

Do not scale from this drawing. Only figured dimensions are to be taken from this drawing. The contractor must verify all dimensions and levels before commencing work. If this drawing exceeds the quantities shown on any POI, the POI shall prevail. POI: 544-MIL SD-10.01. This drawing is the property of the client and shall remain confidential. All rights reserved. Design and Management (Pty) Ltd. 2023. All rights reserved. This drawing is the property of the client and shall remain confidential. All rights reserved.

REV	DATE	NOTES
1	20/10/23	Initial design and site plan.
2	21/10/23	Revised design and site plan.
3	22/10/23	Revised design and site plan.
4	23/10/23	Revised design and site plan.
5	24/10/23	Revised design and site plan.
6	25/10/23	Revised design and site plan.
7	26/10/23	Revised design and site plan.
8	27/10/23	Revised design and site plan.
9	28/10/23	Revised design and site plan.
10	29/10/23	Revised design and site plan.
11	30/10/23	Revised design and site plan.
12	31/10/23	Revised design and site plan.
13	01/11/23	Revised design and site plan.
14	02/11/23	Revised design and site plan.
15	03/11/23	Revised design and site plan.
16	04/11/23	Revised design and site plan.
17	05/11/23	Revised design and site plan.
18	06/11/23	Revised design and site plan.
19	07/11/23	Revised design and site plan.
20	08/11/23	Revised design and site plan.
21	09/11/23	Revised design and site plan.
22	10/11/23	Revised design and site plan.
23	11/11/23	Revised design and site plan.
24	12/11/23	Revised design and site plan.
25	13/11/23	Revised design and site plan.
26	14/11/23	Revised design and site plan.
27	15/11/23	Revised design and site plan.
28	16/11/23	Revised design and site plan.
29	17/11/23	Revised design and site plan.
30	18/11/23	Revised design and site plan.
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42	30/11/23	Revised design and site plan.
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49	07/12/23	Revised design and site plan.
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51	09/12/23	Revised design and site plan.
52	10/12/23	Revised design and site plan.
53	11/12/23	Revised design and site plan.
54	12/12/23	Revised design and site plan.
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56	14/12/23	Revised design and site plan.
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73	31/12/23	Revised design and site plan.



SCHEDULE OF ACCOMMODATION - LAND OF VICTORIA ROAD WEST, HEBBURN 18/04/17

House Type	House Type	Description	No	Parking	Stores	Space	sq. ft	Total
AFFORDABLE	HT2	2 BED SEMI-TERRACED HOUSE	30	PS	2	3	857	25110
	HT3	3 BED SEMI-TERRACED HOUSE	13	PS	2	3	985	12855
2 BEDROOM	APARTMENT	2 BED APARTMENT	18	PS	3	3	623	11214
	YARE	2 BED TERRACED HOUSE	26	PS	2	3	657	17082
3 BEDROOM	HAWTHORNE	3 BED TERRACED HOUSE	19	PS	2	4	819	15561
	TOLKIEN	3 BED TERRACED HOUSE	20	PS/SG	2.5	5	892	17840
	TWEED	3 BED DET HOUSE	8	KS	2	5	892	7136
	DRWELL	3 BED DET HOUSE	9	KS	2	5	897	8703
	KIPLING	3 BED DET HOUSE	10	SG	2	5	1027	10270
	HARDWICKE	3 BED TERRACED HOUSE	24	SG	2.5	5	1000	24000
4 BEDROOM	WARGROVES	3 BED TERRACED HOUSE	2	PS	2	5	850	1700
	LARVIN	3 BED DET HOUSE	9	KS	2	5	990	8626
5 BEDROOM	ESK	4 BED SEMI DET HOUSE	30	SG	2	6	1105	33150
	TRAVERS	4 BED DET HOUSE	16	KS	2	6	1265	20240
	BUCHAN	4 BED DET HOUSE	8	SG	2	6	1264	10112
	STEVENS	4 BED DET HOUSE	7	SG	2	7	1408	9852
	MITFORD	4 BED DET HOUSE	13	SG	2	7	1388	18044
	PRESSLE	4 BED DET HOUSE	11	KS	2	7	1349	55309
TOTAL	BUTTERMERE	5 BED DET HOUSE	41	DG	2	8	1509	16599
	BURA	5 BED DET HOUSE	20	DG	2	9	1678	32583
			334				957131	
GROSS SITE AREA			10.24	ha		ac	25.31	
PUBLIC OPEN SPACE			1.08	ha		ac	2.68	
NETT SITE AREA			9.17	ha		ac	22.65	
COVERAGE SQ.FT./ACRE								15767.37

- Open space (POS)
- Visitor Parking (14 Bays = 332 provision)
- Affordable Rented
- Intermediate
- Retained trees
- Proposed buffer planting
- visibility splay (2.409m)

2m paved verge to provide plot access

2m soft service verge

4.8/5.5m shared surface highway

Channel block paving to define highway edge

Indicative shared surface composition (NTS)

Defined 2.5x6m visitor parking bay within paved verge avoids informal parking

0.5m soft service verge around visitor parking

Existing tree planting along bund to be retained as part of managed landscape buffer

Existing high value tree planting to be retained as part of open space

Existing tree planting retained as part of ecological corridor along site edges

Existing bund and tree planting to be removed to facilitate development, open space to be retained and are replanted with high ecological value shrub and tree planting

Acoustic fence provided along western site boundary with rail lines. Existing tree planting to be retained as part of ecological corridor

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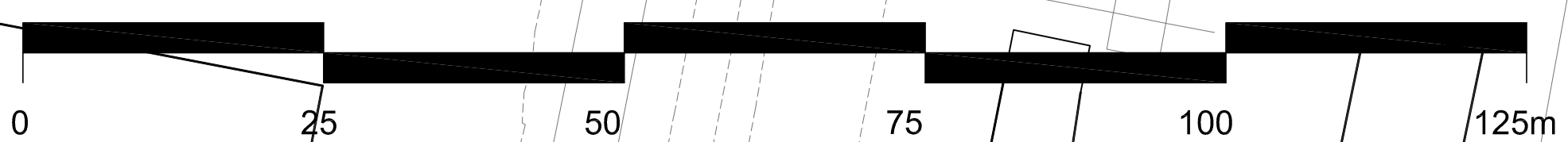
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Land of Victoria Road West, Hebburn, South Tyneside

Masterplan as Proposed

Miller Homes Planning

Scale: 1:500

Drawn: MC

Checked: CVB

544-MIL SD-10.01 AL