



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 POB (POB-MSC/MLL) it is to be treated as a variation. POB (POB-MSC/MLL) is not intended as a contract document. It is intended as a guide only. The contractor must refer to the contract documents for all details. The drawings are prepared in accordance with the Australian Standards (AS) and the Australian Building Code Board (ABCB) Building Code of Australia (BCA) 2015. The drawings are prepared in accordance with the Australian Standards (AS) and the Australian Building Code Board (ABCB) Building Code of Australia (BCA) 2015. The drawings are prepared in accordance with the Australian Standards (AS) and the Australian Building Code Board (ABCB) Building Code of Australia (BCA) 2015.

| REV | DATE | NOTES |
|-----|------------|---------------------|
| 1 | 12/01/2024 | Issue for tender |
| 2 | 12/01/2024 | Revised layout plan |
| 3 | 12/01/2024 | Revised layout plan |
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| 100 | 12/01/2024 | Revised layout plan |

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



| 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 | IG | 2 | 5 | 892 | 7190 |
| | ORWELL | 3 BED DET HOUSE | 9 | IG | 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 | WARRIMOO | 3 BED TERRACED HOUSE | 2 | PS | 2 | 5 | 850 | 1700 |
| | LARWIN | 3 BED DET HOUSE | 9 | IG | 2 | 5 | 990 | 8620 |
| 5 BEDROOM | ESK | 4 BED SEMI-DET HOUSE | 30 | SG | 2 | 6 | 1105 | 33150 |
| | TRAVERS | 4 BED DET HOUSE | 16 | IG | 2 | 6 | 1265 | 20240 |
| | BUCHAN | 4 BED DET HOUSE | 8 | SG | 2 | 6 | 1264 | 10112 |
| | STEVENSON | 4 BED DET HOUSE | 7 | SG | 2 | 7 | 1408 | 9850 |
| | MITFORD | 4 BED DET HOUSE | 13 | SG | 2 | 7 | 1388 | 18044 |
| | PRESSLE | 4 BED DET HOUSE | 11 | IG | 2 | 7 | 1349 | 55309 |
| TOTAL | BUTTERMERE | 5 BED DET HOUSE | 41 | IG | 2 | 8 | 1509 | 16599 |
| | JURA | 5 BED DET HOUSE | 20 | IG | 2 | 9 | 1679 | 32580 |
| | | | 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 | |

Land off Victoria Road West, Hebburn, South Tyneside

Masterplan as Proposed

Miller Homes Planning

1:500

544-MIL SD-10.01 AK

