

NOTES

- (1) Roundabout at intersection of Ocean/Hamilton Roads in accordance with Peckham North District Structure Plan. Subject to detailed design, some road widening maybe necessary on lots west of Hamilton Road to accommodate the roundabout.
- (2) Development within sewer pressure main corridor (easement) restricted to landscaping only. Corridor not part of 10% POS requirement.
- (3) Elevated R30 lots overlooking parkland.
- (4) Detailed fire management plan required at subdivision stage to address Beelihar Park fire risk.
- (5) Buildings located within 100m of Beelihar Park are recommended to be constructed in accordance with AS 3959-2009. This is to be confirmed by preparation of a fire management plan at subdivision stage.
- (6) Location and design of visitor parking for laneway lots to be resolved at subdivision stage.
- (7) Hamilton Road and Ocean Road pavement to be widened in accordance with the City of Cockburn's requirements.
- (8) Proposed pathway to be constructed by others.
- (9) Dry basin areas (1:5yr ARI) shown are indicative only subject to detailed engineering design.
- (10) Perimeter swales (1:1yr ARI) around POS areas provided in addition to 10% POS requirement.
- (11) Approximate location of sewer pumping station subject to final design with 30m buffer to houses.
- (12) Landscaping above the existing waste water pressure main is to be undertaken by developer.
- (13) Rear laneway lots are to be provided with visitor parking directly at the front of lots at the rate of 1 bay for every 2 lots.
- (14) Footpaths are to be provided on all streets in accordance with the requirements of Liveable Neighbourhoods.



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 116420 structure plan OPTION 2.dwg
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- LEGEND**
- Public Open Space (Unrestricted Use)
 - Public Open Space (Restricted Use)
 - R20 Residential
 - R25 Residential
 - R30 Residential
 - Pedestrian access
 - Lots that require Area Specific Plans (or DAPs)
 - R30 lots with mandatory two storey dwellings
 - Area subject to fire management and further consultations with DEC

- Indicative planning over land outside of structure plan subject to future investigation
- Lots to be retained for waste servicing until development of neighbouring Land
- Lots with double crossover for waste servicing
- Transmission power lines
- Transmission power line easement

**OCEAN CREST ESTATE
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