

PROPOSED PLAN OF SUBDIVISION  
99 BENA ROAD, KORUMBURRA  
(LOT 1, PLAN OF SUBDIVISION 321371X)



CONSIDERATION	AREA (Ha)	%
SITE AREA	19.09	100.0
LOTS	11.15	58.4
SUPERLOT	1.45	7.6
ROADS	3.83	20.1
ENCUMBERED OPEN SPACE (RESERVE)	0.18	0.9
ENCUMBERED OPEN SPACE (DRAINAGE)	1.50	7.9
UNCUMBERED OPEN SPACE (OPEN SPACE)	0.98	5.1
TOTAL NUMBER OF LOTS	127	
AVERAGE LOT SIZE	878m <sup>2</sup>	
AVERAGE LOTS/Ha	6.6	

NOTE:  
ALL DIMENSIONS ARE PRELIMINARY  
AND SUBJECT TO FINAL SURVEY

**99 BENA ROAD, KORUMBURRA**  
HILL VIEW RISE PTY LTD

SCALE 1:2000 (A3)  
REV F (15/12/2022)

