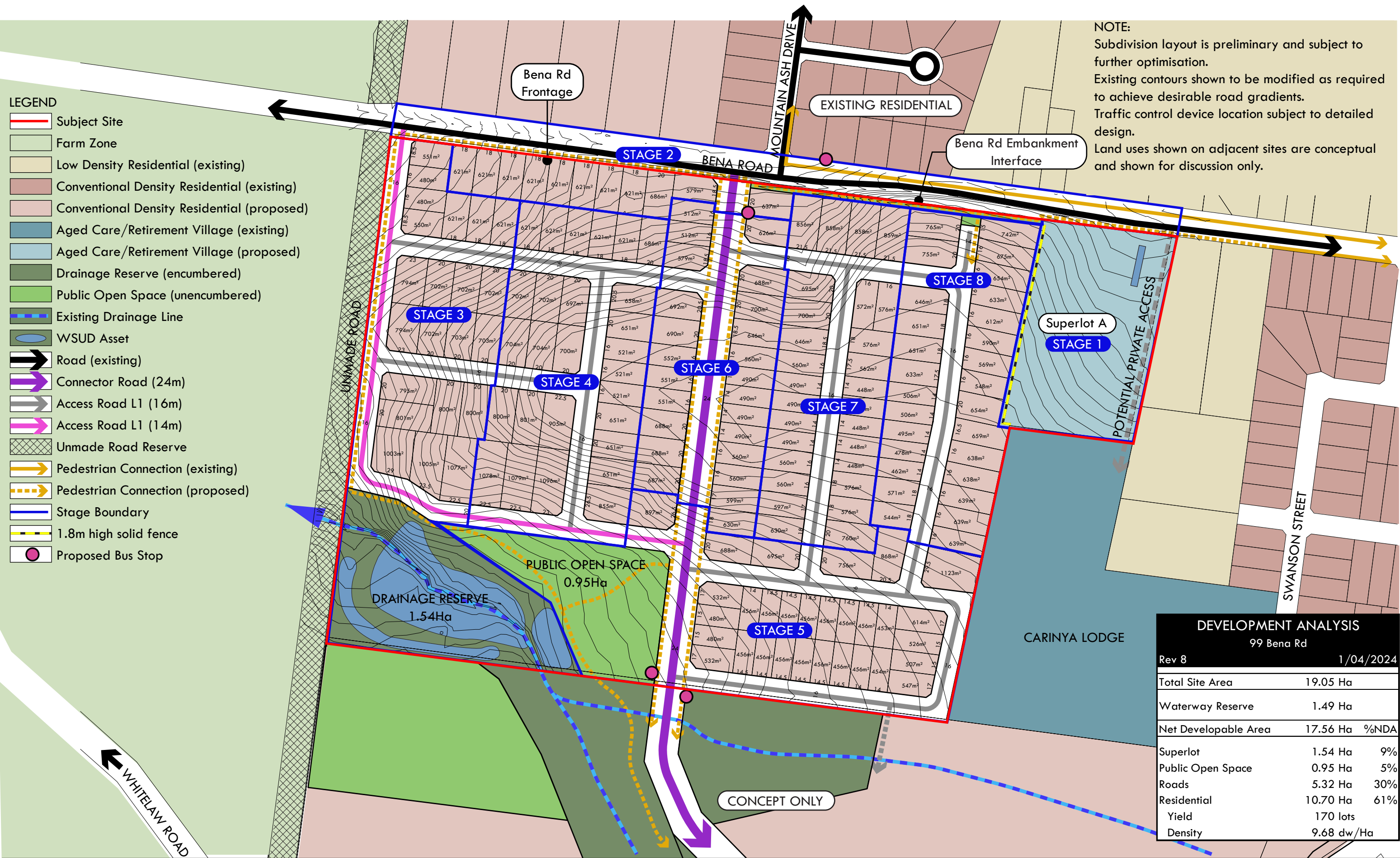


- LEGEND**
- Subject Site
 - Farm Zone
 - Low Density Residential (existing)
 - Conventional Density Residential (existing)
 - Conventional Density Residential (proposed)
 - Aged Care/Retirement Village (existing)
 - Aged Care/Retirement Village (proposed)
 - Drainage Reserve (encumbered)
 - Public Open Space (unencumbered)
 - Existing Drainage Line
 - WSUD Asset
 - Road (existing)
 - Connector Road (24m)
 - Access Road L1 (16m)
 - Access Road L1 (14m)
 - Unmade Road Reserve
 - Pedestrian Connection (existing)
 - Pedestrian Connection (proposed)
 - Stage Boundary
 - 1.8m high solid fence
 - Proposed Bus Stop

NOTE:
 Subdivision layout is preliminary and subject to further optimisation.
 Existing contours shown to be modified as required to achieve desirable road gradients.
 Traffic control device location subject to detailed design.
 Land uses shown on adjacent sites are conceptual and shown for discussion only.



DEVELOPMENT ANALYSIS		
99 Bena Rd		
Rev	1/04/2024	
Total Site Area	19.05 Ha	
Waterway Reserve	1.49 Ha	
Net Developable Area	17.56 Ha	%NDA
Superlot	1.54 Ha	9%
Public Open Space	0.95 Ha	5%
Roads	5.32 Ha	30%
Residential	10.70 Ha	61%
Yield	170 lots	
Density	9.68 dw/Ha	

DRAFT Subdivision Layout Plan

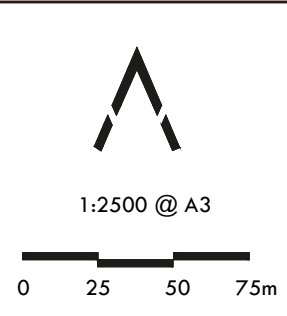
Bena Rd, Korumburra

ref: WC202316
 date: 1 April 2024
 rev: 8
 drawn: HW

drawing no. L00
 sheet no. 1 of 1

PRELIMINARY PLANS
FOR DISCUSSION

REV	DESCRIPTION	DATE	INIT
2	For Discussion	Jan 24	HW
3	For Discussion	Jan 24	HW
4	For Discussion	Jan 24	HW
5	Amended connector road layout	Feb 24	HW
6	Amended for defendable space setbacks	Feb 24	HW
7	Revised layout	Mar 24	HW
8	Revised layout	Apr 24	HW



LANDSCAPE & URBAN DESIGN
 abn: 22 634 500 351

please note:
 This plan is based on preliminary information only and may be subject to change as a result of formal Council/Authority advice, detailed site investigations and confirmation by survey.

