



LEGEND

Site Boundary

Existing Titles

30m buffer to waterway

Proposed Land Uses

Residential Area

Waterway Reserve

Unencumbered Open Space

Proposed Road Network

Access Street (16m)

Access Street (16m) - shared across titles

Access Lane (12m)

Shared Driveway (6m) - body corporate

Existing Site Features

Existing Buildings

Contours (0.5m interval)

Cadastre

Sewer Mains

Sewer Manholes

Sewer Nodes

Sewer Service Lines

Water Mains

Water Nodes

Water Service Lines

Overlays

Development Plan Overlay

Notes:

- Properties are encouraged to develop in conjunction with neighbouring sites to ensure efficiency of development and maximise their development potential.
- Properties 8,10 and 14 Bena Road and 54 Valley View Parade will need to develop together.
- All properties will need to provide a contribution to public open space either in the form of land or cash in accordance with the Subdivision Act 1988.