



- LEGEND**
- SITE BOUNDARY
 - EXISTING CONTOURS AT 1m INTERVALS
 - INDICATIVE RAIL SPUR
 - EXISTING WATERCOURSE
 - INDICATIVE OSD/WATER QUALITY BASIN LOCATION
 - INDICATIVE SWALE/OPEN CHANEL
 - PROPOSED LOW DENSITY RESIDENTIAL
 - PROPOSED MEDIUM RESIDENTIAL
 - PROPOSED LIGHT INDUSTRIAL ZONED LAND
 - PROPOSED HEAVY INDUSTRIAL ZONED LAND
 - ACTIVE OPEN SPACE
 - PASSIVE OPEN SPACE
 - EXISTING VEGETATION TO BE RETAINED WHERE POSSIBLE
- ① COUNCIL'S NORTHERN ACCESS ROAD TYPE 2
SUB-ARTERIAL ROAD
22.9m ROAD RESERVE
- ② TYPE 4 MINOR COLLECTOR ROAD
20.95m ROAD RESERVE
- ③ TYPE 6 ACCESS STREET
17.1m ROAD RESERVE
- ④ TYPE 7 ACCESS PLACE
15.0m ROAD RESERVE
- ⑤ INDUSTRIAL PERIMETER /CIRCULATION ROAD
- ⑥ INDUSTRIAL MAIN ACCESS ROAD
- ⑦ PEDESTRIAN CONNECTION
- ⑧ FIRETRAIL
- ⑨ FIRE ACCESS PATH WITHIN BIOBANK SITE
- ⑩ POTENTIAL SIGNALISED INTERSECTIONS PENDING DETAILED
DESIGN INVESTIGATION. FINAL INTERSECTION DESIGN TO BE
CONSIDERATE TO POTENTIAL HEAVY VEHICLE SIZE, VEHICLE
MOVEMENT AND SIGHT DISTANCE RISK FROM WDR
ALIGNMENT.
- ⑪ INTERSECTION TYPE TO BE FINALISED AT DETAILED DESIGN.
POTENTIAL FOR A SIGNALISED INTERSECTION DUE TO
KNOWN WATER INFRASTRUCTURE IN THE AREA.
- ⑫ TEMPORARY OSD TO BE MADE REDUNDANT AT COMPLETION
OF PRECINCT OSD WITHIN SHEAFFES RD SOUTH NP. AREA TO
BE RESIDENTIAL DEVELOPMENT FOLLOWING REMOVAL OF
TEMPORARY OSD.
- A INDICATIVE EARTHWORKS PAD. APPROX. AVERAGE 1.0m FLL
- B INDICATIVE EARTHWORKS PAD. APPROX. AVERAGE 1.0m CUT
- C INDICATIVE EARTHWORKS PAD. APPROX. AVERAGE 0.5m FILL
- D INDICATIVE EARTHWORKS PAD. APPROX. AVERAGE 1.0m FILL
- E INDICATIVE EARTHWORKS PAD. APPROX. AVERAGE 1.4m CUT
- F INDICATIVE EARTHWORKS PAD. APPROX. AVERAGE 1.0m FILL
- G INDICATIVE EARTHWORKS PAD. APPROX. AVERAGE 1.0m FILL
- H INDICATIVE EARTHWORKS PAD. APPROX. AVERAGE 1.5m CUT

NEIGHBOURHOOD PLAN (VERSION 2)



landscape architecture
urban design
environmental management



0 100 200 300 600m
SCALE 1:6000 @ A1, 1:12000 (A3)



BLUESCOPE STEEL BSL KEMBLA GRANGE DA & NP

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