

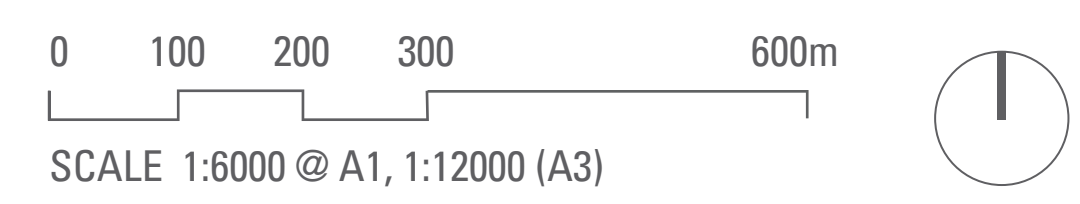
- LEGEND**
- SITE BOUNDARY
 - EXISTING CONTOURS AT 1m INTERVALS
 - EXISTING WATERCOURSE
 - INDICATIVE OSD/WATER QUALITY BASIN LOCATION
 - PROPOSED LOW DENSITY RESIDENTIAL
 - PROPOSED MEDIUM RESIDENTIAL
 - PROPOSED LIGHT INDUSTRIAL ZONED LAND
 - IN3 ZONED LAND ON HOLD SUBJECT TO FURTHER INVESTIGATIONS
 - 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 POTENTIAL 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
 - D INDICATIVE EARTHWORKS PAD. APPROX. AVERAGE 1.0m FLL

Neighbourhood Plan indicative only and subject to further reporting to Council

NEIGHBOURHOOD PLAN



landscape architecture
urban design
environmental management



BLUESCOPE STEEL		BSL KEMBLA GRANGE DA & NP		
DATE	PROJECT NO.	DRAWING NO.	ISSUE	
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