



- SUBJECT SITE
- EXISTING BUILDING
- EXISTING BOUNDARY TO BE REMOVED

#### SPECIAL PROVISIONS

RESIDENTIAL DEVELOPMENT TO BE IN ACCORDANCE WITH R30 DENSITY CODE.

ALL LOTS ABUTTING THE INTERNAL SUBDIVISIONAL ROAD SHALL BE DEVELOPED WITH DWELLINGS FRONTING THIS ROAD IN ADDITION TO DWELLINGS FRONTING THE CURRENT ROAD RESERVE(S). THE INTENT IS TO PROVIDE A STREETSCAPE WITH HIGH AMENITY TYPICAL OF THE SURROUNDING AREA.

VEHICLE ACCESS IS PREFERRED FROM INTERNAL SUBDIVISION ROAD.

CONSTRUCTION OF THE SUBDIVISIONAL ROAD INCLUDES THE PROVISION OF A PATH AND TRAFFIC MANAGEMENT DEVICES TO THE CITY'S SATISFACTION. THE COSTS ASSOCIATED WITH SUCH CONSTRUCTION ARE TO BE BOURNE BY INDIVIDUAL SUBDIVIDERS.

date 14 January 2011 job no. 5361  
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**GREG ROWE & associates**  
FOCUSED ON ACHIEVEMENT

