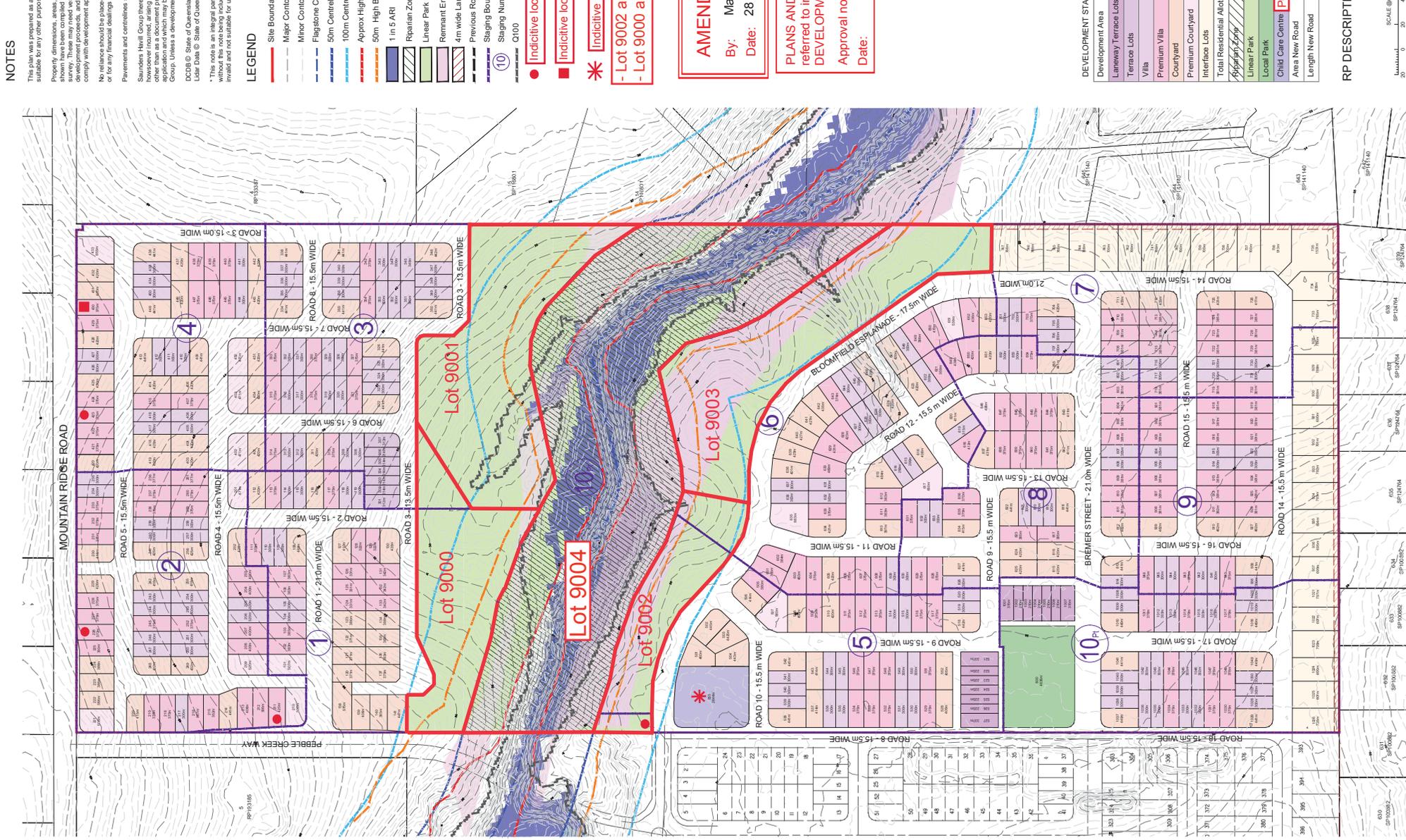


CONCEPT PLAN

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION



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LEGEND

- Site Boundary
- - - Major Contour (1.0m interval)
- - - Minor Contour (0.25m interval)
- Flagstone Creek Centreline
- 50m Centreline Waterway Buffer
- 100m Centreline Waterway Buffer
- Approx High Bank - Derived from Slope analysis utilising lidar data
- 50m High Bank Offset
- 1 in 5 ARI
- Riparian Zone - 5,051 ha
- Linear Park 9,739 ha
- Remnant Endangered Mapping
- 4m wide Landscape Interface Buffer
- Previous Road Alignment
- Staging Boundary
- ⓪ Staging Number
- ⓪ C100

- Indicative location of Directional Sign
- Indicative location of New Estate Sales Sign
- ✳ Indicative location of Sales Office

- Lot 9002 and bio basin part of stage 5
- Lot 9000 and bio basin part of Stage 1

AMENDED IN RED
 By: Marissa Bais
 Date: 28 February 2020

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
 Approval no: DEV2019/1013
 Date: 30 April 2020

DEVELOPMENT STATISTICS

Development Area	40,709 ha
Laneway Terrace Lots	14
Terrace Lots	7
Villa	157
Premium Villa	170
Courtyard	122
Premium Courtyard	14
Interface Lots	31
Total Residential Alignments	515
<i>Highway Edge</i>	5,051 ha
Linear Park	9,739 ha
Local Park	4636 m ²
Child Care Centre	2845 m ²
Area New Road	8,039 ha
Length New Road	5175 m

RP DESCRIPTION: Lot 30 on SP-309195



NOTES

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LEGEND

- Site Boundary
- Major Contour (10m interval)
- Minor Contour (0.25m interval)
- Flagstone Creek Centreline
- 50m Centreline Waterway Buffer
- 100m Centreline Waterway Buffer
- Approx High Bank - Derived from Slope analysis utilising lidar data
- 50m High Bank Offset
- 1 in 5 ARI
- Riparian Zone
- Linear Park
- Remnant Endangered Mapping
- Staging Boundary
- ⑩ Stage No.
- Q100

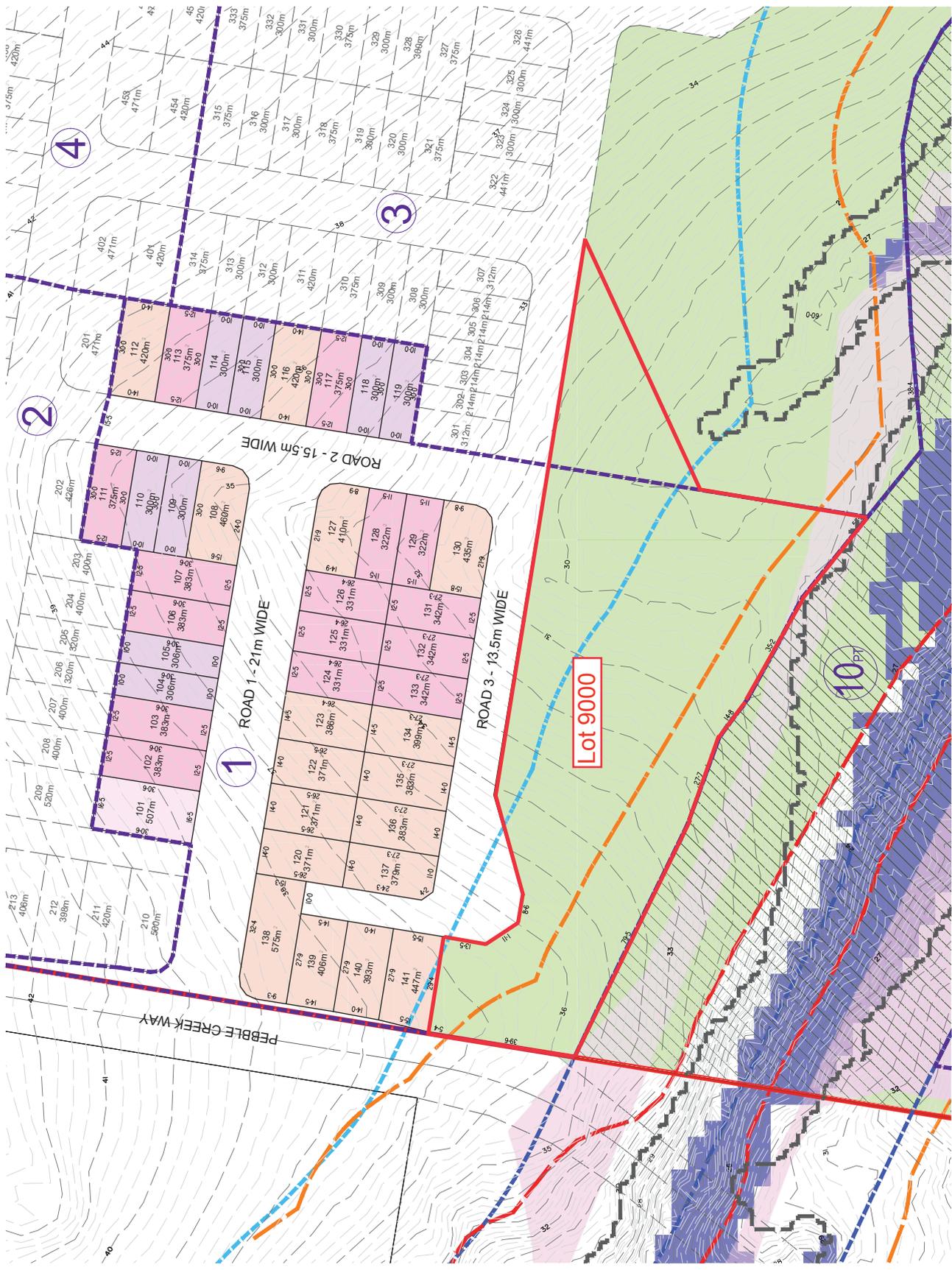
- Lot 9000 and bio basin part of Stage 1

AMENDED IN RED
By: Marissa Bais
Date: 28 February 2020

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2019/1013
Date: 30 April 2020
STAGING STATISTICS - STAGE 1

Stage Area	3,495 ha
Length of New Roads	423 m
Area of New Roads	8502 m ² 23.6%
Villa	8 19.5%
Premium Villa	15 36.6%
Courtyard	17 41.5%
Premium Courtyard	1 2.4%
Total Residential Allotments	41 100%
Average Lot Size	372 m ²
Open Space	1,121 ha 32.1%

RP DESCRIPTION: Lot 30 on SP309195



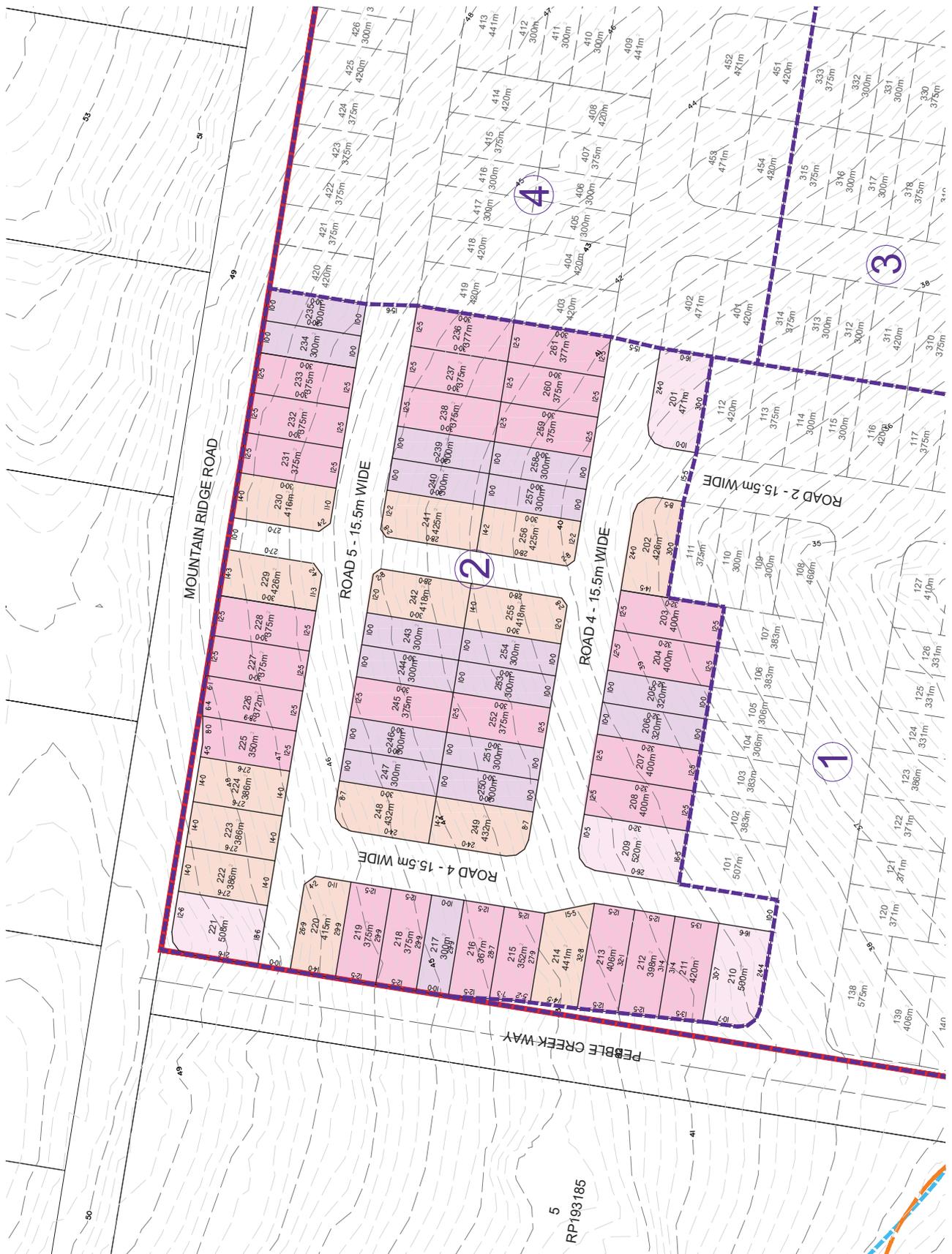
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LEGEND

- Site Boundary
- Major Contour (1.0m interval)
- Minor Contour (0.25m interval)
- Staging Boundary
- ① Stage No.
- O:100


PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
 Approval no: DEV2019/1013
 Date: 30 April 2020



STAGING STATISTICS - STAGE 2

Staging Area	3.04 ha
Length of New Roads	430 m
Area of New Roads	8441 m ² 27.9%
Villa	17 27.9%
Premium Villa	26 42.6%
Courtyard	14 22.9%
Premium Courtyard	4 6.6%
Total Residential Allowments	61 100%
Average Lot Size	372 m ²

RP DESCRIPTION: Lot 30 on SP309195



STAGING PLAN - STAGE 4

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

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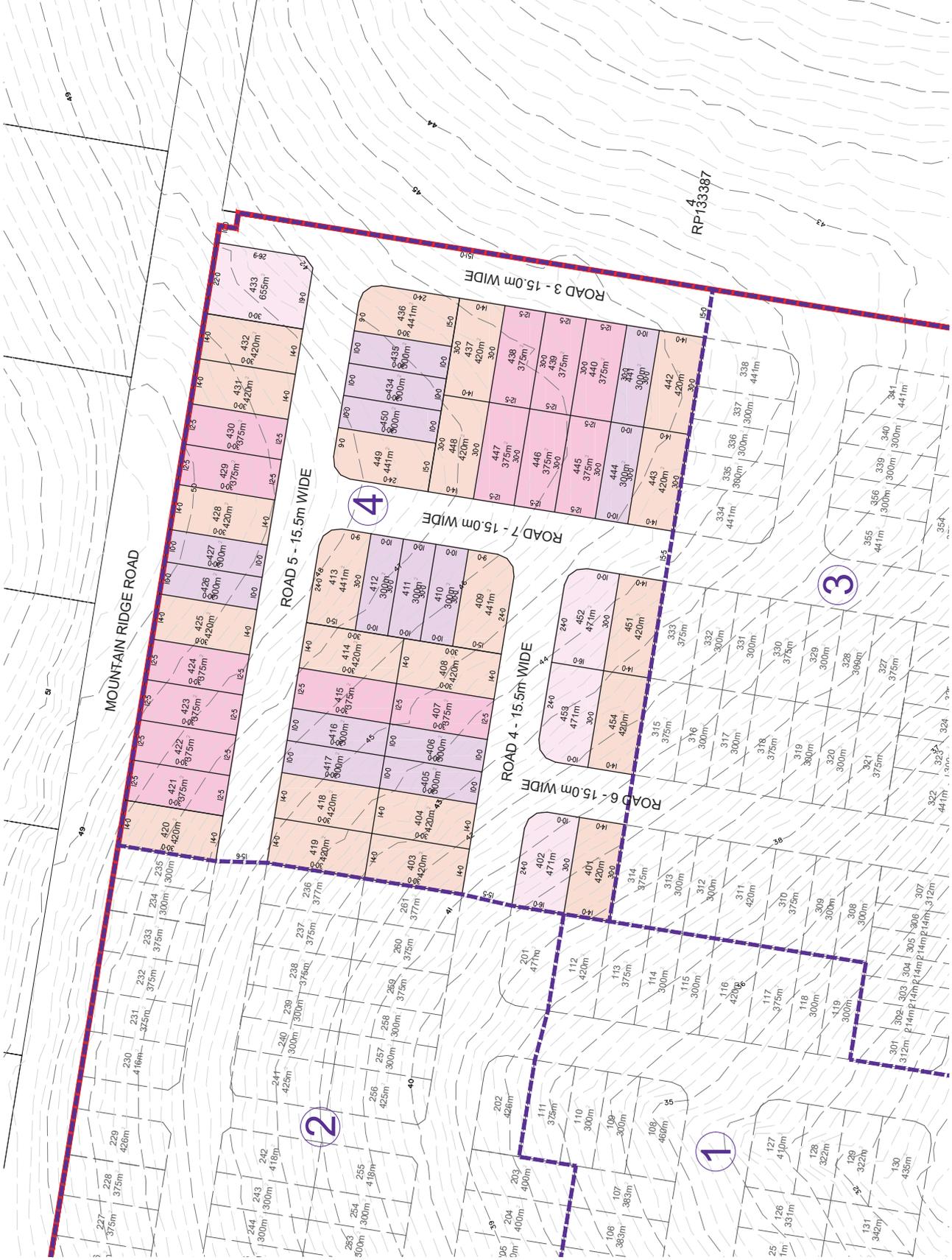
LEGEND

- Site Boundary
- Major Contour (1.0m interval)
- Minor Contour (0.25m interval)
- Staging Boundary
- 10 Stage No.
- Stage Interval: 0.100



**PLANS AND DOCUMENTS
 REFERRED TO IN THE PDA
 DEVELOPMENT APPROVAL**

Approval no: DEV2019/1013
 Date: 30 April 2020

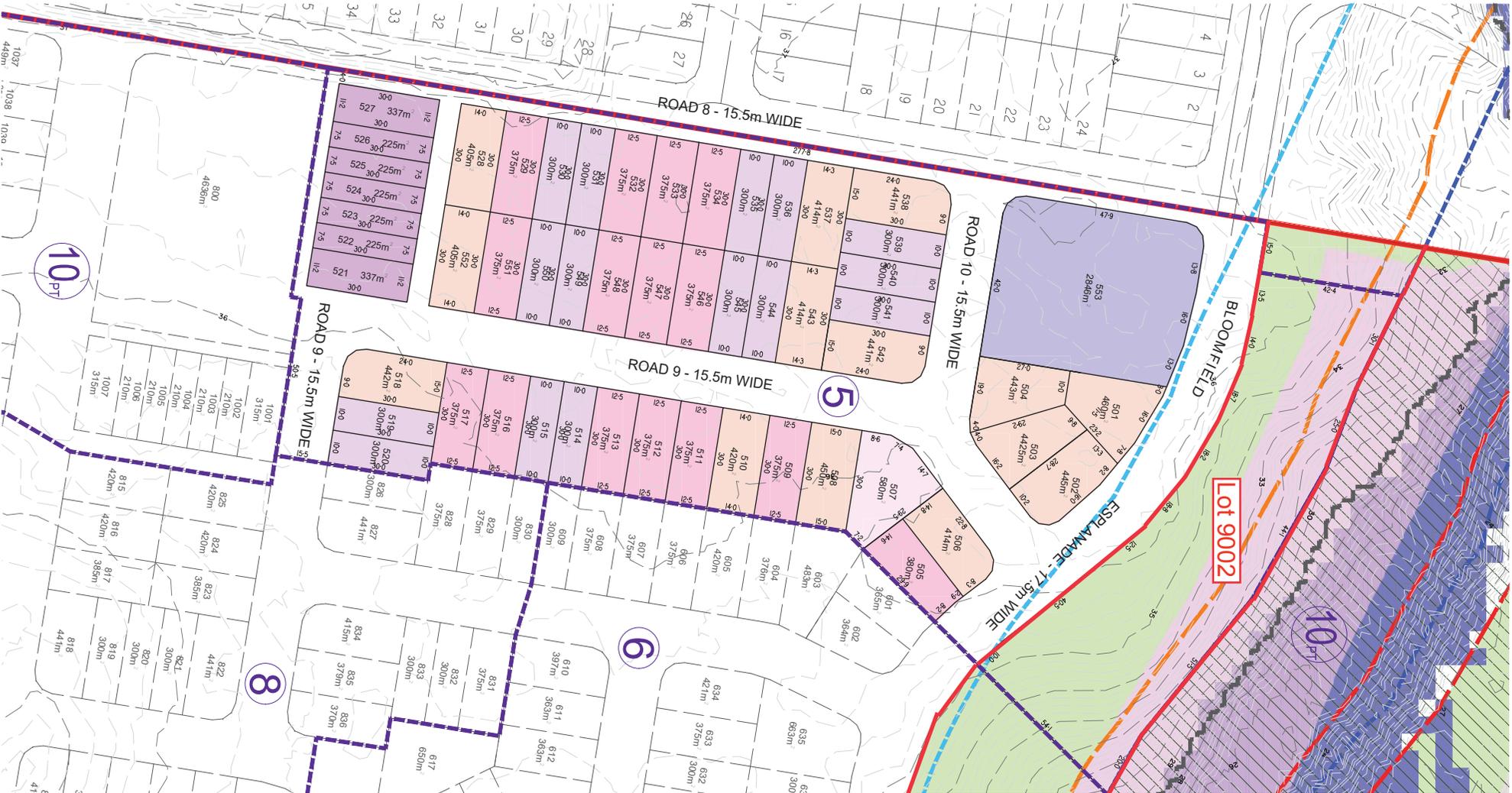


STAGING STATISTICS - STAGE 4

Stage Area	2,952 ha
Length of New Roads	555 m
Area of New Roads	8773 m ² 28.7%
Villa	14 25.9%
Premium Villa	14 25.9%
Courtyard	22 40.9%
Premium Courtyard	4 7.4%
Total Residential Allowments	54 100%
Average Lot Size	384 m ²

RP DESCRIPTION: Lot 30 on SP309195





NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

NOTES

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LEGEND

- Site Boundary
- Major Contour (1.0m interval)
- Minor Contour (0.25m interval)
- Fingate Creek Centreline
- 50m Centreline Waterway Buffer
- 100m Centreline Waterway Buffer
- Approx High Bank - Derived from Slope analysis utilizing lidar data
- 50m High Bank Offset
- 1 in 5 ARI
- Riparian Zone
- Linear Park
- Remnant Endangered Mapping
- Staging Boundary
- Staging No. 0100

- Lot 9002 and bio basin part of stage 5

AMENDED IN RED

By: **Marissa Bais**

Date: **28 February 2020**

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no.: **DEV2019/013**

Date: **30 April 2020**

STAGING STATISTICS - STAGE 5

Stager Area	3,710 ha
Length of New Roads	47.7m
Area of New Roads	9211 m ² 24.8%
Laneway/Terrace Lots	7 13.7%
Villa	15 29.4%
Premium Villa	15 29.4%
Courtyard	14 27.5%
Premium Courtyard	1 2.0%
Total Residential Allowments	52 100%
Average Lot Size	356 m ²
Open Space	6277 m ² 16.9%
Child Care Centre	2846 m ² 7.6%

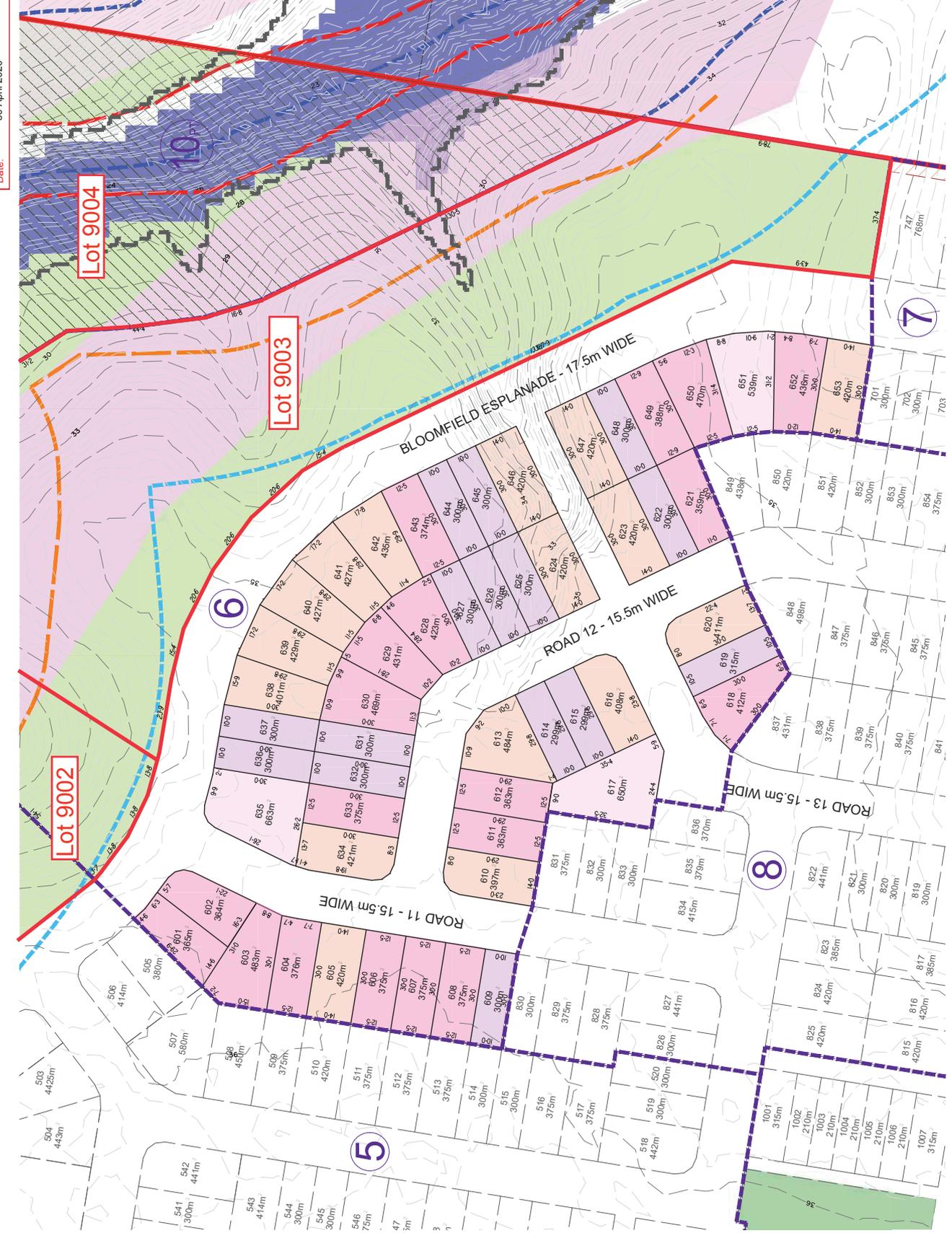
RP DESCRIPTION: Ld1 30 on SP309195



STAGING PLAN - STAGE 6

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
 Approval no: DEV2019/1013
 Date: 30 April 2020

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LEGEND
 Site Boundary
 Major Contour (10m Interval)
 Minor Contour (0.25m Interval)
 Flagstone Creek Centreline
 50m Centreline Waterway Buffer
 100m Centreline Waterway Buffer
 Approx High Bank - Derived from Slope analysis utilising lidar data
 50m - High Bank Offset
 1 in 5 ARI
 Riparian Zone
 Linear Park
 Remnant Endangered Mapping
 Staging Boundary
 Stage No.
 Q100

AMENDED IN RED
 By: Marissa Bals
 Date: 28 February 2020

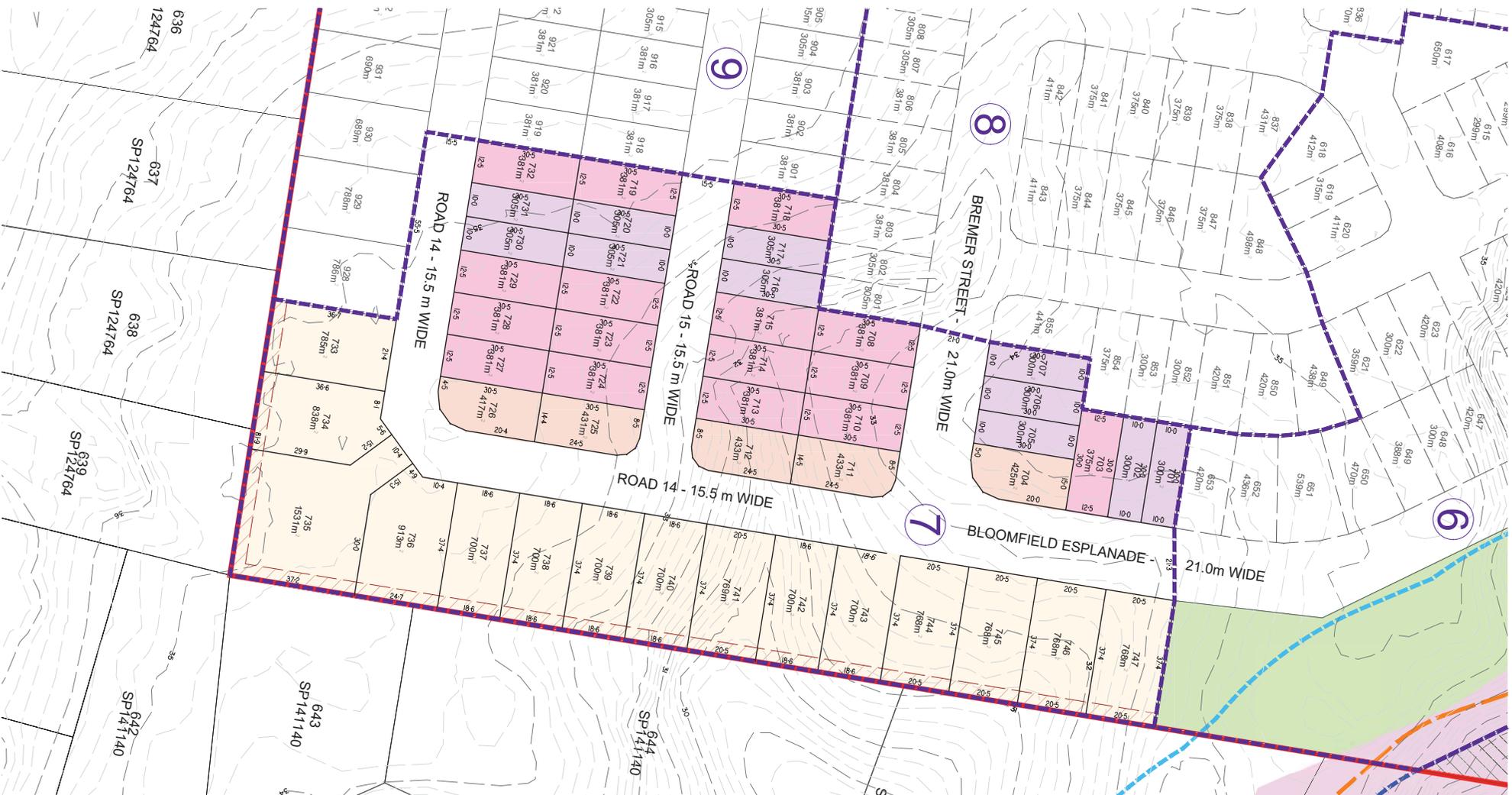
- Lot 9000 in stage 10
 - Lot 9002 and bio basin in stage 5
 - Lot 9003 in stage 6

STAGING STATISTICS - STAGE 6

Stage Area	5,311 ha
Length of New Roads	653 m
Area of New Roads	1,183 ha 22.2%
Villa	15 28.3%
Premium Villa	19 35.8%
Courtyard	16 30.2%
Premium Courtyard	3 5.7%
Total Residential Allowments	53 100%
Average Lot Size	391 m ²
Open Space	2,004 ha 39.1%

RP DESCRIPTION: Lot 30 on SP309195





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NOTES

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LEGEND

- Site Boundary
- Major Contour (1.0m interval)
- Minor Contour (0.25m interval)
- 50m Centreline Waterway Buffer
- 100m Centreline Waterway Buffer
- 50m High Bank Offset
- Riparian Zone
- Linear Park
- Remnant Endangered Mapping
- Staging Boundary
- ⑩ Stage No.
- 4m Wide Landscape Interface Buffer
- 0.100

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
 Approval no: DEV2019/1013
 Date: 30 April 2020



STAGING STATISTICS - STAGE 7

Stage Area	3,138 ha
Length of New Roads	447 m
Area of New Roads	7897 m ² 24.5%
Villa	11 23.4%
Premium Villa	16 34.1%
Courtyard	5 10.6%
Interface Lots	15 31.9%
Total Residential Allowments	47 100%
Average Lot Size	594 m ²

RP DESCRIPTION: Ld1 30 on SP309195



STAGING PLAN - STAGE 8

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

NOTES

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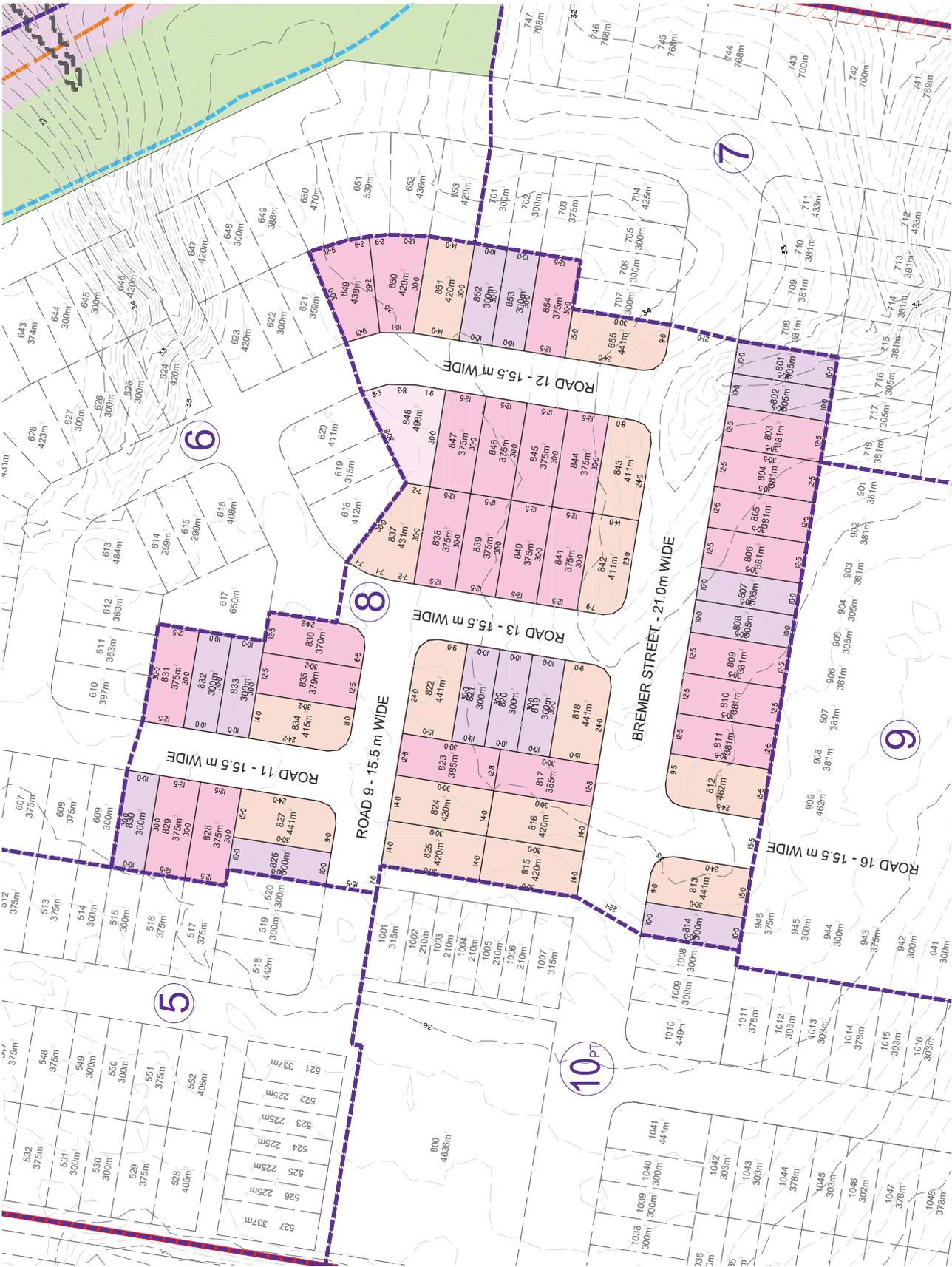
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LEGEND

- Site Boundary
- Major Contour (1.0m interval)
- - - Minor Contour (0.25m interval)
- 50m Centreline Waterway Buffer
- - - 100m Centreline Waterway Buffer
- 50m High Bank Offset
- Linear Pit
- Remnant Endangered Mapping
- Staging Boundary
- 10 Stage No.
- O:100

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
 Approval no: DEV2019/1013
 Date: 30 April 2020



Stage Area	3,001 ha
Length of New Roads	534 m
Area of New Roads	9356 m ²
Villa	14
Premium Villa	25
Courtyard	15
Premium Courtyard	1
Total Residential Allowments	55
Average Lot Size	376 m ²

RP DESCRIPTION: Lot 30 on SP309195



NOTES

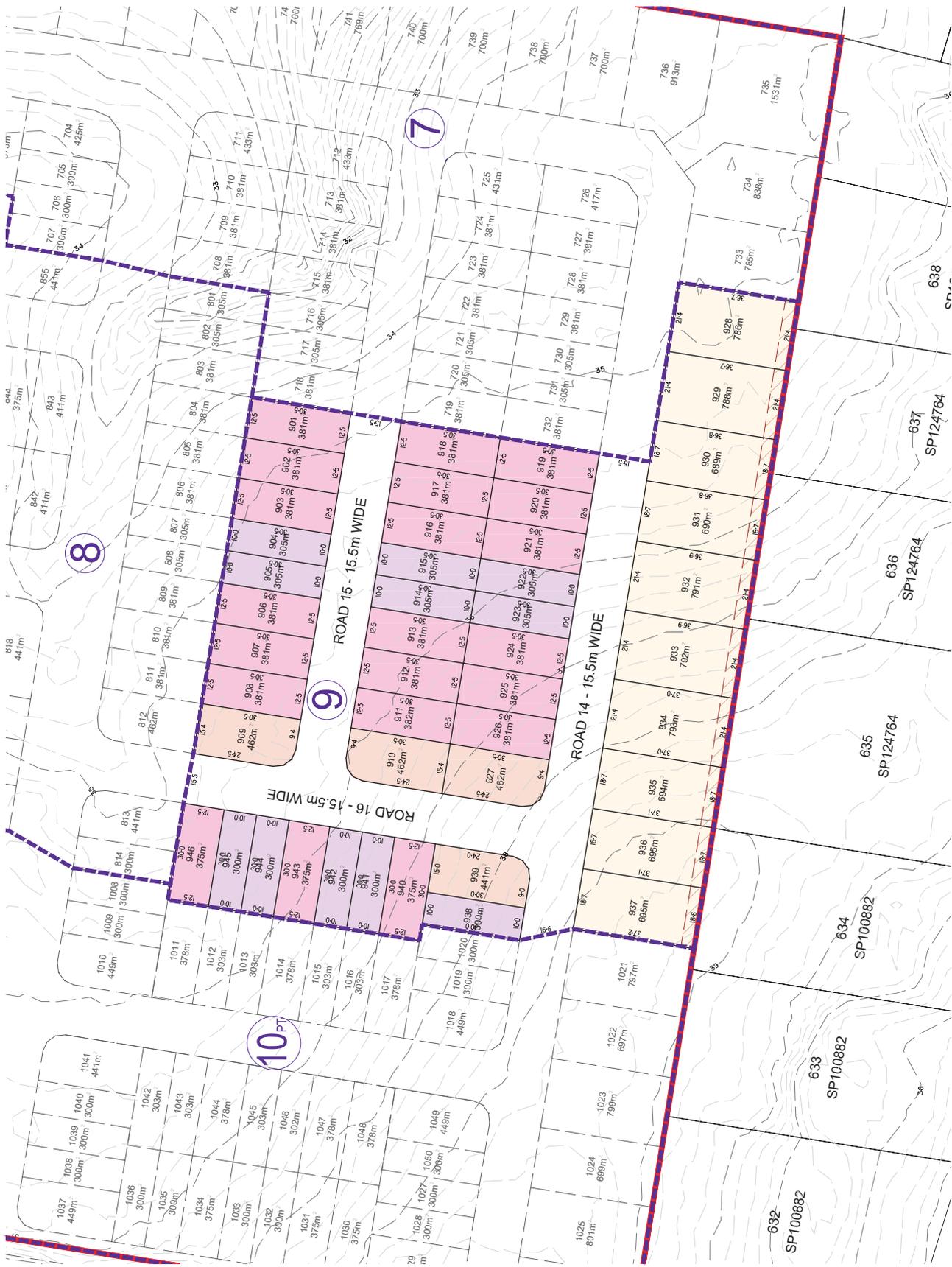
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LEGEND

- Site Boundary
- Major Contour (1.0m interval)
- Minor Contour (0.25m interval)
- Staging Boundary
- 10 Stage No.
- 4m wide Landscape Interface Buffer
- Q100

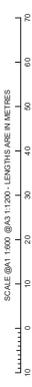
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2019/1013
 Date: 30 April 2020



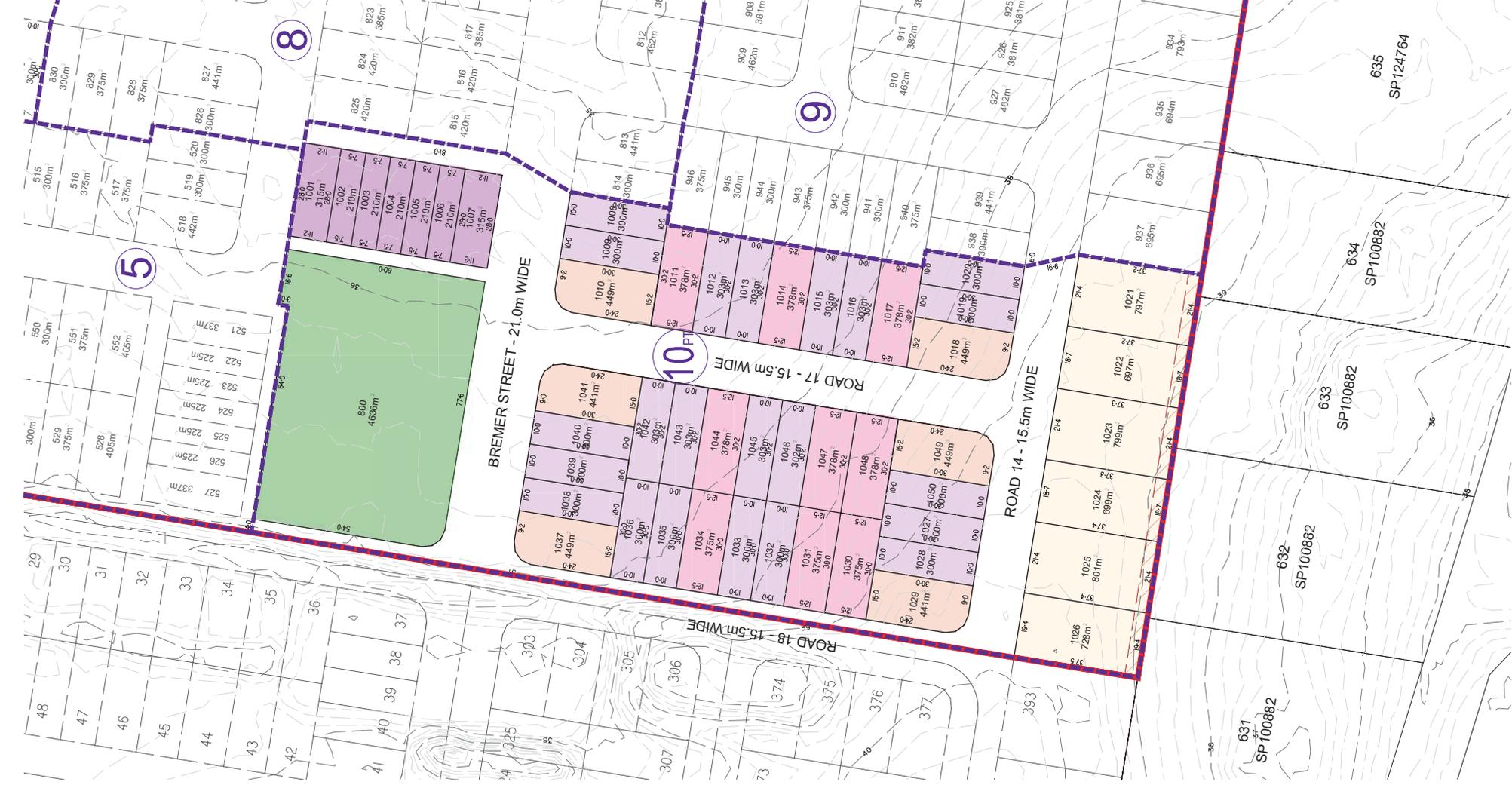
STAGING STATISTICS - STAGE 9	
Stage Area	2,626 ha
Length of New Roads	363 m
Area of New Roads	5701 m ² 21.7%
Villa	11 23.9%
Premium Villa	21 45.7%
Courtyard	4 8.7%
Interface Lots	10 21.7%
Total Residential Allowments	46 100%
Average Lot Size	447 m ²

RP DESCRIPTION: Lot 30 on SP309195



STAGING PLAN - STAGE 10

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION



LEGEND

- Site Boundary
- - - Major Contour (1.0m interval)
- - - Minor Contour (0.25m interval)
- - - Staging Boundary
- 10 Staging No.
- 4m wide Landscape Interface Buffer
- Neighbourhood Park
- 2m wide Easement

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
 Approval no: DEV2019/1013
 Date: 30 April 2020

AMENDED IN RED
 By: Marissa Bais
 Date: 14 April 2020



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NOTE: Stage 10 includes the remainder of the Openspace identified as Riparian Zone as shown on Drawing No. 9534 P 03 Rev K - PRO 01

STAGING STATISTICS - STAGE 10	
Stage Area	8,285 ha
Length of New Roads	371 m
Area of New Roads	7931 m ² 9.3%
Laneway/Terrace Lots	7 14.0%
Villa	22 44.0%
Premium Villa	9 18.0%
Courtyard	6 12.0%
Interface Lots	6 12.0%
Total Residential Allowments	50 100%
Average Lot Size	378 m ²
Park	4636 m ² 5.6%
Openspace/Riparian Zone	5,118 ha 61.8%

RP DESCRIPTION: Lot 30 on SP309195

