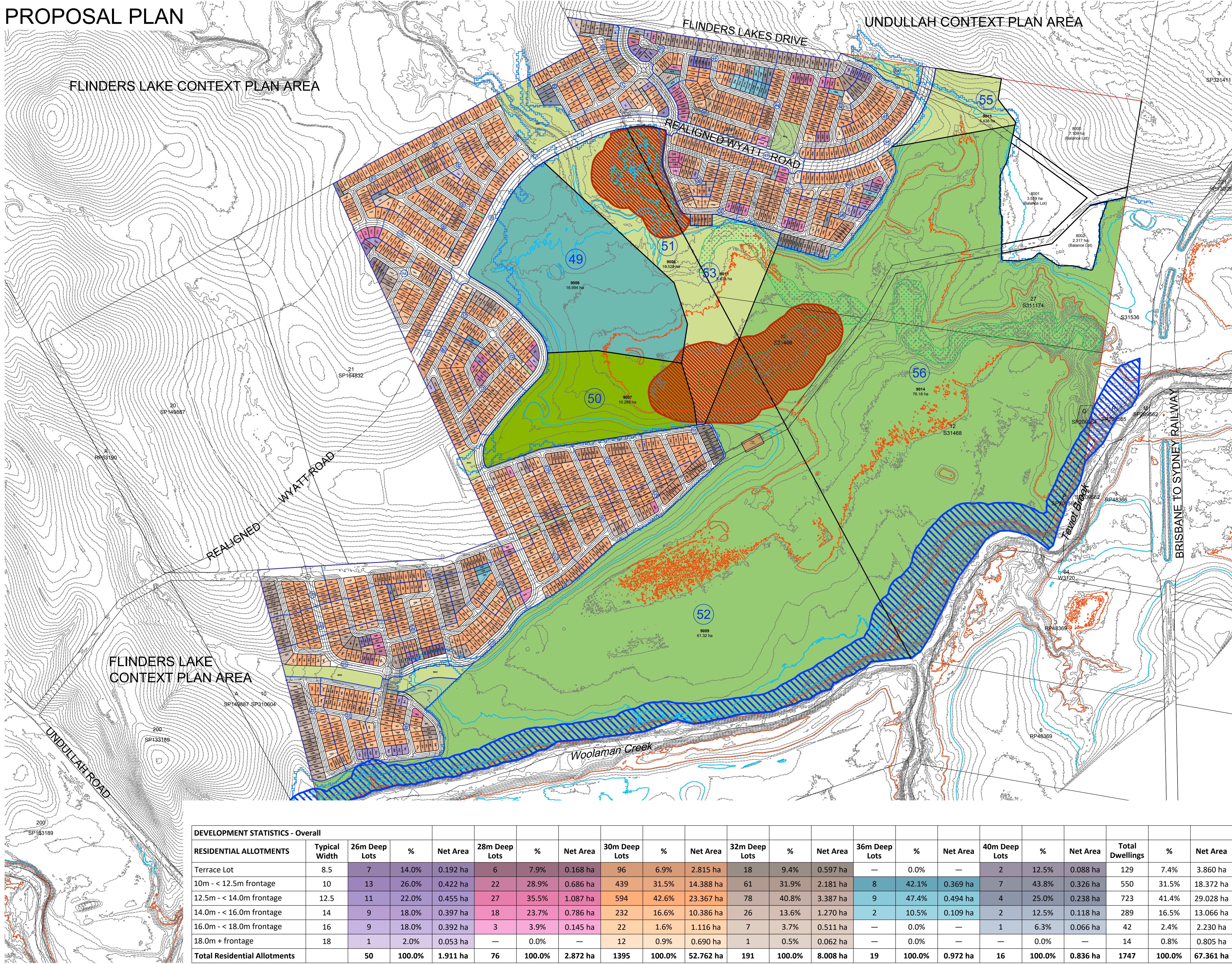


PROPOSAL PLAN



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PROJECTION - GDA2020 MGA56
SUBJECT BOUNDARIES OBTAINED FROM DCDB

LEGEND

-  Context Plan Area
 Major Contour (1.0m interval)
 ARI 20 - RL 32.6 AHD
 ARI 5 - RL 29.8 AHD
 State Wetland
 Stage Boundary
 Stage No.
 SHG Wetlands Rehabilitation Areas
 SHG Woolman Creek Rehabilitation Areas

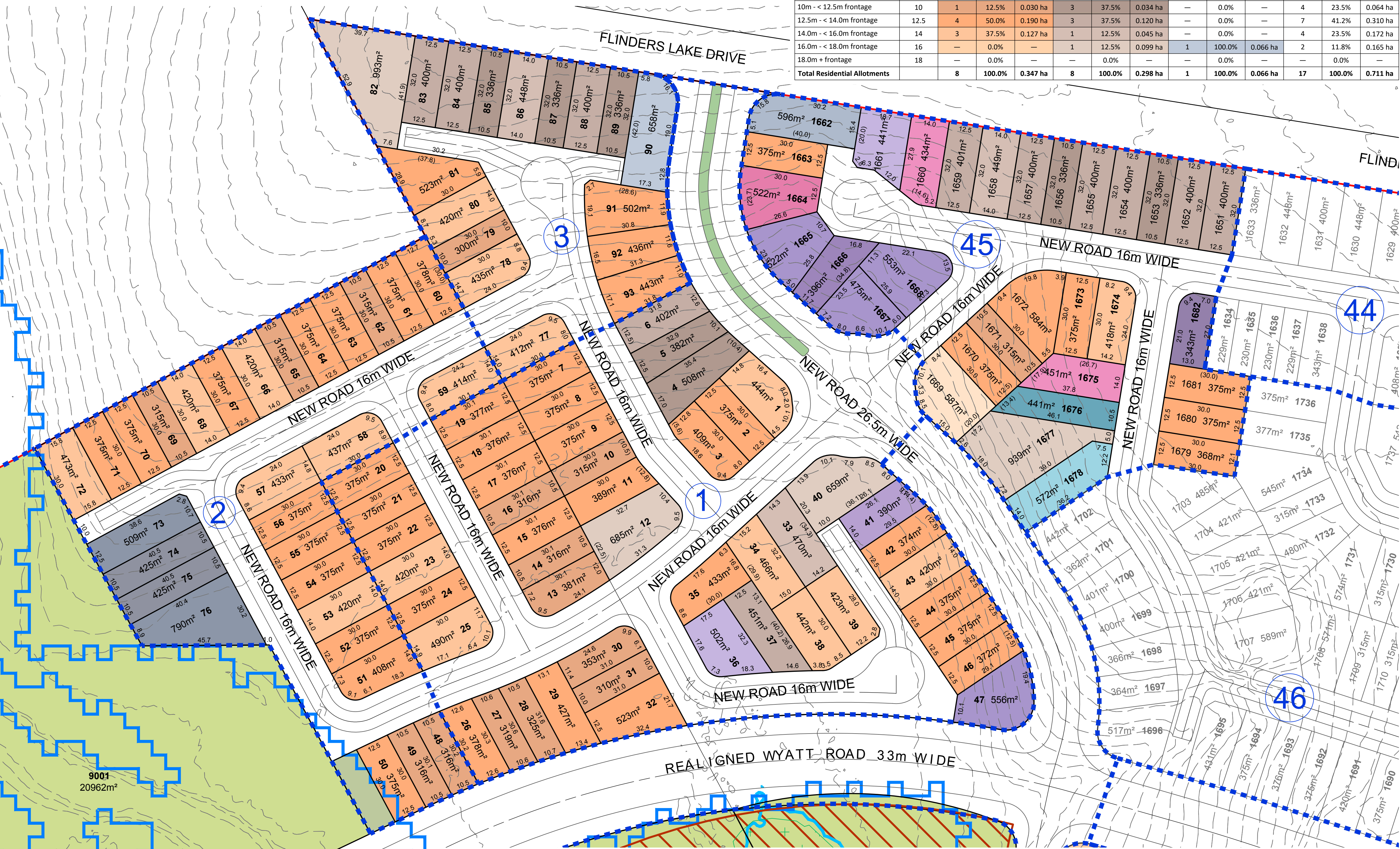
Land Budget - Overall	Area (Ha)	%
Area of Subject Site / Stage	309.350 ha	
Residential Allotments (Net)	67.361 ha	21.8%
Pedestrian Linkage / Landscaping	0.452 ha	0.1%
Detention	—	0.0%
Local Park (Lots 9005 & 9010)	1.052 ha	0.3%
Local Linear Park (Lots 9001-9004, 9008, 9011-9013)	23.853 ha	7.7%
Regional Sports Park (Lot 9006)	16.994 ha	5.5%
Regional Recreation Park (Lot 9007)	10.285 ha	3.3%
Major Linear Park (Lots 9009 & 9014)	137.505 ha	44.4%
Existing Road Reserves (Balance Areas)	1.332 ha	0.4%
Road Areas	37.383 ha	12.1%
Balance Lots (Lots 8000,8001,8002)	12.985 ha	4.2%
Sewer Pump Station (Lot 7000)	0.148 ha	0.0%
Total Area	309.350 ha	100.0%

SCALE A1 1:5000 @A3 1:10000 - LENGTHS ARE IN METRES

STAGING PLAN - STAGES 1, 2, 3 & 45

DEVELOPMENT STATISTICS - Stage 2										
RESIDENTIAL ALLOTMENTS	Typical Width	30m Deep Lots	%	Net Area	40m Deep Lots	%	Net Area	Total Dwellings	%	Net Area
Terrace Lot	8.5	—	0.0%	—	—	0.0%	—	—	0.0%	—
10m - < 12.5m frontage	10	5	20.0%	0.158 ha	2	50.0%	0.085 ha	7	24.1%	0.243 ha
12.5m - < 14.0m frontage	12.5	13	52.0%	0.491 ha	2	50.0%	0.130 ha	15	51.7%	0.621 ha
14.0m - < 16.0m frontage	14	7	28.0%	0.302 ha	—	0.0%	—	7	24.1%	0.302 ha
16.0m - < 18.0m frontage	16	—	0.0%	—	—	0.0%	—	—	0.0%	—
18.0m + frontage	18	—	0.0%	—	—	0.0%	—	—	0.0%	—
Total Residential Allotments		25	100.0%	0.951 ha	4	100.0%	0.215 ha	29	100.0%	1.166 ha

DEVELOPMENT STATISTICS - Stage 1													
RESIDENTIAL ALLOTMENTS	Typical Width	26m Deep Lots	%	Net Area	30m Deep Lots	%	Net Area	32m Deep Lots	%	Net Area	Total Dwellings	%	Net Area
Terrace Lot	8.5	—	0.0%	—	—	0.0%	—	—	0.0%	—	—	0.0%	—
10m - < 12.5m frontage	10	—	0.0%	—	8	21.6%	0.263 ha	2	28.6%	0.089 ha	10	21.3%	0.352 ha
12.5m - < 14.0m frontage	12.5	1	33.3%	0.056 ha	22	59.5%	0.856 ha	2	28.6%	0.085 ha	25	53.2%	0.997 ha
14.0m - < 16.0m frontage	14	1	33.3%	0.039 ha	7	18.9%	0.310 ha	1	14.3%	0.047 ha	9	19.1%	0.396 ha
16.0m - < 18.0m frontage	16	1	33.3%	0.050 ha	—	0.0%	—	2	28.6%	0.134 ha	3	6.4%	0.184 ha
18.0m + frontage	18	—	0.0%	—	—	0.0%	—	—	0.0%	—	—	0.0%	—
Total Residential Allotments		3	100.0%	0.145 ha	37	100.0%	1.429 ha	7	100.0%	0.355 ha	47	100.0%	1.929 ha
DEVELOPMENT STATISTICS - Stage 3													
RESIDENTIAL ALLOTMENTS	Typical Width	30m Deep Lots	%	Net Area	32m Deep Lots	%	Net Area	40m Deep Lots	%	Net Area	Total Dwellings	%	Net Area
Terrace Lot	8.5	—	0.0%	—	—	0.0%	—	—	0.0%	—	—	0.0%	—
10m - < 12.5m frontage	10	1	12.5%	0.030 ha	3	37.5%	0.034 ha	—	0.0%	—	4	23.5%	0.064 ha
12.5m - < 14.0m frontage	12.5	4	50.0%	0.190 ha	3	37.5%	0.120 ha	—	0.0%	—	7	41.2%	0.310 ha
14.0m - < 16.0m frontage	14	3	37.5%	0.127 ha	1	12.5%	0.045 ha	—	0.0%	—	4	23.5%	0.172 ha
16.0m - < 18.0m frontage	16	—	0.0%	—	1	12.5%	0.099 ha	1	100.0%	0.066 ha	2	11.8%	0.165 ha
18.0m + frontage	18	—	0.0%	—	—	0.0%	—	—	0.0%	—	—	0.0%	—
Total Residential Allotments		8	100.0%	0.347 ha	8	100.0%	0.298 ha	1	100.0%	0.066 ha	17	100.0%	0.711 ha



DEVELOPMENT STATISTICS - Stage 45																								
RESIDENTIAL ALLOTMENTS			Typical Width	26m Deep Lots	%	Net Area	28m Deep Lots	%	Net Area	30m Deep Lots	%	Net Area	32m Deep Lots	%	Net Area	36m Deep Lots	%	Net Area	40m Deep Lots	%	Net Area	Total Dwellings	%	Net Area
Terrace Lot			8.5	1	16.7%	0.034 ha	—	0.0%	—	—	0.0%	—	—	0.0%	—	—	0.0%	—	—	0.0%	—	1	3.1%	0.034 ha
10m - < 12.5m frontage			10	1	16.7%	0.039 ha	—	0.0%	—	1	10.0%	0.032 ha	2	20.0%	0.067 ha	1	50.0%	0.044 ha	—	0.0%	—	5	15.6%	0.182 ha
12.5m - < 14.0m frontage			12.5	3	50.0%	0.155 ha	1	33.3%	0.052 ha	7	70.0%	0.283 ha	6	60.0%	0.240 ha	6	60.0%	0.240 ha	—	0.0%	—	17	53.1%	0.730 ha
14.0m - < 16.0m frontage			14	—	0.0%	—	2	66.7%	0.089 ha	1	10.0%	0.042 ha	1	10.0%	0.045 ha	1	50.0%	0.057 ha	1	100.0%	0.060 ha	6	18.8%	0.293 ha
16.0m - < 18.0m frontage			16	1	16.7%	0.044 ha	—	0.0%	—	—	0.0%	—	1	10.0%	0.094 ha	—	0.0%	—	—	0.0%	—	2	6.3%	0.138 ha
18.0m + frontage			18	—	0.0%	—	—	0.0%	—	1	10.0%	0.059 ha	—	0.0%	—	—	0.0%	—	—	0.0%	—	1	3.1%	0.059 ha
Total Residential Allotments				6	100.0%	0.272 ha	3	100.0%	0.141 ha	10	100.0%	0.416 ha	10	100.0%	0.446 ha	2	100.0%	0.101 ha	1	100.0%	0.060 ha	32	100.0%	1.436 ha

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PROJECTION - GDA2020 MGA56
SUBJECT BOUNDARIES OBTAINED FROM DCDB

LEGEND

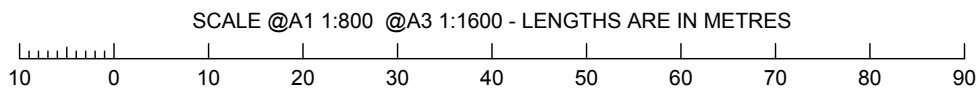
- Context Plan Area
- Major Contour (1.0m interval)
- ARI 20 - RL 32.6 AHD
- ARI 5 - RL 29.8 AHD
- State Wetland
- Stage Boundary
- 14 Stage No.

Land Budget - Stage 1		
Area of Subject Site / Stage	3.250 ha	%
Residential Allotments (Net)	1.929 ha	59.4%
Road Areas	1.321 ha	40.6%
Total Area	3.250 ha	100.0%

Land Budget - Stage 2		
Area of Subject Site / Stage	1.671 ha	%
Residential Allotments (Net)	1.166 ha	69.8%
Pedestrian Linkage / Landscaping	0.030 ha	1.8%
Road Areas	0.475 ha	28.4%
Total Area	1.671 ha	100.0%

Land Budget - Stage 3		
Area of Subject Site / Stage	1.058 ha	%
Residential Allotments (Net)	0.711 ha	67.2%
Road Areas	0.347 ha	32.8%
Total Area	1.058 ha	100.0%

Land Budget - Stage 45		
Area of Subject Site / Stage	1.897 ha	%
Residential Allotments (Net)	1.436 ha	75.7%
Road Areas	0.461 ha	24.3%
Total Area	1.897 ha	100.0%



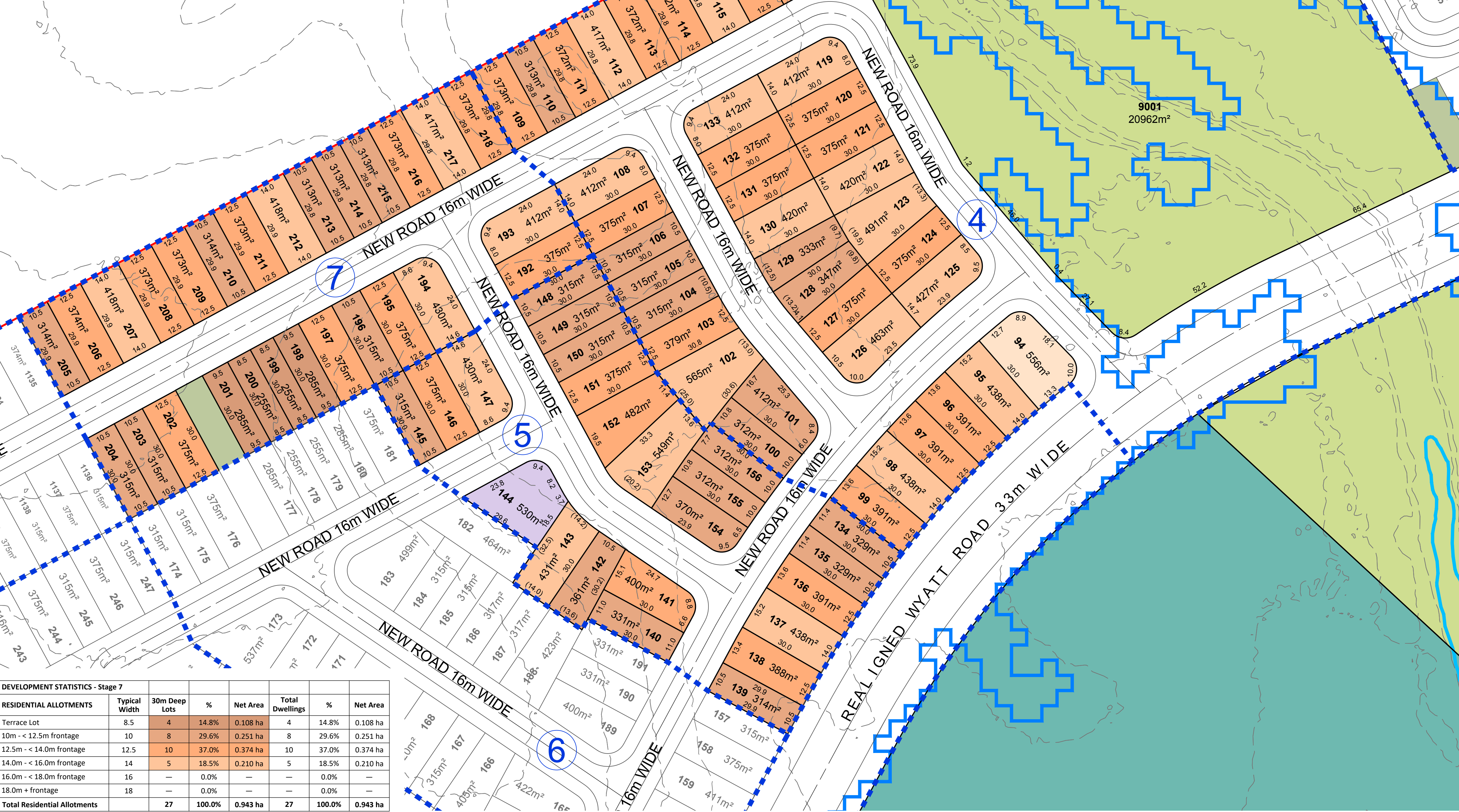
WELCO GROUP PTY LTD



STAGING PLAN - STAGES 4, 5 & 7

DEVELOPMENT STATISTICS - Stage 4							
RESIDENTIAL ALLOTMENTS	Typical Width	30m Deep Lots	%	Net Area	Total Dwellings	%	Net Area
Terrace Lot	8.5	—	0.0%	—	—	0.0%	—
10m - < 12.5m frontage	10	8	20.0%	0.266 ha	8	20.0%	0.266 ha
12.5m - < 14.0m frontage	12.5	17	42.5%	0.641 ha	17	42.5%	0.641 ha
14.0m - < 16.0m frontage	14	14	35.0%	0.615 ha	14	35.0%	0.615 ha
16.0m - < 18.0m frontage	16	—	0.0%	—	—	0.0%	—
18.0m + frontage	18	1	2.5%	0.056 ha	1	2.5%	0.056 ha
Total Residential Allotments		40	100.0%	1.578 ha	40	100.0%	1.578 ha

DEVELOPMENT STATISTICS - Stage 5											
RESIDENTIAL ALLOTMENTS	Typical Width	26m Deep Lots	%	Net Area	30m Deep Lots	%	Net Area	Total Dwellings	%	Net Area	
Terrace Lot	8.5	—	0.0%	—	—	0.0%	—	—	0.0%	—	
10m - < 12.5m frontage	10	—	0.0%	—	12	54.5%	0.392 ha	12	52.2%	0.392 ha	
12.5m - < 14.0m frontage	12.5	—	0.0%	—	6	27.3%	0.241 ha	6	26.1%	0.241 ha	
14.0m - < 16.0m frontage	14	—	0.0%	—	4	18.2%	0.185 ha	4	17.4%	0.185 ha	
16.0m - < 18.0m frontage	16	—	0.0%	—	—	0.0%	—	—	0.0%	—	
18.0m + frontage	18	1	100.0%	0.053 ha	—	0.0%	—	1	4.3%	0.053 ha	
Total Residential Allotments		1	100.0%	0.053 ha	22	100.0%	0.818 ha	23	100.0%	0.871 ha	



DEVELOPMENT STATISTICS - Stage 7							
RESIDENTIAL ALLOTMENTS	Typical Width	30m Deep Lots	%	Net Area	Total Dwellings	%	Net Area
Terrace Lot	8.5	4	14.8%	0.108 ha	4	14.8%	0.108 ha
10m - < 12.5m frontage	10	8	29.6%	0.251 ha	8	29.6%	0.251 ha
12.5m - < 14.0m frontage	12.5	10	37.0%	0.374 ha	10	37.0%	0.374 ha
14.0m - < 16.0m frontage	14	5	18.5%	0.210 ha	5	18.5%	0.210 ha
16.0m - < 18.0m frontage	16	—	0.0%	—	—	0.0%	—
18.0m + frontage	18	—	0.0%	—	—	0.0%	—
Total Residential Allotments		27	100.0%	0.943 ha	27	100.0%	0.943 ha

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PROJECTION - GDA2020 MGA56
SUBJECT BOUNDARIES OBTAINED FROM DCDB

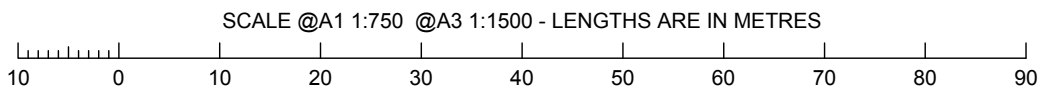
LEGEND

- Context Plan Area
- Major Contour (1.0m interval)
- ARI 20 - RL 32.6 AHD
- ARI 5 - RL 29.8 AHD
- State Wetland
- Stage Boundary
- 14 Stage No.

Land Budget - Stage 4		
Area of Subject Site / Stage	6.109 ha	%
Residential Allotments (Net)	1.578 ha	25.8%
Local Linear Park	2.096 ha	34.3%
Road Areas	2.435 ha	39.9%
Total Area	6.109 ha	100.0%

Land Budget - Stage 5		
Area of Subject Site / Stage	1.231 ha	%
Residential Allotments (Net)	0.871 ha	70.8%
Road Areas	0.360 ha	29.2%
Total Area	1.231 ha	100.0%

Land Budget - Stage 7		
Area of Subject Site / Stage	1.296 ha	%
Residential Allotments (Net)	0.943 ha	72.8%
Pedestrian Linkage / Landscaping	0.030 ha	2.3%
Road Areas	0.323 ha	24.9%
Total Area	1.296 ha	100.0%



WELCO GROUP PTY LTD

STAGING PLAN - STAGES 6, 8, 9 & 10

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PROJECTION - GDA2020 MGA56
SUBJECT BOUNDARIES OBTAINED FROM DCDB

LEGEND

- Context Plan Area
- Major Contour (1.0m interval)
- ARI 20 - RL 32.6 AHD
- ARI 5 - RL 29.8 AHD
- State Wetland
- Stage Boundary
- Stage No.

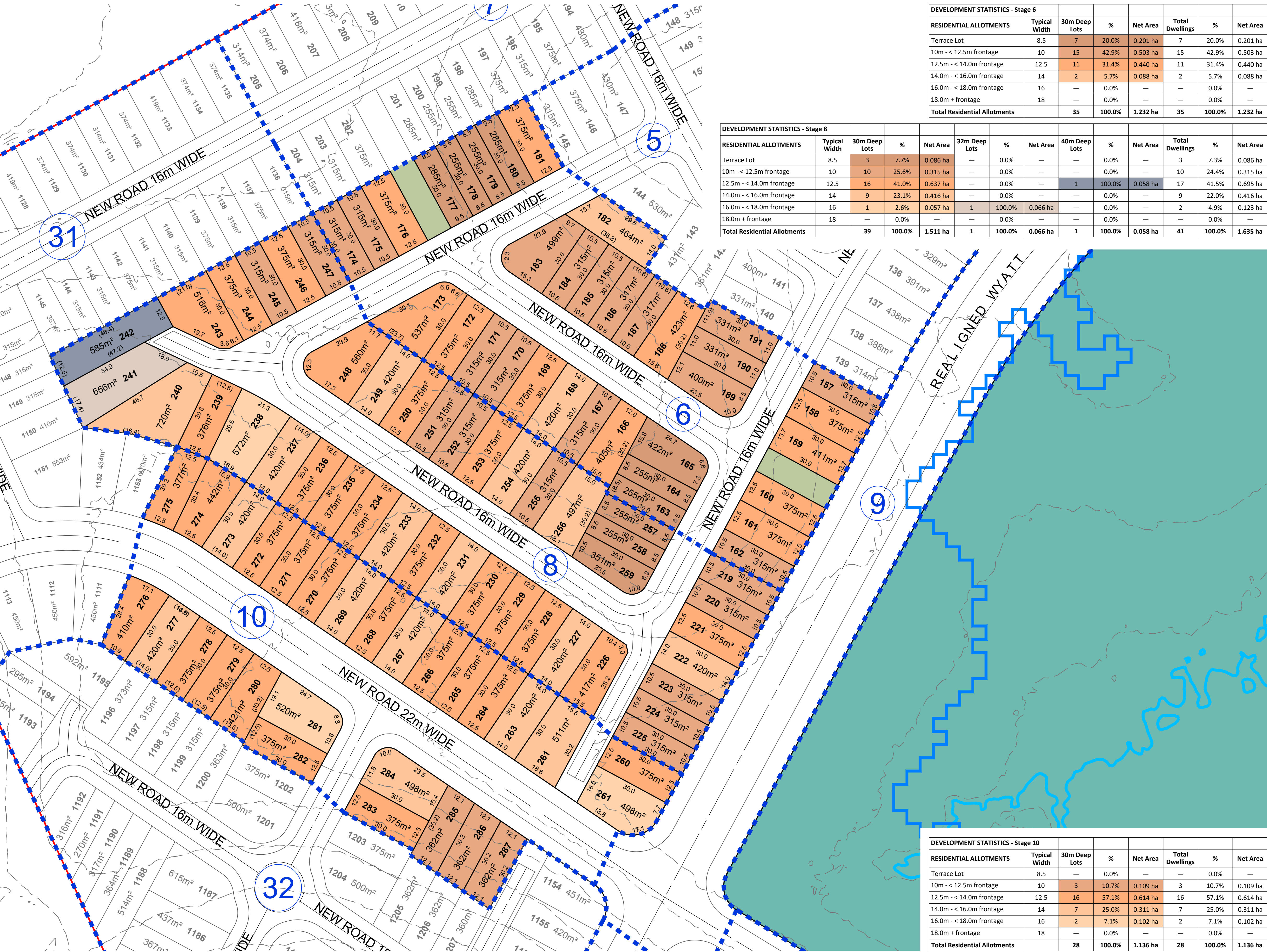
Land Budget - Stage 6	Area (Ha)	%
Area of Subject Site / Stage	1.772 ha	
Residential Allotments (Net)	1.232 ha	69.5%
Pedestrian Linkage / Landscaping	0.060 ha	3.4%
Road Areas	0.480 ha	27.1%
Total Area	1.772 ha	100.0%

Land Budget - Stage 8	Area (Ha)	%
Area of Subject Site / Stage	2.127 ha	
Residential Allotments (Net)	1.635 ha	76.9%
Road Areas	0.492 ha	23.1%
Total Area	2.127 ha	100.0%

Land Budget - Stage 9	Area (Ha)	%
Area of Subject Site / Stage	1.270 ha	
Road Areas	1.270 ha	100.0%
Total Area	1.270 ha	100.0%

Land Budget - Stage 10	Area (Ha)	%
Area of Subject Site / Stage	1.686 ha	
Residential Allotments (Net)	1.136 ha	67.4%
Road Areas	0.550 ha	32.6%
Total Area	1.686 ha	100.0%

SCALE @A1 1:750 @A3 1:1500 - LENGTHS ARE IN METRES

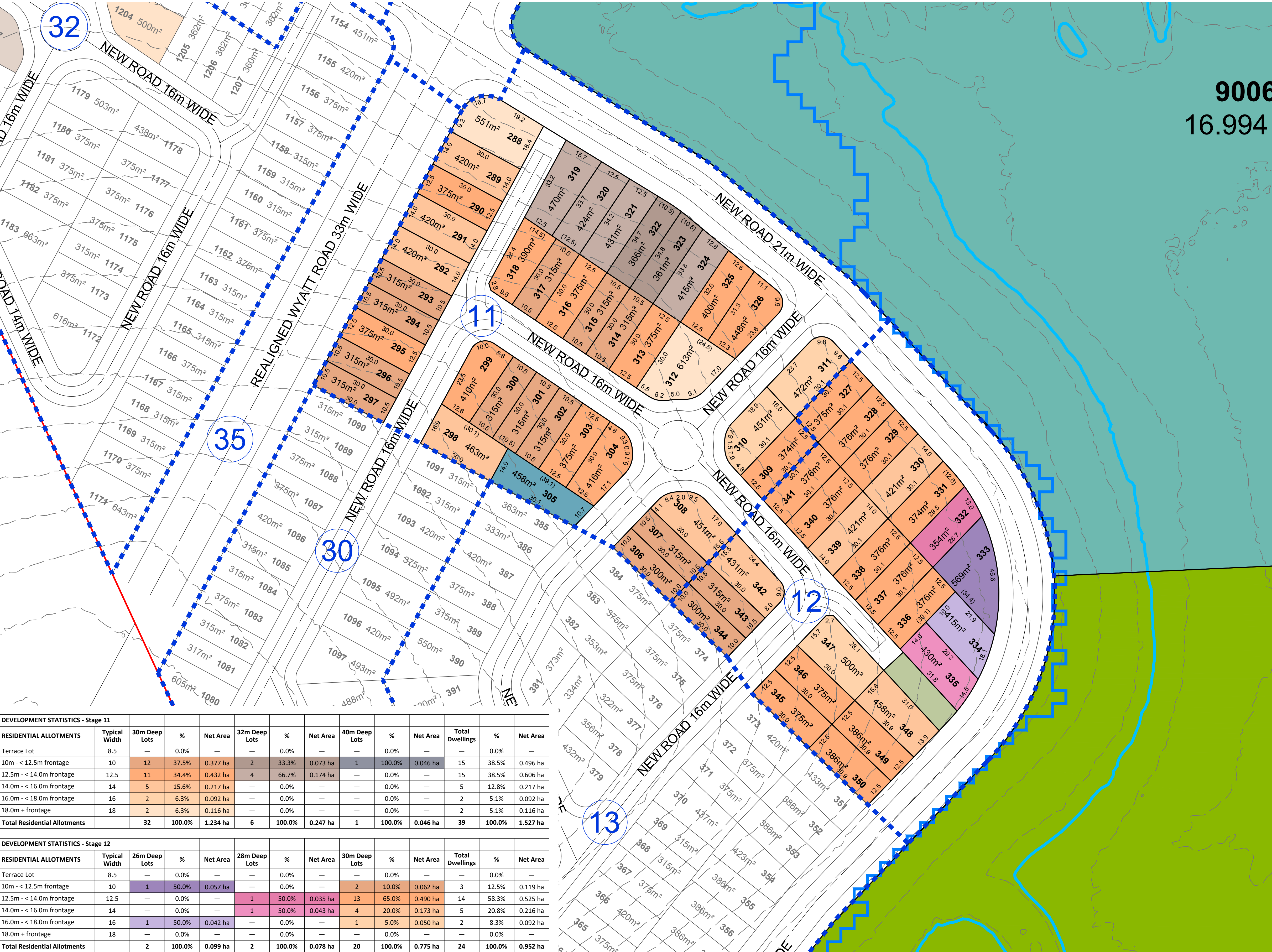


DEVELOPMENT STATISTICS - Stage 6	Typical Width	30m Deep Lots	%	Net Area	Total Dwellings	%	Net Area
Residential Allotments	8.5	7	20.0%	0.201 ha	7	20.0%	0.201 ha
Terrace Lot	10	15	42.9%	0.503 ha	15	42.9%	0.503 ha
10m - < 12.5m frontage	12.5	11	31.4%	0.440 ha	11	31.4%	0.440 ha
12.5m - < 14.0m frontage	14	2	5.7%	0.088 ha	2	5.7%	0.088 ha
14.0m - < 16.0m frontage	16	—	0.0%	—	—	0.0%	—
16.0m - < 18.0m frontage	18	—	0.0%	—	—	0.0%	—
18.0m + frontage	—	—	0.0%	—	—	0.0%	—
Total Residential Allotments	—	35	100.0%	1.232 ha	35	100.0%	1.232 ha

DEVELOPMENT STATISTICS - Stage 8	Typical Width	30m Deep Lots	%	Net Area	32m Deep Lots	%	Net Area	40m Deep Lots	%	Net Area	Total Dwellings	%	Net Area
Residential Allotments	8.5	3	7.7%	0.086 ha	—	0.0%	—	—	0.0%	—	3	7.3%	0.086 ha
Terrace Lot	10	10	25.6%	0.315 ha	—	0.0%	—	—	0.0%	—	10	24.4%	0.315 ha
10m - < 12.5m frontage	12.5	16	41.0%	0.637 ha	—	0.0%	—	1	100.0%	0.058 ha	17	41.5%	0.695 ha
12.5m - < 14.0m frontage	14	9	23.1%	0.416 ha	—	0.0%	—	—	0.0%	—	9	22.0%	0.416 ha
14.0m - < 16.0m frontage	16	1	2.6%	0.057 ha	1	100.0%	0.066 ha	—	0.0%	—	2	4.9%	0.123 ha
16.0m - < 18.0m frontage	18	—	0.0%	—	—	0.0%	—	—	0.0%	—	—	0.0%	—
18.0m + frontage	—	—	0.0%	—	—	0.0%	—	—	0.0%	—	—	0.0%	—
Total Residential Allotments	—	39	100.0%	1.511 ha	1	100.0%	0.066 ha	1	100.0%	0.058 ha	41	100.0%	1.635 ha

DEVELOPMENT STATISTICS - Stage 10	Typical Width	30m Deep Lots	%	Net Area	Total Dwellings	%	Net Area
Residential Allotments	8.5	—	0.0%	—	—	0.0%	—
Terrace Lot	10	3	10.7%	0.109 ha	3	10.7%	0.109 ha
10m - < 12.5m frontage	12.5	16	57.1%	0.614 ha	16	57.1%	0.614 ha
12.5m - < 14.0m frontage	14	7	25.0%	0.311 ha	7	25.0%	0.311 ha
14.0m - < 16.0m frontage	16	2	7.1%	0.102 ha	2	7.1%	0.102 ha
16.0m - < 18.0m frontage	18	—	0.0%	—	—	0.0%	—
18.0m + frontage	—	—	0.0%	—	—	0.0%	—
Total Residential Allotments	—	28	100.0%	1.136 ha	28	100.0%	1.136 ha

STAGING PLAN - STAGE 11, 12 & 35



DEVELOPMENT STATISTICS - Stage 11											
RESIDENTIAL ALLOTMENTS	Typical Width	30m Deep Lots	%	Net Area	32m Deep Lots	%	Net Area	40m Deep Lots	%	Net Area	Total Dwellings
Terrace Lot	8.5	—	0.0%	—	—	0.0%	—	—	0.0%	—	0.0%
10m - < 12.5m frontage	10	12	37.5%	0.377 ha	2	33.3%	0.073 ha	1	100.0%	0.046 ha	15
12.5m - < 14.0m frontage	12.5	11	34.4%	0.432 ha	4	66.7%	0.174 ha	—	0.0%	—	15
14.0m - < 16.0m frontage	14	5	15.6%	0.217 ha	—	0.0%	—	—	0.0%	—	5
16.0m - < 18.0m frontage	16	2	6.3%	0.092 ha	—	0.0%	—	—	0.0%	—	2
18.0m + frontage	18	2	6.3%	0.116 ha	—	0.0%	—	—	0.0%	—	2
Total Residential Allotments		32	100.0%	1.234 ha	6	100.0%	0.247 ha	1	100.0%	0.046 ha	39

DEVELOPMENT STATISTICS - Stage 12											
RESIDENTIAL ALLOTMENTS	Typical Width	26m Deep Lots	%	Net Area	28m Deep Lots	%	Net Area	30m Deep Lots	%	Net Area	Total Dwellings
Terrace Lot	8.5	—	0.0%	—	—	0.0%	—	—	0.0%	—	0.0%
10m - < 12.5m frontage	10	1	50.0%	0.057 ha	—	0.0%	—	2	10.0%	0.062 ha	3
12.5m - < 14.0m frontage	12.5	—	0.0%	—	1	50.0%	0.035 ha	13	65.0%	0.490 ha	14
14.0m - < 16.0m frontage	14	—	0.0%	—	1	50.0%	0.043 ha	4	20.0%	0.173 ha	5
16.0m - < 18.0m frontage	16	1	50.0%	0.042 ha	—	0.0%	—	1	5.0%	0.050 ha	2
18.0m + frontage	18	—	0.0%	—	—	0.0%	—	—	0.0%	—	—
Total Residential Allotments		2	100.0%	0.099 ha	2	100.0%	0.078 ha	20	100.0%	0.775 ha	24

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PROJECTION - GDA2020 MGA56
SUBJECT BOUNDARIES OBTAINED FROM DCDB

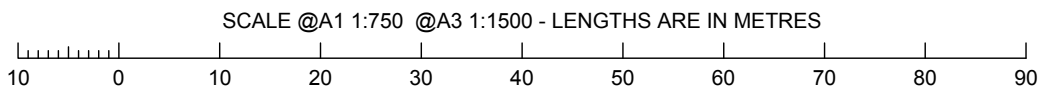
LEGEND

- Context Plan Area
- Major Contour (1.0m interval)
- ARI 20 - RL 32.6 AHD
- ARI 5 - RL 29.8 AHD
- State Wetland
- Stage Boundary
- Stage No.

Land Budget - Stage 35	Area (Ha)	%
Area of Subject Site / Stage	0.763 ha	
Residential Allotments (Net)	—	0.0%
Road Areas	0.763 ha	100.0%
Total Area	0.763 ha	100.0%

Land Budget - Stage 11	Area (Ha)	%
Area of Subject Site / Stage	2.428 ha	
Residential Allotments (Net)	1.527 ha	62.9%
Road Areas	0.901 ha	37.1%
Total Area	2.428 ha	100.0%

Land Budget - Stage 12	Area (Ha)	%
Area of Subject Site / Stage	1.611 ha	
Residential Allotments (Net)	0.952 ha	59.1%
Road Areas	0.628 ha	39.0%
Total Area	1.611 ha	100.0%



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STAGING PLAN - STAGE 13 & 30



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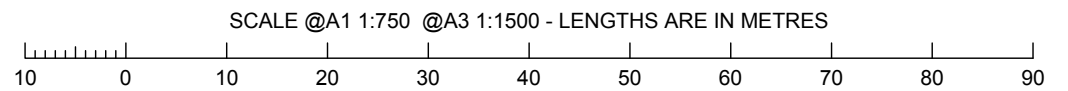
PROJECTION - GDA2020 MGA56
SUBJECT BOUNDARIES OBTAINED FROM DCDB

LEGEND

- Context Plan Area
- Major Contour (1.0m interval)
- ARI 20 - RL 32.6 AHD
- ARI 5 - RL 29.8 AHD
- State Wetland
- Stage Boundary
- Stage No.

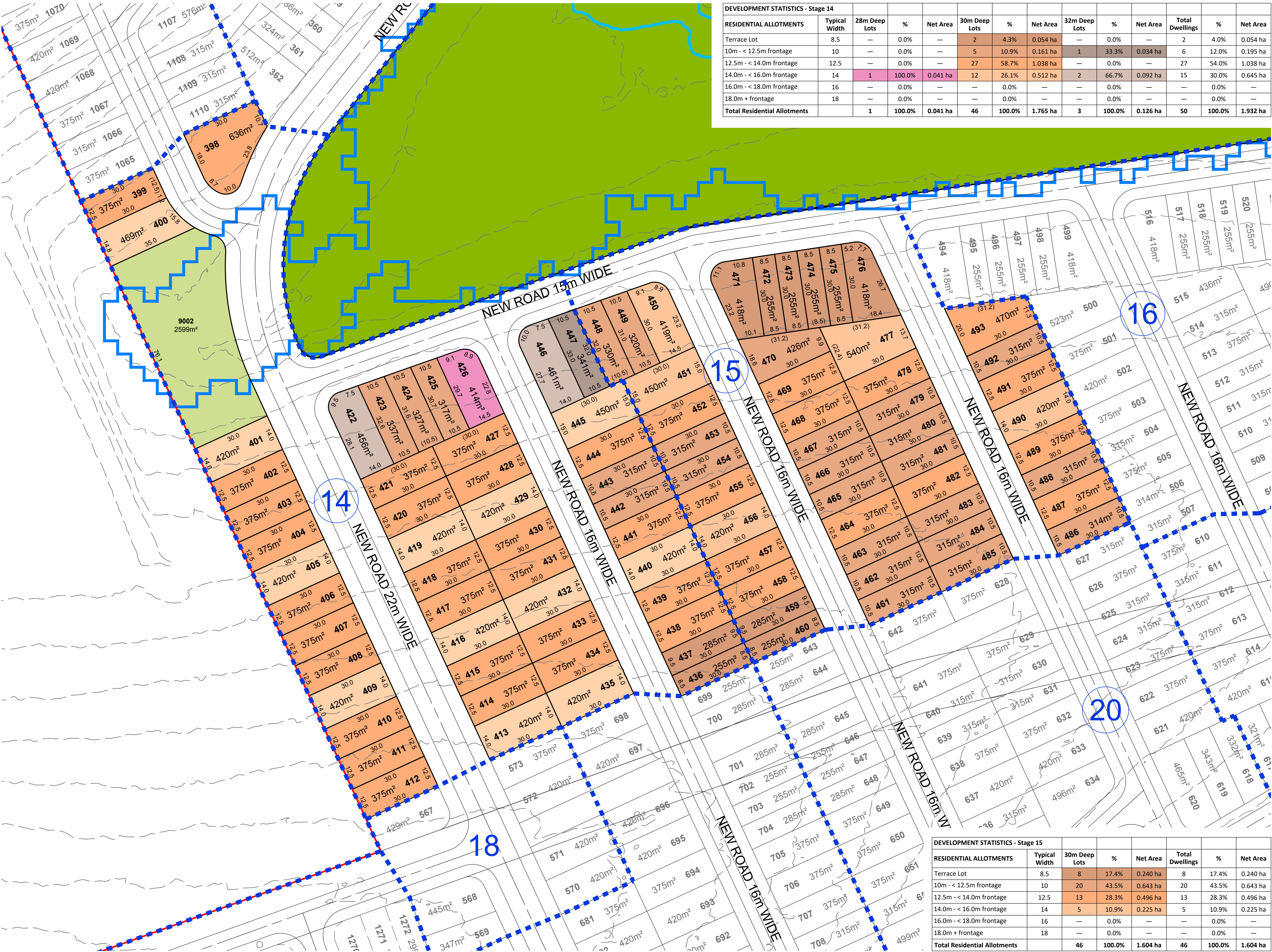
Land Budget - Stage 13	Area (Ha)	%
Area of Subject Site / Stage	2.584 ha	
Residential Allotments (Net)	1.824 ha	70.6%
Road Areas	0.760 ha	29.4%
Total Area	2.584 ha	100.0%

Land Budget - Stage 30	Area (Ha)	%
Area of Subject Site / Stage	2.328 ha	
Residential Allotments (Net)	1.719 ha	73.8%
Road Areas	0.609 ha	26.2%
Total Area	2.328 ha	100.0%



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STAGING PLAN - STAGES 14 & 15



DEVELOPMENT STATISTICS - Stage 14											
RESIDENTIAL ALLOTMENTS	Typical Width	28m Deep Lots	%	Net Area	30m Deep Lots	%	Net Area	32m Deep Lots	%	Net Area	Total Dwellings
Terrace Lot	8.5	—	0.0%	—	2	4.3%	0.054 ha	—	0.0%	—	2
10m - < 12.5m frontage	10	—	0.0%	—	5	10.9%	0.161 ha	1	33.3%	0.034 ha	6
12.5m - < 14.0m frontage	12.5	—	0.0%	—	27	58.7%	1.038 ha	—	0.0%	—	27
14.0m - < 16.0m frontage	14	1	100.0%	0.041 ha	12	26.1%	0.512 ha	2	66.7%	0.092 ha	15
16.0m - < 18.0m frontage	16	—	0.0%	—	—	0.0%	—	—	0.0%	—	—
18.0m + frontage	18	—	0.0%	—	—	0.0%	—	—	0.0%	—	—
Total Residential Allotments		1	100.0%	0.041 ha	46	100.0%	1.765 ha	3	100.0%	0.126 ha	50

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PROJECTION - GDA2020 MGA56
SUBJECT BOUNDARIES OBTAINED FROM DCDB

LEGEND

- Context Plan Area
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- ARI 5 - RL 29.8 AHD
- State Wetland
- Stage Boundary
- 14 Stage No.

Land Budget - Stage 14	Area (Ha)	%
Area of Subject Site / Stage	3.224 ha	
Residential Allotments (Net)	1.932 ha	59.9%
Local Linear Park (Lot 9002)	0.260 ha	8.1%
Road Areas	1.032 ha	32.0%
Total Area	3.224 ha	100.0%

Land Budget - Stage 15	Area (Ha)	%
Area of Subject Site / Stage	2.255 ha	
Residential Allotments (Net)	1.604 ha	71.1%
Road Areas	0.651 ha	28.9%
Total Area	2.255 ha	100.0%

DEVELOPMENT STATISTICS - Stage 15						
RESIDENTIAL ALLOTMENTS	Typical Width	30m Deep Lots	%	Net Area	Total Dwellings	%
Terrace Lot	8.5	8	17.4%	0.240 ha	8	17.4%
10m - < 12.5m frontage	10	20	43.5%	0.643 ha	20	43.5%
12.5m - < 14.0m frontage	12.5	13	28.3%	0.496 ha	13	28.3%
14.0m - < 16.0m frontage	14	5	10.9%	0.225 ha	5	10.9%
16.0m - < 18.0m frontage	16	—	0.0%	—	—	0.0%
18.0m + frontage	18	—	0.0%	—	—	0.0%
Total Residential Allotments		46	100.0%	1.604 ha	46	100.0%

SCALE @A1 1:750 @A3 1:1500 - LENGTHS ARE IN METRES

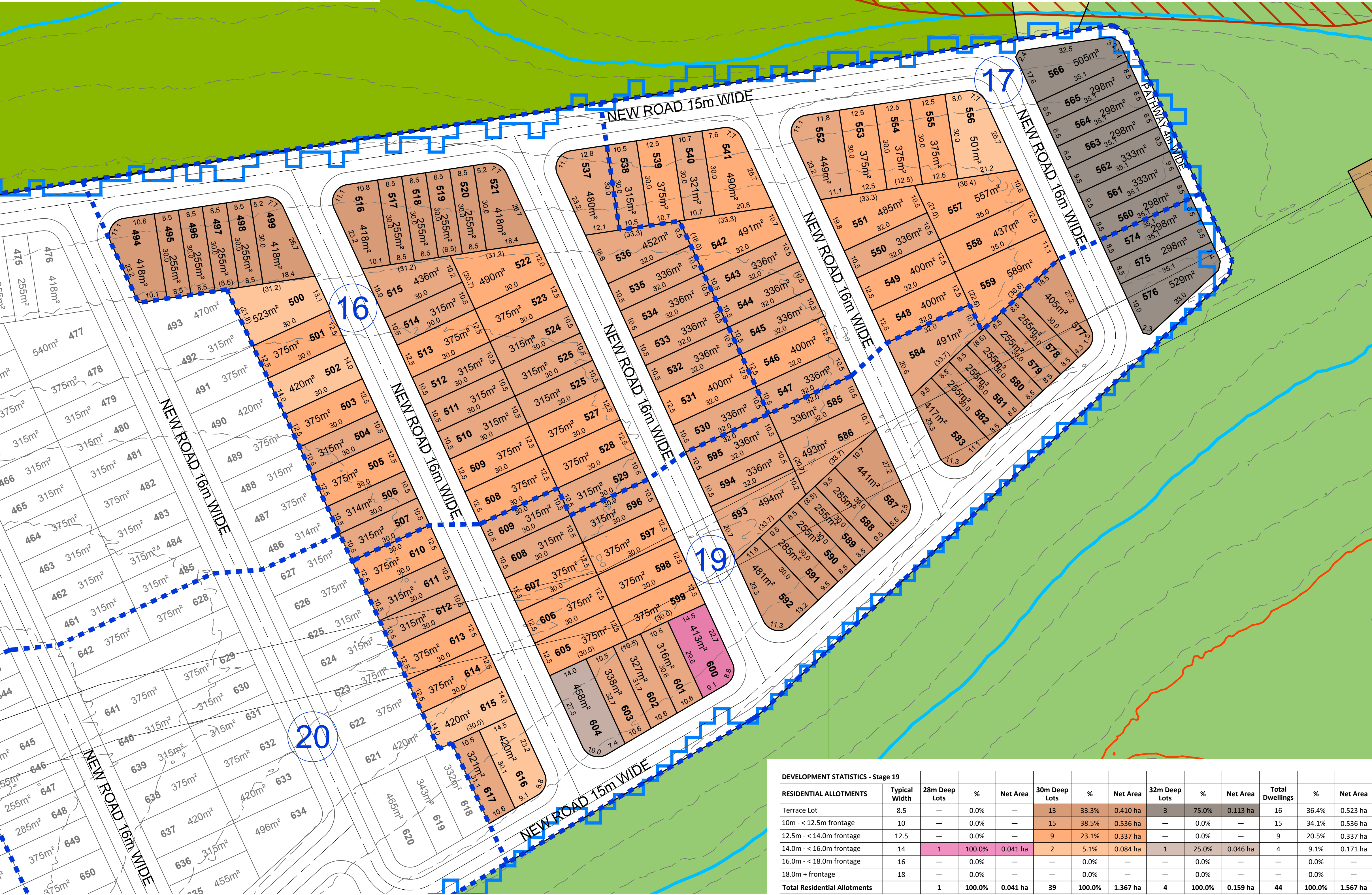


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STAGING PLAN - STAGES 16, 17 & 19

DEVELOPMENT STATISTICS - Stage 16							
RESIDENTIAL ALLOTMENTS	Typical Width	30m Deep Lots	%	Net Area	Total Dwellings	%	Net Area
Terrace Lot	8.5	12	27.3%	0.371 ha	12	27.3%	0.371 ha
10m - < 12.5m frontage	10	19	43.2%	0.651 ha	19	43.2%	0.651 ha
12.5m - < 14.0m frontage	12.5	11	25.0%	0.427 ha	11	25.0%	0.427 ha
14.0m - < 16.0m frontage	14	2	4.5%	0.094 ha	2	4.5%	0.094 ha
16.0m - < 18.0m frontage	16	—	0.0%	—	—	0.0%	—
18.0m + frontage	18	—	0.0%	—	—	0.0%	—
Total Residential Allotments		44	100.0%	1.543 ha	44	100.0%	1.543 ha

DEVELOPMENT STATISTICS - Stage 17										
RESIDENTIAL ALLOTMENTS	Typical Width	30m Deep Lots	%	Net Area	32m Deep Lots	%	Net Area	Total Dwellings	%	Net Area
Terrace Lot	8.5	—	0.0%	—	7	100.0%	0.236 ha	7	24.1%	0.236 ha
10m - < 12.5m frontage	10	8	36.4%	0.276 ha	—	0.0%	—	8	27.6%	0.276 ha
12.5m - < 14.0m frontage	12.5	13	59.1%	0.576 ha	—	0.0%	—	13	44.8%	0.576 ha
14.0m - < 16.0m frontage	14	1	4.5%	0.050 ha	—	0.0%	—	1	3.4%	0.050 ha
16.0m - < 18.0m frontage	16	—	0.0%	—	—	0.0%	—	—	0.0%	—
18.0m + frontage	18	—	0.0%	—	—	0.0%	—	—	0.0%	—
Total Residential Allotments		22	100.0%	0.902 ha	7	100.0%	0.236 ha	29	100.0%	1.138 ha



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PROJECTION - GDA2020 MGA56
SUBJECT BOUNDARIES OBTAINED FROM DCDB

LEGEND

- Context Plan Area
- Major Contour (1.0m interval)
- ARI 20 - RL 32.6 AHD
- ARI 5 - RL 29.8 AHD
- State Wetland
- Stage Boundary
- Stage No.

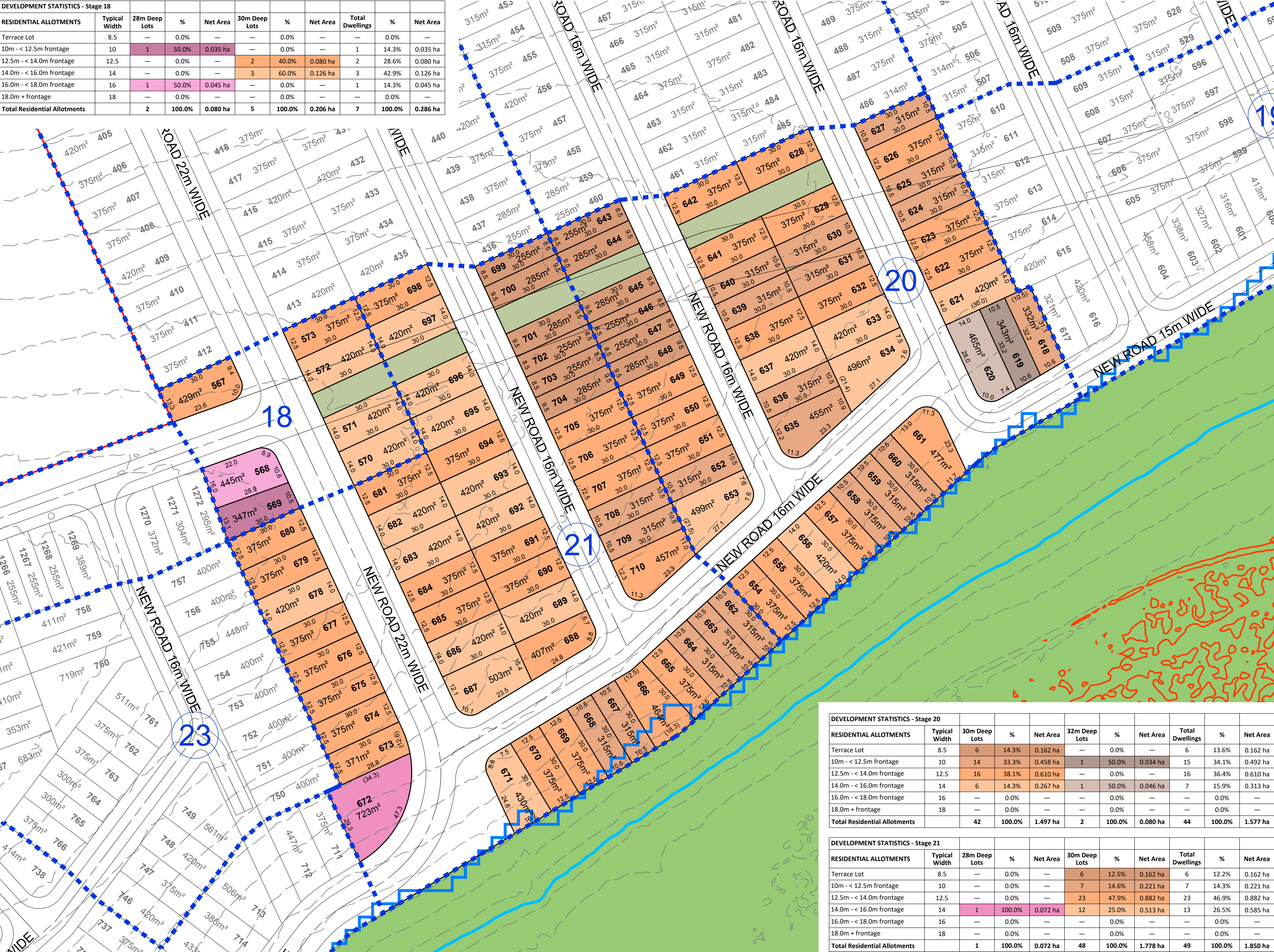
Land Budget - Stage 16	Area (Ha)	%
Area of Subject Site / Stage	2.218 ha	
Residential Allotments (Net)	1.543 ha	69.6%
Road Areas	0.675 ha	30.4%
Total Area	2.218 ha	100.0%

Land Budget - Stage 17	Area (Ha)	%
Area of Subject Site / Stage	1.650 ha	
Residential Allotments (Net)	1.138 ha	69.0%
Road Areas	0.512 ha	31.0%
Total Area	1.650 ha	100.0%

Land Budget - Stage 19	Area (Ha)	%
Area of Subject Site / Stage	2.442 ha	
Residential Allotments (Net)	1.567 ha	64.2%
Road Areas	0.875 ha	35.8%
Total Area	2.442 ha	100.0%

STAGING PLAN - STAGES 18, 20 & 21

DEVELOPMENT STATISTICS - Stage 18									
RESIDENTIAL ALLOTMENTS	Typical Width	28m Deep Lots	%	Net Area	30m Deep Lots	%	Net Area	Total Dwellings	%
Terrace Lot	8.5	—	0.0%	—	—	0.0%	—	—	0.0%
10m - < 12.5m frontage	10	1	50.0%	0.035 ha	—	0.0%	—	1	14.3%
12.5m - < 14.0m frontage	12.5	—	0.0%	—	2	40.0%	0.080 ha	2	28.6%
14.0m - < 16.0m frontage	14	—	0.0%	—	3	60.0%	0.126 ha	3	42.9%
16.0m - < 18.0m frontage	16	1	50.0%	0.045 ha	—	0.0%	—	1	14.3%
18.0m + frontage	18	—	0.0%	—	—	0.0%	—	—	0.0%
Total Residential Allotments		2	100.0%	0.080 ha	5	100.0%	0.206 ha	7	100.0%



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SUBJECT BOUNDARIES OBTAINED FROM DCDB

LEGEND

- Context Plan Area
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- ARI 20 - RL 32.6 AHD
- ARI 5 - RL 29.8 AHD
- State Wetland
- Stage Boundary
- Stage No.

Land Budget - Stage 18	Area (Ha)	%
Area of Subject Site / Stage	0.515 ha	
Residential Allotments (Net)	0.286 ha	55.5%
Pedestrian Linkage / Landscaping	0.030 ha	5.8%
Road Areas	0.199 ha	38.6%
Total Area	0.515 ha	100.0%

Land Budget - Stage 20	Area (Ha)	%
Area of Subject Site / Stage	2.307 ha	
Residential Allotments (Net)	1.577 ha	68.4%
Pedestrian Linkage / Landscaping	0.090 ha	3.9%
Road Areas	0.640 ha	27.7%
Total Area	2.307 ha	100.0%

Land Budget - Stage 21	Area (Ha)	%
Area of Subject Site / Stage	2.755 ha	
Residential Allotments (Net)	1.850 ha	67.2%
Pedestrian Linkage / Landscaping	0.060 ha	2.2%
Road Areas	0.845 ha	30.7%
Total Area	2.755 ha	100.0%

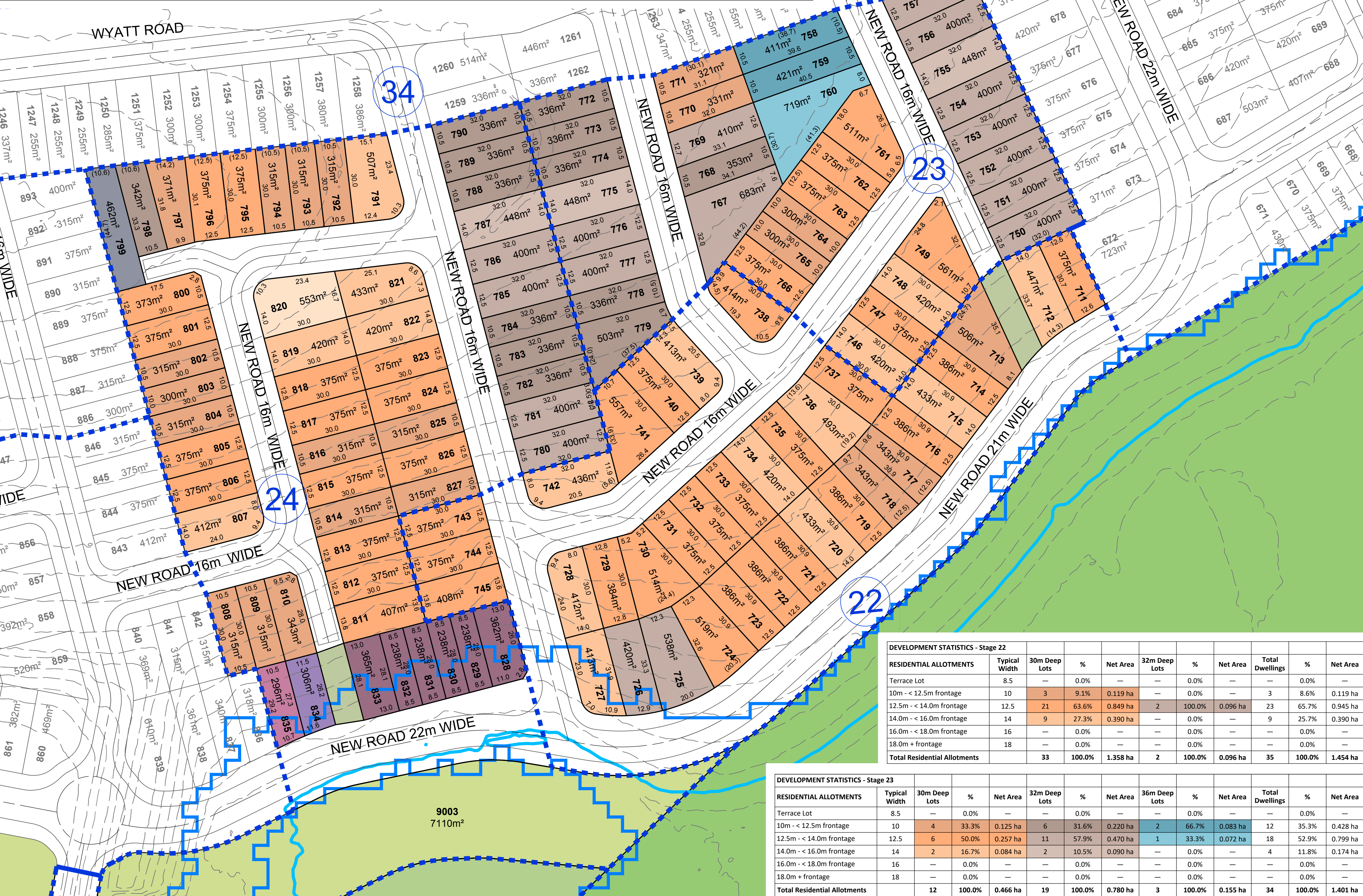
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STAGING PLAN - STAGES 22, 23 & 24

DEVELOPMENT STATISTICS - Stage 24																	
RESIDENTIAL ALLOTMENTS	Typical Width	26m Deep Lots	%	Net Area	28m Deep Lots	%	Net Area	30m Deep Lots	%	Net Area	32m Deep Lots	%	Net Area	40m Deep Lots	%	Net Area	Total Dwellings
Terrace Lot	8.5	1	0.0%	—	6	85.7%	0.168 ha	—	0.0%	—	—	0.0%	—	—	0.0%	—	6
10m - < 12.5m frontage	10	1	100.0%	0.031 ha	1	14.3%	0.030 ha	14	40.0%	0.448 ha	7	58.3%	0.236 ha	1	100.0%	0.046 ha	24
12.5m - < 14.0m frontage	12.5	—	0.0%	—	—	0.0%	—	15	42.9%	0.565 ha	4	33.3%	0.160 ha	—	0.0%	—	19
14.0m - < 16.0m frontage	14	—	0.0%	—	—	0.0%	—	5	14.3%	0.219 ha	1	8.3%	0.045 ha	—	0.0%	—	6
16.0m - < 18.0m frontage	16	—	0.0%	—	—	0.0%	—	—	0.0%	—	—	0.0%	—	—	0.0%	—	—
18.0m + frontage	18	—	0.0%	—	—	0.0%	—	1	2.9%	0.055 ha	—	0.0%	—	—	0.0%	—	1
Total Residential Allotments		1	100.0%	0.031 ha	7	100.0%	0.198 ha	35	100.0%	1.287 ha	12	100.0%	0.441 ha	1	100.0%	0.046 ha	56



DEVELOPMENT STATISTICS - Stage 22									
RESIDENTIAL ALLOTMENTS	Typical Width	30m Deep Lots	%	Net Area	32m Deep Lots	%	Net Area	Total Dwellings	%
Terrace Lot	8.5	—	0.0%	—	—	0.0%	—	—	0.0%
10m - < 12.5m frontage	10	3	9.1%	0.119 ha	—	0.0%	—	3	8.6%
12.5m - < 14.0m frontage	12.5	21	63.6%	0.849 ha	2	100.0%	0.096 ha	23	65.7%
14.0m - < 16.0m frontage	14	9	27.3%	0.390 ha	—	0.0%	—	9	25.7%
16.0m - < 18.0m frontage	16	—	0.0%	—	—	0.0%	—	—	0.0%
18.0m + frontage	18	—	0.0%	—	—	0.0%	—	—	0.0%
Total Residential Allotments		33	100.0%	1.358 ha	2	100.0%	0.096 ha	35	100.0%

DEVELOPMENT STATISTICS - Stage 23										
RESIDENTIAL ALLOTMENTS	Typical Width	30m Deep Lots	%	Net Area	32m Deep Lots	%	Net Area	36m Deep Lots	%	Net Area
Terrace Lot	8.5	—	0.0%	—	—	0.0%	—	—	0.0%	—
10m - < 12.5m frontage	10	4	33.3%	0.125 ha	6	31.6%	0.220 ha	2	66.7%	0.083 ha
12.5m - < 14.0m frontage	12.5	6	50.0%	0.257 ha	11	57.9%	0.470 ha	1	33.3%	0.072 ha
14.0m - < 16.0m frontage	14	2	16.7%	0.084 ha	2	10.5%	0.090 ha	—	0.0%	—
16.0m - < 18.0m frontage	16	—	0.0%	—	—	0.0%	—	—	0.0%	—
18.0m + frontage	18	—	0.0%	—	—	0.0%	—	—	0.0%	—
Total Residential Allotments		12	100.0%	0.466 ha	19	100.0%	0.780 ha	3	100.0%	0.155 ha

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PROJECTION - GDA2020 MGA56
SUBJECT BOUNDARIES OBTAINED FROM DCDB

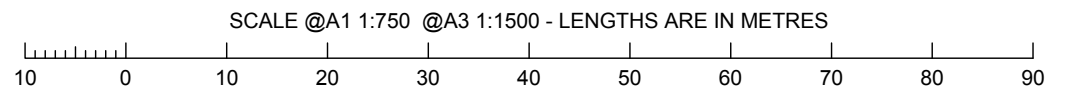
LEGEND

- Context Plan Area
- Major Contour (1.0m interval)
- ARI 20 - RL 32.6 AHD
- ARI 5 - RL 29.8 AHD
- State Wetland
- Stage Boundary
- 14 Stage No.

Land Budget - Stage 22	Area (Ha)	%
Area of Subject Site / Stage	2.420 ha	
Residential Allotments (Net)	1.454 ha	60.1%
Pedestrian Linkage / Landscaping	0.034 ha	1.4%
Road Areas	0.932 ha	38.5%
Total Area	2.420 ha	100.0%

Land Budget - Stage 23	Area (Ha)	%
Area of Subject Site / Stage	1.783 ha	
Residential Allotments (Net)	1.401 ha	132.4%
Road Areas	0.382 ha	36.1%
Total Area	1.783 ha	168.5%

Land Budget - Stage 24	Area (Ha)	%
Area of Subject Site / Stage	3.554 ha	
Residential Allotments (Net)	2.003 ha	56.4%
Pedestrian Linkage / Landscaping	0.027 ha	0.8%
Linear Local Park (Lot 9003)	0.771 ha	21.7%
Road Areas	0.753 ha	21.2%
Total Area	3.554 ha	100.0%

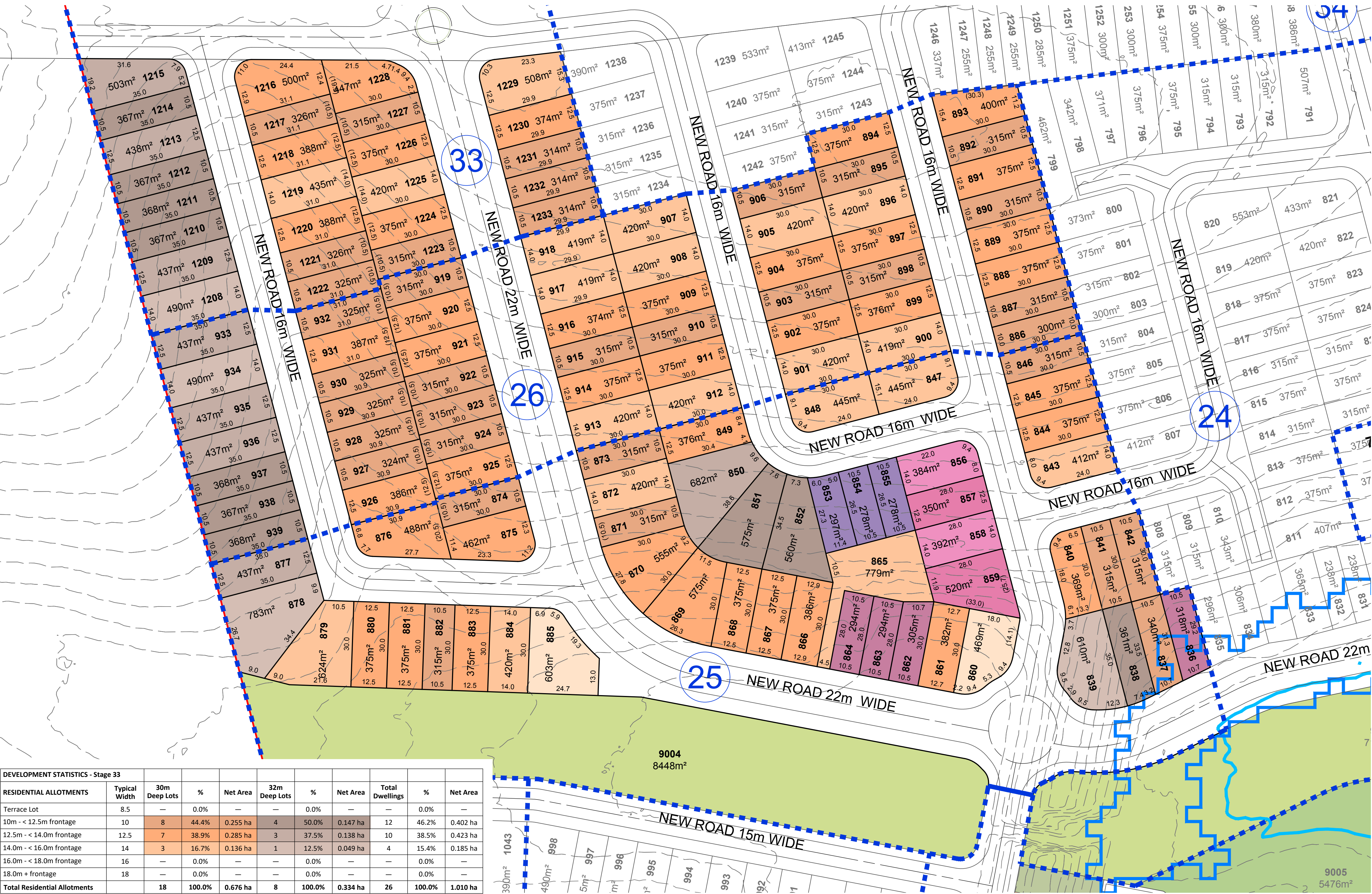


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STAGING PLAN - STAGES 25, 26 & 33

DEVELOPMENT STATISTICS - Stage 25													
RESIDENTIAL ALLOTMENTS	Typical Width	26m Deep Lots	%	Net Area	28m Deep Lots	%	Net Area	30m Deep Lots	%	Net Area	32m Deep Lots	%	Net Area
Terrace Lot	8.5	—	0.0%	—	—	0.0%	—	—	0.0%	—	—	0.0%	—
10m - < 12.5m frontage	10	3	100.0%	0.085 ha	4	50.0%	0.121 ha	8	25.0%	0.255 ha	3	42.9%	0.150 ha
12.5m - < 14.0m frontage	12.5	—	0.0%	—	2	25.0%	0.087 ha	15	46.9%	0.622 ha	2	28.6%	0.112 ha
14.0m - < 16.0m frontage	14	—	0.0%	—	—	0.0%	—	7	21.9%	0.354 ha	2	28.6%	0.139 ha
16.0m - < 18.0m frontage	16	—	0.0%	—	—	0.0%	—	—	0.0%	—	—	0.0%	—
18.0m + frontage	18	—	0.0%	—	—	0.0%	—	2	6.3%	0.107 ha	—	0.0%	—
Total Residential Allotments		3	100.0%	0.085 ha	8	100.0%	0.286 ha	32	100.0%	1.338 ha	7	100.0%	0.401 ha

DEVELOPMENT STATISTICS - Stage 26													
RESIDENTIAL ALLOTMENTS	Typical Width	30m Deep Lots	%	Net Area	32m Deep Lots	%	Net Area	Total Dwellings	%	Net Area		%	Net Area
Terrace Lot	8.5	—	0.0%	—	—	0.0%	—	—	0.0%	—	—	0.0%	—
10m - < 12.5m frontage	10	19	40.4%	0.602 ha	3	42.9%	0.110 ha	22	40.7%	0.712 ha			
12.5m - < 14.0m frontage	12.5	18	38.3%	0.680 ha	3	42.9%	0.131 ha	21	38.9%	0.811 ha			
14.0m - < 16.0m frontage	14	10	21.3%	0.420 ha	1	14.3%	0.049 ha	11	20.4%	0.469 ha			
16.0m - < 18.0m frontage	16	—	0.0%	—	—	0.0%	—	—	0.0%	—			
18.0m + frontage	18	—	0.0%	—	—	0.0%	—	—	0.0%	—			
Total Residential Allotments		47	100.0%	1.702 ha	7	100.0%	0.290 ha	54	100.0%	1.992 ha			



DEVELOPMENT STATISTICS - Stage 33									
RESIDENTIAL ALLOTMENTS	Typical Width	30m Deep Lots	%	Net Area	32m Deep Lots	%	Net Area	Total Dwellings	%
Terrace Lot	8.5	—	0.0%	—	—	0.0%	—	—	0.0%
10m - < 12.5m frontage	10	8	44.4%	0.255 ha	4	50.0%	0.147 ha	12	46.2%
12.5m - < 14.0m frontage	12.5	7	38.9%	0.285 ha	3	37.5%	0.138 ha	10	38.5%
14.0m - < 16.0m frontage	14	3	16.7%	0.136 ha	1	12.5%	0.049 ha	4	15.4%
16.0m - < 18.0m frontage	16	—	0.0%	—	—	0.0%	—	—	0.0%
18.0m + frontage	18	—	0.0%	—	—	0.0%	—	—	0.0%
Total Residential Allotments		18	100.0%	0.676 ha	8	100.0%	0.334 ha	26	100.0%

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PROJECTION - GDA2020 MGA56
SUBJECT BOUNDARIES OBTAINED FROM DCDB

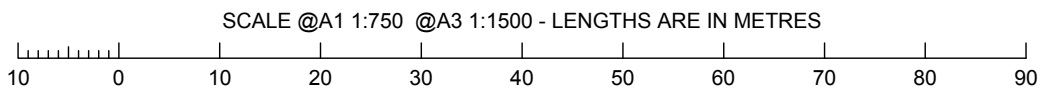
LEGEND

- Context Plan Area
- Major Contour (1.0m interval)
- ARI 20 - RL 32.6 AHD
- ARI 5 - RL 29.8 AHD
- State Wetland
- Stage Boundary
- 14 Stage No.

Land Budget - Stage 25		
Area of Subject Site / Stage	4.166 ha	%
Residential Allotments (Net)	2.110 ha	50.6%
Linear Local Park (Lot 9004)	0.845 ha	20.3%
Road Areas	1.211 ha	29.1%
Total Area	4.166 ha	100.0%

Land Budget - Stage 26		
Area of Subject Site / Stage	2.559 ha	%
Residential Allotments (Net)	1.992 ha	77.8%
Road Areas	0.567 ha	22.2%
Total Area	2.559 ha	100.0%

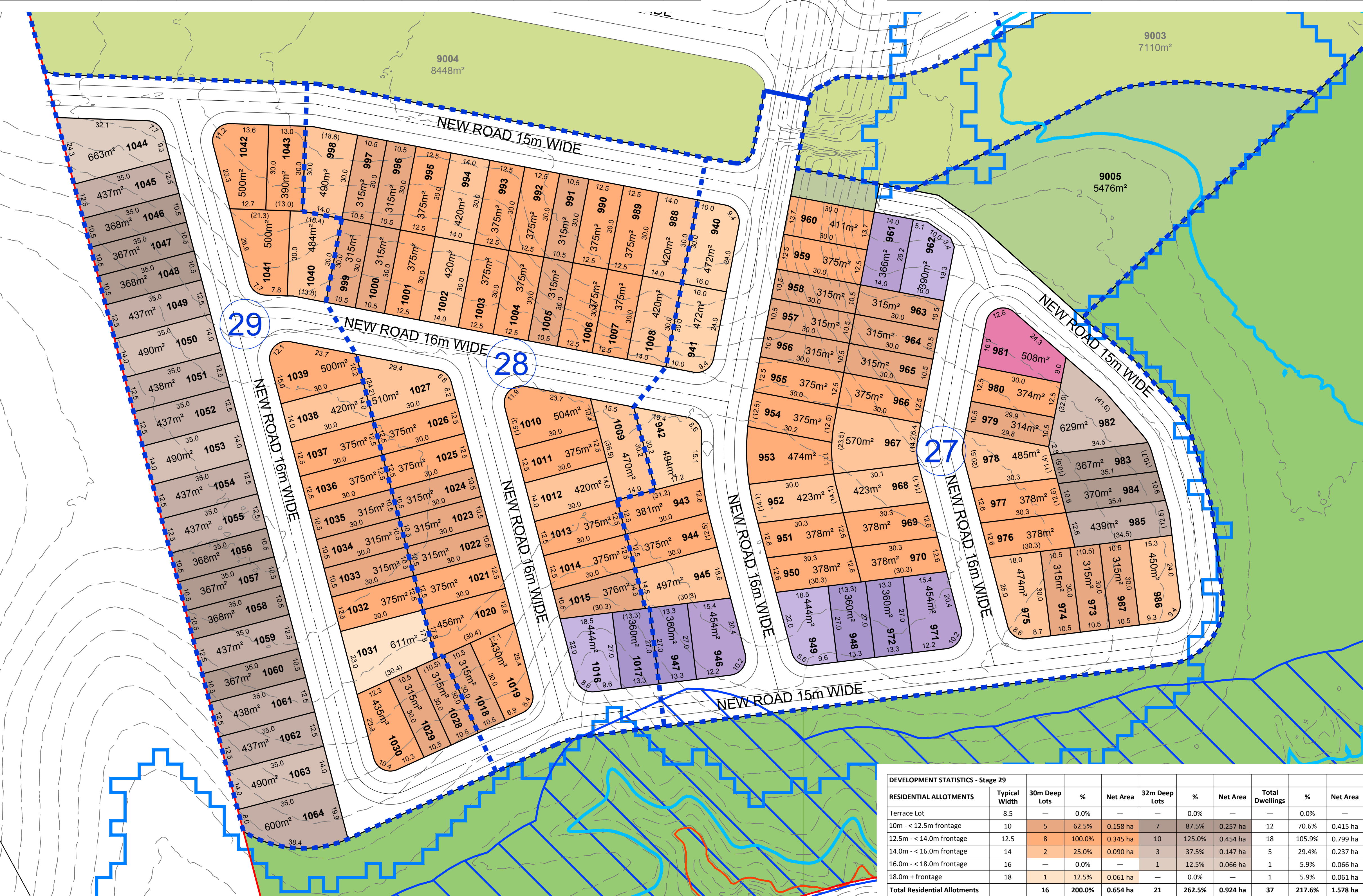
Land Budget - Stage 33		
Area of Subject Site / Stage	1.895 ha	%
Residential Allotments (Net)	1.010 ha	53.3%
Existing Road Reserves	0.585 ha	30.9%
Road Areas	0.300 ha	15.8%
Total Area	1.895 ha	100.0%



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STAGING PLAN - STAGES 27, 28 & 29

DEVELOPMENT STATISTICS - Stage 27														DEVELOPMENT STATISTICS - Stage 28													
RESIDENTIAL ALLOTMENTS	Typical Width	26m Deep Lots	%	Net Area	28m Deep Lots	%	Net Area	30m Deep Lots	%	Net Area	32m Deep Lots	%	Net Area	Total Dwellings	%	Net Area	RESIDENTIAL ALLOTMENTS	Typical Width	26m Deep Lots	%	Net Area	30m Deep Lots	%	Net Area	Total Dwellings	%	Net Area
Terrace Lot	8.5	—	0.0%	—	—	0.0%	—	—	0.0%	—	—	0.0%	—	—	0.0%	—	Terrace Lot	8.5	—	0.0%	—	—	0.0%	—	—	0.0%	—
10m - < 12.5m frontage	10	—	0.0%	—	—	0.0%	—	10	28.6%	0.315 ha	2	50.0%	0.074 ha	12	25.0%	0.389 ha	10m - < 12.5m frontage	10	—	0.0%	—	11	28.9%	0.353 ha	11	27.5%	0.353 ha
12.5m - < 14.0m frontage	12.5	3	37.5%	0.108 ha	1	100.0%	0.051 ha	15	42.9%	0.578 ha	1	25.0%	0.044 ha	20	41.7%	0.781 ha	12.5m - < 14.0m frontage	12.5	1	50.0%	0.036 ha	19	50.0%	0.739 ha	20	50.0%	0.775 ha
14.0m - < 16.0m frontage	14	3	37.5%	0.128 ha	—	0.0%	—	7	20.0%	0.332 ha	1	25.0%	0.063 ha	11	22.9%	0.523 ha	14.0m - < 16.0m frontage	14	—	0.0%	—	8	21.1%	0.357 ha	8	20.0%	0.357 ha
16.0m - < 18.0m frontage	16	2	25.0%	0.083 ha	—	0.0%	—	3	8.6%	0.144 ha	—	0.0%	—	5	10.4%	0.227 ha	16.0m - < 18.0m frontage	16	1	50.0%	0.044 ha	—	0.0%	—	1	2.5%	0.044 ha
18.0m + frontage	18	—	0.0%	—	—	0.0%	—	—	0.0%	—	—	0.0%	—	—	0.0%	—	18.0m + frontage	18	—	0.0%	—	—	0.0%	—	—	0.0%	—
Total Residential Allotments		8	100.0%	0.319 ha	1	100.0%	0.051 ha	35	100.0%	1.369 ha	4	100.0%	0.181 ha	48	100.0%	1.920 ha	Total Residential Allotments		2	100.0%	0.080 ha	38	100.0%	1.449 ha	40	100.0%	1.529 ha



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SUBJECT BOUNDARIES OBTAINED FROM DCDB

LEGEND

- Context Plan Area
- Major Contour (1.0m interval)
- ARI 20 - RL 32.6 AHD
- ARI 5 - RL 29.8 AHD
- State Wetland
- Stage Boundary
- 14 Stage No.

Land Budget - Stage 27	Area (Ha)	%
Area of Subject Site / Stage	3.683 ha	
Residential Allotments (Net)	1.920 ha	52.1%
Pedestrian Linkage / Landscaping	0.030 ha	0.8%
Local Park (Lot 9005)	0.548 ha	14.9%
Road Areas	1.185 ha	32.2%
Total Area	3.683 ha	100.0%

Land Budget - Stage 28	Area (Ha)	%
Area of Subject Site / Stage	2.210 ha	
Residential Allotments (Net)	1.529 ha	69.2%
Road Areas	0.681 ha	30.8%
Total Area	2.210 ha	100.0%

Land Budget - Stage 29	Area (Ha)	%
Area of Subject Site / Stage	2.239 ha	
Residential Allotments (Net)	1.578 ha	70.5%
Road Areas	0.661 ha	29.5%
Total Area	2.239 ha	100.0%

SCALE @A1 1:750 @A3 1:1500 - LENGTHS ARE IN METRES

STAGING PLAN - STAGE 31

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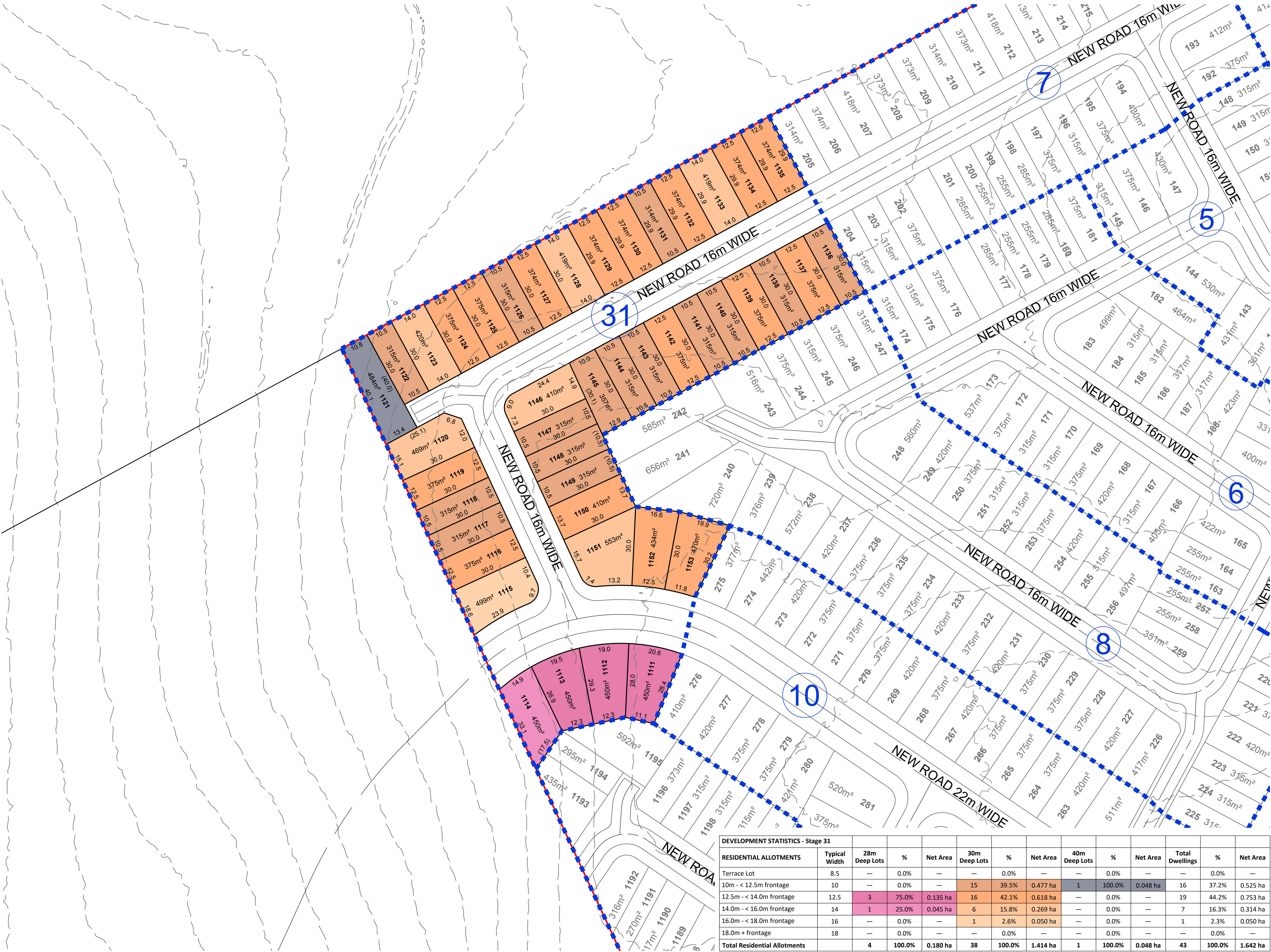
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PROJECTION - GDA2020 MGA56
SUBJECT BOUNDARIES OBTAINED FROM DCDB

LEGEND

- Context Plan Area
- Major Contour (1.0m interval)
- ARI 20 - RL 32.6 AHD
- ARI 5 - RL 29.8 AHD
- State Wetland
- Stage Boundary
- 14 Stage No.



DEVELOPMENT STATISTICS - Stage 31													
RESIDENTIAL ALLOTMENTS	Typical Width	28m Deep Lots	%	Net Area	30m Deep Lots	%	Net Area	40m Deep Lots	%	Net Area	Total Dwellings	%	Net Area
Terrace Lot	8.5	—	0.0%	—	—	0.0%	—	—	0.0%	—	—	0.0%	—
10m - < 12.5m frontage	10	—	0.0%	—	15	39.5%	0.477 ha	1	100.0%	0.048 ha	16	37.2%	0.525 ha
12.5m - < 14.0m frontage	12.5	3	75.0%	0.135 ha	16	42.1%	0.618 ha	—	0.0%	—	19	44.2%	0.753 ha
14.0m - < 16.0m frontage	14	1	25.0%	0.045 ha	6	15.8%	0.269 ha	—	0.0%	—	7	16.3%	0.314 ha
16.0m - < 18.0m frontage	16	—	0.0%	—	1	2.6%	0.050 ha	—	0.0%	—	1	2.3%	0.050 ha
18.0m + frontage	18	—	0.0%	—	—	0.0%	—	—	0.0%	—	—	0.0%	—
Total Residential Allotments		4	100.0%	0.180 ha	38	100.0%	1.414 ha	1	100.0%	0.048 ha	43	100.0%	1.642 ha

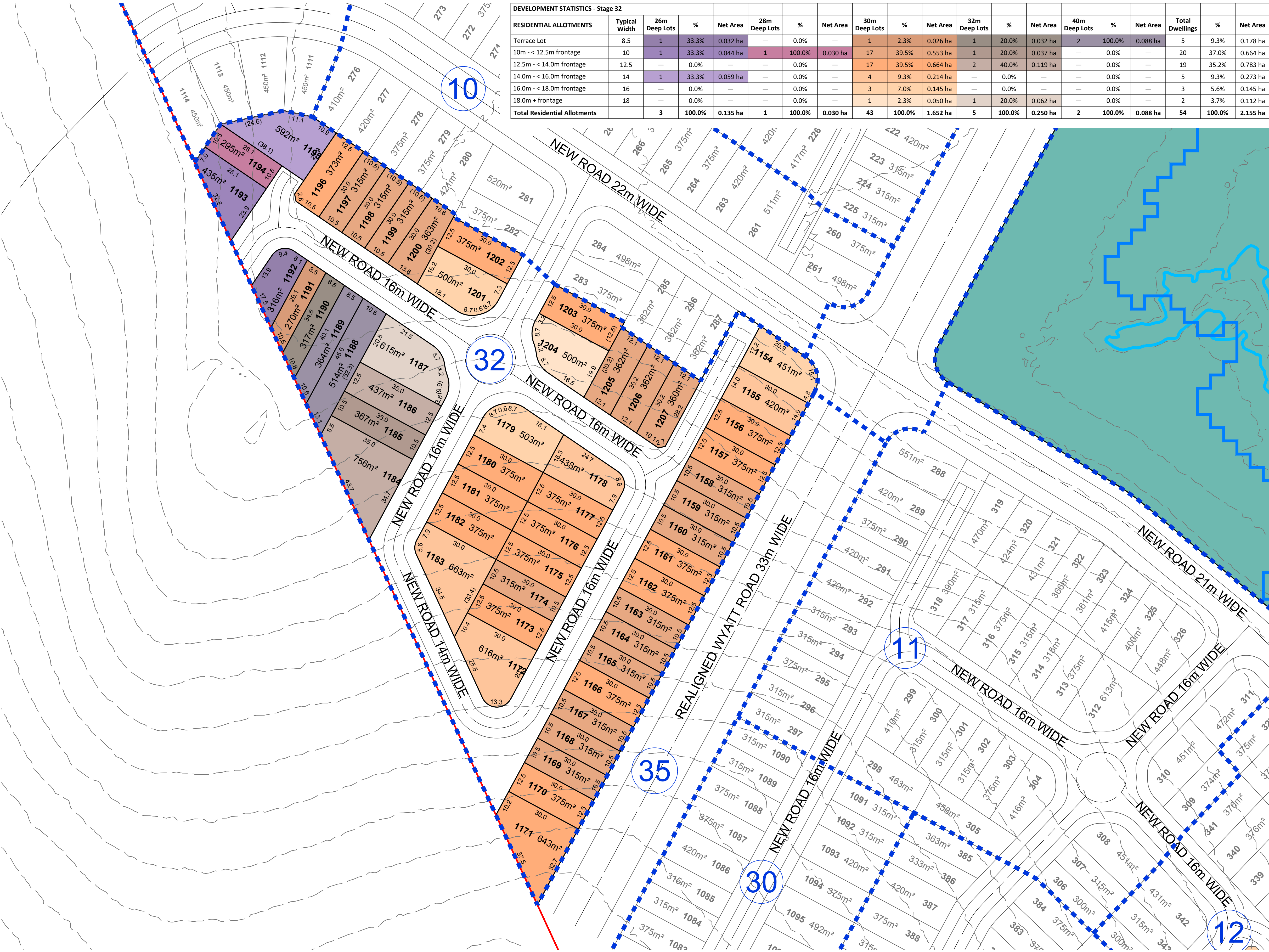
Land Budget - Stage 31	Area (Ha)	%
Area of Subject Site / Stage	2.213 ha	
Residential Allotments (Net)	1.642 ha	74.2%
Road Areas	0.571 ha	25.8%
Total Area	2.213 ha	100.0%

SCALE @A1 1:750 @A3 1:1500 - LENGTHS ARE IN METRES



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STAGING PLAN - STAGE 32



DEVELOPMENT STATISTICS - Stage 32																			
RESIDENTIAL ALLOTMENTS	Typical Width	26m Deep Lots	%	Net Area	28m Deep Lots	%	Net Area	30m Deep Lots	%	Net Area	32m Deep Lots	%	Net Area	40m Deep Lots	%	Net Area	Total Dwellings	%	Net Area
Terrace Lot	8.5	1	33.3%	0.032 ha	—	0.0%	—	1	2.3%	0.026 ha	1	20.0%	0.032 ha	2	100.0%	0.088 ha	5	9.3%	0.178 ha
10m - < 12.5m frontage	10	1	33.3%	0.044 ha	1	100.0%	0.030 ha	17	39.5%	0.553 ha	1	20.0%	0.037 ha	—	0.0%	—	20	37.0%	0.664 ha
12.5m - < 14.0m frontage	12.5	—	0.0%	—	—	0.0%	—	17	39.5%	0.664 ha	2	40.0%	0.119 ha	—	0.0%	—	19	35.2%	0.783 ha
14.0m - < 16.0m frontage	14	1	33.3%	0.059 ha	—	0.0%	—	4	9.3%	0.214 ha	—	0.0%	—	—	0.0%	—	5	9.3%	0.273 ha
16.0m - < 18.0m frontage	16	—	0.0%	—	—	0.0%	—	3	7.0%	0.145 ha	—	0.0%	—	—	0.0%	—	3	5.6%	0.145 ha
18.0m + frontage	18	—	0.0%	—	—	0.0%	—	1	2.3%	0.050 ha	1	20.0%	0.062 ha	—	0.0%	—	2	3.7%	0.112 ha
Total Residential Allotments		3	100.0%	0.135 ha	1	100.0%	0.030 ha	43	100.0%	1.652 ha	5	100.0%	0.250 ha	2	100.0%	0.088 ha	54	100.0%	2.155 ha

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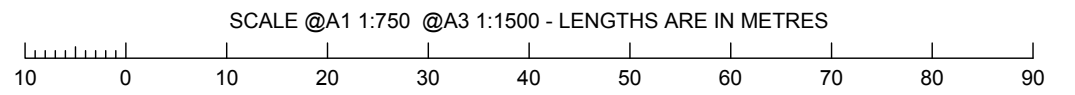
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SUBJECT BOUNDARIES OBTAINED FROM DCDB

LEGEND

- Context Plan Area
- Major Contour (1.0m interval)
- ARI 20 - RL 32.6 AHD
- ARI 5 - RL 29.8 AHD
- State Wetland
- Stage Boundary
- 14 Stage No.

Land Budget - Stage 32	Area (Ha)	%
Area of Subject Site / Stage	3.065 ha	
Residential Allotments (Net)	2.155 ha	70.3%
Road Areas	0.910 ha	29.7%
Total Area	3.065 ha	100.0%



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STAGING PLAN - STAGE 34

DEVELOPMENT STATISTICS - Stage 34										
RESIDENTIAL ALLOTMENTS	Typical Width	30m Deep Lots	%	Net Area	32m Deep Lots	%	Net Area	Total Dwellings	%	Net Area
Terrace Lot	8.5	12	34.3%	0.340 ha	—	0.0%	—	12	30.8%	0.340 ha
10m - < 12.5m frontage	10	13	37.1%	0.414 ha	2	50.0%	0.067 ha	15	38.5%	0.481 ha
12.5m - < 14.0m frontage	12.5	9	25.7%	0.343 ha	—	0.0%	—	9	23.1%	0.343 ha
14.0m - < 16.0m frontage	14	—	0.0%	—	2	50.0%	0.096 ha	2	5.1%	0.096 ha
16.0m - < 18.0m frontage	16	1	2.9%	0.053 ha	—	0.0%	—	1	2.6%	0.053 ha
18.0m + frontage	18	—	0.0%	—	—	0.0%	—	—	0.0%	—
Total Residential Allotments		35	100.0%	1.150 ha	4	100.0%	0.163 ha	39	100.0%	1.313 ha

Land Budget - Stage 34		
Area of Subject Site / Stage	Area (Ha)	%
Residential Allotments (Net)	1.313 ha	46.3%
Existing Road Reserves	1.235 ha	43.6%
Road Areas	0.285 ha	10.1%
Total Area	2.833 ha	100.0%

LEGEND

- Context Plan Area
- Major Contour (1.0m interval)
- ARI 20 - RL 32.6 AHD
- ARI 5 - RL 29.8 AHD
- State Wetland
- Stage Boundary
- 14

Stage No.

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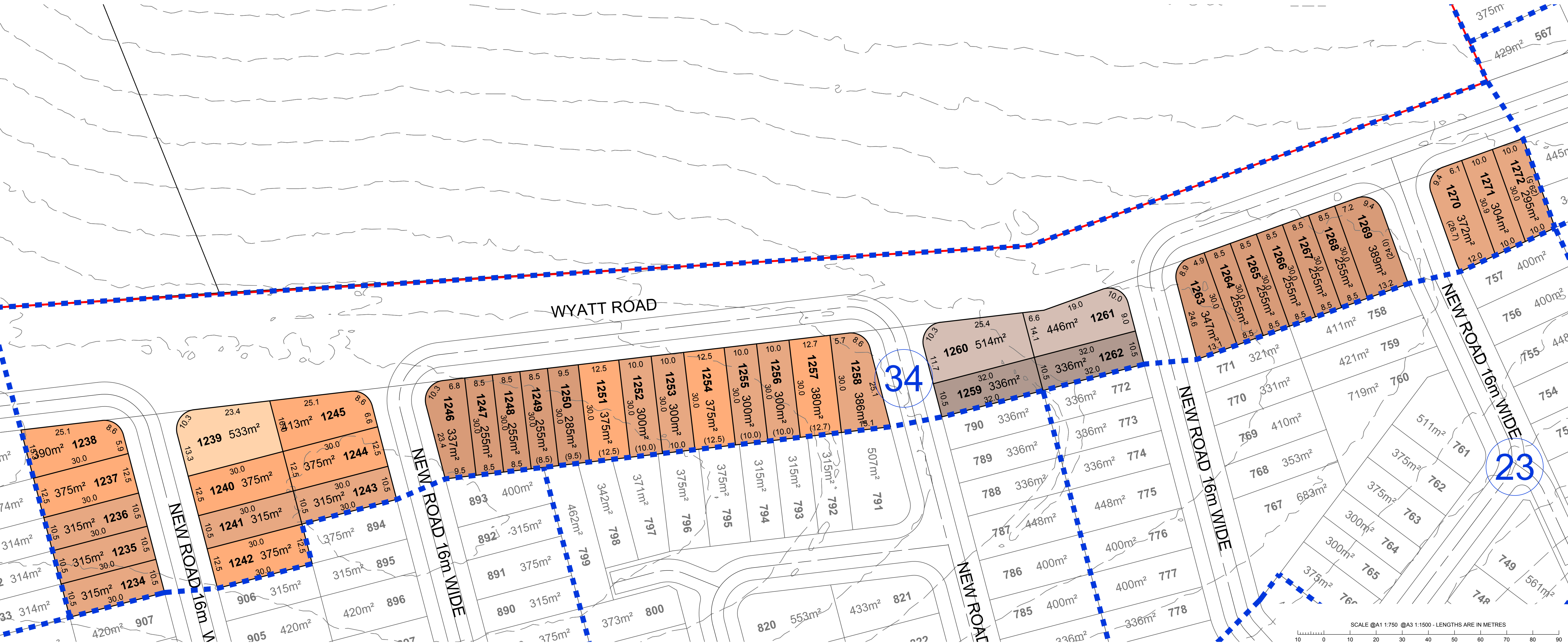
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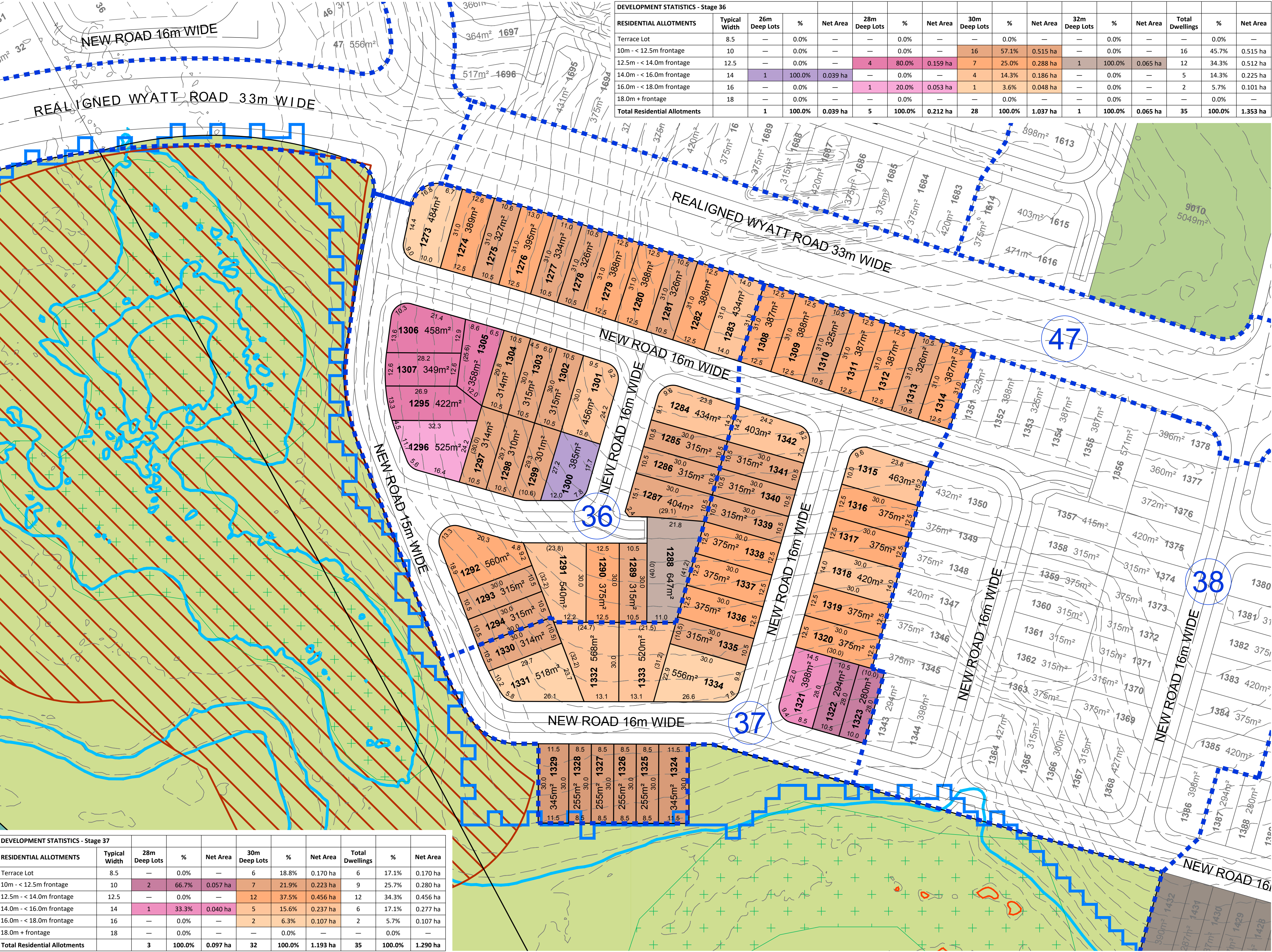
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STAGING PLAN - STAGES 36 & 37



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SUBJECT BOUNDARIES OBTAINED FROM DCDB

LEGEND

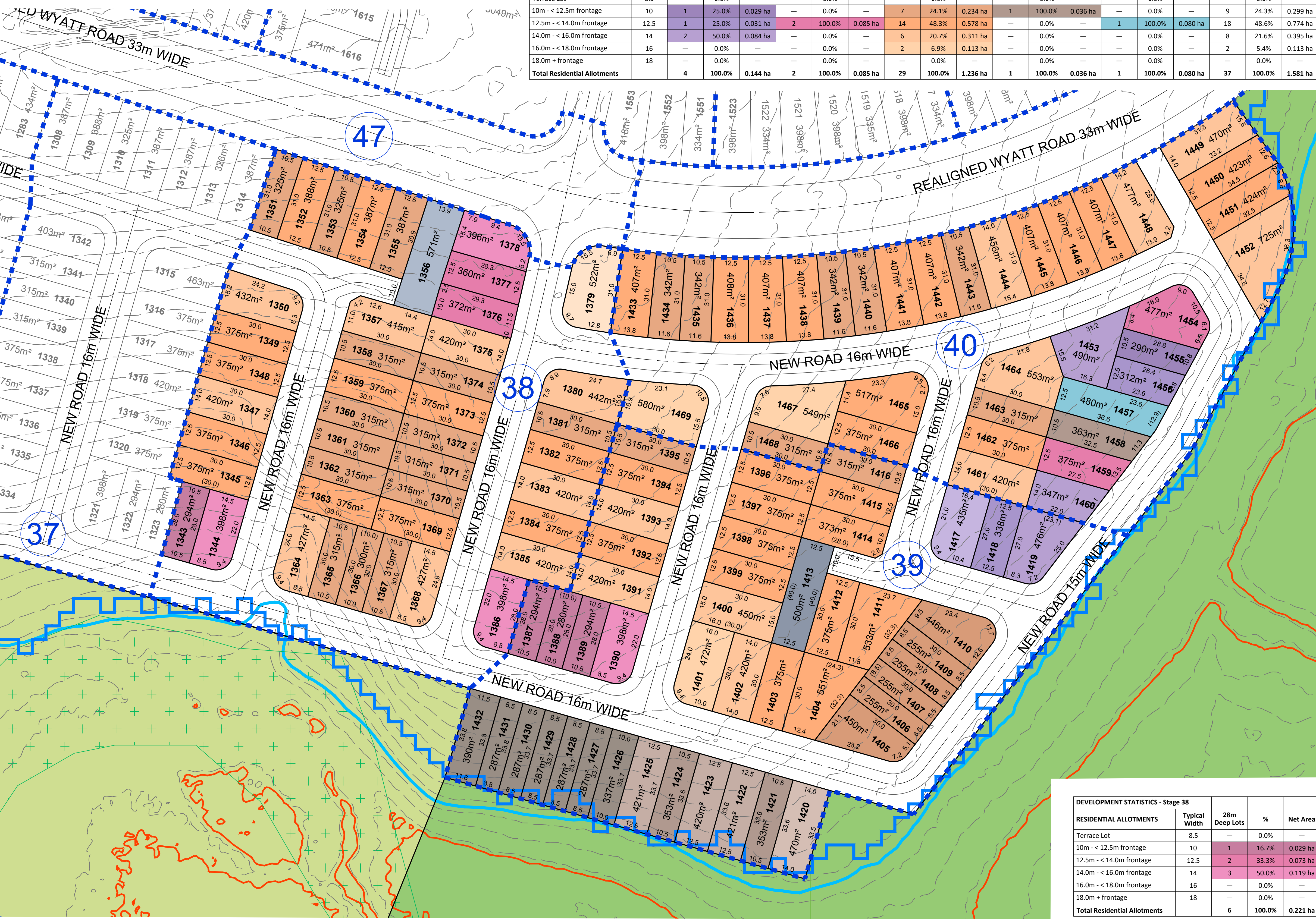
- Context Plan Area
- Major Contour (1.0m interval)
- ARI 20 - RL 32.6 AHD
- ARI 5 - RL 29.8 AHD
- State Wetland
- Stage Boundary
- Stage No.

Land Budget - Stage 36	Area (Ha)	%
Area of Subject Site / Stage	2.060 ha	
Residential Allotments (Net)	1.353 ha	65.7%
Road Areas	0.707 ha	34.3%
Total Area	2.060 ha	100.0%

Land Budget - Stage 37	Area (Ha)	%
Area of Subject Site / Stage	1.861 ha	
Residential Allotments (Net)	1.290 ha	69.3%
Road Areas	0.571 ha	30.7%
Total Area	1.861 ha	100.0%

SCALE @A1 1:750 @A3 1:1500 - LENGTHS ARE IN METRES

STAGING PLAN - STAGES 38, 39 & 40



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PROJECTION - GDA2020 MGA56
SUBJECT BOUNDARIES OBTAINED FROM DCDB

LEGEND

- Context Plan Area
- Major Contour (1.0m interval)
- ARI 20 - RL 32.6 AHD
- ARI 5 - RL 29.8 AHD
- State Wetland
- Stage Boundary
- 14 Stage No.

Land Budget - Stage 38	Area (Ha)	%
Area of Subject Site / Stage	2.375 ha	
Residential Allotments (Net)	1.647 ha	69.3%
Road Areas	0.728 ha	30.7%
Total Area	2.375 ha	100.0%

Land Budget - Stage 39	Area (Ha)	%
Area of Subject Site / Stage	2.456 ha	
Residential Allotments (Net)	1.719 ha	70.0%
Road Areas	0.737 ha	30.0%
Total Area	2.456 ha	100.0%

Land Budget - Stage 40	Area (Ha)	%
Area of Subject Site / Stage	2.222 ha	
Residential Allotments (Net)	1.581 ha	71.2%
Road Areas	0.641 ha	28.8%
Total Area	2.222 ha	100.0%

DEVELOPMENT STATISTICS - Stage 38	Typical Width	28m Deep Lots	%	Net Area	30m Deep Lots	%	Net Area	40m Deep Lots	%	Net Area	Total Dwellings	%	Net Area
Terrace Lot	8.5	—	0.0%	—	—	0.0%	—	—	0.0%	—	—	0.0%	—
10m - < 12.5m frontage	10	1	16.7%	0.029 ha	15	40.5%	0.480 ha	—	0.0%	—	16	36.4%	0.509 ha
12.5m - < 14.0m frontage	12.5	2	33.3%	0.073 ha	12	32.4%	0.453 ha	—	0.0%	—	14	31.8%	0.526 ha
14.0m - < 16.0m frontage	14	3	50.0%	0.119 ha	9	24.3%	0.382 ha	1	100.0%	0.058 ha	13	29.5%	0.559 ha
16.0m - < 18.0m frontage	16	—	0.0%	—	—	0.0%	—	—	0.0%	—	—	0.0%	—
18.0m + frontage	18	—	0.0%	—	1	2.7%	0.053 ha	—	0.0%	—	1	2.3%	0.053 ha
Total Residential Allotments		6	100.0%	0.221 ha	37	100.0%	1.368 ha	1	100.0%	0.058 ha	44	100.0%	1.647 ha

DEVELOPMENT STATISTICS - Stage 39	Typical Width	26m Deep Lots	%	Net Area	28m Deep Lots	%	Net Area	30m Deep Lots	%	Net Area	32m Deep Lots	%	Net Area	40m Deep Lots	%	Net Area	Total Dwellings	%	Net Area
Terrace Lot	8.5	—	0.0%	—	—	0.0%	—	6	24.0%	0.192 ha	7	53.8%	0.216 ha	—	0.0%	—	13	28.3%	0.408 ha
10m - < 12.5m frontage	10	—	0.0%	—	3	75.0%	0.087 ha	2	8.0%	0.063 ha	2	15.4%	0.071 ha	—	0.0%	—	7	15.2%	0.221 ha
12.5m - < 14.0m frontage	12.5	1	33.3%	0.034 ha	—	0.0%	—	12	48.0%	0.483 ha	3	23.1%	0.126 ha	1	100.0%	0.050 ha	17	37.0%	0.693 ha
14.0m - < 16.0m frontage	14	1	33.3%	0.048 ha	1	25.0%	0.040 ha	4	16.0%	0.171 ha	1	7.7%	0.047 ha	—	0.0%	—	7	15.2%	0.306 ha
16.0m - < 18.0m frontage	16	1	33.3%	0.044 ha	—	0.0%	—	1	4.0%	0.047 ha	—	0.0%	—	—	0.0%	—	2	4.3%	0.091 ha
18.0m + frontage	18	—	0.0%	—	—	0.0%	—	—	0.0%	—	—	0.0%	—	—	0.0%	—	—	0.0%	—
Total Residential Allotments		3	100.0%	0.126 ha	4	100.0%	0.127 ha	25	100.0%	0.956 ha	13	100.0%	0.460 ha	1	100.0%	0.050 ha	46	100.0%	1.719 ha



SCALE @A1 1:750 @A3 1:1500 - LENGTHS ARE IN METRES

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STAGING PLAN - STAGES 41, 42 & 48

NOT TO BE USED FOR ENGINEERING DESIGN
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NOTES

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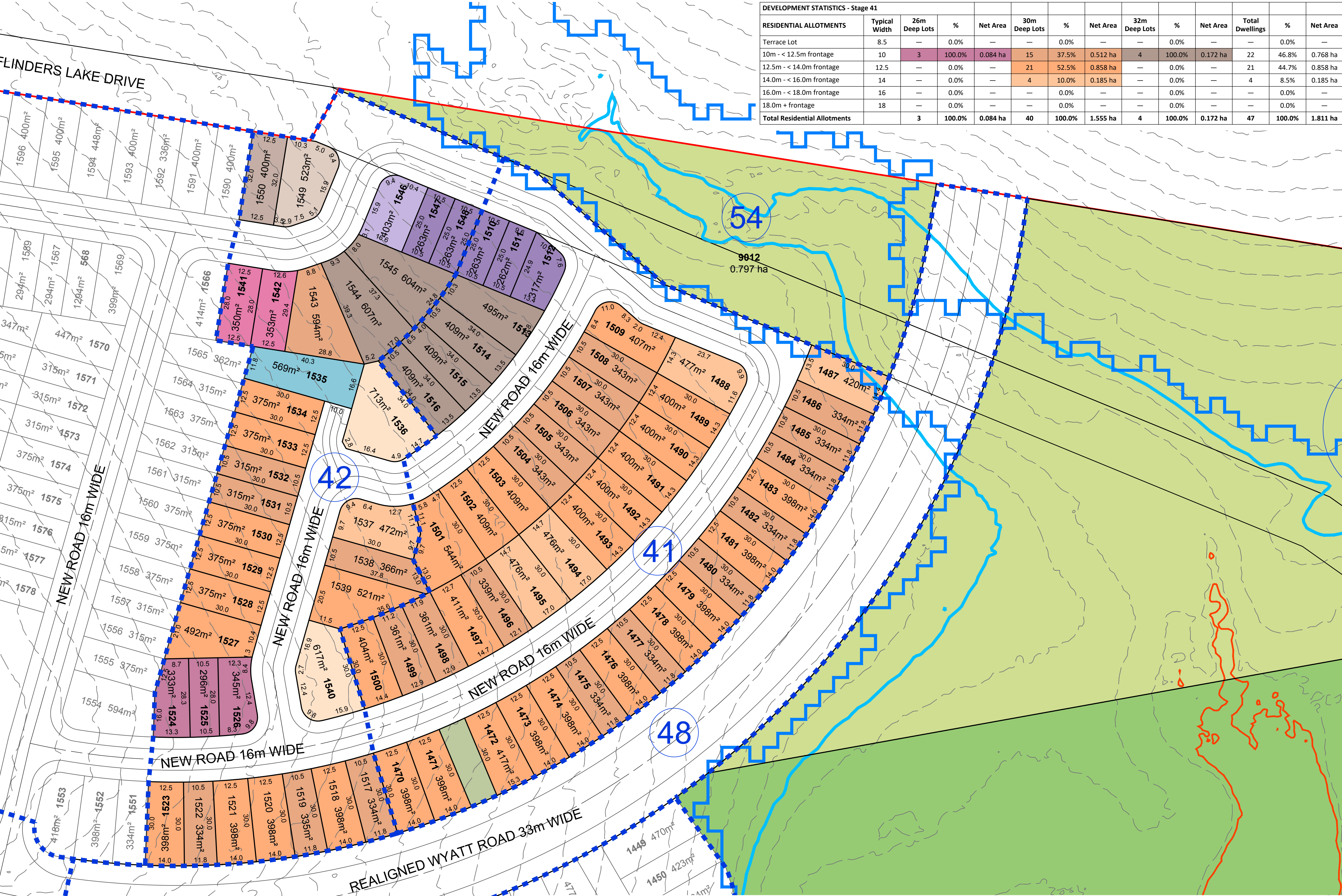
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PROJECTION - GDA2020 MGA56
SUBJECT BOUNDARIES OBTAINED FROM DCDB

LEGEND

- Context Plan Area
- Major Contour (1.0m interval)
- ARI 20 - RL 32.6 AHD
- ARI 5 - RL 29.8 AHD
- State Wetland
- Stage Boundary
- Stage No.



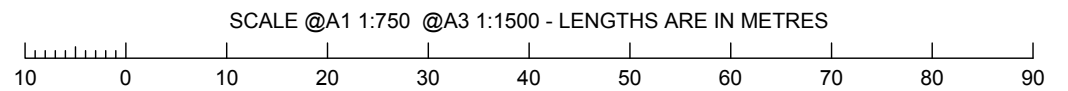
DEVELOPMENT STATISTICS - Stage 41													
RESIDENTIAL ALLOTMENTS	Typical Width	26m Deep Lots	%	Net Area	30m Deep Lots	%	Net Area	32m Deep Lots	%	Net Area	Total Dwellings	%	Net Area
Terrace Lot	8.5	—	0.0%	—	—	0.0%	—	—	0.0%	—	—	0.0%	—
10m - < 12.5m frontage	10	3	100.0%	0.084 ha	15	37.5%	0.512 ha	4	100.0%	0.172 ha	22	46.8%	0.768 ha
12.5m - < 14.0m frontage	12.5	—	0.0%	—	21	52.5%	0.858 ha	—	0.0%	—	21	44.7%	0.858 ha
14.0m - < 16.0m frontage	14	—	0.0%	—	4	10.0%	0.185 ha	—	0.0%	—	4	8.5%	0.185 ha
16.0m - < 18.0m frontage	16	—	0.0%	—	—	0.0%	—	—	0.0%	—	—	0.0%	—
18.0m + frontage	18	—	0.0%	—	—	0.0%	—	—	0.0%	—	—	0.0%	—
Total Residential Allotments		3	100.0%	0.084 ha	40	100.0%	1.555 ha	4	100.0%	0.172 ha	47	100.0%	1.811 ha

DEVELOPMENT STATISTICS - Stage 42																			
RESIDENTIAL ALLOTMENTS	Typical Width	26m Deep Lots	%	Net Area	28m Deep Lots	%	Net Area	30m Deep Lots	%	Net Area	32m Deep Lots	%	Net Area	36m Deep Lots	%	Net Area	Total Dwellings	%	Net Area
Terrace Lot	8.5	—	0.0%	—	—	0.0%	—	—	0.0%	—	—	0.0%	—	—	0.0%	—	—	0.0%	—
10m - < 12.5m frontage	10	2	66.7%	0.053 ha	3	60.0%	0.097 ha	7	33.3%	0.259 ha	—	0.0%	—	2	66.7%	0.121 ha	14	41.2%	0.530 ha
12.5m - < 14.0m frontage	12.5	—	0.0%	—	2	40.0%	0.070 ha	11	52.4%	0.449 ha	1	50.0%	0.040 ha	1	33.3%	0.057 ha	15	44.1%	0.616 ha
14.0m - < 16.0m frontage	14	—	0.0%	—	—	0.0%	—	1	4.8%	0.047 ha	—	0.0%	—	—	0.0%	—	1	2.9%	0.047 ha
16.0m - < 18.0m frontage	16	1	33.3%	0.040 ha	—	0.0%	—	—	0.0%	—	1	50.0%	0.052 ha	—	0.0%	—	2	5.9%	0.092 ha
18.0m + frontage	18	—	0.0%	—	—	0.0%	—	2	9.5%	0.133 ha	—	0.0%	—	—	0.0%	—	2	5.9%	0.133 ha
Total Residential Allotments		3	100.0%	0.093 ha	5	100.0%	0.167 ha	21	100.0%	0.888 ha	2	100.0%	0.092 ha	3	100.0%	0.178 ha	34	100.0%	1.418 ha

Land Budget - Stage 41		
Area of Subject Site / Stage	2.535 ha	
Residential Allotments (Net)	1.811 ha	71.4%
Pedestrian Linkage / Landscaping	0.030 ha	1.2%
Road Areas	0.694 ha	27.4%
Total Area	2.535 ha	100.0%

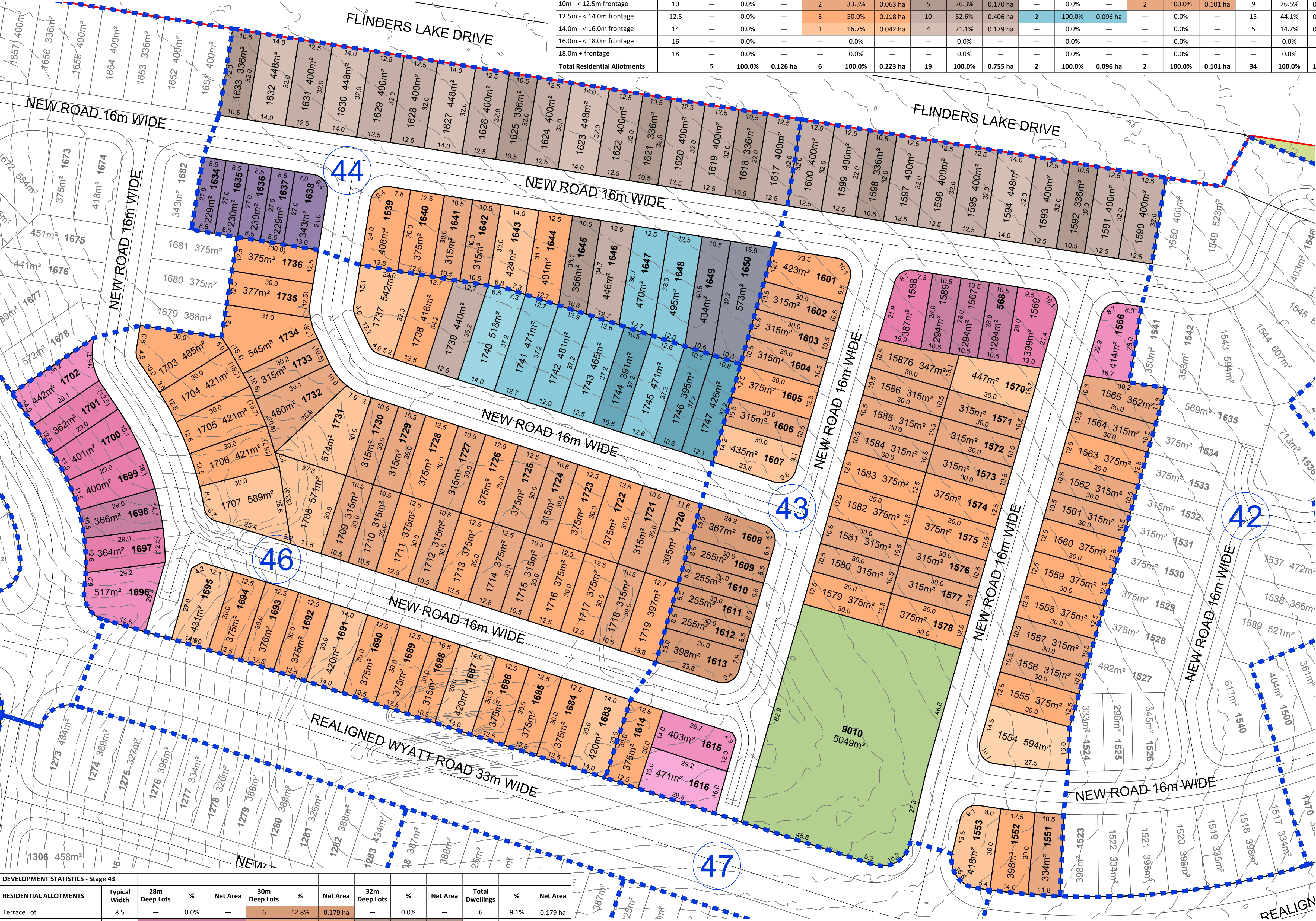
Land Budget - Stage 42		
Area of Subject Site / Stage	2.000 ha	
Residential Allotments (Net)	1.418 ha	70.9%
Road Areas	0.582 ha	29.1%
Total Area	2.000 ha	100.0%

Land Budget - Stage 48		
Area of Subject Site / Stage	1.532 ha	
Residential Allotments (Net)	—	0.0%
Road Areas	1.532 ha	100.0%
Total Area	1.532 ha	100.0%



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STAGING PLAN - STAGES 43, 44, 46 & 47



DEVELOPMENT STATISTICS - Stage 44																
RESIDENTIAL ALLOTMENTS	Typical Width	26m Deep Lots	%	Net Area	30m Deep Lots	%	Net Area	32m Deep Lots	%	Net Area	36m Deep Lots	%	Net Area	40m Deep Lots	%	Net Area
Terrace Lot	8.5	5	100.0%	0.126 ha	—	0.0%	—	—	0.0%	—	—	0.0%	—	—	0.0%	—
10m - < 12.5m frontage	10	—	0.0%	—	2	33.3%	0.063 ha	5	26.3%	0.170 ha	—	0.0%	—	2	100.0%	0.101 ha
12.5m - < 14.0m frontage	12.5	—	0.0%	—	3	50.0%	0.118 ha	10	52.6%	0.406 ha	2	100.0%	0.096 ha	—	0.0%	—
14.0m - < 16.0m frontage	14	—	0.0%	—	1	16.7%	0.042 ha	4	21.1%	0.179 ha	—	0.0%	—	—	0.0%	—
16.0m - < 18.0m frontage	16	—	0.0%	—	—	0.0%	—	—	0.0%	—	—	0.0%	—	—	0.0%	—
18.0m + frontage	18	—	0.0%	—	—	0.0%	—	—	0.0%	—	—	0.0%	—	—	0.0%	—
Total Residential Allotments	—	5	100.0%	0.126 ha	6	100.0%	0.223 ha	19	100.0%	0.755 ha	2	100.0%	0.096 ha	2	100.0%	0.101 ha

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PROJECTION - GDA2020 MGA56
SUBJECT BOUNDARIES OBTAINED FROM DCDB

LEGEND

- Context Plan Area
- Major Contour (1.0m interval)
- ARI 20 - RL 32.6 AHD
- ARI 5 - RL 29.8 AHD
- State Wetland
- Stage Boundary
- Stage No.

Land Budget - Stage 43		
Area of Subject Site / Stage	3.905 ha	%
Residential Allotments (Net)	2.367 ha	60.6%
Local Park (Lot 9010)	0.505 ha	12.9%
Road Areas	1.033 ha	26.5%
Total Area	3.905 ha	100.0%

Land Budget - Stage 44		
Area of Subject Site / Stage	1.685 ha	%
Residential Allotments (Net)	1.301 ha	77.2%
Road Areas	0.384 ha	22.8%
Total Area	1.685 ha	100.0%

Land Budget - Stage 46		
Area of Subject Site / Stage	3.334 ha	%
Residential Allotments (Net)	2.611 ha	78.3%
Road Areas	0.723 ha	21.7%
Total Area	3.334 ha	100.0%

Land Budget - Stage 47		
Area of Subject Site / Stage	1.168 ha	%
Residential Allotments (Net)	—	0.0%
Road Areas	1.168 ha	100.0%
Total Area	1.168 ha	100.0%

SCALE @A1 1:750 @A3 1:1500 - LENGTHS ARE IN METRES

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