

# OVERALL PROPOSAL PLAN

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

## NOTES

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PROJECTION: SURVEY COORDINATES  
SUBJECT BOUNDARIES: LOT CALCULATIONS FROM SAUNDERS HAVILL GROUP DATED 29/05/2025  
CONTOURS: ELVIS - LIDAR

## 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
- Landscape Interface Buffer
- Access Easement (Drainage Channel Maintenance)
- - - Previous Road Alignment
- - - Staging Boundary
- 10 Staging Number
- - - Q100
- Potential Multiple Residential Allotment
- 1 Signage Location - Large Entry Statement
- 2 Signage Location - Secondary Entry Statement
- 3 Signage Location - Billboard (6x3 double sided V)
- 4 Signage Location - H Frame
- 5 Signage Location - Banner Pole

**PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL**

Approval no: DEV2019/1013/35

Date: 25 July 2025



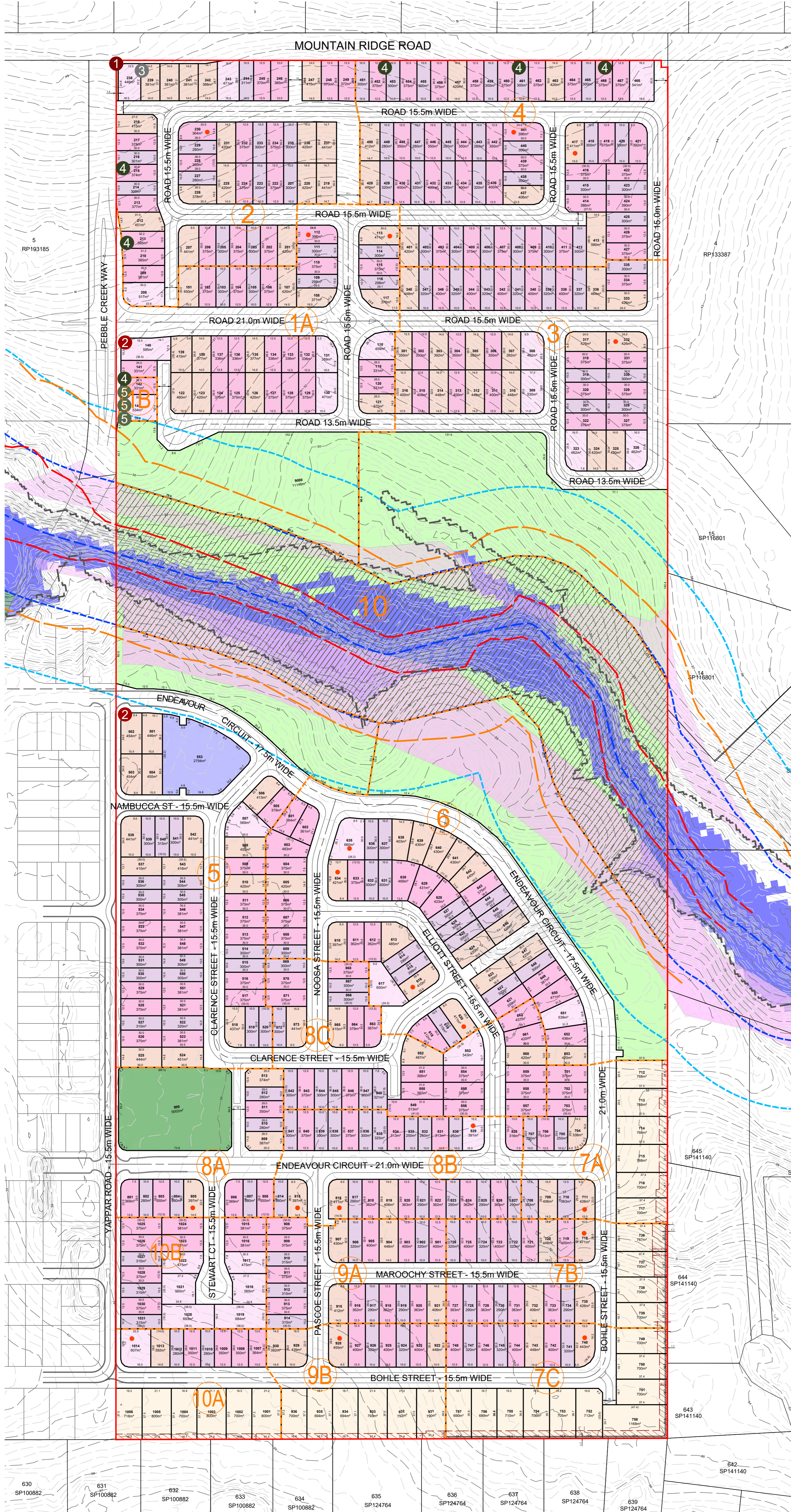
| DEVELOPMENT STATISTICS                      |                    |               |                  |
|---|--------------------|---------------|------------------|
| <b>RESIDENTIAL ALLOTMENTS</b>               | <b>No. Lots</b>    | <b>%</b>      | <b>Net Area</b>  |
| Villa Lots                                  | 140                | 27.6%         | 4.201 ha         |
| Premium Villa Lots                          | 202                | 39.8%         | 7.617 ha         |
| Courtyard Lots                              | 109                | 21.5%         | 4.598 ha         |
| Premium Courtyard Lots                      | 25                 | 4.9%          | 1.323 ha         |
| Interface Lots                              | 32                 | 6.3%          | 2.380 ha         |
| <b>Total Residential Allotments</b>         | <b>508</b>         | <b>100.0%</b> | <b>20.119 ha</b> |
| <b>Land Budget</b>                          |                    |               |                  |
| <b>Area of Subject Site / Stage</b>         | 40.616 ha          | —             |                  |
| <b>Net Residential Area (no roads)</b>      | 20.119 ha          | 49.5%         |                  |
| <b>Neighbourhood Recreation Park</b>        | 0.500 ha           | 1.2%          |                  |
| <b>Communal Open Space/Landscape Buffer</b> | 0.004 ha           | 0.0%          |                  |
| <b>Linear Park</b>                          | 11.062 ha          | 27.2%         |                  |
| <b>Road Areas</b>                           | 8.652 ha           | 21.3%         |                  |
| <b>Child Care Centre</b>                    | 0.279 ha           | 0.7%          |                  |
| <b>Total</b>                                | <b>40.616 ha</b>   | <b>100.0%</b> |                  |
| <b>Average Lot Size (m<sup>2</sup>)</b>     | 396 m <sup>2</sup> |               |                  |
| <b>Length of New Road</b>                   | 4675 m             |               |                  |

RP DESCRIPTION: Lot 30 on SP309195

SCALE @A1 1:1500 @A3 1:3000 - LENGTHS ARE IN METRES

DALEFORD PROPERTY PTY LTD

MOUNTAIN RIDGE ROAD, SOUTH MACLEAN 29/05/2025 9534 P 03 Rev AU - PRO 01



# STAGING PLAN - STAGE 1

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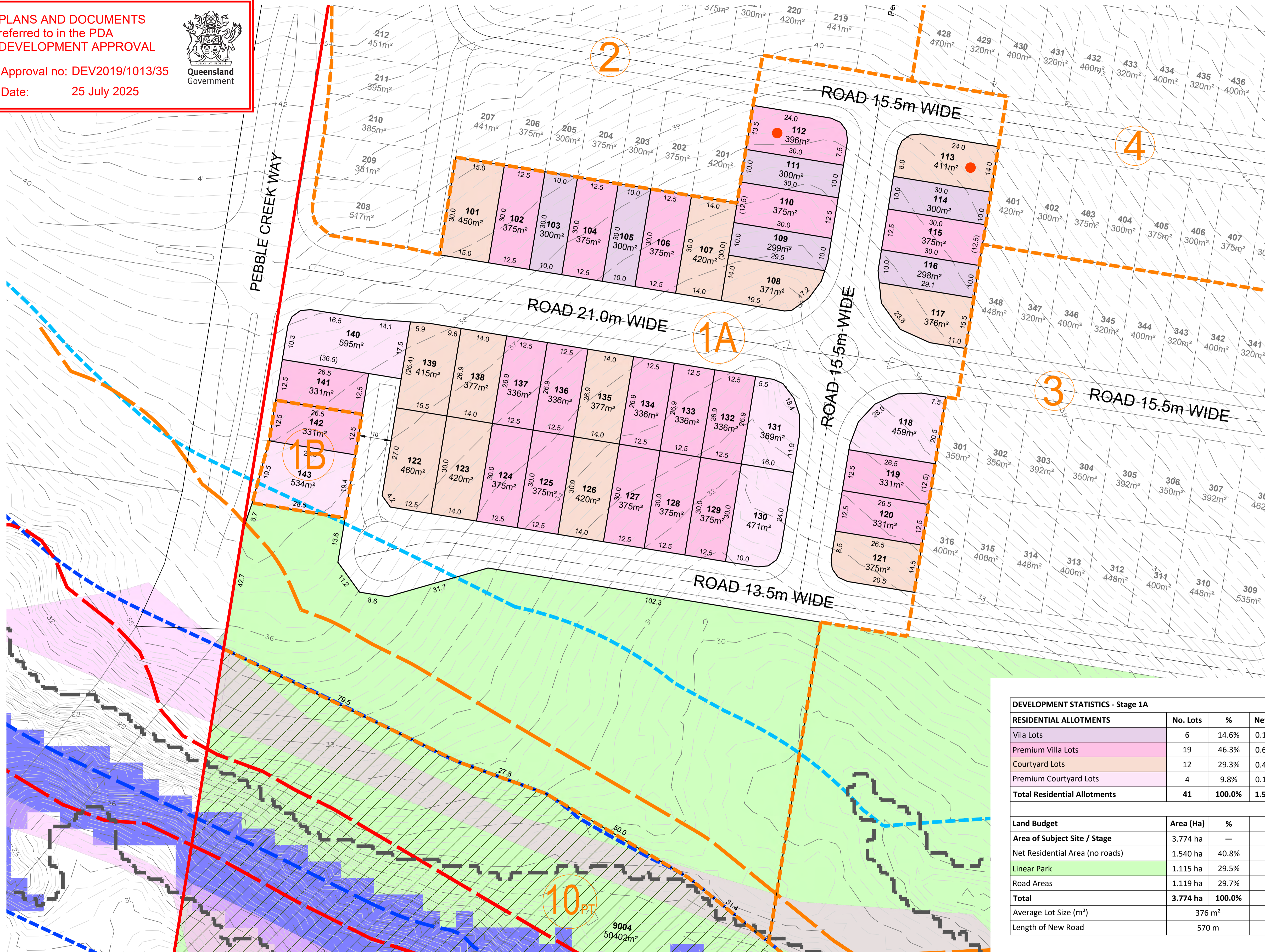
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CONTOURS: ELVIS - LIDAR

## LEGEND

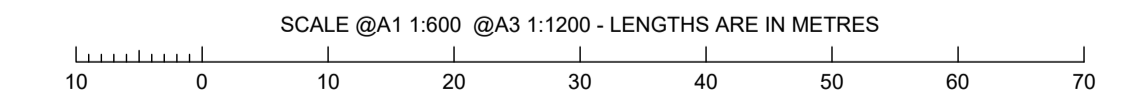
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- Major Contour (1.0m interval)
- - - Minor Contour (0.25m interval)
- Flagstone Creek Centreline
- - - 50m Centreline Waterway Buffer
- - - 100m Centreline Waterway Buffer
- - - Approx High Bank - Derived from Slope analysis utilising lidar data
- - - 50m High Bank Offset
- 1 in 5 ARI
- Riparian Zone
- Linear Park
- Remnant Endangered Mapping
- Staging Boundary
- 10 Stage No.
- Q100
- Potential Multiple Residential Allotment



| DEVELOPMENT STATISTICS - Stage 1A   |                    |               |                 |
|-------------------------------------|--------------------|---------------|-----------------|
| RESIDENTIAL ALLOTMENTS              | No. Lots           | %             | Net Area        |
| Villa Lots                          | 6                  | 14.6%         | 0.180 ha        |
| Premium Villa Lots                  | 19                 | 46.3%         | 0.682 ha        |
| Courtyard Lots                      | 12                 | 29.3%         | 0.487 ha        |
| Premium Courtyard Lots              | 4                  | 9.8%          | 0.191 ha        |
| <b>Total Residential Allotments</b> | <b>41</b>          | <b>100.0%</b> | <b>1.540 ha</b> |
| Land Budget                         |                    |               |                 |
| Area of Subject Site / Stage        | 3.774 ha           | —             |                 |
| Net Residential Area (no roads)     | 1.540 ha           | 40.8%         |                 |
| Linear Park                         | 1.115 ha           | 29.5%         |                 |
| Road Areas                          | 1.119 ha           | 29.7%         |                 |
| <b>Total</b>                        | <b>3.774 ha</b>    | <b>100.0%</b> |                 |
| Average Lot Size (m <sup>2</sup> )  | 376 m <sup>2</sup> |               |                 |
| Length of New Road                  | 570 m              |               |                 |

| DEVELOPMENT STATISTICS - Stage 1B   |                    |               |                 |
|-------------------------------------|--------------------|---------------|-----------------|
| RESIDENTIAL ALLOTMENTS              | No. Lots           | %             | Net Area        |
| Premium Villa Lots                  | 1                  | 50.0%         | 0.033 ha        |
| Premium Courtyard Lots              | 1                  | 50.0%         | 0.053 ha        |
| <b>Total Residential Allotments</b> | <b>2</b>           | <b>100.0%</b> | <b>0.086 ha</b> |
| Land Budget                         |                    |               |                 |
| Area of Subject Site / Stage        | 0.086 ha           | —             |                 |
| Net Residential Area (no roads)     | 0.086 ha           | 100.0%        |                 |
| <b>Total</b>                        | <b>0.086 ha</b>    | <b>100.0%</b> |                 |
| Average Lot Size (m <sup>2</sup> )  | 430 m <sup>2</sup> |               |                 |

RP DESCRIPTION: Lot 30 on SP309195



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# STAGING PLAN - STAGE 2

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CONTOURS: ELVIS - LIDAR

## LEGEND

- Site Boundary
- Major Contour (1.0m interval)
- - - Minor Contour (0.25m interval)
- Staging Boundary
- 10 Stage No.
- 100m Centreline Waterway Buffer
- 50m High Bank Offset
- Potential Multiple Residential Allotment

**PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL**

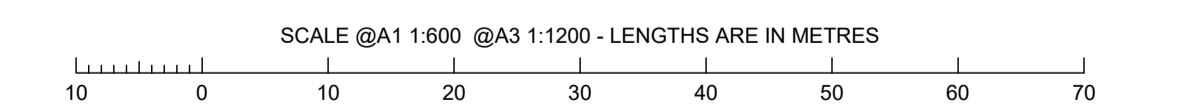
Approval no: DEV2019/1013/35

Date: 25 July 2025

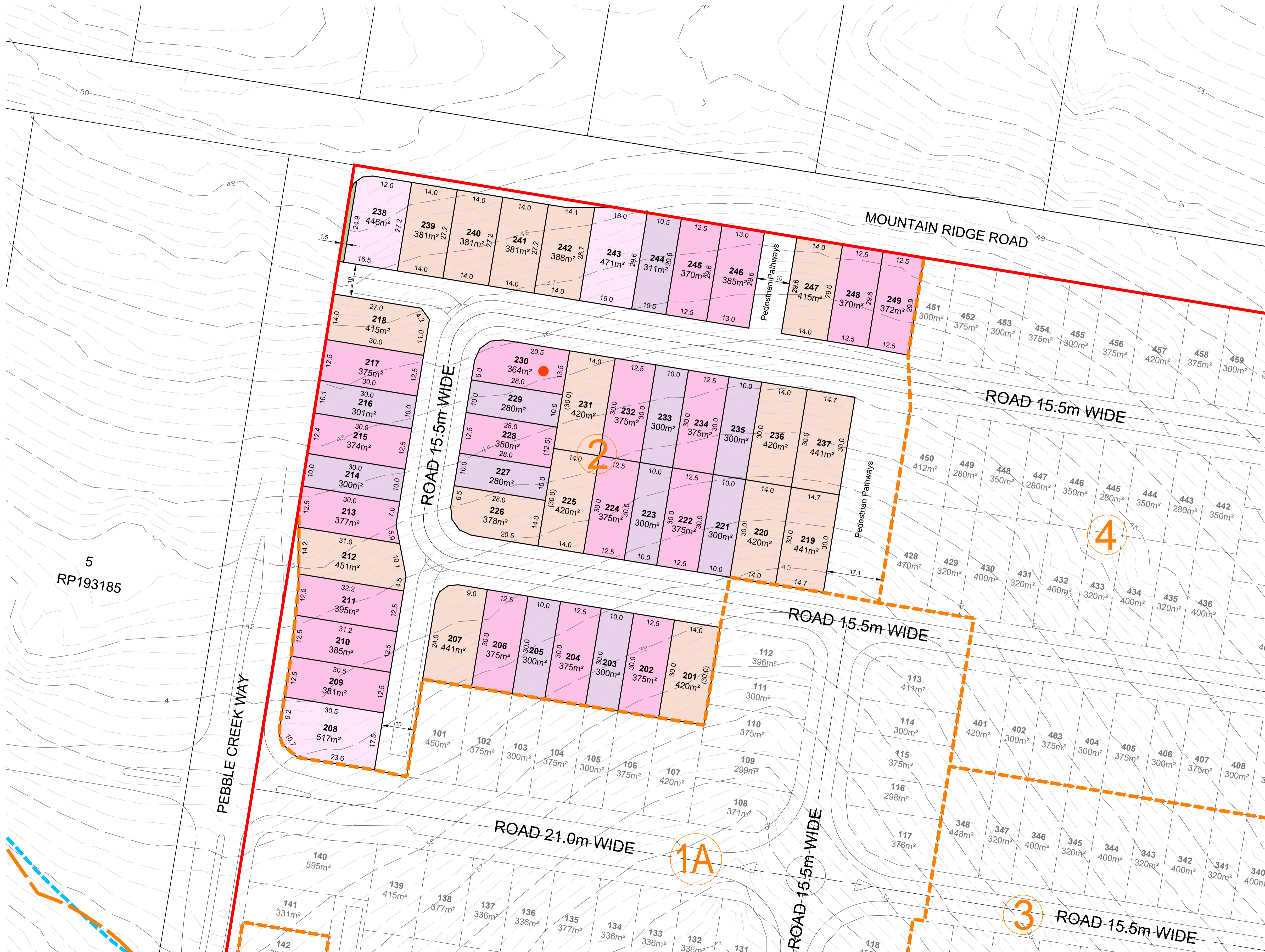


| DEVELOPMENT STATISTICS - Stage 2     |                    |               |                 |
|--------------------------------------|--------------------|---------------|-----------------|
| RESIDENTIAL ALLOTMENTS               | No. Lots           | %             | Net Area        |
| Vila Lots                            | 11                 | 22.4%         | 0.327 ha        |
| Premium Villa Lots                   | 19                 | 38.8%         | 0.712 ha        |
| Courtyard Lots                       | 16                 | 32.7%         | 0.661 ha        |
| Premium Courtyard Lots               | 3                  | 6.1%          | 0.143 ha        |
| <b>Total Residential Allotments</b>  | <b>49</b>          | <b>100.0%</b> | <b>1.843 ha</b> |
| Land Budget                          |                    |               |                 |
| Area of Subject Site / Stage         | Area (Ha)          | %             |                 |
| Net Residential Area (no roads)      | 1.843 ha           | 71.8%         |                 |
| Communal Open Space/Landscape Buffer | 0.004 ha           | 0.2%          |                 |
| Road Areas                           | 0.720 ha           | 28.0%         |                 |
| <b>Total</b>                         | <b>2.567 ha</b>    | <b>100.0%</b> |                 |
| Average Lot Size (m <sup>2</sup> )   | 376 m <sup>2</sup> |               |                 |
| Length of New Road                   | 297 m              |               |                 |

RP DESCRIPTION: Lot 30 on SP309195



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# STAGING PLAN - STAGE 3

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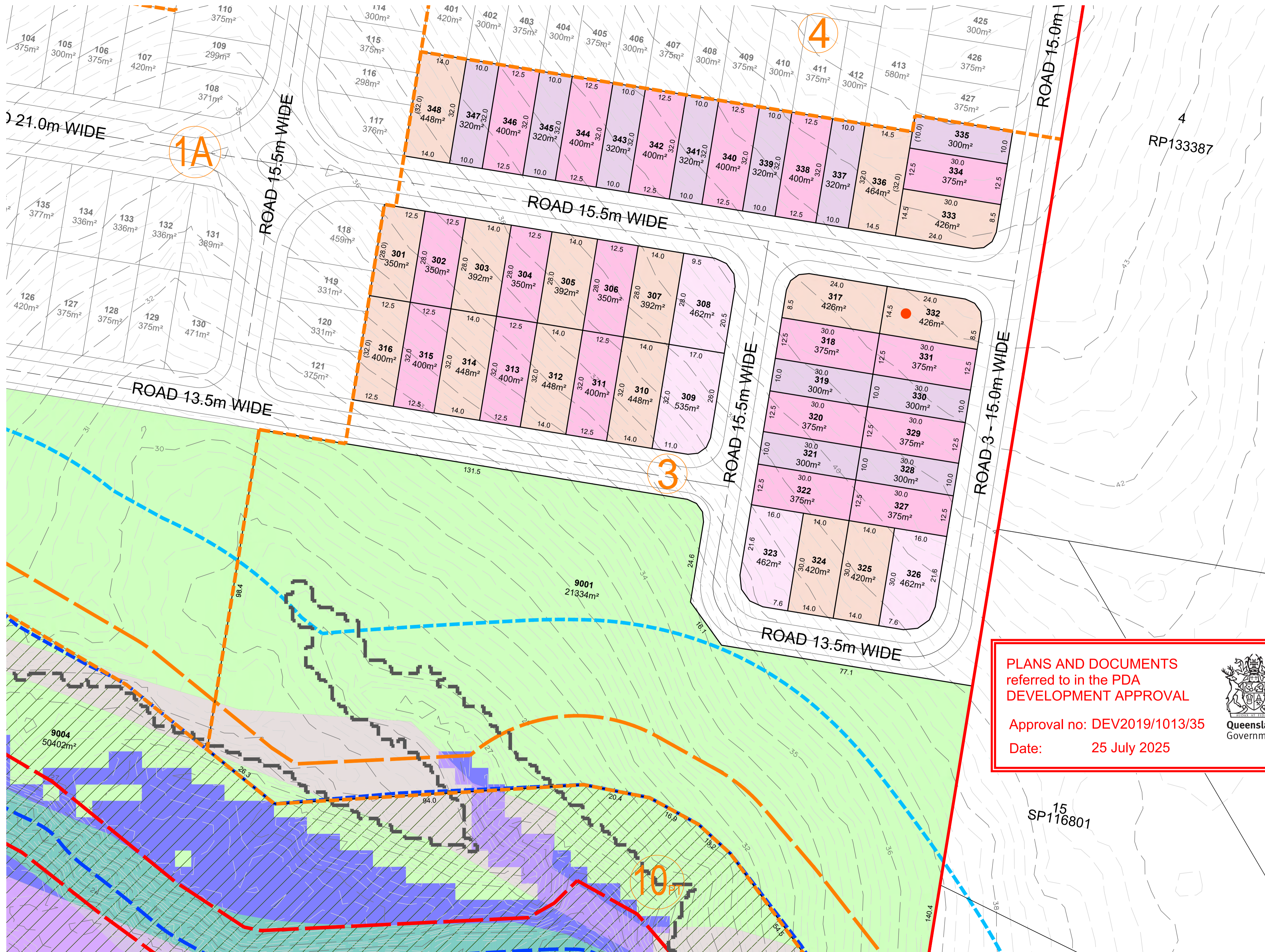
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CONTOURS: ELVIS - LIDAR

## 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
- Linear Park
- Remnant Endangered Mapping
- - - Staging Boundary
- 10 Stage No.
- - - Q100
- Potential Multiple Residential Allotment



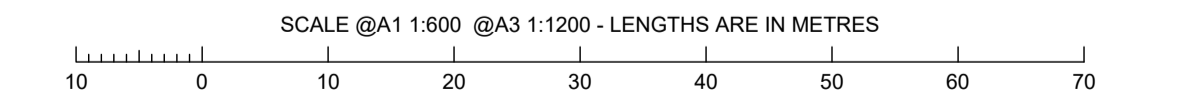
**PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL**

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| DEVELOPMENT STATISTICS - Stage 3    |                    |               |                 |
|-------------------------------------|--------------------|---------------|-----------------|
| RESIDENTIAL ALLOTMENTS              | No. Lots           | %             | Net Area        |
| Vila Lots                           | 11                 | 22.9%         | 0.342 ha        |
| Premium Villa Lots                  | 18                 | 37.5%         | 0.688 ha        |
| Courtyard Lots                      | 15                 | 31.3%         | 0.630 ha        |
| <b>Total Residential Allotments</b> | <b>48</b>          | <b>100.0%</b> | <b>1.852 ha</b> |
| Land Budget                         | Area (Ha)          | %             |                 |
| Area of Subject Site / Stage        | 4.919 ha           | —             |                 |
| Net Residential Area (no roads)     | 1.852 ha           | 37.6%         |                 |
| Linear Park                         | 2.133 ha           | 43.4%         |                 |
| Road Areas                          | 0.934 ha           | 19.0%         |                 |
| <b>Total</b>                        | <b>4.919 ha</b>    | <b>100.0%</b> |                 |
| Average Lot Size (m <sup>2</sup> )  | 386 m <sup>2</sup> |               |                 |
| Length of New Road                  | 561 m              |               |                 |

RP DESCRIPTION: Lot 30 on SP309195



# STAGING PLAN - STAGE 4

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CONTOURS: ELVIS - LIDAR

## LEGEND

- Site Boundary
- Major Contour (1.0m interval)
- Minor Contour (0.25m interval)
- Staging Boundary
- 10 Stage No.
- Potential Multiple Residential Allotment

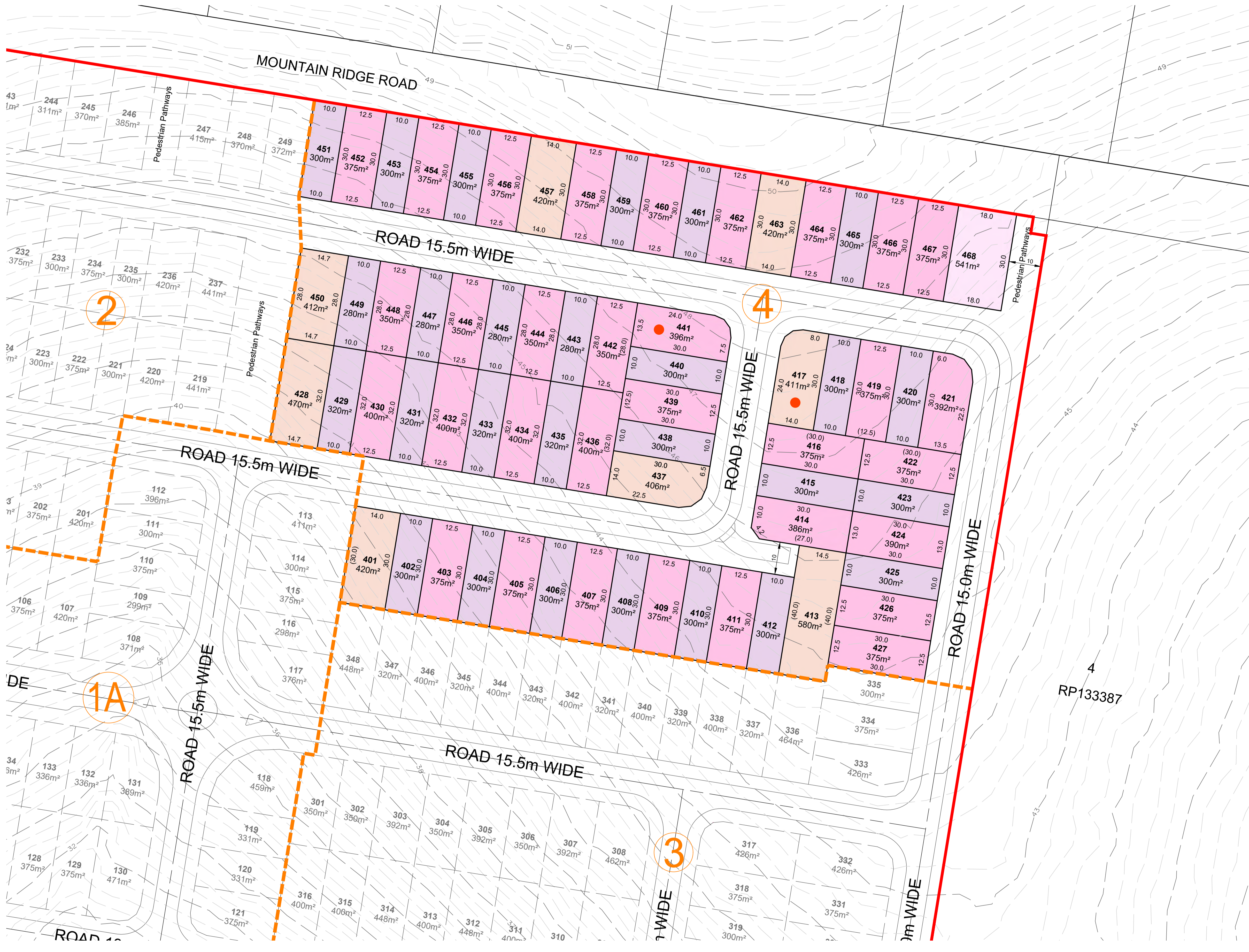
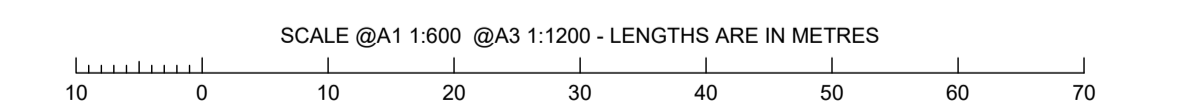
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| DEVELOPMENT STATISTICS - Stage 4    |                    |               |                 |
|-------------------------------------|--------------------|---------------|-----------------|
| RESIDENTIAL ALLOTMENTS              | No. Lots           | %             | Net Area        |
| Villa Lots                          | 27                 | 39.7%         | 0.810 ha        |
| Premium Villa Lots                  | 32                 | 47.1%         | 1.207 ha        |
| Courtyard Lots                      | 8                  | 11.8%         | 0.354 ha        |
| Premium Courtyard Lots              | 1                  | 1.5%          | 0.054 ha        |
| <b>Total Residential Allotments</b> | <b>68</b>          | <b>100.0%</b> | <b>2.425 ha</b> |
| Land Budget                         |                    |               |                 |
| Area of Subject Site / Stage        | 3.256 ha           | —             |                 |
| Net Residential Area (no roads)     | 2.425 ha           | 74.5%         |                 |
| Road Areas                          | 0.831 ha           | 25.5%         |                 |
| <b>Total</b>                        | <b>3.256 ha</b>    | <b>100.0%</b> |                 |
| Average Lot Size (m <sup>2</sup> )  | 357 m <sup>2</sup> |               |                 |
| Length of New Road                  | 507 m              |               |                 |

RP DESCRIPTION: Lot 30 on SP309195



# STAGING PLAN - STAGE 5

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CONTOURS: ELVIS - LIDAR

## 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
- Linear Park
- Remnant Endangered Mapping
- Staging Boundary
- 10 Stage No.
- Q100



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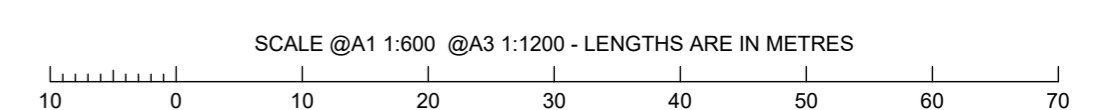
**Queensland Government**

| DEVELOPMENT STATISTICS - Stage 5    |           |               |                 |
|-------------------------------------|-----------|---------------|-----------------|
| RESIDENTIAL ALLOTMENTS              | No. Lots  | %             | Net Area        |
| Vila Lots                           | 17        | 33.3%         | 0.517 ha        |
| Premium Villa Lots                  | 19        | 37.3%         | 0.717 ha        |
| Courtyard Lots                      | 14        | 27.5%         | 0.613 ha        |
| Premium Courtyard Lots              | 1         | 2.0%          | 0.057 ha        |
| <b>Total Residential Allotments</b> | <b>51</b> | <b>100.0%</b> | <b>1.904 ha</b> |

| Land Budget                        | Area (Ha)          | %             |
|------------------------------------|--------------------|---------------|
| Area of Subject Site / Stage       | 3.958 ha           |               |
| Net Residential Area (no roads)    | 1.904 ha           | 48.1%         |
| Linear Park                        | 0.870 ha           | 22.0%         |
| Road Areas                         | 0.905 ha           | 22.9%         |
| Child Care Centre                  | 0.279 ha           | 7.0%          |
| <b>Total</b>                       | <b>3.958 ha</b>    | <b>100.0%</b> |
| Average Lot Size (m <sup>2</sup> ) | 373 m <sup>2</sup> |               |
| Length of New Road                 | 485 m              |               |

RP DESCRIPTION: Lot 30 on SP309195



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# STAGING PLAN - STAGE 6

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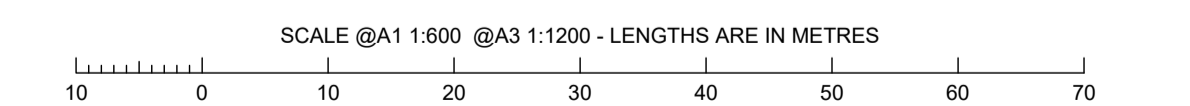
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CONTOURS: ELVIS - LIDAR

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- Minor Contour (0.25m interval)
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- 100m Centreline Waterway Buffer
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- 50m High Bank Offset
- 1 in 5 ARI
- Riparian Zone
- Linear Park
- Remnant Endangered Mapping
- Access Easement (Drainage Channel Maintenance)
- Staging Boundary
- 10 Stage No.
- Q100
- Potential Multiple Residential Allotment

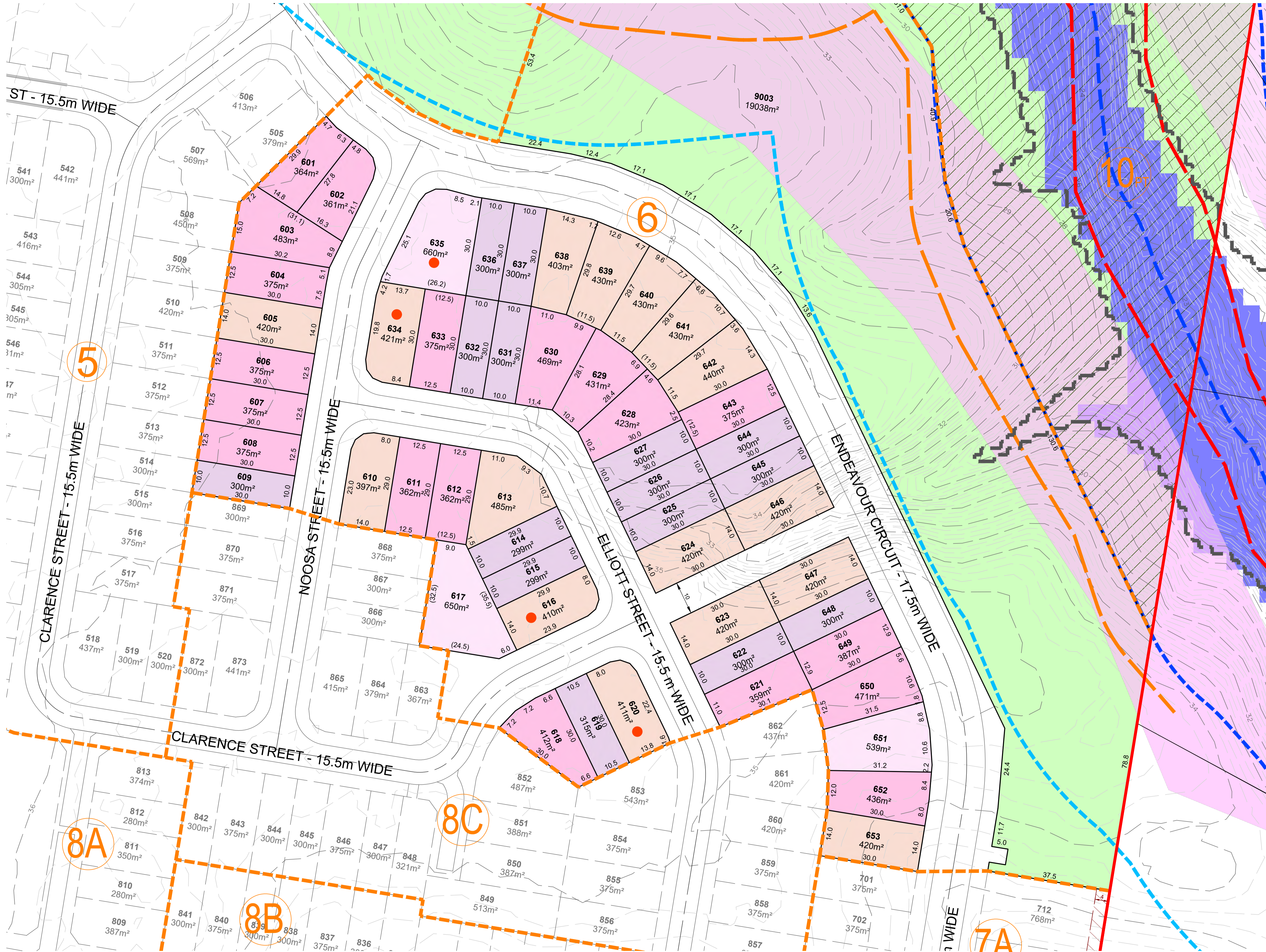
| DEVELOPMENT STATISTICS - Stage 6    |                    |               |                 |
|-------------------------------------|--------------------|---------------|-----------------|
| RESIDENTIAL ALLOTMENTS              | No. Lots           | %             | Net Area        |
| Villa Lots                          | 15                 | 28.3%         | 0.451 ha        |
| Premium Villa Lots                  | 19                 | 35.8%         | 0.757 ha        |
| Courtyard Lots                      | 16                 | 30.2%         | 0.678 ha        |
| Premium Courtyard Lots              | 3                  | 5.7%          | 0.185 ha        |
| <b>Total Residential Allotments</b> | <b>53</b>          | <b>100.0%</b> | <b>2.071 ha</b> |
| Land Budget                         | Area (Ha)          | %             |                 |
| Area of Subject Site / Stage        | 5.161 ha           |               |                 |
| Net Residential Area (no roads)     | 2.071 ha           | 40.1%         |                 |
| Linear Park                         | 1.904 ha           | 36.9%         |                 |
| Road Areas                          | 1.186 ha           | 23.0%         |                 |
| <b>Total</b>                        | <b>5.161 ha</b>    | <b>100.0%</b> |                 |
| Average Lot Size (m <sup>2</sup> )  | 391 m <sup>2</sup> |               |                 |
| Length of New Road                  | 653 m              |               |                 |

RP DESCRIPTION: Lot 30 on SP309195



DALEFORD PROPERTY PTY LTD

MOUNTAIN RIDGE ROAD, SOUTH MACLEAN 29/05/2025 9534 P 03 Rev AU -STG 06



PLANS AND DOCUMENTS referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2019/1013/35  
Date: 25 July 2025

# STAGING PLAN - STAGE 7A, 7B & 7C

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

## NOTES

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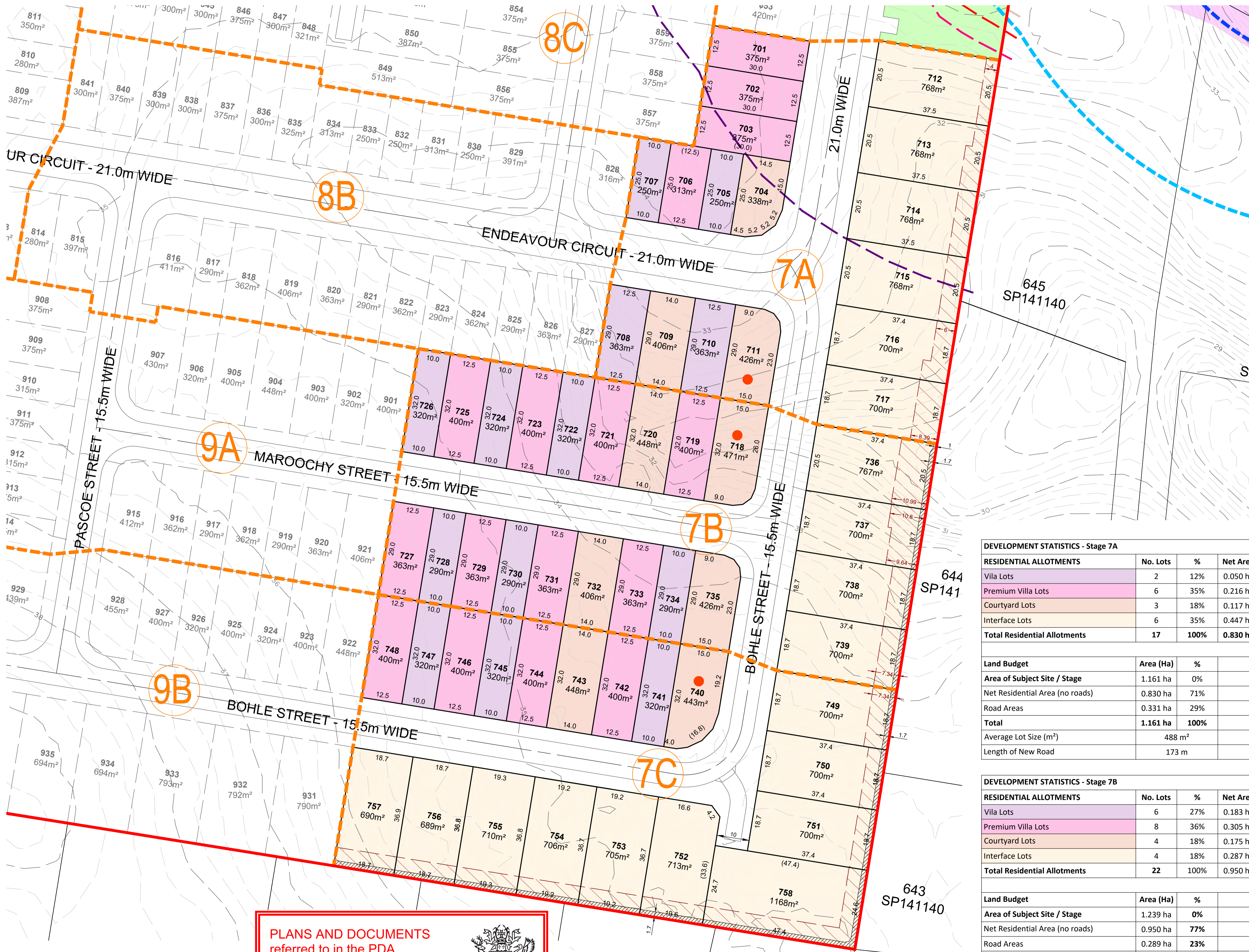
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PROJECTION: SURVEY COORDINATES  
SUBJECT BOUNDARIES: LOT CALCULATIONS FROM SAUNDERS HAVILL GROUP DATED 29/05/2025  
CONTOURS: ELVIS - LIDAR

## 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
- Linear Park
- Remnant Endangered Mapping
- Landscape Interface Buffer
- Access Easement (Drainage Channel Maintenance)
- Staging Boundary
- Stage No.
- Potential Multiple Residential Allotment



| DEVELOPMENT STATISTICS - Stage 7A   |           |             |                 |
|-------------------------------------|-----------|-------------|-----------------|
| RESIDENTIAL ALLOTMENTS              | No. Lots  | %           | Net Area        |
| Villa Lots                          | 2         | 12%         | 0.050 ha        |
| Premium Villa Lots                  | 6         | 35%         | 0.216 ha        |
| Courtyard Lots                      | 3         | 18%         | 0.117 ha        |
| Interface Lots                      | 6         | 35%         | 0.447 ha        |
| <b>Total Residential Allotments</b> | <b>17</b> | <b>100%</b> | <b>0.830 ha</b> |

| Land Budget                        |                    |             |
|------------------------------------|--------------------|-------------|
| Area (Ha)                          | %                  |             |
| Area of Subject Site / Stage       | 1.161 ha           | 0%          |
| Net Residential Area (no roads)    | 0.830 ha           | 71%         |
| Road Areas                         | 0.331 ha           | 29%         |
| <b>Total</b>                       | <b>1.161 ha</b>    | <b>100%</b> |
| Average Lot Size (m <sup>2</sup> ) | 488 m <sup>2</sup> |             |
| Length of New Road                 | 173 m              |             |

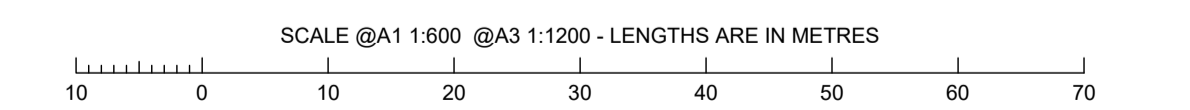
| DEVELOPMENT STATISTICS - Stage 7B   |           |             |                 |
|-------------------------------------|-----------|-------------|-----------------|
| RESIDENTIAL ALLOTMENTS              | No. Lots  | %           | Net Area        |
| Villa Lots                          | 6         | 27%         | 0.183 ha        |
| Premium Villa Lots                  | 8         | 36%         | 0.305 ha        |
| Courtyard Lots                      | 4         | 18%         | 0.175 ha        |
| Interface Lots                      | 4         | 18%         | 0.287 ha        |
| <b>Total Residential Allotments</b> | <b>22</b> | <b>100%</b> | <b>0.950 ha</b> |

| Land Budget                        |                    |             |
|------------------------------------|--------------------|-------------|
| Area (Ha)                          | %                  |             |
| Area of Subject Site / Stage       | 1.239 ha           | 0%          |
| Net Residential Area (no roads)    | 0.950 ha           | 77%         |
| Road Areas                         | 0.289 ha           | 23%         |
| <b>Total</b>                       | <b>1.239 ha</b>    | <b>100%</b> |
| Average Lot Size (m <sup>2</sup> ) | 432 m <sup>2</sup> |             |
| Length of New Road                 | 193 m              |             |

| DEVELOPMENT STATISTICS - Stage 7C   |           |             |                 |
|-------------------------------------|-----------|-------------|-----------------|
| RESIDENTIAL ALLOTMENTS              | No. Lots  | %           | Net Area        |
| Villa Lots                          | 3         | 16%         | 0.096 ha        |
| Premium Villa Lots                  | 4         | 21%         | 0.160 ha        |
| Courtyard Lots                      | 2         | 11%         | 0.089 ha        |
| Interface Lots                      | 10        | 53%         | 0.748 ha        |
| <b>Total Residential Allotments</b> | <b>19</b> | <b>100%</b> | <b>1.093 ha</b> |

| Land Budget                        |                    |             |
|------------------------------------|--------------------|-------------|
| Area (Ha)                          | %                  |             |
| Area of Subject Site / Stage       | 1.349 ha           | 0%          |
| Net Residential Area (no roads)    | 1.093 ha           | 81%         |
| Road Areas                         | 0.256 ha           | 19%         |
| <b>Total</b>                       | <b>1.349 ha</b>    | <b>100%</b> |
| Average Lot Size (m <sup>2</sup> ) | 432 m <sup>2</sup> |             |
| Length of New Road                 | 193 m              |             |

RP DESCRIPTION: Lot 30 on SP309195



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PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2019/1013/35

Date: 25 July 2025



# STAGING PLAN - STAGE 8A, 8B & 8C

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

## NOTES

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PROJECTION: SURVEY COORDINATES  
SUBJECT BOUNDARIES: LOT CALCULATIONS FROM SAUNDERS HAVILL GROUP DATED 29/05/2025  
CONTOURS: ELVIS - LIDAR

## LEGEND

- Site Boundary
- Major Contour (1.0m interval)
- Minor Contour (0.25m interval)
- 100m Centreline Waterway Buffer
- Linear Park
- Staging Boundary
- 10 Stage No.
- Potential Multiple Residential Allotment

**PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL**

Approval no: DEV2019/1013/35

Date: 25 July 2025

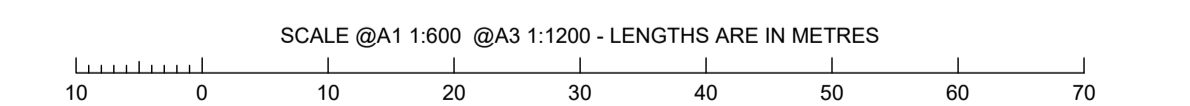


| DEVELOPMENT STATISTICS - Stage 8C   |           |               |                 |
|-------------------------------------|-----------|---------------|-----------------|
| RESIDENTIAL ALLOTMENTS              | No. Lots  | %             | Net Area        |
| Vila Lots                           | 9         | 28.1%         | 0.272 ha        |
| Premium Villa Lots                  | 18        | 56.3%         | 0.702 ha        |
| Courtyard Lots                      | 4         | 12.5%         | 0.176 ha        |
| Premium Courtyard Lots              | 1         | 3.1%          | 0.054 ha        |
| <b>Total Residential Allotments</b> | <b>32</b> | <b>100.0%</b> | <b>1.204 ha</b> |

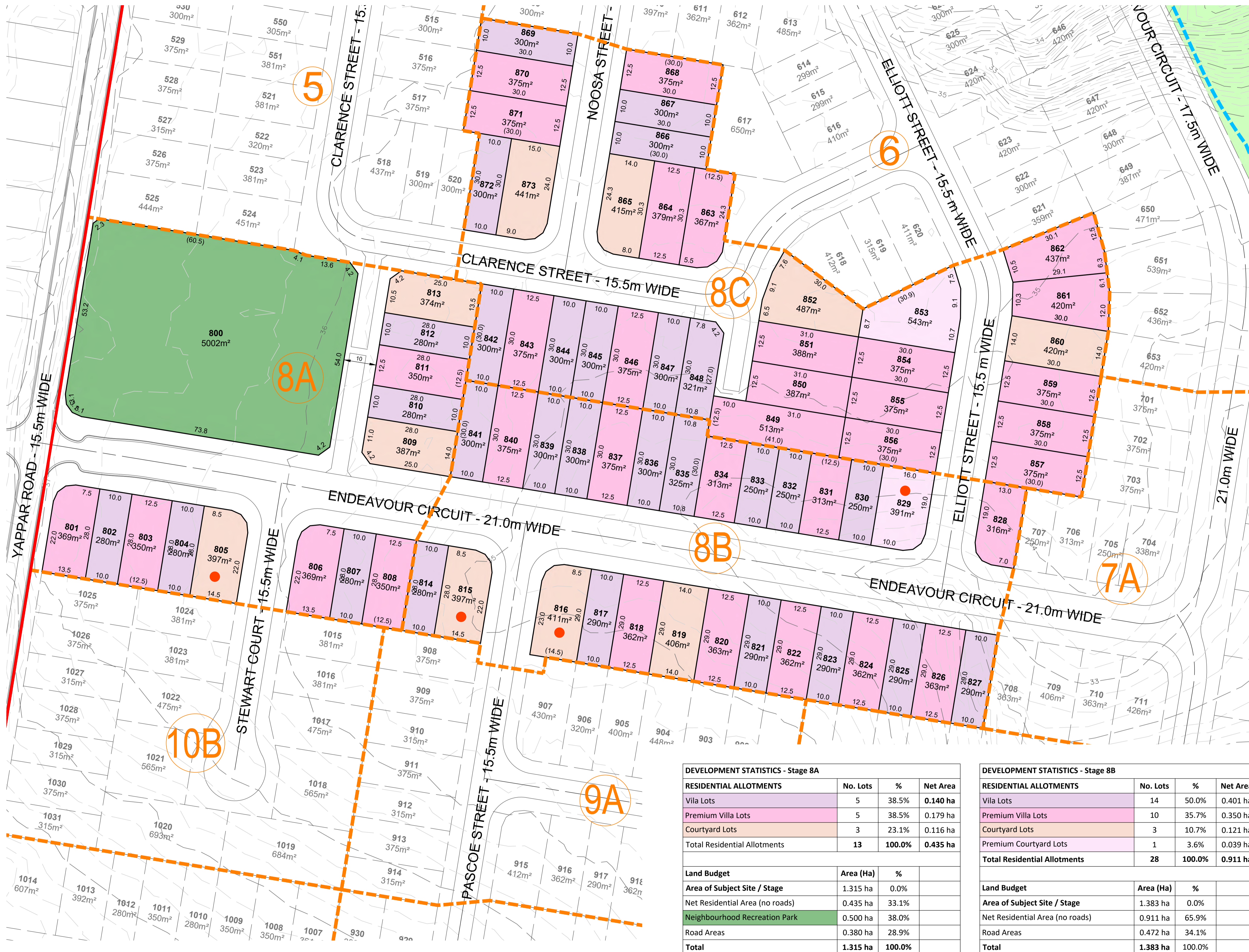
  

| Land Budget                        | Area (Ha)          | %             |
|------------------------------------|--------------------|---------------|
| Area of Subject Site / Stage       | 1.598 ha           | 0.0%          |
| Net Residential Area (no roads)    | 1.204 ha           | 75.3%         |
| Road Areas                         | 0.394 ha           | 24.7%         |
| <b>Total</b>                       | <b>1.598 ha</b>    | <b>100.0%</b> |
| Average Lot Size (m <sup>2</sup> ) | 376 m <sup>2</sup> |               |
| Length of New Road                 | 171 m              |               |

RP DESCRIPTION: Lot 30 on SP309195



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| DEVELOPMENT STATISTICS - Stage 8A   |           |               |                 |
|-------------------------------------|-----------|---------------|-----------------|
| RESIDENTIAL ALLOTMENTS              | No. Lots  | %             | Net Area        |
| Vila Lots                           | 5         | 38.5%         | 0.140 ha        |
| Premium Villa Lots                  | 5         | 38.5%         | 0.179 ha        |
| Courtyard Lots                      | 3         | 23.1%         | 0.116 ha        |
| <b>Total Residential Allotments</b> | <b>13</b> | <b>100.0%</b> | <b>0.435 ha</b> |

| Land Budget                        | Area (Ha)          | %             |
|------------------------------------|--------------------|---------------|
| Area of Subject Site / Stage       | 1.315 ha           | 0.0%          |
| Net Residential Area (no roads)    | 0.435 ha           | 33.1%         |
| Neighbourhood Recreation Park      | 0.500 ha           | 38.0%         |
| Road Areas                         | 0.380 ha           | 28.9%         |
| <b>Total</b>                       | <b>1.315 ha</b>    | <b>100.0%</b> |
| Average Lot Size (m <sup>2</sup> ) | 335 m <sup>2</sup> |               |
| Length of New Road                 | 162 m              |               |

| DEVELOPMENT STATISTICS - Stage 8B   |           |               |                 |
|-------------------------------------|-----------|---------------|-----------------|
| RESIDENTIAL ALLOTMENTS              | No. Lots  | %             | Net Area        |
| Vila Lots                           | 14        | 50.0%         | 0.401 ha        |
| Premium Villa Lots                  | 10        | 35.7%         | 0.350 ha        |
| Courtyard Lots                      | 3         | 10.7%         | 0.121 ha        |
| Premium Courtyard Lots              | 1         | 3.6%          | 0.039 ha        |
| <b>Total Residential Allotments</b> | <b>28</b> | <b>100.0%</b> | <b>0.911 ha</b> |

| Land Budget                        | Area (Ha)          | %             |
|------------------------------------|--------------------|---------------|
| Area of Subject Site / Stage       | 1.383 ha           | 0.0%          |
| Net Residential Area (no roads)    | 0.911 ha           | 65.9%         |
| Road Areas                         | 0.472 ha           | 34.1%         |
| <b>Total</b>                       | <b>1.383 ha</b>    | <b>100.0%</b> |
| Average Lot Size (m <sup>2</sup> ) | 325 m <sup>2</sup> |               |
| Length of New Road                 | 258 m              |               |



# STAGING PLAN - STAGE 9A & 9B

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

## NOTES

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PROJECTION: SURVEY COORDINATES  
SUBJECT BOUNDARIES: LOT CALCULATIONS FROM SAUNDERS HAVILL GROUP DATED 29/05/2025  
CONTOURS: ELVIS - LIDAR

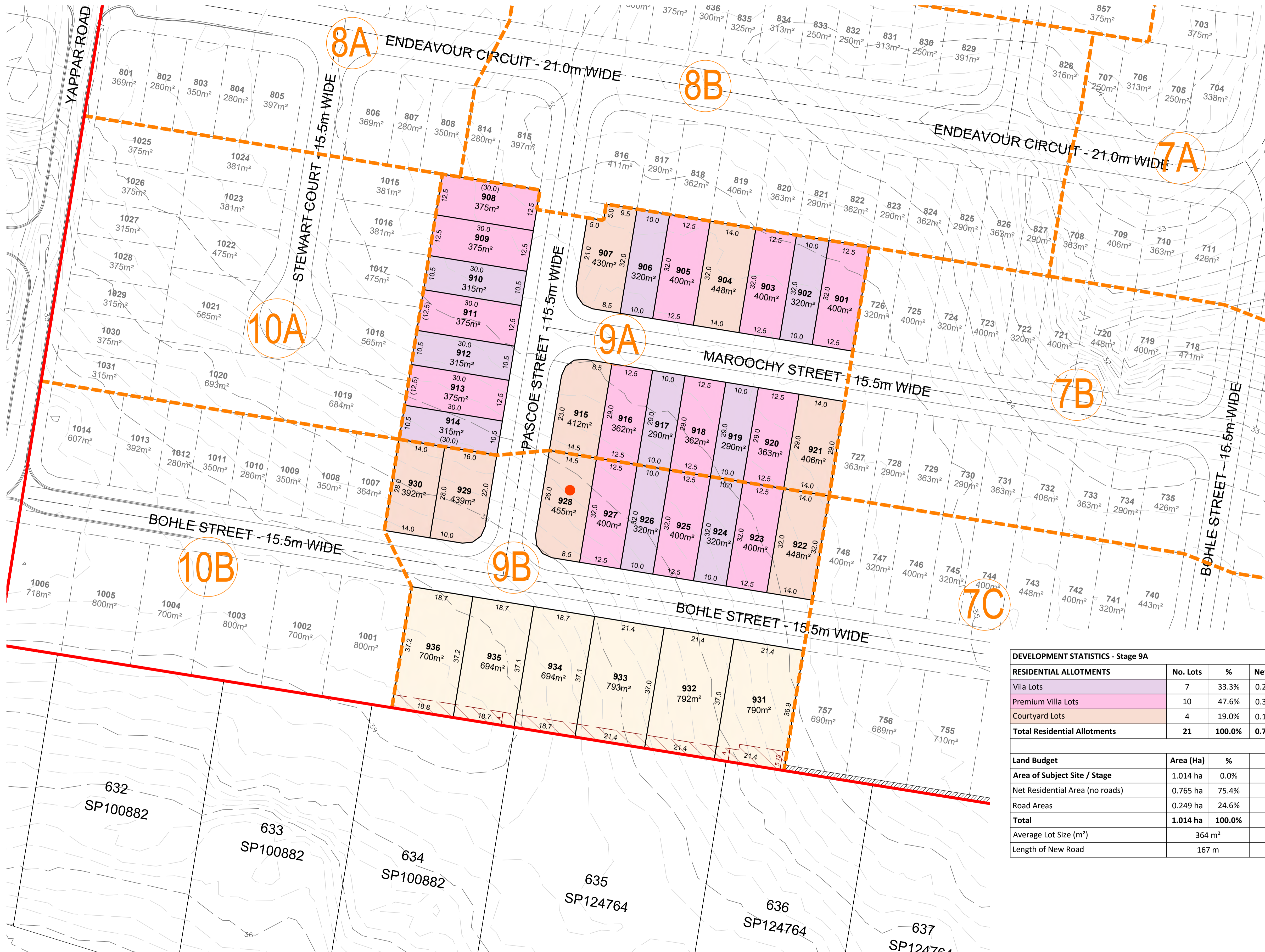
## LEGEND

- Site Boundary
- Major Contour (1.0m interval)
- Minor Contour (0.25m interval)
- Staging Boundary
- 10 Stage No.
- Landscape Interface Buffer
- Access Easement (Drainage Channel Maintenance)
- Potential Multiple Residential Allotment

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2019/1013/35

Date: 25 July 2025



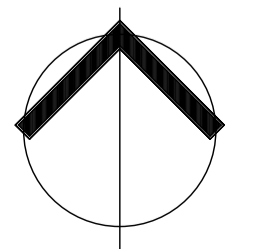
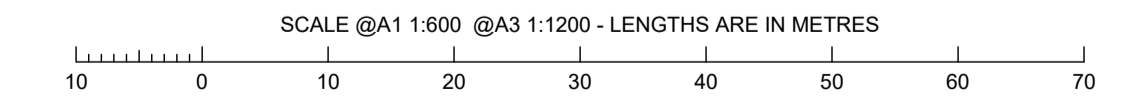
| DEVELOPMENT STATISTICS - Stage 9A   |           |               |                 |
|-------------------------------------|-----------|---------------|-----------------|
| RESIDENTIAL ALLOTMENTS              | No. Lots  | %             | Net Area        |
| Vila Lots                           | 7         | 33.3%         | 0.217 ha        |
| Premium Villa Lots                  | 10        | 47.6%         | 0.379 ha        |
| Courtyard Lots                      | 4         | 19.0%         | 0.169 ha        |
| <b>Total Residential Allotments</b> | <b>21</b> | <b>100.0%</b> | <b>0.765 ha</b> |

| Land Budget                        | Area (Ha)          | %             |
|------------------------------------|--------------------|---------------|
| Area of Subject Site / Stage       | 1.014 ha           | 0.0%          |
| Net Residential Area (no roads)    | 0.765 ha           | 75.4%         |
| Road Areas                         | 0.249 ha           | 24.6%         |
| <b>Total</b>                       | <b>1.014 ha</b>    | <b>100.0%</b> |
| Average Lot Size (m <sup>2</sup> ) | 364 m <sup>2</sup> |               |
| Length of New Road                 | 167 m              |               |

| DEVELOPMENT STATISTICS - Stage 9B   |           |               |                 |
|-------------------------------------|-----------|---------------|-----------------|
| RESIDENTIAL ALLOTMENTS              | No. Lots  | %             | Net Area        |
| Vila Lots                           | 2         | 13.3%         | 0.064 ha        |
| Premium Villa Lots                  | 3         | 20.0%         | 0.120 ha        |
| Courtyard Lots                      | 4         | 26.7%         | 0.173 ha        |
| Interface Lots                      | 6         | 40.0%         | 0.446 ha        |
| <b>Total Residential Allotments</b> | <b>15</b> | <b>100.0%</b> | <b>0.803 ha</b> |

| Land Budget                        | Area (Ha)          | %             |
|------------------------------------|--------------------|---------------|
| Area of Subject Site / Stage       | 1.047 ha           | 0.0%          |
| Net Residential Area (no roads)    | 0.803 ha           | 76.7%         |
| Road Areas                         | 0.244 ha           | 23.3%         |
| <b>Total</b>                       | <b>1.047 ha</b>    | <b>100.0%</b> |
| Average Lot Size (m <sup>2</sup> ) | 535 m <sup>2</sup> |               |
| Length of New Road                 | 163 m              |               |

RP DESCRIPTION: Lot 30 on SP309195



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# STAGING PLAN - STAGE 10A & 10B

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## NOTES

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CONTOURS: ELVIS - LIDAR

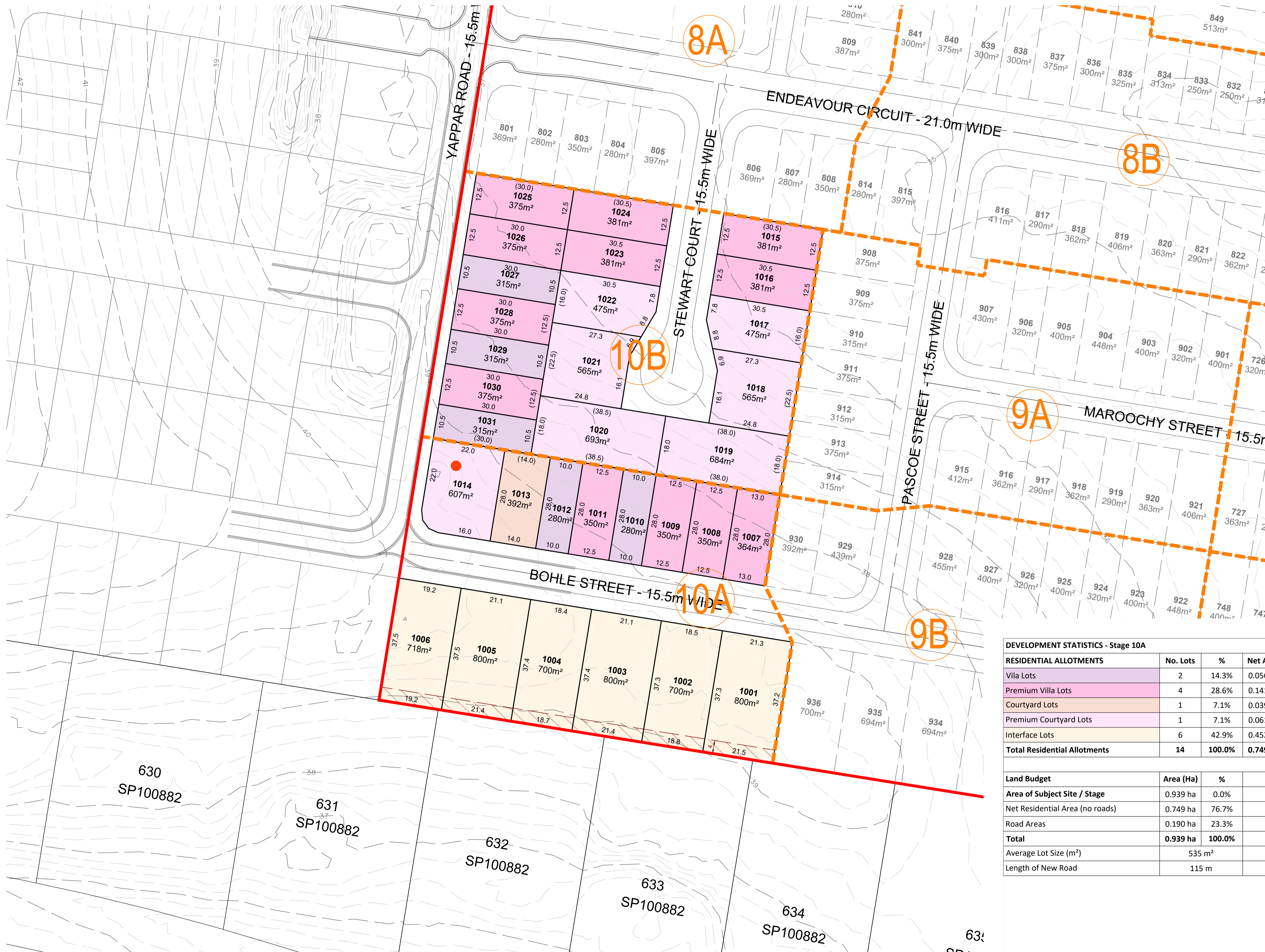
## LEGEND

- Site Boundary
- Major Contour (1.0m interval)
- Minor Contour (0.25m interval)
- Staging Boundary
- 10 Stage No.
- Landscape Interface Buffer
- Potential Multiple Residential Allotment

**PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL**

Approval no: DEV2019/1013/35

Date: 25 July 2025



| RESIDENTIAL ALLOTMENTS              | No. Lots  | %             | Net Area        |
|-------------------------------------|-----------|---------------|-----------------|
| Villa Lots                          | 2         | 14.3%         | 0.056 ha        |
| Premium Villa Lots                  | 4         | 28.6%         | 0.141 ha        |
| Courtyard Lots                      | 1         | 7.1%          | 0.039 ha        |
| Premium Courtyard Lots              | 1         | 7.1%          | 0.061 ha        |
| Interface Lots                      | 6         | 42.9%         | 0.452 ha        |
| <b>Total Residential Allotments</b> | <b>14</b> | <b>100.0%</b> | <b>0.749 ha</b> |

| Land Budget                     | Area (Ha)       | %             |
|---------------------------------|-----------------|---------------|
| Area of Subject Site / Stage    | 0.939 ha        | 0.0%          |
| Net Residential Area (no roads) | 0.749 ha        | 76.7%         |
| Road Areas                      | 0.190 ha        | 23.3%         |
| <b>Total</b>                    | <b>0.939 ha</b> | <b>100.0%</b> |

|                                    |                    |
|------------------------------------|--------------------|
| Average Lot Size (m <sup>2</sup> ) | 535 m <sup>2</sup> |
| Length of New Road                 | 115 m              |

| RESIDENTIAL ALLOTMENTS              | No. Lots  | %             | Net Area        |
|-------------------------------------|-----------|---------------|-----------------|
| Villa Lots                          | 3         | 17.6%         | 0.095 ha        |
| Premium Villa Lots                  | 8         | 47.1%         | 0.302 ha        |
| Premium Courtyard Lots              | 6         | 35.3%         | 0.347 ha        |
| <b>Total Residential Allotments</b> | <b>17</b> | <b>100.0%</b> | <b>0.744 ha</b> |

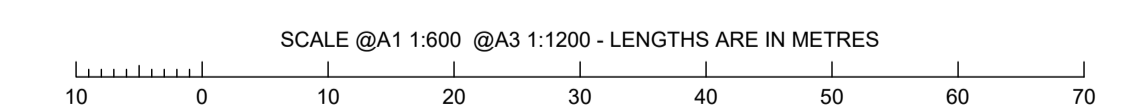
  

| Land Budget                     | Area (Ha)       | %             |
|---------------------------------|-----------------|---------------|
| Area of Subject Site / Stage    | 0.896 ha        | 0.0%          |
| Net Residential Area (no roads) | 0.744 ha        | 83.0%         |
| Road Areas                      | 0.152 ha        | 17.0%         |
| <b>Total</b>                    | <b>0.896 ha</b> | <b>100.0%</b> |

|                                    |                    |
|------------------------------------|--------------------|
| Average Lot Size (m <sup>2</sup> ) | 438 m <sup>2</sup> |
| Length of New Road                 | 50 m               |

RP DESCRIPTION: Lot 30 on SP309195



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