

PROPOSAL PLAN



DEVELOPMENT STATISTICS - Overall			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
500m ² - < 550m ²	79	51.6%	4.010 ha
550m ² - < 600m ²	35	22.9%	1.955 ha
> 600m ²	39	25.5%	2.451 ha
Total Residential Allotments	153	100.0%	8.416 ha

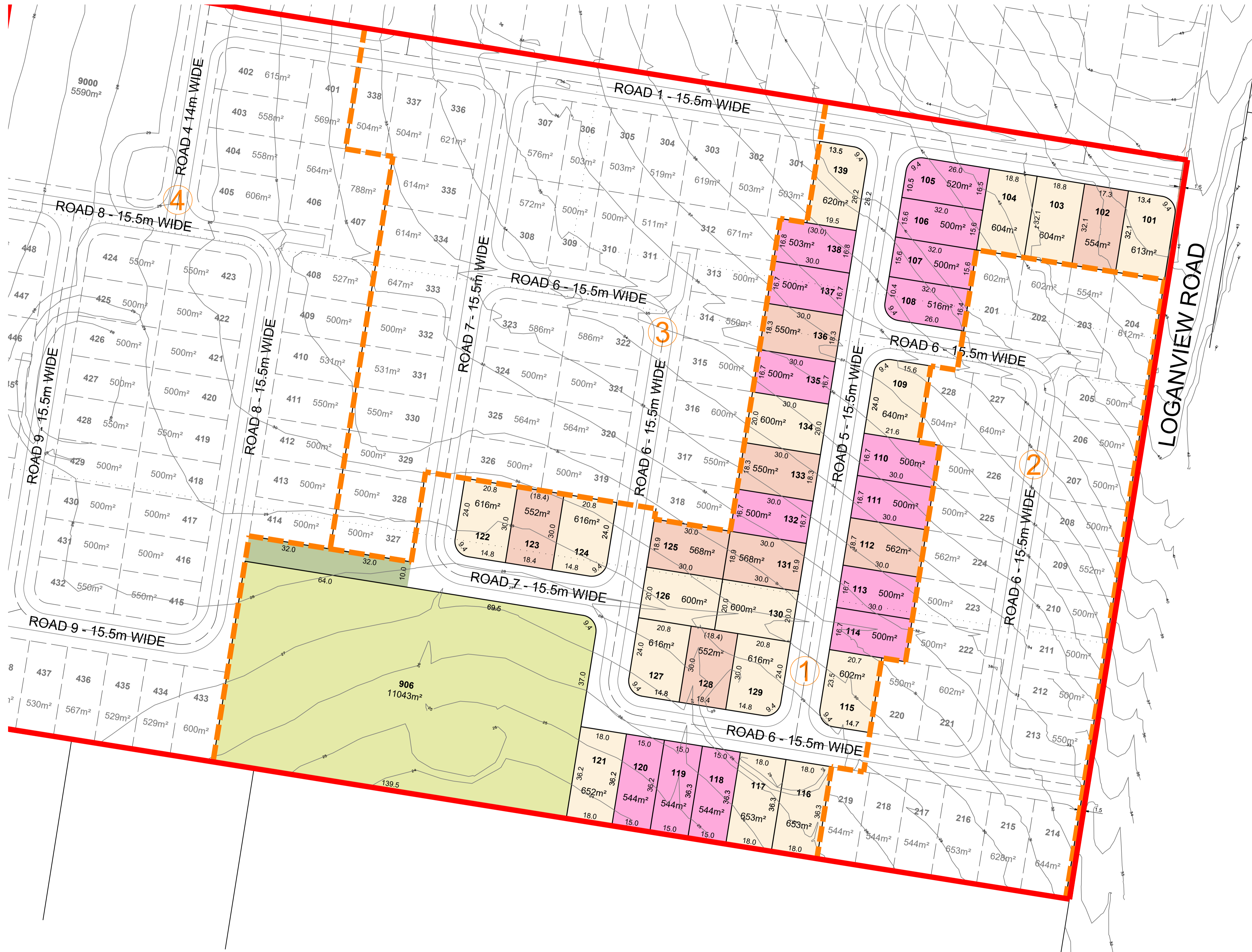
Land Budget	Area (Ha)	%
Area of Subject Site / Stage	13.525 ha	—
Net Residential Area (no roads)	8.416 ha	62.2%
Detention / Drainage	1.104 ha	8.2%
Local Park	0.559 ha	4.1%
Pedestrian Links	0.064 ha	0.5%
Road Widening	0.044 ha	0.3%
Road Areas	3.338 ha	24.7%
Total	13.525 ha	100.0%

- LEGEND**
- Site Boundary
 - Major Contour (1.0m interval)
 - Staging Boundary
 - 1 Stage Number
 - Indicative Bin Pad location

SCALE @A1 1:1000 @A3 1:2000 - LENGTHS ARE IN METRES



STAGE 1



DEVELOPMENT STATISTICS - Stage 1			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
500m ² - < 550m ²	15	38.5%	0.767 ha
550m ² - < 600m ²	8	20.5%	0.446 ha
> 600m ²	16	41.0%	0.991 ha
Total Residential Allotments	39	100.0%	2.204 ha

Land Budget	Area (Ha)	%
Area of Subject Site / Stage	4.489 ha	—
Net Residential Area (no roads)	2.204 ha	49.1%
Detention / Drainage	1.104 ha	24.6%
Pedestrian Links	0.064 ha	1.4%
Road Widening	0.044 ha	1.0%
Road Areas	1.073 ha	23.9%
Total	4.489 ha	100.0%

- LEGEND**
- Site Boundary
 - - - Major Contour (1.0m interval)
 - - - Staging Boundary
 - ① Stage Number

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



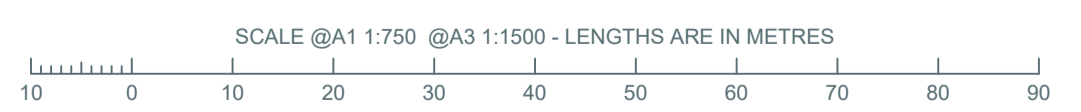
STAGE 2

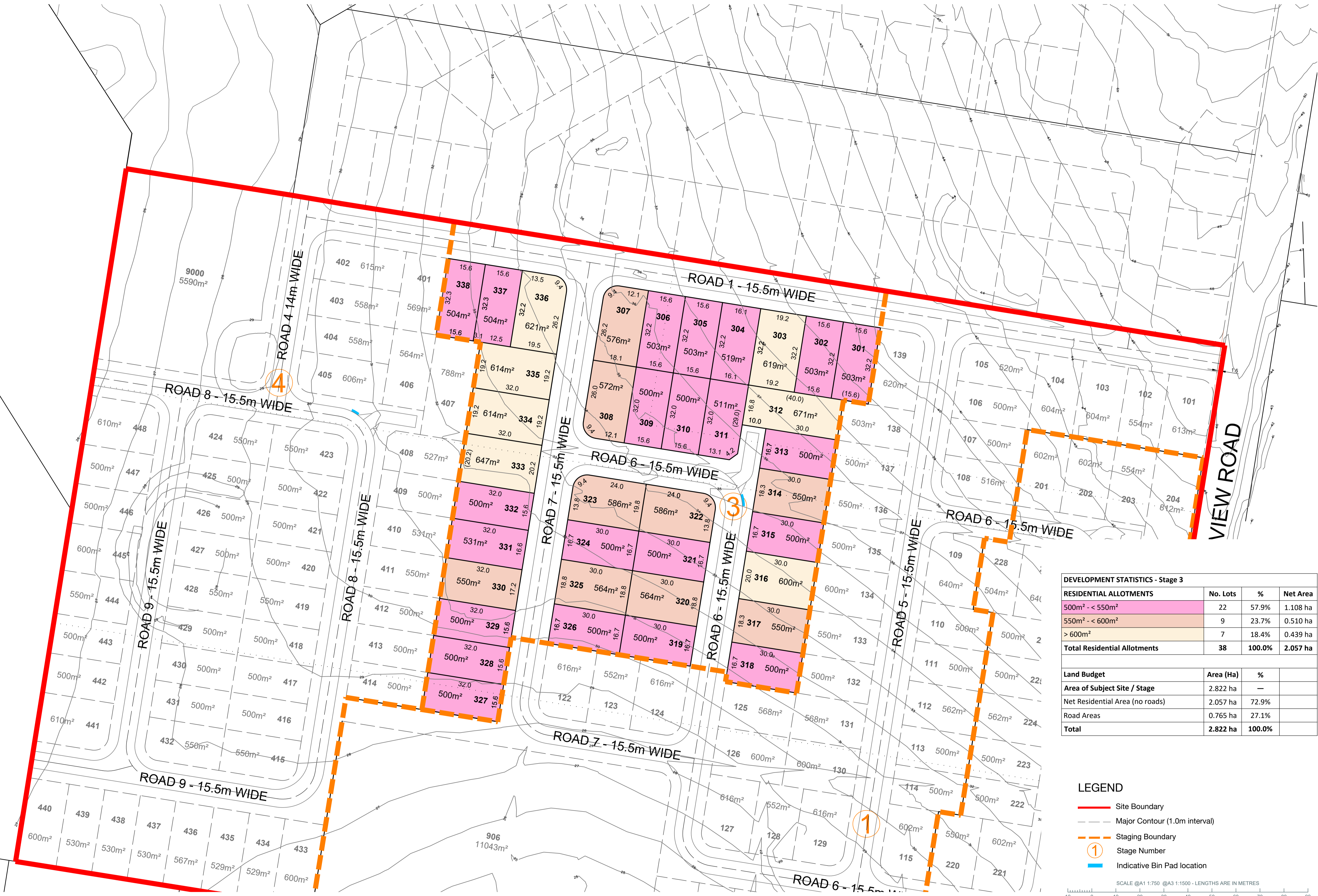


DEVELOPMENT STATISTICS - Stage 2			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
500m ² - < 550m ²	15	53.6%	0.764 ha
550m ² - < 600m ²	5	17.9%	0.277 ha
> 600m ²	8	28.6%	0.518 ha
Total Residential Allotments	28	100.0%	1.559 ha

Land Budget		
	Area (Ha)	%
Area of Subject Site / Stage	2.000 ha	0.0%
Net Residential Area (no roads)	1.559 ha	78.0%
Road Areas	0.441 ha	22.1%
Total	2.000 ha	100.0%

- LEGEND**
- Site Boundary
 - - - Major Contour (1.0m interval)
 - - - Staging Boundary
 - ① Stage Number
 - ▬ Indicative Bin Pad location





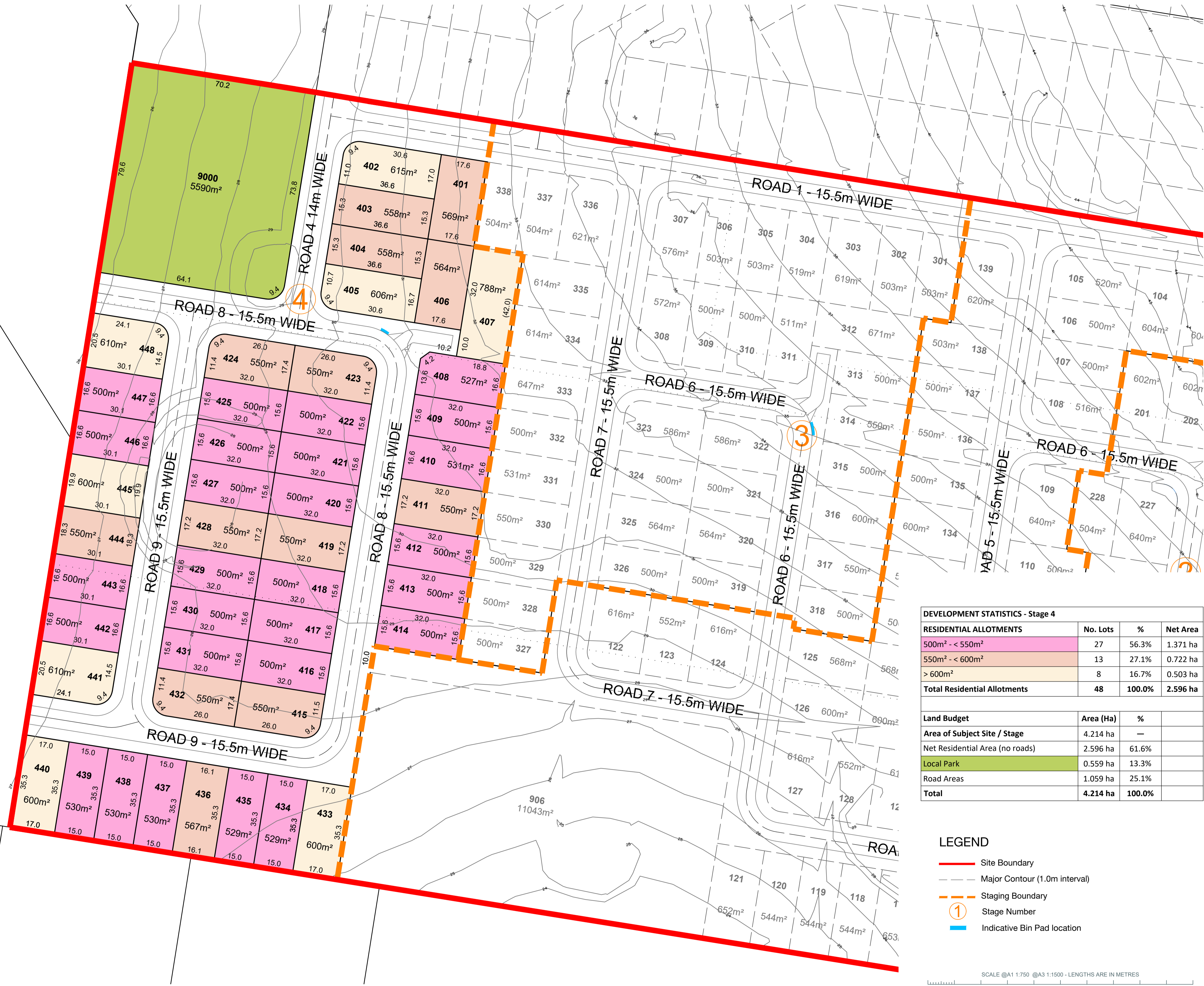
DEVELOPMENT STATISTICS - Stage 3			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
500m ² - < 550m ²	22	57.9%	1.108 ha
550m ² - < 600m ²	9	23.7%	0.510 ha
> 600m ²	7	18.4%	0.439 ha
Total Residential Allotments	38	100.0%	2.057 ha

Land Budget		
Area (Ha)	%	
Area of Subject Site / Stage	2.822 ha	—
Net Residential Area (no roads)	2.057 ha	72.9%
Road Areas	0.765 ha	27.1%
Total	2.822 ha	100.0%

- LEGEND**
- Site Boundary
 - - - Major Contour (1.0m interval)
 - - - Staging Boundary
 - ① Stage Number
 - Indicative Bin Pad location

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





DEVELOPMENT STATISTICS - Stage 4

RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
500m ² - < 550m ²	27	56.3%	1.371 ha
550m ² - < 600m ²	13	27.1%	0.722 ha
> 600m ²	8	16.7%	0.503 ha
Total Residential Allotments	48	100.0%	2.596 ha

Land Budget	Area (Ha)	%
Area of Subject Site / Stage	4.214 ha	—
Net Residential Area (no roads)	2.596 ha	61.6%
Local Park	0.559 ha	13.3%
Road Areas	1.059 ha	25.1%
Total	4.214 ha	100.0%

- LEGEND**
- Site Boundary
 - - - Major Contour (1.0m interval)
 - - - Staging Boundary
 - ① Stage Number
 - Indicative Bin Pad location

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

