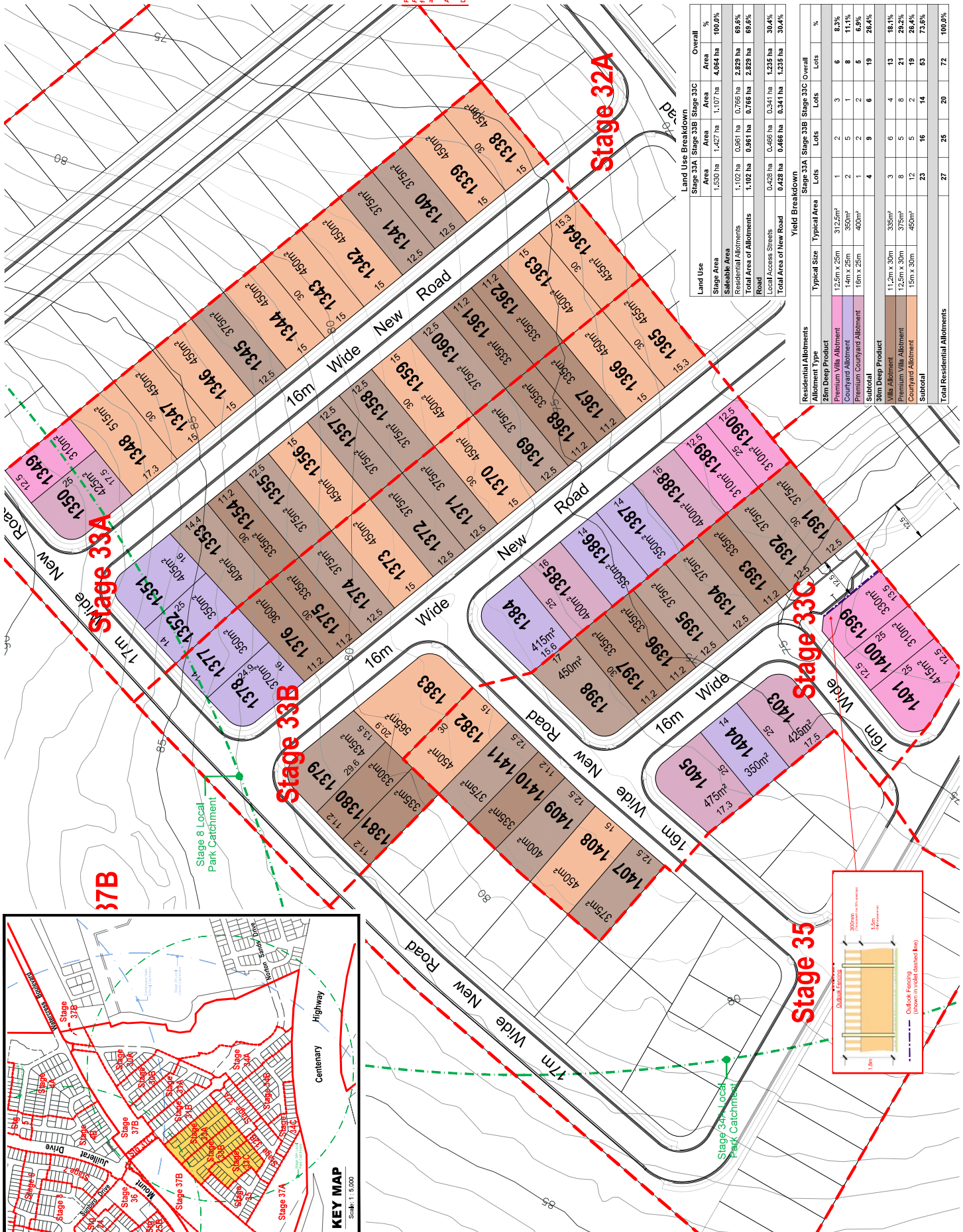


Legend
 Site Boundary
 Boundary
 Area Subject to Subdivision
 Proposed Easement
 400m Park Catchment
 800m Commercial / Community Catchment
 Note:
 Dimensions, Orientations and Areas are approximate only, and are subject to survey and Council approval. Dimensions have been rounded to the nearest 0.1 metres.
 The boundaries shown on this plan should not be used for final detailed engineering design.
 Site boundaries: Standards Hawaii
 Adjoining Information: DCCB, Contours, Capital.

Pursuant to the Planning Act 2016, this plan forms part of Council's approval for
 Approval No: 19/07/2023/CA
 Date: 19 June 2024

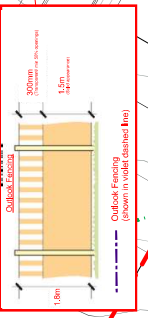
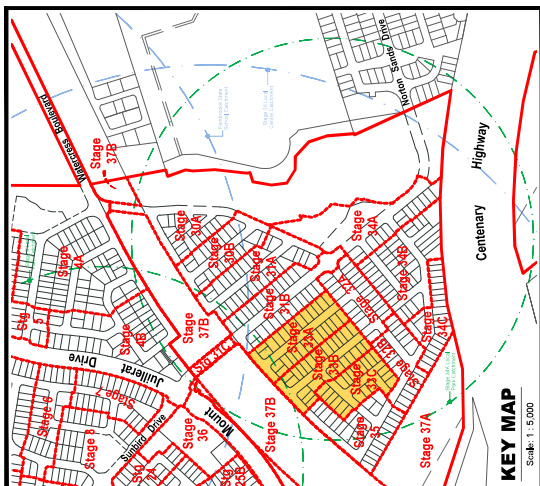


Land Use Breakdown

| Land Use | Stage 33A | Stage 33B | Stage 33C | Overall |
|--------------------------|-----------|-----------|-----------|----------|
| Stage Area | 1,530 ha | 1,427 ha | 1,107 ha | 4,064 ha |
| Residential Allotments | 1,102 ha | 0,961 ha | 0,765 ha | 2,829 ha |
| Total Area of Allotments | 1,102 ha | 0,961 ha | 0,765 ha | 2,829 ha |
| Road | 0,428 ha | 0,466 ha | 0,341 ha | 1,235 ha |
| Local Access Streets | 0,428 ha | 0,466 ha | 0,341 ha | 1,235 ha |
| Total Area of New Road | 0,428 ha | 0,466 ha | 0,341 ha | 1,235 ha |

Yield Breakdown

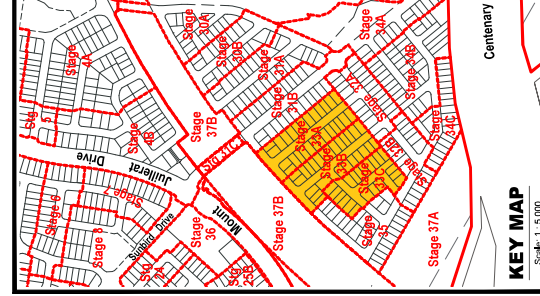
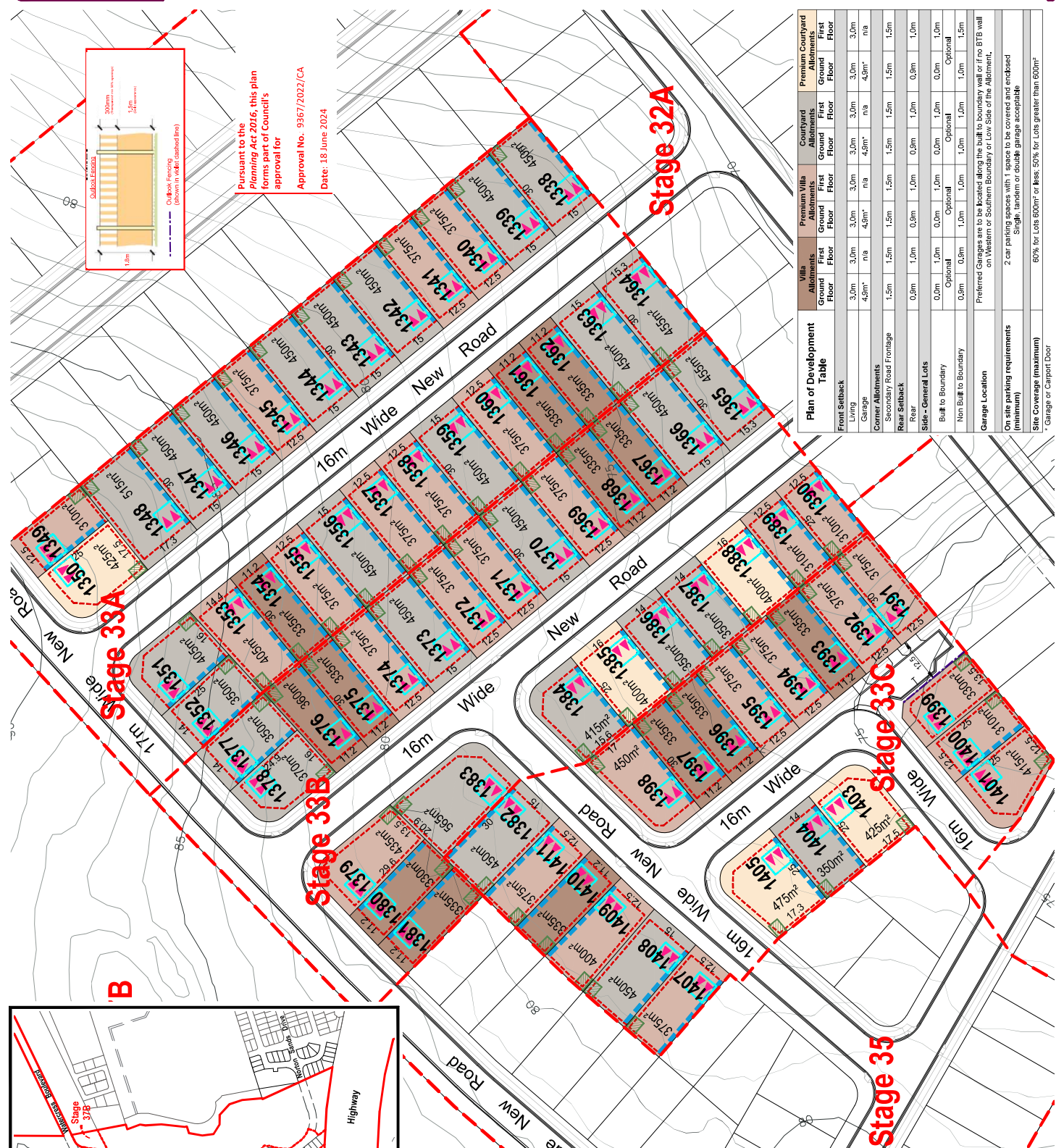
| Residential Allotments | Stage 33A | | | Stage 33B | | | Stage 33C | | | Overall | | |
|------------------------------|--------------|---------------------|------|--------------|--------------|------|--------------|--------------|-------|--------------|--------------|-------|
| | Typical Size | Typical Area | Lots | Typical Size | Typical Area | Lots | Typical Size | Typical Area | Lots | Typical Size | Typical Area | Lots |
| 28m Deep Product | 12.5m x 25m | 312.5m ² | 1 | 2 | 5 | 1 | 2 | 5 | 1 | 2 | 5 | 6 |
| Premium Villa Allotment | 14m x 25m | 350m ² | 2 | 2 | 5 | 1 | 2 | 5 | 1 | 2 | 5 | 8 |
| Courtyard Allotment | 16m x 25m | 400m ² | 1 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 5 |
| Premium Courtyard Allotment | 16m x 25m | 400m ² | 4 | 8 | 8 | 6 | 6 | 6 | 6 | 6 | 6 | 19 |
| Subtotal | | | 8 | 17 | 17 | 14 | 14 | 14 | 14 | 14 | 14 | 46 |
| 30m Deep Product | 11.2m x 30m | 335m ² | 3 | 6 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 13 |
| Villa Allotment | 12.5m x 30m | 375m ² | 8 | 5 | 8 | 2 | 2 | 2 | 2 | 2 | 2 | 21 |
| Premium Villa Allotment | 15m x 30m | 450m ² | 12 | 5 | 2 | 19 | 26.4% | 26.4% | 26.4% | 26.4% | 26.4% | 53 |
| Courtyard Allotment | 15m x 30m | 450m ² | 23 | 16 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 73.8% |
| Subtotal | | | 46 | 23 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 72 |
| Total Residential Allotments | | | 94 | 40 | 34 | 34 | 34 | 34 | 34 | 34 | 34 | 118 |



- Legend**
- Site Boundary
 - Boundary
 - Area Subject to Substances
 - Linear Open Space
 - Active Park
 - Provisional Linkage
 - Walkway Definition
 - Powerline Easement
- Allotment Details**
- Preferred Private Open Space Location
 - Maximum Building Location
 - Ecotope
 - Build to Boundary Wall
 - Preferred Garage Location

Notes:
Allotment Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval. The maximum height of buildings shall not exceed 5.0m and two (2) storeys, except when existing grades exceed the natural G.F. floor. All setbacks shall be measured to the nearest 50mm.

Source Information:
Site boundaries: Standards Hill
Contours: 500m
Contours: 500m



Development Control Notes

- General Development is to be undertaken in accordance with the Development Approval.
- Building setbacks and built-boundary wall locations shall be measured to the top of the finished ground level and underground services.
- The maximum height of buildings shall not exceed 5.0m and two (2) storeys, except when existing grades exceed the natural G.F. floor. All setbacks shall be measured to the nearest 50mm and the building may be up to 300mm and 2 storeys in height.
- The maximum site coverage for each lot is to be in accordance with the Plan of Development Table.

Setbacks

- Setbacks are as per the Plan of Development Table.
- Setbacks are measured to the wall.
- First floor setbacks must not exceed the minimum ground floor setbacks.
- In the case of corner allotments an additional setback from the front and side boundaries shall be provided. The setback for a building or structure shall be the greater of:
• In the case of Villa and Premium Villa, Corner Lots the setback is measured as the line that joins the points on the front and side boundaries.
• In the case of other allotments, the setback shall be measured from the point of intersection of these two boundaries.
- Setbacks shall be in accordance with the Plan of Development Table.
- In the case of Courtyard, Premium Courtyard and Premium Villa, the setbacks shall be measured to the boundaries of the lot that are located 8m back from the point of intersection of these two boundaries.
- Setbacks shall be in accordance with the Plan of Development Table.

Outdoor Living Space

- Outdoor living space shall be provided for each dwelling, not less than 20m² in area with a minimum coverage of 30%.
- Buildings facing a park or more than one street shall be provided with more than one frontage to a park or street of way including a road, driveway, public footpath or the lot's main access to public thoroughfares.

Parking and Driveways

- Garages must not project forward of the main facade (front wall) of the dwelling.
- Unless otherwise stated, the garage door or parking structure shall be located on the front boundary of the lot. The setback for all lots up to 450m² in area, provided that the garage or parking structure is not located forward of the main building line of the dwelling.
- Driveways:
• shall be 3.5m for single garages, and
• 4.2m for double garages.

Definitions

Site Cover - the total area of the roof of the building which excludes eave overhangs.

| Plan of Development Table | Villa Allotment | | Premium Villa Allotment | | Courtyard Allotment | | Premium Courtyard Allotment | |
|--|--|--------------|-------------------------|--------------|---------------------|--------------|-----------------------------|--------------|
| | Front Floor | Ground Floor | Front Floor | Ground Floor | Front Floor | Ground Floor | Front Floor | Ground Floor |
| Front Setback | Living 3.0m, Garage 4.5m* | 3.0m, n/a | 3.0m, 4.9m* | 3.0m, 4.9m* | 3.0m, n/a | 3.0m, 4.9m* | 3.0m, n/a | 3.0m, 4.9m* |
| Corner Allotments | 1.5m | 1.5m | 1.5m | 1.5m | 1.5m | 1.5m | 1.5m | 1.5m |
| Rear Setback | 0.9m | 1.0m | 0.9m | 1.0m | 0.9m | 1.0m | 0.9m | 1.0m |
| Side - General Lots | 0.0m | 1.0m | 0.0m | 1.0m | 0.0m | 1.0m | 0.0m | 1.0m |
| Built to Boundary | Optional | Optional | Optional | Optional | Optional | Optional | Optional | Optional |
| Non Built to Boundary | 0.9m | 0.9m | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m | 1.5m |
| Garage Location | Preferred Garages are to be located along the built to boundary wall or if no BTB wall on Western or Southern Boundary or Low Side of the Allotment. | | | | | | | |
| On site parking requirements (minimum) | 2 car parking spaces with 1 space to be covered and enclosed | | | | | | | |
| Site Coverage (maximum) | 80% for Lots 600m ² or less; 50% for Lots greater than 600m ² | | | | | | | |
| | * Garage or Carport Door | | | | | | | |