



**PROJECT STAGING**

The subdivision and development of the project could be carried out in 3 stages over a period of approximately 5 to 10 years, indicatively as follows:

**Stage 1 – (A.4-A.1, E2.1-E2.3)** being land to the north of the main east west riparian zone predominated by the Country Zone or rural residential development.

**Stage 2 – (B.3-B.1, E2.4-E2.5)** being land to the north and south of the main east-west riparian zone comprising a mixture of character zones that acts as a transition between rural residential development that predominates in the north and urban development that predominates in the south.

**Stage 3 – (C.6-C.1, E2.6)** being land in the southern portion of the site characterised by higher density urban development.

The staging has been developed in response to the demand for housing at the time of lodgement of this application and after considering infrastructure and servicing delivery matters.

The staging plan is indicative and will be reconsidered in the DA phase when market forces and infrastructure / servicing issues can be more appropriately assessed.

**LEGEND**

STAGING	COMMUNITY LOTS
<b>Stage 1</b> NP A.4 NP A.3 NP A.2 NP A.1 E 2.1 E 2.2 E 2.3 	7 LOTS
<b>Stage 2</b> NP B.3 NP B.2 NP B.1 E 2.4 E 2.5 	5 LOTS
<b>Stage 3</b> NP C.6 NP C.5 NP C.4 NP C.3 NP C.2 NP C.1 E 2.6 	7 LOTS
Total Parcel	1 LOT
<b>TOTAL COMMUNITY LOTS: 20 LOTS</b>	
Conservation Area	
Site Boundary	
Application Boundary	
NOTE: NP = Neighbourhood Precincts E2 = Ecological Protection Zone	



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**BEVIAN ROAD - CONCEPT APPLICATION**  
 PRECINCT STAGING AND COMMUNITY LOT LAYOUT PLAN

Drawing: CA-S06 | Issued for: Information | Dated: 06.02.2008 | **Drawing Issued for Supplementary Information**

