



Stage 1:

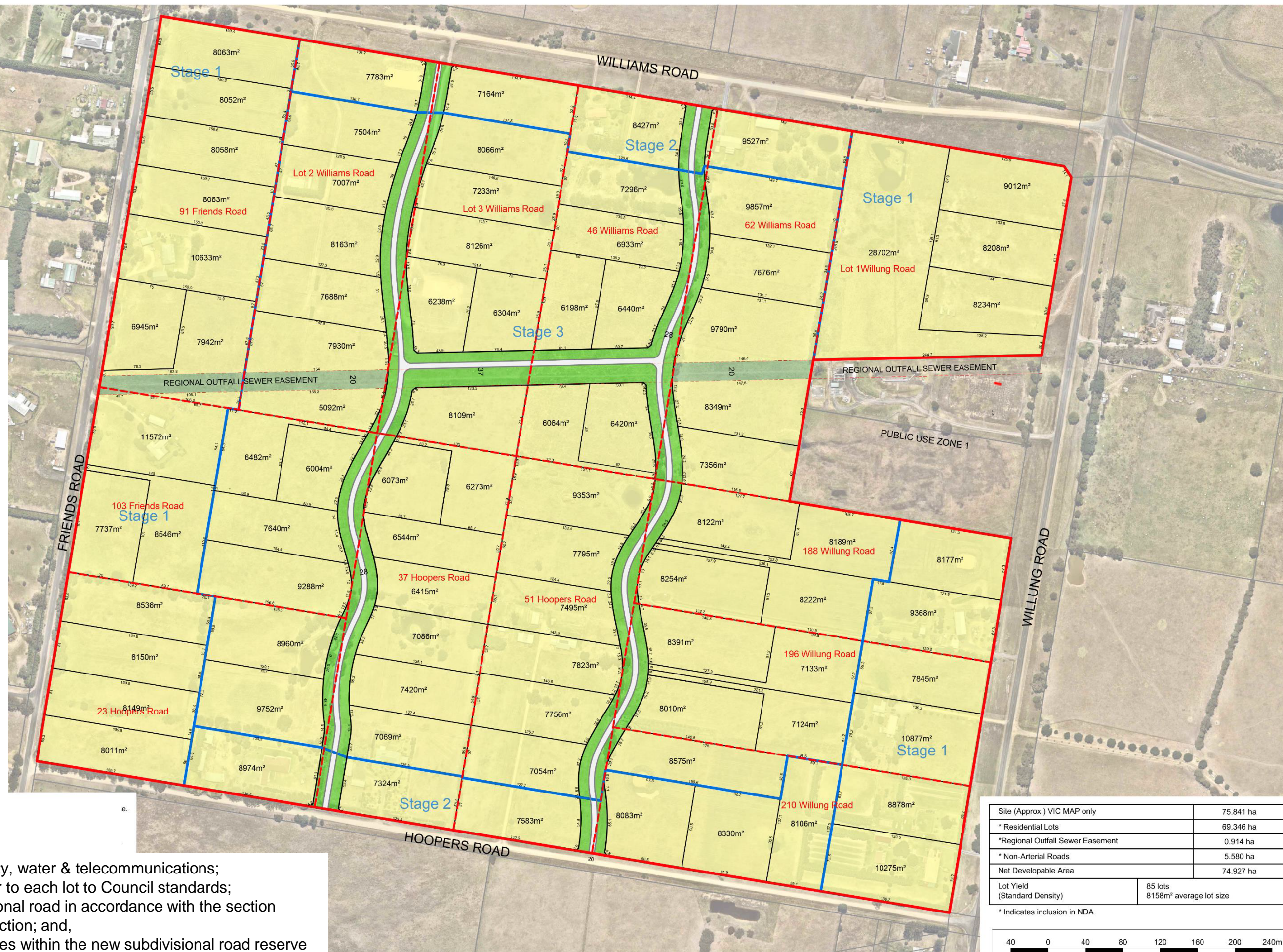
- Connect reticulated electricity, water & telecommunications to each lot; and,
- Construct a single crossover to each lot to Council standards.

Stage 2:

- Connect reticulated electricity, water & telecommunications;
- Construct a single crossover to each lot to Council standards;
- Construct the adjoining road, i.e. Williams or Hoopers Road, to a bitumen standard from the nearest intersection up to and along the full frontage of the property(ies), in accordance with the section below.

Stage 3:

- Connect reticulated electricity, water & telecommunications;
- Construct a single crossover to each lot to Council standards;
- Construct the new subdivisional road in accordance with the section below and to Council satisfaction; and,
- Planting of canopy street trees within the new subdivisional road reserve at intervals of every 10 metres



Site (Approx.) VIC MAP only	75.841 ha
* Residential Lots	69.346 ha
*Regional Outfall Sewer Easement	0.914 ha
* Non-Arterial Roads	5.580 ha
Net Developable Area	74.927 ha
Lot Yield (Standard Density)	85 lots 8158m <sup>2</sup> average lot size

\* Indicates inclusion in NDA

