

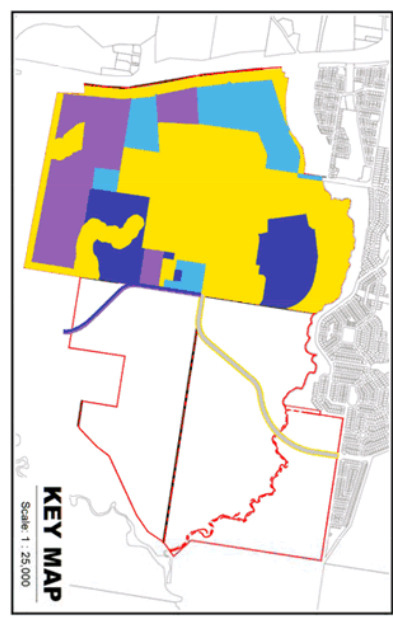
Legend

- Structure Plan Area Boundary
- Ownership Boundaries
- Traffic Model Precincts
 - Phase 1
 - Phase 2
 - Phase 3
 - Phase 4

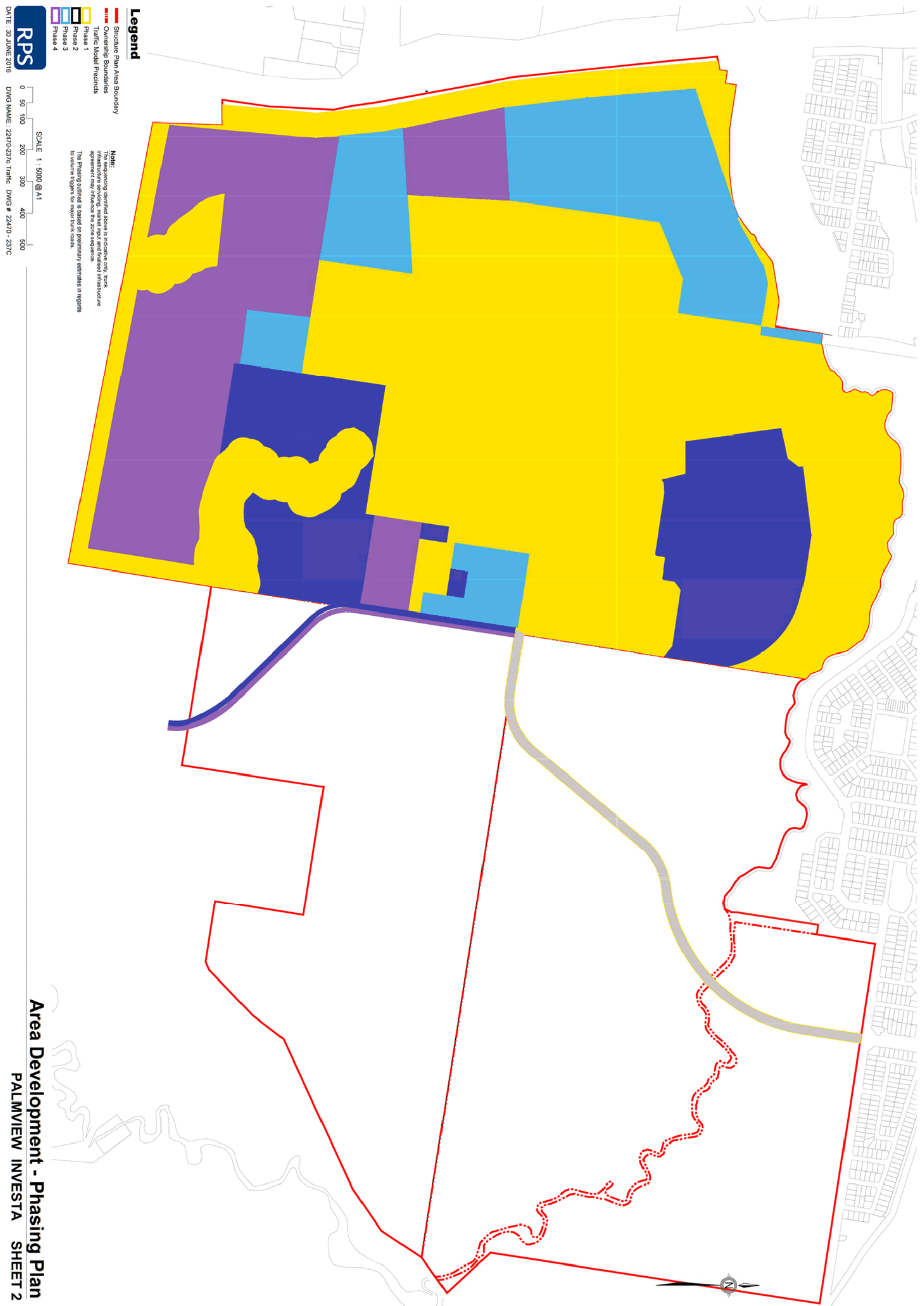
NOTE:
The sequencing identified above is indicative only. Final sequencing will be determined by the traffic engineering and infrastructure agreement and will influence the zone sequence.
The Phasing outlined is based on preliminary estimates in regards to volume triggers for major trunk roads.

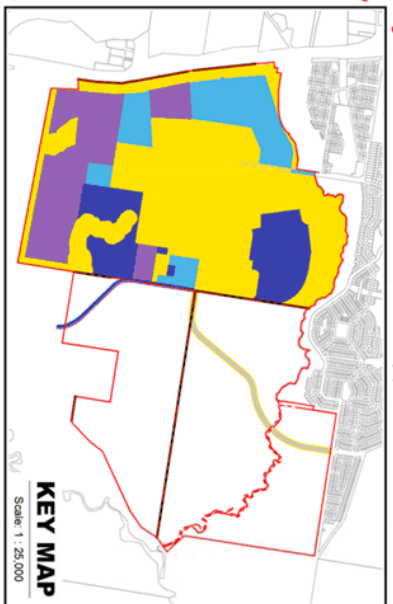
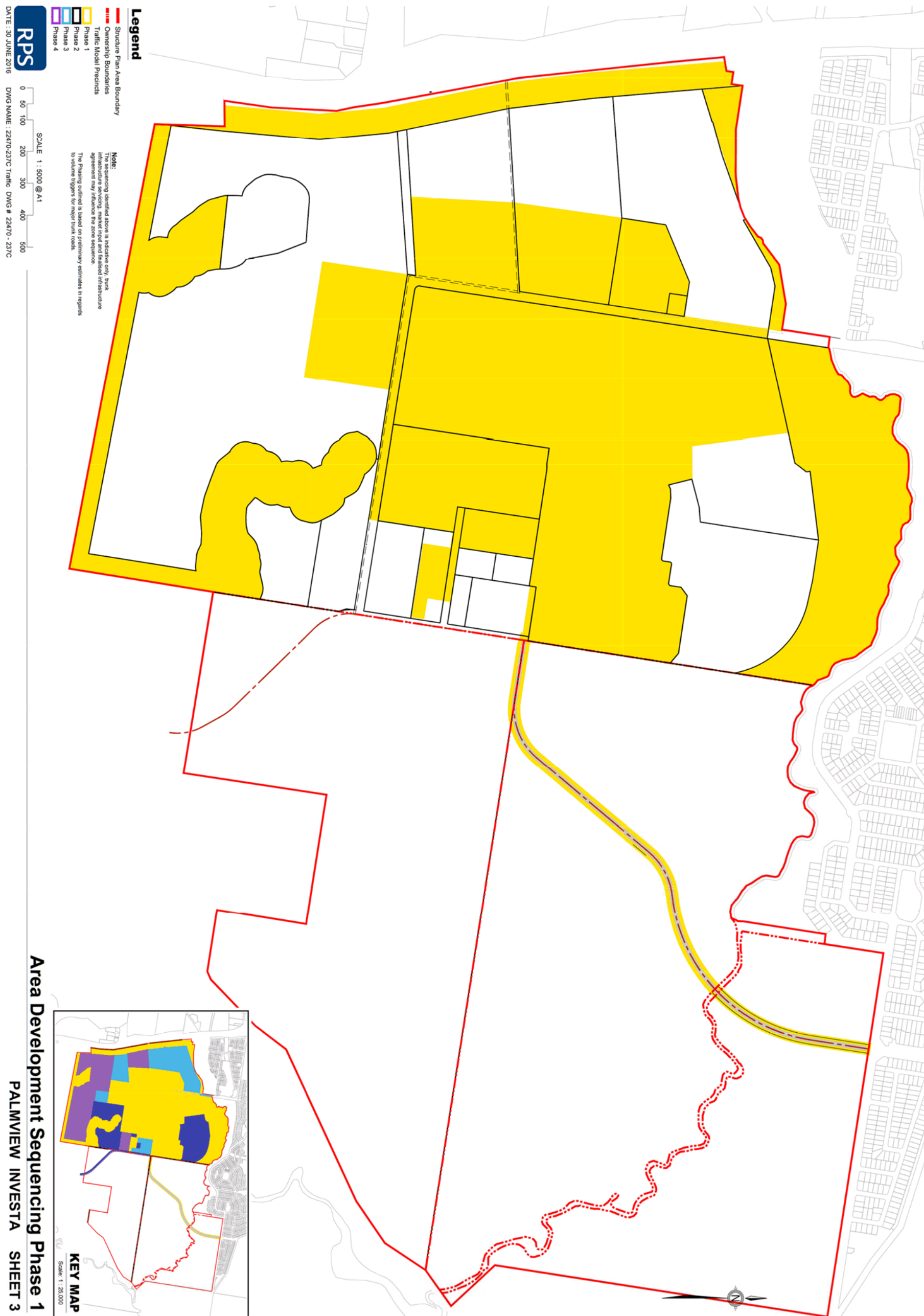
RPS
DATE: 30 JUNE 2016
SCALE 1:5000 @A1
DWG NAME: 22470-237C Traffic DWG # 22470 - 237C

Area Land Uses	Area Precincts and Sub-Precincts (ha)	EDs per Precinct in Area A	EPs per Precinct in Area A
236.0 ha of Residential land	214.3 ha of Mixed Density Residential Precinct 21.7 ha of Medium Density Residential Precinct	4117	11440
3.5 ha of Retail and Commercial land	1.525 ha of (GFA) District Activity Centre Precinct	2050	168
4.2 ha of Business and Industrial land	2.0 ha of (GFA) Local Employment Precinct	152	186
2.3 ha of Community Use land	0.7 ha of (GFA) Community Purpose Precinct (Community Use)	78	220
8.8 ha of Major Road Transport Infrastructure	7.9 ha of Main Roads (District Collector, etc)	N/A	N/A
0.8 ha of Major Public and Active Transport Infrastructure	0.9 ha of Main Street associated to the District Activity Centre	N/A	N/A
49.3 ha Urban Open Space	0.6 ha of 15m Local Public Transport Corridor	N/A	N/A
74.4 ha Non-Urban Open Spaces	32.6 ha of Recreation Park Sub-Precinct	N/A	N/A
	16.7 ha of Sports Park Sub-Precinct	N/A	N/A
	59.7 ha of Environmental Open Space	N/A	N/A
	14.7 ha of Scenic Amenity and Highway Acoustic Buffer (incl. Road Resumption Area)	N/A	N/A



Area Development (Landuse Plan) Plan
PALMVIEW INVESTA SHEET 1



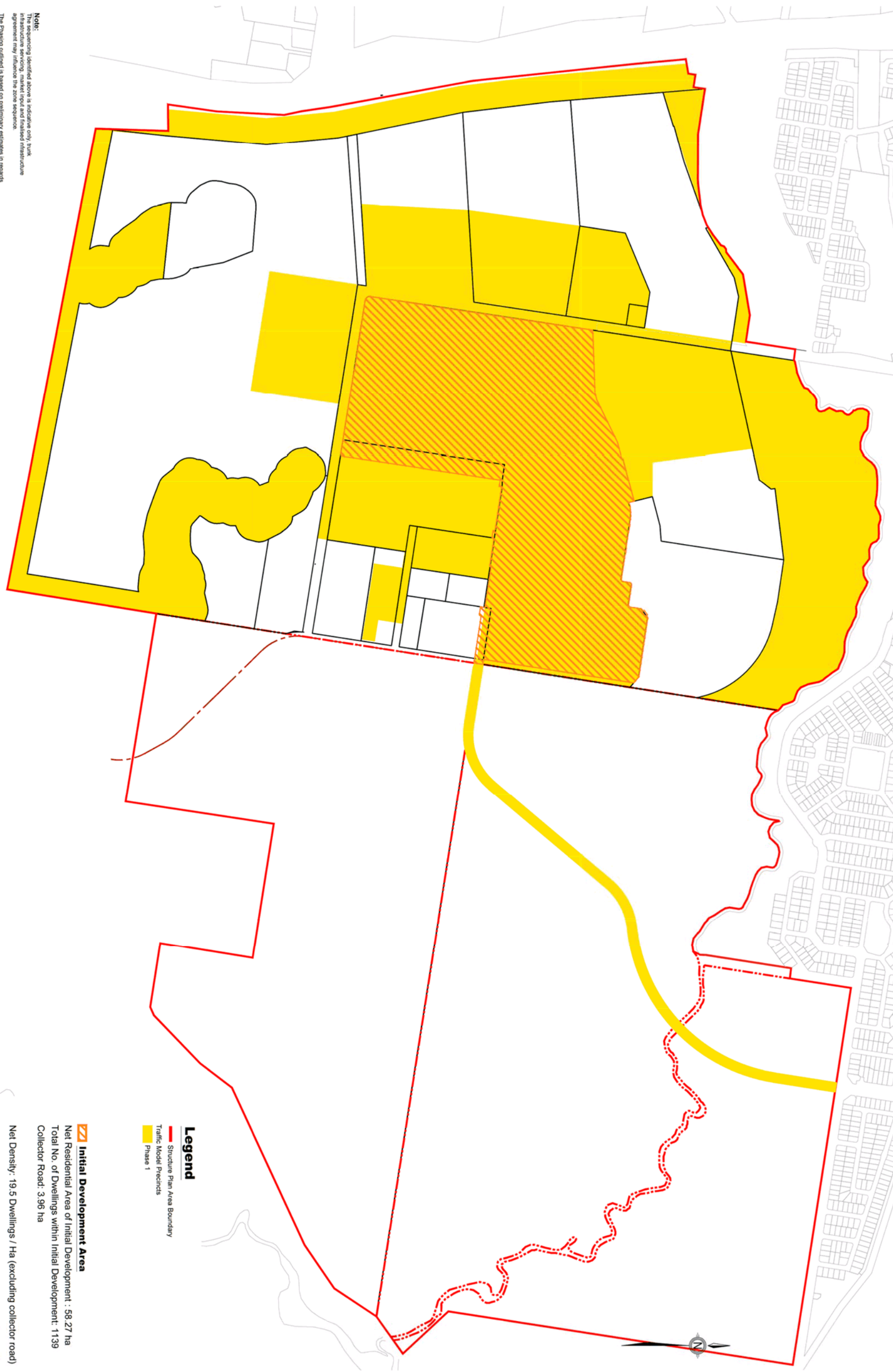
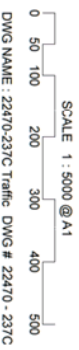


Area Development Sequencing Phase 1
PALMVIEW INVESTA SHEET 3



DATE: 30 JUNE 2016 DWG NAME: 22470-237C Traffic DWG # 22470 - 237C

NOTE:
The sequencing identified above is intended only to provide a general indication of the order in which infrastructure servicing, main road and finished infrastructure agreement may influence the zone sequence.
The Phasing outlined is based on preliminary estimates in regards to volume triggers for major trunk roads.



Legend
Structure Plan Area Boundary
Traffic Model Precincts
Phase 1

Area Development Sequencing Phase 1 - Density Plan
PALMVIEW INVESTA SHEET 4

Initial Development Area
Net Residential Area of Initial Development : 58.27 ha
Total No. of Dwellings within Initial Development: 1139
Collector Road: 3.96 ha

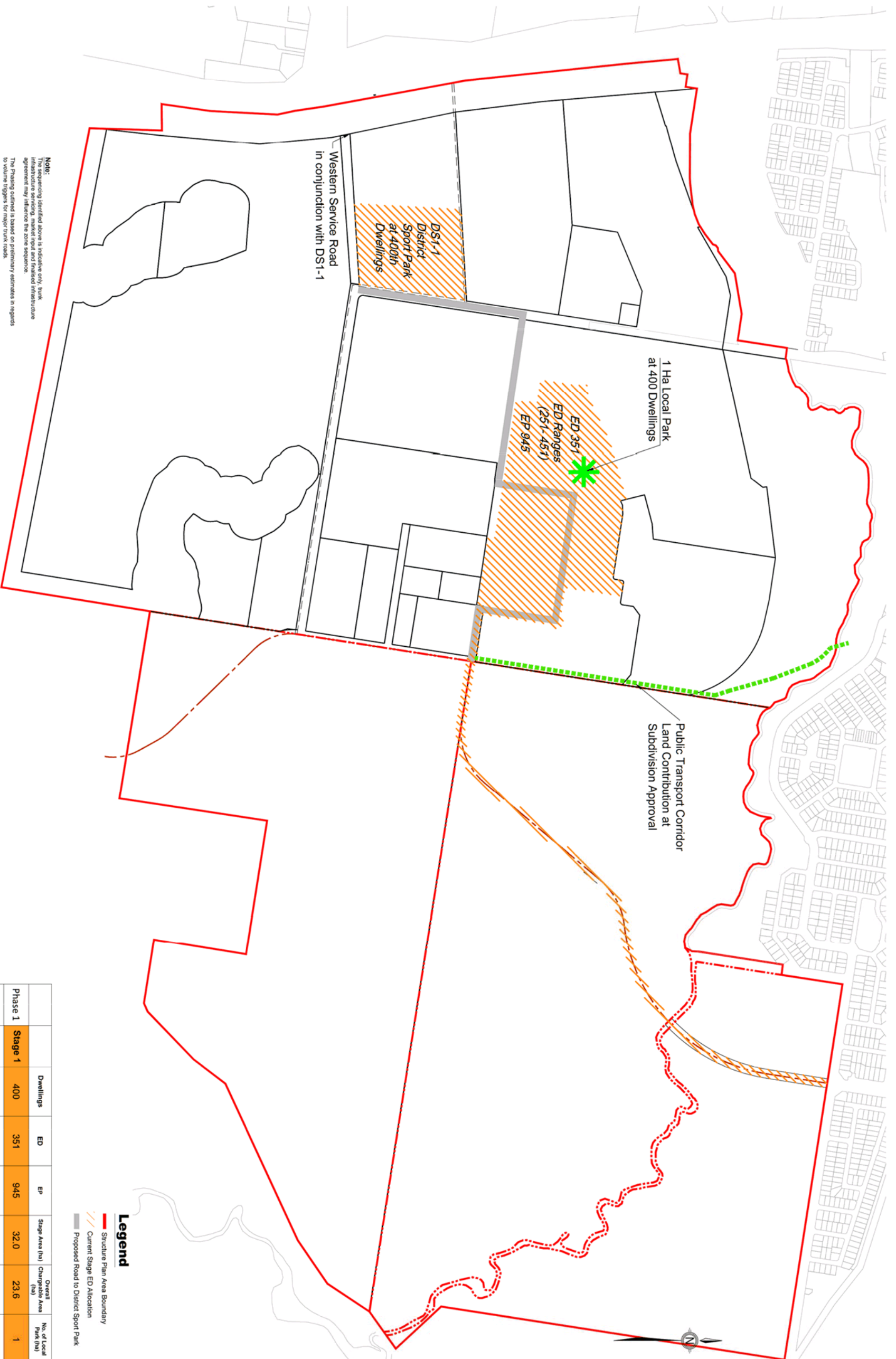
Net Density: 19.5 Dwellings / Ha (excluding collector road)
Net Density: 18.3 Dwellings / Ha (including collector road)



DATE: 30 JUNE 2016



DWG NAME: 22470-237C Traffic DWG # 22470 - 237C



Note:
The referencing identified above is indicative only. Final design, engineering, and infrastructure agreement may influence the zone sequence.
The Phasing outlined is based on preliminary estimates in regards to volume triggers for major trunk roads.

Area Development (Infrastructure Staging) Plan - Stage 1
PALMVIEW INVESTA SHEET 5

Phase 1	Stage 1	Dwellings	ED	EP	Stage Area (ha)	Champion Area (ha)	No. of Local Park (ha)
		400	351	945	32.0	23.6	1
Total		400	351	945			

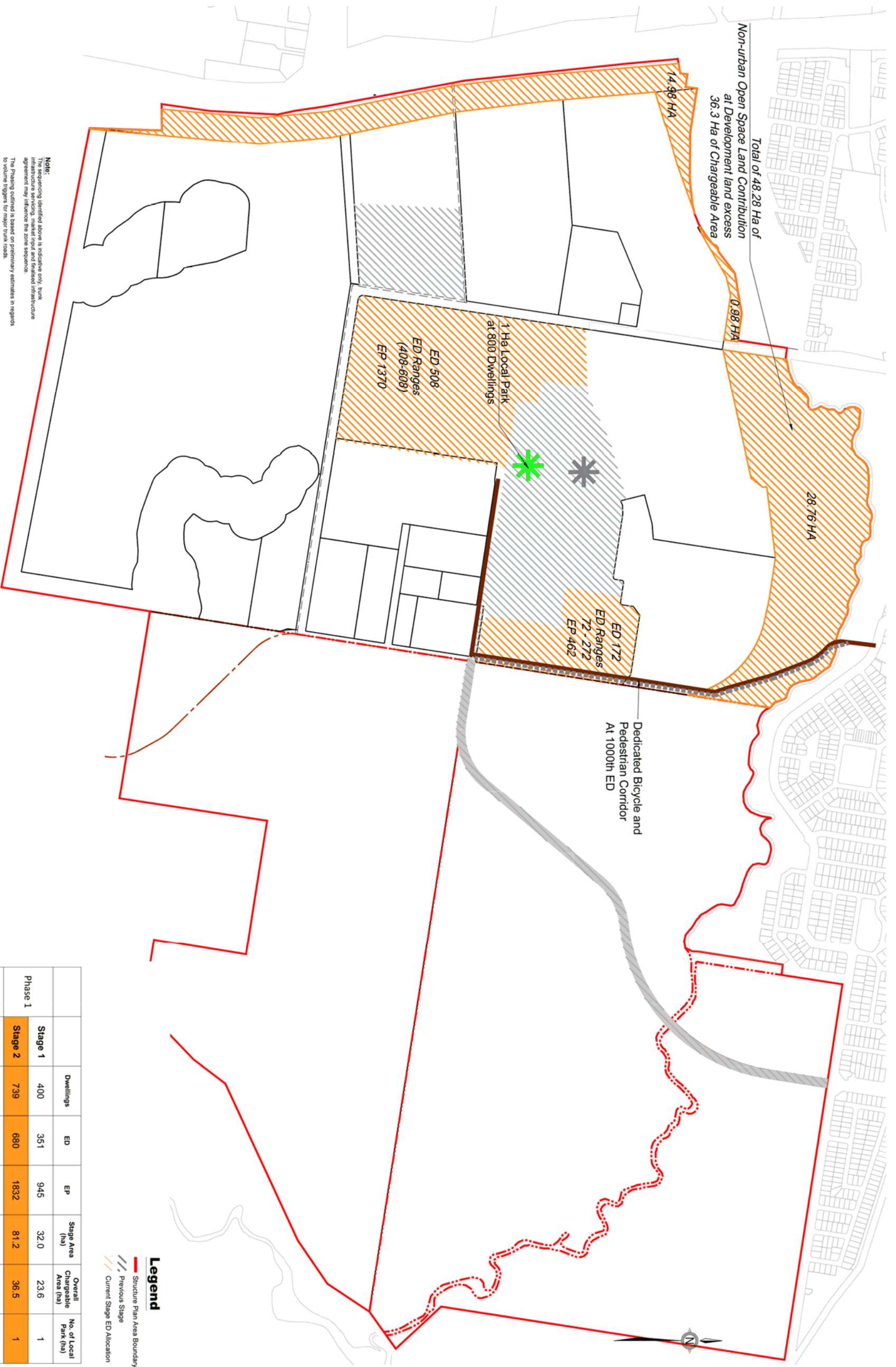
- Legend**
- Structure Plan Area Boundary
 - ▨ Current Stage ED Allocation
 - Proposed Road to District Sport Park



DATE: 30 JUNE 2016



DWG NAME: 22470-237C Traffic DWG # 22470 - 237C



Note:
The referencing identified above is indicative only. Final design, construction and infrastructure agreement may influence the zone sequence.
The Planning offered is based on preliminary estimates in regards to volume triggers for major truck roads.

Legend
 - Structure Plan Area Boundary
 - Previous Stage
 - Current Stage ED Allocation

	Dwellings	ED	EP	Stage Area (ha)	Overall Chargeable Area (ha)	No. of Local Park (ha)
Phase 1	Stage 1	400	351	945	23.6	1
	Stage 2	739	680	1832	81.2	36.5
Total	1139	1031	2777			

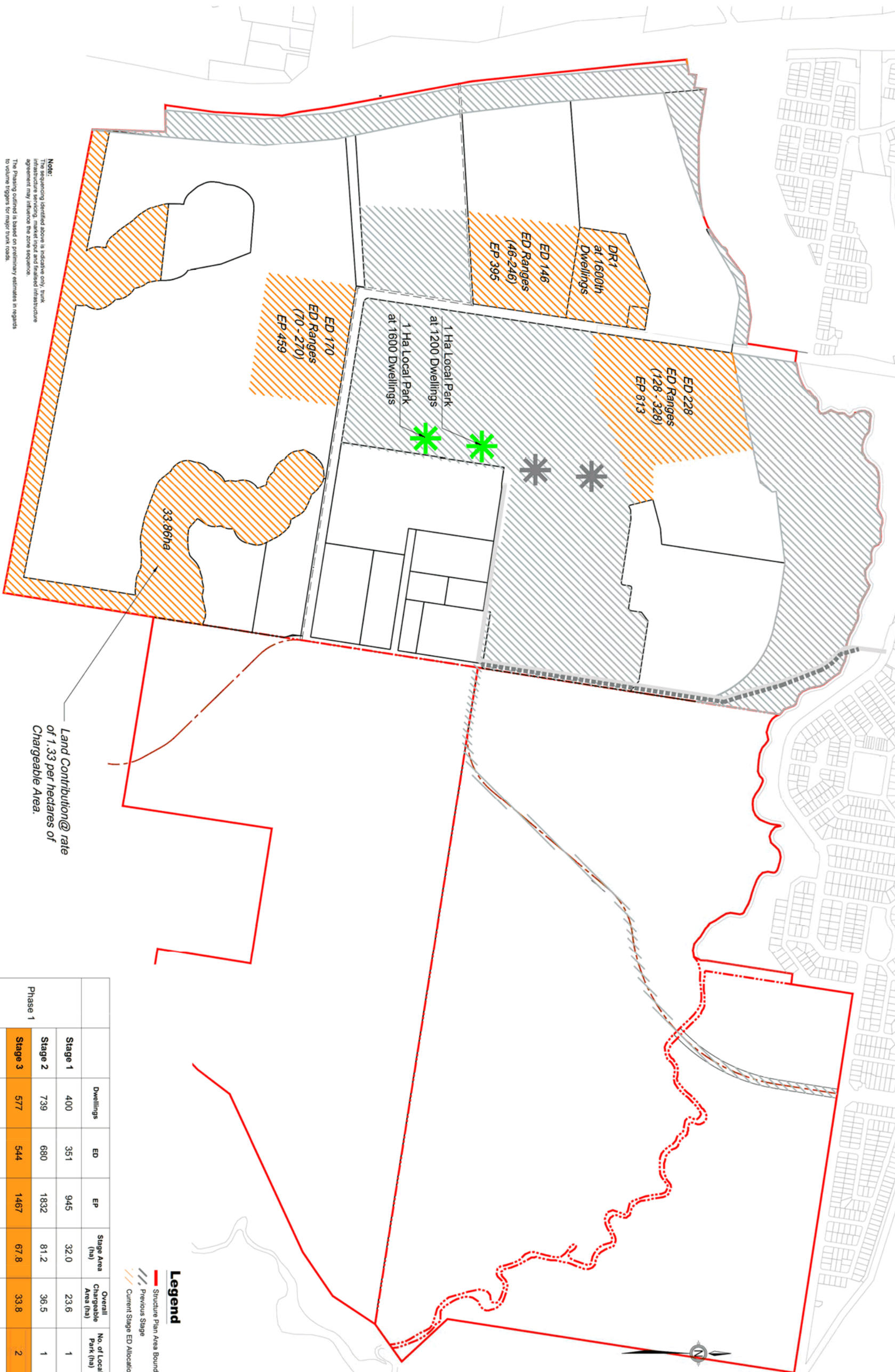
Area Development (Infrastructure Staging) Plan - Stage 2
 PALMVIEW INVESTA SHEET 6



DATE: 30 JUNE 2016

SCALE 1:5000 @A1
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 DWG NAME: 22470-237C Traffic DWG # 22470 - 237C

Note:
 The reporting identified above is indicative only. Final agreement may influence the zone sequence.
 The Planning outlined is based on preliminary estimates in regards to volume triggers for major truck roads.



Land Contribution @ rate of 1.33 per hectares of Chargeable Area.

	Dwellings	ED	EP	Stage Area (ha)	Overall Chargeable Area (ha)	No. of Local Park (ha)
Stage 1	400	351	945	32.0	23.6	1
Stage 2	739	680	1832	81.2	36.5	1
Stage 3	577	544	1467	67.8	33.8	2
Total	1716	1575	4244			

Legend
 - Structure Plan Area Boundary
 - Previous Stage
 - Current Stage ED Allocation

Area Development (Infrastructure Staging) Plan - Stage 3

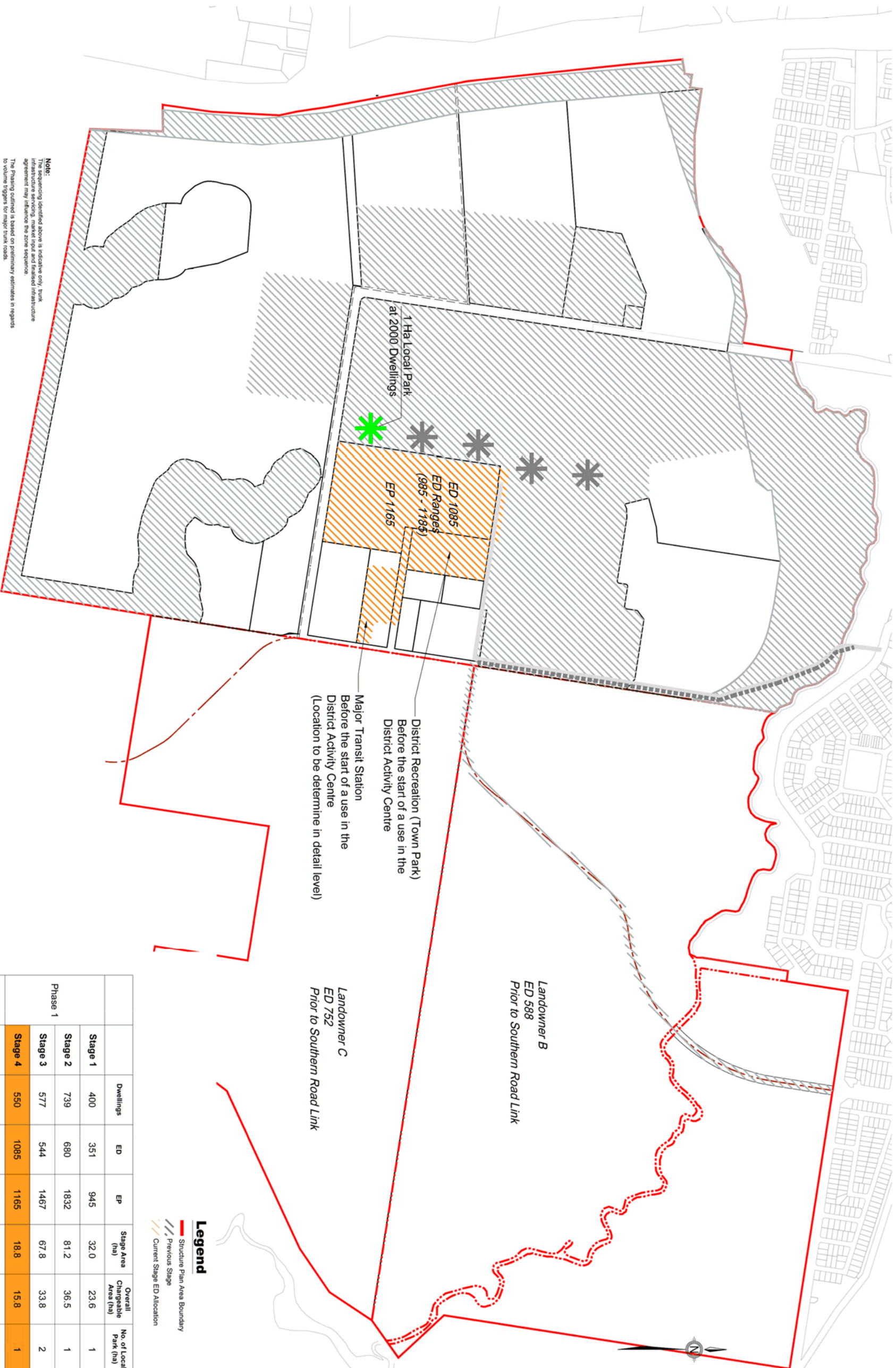
PALMVIEW INVESTA SHEET 7



DATE: 30 JUNE 2016



DWG NAME: 22470-237C Traffic DWG # 22470 - 237C



Note:
The numbering identified above is indicative only. Final numbering will be determined by the relevant infrastructure agreement and infrastructure agreement may influence the zone sequence.
The Planning outlined is based on preliminary estimates in regards to volume triggers for major trunk roads.

Area Development (Infrastructure Staging) Plan - Stage 4
PALMVIEW INVESTA SHEET 8

	Dwellings	ED	EP	Stage Area (ha)	Overall Chargeable Area (ha)	No. of Local Park (ha)
Phase 1						
Stage 1	400	351	945	32.0	23.6	1
Stage 2	739	680	1832	81.2	36.5	1
Stage 3	577	544	1467	67.8	33.8	2
Stage 4	550	1085	1165	18.8	15.8	1
Total	2266	2660	5409			

Legend
 Structure Plan Area Boundary
 Previous Stage
 Current Stage ED Allocation

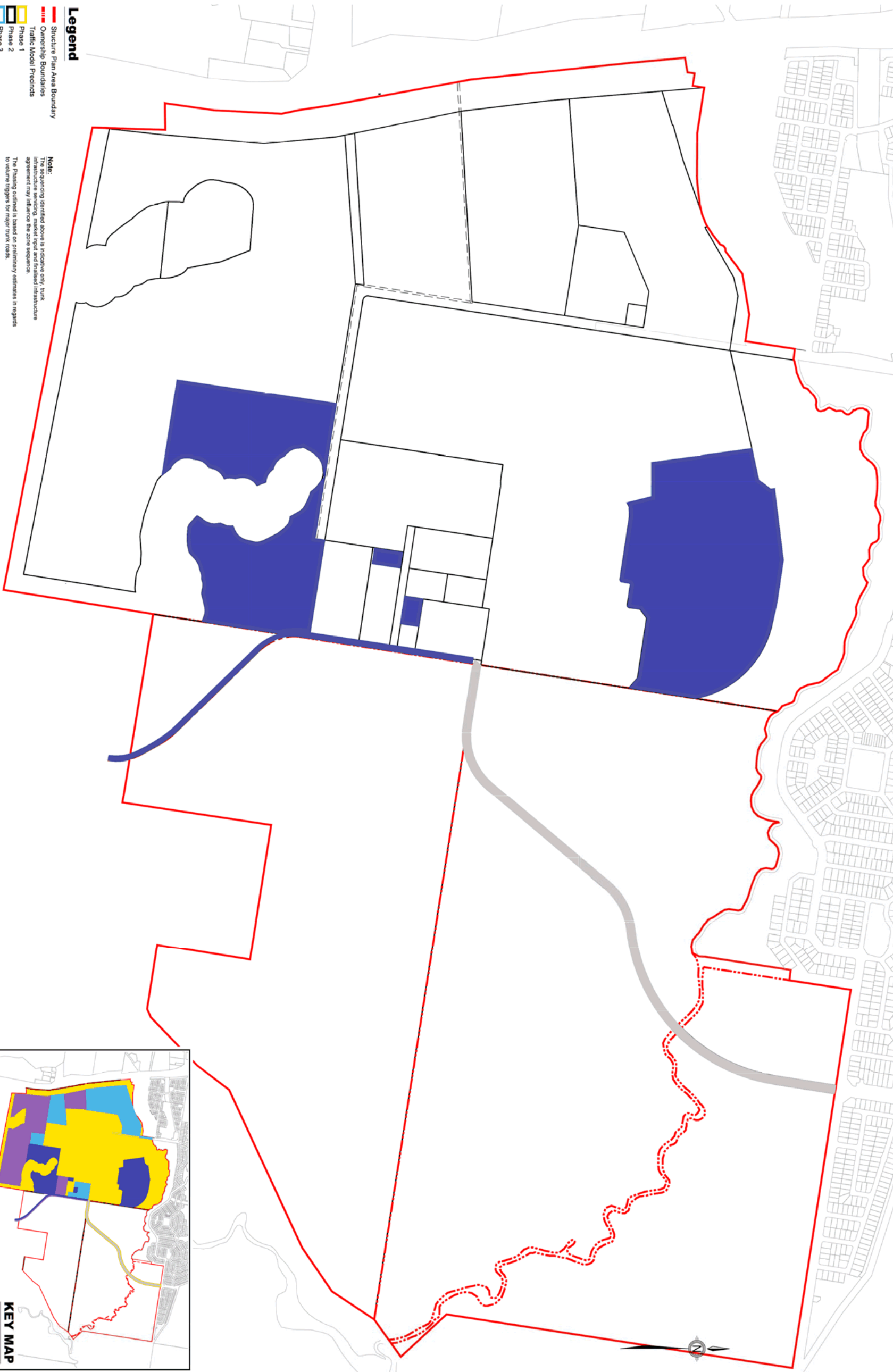


DATE: 28 JUNE 2016

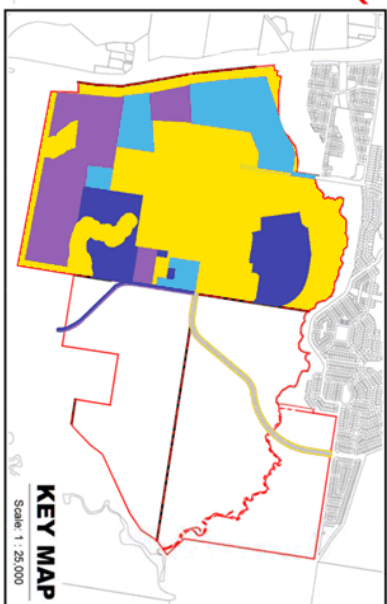
SCALE 1:5000 @A1
0 50 100 200 300 400 500
DWG NAME: 22470-237C Traffic DWG # 22470 - 237C

- Legend**
- Structure Plan Area Boundary
 - Ownership Boundaries
 - Traffic Model Precincts
 - Phase 1
 - Phase 2
 - Phase 3
 - Phase 4

Note:
The sequencing identified above is indicative only. Final sequencing will be determined by the Infrastructure Agreement and Infrastructure Agreement may influence the zone sequence.
The Phasing outlined is based on preliminary estimates in regards to volume triggers for major trunk roads.

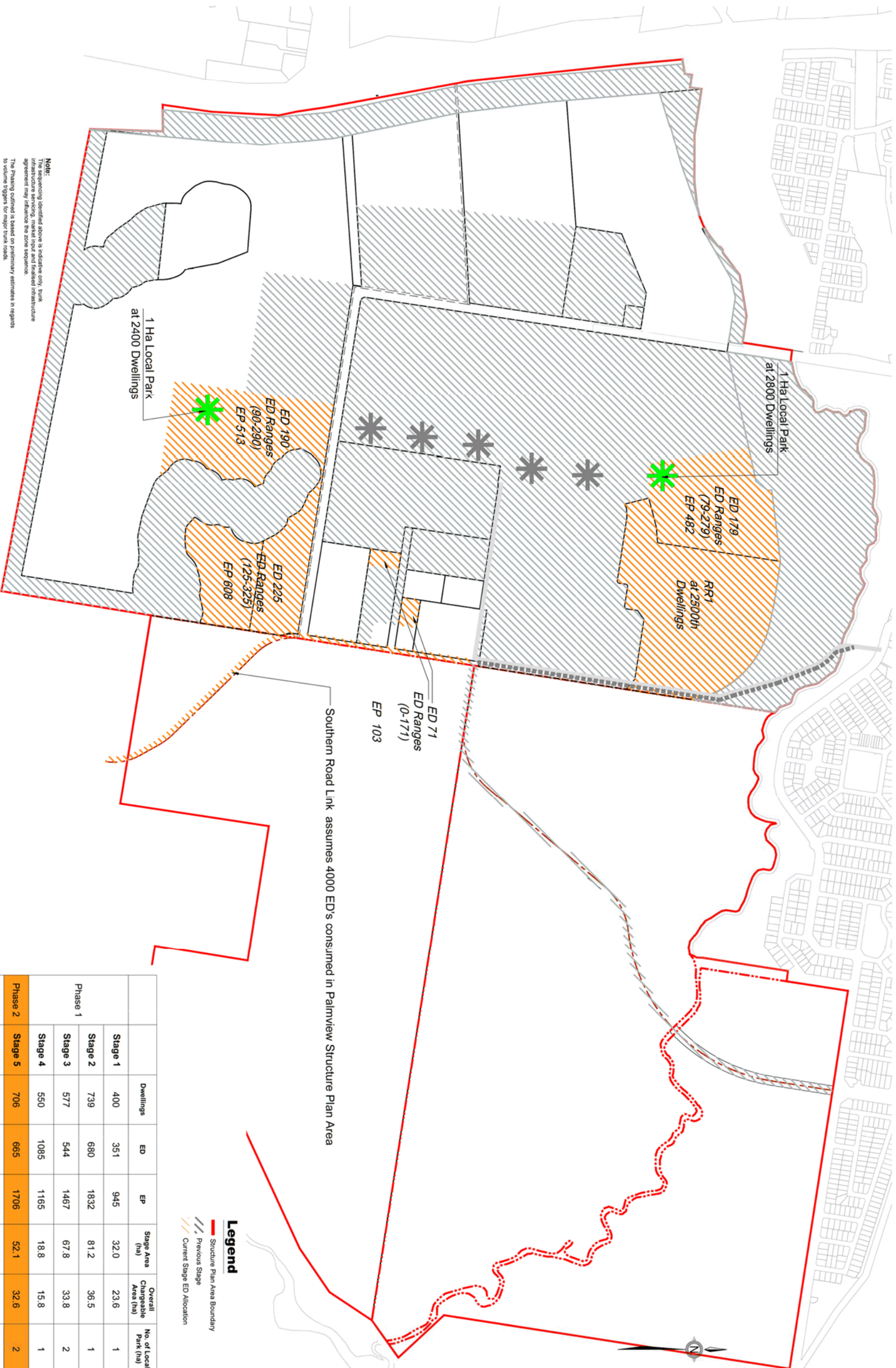


Area Development Sequencing Phase 2
PALMVIEW INVESTA SHEET 9





DATE: 30 JUNE 2016
 SCALE 1:5000 @A1
 DWG NAME: 22470-237C Traffic DWG # 22470 - 237C



Note:
 The numbering identified above is indicative only. Final numbering will be determined by the traffic engineering and infrastructure agreement. This agreement may influence the zone sequence.
 The Planning outlined is based on preliminary estimates in regards to volume triggers for major trunk roads.

Area Development (Infrastructure Staging) Plan - Stage 5
 PALMVIEW INVESTA SHEET 10

Phase	Stage	Dwellings	ED	EP	Stage Area (ha)	Overall Changeable Area (ha)	No. of Local Park (ha)
Phase 1	Stage 1	400	351	945	32.0	23.6	1
	Stage 2	739	680	1832	81.2	36.5	1
	Stage 3	577	544	1467	67.8	33.8	2
	Stage 4	550	1085	1165	18.8	15.8	1
	Stage 5	706	665	1706	52.1	32.6	2
Total		2972	3325	7115			

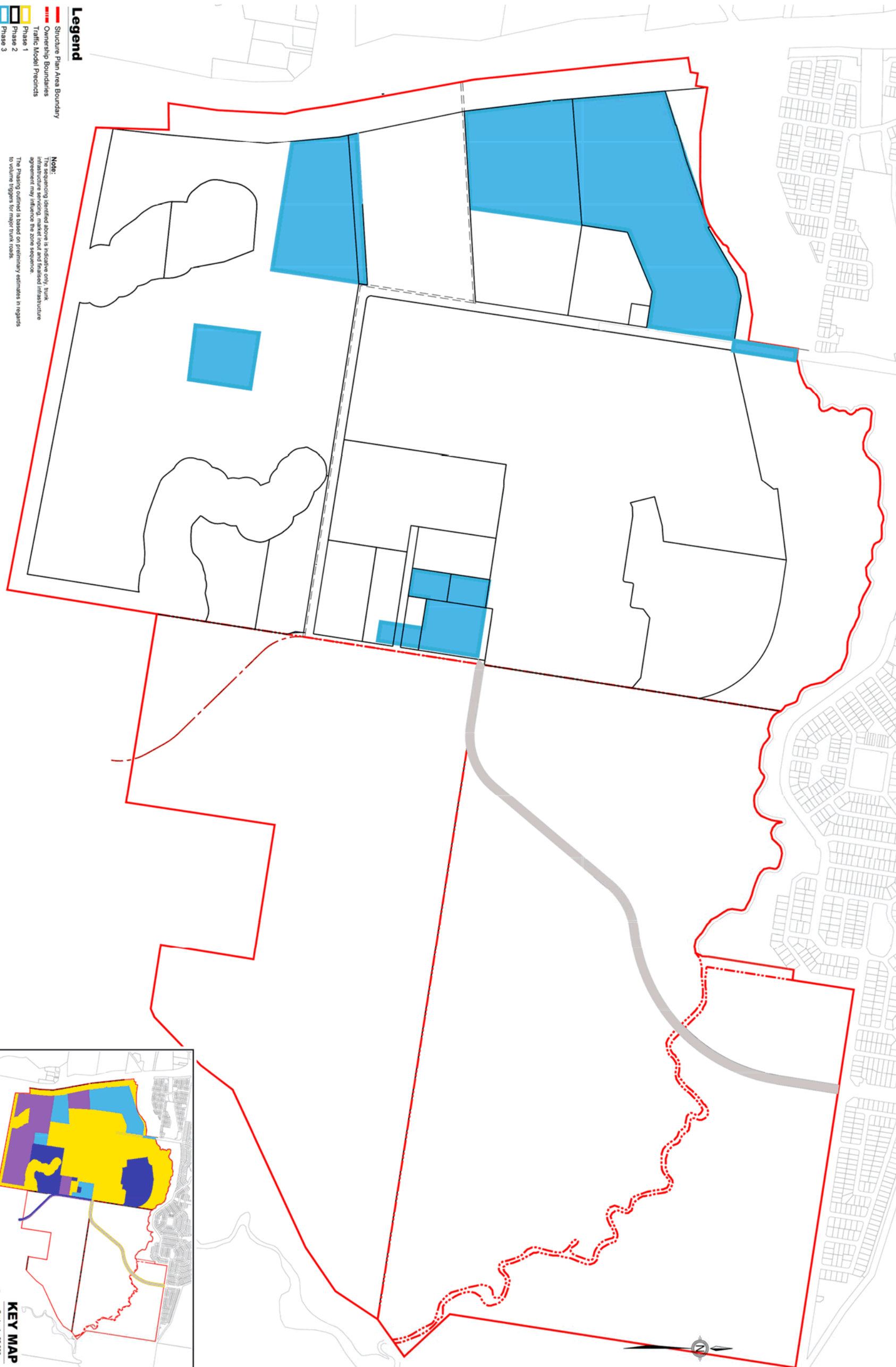
Legend
 - Structure Plan Area Boundary
 - Previous Stage
 - Current Stage ED Allocation

Legend

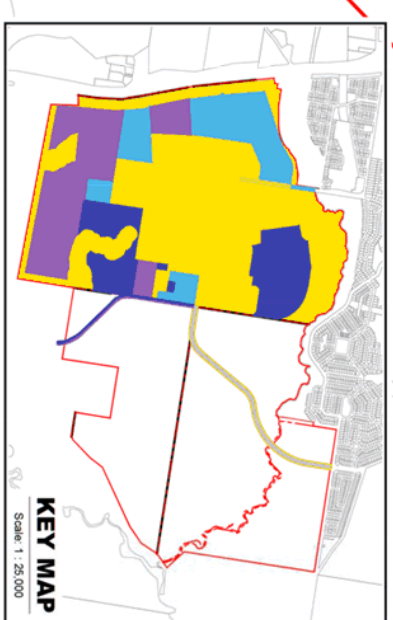
- Structure Plan Area Boundary
- Ownership Boundaries
- Traffic Model Precincts
- Phase 1
- Phase 2
- Phase 3
- Phase 4

Note:
 The sequencing identified above is indicative only. Final sequencing will be determined by the Infrastructure Agreement and Infrastructure Agreement may influence the zone sequence.
 The Phasing outlined is based on preliminary estimates in regards to volume triggers for major trunk roads.

RPS
 DATE: 30 JUNE 2016
 SCALE 1:5000 @A1
 DWG NAME: 22470-237C Traffic DWG # 22470 - 237C

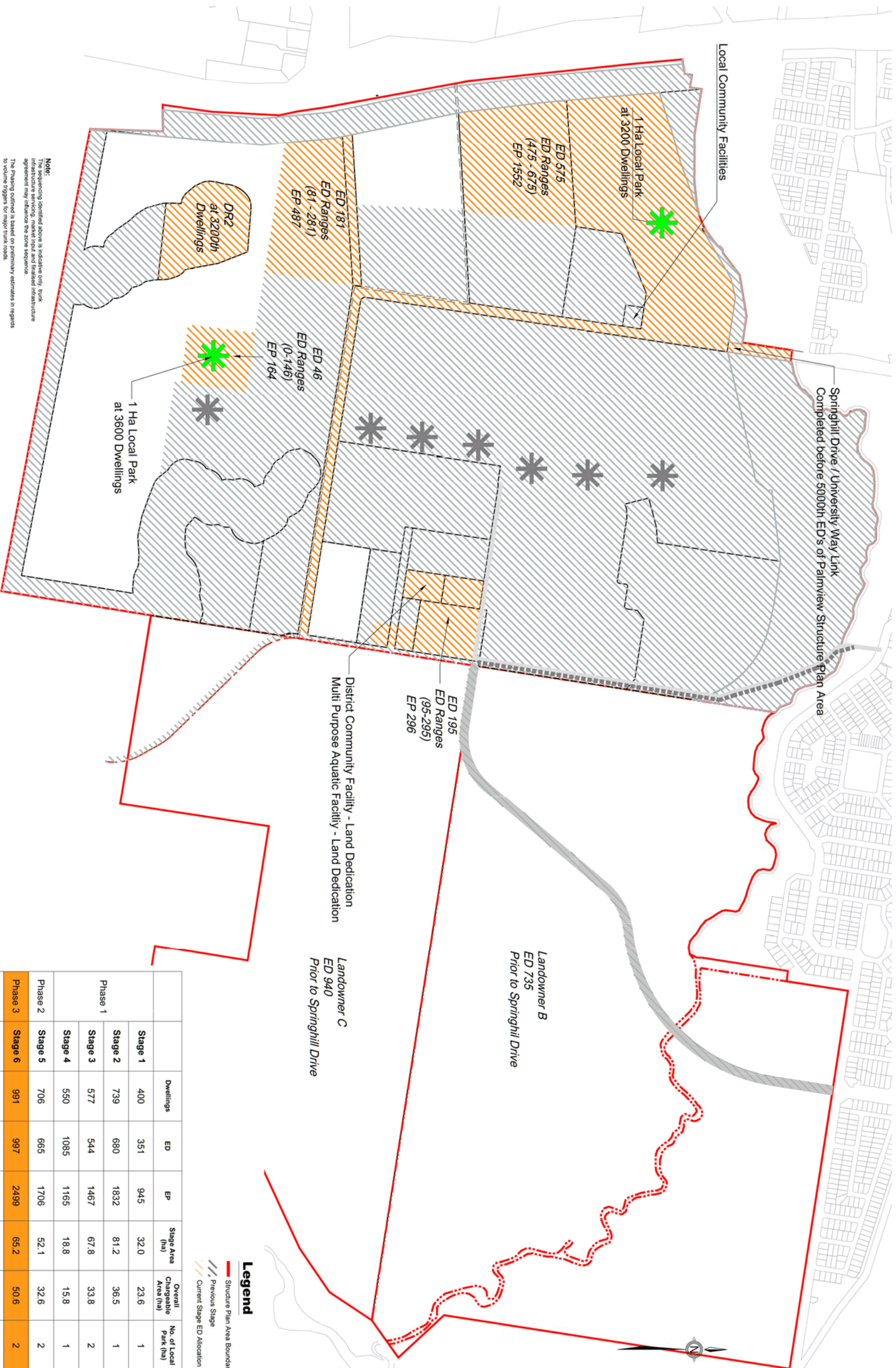


Area Development Sequencing Phase 3
 PALMVIEW INVESTA SHEET 11





DATE: 30 JUNE 2016
 SCALE 1:5000 @A1
 DWG NAME: 22470-237C Traffic DWG # 22470 - 237C



NOTE:
 The reporting identified above is indicative only. Final reporting will be based on the final engineering and infrastructure agreement. The staging outlined is based on preliminary estimates in regards to volume triggers for major truck loads.

Area Development (Infrastructure Staging) Plan - Stage 6
 PALMVIEW INVESTA SHEET 12

Phase	Stage	Dwellings	ED	EP	Stage Area (ha)	Overall Changeable Area (ha)	No. of Local Park (ha)
Phase 1	Stage 1	400	351	945	32.0	23.6	1
	Stage 2	739	680	1832	81.2	36.5	1
	Stage 3	577	544	1467	67.8	33.8	2
Phase 2	Stage 4	550	1085	1165	18.8	15.8	1
	Stage 5	706	665	1706	52.1	32.6	2
Phase 3	Stage 6	991	997	2499	65.2	50.6	2
Total		3963	4322	9614			

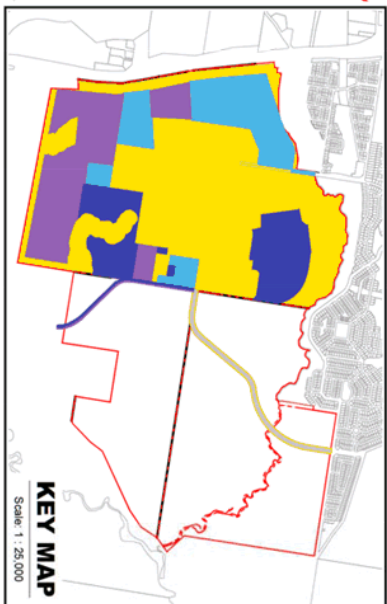
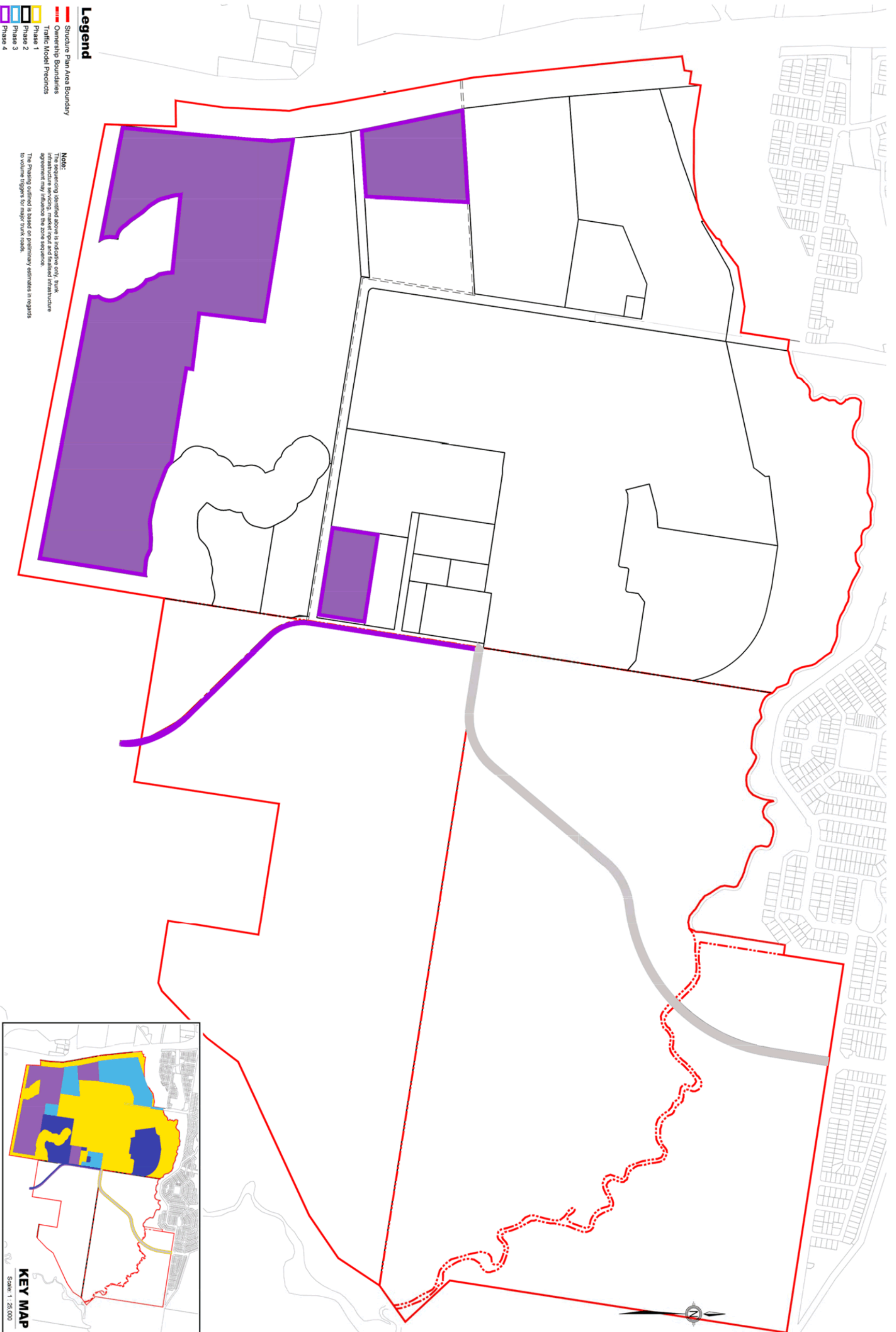
Legend
 - Structure Plan Area Boundary
 - Previous Stage
 - Current Stage ED Allocation



DATE: 30 JUNE 2016
SCALE 1:5000 @ A1
DWG NAME: 22470-237C Traffic DWG # 22470 - 237C

- Legend**
- Structure Plan Area Boundary
 - Ownership Boundaries
 - Traffic Model Precincts
 - Phase 1
 - Phase 2
 - Phase 3
 - Phase 4

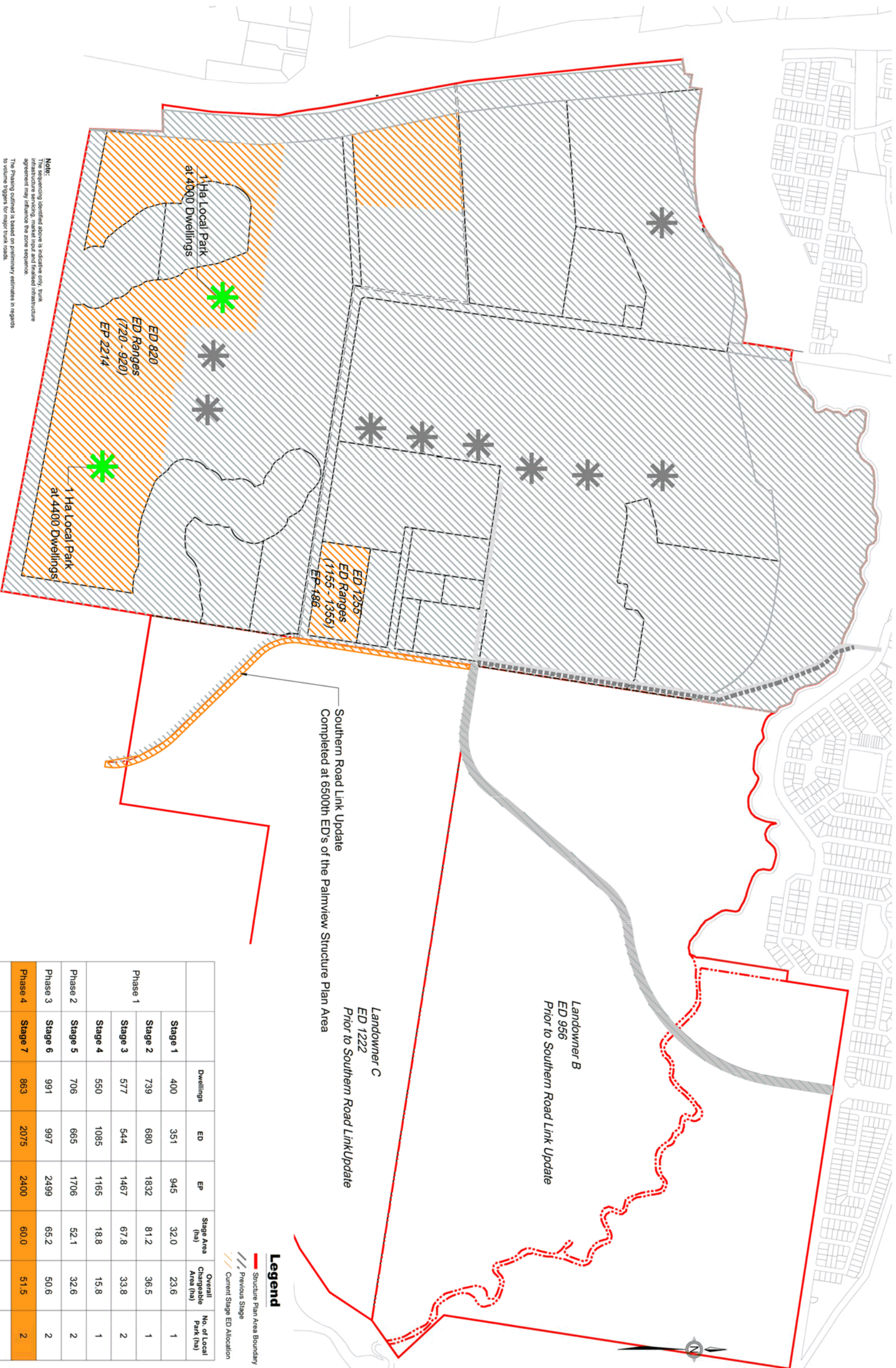
Note:
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Area Development Sequencing Phase 4
PALMVIEW INVESTA SHEET 13



DATE: 30 JUNE 2016
 SCALE 1:5000 @A1
 DWG NAME: 22470-237C Traffic DWG # 22470 - 237C



Phase	Stage	Dwellings	ED	EP	Stage Area (ha)	Overall Chargeable Area (ha)	No. of Local Park (ha)
Phase 1	Stage 1	400	351	945	32.0	23.6	1
	Stage 2	739	680	1832	81.2	36.5	1
	Stage 3	577	544	1467	67.8	33.8	2
	Stage 4	550	1085	1165	18.8	15.8	1
Phase 2	Stage 5	706	665	1706	52.1	32.6	2
Phase 3	Stage 6	991	997	2499	65.2	50.6	2
Phase 4	Stage 7	863	2075	2400	60.0	51.5	2
	Total	4826	6397	12014			

Area Development (Infrastructure Staging) Plan - Stage 7
 PALMVIEW INVESTA SHEET 14