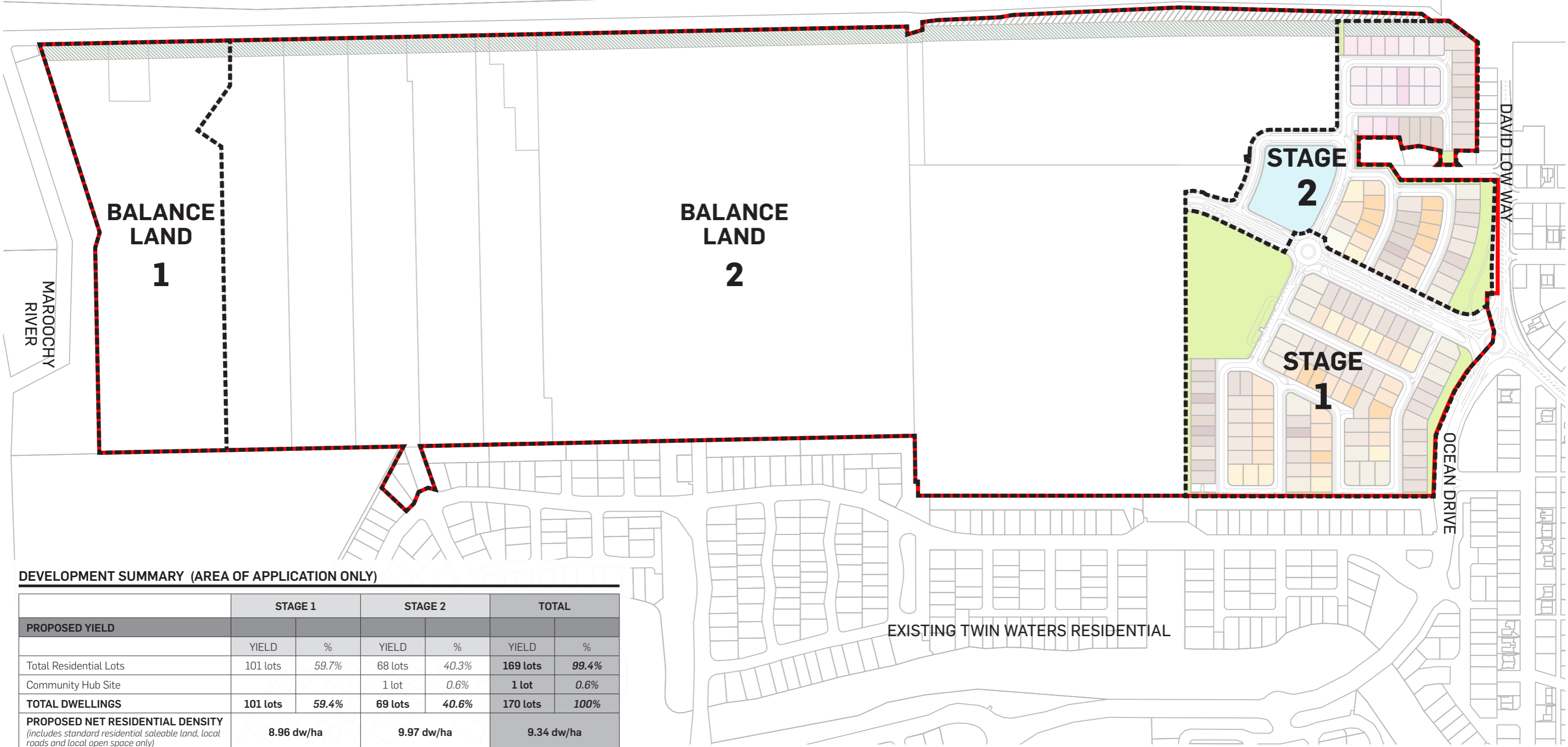


SUNSHINE MOTORWAY



DEVELOPMENT SUMMARY (AREA OF APPLICATION ONLY)

| | STAGE 1 | | STAGE 2 | | TOTAL | |
|--|-------------------|--------------|-------------------|--------------|-------------------|--------------|
| | YIELD | % | YIELD | % | YIELD | % |
| Total Residential Lots | 101 lots | 59.7% | 68 lots | 40.3% | 169 lots | 99.4% |
| Community Hub Site | | | 1 lot | 0.6% | 1 lot | 0.6% |
| TOTAL DWELLINGS | 101 lots | 59.4% | 69 lots | 40.6% | 170 lots | 100% |
| PROPOSED NET RESIDENTIAL DENSITY <i>(includes standard residential saleable land, local roads and local open space only)</i> | 8.96 dw/ha | | 9.97 dw/ha | | 9.34 dw/ha | |
| LAND BUDGET | | | | | | |
| Overall Area | 11.27 ha | 58.2% | 8.10 ha | 41.8% | 19.37 ha | 100% |
| Area of lots (standard) | 5.47 ha | 60.2% | 3.62 ha | 39.8% | 9.09 ha | 46.9% |
| Community Hub | | | 0.9815 ha | 100.0% | 0.9815 ha | 5.1% |
| Parks / Linear Open Spaces | 2.53 ha | 79.3% | 0.66 ha | 20.7% | 3.19ha | 16.5% |
| Buffer Area | | | 0.30 ha | 100.0% | 0.30 ha | 1.5% |
| Road Reserve / Services | 3.27 ha | 56.3% | 2.54 ha | 43.7% | 5.81 ha | 30.0% |
| <i>Total Length of New Road</i> | 1603m | | 1389m | | 2992m | |

EXISTING TWIN WATERS RESIDENTIAL

LEGEND:

- WHOLE OF SITE AREA 104 ha (approx.)
- PROPOSED STAGING BOUNDARIES OF DEVELOPMENT



**TWIN WATERS WEST
AREA SUBJECT TO ROL APPLICATION**



1:5,000 @ A3



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DATE: 11.10.2019
JOB NO: ND1600
DWG NO: ROL-01
REV: 12

**BALANCE
LAND 2**



DAVID LOW WAY

**STAGE
2**

- LEGEND:**
- SITE BOUNDARY
 - STAGE 1 BOUNDARY
 - OPEN SPACE
 - PROPOSED LOT BOUNDARIES
 - PROPOSED ROAD CARRIAGEWAYS

YIELD SUMMARY - STAGE 1

| | STAGE 1 | |
|---|------------|---------------|
| | YIELD | % |
| 28m deep lots | | |
| 16m | 5 | 4.9% |
| 18m | 21 | 20.8% |
| 20m | 9 | 8.9% |
| Sub-total | 35 | 34.6% |
| 32m deep lots | | |
| 12.5m | 3 | 3.0% |
| 14m | 4 | 3.9% |
| 16m | 25 | 24.8% |
| 18m | 19 | 18.8% |
| 20m | 15 | 14.9% |
| Sub-total | 66 | 65.4% |
| Total Residential Lots | 101 | 100.0% |
| Lots between 400m² - 499m² | 11 | 10.9% |



**TWIN WATERS WEST
RECONFIGURING A LOT PLAN - STAGE 1**

1:1,500 @ A3



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DATE: 11.10.2019
JOB NO: ND1600
DWG NO: ROL-02
REV: 12

LEGEND:

- SITE BOUNDARY
- STAGE 2 BOUNDARY
- PROPOSED LOT BOUNDARIES
- PROPOSED ROAD CARRIAGEWAYS
- BUFFER AREA (ACOUSTIC / LANDSCAPING)
- CAMCOS CORRIDOR
- OPEN SPACE
- COMMUNITY FACILITIES ZONE

BALANCE LAND 2



DAVID LOW WAY

YIELD SUMMARY - STAGE 2

| | STAGE 2 | |
|-----------------------------------|----------------|---------------|
| | YIELD | % |
| 25m deep lots | | |
| 16m | 3 | 4.4% |
| 18m | 6 | 8.9% |
| 20m | 13 | 19.0% |
| Sub-total | 22 | 32.3% |
| 28m deep lots | | |
| 16m | 7 | 10.3% |
| 18m | 6 | 8.9% |
| 20m | 2 | 2.9% |
| Sub-total | 15 | 22.1% |
| 32m deep lots | | |
| 12.5m | 1 | 1.5% |
| 14m | 10 | 14.7% |
| 16m | 10 | 14.7% |
| 18m | 7 | 10.3% |
| 20m | 2 | 2.9% |
| 22m | 1 | 1.5% |
| Sub-total | 31 | 45.6% |
| Total Residential Lots | 68 | 100.0% |
| Lots between 400m² - 499m² | 15 | 22.0% |
| Community Hub Site | 1 | |
| Total lot count | 69 LOTS | |



TWIN WATERS WEST
RECONFIGURING A LOT PLAN - STAGE 2



1:1,500 @ A3

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DATE: 11.10.2019
JOB NO: ND1600
DWG NO: ROL-03
REV: 12

ALLOTMENT SETBACKS TABLE FOR ALL RESIDENTIAL LOTS IN TWIN WATERS WEST

| ALLOTMENT TYPE | | PREMIUM VILLA | COURTYARD | TRADITIONAL / PREMIUM | | | |
|--|----------------|--|--|--|--|--|--|
| ALLOTMENT DIMENSIONS | | 12.5m (x 32m, 40m) | 14m (x 30m, 32m, 40m) | 16m (all lot depths) | 18m (all lot depths) | 20m (all lot depths) | 22m (all lot depths) |
| FRONT SETBACKS | | | | | | | |
| FRONT SETBACK PRIMARY FRONTAGE | TO WALL | 4.5 | 4.5 | 4.5 | 4.5 | 4.5 | 4.5 |
| | TO GARAGE DOOR | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 |
| SECONDARY FRONTAGE SETBACK ON CORNER LOTS | ALL STOREYS | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 |
| REAR SETBACKS | | | | | | | |
| REAR SETBACK (TO HABITABLE ROOM) | GROUND FLOOR | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 |
| | FIRST STOREY | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 |
| REAR SETBACK (TO WATERWAY - DIRECT FRONTAGE ONLY) | ALL STOREYS | 4.5 ¹ | 4.5 ¹ | 4.5 ¹ | 4.5 ¹ | 4.5 ¹ | 4.5 ¹ |
| SIDE SETBACKS | | | | | | | |
| SIDE SETBACK BUILT TO BOUNDARY (OPTIONAL) | GROUND FLOOR | 0.0 | 0.0 | 0.0 | 0.0 | NA | NA |
| | FIRST STOREY | 0.0 | 0.9 | 0.9 | 0.9 | NA | NA |
| SIDE SETBACK NON-BUILT TO BOUNDARY WALL | GROUND FLOOR | 1.0 | 1.0 | 1.5 | 1.5 | 1.5 | 1.5 |
| | FIRST STOREY | 1.0 | 1.0 | 2.0 | 2.0 | 2.0 | 2.0 |
| GARAGES AND SITE COVER | | | | | | | |
| SITE COVER | | 50% | 50% | 50% | 50% | 50% | 50% |
| PRIVATE OPEN SPACE | | 30m ² (MINIMUM DIMENSION OF 5m) | 30m ² (MINIMUM DIMENSION OF 5m) | 30m ² (MINIMUM DIMENSION OF 5m) | 30m ² (MINIMUM DIMENSION OF 5m) | 30m ² (MINIMUM DIMENSION OF 5m) | 30m ² (MINIMUM DIMENSION OF 5m) |

¹ Or as otherwise noted on the Building Envelope plans (ROL-05 & ROL-06)

Note:

- For corner lots the primary frontage is determined to be the boundary with the shortest length.

BALANCE LAND 2



STAGE 2

DAVID LOW WAY

OCEAN DRIVE

- LEGEND:**
- - - STAGE 1 BOUNDARY
 - PEDESTRIAN PATHWAYS
 - PUBLIC OPEN SPACE
 - PROPOSED BIO-BASINS
 - INDICATIVE VISITOR CAR PARKING
 - LOT DEVELOPMENT CONTROLS**
 - - - MAXIMUM BUILDING ENVELOPE
 - - - BUILT TO BOUNDARY WALL LOCATION (OPTIONAL)
 - ▤ PREFERRED LOCATION OF GARAGE
 - ▤ INDICATIVE LOCATION OF PRIVATE OPEN SPACE
 - ▤ INDICATIVE DRIVEWAY LOCATIONS
 - LOT CLASSIFICATION**
 - 12.5m WIDE
 - 14.0m WIDE
 - 16.0m WIDE
 - 18.0m WIDE
 - 20.0m WIDE
 - 22.0m WIDE



TWIN WATERS WEST BUILDING ENVELOPE PLAN - STAGE 1



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DATE: 11.10.2019
JOB NO: ND1600
DWG NO: ROL-05
REV: 12



- - - STAGE 2 BOUNDARY
- / / / BUFFER AREA (ACOUSTIC / LANDSCAPING)
- / / CAMCOS CORRIDOR
- PEDESTRIAN PATHWAYS
- OPEN SPACE
- COMMUNITY FACILITIES ZONE
- PROPOSED BIO-BASINS
- INDICATIVE VISITOR CAR PARKING
- LOT DEVELOPMENT CONTROLS
- - - MAXIMUM BUILDING ENVELOPE
- - - BUILT TO BOUNDARY WALL LOCATION (OPTIONAL)
- PREFERRED LOCATION OF GARAGE
- INDICATIVE LOCATION OF PRIVATE OPEN SPACE
- INDICATIVE DRIVEWAY LOCATIONS
- LOT CLASSIFICATION
- 12.5m WIDE
- 14.0m WIDE
- 16.0m WIDE
- 18.0m WIDE
- 20.0m WIDE
- 22.0m WIDE

BALANCE LAND 2



DAVID LOW WAY

STAGE 1



**TWIN WATERS WEST
BUILDING ENVELOPE PLAN - STAGE 2**

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DATE: 11.10.2019
JOB NO: ND1600
DWG NO: ROL-06
REV: 12



1:1,500 @ A3



LEGEND:

- SITE BOUNDARY
- BUFFER AREA (ACOUSTIC / LANDSCAPING)
- CAMCOS CORRIDOR
- STAGES 1 & 2 BOUNDARY
- OPEN SPACE
- COMMUNITY FACILITIES ZONE
- INDICATIVE DRIVEWAY LOCATIONS
- INDENTED VISITOR CARPARKING BAYS FOR MULTIPLE DWELLING SITE AND COMMUNITY HUB
- INDICATIVE LOCATION OF VISITOR CARPARKING (0.66 SPACES PER LOT REQUIRED)
- VISITOR CAR PARKING ALLOCATION

VISITOR CAR PARKING SUMMARY

| | STAGE 1 | STAGE 2 | TOTAL | |
|--|---|---|---|---------------------------------------|
| TOTAL RESIDENTIAL LOTS | 101 LOTS | 68 LOTS | 169 LOTS | |
| PROPOSED VISITOR CAR PARKING ALLOCATED <i>(0.66 SPACES PER LOT REQUIRED)</i> | 68 SPACES <i>(0.67 SPACES / LOT)</i> | 46 SPACES <i>(0.67 SPACES / LOT)</i> | 114 SPACES <i>(0.67 SPACES / LOT)</i> | 150 VISITOR CAR PARKING SPACES |
| INDENTED VISITOR CAR PARKING BAYS FOR MULTIPLE DWELLING SITE AND COMMUNITY HUB | | 36 BAYS | 36 BAYS | (ON-STREET OR INDENTED) |

BALANCE LAND 2

STAGE 1

STAGE 2



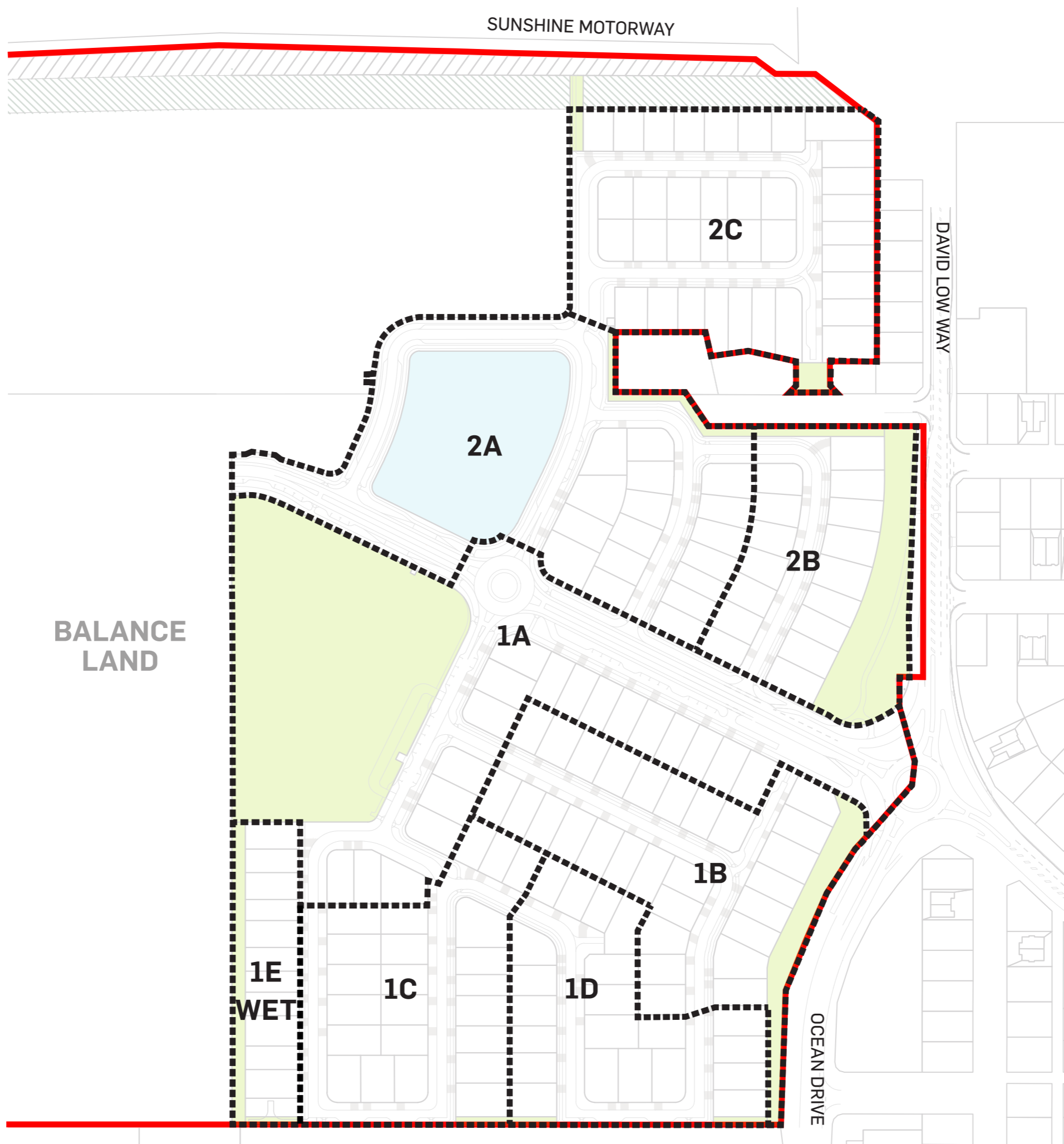
**TWIN WATERS WEST
VISITOR CAR PARKING PLAN**

1:2,500 @ A3



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DATE: 11.10.2019
JOB NO: ND1600
DWG NO: ROL-07
REV: 12



LEGEND:

- SITE BOUNDARY
- INDICATIVE STAGE BOUNDARIES



**TWIN WATERS WEST
STAGING PLAN**

1:2,500 @ A3



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DATE: 11.10.2019
JOB NO: ND1600
DWG NO: ROL-08
REV: 12