



| Item | Description |
|------|---|
| 1 | Extent of concept plan area 'Riverside' at Tea Gardens. |
| 2 | Existing 7(a) wetland zone, no active management. |
| 3 | Existing 7(b) wetland buffer zone. No active management. All required APZ's clear of this zone. |
| 4 | Wildlife movement corridor. To be augmented & managed in accordance with vegetation management plan. |
| 5 | Water management & open space corridors. To be managed in accordance with vegetation management plan. Will provide publicly accessible open space in addition to drainage functions. |
| 6 | Environmentally friendly tourist/residential precinct, consisting of buildings scattered within a managed bush land setting. To supplement wildlife movement corridor & increase fauna permeability across the site. Note: all open space areas (including existing & extended lake + water quality ponds) to be owned & managed under existing community title structure. |
| 7 | Community parks incorporating walking/cycle ways, BBQs, children's play area equipment. |
| 8 | Community pocket parks. |
| 9 | Additional conservation area. |
| 10 | New freshwater management pond. |
| 11 | Existing detention and water quality lake. |
| 12 | New fresh water water quality management/detention ponds. |
| 13 | Precinct community facilities. |
| 14 | Future Development Site. |



Revegetation works in this area in accordance with environmental site management. Plan & engineering documentation.

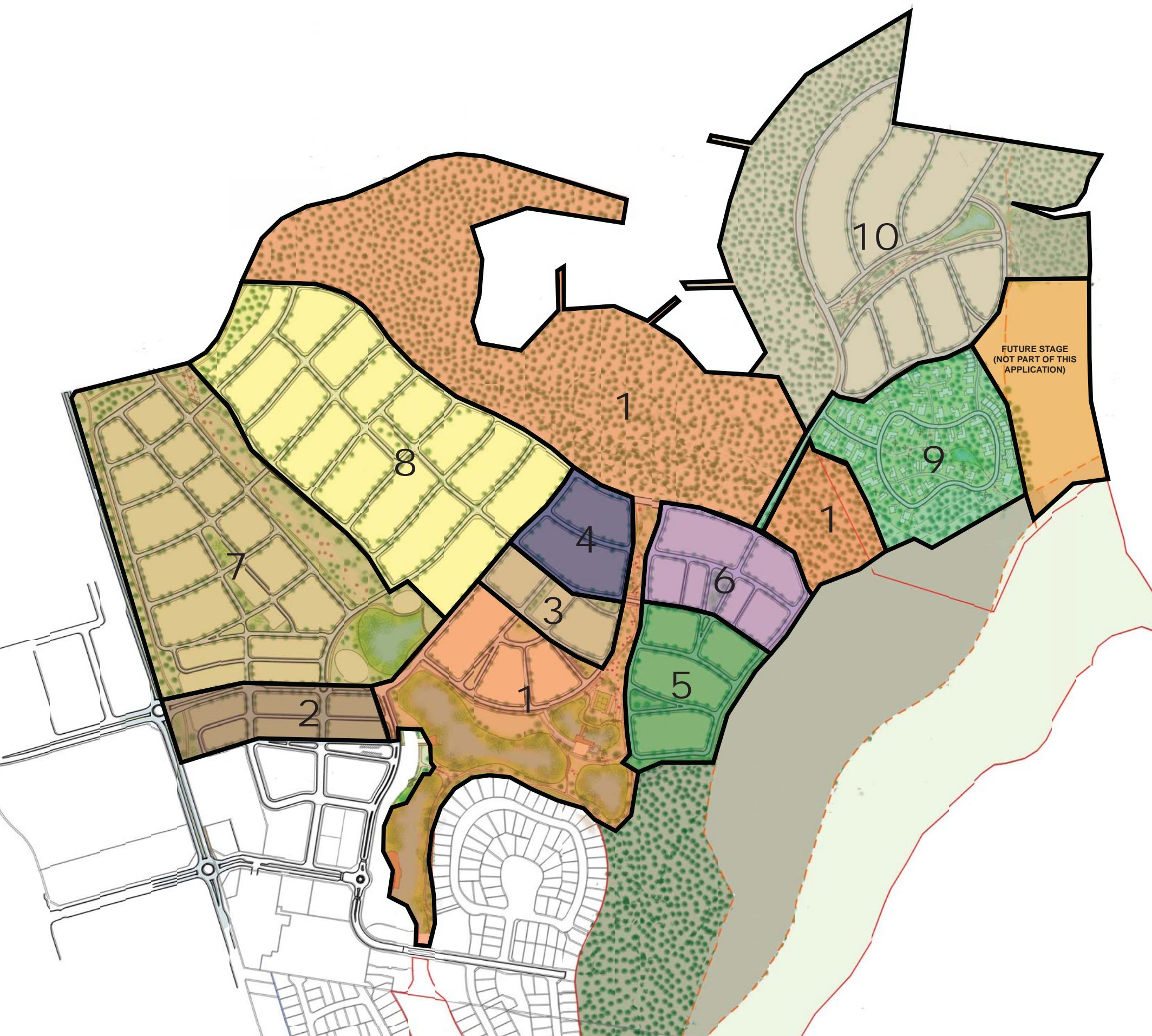


PROJECT YIELD TABLE

| Initial Stages | | |
|---|----------------------|-----------------|
| Lot Size Range | No. of Dwellings | % of Total |
| Multiple Dwellings <450m ² /DW | 32 | 12.3% |
| <450m ² /DW | 17 | 6.5% |
| 450-550m ² /DW | 64 | 24.5% |
| 550-650m ² /DW | 112 | 42.9% |
| >650m ² /DW | 36 | 13.8% |
| Total | 261 | 100% |
| Yield | 261/ 20.1 Ha | 13 DW/Ha |
| Later Stages | | |
| Lot Size Range | Approx No. Dwellings | % of Total |
| Multiple Dwellings <450m ² /DW | 96 approx. | 16.2% |
| <450m ² /DW | 27 approx. | 4.5% |
| 450-550m ² /DW | 113 approx. | 19.0% |
| 550-650m ² /DW | 234 approx. | 39.4% |
| >650m ² /DW | 124 approx. | 20.9% |
| Total lots | 594 | 100% |
| Tourist lodges | 50 | NA |
| Town houses | 15 | NA |
| Initial Stages | 261 | |
| OVERALL TOTAL | 855/65 | |
| YIELD | 855/65.8 Ha | 13 DW/Ha |

Note: yield not inclusive of tourist lodges or town houses





STAGING DETAILS (INDICATIVE)

| Stage | No. of Dwellings | Details other Inclusions | Approx. Registration Date (Year) |
|--------------|------------------|--|----------------------------------|
| 1 | 46 | Stage 1 to include establishment & partial embellishment of primary community water management corridors. | 2012 |
| 2 | 37 | Includes second connection to Myall Street. | 2013 |
| 3 | 28 | | 2013 |
| 4 | 39 | | 2014 |
| 5 | 53 | | 2014 |
| 6 | 60 | | 2015 |
| 7 | 184 (Approx) | | 2017 |
| 8 | 255 (Approx) | Includes completion of embellishment of community park, wildlife movement corridor. Includes provision of second community facility. Second access to Riverside. | 2019 |
| 9 | 65 (Approx) | Includes new access to Toonong Drive & 4th community facility. | 2020 |
| 10 | 160 (Approx) | Includes final access to Toonong Drive & finalisation of water management structures. | 2020 |
| Total | 927 | | |

Note: Plan illustrates staging of land release areas only. For detailed construction sequencing refer to engineering drawings for further detail.

