

LEGEND

- Title boundary
- Stage boundary
- Stage numbers
- Existing contours (1m interval)
- Lots
- Naturestrip (indicative)
- Road pavement (indicative)
- Public Open Space
- Drainage reserve
- Overland flow path / Walkway
- Tree Reserve

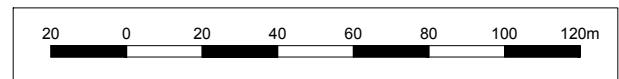


Proposed Order of Staging

TOTAL number of lots	105	Area (ha)
Stage 1	36	4.202
Stage 2	20	2.557
Stage 3	22	2.057
Stage 4	27	3.338

Site Area	12.154ha
* Lots	7.856ha
* Roads (incl. Jumbunna Rd widening)	2.287ha
* Overland Flow Path / Walkway	0.039ha
* Access for future development	0.034ha
Public Open Space	0.718ha
Drainage Reserve	0.656ha
Tree Reserve	0.564ha
Net Developable Area	10.216ha
Lot Yield	105 lots @ 10.3 lots per ha 748m ² average lot size

* Indicates inclusion in NDA



- Notes:**
- This plan is subject to Council approval.
 - All dimensions and areas are subject to survey and final computations.
 - The drainage area is subject to engineering detail design and Council approval.
 - Dimensions of arcs are arc lengths.
 - Further investigation may be required for vegetation retention and removal, site access and egress, and aboriginal and cultural heritage.
 - Road pavement is indicative only and subject to detailed engineering design.
 - All roads are 16m wide access streets unless noted otherwise

Indicative Subdivision & Staging Plan
 Jumbunna Road, Korumburra
 Kufner Textiles (Australia) P/L

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Version	Date	Description	Drafted	Approved	Version	Date	Description	Drafted	Approved
05	12.10.2017	Stage 4 amended			T. GUY				
04	04.07.2017	Design amended			T. GUY				
03	29.06.2017	Design amended			T. GUY				
02	22.07.2016	Staging and lots amended			T. GUY				
01	18.07.2016	Initial Issue			T. GUY				

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 (A3): 1:2000