



LEGEND - FUNCTIONAL LAYOUT PLAN

- PROPOSED SUPER LOT BOUNDARY
- PROPOSED INTERNAL LOT BOUNDARY
- INTERNAL LOT BOUNDARY (SEPARATE DA)
- SUPER LOT NUMBER
- INDICATES COMMUNITY TITLE SCHEME LOT NUMBER

Stage No.	No. of Superlots Lots	No. of Residential Lots	No. of Public/Drainage Reserve Lots	Stage Area (m²)
Stage 1	2	22	0	8435
Stage 2	4	40	0	29526
Stage 3A & 3B	1	0	1	35658
Stage 4	8	107 (Indicative only)	2	44398
Stage 5	6	65 (Indicative only)	0	20734
Stage 6	9	92 (Indicative only)	1	35400
Stage 7	6	59 (Indicative only)	0	22247

KEY NOTES

THIS INDICATIVE MASTER STAGING PLAN IS BASED ON THE STRUCTURE PLAN (FIGURE 2: CONCEPT PLAN) OF THE CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023, CHAPTER 11.13.

AS DETAILED DESIGN FOR THE INTERNAL DWELLINGS ARE STILL UNDERWAY, THE EXACT DWELLING YIELD FOR SSDA LODGEMENT 2 IS NOT YET CONFIRMED. THE PROPONENT IS REFINING THE DESIGN IN THE LEAD UP TO SSDA LODGEMENT 2 TO DELIVER A MIX OF TYPOLOGIES AND A DWELLING COUNT CONSISTENT WITH THE HOUSING DELIVERY AUTHORITY EXPRESSION OF INTEREST. NOTWITHSTANDING, THE DESIGN WILL CONSIDER THE FINAL DWELLING YIELD AT SSDA LODGEMENT 2.

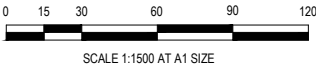
THE DEVELOPMENT WILL BE CONSTRUCTED AND DELIVERED IN 7 DISTINCT STAGES, HOWEVER, THE SEQUENCING OF THESE STAGES IS IMMATERIAL AS THE STAGING IS INTENDED TO BE INTERCHANGEABLE, DUE TO VARYING CONSTRUCTION TIMEFRAMES AND POTENTIAL OBSTACLES ENCOUNTERED WHILST ON SITE. STAGING SEQUENCING WILL BE AS PER THE FOLLOWING:

- STAGE 1 IS INTENDED TO COMMENCE FIRST.
- STAGES 2 OR 3A WILL COMMENCE SECOND AND BE DELIVERED PRIOR, CONCURRENTLY OR AFTER EACH OTHER. FOR EXAMPLE, STAGE 3A CAN COMMENCE PRIOR, CONCURRENTLY OR AFTER STAGE 2 AS THEY ARE INDEPENDENT.
- STAGE 3B CANNOT OCCUR PRIOR TO STAGE 3A, BUT DOES NOT HAVE TO BE DELIVERED BEFORE STAGES 2, 4, 5, 6 AND STAGE 7.
- STAGE 4 CANNOT BE DELIVERED PRIOR TO STAGE 2, BUT CAN BE DELIVERED PRIOR TO STAGE 3A.
- STAGE 5 CANNOT BE DELIVERED PRIOR TO STAGE 2, 3A AND STAGE 4.
- STAGE 6 CANNOT BE DELIVERED PRIOR TO STAGE 2, 3A, 4 AND STAGE 5.
- STAGE 7 CANNOT BE DELIVERED PRIOR TO STAGE 2, 4 AND STAGE 6.
- C1, C2 AND C3 ARE COMMUNITY TITLE LOTS - WITH THE REMAINDER OF THE SITE BEING TORRENS TITLE

WARNING
BEWARE OF UNDERGROUND SERVICES
The locations of underground services are approximate only and their exact position should be proven on site.
No guarantee is given that all existing services are shown.
Locate all underground services before commencement of works
BEFORE YOU DIG
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© COPYRIGHT All rights reserved Beveridge Williams & Co. Pty Ltd has granted a licence to the principle to use this document for its intended purpose. No unauthorised copying is permitted					O SUPERLOT EXTENTS UPDATED 30.07.25 R.M. J.G.				
F REVISD STAGING ADDITION OF STAGE 6					N LOT NUMBERS ADDED 24.07.25 R.M. J.G.				
E STAGE 4 & 5 BOUNDARY MODIFIED					M SUPERLOT EXTENTS UPDATED 03.07.25 R.M. J.G.				
D LAYOUT MODIFIED					L STAGING EXTENTS UPDATED 01.07.25 R.M. S.G.				
C STAGE 1 BOUNDARIES					K SUPERLOT 32 BOUNDARIES AMENDED 12.05.25 S.G. J.G.				
REV DESCRIPTION					J LOT NUMBERING & SUPERLOT BOUNDARIES 30, 31, 33 & 35 AMENDED 14.03.25 S.G. J.G.				
					I UPDATE TO STAGE 3 BOUNDARIES & LOT NUMBERS ADDED 13.03.25 S.G. J.G.				
					H UPDATE TO BASIN 2 LOT BOUNDARIES 19.12.24 AA J.G.				
DATE	DRN.	APP.	REV	DESCRIPTION	DATE	DRN.	APP.	REV	DESCRIPTION



Designed	S. GRAY
Date	15.01.2024
Drawn	D. HALL
Approved	N/A
Date	N/A
DA Number	N/A

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Project Details	WSU MILPERRA, LOT 1 IN DP101147 LOT 2 IN DP1291984 2 BULLECOURT AVE, MILPERRA
Drawing Title	MASTER STAGING PLAN

Sheet	01 of 01
Scale	1:1500 @ A1
Project Number	2301879
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Drawing No	010
Revision	0