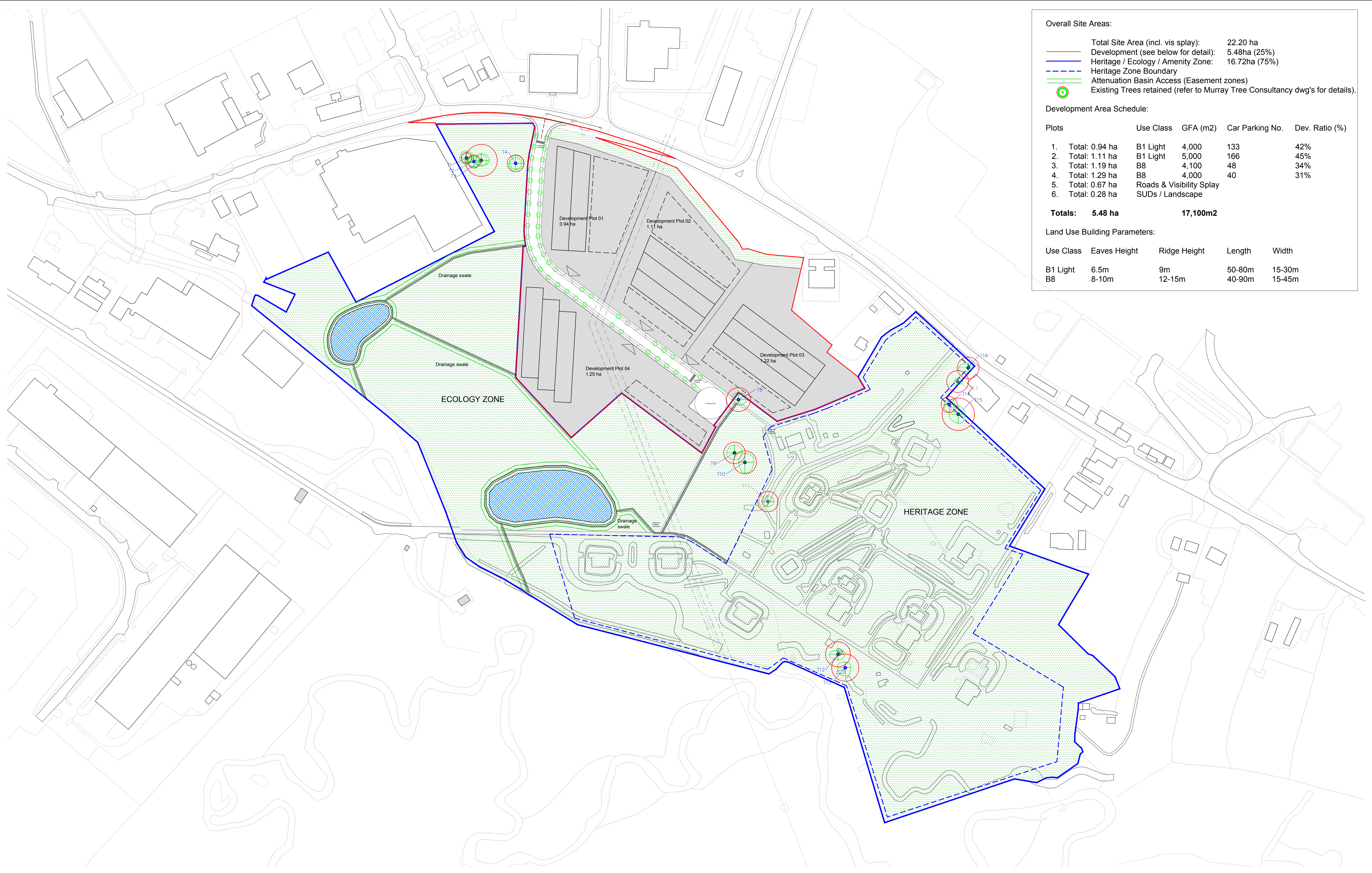




Overall Site Areas:

Total Site Area (incl. vis splay):

Development (see below for detail):

Heritage / Ecology / Amenity Zone:

Heritage Zone Boundary

Attenuation Basin Access (Easement zones)

Existing Trees retained (refer to Murray Tree Consultancy dwg's for details).

22.20 ha

5.48ha (25%)

16.72ha (75%)

Development Area Schedule:

| Plots             | Use Class                | GFA (m2) | Car Parking No. | Dev. Ratio (%) |
|-------------------|--------------------------|----------|-----------------|----------------|
| 1. Total: 0.94 ha | B1 Light                 | 4,000    | 133             | 42%            |
| 2. Total: 1.11 ha | B1 Light                 | 5,000    | 166             | 45%            |
| 3. Total: 1.19 ha | B8                       | 4,100    | 48              | 34%            |
| 4. Total: 1.29 ha | B8                       | 4,000    | 40              | 31%            |
| 5. Total: 0.67 ha | Roads & Visibility Splay |          |                 |                |
| 6. Total: 0.28 ha | SUDs / Landscape         |          |                 |                |
| Totals:           | 5.48 ha                  | 17,100m2 |                 |                |

Land Use Building Parameters:

| Use Class | Eaves Height | Ridge Height | Length | Width  |
|-----------|--------------|--------------|--------|--------|
| B1 Light  | 6.5m         | 9m           | 50-80m | 15-30m |
| B8        | 8-10m        | 12-15m       | 40-90m | 15-45m |

| REVISIONS |                                             |          |    |       | REVISIONS |                                            |          |    |       | REVISIONS |                                                 |          |    |       |
|-----------|---------------------------------------------|----------|----|-------|-----------|--------------------------------------------|----------|----|-------|-----------|-------------------------------------------------|----------|----|-------|
| Rev.      | Description                                 | Date     | By | Chk'd | Rev.      | Description                                | Date     | By | Chk'd | Rev.      | Description                                     | Date     | By | Chk'd |
| A         | Areas revised to incl. Heritage & new jct.  | 22.03.19 | SR | SR    | G         | Heritage Area amended                      | 16.10.19 | SR | SR    | M         | Attenuation pond locations updated              | 07.05.20 | SR | SR    |
| B         | Road alignment, Ecology increase, GFA added | 26.03.19 | SR | SR    | H         | Parking numbers to plot 5 amended.         | 19.11.19 | SR | SR    | N         | Attenuation swales added to layout              | 19.10.20 | SR | SR    |
| C         | Areas and site boundaries revised           | 28.03.19 | SR | SR    | I         | Land Use Building Parameters added         | 28.11.19 | SR | SR    | O         | Plots 4 & 5 reduced, trees to be retained added | 19.11.20 | SR | SR    |
| D         | Plots 4 & 5 combined, plot 5 access removed | 23.04.19 | SR | SR    | J         | Heritage Zone Extended                     | 05.02.20 | SR | SR    |           |                                                 |          |    |       |
| E         | Internal access road minor amends.          | 03.05.19 | SR | SR    | K         | Heritage Zone Extended                     | 07.02.20 | SR | SR    |           |                                                 |          |    |       |
| F         | Footpath connections added, notes added     | 16.05.19 | SR | SR    | L         | Eastern SUDs pond moved from Heritage Area | 12.02.20 | SR | SR    |           |                                                 |          |    |       |

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PRELIMINARY client: CEFN PARK DEVELOPMENT LTD project: THE OAKS drawing title: PROPOSED SITE PARAMETERS PLAN