

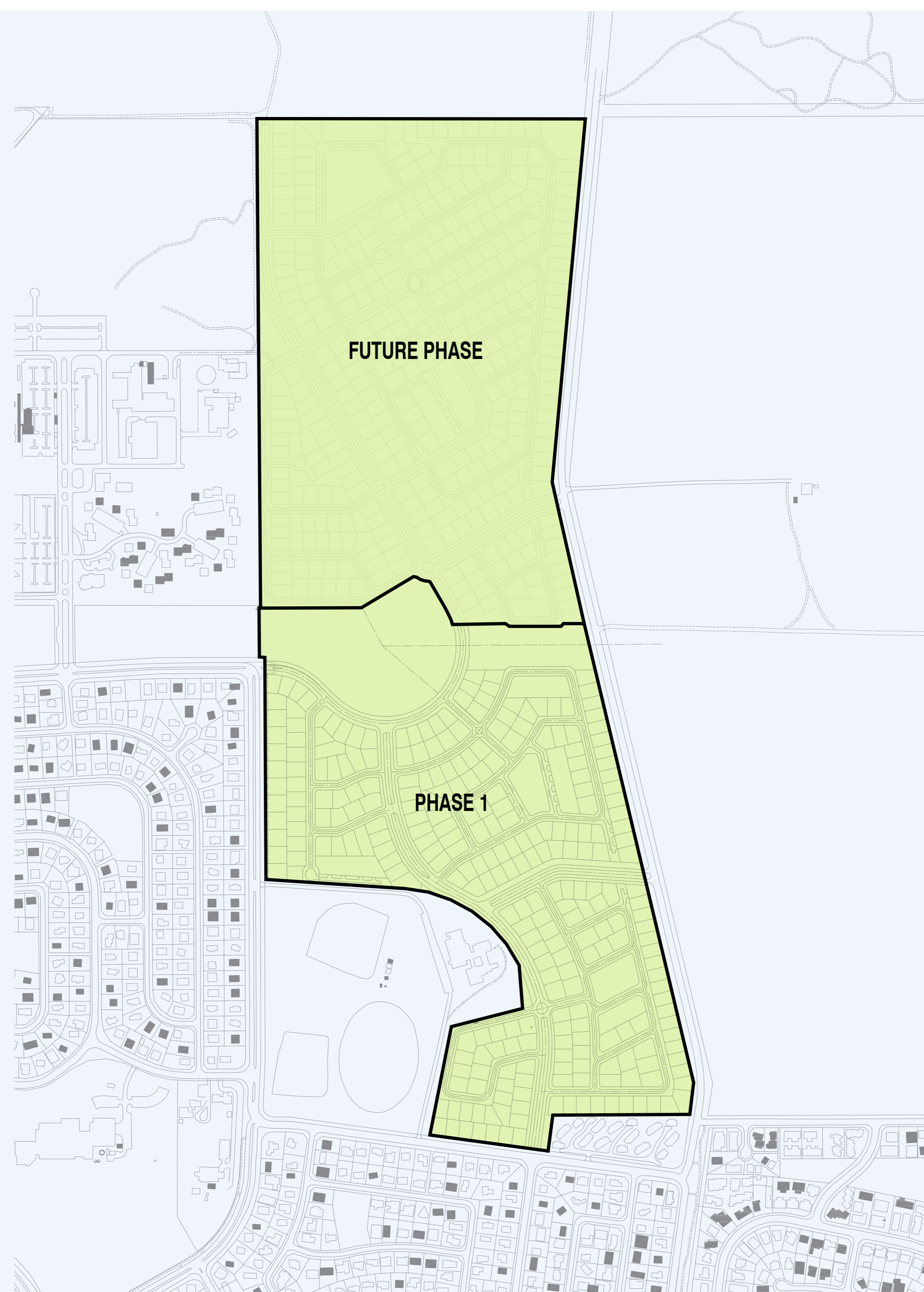
08 → Phasing and Staging

Phasing

The development of Lyons will occur over a period of about five years. The intention of the Joint Venture is to develop the southern half of the site as the first phase and the northern half as the second as shown by the phasing plan.

As can be seen from the plans, the Phase 1 development application is proposed to include:

- The Central Park
- A community facility (part of which will also serve as a Sales and Marketing Suite during construction and sales)
- A landscaped gateway to the community, and
- Approximately 300 dwelling sites.



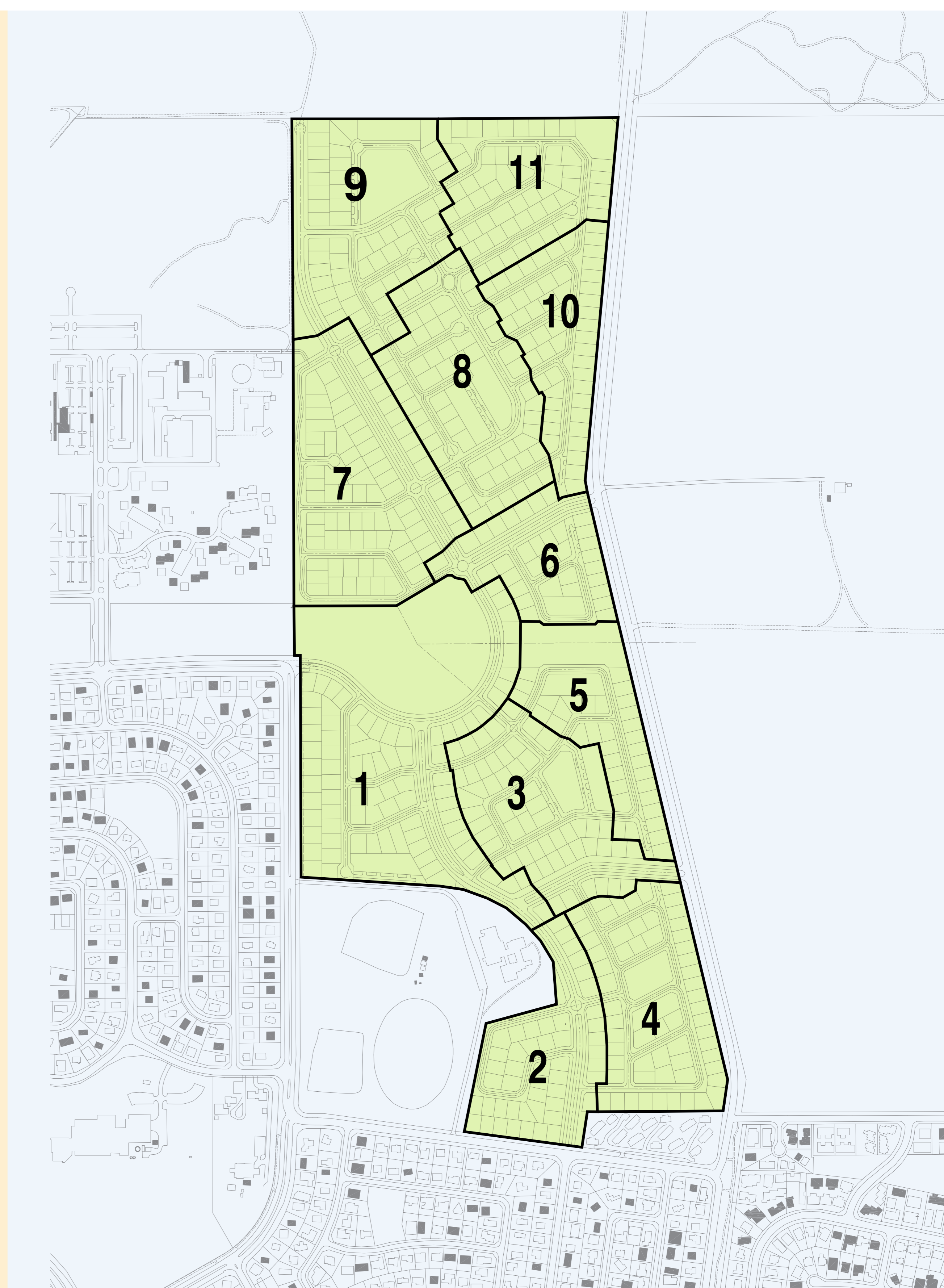
PHASING PLAN

Stage 1

Within each of the two phases, development will occur incrementally in a number of smaller stages. On average each stage will comprise approximately 60 dwelling sites.

The first stage of development proposed will be around the Central Park in the centre of the site adjacent to the western boundary.

Construction of the first stage will enable significant community assets, such as the Central Park and community facility, to be available from the time that the first resident moves into Lyons.



STAGING PLAN