

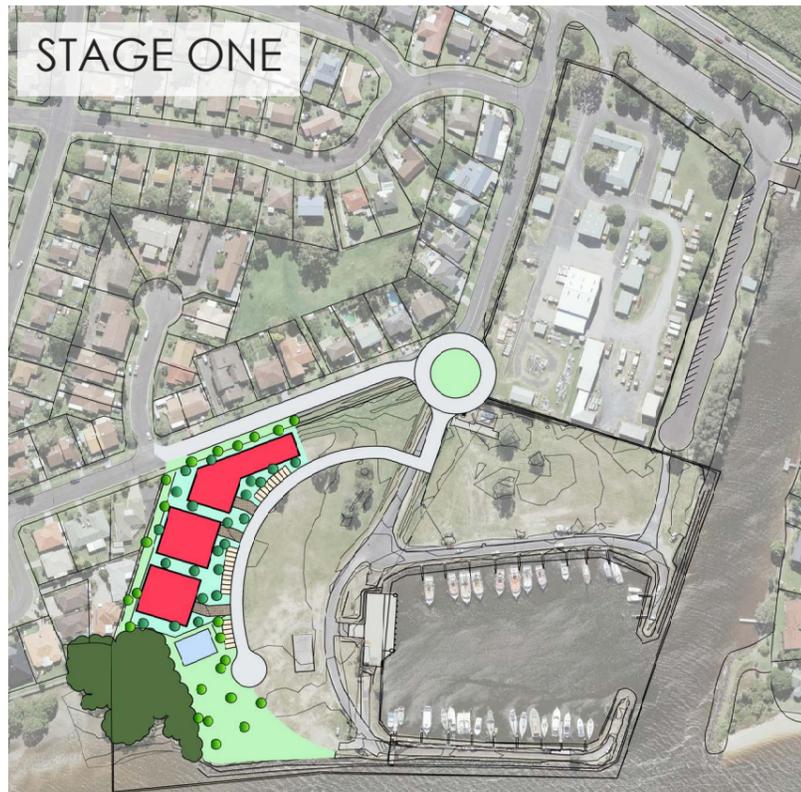
PROPOSED STAGING

Based on the outcomes of the feasibility analysis, the marina is considered to be most viable under a staged development approach. This most likely involves a progressive redevelopment of the site through the release of super lots for urban uses in association with public domain enhancements and marina works. This might be supported through the application of a voluntary planning agreement to tie public works to each stage of the overall development. The following table and plan outlines the key elements of each planned stage. The staging plan and table align with assumptions made in the Hill PDA feasibility analysis.

Staging Table

Stage	Key Aspects
1	Residential development along Sunnybank Drive (2-3 storeys), roundabout and road access, car parking, community building and public parkland (south west of the site).
2	Commercial development, road and car parking infrastructure, dry boat storage facility, marina esplanade, public parkland (Fishery Creek area) and marina wet area expansion (northward and westward).
3	Residential development adjacent to commercial area and Fishery Creek (4-5 storeys).
4	Residential development expanding northward of commercial area and along Fishery Creek (4-5 storeys).
5	Residential development expanding northward of commercial area and along Fishery Creek (4-5 storeys) and expansion of marina (boat berthing areas).

PROPOSED STAGING



LEGEND

- 2 - 3 storeys residential development
- 4 - 5 storeys residential development
- dry storage for boats
- commercial development
- community building
- community title open space
- public open space
- vehicular access to residential development
- commercial access
- public esplanade around harbour
- car parking

