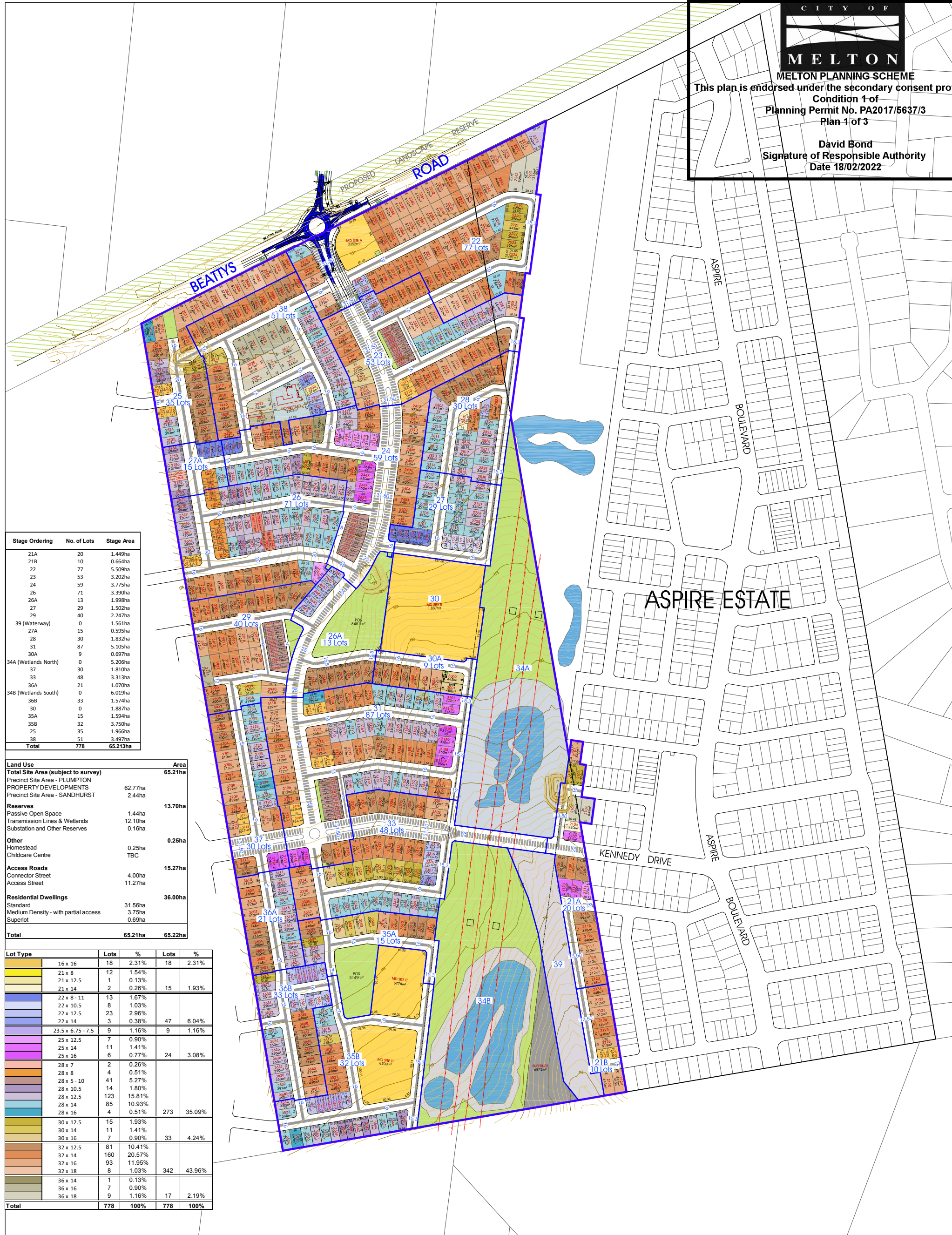




MELTON PLANNING SCHEME

This plan is endorsed under the secondary consent provisions of Condition 1 of Planning Permit No. PA2017/5637/3 Plan 1 of 3

David Bond
Signature of Responsible Authority
Date 18/02/2022



Stage Ordering	No. of Lots	Stage Area
21A	20	1.449ha
21B	10	0.664ha
22	77	5.509ha
23	53	3.202ha
24	59	3.775ha
26	71	3.900ha
26A	13	1.998ha
27	29	1.502ha
29	40	2.247ha
39 (Waterway)	0	1.561ha
27A	15	0.955ha
28	30	1.832ha
31	87	5.105ha
30A	9	0.697ha
34A (Wetlands North)	0	5.206ha
37	30	1.810ha
33	48	3.313ha
36A	21	1.070ha
34B (Wetlands South)	0	6.019ha
36B	33	1.574ha
30	0	1.887ha
35A	15	1.594ha
35B	32	3.750ha
25	35	1.966ha
38	51	3.497ha
Total	778	65.213ha

Land Use	Area
Total Site Area (subject to survey)	65.21ha
Precinct Site Area - PLUMPTON	
PROPERTY DEVELOPMENTS	62.77ha
Precinct Site Area - SANDHURST	2.44ha
Reserves	13.70ha
Passive Open Space	1.44ha
Transmission Lines & Wetlands	12.10ha
Substation and Other Reserves	0.16ha
Other	0.25ha
Hornstead	0.25ha
Childcare Centre	TBC
Access Roads	15.27ha
Connector Street	4.00ha
Access Street	11.27ha
Residential Dwellings	36.00ha
Standard	31.56ha
Medium Density - with partial access	3.75ha
Superlot	0.69ha
Total	65.21ha 65.22ha

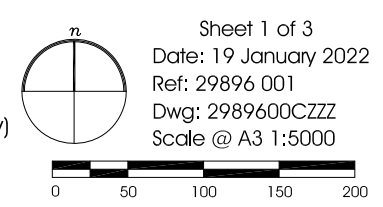
Lot Type	Lots	%	Lots	%
16 x 16	18	2.31%	18	2.31%
21 x 8	12	1.54%		
21 x 12.5	1	0.13%		
21 x 14	2	0.26%	15	1.93%
22 x 8 - 11	13	1.67%		
22 x 10.5	8	1.03%		
22 x 12.5	23	2.96%		
22 x 14	3	0.38%	47	6.04%
23.5 x 6.75 - 7.5	9	1.16%	9	1.16%
25 x 12.5	7	0.90%		
25 x 14	11	1.41%		
25 x 16	6	0.77%	24	3.08%
28 x 7	2	0.26%		
28 x 8	4	0.51%		
28 x 5 - 10	41	5.27%		
28 x 10.5	14	1.80%		
28 x 12.5	123	15.81%		
28 x 14	85	10.93%		
28 x 16	4	0.51%	273	35.09%
30 x 12.5	15	1.93%		
30 x 14	11	1.41%		
30 x 16	7	0.90%	33	4.24%
32 x 12.5	81	10.41%		
32 x 14	160	20.57%		
32 x 16	93	11.95%		
32 x 18	8	1.03%	342	43.96%
36 x 14	1	0.13%		
36 x 16	7	0.90%		
36 x 18	9	1.16%	17	2.19%
Total	778	100%	778	100%

Property	Total Site Area	Transmission Easement & Reserve	Local Parks	NDA
Sandhurst (Property 26)	2.439ha	0.157ha	0.000ha	2.282ha
Mamic (Property 27)	62.774ha	13.065ha	1.363ha	48.346ha
Number of Standard Lots	Number of MD Lots (22.79 Lots per Ha)	Total Number of Lots	Lots per NDA	
778	85*	863	17.05	

*Estimated Yield Only

NOTE
This concept plan is indicative only, and is not based on survey. This plan requires further planning, survey and engineering design, among other things, as well as planning approval.

LEGEND
 Wetland NWL
 Wetland Batter extent (wetland locations approx. only)

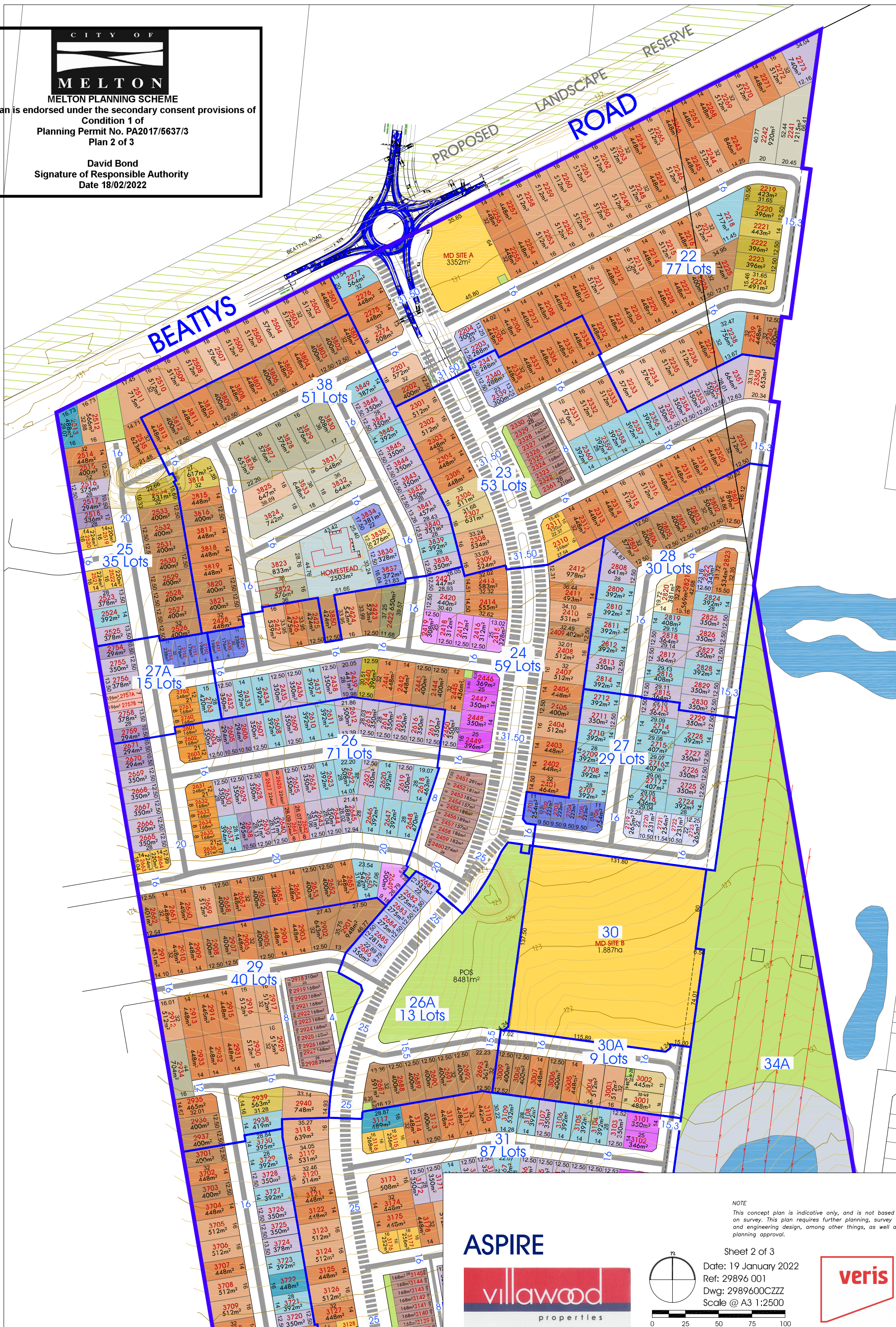




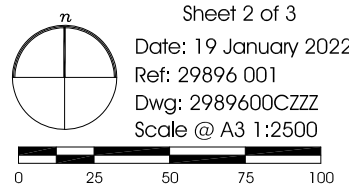
MELTON PLANNING SCHEME

This plan is endorsed under the secondary consent provisions of Condition 1 of Planning Permit No. PA2017/5637/3 Plan 2 of 3

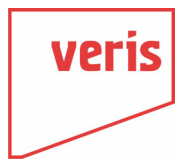
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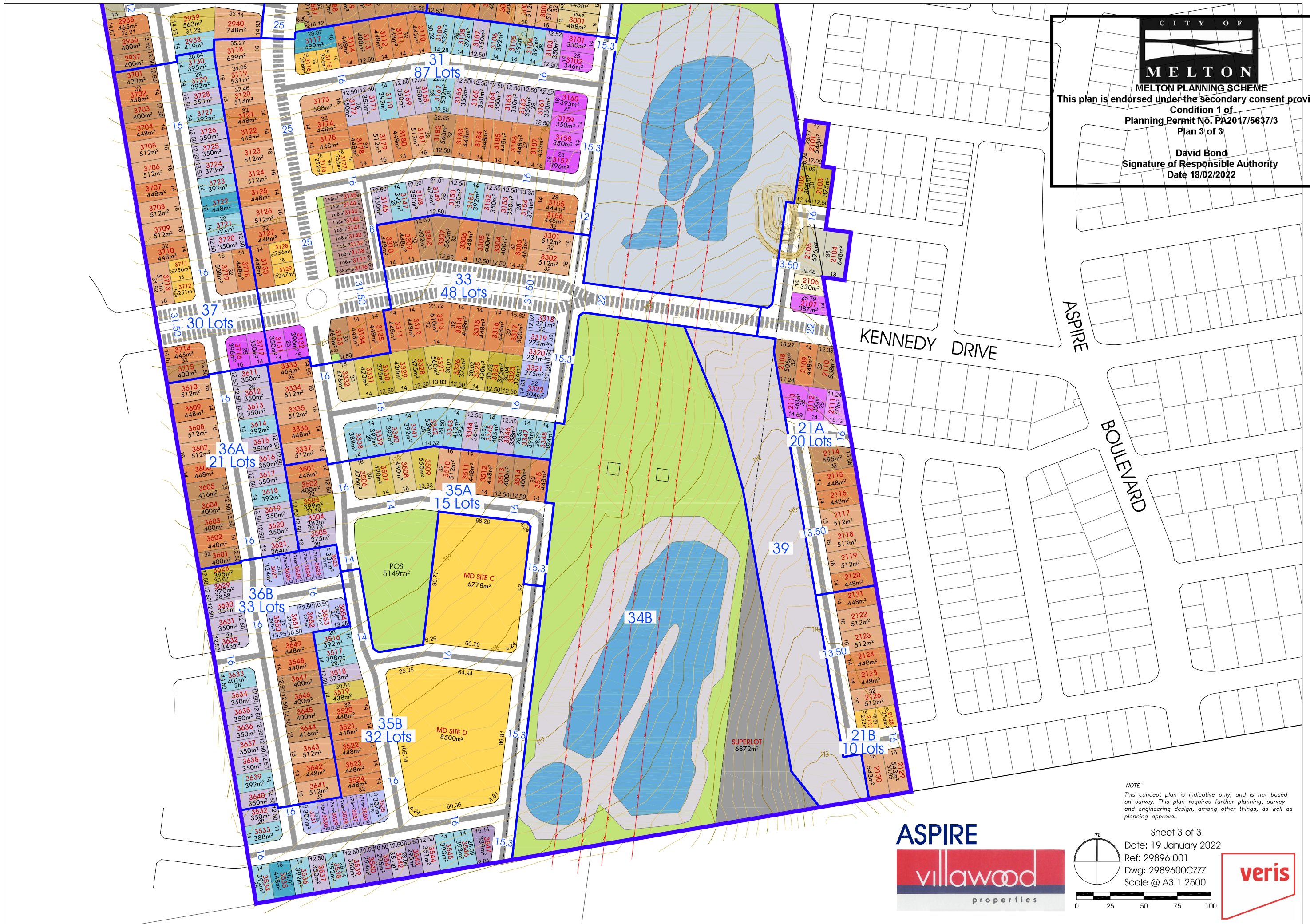
Sheet 2 of 3
Date: 19 January 2022
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Scale @ A3 1:2500



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MELTON
MELTON PLANNING SCHEME

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Condition 1 of
Planning Permit No. PA2017/5637/3
Plan 3 of 3

David Bond
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Sheet 3 of 3
Date: 19 January 2022
Ref: 29896 001
Dwg: 2989600CZZZ
Scale @ A3 1:2500

