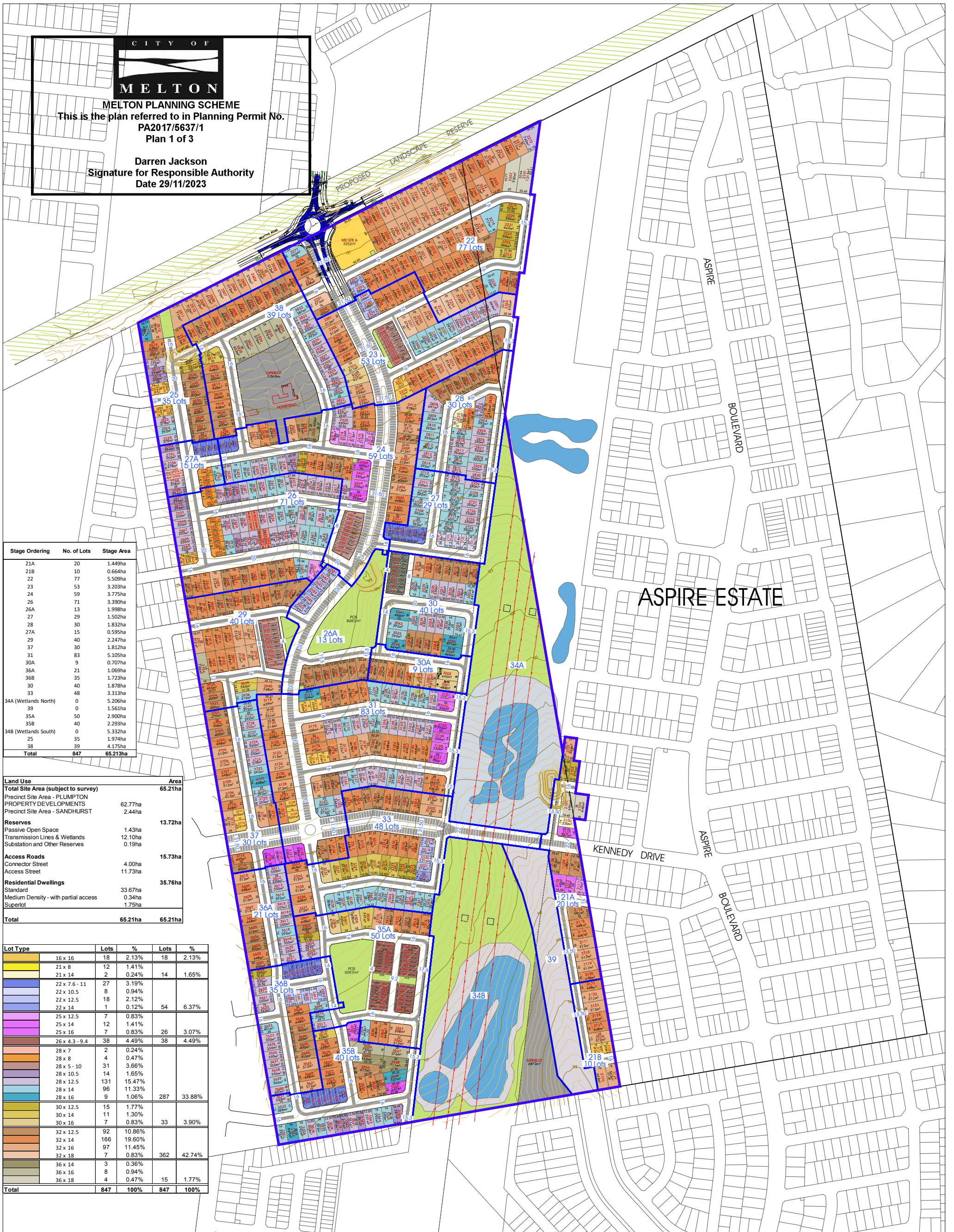




MELTON PLANNING SCHEME
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Darren Jackson
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Stage Ordering	No. of Lots	Stage Area
21A	20	1.449ha
21B	10	0.664ha
22	77	5.509ha
23	53	3.203ha
24	59	3.775ha
26	71	3.390ha
26A	13	1.998ha
27	29	1.502ha
28	30	1.832ha
27A	15	0.595ha
29	40	2.247ha
37	30	1.812ha
31	83	5.105ha
30A	9	0.707ha
36A	21	1.069ha
36B	35	1.723ha
30	40	1.878ha
33	48	3.313ha
34A (Wetlands North)	0	5.206ha
39	0	1.561ha
35A	50	2.900ha
35B	40	2.293ha
34B (Wetlands South)	0	5.322ha
35	35	1.974ha
38	39	4.175ha
Total	847	65.213ha

Land Use	Area
Total Site Area (subject to survey)	65.213ha
Precinct Site Area - PLUMPTON PROPERTY DEVELOPMENTS	62.77ha
Precinct Site Area - SANDHURST	2.44ha
Reserves	13.72ha
Passive Open Space	1.43ha
Transmission Lines & Wetlands	12.10ha
Substation and Other Reserves	0.19ha
Access Roads	15.73ha
Connector Street	4.00ha
Access Street	11.73ha
Residential Dwellings	35.76ha
Standard	33.67ha
Medium Density - with partial access	0.34ha
Superlot	1.75ha
Total	65.21ha

Lot Type	Area	Lots	%	Lots	%
16 x 16	18	2.13%	18	2.13%	
21 x 8	12	1.41%			
21 x 14	2	0.24%	14	1.65%	
22 x 7.6 - 11	27	3.19%			
22 x 10.5	8	0.94%			
22 x 12.5	18	2.12%			
22 x 14	1	0.12%	54	6.37%	
25 x 12.5	7	0.83%			
25 x 14	12	1.41%			
25 x 16	7	0.83%	26	3.07%	
26 x 4.3 - 9.4	38	4.49%	38	4.49%	
28 x 7	2	0.24%			
28 x 8	4	0.47%			
28 x 5 - 10	31	3.66%			
28 x 10.5	14	1.65%			
28 x 12.5	131	15.47%			
28 x 14	96	11.33%			
28 x 16	9	1.06%	287	33.88%	
30 x 12.5	15	1.77%			
30 x 14	11	1.30%			
30 x 16	7	0.83%	33	3.90%	
32 x 12.5	92	10.86%			
32 x 14	166	19.60%			
32 x 16	97	11.45%			
32 x 18	7	0.83%	362	42.74%	
36 x 14	3	0.36%			
36 x 16	8	0.94%			
36 x 18	4	0.47%	15	1.77%	
Total	847	100%	847	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
Total	65.213ha	13.222ha	1.363ha	50.628ha

Number of Standard Lots	Number of MD Lots (22.79 Lots per Ha)	Total Number of Lots	Lots per NDA
847	8*	855	16.88

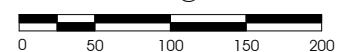
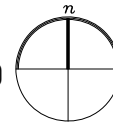
*Estimated Yield Only

LEGEND

- Double Storey Medium Density Product
- Wetland NWL
- Wetland Batter extent (wetland locations approx. 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.

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 Scale @ A3 1:5000



ASPIRE

FRASER RISE



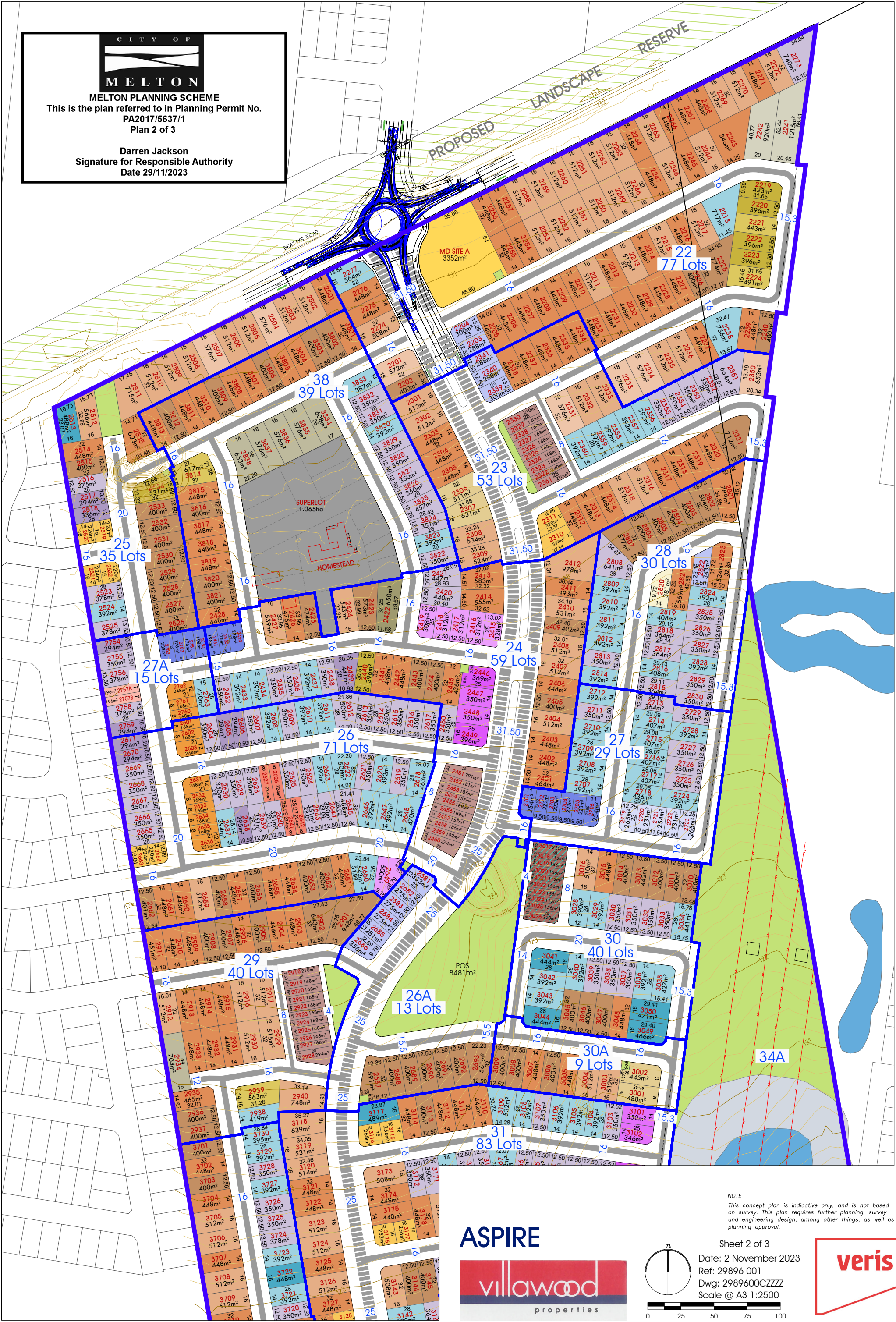
CITY OF MELTON

MELTON PLANNING SCHEME

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Plan 2 of 3

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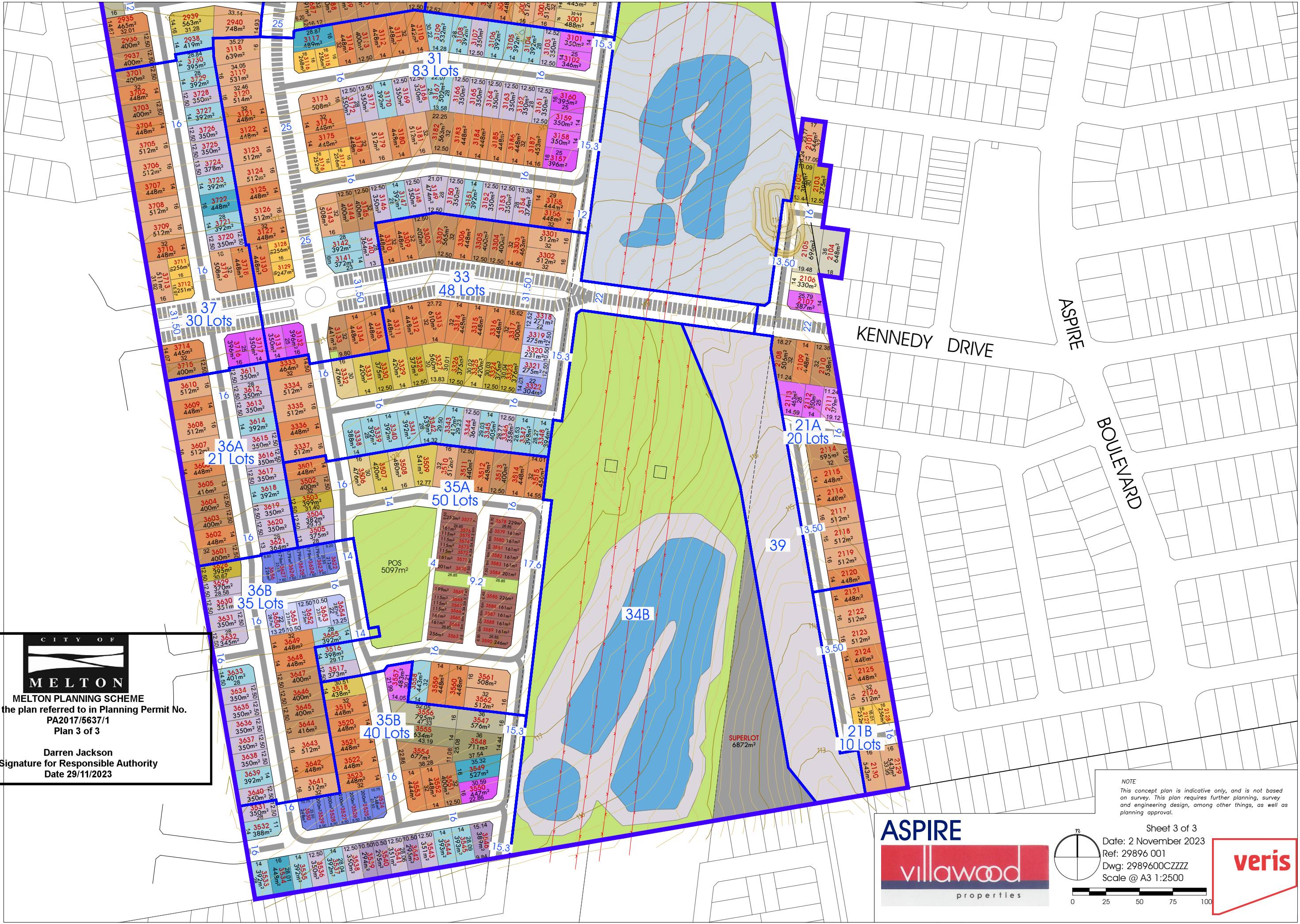
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ASPIRE

villawood
properties

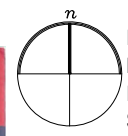
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Dwg: 2989600CZZZ
Scale @ A3 1:2500






MELTON
 MELTON PLANNING SCHEME
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Sheet 3 of 3
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 Dwg: 2989600CZZZ
 Scale @ A3 1:2500

