



LEGEND

- Title boundary (approx.)
- Stage boundary
- Existing contours (1m interval)
- Lots
- Superlot
- 10m setback from break of slope
- Break of slope
- Shared path
- Open space
- Existing drainage reserve
- Drainage reserve
- Conservation reserve
- Naturestrip (indicative)
- Existing sewer pumping station
- Road Widening
- Road pavement (indicative)
- Slow point
- Existing tree to be retained
- Existing tree to be removed
- Habitat Zone

Portion of site to be redesigned

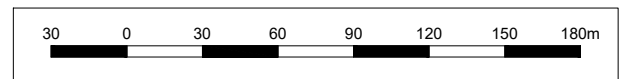
TOTAL number of lots	269
Stage 8	63
Stage 9	69
Stage 10	56
Stage 11	41
Stage 12 *	40
Stage 13 *	0

Lot Mix	Number	%
17m+ Frontage	5	1.9
16m Frontage	10	3.7
14m Frontage	74	27.5
12m Frontage	108	40.1
10m Frontage	67	24.9
8.5m Frontage	5	1.9
Total	269	100

- Notes:**
- This plan was prepared as a proposal only and should not be used for any other purpose.
 - This plan is subject to Council approval.
 - All dimensions and areas are subject to survey and final computations.
 - Existing dams located within construction areas will be filled during construction.
 - Further investigation may be required for fire buffers, vegetation retention and removal, site access and egress, and aboriginal and cultural heritage.
 - All roads are 16m local access level 1 unless noted otherwise.
 - Arc dimensions shown are length of arc (not chord).

Precinct 2 Site (Approx.)	25.370 ha
* Standard Residential Lots	10.872 ha
* Medium Density Lots (<300m ²)	0.225 ha
* Superlots	0.654 ha
* Road Widening	0.117 ha
* Non-Arterial Roads	5.029 ha
Passive Open Space	1.935 ha
Waterway Escarpment Open Space	5.341 ha
Existing Sewer Pumping Station	0.036 ha
Existing Drainage Reserve	0.297 ha
Drainage Reserve	0.121 ha
Conservation Reserve	0.744 ha
Net Developable Area	16.896 ha
Lot Yield (Conventional Density)	261 lots 417m ² average lot size
Lot Yield (Medium Density)	8 lots 281m ² average lot size
**Lot Yield (Overall)	269 lots @ 16.6 lots per ha 413m ² average lot size
Lot Yield (Superlots)	3 Superlots
Total Number of Lots	272

* Indicates inclusion in NDA
 ** Overall lot yield does not include Superlots or Superlot area in NDA



Indicative Subdivision & Staging Plan
 Precinct 2, Toolern Waters Estate, Melton South
 Freeman Developments

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Version	Date	Description	Drafted	Approved	Version	Date	Description	Drafted	Approved
10	07.03.17	Lots amended	CK	LN	05	08.06.16	Sewer pumping station added	CK	LN
11	16.05.17	Stage 9 roads & lots amended	CK	LN	06	20.06.16	Passive open space & conservation area amended, trees to be removed noted	CK	LN
12	29.05.17	Stage 9 lots amended	CK	LN	07	22.12.16	Amended as per Council comments	CK	LN
13	01.06.17	Lot numbers amended	CK	MOC	08	03.02.17	Amended as per Council comments	CK	LN
14	20.06.17	Stage 13 amended	JC	AB	09	21.02.17	Superlots amended	CK	LN

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 (A3): 1:3000