



**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)
- Electrical substation kiosk
- 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

**STAGING ORDER**

Stage	Number of lots
TOTAL	268
Stage 8	63
Stage 9	69
Stage 11 *	41
Stage 10	55
Stage 11a	0
Stage 11b *	0
Stage 12	40

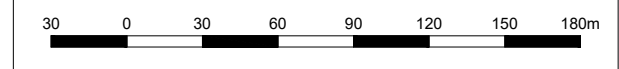
**Lot Mix**

Frontage	Number	%
17m+ Frontage	5	1.9
16m Frontage	10	3.7
14m Frontage	73	27.2
12m Frontage	115	42.9
10m Frontage	53	19.8
8.5m Frontage	12	4.5
<b>Total</b>	<b>268</b>	<b>100</b>

- 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 <sup>2</sup> )	0.225 ha
* Superlots	0.654 ha
* Substation Kiosk	0.007 ha
* Road Widening	0.117 ha
* Non-Arterial Roads	5.022 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
<b>Net Developable Area</b>	<b>16.896 ha</b>
Lot Yield (Conventional Density)	256 lots 425m <sup>2</sup> average lot size
Lot Yield (Medium Density)	12 lots 187m <sup>2</sup> average lot size
**Lot Yield (Overall)	268 lots @ 16.5 lots per ha 414m <sup>2</sup> average lot size
Lot Yield (Superlots)	3 Superlots
<b>Total Number of Lots</b>	<b>271</b>

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



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

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Version	Date	Description	Drafted	Approved
01	30.05.17	Initial issue	CK	MOC
02	01.06.17	Lot numbers amended	CK	MOC
03	09.10.17	Staging order amended	CK	LN
04	28.11.17	Staging amended	CK	LN

Date: 28.11.17  
 Version No: 04  
 Job No: 1600490  
 Scale (A1): 1:1500  
 (A3): 1:3000