LAND USE BUDGET

TOTAL SITE AREA:	**15.42ha**
Active Open Space:	1.00ha
Utilities Easement:	1.56ha
(inc Drainage Swale)	
NET DEVELOPABLE AREA:	**12.86ha**
Unencumbered Open Space:	0.04ha
Road Reserve:	4.71ha

LOT SIZES

0 - 300m^2	18
300m^2 - 400m^2	98
400m^2 - 500m^2	89
500m^2 - 600m^2	4
600m^2	1
TOTAL 210	

Overall Lot Density (Per NDA) 16.3ha

- Site Boundary
- Stage Boundary
- Active Open Space
- Utilities Easement
- Drainage Swale
- Landscape Reserve
- Vehicle Access
- Access Driveway *(No Through Road)*



Ver	Revision	Date

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PROPOSED PLAN OF SUBDIVISION

963-987 MELTON HIGHWAY PLUMPTON

Job Number : 13566-01 **Sheet :** 1 of 1 **Date of Survey :**		**Date of Issue** 20/12/2021
SCALE 1:1500 15 0 15 30 45 60 75 LENGTHS ARE IN METRES		**At Size** A2
Survey:	**Drawn:** J.S.	**Checked:** B.V.
DWG: 13566-01		**VERSION:** 24