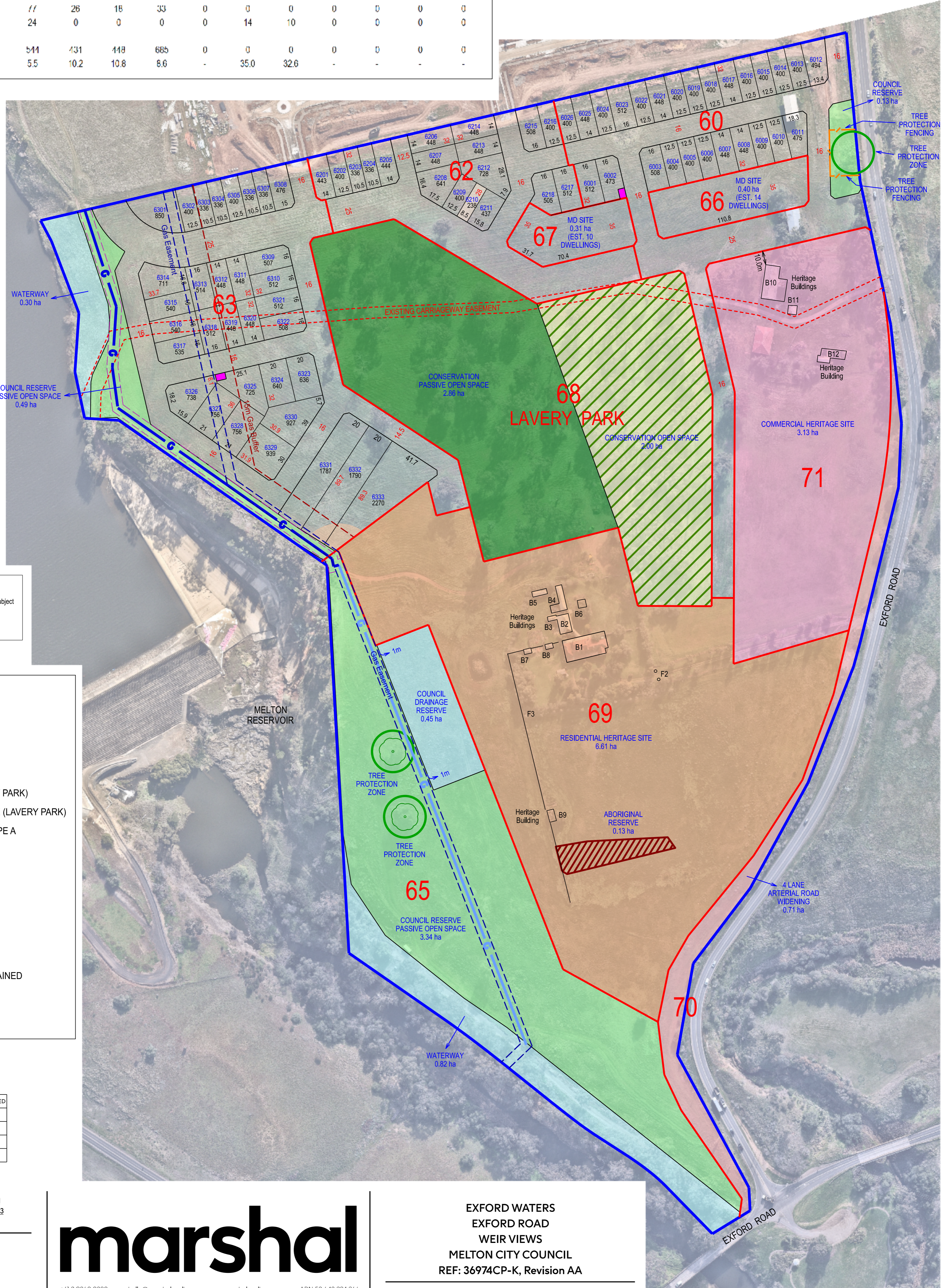


STAGE DELIVERY SEQUENCE		1	2	3	4	5	6	7	8	9	10	
STAGE No.	TOTAL	60	62	63	65	66	67	68	69	70	71	
TOTAL SITE AREA (ha)		29.57	2.68	1.67	4.61	4.61	0.40	0.31	4.86	6.61	0.71	3.13
4-LANE ARTERIAL ROAD/WIDENING (ha)		0.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.71	0.00	
WATERWAY / DRAINAGE (ha)		1.57	0.00	0.00	0.30	1.27	0.00	0.00	0.00	0.00	0.00	
CONSERVATION OPEN SPACE (ha)		2.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00	
CONSERVATION PASSIVE OPEN SPACE (ha)		2.86	0.00	0.00	0.00	0.00	0.00	2.86	0.00	0.00	0.00	
COUNCIL RESERVES & TPZ (ha)		3.97	0.13	0.00	0.49	3.34	0.00	0.00	0.00	0.00	0.00	
NET DEVELOPABLE AREA (NDA) (ha)		18.47	2.55	1.67	3.82	0.00	0.40	0.31	0.00	6.61	0.00	3.13
TOTAL NET DEVELOPABLE AREA (ha)		18.47	2.55	1.67	3.82	0.00	0.40	0.31	0.00	6.61	0.00	3.13
RESIDENTIAL HERITAGE SITE (ha)		6.61	0.00	0.00	0.00	0.00	0.00	0.00	6.61	0.00	0.00	
COMMERCIAL HERITAGE SITE (ha)		3.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.13	
ROAD (ha)		3.83	1.42	0.86	1.55	0.00	0.00	0.00	0.00	0.00	0.00	
ELECTRICITY KIOSKS (ha)		0.01	0.004	0.00	0.004	0.00	0.00	0.00	0.00	0.00	0.00	
CONVENTIONAL RESIDENTIAL LOTS (ha)		4.19	1.12	0.81	2.26	0.00	0.00	0.00	0.00	0.00	0.00	
MEDIUM DENSITY (MD) SITES (ha)		0.71	0.00	0.00	0.00	0.40	0.31	0.00	0.00	0.00	0.00	
No. LOTS (CONVENTIONAL)		77	26	18	33	0	0	0	0	0	0	
ESTIMATED No. DWELLINGS (MD)		24	0	0	0	14	10	0	0	0	0	
Ave. Lot Size (CONVENTIONAL) (m ²)		544	431	448	685	0	0	0	0	0	0	
LOT/DWELLING YIELD (No./NDA ha)		5.5	10.2	10.8	8.6	-	35.0	32.6	-	-	-	



MG494
ZONE 55
marshal

- Notes**
- Council Drainage Reserve location and size are nominal only and subject to change.
 - VHR buildings and site features identified by B and F numbers. Refer to VHR registration plans for details.

LEGEND

- SITE BOUNDARY
- STAGE BOUNDARY
- 4 LANE ARTERIAL ROAD/WIDENING
- WATERWAY / DRAINAGE
- CONSERVATION OPEN SPACE (LAVERY PARK)
- CONSERVATION PASSIVE OPEN SPACE (LAVERY PARK)
- SMALL LOT HOUSING CODE LOTS - TYPE A
- TREE PROTECTION ZONE
- COUNCIL RESERVE
- RESIDENTIAL HERITAGE SITE
- COMMERCIAL HERITAGE
- ABORIGINAL RESERVE
- PROPOSED GAS ALIGNMENT
- EXISTING GAS ALIGNMENT TO BE RETAINED
- BUILDING EXCLUSION ZONE (30m FROM EXISTING PIPELINE)
- ELECTRICITY KIOSKS

DATE	REVISION	DETAILS	AUTHORISED
3/12/24	X	Stages 65 / 69 boundary amended.	K.C.W.
16/12/24	Y	Gas easement amendment in Stages 63 & 69. Park label added in Stage 68 & Legend.	K.C.W.
17/12/24	Z	Building exclusion zone amended.	K.C.W.
3/7/25	AA	Electricity Kiosks added and table updated.	K.C.W.

SCALE: 15 0 30 60m 1:1500 at A1
1:3000 at A3

SHEET 1 OF 1
LEVEL DATUM: AHD
DATE PLAN CREATED: 2/07/2025 REF: 36974



EXFORD WATERS
EXFORD ROAD
WEIR VIEWS
MELTON CITY COUNCIL
REF: 36974CP-K, Revision AA

MASTERPLAN - LOT 4B

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