



DEVELOPMENT ANALYSIS		T62-W
Site Area		15.620 ha
Arterial Road Widening / Land for Grade Separation		0.950 ha
Land Required for Station/Stabling Purposes		0.397 ha
Waterway / Drainage (inc. Sediment Ponds)		0.000 ha
Conservation Open Space (inc. Roadside Vegetation)		0.000 ha
Government Primary School		0.000 ha
Gross Developable Area (GDA)		14.273 ha
Passive Open Space (Credited OS)		0.335 ha
Net Developable Area (NDA)		13.938 ha
Local Roads (inc. walkway/paper road)		6.951 ha
Tree Reserve (Non-Credited OS)		0.037 ha
Net Residential Area (NRA)		6.950 ha
Conventional Residential		5.781 ha
Medium Density Superlot		1.169 ha
Higher Density Superlots (Yield Estimate)		1.310 ha
Development Yield		
Conventional Residential		153 Dw
Medium Density Residential		69 Dw
Medium Density Superlots (Yield Estimate)		0 Dw
Higher Density Superlots (Yield Estimate)		139 Dw
Total Yield		361 Dw
Average Lot Area (ex. Apartments)		313 m²
Dwelling Density (NDA/Ha)		25.90 Dw/ha

T62-W RESIDENTIAL YIELD BREAKDOWN					
Frontage	Depth	Area	Yield	% Con. Lot Mix	
8.5	21	178.5	0	0.0%	
10.5	21	220.5	13	8.5%	
12.5	21	262.5	20	13.1%	
14	21	294	3	2.0%	
8.5	25	212.5	0	0.0%	
10.5	25	262.5	0	0.0%	
12.5	25	312.5	1	0.7%	
14	25	350	1	0.7%	
8.5	28	238	9	5.9%	
12.5	28	350	18	11.8%	
14	28	392	15	9.8%	
16	28	448	1	0.7%	
16	16	256	5	3.3%	
8.5	32	272	0	0.0%	
10.5	32	336	0	0.0%	
12.5	32	400	24	15.7%	
14	32	448	21	13.7%	
16	32	512	22	14.4%	
18	32	576	0	0.0%	
14	34	476	0	0.0%	
16	34	544	0	0.0%	
18	34	612	0	0.0%	
Irregular			0	0.0%	
Total Conventional Yield			153		
MEDIUM DENSITY ESTIMATE		Potential Yield	Area % (m²)		
Medium Density Estimate		0	0.0%		
Medium Density Actual		69	100.0%		
Total Yield Estimate		69			
HIGHER DENSITY ESTIMATE		Potential Yield	% Apt. Lot Mix		
Higher Density Estimate		139	100.0%		
Total Yield Estimate		139			

- LEGEND**
- SITE BOUNDARY
 - PROPOSED STAGING BOUNDARY
 - ROAD WIDENING
 - CONVENTIONAL RESIDENTIAL (34M DEPTH)
 - CONVENTIONAL RESIDENTIAL (32M DEPTH)
 - CONVENTIONAL RESIDENTIAL (28M DEPTH)
 - CONVENTIONAL RESIDENTIAL (21M + 25M DEPTH)
 - MEDIUM DENSITY RESIDENTIAL - TOWNHOUSES
 - EDUCATION FACILITY
 - COMMUNITY FACILITY
 - ACTIVE RECREATION RESERVE
 - ENCUMBERED OPEN SPACE
 - CONSERVATION AREA
 - EXISTING TREE/TPZ (TO BE RETAINED)
 - PASSIVE OPEN SPACE
 - SIGNALISED INTERSECTION
 - PEDESTRIAN SIGNALS
 - SHARED PATH (OFF-ROAD)
 - OFF ROAD TWO-WAY BICYCLE PATH
 - CONTOURS (0.25M INTERVALS)

CITY OF MELTON

MELTON PLANNING SCHEME

This plan is endorsed as satisfying Condition 1 of Planning Permit No. PA2017/5796

Plan 1 of 1

Roger Sucic
Signature of Responsible Authority
Date 31/08/2020

