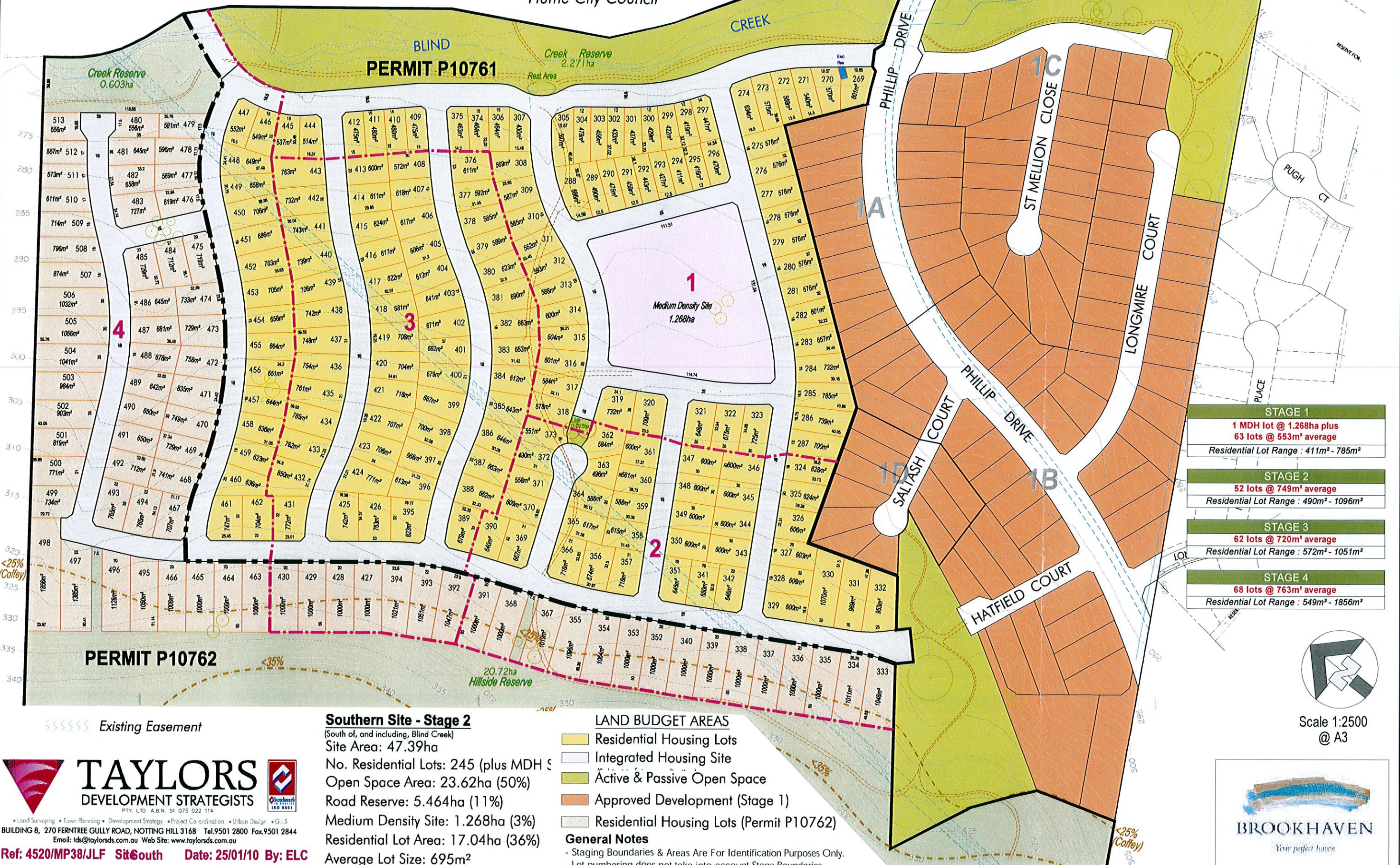


**Notes:**

- Details on this plan based May 2004 Survey.
- Survey Contours are to AHD & their interval is 1.0m
- This Proposed Development Is Subject To Approval By Hume City Council & Servicing Authorities.
- Boundaries & Areas Shown Are Subject To Verification Via Survey.
- Layout May Alter With Further Council & Engineering Advice.
- Slope Angles <25% on Mt. Holden derived from Graeme Bentley Geotechnical Report, M4195/1-AQ, Dated 4 April 2000.

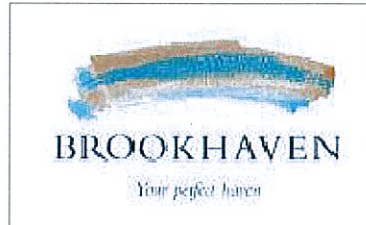
# Master Plan Southern Site Phillip Drive, Sunbury. Hume City Council



<b>STAGE 1</b>
1 MDH lot @ 1.268ha plus 63 lots @ 553m <sup>2</sup> average
Residential Lot Range : 411m <sup>2</sup> - 785m <sup>2</sup>
<b>STAGE 2</b>
52 lots @ 749m <sup>2</sup> average
Residential Lot Range : 490m <sup>2</sup> - 1096m <sup>2</sup>
<b>STAGE 3</b>
62 lots @ 720m <sup>2</sup> average
Residential Lot Range : 572m <sup>2</sup> - 1051m <sup>2</sup>
<b>STAGE 4</b>
68 lots @ 763m <sup>2</sup> average
Residential Lot Range : 549m <sup>2</sup> - 1856m <sup>2</sup>



Scale 1:2500  
@ A3



Existing Easement

**Southern Site - Stage 2**  
(South of, and including, Blind Creek)  
Site Area: 47.39ha  
No. Residential Lots: 245 (plus MDH)  
Open Space Area: 23.62ha (50%)  
Road Reserve: 5.464ha (11%)  
Medium Density Site: 1.268ha (3%)  
Residential Lot Area: 17.04ha (36%)  
Average Lot Size: 695m<sup>2</sup>

- LAND BUDGET AREAS**
- Residential Housing Lots
  - Integrated Housing Site
  - Active & Passive Open Space
  - Approved Development (Stage 1)
  - Residential Housing Lots (Permit P10762)

**General Notes**

- Staging Boundaries & Areas Are For Identification Purposes Only.
- Lot numbering does not take into account Stage Boundaries.

**TAYLORS**  
DEVELOPMENT STRATEGISTS  
PTY. LTD. A.B.N. 51 075 022 114

• Land Surveying • Town Planning • Development Strategy • Project Co-ordination • Urban Design • G.I.S.  
BUILDING 8, 270 FERN TREE GULLY ROAD, NOTTING HILL 3168 Tel: 9501 2800 Fax: 9501 2844  
Email: tds@taylorsds.com.au Web Site: www.taylorsds.com.au

Ref: 4520/MP38/JLF Sit South Date: 25/01/10 By: ELC