



- Planning Permit Area (126.8ha)
- Proposed Staging
- Other Land Owned by Applicants (4.267ha)
(Outside Planning Permit Area)

Melrose Land Sales Parcel Statistics*

Total Site Area: 104.18 ha
 Reserve: 23.40 ha
 Drainage Reserve: -
 Developable Area: 80.78 ha
 Area of Road: 15.77 ha
 Area of Lots: 65.01 ha
 Total No. of Lots: 224
 Average Lot Area: 2902m²

Parcel B Land Statistics*

Total Site Area: 15.89 ha
 Reserve: 5.349 ha
 Drainage Reserve: 1.07 ha
 Developable Area: 9.471 ha
 Area of Road: 1.273 ha
 Area of Lots: 8.198 ha
 Total No. of Lots: 24
 Average Lot Area***: 3416m²

Parcel C Land Statistics*

Total Site Area: 6.766 ha
 Reserve: 1.264 ha
 Drainage Reserve: 0.392 ha
 Developable Area: 5.11 ha
 Area of Road: 656m²
 Area of Lots: 5.050 ha
 Total No. of Lots: 7
 Average Lot Area***: 7206m²

Planning Permit Area Overall Land Statistics*

Total Site Area: 126.8 ha
 Reserve: 30.01 ha
 Drainage Reserve: 1.462 ha
 Developable Area: 95.36 ha
 Area of Road: 17.11 ha
 Area of Lots: 78.26 ha
 Total No. of Lots: 255
 Average Lot Area***: 3069m²

* All figures are approximate only and are subject to survey.
 ** Extent of Road widening to be determined.
 *** Excludes land to the north of the Western Freeway.

PROPOSED DEVELOPMENT PLAN

91-167 Palm Springs Road and 1201-1227 &
 1183-1199 Western Highway, Ravenhall



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 ph. (03)8660 3000 • planning@reedson.com.au • www.reedson.com.au

