

LEGEND

- Site Boundary
- Residential Lots
- Landscape Reserve

LAND BUDGET

	Area (ha)	% of Site
SITE AREA	1.58	100%
OPEN SPACE		
LANDSCAPE RESERVE	0.09	5.4%

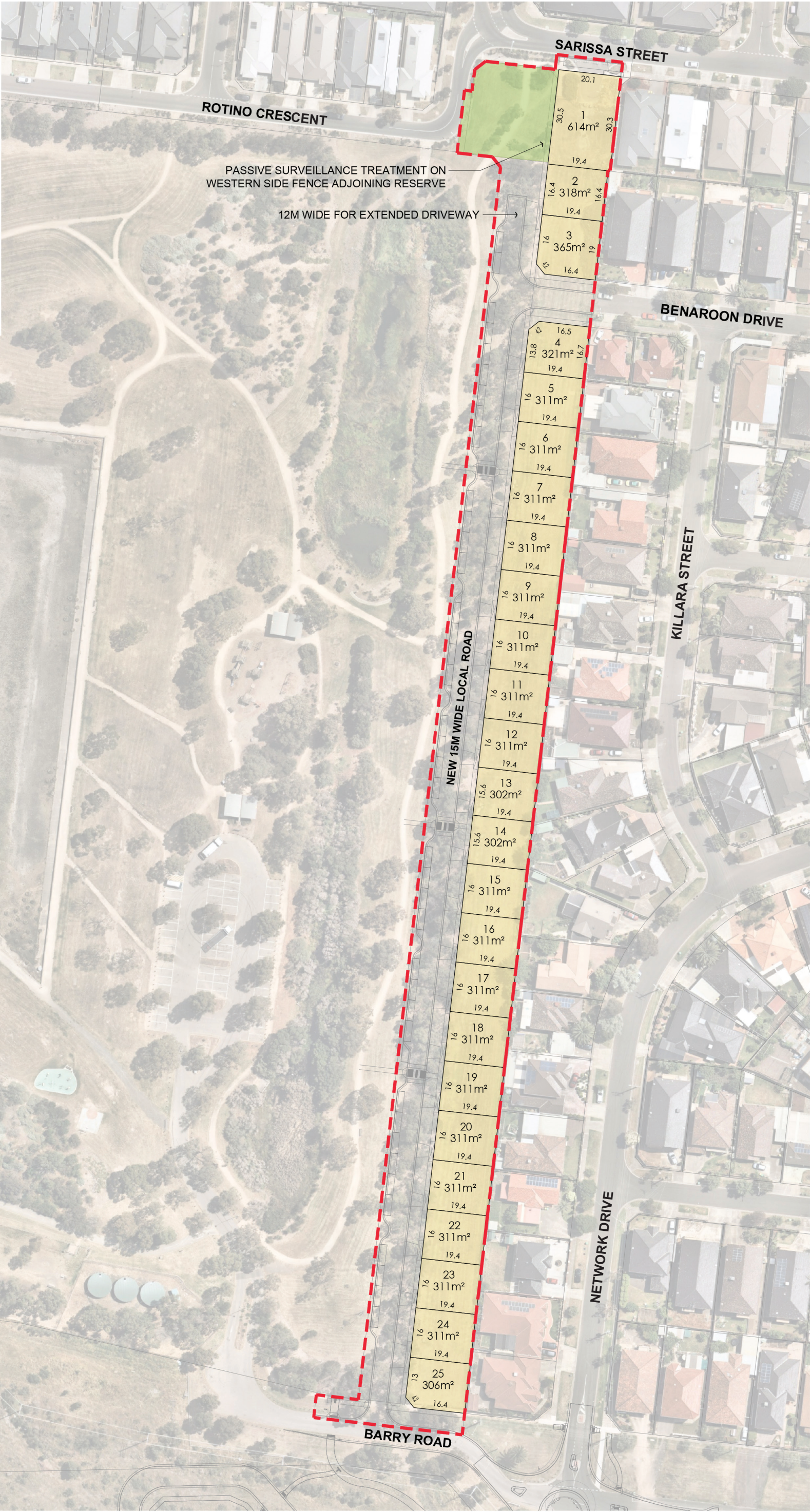
NET DEVELOPABLE AREA (HECTARE) (NDHa)	1.49	94.6%
RESIDENTIAL AREA	0.81	51.5%
INTERNAL ROADS NETWORK	0.68	43.1%

YIELD SUMMARY

Total Residential Lots	25 Lots
Average Lot Area	325m ²
Total Car Park Bays	41

NOTE:

1. Crossovers are subject to FLP approval post-planning permit
2. Roundabout constructed as part of Marran Run Estate



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CLIENT
City of Whittlesea

PROJECT NO.
P0016047
DRAWING NO.
01
DATE
06.08.2024
REVISION
E

1:1,250 @ A3
0 5 10 25m