

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	325m²
Total Car Park Bays	41

- NOTE:
- Crossovers are subject to FLP approval post-planning permit
 - Roundabout constructed as part of Marran Run Estate



Whittlesea Public Gardens Residential Edge
Concept Plan of Subdivision

Level 12, 120 Collins Street | Melbourne VIC 3000 AUSTRALIA | +61 3 8663 4888 | URBIS Pty Ltd | ABN 50 105 256 228

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CLIENT
City of Whittlesea

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

PROJECT NO.
P0016047
DRAWING NO.
01

DATE
06.08.2024
REVISION
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