



LEGEND

- SITE BOUNDARY
- STAGE 1 BOUNDARY
- BACKWATER LINE
- 60m OFFSET FROM BACKWATER LINE
- FLOOD EXTENT
- INDICATIVE OPEN SPACE NODE
- STAGE 1 LOTS
- STAGE 1 ROAD
- OPEN SPACE
- FUTURE POTENTIAL OPEN SPACE
- TREES TO BE REMOVED

LAND BUDGET

	Area (ha)	% of Site
TOTAL SITE AREA	153.51	
STAGE 1 AREA	9.35	100%
OPEN SPACE	1.42	15.2%

STAGE 1 NET DEVELOPABLE AREA

STAGE 1 NET DEVELOPABLE AREA	7.93	84.8%
RESIDENTIAL AREA	7.35	78.6%
INTERNAL ROAD NETWORK	0.57	6.1%

YIELD SUMMARY

Total Residential Lots	24 Lots
Average Lot Area	2441m ²

Government road (20m wide) to be constructed as part of this application

	0.95
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- NOTES**
- Road 1 to be constructed within existing road reserve on northern boundary



BOX GROVE
STAGE 1 SUBDIVISION CONCEPT PLAN

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
PARKLEA
Level 1, 4 Cardinia Road, Officer 3809

1:2,500 @ A3
0 10 20 50m

PROJECT NO.
P0004244

DATE
19.03.2021

DRAWING NO.
01

REVISION
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