



**LEGEND**

- PROPOSED EASEMENT
  - EXTERNAL LOT BOUNDARY
  - INTERNAL LOT/RESERVE BOUNDARY
  - PROPOSED 0.3m TREE RESERVE (EXAGGERATED)
  - BUILDING ENVELOPE
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- PROPOSED ROAD
  - PROPOSED LOT
  - PROPOSED RESERVE
  - PROPOSED DRAINAGE RESERVE
  - C22: COMMERCIAL 2 ZONE
  - GR21: GENERAL RESIDENTIAL ZONE - SCHEDULE 1

DATE	UPDATES DETAILS	BY	REV
19/07/2022	NEW LOT BOUNDARIES	EC	E
20/07/2022	BOUNDARY AMENDS	EC	F
27/07/2022	BOUNDARY, RESERVE & BDG ENVELOPES	EC	G
03/08/2022	NEW AREAS AND TREE RESERVE	EC	H
18/08/2022	NEW AREAS, SCHEDULES & BOUNDARY AMENDS	EC	I
14/02/2023	LOTS 33-44 CHANGED / ADDED	CC	J
24/02/2023	TREE TO BE REMOVED LOT 33	CC	K
30/03/2023	URBAN GROWTH & PLZ BOUNDARIES ADDED	CC	L
13/04/2023	POS BOUNDARIES UPDATED, REMOVE UG & PLZ	CC	M

DESKTOP DESIGN  
 ADDITIONAL BOUNDARIES SOURCED FROM DATASHARE VICTORIA 26/09/2019, 30/03/2023  
 NEARMAP IMAGE DATED 11/09/2019  
 ROAD LINEWORK AND BUILDING ENVELOPES BASED ON DRAWING 17220.2CLP01 REV C DATED 09/06/2022 AS SUPPLIED  
 BIO RETENTION AREA AS SHOWN ON 17220.2\_J2222\_Rev\_RIP\_BRS Fence added.dwg DATED 13/04/22.  
 SEE SHEET 2 FOR SCHEDULE OF LOT, RESERVE AND ROAD AREAS.

**MAB  
 CONCEPT PLAN  
 WESTERN AVENUE  
 TULLAMARINE**

0 12.5 25 37.5 50 62.5		SCALE
LENGTHS ARE IN METRES		1:1250
JOB NUMBER:	2198807	
DATE OF SURVEY:		
DRAWN BY:	CC	
PLAN DATE:	13/04/2023	REVISION: M
SHEET:	SHEET 1 OF 2	SIZE: AT

**Landair** surveys

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MGA 2020  
 ZONE 55

REF: C:\LANDAIR\2198807\MAB\2198807-CONCEPT-M.DWG

SCHEDULE OF LOT, RESERVE AND ROAD AREAS

LOT	AREA
1	8662m <sup>2</sup>
2	2.120ha
3	1.002ha
4	9105m <sup>2</sup>
5	6165m <sup>2</sup>
6	4928m <sup>2</sup>
7	1.785ha
8	1.185ha
9	1858m <sup>2</sup>
10	3904m <sup>2</sup>
11	4352m <sup>2</sup>
12	3798m <sup>2</sup>
13	3474m <sup>2</sup>
14	3528m <sup>2</sup>
15	1628m <sup>2</sup>
16	1635m <sup>2</sup>
17	1407m <sup>2</sup>
18	1412m <sup>2</sup>
19	1417m <sup>2</sup>
20	1422m <sup>2</sup>
21	1427m <sup>2</sup>
22	1500m <sup>2</sup>
23	1422m <sup>2</sup>
24	1422m <sup>2</sup>

LOT	AREA	
25	1500m <sup>2</sup>	
26	1500m <sup>2</sup>	
27	1430m <sup>2</sup>	
28	1500m <sup>2</sup>	
29	1500m <sup>2</sup>	
30	1321m <sup>2</sup>	
31	2650m <sup>2</sup>	
32	3.011ha	
33	9685m <sup>2</sup>	
34	1435m <sup>2</sup>	
35	1436m <sup>2</sup>	
36	1435m <sup>2</sup>	
37	1435m <sup>2</sup>	
38	2013m <sup>2</sup>	
39	2153m <sup>2</sup>	
40	2187m <sup>2</sup>	
41	2184m <sup>2</sup>	
42	2185m <sup>2</sup>	
43	2153m <sup>2</sup>	
44	8457m <sup>2</sup>	
TOTAL		19.364ha

RESERVE	AREA
PUBLIC OPEN SPACE	3.574ha
TREE RESERVE	104m <sup>2</sup>
DRAINAGE	1.114ha

ROADS TOTAL	3.531ha
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TOTAL AREA	27.593ha
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**MAB**  
**CONCEPT PLAN**  
WESTERN AVENUE  
TULLAMARINE

SEE SHEET 1 FOR PLAN DETAILS

SHEET: SHEET 2 OF 2 SIZE: A4



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