Site Analysis
1350 Pound Road, Clyde North
Parkworth Pty Ltd

Beveridge Williams
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Scale (A1): 1:2500

Legend:
- Subject site
- Unsealed road
- Powerlines
- Gas Pipeline Easement
- Planted vegetation
- 1m contours
- Direction of slope
- High point
- Low point
- Views
- Desalination pipe
- FZ2 Quarry buffer
- Location & direction of photo

A - Native trees to western boundary
B - View from Pound Rd
C - View from Thompsons Rd
D - Along powerline easement from Pound Rd
Legends:
- Site boundary
- Existing features (larger than 1m)
- Commercial
- Standard residential lots
- Medium density lots
- Unencumbered passive open space
- Encumbered passive open space
- Nature strip
- Road boundary (industrial)
- Drainage reserve
- Tree reserve
- Primary arterial road
- Connector street

Notes:
- This plan is indicative only and is intended for discussion purposes only.
- This plan is subject to change during the Council - GAA precinct structure plan preparation process.
- All dimensions and areas are subject to survey and final computations.
- Site boundaries are indicative only.
- Site boundaries may be taken into consideration native flora, native fauna or Aboriginal cultural heritage, which may require further investigation.
- Wetland / Drainage areas are approximate only and subject to detailed engineering design and may be subject to change during the precinct structure plan preparation process.
- Access to the site is subject to Council - VicRoads.
- Road pavement is indicative only and subject to engineering design.
- All public open spaces areas are conceptual only and subject to change during the precinct structure plan preparation process.
- This plan assumes that rezoning of the land to Urban Growth Zone will occur in the future.
- It is anticipated that a contribution will be required in lieu of providing active open space.
- The commercial strip of land is as shown on the Draft PSP53.

Indicative Development Plan
1350 Pound Road, Clyde North

Parkworth Pty Ltd
All public open space areas are conceptual only and subject to change.

Road pavement is indicative only and subject to engineering investigations.

This plan is indicative only and is intended for discussion purposes only.

Notes:
- This plan is indicative only and is intended for discussion purposes only.
- This plan is subject to change during the Council - GDA precinctsenerate land planning process.
- Proposed lot boundaries are subject to survey and final computations.
- The boundaries are indicative only.
- This plan has yet to take into consideration native flora, fauna or archeological cultural heritage, which may require further investigation.
- Water/ Drainage areas are approximate only and subject to detailed engineering design and may be subject to change during the precinct structure plans preparation process.
- Access roads to the site is subject to Council - Yennora Reserve.
- The Treatment area is indicative only and subject to engineering design.
- All public open space areas are conceptual only and subject to change during the precinct structure plan preparation process.
- This plan assumes that the roadway and the urban growth Zone will occur in the future.
- It is anticipated that a contribution will be required in lieu of the proposed employment area.
- The commercial strip of land is as shown on the Draft PSFS3.

Lot Layout

Legend
- Site boundary
- Existing contours (1m interval)
- Commercial
- Lots
- Stage boundaries
- Stage number
- Medium density sites
- Unnumbered passive open space
- Active open space
- Exclusive passive open space
- Power lines
- Road (permanent (including)
- Drainage reserve
- Tree reserve
- Primary arterial road
- Connector street

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Site (approximate only):
- 41.24ha
- Standard Residential Lots (=<330m²):
  - 16.73%ha
- Medium Density Lots (<330m²):
  - 0.76%ha
- Non-Residential Roads (incl. gas easement):
  - 7.362%
- Arterial Roads:
  - 2.016%
- Existing Passive Easement:
  - 3.44%
- Gas Easement (incl. local road portion):
  - 2.34%
- Tree Reserve:
  - <0.1%
- Drainage Reserve:
  - 1.16%
- Active Open Space:
  - 0.13%
- Unnumbered Passive Open Space:
  - 1.62%
- Non Developable Area (excluding Commercial): 23.45%

Lot Yield:
- Conventional Lots only:
  - 26 lots @ 23.3 lots per ha
  - 400m² average lot size
  - 55 lots @ 23.3 lots per ha
  - 300m² average lot size

Estimated Lot Yield (Medium Density Sites):
- 50 lots @ 33.5 lots per ha
- 275m² average lot size

Estimated Lot Yield (High Density Sites):
- 26 lots @ 18.0 lots per ha
- 300m² average lot size

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Drafted By
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16/09/2013

Checked By
N. PASCOE
1230063.15P V1 Oct 1

Version Date Description
1 2013 1230063.15P V1 Oct 1

Scale: (A1) 1:2000
(A2) 1:4000

Estimated Lot Yield

Lot Yield

Conventional Lots only:

Lot Yield

Medium Density Lots only:

Lot Yield

High Density Sites:

Lot Yield
S1 Access Street
Level 1 adjacent to reserve

S2 Access Street
Level 1
Street Sections 2
1350 Pound Road, Clyde North

S3 Access Street with 6m wide
Gas Pipeline Easement Level 1

S4 Connector Street
Legend:
- Acer rubrum 'October Glory'
- Corymbia maculata
- Eucalyptus scoparia
- Lagerstroemia indica x L. fauriei 'Kuma'
- Platanus x acerifolia
- Ulmus parvifolia 'Todd'
- Tristanioposis laurina
- Pyrus calleryana 'Chanticleer'
- Standard density lots
- Medium density lots

Street Trees
1350 Pound Road, Clyde North
Parkworth Pty Ltd
Reserve concept

Shared path

Fitness track & fitness stations
[powerline easement]

Reserve path/peak concept

Fitness stations and seating located at intervals along shared path

Shared path to provide an exercise circuit for the local community

Small tree planting with in easement to relevant authorities guidelines

Reserve with pedestrian path and seating area
Shared path to link with shared path along Thompsons Road

Gas Pipeline Easement

Shelter, picnic tables & BBQ facilities

Wetland

Seat in concrete

Shelter, picnic tables & BBQ facilities

Modern-style junior playground with hopscotch

Rebound wall and netball hoop

Acer Rubrum 'October Glory' avenue continued to wetland

Desalination pipeline with shared path and informal planting

Till boundary

Timber platform with seating and informative wetland signage

Drainage reserve boundary

Modern-style senior playground & fitness equipment

Treed grassed mounds for informal play

Timber platform with seating and informative wetland signage

Drainage reserve boundary

Modern-style senior playground & fitness equipment

Treed grassed mounds for informal play

Timber platform with seating and informative wetland signage

Drainage reserve boundary

Modern-style senior playground & fitness equipment

Treed grassed mounds for informal play