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.
This plan has yet to take into consideration native flora, native vegetation, cultural heritage, which may require further investigation.
Waterway/Catchment areas are approximate only and subject to detailed engineering design and may be subject to change during the precinct structure plan preparation process.
Access easements to the site is subject to Council - Varied approval.
Road pavement 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.

Notes:

Residential lots: 884 lots @ 15.11 lots per ha
Estimated Total Number of lots: 884 lots
Estimated Lot Yield (excluding 10 superlots): 85.76 lots
Net Development Area: 23.249ha
Non Arterial Roads: 874 lots
Road Pavement: 13.84ha
Drainage Reserve: 0.604ha
Primary arterial road: 14.5ha
Secondary arterial road: 14.5ha
Powerline Easement: 0.67ha
Tree Reserve: 4.22ha

Scale (A3) 1:5000

September 2013
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Beveridge Williams
development & environment consultants

Indicative Development Plan
St Germain - Thompsons Rd, Clyde North
Primary arterial road
Secondary 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 - SDA parcel structure plan preparation process.
- All dimensions and areas are subject to survey and final computations.
- Wetlands/Drainage areas are approximate only and subject to detailed engineering design and may be subject to change during the parcel 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 space areas are conceptual only and subject to change during the parcel structure plan preparation processes.

Legend:
- Site boundary
- Section 9A Application boundary
- Easement
- Residential lot
- Medium density sub lots
- Undeveloped passive open space
- Drainage reserve
- Tree reserve
- Access street level 2