

LEGEND

Site boundary

Desalination pipeline easement

LOTS BY AREA		
Lot Area	Total # lots	%
601m +	17	4.8
301-600	327	92.1
0-300	11	3.1
Total	355	100

Site (approximate only)	41.374ha
Standard Residential Lots (>300m²)	15.644ha
Medium Density Sites (1 site)	0.553ha
Non-Arterial Roads (excl. gas easement)	7.265ha
Arterial Roads	0.022ha
Commercial	0.456ha
Existing Powerline Easement, Gas Easement (incl. local road portion)	13.492ha
Drainage Reserve	2.331ha
Active Open Space	0.134ha
Unencumbered Passive Open Space	1.478ha
Net Developable Area (excluding Commercial)	23.462ha
Lot Yield (Excluding Medium Density Site)	355 lots @ 15.1 lots per ha 432m² average lot size



- Notes
- This plan is indicative only and is intended for discussion purposes only
  - This plan is subject to change during the Council - MPA precinct structure plan preparation process
  - All dimensions and areas are subject to survey and final computations
  - Title boundaries are indicative only
  - This plan has yet to take 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/egress to the site is subject to Council / Vicroads 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
  - 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 Subdivision Plan - Lot Mix Areas

1350 Pound Road, Clyde North

Parkworth Pty Ltd


BW

Beveridge Williams

development & environment consultants

Melbourne ph : 03 9524 8888

www.beveridgewilliams.com.au

			Drafted By: L. NICKELS	
			Checked By: W. BYRNE	
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