Native Trees

Three small planted Sugar Gums

Legend

Subject Site
Unsealed Road
Easement
Vegetation
Drainage Line
1m Contours
Direction of Slope
High Point
Low Point
Views
Desalination Pipe

Subject Site

Topography

Vegetation

Roads
Individual trees ('Txx') are as shown and assessment details are as per Abzeco Pty Ltd Flora & Fauna report dated 2010.

NOTE: Single trees not shown in this detail are small Eucalyptus ovata with low retention value. Refer to Abzeco Pty Ltd Flora & Fauna report dated 2010 for additional detailed information.

Vegetation Management Plan - Timestamped Native Vegetation
St Germain - Thompsons Rd, Clyde North
GENERAL NOTES:

1. Location of time-stamped vegetation is approximate only, and derived from GEP Biodiversity interactive maps.
2. Time-stamped scattered tree information is not yet available, so has not been included.
3. Vegetation is proposed for removal where located within proposed drainage and road reserves.

Coordinate Position: Lat/Long: 38° 5' 33.9" S, 145° 21.9' 47.8" E
Area (Ha): 0.56244772415
Vegetation Assessment Category: Remnant Patch
Habitat Score: 10
EVC code and name: 55 Plains Grassland Woodland
Data Source: DSE estimated data
Vegetation Assessment Category: Remnant Patch

Coordinate Position: Lat/Long: 38° 5' 41.9" S, 145° 22.4' 43.39" E
Area (Ha): 0.53633903778
Vegetation Assessment Category: Remnant Patch
Habitat Score: 25
EVC code and name: 55 Plains Grassland Woodland
Data Source: DSE estimated data
Vegetation Assessment Category: Remnant Patch

Scale (A3) 1:8000

St Germain - Thompsons Rd, Clyde North
LEGEND
Site boundary
Section 96a Application boundary
Easement
Residential
Medium density superlots
Unencumbered passive open space
Easement
Drainage reserve
Tire reserve
Primary arterial road
Secondary arterial road
Connector street
Access street level 2

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.
- This plan has yet to take into consideration native flora, native fauna or Aboriginal cultural heritage, which may require further investigation.
- Wetlands/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 other open space areas are conceptual only and subject to change during the precinct structure plan preparation process.

This plan has yet to take into consideration native flora, native fauna or Aboriginal cultural heritage, which may require further investigation.

Net Developable Area (NDA) for application area 66.960ha

Estimated Lot Yield
874 lots @ 15.11 lots per ha

Estimated Total Number of Residential Lots (includes 10 Medium Density Superlots)
884 lots

432m² average lot size

Reserve 4.22ha within

POTENTIAL LAND SWAP

SMITHS LANE

INDICATIVE DEVELOPMENT

Table:

<table>
<thead>
<tr>
<th>Description</th>
<th>Area</th>
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<tbody>
<tr>
<td>Residential Lots</td>
<td>4.31ha</td>
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<tr>
<td>Mixed Use</td>
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<tr>
<td>Medium Density Superlots (10)</td>
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<td>Tree Reserve</td>
<td>0.604ha</td>
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<td>Powerline Easement</td>
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<td>Drainage Reserve</td>
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<td>Secondary arterial road</td>
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<td>Connector street</td>
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<td>Reserves</td>
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<td>Drainage swale</td>
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<td>Reserves</td>
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<tr>
<td>Unencumbered Passive Open Space</td>
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<td>Stormwater Reserves</td>
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<td>Road Reserves</td>
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<td>Access/egress to the site</td>
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<tr>
<td>Road pavement</td>
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<tr>
<td>Other open space areas</td>
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Net Development Site (GDA) for application area 66.960ha

Access/egress to the site: 36.50ha

Reserves: 15.11ha

Estimated Total Number of Residential Lots (includes 10 Medium Density Superlots): 884 lots

September 2013

St Germain - Thompsons Rd, Clyde North
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 Council approval.

This plan has yet to take into consideration native fleshes, native tree and 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.

Residential open space areas are conceptual only and subject to change during the precinct structure plan preparation process.

Total 884

Residential Lot Mix

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<tr>
<th>Lot Type</th>
<th>Number</th>
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<tr>
<td>24m Frontage</td>
<td>140</td>
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<td>16m Frontage</td>
<td>276</td>
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<td>Medium Density Super Lots</td>
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