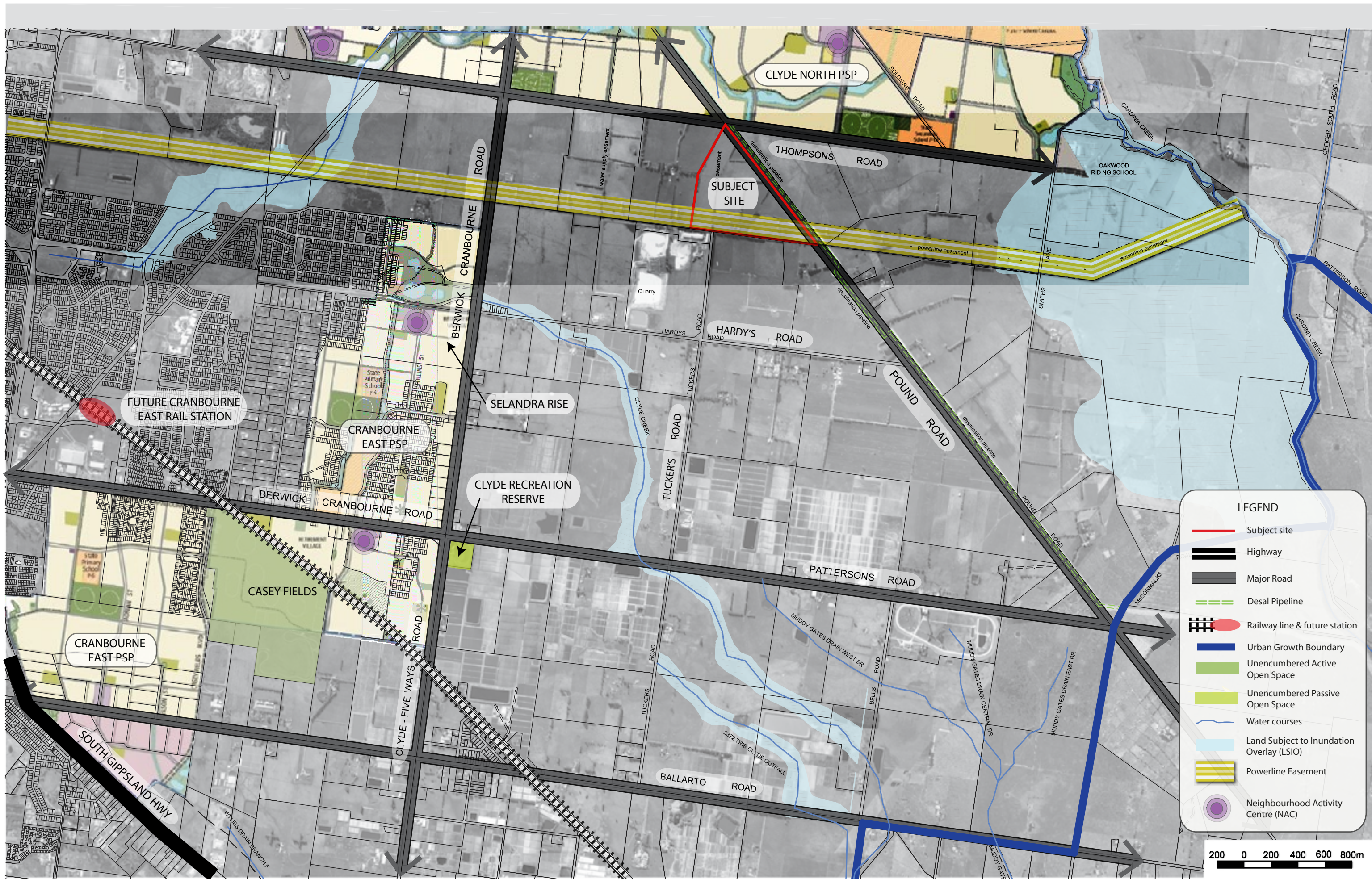




Site Context Plan
 1350 Pound Road, Clyde North
 Parkworth Pty Ltd

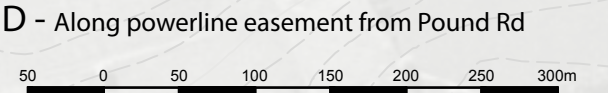
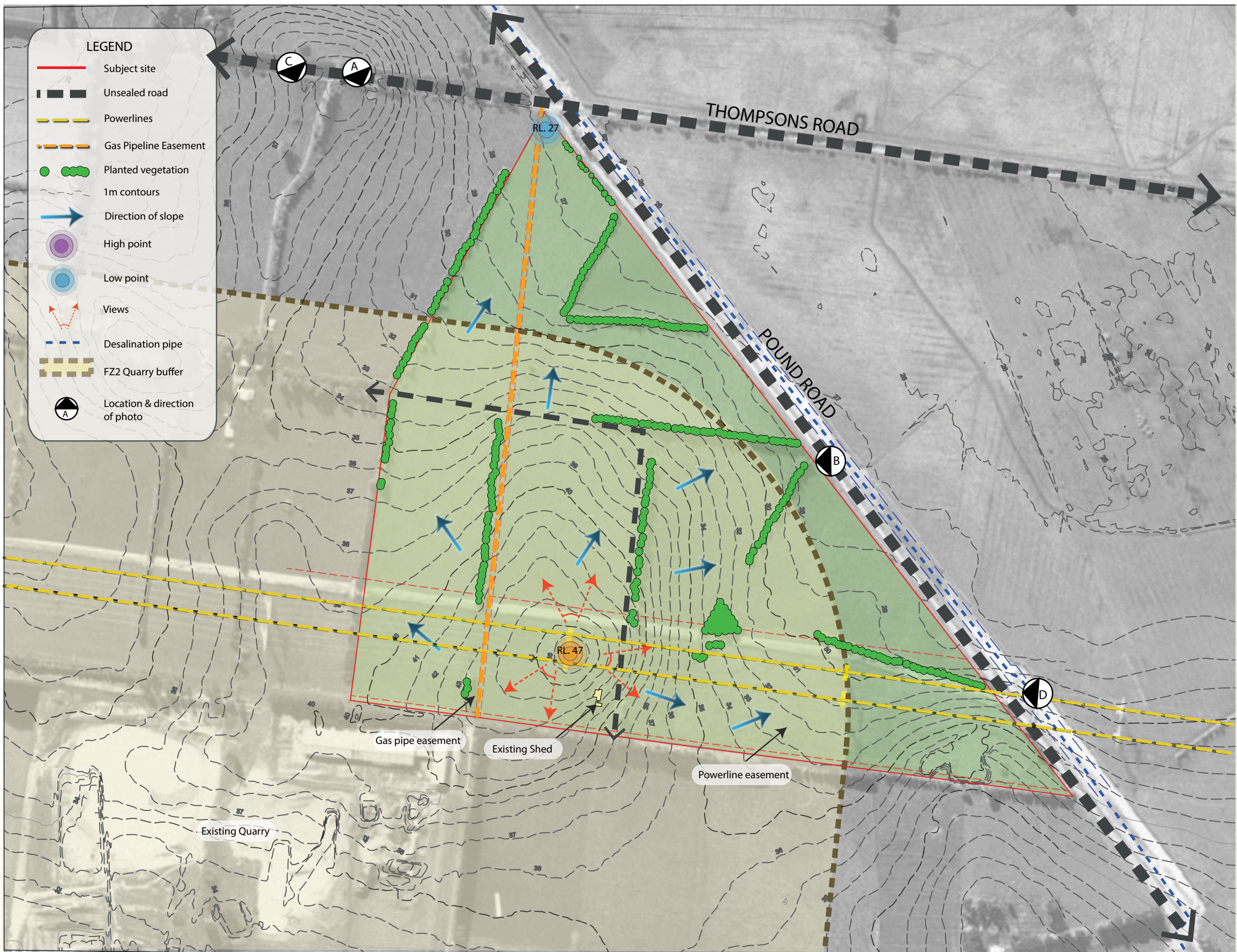


Beveridge Williams
 development & environment consultants

Melbourne ph : 03 9524 8888
 www.beveridgewilliams.com.au

Drafted by: C.B.
 Drawing Ref: 1200683_SC01
 Version No: 01
 Date: 15.03.2013
 Scale (A1): n/a
 (A3): 1:25,000





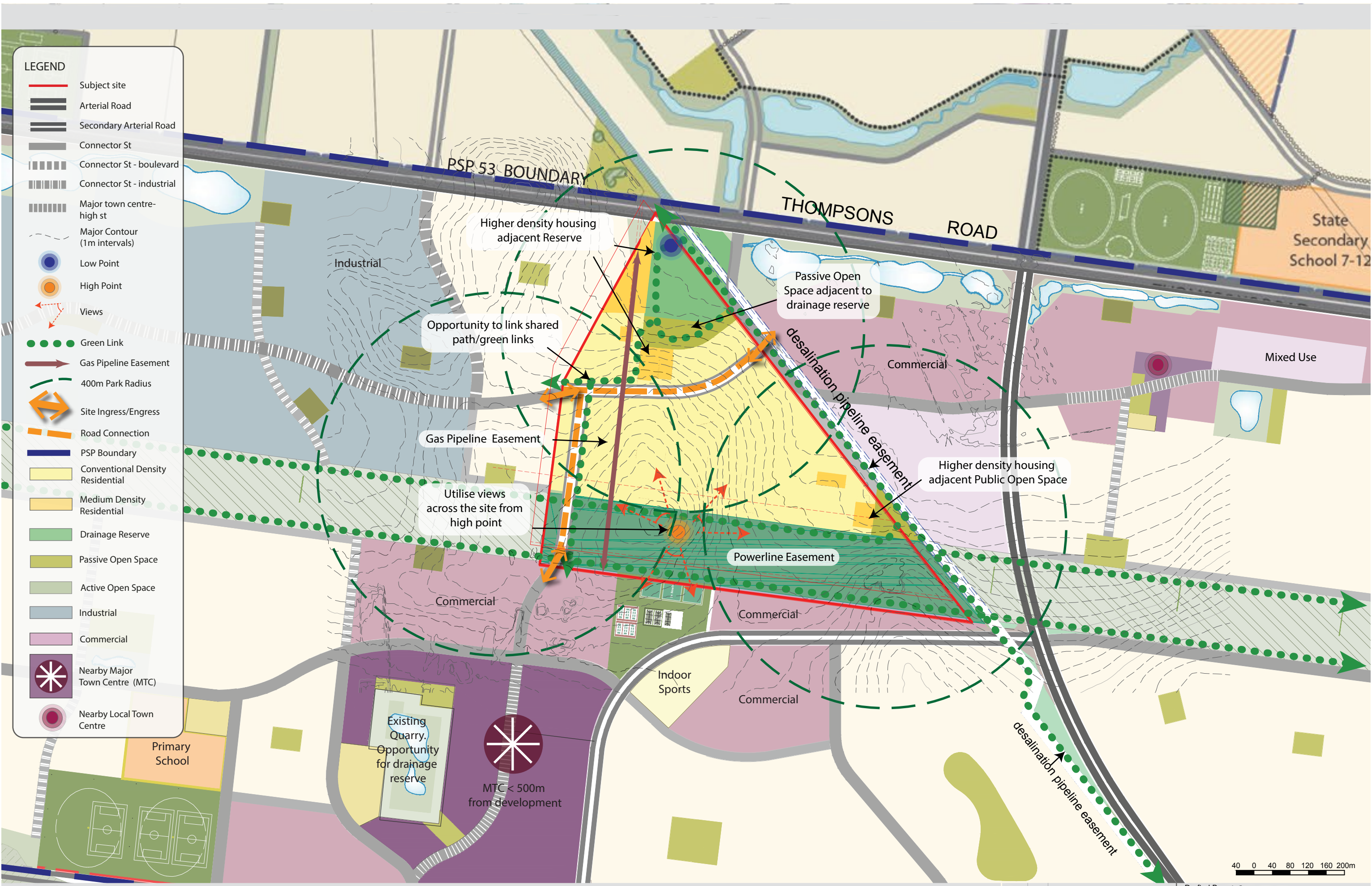
Site Analysis
1350 Pound Road, Clyde North
Parkworth Pty Ltd

BW Beveridge Williams
development & environment consultants
Melbourne ph : 03 9524 8888
www.beveridgewilliams.com.au

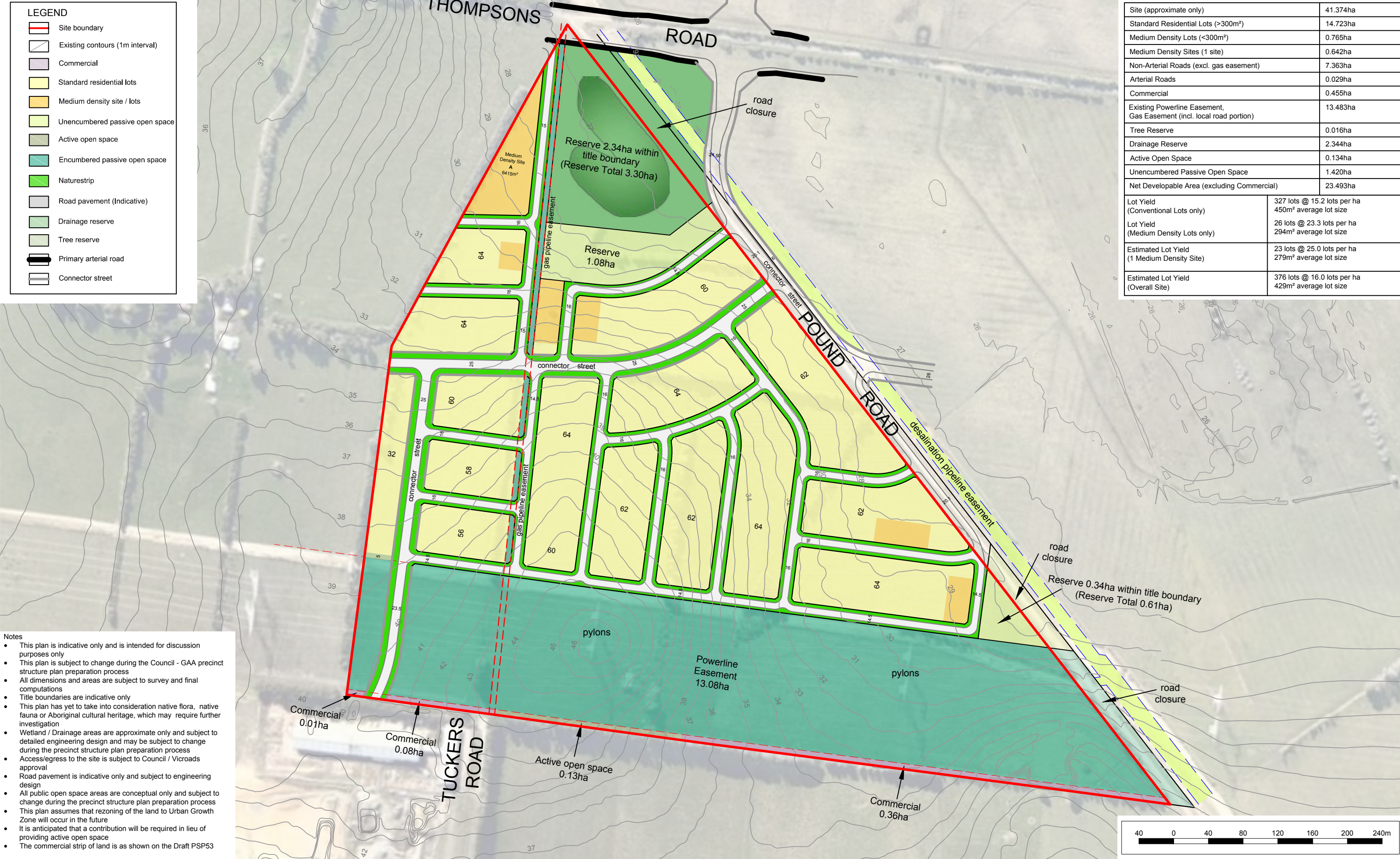
Version	Date	Description

Drafted By: A.G.
Checked By: H.V.
Drawing Ref: 1200683 SA
Version No: 01
Date: 10.09.2013
Scale (A1): 1:2500
(A3): 1:5000





LEGEND	
	Site boundary
	Existing contours (1m interval)
	Commercial
	Standard residential lots
	Medium density site / lots
	Unencumbered passive open space
	Active open space
	Encumbered passive open space
	Naturestrip
	Road pavement (Indicative)
	Drainage reserve
	Tree reserve
	Primary arterial road
	Connector street



Site (approximate only)	41.374ha
Standard Residential Lots (>300m²)	14.723ha
Medium Density Lots (<300m²)	0.765ha
Medium Density Sites (1 site)	0.642ha
Non-Arterial Roads (excl. gas easement)	7.363ha
Arterial Roads	0.029ha
Commercial	0.455ha
Existing Powerline Easement, Gas Easement (incl. local road portion)	13.483ha
Tree Reserve	0.016ha
Drainage Reserve	2.344ha
Active Open Space	0.134ha
Unencumbered Passive Open Space	1.420ha
Net Developable Area (excluding Commercial)	23.493ha
Lot Yield (Conventional Lots only)	327 lots @ 15.2 lots per ha 450m² average lot size
Lot Yield (Medium Density Lots only)	26 lots @ 23.3 lots per ha 294m² average lot size
Estimated Lot Yield (1 Medium Density Site)	23 lots @ 25.0 lots per ha 279m² average lot size
Estimated Lot Yield (Overall Site)	376 lots @ 16.0 lots per ha 429m² 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 - GAA 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 Development Plan
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:	T.GUY / HV
Checked By:	N.FAULKNER
Drawing Ref:	1200683 IDP V2A Opt 1
Version No:	02A
Date:	19.08.2013
Scale (A1):	1:2000
(A3):	1:4000

Version	Date	Description

LEGEND

Site boundary

Existing contours (1m interval)

Commercial

Lots

Medium density site

Unencumbered passive open space

Active open space

Encumbered passive open space

Naturestrip

Road pavement (Indicative)

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

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

1350 Pound Road, Clyde North

Parkworth Pty Ltd

Lot Mix	Number	%
>16m Frontage	14	4.0
16m Frontage	54	15.3
14m Frontage	133	37.7
12.5m Frontage	96	27.2
10.5m Frontage	53	15.0
8.5m Frontage	3	0.8
Total	353	100

Site (approximate only)	41.374ha
Standard Residential Lots (>300m²)	14.723ha
Medium Density Lots (<300m²)	0.765ha
Medium Density Sites (1 site)	0.642ha
Non-Arterial Roads (excl. gas easement)	7.363ha
Arterial Roads	0.029ha
Commercial	0.455ha
Existing Powerline Easement, Gas Easement (incl. local road portion)	13.483ha
Tree Reserve	0.016ha
Drainage Reserve	2.344ha
Active Open Space	0.134ha
Unencumbered Passive Open Space	1.420ha
Net Developable Area (excluding Commercial)	23.493ha
Lot Yield (Conventional Lots only)	327 lots @ 15.2 lots per ha 450m² average lot size
Lot Yield (Medium Density Lots only)	26 lots @ 23.3 lots per ha 294m² average lot size
Estimated Lot Yield (1 Medium Density Site)	23 lots @ 25.0 lots per ha 279m² average lot size
Estimated Lot Yield (Overall Site)	376 lots @ 16.0 lots per ha 429m² average lot size

BW

Beveridge Williams

development & environment consultants

Melbourne ph : 03 9524 8888
www.beveridgewilliams.com.au

Drafted By: T.GUY
Checked By: N.FAULKNER
Drawing Ref: 1200683 ISP V1 Opt 1
Version No: 01
Date: 16.09.2013
IDP : 1200683 IDP V2A Opt 1

Scale (A1): 1:2000
(A3): 1:4000

K:\JOBS DATA\1200683 1350 POUND RD CLYDE NORTH PARKWORTH PTY LTD\LAN\00\CAD\1200683 IDP01 V2A 20130819.DWG

LEGEND

Site boundary

Existing contours (1m interval)

8



Lot Mix	Number	%
>16m Frontage	14	4.0
16m Frontage	54	15.3
14m Frontage	133	37.7
12.5m Frontage	96	27.2
10.5m Frontage	53	15.0
8.5m Frontage	3	0.8
Total	353	100

Site (approximate only)	41.374ha
Standard Residential Lots (>300m²)	14.723ha
Medium Density Lots (<300m²)	0.765ha
Medium Density Sites (1 site)	0.642ha
Non-Arterial Roads (excl. gas easement)	7.363ha
Arterial Roads	0.029ha
Commercial	0.455ha
Existing Powerline Easement, Gas Easement (incl. local road portion)	13.483ha
Tree Reserve	0.016ha
Drainage Reserve	2.344ha
Active Open Space	0.134ha
Unencumbered Passive Open Space	1.420ha
Net Developable Area (excluding Commercial)	23.493ha
Lot Yield (Conventional Lots only)	327 lots @ 15.2 lots per ha 450m² average lot size
Lot Yield (Medium Density Lots only)	26 lots @ 23.3 lots per ha 294m² average lot size
Estimated Lot Yield (1 Medium Density Site)	23 lots @ 25.0 lots per ha 279m² average lot size
Estimated Lot Yield (Overall Site)	376 lots @ 16.0 lots per ha 429m² 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 - GAA 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

Staging Plan

1350 Pound Road, Clyde North

Parkworth Pty Ltd

BW

Beveridge Williams

development & environment consultants

Melbourne ph : 03 9524 8888
www.beveridgewilliams.com.au

Version

Date

Description

Drafted By: T.GUY

Checked By: N.FAULKNER

Drawing Ref: 1200683 ISP V1 Opt 1

Version No: 01

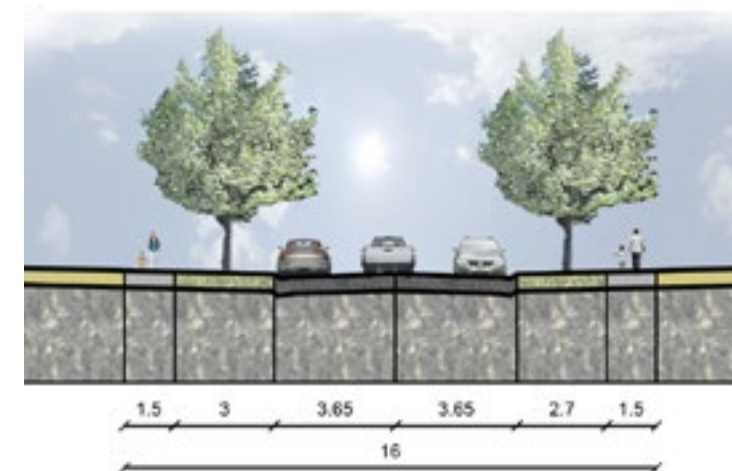
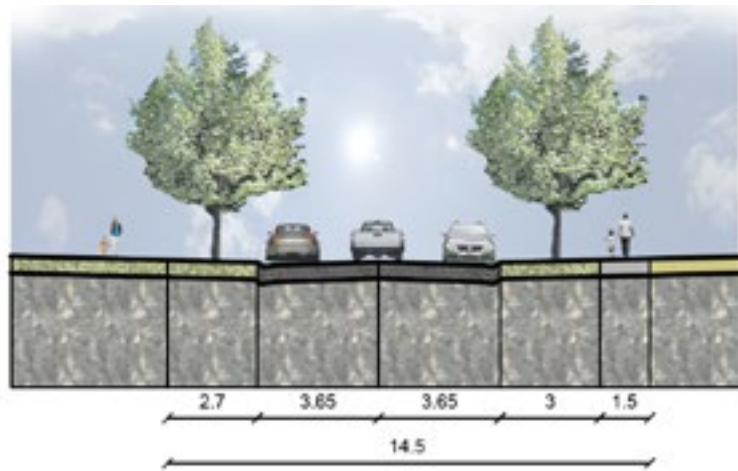
Date: 16.09.2013

IDP: 1200683 IDP V2A Opt 1

Scale (A1): 1:2000

(A3): 1:4000

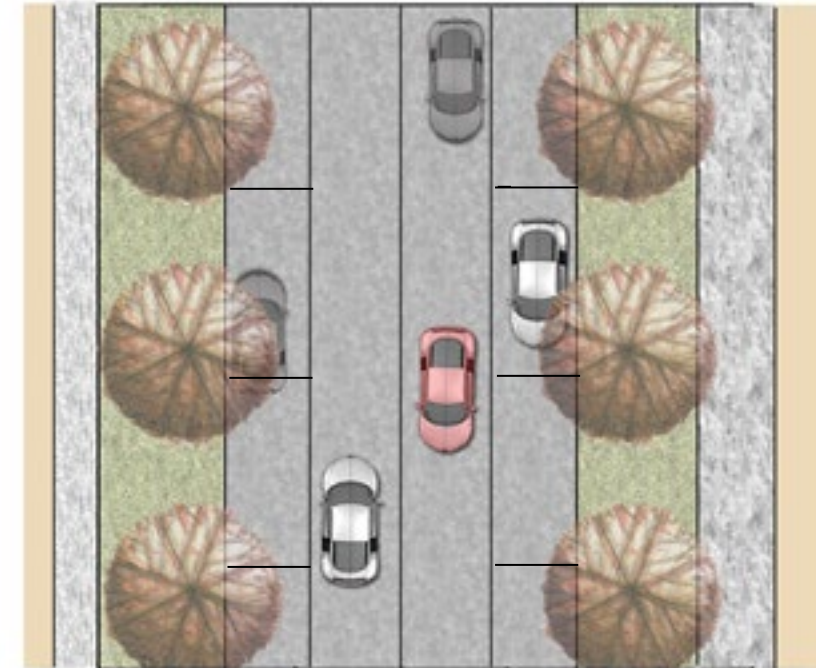
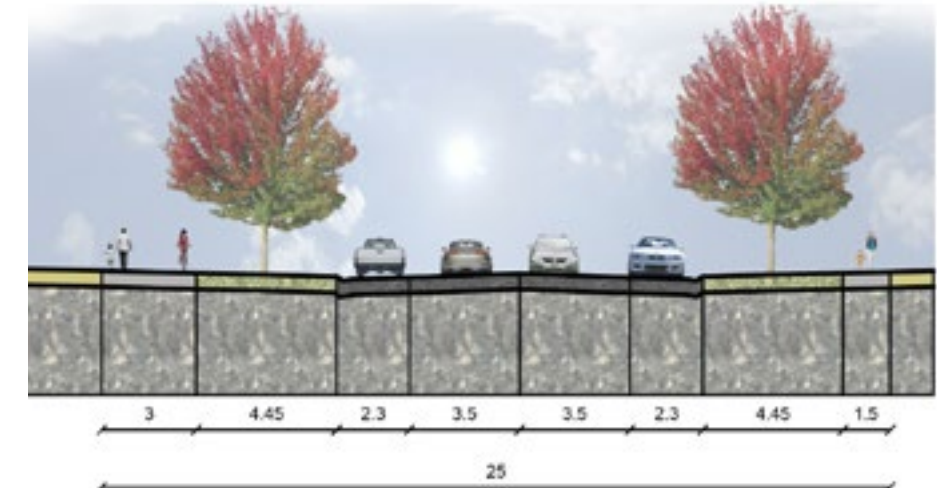
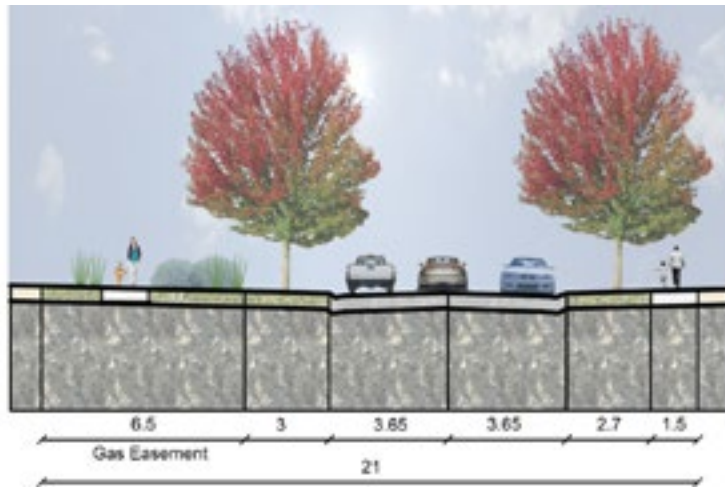
N



S1 Access Street
Level 1 adjacent to
reserve



S2 Access Street
Level 1



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

S4 Connector Street



Drainage Reserve



Powerline Easement

Reserve illustrations
1350 Pound Road, Clyde North

Parkworth Pty Ltd

BW Beveridge Williams
Development & Environmental Consultants
Melbourne ph : 03 9524 8888
www.beveridgewilliams.com.au

Version	Date	Description
X	20.09.13	Development of Reserve

Drafted by:	A.G.
Checked by:	H.V.
Drawing Ref:	1200683_RS
Version No:	01
Date:	20.09.2013

Scale (A1)	N/A
(A3)	N/A



LEGEND

- Primary Arterial - 41m
- Connector Street - 26m
- Connector Street - 20.1m
- Connector Street - 25m
- Access Street Level 1 - 16m
- Access Street Level 1 - 14.5m
- Access Street level 1 - 14.5m (Gas pipeline easement)
- Shared path
- S1
 Street Section (see street section page for more detail)
- Standard density lots
- Medium density lots












LEGEND

Acer rubrum
'October Glory'

Corymbia maculata

Eucalyptus scoparia

Lagerstroemia indica x L.
fauriei 'Yuma'

Platanus x acerifolia

Ulmus parvifolia 'Todd'

Tristaniopsis laurina

Pyrus calleryana 'Chanticleer'

Standard density lots

Medium density lots



Acer rubrum
'October Glory'



Corymbia maculata



Eucalyptus scoparia



Lagerstroemia indica x
L. fauriei 'Yuma'



Tristaniopsis laurina



Platanus x acerifolia



Pyrus calleryana 'Chanticleer'



Ulmus parvifolia 'Todd'



LEGEND

-  *Acer rubrum* 'October Glory'
-  *Corymbia maculata*
-  *Eucalyptus scoparia*
-  *Lagerstroemia indica* x *L. faurei* 'Yuma'
-  *Platanus x acerifolius*
-  *Ulmus parvifolia* 'Todd'
-  *Tristanopsis laurina*
-  *Pyrus calleryana* 'Chanticleer'
-  Shared path
-  Reserve/park concept
-  Fitness track & fitness stations (powerline easement)
-  Residential lots

Reserve concept

Fitness stations and seating located at intervals along shared path

Shared path to provide a exercise circuit for the local community

Small tree planting with in easment to relevant authorities guidelines

Reserve with pedestrian path and seating area





Trees

Garden bed

Grass

THOMPSONS ROAD

Shared path to link with shared path along Thompsons Road

Gas Pipeline Easement

Shared path

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

Title boundary

Timber platform with seating and informative wetland signage

Drainage reserve boundary

Modern-style senior playground & fitness equipment

Treed grassed mounds for informal play



Reserve Concept

1350 Pound Road, Clyde North

Parkworth Pty Ltd

Beveridge Williams

Landscaping & Horticulture Consultants

Melbourne ph : 03 9524 8888
www.beveridgewilliams.com.au

Drafted by: A.G.
Checked by: H.V.
Drawing Ref: 1200003 CP
Version No: 01
Date: 16.09.2013
Project: V&C 01

Scale (A1): N/A
Scale (A3): 1:1000

