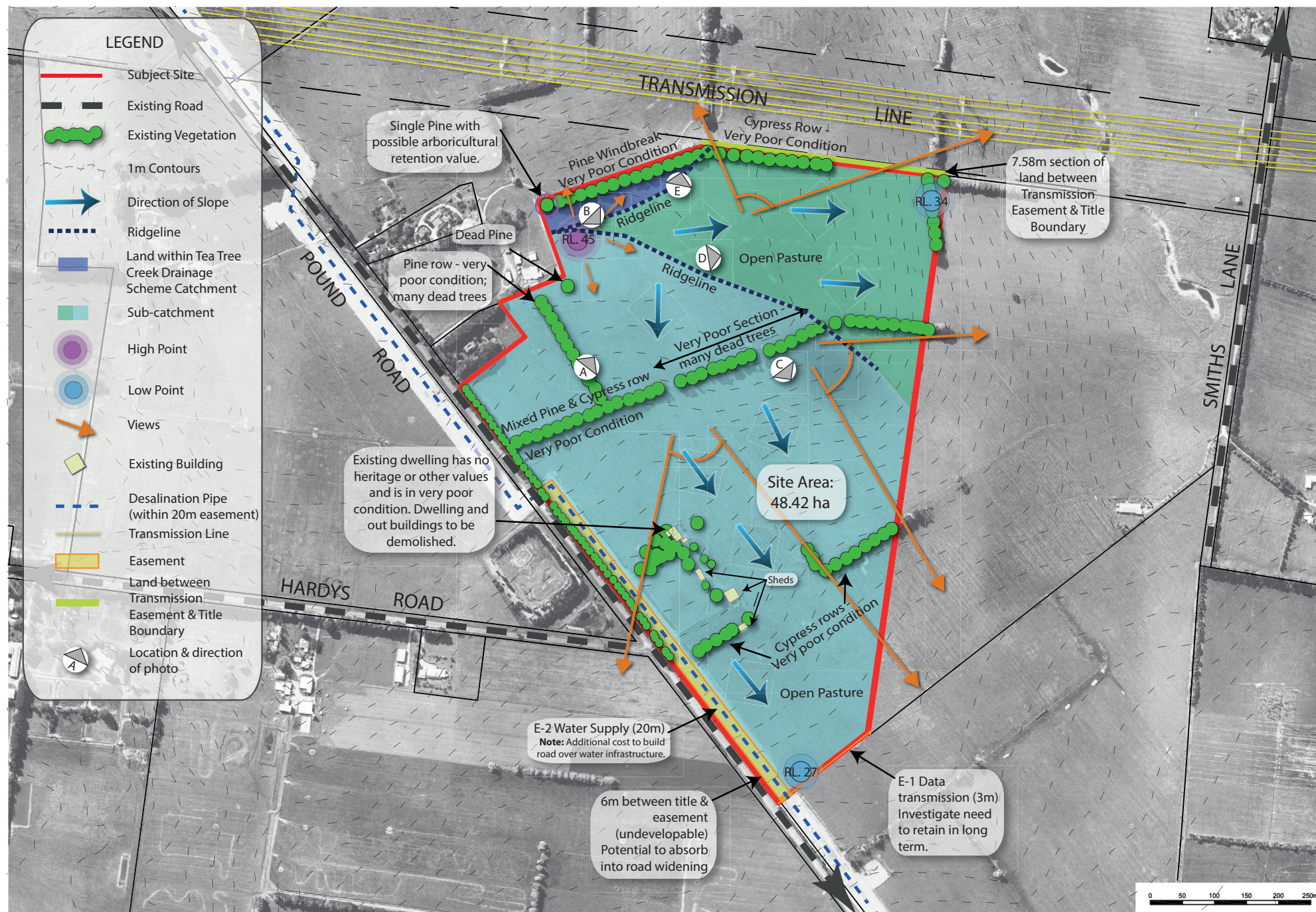


PASSIVE OPEN SPACE AREA REQUIRED PER SITE		
PROPERTY	4% NDA OPEN SPACE	3% NDA OPEN SPACE
1	6.26 ha	4.73 ha
2	1.73 ha	1.29 ha
3	0.87 ha	0.65 ha
4	1.24 ha	0.93 ha
5	1.26 ha	0.94 ha
TOTAL		
NOTES:		
Allowance for 5% of total site to be drainage		
No allowance for other unencumbered areas (i.e. desal easement)		



Local park & 400m walkability analysis
Sienna Park, 1525 Pound Road, Clyde
DFC Project Management Pty Ltd

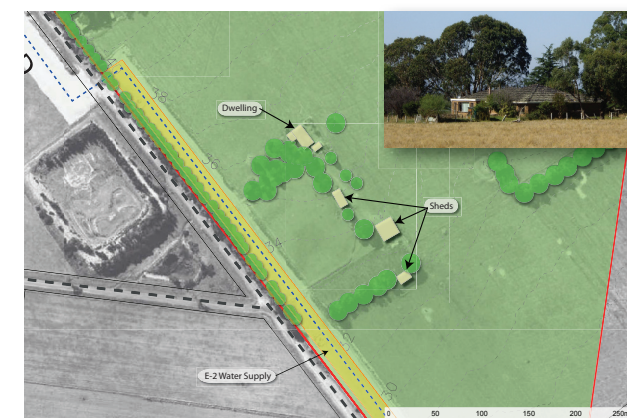




Topography



Vegetation



Buildings



A: View across northern part of site, towards the north east



B: View from high point to the south. Land flat until it reaches first windbreak.



C: View south past windbreak shown in B. Land falls away to reveal long views.



D: Views to creek to the east and adjacent valley.

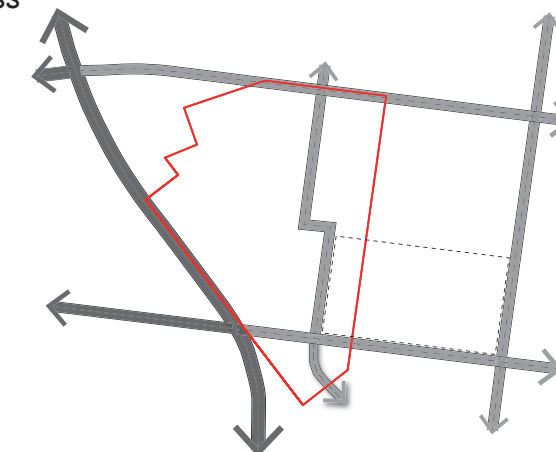


E: Views to the Dandenong Ranges and foothills to the north. Transmission lines visible.

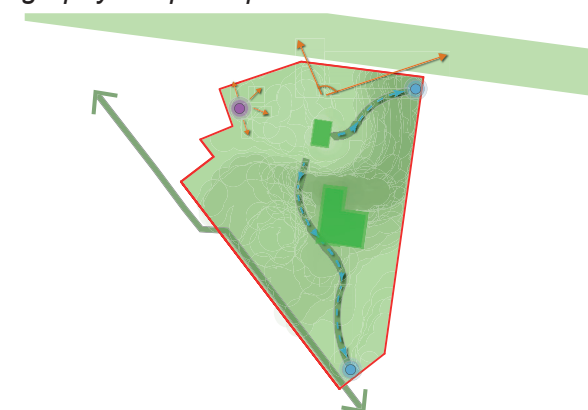




Access



Topography & Open Space



Lot Yield

AREA	HA	LOTS	YIELD
Site	48.42	14 lots/ha	597
Lots	28.17	15 lots/ha	640
Desal Easement	1.25		
Arterial Road	0.39		
Local Roads & Connector Streets *	14.53		
Unencumbered POS **	1.51		
Encumbered POS ***	2.42		
Undevelopable Area	0.15		
Net Developable Area	42.7		

* Assume 30% of Site Area
 ** 3.54% of NDA as per Clyde Nth PSP
 *** 5% Site Assumption - subject to further engineering design

Housing



Subject Site



A: **Constraint** - High voltage power lines about the northern site boundary.



B: **Opportunity** - Long views to north will be retained due to open space provided by power line easement to the north.



C: **Constraint & Opportunity** - Desal easement located along majority of Pound Rd boundary. Locate site entry adjacent to easement to utilise as visual green link.

Opportunities & Contraints
 Sienna Park, 1525 Pound Road, Clyde North
 DFC Project Management Pty Ltd



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 development & environment consultants

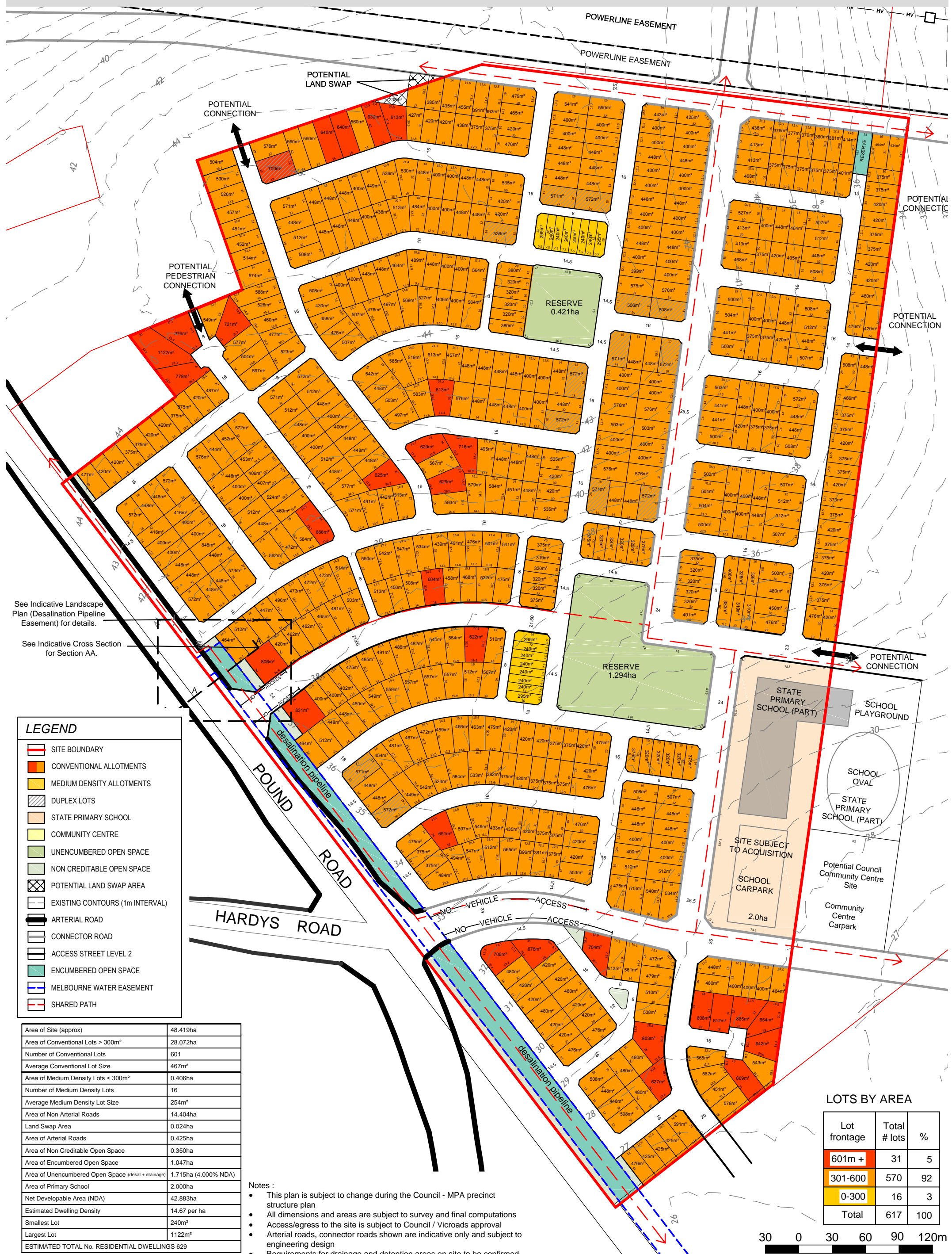
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 Version No. 04
 Date 14.05.2013

Scale (A1) 1:3,900
 (A3) 1:7,800



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Indicative Subdivision Plan - Lot Mix by Area

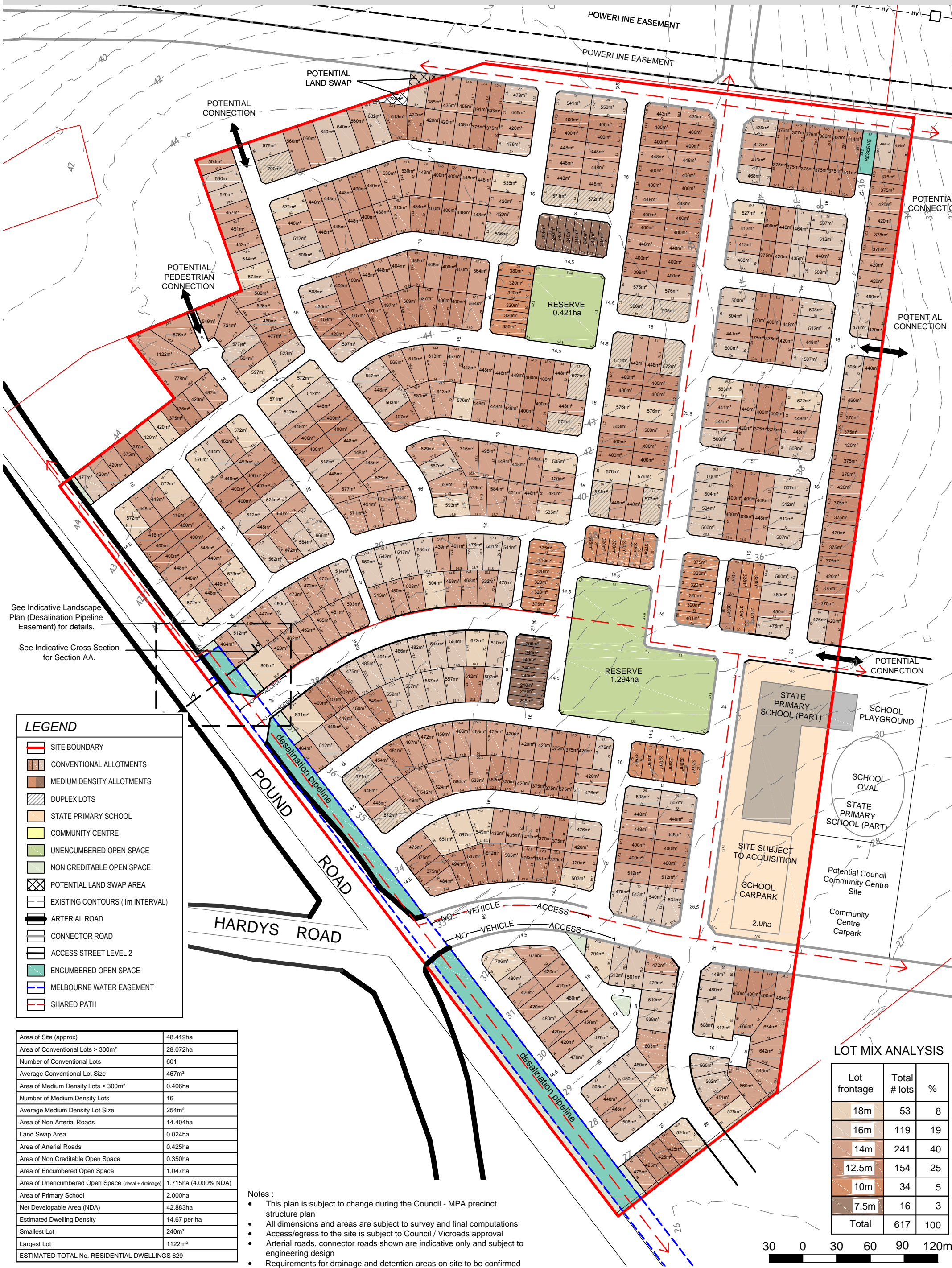
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Drafted By: W.BYRNE
Checked By: H.VALENTINE
Drawing Ref: 1101061
Version No: 24
Date: 20.12.2013
Scale (A1): 1:1500
Scale (A3): 1:3000





See Indicative Landscape Plan (Desalination Pipeline Easement) for details.

See Indicative Cross Section for Section AA.

LEGEND

- SITE BOUNDARY
- CONVENTIONAL ALLOTMENTS
- MEDIUM DENSITY ALLOTMENTS
- DUPLEX LOTS
- STATE PRIMARY SCHOOL
- COMMUNITY CENTRE
- UNENCUMBERED OPEN SPACE
- NON CREDITABLE OPEN SPACE
- POTENTIAL LAND SWAP AREA
- EXISTING CONTOURS (1m INTERVAL)
- ARTERIAL ROAD
- CONNECTOR ROAD
- ACCESS STREET LEVEL 2
- ENCUMBERED OPEN SPACE
- MELBOURNE WATER EASEMENT
- SHARED PATH

Area of Site (approx)	48.419ha
Area of Conventional Lots > 300m ²	28.072ha
Number of Conventional Lots	601
Average Conventional Lot Size	467m ²
Area of Medium Density Lots < 300m ²	0.406ha
Number of Medium Density Lots	16
Average Medium Density Lot Size	254m ²
Area of Non Arterial Roads	14.404ha
Land Swap Area	0.024ha
Area of Arterial Roads	0.425ha
Area of Non Creditable Open Space	0.350ha
Area of Encumbered Open Space	1.047ha
Area of Unencumbered Open Space (desal + drainage)	1.715ha (4.000% NDA)
Area of Primary School	2.000ha
Net Developable Area (NDA)	42.883ha
Estimated Dwelling Density	14.67 per ha
Smallest Lot	240m ²
Largest Lot	1122m ²
ESTIMATED TOTAL No. RESIDENTIAL DWELLINGS	629

Notes :

- This plan is subject to change during the Council - MPA precinct structure plan
- All dimensions and areas are subject to survey and final computations
- Access/egress to the site is subject to Council / Vicroads approval
- Arterial roads, connector roads shown are indicative only and subject to engineering design
- Requirements for drainage and detention areas on site to be confirmed

LOT MIX ANALYSIS

Lot frontage	Total # lots	%
18m	53	8
16m	119	19
14m	241	40
12.5m	154	25
10m	34	5
7.5m	16	3
Total	617	100

Indicative Subdivision Plan - Lot Mix

Sienna Park, 1525 Pound Road, Clyde North

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LEGEND

Primary Arterial - 41m (6 lane)

Feature Connector - 25.5m

Connector - 25/26m

Access Level 2 - 23m

Feature Access Level 2 - 21.6m

Access Level 2 - 20m

Access Level 1 - 16m

Access Level 1 - 14.5m

Access Place - 12-13m

Access Place - 8m

Cross section - atypical treatment



24	20/12/13	Update to Version 24 Indicative Subdivision Plan
Version	Date	Description





5 0 5 10 15 20 25m

Indicative Desalination Pipeline Easement/Western Entry

Sienna Park, 1525 Pound Road, Clyde

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Sheet: 1 of 1
Version No: 01
Date: 09.08.2013

Scale (A1): N/A
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KEY FACILITIES & ACTIVITIES

ACTIVE OPEN SPACE

- Formal sporting activities
- Larger scale sports facilities
- Clubhouse
- Busy evening and weekend
- Large open space catering for large groups

PUBLIC OPEN SPACE

- Informal play spaces for all ages
- Specific areas catered to fulfill junior and teenager requirements.
- Large family picnic area
- Quiet BBQ and play opportunities
- Quiet junior area directly opposite community centre
- Teenage area on route from large NAC to the north
- Enclosed spaces for smaller groups

POTENTIAL LAND SWAP

PUBLIC OPEN SPACE (0.42HA)

PUBLIC OPEN SPACE (1.29HA)

STATE PRIMARY SCHOOL (2.0HA)

COMMUNITY CENTRE SITE

ACTIVE OPEN SPACE

LEGEND

- Teenager access
- School and bike route
- Junior play and community centre access
- Park Link
- Green Link
- Teenager space
- Junior space
- Picnic area
- Avenue
- Open space

30 0 30 60 90 120m

Park Location Rationale

1525 Pound Road, Clyde North

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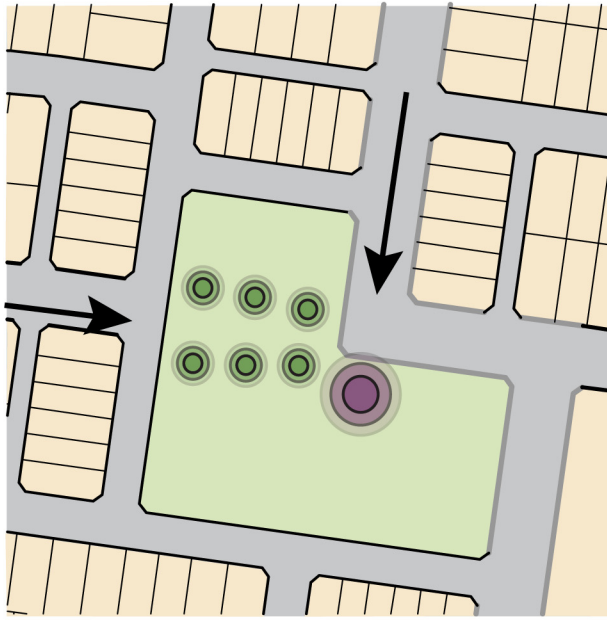
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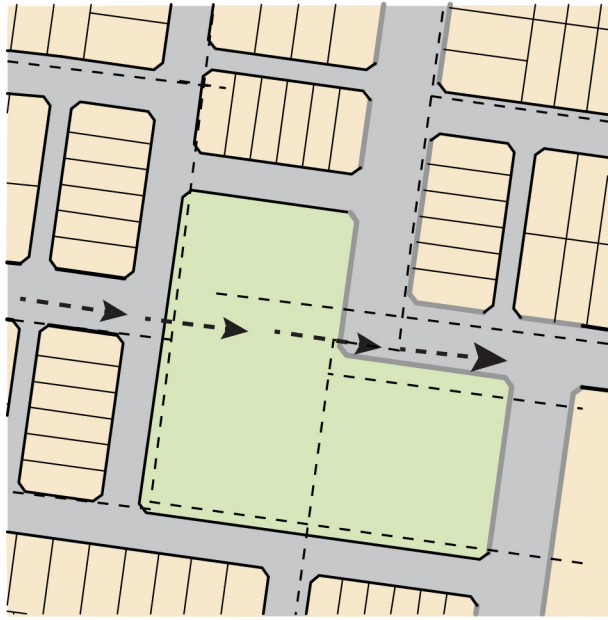
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VIEW DIAGRAM

● AVENUE

● LANDMARK POINT



MOVEMENT DIAGRAM

--- NEIGHBOURHOOD CONNECTION

--- LOCAL CONNECTION



AREA DIAGRAM
(SEE PARK LOCATION RATIONAL
FOR STRATEGIC EXPLANATION)

● TEENAGER

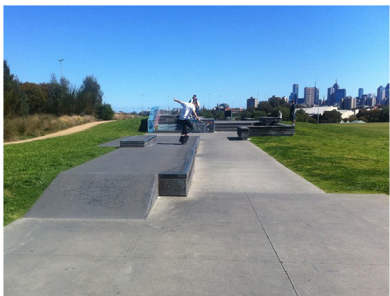
● JUNIOR

● PICNIC

● AVENUE

● OPEN SPACE

- LEGEND**
- Picnic shelter
 - BBQ shelter / sculptural element
 - Junior + toddler adventure playground & walks
 - Potential skate elements
 - Grassed mound



POTENTIAL SKATE ELEMENTS



JUNIOR PLAY SPACE ADVENTURE TRAIL



AVENUE AND
NEIGHBORHOOD
CONNECTION



PICNIC AREA & FOCAL POINT



5 0 5 10 15 20m

Indicative Concept Plan - Neighbourhood Park

Sienna Park, 1525 Pound Road, Clyde North

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Checked By: H.VALENTINE
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Version No: 04
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(A3) 1:1000



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