

# Indicative Subdivision Plan - Lot Mix by Area

## Sienna Park, 1525 Pound Road, Clyde North

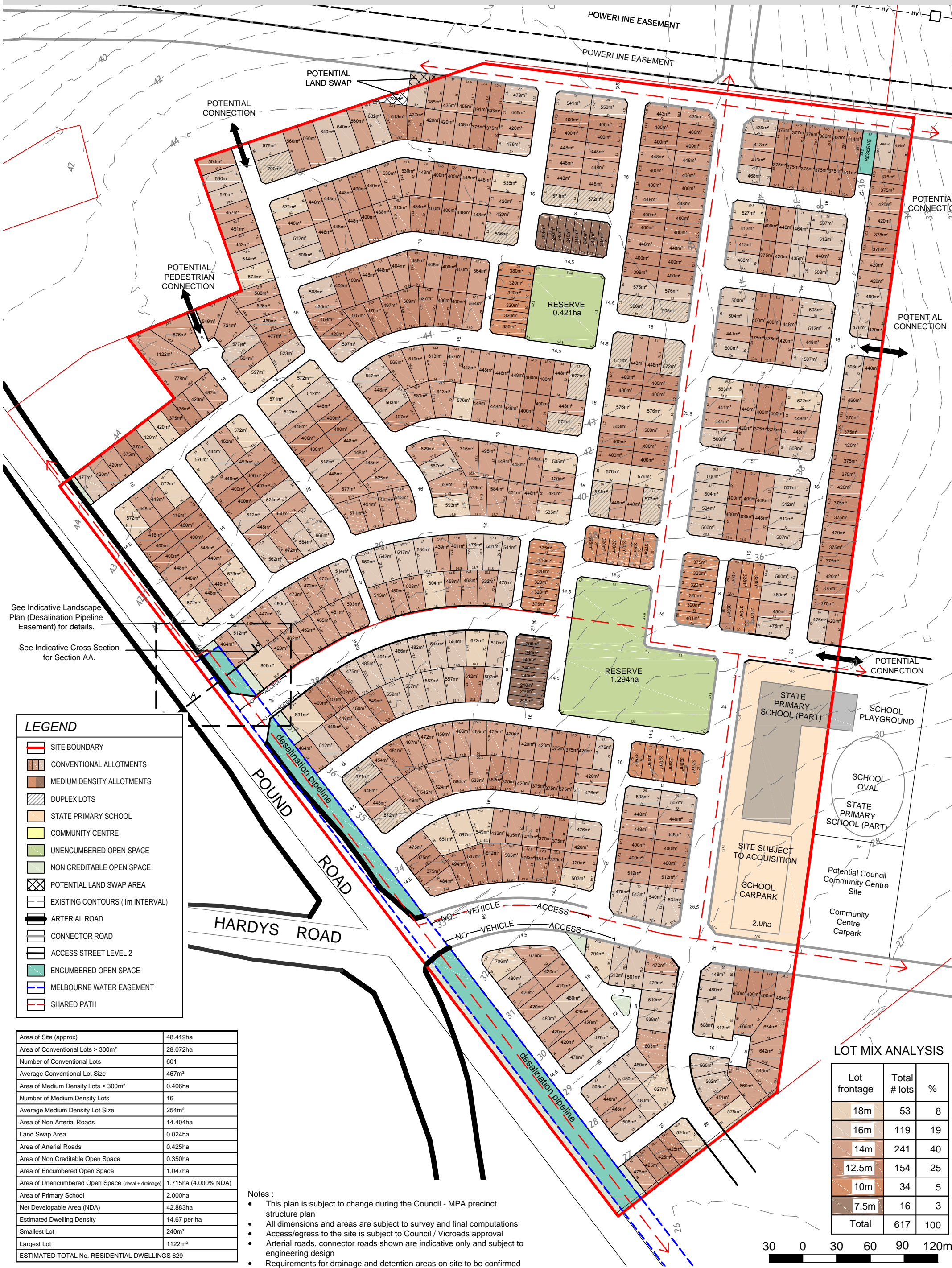
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Drawing Ref: 1101061  
Version No: 24  
Date: 20.12.2013  
Scale (A1): 1:1500  
Scale (A3): 1:3000







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 <sup>2</sup>	28.072ha
Number of Conventional Lots	601
Average Conventional Lot Size	467m <sup>2</sup>
Area of Medium Density Lots < 300m <sup>2</sup>	0.406ha
Number of Medium Density Lots	16
Average Medium Density Lot Size	254m <sup>2</sup>
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 <sup>2</sup>
Largest Lot	1122m <sup>2</sup>
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

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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

