



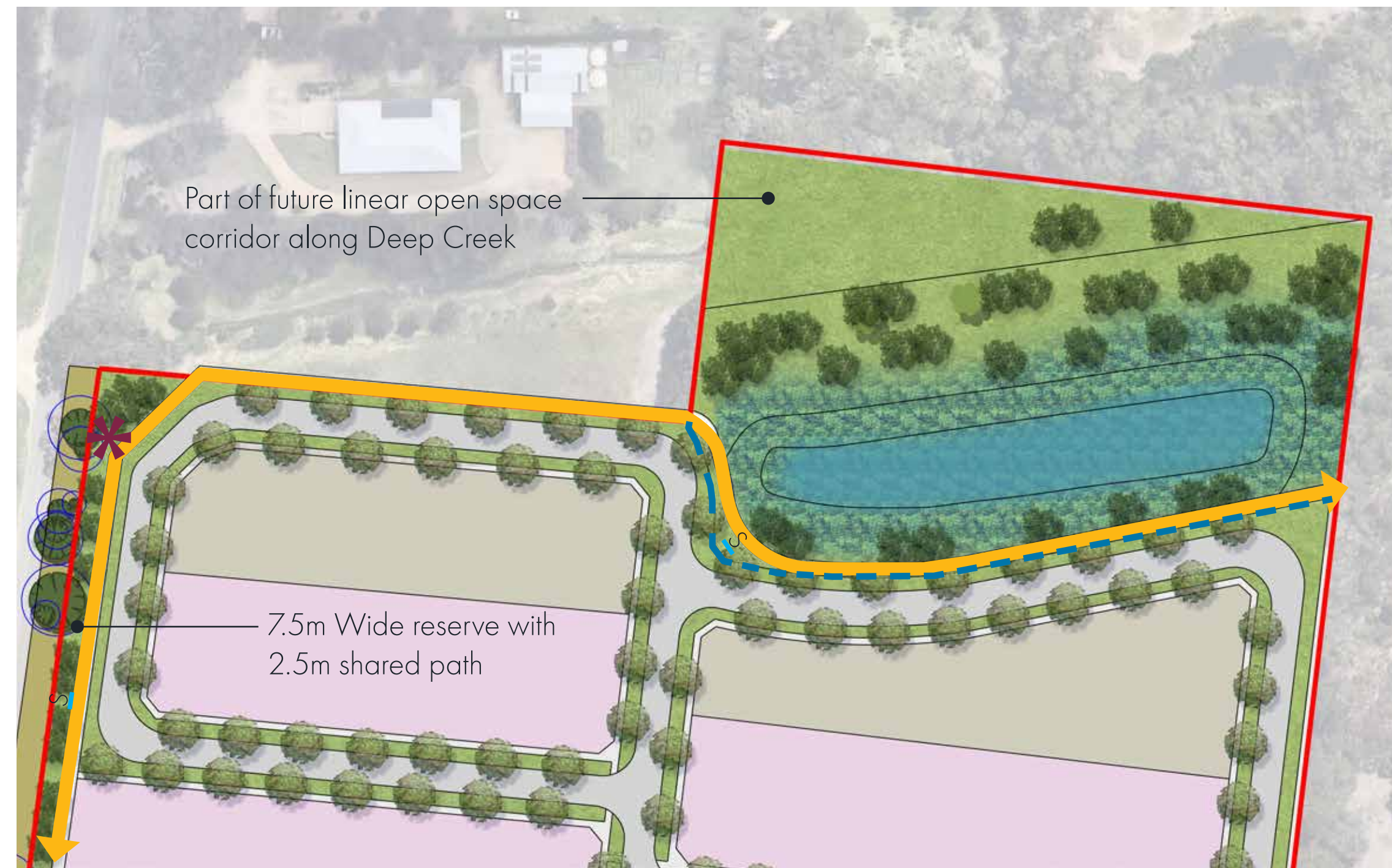
**Legend**

<b>Development Boundary</b>	<b>Existing Road Reserve</b>	<b>Local Playground &amp; Picnic</b> Junior play, picnic seating, rubbish bin, bike rack.
<b>Existing Path</b> 2.0m concrete path	<b>Existing Trees with Tree Protection Zone</b> Refer 'Arboricultural Report' - Axiom Tree Management, Report Oct. 2019'	<b>Roundabout</b>
<b>Proposed Path</b> 2.0m concrete path	<b>Street Trees (Indicative location)</b> Refer tree species plan	DF <b>Drinking Fountain</b>
<b>Proposed Shared Path</b> 2.5m concrete path	<b>Reserve Trees</b> Refer tree species plan	<b>Bench Seating</b>
<b>Proposed Path Crossing Location</b> Indicative Only	<b>Wetland Planting</b> WSUD drainage basin subject to future design	<b>Directional Signage</b>
<b>Permeable Fence</b>		<b>Vehicle Gate</b>
<b>1.8m Solid Fence</b>		
<b>Indicative location of Internal Road within Retirement Village &amp; Residential Aged Care</b>		



ENLARGEMENT PLAN 01 - DRAINAGE BASIN

1:1000 (A1) 0 20 40 100



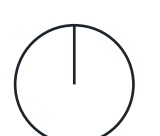
ENLARGEMENT PLAN 02 - LOCAL PARK

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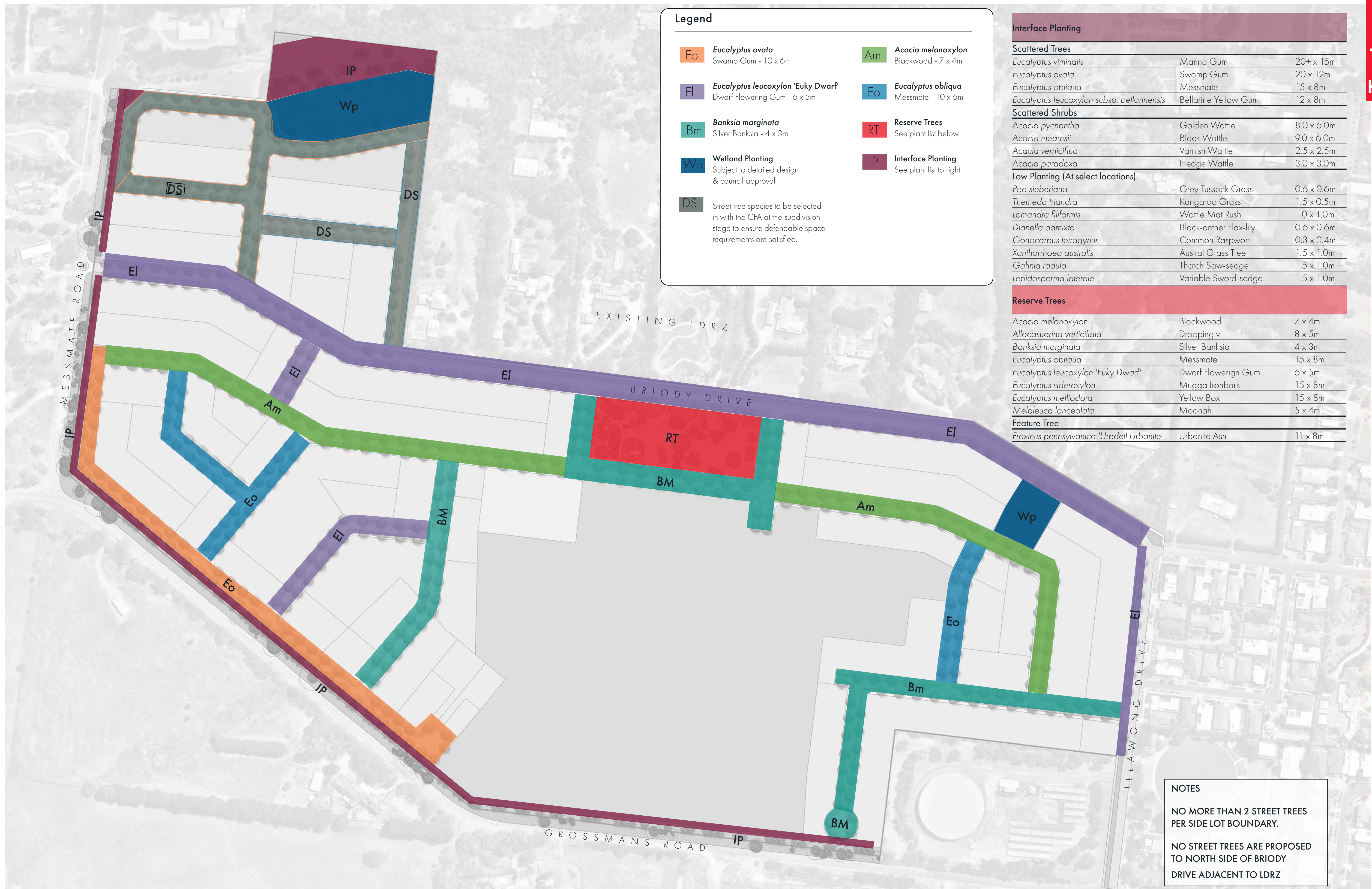


**Legend**

- **Development Boundary**
- - - **Existing Path**  
2.0m concrete path
- **Proposed Path**  
2.0m concrete path
- **Proposed Shared Path**  
2.5m concrete path
- ↔ **Proposed Path Crossing Location**  
Indicative Only
- - - **Basin Reserve Barriers**  
Including maintenance access provisions in accordance with Council requirements
- Existing Road Reserve**
- Existing Trees with Tree Protection Zone**  
Refer 'Arboricultural Report' - Axiom Tree Management, Report Oct. 2019'
- Feature Tree**  
Refer tree species plan
- Low Reserve Planting**  
Indigenous species
- Wetland Planting**  
WSUD drainage basin subject to future design
- 1.5m Concrete Path**
- Local (Neighbourhood) Playground**  
Provide play equipment for two age groups, 3-8yrs minimum in accordance with Council's 'Playground Strategy', April 2011.
- Directional Signage**
- DF **Drinking Fountain**
- S **Bench Seating**
- P **Picnic Seating**
- B **Bike Rack**
- **Rubbish Bin**







**Legend**

<b>Eo</b> <i>Eucalyptus ovata</i> Swamp Gum - 10 x 6m	<b>Am</b> <i>Acacia melanoxylon</i> Blackwood - 7 x 4m
<b>EI</b> <i>Eucalyptus leucoxylon</i> 'Euky Dwarf' Dwarf Flowering Gum - 6 x 5m	<b>Eo</b> <i>Eucalyptus obliqua</i> Messmate - 10 x 6m
<b>Bm</b> <i>Banksia marginata</i> Silver Banksia - 4 x 3m	<b>RT</b> <b>Reserve Trees</b> See plant list below
<b>Wp</b> <b>Wetland Planting</b> Subject to detailed design & council approval	<b>IP</b> <b>Interface Planting</b> See plant list to right
<b>DS</b> Street tree species to be selected in with the CFA at the subdivision stage to ensure defendable space requirements are satisfied.	

Interface Planting		
<b>Scattered Trees</b>		
<i>Eucalyptus viminalis</i>	Manna Gum	20+ x 15m
<i>Eucalyptus ovata</i>	Swamp Gum	20 x 12m
<i>Eucalyptus obliqua</i>	Messmate	15 x 8m
<i>Eucalyptus leucoxylon</i> subsp. <i>bellarinensis</i>	Bellarine Yellow Gum	12 x 8m
<b>Scattered Shrubs</b>		
<i>Acacia pycnantha</i>	Golden Wattle	8.0 x 6.0m
<i>Acacia mearnsii</i>	Black Wattle	9.0 x 6.0m
<i>Acacia verniciflua</i>	Varnish Wattle	2.5 x 2.5m
<i>Acacia paradoxa</i>	Hedge Wattle	3.0 x 3.0m
<b>Low Planting (At select locations)</b>		
<i>Poa sieberiana</i>	Grey Tussock Grass	0.6 x 0.6m
<i>Themeda triandra</i>	Kangaroo Grass	1.5 x 0.5m
<i>Lomandra filiformis</i>	Wattle Mat Rush	1.0 x 1.0m
<i>Dianella admixta</i>	Black-anther Flax-lily	0.6 x 0.6m
<i>Gonocarpus tetragynus</i>	Common Raspwort	0.3 x 0.4m
<i>Xanthorrhoea australis</i>	Austral Grass Tree	1.5 x 1.0m
<i>Gahnia radula</i>	Thatch Saw-sedge	1.5 x 1.0m
<i>Lepidosperma laterale</i>	Variable Sword-sedge	1.5 x 1.0m
<b>Reserve Trees</b>		
<i>Acacia melanoxylon</i>	Blackwood	7 x 4m
<i>Allocasuarina verticillata</i>	Drooping v	8 x 5m
<i>Banksia marginata</i>	Silver Banksia	4 x 3m
<i>Eucalyptus obliqua</i>	Messmate	15 x 8m
<i>Eucalyptus leucoxylon</i> 'Euky Dwarf'	Dwarf Flowering Gum	6 x 5m
<i>Eucalyptus sideroxylon</i>	Mugga Ironbark	15 x 8m
<i>Eucalyptus melliodora</i>	Yellow Box	15 x 8m
<i>Melaleuca lanceolata</i>	Moonah	5 x 4m
<b>Feature Tree</b>		
<i>Fraxinus pennsylvanica</i> 'UrbdeU Urbanite'	Urbanite Ash	11 x 8m

**NOTES**

NO MORE THAN 2 STREET TREES PER SIDE LOT BOUNDARY.

NO STREET TREES ARE PROPOSED TO NORTH SIDE OF BRIODY DRIVE ADJACENT TO LDRZ





**TIMBER POST & RAIL FENCE**  
To be provided between reserve and existing road reserve.

**PERMEABLE FENCE**

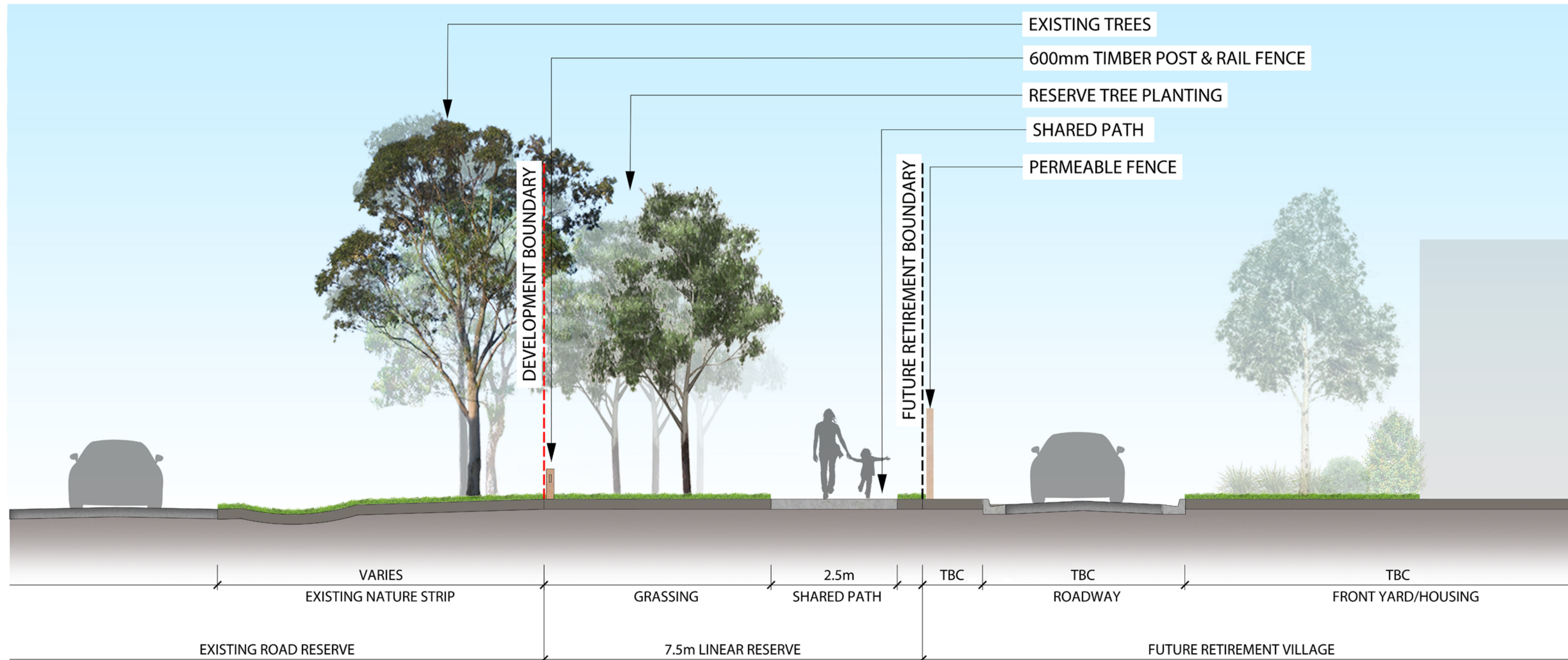
**1.8m SOLID FENCE**

**KEY PLAN**  
 ↑↓ VEHICLE GATE  
 ↔ PEDESTRIAN ACCESS & EMERGENCY EGRESS ONLY

IMAGERY INDICATIVE ONLY  
SUBJECT TO DETAILED DESIGN

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SUBJECT TO DETAILED DESIGN



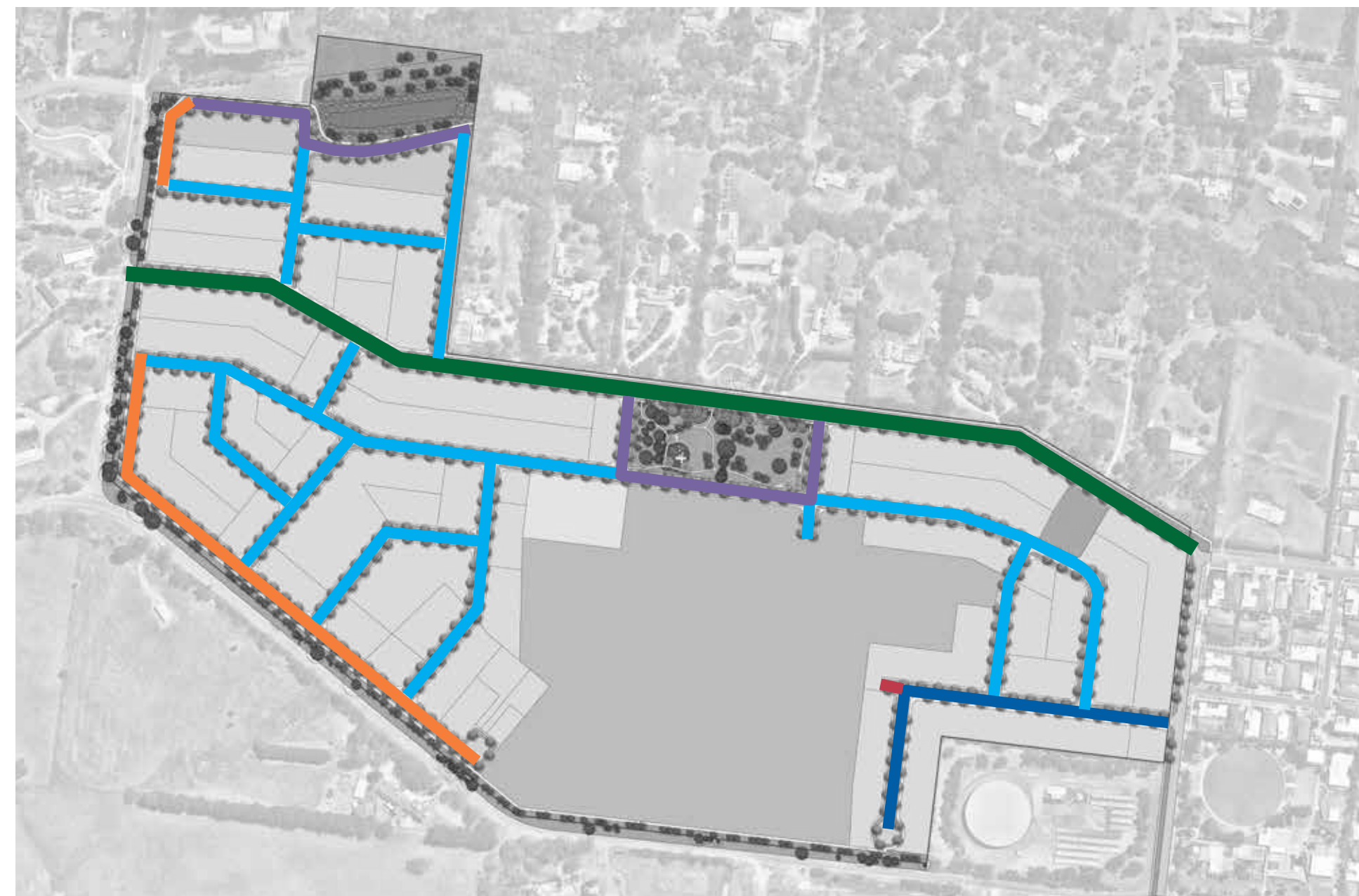
Future homes within the retirement village will be designed to front the internal road as much as practically possible to provide for surveillance of the shared path and landscape corridor along Grossmans Road'

NOTE: ALIGNMENT OF SHARED PATH IS INDICATIVE ONLY. THE FINAL DESIGN AND ALIGNMENT WILL VARY SUBJECT TO AVOIDING / MINIMISING VEGETATION LOSS AT THE DETAILED DESIGN STAGE.  
 (INDICATIVE ONLY - BREAKDOWN, LEVELS AND DIMENSIONS OF CROSS SECTION TO BE RESOLVED AS PART OF FUTURE PLANNING PERMIT APPLICATION)

Drawing Title	Project Name	Drawing No.	Revision	Date	Drawn	Checked	Project Principal	Scale
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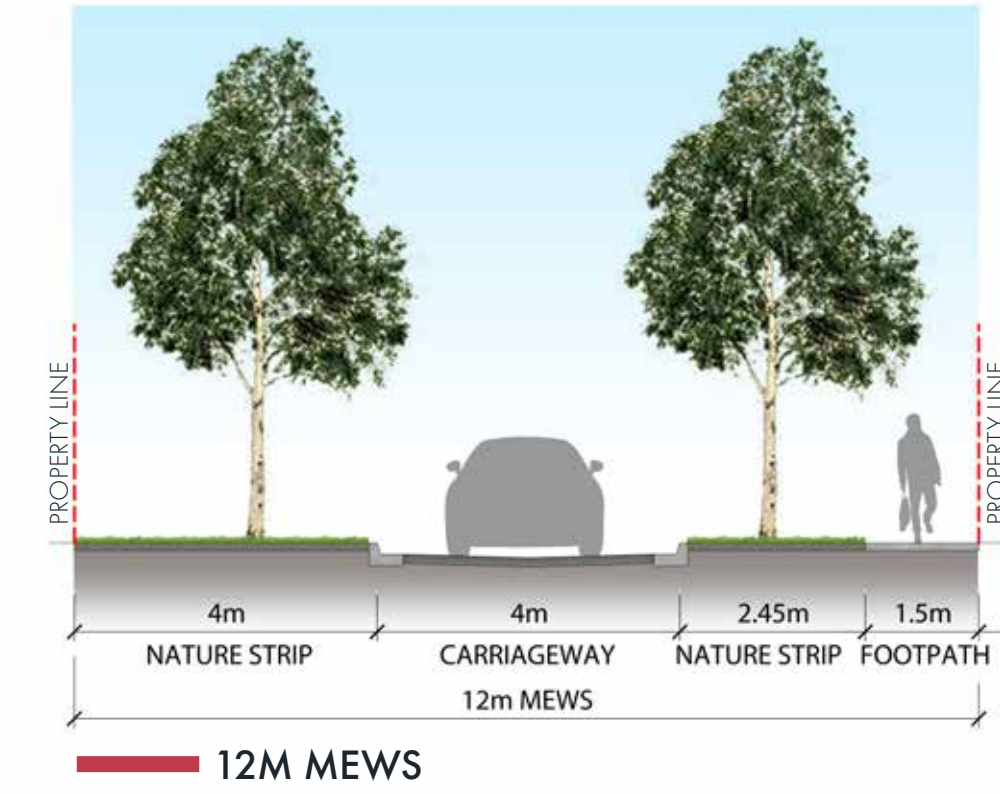
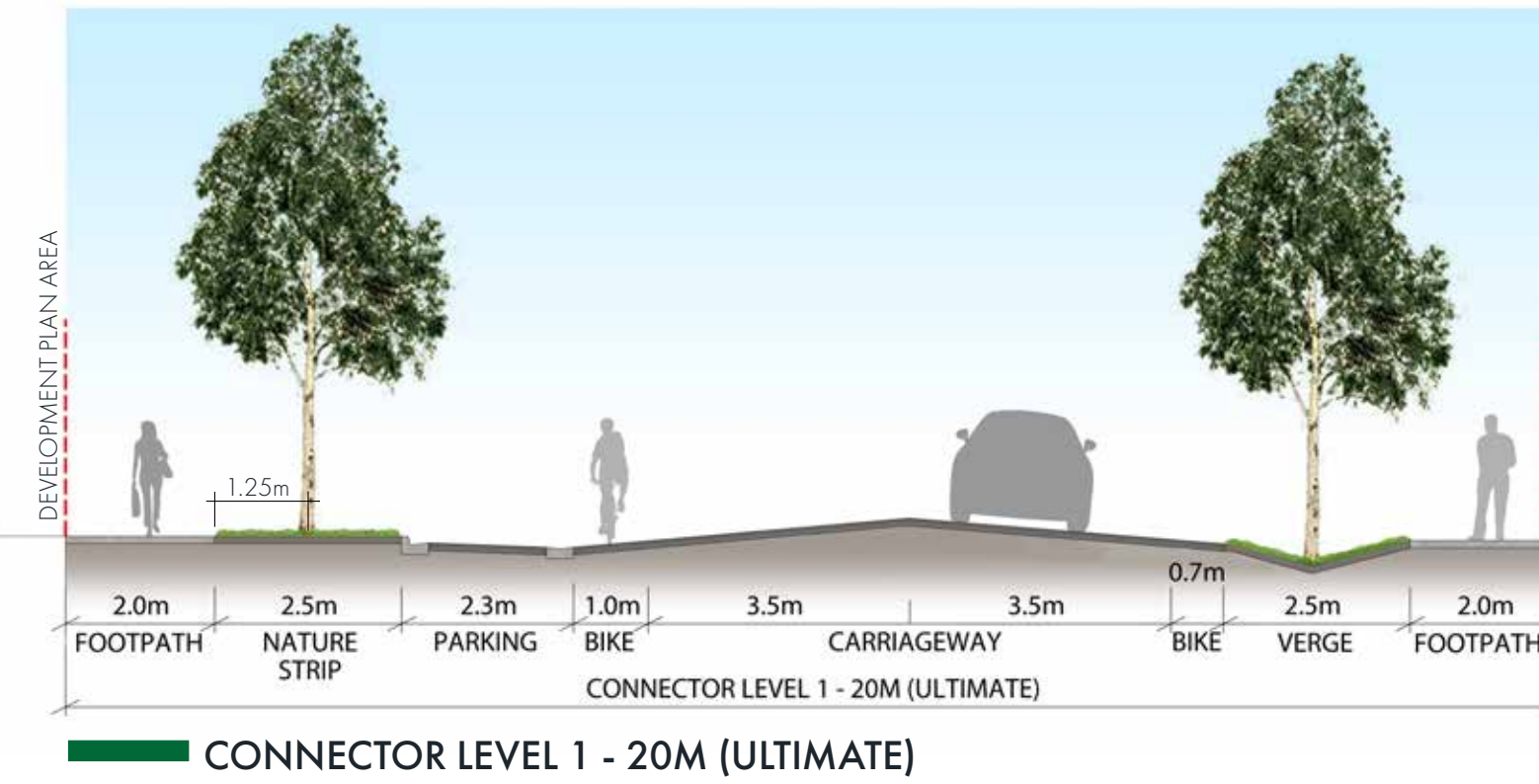
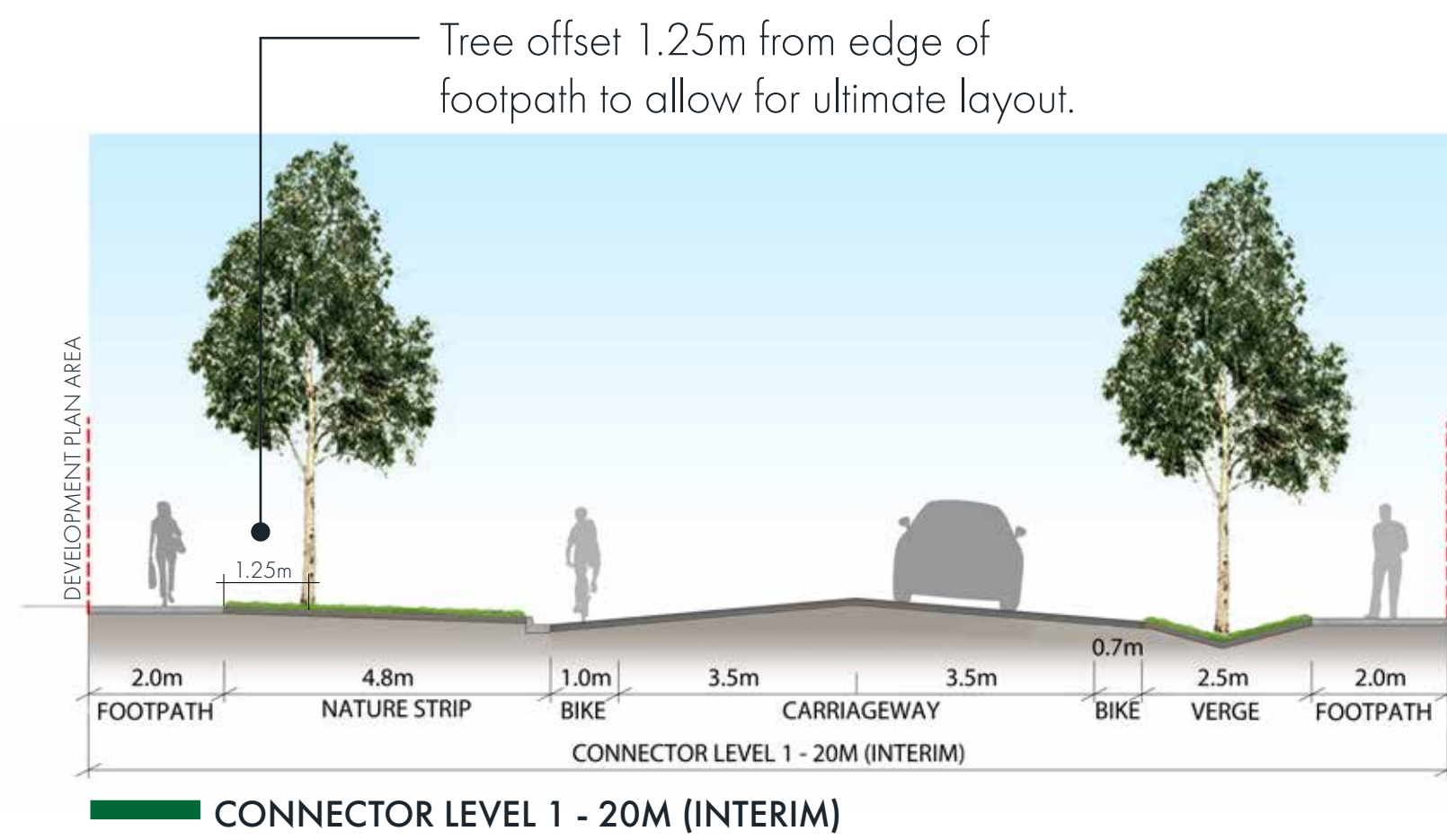
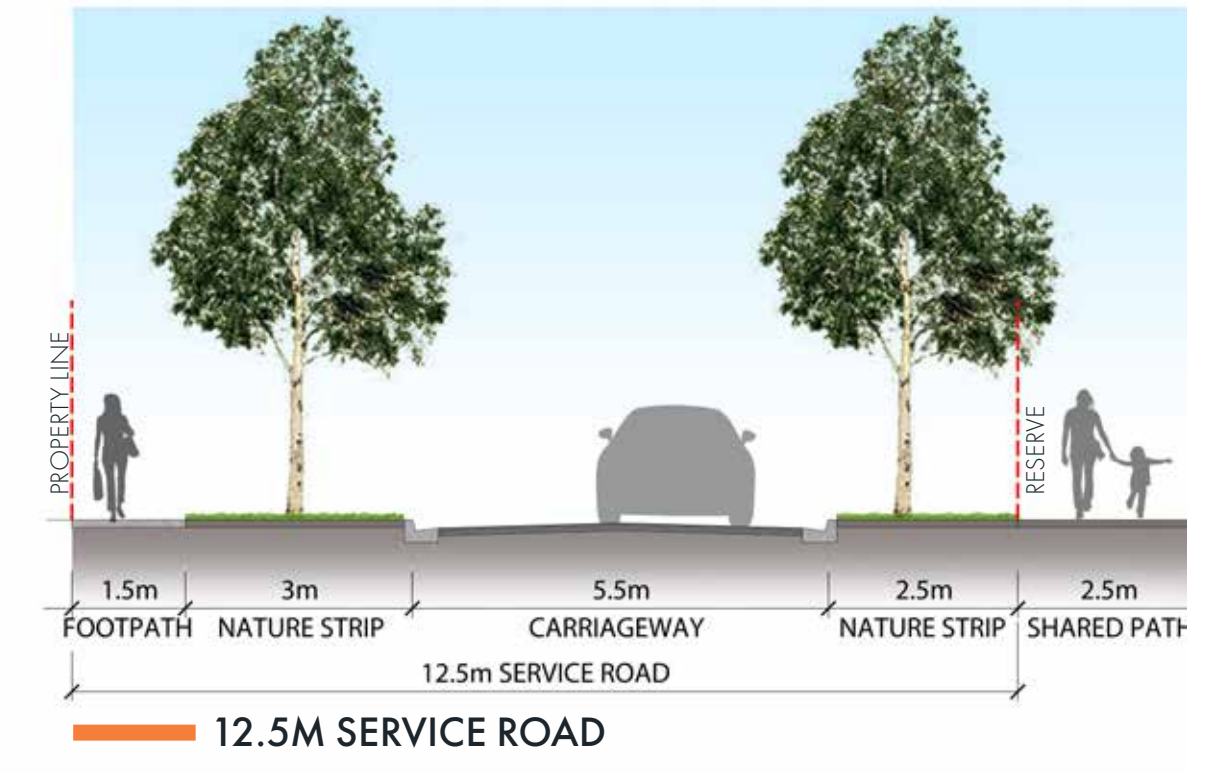
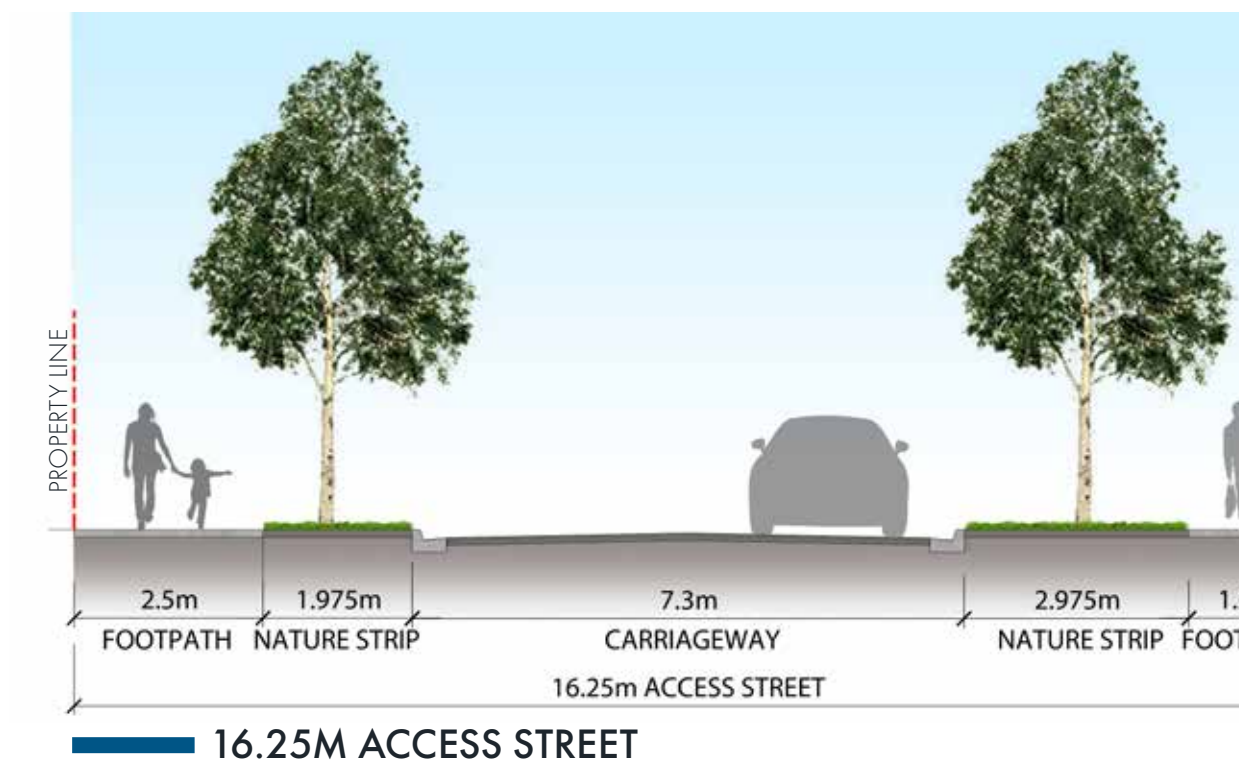
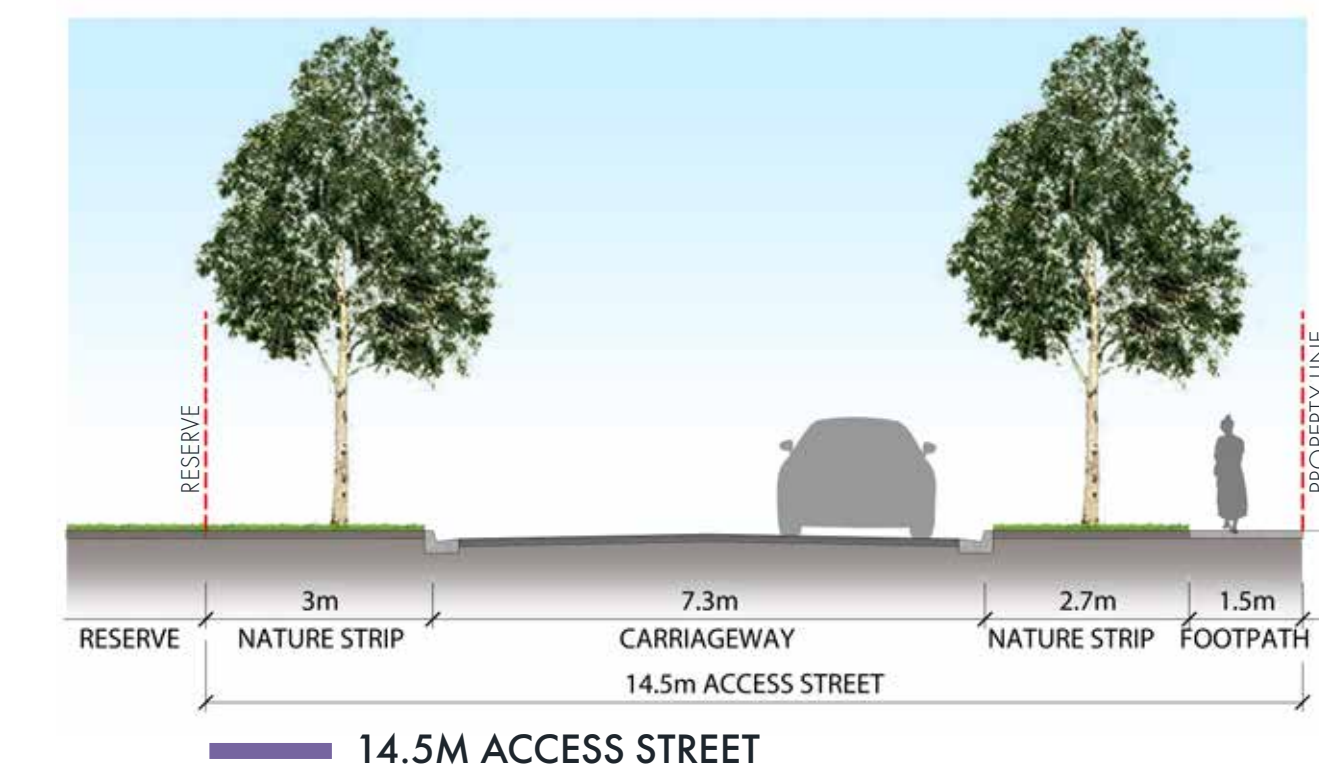
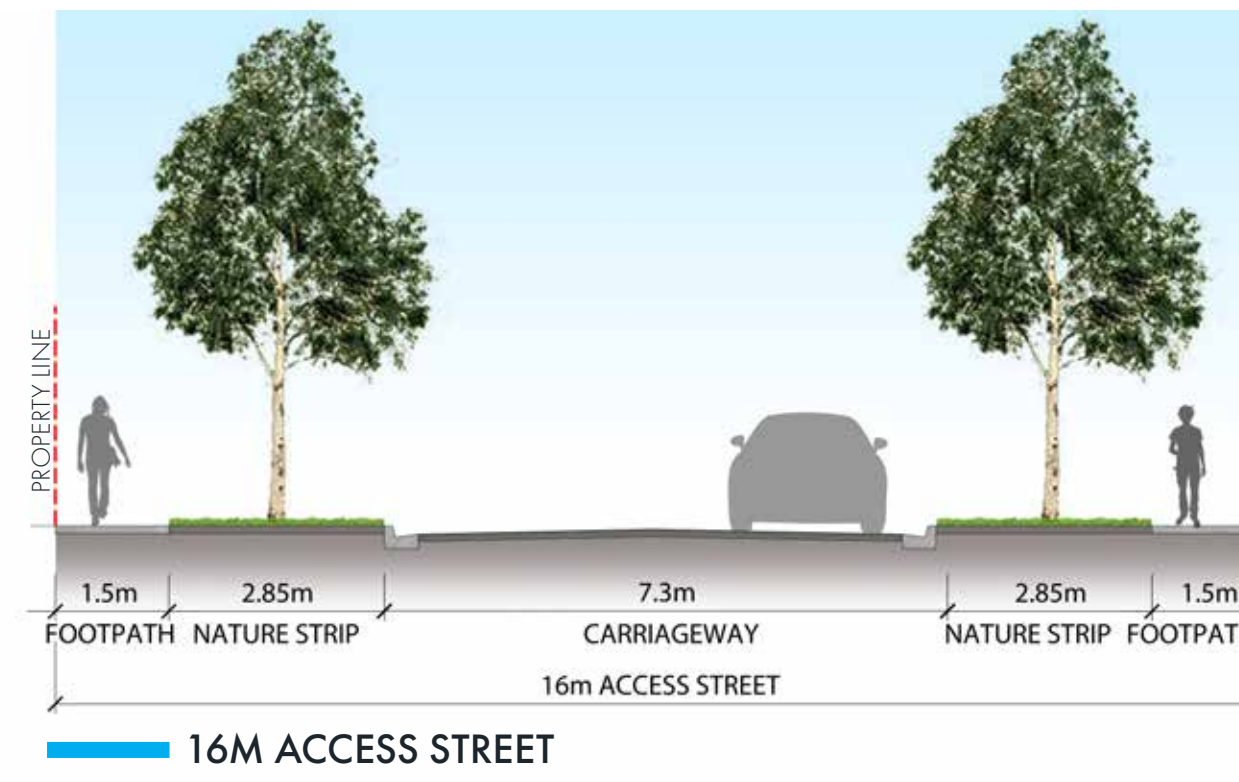






ROAD SECTIONS KEYPLAN

- 20m Connector Level 1
- 16.25m Access Street
- 16m Access Street
- 14.5m Access Street
- 12.5m Service Road
- 12m Mews



NOTE: The kerb and channelling & associated drainage, footpath, nature strip, landscaping and lighting on Briody Drive (Connector Level 1 & 2) will be provided by individual landowners/developers of land abutting the road when that land is subdivided (to reflect the requirements of the Briody Drive Development Contributions Plan).