



ENLARGEMENT PLAN 01 - DRAINAGE BASIN

1:1000 (A1) 0 20 40 100



ENLARGEMENT PLAN 02 - LOCAL PARK

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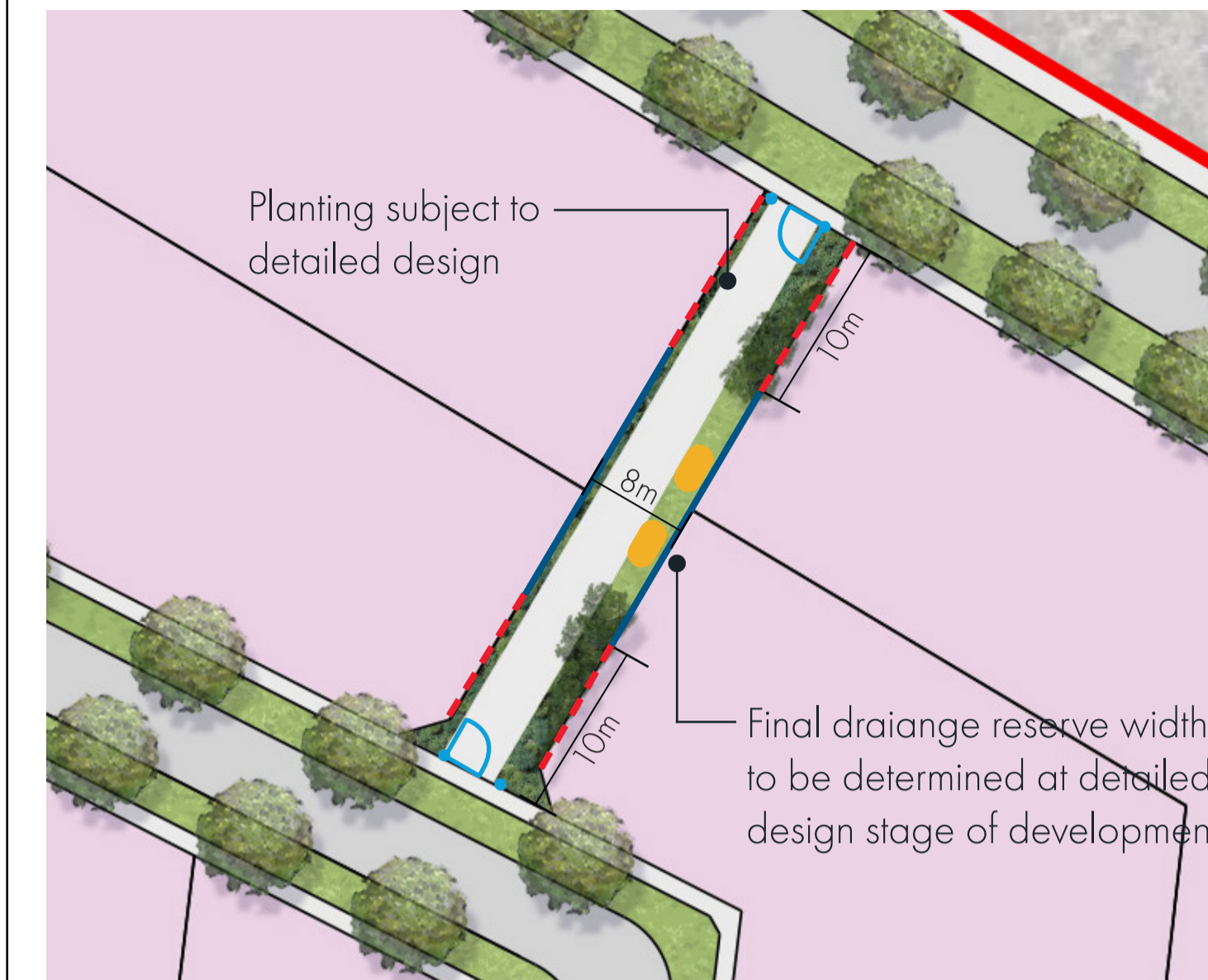


Legend

- 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

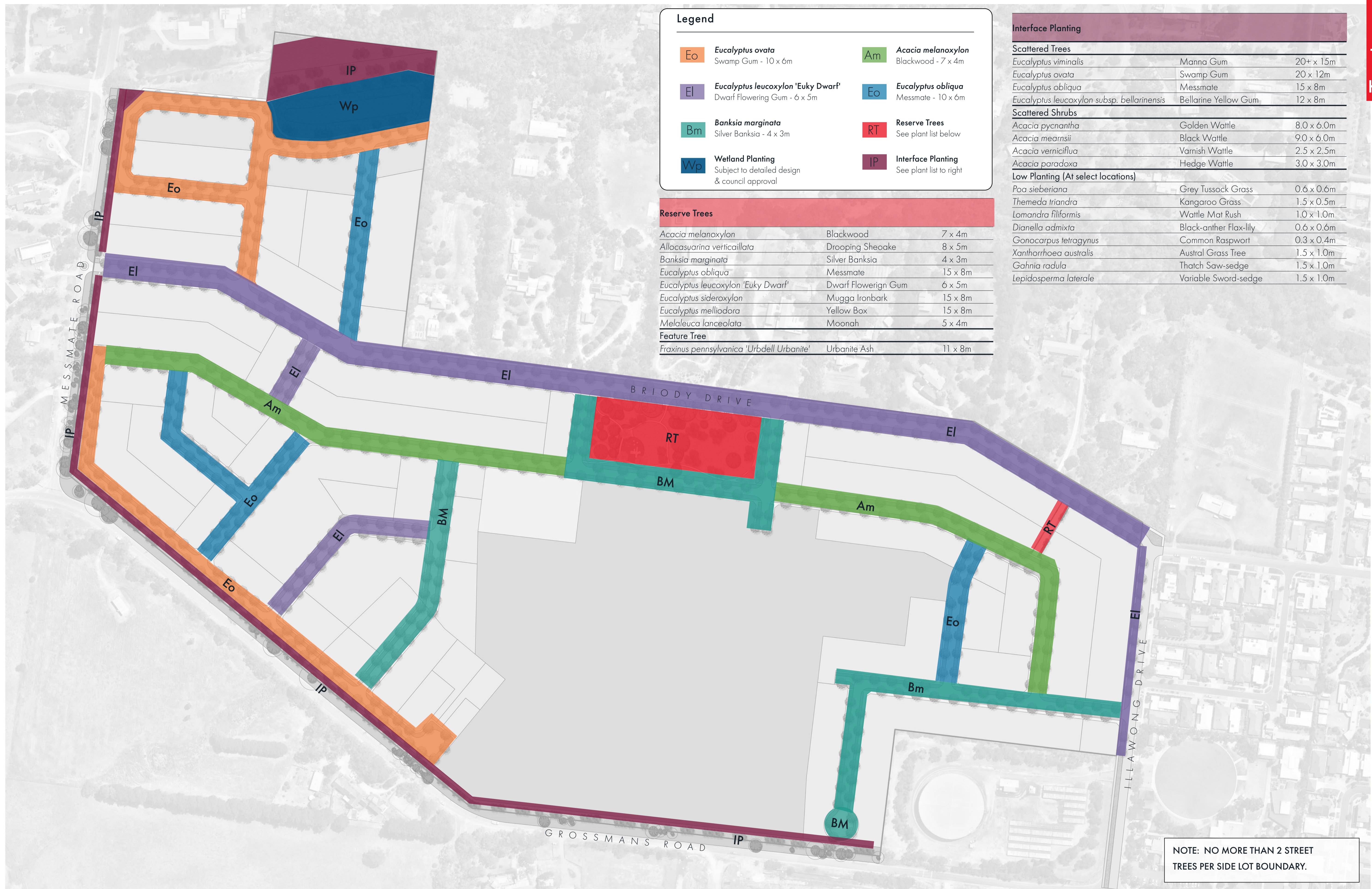
ENLARGEMENT PLAN 03 - ENCUMBERED STRIP

1:500 (A1) 0 10 20



Legend

- - - 1.8m Timber Batten Permeable Fence (30% Transparency)
- 1.8m Solid Fence
- SPEL Stormceptor
- Maintenance Access Path
- Maintenance Access Gate
- Bollard



Legend

Eo <i>Eucalyptus ovata</i> Swamp Gum - 10 x 6m	Am <i>Acacia melanoxylon</i> Blackwood - 7 x 4m
EI <i>Eucalyptus leucoxylon</i> 'Euky Dwarf' Dwarf Flowering Gum - 6 x 5m	Eo <i>Eucalyptus obliqua</i> Messmate - 10 x 6m
Bm <i>Banksia marginata</i> Silver Banksia - 4 x 3m	RT Reserve Trees See plant list below
Wp Wetland Planting Subject to detailed design & council approval	IP Interface Planting See plant list to right

Reserve Trees

<i>Acacia melanoxylon</i>	Blackwood	7 x 4m
<i>Allocasuarina verticillata</i>	Drooping Sheoake	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
Feature Tree		
<i>Fraxinus pennsylvanica</i> 'Urbidell Urbanite'	Urbanite Ash	11 x 8m

Interface Planting

Scattered Trees

<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

Scattered Shrubs

<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

Low Planting (At select locations)

<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



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

PERMEABLE FENCE

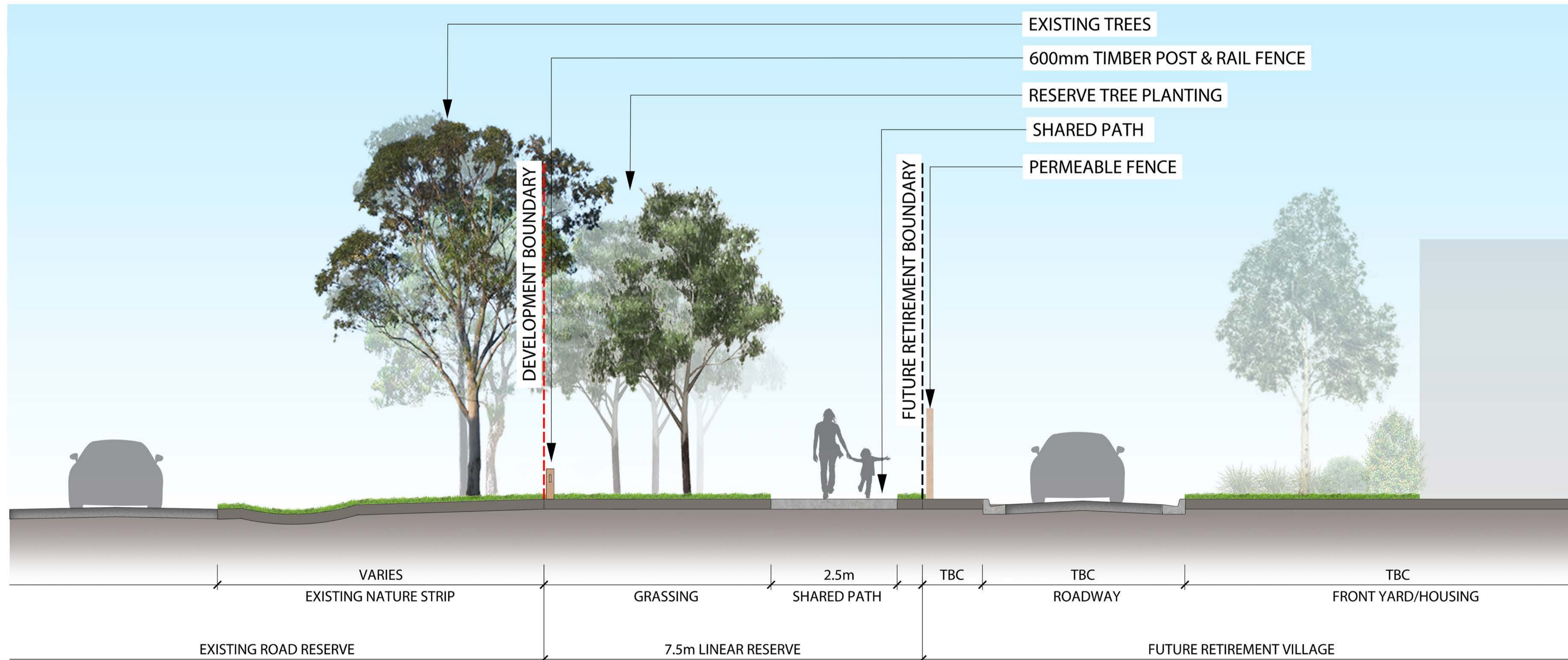
1.8m SOLID FENCE

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

IMAGERY INDICATIVE ONLY
SUBJECT TO DETAILED DESIGN

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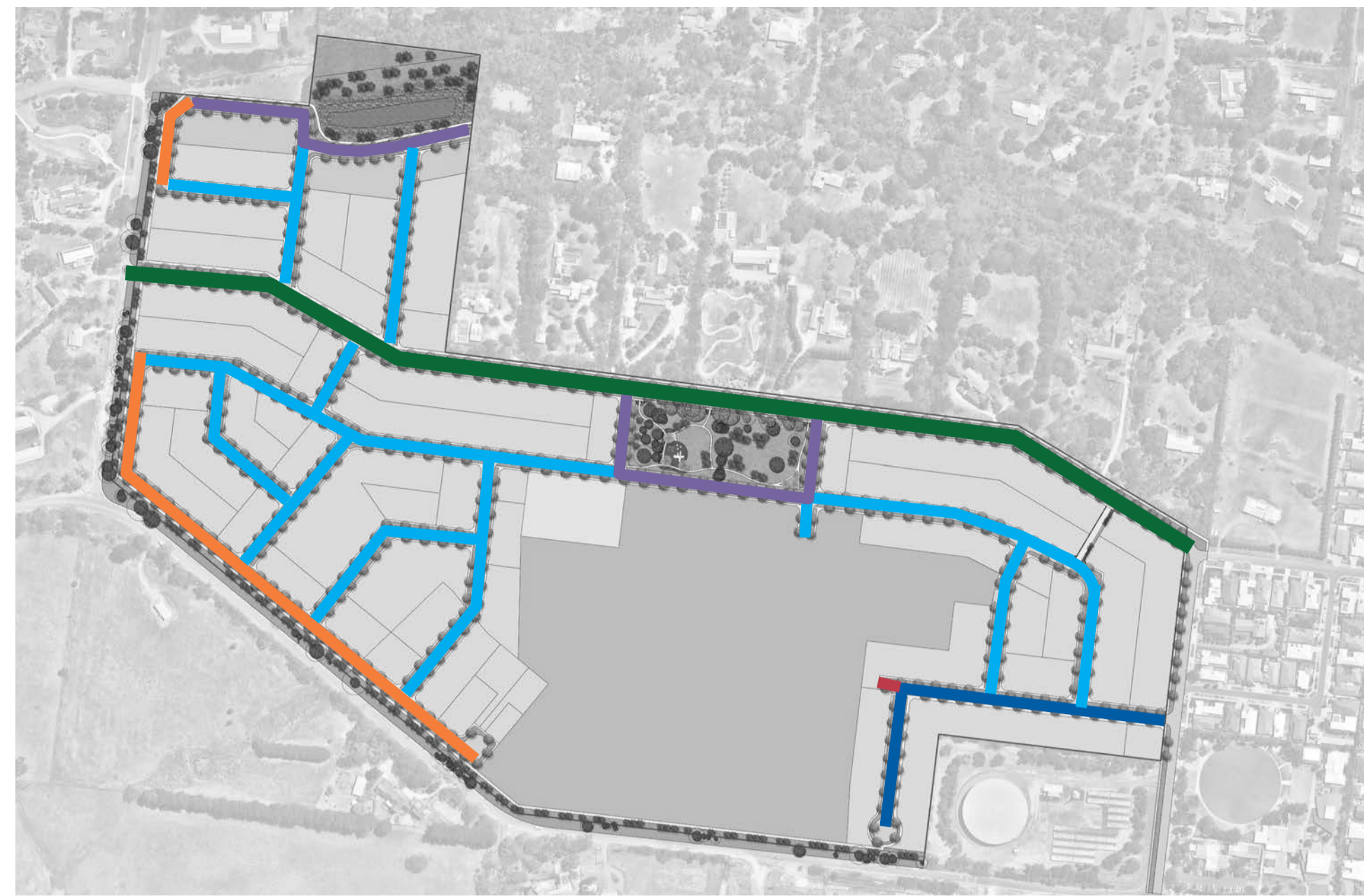


Future homes within the retirement village will be designed to front the internal road as much as practically possible to provide for surveillance of the shared path and landscape corridor along Grossmans Road

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

