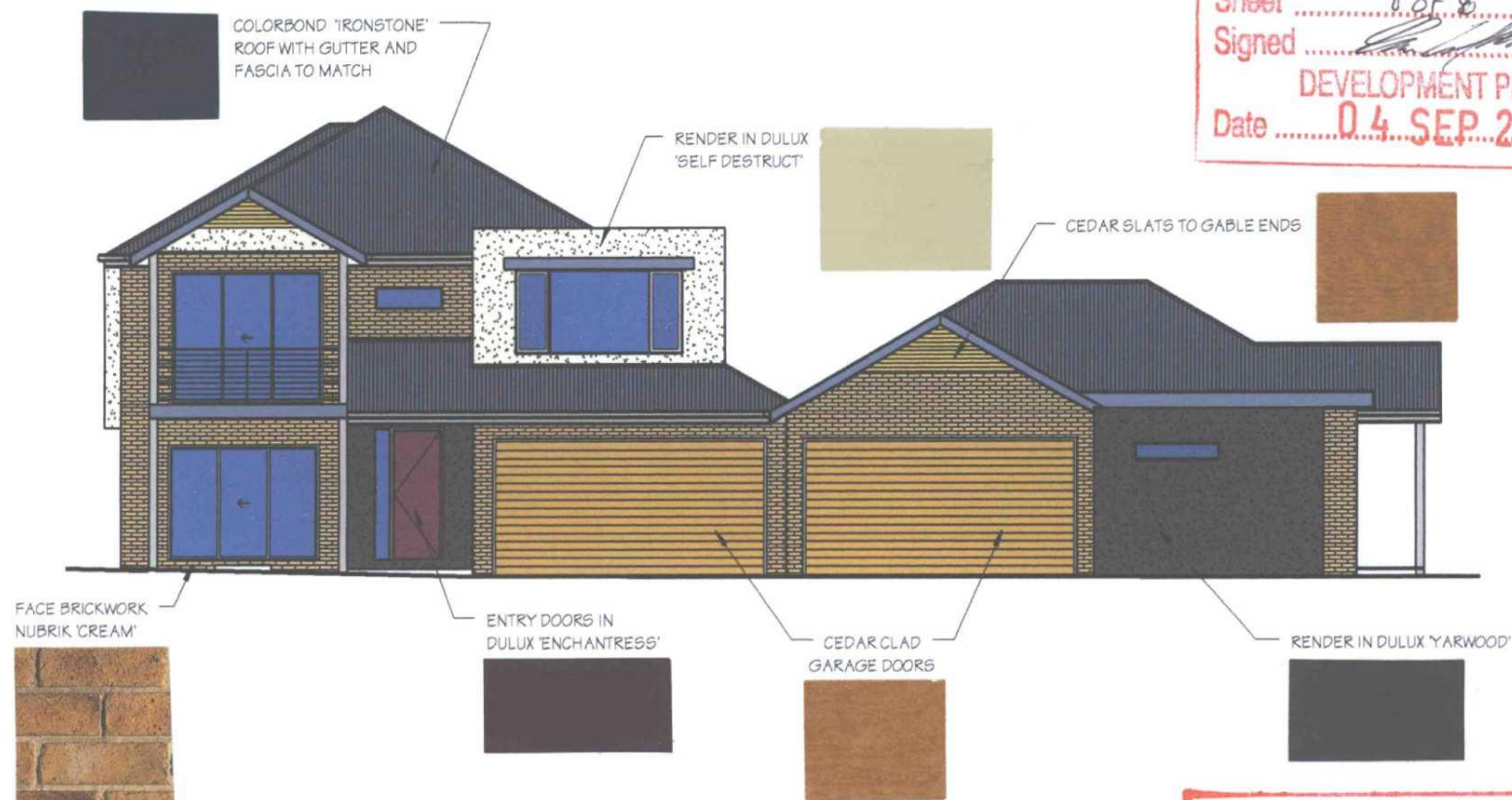


COLOUR & MATERIAL SCHEDULE

611 -615 POINT NEPEAN ROAD, MC CRAE



MORNINGTON PENINSULA PLANNING SCHEME
 PLANNING PERMIT No. P04/1497
ENDORSED PLAN
 Sheet 8 of 8
 Signed [Signature]
 DEVELOPMENT PLANNER
 Date 04 SEP 2004

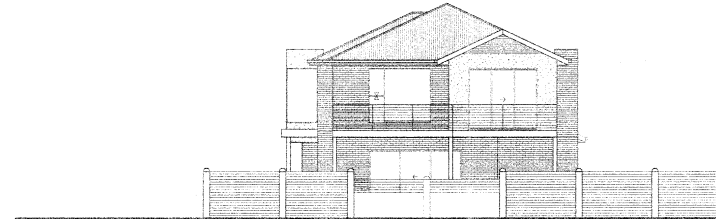
Peter Hendy
 design and drafting services
 registration number DP - AD1547
 609 BALCOMBE ROAD, BLACK ROCK 3193 PHONE: (03) 9589 4092 FAX: (03) 9589 4033

SUPERSEDED
 DATE 19 Nov 04

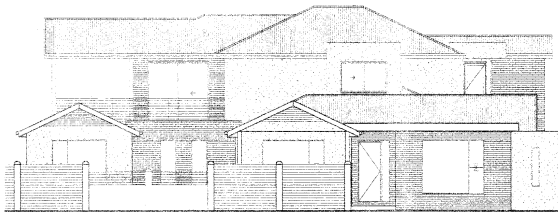
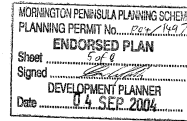


509 POINT NEPEAN ROAD

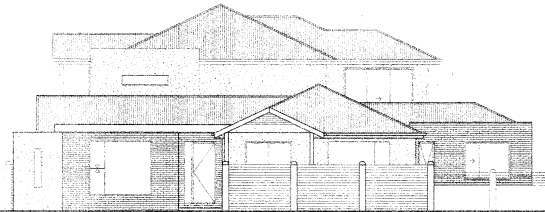
Partial Streetscape Elevation One
SCALE: 1:100



611 - 615 POINT NEPEAN ROAD (PROPOSED SITE)



611 - 615 POINT NEPEAN ROAD (PROPOSED SITE)

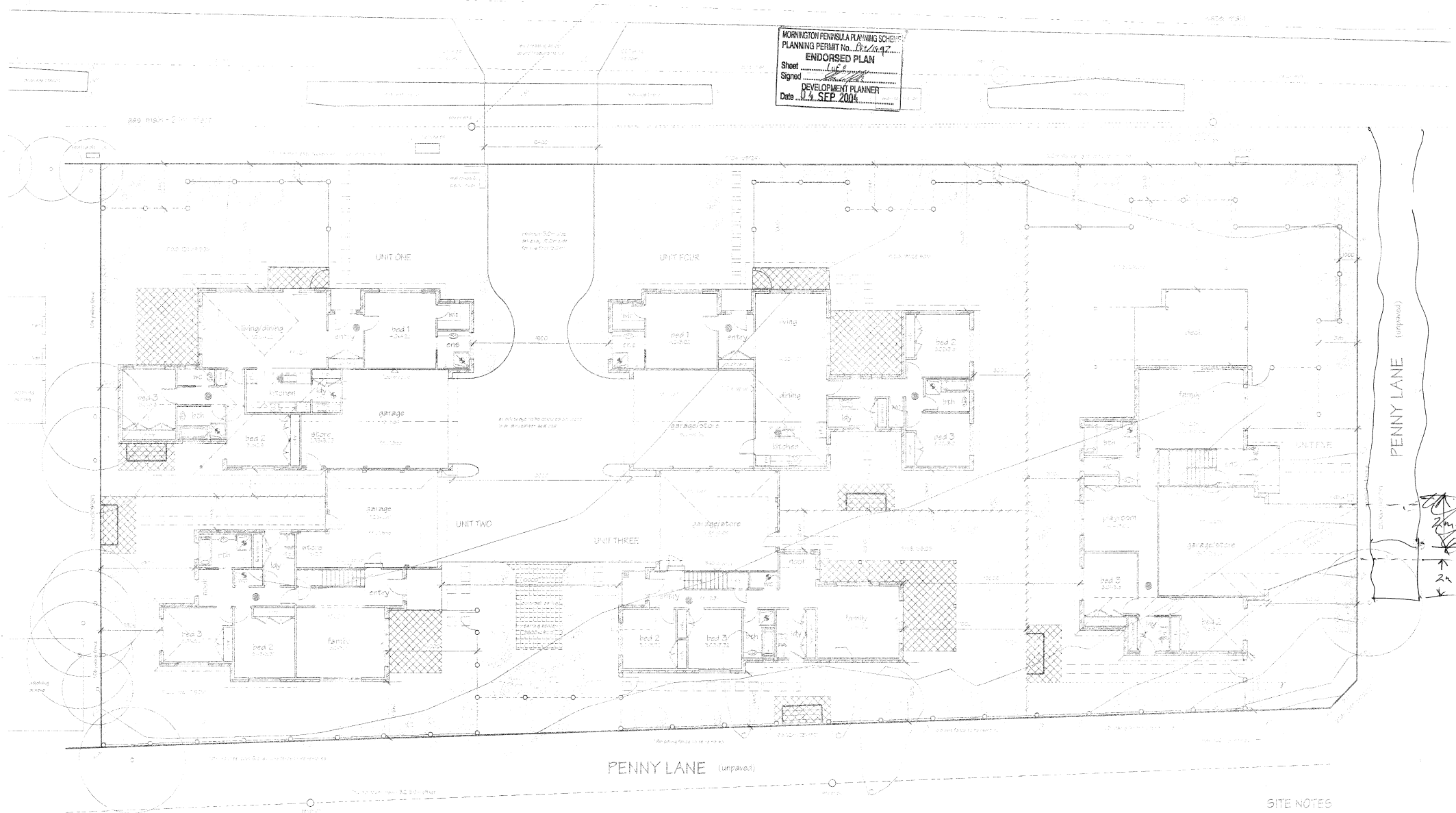


617 POINT NEPEAN ROAD

Partial Streetscape Elevation Two
SCALE: 1:100

POINT NEPEAN ROAD

MORRINGTON PENINSULA PLANNING SCHEME
PLANNING PERMIT No. 04/0492
ENDORSED PLAN
Sheet
Signed *[Signature]*
DEVELOPMENT PLANNER
Date 04 SEP 2004

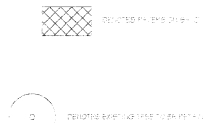


SITE PROPOSED
SHP 01/1/00

SITE NOTES

- 1. All dimensions are in metres.
- 2. All dimensions are to the centre of the lot.
- 3. All dimensions are to the centre of the lot.
- 4. All dimensions are to the centre of the lot.
- 5. All dimensions are to the centre of the lot.
- 6. All dimensions are to the centre of the lot.
- 7. All dimensions are to the centre of the lot.
- 8. All dimensions are to the centre of the lot.
- 9. All dimensions are to the centre of the lot.
- 10. All dimensions are to the centre of the lot.

NOTE: LANDSCAPING SHOWN IS DIAGRAMMATIC ONLY. REFER TO SEPARATE DRAWINGS FOR LANDSCAPING DESIGN AND DETAILS.



Peter Hendy
design and drafting services
1/10/04 council plan
1/10/04 council plan
1/10/04 council plan
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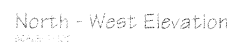
1/10/04 council plan
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1/10/04 council plan

REFERENCE
040306 TP/3

MORNINGTON PENINSULA PLANNING SCHEME
PLANNING PERMIT No. P04/1497
ENDORSED PLAN
Sheet 2 of 8
Signed [Signature]
DEVELOPMENT PLANNER
Date 04 SEP 2014

AREAS



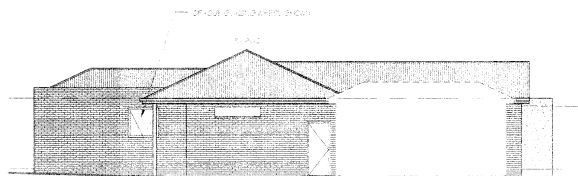


MORNINGTON PENINSULA PLANNING SCHEME
PLANNING PERMIT No. P14/1997
ENDORSED PLAN
Sheet 3 of 9
Signed [Signature]
DEVELOPMENT PLANNER
Date 04 SEP 2004

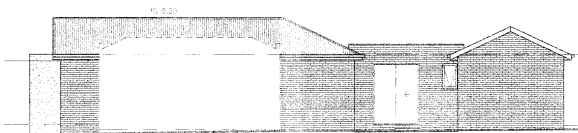


South - West Elevation
SCALE: 1:100

Internal North - East Elevation
SCALE: 1:300



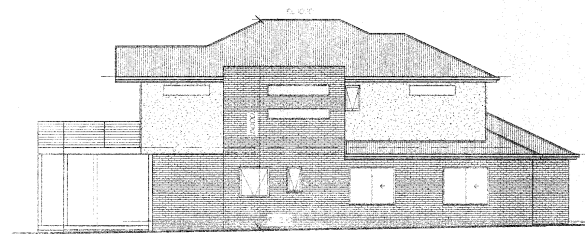
UNIT ONE



UNIT FOUR

South - East Elevation (Units One & Four)

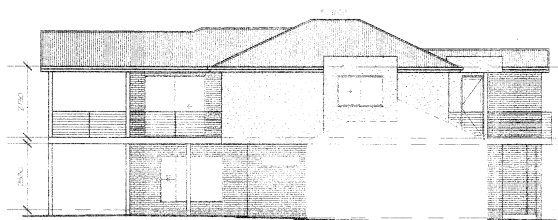
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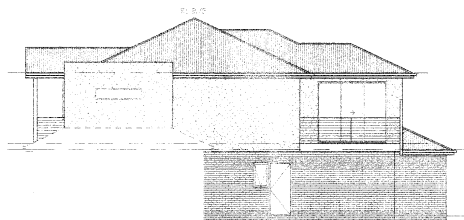
UNIT FIVE

South - West Elevation (Unit Five)

SCALE: 1:100



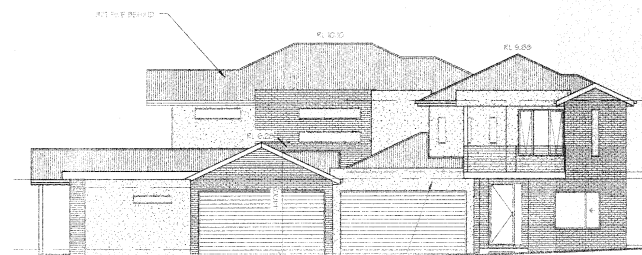
UNIT THREE



UNIT TWO

North - West Elevation (Units Two & Three)

SCALE: 1:100

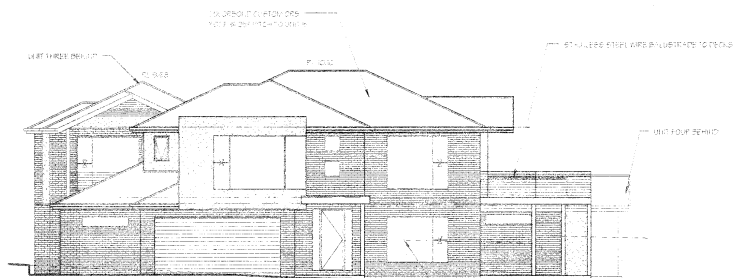


UNIT FOUR

UNIT THREE

South - West Elevation (Units Three & Four)

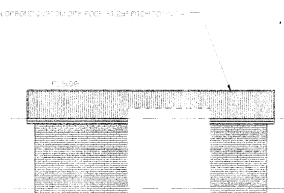
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UNIT FIVE

North - East Elevation

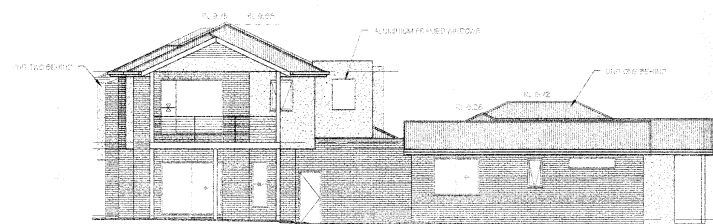
SCALE: 1:100



UNIT FOUR

Internal South - West Elevation

SCALE: 1:100



UNIT THREE

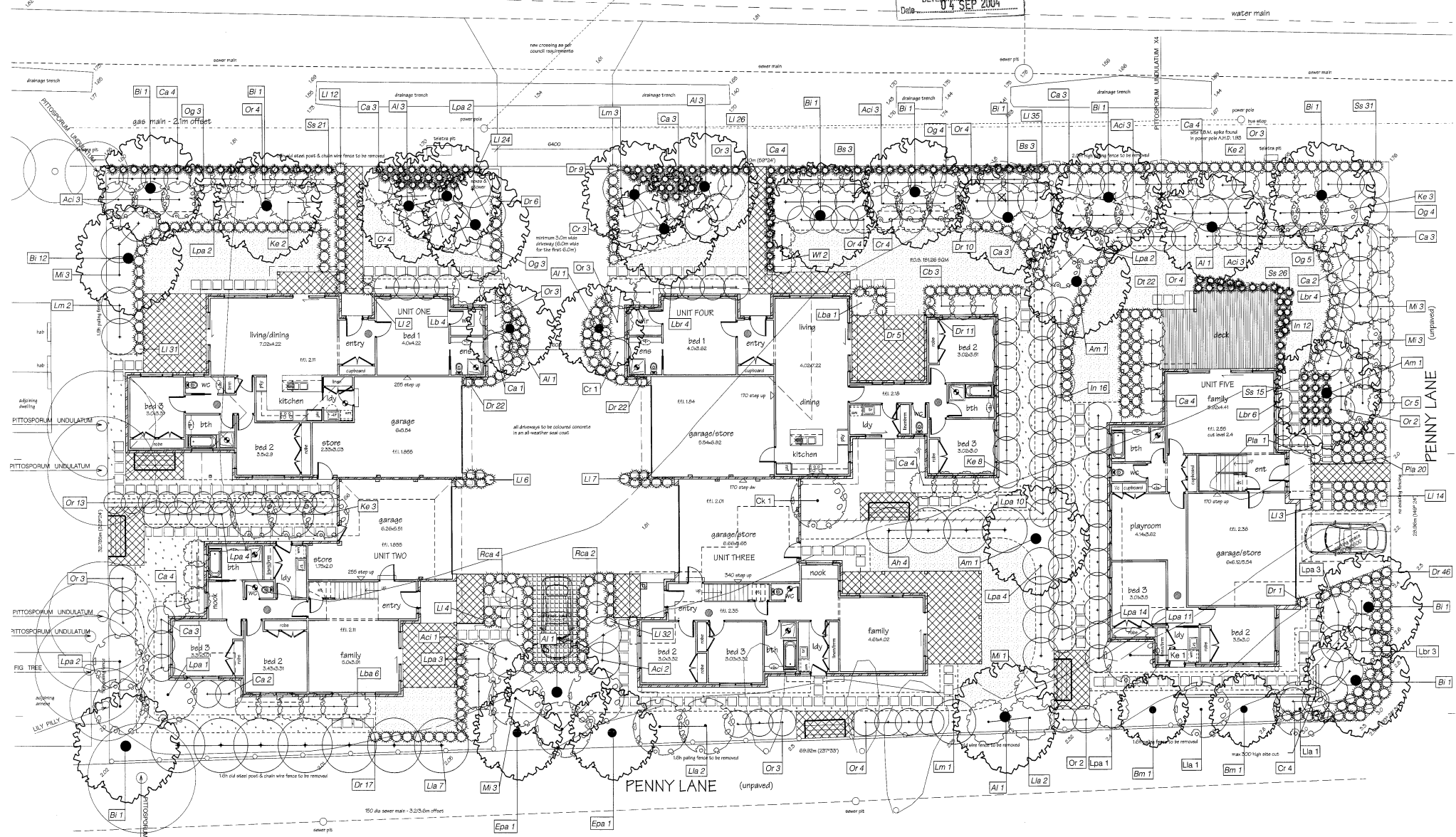
UNIT FOUR

North - East Elevation (Units Three & Four)

SCALE: 1:100

POINT NEPEAN ROAD

MORRINGTON PENINSULA PLANNING SCHEME
PLANNING PERMIT No. 22/04/2004
ENDORSED PLAN
Sheet 2 of 2
Signed DEVELOPING LAND
Date 04 SEP 2004



F	
E	
D	
C	13/04 New 5 unit layout
B	22/04/04 Planting redesign rear units
A	18/08/04 Submit to Client
Rev	Date Amendments



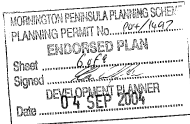
WALLERBURN
Consulting
Landscape Architects
22 Long Street
Breamsburg, 3193
T: (03) 9589 2154
F: (03) 9589 6194
E: wallerburn@opusnet.com.au

Designed/Drawn	KW	Print Date	16/08/2004
Checked	SW	Approved	SW
Contract No		Status	
Scale	1 0 1 2 4 m		
	1:100		

Client Michael Buckley & Associates

Title 611 - 613 Point Nepean Road McCrae
Proposed Multi-Unit Development
Town Planning Landscape Plan

Sheet No 1 of 2
Drawing No 559TPI
Size A1



PLANT SCHEDULE

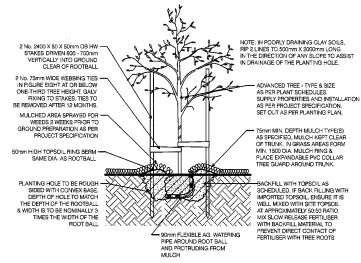
Code	Botanical Name	Common Name	Installation Size	Mature Size	TOTALS
LARGE TREES - Evergreen (>9m)					
Am	Acacia melanoxylon ^{a,d}	Blackwood	1.5m tall	15x7	3
Al	Allocasuarina littoralis ^{a,d}	Black Sheoak	1.5m tall	12x6	2
MEDIUM TREES - Evergreen (6-9m)					
Bl	Banksia integrifolia ^a	Coast Banksia	300mm	9x5	11
En	Eucalyptus pauciflora ^a	Snow Gum	300mm	7x4	2
LARGE SHRUBS - Native (>2.5m)					
Bma	Banksia marginata ^{a,d}	Silver Banksia	140mm	3x2.5	2
Bs	Bursaria spinosa ^{a,d}	Sweet Bursaria	Tube	6x4	6
Lia	Leptospermum laevigatum ^{a,d}	Coast Tea-tree	200mm	5x5	14
Lm	Leptospermum myrsinoides ^{a,d}	Silky Tea Tree	Tube	2.0x1.5	5
Ke	Kunzea ericoides ^{a,d}	Burgan	Tube	3x1.5	19
Mi	Myoporum laetifolium ^{a,d}	Boobialla	Tube	4x4	13
MEDIUM SHRUBS - Native (1-2m)					
Ac	Atriplex cinerea ^a	Coast Saltbush	Tube	1.8x1.8	15
Ca	Correa alba ^a	White Correa	140mm	1.5x1.5	47
Lps	Leucopodium laurifolium ^{a,d}	Velvet Bush	Tube	1.5x1.5	7
Lpu	Leucopogon panifolius ^a	Coast Beard-heath	Tube	2x1.5	63
Og	Olearia glutinosa ^a	Sticky Daisy Bush	Tube	1.5x1.5	19
Or	Olearia ramulosa ^a	Twiggy Daisy Bush	Tube	1.5x1.5	33
Wf	Westringia fruticosa ^a	Coast Rosemary	140mm	1.5x1.5	24
SMALL SHRUBS - Native (0.5-1m)					
Lbr	Leucosyria brownii ^a	Cushion Bush	Tube	0.5x0.8	24
GROUNDCOVERS - Native (<0.2 or prostrate)					
Cr	Correa reflexa ^{a,d}	Common Correa	140mm	0.8x1	17
Rca	Rhaphiodon candeliformis ^{a,d}	Seaberry Saltbush	Tube	0.7x1.5	6
TUSSOCKS - Native					
D*	Dianella revoluta var revoluta ^{a,d}	Black Anther Flax Lily	Tube	0.8x0.5	181
Di	Dianella tasmanica ^a	Large Flax Lily	Tube	0.8x0.5	22
In	Isotria medeoloides ^a	Knobby Club-rush	Tube	0.8x0.5	28
Lj	Lomandra longifolia ^{a,d}	Spiny-headed Mat-rush	Tube	0.8x0.5	174
Pla	Poa labillardieri	Common Tussock Grass	Tube	0.6x0.5	21
St	Stipa stipoides ^a	Stipa	Tube	0.8x0.5	93

NO PLANT SUBSTITUTIONS

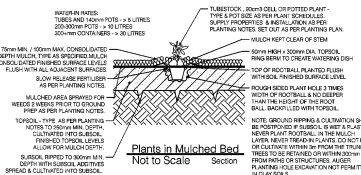
Nature size of plants will vary according to climate, soil conditions and rainfall.

* = Local provenance indigenous plant (tube size plants preferred for supply of indigenous plants)

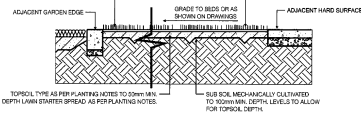
= Shade Tolerant d = very tolerant of dry conditions



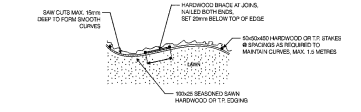
Advanced Tree Planting Not to Scale



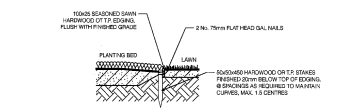
Plants in Mulched Bed Not to Scale



Grassed Area Planting Not to Scale



Timber Edge Not to Scale



Timber Edge Not to Scale

TOWN PLANNING LANDSCAPE NOTES - GENERAL

- GENERAL: This drawing is not for final construction and is to be used for Town Planning purposes only.
- DEMOLITION: Vegetation to be removed shall be mulched for re-use on the site. Strip and stockpile existing site topsoil prior to building works commencing and re-use in the landscape.
- PAVEMENT: Consider using recycled concrete aggregate for sub grade material and concrete made using recycled aggregate and/or fly ash to increase the recycled content (available from Alex Fraser Group 9369 7388 or Boral/Delta 9315 2555). Drain pavements to garden beds (install sub surface drains in garden beds) wherever possible.
- WEED CONTROL: All areas shown on the Drawings as mulched planting bed, grassed areas and trees in grassed areas shall include a weed eradication programme using an approved non-residual contact herbicide (Glyphosate dyed red) following Manufacturer's specifications. Leave sprayed areas for a period of 10 days prior to disturbance and repeat for any weeds still alive.
- LANDSCAPE SET OUT: Install edging between all lawn areas and garden beds - type and location as shown in the Drawings and Details. The Contractor is solely responsible for locating, avoiding and protecting all services on and associated with the site. Dial Before You Dig - Telephone No: 1100
- SUBSOIL PREPARATION FOR PLANTING:
Sub-surface Drainage: Install sub-surface drainage which discharges to stormwater or soakage pits for any garden bed or grassed area in poorly draining soils.
Subsoil Ripping: For garden bed areas and advanced trees, rip to depths shown in the planting Details. Mark the location of all underground services prior to commencing ripping operations.
Subsoil Additives: Contact your local nursery to obtain advice on additives to adjust the pH level to the desired range of pH - 5.5 to 7.0. Some plants tolerate high or low pH levels. If soil is heavy clay based, add gypsum at the rate of 1.5-2 kg/m2 for garden bed areas and 1.5 kg/m2 for lawn areas. In very dry or hydrophobic soils a soil wetting agent shall be added.
Rotary Cultivation: After application of soil additives, cultivate plant bed & lawn areas to depths shown on the planting plan so as to eliminate compaction and to mix subsoil and soil additives.
- TOPSOILING:
Supply: Site-stripped topsoil shall be used where possible and improved so as to meet the specifications for imported topsoil blends in AS 4419-1998. Supply imported topsoil to AS 4419-1998 - light to medium friable sandy clay loam.
Installation: Spread topsoil to min. consolidated depth as shown in the planting Details.
- MULCHING:
Supply: Shredded wood mulch to AS 4454-1999 OR 5mm minus granitic sand as per Drawings.
Installation: Spread over all garden bed areas to max consolidated depth as shown in the Details.
- PLANTING OF MULCHED BEDS & ADVANCED TREES:
Supply: Trees to comply with Natspec Purchasing Landscape Trees - A Field Guide to Assessing Tree Quality. Shrubs shall demonstrate a large, well developed and healthy fibrous roots root system with repeated and sequential division and no evidence of root curl, restriction or damage.
Installation: Set out plants in accordance with the Drawings and Details. Water plants prior to planting and when planted at the rate of: Tubes & 140mm pots - >5L; 200-300mm pots - >10L; 300+mm pots - >30L. Apply fertilizer specific to species requirements. Do not fertilise indigenous plants. All climbers require a wire or trellis climbing frame to be attached to adjacent surface.
- PLANTING OF GRASSED AREAS:
Supply: Install low water use grass such as Santa Anna or Wintergreen in full sun areas or Sir Walter Buffalo in shaded areas. Use NPK 10-4-8 + trace elements lawn starter.
Installation: Following preparation and topsoiling as per above, re-grade to provide smooth contours and to eliminate soil clods and extraneous material. Apply turf roll as per grower's instructions or seed at the rate of 3.3kg/100m2 and starter fertiliser to Manufacturer's instructions. Lawn areas are to be kept continually moist until establishment.
- IRRIGATION: Install a programmable drip irrigation system activated by a soil moisture probe to all mulched garden bed areas, designed, installed and supplied to the relevant Australian Standards and Codes. Individual systems provide to each unit, including anti backflow device.
- MAINTENANCE: Garden beds are to be watered, weeded, fertilised, pruned and mulched on a regular basis to ensure plants thrive for a period of 6 months after completion of the landscape. Any plants that die or are diseased are to be replaced with the same species as listed in the plant schedule. At all times, plants are to be watered as required by climatic conditions to ensure the health of the plants. Between the months of October to April, as a minimum, plants shall be watered an average of 3 times per fortnight with 30 litres per tree and 5 litres per shrub.

Town Planning Legend

- Existing Trees to be Retained (Refer to Tree Protection Notes & Detail)
- Existing Trees to be Removed
- Evergreen Trees
- Deciduous Trees
- Shrubs in Mulched Bed
- Tussocks in Mulched Bed
- Lawn
- Timber Edge
- Clothes Line
- Coloured Conc. Unit Pavers on Sand Base Draining to Beds or Soaker Pits
- 5mm Granitic Sand Surface
- Refer to Relevant Notes & Details For Specific Construction Techniques



Walbrink Consulting
Landscape Architects
22 Lang Street
Breamsville, 2193
T: (02) 9589 2154
F: (02) 9589 6194
E: walbrink@optusnet.com.au

Designed/Drawn	KW	Print Date	16/08/2004
Checked	SW	Approved	SW
Contract No		Status	
Scale	1:100	0 1 2	4 m

Client Michael Buckley & Associates

Title 611 - 613 Point Nepean Road McCrae Proposed Multi - Dwelling Development Town Planning Landscape Plan

Sheet No	2 of 2
Revision	D
Drawing No	5597P2
Size	A1