

- LEGEND - LAYOUT PLAN**
- STORMWATER DRAIN, PIT & PROPERTY INLET
  - MELBOURNE WATER DRAIN & PIT
  - SWALE DRAIN
  - SEWER & MAINTENANCE STRUCTURES
  - HOUSE DRAIN
  - SERVICE CONDUITS
  - TACTILE PAVERS (INDICATIVE ONLY)
  - ELECTRICITY (UNDERGROUND)
  - ELECTRICITY (OVERHEAD)
  - OPTIC FIBRE
  - TELECOMMUNICATIONS
  - GAS
  - WATER
  - RECYCLED WATER
  - EXISTING ELECTRICITY (UNDERGROUND)
  - EXISTING ELECTRICITY (OVERHEAD)
  - EXISTING GAS
  - EXISTING OPTIC FIBRE
  - EXISTING TELECOMMUNICATIONS
  - EXISTING WATER
  - EXISTING RECYCLED WATER
  - EXISTING STORMWATER DRAIN
  - EXISTING SEWER
  - EXISTING HOUSE DRAIN
  - EXISTING SWALE DRAIN
  - EXISTING SURFACE LEVEL
  - FINISHED BUILDING LINE LEVEL
  - FINISHED RIDGE LINE LEVEL
  - TOP OF RETAINING WALL
  - BOTTOM OF RETAINING WALL
  - RIDGE LINE
  - RETAINING WALL
  - ZERO LOT LINES
  - PAVEMENT TREATMENT
  - STRUCTURAL FILL > 200mm DEEP
  - DIRECTION OF FILL
  - OVERLAND FLOW
  - ALLOTMENT TO BE GRADED EVENLY IN
  - DIRECTION OF FALL TO LEVELS INDICATED
  - CONCRETE EDGE STRIP WITH SUBSOIL DRAIN
  - "NO ROAD" SIGN & BARRIER
  - LIMIT OF WORKS
  - EXISTING TREE TO BE REMOVED
  - PERMANENT SURVEY MARK
  - TEMPORARY BENCH MARK
  - PROPOSED DRIVEWAY

**WARNING**  
**BEWARE OF UNDERGROUND SERVICES**  
The locations of underground services are approximate only and their exact position should be proven on site.  
No guarantee is given that all existing services are shown. Locate all underground services before commencement of works.  
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**ISSUED FOR CONSTRUCTION**

TBM SCHEDULE				
TBM NUMBER	TYPE	EASTING	NORTHING	RL
1	STAR PICKET	1174.469	1251.776	16.61
2	STAR PICKET	1180.752	1163.817	19.36
3	STAR PICKET	1138.575	1055.635	21.70

Road Name	Road Classification	Reserve Width (m)	Road Width (m)			Kerb Type		Verge Width (m)	
			Lip to Lip	Inv to Inv	Back to Back	Nth/West	Sth/East	Nth/West	Sth/East
BRONZEWING DRIVE	ACCESS	18.00	6.70	7.30	7.90	MOD SM2	MOD SM2	2.95	3.45
CURLEW CLOSE	ACCESS	18.00	6.70	7.30	7.90	MOD SM2	MOD SM2	5.05	3.45
KOOKABURRA CIRCUIT	ACCESS	VARIES	6.70	7.30	7.90	MOD SME	MOD SM2	4.05	VARIES
GAHNIA GROVE	ACCESS	16.00	6.70	7.30	7.90	MOD SM2	MOD SM2	2.45	4.05
POA PLACE	ACCESS	16.00	6.70	7.30	7.90	MOD SM2	MOD SM2	2.45	4.05
CURRAWONG CLOSE	ACCESS	16.00	5.40	6.00	6.60	MOD SM2	MOD SM2	3.20	3.10

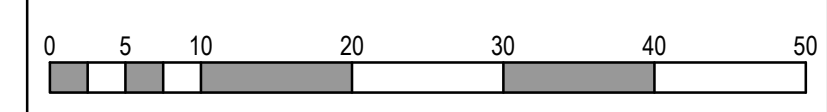
SERVICE OFFSET TABLE

Road Name	GAS		WATER		RECYCLED WATER		ELECTRICITY		TELECOMMUNICATION		TREES	
	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)
BRONZEWING DRIVE	EAST	2.60	NORTH	3.20	NORTH	3.80	SOUTH	2.70	SOUTH	2.10	BOTH	1.00
CURLEW CLOSE	EAST	1.70	EAST	2.10	EAST	2.50	WEST	2.35	WEST	1.75	BOTH	1.00
KOOKABURRA CIRCUIT	EAST	VARIES	EAST	VARIES	EAST	VARIES	WEST	0.60	WEST	1.20	BOTH	1.00
FIRETAIL GROVE	NORTH	1.70	NORTH	2.10	NORTH	2.50	SOUTH	2.70	SOUTH	2.10	BOTH	1.00
POA PLACE	WEST	1.70	WEST	2.10	WEST	2.50	EAST	2.05	EAST	1.45	BOTH	1.00
CURRAWONG CLOSE	EAST	2.1	WEST	2.4	EAST	1.00	EAST	2.3	EAST	2.0	BOTH	2.00

NOTE: - TREE PLANTING IS GENERALLY 1m (APPROX) OFFSET FROM B&K IN ROAD RESERVES, BUT ALL LOCATIONS ARE SUBJECT TO CONFIRMATION BY THE LANDSCAPE ARCHITECT ON SITE AT THE TIME OF PLANTING

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REV	DESCRIPTION	DATE	DRN	APP	REV	DESCRIPTION	DATE	DRN	APP
A	ISSUED FOR CONSTRUCTION	23.03.18	JC	MC					



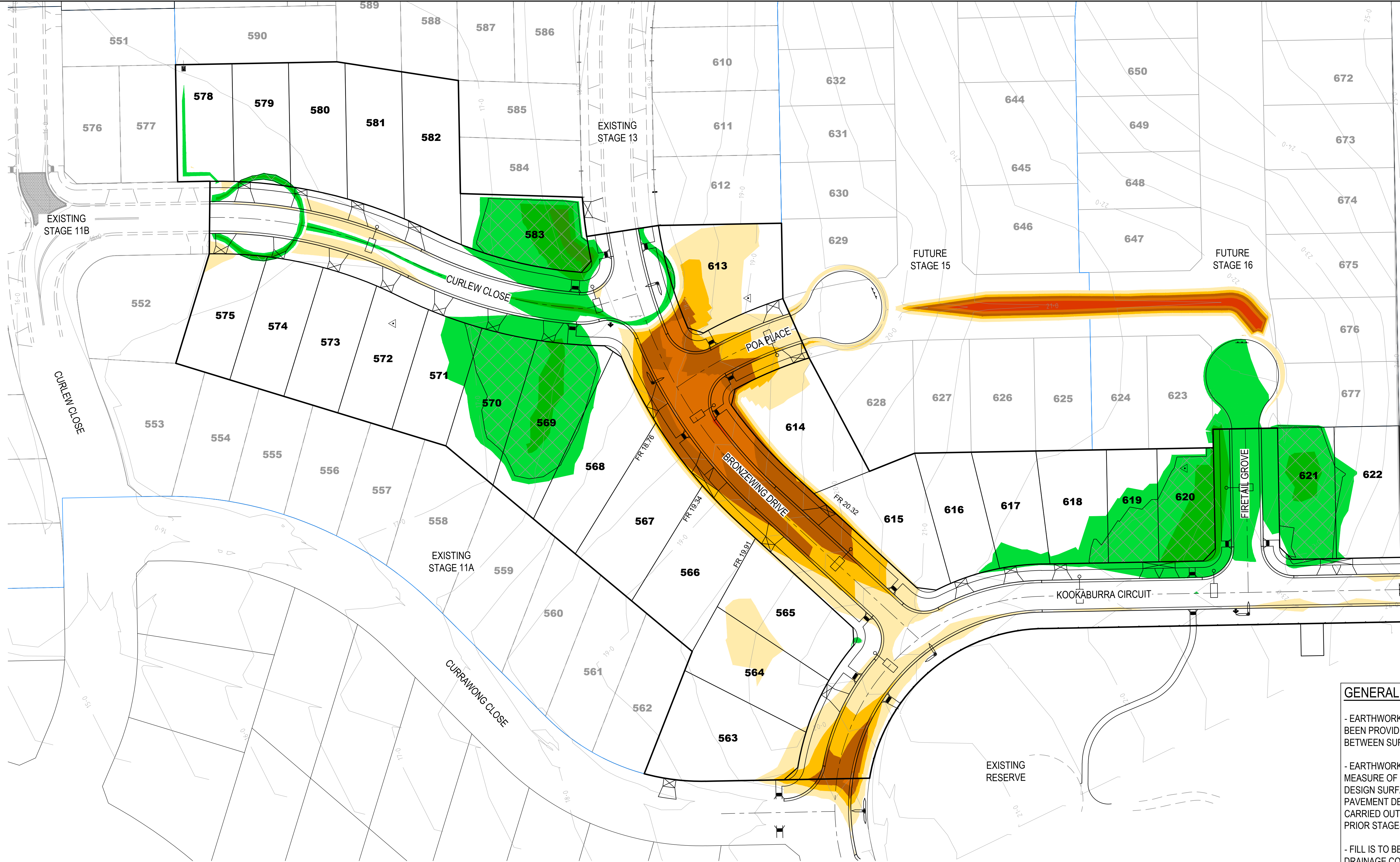
Designed  
Date  
J CLOTTU  
13.09.2017  
Drawn  
J CLOTTU  
Approved  
Date  
M COYNE  
13.09.2017  
PS Number  
PS808681T

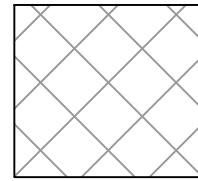
**BW** Beveridge Williams  
development & environment consultants  
134 Graham Street  
Wonthaggi VIC 39995  
ph: 03 5672 1505  
www.beveridgewilliams.com.au














Project Details  
SEAGROVE ESTATE STAGE 14  
SOUTHERN SUSTAINABLE DEVELOPMENTS  
BASS COAST SHIRE COUNCIL  
Drawing Title  
LAYOUT PLAN

Sheet 5 of 31  
Scale  
1:500 @ A1  
Project Ref  
2797  
Stage No  
14  
Drawing No  
010  
Rev  
A





 DENOTES STRUCTURAL FILL > 200mm DEEP

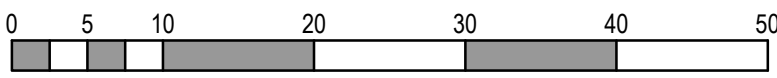
EARTHWORKS LEGEND	
	GREATER THAN 1.5m CUT
	1.5-1.0m CUT
	1.0-0.8m CUT
	0.8-0.6m CUT
	0.6-0.4m CUT
	0.4-0.15m CUT
	0.15m CUT- 0.15m FILL
	0.15-0.4m FILL
	0.4-0.6m FILL
	0.6-0.8m FILL
	0.8-1.0m FILL
	1.0-1.5m FILL
	GREATER THAN 1.5m FILL

- GENERAL NOTES:**
- EARTHWORKS DEPTHS ARE PRELIMINARY ONLY, AND HAVE BEEN PROVIDED TO GIVE A BASIS OF COMPARISON BETWEEN SURFACES;
  - EARTHWORKS DEPTHS WERE CALCULATED ON A SOLID MEASURE OF THE DEPTH BETWEEN THE ORIGINAL SITE AND DESIGN SURFACES. NO CONSIDERATION WAS MADE FOR PAVEMENT DEPTH, BOXING AND/OR EARTHWORKS ALREADY CARRIED OUT AS PART OF DEVELOPMENT WORKS WITHIN PRIOR STAGES
  - FILL IS TO BE COMPLETED PRIOR TO SEWER AND DRAINAGE CONSTRUCTION

**WARNING**  
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ISSUED FOR CONSTRUCTION

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A	ISSUED FOR CONSTRUCTION	23.03.18	JC	MC					
REV	DESCRIPTION	DATE	DRN	APP	REV	DESCRIPTION	DATE	DRN	APP

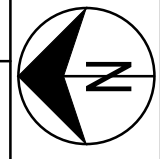


Designed	J CLOTTU
Date	13.09.2017
Drawn	J CLOTTU
Approved	M COYNE
Date	13.09.2017
PS Number	PS808681T

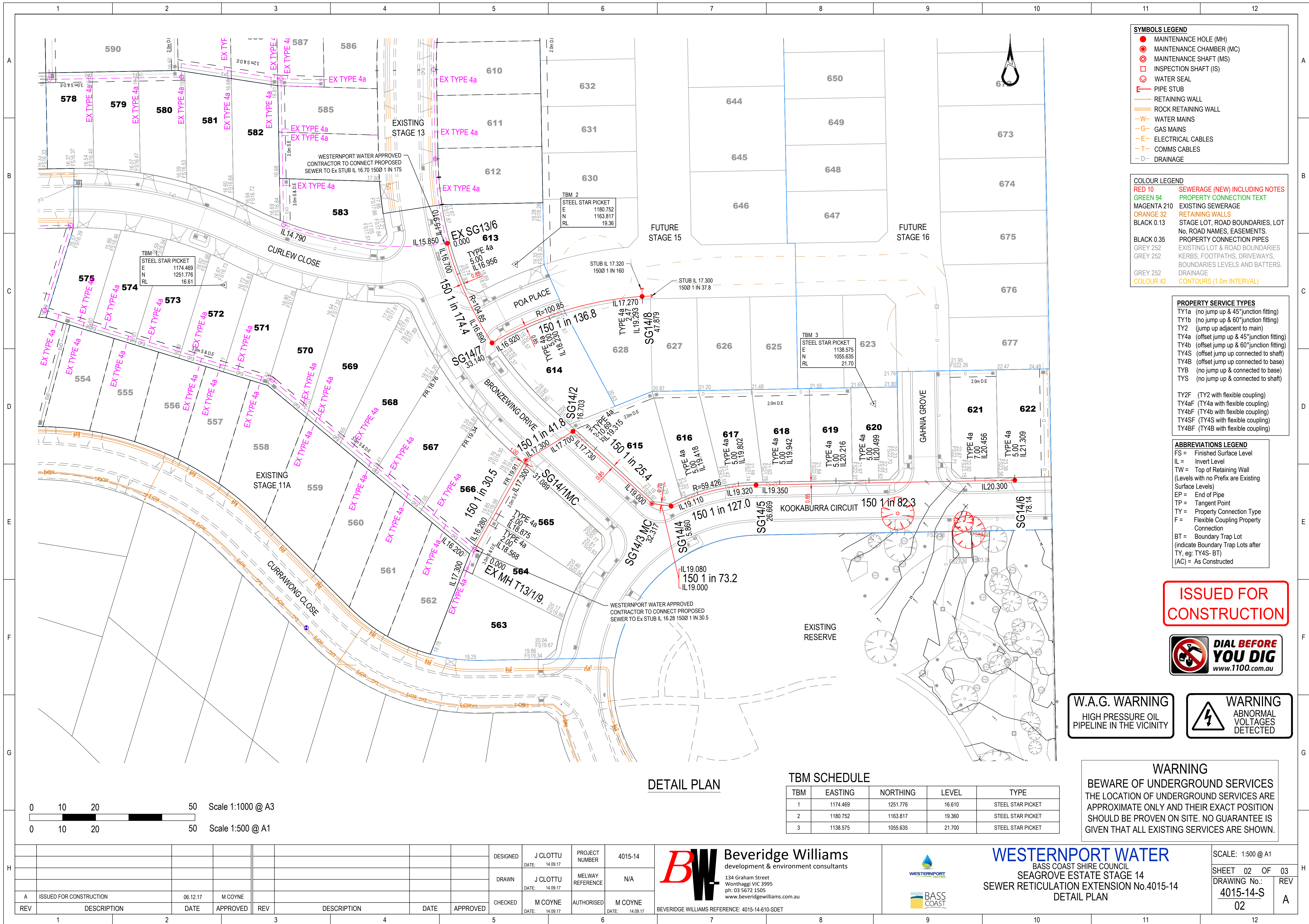


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Project Details	SEAGROVE ESTATE STAGE 14 SOUTHERN SUSTAINABLE DEVELOPMENTS BASS COAST SHIRE COUNCIL
Drawing Title	CUT & FILL PLAN

Sheet 7 of 31			
Scale	1:500 @ A1		
Project Ref	2797	Stage No	14
Drawing No	012	Rev	A





**SYMBOLS LEGEND**

- MAINTENANCE HOLE (MH)
- MAINTENANCE CHAMBER (MC)
- MAINTENANCE SHAFT (MS)
- INSPECTION SHAFT (IS)
- WATER SEAL
- PIPE STUB
- RETAINING WALL
- ROCK RETAINING WALL
- WATER MAINS
- GAS MAINS
- ELECTRICAL CABLES
- COMMS CABLES
- DRAINAGE

**COLOUR LEGEND**

**SEWERAGE (NEW) INCLUDING NOTES**

- RED 10 PROPERTY CONNECTION TEXT
- GREEN 94 EXISTING SEWERAGE
- MAGENTA 210 RETAINING WALLS
- ORANGE 32 STAGE LOT, ROAD BOUNDARIES, LOT No, ROAD NAMES, EASEMENTS, PROPERTY CONNECTION PIPES
- BLACK 0.35 EXISTING LOT & ROAD BOUNDARIES
- GREY 252 KERBS, FOOTPATHS, DRIVEWAYS, BOUNDARIES LEVELS AND BATTERS.
- GREY 252 DRAINAGE
- COLOUR 42 CONTOURS (1.0m INTERVAL)

**PROPERTY SERVICE TYPES**

TY1a (no jump up & 45° junction fitting)  
TY1b (no jump up & 60° junction fitting)  
TY2 (jump up adjacent to main)  
TY4a (offset jump up & 45° junction fitting)  
TY4b (offset jump up & 60° junction fitting)  
TY4S (offset jump up connected to shaft)  
TY4B (offset jump up connected to base)  
TYB (no jump up & connected to base)  
TYS (no jump up & connected to shaft)

TY2F (TY2 with flexible coupling)  
TY4aF (TY4a with flexible coupling)  
TY4bF (TY4b with flexible coupling)  
TY4SF (TY4S with flexible coupling)  
TY4BF (TY4B with flexible coupling)

**ABBREVIATIONS LEGEND**

FS = Finished Surface Level  
IL = Invert Level  
TW = Top of Retaining Wall  
(Levels with no Prefix are Existing Surface Levels)  
EP = End of Pipe  
TP = Tangent Point  
TY = Property Connection Type  
F = Flexible Coupling Property Connection  
BT = Boundary Trap Lot  
(indicate Boundary Trap Lots after TY, eg: TY4S- BT)  
(AC) = As Constructed

**ISSUED FOR CONSTRUCTION**



**W.A.G. WARNING**  
HIGH PRESSURE OIL PIPELINE IN THE VICINITY

**WARNING**  
ABNORMAL VOLTAGES DETECTED

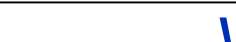

**WARNING**  
BEWARE OF UNDERGROUND SERVICES  
THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

DETAIL PLAN

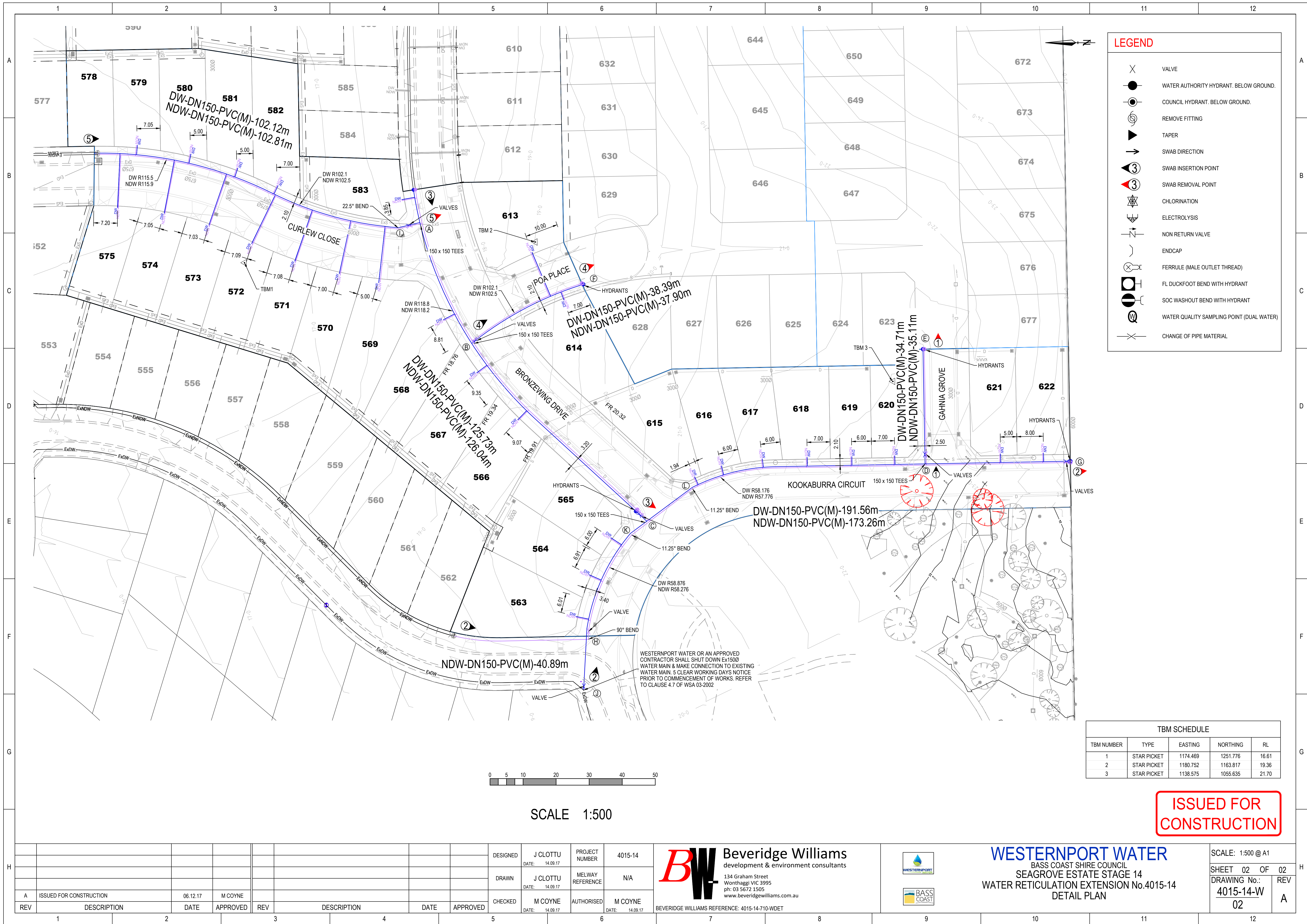
TBM SCHEDULE

TBM	EASTING	NORTHING	LEVEL	TYPE
1	1174.469	1251.776	16.610	STEEL STAR PICKET
2	1180.752	1163.817	19.360	STEEL STAR PICKET
3	1138.575	1055.635	21.700	STEEL STAR PICKET

0 10 20 50 Scale 1:1000 @ A3  
0 10 20 50 Scale 1:500 @ A1

								DESIGNED	J CLOTTU DATE: 14.09.17	PROJECT NUMBER	4015-14	 <b>Beveridge Williams</b> development & environment consultants 134 Graham Street Wonthaggi VIC 3995 ph: 03 5672 1505 www.beveridgewilliams.com.au BEVERIDGE WILLIAMS REFERENCE: 4015-14-610-SDET	 <b>WESTERNPORT WATER</b> BASS COAST SHIRE COUNCIL SEAGROVE ESTATE STAGE 14 SEWER RETICULATION EXTENSION No.4015-14 DETAIL PLAN	SCALE: 1:500 @ A1	
							DRAWN	J CLOTTU DATE: 14.09.17	MELWAY REFERENCE	N/A	SHEET 02 OF 03			REV A	
A	ISSUED FOR CONSTRUCTION	06.12.17	M COYNE				CHECKED	M COYNE DATE: 14.09.17	AUTHORISED	M COYNE DATE: 14.09.17	DRAWING No.: <b>4015-14-S</b> 02				
REV	DESCRIPTION	DATE	APPROVED	REV	DESCRIPTION	DATE	APPROVED								





LEGEND

X

VALVE

WATER AUTHORITY HYDRANT. BELOW GROUND.

COUNCIL HYDRANT. BELOW GROUND.

REMOVE FITTING

TAPER

SWAB DIRECTION

SWAB INSERTION POINT

SWAB REMOVAL POINT

CHLORINATION

ELECTROLYSIS

NON RETURN VALVE

ENDCAP

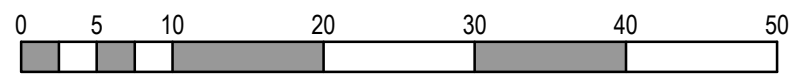
FERRULE (MALE OUTLET THREAD)

FL DUCKFOOT BEND WITH HYDRANT

SOC WASHOUT BEND WITH HYDRANT

WATER QUALITY SAMPLING POINT (DUAL WATER)

CHANGE OF PIPE MATERIAL



SCALE 1:500

TBM SCHEDULE				
TBM NUMBER	TYPE	EASTING	NORTHING	RL
1	STAR PICKET	1174.469	1251.776	16.61
2	STAR PICKET	1180.752	1163.817	19.36
3	STAR PICKET	1138.575	1055.635	21.70

ISSUED FOR  
CONSTRUCTION

REV	DESCRIPTION	DATE	APPROVED	REV	DESCRIPTION	DATE	APPROVED
A	ISSUED FOR CONSTRUCTION	06.12.17	M COYNE				

DESIGNED	J CLOTTU	PROJECT NUMBER	4015-14
DATE	14.09.17		
DRAWN	J CLOTTU	MELWAY REFERENCE	N/A
DATE	14.09.17		
CHECKED	M COYNE	AUTHORISED	M COYNE
DATE	14.09.17		14.09.17

BW

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BEVERIDGE WILLIAMS REFERENCE: 4015-14-710-WDET

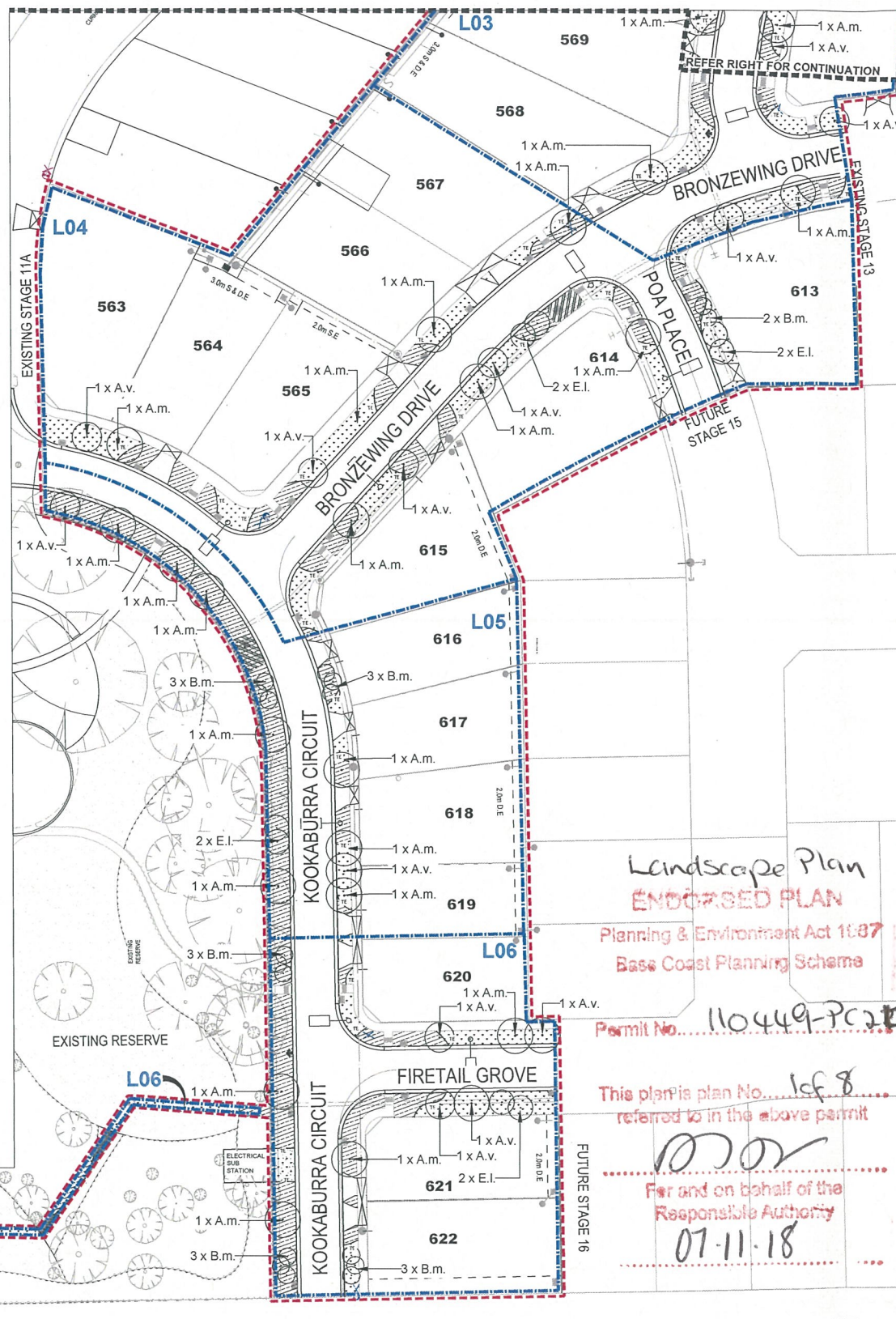
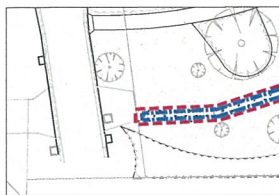
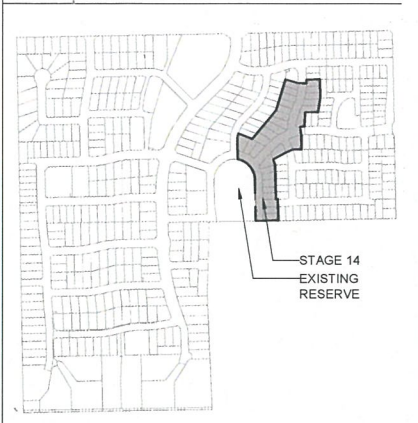


WESTERNPORT WATER  
BASS COAST SHIRE COUNCIL  
SEAGROVE ESTATE STAGE 14  
WATER RETICULATION EXTENSION No.4015-14  
DETAIL PLAN

SCALE: 1:500 @ A1			
SHEET	02	OF	02
DRAWING No.:	4015-14-W	REV	A
	02		



## KEY PLAN



Landscape Plan  
ENDORSED PLAN

Planning & Environment Act 1987  
Base Coast Planning Scheme

Permit No. 110449-PC20

This plan is plan No. 1070  
referred to in the above permit

For and on behalf of the  
Responsible Authority

07-11-18

## FOR APPROVAL

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Rev	Description	Date	By	App.
A	Council Approval	26.09.2018	P.L.	L.S.

Project Name SEAGROVE ESTATE- STAGE 14

Drawing Title STAGE 14 STREET TREE PLAN & PLANT SCHEDULES

Client SOUTHERN SUSTAINABLE DEVELOPMENTS (COWES) PTY LTD

Designed L. STEPTO  
Drawn P. LEE  
Approved L. STEPTO  
Date 04.07.2018



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Scale  
1:500 @ A1

Project Ref. 4015-ST14  
Drawing No. L01  
Rev. A

Drawing Ref. K:\005 DATA\4015 - SEAGROVE ESTATE\LAN\4015-14\_CURRENT COUNCIL.DWG



## LEGEND

- STAGE BOUNDARY
- EXISTING TREES IN ADJACENT RESERVE
- EXISTING LAWN AREAS IN ADJACENT RESERVE
- EXISTING GARDEN AREAS IN ADJACENT RESERVE
- PROPOSED TREES REFER TO L01
- GARDEN BEDS - REFER TO L02-L06
- RAINGARDEN PLANTING IN 'TARRAWINGEE PEBBLES' GRAVEL MULCH (Ephemeral zone) Refer Detail L07
- SEEDED GRASS
- ELECTRICITY / STREET LIGHTS
- TIMBER EDGE Refer Detail C, L01
- TELSTRA
- GAS
- WATER
- ELECTRICITY
- DRAINAGE

## ESTABLISHMENT &amp; MAINTENANCE NOTES

- The Contractor must verify all dimensions on site and immediately report any discrepancies to the Project Manager.
- The site is to be cleared of all debris and builder's rubble.
- All weed species on site shall be eradicated.
- Prior to spreading any top soil the areas for lawn and garden beds shall be ripped to a depth of 150mm and 200mm respectively if required.
- Supply and install topsoil from site stockpile or within 1km of the site to all grassed and planting areas to a depth of 150mm and 200mm respectively. If site / local topsoil is not available import good quality sandy loam topsoil.
- Supply and install 70x10mm redgum hardwood edging held in place with 400mm heavy duty hardwood stakes and galvanised screws at 1m centres to all grass / garden bed interfaces.
- The Contractor must verify all plant quantities prior to ordering.
- All plant species shall be true to type and there should be no alterations or substitutions of nominated species or cultivars without the written consent of the Landscape Architect.
- All plant stock must be checked by the Contractor and must be healthy and disease free.
- Planting must be undertaken in accordance with sound horticultural practices, as per the planting details.
- Supply and install 20mm diameter 80mm depth approved fine grade Eucamulch to all garden beds, planting areas and tree watering bowls.
- All plants must be thoroughly hand watered immediately after planting. The Contractor must check current water restrictions and ensure there is an adequate supply of water suitable for plants.
- The Landscape Contractor should provide a minimum 13 week maintenance program during which time any dead, dying or diseased plant material is replaced, litter is removed, weeds are eradicated and watering system is checked.
- Regular maintenance must be undertaken for a 2 year period to remove weed species and litter, and replace any dead or diseased plants and top up mulch. Tip-prune shrubs regularly to maintain compact growth habit and cut back flaxes, lilies etc biannually.

## GENERAL NOTES

- This plan is subject to approval by Council.
- The Landscape Contractor must refer to civil engineering drawings for set out of roads (and / or carpark areas) and all infrastructure.
- This plan is intended for soft landscaping and associated landscape materials and must not be used for any other purposes.
- The Landscape Contractor must determine the location of all underground services prior to commencing any work on site and shall be liable for any damage to services or conduits.
- The Landscape Contractor must immediately report any perceived errors or omissions in the landscape drawings to the Project Manager and Client.
- Where any conflict occurs between proposed tree locations and infrastructure, such as light poles or powerlines, tree(s) must be relocated or removed.

## AUSNET Electrical Infrastructure and Street Tree Coordination

Installation of street trees proposed in this plan to be completed in conjunction with approved "As Constructed" electrical plans, provided by the Electrical Engineer.

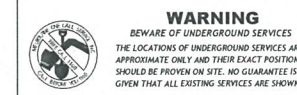
Landscape Architect, electrical engineer and council representative to confirm final location of street trees prior to installation on site. Council to confirm acceptance of reduction of street tree numbers prior to installation.

PLANT SCHEDULE (STREET TREE)					
CODE	BOTANICAL NAME	COMMON NAME	HEIGHT X WIDTH	POT SIZE	QTY
Street Trees					
A.m.	<i>Acacia melanoxylon</i>	Blackwood	10-15 x 5-7m	45L	29
A.v.	<i>Allocasuarina verticillata</i>	Drooping Sheoak	5-8 x 4-7m	45L	17
B.m.	<i>Banksia marginata</i>	Silver Marginata	5 x 4m	400 mm	26
E.I.	<i>Eucalyptus leucoxylon</i> 'Euky Dwarf'	Dwarf Yellow Gum	6 x 5m	400 mm	9

PLANT SCHEDULE_GARDEN BED (REFER TO L02-06)						
CODE	BOTANICAL NAME	COMMON NAME	HEIGHT X WIDTH	DENSITY	POT SIZE	QTY
Terrestrial Planting (Street planting) - Tussocks & groundcovers						
B.m.	<i>Brachyscome multifida</i>	Native Daisy	0.2-0.3x0.5m	3/m <sup>2</sup>	Tube	106
C.a.	<i>Chryscephalum apiculatum</i>	Everlasting Daisy	0.2-0.3x0.5m	3/m <sup>2</sup>	Tube	117
D.I.	<i>Dianella longifolia</i>	Pale Flax-lily	0.5x0.3-0.8m	3/m <sup>2</sup>	Tube	51
D.r.	<i>Dianella revoluta</i> var <i>brevicaulis</i>	Black-anther Flax Lily	0.8x0.8m	3/m <sup>2</sup>	Tube	547
F.n.	<i>Ficinia nodosa</i>	Nobby Club Rush	1x0.8m	3/m <sup>2</sup>	Tube	167
G.s.	<i>Gahnia sieberiana</i>	Red-fruit Saw-sedge	1.5-2x1.5-2m	3/m <sup>2</sup>	Tube	30
L.f.	<i>Lomandra filiformis</i>	Wattle Mat-rush	0.15-0.25x 0.15-0.2m	3/m <sup>2</sup>	Tube	207
L.I.	<i>Lomandra longifolia</i>	Mat-rush	1.5x 1.5m	2/m <sup>2</sup>	Tube	118
L.g.	<i>Lepidosperma gladiatum</i>	Coast Sword Sedge	1x1.5m	3/m <sup>2</sup>	Tube	226
L.t.	<i>Lomandra Tanika</i>	Spiney Headed Mat Rush	1x1.2m	3/m <sup>2</sup>	Tube	134
P.I.	<i>Poa labillardieri</i>	Common Tussock Grass	1x1m	3/m <sup>2</sup>	Tube	236
P.o.	<i>Patersonia occidentalis</i>	Purple Flag	0.3x0.5m	3/m <sup>2</sup>	Tube	765
R.s.	<i>Rhagodia spinescens</i> 'Silver Border'	Creeping Saltbush	1-1.2x2-3m	3/m <sup>2</sup>	Tube	200
W.s.	<i>Wahlenbergia stricta</i>	Australian Bluebell	0.4-0.9x0.3-0.4m	4/m <sup>2</sup>	Tube	150
D.v.	<i>Dodonaea viscosa</i>	Sticky Hop Bush	1x1m	2/m <sup>2</sup>	Tube	104

## TYPICAL TREE OFFSETS

ITEM	DISTANCE
Service crossing	2.0m
Driveway crossover	4.0m
Light pole	5.0m
Fire plug	2.0m
Intersection	10.0m

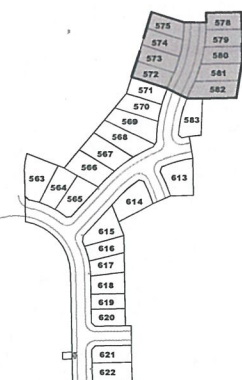


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-2 OCT 2018

10 0 10 20 30 40 50 60m

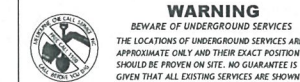


## KEY PLAN



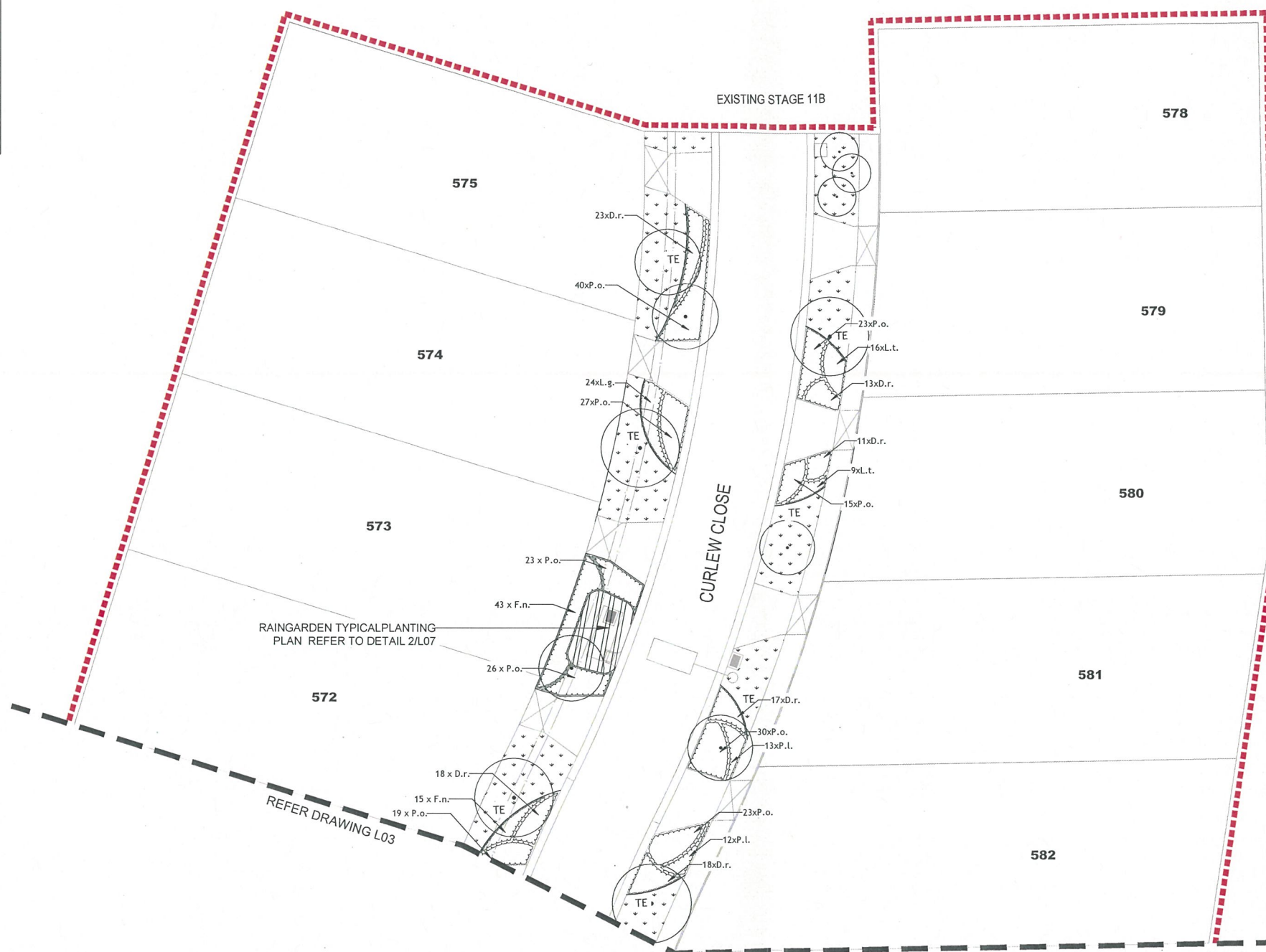
## TYPICAL TREE OFFSETS

ITEM	DISTANCE
Service crossing	2.0m
Driveway crossover	4.0m
Light pole	5.0m
Fire plug	2.0m
Intersection	10.0m



## LEGEND

■	STAGE BOUNDARY
○	PROPOSED TREES REFER TO L01
□	GARDEN BEDS - REFER TO L02-L07 & L01 FOR PLANT SCHEDULE
▨	RAINGARDEN PLANTING IN TARRAMONGEE PEBBLES GRAVEL MULCH (Ephemeral zone) Refer Detail L07
▩	SEEDING GRASS
⚡	ELECTRICITY / STREET LIGHTS
▨	TIMBER EDGE Refer Detail C, L01
□	TELSTRA
□	GAS
□	WATER
□	ELECTRICITY
▨	DRAINAGE



Landscape Plan

ENDORSED PLAN

Planning &amp; Environment Act 1987

Bass Coast Planning Scheme

Permit No. 110449-PC20

This plan is plan No. 2 of 8 referred to in the above permit

1070

For and on behalf of the Responsible Authority

07.11.18

## FOR APPROVAL

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Rev	Description	Date	By	App.	Rev	Description	Date	By	App.
A	Council Approval	26.09.2018	P.L.	L.S.					

Project Name SEAGROVE ESTATE- STAGE 14

Drawing Title STAGE 14 LANDSCAPE PLAN 1

Client SOUTHERN SUSTAINABLE DEVELOPMENTS (COWES) PTY LTD

Designed	L.STEPTO
Drawn	P.LEE
Approved	L.STEPTO
Date	04.07.2018



**Beveridge Williams**  
development & environment consultants  
1 Glenferrie Road  
Malvern, Victoria 3144  
ph : 03 9524 8888  
www.beveridgewilliams.com.au

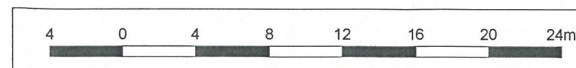
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Project Ref. 4015-ST14

Drawing No. L02

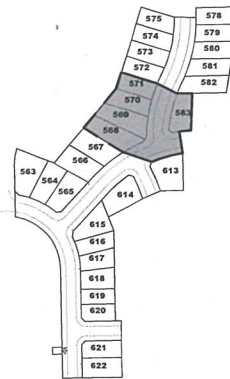
Rev. A

Drawing Ref. K:\JOBS DATA\4015 - SEAGROVE ESTATE\LAN\14\CAD\4015-14\_CURRENT COUNCIL.DWG



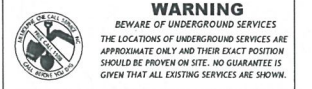


# KEY PLAN



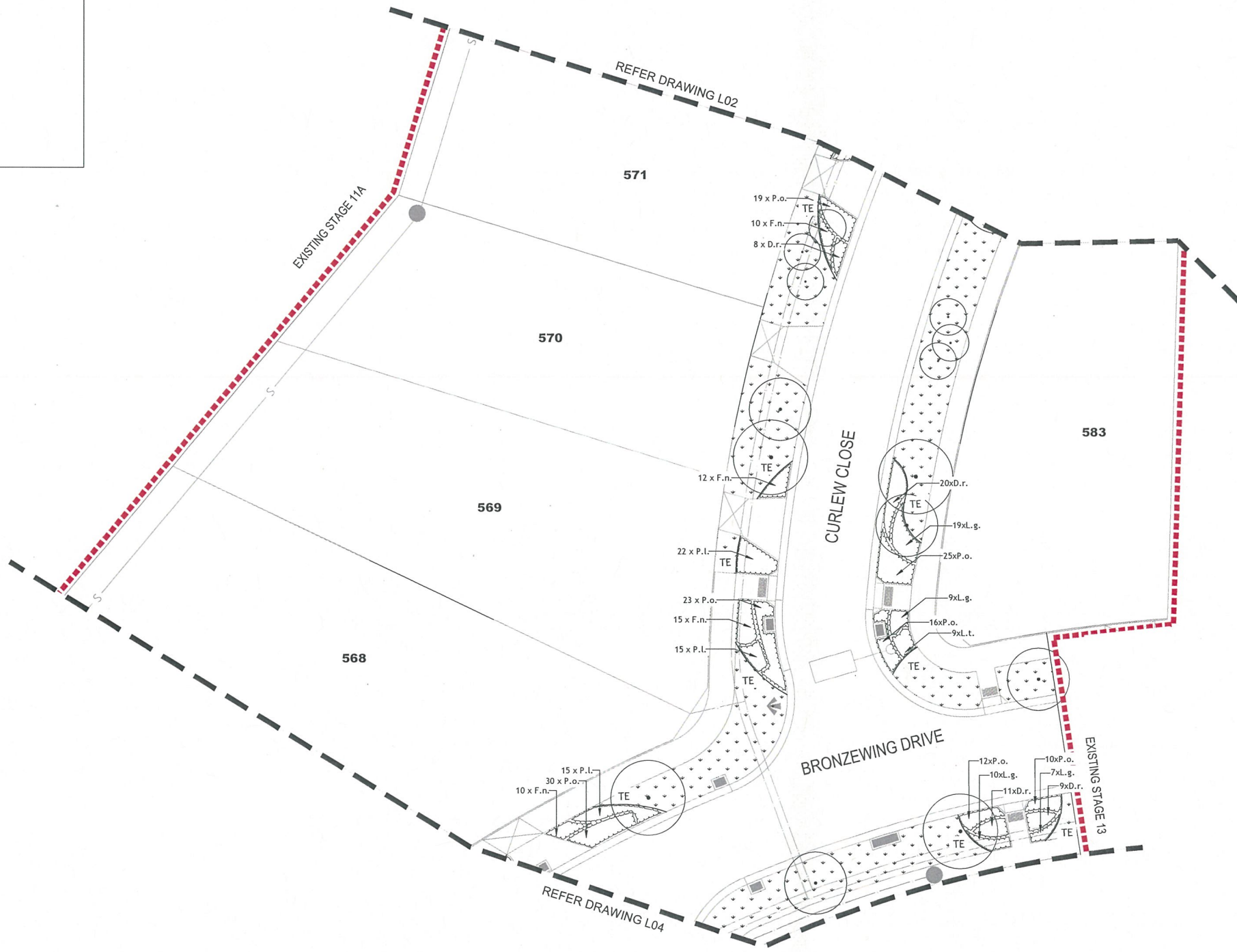
## TYPICAL TREE OFFSETS

ITEM	DISTANCE
Service crossing	2.0m
Driveway crossover	4.0m
Light pole	5.0m
Fire plug	2.0m
Intersection	10.0m



## LEGEND

- STAGE BOUNDARY
- PROPOSED TREES REFER TO L01
- GARDEN BEDS - REFER TO L02-L07 & L01 FOR PLANT SCHEDULE
- RAINGARDEN PLANTING IN 'TARRAWINGEE PEBBLES' GRAVEL MULCH (Ephemeral zone) Refer Detail L07
- SEEDED GRASS
- ELECTRICITY / STREET LIGHTS
- TIMBER EDGE Refer Detail C, L01
- TELSTRA
- GAS
- WATER
- ELECTRICITY
- DRAINAGE



Landscape Plan  
ENDORSED PLAN  
Planning & Environment Act 1987  
Bass Coast Planning Scheme

Permit No. 110449 PC20

This plan is plan No. 3 of 8  
referred to in the above permit

For and on behalf of the  
Responsible Authority

07.11.18

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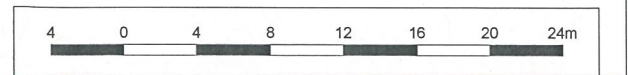
Rev	Description	Date	By	App.	Rev	Description	Date	By	App.
A	Council Approval	26.09.2018	P.L.	L.S.					

Project Name SEAGROVE ESTATE- STAGE 14  
Drawing Title STAGE 14 LANDSCAPE PLAN 2  
Client SOUTHERN SUSTAINABLE DEVELOPMENTS (COWES) PTY LTD

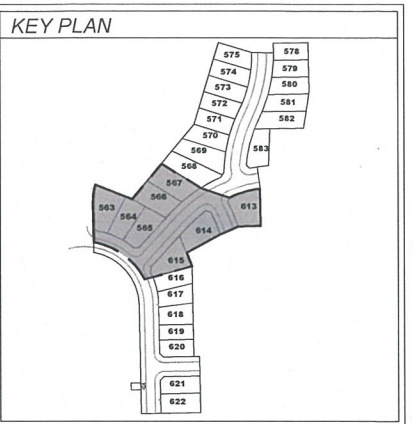
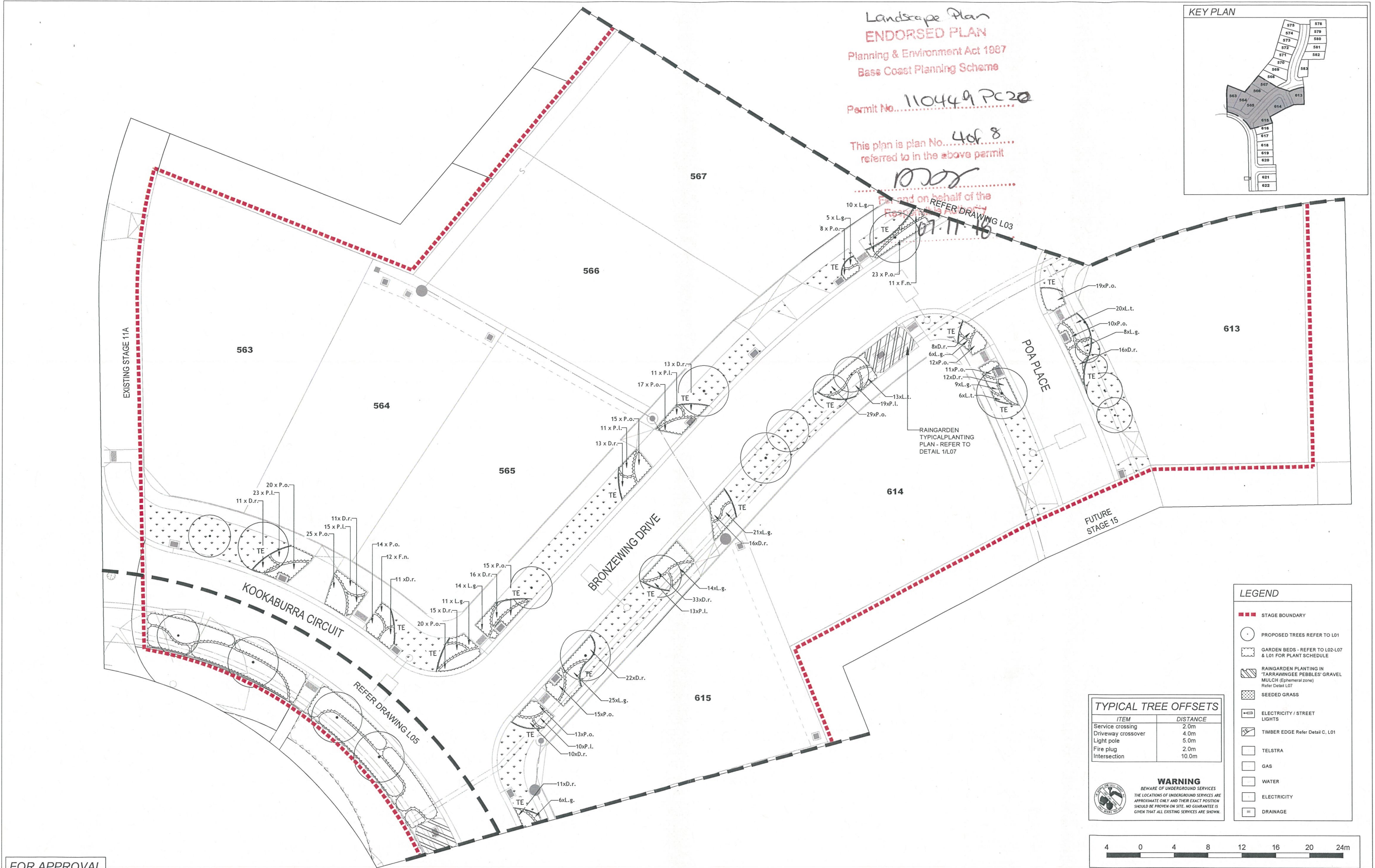
Designed L.STEPTO  
Drawn P.LEE  
Approved L.STEPTO  
Date 04.07.2018

**BW** Beveridge Williams  
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Malvern, Victoria 3144  
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Scale 1:200 @ A1  
Project Ref. 4015-ST14 Drawing No. L03 Rev. A  
Drawing Ref. K:\J085 DATA\4015 - SEAGROVE ESTATE\LAN\34\CAD\4015-34\_CURRENT COUNCIL.DWG



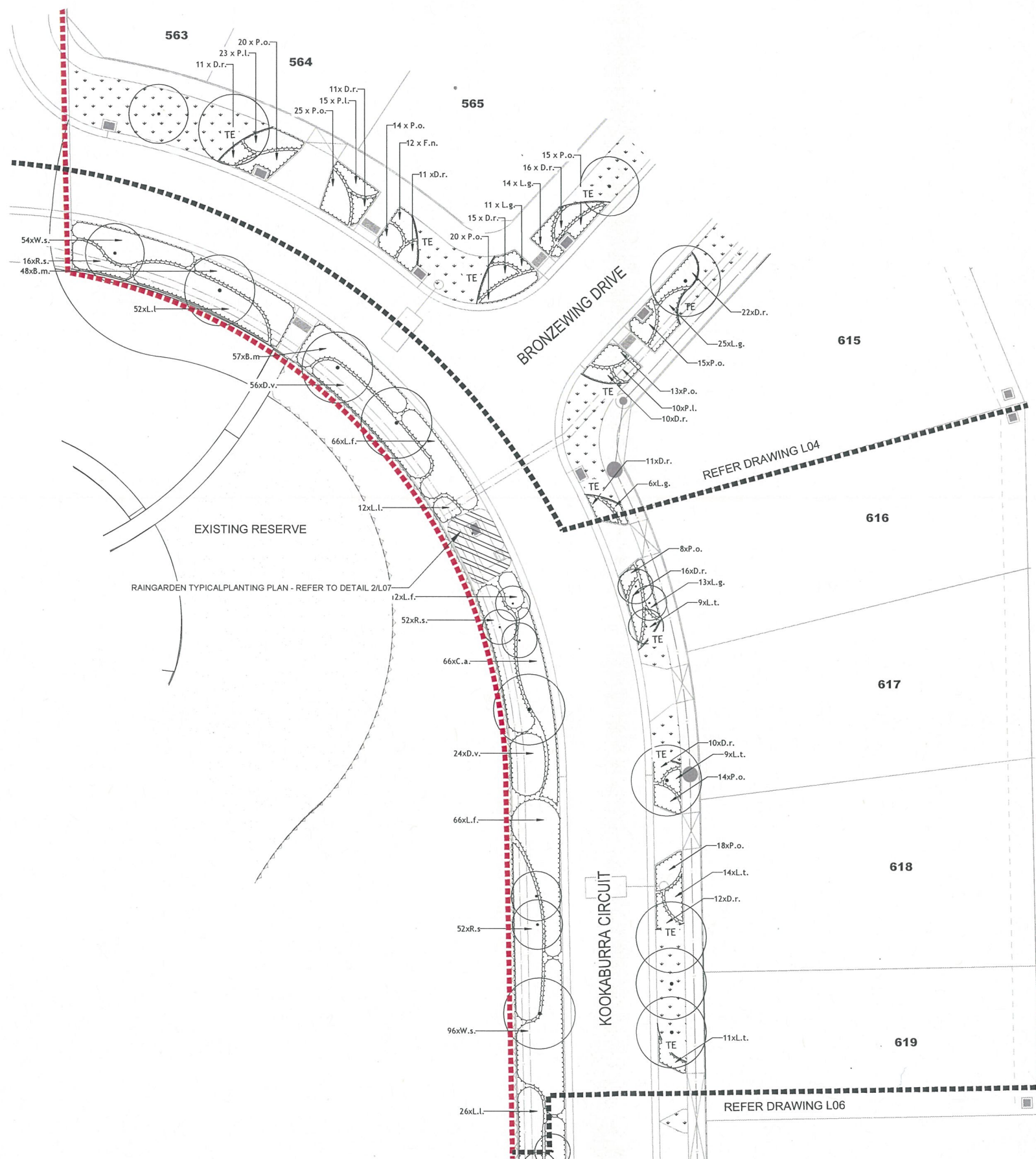
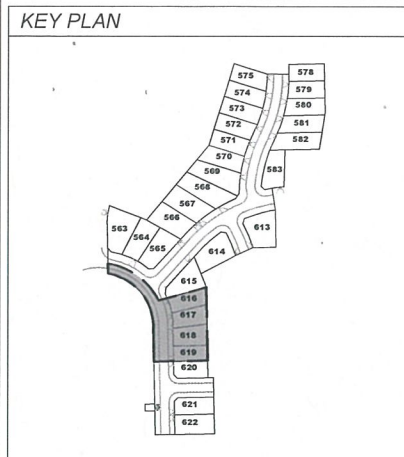




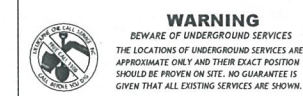
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				Drawing Title STAGE 14 LANDSCAPE PLAN 3				Drawn PLEE						Project Ref. 4015-ST14				Drawing No. Rev. L04 A	
				Client SOUTHERN SUSTAINABLE DEVELOPMENTS (COWES) PTY LTD				Approved LSTEPTO						Drawing Ref. K:\085 DATA\4015 - SEAGROVE ESTATE_LAN\14\CAD\4015-14_CURRENT COUNCIL.DWG					
A Council Approval 26.09.2018 P.L. L.S.								Date 04.07.2018											
Rev	Description	Date	By	App.	Rev	Description	Date	By	App.										



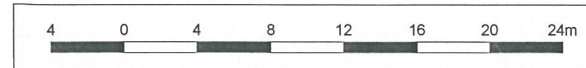


TYPICAL TREE OFFSETS	
ITEM	DISTANCE
Service crossing	2.0m
Driveway crossover	4.0m
Light pole	5.0m
Fire plug	2.0m
Intersection	10.0m



LEGEND	
	STAGE BOUNDARY
	PROPOSED TREES REFER TO L01
	GARDEN BEDS - REFER TO L02-L07 & L01 FOR PLANT SCHEDULE
	RAINGARDEN PLANTING IN 'TARRAWINGEE PEBBLES' GRAVEL MULCH (Ephemeral zone) Refer Detail L07
	SEEDING GRASS
	ELECTRICITY / STREET LIGHTS
	TIMBER EDGE Refer Detail C, L01
	TELSTRA
	GAS
	WATER
	ELECTRICITY
	DRAINAGE

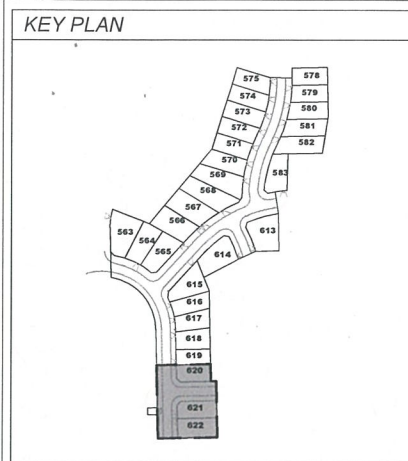
*Landscape Plan*  
**ENDORSED PLAN**  
 Planning & Environment Act 1987  
 Bass Coast Planning Scheme  
 Permit No. 110449 PC20  
 This plan is plan No. 5618  
 referred to in the above permit  
*[Signature]*  
 For and on behalf of the  
 Responsible Authority  
07.11.18



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										<div>Drawing TitleSTAGE 14 LANDSCAPE PLAN 4</div>										<div>DrawnP LEE</div>										<div>Project Ref.4015-ST14</div>										<div>Drawing No.L05</div>										<div>Rev.A</div>									
										<div>ClientSOUTHERN SUSTAINABLE DEVELOPMENTS (COWES) PTY LTD</div>										<div>ApprovedL STEPTO</div>																																							
<div>A Council Approval</div>										<div>26.09.2018P.L.L.S</div>																				<div>Approved Date04.07.2018</div>																													
<div>Rev Description</div>										<div>Date By App.</div>										<div>Rev Description</div>										<div>Date By App.</div>																													





- LEGEND
- STAGE BOUNDARY
  - EXISTING TREES IN ADJACENT RESERVE
  - EXISTING LAWN AREAS IN ADJACENT RESERVE
  - EXISTING GARDEN AREAS IN ADJACENT RESERVE
  - PROPOSED TREES REFER TO L01
  - GARDEN BEDS - REFER TO L02 - L06
  - RAINGARDEN PLANTING IN 'TARRAMINGEE PEBBLES' GRAVEL MULCH (Ephemeral zone) Refer Detail L07
  - SEEDED GRASS
  - ELECTRICITY / STREET LIGHTS
  - TIMBER EDGE Refer Detail C, L01
  - TELSTRA
  - GAS
  - WATER
  - ELECTRICITY
  - DRAINAGE

TYPICAL TREE OFFSETS

ITEM	DISTANCE
Service crossing	2.0m
Driveway crossover	4.0m
Light pole	5.0m
Fire plug	2.0m
Intersection	10.0m

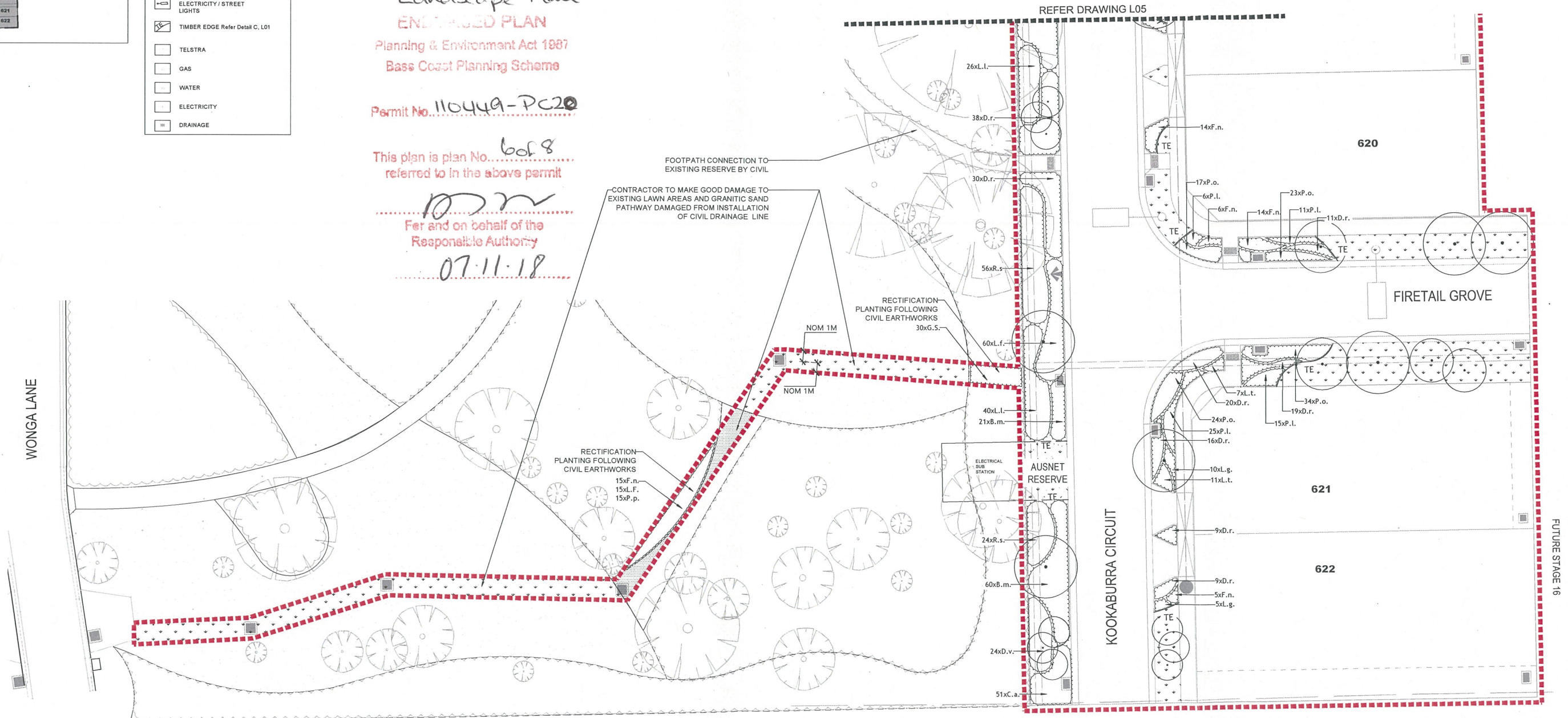
**WARNING**  
BEWARE OF UNDERGROUND SERVICES  
THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

Landscape Plan  
ENLARGED PLAN  
Planning & Environment Act 1987  
Bass Coast Planning Scheme

Permit No. 110449-PC20

This plan is plan No. 6028  
referred to in the above permit

For and on behalf of the  
Responsible Authority  
07.11.18



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<div>Drawing Title STAGE 14 LANDSCAPE PLAN 5</div>										<div>Client SOUTHERN SUSTAINABLE DEVELOPMENTS (COWES) PTY LTD</div>										<div>Approved LSTEPTO Date 04.07.2018</div>																																																	
<div>A Council Approval 26.09.2018 P.L. L.S.</div>																																																																					
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