

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
- EX. STRUCTURAL FILL > 200mm DEEP
- DIRECTION OF FALL
- 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

NOTE:
ALL EXISTING VEGETATION MUST BE MAINTAINED WHERE POSSIBLE
UNLESS SPECIFIED OTHERWISE IN THE CONSTRUCTION MANAGEMENT
PLAN

NOTE:
UNLESS SHOWN OTHERWISE ALL AREAS SHOWN ON THE DRAWINGS TO
BE CUT OR FILLED ARE TO BE STRIPPED OF TOPSOIL TO A DEPTH OF
75mm. UPON COMPLETION OF THE BULK EARTHWORKS, THE TOPSOIL IS
TO BE SPREAD TO A DEPTH OF 75mm OVER THE AREA & GRADED TO
FINISHED LEVELS SHOWN ON THE DRAWINGS WITH A
MINIMUM SLOPE OF 1 IN 200. ALL FILLING IS TO BE COMPACTED IN 150mm
EQUAL LAYERS TO 95% OF AS 1289.5.1.1 (STANDARD COMPACTION) &
TEST RESULTS FORWARDED TO COUNCIL. REFER TO CUT AND FILL
DETAIL ON SHEET 012 FOR AREAS OF FILL WORKS.

NOTE:
DRIVEWAYS TO BE CONSTRUCTED FOR LOTS 662-666 AND LOTS
678-681. DRIVEWAYS FOR LOTS NOT LISTED ARE TO BE COMPLETED AT
TIME OF OCCUPANCY IN ACCORDANCE WITH TITLE RESTRICTIONS.

NOTE:
FOR ROAD CHAINAGES REFER TO SHEET 8

ROAD LAYOUT TABLE

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
POA PLACE	ACCESS	16.00	6.70	7.30	7.90	MOD SM2	MOD SM2	2.45	4.05
FIRETAIL	ACCESS	16.00	6.70	7.30	7.90	MOD SM2	MOD SM2	2.45	4.05
GAHNIA GROVE	ACCESS	16.00	6.70	7.30	7.90	MOD SM2	MOD SM2	4.05	2.45
FIRETAIL SHARED DRIVEWAY	SHARED DRIVEWAY	12.00	-	-	5.5	-	-	3.25	3.25

SERVICES 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)
POA PLACE	WEST	1.7	WEST	2.1	WEST	2.5	EAST	2.05	EAST	1.45	BOTH	3.05
FIRETAIL	NORTH	1.7	NORTH	2.1	NORTH	2.5	SOUTH	1.8	SOUTH	1.3	BOTH	3.05
GAHNIA GROVE	EAST	2.1	EAST	2.5	EAST	2.9	WEST	1.8	WEST	1.3	BOTH	3.05
FIRETAIL SHARED DRIVEWAY	NORTH	0.3	NORTH	0.7	NORTH	1.1	-	-	-	-	-	-

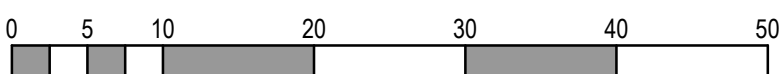
NOTE: - TREE PLANTING IS GENERALLY 1m (APPROX) OFFSET FROM BoK IN ROAD RESERVES, BUT ALL LOCATIONS ARE SUBJECT TO CONFIRMATION BY THE LANDSCAPE ARCHITECT ON SITE AT THE TIME OF PLANTING

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
DIAL 1100 BEFORE YOU DIG
www.1100.com.au

ISSUED FOR CONSTRUCTION

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REV	DESCRIPTION	DATE	DRN	APP	REV	DESCRIPTION	DATE	DRN	APP
A	ISSUED FOR CONSTRUCTION	26.07.18	JC	MC					



Designed
Date
J CLOTTU
27.11.2017
Drawn
J CLOTTU
Approved
Date
M COYNE
27.11.2017
PS Number
PS812276E

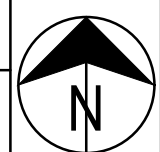
BW **Beveridge Williams**
development & environment consultants
134 Graham Street
Wonthaggi VIC 3995
ph: 03 5672 1505
www.beveridgewilliams.com.au

Project Details
SEAGROVE ESTATE STAGE 16
SOUTHERN SUSTAINABLE DEVELOPMENTS
BASS COAST SHIRE COUNCIL
Drawing Title
LAYOUT PLAN

Sheet 05 of 27

Scale
1:500 @ A1

Project Ref	Stage No	Drawing No	Rev
2811	16	010	A



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
	0.4-0.2m CUT
	0.2m CUT - 0.2m FILL
	0.2-0.4m 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



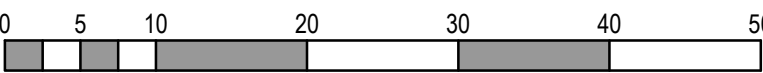
GENERAL NOTES:

- 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

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A	ISSUED FOR CONSTRUCTION	26.07.18	JC	MC					
REV	DESCRIPTION	DATE	DRN	APP	REV	DESCRIPTION	DATE	DRN	APP



Designed	J CLOTTU
Date	27.11.2017
Drawn	J CLOTTU
Approved	M COYNE
Date	27.11.2017
PS Number	PS812276E

BW

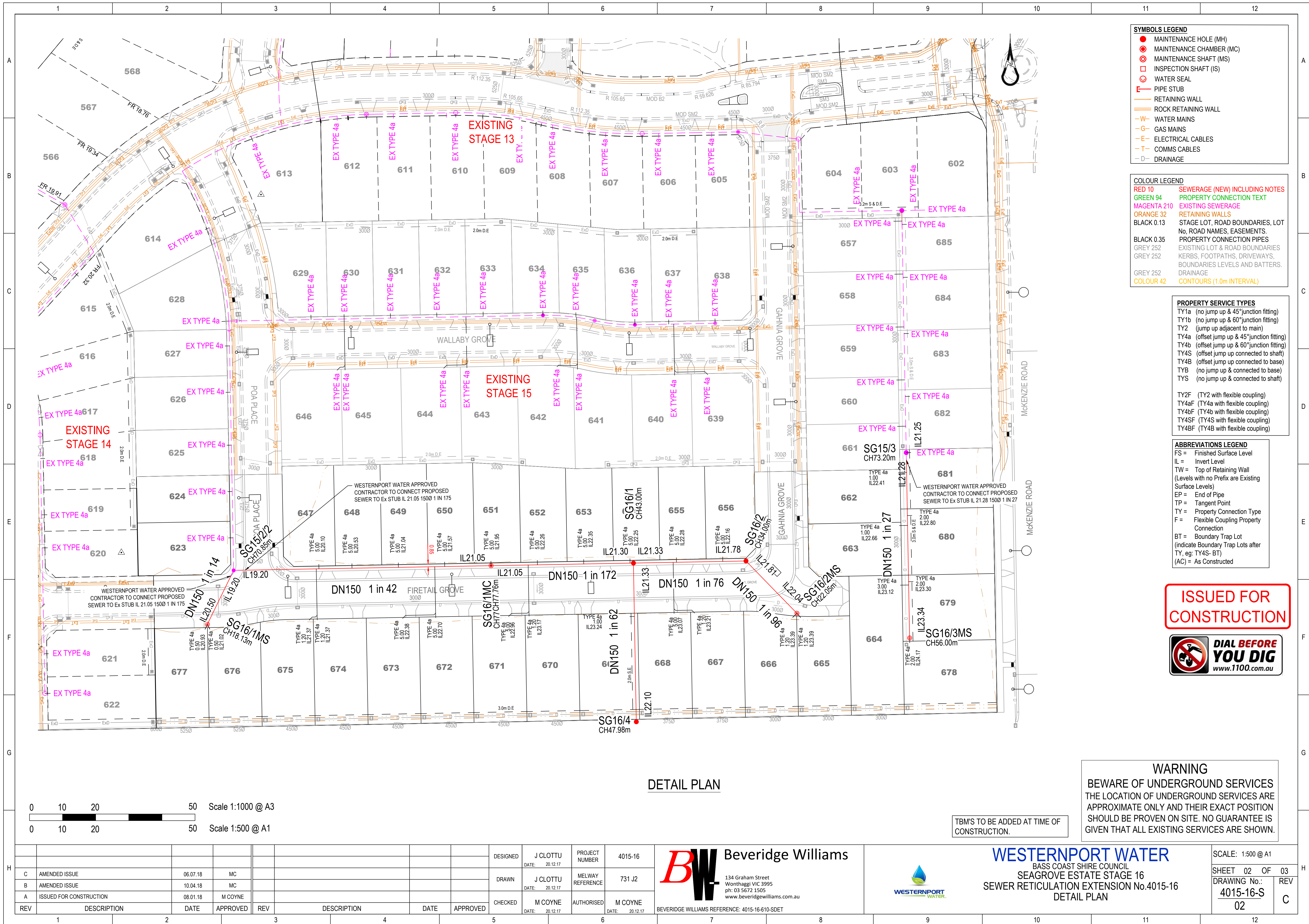
Beveridge Williams
development & environment consultants

134 Graham Street
Wonthaggi VIC 3995
ph: 03 5672 1505
www.beveridgewilliams.com.au

Project Details	SEAGROVE ESTATE STAGE 16 SOUTHERN SUSTAINABLE DEVELOPMENTS BASS COAST SHIRE COUNCIL
Drawing Title	CUT AND FILL PLAN

Sheet 07 of 27		Scale 1:500 @ A1	
Project Ref	Stage No	Drawing No	Rev
2811	16	012	A





SYMBOLS LEGEND

- MAINTENANCE HOLE (MH)
- MAINTENANCE CHAMBER (MC)
- MAINTENANCE SHAFT (MS)
- INSPECTION SHAFT (IS)
- WATER SEAL
- └ PIPE STUB
- RETAINING WALL
- ROCK RETAINING WALL
- W— WATER MAINS
- G— GAS MAINS
- E— ELECTRICAL CABLES
- T— COMMS CABLES
- D— DRAINAGE

COLOUR LEGEND

RED 10	SEWERAGE (NEW) INCLUDING NOTES
GREEN 94	PROPERTY CONNECTION TEXT
MAGENTA 210	EXISTING SEWERAGE
ORANGE 32	RETAINING WALLS
BLACK 0.13	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



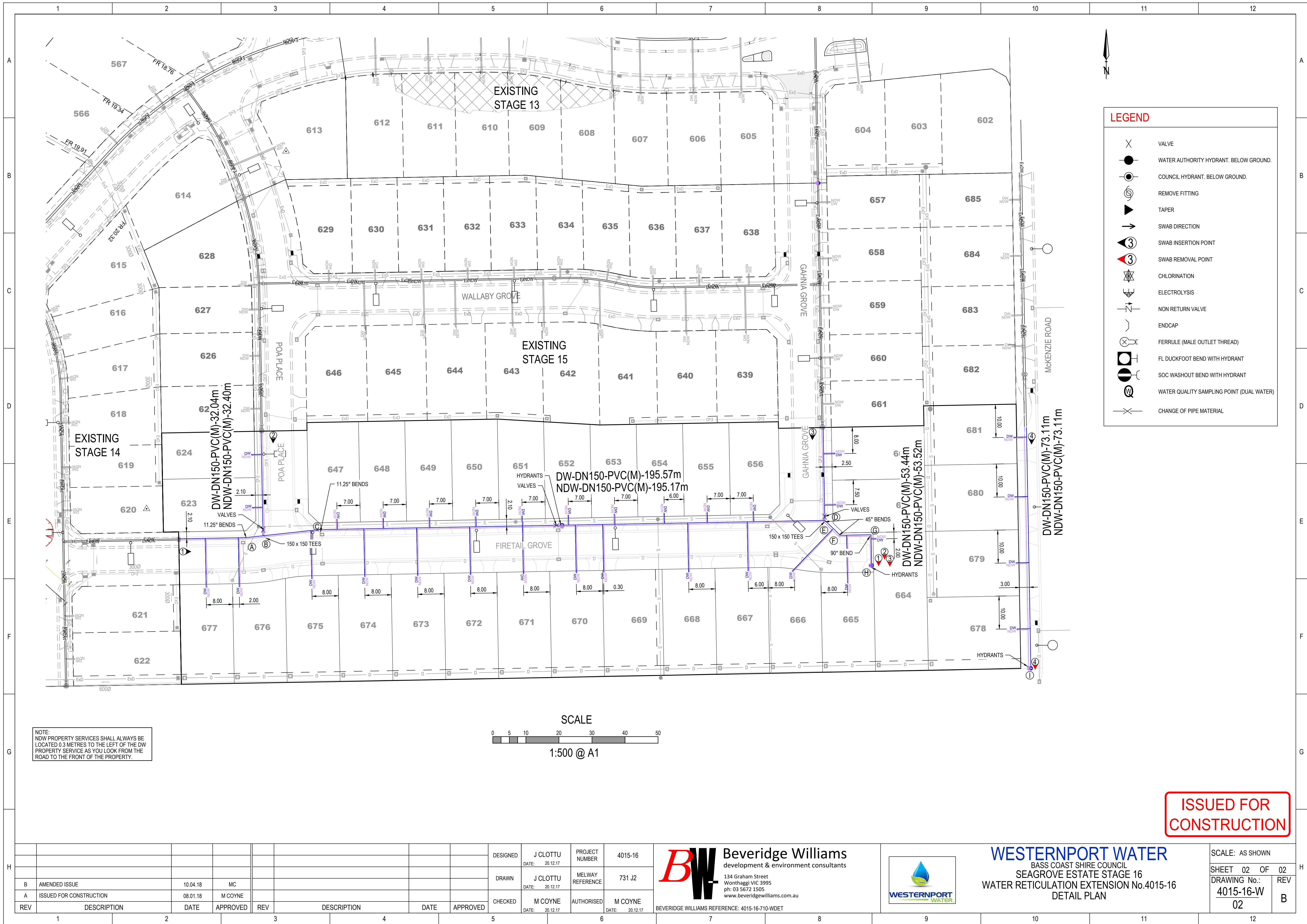
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TBM'S TO BE ADDED AT TIME OF CONSTRUCTION.

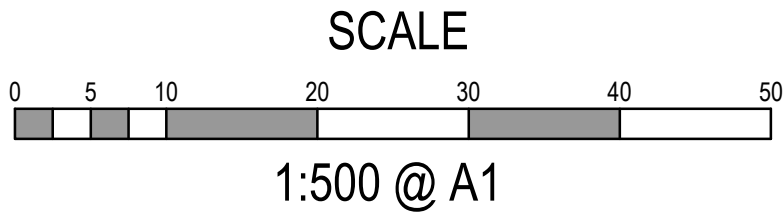
DETAIL PLAN

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


C	AMENDED ISSUE	06.07.18	MC					DESIGNED	J CLOTTU	PROJECT NUMBER	4015-16	<div><div>BW</div><div>Beveridge Williams</div><div>134 Graham Street Wonthaggi VIC 3995 ph: 03 5672 1505 www.beveridgewilliams.com.au</div><div>BEVERIDGE WILLIAMS REFERENCE: 4015-16-810-SDET</div></div>			
B	AMENDED ISSUE	10.04.18	MC					DRAWN	J CLOTTU	MELWAY REFERENCE	731 J2				
A	ISSUED FOR CONSTRUCTION	08.01.18	M COYNE					CHECKED	M COYNE	AUTHORISED	M COYNE				
REV	DESCRIPTION	DATE	APPROVED	REV	DESCRIPTION	DATE	APPROVED								
1				2				3				4			
5				6				7				8			
9				10				11				12			

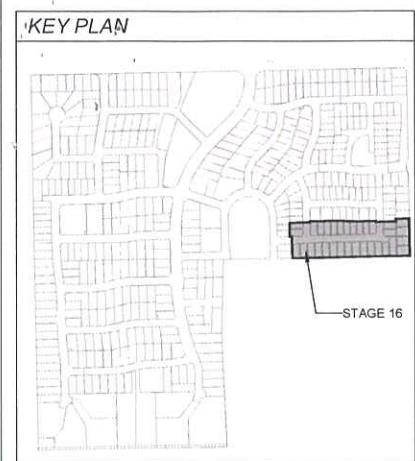


NOTE:
NDW PROPERTY SERVICES SHALL ALWAYS BE LOCATED 0.3 METRES TO THE LEFT OF THE DW PROPERTY SERVICE AS YOU LOOK FROM THE ROAD TO THE FRONT OF THE PROPERTY.



ISSUED FOR
CONSTRUCTION

				DESIGNED				J CLOTTU DATE: 20.12.17	PROJECT NUMBER	4015-16	<div><div><div>BW</div><div>Beveridge Williams development & environment consultants 134 Graham Street Wonthaggi VIC 3995 ph: 03 5672 1505 www.beveridgewilliams.com.au</div><div>BEVERIDGE WILLIAMS REFERENCE: 4015-16-710-WDET</div></div></div>	<div><div><div></div><div>WESTERNPORT WATER BASS COAST SHIRE COUNCIL SEAGROVE ESTATE STAGE 16 WATER RETICULATION EXTENSION No.4015-16 DETAIL PLAN</div></div></div>	SCALE: AS SHOWN		
				DRAWN				J CLOTTU DATE: 20.12.17	MELWAY REFERENCE	731 J2			SHEET 02 OF 02	REV	
B	AMENDED ISSUE		10.04.18	MC									DRAWING No.: 4015-16-W		
A	ISSUED FOR CONSTRUCTION		08.01.18	M COYNE									02	B	
REV	DESCRIPTION		DATE	APPROVED	REV	DESCRIPTION		DATE	APPROVED	CHECKED	M COYNE DATE: 20.12.17	AUTHORISED	M COYNE DATE: 20.12.17		



LANDSCAPE PLAN
ENDORSED PLAN
Planning & Environment Act 1987
Bass Coast Planning Scheme
Permit No. 11 0449-PC22

This plan is plan No. 10P.5
referred to in the above permit
For and on behalf of the
Responsible Authority
01-11-18

LEGEND

---	STAGE BOUNDARY
○	PROPOSED TREES REFER TO L01
■	GARDEN BEDS - REFER TO L02 - L04 FOR PLAN SPECIES AND LAYOUT
■	SEEDED GRASS
—	ELECTRICITY / STREET LIGHTS
—	TIMBER EDGE Refer Detail C, L05
□	TELSTRA
□	GAS
□	WATER
□	ELECTRICITY
□	DRAINAGE

ESTABLISHMENT & 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 shown proposed in this plan to be done in conjunction with approved "As Constructed" electrical plans, provided by the Electrical Engineer, Landscape Architect
To approve final locations of street trees prior to installation on site and advise contractor and council of
Reductions in street tree's approved in the endorsed landscape plan.

PLANT SCHEDULE (STREET TREE)

CODE	BOTANICAL NAME	COMMON NAME	HEIGHT X WIDTH	POT SIZE	QTY
Street Trees					
A.m.	Acacia melanoxylon	Blackwood	10-15 x 5-7m	45L	12
A.v.	Allocasuarina verticillata	Drooping Sheoak	5-8 x 4-7m	45L	16
B.m.	Banksia marginata	Silver Marginata	5 x 4m	400 mm	12
E.I.	Eucalyptus leucocylon 'Euky Dwarf'	Dwarf Yellow Gum	6 x 5m	400 mm	4

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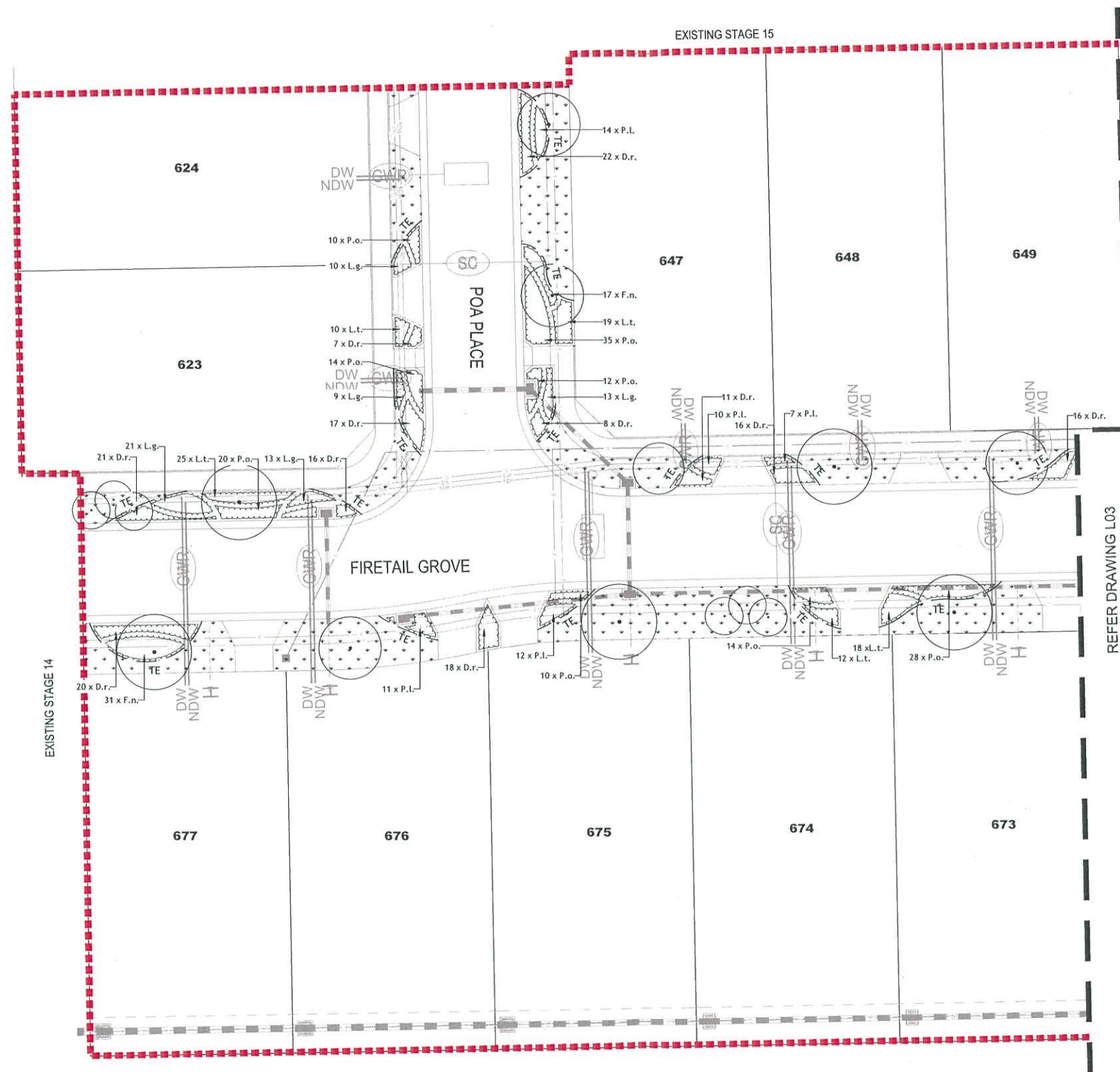
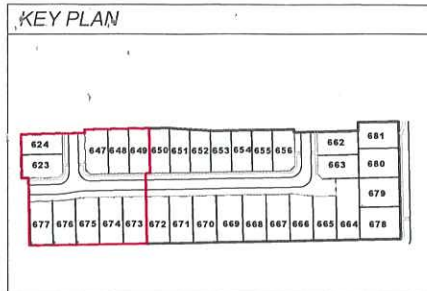
					Drawing Title					STAGE 16 STREET TREE PLAN														
										Client					SOUTHERN SUSTAINABLE DEVELOPMENTS (COWES) PTY LTD									
A		Council Approval			26.09.2018		P.L.		L.S.															
Rev		Description			Date		By		App.		Rev		Description			Date		By		App.				

Designed L.STEPTO
Drawn P.LEE
Approved L.STEPTO
Date 05.07.2018

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

Scale
1:500 @ A1
Project Ref.
4015-ST16
Drawing No. Rev.
L01 A
Drawing Ref.
K:\JOBS DATA\4015 - SEAGROVE ESTATE\LAN\16\CAD\4015-16 LP COUNCIL CURRENT.DWG

North Arrow



LEGEND

- STAGE BOUNDARY
- PROPOSED TREES REFER TO L01
- GARDEN BEDS - REFER TO L02 - L04 FOR PLAN SPECIES AND LAYOUT
- SEEDED GRASS
- ELECTRICITY / STREET LIGHTS
- TIMBER EDGE Refer Detail C, L05
- 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
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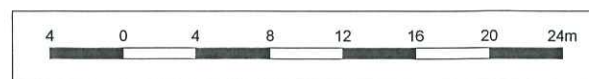
LANDSCAPE PLAN
ENDORSED PLAN
Planning & Environment Act 1987
Bass Coast Planning Scheme
Permit No...110449-P-22
This plan is plan No...206.5...
referred to in the above permit
1020W
For and on behalf of the
Responsible Authority
08-11-18

PLANT SCHEDULE (GARDEN BED)

CODE	BOTANICAL NAME	COMMON NAME	HEIGHT x WIDTH	1 M ² DENSITY	POT SIZE	QTY
D.r.	<i>Dianella revoluta</i> var <i>brevicaulis</i>	Black-anther Flax Lily	0.8x0.8m	3/m ²	Tube	342
F.n.	<i>Ficinia nodosa</i>	Nobby Club Rush	1x0.8m	3/m ²	Tube	166
L.g.	<i>Lepidosperma gladiatum</i>	Coast Sword Sedge	1x1.5m	3/m ²	Tube	154
L.t.	<i>Lomandra tanika</i>	Spiny Headed Mat Rush	1x1.2m	3/m ²	Tube	222
P.l.	<i>Poa labillardieri</i>	Common Tussock Grass	1x1m	3/m ²	Tube	131
P.o.	<i>Patersonia occidentalis</i>	Purple Flag	0.3x0.5m	3/m ²	Tube	565

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		Drawing Title STAGE 16 LANDSCAPE PLAN 1	Drawn P.LEE		Project Ref. 4015-ST16		Drawing No. Rev. L02 A
		Client SOUTHERN SUSTAINABLE DEVELOPMENTS (COWES) PTY LTD	Approved L.STEPTO				
			Date 05.07.2018				
A Council Approval 26.09.2018 P.L. L.S. Rev Description Date By App. Rev Description Date By App.							

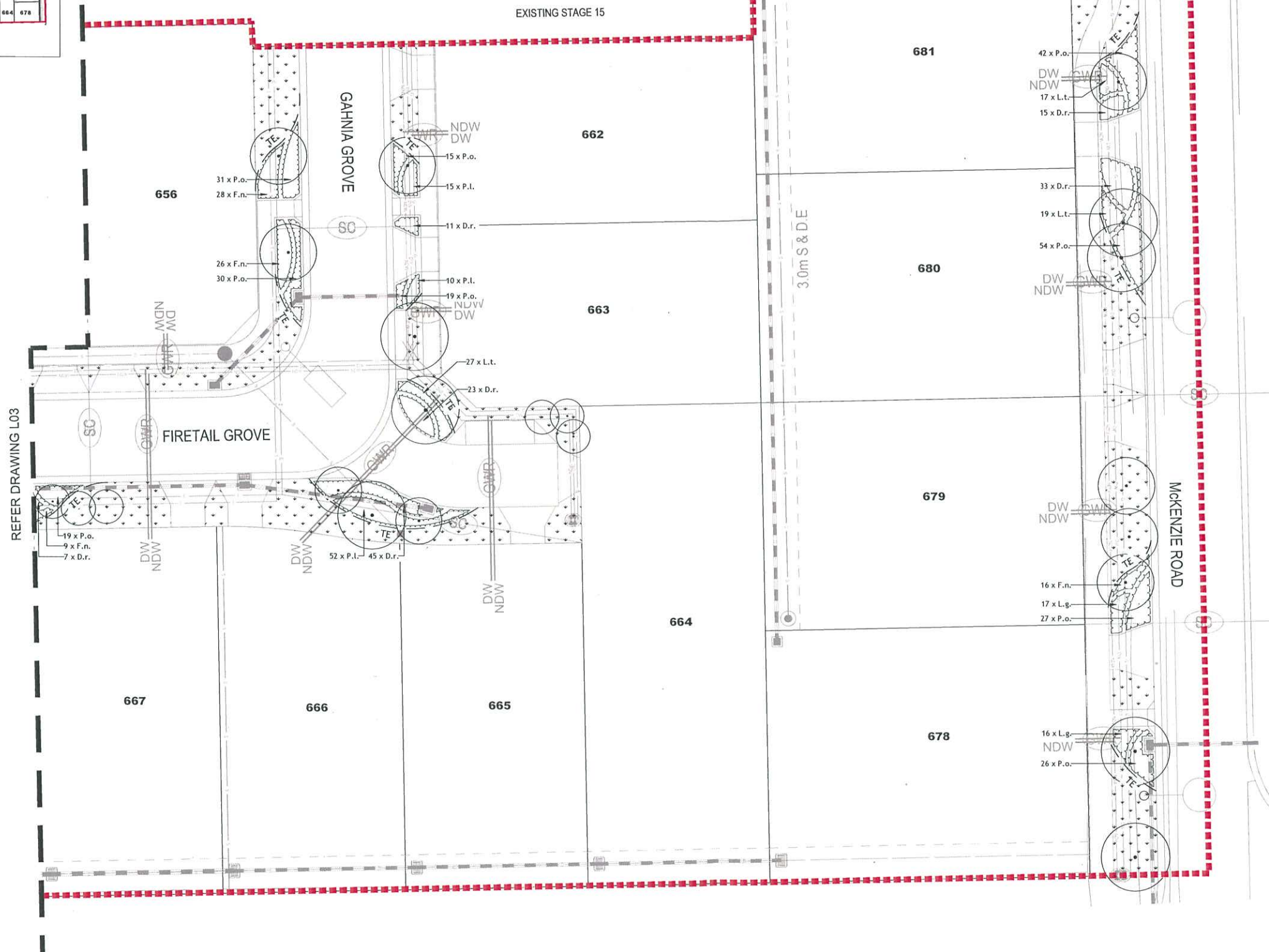
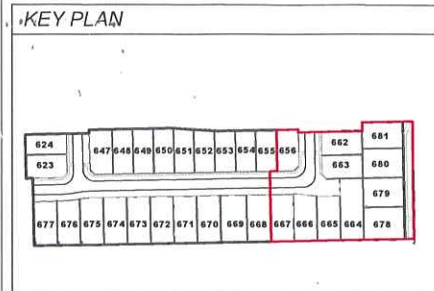


SEAGROVE ESTATE-STAGE 16

EXISTING STAGE 15

KEY PLAN

LEGEND	
STAGE BOUNDARY	
PROPOSED TREES REFER TO LOT 1	
GARDEN BEDS - REFER TO LOT 4 AND LOT 5	
SEEDED GRASS	
ELECTRICITY / STREET LIGHTS	
TIMBER EDGE REFER DRAWING C.105	
TELESTRA	
GAS	
WATER	
ELECTRICITY	
DR	



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
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LANDSCAPE PLAN
ENDORSED PLAN
Planning & Environment Act 1987
Bass Coast Planning Scheme

Permit No. 110449-PC22

This plan is plan No. 4065
referred to in the above permit

[Signature]
For and on behalf of the
Responsible Authority
08-11-18

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Project Name		SEAGROVE ESTATE- STAGE 16	
Drawing Title		STAGE 16 LANDSCAPE PLAN 3	
Client		SOUTHERN SUSTAINABLE DEVELOPMENTS (COWES) PTY LTD	
Rev	Description	Date	By App.
A	Council Approval	26.09.2018	P.L. L.S.

Designed L.STEPTO
Drawn P.LEE
Approved L.STEPTO
Date 05.07.2018

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www.beveridgewilliams.com.au

Scale 1:200 @ A1
Project Ref. 4015-ST16
Drawing No. L04
Rev. A
Drawing Ref. K:\0085 DATA\4015 - SEAGROVE ESTATE\1\4015\4015-16 LP COUNCIL CURRENT.DWG

