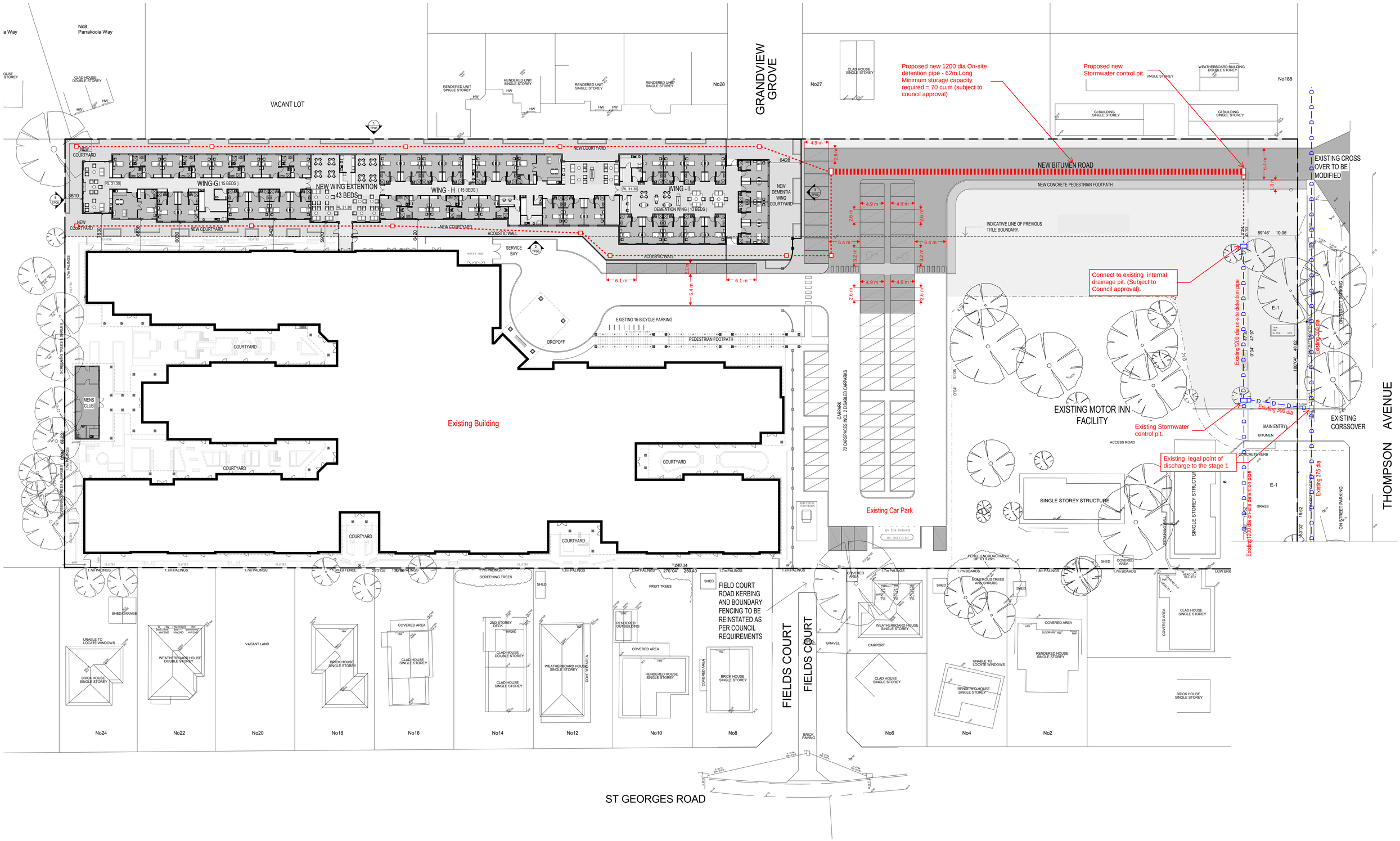


REVISIONS:			
No.	DATE	DESCRIPTION	APP'D
P1	16.06.20	PRELIMINARY ISSUE	DOF
P2	22.06.20	PRELIMINARY ISSUE	DOF

WORK IN PROGRESS DRAWING

PRELIMINARY DRAWING

NOT TO BE USED FOR CONSTRUCTION PURPOSES
NOT TO BE USED FOR PRICING PURPOSES

NORTH

O'Neill Group
ABN 60 056 476 987
2 Oxford Street, South Yarra, 3141, Australia
Tel (03) 9828 4600
Fax (03) 9828 4611
engdiv@oneillgroup.com.au
Consulting Engineers & Managers

PROJECT
BANFIELDS AGED CARE
192-198 THOMPSON AVENUE
COWES 3922

DRAWING
CIVIL ENGINEERING
STORMWATER DRAINAGE
CONCEPT PLAN

DESIGNED	SS	DATE	JUNE 2020
DRAWN	SS	SCALE	1:350 @ A1
APPROVED		CHECKED	
PROJECT No.	7762	DRWG. No.	SKC01
		REV.	P2

Form 4

BASS COAST

PLANNING PERMIT

PERMIT No. : **100101a (Matthies Property Investments)**
Page 1 of 10

PLANNING SCHEME : **BASS COAST PLANNING SCHEME**

RESPONSIBLE AUTHORITY : **BASS COAST SHIRE COUNCIL**

ADDRESS OF THE LAND

192-198 Thompson Avenue Cowes 3922 (Lot:1+1+2 Plan:LP139809+650730 Parish: Phillip Island)

THE PERMIT ALLOWS

The development of a residential aged care facility and removal of vegetation in accordance with the endorsed plans.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT

Bass Coast Shire Council

1. Before the works commence, amended plans must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three (3) copies must be provided (one copy must be A3 size). The plans must be generally in accordance with the plans submitted with the application but modified to show:

   (a) provision of an additional fourteen (14) on-site car parking spaces (total of forty-five (45) spaces) located adjacent to the parking area shown in the plans originally submitted;

   (b) location of air conditioners and solar hot water systems;

   (c) colours for all external surfaces of the development;

THIS PERMIT HAS BEEN AMENDED – 30 AUGUST 2011
(DOCUMENTED ON PAGE 10)

Date Issued: 01/09/2010

Signature for the Responsible Authority: .....

Note: Under Part 4 Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the Responsible Authority that this permit is the current permit and can be acted upon.

(d) details of signage, including access signage;

(e) external lighting scheme baffled to ensure that no light spill falls on adjacent properties and otherwise in accordance with the Bass Coast Shire Council Street Lighting Policy;

(f) a permanent vehicle/pedestrian exclusion zoned around the Golden Cypress trees located in front of the subject site, using kerb and channel as wheel protection;

(g) all roof elements including plant, lift over-runs and other building services, to be absorbed within the overall building form or included as part of the roof design;

(h) a dedicated storage area for resident's mobility scooters and parking for visitor's mobility scooters;

(i) provide fifteen (15) bicycle parking spaces in accordance with Clause 52.34 of the Bass Coast Planning Scheme;

(j) erection and display of signage as required by Clause 52.34 of the Bass Coast Planning Scheme indicating location of bicycle parking areas and change facilities;

(k) the width of the footpath abutting the driveway which connects the Aged Care Facility to Thompson Avenue sufficient to enable two (2) scooters or two (2) wheelchairs to use the footpath simultaneously; and

(l) the footpath connecting to the Aged-Care Facility's main entrance.

2. The development as shown on the endorsed plans shall not be amended, altered or modified (whether or not in order to comply with any statute, statutory rule or for any other reason) without the written consent of the Responsible Authority.

3. The development must incorporate principles of Environmentally Sustainable Design (ESD) including energy management together with water conservation and re-use to the satisfaction of the Responsible Authority.

THIS PERMIT HAS BEEN AMENDED – 30 AUGUST 2011
(DOCUMENTED ON PAGE 10)

4. Before the work commences, an access audit prepared by a suitably qualified person or firm must be submitted to the satisfaction of the Responsible Authority for approval. The audit must include, but not be limited to, an assessment of the accessibility of the fit-out of the rooms and communal spaces. The plans should be suitably modified to adopt the recommendations of the audit. When approved, the amended plans will be endorsed and form part of the permit. The plans must be drawn to scale with dimensions and three (3) copies must be provided (one copy must be A3 size).

5. Before the works commences, an amended landscape plan prepared by a landscape architect or suitably qualified person or firm must be submitted to the satisfaction of the Responsible Authority for approval. When approved, the plan will be endorsed and form part of the permit. The plan must be drawn to scale with dimensions and three (3) copies must be provided (one copy must be A3 size). The plans must show:

   (a) areas to be landscaped;

   (b) a schedule of proposed species that are to be planted on the site including quantities, size at maturity and scientific names;

   (c) a minimum 80% locally indigenous species; and

   (d) paving treatments and finishes.

   All species are to be non-invasive and not include any environmental weeds as listed within the publication titled Common Weeds of Gippsland, Bass Coast Shire 2002.

6. The development hereby approved must not be occupied until the landscaping shown on the endorsed plans has been completed to the satisfaction of the Responsible Authority. The landscaping shown on the endorsed plans must be planted, established and thereafter maintained to the satisfaction of the Responsible Authority, including the replacement of failed plants.

7. Before the works commence, detailed civil construction plans must be prepared to the satisfaction of the Responsible Authority for endorsement by the Responsible Authority. All construction plans submitted for approval must be consistent with this permit and must conform with the requirements of all relevant servicing and road authorities and in particular water, sewerage, drainage, telephone power, VicRoads and Council. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must show:

THIS PERMIT HAS BEEN AMENDED – 30 AUGUST 2011
(DOCUMENTED ON PAGE 10)

(a) drainage of the subject land including:

(i) compliance with the Best Practice Environmental Management Guidelines for Urban Stormwater and Bass Coast Shire Stormwater Management Plan (2003). Any quality treatment proposed in accordance with these Guidelines;

(ii) a drainage retardation system on the subject land serving each lot allowing an unrestricted flow path for 1 in 100 year extreme event storm flows. The drainage retardation system must discharge to the existing underground system/legal point of discharge and be maintained to the satisfaction of the Responsible Authority;

(iii) consideration of any buildings and works and landscaping in relation to any detrimental impacts to underground drainage pipes located on any existing or proposed drainage or sewerage easement; and

(b) vehicle and pedestrian access and car parking including:

(i) concrete driveways in accordance with Council's Standard Drawings;

(ii) a concrete footpath on the frontage of the land in accordance with condition 1;

(iii) the internal footpath designed and constructed to disabled access standards, linking Thompson Avenue to the front entrance of the facility with minimal traffic conflict in accordance with condition 1;

(iv) car parking areas including disabled parking and access ways to be designed, constructed and sealed with an all-weather seal pavement to the satisfaction of the Responsible Authority and must include safe pedestrian linkages to main footpath and building entry;

(v) car parking spaces and access aisles designed in accordance with the Australian Standard for off-street car parking AS 2890.1 – 2004, AS2890.2-2002 for commercial vehicles and AS2890.6 -2009 for disabled parking bays;

THIS PERMIT HAS BEEN AMENDED – 30 AUGUST 2011
(DOCUMENTED ON PAGE 10)

(vi) sixty degree car parking spaces shall be maximised in Thompson Avenue around the Golden Cypress trees and must be constructed and sealed along the frontage of the site to the driveway of 190 Thompson Avenue including parking signage and tree protection barriers as per condition 1 (f) to the satisfaction of the Responsible Authority.

(vii) No vehicle access to Fields Court.

All works must be constructed or carried out in accordance with those plans.

8. Before the works commence, a Tree Protection and Management Plan must be prepared by a qualified arboriculturist and submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The Tree Protection and Management Plan must be prepared in accordance with AS 4970-2009 (Protection of trees on development sites). The plan must provide protection measures for trees to be retained on site, trees on adjacent sites that are within 5 metres of common boundaries and street trees adjacent to the site. Protection measures for street trees must include permanent protection measures. The plan must also detail proposed pruning works to existing trees on the site and on adjoining properties and road reserves (if required). These works must be carried out by a qualified arboriculturist in accordance with the recommendations of the plan.

9. Vehicle and pedestrian access and drainage to serve the subject land must be located, constructed and maintained to the satisfaction of the Responsible Authority including no vehicle access to Fields Court.

10. Before the works commence, a Construction Management Plan must be prepared to the satisfaction of the Responsible Authority for endorsement by the Responsible Authority. The plan must address, but not be limited to, following:

(a) the requirements of all servicing authorities, and in particular water, sewerage, drainage, telephone and power supply authorities. The details of any servicing requirements affecting the subject land shall be included, such as power kiosks, pumps or other upgrading required;

(b) containment of litter, dust, dirt and mud within the site and method and frequency of clean-up procedures in the event of build-up of matter within and outside of the site;

THIS PERMIT HAS BEEN AMENDED – 30 AUGUST 2011
(DOCUMENTED ON PAGE 10)

(c) parking proposed for construction workers;

(d) delivery and unloading methods and expected frequency and times;

(e) a liaison officer for contact by residents and the Responsible Authority in the event of relevant queries or problems experienced;

(f) Best Practice Environmental Management Guidelines for Urban Stormwater;

(g) Environmental Guidelines for Urban Stormwater (EPA Publication No. 480, December 1995); and

(h) construction Techniques for Sediment Pollution Control (EPA Publication No. 275, May 1991).

The Construction Management Plan, once endorsed, will form part of the permit. All works constructed or carried out must be in accordance with the approved Construction Management Plan. All care must be taken to minimise the effect of construction activity on the amenity of the surrounding neighbourhood. Once endorsed, the Construction Management Plan must not be altered except with the written consent of the Responsible Authority.

11. Before the works commence, a Traffic and Parking Management Plan must be prepared to the satisfaction of the Responsible Authority for endorsement by the Responsible Authority. The plan must address, but not be limited, to following:

(a) the location of all areas on site to be used for staff, visitor and patron parking. No parking shall be permitted off-site on any nearby land or road reserve without the further approval in writing of the Responsible Authority;

(b) the dimensions and location of the roads, parking spaces, access lanes and site facilities including measures proposed to limit traffic speeds on the site;

(c) specification of staff, resident and visitor numbers adequate to enable efficient provision and operation of car parking areas on-site including emergency egress provision for fire evacuations or other emergency situations;

(d) the number and location of all on and off-site security installations or measures;

THIS PERMIT HAS BEEN AMENDED – 30 AUGUST 2011
(DOCUMENTED ON PAGE 10)

(e) the means by which the direction of traffic and pedestrian flows to and from car parking areas will be controlled on and off the site;

(f) measures to discourage visitor car parking in non-parking areas;

(g) measures to preclude staff parking in designated visitor car parking areas;

(h) servicing and maintenance proposals for the road system and car parking areas.

The Traffic and Parking Management Plan, once endorsed, will form part of the permit. All future traffic operations relating to the use and development must be in accordance with the approved Traffic and Parking Management Plan. Once endorsed the Traffic and Parking Management Plan must not be altered except with the written consent of the Responsible Authority.

12. Before the use commences, a Waste Management Plan (WMP) must be prepared to the satisfaction of the Responsible Authority for endorsement by the Responsible Authority. Once endorsed, the WMP will form part of the permit. All waste collection and disposal must be undertaken in accordance with the approved WMP. Once endorsed, the WMP must not be altered except with the written consent of the Responsible Authority.

13. Drainage of the subject land must be to the satisfaction of the Responsible Authority including compliance with the Best Practice Management practices for Stormwater and the Bass Coast Shire Stormwater Management Plan (2003).

14. All car parking spaces must be designed to allow all vehicles to exit the subject land in a forward direction.

15. Access to the site shall only be at the nominated crossing shown on the endorsed plan. The crossing and road pavement works are to be constructed to the satisfaction of VicRoads and Responsible Authority.

16. No buildings or works shall be constructed on any existing (including implied sewer, drainage, telephone, power and water easement) or proposed easement without the further approval in writing of the Responsible Authority and/or the relevant service provider.

THIS PERMIT HAS BEEN AMENDED – 30 AUGUST 2011
(DOCUMENTED ON PAGE 10)

Date Issued: 01/09/2010

Signature for the Responsible Authority: .....

Note: Under Part 4 Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the Responsible Authority that this permit is the current permit and can be acted upon.

17. The development hereby approved must not be occupied until:

    (a) the landscaping shown on the endorsed plans has been completed to the satisfaction of the Responsible Authority. The landscaping shown on the endorsed plans must be planted, established and thereafter maintained to the satisfaction of the Responsible Authority.

18. The development must be managed during construction so that the amenity of the area is not detrimentally affected through the:

    (a) transport of materials, goods or commodities to or from the land;

    (b) appearance of any building, works or materials;

    (c) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, litter, dust, waste water, waste products, grit or oil; and

    (d) presence of vermin or animals.

19. No mud, dirt, sand, soil, clay, stones, oil, grease, scum, litter, chemicals, sediments, gross pollutants, animal waste or domestic waste shall be washed into, allowed to enter or discharged to the stormwater drainage system, receiving waters or surrounding land and road reserves, during the construction works hereby approved to the satisfaction of the Responsible Authority.

20. The development hereby approved must not be occupied until:

    (a) all redundant infrastructure associated with the development is removed and the area reinstated to the satisfaction of the Responsible Authority;

    (b) all works required by the conditions of this permit have been completed to the satisfaction of the Responsible Authority;

    (c) street lighting provided in accordance with the Bass Coast Shire Council Street Lighting Policy;

    (d) public waste/recycling bins must be provided within the pedestrian areas to the satisfaction of the Responsible Authority; and

    (e) all works and contributions required by the conditions of this permit have been completed to the satisfaction of the Responsible Authority.

THIS PERMIT HAS BEEN AMENDED – 30 AUGUST 2011
(DOCUMENTED ON PAGE 10)

21. Noise levels emanating from the premises must not exceed those required to be met under State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade), No. 1-1.

22. All external plant and equipment must be acoustically treated or placed in sound-proof housing to reduce noise to a level satisfactory to the Responsible Authority.

23. The use of the premises must not be operated to the detriment of the amenity of the area to the satisfaction of the Responsible Authority, including through the loading and unloading of delivery vehicles and playing of amplified music.

24. No building or works shall be constructed on any existing (including implied sewer and water easement) or proposed easement without the future approval in writing of the Responsible Authority and/or relevant service provider.

25. Truck and van deliveries and waste collection must not occur on Sundays and must not occur before 7.30am and after 5.00pm, Monday to Saturday.

26. Car parking and access lanes must be kept available for these purposes at all times.

27. This permit will expire if either of the following circumstances apply:

    (a) the development is not commenced within two (2) years; or

    (b) the development is not completed within four (4) years of the date of this permit.

    The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within three (3) months afterwards.

VicRoads

28. Provide an updated traffic impact assessment based on current traffic volumes for peak event times for review and assessment by Vic Roads. This impact assessment should be based on VicRoads Guidelines for traffic impact assessment reports.

THIS PERMIT HAS BEEN AMENDED – 30 AUGUST 2011
(DOCUMENTED ON PAGE 10)

Date Issued: 01/09/2010

Signature for the Responsible Authority: .....

Note: Under Part 4 Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the Responsible Authority that this permit is the current permit and can be acted upon.

Form 4

PERMIT No. : 100101a (Matthies Property Investments)

PLANNING SCHEME : BASS COAST PLANNING SCHEME

RESPONSIBLE AUTHORITY : BASS COAST SHIRE COUNCIL

THIS PERMIT HAS BEEN AMENDED AS FOLLOWS:

Date of amendment	Brief description of amendments
30 August 2011	Amendments to Conditions 1 and 7. Minor alterations to building footprint and location. Relocation of car parking to the eastern side of the proposed building. Removal of additional 19 trees to facilitate parking, access and remove a current danger.

Date Issued: 01/09/2010

Signature for the Responsible Authority: .....

Note: Under Part 4 Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the Responsible Authority that this permit is the current permit and can be acted upon.

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit. The permit was granted by the Minister administering the **Planning and Environment Act 1987** under section 961 of that Act.

WHEN DOES THE PERMIT BEGIN?

The permit operates from a day specified in the permit being a day on or after the date on which the amendment to which the permit applies comes into operation.

WHEN DOES A PERMIT EXPIRE?

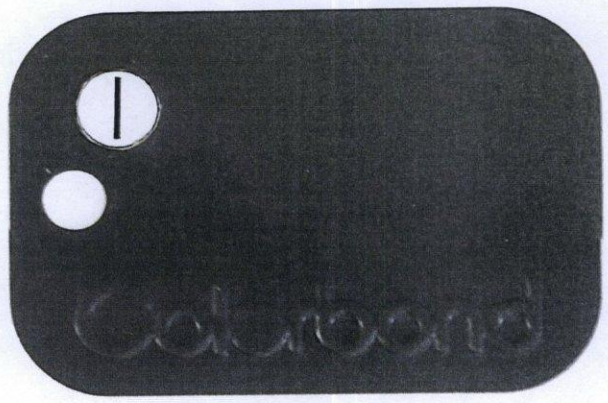
1. A permit for the development of land expires if -
   - the development or any stage of it does not start within the time specified in the permit; or
   - the development requires the certification of a plan of subdivision or consolidation under the **Subdivision Act 1988** and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
   - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
2. A permit for the use of land expires if -
   - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
   - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if -
   - the development or any stage of it does not start within the time specified in the permit; or
   - the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or
   - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
   - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the Planning and Environment Act 1987, or to any combination of use, development or any of those circumstances requires the certification of a plan under the Subdivision Act 1988, unless the permit contains a different provision -
   - the use or development of any stage is to be taken to have started when the plan is certified; and
   - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT APPEALS?

- Any person affected may appeal against -
  - a decision of the Responsible Authority refusing to extend the time within which any development or use is to be started or any development completed; or
  - a decision of the Responsible Authority refusing to extend the time within which a plan under the **Subdivision Act 1988** is to be certified, in the case of a permit relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**; or
  - the failure of the Responsible Authority to extend the time within one month after the request for extension is made.
- An appeal is lodged with the Victorian Civil and Administrative Tribunal.
- An appeal must be made on a notice of Appeal form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- An appeal must state the grounds upon which it is based.
- An appeal must also be served on the Responsible Authority.
- Details about appeals and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.

SCHEDULE OF FINISHES

1. ROOF: COLORBOND 'WOODLAND GREY'
2. FEATURE STONE: C & M STONE 'PASADENA' LIMESTONE
3. RENDER: DULUX 'INDIAN PEACH'
4. RENDER TRIMS: DULUX 'NUTTY BROWN'
5. WINDOWS: DULUX 'POTTERY' 33662 SATIN



ENDORSED PLAN
Planning & Environment Act 1987
Bass Coast Planning Scheme
Permit No. 100.101.a
This plan is plan No. 3 of 7
referred to in the above permit
For and on behalf of the
Responsible Authority
1-9-11



Pottery
33662
Satin





THOMPSON ROAD, PHILLIP ISLAND

DE NOVA GROUP



ENDORSED PLAN
Planning & Environment Act 1987
Bass Coast Planning Scheme
Permit No... 100101a
This plan is plan No... 4 of 7
referred to in the above permit
For and on behalf of the Responsible Authority
1-9-11

LEGEND

- Title boundary
- Existing tree to be retained
- Existing tree to be removed
- Proposed trees
- Proposed shrubs and groundcovers
- Tables and bench seating
- Timber arbor structure
- Concrete chess table
- Concrete footpath
- Coloured concrete paving
- Bluestone paving
- Grass
- Surrounding buildings

INDICATIVE PLANT SCHEDULE

Botanical Name	Common Name	Mature Height	Mature Spread
Trees			
Acer palmatum	Japanese Maple	2 - 4m	2 - 5m
Citrus limon	Lemon Tree	4 - 6m	3 - 5m
Eucalyptus leucoxylon DWARF	Dwarf Eucalypt	4 - 7 m	4 - 6m
Fortunella sp. swingle	Kumquat Tree	3 - 5m	4 - 6m
Hymenosporum flavum	Native Frangipani	8 - 10m	4 - 6m
Lagerstroemia indica	Crepe Myrtle	4 - 6m	3 - 5m
Livistonia australis	Cabbage Tree Palm	15 - 20m	1 - 3m
Pyrus Calleryana 'Glens Form'	Hybrid Flowering Pear	8 - 12m	6 - 10m
Shrubs & Groundcovers			
Ajuga australis	Blue Austral	0.1 - 0.3m	0.1 - 0.3m
Buxus sempevirons	English Box	0.5 - 2m	0.3 - 2m
Carex apressa	Tall Sedge	0.3 - 0.5m	0.3 - 0.5m
Camellia japonica	Japanese Camellia	1.5 - 2.5m	1.2 - 2.5m
Camellia sasanqua	Camellia	2.5 - 3.5m	1 - 2m
Choisya ternata	Mexican Orange Blossom	2 - 3m	1.5 - 2m
Correa alba	White Correa	1 - 2m	1 - 2m
Correa alba 'Prostrate'	White Correa	0.2 - 0.6m	1 - 1.3m
Dianella revoluta 'Little Rev'	Dianella Cultivar	0.3 - 5m	0.3 - 0.5m
Dichondra repens	Kidney Weed	<0.1m	0.2 - 0.4m

Botanical Name	Common Name	Mature Height	Mature Spread
Shrubs & Groundcovers			
Gardenia jasminoides	Gardenia	1 - 2m	1 - 2m
Goodenia ovata	Hop Goodenia	1 - 2.5m	1 - 3m
Hakea nodosa	Yellow Hakea	1.5 - 3m	1.5 - 3m
Lavendula augustifolia	English Lavender	1 - 2m	1 - 2m
Lavendula 'Hidcote'	Lavender	0.3 - 0.5m	0.3 - 0.5m
Liriope muscari	Lily Tuft	0.4 - 0.6m	0.4 - 0.6m
Leucophyta brownii	Cushion Bush	0.5 - 0.8m	1.5 - 2.5m
Lomandra longifolia	Spiny headed mat - lily	0.5 - 1m	0.8 - 1.2m
Myoporum parvifolium	Creeping Boobiala	0.3 - 0.5m	1.5 - 2m
Rhododendron 'Pink Pearl'	Rhododendron	1.5 - 2.5m	1.5 - 2m
Rosa 'Floral Carpet'	Floral Carpet Rose	0.4 - 0.6m	1 - 1.5m
Rosa 'Frau Dagmar Hadstrup'	Old Fashioned Rose	0.8 - 1.2	0.8 - 1m
Rosmarinus officialis	Blue Rosemary	0.6 - 1.2m	0.6 - 1m
Climbers			
Comsperma volubile	Love Creeper	Climber	
Jasminum mesnyi	Climbing Jasmine	Climber	
Kennedia prostrata	Running Postman	Climber	
Vitus vinifera	Ornamental Grape	Climber	
Wisteria sinensis	Chinese Wisteria	Climber	

INDICATIVE PLANT IMAGES



THOMPSON AVENUE AGED CARE FACILITY, COWES

Landscape Concept Plan

Ls01

Drawn: DC
Checked: HB
Revision:
A 03.10 Amendments as per architectural drawings
B 03.11 Amendments as per architectural drawings - 08-031_WD_Plans

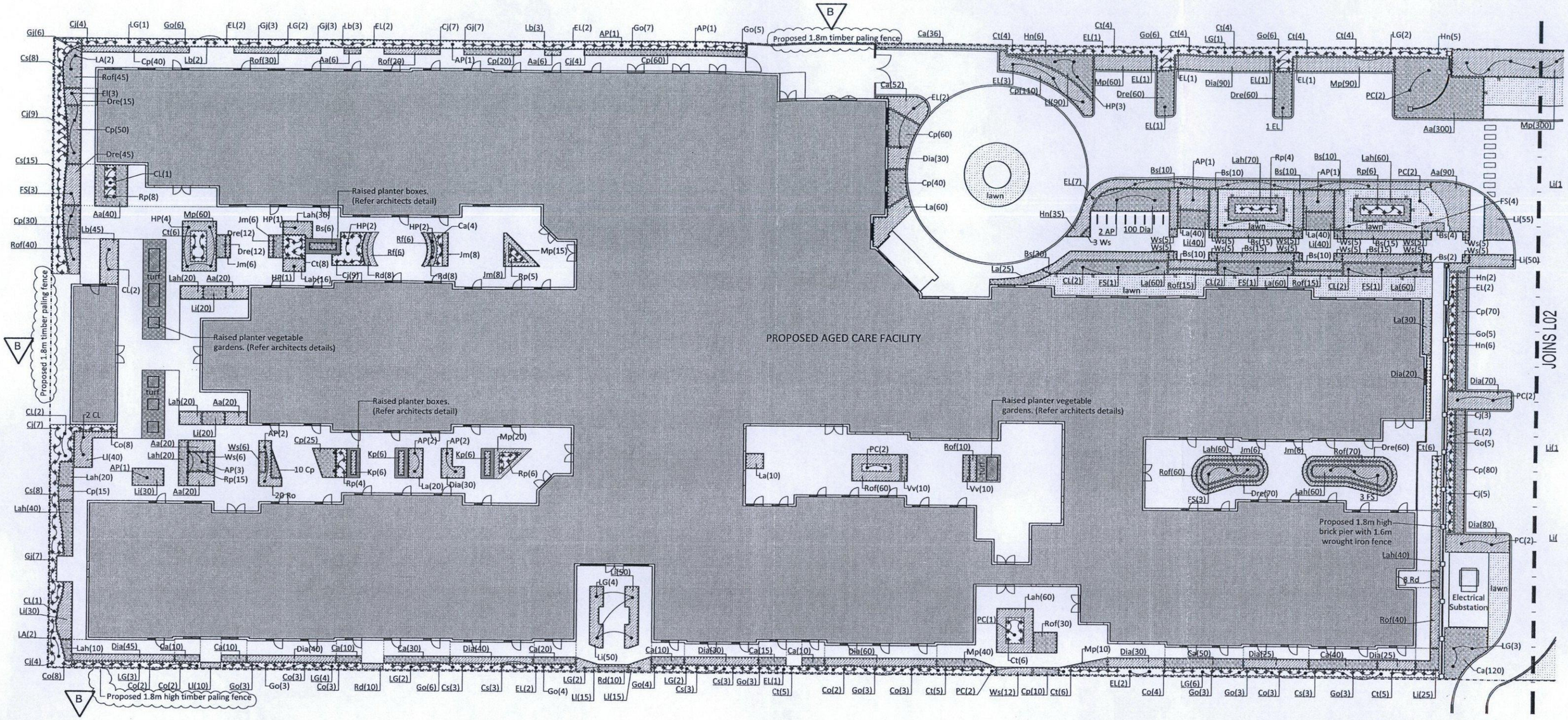
Scale: 1:250 @ A0

0 1 5 10 25 50m

Landscape Architecture & Urban Design
Level 3, Yarra Tower I 18-32 Siddeley St I Docklands
Victoria 3005 I Australia I Telephone 61-3 9696 8011
Facsimile 61-3 9696 8022 I melbourne@erm.com

Project No. 0095705
March 2011

ERM



LEGEND

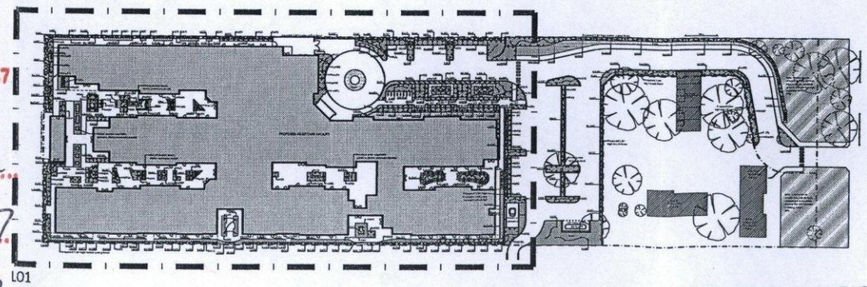
- Existing trees
- Advanced tree (refer specification and detail 01 L03)
- Large shrubs 140mm pot planting. (refer specification and detail 04 L03)
- Shrubs and Groundcovers 140mm pot planting @ 6 plants per sq m (refer specification and detail 04 L03)
- Lawn (refer specification and detail 02 L03)
- Timber edge (refer specification and detail 03 L03)
- Synthetic turf (refer to specifications and detail 05 L03)

PLANT SCHEDULE

	Botanical Name	Common Name	Mature Height	Mature Spread	Installation size	Quantity
	Trees					
AP	*Acer palmatum*	Japanese Maple	2 - 4m	2 - 5m	45L	16
CL	*Citrus limon*	Lemon Tree	4 - 6m	3 - 5m	45L	13
EL	*Eucalyptus leucoxylon Dwarf*	Dwarf Eucalypt	4 - 7m	4 - 6m	45L	72
FS	*Fortunella sp. swingle*	Kumquat Tree	3 - 5m	4 - 6m	45L	10
HP	*Hymenosporum flavum*	Native Frangipani	8 - 10m	4 - 6m	45L	13
LG	*Lagerstroemia indica*	Crepe Myrtle	4 - 6m	3 - 5m	45L	7
LA	*Livistonia australis*	Cabbage Tree Palm	15 - 20m	1 - 3m	45L	4
PC	*Pyrus Calleryana Glens Form'*	Hybrid Flowering Pear	8 - 12m	6 - 10m	45L	4
	Shrubs & Groundcovers					
Aa	*Ajuga australis*	Blue Austral	0.1 - 0.3m	0.1 - 0.3m	140mm	505
Bs	*Buxus sempreivens*	English Box	0.5 - 2m	0.3 - 2m	140mm	165
Ca	*Carex opressa*	Tall Sedge	0.3 - 0.5m	0.3 - 0.5m	140mm	315
Cj	*Camellia japonica*	Japanese Camellia	1.5 - 2.5m	1.2 - 2.5m	140mm	45
Cs	*Camellia sasanqua*	Camellia	2.5 - 3.5m	1 - 2m	140mm	25
Ct	*Choisya ternata*	Mexican O. Blossom	1.5 - 2m	1.5 - 2m	140mm	45
Co	*Correa alba*	White Correa	1 - 2m	1 - 2m	140mm	8
Cp	*Correa alba Prostrate'*	White Correa	0.2 - 0.6m	1 - 1.3m	140mm	705
Dia	*Dianella revoluta Little Rev'*	Dianella Cultivar	0.3 - 0.5m	0.3 - 0.5m	140mm	970
Dre	*Dichondra repens*	Kidney Weed	<0.1m	0.2 - 0.4m	140mm	265
Gj	*Gardenia jasminoides*	Gardenia	1 - 2m	1 - 2m	140mm	20
Go	*Goodenia ovata*	Hop Goodenia	1 - 2.5m	1 - 3m	140mm	40
Hn	*Hakea nodosa*	Yellow Hakea	1.5 - 3m	1.5 - 3m	140mm	55
La	*Lavandula augustifolia*	English Lavender	1 - 2m	1 - 2m	140mm	385
Lah	*Lavandula 'Hidcote'*	Lavender	0.3 - 0.5m	0.3 - 0.5m	140mm	320
Li	*Liriope muscari*	Lily Tuft	0.4 - 0.6m	0.4 - 0.6m	140mm	465
Lb	*Leucophyta brownii*	Cushion Bush	0.5 - 0.8m	1.5 - 2.5m	140mm	55
Ll	*Lomandra longifolia*	Spiny headed mat - lily	0.5 - 1m	0.8 - 1.2m	140mm	935
Mp	*Myoporum parvifolium*	Creeping Boobiala	0.3 - 0.5m	1.5 - 2m	140mm	545
Rp	*Rhododendron 'Pink Pearl'*	Rhododendron	1.5 - 2.5m	1.5 - 2m	140mm	30
Rf	*Rosa 'Floral Carpet'*	Floral Carpet Rose	0.4 - 0.6m	1 - 1.5m	140mm	12
Rd	*Rosa 'Frau Dagmar Hadstrup'*	Old Fashioned Rose	0.8 - 1.2m	0.8 - 1m	140mm	16
Rof	*Rosmarinus officialis*	Blue Rosemary	0.6 - 1.2m	0.6 - 1m	140mm	305
	Climbers					
Jm	*Jasminum mesnyi*	Climbing Jasmine	Climber		140mm	40
Kp	*Kennedia prostrata*	Running Postman	Climber		140mm	18
Vv	*Vitus vinifera*	Ornamental Grape	Climber		140mm	20
Ws	*Wisteria sinensis*	Chinese Wisteria	Climber		140mm	75

ENDORSED PLAN
Planning & Environment Act 1987
Bass Coast Planning Scheme
Permit No. 100101a
This plan is plan No. 5 of 7
referred to in the above permit
For and on behalf of the
Responsible Authority
1-9-11

SITE PLAN (NOT TO SCALE)



L01

NOTES:

Climbing plants have been specified near proposed timber arbor structures (refer architectural drawings). Ensure all specified climbers are planted near structural posts of timber arbor structures to allow for vertical growth.

Vegetable garden plants will be specified upon construction of raised planter boxes (refer architects detail). Seasonal vegetables will be chosen and planted at 4 p/sqm.

RECEIVED
11 JUL 2011

FOR CONTRACT / CONSTRUCTION (28/06/2011)

Suffix	Revisions		
A	Preliminary	April 2011	DC
B	Amendment to fence text	May 2011	DC
C	For Contract / Construction	June 2011	DC

Client: Matthies Property Investments P / L

Architect: De Nova Group P / L

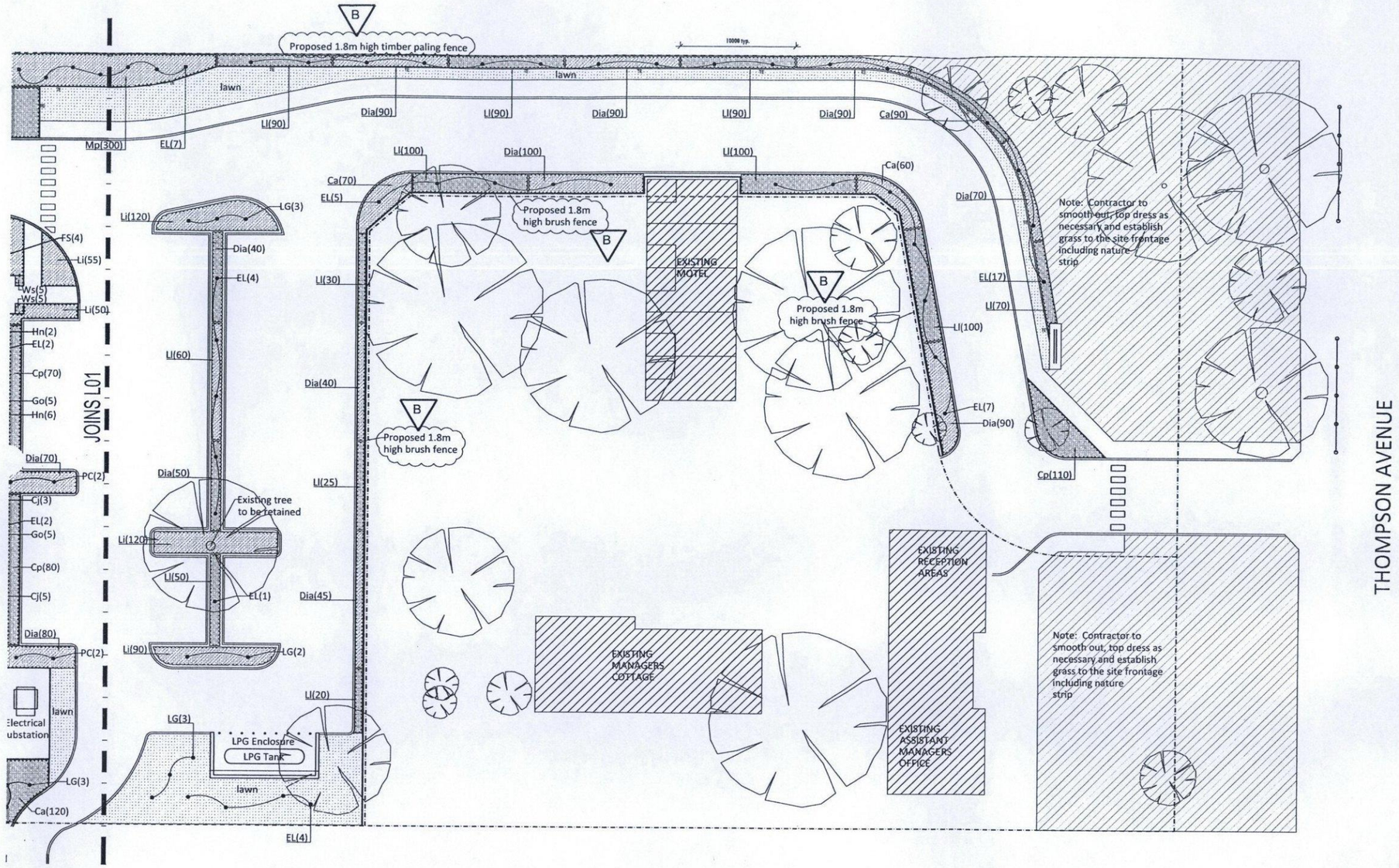
Project: Aged Care Development
Thompson Avenue
Cowes - Planting Plan

Drawing No: L01		Suffix No: C	
Date:	May 2011	Drawing Size:	A1
Drawn By:	DC	Reviewed By:	AW
Source:	ERM	Project no.:	0095705
Scale:	1:200 @ A1		

0 1 2.5 5 10m

Environmental Resources
World Trade Centre
Level 3, Yarra Tower
18-38 Siddeley
Docklands VIC 3205
Ph: +61 3 9696 8011
Fax: +61 3 9696 8022
www.erm.com

ERM



LEGEND

- Existing trees
- Advanced tree (refer specification and detail 01/L03)
- Large shrubs 140mm pot planting. (refer specification and detail 04/L03)
- Shrubs and Groundcovers 140mm pot planting @ 6 plants per sq m (refer specification and detail 04/L03)
- Lawn (refer specification and detail 02/L03)
- TE Timber edge (refer specification and detail 03/L03)
- Synthetic turf (refer to specifications and detail 05/L03)

PLANT SCHEDULE

	Botanical Name	Common Name	Mature Height	Mature Spread	Installation size	Quantity
	Trees					
AP	*Acer palmatum*	Japanese Maple	2 - 4m	2 - 5m	45L	16
CL	*Citrus limon*	Lemon Tree	4 - 6m	3 - 5m	45L	13
EL	*Eucalyptus leucoxylon Dwarf*	Dwarf Eucalypt	4 - 7 m	4 - 6m	45L	72
FS	*Fortunella sp. swingle*	Kumquat Tree	3 - 5m	4 - 6m	45L	10
HP	*Hymenosporum flavum*	Native Frangipani	8 - 10m	4 - 6m	45L	13
LG	*Lagerstroemia indica*	Crepe Myrtle	4 - 6m	3 - 5m	45L	7
LA	*Livistonia australis*	Cabbage Tree Palm	15 - 20m	1 - 3m	45L	4
PC	*Pyrus Calleryana Glens Form'*	Hybrid Flowering Pear	8 - 12m	6 - 10m	45L	4
	Shrubs & Groundcovers					
Aa	*Ajuga australis*	Blue Austral	0.1 - 0.3m	0.1 - 0.3m	140mm	505
Bs	*Buxus sempervirens*	English Box	0.5 - 2m	0.3 - 2m	140mm	165
Ca	*Carex apressa*	Tall Sedge	0.3 - 0.5m	0.3 - 0.5m	140mm	315
Cj	*Camellia japonica*	Japanese Camellia	1.5 - 2.5m	1.2 - 2.5m	140mm	45
Cs	*Camellia sasanqua*	Camellia	2.5 - 3.5m	1 - 2m	140mm	25
Ct	*Choisya ternata*	Mexican O. Blossom	1.5 - 2m	1.5 - 2m	140mm	45
Co	*Correa alba*	White Correa	1 - 2m	1 - 2m	140mm	8
Cp	*Correa alba Prostrate'*	White Correa	0.2 - 0.6m	1 - 1.3m	140mm	705
Dia	*Dianella revoluta Little Rev'*	Dianella Cultivar	0.3 - 0.5m	0.3 - 0.5m	140mm	970
Dre	*Dichondra repens*	Kidney Weed	<0.1m	0.2 - 0.4m	140mm	265
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Lb	*Leucophyta brownii*	Cushion Bush	0.5 - 0.8m	1.5 - 2.5m	140mm	55
Ll	*Lomandra longifolia*	Spiny headed mat - lily	0.5 - 1m	0.8 - 1.2m	140mm	935
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Rp	*Rhododendron Pink Pearl'*	Rhododendron	1.5 - 2.5m	1.5 - 2m	140mm	30
Rf	*Rosa Floral Carpet'*	Floral Carpet Rose	0.4 - 0.6m	1 - 1.5m	140mm	12
Rd	*Rosa Frau Dagmar Hadstrup'*	Old Fashioned Rose	0.8 - 1.2m	0.8 - 1m	140mm	16
Rof	*Rosmarinus officialis*	Blue Rosemary	0.6 - 1.2m	0.6 - 1m	140mm	305
	Climbers					
Jm	*Jasminum mesnyi*	Climbing Jasmine	Climber		140mm	40
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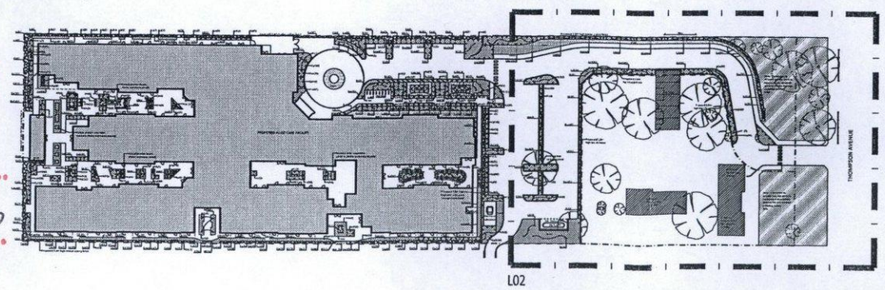
Vv	*Vitus vinifera*	Ornamental Grape	Climber		140mm	20
Ws	*Wisteria sinensis*	Chinese Wisteria	Climber		140mm	75

ENDORSED PLAN
Planning & Environment Act 1987
Bass Coast Planning Scheme
Permit No. 100101a
This plan is plan No. 6 of 7
referred to in the above permit
For and on behalf of the Responsible Authority
1-9-11

SITE PLAN (NOT TO SCALE)



NOTES:

Contractor to smooth out, top dress as necessary and establish grass in nature strip

FOR CONTRACT / CONSTRUCTION (28/06/2011)

RECEIVED
11 JUL 2011

Suffix	Revisions		
A	Preliminary	April 2011	DC
B	Amendment to fence text	May 2011	DC
C	For Contract / Construction	June 2011	DC

Client: Matthies Property Investments P / L

Architect: De Nova Group P / L

Project: Aged Care Development
Thompson Avenue
Cowes - Planting Plan

Drawing No: L02		Suffix No: C	
Date:	May 2011	Drawing Size:	A1
Drawn By:	DC	Reviewed By:	AW
Source:	ERM	Project no.:	0095705
Scale:	1.200 @ A1		

N 0 1 2.5 5 10m

Environmental Resources
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www.erm.com

ERM

ISSUE:
TOWN PLANNING ISSUE
NOVEMBER 2011

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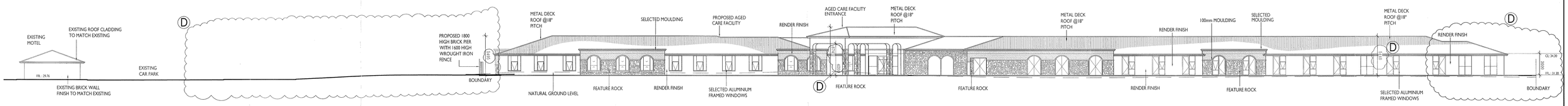
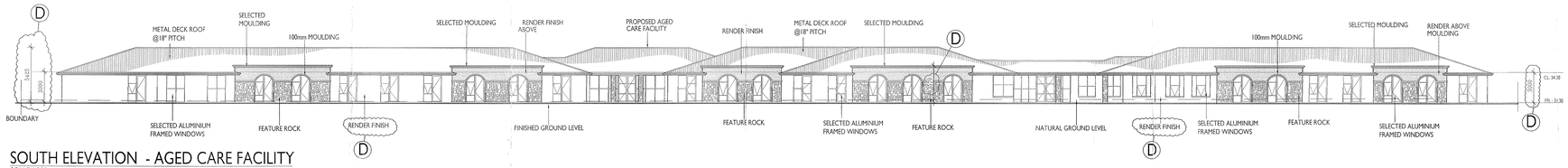


NORTH ELEVATION - EXISTING MODIFIED MOTELS
SCALE 1:200

NORTH ELEVATION - AGED CARE FACILITY
SCALE 1:200

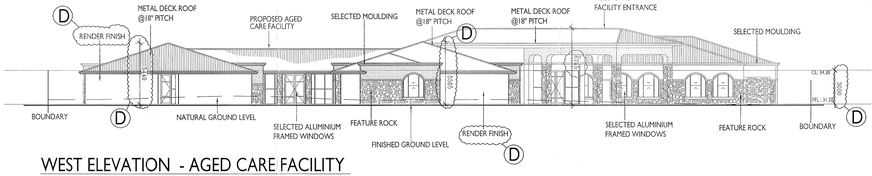


SOUTH ELEVATION - AGED CARE FACILITY
SCALE 1:200

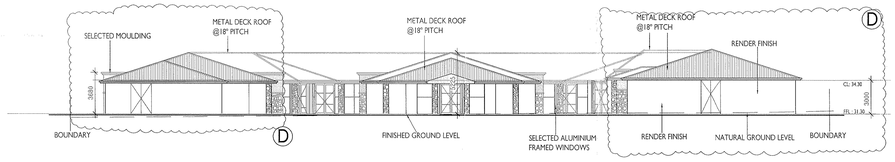


MENS SHED - ELEVATION A
SCALE 1:200

ENDORSED PLAN
Planning & Environment Act 1987
Bass Coast Planning Scheme
Permit No. 100101a
This plan is plan No. 2 of 4 endorsed to in the above permit
Per and on behalf of the Responsible Authority
1-9-11

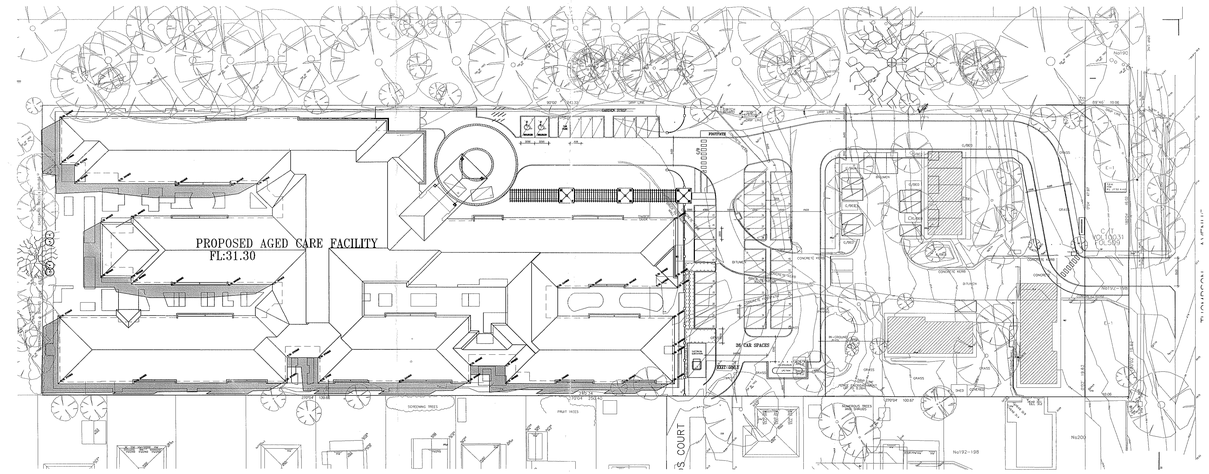


WEST ELEVATION - AGED CARE FACILITY
SCALE 1:200

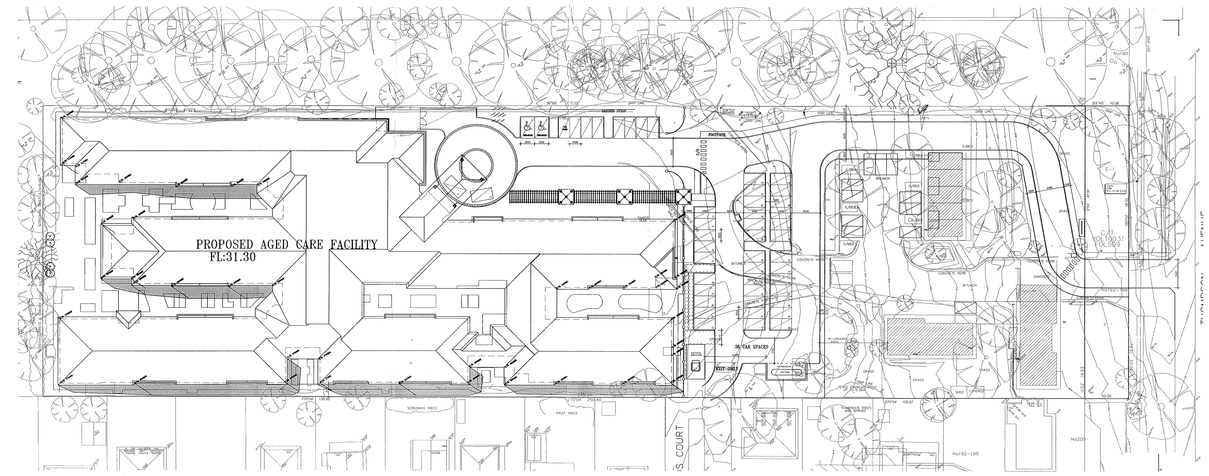


EAST ELEVATION - AGED CARE FACILITY
SCALE 1:200

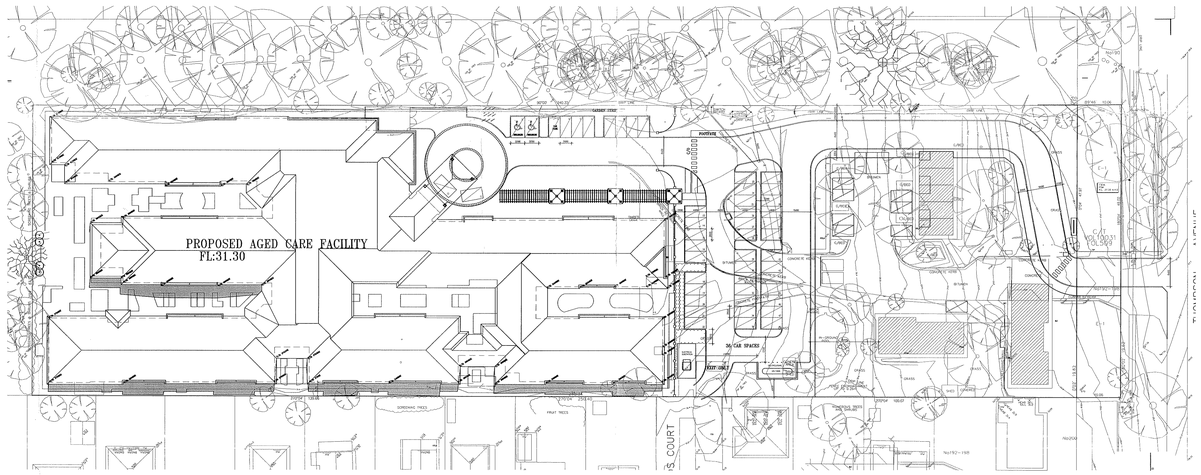
EXTERNAL COLOUR SCHEME:	
PROPOSED COLOUR SCHEME - AGED CARE FACILITY	
ROOF:	COLORBOND 'WOODLAND GREY'
RENDER:	DULUX 'INDIAN PEACH'
ROCK:	C & R ELMWOOD STONE 'PASADENA' LIMESTONE
WINDOWS:	DULUX POWDER COAT 'POTTERY' 35661 SATIN
RENDER TRIMS:	DULUX 'NUTTY BROWN'



SHADOW DIAGRAMS 9AM, SEPTEMBER 22 EQUINOX
SCALE 1:500



SHADOW DIAGRAMS 3PM, SEPTEMBER 22 EQUINOX
SCALE 1:500



SHADOW DIAGRAMS 12PM, SEPTEMBER 22 EQUINOX
SCALE 1:500

No.	Amendments	Date
I		
H		
G		
F		
E		
D	CLIENT CHANGES	20.04.2011
C	AS PER COUNCIL REQUIREMENT	24.03.2011
B	AS PER COUNCIL REQUIREMENT	09.02.2011
A	CONDITION 1	13.09.10

No.	Amendments	Date
R		
Q		
P		
O		
N		
M		
L		
K		
J		

ELEVATIONS & SHADOW DIAGRAM

PROPOSED AGED CARE FACILITY .

AT: THOMPSON ROAD, PHILIP ISLAND

FOR: MATTHIES PROPOERTY INVESTMENTS P/L

Drawing No. 08-031
Sheet No. 2 OF 4
Scale: 1:200, 1:500
Date: FEB 2009

N

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Doncaster East Vic 3109
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DE NOVA GROUP

Form 4

BASS COAST

PLANNING PERMIT

PERMIT No. **: 100249 (Kris Klabis)**
Page 1 of 4

PLANNING SCHEME **: BASS COAST PLANNING SCHEME**

RESPONSIBLE AUTHORITY **: BASS COAST SHIRE COUNCIL**

ADDRESS OF THE LAND

190 Thompson Avenue Cowes 3922 (Lot:1 and 2 Plan:TP 909989 and PS601819 Parish: Phillip Island)

THE PERMIT ALLOWS

The subdivision of land adjacent to a road in a Road Zone - Category 1 into two lots by way of a boundary realignment and removal of vegetation in general accordance with the endorsed plans.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT

Subdivision

1. The layout of the subdivision as shown on the endorsed plans shall not be amended, altered or modified (whether or not in order to comply with any statute, statutory rule or Local Law or for any other reason) without the written consent of the Responsible Authority.
2. Vehicle, pedestrian access and drainage to serve the subject land must be located, constructed and maintained to the satisfaction of the Responsible Authority including a concrete driveway crossover/entrance culvert in accordance with the Council's Standard Drawings.
3. Drainage of the subject land must be to the satisfaction of the Responsible Authority including compliance with the Best Practice Management practices for Stormwater and the Bass Coast Shire Stormwater Management Plan (2003).
4. Access to Lot 1 shall only be at Thompson Avenue as shown on the endorsed plan. The crossing and road pavement works are to be constructed to the satisfaction of the Responsible Authority.
5. Access shall only be permitted to Grandview Grove to the satisfaction of the Responsible Authority.

Date Issued: 26 October 2011

Signature for the Responsible Authority: .....

6. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity, gas and telecommunication services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.
7. All existing and proposed easements and sites for existing and required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.
8. The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.
9. The subdivision must be managed (during construction) so that the amenity of the area is not detrimentally affected through the:
   (a) transport of materials, goods or commodities to or from the land;
   (b) appearance of any building, works or materials;
   (c) emission of noise, artificial light, vibration, smell, fumes or smoke; and
   (d) presence of vermin or animals.
10. No mud, dirt, sand, soil, clay, stones, oil, grease, scum, litter, chemicals, sediments, gross pollutants, animal waste or domestic waste shall be washed into, allowed to enter or discharged to the stormwater drainage system, receiving waters or surrounding land during the construction works associated with the subdivision hereby approved to the satisfaction of the Responsible Authority.
11. No buildings or works shall be constructed on any existing (including implied sewer, drainage, telephone, power and water easement) or proposed easement without the further approval in writing of the Responsible Authority and/or the relevant service provider.
12. Before a Statement of Compliance is issued under the Subdivision Act 1988 for any stage of the subdivision permitted by this permit, the following must be undertaken:
   (a) pursuant to Section 18(1) of the Subdivision Act 1988, the applicant or owner must pay to the Responsible Authority a sum equivalent to five percent of the site value of all the land in the subdivision for the purpose of a public open space contribution.
13. Prior to the issue of a Statement of Compliance for the subdivision hereby approved, all public works required by this permit must be completed to the satisfaction of the Responsible Authority unless further consent is given in writing by the Responsible Authority.
14. Any redundant infrastructure shall be removed and the area reinstated to the satisfaction of the Responsible Authority.

Vegetation Removal

15. Before the vegetation removal works commence, two copies of a fully measured and photographic survey of the existing driveway and Cypress trees on proposed Lot 1 must be documented and lodged with and to the satisfaction of the Responsible Authority. One copy must be forwarded to the Phillip Island and District Historical Society Inc. with an appropriate cover letter.

16. Before the vegetation removal works commence, a suitably experienced person must undertake a preliminary assessment to identify the presence of any existing fauna utilising the vegetation proposed for removal for habitat purposes. The suitably experienced person must be present during the vegetation removal works to appropriately relocate any displaced fauna if, as a result of the preliminary assessment, this is deemed necessary. The preliminary assessment and relocation of any displaced fauna must meet the satisfaction of the Responsible Authority.

17. Before the vegetation removal works commence, a landscape plan prepared by a landscape architect or suitably qualified person or firm must be submitted to the satisfaction of the Responsible Authority for approval. When approved, the plans will be endorsed and form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided (one copy must be A3 size). The plans must show:

    (a) areas to be landscaped on-site including (but not limited to) the frontage to Thompson Avenue;

    (b) all vegetation to be removed and retained on the subject site;

    (c) a schedule of proposed species that are to be planted on the site including scientific names including a variety of trees, shrubs and groundcovers;

    (d) an extensive 80 percent minimum incorporation of locally indigenous species grown from local seed stocks; and

    (e) quantities of all species to be planted on site including their size when mature.

    All species are to be non-invasive and not include any environmental weeds as contained within the publication, Common Weeds of Gippsland, Bass Coast Shire 2002.

18. All vegetation removal works undertaken must be in accordance with the site plan endorsed by the Responsible Authority except with the written consent of the Responsible Authority.

19. The vegetation removed in accordance with this permit must be replaced by that shown on the landscaping plan approved under Condition 17 of this planning permit.

20. All replanting works must be completed within 6 months of the vegetation being removed in accordance with this permit unless further written consent is given by the Responsible Authority.

21. The replanting required must be maintained and any dead or dying plants must be replaced to the satisfaction of the Responsible Authority.

22. An A3 sized copy of the endorsed plan(s) and permit must be displayed in a prominent location on the land one day prior to the works being undertaken, during the works and one week after the work has been completed to the satisfaction of the Responsible Authority.

23. All vegetation removal works permitted by this permit are to be managed to ensure that the amenity of the area is not detrimentally affected in any way (including through the emission of sawdust and/or the removal of vegetation from the land) to the satisfaction of the Responsible Authority.

Expiry

24. This permit will expire if'.

    (a) the plan of subdivision is not certified within two (2) years of the date of this permit; or

    (b) the subdivision is not completed within five (5) years of the date of certification.

    The Responsible Authority may extend the time if a request is made in writing before the permit expires or within three months afterwards.

    Please note that a Plan of Subdivision must be lodged for registration with the Land Titles Registry not later than five (5) years after the date of first certification. If this does not occur, the Plan of Subdivision lapses pursuant to the Subdivision Act 1988 and cannot be revived.

Note:

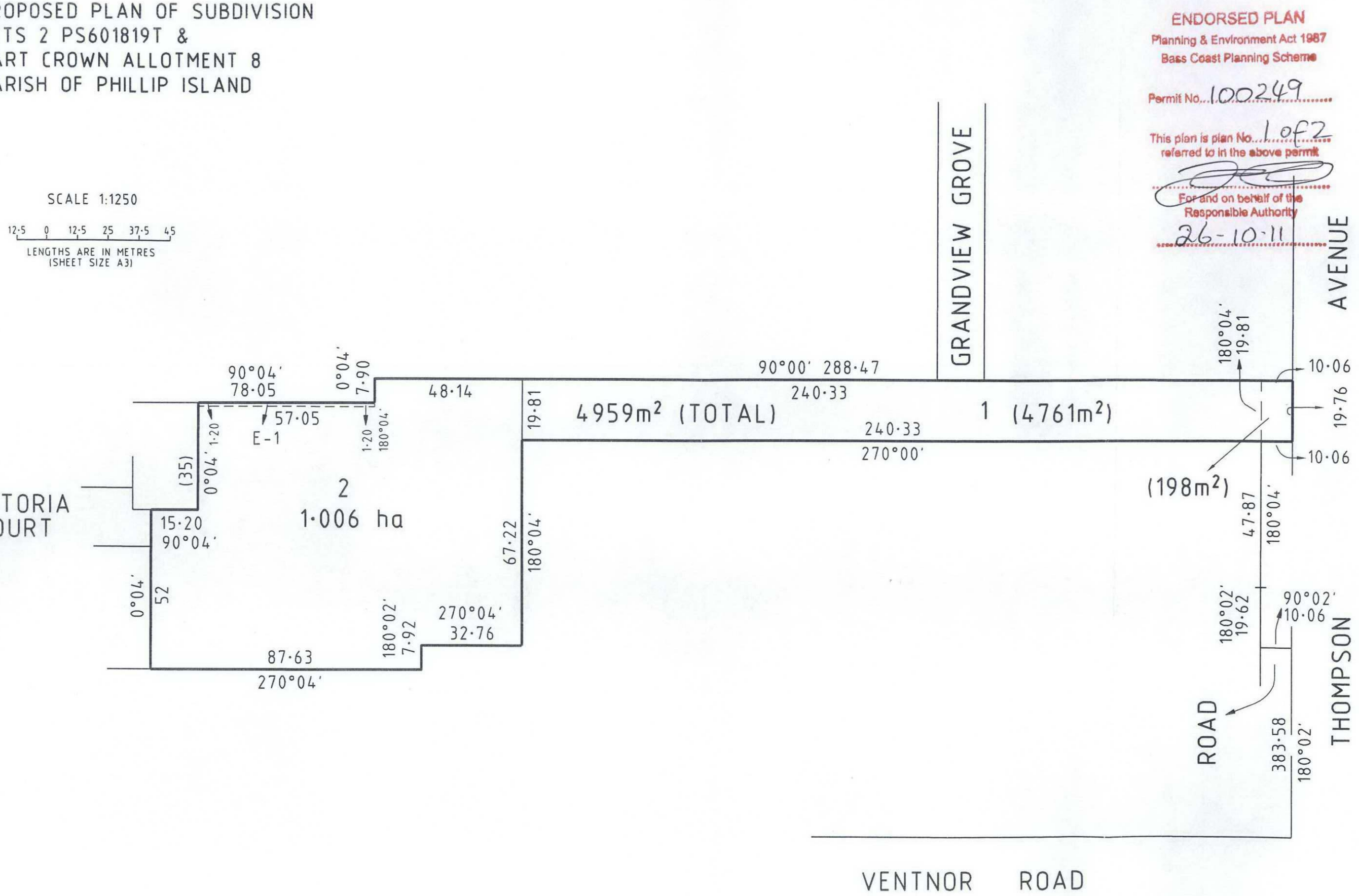
A Road Occupation Permit shall be required for any works undertaken in the road adjoining the subject land (subject to this permit). This includes works associated with driveway construction or service connections for drainage, power, telephone, water and sewerage or easement and drainage works.

PROPOSED PLAN OF SUBDIVISION
LOTS 2 PS601819T &
PART CROWN ALLOTMENT 8
PARISH OF PHILLIP ISLAND

ENDORSED PLAN
Planning & Environment Act 1987
Bass Coast Planning Scheme
Permit No. 100249
This plan is plan No. 1 of 2
referred to in the above permit
For and on behalf of the
Responsible Authority
26-10-11

SCALE 1:1250

12·5 0 12·5 25 37·5 45
LENGTHS ARE IN METRES
(SHEET SIZE A3)



Beveridge Williams
development & environment consultants
Wonthaggi ph : 03 5672 1505
www.beveridgewilliams.com.au

REF: 0189/2

LOT 2 ON LP601819T &
PART CROWN ALLOTMENT 8

0 12.5 25 32.5 45
LENGTHS ARE IN METRES
(SHEET SIZE A3)

ENDORSED PLAN
Planning & Environment Act 1987
Bass Coast Planning Scheme
Permit No... 100249
This plan is plan No... 2 of 2
referred to in the above permit
For and on behalf of the
Responsible Authority
26-10-11

APPROXIMATE NORTH

GRANDVIEW GROVE

VICTORIA COURT

THOMPSON AVENUE

ROAD

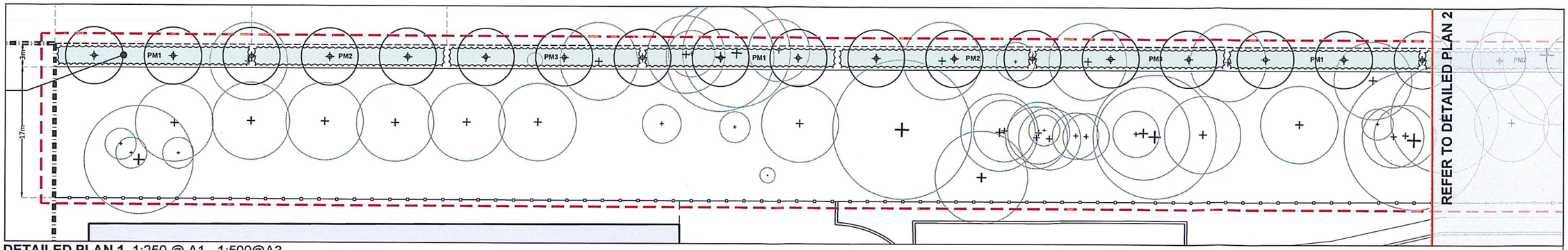
LEGEND

VEGETATION TO BE REMOVED
(CYPRESS TREES)

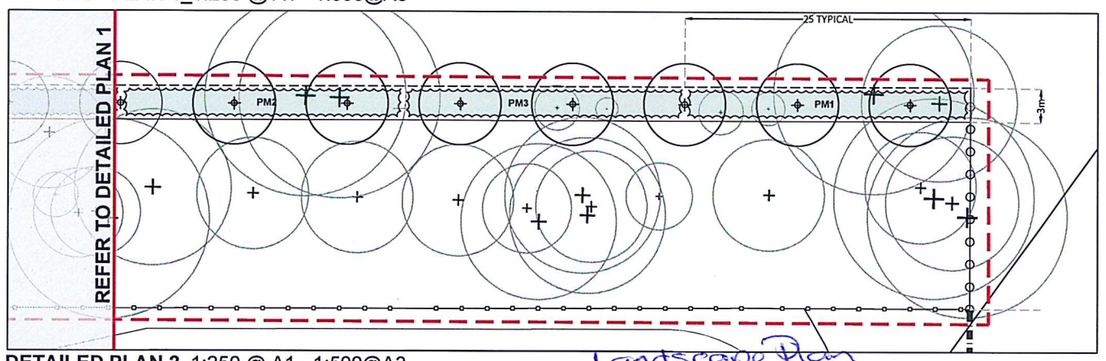
NOTE:
ALL DIMENSIONS ARE APPROXIMATE AND
SUBJECT TO FINAL SURVEY.

Beveridge Williams
development & environment consultants
Wonthaggi ph : 03 5672 1505
www.beveridgewilliams.com.au

DRAWING: 0189SITECONTEXT.DWG



DETAILED PLAN 1_1:250 @ A1 - 1:500@A3



DETAILED PLAN 2_1:250 @ A1 - 1:500@A3

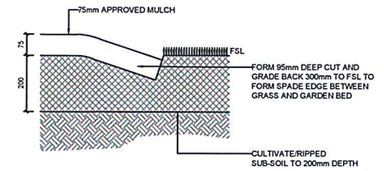
LEGEND

- LOT BOUNDARY
- EXTENT OF LANDSCAPE WORKS
- EXISTING TREE TO BE REMOVED -Refer to arborist report for further details.
- TREE WITHIN PROPOSED BUFFER PLANTING- Refer to 0189_L01 & E/L020 for further details.
- PM1-3 — PROPOSED UNDERSTORY PLANTING MODULES (PM) -Refer to A,B & D/L02 and plant schedule for further details. -Refer to F/L02 for planting layout matrix
- SOIL PROFILE 1 -Refer to D/L02 and specification.
- SE — SPADE EDGING - Refer to detail A/L02
- LAWN AREAS - GRASS SEEDING -Refer to C/L02 and specification.
- EXISTING LANDSCAPE AREAS -Not part of this approval.
- EXISTING TIMBER PAILING BOUNDARY FENCE TO BE DELETED
- EXISTING TIMBER PAILING BOUNDARY FENCE TO BE RETAINED

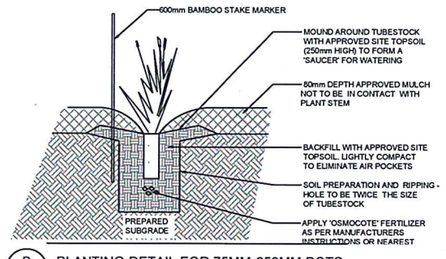
Landscape Plan
ENDORSED PLAN
Planning & Environ... 287
Bass Coast Pl... 9
Permit No. 100249
This p... 1 of 2
...above permit
...and conditions of this
Responsible Authority
25-7-18

PLANT SCHEDULE

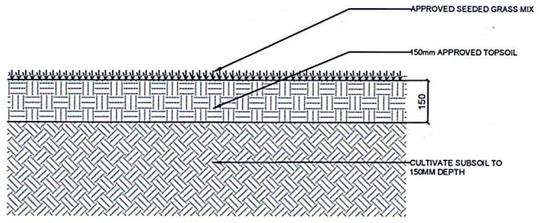
CODE	BOTANICAL NAME	COMMON NAME	HEIGHT x WIDTH	POT SIZE	QTY
SEDGES					
CHR sem	*Chrysocephalum apiculatum*	Clustered Everlasting	1 x m	140mm	60
LOM tan	*Lomandra 'Tanika'*		1 x 1 m	140mm	60
DIA adm	*Dianella 'Little Rev'*		0.5 x 0.5m	140mm	45
POA lab	*Poa labillardierei*	Common Tussock Grass	1 x 1m	140mm	45
STI sti	*Stipa Stipoides*	Coastal Tussock Grass	1.5 x1.5m	140mm	60
SHRUBS					
LEP cop	Leptospermum 'Copper Glow'		2 x 2m	140mm	105
LEP pin	Leptospermum 'Pink Cascade'		2 x 2m	140mm	90



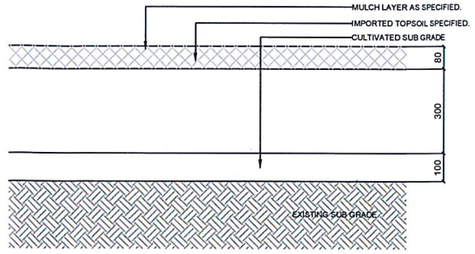
A L02 TYPICAL SPADE EDGE DETAIL. SCALE 1:10



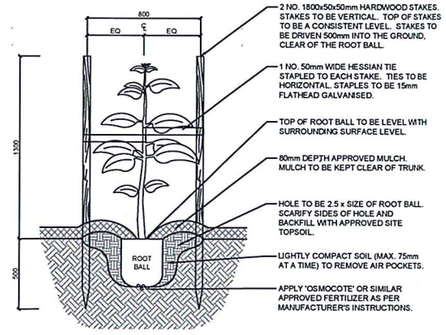
B L02 PLANTING DETAIL FOR 75MM-250MM POTS SCALE 1:10



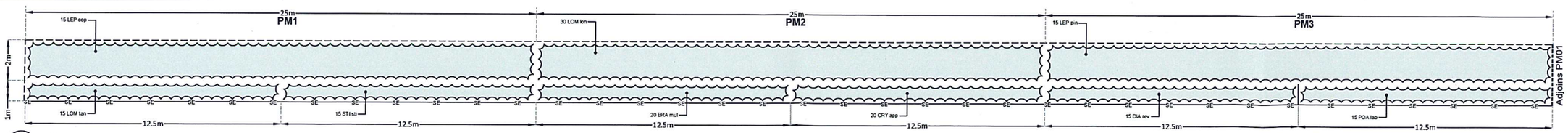
C L02 GRASS SEEDING SCALE 1:10



D L02 SOIL PROFILE 1 SCALE 1:10



E L02 PLANTING DETAIL FOR 300mm POTS SCALE 1:20



F L02 UNDERSTORY PLANTING DETAIL SCALE 1:100

LANDSCAPE PLAN

190 THOMPSON AVENUE, COWES

MATTHIES PROPERTY INVESTMENTS PTY LTD

Beveridge Williams
development & environment consultants
Melbourne ph : 03 9524 8888
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Version	Date	Description
XX	--.--.--	Description of Amendments

Drawn By: L.STEPTO
Checked By: L.STEPTO
Drawing Ref: 0189_L01
Sheet: 2 OF 2
Version No: 01
Date: 25.06.2018
Scale (A1): AS SHOWN

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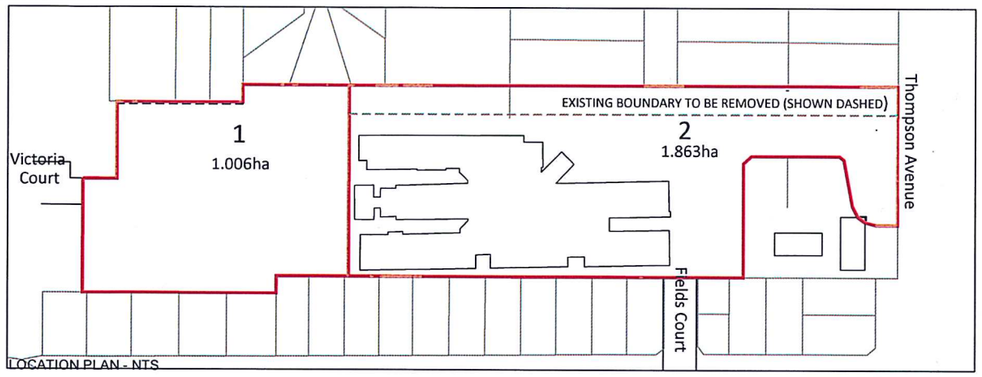


ESTABLISHMENT & MAINTENANCE NOTES

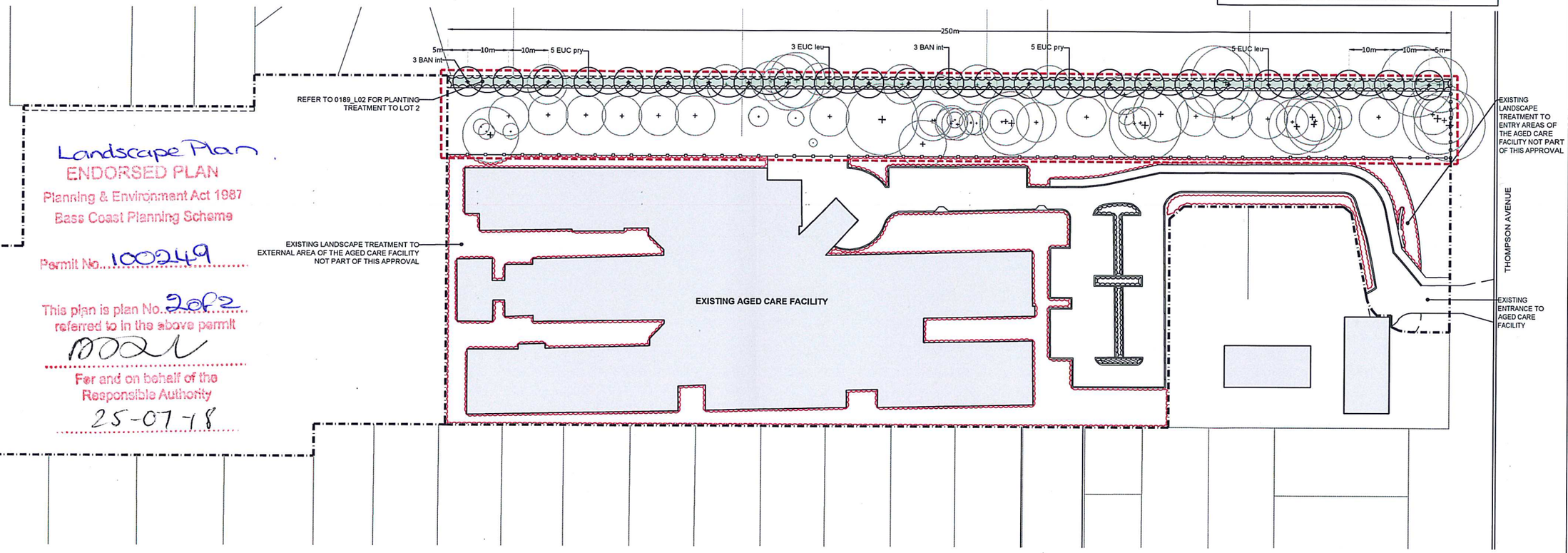
1. The Contractor must verify all dimensions on site and immediately report any discrepancies to the Project Manager.
2. The site is to be cleared of all debris and builder's rubble.
3. All weed species on site shall be eradicated.
4. Prior to spreading any top soil the areas for lawn and garden beds shall be ripped to a depth of 150mm and 200mm respectively if required.
5. 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.
6. 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.
7. The Contractor must verify all plant quantities prior to ordering.
8. 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.
9. All plant stock must be checked by the Contractor and must be healthy and disease free.
10. Planting must be undertaken in accordance with sound horticultural practices, as per the planting details.
11. Supply and install 20mm diameter 80mm depth approved fine grade Eucamulch to all garden beds, planting areas and tree watering bowls.
12. 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.
13. 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.
14. 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

1. This plan is subject to approval by Council.
2. The Landscape Contractor must refer to civil engineering drawings for set out of roads (and / or carpark areas) and all infrastructure.
3. This plan is intended for soft landscaping and associated landscape materials and must not be used for any other purposes.
4. 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.
5. The Landscape Contractor must immediately report any perceived errors or omissions in the landscape drawings to the Project Manager and Client.
6. Where any conflict occurs between proposed tree locations and infrastructure, such as light poles or powerlines, tree(s) must be relocated or removed.

LEGEND

- LOT BOUNDARY
- EXTENT OF LANDSCAPE WORKS
- EXISTING TREE TO BE REMOVED -Refer to arborist report for further details.
- TREE WITHIN PROPOSED BUFFER PLANTING- Refer to 0189_E/L02 for further details.
- PROPOSED UNDERSTORY WITHIN BUFFER PLANTING -Refer to 0189_L02 for further details.
- LAWN AREAS - GRASS SEEDING -Refer to 0189_C/L02 and specification.
- EXISTING LANDSCAPE AREAS -Not part of this approval.
- EXISTING TIMBER PALING & FRONT ENTRY BOUNDARY FENCE LOCATED ON TITLE BOUNDARY TO BE REMOVED
- EXISTING TIMBER PAILING BOUNDARY FENCE LOCATED ON TITLE BOUNDARY TO BE RETAINED



Landscape Plan
ENDORSED PLAN
Planning & Environment Act 1987
Bass Coast Planning Scheme
Permit No. 100249
This plan is plan No. 2 of 2
referred to in the above permit
For and on behalf of the
Responsible Authority
25-07-18

PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	HEIGHT x WIDTH	POT SIZE
TREES				
BAN int	*Banksia integrifolia*	Coast Banksia	8-10 x 3-5 m	25L / 1m
EUC pry	*Eucalyptus pryonana*	Manna Gum	10 x 8 m	25L / 1m
EUC leu	*Eucalyptus leucoxylon*	Yellow Gum	10 x 12 m	25L / 1m

10 0 10 20 30 40 50 60m

LANDSCAPE PLAN

190 THOMPSON AVENUE, COWES

MATTHIES PROPERTY INVESTMENTS PTY LTD

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Version Date Description

Drawn By: L.STEPTO
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