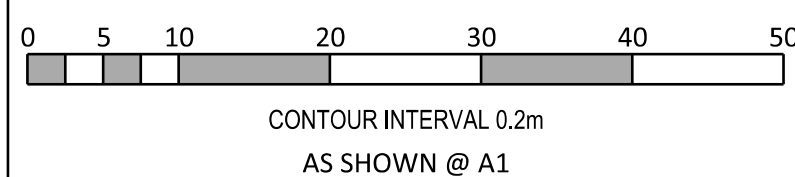


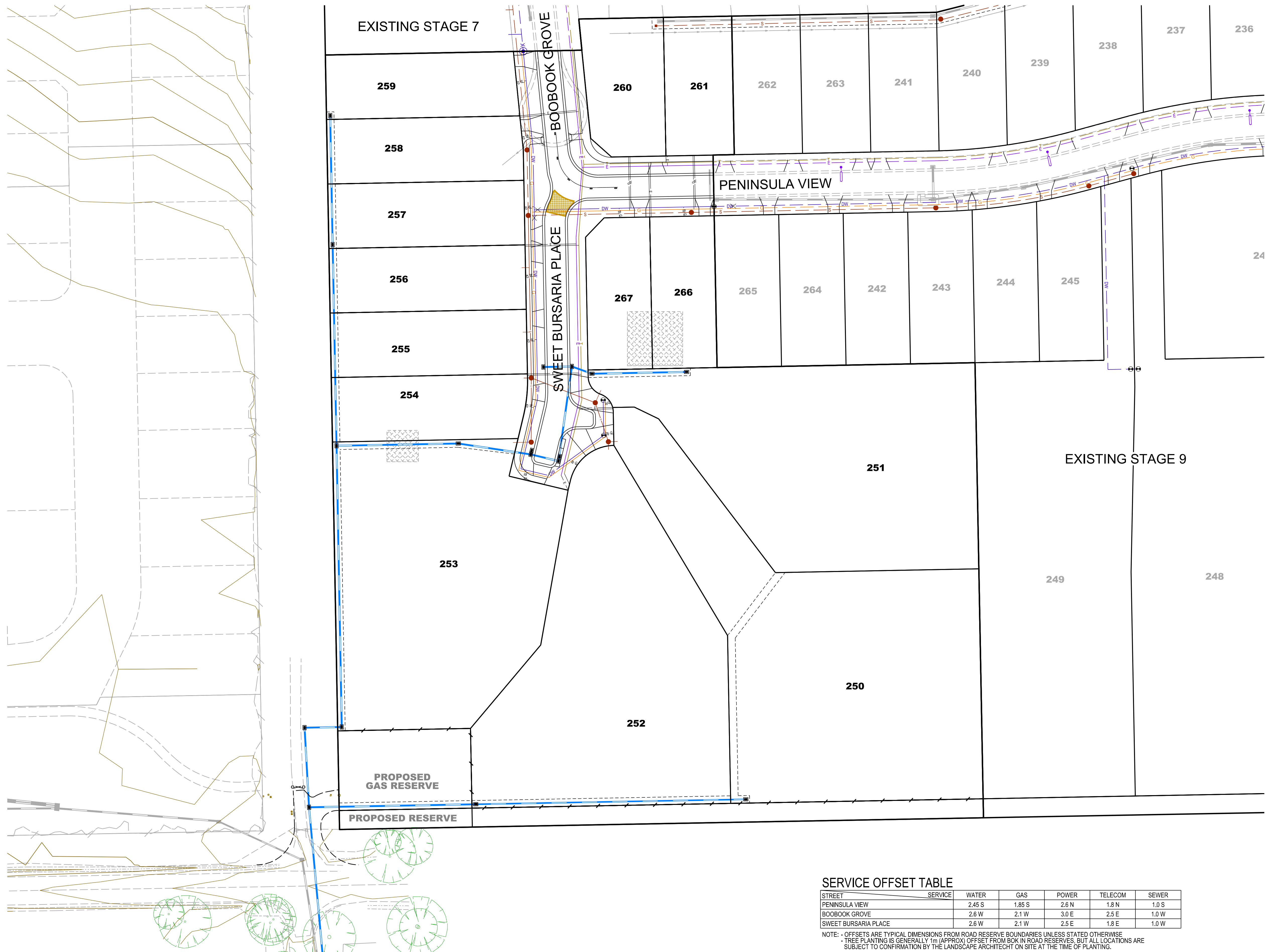
| TBM/PSM | EASTING | NORTHING | LEVEL | TYPE        |
|---------|---------|----------|-------|-------------|
| TBM 1   | 649.377 | 845.27   | 27.52 | RIVET       |
| TBM 2   | 667.736 | 795.893  | 29.95 | STAR PICKET |
| TBM 3   | 889.754 | 784.797  | 28.44 | RIVET       |
| PM276   | 647.707 | 845.247  | 27.41 | PM          |
| PM293   | 941.703 | 788.781  | 27.75 | PM          |

| STREET               | SERVICE | WATER  | GAS    | POWER | TELECOM | SEWER |
|----------------------|---------|--------|--------|-------|---------|-------|
| PENINSULA VIEW       |         | 2.45 S | 1.85 S | 2.6 N | 1.8 N   | 1.0 S |
| BOOBOOK GROVE        |         | 2.6 W  | 2.1 W  | 3.0 E | 2.5 E   | 1.0 W |
| SWEET BURSARIA PLACE |         | 2.6 W  | 2.1 W  | 2.5 E | 1.8 E   | 1.0 W |

NOTE: - OFFSETS ARE TYPICAL DIMENSIONS FROM ROAD RESERVE BOUNDARIES UNLESS STATED OTHERWISE  
- 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.








| STREET               | SERVICE | WATER  | GAS    | POWER | TELECOM | SEWER |
|----------------------|---------|--------|--------|-------|---------|-------|
| PENINSULA VIEW       |         | 2.45 S | 1.85 S | 2.6 N | 1.8 N   | 1.0 S |
| BOOBOOK GROVE        |         | 2.6 W  | 2.1 W  | 3.0 E | 2.5 E   | 1.0 W |
| SWEET BURSARIA PLACE |         | 2.6 W  | 2.1 W  | 2.5 E | 1.8 E   | 1.0 W |

|   |             |      |    |     |                  |             |      |    |     |
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| A ISSUED FOR CONSTRUCTION   |             |      |    |     | 20.07.16 MJC MJC |             |      |    |     |
| Rev   | Description | Date | By | App | Rev              | Description | Date | By | App |



|                 |  |  |          |            |   |
|-----------------|--|--|----------|------------|---|
| Project Details | SEAGROVE ESTATE STAGE 10, COWES<br>SOUTHERN SUSTAINABLE DEVELOPMENTS<br>BASS COAST SHIRE COUNCIL | K:\a\Melbourne Files\M4015 - Seagrove Estate\Engineering\10-Stage\Design\_Road & Drainage\M4015-10-D.dgn |          |            |  |
| Drawing Title   | SERVICE PLAN   | Scale  | AS SHOWN |            |   |
|                 |  | Council Ref  | Stage No | Drawing No | Rev   |
|                 |  | 2417   | 10       | R 102      | A   |

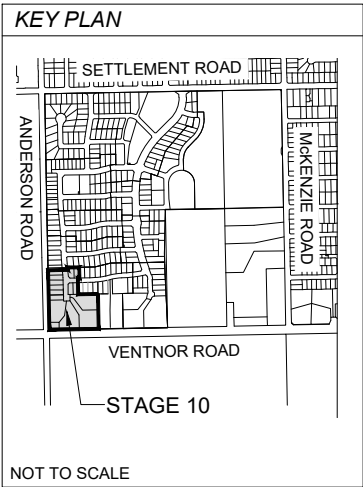




**LEGEND**

|                     |                    |
|---------------------|--------------------|
| <b>NO CUT/FILL</b>  | <b>CUT</b>         |
| = -0.150m to 0.150m | = -0.40m to -0.15m |
| <b>FILL</b>         | = -0.70m to -0.40m |
| = 0.15m to 0.40m    | = -1.00m to -0.70m |





- ESTABLISHMENT & MAINTENANCE NOTES**
- The site is to be cleared of all debris and builder's rubble. All weed species shall be eradicated by spot spraying with approved herbicide and hand pulling. Pre-planting weed control must be undertaken no less than six weeks prior to planting.
  - Approved site or imported topsoil shall be incorporated into garden beds. A 'Landscape Blend' soil mix or any weed free sandy loam/clay mix with added compost, should be added to a depth of approximately 200mm.
  - Plants species shall be true to type and there should be no alterations or substitution of nominated species or cultivars without the written consent of the Landscape Architect.
  - The Landscape Contractor must verify all plant quantities prior to ordering.
  - All plant stock shall be checked by the Contractor and must be healthy and disease free.
  - Planting must be undertaken in accordance with sound horticultural practices, with holes dug to a minimum 2.5 times the size of the root ball. Holes should be back-filled to top of root ball. Avoid excessive compaction of soil.
  - All plants must be thoroughly hand watered immediately after planting.
  - Slow release fertiliser, suitable for native species (eg. 9 month 'Osmocote') shall be applied at the time of planting in accordance with manufacturer's recommended dose rates and application methods.
  - Terrestrial Planting areas to be mulched to a minimum depth of 80mm with a eucamulch blend - refer to details.
  - Grassed areas to be applied by Hydromulch method to mix as specified and achieve first cut & fertilise prior to Practical Completion.
  - 90x10mm flexible Redgum or treated Pine timber edge - refer to detail D - installed between grass & Terrestrial Planting / Raingarden.
  - Where any Crossover is not constructed at the time works are being undertaken these areas shall be hydromulched to the same specifications as other indicated Grass (Hydromulch) areas. The cost of this extra hydromulching shall be considered as a variation at the same rate as Grassing has been allowed for in the agreed Bill of Quantities.
  - Regular maintenance must be undertaken to remove weed species. Replace any dead or diseased plants as required. Follow up turf establishment and re-top dress and seed as required.

- GENERAL NOTES**
- Refer to Landscape Specification by Beveridge Williams.
  - The Landscape Contractor must refer to civil engineering drawings for set out of roads and carpark and all infrastructure.
  - This plan is intended for soft landscaping and associated landscape materials and must not be used for any other purposes.
  - All survey information supplied is assumed to be correct.
  - The Landscape Contractor must verify all dimensions and areas prior to commencing any work or placing any orders for materials.
  - 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.
  - The Landscape Contractor must confirm all plant quantities prior to ordering.
  - Grassed nature strips as specified.

FOR APPROVAL

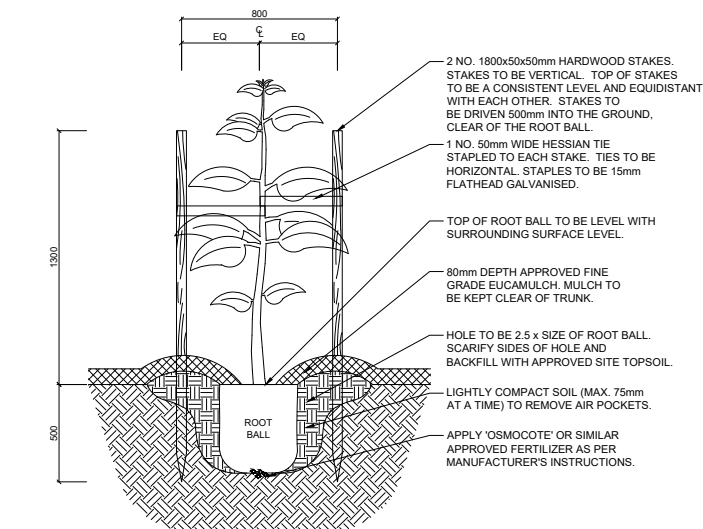
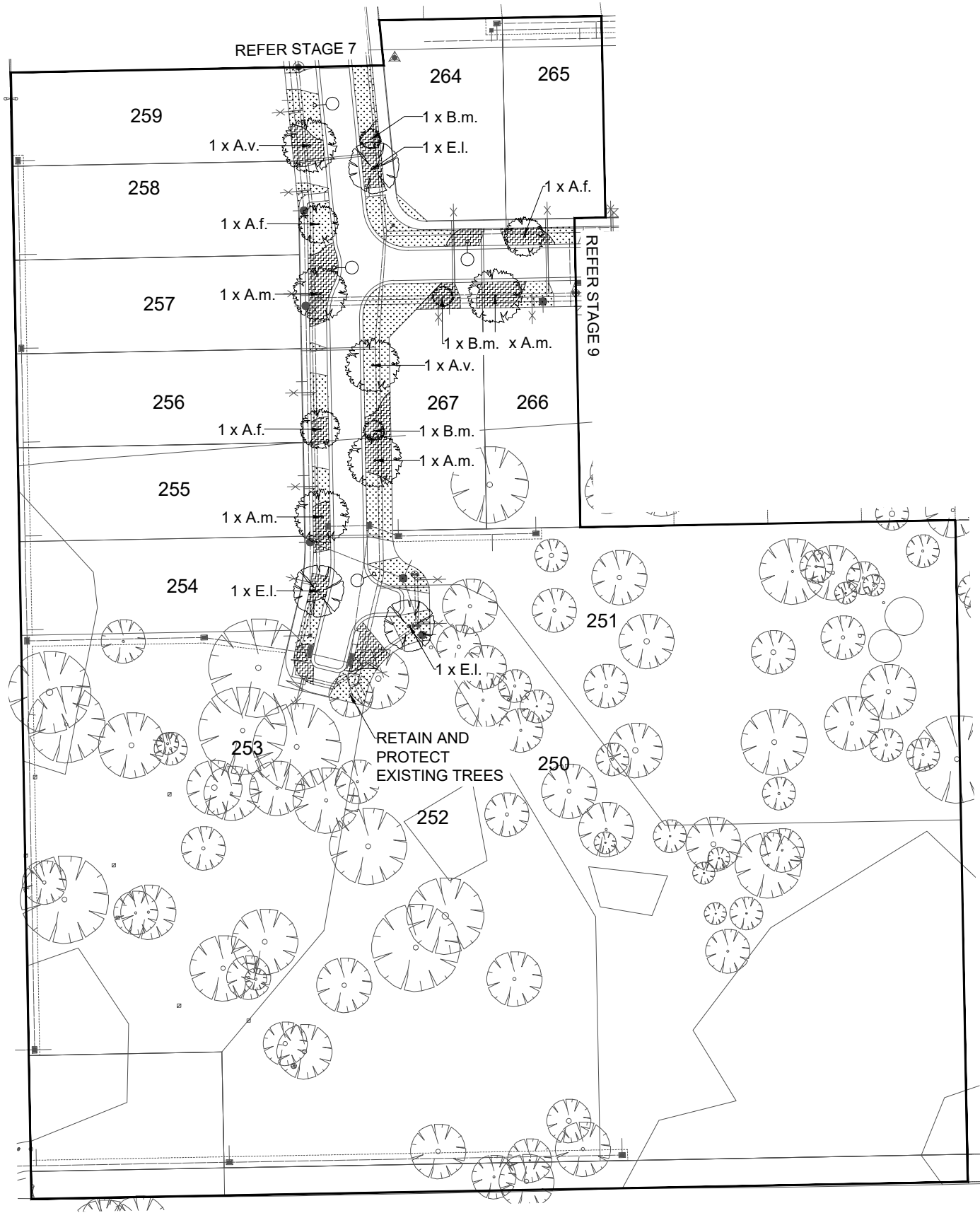
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|               |   |
|---------------|---|
| Project Name  | SEAGROVE ESTATE - STAGE 10, COWES         |
| Drawing Title | LANDSCAPE PLAN 01                         |
| Client        | SOUTHERN SUSTAINABLE DEVELOPMENTS PTY LTD |

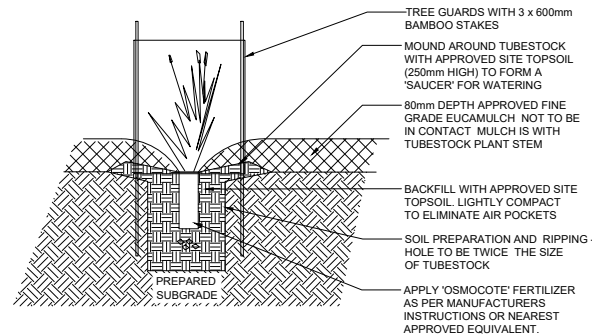
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|----------|------------|
| Designed | P.BAULCH   |
| Drawn    | P.BAULCH   |
| Approved | J.GREEN    |
| Date     | 05.07.2016 |

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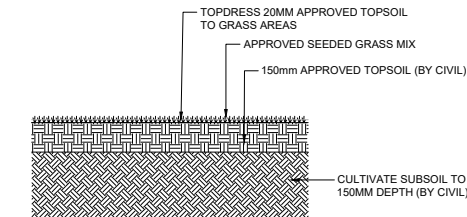
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| Project Ref.<br><b>A4015-10</b>  | Drawing No.<br><b>L01</b> | Rev.<br><b>-</b> |  |
| Drawing Ref.<br>K:\JOBS DATA\A015 - SEAGROVE ESTATE\LAN\10\CAD\A015-10 LP 01 CURRENT.DWG |                           |                  |  |



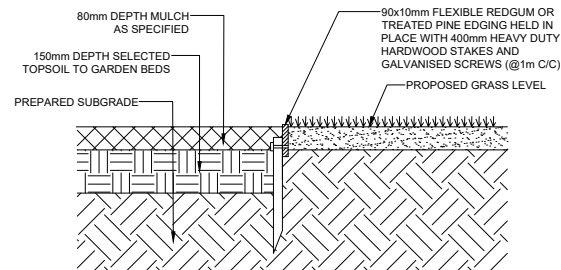
A TREE PLANTING DETAIL (400mm & 45L POTS)  
SCALE 1:20



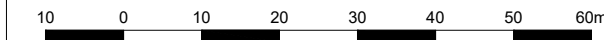
B TUBESTOCK PLANTING WITH GUARD  
SCALE 1:10



C SEEDED GRASS DETAIL  
SCALE 1:20



D TYPICAL TIMBER EDGE FOR LAWN/GARDEN BEDS  
SCALE 1:10



LEGEND

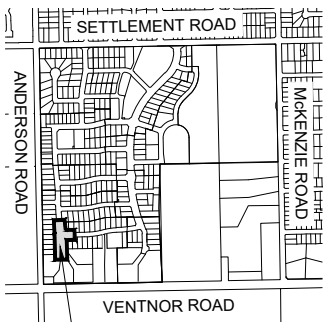
|  |   |
|--|---|
|  | EXISTING TREE TO BE RETAINED & PROTECTED  |
|  | PROPOSED TREES & SHRUBS                   |
|  | TERRESTRIAL PLANTING (SHREDDED EUCAMULCH) |
|  | GRASS (SEEDED)                            |
|  | DRAINAGE                                  |
|  | SERVICES                                  |
|  | ELECTRICITY / STREET LIGHTS               |
|  | STAGE BOUNDARY                            |
|  | TIMBER EDGE Refer Detail D, L01           |

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.

KEY PLAN



EXTENT OF  
NATURE STRIP  
PLANTING

NOT TO SCALE

ESTABLISHMENT & MAINTENANCE NOTES

- The site is to be cleared of all debris and builder's rubble. All weed species shall be eradicated by spot spraying with approved herbicide and hand pulling. Pre-planting weed control must be undertaken no less than six weeks prior to planting.
- Approved site or imported topsoil shall be incorporated into garden beds. A 'Landscape Blend' soil mix or any weed free sandy loam/clay mix with added compost, should be added to a depth of approximately 200mm.
- Plants species shall be true to type and there should be no alterations or substitution of nominated species or cultivars without the written consent of the Landscape Architect.
- The Landscape Contractor must verify all plant quantities prior to ordering.
- All plant stock shall be checked by the Contractor and must be healthy and disease free.
- Planting must be undertaken in accordance with sound horticultural practices, with holes dug to a minimum 2.5 times the size of the root ball. Holes should be back-filled to top of root ball. Avoid excessive compaction of soil.
- All plants must be thoroughly hand watered immediately after planting.
- Slow release fertiliser, suitable for native species (eg. 9 month 'Osmocote') shall be applied at the time of planting in accordance with manufacturer's recommended dose rates and application methods.
- Terrestrial Planting areas to be mulched to a minimum depth of 80mm with a eucamulch blend - refer to details.
- Grassed areas to be applied by Hydromulch method to mix as specified and achieve first cut & fertilise prior to Practical Completion.
- 90x10mm flexible Redgum or treated Pine timber edge - refer to detail D - installed between grass & Terrestrial Planting / Raingarden.
- Where any Crossover is not constructed at the time works are being undertaken these areas shall be hydromulched to the same specifications as other indicated Grass (Hydromulch) areas. The cost of this extra hydromulching shall be considered as a variation at the same rate as Grassing has been allowed for in the agreed Bill of Quantities.
- Regular maintenance must be undertaken to remove weed species. Replace any dead or diseased plants as required. Follow up turf establishment and re-top dress and seed as required.

GENERAL NOTES

- Refer to Landscape Specification by Beveridge Williams.
- The Landscape Contractor must refer to civil engineering drawings for set out of roads and carpark and all infrastructure.
- This plan is intended for soft landscaping and associated landscape materials and must not be used for any other purposes.
- All survey information supplied is assumed to be correct.
- The Landscape Contractor must verify all dimensions and areas prior to commencing any work or placing any orders for materials.
- 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.
- The Landscape Contractor must confirm all plant quantities prior to ordering.
- Grassed nature strips as specified.

FOR APPROVAL

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| Rev | Description | Date | By | App. | Rev | Description | Date | By | App. |
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Project Name SEAGROVE ESTATE - STAGE 10, COWES

Drawing Title LANDSCAPE PLAN 02

Client SOUTHERN SUSTAINABLE DEVELOPMENTS PTY LTD

Designed P.BAULCH

Drawn P.BAULCH

Approved J.GREEN  
Date 05.07.2016

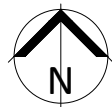


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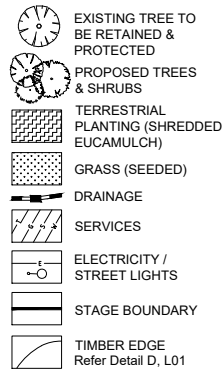
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LEGEND



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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PLANT SCHEDULE - GARDEN BED PLANTING

| CODE   | BOTANICAL NAME                                  | COMMON NAME            | HEIGHT X WIDTH | POT SIZE | QTY |
|--|---|------------------------|----------------|----------|-----|
| STREET TREES   |   |                        |                |          |     |
| A.f.   | <i>Agonis flexuosa</i>                          | Willow Myrtle          | 7-9x4-5m       | 400mm    | 3   |
| A.m.   | <i>Acacia melanoxylon</i>                       | Blackwood              | 12-16x5-7m     | 45L      | 4   |
| A.v.   | <i>Allocasuarina verticillata</i>               | Drooping Sheoke        | 5-8x4-7m       | 45L      | 2   |
| B.m.   | <i>Banksia marginata</i>                        | Silver Banksia         | 2x1.8m         | 400mm    | 3   |
| E.I.   | <i>Eucalyptus leucoxylon</i> 'Eukie Dwarf'      | Dwarf Yellow Gum       | 9-10x7-9m      | 400mm    | 3   |
| TERRESTRIAL PLANTING (STREET PLANTING) - TUSsocks & GROUNDCOVERS |   |                        |                |          |     |
| D.r.   | <i>Dianella revoluta</i> var <i>brevicaulis</i> | Black-anther Flax Lily | 0.8x0.8m       | Tube     | 118 |
| F.n.   | <i>Ficinia nodosa</i>                           | Knobby Club-Rush       | 1x0.8m         | Tube     | 119 |
| L.g.   | <i>Lepidosperma gladiatum</i>                   | Coast Sword Sedge      | 1x1.5m         | Tube     | 57  |
| L.T.   | <i>Lomandra 'Tanika'</i>                        | Spiney Headed Mat Rush | 1x1.2m         | Tube     | 84  |
| P.o.   | <i>Patersonia occidentalis</i>                  | Purple Flag            | 0.3x0.5m       | Tube     | 152 |
| P.I.   | <i>Poa labillardieri</i>                        | Common Tussock Grass   | 1x1m           | Tube     | 92  |

