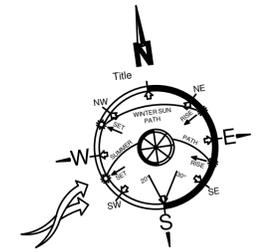




POLICE ROAD

REVISIONS:
 A' - 22/10/20 - COUNCIL RFI
 REV: **A**
 SHEET No: **L 1 of 2**
 PROJECT: **Landscape Concept Plan**
 501-521 Police Road
 Mulgrave
 CLIENT: **Blueprint Building Design**
 DESIGNED BY: **A.S** DATE: **JULY 2020**
 CHECKED BY: **A.S**
THE LANDSCAPE PLAN COMPANY
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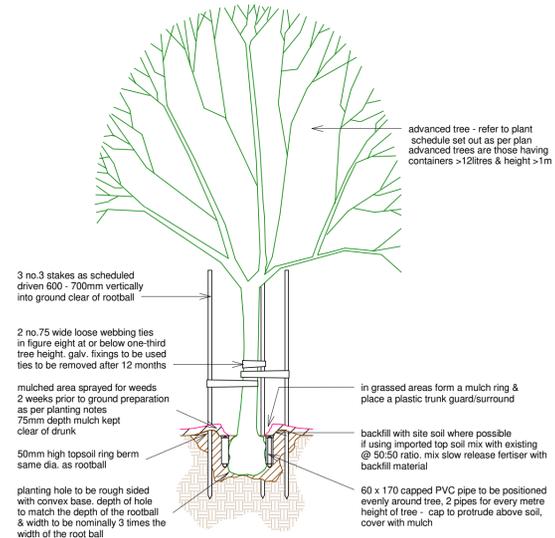
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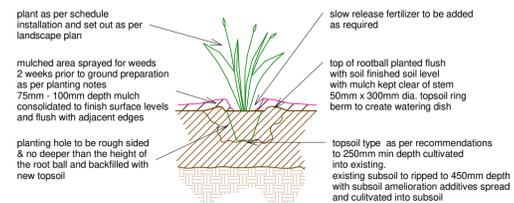
Plant Schedule

#	sym	botanical name	common name	pot	mature size (HxW)	exotic or native	evergreen or deciduous	qty
large/medium trees								
1.	Af	<i>Agonis flexuosa</i> After Dark	Willow Peppermint	300mm	5 x 3	native	E	22
2.	Al	<i>Allocasuarina littoralis</i>	Black She-oak	2m tall	8 x 4	native	E	10
3.	Ck	<i>Callistemon Kings Park Special</i>	Kings Park Special	1.5m tall	5 x 3	native	E	12
4.	Ec	<i>Eucalyptus caesia</i> 'Silver Princess'		2m tall	8 x 5	native	E	16
5.	Eca	<i>Eucalyptus camaldulensis</i>	River Red Gum	2m tall	20 x 15	native	E	2
6.	Ece	<i>Eucalyptus cephalocarpa</i>	Silver Stringbark	2m tall	15 x 10	native	E	1
7.	Ei	<i>Eucalyptus leucoxylon</i> Euky Dwarf		2m tall	8 x 4	native	E	21
8.	Ev	<i>Eucalyptus viminalis</i>	Manna Gum	2m tall	20 x 15	native	E	3
9.	Lp	<i>Leptospermum petersonii</i>	Lemon scented tea tree	300mm	5 x 2	native	E	25
large/medium shrubs								
10.	As	<i>Acmena smithii</i> 'Cherry Suprise'		200mm	2 x 1	native	E	75
11.	Ca	<i>Correa alba</i>	White Correa	200mm	2 x 1	native	E	101
12.	Dv	<i>Dodonaea viscosa</i> Purpurea	Purple Hop-Bush	200mm	3 x 3	native	E	67
13.	Mp	<i>Murraya paniculata</i>	Orange Jessamine	200mm	1.5 x 1	exotic	E	59
14.	Sa	<i>Syzygium australe</i> Hinterland Gold		200mm	2.5 x 1	native	E	61
15.	Wn	<i>Westringia Naringa</i>		200mm	2 x 1	native	E	92
small/medium shrubs								
16.	Ac	<i>Acacia cognata</i> 'lifelight'		140mm	1.0 x 1.0	native	E	110
17.	Cc	<i>Convolvulus cneorum</i>	Silver Bush	140mm	0.8 x 0.8	exotic	E	22
18.	Ep	<i>Escallonia Rubra</i> 'Pink Pixie'		140mm	1.0 x 1.0	native	E	49
19.	Lb	<i>Leucophyta brownii</i>	Cushion Bush	140mm	0.8 x 1.0	native	E	20
tussocks/strap like plants								
20.	Dc	<i>Dianella caerulea</i> 'Silver Streak'		140mm	0.6 x 0.6	native	E	42
21.	Dg	<i>Diates grandiflora</i>	Wild iris	140mm	1.0 x 1.0	exotic	E	101
22.	In	<i>Isolepis nodosa</i>	Knobby Club Rush	140mm	1.2 x 1.0	native	E	57
23.	Lm	<i>Liriope muscari</i> Evergreen Giant	Mat-Rush	140mm	0.8 x 0.8	exotic	E	158
24.	Ll	<i>Lomandra tanika</i>	Mat-Rush	140mm	0.8 x 0.8	native	E	146
25.	Pi	<i>Poa poliformis</i> 'PP500'	Kingsdale Blue tussock	140mm	0.5 x 0.8	native	E	108
26.	Pr	<i>Pennisetum setaceum</i> Rubrum	Purple Fountain grass	140mm	1.5 x 1.5	native	E	45
groundcovers/climbers								
27.	Gr	<i>Grevillea bronze rambler</i>		140mm	g'cover	native	E	58
28.	Sh	<i>Scaevola humilis</i> 'PFS100'	Purple Fusion	140mm	g'cover	native	E	19
29.	Tj	<i>Trachelospermum jasminoides</i>	Chinese Star Jasmine	140mm	climber	exotic	E	42

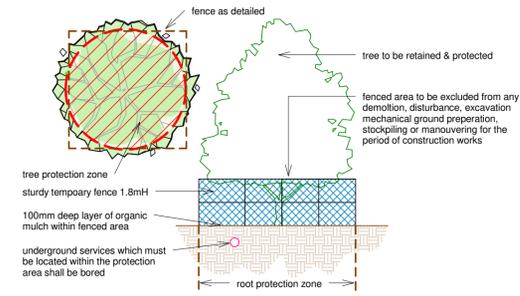
Advanced tree planting



Planting in mulched beds



Existing tree protection



1. Prior to any commencement of ANY site works(including demolition, the following shall be undertaken:

- Trees (including nature strip trees), or other vegetation identified to be retained on this plan or in any accompanying arborist report shall be protected during the construction period by installing temporary fencing or barrier around the 'Tree Protection Zone' (TPZ) of the tree. Refer to the detail. Protection measures shall include the entire canopy, the trunk and the TPZ. The TPZ is as nominated by a qualified arborist or Council.
- The fenced area shall be covered with a 100mm thick layer of organic mulch and periodically irrigated over summer and autumn periods and never allowed to dry out.
- The following impacts shall be excluded from the fenced protection area:
 - No materials shall be stored or stockpiled.
 - No fixing or attachment to the tree, whether temporary or otherwise.
 - No vehicular manoeuvring.
 - No cut or fill of ground level.
 - No open trenching for underground services.
 - No mechanical ground preparation or topsoil stripping.

- Underground services which must be located within the fenced protection zone shall be bored at minimum 500mm depth. Utilise a common services location where possible.
- In situations where there is no alternative but to excavate or trench within the TPZ, the council arborist or representative must be notified and a qualified arborist must supervise the excavation. Any roots larger than 200mm dia. are to be retained by using hand excavation techniques and roots smaller than 20mm are to be cut cleanly with sharp pruners and the disturbed area backfilled with clean free draining growing media.
- Any branch pruning shall be undertaken by a qualified arborist in accordance with AS 4374-1996. The 3-cut-method shall be used for pruning branches - firstly make a cut in the underside of the branch, secondly make an upper cut to remove the branch and thirdly make a final trim cut close close to but not flush with the trunk.
- Special construction techniques can minimise disturbance to vegetation, such as: pier and beam footings for walls and fences; constructing concrete driveways at existing ground level rather than excavating for sub base and pavement; and, incorporating porous pavement surfaces around the tree.

NOTE:
REFER TO ARBORISTS REPORT
PREPARED BY 'BLUEGUM'
FOR FULL DETAILS OF
EXISTING TREES TO BE RETAINED/REMOVED

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Landscape Notes

- This landscape plan is based on the architect's town planning floor plan and is to be used for Town Planning purposes only.
- Plant selection shall be as per the plant schedule in locations as shown on the drawings. All plants are to be to species and the best of their respective kinds. Plants are to have well developed root systems and shall be free from pests and disease. Water plants well watered before and after planting.
- Spray all areas shown on the drawings as garden bed and lawn with approved non-residual contact herbicide (Glyphosate) following manufacturer's specifications. The herbicide shall be dyed red to identify exposed areas. Leave sprayed areas for a period of 10 days prior to being worked. Re-spray any weeds still alive after 10 days.
- Determine pH of soil using pH kit available at most nurseries. pH should be slightly acidic to neutral - pH 5.5 to 7.0. If pH is outside of this range contact your local nursery to obtain advice on how to adjust the pH levels. Some plants tolerate high or low pH levels.
- If soil is mainly clay based, add gypsum to aid breaking up the soil at the rate of 1.5 kg/m2 to lawn areas and 2 kg/m2 for garden beds.
- Install sub-surface drainage which discharges to stormwater or soakage pits in areas with poor drainage (where moisture loving plants area not specified)
- Cultivate soil for garden bed areas to 300mm depth and lawn areas to 100mm depth. Deep rip in to 400mm depth areas of hard-panning or compaction.
- Use on-site top soil where possible and improve with organic material as required. Imported top soil shall be fertile, friable soil containing organic matter and free from perennial weeds and their roots, stone or rubble, clods of top soil and other extraneous material.
- Spread good quality top soil to 100mm depth for garden bed areas and 50mm depth for lawn areas. To improve drainage in clay soils, raise soil level by 200mm in garden beds.
- Plant shrubs in holes of the same depth as the root ball and twice the diameter as the root ball. Water prior to and after backfilling. Do not tread in plants. Plant root ball in the soil and never in the mulch.
- Apply fertiliser specific to individual plants requirements. Trees should be staked for the first one or two years.
- All climbers will require a wire or trellis climbing frame to be attached to adjacent surface.
- Install timber edging between all lawn areas and garden beds where shown.
- Areas nominated for lawn area to be re-graded to provide smooth contours and are to be raked to eliminate soil clods, rubble and extraneous material. A low-mow grass mix and lawn starter is to be used. Lawn areas are to be kept continually moist until establishment.
- Garden beds are to be watered, weeded, fertilised, pruned, and mulched on a regular basis by landscape contractor or the owner to ensure plants survive and thrive. This is to take place for a period of six months after completion of the landscape construction. Any plants that die or are diseased are to be replaced with the same species as listed in the plant schedule. At all times, plants are to be watered as required by climatic conditions to ensure the health of the plants. Between the months of October to April, as a minimum, plants shall be watered an average of 3 times per fortnight with 40 litres per tree and 10 litres per shrub.
- Install fully automated in-ground irrigation system to all landscaped areas.
- Provide 1m2 mulch area around all trees situated in lawn areas.
- Prior to commencement of any site works (including demolition), the following shall be undertaken:
 - Trees (including nature strip trees) or other vegetation identified to be retained on this plan or in any accompanying arborist report shall be protected during the construction period by installing temporary fencing or barrier around the 'critical root zone' or 'tree protection zone' of the tree. Protection measures should include the entire canopy, the trunk and 'critical root zone'. The 'critical root zone' is to be calculated by multiplying the diameter of the tree trunk at ground level by 15 or the zone as nominated by a qualified arborist or council.
 - The fenced area shall be covered with a 100mm thick layer of organic mulch and periodically irrigated over summer and autumn periods and never allowed to dry out.

Landscape Palette

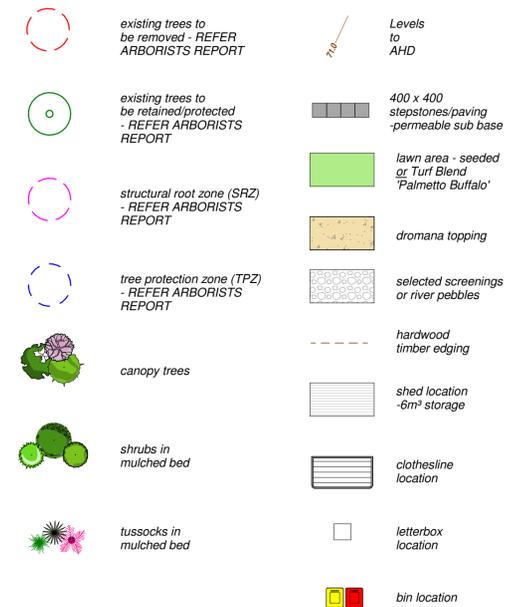
MATERIAL FINISHES



PLANTINGS (REFER SCHEDULE)



Landscape Legend



REVISIONS:
A - 22/10/20 - COUNCIL RFI

REV:
A

SHEET No:
L 2 of 2

PROJECT:
Landscape Concept Plan
501-521 Police Road
Mulgrave

CLIENT:
Blueprint Building Design

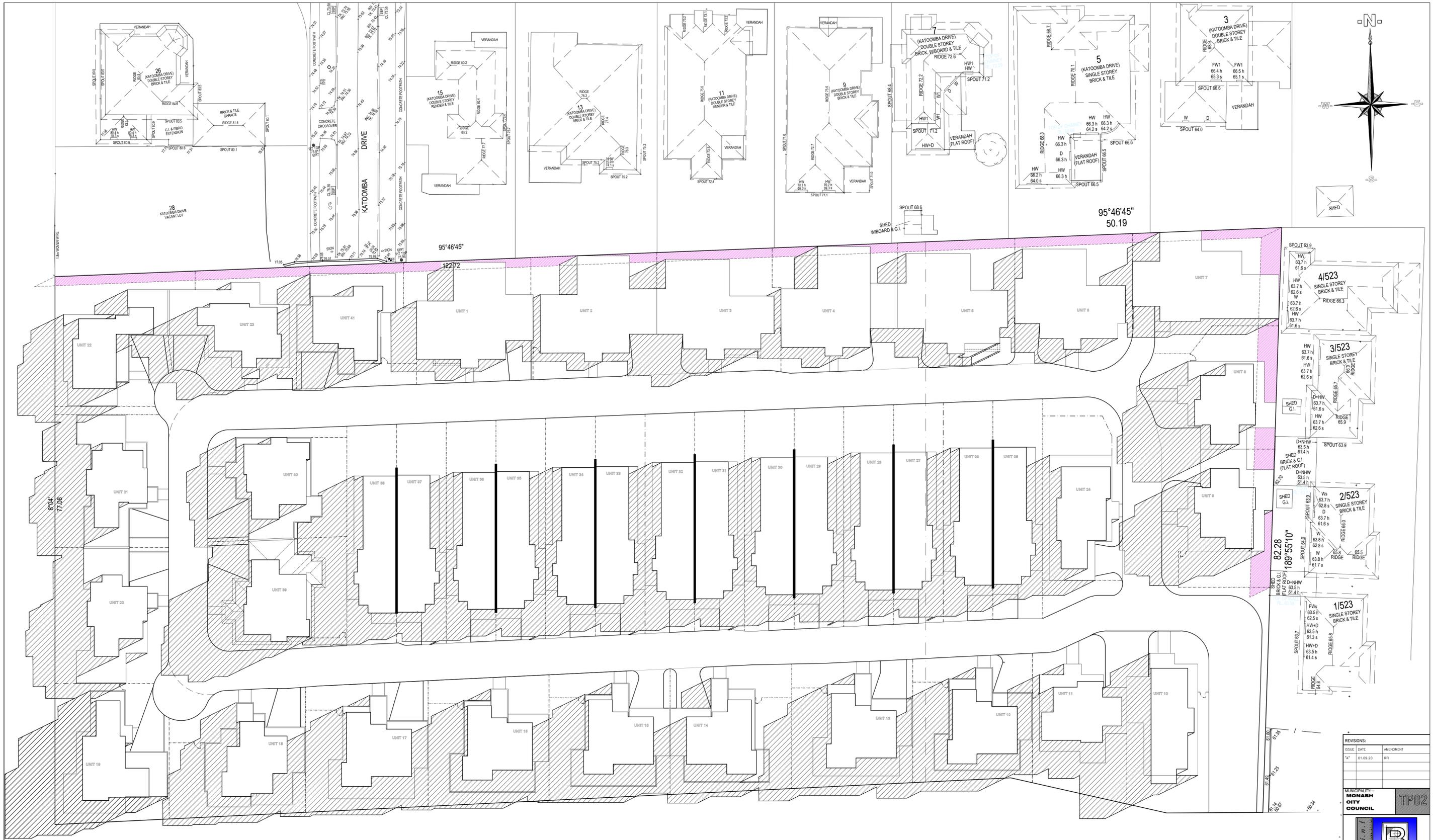
DESIGNED BY:
AS

DATE:
JULY 2020

CHECKED BY:
AS

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e: thelandscapepc@gmail.com
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**PROPOSED
SHADOW DIAGRAM**
scale : 1:100

SEPTEMBER 22nd AT 9:00a.m.

**ALTITUDE : 32°
AZIMUTH : 61°**

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ISSUE	DATE	AMENDMENT
"A"	01.09.20	RPI

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CITY
COUNCIL**

TP02

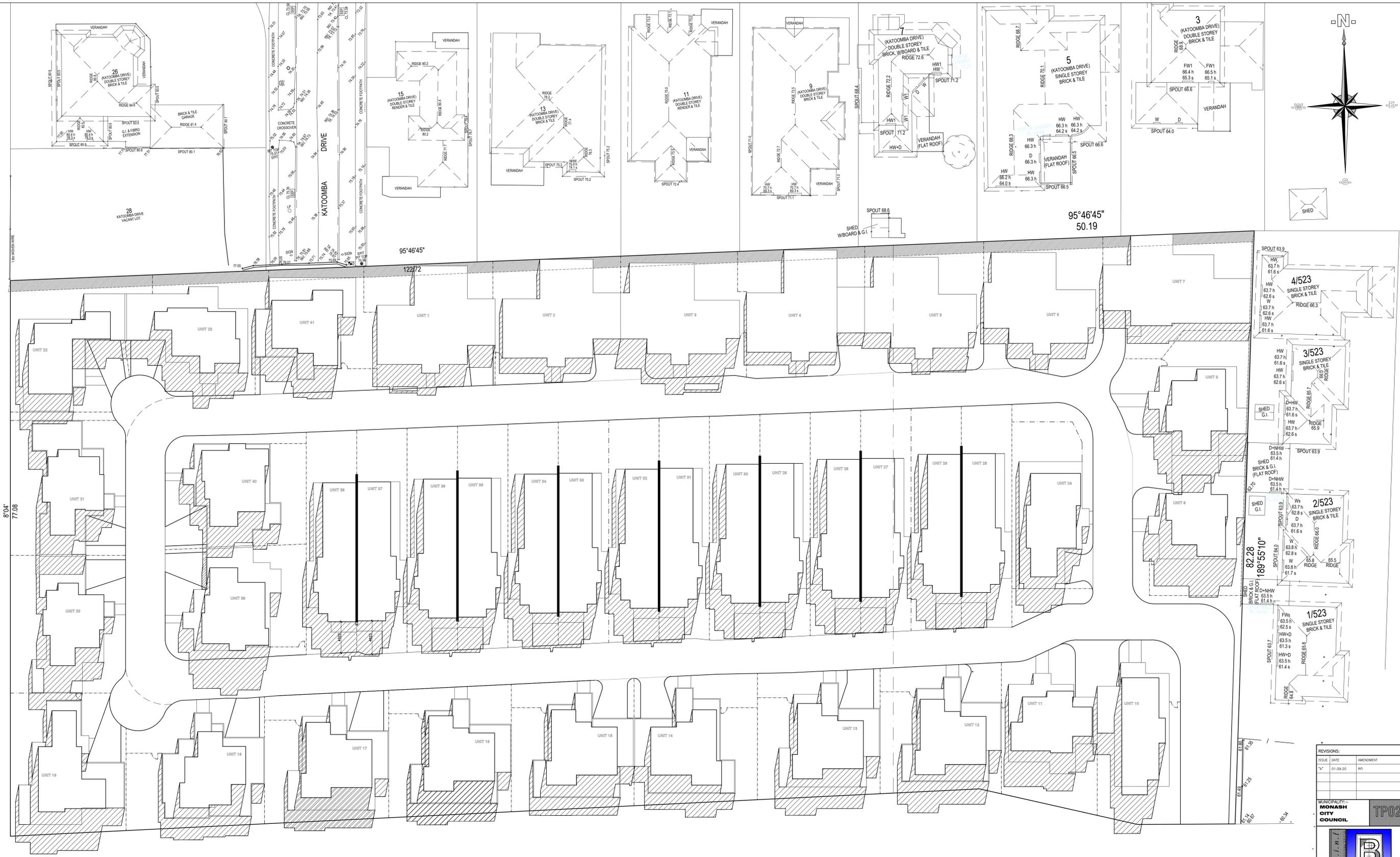
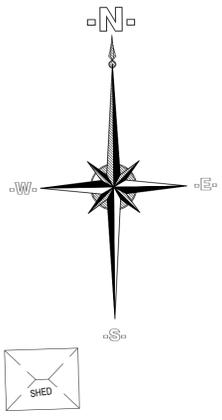
Blue
656 Prince Highway
Clayton, VIC 3168
(03) 9597 6444
www.blueprint-design.com.au

LEGEND:

	DENOTES EXTENT OF SHADOW CAST FROM PROPOSED DWELLINGS
	DENOTES EXTENT OF SHADOW CAST FROM FENCE LINE

PROJECT:
PROPOSED MULTI-UNIT DEVELOPMENT
AT: No. 501-521, POLICE ROAD, MULGRAVE

REGISTRATION No.: DP-AD21223
DATE: OCT. 2018 SCALE: 1:250@A1
SHEET: 1 of 5 REFERENCE: 18-040
DRAWN: G.T.M./A.F.



**PROPOSED
SHADOW DIAGRAM**
scale : 1:100

SEPTEMBER 22nd AT 12:00p.m.

**ALTITUDE : 51°
AZIMUTH : 175°**

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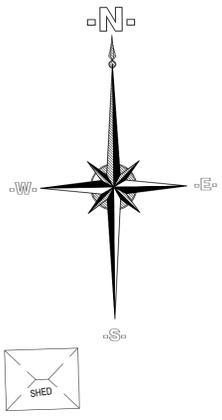
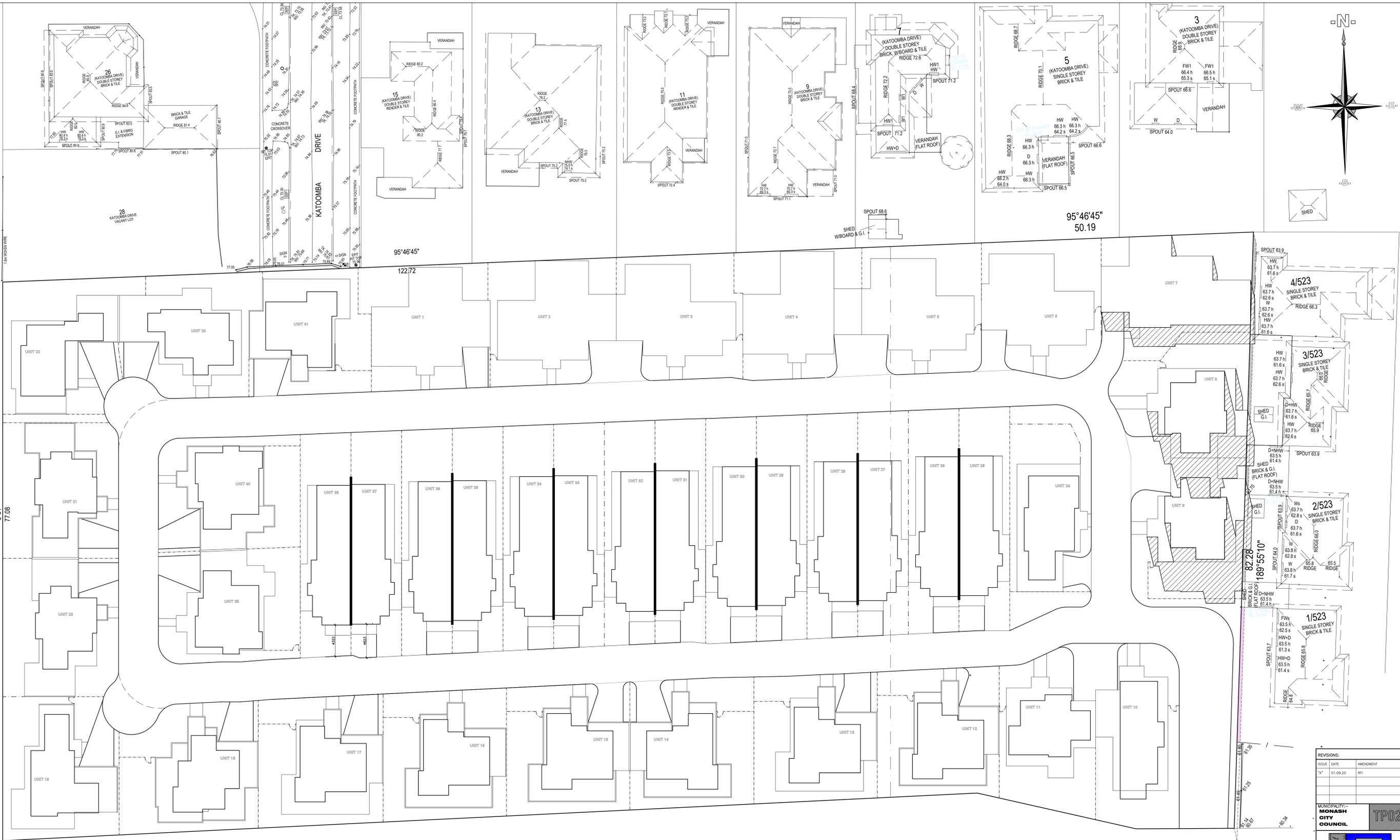


LEGEND:

- DENOTES EXTENT OF SHADOW CAST FROM PROPOSED DWELLINGS
- DENOTES EXTENT OF SHADOW CAST FROM FENCE LINE

PROJECT: PROPOSED MULTI-UNIT DEVELOPMENT
AT: No. 501-521, POLICE ROAD, MULGRAVE

REGISTRATION No.: DP-AD21223
DATE: OCT. 2018 SCALE: 1:250@A1
SHEET: 2 of 5 REFERENCE: 18-040
DRAWN: G.T.M./A.A.F.



1/523 Police Road	2/523 Police Road	3/523 Police Road	4/523 Police Road
TOTAL SPOS: 93.66sqm	TOTAL SPOS: 66.18sqm	TOTAL SPOS: 82.75sqm	TOTAL SPOS: 100.00sqm
SPOS UNDER SHADOW: 7.86sqm	SPOS UNDER SHADOW: 9.62sqm	SPOS UNDER SHADOW: 8.14sqm	SPOS UNDER SHADOW: 3.18sqm
SPOS UNDER SHADOW: 0.08%	SPOS UNDER SHADOW: 14.54%	SPOS UNDER SHADOW: 9.84%	SPOS UNDER SHADOW: 3.18%

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**PROPOSED
SHADOW DIAGRAM**
scale : 1:100

SEPTEMBER 22nd AT 1:00p.m.

**ALTITUDE : 49°
AZIMUTH : 198°**

REVISIONS:

ISSUE	DATE	AMENDMENT
"A"	01.09.20	RPI

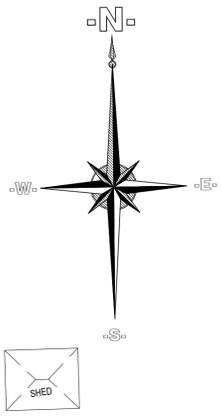
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PROJECT: PROPOSED MULTI-UNIT DEVELOPMENT
 AT: No. 501-521, POLICE ROAD, MULGRAVE
 RECORDING NO.: DP-AD21223
 DATE: OCT. 2018
 SHEET: 3 of 5
 DRAWN: G.T.M./A.F.

LEGEND:

	DENOTES EXTENT OF SHADOW CAST FROM PROPOSED DWELLINGS
	DENOTES EXTENT OF SHADOW CAST FROM FENCE LINE



**PROPOSED
SHADOW DIAGRAM**
scale : 1:100

SEPTEMBER 22nd AT 3:00p.m.

**ALTITUDE : 36°
AZIMUTH : 304°**

1/523 Police Road	2/523 Police Road	3/523 Police Road	4/523 Police Road
TOTAL SPOS: 93.66sqm	TOTAL SPOS: 66.18sqm	TOTAL SPOS: 82.75sqm	TOTAL SPOS: 100.00sqm
SPOS UNDER SHADOW: 41.63sqm	SPOS UNDER SHADOW: 60.18sqm	SPOS UNDER SHADOW: 45.55sqm	SPOS UNDER SHADOW: 10.00sqm
SPOS UNDER SHADOW: 44.44%	SPOS UNDER SHADOW: 90.93%	SPOS UNDER SHADOW: 55.04%	SPOS UNDER SHADOW: 10.00%

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REVISIONS:

ISSUE	DATE	AMENDMENT
"A"	01.09.20	RPI

MUNICIPALITY: **MONASH CITY COUNCIL** TPO2

Legend:

- DENOTES EXTENT OF SHADOW CAST FROM PROPOSED DWELLINGS
- DENOTES EXTENT OF SHADOW CAST FROM FENCE LINE

PROJECT: PROPOSED MULTI-UNIT DEVELOPMENT
 AT: No. 501-521, POLICE ROAD, MULGRAVE

REGISTRATION No.: DP-AD21223
 DATE: OCT. 2018 SCALE: 1:250@A1
 SHEET: 5 OF 5 REFERENCE: 18-040
 DRAWN: G.T.M./A.A.F.

ISSUE	DATE	AMENDMENT
"A"	01.09.20	RPI

MUNICIPALITY: **MONASH CITY COUNCIL** TPO2

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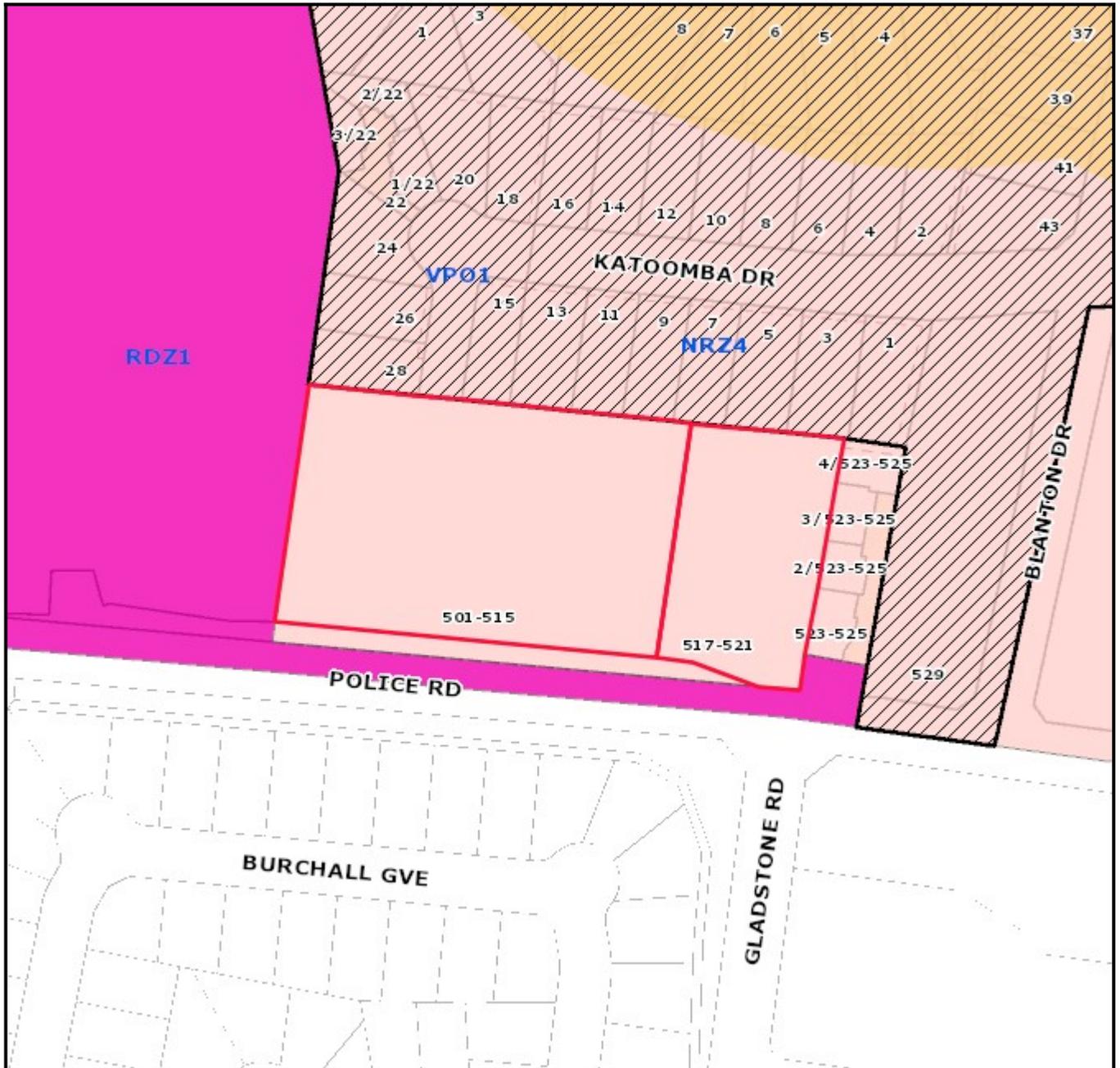
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Attachment 2: 501-521 Police Road, Mulgrave





Planning Overlays and Zones



Legend

Planning Zones

Planning Overlays



1:2000

Address

501-521 Police Road MULGRAVE VIC 3170



Objector Map

Subject land shaded light red. Objector properties shaded dark green and pinpointed.



1:2500



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Legend

Property	Open Space Public Access	Social/family recreation
Proposed Property	Accessway/ trail	Sport
Common Property	Conservation	Utility/ buffer/ enviro constraint
Easements	Memorial Park	Visual amenity
Raillines	Play	Water based recreation
Reserves	Relaxation/ contemplation	

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