










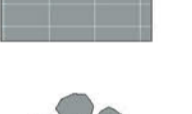







LOCATION OF WAYFINDING SIGNAGE INDICATING SHARED DRIVEWAY TO THE BOULEVARD

LOCATION OF WAYFINDING SIGNAGE INDICATING SHARED DRIVEWAY TO CEDRIC STREET

TIMBER BATTEN FENCING BETWEEN TOWNHOUSES

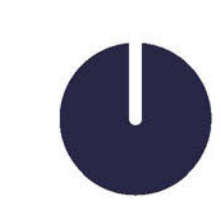
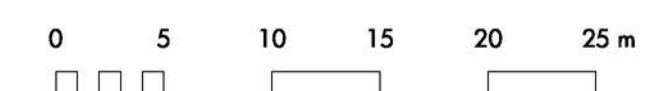
Materials and Surfaces

-  **Mulch**
14-20mm Fine Bark Mulch (no fines) to 75mm Depth
-  **Garden Bed**
75mm Fine Bark Mulch no fines with Topsoil (see details and sections for depths)
-  **Lawn**
Kikuyu VG Grass Turf
-  **Concrete paving**
Standard Grey Concrete Paving
-  **Feature Concrete paving**
Honed Concrete Paving
-  **Permeable Paving**
To Civil Engineers Details
-  **Granitic Sand Paving**
-  **Permeable Mesh Walkway**
Treadwell FRP Mini Mesh Grating
-  **Timber Decking**
140x19mm Silvertop Ash
-  **Natural Stone Paving**
600x300x25mm Bluestone Paving
-  **Organic Garden Stepper**
600-300mm (various sizes)x25mm Bluestone Stepper
-  **EX 23.26** Existing Level
RL 22.92 Proposed Level
TW 24.10 Top of Wall Level
-  **Site Boundary**
-  **Basement Line**
-  **Easement**

Installation of fencing within TPZs
Installation of the fencing posts within the TPZs of Trees 23 and 34 must utilise a non-destructive technique such as manual digging or hydro-excavation to minimise damage to tree roots and ground compaction.
If significant roots are encountered (roots >= 30mm diameter), they must be retained and the post location altered to avoid conflicts with the root.

To be read in conjunction with plans and documents endorsed under Planning Permit P996/2017 and dated: 16/04/2019 - (D19/81991)

To be read in conjunction with plans and documents endorsed under Planning Permit P996/2017 and dated: 16/04/2019 (D19/81991)






TP ONLY - PLANNING AND ENVIRONMENT ACT 1987
25/10/21 - LOCAL PLANNING SCHEME

American Endorsed Plans part of Permit Number - P996/2017

Issued on - 12/10/2018
Sheet Number - 39 of 66
Development Planner - Elizabeth
1/12/2021 2:03:27 PM

MEMLA Pty Ltd
Shop 1/655 Nepean Highway, Brighton East, Vic. 3187 p: (03) 8060 6813 m: 0414346117

Existing Tree Legend

-  Existing Tree to Be Retained
-  Existing Tree to Be Removed
-  Tree Protection Zone

NOTE:
ARBORISTS EXISTING TREE SCHEDULE.

REFER TO ARBORIST'S REPORT FOR TREE PROTECTION ZONE DETAILS.
TREES TO BE RETAINED ARE TO BE PROTECTED DURING THE ENTIRE DEMOLITION AND CONSTRUCTION PERIOD. ALL TREE PROTECTION METHODS TO CERTIFIED ARBORIST'S DETAILS.
REFER TO ARBORIST'S REPORT FOR FURTHER INFORMATION AND TREE PROTECTION METHODOLOGY.

Installation of fencing within TPZs
Installation of the fencing posts within the TPZs of Trees 23 and 34 must utilise a non-destructive technique such as manual digging or hydro-excavation to minimise damage to tree roots and ground compaction.
If significant roots are encountered (roots $\geq 30\text{mm}$ diameter), they must be retained and the post location altered to avoid conflicts with the root.

To be read in conjunction with plans and documents endorsed under Planning Permit P996/2017 and dated: 16/04/2019 - (D19/81991)

PLANNING AND ENVIRONMENT ACT 1987
BANYULE PLANNING SCHEME

American Endorsed as part of Permit Number - P996/2017

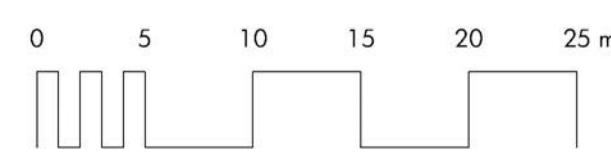
ISSUE	A	DATE	15/02/21	REVISION		PROJECT #	2473	
PROJECT	The Grounds Ivaohoe						SHEET #	40 of 66
CLIENT	JW Land						DEVELOPMENT PLANNER	Elizabeth
DWG	Tree Protection plan						DATE	1/12/2021
MEMLA	MEMLA	MEMLA	MEMLA	MEMLA	MEMLA	MEMLA	MEMLA	

MEMLA pty ltd www.memla.net e: matthew@memla.net
Shop 1/655 Nepean Highway, Brighton East, Vic. 3187 p: (03) 8060 6813 m: 0414346117



1 Existing Tree Plan
LA003 Scale: 1:350

To be read in conjunction with plans and documents endorsed under Planning Permit P996/2017 and dated: 16/04/2019 (D19/81991)





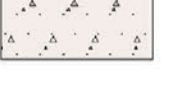







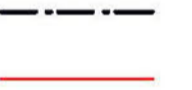

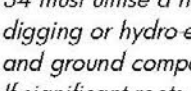
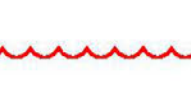


TP ONLY - 6/9/21



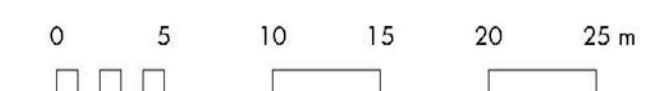
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Shop 1/655 Nepean Highway, Brighton East, Vic. 3187 p: (03) 8060 6813 m: 0414346117



- ### Materials and Surfaces
-  **Mulch**
14- 20mm Pine Bark Mulch (no lines) to 75mm Depth
 -  **Garden Bed**
75mm Pine Bark Mulch no lines with Topsoil face details and sections for depths)
 -  **Planters**
75mm Pine Bark Mulch no lines with Barkskin® Plaster mix (see details and sections for depths)
 -  **Lawn**
Kikuyu VG Grass Turf
 -  **Concrete paving**
Standard Grey Concrete Paving
 -  **Feature Concrete paving**
Honed Concrete Paving
 -  **Permeable Paving**
To Civil Engineers Details
 -  **Granitic Sand Paving**
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 If significant roots are encountered (roots ≥30mm diameter), they must be retained and the post location altered to avoid conflicts with the root.

To be read in conjunction with plans and documents endorsed under Planning Permit P996/2017
 amended: 1/12/2021 (03/03/2021) (D1/03/2021)



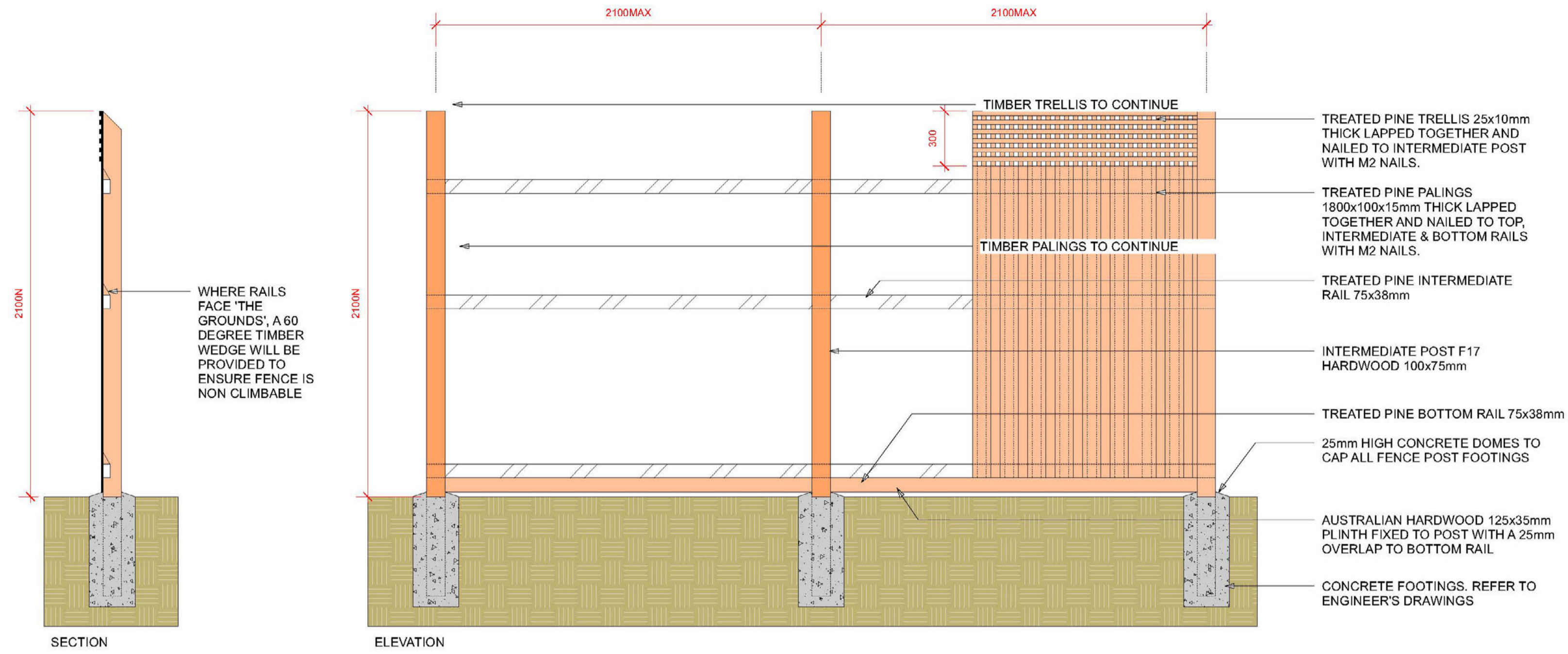
TP ONLY - 6/9/21 PLANNING AND ENVIRONMENT ACT 1987
 RYULE PLANNING SCHEME

American Endorsed as part of
 Permit Number - P996/2017
 Issued on - 12/10/2018

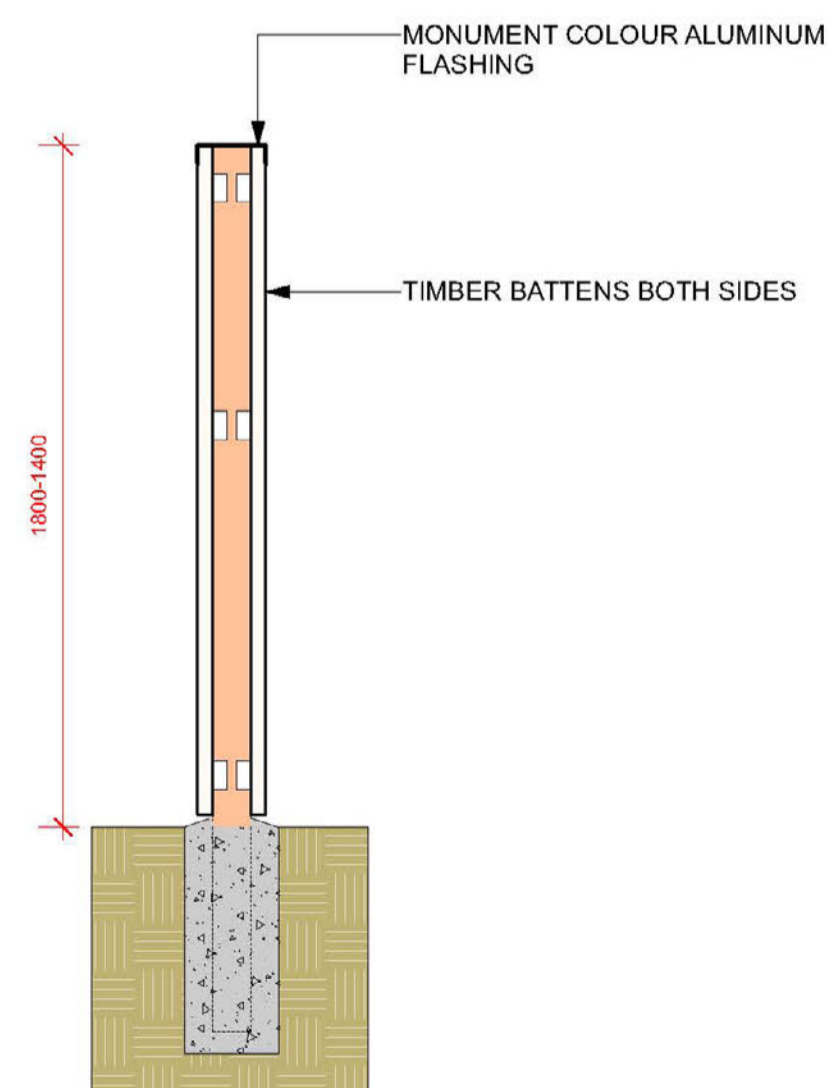
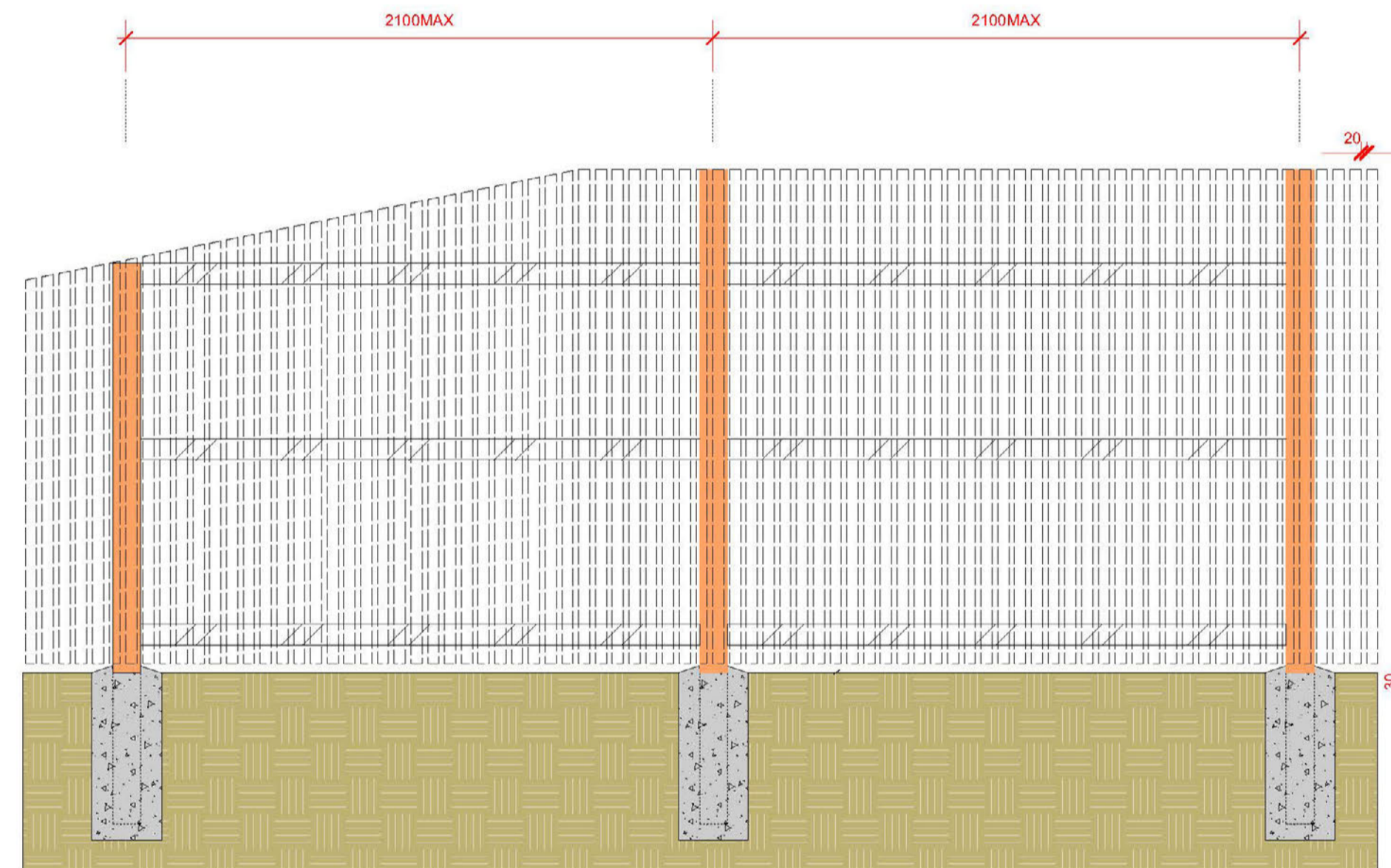
The Grounds Ivahoe
 Development Planner Elizabeth
 1/12/2021 2021/03/27/032

PROJECT #	LA200
ISSUE #	2473
DATE	1/12/2021
DESIGNER	MEMLA
CLIENT	JW Land
PROJECT #	LA200

MEMLA Pty Ltd
 www.memla.net.au
 Shop 1/655 Nepean Highway, Brighton East, Vic. 3187 p: (03) 8060 6813 m: 0414346117



1 1.8m Close Timber Board Fence with 300mm trellis
 A582 Scale: 1:20



2 1.4 - 1.8m Timber Batten Fence
 A582 Scale: 1:20

To be read in conjunction with plans and documents endorsed under Planning Permit P996/2017 and dated: 16/04/2019 - (D19081988)

TP ONLY - 6/9/21

PLANNING AND ENVIRONMENT ACT 1987
 BANYULE PLANNING SCHEME

American Endorsed Plans part of Permit Number - P996/2017

PROJECT	DATE	REVISION	ISSUED ON	PROJECT #
The Grounds Ivahoe	15/02/21	1	12/10/2018	2473
CLIENT	JW Land	DESIGNER	Development Planner Elizabeth	DWG #
DWG	Typical Landscape Details - Walls & Edg	DATE	1/12/2021	LA5821





**PLANNING AND ENVIRONMENT ACT 1987
BANYULE PLANNING SCHEME**

**Amended Endorsed Plans part of
Permit Number - P996/2017
Issued on - 12/10/2018
Sheet Number - 43 of 66
Development Planner - elizabethf
1/12/2021/2013274032**


















DRAFT FOR SC - 15/4/21

**To be read in conjunction with
plans and documents endorsed
under Planning Permit P996/2017
and dated: 16/04/2019 - (D19981991)**



DATE	15/04/2021	PROJECT	2473
CLIENT	The Grounds Ivahoe	SCALE	1:350
DESIGNER	JW Land	DATE	18/12/18
PROJECT	General Arrangement Plan	SCALE	MEM
MEMLA pty ltd	www.memla.net	SCALE	MEM
Shop 1/655 Nepean Highway, Brighton East, Vic. 3187 p: (03) 8560 8813 m: 0414346117		SCALE	MEM

Materials and Surfaces

-  Mulch
14-20mm Fine Bark Mulch
(no fines) to 75mm Depth
-  Garden Bed
75mm Fine Bark Mulch no
fines with Topsoil (see
details and sections for
depth)
-  Lawn
Kikuyu VIO Grass Turf
-  Concrete paving
Standard Grey Concrete
Paving
-  Feature Concrete paving
Honed Concrete Paving
-  Permeable Paving
To Civil Engineers Details
-  Granitic Sand Paving
-  Permeable Mesh Walkway
Triaxial FFP Mesh Mesh
Grating
-  Timber Decking
140x19mm Slatted Ash
-  Natural Stone Paving
600x300x25mm Bluestone
Paving
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400x300mm Granite
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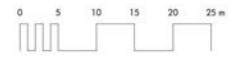


**PLANNING AND ENVIRONMENT ACT 1987
BANYULE PLANNING SCHEME**


















**Related Endorsed Plans as part of
Permit Number - P996/2017
Issued on - 12/10/2018
Sheet Number - 43 of 66
Development Planner - elizabethhf
1/12/2021/202403274032**

DRAFT FOR SC - 15/4/21

**To be read in conjunction with
plans and documents endorsed
under Planning Permit P996/2017
and dated: 13/04/2019 - (D1981991)**



Materials and Surfaces

-  Mulch
14-20mm Fine Bark Mulch
(no fines) to 75mm Depth
-  Garden Bed
75mm Fine Bark Mulch no
fines with Topsoil (see
details and sections for
depths)
-  Lawn
Kikuyu V0 Grass Turf
-  Concrete paving
Standard Grey Concrete
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Honed Concrete Paving
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To Civil Engineers Details
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PLANNING AND ENVIRONMENT ACT 1987
BANYULE PLANNING SCHEME

Related Endorsed Plans part of
Permit Number - P996/2017
Issued on - 12/10/2018
Sheet Number - 45 of 66
Development Planner - elizabethf
1/12/2021/202103274032

To be read in conjunction with
plans and documents endorsed
under Planning Permit P996/2017
and dated: 13/04/2019 - (D1981991)

DRAFT FOR SC - 15/4/21





Landscape Area Legend

Code	Plant Mix	Plant Species
LA A1	Plant Mix A	10% ACagl <i>Acacia cognata</i> 'Limelight' 20% Cgl <i>Cornus glabra</i> 40% Un <i>Ulmus longifolia</i> 10% CrChy <i>Chrysocephalum apiculatum</i> 'Yellow Buttons'
LA B1	Plant Mix B	11.2% Ecl <i>Echium fastuosum</i> 22.5% Cgl <i>Cornus glabra</i> 33.7% Un <i>Ulmus longifolia</i> 10.1% Lep <i>Lepidogermum continentale</i> 22.5% Db <i>Diorella brevicaulis</i> 'Berry Blue'
LA C1	Plant Mix C	12.1% Ecl <i>Echium fastuosum</i> 13.2% Pps <i>Protea laurifolia</i> 13.2% Tm <i>Themeda triandra</i> 13.2% Un <i>Ulmus longifolia</i> 'Tanika' 11% Db <i>Diorella brevicaulis</i> 'Berry Blue' 15.4% ACagl <i>Acacia cognata</i> 'Limelight' 22% Cgl <i>Cornus glabra</i>
LA D1	Plant Mix D	11.2% Calli <i>Callistemon viminalis</i> 'Better Jobs' 13.4% Hm <i>Hardenbergia violacea</i> 'Meeme' 11.2% Cgl <i>Cornus glabra</i> 33.7% Tm <i>Themeda triandra</i> 5.6% Lep <i>Lepidogermum continentale</i> 11.2% An <i>Antyris semibaccata</i> 10.2% Cgl <i>Cornus glabra</i> 1% B <i>Bursera spinoza</i> 2.8% Cca <i>Cassinia sclerolata</i>
LA E1	Plant Mix E	25.6% Un <i>Ulmus longifolia</i> 1.3% B <i>Bursera spinoza</i> 38.5% Pps <i>Protea laurifolia</i> 15.4% Hm <i>Hardenbergia violacea</i> 'Meeme' 6.4% Un <i>Ulmus longifolia</i> 6.4% An <i>Antyris semibaccata</i> 6.4% Eps <i>Eppia impressa</i>
LA F1	Plant Mix F	Planting Mix F - 1:3:00 sq m 30.6% Db <i>Diorella brevicaulis</i> 'Berry Blue' 10.2% Tm <i>Themeda triandra</i> 30.6% Cgl <i>Cornus glabra</i> 8.2% Cgl <i>Cornus glabra</i> 20.4% An <i>Antyris semibaccata</i>
	Mulch	Fine Bark Mulch to base of existing trees 23 & 24
	Lawn	Proposed New Lawn - 1:291m ²

LA A1
LA - Landscape Area - A - Plant mix A - # - Number

REFER TO ARBORIST'S REPORT FOR TREE PROTECTION ZONE DETAILS. TREES TO BE RETAINED ARE TO BE PROTECTED DURING THE ENTIRE DEMOLITION AND CONSTRUCTION PERIOD. ALL TREE PROTECTION METHODS TO CERTIFIED ARBORIST'S DETAILS. REFER TO ARBORIST'S REPORT FOR FURTHER INFORMATION AND TREE PROTECTION METHODOLOGY.

PLANT SETOUT TO BE APPROVED AND CONFIRMED ONSITE WITH MEMLA (DUE TO LARGE AREAS)

**PLANNING AND ENVIRONMENT ACT 1987
BANYULE PLANNING SCHEME**

**Amended Endorsed Plans as part of
Permit Number - P996/2017**
Issued on - 12/10/2018
Sheet Number - 46 of 66
Development Planner - elizabethh
1/12/2021/20183274032

DRAFT FOR SC - 15/4/21

**To be read in conjunction with
plans and documents endorsed
under Planning Permit P996/2017
and dated: 16/04/2019 - (D19981999)**



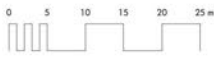


**PLANNING AND ENVIRONMENT ACT 1987
BANYULE PLANNING SCHEME**

**Amended Endorsed Plans as part of
Permit Number - P996/2017**
Issued on - 12/10/2018
Sheet Number - 48 of 66
Development Planner - elizabethf
1/12/2021/202103274032

DRAFT FOR SC - 15/4/21

**To be read in conjunction with
plans and documents endorsed
under Planning Permit P996/2017
and dated: 13/04/2019 - (D1981991)**



DATE	15/04/2021	PROJECT	2473
CLIENT	The Grounds Ivahoe	DATE	18/4/21
OWNER	JW Land	DESIGNER	MEM
PROJECT	Key Sections plan	DATE	MEM
MEMIA pty ltd	www.memia.net	MEMIA	MEMIA
Shop1/655 Nepean Highway, Brighton East Vic. 3187 p: (03) 8540 8813 m: 0434364117			