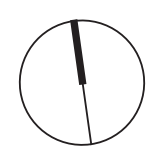


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WHITEHORSE PLANNING SCHEME
31/07/2019
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1874

Drawn
FJ
Drawing Number
TP-L01

Scale @ A1
1:250
Issue
[02] 21.05.2019

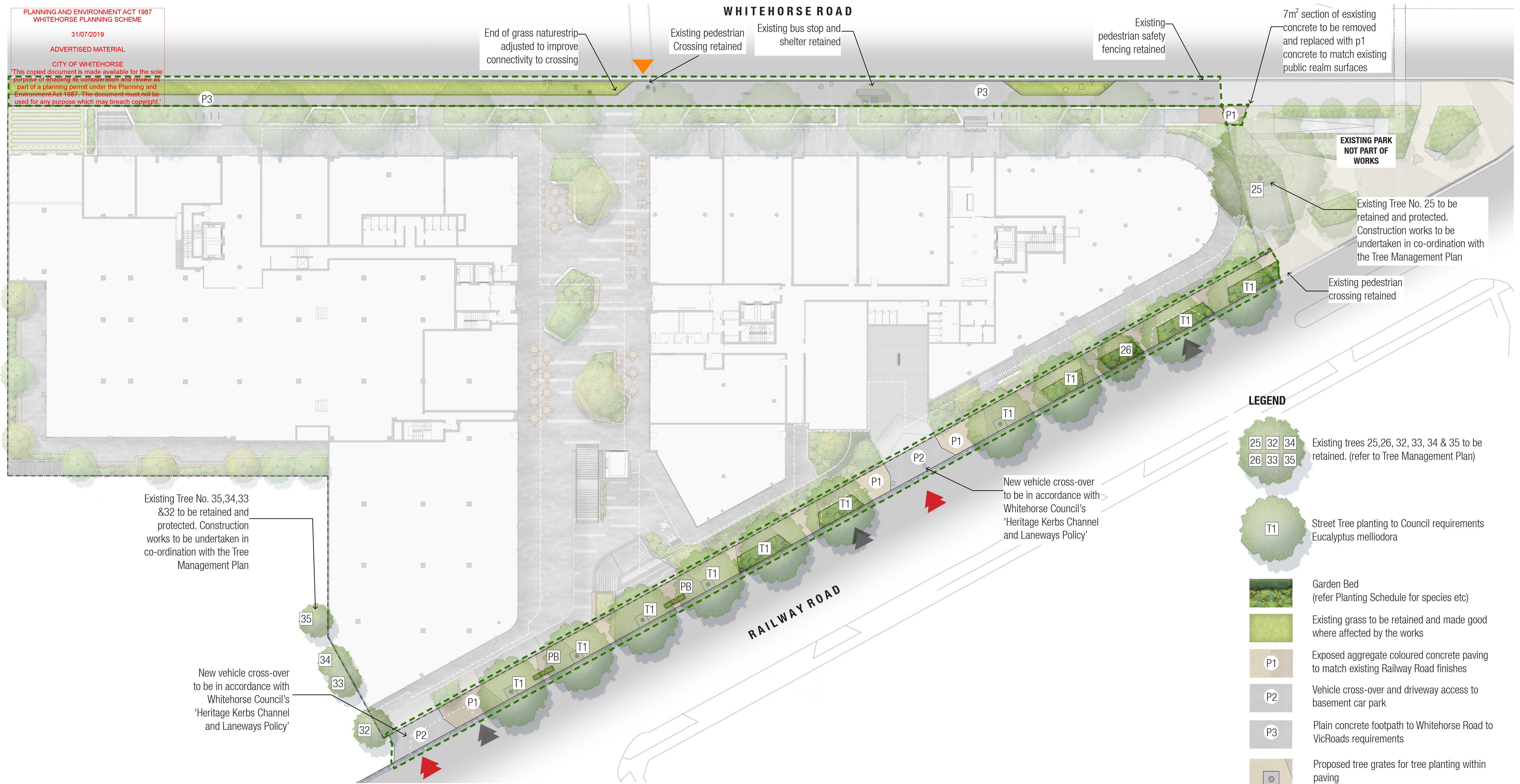
Drawing Title
LANDSCAPE PLAN
OVERVIEW

160 WHITEHORSE ROAD BLACKBURN
MULTI USE DEVELOPMENT
STAGE 2

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Bluestone Kerb and Channel
Existing Railway Road kerb and channel to be retained and reinstated where existing cross-overs are removed



Exposed aggregate insitu concrete paving
2 mixes in alternating bands to match existing Blackburn Station Village improvement works



Street tree planting
Continuation of Eucalyptus melliodora street tree planting, spacing as per the existing Blackburn Station Village improvement works at the west end of Railway Road



Stainless Steel Tree grate
Product and installation detail to match existing Blackburn Station Village improvement works



Planting Barriers
Product and installation detail to match existing Blackburn Station Village improvement works



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SS
Project Number
1874

Drawn
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Drawing Number
TP-L02

Scale @ A1
1:250
Issue
[02] 21.05.2019

Drawing Title
**PUBLIC REALM
IMPROVEMENT PLAN**


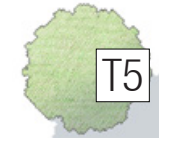
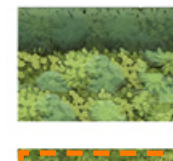

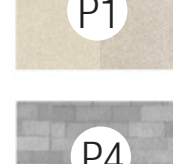
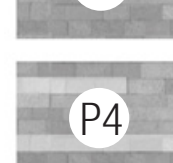

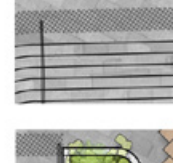



**160 WHITEHORSE ROAD BLACKBURN
MULTI USE DEVELOPMENT**
STAGE 2




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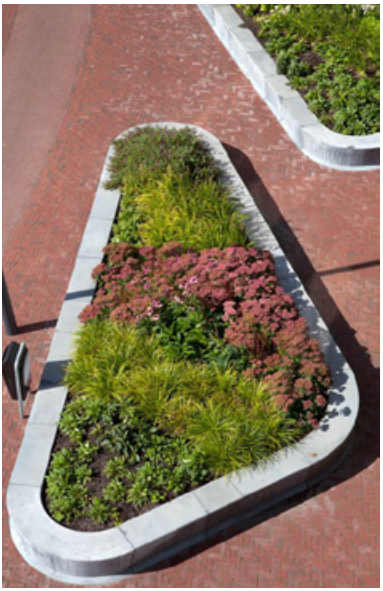
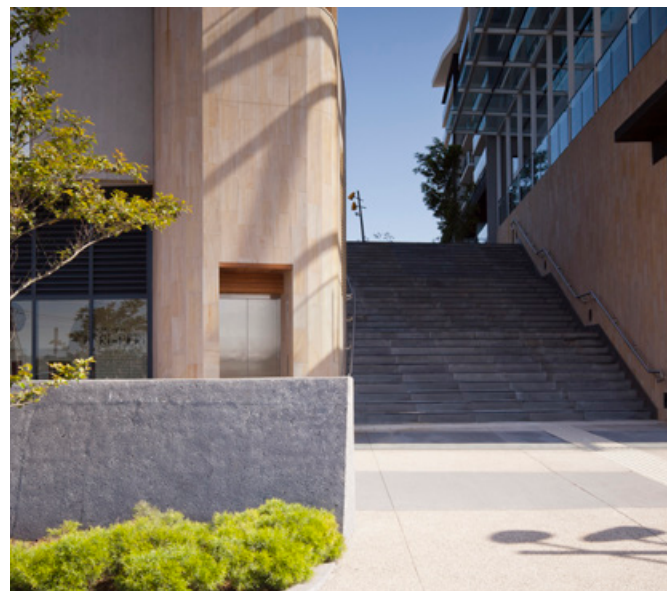




LEGEND

-  T4 Small Deciduous tree (Refer to Planting Schedule)
-  T5 Small tree (Refer to Planting Schedule)
-  Garden Bed (refer Planting Schedule for species etc)
-  RG Rain Garden 25msq
-  P1 Exposed aggregate coloured concrete paving to match existing Railway Road finishes
-  P4 800x400mm sawn bluestone paving
-  P4 800x400mm white granite paving bands
-  Integrated hardwood timber seat
-  Stairs with tactile indicators and handrails.
-  Raised planter with 'Acratex' render finish or similar
-  Cafe seating zone

-  Vehicle Entry Point
-  Pedestrian Access
-  Site boundary



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Project Number
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Drawn
FJ
Drawing Number
TP-L03

Scale @ A1
1:250
Issue
[02] 21.05.2019

Drawing Title
LANDSCAPE PLAN
BASEMENT 1

160 WHITEHORSE ROAD BLACKBURN
MULTI USE DEVELOPMENT

STAGE 2

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WHITEHORSE PLANNING SCHEME

31/07/2019
Proposed climbing plants up cables
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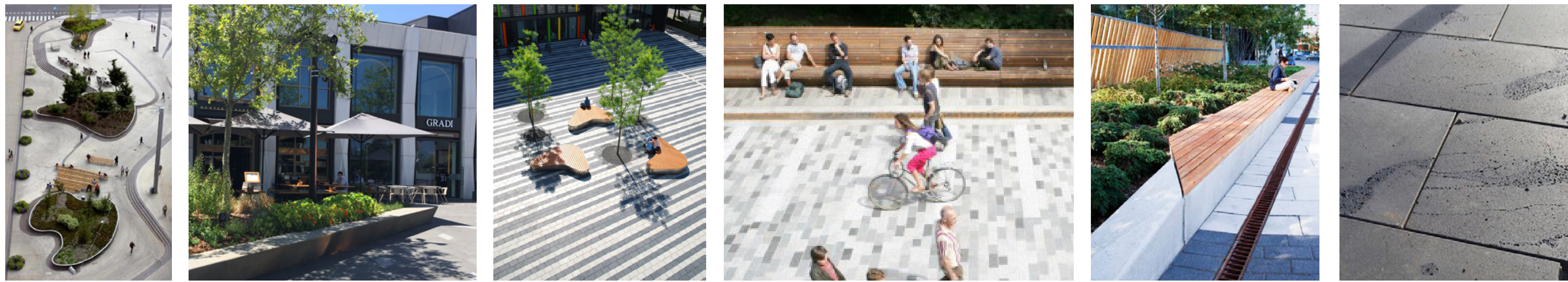
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LEGEND

- T1 Canopy tree planted at ground level (Refer to Planting Schedule & detail 04) on sheet TP-L08
- T2 Deciduous feature tree (Refer to Planting Schedule)
- T3 Upright feature tree (Refer to Planting Schedule)
- T4 Small Deciduous tree (Refer to Planting Schedule)
- T5 Small tree (Refer to Planting Schedule)
- Garden Bed (refer Planting Schedule for species etc)
- P2 Driveway access to basement car park
- P1 Exposed aggregate coloured concrete paving to match existing Railway Road finishes
- P3 Plain concrete footpath to Whitehorse Road to VicRoads requirements

- P4 800x400mm sawn bluestone paving
- P4 800x400mm white granite paving bands
- Cafe seating zone
- Raised planter with 'Acratex' render finish or similar (Refer to detail 05 on sheet TP-L08).
- Raised planter with integrated hardwood timber seat (Refer to detail 01 on sheet TP-L08)
- Planter widened edge informal seat
- Trafficable access to substation, concrete bands in irrigated grass
- BH Bike hoops, stainless steel
- Stairs with handrails and tactile indicators
- Vehicle Entry Point
- Pedestrian Access
- Site boundary



Checked
SS

Project Number
1874

Drawn
FJ

Drawing Number
TP-L04

Scale @ A1
1:250

Issue
[02] 21.05.2019

Drawing Title
LANDSCAPE PLAN
GROUND FLOOR



160 WHITEHORSE ROAD BLACKBURN
MULTI USE DEVELOPMENT

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Drawing Number
TP-L05

Scale @ A1
1:250
Issue
[02] 21.05.2019

Drawing Title
LANDSCAPE PLAN
LEVEL 1 & LEVEL 6



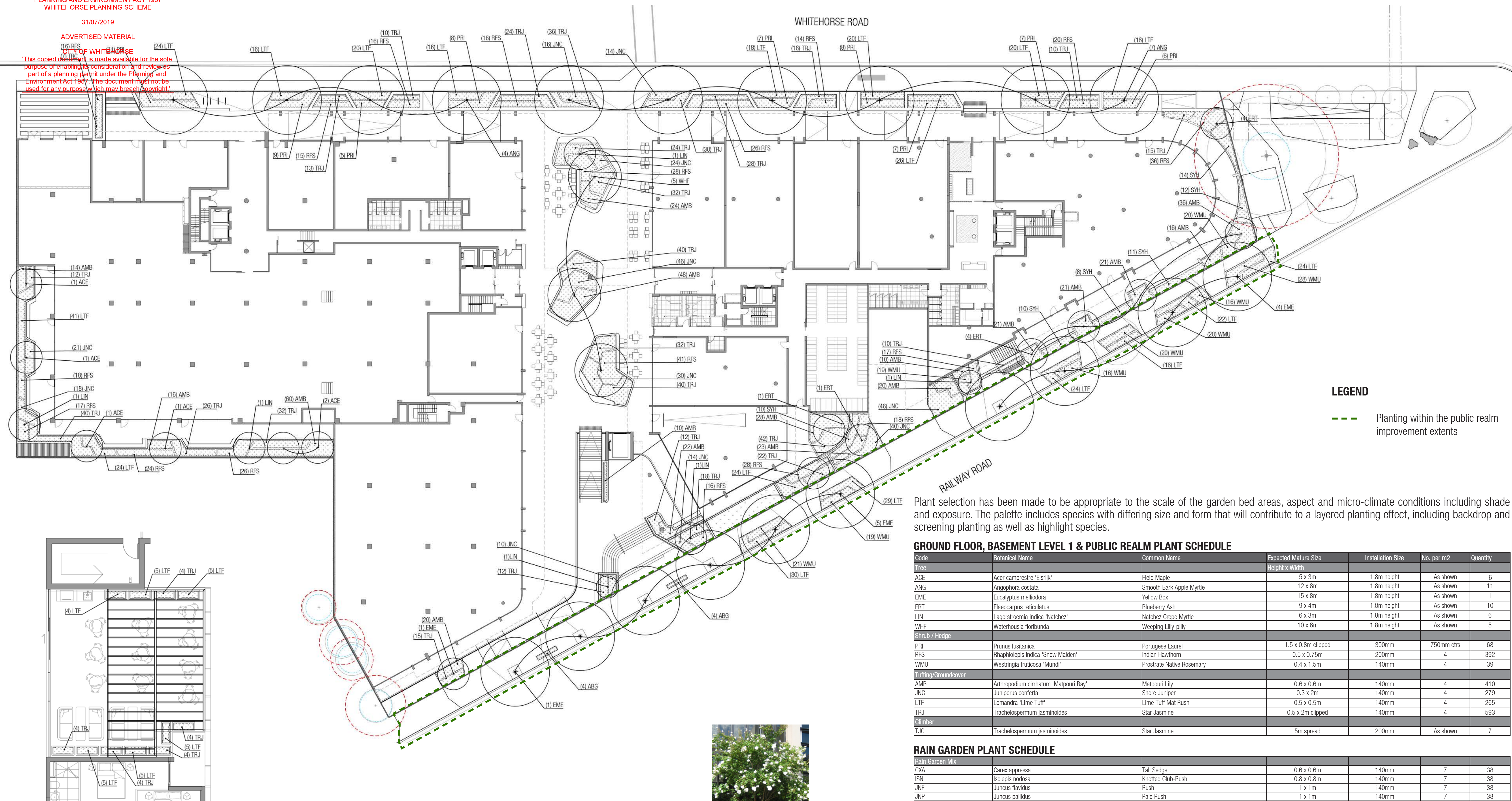
160 WHITEHORSE ROAD BLACKBURN
MULTI USE DEVELOPMENT

STAGE 2

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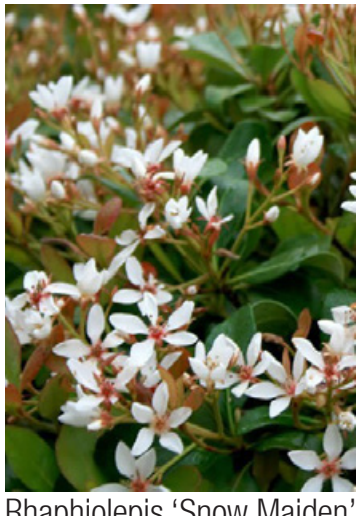
LEVEL 6 COMMUNAL AREA PLANTING PLAN
scale 1:100 @A1



Prunus lusitanica



Syzygium 'Hedgemaster'



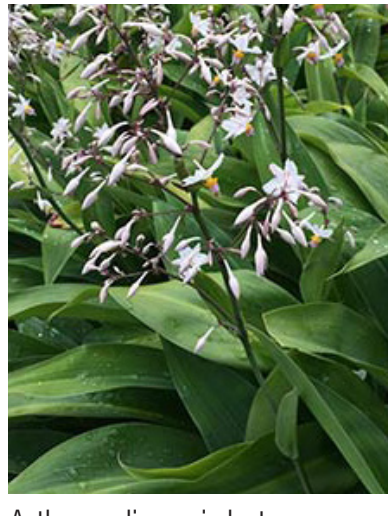
Rhaphiolepis 'Snow Maiden'



Westringia fruticosa 'Mundi'



Lomandra 'Lime Tuff'



Arthropodium cirrhatum
'Matapouri Bay'



Juniperus conferta



Angophora costata



Lagerstroemia indica 'Natchez'

GROUND FLOOR, BASEMENT LEVEL 1 & PUBLIC REALM PLANT SCHEDULE						
Code	Botanical Name	Common Name	Expected Mature Size	Installation Size	No. per m2	Quantity
Tree			Height x Width			
ACE	Acer campestre 'Elsrijk'	Field Maple	5 x 3m	1.8m height	As shown	6
ANG	Angophora costata	Smooth Bark Apple Myrtle	12 x 8m	1.8m height	As shown	11
EME	Eucalyptus melliodora	Yellow Box	15 x 8m	1.8m height	As shown	1
ERT	Elaeocarpus reticulatus	Blueberry Ash	9 x 4m	1.8m height	As shown	10
LIN	Lagerstroemia indica 'Natchez'	Natchez Crepe Myrtle	6 x 3m	1.8m height	As shown	6
WHF	Waterhousia floribunda	Weeping Lilly-pilly	10 x 6m	1.8m height	As shown	5
Shrub / Hedge						
PRI	Prunus lusitanica	Portuguese Laurel	1.5 x 0.8m clipped	300mm	750mm ctrs	68
RFS	Rhaphiolepis indica 'Snow Maiden'	Indian Hawthorn	0.5 x 0.75m	200mm	4	392
WMU	Westringia fruticosa 'Mundi'	Prostrate Native Rosemary	0.4 x 1.5m	140mm	4	39
Tufting/Groundcover						
AMB	Arthropodium cirratum 'Matpouri Bay'	Matpouri Lily	0.6 x 0.6m	140mm	4	410
JNC	Juniperus conferta	Shore Juniper	0.3 x 2m	140mm	4	279
LTF	Lomandra 'Lime Tuft'	Lime Tuft Mat Rush	0.5 x 0.5m	140mm	4	265
TRJ	Trachelospermum jasminoides	Star Jasmine	0.5 x 2m clipped	140mm	4	593
Climber						
TJC	Trachelospermum jasminoides	Star Jasmine	5m spread	200mm	As shown	7

RAIN GARDEN PLANT SCHEDULE						
Rain Garden Mix						
CXA	Carex appressa	Tall Sedge	0.6 x 0.6m	140mm	7	38
ISN	Isolepis nodosa	Knotted Club-Rush	0.8 x 0.8m	140mm	7	38
JNF	Juncus flavidus	Rush	1 x 1m	140mm	7	38
JNP	Juncus pallidus	Pale Rush	1 x 1m	140mm	7	38
LML	Lomandra longifolia	Basket Grass	0.6 x 0.6m	140mm	7	38

PUBLIC REALM PLANT SCHEDULE						
Code	Botanical Name	Common Name	Expected Mature Size	Installation Size	No. per m2	Quantity
Tree			Height x Width			
EME	Eucalyptus melliodora	Yellow Box	15 x 8m	1.8m height	As shown	10
Shrub / Hedge						
ABG	Abelia X grandiflora	Glossy Abelia	1.2 x 0.6m clipped	200mm	750mm ctrs	8
WMU	Westringia fruticosa 'Mundi'	Prostrate Native Rosemary	0.4 x 1.5m	140mm	4	140
Turfing/Groundcover						
LTF	Lomandra 'Lime Tuff'	Lime Tuff Mat Rush	0.5 x 0.5m	140mm	4	145

LEVEL 6 PLANT SCHEDULE						
Turfing/Groundcover						
LTF	Lomandra "Lime Tuff"	Lime Tuff Mat Rush	0.5 x 0.5m	140mm	5	25
TRJ	Trachelospermum jasminoides	Star Jasmine	0.5 x 2m clipped	140mm	4	24

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Project Number
1874

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FJ
Drawing Number
TP-L06

Scale @ A1
1:250
Issue
[02] 21.05.2019

Drawing Title
PLANTING PLAN
GROUND FLOOR,
BASEMENT LEVEL 1,
PUBLIC REALM & LEVEL 6



160 WHITEHORSE ROAD BLACKBURN

MULTI USE DEVELOPMENT

STAGE 2

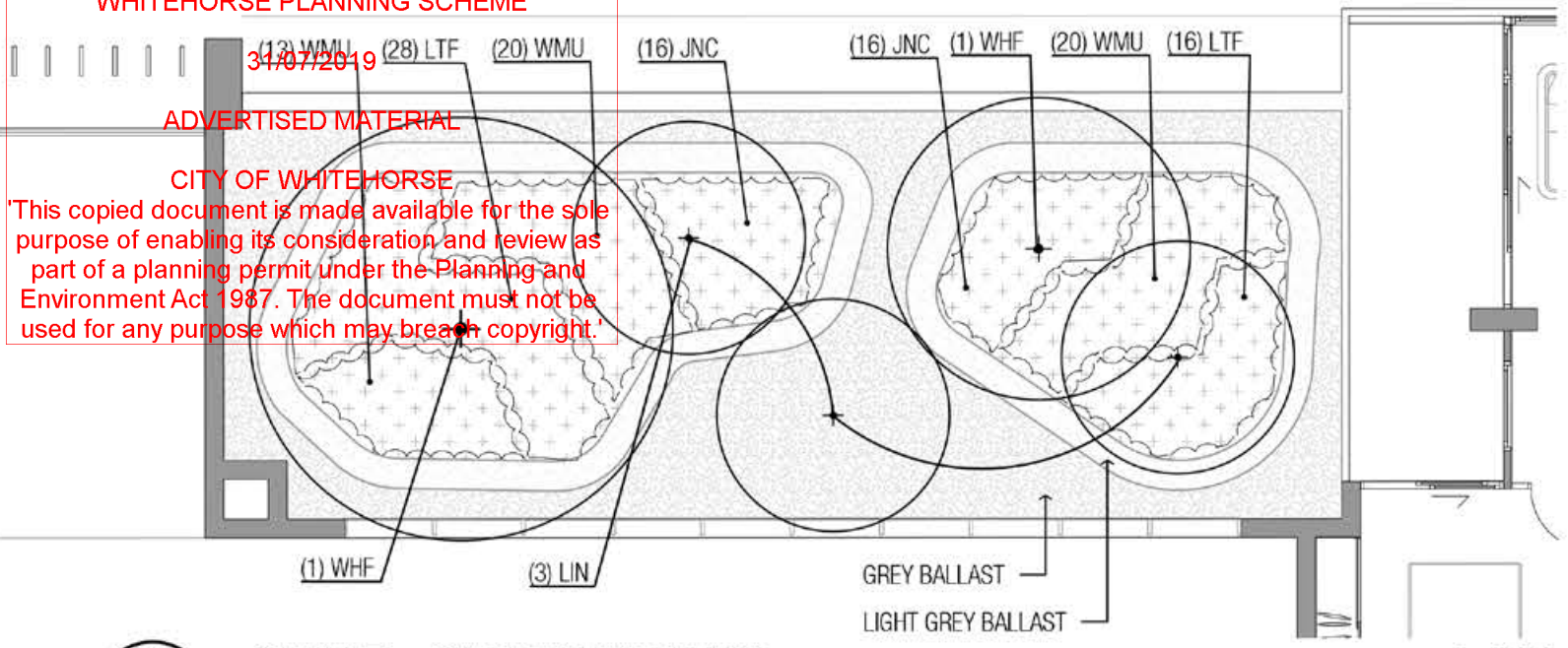
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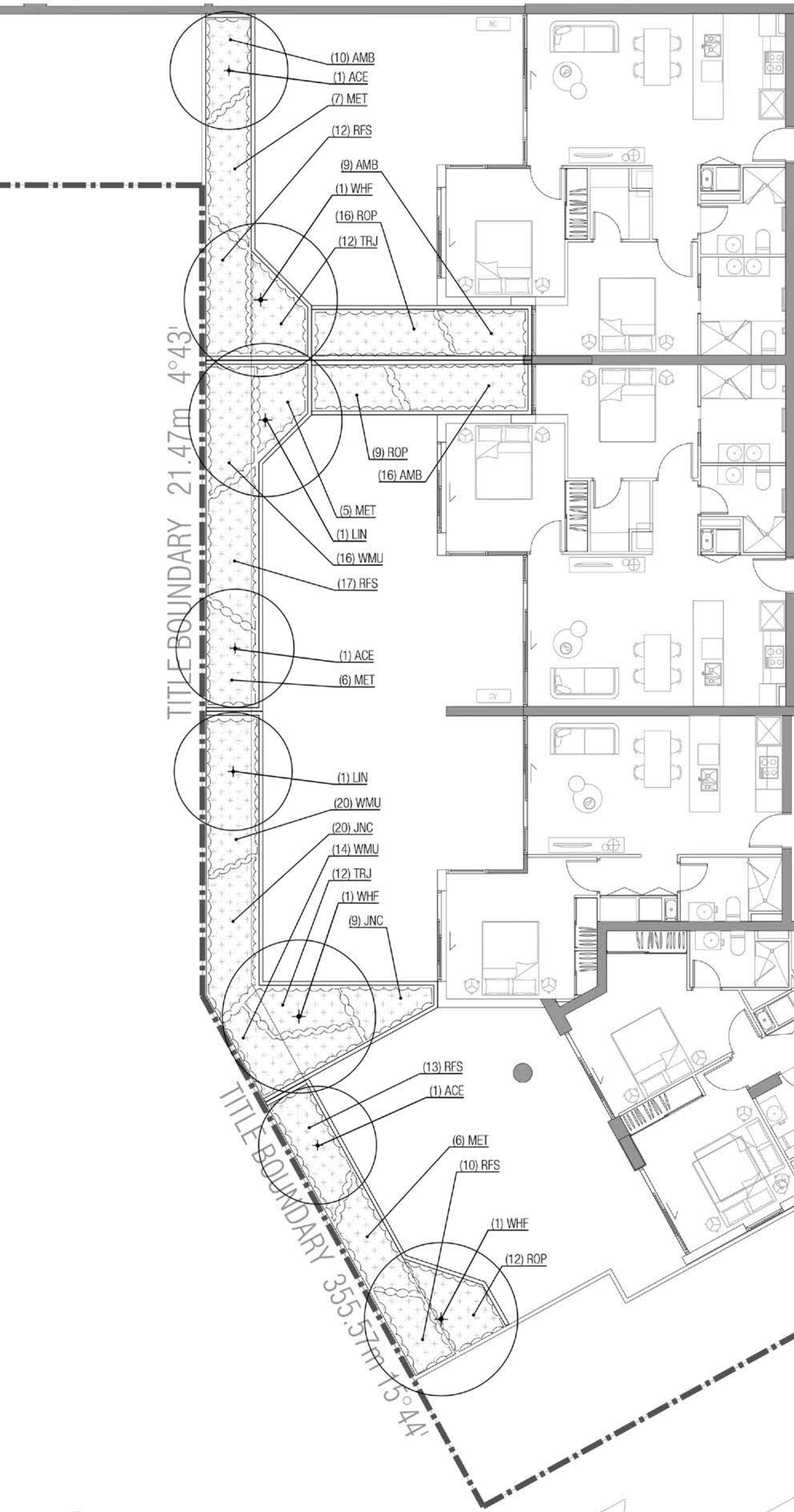
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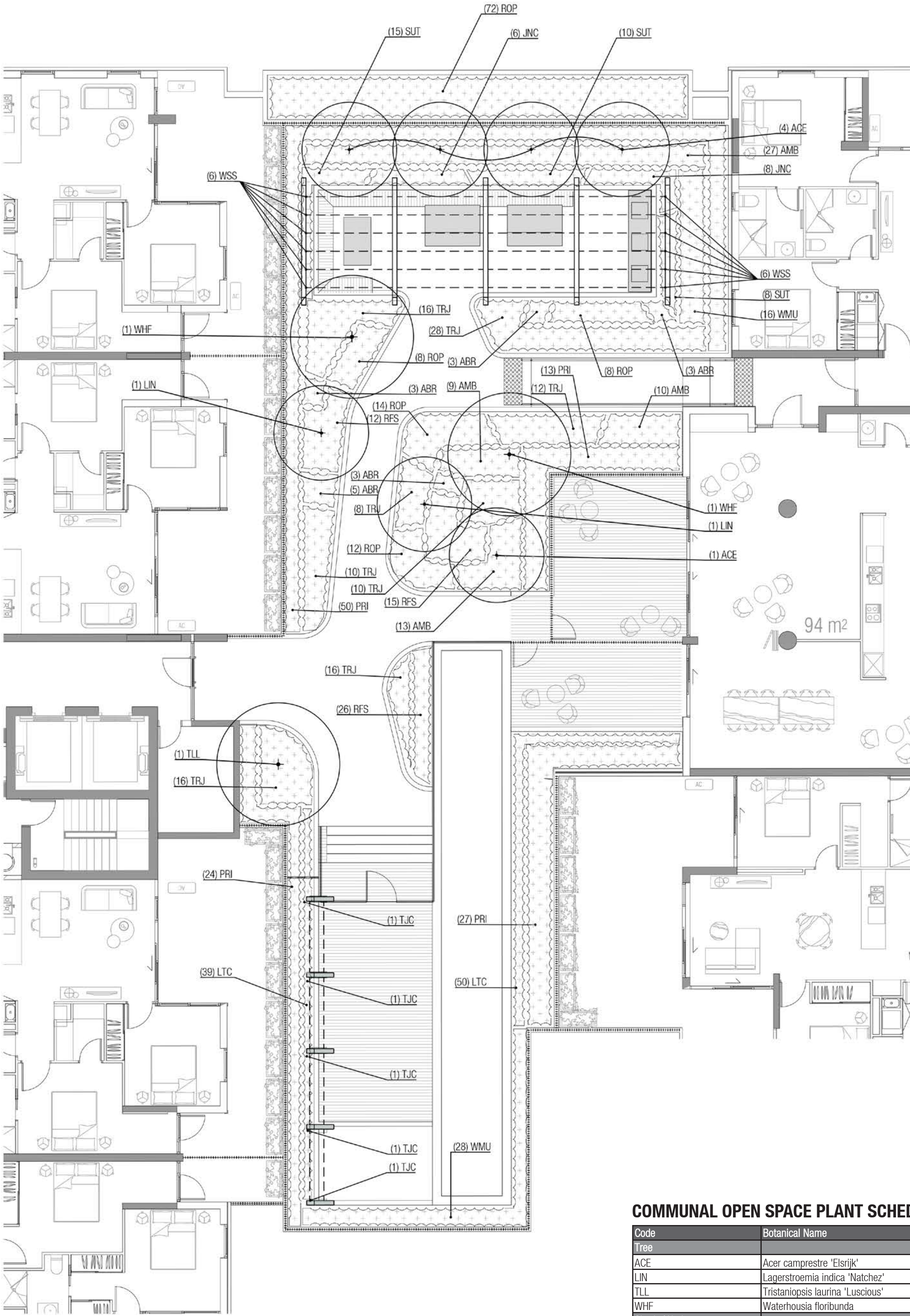
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1:100



1:100



1:100



Waterhousia floribunda



Acer campestre 'elsrijk'



Metrosideros collina 'Tahiti'



Trachelospermum jasminoides



Sutera cordata



Anigozanthos 'Bush Gems' (Red)



Rosmarinus officinalis prostratus



Wisteria sinensis



Lomandra confertifolia 'Little Con'

LEVEL 1 LOCATOR PLAN



COMMUNAL OPEN SPACE PLANT SCHEDULE

Code	Botanical Name	Common Name	Expected Mature Size	Installation Size	No. per m2	Quantity
Tree						
ACE	Acer campestre 'Elsrijk'	Field Maple	5 x 3m	1.8m height	As shown	8
LIN	Lagerstroemia indica 'Natchez'	Natchez Crepe Myrtle	5 x 3m	1.8m height	As shown	7
TLL	Tristanopsis laurina 'Luscious'	Kanooka	6 x 4m	1.8m height	As shown	1
WHF	Waterhousia floribunda	Weeping Lilly-pilly	10 x 6m	1.8m height	As shown	7
Shrub / Hedge						
MET	Metrosideros collina 'Tahiti'	Dwarf NZ Christmas Bush	1 x 1m	300mm	2	24
PRI	Prunus lustanica	Portugese Laurel	1.5 x 0.8m clipped	300mm	750mm ctrs	114
RFS	Rhaphiolepis indica 'Snow Maiden'	Indian Hawthorn	0.5 x 0.75m	200mm	4	104
SYH	Syzygium smithii 'Hedgemaster'	Dwarf Lilly-pilly	2 x 1m clipped	200mm	750mm ctrs	65
WMU	Westringia fruticosa 'Mundi'	Prostrate Native Rosemary	0.4 x 1.5m	200mm	4	147
Tufting/Groundcover						
ABR	Anigozanthos 'Bush Gems' (Red)	Red Bush Gem Kangaroo Paw	0.6 x 0.5m	140mm	5	14
AMB	Arthropodium cirratum 'Matapouri Bay'	Matapouri Lily	0.6 x 0.6m	140mm	4	94
JNC	Juniperus conferta	Shore Juniper	0.3 x 2m	140mm	4	75
LTC	Lomandra confertifolia 'Little Con'	Little Con	0.3 x 0.3m	140mm	6	89
ROP	Rosmarinus officinalis prostratus	Prostrate Rosemary	0.4 x 1m	140mm	4	151
SUT	Sutera cordata	Lambs Meadow	0.1 x 0.6m	140mm	5	33
TRJ	Trachelospermum jasminoides	Star Jasmine	0.5 x 2m clipped	140mm	4	140
Climber						
TJC	Trachelospermum jasminoides	Star Jasmine	5m spread	200mm	As shown	5
WSS	Wisteria sinensis	Chinese Wisteria	8m spread	200mm	As shown	12

Checked
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Project Number
1874

Drawn
FJ

Drawing Number
TP-L07

Scale @ A1
1:100

Issue
[02] 21.05.2019

Drawing Title
PLANTING PLAN
LEVEL 1 COMMUNAL
OPEN SPACE &
PRIVATE COURTYARDS



160 WHITEHORSE ROAD BLACKBURN
MULTI USE DEVELOPMENT

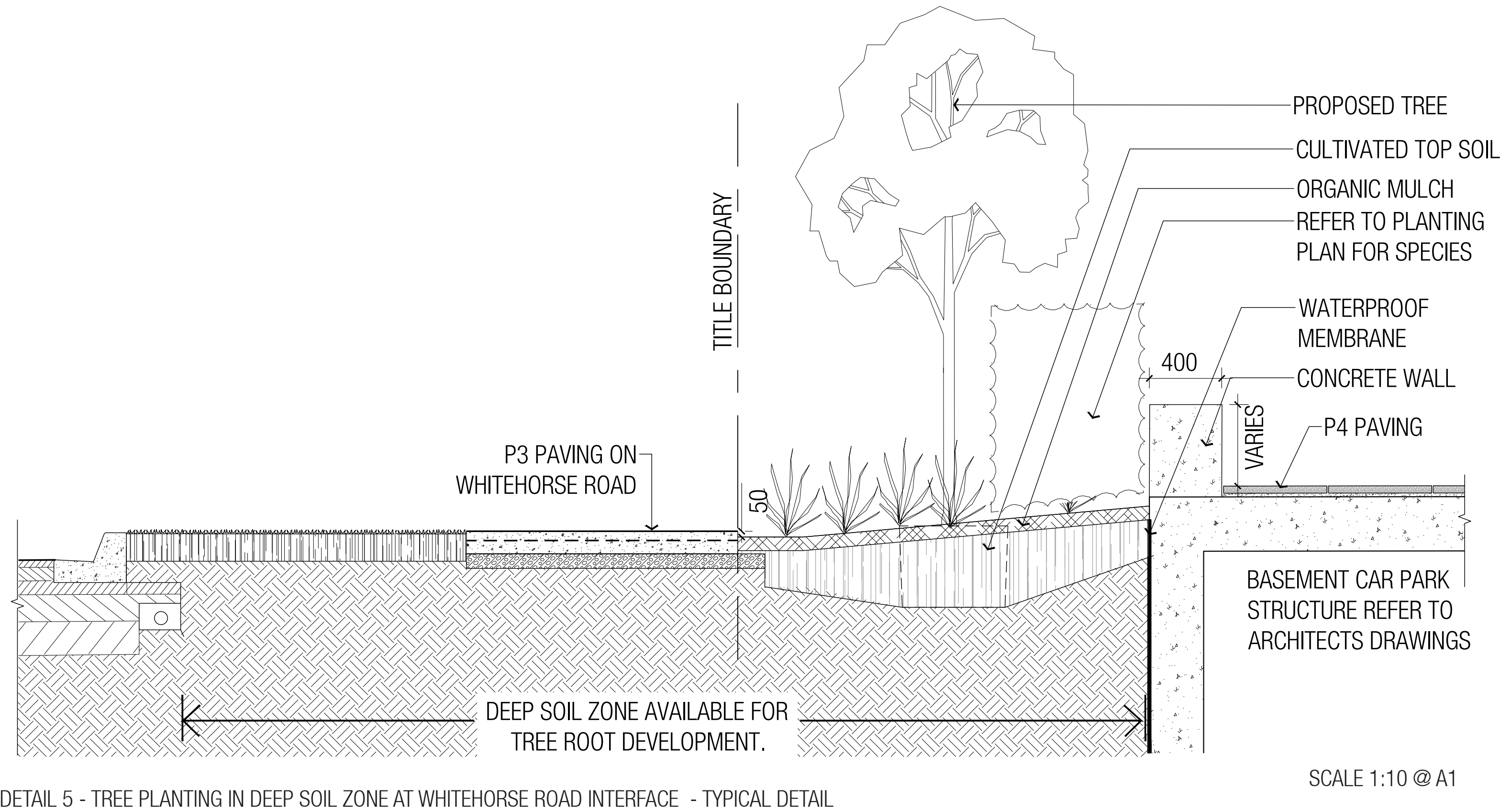
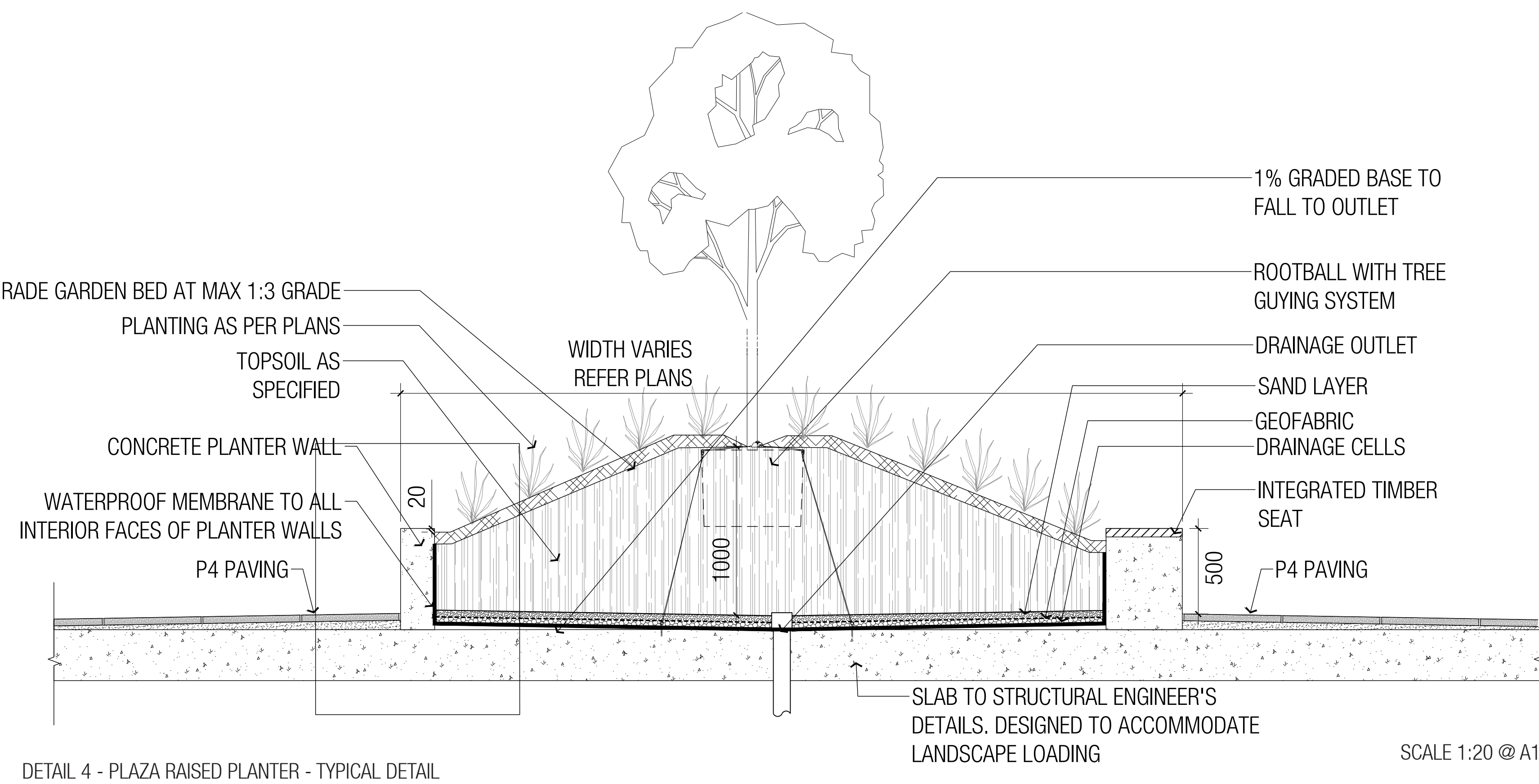
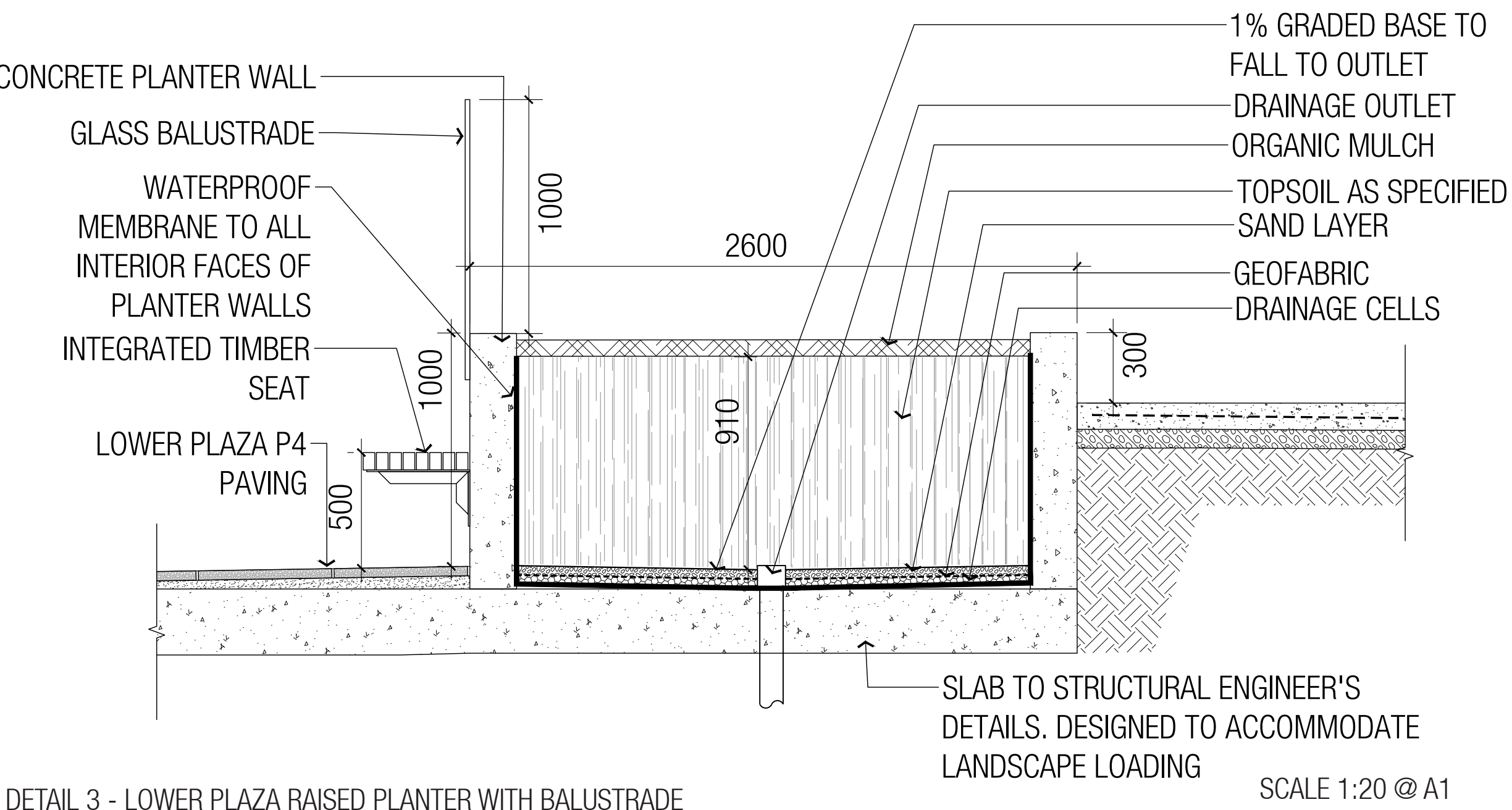
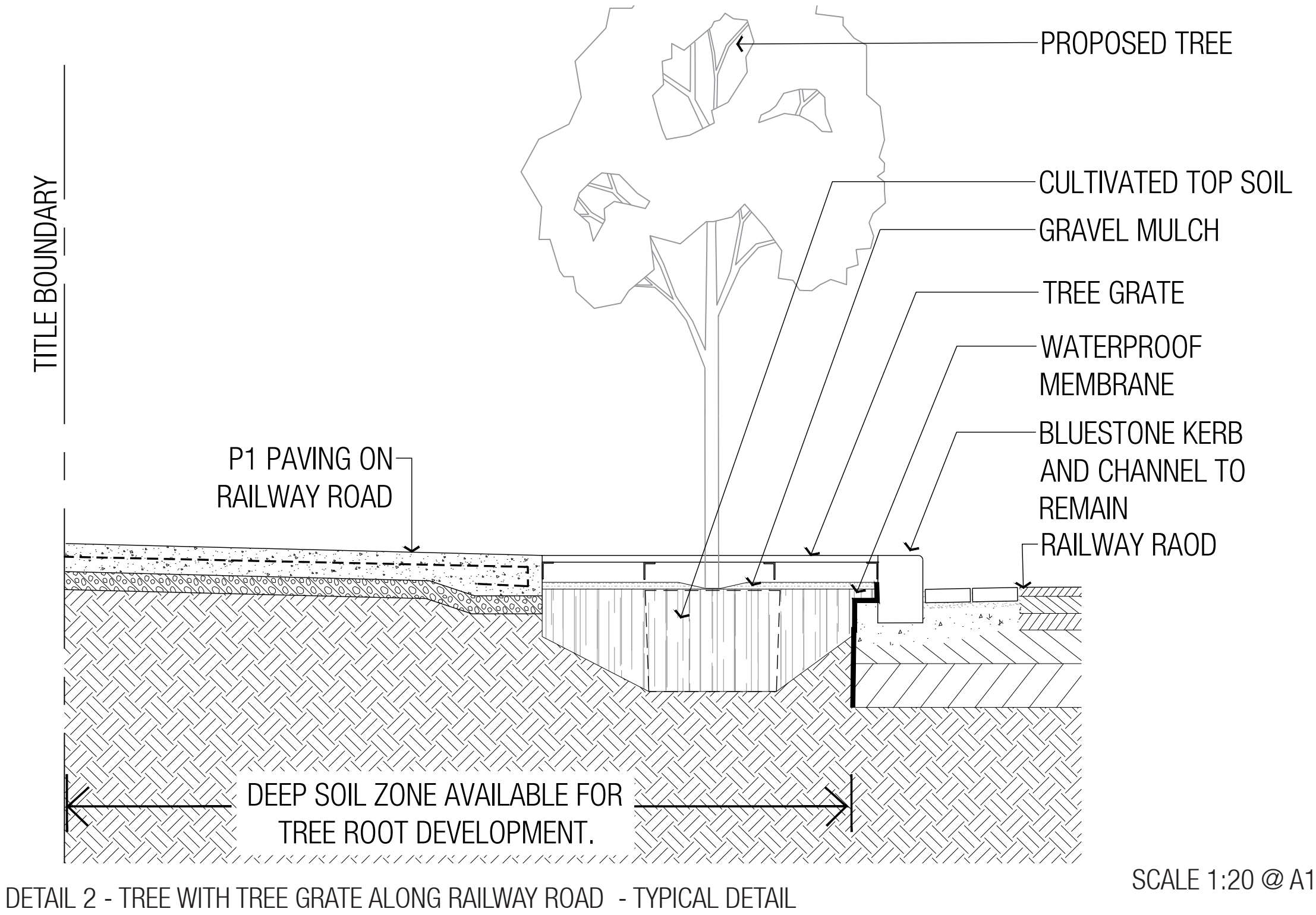
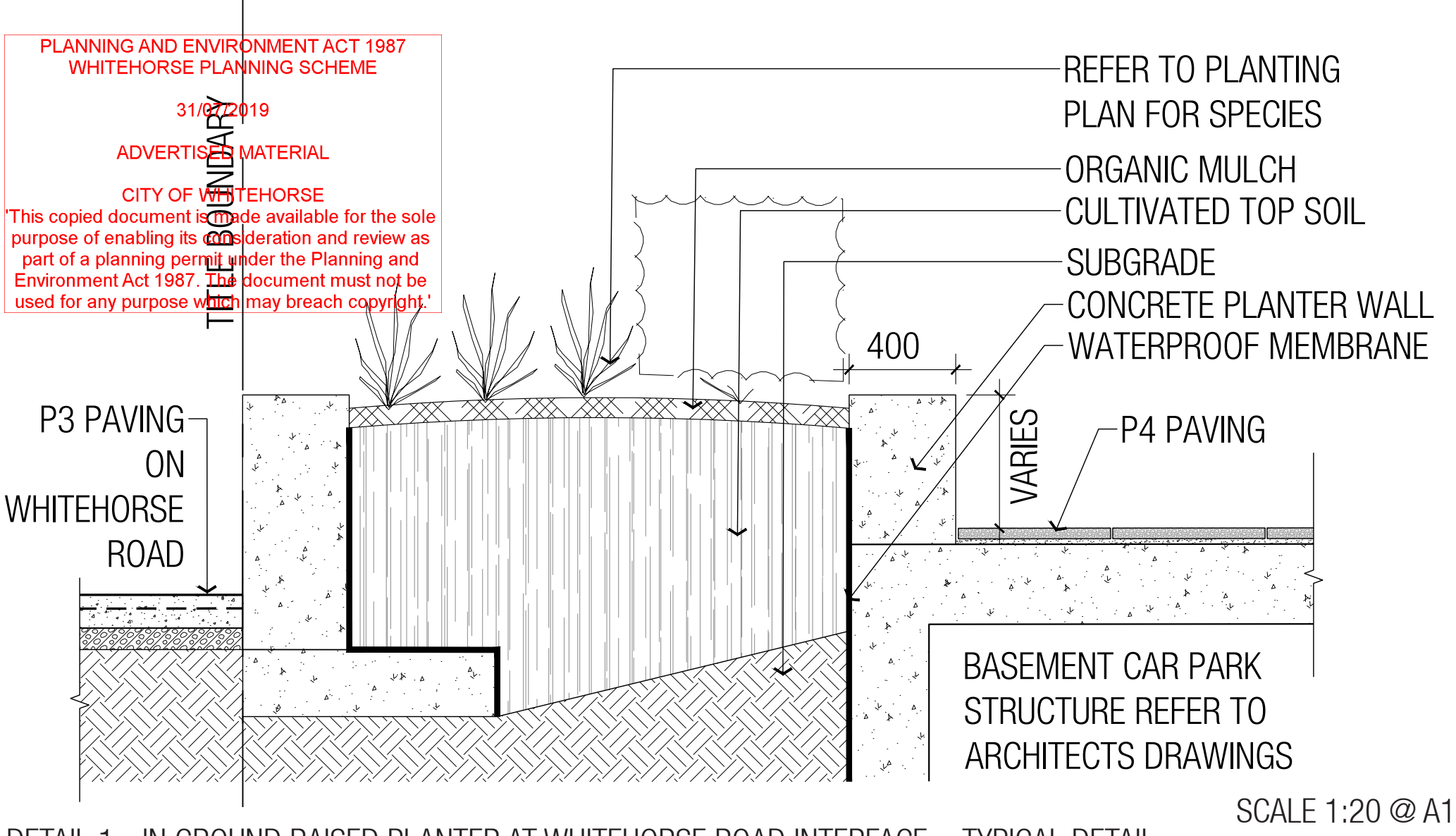
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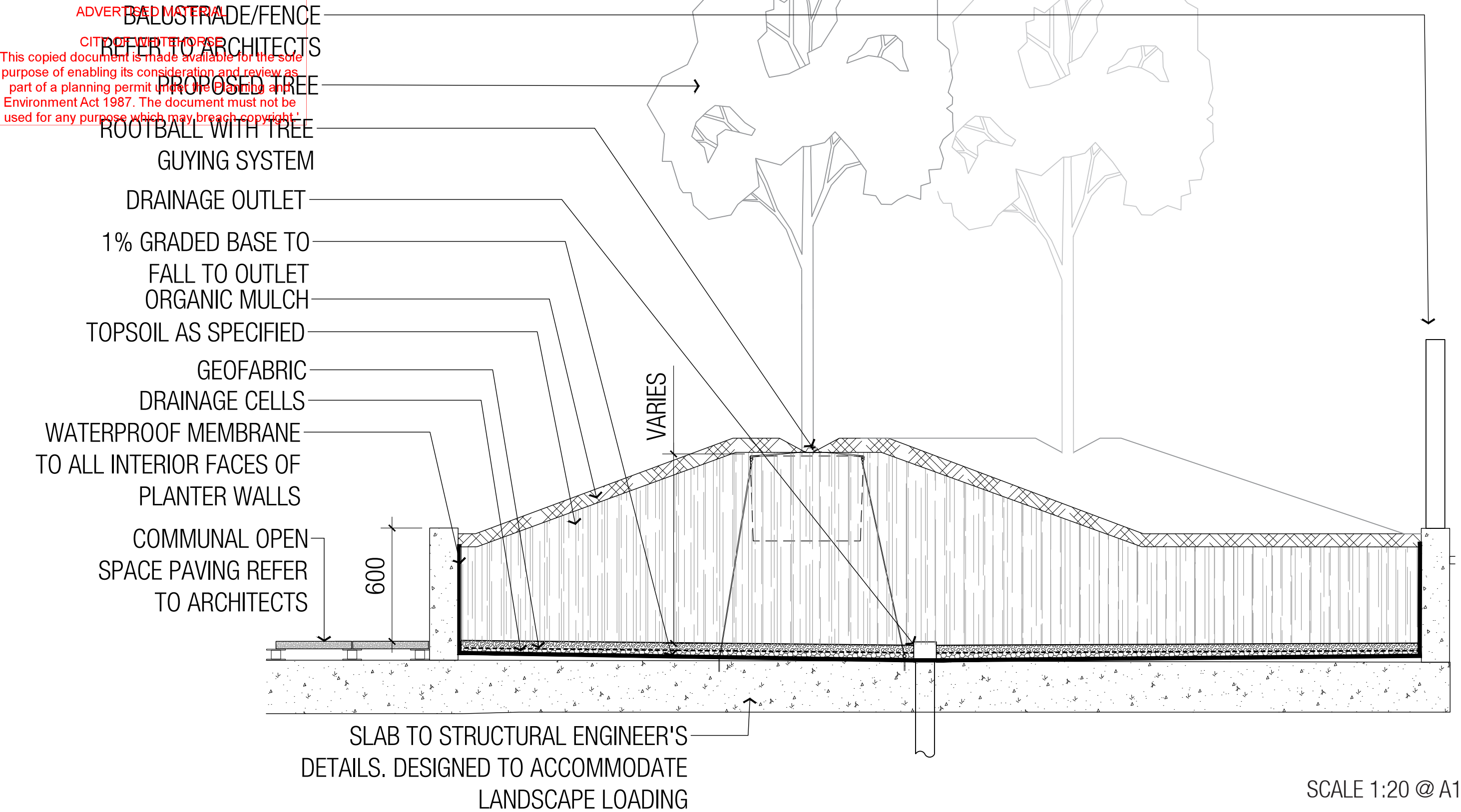


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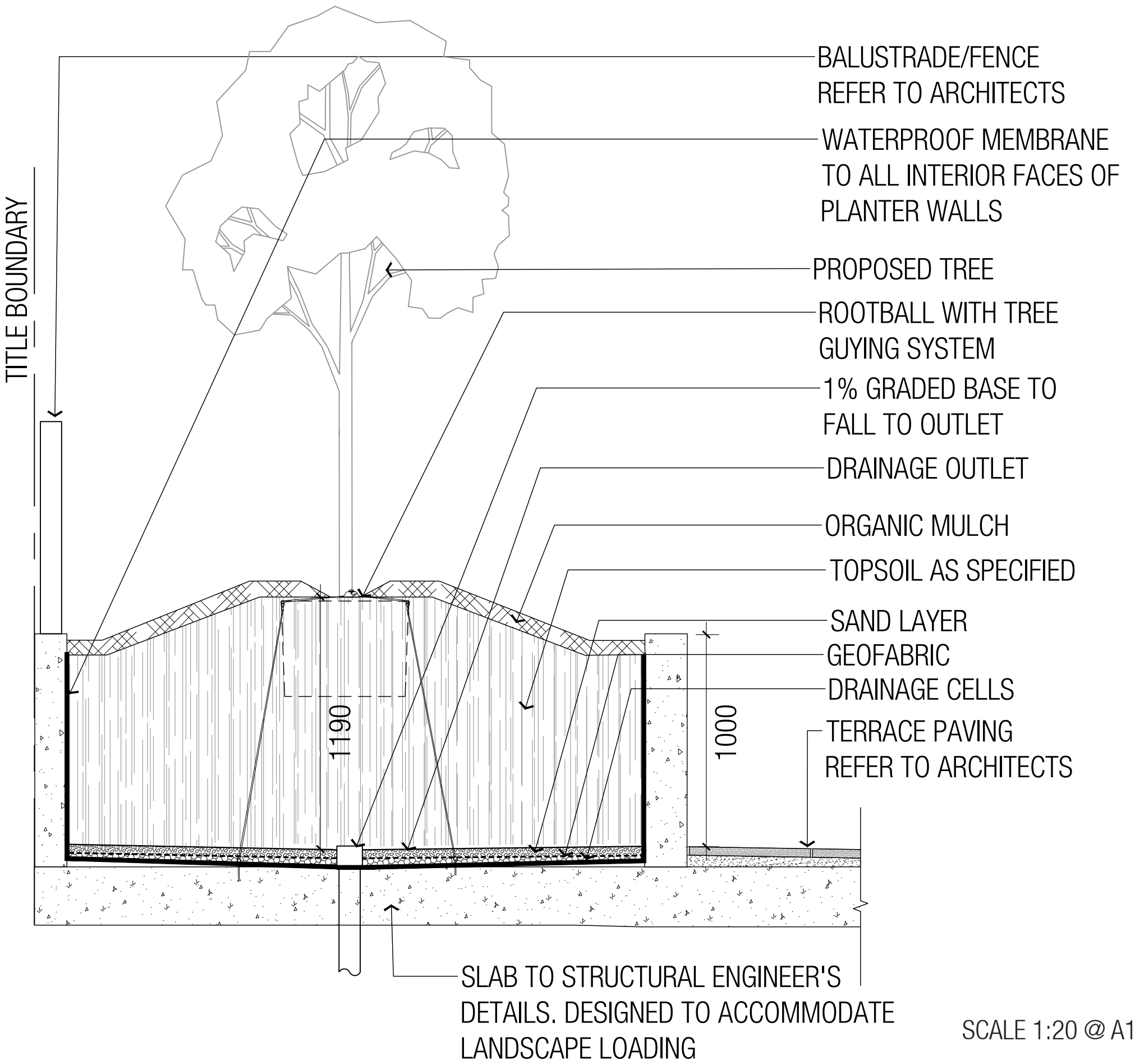


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Project Number 1874	Drawing Number TP-L08	Issue [02] 21.05.2019	

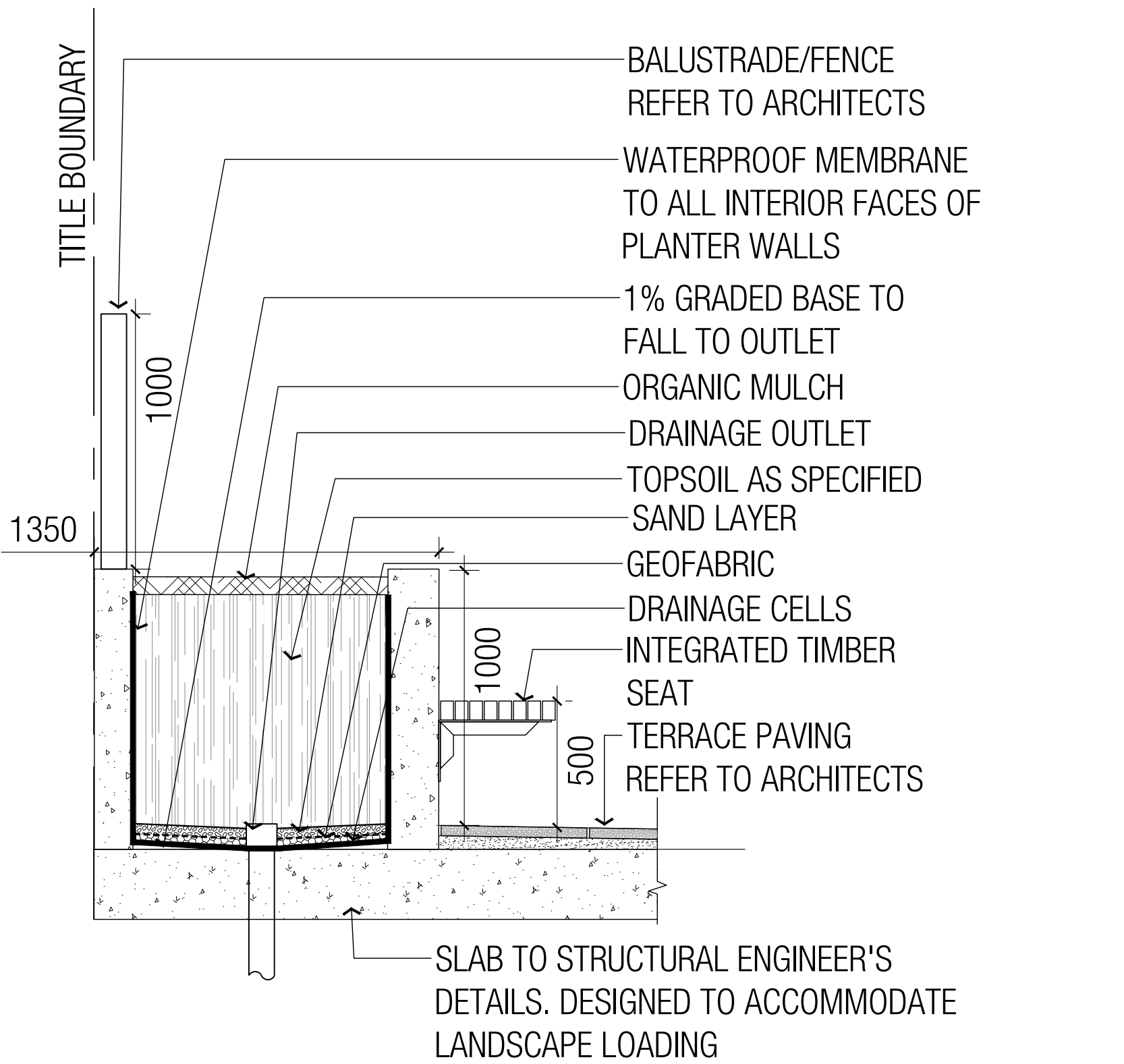
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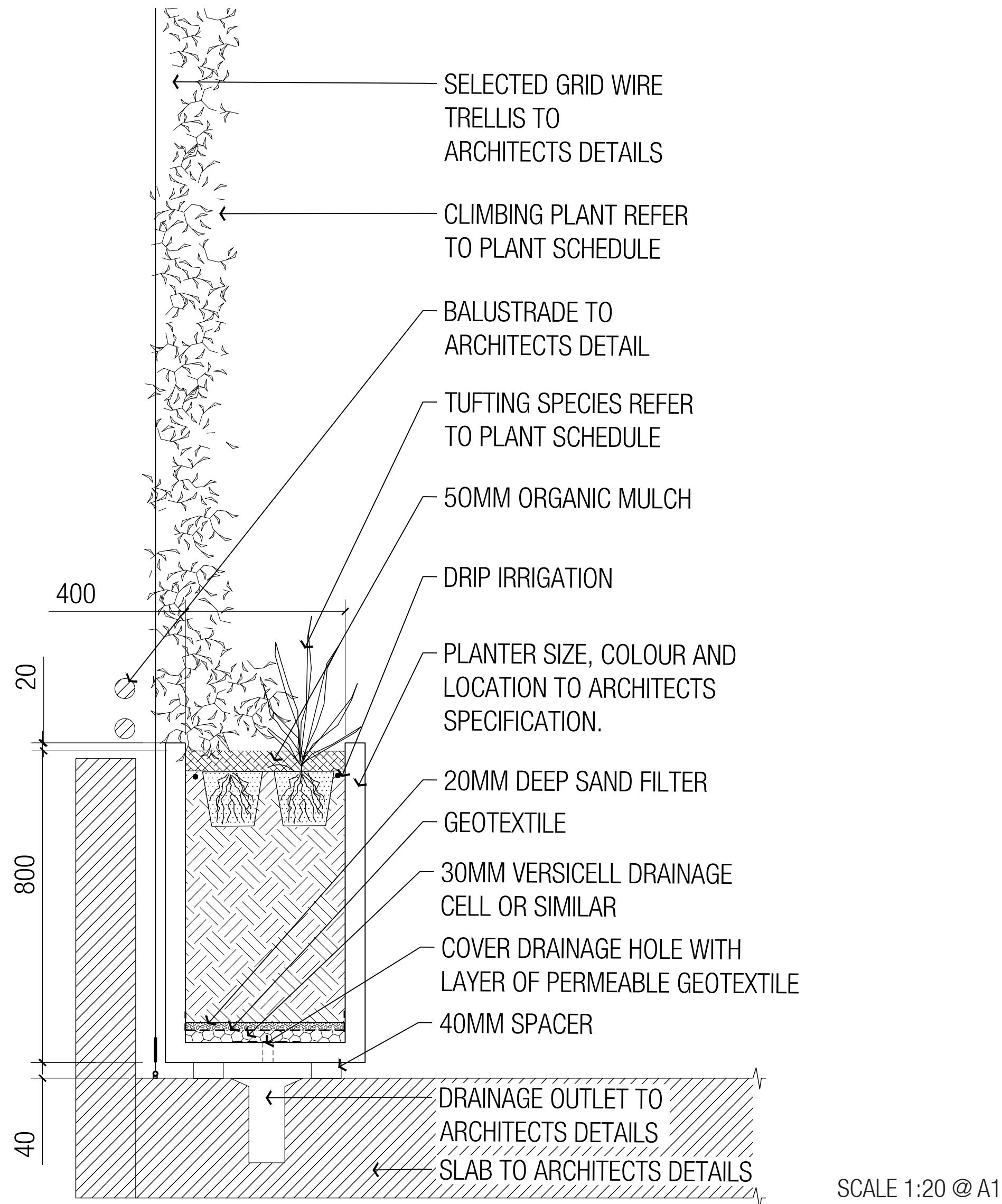
DETAIL 6 - LEVEL 1 COMMUNAL OPEN SPACE RAISED PLANTER - TYPICAL DETAIL



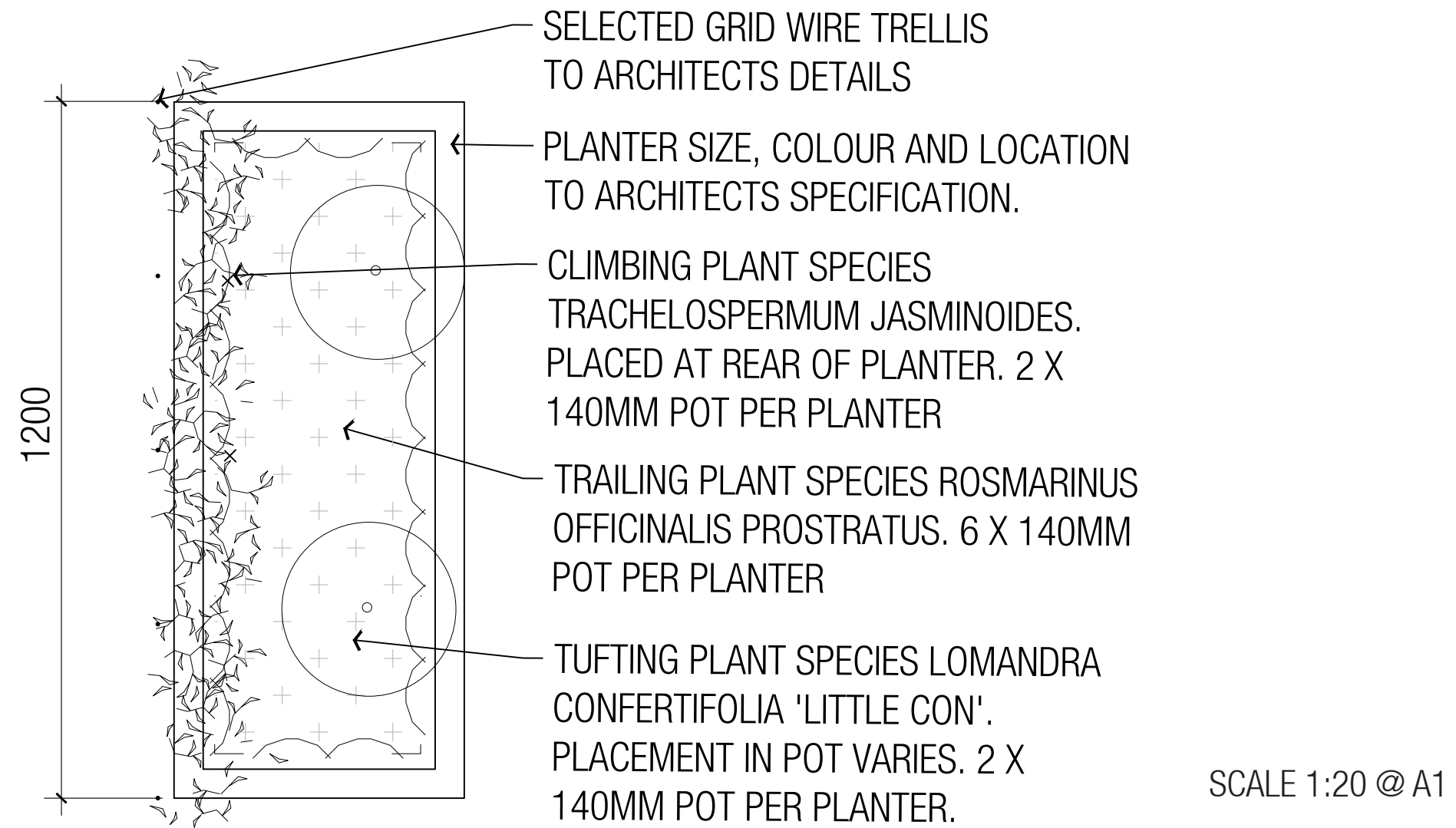
DETAIL 7 - GROUND LEVEL OFFICE TERRACE - RAISED PLANTER WITH TREE - TYPICAL DETAIL



DETAIL 8 - GROUND LEVEL OFFICE TERRACE - RAISED PLANTER - TYPICAL DETAIL



DETAIL 3 - UPPER FLOOR PRIVATE BALCONY PLANTER WITH CLIMBING PLANTS - TYPICAL DETAIL



DETAIL 4 - UPPER FLOOR PRIVATE BALCONY PLANTER WITH CLIMBING PLANTS - TYPICAL PLANTING PLAN

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1874

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Drawing Number
TP-L09

Scale @ A1
N/A

Drawing Title
LANDSCAPE DETAILS

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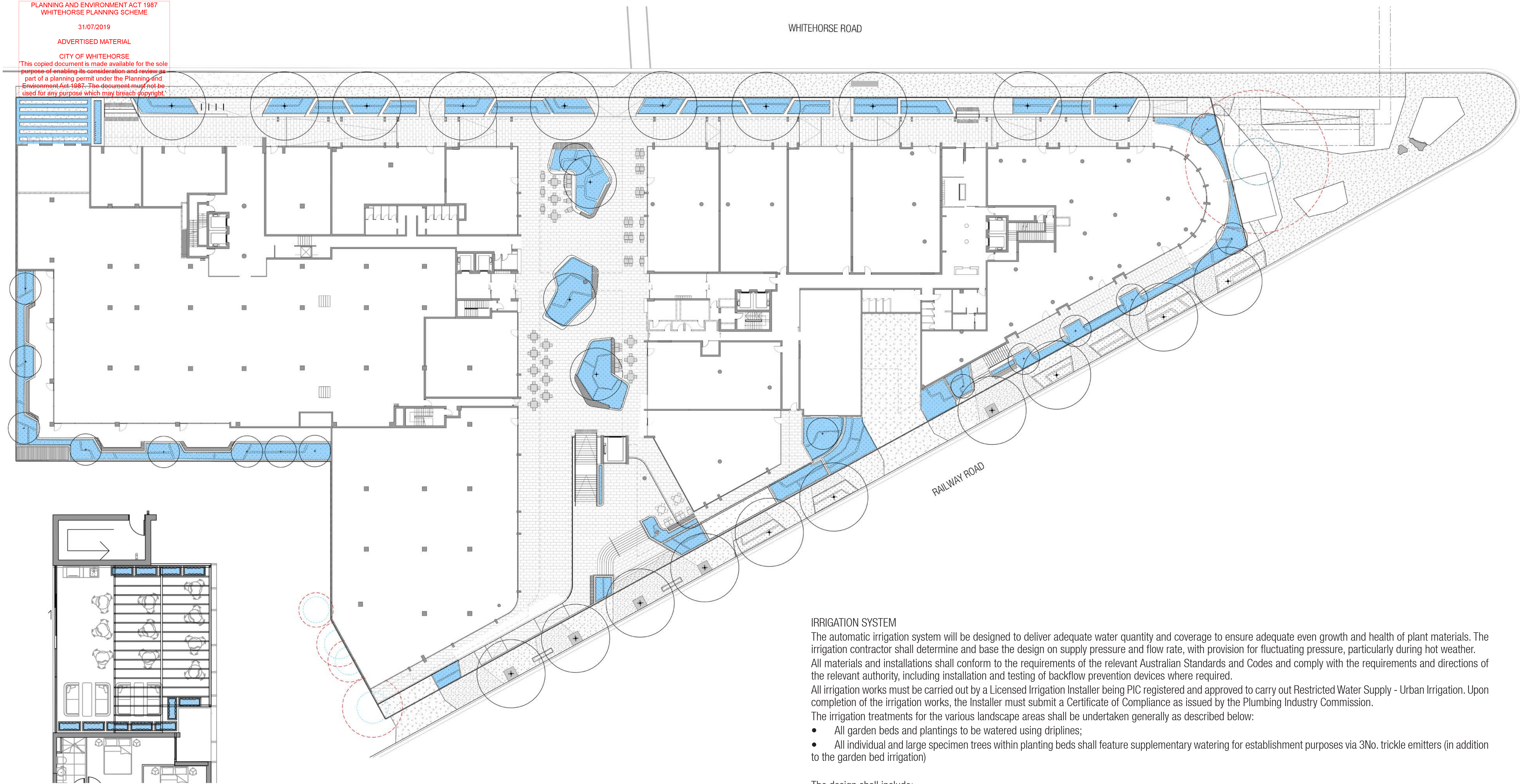
160 WHITEHORSE ROAD BLACKBURN
MULTI USE DEVELOPMENT

STAGE 2

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LEVEL 6 COMMUNAL AREA MAINTENANCE PLAN
scale 1:100 @A1

LEGEND

Irrigated garden beds/grass

IRRIGATION SYSTEM

The automatic irrigation system will be designed to deliver adequate water quantity and coverage to ensure adequate even growth and health of plant materials. The irrigation contractor shall determine and base the design on supply pressure and flow rate, with provision for fluctuating pressure, particularly during hot weather. All materials and installations shall conform to the requirements of the relevant Australian Standards and Codes and comply with the requirements and directions of the relevant authority, including installation and testing of backflow prevention devices where required. All irrigation works must be carried out by a Licensed Irrigation Installer being PIC registered and approved to carry out Restricted Water Supply - Urban Irrigation. Upon completion of the irrigation works, the Installer must submit a Certificate of Compliance as issued by the Plumbing Industry Commission. The irrigation treatments for the various landscape areas shall be undertaken generally as described below:

- All garden beds and plantings to be watered using driplines;
- All individual and large specimen trees within planting beds shall feature supplementary watering for establishment purposes via 3No. trickle emitters (in addition to the garden bed irrigation)

The design shall include:

- Water supply connections, controller location, rain sensor location(s), conduit locations, mainline pipework route and all irrigation outlet positions;
- Description of proposed equipment including model numbers for all proposed pipework, sprays, drippers/driplines and control equipment;
- An electronic controller with 24-hour clock and adequate station capacity to be programmable with independent timing for each station and to accommodate seasonal climatic variations and ensure adequate water for healthy plant growth and prevent over-supply and water-logging of soils with trees and planting beds irrigated on separate circuits.

For all planting beds, the Contractor shall supply and install dripline tubing of an approved proprietary turbulent flow type, selected to be easily dismantled for cleaning. Dripline tubing shall be installed at approximately 400mm offsets. The layout of the driplines shall the selected to best suit the landscape planting arrangements proposed. Trickle emitters to individual trees shall be connected to a dedicated solenoid valve. When selecting solenoid valves for low flow trickle emitter applications, ensure the minimum flow requirements as recommended by the manufacturer are achieved for satisfactory operation of the solenoid valve.



LEGEND

- Irrigated garden beds.
- Private irrigated garden beds.

GARDEN BED MAINTENANCE

Fortnightly inspection (during hours negotiated with the Proprietor), of soft landscape to identify and carry out maintenance requirements, to include but not limited to:

- Maintenance of all garden beds;
- Removal of litter and rubbish;
- Removal of weeds;
- Replacement of plants that fall below plant presentation standards for any cause, including plants which have failed, been damaged or have been stolen;
- Pruning and repair of all branches and foliage including pruning of shrubs as required to maintain dense foliage and even crown shape, as well as removal of damaged material, removal of debris from soil surface and addition of soil and/or mulch to soil surface;
- Pruning of trees to develop form and establish a minimum clearance to branch structure and foliage of 2m, above pedestrian areas;
- Inspection for and control of soil and foliar insect pests, diseases and other such infestations;
- Maintenance of proper growing medium nutrient levels to ensure maximum vegetation health;
- Maintaining mulch within beds in tidy condition and replacement or replenishment as necessary;
- Inspection of soil moisture levels and adjustment to the automatic irrigation system as necessary to maintain healthy growth, with a minimum requirement for garden bed areas of 15 mm of natural rainfall, its applied equivalent or a combination of both during each period of one week, from 1 October to 30 April;
- Monitoring and maintenance of efficiency and effectiveness of irrigation systems, including regular monitoring of automatic irrigation systems, including the proper functioning of rain switches, to adjust as necessary to accommodate prevailing climatic conditions and to ensure consistent effectiveness.

Undertake other works necessary to ensure upkeep in the best possible condition as a commercial standard project.

Keep a log book recording when and what maintenance work has been done and what materials, including toxic materials, have been used. Make the log book available for inspection on request.

Note:

Control of pest and disease infestations shall be in strict compliance with all regulations and manufacturers' recommendations. Supply documentation of such compliance upon request by the Proprietor.