

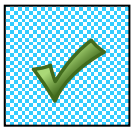
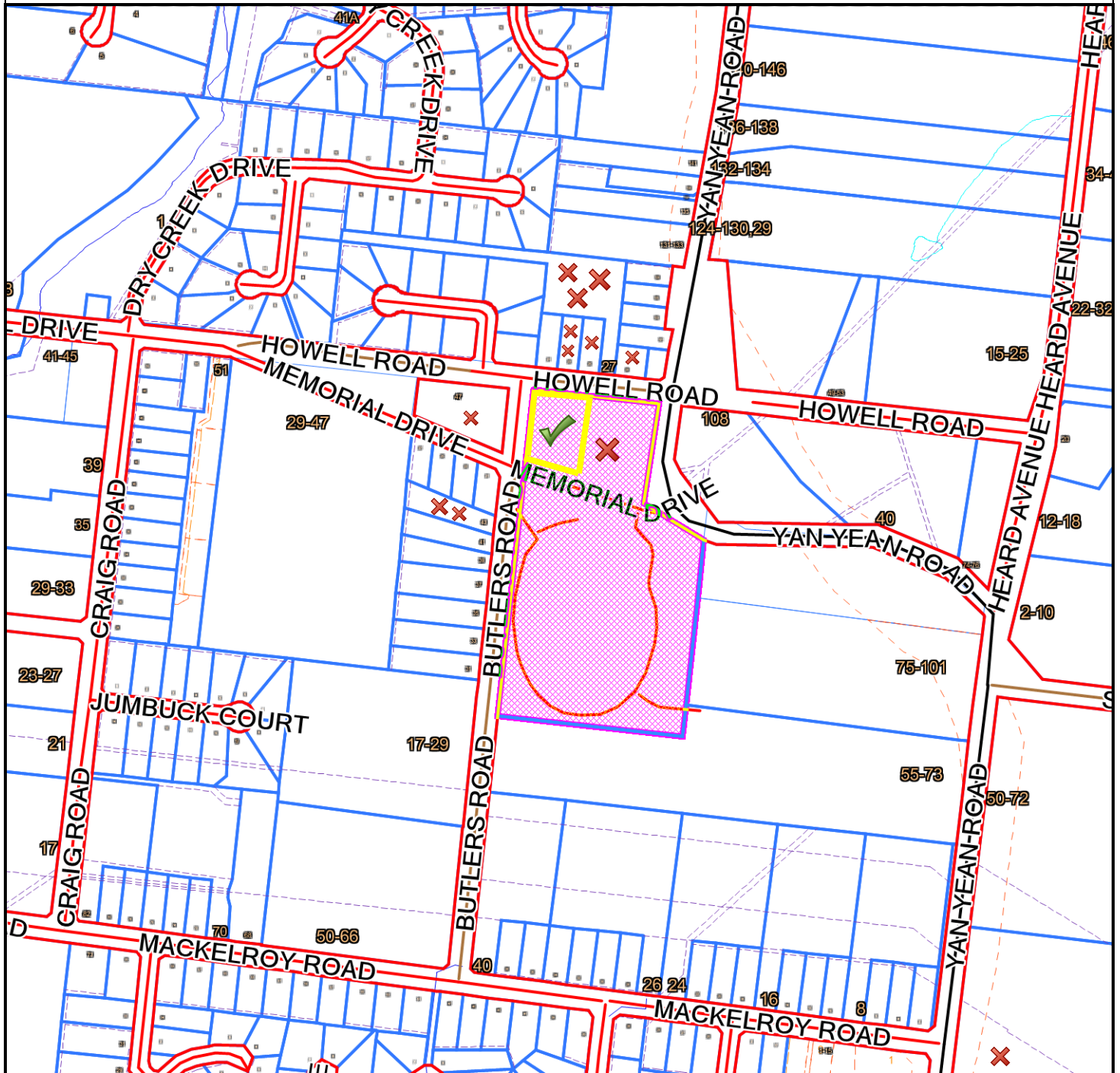
Subject Site and Surrounds

Subject Site: 109-115A Yan Yeon Road, Plenty

File Reference: Y003/00/109P

Application Number: 159/2018/06P

Melway's Reference: 11D5



Subject Site



Objectors

Nearby Objectors: 12

Total: 19 objectors and 1 supporter



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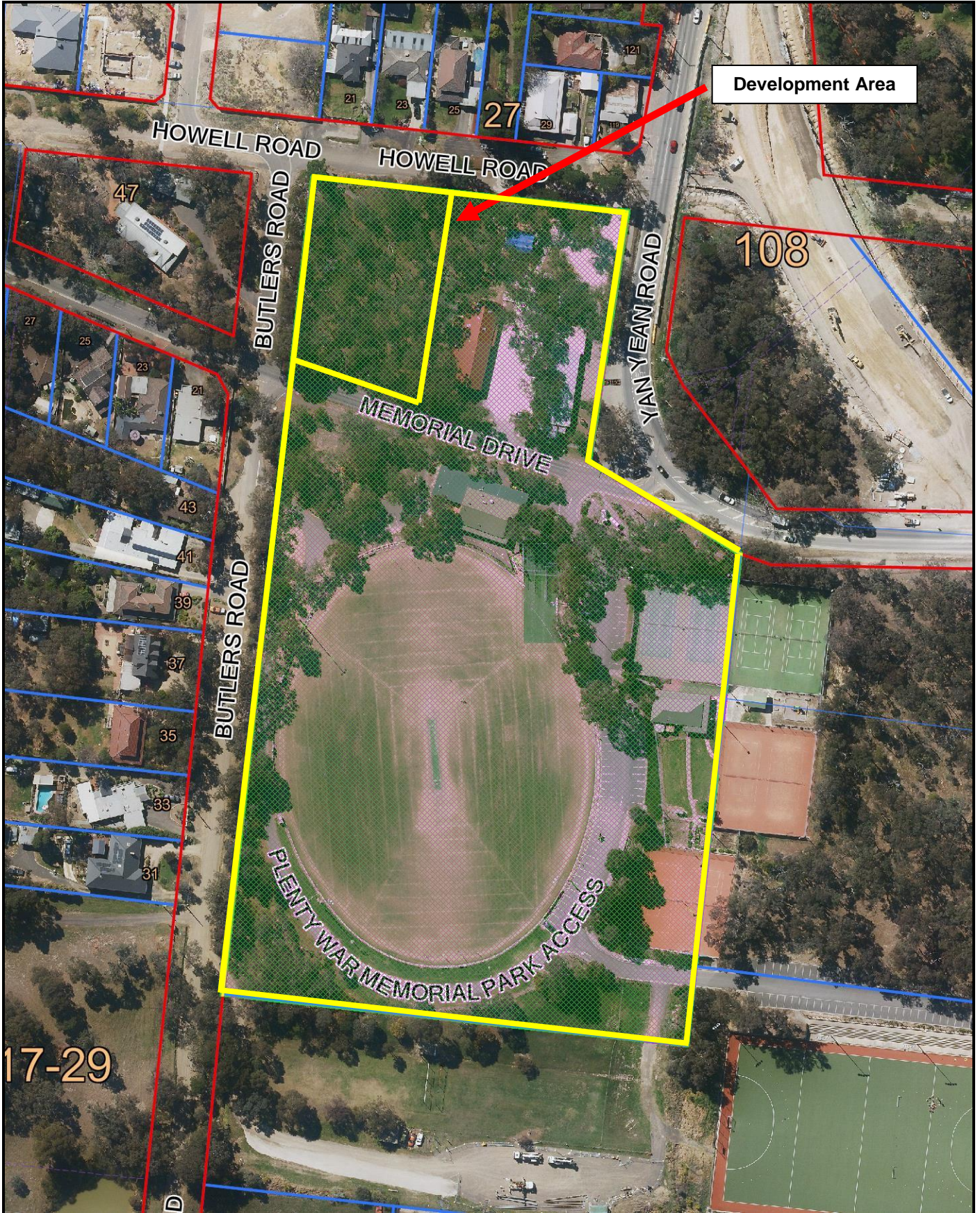
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Map Width:	961.3 m
Produced By:	Planning and Building Services
Responsible Officer:	Eloise Gabriele
Date:	Friday, 15 February 2019





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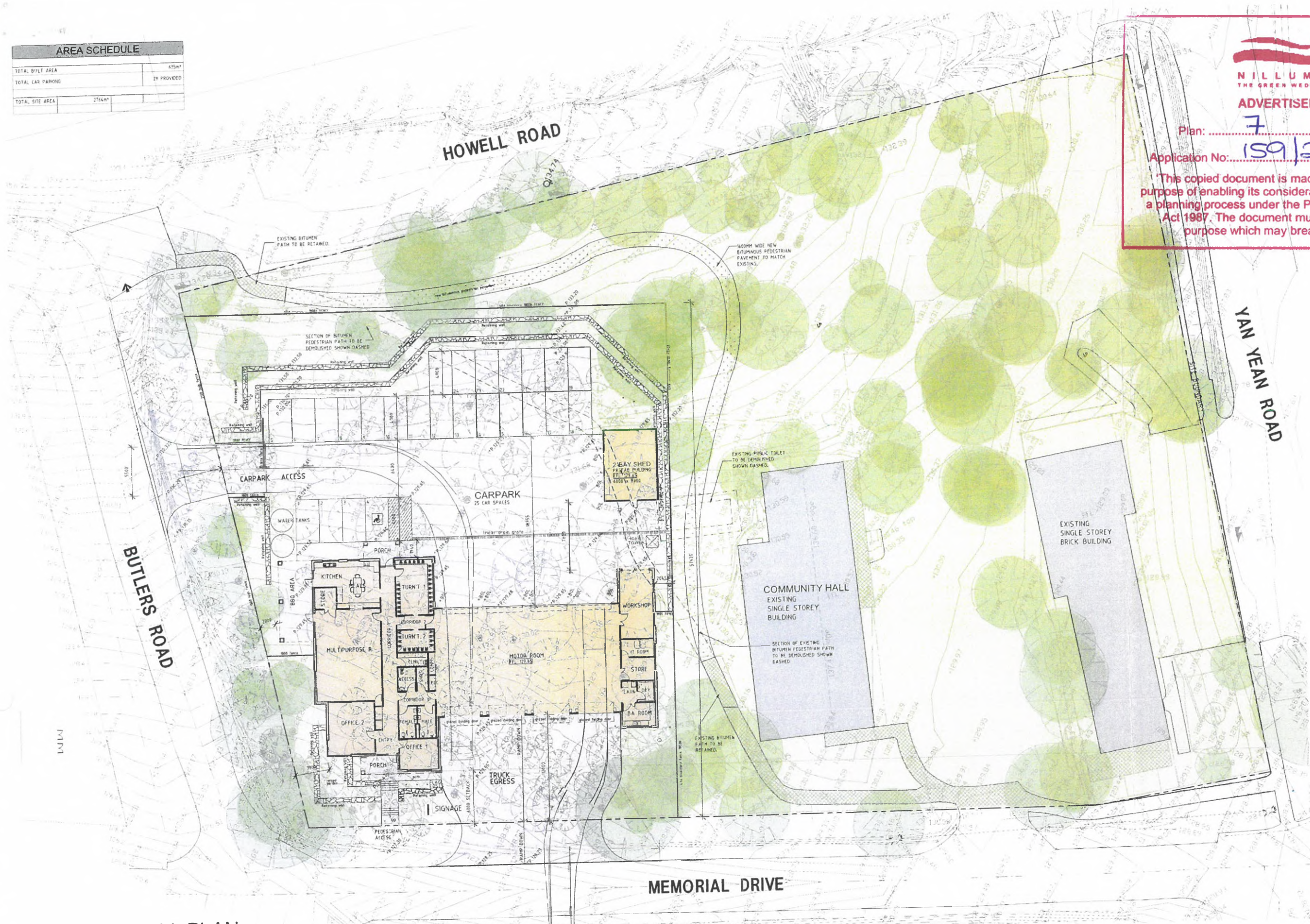
AREA SCHEDULE	
TOTAL BUILT AREA	415m ²
TOTAL CAR PARKING	29 PROVIDED
TOTAL SITE AREA	1764m ²



ADVERTISED PLAN

Plan: 7 of 14
 Application No: 159/2018/06P

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OVERALL PLAN

SCALE 1:200

PROPOSED PLENTY - NEW FIRE STATION
 MEMORIAL DRIVE, PLENTY VIC 3090



CLIENT CFA	JOB NO. 17561	DRAWING NO. TP A000	REVISION P1	DATE January 2018	SCALE 1:200 @ A1	DRAWING TITLE Overall Plan
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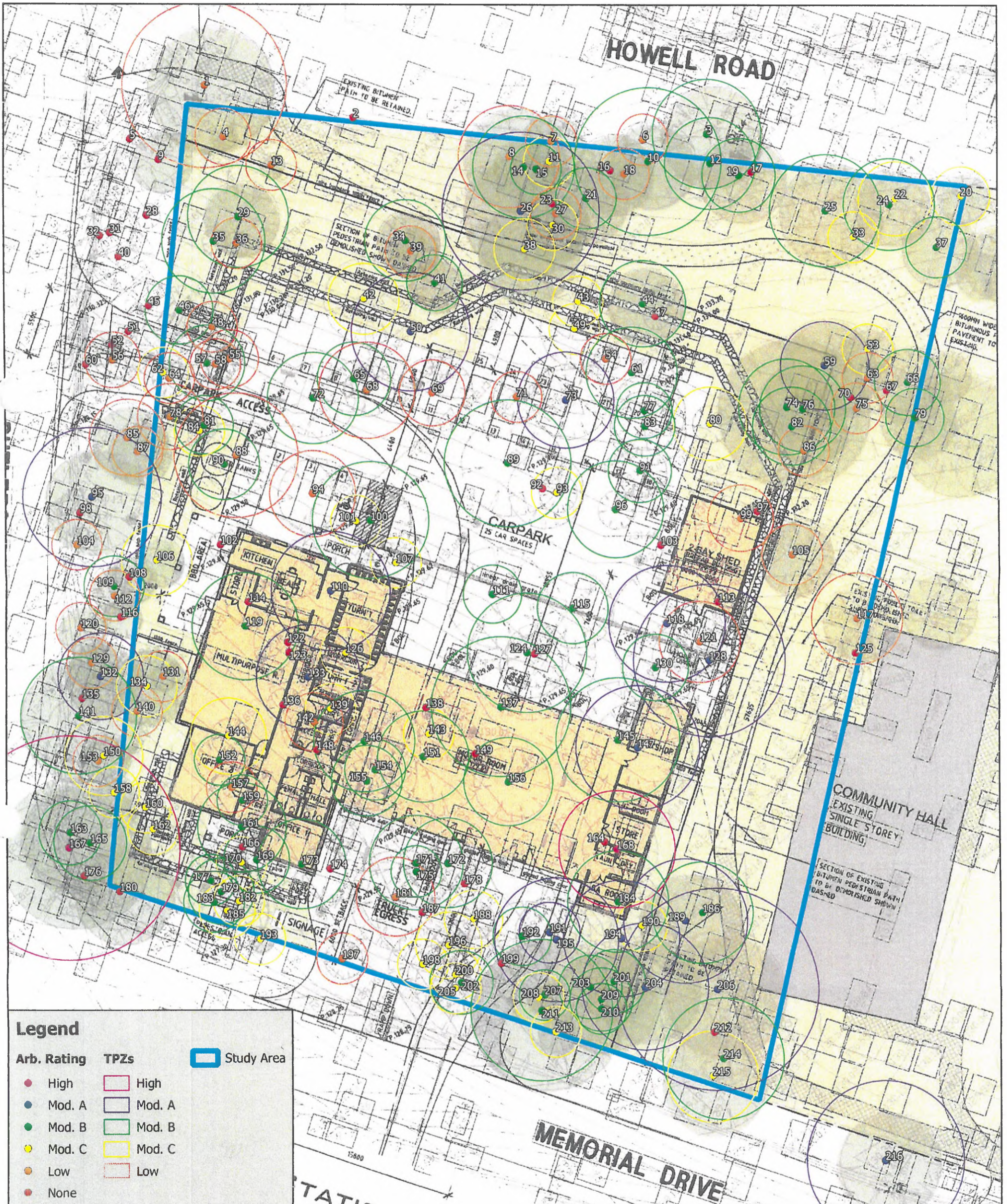
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Appendix 2 - Tree Location Plan Plenty Fire Station

Tree location points on this plan are based on the survey plan provided by the client.



Client: Country Fire Authority
Map Source: Nearmap
Author: Tree Logic
Date: 08/06/2018

Proposed Site

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- 5 JUL 2018

26 m

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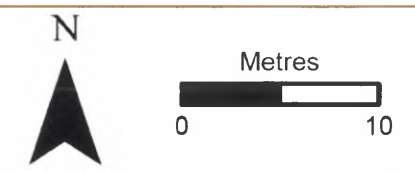
Figure 1: Trees proposed for removal and retention

Project: Memorial Drive, Plenty
Client: Network Planning Consultants Pty Ltd
Date: 25/06/2018

- Legend**
- Study area
 - Development layout
 - Grass Dry Forest (EVC 22)
 - Trees proposed for removal
 - Trees proposed for retention



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 Brett Lane & Associates Pty. Ltd.
 Ecological Research & Management
 PO Box 337, Camberwell, VIC 3124, Australia
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CONCEPT PLAN
 SCALE 1:200

PROPOSED PLENTY - NEW FIRE STATION
 MEMORIAL DRIVE, PLENTY VIC 3090
 CLIENT: CFA
 JOB NO.: 17561
 DRAWING NO.: TP A010
 REVISION: P1

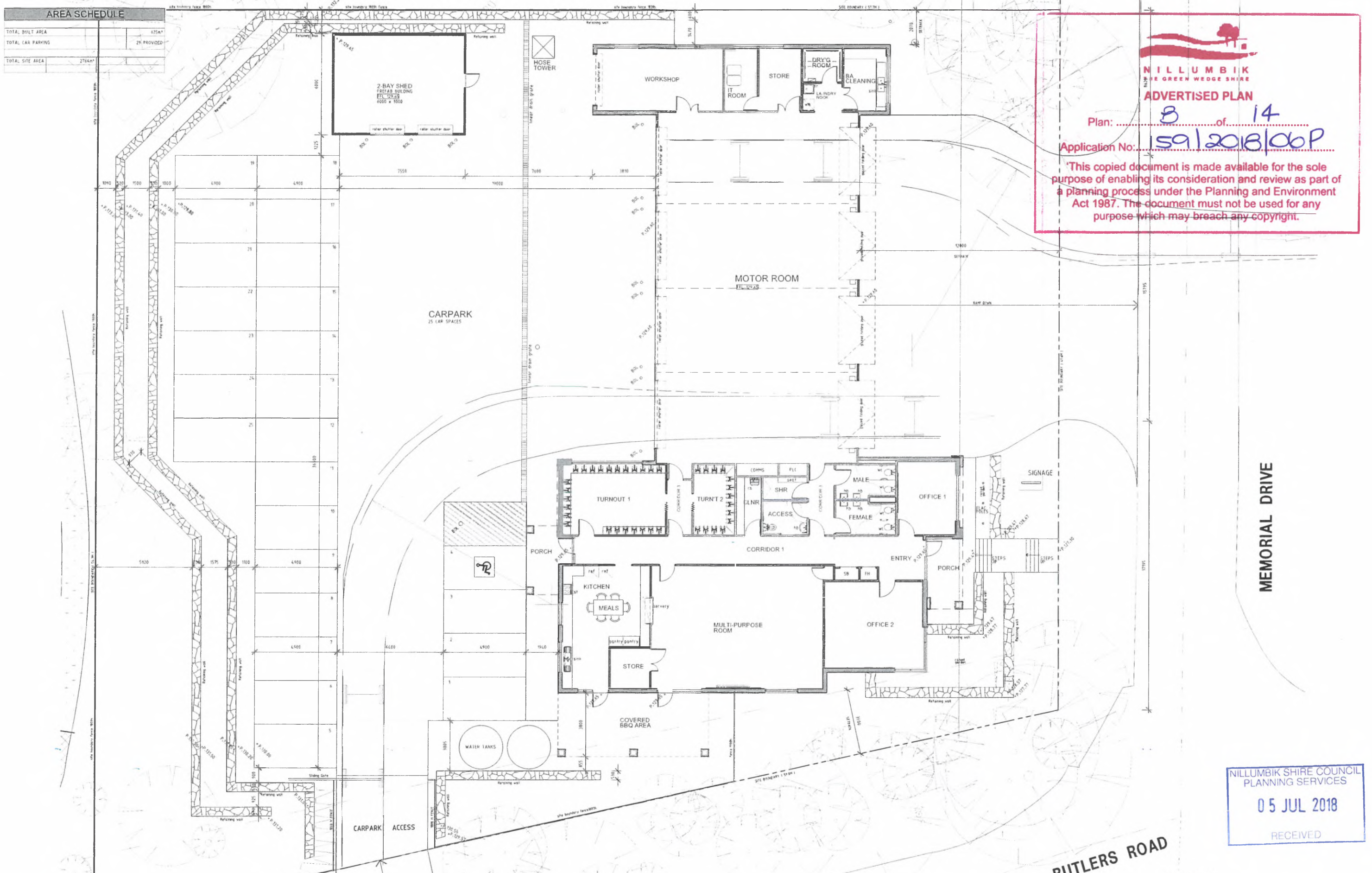
AREA SCHEDULE	
TOTAL BUILT AREA	435m ²
TOTAL CAR PARKING	25 PROVIDED
TOTAL SITE AREA	2764m ²



ADVERTISED PLAN

Plan: 8 of 14
 Application No: 159/2018/00P

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MEMORIAL DRIVE

BUTLERS ROAD

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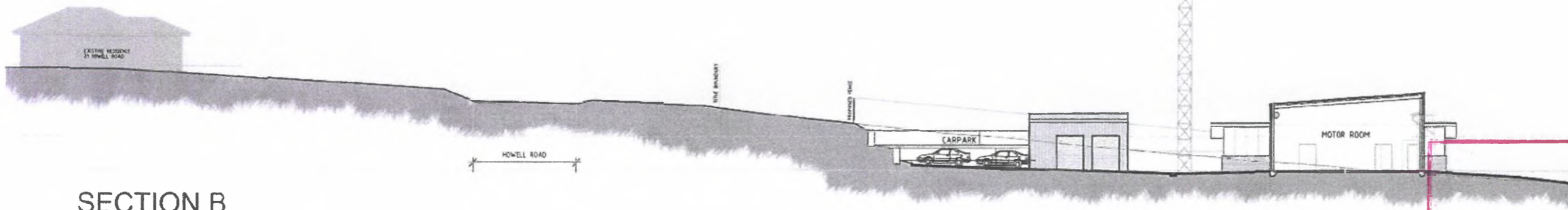


PROPOSED PLENTY - NEW FIRE STATION
 MEMORIAL DRIVE, PLENTY VIC 3090

CLIENT	JOB NO.	DRAWING NO.	REVISION	DATE	SCALE	DRAWING TITLE
CFA	17561	TP A010	P1	January 2018	1:200 @ A1	Site Plan

SITE PLAN
 SCALE 1:100

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SECTION B

SCALE 1200

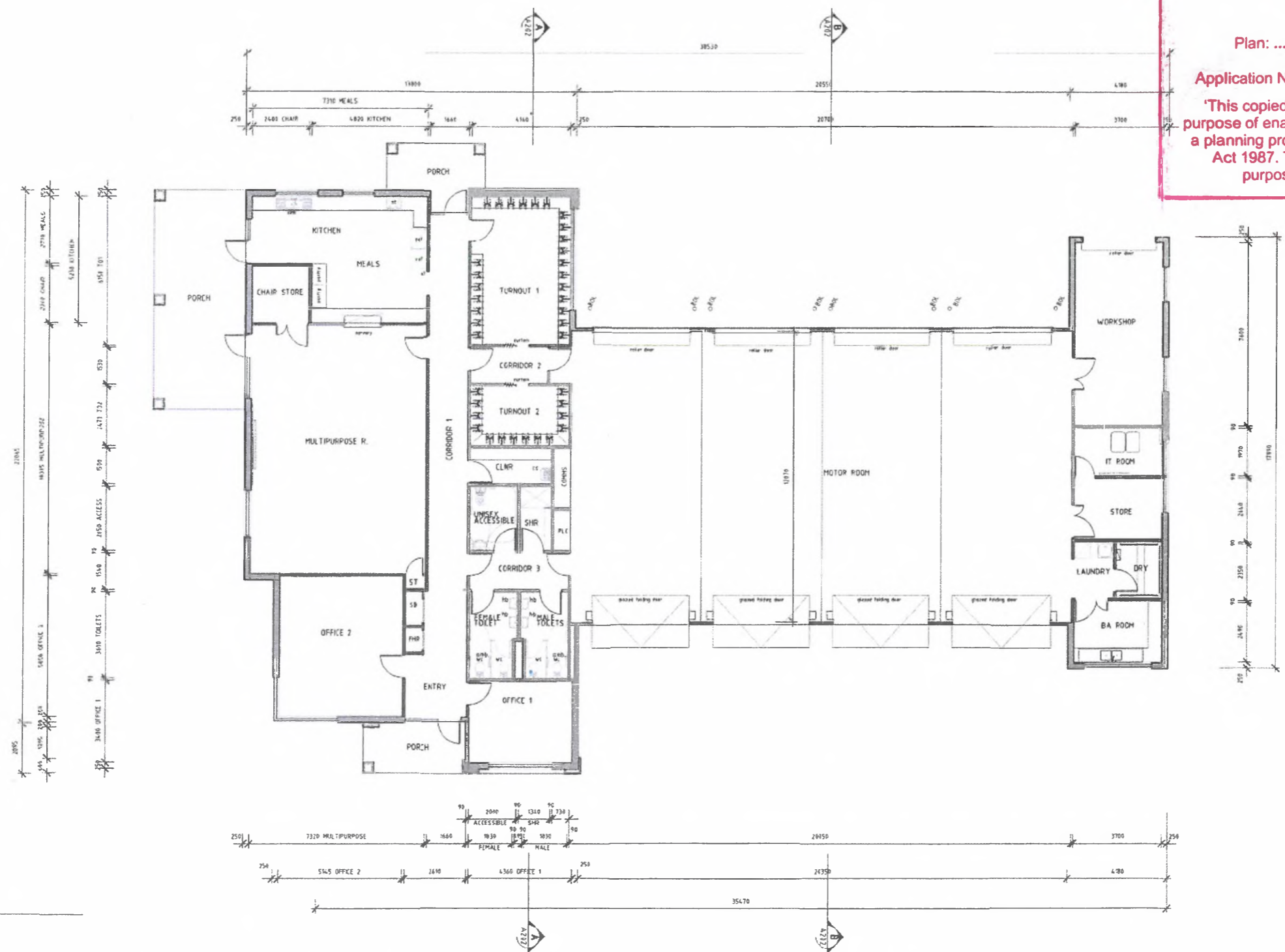
NILLUMBIK
THE GREEN WEDGE SHIRE

ADVERTISED PLAN

Plan: 9 of 14

Application No: 159/2018/06P

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Floor Plan

SCALE 1100

PROPOSED PLENTY - NEW FIRE STATION
MEMORIAL DRIVE, PLENTY VIC 3090



CLIENT CFA	JOB NO. 175E1	DRAWING NO. TP A100	REVISION P3	DATE January 2018	SCALE 1:100 @ A1	DRAWING TITLE Floor Plan
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NILLUMBIK
THE GREEN WEDGE SHIRE

ADVERTISED PLAN

Plan: 10 of 14

Application No: 159/2018/06P

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SOUTH ELEVATION

SCALE 1:100



WEST ELEVATION

SCALE 1:100

FMSHS	DESCRIPTION	FINISHES / COLOR	SAMPLE
(10)	GARDEN BASKET RETAINING WALLS	STONE	
(5)	NATURAL STONE CLADDING	NATURAL STONE	
(11)	FIBRE CEMENT SHEET CLADDING	PAINTED TO MATCH COLORBOND FINISH OR SIMILAR APPROVED	
(12)	FIBRE CEMENT SHEET CLADDING	PAINTED TO MATCH COLORBOND MANGROVE OR SIMILAR APPROVED	
(13)	FACE BRICKWORK WALL	FACE BRICKS 'CHOCOLATE' OR SIMILAR APPROVED	
(14)	CORRUGATED METAL CLADDING	COLORBOND FINISH - SMALL GREY OR SIMILAR APPROVED	
(15)	CORRUGATED METAL CLADDING	COLORBOND FINISH - BASALT OR SIMILAR APPROVED	
(16)	CORRUGATED ROOF SHEETING	COLORBOND FINISH - BASALT OR SIMILAR APPROVED	
(17)	CORRUGATED ROOF SHEETING	ZINCALUME	
(18)	RAIN WATER GOODS	COLORBOND FINISH - BASALT OR SIMILAR APPROVED	
(19)	ALUMINIUM COMPOSITE PANEL PANEL TO B-FOLD DOORS	RED	
(20)	ROLLER SHUTTER DOORS	PAINT FINISH TO MATCH COLORBOND BASALT OR SIMILAR APPROVED	
(21)	GLAZED DOORS AND WINDOWS WITH ALUMINIUM FRAMING	FRAMING ANODIZED ALUMINIUM - DARK BRONZE OR SIMILAR APPROVED	

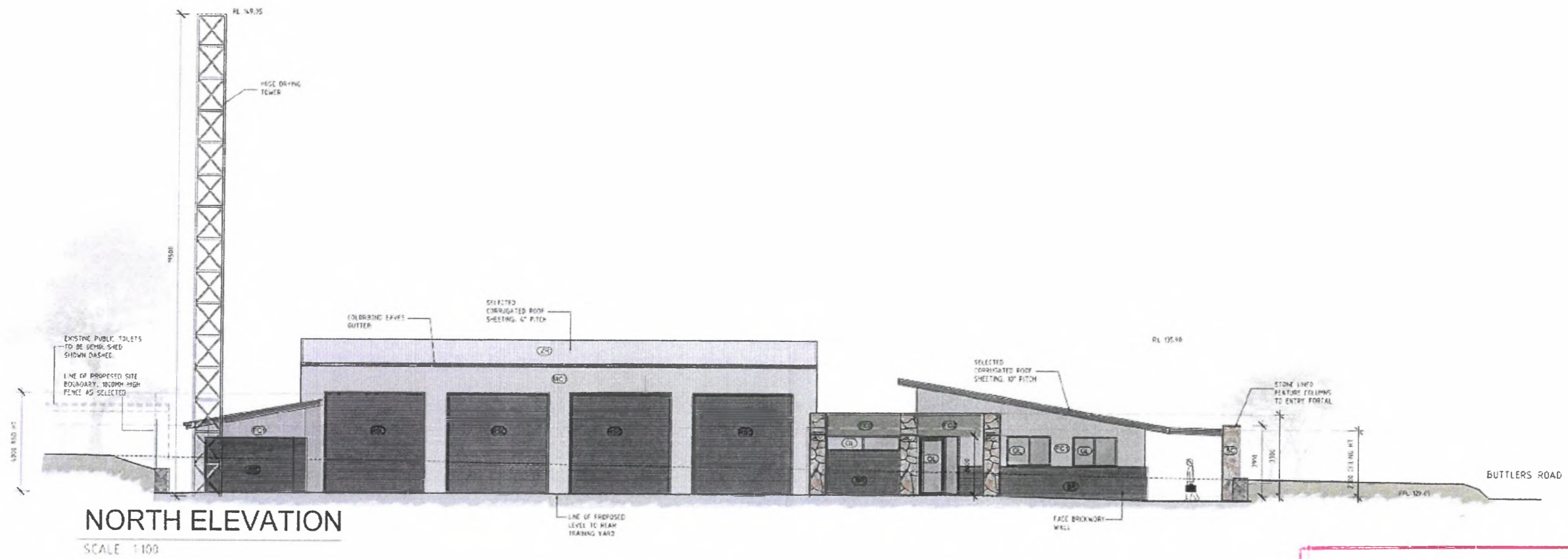
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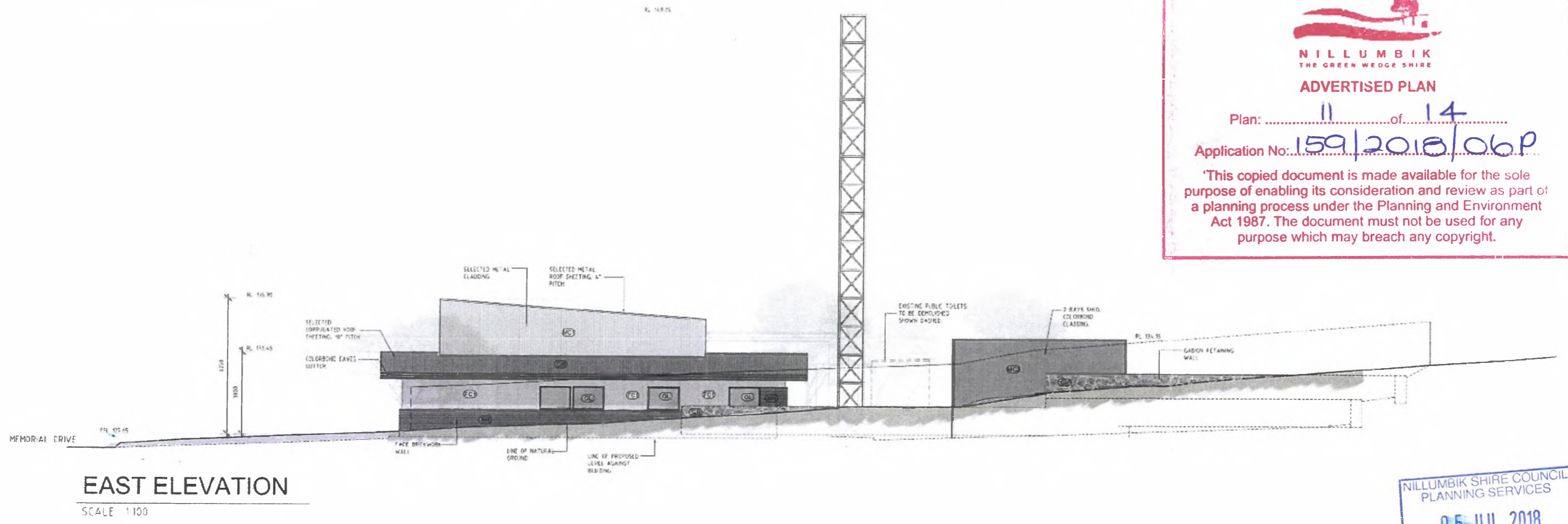
PROPOSED PLENTY - NEW FIRE STATION
MEMORIAL DRIVE, PLENTY VIC 3090

CLIENT: CFA JOB NO.: 17561 DRAWING NO.: TP A200 REVISION: P3 DATE: November 2017 SCALE: 1:100 @ A1 DRAWING TITLE: Elevations


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NORTH ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100


NILLUMBIK
 THE GREEN WEDGE SHIRE
ADVERTISED PLAN
 Plan:11.....of.....14.....
 Application No: 159/2018/06P
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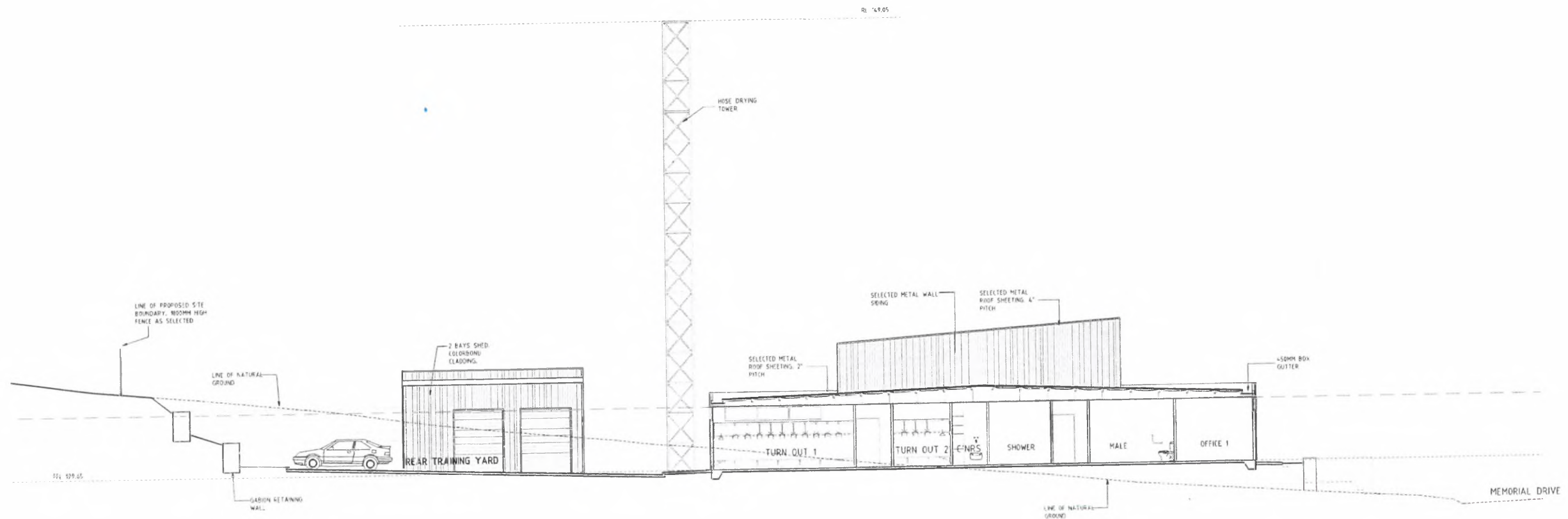


PROPOSED PLENTY - NEW FIRE STATION
MEMORIAL DRIVE, PLENTY VIC 3090

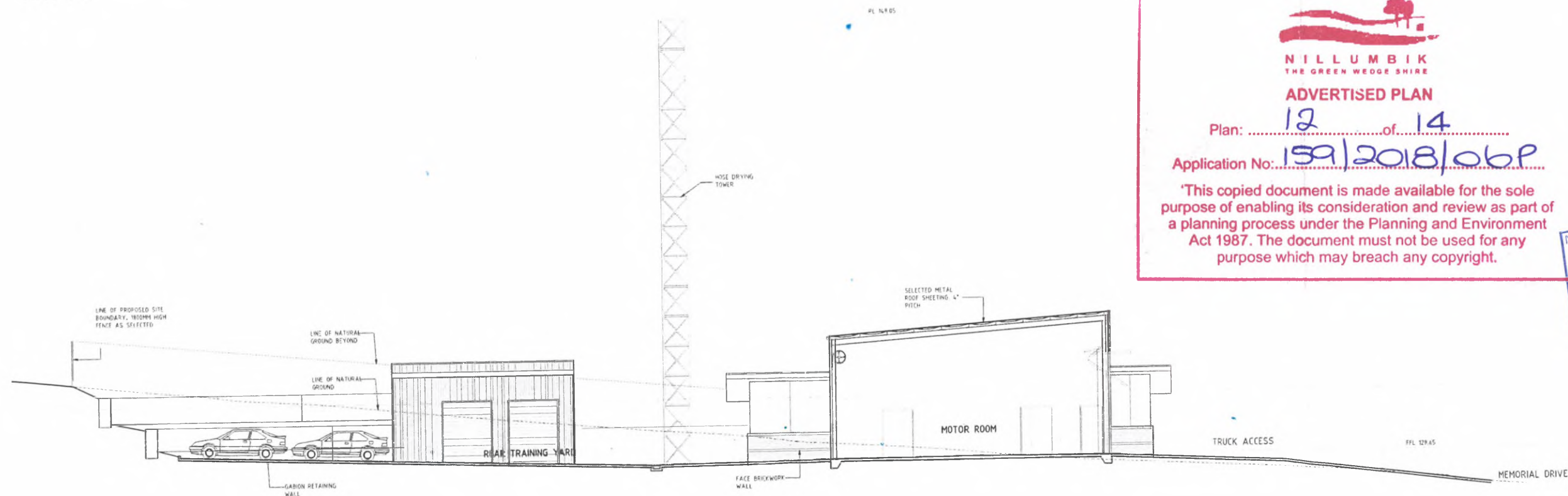
CLIENT	JOB NO.	DRAWING NO.	REVISION	DATE	SCALE	DRAWING TITLE
CFA	17561	TP A201	P3	November 2017	1:100 @ A1	Elevations

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SECTION A-A
SCALE 1:100



SECTION B-B
SCALE 1:100


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 THE GREEN WEDGE SHIRE
ADVERTISED PLAN
 Plan: 12 of 14
 Application No: 159/2018/obp
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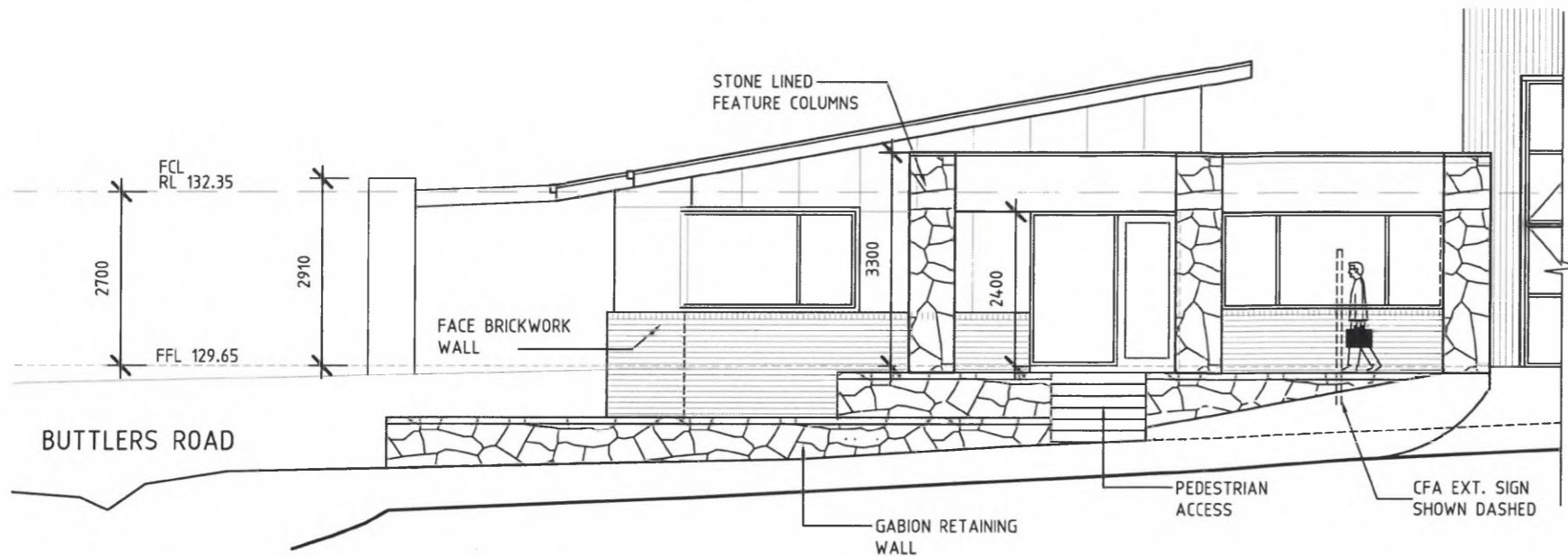


PROPOSED PLENTY - NEW FIRE STATION
 MEMORIAL DRIVE, PLENTY VIC 3090

CLIENT	JOB NO.	DRAWING NO.	REVISION	DATE	SCALE	DRAWING TITLE
CFA	17561	TP A202	P2	November 2017	1:100 @ A1	Sections

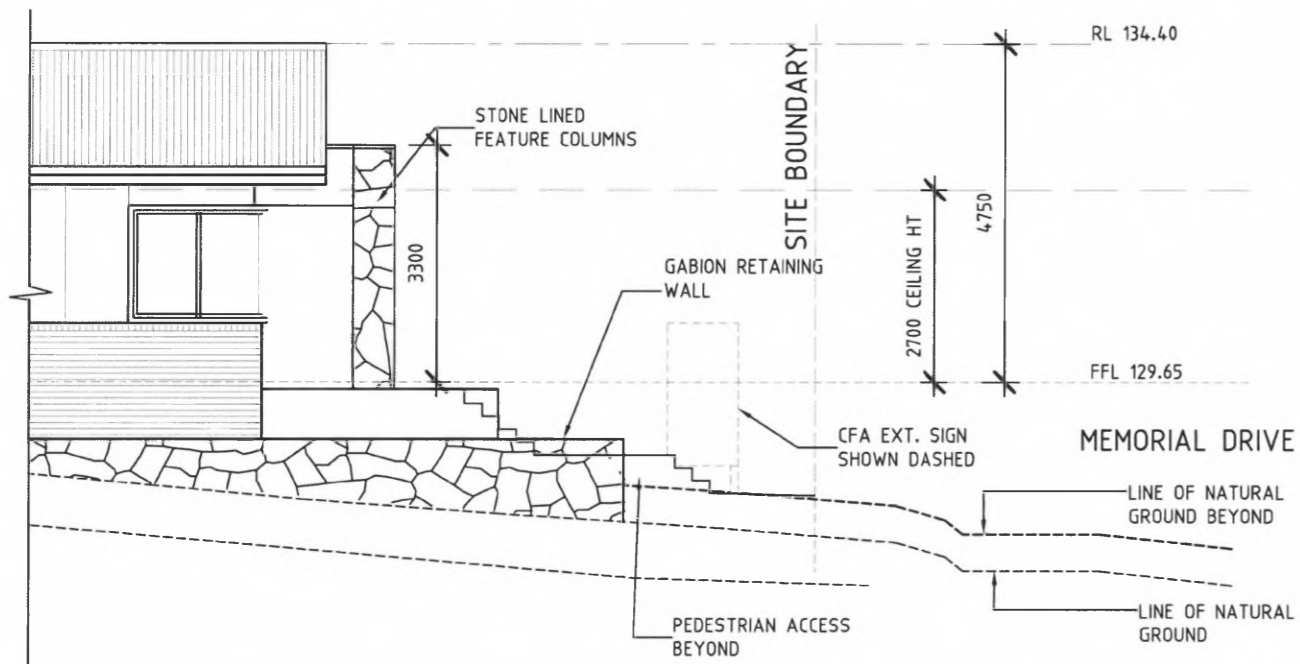
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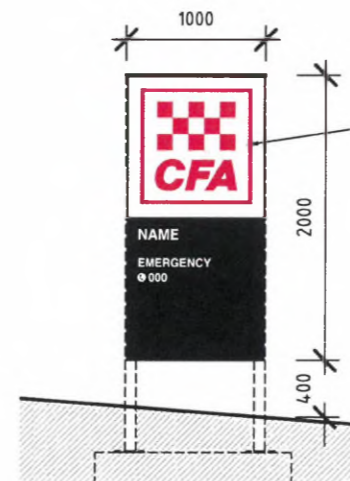
PART - SOUTH ELEVATION

SCALE 1:100



PART - WEST ELEVATION

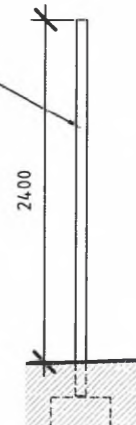
SCALE 1:100



CFA SIGN DETAIL

SCALE 1:50 FRONT VIEW

FREESTANDING DOUBLE SIDED NON-ILLUMINATED SIGN. ALUMINUM FRAME WITH 3MM THICK ALUMINUM PANELS ON EITHER SIDE. LOGO AND LETTERING AS PER CFA STANDARD SIGNAGE ARTWORK.



CFA SIGN DETAIL

SCALE 1:50 SIDE VIEW

NILLUMBIK
THE GREEN WEDGE SHIRE

ADVERTISED PLAN

Plan: 13 of 14

Application No: 159/2018/06P

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PROPOSED PLENTY - NEW FIRE STATION
MEMORIAL DRIVE, PLENTY VIC 3090

CLIENT	JOB NO.	DRAWING NO.	REVISION	DATE	SCALE	DRAWING TITLE
CFA	17561	TP A300	P1		1:100 @ A3	SIGNAGE DETAIL

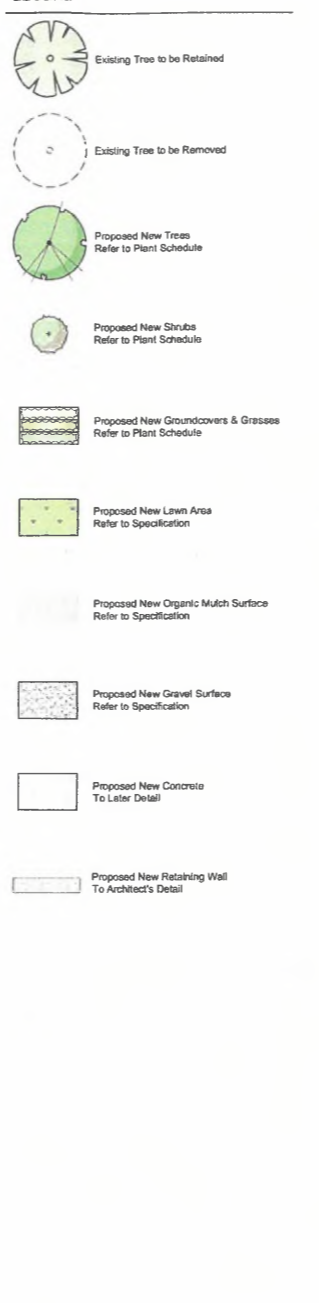
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LEGEND



PLANT SCHEDULE

SYM	BOTANICAL NAME	COMMON NAME	DYE	HEIGHT X WIDTH AT MATURITY	MIN SUPPLY SIZE	QTY
TREES						
Am	<i>Acacia melanoxylon</i>	Bleekwood	EN	12-20 x 6-10m	30cm/1.5mH	4
At	<i>Allocasuarina torulosa</i>	Forest Sheoak	EN	8-5 x 5-10m	30cm/1.5mH	10
E	<i>Eucalyptus rubida</i>	Candle Bark Gum	EN	10-30 x 10-15m	30cm/1.5mH	2
				TOTAL		16
SHRUBS						
Bn	<i>Brachycome multida</i>	Out-leaf Daisy	EN	0.4 x 0.4m	140mm pot	
Cg	<i>Correa glabra</i>	Rock Correa	EN	1.2 x 1.2m	140mm pot	TLD
Cgl	<i>Correa glabra 'Trophy Lantern'</i>	Compact Rock Correa	EN	0.5 x 0.5m	140mm pot	
				TOTAL		0
GROUNDCOVERS & GRASSES						
Ca	<i>Chrysocophium apiculatum</i>	Common Everlasting	EN	0.5 x 0.8m	140mm pot	
Cl	<i>Dianella longifolia var longifolia</i>	Pale Flax Lily	EN	0.75 x 0.75m	50mm tube	
En	<i>Eriodictyon aspidospermum</i>	Nodding Saltbush	EN	0.3 x 1.2m	50mm tube	
HFE	<i>Hardenbergia violacea 'Free 'n' Easy'</i>	Free 'n' Easy Coral Pea	EN	0.15-0.3 x 1.5m	50mm tube	TLD
L	<i>Lomandra longifolia</i>	Spiny-headed Mat-rush	EN	1 x 1-1.5m	50mm tube	
R	<i>Poa labillardieri</i>	Tussock Grass	EN	0.8 x 0.8m	50mm tube	
Vh	<i>Viola hederacea</i>	Nelke Violet	EN	0.15 x Spreading	140mm pot	
				TOTAL		0

SPECIFICATION NOTES

Soil Preparation
Crushed rock, concrete spillage and any other material restrictive to plant growth (e.g. large rocks) shall be removed from the site of any planting beds and semi-advanced trees. All trees to be removed shall be stump ground and all rubbish/vegetative soil is to be removed from site. Existing top soil in planting areas is to be preserved so that it does not receive additional compaction from site machinery and so that no rubble or building supplies are stored in these areas.

No imported top soil is to be used within the root zones of trees to be protected. Any preparation of existing soil for planting within these areas is to be done by hand only. Holes (e.g. as the result of plant removal) and uneven soil levels may be patched using topsoil as specified below.

Any imported topsoil is to be free of weeds, rubble and other materials damaging to plant growth and is to be of a medium texture (sandy loam) with a pH of 6.0-7.0. Top soil is to be laid over a prepared sub-base which has had any materials damaging to plant growth (e.g. rubble and large rocks) removed, spread to the appropriate depth and cultivated in.

o the existing site soil to a minimum depth of 150mm.

Imported top soil is to be lightly and uniformly compacted in 150mm layers to a minimum depth of 100mm on lawn areas and 300mm on excavated planting beds.

Weed Removal
All weeds shall be thoroughly removed. All vegetative material, including roots and rhizomes of non-woody perennials and woody suckering weeds, is to be removed or appropriately controlled using chemical means. The stumps of non-suckering woody perennials are to be stump ground. All vegetative material shall be appropriately disposed of off site in a manner which will not allow their re-establishment elsewhere. Any chemical controls are to be used in accordance with manufacturer's instructions and standard occupational health and safety procedures.

Care must be taken to ensure that all trees to be retained are not damaged during weed removal. This also implies that any herbicides used are suitable for use around the vegetation to be retained.

Planting
Planting shall be carried out using accepted horticultural practices with all plants conforming to the species, size and quantities indicated on the Landscape Plan and Plant Schedule. Plants shall be thoroughly soaked through immersion in water prior to planting and if the planting soil is very dry then the planting hole is also to be filled with water and allowed to drain completely.

All plants shall be appropriately hardened off in the nursery. Use plants with the following characteristics: Large healthy root systems with no evidence of root cut or pot bound restriction or damage, vigorous, well established, free from disease and pests and of good form, consistent with the species or variety.

Planting holes for shrubs and groundcovers are to be of minimum size 75mm larger than the planting pot in all directions. Semi-advanced tree planting holes are to be of the same depth as the rootball and 2-3 times its diameter, with the top of the rootball being at grade. A 75mm high berm is to be constructed at edge of rootball to hold water. All plants are to be thoroughly watered after planting and slow release fertiliser added at the quantities specified by the manufacturer.

Mulch
Mulch is to be supplied to all garden beds and is to be an organic type laid to a minimum depth of 75mm, consisting of fine dark coloured chipped or shredded pine bark or hardwood with not more than 5% fines content by volume (preferably zero fines). The average size of the woodchip must be approximately 10mm x 20mm x 5mm and the maximum length is not to exceed 30mm. Mulch shall be free of damaging matter such as soil, weeds and sticks and is to be stockpiled and thoroughly weathered prior to delivery. Mulch is to be kept back 100mm from the stems of all plants to prevent collar rot.

Gravelling Surface
Gravelling is to be installed where shown comprising of a 50mm layer of gravel (Tuscan Topings or similar) over a base course of 75mm deep grey compacted Fine Crushed Rock. Each layer, including the subgrade is to be appropriately compacted.

Timber Edge
Provide 75 x 25mm treated pine edges to all borders between gravel mulch paths, lawns and garden beds using 75x25x300mm lang treated pine stakes at 1200mm maximum centres. An additional stake is to be provided at joins in the path.

Irrigation
An approved drip irrigation system is to be supplied to all garden beds. It is the responsibility of the contractor to ensure that all irrigation meets manufacturers specifications. The system is to be connected to mains supply and include a rain-shut off device. All dripline is to be buried with approx. 50mm of topsoil cover and shall be anchored at regular intervals to ensure the tubing cannot be dislodged.

Native Lawn
An appropriate native grass seed (eg. *Microlepis stipoides* - Weeping Grass or similar) is to be sown as lawn.

Thoroughly eradicate weeds prior to the installation of lawn seed. This is to be done by approved methods such as manual removal, non-residual systemic or knock-down herbicides.

Topsoil is to be maintained to its full depth prior to the application of seed. Seed is to be sown 10-15 mm below the soil surface. Germination may take from 10-14 days in spring or summer or considerably longer in cooler conditions. Sowing rate: High 100g/m² and spread in a manner that achieves even distribution. Lawn is to be irrigated immediately following sowing, either by hand or through an irrigation system, and is to continue to be irrigated until grass is fully established.

Any areas of lawn which have failed to germinate (achieve an evenly green 95% covering of a consistent height) are to be re-seeded within one month of original sowing date.

Plant Establishment Period
There shall be a 13 week Plant Establishment Period following the approval of Practical Completion by the responsible authority. During this period the landscape contractor shall make good all defects in higher scope of works. Maintenance and Establishment means the care and maintenance of the contract area by accepted horticultural practices, as well as rectifying any defects that become apparent in the work under normal use. This shall include, but shall not be limited to watering, fertilising, weeding, pruning, pest and disease control, cultivation, re-staking and replacement of any plants that fail with plants of the same species and size.

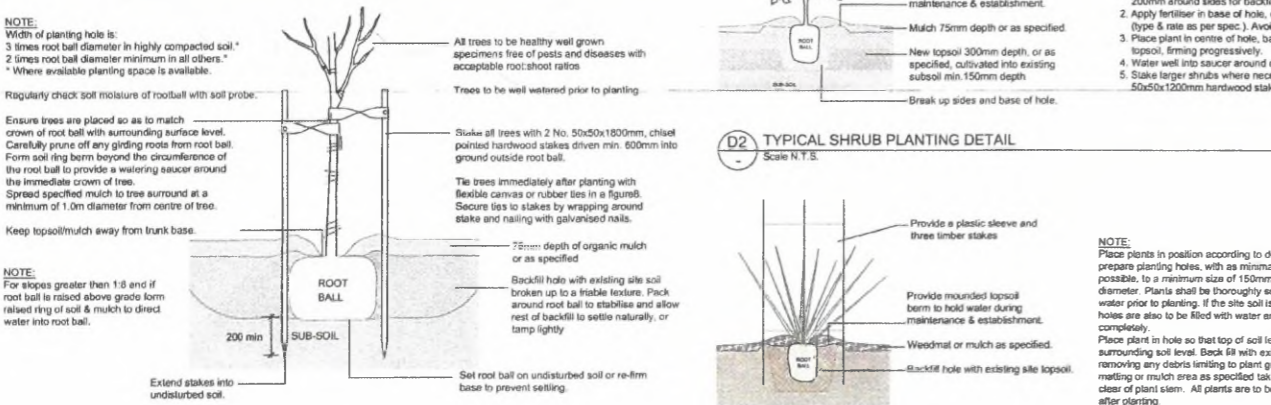


TREE PROTECTION NOTES

Tree Protection measures are to be in accordance with Australian Standard AS 4970 - 2009 Protection of Trees on Development Sites.

- All trees to be retained are to be identified and fenced off prior to demolition and construction works commencing, or any heavy machinery entering the site. Tree protection fencing is to be established to create an exclusion zone around the tree at the distance from the trunk specified as the Tree Protection Zone (TPZ) or as indicated on the Landscape Plan. Once erected, these areas are to be maintained as 'no go' zones to limit trafficking through the TPZs and avoid inadvertent mechanical damage by construction vehicles and equipment during construction. Fencing is to remain in place until soft landscaping works commence as part of the final stage of site works.
- If access or temporary relocation of protective fencing is required e.g. to allow for the demolition of existing structures, it must be with the approval and supervision of a Project Arborist. The appointed Project Arborist is to be an appropriately experienced and skilled professional with a minimum qualification of Certificate V (or equivalent) in Arboriculture.
- Tree Protection fencing is to be constructed of temporary security fencing (or similar) securely fixed to block bases. No holes are to be dug for fence construction unless outside the specified TPZ. Fencing is to be of a minimum height of 1.8m and is to be secure, so as to deter any entry. At least one weatherproof sign per side is to be attached to each fenced TPZ and is to clearly state TREE PROTECTION ZONE, ENTRY RESTRICTIONS APPLY, DO NOT REMOVE FENCE, CONTACT THE CONTRACTOR IF ENTRY IS REQUIRED, NO EXCAVATING OR TRENCHING, NO STORAGE OF MATERIALS OR WASTE and is to have the Contractor's (or appointed site foreman) and Project Arborist's contact details.
- The ground within all TPZs within the site (both fenced and unfenced) and outside of the building footprints is to be maintained with a 50-100mm layer of coarse woodchips. Woodchips are to be well compacted and are to be kept a minimum of 300mm back from the tree's trunk. This soil surface is to be thoroughly wet immediately prior to the installation of the mulch layer. Unless during water restrictions, irrigation is to be provided for each of the trees from December to March inclusive. A weed control program is to be implemented for mulched areas.
- Any root and branch pruning requirements are to be carried out by the appointed Project Arborist, and be in accordance with Australian Standard AS 4373:2007 Pruning of Amenity Trees. Where a root diameter of 20mm or greater is encountered during site works, these shall be cleanly pruned by hand, and never torn from the ground by machinery.
- Throughout construction works the Project Arborist is to undertake regular inspections of trees and carry out remedial works as required to ensure trees retain good health and where necessary install additional trunk, branch or ground protection.
- These general protection requirements apply throughout the development process:
 - No heavy machinery is to enter the fenced areas of the TPZ without the express permission of the Project Arborist (emergency service vehicles excluded).
 - No trenching or removal of soil is to take place. Existing levels must be maintained. Garden beds must be constructed using existing site soil.
 - No fill to a depth greater than 100mm is to be installed.
 - Any vegetation located within Tree Protection Zones is to be removed by hand so that no heavy machinery enters into TPZ.

TYPICAL PLANTING DETAILS



D1 TYPICAL TREE PLANTING DETAIL

D2 TYPICAL SHRUB PLANTING DETAIL

D3 TYPICAL TUBE PLANTING DETAIL

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REVISION DATE BY

CLIENT
CFA

PROJECT
New Fire Station

Memorial Drive
Plenty, Victoria, 3090

DRAWING
Landscape Plan
for Town Planning

SCALE 1:200 @ A1
DATE MARCH 2018
DRAWN
CHECKED BM
JOB NO 17-1854
DWG NO TP01
CAD FILE

