

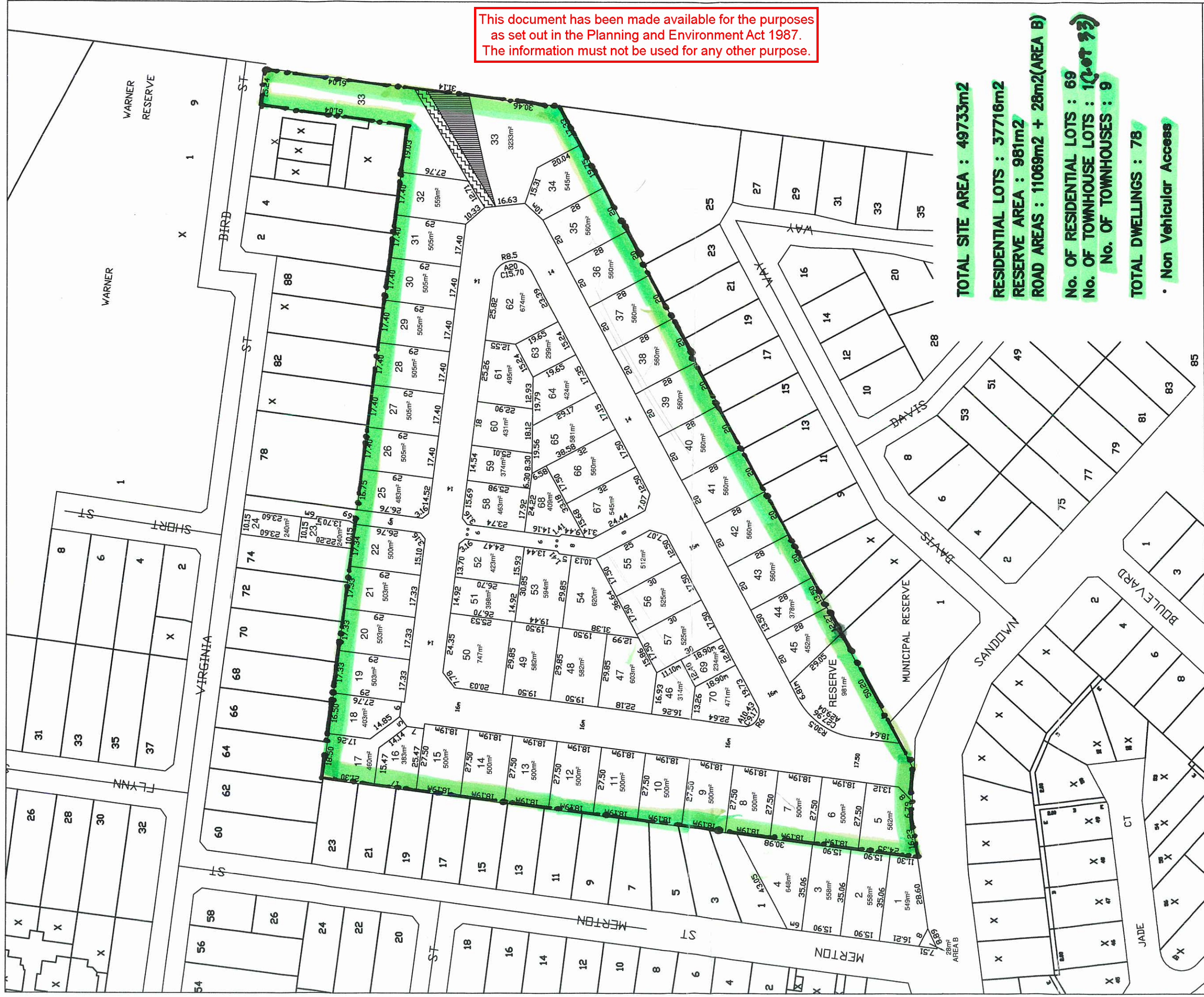
Development Plan for 57 Sandown Road Springvale

Pursuant to Clause 43.04 Schedule 1 of the Greater Dandenong Planning Scheme this is a copy of the Development Plan for the land defined as DPO1 and particularly with reference 57 Sandown Road Springvale. This 57 Sandown Road Development Plan has been prepared to the satisfaction of the responsible authority. Once the Development Plan has been approved by Council, Council retains the sole right to amend the Development Plan

Signed.....  ~~28 June~~ 2010
By Manager Planning & Design 
City of Greater Dandenong

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TOTAL SITE AREA : 49733m²
RESIDENTIAL LOTS : 37716m²
RESERVE AREA : 981m²
ROAD AREAS : 11069m² + 28m²(AREA B)
No. OF RESIDENTIAL LOTS : 69
No. OF TOWNHOUSE LOTS : 1(LOT 33)
No. OF TOWNHOUSES : 9
TOTAL DWELLINGS : 78
 • Non Vehicular Access

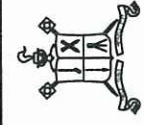
LEVEL DATUM: -
 CONTOUR INTERVAL: -
 LENGTHS ARE IN METRES

VERSION: 12B.8 (21.04.10)

57 SANDOWN ROAD
 SPRINGVALE

PARISH: DANDENONG

PLAN OF
 PROPOSED SUBDIVISION
 VERSION 12B.8



SURVEY KING
LAND SURVEYORS

200 ALEXANDRA PARADE
 FITZROY 3065
 Tel: 9418 3904
 Fax: 9418 3906

SHEET 1 OF 1 SHEETS

ORIGINAL SCALE 1:1500

ORIGINAL SHEET SIZE : A3

REF: 3024Proposed_Ver12B.8MCA



LEGEND

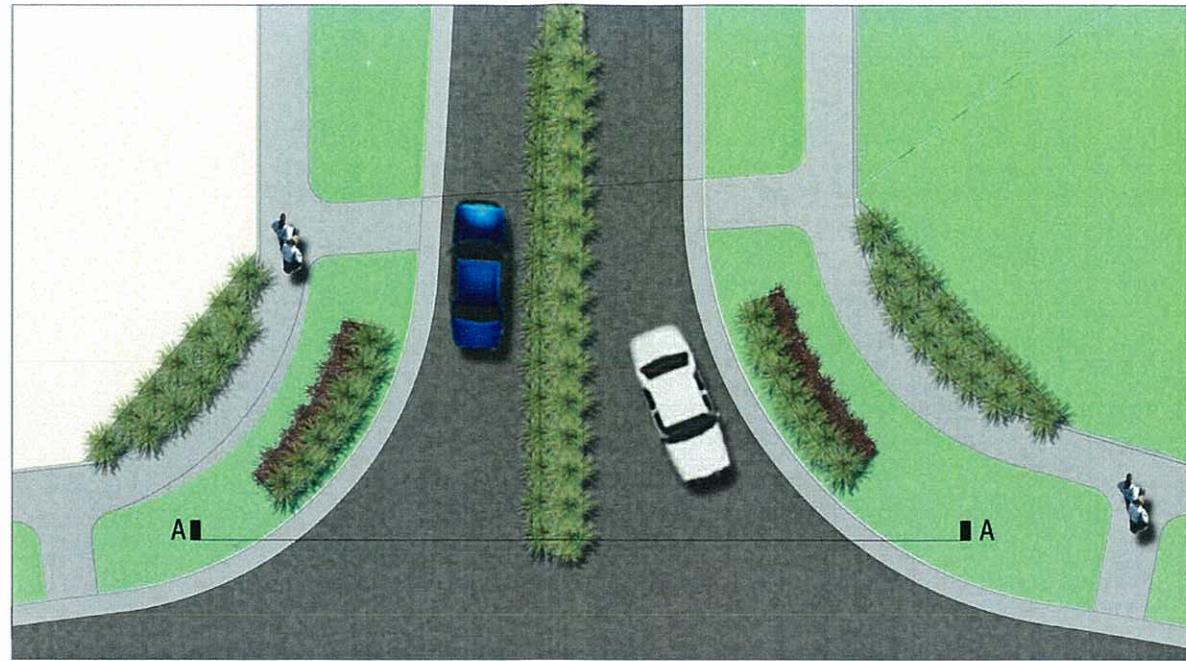
- EXISTING CONTOURS
- EXISTING TREES TO BE RETAIN
- PROPOSED TREES:**
Angophora Costata, Corymbia ficifolia, Eucalyptus ovata, Gleditsia triacanthos, Lagostroemia indica, Melia azedarach, Platanus orientalis, Pyrus calleryana.
- PROPOSED GARDEN BEDS:**
Acacia myrtilloia, Bursaria spinosa, Carex appressa, Correa reflexa, Dianella revoluta, Dodonaea viscosa, Goodenia ovata, Grevillea alpina, Hibbertia riparia, Lomandra longifolia, Pimelea humilis, Poa labillardieri.
- PROPOSED 16m WIDE ACCESS ROAD
- PROPOSED 14m WIDE ACCESS LANE
- PROPOSED ROAD HIGHLIGHT PAVING
- PROPOSED PEDESTRIAN PATH
- PROPOSED GRAVEL PAVING
- PROPOSED GRASS AREA
- PROPOSED ROCKS / BOULDERS
- PROPOSED BOLLARDS
- PROPOSED FENCING

DRAWING: L4918CP_01-C SCALE: 1:400 @ A1 DATE: 28 APRIL 2010

KLM SPATIAL
 Planners Surveyors Engineers
 PO Box 1055
 Dandenong Victoria 3175
 Telephone 03 9794 9438
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 manager@klms.com.au

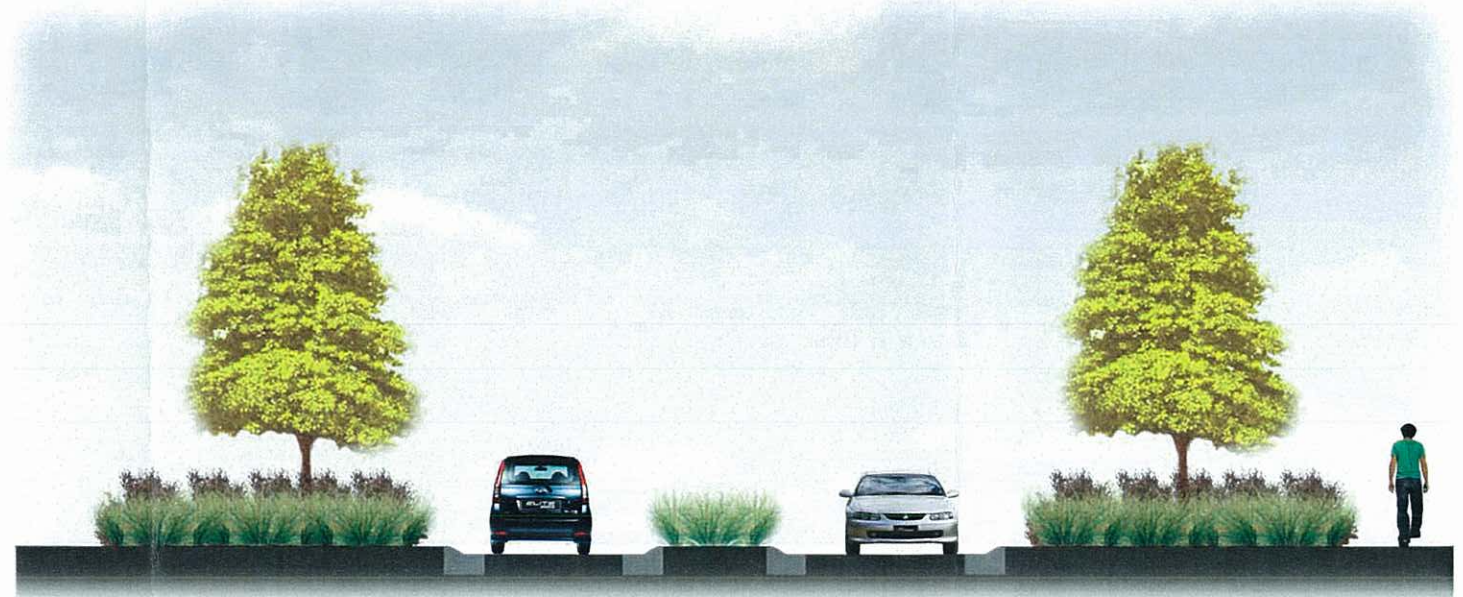
57 SANDOWN ROAD, SPRINGVALE - LANDSCAPE CONCEPT PLAN

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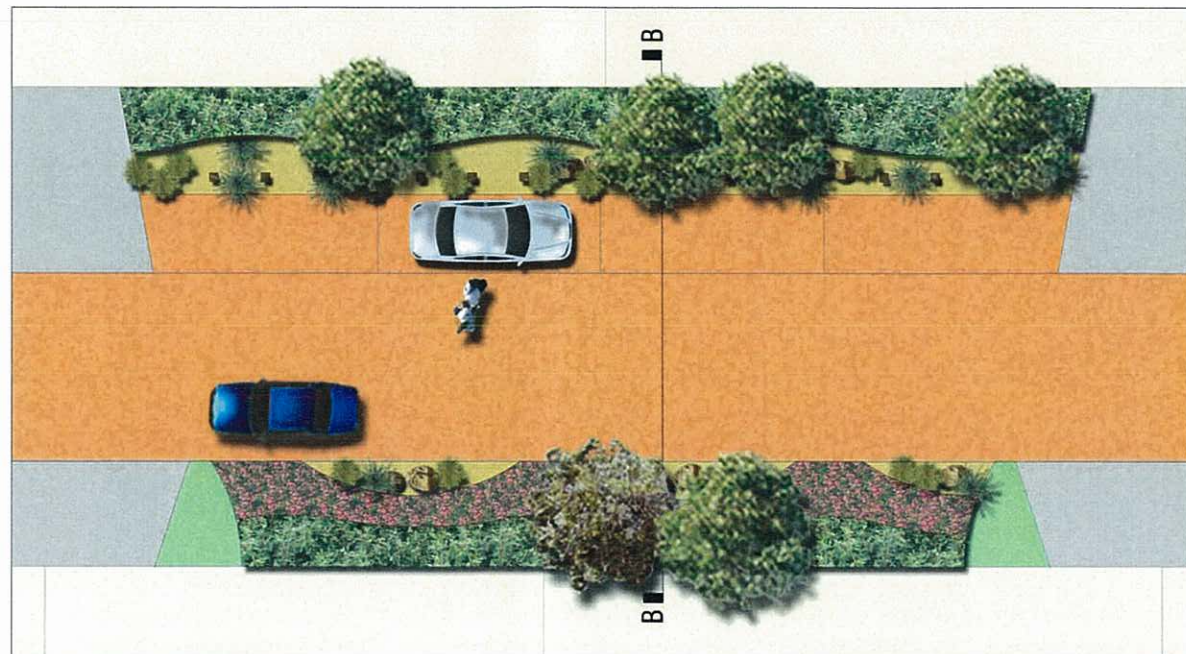
ENTRY FEATURE LANDSCAPE

SCALE 1:100



ROAD RESERVE LANDSCAPE TREATMENT - SECTION / ELEVATION 'A - A'

SCALE 1:50



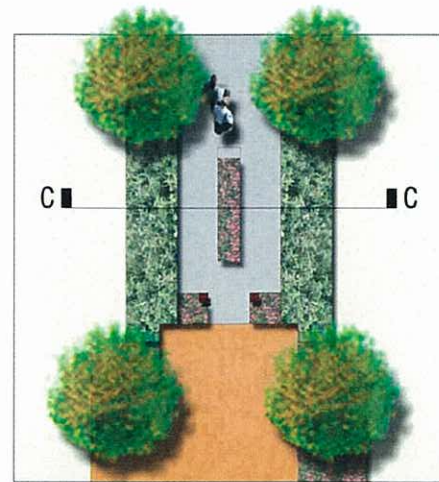
ROAD RESERVE LANDSCAPE TREATMENT

SCALE 1:100



ROAD RESERVE LANDSCAPE TREATMENT - SECTION / ELEVATION 'B - B'

SCALE 1:50



PEDESTRIAN PASSAGE LANDSCAPE

SCALE 1:100



PEDESTRIAN PASSAGE - SECTION / ELEVATION 'C - C'

SCALE 1:50

DRAWING: L4918CP_02-C SCALE: AS SHOWN DATE: 28 APRIL 2010

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TREES



Angophora costata
Smooth-barked Apple



Corymbia ficifolia
Red Flowering Gum



Eucalyptus ovata
Swamp Gum



Gleditsia triacanthos
Honey Locust



Lagerstroemia indica
Crape Myrtle



Melia azedarach
White Cedar



Platanus orientalis
Oriental Plane



Pyrus calleryana
Manchurian Pear

SHRUBS, GRASSES & G'COVERS



Acacia myrtifolia
Myrtle Wattle



Bursaria spinosa
Sweet Bursaria



Carex appressa
Tall Sedge



Correa reflexa
Native Fuchsia



Dianella revoluta
Blue Flax-lily



Dodonaea viscosa 'purpurea'
Purple Hop Bush

SHRUBS, GRASSES & GROUNDCOVERS



Goodenia ovata
Hop Goodenia



Grevillea alpina
Mountain Grevillea



Hibbertia riparia
Erect Guinea-flower



Lomandra longifolia
Spiny-head Mat-rush



Pimelea humilis
Common Rice-flower



Poa labillardieri
Common Tussock Grass

LANDSCAPE MATERIALS



Garden Beds
Shredded Recycled Timber Mulch



Advance Trees
Shredded Recycled Timber Mulch



Timber Bollards
Cypress Pine Timber



Boulders in Garden Beds
Natural Stone



LANDSCAPE MATERIALS



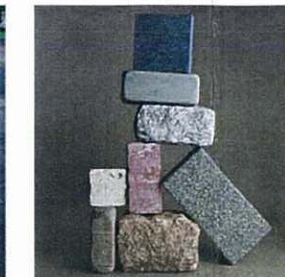
Tree Guards
Painted Timber



Tree Guards
Natural Timber



Landscape Treatment
Various



Paving Selection
Various

DRAWING: L4918CP_03-C SCALE: AS SHOWN DATE: 28 APRIL 2010

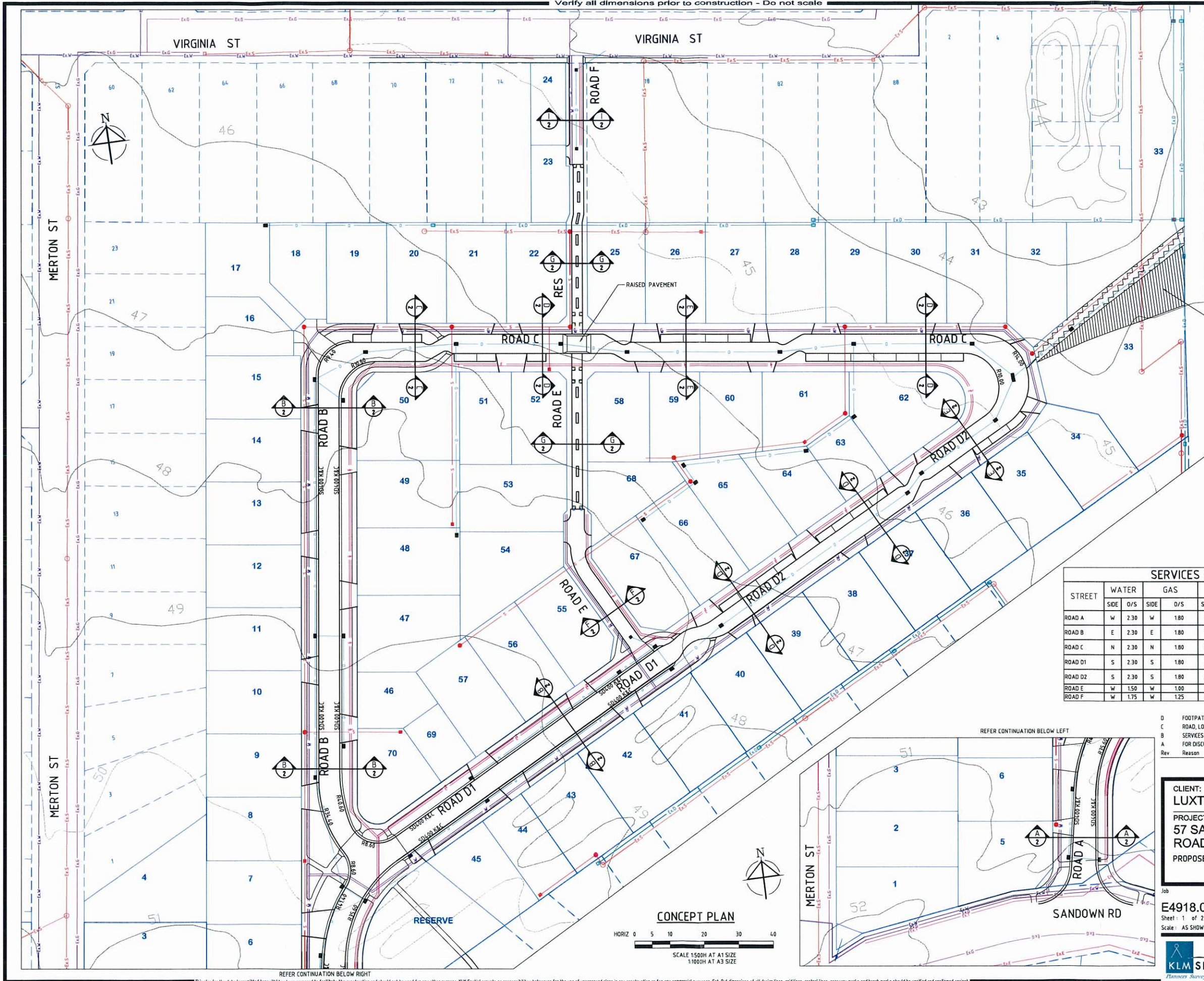
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Verify all dimensions prior to construction - Do not scale

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- LEGEND**
- G DENOTES GAS
 - W DENOTES WATER
 - T DENOTES TELECOMMUNICATIONS
 - E DENOTES ELECTRICITY
 - S DENOTES SEWER
 - D DENOTES DRAINAGE
 - Ex.G DENOTES EXISTING GAS
 - Ex.W DENOTES EXISTING WATER
 - Ex.T DENOTES EXISTING TELECOMMUNICATIONS
 - Ex.E DENOTES EXISTING ELECTRICITY (UNDERGROUND)
 - Ex.S DENOTES EXISTING SEWER
 - Ex.D DENOTES EXISTING DRAINAGE



SERVICES OFFSET TABLE

STREET	WATER		GAS		TELSTRA		ELEC		NATURE STRIP WIDTH
	SIDE	O/S	SIDE	O/S	SIDE	O/S	SIDE	O/S	
ROAD A	W	2.30	W	1.80	E	1.80	E	2.30	W & E Varies
ROAD B	E	2.30	E	1.80	W	1.80	W	2.30	W:3.50 & E:4.00
ROAD C	N	2.30	N	1.80	S	1.80	S	2.30	N:3.10 & S:3.10
ROAD D1	S	2.30	S	1.80	N	1.80	N	2.30	N:4.50 & S:4.50
ROAD D2	S	2.30	S	1.80	N	1.80	N	2.30	N:3.10 & S:3.10
ROAD E	W	1.50	W	1.00	E	1.00	E	1.50	W:2.00 & E:2.00
ROAD F	W	1.75	W	1.25	N	1.50	N	2.00	W:1.00 & E:1.00

- D FOOTPATH, ROAD E & RES. AMENDED B.O. K.E. K.E. 30/04/10
 - C ROAD, LOT LAYOUT AND SERVICES OFFSETS B.O. K.E. K.E. 09/03/10
 - B SERVICES AMENDED - LOTS 46-48, 56-57, 69-70 B.O. K.E. K.E. 19/01/10
 - A FOR DISCUSSION B.O. K.E. K.E. 15/01/10
- Rev Reason By Chk Appr. Date

PRELIMINARY

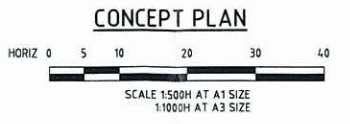
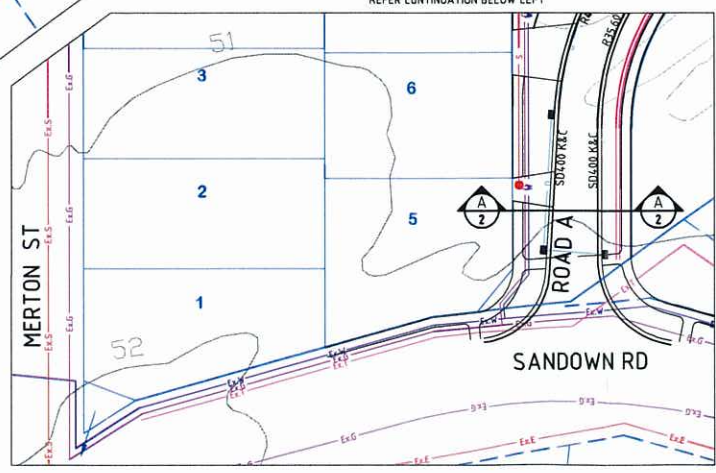
CLIENT:
LUXTON HUNT Pty Ltd

PROJECT:
57 SANDOWN ROAD, SPRINGVALE
ROADS & DRAINAGE
PROPOSED SERVICES PLAN

Job Drawing Revision
E4918.01 FL_01 D
Sheet: 1 of 2
Scale: AS SHOWN @ A1 Municipality: DANDENONG Metway Ref: 8089

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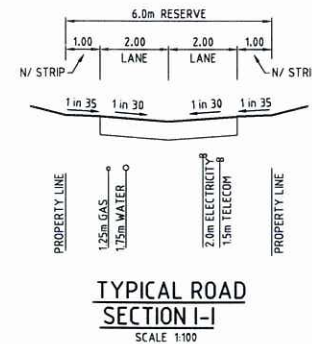
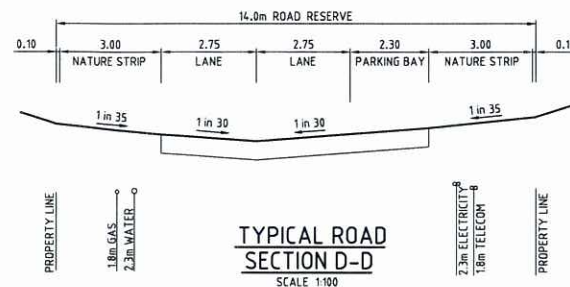
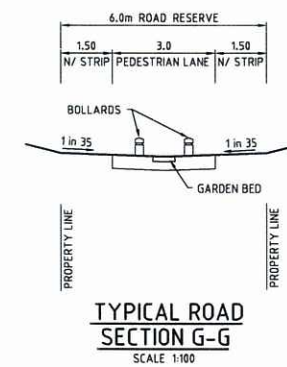
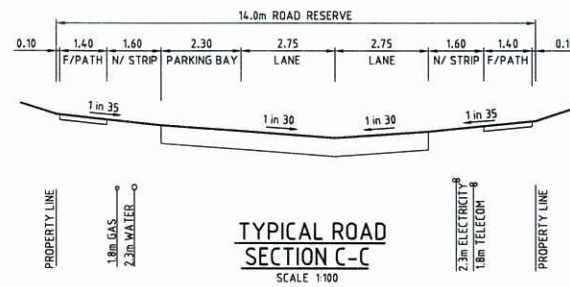
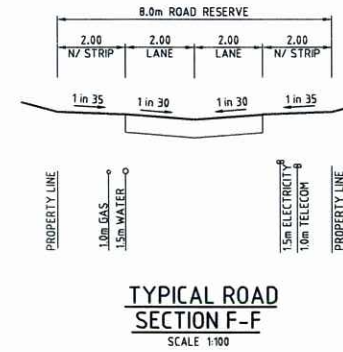
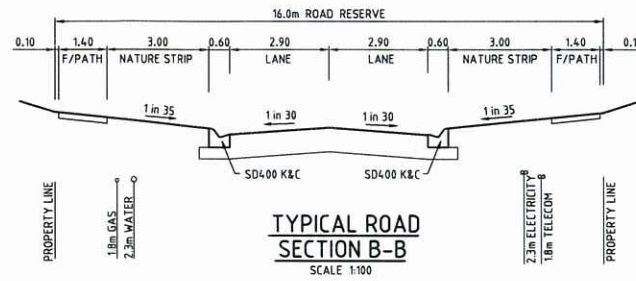
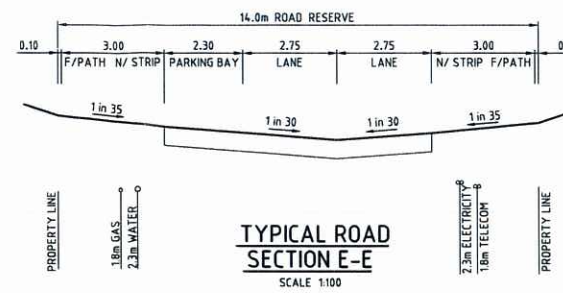
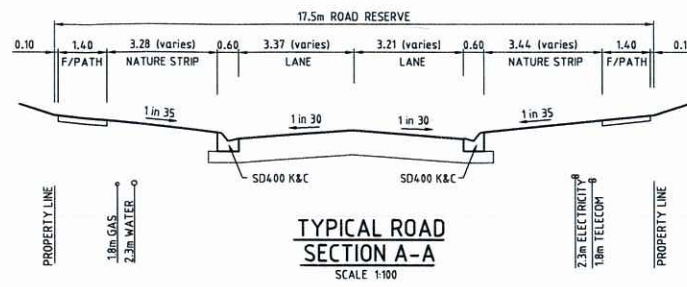


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B	TYPICAL SECTIONS AMENDED	B.O	K.E	K.E	30/04/10
A	FOR DISCUSSION	B.O	K.E	K.E	09/03/10
Rev	Reason	By	Chk	Appr.	Date

PRELIMINARY

CLIENT:
LUXTON HUNT Pty Ltd

PROJECT:
**57 SANDOWN ROAD, SPRINGVALE
ROADS & DRAINAGE**

TYPICAL SECTIONS

Job	Drawing	Revision
E4918.01	FL_02	B
Sheet: 2 of 2		
Scale: AS SHOWN @ A1	Municipality: DANDENONG	Melway Ref. 8889



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