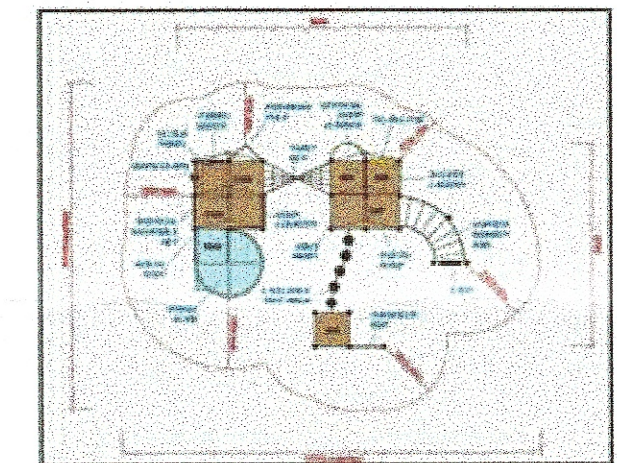


- Legend**
- Proposed residential zone
 - Proposed public open space reserve
 - Proposed road and kerb
 - Proposed naturestrip
 - Proposed wetland and detention basin - nominal form & extent shown (subject to further design). Nominal area of reserve for drainage purposes = 16,000m²
 - Proposed 2,000mm wide (min.) granite sand path or crushed recycled concrete pavement with DDA compliant pedestrian crossings
 - Proposed playground and softfall zone
 - Proposed streetscape / feature tree
 - Proposed mass planted native trees with native grass understorey
 - Tree Protection Zone (TPZ) to protect remnant *Eucalyptus dives* (Broad-leaved Peppermint) - refer to notes
 - Park seat (with back & arms) - selected from the Furphy Foundry 'Fiesta' range
 - Picnic table setting - selected from the Furphy Foundry 'Fiesta' range
 - Proposed building envelope (refer to Coughlan Civil Pty. Ltd. drawings)
 - Proposed 600mm high bollard and cable reserve boundary fence / 150x150x900mm high bollards (no cable) along Remembrance Drive reserve and road reserve boundary
 - Proposed timber post and rail fence along rear of allotments (6no.) backing onto Remembrance Drive
 - Proposed 50x50mm square steel ECO Collapsible Bollard - refer to detail

- Proposed play equipment to include:**
- Melba Play Unit by Adventure Play including the following components:
 - spiral slide
 - vertical scramble net
 - binoculars
 - clock panel
 - tunnel
 - fireman's pole
 - twist net
 - vertical hoop climber
 - tic-tac-toe
 - access ladder
 - curved monkey bar
 - turnover bar
 - spring balance disc walk
 - maze panel
 - shop counter

Play equipment subject to further approval by City of Ballarat.



RESERVE 1 PLAYGROUND PLAN / ARTISTS IMPRESSION AND EQUIPMENT SUMMARY Not to Scale

PROPOSED PARK FURNITURE SCHEDULE

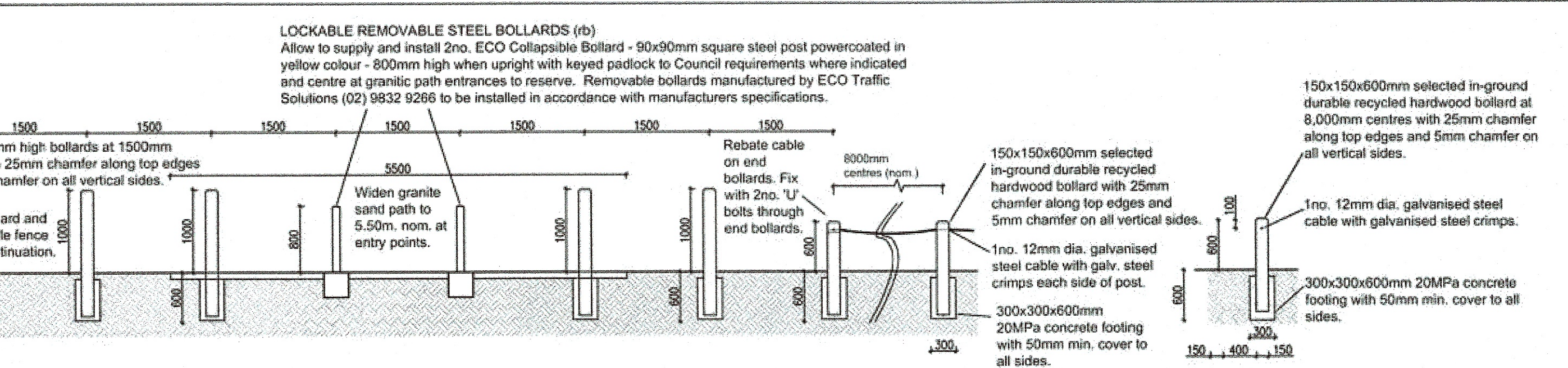
Picnic Table Settings (pt):
1 no. Furphy Foundry 'Fiesta' picnic table setting.

Park Seating (ps):
3 no. Furphy Foundry 'Fiesta' bench seat.

NOTES:
1.0 Preliminary Plan of Subdivision prepared by Coughlan Civil Pty. Ltd. Refer to Job Ref. 630PL - Rev. K.
2.0 The level of streetscape and public open space detail shown on this drawing is preliminary only. Further consultation with Council / developers / consultant team etc. and associated landscape documentation is required to finalise and confirm the layout, species, materials, colours, quantities etc.



RESERVE 1 - PRELIMINARY LANDSCAPE CONCEPT PLAN Scale 1:1500



RESERVE 1 - REMOVABLE BOLLARD / BOLLARD AND CABLE DETAIL AT RESERVE ENTRY POINTS TYPICAL SECTION (FRONT VIEW) Not to Scale

RESERVE 1 - BOLLARD AND CABLE SECTION (SIDE VIEW) Not to Scale

Selected closely planted mixed native trees including:
Acacia implexa (Lightwood)*
Acacia melanoxylon (Blackwood)*
Allocasuarina verticillata (Drooping She-oak)*
Allocasuarina littoralis (Black She-oak)*
Eucalyptus dives (Broad-leaved Peppermint)
Eucalyptus ovata (Swamp Gum)
Eucalyptus pauciflora (Snow Gum)
Eucalyptus viminalis (Manna Gum)
with a low understorey planting of massed indigenous grasses / bladed plants throughout including:
Poa sieberiana (Grey Tussock Grass)
Poa labillardieri (Large Tussock Grass)
Lomandra longifolia (Spiny-headed Mat-rush)
Dianella revoluta (Black-anther Flax-lily)

NOTE: minimise midstorey species (*) on west side of playground / maximise midstorey planting (*) near the wetland / detention basin.

Provide 5.0 metre min. grassed breaks in plantations where shown.

Refer to Drawing No. 1217-PP01 for streetscape planting recommendations.

Approximate area of short-term periodic inundation - subject to confirmation with Coughlan Civil Pty. Ltd. Consulting Engineers. Nominal area for 'drainage purposes' = 13,000m².

Proposed outdoor furniture surrounding playground to include:
- 4 no. Furphy Foundry 'Fiesta' seats
- 2 no. Furphy Foundry 'Fiesta' picnic table settings
- selected shade sail(s) over playground equipment.

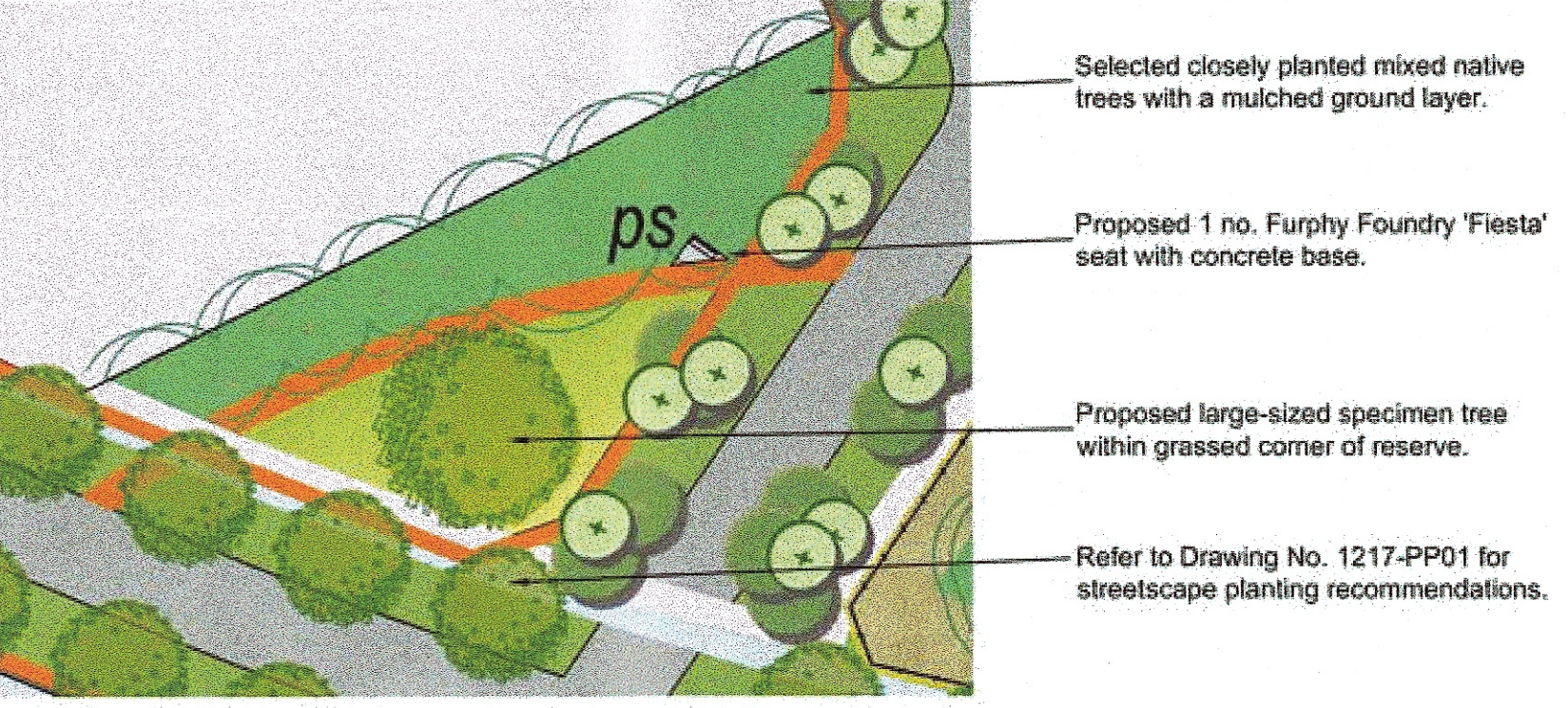
Proposed 2000mm wide granite sand or crushed recycled concrete pedestrian path widened to 5.50m at entry points. Entries feature 2 no. removable bollards to 800mm and 4 no.s bollards to 1,000mm high (without cables). Refer to detail this page.

Proposed selected sown exotic grass throughout reserve.

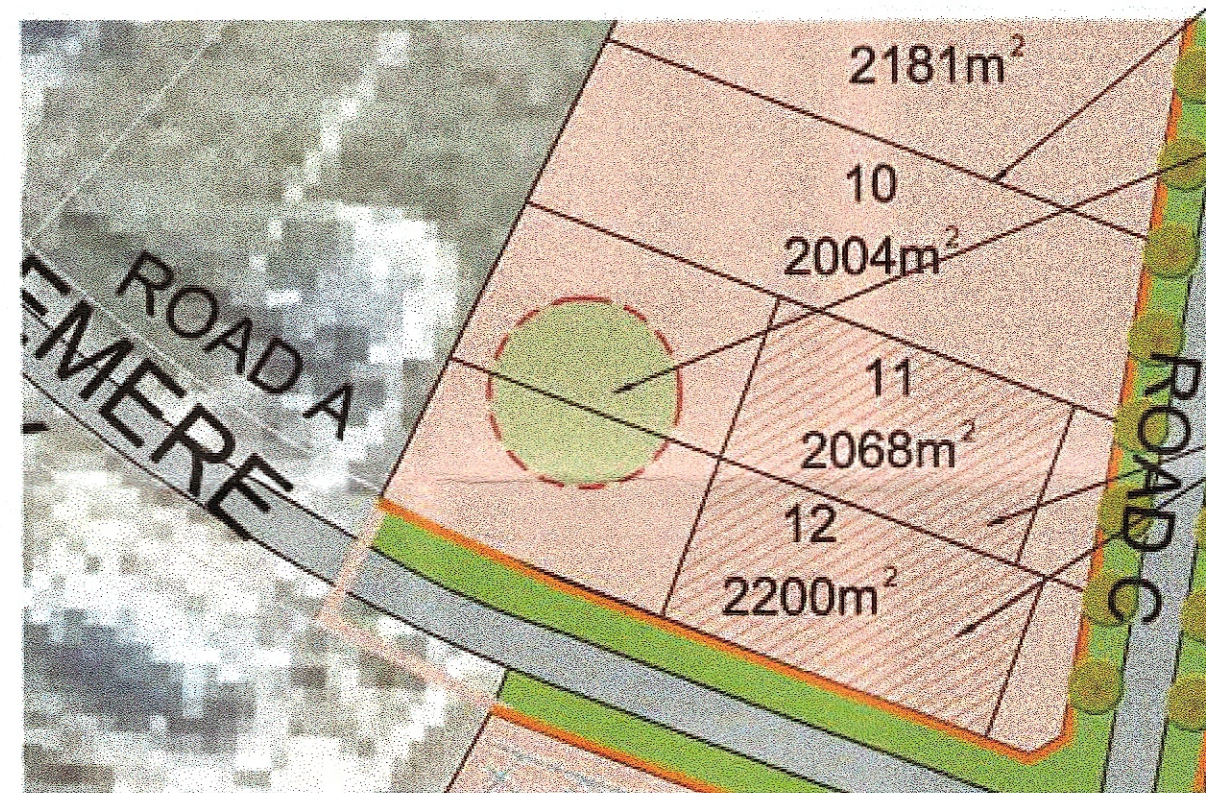
Proposed 600mm high bollard and cable fencing around entire reserve with the exception of the northern boundary along Remembrance Drive to match lot boundary fences.

Selected closely planted mixed native trees with an understorey planting of massed single species indigenous grasses / bladed plants including:
Poa sieberiana (Grey Tussock Grass)
Poa labillardieri (Large Tussock Grass)
Lomandra longifolia (Spiny-headed Mat-rush)
Dianella revoluta (Black-anther Flax-lily)

RESERVE 1 AREAS:
Total area of Estate = 610,700m².
Total area of Reserve 1 = 86,607m².
Nominal area of Reserve 1 for drainage purposes = 13,000m².
Unencumbered balance of reserve for recreation purposes = 73,607m².
Unencumbered public open space within Reserve 1 as a percentage of the Estate = 12.05%.



RESERVE 2 - PRELIMINARY LANDSCAPE CONCEPT PLAN Scale 1:500



TREE PROTECTION ZONE - AMENDED LOT LAYOUT Scale 1:500

Tree Protection Zone (TPZ) Notes

TREE 1: *Eucalyptus dives* (Broad-leaved Peppermint)
Tree Protection Zone = 13 metre radius (maximum TPZ radius)
Tree Protection Zone Area = 530m²
Building envelope intrusion area = 0m²
% of building envelope intrusion = 0% (considered minor encroachment). The remainder of the surrounding undeveloped building envelope will provide adequate compensation for encroachment.

Allowable minor intrusion / encroachment into Tree Protection Zone within AS 4970 (Protection of Trees on Development Sites) - up to 10%.

Tree Protection Zone Site Development Restrictions

The following are restricted activities within the Tree Protection Zone:

- machine excavation including trenching;
- excavation for sill fencing;
- cultivation;
- storage;
- preparation of chemicals, including preparation of cement products;
- parking of vehicles and plant;
- refuelling;
- dumping of waste;
- wash down and cleaning of equipment;
- placement of fill;
- lighting of fires;
- soil level changes;
- temporary or permanent installation of utilities and signs, and
- physical damage to the tree.

Tree Protection Zone (TPZ) Delineation & Signage

The TPZ is a restricted area for all development activities. The TPZ is to be delineated by protective fencing that is required to be installed prior to site establishment and retained intact until completion of the works.

Some works and activities (beyond those shown on this plan) within the TPZ may be authorised by the City of Ballarat. These works must be supervised by the project arborist. Any additional encroachment that becomes necessary as the site works progress must be reviewed by the project arborist and be acceptable to the City of Ballarat before being carried out.

The TPZ fencing should be erected before any machinery or materials are brought onto the site and before the commencement of works including demolition. Once erected, protective fencing must not be removed or altered without approval by the project arborist. The TPZ should be secured to restrict access.

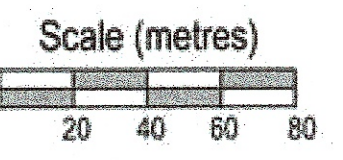
The TPZ is to be fenced to the extent indicated on this plan. TPZ fencing is to consist of steel star posts and plastic webbing. This fencing is to be maintained in good condition and as a physical barrier for the extent of the development period.

Signs identifying the TPZ should be placed around the edge of the TPZ and be visible from within the development site and be maintained on the fencing for the extent of the development period.

A typical example of a TPZ is shown.

Structural Root Zone Notes

No Structural Root Zone calculations are required, as under AS 4970-2009 Protection of Trees on Development Sites, this is only required when a major encroachment into a TPZ is proposed.



PUBLIC OPEN SPACE MASTER PLAN - AVENUE HILL ESTATE

REMEMBRANCE DRIVE, WINDERMERE

Prepared for: Gull Group of Companies
Date: April 22, 2013
Scale: 1:1500 @ A1 sheet size
Drawn: JW
Planning Permit No.:
Drawing No: 1217-P02 (Rev. B)

Prepared by:
THOMSON HILL LANDSCAPE ARCHITECTS

Planning and Environment Act 1987
BALLARAT PLANNING SCHEME
DEVELOPMENT PLAN OVERLAY
Development Plan Schedule No. 6
Signed: [Signature]
Authorised Officer for and on behalf of the
CITY OF BALLARAT
DATE: 21.05.2013

130 Howards Road
WATTLE FLAT VIC 3332
T 03 5334 5321
F 03 5334 5337
E office@thomsonhill.com