

# STREET PROFILES

## 3.12 DELWP Interface Laneway

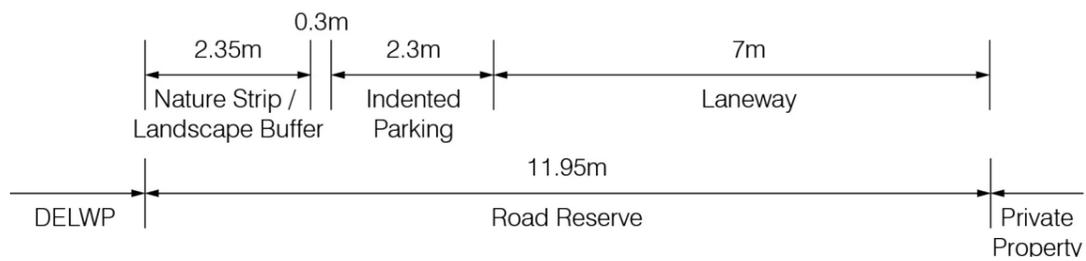
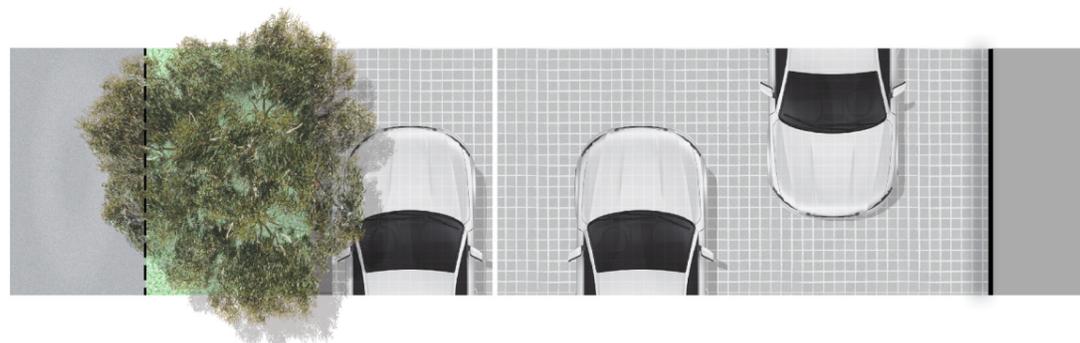


Figure 27: DELWP Interface Laneway

## 3.13 Scoresby Road Interface Laneway

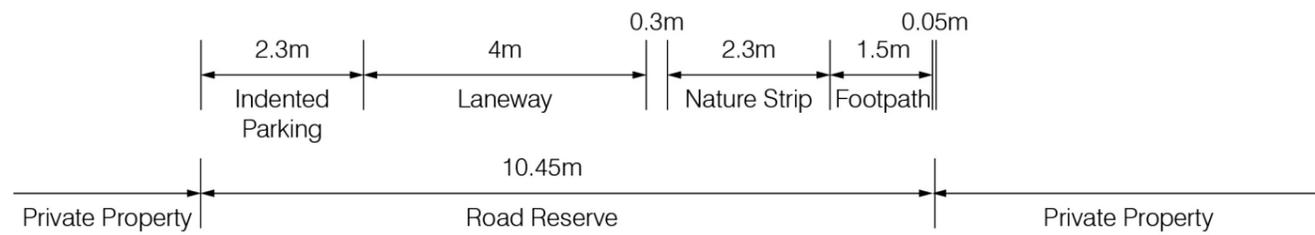


Figure 28: Scoresby Road Interface Laneway



DELWP Interface  
 - Laneway B  
 Scoresby Road Laneway  
 - Laneway E

# STREET PROFILES

## 3.14 Mixed-Use Interface Laneway

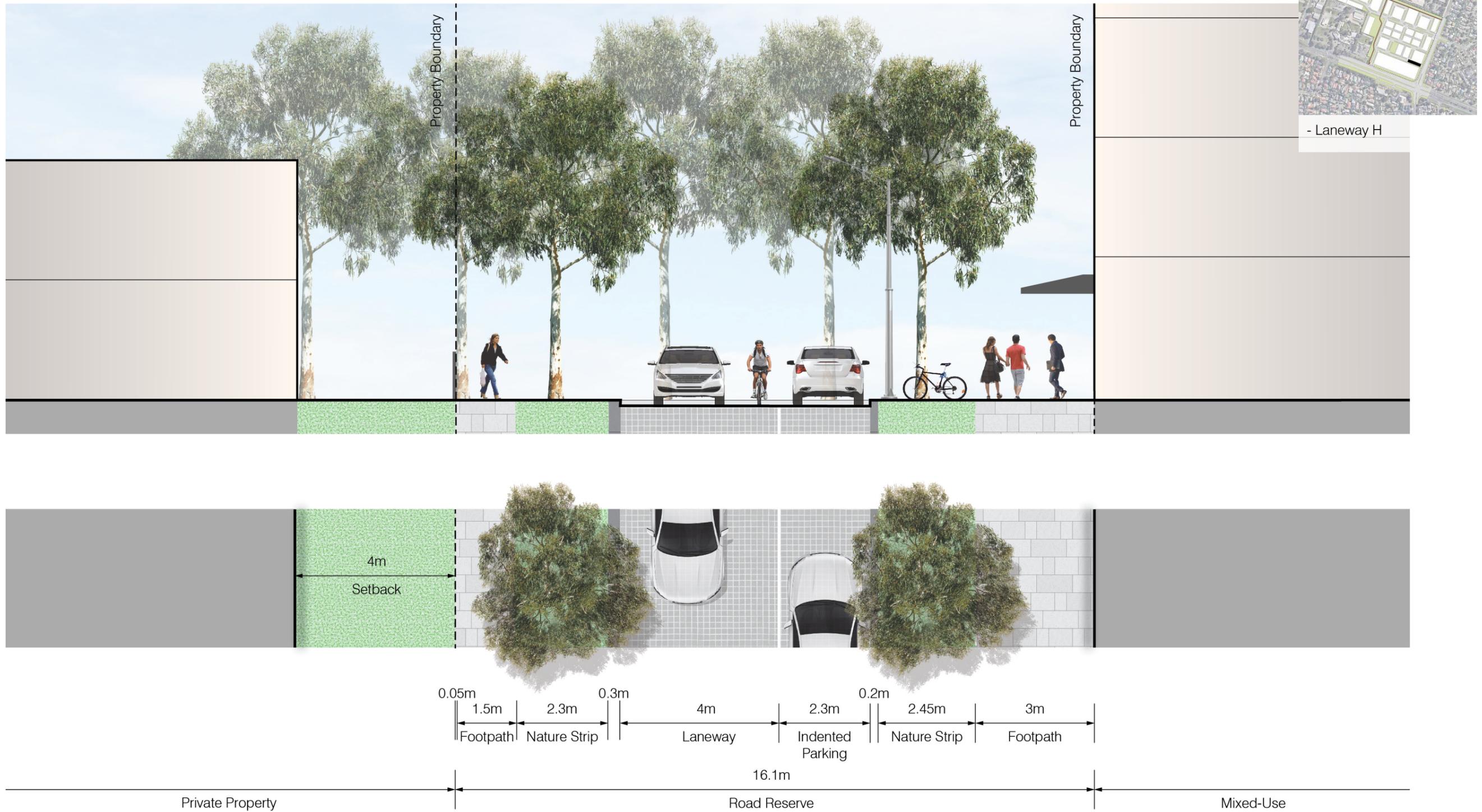
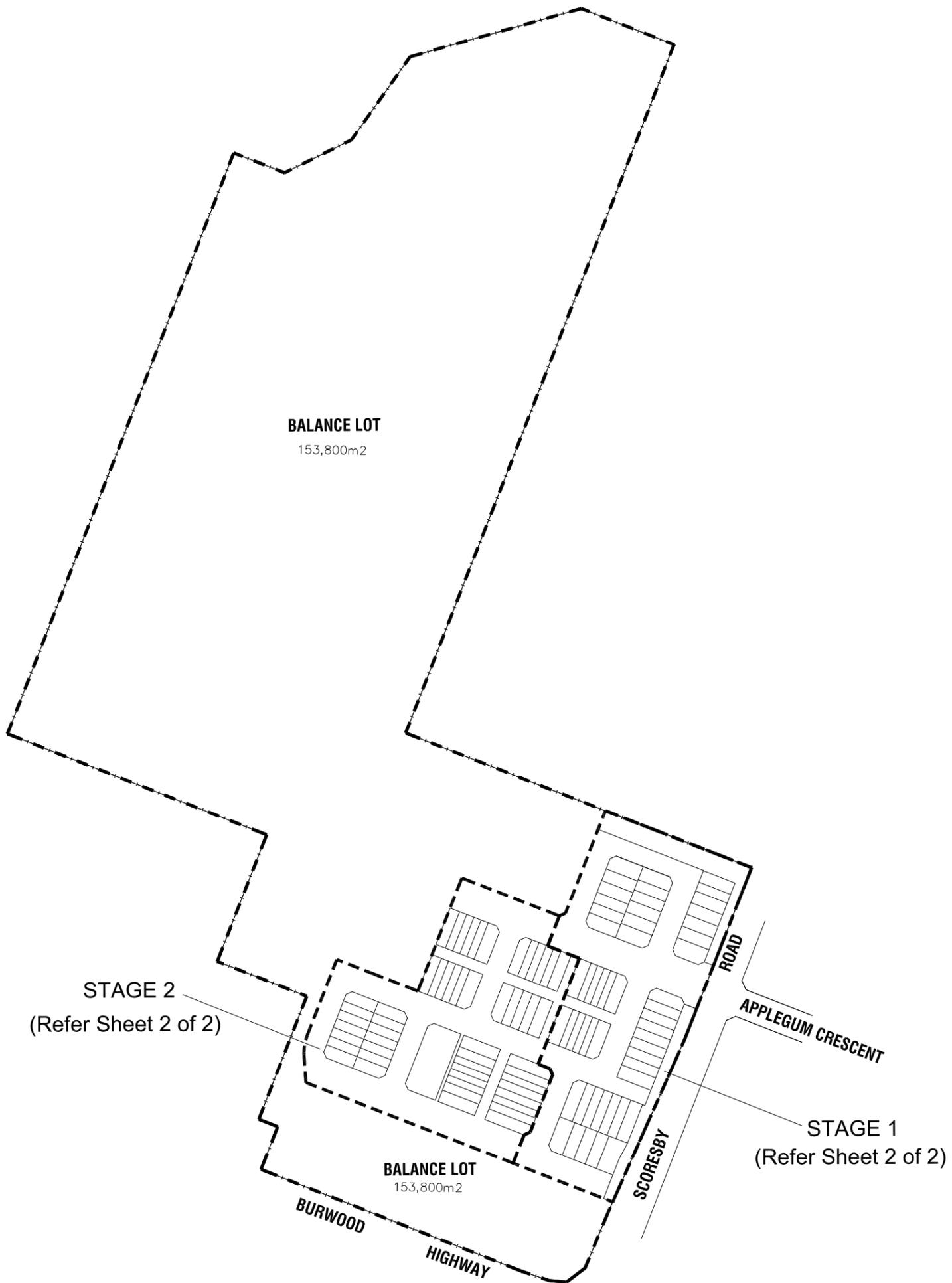


Figure 29: Mixed-Use Interface Laneway

Appendix D  
Subdivision Plan



STAGE 2  
(Refer Sheet 2 of 2)

STAGE 1  
(Refer Sheet 2 of 2)

**LEGEND**

- ▬▬▬▬ Application site boundary
- ▬▬▬▬ Indicative stage boundary

Anticipated Population (2.8 people per dwelling) - 294

The number of lots, areas, dimensions and stage boundaries may vary in plans of subdivision to be certified, based on final survey work associated with each subdivision stage.

Location and detailed design of easements, road pavements, indented car parking bays, crossovers and footpaths are provided in the relevant Plans of Subdivision and Engineering Plans submitted for certification or approval. Any such design details shown on the Subdivision Plan are indicative only.

Detailed design of landscape works is provided in the relevant Landscape Plans.

This plan is subject to Knox City Council approval.

*Note: This subdivision plan was prepared using a CAD survey base plan provided by Paroissien Grant and Associates Pty Ltd and reflects an overall site masterplan prepared by Architectus.*

Client

**DEVELOPMENT VICTORIA**

Project

609-621 BURWOOD HIGHWAY KNOXFIELD

Drawing Title

**SUBDIVISION PLAN**

Project Number

16-8340-00200  
Sheet 1 of 2

Drawing Number

V001  
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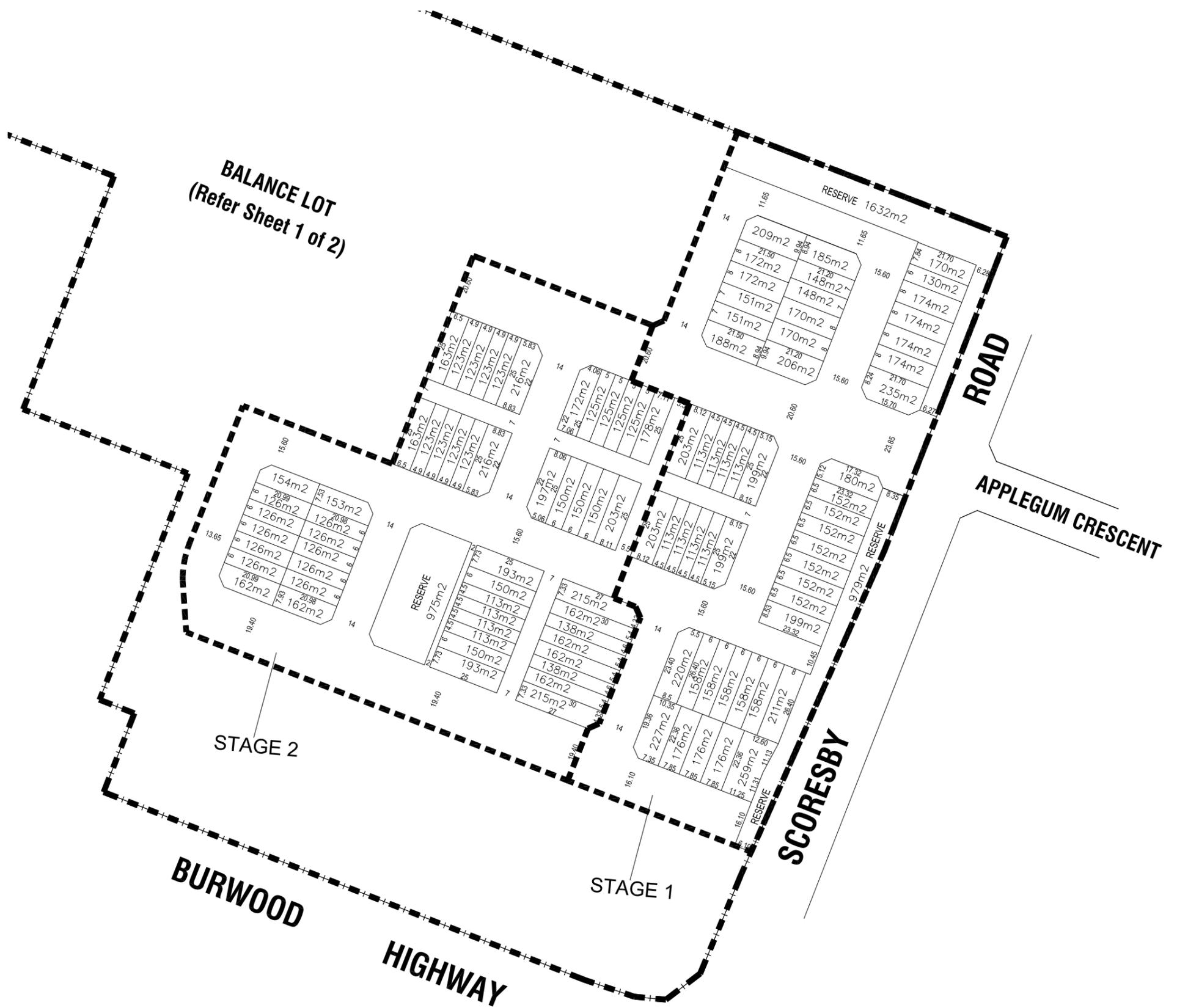
Issue Date

18022021

Scale 1:3000 (A3)



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**LEGEND**

- ▬▬▬▬ Application site boundary
- ▬▬▬▬ Indicative stage boundary

Anticipated Population (2.8 people per dwelling) - 294

The number of lots, areas, dimensions and stage boundaries may vary in plans of subdivision to be certified, based on final survey work associated with each subdivision stage.

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Detailed design of landscape works is provided in the relevant Landscape Plans.

This plan is subject to Knox City Council approval.

Lot Dimensions (metres)	Area (m <sup>2</sup> )	No. of Lots	% of Total
4.5 x 25	113	20	19
4.5 x 30	135	2	2
5 x 25	125	4	3
5 x 30	150	4	3
6 x 21	126	10	10
6 x 21.5	130	1	1
6 x 23.3	140	8	8
6 x 25	150	7	7
6 x 26.6	160	5	5
7 x 21	147	6	6
7 x 21.5	150	3	3
7 x 22.3	156	4	3
7 x 25	175	4	3
7 x 30	210	2	2
8 x 21	168	3	3
8 x 21.5	172	8	8
8 x 23.3	186	1	1
8 x 25	200	8	8
8 x 26	208	2	2
9 x 21	189	1	1
9 x 21.5	193	1	1
11 x 22.3	245	1	1
<b>Total</b>		<b>105</b>	<b>100</b>

Note: This subdivision plan was prepared using a CAD survey base plan provided by Paroissien Grant and Associates Pty Ltd and reflects an overall site masterplan prepared by Architectus.

Client

**DEVELOPMENT VICTORIA**

Project

609-621 BURWOOD HIGHWAY KNOXFIELD

Drawing Title

**SUBDIVISION PLAN**

Project Number

**16-8340-00200**  
**Sheet 2 of 2**

Drawing Number

**V001**  
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Issue Date

18022021

Scale 1:1500 (A3)



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Appendix E  
Housing Concepts







Appendix F  
Landscape Concept Plan

**STREETS + LANEWAYS**

- Strategic hierarchy of tree sizes
- Mixture deciduous and evergreen
- Wide canopy specimen trees
- Large shrubs / small trees in lanes
- Selected groundcovers in key areas



**EAST PARK**

- Urban character
- Multi-purpose hardstand area
- Small shelter structure
- Seating and plaza space
- Organic forms consistent with layout of other parks
- Potential to connect to future mixed use area

**LEGEND**

- |  |  |  |  |
|--|--|--|--|
|  | Existing trees retained (TPZ's in red) |  | Highlight paving areas                           |
|  | Proposed evergreen trees               |  | Shelter structures                               |
|  | Proposed deciduous trees               |  | Playspaces                                       |
|  | Mass planted garden beds               |  | Seat, picnic table, drinking fountain, bike rack |
|  | Turf grass                             |  | Focal point                                      |
|  | Pedestrian concrete footpaths          |  |  |

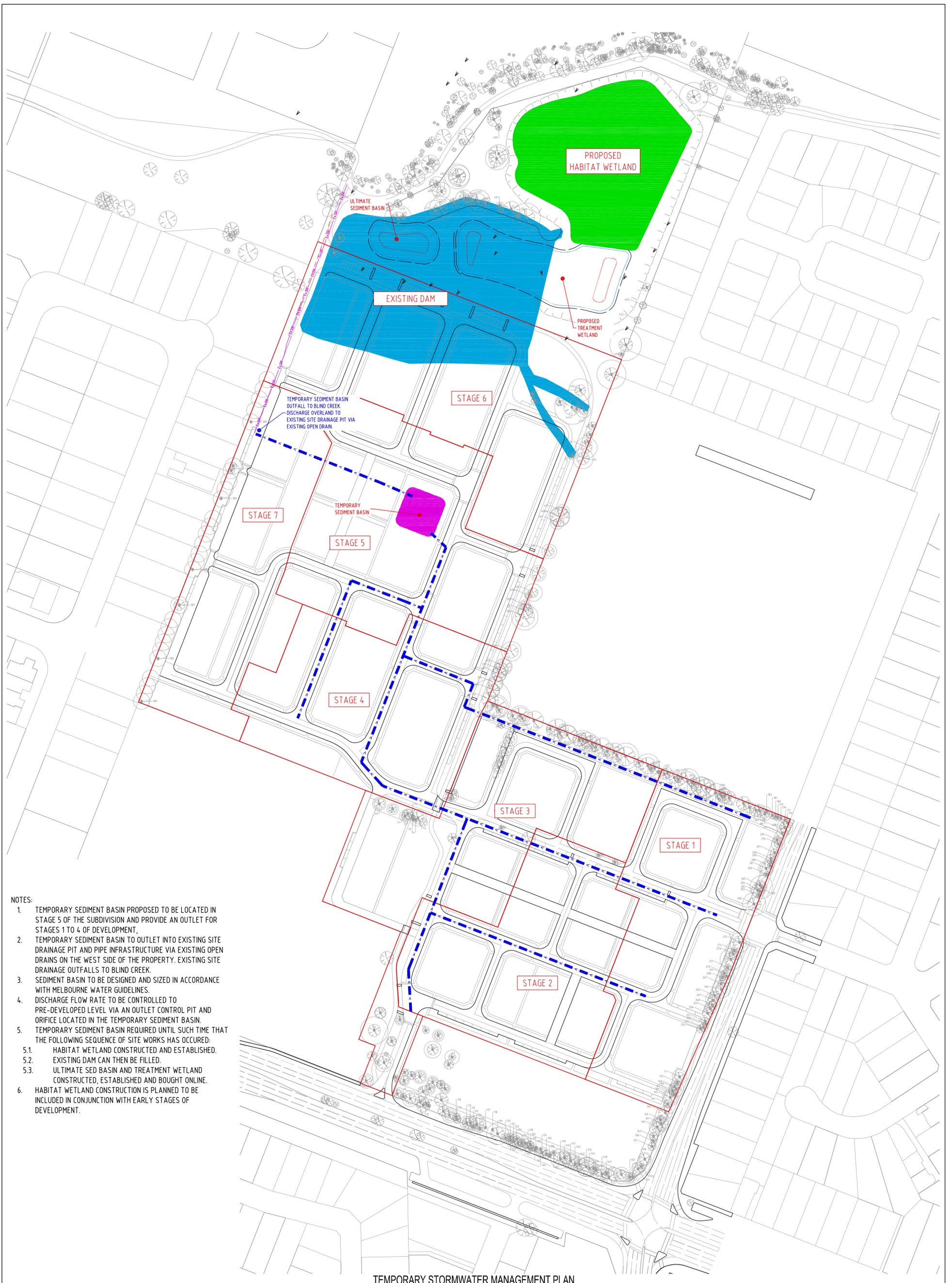
0m 30 60m

Scale 1:750 at A1 (2 sheets)

**SUBDIVISION permit application**



Appendix G  
Temporary Stormwater Plan



- NOTES:
1. TEMPORARY SEDIMENT BASIN PROPOSED TO BE LOCATED IN STAGE 5 OF THE SUBDIVISION AND PROVIDE AN OUTLET FOR STAGES 1 TO 4 OF DEVELOPMENT,
  2. TEMPORARY SEDIMENT BASIN TO OUTLET INTO EXISTING SITE DRAINAGE PIT AND PIPE INFRASTRUCTURE VIA EXISTING OPEN DRAINS ON THE WEST SIDE OF THE PROPERTY. EXISTING SITE DRAINAGE OUTFALLS TO BLIND CREEK.
  3. SEDIMENT BASIN TO BE DESIGNED AND SIZED IN ACCORDANCE WITH MELBOURNE WATER GUIDELINES.
  4. DISCHARGE FLOW RATE TO BE CONTROLLED TO PRE-DEVELOPED LEVEL VIA AN OUTLET CONTROL PIT AND ORIFICE LOCATED IN THE TEMPORARY SEDIMENT BASIN.
  5. TEMPORARY SEDIMENT BASIN REQUIRED UNTIL SUCH TIME THAT THE FOLLOWING SEQUENCE OF SITE WORKS HAS OCCURRED:
    - 5.1. HABITAT WETLAND CONSTRUCTED AND ESTABLISHED.
    - 5.2. EXISTING DAM CAN THEN BE FILLED.
    - 5.3. ULTIMATE SED BASIN AND TREATMENT WETLAND CONSTRUCTED, ESTABLISHED AND BOUGHT ONLINE.
  6. HABITAT WETLAND CONSTRUCTION IS PLANNED TO BE INCLUDED IN CONJUNCTION WITH EARLY STAGES OF DEVELOPMENT.

TEMPORARY STORMWATER MANAGEMENT PLAN  
1:1250 @ A1

REV	DESCRIPTION	DATE
1	ISSUED FOR PLANNING SUBMISSION	12.02.2021

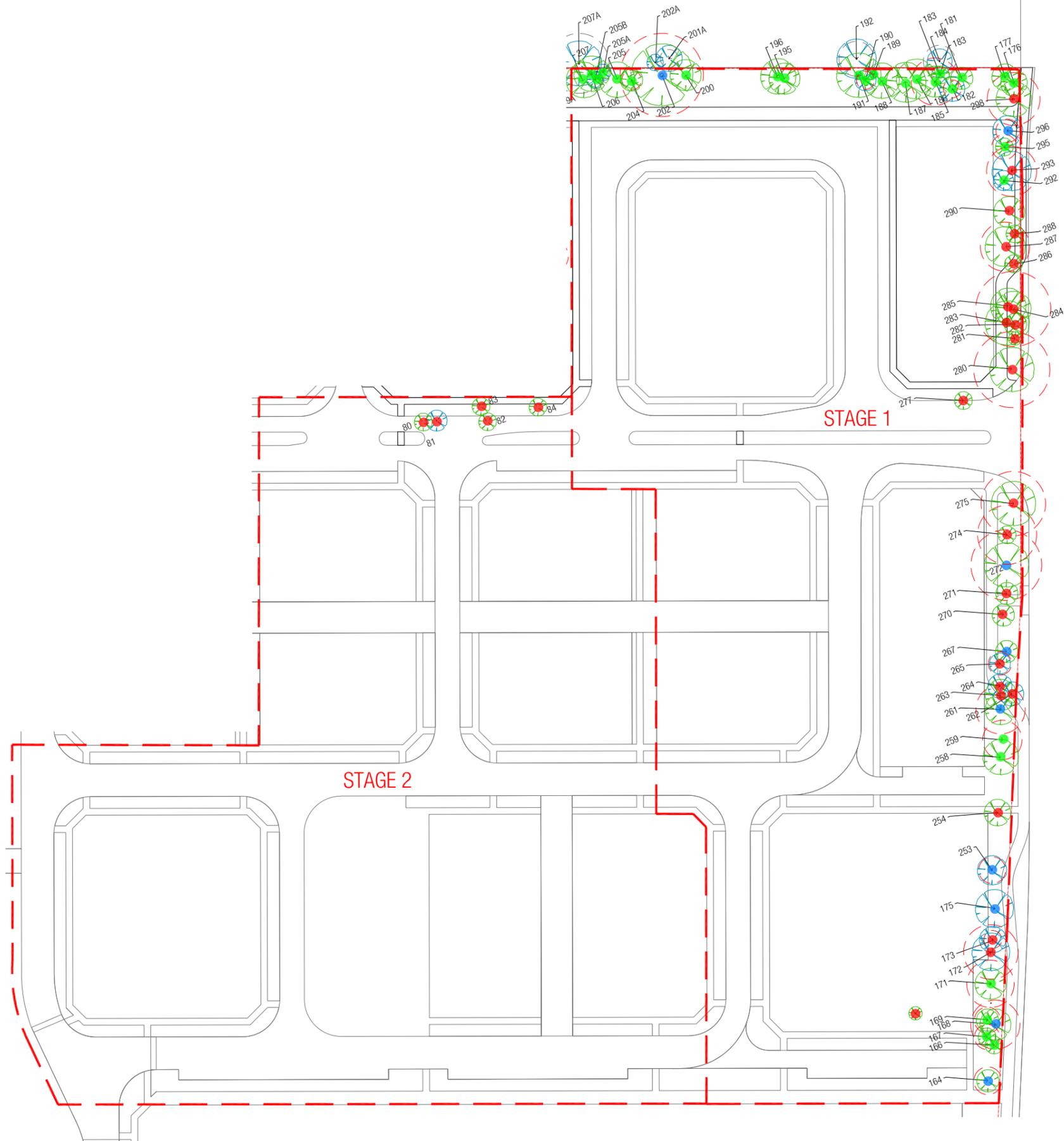
KNOXFIELD DEVELOPMENT  
609-621 BURWOOD HWY  
KNOXFIELD

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ISO 9001 Quality Management  
F5521077

Appendix H  
Native Vegetation Removal and Retention Plan



**LEGEND**

-  APPROX. CANOPY OF EXISTING TREE AS SURVEYED (CRA SURVEY VERSION 3 20.07.2017)
-  APPROX. CANOPY OF EXISTING TREE AS SHOWN ON ROB GALBRAITH & ASSOCIATES TREE ASSESSMENT (14 AUG 2017)
-  APPROX. CANOPY OF GROUPING OF EXISTING TREE AS SURVEYED (CRA SURVEY VERSION 3 20.07.2017)
-  EXISTING NATIVE TREE & NATIVE NON-CANOPY TREE RETAINED
-  EXISTING NATIVE TREE & NATIVE NON-CANOPY TREE RETAINED IF POSSIBLE
-  EXISTING NATIVE TREE & NATIVE NON-CANOPY TREE REMOVED
-  EXISTING TREES TPZ
-  EXISTING TREES TPZ ON ADJACENT PROPERTY
-  TITLE BOUNDARY

**KNOXFIELD**  
 EXISTING TREE MAPPING  
 SUBDIVISION NATIVE & NATIVE NON-CANOPY TREES

1:500 @ A1      DATE FEB 2021      JOB No. 1878C  
 DWG No. 1878C LSK04 [E]      J:\1878 Knoxfield\5. Design\Drawings\AutoCAD\Knoxfield Existing Native & Non Native Trees and TPZs.dwg



