

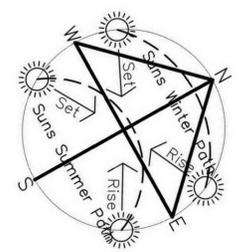
25 SHAFTSBURY DRIVE, MULGRAVE VIC 3170



| DRAWING NO. | REVISION | DRAWING TITLE |
|-------------|----------|----------------------------------|
| TP1 | A | COVER SHEET |
| TP2 | A | NEIGHBOURHOOD CHARACTER |
| TP3 | A | NEIGHBOURHOOD & DESIGN RESPONSE |
| TP4 | A | SITE SURVEY & EXISTING CONDITION |
| TP5 | A | GROUND FLOOR PLAN |
| TP6 | A | FIRST FLOOR PLAN |
| TP7 | A | ELEVATIONS |
| TP8 | A | SHADOW DIAGRAMS |

COVER SHEET



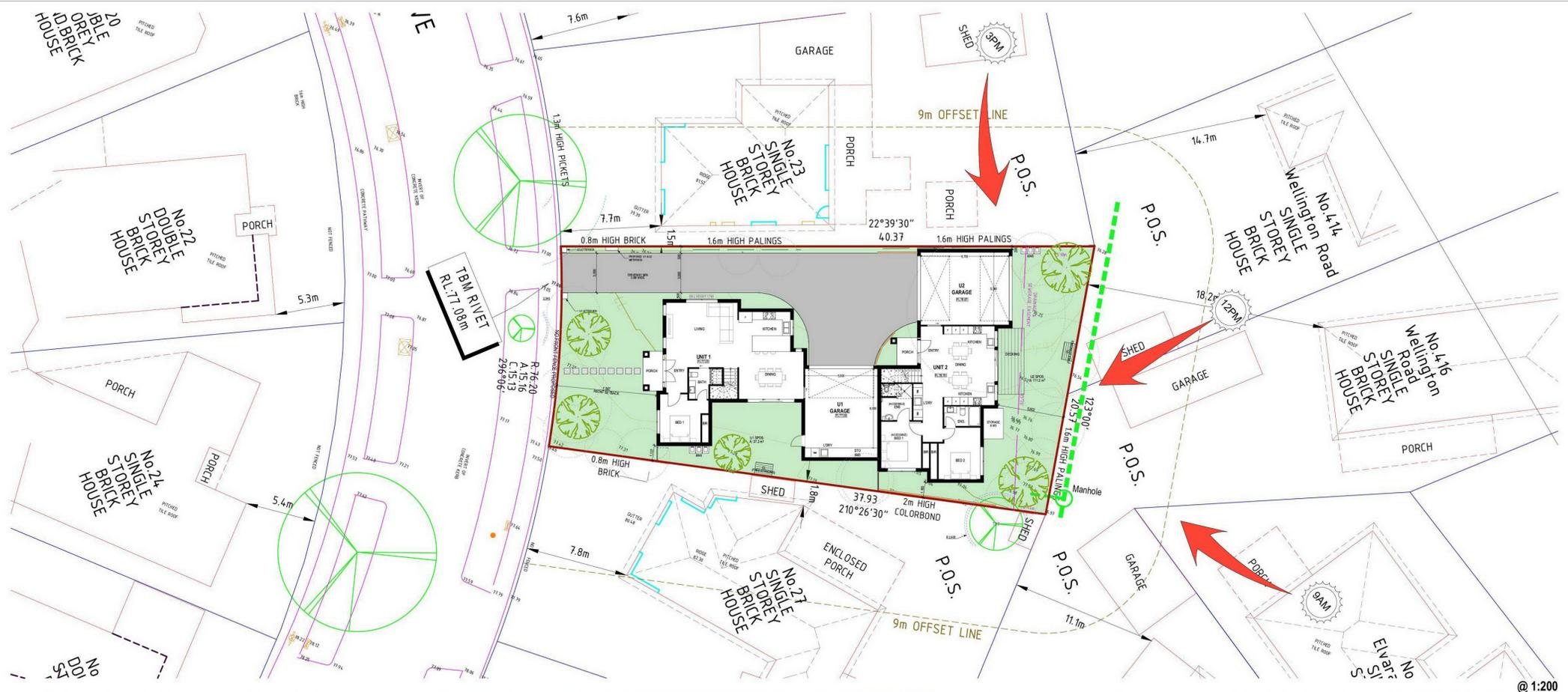


NEIGHBOURHOOD CHARACTER
NOT TO SCALE

NEIGHBOURHOOD CHARACTER

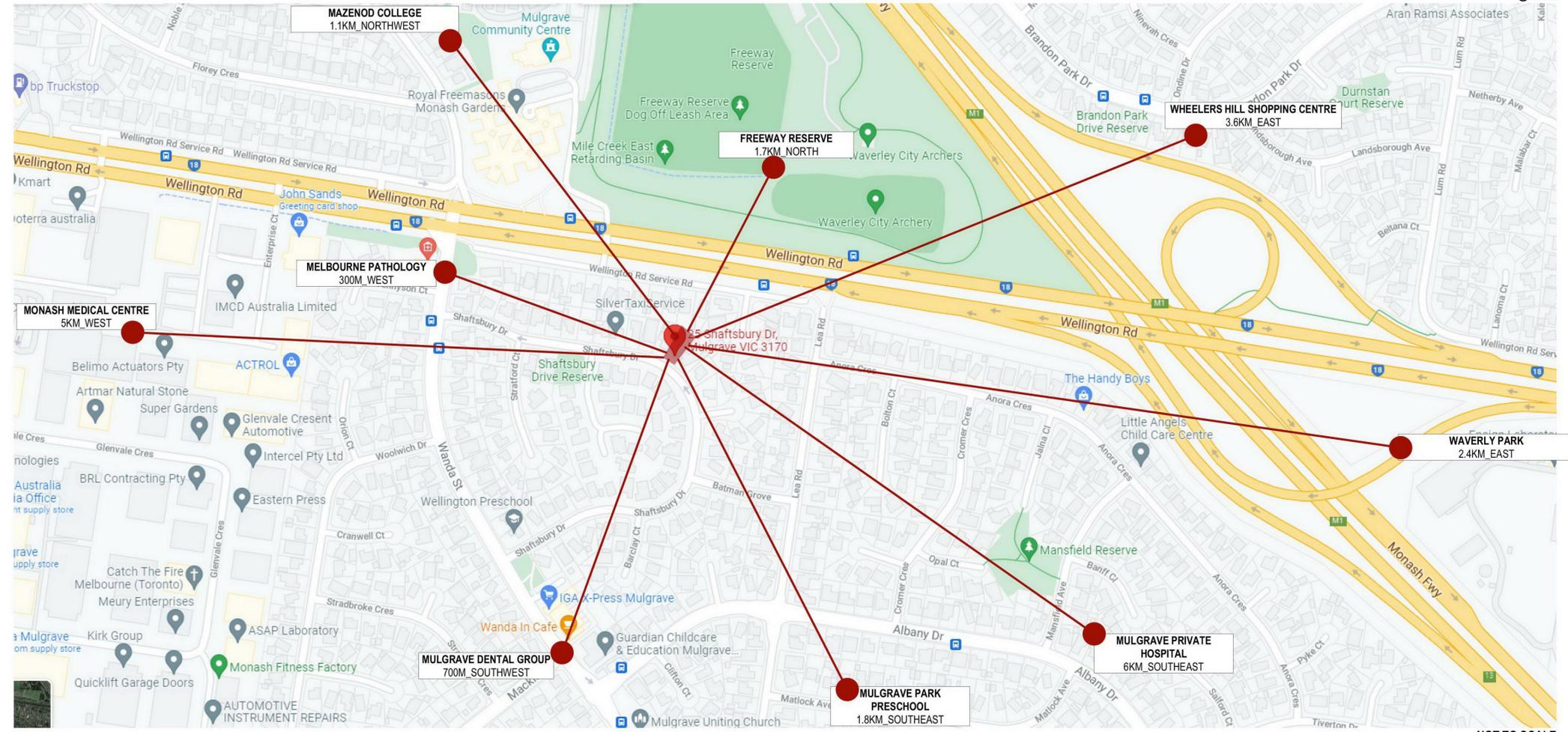
| | | | |
|--|--|--|---|
| | 411-415 Feintree Gully Rd, Mount Waverley 3149 T: +61 3 9546 3078 F: +61 3 9546 7221 www.westurban.com.au info@westurban.com.au | © COPYRIGHT This drawing is the property of WestUrban and may not be copied or used in any way without the written permission of WestUrban. | Rev Description Date A TP LODGEMENT 10/09/2021 |
| | 10/09/2021 | | |

| | | | | |
|--|---|---|--|--|
| | Project Title PROPOSED 2 DOUBLE STOREY TOWNHOUSES | Project Location 25 SHAFTSBURY DRIVE, MULGRAVE VIC 3170 | Drawing No TP2 of 8 Scale 1:200 @ A1 Date 10/09/2021 | |
|--|---|---|--|--|



DESIGN RESPONSE

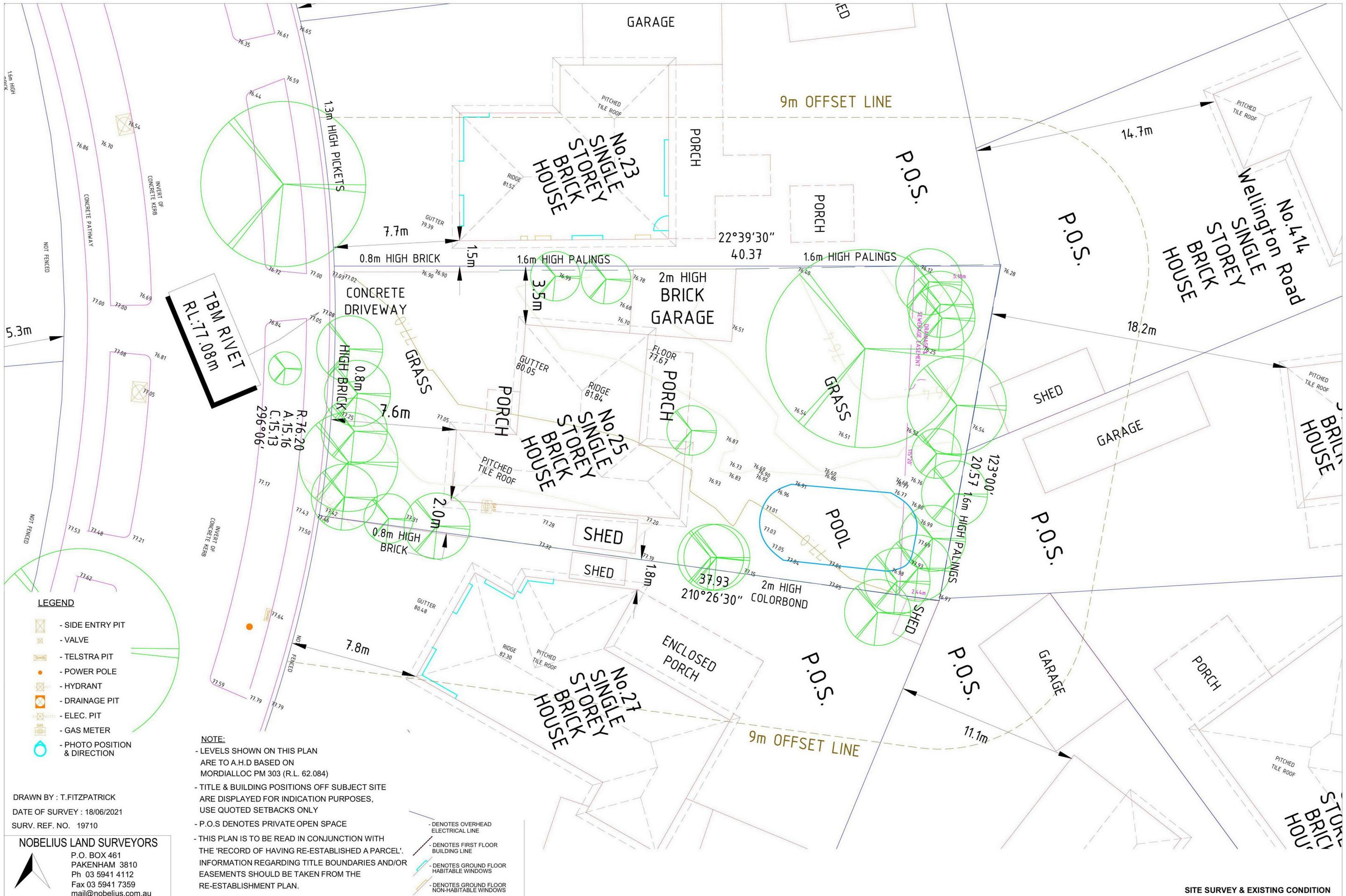
1. OPEN SPACE AREAS PROVIDE A USABLE AND PRACTICAL INTEGRATION WITH THE LAYOUT OF THE DEVELOPMENT.
2. THE DEVELOPMENT PROVIDES ADEQUATE PRIVATE OPEN SPACE FOR THE RECREATION AND SERVICE NEEDS OF RESIDENTS.
3. THE PROPOSAL PROVIDES FOR CONVENIENT, SAFE & EFFICIENT VEHICLE MOVEMENT.
4. HIGH FENCING AND SCREENING AROUND BOUNDARY PERIMETER LIMITS VIEWS INTO SECLUDED PRIVATE OPEN SPACE AND HABITABLE ROOM WINDOWS.
5. PROPOSAL PROVIDES LARGE AREAS OF GRASS AND LANDSCAPING TO REDUCE THE BURDEN ON EXISTING UTILITY SERVICES AND INFRASTRUCTURE.
6. HEIGHT OF THE DWELLINGS RESPECTS THE EXISTING NEIGHBOURHOOD CHARACTER.
7. SITE COVERAGE RESPECTS THE CHARACTER AND RESPONDS TO THE FEATURES OF THE SITE.
8. THE DEVELOPMENT ACHIEVES A SIX STAR ENERGY RATING.
9. THE SETBACK OF THE PROPOSAL ENSURES THAT THE DEVELOPMENT RESPECTS THE NEIGHBOURHOOD CHARACTER.
10. LANDSCAPING WILL ENCOURAGE THE DEVELOPMENT OF PLANTS.



NOT TO SCALE

NEIGHBOURHOOD & DESIGN RESPONSE

| Rev | Description | Date |
|-----|--------------|------------|
| A | TP LODGEMENT | 10/09/2021 |



LEGEND

- SIDE ENTRY PIT
- VALVE
- TELSTRA PIT
- POWER POLE
- HYDRANT
- DRAINAGE PIT
- ELEC. PIT
- GAS METER
- PHOTO POSITION & DIRECTION

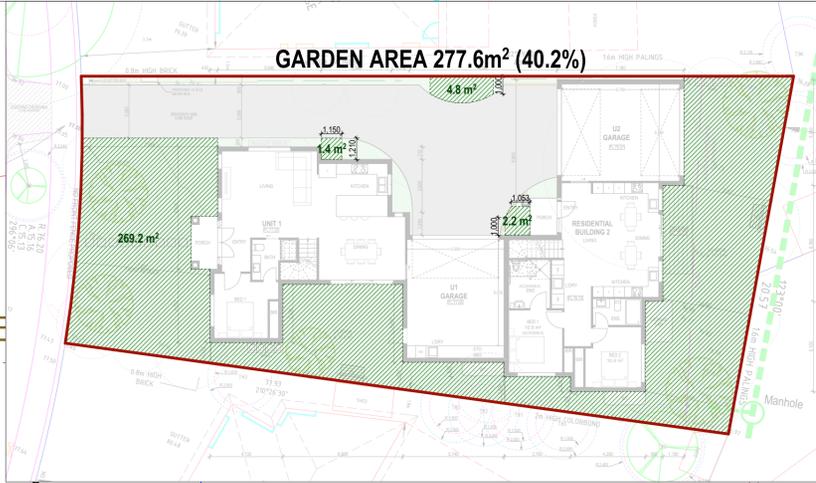
DRAWN BY : T.FITZPATRICK
 DATE OF SURVEY : 18/06/2021
 SURV. REF. NO. 19710

NOBELIUS LAND SURVEYORS
 P.O. BOX 461
 PAKENHAM 3810
 Ph 03 5941 4112
 Fax 03 5941 7359
 mail@nobelius.com.au

NOTE:

- LEVELS SHOWN ON THIS PLAN ARE TO A.H.D BASED ON MORDIALLOC PM 303 (R.L. 62.084)
- TITLE & BUILDING POSITIONS OFF SUBJECT SITE ARE DISPLAYED FOR INDICATION PURPOSES, USE QUOTED SETBACKS ONLY
- P.O.S DENOTES PRIVATE OPEN SPACE
- THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE 'RECORD OF HAVING RE-ESTABLISHED A PARCEL'. INFORMATION REGARDING TITLE BOUNDARIES AND/OR EASEMENTS SHOULD BE TAKEN FROM THE RE-ESTABLISHMENT PLAN.

- DENOTES OVERHEAD ELECTRICAL LINE
- DENOTES FIRST FLOOR BUILDING LINE
- DENOTES GROUND FLOOR HABITABLE WINDOWS
- DENOTES GROUND FLOOR NON-HABITABLE WINDOWS



LEGEND

- PROPOSED TREES
- EXISTING TREES
- TREES TO BE REMOVED
- TREE PROTECTION ZONE (TPZ)
STRUCTURAL ROOT ZONE (SRZ)
- GRASS/PERMEABLE AREA
- BOUNDARY LINE
- PAVING
- RETAINING WALL IF REQUIRED TO BE CONFIRMED ON SITE

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| AREA ANALYSIS (APPROX.) | | | |
|-------------------------|-----------------------------|--|--|
| SITE AREA: | 690.9M ² | | |
| No. OF CAR SPACES: | 4 | | |
| BUILDING COVERAGE: | 272.3M ² (39.3%) | | |
| PERMEABILITY: | 391.6M ² (56.6%) | | |
| GARDEN AREA: | 277.6M ² (40.2%) | | |

| AREA SCHEDULE | | | |
|-------------------------------|---------------------|-------------|--|
| ZONE | AREA M ² | SQ | |
| UNIT 1 | | | |
| GROUND | 91.7 | | |
| PORCH | 41.5 | | |
| FIRST | 75.2 | | |
| TOTAL | 212.9 | 23.0 | |
| RESIDENTIAL BUILDING 2 | | | |
| GROUND | 88.8 | | |
| PORCH | 41.5 | | |
| FIRST | 3.3 | | |
| TOTAL | 211.5 | 22.8 | |

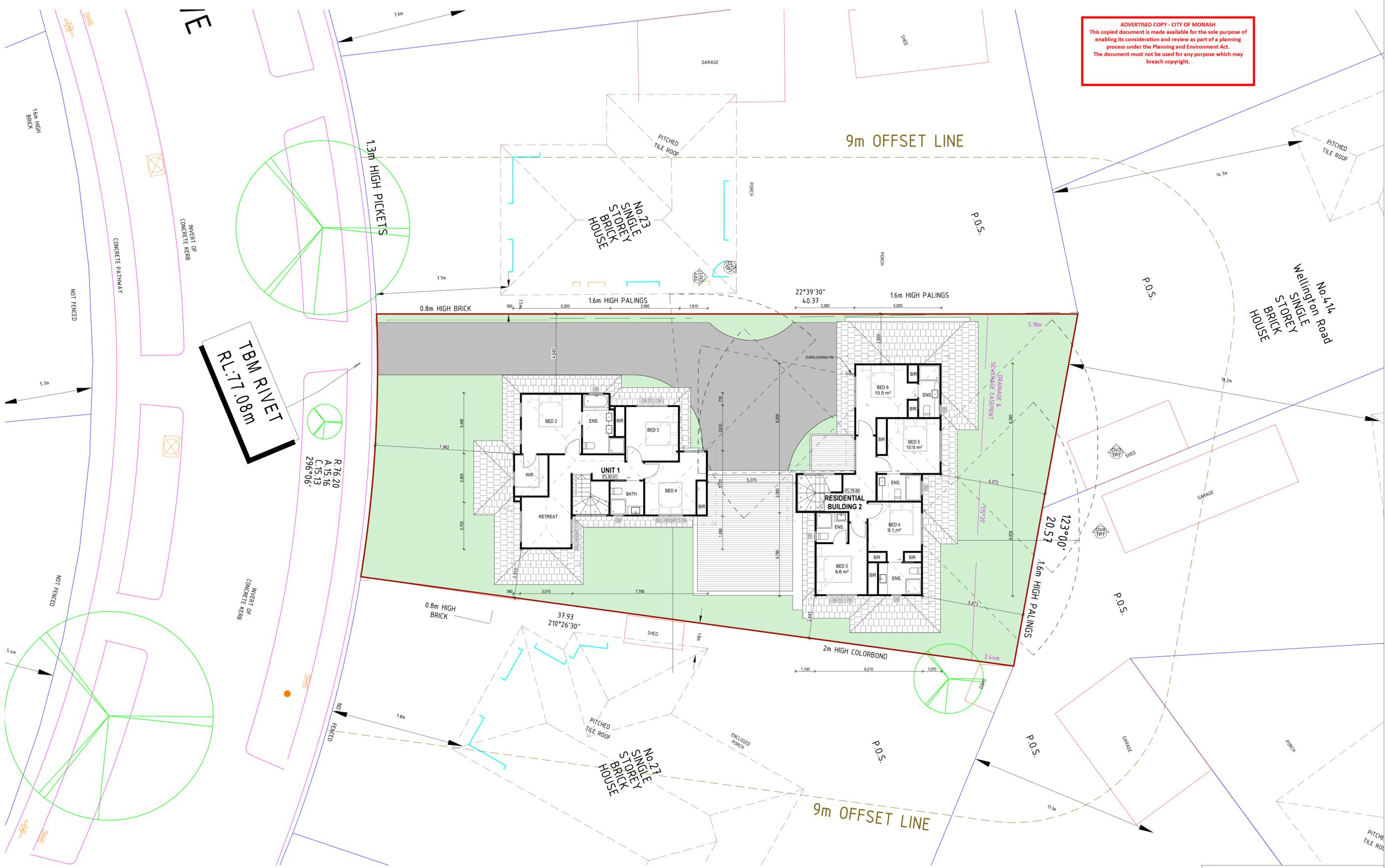
| SIGNIFICANT VEGETATION DETAILS ON ADJOINING PROPERTIES WITHIN 9m OF THE BOUNDARY | | | |
|--|-----------|---------------------|----|
| TREE | HEIGHT(m) | SPREAD(m): N-S, E-W | |
| 1 | 12 | 9 | 11 |
| 2 | 3.5 | 2 | 2 |
| 10 | 4 | 3 | 3 |
| 23 | 6 | 4 | 4 |
| 24 | 6 | 4 | 4 |
| 29 | 5 | 5 | 5 |
| 30 | 3 | 1 | 1 |
| 31 | 4 | 1 | 1 |
| 32 | 3 | 3 | 3 |
| 33 | 3 | 2 | 2 |

(PLEASE REFER TO THE ARBORICULTURAL REPORT FOR DETAILS)

DISCLAIMER:
 THE LANDSCAPE LAYOUT IN THE TOWN PLANNING PLAN IS FOR PRESENTATION ONLY. THE ACTUAL LANDSCAPE DESIGN REFER TO FUTURE ENDORSED LANDSCAPE PLAN.
 THE CIVIL LAYOUT IN THE TOWN PLANNING PLAN IS FOR PRESENTATION ONLY. THE ACTUAL CIVIL DESIGN REFER TO FUTURE ENDORSED CIVIL PLAN.
 DETAILS/LOCATIONS OF SERVICES SUCH AS WATERTANK, STORAGE, METERBOX AND CLOTHLINE ETC. TO BE DETERMINED ON-SITE.

GROUND FLOOR PLAN

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TBM RIVET
 RL: 77.08m

R 76.20
 A 15.16
 C 15.13
 296°06'

NOTE
 ALL OBSCURED GLAZING BE MANUFACTURED OBSCURED GLASS. OBSCURE FILM BEING APPLIED TO CLEAR GLAZING WILL NOT BE ACCEPTED.
 ALL UPPER FLOOR SETBACKS ARE MEASURED FROM BOUNDARY TO EXTERNAL STRUCTURAL WALLS.

FIRST FLOOR PLAN

| Rev | Description | Date |
|-----|---------------------|------------|
| A | TP LODGEMENT | 10/09/2021 |
| B | FURTHER INFORMATION | 17/12/2021 |

| Project Title | Project Location | Drawing No |
|-------------------------------------|--|------------|
| PROPOSED 2 DOUBLE STOREY TOWNHOUSES | 25 SHAFTSBURY DRIVE, MULGRAVE VIC 3170 | TP6 of 8 |

| Scale | Rev | Date |
|------------|-----|------------|
| 1:100 @ A1 | B | 17/12/2021 |



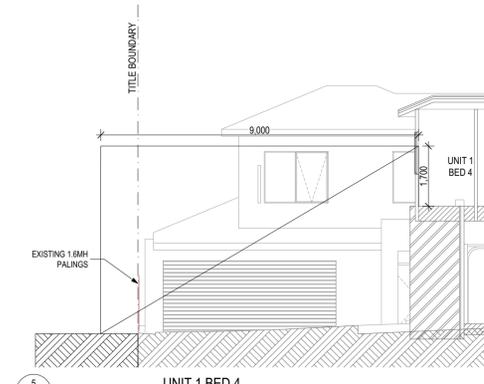
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1 NORTH ELEVATION
1:100



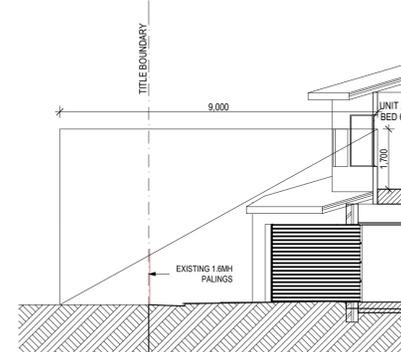
2 SOUTH ELEVATION
1:100



5 UNIT 1 BED 4
OVERLOOKING SECTION
1:100



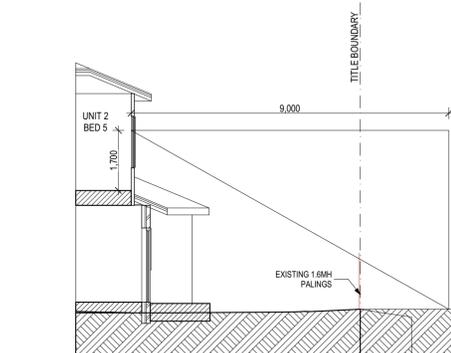
3 EAST ELEVATION
1:100



6 UNIT 2 BED 6
OVERLOOKING SECTION
1:100



4 WEST ELEVATION
1:100



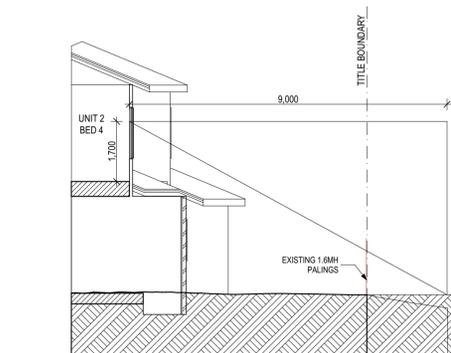
7 UNIT 2 BED 5
OVERLOOKING SECTION
1:100



9 UNIT 1 INTERNAL
NORTH ELEVATION
1:100



10 RESIDENTIAL BUILDING 2
INTERNAL SOUTH ELEVATION
1:100



8 UNIT 2 BED 4
OVERLOOKING SECTION
1:100

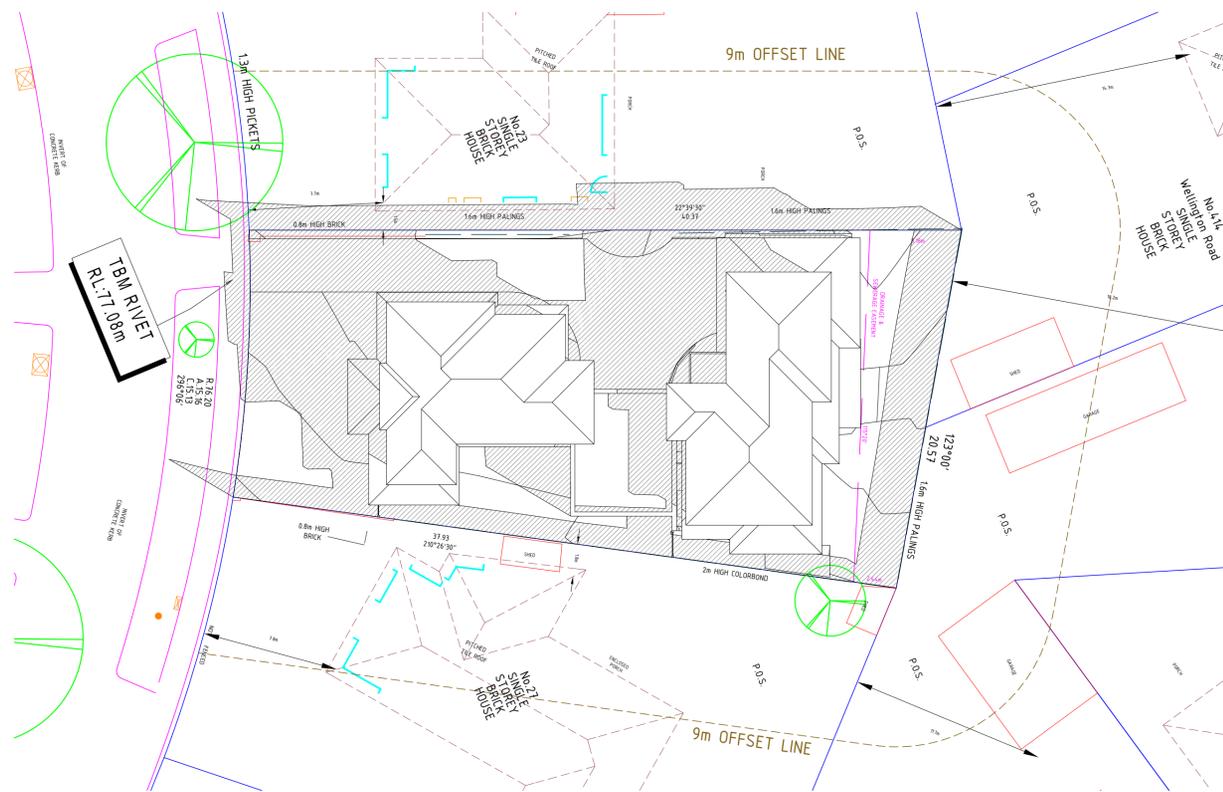
COLOURS & FINISHES SCHEDULE

- F1 Selected Roof Tiles**
CONCRETE TILES @ 22.5 PITCH
COLOUR: "MAGNUM" OR SIMILAR
- R1 Selected Render**
COLOUR: "WHITE" OR SIMILAR
- R2 Selected Render**
COLOUR: "GREY" OR SIMILAR
- R3 Selected Render**
COLOUR: "BEIGE" OR SIMILAR
- B1 Selected Brick Wall**
COLOUR: "BROWN" OR SIMILAR
- AC1 Selected Architectural Columns**
COLOUR: SELECTED
- P1 Selected Fence**
TIMBER PALING FENCE
COLOUR: SELECTED
- D1 Selected Driveway**
CONCRETE
COLOUR: SELECTED

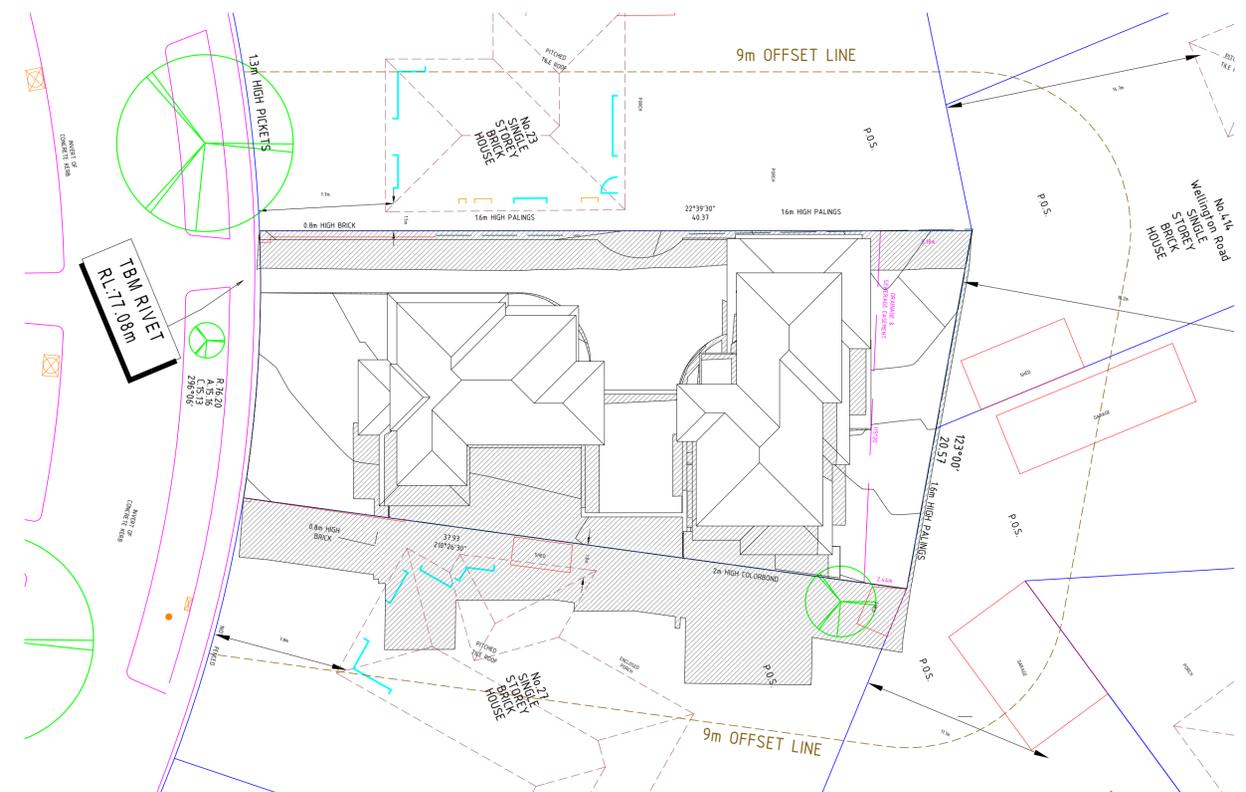
NOTE: ALL OBSCURED GLAZING BE MANUFACTURED OBSCURED GLASS. OBSCURE FILM BEING APPLIED TO CLEAR GLAZING WILL NOT BE ACCEPTED.

| Rev | Description | Date |
|-----|---------------------|------------|
| A | TP LODGEMENT | 10/09/2021 |
| B | FURTHER INFORMATION | 17/12/2021 |

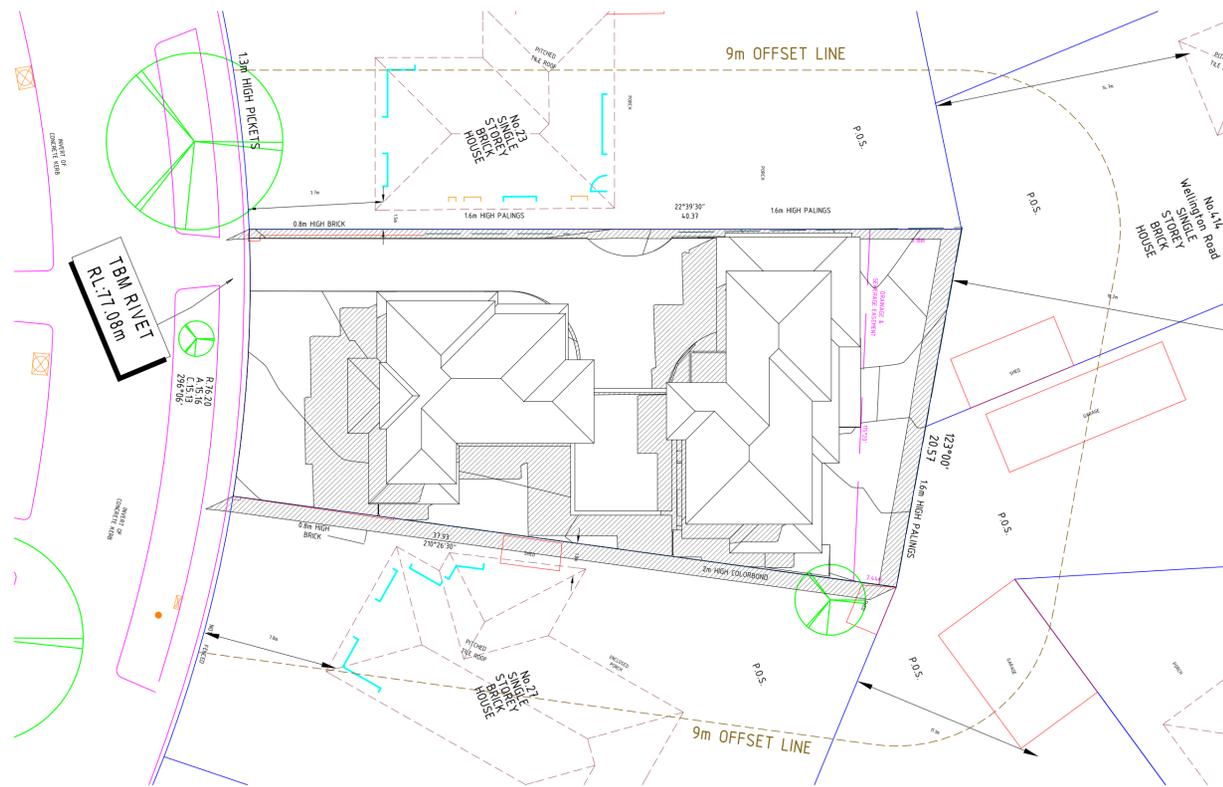




1 SEP 22 @ 9AM
1:200



5 SEP 22 @ 3PM
1:200



3 SEP 22 @ 12PM
1:200

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SHADOW DIAGRAMS

| Rev | Description | Date |
|-----|---------------------|------------|
| A | TP LODGEMENT | 10/09/2021 |
| B | FURTHER INFORMATION | 17/12/2021 |

| Project Title | Project Location |
|--|---|
| PROPOSED 2 DOUBLE STOREY TOWNHOUSES | 25 SHAFTSBURY DRIVE, MULGRAVE VIC 3170 |

| Drawing No | Scale | Date |
|-----------------|------------|------------|
| TP8 of 8 | 1:200 @ A1 | 17/12/2021 |



Specifications

Subgrade preparation

Site preparation to be carried out in accordance with best horticultural practice and under suitable conditions. Disturbance to indigenous soil structure is to be minimised. The use of machinery that may damage soil structure or profile is not acceptable. Sub-grade to all lawn and planted areas is to be cultivated to a minimum depth of 50mm and shaped to achieve drainage falls prior to topsoiling. Subgrade to be tested prior to preparation and conditioning to determine pH, salinity and gypsum requirement. Any gypsum required is to be distributed at the manufacturers recommended rate and cultivated into the sub-grade at a minimum depth of 50mm. Proposed topping areas to be graded / drained to prevent water discharge into neighbouring properties.

Weed control

Remove and dispose of environmental weeds off site prior to subgrade preparation, topsoiling and planting works.

Soil Preparation

Topsoil is to be spread in maximum 50mm layers, lightly compacted by use of a 500 - 200kg roller, or by thoroughly walking until it accords with finished kerb levels or to within 75mm below edging levels to accommodate mulch. Imported topsoil for garden beds is to be medium texture general purpose garden soil and lightly compacted to minimum 300mm depth to garden beds. Soil is to comply with s.a.a. 2223-1978, and as follows:

- free from perennial weeds and their roots, bulbs and rhizomes
- free from building rubble and any other matter deleterious to plant growth
- pH to be 6.0 - 7.0
- texture to be light to medium friable loam
- free from silt material

Imported topsoil for lawn rejuvenation / establishment shall have the above characteristics, but shall be a free draining sandy loam lightly compacted to minimum 200mm depth

Mulch

The specified mulch for garden beds is to be an aged organic material with 50 - 80 percent of its volume being wood chips/particles in a size range of 25 - 50 mm maximum. Mulch is to be spread at a consolidated depth of 75mm

Planting Procedure

If soil to planting hole is dry - fill with water and allow to drain completely. Tree roots are to be teased outwards if matted or circling occurs prior to backfilling. Place tree in centre of hole on firm soil to prevent sinking, ensuring top of the rootball is flush with the surrounding soil surface and the trunk is vertical. Backfill material is to be in a loose, friable state, with no bricks, rocks or foreign material - if sufficient material is not available form the original hole to backfill, a similar soil type must be sourced and used. Soil material must be firmly backfilled in layers to prevent large air pockets from occurring, then thoroughly watered in. Trees to be staked with two 250mm x 70mm hardwood stakes driven firmly into the ground - stakes must not be placed through the rootball area. Trees are to be secured to each stake with a strong, soft and flexible material, tight enough to support the tree in windy conditions - yet loose enough to stimulate development of a good supportive root system. Tree tie material must not injure tree bark or restrict trunk growth for a minimum period of three years. Slow release fertilizer (3/6 month formulation) such as 'Osmocote' is to be applied to the top of the rootball area away from the trunk / stem to manufacturers specifications and watered in immediately. All trees to be mulched to a diameter of 3200mm wide and to a depth of 50mm but must not be in contact with the tree trunk. Mulch is to be an aged organic material with 50 - 80 percent of its volume being wood chip particles in a size range of 25 - 50mm maximum. Mulch is to be spread at a consolidated depth of 75mm. The planting hole surface is to be shaped to minimise waterlogging/excessive water retention but retain the mulch material neatly. The site must be left in a clean and safe condition.

Plant Establishment Period

The landscape is to be maintained by applying best horticultural practice to promote healthy plant performance for a 13 week establishment period following the approval of Practical Completion by the responsible authority including (but not limited to) the following tasks - Pruning as necessary to maintain plants in a healthy and structurally sound manner, pest and diseases - vegetation to be pest and disease free, mulching, staking and tying - 75mm mulch depth to be maintained around tree bases throughout maintenance period, watering - as often as necessary to ensure healthy and vigorous growth in accordance with current local watering regulations, weeding - maintained in a weed free state over the entire mulch area by spraying or mechanical mean, fertilising - 3/6 x monthly slow release fertilizer in accordance with manufacturers recommended application rates, replacement of deceased, stolon or vandalised plants beyond repair or regrowth with the same species as specified in the plant schedule within the assigned maintenance period.

Irrigation

An in-ground automatic or manual drip (or spray where practical) irrigation system to be installed to all garden areas (and planter boxes if applicable) to be operated in accordance with current local watering regulations.

Timber Edging

Timber edging to be 75mm x 35mm treated pine secured to 300mm long treated pine stakes at nom. min 1000mm spacings with galvanised screws and installed to all junctions between garden beds, lawn and topping / pebble areas.

Drainage

Landscape and / or building contractor(s) are responsible for civil and hydraulic computations for landscape building works including, but not limited to surface and sub surface drainage for all landscape areas prior to commencement of works

General

It is the responsibility of the consulting engineer to specify building construction methods (for all existing and proposed built constructions on and off site) that are able to withstand disturbance from proposed trees and planting - whether directly from the tree/plant, or as a result of changes to the soil profile (i.e. soil movement as a result of changes in moisture levels). It is recommended that root control barriers be installed for any proposed trees located within metres of any proposed or existing (including neighbouring) building lines, retaining walls, rain gardens and any built constructions.

Plants - Quality of Trees and Shrubs

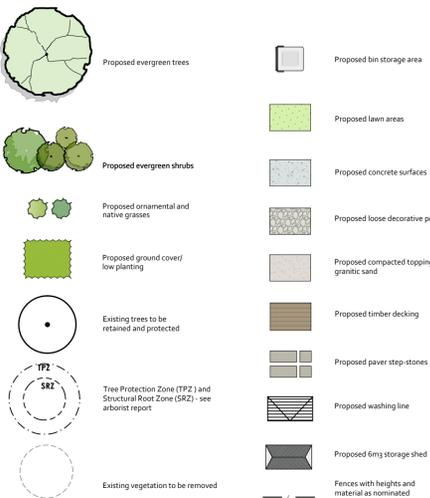
Trees and shrubs shall be healthy nursery stock free from insects, diseases and weeds. The specified plant heights, and pot sizes are minimums. If plant material is unavailable in these sizes, larger stock must be used. Plant substitutions is not acceptable unless confirmed by the responsible authority in writing. The contractor is to supply and install semi mature trees which meet the following criteria: Have a minimum planted height to sizes as indicated in the plant schedule, have a minimum trunk calliper of 50mm at ground level, be undamaged and free of diseases and insect pests, not be root bound or have circling or girdling roots but have roots grown to the edge of the container, must bear a single straight trunk, strong branching pattern, and full canopy, show healthy, vigorous growth.

Protection of Existing Trees

All existing vegetation shown on the enclosed plan (subject site and neighbouring properties) to be retained must be suitably marked before any development (including demolition) commences on the land and that vegetation must not be removed, destroyed or lopped without the written consent of the responsible authority. Before the commencement of works (including demolition) start, tree protection barriers must be erected around trees (subject site and neighbouring properties) to form a defined tree protection zone during demolition and construction in accordance with tree protection codes as per AS 4370-2009 (Tree protection in development sites) and to the satisfaction of the responsible authority.

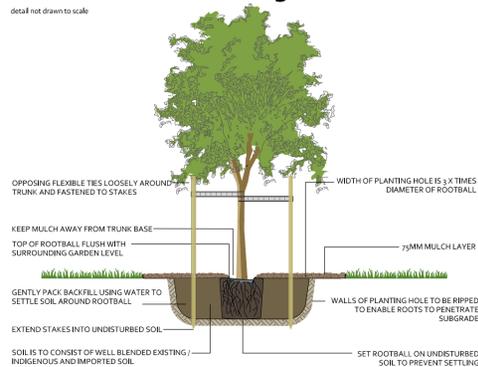
Any pruning that is required must be carried out by a trained and competent arborist with a thorough knowledge of tree physiology and pruning methods to carry out pruning to the Australian standard - AS 4373-2009 (Pruning of amenity trees). All tree protection practices must be adhered to in accordance with the arboricultural report and to the satisfaction of the responsible authority.

Legend



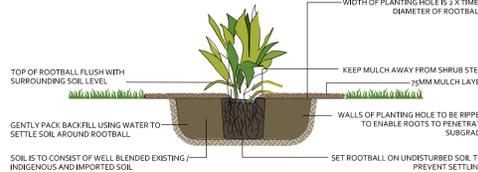
Advanced Tree Planting

detail not drawn to scale



Shrub Planting

detail not drawn to scale



Surface Finishes Detail

Garden Beds



Topping / Pebble Areas



Lawn areas

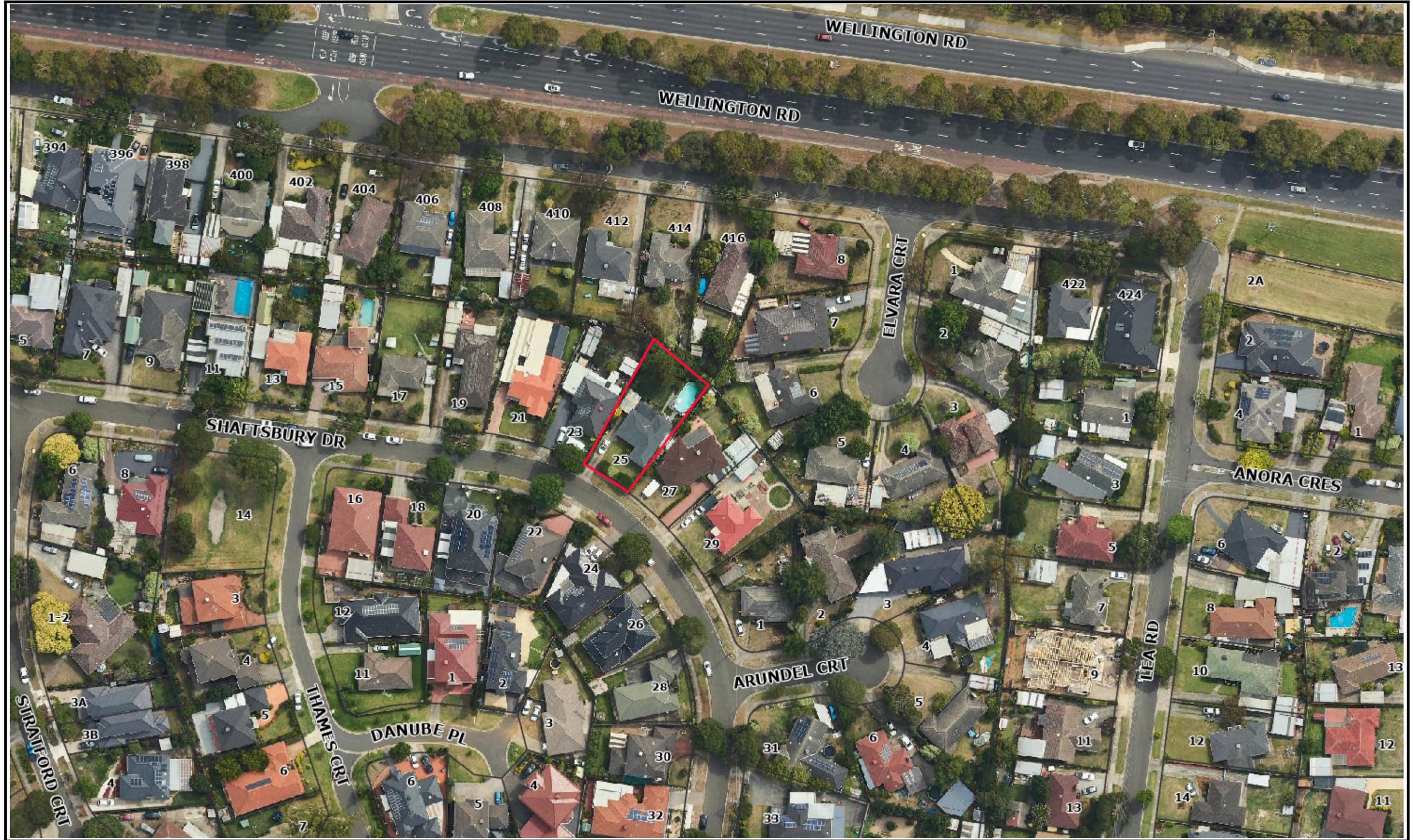


Proposed Planting Schedule

| Code | Botanical Name | Common Name | Supply Size | Mature HxW(m) | Qty | |
|--|---|--------------------------|--------------------|---------------|--------------|----------|
| TREES | | | | | | |
| ER | <i>Elaeocarpus reticulatus</i> | Blueberry Ash | 40tr/Min 1.6m high | 10 x 4 | 1 | |
| EL | <i>Eucalyptus leucopylla</i> 'Euky Dwarf' | Dwarf Yellow Gum | 40tr/Min 1.6m high | 6 x 5 | 2 | |
| EPL | <i>Eucalyptus pauciflora</i> 'Little Snowman' | Dwarf Snow Gum | 40tr/Min 1.6m high | 7 x 4 | 1 | |
| TL | <i>Tristaniaopsis laurina</i> | Kanooka | 40tr/Min 1.6m high | 7 x 5 | 1 | |
| | | | | | TOTAL | 5 |
| LARGE SHRUBS | | | | | | |
| ACS | <i>Acmena smithii</i> 'Cherry Surprise' | Lilly Pilly | 20cm pot | 3 x 1.5 | 6 | |
| PM | <i>Philotheca myoporoides</i> | Waxflower | 20cm pot | 2 x 2 | 2 | |
| PL | <i>Prunus laetianka</i> | Portuguese Laurel | 20cm pot | 5 x 3 | 5 | |
| MEDIUM SHRUBS | | | | | | |
| COR | <i>Correa alba</i> | Coastal Correa | 14cm pot | 1.5 x 1.5 | 4 | |
| MUP | <i>Murraya paniculata</i> | Orange Jessamine | 20cm pot | 1.5 x 1.5 | 1 | |
| RHO | <i>Rhaplolepis indica</i> 'Oriental Pearl' | Indian Hawthorn | 14cm pot | 90 x 1 | 6 | |
| WFJ | <i>Westringia fruticosa</i> 'Jervis Gem' | Compact Coastal Rosemary | 14cm pot | 1 x 1 | 3 | |
| WFN | <i>Westringia fruticosa</i> 'Naringa' | Coastal Rosemary | 14cm pot | 2.2 x 1.2 | 26 | |
| GROUND COVERS & LOW SHRUBS | | | | | | |
| AJA | <i>Ajuga australis</i> | Austral bugle | 14cm pot | 30 x 70 | 6 | |
| MYN | <i>Myoporum parvifolium</i> 'Aarena' | Creeping Boobialla | 14cm pot | 10 x 1 | 20 | |
| WAB | <i>Westringia fruticosa</i> 'Aussie Box' | Compact Coastal Rosemary | 14cm pot | 90 x 90 | 7 | |
| TUSsockS / GRASSES / EVERGREEN PERENNIALS | | | | | | |
| AT | <i>Arthropodium cirratum</i> 'Matapouri Bay' | Ranga Renga Lily | 14cm pot | 1.2 x 1 | 4 | |
| AF | <i>Anigozanthus flavidus</i> | Tall Kangaroo Paw | 14cm pot | 1.5 x .80 | 6 | |
| AP | <i>Anigozanthus pulcherrimus</i> 'Bush Noon' | Bush Noon Kangaroo Paw | 14cm pot | 80 x 60 | 33 | |
| CLV | <i>Clivia miniata</i> | Clivea | 14cm pot | 80 x 80 | 7 | |
| DCL | <i>Dianella caerulea</i> 'Little Jess' | Little Jess Flax Lily | 14cm pot | 45 x 45 | 10 | |
| DRL | <i>Dianella revoluta</i> 'Little Rev' | Little Rev Flax Lily | 14cm pot | 30 x 30 | 18 | |
| DRR | <i>Dianella revoluta</i> 'Revelation' | Revelation Flax Lily | 14cm pot | 50 x 50 | 20 | |
| LM | <i>Liriope muscari</i> | Liriope | 14cm pot | 75 x 75 | 1 | |
| LMJ | <i>Liriope muscari</i> 'Just Right' | Liriope | 14cm pot | 50 x 50 | 24 | |
| POE | <i>Poa labillardierei</i> 'Eskdale' | Eskdale Tussock Grass | 14cm pot | 70 x 50 | 16 | |
| FERNS | | | | | | |
| DIA | <i>Dicksonia antarctica</i> | Soft Tree Fern | 20cm pot | 1.5 x 1.5 | 1 | |

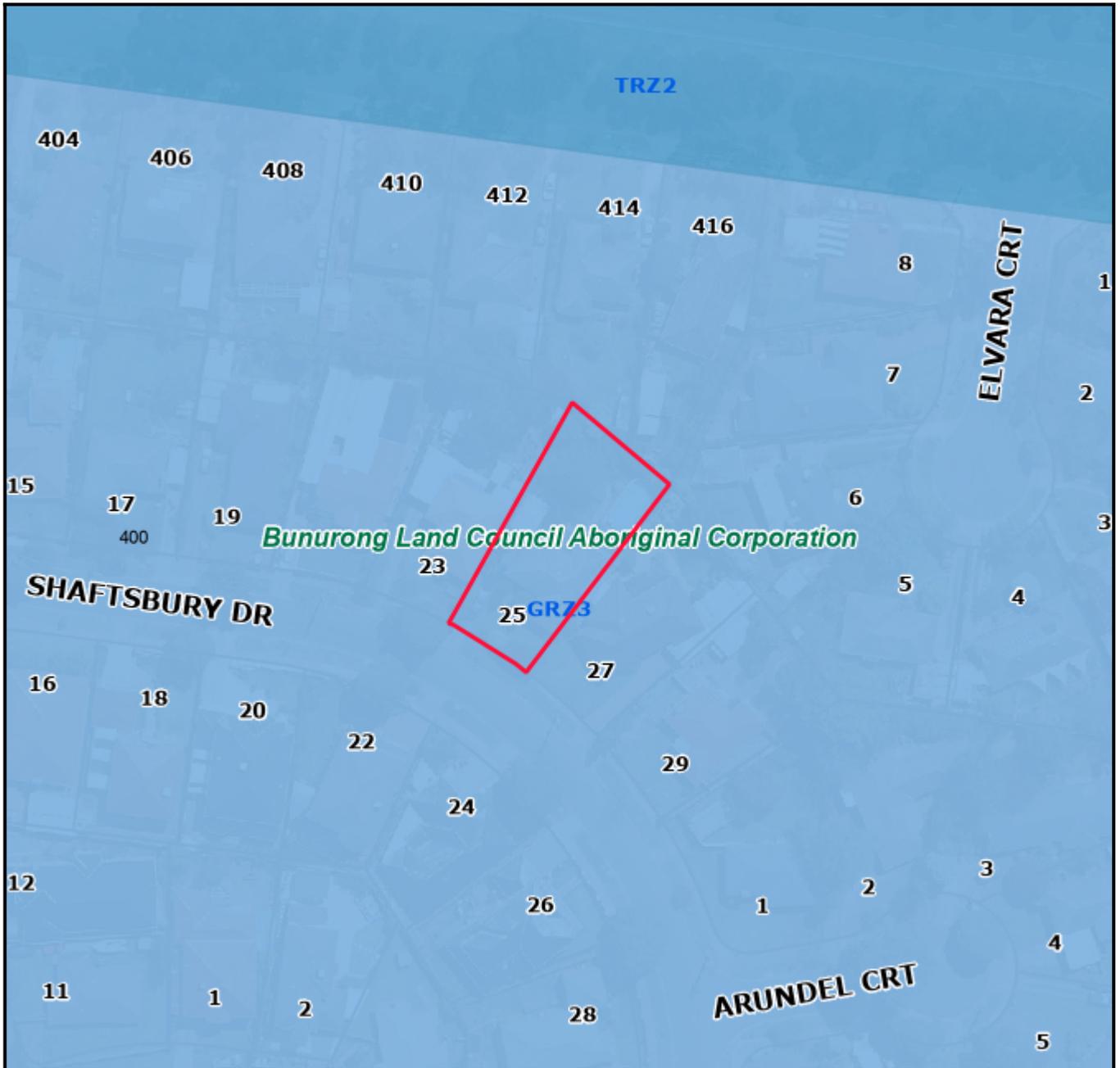
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Planning Overlays and Zones



Legend

Planning Zones

| | | | | | | | |
|--|--|--|--|--|--|--|--|
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

Planning Overlays

| | | | | |
|--|--|--|--|--|
| | | | | |
| | | | | |



Address: 25 Shaftsbury Drive MULGRAVE VIC 3170

Area: null sqm

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 The City of Monash endeavours to keep the information current, and welcomes notification of omissions or inaccuracies.

Objector Map

Subject land shaded light red.
Objector properties shaded dark green and pinpointed.



Legend

- Property
- Proposed Property
- Common Property
- Easements
- Raillines
- Reserves
- Open Space Public Access**
- Accessway/ trail
- Conservation
- Memorial Park
- Play
- Relaxation/ contemplation
- Social/ family recreation
- Sport
- Utility/ buffer/ enviro constraint
- Visual amenity
- Water based recreation

1:2000



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