LEGEND

- EXISTING TREES
- EXISTING POWER POLE (PP)
- EXISTING STREET LIGHT
- EXISTING SIDE ENTRY PIT (SEP)
- RELOCATED POST BOX (PB)
- RELOCATED PHONE BOX (PHONE BOX)
- EXISTING INCOMING POST BOX (IPB)
- EXISTING TREE TO BE REMOVED
- EXISTING KERBS TO BE DEMOLISHED
- PROPOSED TREES
- PROPOSED CONCRETE PAVING TYPE 1 'X142' BY METRO MIX EXPOSED AGGREGATE FINISH
- PROPOSED CONCRETE PAVING TYPE 2 'X36' BY METRO MIX EXPOSED AGGREGATE FINISH
- PROPOSED ASPHALT PAVING
- PROPOSED GARDEN BEDS NATIVE & INDIGENOUS SPECIES
- INFILL PLANTING TO EXISTING GARDEN BEDS NATIVE & INDIGENOUS SPECIES
- PROPOSED RAIN GARDEN BEDDING AT ROAD LEVEL
- GRASS REINSTATMENT
- PROPOSED CONCRETE EDGE (CE)
- PROPOSED LIGHTING POLES IN STAGE 2 (LP)
- PROPOSED CONCRETE KERB
- PROPOSED SPOON DRAIN
- PROPOSED KERB RAMP TO COUNCIL STANDARD DETAIL
- PROPOSED TACTICLE GROUND SURFACE INDICATORS
- PROPOSED STORM WATER PITS TO COUNCIL STANDARD DETAIL (S) - SIDE ENTRY PIT; (J) JUNCTION PIT
- PROPOSED SEAT (SEAT) TO COUNCIL STANDARD DETAIL
- PROPOSED BIN ENCLOSURES (BINS) TO COUNCIL STANDARD DETAIL
- PROPOSED BIKE RAILS (BR) TO COUNCIL STANDARD DETAIL
- PROPOSED STEEL BOLLARD (BOL) TO DDA PARKING SHARED SPACE
- PROPOSED SIGN (SIGN) TO COUNCIL STANDARD DETAIL

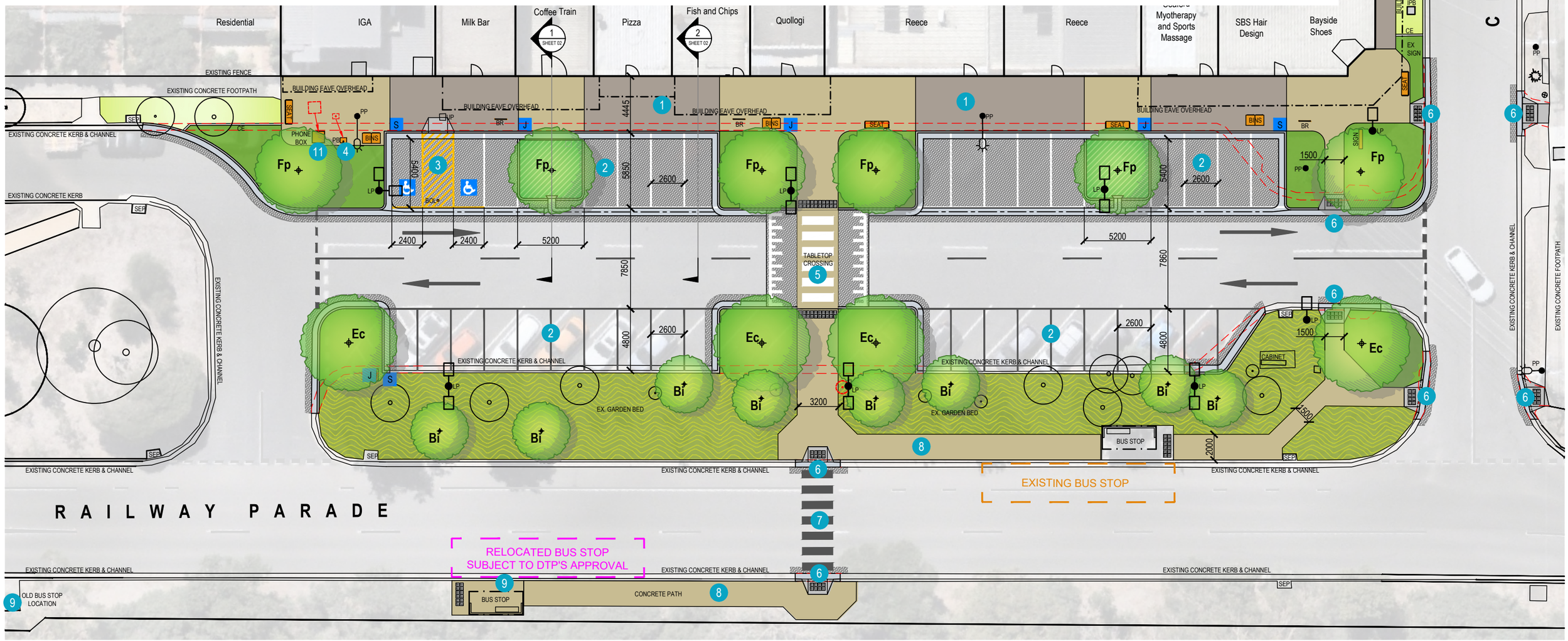
NOTES

1. Widen footpath to approximately 4.4 metres and build new kerb. Retain existing building levels along the shop fronts, however re-grade pavement to acheive a DDA compliant grade of 2.43% (1 in 41) minimum. Shops will retain their existing step heights where they exist (not DDA compliant) though flush entry thresholds are preserved where they exist.
2. Realign and relinemark existing angled parking bays to be 90° parking. Parking bays along shop fronts will need to be re-sheeted/reconstructed due to the increase in kerb levels.
3. Accessible parking spaces
4. Relocate existing 'Australia Post' posting box (subject to Australia Post approval).
5. Provide new raised table top pedestrian crossing.
6. Provide new pedestrian road crossing points. Construct kerb ramps to Council standard.
7. Consider a new zebra linemarked pedestrian crossing across Railway parade. Subject to the Department of Transport and Planning approval.
8. Provide concrete pathway conection to bus stops on both sides of Railway Parade.
9. New bus stop location to provide improved access to Shopping Centre. Subject to the Department of Transport and Planning approval.
10. New concrete path to extend along the length of building line along Clovelly Parade.
11. Relocate existing phone box (subject to Telstra approval).

PARKING SUMMARY

EXISTING - 35 SPACES

PROPOSED - 35 SPACES



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10 Prince Patrick Street
Richmond, VIC 3121
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CLIENT

Frankston City

PROJECT

RAILWAY PARADE SHOPPING STRIP, SEAFORD

INTERSECTION OF RAILWAY PARADE AND COVELLY PARADE.

DRAWING TITLE

LANDSCAPE CONCEPT PLAN

NORTH

SCALE 1:150 @ A1 (0 – 10m)

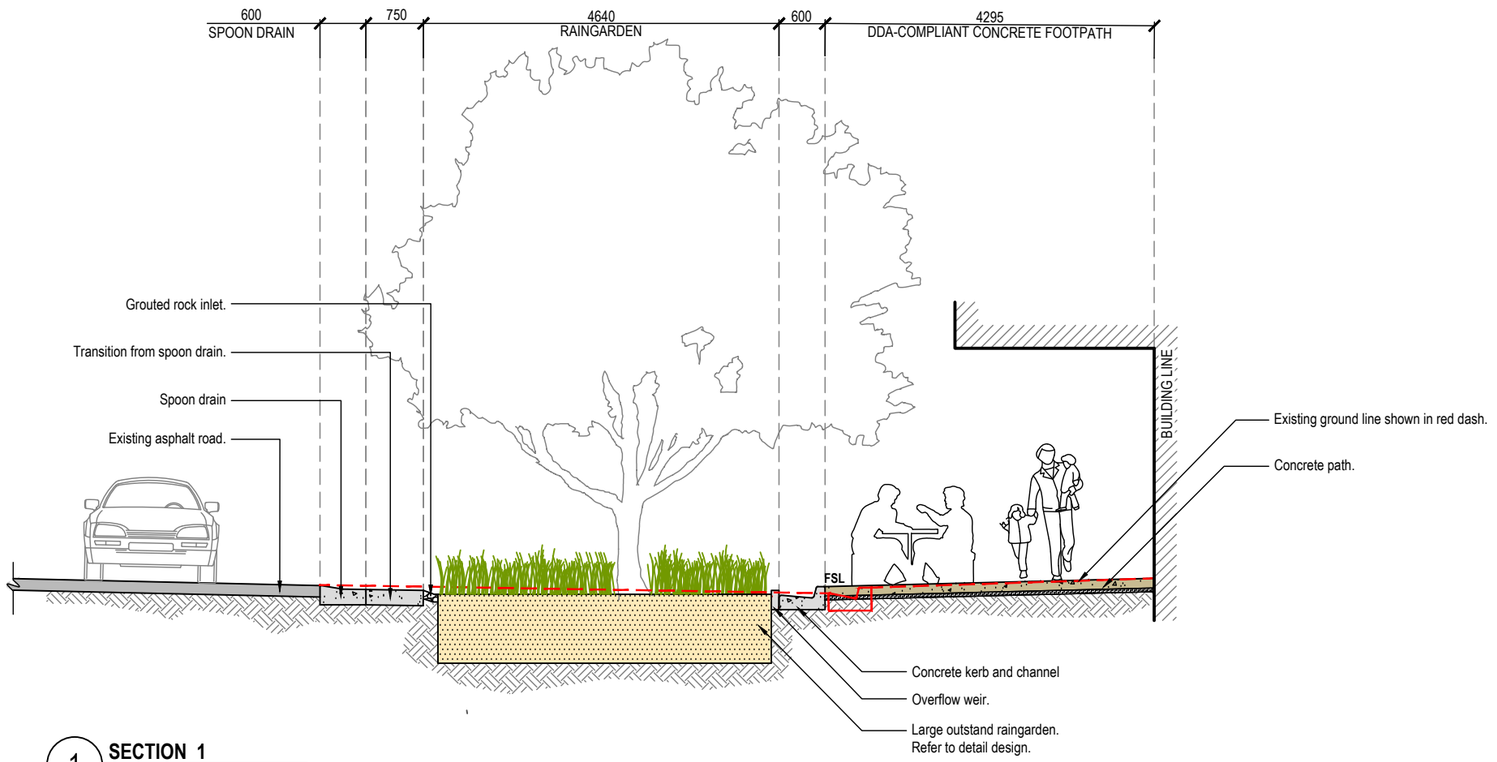
STATUS FOR CONSULTATION

DATE 08.09.2026

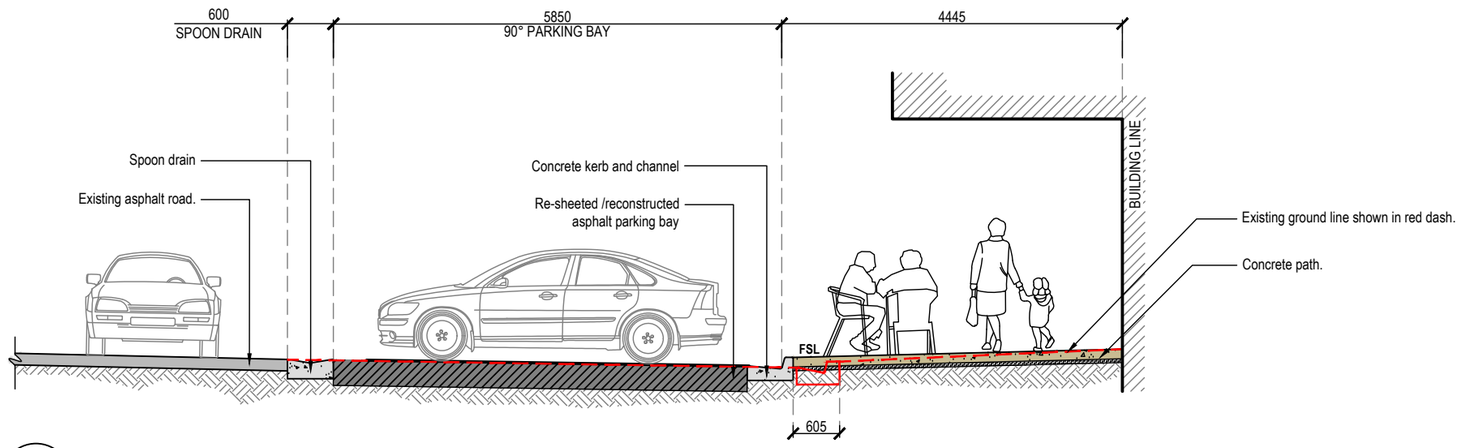
DRAWING NUMBER **01**

PROJECT NUMBER **2508**

ISSUE **D**



1 **SECTION 1**
SCALE 1:40 @ A1/ 1:80 @ A3



2 **SECTION 2**
SCALE 1:40 @ A1/ 1:80 @ A3

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PROJECT
RAILWAY PARADE SHOPPING STRIP, SEAFORD

INTERSECTION OF RAILWAY PARADE AND COVELLY PARADE.

DRAWING TITLE
SECTION SHEET

NORTH

SCALE
AS SHOWN

STATUS
FOR CONSULTATION

DATE
08.09.2026

DRAWING NUMBER
02

PROJECT NUMBER
2508

ISSUE
D

MATERIALS



Proposed exposed aggregate concrete - Type 1
'X142' with grey cement base by Metro Mix
Lightly washed exposed aggregate finish.



Proposed exposed aggregate concrete - Type 2
'X36' with 4% Black/Charcoal base by Metro Mix
Lightly washed exposed aggregate finish.



Propsoed kerb ramp.
To Council Standard Detail

FURNITURE



'Woodgrove' seat by Furphy Foundary.
To Council Standard.



Single Bike Rack - Bolt Down,by Furphy Foundary.
To Council Standard.



Litter and Recycling Bin Enclosures
To Council Standard.



DDA Parking space bollard

PLANT PALETTE

TREES



Bi - *Banksia integrifolia*
Coastal Banksia



Ec - *Eucalyptus cephalocarpa*
Silver-leaf Stringybark



Fp - *Fraxinus pennsylvanica*
Urbanite Ash Tree

SMALL PLANTS



Cr - *Correa reflex*
Common Correa



Db - *Dianella brevicaulis*
Small-flowered Flax-lily



Lb - *Leucophyta brownii*
Cushion Bush



Pp - *Poa poiformis*
Coast Tussock Grass



Wf - *Westringia fruticosa* 'Grey Box'
Coastal Rosemary

SMALL PLANTS



DcLJ - *Dianella caerulea* 'Little Jess'
Little Jess Flax Lily



Dc - *Dianella caerulea* 'Lucia'
Lucia Flax Lily



Fn - *Ficinia nodosa*
Knobby Club-sedge



Lf - *Lomandra fluviatilis* 'Shara'
Shara Mat Rush



Po - *Patersonia occidentalis*
Long Purple-flag

GROUNDCOVERS



Ca- *Chrysocephalum apiculatum*
Common Everlasting



Cr - *Carpobrotus rossii*
Karkalla



Go - *Goodenia ovata* 'Prostrate'
Prostrate Hop Goodenia



WfM - *Westringia fruticosa* 'Mundi'
Coast Rosemary

PLANT SCHEDULE

	BOTANICAL NAME	COMMON NAME	MATURE SIZE (H X W)	INSTALL SIZE	DENSITY (per m2)	MIN. OFFSET FROM	QTY
TREES							
Bi	*Banksia integrifolia*	Swamp Gum	4-10m x 4-10m	45L Cont./1.5m Height	-	-	8
Ec	*Eucalyptus cephalocarpa*	Silver-leaf Stringybark	8-20m x 5-15m	45L Cont./2m Height	-	-	4
Fp	*Fraxinus pennsylvanica* 'Urbanite'	Urbanite Ash Tree	11-15m x 8-10m	45L Cont./1.5m Height	-	-	6
						TOTAL	18
SMALL PLANTS							
Cr	*Correa reflex*	Common Correa	0.3-2m x 0.5-1m	150mm Pots	4	0.3m	
Db	*Dianella brevicaulis*	Small-flowered Flax-lily	0.4m x 0.4m	150mm Pots	6	0.2m	
Lb	*Leucophyta brownii*	Cushion Bush	0.2-1m x 1-1.2m	150mm Pots	3	0.6m	
Pp	*Poa poiformis*	Coast Tussock Grass	0.6-1m x 0.6-1m	150mm pots	4	0.4m	
Wf	*Westringia fruticosa* 'Grey Box'	Coastal Rosemary	0.3-0.45m x 0.3-0.45m	150mm Pots	6	0.2m	
GROUNDCOVERS							
Ca	*Chrysocephalum apiculatum*	Common Everlasting	0.3m x 1.5 m	150mm pots	2	0.75m	
Cr	*Carpobrotus rossii*	Karkalla	0.3m x 1.5m	150mm pots	2	0.75m	
Go	*Goodenia ovata* 'Prostrate'	Prostrate Hop Goodenia	0.1-0.3m x 0.75-1m	150mm pots	3	0.5m	

RAIN GARDEN MIX							
SMALL PLANTS							
DcLJ	*Dianella caerulea* 'Little Jess'	Little Jess Flax Lily	0.4 m x 0.4 m	150mm Pots	6	0.2m	
Dc	*Dianella caerulea* 'Lucia'	Lucia Flax Lily	0.3-0.4 m x 0.5 m	150mm Pots	4	0.25m	
Fn	*Ficinia nodosa*	Knobby Club-sedge	0.6-1m x 1.5m	150mm Pots	4	0.75m	
Lf	*Lomandra fluviatilis* 'Shara'	Shara Mat Rush	0.45-0.55m x 0.5m	150mm Pots	4	0.25m	
Po	*Patersonia occidentalis*	Long Purple-flag	0.2-0.8m x 0.3-0.6m	150mm Pots	6	0.3m	
GROUNDCOVERS							
WfM	*Westringia fruticosa* 'Mundi'	Coast Rosemary	0.4-0.5m x 1.5 m	150mm pots	3	0.75m	

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PROJECT
RAILWAY PARADE SHOPPING STRIP, SEAFORD

INTERSECTION OF RAILWAY PARADE AND COVELLY PARADE.

DRAWING TITLE
LANDSCAPE NOTES, PRECEDENT IMAGES AND PLANT SCHEDULE

SCALE
NOT TO SCALE

STATUS
FOR CONSULTATION

DATE
08.09.2026

DRAWING NUMBER
03

PROJECT NUMBER
2508

ISSUE
D

LEGEND

- EXISTING TREES
- EXISTING POWER POLE
- EXISTING STREET LIGHT
- EXISTING OVERHEAD POWER CABLES
- EXISTING ELECTRICAL PIT
- EXISTING SIDE ENTRY PIT
- EXISTING UNDERGROUND DRAINAGE PIPES
- EXISTING TELSTRA PITS
- EXISTING UNDERGROUND COMMS LINES
- EXISTING STOP VALVE
- EXISTING UNDERGROUND WATER PIPE
- EXISTING UNDERGROUND GAS PIPE
- EXISTING UNDERGROUND GAS PIPE — LOW PRESSURE; QUALITY LEVEL B
- EXISTING UNDERGROUND GAS PIPE — HIGH PRESSURE; QUALITY LEVEL B
- EXISTING UNDERGROUND GAS PIPE — QUALITY LEVEL D
- EXISTING UNKOWN PIT
- RELOCATED POST BOX
- EXISTING INCOMING POST BOX
- EXISTING KERBS TO BE DEMOLISHED
- PROPOSED SEAT — TO COUNCIL STANDARD DETAIL
- PROPOSED BIN ENCLOSURES — TO COUNCIL STANDARD DETAIL
- PROPOSED STORM WATER PITS — TO COUNCIL STANDARD DETAIL; (S) - SIDE ENTRY PIT; (J) JUNCTION PIT
- PROPOSED DRAINAGE PIPES
- FALL TO SURFACE
- PROPOSED LIGHTING POLES — IN STAGE 2

NOTES

12 Minimum separation of 3m required between proposed tree and existing gas pipe.

13 Spoon drain (SD 403)between driving lanes and parking bays directs stormwater to large outstand raingarden surfaces.

14 Rain garden inlet with rock beaching.

15 Overflow weir between raingarden and concrete channel.

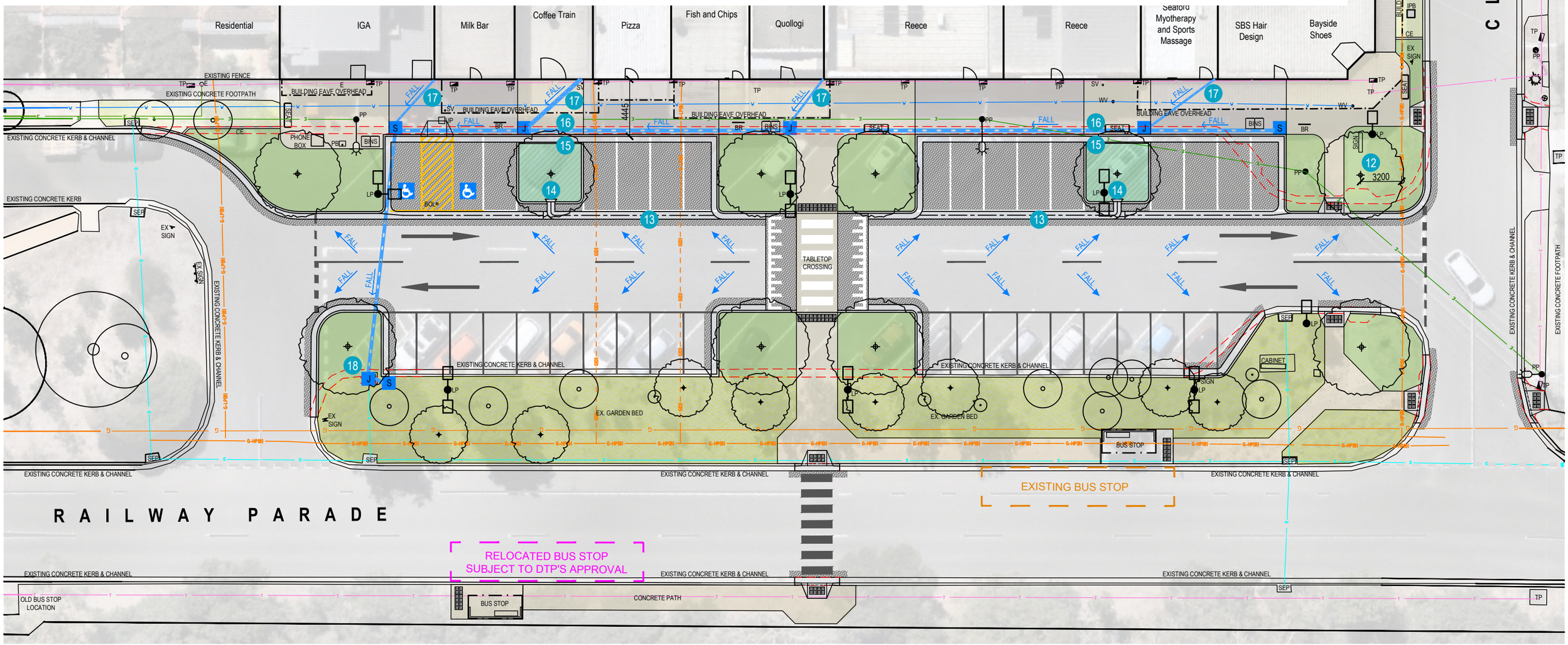
16 New drainage system behind back of new kerb provides opportunity for installation of raingardens and connection of house drains.

17 Connect existing house drains into new drainage behind kerb.

18 Connect existing side entry pit to junction pit.



Large outstand raingarden (Source: Melbourne City Council Website)



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PROJECT
RAILWAY PARADE SHOPPING STRIP, SEAFORD

INTERSECTION OF RAILWAY PARADE AND COVELLY PARADE.

DRAWING TITLE
DRAINAGE CONCEPT PLAN

NORTH

SCALE
1:150 @ A1
0 10m

STATUS
FOR CONSULTATION

DATE
08.09.2026

DRAWING NUMBER
04

PROJECT NUMBER
2508

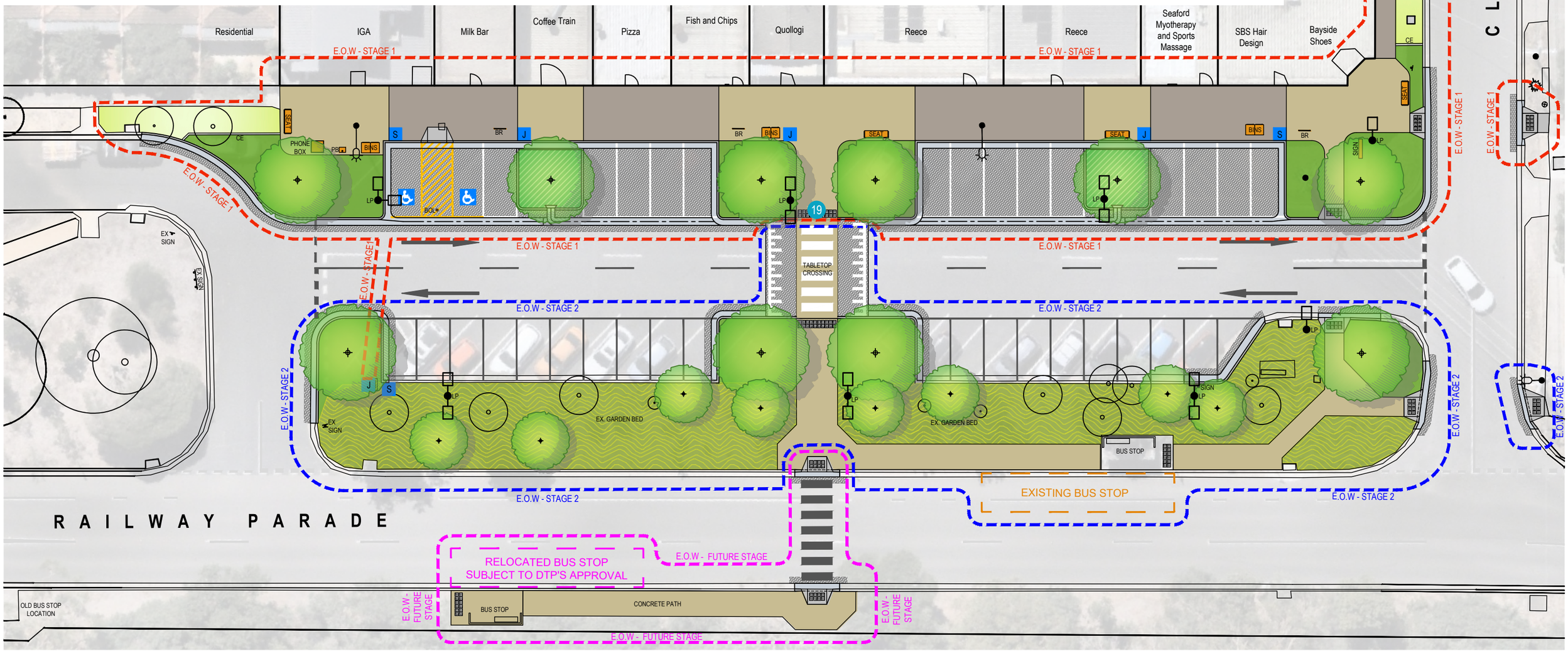
ISSUE
D

LEGEND

- EXISTING TREES
- EXISTING POWER POLE (PP)
- EXISTING STREET LIGHT
- EXISTING SIDE ENTRY PIT (SEP)
- RELOCATED POST BOX (PB)
- EXISTING INCOMING POST BOX (IPB)
- RELOCATED PHONE BOX (PHONE BOX)
- PROPOSED TREES
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- GRASS REINSTATMENT
- PROPOSED LIGHTING POLES (LP) IN STAGE 2
- PROPOSED CONCRETE EDGE (CE)
- PROPOSED CONCRETE KERB
- PROPOSED SPOON DRAIN
- PROPOSED KERB RAMP TO COUNCIL STANDARD DETAIL
- PROPOSED SEAT (SEAT) TO COUNCIL STANDARD DETAIL
- PROPOSED BIN ENCLOSURES (BINS) TO COUNCIL STANDARD DETAIL
- PROPOSED BIKE RAILS (BR) TO COUNCIL STANDARD DETAIL
- PROPOSED STEEL BOLLARD (BOL) TO DDA PARKING SHARED SPACE
- PROPOSED SIGN (SIGN) TO COUNCIL STANDARD DETAIL

NOTES

19 Construct a kerb ramp in Stage 1 before table top crossing is installed in Stage 2.



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PROJECT: RAILWAY PARADE SHOPPING STRIP, SEAFORD

INTERSECTION OF RAILWAY PARADE AND COVELLY PARADE.

DRAWING TITLE: **STAGING PLAN**

NORTH

SCALE: 1:150 @ A1 (0 – 10m)

STATUS: FOR CONSULTATION

DATE: 08.09.2026

DRAWING NUMBER: **05**

PROJECT NUMBER: **2508**

ISSUE: **D**