

Suite 4 / 48 Edgewater Blvd Maribyrnong Vic 3032 Ph: (03) 9427 9696 info@tamvakisgroup.com.au

dimensions, levels and existing conditions on site prior to commencement of any works and ordering of materials.

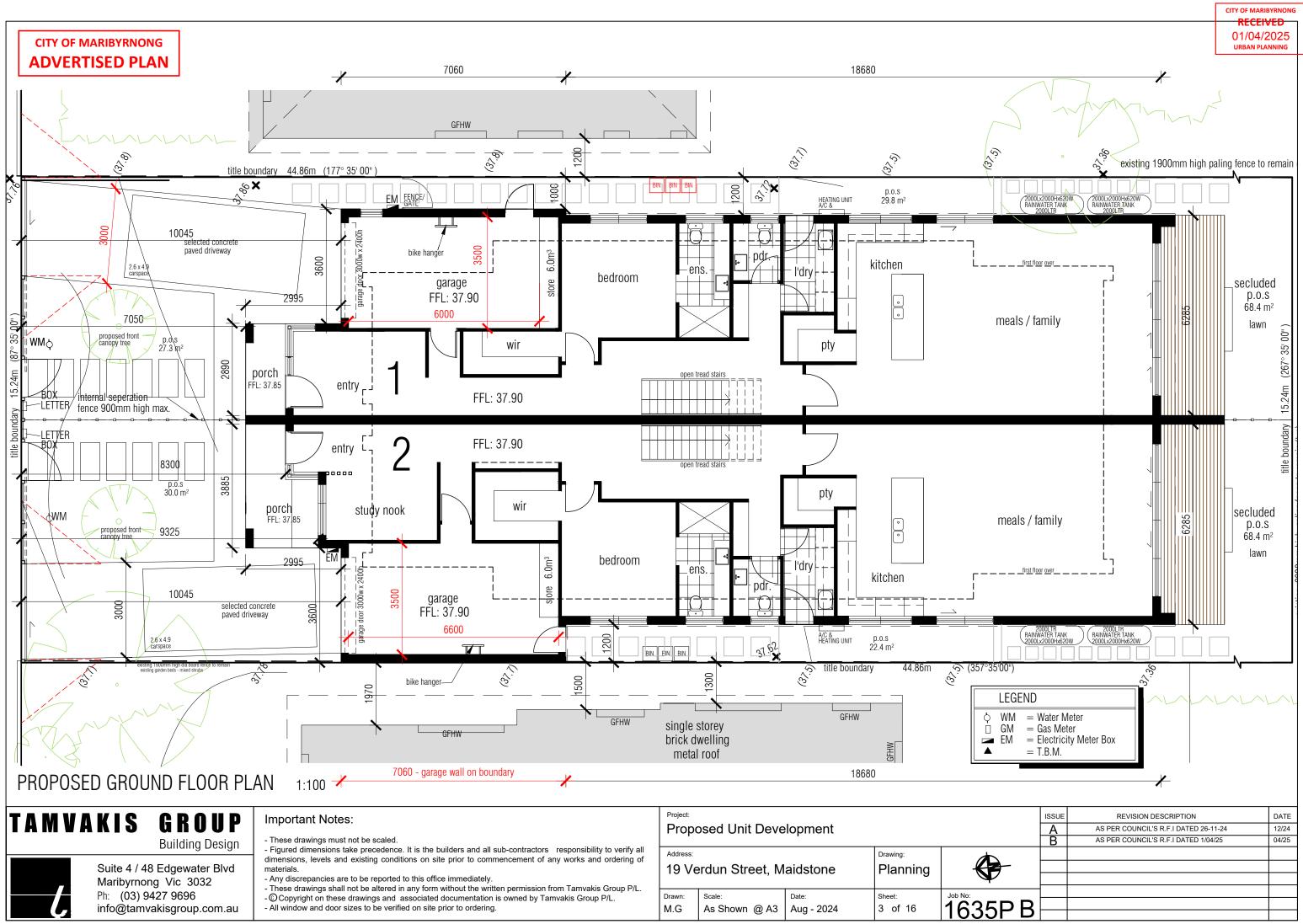
- Any discrepancies are to be reported to this office immediately

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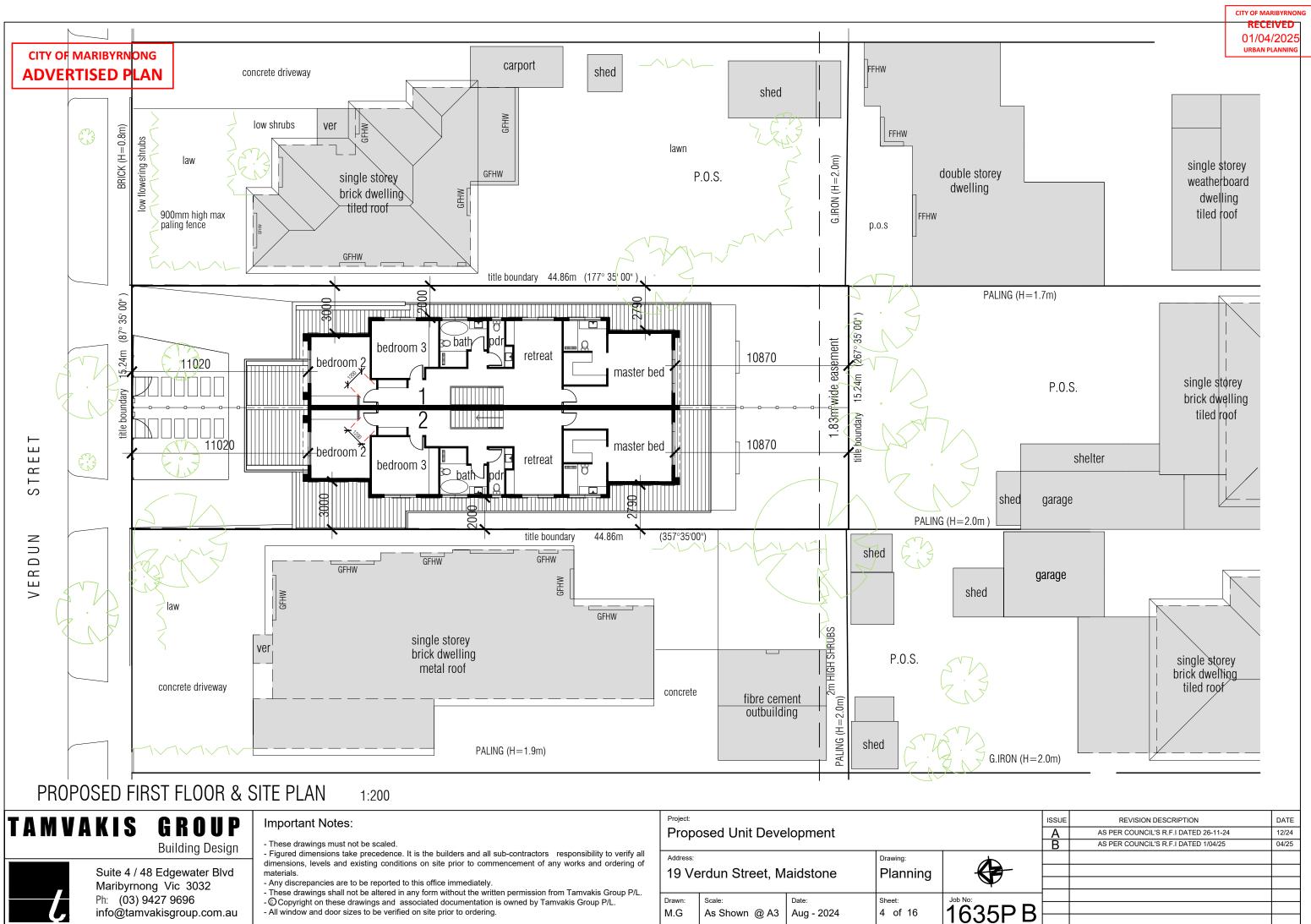
- All window and door sizes to be verified on site prior to ordering.

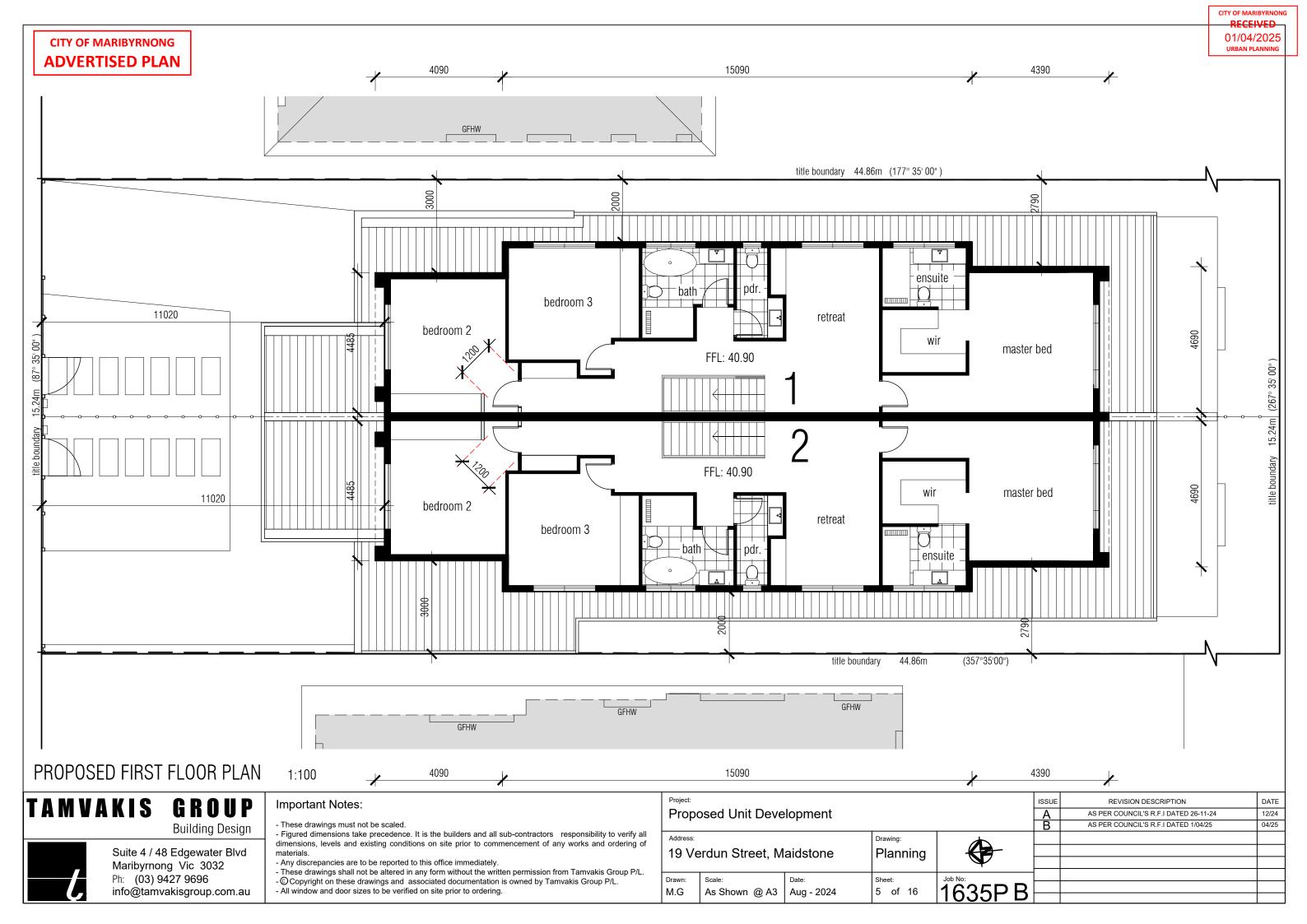
Planning 19 Verdun Street, Maidstone Drawn Scale Date Sheet Job No 1635 M.G 2 of 16 As Shown @ A3 | Aug - 2024

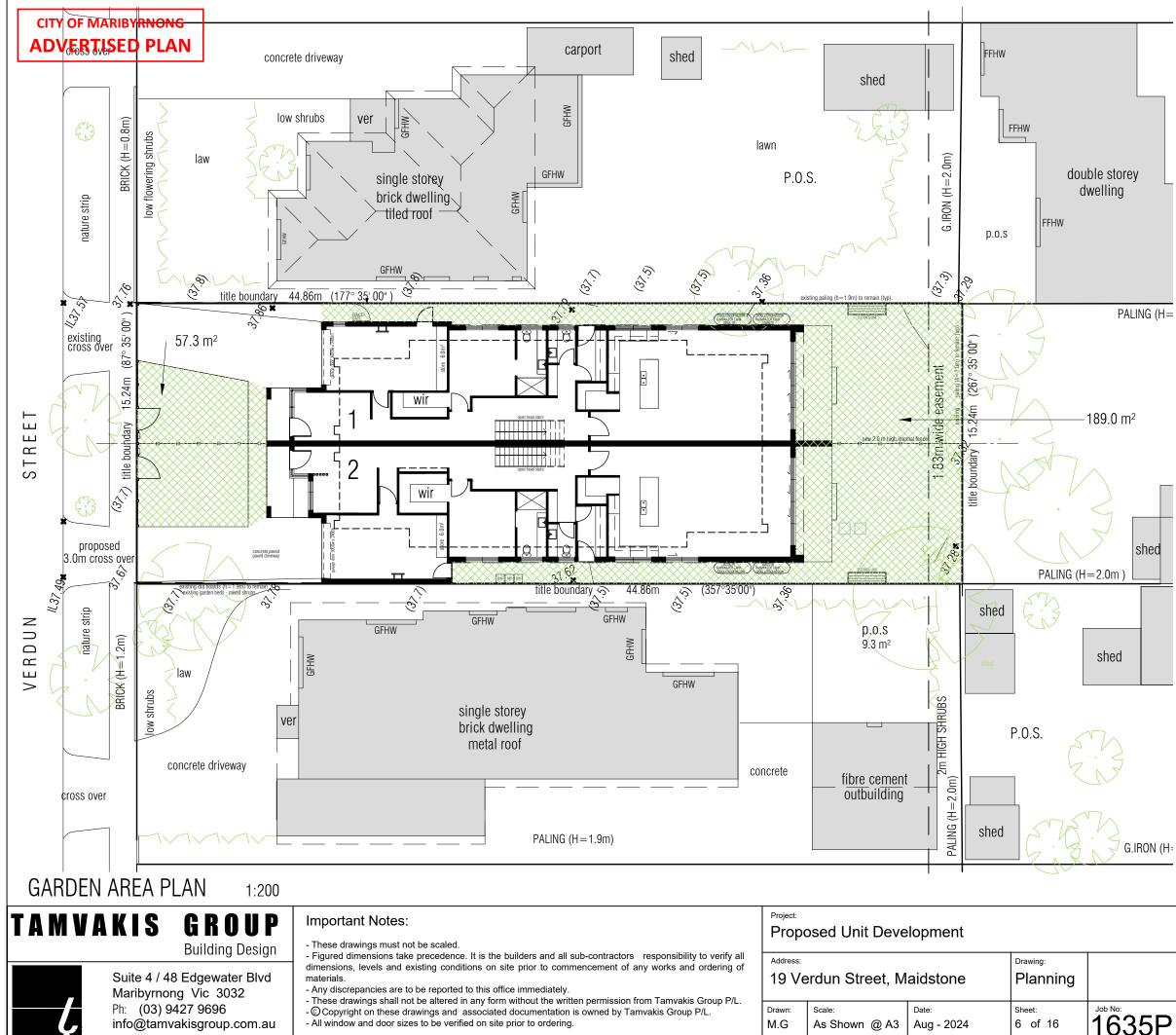
	ISSUE	REVISION DESCRIPTION	DATE
	Α	AS PER COUNCIL'S R.F.I DATED 26-11-24	12/24
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Address: 19 Verdun Street, Maidstone			Drawing: Planning	G -
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M.G	As Shown @ A3	Aug - 2024	3 of 16	1635P

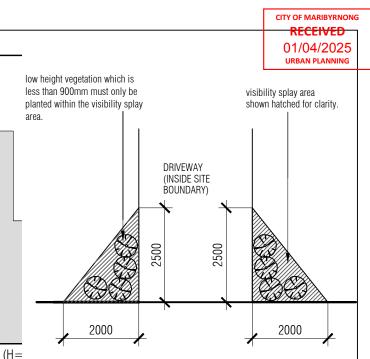






- All window and door sizes to be verified on site prior to ordering.

6 of 16



PEDESTRIAN VISIBILITY SPLAYS DETAIL SCALE 1:100

NOTE - ACCESSWAYS MUST:

HAVE A CORNER SPLAY OR AREA AT LEAST 50 PER CENT OF VISUAL OBSTRUCTIONS EXTENDING AT LEAST 2.00 METRES ALONG THE FRONTAGE ROAD FROM THE EDGE OF AN EXIT LANE AND 2.50 METRES ALONG THE EXIST LANE FROM THE FRONTAGE, TO PROVIDE A CLEAR VIEW OF PEDESTRIANS ON THE FOOTPATH OF THE FRONTAGE ROAD. THE AREA CLEAR OF VISUAL OBSTRUCTIONS MAY INCLUDE AN ADJACENT ENTRY OR EXIT LANE WHERE MORE THAN ONE LANE IS PROVIDED, OR ADJACENT LANDSCAPED AREAS, PROVIDED THE LANDSCAPING IN THOSE AREAS IS LESS THAN 900MM IN HEIGHT.

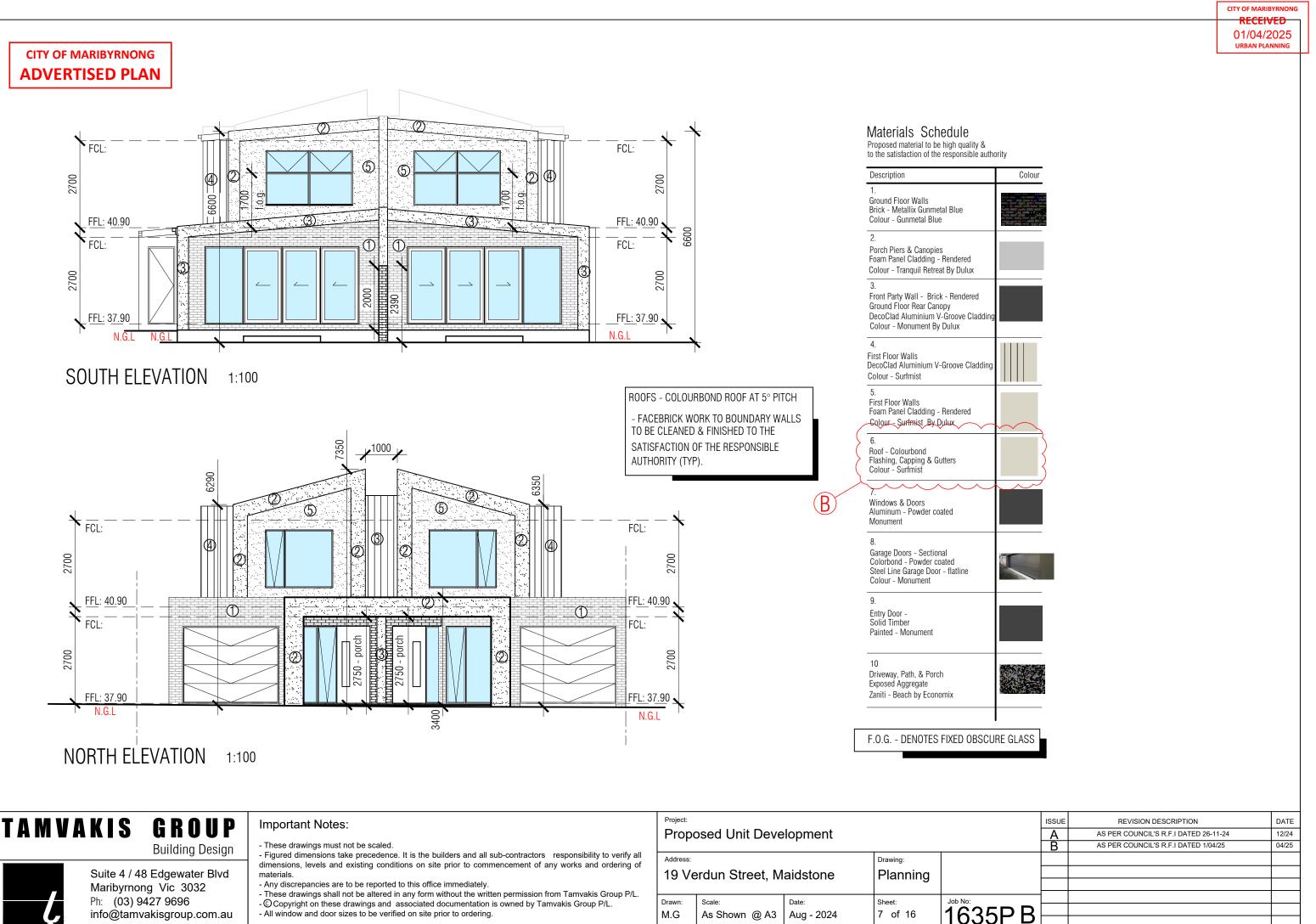
NOTE - ALL PEDESTRIAN VISIBILITY SPLAYS ARE TO BE IN ACCORDANCE WITH CLAUSE 52.06-9 (CAR PARKING) OF THE MOONEE VALLEY PLANNING SCHEME.

Site Area 684.0 m² Dwelling 1 Residence Ground Floor 146.2 m² Porch 4.0 m² 26.0 m² Garage First Floor 122.5 m² Total 298.7 m² Dwelling 2 Residence Ground Floor 153.2 m² Porch 7.2 m² 26.5 m² Garage First Floor 122.5 m² 309.4 m² Total 53.1 % Site Coverage Site Permeability 35.4 % Garden Area Required 35% 239.4 m² Garden Area Provided 246.3 m²

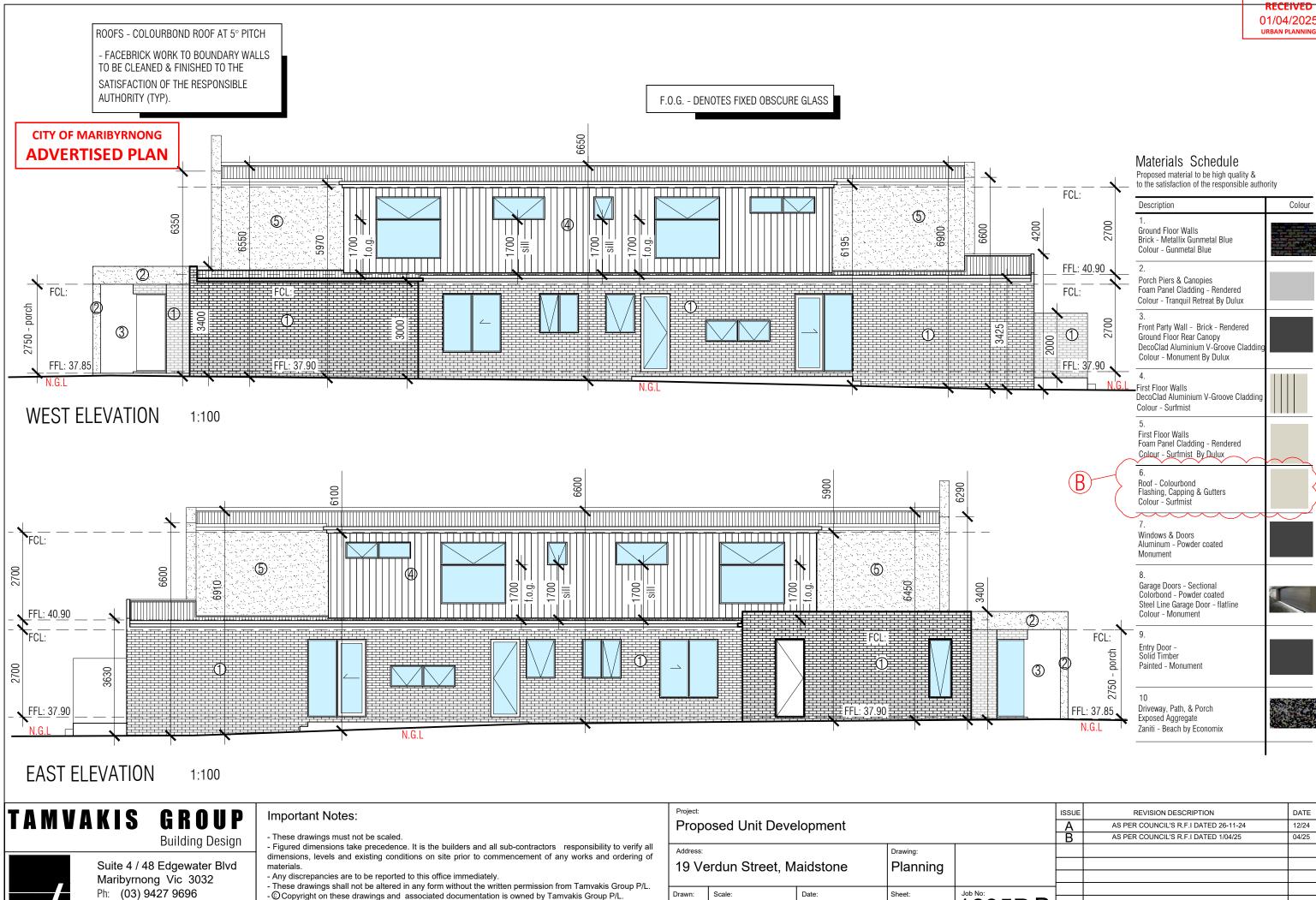
Schedule Of Areas

G.IRON (H:

DATE 12/24
10/04
12/24
04/25
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T A M V A	AKIS GROUP Building Design	Important Notes: - These drawings must not be scaled.	Project: Propo	osed Unit Deve	lopment		
	Suite 4 / 48 Edgewater Blvd Maribyrnong Vic 3032	 Figured dimensions take precedence. It is the builders and all sub-contractors responsibility to verify all dimensions, levels and existing conditions on site prior to commencement of any works and ordering of materials. Any discrepancies are to be reported to this office immediately. These drawings shall not be altered in any form without the written permission from Tamvakis Group P/L. 	Address: 19 Ve	erdun Street, M	aidstone	Drawing: Planning	
	Ph: (03) 9427 9696 info@tamvakisgroup.com.au	 - These drawings shall not be allefed in any form without the written permission from ramvakis Group P/L. - © Copyright on these drawings and associated documentation is owned by Tamvakis Group P/L. - All window and door sizes to be verified on site prior to ordering. 	Drawn: M.G	^{Scale:} As Shown @ A3	Date: Aug - 2024	^{Sheet:} 7 of 16	^{Job No:} 1635F



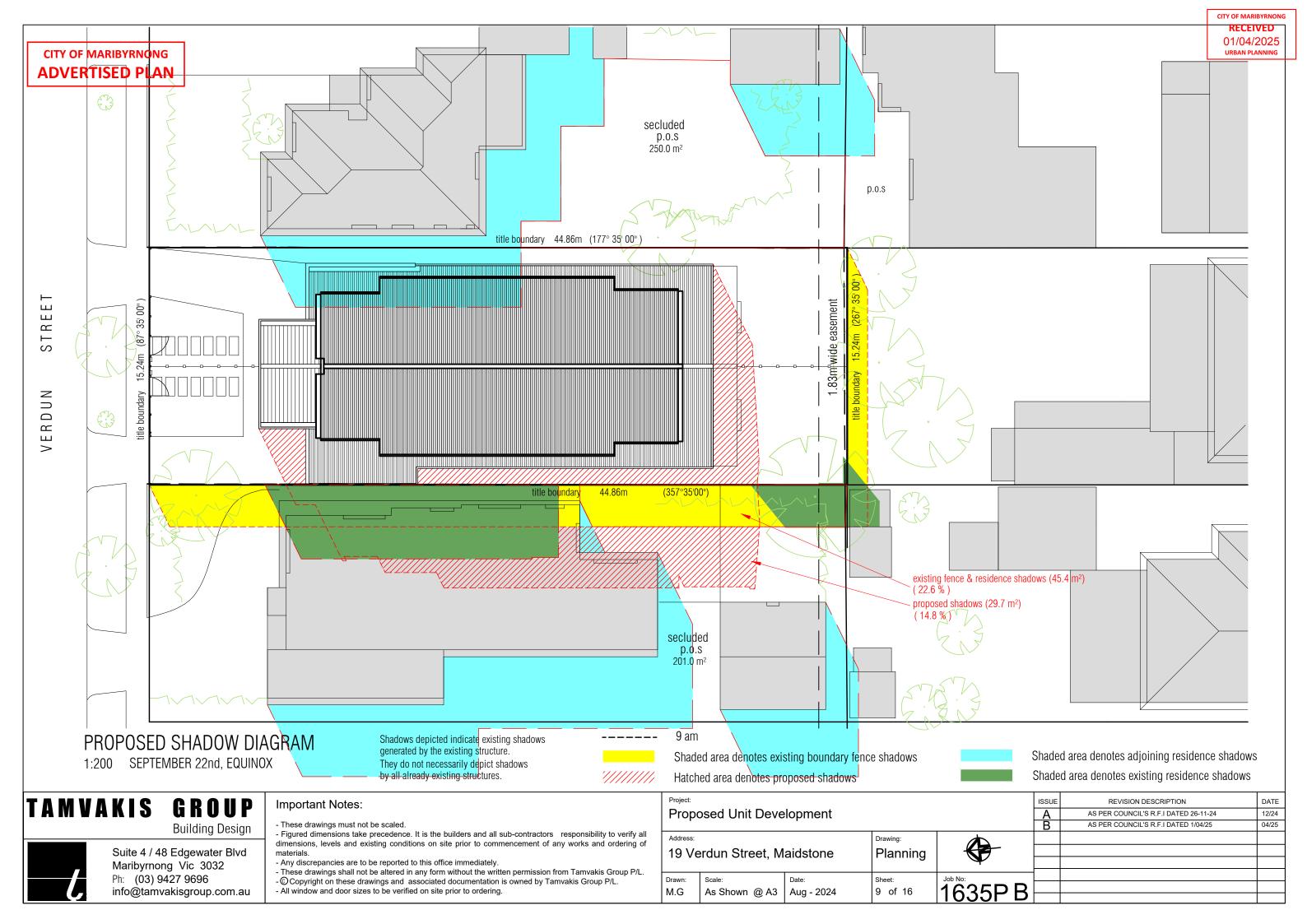
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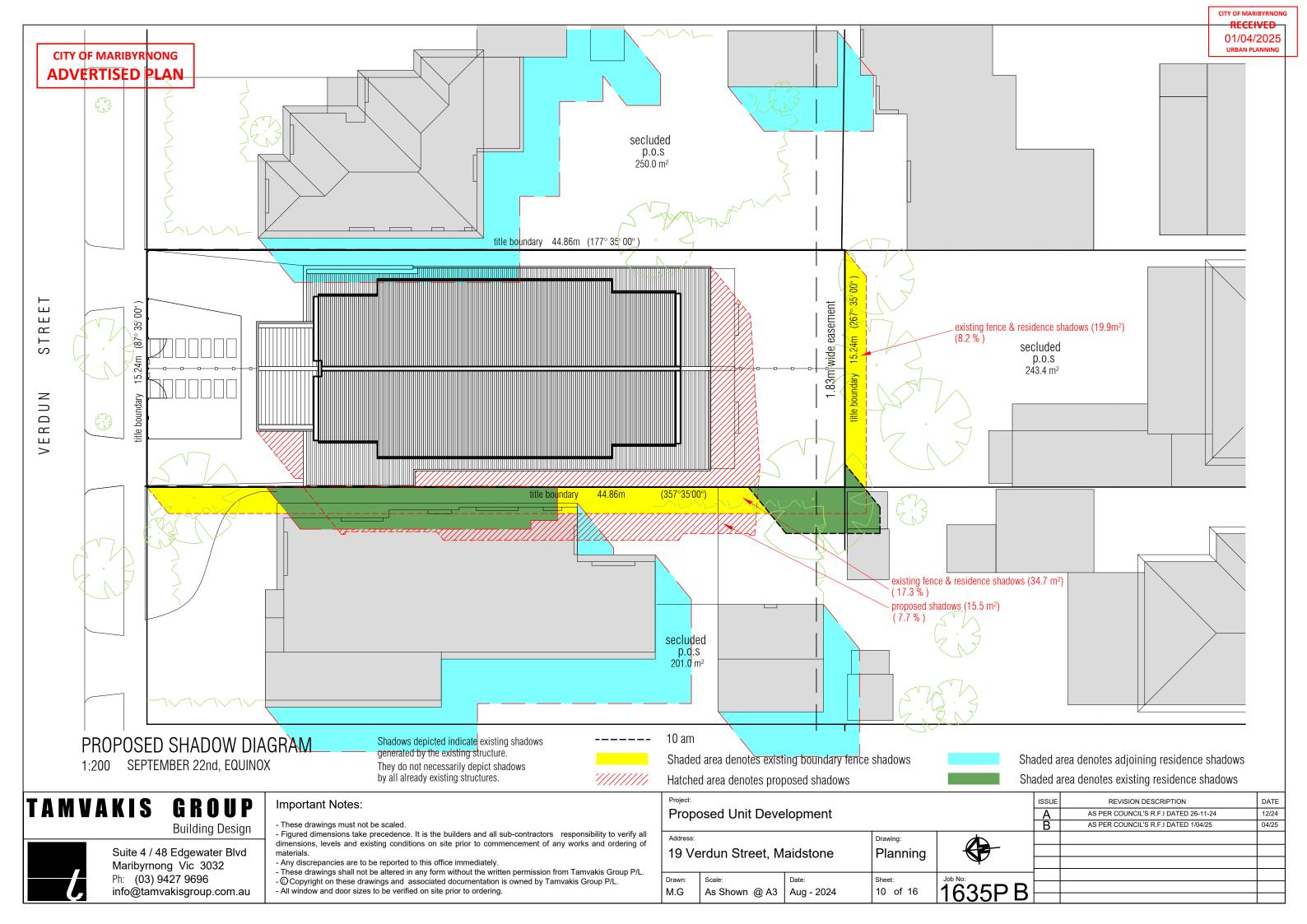
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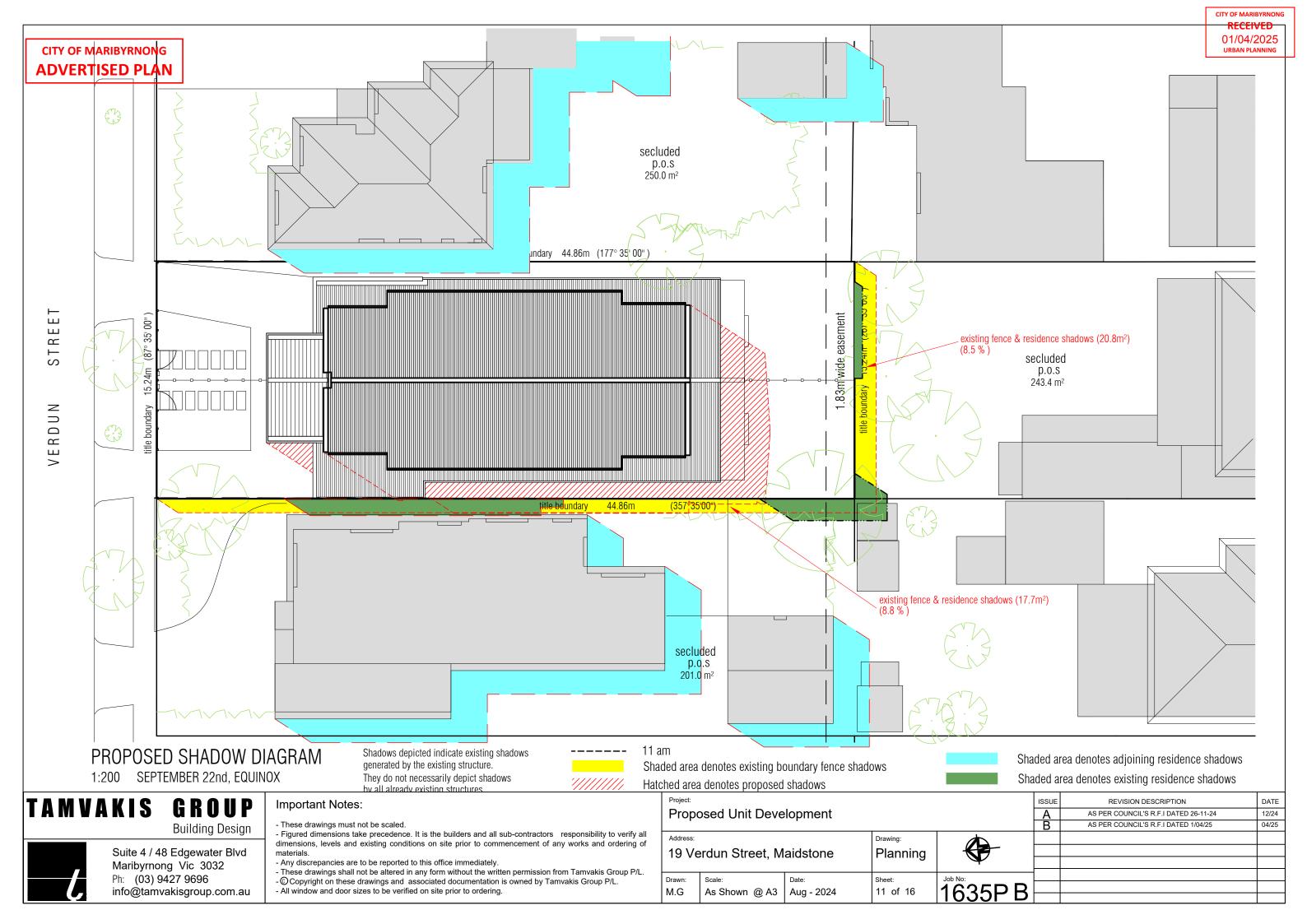
1635 M.G 8 of 16 As Shown @ A3 | Aug - 2024

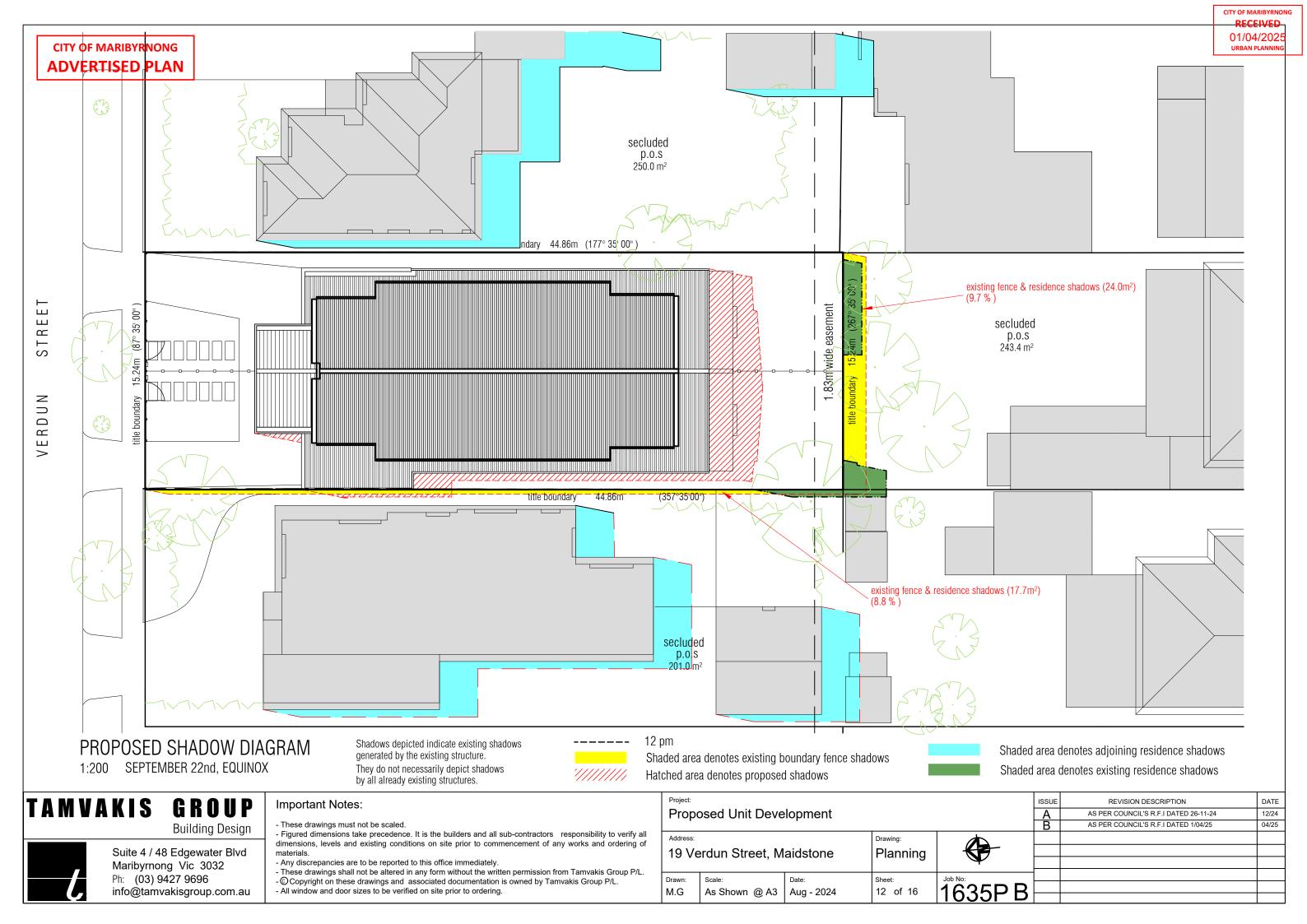
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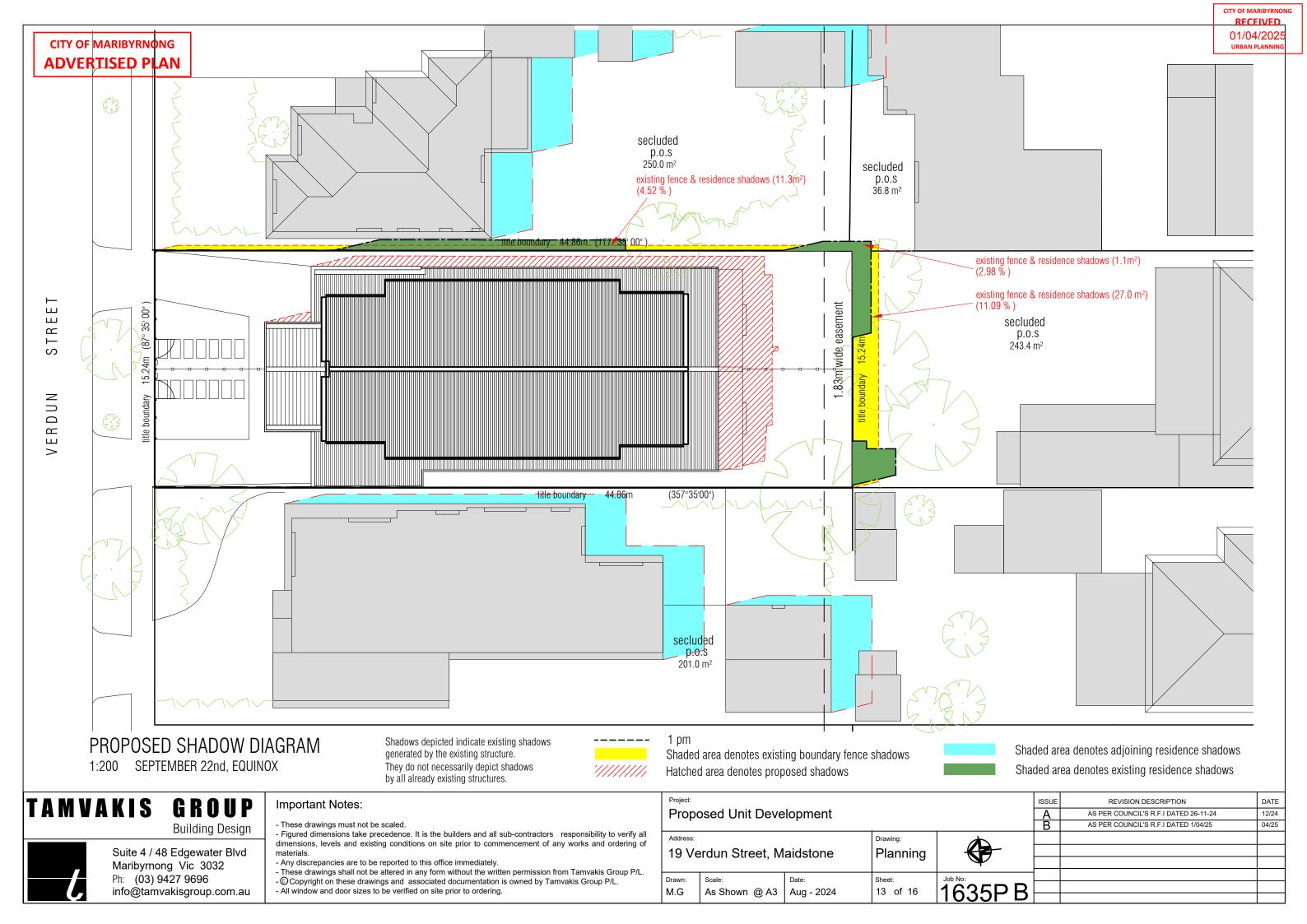
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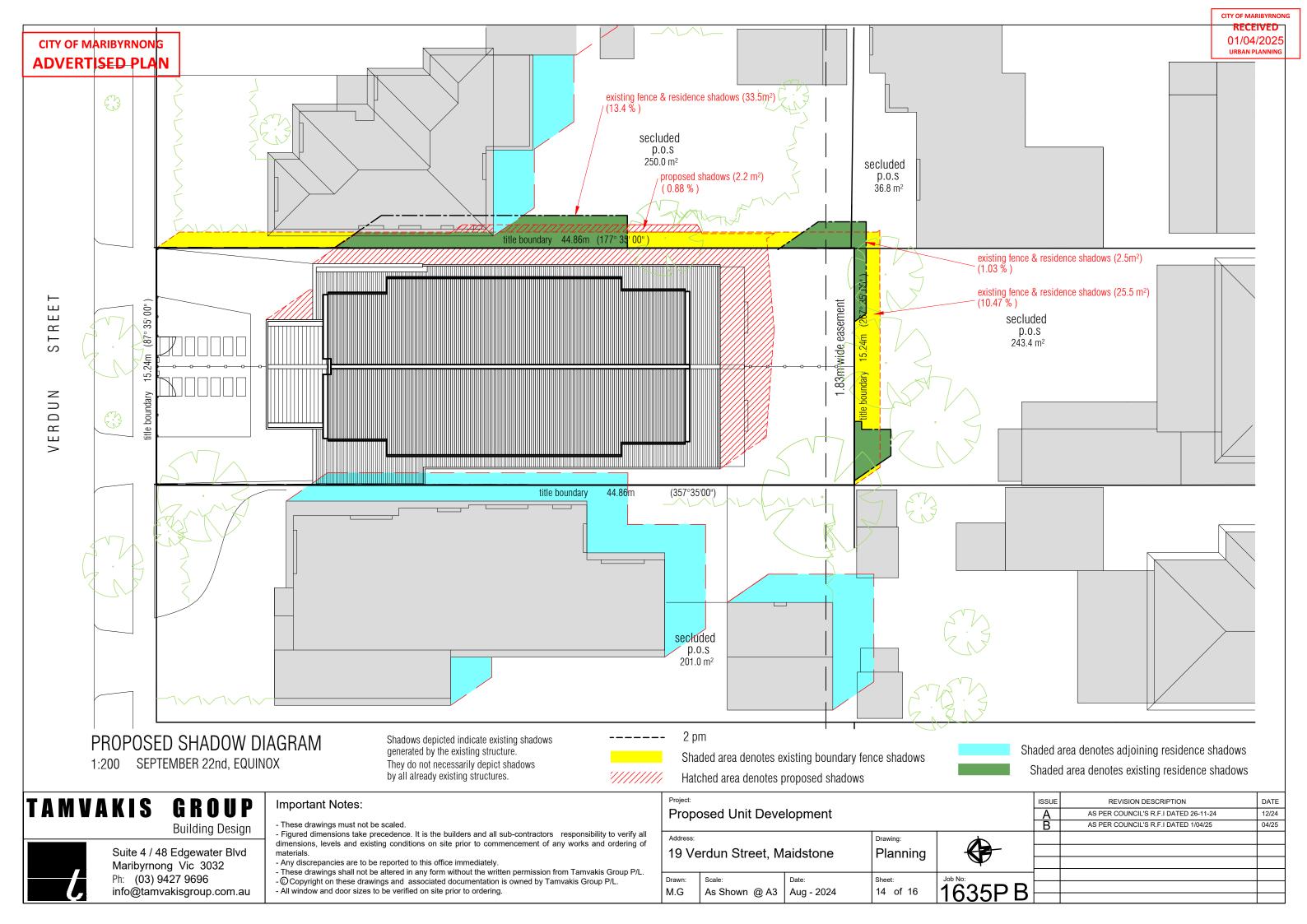


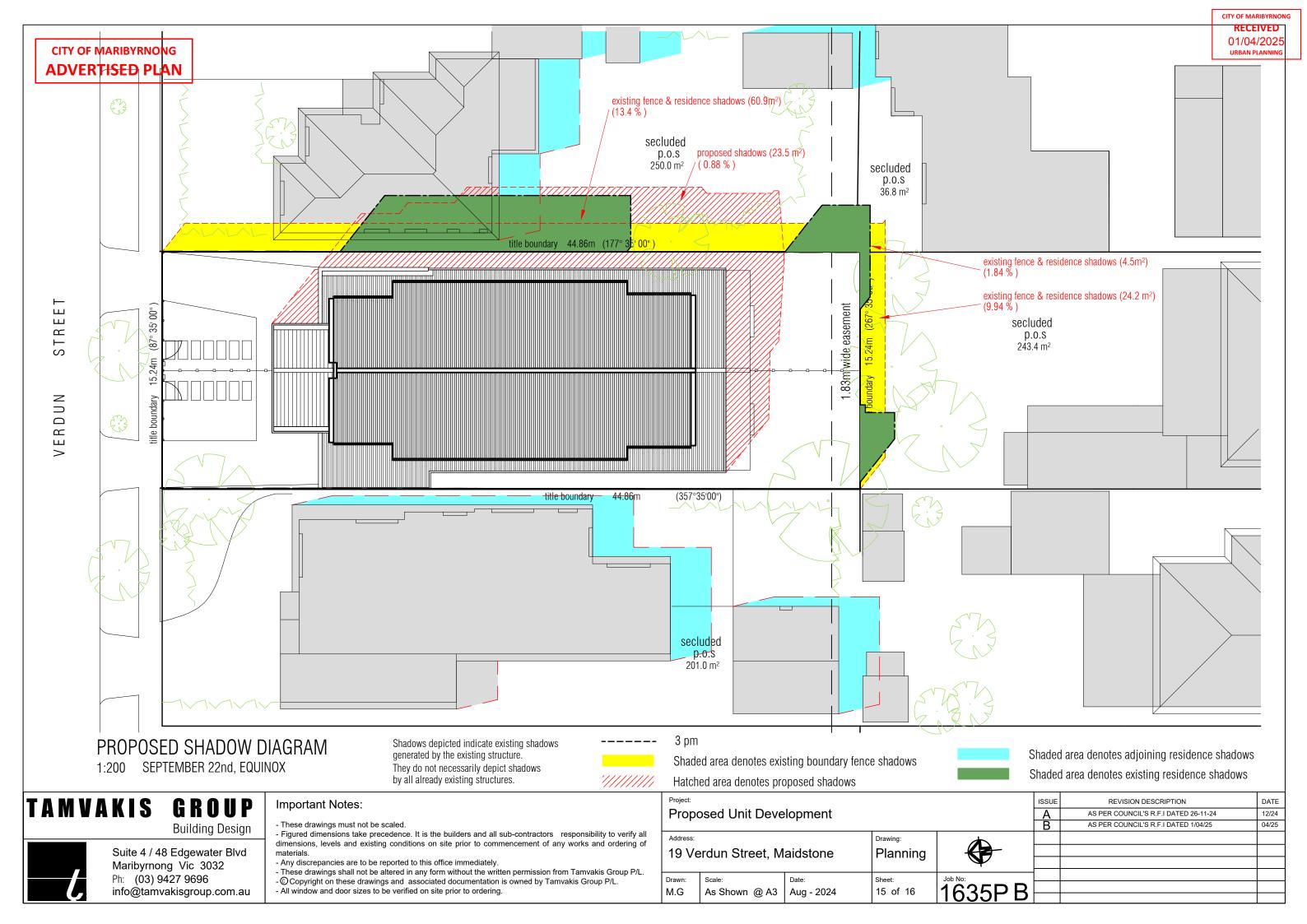


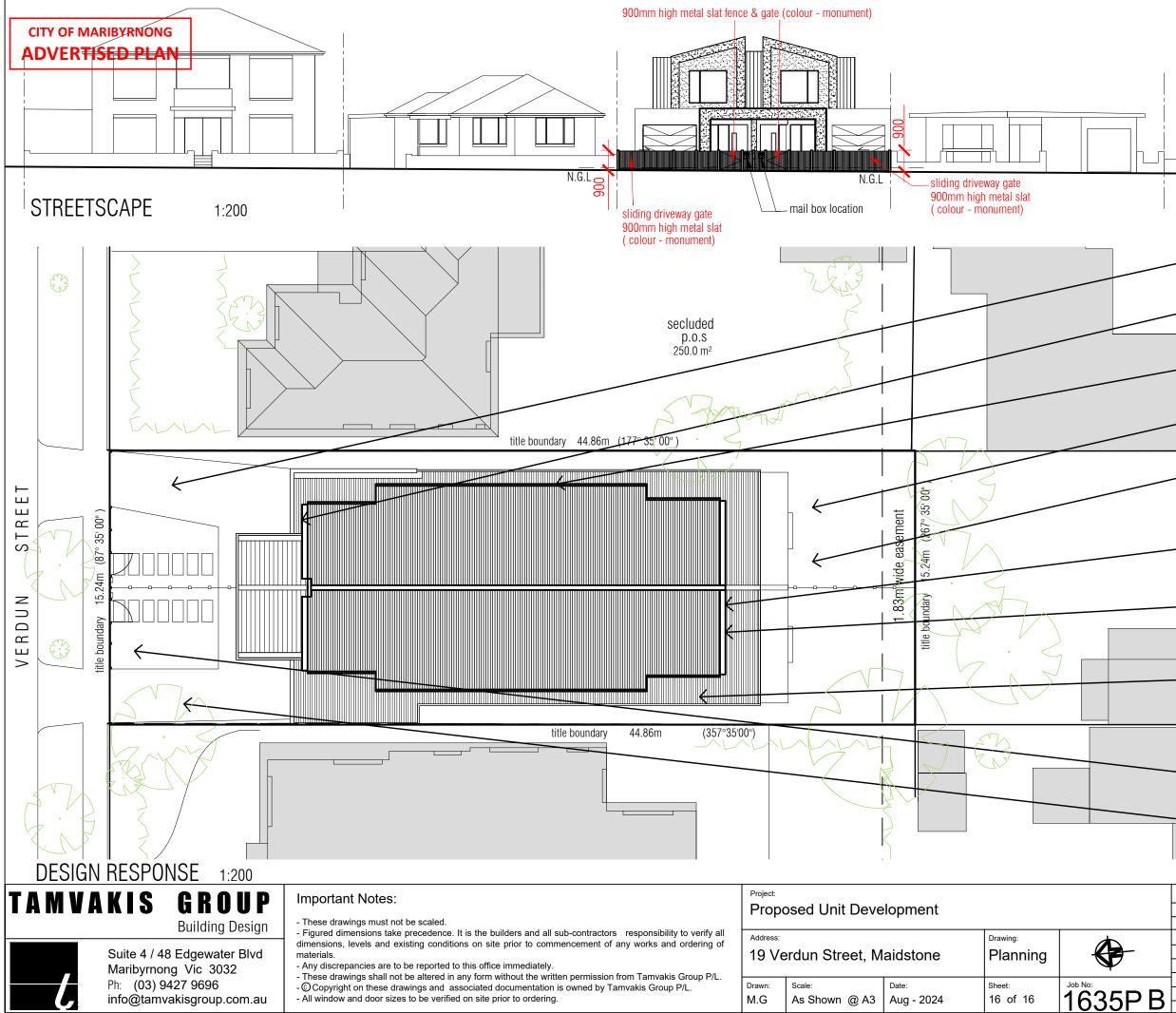












		c	TTY OF MARIBYRNONG
			01/04/2025 URBAN PLANNING
	_		
		2 CAR SPACE PROVIDED TO EACH DWELLING)
		EACH DWELLING PROVIDES	SITS
		ALL WINDOWS TO FIRST FLO HAVE 1700mm SILL HEIGHT SCREENING TO 1700mm AB FINISHED FLOOR LEVEL	OR
		OPEN SPACE ORIENTED TO REAR	
		LIVING AREAS WILL RECEIVE LIGHT THROUGH A COMBINA LARGE & SMALL WINDOWS	
		DIFFERENT USE OF MATERIA INCORPORATED THROUGHO CREATE INTEREST	
		ARTICULATION PROVIDED T EACH DWELLING REDUCES BULKINESS & PROVIDES A GRADUATED DEVELOPMENT	WELL
		SUFFICIENT SETBACKS HAV BEEN IMPLEMENTED TO MII IMPACT ON ADJOINING SITE	N.
		ADEQUATE LANDSCAPING A ENCOURAGE THE DEVELOPI PLANTS ON THE SITE	
		FRONT SETBACKS CONSISTENT WITH NEIGHBOURHOOD	
	ISSUE	REVISION DESCRIPTION	DATE
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CITY OF MARIBYRNONG RECEIVED 01/04/2025 URBAN PLANNING

Materials Schedule – 19 Verdun Street, Maidstone

Description	Colour	
1 – Ground Floor Walls Brick - Metallix Gunmetal Blue Colour - Gunmetal Blue		OF MAR IBYRNONG ERTISED PLAN
2 - Porch Piers & Canopies Foam Panel Cladding – Rendered Colour - Tranquil Retreat By Dulux		
3 - Front Party Wall - Brick - Rendered Ground Floor Rear Canopy DecoClad Aluminium V-Groove Cladding Colour - Monument By Dulux		
4 - First Floor Walls DecoClad Aluminium V-Groove Cladding Colour - Surfmist		
5 - First Floor Walls Foam Panel Cladding - Rendered Colour - Surfmist By Dulux		
7 - Roof - Colourbond Flashing, Capping & Gutters Colour - Surfmist		
8 - Garage Doors - Sectional Colorbond - Powder coated Steel Line Garage Door – flatline. Colour – Monument		



LANDSCAPE MAINTENENCE SPECIFICATIONS

GENERAL

WHILE CARE HAS BEEN TAKEN TO SELECT TREE SPECIES WITH NON-INVASIVE ROOT SYSTEMS IT IS RECOMMENDED THAT ROOT CONTROL BARRIERS BE INSTALLED FOR ANY TREES LOCATED WITHIN TWO METRES OF ANY BUILDING LINES. CLIMBING PLANTS (IF APPLICABLE) ARE TO BE TRAINED TO SUPPORTIVE MESH, WIRE OR LATTICE FIXED OVER ENTIRE FENCE SECTION FROM BASE TO TOP DO NOT SCALE FROM PLAN - CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION

SUBGRADE PREPARATION

SITE PREPARATION TO BE CARRIED OUT IN ACCORDANCE WITH BEST HORTICULTURAL PRACTICE AND UNDER SUITABLE CONDITIONS.DISTURBANCETO 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 150MM 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 TO BE DISTRIBUTED AT THE MANUFACTURERS RECOMMENDED RATE AND CULTIVATED INTO THE SUB-GRADE AT A MINIMUM DEPTH OF 150MM . 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 150MM LAYERS, LIGHTLY COMPACTED BY USE OF A 150 - 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 100MM DEPTH MULCH THE SPECIFIED MULCH FOR GARDEN BEDS IS TO BE AN AGED ORGANIC MATERIAL WITH 60 - 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 2250MM 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 FERTILISER (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 1200MM WIDE AND TO A DEPTH OF 100MM BUT MUST NOT BE IN CONTACT WITH THE TREE TRUNK.

MULCH IS TO BE AN AGED ORGANIC MATERIAL WITH 60 - 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 LEF T 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 FERTILISER IN ACCORDANCE WITH MANUFACTURERS RECOMMENDED APPLICATION RATES. REPLACEMENT OF DECEASED. STOLEN 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 DRIP IRRIGATION SYSTEM TO BE INSTALLED TO ALL GARDEN AREAS AND PLANTER BOXES (IF APPLICABLE) IN ACCORDANCE WITH CURRENT LOCAL WATERING REGULATIONS

TIMBER EDGING

TIMBER EDGING TO BE 75MM X 25MM 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.

PLANTS - QUALITY OF TREES AND SHRUBS

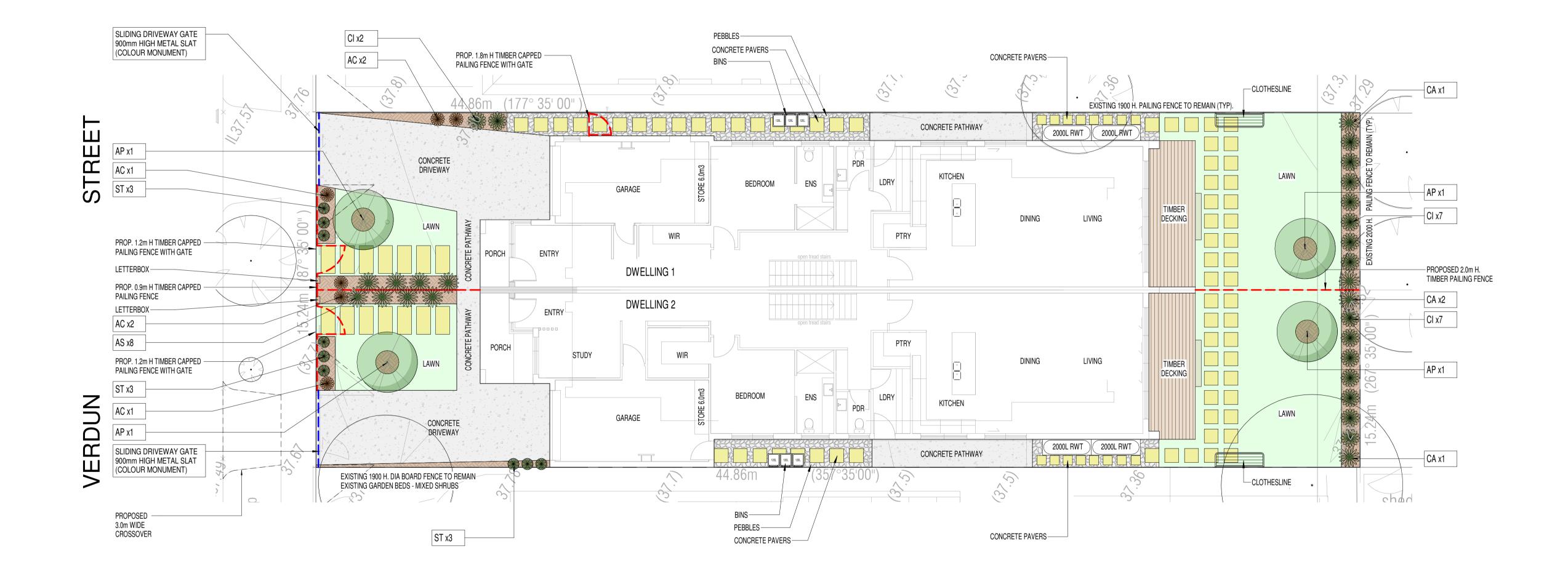
TREES AND SHRUBS SHALL BE HEALTHY NURSERY STOCK FREE FROM INSECTS. DISEASES AND WEEDS. THE SPECIFIED PLANT HEIGHTS, AND POT SIZES ARE MINIMUMS. IF PLANT MATERIAL IS UNAVAILABLE IN THESE SIZES, LARGER STOCK MUST BE USED. PLANT SUBSTITUTION IS NOT ACCEPTABLE UNLESS CONFIRMED BY THE RESPONSIBLE AUTHORITY 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, SHOULD 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 ENDORSED 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 MEASURES AS PER AS 4970-2009 (TREE PROTECTION IN DEVELOPMENT SITES), 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 4373-2007 (PRUNING OF AMENITY TREES). ALL TREE PROTECTION PRACTICES MUST BE IN ACCORDANCE WITH A CONSULTING ARBORIST AND / OR TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

SURFACE SCHEDULE	
LAWN AREA	135 m²
PROPOSED CONCRETE AREAS	92 m²
PROPOSED GARDEN BEDS	32 m²
PROPOSED PEBBLE AREAS	38 m²
•	•

	PLANT SCHEDULE							
CODE	BOTANICAL NAME	BOTANICAL NAME COMMON NAME HEIGHT & WID		POT SIZE	QTY			
SHRUB								
AC	Gold duct wattle	ACACIA ACENACEA	900mm x 300mm	14cm @ PLANTING	6			
AS	Acmena smithii var "minor"	COMPACT LILLY PILLY	1000mm x 450mm	20cm POT 50cm IN HEIGHT @ TIME OF PLANTING	12			
CI	Choisya ternata	MEXICAN ORANGE BLOSSOM	1500mm x 400mm	14cm @ PLANTING	16			
ST	Syzygium 'Tiny trev'	DWARF LILYPILLY	800mm x 250mm	14cm @ PLANTING	9			
TREE	TREE							
AP	Acer palmatum	JAPANESE RED MAPLE	4000mm x 1300mm	2.0m @ PLANTING	4			





CONCRETE PAVERS

CONCRETE

GARDEN BED

PEBBLES

TURF

EXISTING TREE TO BE RETAINED (\cdot)

- TREE STRUCTURAL ROOT ZONE (SRZ)

- TREE PROTECTION ZONE (TPZ)

TREES / SHRUBS TO BE REMOVED

AUTOMATIC DRIP IRRIGATION SYSTEM INSTALLED TO WATER GARDEN BEDS

TIMBER EDGING INSTALLED TO SEPARATE LAWN, GARDEN BEDS & GRAVEL

ALL GARDEN BEDS TO HAVE MINIMUM 75MM LAYER OF DARK-COLOURED COMPOSTED MULCH (e.g. Black Pine Bark or Mushroom Compost)



GARDEN BEDS

75mm ORGANIC PINE BARK MULCH 400mm APPROVED MEDIUM LOAM SOIL 150MM MINIMUM DEEP ROTARY HOED SUBGRADE

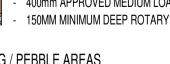
TOPPING / PEBBLE AREAS

- 40mm BROWN GRANITE (DROMANA) TOPPING / 30 - 40mm RIVER PEBBLE
- 75mm COMPACTED FCR BASE (NO COMPACTED FCR BASE AROUND BASE OF EXISTING TREES)
- SUBGRADE

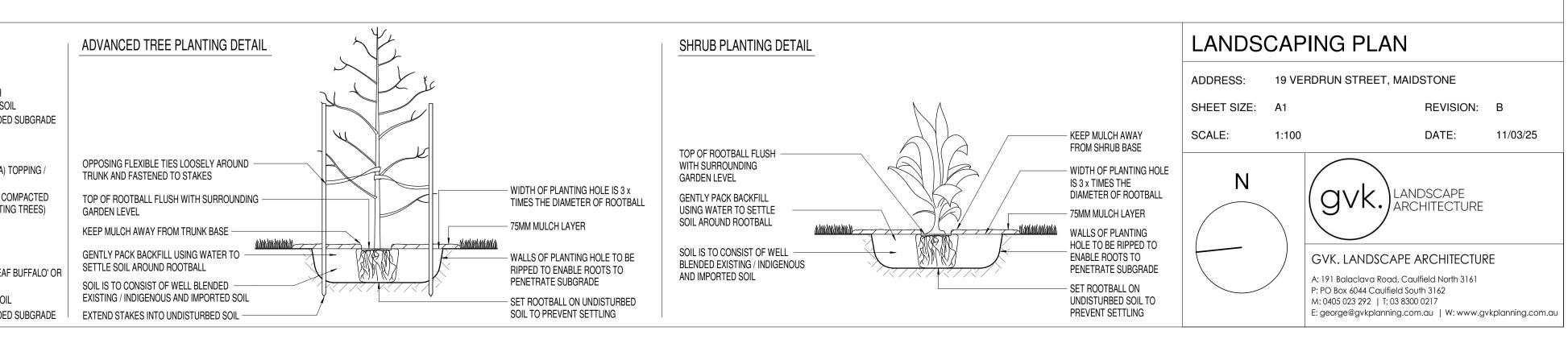
LAWN AREAS

- STRATHAYR 'SIR WALTER SOFT LEAF BUFFALO' OR SIMILAR INSTANT LAWN
 - 100mm APPROVED SANDY LOAM SOIL

 - 150MM MINIMUM DEEP ROTARY HOED SUBGRADE







CITY OF MARIBYRNONG ADVERTISED PLAN

