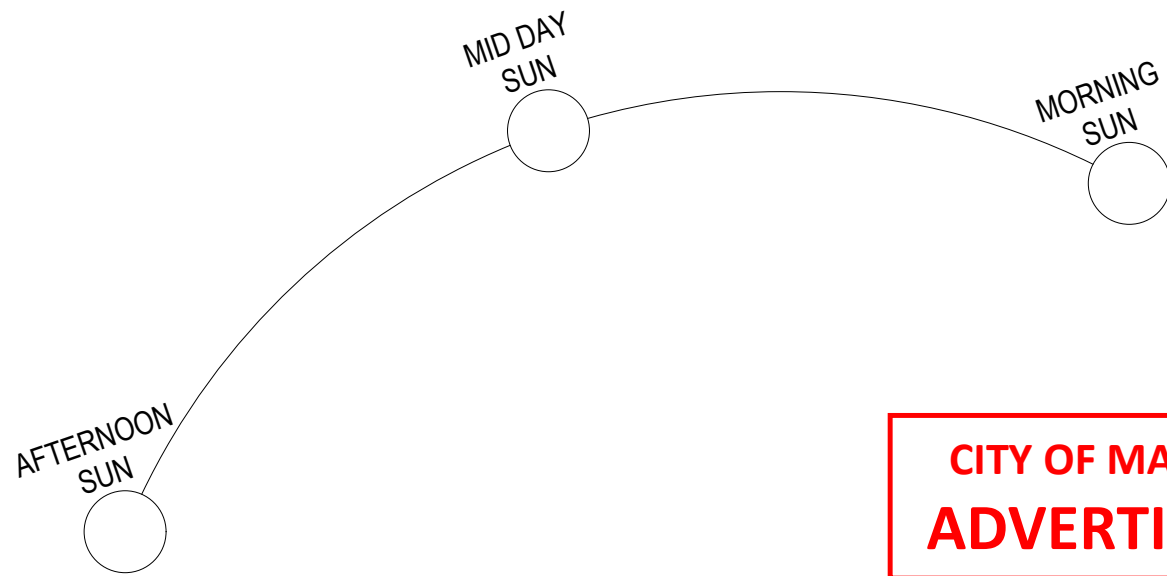




CONTENTS	
A01	COVER PAGE
A02	SITE DESCRIPTION
A03	DESIGN RESPONSE
A04	SITE LAYOUT & GROUND FLOOR PLAN
A05	FIRST FLOOR PLAN
A06	SECOND FLOOR PLAN
A07	ROOF PLAN
A08	BUILT UP AREA
A09	POS PLAN
A10	ELEVATIONS
A11	FUNCTIONAL LAYOUT
A12	3D
A13	SHADOW DIAGRAMS 9am
A14	SHADOW DIAGRAM 10 AM
A15	SHADOW DIAGRAM 11 AM
A16	SHADOW DIAGRAMS 12pm
A17	SHADOW DIAGRAMS 1 PM
A18	SHADOW DIAGRAMS 2 PM



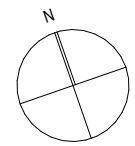


CITY OF MARIBYRNONG  
ADVERTISED PLAN

LEGEND

- |     |                           |         |
|-----|---------------------------|---------|
| 1   | NOISE DIRECTION           |         |
| 2   | CBD                       | 11.0 km |
| 3   | SCHOOL                    | 1.6 km  |
| 4   | PUBLIC TRANSPORT          | 200 m   |
| 5   | PARKLAND                  | 1.5 km  |
| 6   | SHOPS                     | 340 m   |
| 7   | ADJOINING B/V RES         |         |
| 8   | ADJOINING W/B RES         |         |
| 9   | ADJOINING SHED            |         |
| 10  | VACANT LAND               |         |
| CP  | CARPORT                   |         |
| G   | GARAGE                    |         |
| NF  | NOT FENCED                |         |
| TPF | TIMBER PAILING FENCE      |         |
| CBF | COLOURBOND FENCE          |         |
| PW  | POST & WIRE FENCE         |         |
| SF  | STEEL FENCE               |         |
| TF  | TIMBER FENCE              |         |
| BF  | BRICK FENCE               |         |
| WF  | WALL FENCE                |         |
| BV  | BRICK VENEER              |         |
| RD  | RENDERED                  |         |
| WB  | WEATHERBOARD              |         |
|     | EXISTING VEHICLE CROSSING |         |
| POS | PRIVATE OPEN SPACE        |         |
| ●   | HABITABLE ROOM WINDOWS    |         |
| 4.0 | FRONT SETBACK             |         |

- |   |   |
|---|---|
| 1 | → |
| 2 | ↘ |
| 3 | ↑ |
| 4 | → |
| 5 | ↙ |
| 6 | ↗ |



SITE DESCRIPTION

SCALE 1:500



PROJECT:  
MULTI UNIT DEVELOPMENT  
71 WHITEHALL STREET  
FOOTSCRAY VIC 3011

PROJECT NO:  
8323

SHEET:

DATE:  
10/09/2025

REVISION:

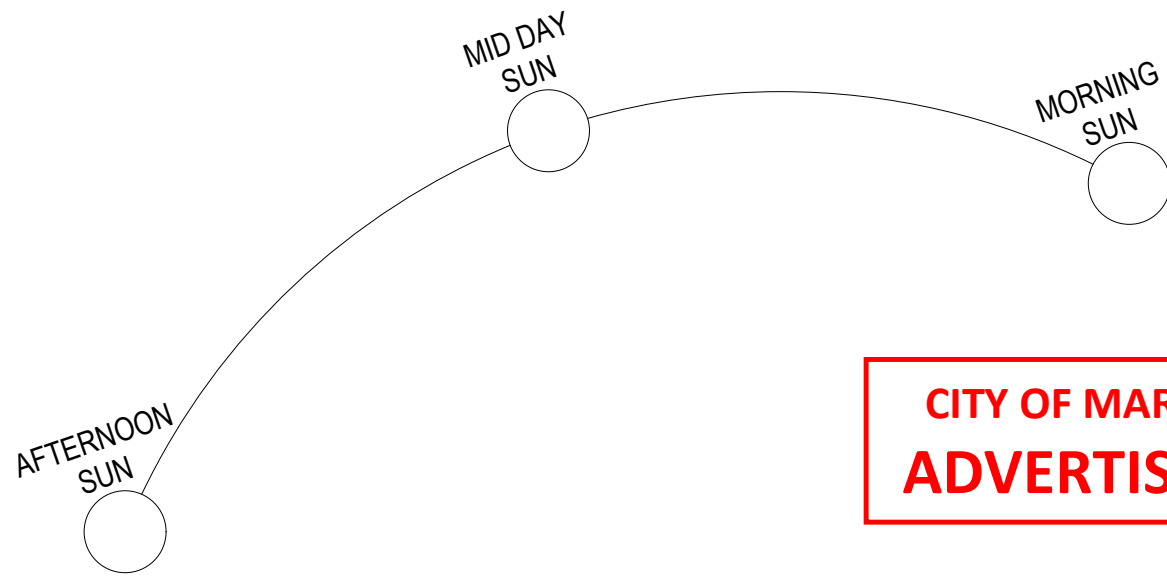
SCALE:  
1:500  
@ A2

A02

five7.

L1, 49 NOTT STREET, PORT MELBOURNE VIC 3207  
LEFTTURN.COM.AU | 1300 628 529 | HELLO@LEFTTURN.COM.AU  
© COPYRIGHT 2024 THESE DRAWINGS ARE NOT TO BE COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN CONSENT OF THE AUTHOR

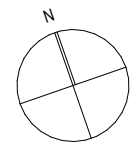
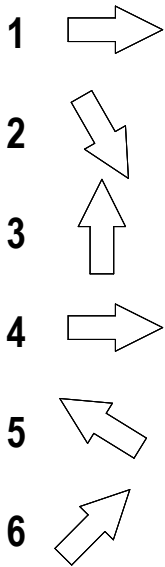




CITY OF MARIBYRNONG  
ADVERTISED PLAN

LEGEND

- 1 NOISE DIRECTION
- 2 CBD 11.0 km
- 3 SCHOOL 1.6 km
- 4 PUBLIC TRANSPORT 200 m
- 5 PARKLAND 1.5 km
- 6 SHOPS 340 m
- 7 ADJOINING B/V RES
- 8 ADJOINING W/B RES
- 9 ADJOINING SHED
- 10 VACANT LAND
- CP CARPORT
- G GARAGE
- NF NOT FENCED
- TPF TIMBER PAILING FENCE
- CBF COLOURBOND FENCE
- PW POST & WIRE FENCE
- SF STEEL FENCE
- TF TIMBER FENCE
- BF BRICK FENCE
- WF WALL FENCE
- BV BRICK VENEER
- RD RENDERED
- WB WEATHERBOARD
- EXISTING VEHICLE CROSSING
- POS PRIVATE OPEN SPACE
- HABITABLE ROOM WINDOWS
- 4.0 FRONT SETBACK



DESIGN RESPONSE  
SCALE 1:500



PROJECT:  
MULTI UNIT DEVELOPMENT  
71 WHITEHALL STREET  
FOOTSCRAY VIC 3011

PROJECT NO:  
8323

DATE:  
10/09/2025

REVISION:

SCALE:  
1:500, 1:200  
@ A2

A03

five7.

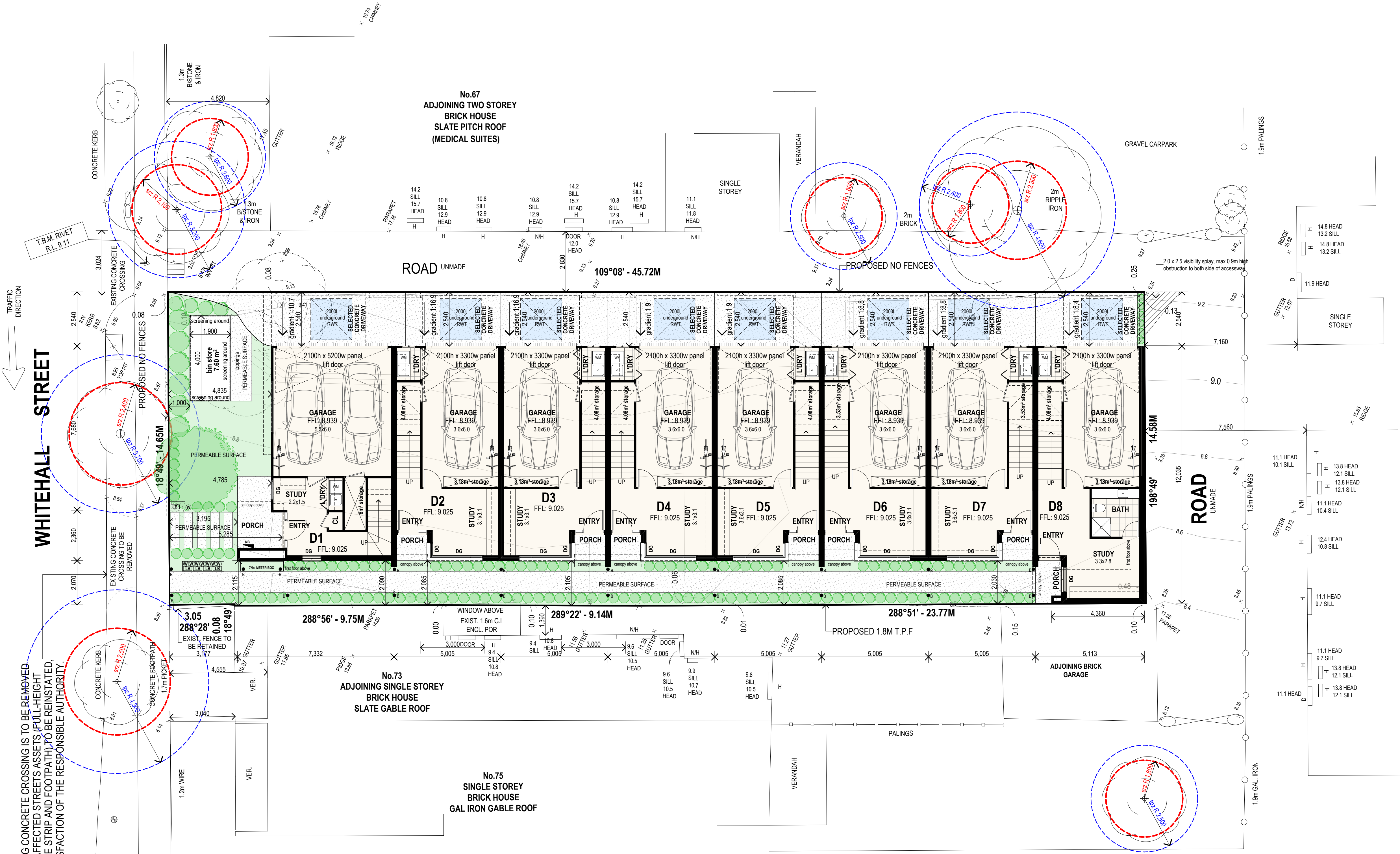
L1, 49 NOTT STREET, PORT MELBOURNE VIC 3207  
LEFTTURN.COM.AU | 1300 628 529 | HELLO@LEFTTURN.COM.AU  
© COPYRIGHT 2024 THESE DRAWINGS ARE NOT TO BE COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN CONSENT OF THE AUTHOR



CITY OF MARIBYRNONG  
ADVERTISED PLAN

LEGEND	
	LETTER BOX
	HOT WATER SERVICE
	ELECTRIC METER BOX
	BINS
	HABITABLE WINDOW
	NON HABITABLE WINDOW
	WATER METER
	CLOTHES LINE
	RAIN WATER TANK
	AIRCONDITION/HEATING UNIT
	SOLAR PANELS
	BOLLARD SENSOR LIGHTS
	DOUBLE GLAZING
	PROPOSED 1.8M TIMBER PALING INTERNAL FENCE
	LANDSCAPING (PERMEABLE)
	CONCRETE AREA (NON - PERMEABLE)
	PAVING (PERMEABLE)
	EXISTING TREE TO BE RETAINED
	EXISTING TREE TO BE REMOVED

AREA ANALYSIS		
	m2	sq
<b>Dwelling 1</b>		
porch	7.49	0.81
ground floor	21.63	2.33
first floor	60.82	6.55
second floor	52.31	5.63
garage	34.97	3.76
balcony	11.27	1.21
	188.49 m²	20.29
<b>Dwelling 2</b>		
porch	2.44	0.26
ground floor	21.99	2.37
first floor	52.59	5.66
second floor	42.55	4.58
garage	26.38	2.84
balcony	8.83	0.95
	154.78 m²	16.66
<b>Dwelling 3</b>		
porch	1.72	0.18
ground floor	21.99	2.37
first floor	52.57	5.66
second floor	42.55	4.58
garage	26.38	2.84
balcony	8.83	0.95
	154.04 m²	16.58
<b>Dwelling 4</b>		
porch	1.72	0.18
ground floor	21.99	2.37
first floor	52.57	5.66
second floor	42.67	4.59
garage	26.38	2.84
balcony	8.83	0.95
	154.16 m²	16.59
<b>Dwelling 5</b>		
porch	1.72	0.18
ground floor	21.99	2.37
first floor	52.61	5.66
second floor	42.67	4.59
garage	26.38	2.84
balcony	8.83	0.95
	154.20 m²	16.59
<b>Dwelling 6</b>		
porch	1.72	0.18
ground floor	21.99	2.37
first floor	51.44	5.54
second floor	41.92	4.51
garage	26.38	2.84
balcony	8.83	0.95
	152.28 m²	16.39
<b>Dwelling 7</b>		
porch	1.88	0.20
ground floor	21.99	2.37
first floor	51.40	5.53
second floor	41.92	4.51
garage	26.38	2.84
balcony	8.83	0.95
	152.40 m²	16.40
<b>Dwelling 8</b>		
porch	2.44	0.26
ground floor	32.00	3.44
first floor	53.38	5.75
second floor	41.82	4.50
garage	27.09	2.92
balcony	9.09	0.98
	165.82 m²	17.85
<b>SITE ANALYSIS</b>		
SITE AREA:	670.00m²	
BUILT UP AREA:	537.00m²	
SITE COVERAGE:	80.15%	
PERMEABLE AREA:	132.50m²	
PERMEABILITY:	20.22%	



Summary of ESD Initiatives	
Category	Requirement
Management	80% of all construction and demolition waste to be diverted from landfill
Water Efficiency	Separate utility meter for each unit Minimum WELS rating of fittings and fixtures: 4 Star Toilets / 5 Star Taps / 4 Star (6.0-7.5 L/min) Showerhead and 5 Star Dishwasher 2,000L underground tanks for each unit collecting water from part of the roof of each unit - Water to be used for toilet flushing and laundry - Gutter guard, first-flush and filter installed for laundry reuse Maximum 4 W/m² lighting density within the dwelling
Energy Efficiency	Retractable clotheslines in POS Sensors (motion, daylight, timers) for external lighting Electric heat pump Minimum 7.0 Star average NATHERS rating HVAC system chosen within one star of the best available 2,000L underground tanks for each unit collecting water from part of the roof of each unit - Water to be used for toilet flushing and laundry - Gutter guard, first-flush and filter installed for laundry reuse Double Glazing for all habitable room
Stormwater	Separate dedicated exhaust fan for all kitchen (range-hood) directly exhausted outside All paint, adhesives, sealants and flooring to be low VOC - refer to Appendix 2 for limits All engineered wood will be low formaldehyde with E0 or better certification
IEQ	One bike space per unit - Not installed over the bonnet 3-bin system (Rubbish, Recycling, FOGO) + Provision of space for future glass waste At least 10% of the site is covered with vegetation Timber framing if used to be certified PEFC, AFS or FSC - No rainforest timber to be used Steel to be sourced from steel maker with ISO 14001 facility a member of the World Steel Association's (WSA) Climate Action Program (CAP). Carpet and underlay with third-party sustainable certification (SECA, Carpet institute ECS etc.)
Transport	
Waste	
Urban Ecology	
Materials	

Please refer to the SDA Report (dated 28.08.2025) prepared by Melbourne Sustainability Consultants for further details

PROJECT  
MULTI UNIT DEVELOPMENT

71 WHITEHALL STREET  
FOOTSCRAY VIC 3011

PROJECT NO:  
8323

SHEET:

DATE:  
10/09/2025

REVISION:

SCALE:  
1:100, 1:1 @ A1

A04

five7.

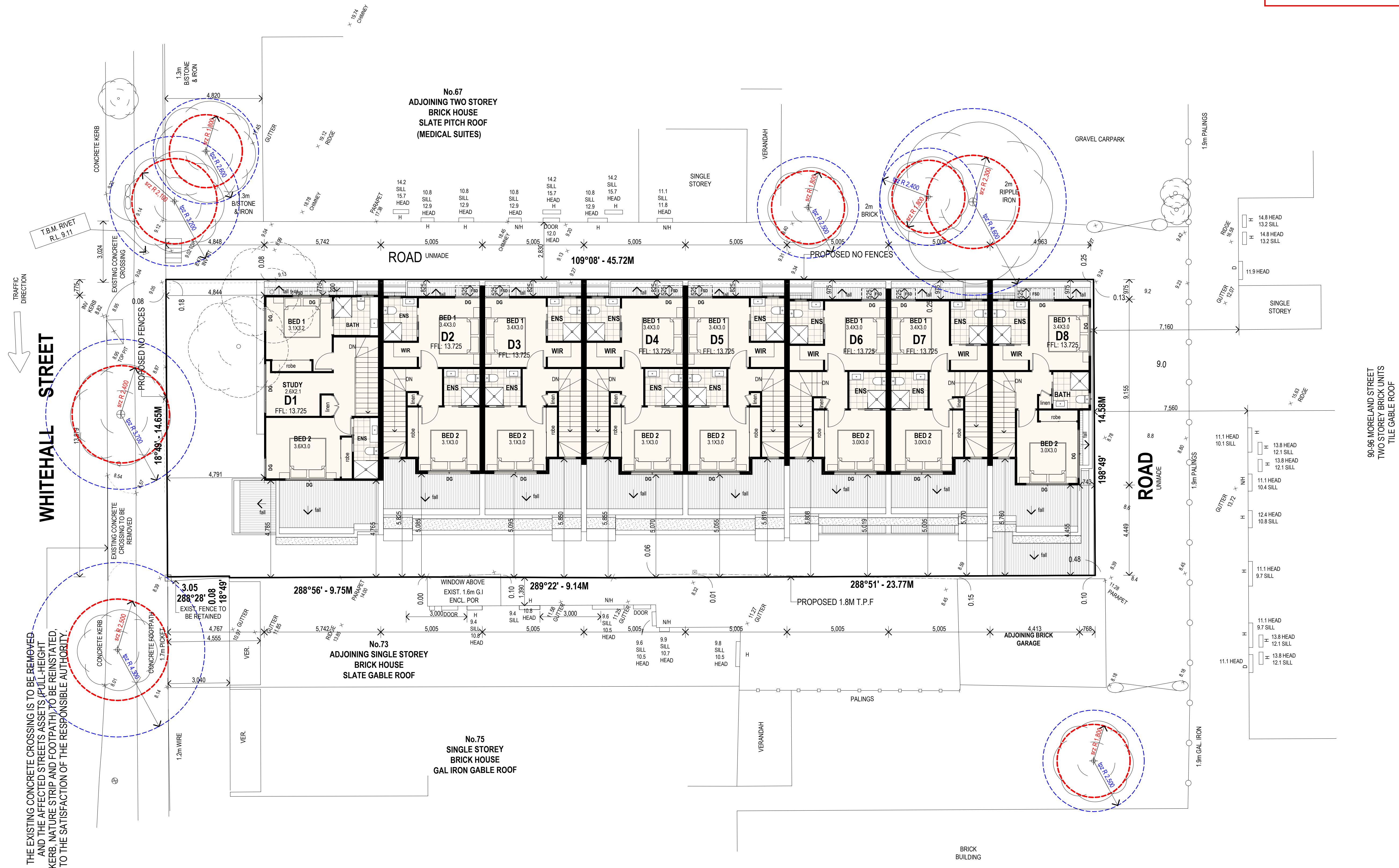
L1, 49 NOTT STREET, PORT MELBOURNE VIC 3207  
LEFTURN.COM.AU | 1300 628 529 | HELLO@LEFTURN.COM.AU  
© copyright 2024 THESE DRAWINGS ARE NOT TO BE COPIED OR REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF THE AUTHOR







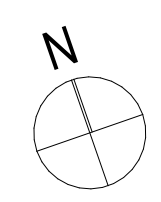
CITY OF MARIBYRNONG  
ADVERTISED PLAN



TRAFFIC  
DIRECTION

WHITEHALL STREET

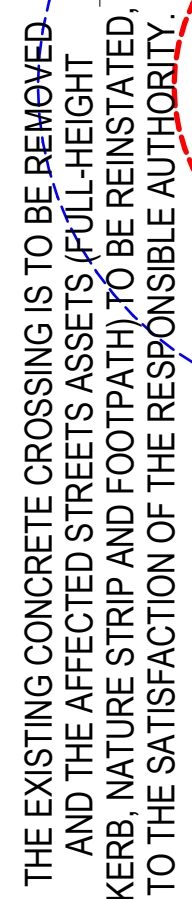
THE EXISTING CONCRETE CROSSING IS TO BE REMOVED  
AND THE AFFECTED STREET'S ASSETS (FULL-HEIGHT  
KERB, NATURE STRIP AND FOOTPATH) TO BE REINSTITATED,  
TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.



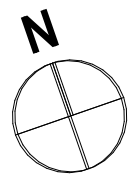
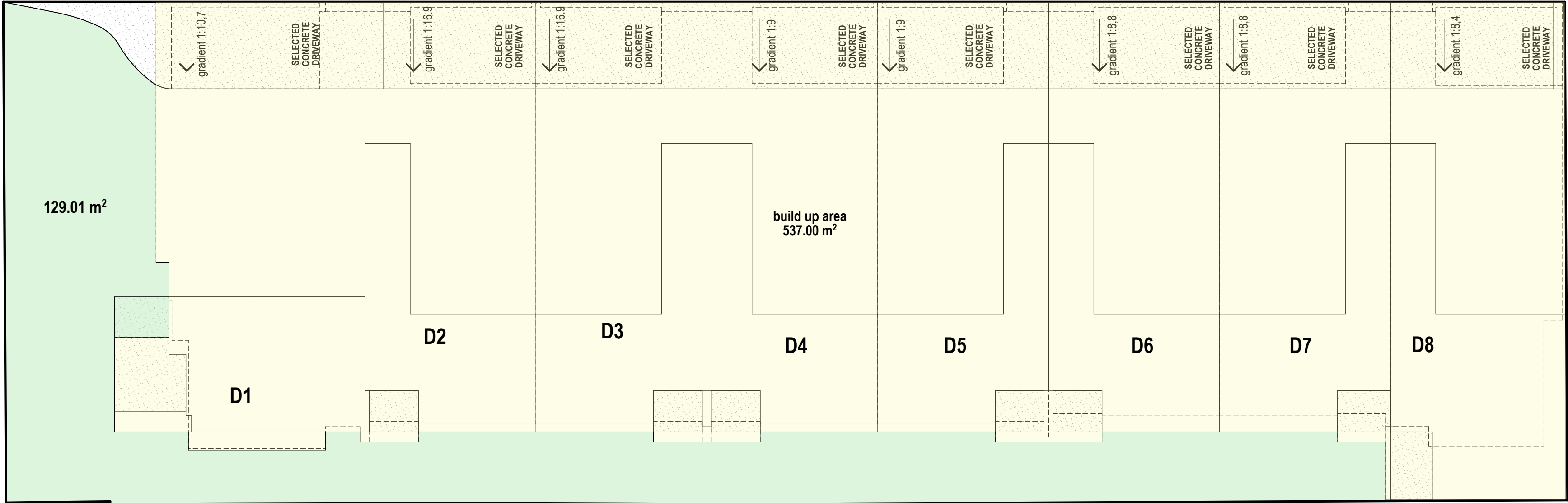
SECOND FLOOR PLAN  
SCALE 1:100

90-96 MORELAND STREET  
TWO STOREY BRICK UNITS  
TILE GABLE ROOF









GARDEN AREA PLAN

SCALE 1:100

LEGEND	
	GARDEN AREA
	CONCRETE DRIVEWAY AREA (NON - PERMEABLE)
	PERMEABLE SURFACE AREA
	BUILT UP AREA

SITE ANALYSIS	
SITE AREA:	670.00m²
BUILT UP AREA:	537.00m²
SITE COVERAGE:	80.15%
PERMEABLE AREA:	132.50m²
PERMEABILITY:	20.22%

PROJECT  
MULTI UNIT DEVELOPMENT  
71 WHITEHALL STREET  
FOOTSCRAY VIC 3011

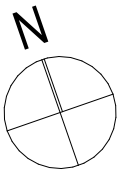
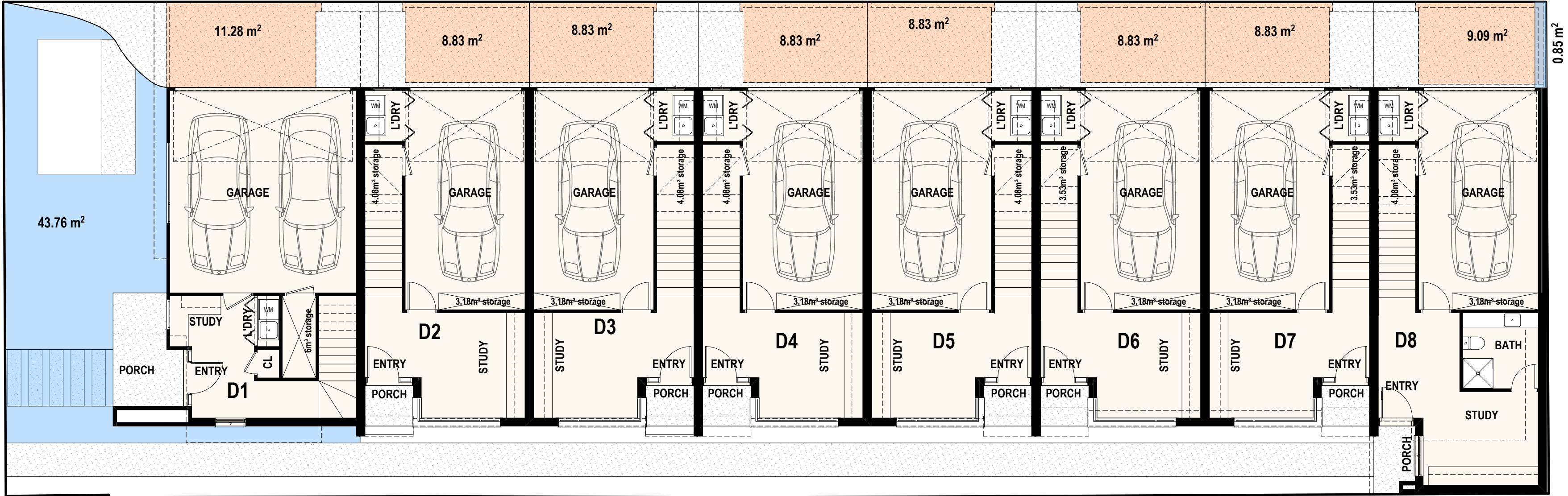
PROJECT NO: 8323 DATE: 10/09/2025

SHEET: A08 REVISION: SCALE: 1:100 @ A1

**five7.**  
L1, 49 NOTT STREET, PORT MELBOURNE VIC 3207  
LEFTTURN.COM.AU | 1300 628 529 | HELLO@LEFTTURN.COM.AU  
© copyright 2024 THESE DRAWINGS ARE NOT TO BE COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN CONSENT OF THE AUTHOR



CITY OF MARIBYRNONG  
ADVERTISED PLAN



PRIVATE OPEN SPACE PLAN

SCALE 1:100

DWELLING	S.P.O.S >3m	P.O.S <3m	P.O.S BALANCE	BALCONY	TOTAL
1	0.00m <sup>2</sup>	0.00m <sup>2</sup>	43.76m <sup>2</sup>	11.27m <sup>2</sup>	55.03m <sup>2</sup>
2	0.00m <sup>2</sup>	0.00m <sup>2</sup>	0.00m <sup>2</sup>	8.83m <sup>2</sup>	8.83m <sup>2</sup>
3	0.00m <sup>2</sup>	0.00m <sup>2</sup>	0.00m <sup>2</sup>	8.83m <sup>2</sup>	8.83m <sup>2</sup>
4	0.00m <sup>2</sup>	0.00m <sup>2</sup>	0.00m <sup>2</sup>	8.83m <sup>2</sup>	8.83m <sup>2</sup>
5	0.00m <sup>2</sup>	0.00m <sup>2</sup>	0.00m <sup>2</sup>	8.83m <sup>2</sup>	8.83m <sup>2</sup>
6	0.00m <sup>2</sup>	0.00m <sup>2</sup>	0.00m <sup>2</sup>	8.83m <sup>2</sup>	8.83m <sup>2</sup>
7	0.00m <sup>2</sup>	0.00m <sup>2</sup>	0.00m <sup>2</sup>	8.83m <sup>2</sup>	8.83m <sup>2</sup>
8	0.00m <sup>2</sup>	0.00m <sup>2</sup>	0.85m <sup>2</sup>	9.09m <sup>2</sup>	9.94m <sup>2</sup>

PROJECT:  
MULTI UNIT DEVELOPMENT  
71 WHITEHALL STREET  
FOOTSCRAY VIC 3011

PROJECT NO:  
8323

DATE:  
10/09/2025

SHEET:

REVISION:

A09

SCALE:  
1:100 @ A2

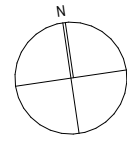
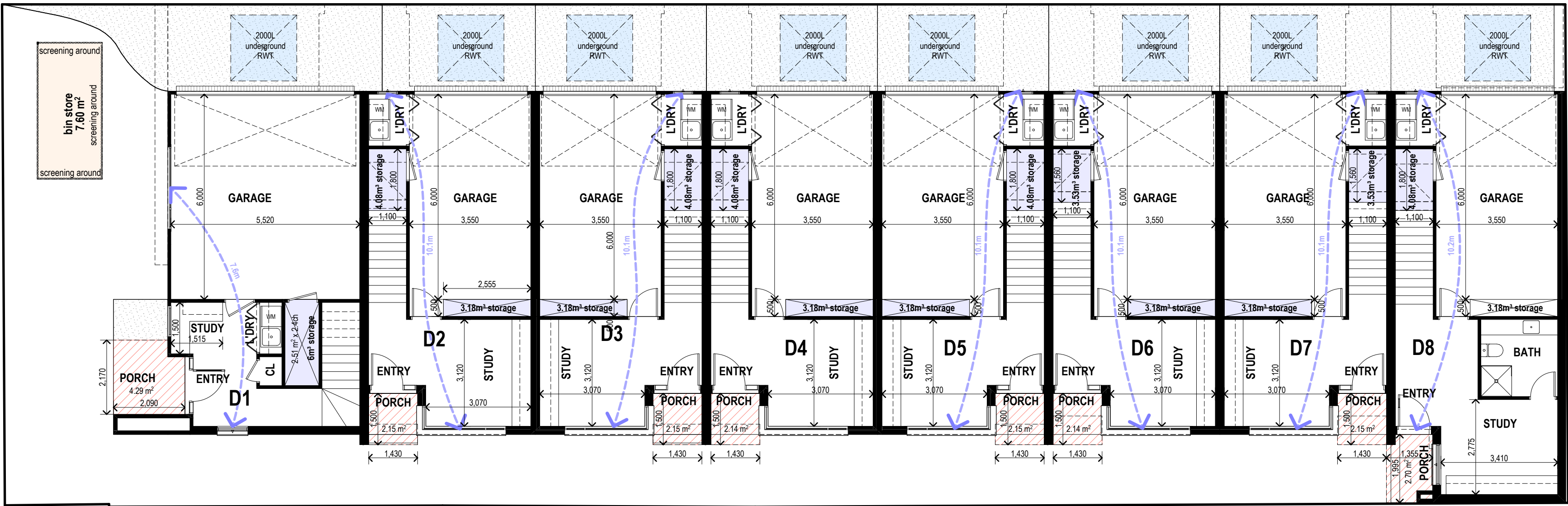
five7.

L1, 49 NOTT STREET, PORT MELBOURNE VIC 3207  
LEFTTURN.COM.AU | 1300 628 529 | HELLO@LEFTTURN.COM.AU  
© COPYRIGHT 2024 THESE DRAWINGS ARE NOT TO BE COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN CONSENT OF THE AUTHOR









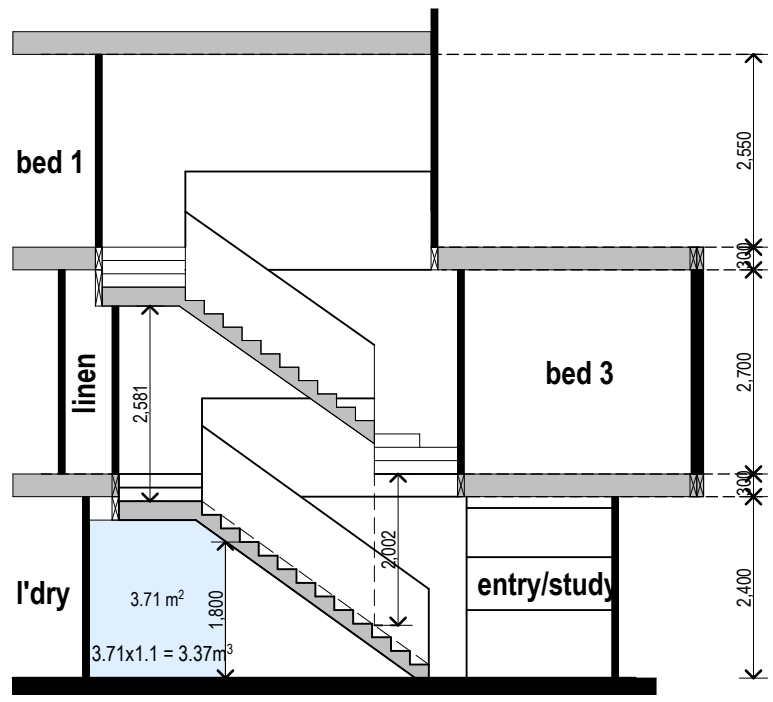
## FUNCTIONAL LAYOUT PLAN - GROUND FLOOR

SCALE 1:100

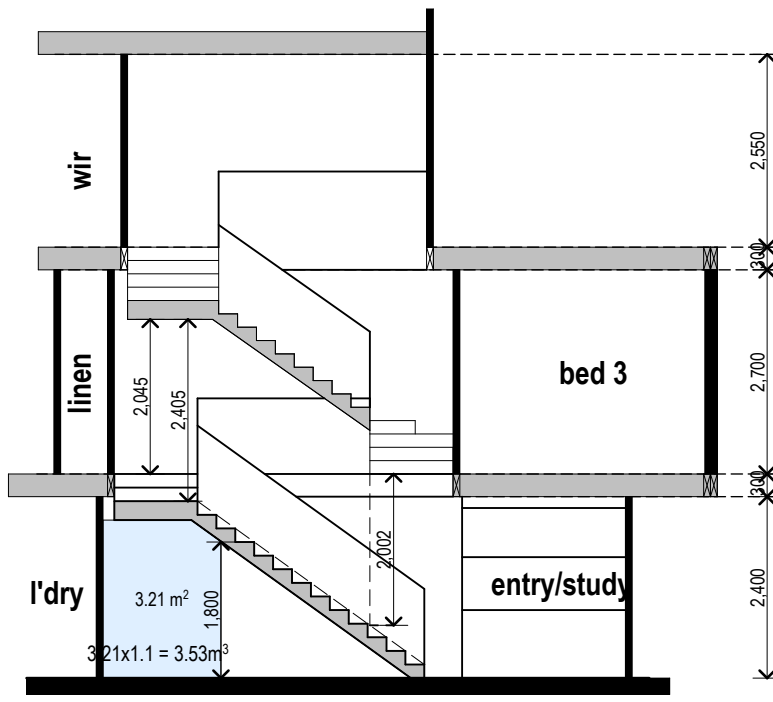
### LEGEND

- B3-10 breeze path
- B3-11 storage 6m<sup>3</sup> (size as shown)
- B3.4 porch cover
- robe min. 0.8m<sup>2</sup>
- B3-7.2 living area
- B5-5 bin storage (min 1.8m<sup>2</sup>)

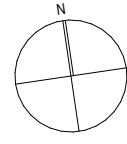
CITY OF MARIBYRNONG  
ADVERTISED PLAN



STORAGE D2-D5, D8

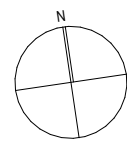


STORAGE D6-D7



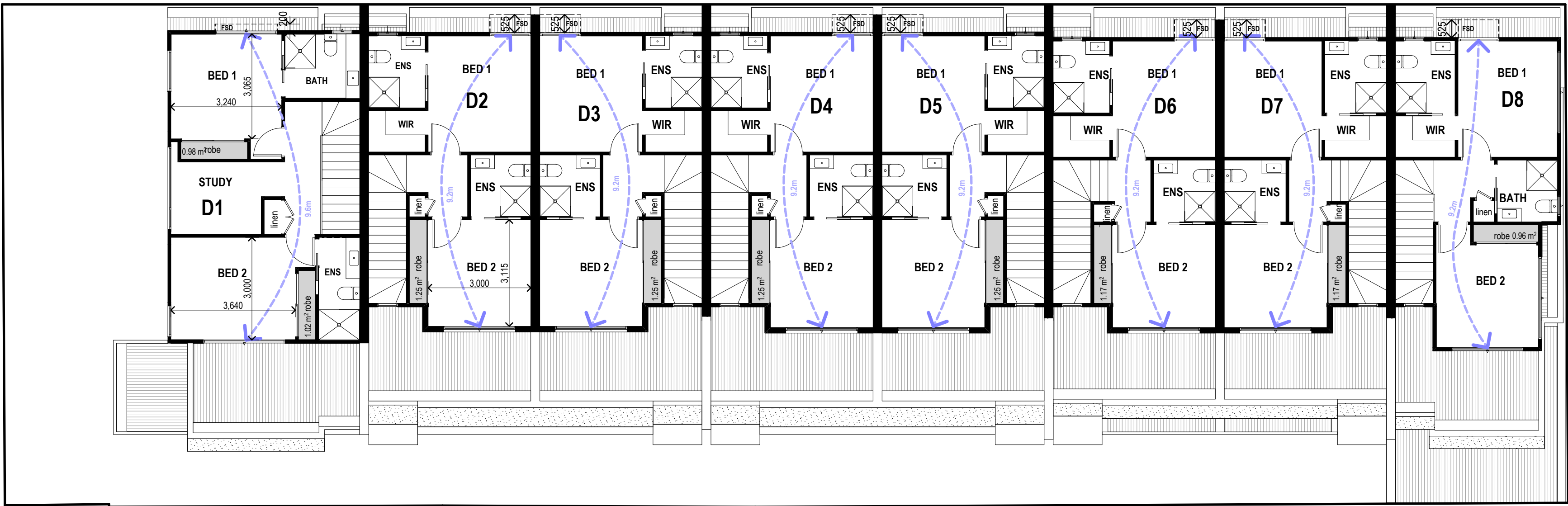
## FUNCTIONAL LAYOUT PLAN - FIRST FLOOR

SCALE 1:100



## FUNCTIONAL LAYOUT PLAN - SECOND FLOOR

SCALE 1:100



PROJECT  
MULTI UNIT DEVELOPMENT  
71 WHITEHALL STREET  
FOOTSCRAY VIC 3011

PROJECT NO:  
8323

DATE:  
10/09/2025

SHEET:

REVISION:

A11

SCALE:  
1:100 @ A1

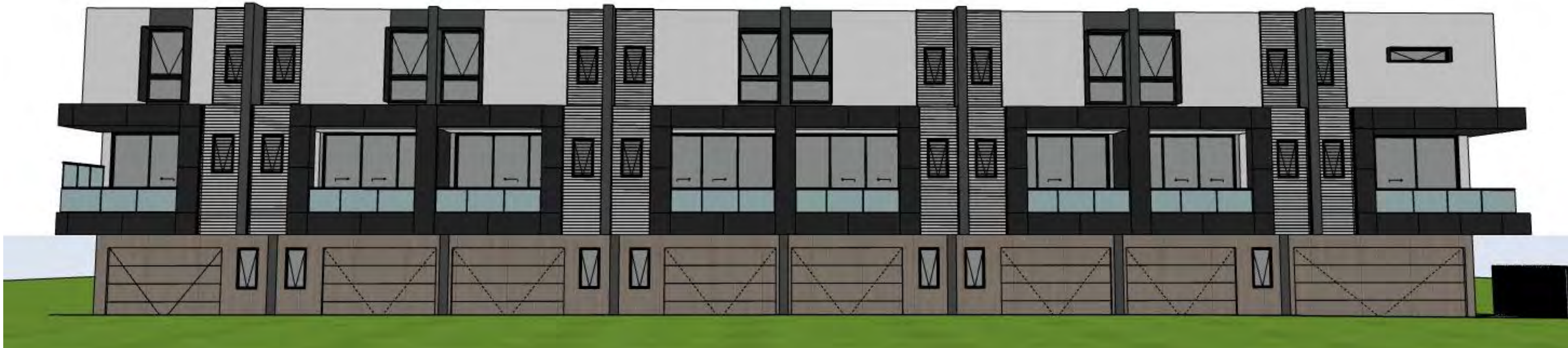
**five7.**

L1, 49 NOTT STREET, PORT MELBOURNE VIC 3207  
LEFTTURN.COM.AU | 1300 628 529 | HELLO@LEFTTURN.COM.AU  
© copyright 2024 THESE DRAWINGS ARE NOT TO BE COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN CONSENT OF THE AUTHOR





CITY OF MARIBYRNONG  
ADVERTISED PLAN



PROJECT:  
MULTI UNIT DEVELOPMENT  
71 WHITEHALL STREET  
FOOTSCRAY VIC 3011

PROJECT NO:  
8323

SHEET:

DATE:  
10/09/2025

REVISION:

SCALE:  
@ A2

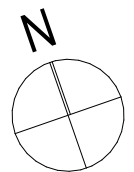
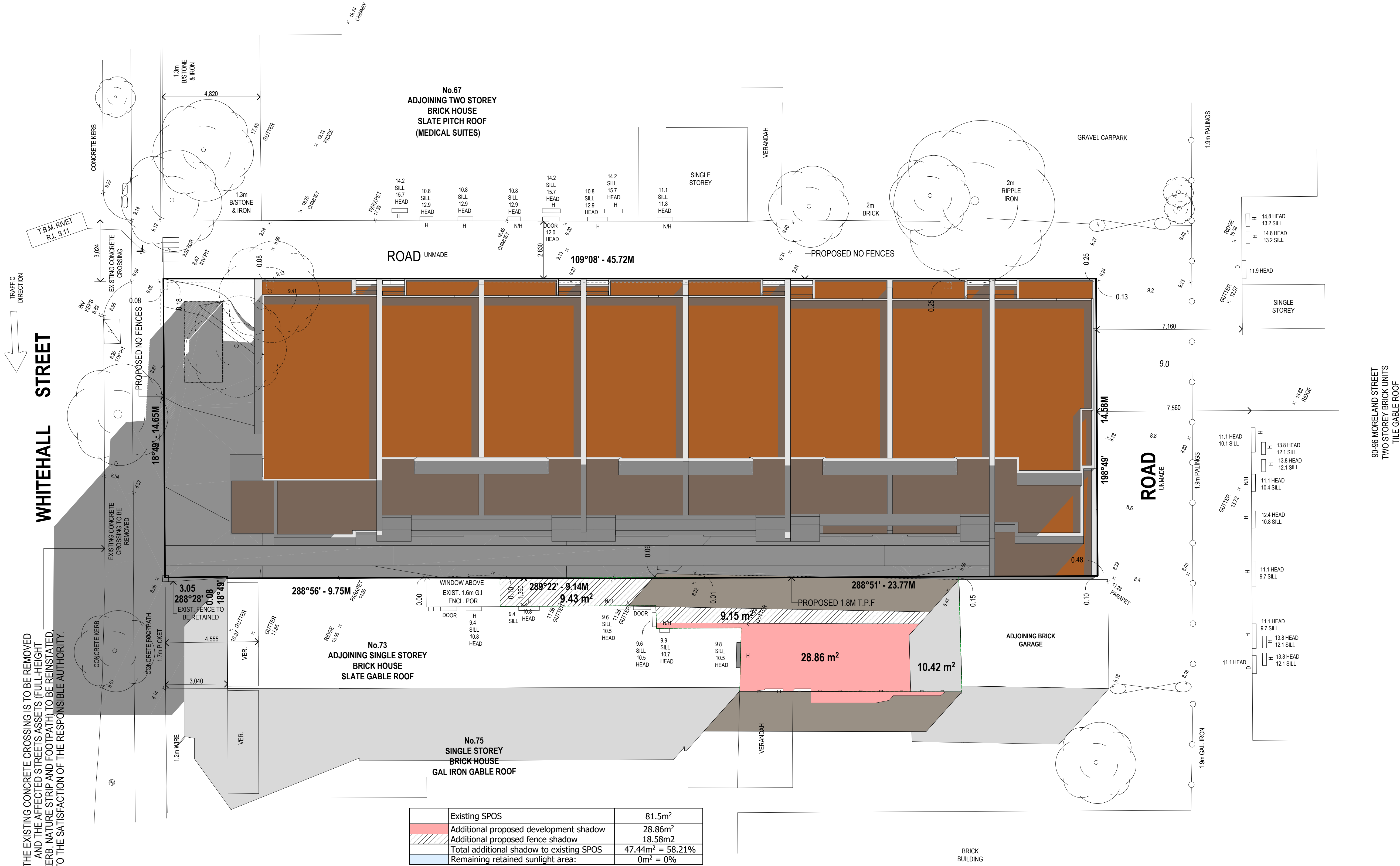
A12

**five7.**

L1, 49 NOTT STREET, PORT MELBOURNE VIC 3207  
LEFTTURN.COM.AU | 1300 628 529 | HELLO@LEFTTURN.COM.AU  
© COPYRIGHT 2024 THESE DRAWINGS ARE NOT TO BE COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN CONSENT OF THE AUTHOR



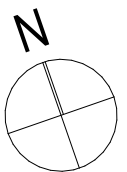
CITY OF MARIBYRNONG  
ADVERTISED PLAN



SHADOW DIAGRAM - 22 SEPT 9am

SCALE 1:100



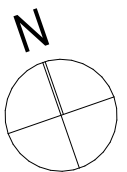


SCALE 1:10M

 shadow - adjoining building








L1, 49 NOTT STREET, PORT MELBOURNE VIC 3207  
LEFTTURN.COM.AU | 1300 628 529 | HELLO@LEFTTURN.COM.AU  
© COPYRIGHT 2024 THESE DRAWINGS ARE NOT TO BE COPIED IN PART OR IN  
WHOLE WITHOUT THE WRITTEN CONSENT OF THE AUTHOR





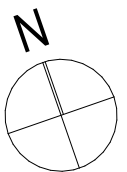
SCALE 1:100








### Legend

	shadow - proposed development		additional shadow
	shadow - proposed fence		unshaded - adjoining P.O.S. > 3.0m wide.
	shadow - Existing fence		unshaded - adjoining P.O.S. < 3.0m wide.
	shadow - adjoining building		

OVERSHADOWING TO 73 WHITEHALL STREET FOOTSCRAY					
HOUR ON 22 SEPTEMBER	EXISTING SUNLIGHT TO SECLUDED PRIVATE OPEN SPACE	PROPOSED SUNLIGHT TO SECLUDED PRIVATE OPEN SPACE	OVERALL CHANGE	CHANGE YES/NO	
9:00 AM	47.44m²	0.00m²	-47.44m²	yes	
10:00 AM	56.74m²	18.97m²	-37.77m²	yes	
11:00 AM	62.99m²	31.40m²	-31.59m²	yes	
12:00 PM	65.60m²	39.65m²	-25.95m²	yes	
1:00 PM	65.16m²	47.47m²	-17.69m²	yes	
2:00 PM	63.44m²	50.06m²	-13.38m²	yes	
3:00 PM	60.43m²	51.02m²	-9.41m²	yes	





 shadow - proposed development      additional shadow  
 shadow - proposed fence      unshaded - adjoining P.O.S. > 3.0m wide.  
 shadow - Existing fence      unshaded - adjoining P.O.S. < 3.0m wide.  
 shadow - adjoining building

PROJECT:  
**MULTI UNIT DEVELOPMENT**

**71 WHITEHALL STREET**  
**FOOTSCRAY VIC 3011**

PROJECT NO:  
**8323**

DATE:  
**10/09/2025**

SHEET:  
**A16**

SCALE:  
**1:100 @ A1**

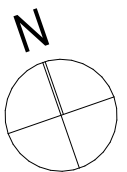
**five7.**

**L1, 49 NOTT STREET, PORT MELBOURNE VIC 3207**

**LEFTURN.COM.AU | 1300 628 529 | HELLO@LEFTURN.COM.AU**

© COPYRIGHT 2024 THESE DRAWINGS ARE NOT TO BE COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN CONSENT OF THE AUTHOR












### Legend

OVERSHADOWING TO 73 WHITEHALL STREET FOOTSCRAY				
HOUR ON 22 SEPTEMBER	EXISTING SUNLIGHT TO SECURED PRIVATE OPEN SPACE	PROPOSED SUNLIGHT TO SECURED PRIVATE OPEN SPACE	OVERALL CHANGE	CHANG Yes/No
9:00 AM	47.44m <sup>2</sup>	0.00m <sup>2</sup>	-47.44m <sup>2</sup>	yes
10:00 AM	56.74m <sup>2</sup>	18.97m <sup>2</sup>	-37.77m <sup>2</sup>	yes
11:00 AM	62.99m <sup>2</sup>	31.40m <sup>2</sup>	-31.59m <sup>2</sup>	yes
12:00 PM	65.60m <sup>2</sup>	39.65m <sup>2</sup>	-25.95m <sup>2</sup>	yes
1:00 PM	65.16m <sup>2</sup>	47.47m <sup>2</sup>	-17.69m <sup>2</sup>	yes
2:00 PM	63.44m <sup>2</sup>	50.06m <sup>2</sup>	-13.38m <sup>2</sup>	yes
3:00 PM	60.43m <sup>2</sup>	51.02m <sup>2</sup>	-9.41m <sup>2</sup>	yes



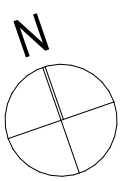


**Legend**








	shadow - proposed development		additional shadow
	shadow - proposed fence		unshaded - adjoining P.O.S. > 3.0m wide.
	shadow - Existing fence		unshaded - adjoining P.O.S. < 3.0m wide.
	shadow - adjoining building		

## SHADOW DIAGRAM - 22 SEPT 2pm





**Legend**

	shadow - proposed development		additional shadow
	shadow - proposed fence		unshaded - adjoining P.O.S. > 3.0m wide.
	shadow - Existing fence		unshaded - adjoining P.O.S. < 3.0m wide.
	shadow - adjoining building		

PROJECT: MULTI UNIT DEVELOPMENT

71 WHITEHALL STREET  
FOOTSCRAY VIC 3011

PROJECT NO:  
8323

DATE:  
10/09/2025

SHEET:  
REVISION:

SCALE  
1:100 @ A1

**five7.**

L1, 49 NOTT STREET, PORT MELBOURNE VIC 3207  
LEFTURN.COM.AU | 1300 628 529 | HELLO@LEFTURN.COM.AU

© COPYRIGHT 2024 THESE DRAWINGS ARE NOT TO BE COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN CONSENT OF THE AUTHOR



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 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 be distributed at the manufacturers recommended rate and cultivated into the sub-grade at a minimum depth of 150mm. Proposed topsoiling areas to be graded / drained to prevent water discharge into neighbouring properties

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

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

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

If soil is 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. The backfill must be placed in layers, ensuring that the trunk is flush with the surrounding soil surface and the trunk is vertical. Backfill material is to be in a loose, friable state, without rocks, sticks, or foreign material. If soil material is to be sourced from outside the project, the backfill, a 15% minimum, must be available and used. All material must be firmly backfilled in layers to prevent large air pockets from occurring, then thoroughly watered. In trees to be staked, the trunk must be supported by a stake and a support system. The stake and 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 trunk, but loose enough to allow movement around the trunk. The support system must be a strong support system. Tree 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 must be applied to the trunk of the tree. The fertilizer from the trunk's stem to manufacturers specifications and watered in immediately. All trees to be mulched to a diameter of 300mm wide and to a depth of 300mm but must not be in contact with the trunk. Mulch must be made of wood chips or bark chips. The mulch must be made of wood chip/wedge wood chip particles in a size range of 25-50mm maximum. Mulch must be spread at a consolidated depth of 75mm. The planting hole surface is to be covered with a layer of mulch. The mulch must be made of wood chip/wedge wood chip material native. The site must be left in a clean and safe condition

The landscape is to be maintained by applying best horticultural practice to promote healthy plant performance for a 13 week establishment period commencing from the date of planting. The maintenance programme shall include the following tasks (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 kept to dense and free, mulching and staking and tying - 75mm mulch depth to be maintained around trees and shrubs, and the trunk of trees to be protected with tree guards 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 - 36 x monthly slow release fertiliser in accordance with manufacturers recommendations, deadheading - dead flowers to be removed from all vernalised plants beyond repeat or regrowth with the same species as specified in the plant schedule within the assigned maintenance period

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 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

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

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 5metres of any proposed or existing (including neighbouring) building lines, retaining walls, rain gardens and any built constructions.












Any cross section drawings provided on this plan are indicative only. Refer to the construction drawings prepared by the architect and consulting engineer which take precedence.

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 plant height to be indicated on the drawing, a healthy, symmetrical, rounded crown of softm 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

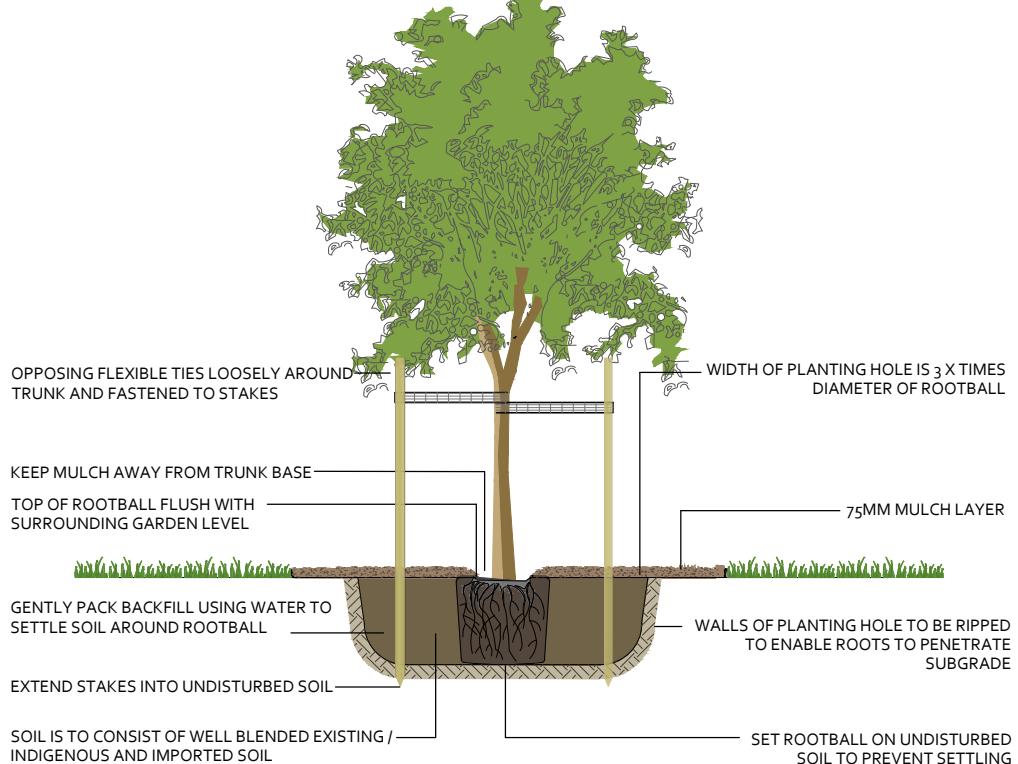
All existing vegetation shown on the endorsed plan (subject site and neighbouring properties) is to be retained must be suitably marked before any development (including demolition) commences on the land and any vegetation must not be removed, destroyed or lopped without the written approval of the responsible 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 4370-2009 (*Protection of trees on 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 4373:2007 (*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.

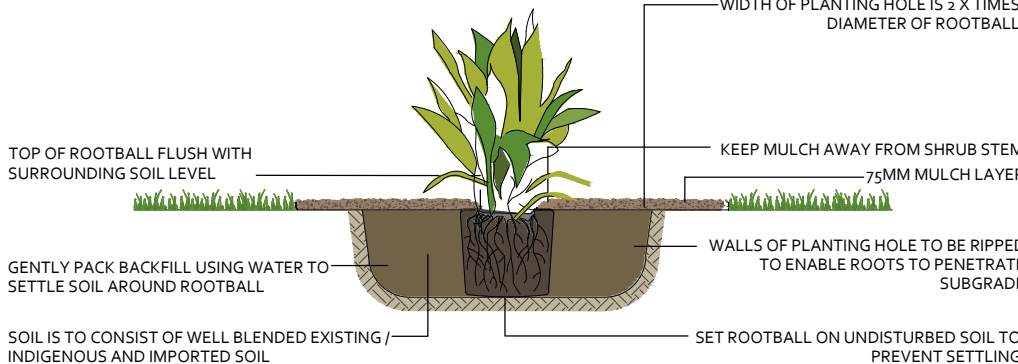


	Proposed deciduous trees
	Deep soil tree planting zone
	Non-compliant tree canopy cover
	Proposed evergreen shrubs
	Proposed ornamental and native grasses
	Existing trees to be retained and protected
	Existing vegetation to be removed
	Proposed concrete surfaces
	Proposed compacted toppings / granitic sand
	Proposed permeable paving
	Proposed paver step-stones
	Fences with heights and material as nominated

detail not drawn to scale



detail not drawn to scale



75mm ORGANIC PINE BARK MULCH

400mm APPROVED MEDIUM LOAM SOIL

MIN 150mm DEEP ROTARY HOED SUBGRADE  
(NO MECHANICAL CULTIVATION WITHIN THE ROOT ZONE OF EXISTING TREES)

40MM GRANITIC SAND / 20 TO 70MM RIVER PEBBLE

75MM COMPACTED FCR BASE (NO COMPACTED BASE WITHIN TPZ'S OF EXISTING TREES)

SUBGRADE

Total site area	670m <sup>2</sup>
Minimum tree canopy cover requirement	67m <sup>2</sup> (10%)
Proposed tree canopy cover	18.85m <sup>2</sup> (2.81%)
- Type A trees (5m diam.) x 1 @19.7m <sup>2</sup> / tree	19.7m <sup>2</sup>
- Non compliant canopy cover (proposed trees)	-0.85m <sup>2</sup>

Code	Botanical Name	Common Name	Supply Size	Mature HxW(m)	Qty
TREES					
ACJ	<i>Acer campestre</i> 'Elsrijk'	Hedge Maple	40ltr/min 1.8m high	7 x 5	1
TOTAL					1
LARGE SHRUBS					
COG	<i>Cotinus coggygia</i> 'Grace'	Smoke Bush	20cm pot	3 x 3	2
SSN	<i>Syringa australis</i> 'Straight and Narrow'	Narrow Brush Cherry	20cm pot	5 x 1	40
MEDIUM SHRUBS					
RHO	<i>Rhapiolepis indica</i> 'Oriental Pearl'	Indian Hawthorn	14cm pot	.90 x 1	11
GROUND COVERS & LOW SHRUBS					
LEB	<i>Leucophyta brownii</i>	Cushion Bush	14cm pot	.50 x .70	14
TSA	<i>Thymus serpyllum</i> var. 'Alba'	Creeping White Thyme	Tube	.15 x .90	7
TUSSOCKS / GRASSES / EVERGREEN PERENNIALS					
DRL	<i>Dianella revoluta</i> 'Little Rev'	Little Rev Flex Lily	14cm pot	.30 x .30	8
LRN	<i>Ligularia dentata</i> 'Reniformis'	Tractor Seat Plant	14cm pot	.50 x .50	22
OJB	<i>Ophiopogon japonicus</i>	Giant Mondo Grass	14cm pot	.60 x .50	28
PPL	<i>Pennisetum alopecuroides</i> 'Purple Lea'	Purple Lea Fountain Grass	14cm pot	.80 x .80	10
PYG	<i>Pycnosorus globosus</i>	Billy Buttons	14cm pot	.90 x .60	10

