

438 Barkly Street, Footscray

PROPOSED CHILDCARE DEVELOPMENT

CITY OF MARIBYRNONG
ADVERTISED PLAN

CITY OF MARIBYRNONG
RECEIVED
10/02/2026
URBAN PLANNING



Kool
Beanz
ACADEMY

CITY OF MARIBYRNONG
ADVERTISED PLAN



Kool
Beanz
ACADEMY



**CITY OF MARIBYRNONG
ADVERTISED PLAN**

This scheme has been prepared for:
Jet Oil Pty Ltd

Designed and produced by:

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7.0 DEVELOPMENT SUMMARY

7.01 Development Summary Area Schedule

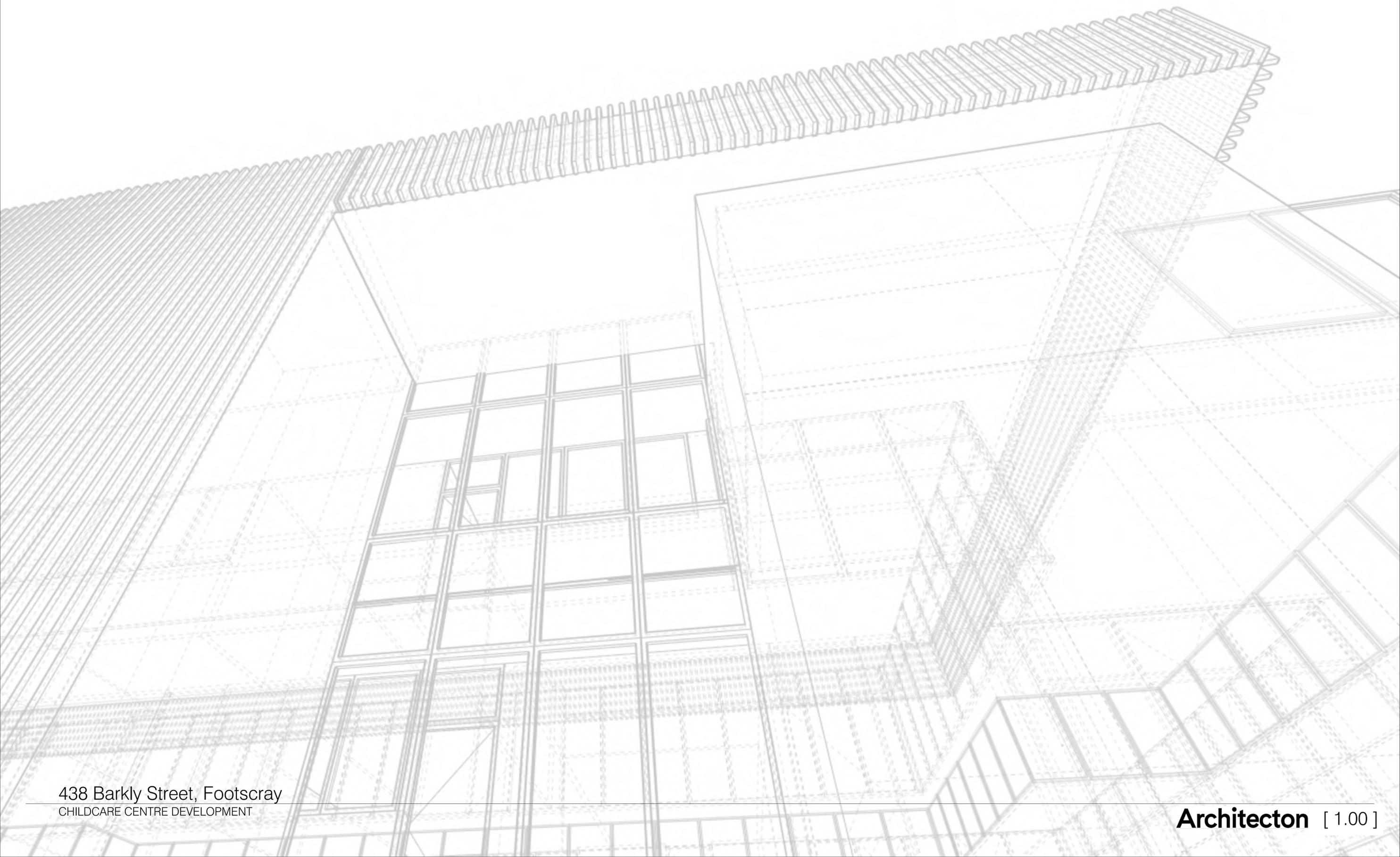
8.0 DRAWINGS

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1.0 ARCHITECTURAL STATEMENT



1.0 ARCHITECTURAL STATEMENT

THE SITE

The site is located at 438 Barkly Street, Footscray, within the Maribyrnong municipality. The site area is 1303 sqm and the lot is currently vacant.

Access to the site is via the existing pedestrian footpath along the Barkly Street while the car access is via the Eleanor Street and Everard Street.

THE OPPORTUNITY

Contemporary insertion of the new proposed childcare which is responsive to the context and the site's evolving neighbourhood within this residential precinct, respecting the adjoining properties, and provide for a high degree of amenity and meaningful landscape integration.

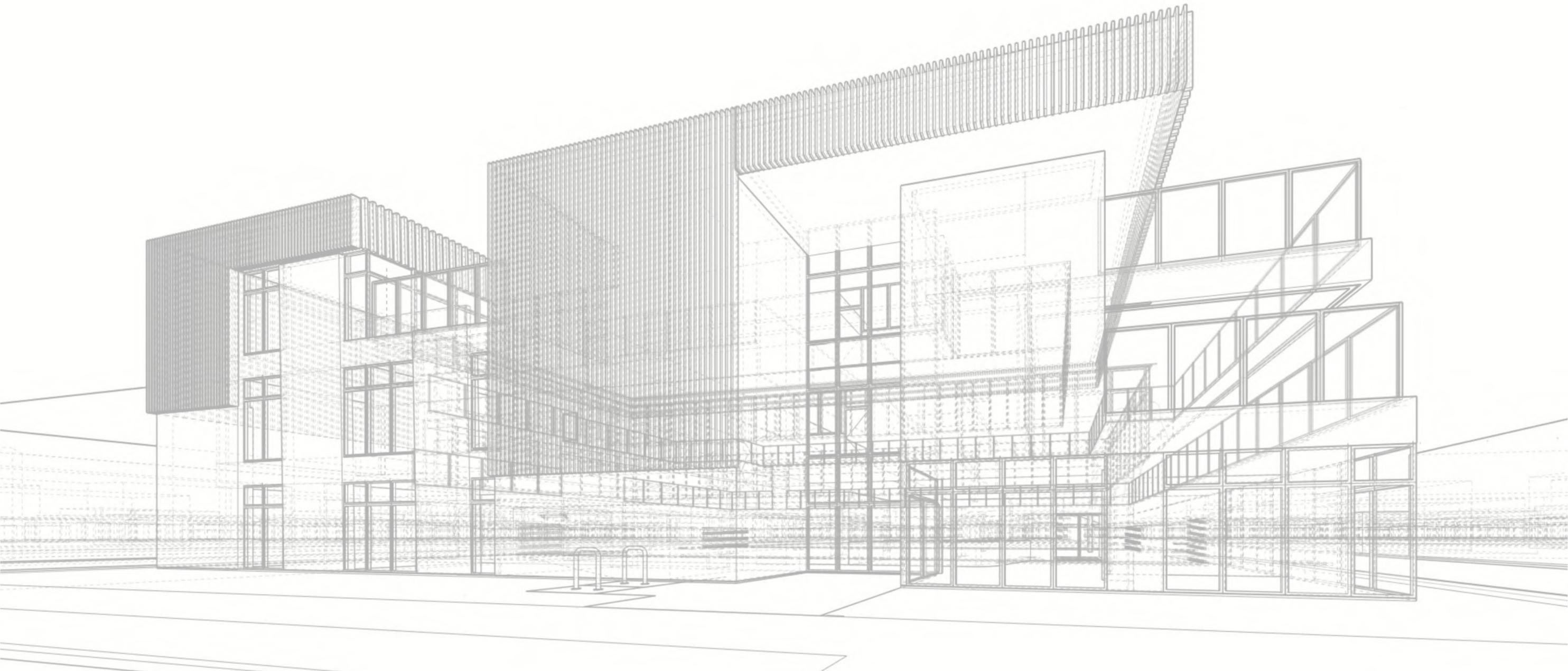
THE PROPOSAL

This document outlines the proposal to construct a new childcare centre; provides the vision and rationale developed by Architecton for the site, and an assessment of the relevant planning and design issues that have influenced the design response (height, setbacks, amenity, facade detail, etc.)

The form and facades of the building result in an architectural language which is responsive to the sites surrounding context and respectful of the adjoining properties. The design avoids unreasonable visual bulk of the new development by ensuring appropriate scales, form and articulation.

THE PROPOSAL PROVIDES

- A three (3) storey childcare centre.
- A floor area of 1180 sqm GFA.
- 25 car spaces including 1 no. accessible car space.
- 3 no. bicycle spaces
- Total children external play area of 860.27 sqm.
- Accommodate 116 children.







**CITY OF MARIBYRNONG
ADVERTISED PLAN**

ARCHITECTURE :

ARCHITECTON PTY. LTD.
Level 13, 257 Collins Street, Melbourne VIC 3000

PLANNING :

HUMAN HABITATS
Suite 424 Level 4 / 838 Collins St, Docklands VIC 3008

TRAFFIC :

onemilegrid
56 Down St, Collingwood VIC 3066

WASTE MANAGEMENT :

onemilegrid
56 Down St, Collingwood VIC 3066

ESD :

FRATER GROUP
97 Rathdowne Street, Carlton North, VIC 3054

ACOUSTIC :

CLARITY ACOUSTICS
407 Flemington Road, North Melbourne 3051

LANDSCAPE :

HUMAN HABITATS
Suite 424 Level 4 / 838 Collins St, Docklands VIC 3008

LAND SURVEYOR :

JCA LAND CONSULTANTS
Suite 9/303 Maroondah Hwy, Ringwood VIC 3134

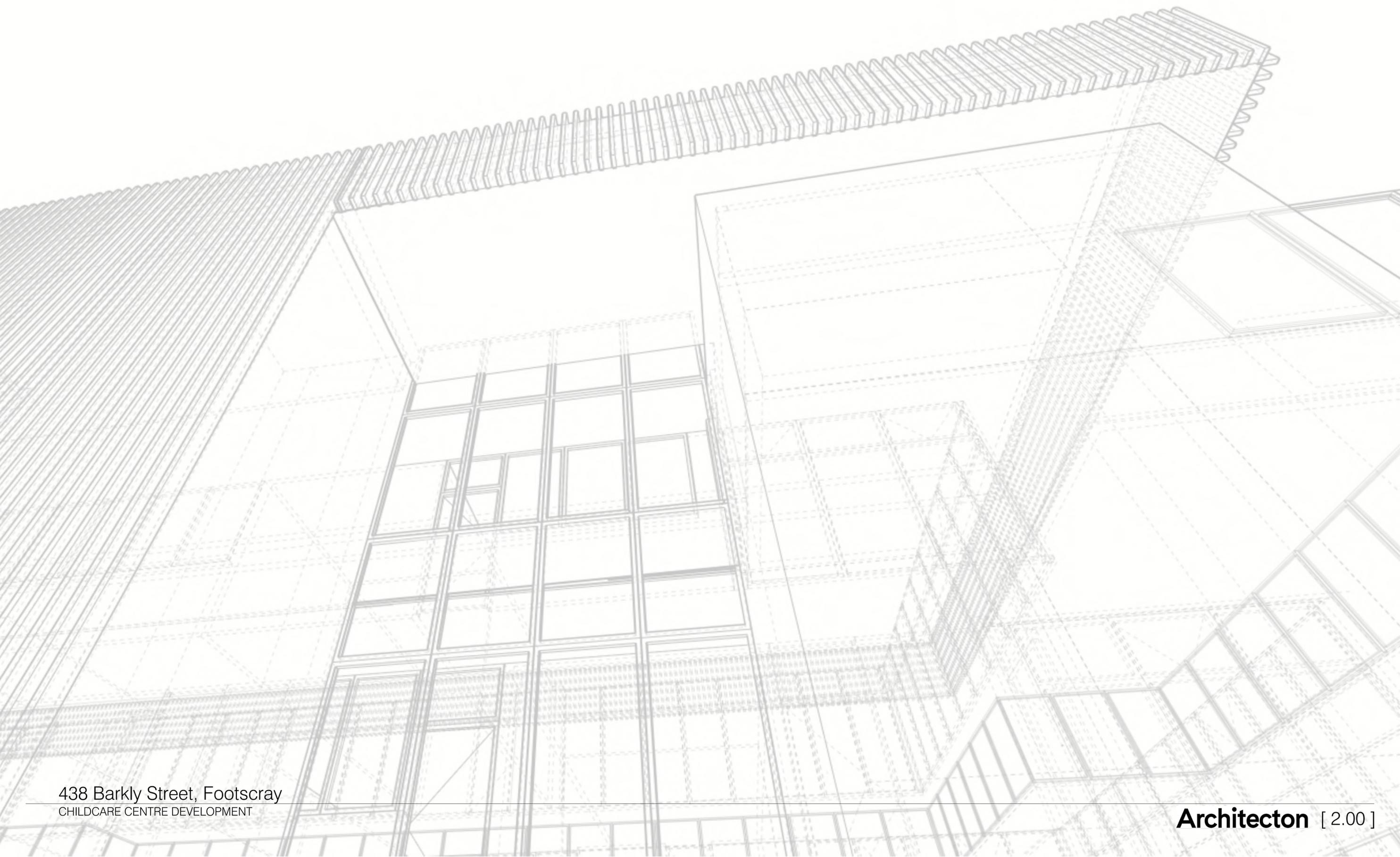
ARBORIST :

TREE DEPARTMENT
PO Box 283, Clifton Hill VIC 3068

ENVIRONMENTAL :

EWER ENVIRONMENTAL CONSULTING
Melbourne VIC 3000

2.0 URBAN CONTEXT & SITE ANALYSIS



2.0 URBAN CONTEXT & SITE ANALYSIS

2.01 SITE LOCATION

LEGEND

- SUBJECT SITE
- PARK & RESERVE
- MEDICAL
- COMMUNITY
- CHILDCARE CENTRE
- RETAIL



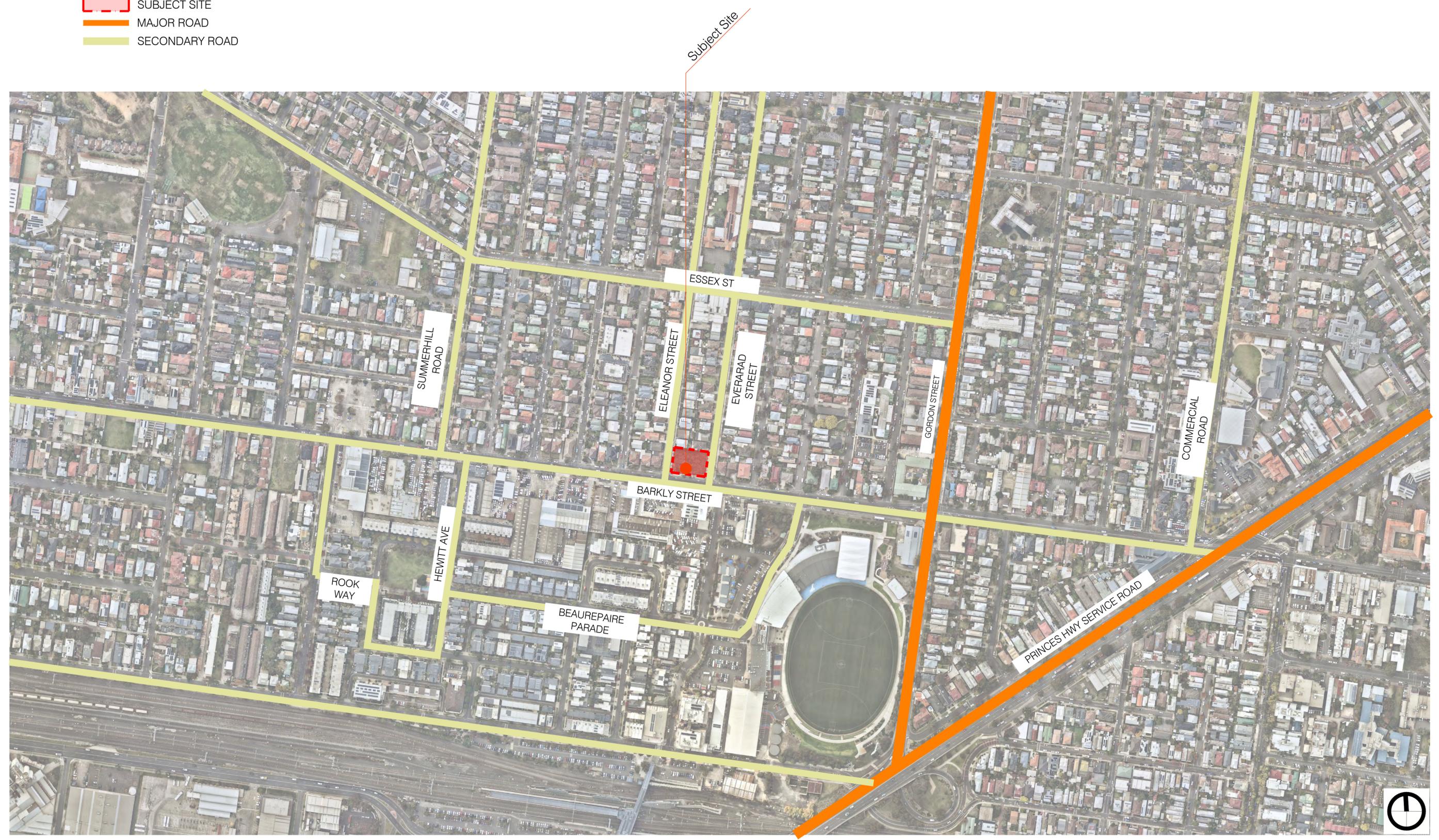
438 Barkly Street, Footscray
CHILDCARE CENTRE DEVELOPMENT

2.0 URBAN CONTEXT & SITE ANALYSIS

2.02 CIRCULATION AND ACCESSIBILITY

LEGEND

-  SUBJECT SITE
-  MAJOR ROAD
-  SECONDARY ROAD



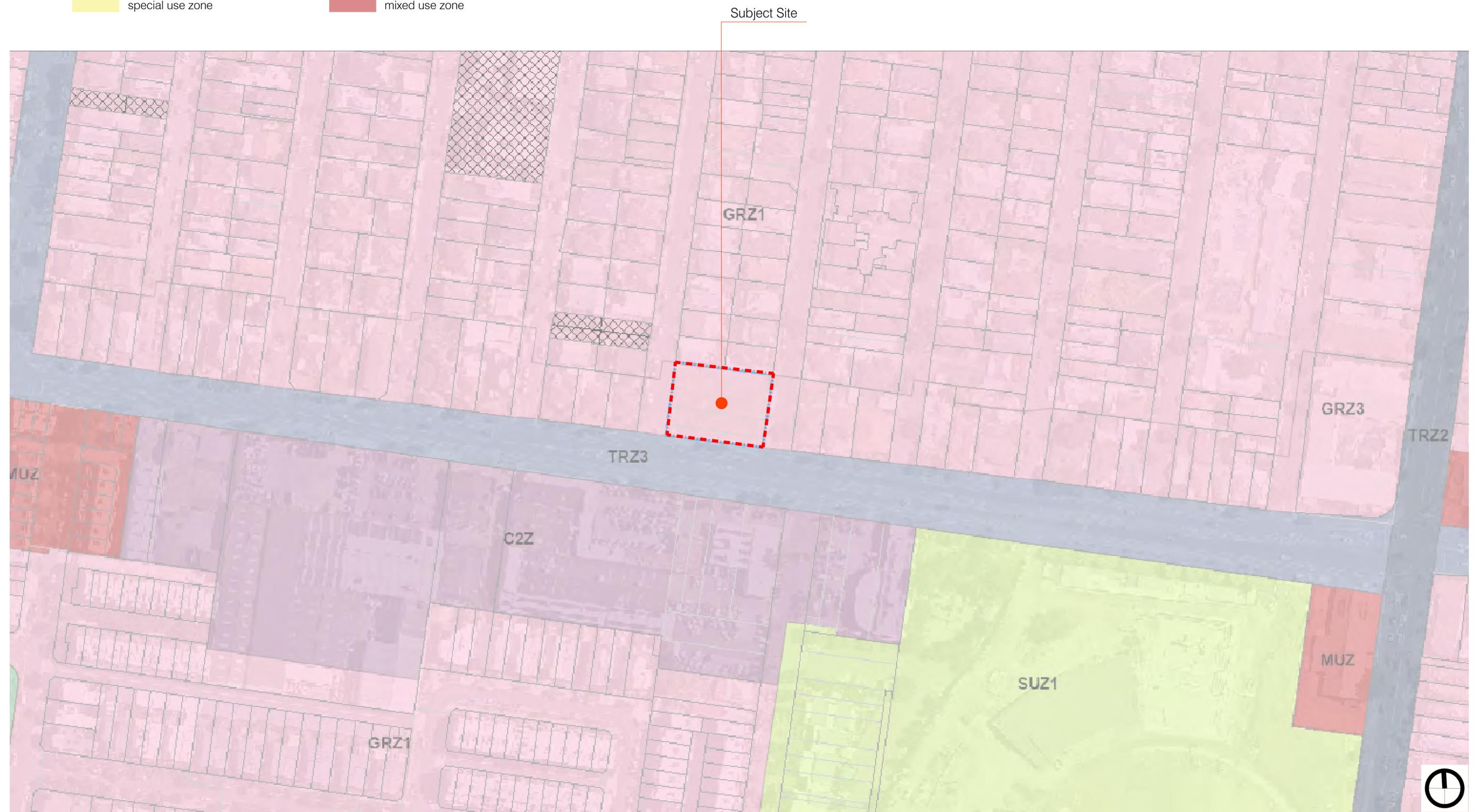
438 Barkly Street, Footscray
CHILDCARE CENTRE DEVELOPMENT

2.0 URBAN CONTEXT & SITE ANALYSIS

2.03 LAND USE

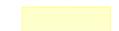
LEGEND

- general residential zone
- special use zone
- commercial zone
- mixed use zone



2.0 URBAN CONTEXT & SITE ANALYSIS

2.04 SURROUNDING BUILDING CONTEXT

-  SUBJECT SITE
-  1 STOREY BUILDING
-  2 STOREY BUILDING



2.0 URBAN CONTEXT & SITE ANALYSIS



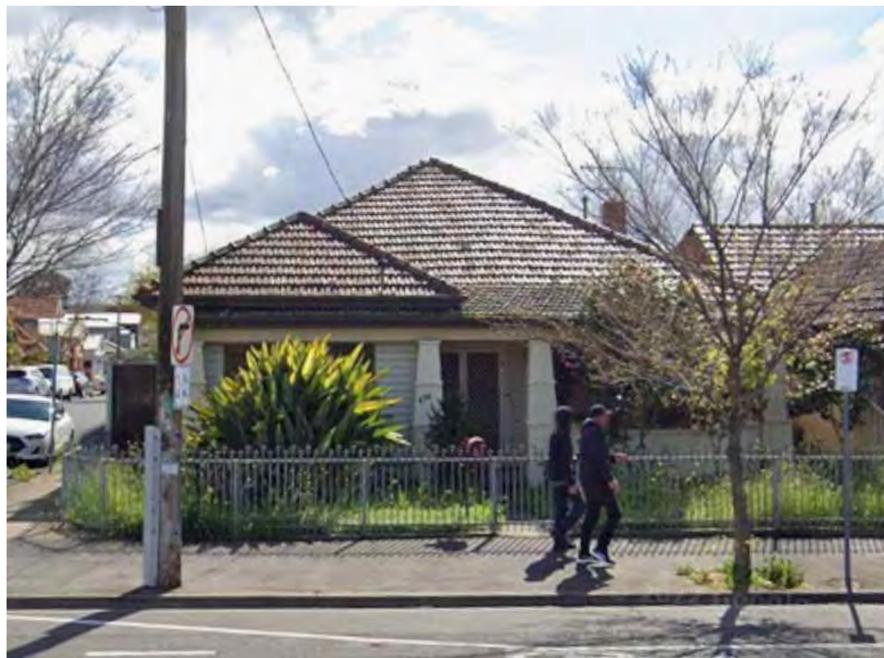
① 454 BARKLY STREET
1 STOREY RESIDENTIAL DWELLING



② 126 ELEANOR STREET
1 STOREY RESIDENTIAL DWELLING



③ 76 EVERARD STREET
1 STOREY RESIDENTIAL DWELLING



④ 438 BARKLY STREET
1 STOREY RESIDENTIAL DWELLING



⑤ 429 - 430 BARKLY STREET
1 STOREY CAR DEALER

2.0 URBAN CONTEXT & SITE ANALYSIS

2.05 SITE PLAN

LEGEND

-  SUBJECT SITE
-  EXISTING PEDESTRIAN ACCESS
-  ACTIVE FRONTAGE
-  EXISTING VEHICLE ACCESS



438 Barkly Street, Footscray
CHILDCARE CENTRE DEVELOPMENT

2.0 URBAN CONTEXT & SITE ANALYSIS

2.06 SITE PHOTOS

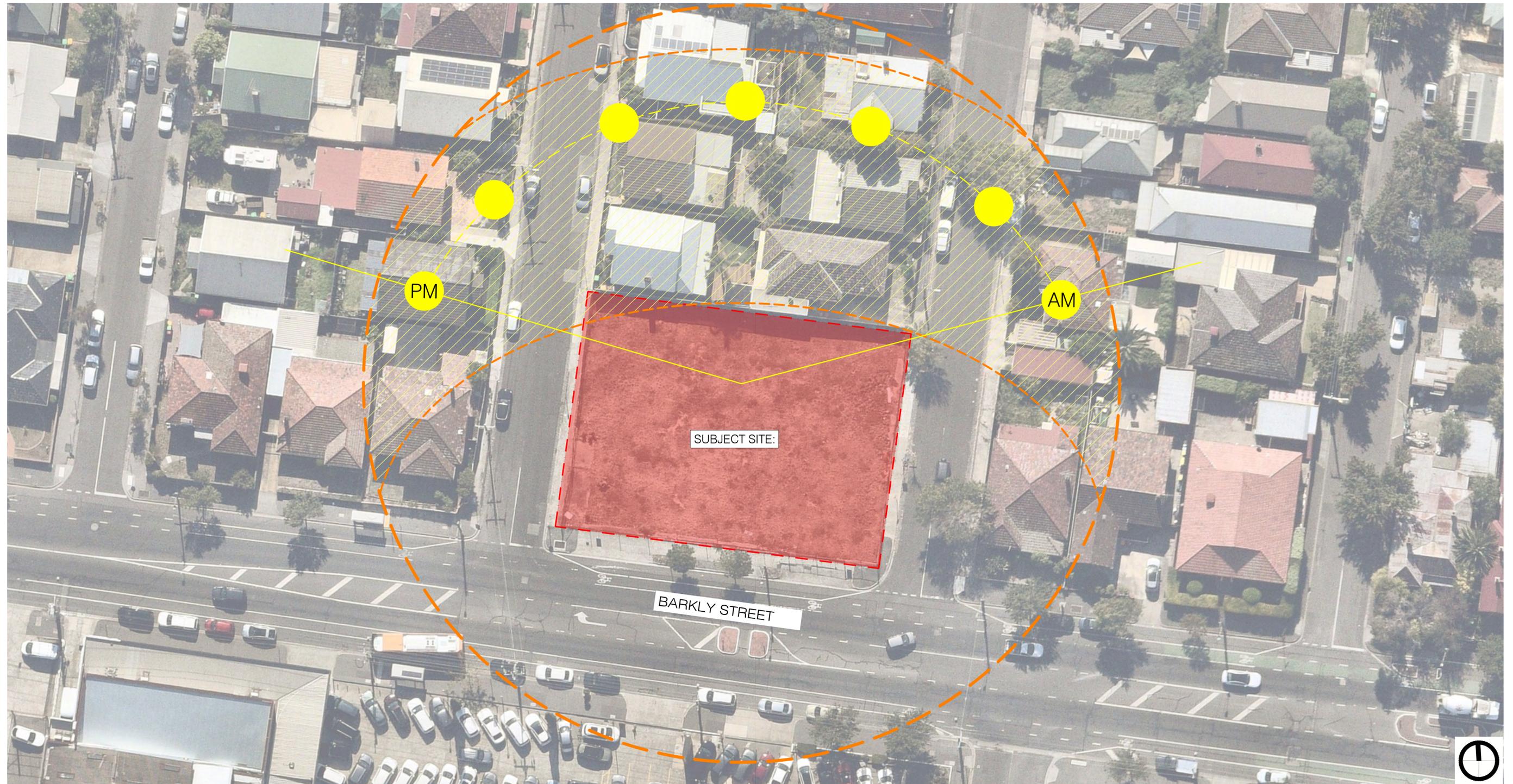


2.0 URBAN CONTEXT & SITE ANALYSIS

2.07 Solar Access

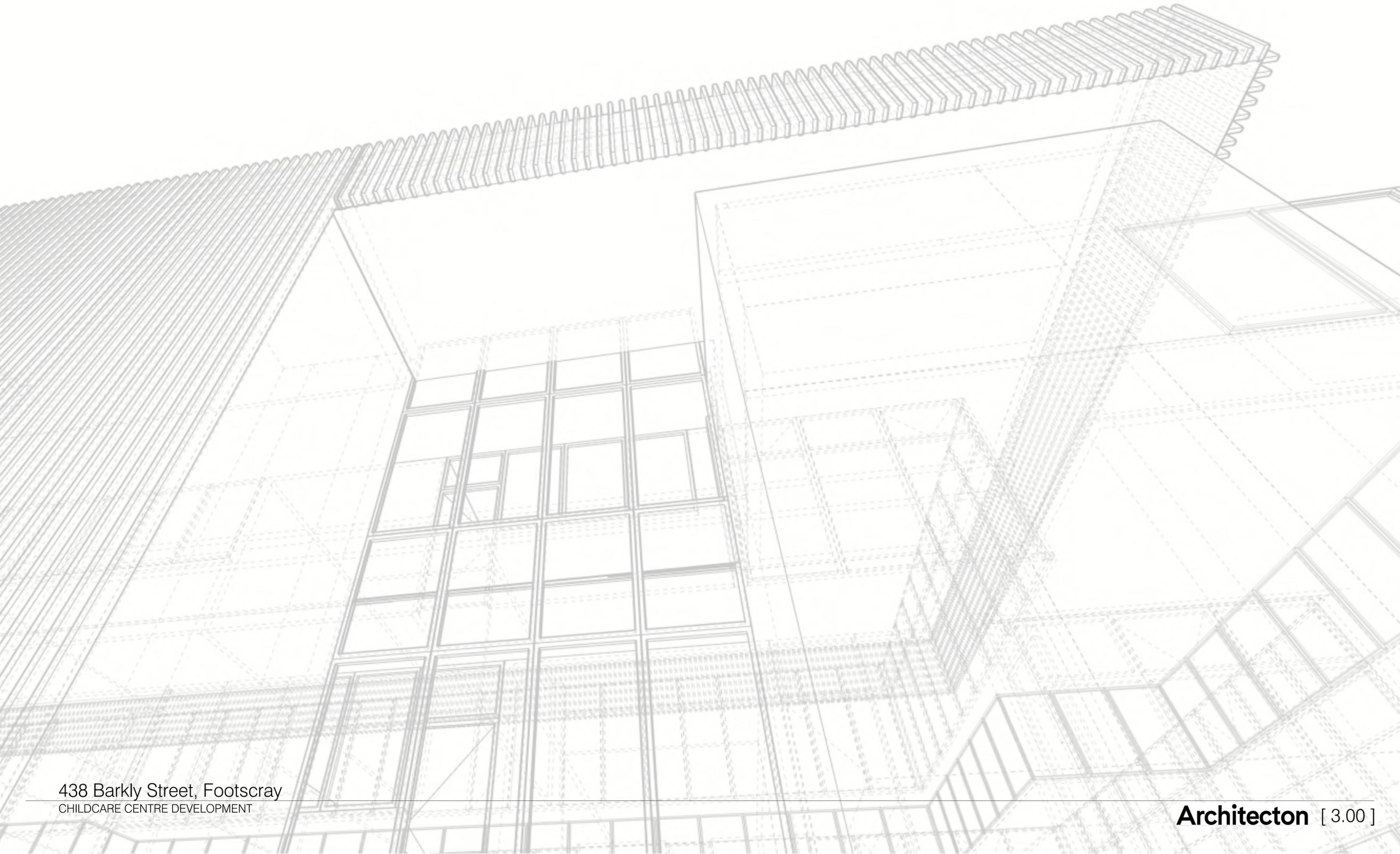
LEGEND

 SUBJECT SITE



438 Barkly Street, Footscray
CHILDCARE CENTRE DEVELOPMENT

3.00 DESIGN EVOLUTION AND RESPONSE



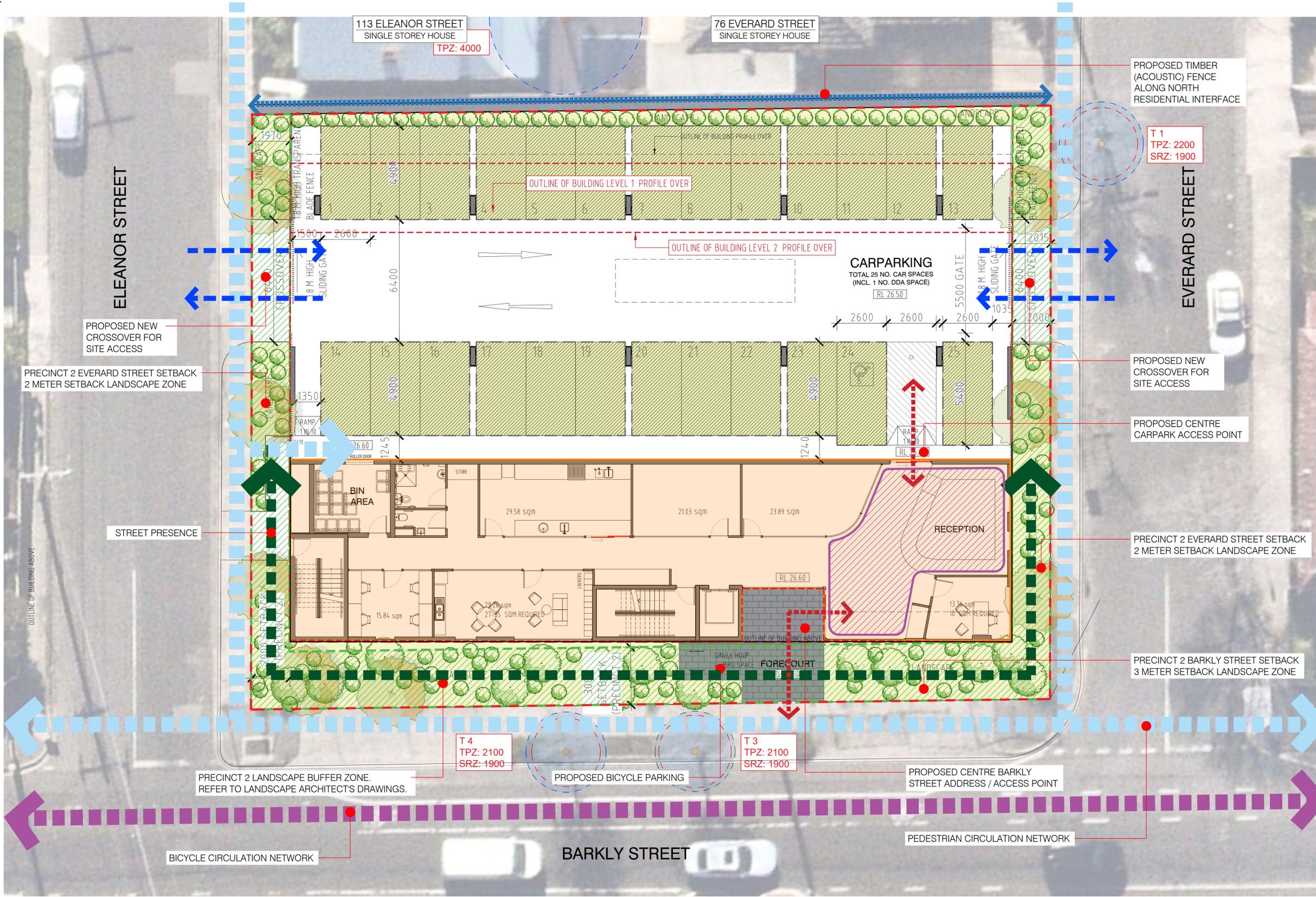
3.0 DESIGN EVOLUTION AND RESPONSE

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

3.01 DESIGN RESPONSE

LEGEND

- SUBJECT SITE
- PROPOSED GROUND FLOOR BUILDING FOOTPRINT
- PROPOSED LEVEL 1 & LEVEL 2 BUILDING FOOTPRINT OVER
- PRECINCT 2 LANDSCAPE BUFFER ZONE
- PROPOSED RECEPTION LOBBY AREA
- PROPOSED CAR PARKING

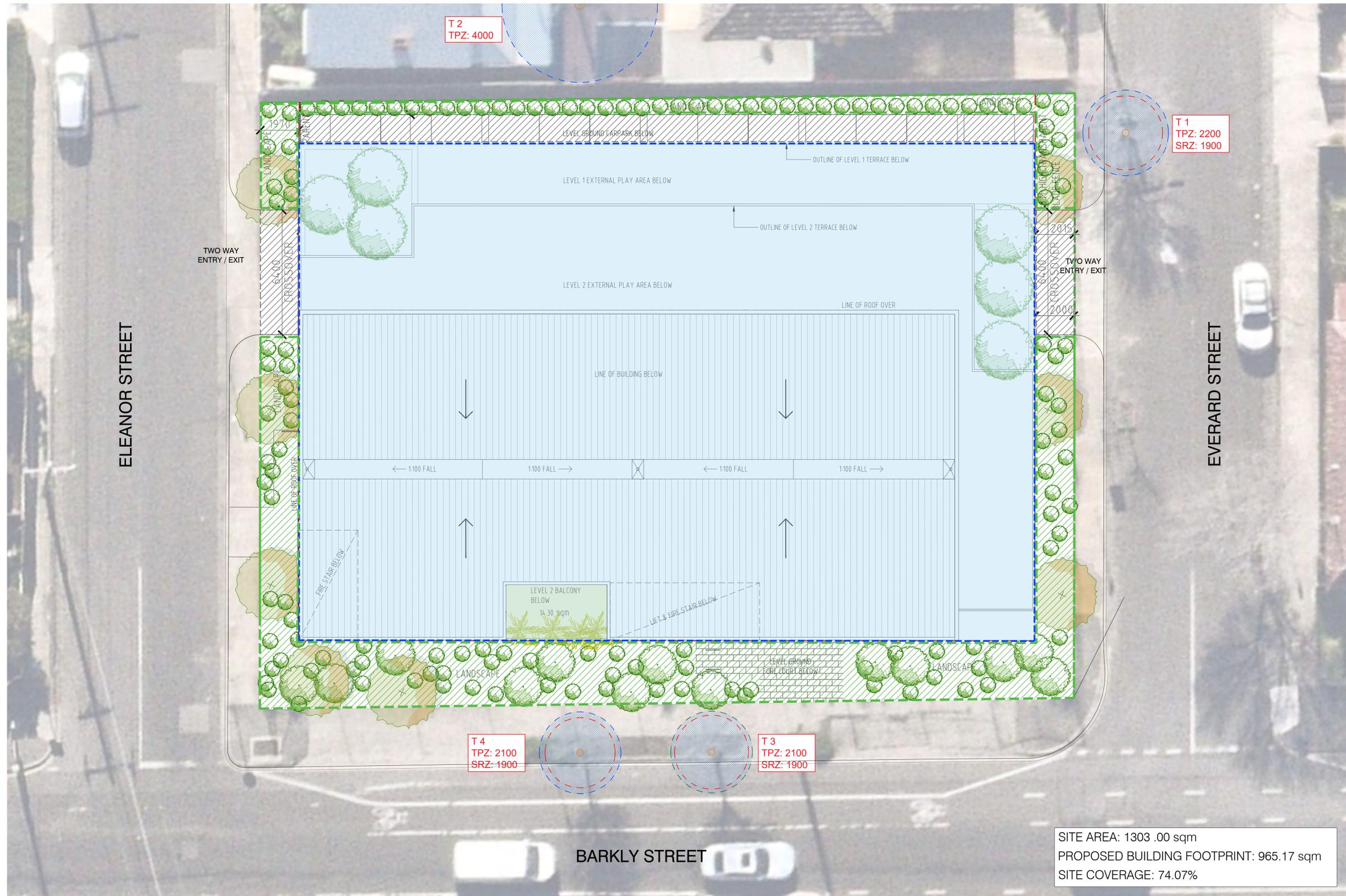


3.0 DESIGN EVOLUTION AND RESPONSE

3.02 SITE COVERAGE

LEGEND

- SUBJECT SITE
- PROPOSED BUILDING SITE COVERAGE
- PROPOSED LEVEL GROUND LANDSCAPE AREA
- PROPOSED CAR PARKING



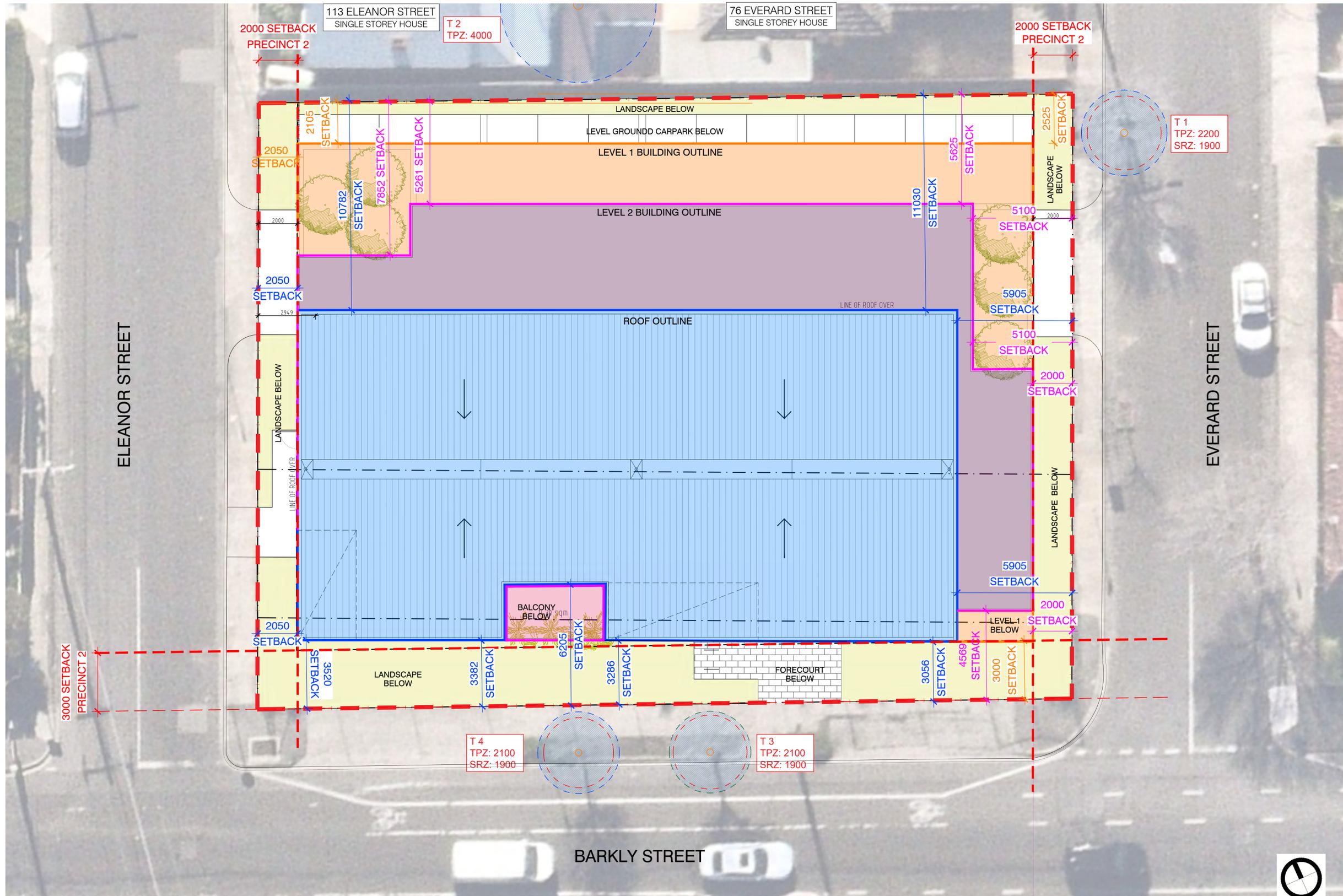
SITE AREA: 1303 .00 sqm
 PROPOSED BUILDING FOOTPRINT: 965.17 sqm
 SITE COVERAGE: 74.07%

3.0 DESIGN EVOLUTION & RESPONSE

3.03 BUILDING SETBACK

LEGEND

- SUBJECT SITE
- PROPOSED LEVEL 1 BUILDING FOOTPRINT
- PROPOSED LEVEL 2 BUILDING FOOTPRINT
- OUTLINE OF ROOF OVER

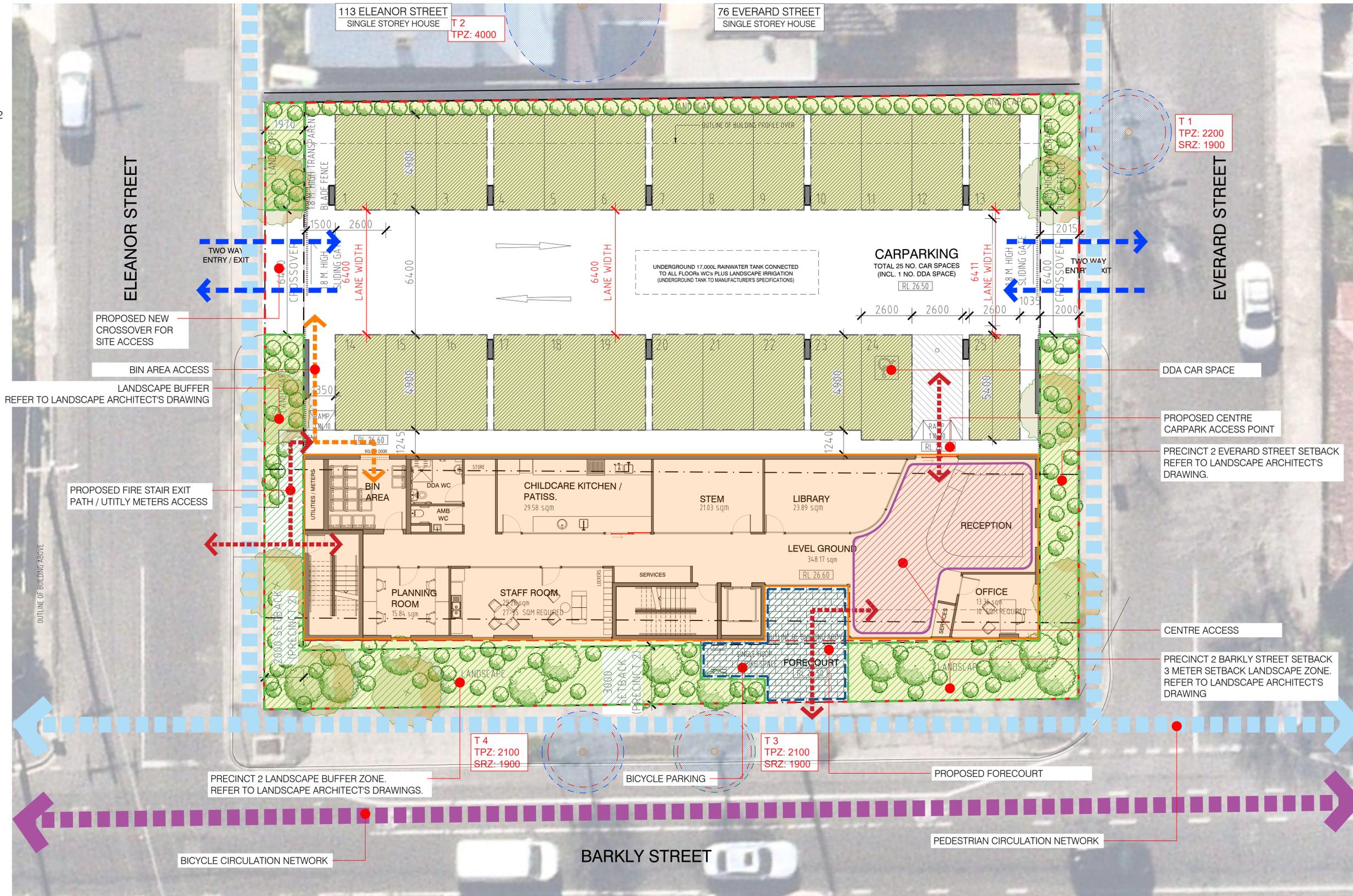


3.0 DESIGN EVOLUTION AND RESPONSE

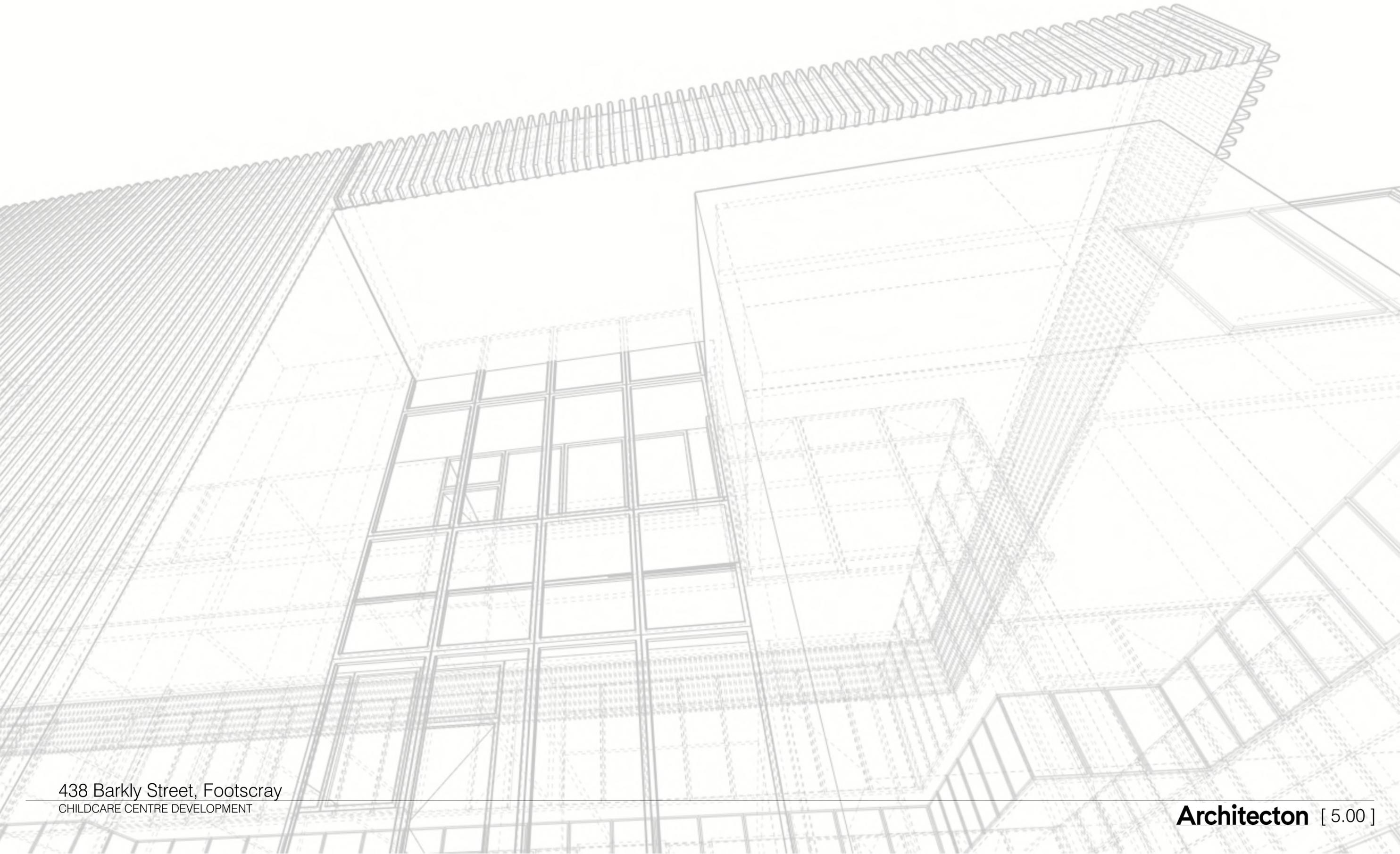
3.04 SITE ACCESSIBILITY

LEGEND

- SUBJECT SITE
- PROPOSED GROUND FLOOR BUILDING FOOTPRINT
- PROPOSED LEVEL 1 & LEVEL 2 BUILDING FOOTPRINT OVER
- PRECINCT 2 LANDSCAPE BUFFER ZONE
- PROPOSED RECEPTION LOBBY AREA
- PROPOSED CAR PARKING

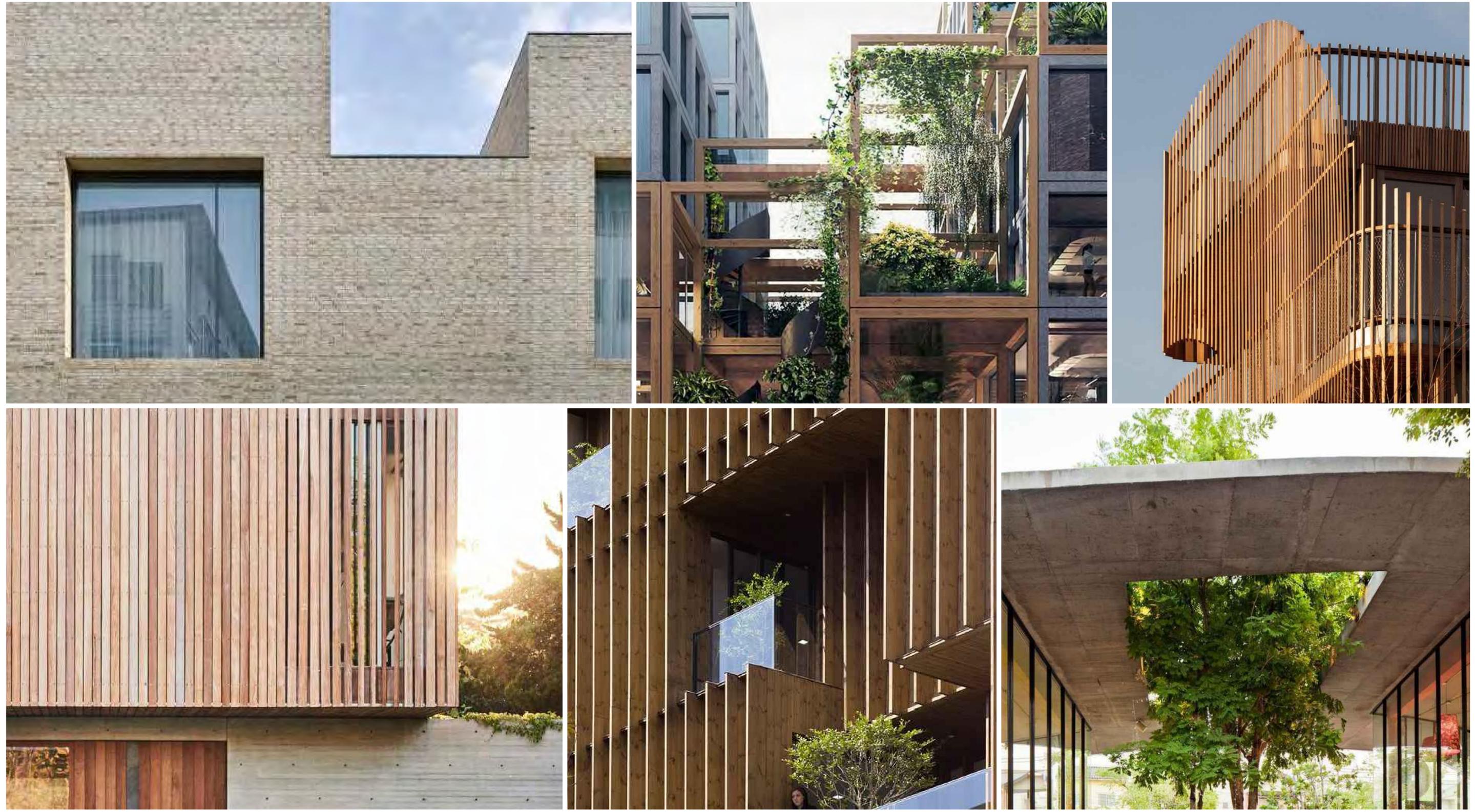


5.00 DESIGN INSPIRATION



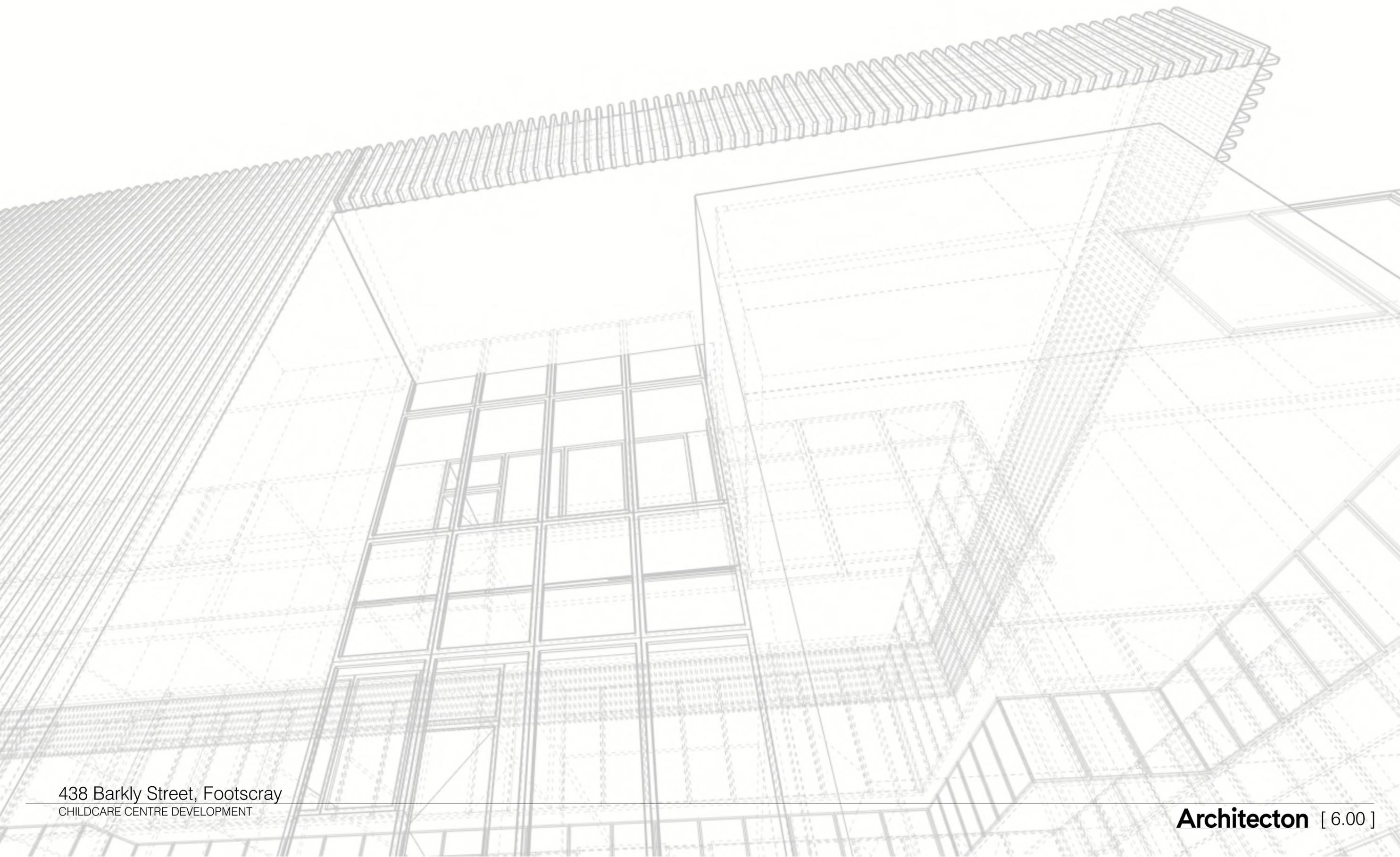
5.0 DESIGN INSPIRATION

5.01 DESIGN INSPIRATION



438 Barkly Street, Footscray
CHILDCARE CENTRE DEVELOPMENT

6.00 SHADOW ANALYSIS



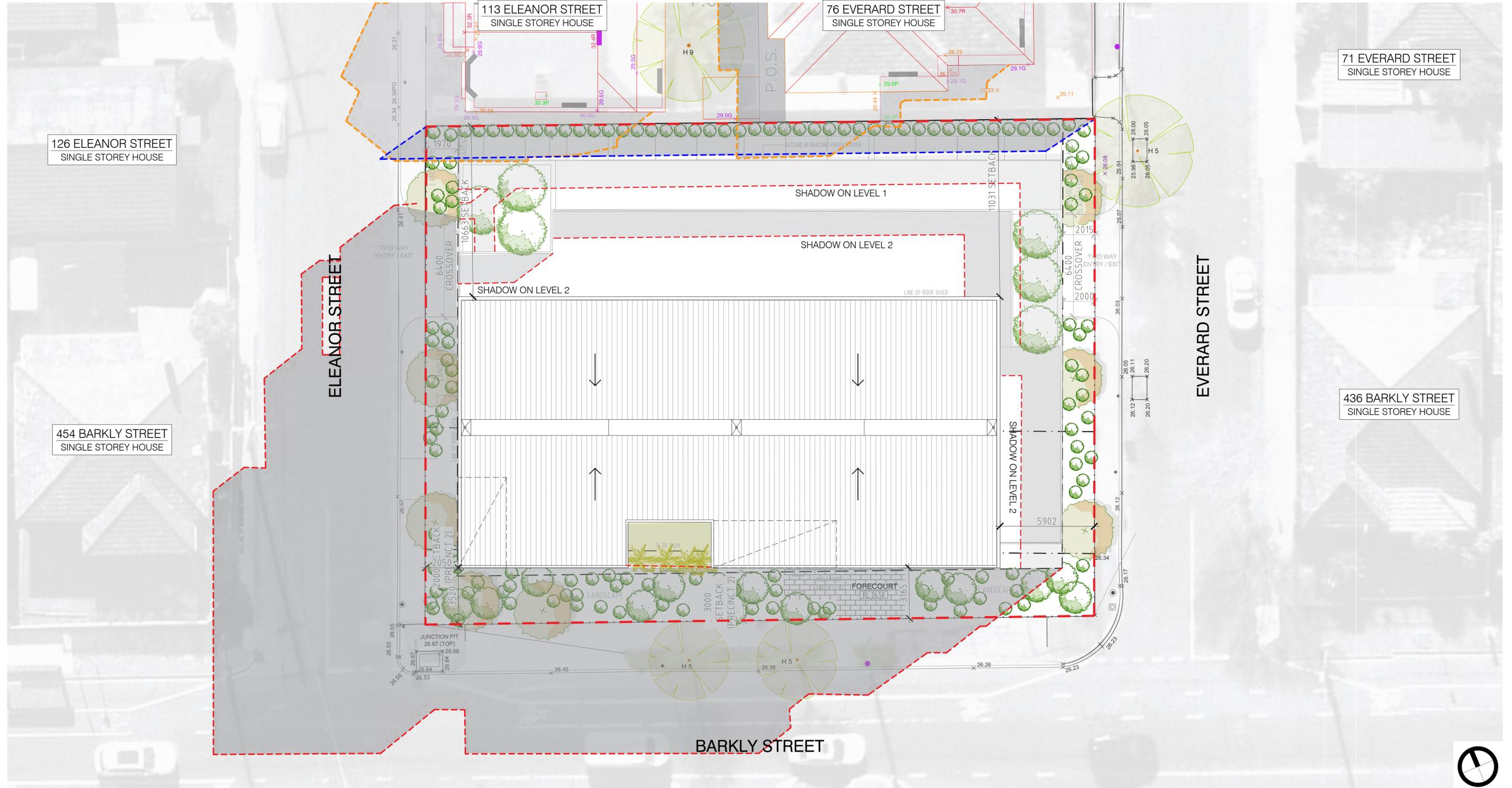
6.0 SHADOW ANALYSIS

6.01 SHADOW DIAGRAM - 9 AM

Shadow diagram for the equinox on the 22nd September

LEGEND

- - - - - site boundary
- - - - - existing context massing shadow outline
- - - - - existing fence shadow outline
- - - - - proposed building shadow outline



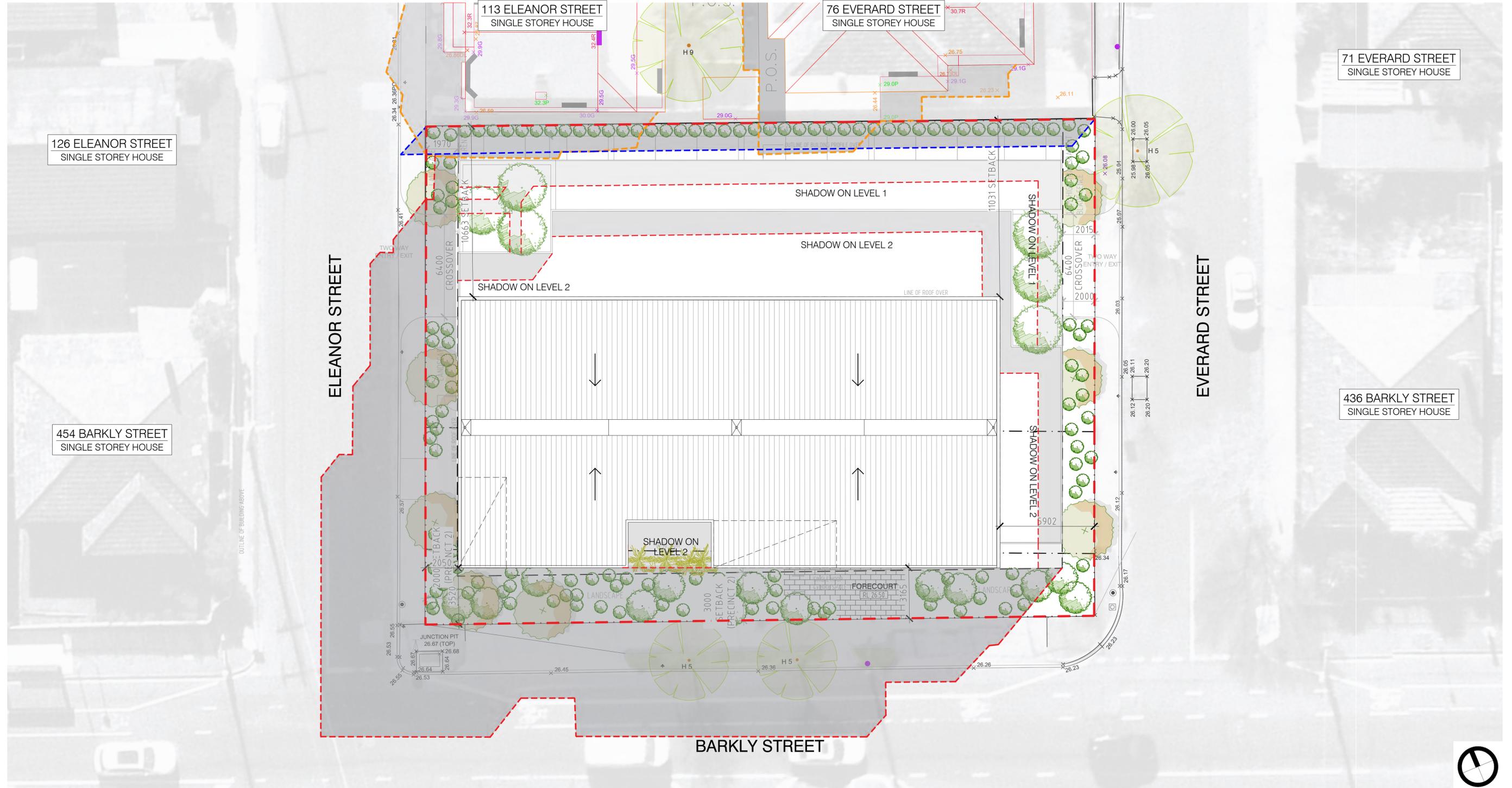
6.0 SHADOW ANALYSIS

6.02 SHADOW DIAGRAM - 10 AM

Shadow diagram for the equinox on the 22nd September

LEGEND

- - - - - site boundary
- - - - - existing context massing shadow outline
- - - - - existing fence shadow outline
- - - - - proposed building shadow outline



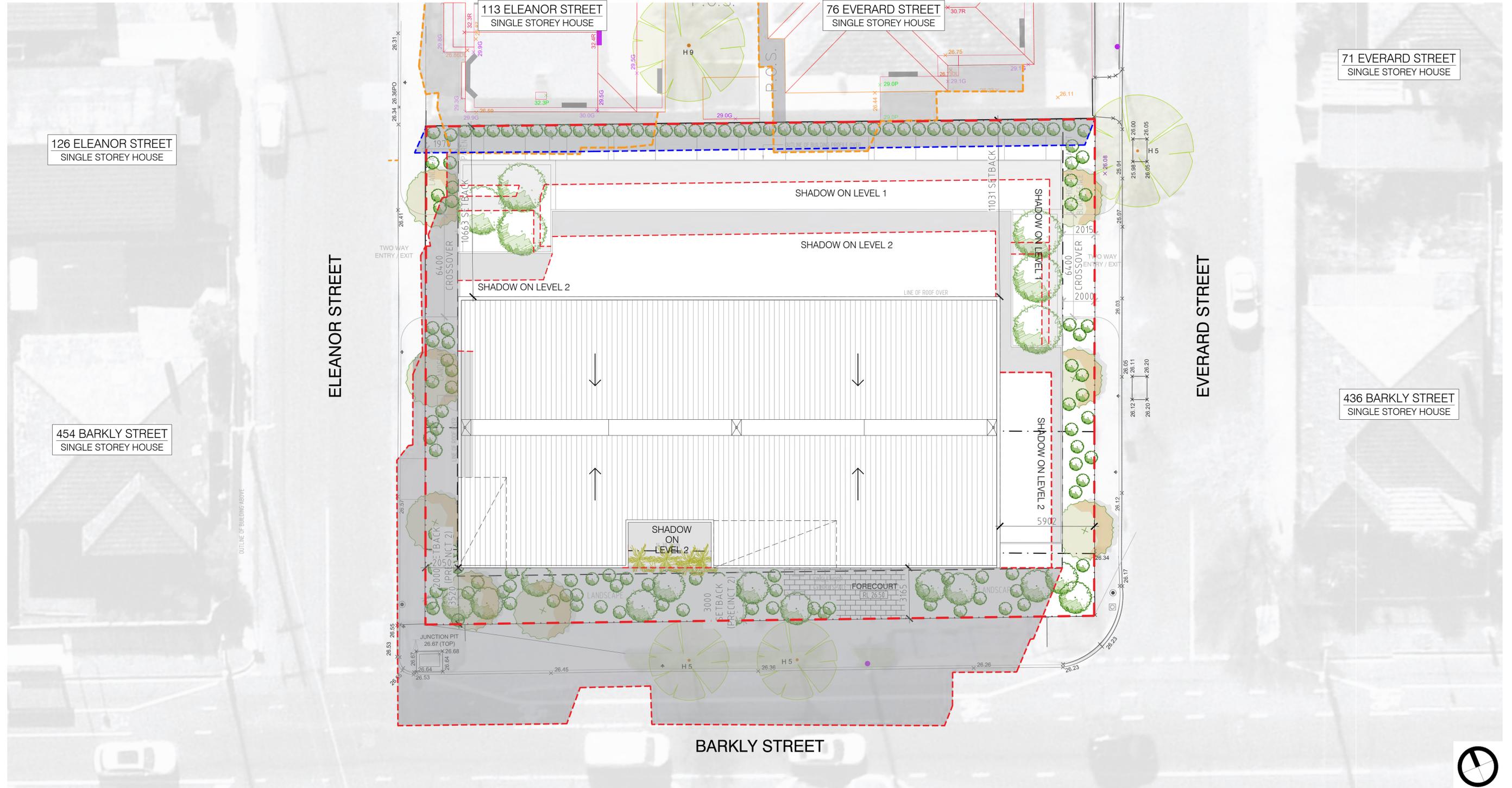
6.0 SHADOW ANALYSIS

6.03 SHADOW DIAGRAM - 11 AM

Shadow diagram for the equinox on the 22nd September

LEGEND

- - - - - site boundary
- - - - - existing context massing shadow outline
- - - - - existing fence shadow outline
- - - - - proposed building shadow outline



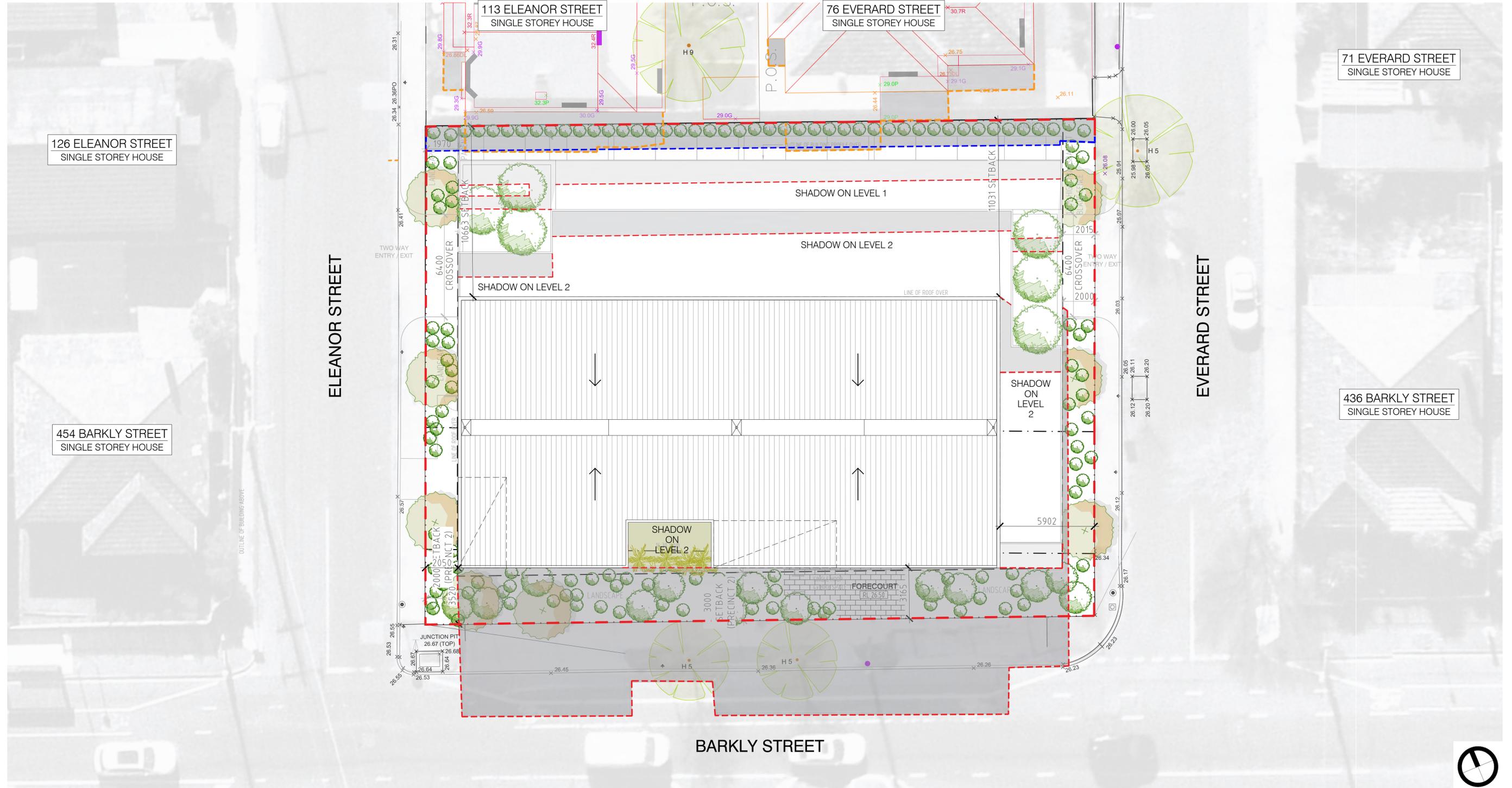
6.0 SHADOW ANALYSIS

6.04 SHADOW DIAGRAM - 12 PM

Shadow diagram for the equinox on the 22nd September

LEGEND

- site boundary
- - - existing context massing shadow outline
- - - existing fence shadow outline
- - - proposed building shadow outline



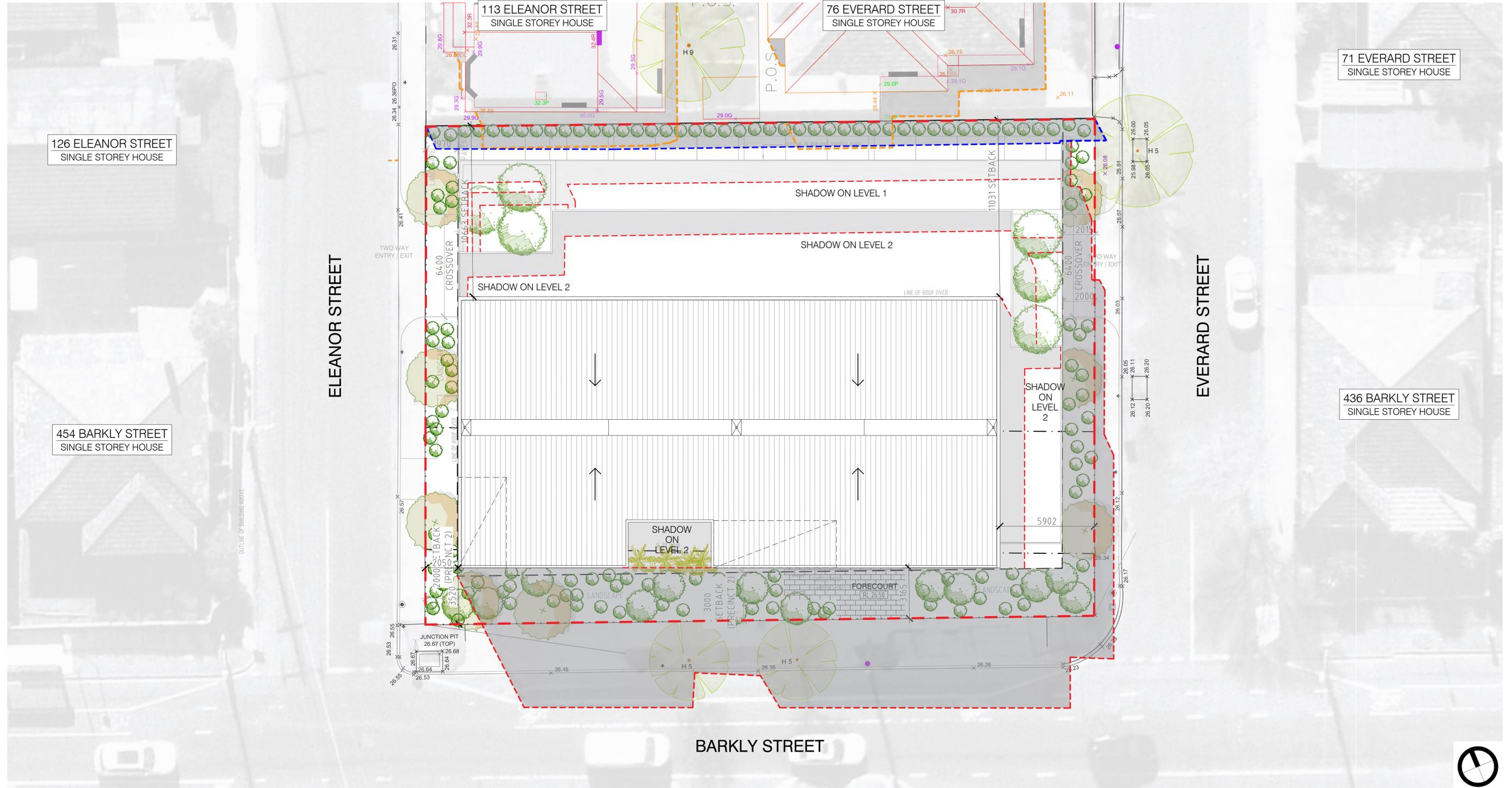
6.0 SHADOW ANALYSIS

6.05 SHADOW DIAGRAM - 1 PM

Shadow diagram for the equinox on the 22nd September

LEGEND

- site boundary
- existing context massing shadow outline
- existing fence shadow outline
- proposed building shadow outline



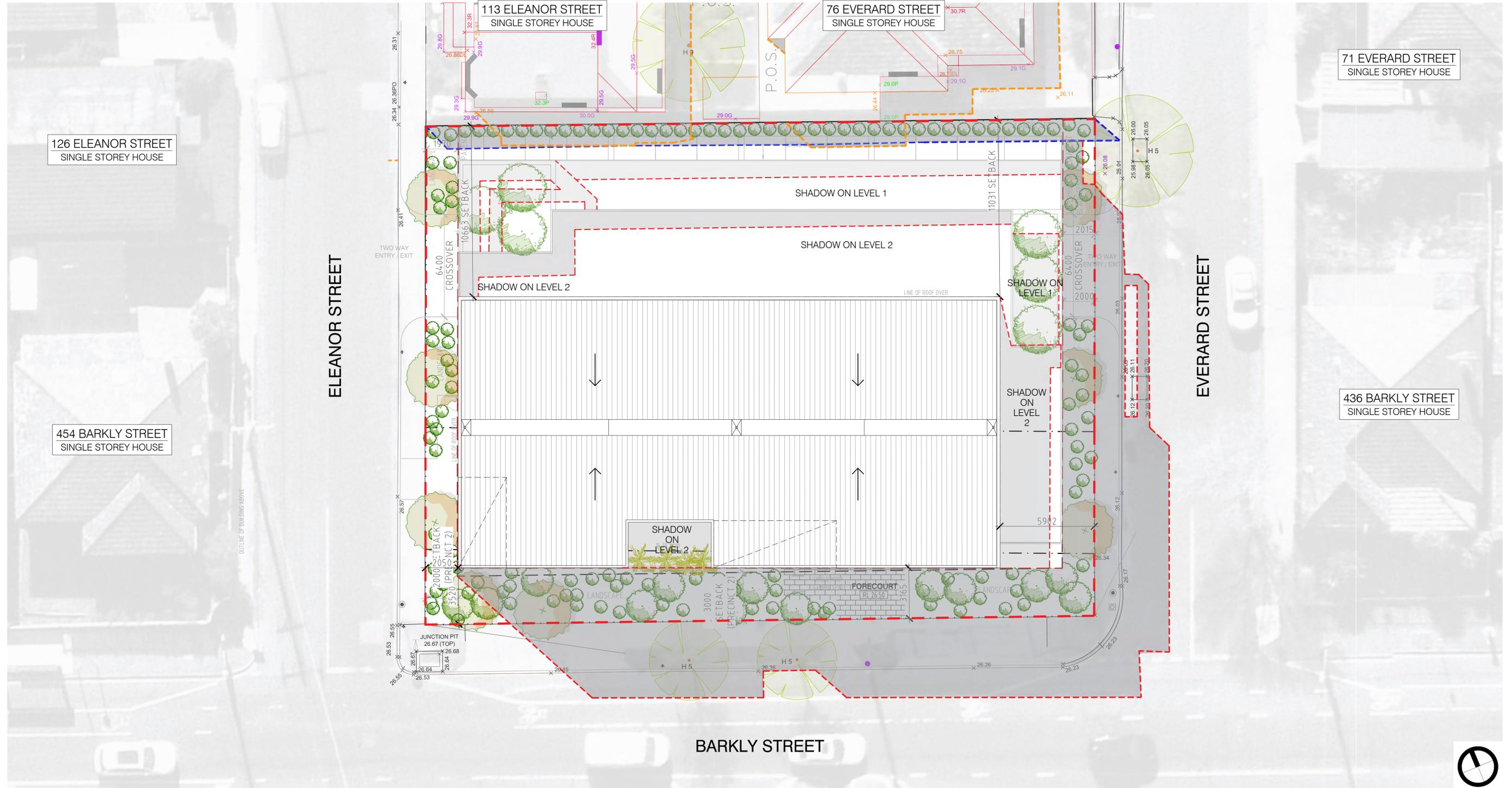
6.0 SHADOW ANALYSIS

6.06 SHADOW DIAGRAM - 2 PM

Shadow diagram for the equinox on the 22nd September

LEGEND

- - - - - site boundary
- - - - - existing context massing shadow outline
- - - - - existing fence shadow outline
- - - - - proposed building shadow outline



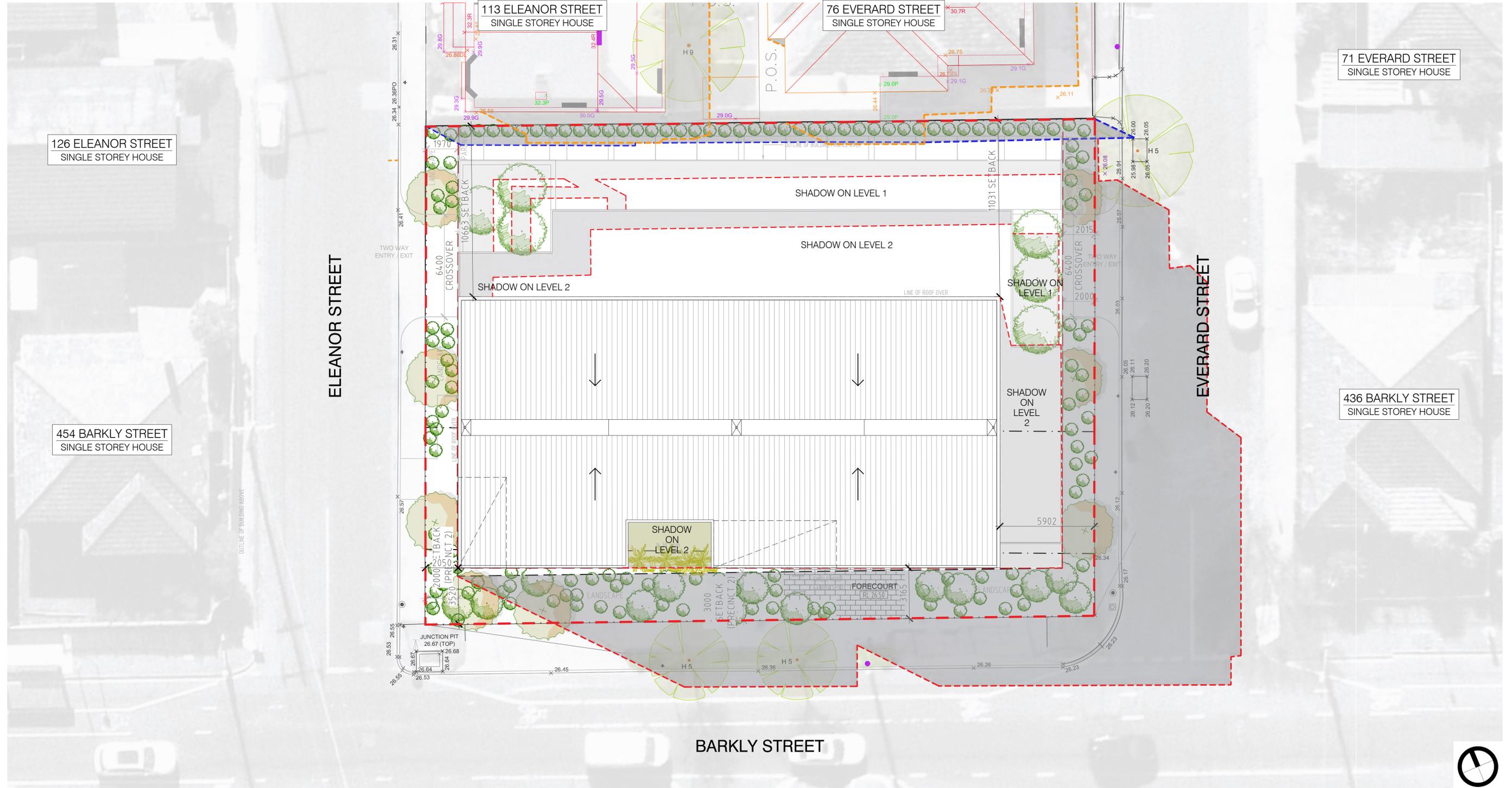
6.0 SHADOW ANALYSIS

6.07 SHADOW DIAGRAM - 3 PM

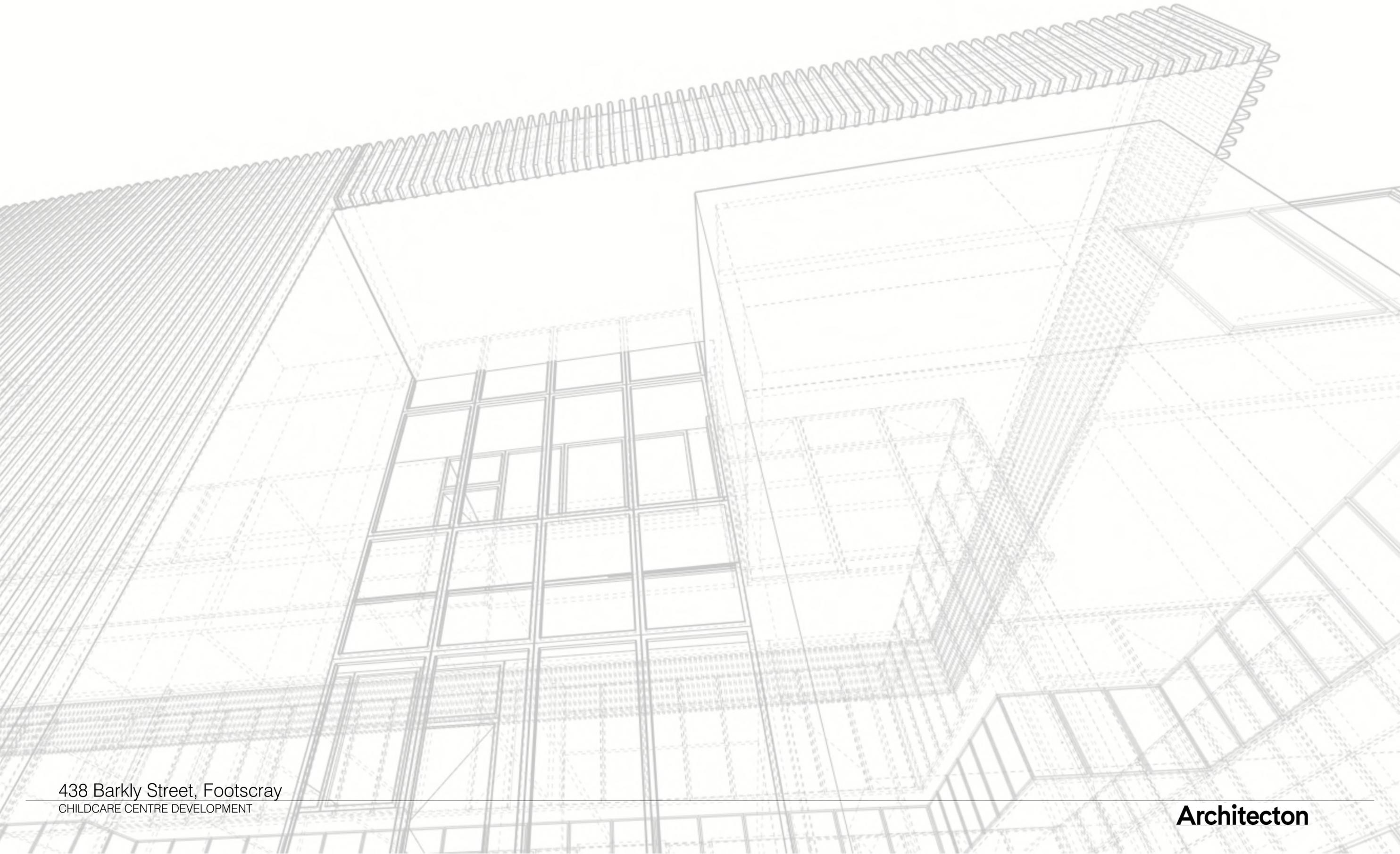
Shadow diagram for the equinox on the 22nd September

LEGEND

- - - - - site boundary
- - - - - existing context massing shadow outline
- - - - - existing fence shadow outline
- - - - - proposed building shadow outline



7.00 DEVELOPMENT SUMMARY



7.0 DEVELOPMENT SUMMARY

7.01 DEVELOPMENT SUMMARY

- 116 CHILDREN
- 3 LEVEL BUILDING
- ON GRADE CAR PARK - 25 SPACES REQUIRED

SITE ANALYSIS	QUANTITY
SUBJECT SITE AREA :	1303.00 sqm
PROPOSED BUILDING FOOTPRINT :	965.17 sqm
PROPOSED BUILDING SITE COVERAGE:	74.07 %
PROPOSED GFA LEVEL GROUND:	348 sqm
PROPOSED GFA LEVEL 1:	428 sqm
PROPOSED GFA LEVEL 2:	404 sqm
TOTAL PROPOSED GFA:	1180 sqm

PARKING	QUANTITY	REQUIRED	PROVIDED
CAR PARKING (INCL. DDA PARKING)	25 spaces / 116 children	0.22 per child (29)	0.216 per child (25)
DISABLED (DDA) PARKING	1 space	1 space	1 space
BICYCLE PARKING	4 spaces	0 space	4 space

DEVELOPMENT ANALYSIS	QUANTITY	REQUIRED (per child)	PROVIDED (per child)
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LEVEL 1			
ACTIVITY ROOM 01 (1-2 years) :	53.93 sqm / 16 children	3.25 sqm (52 sqm)	3.37 sqm
ACTIVITY ROOM 02 (1-2 years) :	41.10 sqm / 12 children	3.25 sqm (39 sqm)	3.43 sqm
ACTIVITY ROOM 03 (0-1 years) :	41.68 sqm / 12 children	3.25 sqm (39 sqm)	3.47 sqm
ACTIVITY ROOM 04 (1-2 years) :	53.03 sqm / 16 children	3.25 sqm (52 sqm)	3.31 sqm

LEVEL 1 EXTERNAL PLAY AREA :	503.68 sqm / 56 children	7.00 sqm	
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LEVEL 2			
ACTIVITY ROOM 05 (2-3 years) :	53.97 sqm / 16 children	3.25 sqm (52 sqm)	3.37 sqm
ACTIVITY ROOM 06 (3+ years) :	72.35 sqm / 22 children	3.25 sqm (71.5 sqm)	3.29 sqm
ACTIVITY ROOM 07 (3+ years) :	72.47 sqm / 22 children	3.25 sqm (71.5 sqm)	3.29 sqm

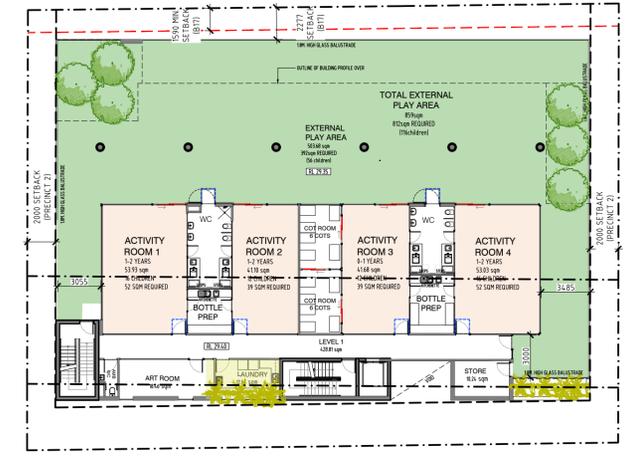
LEVEL 2 EXTERNAL PLAY AREA :	356.59 sqm / 60 children	7.00 sqm	
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SUMMARY

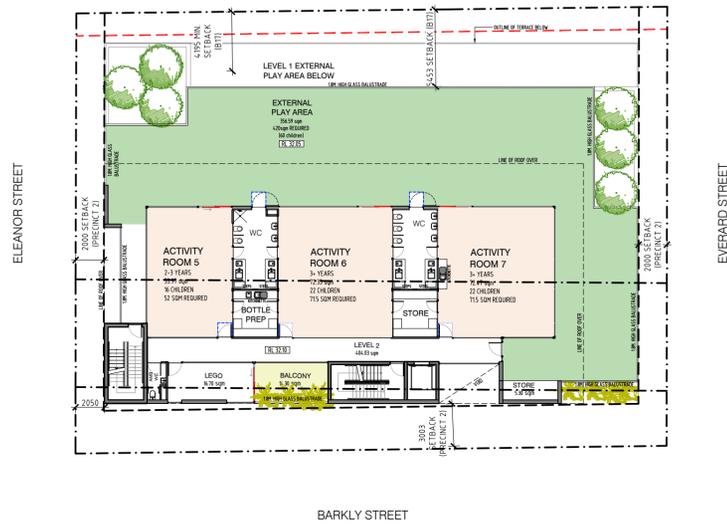
ACTIVITY ROOMS (6 rooms) :	388.53 sqm / 116 children	3.25 sqm (377 sqm)	3.49 sqm
TOTAL EXTERNAL PLAY AREA :	860.27 sqm / 116 children	7 sqm (812 sqm)	7.41 sqm



LEVEL GROUND

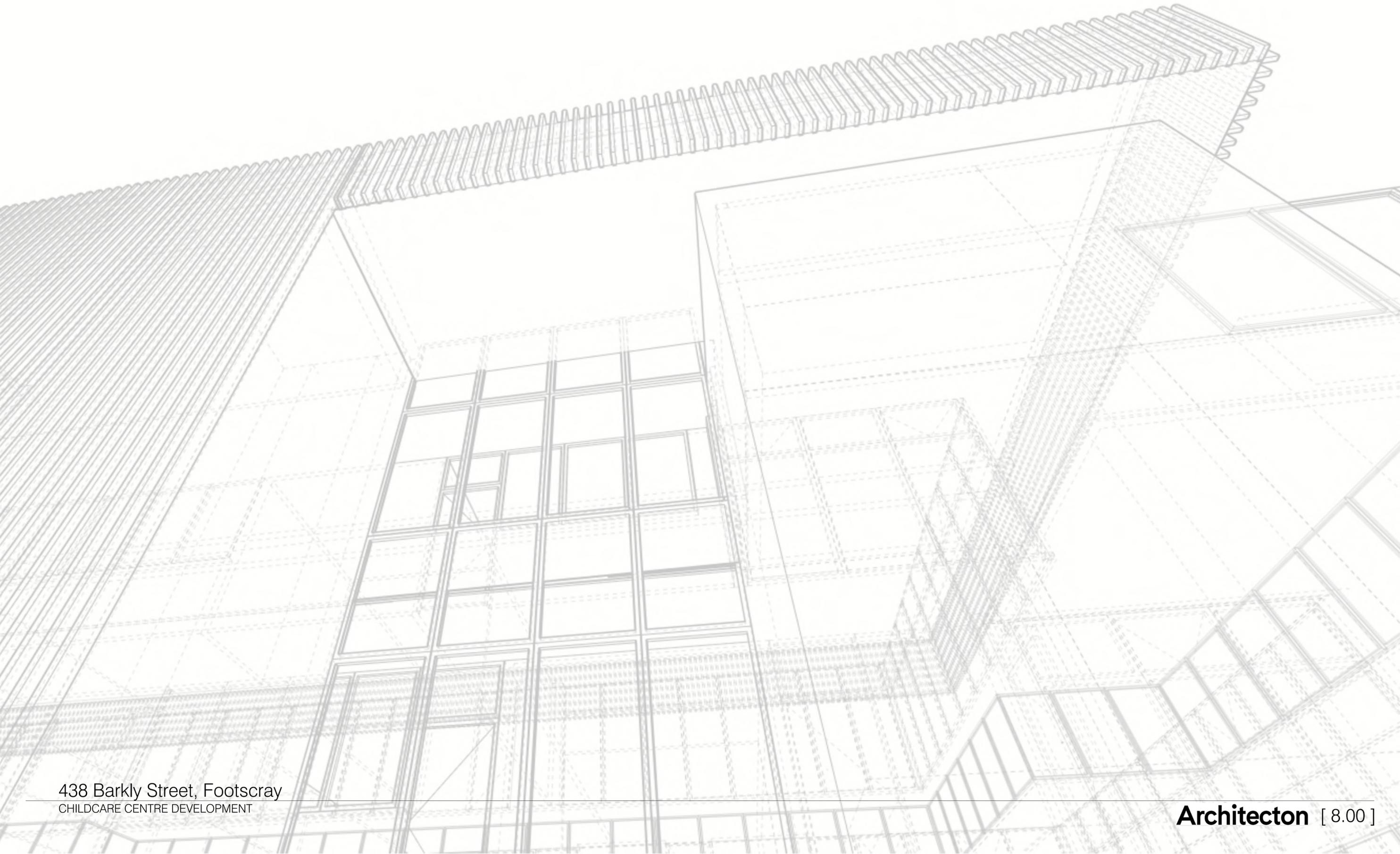


LEVEL 1



LEVEL 2

8.00 DRAWINGS



8.0 DRAWINGS

8.01 DRAWING LIST

1.0 PLANS

Existing Site Plan	TP1-001
Proposed Site Plan	TP1-002
WSUD / Stormwater Plan	TP1-003
Level Ground Floor Plan	TP2-001
Level 1 Floor Plan	TP2-002
Level 2 Floor Plan	TP2-003
Level Roof Plan	TP2-004
Proposed Signage - Level Ground Floor Plan	TP2-011
Proposed Signage - Level 1 Floor Plan	TP2-012
Proposed Signage - Level 2 Floor Plan	TP2-013

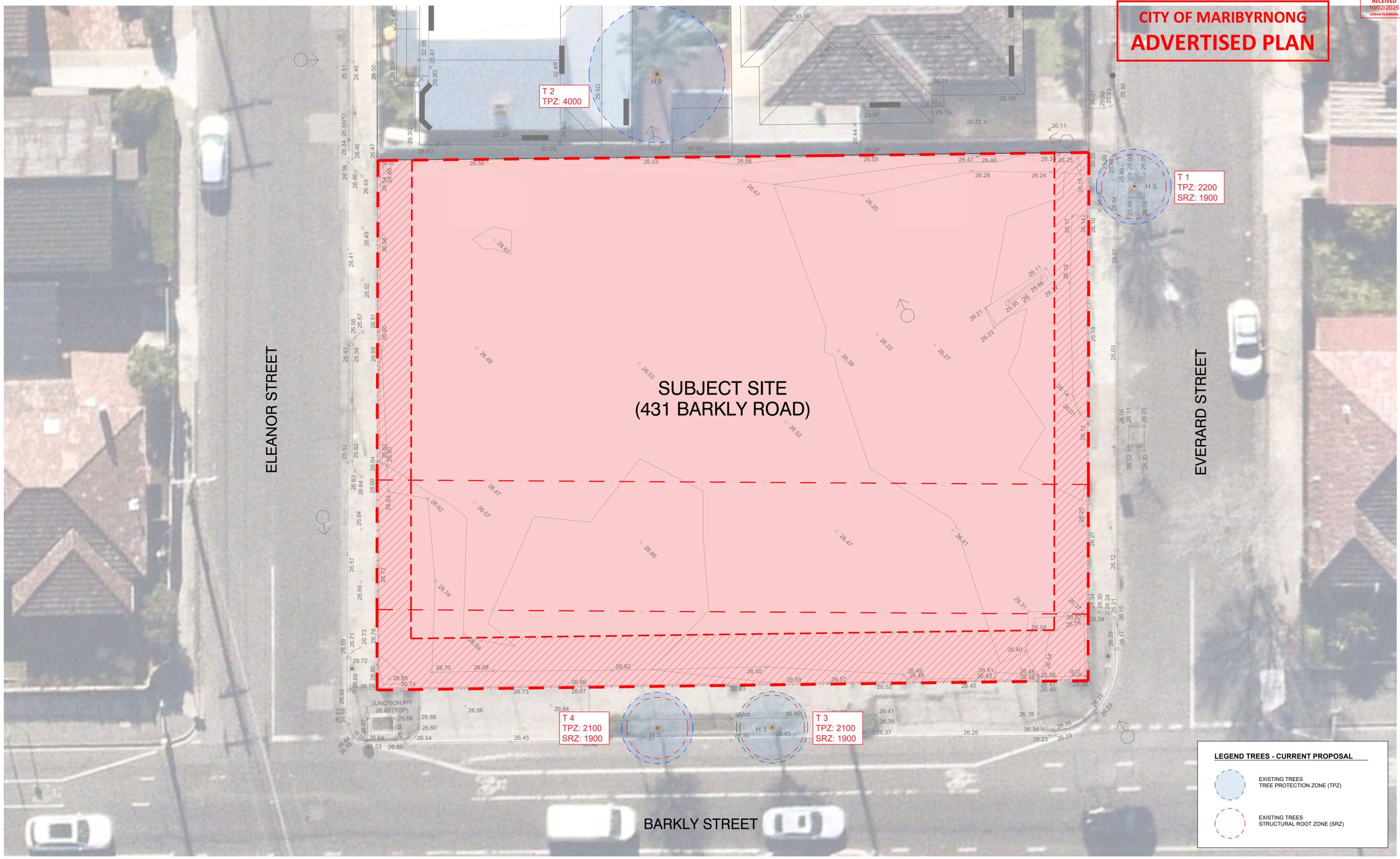
2.0 ELEVATIONS

Elevation - South & West	TP5-001
Elevation - North & East	TP5-002
Proposed Signage - South & West Elevations	TP5-011
Proposed Signage - North & East Elevations	TP5-012

3.0 SECTIONS

Sections - AA & BB	TP6-001
Sections - CC & DD	TP6-002

**CITY OF MARIBYRNONG
ADVERTISED PLAN**



ELEANOR STREET

EVERARD STREET

**SUBJECT SITE
(431 BARKLY ROAD)**

BARKLY STREET

LEGEND TREES - CURRENT PROPOSAL

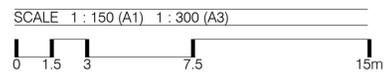
- EXISTING TREES TREE PROTECTION ZONE (TPZ)
- EXISTING TREES STRUCTURAL ROOT ZONE (SRZ)

Notes

Architectural documents are to be read in conjunction with relevant structural, fire service, mechanical, hydraulic, electrical, civil and landscaping documents. Technical drawings are to be read in conjunction with the appropriate sections of technical specifications. Do not scale drawings. Use figured dimensions only. Inform Architect of any conflict between site conditions and documents. Contractor to verify all dimensions on site before commencing work.
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Revision

Date	Issue	AA No.	Description
26.06.25	01	-	Issued for Review
17.09.25	02	-	Issued for Review
22.09.25	03	-	Issued for Review
30.10.25	A	-	Town Planning Issuance
23.01.26	B	-	Council RFI Response Issuance



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438 Barkly Street, Footscray

Existing Site Plan

Job No. 25051008	Scale: 1:150@A1 1:300@A3	Dwg No. TP1-001	Rev. B
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LEGEND

- PROPOSED SUBJECT SITE
- PRECINCT 2 SETBACK LANDSCAPE ZONE

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

T 1
TPZ: 2200
SRZ: 1900

T 2
TPZ: 4000

T 4
TPZ: 2100
SRZ: 1900

T 3
TPZ: 2100
SRZ: 1900

LEGEND TREES - CURRENT PROPOSAL

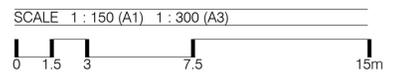
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Revision

Date	Issue	AA No.	Description
10.10.25	-	-	Issued for Information
30.10.25	A	-	Town Planning Issuance
23.01.26	B	-	Council RFI Response Issuance



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438 Barkly Street, Footscray

Proposed Site Plan

Job No. 25051008	Scale: 1:150@A1 1:300@A3	Dwg No. TP1-002	Rev. B
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NOTES

ENERGY EFFICIENCY

Prior to the building construction stage of the project, a section J (NCC2022) DTS assessment will occur with the following commitments:

- 10% improvement on floor and ceiling insulation level requirement from NCC 2022;
- Wall and glazing performance to be in line with DTS requirements;
- Heating / cooling system to be chosen within one star of the best available product in the range at the time of purchase or COPEER 85% or better than most efficient equivalent capacity unit available if no star rating is available; and
- Water heating system to be chosen within one star of the best available product in the range at the time of purchase or 85% or better than most efficient equivalent capacity unit available if no star rating is available.

Heating and Cooling System
To reduce the energy consumption heating and cooling will be provided by energy efficient air conditioners (chosen within one star of the best available product in the range at the time of purchase or COP / EER 85% or better than most efficient equivalent capacity unit available if no star rating is available).

Hot Water Heating
Hot water for the development will be provided with an efficient electric heat pump system.

Fossil Fuel-Free Development
No gas connection will be provided for the development. This will reduce reliance on fossil fuel and will be in line with local and state targets of decarbonisation.

Lighting
The maximum illumination power density (W/m²) of the development will meet NCC 2022 requirements in by the use of LED throughout the development.

Lighting Sensors
Common areas and transient spaces will be controlled using occupancy sensor and/or daylight sensors. Ventilation in these areas will be controlled using timers and others.

WATER EFFICIENCY & STORMWATER MANAGEMENT

Water Efficient Fittings
The development will include efficient fittings and fixtures to reduce the volume of mains water used. The following WELS star ratings are specified:

- Toilet: 4 Star WELS rating
- Taps (bathrooms and kitchen): 6 Star WELS rating
- Showerhead if provided: 4 Star WELS rating with aeration device (6.0-7.5 L/min)
- Washing machine: 3 Star WELS rating
- Dishwasher: 5 Star WELS rating

Rainwater Tanks
Rainwater runoff from the roof area of the building will be collected and stored in rainwater tanks. A underground 17,000L rainwater tank will be provided for the building, unless advised otherwise.

- Rainwater collected will be used for toilet flushing throughout the development.
- In the case of charged pipe system, the charged pipes will not be running underneath the building footprint (slab) and the stakeholders (builder/developer/architect) will be required to explicitly acknowledge this solution and have the capacity to install it.

Water Efficient Appliances
All appliances provided in the development as part of the base building work (e.g. dishwasher) will be chosen within one WELS star of the best available.

Water Efficient Landscaping
Native or drought-tolerant plants will be implemented for the landscaped areas on site. Use of water or irrigation will not be required after an initial period when plants are getting established. If irrigation is required, it will be connected to rainwater tanks.

INDOOR ENVIRONMENT QUALITY

Daylight Levels
Daylight penetration will be enhanced with the use of light internal colours to improve daylight reflection. All children rooms will be provided with large windows. The depth of most room from a window will be limited and multiple windows on different facade will be implemented wherever possible which will allow for large amount of daylight to penetrate the rooms.

Internal windows will also be provided between rooms and between the room and the internal corridor within the development improving further the daylight spreading within the development.

Glazing to improve daylight performance by maximizing VLT to achieve minimum VLT of 40%

Mechanical Ventilation - Improved Outside Air Rates

In activity rooms where natural ventilation cannot be achieved, mechanical ventilation are proposed and will be provided with OIA fans which will control to provide 50% increase on OIA provision from AS1668. Alternatively, OIA will be provided in the regularly occupied spaces to ensure that CO2 concentration in the rooms remains below 800ppm.

Where possible, the design should also allow for cross flow ventilation as it will reduce the need for mechanical ventilation. Openable windows will be specified throughout the children rooms to enable natural ventilation.

Thermal Comfort - Shading

All north facing glazing are provided with horizontal projection which will provide appropriate shading, improving thermal comfort and reducing solar heat gain in summer.

All east and west-facing glazing in children's rooms are provided with horizontal projection above. Though typically not the most appropriate type of shading however it is not possible to install external shading or vertical shading

TRANSPORT

Bicycle Parking
A total of four (4) bicycle spaces provided for employees and visitors located externally.

URBAN ECOLOGY

Landscaping
The landscaping on site will provide the occupants with a pleasant surrounding environment. The design will incorporate a mix of native species to help maintain biodiversity.

Insulant ODP
All thermal insulation used in the development will not contain any ozone-depleting substances and will not use any in its manufacturing.



LEGEND

- SITE BOUNDARY
- ROOF AREA RUNOFF TO BE DIVERTED INTO MINIMUM 17,000L RAINWATER TANK(S) AND TO BE USED FOR TOILET FLUSHING IN THE DEVELOPMENT.
- PERMEABLE AREA COMPRISED OF LANDSCAPED AREA AND OTHER PERVIOUS AREAS ON SITE
- IMPERVIOUS AREAS COMPRISED OF THE EXTERNAL PLAY AREAS AND OTHER IMPERVIOUS AREAS AROUND THE SITE.

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

LEGEND TREES - CURRENT PROPOSAL

- EXISTING TREES TREE PROTECTION ZONE (TPZ)
- EXISTING TREES STRUCTURAL ROOT ZONE (SRZ)

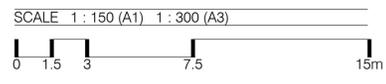
Notes

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Revision

Date	Issue	AA No.	Description
20.10.25	-	-	Issued for Information
21.10.25	01	-	Issued for Information
30.10.25	A	-	Town Planning Issuance
23.01.26	B	-	Council RFI Response Issuance



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WSUD / Stormwater Plan

Job No.
25051008

Scale:
1:150@A1
1:300@A3

Dwg No.
TP1-003

Rev.
B

**CITY OF MARIBYRNONG
ADVERTISED PLAN**



LEGEND TREES - CURRENT PROPOSAL

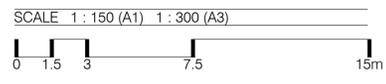
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Revision

Date	Issue	AA No.	Description
22.09.25	03	-	Issued for Review
17.10.25	04	-	Issued for Coordination
21.10.25	05	-	Issued for Coordination
29.10.25	06	-	Issued for Revision
30.10.25	A	-	Town Planning Issuance
23.01.26	B	-	Council RFI Response Issuance



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Proposed Level Ground Floor Plan

Job No. 25051008	Scale: 1:150@A1 1:300@A3	Dwg No. TP2-001	Rev. B
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**CITY OF MARIBYRNONG
ADVERTISED PLAN**



LEGEND TREES - CURRENT PROPOSAL

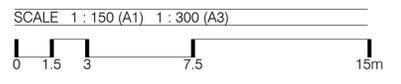
- EXISTING TREES TREE PROTECTION ZONE (TPZ)
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Revision

Date	Issue	AA No.	Description
26.06.25	01	-	Issued for Review
17.09.25	02	-	Issued for Review
22.09.25	03	-	Issued for Review
29.10.25	04	-	Issued for Revision
30.10.25	A	-	Town Planning Issuance
23.01.26	B	-	Council RFI Response Issuance



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Proposed Level 1 Floor Plan

Job No. 25051008	Scale: 1:150@A1 1:300@A3	Dwg No. TP2-002	Rev. B
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**CITY OF MARIBYRNONG
ADVERTISED PLAN**



LEGEND TREES - CURRENT PROPOSAL

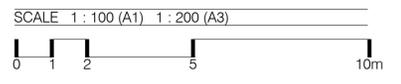
- EXISTING TREES TREE PROTECTION ZONE (TPZ)
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17.09.25	02	-	Issued for Review
22.09.25	03	-	Issued for Review
17.10.25	04	-	Issued for Coordination
29.10.25	06	-	Issued for Revision
30.10.25	A	-	Town Planning Issuance
23.01.26	B	-	Council RFI Response Issuance



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Proposed Level 2 Floor Plan

Job No. 25051008	Scale: 1:100@A1 1:200@A3	Dwg No. TP2-003	Rev. B
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**CITY OF MARIBYRNONG
ADVERTISED PLAN**



LEGEND TREES - CURRENT PROPOSAL

- EXISTING TREES TREE PROTECTION ZONE (TPZ)
- EXISTING TREES STRUCTURAL ROOT ZONE (SRZ)

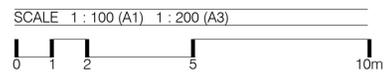
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03.10.25	04	-	Issued for Review
29.10.25	06	-	Issued for Revision
30.10.25	A	-	Town Planning Issuance
23.01.26	B	-	Council RFI Response Issuance



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Proposed Roof Plan

Job No. 25051008	Scale: 1:100@A1 1:200@A3	Dwg No. TP2-004	Rev. B
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SIGNAGE LEGEND



SIGNAGE 1 & SIGNAGE 2 (STACKED POTRAIT)
METAL LETTERING WITH ILLUMINATION
SUPPORT STRUCTURE NEEDS TO MATCH FACADE FINISH COLOR

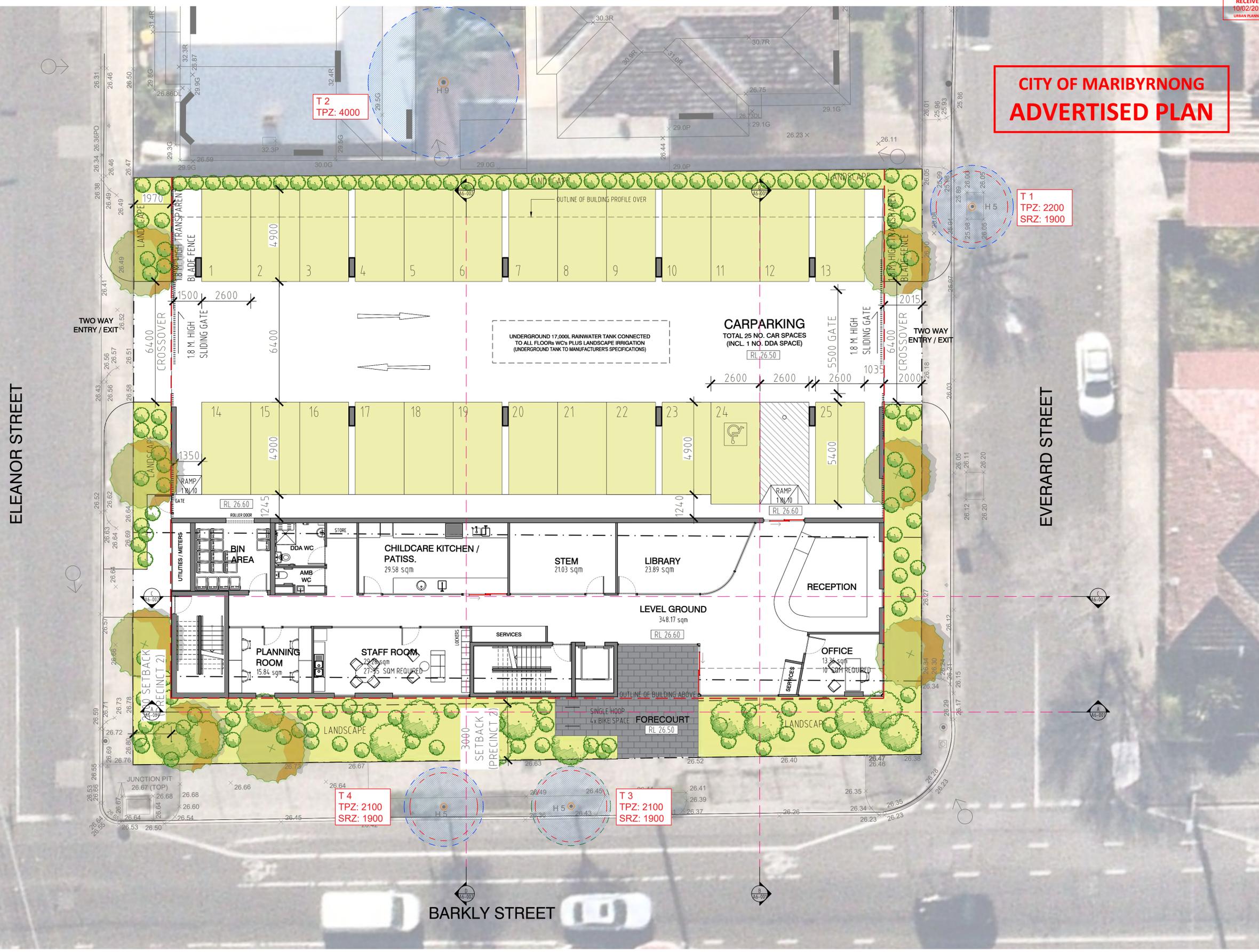


SIGNAGE 3 (NON STACKED LANDSCAPE)
NON-ILLUMINATED METAL LETTERING
SUPPORT STRUCTURE NEEDS TO MATCH FACADE FINISH COLOR
U/S OF SIGN TO ALIGN WITH BOTTOM EDGE OF FLOATING FRAME



SIGNAGE 4 & SIGNAGE 5
METAL LETTERING WITH ILLUMINATION
SUPPORT STRUCTURE NEEDS TO MATCH FACADE FINISH COLOR

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

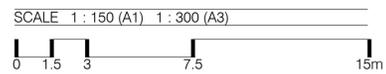


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15.01.26	-	-	Issued for Information
23.01.26	A	-	Council RFI Response Issuance



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Proposed Signage
Level Ground Floor Plan

Job No. 25051008	Scale: 1:150@A1 1:300@A3	Dwg No. TP2-011	Rev. A
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**CITY OF MARIBYRNONG
ADVERTISED PLAN**

SIGNAGE LEGEND



SIGNAGE 1 & SIGNAGE 2 (STACKED PORTRAIT)
METAL LETTERING WITH ILLUMINATION
SUPPORT STRUCTURE NEEDS TO MATCH FACADE FINISH COLOR



SIGNAGE 3 (NON STACKED LANDSCAPE)
NON-ILLUMINATED METAL LETTERING
SUPPORT STRUCTURE NEEDS TO MATCH FACADE FINISH COLOR
U/S OF SIGN TO ALIGN WITH BOTTOM EDGE OF FLOATING FRAME.



SIGNAGE 4 & SIGNAGE 5
METAL LETTERING WITH ILLUMINATION
SUPPORT STRUCTURE NEEDS TO MATCH FACADE FINISH COLOR

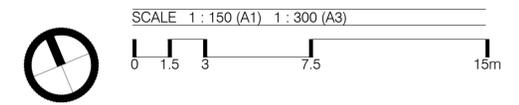


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21.01.26	-	-	Issued for Information
23.01.26	A	-	Council RFI Response Issuance



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Proposed Signage
Level 1 Floor Plan

Job No. 25051008	Scale: 1:150@A1 1:300@A3	Dwg No. TP2-012	Rev. A
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SIGNAGE LEGEND



SIGNAGE 1 & SIGNAGE 2 (STACKED POTRAIT)
METAL LETTERING WITH ILLUMINATION
SUPPORT STRUCTURE NEEDS TO MATCH FACADE FINISH COLOR

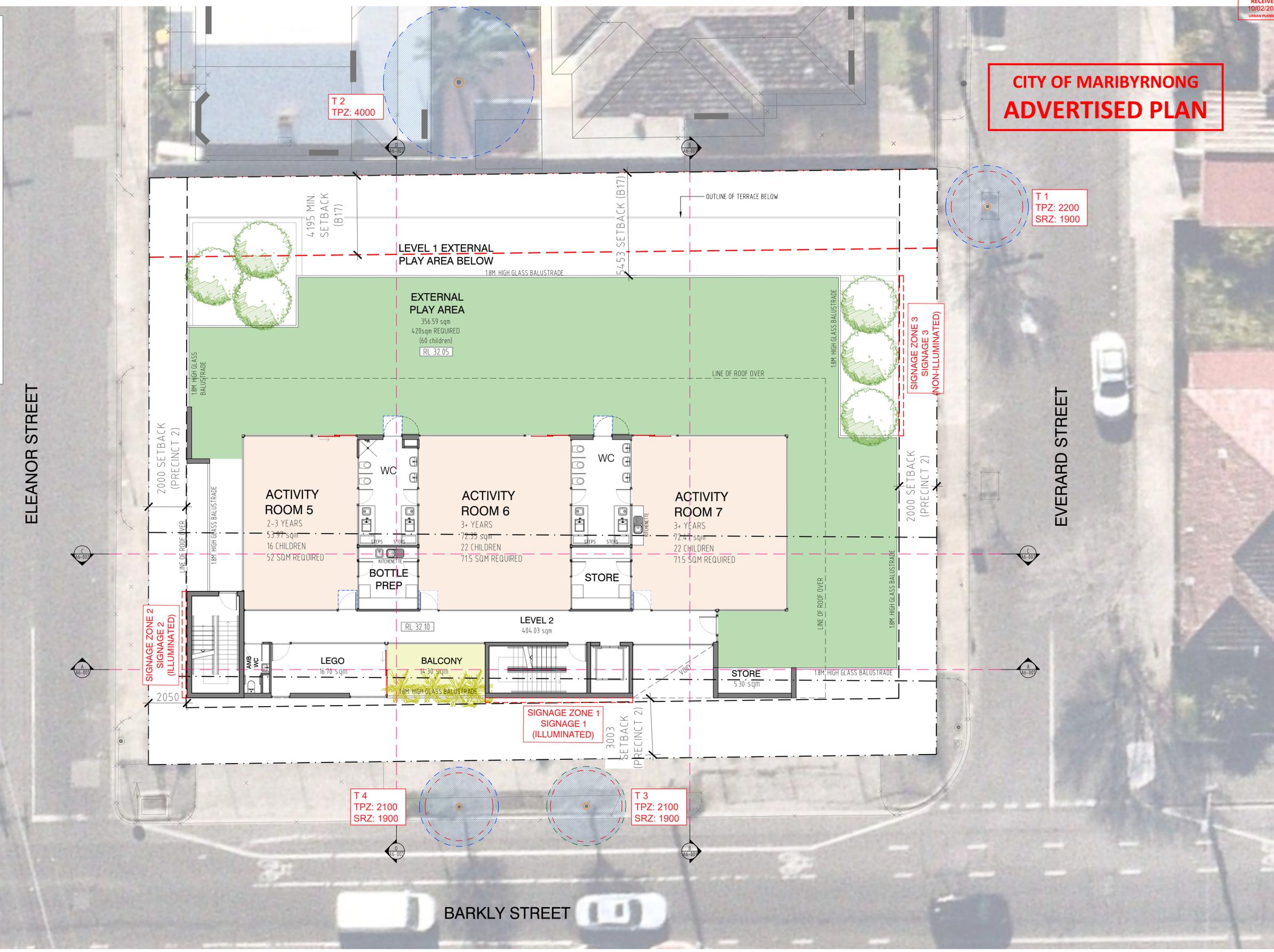


SIGNAGE 3 (NON STACKED LANDSCAPE)
NON-ILLUMINATED METAL LETTERING
SUPPORT STRUCTURE NEEDS TO MATCH FACADE FINISH COLOR
U/S OF SIGN TO ALIGN WITH BOTTOM EDGE OF FLOATING FRAME.



SIGNAGE 4 & SIGNAGE 5
METAL LETTERING WITH ILLUMINATION
SUPPORT STRUCTURE NEEDS TO MATCH FACADE FINISH COLOR

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

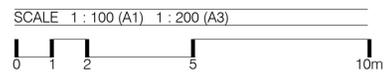


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21.01.26	-	-	Issued for Information
23.01.26	A	-	Council RFI Response Issuance



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Proposed Signage
Level 2 Floor Plan

Job No. 25051008	Scale: 1:100@A1 1:200@A3	Dwg No. TP2-013	Rev. A
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**CITY OF MARIBYRNONG
ADVERTISED PLAN**



1 SOUTH ELEVATION
1:100@A1 | 1:200@A3



2 WEST ELEVATION
1:100@A1 | 1:200@A3

① CLEAR GLASS



② ALUMINIUM WINDOW FRAME
CHARCOAL COLOUR



③ METAL FRAME
CHARCOAL COLOUR



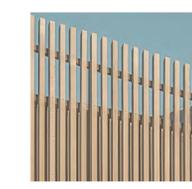
④ FIBRE-CEMENT CLADDING
GREY



⑤ BRICKS COLOUR
CREAM WHITE



⑥ TIMBER BATTENS



⑦ CLEAR GLASS BALUSTRADE
ACOUSTICALLY TREATED
TO NORTH & SOUTH ONLY



⑧ COLORBOND ROOF
LIGHT GREY COLOUR



⑨ STONE PAVERS
LIMESTONE LOOK



⑩ TIMBER FENCING
ACOUSTIC

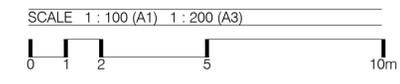


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Revision

Date	Issue	AA No.	Description
10.10.25	-	-	Issued for Information
30.10.25	A	-	Issued for Information
23.01.26	B	-	Council RFI Response Information



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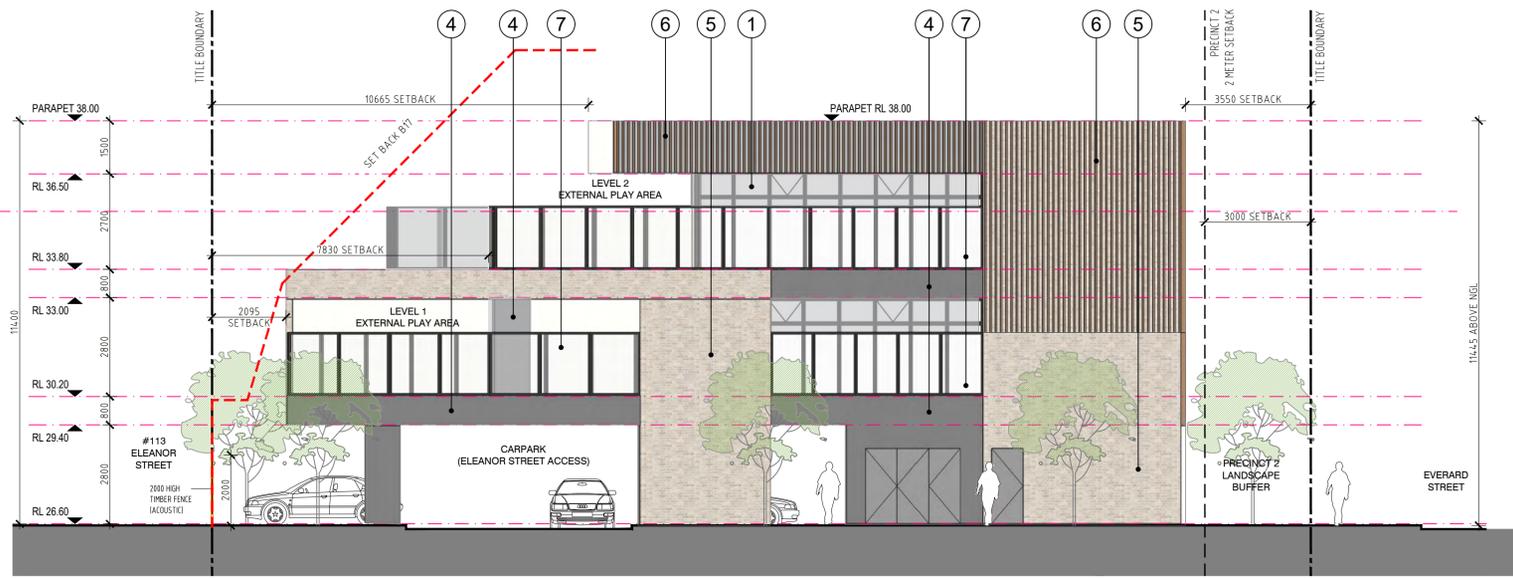
Proposed Elevations

Job No. 25051008	Scale: 1:100@A1 1:200@A3	Dwg No. TP5-001	Rev. B
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**CITY OF MARIBYRNONG
ADVERTISED PLAN**



3 NORTH ELEVATION
1:100@A1 | 1:200@A3



4 EAST ELEVATION
1:100@A1 | 1:200@A3

① CLEAR GLASS



② ALUMINIUM WINDOW FRAME
CHARCOAL COLOUR



③ METAL FRAME
CHARCOAL COLOUR



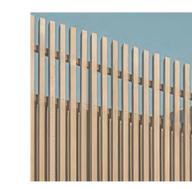
④ FIBRE-CEMENT CLADDING
GREY



⑤ BRICKS COLOUR
CREAM WHITE



⑥ TIMBER BATTENS



⑦ CLEAR GLASS BALUSTRADE
ACOUSTICALLY TREATED
TO NORTH & SOUTH ONLY



⑧ COLORBOND ROOF
LIGHT GREY COLOUR



⑨ STONE PAVERS
LIMESTONE LOOK



⑩ TIMBER FENCING
ACOUSTIC

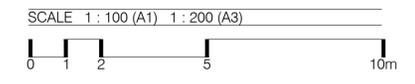


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10.10.25	-	-	Issued for Information
30.10.25	A	-	Issued for Information
23.01.26	B	-	Council RFI Response Issuance



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438 Barkly Street, Footscray

Proposed Elevations

Job No. 25051008	Scale: 1:100@A1 1:200@A3	Dwg No. TP5-002	Rev. B
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**CITY OF MARIBYRNONG
ADVERTISED PLAN**



1 SOUTH ELEVATION
1:100@A1 | 1:200 @A3



2 WEST ELEVATION
1:100@A1 | 1:200 @A3

SIGNAGE LEGEND



SIGNAGE 1/3 & SIGNAGE 2/4 (STACKED PORTRAIT)
METAL LETTERING WITH ILLUMINATION
SUPPORT STRUCTURE NEEDS TO MATCH FACADE FINISH COLOR



SIGNAGE 5 & 6 (NON STACKED LANDSCAPE)
NON-ILLUMINATED METAL LETTERING
SUPPORT STRUCTURE NEEDS TO MATCH FACADE FINISH COLOR
US OF SIGN TO ALIGN WITH BOTTOM EDGE OF FLOATING FRAME.



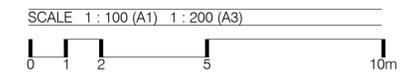
SIGNAGE 7 & SIGNAGE 8
METAL LETTERING WITH ILLUMINATION
SUPPORT STRUCTURE NEEDS TO MATCH FACADE FINISH COLOR

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Revision

Date	Issue	AA No.	Description
15.01.26	-	-	Issued for Information
21.01.26	-	-	Issued for Information
23.01.26	A	-	Council RFI Response Issuance
09.02.26	B	-	Council RFI Response Issuance Update



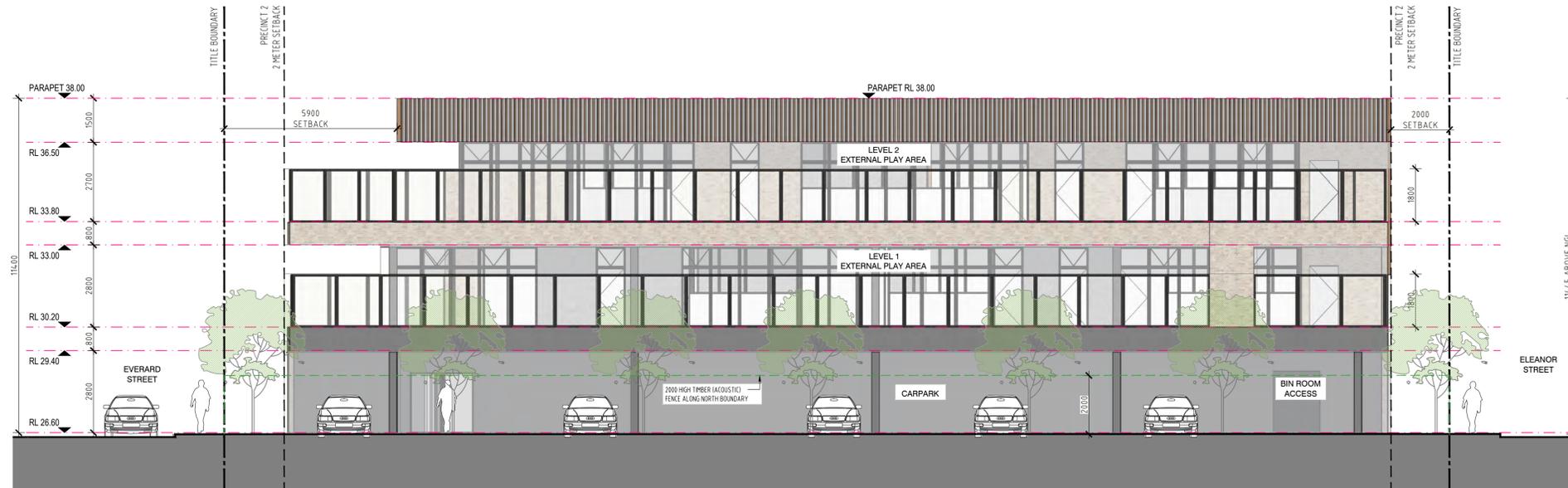
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438 Barkly Street, Footscray

Proposed Signage
South & West Elevations

Job No. 25051008	Scale: 1:100@A1 1:200@A3	Dwg No. TP5-011	Rev. B
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**CITY OF MARIBYRNONG
ADVERTISED PLAN**



3 NORTH ELEVATION
1:100@A1 | 1:200@A3



4 EAST ELEVATION
1:100@A1 | 1:200@A3

SIGNAGE LEGEND

SIGNAGE 1/3 & SIGNAGE 2/4 (STACKED POTRAIT)
METAL LETTERING WITH ILLUMINATION
SUPPORT STRUCTURE NEEDS TO MATCH FACADE FINISH COLOR

SIGNAGE 5 & 6 (NON STACKED LANDSCAPE)
NON-ILLUMINATED METAL LETTERING
SUPPORT STRUCTURE NEEDS TO MATCH FACADE FINISH COLOR
US OF SIGN TO ALIGN WITH BOTTOM EDGE OF FLOATING FRAME.

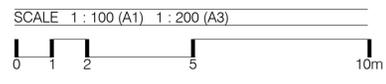
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SUPPORT STRUCTURE NEEDS TO MATCH FACADE FINISH COLOR

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Revision

Date	Issue	AA No.	Description
15.01.26	-	-	Issued for Information
21.01.26	-	-	Issued for Information
23.01.26	A	-	Council RFI Response Issuance
09.02.26	B	-	Council RFI Response Issuance Update



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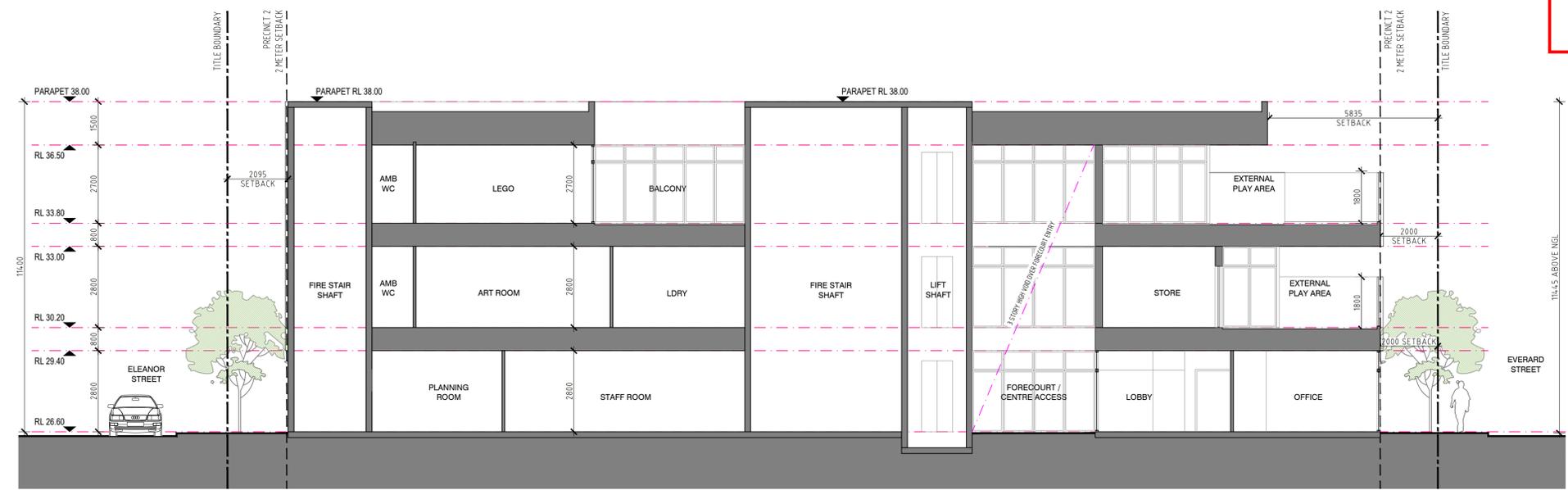
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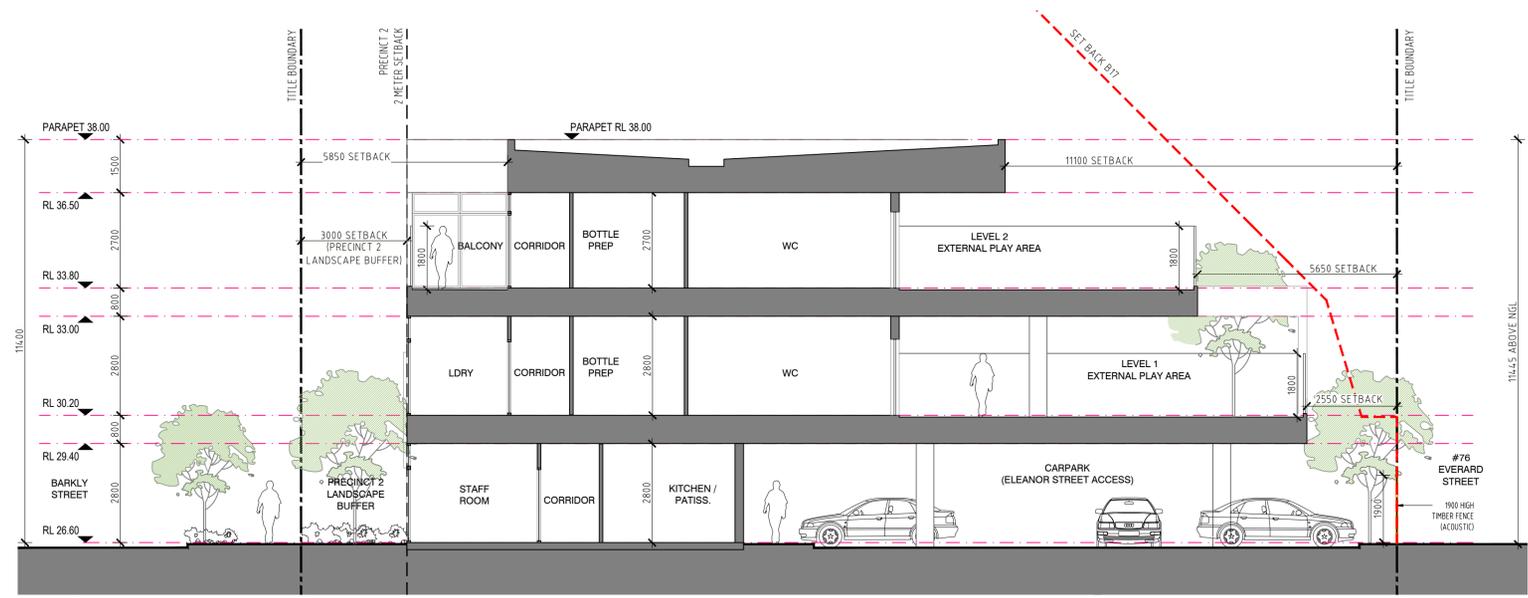
Proposed Signage
East & North Elevations

Job No. 25051008	Scale: 1:100@A1 1:200@A3	Dwg No. TP5-012	Rev. B
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**CITY OF MARIBYRNONG
ADVERTISED PLAN**



1 SECTION A-A
1:100@A1 | 1:200 @A3



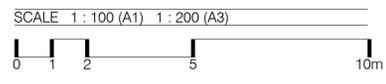
2 SECTION B-B
1:100@A1 | 1:200 @A3

Notes

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Revision

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30.10.25	A	-	Issued for Information



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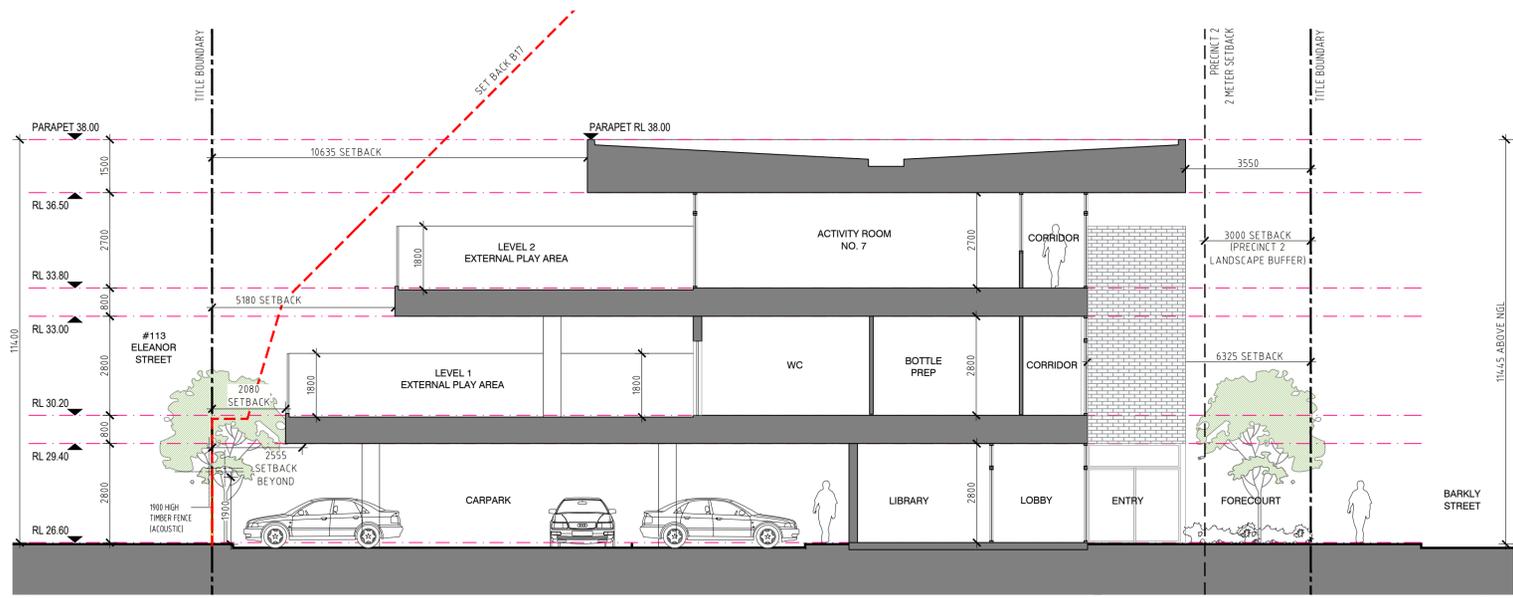
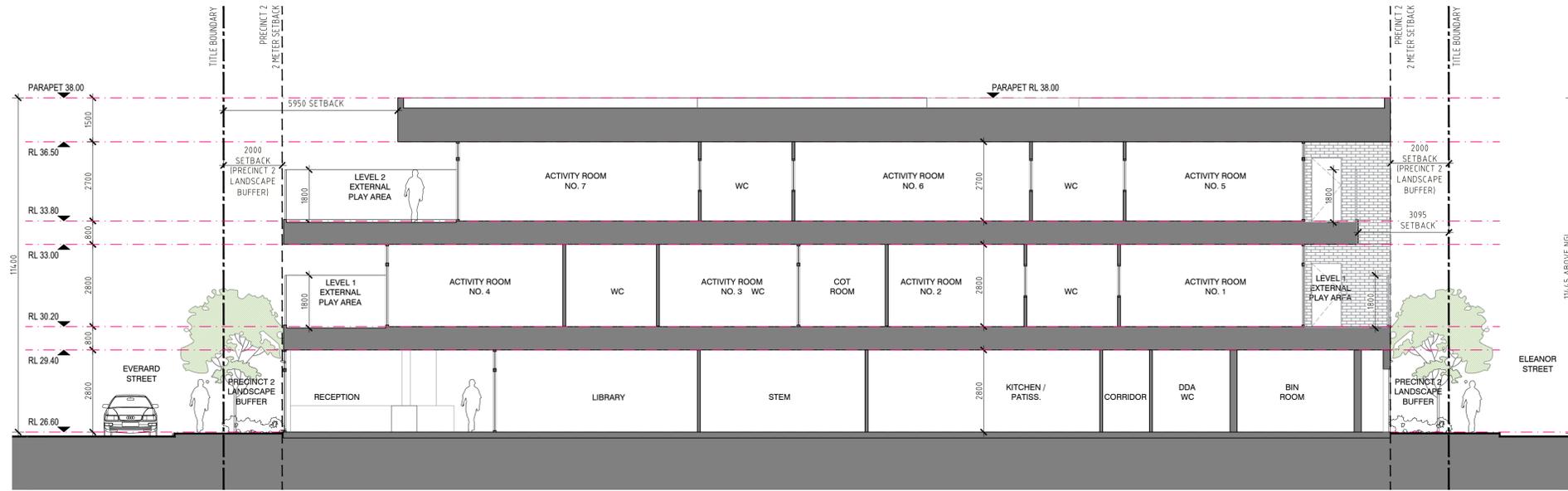
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Proposed Sections

Job No. 25051008	Scale: 1:100@A1 1:200@A3	Dwg No. TP6-001	Rev. A
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**CITY OF MARIBYRNONG
ADVERTISED PLAN**



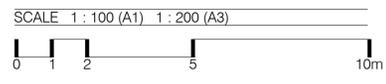
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Revision

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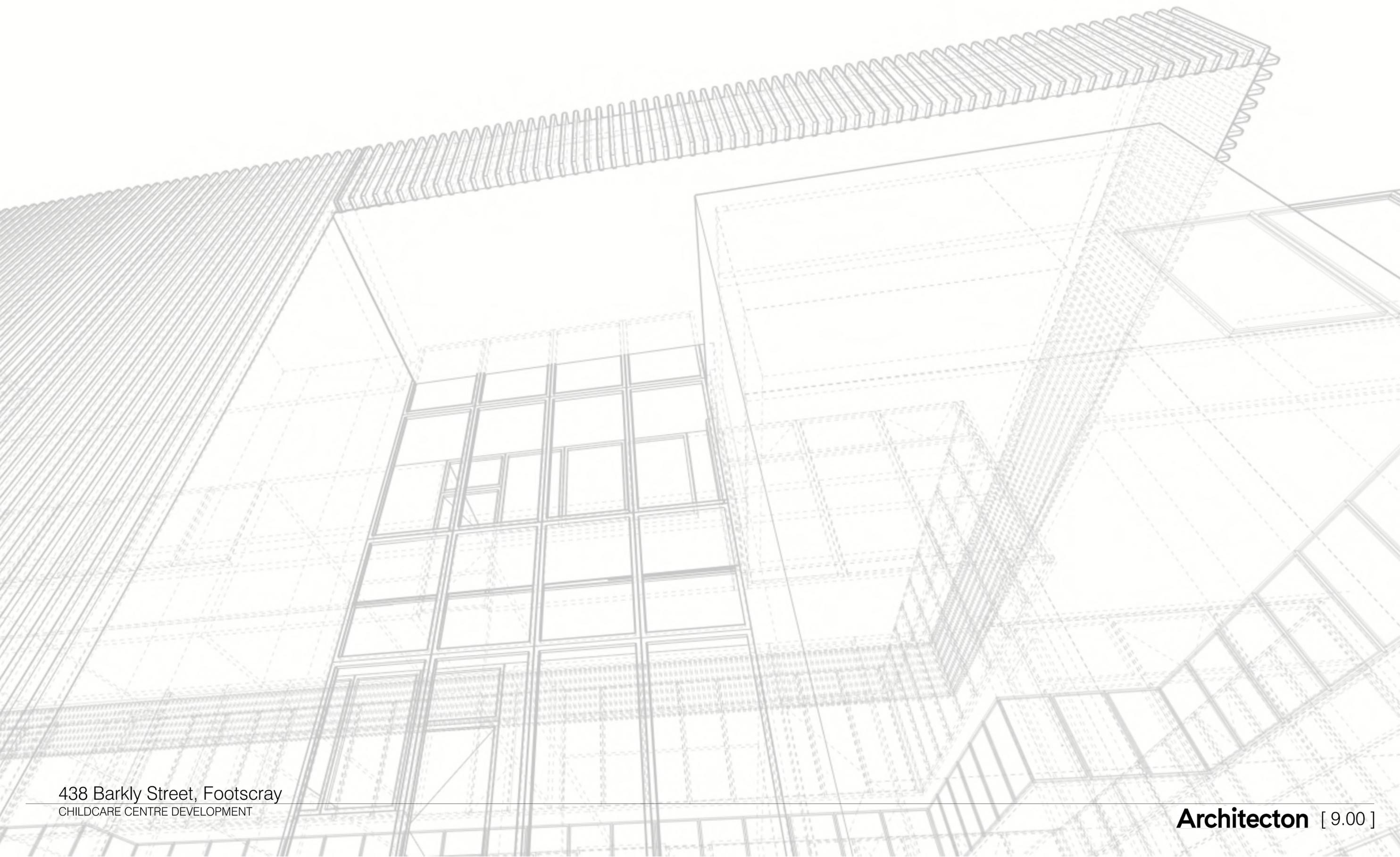
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Proposed Sections

Job No. 25051008	Scale: 1:100@A1 1:200@A3	Dwg No. TP6-002	Rev. A
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9.00 MATERIALS



9.0 MATERIALS

9.01 MATERIALS



① CLEAR GLASS



② ALUMINIUM WINDOW FRAME CHARCOAL COLOUR



③ METAL FRAME CHARCOAL COLOUR



④ FIBRE-CEMENT CLADDING GREY



⑤ BRICKS COLOUR CREAM WHITE



⑥ TIMBER BATTENS



⑦ CLEAR GLASS BALUSTRADE ACOUSTICALLY TREATED TO NORTH & SOUTH ONLY



⑧ COLORBOND ROOF LIGHT GREY COLOUR



⑨ STONE PAVERS LIMESTONE LOOK



⑩ TIMBER FENCING ACOUSTIC



9.0 MATERIALS

9.02 MATERIALS



- ① CLEAR GLASS
- ② ALUMINIUM WINDOW FRAME CHARCOAL COLOUR
- ③ METAL FRAME CHARCOAL COLOUR
- ④ FIBRE-CEMENT CLADDING GREY
- ⑤ BRICKS COLOUR CREAM WHITE
- ⑥ TIMBER BATTENS
- ⑦ CLEAR GLASS BALUSTRADE ACOUSTICALLY TREATED TO NORTH & SOUTH ONLY
- ⑧ COLORBOND ROOF LIGHT GREY COLOUR
- ⑨ STONE PAVERS LIMESTONE LOOK
- ⑩ TIMBER FENCING ACOUSTIC

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

438-440 BARKLY STREET, FOOTSCRAY

LANDSCAPE CONCEPT PLAN

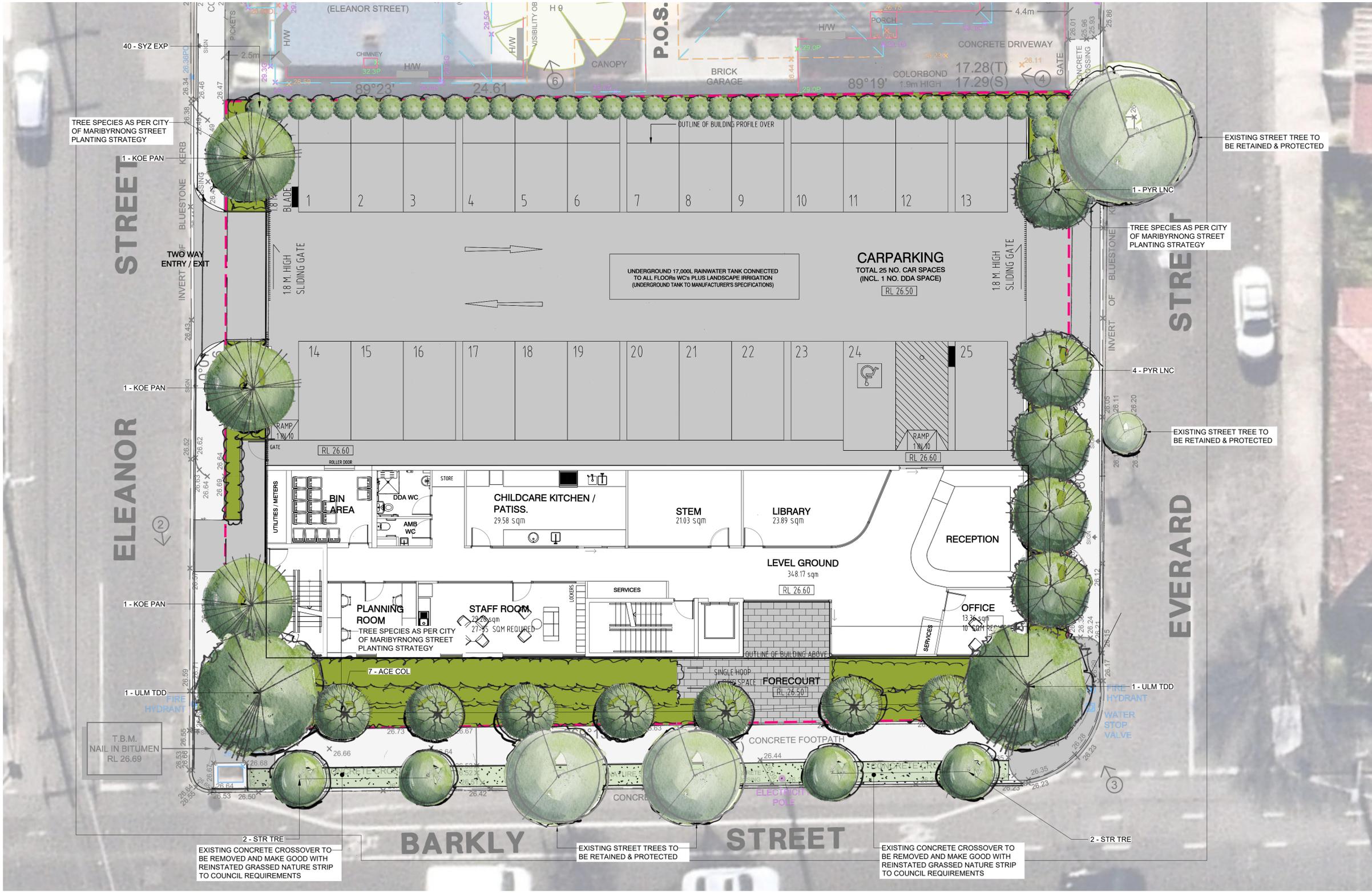
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DRAWING REGISTER

DWG NO.	TITLE	VERSION
LP_001	LANDSCAPE CONCEPT PLAN - GROUND FLOOR	P1
LP_002	LANDSCAPE CONCEPT PLAN - FIRST FLOOR	P1
LP_003	LANDSCAPE CONCEPT PLAN - SECOND FLOOR	P1
LP_004	PLANTING SCHEDULE & GENERAL NOTES	P1
LP_005	TYPICAL SOFT LANDSCAPE DETAILS	P1

LEGEND

- Site Boundary
- Trees to be retained & protected
Refer to arborist report by Stem Arboriculture for further information
- Proposed Trees
- Proposed Garden Bed Planting
75m Approved Mulch
150mm Approved Topsoil
300mm Subgrade
- Proposed Reinstatement Grassing to Verge
Local fescue species to match existing. To council approval
- Hardstand Surfacing
By others



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GEORGE BABATSIAS
PROJECT
**438-440 BARKLY STREET,
FOOTSCRAY VIC 3001**
DRAWING TITLE
LANDSCAPE PLAN - GROUND FLOOR

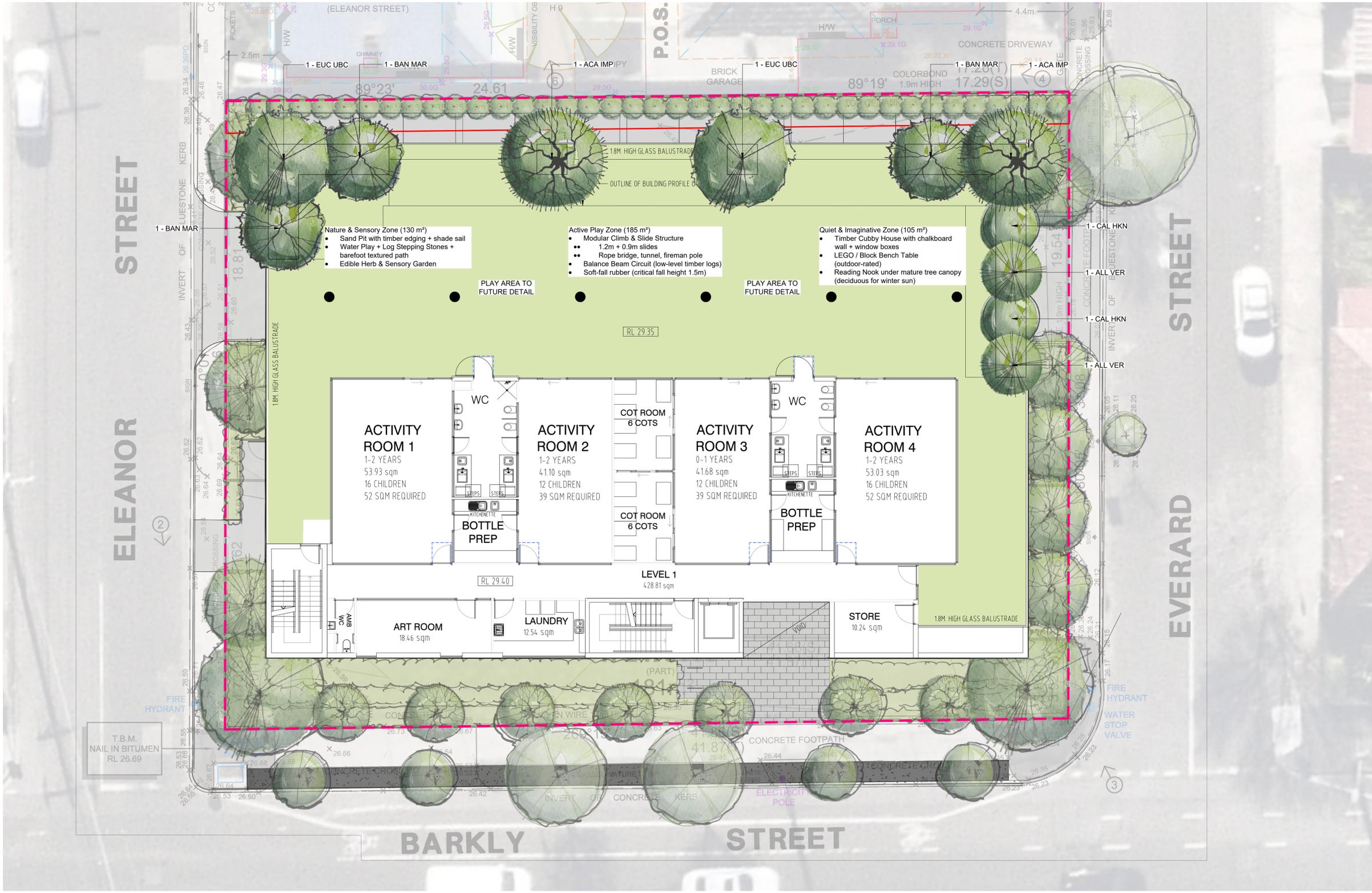
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JOB	DRAWING	VERSION	
15177	LP_001	P1	



**CITY OF MARIBYRNONG
ADVERTISED PLAN**

LEGEND

- Site Boundary
- Proposed Trees in Raised Planter Boxes
75m Approved Mulch
800mm (min) Approved Topsoil
- Proposed Planting in Raised Planter Boxes
75m Approved Mulch
450mm (min) Approved Topsoil
- Play Area To Future Detail



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PROJECT
**438-440 BARKLY STREET,
FOOTSCRAY VIC 3011**
DRAWING TITLE
LANDSCAPE CONCEPT PLAN - FIRST FLOOR

DRAWN SCALE
1:100 @A1
DATE OF FIRST ISSUE
17.11.25
JOB
15177
DRAWING
LP_002

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APPROVED
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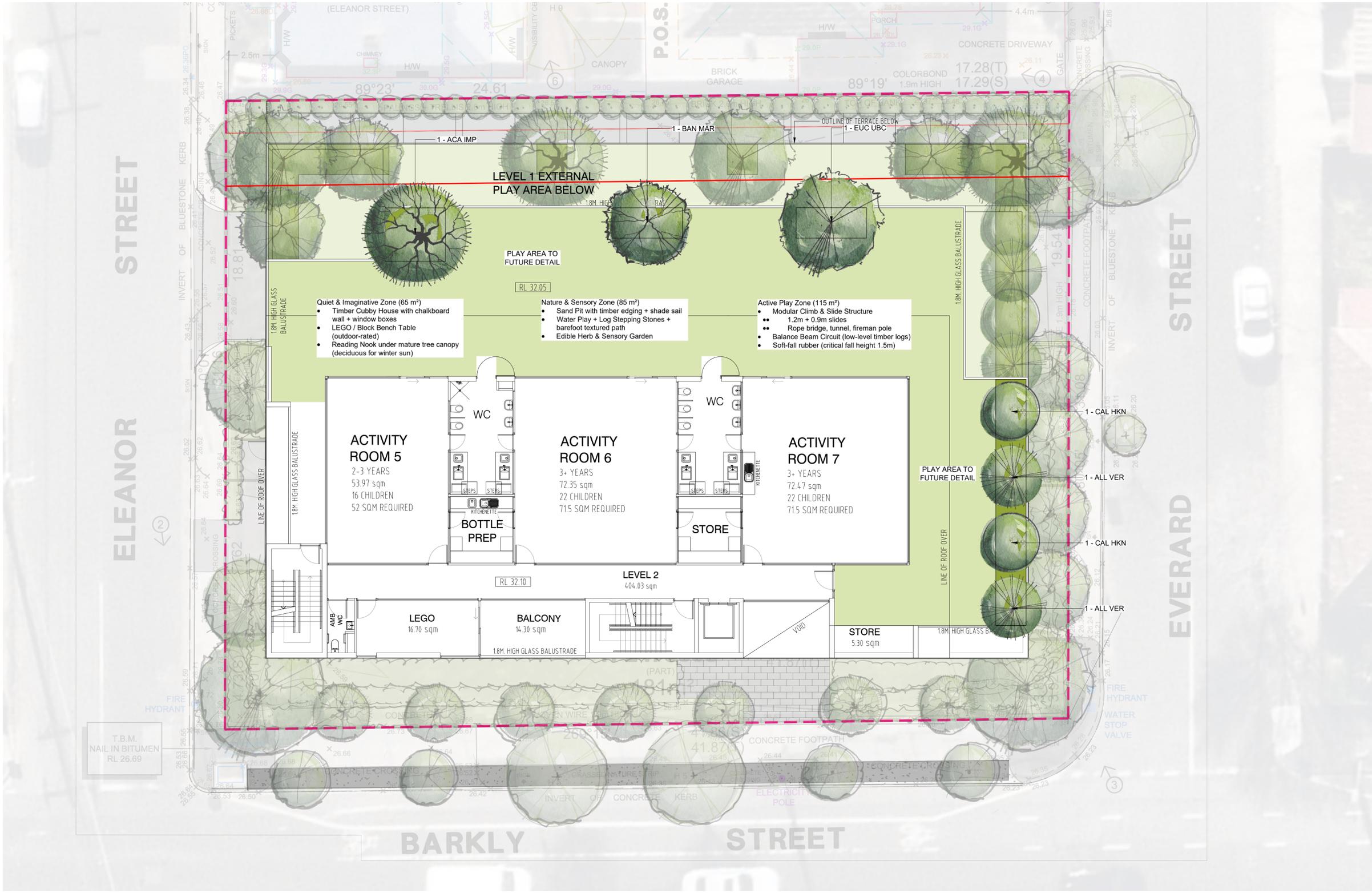


**CITY OF MARIBYRNONG
ADVERTISED PLAN**

CITY OF MARIBYRNONG
RECEIVED
20/11/2025
URBAN PLANNING

LEGEND

- Site Boundary
- Proposed Trees in Raised Planter Boxes
75m Approved Mulch
600mm (min) Approved Topsoil
- Proposed Planting in Raised Planter Boxes
75m Approved Mulch
450mm (min) Approved Topsoil
- Play Area To Future Detail



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PROJECT
**438-440 BARKLY STREET,
FOOTSCRAY VIC 3001**
DRAWING TITLE
LANDSCAPE CONCEPT PLAN - SECOND FLOOR
DRAWN SCALE
1:100 @A1
DATE OF FIRST ISSUE
17.11.25
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LP_003
APPROVED
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VERSION
P1



PROPOSED PLANT SCHEDULE GROUND FLOOR

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONTAINER SIZE	CONTAINER TYPE	CALIPER (DBH)	INSTALL HT.	SIZE (H X W)	QTY
TREES								
	ACE COL	Acer platanoides 'Columnare' / Columnar Norway Maple	45L	Pot	18mm - 20 mm cal.	1.5m-2.0m	10m x 4m	7
	KOE PAN	Koelreuteria paniculata / Golden Rain Tree	45L	Pot	18mm - 20 mm cal.	1.5m-2.0m	7m x 7m	3
	PYR LNC	Pyrus calleryana 'Chanticleer' / Chanticleer Callery Pear	45L	Pot	18mm - 20 mm cal.	1.5m-2.0m	11m x 6m	5
	STR TRE	Street Tree	45L	Pot		1.5m-2.0m	Proposed Street Tree (Species to be confirmed by council)	4
	ULM TDD	Ulmus parvifolia 'Todd' / Todd Lacebark Elm	45L	Pot	18mm - 20 mm cal.	1.5m-2.0m	10m x 11m	2
SUBTOTAL:								21

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONTAINER SIZE	CONTAINER TYPE	SIZE (H X W)	QTY
SHRUBS						
	SYZ EXP	Syzygium australe 'Express' / Express Lilly Pilly	16L	Pot	4m x 0.6m	40
SUBTOTAL:						40
	ACA ACI	Acacia acinacea / Gold-dust Wattle	P 200mm	Pot	1-3m x 2m	
	ACA PAR	Acacia paradoxa / Paradox Acacia	P 200mm	Pot	1-3m x 1-3m	
	CAS ACU	Cassinia aculeata / Common Cassinia	P 200mm	Pot	1-2m x 1-1.5m	
	COR ROC	Correa glabra / Rock Fuchsia	P 200mm	Pot	1-2m x 0.5-1m	
GRASSES						
	POA TUS	Poa labillardieri / Tussock Grass	P 140mm	Pot	1m x 1m	
	RYT LVF	Rytidosperma fulvum / Wallaby Grass	P 140mm	Pot	0.3-0.4m x 0.6m	
	THE TRI	Themeda triandra / Kangaroo Grass	P 140mm	Pot	0.4-1m x 0.5m	
GROUNDCOVERS						
	ATR SEM	Atriplex semibaccata / Australian Saltbush	P 140mm	Pot	0.5 x 2m spreading	
	ENC TOM	Enchylaena tomentosa / Ruby Saltbush	P 140mm	Pot	0.4-1m x 0.5-1m	
	KEN PRO	Kennedia prostrata / Coral Pea	P 140mm	Pot	Prostrate x 1.5m	
PERENNIALS						
	BRA DEN	Brachyscome dentata / Lobe-seed Daisy	P 140mm	Pot	0.3m x 0.3m	
	CHR APC	Chrysocephalum apiculatum / Yellow Button Everlasting	P 140mm	Pot	0.1-0.3m x 0.5-1m	
	CHR CLU	Chrysocephalum semipapposum / Clustered Everlasting	P 140mm	Pot	0.3-1m x 1-3m	
	CRA PAL	Craspedia paludicola / Swamp Billy Buttons	P 140mm	Pot	0.3-0.6m x 0.3-0.5m	
	ERY OVI	Eryngium ovinum / Blue Devil	P 140mm	Pot	0.3-0.6m x 0.3-0.5m	

Note: Proposed planting strategy based on "Native-Indigenous-Plant-list-for-the-Maribyrnong-Garden" guidelines

Landscape General Notes:

Tree Protection:
Existing trees identified for retention must be protected in accordance with NATSPEC Guide 2: A Guide to Assessing Tree Quality and AS 4970:2009 Protection of Trees on Development Sites. Where general works occur around these trees or pruning is required, a qualified arborist must be engaged to oversee the works and manage tree health.

Existing trees designated for retention on the drawings must be protected at all times during construction. Any soil within the drip line of these trees must be excavated and removed by hand only. No stockpiling shall occur within the root zone of trees to be retained.

Any roots larger than 50mm in diameter may only be severed under the instruction of a qualified arborist. Roots smaller than 50mm in diameter must be cut cleanly with a saw.

Temporary fencing shall be installed around the base of all trees to be retained before the commencement of landscape works. Where possible, this fencing should be located around the drip line of these trees or a minimum of 3m from the trunk. The fencing shall be maintained for the full construction period.

Site Preparation
Remove any on-site building material, rubbish and weeds from planting areas that will be restrictive to plant growth. Stump ground all trees marked as 'to be removed.' Imported topsoil to be a medium texture sandy loam.

Garden Beds
Existing subgrade to be dug to a depth of no less than 300mm below finished grade in garden beds to allow for 200mm topsoil and 75mm mulch. Original sub-base to be cultivated where possible. Gypsum to be spread if there is a clay sub surface. Use organic mulch on all garden bed areas.

Trees
Use three 50 x 50 x 1800 HW stakes per tree. Fasten trees to stakes with 50mm fabric tie in figure 8 loop. Existing street trees to be suitably protected. Maintain existing ground levels at the interface between the ground and the tree trunk. Area beneath the canopy should be fenced prior to the commencement of the construction activities. No excavation, filling, machinery or storage of materials shall occur within the fenced off area. Roots requiring severance beyond the tree canopy shall be clean cut with hand saw and kept moist. All roots over 40mm dia. Any roots within the fenced area should not be cut without the approval from an experienced arborist.

Planting

All plants are to be true to species, healthy, free from pests disease and stress. All plants used throughout the development are to be supplied by a nursery which specialises in native and exotic plants. Plants being relocated to be trimmed prior to lifting and located in a protected position during the works. Ensure an adequate root system is retained and any damaged roots to be pruned cleanly. Sealot to be used on a fortnightly basis to assist in transplant shock and keep the plants healthy during the works and for 3 months after final planting. Ensure all plants are well watered in at the time of planting and as necessary for the first year until established.

Mulch

Mulch is to be supplied to all garden beds and is to be an organic type laid to a minimum depth of 75mm, consisting of fine dark coloured chipped or shredded pine bark or similar with 80% of particles in the size range 10 to 20mm in plan and 5mm in thickness. No particles are to exceed 30mm in plan. Mulch shall be free of damaging matter such as soil, weeds and sticks and is to be stockpiled and thoroughly weathered prior to delivery. All mulch is to be sloped towards plant stems but shall be kept back 100mm from the stems of all plants to prevent collar rot. Ensure mulch finishes 20mm below adjoining finished paving levels.

Topsoil:

The topsoil blend should consist of the following, or similar approved:
60% Sandy loam, 20% aged sawdust, 20% composted pine bark fines

The pH value of imported topsoil should be between 5.5 -6.5. The organic additives to the sandy loam should be based on well rotten vegetative material or composted animal manure, or other approved material, free from harmful chemicals, grass and weed growth. Ensure soil mix complies with AS 4419-1998 for Landscaping and Garden Use.

Levels/drainage/set-out:

Ground levels within all landscape areas should drain away from buildings towards the paths, pits, kerbs etc. in accordance with all regulations. Ensure all drainage area have contingency overflow clear of buildings.

All dimensions are to be verified on site prior to construction commencing. Any discrepancies are to be immediately reported to the Project Manager for further instruction.

Fertilizer

Use 6-9 month osmocote suitable for Australian plants and applied at following rates:
Advanced trees: 200g per tree. 200 dia pots: 20g per pot. 150 dia pots: 15g per pot.

Maintenance Schedule

Plants to be regularly checked for pests and diseases and appropriate treatments applied. Where necessary:

- Prune every 3 months to ensure good shape and remove dead limbs
- Additional applications of osmocote as per manufacturers recommendations
- Regular watering during summer months and dry periods
- Replace dead plants with equally sized plants within maintenance period
- Control weeds throughout maintenance via hand and chemical means
- Replenish mulch
- Remove tree stakes after establishment to ensure successful ongoing health & shape of trees

Required Standards

AS 2303:2015 • Tree stock for landscape use.
AS 4970, 2009 • Protection of trees on development sites.
AS 4419:2003 • Soils for landscaping and garden use.
AS 1289.0:2014 • Methods of testing soils for engineering purposes definitions and general requirements.
AS 4454:2012 • Composts, soil conditioners and mulches

PROPOSED TREE SCHEDULE LEVEL 1

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONTAINER SIZE	CONTAINER TYPE	CALIPER (DBH)	INSTALL HT.	SIZE (H X W)	QTY
TREES								
	ACA IMP	Acacia implexa / Hickory Wattle	45L	Pot	18mm - 20 mm cal.	1.5m-2.0m	5-7 (pruned to 4-5 m) x 4-5m	2
	ALL VER	Allocasuarina verticillata / Drooping Sheoak	45L	Pot	18mm - 20 mm cal.	1.5m-2.0m	1.5-2m x 2-3m	2
	BAN MAR	Banksia marginata / Silver Banksia	45L	Pot	18mm - 20 mm cal.	1.5m-2.0m	4-6 (pruned to 3-4 m in containers) x 3-4m	3
	CAL HKN	Callistemon x 'Harkness' / Harkness Bottlebrush	45L	Pot	18mm - 20 mm cal.	1.5m-2.0m	3-4m (pruned to 2.5-3 m) x 2-3m	2
	EUC UBC	Eucalyptus leucoxylo 'Euky Dwarf' / Euky Dwarf White Ironbark	45L	Pot	18mm - 20 mm cal.	1.5m-2.0m	5-6m x 4-5m	2
SUBTOTAL:								11

PROPOSED TREE SCHEDULE LEVEL 2

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONTAINER SIZE	CONTAINER TYPE	CALIPER (DBH)	INSTALL HT.	SIZE (H X W)	QTY
TREES								
	ACA IMP	Acacia implexa / Hickory Wattle	45L	Pot	18mm - 20 mm cal.	1.5m-2.0m	5-7 (pruned to 4-5 m) x 4-5m	1
	ALL VER	Allocasuarina verticillata / Drooping Sheoak	45L	Pot	18mm - 20 mm cal.	1.5m-2.0m	1.5-2m x 2-3m	2
	BAN MAR	Banksia marginata / Silver Banksia	45L	Pot	18mm - 20 mm cal.	1.5m-2.0m	4-6 (pruned to 3-4 m in containers) x 3-4m	1
	CAL HKN	Callistemon x 'Harkness' / Harkness Bottlebrush	45L	Pot	18mm - 20 mm cal.	1.5m-2.0m	3-4m (pruned to 2.5-3 m) x 2-3m	3
	EUC UBC	Eucalyptus leucoxylo 'Euky Dwarf' / Euky Dwarf White Ironbark	45L	Pot	18mm - 20 mm cal.	1.5m-2.0m	5-6m x 4-5m	1
SUBTOTAL:								8

PROPOSED PLANT SCHEDULE LEVELS 1 & 2

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONTAINER SIZE	CONTAINER TYPE	SIZE (H X W)
SHRUBS					
	COR WH3	Correa alba / White Correa	P 200mm	Pot	1.5m x 1.5m
	COR ROC	Correa glabra / Rock Fuchsia	P 200mm	Pot	1-2m x 0.5-1m
	GOO NOG	Goodenia ovata / Hop Goodenia	P 200mm	Pot	1-2m x 1-2m
GRASSES					
	POA TUS	Poa labillardieri / Tussock Grass	P 140mm	Pot	1m x 1m
	RYT LVF	Rytidosperma fulvum / Wallaby Grass	P 140mm	Pot	0.3-0.4m x 0.6m
	THE TRI	Themeda triandra / Kangaroo Grass	P 140mm	Pot	0.4-1m x 0.5m
GROUNDCOVERS					
	ACA NOV	Acaena novae-zelandiae / Biddy-Biddy	P 140mm	Pot	0.15m x Spreading
	RUB BTU	Rubus parvifolius / Australian Raspberry	P 140mm	Pot	Prostrate x 1-2m
PERENNIALS					
	BRA DEN	Brachyscome dentata / Lobe-seed Daisy	P 140mm	Pot	0.3m x 0.3m
	CHR APC	Chrysocephalum apiculatum / Yellow Button Everlasting	P 140mm	Pot	0.1-0.3m x 0.5-1m
	CHR CLU	Chrysocephalum semipapposum / Clustered Everlasting	P 140mm	Pot	0.3-1m x 1-3m
	MEN AUS	Mentha australis / River Mint	P 140mm	Pot	0.3-1m x 0.5-1m
	MIC CAM	Microseris lanceolata / Yam Daisy	P 140mm	Pot	0.3m x 0.3-0.6m

Note: Proposed planting strategy based on "Native-Indigenous-Plant-list-for-the-Maribyrnong-Garden" guidelines

CITY OF MARIBYRNONG
ADVERTISED PLAN

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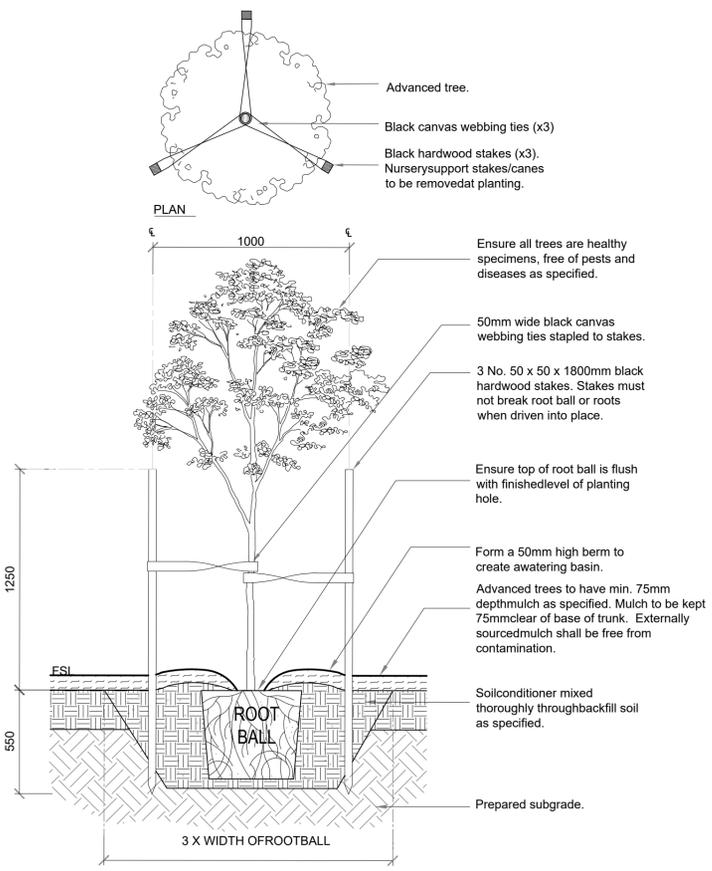
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438-440 BARKLY STREET,
FOOTSCRAY VIC 3011
DRAWING TITLE
PLANTING SCHEDULE & GENERAL NOTES

DRAWN SCALE	DATE OF FIRST ISSUE	DRAWN	APPROVED
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15177	LP_004	P1	



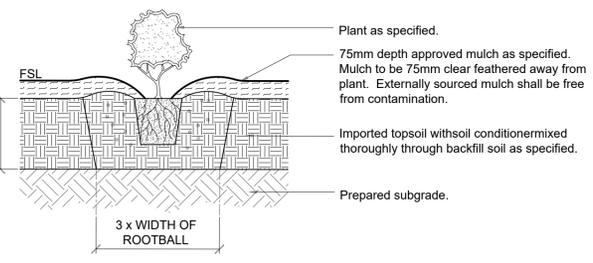
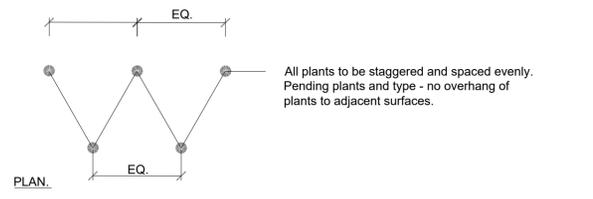
**CITY OF MARIBYRNONG
ADVERTISED PLAN**



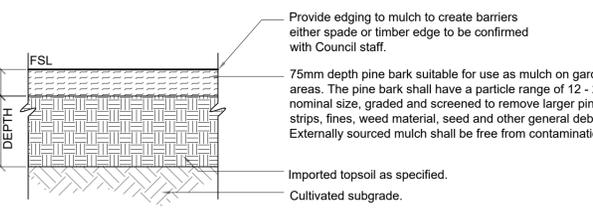
**1 TYPICAL ADVANCED TREE PLANTING IN GARDEN BED DETAIL
SCALE 1:20**

GENERAL PLANTING AND PROTECTION AFTER PLANTING NOTES

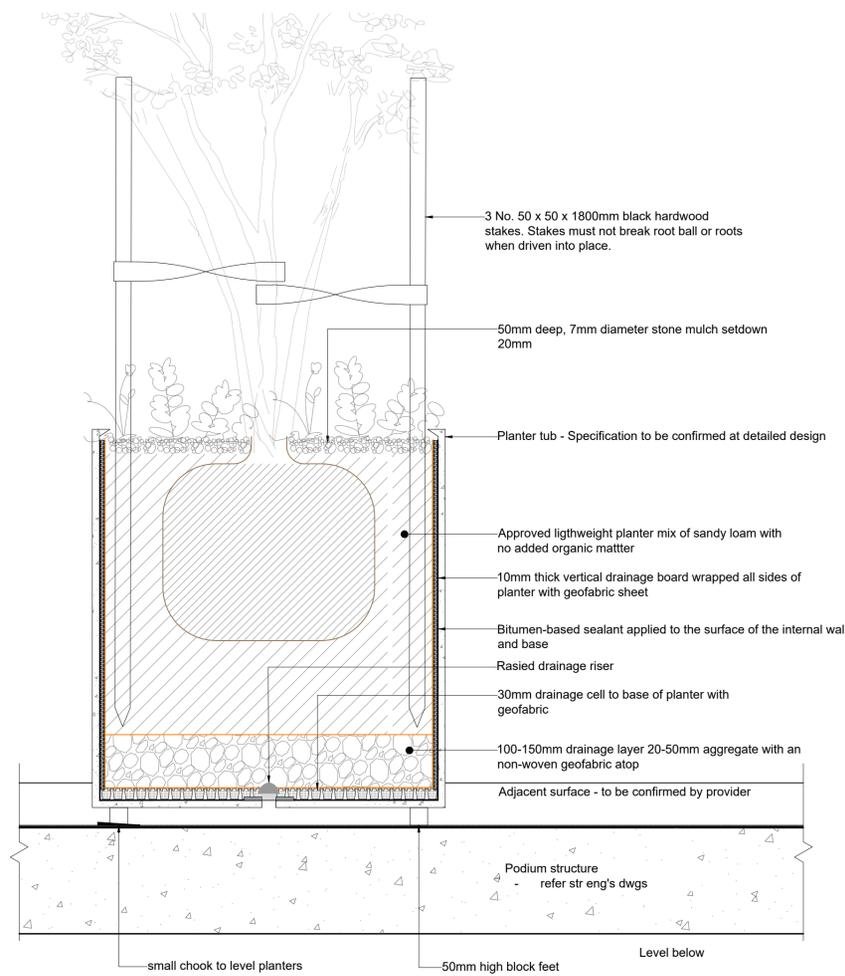
- All plant stock to be ordered upon award of contract to ensure timely arrival on site. Contact the Superintendent in the event substitutions are required due to the unavailability of stock.
- Plant the same species in groups 3, 5, 7, 9, 11 etc. (odd numbers) within plant mixes.
- Ensure soil conditioner is used during planting operations.



**2 TYPICAL SHRUB PLANTING DETAIL
SCALE 1:10**



**3 TYPICAL GARDEN BED
SCALE 1:10**



**4 TYPICAL PLANTER BOX DETAIL
SCALE 1:10**

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REV	DATE	REASON	DWN	CHK
P1	17.11.25	PRELIMINARY - FOR DESIGN INFORMATION ONLY	ATI	TA
P1	19.11.25	ISSUED FOR PLANNING APPROVAL	ATI	TA



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PROJECT
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FOOTSCRAY VIC 3011**
DRAWING TITLE
TYPICAL SOFT LANDSCAPE DETAILS

DRAWN SCALE	DATE OF FIRST ISSUE	DRAWN	APPROVED
N/A @A1	17.11.25	ATI	DA
JOB	DRAWING	VERSION	
15177	LP_005	P1	

