



188 GORDON STREET, FOOTSCRAY

GENERAL NOTES

ALL WORKS SHALL COMPLY WITH BUT NOT LIMITED TO THE FOLLOWING AUSTRALIAN STANDARD:
 A.S. 1288 & 2047 - GLASS IN BUILDING - SELECTION AND INSTALLATION
 A.S. 1562 - DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING
 A.S. 1667 - DESIGN AND INSTALLATION OF FIXED PLATFORM, STAIRWAYS AND LADDERS
 A.S. 1684 - NATIONAL TIMBER FRAMING CODE
 A.S. 1860 - INSTALLATION OF PARTICLEBOARD FLOORING
 A.S. 1926 - SWIMMING POOL SAFETY
 A.S. 2047 - WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION
 A.S. 2049 - ROOF TILES
 A.S. 2050 - FIXING OF ROOFING TILES
 A.S. 2312 - GUIDE TO PROTECTION OF - CORROSION
 A.S. 2870 - RESIDENTIAL SLABS AND FOOTINGS
 A.S./NZS 2904 - DAMP-PROOF COURSES AND FLASHINGS
 A.S./NZS 3000 - ELECTRICAL INSTALLATIONS & WIRING RULES
 A.S. 3600 - CONCRETE STRUCTURES
 A.S. 3660.1 - CODE OF PRACTICE FOR PHYSICAL BARRIERS USED IN PROTECTION OF BUILDINGS AGAINST SUBTERRANEAN TERMITES
 A.S. 3700 - MASONRY IN BUILDINGS
 A.S. 3740 - WATER PROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS
 A.S. 3786 - SMOKE ALARMS
 A.S. 3959 - CONSTRUCTION OF BUILDINGS IN BUSHFIRE-PRONE AREAS
 A.S. 4055 - WIND LOADING FOR HOUSING
 A.S. 4100 - STEEL STRUCTURES
 A.S. 4200 - FLUABLE BUILDING MEMBRANES
 A.S. 4440 - INSTALLATION OF NAILED TIMBER ROOF TRUSSES
 A.S. 4654 - WATERPROOFING, DESIGN & INSTALLATION OF MEMBRANES

- 1 - THE OWNER / BUILDER / SUB-CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMMENCING ANY WORKS, OR ORDERING OF MATERIALS, AND SHALL ALSO BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORK CONFORMS TO THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, LOCAL AUTHORITIES, AND BY ANY OTHER GOVERNING REQUIREMENTS
- 2 - THESE DRAWINGS ARE TO BE USED AND READ IN CONJUNCTION WITH THE SPECIFICATIONS, STRUCTURAL ENGINEERS DRAWINGS/ COMPUTATIONS, SITE SURVEY/SOIL REPORT, AND ANY OTHER REPORTS/ INSTRUCTIONS OR DRAWINGS FROM RELEVANT CONSULTANTS
- 3 - THESE NOTES ARE PROVIDED AS A GUIDELINE AND NOT TO BE TREATED AS A SUBSTITUTE FOR REGULATIONS, STATUTORY REQUIREMENTS, BUILDING PRACTICE OR OTHER CONTRACTUAL OBLIGATIONS
- 4 - ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE BUILDING CODE OF AUSTRALIA 2022 AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN.
- 5 - DO NOT SCALE THIS DRAWING. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALE
- 6 - TITLE BOUNDARIES SHOULD BE CONFIRMED BY THE BUILDER IF NECESSARY
- 7 - FOOTINGS TO NOT ENCRACH TITLE BOUNDARIES & EASEMENT LINES
- 8 - SURVEY INFORMATION IS INDICATIVE ONLY & SHOULD BE CONFIRMED BY BUILDER
- 9 - THE CONTRACTOR TO SEEK ARCHITECTS ADVICE/INSTRUCTION SHOULD THERE BE ANY DISCREPANCY/AMBIGUITY BEFORE COMMENCING ANY TYPE OF WORKS
- 10 - THE CONTRACTOR MUST COMPLY WITH ALL THE RELEVANT PLANNING PERMIT & BUILDING PERMIT CONDITIONS
- 11 - THE BUILDER MUST OBTAIN AND COMPLY WITH AN ASSET PROTECTION PERMIT PRIOR COMMENCEMENT OF WORKS
- 12 - THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY OF NEW AND EXISTING STRUCTURE DURING ALL WORKS
- 13 - IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT THEY ARE FAMILIAR WITH THE CORRECT PROCEDURES FOR INSTALLING PRODUCTS AND MAKE ALL NECESSARY ENQUIRIES OF THE MANUFACTURER & SUPPLIER. CONTRACTOR IS TO COMPLY WITH ALL RECOMMENDATIONS & INSTRUCTIONS FOR INSTALLATION
- 14 - BUILDER TO RECTIFY ANY DAMAGE DURING CONSTRUCTION TO FOOTPATH, KERBS OR ROADS ETC TO THE APPROVAL OF LOCAL AUTHORITIES. REDUNDANT CROSSOVERS TO BE REMOVED AND MATCHING KERB AND CHANNEL FOOTPATH, ETC TO BE REINSTATED TO APPROVAL OF COUNCIL
- 15 - SURFACE WATER DRAINAGE TO THE DWELLING IS TO BE IN ACCORDANCE WITH NCC PART 3.3.3 IN THAT THE SURFACE WATER MUST BE DIVERTED AWAY FROM THE CLASS 1 BUILDING TO PREVENT PONDING UNDER THE BUILDING AND AWAY FROM THE HEIGHT OF THE SLAB ON GROUND
- 16 - FRONT WATER TAP TO BE LOCATED AT WATER METER, ADDITIONAL TAPS TO BE LOCATED AS PER FLOOR PLAN
- 17 - GAS METER TO BE LOCATED MINIMUM 500MM FROM ELECTRICAL EARTH STAKE
- 18 - DOORS TO WC, POWDER ROOM WC AND ENSUITE WC, TO BE FITTED WITH LIFT OFF HINGES IN ACCORDANCE WITH NCC 2022 VOL 2
- 19 - ALL WORK IS SUBJECT TO INSPECTION AND APPROVAL OF LOCAL GOVERNMENT BUILDING SURVEYOR.
- 20 - NO PART OF THE PROPOSED STRUCTURE OR FOOTING TO ENCRACH THE TITLE BOUNDARIES

STORMWATER

- 1 - STORMWATER SHALL COMPLY WITH AS/NZS 3500.3 REFERENCED BY THE NCC IN EFFECT
- 2 - REFER TO STRUCTURAL ENGINEERING FOR ADDITIONAL REQUIREMENTS
- 3 - STORMWATER TO BE TAKEN TO LEGAL POINT OF DISCHARGE TO THE SATISFACTION OF THE RELEVANT AUTHORITY. FINAL LOCATION TO BE CONFIRMED BY THE BUILDER
- 4 - SEWER OR SEPTIC SYSTEM SHALL BE IN ACCORDANCE WITH THE RELEVANT AUTHORITIES REQUIREMENTS.
- 5 - THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LINES ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING AND UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.
- 6 - RAINWATER TANK (IF REQUIRED) TO BE CONNECTED TO SANITARY FLUSHING SYSTEMS OF THE DWELLING IN ACCORDANCE WITH CURRENT PLUMBING REGULATIONS
- 7 - PROVIDE AGRICULTURAL DRAINS TO BASE OF SITE CUT WHERE CUT EXCEEDS 300MM APPROX - CONNECT TO STORM WATER VIA SILT PITS
- 8 - A SINGLE DOWNPIPE MUST NOT SERVE MORE THAN 1.2M OF A GUTTER LENGTH. 9 - DOWNPIPES MUST BE FIXED AS CLOSE AS POSSIBLE TO VALLET GUTTERS AND, IF THE DOWNPIPE IS MORE THAN 1.2M FROM A VALLEY, PROVISION FOR OVERFLOW MUST BE MADE TO THE GUTTER AS PER BCA 3.5.2.5
- 10 - EAVES GUTTERS TO BE PROVIDED WITH MINIMUM FALL OF 1:500 & SIZING MUST BE IN ACCORDANCE WITH TABLE 7.4 OF THE BCA. BOX GUTTERS TO BE PROVIDED WITH MINIMUM FALL OF 1:100
- 11 - GUTTERS, DOWNPIPES AND FLASHINGS MUST BE MANUFACTURED IN ACCORDANCE WITH AS 2179: 1 FOR METAL & AS 1723 FOR UPVC COMPONENTS.

- 1 - ALL ROOF TRUSSES ARE TO BE CONSTRUCTED AND ASSEMBLED AS PER THE MANUFACTURERS DESIGN AND SPECIFICATIONS. MANUFACTURERS COMPUTATIONS AND CERTIFICATION ARE TO BE APPROVED PRIOR TO MANUFACTURE.
- 2 - THE ROOF LAYOUT IS INDICATIVE ONLY AND ANY VARIATION TO THE LAYOUT SHALL BE FIRST DISCUSSED WITH THE DESIGNER. THE ROOF CONTRACTOR SHALL PROVIDE ALL NECESSARY FLASHINGS, CAPPING AND OTHER ITEMS REQUIRED TO MAKE ROOF WATER TIGHT AND COMPLETE
- 3 - MASONRY
- 4 - TILED ROOF INSTALLATION TO COMPLY WITH AS 2050 - 2002 "INSTALLATION OF ROOF TILES"

- 1 - ALL MASONRY WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH AS 3700 AND AS 4773
- 2 - ARTICULATION JOINTS ARE TO COMPLY WITH PART 5.2 OF THE NCC (10MM AJ MINIMUM EVERY 5M CENTRES) MAXIMUM 3M FROM CORNERS BUT NO CLOSER THAN 600MM. THEY MUST BE FULL HEIGHT OF WALL AND PLACED BESIDE WINDOWS AND DOORSWHERE
- 3 - ARTICULATION JOINTS PROVIDED BY AN ENGINEER SHALL TAKE PRECEDENCE OVER ARCHITECTURAL DOCUMENTS
- 4 - ALL FLASHING, MEMBRANES, AND TIES WHERE REQUIRED SHALL BE IN ACCORDANCE WITH THE BCA
- 5 - PROVIDE WEEPHOLES AT EVERY FOURTH PERPEND ABOVE ALL CROSS CAVITY FLASHINGS IN EXTERNAL CAVITY BRICK SKINS TO HEIGHT AND WIDTH OF VERTICAL BRICK JOINT FORMED ACCURATELY AND UNIFORMLY THROUGHOUT THE JOB
- 6 - ALL CAVITIES AND REQUIRED WEEPHOLES SHALL BE LEFT CLEAN AND FREE OF MORTAR DROPPINGS

STRUCTURAL

- 1 - ALL CONCRETE FOOTINGS AND FOUNDATION WORK MUST BE IN ACCORDANCE WITH AS 2870, AND MUST BE READ STRICTLY IN CONJUNCTION WITH THE RELEVANT SOIL REPORT AND ENGINEERING DOCUMENTATION PROVIDED.
- 2 - CONCRETE WORKS MUST COMPLY WITH THE ENGINEERS DOCUMENTATION, AND BE IN ACCORDANCE WITH AS 3600
- 3 - ALL DAMP PROOF COURSES AND FLASHINGS MUST BE IN ACCORDANCE WITH AS 2904
- 4 - STRUCTURAL STEEL WORK MUST BE IN ACCORDANCE WITH AS 4100.
- 5 - ALL TIMBER FRAMING MUST BE IN ACCORDANCE WITH A S 1684
- 6 - PROVIDE BRACING TO ALL INTERNAL AND EXTERNAL WALLS AS PER AS 1684
- 7 - CONVENTIONAL TIMBER FLOOR CONSTRUCTION TO ENGINEERS DETAILS & COMPUTATIONS.
- 8 - PROVIDE CLEARANCE FROM UNDERSIDE OF BEARER TO FINISHED GROUND LEVEL OF 150MM FOR FLOOR WITH STRIP FOOTING OR 450MM WHERE IN TERMIT PRONE AREA
- 9 - SUBFLOOR VENTS TO PROVIDE A RATE OF 7500MM SQ. CLEAR VENTILATION PER 1000MM RUN OF EXTERNAL MASONRY WALL AND 2200MM SQ. CLEAR VENTILATION PER 1000MM RUN OF INTERNAL DWARF WALLS.
- 10 - ALL SUBFLOOR PLYNTH BOARDS TO BE LOCATED BELOW THE LEVEL OF THE BEARER.

GLAZING

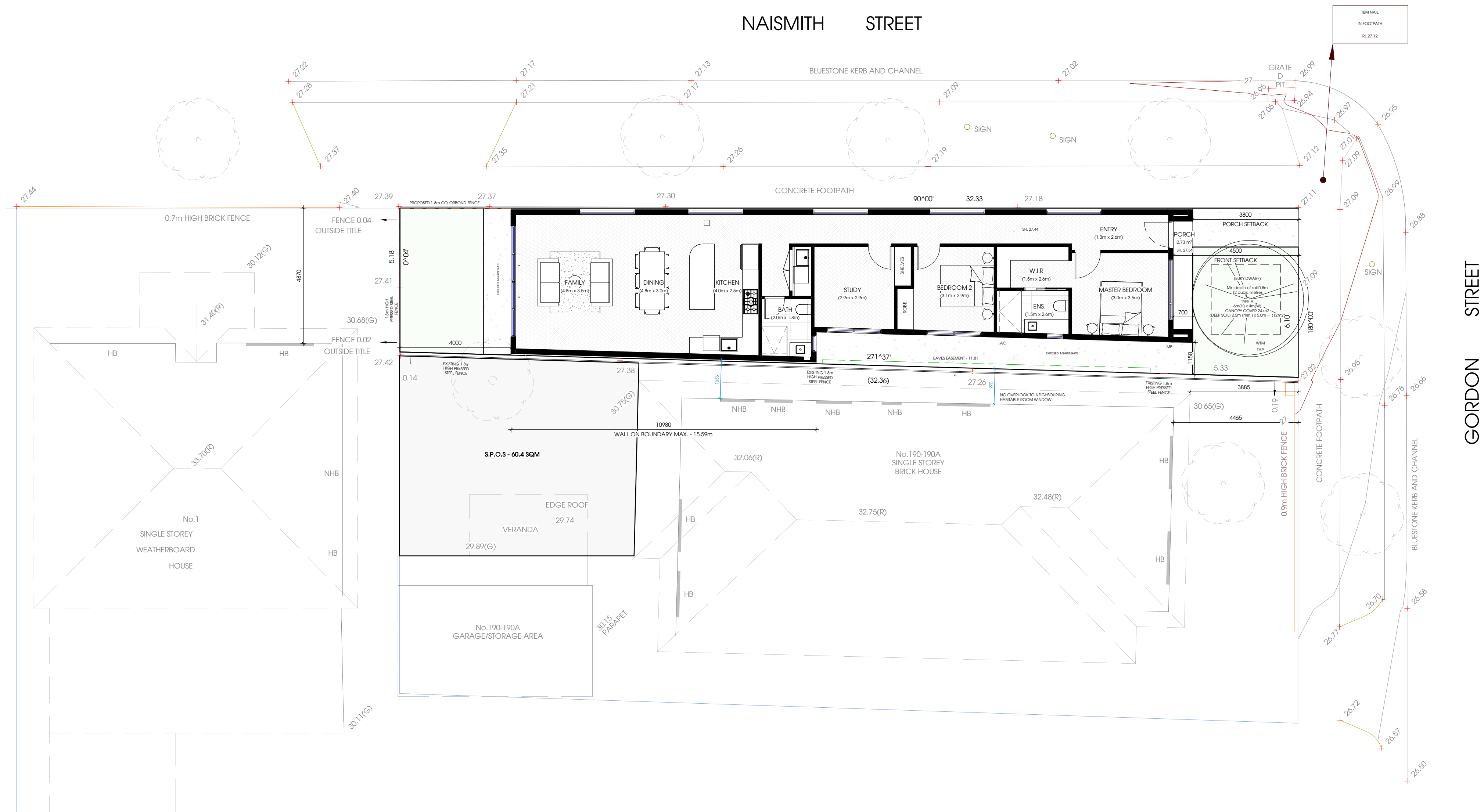
- 1 - ALL GLAZING AND INSTALLATION OF GLAZING MUST COMPLY WITH WITH AS 1288 & AS 4055
- 2 - ALL GLAZING, INCLUDING SAFETY GLAZING, SHALL BE INSTALLED TO A SIZE, TYPE AND THICKNESS TO COMPLY WITH THE BCA PART 8 FOR CLASS 1 & TO BUILDINGS WITH A DESIGN WIND SPEED OF NOT MORE THEN N3
- 3 - WINDOWS SIZES TO BE VERIFIED ON SITE PRIOR TO ORDERING - WINDOW SIZES MIGHT VARY PER MANUFACTURER. ALL GLAZING SPECIFICATIONS TO BE IN ACCORDANCE WITH THE APPROVED THERMAL ASSESSMENT
- 4 - ALL ROOMS WITHIN 500MM VERTICAL OF THE FLOOR
- 5 - BATHROOMS WITHIN 1500MM VERTICAL FROM THE BATH BASE
- 6 - LAUNDRY WITHIN 1200MM VERTICAL FROM FLOOR AND/OR WITHIN 300MM HORIZONTAL FROM ALL DOORS
- 7 - DOORWAY WITHIN 900MM HORIZONTAL FROM ALL DOORS. SHOWER SCREENS SHALL BE GRADE A SAFETY GLASS

REV	ISSUE	DATE	PROJECT	ADDRESS	WHITEROSE STUDIO	DATE	SHEET NAME	PAGE NO.	COPYRIGHT/CONTACT
- A	- TOWN PLANNING	- 06.05.2026	PROPOSED SINGLE STOREY DWELLING	188 GORDON STREET FOOTSCRAY VIC 3011		19.05.2026	PROJECT SUMMARY	TP01	THIS DOCUMENT, DESIGN OR IDEAS MAY NOT BE COPIED, LOANED OR BORROWED WITHOUT PRIOR CONSENT FROM WHITEROSE STUDIO DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS MUST TAKE PRECEDENCE OVER SCALED DIMENSIONS KB DESIGN GROUP PTY LTD. 0415149459 12 ADDAI STREET GREENVALE INFO@WHITEROSESTUDIO.COM.AU
- B	- TOWN PLANNING	- 19.05.2026	SCALE	CLIENT TELLI BUILDING & CONSTRUCTION					

SITE ANALYSIS	
SITE AREA	182m ²
SITE COVERAGE	123m ² - 67%
PRIVATE OPEN SPACE	21m ² - 11%
PERMABILITY	33m ² - 18%
GARDEN AREA	60m ² - 32%
BUILDING SQUARES	13
PORCH	4m ²
GROUND	119m ²
TOTAL	123m ²

SITE NOTES

- BUILDER TO REVIEW & CONFIRM ALL LEVEL ON SITE PRIOR - BUILDER TO REVIEW & CONFIRM ALL LEVEL ON SITE PRIOR TO CONSTRUCTION & UNDERGROUND SERVICES
- GRADE SURFACE AWAY FROM HOUSE FOR A MINIMUM DISTANCE OF 1000MM AT 1 IN 20 MINIMUM FALL TO DRAIN, CONNECTED TO LEGAL POINT OF DISCHARGE
- BUILDER TO VERIFY ALL LEVELS ON SITE INCLUDING ANY SITE CUT-FILL IF REQUIRED AND NOTIFY THE BUILDING DESIGNER PRIOR TO THE COMMENCEMENT ON ANY BUILDING WORKS.
- ALL STORMWATER DRAINAGE TO BE CONNECTED TO LEGAL POINT OF DISCHARGE / LOCATION TO BE CONFIRMED BY BUILDER
- THIS IS A DESIGNATED TERMITE ZONE. TERMITE MANAGEMENT SYSTEM IS REQUIRED IN ACCORDANCE WITH AS3660.1
- THE PROPOSED PROJECT IS TO BE CONNECTED AND INSTALLED TO THE RECYCLED WATER IN ACCORDANCE WITH THE RECYCLED WATER PLUMBING GUIDE/REGULATIONS (A.S/3500), THE LOCAL WATER AUTHORITY & DESIGN GUIDELINE
- HEBEL TO NOT RETAIN ANY SOIL AS IT VOIDS MANUFACTURERS WARRANTY
- THE DRAIN MUST MEET THE REQUIREMENTS OF H2D2 (DRAINAGE) OF VOLUME TWO, DESIGNED AND CONSTRUCTED TO ALLOW FOR INSPECTION AND CLEANING, AND KEEPING THE DRAIN CLEAR
- RAIN WATER TANK AND HOT WATER SYSTEM NOT VISIBLE FROM STREET
- AC UNIT LOCATED BELOW RIDGE LINE AND AT REAR OF ROOF
- THE BUILDER MUST COMPLETE ALL FIBRE CABLE ENTRY WORK IN ACCORDANCE WITH OPTICOMM GUIDELINES.



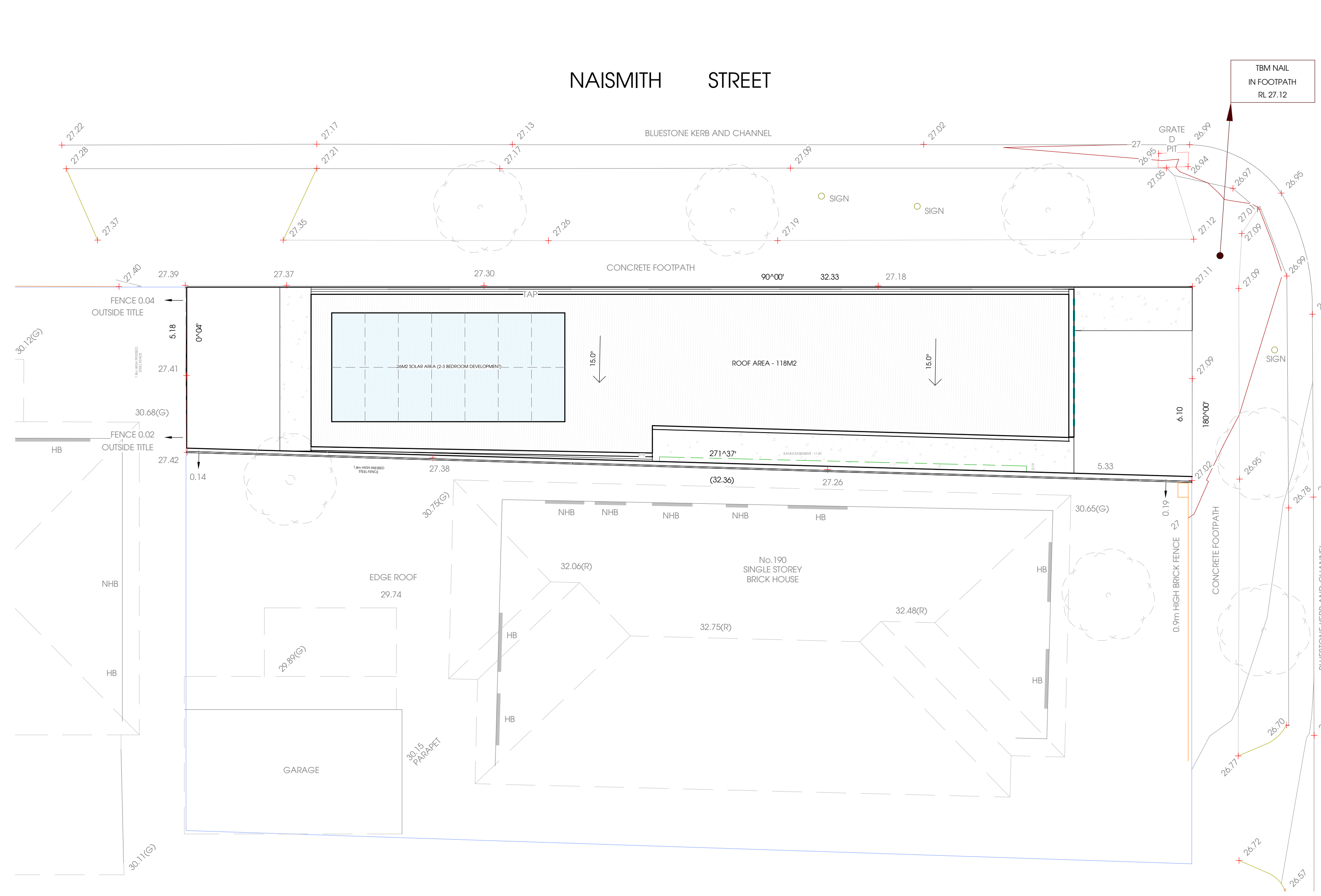
1 Site Plan
TP03 1:100

LEGEND

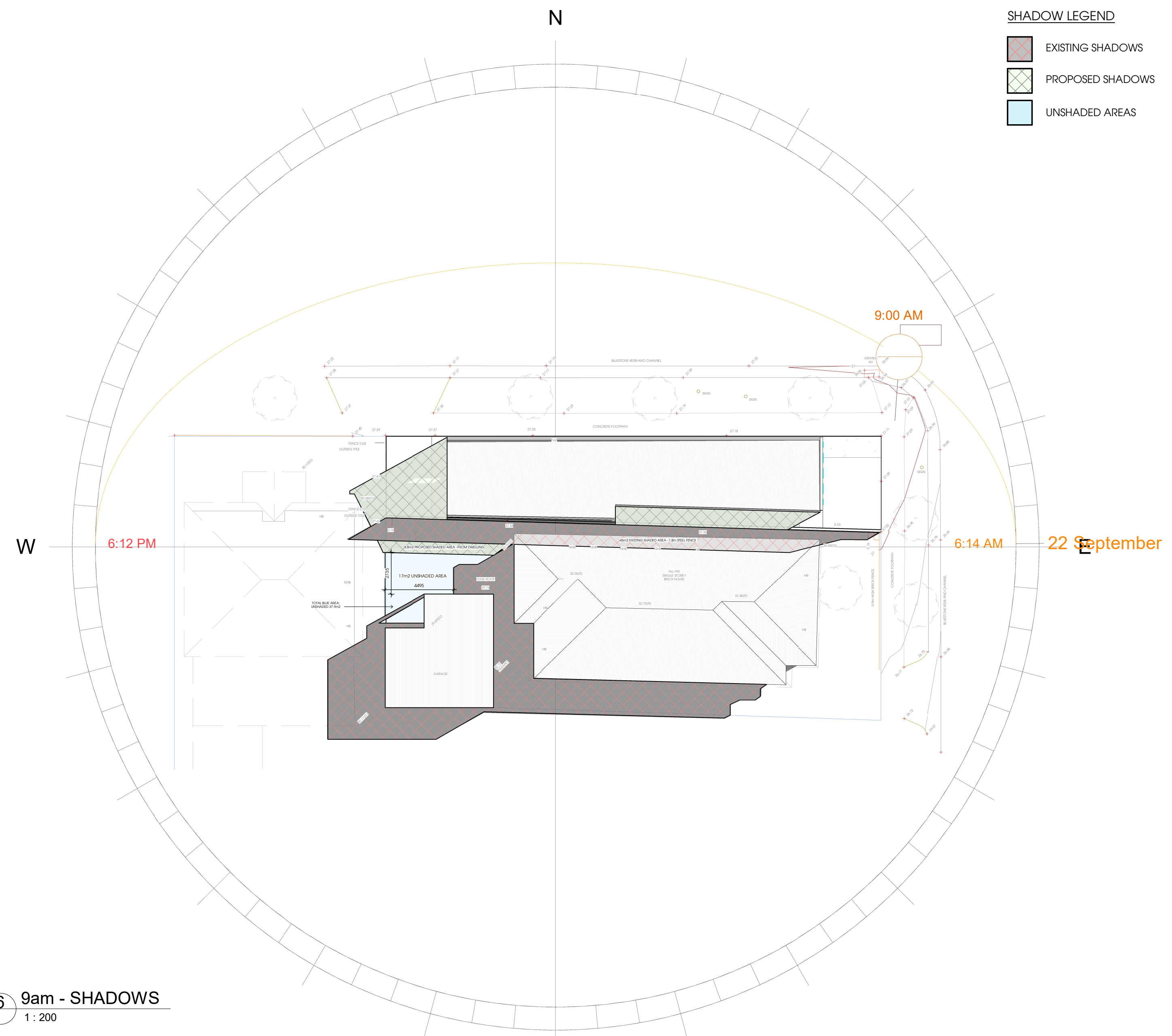
AC	AIR CONDITIONER
ARTICULATION JOINT	AJ
BALLUSTRADE	BAL
COOKTOP	CK
DISHWASHER	DW
DOWNPIPE	D/P
EXHAUST FAN	EF
FIRE PLACE	FP
FRIDGE	FR
FLOORWASTE	FW
GAS	GAS METER
LINEN	LINEN
MB	METERBOX
MW	MICROWAVE
OBS	OBSECURED WINDOWS
OVEN	OVEN
RWH	RAIN WATER HEAD
RH	RANGEHOOD
RA	RETURN AIR
SD	SLIDING DOOR
SK	SINK
STORE	STORAGE
SKY	SKYLIGHT
WS	WINDOW SHROUD
TAP	TAP
WTM	WATER METER
	FLOOR ABOVE

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

REV	ISSUE	DATE	PROJECT	ADDRESS	WHITEROSE STUDIO	DATE	SHEET NAME	PAGE NO.	COPYRIGHT/CONTACT
- A	- TOWN PLANNING	- 06.05.2026	PROPOSED SINGLE STOREY DWELLING	188 GORDON STREET FOOTSCRAY VIC 3011		19.05.2026	GROUND FLOOR PLAN	TP02	THIS DOCUMENT, DESIGN OR IDEAS MAY NOT BE COPIED, LOANED OR BORROWED WITHOUT PRIOR CONSENT FROM WHITEROSE STUDIO DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS MUST TAKE PRECEDENCE OVER SCALED DIMENSIONS KB DESIGN GROUP PTY LTD. 0415149459 12 ADDAI STREET GREENVALE INFO@WHITEROSESTUDIO.COM.AU
- B	- TOWN PLANNING	- 19.05.2026	SCALE	CLIENT TELLI BUILDING & CONSTRUCTION					



1 Roof Plan
1:100



6 9am - SHADOWS
1:200

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

ROOF LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
BC	BARGE CAPPING	QG	QUAD GUTTER
BG	BOUNDARY GUTTER	RT	SELECTED ROOF TILE
BG1	BOX GUTTER WITH 1:100 min FALL	SKY	SELECTED SKYLIGHT WITH FLASHING AROUND
CBD	SELECTED COLORBOND ROOF	SM	SUMP
CP	FOLDED COLORBOND CAPPING WITH FLASHING REQUIRED	RWH	RAINWATER HEAD WITH OVERFLOW PROVISION
DP	DOWNPIPE 100 DIAMETER COLORBOND	- ->	DENOTES THE DIRECTION OF ROOF FALL
EG	EAVE GUTTER	WB	WHIRLYBIRD TO DISCHARGE AIR TO OUTSIDE
QG	QUAD GUTTER		

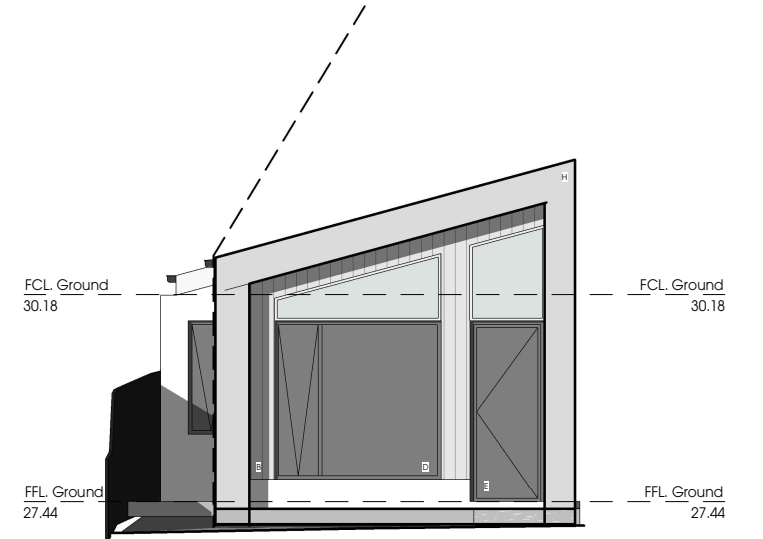
PROVISION OF SERVICES
ALL SERVICES (INCLUDING WATER, ELECTRICITY, GAS AND TELEPHONE) MUST BE INSTALLED UNDERGROUND, AND LOCATED OUTSIDE OF ANY TPZ, WHEREVER PRACTICALLY POSSIBLE. IF UNDERGROUND SERVICES ARE TO BE ROUTED WITHIN AN ESTABLISHED TPZ, THIS MUST OCCUR IN ACCORDANCE WITH AUSTRALIAN STANDARD AS4970:2025.

PRIOR TO DEVELOPMENT COMMENCING (INCLUDING ANY DEMOLITION, EXCAVATIONS, TREE REMOVAL DELIVERY OF BUILDING/CONSTRUCTION MATERIALS AND/OR TEMPORARY BUILDINGS), THE FOLLOWING TREES MUST HAVE A TREE PROTECTION ZONE (TPZ) IN ACCORDANCE WITH AS4970:2025 PROTECTION OF TREES ON DEVELOPMENT SITES TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.
1. ALL COUNCIL TREES LOCATED WITHIN 3 METRES OF THE SITE BOUNDARY OR A VEHICLE CROSSING:

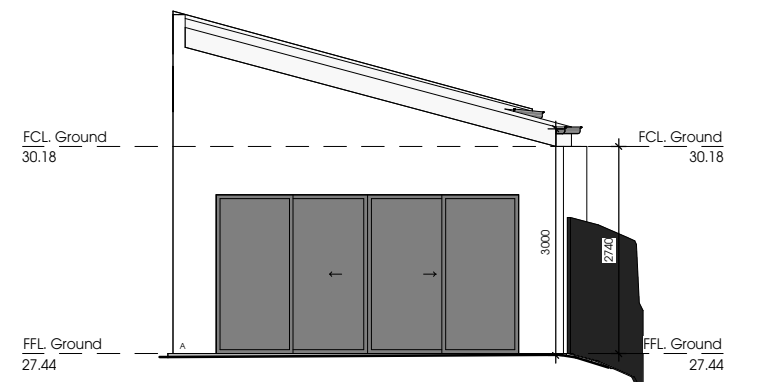
- ROOF NOTES**
- ROOF TRUSS TO BE AS PER MANUFACTURER DESIGN
 - ROOF STORMWATER DRAINAGE SHALL COMPLY WITH AS3500: 2015
 - TILED ROOFING TO COMPLY WITH NCC PART 3.5.2 & A.S.2049, A.S.2050 & A.S.4597
 - SHEET ROOFING TO COMPLY WITH NCC PART 3.5.1 & A.S.1562
 - PLASTIC ROOFING TO COMPLY WITH A.S. 4256 & A.S.1562.3
 - MINIMUM DOWNPIPE DIMENSIONS SHALL BE 100MM X 50 OR 90MM
 - MINIMUM BOX GUTTER DEPTH TO BE 100MM
 - RAIN WATER HEAD TO SERVE BOX GUTTER
 - ROOF TILE FLASHING SHALL BE IN ACCORDANCE WITH PART 3.5.2.3 OF THE BCA
 - ALL EXHAUST FANS MUST DISCHARGE TO OUTSIDE AIR VIA EXHAUST, OR INTO THE ROOF SPACE WHICH MUST BE VENTILATED TO OUTDOOR AIR THROUGH EVENLY DISTRIBUTED OPENINGS TO COMPLY WITH N.C.C.3.8.7.4
 - FLASHING TO WALL OPENINGS SHALL BE IN ACCORDANCE WITH PART 3.5.4.6 OF THE BCA
 - RAIN WATER TANK IS TO BE CONECTED TO A MINIMUM CATCHMENT AREA OF 50m2 WITH A MINIMUM CAPACITY OF 2000 LITRES, AND TO BE CONNECTED TO ALL TOILET/FLUSHING DEVICES WITHIN THE BUILDING

MATERIAL SCHEDULE

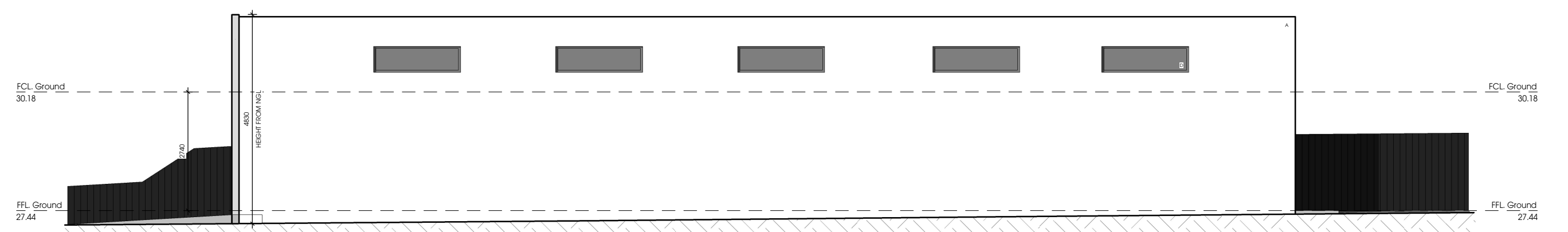
- A SELECTED 50mm HEBEL WHERE SHOWN 'SURFMIST'
- B SELECTED AXON CLADDING IN SHALE GREY OR SIMILAR PROFILE & COLOUR
- C SELECTED COLORBOND FINISH TO PROFILED METAL ROOF, IN 'SURFMIST' OR SIMILAR PROFILE & COLOUR.
- D SELECTED COLORBOND FINISH TO WINDOW FRAMES, IN COLORBOND 'SURFMIST'.
- E GLASS ALUMINIUM ENTRY DOOR AS SELECTED IN 'SURFMIST'.
- F SELECTED 'GREY' COLOUR EXPOSED AGGREGATE TO PAVING WHERE SHOWN OR SIMILAR PROFILE & COLOUR
- G SELECTED COLORBOND FINISH TO PROFILED DOWNPIPE FACSA & GUTTER, IN 'SURFMIST' OR SIMILAR PROFILE & COLOUR.
- H SELECTED RENDER WHERE SHOWN IN 'CONCRETE FINISH'



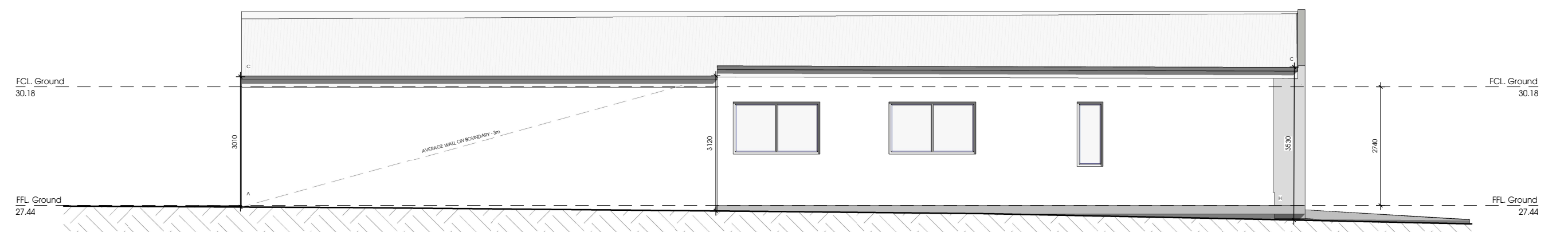
EAST ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100



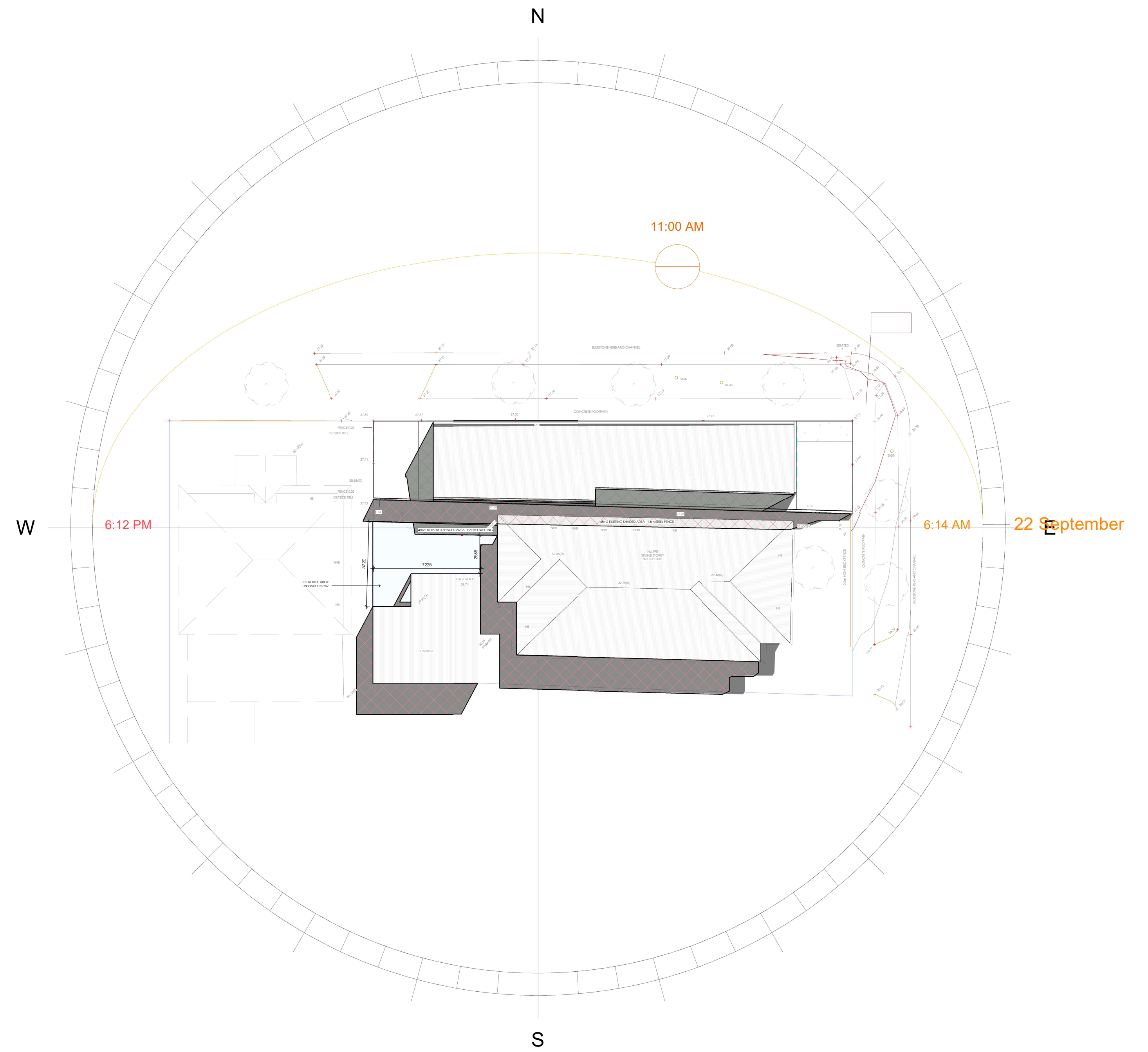
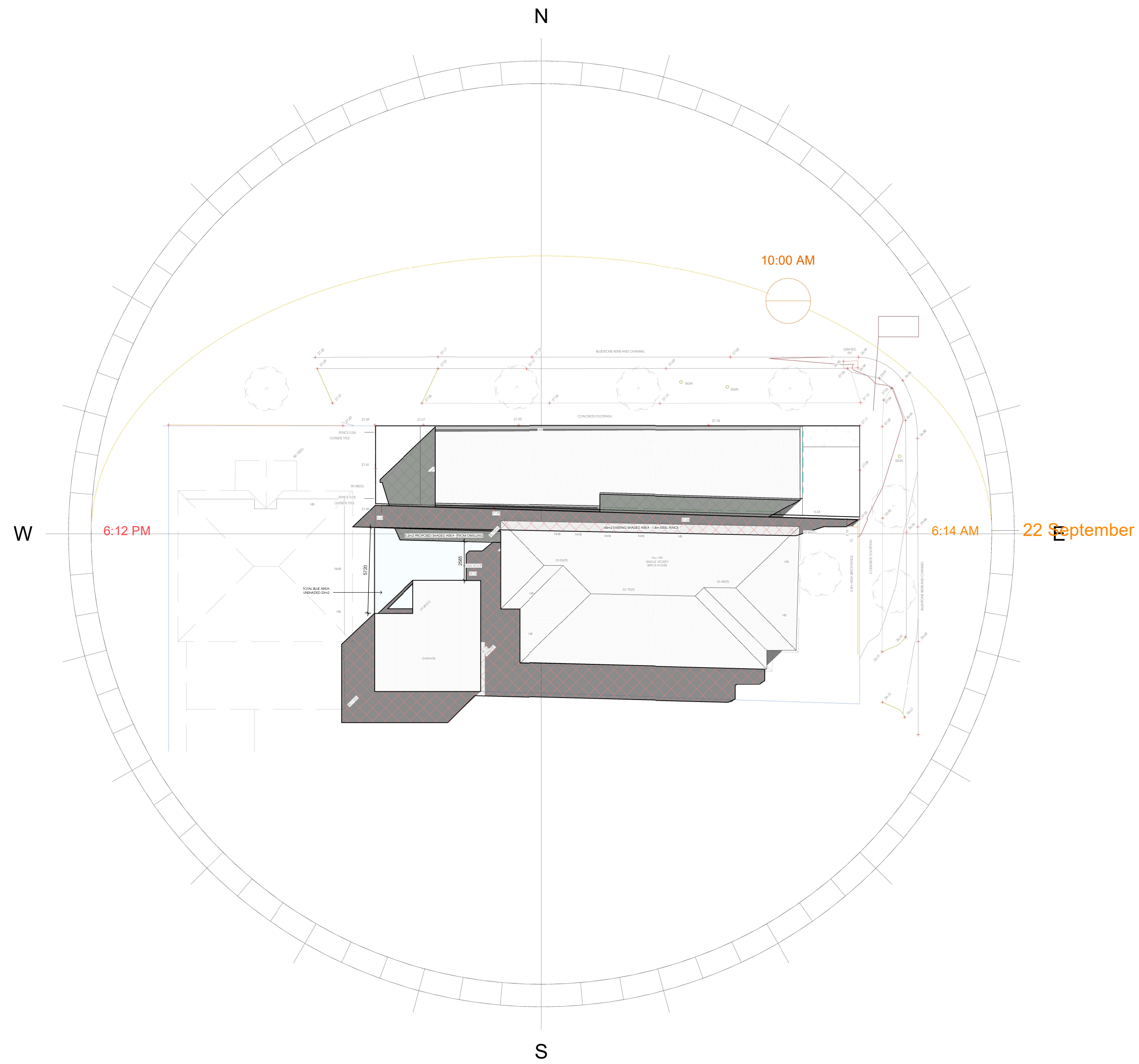
SOUTH ELEVATION
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NORTH ELEVATION
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SHADOW LEGEND

- EXISTING SHADOWS
- PROPOSED SHADOWS
- UNSHADED AREAS



REV	ISSUE	DATE
- A	- TOWN PLANNING	- 06.05.2026
- B	- TOWN PLANNING	- 19.05.2026

PROJECT
PROPOSED SINGLE STOREY DWELLING

SCALE

ADDRESS
188 GORDON STREET FOOTSCRAY VIC 3011

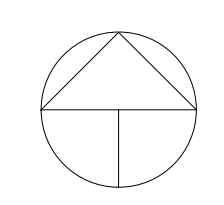
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TELLI BUILDING & CONSTRUCTION



DATE
19.05.2026

SHEET NAME
SHADOW DIAGRAMS




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TP04

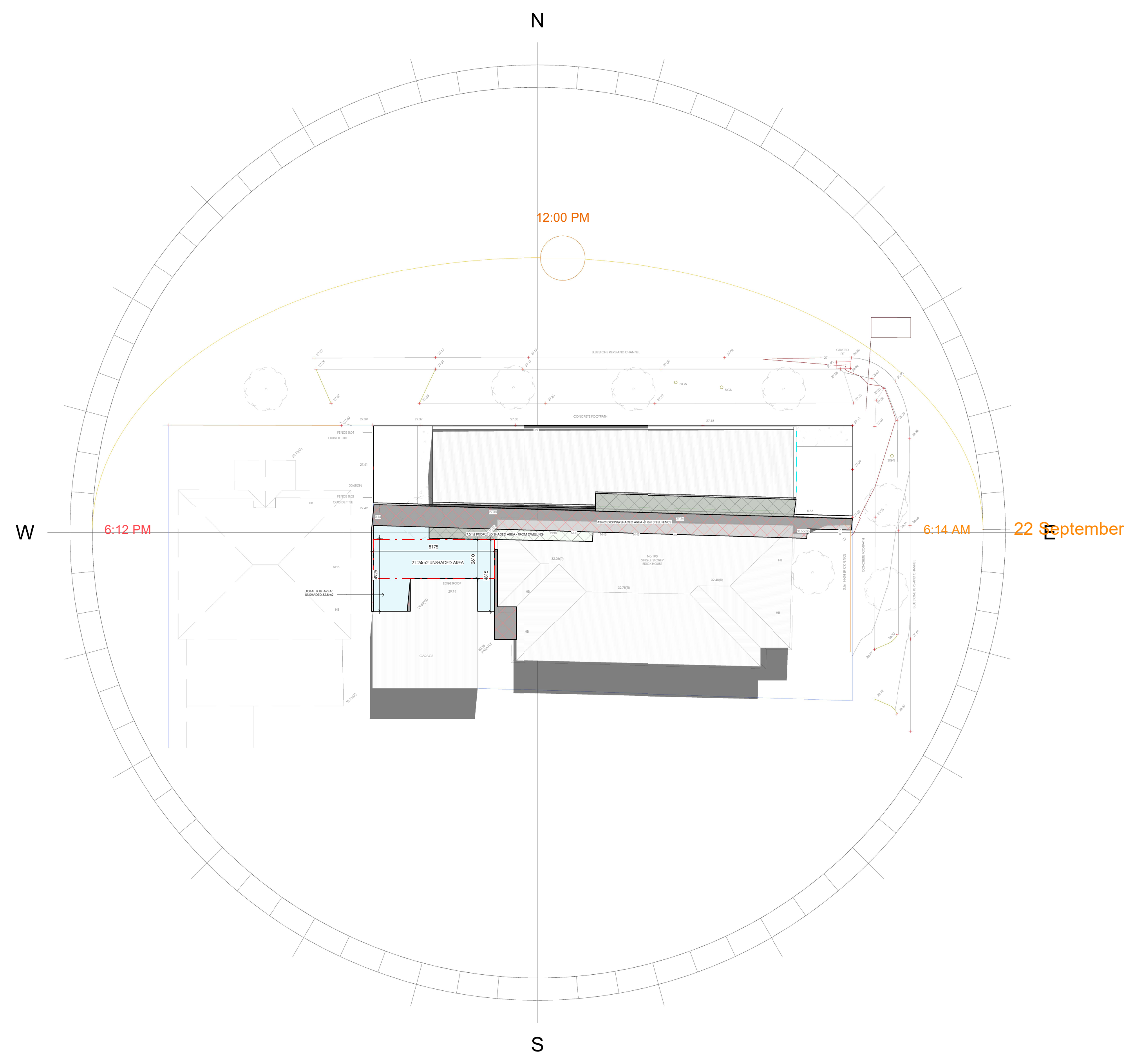


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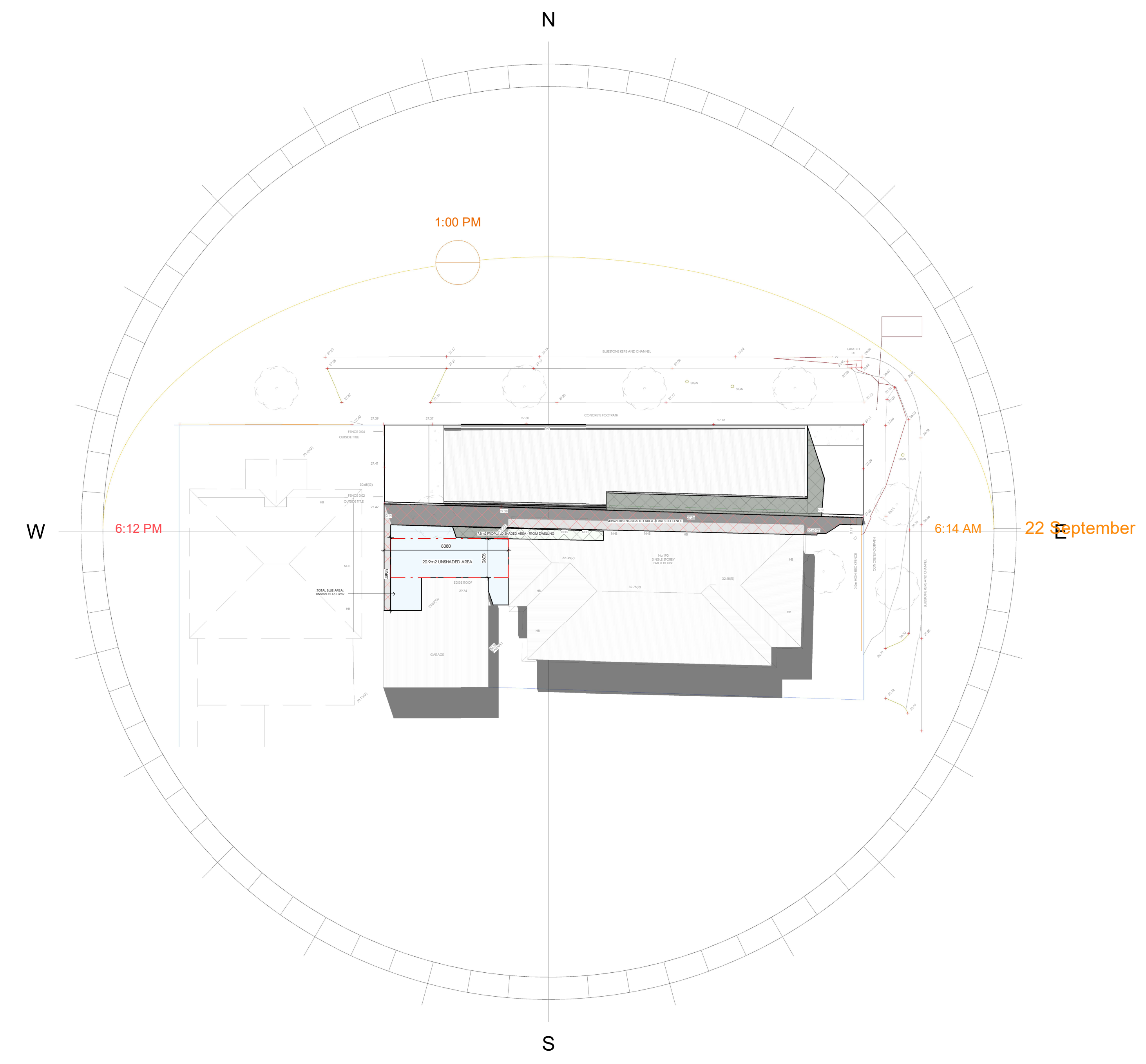
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SHADOW LEGEND
 EXISTING SHADOWS
 PROPOSED SHADOWS
 UNSHADED AREAS






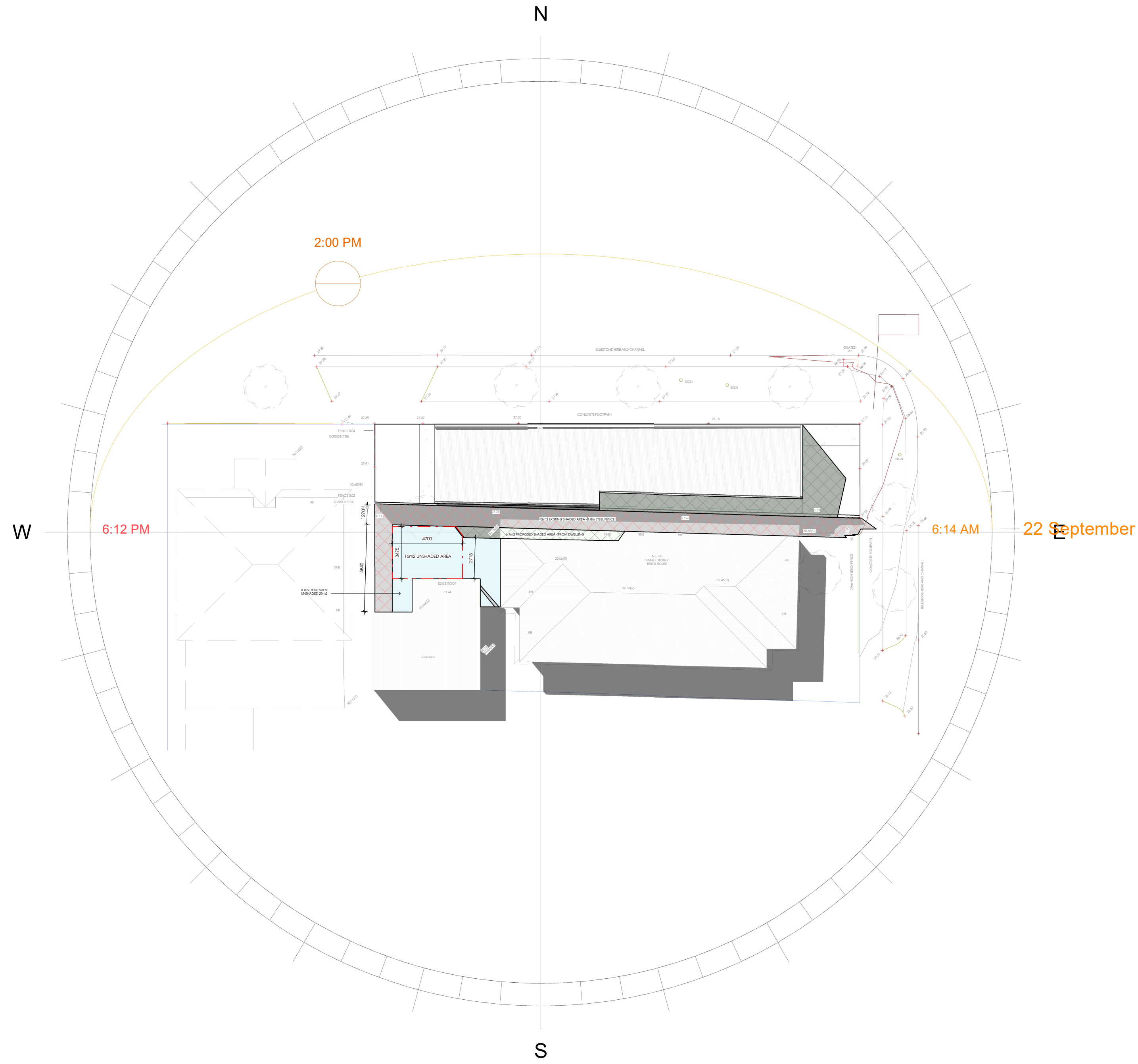
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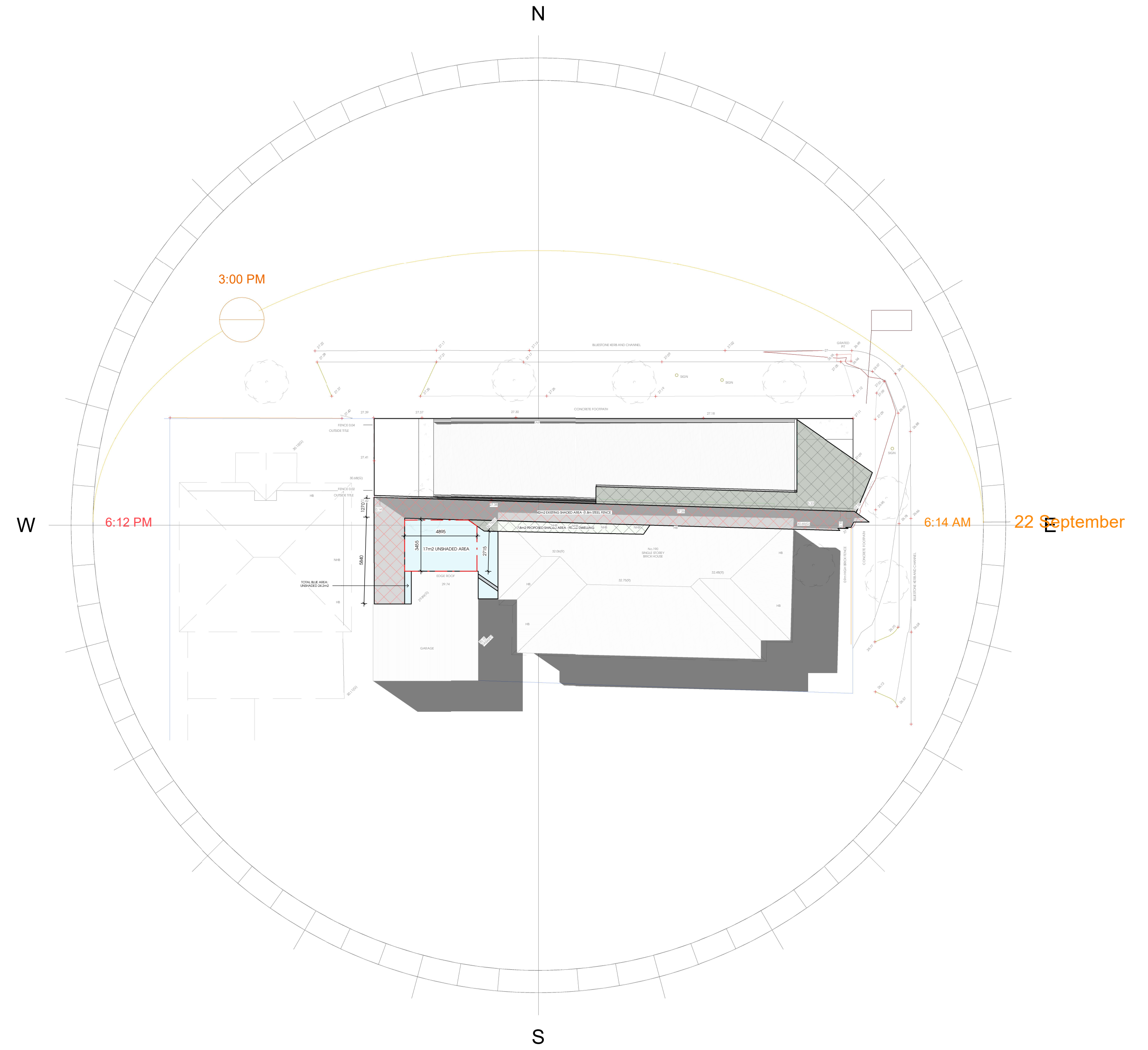
1 1pm - SHADOWS
1 : 200

SHADOW LEGEND

-  EXISTING SHADOWS
-  PROPOSED SHADOWS
-  UNSHADED AREAS



1 2pm - SHADOWS
 1 : 200



2 3pm - SHADOWS
 1 : 200

REV	ISSUE	DATE	PROJECT
- A	- TOWN PLANNING	- 06.05.2026	PROPOSED SINGLE STOREY DWELLING
- B	- TOWN PLANNING	- 19.05.2026	SCALE

ADDRESS
 188 GORDON STREET FOOTSCRAY VIC 3011

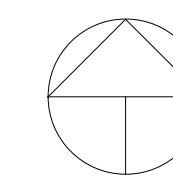
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SUBGRADE PREPARATION
SITE TO BE PREPARED IN ACCORDANCE WITH BEST HORTICULTURAL PRACTICE AND UNDER APPROPRIATE CONDITIONS. DISTURBANCE TO NATIVE SOIL STRUCTURE IS TO BE MINIMIZED. THE USE OF MACHINERY THAT MAY DAMAGE SOIL STRUCTURE OR PROFILE IS NOT ACCEPTABLE. ALL LAWN AND PLANTED AREAS SUBGRADE TO BE CULTIVATED TO A MINIMUM DEPTH OF 150MM. DRAINAGE FALLS TO BE SHARED PRIOR TO TOP SOILING. TEST SUB GRACE TO BE DETERMINED PH. SALINITY AND GYPSUM REQUIREMENT PRIOR TO PREPARATION AND CONDITIONING. ANY GYPSUM REQUIRED IS TO BE DISTRIBUTED ACCORDING TO MANUFACTURERS RECOMMENDED RATE AND CULTIVATED INTO THE SUB GRADE AT A MINIMUM DEPTH OF 150MM. TOPPING AREAS TO BE GRADED / DRAINED TO AVOID WATER DISCHARGE INTO ADJOINING PROPERTIES.

WEED CONTROL
ENVIRONMENTAL WEEDS TO BE REMOVED AND DISPOSED OFF OF SITE PRIOR TO SUB GRADE PREPARATION, TOPSOILING AND PLANTING WORK

PLANTING PROCEDURE
FILL PLANTING HOLE WITH WATER AND ALLOW TO DRAIN COMPLETELY IF SOIL IS DRY. 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 SUBGRADING SOIL SURFACE AND THE TRUNK IS VERTICAL. BACKFILL MATERIAL IS TO BE IN A LOOSE, FRABLE STATE WITH NO ROCKS OR FOREIGN MATERIAL. IF SUFFICIENT MATERIAL IS NOT AVAILABLE FOR THE ORIGINAL HOLE TO BACKFILL A SIMILAR SOIL TYPE MUST BE SOURCED AND USED. PREVENT LARGE AIR POCKETS IN SOIL FROM OCCURRING BY FIRMLY BACKFILLING SOIL IN LAYERS THEN THOROUGHLY WATERED IN. TREES TO BE STAKED WITH TWO 220MM X 75MM HARDWOOD STAKES DRIVEN FIRMLY INTO THE GROUND. DO 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 BUT FLEXIBLE ENOUGH TO PERMIT DEVELOPMENT OF A GOOD SUPPORTIVE ROOT SYSTEM. TREE TRUNK MATERIAL MUST NOT DAMAGE THE BARK OR RESTRICT TRUNK GROWTH IN A MINIMUM PERIOD OF THREE YEARS. SLOW RELEASE FERTILISER (3-0 MONTH FORMULATION) SUCH AS COMCOTE 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 300MM WIDE AND TO A DEPTH OF 100MM. IT MUST NOT BE IN CONTACT WITH THE TREE TRUNK. MULCH IS TO BE AN AGED ORGANIC MATERIAL WITH 40-80 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 SHARED TO MINIMIZE WATER LOSS THROUGH EXCESSIVE WATER RETENTION BUT RETAIN THE MULCH MATERIAL NEATLY. THE SITE MUST BE LEFT IN A CLEAN AND SAFE CONDITION.

SOIL PREPARATION
SPREAD TOPSOIL IN MAXIMUM 150MM LAYERS. LIGHTLY COMPACTED BY USE OF A 150 200KG ROLLER. OR BY CAREFULLY WALKING UNTIL IT IS SETTLED AT FINISHED KERB LEVELS OR TO WITHIN 75MM BELOW EDGING LEVELS TO ACCOMMODATE MULCH. IMPORTED TOPSOIL FOR GARDEN BEDS IS TO BE PREMIUM QUALITY GENERAL PURPOSE GARDEN SOIL AND LIGHTLY COMPACTED TO MINIMUM 300MM DEPTH TO GARDEN BEDS. SOIL TO COMPLY WITH AS 2223.1978. AND AS FOLLOWS: FREE FROM PERENNIAL WEEDS AND THEIR ROOTS, BULBS AND RHIZOMES, FREE FROM BUILDING RUBBLE AND ANY OTHER Matted DEBRIS TO PREVENT GROWTH x PH TO BE 6.0-7.0 x TEXTURE TO BE LIGHT TO MEDIUM FRABLE LOAM, FREE FROM SILT MATERIAL. IMPORTED TOPSOIL FOR LAWN REGENERATION / ESTABLISHMENT SHALL HAVE THE ABOVE CHARACTERISTICS. BUT SHALL BE A FREE DRAINING SANDY LOAM. LIGHTLY COMPACT TO MINIMUM DEPTH OF 100MM. MULCH MULCH FOR GARDEN BEDS IS TO BE AN AGED ORGANIC MATERIAL WITH 40-80 PERCENT WOOD CHIP PARTICLES IN A SIZE RANGE OF 25-60MM MAXIMUM BY VOLUME. SPREAD MULCH AT A CONSOLIDATED DEPTH OF 75MM.

GENERAL
WHERE 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 UNLESS CLIMBING PLANTS OF APPLICATION ARE TRAINED TO SUPPORTIVE MESH, WIRE OR LATTICE FRED OVER ENTIRE FENCE SECTION FROM BASE TO TOP (DO NOT SCALE FROM PLAN). CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION

DRAINAGE
LANDSCAPE AND / OR BUILDING CONTRACTORS ARE RESPONSIBLE FOR CIVIL AND HYDRAULIC COMPUTATIONS FOR LANDSCAPE BUILDING WORKS INCLUDING, BUT NOT LIMITED TO SURFACE AND SUBSURFACE DRAINAGE FOR ALL LANDSCAPE AREAS PRIOR TO COMMENCEMENT OF WORKS

PLANTS QUALITY
OF TREES AND SHRUBS PROVIDE PLANTS AT SPECIFIED PLANT HEIGHTS AND POT SIZES. AT MINIMUM PROVIDE LARGER STOCK PLANT MATERIAL IS UNAVAILABLE IN THESE SIZES. TREES AND SHRUBS SHALL BE HEALTHY NURSERY STOCK FREE FROM PESTS, INSECTS, DISEASES AND WEEDS. SUBSTITUTE PLANTS ARE NOT ACCEPTABLE UNLESS APPROVED BY THE RESPONSIBLE AUTHORITY IN WRITING. SEMI-MATURE TREES TO BE SUPPLIED MEET THE FOLLOWING CRITERIA: HAVE A MINIMUM PLANTING HEIGHT TO SIZES AS INDICATED IN THE PLANT SCHEDULE. HAVE A MINIMUM TRUNK CALIBER 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 BE A SINGLE STRAIGHT TRUNK, STRONG BRANCHING PATTERN, AND FULL CANOPY. SHOW HEALTHY, VIGOROUS GROWTH.

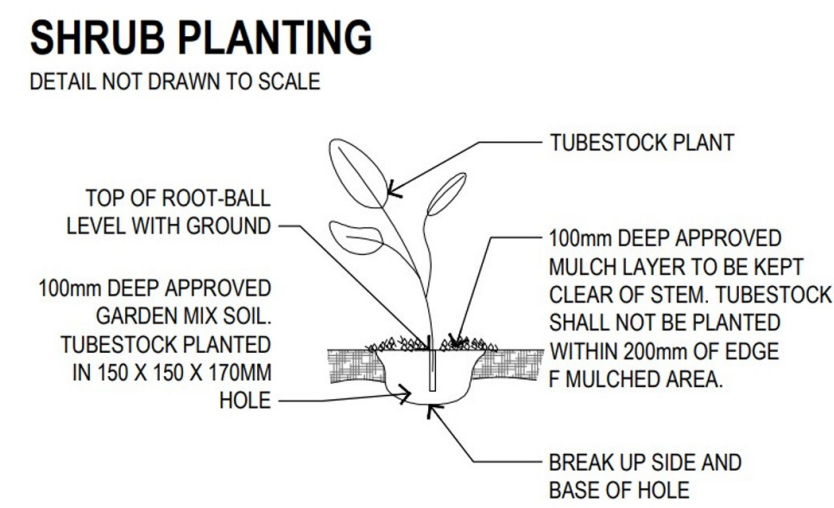
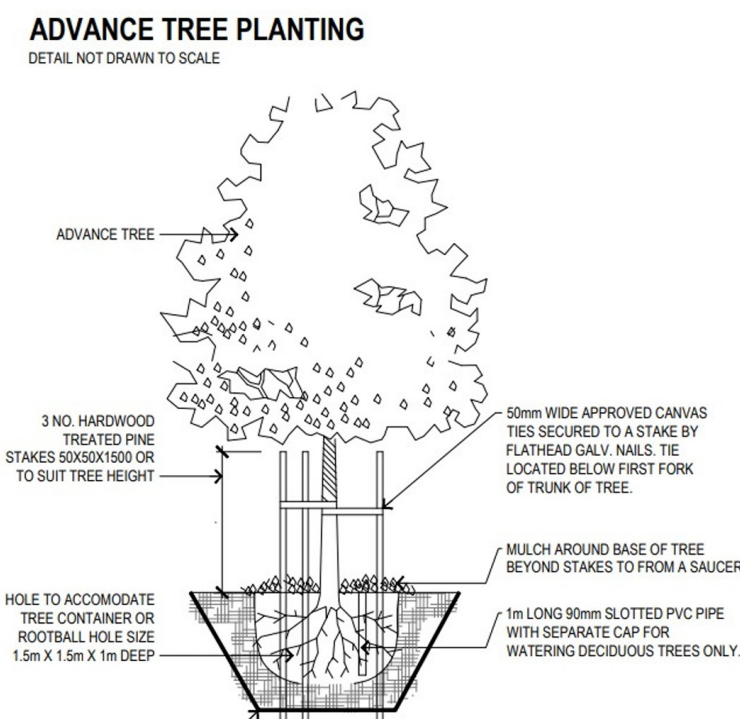
PLANT ESTABLISHMENT PERIOD
THE LANDSCAPE IS TO BE MAINTAINED BY APPLYING BEST HORTICULTURAL PRACTICE TO PROMOTE HEALTHY PLANT PERFORMANCE FOR A 13 WEEK ESTABLISHMENT PERIOD FOLLOWING THE APPROVAL OF PRACTICAL COMPLETION BY THE RESPONSIBLE AUTHORITY INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING TASKS: PRUNING AS NECESSARY TO MAINTAIN PLANTS IN A HEALTHY AND STRUCTURALLY SOUND MANNER. PEST AND DISEASES INSPECTION TO PREVENT AND DISEASE FREE. MULCHING, STAKING AND TYING. MAINTAINED 75MM MULCH DEPTH AROUND TREE BASE THROUGHOUT MAINTENANCE PERIOD. WATER AS OFTEN AS NECESSARY TO ENSURE HEALTHY AND VIGOROUS GROWTH IN ACCORDANCE WITH CURRENT LOCAL WATERING REGULATIONS. MAINTAIN WEEDS FREE STATE OVER THE ENTIRE MULCH AREA BY SPRAYING OR MECHANICAL WEEDING. 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.

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

IRRIGATION
IF APPLICABLE, INSTALL IN-GROUND AUTOMATIC Drip IRRIGATION SYSTEM TO ALL GARDEN AREAS AND PLANTER BOXES IN ACCORDANCE WITH CURRENT LOCAL WATERING REGULATIONS

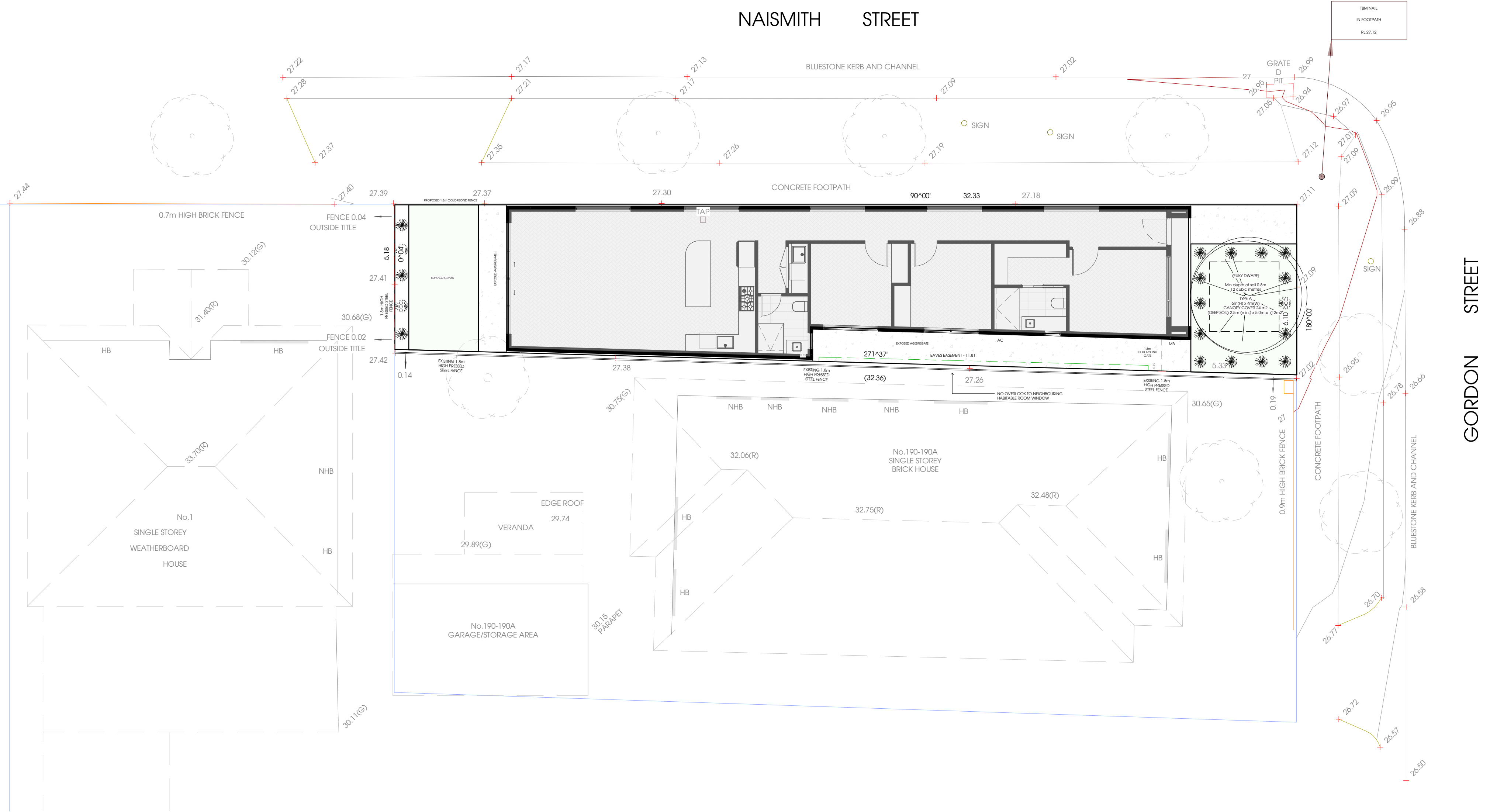
PROTECTION OF EXISTING TREES
ALL EXISTING VEGETATION SHOWN ON THE ENDORSED PLAN ON BOTH SUBJECT SITE AND NEIGHBOURING PROPERTIES TO BE RETAINED MUST BE SUITABLY MARKED AND PROTECTED (IF REQUIRED) PRIOR TO COMMENCEMENT OF DEVELOPMENT ON SITE INCLUDING DEMOLITION, VEGETATION MUST NOT BE REMOVED, DESTROYED OR LIFTED WITHOUT THE WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY. BEFORE THE COMMENCEMENT OF WORKS INCLUDING DEMOLITION, TREE PROTECTION BARRIERS MUST BE ERRECTED AROUND TREES ON BOTH SUBJECT SITE AND ADJOINING PROPERTIES TO FORM A DEFERRED TREE PROTECTION ZONE DURING DEMOLITION AND CONSTRUCTION IN ACCORDANCE WITH TREE PROTECTION MEASURES AS PER AS 4370:2009. ANY REQUIRED PRUNING MUST BE CARRIED OUT BY A TRAINED AND COMPETENT ARBORIST WITH A THOROUGH KNOWLEDGE OF TREE PHYSIOLOGY AND PRUNING METHODS. PRUNING IS TO BE CARRIED OUT AS PER AS 4373:2007. ALL TREE PROTECTION PRACTICES MUST MEET THE REQUIREMENTS OF A CONSULTING ARBORIST AND / OR TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

- TOPPINGS AREAS**
- 40mm COMPACTED SELECTED TOPPINGS
 - 75mm COMPACTED FCR BASE (NO COMPACTED BASE AROUND BASE OF EXISTING TREES)
 - SUBGRADE
- LAWN AREAS**
- STRATHAYAR WALTER SOFT LEAF BUFFALO OR SIMILAR INSTANT LAWN
 - 100mm APPROVED SANDY LOAM SOIL
 - MIN 150mm DEEP ROTARY HOED SUBGRADE
- TOPPINGS WITH STEP-STONE PATHWAY**
- SELECTED STEP-STONE PATHWAY
 - 40mm COMPACTED SELECTED TOPPINGS
 - 75mm COMPACTED FCR BASE (NO COMPACTED BASE AROUND BASE OF EXISTING TREES)
 - SUBGRADE



TREE CANOPY OBJECTIVES
CANOPY COVER (10% OF SITE AREA) 1.82m² x 0.1 = 1.82m²
TYPE A: 1 CANOPY TREES
MATURE CANOPY DIAMETER 3m-6m
MINIMUM DEEP SOIL REQUIRED 12 SQUARE METRE
Total: 24m² (10.1) - COMPLIANT WITH STANDARD A2-6

PLANT SCHEDULE	BOTANICAL NAME	COMMON NAME	QTY	SUPPLY SIZE	MATURE H x W
TREES					
EM	EUCALYPTUS LEUCOCORYLL 'ELKY DWARF'	DWARF YELLOW GUM	1	40L / MIN 1.8m HIGH	7m x 4.8m
TUSsockS/ GRASSES/ EVERGREEN PERENNIALS					
DCC	DIANELLA CAERULA 'CASSA BLUE'	CASSA BLUE FLAX LILLY	20	14cm POT	4m X 8m



REV	ISSUE	DATE	PROJECT
- A	- TOWN PLANNING	- 06.05.2026	PROPOSED SINGLE STOREY DWELLING
- B	- TOWN PLANNING	- 19.05.2026	SCALE

ADDRESS
188 GORDON STREET FOOTSCRAY VIC 3011

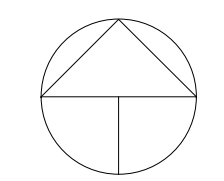
CLIENT
TELLI BUILDING & CONSTRUCTION



DATE
19.05.2026

SHEET NAME
LANDSCAPE PLAN

PAGE NO.
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