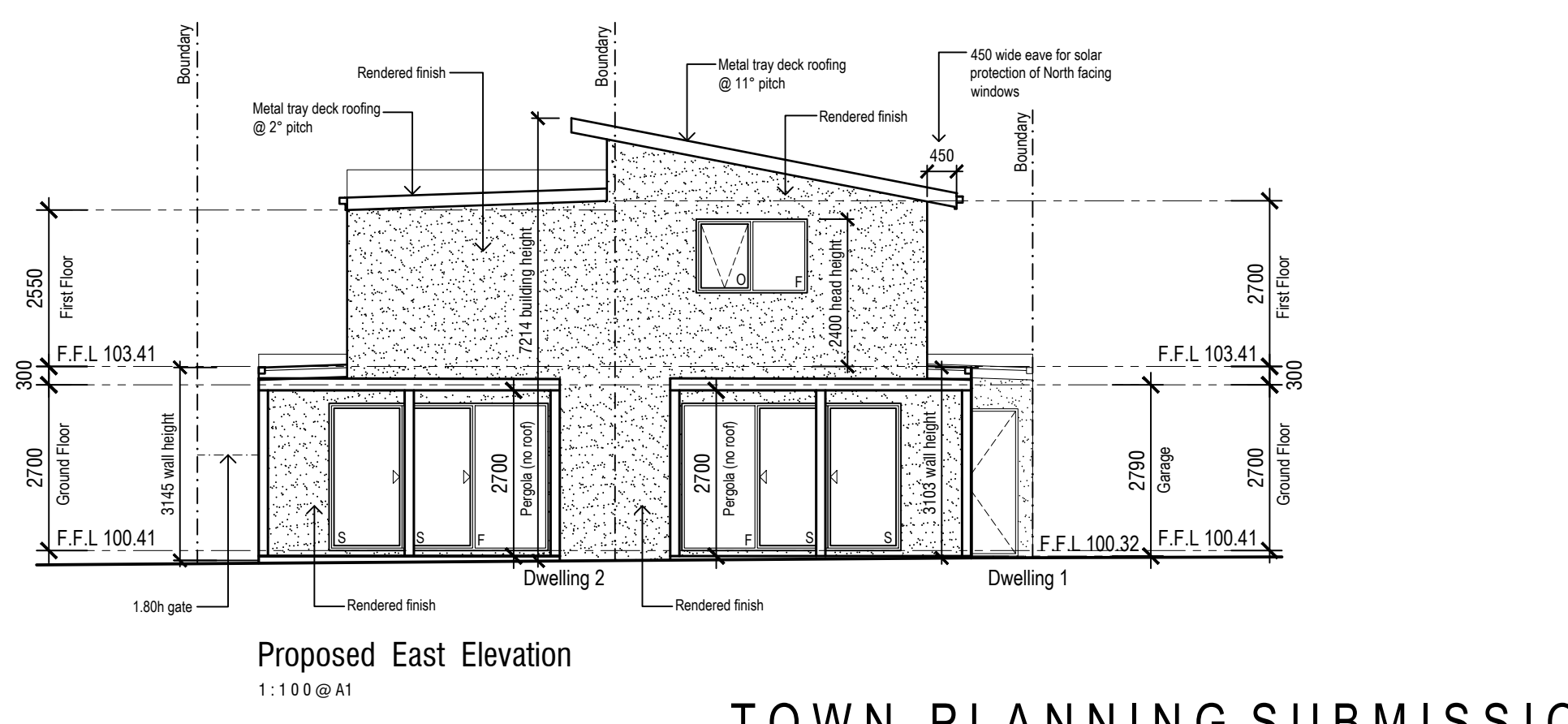
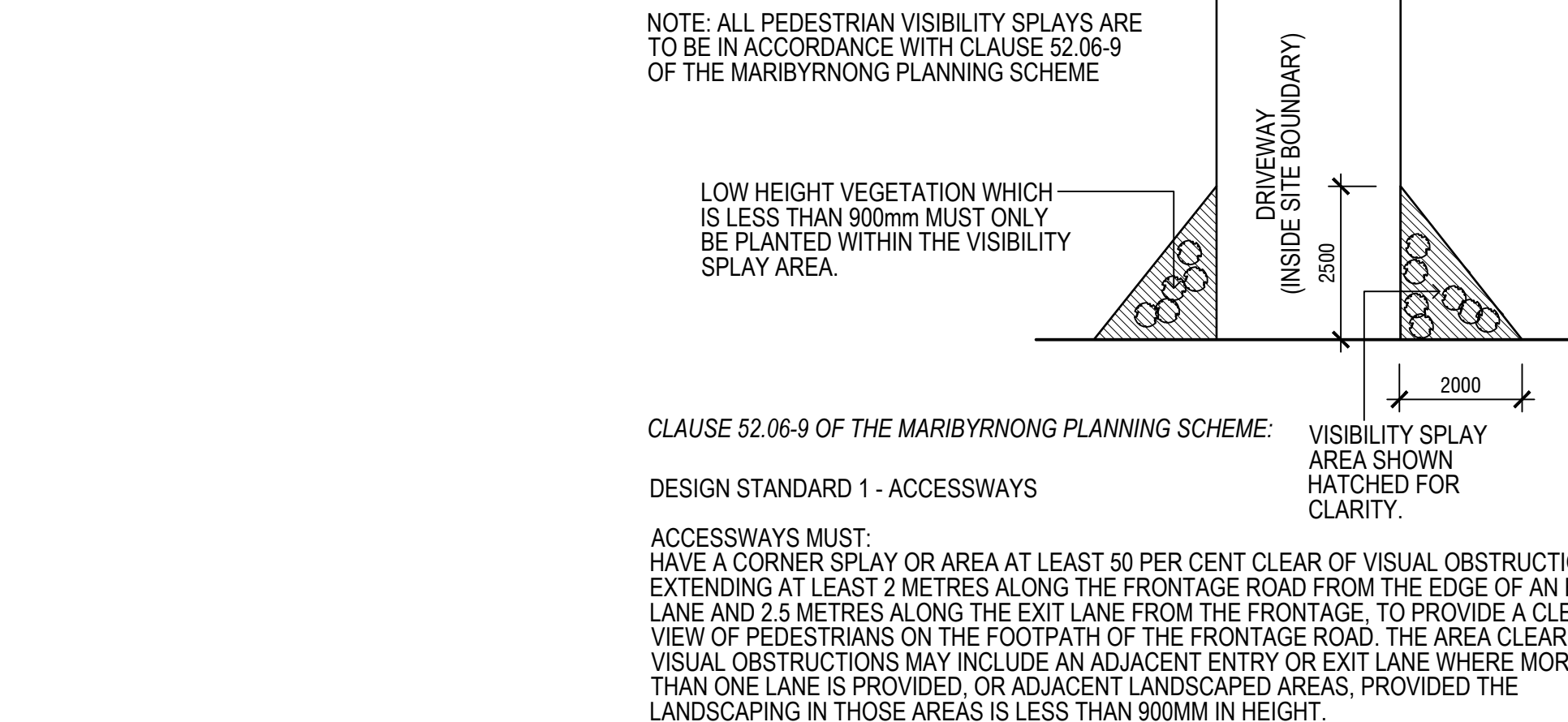
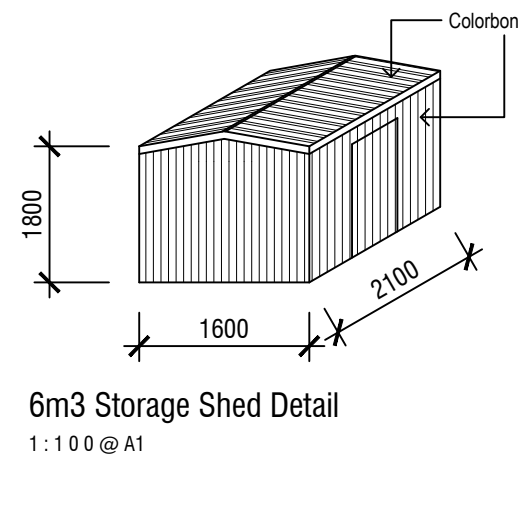
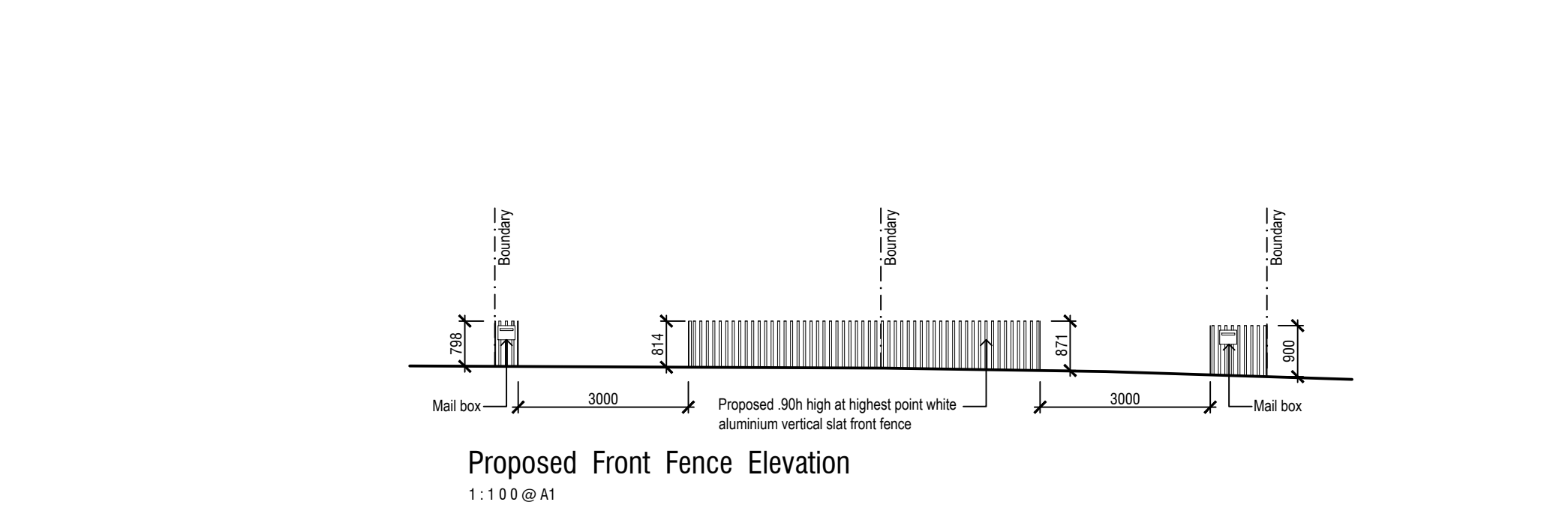
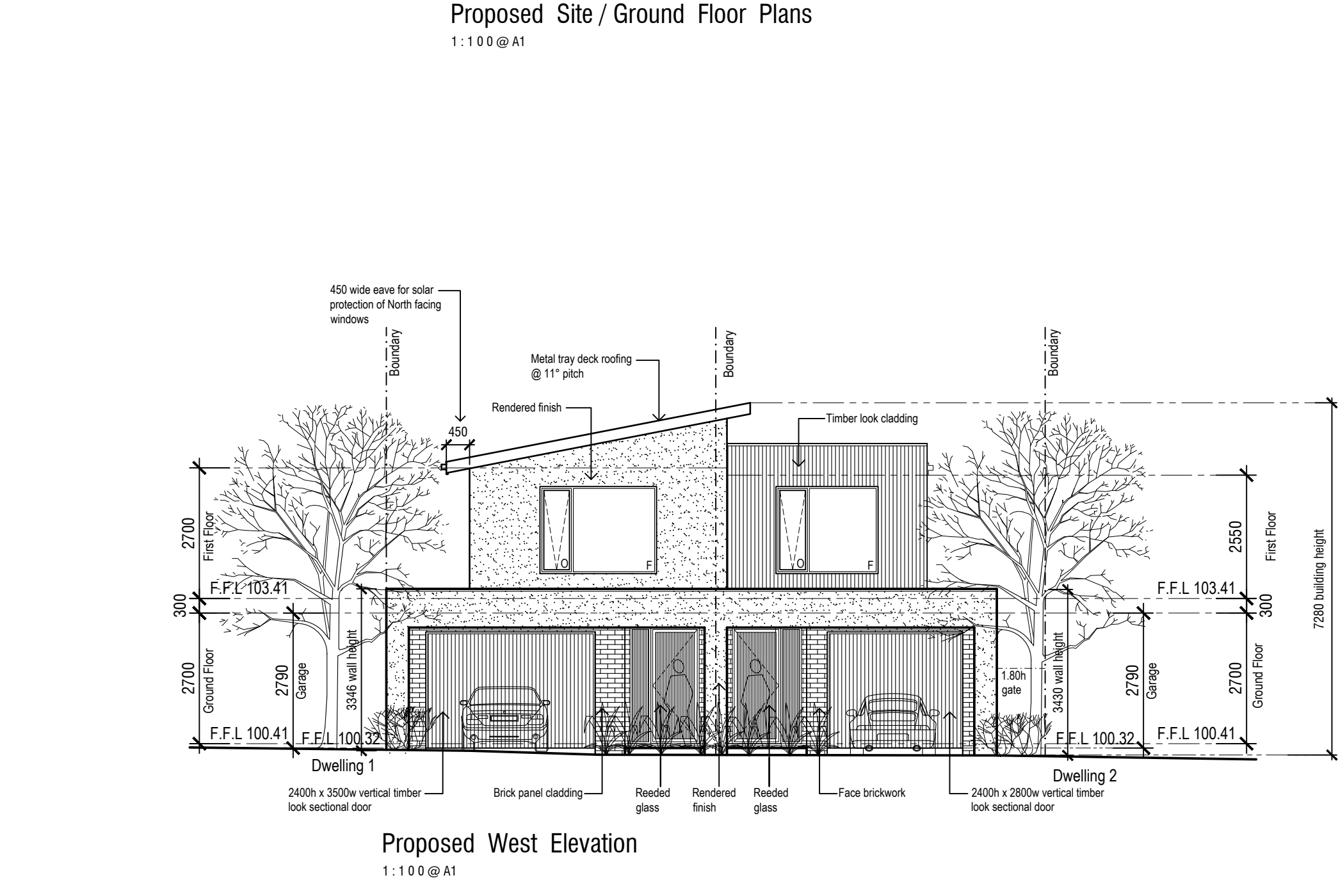
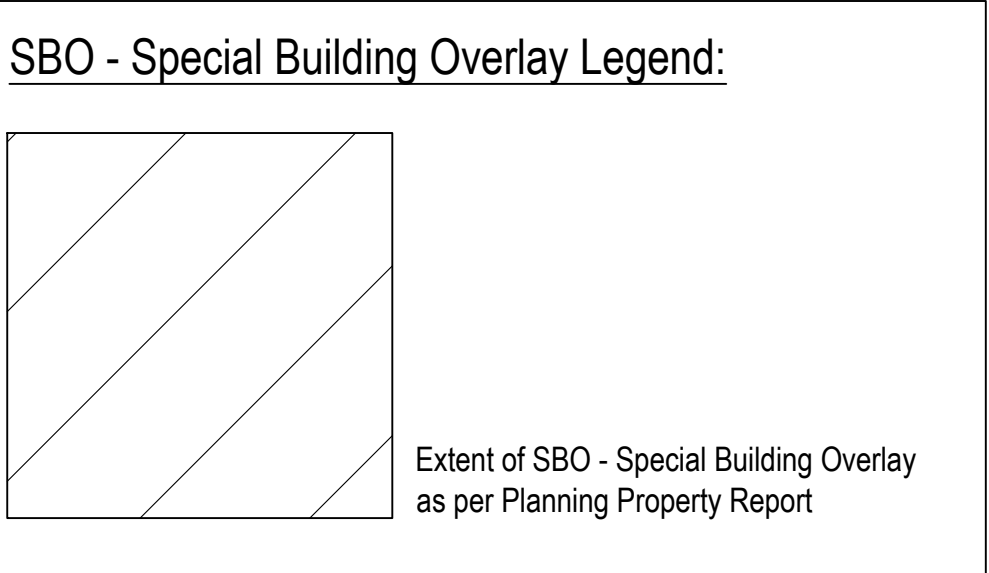
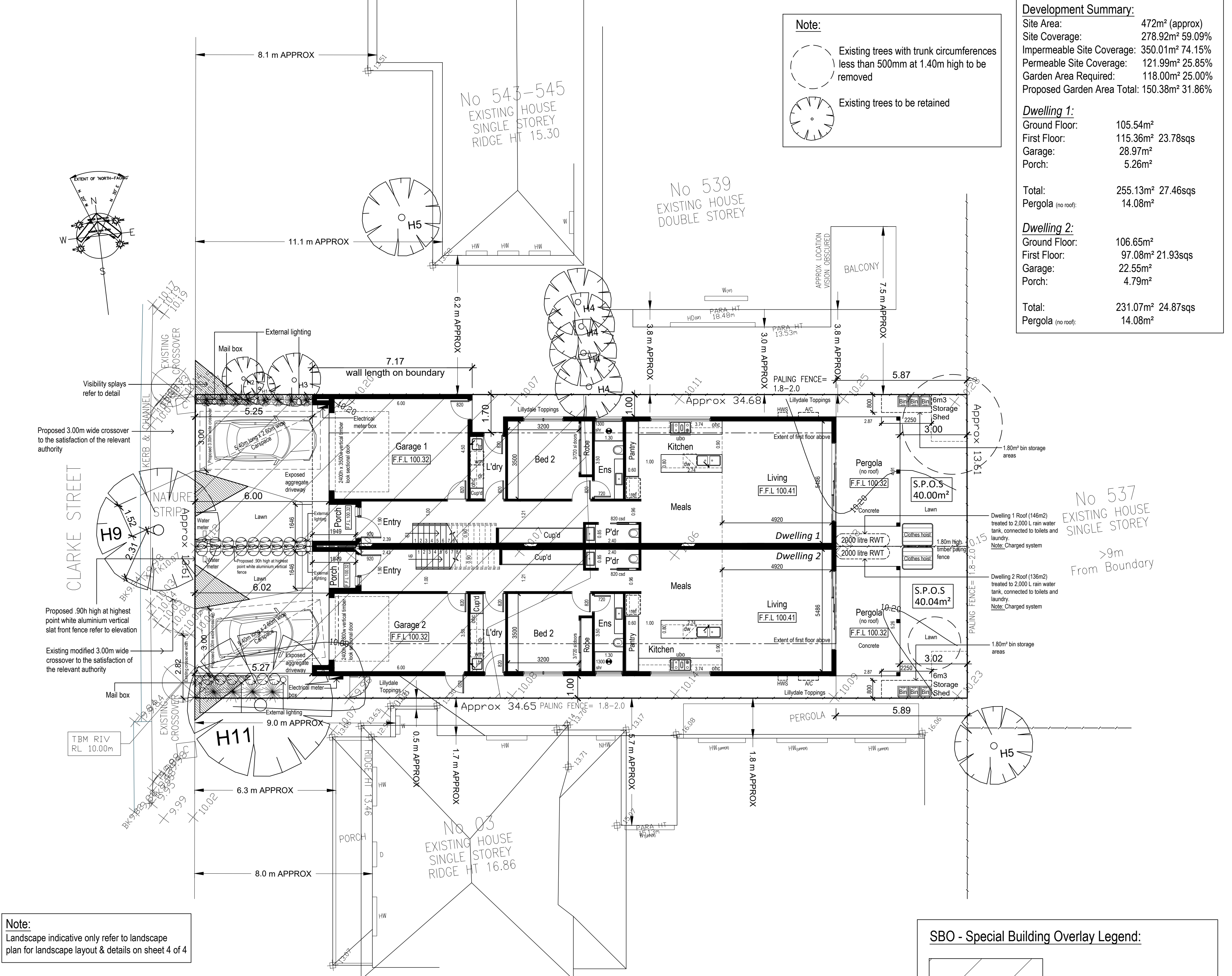
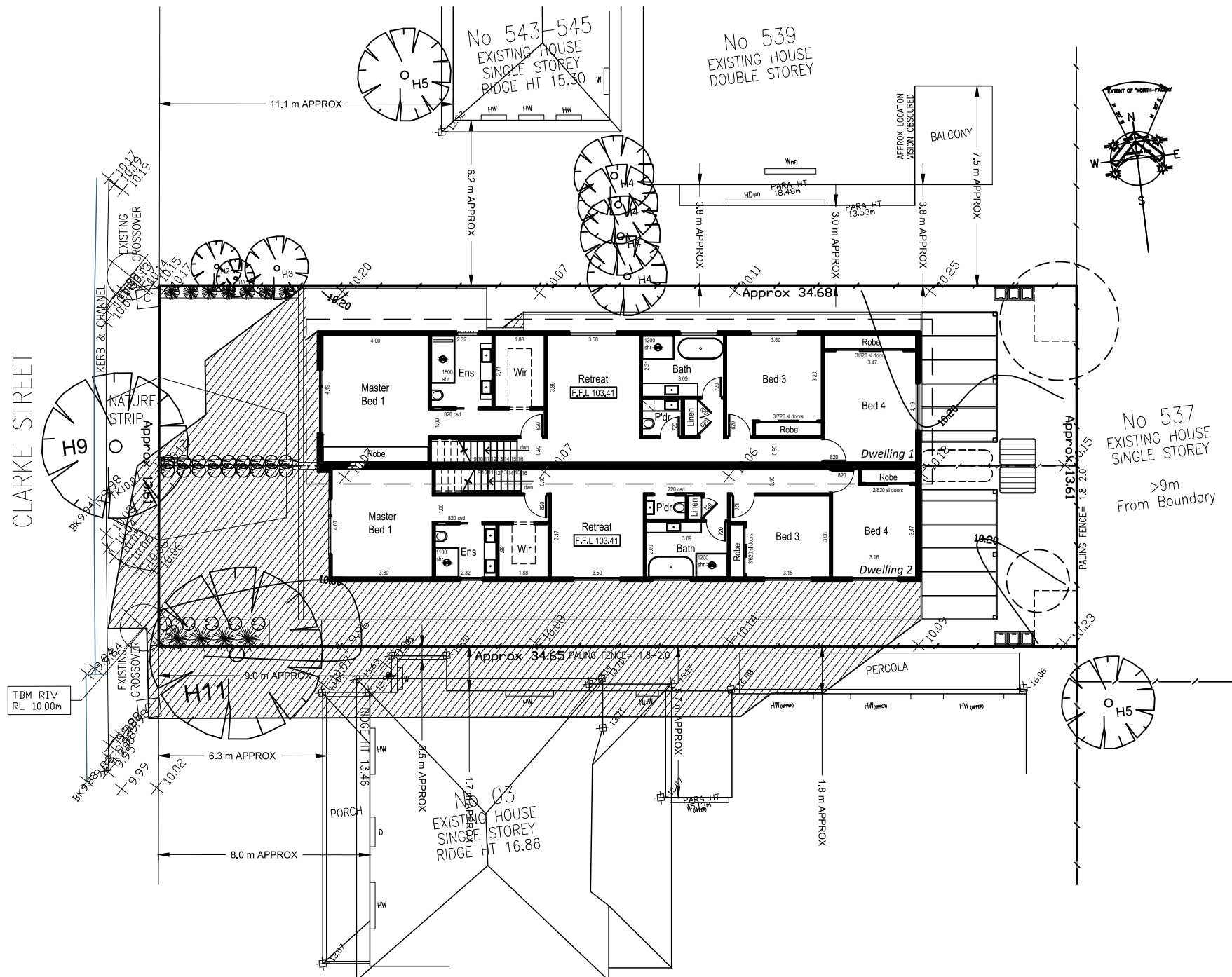
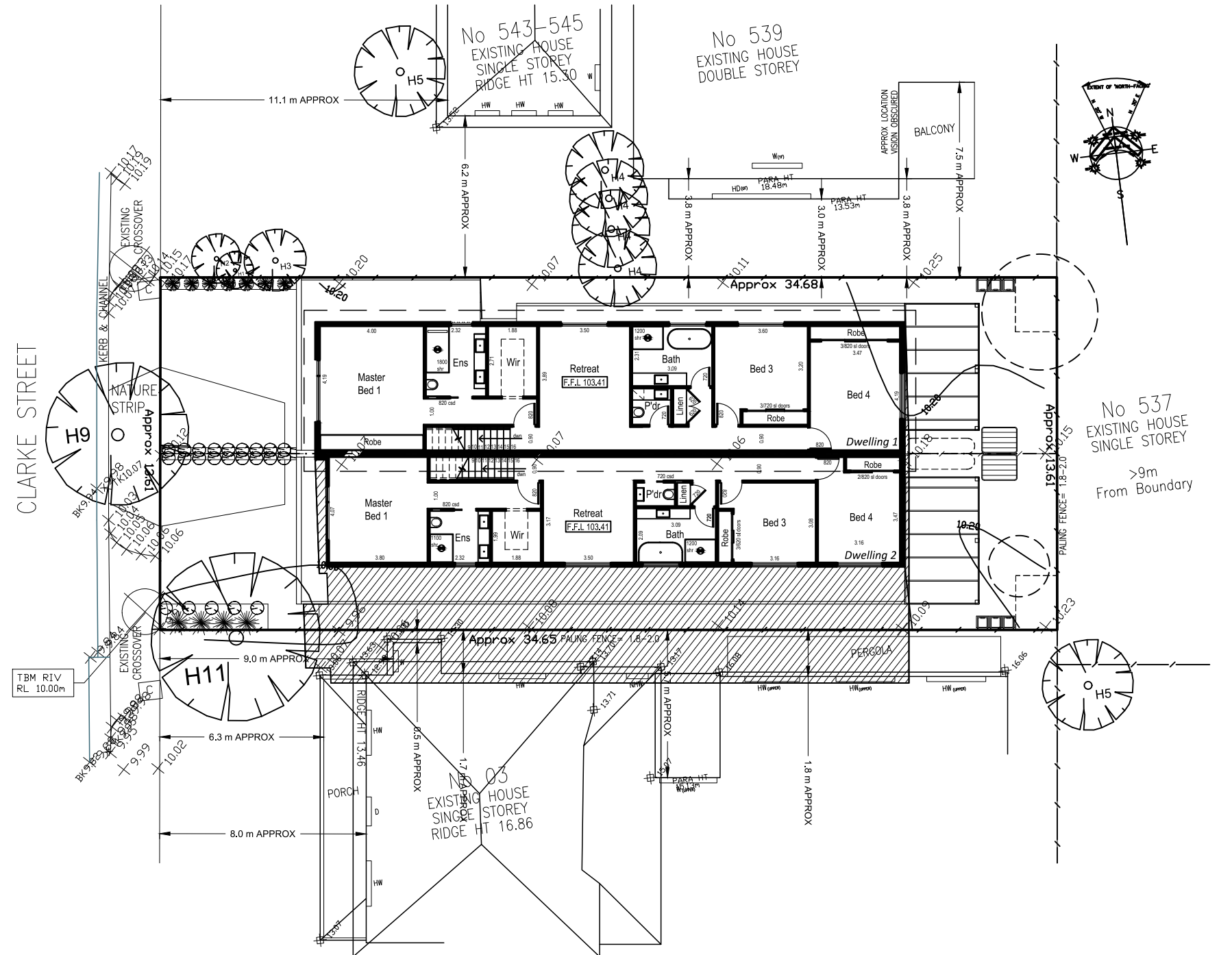




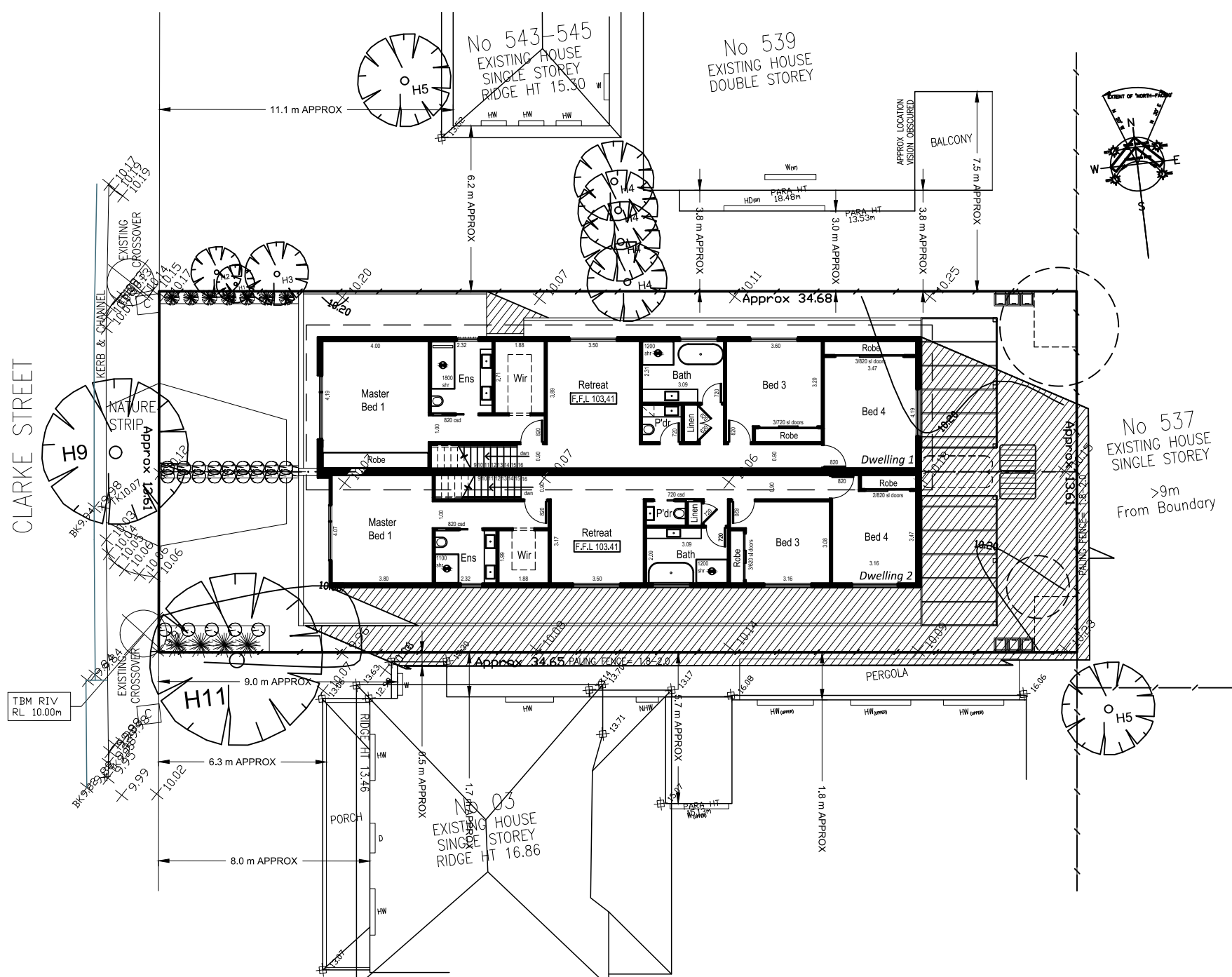
TOWN PLANNING SUBMISSION



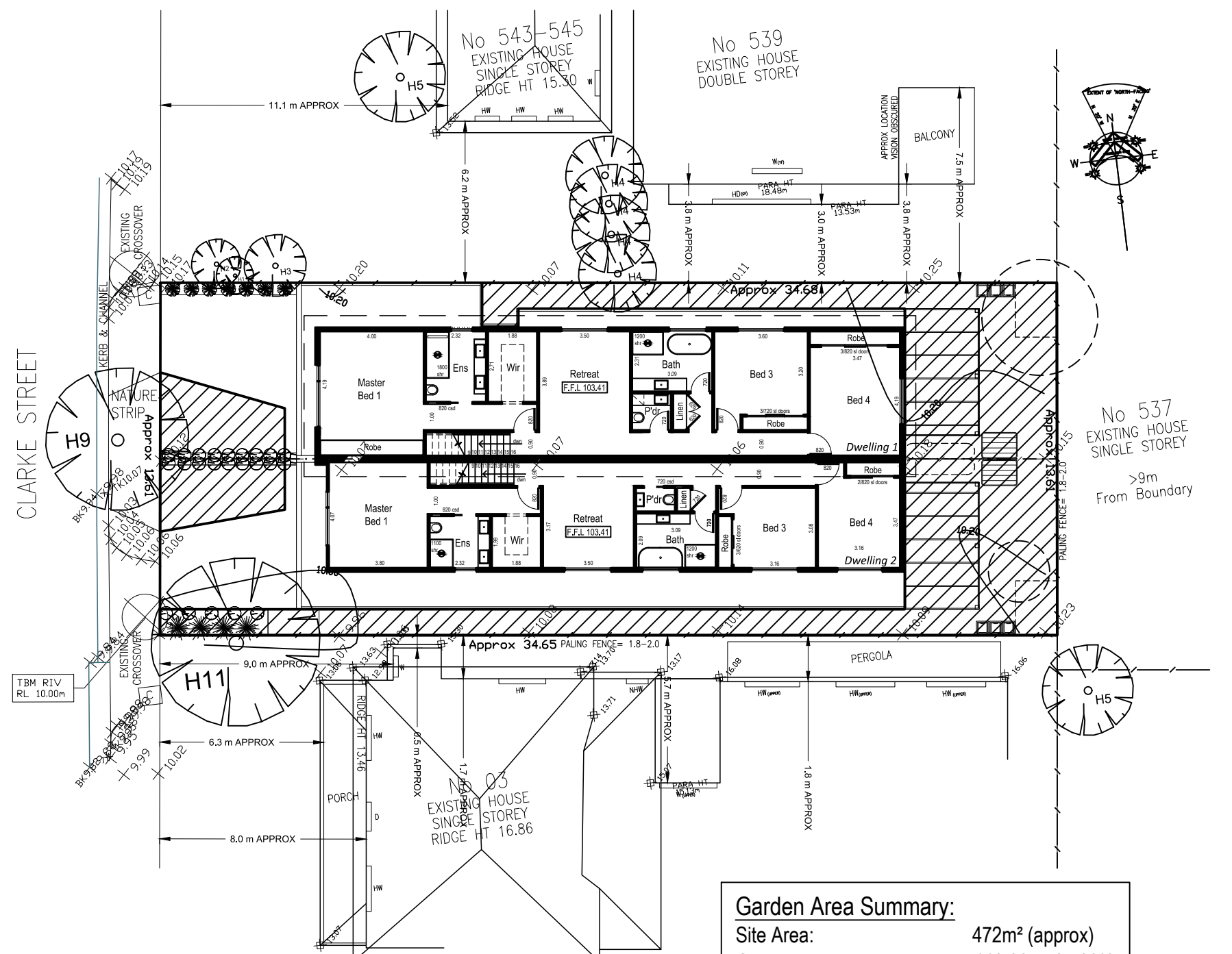
Proposed 9am Shadow Plan
1:200 @ A1



Proposed 12pm Shadow Plan
1:200 @ A1

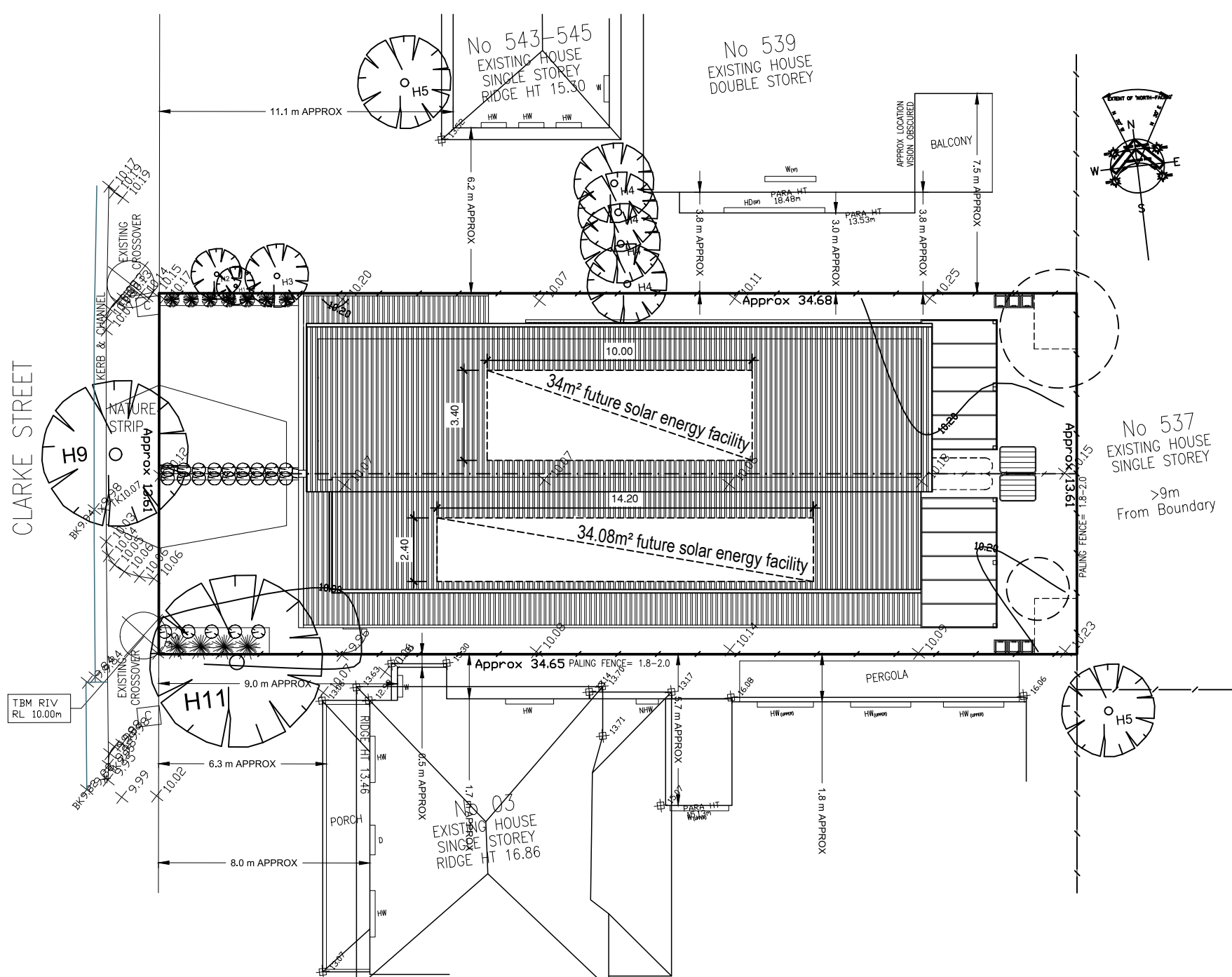


Proposed 3pm Shadow Plan
1:200 @ A1

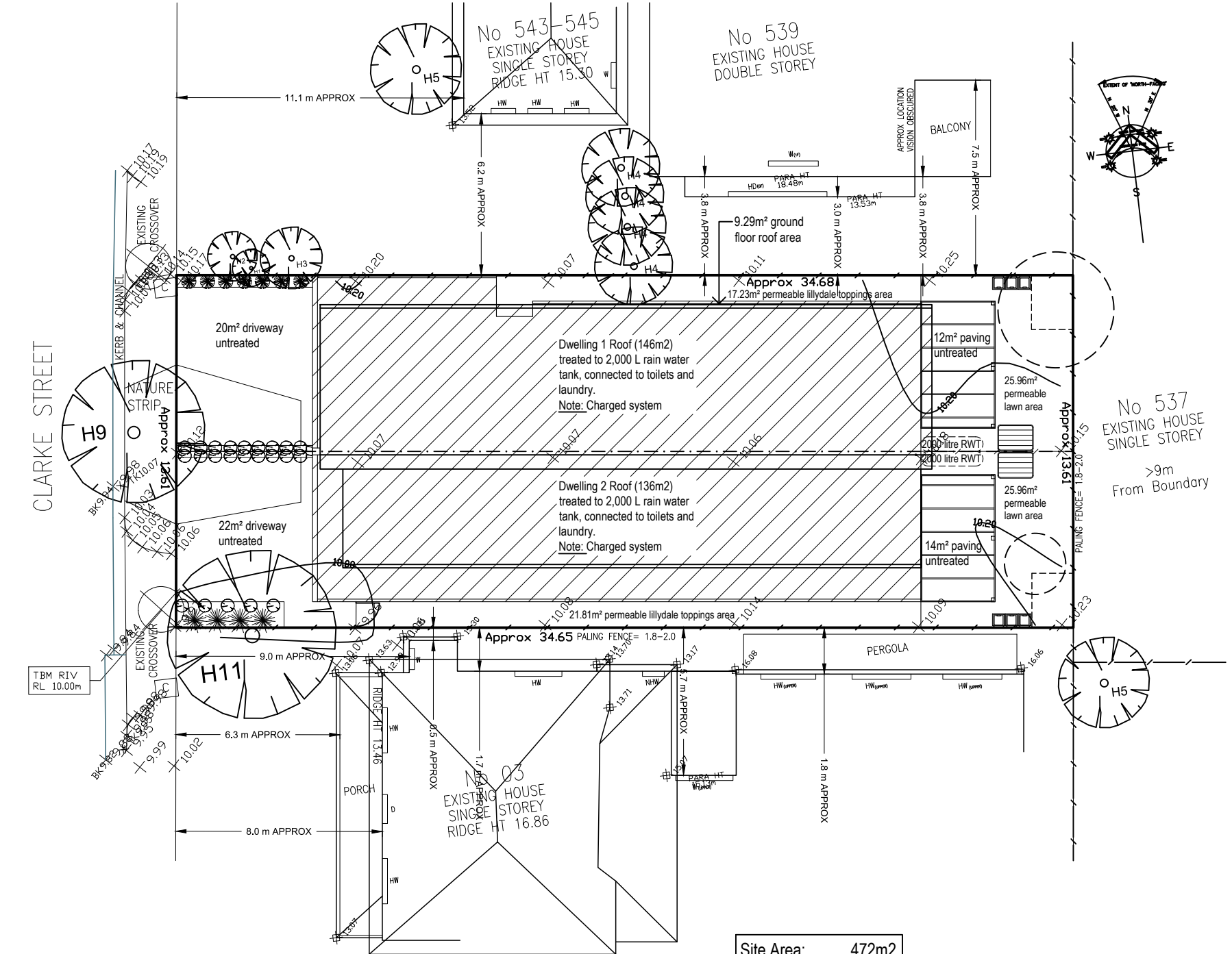


Proposed Garden Area Plan
1:200 @ A1

Garden Area Summary:
Site Area: 472m² (approx)
Garden Area Required: 118.00m² 25.00%
Proposed Garden Area Total: 150.38m² 31.86%



Proposed Roof Plan
1:200 @ A1



Proposed WSUD Treatment Plan
1:200 @ A1

Site Area: 472m²
Pervious Areas: 122m²

Note:

Existing trees with trunk circumferences less than 500mm at 1.40m high to be removed

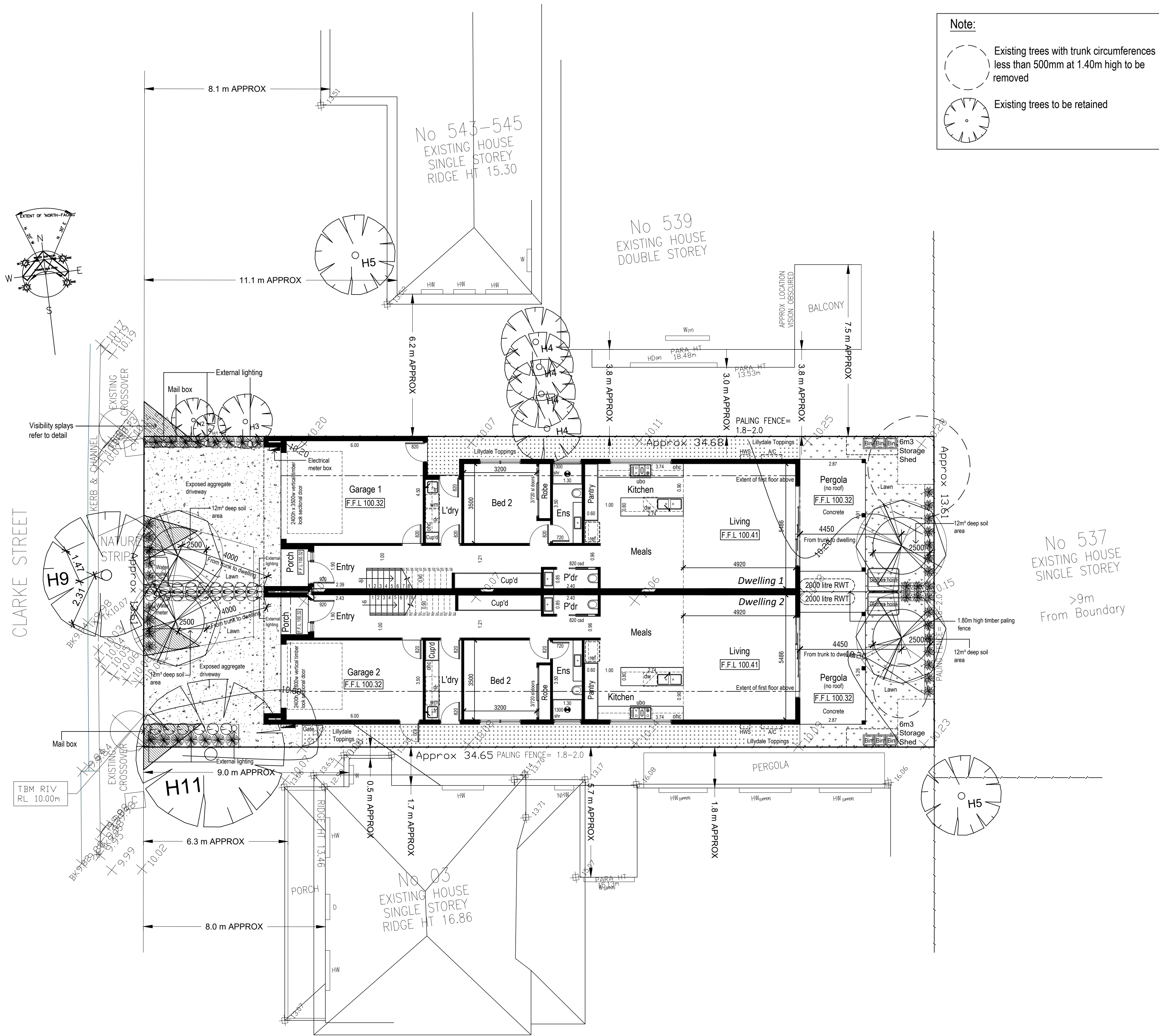
Existing trees to be retained

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

Note:
Landscape indicative only refer to landscape plan for landscape layout & details on sheet 4 of 4

TOWN PLANNING SUBMISSION

HI-LINE BUILDING DESIGN PO BOX 247 KEILOR EAST VIC 3033 M 0460 650 997 E domenic@hilinebuildingdesign.com.au DP-AD 63742	PROJECT : PROPOSED DUAL OCCUPANCY ADDRESS : 1 CLARKE STREET WEST FOOTSCRAY DATE: 21/12/21 SCALE: AS SHOWN SHEET: 30F4	REVISIONS / AMENDMENTS:	
		12/08/26	AMENDED AS PER COUNCILS RFI LETTER DATED 17/07/26
		28/08/26	AMENDED AS PER COUNCILS RFI LETTER DATED 13/08/26



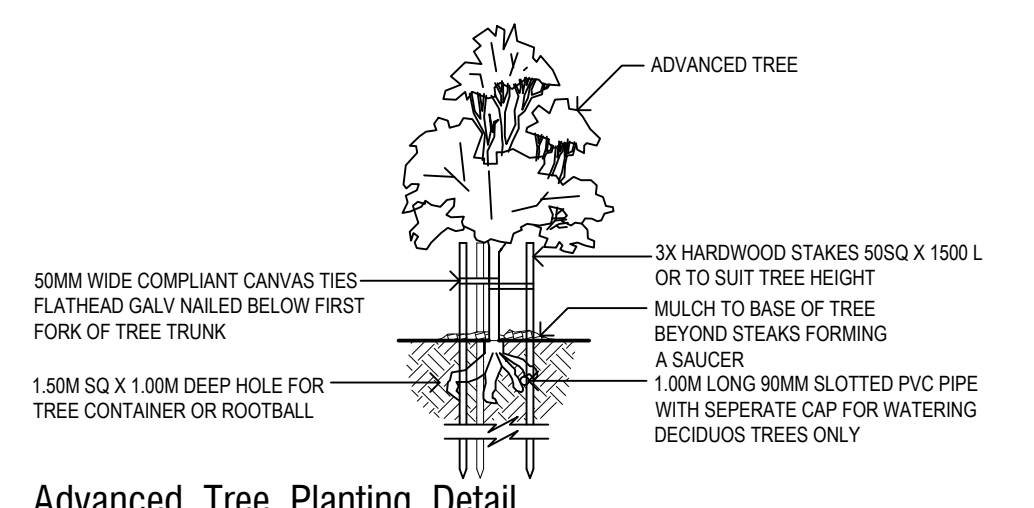
Note:

Existing trees with trunk circumferences less than 500mm at 1.40m high to be removed

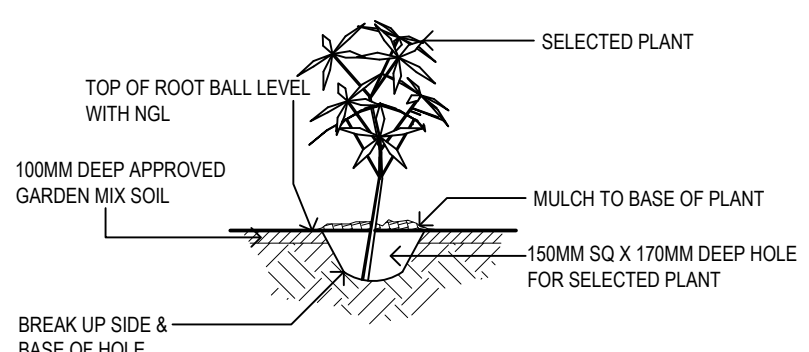
Existing trees to be retained

Proposed Landscape Plan
1:100 @ A1

Note:
Mulch to all garden beds



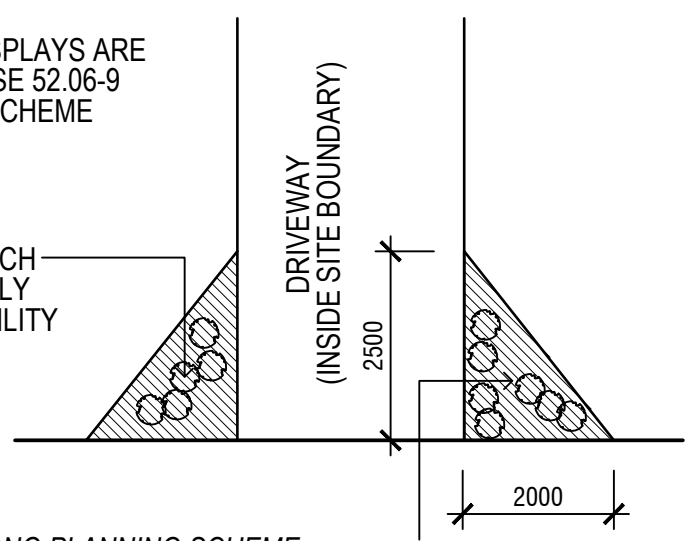
Advanced Tree Planting Detail
N.T.S @ A1



Advanced Shrub Planting Detail
N.T.S @ A1

NOTE: ALL PEDESTRIAN VISIBILITY SPLAYS ARE TO BE IN ACCORDANCE WITH CLAUSE 52.06-9 OF THE MARIBYRNONG PLANNING SCHEME

LOW HEIGHT VEGETATION WHICH IS LESS THAN 900mm MUST ONLY BE PLANTED WITHIN THE VISIBILITY SPLAY AREA.



CLAUSE 52.06-9 OF THE MARIBYRNONG PLANNING SCHEME:

DESIGN STANDARD 1 - ACCESSWAYS

ACCESSWAYS MUST:
HAVE A CORNER SPLAY OR AREA AT LEAST 50 PER CENT CLEAR OF VISUAL OBSTRUCTIONS EXTENDING AT LEAST 2 METRES ALONG THE FRONTAGE ROAD FROM THE EDGE OF AN EXIT LANE AND 2.5 METRES ALONG THE EXIT LANE FROM THE FRONTAGE. TO PROVIDE A CLEAR VIEW OF PEDESTRIANS ON THE FOOTPATH OF THE FRONTAGE ROAD. THE AREA CLEAR OF VISUAL OBSTRUCTIONS MAY INCLUDE AN ADJACENT ENTRY OR EXIT LANE WHERE MORE THAN ONE LANE IS PROVIDED. OR ADJACENT LANDSCAPED AREAS, PROVIDED THE LANDSCAPING IN THOSE AREAS IS LESS THAN 900MM IN HEIGHT.

PEDESTRIAN VISIBILITY SPLAYS DETAIL
SCALE 1:100 @ A1

LANDSCAPE NOTES:

- THE CONTRACTOR SHALL NOTE THAT THE REQUIRED LOCATION & DIMENSIONS OF WORKS MAY NOT CORRESPOND WITH EXISTING CONDITIONS
- FIGURED DIMENSIONS IN OVERSIZE SCALED DIMENSIONS CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORKS
- ALL SERVICES, PHONE LINES, GAS, WATER, SEWER PIPES, ELECTRICAL ETC TO BE VERIFIED BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY WORKS
- LANDSCAPE AREAS TO BE CLEARED OF ALL WASTE. GYPSUM IS TO BE SPREAD OVER THE AREA AT THE RATE OF 1.5KG/SQM THEN THE AREA IS TO BE ROTARY HOED.
- ROOT BARRIERS TO PROVIDED TO ALL TREES.
- ALL PLANTS ARE TO BE HEALTHY DISEASE FREE SPECIMENS. OSMOCOTE OR SIMILAR SLOW RELEASE FERTILISER TO BE APPLIED TO ALL PLANTS. THOROUGHLY WATER IN ALL PLANTS & STEAK & THE ALL CONOPY TREES
- PROVIDE TIMBER PLINTH EDGE OR SIMILAR BETWEEN LAWN, GARDEN AREAS AND GRAVEL/CONCRETE PATHS.
- INSTANT TURF INSTALLED TO BE PREDOMINANTLY TALL FESCUE MIX
- ALL PLANTS/GARDEN BEDS ARE TO BE MULCHED WITH 100MM MIN DEPTH OF WOOD CHIP MULCH.
- PLANTS ARE TO DEEP WATERED ONCE PER WEEK UNTIL ESTABLISHED. MULCH IS TO BE RENEWED TWELVE MONTHS AFTER PLANTING. IN THE EVENT OF PLANT DYING IT IS TO BE REPLACED.
- AN IN GROUND IRRIGATION SYSTEM TO BE PROVIDED THROUGHOUT LANDSCAPED AREAS TO BE DETERMINED ON SITE THIS LANDSCAPE PLAN IS FOR PLANNING PURPOSES ONLY & NOT FOR CONSTRUCTION.

TREE PLANTING NOTES:

DIG A SHALLOW BROAD PLANTING HOLE THREE TIMES THE WIDTH AND AS DEEP AS THE ROOT BALL. THE SOIL UNDER THE ROOT BALL MUST NOT BE EXCAVATED IF IT HAS BEEN DUG OR DISTURBED THEN COMPACT IT SO THAT IT CAN SUPPORT THE ROOT BALL. IDENTIFY THE TRUNK FLARE THE POINTS WHERE ROOTS AND TRUNK MEET SHOULD BE VISIBLE AT THE SURFACE IF IT IS BURIED BY POTTING MIX OR SITE SOIL OR MULCH THEN REMOVE ANY SUCH MATERIAL. CAREFULLY REMOVE THE CONTAINER AND EXAMINE THE ROOTS IF THEY ARE CIRCLING ROOTS THEN PRUNE OR REMOVE THEM. PLACE THE TREE AT THE PROPER HEIGHT. DO NOT PLANT TOO DEEPLY IT IS BETTER TO PLANT THE TREE A LITTLE HIGHER THAN DEEPER THAN THE NATURAL GROUND LEVEL. IF THERE IS A SLOPE THEN IT SHOULD BE NO DEEPER THAN THE LOWER SLOPE. LIFT THE TREE ROOT BALL NOT BY THE TRUNK. STRAIGHTENING THE TREE IN THE HOLE BEFORE BACKFILLING WITH THE EXCAVATED SITE SOIL. VIEW THE TREE FROM SEVERAL DIRECTIONS TO ENSURE IT IS STRAIGHT. FILL THE HOLE GENTLY BUT FIRMLY WITH SITE SOIL. FILL THE HOLE ONE THIRD FULL, THEN WATER AND GENTLY BUT FIRMLY PACK THE SOIL AROUND THE BASE OF THE ROOT BALL THEN FILL THE HOLE. FERTILIZER USE IN NOT RECOMMENDED. STAKE IF NECESSARY. IF THE TREE IS PROPERLY GROWN IN THE NURSERY AND PROPERLY PLANTED IT WILL NOT NEED STAKE IN FOR STIMULATE THE GROWTH OF SUPPORTING ROOTS. STAKES SHOULD BE REMOVED AFTER ONE YEAR. MULCH THE BASE OF THE TREE. ORGANIC MULCH SUCH AS PINE BARK CAN HELP TO RETAIN MOISTURE AND SUPPRESS WEED GROWTH. DO NOT COVER THE ROOT BALL OR TRUNK WITH MULCH. PROVIDE FOLLOW UP CARE WATER ONCE A WEEK IF THERE IS NOT RAIN AND MORE FREQUENTLY IF TEMPERATURE EXCEEDS 30 DEGREES. THE FIRST FEW WEEKS AND THE FIRST SPRING SUMMER AUTUMN ARE VITAL.

LANDSCAPING LEGEND:									
CODE	BOTANICAL NAME.	COMMON NAME.	MATURE HEIGHT. (mm)	MATURE WIDTH. (mm)	POT SIZE (mm)	No.	Tree in deep soil Area of deep soil	Tree in planter Volume of planter	Minimum depth of planter soil
TREES.									
	LAGERSTROEMIA INDICA	CREPE MYRTLE	5000	4000	500	4	12m2 (min plan dimension 2.5 metres)	12m3 (min plan dimension 2.5 metres)	800mm
SHRUBS TUSsock PLANTS & GROUND COVERS.									
	PATERSONIA OCCIDENTALIS	LONG PURPLE FLAG	500	500	150	24	Tree Canopy Summary: Tree canopy cover 12.57m² per tree x 4 trees = 50.28m² Site Area: 472m² (approx) Tree canopy cover required: 47.20m² 10.00% Proposed canopy cover total: 50.28m² 10.65%		
	LOMANDRA LONGIFOLIA	SPINY-HEADED MAT RUSH	700	600	140	15			
	PATERSONIA OCCIDENTALIS	NATIVE IRIS	600	500	140	29			
	EXPOSED AGGREGATE CONCRETE								
	LAWN								
	LILYDALE TOPPINGS								

CITY OF MARIBYRNONG
ADVERTISED PLAN

HI-LINE BUILDING DESIGN
PO BOX 247
KEILOR EAST VIC 3033
M 0460 650 997
E domenic@hlinebuildingdesign.com.au
DP-AD 63742

PROJECT : PROPOSED DUAL OCCUPANCY
ADDRESS : 1 CLARKE STREET
WEST FOOTSCRAY
DATE: 21/12/21 SCALE: AS SHOWN SHEET: 40F4

REVISIONS / AMENDMENTS:	
12/08/26	AMENDED AS PER COUNCILS RFI LETTER DATED 17/07/26
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TOWN PLANNING SUBMISSION