



## ACQUIRE DESIGNS

# No. 37 (Lot 173) McLennan Street, Braybrook VIC 3019

## Proposed Multi Unit Development

### **CLIENT/s :**

JTKG INVESTMENTS PTY LTD

### **DATE:**

Town Planning v1 - Completed : 11th September 2025

Town Planning v2 - Completed : 17th December 2025

### **C O N S U L T A N T S :**

#### **Land Surveyor:**

MAP Land Surveyors  
9 Moorside Rise, St Helena VIC 3088  
M: (03) 9465 9385  
E: info@maplandsurveyors.com.au  
W: www.maplandsurveyors.com.au

#### **Local Government (Council):**

Maribyrnong City Council  
61 Napier Street, Footscray VIC 3011  
T: 03 9688 0252  
E: email@maribyrnong.vic.gov.au  
W: maribyrnong.vic.gov.au

#### **Water Authority:**

Greater Western Water  
36 Macedon St, Sunbury VIC 3429  
T: 13 44 99  
W: www.gww.com.au

#### **Power Distributor:**

Powercor  
740 Ballarat Rd, Ardeer VIC 3022  
T: 13 22 06  
W: www.powercor.com.au

ACQUIRE DESIGNS Pty Ltd | ABN 77 151 837 473

30 Panamax Drive, Caroline Springs Vic 3023

www.acquiredesigns.com.au | Ph. +61 03 8390 6500

REGISTERED BUILDING PRACTITIONER

TONY OGNENOVSKI DP-AD29933

## town planning drawings

### **contents**

title page

existing conditions layout

ground floor plan

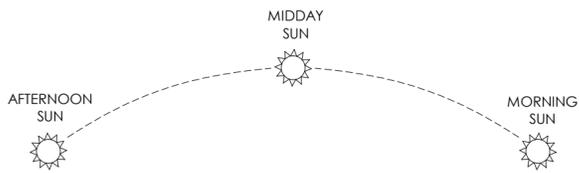
first floor plan

roof plan

elevations

garden area

water sensitivity urban design



**FEATURES & SERVICES - NORTH OF SITE**

- 0.2 klms TO BUS ROUTE (410)
- 0.4 klms TO BALLART ROAD
- 0.7 klms TO BRAYBROOK COLLEGE
- 0.8 klms TO COLES BRAYBROOK BALLART ROAD
- 1.0 klms TO PENNEL RESERVE
- 1.1 klms TO THE HIVE EARLY LEARNING CENTRE SUNSHINE
- 1.5 klms TO DANJERRY RESERVE

**FEATURES & SERVICES - SOUTH OF SITE**

- 0.2 klms TO BUS ROUTE (410)
- 0.4 klms TO CITY SIDE SPORTS - VOLLEYBALL
- 0.5 klms TO SUNSHINE FOOTBALL NETBALL CLUB
- 0.5 klms TO KINDER SMITH RESERVE
- 0.6 klms TO DEVONSHIRE ROAD
- 0.7 klms TO QUIN AUDITORIUM
- 0.8 klms TO CAROLINE CHISHOLM CATHOLIC COLLEGE

**FEATURES & SERVICES - EAST OF SITE**

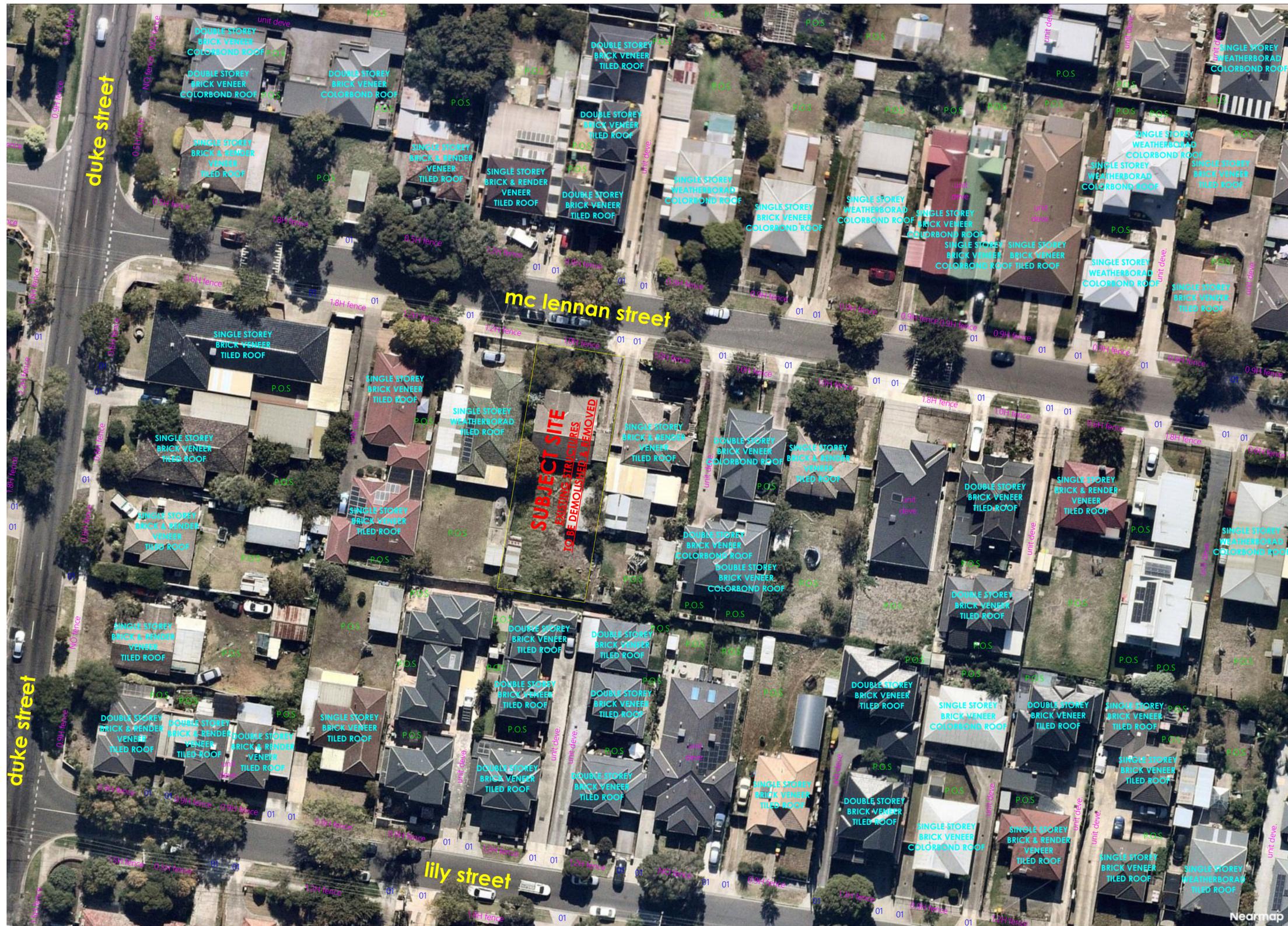
- 0.6 klms TO BRAYBROOK RESERVE
- 0.7 klms TO BUS ROUTE (215, 220, 410)
- 1.1 klms TO BRAYBROOK PARK
- 1.5 klms TO GOODSTART EARLY LEARNING BRAYBROOK
- 1.6 klms TO CRANWELL PARK
- 2.4 klms TO CHURCHILL AVENUE

**FEATURES & SERVICES - WEST OF SITE**

- 0.4 klms TO SUNSHINE HARVESTER PRIMARY SCHOOL
- 0.6 klms TO ABC TO VCE TUTORING SUNSHINE
- 0.6 klms TO BUS ROUTE (408)
- 1.0 klms TO ALEXANDRA AVE CHILDRENS CENTRE
- 1.2 klms TO SUNVALE COMMUNITY PARK
- 1.6 klms TO SUNSHINE PLAZA SHOPPING CENTRE
- 1.8 klms TO WOOLWORTHS SUNSHINE MARKET PLACE
- 2.0 klms TO ANDERSON ROAD

**LEGEND**

- EXISTING CROSSOVER 01
- PROPOSED CROSSOVER 02
- PRIVATE OPEN SPACE P.O.S
- UNIT DEVELOPMENT (EXISTING) unit deve.
- FENCES HEIGHTS 1.0h fence
- FRONT SETBACKS 5.0



**CITY OF MARIBYRNONG  
ADVERTISED PLAN**

1 4  
0

No. 37 (Lot 173) McLennan Street, Braybrook VIC 3019

Proposed for Triple Occupancy (2 Double Storey Dwellings)

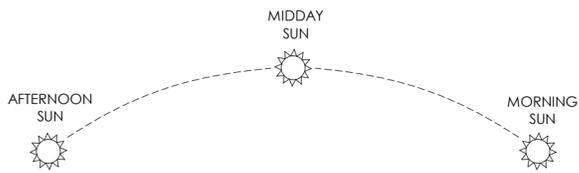
NEIGHBOURHOOD & SITE DESCRIPTION / d. c. V1

DATE: 20.06.2025 JOB NO. 77525

scale: 1:500 A02

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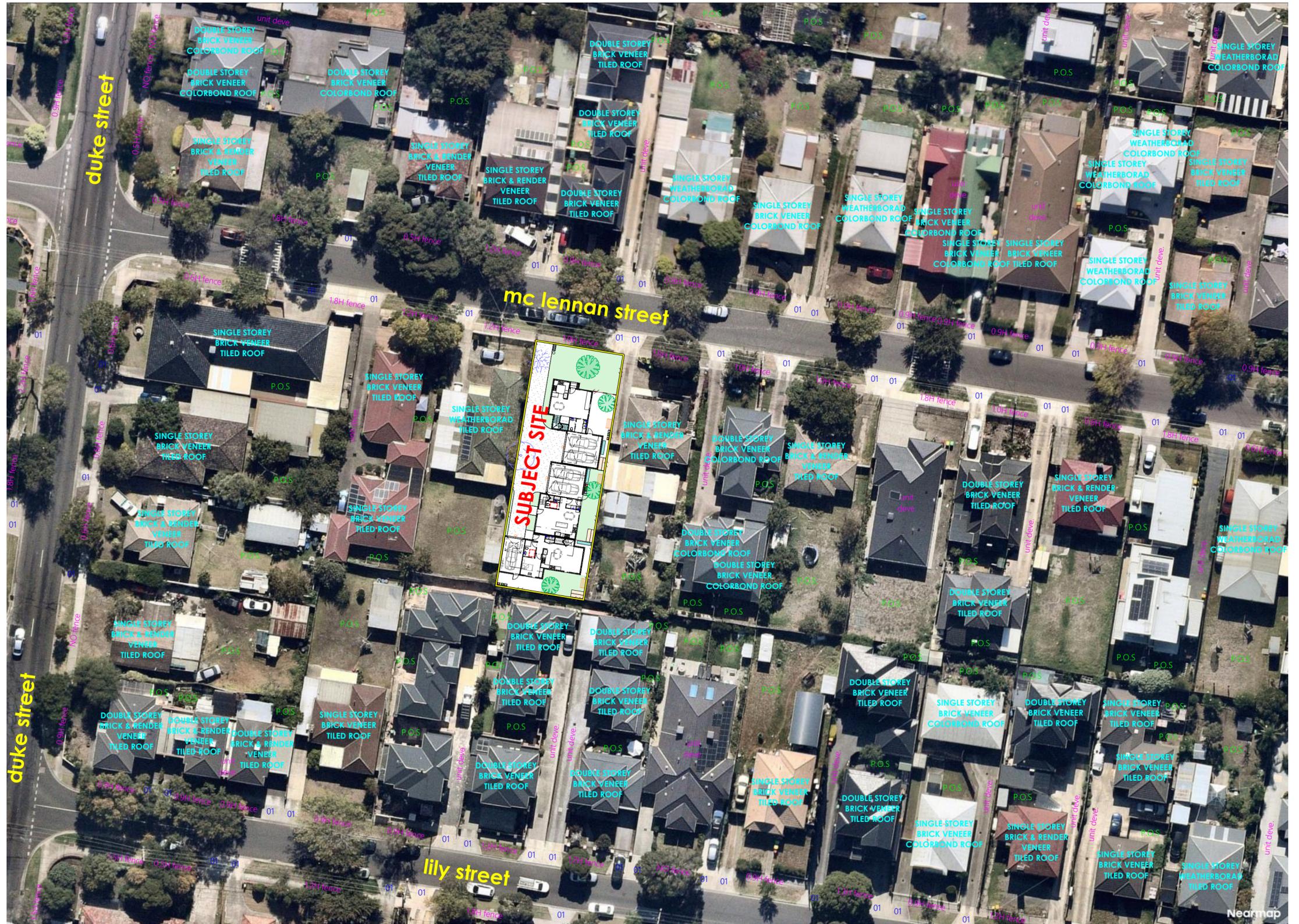


**DESIGN RESPONSE**

1. Individual address and readily identifiable entry
2. Provision of habitable spaces to frontage to provide opportunities for casual surveillance
3. Landscaping within frontage to soften hardstand areas and provide for canopy tree planting within the front setback
4. Articulation of the dwellings with a variation in materials and built form elements to minimize building bulk and enhance outlook
5. SPOS of sufficient size and dimensions to cater for service and recreation needs and provide for meaningful planting. Direct access to living area/s enhances indoor-outdoor relationship.

**LEGEND**

- EXISTING CROSSOVER 01
- PROPOSED CROSSOVER 02
- PRIVATE OPEN SPACE P.O.S
- UNIT DEVELOPMENT (EXISTING) unit deve.
- FENCES HEIGHTS 1.0H fence
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**CITY OF MARIBYRNONG  
ADVERTISED PLAN**

0 1 4

No. 37 (Lot 173) McLennan Street, Braybrook VIC 3019

Proposed for Triple Occupancy (2 Double Storey Dwellings)

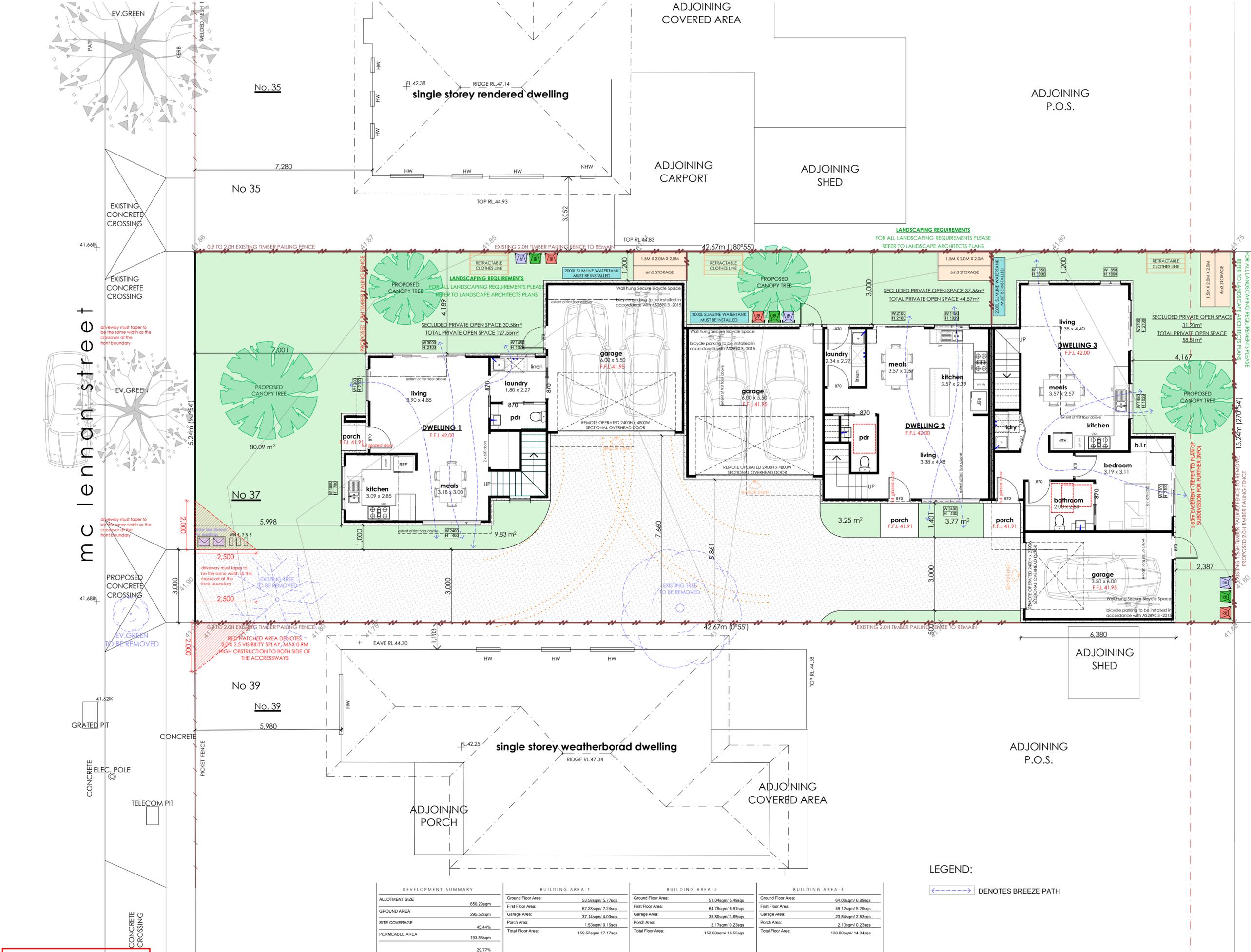
DESIGN RESPONSE / d. c. v1

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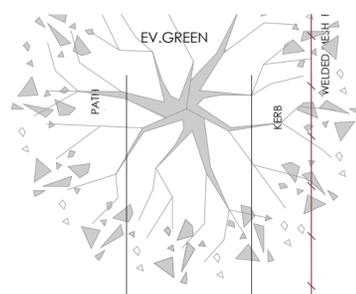


**CITY OF MARIBYRNONG  
ADVERTISED PLAN**

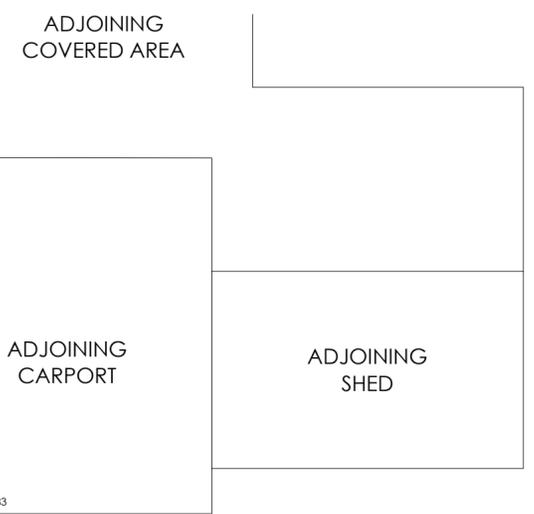
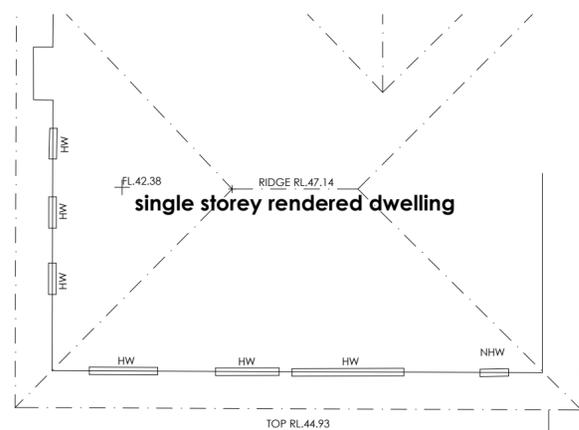
DEVELOPMENT SUMMARY	BUILDING AREA-1	BUILDING AREA-2	BUILDING AREA-3
ALLOTMENT SIZE	650.29sqm		
GROUND AREA	295.52sqm		
SITE COVERAGE	45.44%		
PERMEABLE AREA	193.53sqm		
	29.77%		
	Ground Floor Area: 53.58sqm/ 5.77sqg	Ground Floor Area: 51.04sqm/ 5.49sqg	Ground Floor Area: 64.00sqm/ 6.89sqg
	First Floor Area: 67.28sqm/ 7.24sqg	First Floor Area: 64.79sqm/ 6.97sqg	First Floor Area: 49.12sqm/ 5.29sqg
	Garage Area: 37.14sqm/ 4.00sqg	Garage Area: 35.80sqm/ 3.85sqg	Garage Area: 23.54sqm/ 2.53sqg
	Porch Area: 1.53sqm/ 0.16sqg	Porch Area: 2.17sqm/ 0.23sqg	Porch Area: 2.13sqm/ 0.23sqg
	Total Floor Area: 159.53sqm/ 17.17sqg	Total Floor Area: 153.80sqm/ 16.55sqg	Total Floor Area: 138.80sqm/ 14.94sqg

**LEGEND:**  
 DENOTES BREEZE PATH

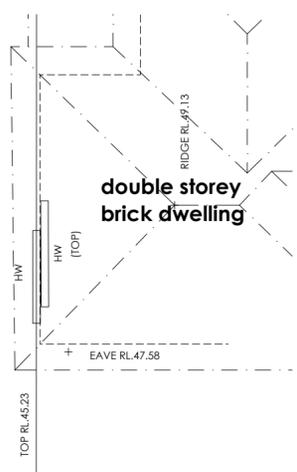
**No. 37 (Lot 173) McLennan Street, Braybrook VIC 3019**  
 Proposed for Triple Occupancy (2 Double Storey Dwellings)  
 SITE LAYOUT & FLOOR PLAN / d. c. v1  
 DATE: 20.06.2025 JOB NO. 77525  
 scale: 1:100 A04  
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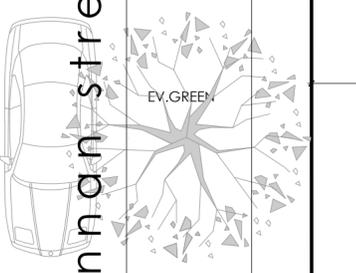
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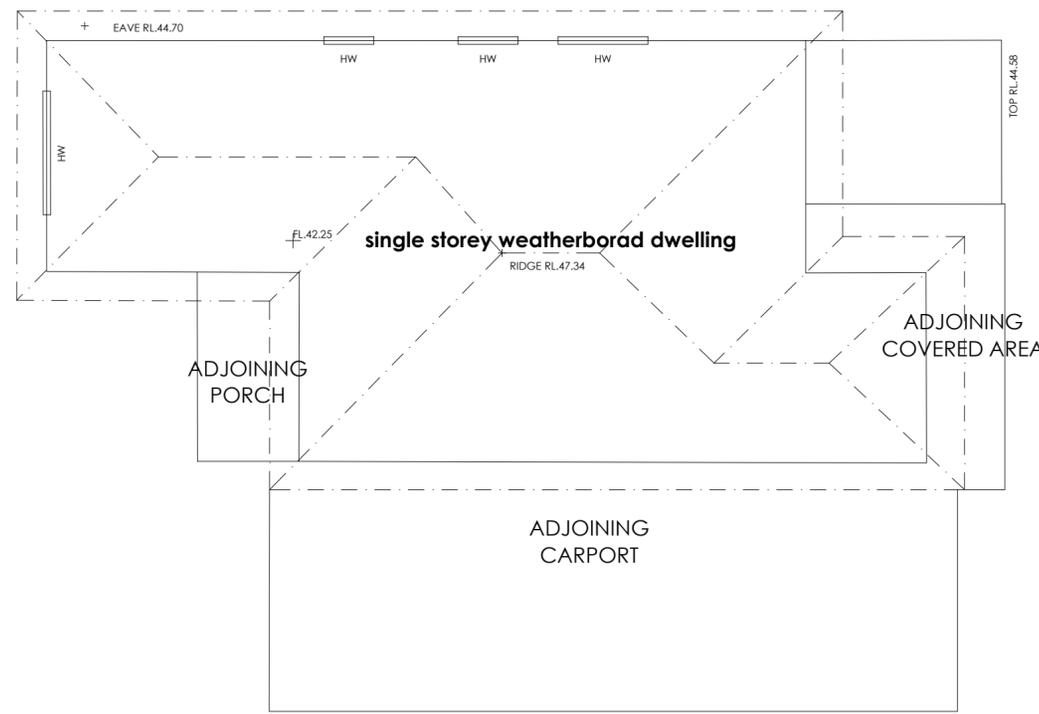
ADJOINING P.O.S.



mc lennan street

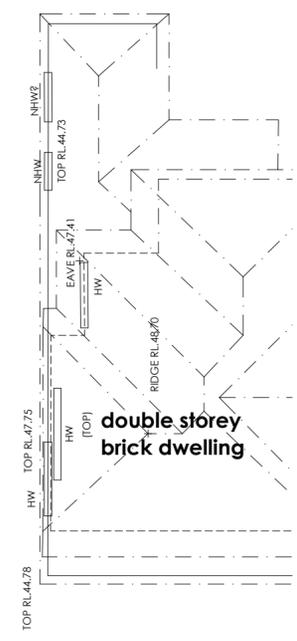


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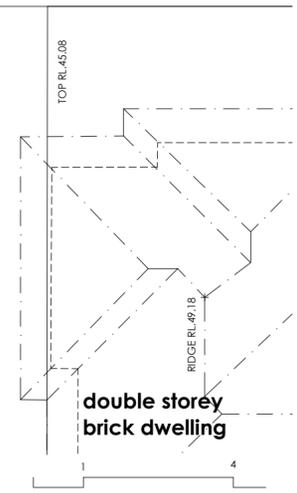


ADJOINING SHED

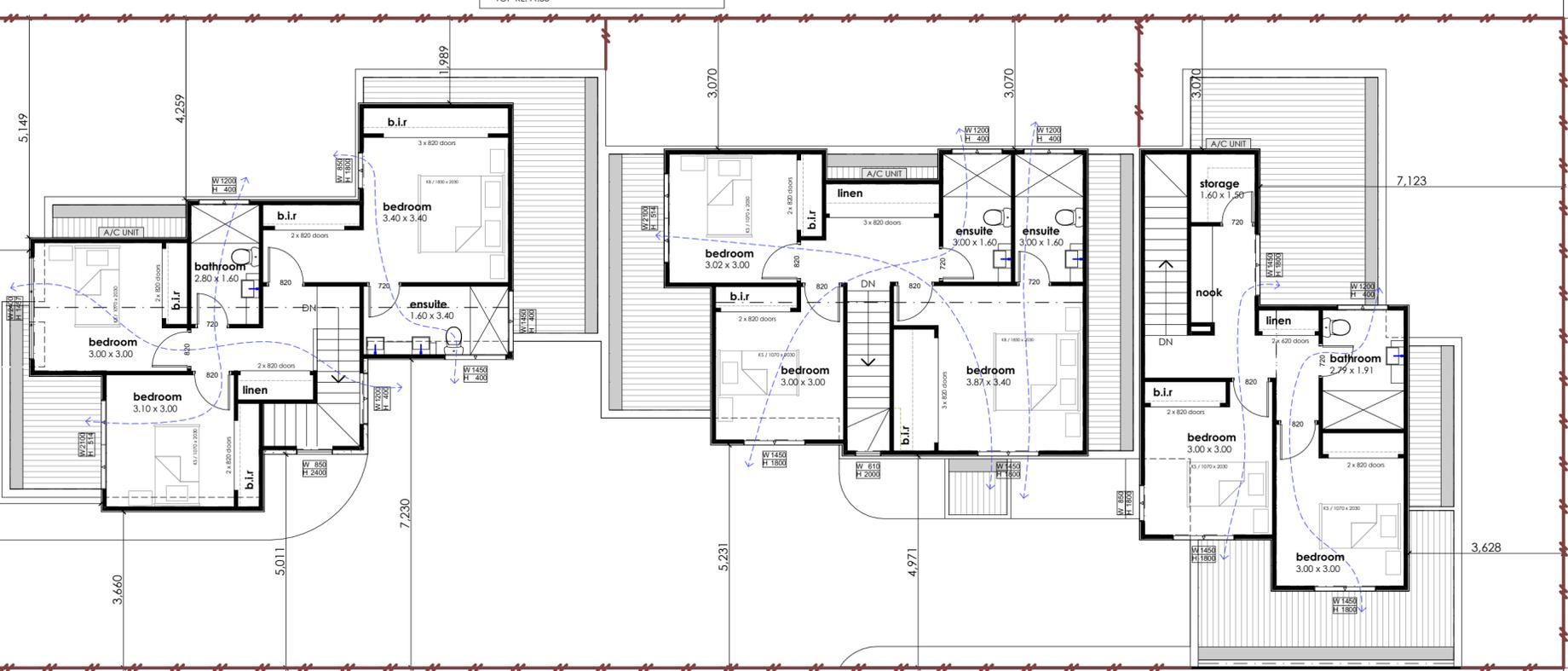
ADJOINING P.O.S.



ADJOINING P.O.S.



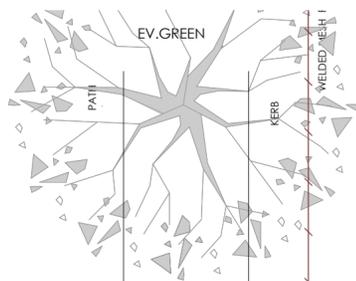
double storey brick dwelling



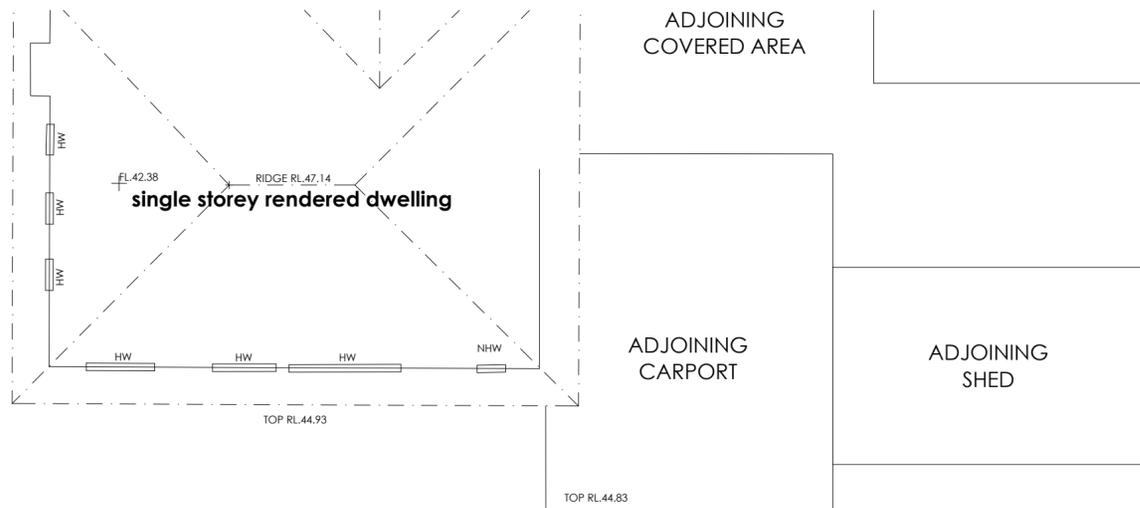
LEGEND:  
 DENOTES BREEZE PATH

**CITY OF MARIBYRNONG  
 ADVERTISED PLAN**

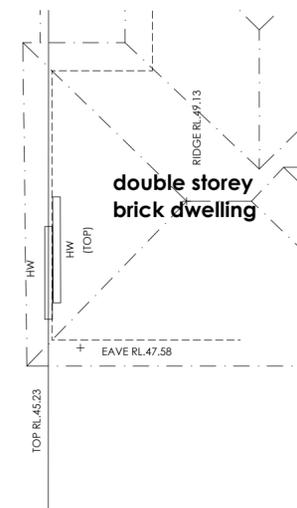
No. 37 (Lot 173) McLennan Street, Braybrook VIC 3019  
 Proposed for Triple Occupancy (2 Double Storey Dwellings)  
 FIRST FLOOR PLAN / d. c. v1  
 DATE: 20.06.2025 JOB NO. 77525  
 scale: 1:100 A05  
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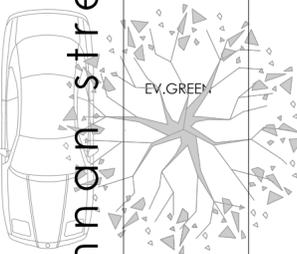
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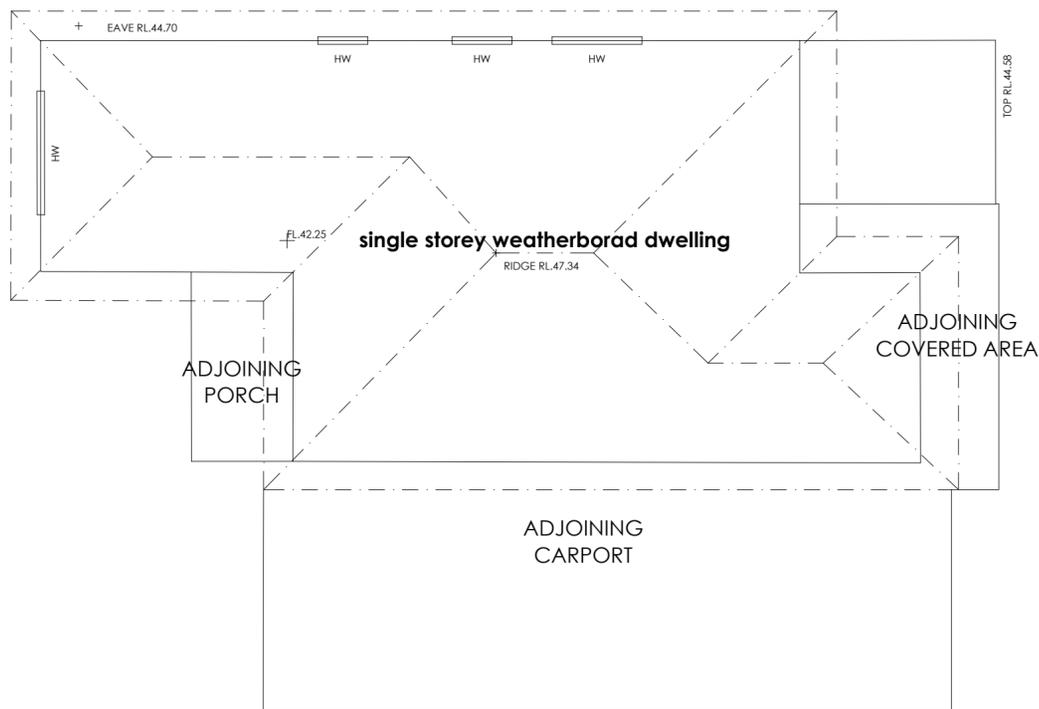
ADJOINING P.O.S.



mc lennan street

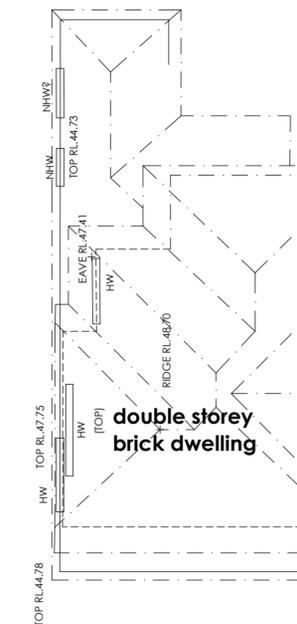


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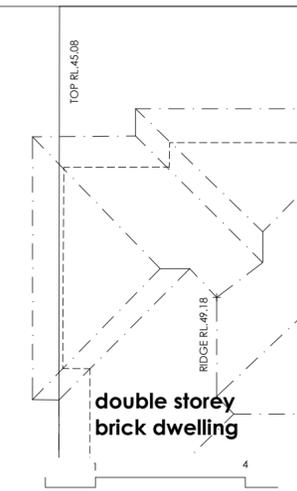
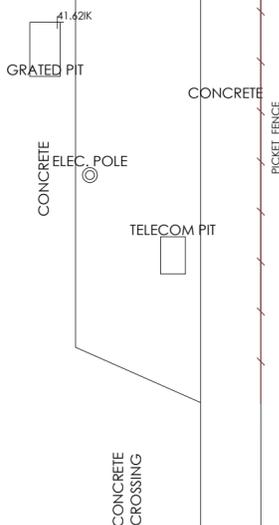


ADJOINING SHED

ADJOINING P.O.S.



ADJOINING P.O.S.



No. 37 (Lot 173) McLennan Street, Braybrook VIC 3019

Proposed for Triple Occupancy (2 Double Storey Dwellings)

ROOF PLAN / d. c. V1

DATE: 20.06.2025

JOB NO. 77525

scale:1:100

A06

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CITY OF MARIBYRNONG  
ADVERTISED PLAN

**WATER SENSITIVE URBAN DESIGN (WSUD) NOTES:**

THE BUILDER AND CONTRACTORS MUST COMPLY WITH ALL REQUIREMENTS AS OUTLINED IN THE RELEVANT 'BESS' & 'STORM' ASSESSMENT.

**PREPERATION**

STORM RATING REPORT HAS BEEN PREPARED (WATER SENSITIVE URBAN DESIGN) FOR THE PROPOSED PROJECT AT No. 37 (Lot 11) McLennan Street, Braybrook VIC 3019

**OBJECTIVE**

TO PROMOTE AND ENCOURAGE THE RENTENTION AND TREATMENT OF RAINWATER ON SITE TO REDUCE THE RUNOFF AND CONTAMINANTS TO INFRASTRUCTURE AS PER CLASUE 22.08 COUNCIL PLANNING SCHEME

**SITE ANALESYS**

SUBJECT SITE AREA IS 650.29 SQM

**WSUD SOLUTIONS**

IN ORDER TO REDUCE THE RUNOFF AND CONTAMINATED TO THE INFRASTRUCTURE AND OBTAIN A MINIMUM 117% STORM RATING, REFER TO THE FOLLOWING RECCOMENDATIONS:

**DWELLING 1**

**ROOF CATCHMENT 1**

RAINWATER FROM ROOF CATCHMENT AREA (TOTAL OF 95.00m<sup>2</sup>) IS TO BE COLLECTED & DISCHARGED (TO CIVIL ENGINEERS DESIGN & SPECS) INTO A 2000L CAPACITY RAINWATER TANK WHICH IS TO BE CONNECTED TO 3 TOILETS FOR TOILET FLUSHING.

**DWELLING 2**

**ROOF CATCHMENT 1**

RAINWATER FROM ROOF CATCHMENT AREA (TOTAL OF 89.34m<sup>2</sup>) IS TO BE COLLECTED & DISCHARGED (TO CIVIL ENGINEERS DESIGN & SPECS) INTO A 2000L CAPACITY RAINWATER TANK WHICH IS TO BE CONNECTED TO 3 TOILETS FOR TOILET FLUSHING.

**DWELLING 3**

**ROOF CATCHMENT 1**

RAINWATER FROM ROOF CATCHMENT AREA (TOTAL OF 90.00m<sup>2</sup>) IS TO BE COLLECTED & DISCHARGED (TO CIVIL ENGINEERS DESIGN & SPECS) INTO A 2000L CAPACITY RAINWATER TANK WHICH IS TO BE CONNECTED TO 3 TOILETS FOR TOILET FLUSHING.

**DRIVEWAY PAVING**

DRIVEWAYS MUST BE PERMEABLE PAVING & MUST BE IN FULL ACCORDANCE WITH NEW DAWN PEREABLE PAVING

**GLAZING:**

DOUBLE GLAZING TO BE PROVIDED TO ALL HABITABLE ROOMS AS OUTLINED IN THE ACCOMPANIED BESS ASSESSMENT

**LIGHTING:**

A WALL MOUNTED LIGHT WITH MOTION SENSOR TO BE INSTALLED ABOVE ALL GARAGE DOORS

**BICYCLE PARKING:**

EACH GARAGE TO BE PROVIDED WITH A WALL MOUNTED BIKE RACK

**WATER EFFICIENT FITTINGS:**

- wets star ratings:
- 3 star shower heads (9L to 7.5L)
- 4 star toilets systems
- 5 star bathroom taps

**DROUT TOLARANT PLANTS**

Reccomendation to select water efficient species in order to minimis the volume of mains water being used for irigation

**MAINTENANCE REQUIRMENTS**

**WATER TANKS** (INSPECTIONS MUST BE DONE EVERY 2 - 3 MONTHS)

TO BE INSPECTED, INLET TO BE CLEANED REGULARLY, IF SLUDGE IS PRESENT, TANKS MUST BE DRAINED BY A PROFESSIONAL PLUMBER AND CLEANED.

**GUTTERS & DOWNPIPES**

TO BE INSPECTED AND CLEANED REGULARLY

**FIRST FLUSH DEVICES**

IF APPLICABLE, TO BE INSPECTED AND CLEANED REGULARLY

**RAIN GARDEN MAINTENANCE**

IT IS IMPORTANT NOT TO ADD FERTILISER, COMPOST OR FLOATABLE MULCH TO A RAINGARDEN AS THE NUTRIENTS WILL PASS THROUGH THE RAINGARDEN AND POLLUTE THEBAY.

THE PLANTS BEST SUITD TO RAINGARDENS WILL GROW WELL IN THE PLANTING MEDIA AND TAKE NUTRIENTS FOR THEIR GROWTH FROM THE WATER ENTERING THE RAINGARDEN.

THE SYSTEM TO BE MAINTAINED AFTER EVERY HEAVY RAINFALL OR EVERY 3 MONTHS MAINTAINCE OF RAINGARDENS IS ESSENTIAL IN ORDER TO ENSURE THAT THEY EFFECTIVELY TREAT STORMWATER, AND NOT TO CAUSE LOCAL FLOODING.

Project # 9CE2204F - Project 3  
37 McLennan St, Braybrook VIC 3019, Australia  
15 January 2026 5:34 p.m.

**BLUE FACTOR**

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**Project 3**

The proposed stormwater treatments provide 'deemed to comply' compliance with the minimum planning requirement for total nitrogen but does not comply with all the relevant objectives for management of stormwater flows on-site.

**117%**  
SCORE

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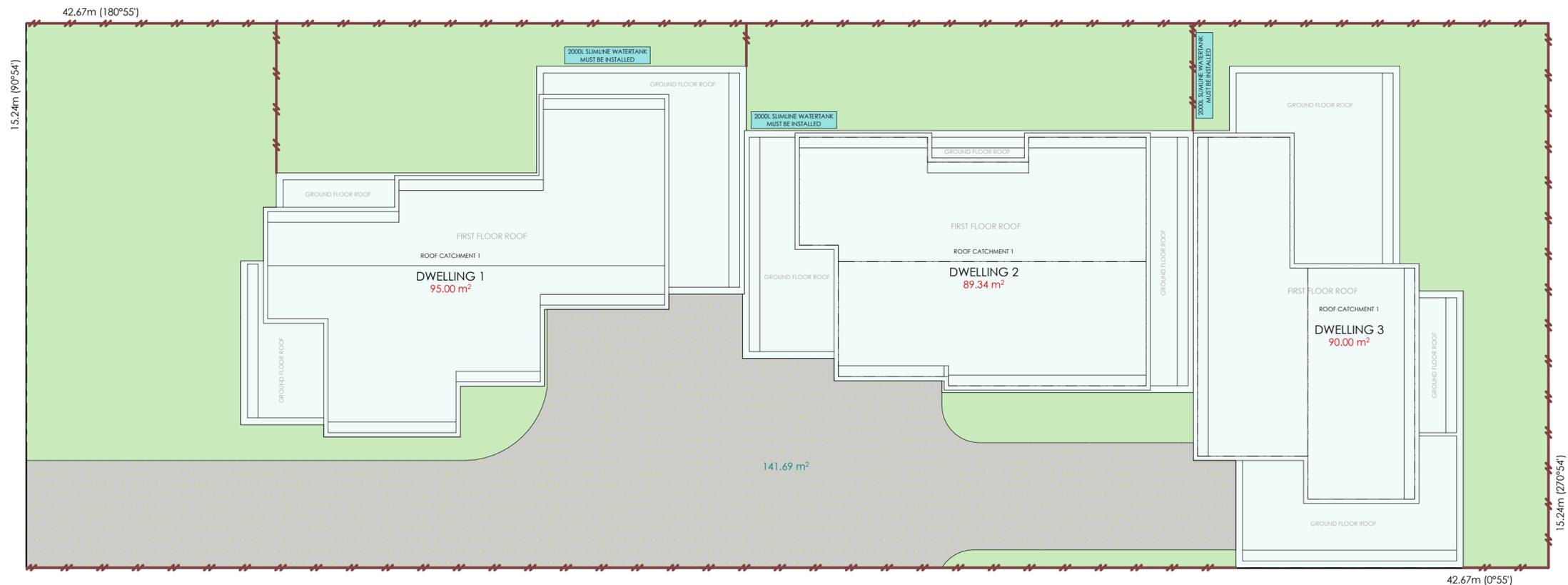
**Project details**

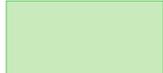
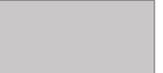
Name	Project 3
Street address	37 McLennan St, Braybrook VIC 3019, Australia
Municipality	Maribyrnong
Site area	650.29 m <sup>2</sup>
Planning Number	TP264/2025(1)

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**Flow and pollutant load reductions**

Item	Result	Target
Mean annual runoff volume harvested or evapotranspired (%)	52%	>28%
Mean annual runoff volume infiltrated or filtered (%)	0%	>9%
Total suspended solids (%)	55%	>80%
Total phosphorus (%)	54%	>45%
Total nitrogen (%)	52%	>45%
Total gross pollutants (%)	65%	>70%



					
PERMEABLE AREA	PERMEABLE AREA	DENOTES ROOF CATCHMENT 1	DENOTES ROOF CATCHMENT 2	DENOTES NON TREATED AREA	DENOTES 2000L SLIMLINE WATER TANK MUST BE INSTALLED



water sensitivity urban design - plan  
SCALE 1:100

1 4  
0

**No. 37 (Lot 173) McLennan Street, Braybrook VIC 3019**

Proposed for Triple Occupancy (2 Double Storey Dwellings)

**W.S.U.D. PLAN / d. c. V1**

DATE: 20.06.2025 JOB NO. 77525

scale:1:1.36, 1:1.27, 1:100 **A07**

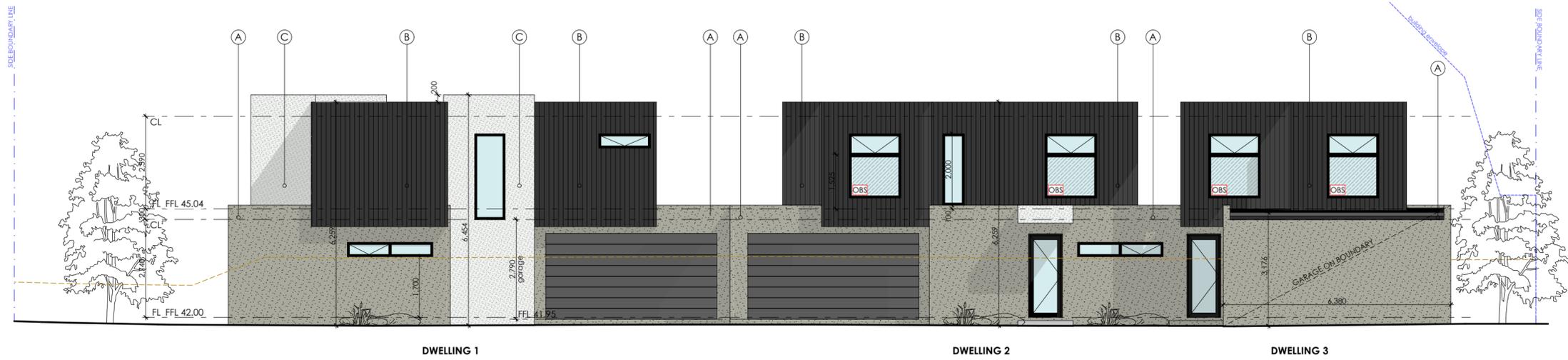
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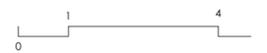
**CITY OF MARIBYRNONG  
ADVERTISED PLAN**



north elevation  
scale 1:100



west elevation  
scale 1:100



No. 37 (Lot 173) McLennan Street, Braybrook VIC 3019  
Proposed for Triple Occupancy (2 Double Storey Dwellings)

ELEVATIONS / d. c. v1  
DATE: 20.06.2025 JOB NO. 77525

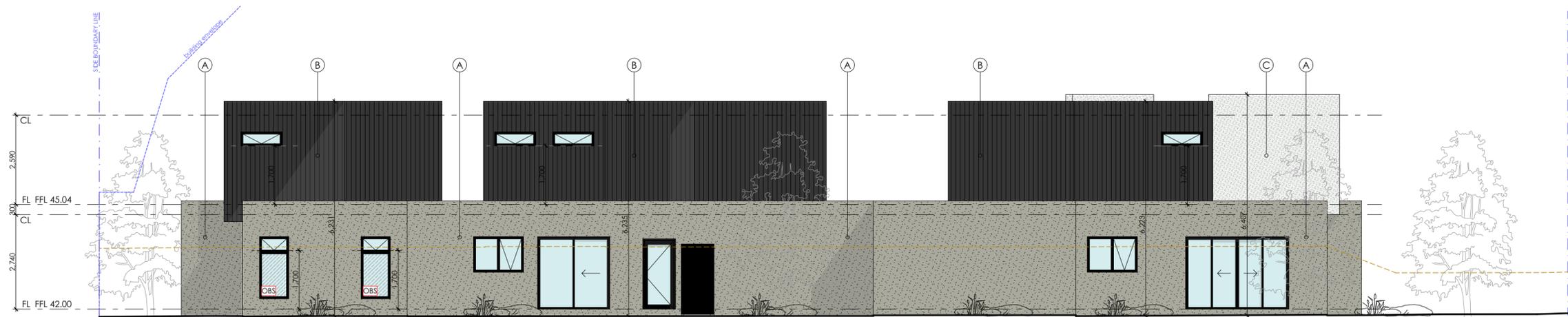
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**CITY OF MARIBYRNONG  
ADVERTISED PLAN**

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DWELLING 3  
 south elevation  
 scale 1:100



DWELLING 3  
 DWELLING 2  
 DWELLING 1  
 east elevation  
 scale 1:100



No. 37 (Lot 173) McLennan Street, Braybrook VIC 3019

Proposed for Triple Occupancy  
 (2 Double Storey Dwellings)

ELEVATIONS / d. c. v1

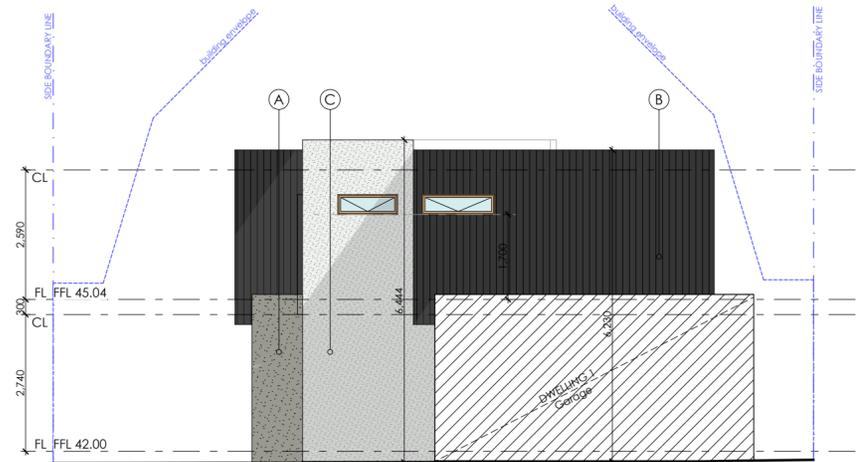
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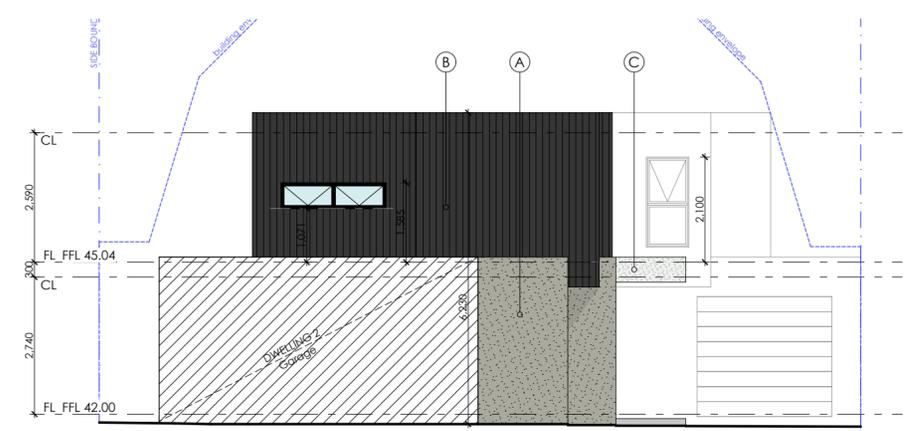
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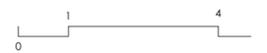
CITY OF MARIBYRNONG  
 ADVERTISED PLAN



DWELLING 1  
 internal-south elevation  
 scale 1:100



DWELLING 2      DWELLING 3  
 internal-north elevation  
 scale 1:100



No. 37 (Lot 173) McLennan Street, Braybrook VIC 3019  
 Proposed for Triple Occupancy (2 Double Storey Dwellings)

INTERNAL ELEVATIONS / d. c. V1  
 DATE: 20.06.2025      JOB NO. 77525

scale:1:100      A10  
**ACQUIRE DESIGNS**

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adjoining residence

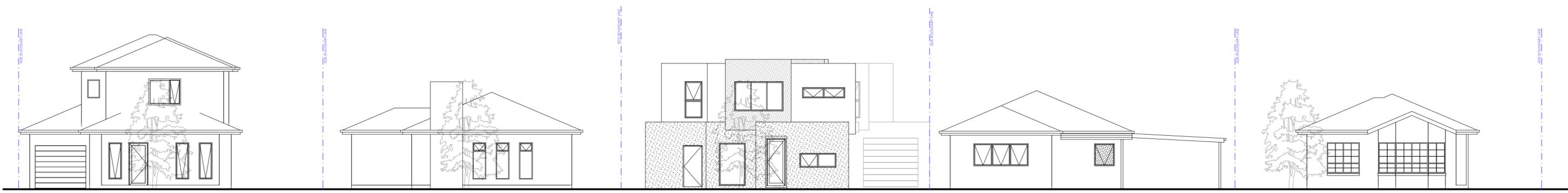
adjoining residence

subject site

adjoining residence

adjoining residence

mc lennan street - existing streetscape



adjoining residence

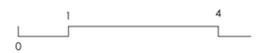
adjoining residence

subject site

adjoining residence

adjoining residence

mc lennan street - proposed streetscape



No. 37 (Lot 173) McLennan Street, Braybrook VIC 3019  
 Proposed for Triple Occupancy (2 Double Storey Dwellings)

STREETSCAPE / d. c. v1  
 DATE: 20.06.2025 JOB NO. 77525

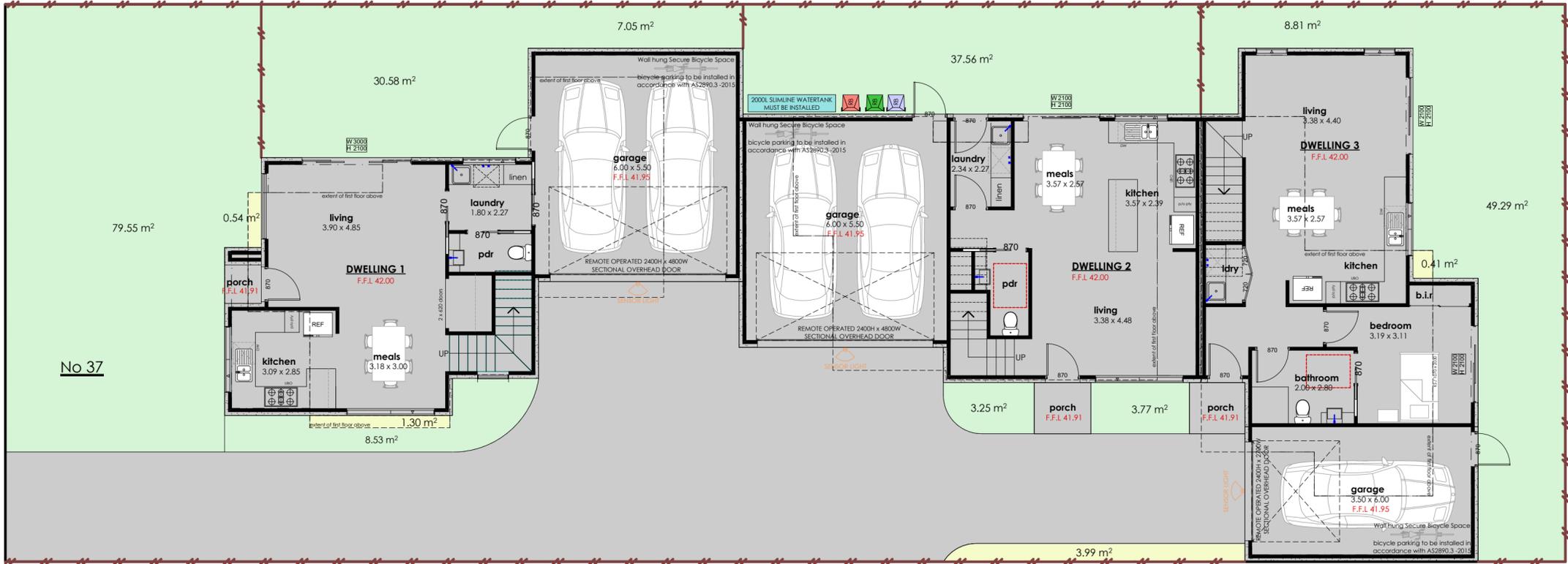
scale: 1:133.33 A11  
 ACQUIRE DESIGNS

**CITY OF MARIBYRNONG  
 ADVERTISED PLAN**

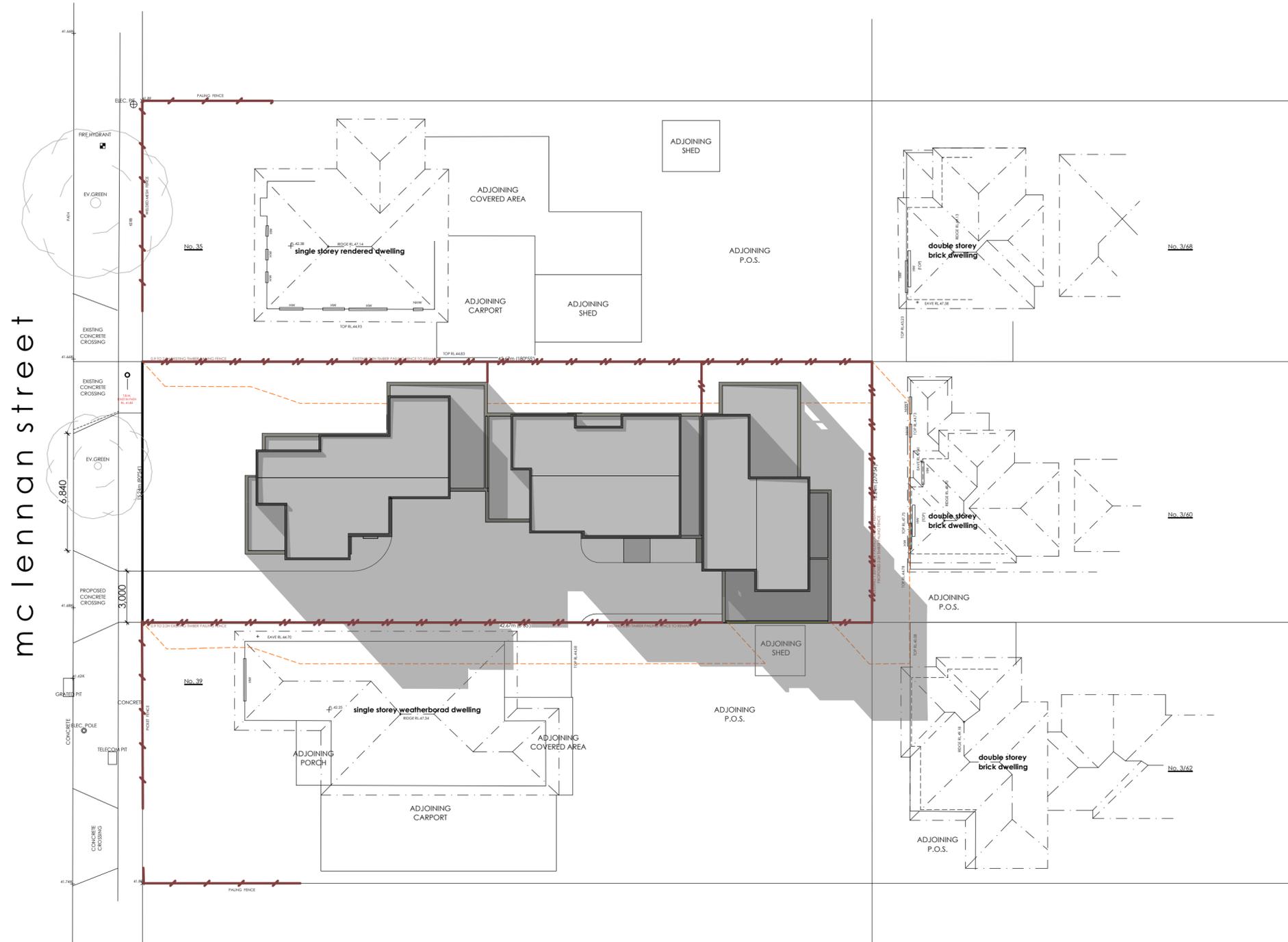
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GARDEN AREA REQUIREMENT				
LOT SIZE	MINIMUM REQUIREMENT	GARDEN AREA REQUIRED	TOTAL ACHIEVED	TOTAL %
650.29M2	35%	227.60m2	228.39m2	35.12%

- Included garden area
- NOT included in garden area
- NOT included in garden area



CITY OF MARIBYRNONG  
 ADVERTISED PLAN



Shadow diagram @ 9:00am/September 22  
SCALE 1:100



No. 37 (Lot 173) McLennan Street, Braybrook VIC 3019  
Proposed for Triple Occupancy (2 Double Storey Dwellings)

SHADOW DIAGRAM / d. c. V1  
DATE: 20.06.2025 JOB NO. 77525

scale: 1:200 A13  
ACQUIRE DESIGNS

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mc lennan street



Shadow diagram @ 10:00am/September 22  
SCALE 1:100



No. 37 (Lot 173) McLennan Street, Braybrook VIC 3019

Proposed for Triple Occupancy (2 Double Storey Dwellings)

SHADOW DIAGRAM / d. c. v1  
DATE: 20.06.2025 JOB NO. 77525

scale:1:200 A14  
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Shadow diagram @ 12:00am/September 22  
SCALE 1:100



No. 37 (Lot 173) McLennan Street, Braybrook VIC 3019

Proposed for Triple Occupancy (2 Double Storey Dwellings)

SHADOW DIAGRAM / d. c. V1  
DATE: 20.06.2025 JOB NO. 77525

scale: 1:200 A16  
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Shadow diagram @ 2:00pm/September 22  
SCALE 1:100



No. 37 (Lot 173) McLennan Street, Braybrook VIC 3019  
Proposed for Triple Occupancy (2 Double Storey Dwellings)

SHADOW DIAGRAM / d. c. V1  
DATE: 20.06.2025 JOB NO. 77525

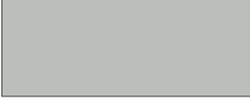
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# MATERIAL / COLOUR SCHEDULE

ITEM	MATERIAL	COLOUR	SWATCH
WALL CLADDING 'A' Ground Floor	Rendered Hebel	Whitehouse (Dulux)	
WALL CLADDING 'B' First Floor	Painted Finish to Axon Cladding	Monument	
WALL CLADDING 'B' First Floor Render	Painted Finish to Axon Cladding	Shale Grey	
MAIN ROOF	Colorbond Roof Cladding	Surfmist	
WINDOWS FRAMES	Aluminium	Monument	
FASCIA, GUTTERS & Downpipes	Colorbond Steel	Monument	
FRONT GARAGE DOOR	Steel Line Garage Doors - Flatline Profile	Monument	
DRIVEWAY	Exposed Concrete	Eclipse Midway	



No. 37 (Lot 173) McLennan Street, Braybrook VIC 3019

Proposed for Triple Occupancy  
(2 Double Storey Dwellings)

MATERIAL / COLOUR SCHEDULE / d. c. V1

DATE: 20.06.2025 JOB NO. 77525

scale: 1:1.58, 1:1, 1:3.96, 1:0.85 A20

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**CITY OF MARIBYRNONG  
ADVERTISED PLAN**

## Specifications

### Subgrade preparation

Site preparation to be carried out in accordance with best horticultural practice and under suitable conditions. Disturbance to indigenous soil structure is to be minimised. The use of machinery that may damage soil structure or profile is not acceptable. Sub-grade to all lawn and planted areas is to be cultivated to a minimum depth of 150mm and shaped to achieve drainage falls prior to topsoiling. Subgrade to be tested prior to preparation and conditioning to determine ph, salinity and gypsum requirement. Any gypsum required is to be distributed at the manufacturers recommended rate and cultivated into the sub-grade at a minimum depth of 150mm. Proposed topping areas to be graded / drained to prevent water discharge into neighbouring properties.

### Weed control

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

### Soil Preparation

Topsoil is to be spread in maximum 150mm layers, lightly compacted by use of a 150 - 200kg roller, or by thoroughly walking until it accords with finished kerb levels or to within 75mm below edging levels to accommodate mulch. Imported topsoil for garden beds is to be medium texture general purpose garden soil and lightly compacted to minimum 300mm depth to garden beds. Soil is to comply with s.a.a. 2223-1978, and as follows:

- free from perennial weeds and their roots, bulbs and rhizomes
- free from building rubble and any other matter deleterious to plant growth
- ph to be 6.0 - 7.0
- texture to be light to medium friable loam
- free from silt material

Imported topsoil for lawn rejuvenation / establishment shall have the above characteristics, but shall be a free draining sandy loam, lightly compacted to minimum 100mm depth

### Mulch

The specified mulch for garden beds is to be an aged organic material with 60 - 80 percent of its volume being wood chips particles in a size range of 25 - 50 mm maximum. Mulch is to be spread at a consolidated depth of 75mm

### Planting Procedure

If soil to planting hole is dry - fill with water and allow to drain completely. Tree roots are to be leashed outwards if matted or circling occurs prior to backfilling. Place tree in centre of hole on firm soil to prevent sinking, ensuring top of the rootball is flush with the surrounding soil surface and the trunk is vertical. Backfill material is to be in a loose, friable state, with no bricks, rocks or foreign material - if sufficient material is not available from the original hole to backfill, a similar soil type must be sourced and used. Soil material must be firmly backfilled in layers to prevent large air pockets from occurring, then thoroughly watered in. Trees to be staked with two 220mm x 70mm hardwood stakes driven firmly into the ground - stakes must not be placed through the rootball area. Trees are to be secured to each stake with a strong, soft and flexible material, tight enough to support the tree in windy conditions - yet loose enough to stimulate development of a good supportive root system. Tree tie material must not injure tree bark or restrict trunk growth for a minimum period of three years. Slow release fertiliser (36 month formulation) such as 'Osmocote' is to be applied to the top of the rootball area away from the trunk / stem to manufacturers specifications and watered in immediately. All trees to be mulched to a diameter of 1200mm wide and to a depth of 100mm but must not be in contact with the tree trunk. Mulch is to be an aged organic material with 60 - 80 percent of its volume being wood chip particles in a size range of 25 - 50mm maximum. Mulch is to be spread at a consolidated depth of 75mm. The planting hole surface is to be shaped to minimise waterlogging/excessive water retention but retain the mulch material neatly. The site must be left in a clean and safe condition

### Plant Establishment Period

The landscape is to be maintained by applying best horticultural practice to promote healthy plant performance for a 13 week establishment period following the approval of Practical Completion by the responsible authority including (but not limited to) the following tasks - Pruning as necessary to maintain plants in a healthy and structurally sound manner, pest and diseases - vegetation to be pest and disease free, mulching, staking and tying - 75mm mulch depth to be maintained around tree bases throughout maintenance period, watering - as often as necessary to ensure healthy and vigorous growth in accordance with current local watering regulations, weeding - maintained in a weed free state over the entire mulch area by spraying or mechanical means, fertilising - 36 x monthly slow release fertiliser in accordance with manufacturers recommended application rates, replacement of deceased, stolon or vandalised plants beyond repair or regrowth with the same species as specified in the plant schedule within the assigned maintenance period

### Irrigation

An in-ground automatic drip irrigation system to be installed to all garden areas and planter boxes (if applicable) in accordance with current local watering regulations

### Timber Edging

Timber edging to be 75mm x 25mm treated pine secured to 300mm long treated pine stakes at 100mm spacing with galvanneal screws and installed to all junctions between garden beds, lawn and topping / pebble areas

### Metal edging

proposed 150/5mm metal edging to all garden bed & grass interfaces > 250mm reo bars for support & spot weld joints

### Drainage

Landscape and / or building contractor(s) are responsible for civil and hydraulic computations for landscape building works including, but not limited to surface and sub surface drainage for all landscape areas prior to commencement of works

### General

While care has been taken to select tree species with non-invasive root systems it is recommended that root control barriers be installed for any trees located within two metres of any building lines.

Climbing plants (if applicable) are to be trained to supportive mesh, wire or lattice fixed over entire fence section from base to top

Do not scale from plan - contractor to verify all dimensions on site prior to commencing construction

### Plants - Quality of Trees and Shrubs

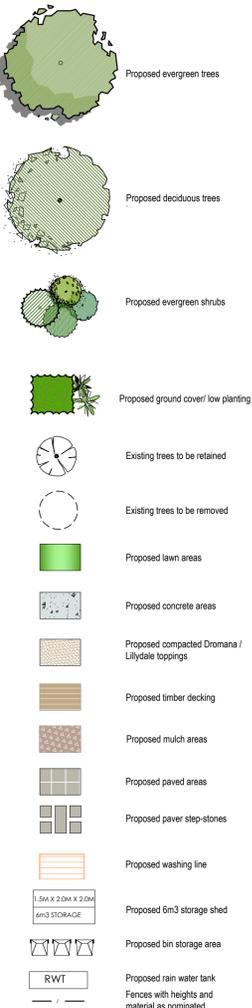
Trees and shrubs shall be healthy nursery stock free from insects, diseases and weeds. The specified plant heights, and pot sizes are minimums. If plant material is unavailable in these sizes, larger stock must be used. Plant substitution is not acceptable unless confirmed by the responsible authority in writing. The contractor is to supply and install semi mature trees which meet the following criteria: Have a minimum planted height to sizes as indicated in the plant schedule, have a minimum trunk caliper of 50mm at ground level, be undamaged and free of diseases and insect pests, not be root bound or have circling or girdling roots but have roots grown to the edge of the container, should bear a single straight trunk, strong branching pattern, and full canopy, show healthy, vigorous growth

### Protection of Existing Trees

All existing vegetation shown on the endorsed plan (subject site and neighbouring properties) to be retained must be suitably marked before any development (including demolition) commences on the land and that vegetation must not be removed, destroyed or topped without the written consent of the responsible authority. Before the commencement of works (including demolition) start, tree protection barriers must be erected around trees (subject site and neighbouring properties) to form a defined tree protection zone during demolition and construction in accordance with tree protection measures as per AS 4970-2009 (Tree protection in development sites).

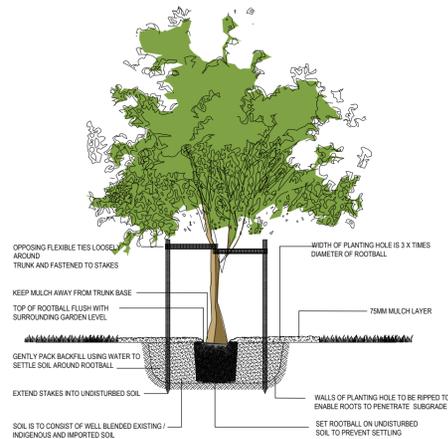
Any pruning that is required must be carried out by a trained and competent arborist with a thorough knowledge of tree physiology and pruning methods to carry out pruning to the Australian standard - AS 4373-2007 (Pruning of amenity trees). All tree protection practices must be in accordance with a consulting arborist and / or to the satisfaction of the responsible authority

## Legend



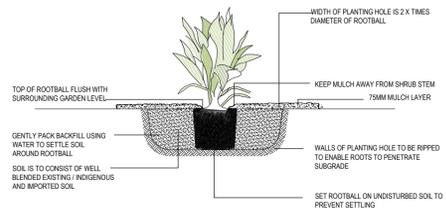
## Advanced Tree Planting

detail not drawn to scale



## Shrub Planting

detail not drawn to scale



## Tree canopy objective

Calculated canopy cover area

Deep soil area

TREE ZONE	CANOPY DIAMETER	CANOPY COVER AREA	DEEP SOIL AREA	TREE TYPE
1	6m	28.3m <sup>2</sup>	25m <sup>2</sup>	A
2	4m	12.6m <sup>2</sup>	12m <sup>2</sup>	A
3	4m	12.6m <sup>2</sup>	12m <sup>2</sup>	A
4	4m	9.5m <sup>2</sup>	12m <sup>2</sup>	A
4	4m	12.6m <sup>2</sup>	12m <sup>2</sup>	A

CANOPY COVER PER SITE (AREA 650.29m<sup>2</sup>)

REQUIRED	65m <sup>2</sup> (10%)
PROVIDED	75.6m <sup>2</sup> (11.6%)

## Surface Finishes Detail

### Garden Beds



### Topping / Pebble areas



### Lawn areas



## Plant Schedule

CODE	BOTANICAL NAME	COMMON NAME	QTY	SUPPLY SIZE	MATURE H x W
<b>TREES</b>					
ACB	<i>Acer buergerianum</i>	Trident Maple	1	Min 2m high	9m x 6m
BM	<i>Banksia marginata</i>	Silver Banksia	1	Min 2m high	6m x 4m
CFW	<i>Corymbia ficifolia 'Wildfire'</i>	Dwarf Flowering Gum	2	Min 2m high	6m x 4m
CCS	<i>Corymbia citriodora 'scentuosa'</i>	Lemon Scented Gum	1	Min 2m high	7m x 4m
<b>SHRUBS</b>					
AFF	<i>Acmena smithii 'Forest Flame'</i>	Lily Pilly	7	20cm pot	1.7m x 1.5m
AS	<i>Acmena smithii var. 'Minor'</i>	Compact Lily Pilly	6	20cm pot	3m x 1.5m
COR	<i>Correa alba</i>	Coastal Correa	1	20cm pot	1.2m x 1.5m
HE	<i>Hebe 'Emerald Green'</i>	Emerald Green Hebe	5	20cm pot	4m x 4m
NDM	<i>Nandina domestica</i>	Heavenly Bamboo	7	20cm pot	8m x 8m
STT	<i>Syzygium australe 'Tiny Tree'</i>	Dwarf Brush Cherry	10	20cm pot	8m x 8m
WFN	<i>Westringia frutescens 'Nairinga'</i>	Coast Rosemary	19	20cm pot	2m x 8m
<b>GROUND COVERS &amp; LOW SHRUBS</b>					
CHR	<i>Chysocephalum apiculatum</i>	Yellow Buttons	6	14cm pot	5m x 7m
<b>TUSSOCKS / GRASSES / EVERGREEN PERENNIALS</b>					
LM	<i>Liriope muscari</i>	Liriope	7	14cm pot	75m x 75m
LLT	<i>Lomandra 'Lime Tuff'</i>	Mat Rush	8	14cm pot	5m x 5m

## Landscape Plan



PROJECT: PROPOSED MULTI UNIT DEVELOPMENT  
ADDRESS: 38 PYALONG AVENUE ROSANNA  
DATE: 23-01-2026  
SHEET SIZE: A1  
DESIGNED BY: NJH/MA landscape Arch. UEL/UK  
PROJECT NO. # L11145  
REV # A  
DRAWN BY: AS

**Keystone Alliance Pty Ltd**  
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