

AREAS SCHEDULE

SITE

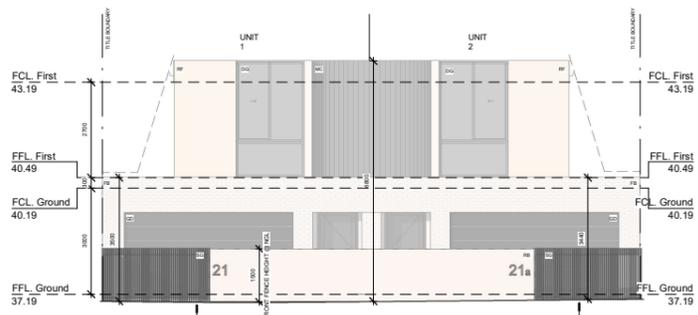
SITE AREA : 492m²
 SITE COVERAGE : 307m² (62%)
 SITE PERMEABILITY : 124m² (25%)
 GARDEN AREA: 124m² (25%)

UNIT 1

GROUND FLOOR AREA: 114m²
 FIRST FLOOR AREA: 105m²
 GARAGE: 36m²
 PORCH: 3m²
 TOTAL AREA: 258m²
 TOTAL POS: 64.5m²

UNIT 2

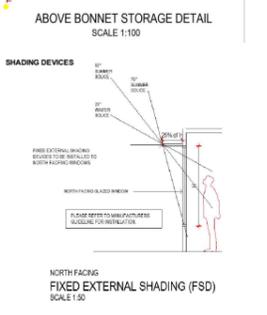
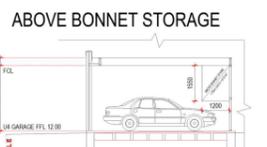
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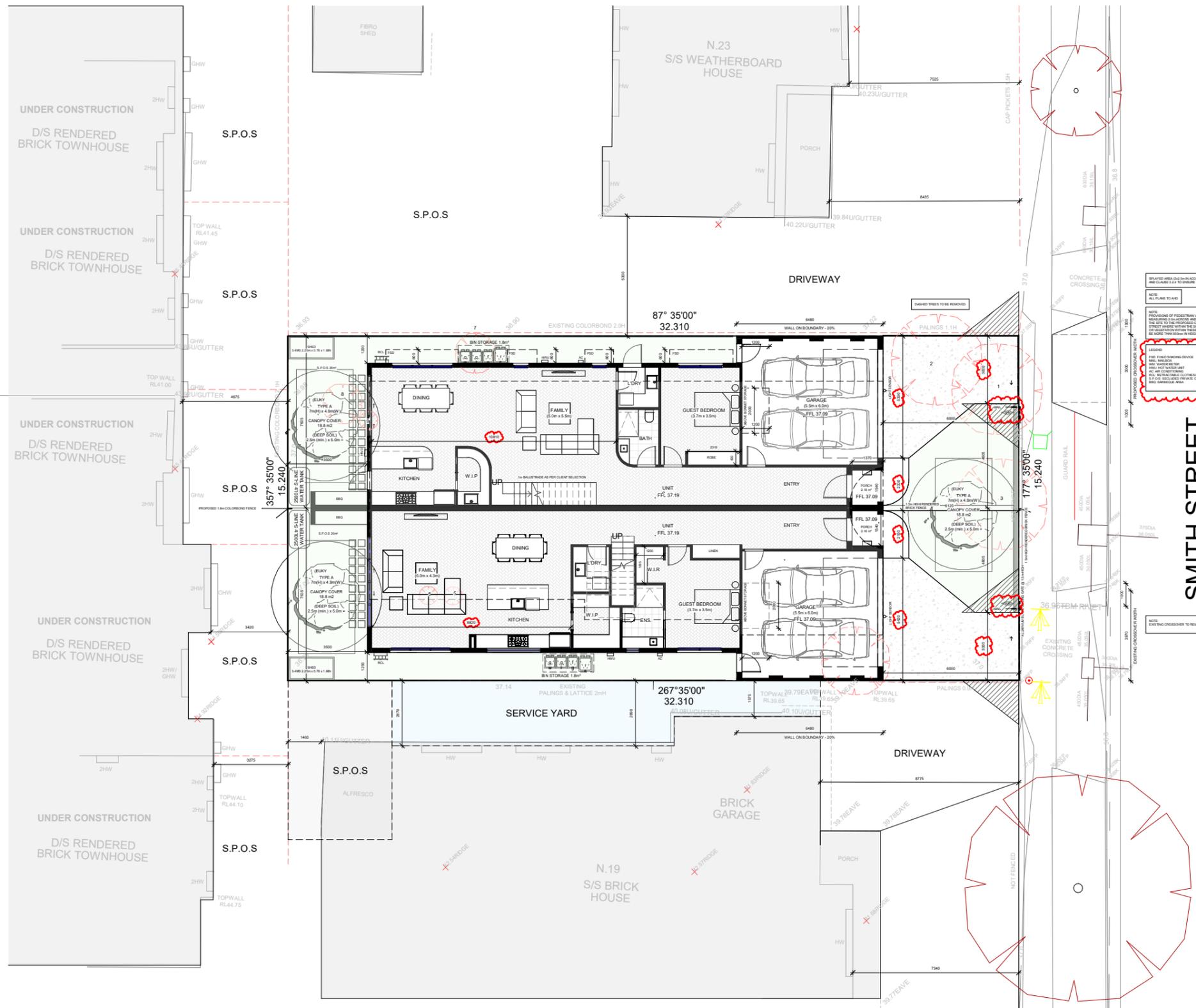
MATERIAL SCHEDULE

SELECTED FACE BRICK WORK (TAN/BEIGE) FB
 SMOOTH RENDER FINISH (BEIGE TONE) SR
 CONCRETE RENDER FINISH ROUGH (BEIGE TONE) RF
 GARAGE DOOR (MONUMENT) GD
 METAL CLADDING (MONUMENT) MC
 COLORBOND ROOF, FASCIA & GUTTER (MONUMENT) CR
 WINDOW FRAMES & EXTERNAL DOOR (MONUMENT) MT
 4 LINE REGRATABLE CLOTHES LINE RCL
 OBTUSCURED GLAZING WINDOWS UP TO 1.7m (FFL) OGS
 BRICKED BRICK FENCE (BEIGE TONE) BR
 DOUBLE GLAZED WINDOW DG

REF.	COLOUR	REF.	COLOUR
SR	[Image]	FB	[Image]
RF	[Image]	RCL	[Image]
GD	[Image]	OB	[Image]
MC	[Image]	RB	[Image]
CR	[Image]	SG	[Image]



**CITY OF MARIBYRNONG
ADVERTISED PLAN**



PLANNING & DESIGN

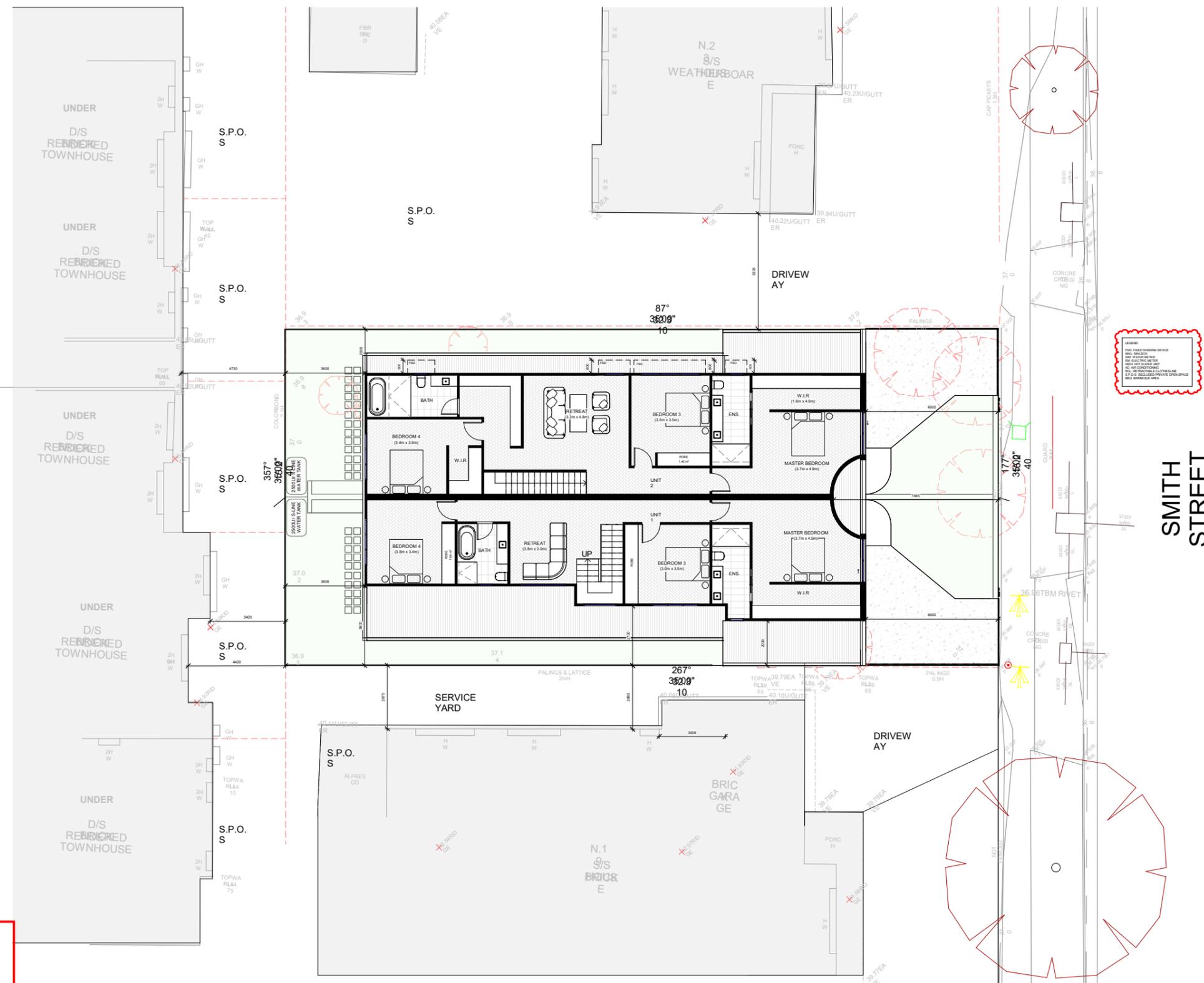
PLANNING & DESIGN P/L
 31 ENFIELD AVENUE PRESTON 3072
 PH: 9018 1529

DESIGNED BY: KB
 DATE: 10/12/2025
 SCALE: 1:100
 PROJECT NUMBER: 8450
 REV: B

DRAWING TITLE: **GROUND FLOOR PLAN**

PROJECT: **21 SMITH STREET, MAIDSTONE**

**CITY OF MARIBYRNONG
ADVERTISED PLAN**



AREAS SCHEDULE

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 ORDERED BRICK FENCE (BEIGE TONE) RB
 DOUBLE GLAZED WINDOW DG

REF.	COLOUR	REF.	COLOUR
SR		FB	
RF		RCL	
GD		OBS	
MC		RB	
CR		DG	
MT			
RCL			
OBS			
RB			
DG			



WEST ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100

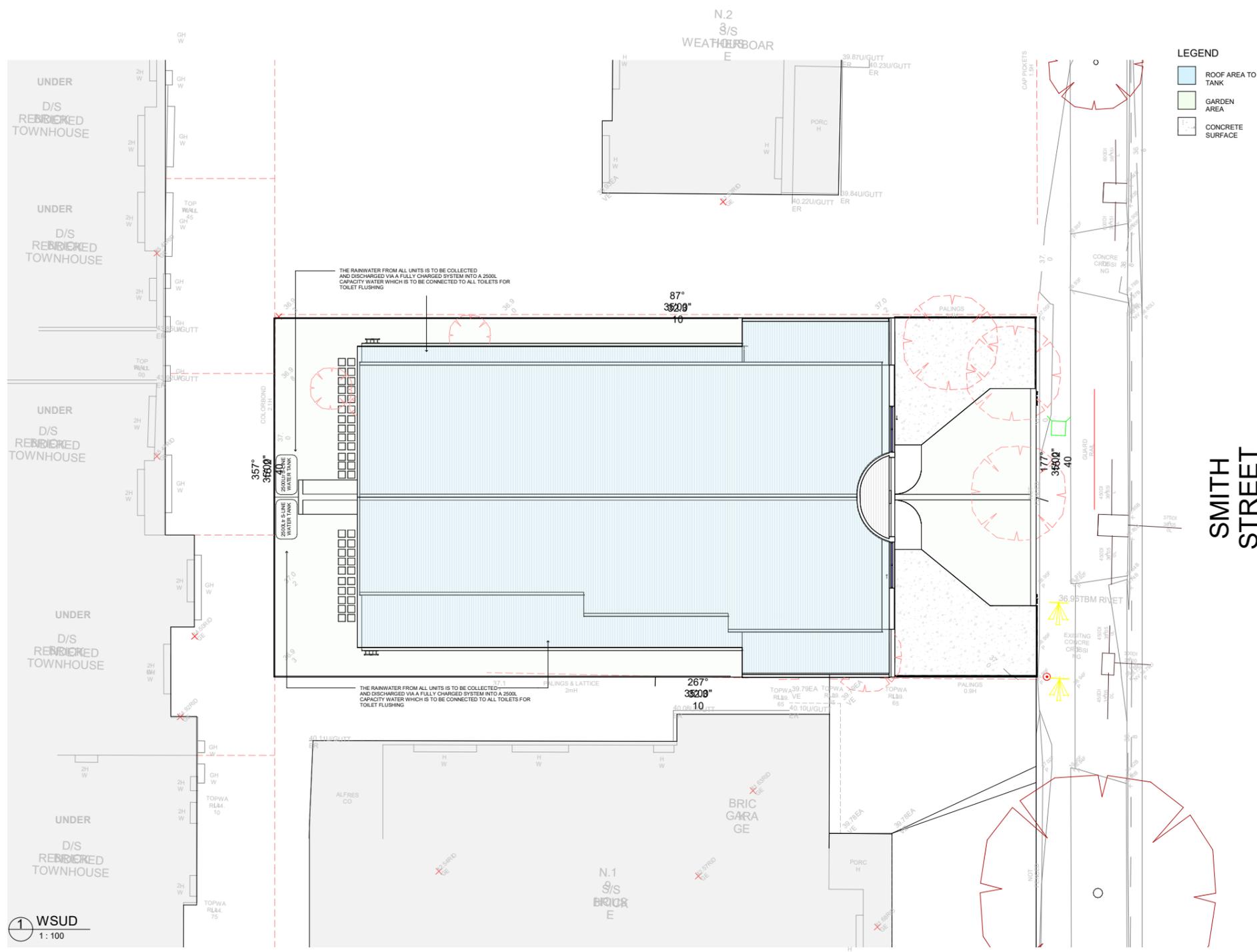
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DRAWING TITLE
FIRST FLOOR PLAN

PROJECT
 21 SMITH STREET, MAIDSTONE



**CITY OF MARIBYRNONG
ADVERTISED PLAN**

AREAS SCHEDULE

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PORCH: 3m²

TOTAL AREA: 278m²

TOTAL POS: 64.5m²

WSUD
1:100

Project 4

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.

104%
SCORE

WATER SENSITIVE URBAN DESIGN NOTES:

- ALL DRAINAGE TO BE DESIGNED AND CERTIFIED BY AUTHORISED DRAINAGE ENGINEER
- EACH RAINWATER TANK IS TO BE CONNECTED TO ALL TOILETS IN EACH DWELLING
- GRAVITY FED OR FULLY CHARGED SYSTEM IS NECESSARY TO ACHIEVE THE MINIMUM ROOF CATCHMENT AREA IN ACCORDANCE WITH STORM REQUIREMENTS
- THE OVERFLOW SYSTEMS FOR ALL RAINWATER TANKS MUST BE GRAVITY FED TO THE LEGAL POINT OF DISCHARGE AND NOT SERVICED BY OVERFLOW PUMPS
- THE TANKS MUST BE USED ONLY FOR REUSE WITHIN THE DWELLINGS, AND ARE COMPLETELY INDEPENDENT OF ANY DETENTION REQUIREMENTS (THROUGH THE LEGAL POINT OF DISCHARGE PROCESS)
- IN NO CASE WILL RAINWATER PIPES BE CHARGED UNDER THE SLAB
- GRAVITY FED SYSTEM TO BE USED WHEN HARVESTING STORMWATER FROM ROOF TO RAINGARDENS.
- RAINGARDENS TO BE BUILT MINIMUM 300MM FROM ADJOINING FOOTINGS
- BUILD THE RAINGARDEN CLOSE TO THE WATER SOURCE. THIS WILL HELP MINIMISE THE ADDITIONAL PLUMBING NEEDED TO BRING WATER TO THE RAINGARDEN
- RAINGARDEN MUST BE FULLY LINED AND HAVE OVERFLOW PLUMBED INTO THE STORMWATER SYSTEM.
- FOR EXCAVATION AND CLEARANCE REFER TO BUILDING A RAINGARDEN INSTRUCTION SHEET, RAINGARDENS MUST BE BUILT TO MELBOURNE WATER REQUIREMENTS
- MAINTENANCE OF WSUD TREATMENTS INCLUDING RAIN WATER TANKS, RAINGARDENS ETC ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- THE FINAL DESIGN OF THE STORMWATER SYSTEM WILL MEET COUNCIL DRAINAGE ENGINEERS' REQUIREMENTS. THE DESIGNED SYSTEM COMPLIES WITH MELBOURNE WATER STORM REQUIREMENTS THAT MEETS VICTORIAN BEST PRACTICE STORMWATER GUIDELINES

Project details

Name	Project 4
Street address	21 Smith St, Maidstone VIC 3012, Australia
Municipality	Maribyrnong
Site area	493 m ²
Planning Number	

Flow and pollutant load reductions

Item	Result	Target	
Mean annual runoff volume harvested or evapotranspired (%)	42%	>28%	✓
Mean annual runoff volume infiltrated or filtered (%)	0%	>9%	✗
Total suspended solids (%)	62%	>80%	✗
Total phosphorus (%)	56%	>45%	✓
Total nitrogen (%)	46%	>45%	✓
Total gross pollutants (%)	83%	>70%	✓

NORTH POINT

Rev	Description	Date
1	As Issued	

PLANNING & DESIGN

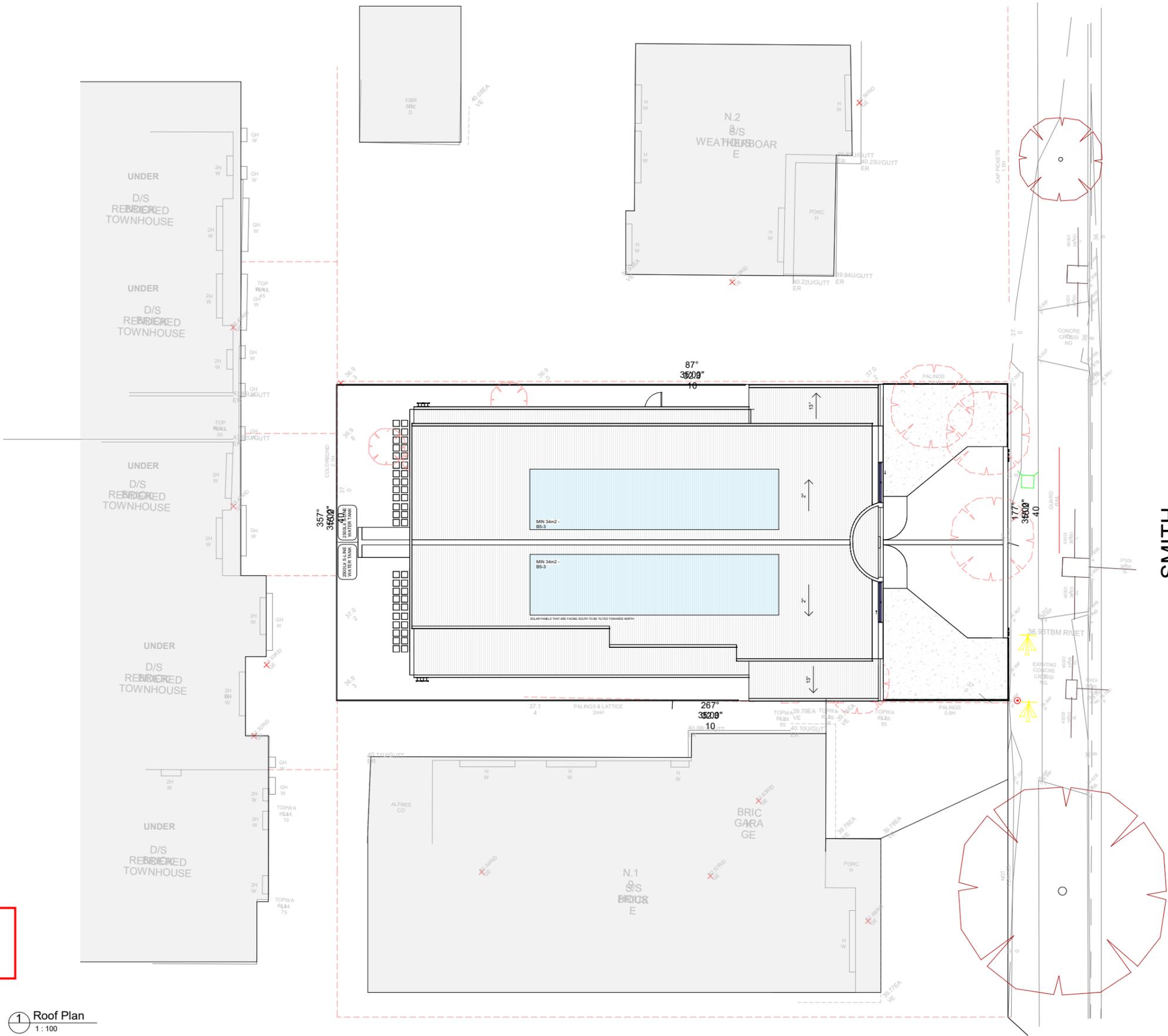
PLANNING & DESIGN P/L
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PH:9018 1529

DESIGNED BY: KB
DATE: 10/12/2025
SCALE: As Indicated
PROJECT NUMBER: 8450
REV: B

DRAWING TITLE: WSUD PLAN

PROJECT: 21 SMITH STREET, MAIDSTONE

**CITY OF MARIBYRNONG
ADVERTISED PLAN**



1 Roof Plan
1:100


 NORTH POINT

REV	DESCRIPTION	DATE
1	AS SHOWN	

**PLANNING &
DESIGN**

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DRAWING TITLE

ROOF PLAN

PROJECT

21 SMITH STREET, MAIDSTONE

Standard B3-10 Natural ventilation

Why this is important

This standard ensures occupants can effectively manage the natural ventilation of their dwellings to improve air quality, reduce the build-up of indoor pollutants and regulate indoor temperatures.

Natural ventilation objectives

To encourage natural ventilation of dwellings.

To allow occupants to effectively manage natural ventilation of dwellings.

Standard B3-10

Dwelling (other than a dwelling in or forming part of an apartment development)

Dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide:

- A maximum breeze path through the dwelling of 18 metres.
- A minimum breeze path through the dwelling of 5 metres.
- Ventilation openings with approximately the same size.

The breeze path is measured between the ventilation openings on different orientations of the dwelling.

Dwelling in or forming part of an apartment development

At least 40 per cent of dwellings in or forming part of an apartment development have openable windows, doors or other ventilation devices in external walls of the building that provide:

- A maximum breeze path through the dwelling of 18 metres.
- A minimum breeze path through the dwelling of 5 metres.
- Ventilation openings with approximately the same size.

The breeze path is measured between the ventilation openings on different orientations of the dwelling.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The size, orientation, slope and wind exposure of the site.

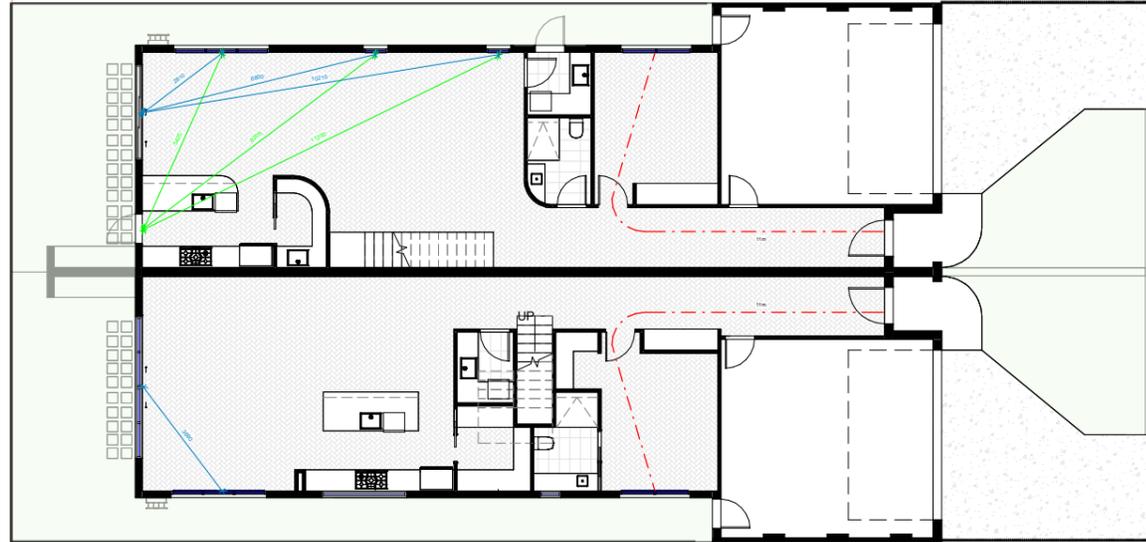
Applying the standard

A breeze path is measured as a sequence of straight line segments measured from the centreline of openings.

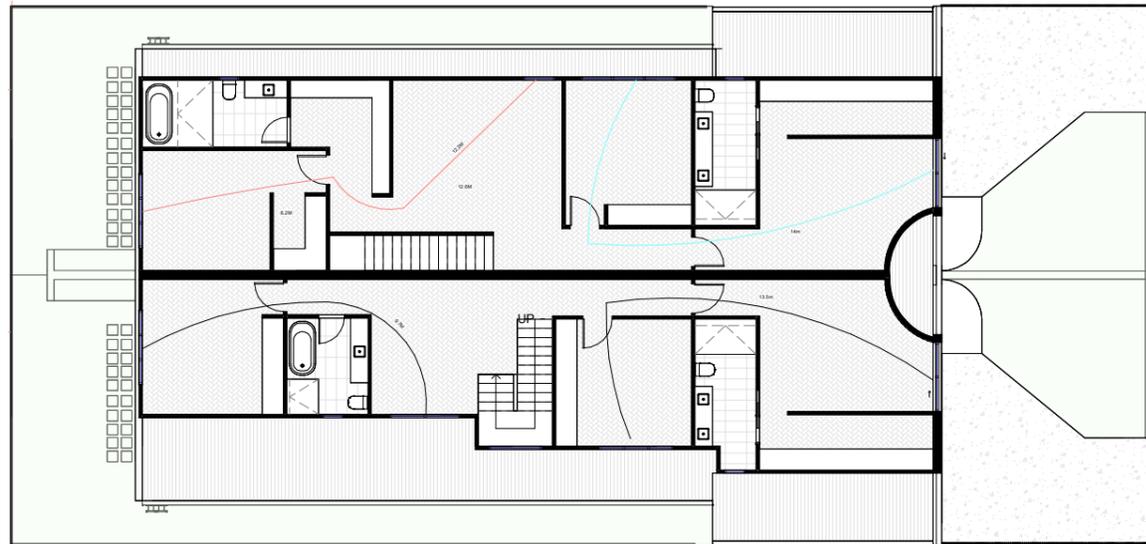
A minimum of one breeze path needs to be nominated.

Refer to the National Construction Code further guidance for minimum ventilation requirements.

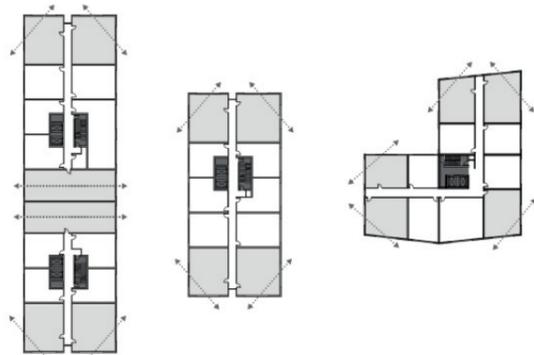
Configure floorplates with corner or through apartments to achieve effective cross ventilation.



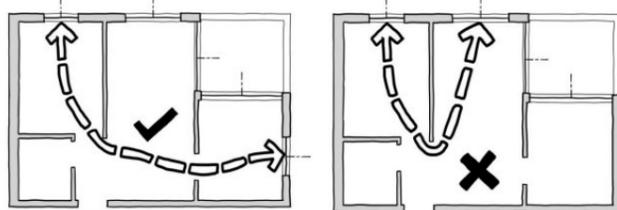
1 Breeze Ground
TP01 1 : 100



2 Breeze First
TP01 1 : 100



Windows must be located on different orientations of a dwelling.



This breeze path meets the standard as it measures 15 metres between the centre of similar sized windows on different orientations of the apartment.

This breeze path does not meet the standard as it is between two windows on the same orientation.

Effective cross ventilation is achieved when the inlet and outlet have approximately the same area allowing air to be drawn through the apartment using opposite air pressures on each side of the building.


 NORTH POINT

REV	DESCRIPTION	DATE
1	As per requirements	10/12/2025

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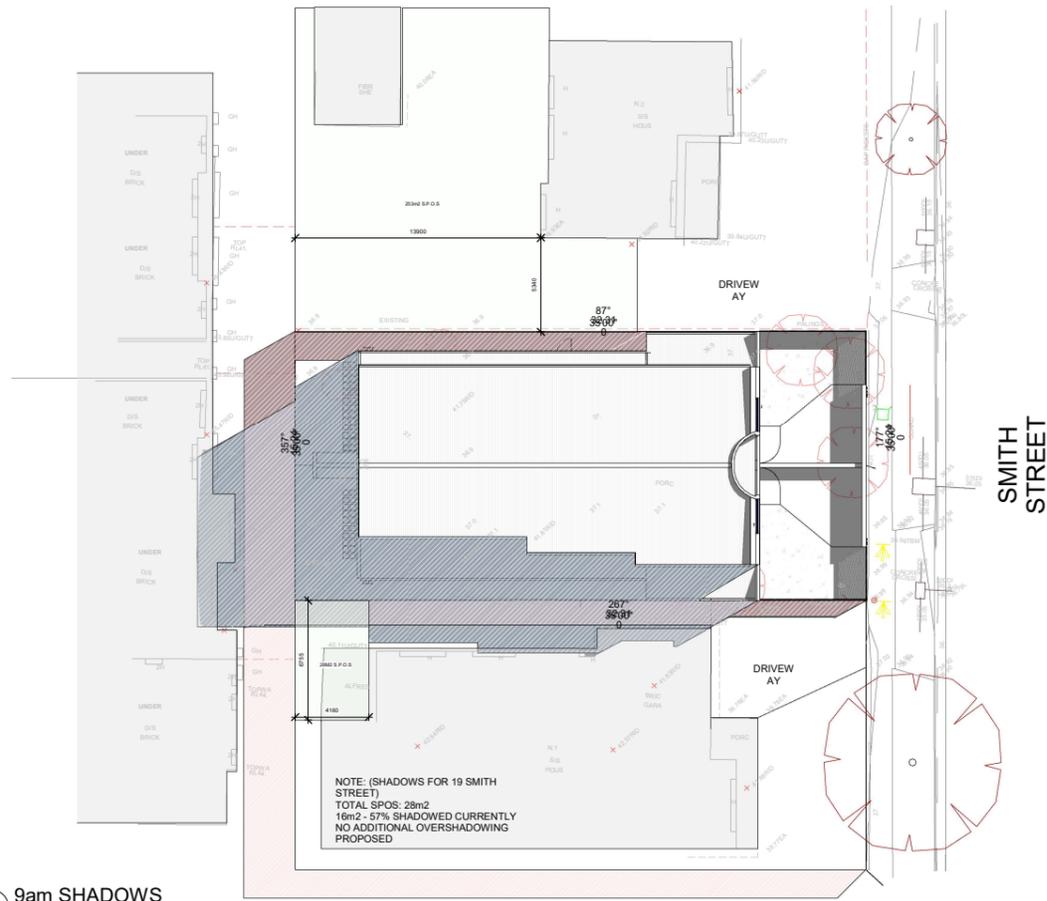
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PLANNING & DESIGN
DESIGN

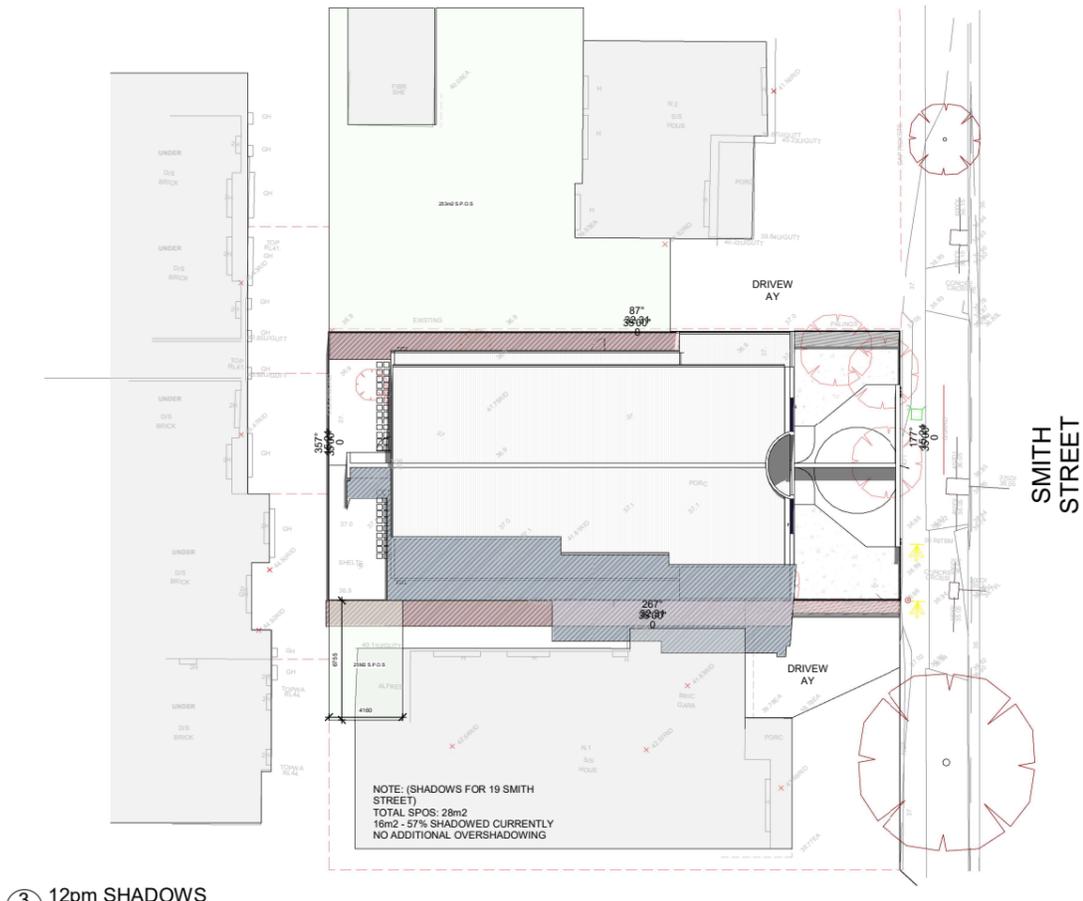
BREEZE PLAN

PROJECT
 21 SMITH STREET, MAIDSTONE

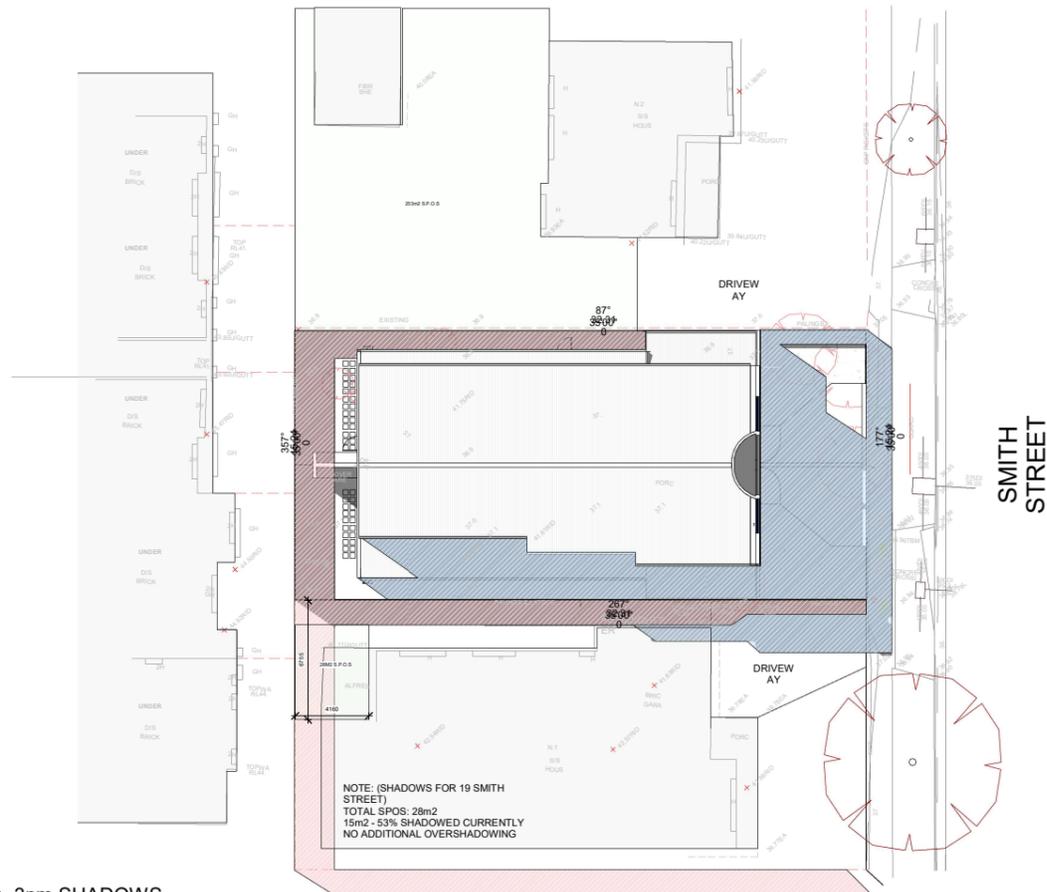
CITY OF MARIBYRNONG
 ADVERTISED PLAN



1 9am SHADOWS
1:200



3 12pm SHADOWS
1:200



2 3pm SHADOWS
1:200

SHADOW LEGEND

- EXISTING SHADOWS
- PROPOSED SHADOWS



NORTH POINT

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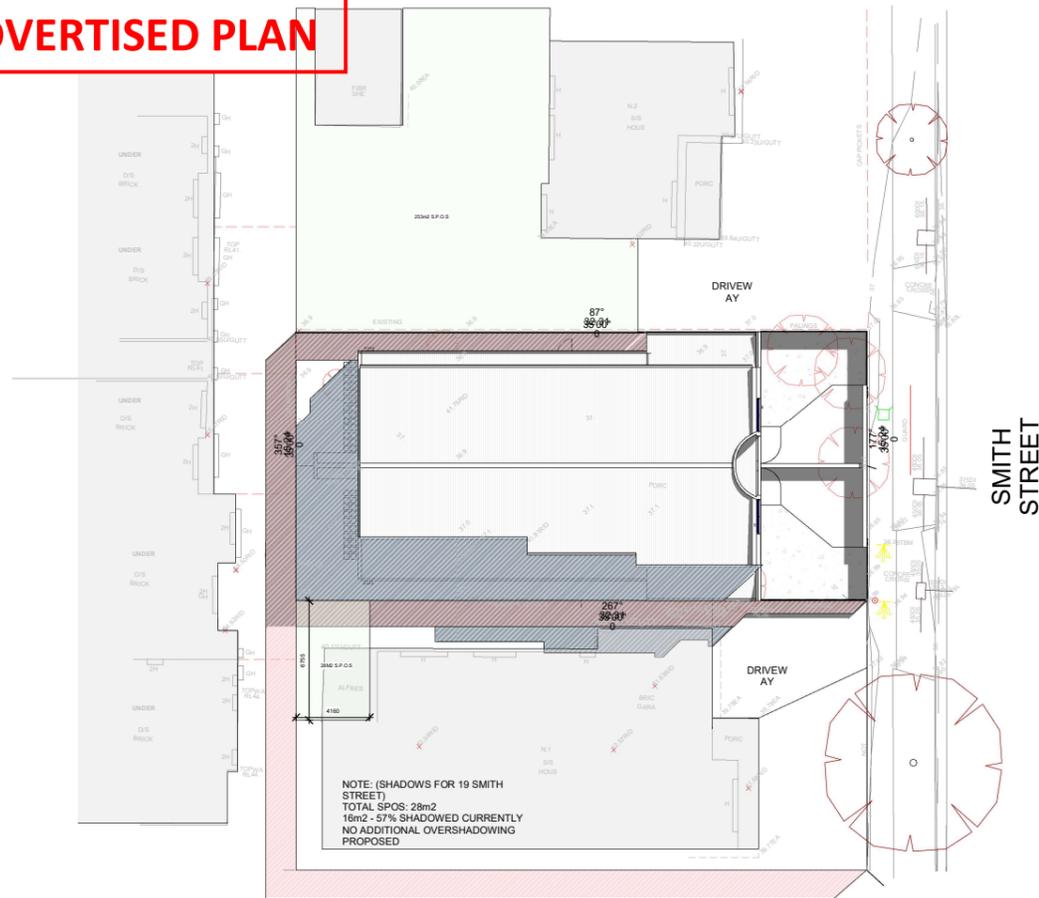
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DRAWING TITLE
SHADOW DIAGRAMS

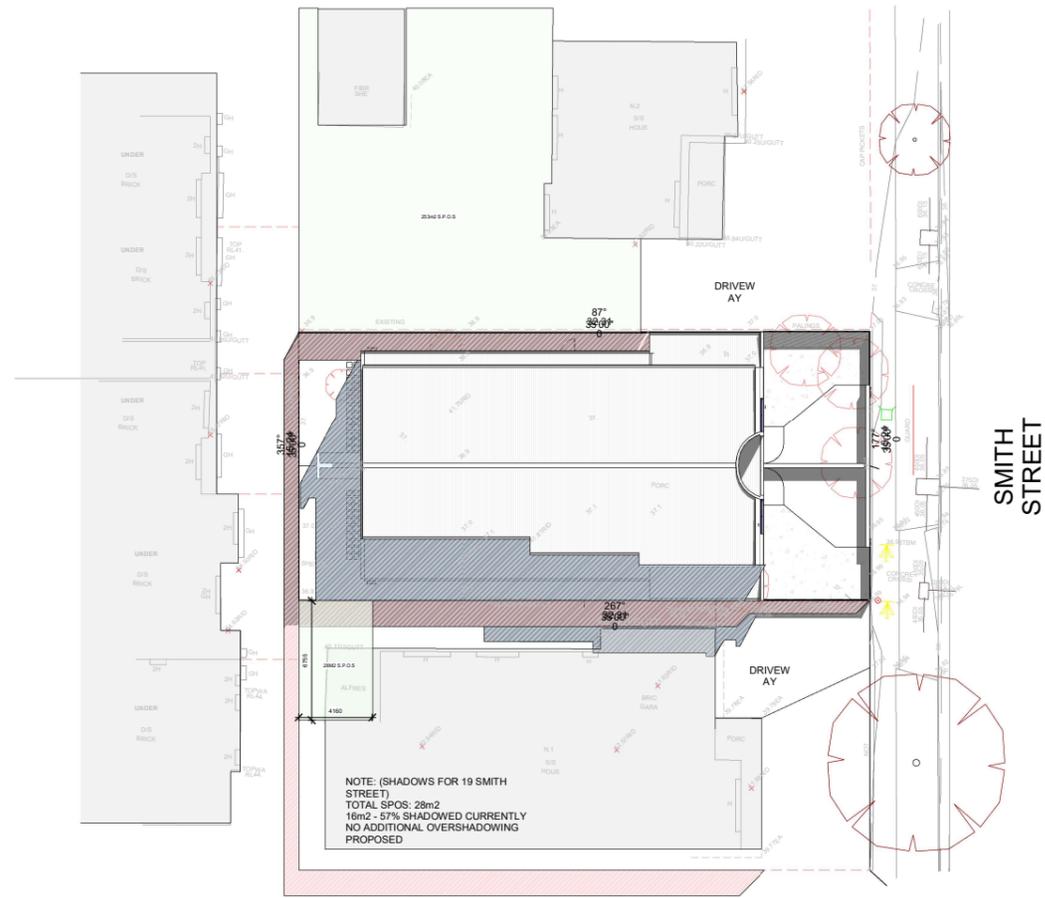
PROJECT
21 SMITH STREET, MAIDSTONE

CITY OF MARIBYRNONG
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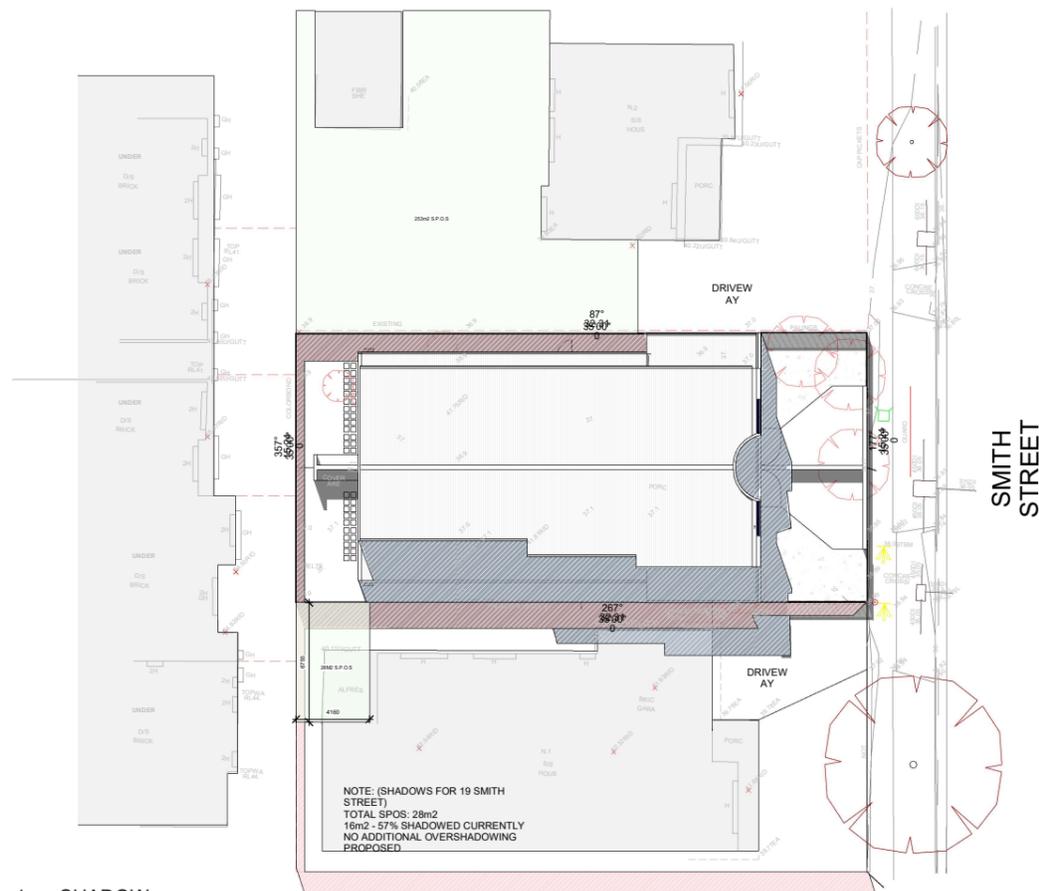
**CITY OF MARIBYRNONG
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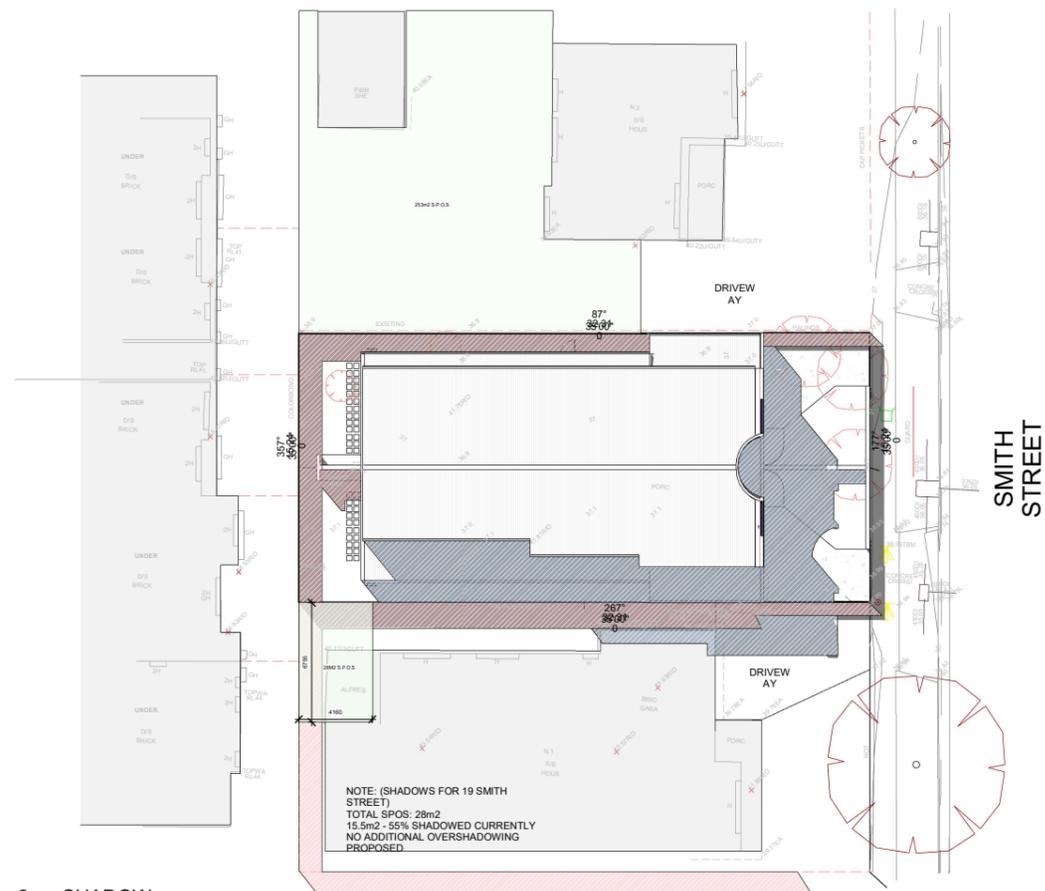
3 10am SHADOW
1 : 200



2 11am SHADOW
1 : 200



1 1pm SHADOW
1 : 200



4 2pm SHADOW
1 : 200

SHADOW LEGEND

- EXISTING SHADOWS
- PROPOSED SHADOWS

NORTH POINT

REV	DESCRIPTION	DATE

PLANNING & DESIGN

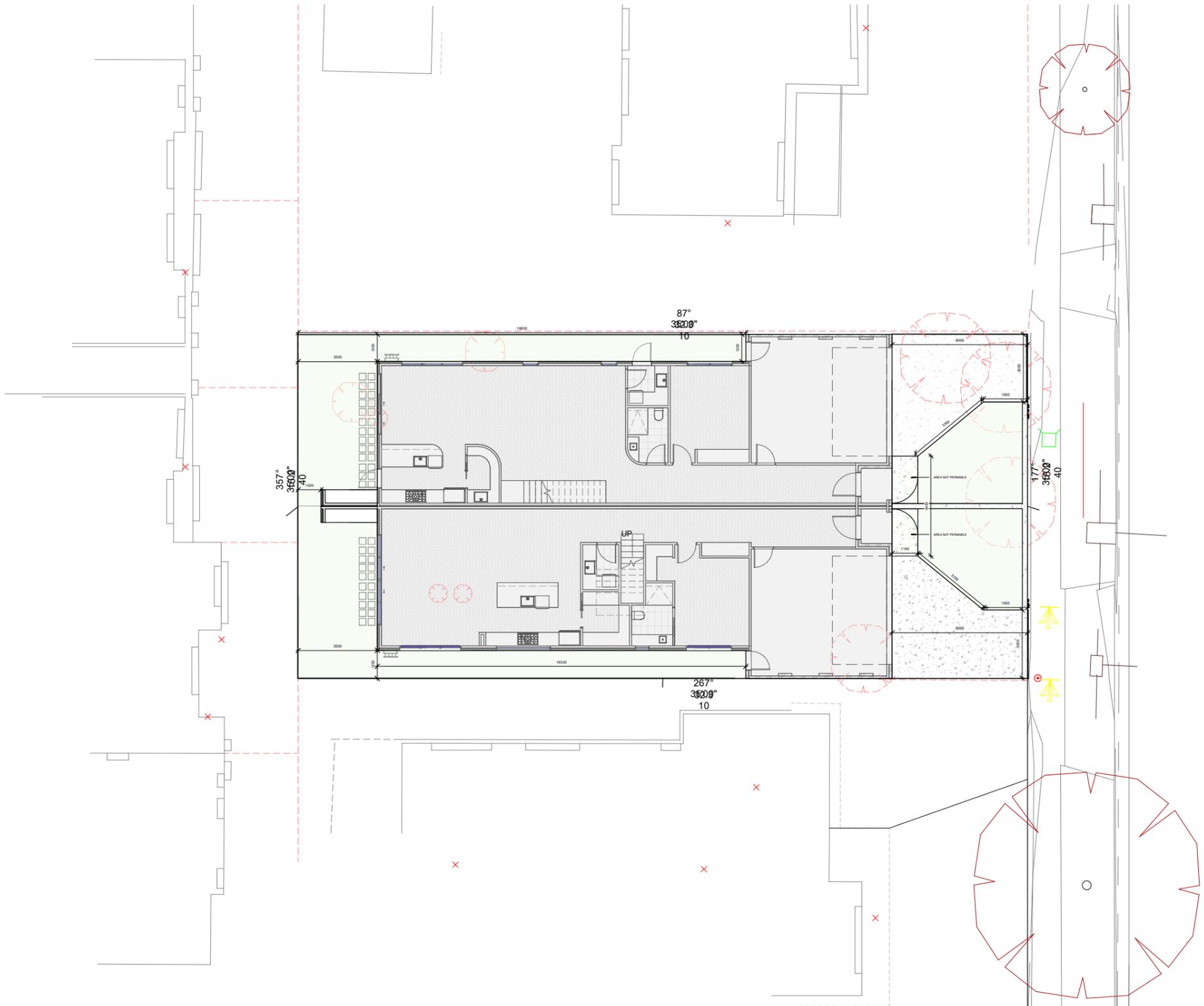
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DRAWING TITLE
SHADOW DIAGRAMS

PROJECT
21 SMITH STREET, MAIDSTONE

GARDEN AREA ANALYSIS
 ANALYSIS 492m²
 SITE 307m² (62%)
 SITE PERMEABILITY 24m² (25%)
 GARDEN AREA 124m² (25%)



**CITY OF MARIBYRNONG
 ADVERTISED PLAN**

NORTH POINT

NO.	DESCRIPTION	DATE
1	BY APPROVAL	10/12/2025

PLANNING & DESIGN

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 31 ENFIELD AVENUE PRESTON 3072
 PH: 9018 1529

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DRAWING TITLE
GARDEN AREA

PROJECT
 21 SMITH STREET, MAIDSTONE

SPECIFICATIONS

SUBGRADE PREPARATION
SITE TO BE PREPARED IN ACCORDANCE WITH BEST HORTICULTURAL PRACTICE AND UNDER APPROPRIATE CONDITIONS. DISTURBANCE TO NATIVE SOIL STRUCTURE IS TO BE MINIMISED. THE USE OF MACHINERY THAT MAY DAMAGE SOIL STRUCTURE OR PROFILE IS NOT ACCEPTABLE. ALL LAWN AND PLANTED AREAS SUB-GRADE TO BE CULTIVATED TO A MINIMUM DEPTH OF 100MM. DRAINAGE FALLS TO BE SHAPED PRIOR TO TOP SOILING. TEST SUB-GRADE TO BE TO DETERMINE 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 AREAS.

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

MULCH
MULCH FOR GARDEN BEDS IS TO BE AN AGED ORGANIC MATERIAL WITH 60 - 80 PERCENT WOOD CHIPS PARTICLES IN A SIZE RANGE OF 25 - 50 MM MAXIMUM BY VOLUME. SPREAD MULCH AT A CONSOLIDATED DEPTH OF 75MM.

PLANTING PROCEDURE
FILL PLANTING HOLE WITH WATER AND ALLOW TO DRAIN COMPLETELY IF SOIL IS DRY. TREE ROOTS ARE TO BE TREATED OUTWARDS IF MATTER OR CRUCING 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, FRABLE STATE, WITH NO BROOKS ROCKS OR FOREIGN MATERIAL. IF SUFFICIENT MATERIAL IS NOT AVAILABLE FORM 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 LAYERS THEN THOROUGHLY WATERED IN. TREES TO BE STAKED WITH TWO 225MM X 70MM HARDWOOD STAKES DRIVEN FIRMLY INTO THE GROUND. DO NOT BE PLACE STAKE 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 STIMULATE DEVELOPMENT OF A GOOD SUPPORTIVE ROOT SYSTEM. TREE THE MATERIAL MUST NOT DAMAGE TREE BARK OR RESTRICT TRUNK GROWTH FOR A MINIMUM PERIOD OF THREE YEARS. SLOW RELEASE FERTILISER (36 MONTH FORMULATION) SUCH AS TOMOCOTE 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 100MM 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 80 PERCENT OF ITS VOLUME BEING WOOD CHIP PARTICLES IN A SIZE RANGE OF 25 - 30MM 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 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 LEVELS OR TO WITHIN 75MM BELOW EDGING LEVELS TO ACCOMMODATE 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 AS 2223-1978, AND AS FOLLOWS: x FREE FROM PERENNIAL WEEDS AND THEIR ROOTS, BULBS AND RHIZOMES x FREE FROM BUILDING RUBBLE AND ANY OTHER MATERIAL DELETERIOUS TO PLANT GROWTH

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 SUPPORT THE MESH, WIRE OR LATTICE OVER ENTIRE FENCE SECTION FROM BASE TO TOP OF 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 PLANTING.

PLANTS: QUALITY OF TREES AND SHRUBS
PROVIDE PLANTS AT SPECIFIED PLANT HEIGHTS AND POT SIZES, AT MINIMUM. PROVIDE LARGER STOCK IF PLANT MATERIAL IS UNAVAILABLE IN THESE SIZES. TREES AND SHRUBS SHALL BE HEALTHY NURSERY STOCK FREE FROM PESTS, INSECTS, DISEASES AND WEEDS. SUBSTITUTE PLANS ARE NOT ACCEPTABLE UNLESS DEEMED ACCEPTABLE BY THE RESPONSIBLE AUTHORITY IN WRITING. SEMI MATURE TREES TO BE SUPPLIED TO MEET THE FOLLOWING CRITERIA: HAVE A MINIMUM PLANTED HEIGHT TO SIZES AS SPECIFIED IN THE ASSIGNED MAINTENANCE PERIOD.

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: PRUNING AS NECESSARY TO MAINTAIN PLANTS IN A HEALTHY AND STRUCTURALLY SOUND MANNER. PEST AND DISEASE MANAGEMENT: VEGETATION TO BE PEST AND DISEASE FREE. STAKING AND TYING: MAINTAINED 75MM MULCH DEPTH AROUND TREE BASES THROUGHOUT MAINTENANCE PERIOD. WATER AS OFTEN AS NECESSARY TO ENSURE HEALTHY AND VIGOROUS GROWTH IN ACCORDANCE WITH CURRENT LOCAL WATERING REGULATIONS. MAINTAIN WEED FREE STATE OVER THE ENTIRE MULCH AREA BY SPRAYING OR MECHANICAL WEEDING, FERTILISING - 36 MONTHLY SLOW RELEASE FERTILISER IN ACCORDANCE WITH MANUFACTURERS RECOMMENDED APPLICATION RATES. REPLACEMENT OF DECEASED, STOLEN OR VANDALISED PLANTS BELOW 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 IRRIGATION¹ IF APPLICABLE, INSTALL IN-GROUND AUTOMATIC DRIP IRRIGATION SYSTEM TO ALL GARDEN AREAS AND PLANTER BOXES IN ACCORDANCE WITH CURRENT LOCAL REGULATIONS.

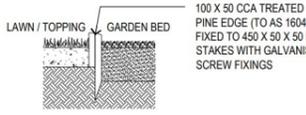
PROTECTION OF EXISTING TREES
ALL EXISTING VEGETATION SHOWN ON THE ENDORSED PLAN ON BOTH SUBJECT SITE AND NEIGHBOURING PROPERTIES TO BE RETAINED MUST BE SUITABLY MARKED AND PROTECTED (IF REQUIRED) PRIOR TO COMMENCEMENT OF DEVELOPMENT ON SITE. INCLUDING DEMOLITION VEGETATION MUST NOT BE REMOVED, DESTROYED OR LOPPED WITHOUT THE WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY. BEFORE THE COMMENCEMENT OF WORKS INCLUDING DEMOLITION, TREE PROTECTION BARRIERS MUST BE ERECTED AROUND TREES ON BOTH SUBJECT SITE AND ADJOINING PROPERTIES TO FORM A DEFINED TREE PROTECTION ZONE DURING DEMOLITION AND.

- TOPPING 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

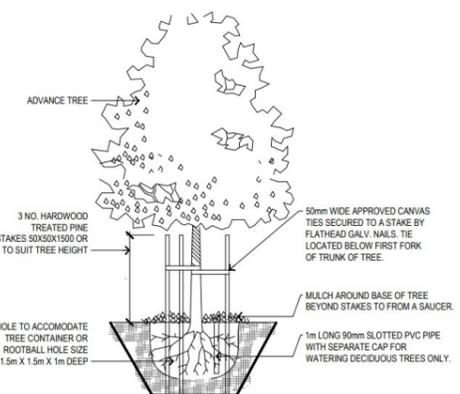
TYPICAL TIMBER EDGE DETAIL

TO ALL GARDEN BEDS AND LAWN / TOPPING EDGE



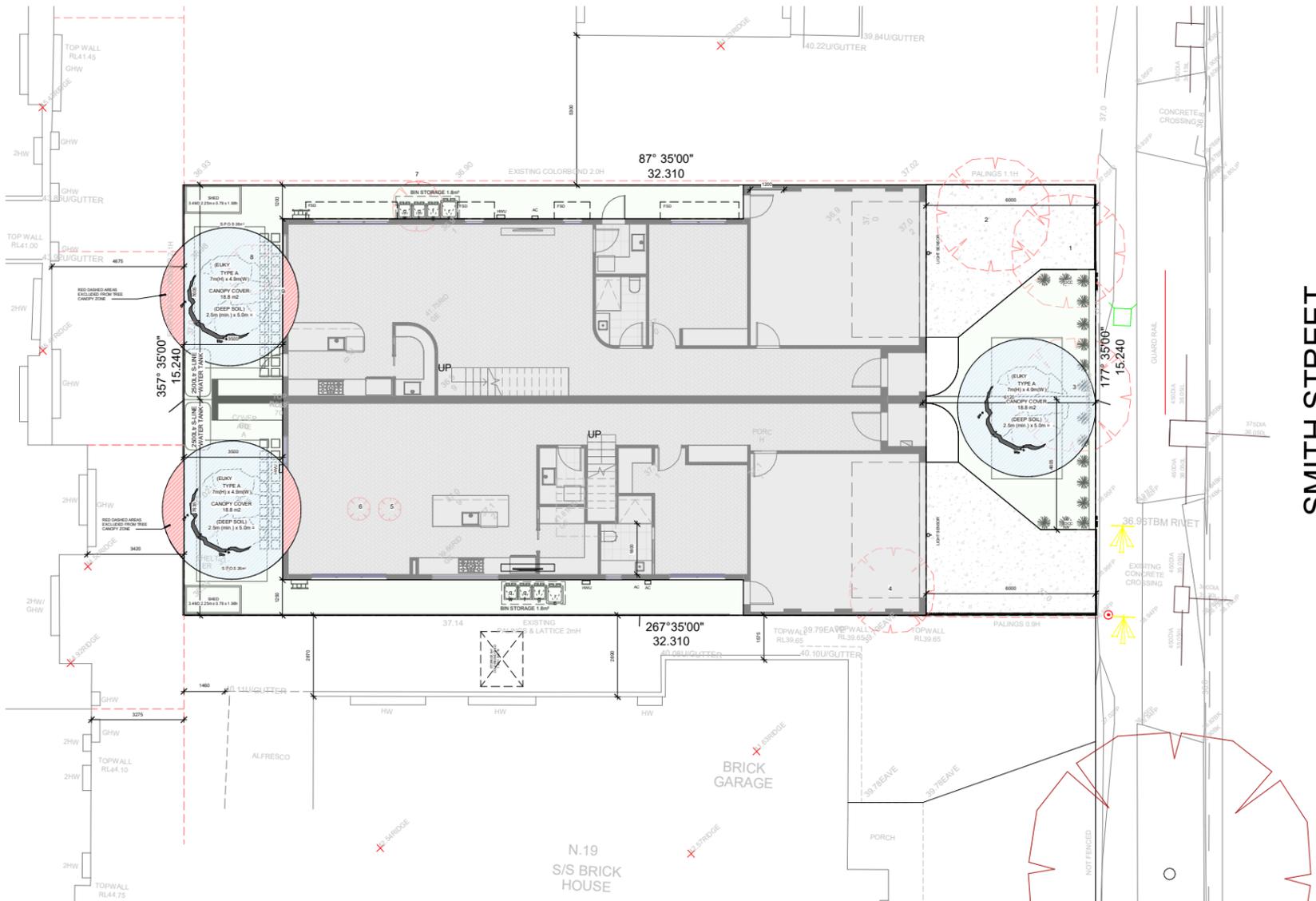
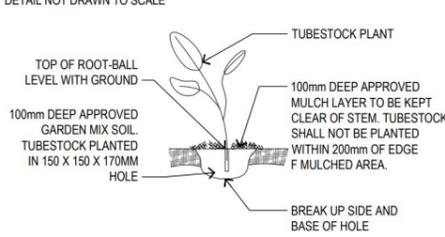
ADVANCE TREE PLANTING

DETAIL NOT DRAWN TO SCALE



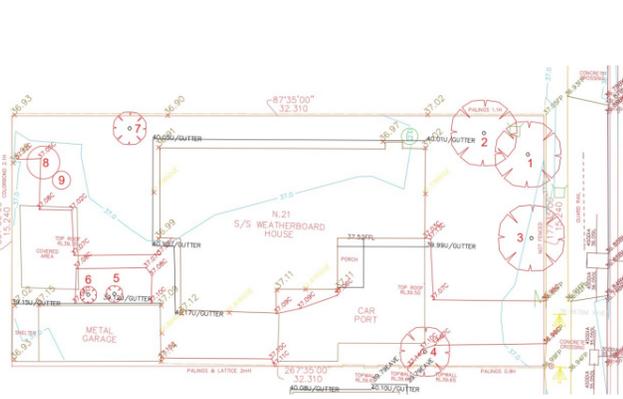
SHRUB PLANTING

DETAIL NOT DRAWN TO SCALE



PLANT CODE	BOTANICAL NAME	COMMON NAME	QT Y	SUPPLY SIZE	MATURE H x W
TREE M	EUCALYPTUS LEUCOCYLLON 'EUKY DWARF'	DWARF YELLOW GUM	3	400 / MIN 1.8m HIGH	7m x 4.9m
TUSsocks/GRASSES/EVERGREEN PERENNIALS					
DC C	DIANELLA CAERULA 'CASSA BLUE'	CASSA BLUE FLAX LILLY	1 5	14cm POT	4m x 4m

TREE CANOPY OBJECTIVES
CANOPY COVER (10% OF SITE AREA) = 492m² x 0.1 = 49.2m²
TYPE A 3 CANOPY TREES
MATURE CANOPY DIAMETER 3m-5m
MINIMUM DEEP SOIL REQUIRED 36 SQUARE METRE
Total: (15.5m² + 15.5m² + 18.8m²) = 49.8 (8.8m² extra if canopy outside boundary) Total = 58.7m² (10.1) - COMPLIANT WITH STANDARD B2-7



SMITH STREET

CITY OF MARIBYRNONG ADVERTISED PLAN

Appendix 1

Tree Assessment Table

No	Species	Common Name	DSH (cm)	NRZ AS4970 (m)	SRZ AS4970 (m)	HxW (m)	Age	Health	Structure	Form	Comment	Tree Type	Retention value	Recommend
1	<i>Lophostemon confertus</i>	Brush Box	30	3.60	2.08	5x5	Semi-mature	Fair	Fair to Poor	Symmetric	Exposed roots	Australian native	Low	Remove
2	<i>Lophostemon confertus</i> 'Variegatus'	Variegated Brush Box	19	2.28	1.71	4.8x5	Semi-mature	Fair to Poor	Fair to Poor	Minor asymmetry	Exposed roots	Australian native	Low	Remove
3	<i>Callistemon 'Kings Park Special'</i>	King's Park Special Bottlebrush	26,23,20, 18,15 (46.4)	5.57	2.49	4.5x5	Maturing	Fair to Poor	Fair to Poor	Minor asymmetry		Australian native	Low	Remove
4	<i>Acer palmatum</i>	Japanese Maple	16	2.00	1.60	2.2x3	Semi-mature	Fair	Fair to Poor	Asymmetric		Exotic deciduous	Low	Remove
5	<i>Hibiscus</i> sp.	Hibiscus	10	2.00	1.50	2x1.5	Maturing	Fair	Fair to Poor	Asymmetric		Exotic evergreen	Low	Remove
6	<i>Hibiscus</i> sp.	Hibiscus	10	2.00	1.50	2x1.5	Maturing	Fair	Fair to Poor	Asymmetric		Exotic evergreen	Low	Remove
7	<i>Prunus 'Xdomestica'</i>	European Plum	21	2.52	1.79	2.5x2	Semi-mature	Fair	Poor	Manipulated	Lopped, Woody weed	Exotic deciduous	None	Remove
8	<i>Callistemon 'Harkness'</i>	Harkness Bottlebrush	22,15 (26.6)	3.19	1.98	3x4	Semi-mature	Fair to Poor	Poor	Minor asymmetry		Australian native	Low	Remove
9	<i>Acer palmatum</i>	Japanese Maple	3	2.00	1.50	1.8x3	Semi-mature	Fair	Poor	Minor asymmetry		Exotic deciduous	Low	Remove

PLANNING & DESIGN

PLANNING & DESIGN P/L
31 ENFIELD AVENUE PRESTON 3072
PH: 9018 1529

DESIGNED BY: KB
DATE: 10/12/2025
SCALE: 1:100
PROJECT NUMBER: 8450
REV: B

DRAWING TITLE: LANDSCAPE PLAN

PROJECT: 21 SMITH STREET, MAIDSTONE