

REVISION

DATE	AMENDMENTS	REV.
13.05.2019	ISSUED FOR PLANNING	D
15.10.2019	Further RFI	E
06.02.2020	Further RFI	F
20.03.2020	Amend Plan	G

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Attachment 1: 124-126 Huntingdale Road, Mount Waverley

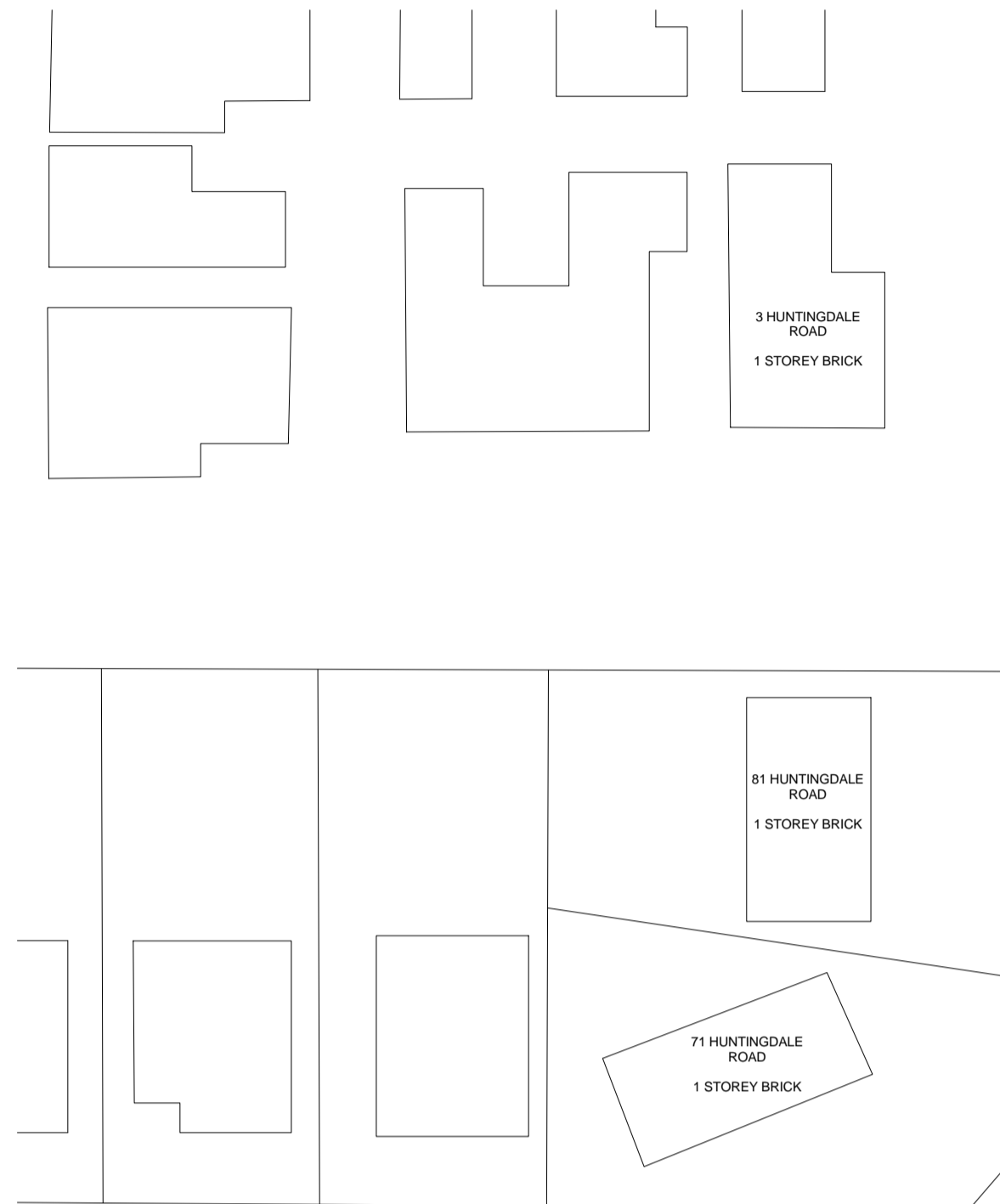
TP 00	COVER PAGE
TP 01	SITE ANALYSIS
TP 02	DESIGN RESPONSE
TP 03	GROUND FLOOR PLAN
TP 03.1	GARDEN & PERMEABLE AREA
TP 04	BASEMENT
TP 05	FIRST FLOOR PLAN
TP 06	ROOF PLAN
TP 07	ELEVATIONS
TP 07.1	ELEVATIONS
TP 08	SECTIONS
TP 09	SHADOW DIAGRAMS
TP 09.1	SHADOW DIAGRAMS
TP 10	3D IMAGES



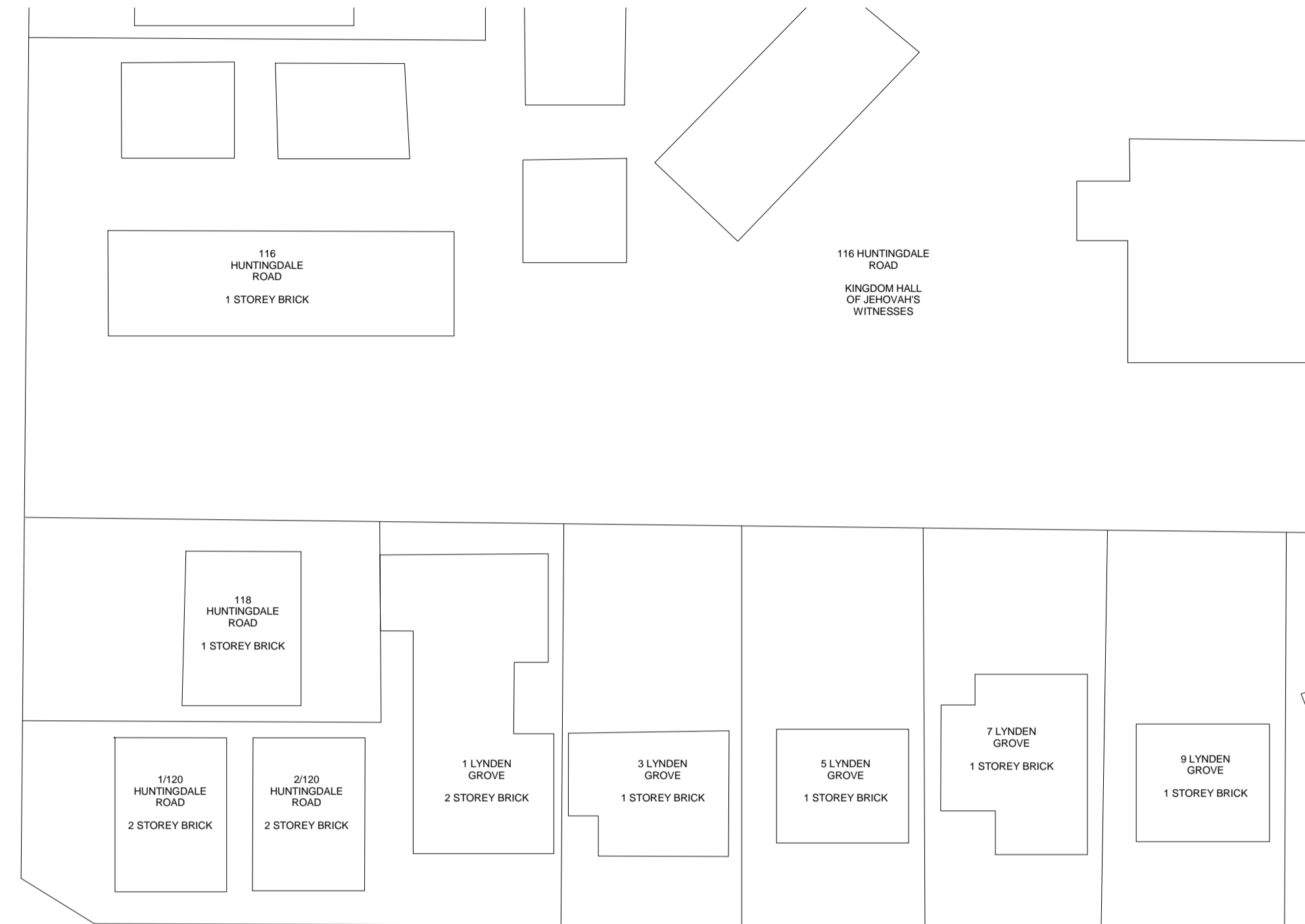
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PROJECT NAME	
PROJECT ADDRESS 124-126 HUNTINGDALE RD, MOUNT WAVERLEY	
CLIENT	
DRAWING TITLE COVER PAGE	
DRAWN BY	SCALE 1 : 100 <small>at A1</small> 1 : 200 <small>at A3</small>
PROJECT NO: 17.13	TP 00 REV G



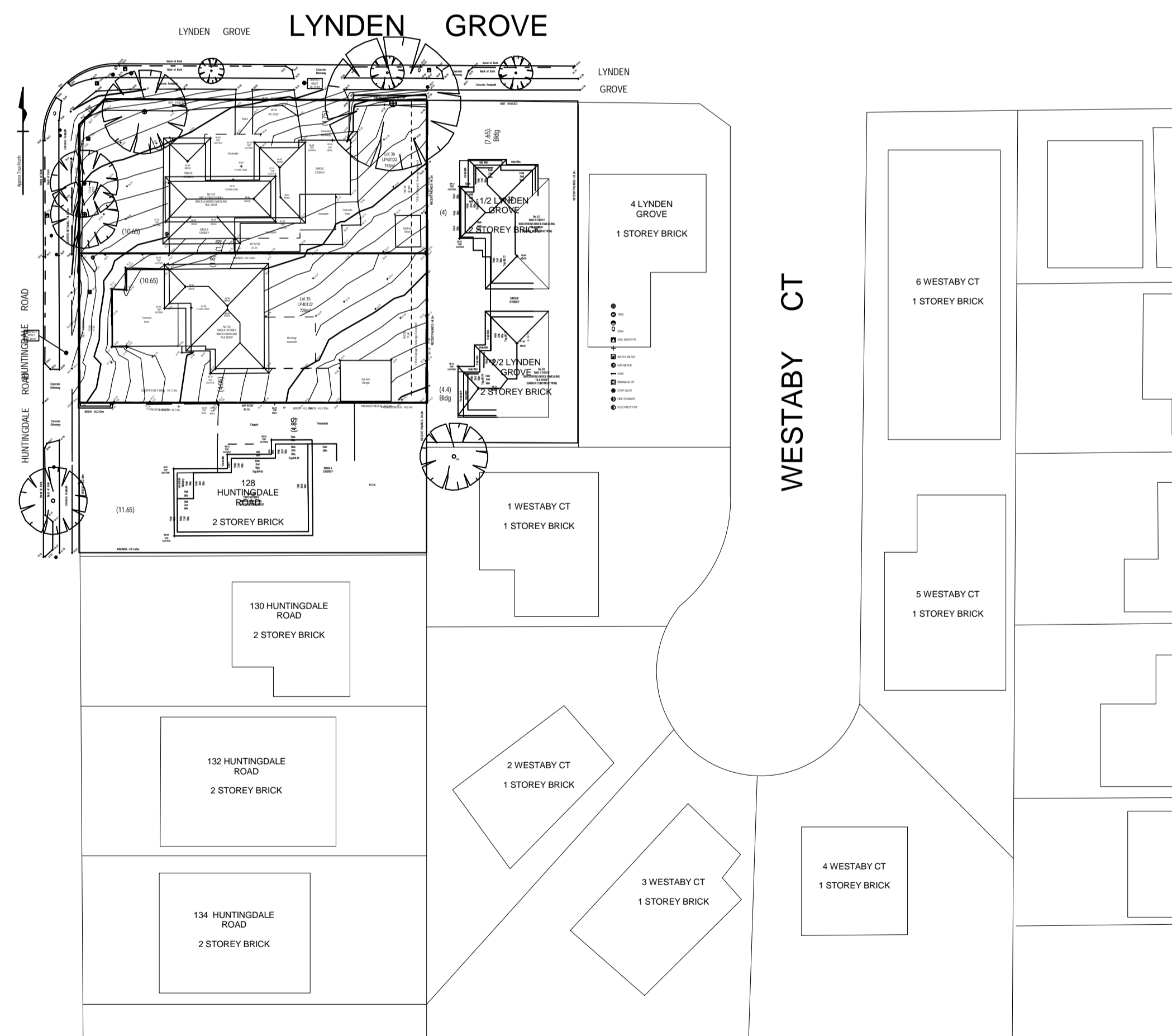
HUNTINGDALE ROAD



ARTHUR STREET

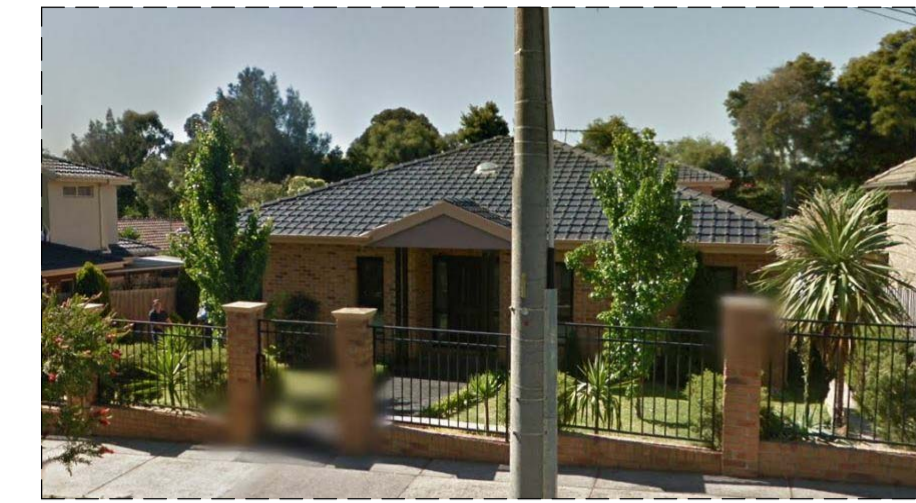


HUNTINGDALE ROAD



LYNDEN GROVE

WESTABY CT



No. 1 Lyden Grove
Double-storey brick veneer with pitched roof



No. 4 Lyden Grove
Double-storey weatherboard with pitched roof



No. 2/120 Huntingdale Road
Double-storey brick veneer with pitched roof



No. 2 Lynden Grove
Double-storey brick veneer with pitched roof



No. 85 Huntingdale Road (Subject Site)
Single-storey brick veneer with pitched roof



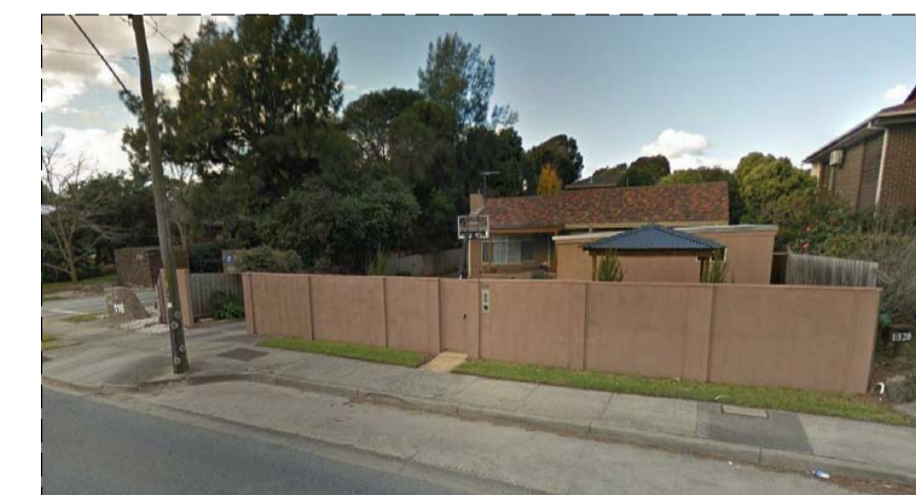
No. 124 Huntingdale Road (Subject Site)
Double-storey brick veneer with pitched roof



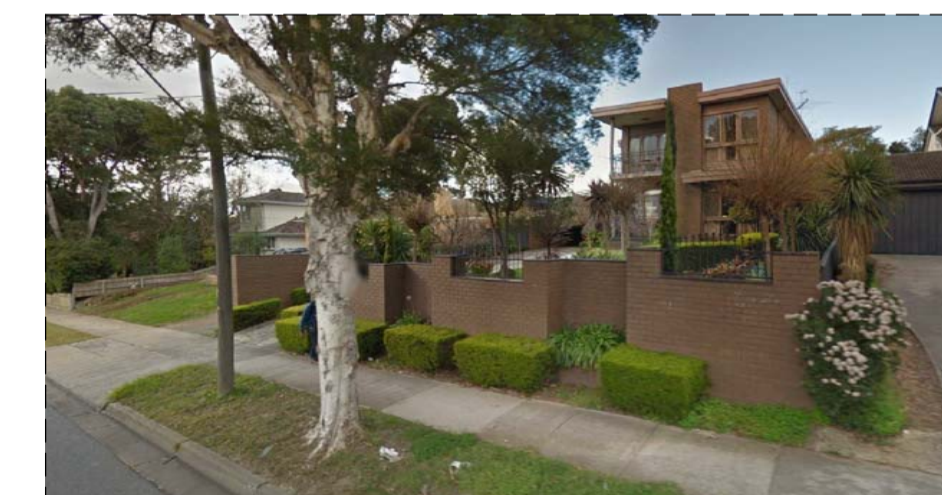
No. 87 Huntingdale Road (Subject Site)
Single-storey brick veneer with pitched roof



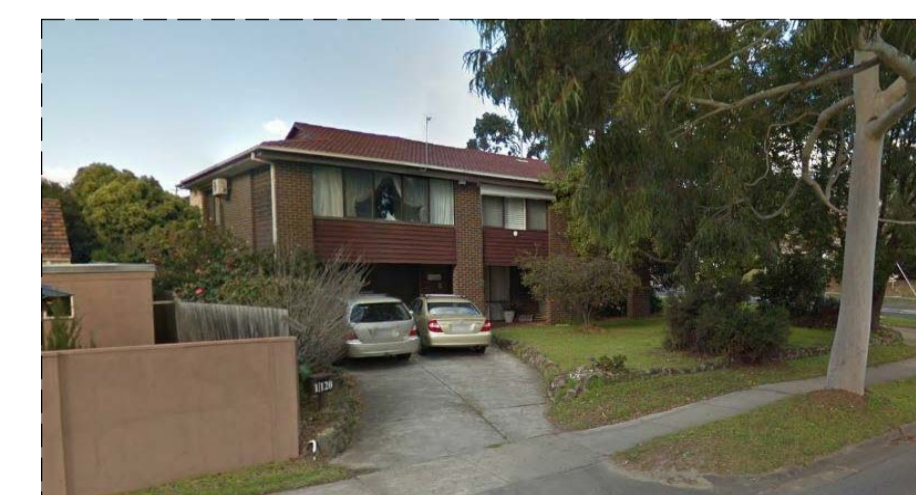
No. 126 Huntingdale Road (Subject Site)
Double-storey timber with pitched roof



No. 118 Huntingdale Road
Single-storey brick veneer with pitched roof



No. 128 Huntingdale Road
Double-storey brick veneer with pitched roof



No. 1/120 Huntingdale Road
Double-storey rendered brick with pitched roof

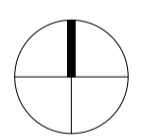


No. 130 Huntingdale Road
Double-storey rendered brick with pitched roof

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PROJECT NAME

PROJECT ADDRESS
124-126 HUNTINGDALE RD,
MOUNT WAVERLEY

CLIENT

DRAWING TITLE

SITE ANALYSIS

DRAWN BY	SCALE
	1 : 200 AT A1 1 : 400 AT A3

PROJECT NO:	TP 01
17.13	REV G

TP - SITE CONTEXT
1 : 500

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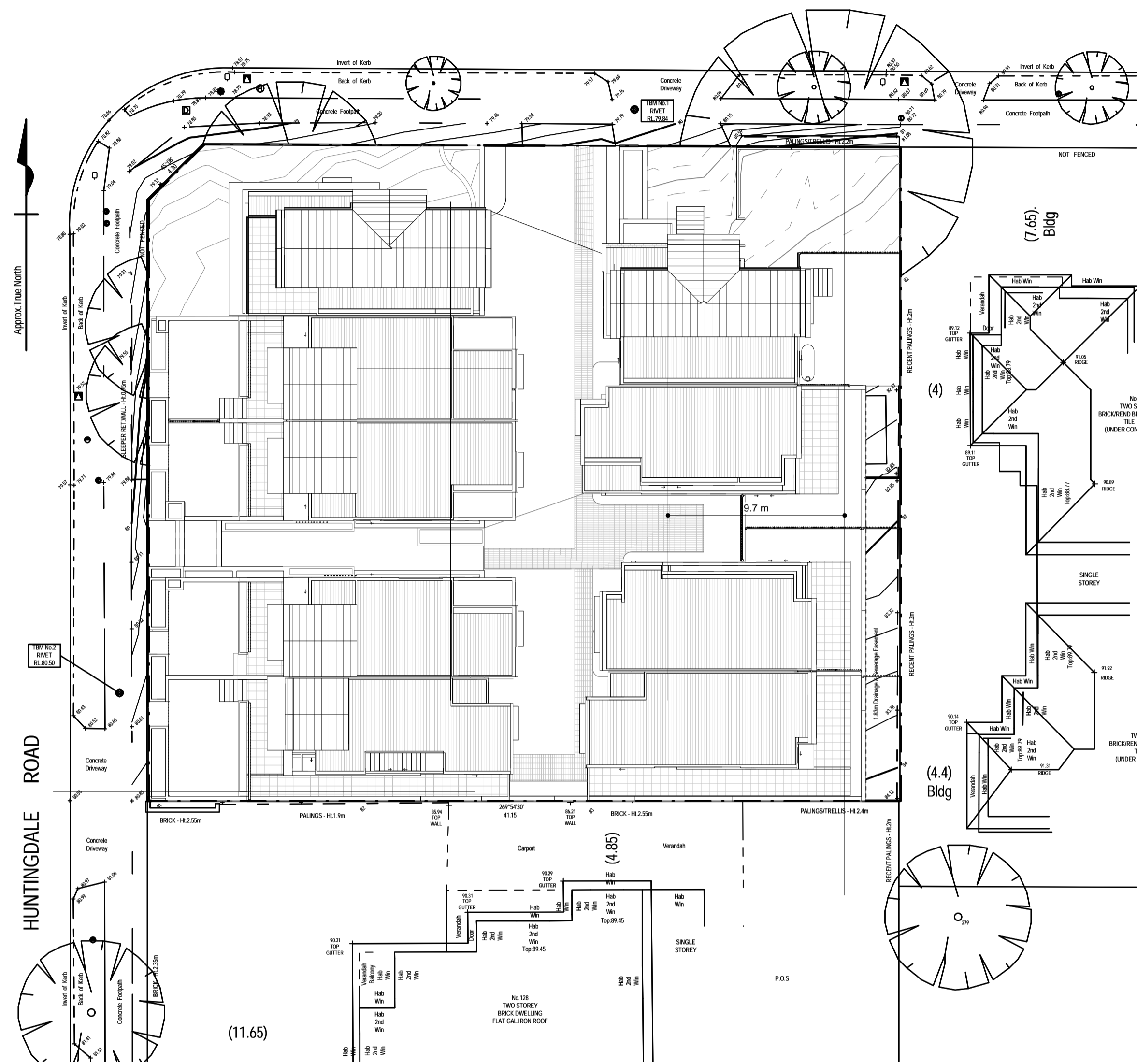
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SITE AREA ANALYSIS

NO. OF DWELLINGS	9	
SITE	1471.6 m ²	100.00%
BUILDING SITE COVERAGE	663.00 m ²	45%
DRIVEWAYS/PATHS	246.2 m ²	16.73%
GARDEN AREA	565 m ²	38.4%
PERMEABLE AREA	562 m ²	38.18%



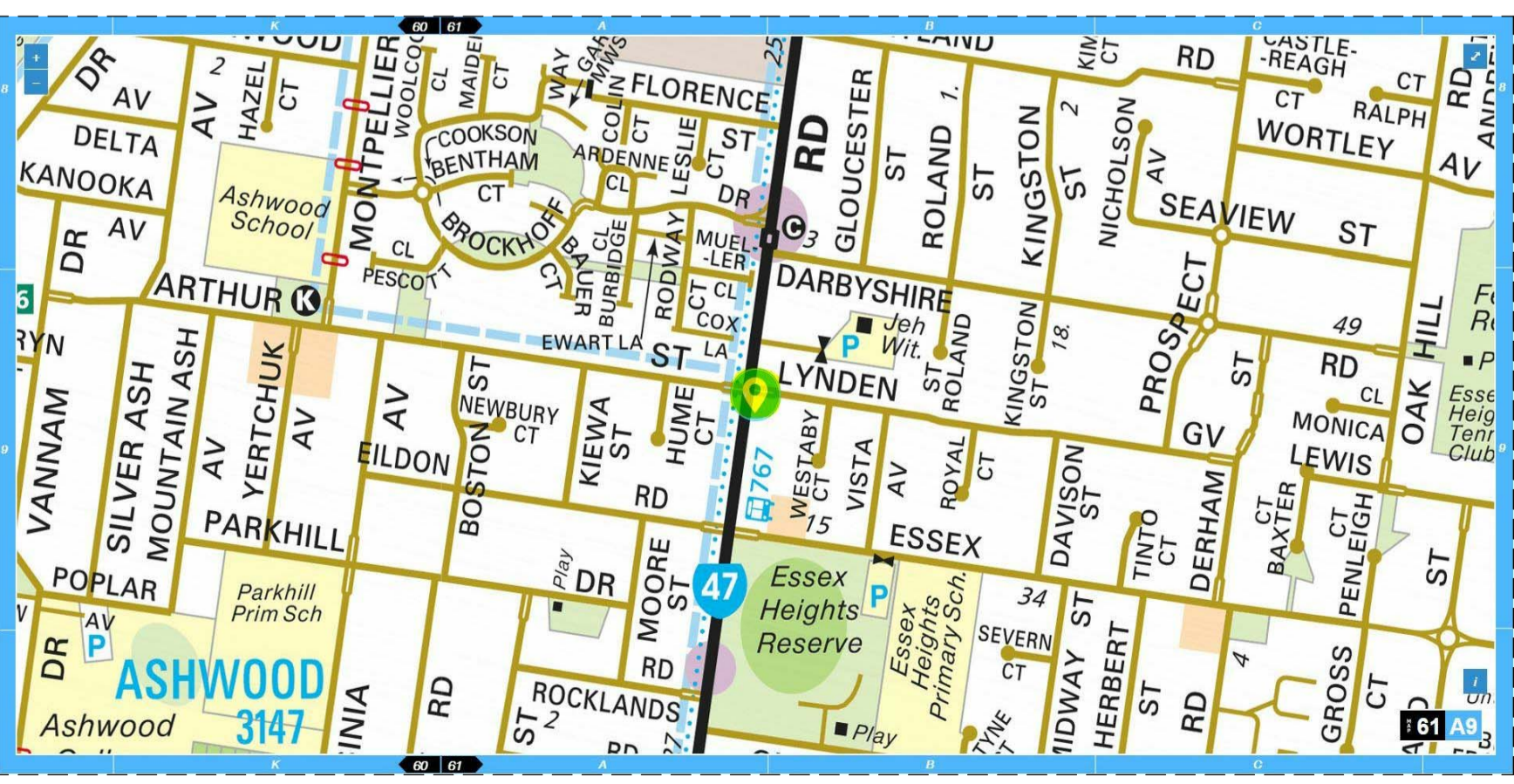
BUILDING AREA ANALYSIS

TH	GROUND FL	BASEMENT	GARAGE	FIRST	PORCH	BALCONY	TOTAL	S.P.O.S.	TOTAL POS
1	61.9 m ²	42.2 m ²	36.6 m ²				169.2 m ²	13.9 m ²	82 m ²
2	79.4 m ²	5.1 m ²	39.4 m ²	62.3 m ²			189.9 m ²	12.7 m ²	43.4 m ²
3	67.4 m ²	5.1 m ²	40.5 m ²	60.3 m ²			189.4 m ²	12.2 m ²	29.4 m ²
4	67.6 m ²	5.1 m ²	40.5 m ²	60.2 m ²		12.2 m ²	186.6 m ²	12.2 m ²	41.6 m ²
5	62.6 m ²	25.9 m ²	45.3 m ²	58.2 m ²	1.8 m ²		205.8 m ²	12 m ²	68.5 m ²
6	59.2 m ²	27.4 m ²	45.5 m ²	60.9 m ²	0.8 m ²		192.9 m ²	43.3 m ²	60.4 m ²
7	65.2 m ²	22.5 m ²	44.5 m ²	58.2 m ²	0.8 m ²		193.8 m ²	39.2 m ²	46.3 m ²
8	68.7 m ²	22.9 m ²	43.4 m ²	66.7 m ²	1.3 m ²		194.4 m ²	44.3 m ²	50.1 m ²
9	73.2 m ²	10.7 m ²	38.6 m ²		1.9 m ²		191.1 m ²	40.5 m ²	130.3 m ²

LOCAL AMENITIES

- | | |
|--|---|
| PRIMARY SCHOOLS
① Essex Heights Primary - 0.4km S/E
② Park Hill Primary - 0.9km S/W
③ Mount Waverley Primary - 3.2km S/E | PUBLIC TRANSPORT
⑦ Jordaville Train Station - 1.5km S |
| SECONDARY SCHOOLS
④ Ashwood School - 1.4km W
⑤ Mount Waverley College - 2.9km E
⑥ Avila College - 3.2km S/E | SHOPPING
⑧ Mount Waverley Shops - 0.6km N
⑨ Chadstone Local Shops - 2.3km S |
| | PARKS & REC.
⑩ Essex Heights Reserve - 0.2km S
⑪ Pescott Cl Playground - 0.4km W |

VICINITY MAP



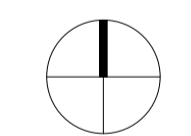
ZONING MAP



AERIAL IMAGE



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PROJECT NAME	
PROJECT ADDRESS 124-126 HUNTINGDALE RD, MOUNT WAVERLEY	
CLIENT	
DRAWING TITLE DESIGN RESPONSE	
DRAWN BY	SCALE 1 : 100 AT A1 1 : 200 AT A3
PROJECT NO: 17.13	TP 02 REV G

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LEGEND

- SECLUDED PRIVATE OPEN SPACE (BALCONY)
- NON-SECLUDED PRIVATE & COMMON OPEN SPACE OPPORTUNITIES
- PERMEABLE DRIVEWAY
- BUILDING FOOTPRINT OVER TPZ (MAX 10%)
- EXISTING TREE TO REMAIN (APPROX. DRIPLINE SHOWN)
- TPZ TO EXISTING TREE
- CRZ TO EXISTING TREE
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- 2000L RAINWATER TANK CONNECTED FOR TOILET FLUSHING
- BRACKET-MOUNTED CONDENSER FOR HEATING AND COOLING
- GARBAGE AND RECYCLING BINS
- HOT WATER SYSTEM

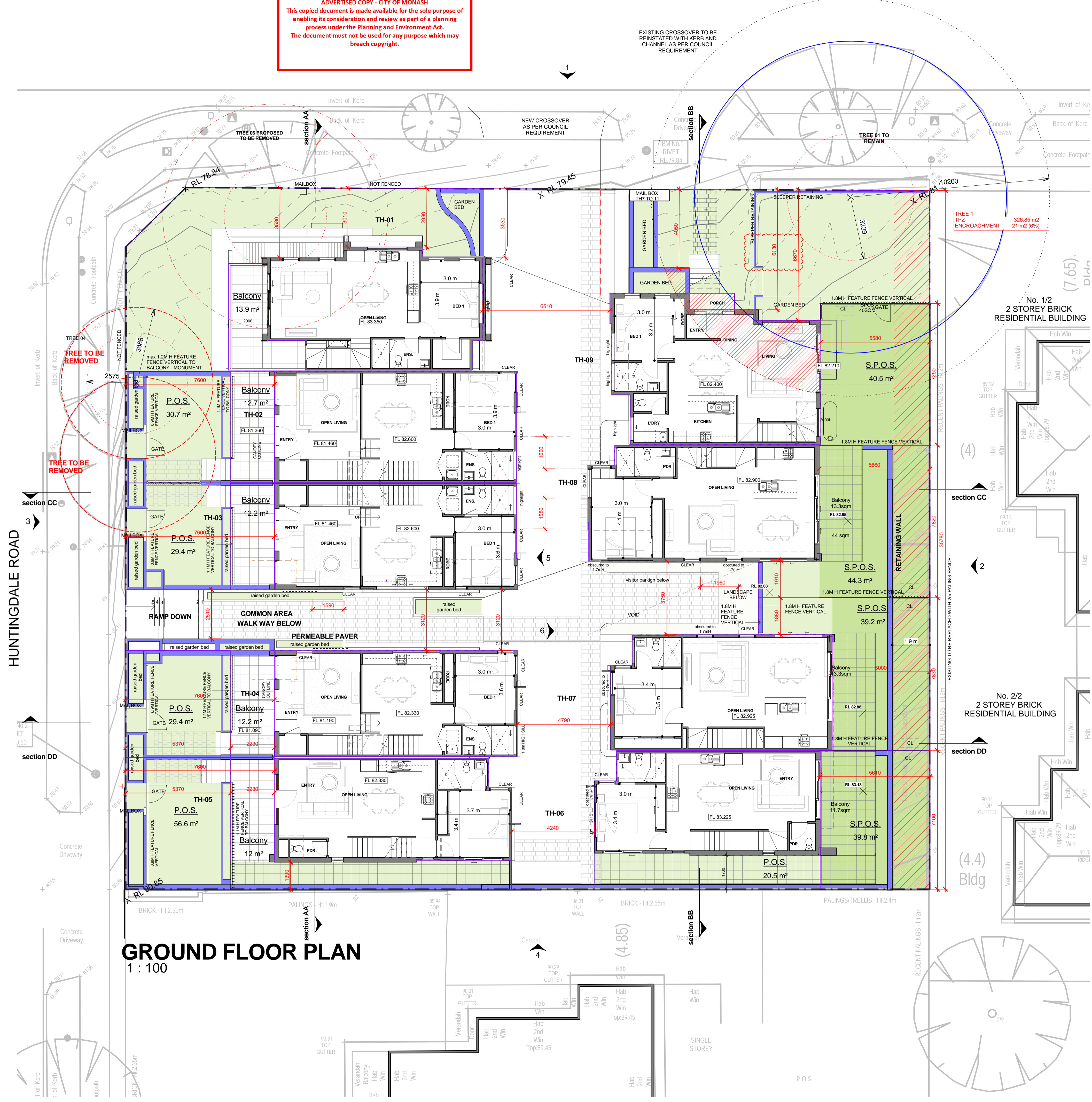
List of changes

- Reduce number of townhouse from 11 to 9 townhouses
- Increase front setback of new townhouse 9 to create less impact to tree 1
- Wider common driveway
- Provide 1x visitor parking
- Propose to remove tree 4 & 5
- Townhouse 2, 3 & 4 to have double garage, ground floor to have split level to lower entry point @ front.
- Townhouse 6 & 7 to have ground floor @ higher level. allow more sunlight to living area
- Create clear break in built form.

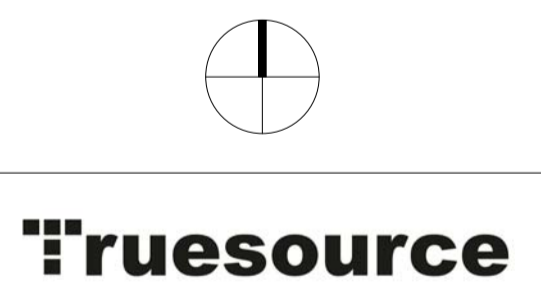
SITE AREA ANALYSIS			
NO. OF DWELLINGS	9		
SITE	1471.6 m ²	100.00%	
BUILDING SITE COVERAGE	663.00 m ²	45%	
DRIVEWAYS/PATHS	246.2 m ²	16.73%	
GARDEN AREA	518 m ²	35%	
PERMEABLE AREA	562 m ²	38%	

BUILDING AREA ANALYSIS

TH	GROUND FL	BASEMENT	GARAGE	FIRST	PORCH	BALCONY	TOTAL	S.P.O.S.	TOTAL POS
1	61.9 m ²	42.2 m ²	36.6 m ²		14.6 m ²	13.9 m ²	169.2 m ²	13.9 m ²	82 m ²
2	70.4 m ²	5.1 m ²	39.4 m ²	62.3 m ²		12.7 m ²	189.9 m ²	12.7 m ²	43.4 m ²
3	67.4 m ²	5.1 m ²	40.5 m ²	60.2 m ²		12.2 m ²	185.4 m ²	12.2 m ²	29.4 m ²
4	67.6 m ²	5.1 m ²	40.5 m ²	60.2 m ²		12.2 m ²	185.6 m ²	12.2 m ²	41.6 m ²
5	62.6 m ²	25.9 m ²	45.3 m ²	58.2 m ²	1.8 m ²	12 m ²	205.8 m ²	12 m ²	68.5 m ²
6	59.2 m ²	27.4 m ²	45.5 m ²	60.8 m ²	0.8 m ²		132.9 m ²	39.8 m ²	60.4 m ²
7	65.2 m ²	22.5 m ²	44.5 m ²	58.2 m ²	0.8 m ²		193.8 m ²	39.2 m ²	46.3 m ²
8	68.7 m ²	22.9 m ²	43.4 m ²	66.7 m ²	1.3 m ²		194.4 m ²	44.3 m ²	50.1 m ²
9	73.2 m ²	10.7 m ²	38.6 m ²		1.9 m ²		191.1 m ²	40.5 m ²	130.3 m ²



GROUND FLOOR PLAN
 1 : 100



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PROJECT NAME
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 MOUNT WAVERLEY
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 DRAWING TITLE
 GROUND FLOOR PLAN

DRAWN BY
 SCALE
 1 : 100
 1 : 200
 AT A1
 AT A3

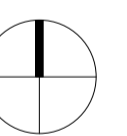
PROJECT NO:
 17.13
 TP 03
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PROJECT NAME

PROJECT ADDRESS
 124-126 HUNTINGDALE RD,
 MOUNT WAVERLEY

CLIENT

DRAWING TITLE
 GARDEN & PERMEABLE AREA

DRAWN BY	SCALE
	1 : 200 <small>AT A1</small>
	1 : 400 <small>AT A3</small>

PROJECT NO:	TP 03.1
17.13	REV G



TOTAL SITE AREA	1471.6m ²
PERMEABLE AREA	523m ²
35% OF TOTAL SITE	

PERMEABLE AREA
1 : 200



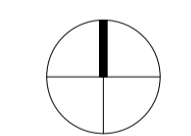
TOTAL SITE AREA	1471.6m ²
PROPOSED GARDEN AREA	518m ²
GARDEN AREA REQUIREMENT (35% OF TOTAL SITE AREA)	515m ²

GARDEN AREA
1 : 100

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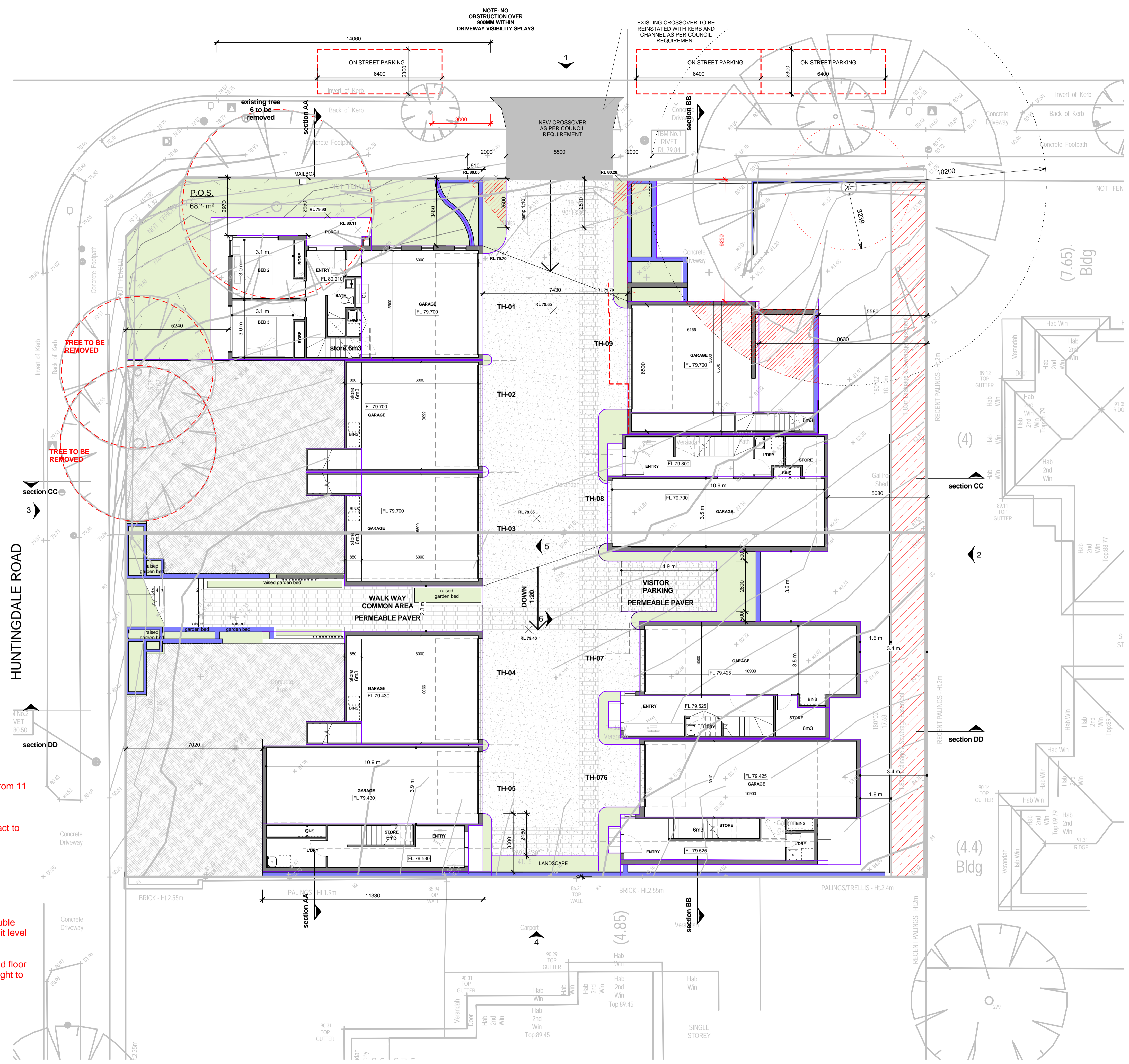
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PROJECT NAME
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 MOUNT WAVERLEY

CLIENT
 DRAWING TITLE
 BASEMENT

DRAWN BY
 SCALE
 1 : 100 AT A1
 1 : 200 AT A3

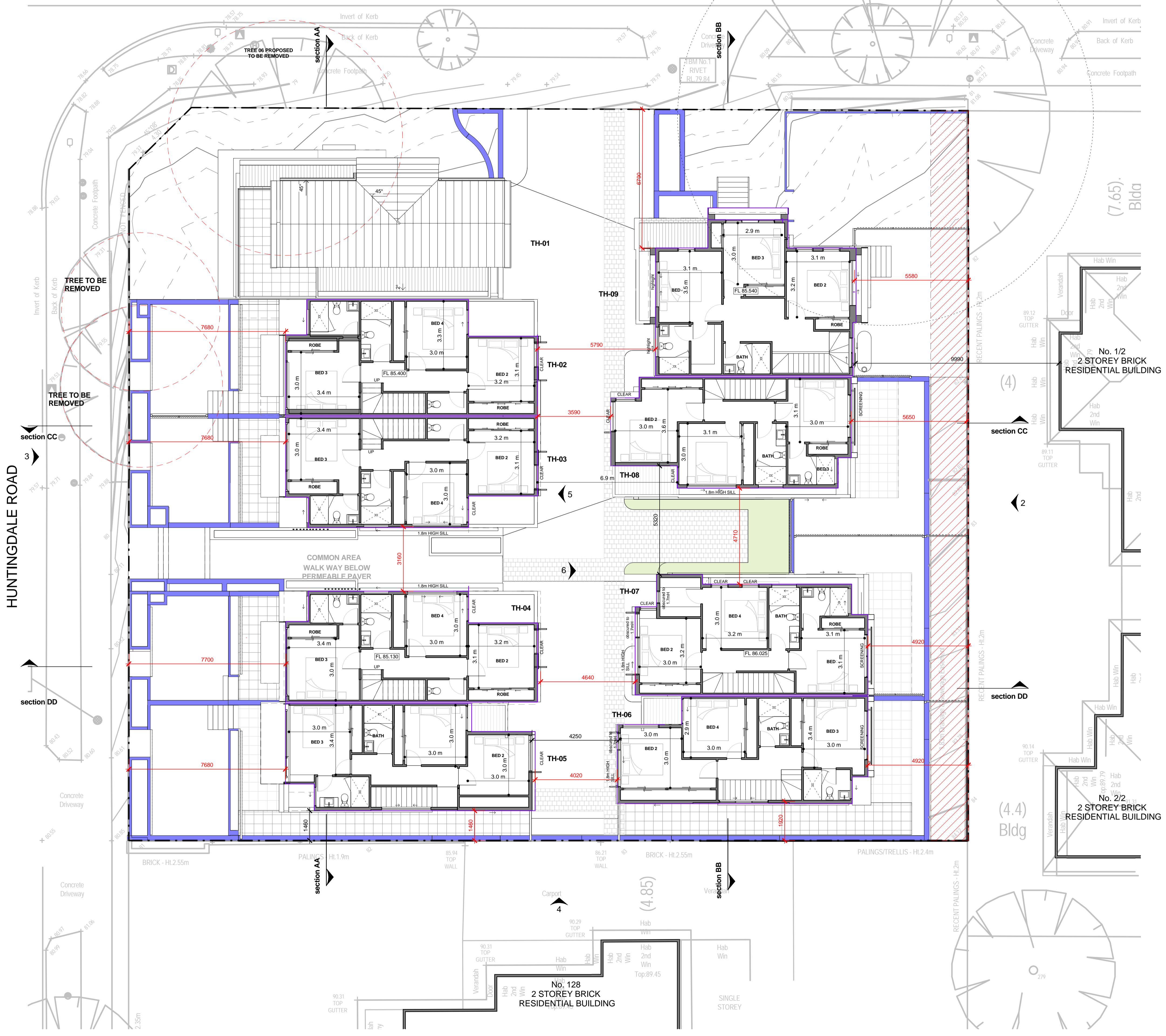
PROJECT NO:
 17.13
 TP 04
 REV G



- List of changes
- Reduce number of townhouse from 11 to 9 townhouses
 - Increase front setback of new townhouse 9 to create less impact to tree 1
 - Wider common driveway
 - Provide 1x visitor parking
 - Propose to remove tree 4 & 5
 - Townhouse 2, 3 & 4 to have double garage, ground floor to have split level to lower entry point @ front.
 - Townhouse 6 & 7 to have ground floor @ higher level. allow more sunlight to living area
 - Create clear break in built form.

BASEMENT
 1 : 100

LYNDEN GROVE



LEGEND

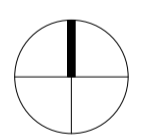
- SECLUDED PRIVATE OPEN SPACE (BALCONY)
- NON-SECLUDED PRIVATE & COMMON OPEN SPACE OPPORTUNITIES
- PERMEABLE DRIVEWAY
- BUILDING FOOTPRINT OVER TPZ (MAX 10%)
- EXISTING TREE TO REMAIN (APPROX. DRIPLINE SHOWN)
- TPZ TO EXISTING TREE
- CRZ TO EXISTING TREE
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
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PROJECT NAME

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MOUNT WAVERLEY

CLIENT

DRAWING TITLE
FIRST FLOOR PLAN

DRAWN BY

SCALE
1 : 100 AT A1
1 : 200 AT A3

PROJECT NO:
17.13

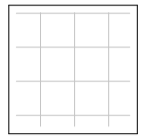
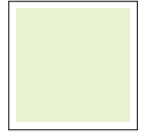

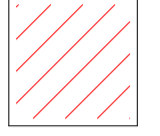
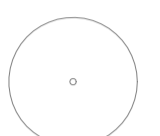


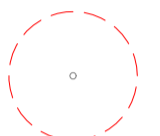
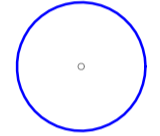
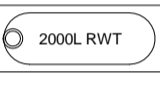
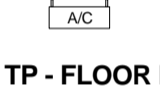
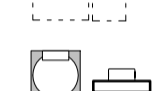

TP 05
REV G

FIRST FLOOR PLAN
1 : 100

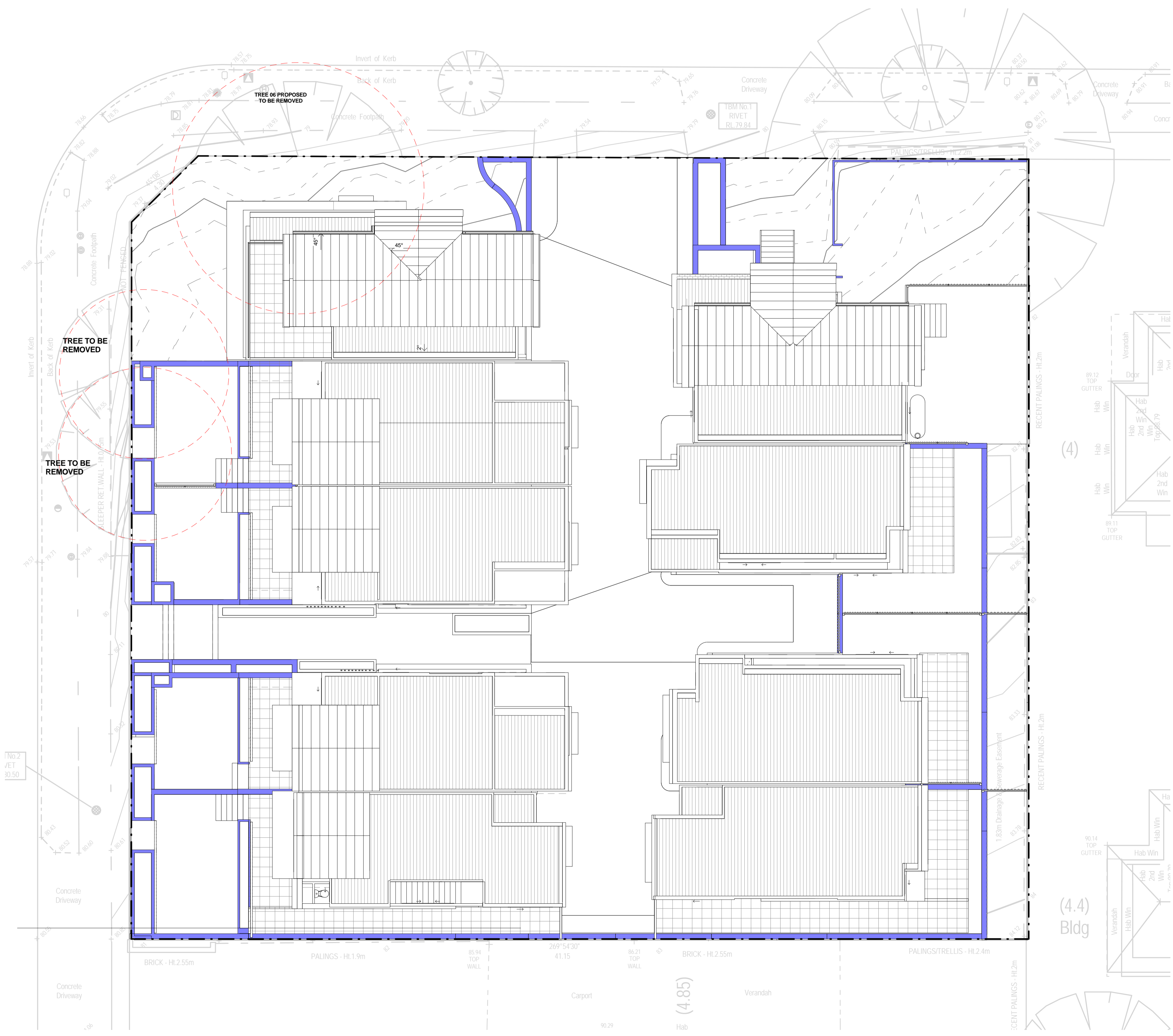
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LEGEND

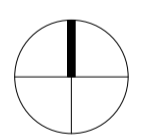
-  SECLUDED PRIVATE OPEN SPACE (BALCONY)
-  NON-SECLUDED PRIVATE & COMMON OPEN SPACE OPPORTUNITIES
-  PERMEABLE DRIVEWAY
-  BUILDING FOOTPRINT OVER TPZ (MAX 10%)
-  EXISTING TREE TO REMAIN (APPROX. DRIPLINE SHOWN)
-  TPZ TO EXISTING TREE
-  CRZ TO EXISTING TREE
-  EXISTING TREE TO BE REMOVED
-  EXISTING TREE TO REMAIN
-  2000L RAINWATER TANK CONNECTED FOR TOILET FLUSHING
-  BRACKET-MOUNTED CONDENSER FOR HEATING AND COOLING
-  TP - FLOOR PLAN LEGEND, CARPET AND RECYCLING BINS
-  HOT WATER SYSTEM

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TP - ROOF PLAN
1 : 100

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PROJECT NAME

PROJECT ADDRESS
124-126 HUNTINGDALE RD,
MOUNT WAVERLEY

CLIENT

DRAWING TITLE
ROOF PLAN

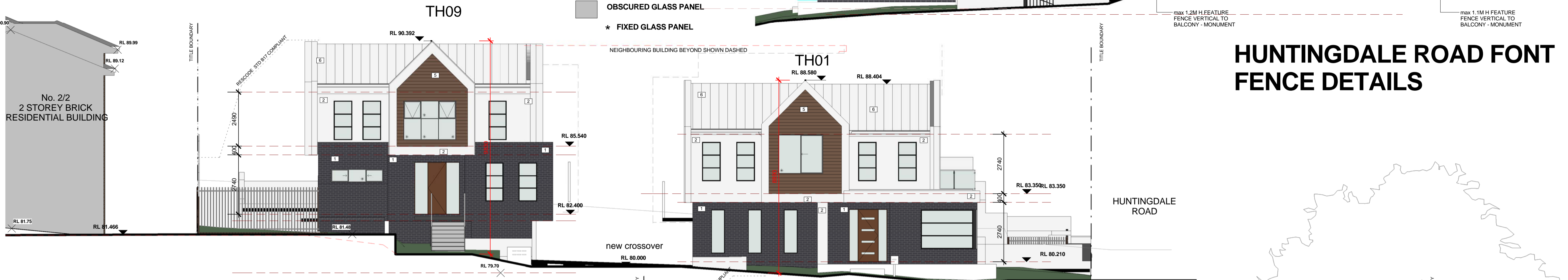
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	1 : 100 <small>AT A1</small> 1 : 200 <small>AT A3</small>

PROJECT NO:	TP 06
17.13	REV G

MATERIALS & FINISHES SCHEDULE

- 1. FACE BRICKWORK 'Liquorice'
- 2. Render, Painted Paint Finish Off White Or Similar
- 3. Render, Painted Paint Finish Surfist Or Similar
- 4. Render, Painted Paint Finish - Concrete texture
- 5. LIGHTWEIGHT CLADDING 180mm Linear profile Timber look
- 6. TRIMDEK ROOFING 'Surfist'
- 7. SECTIONAL GARAGE DOOR Nullabor profile 'Monument'
- 7. Glass Balustrade - Framed
- OBSCURED GLASS PANEL
- * FIXED GLASS PANEL

DATE	AMENDMENTS	REV.
13.05.2019	ISSUED FOR PLANNING	D
15.10.2019	Further RFI	E
06.02.2020	Further RFI	F
20.03.2020	Amend Plan	G



ELEVATION 1 (NORTH)



ELEVATION 2 (EAST)



ELEVATION 3 (WEST)

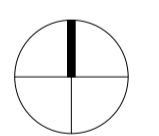


INTERNAL NORTH

HUNTINGDALE ROAD FONT FENCE DETAILS

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PROJECT NAME
 PROJECT ADDRESS
 124-126 HUNTINGDALE RD,
 MOUNT WAVERLEY

CLIENT
 DRAWING TITLE
 ELEVATIONS

DRAWN BY
 SCALE
 1 : 100 at A1
 1 : 200 at A3

PROJECT NO:
 17.13
 TP 07
 REV G

MATERIALS & FINISHES SCHEDULE

- 1. FACE BRICKWORK 'Liquorice'
- 2. Render, Painted Paint Finish Off White Or Similar
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ELEVATION 1 (NORTH)

HUNTINGDALE ROAD FONT FENCE DETAILS



ELEVATION 2 (EAST)



ELEVATION 3 (WEST)

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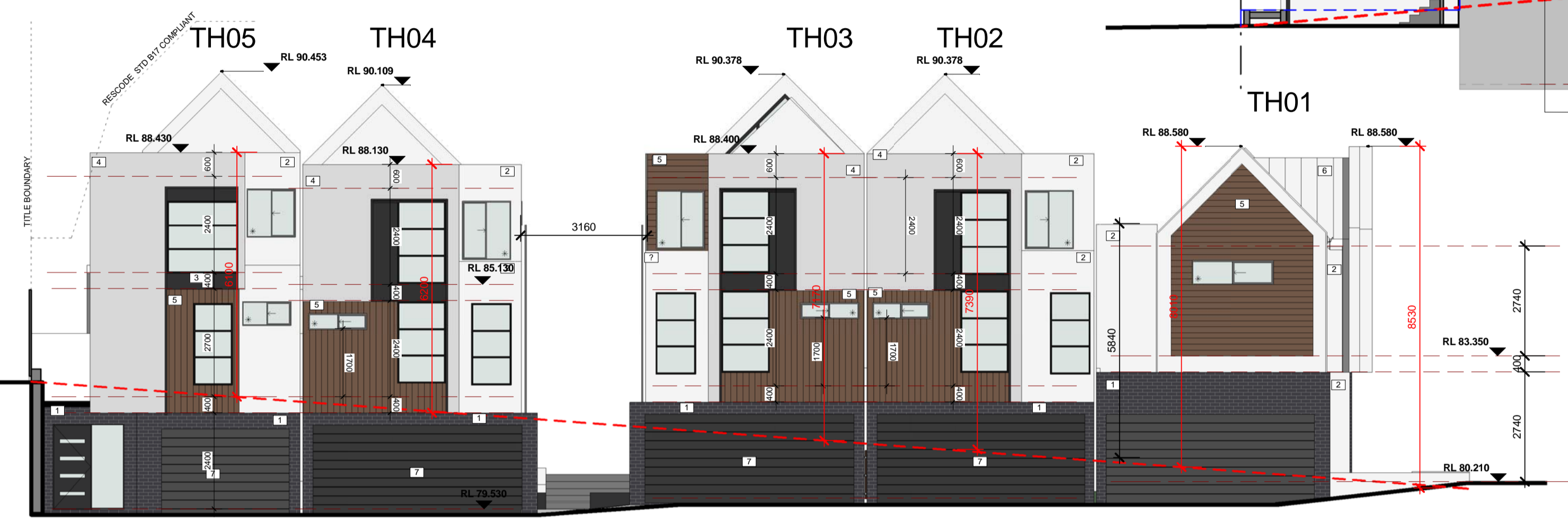
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PROJECT ADDRESS 124-126 HUNTINGDALE RD, MOUNT WAVERLEY	
CLIENT	
DRAWING TITLE ELEVATIONS	
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PROJECT NO: 17.13	TP 07 REV G

MATERIALS & FINISHES SCHEDULE

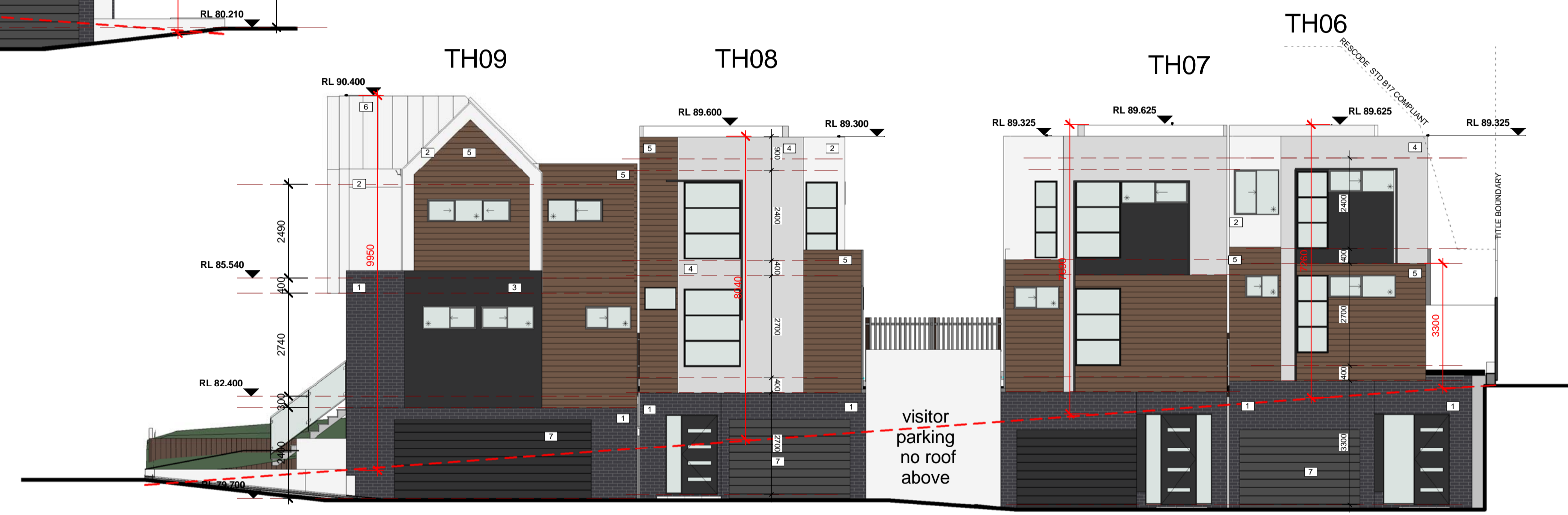
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ELEVATION 5 INTERNAL EAST
1 : 100



ELEVATION 6 INTERNAL WEST
1 : 100



INTERNAL SOUTH
1 : 100

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DRAWING TITLE ELEVATIONS	
DRAWN BY	SCALE 1 : 100 AT A1 1 : 200 AT A3
PROJECT NO: 17.13	TP 07.1 REV G

MATERIALS & FINISHES SCHEDULE

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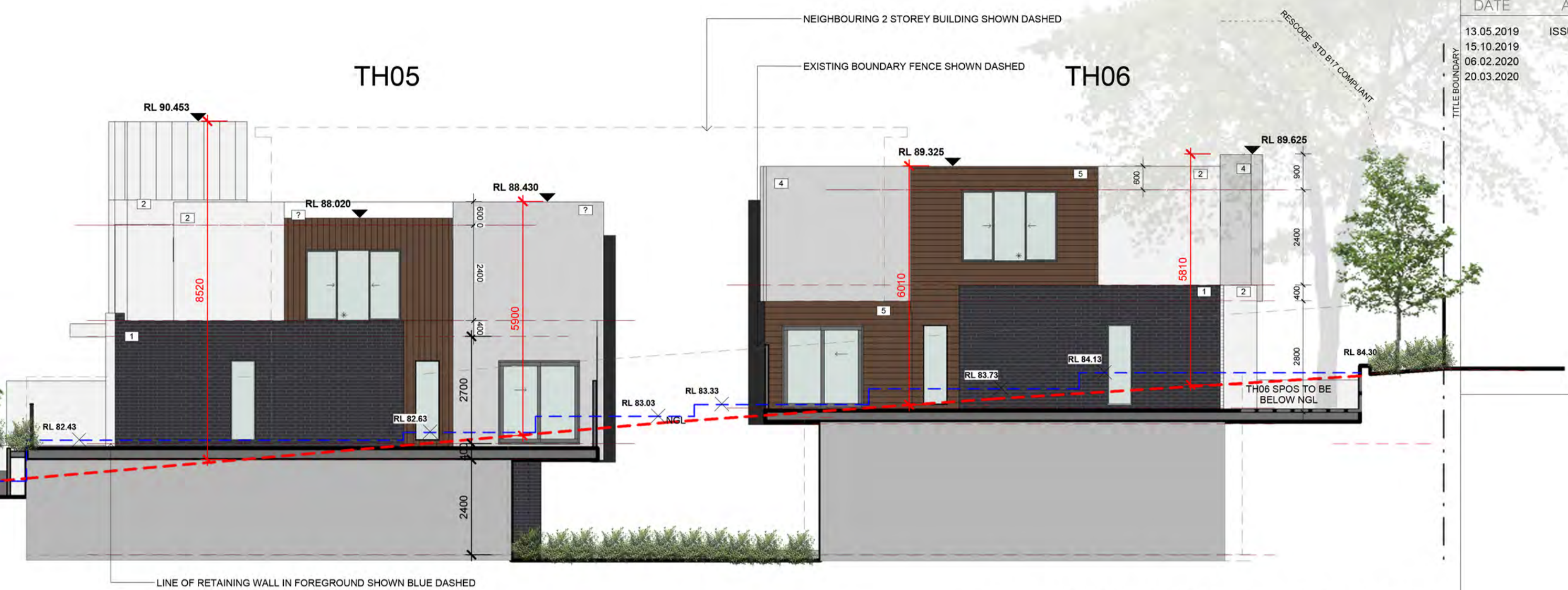
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ELEVATION 6 INTERNAL WEST
1 : 100



INTERNAL SOUTH
1 : 100



ELEVATION 4 (SOUTH)
1 : 100

REVISION

DATE	AMENDMENTS	REV.
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06.02.2020	Further RFI	F
20.03.2020	Amend Plan	G

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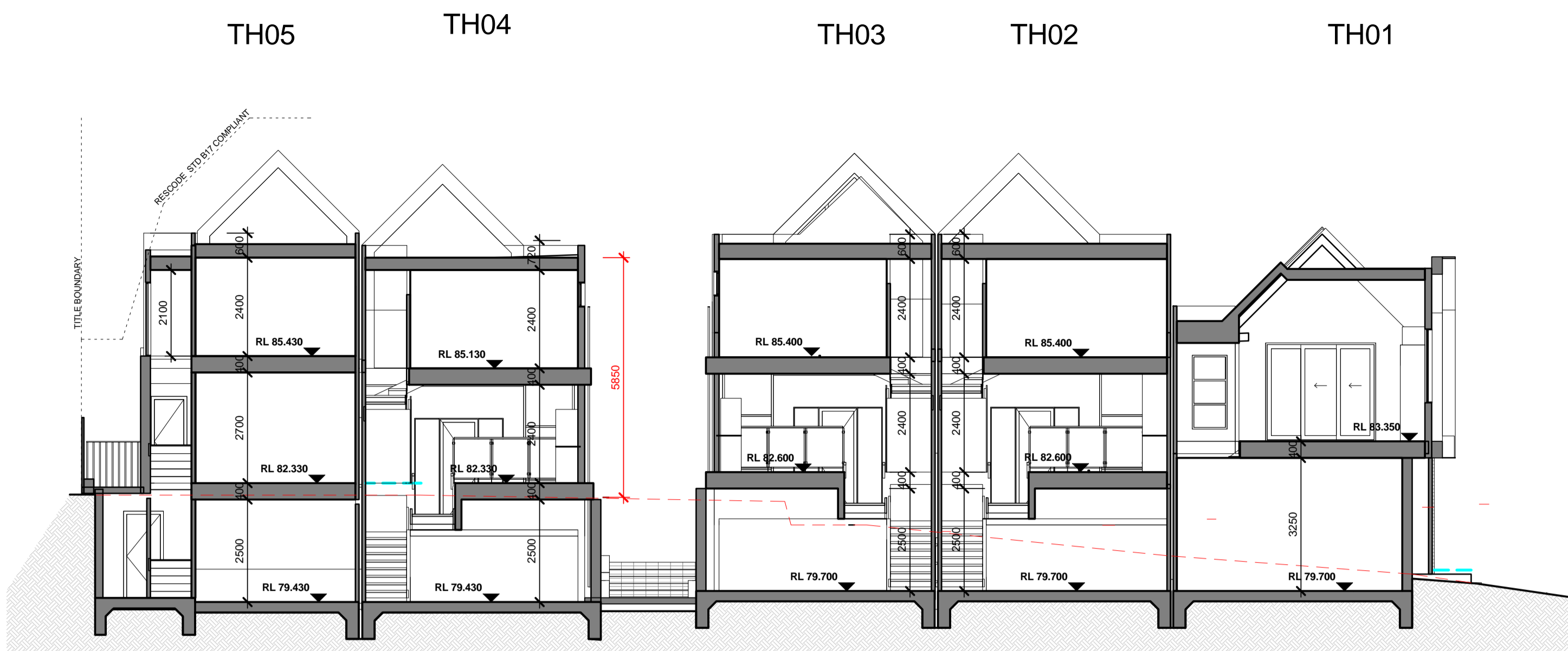
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PROJECT NAME
PROJECT ADDRESS
124-126 HUNTINGDALE RD,
MOUNT WAVERLEY
CLIENT
DRAWING TITLE
ELEVATIONS

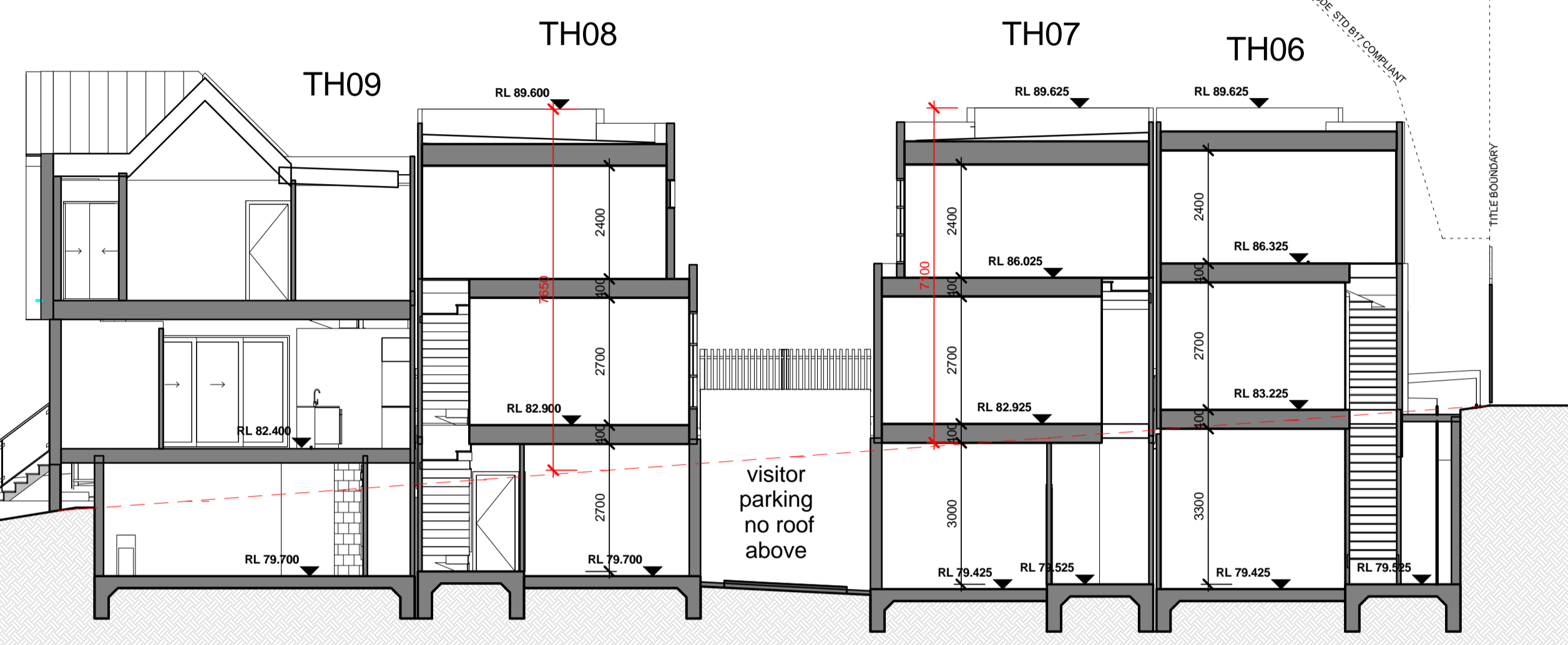
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SCALE
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1 : 200 AT A3

PROJECT NO:
17.13
TP 07.1
REV G

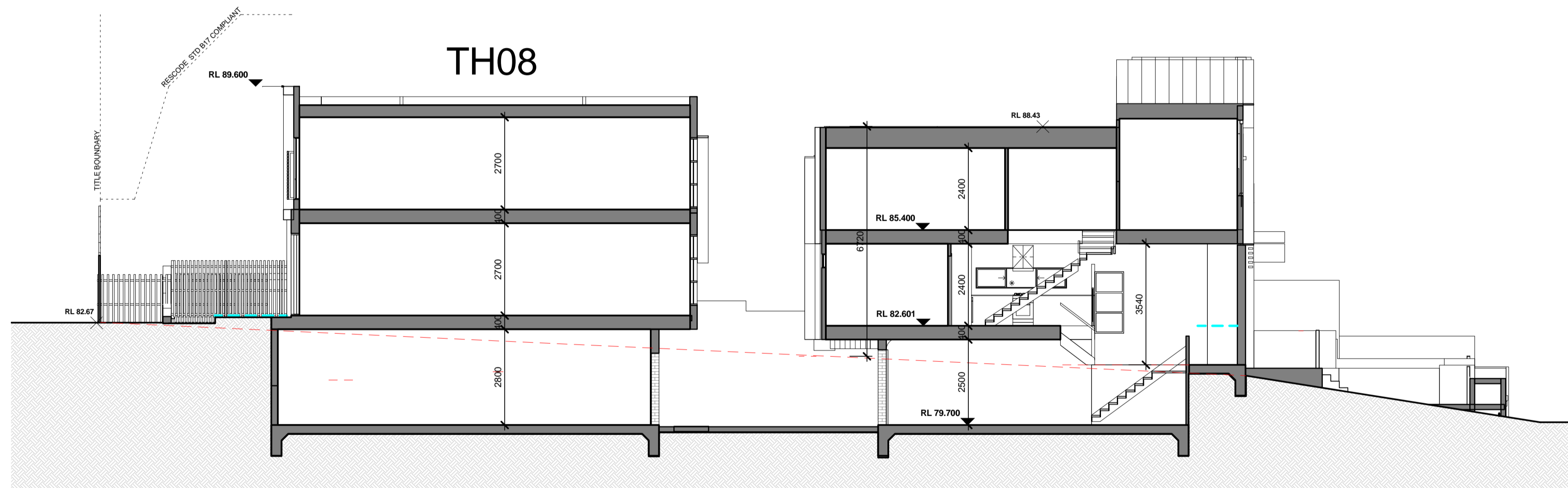
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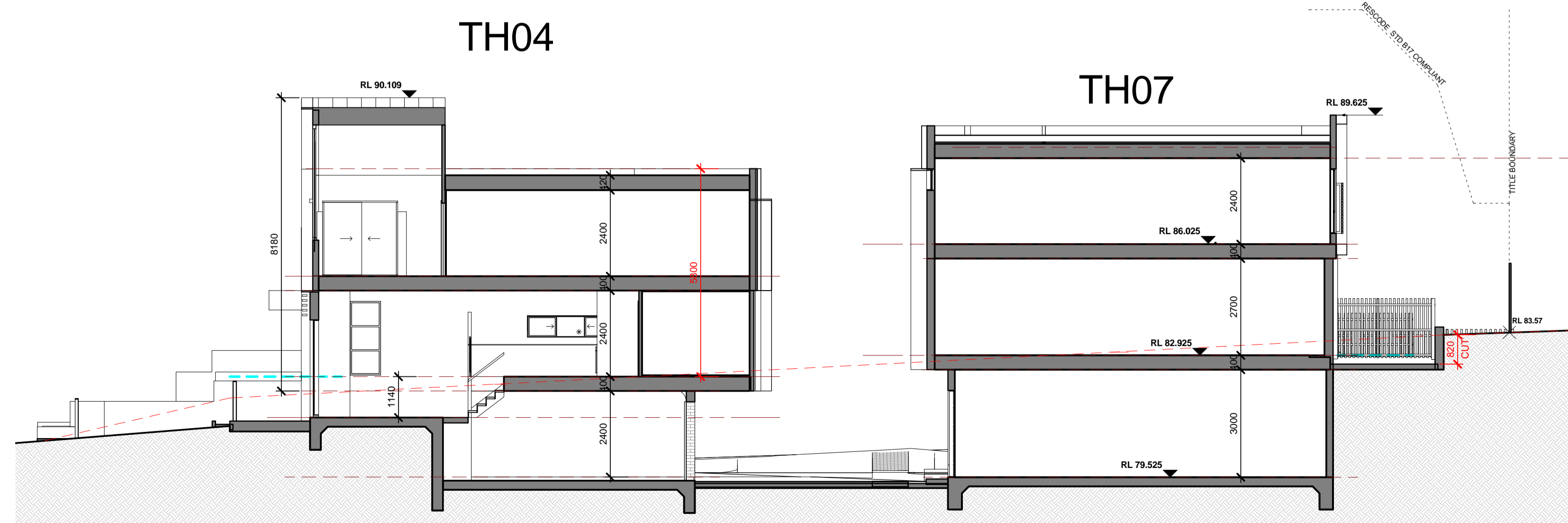
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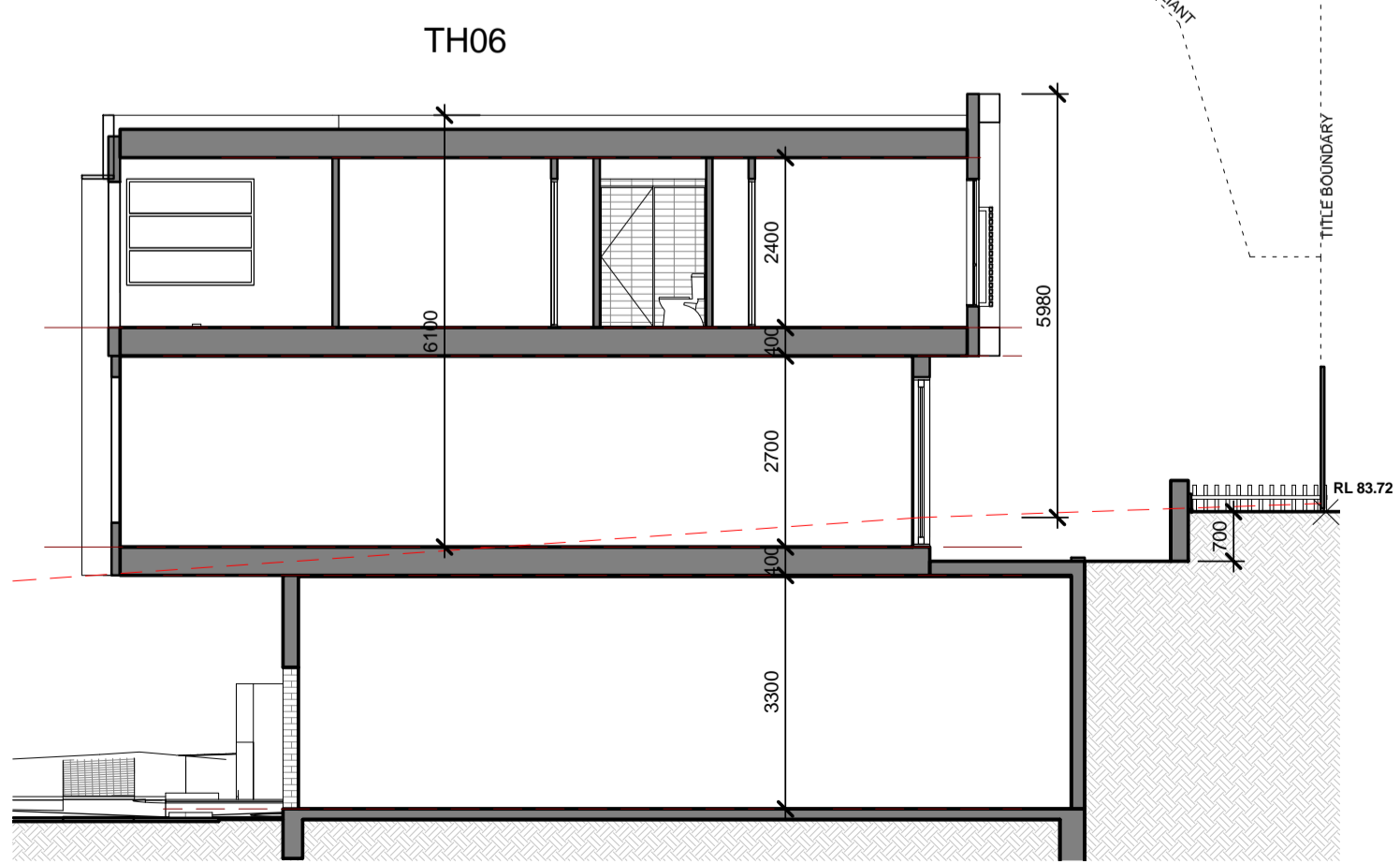
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SECTION CC
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SECTION DD
1 : 100



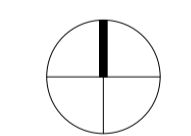
TH06 SECTION
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DRAWING TITLE SECTIONS	
DRAWN BY	SCALE 1 : 100 AT A1 1 : 200 AT A3
PROJECT NO: 17.13	TP 08 REV G



HUNTINGDALE ROAD



COMMON WALKWAY



**VISITOR PARKING
VIEW FORM COMMON WALKWAY**

REVISION

DATE	AMENDMENTS	REV.
19.04.2019	RFI Request	B
05.01.2019	PRE-AP MEETING	C
13.05.2019	ISSUED FOR PLANNING	D
15.10.2019	Further RFI	E

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EASTERN VIEW



CORNER OF HUNTINGDALE ROAD AND LYNDEN GROVE



TH06 & TH07 ENTRY

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LYNDEN GROVE



ACCESSWAY VIEW (TH04 & TH05)

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PROJECT NAME

PROJECT ADDRESS
124-126 HUNTINGDALE RD,
MOUNT WAVERLEY

CLIENT

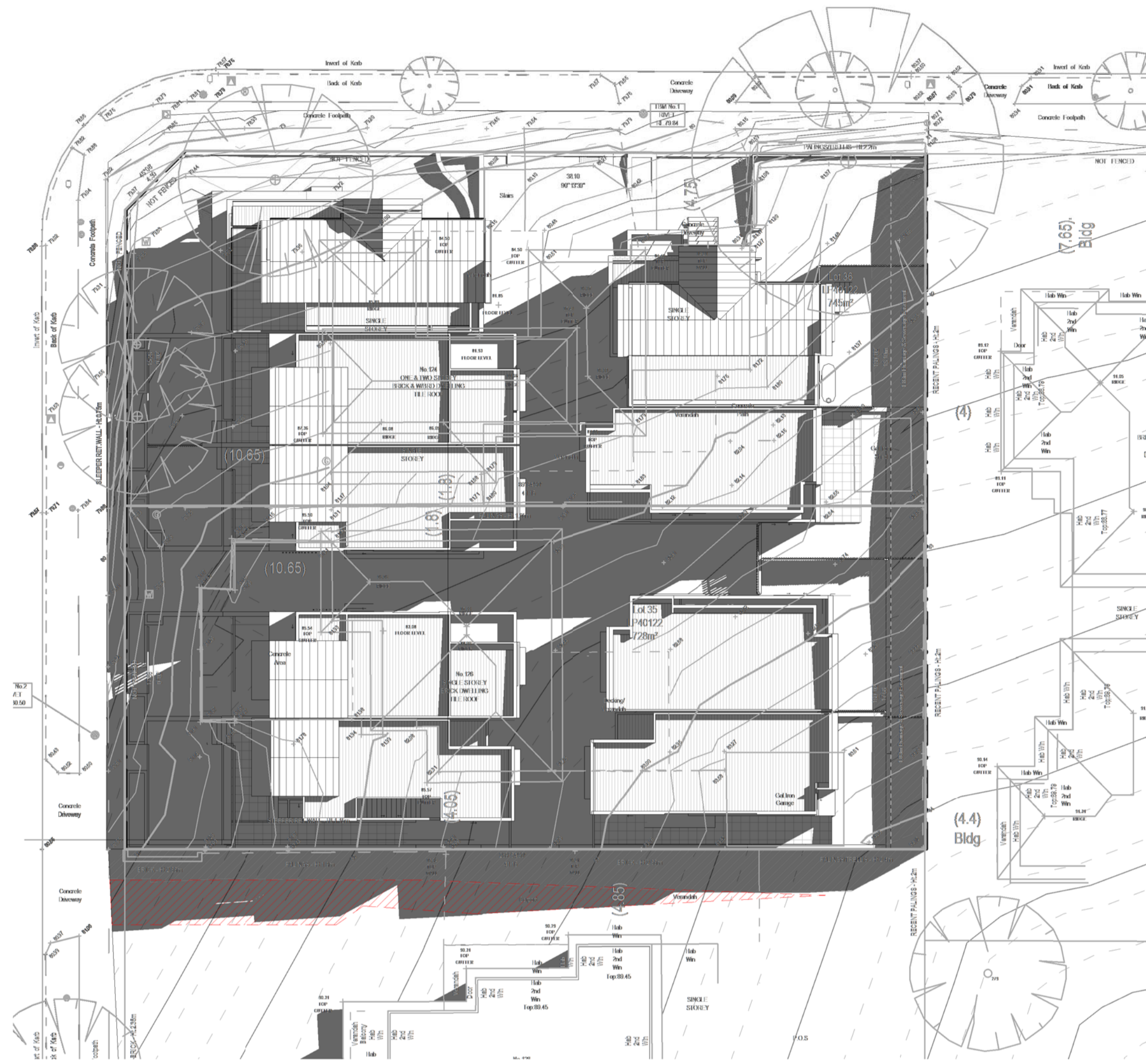
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3D IMAGES

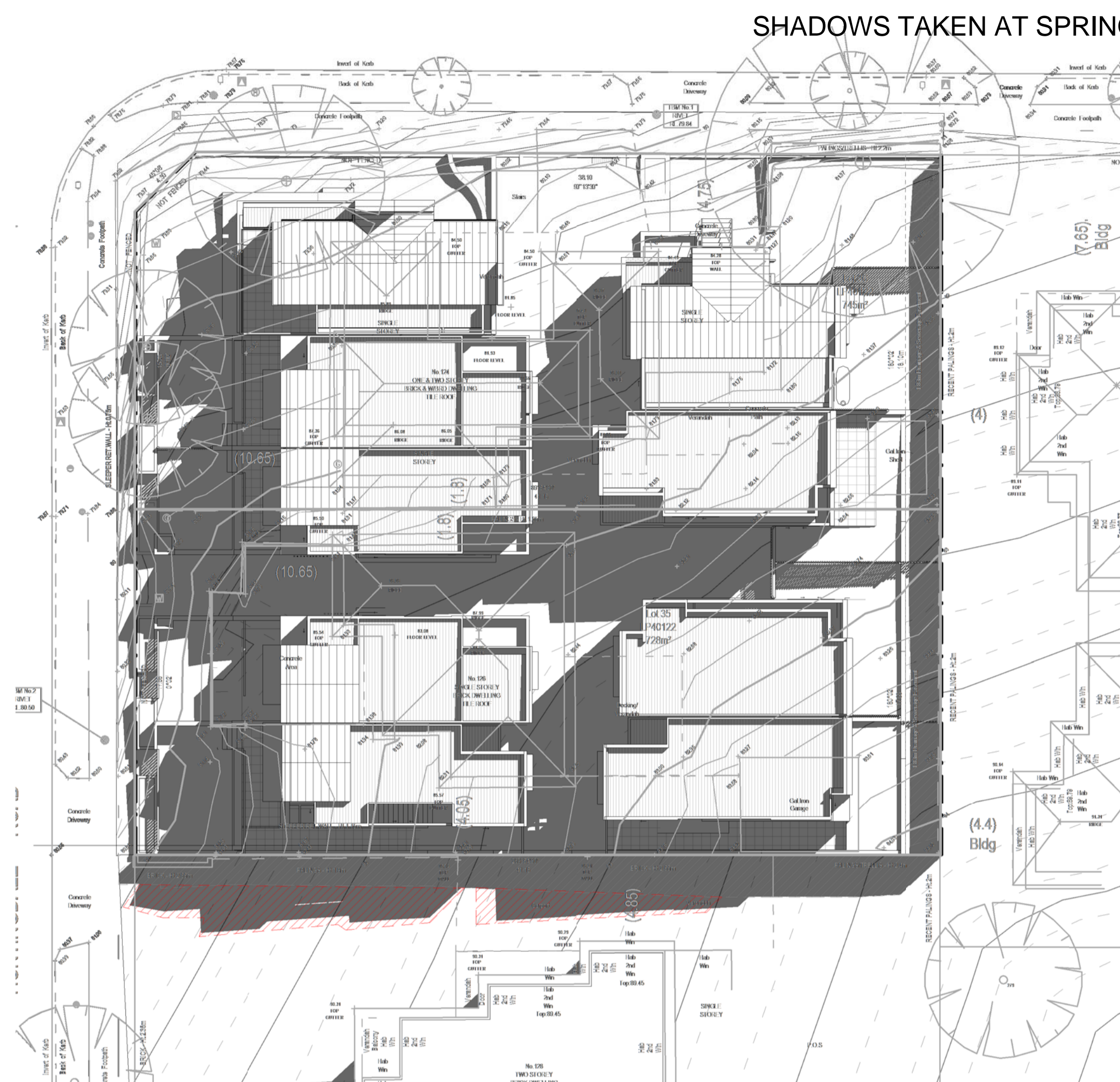
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PROJECT NO:	TP 10
17.13	REV E

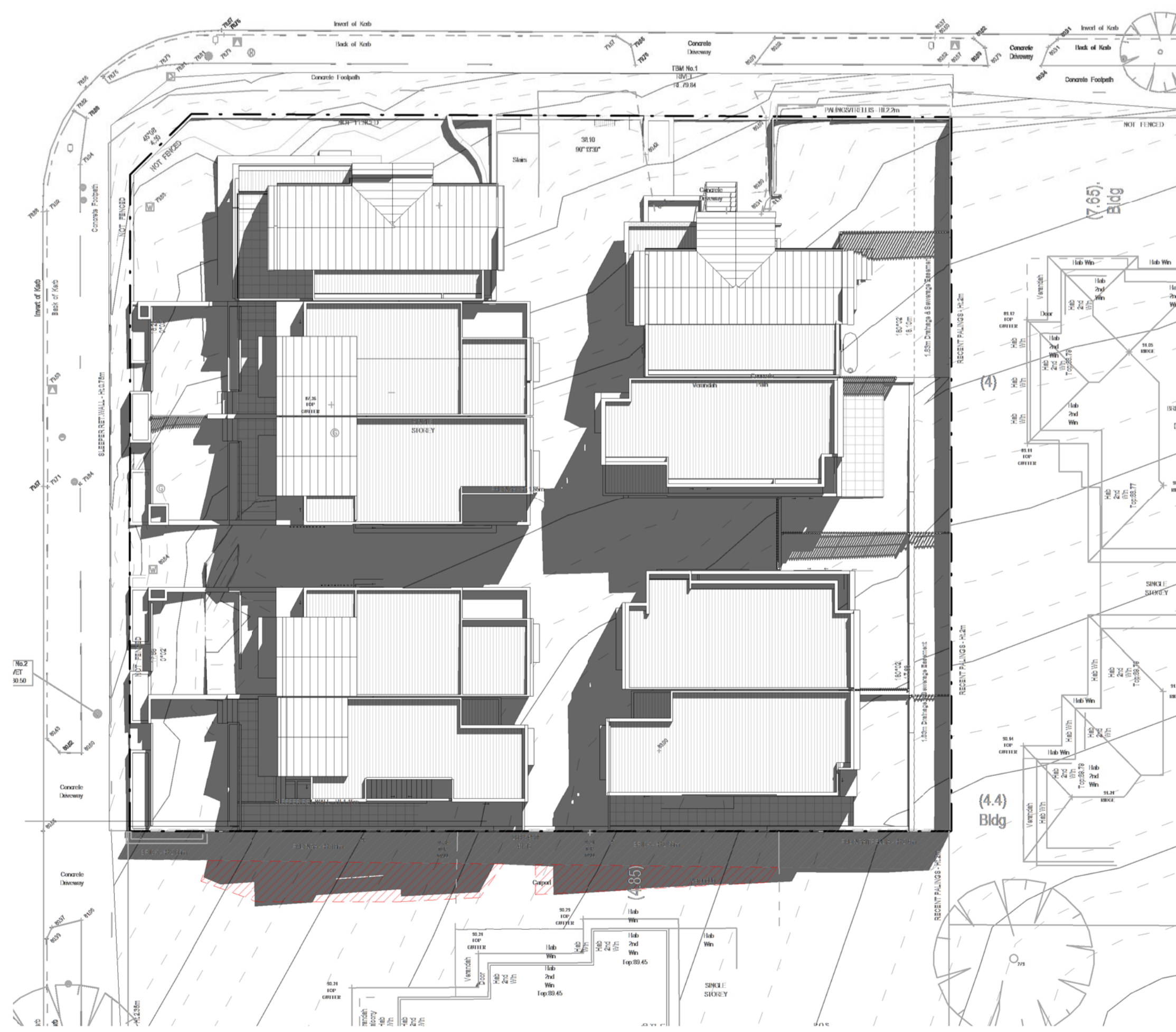
SHADOWS TAKEN AT SPRING EQUINOX 22nd SEPTEMBER



TP - SHADOW DIAGRAM @ 9.00AM



TP - SHADOW DIAGRAM @ 10.00AM

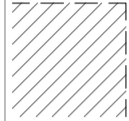
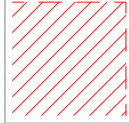


TP - SHADOW DIAGRAM @ 11.00AM



TP - SHADOW DIAGRAM @ 12.00PM

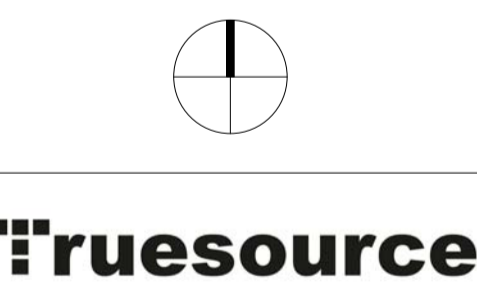
LEGEND

-  ADDITIONAL OVERSHADOWING CAST BY PROPOSED DEVELOPMENT
-  SHADOWS CAST BY BOUNDARY PALING FENCE

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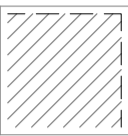
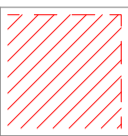


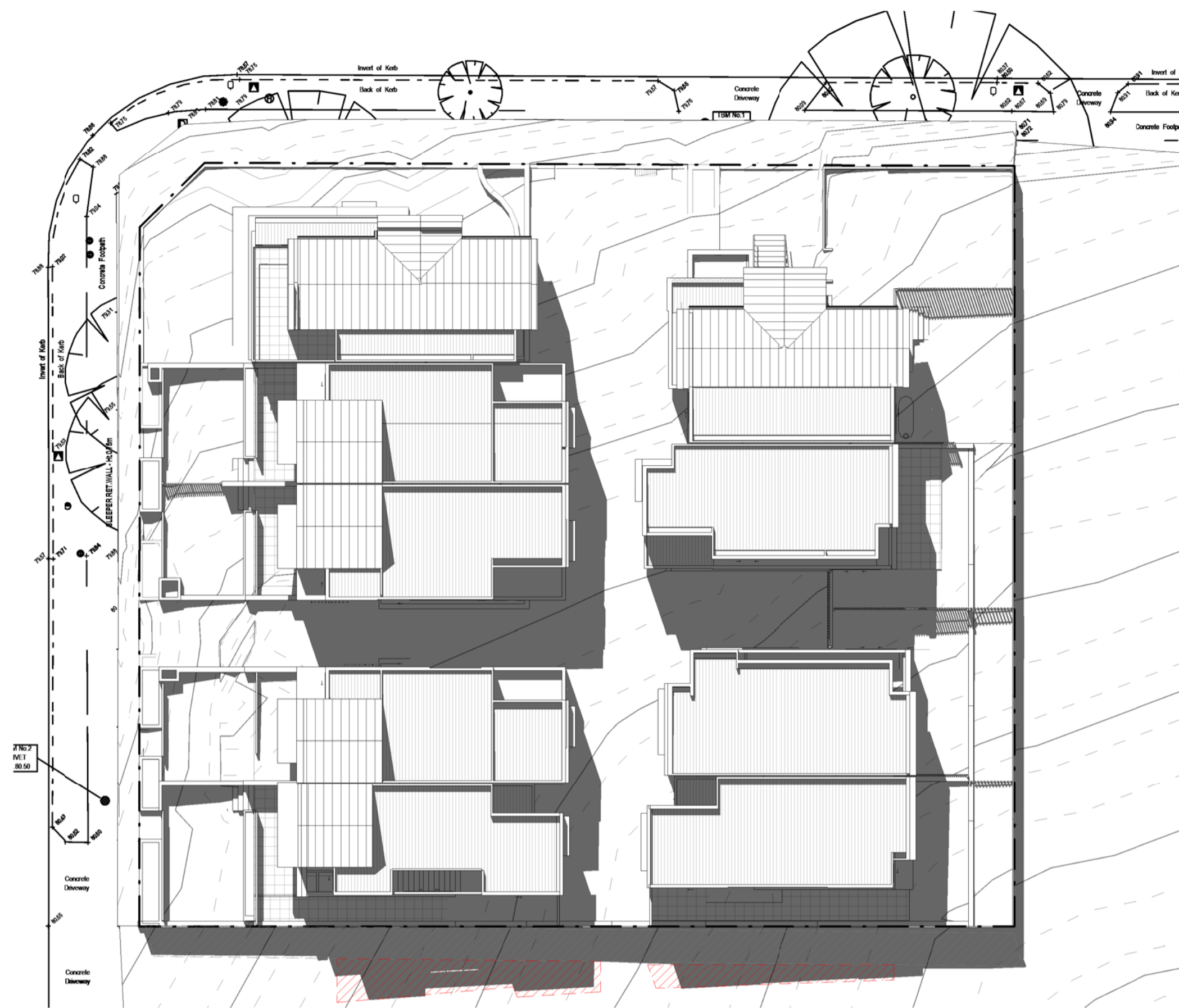
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PROJECT NAME	
PROJECT ADDRESS 124-126 HUNTINGDALE RD, MOUNT WAVERLEY	
CLIENT	
DRAWING TITLE SHADOW DIAGRAMS	
DRAWN BY	SCALE 1 : 100 AT A1 1 : 200 AT A3
PROJECT NO: 17.13	TP 09 REV G

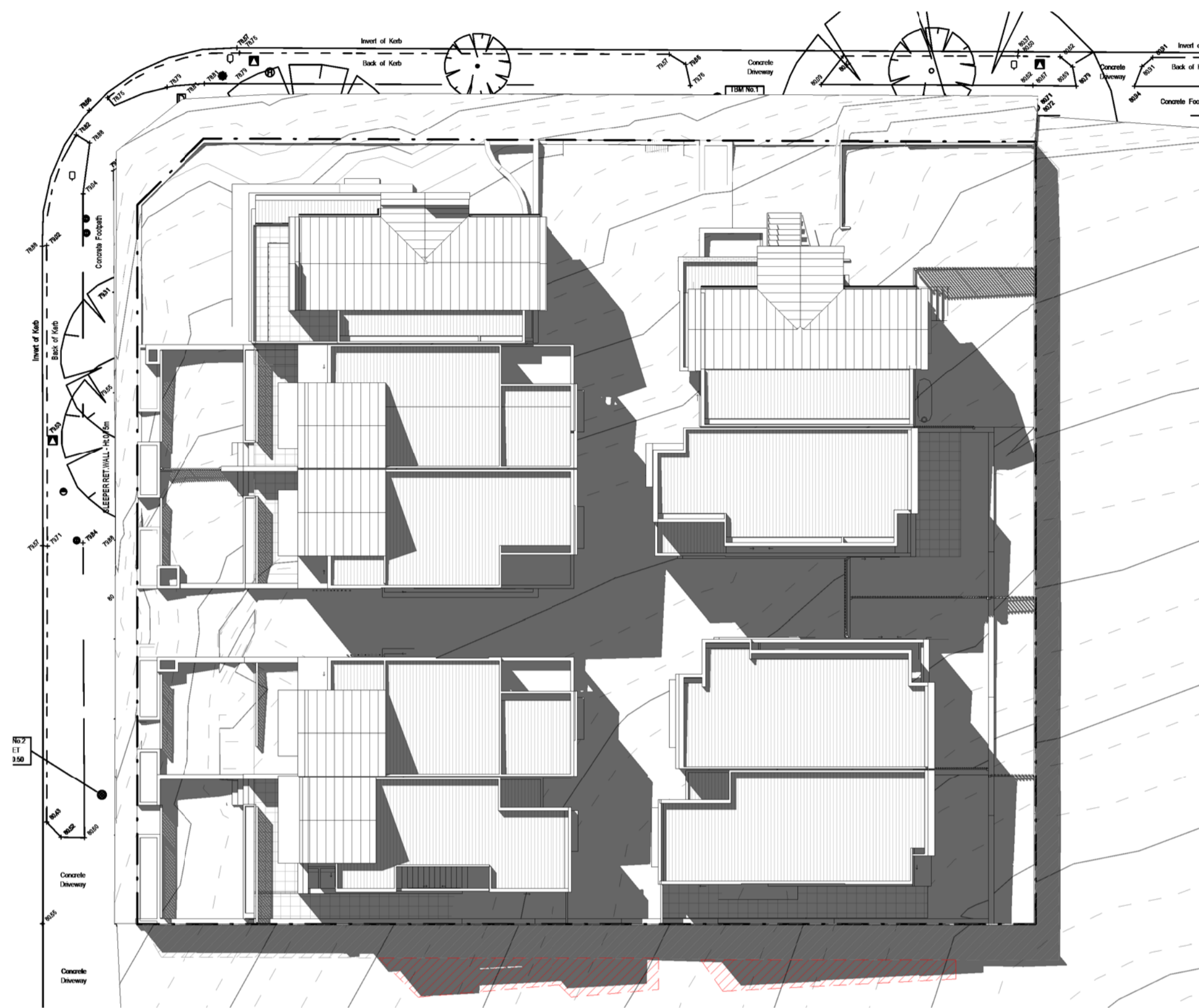
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LEGEND

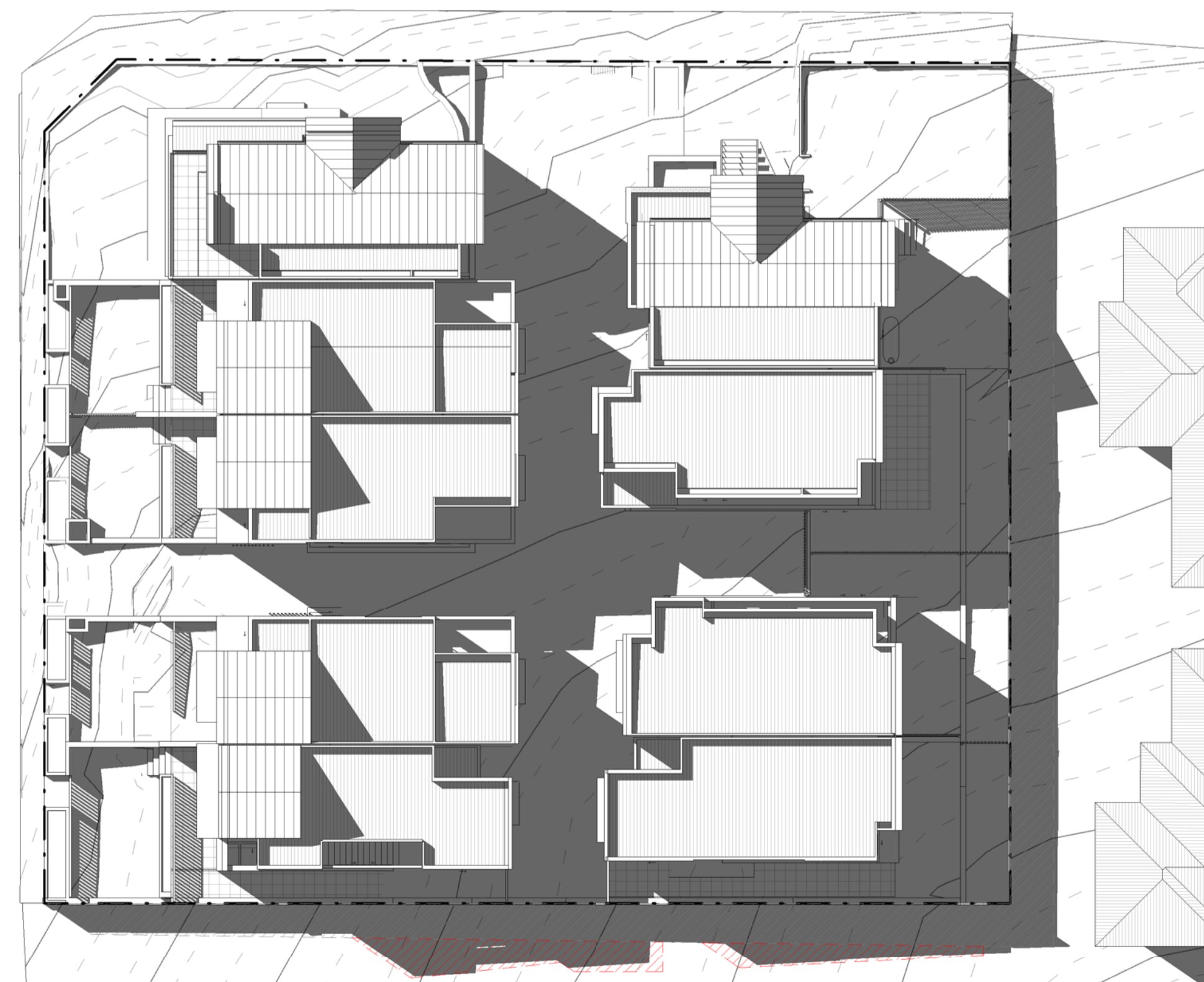
-  ADDITIONAL OVERSHADOWING CAST BY PROPOSED DEVELOPMENT
-  SHADOWS CAST BY BOUNDARY PALING FENCE



TP - SHADOW DIAGRAM @ 1.00PM



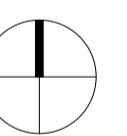
TP - SHADOW DIAGRAM @ 2.00PM



TP - SHADOW DIAGRAM @ 3.00PM

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PROJECT ADDRESS
124-126 HUNTINGDALE RD,
MOUNT WAVERLEY

CLIENT

DRAWING TITLE
SHADOW DIAGRAMS

DRAWN BY	SCALE
	1 : 100 <small>AT A1</small> 1 : 200 <small>AT A3</small>

PROJECT NO:	TP 09.1
17.13	REV G

lyndon grove

notes

Existing vegetation
Existing trees and shrubs indicated for retention are to be protected in accordance with Australian standards. Refer to arborists report and/or council permit conditions for tree protection and management. Trees should be protected with physical barriers to prevent access within nominated tree protection zones which are to be mulched and irrigated during construction. No trees to be removed without clarification from owner or local council. All tree protection to be in accordance with relevant Australian Standards.

Garden Beds
Cultivate existing soil to 200mm. Re-use site topsoil if suitable or imported garden mix topsoil to provide minimum 100mm of topsoil to garden beds. Spread 75mm layer of 10mm pine bark mulch.

Irrigation
Low water use drip system with programmable timers connected to rainwater storage tanks or water mains. Irrigation must be used in compliance with current water restrictions.

Fences
Refer to architectural plans

Drainage
Refer to architectural or engineering plans for stormwater and drainage pit locations. All paved areas in rear gardens are to have a grade of 2.5% minimum, away from buildings. All grades, levels and drainage to comply with relevant building codes and council planning requirements.

Services
Contractors are to determine the location of all underground and overhead services prior to construction. Any services, pits, etc illustrated on this plan are indicative only and are to be checked with architectural and engineering plans.

Building Structures
The use of this plan and planting of trees, shrubs, etc as specified may require the provision of root control barriers or specifically engineered foundations or similar method of controlling root growth to avoid intrusion into adjacent areas or building foundations. A qualified consultant should advise on foundation design and/or barriers (physical or chemical) as appropriate.

Planting Schedule

Botanical Name Common Name Quantity Size*

Groundcovers, tussocks, small to medium/large shrubs
(Supply in 150mm pots or larger advanced sizes 300mm pot minimum)**

Acacia cognata 'Mini Cog'	Dwarf Acacia	24	0.8x0.8
Angozanthus flavidus	Kangaroo Paw	8	0.8x0.8
Baeckea virgata dwarf	Dwarf Baeckea	10	0.4x0.4
Buxus 'Suffruticosa'	Dwarf Box	44	0.4x0.4
Callistemon 'Slim'	Upright Callistemon	10**	3x1
Chotaya ternata	Mexican Orange Blossom	26	1.2x0.6 trimmed
Cordylina 'Pink Passion'	Cordylina	8**	3.5x1.5
Correa alba	White Correa	30	0.8x0.8
Correa 'Dusky Bells'	Correa	40	0.8x0.8
Dianella 'Little Flew'	Dianella	42	0.4x0.4
Dodonaea viscosa	Dodonaea	2	2.5x1.2
Doryanthes excelsa	Gymea Lily	2**	1.5x1.5
Grevillea alpina	Mountain Grevillea	4	2x1
Grevillea 'Honey Gem'	Grevillea	10**	3.5x1 trimmed
Helichysum scorpioides	Everlasting Daisy	20	0.2x0.5
Howea forsteriana	Kentia Palm	2	3.5x2
Liriope musari	Liriope	36	0.5x0.4
Lomandra 'Tanika'	Lomandra	90	0.6x0.4
Macrozamia communis	Cycad	2**	1x1
Orthrosanthus multiflorus	Purple Flag	30	0.5x0.5
Plectranthus argentatus	Silver Plectranthus	18	0.8x0.8
Scaevola hookeri	Fan Flower	16	0.2x0.8
Syzygium 'Bush Christmas'	Dwarf Lillypil	20**	3x0.8 trimmed
Viburnum 'Emerald Lustre'	Viburnum	16**	2x0.8 trimmed
Westringia 'Jervis Gem'	Dwarf Native Rosemary	30	0.8x0.8

Feature trees, shade trees, large shrubs
(supply in 300mm pots** or as advanced plants minimum 2m high)

Angophora hispida	Dwarf Angophora	2	7x7
Archontophoenix cunninghamiana	Bangalow Palm	4**	7x2
Corymbia citriodora	Lemon Scented Gum	2	16x8
Corymbia 'Scentulous'	Dwarf Lemon Scented Gum	1	9x5
Corymbia eximia	Bloodwood	2	10x7
Corymbia 'Fibbons of Hope'	Upright form of Spotted Gum	1	14x6
Elaeocarpus eumundii	Eumundi Quandong	1	7x3
Elaeocarpus reticulatus	Blueberry Ash	1	7x2.5
Eucalyptus mannifera 'Little Spotty'	Dwarf Gum	2	10x6
Pyrus c. 'Chanticleer'	Ornamental Pear	2	12x5
Streitzia nicolai	Giant Bird of Paradise	6	5x2
Waterhousia floribunda 'Whisper'	Lilly pilly	2	9x5

*height x width average at maturity estimated for this location or maintained by trimming

Site Preparation and Maintenance notes

All weeds to be removed from site by physical removal or spraying with glyphosate based herbicide. Existing soil should be improved by the addition of organic matter and light cultivation only to break up any compaction. No cultivation within driplines of existing retained trees on site or adjacent areas. Areas of possible contamination with paint, oil or any other materials used on site are to be removed and replaced with topsoil from a sustainable source and approved for use on site. Areas requiring topsoil to ensure levels or for plant growth are to be spread with approved soil previously stockpiled on site or from quality controlled and sustainable source. Irrigation is to be in accordance with current water restrictions and weather conditions generally 10 minutes every second day during establishment period (6 months) and during dry summer periods. If required, programmable irrigation systems are to be low water use drippers and sprays as appropriate and designed by irrigation supplier or consultant. Weeding and trimming every 14 - 21 days. Plant replacement as required during establishment period of 6 months or longer as required by permit conditions. All plants to be pruned/shaped to appropriate size on an ongoing basis. Mulch levels to be maintained at 75mm.

landscape plan



project: 124 - 126 huntingdale road, mount waverley

client: jmh property

scale: 1:100 A1 date: april 2020 sheet: 1 of 1
ISSUE A

habitat

landscape and environmental design consultants 9836 1272

this plan is intended as a layout and planting guide only, all dimensions, locations, etc are to be checked and verified on site. Refer to architectural and engineering plans and permit conditions. habitat accepts no responsibility or liability as a result of errors or omissions on this plan

huntingdale road



key

- lawn**
drought tolerant, non-invasive species seeded or turf on 50mm topsoil or use mulch or pebbles as substitute to smaller areas and during drought periods.
- garden edging**
recycled plastic edging or sustainable timber species
- pebbles/toppings/stone chips**
50mm compacted or 60mm loose layer of selected sustainably sourced water worn pebbles, toppings or stone chips as path or lawn substitute
- paving**
tiles or paving/concrete as per architectural plans or as selected
- path**
permeable paving
- 500x500mm concrete pavers as stepping stones
- driveway**
concrete as per architectural plans or as selected
- fence**
refer to architectural plans
- retaining walls**
refer to architectural plans for details of masonry or timber walls
- suggested location for concrete link block wall
- planters**
raised planters with open base over natural ground or closed base over basement areas. all planters to be connected to irrigation and drainage systems
- existing trees**
trees to be retained. refer to arborists report for details

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lyndon grove

notes

Existing vegetation

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Garden Beds

Cultivate existing soil to 200mm. Re-use site topsoil if suitable or imported garden mix topsoil to provide minimum 100mm of topsoil to garden beds. Spread 75mm layer of 10mm pine bark mulch.

Irrigation

Low water use drip system with programmable timers connected to rainwater storage tanks or water mains. Irrigation must be used in compliance with current water restrictions.

Fences

Refer to architectural plans

Drainage

Refer to architectural or engineering plans for stormwater and drainage pit locations. All paved areas in rear gardens are to have a grade of 2.5% minimum, away from buildings. All grades, levels and drainage to comply with relevant building codes and council planning requirements.

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Building Structures

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Planting Schedule

Botanical Name Common Name Quantity Size*

Groundcovers, tussocks, small to medium/large shrubs
(Supply in 150mm pots or larger advanced sizes 300mm pot minimum**)

Acacia cognata 'Mini Cog'	Dwarf Acacia	24	0.8x0.8
Anigozanthus flavidus	Kangaroo Paw	8	0.8x0.8
Baeckea virgata dwarf	Dwarf Baeckea	10	0.4x0.4
Buxus 'Suffruticosa'	Dwarf Box	44	0.4x0.4
Callistemon 'Slim'	Upright Callistemon	10**	3x1
Choisya ternata	Mexican Orange Blossom	28	1.2x0.8 trimmed
Cordyline 'Pink Passion'	Cordyline	8**	3.5x1.5
Correa alba	White Correa	30	0.8x0.8
Correa 'Dusky Balls'	Correa	40	0.6x0.8
Dianella 'Little Rev'	Dianella	42	0.4x0.4
Dodonaea viscosa	Dodonaea	2	2.5x1.2
Doryanthes excelsa	Gymea Lilly	2**	1.5x1.5
Grevillea alpina	Mountain Grevillea	4	2x1
Grevillea 'Honey Gem'	Grevillea	10**	3.5x1 trimmed
Helichrysum scopoloides	Everlasting Daisy	20	0.2x0.6
Howea forsteriana	Kentia Palm	2	3.5x2
Liriope musari	Liriope	36	0.5x0.4
Lomandra 'Tanika'	Lomandra	90	0.6x0.4
Macrozamia communis	Cycad	2**	1x1
Orthrosanthus multiflorus	Purple Flage	30	0.5x0.5
Plectranthus argentatus	Silver Plectranthus	18	0.8x0.8
Scaevola hookeri	Fan Flower	16	0.2x0.8
Syzygium 'Bush Christmas'	Dwarf Lillypilly	20**	3x0.8 trimmed
Viburnum 'Emerald Lustre'	Viburnum	16**	2x0.6 trimmed
Westringia 'Jervis Gem'	Dwarf Native Rosemary	30	0.8x0.8

Feature trees, shade trees, large shrubs

(supply in 300mm pots** or as advanced plants minimum 2m high)

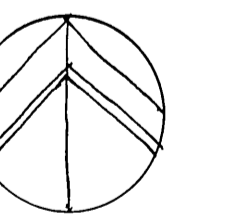
Angophora hispida	Dwarf Angophora	2	7x7
Archontophoenix cunninghamiana	Bangalow Palm	4***	7x2
Corymbia citriodora	Lemon Scented Gum	2	16x8
Corymbia 'Scentulous'	Dwarf Lemon Scented Gum	1	9x5
Corymbia oximia	Bloodwood	2	10x7
Corymbia 'Ribbons of Hope'	Upright form of Spotted Gum	1	14x6
Elaeocarpus eumundii	Eumundi Quandong	1	7x3
Elaeocarpus reticulatus	Blueberry Ash	1	7x2.5
Eucalyptus mannifera 'Little Spotty'	Dwarf Gum	2	10x6
Pyrus c. 'Chanticleer'	Ornamental Pear	2	12x5
Strelitzia nicotia	Giant Bird of Paradise	8	5x2
Waterhousia floribunda 'Whisper'	Lilly pilly	2	9x5

*height x width average at maturity estimated for this location or maintained by trimming

Site Preparation and Maintenance notes

All weeds to be removed from site by physical removal or spraying with glyphosate based herbicide. Existing soil should be improved by the addition of organic matter and light cultivation only to break up any compaction. No cultivation within driplines of existing retained trees on site or adjacent areas. Areas of possible contamination with paint, oil or any other materials used on site are to be removed and replaced with topsoil from a sustainable source and approved for use on site. Areas requiring topsoil to ensure levels or for plant growth are to be spread with approved soil previously stockpiled on site or from quality controlled and sustainable source. Irrigation is to be in accordance with current water restrictions and weather conditions generally 10 minutes every second day during establishment period (6 months) and during dry summer periods if required, programmable irrigation systems are to be low water use drippers and sprays as appropriate and designed by irrigation supplier or consultant. Weeding and trimming every 14 - 21 days. Plant replacement as required during establishment period of 6 months or longer as required by permit conditions. All plants to be pruned/shaped to appropriate size on an ongoing basis. Mulch levels to be maintained at 75mm.

landscape plan



project: 124 - 126 huntingdale road, mount waverley

client: jmh property

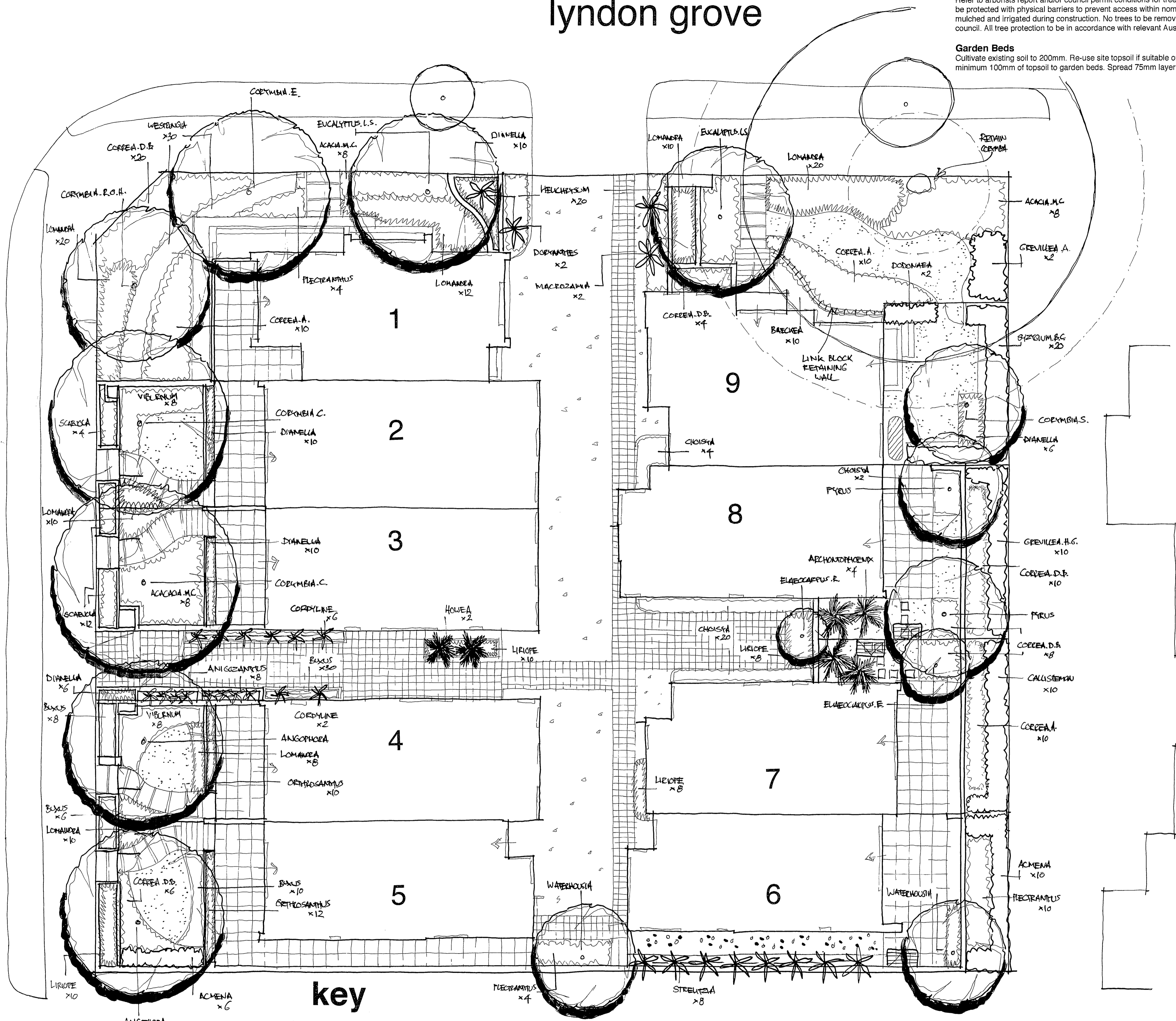
scale: 1:100 A1 date: april 2020 sheet: 1 of 1 issue A

habitat

landscape and environmental design consultants 9836 1272

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huntingdale road



key

- lawn**
drought tolerant, non - invasive species seeded or turf on 50mm topsoil or use mulch or pebbles as substitute to smaller areas and during drought periods.
- garden edging**
recycled plastic edging or sustainable timber species
- pebbles/toppings/stone chips**
50mm compacted or 60mm loose layer of selected sustainably sourced water worn pebbles, toppings or stone chips as path or lawn substitute
- paving**
tiles or paving/concrete as per architectural plans or as selected
- path**
permeable paving
- 500x500mm concrete pavers as stepping stones
- driveway**
concrete as per architectural plans or as selected
- fence**
refer to architectural plans
- retaining walls**
refer to architectural plans for details of masonry or timber walls
- suggested location for concrete link block wall
- planters**
raised planters with open base over natural ground or closed base over basement areas all planters to be connected to irrigation and drainage systems
- existing trees**
trees to be retained. refer to arborists report for details

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huntingdale road streetscape

landscape elevations

project: 124 – 126 huntingdale road, mount waverley
client: jmh property
scale: 1:100 A1 **date:** april 2020 **sheet:** 1 of 1
issue A

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lyndon grove

notes

Existing vegetation
Existing trees and shrubs indicated for retention are to be protected in accordance with Australian standards. Refer to arborists report and/or council permit conditions for tree protection and management. Trees should be protected with physical barriers to prevent access within nominated tree protection zones which are to be mulched and irrigated during construction. No trees to be removed without clarification from owner or local council. All tree protection to be in accordance with relevant Australian Standards.

Garden Beds
Cultivate existing soil to 200mm. Re-use site topsoil if suitable or imported garden mix topsoil to provide minimum 100mm of topsoil to garden beds. Spread 75mm layer of 10mm pine bark mulch.

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landscape plan



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ISSUE A

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huntingdale road

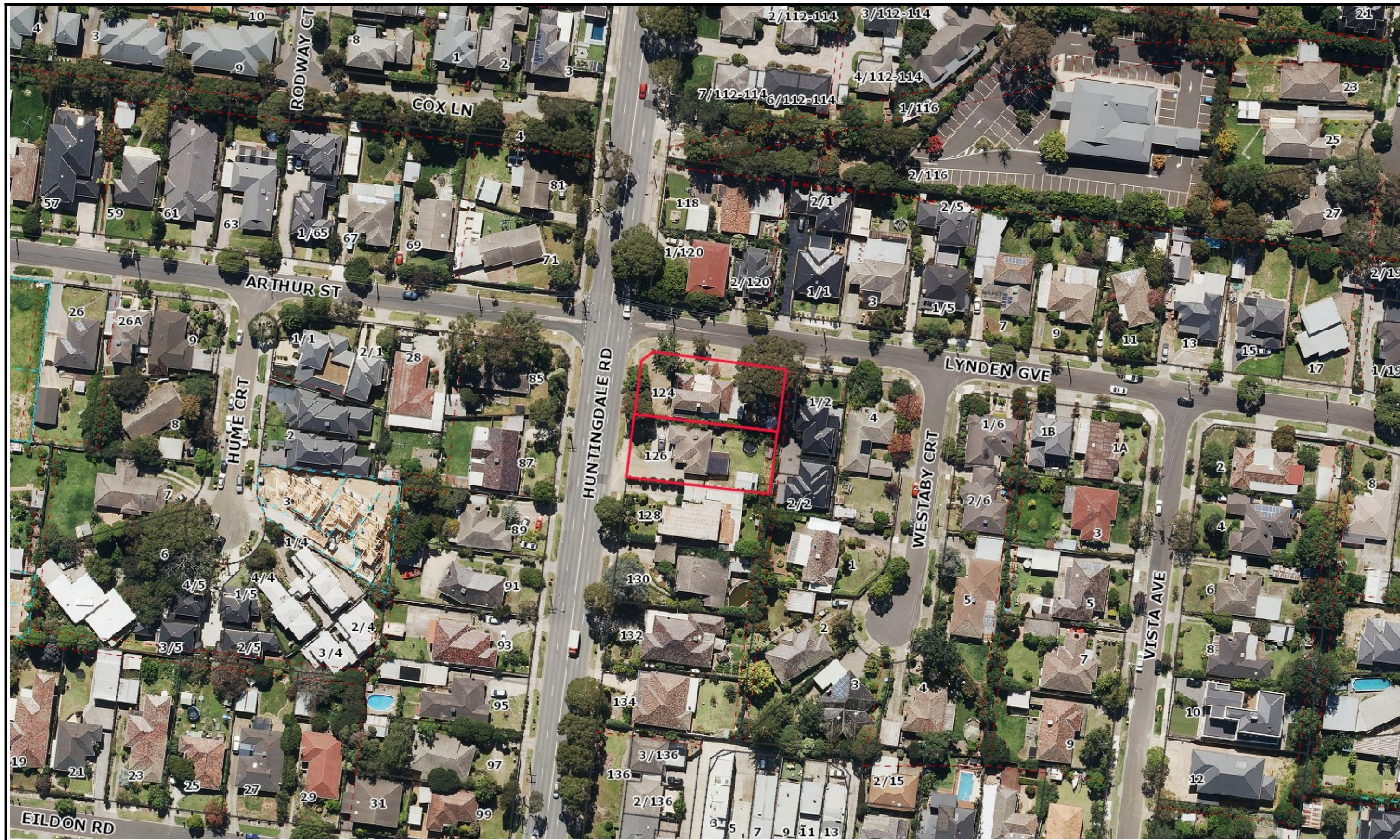


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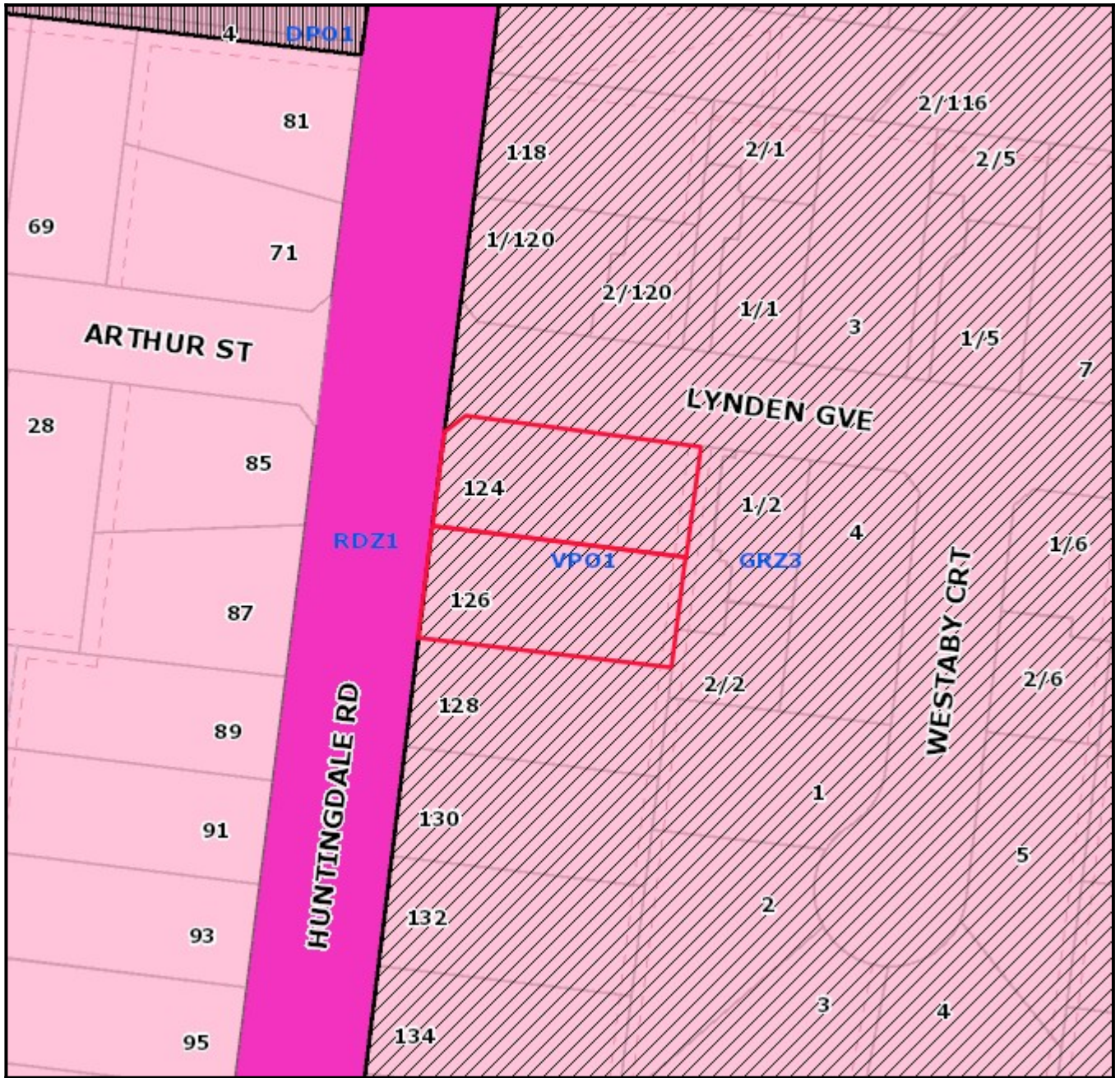
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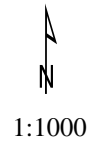
Planning Overlays and Zones



Legend

Planning Zones

Planning Overlays



Address

124-126 Huntingdale Road MOUNT WAVERLEY VIC 3149



Objector Map

Subject land shaded light red. Objector properties shaded dark green and pinpointed.



1:2000



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Legend

- | | | |
|-------------------|---------------------------|------------------------------------|
| Property | Open Space Public Access | Social/ family recreation |
| Proposed Property | Accessway/ trail | Sport |
| Common Property | Conservation | Utility/ buffer/ enviro constraint |
| Easements | Memorial Park | Visual amenity |
| Raillines | Play | Water based recreation |
| Reserves | Relaxation/ contemplation | |

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