

Attachment 1: 81-83 Madeleine Road, Clayton

5.0 ARCHITECTURAL RESPONSE/ 5.01 DEVELOPMENT DATA

SITE AREAS

TOTAL SITE AREA	1392m ²
SITE COVER	736.8m ² (52.9%)
PERMEABLE AREA	408.4m ² (29.3%)
OPEN SPACE AREA	593.3m ² (42.6%)
GARDEN AREA	494.0m ² (35.5%)
BASEMENT AREA	824.3m ² (59.2%)
ROOF AREA	197.9m ² (14.2%)

BUILDING DATA

UNITS 46

GROUND FLOOR 16
LEVEL 1 19
LEVEL 2 11

GROUND FLOOR	NO.OF UNITS	AREA
TYPE A	5	120.70m ²
TYPE B	3	72.03m ²
TYPE C	3	72.03m ²
TYPE D	2	48.02m ²
TYPE G	1	34.22m ²
TYPE H	2	49.92m ²
TOTAL		396.92m²

LEVEL 1	NO. OF UNITS	AREA
TYPE A	5	120.70m ²
TYPE B	5	120.05m ²
TYPE C	3	72.03m ²
TYPE D	2	48.02m ²
TYPE H	4	99.84m ²
TOTAL		460.64m²

LEVEL 2	NO. OF UNITS	AREA
TYPE C	3	72.03m ²
TYPE D	2	48.02m ²
TYPE E	2	62.48m ²
TYPE F	1	27.19m ²
TYPE I	3	75.54m ²
TOTAL		285.26m²

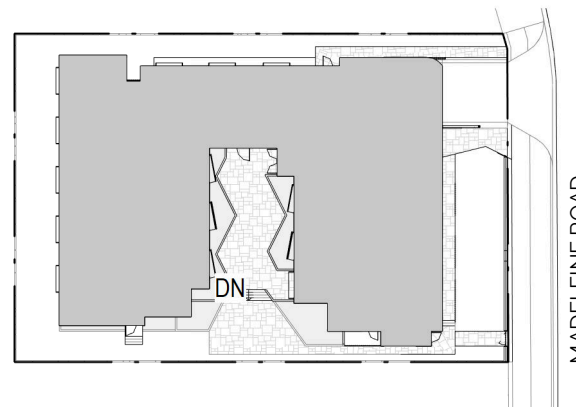
TOTAL UNITS 46 **TOTAL AREA 1142.82m²**

CAR PARKING DATA

PARKING SPACES 20
CAR RATIO REQUIRED 0.30
CAR RATIO PROVIDED 0.425

BICYCLE SPACES 30
BICYCLE RATIO REQUIRED 0.50
BICYCLE RATIO PROVIDED 0.63

HORIZONTAL BICYCLE PARKS 12
PERCENTAGE REQUIRED 20.0%
PERCENTAGE PROVIDED 40.0%



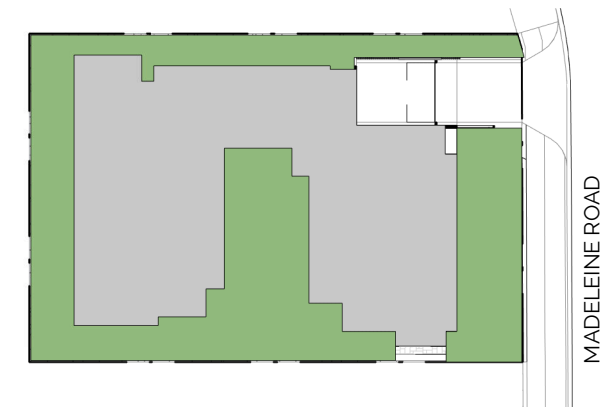
SITE COVER

Total area: 736.8m²
Total percentage: 49.1%



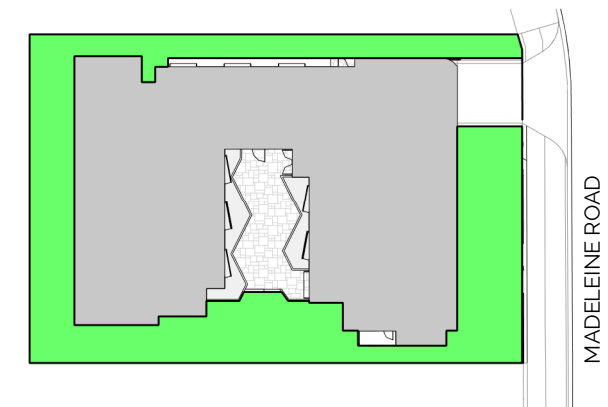
PERMEABLE AREA

Total area: 408.4m²
Total percentage: 29.3%



OPEN SPACE

Total area: 593.3m²
Total percentage: 42.6%



GARDEN AREA

Total area: 494m²
Total percentage: 35.5%









5.0 ARCHITECTURAL RESPONSE/ 5.02 ARCHITECTURAL PLANS

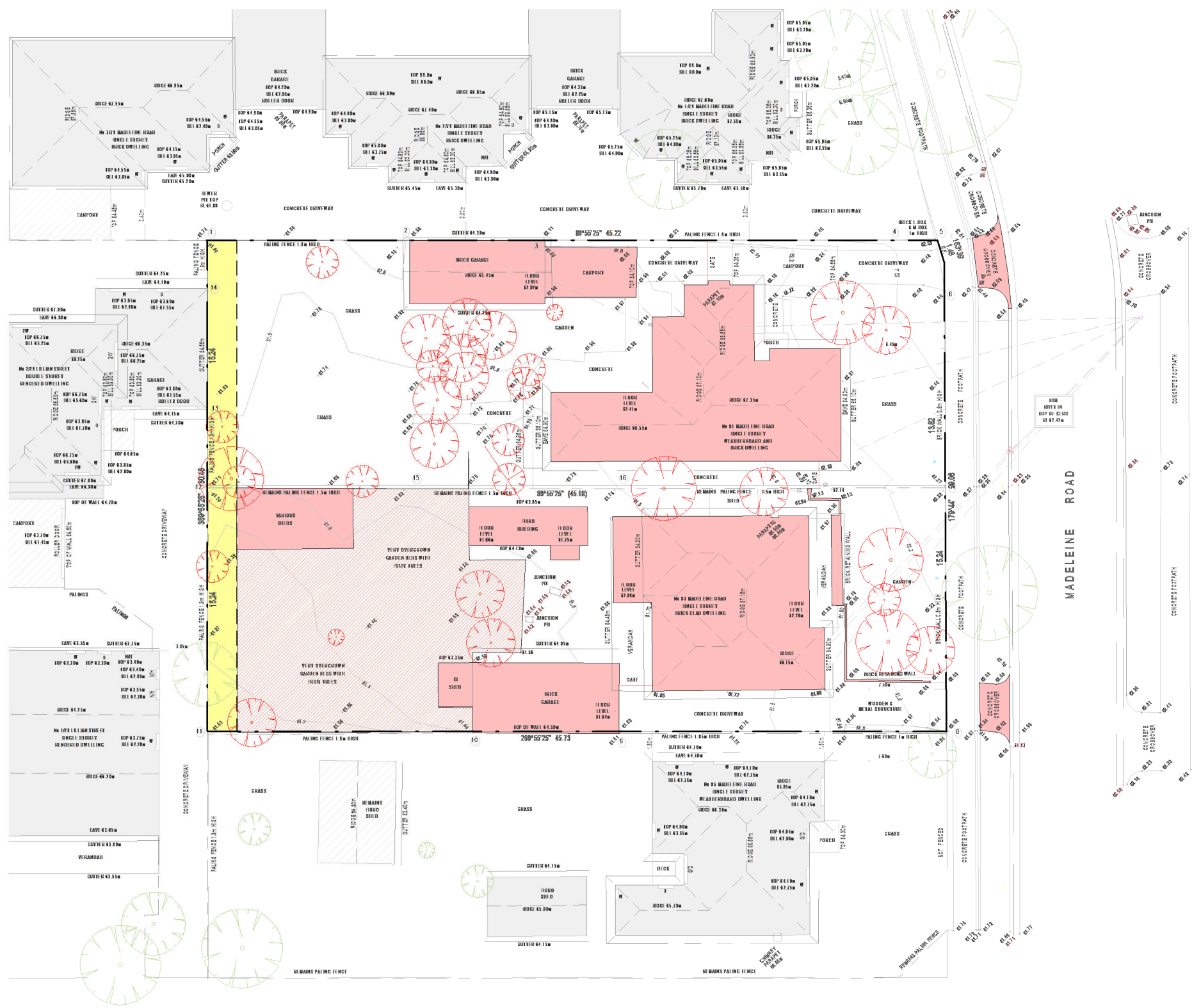
5.02 EXISTING/ DEMOLITION PLAN

REFER TO 'REF 19-233 D1', SHEET 1 OF 1
BY JRL FOR SURVEY DETAILS

DRAWING 1:300

LEGEND

-  DRAINAGE / SEWERAGE EASEMENT
-  EXISTING BUILT FORM TO BE DEMOLISHED
-  ADJOINING PROPERTY
-  EXISTING TREES TO REMAIN
-  EXISTING TREES TO BE DEMOLISHED
-  BOUNDARY



PARKING DATA

PARKING AREA

TOTAL PARKING AREA 693.1m²
 TOTAL BIKE STORE AREA 45.7m²

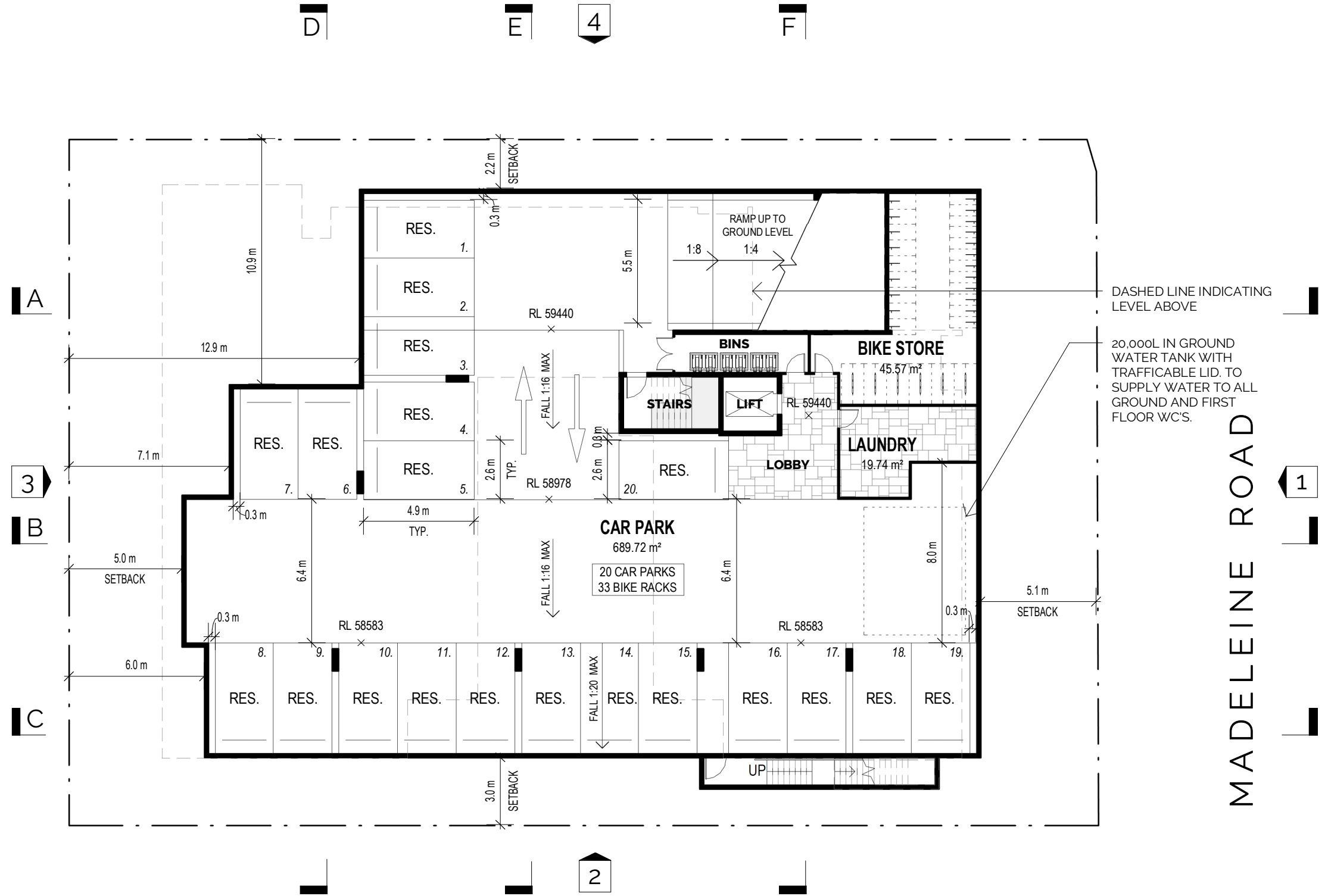
CAR PARKING DATA

PARKING SPACES 20
 CAR RATIO REQUIRED 0.30
 CAR RATIO PROVIDED 0.435

BICYCLE PARKING DATA

BICYCLE SPACES 30
 BICYCLE RATIO REQUIRED 0.50
 BICYCLE RATIO PROVIDED 0.65

HORIZONTAL BICYCLE PARKS 12
 PERCENTAGE REQUIRED 20.0%
 PERCENTAGE PROVIDED 40.0%



1 BASEMENT PLAN
 1:200



BUILDING DATA

UNITS

GROUND FLOOR	16
LEVEL 1	18
LEVEL 2	12
TOTAL UNITS	46

PARKING

PARKING SPACES	20
CAR RATIO REQUIRED	0.30
CAR RATIO PROVIDED	0.435

BICYCLE SPACES	30
BICYCLE RATIO REQUIRED	0.50
BICYCLE RATIO PROVIDED	0.65

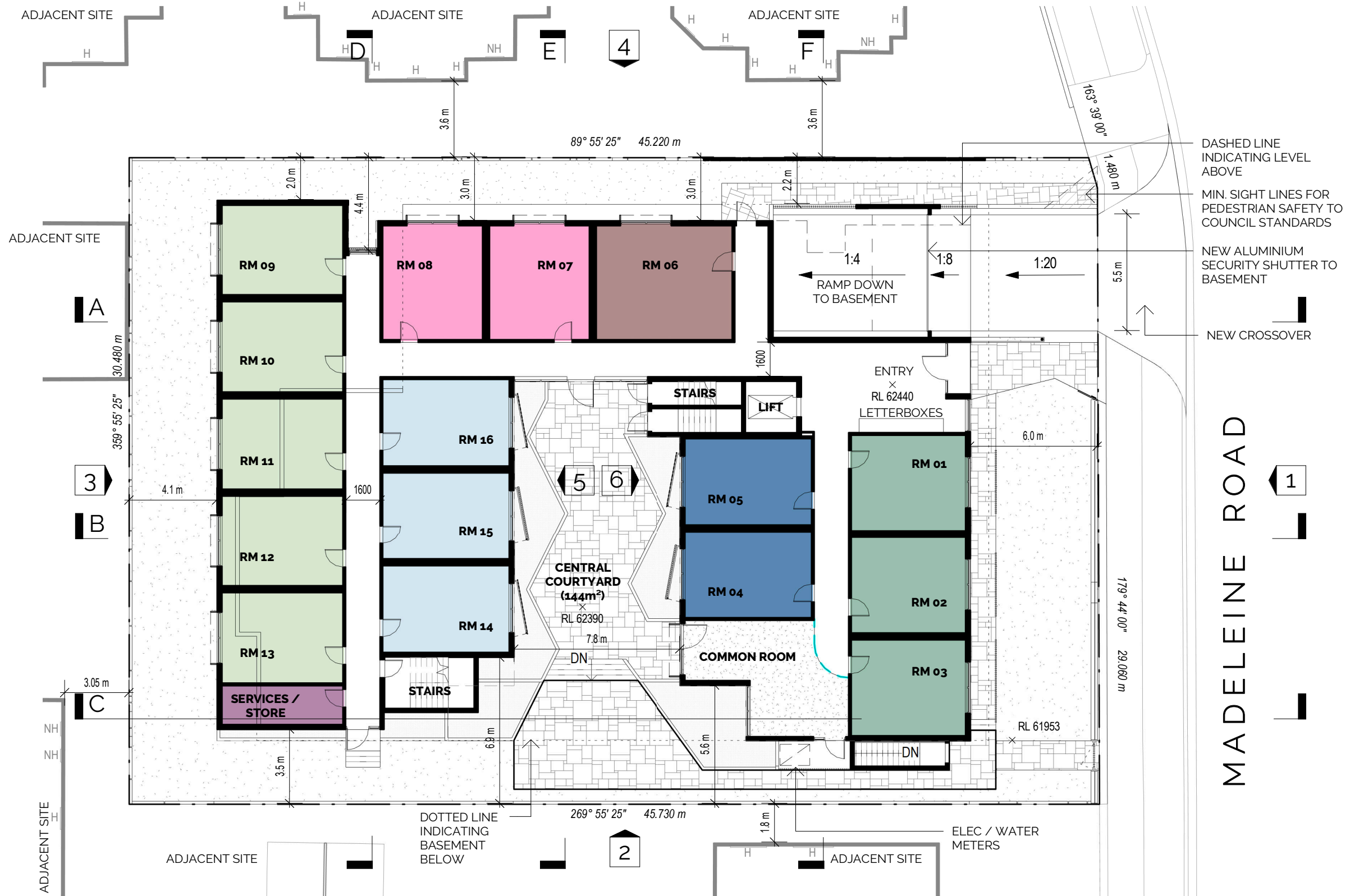
SITE DATA

SITE AREA	1392 m ²
SITE COVER	736.8m ² (52.9%)
PERMEABLE AREA	408.4m ² (29.3%)
OPEN SPACE AREA	593.3m ² (42.6%)
GARDEN AREA	494.0m ² (35.5%)
BASEMENT AREA	824.3m ² (59.2%)

UNIT TYPE LEGEND

APPROXIMATE FLOOR AREAS

	TYPE A - 24.14m ²
	TYPE B - 24.01m ²
	TYPE C - 24.01m ²
	TYPE D - 24.01m ²
	TYPE E - 31.24m ²
	TYPE F - 27.19m ²
	TYPE G - 34.22m ²
	TYPE H - 24.96m ²
	TYPE I - 25.18m ²
	COMMON AREA - VARIES m ²
	SERVICES / STORE- VARIES m ²



1 GROUND FLOOR PLAN

1:200





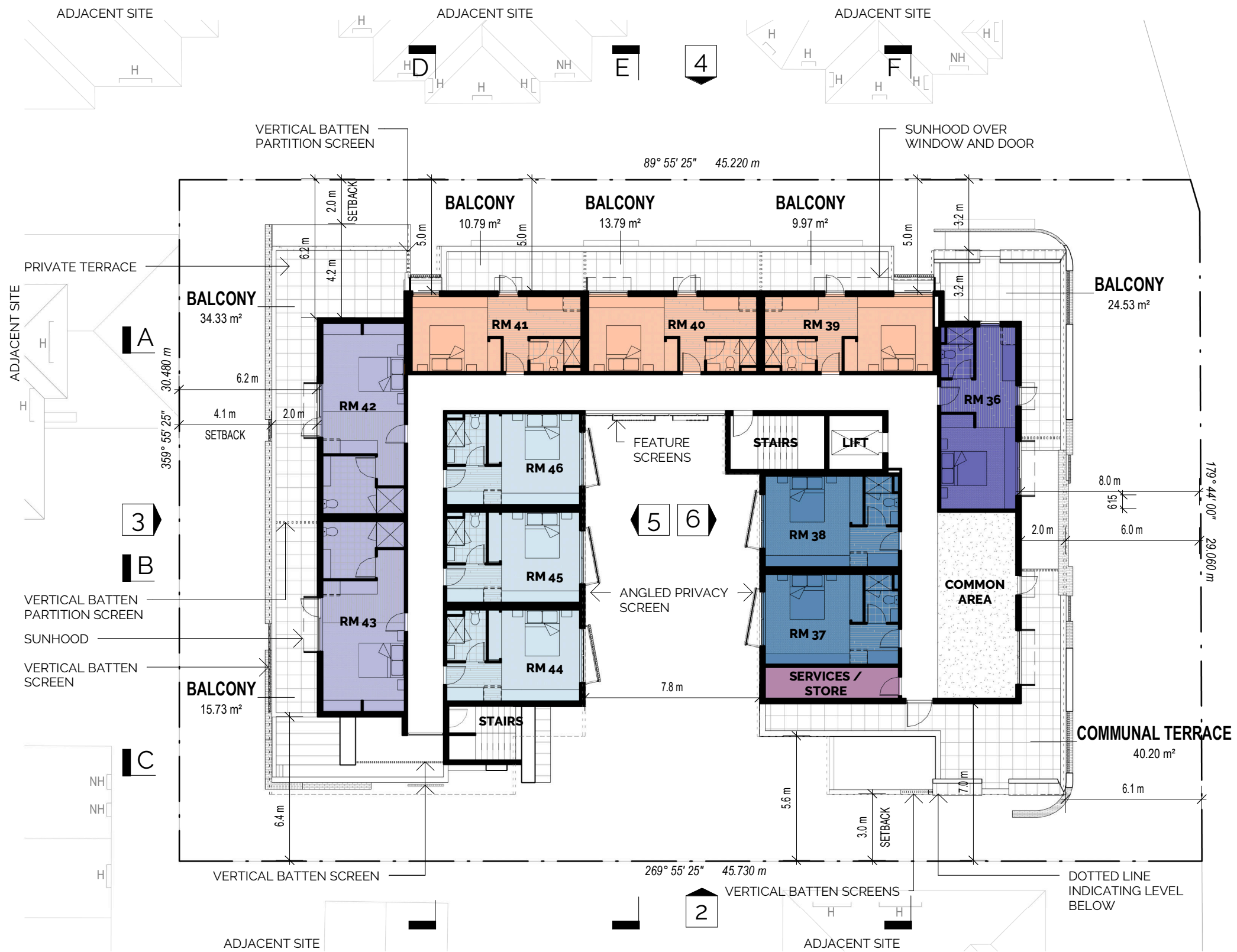
1 LEVEL 1 FLOOR PLAN
1:200

UNIT TYPE LEGEND

APPROXIMATE FLOOR AREAS

- TYPE A - 24.14m²
- TYPE B - 24.01m²
- TYPE C - 24.01m²
- TYPE D - 24.01m²
- TYPE E - 31.24m²
- TYPE F - 27.19m²
- TYPE G - 34.22m²
- TYPE H - 24.96m²
- TYPE I - 25.18m²
- COMMON AREA - VARIES m²
- SERVICES / STORE- VARIES m²





1 LEVEL 2 FLOOR PLAN

1 : 200

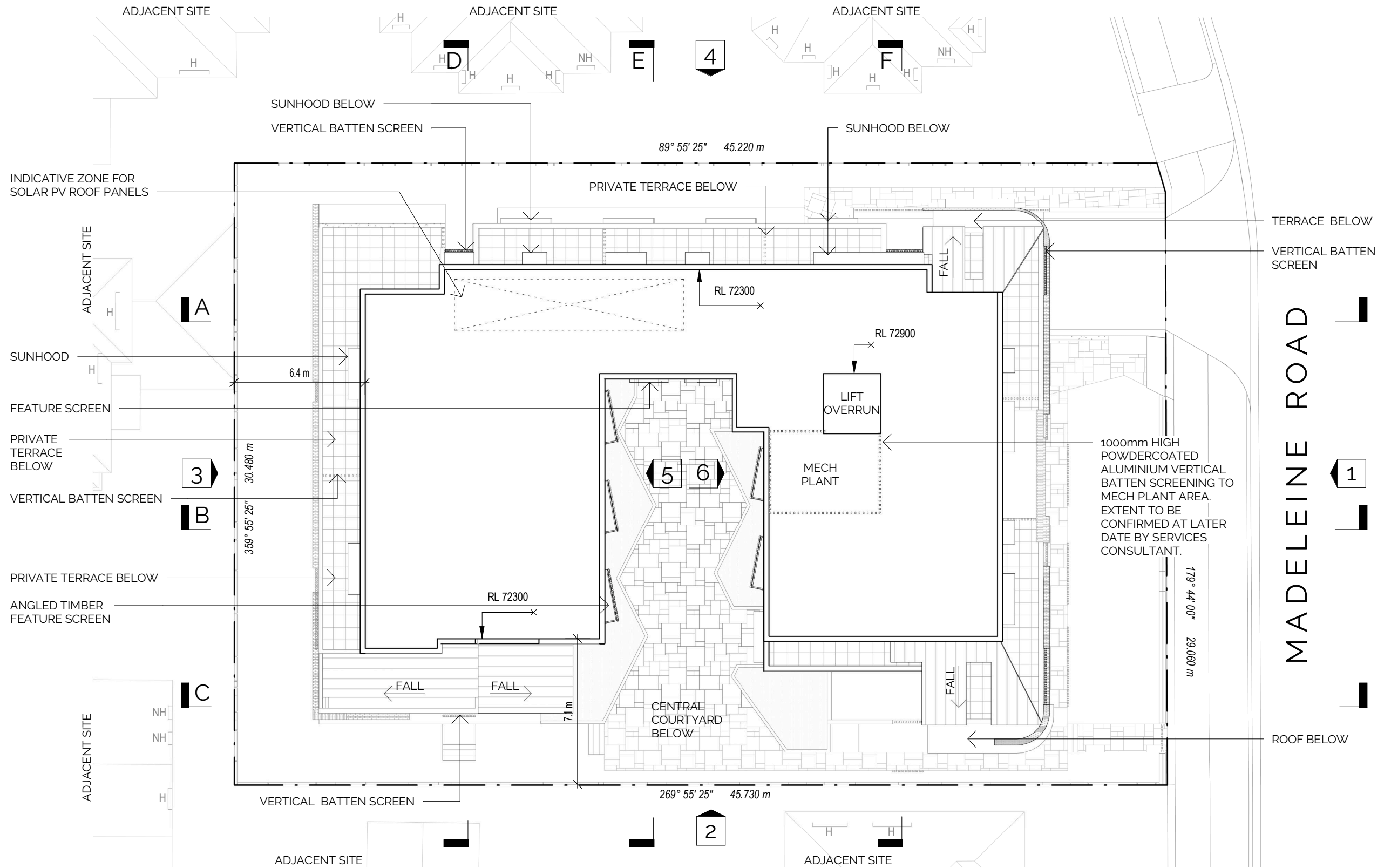
UNIT TYPE LEGEND

APPROXIMATE FLOOR AREAS

	TYPE A	- 24.14m ²
	TYPE B	- 24.01m ²
	TYPE C	- 24.01m ²
	TYPE D	- 24.01m ²
	TYPE E	- 31.24m ²
	TYPE F	- 27.19m ²
	TYPE G	- 34.22m ²
	TYPE H	- 24.96m ²
	TYPE I	- 25.18m ²
	COMMON AREA	- VARIES m ²
	SERVICES / STORE-	VARIES m ²



MADELEINE ROAD



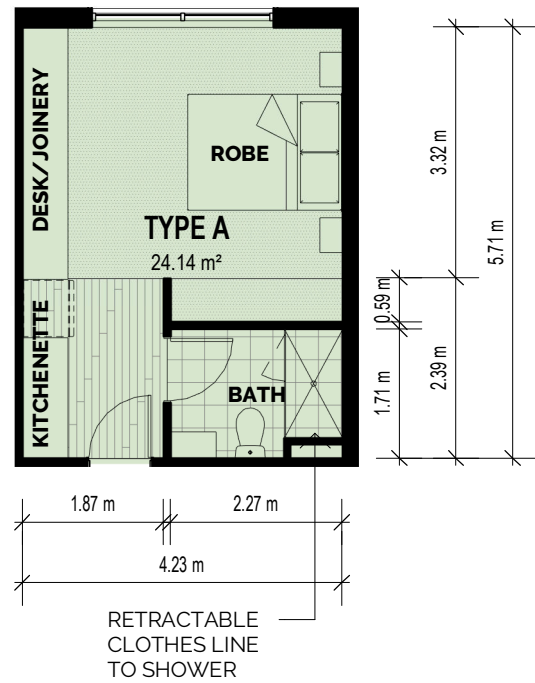
1 ROOF PLAN

1:200



****NOTE****

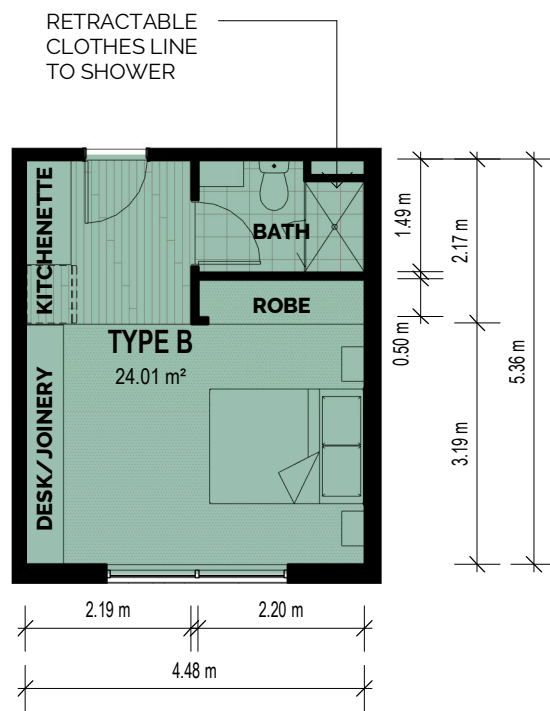
- ALL DIMENSIONS TAKEN FROM FINISHED FACE OF WALLS
- ALL AREAS ARE CALCULATED FROM FINISHED FACE OF WALLS



A UNIT TYPE A - FLOOR PLAN

1:100

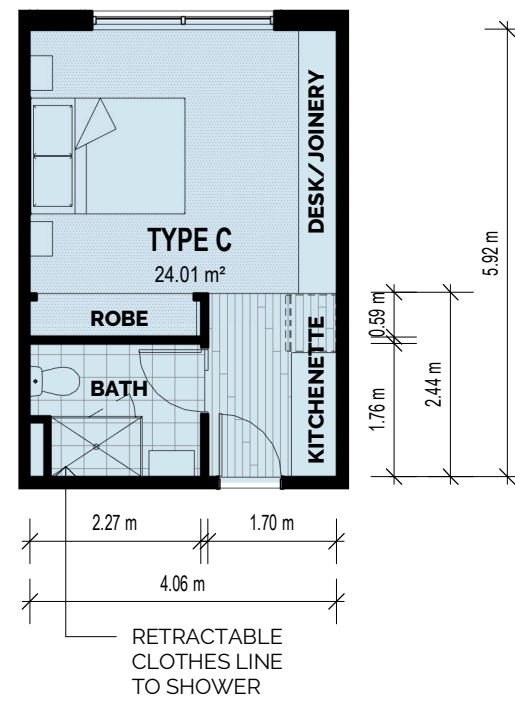
QUANTITY: 10
APPROXIMATE UNIT AREA: 24.14m²



B UNIT TYPE B - FLOOR PLAN

1:100

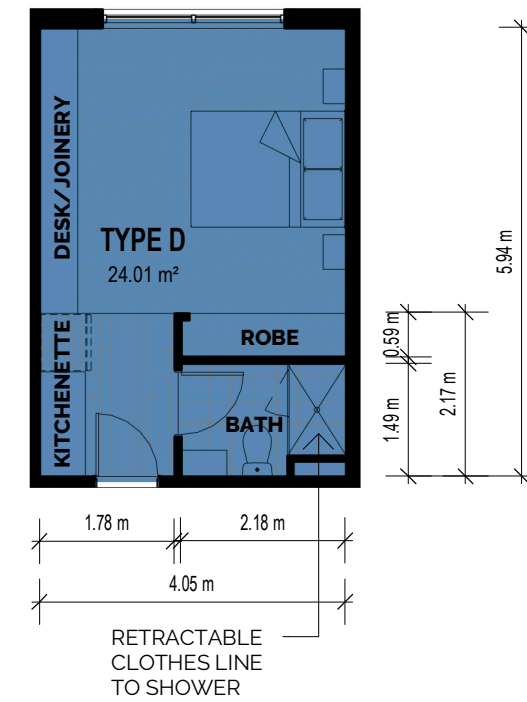
QUANTITY: 8
APPROXIMATE UNIT AREA: 24.01m²



C UNIT TYPE C - FLOOR PLAN

1:100

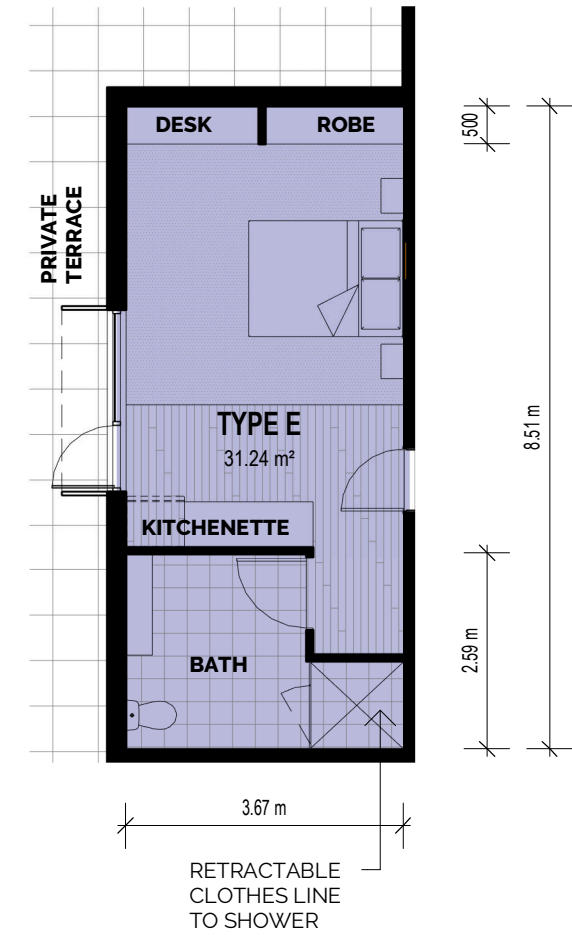
QUANTITY: 9
APPROXIMATE UNIT AREA: 24.01m²



D UNIT TYPE D - FLOOR PLAN

1:100

QUANTITY: 6
APPROXIMATE UNIT AREA: 24.01m²



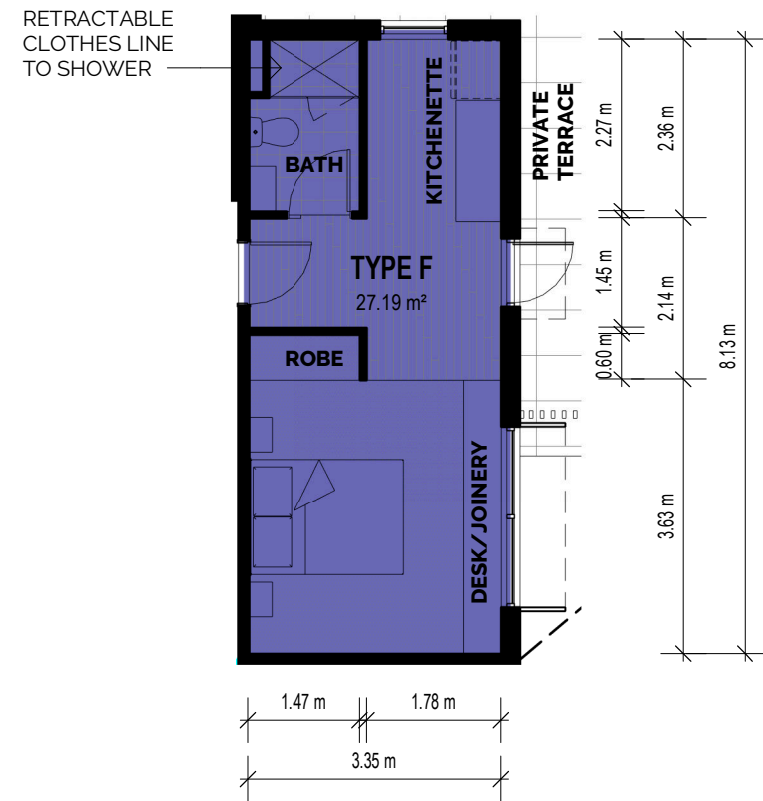
E UNIT TYPE E - FLOOR PLAN

1:100

QUANTITY: 2
APPROXIMATE UNIT AREA: 31.24m²

****NOTE****

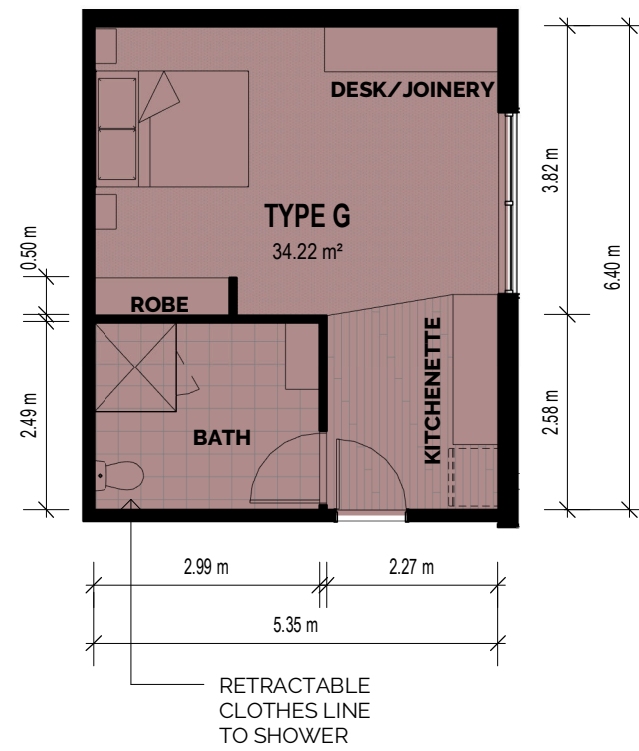
- ALL DIMENSIONS TAKEN FROM FINISHED FACE OF WALLS
- ALL AREAS ARE CALCULATED FROM FINISHED FACE OF WALLS



F UNIT TYPE F - FLOOR PLAN

1:100

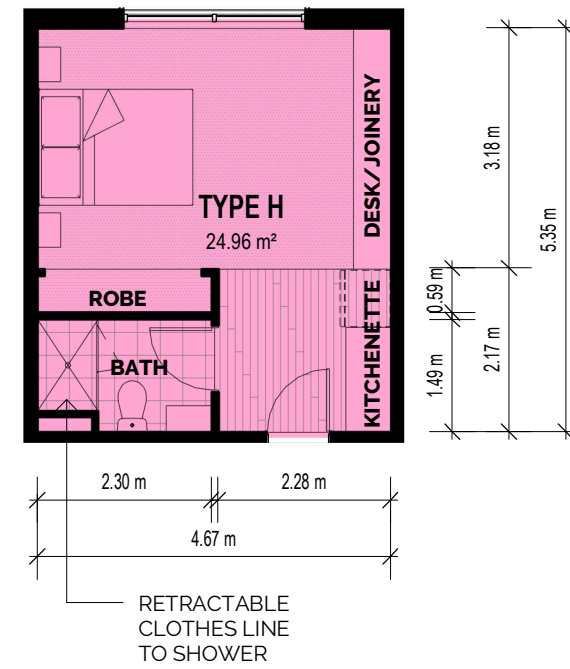
QUANTITY: 1
APPROXIMATE UNIT AREA: 27.19m²



G UNIT TYPE G - FLOOR PLAN

1:100

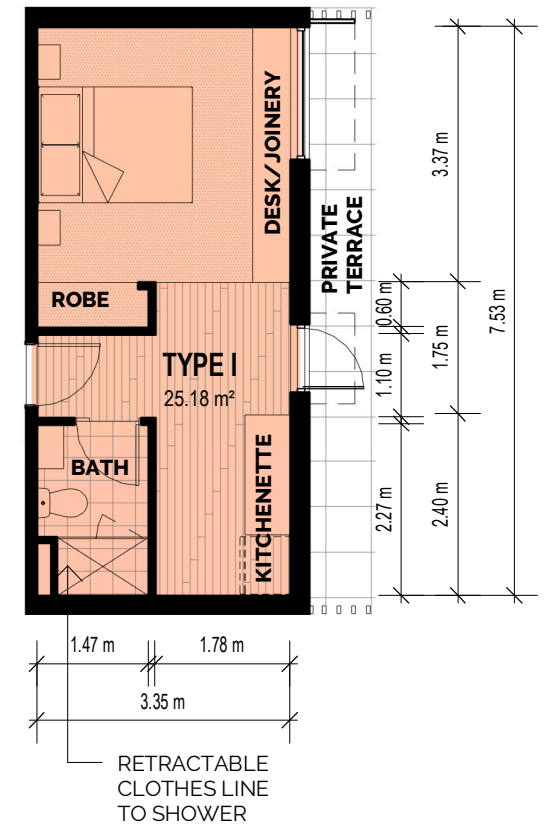
QUANTITY: 1
APPROXIMATE UNIT AREA: 34.22m²



H UNIT TYPE H - FLOOR PLAN

1:100

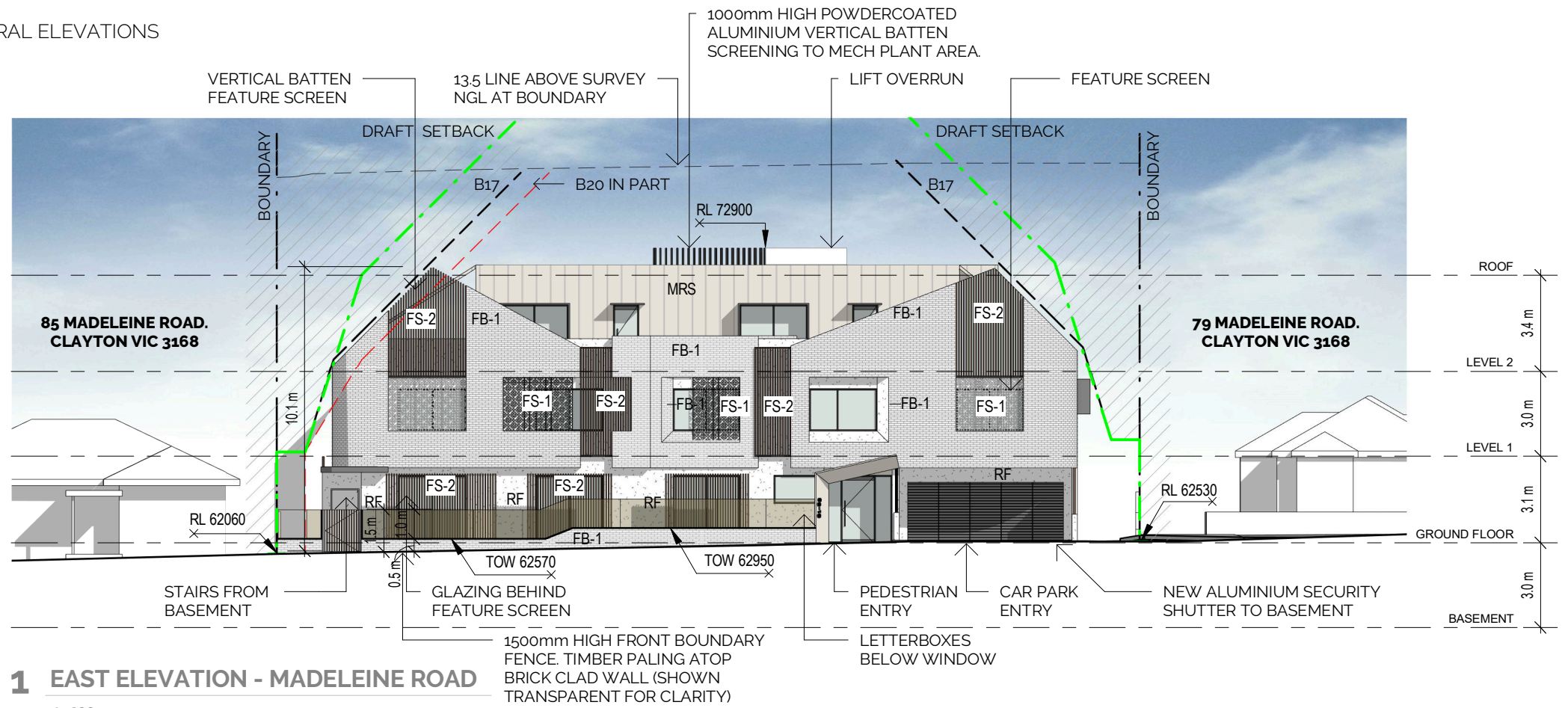
QUANTITY: 6
APPROXIMATE UNIT AREA: 24.96m²





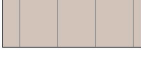




I UNIT TYPE I - FLOOR PLAN

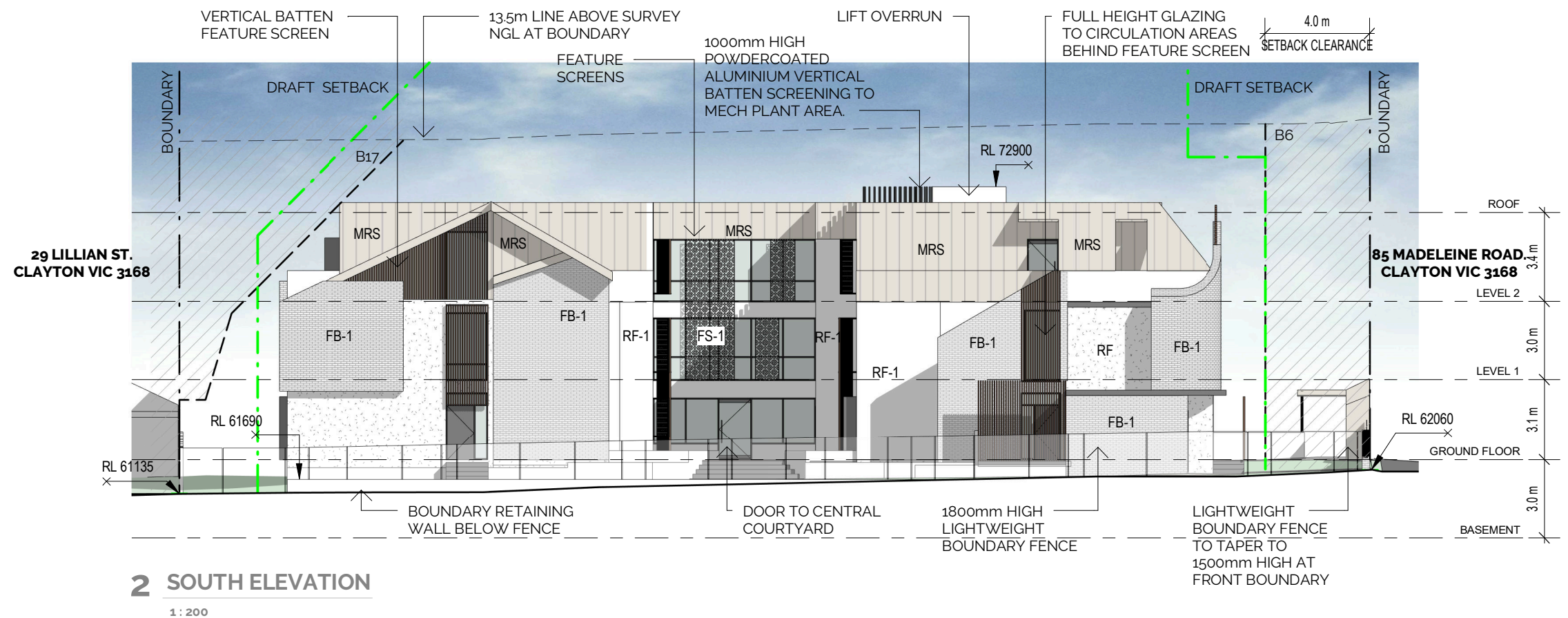
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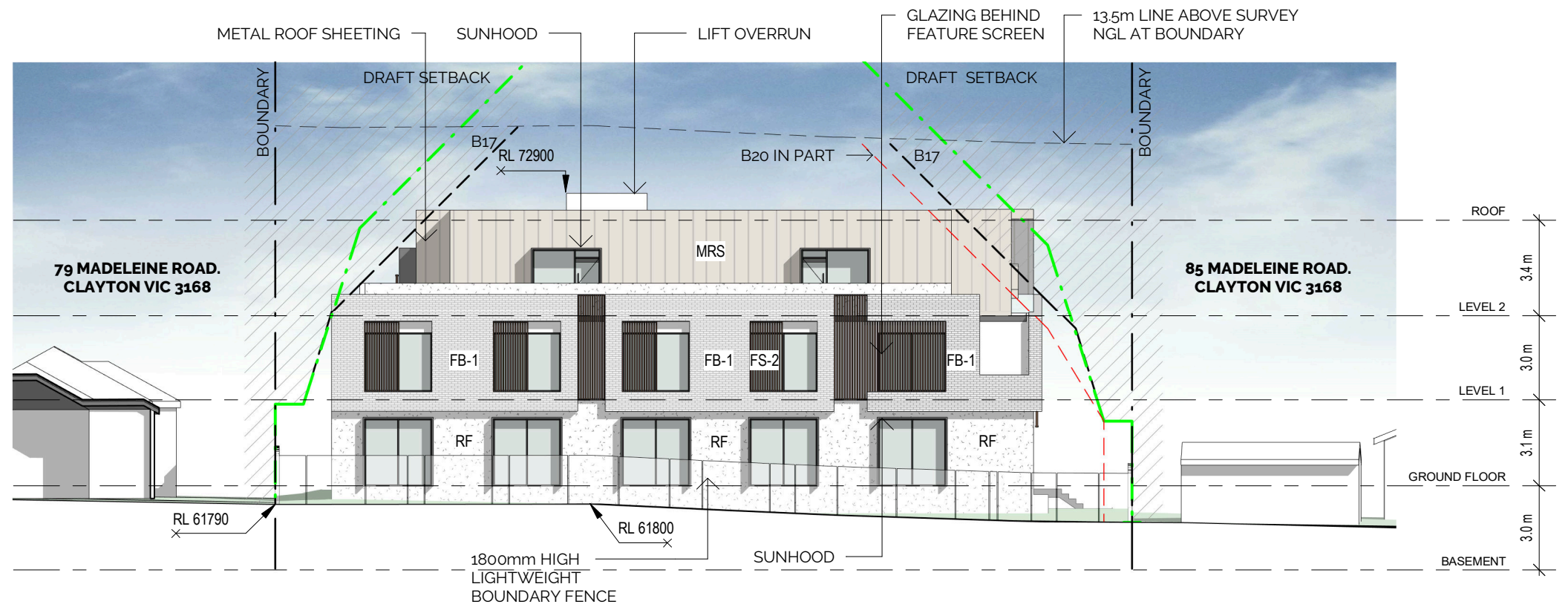
QUANTITY: 3
APPROXIMATE UNIT AREA: 25.18m²



LEGEND

-  **RF-1** RENDER FINISH TYPE 1
-  **FB-1** WHITE BRICK TILE 1
-  **MRS** METAL ROOF SHEETING
-  **FS-1** FIXED FEATURE SCREENS (ARCHITECTURAL VISUAL AMENITY ONLY)
-  **FS-2** FIXED VERTICAL BATTEN SCREENS (ARCHITECTURAL VISUAL AMENITY ONLY)
-  **PS-1** FIXED PRIVACY FEATURE SCREENS (MAX 25% OPENING)
-  **PS-2** FIXED PRIVACY VERTICAL BATTEN SCREENS (MAX 25% OPENING)
- NGL** NATURAL GROUND LEVEL


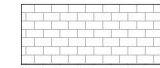
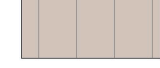






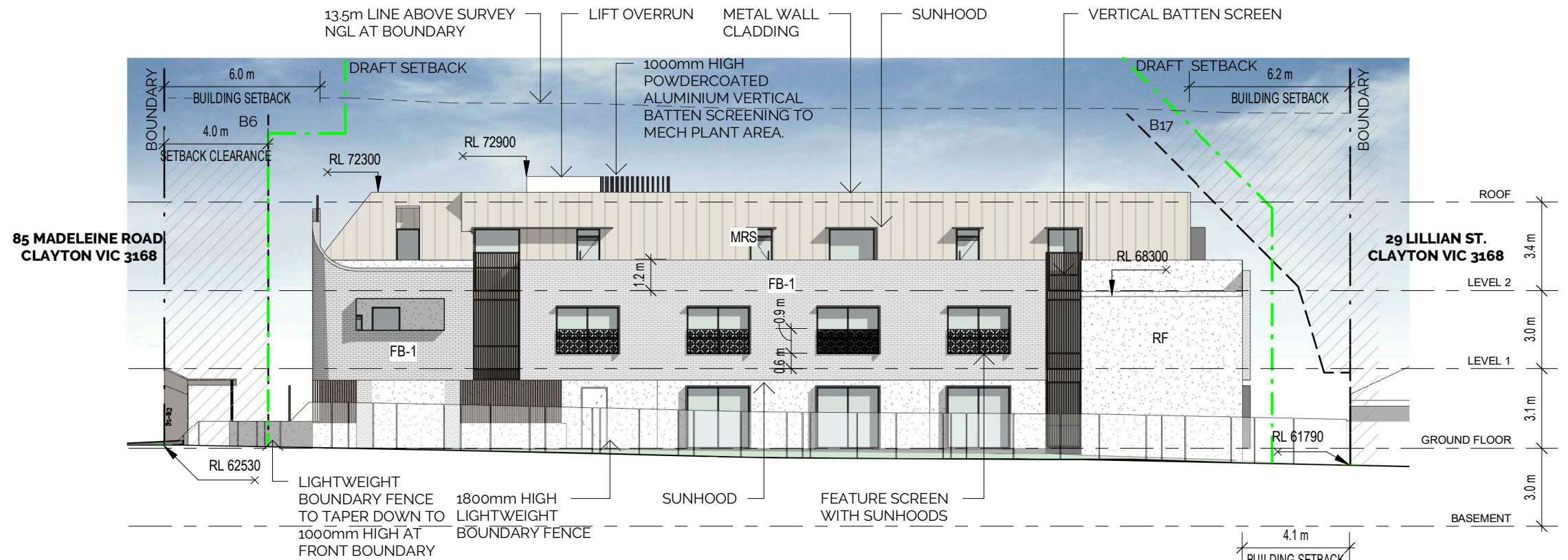


3 WEST ELEVATION

1:200

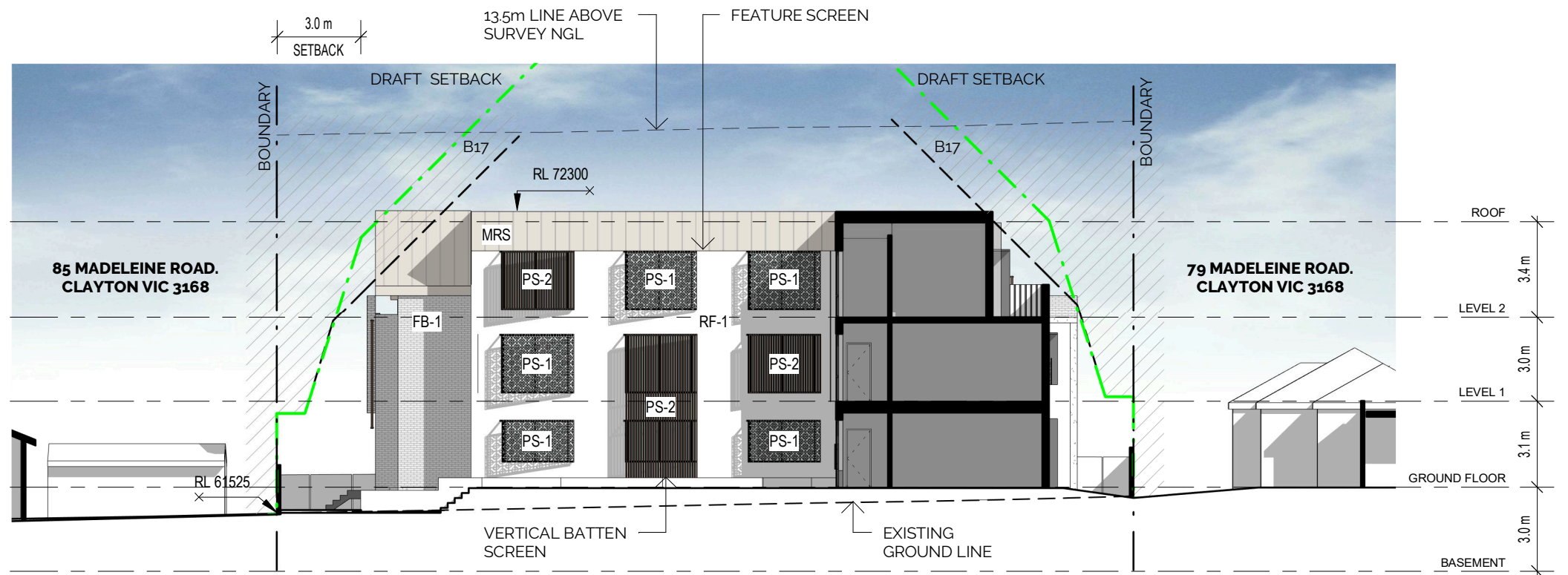
LEGEND

-  **RF-1** RENDER FINISH TYPE 1
-  **FB-1** WHITE BRICK TILE 1
-  **MRS** METAL ROOF SHEETING
-  **FS-1** FIXED FEATURE SCREENS (ARCHITECTURAL VISUAL AMENITY ONLY)
-  **FS-2** FIXED VERTICAL BATTEN SCREENS (ARCHITECTURAL VISUAL AMENITY ONLY)
-  **PS-1** FIXED PRIVACY FEATURE SCREENS (MAX 25% OPENING)
-  **PS-2** FIXED PRIVACY VERTICAL BATTEN SCREENS (MAX 25% OPENING)
- NGL** NATURAL GROUND LEVEL



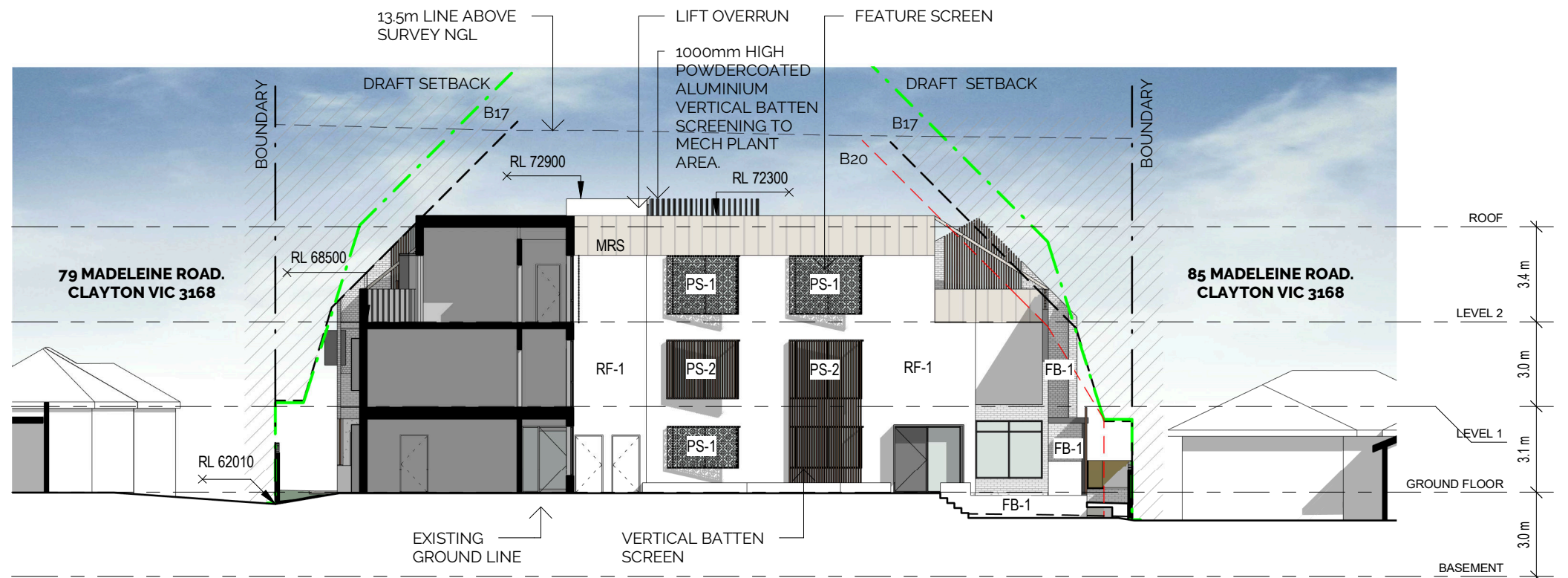
4 NORTH ELEVATION

1:200



5 CENTRAL COURTYARD ELEVATION - EAST FACING

1:200



6 CENTRAL COURTYARD ELEVATION - WEST FACING

1:200

LEGEND

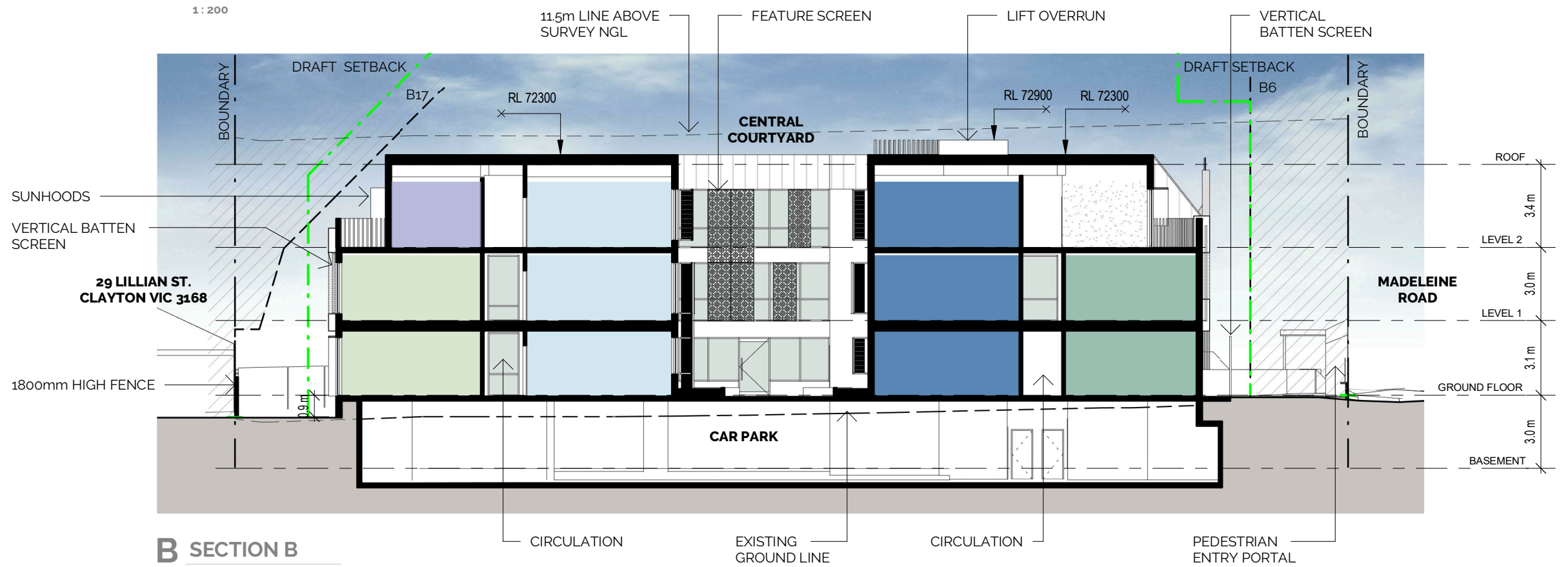
- RF-1** RENDER FINISH TYPE 1
- FB-1** WHITE BRICK TILE 1
- MRS** METAL ROOF SHEETING
- FS-1** FIXED FEATURE SCREENS (ARCHITECTURAL VISUAL AMENITY ONLY)
- FS-2** FIXED VERTICAL BATTEN SCREENS (ARCHITECTURAL VISUAL AMENITY ONLY)
- PS-1** FIXED PRIVACY FEATURE SCREENS (MAX 25% OPENING)
- PS-2** FIXED PRIVACY VERTICAL BATTEN SCREENS (MAX 25% OPENING)
- NGL** NATURAL GROUND LEVEL





A SECTION A

1:200



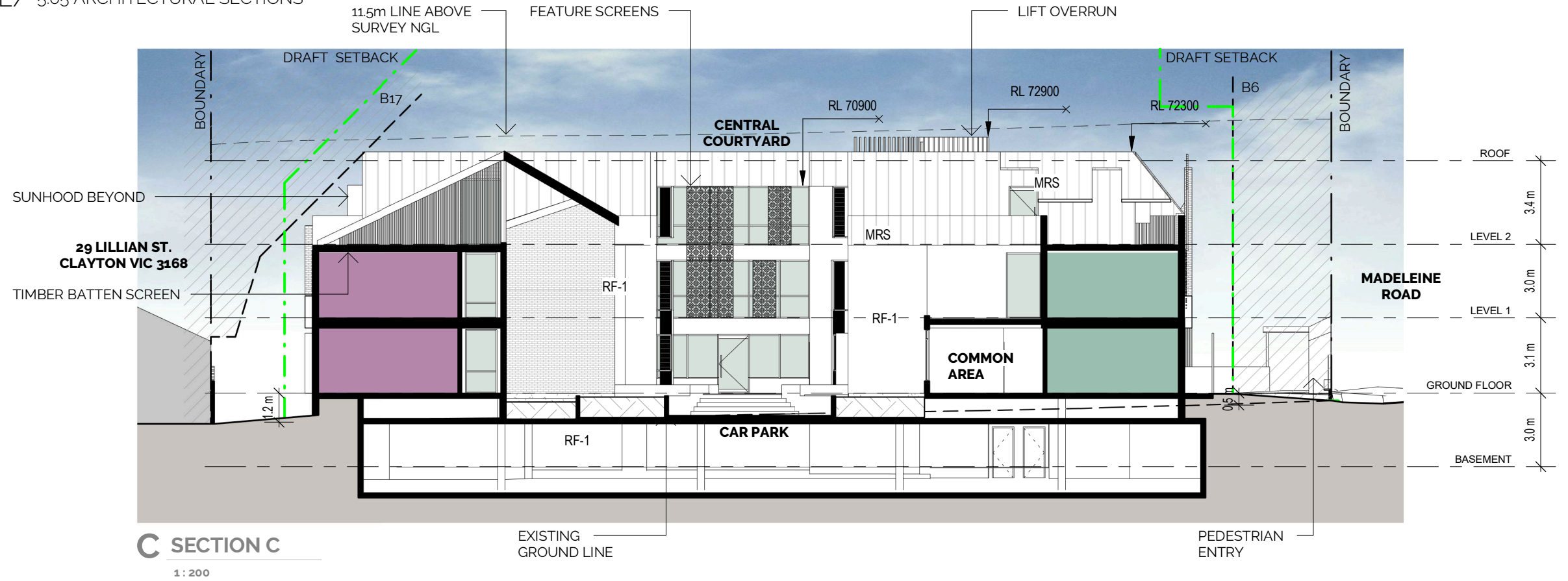
B SECTION B

1:200

UNIT TYPE LEGEND

APPROXIMATE FLOOR AREAS

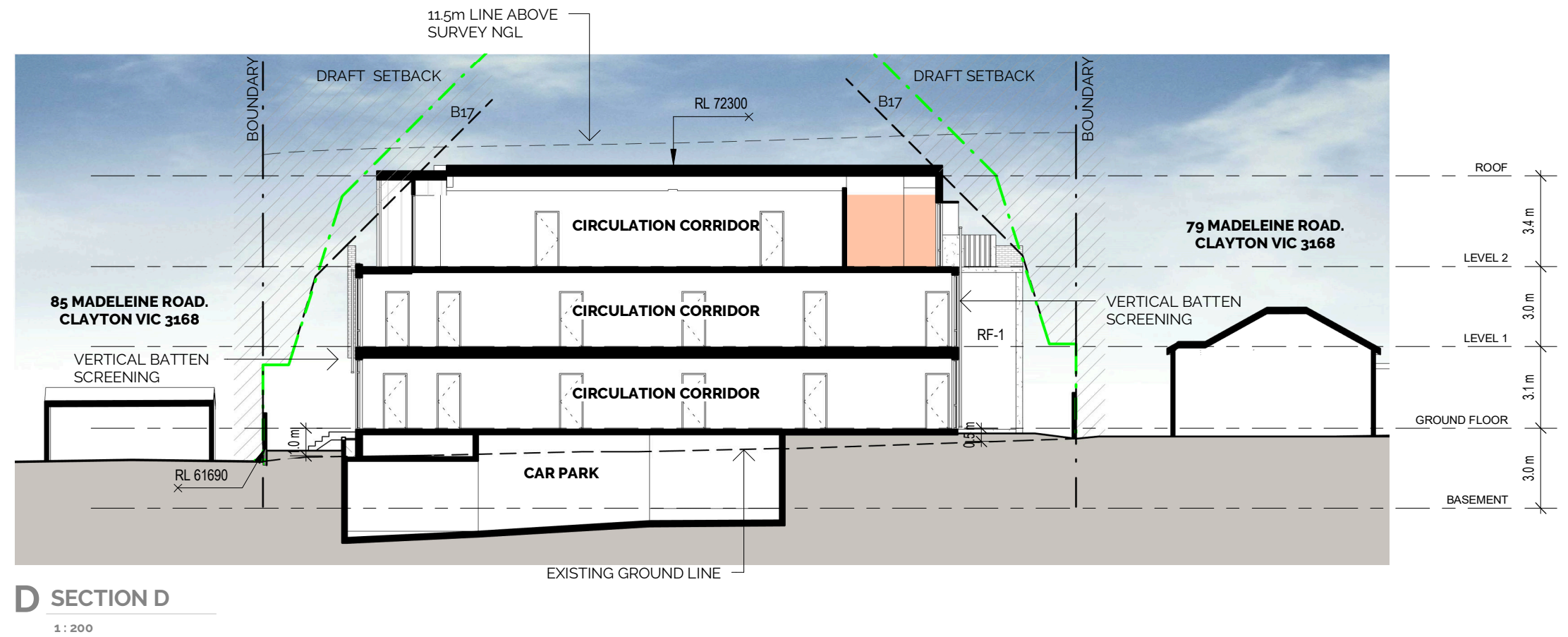
	TYPE A	- 24.14m ²
	TYPE B	- 24.01m ²
	TYPE C	- 24.01m ²
	TYPE D	- 24.01m ²
	TYPE E	- 31.24m ²
	TYPE F	- 27.19m ²
	TYPE G	- 34.22m ²
	TYPE H	- 24.96m ²
	TYPE I	- 25.18m ²
	COMMON AREA	- VARIES m ²
	SERVICES / STORE	- VARIES m ²

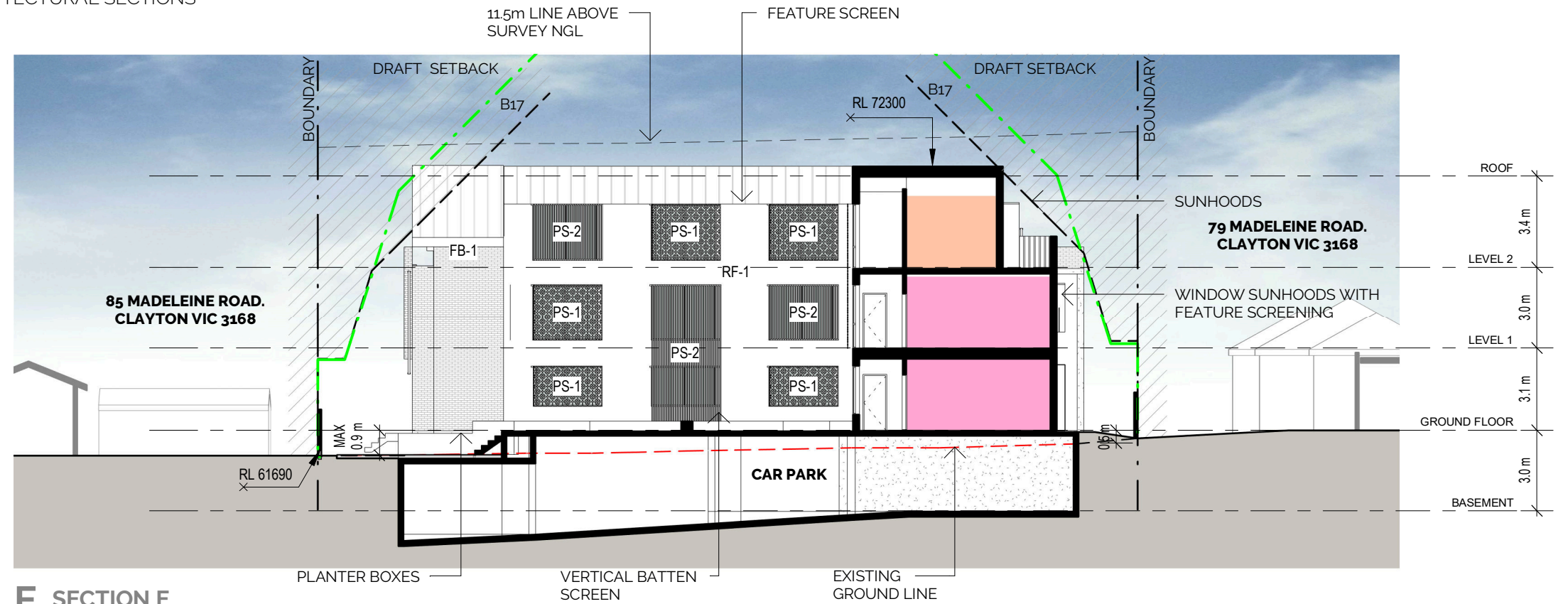


UNIT TYPE LEGEND

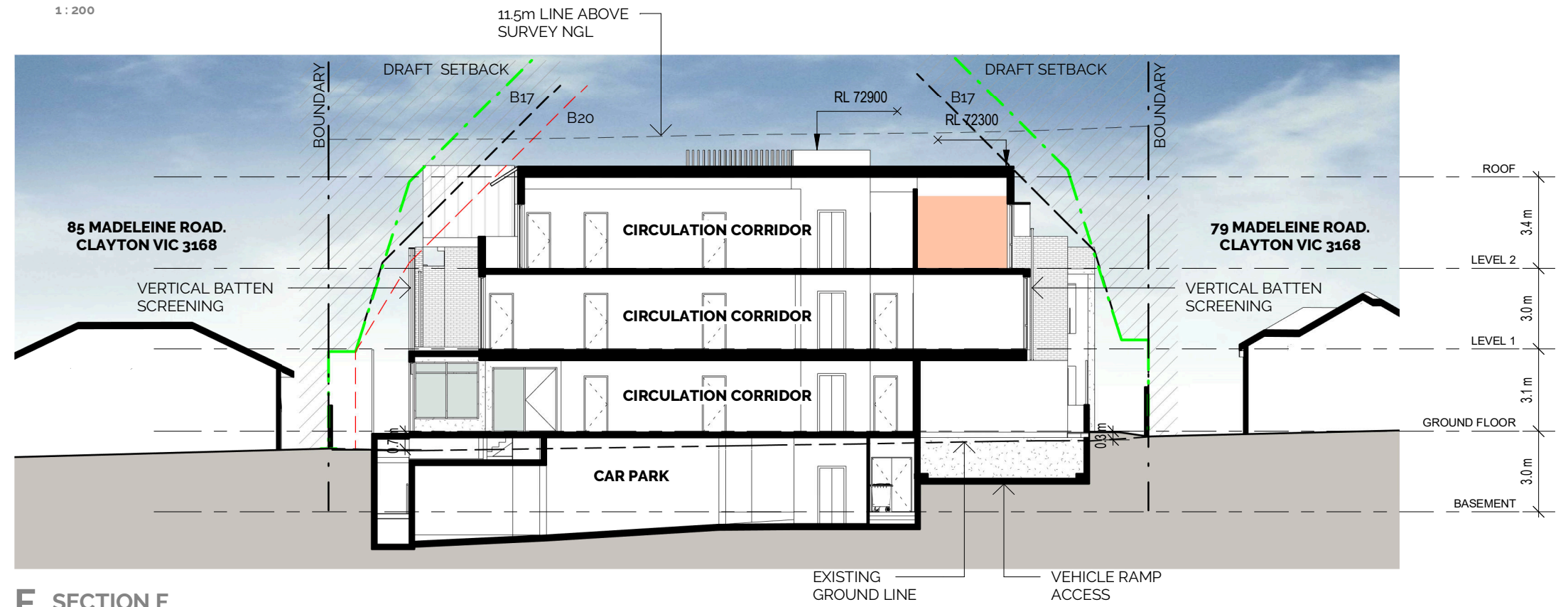
APPROXIMATE FLOOR AREAS

	TYPE A - 24.14m ²
	TYPE B - 24.01m ²
	TYPE C - 24.01m ²
	TYPE D - 24.01m ²
	TYPE E - 31.24m ²
	TYPE F - 27.19m ²
	TYPE G - 34.22m ²
	TYPE H - 24.96m ²
	TYPE I - 25.18m ²
	COMMON AREA - VARIES m ²
	SERVICES / STORE- VARIES m ²





E SECTION E
1 : 200

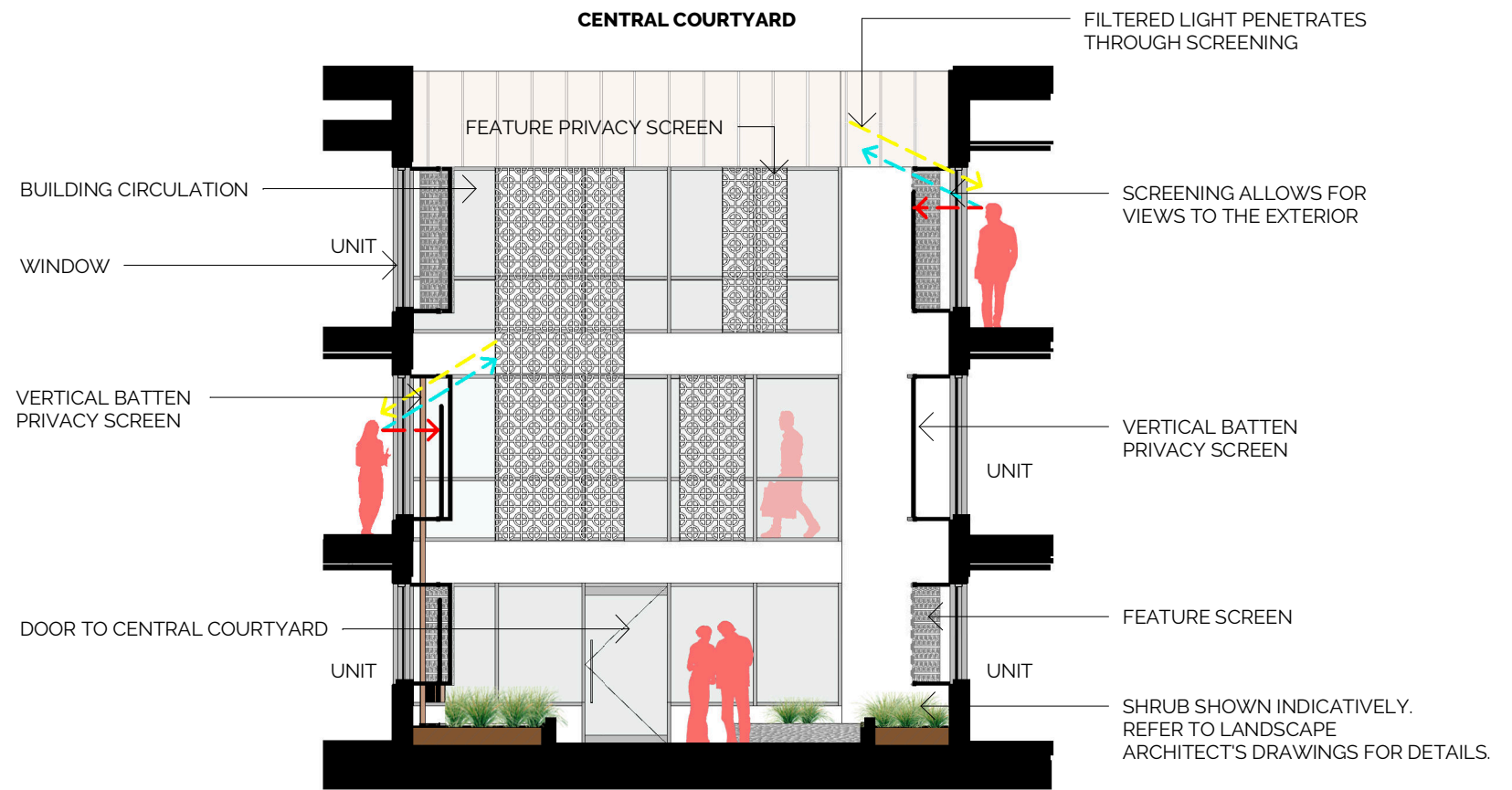


F SECTION F
1 : 200

UNIT TYPE LEGEND

APPROXIMATE FLOOR AREAS

	TYPE A - 24.14m ²
	TYPE B - 24.01m ²
	TYPE C - 24.01m ²
	TYPE D - 24.01m ²
	TYPE E - 31.24m ²
	TYPE F - 27.19m ²
	TYPE G - 34.22m ²
	TYPE H - 24.96m ²
	TYPE I - 25.18m ²
	COMMON AREA - VARIES m ²
	SERVICES / STORE- VARIES m ²

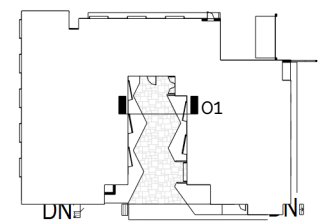


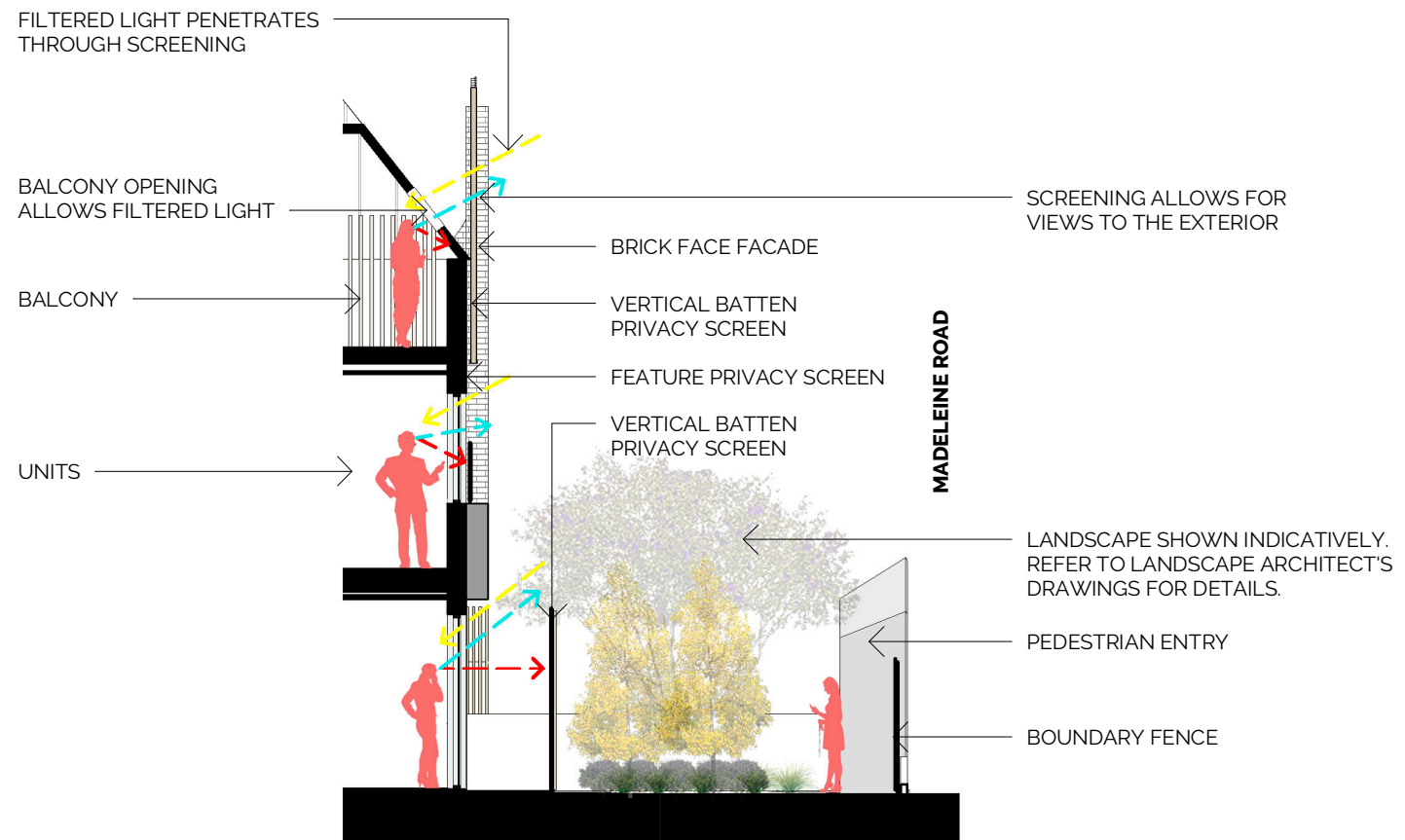
1 PRIVACY SCREEN SECTION 01

1:100

LEGEND

- FILTERED LIGHT
- VIEW
- OBSTRUCTED VIEW



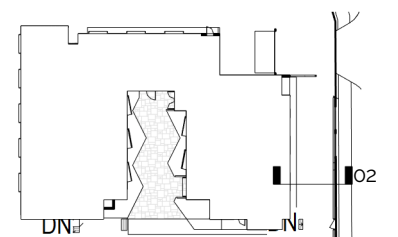


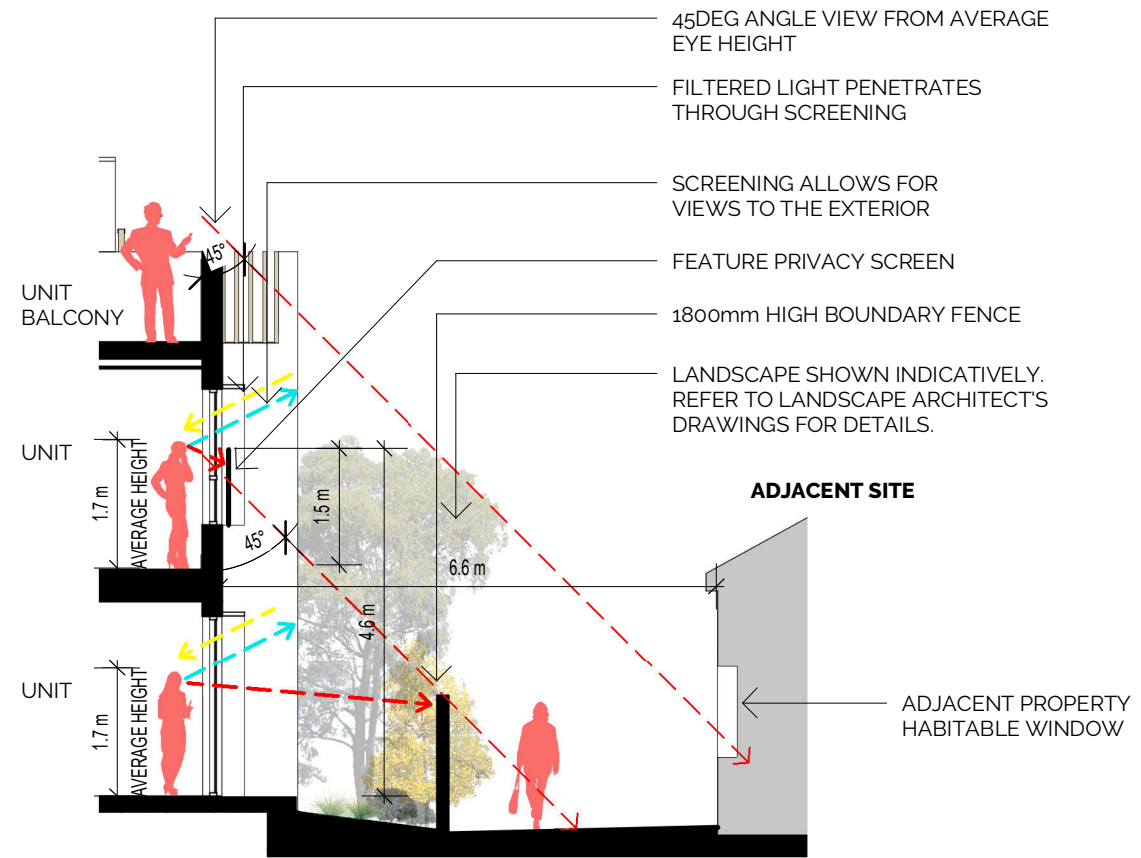
2 PRIVACY SCREEN SECTION 02

1 : 100

LEGEND

- FILTERED LIGHT
- VIEW
- OBSTRUCTED VIEW

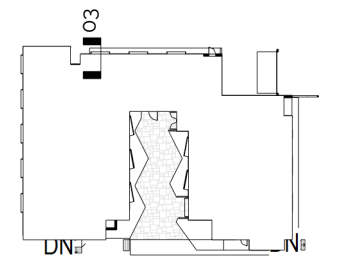




3 PRIVACY SCREEN SECTION 03

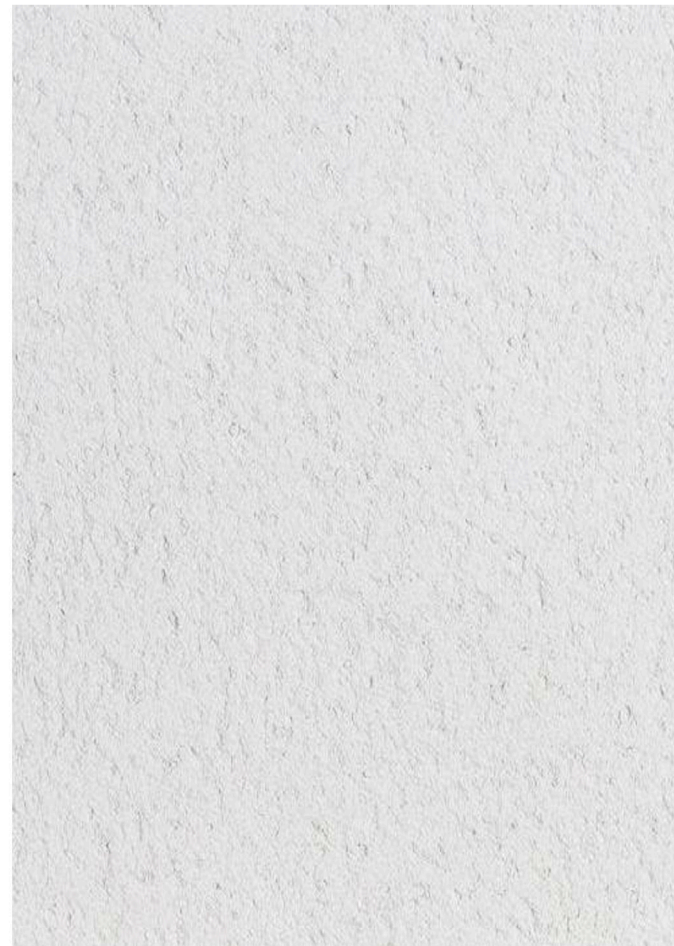
1:100

- LEGEND**
- FILTERED LIGHT
 - VIEW
 - - - OBSTRUCTED VIEW



NOTE: SCREENS FOR ARCHITECTURAL VISUAL AMENITY ONLY UNLESS OTHERWISE NOTED (APPROX. 40% SOLID / 60% OPENING).

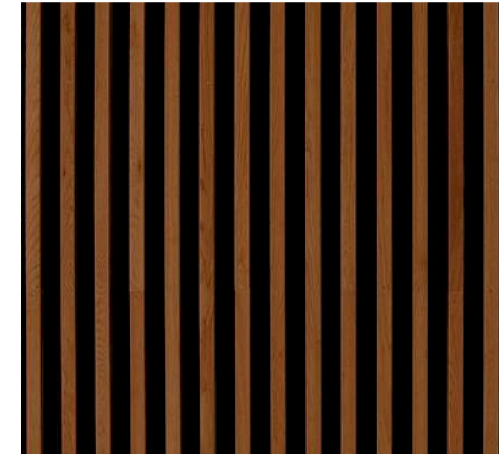
PRIVACY SCREENS TO HAVE MAXIMUM 25% OPENINGS PER COUNCIL REQUIREMENTS.



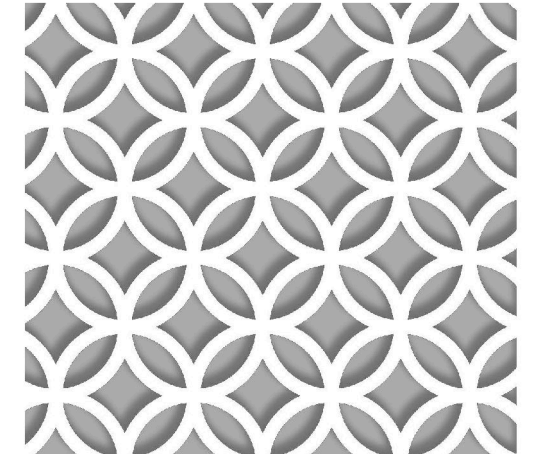
RF-1 RENDER FINISH TYPE 1



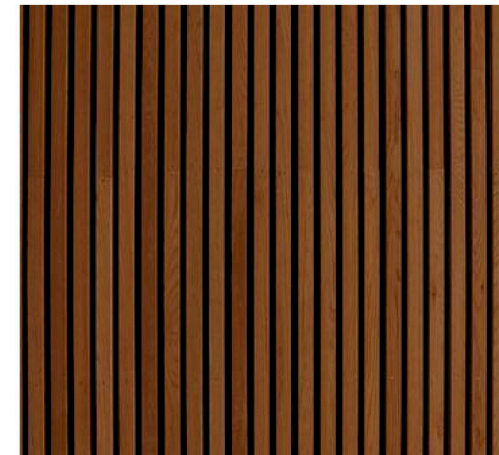
FB-1 WHITE BRICK TILE



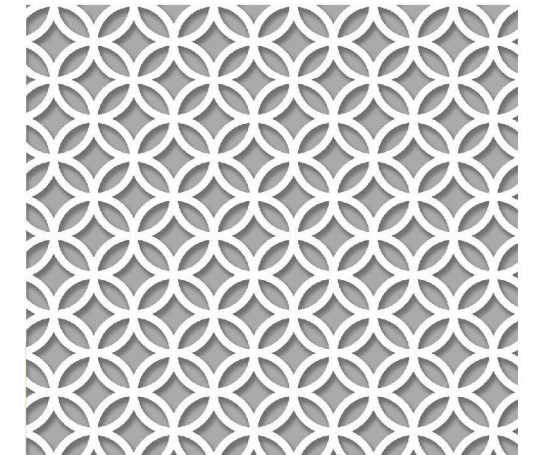
VERTICAL BATTEN SCREENS



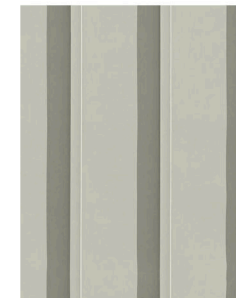
FEATURE SCREENS



VERTICAL BATTEN PRIVACY SCREENS



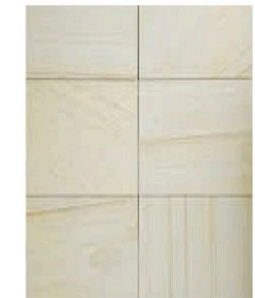
FEATURE PRIVACY SCREENS



MRS METAL ROOF SHEETING



FEATURE SCREENS ALTERNATIVE; BLACK POWDERCOAT



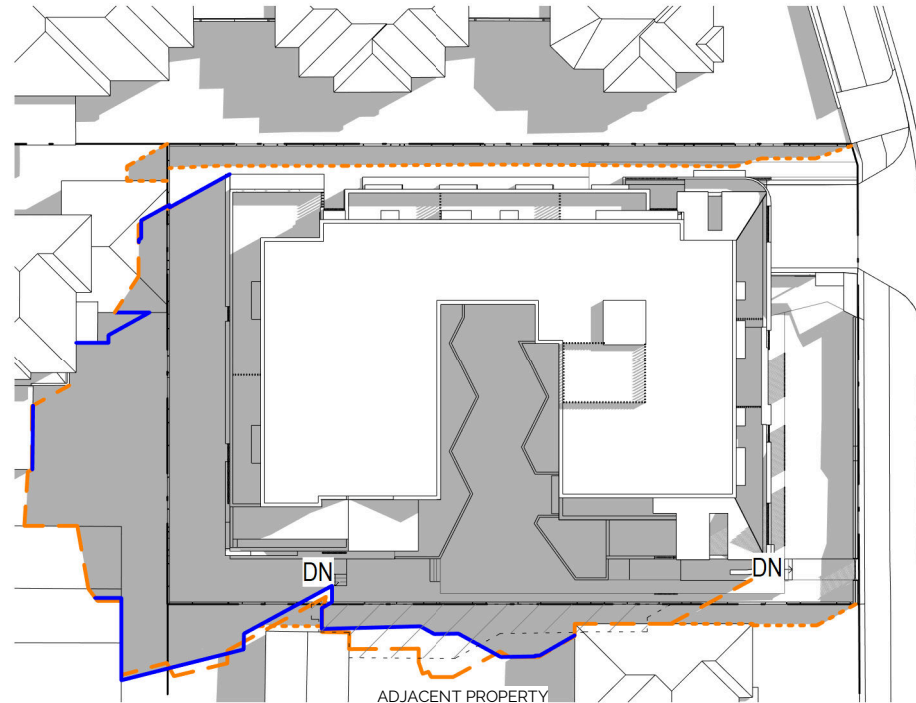
PAVERS



BENCH SEATING

LEGEND

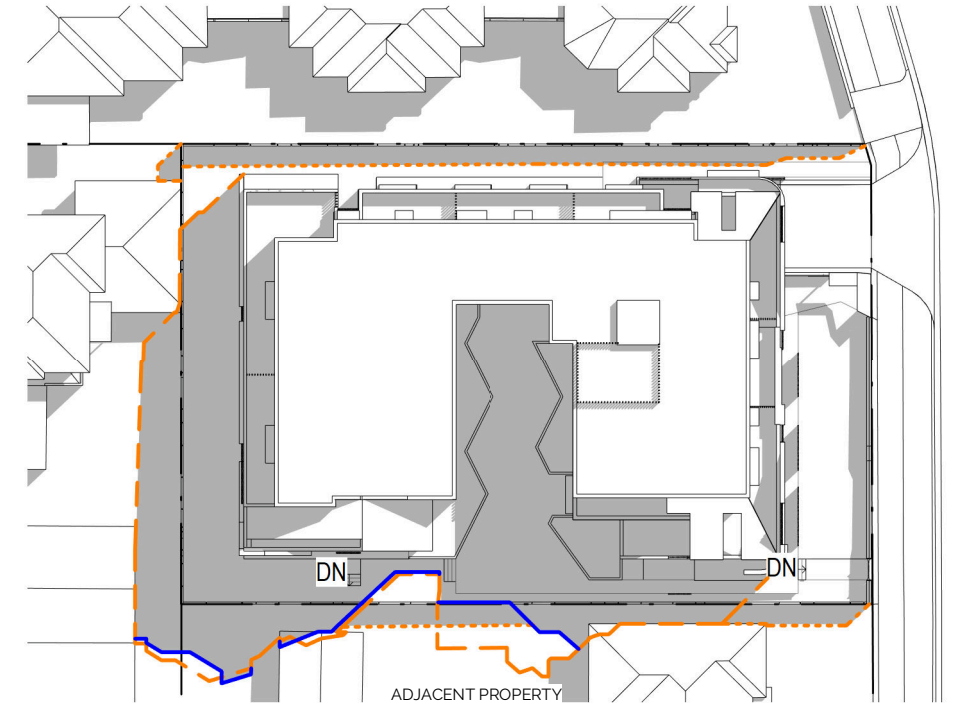
- ORIGINAL DESIGN DEVELOPMENT SHADOW OUTLINE
- NEW DESIGN DEVELOPMENT SHADOW OUTLINE
- - - FENCE SHADOW OUTLINE



ADJACENT PROPERTY
 PRIVATE OPEN SPACE = 533.4m²
 EXISTING OVERSHADOWING = 56.4m² (10.6%)
 PREVIOUS PROPOSED OVERSHADOWING = 111.0m² (20%)
 CURRENT PROPOSED OVERSHADOWING = 90.2m² (16.9%)

1 SHADOW DIAGRAM - 22nd SEPTEMBER - 9am

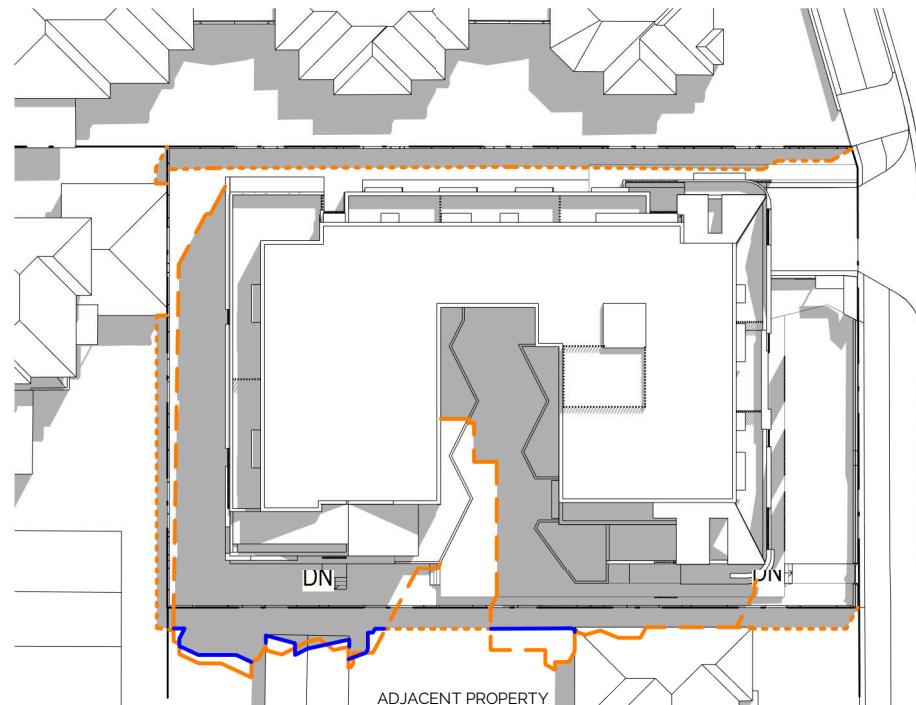
1:500



ADJACENT PROPERTY
 PRIVATE OPEN SPACE = 533.4m²
 EXISTING OVERSHADOWING = 16.0m² (3%)
 PREVIOUS PROPOSED OVERSHADOWING = 106.6m² (20%)
 CURRENT PROPOSED OVERSHADOWING = 88.7m² (16.6%)

2 SHADOW DIAGRAM - 22nd SEPTEMBER - 10am

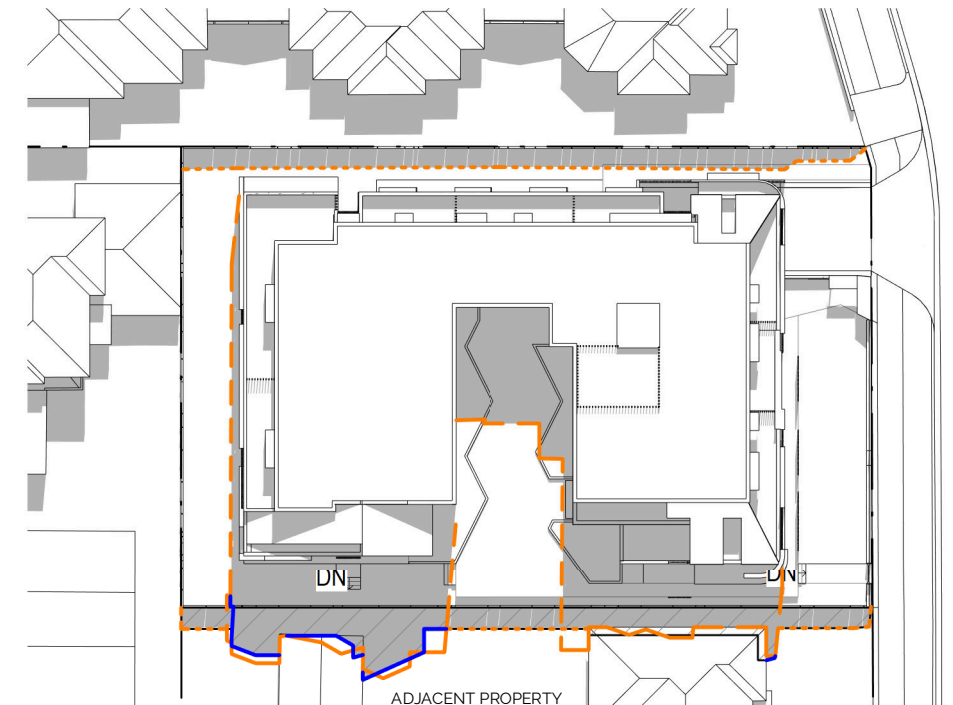
1:500



ADJACENT PROPERTY
 PRIVATE OPEN SPACE = 533.4m²
 EXISTING OVERSHADOWING = 15.3m² (3%)
 PREVIOUS PROPOSED OVERSHADOWING = 98.9m² (18.5%)
 CURRENT PROPOSED OVERSHADOWING = 81.9m² (15.4%)

3 SHADOW DIAGRAM - 22nd SEPTEMBER - 11am

1:500



ADJACENT PROPERTY
 PRIVATE OPEN SPACE = 533.4m²
 EXISTING OVERSHADOWING = 14.7m² (3%)
 PREVIOUS PROPOSED OVERSHADOWING = 95.8m² (18%)
 CURRENT PROPOSED OVERSHADOWING = 89.2m² (16.7%)

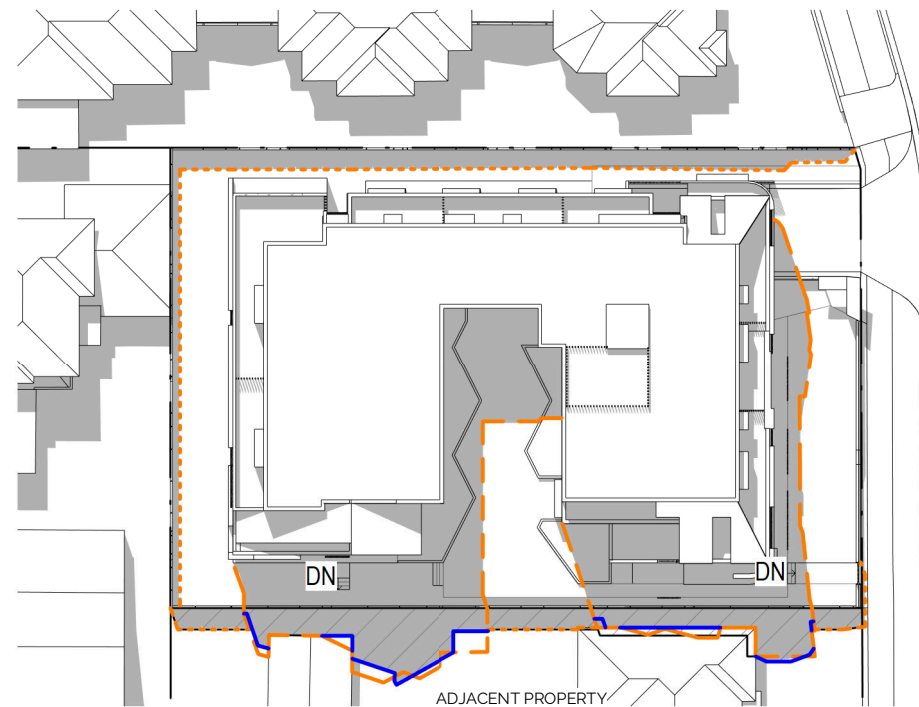
4 SHADOW DIAGRAM - 22nd SEPTEMBER - 12pm

1:500



LEGEND

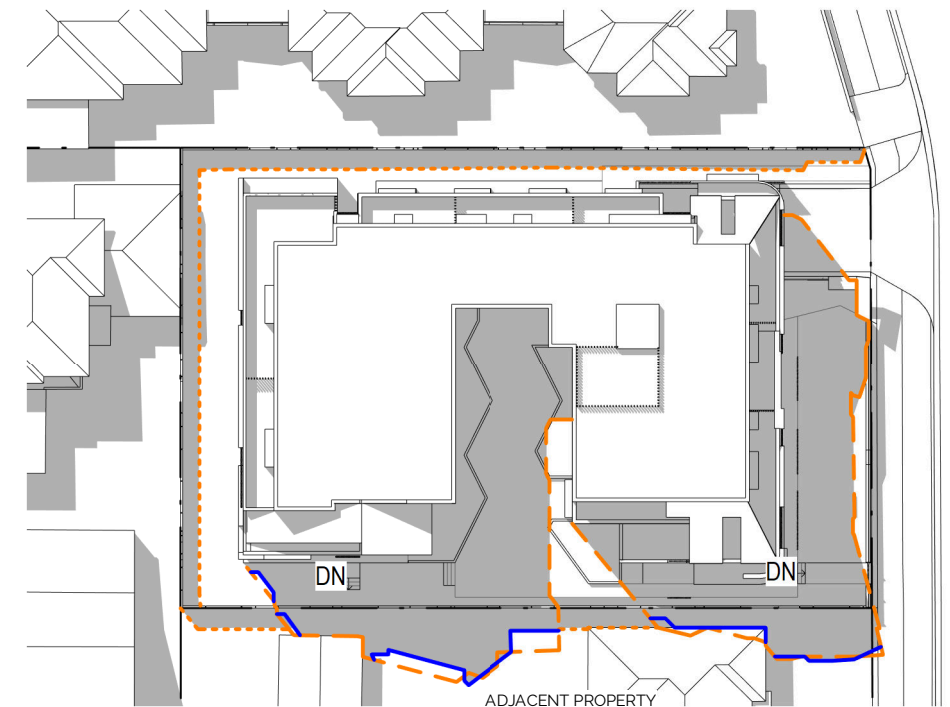
- ORIGINAL DESIGN DEVELOPMENT SHADOW OUTLINE
- NEW DESIGN DEVELOPMENT SHADOW OUTLINE
- - - FENCE SHADOW OUTLINE



ADJACENT PROPERTY
 PRIVATE OPEN SPACE = 533.4m²
 EXISTING OVERSHADOWING = 15.1m² (3%)
 PREVIOUS PROPOSED OVERSHADOWING = 102.6m² (19.2%)
 CURRENT PROPOSED OVERSHADOWING = 97.3m² (18.3%)

1 SHADOW DIAGRAM - 22nd SEPTEMBER - 1pm

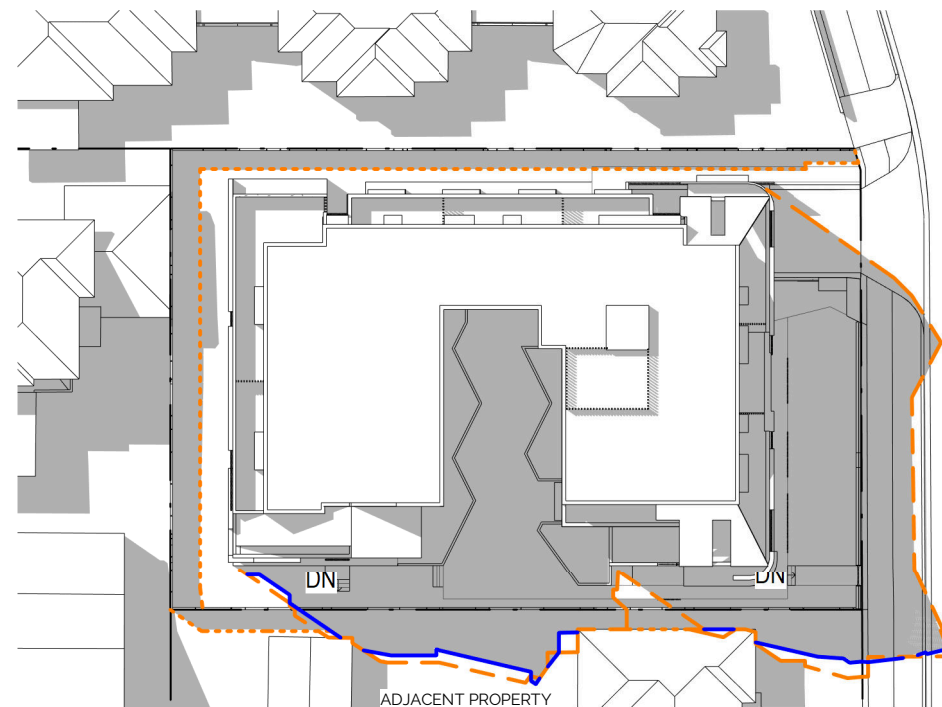
1:500



ADJACENT PROPERTY
 PRIVATE OPEN SPACE = 533.4m²
 EXISTING OVERSHADOWING = 15.7m² (3%)
 PREVIOUS PROPOSED OVERSHADOWING = 111.6m² (20%)
 CURRENT PROPOSED OVERSHADOWING = 101.1m² (18.9%)

2 SHADOW DIAGRAM - 22nd SEPTEMBER - 2pm

1:500



ADJACENT PROPERTY
 PRIVATE OPEN SPACE = 533.4m²
 EXISTING OVERSHADOWING = 16.5m² (3.1%)
 PREVIOUS PROPOSED OVERSHADOWING = 116.3m² (21.8%)
 CURRENT PROPOSED OVERSHADOWING = 102.0m² (19.1%)

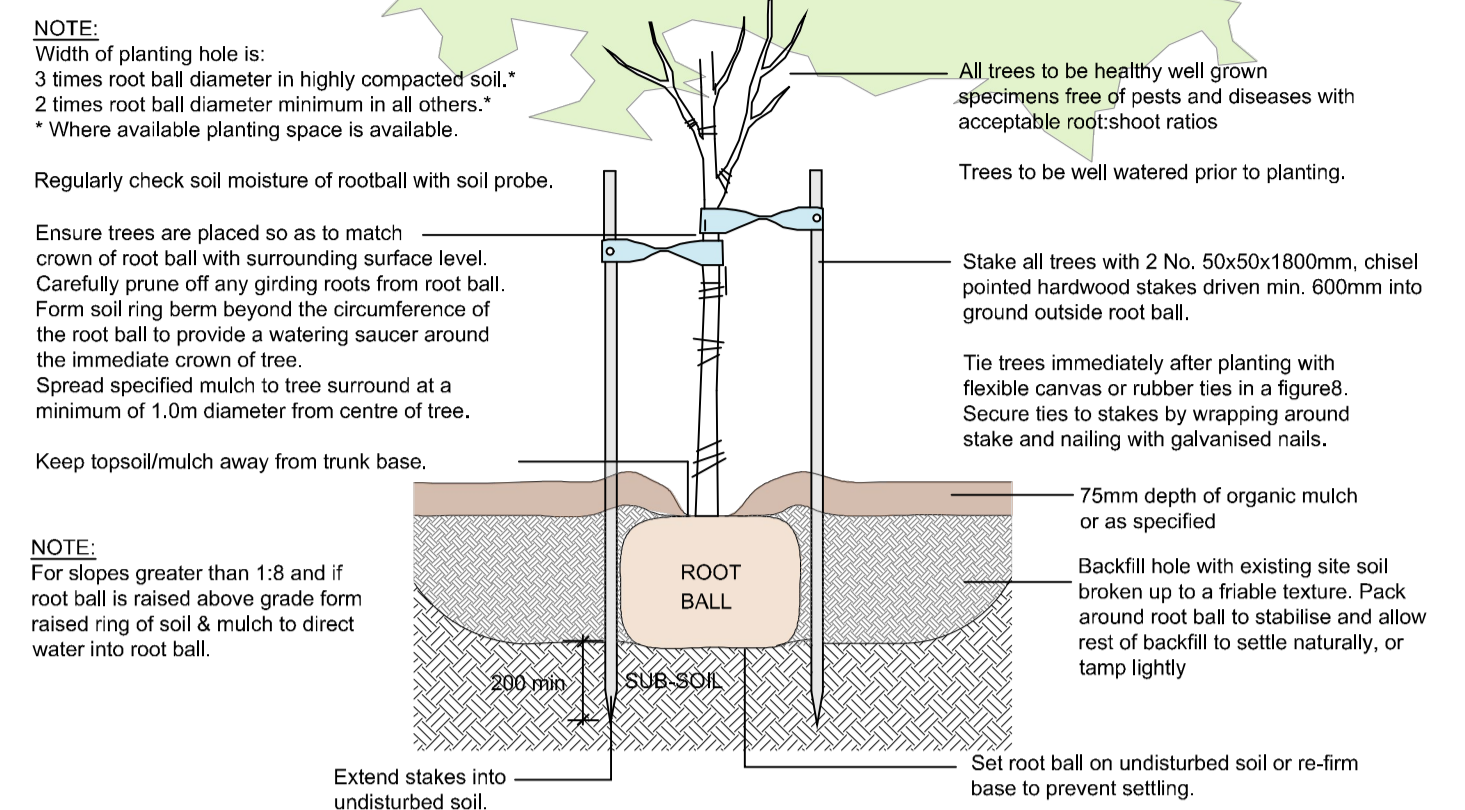
3 SHADOW DIAGRAM - 22nd SEPTEMBER - 3pm

1:500



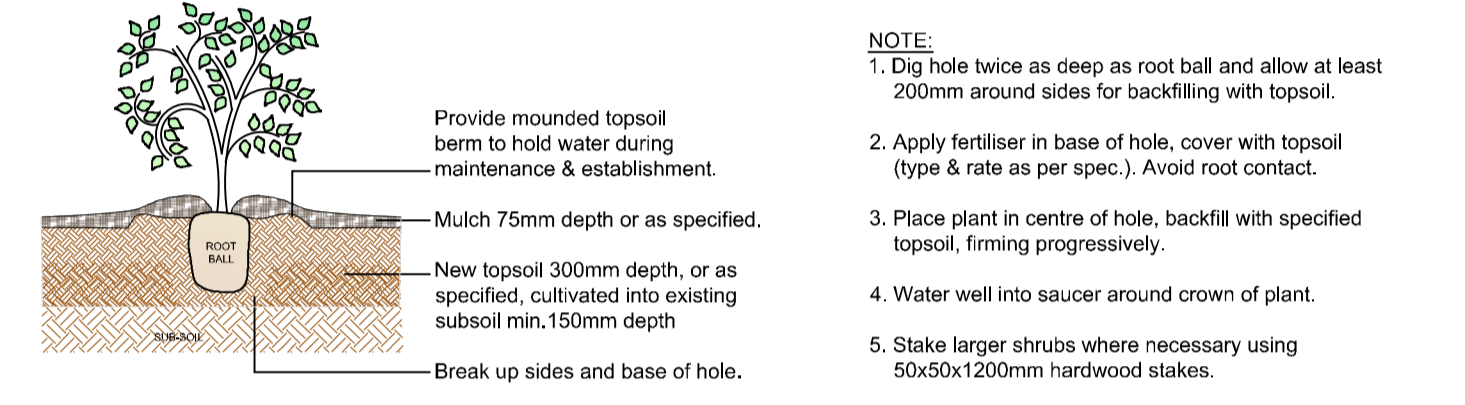


TYPICAL PLANTING DETAILS



D1 TYPICAL TREE PLANTING DETAIL

Scale N.T.S.



D2 TYPICAL SHRUB PLANTING DETAIL

Scale N.T.S.

SPECIFICATION NOTES

Soil Preparation
Crushed rock, concrete spillage and any other material restrictive to plant growth (e.g. large rocks) shall be removed from the site of any planting beds and semi-advanced trees. All trees to be removed shall be stump ground and all rubbish/vegetative spoil is to be removed from site. Existing top soil in planting areas is to be preserved so that it does not receive additional compaction from site machinery and so that no rubble or building supplies are stored in these areas.

No imported top soil is to be used within the root zones of trees to be protected. Any preparation of existing soil for planting within these areas is to be done by hand only. Holes (e.g. as the result of plant removal) and uneven soil levels may be patched using topsoil as specified below.

Any imported topsoil is to be free of weeds, rubble and other materials damaging to plant growth and is to be of a medium texture (sandy loam) with a pH of 6.0-7.0. Top soil is to be laid over a prepared sub-base which has had any materials damaging to plant growth (e.g. rubble and large rocks) removed, spread to the appropriate depth and cultivated into the existing site soil to a minimum depth of 150mm.

Imported top soil is to be lightly and uniformly compacted in 150mm layers to a minimum depth of 100mm on lawn areas and 300mm on excavated planting beds.

Weed Removal
All weeds shall be thoroughly removed. All vegetative material, including roots and rhizomes of non-woody perennials and woody suckering weeds, is to be removed or appropriately controlled using chemical means. The stumps of non-suckering woody perennials are to be stump ground. All vegetative material shall be appropriately disposed of off site in a manner which will not allow their re-establishment elsewhere. Any chemical controls are to be used in accordance with manufacturer's instructions and standard occupational health and safety procedures.

Care must be taken to ensure that all trees to be retained are not damaged during weed removal. This also implies that any herbicides used are suitable for use around the vegetation to be retained.

Planting
Planting shall be carried out using accepted horticultural practices with all plants conforming to the species, size and quantities indicated on the Landscape Plan and Plant Schedule. Plants shall be thoroughly soaked through immersion in water prior to planting and if the planting soil is very dry then the planting hole is also to be filled with water and allowed to drain completely.

All plants shall be appropriately hardened off in the nursery. Use plants with the following characteristics: Large healthy root systems with no evidence of root cut or pot bound restriction or damage, vigorous, well established, free from disease and pests and of good form, consistent with the species or variety.

Planting holes for shrubs and groundcovers are to be of minimum size 75mm larger than the planting pot in all directions. Semi-advanced tree planting holes are to be the same depth as the rootball and 2-3 times its diameter, with the top of the rootball being at grade. A 75mm high berm is to be constructed at edge of rootball to hold water. All plants are to be thoroughly watered after planting and slow release fertiliser added at the quantities specified by the manufacturer.

Mulch
Mulch is to be supplied to all garden beds and is to be an organic type laid to a minimum depth of 75mm, consisting of fine dark coloured chipped or shredded pine bark or hardwood with not more than 5% fines content by volume (preferably zero fines). The average size of the woodchip must be approximately 10mm x 20mm x 5mm and the maximum length is not to exceed 30mm. Mulch shall be free of damaging matter such as soil, weeds and sticks and is to be stockpiled and thoroughly weathered prior to delivery. Mulch is to be kept back 100mm from the stems of all plants to prevent collar rot.

Aggregate Gravel Surface
Aggregate gravel is to be installed where shown comprising of a 50mm layer of gravel (7-14mm granite screenings or similar, no fines) over a base course of 75mm deep gently compacted Fine Crushed Rock. The subgrade is to be appropriately compacted.

Timber Edges
Provide 75 x 25mm treated pine edges to all borders between gravel mulch paths and garden beds using 75x25x300mm long treated pine stakes at 1200mm maximum centres. An additional stake is to be provided at joins in the plinth.

Irrigation
An approved drip irrigation system is to be supplied to all landscape areas. An approved pop-up spray system is to be supplied to all lawn areas. It is the responsibility of the contractor to ensure that all irrigation meets manufacturers specifications. The system is to be connected to mains supply and include a rain-shut off device. All dripline is to be buried with approx. 50mm of topsoil cover and shall be anchored at regular intervals to ensure the tubing cannot be dislodged.

Raised Planter Boxes
Raised planter construction is to include, but not necessarily be limited to, the supply and installation of agricultural drains, drainage cells at base, filter fabric, planting medium, mulch and irrigation. Planter boxes must be effectively tanked and lined with coreflute to prevent leaking.

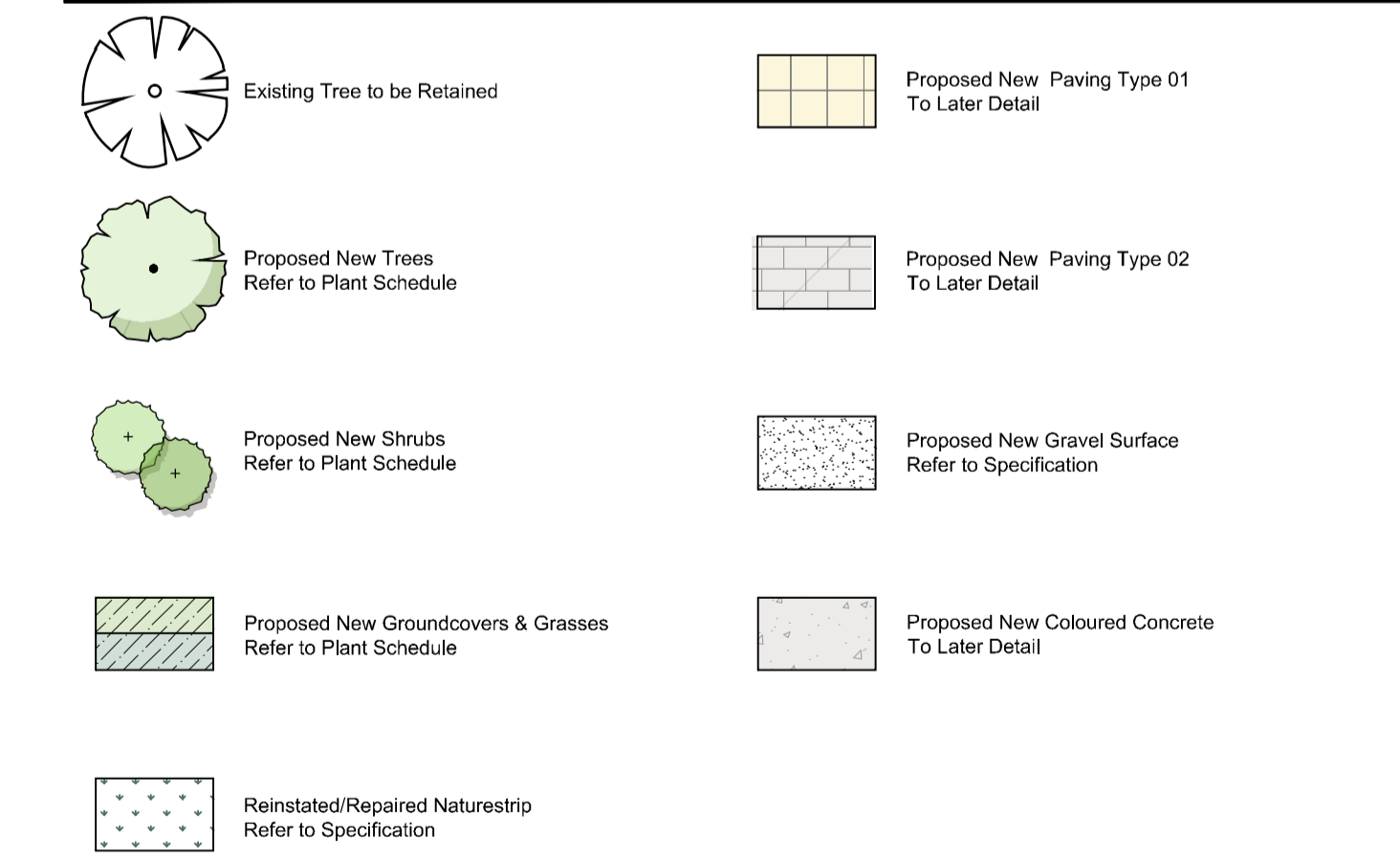
Drainage cells are to be provided at the base of the planter and are to be covered with a layer of filter fabric. A drainage outlet is to be installed in the base of the planter with the floor of the planter sloped towards it. Provide a root anchor if trees are to be planted in a windy location.

Supply and spread evenly a special lightweight planter mix. (to be advised) Compact evenly in 100mm layers. Avoid differential subsidence and excess compaction and produce a finished surface that is graded evenly and ready for planting. Allow for 50mm layer of specified mulch to top of beds and a finished level 25-50mm below the planter rim. Drip irrigation as specified is to be installed beneath the mulch layer.

Repair/Restoration of damaged Nature-strips
Nature strips are to be restored to current grades with any depressions filled with topsoil to specifications above and lightly compacted in 150mm layers. Areas are then to be re-seeded using an appropriate and matching turf type and the area fenced off to allow the re-establishment of lawn. Re-seeded areas are to be well irrigated and the area supplied with a slow release fertiliser at the quantities recommended by the manufacturer.

Plant Establishment Period
There shall be a 13 weeks Plant Establishment Period following the approval of Practical Completion by the responsible authority. During this period the landscape contractor shall make good all defects in his/her scope of works. Maintenance and Establishment means the care and maintenance of the contract area by accepted horticultural practices, as well as rectifying any defects that become apparent in the work under normal use. This shall include, but shall not be limited to, watering, fertilising, weeding, pruning, pest and disease control, cultivation, re-staking and replacement of any plants that fail with plants of the same species and size.

LEGEND



PLANT SCHEDULE

SYM	BOTANICAL NAME	COMMON NAME	D/E/N/Ex	HEIGHT X WIDTH AT MATURITY	MIN SUPPLY SIZE	QTY	
TREES							
Am	<i>Acacia melanoxylon</i>	Blackwood	EN	12-20 x 6m	2.0mH	3	
Hf	<i>Hymenosporum flavum</i>	Native Frangipani	EN	8 x 4m	2.0mH	2	
LxN	<i>Lagerstroemia indica</i> x <i>L. fauriei</i> 'Natchez'	Natchez Crepe Myrtle	D/Ex	8 x 6m	2.0mH	5	
PcWG	<i>Pyrus calleryana</i> 'Winter Glow'	Winter Glow Callery Pear	D/Ex	10 x 6m	2.0mH	2	
						TOTAL	12
SHRUBS							
GM	<i>Grevillea 'Moonlight'</i>	Moonlight Grevillea	EN	3x 2m	200mm pot		
Mp	<i>Murraya paniculata</i>	Orange Jessamine	E/Ex	2 x 1m (Hedged)	200mm pot		
Ri	<i>Rhaphiolepis indica</i>	Indian Hawthorn	E/Ex	1.5 x 1.5m	200mm pot		
SaBC	<i>Syzygium australe</i> 'Bush Christmas'	Bush Christmas Lilly-pilly	EN	3 x 1m (hedged)	200mm pot		
SaP	<i>Syzygium australe</i> 'Pinnacle'	Pinnacle Lilly-pilly	EN	5 x 1-1.5m	200mm pot		
						TOTAL	
GROUNDCOVERS							
BBD	<i>Brachyscome multifida</i> 'Break O Day'	'Break O Day' Cut-leaf Daisy	EN	0.3 x 0.4m	140mm pot		
DcCB	<i>Dianella caerulea</i> 'Cassa Blue'	Cassa Blue Flax Lily	EN	0.5 x 0.4m	140mm pot		
Dr	<i>Diets robinsoniana</i>	Lord How e Island Iris	EN	1.5-1.8 x 1.5-2m	140mm pot		
Lm/R	<i>Liriope muscari</i> 'Just Right'	Just Right Lily-turf	E/Ex	0.5 x 0.5m	140mm pot		
LN	<i>Lomandra longifolia</i> 'Nyala'	Nyala Mat-rush	EN	0.8-0.9 x 0.8-0.9m	140mm pot		
						TOTAL	

*D/E = Deciduous/Evergreen N/Ex = Native/Exotic

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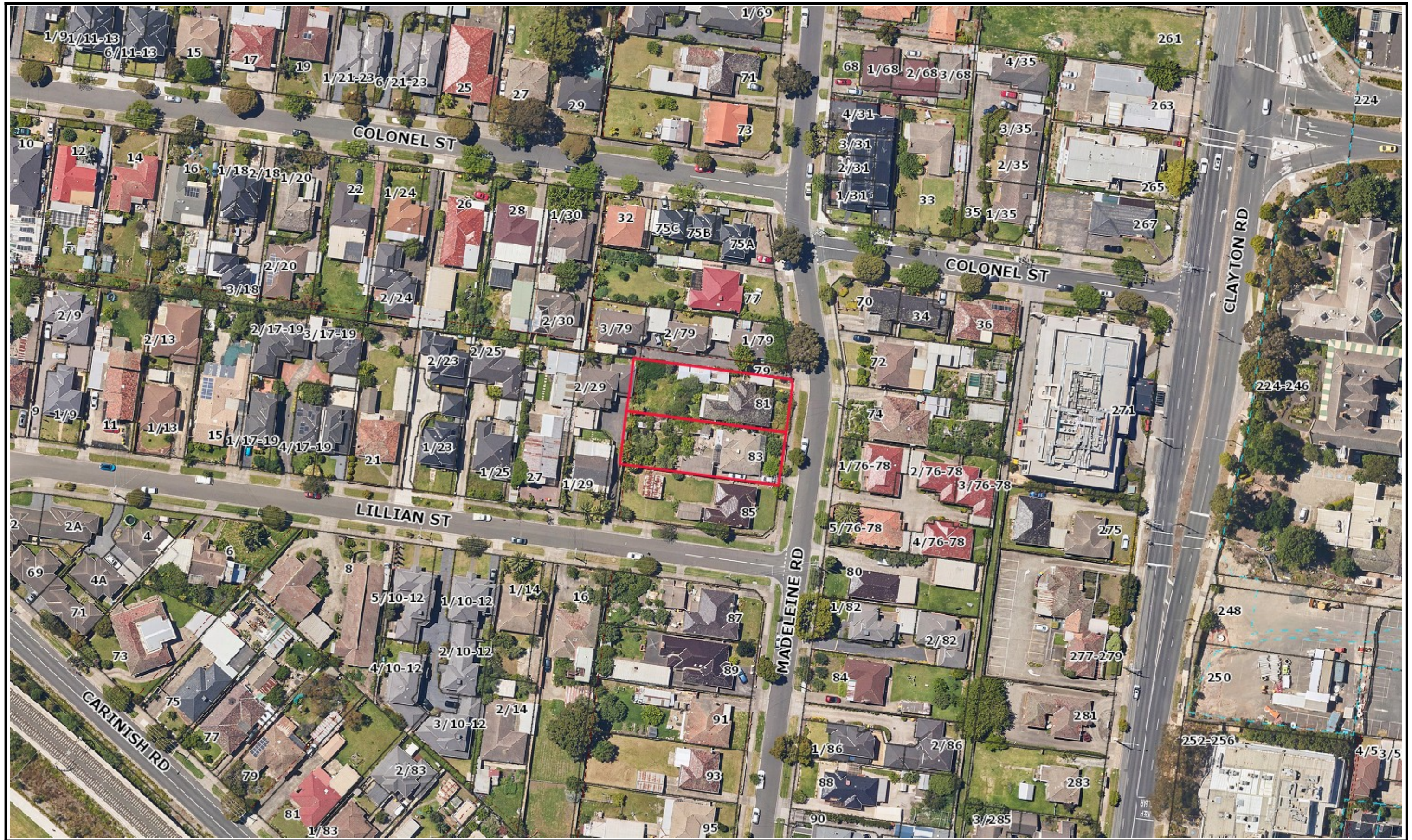
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REVISION DATE BY

CLIENT
Leo Primos
PROJECT
19-627-L-TP01
81-83 Madeleine Road, Clayton

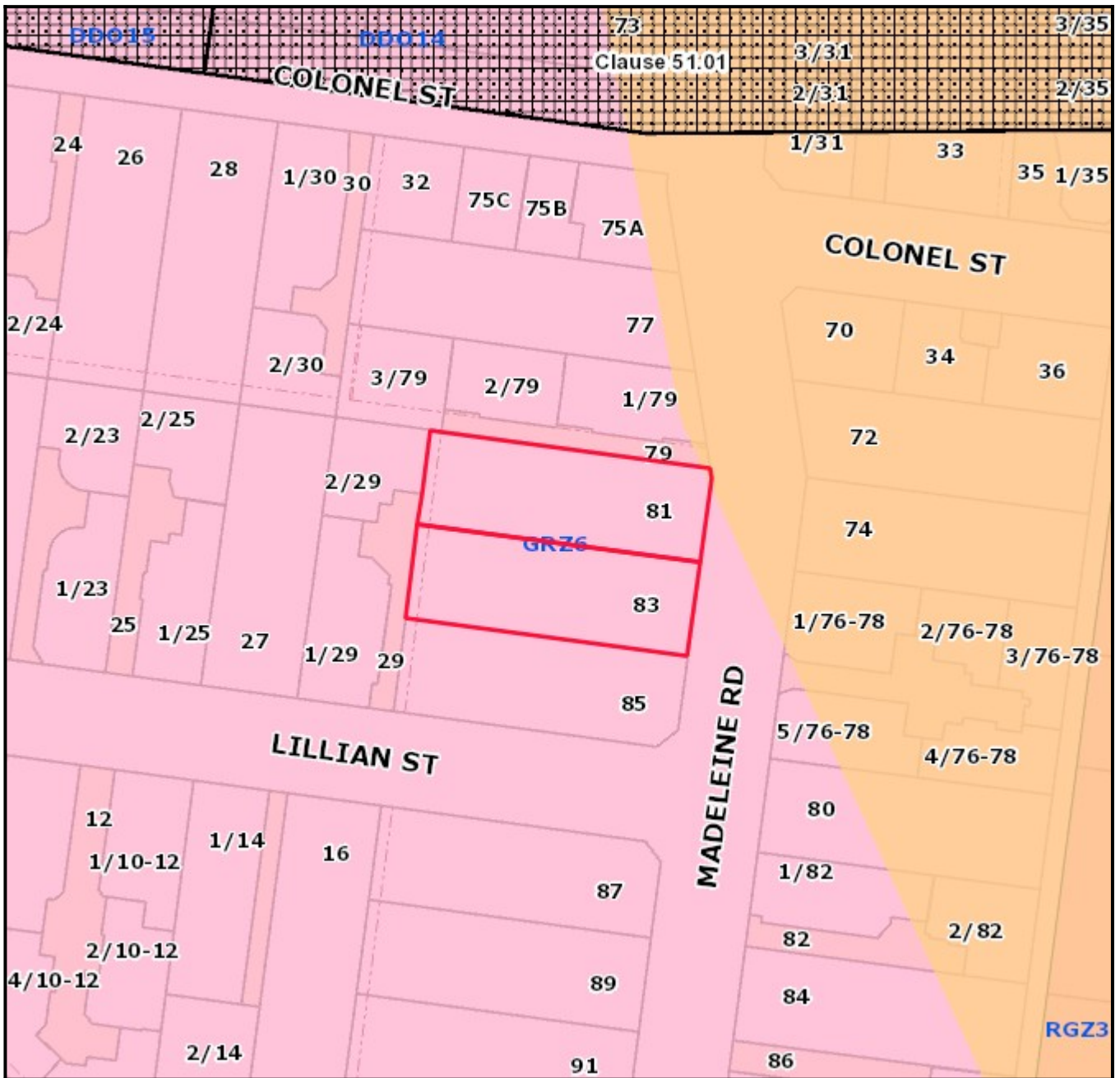
DRAWING
Landscape Plan for Town Planning
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13/12/2019
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JOB NO
19-627-L-TP01
DWG NO
TP01
CAD FILE
19-627-L-TP01.dwg

Attachment 2: 81-83 Madeleine Road, Clayton





Planning Overlays and Zones



Legend

Planning Zones

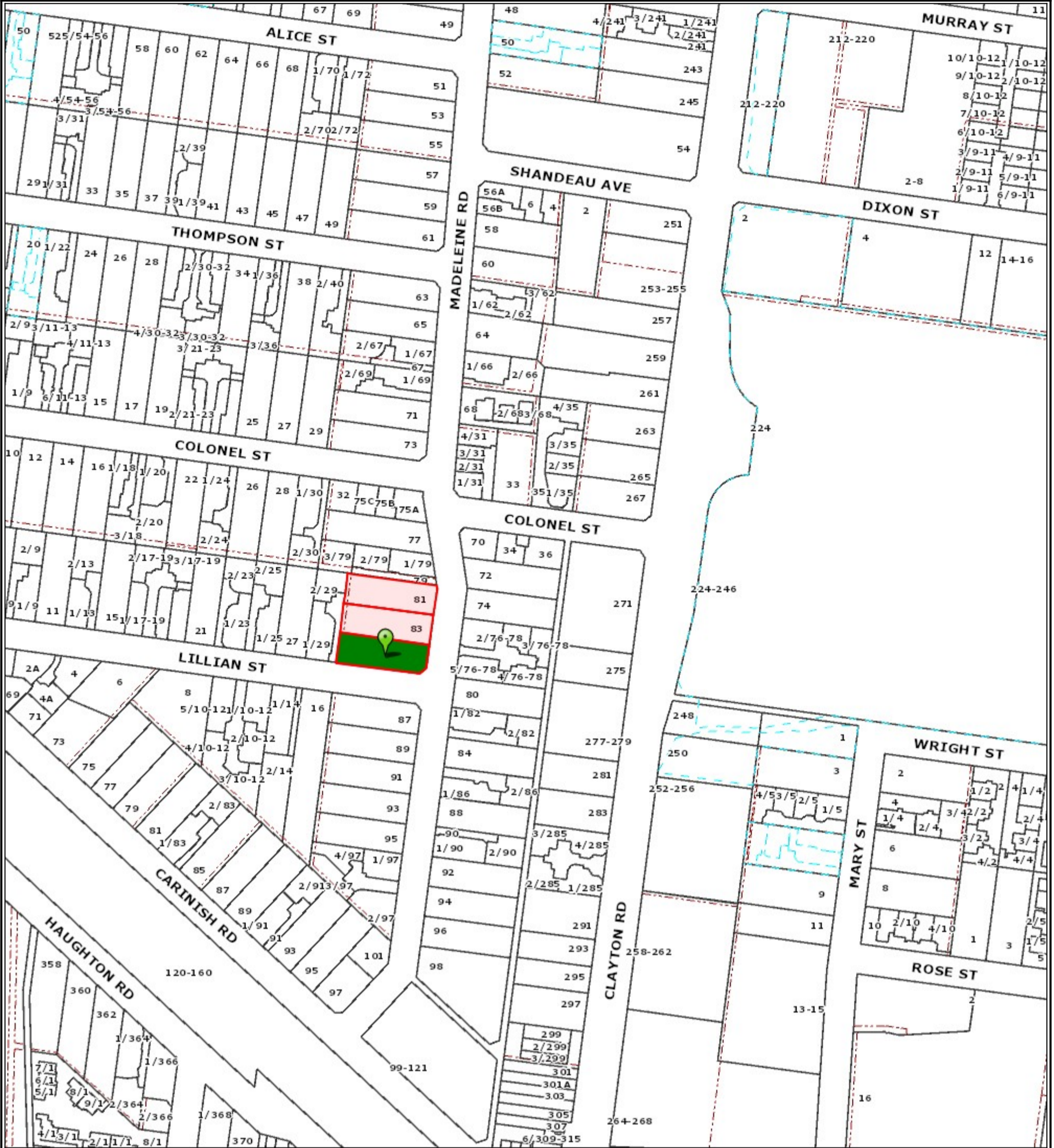
Planning Overlays



1:1000

Address

81 Madeleine Road CLAYTON VIC 3168



Objector Map

Subject land shaded light red. Objector property shaded dark green and pin pointed.



1:2000

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 |
| Railines | Play | Water based recreation |
| Reserves | Relaxation/ contemplation | |



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