



NEIGHBOURHOOD & SITE DESCRIPTION

THE DESIGN RESPONSE IS APPROPRIATE TO ITS CONTEXT AND THE SITE. THE PURPOSE OF THIS IS TO ENSURE THAT AN APPROPRIATE LEVEL OF ANALYSIS AND ITS CONTEXT SUPPORTS RESIDENTIAL DEVELOPMENT AND SUBDIVISION PROPOSALS. THE DESIGN RESPONSE DERIVES FROM OBJECTIVES AND STRATEGIES OF CLAUSE 21.06 (BUILT ENVIRONMENT). IT IS INFLUENCED BY THE NEIGHBOURHOOD AND SITE DESCRIPTION. THE PURPOSE OF THIS IS TO ENSURE THAT AN APPROPRIATE LEVEL OF DESIGN OF THE SITE AND ITS CONTEXT SUPPORTS RESIDENTIAL DEVELOPMENT. THE PROPOSED DESIGN RESPONSE RESPECTS THE EXISTING AND PREFERRED CONTEXT. HENCE THIS OBJECTIVE IS MET ON THE PROPOSED DEVELOPMENT AS FOLLOWS:

- MAKES A CONSIDERED RESPONSE TO SITE OPPORTUNITIES AND CONSTRAINTS
- PROVIDES A GOOD QUALITY LIVING ENVIRONMENT
- INTEGRATES WITH THE PREFERRED STREET CHARACTER

DETAILS OF THE EXISTING NEIGHBOURHOOD AND SITE ARE AS FOLLOWS:

SUBJECT SITE DESCRIPTION:
THE SUBJECT SITE IS RELATIVELY LARGE WITH AN AREA OF 664 M². IT IS RECTANGULAR IN SHAPE AND IS A ROAD FACING SITE, ORIENTATED WITH NORTH FACING TRELOAR CRESCENT. THE SITE HAS A MINOR FALL OF APPROX. 20MM FROM REAR TO FRONT. THE SITE IS CURRENTLY OCCUPIED BY A SINGLE STOREY BRICK DWELLING WITH AN ALFRESCO & A SHED TO THE REAR YARD. A PALING FENCE LINES THE SIDE & REAR BOUNDARIES. LANDSCAPING IS MINIMAL WITH MANLY LAWN, SHRUBBERY TO THE FRONT BOUNDARY & IN FRONT OF DWELLING WITH A COUPLE OF TREES TO THE FRONT SETBACK.

THE SITE POSSESSES AN EASEMENT RUNNING PARALLEL TO THE REAR BOUNDARY WITH ASSETS BELONGING TO GREATER WESTERN WATER.

ADJOINING INTERFACING PROPERTIES & PRIVATE OPEN SPACES:

EAST INTERFACING - PROPERTY NO.34
IT IS CURRENTLY DEVELOPED WITH 2 UNITS, A SINGLE STOREY POST WAR STYLE DWELLING ADJACENT TO EXISTING DWELLING ON NO.32 AT THE FRONT OF THE PROPERTY AND A SINGLE STOREY MODERN BRICK DWELLING TO THE REAR WITH A SHARED DRIVEWAY. BOTH HAVE BRICK WALLS & A HIPPED ROOF LINED WITH TILES. THERE IS A COLOURBOND FENCE AND LANDSCAPE IS FORMAL WITH FRONT SETBACK HAVING GARDEN BEDS ALONG SIDE BOUNDARY AND A LARGE TREE.

WEST INTERFACING - PROPERTY NO.36
IT IS CURRENTLY DEVELOPED WITH A SINGLE STOREY POST WAR STYLE DWELLING WITH BRICKWORK WALLS AND A HIPPED ROOF LINED WITH TILES. THERE IS NO FRONT FENCE AND LANDSCAPE IS NON-EXISTENT WITH FRONT SETBACK HAVING MOSTLY OVERGROWN LAWN & SCATTERED LANKYPT SHRUBBERY.

SOUTH INTERFACING - PROPERTY NO.13 DOBSONS CRESCENT
IT IS CURRENTLY DEVELOPED WITH 2 UNITS, A SINGLE STOREY POST WAR STYLE DWELLING TO THE FRONT OF THE PROPERTY AND A SINGLE STOREY MODERN DWELLING TO THE REAR. BOTH HAVE BRICK WALLS & A HIPPED ROOF LINED WITH TILES. A GARAGE/PORT IS ATTACHED TO THE SIDE OF THE DWELLING & A COVERED AREA TO THE REAR THAT MEETS THE BOUNDARY. THERE IS A LOW HEIGHT BRICK FRONT FENCE AND LANDSCAPE IS NON-EXISTENT WITH FRONT SETBACK HAVING MOSTLY OVERGROWN LAWN & A COUPLE OF TALL TREES.

ARCHITECTURAL STYLE:
THE STYLE OF DWELLINGS SEEN WITHIN EYESIGHT OF THE SUBJECT SITE ON TRELOAR CRESCENT ARE POST WAR AND MODERN STYLES.

BUILT FORM & MATERIAL:
SCALE AND PROPORTIONS OF THE EXISTING DWELLINGS ON TRELOAR CRESCENT ARE MOSTLY SINGLE STOREY WITH BRICK WALLS. ROOFS WITHIN EYESIGHT OF THE SUBJECT SITE ARE HIPPED ROOFS LINED WITH TILES.

THE COMMON MATERIALS USED WITHIN THE AREA THAT STANDS OUT AS PLAYING A SIGNIFICANT ROLE WITHIN THE EXISTING STREET OF TRELOAR CRESCENT ARE BRICK SINGLE STOREY BRICK DWELLINGS WITH HIPPED STYLE ROOFING LINED TILES.

GARDENS, FENCE & STREET FRONTAGE:
FROM EYESIGHT OF THE SUBJECT SITE MOST PROPERTIES ON TRELOAR CRESCENT HAVE A LOW HEIGHT FRONT FENCE RANGING FROM BRICK TO TAMER AND/OR STEEL WITH VARIOUS HEIGHTS BETWEEN 0.9M TO 1.8M. THE REMAINDER HAVE NO FRONT FENCE.

THE SUBJECT SITE'S NATURE STRIP BEARS A LARGE EXISTING STREET TREE. NATURE STRIPS WITHIN EYESIGHT OF THE SUBJECT SITE HAVE NAT'L LAWN AND SOME HAVE EXISTING STREET TREE. POWERPOLES ON NATURE STRIPS RUN ALONG THE SOUTHERN SIDE OF TRELOAR CRESCENT. CROSSOVERS AND KERBS ARE TYPICALLY PLAIN CONCRETE.

OFF STREET CAR SPACES:
OFF STREET CAR SPACES ARE GENERALLY A DETACHED STEEL FRAMED CARPORT WITH A METAL SHEET ROOF TO THE FRONT OR SIDE OF THE DWELLING OR REAR OF PROPERTY. CARPORT FRONTS ARE EITHER OPEN STEEL OR STEEL ROLLER DOOR WITH PROFILED SHEET METAL ROOFS. NEWER DEVELOPMENTS HAVE ROOFED GARAGES. DRIVEWAY SURFACES ARE TYPICALLY FINISHED IN PLAIN CONCRETE. THERE ARE NO PARKING RESTRICTIONS WITHIN THE VICINITY OF TRELOAR CRESCENT.

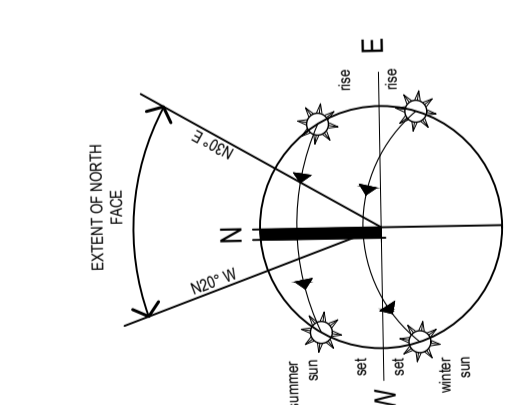
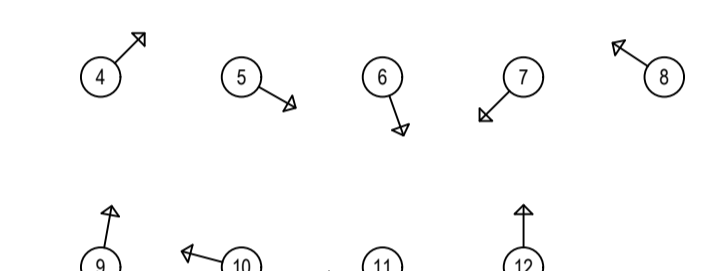
GENERALLY, IT IS CONSIDERED THAT THE PROPOSAL AS DETAILED IN THIS APPLICATION COMPLES WITH THE EXISTING STREET PATTERN.

SIGNIFICANT FEATURES OF THE AREA:

1. THE SITE IS CURRENTLY OCCUPIED BY A SINGLE STOREY BRICK DWELLING, ALFRESCO AND SHED, DWELLING TO REMAIN. ALL OTHER STRUCTURES TO BE DEMOLISHED. ALL EXISTING LANDSCAPE TO BE REMOVED.
2. EXISTING CROSSOVER TO BE REPLACED.
3. SITE IS LOCATED IN AN ESTABLISHED SUBURBAN AREA, WHICH CAN TAKE ADVANTAGE OF THE EXISTING SERVICES AND THE AVAILABLE PHYSICAL INFRASTRUCTURE.

CLOSE PROXIMITY TO:

4. 0.10 KMS TO FOOTBALL & TABLE TENNIS CLUB PLUS RESERVE
5. 0.42 KMS TO SHOPPING STRIP
6. 0.36 KMS TO CAROLINE CHISHOLM CATHOLIC COLLEGE
7. 0.40 KMS TO NIXON STREET PLAYGROUND
8. 0.31 KMS TO SUNSHINE HARVESTER PRIMARY SCHOOL
9. 0.18 KMS TO RECREATION BRAYBROOK SPORTS COMPLEX
10. 1.26 KMS TO SUNSHINE PLAZA SHOPPING CENTRE
11. 0.93 KMS TO SUNSHINE CENTRAL MEDICAL CLINIC



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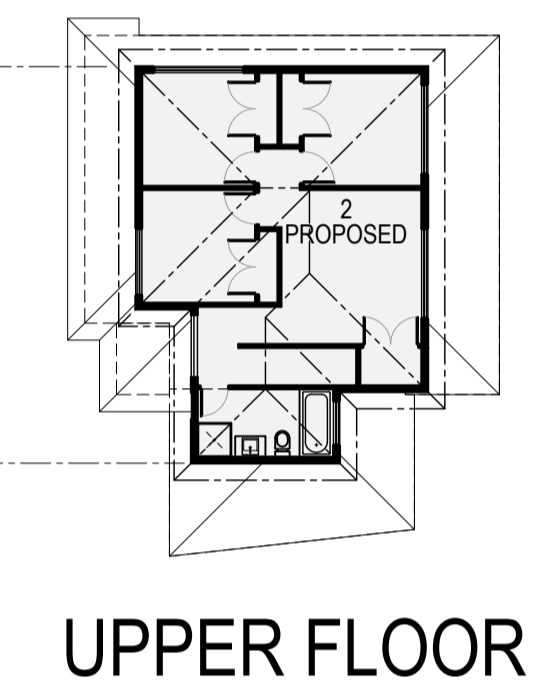
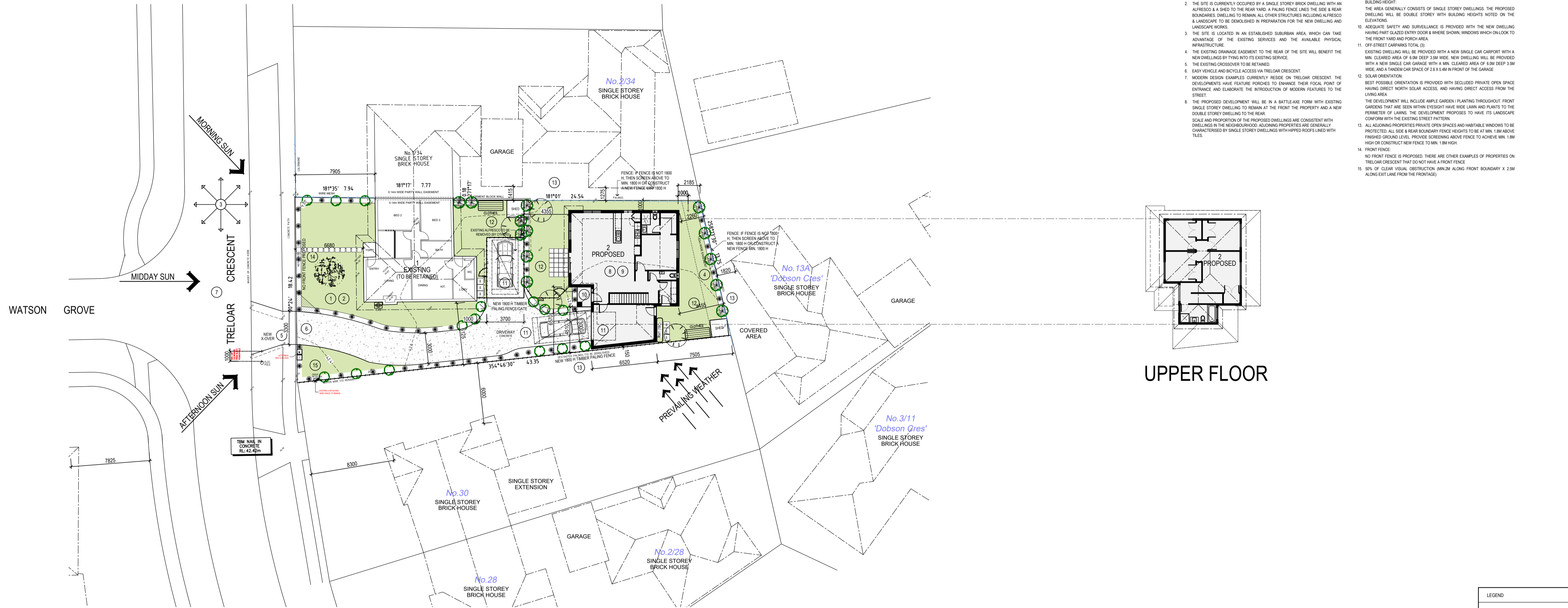
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NEIGHBOURHOOD & SITE DESCRIPTION

PROPOSED UNIT DEVELOPMENT
NO.32 TRELOAR CRESCENT, BRAYBROOK

drawn	SM
date	9/10/2024
revision	REV.E
scale	1:500 @A1
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TP01



THE PROPOSED DESIGN RESPONSE IS INFLUENCED BY THE NEIGHBOURHOOD AND SITE DESCRIPTION. THE PURPOSE OF THIS IS TO ENSURE THAT AN APPROPRIATE LEVEL OF DESIGN OF THE SITE AND ITS CONTEXT SUPPORTS RESIDENTIAL AND SUBDIVISION PROPOSAL.

THE CONTEXT AREA IS IMPACTED ON THE PROPOSED DEVELOPMENT THROUGH NEIGHBOURHOOD CHARACTERISTICS. THE DEVELOPMENT IS IMPACTED UPON ITS SETTING THROUGH MANY FACTORS INCLUDING SCALE, HEIGHT, SETBACKS, SPACE BETWEEN BUILDINGS, LANDSCAPE, OVERSHADING, OVERLOOKING, MASS AND PROPORTION, ROOF FORM AND PITCH, FACADE ARTICULATION AND DETAILING, WINDOW AND DOOR PROPORTIONS, VIGNANNING, LEAVES, AND PARAPETS, BUILDING MATERIALS, PATTERNS, TEXTURES AND COLOURS.

THE DESIGN RESPONSE HAS BEEN DERIVED FROM THE NEIGHBOURHOOD AND SITE DESCRIPTION AND:

- RESPONSE TO THE PREFERRED NEIGHBOURHOOD CHARACTER
- RELATES TO ANY OTHER DEVELOPMENT ON THE SITE SURROUNDING LAND DEVELOPMENT BY INCLUDING, IN PARTICULAR, CORRECTLY PROPORTIONED ELEVATIONS IN CONTEXT OF ADJOINING BUILDINGS.
- ACKNOWLEDGES THE ENVIRONMENT OF THE SITE.
- IS INNOVATIVE RATHER THAN IMITATIVE.

SIGNIFICANT FEATURES THAT WERE CONSIDERED:

- THE SUBJECT SITE BEING RELATIVELY LARGE 664 M² FITS COMFORTABLE SIZED LIVING SPACE AND PRIVATE OPEN SPACES FOR DWELLINGS. THE SITE IS RECTANGULAR IN SHAPE AND HAS A SLIGHT FALL TOWARDS THE FRONT BOUNDARY.
- THE SITE IS CURRENTLY OCCUPIED BY A SINGLE STOREY BRICK DWELLING WITH AN ALFRESCO & A SHED TO THE REAR. A PALING FENCE LINES THE SIDE & REAR BOUNDARIES. DWELLING TO REMAIN, ALL OTHER STRUCTURES INCLUDING ALFRESCO & LANDSCAPE TO BE DEMOLISHED IN PREPARATION FOR THE NEW DWELLING AND LANDSCAPE WORKS.
- THE SITE IS LOCATED IN AN ESTABLISHED SUBURBAN AREA, WHICH CAN TAKE ADVANTAGE OF THE EXISTING SERVICES AND THE AVAILABLE PHYSICAL INFRASTRUCTURE.
- THE EXISTING GRANGE EASEMENT TO THE REAR OF THE SITE WILL BENEFIT THE NEW DWELLINGS BY TYPING INTO ITS EXISTING SERVICE.
- THE EXISTING CROSSOVER TO BE RETAINED.
- EASY VEHICLE AND BICYCLE ACCESS VIA TRELOAR CRESCENT.
- MODERN DESIGN EXAMPLES CURRENTLY RESIDE ON TRELOAR CRESCENT. THE DEVELOPMENTS HAVE FEATURE PORCHES TO ENHANCE THEIR FOCAL POINT OF ENTRANCE AND ELABORATE THE INTRODUCTION OF MODERN FEATURES TO THE STREET.
- THE PROPOSED DEVELOPMENT WILL BE IN A BATTLE-AXE FORM WITH EXISTING SINGLE STOREY DWELLING TO REMAIN AT THE FRONT THE PROPERTY AND A NEW DOUBLE STOREY DWELLING TO THE REAR.
- SCALE AND PROPORTION OF THE PROPOSED DWELLINGS ARE CONSISTENT WITH DWELLINGS IN THE NEIGHBOURHOOD. ADJOINING PROPERTIES ARE GENERALLY CHARACTERISED BY SINGLE STOREY DWELLINGS WITH HIPPED ROOFS LINED WITH TILES.

ARCHITECTURAL STYLE:

THE PROPOSAL INCLUDES (1) NEW DETACHED MODERN STYLE DWELLING AND GARAGE. THE NEW DWELLING IS DESIGNED TO APPEAR MODERN IN STYLE. HOWEVER WILL ONLY BE MARGINALLY VISIBLE FROM THE STREET & STILL ALLOWING IT TO UNIFY WITH THE NEIGHBOURHOOD CHARACTER WITH HEIGHT, ROOF STYLE, MATERIALS AND FINISHES.

BUILDING MATERIAL:

THE PROPOSED DWELLING WILL HAVE FACE BRICK WALLS GENERALLY, WITH HIPPED ROOFS LINED WITH TILES. PORCH FEATURE WILL BE RENDERED FINISH. SLIDING DOORS AND WINDOWS WILL BE OF ALUMINUM FRAMES TO SELECTED COLOUR.

BUILDING FORM AND LAYOUT:

THE DEVELOPMENT WILL CONSIST OF ONE EXISTING SINGLE STOREY DWELLING AND ONE NEW DOUBLE STOREY DWELLING IN A BATTLE-AXE FORM. EXISTING DWELLING WILL HAVE A NEW DETACHED CARPORT AND NEW DWELLING WILL HAVE AN ATTACHED GARAGE WITH DIRECT ACCESS INTO THE ENTRY AREA. FACADE IS ARTICULATED WHERE POSSIBLE AND WINDOWS HAVE BEEN PROVIDED THROUGHOUT FOR BUILDING BULK BREAK-UP, LIGHT AND VENTILATION.

THE LARGE ENTRY IS MADE TO CREATE AN OPEN FEEL UPON WITH ITS LARGE ENTRANCE AND OPEN PLAN LIVING / DINING AND KITCHEN WITH DIRECT ACCESS TO ITS SECLUDED PRIVATE OPEN SPACE. BEDROOMS ARE LOCATED ON THE PERIMETER OF THE BUILDING TO ALLOW EACH SPACE NATURAL LIGHT AND VENTILATION.

ROOF STYLE:

THE ROOF STYLE IS HIPPED AND LINED WITH ROOF TILES.

SETBACK:

SIDE AND REAR SETBACK COMPLY WITH STANDARDS A10 & B17 OF THE PLANNING SCHEME.

BUILDING HEIGHT:

THE AREA GENERALLY CONSISTS OF SINGLE STOREY DWELLINGS. THE PROPOSED DWELLING WILL BE DOUBLE STOREY WITH BUILDING HEIGHTS NOTED ON THE ELEVATIONS.

10. ADEQUATE SAFETY AND SURVEILLANCE IS PROVIDED WITH THE NEW DWELLING HAVING PART GLAZED ENTRY DOOR & WHERE SHOWN, WINDOWS WHICH ONLOOK TO THE FRONT YARD AND PORCH AREA.

11. OFF STREET CARPARKS TOTAL (1).

EXISTING DWELLING WILL BE PROVIDED WITH A NEW SINGLE CAR CARPORT WITH A MIN. CLEARED AREA OF 6.0M DEEP 3.5M WIDE. NEW DWELLING WILL BE PROVIDED WITH A NEW SINGLE CAR GARAGE WITH A MIN. CLEARED AREA OF 6.0M DEEP 3.5M WIDE, AND A TANDER CAR SPACE OF 2.8 X 5.4M IN FRONT OF THE GARAGE.

12. SOLAR ORIENTATION:

BEST POSSIBLE ORIENTATION IS PROVIDED WITH SECLUDED PRIVATE OPEN SPACE TRELOAR CRESCENT THAT DO NOT HAVE A FRONT FENCE.

THE DEVELOPMENT WILL INCLUDE APPLE GARDEN PLANTING THROUGHOUT FRONT GARDENS THAT ARE SEEN WITHIN EYESIGHT HAVE WIDE LAMN AND PLANTS TO THE PERIMETER OF LAWNS. THE DEVELOPMENT PROPOSES TO HAVE ITS LANDSCAPE CONFORM WITH THE EXISTING STREET PATTERN.

13. ALL ADJOINING PROPERTIES PRIVATE OPEN SPACES AND HABITABLE WINDOWS TO BE PROTECTED. ALL SIDE & REAR BOUNDARY FENCE HEIGHTS TO BE AT MIN. 1.8M ABOVE FINISHED GROUND LEVEL. PROVIDE SCREENING ABOVE FENCE TO ACHIEVE MIN. 1.8M HIGH OR CONSTRUCT NEW FENCE TO MIN. 1.8M HIGH.

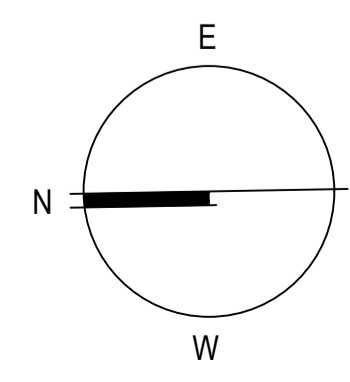
14. FRONT FENCE:

NO FRONT FENCE IS PROPOSED. THERE ARE OTHER EXAMPLES OF PROPERTIES ON TRELOAR CRESCENT THAT DO NOT HAVE A FRONT FENCE.

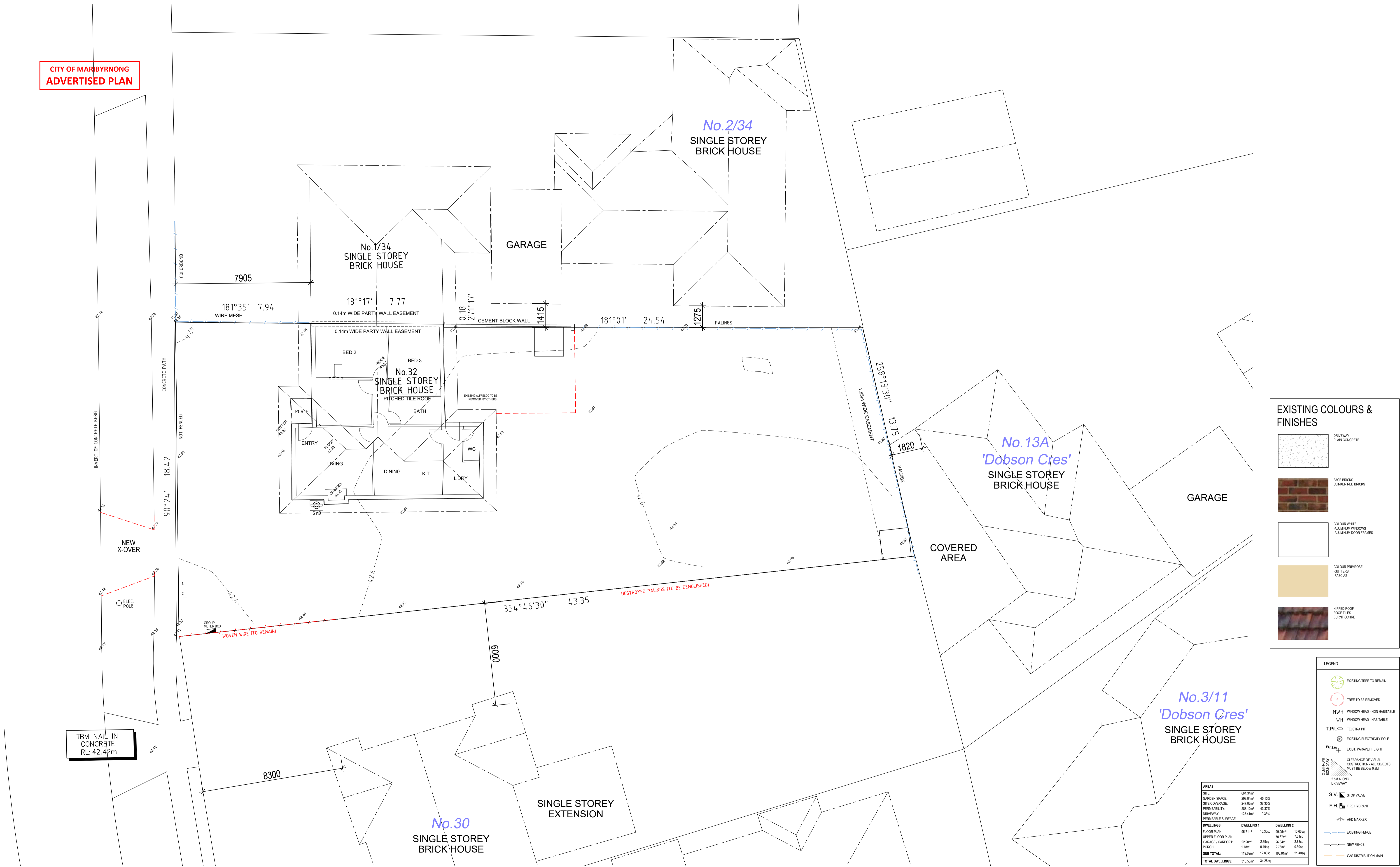
15. 50% OF CLEAR VISUAL OBSTRUCTION (MIN 2M ALONG FRONT BOUNDARY X 2.5M ALONG EXIT LANE FROM THE FRONTAGE)

LEGEND

- EXISTING TREE TO REMAIN
- TREE TO BE REMOVED
- N/W WINDOW HEAD - NON HABITABLE
- W/H WINDOW HEAD - HABITABLE
- T.P.I.L. TELSTRA PIT
- EXISTING ELECTRICITY POLE
- EXIST. PARAPET HEIGHT
- CLEARANCE OF VISUAL OBSTRUCTION - ALL OBJECTS MUST BE BELOW 0.9M
- 2.5M ALONG DRIVEWAY
- S.V. STOP VALVE
- F.H. FIRE HYDRANT
- AHD MARKER
- EXISTING FENCE
- NEW FENCE
- GAS DISTRIBUTION MAIN



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EXISTING COLOURS & FINISHES

- DRIVEWAY
PLAN CONCRETE
- FACE BRICKS
CLUNKER RED BRICKS
- COLOR WHITE
ALUMINUM WINDOWS
ALUMINUM DOOR FRAMES
- COLOR FRAMING
GUTTERS
FASCIAS
- HIPPED ROOF
ROOF TILES
BURNT OCHRE

LEGEND

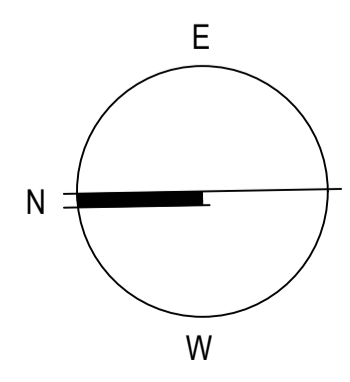
- EXISTING TREE TO REMAIN
- TREE TO BE REMOVED
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AREAS	
SITE:	664.34m ²
GARDEN SPACE:	299.84m ² 45.13%
SITE COVERAGE:	249.50m ² 37.56%
PERMEABILITY:	288.10m ² 43.37%
DRIVEWAY:	128.41m ² 19.33%
PERMEABLE SURFACE:	
DWELLINGS	
FLOOR PLAN:	96.71m ² 10.30%
UPPER FLOOR PLAN:	70.65m ² 7.81%
GARAGE / GARPORT:	22.20m ² 2.39%
PORCH:	1.78m ² 0.19%
SUB TOTAL:	119.09m² 12.88%
TOTAL DWELLINGS:	318.50m² 34.28%

TBM NAIL IN CONCRETE
RL: 42.42m

EXISTING SITE / FLOOR / DEMOLITION PLAN

PROPOSED UNIT DEVELOPMENT
NO.32 TRELOAR CRESCENT, BRAYBROOK

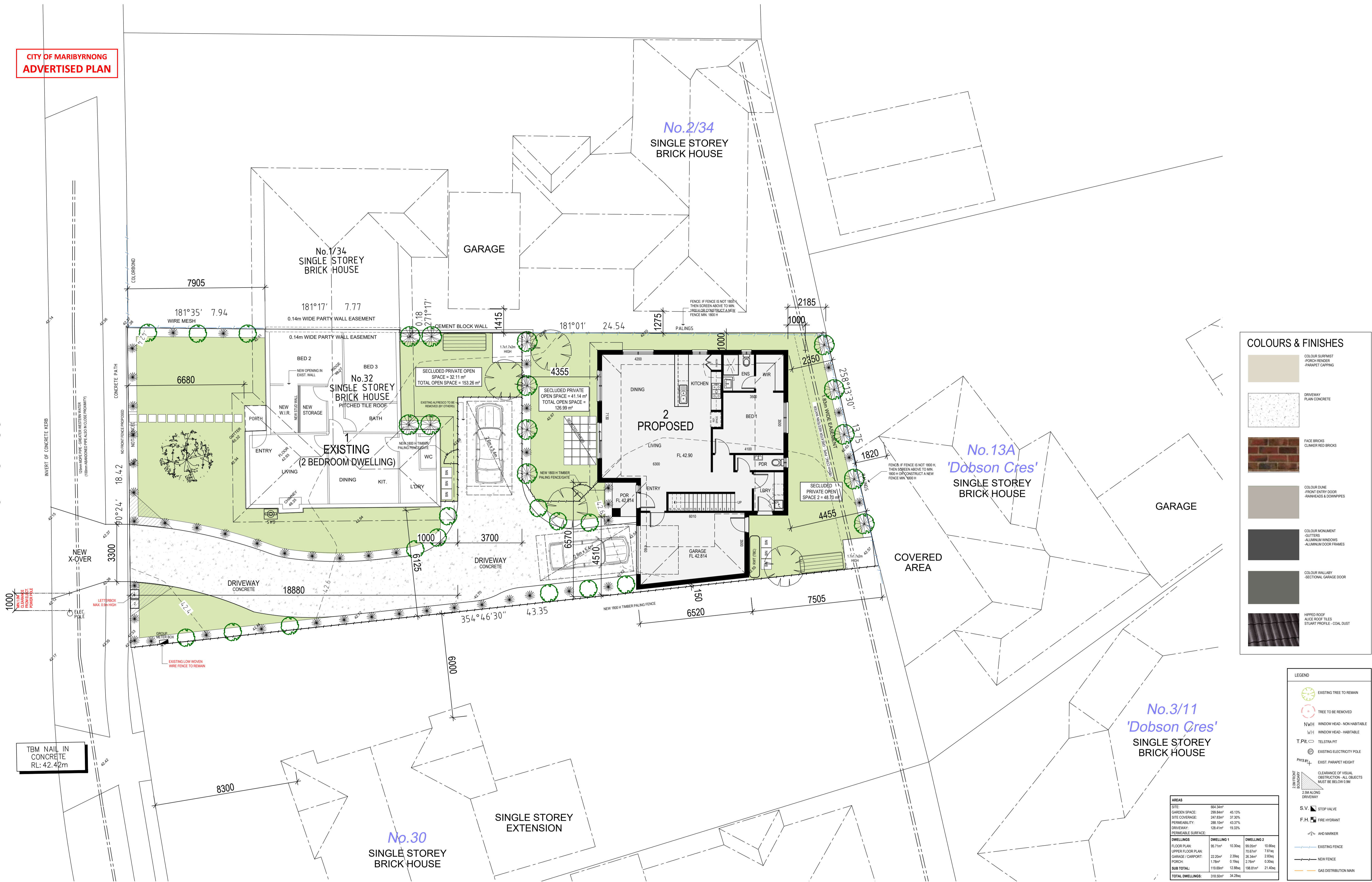


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TP03A

CITY OF MARIBYRNONG
ADVERTISED PLAN

TRELOAR CRESCENT



COLOURS & FINISHES

- COLOUR SURFSET
-PORCH RENDER
-PARAPET CAPPING
- DRIVEWAY
-PLAIN CONCRETE
- FACE BRICKS
-CLINKER RED BRICKS
- COLOUR DUNE
-FRONT ENTRY DOOR
-RANKHEADS & DOWNPIPES
- COLOUR MONUMENT
-GLITTERS
-ALUMINIUM WINDOWS
-ALUMINIUM DOOR FRAMES
- COLOUR WALLBAY
-SECTIONAL GARAGE DOOR
- HIPPED ROOF
-ALICE ROOF TILES
-STUART PROFILE - COAL DUST

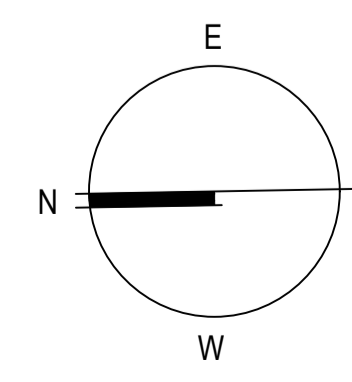
LEGEND

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- S.V. STOP VALVE
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- NEW FENCE
- GAS DISTRIBUTION MAIN

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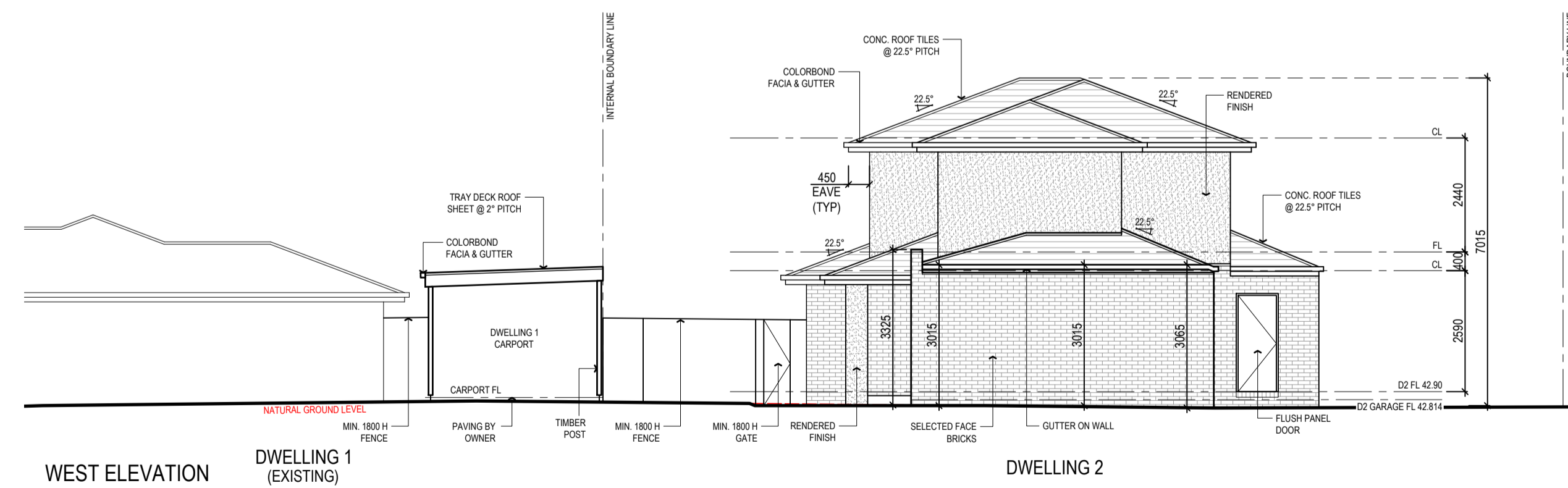
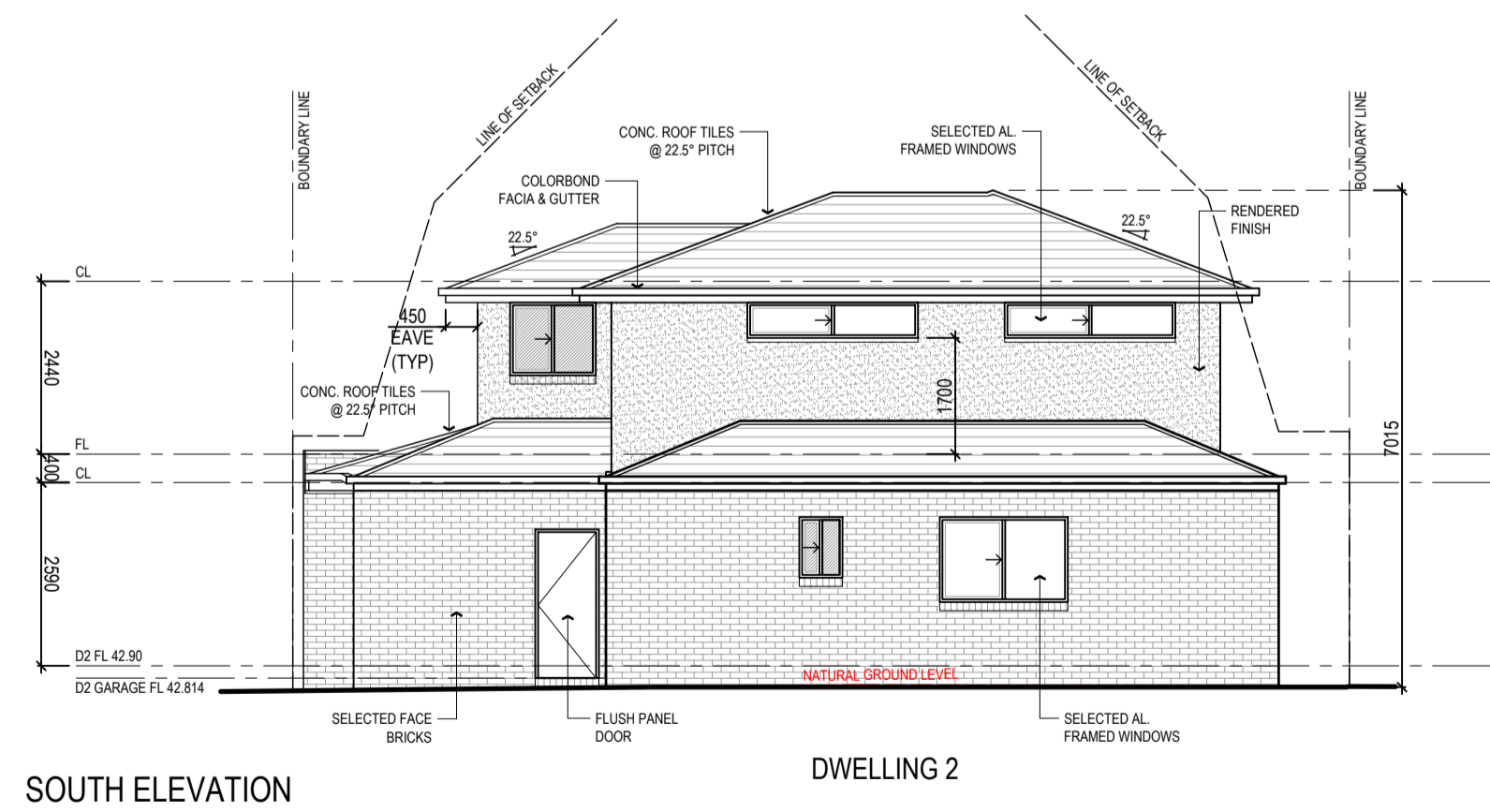
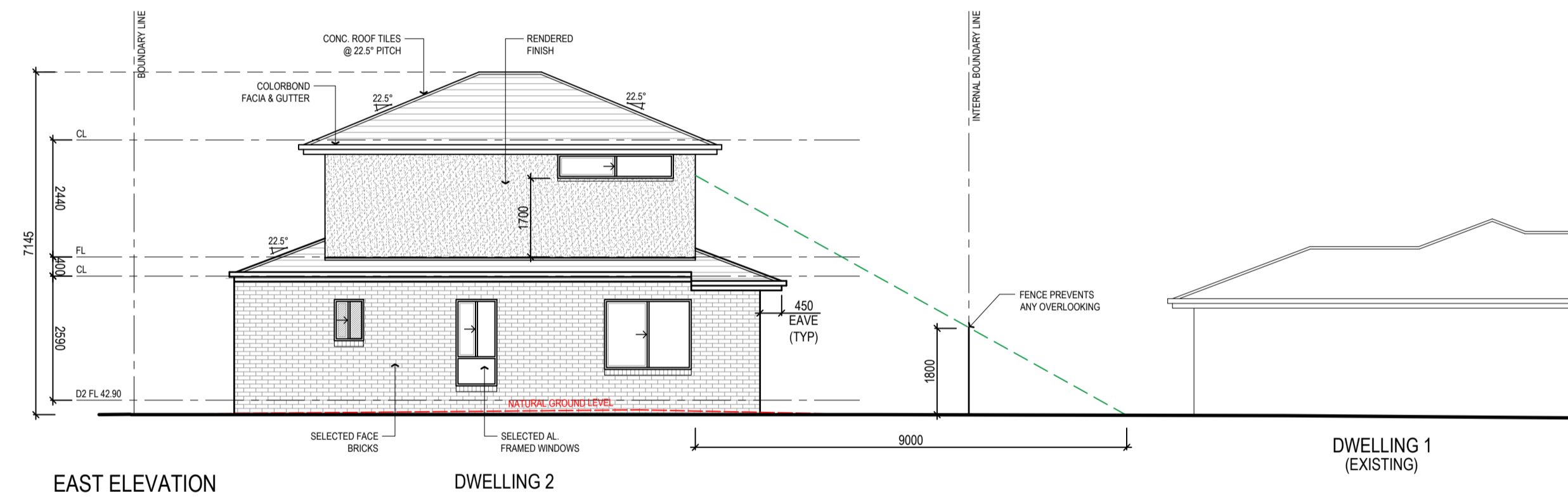
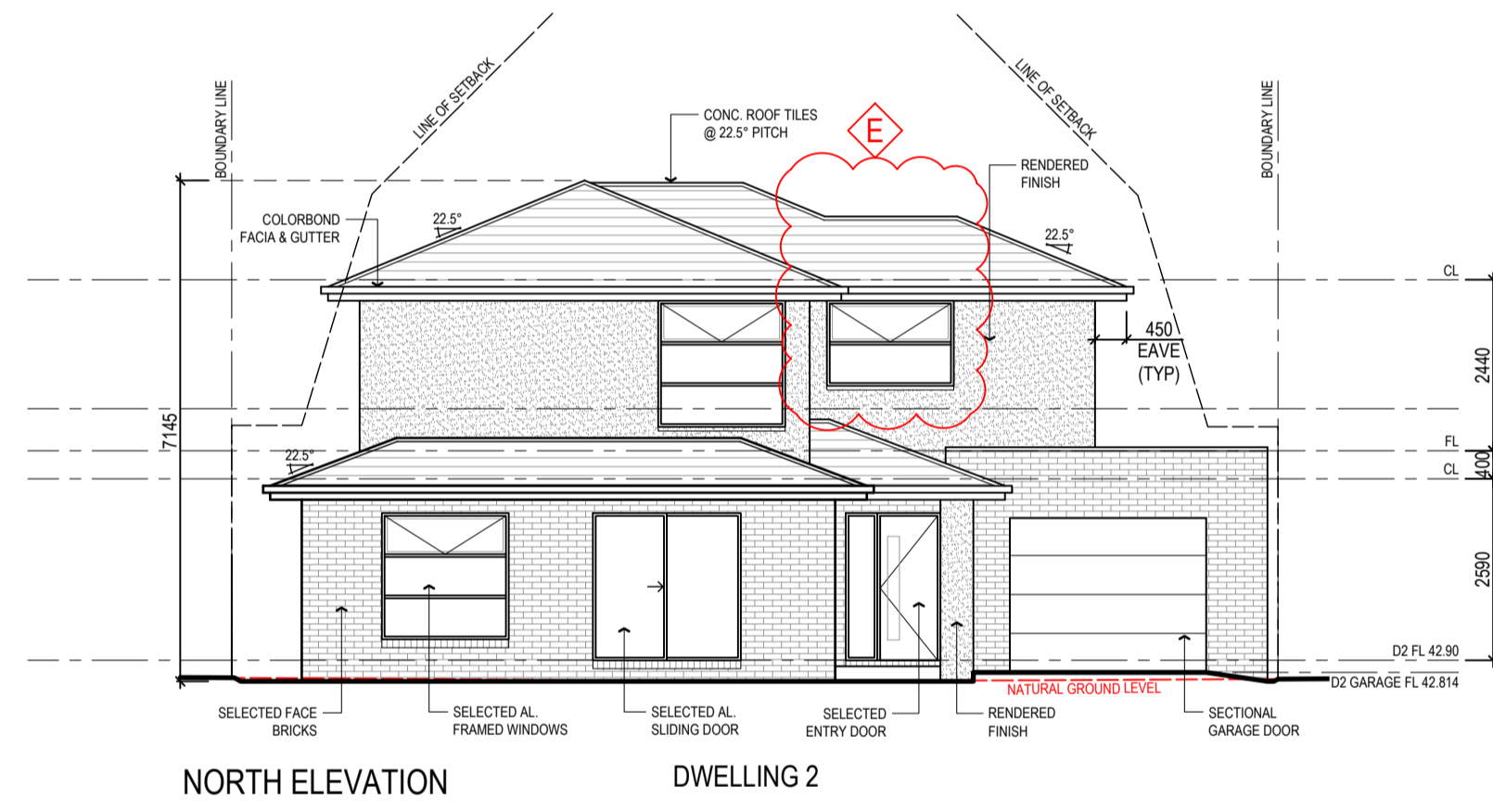
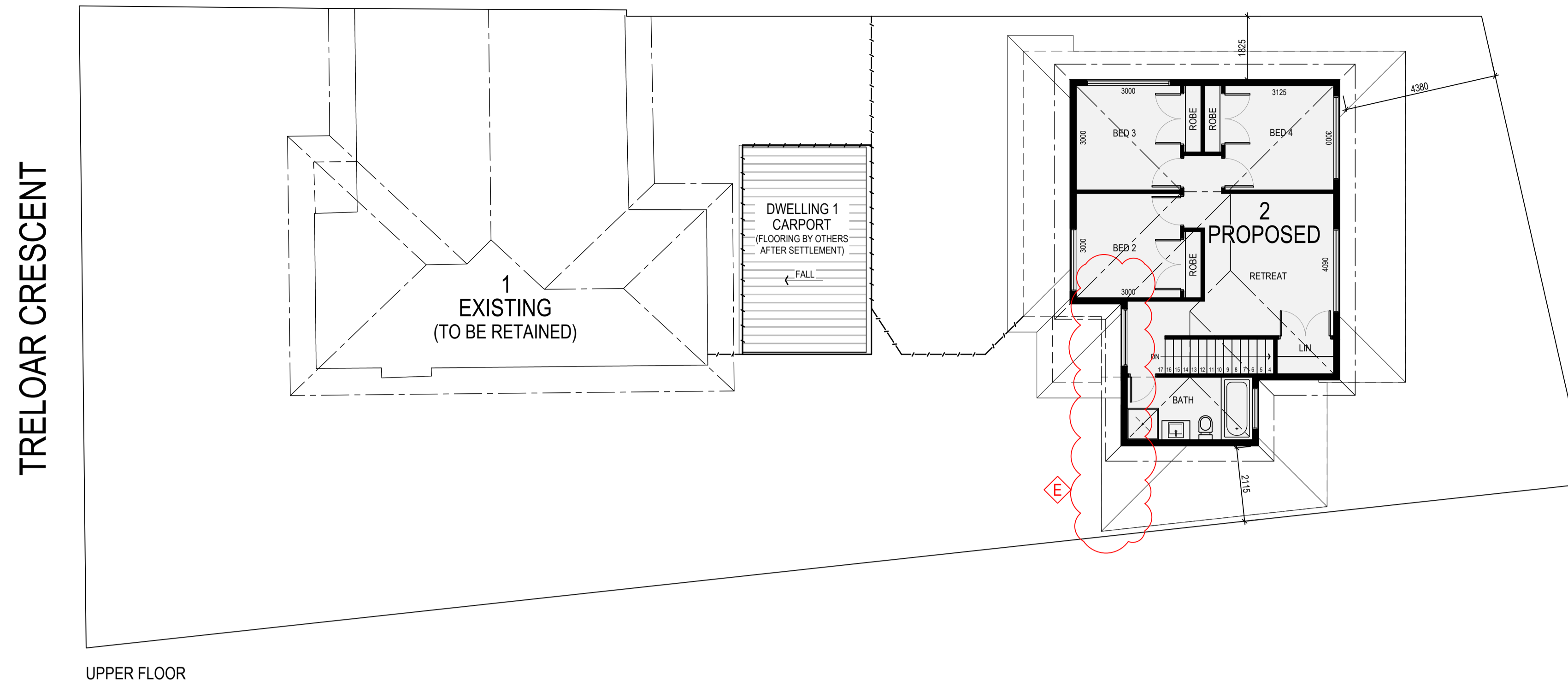
PROPOSED SITE / FLOOR PLAN

PROPOSED UNIT DEVELOPMENT
NO.32 TRELOAR CRESCENT, BRAYBROOK



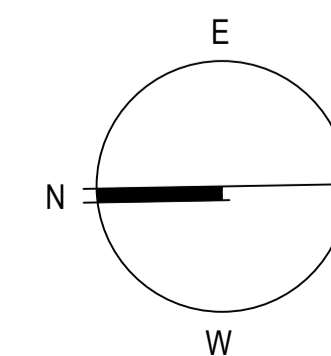
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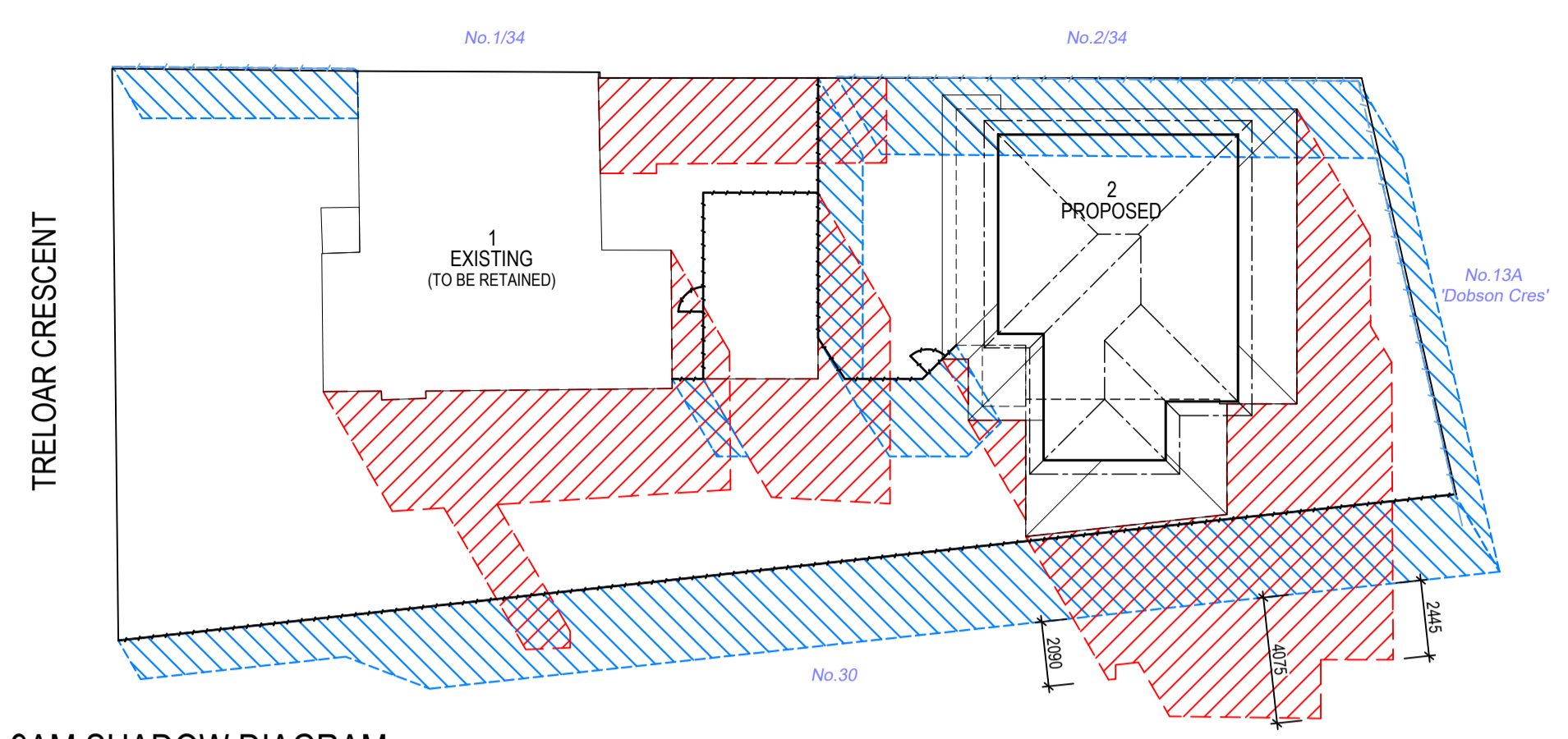
UPPER FLOOR / ELEVATIONS

PROPOSED UNIT DEVELOPMENT
NO.32 TRELOAR CRESCENT, BRAYBROOK

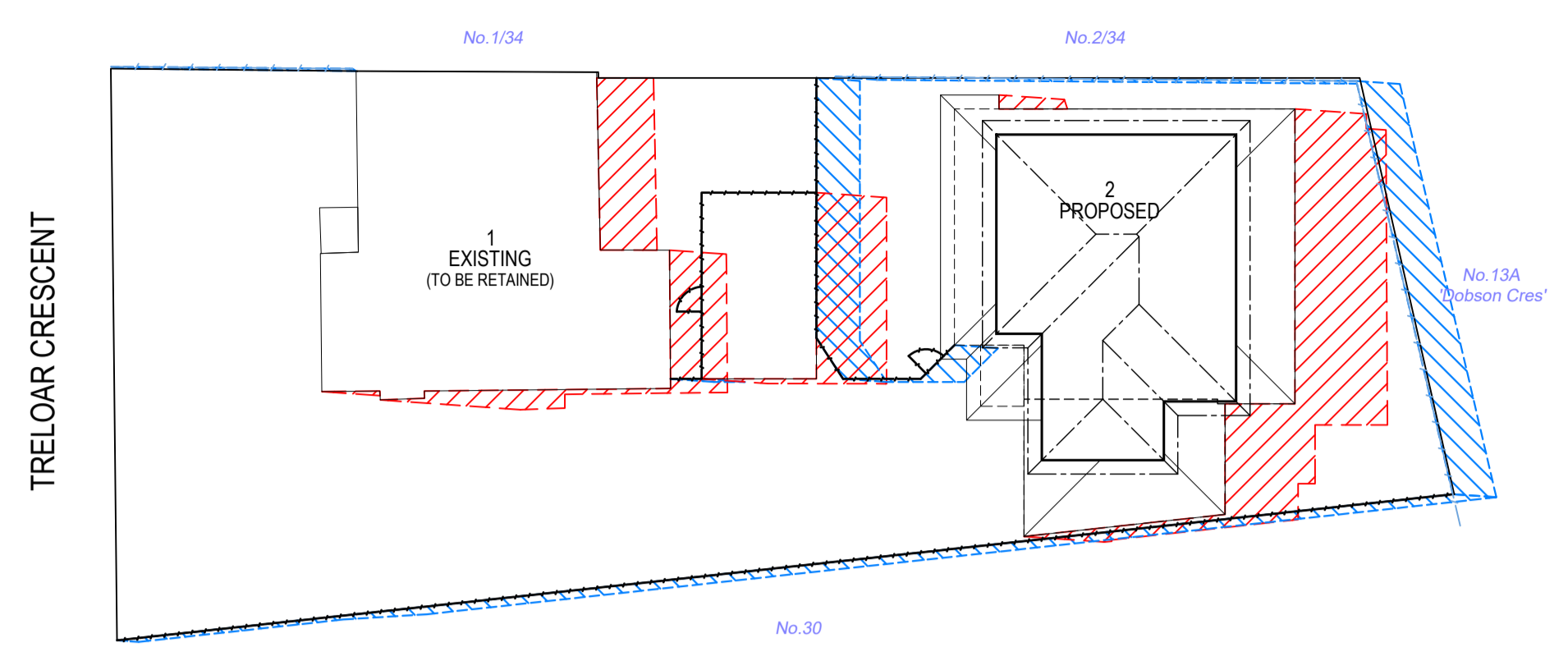


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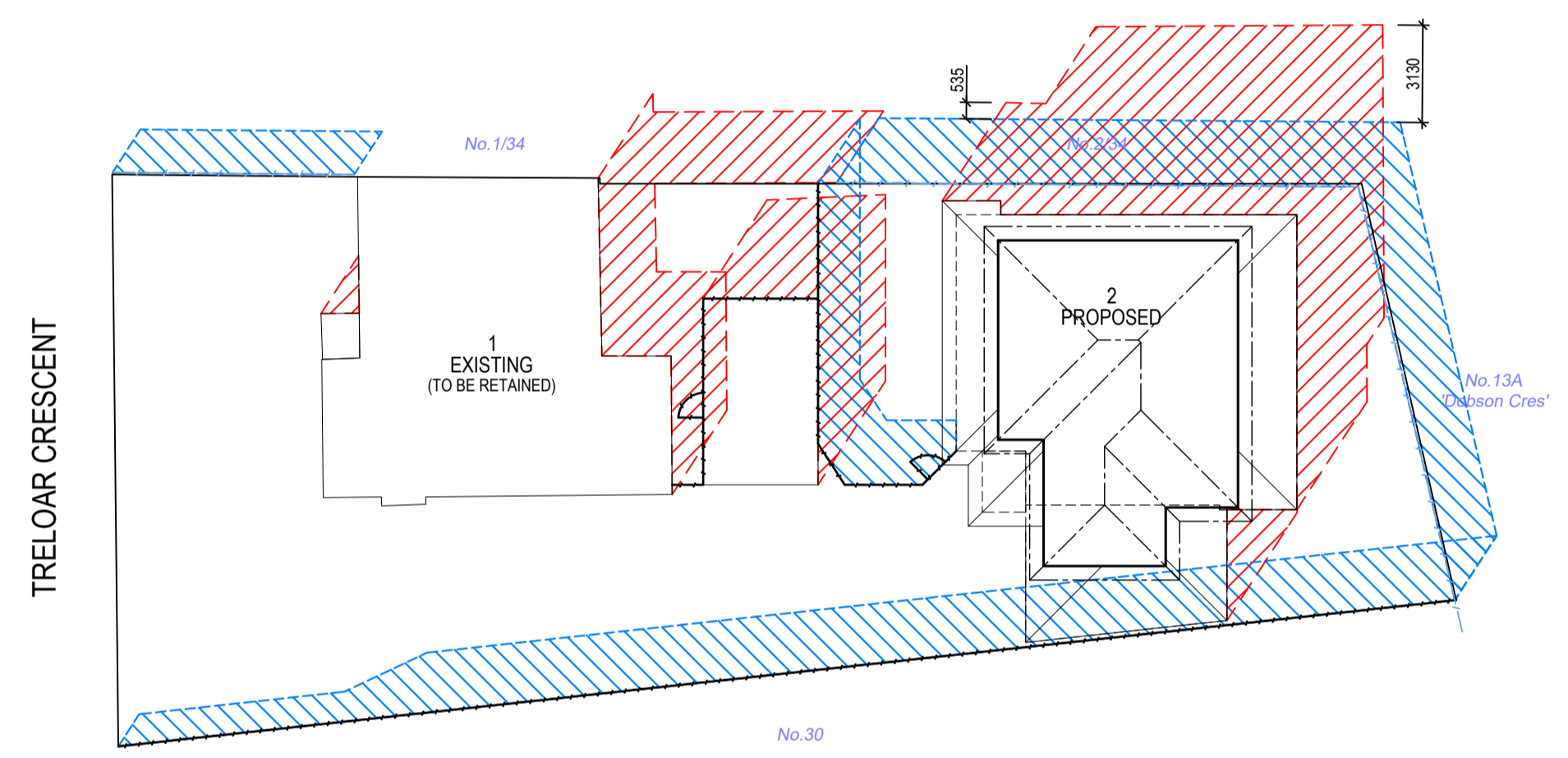
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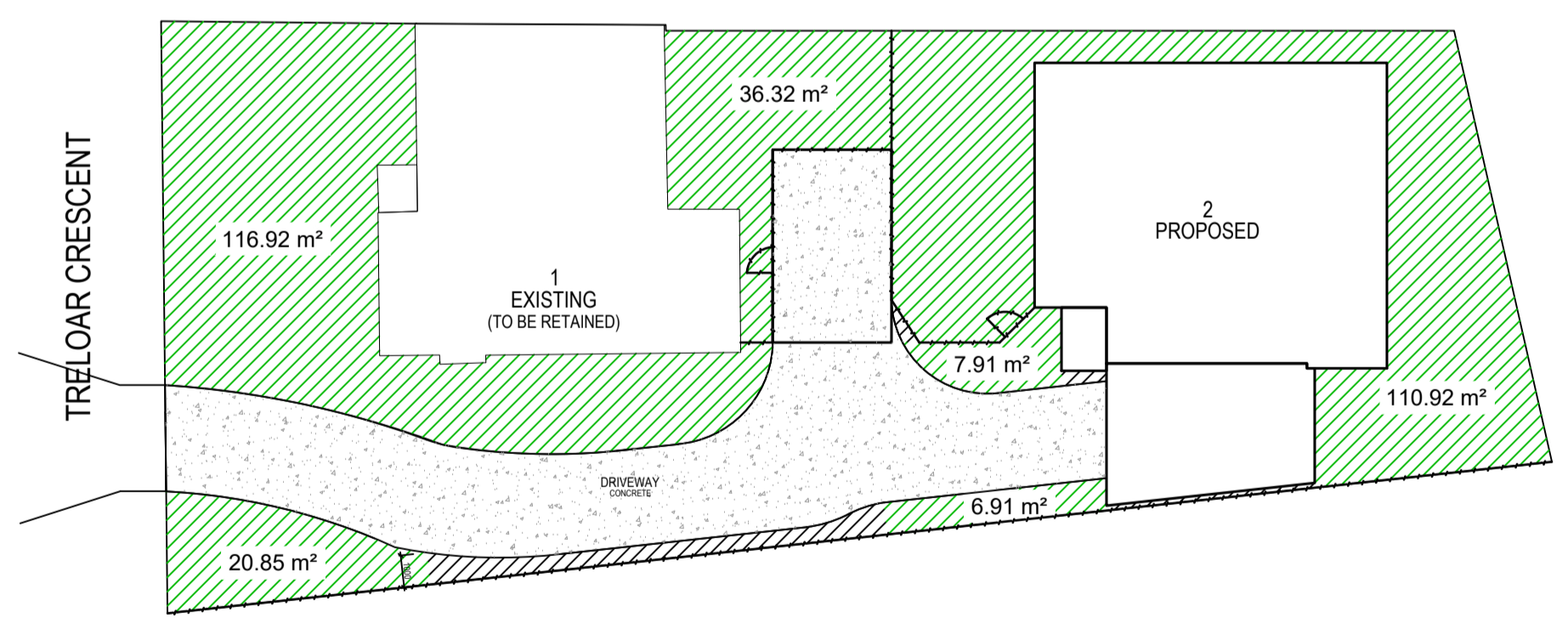
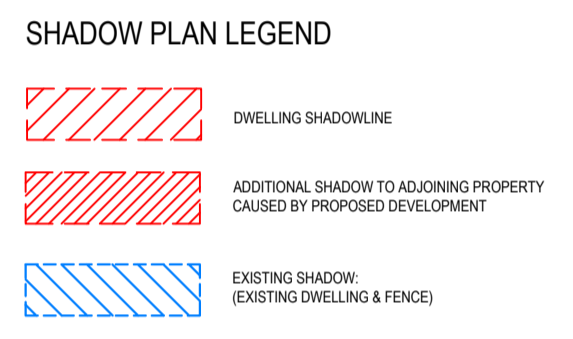
9AM SHADOW DIAGRAM
2.00 - 4.07 M OF ADDITIONAL OVERSHADOW OCCURS TO PROPERTY NO. 30 TRELOAR CRESCENT. THIS ADDITIONAL OVERSHADOW IS NOT UNREASONABLE AS IT DOES NOT IMPACT ON ANY HABITABLE WINDOWS OR PRIVATE OPEN SPACES.



12PM SHADOW DIAGRAM
NO ADDITIONAL OVERSHADOW OCCURS.



3PM SHADOW DIAGRAM
0.53 - 3.13 M OF ADDITIONAL OVERSHADOW OCCURS TO PROPERTY NO. 2/34 TRELOAR CRESCENT. THIS ADDITIONAL OVERSHADOW IS NOT UNREASONABLE AS IT DOES NOT IMPACT ON ANY HABITABLE WINDOWS OR PRIVATE OPEN SPACES.



PERMEABILITY PLAN

PERMEABILITY RESPONSE

TO REDUCE THE IMPACT OF INCREASED STORMWATER RUN-OFF ON THE DRAINAGE SYSTEM TO FACILITATE ON-SITE STORMWATER INFILTRATION THE SITE SHOULD HAVE A MINIMUM OF 20 PER CENT OF ITS TOTAL AREA AS A PERVIOUS AREA. IN THIS INSTANCE 45.13% PERCENT HAS BEEN PROVIDED AS A PERVIOUS AREA. THIS HAS BEEN PROVIDED BY WAY OF OPEN LANDSCAPING BEDS AND LAWN AREAS AS WELL AS MINIMISING PAVING TREATMENTS. THE INFILTRATION CAPACITY OF THE SITE TO INCORPORATE STORMWATER RETENTION AND REUSE HAS BEEN APPLIED.

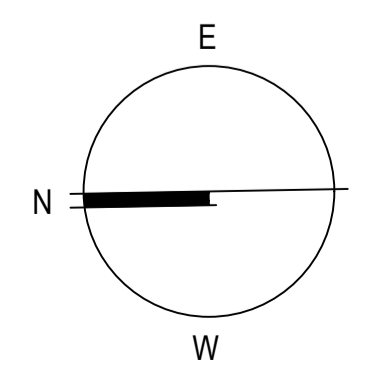
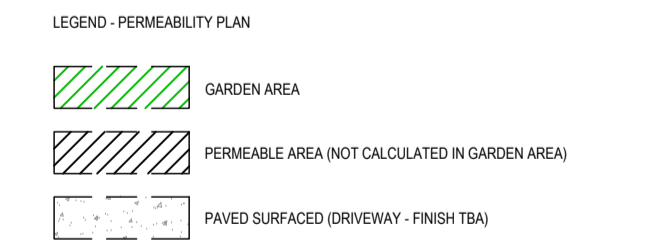
- STORMWATER MANAGEMENT IMPLEMENTATION**
- TO REDUCE THE IMPACT OF STORMWATER RUN-OFF.
 - TO IMPROVE THE WATER QUALITY OF STORMWATER RUN-OFF.
 - TO ACHIEVE BEST PRACTICE STORMWATER QUALITY OUTCOMES.
 - TO INCORPORATE THE USE OF WATER SENSITIVE URBAN DESIGN INCLUDING STORMWATER REUSE.

ADDITIONAL FACILITATION IN STORMWATER MANAGEMENT:

- USE POROUS PAVERS (POSSIBLY TO REPLACE CONCRETE ASPHALT OR IMPERVIOUS PAVERS) TO OPEN SPACE AREAS SUCH AS THE PRIVATE OPEN SPACES.
- UTILISE DROUGHT TOLERANT SPECIES AS PART OF THE LANDSCAPING.

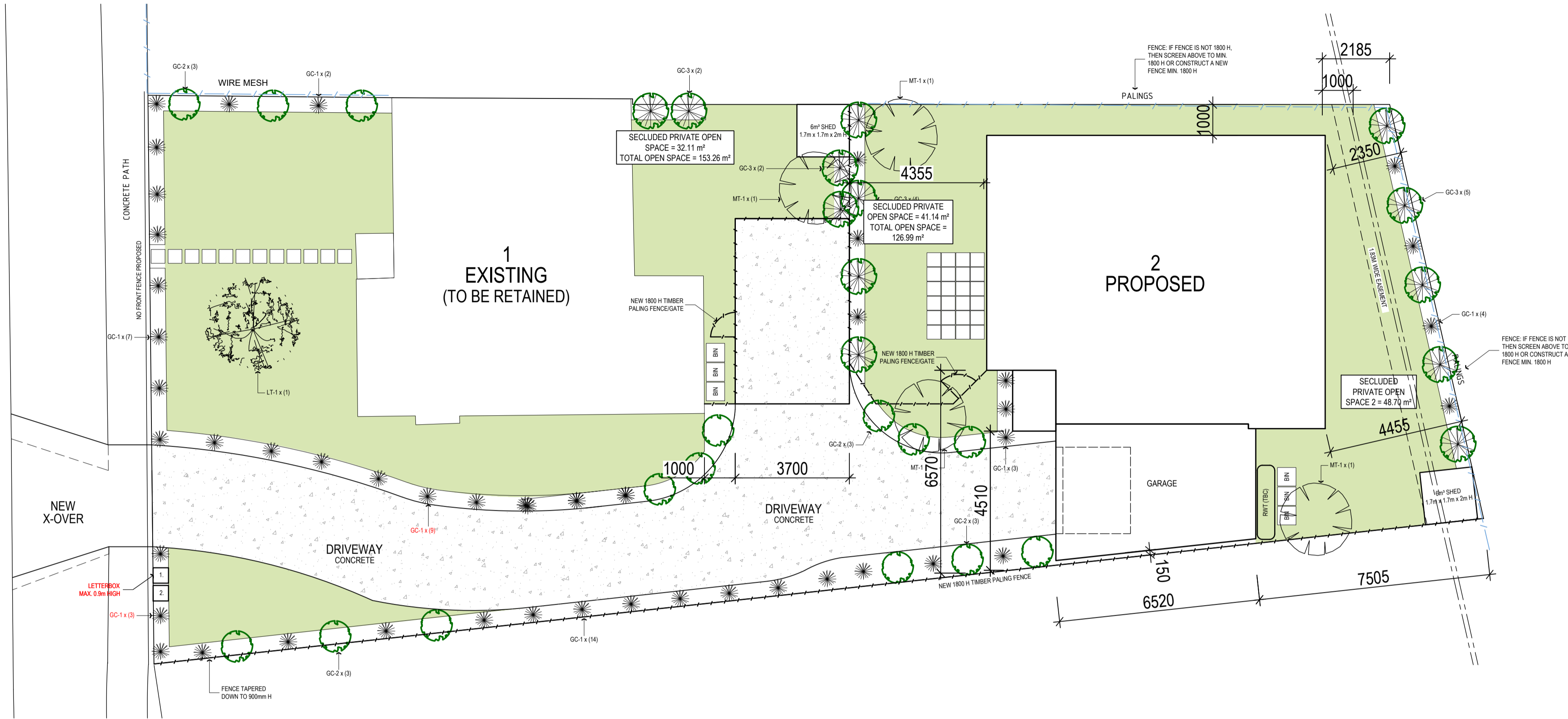
A STORM REPORT IS INCLUDED. GENERALLY IT IS CONSIDERED THAT THE PROPOSAL AS DETAILED IN THIS APPLICATION COMPLES WITH THE OBJECTIVES OUTLINED ABOVE.

AREAS	
SITE	664.36m ²
GARDEN SPACE	299.84m ² 45.13%
SITE COVERAGE	247.85m ² 37.30%
PERMEABILITY	288.10m ² 43.37%
DRIVEWAY PERMEABLE SURFACE	128.41m ² 19.33%



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TRELOAR CRESCENT



LEGEND

LT LARGE TREE, MT MEDIUM TREE, ST SMALL TREE

GC-1 SMALL SHRUB (GROUND COVER), GC-2 MEDIUM SHRUB (GROUND COVER), GC-3 MEDIUM SHRUB (GROUND COVER)

GRASS (SEEDS), DRIVEWAY PERMEABLE HARDSTAND PAVEMENT, RAINGARDEN, CLOTHESLINE, 450 x 450 SELECTED PAVERS, NEW TIMBER PALING FENCE

SUGGESTED PLANT SCHEDULE (ZONE 7)

ALL LANDSCAPED AREAS SHALL BE COVERED WITH TAN BARK AND WILL CONTAIN ASSORTED DWARF BUSH AND PERENNIAL FLOWERS. THESE SHALL BE SPREAD AMONGST MOSSY GREY ROCKS WITH EVERGREEN CREEPERS AND GROUND COVER.

COMMON NAME	BOTANICAL NAME	APPROX. SIZE (H X W)	SUPPLY / POT SIZE	QTY
LARGE TREES (LT)			40 LTR POT	1
LIGHTWOOD	ACACIA IMPLEXA	5-15 x 4-7		
BLACK WATTLE	ACACIA MEARNSII	6-25 x 6-10		
BLACKWOOD	ACACIA MELANOCYLON	6-30 x 4-15		
MEDIUM TREES (MT)			40 LTR POT	4
GOLDEN WATTLE	ACACIA PYCNANTHA	3-10 x 2-5		
DROOPING SHEKOE	ALLOCASUA VERTICILLATA	4-11 x 3-6		
SMALL TREES (ST)			20 LTR POT	1
SILVER BANKSIA	BANKSIA MARGINATA	5 x 4		
GROUND COVERS (GC)			150MM POTS	
TUSsock GRASS (1)	POA LABILLARDIERI	0.8 x 0.8		45
BLACK ANTHEM FLAX LILLY (2)	DIANELLA REVOLUTA	0.5 x 1.5		15
SHRUB VIOLET (3)	HYMENANTHERA DENTATA	2.4 x 1.2-5		13

LANDSCAPE PLAN

SUGGESTED PLANT SELECTIONS TO BE IN ACCORDANCE WITH THE LOCAL COUNCIL'S REGION NATIVE PLANTS.

THE LANDSCAPE DESIGN ENCOURAGES THE PLANTING AND RETENTION OF VEGETATION AROUND DWELLINGS. RETAIN ESTABLISHED OR MATURE TREES WHERE POSSIBLE.

THERE IS NO FRONT FENCE PROPOSED. IN LIEU, THE DEVELOPMENT PROPOSES TO HAVE LOW SCREEN PLANTING. THIS IS CONSISTENT WITH SOME OF THE PROPERTIES WITHIN EYESIGHT. OWNER SHALL TAKE RESPONSIBILITY OF LANDSCAPING AFTER HANDOVER.

GENERAL NOTES

PROPOSED TOPPING AREAS TO BE GRADED / DRAINED TO PREVENT WATER DISCHARGE INTO NEIGHBOURING PROPERTIES.

LANDSCAPE AND / OR BUILDING CONTRACTORS ARE RESPONSIBLE FOR CIVIL AND HYDRAULIC COMPUTATIONS FOR LANDSCAPE BUILDING WORKS INCLUDING, BUT NOT LIMITED TO SURFACE AND SUB SURFACE DRAINAGE FOR ALL LANDSCAPE AREAS. PRIOR TO COMMENCEMENT OF WORKS.

CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORKS.

WHILE CARE HAS BEEN TAKEN TO SELECT TREE SPECIES WITH NON-INVASIVE ROOT SYSTEM IT IS RECOMMENDED THAT ROOT CONTROL BARRIERS BE INSTALLED FOR ANY TREES LOCATED WITHIN TWO METRES OF ANY BUILDING LINES.

PLANTS: QUALITY OF TREES AND SHRUBS

TREES AND SHRUBS SHALL BE HEALTHY NURSERY STOCK FREE FROM INSECTS, DISEASES AND WEEDS.

THE SPECIFIED PLANT HEIGHTS AND POT SIZES ARE MINIMUMS. IF PLANT MATERIAL IS UNAVAILABLE IN THESE SIZES, LARGER STOCK MUST BE USED.

THE CONTRACTOR IS TO SUPPLY AND INSTALL SEMI-MATURE TREES WHICH MEET THE FOLLOWING CRITERIA:
- HAVE A MINIMUM TRUNK CALIPER OF 20MM AT GROUND LEVEL
- BE UNDAUNTED AND FREE OF DISEASES AND INSECT PESTS
- NOT BE ROOT BOUND OR HAVE CIRCLING OR GIRDLING ROOTS BUT HAVE ROOTS GROWN TO THE EDGE OF THE CONTAINER
- SHOULD BEAR A SINGLE STRAIGHT TRUNK, STRONG BRANCHING PATTERN, AND FULL CANOPY
- SHOW HEALTHY, VIGOROUS GROWTH

PLANTING PROCEDURE

- IF SOIL TO PLANTING HOLE IS DRY - FILL WITH WATER AND ALLOW TO DRAIN COMPLETELY
- TREE ROOTS ARE TO BE TEASED OUTWARDS IF MATTED OR CIRCLING OCCURS PRIOR TO BACKFILLING
- PLACE THE TREE IN CENTRE OF HOLE ON FIRM SOIL TO PREVENT SINKING, ENSURING TOP OF THE ROOTBALL IS FLUSH WITH SURROUNDING SOIL SURFACE AND TRUNK IS VERTICAL
- BACKFILL MATERIAL IS TO BE IN A LOOSE, FRABLE STATE, WITH NO BRICKS, ROCKS OR FOREIGN MATERIAL. IF SUFFICIENT MATERIAL IS NOT AVAILABLE FROM THE ORIGINAL HOLE TO BACKFILL, A SIMILAR SOIL TYPE MUST BE SOURCED AND USED.
- SOIL MATERIAL MUST BE FIRMLY BACKFILLED IN LAYERS TO PREVENT LARGE AIR POCKETS FROM OCCURRING, THEN THOROUGHLY WATERED IN.
- TREES TO BE STAKED WITH TWO 2250MM X 50MM HARDWOOD STAKES DRIVEN FIRMLY INTO THE GROUND. STAKES ARE NOT TO BE PLACED THROUGH THE ROOTBALL AREA.
- TREES ARE TO BE SECURED TO EACH STAKE WITH A STRONG, SOFT AND FLEXIBLE MATERIAL, TIGHT ENOUGH TO SUPPORT THE TREE IN WINDY CONDITIONS, YET LOOSE ENOUGH TO STIMULATE THE DEVELOPMENT OF A GOOD SUPPORTIVE ROOT SYSTEM.
- TREE MATERIAL MUST NOT INJURE TREE BARK OR RESTRICT TRUNK GROWTH FOR A MINIMUM PERIOD OF THREE YEARS.
- SLOW RELEASE NATIVE FERTILISER (IF MONTH FORMULATION) IS TO BE APPLIED TO THE TOP OF THE ROOTBALL AREA AWAY FROM THE TRUNK / STEM TO MANUFACTURERS SPECIFICATION AND WATERED IN IMMEDIATELY.
- ALL TREES TO BE MULCHED TO A DIAMETER 10MM WIDE AND TO A DEPTH OF 100MM BUT MUST NOT BE IN CONTACT WITH THE TREE TRUNK.
- MULCH FOR ALL PLANTING AREAS SHALL BE WEATHERED BARK MULCH, 80% OF PARTICLES SHALL BE IN THE SIZE RANGE 20-35 MILLIMETRES IN PLAN, AND 5-10 MILLIMETRES IN THICKNESS.
- THE MULCH IS TO BE SPREAD AT A CONSOLIDATED DEPTH OF 75MM.
- THE PLANTING HOLE SURFACE IS TO BE SHAPED TO MINIMISE WATER LOGGING / EXCESSIVE WATER RETENTION, BUT RETAIN THE MULCH MATERIAL NEARLY.
- THE SITE MUST BE LEFT IN A CLEAN AND SAFE CONDITION.

GARDEN BEDS

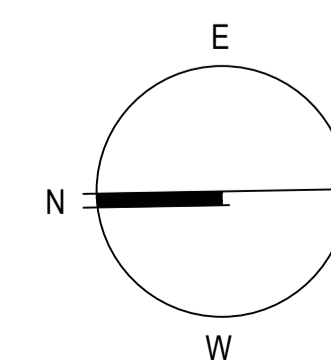
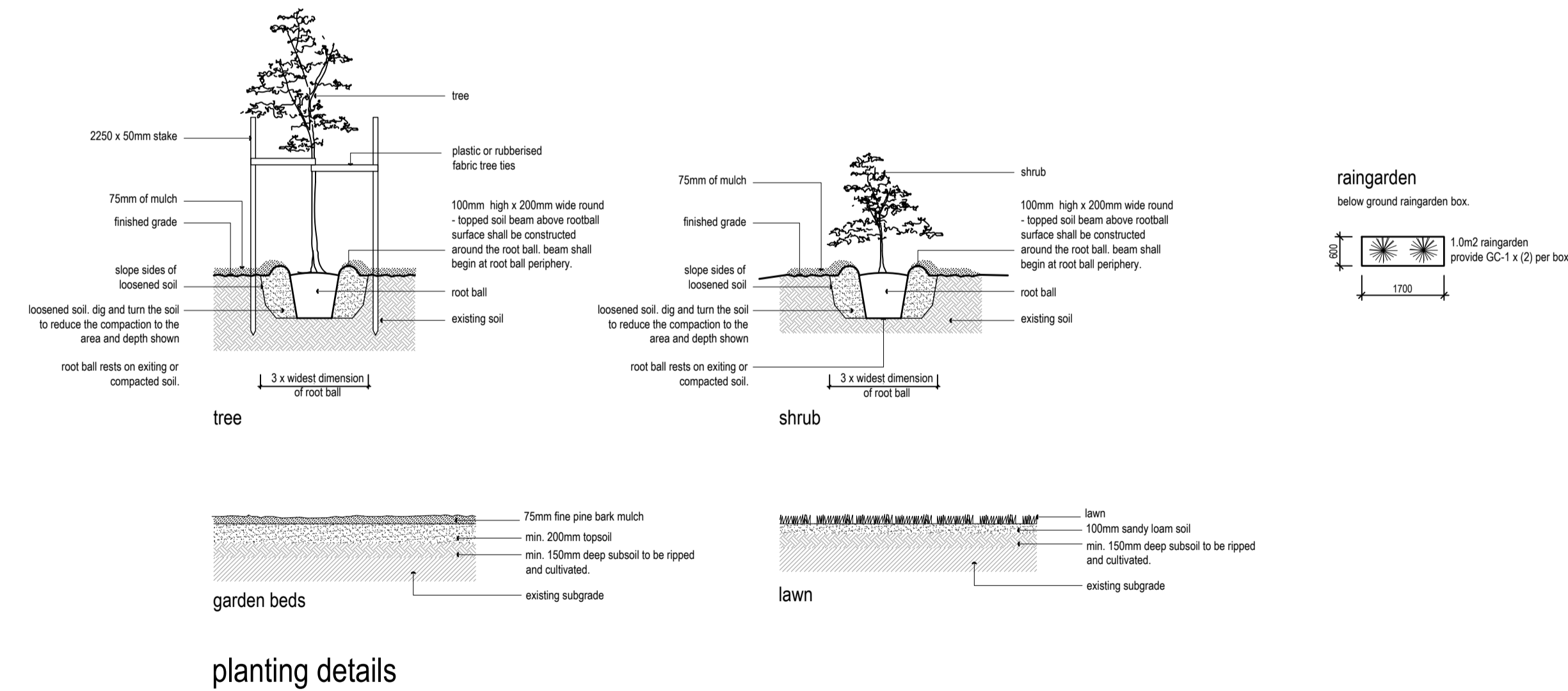
ALL GARDEN BEDS MUST BE MAINTAINED IN A WEED FREE STATE. WEEDS ARE TO BE SPOT TREATED WITH HERBICIDE OR MANUALLY REMOVED AT EACH SITE MAINTENANCE VISIT.

CONSTRUCTION

GARDEN BEDS SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 300 MILLIMETRES. WHERE POSSIBLE, SITE TOPSOIL SHOULD BE STOCKPILED AND USED FOR THE GARDEN BEDS. SUBGRADE WITHIN PLANTING AREAS IS TO BE RIPPED TO A MINIMUM DEPTH OF 150 MILLIMETRES AND CULTIVATED WITH GYPSUM. THE SUBSOIL IS TO BE GRADED AND LIGHTLY COMPACTED TO RE-ESTABLISH A FINISHED SOIL LEVEL OF A MINIMUM OF 50 MILLIMETRES BELOW FINISHED GRADE. THROUGHOUT THE SOIL IS TO BE EVENLY COMPACTED THROUGHOUT TO APPROXIMATELY 70% MODIFIED MAXIMUM DRY DENSITY. SUPPLY AND PLACE 200 MILLIMETRES MINIMUM DEPTH OF APPROVED TOP SOIL TO ESTABLISH A FINISHED GRADE THAT IS 100 MILLIMETRES BELOW PAVING AND GENERAL LEVELS THROUGHOUT.

MULCH

MULCH FOR ALL PLANTING AREAS SHALL BE WEATHERED BARK MULCH, 80% OF PARTICLES SHALL BE IN THE SIZE RANGE 20-35 MILLIMETRES IN PLAN, AND 5-10 MILLIMETRES IN THICKNESS. NO PARTICLE IS TO EXCEED 50 MILLIMETRES. MULCH IS TO BE STOCKPILED AND THOROUGHLY WEATHERED PRIOR TO DELIVERY TO SITE. MULCH IS TO BE FREE OF WEED MATERIAL AND SEED, DEBRIS AND FOREIGN MATTER. THE CONTRACTOR SHALL SPREAD A 75 MILLIMETRES THICKNESS OF APPROVED MULCH ON ALL GARDEN BEDS AND 300 MILLIMETRES THICKNESS OF MULCH ON ALL TREES. THE STEMS OF ALL PLANTS SHALL BE KEPT FREE OF MULCH TO PROTECT THE STEM FROM POSSIBLE ROT. ALL MULCH USED SHALL COMPLY WITH THE ABOVE REQUIREMENTS. WHEN IN DOUBT, THE CONTRACTOR SHOULD SUBMIT A SAMPLE TO THE COUNCIL REPRESENTATIVE FOR APPROVAL. PRIOR TO DELIVERY TO SITE. MULCH FOUND TO CONTAIN ANY RECYCLED BUILDING MATERIALS (THAT IS: CHIPBOARD, PINE PALLET ETC) WILL BE REJECTED.



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