

DESIGN RESPONSE PLAN

THE PROPOSAL

THE SUBJECT LAND IS LOCATED IN WEST FOOTSCRAY ON THE CORNER OF ASHLEY STREET & ALMA STREET. THE SITE HAS A REGULAR SHAPE WITH A FRONTAGE OF 53.56m ON ASHLEY STREET & 30.18m ON ALMA STREET WITH AN OVERALL AREA OF 1615.67m².

THE PROPOSAL INCLUDES THE DEVELOPMENT OF THE LAND FOR TWO (2) DOUBLE STOREY DWELLINGS & SEVEN (7) TRIPLE STOREY DWELLINGS. THE EXISTING CROSSOVERS ON ASHLEY STREET AND ALMA STREET ARE TO BE REMOVED AND THE NATURE STRIP AND KERB IS TO BE REINSTATED. A NEW CROSSOVER IS PROPOSED ALONG ALMA STREET TO PROVIDE VEHICULAR ACCESS TO ALL DWELLINGS.

DWELLING 1:

G.F. CONSISTS OF A MASTER BEDROOM WITH ROBE AND ENSUITE, GUEST BEDROOM BATHROOM AND LAUNDRY

F.F. CONSISTS OF A GUEST BEDROOM, BATHROOM, STUDY WITH WIR AND ENSUITE, TWO SECONDARY BEDROOMS, BATHROOM, LIVING AREAS, BALCONY AND A STUDY NOOK.

DWELLINGS 2-8:

G.F. CONSISTS OF A MASTER BEDROOM WITH ROBE AND ENSUITE & LAUNDRY.

F.F. CONSISTS OF A STUDY NOOK, POWDER ROOM LIVING AREAS AND A BALCONY

S.F. CONSISTS OF TWO SECONDARY BEDROOMS, BATHROOM & RETREAT

DWELLING 9:

G.F. CONSISTS OF A LAUNDRY, POWDER ROOM, & LIVING AREAS

F.F. CONSISTS OF A MASTER BEDROOM WITH ROBE AND ENSUITE, TWO SECONDARY BEDROOMS, BATHROOM, POWDER AND A BALCONY.

CAR PARKING IS PROVIDED TO ALL DWELLINGS IN THE FORM OF TWO (2) DOUBLE CAR GARAGES, AND SEVEN (7) SINGLE CAR GARAGE WITH PARKING IN TANDEM. ACCESS IS VIA THE SHARED ACCESSWAY OFF ALMA STREET.

THE PROPOSED BUILDING FORM PROVIDES A MODERN ARCHITECTURAL STYLE THAT IS RESPECTFUL OF THE BULK AND SCALE OF DWELLINGS FOUND IN THE NEIGHBOURHOOD THROUGH ITS ARTICULATED FORMS AND RECESSIVE UPPER LEVELS. THE NEW DWELLINGS ARE A CONTEMPORARY INTERPRETATION OF THE BUILDING STYLES WHICH ARE COMMONLY FOUND IN THE AREA. IT RESPONDS TO THE PREFERRED NEIGHBOURHOOD CHARACTER BY ADOPTING A WELL-ARTICULATED BUILT FORM, A VARIETY OF MATERIALS AND FINISHES AND PROVIDING A FRONT SETBACK THAT WILL ENHANCE THE CURRENT LANDSCAPE AND STREETSCAPE CONDITIONS.

THE DOUBLE & TRIPLE STOREY SCALE IS JUSTIFIED IN THE STREETSCAPE CONTEXT BY THE RECESSIVE NATURE OF THE UPPER LEVEL, BUILDING FORM AND USE OF MATERIALS THAT CONTRAST AND COMPLEMENT EACH OTHER. THE PROPOSED DEVELOPMENT INCORPORATES MATERIALS AND FINISHES THAT CREATE A WELL-ARTICULATED DEVELOPMENT AND MAKES A POSITIVE CONTRIBUTION TO THE STREETSCAPE.

LEGEND

A LAND USE AND DENSITY RESPONDS TO:
- LOCATION WITHIN ESTABLISHED RESIDENTIAL AREA
- OVERALL AREA OF 1615.67m² WITH A STREET FRONTAGE OF 53.56m ON ASHLEY STREET 30.18m ON ALMA STREET ACCESSIBILITY TO PUBLIC TRANSPORT, OPEN SPACE AND LOCAL SHOPPING

B1 MINIMAL CUT & FILL IS REQUIRED, THIS IS NOT A DESIGN CONSTRAINT

B2 NOT LOCATING GROUND FLOOR A SUBSTANTIAL DISTANCE ABOVE NATURAL GROUND

C LOCATING PRIVATE OPEN SPACE TO ENSURE THEY HAVE SUFFICIENT NATURAL DAYLIGHT

D PROVIDING LIVING AREAS WITH DIRECT CONNECTION TO PRIVATE OPEN SPACE

E PROVIDING SUFFICIENT SETBACKS TO ALLOW GOOD DAYLIGHT ACCESS TO HABITABLE ROOM WINDOWS

F COMMON PROPERTY IS LIMITED TO THE SHARED DRIVEWAY

H1 EXISTING VEHICULAR CROSSOVER REMOVED AND NATURE STRIP TO BE REINSTATED

H2 PROPOSED VEHICULAR CROSSOVER

THE PROPOSAL MINIMISES THE IMPACT ON THE ADJOINING PROPERTIES AND INTERNAL DWELLINGS BY:

I LIMITING POTENTIAL FOR OVERSHADOWING TO ADJOINING PROPERTIES TO THE EAST & SOUTH BY CAREFULLY SITING BUILT FORM AWAY FROM THE TITLE BOUNDARY

J LIMITING POTENTIAL FOR OVERLOOKING TO INTERNAL DWELLINGS BY CAREFULLY LOCATED UPPER LEVEL HABITABLE ROOM WINDOWS, USE OF HIGHLIGHT WINDOWS AND SCREENINGS TO 1.7m ABOVE FINISHED FLOOR LEVEL

K PROVIDING BUILDING FORMS WHICH ARE HEAVILY ARTICULATED TO REDUCE BULK

L PROVIDING A CONTEMPORARY DEVELOPMENT WITHIN THE STREETSCAPE THAT IS COMPLEMENTARY TO THE PREVAILING CHARACTER OF THE AREA AND INVOLVES MATERIALS AND FORMS WHICH ARE NOT DOMINANT

M DESIGNING THE UPPER LEVEL SO THAT IT IS A RECESSIVE ELEMENT IN THE COMPOSITION

N ENSURING THAT EXTERNAL AREAS ARE LOW MAINTENANCE

O ENSURING THAT PRIVATE AREAS AND SPACES ARE MAXIMISED

THE PROPOSAL RESPECTS, ACKNOWLEDGES AND IMPROVES THE NEIGHBOURHOOD CHARACTER BY:

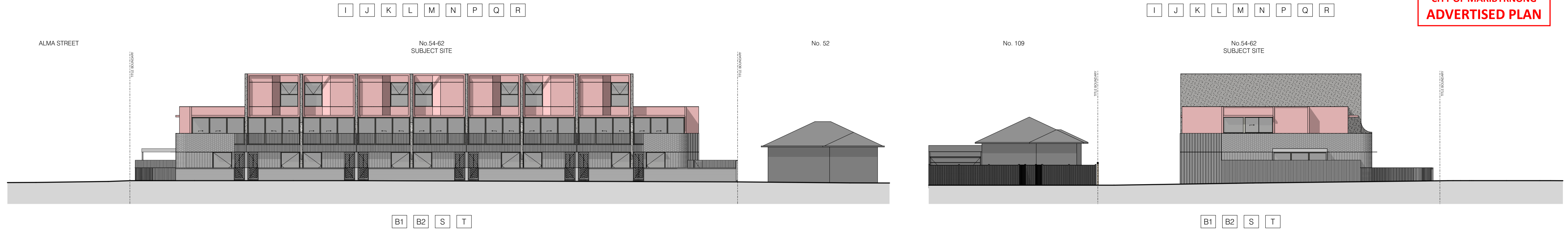
P PROVIDING A CONTEMPORARY BUILDING STYLE

Q PROVIDING ENTRIES INTO THE DWELLINGS WHICH DIRECTLY ADDRESS THE STREET AND FOOTPATH

R INCORPORATING MODERN MATERIALS AND FINISHES THAT CREATE A WELL-ARTICULATED DEVELOPMENT WHICH MAKES A POSITIVE CONTRIBUTION TO THE STREETSCAPES

S PROVIDING FRONT SETBACKS THAT WILL ENHANCE THE CURRENT LANDSCAPE AND STREETSCAPE CHARACTER

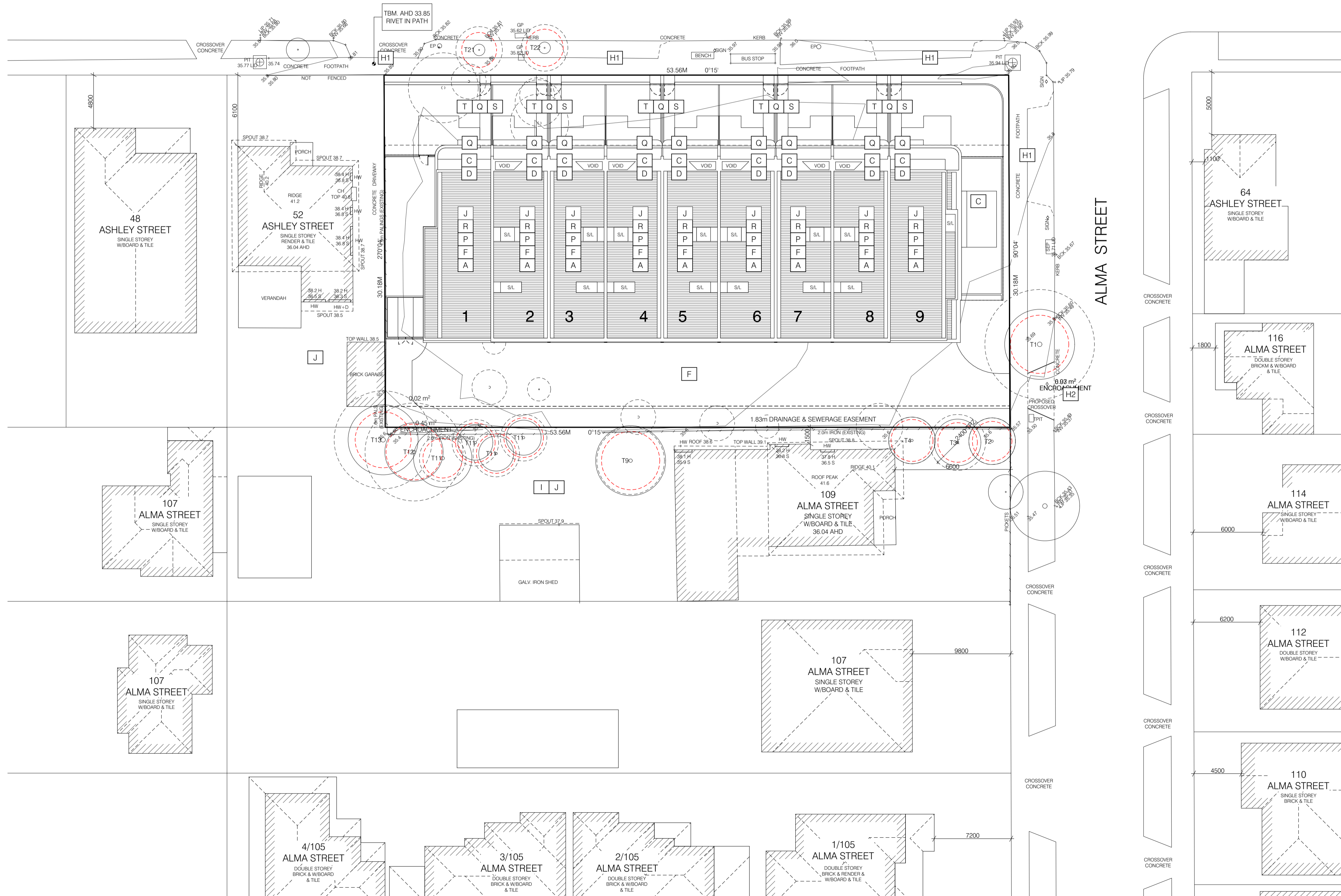
T PROVIDING LOW PERMEABLE FRONT FENCE



STREETSCAPE ELEVATION [ASHLEY STREET]

STREETSCAPE ELEVATION [ALMA STREET]

ASHLEY STREET



REVISION
- 13.11.23 TOWN PLANNING APPLICATION
A 09.09.24 RFI

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**RESIDENTIAL DEVELOPMENT
54-62 ASHLEY STREET
WEST FOOTSCRAY VIC 3012**

CLIENT
-
DRAWING TITLE
DESIGN RESPONSE PLAN
SCALE 1:200 @ A1 JOB No. 22-38
DATE SEPTEMBER 2024
ISSUE TOWN PLANNING APPLICATION
DRAWN CB
DRAWING No. TP_01 REVISION -

AREA ANALYSIS

SITE AREA		1615.67 m ²
SITE COVERAGE	47.66%	770.07 m ²
PERMEABLE SURFACE	35.13%	567.73 m ²
GARDEN AREA	35.11%	567.35 m ²

DWELLING 1		
GROUND FLOOR		55.03 m ²
GARAGE		35.72 m ²
PORCH		1.27 m ²
FIRST FLOOR		79.56 m ²
BALC.		10.25 m ²
FRONT YARD		59.61 m ²
S.P.O.S		58.07 m ²
OVERALL [NOT INC. ALFRESCO]		171.58 m²

DWELLINGS 2-8		
GROUND FLOOR		31.52 m ²
GARAGE		49.20 m ²
PORCH		1.27 m ²
FIRST FLOOR		71.15 m ²
BALC.		10.06 m ²
FRONT YARD		29.16 m ²
SECOND FLOOR		72.99 m ²
OVERALL [NOT INC. ALFRESCO]		226.13 m²

DWELLING 9		
GROUND FLOOR		63.45 m ²
GARAGE		39.41 m ²
PORCH		1.27 m ²
FIRST FLOOR		77.63 m ²
BALC.		13.05 m ²
FRONT YARD		65.92 m ²
S.P.O.S		41.80 m ²
OVERALL [NOT INC. ALFRESCO]		181.76 m²

LEGEND

WM	WATER METER
EM	ELECTRICAL METER
AC UNIT	AIR CONDITIONING UNIT
HWS	HOT WATER SERVICE
ADU CLOTHESLINE	CLOTHESLINE
RWT	RAINWATER TANK & SIZE

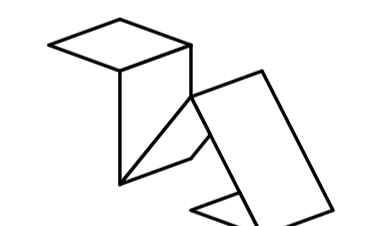
EXISTING CROSSOVER TO BE REMOVED. NATURE STRIP AND KERB TO BE REINSTITATED TO THE SATISFACTION OF THE RELEVANT AUTHORITY.

PEDESTRIAN VISIBILITY SPLAY IN ACCORDANCE WITH CLAUSE 52.06-9 (CAR PARKING) OF THE RELEVANT PLANNING SCHEME

PROPOSED CROSSOVER TO BE CONSTRUCTED TO THE SATISFACTION OF THE RELEVANT AUTHORITY.

REVISION
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IF REQUIRED RELOCATE TELSTRA PIT TO THE SATISFACTION OF THE RELEVANT AUTHORITY.
RELOCATE STREET SIGN TO THE SATISFACTION OF THE RELEVANT AUTHORITY.



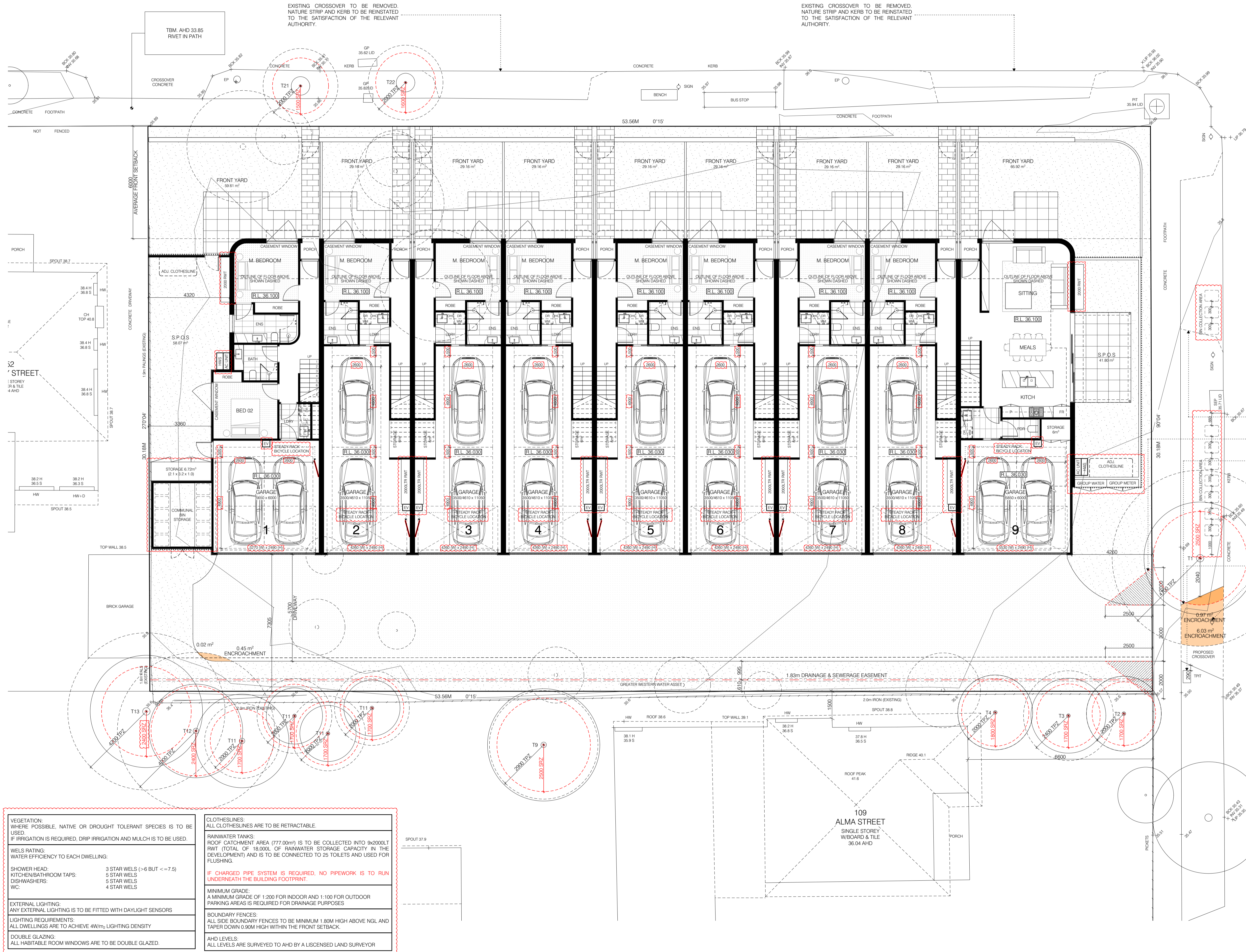
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RESIDENTIAL DEVELOPMENT
54-62 ASHLEY STREET
WEST FOOTSCRAY VIC 3012

CLIENT	
DRAWING TITLE	GROUND FLOOR PLAN
SCALE	1:100 @ A1
DATE	SEPTEMBER 2024
ISSUE	TOWN PLANNING APPLICATION
DRAWN	CB
DRAWING No.	TP_02
JOB No.	22-38
REVISION	

ASHLEY STREET



VEGETATION:
WHERE POSSIBLE, NATIVE OR DROUGHT TOLERANT SPECIES IS TO BE USED.
IF IRRIGATION IS REQUIRED, DRIP IRRIGATION AND MULCH IS TO BE USED.

WELS RATING:
WATER EFFICIENCY TO EACH DWELLING:

SHOWER HEAD: 3 STAR WELS (>6 BUT <= 7.5)
KITCHEN/BATHROOM TAPS: 5 STAR WELS
DISHWASHERS: 5 STAR WELS
WC: 4 STAR WELS

EXTERNAL LIGHTING:
ANY EXTERNAL LIGHTING IS TO BE FITTED WITH DAYLIGHT SENSORS

LIGHTING REQUIREMENTS:
ALL DWELLINGS ARE TO ACHIEVE 40lm/m² LIGHTING DENSITY

DOUBLE GLAZING:
ALL HABITABLE ROOM WINDOWS ARE TO BE DOUBLE GLAZED.

CLOTHESLINES:
ALL CLOTHESLINES ARE TO BE RETRACTABLE.

RAINWATER TANKS:
ROOF CATCHMENT AREA (777.00m²) IS TO BE COLLECTED INTO 9x2000L RWT (TOTAL OF 18,000L OF RAINWATER STORAGE CAPACITY IN THE DEVELOPMENT) AND IS TO BE CONNECTED TO 25 TOILETS AND USED FOR FLUSHING.

IF CHARGED PIPE SYSTEM IS REQUIRED, NO PIPEWORK IS TO RUN UNDERNEATH THE BUILDING FOOTPRINT.

MINIMUM GRADE:
A MINIMUM GRADE OF 1:200 FOR INDOOR AND 1:100 FOR OUTDOOR PARKING AREAS IS REQUIRED FOR DRAINAGE PURPOSES

BOUNDARY FENCES:
ALL SIDE BOUNDARY FENCES TO BE MINIMUM 1.80M HIGH ABOVE NGL AND TAPER DOWN 0.90M HIGH WITHIN THE FRONT SETBACK.

AHD LEVELS:
ALL LEVELS ARE SURVEYED TO AHD BY A LICENSED LAND SURVEYOR

AREA ANALYSIS

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DWELLINGS 2-8		
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DWELLING 9		
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LEGEND

	WATER METER
	ELECTRICAL METER
	AIR CONDITIONING UNIT
	HOT WATER SERVICE
	CLOTHESLINE
	RAINWATER TANK & SIZE

REVISION
13.11.23 TOWN PLANNING APPLICATION
A 09.09.24 RFI

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PROJECT
**RESIDENTIAL DEVELOPMENT
54-62 ASHLEY STREET
WEST FOOTSCRAY VIC 3012**

CLIENT
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DRAWING TITLE
FIRST FLOOR PLAN

SCALE
1:100 @ A1

JOB No.
22-38

DATE
SEPTEMBER 2024

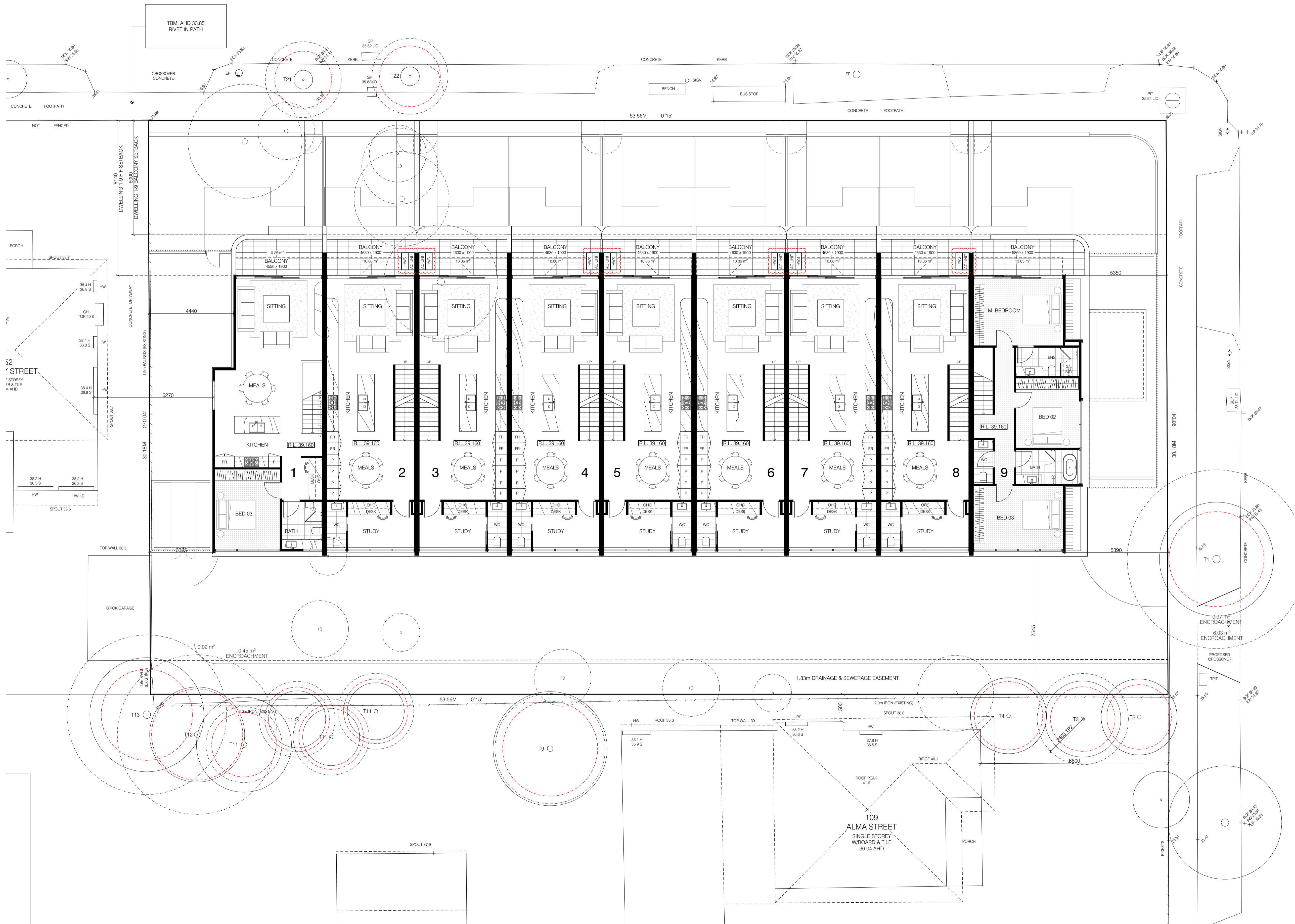
ISSUE
TOWN PLANNING APPLICATION

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CB

DRAWING No.
TP_03

REVISION
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ASHLEY STREET



109
ALMA STREET
SINGLE STOREY
W/BOARD & TILE
36.04 AHD

AREA ANALYSIS

SITE AREA		1615.67 m ²
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LEGEND

- WATER METER
- ELECTRICAL METER
- AIR CONDITIONING UNIT
- HOT WATER SERVICE
- CLOTHESLINE
- RAINWATER TANK & SIZE

REVISION
13.11.23 TOWN PLANNING APPLICATION
A 09.09.24 RFI

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**RESIDENTIAL DEVELOPMENT
54-62 ASHLEY STREET
WEST FOOTSCRAY VIC 3012**

CLIENT
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DRAWING TITLE
SECOND FLOOR PLAN

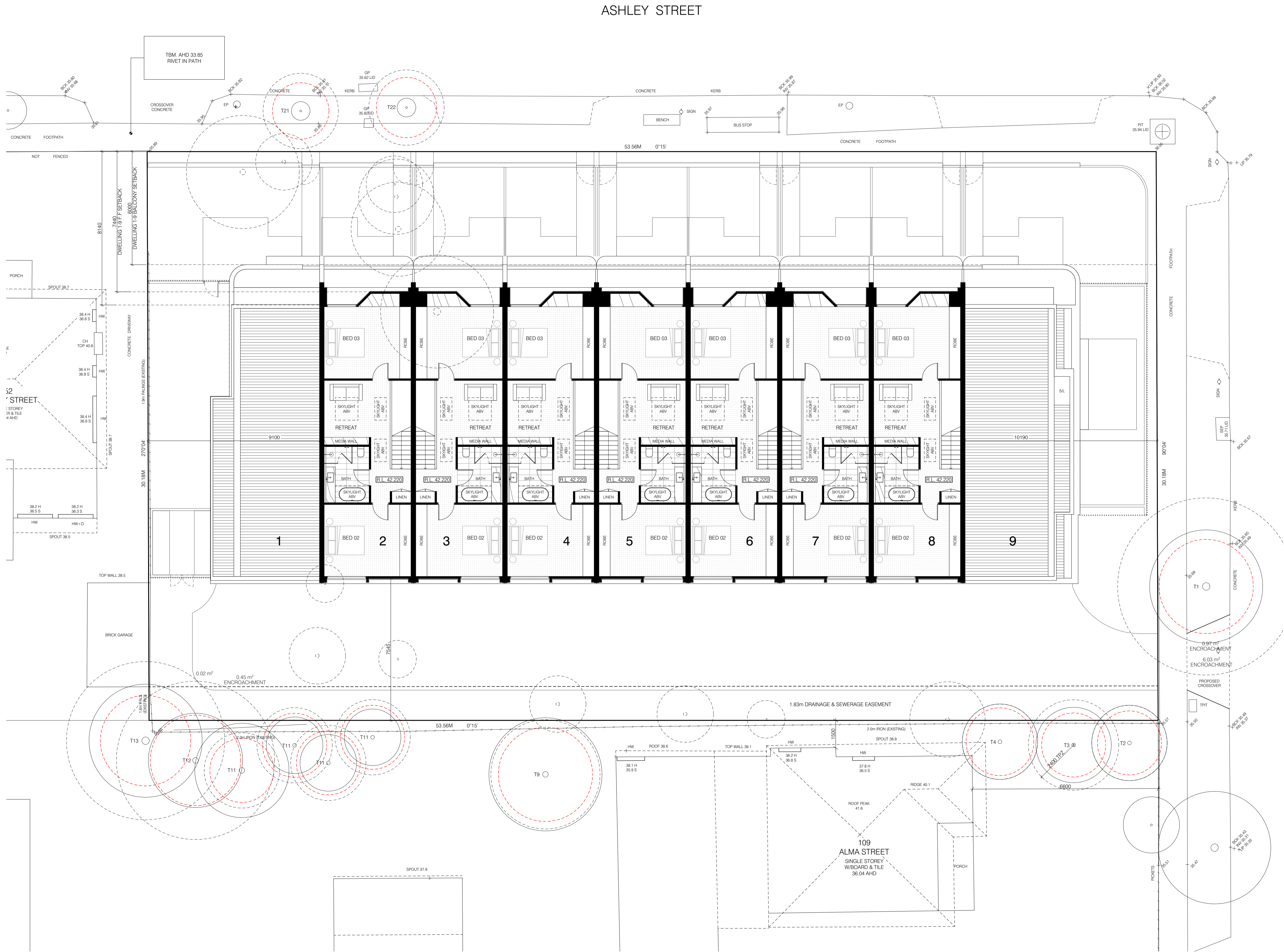
SCALE 1:100 @ A1 JOB No. 22-38

DATE
SEPTEMBER 2024

ISSUE
TOWN PLANNING APPLICATION

DRAWN
CB

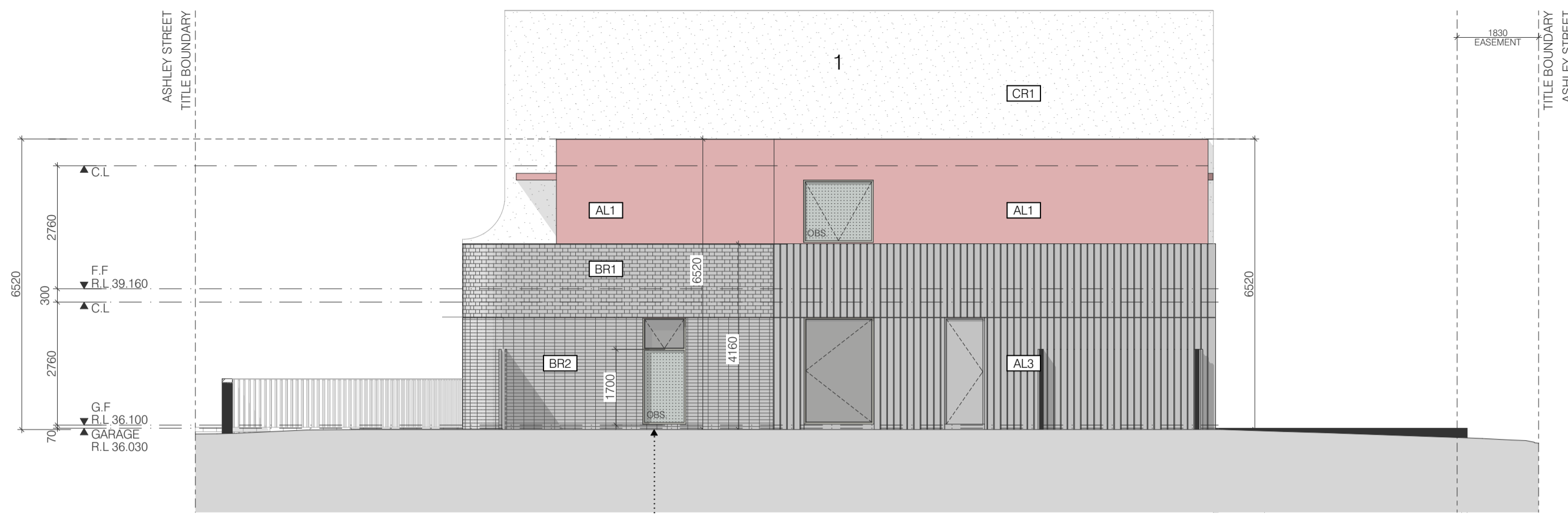
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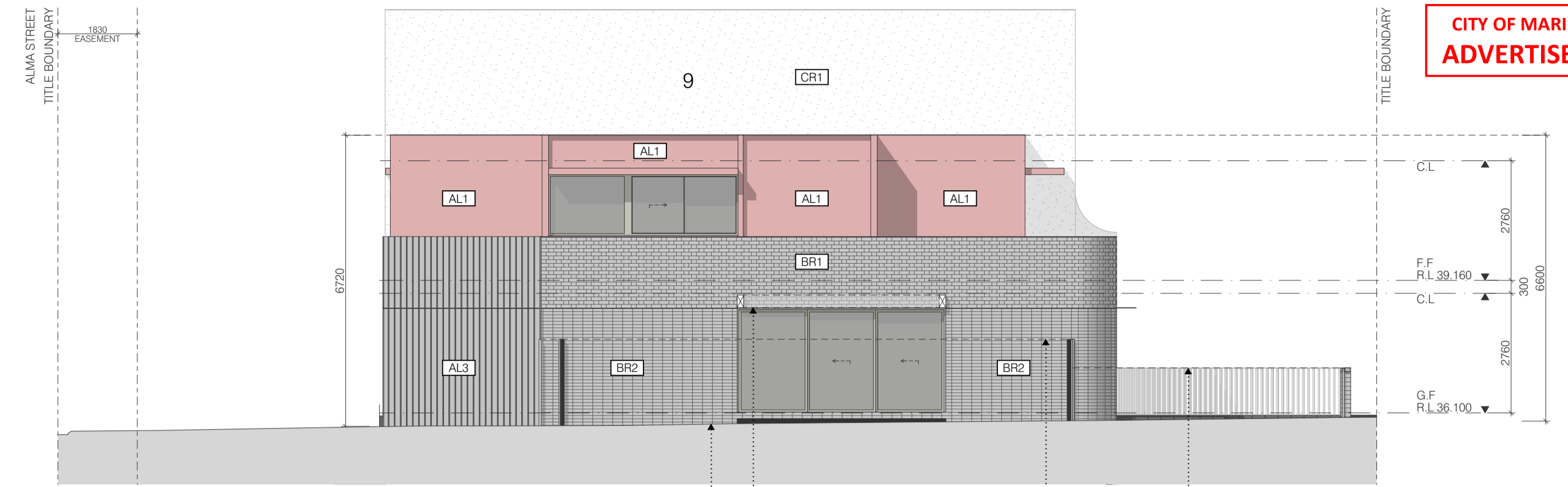
ASHLEY STREET

32 STREET

109 ALMA STREET
SINGLE STOREY
W/BOARD & TILE
36.04 AHD

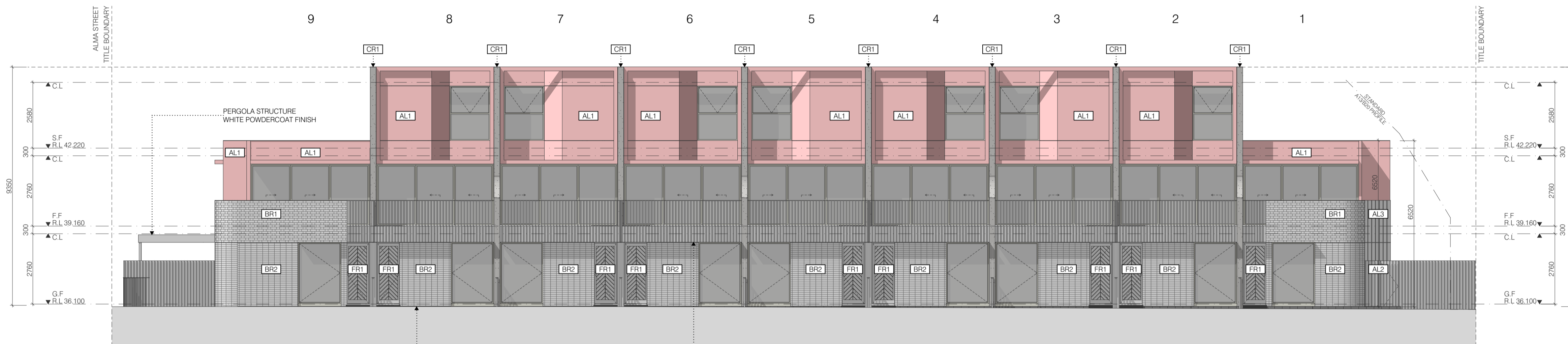


SOUTH ELEVATION
OUTLINE OF NATURAL GROUND AT BUILDING LINE



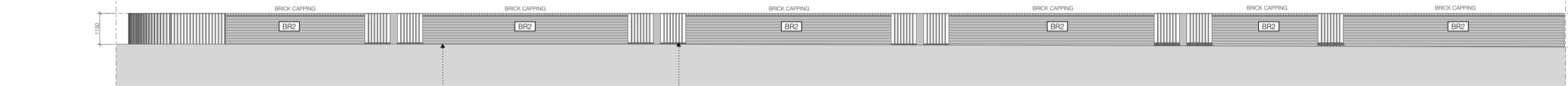
NORTH ELEVATION
OUTLINE OF NATURAL GROUND AT BUILDING LINE
OUTLINE OF PERGOLA STRUCTURE SHOWN, DASHED - POWDERCOAT FINISH

OUTLINE OF FENCE IN FOREGROUND, SHOWN DASHED
METAL BATTEN BALLUSTRADE - WHITE, POWDERCOAT FINISH



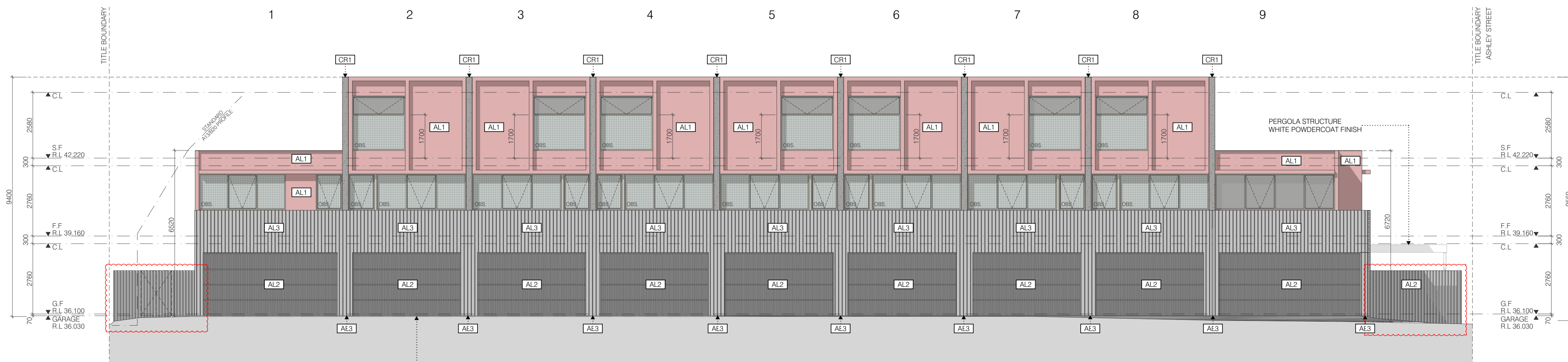
WEST ELEVATION
OUTLINE OF NATURAL GROUND AT BUILDING LINE

METAL BATTEN BALLUSTRADE - WHITE, POWDERCOAT FINISH



FRONT FENCE ELEVATION
OUTLINE OF NATURAL GROUND AT BUILDING LINE

METAL BATTEN BALLUSTRADE - WHITE, POWDERCOAT FINISH



EAST ELEVATION
OUTLINE OF NATURAL GROUND AT BUILDING LINE

MATERIALS + FINISHES SCHEDULE

- BR1** FACE BRICKWORK: RUNNING BOND - WHITE
- BR2** FACE BRICKWORK: STACK BOND - WHITE
- AL1** PANEL CLADDING: PEACH
- AL2** BATTEN CLADDING: WHITE
- AL3** VERTICAL CLADDING: WHITE
- FR1** FEATURE DOOR: WHITE
- CR1** CONCRETE RENDER: LIGHT GREY/WHITE

DOUBLE GLAZING:
ALL HABITABLE ROOM WINDOWS ARE TO BE DOUBLE GLAZED.

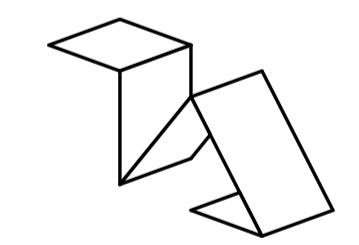
LEGEND:
OBS: OBSCURE GLAZING

SCREENED WINDOWS:
ALL SCREENED WINDOWS ARE TO BE FIXED OR RESTRICTED AWNING/OPERABLE TO A HEIGHT OF 1.70M FROM FFL IN ACCORDANCE WITH CLAUSE 55.04-6 (OVERLOOKING) OF THE RELEVANT COUNCIL PLANNING SCHEME

BOUNDARY FENCES:
ALL SIDE BOUNDARY FENCES TO BE MINIMUM 1.80M HIGH ABOVE NGL AND TAPER DOWN 0.90M HIGH WITHIN THE FRONT SETBACK.

AHD LEVELS:
ALL LEVELS ARE SURVEYED TO AHD BY A LICENSED LAND SURVEYOR

REVISION
13.11.23 TOWN PLANNING APPLICATION
A 09.09.24 RFI



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RESIDENTIAL DEVELOPMENT
54-62 ASHLEY STREET
WEST FOOTSCRAY VIC 3012

CLIENT

DRAWING TITLE
ELEVATIONS

SCALE 1:100 @ A1 JOB No. 22-38

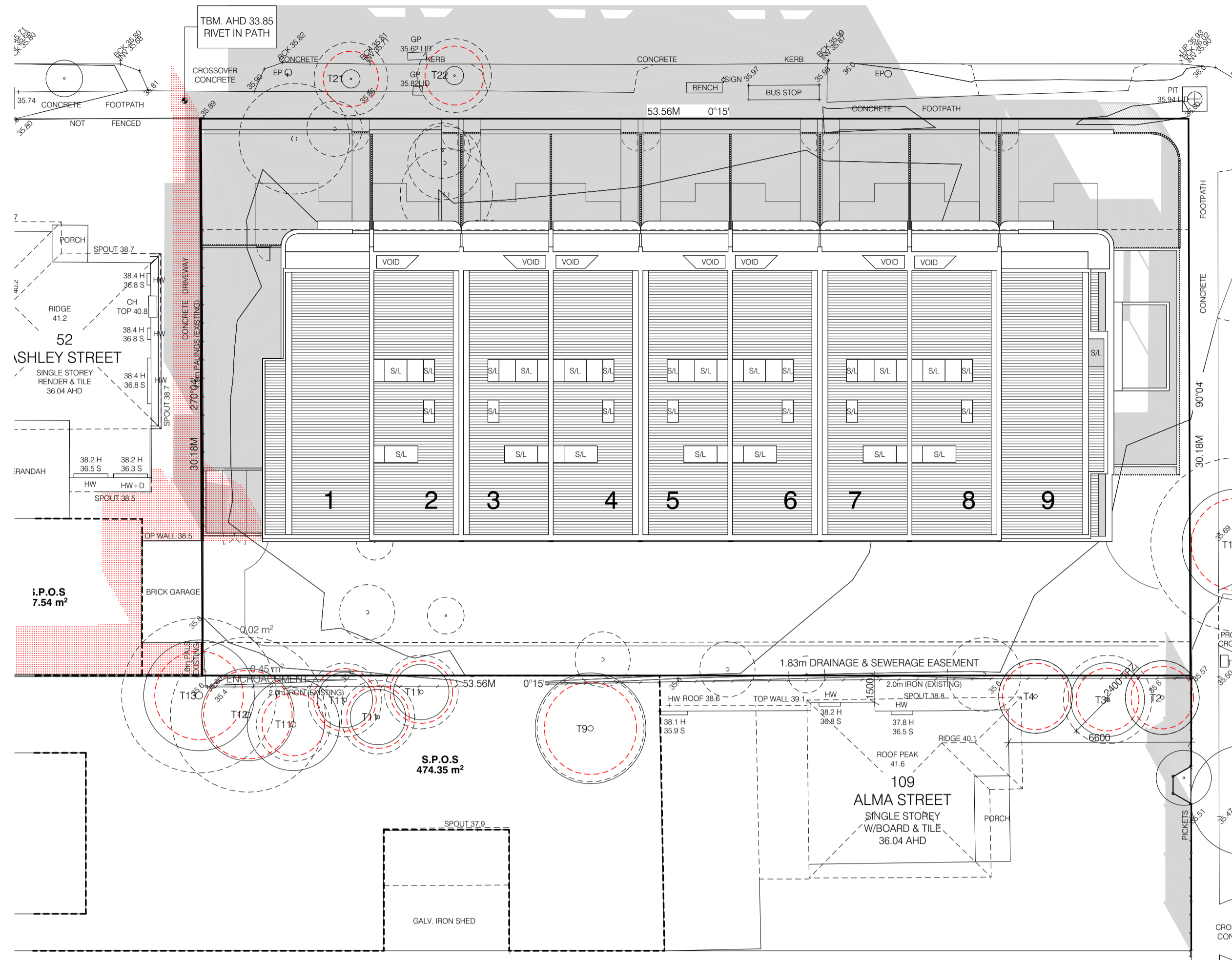
DATE SEPTEMBER 2024

ISSUE TOWN PLANNING APPLICATION

DRAWN CB

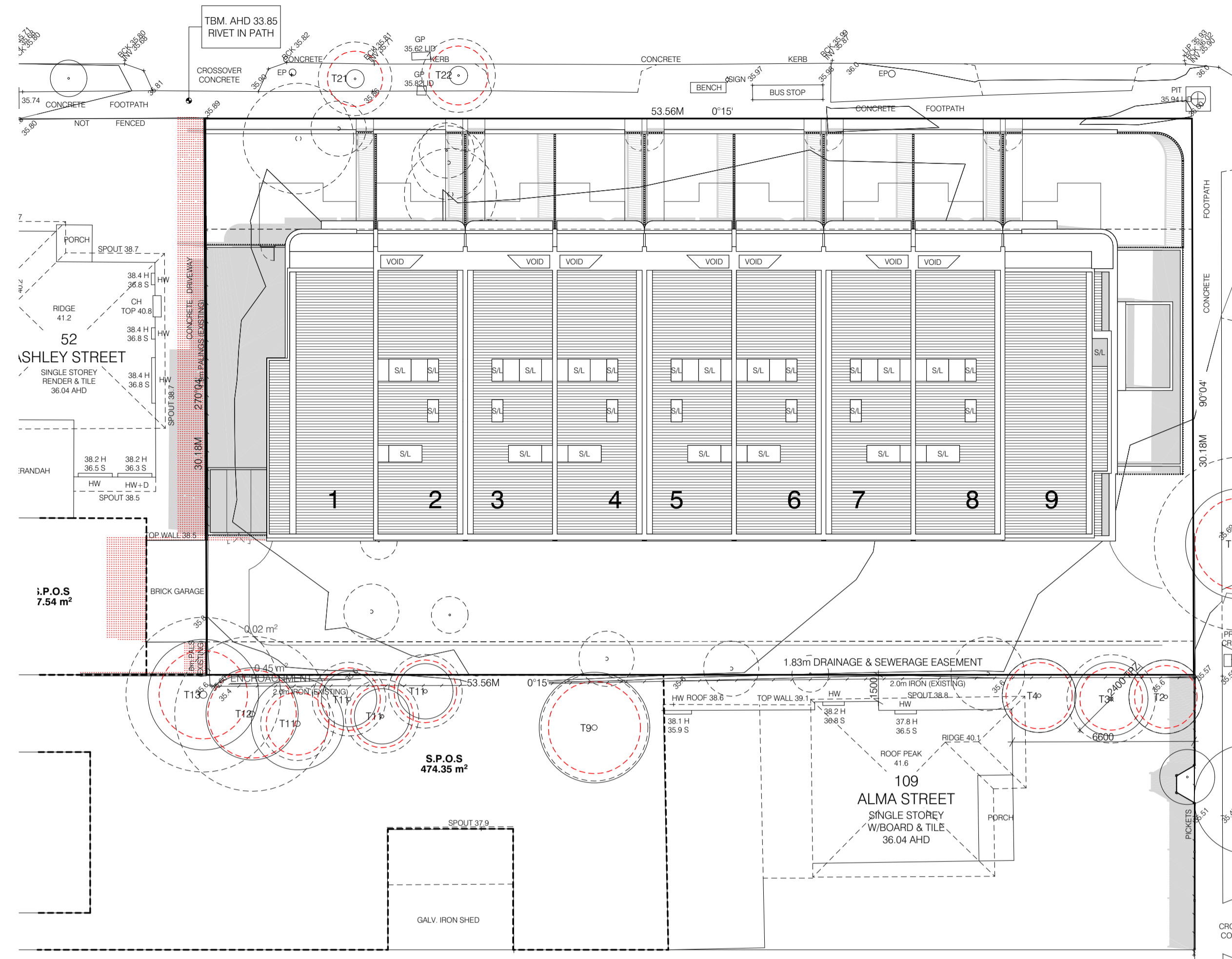
DRAWING No. **TP_05** REVISION

ASHLEY STREET



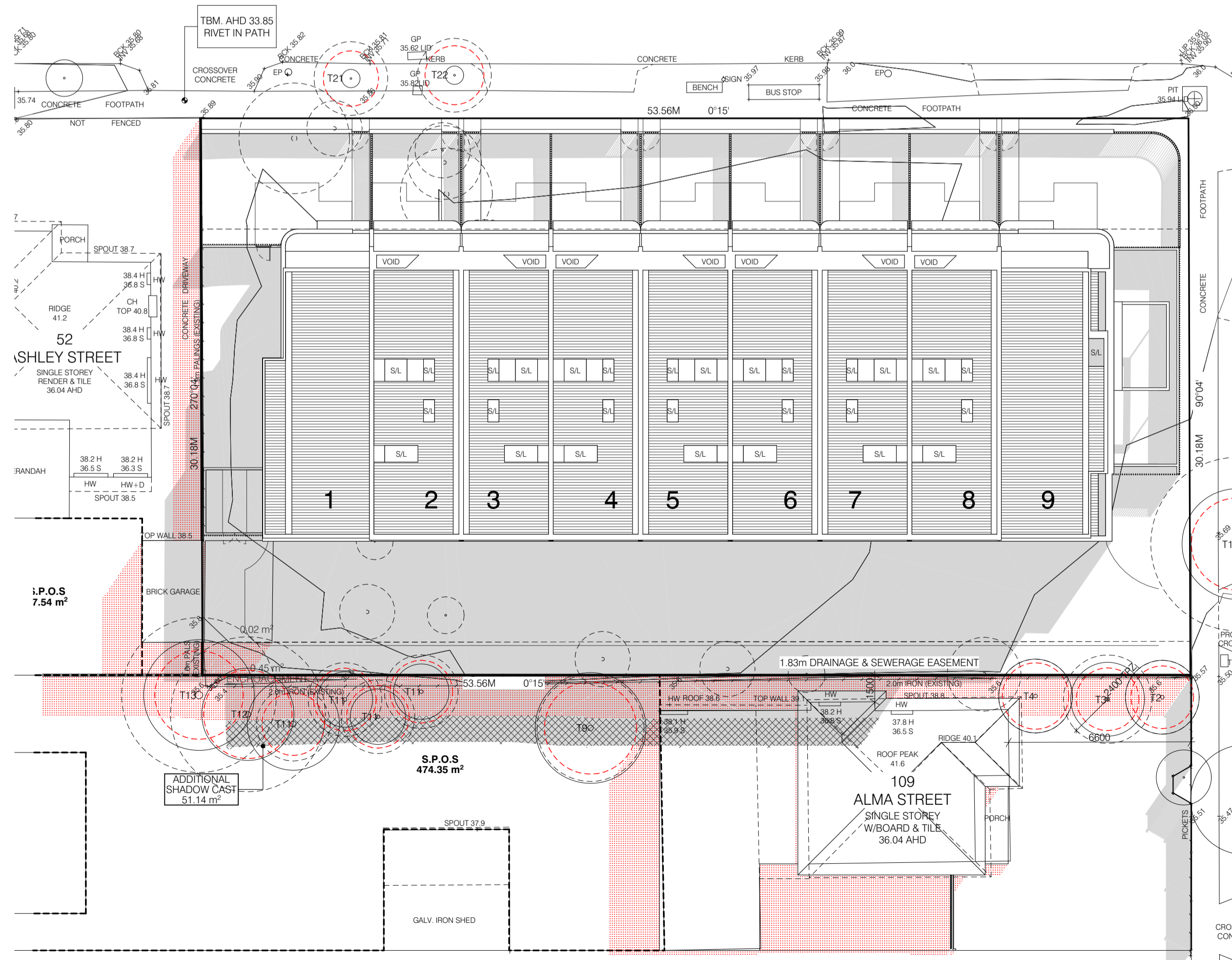
9:00 AM

ASHLEY STREET



12:00 PM

ASHLEY STREET



3:00 PM

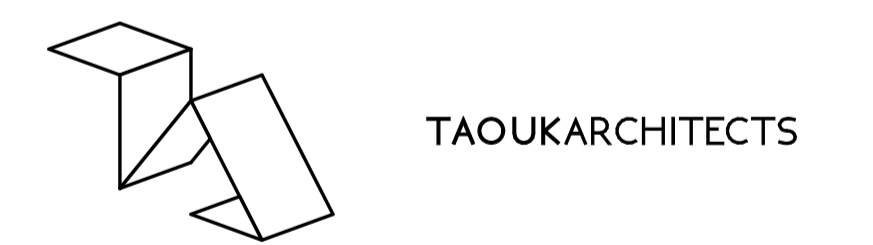
LEGEND

SHADOW DIAGRAM - 22ND SEPTEMBER [EQUINOX]

- PROJECTED SHADOWS FROM PROPOSED DEVELOPMENT
- PROJECTED SHADOWS FROM EXISTING FENCE/WALL ON BOUNDARY
- S.P.O.S AREAS OF NEIGHBOURING DWELLINGS
- AVAILABLE SOLAR ACCESS
- ADDITIONAL PROJECTED SHADOWS FROM PROPOSED DEVELOPMENT WITHIN NEIGHBOURING S.P.O.S

CITY OF MARIBYRNONG
ADVERTISED PLAN

REVISION
13.11.23 TOWN PLANNING APPLICATION
A 09.09.24 RFI



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PROJECT
**RESIDENTIAL DEVELOPMENT
54-62 ASHLEY STREET
WEST FOOTSCRAY VIC 3012**

CLIENT
-

DRAWING TITLE
SHADOW DIAGRAM ANALYSIS

SCALE 1:200 @ A1 JOB No. 22-38

DATE
SEPTEMBER 2024

ISSUE
TOWN PLANNING APPLICATION

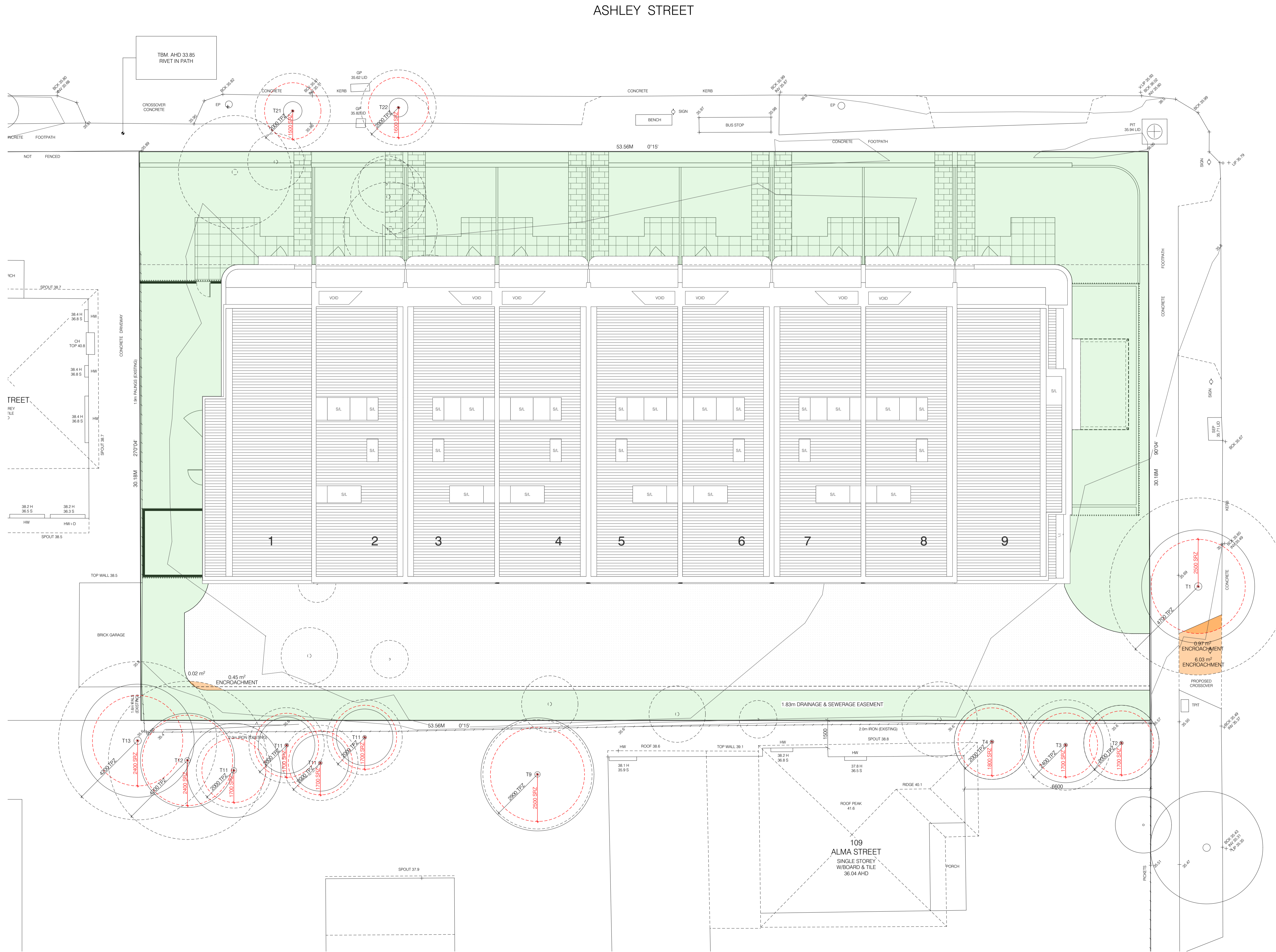
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DRAWING No. **TP_06** REVISION

AREA ANALYSIS

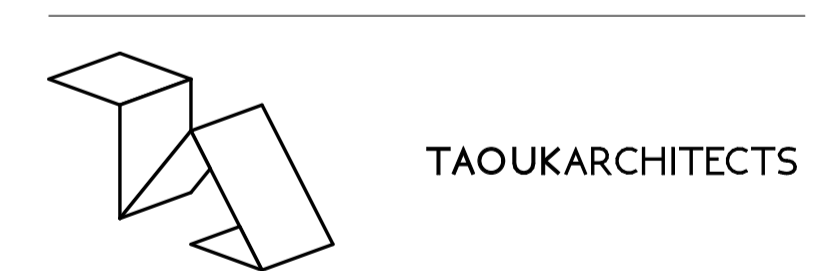
SITE AREA		1615.67 m ²
SITE COVERAGE	47.66%	770.07 m ²
PERMEABLE SURFACE	35.13%	567.73 m ²
GARDEN AREA	35.11%	567.35 m ²

CITY OF MARIBYRNONG
ADVERTISED PLAN



GARDEN AREA:
GREEN HATCH DENOTES THE EXTENT OF GARDEN AREA WITHIN THE DEVELOPMENT.

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54-62 ASHLEY STREET
WEST FOOTSCRAY VIC 3012**

CLIENT
-

DRAWING TITLE
GARDEN AREA PLAN

SCALE 1:100 @ A1 JOB No. 22-38

DATE
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TOWN PLANNING APPLICATION

DRAWN
CB

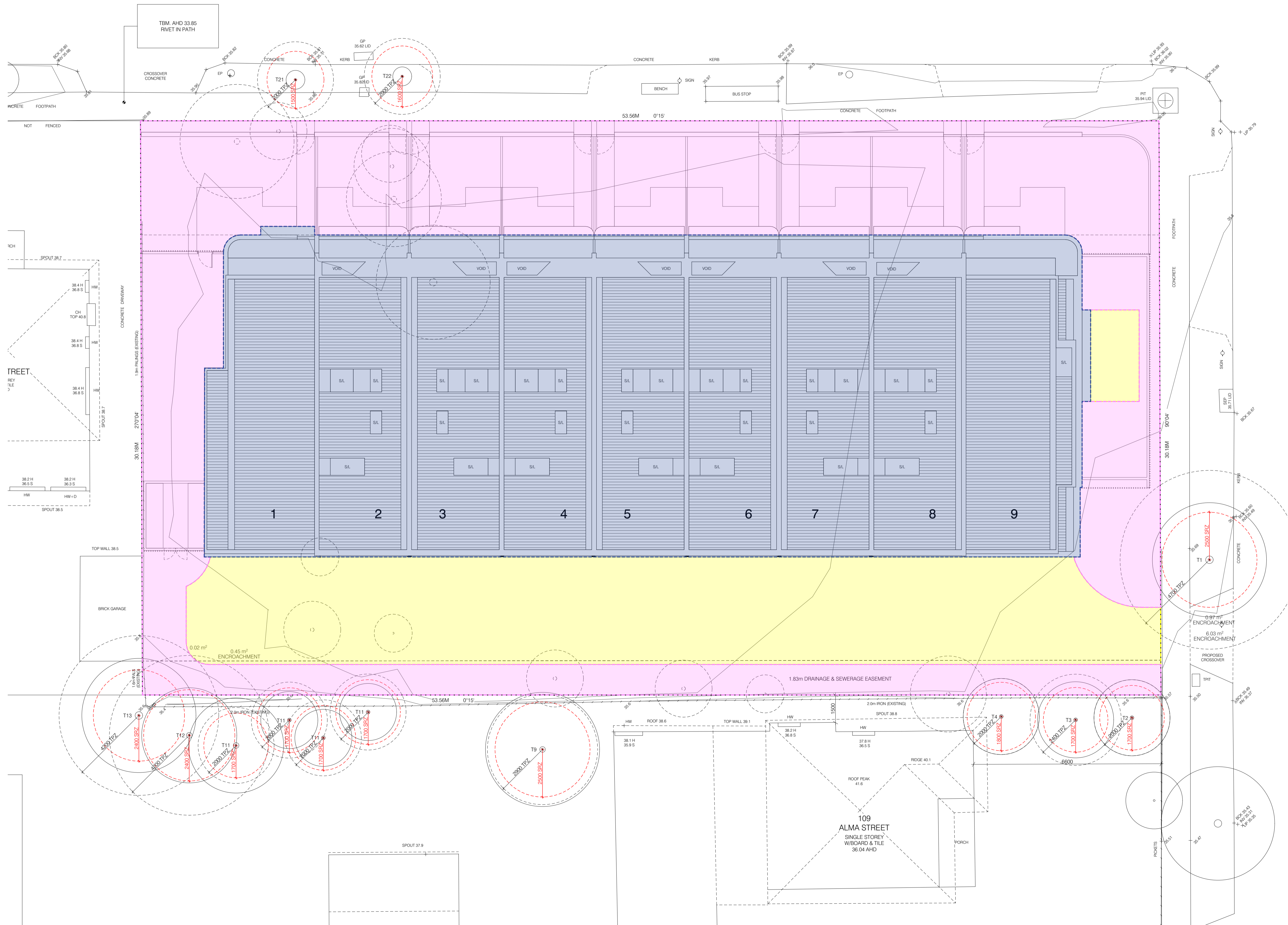
DRAWING No. TP_07 REVISION -

AREA ANALYSIS

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GARDEN AREA	35.11%	567.35 m ²

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

ASHLEY STREET



RAINWATER TANKS:
ROOF CATCHMENT AREA (777.00m²) IS TO BE COLLECTED INTO 9x2000L RWT (TOTAL OF 18,000L OF RAINWATER STORAGE CAPACITY IN THE DEVELOPMENT) AND IS TO BE CONNECTED TO 25 TOILETS AND USED FOR FLUSHING.
IF CHARGED PIPE SYSTEM IS REQUIRED, NO PIPEWORK IS TO RUN UNDERNEATH THE BUILDING FOOTPRINT.

IMPERVIOUS SURFACES:
YELLOW HATCH DENOTES THE EXTENT OF IMPERVIOUS AREA WITHIN THE DEVELOPMENT (290.00m²).

PERMEABLE SURFACES:
PURPLE HATCH DENOTES THE EXTENT OF PERMEABLE AREA WITHIN THE DEVELOPMENT (548.00m²).

ROOF AREA:
BLUE HATCH DENOTES THE EXTENT OF ROOF CATCHMENT TO BE DIVERTED TO RAINWATER TANK (777.00m²).

REVISION
13.11.23 TOWN PLANNING APPLICATION
A 09.09.24 RFI

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PROJECT

**RESIDENTIAL DEVELOPMENT
54-62 ASHLEY STREET
WEST FOOTSCRAY VIC 3012**

CLIENT
-

DRAWING TITLE
WSUD PLAN

SCALE
1:100 @ A1

DATE
SEPTEMBER 2024

ISSUE
TOWN PLANNING APPLICATION

DRAWN
CB

DRAWING No.
TP_08

JOB No.
22-38

REVISION
-

ASHLEY STREET

CITY OF MARIBYRNONG
ADVERTISED PLAN



LEGEND

- Existing Tree to be Retained
- Proposed New Trees Refer to Plant Schedule
- Proposed New Shrubs Refer to Plant Schedule
- Proposed New Groundcovers & Grasses Refer to Plant Schedule
- Proposed New Paving Type 1 To Later Detail
- Proposed New Paving Type 2 To Later Detail
- Proposed New Gravel Surface Refer to Specification
- Proposed New Coloured Concrete To Later Detail
- Reinstated/Repaired Naturestrip Refer to Specification

ALMA STREET

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 curl 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.

Gravitic Gravel Surface
Gravitic gravel is to be installed where shown comprising of a 50mm layer of gravel (Tuscan Topings or similar) over a base course of 75mm deep gently compacted Fine Crushed Rock. Each layer, including 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.

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.

Any areas of lawn which have failed to germinate (achieve an evenly green 95% covering of a consistent height) are to be re-seeded within one month of original sowing date.

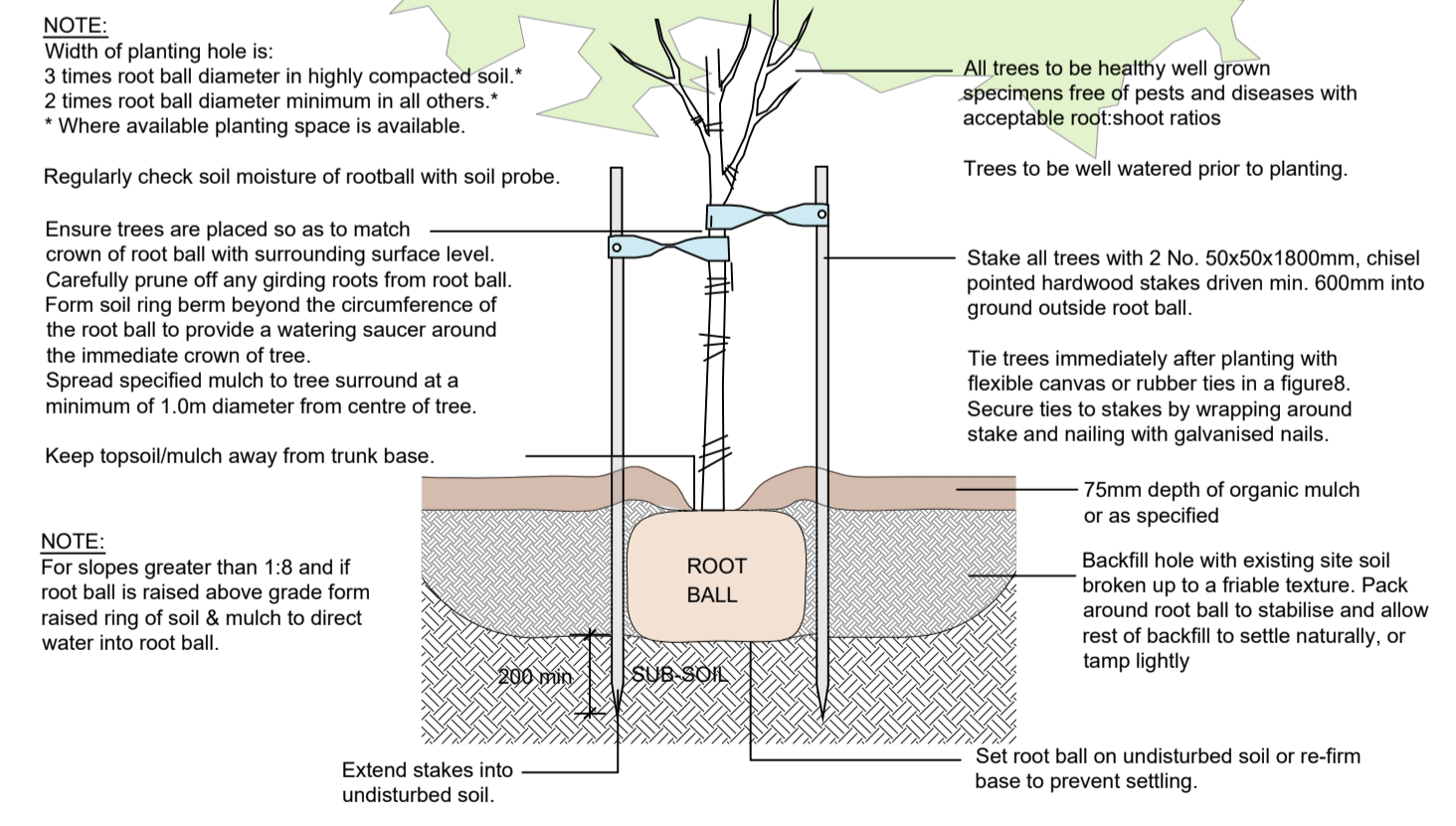
Plant Establishment Period
There shall be a 13 weeks Plant Establishment Period following the approval of Practical Completion by the responsible authority. During this period the landscape contractor shall make good all defects in his/her scope of works. Maintenance and Establishment means the care 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.

PLANT SCHEDULE

SYM	BOTANICAL NAME	COMMON NAME	D/EN*	HEIGHT X WIDTH AT MATURITY	MIN SUPPLY SIZE	QTY	
TREES							
Ac	<i>Angophora costata</i>	Smooth Bark Apple	EN	20 x 15m	50cm/2.0mH	2	
EmLS	<i>Eucalyptus mannifera</i> 'Little Spotty'	Dwarf Red Spotted Gum	EN	7 x 5m	50cm/2.0mH	8	
LxB	<i>Lagerstroemia indica</i> x <i>L. fauriei</i> 'Blox'	Bloxi Crepe Myrtle	D/Ex	7 x 5m	50cm/2.0mH	6	
PcA	<i>Pyrus calleryana</i> 'Aristocrat'	Aristocrat Callery Pear	D/Ex	10 x 4m	50cm/2.0mH	9	
					TOTAL	25	
SHRUBS							
Em	<i>Eleocharis acicularis</i>	Eleocharis	EN	5 x 3m Clipped	50cm/2.0mH		
Mp	<i>Murraya paniculata</i>	Orange Jessamine	E/Ex	2 x 1m (clipped)	200mm pot		
Wf	<i>Westringia fruticosa</i>	Coastal Rosemary	EN	2 x 2-3m	140mm pot		
					TOTAL		
GROUNDCOVERS AND GRASSES							
DcCB	<i>Dianella caerulea</i> 'Cassa Blue'	Cassa Blue Flax Lily	EN	0.5 x 0.4m	140mm pot		
LIT	<i>Lomandra longifolia</i> 'Tanika'	Tanika Mat-rush	EN	0.50-0.6 x 0.65m	140mm pot		
Mp	<i>Myoporum parviflorum</i>	Creeping Boobialla	EN	0.2 x 1-3m	140mm pot		
Pf	<i>Poa labillardieri</i>	Tussock Grass	EN	0.8 x 0.8m	140mm pot		
					TOTAL		

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

TYPICAL PLANTING DETAILS



D1 TYPICAL TREE PLANTING DETAIL
Scale N.T.S.

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REVISION DATE BY

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Explode Pty Ltd

DRAWING
Landscape Plan
for Town Planning

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