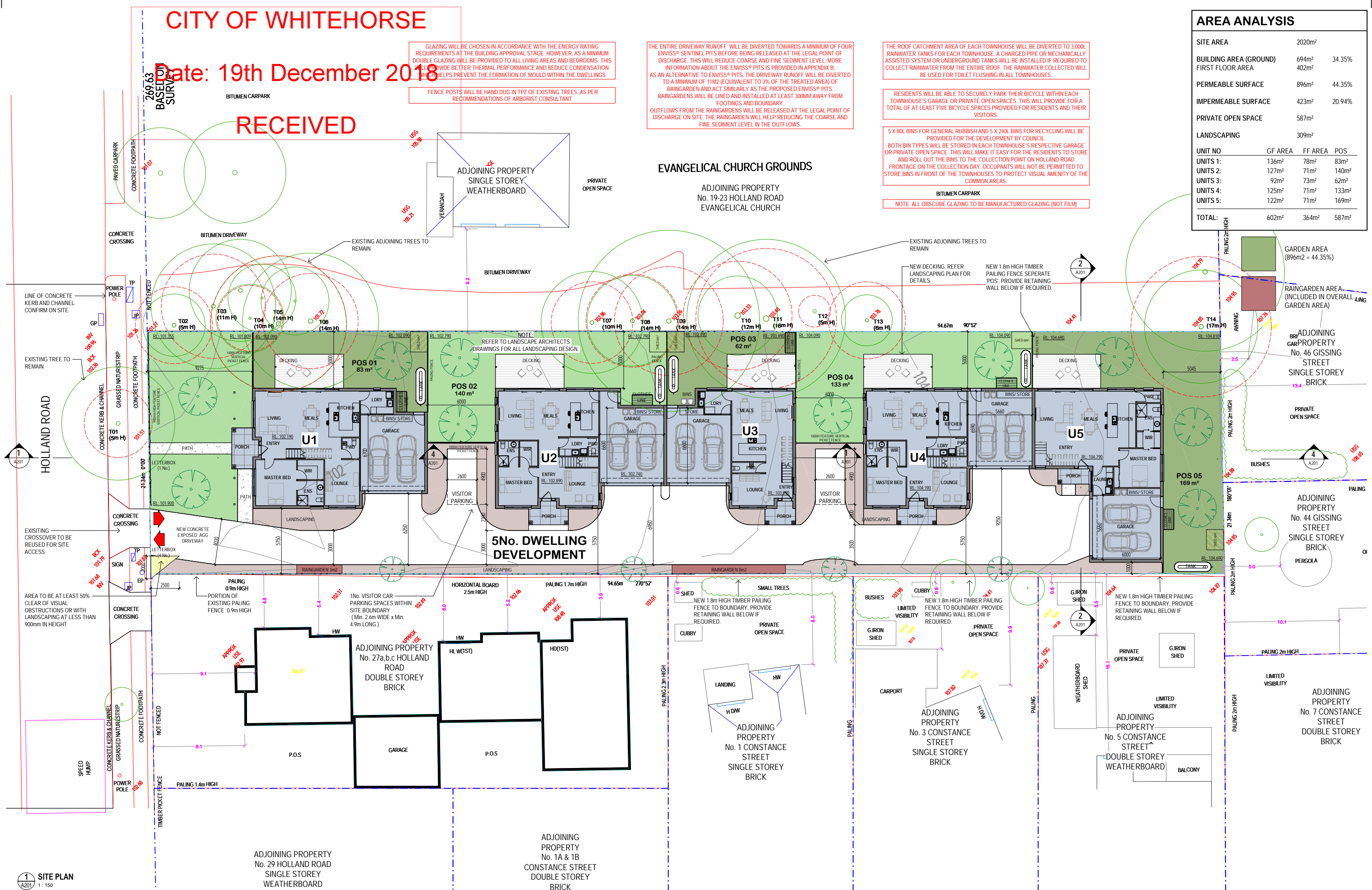


CITY OF WHITEHORSE

Date: 19th December 2018

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AREA ANALYSIS			
SITE AREA	2020m ²		
BUILDING AREA (GROUND)	694m ²	34.35%	
FIRST FLOOR AREA	402m ²		
PERMEABLE SURFACE	896m ²	44.35%	
IMPERMEABLE SURFACE	423m ²	20.94%	
PRIVATE OPEN SPACE	587m ²		
LANDSCAPING	309m ²		
UNIT NO	GF AREA	FF AREA	POS
UNITS 1:	136m ²	78m ²	83m ²
UNITS 2:	127m ²	71m ²	140m ²
UNITS 3:	92m ²	73m ²	62m ²
UNITS 4:	125m ²	71m ²	133m ²
UNITS 5:	122m ²	71m ²	169m ²
TOTAL:	602m ²	364m ²	587m ²



GLAZING WILL BE CHOSEN IN ACCORDANCE WITH THE ENERGY RATING REQUIREMENTS AT THE BUILDING APPROVAL STAGE. HOWEVER, AS A MINIMUM DOUBLE GLAZING WILL BE PROVIDED TO ALL LIVING AREAS AND BEDROOMS. THIS WILL PROVIDE BETTER THERMAL PERFORMANCE AND REDUCE CONDENSATION WHICH HELPS PREVENT THE FORMATION OF MOULD WITHIN THE DWELLINGS

FENCE POSTS WILL BE HAND DUG IN TPZ OF EXISTING TREES AS PER RECOMMENDATIONS OF ARBORIST CONSULTANT

THE ENTIRE DRIVEWAY RUNOFF WILL BE DIVERTED TOWARDS A MINIMUM OF FOUR ENVISS® SENTINEL PITS BEFORE BEING RELEASED AT THE LEGAL POINT OF DISCHARGE. THIS WILL REDUCE COARSE AND FINE SEDIMENT LEVEL. MORE INFORMATION ABOUT THE ENVISS® PITS IS PROVIDED IN APPENDIX B. AS AN ALTERNATIVE TO ENVISS® PITS, THE DRIVEWAY RUNOFF WILL BE DIVERTED TO A MINIMUM OF 11M2 (EQUIVALENT TO 3% OF THE TREATED AREA) OF RAINGARDEN AND ACT SIMILARLY AS THE PROPOSED ENVISS® PITS. RAINGARDENS WILL BE LINED AND INSTALLED AT LEAST 300MM AWAY FROM FOOTINGS AND BOUNDARY.

OUTFLOWS FROM THE RAINGARDENS WILL BE RELEASED AT THE LEGAL POINT OF DISCHARGE ON SITE. THE RAINGARDEN WILL HELP REDUCING THE COARSE AND FINE SEDIMENT LEVEL IN THE OUTFLOWS.

THE ROOF CATCHMENT AREA OF EACH TOWNHOUSE WILL BE DIVERTED TO 3,000L RAINWATER TANKS FOR EACH TOWNHOUSE. A CHARGED PIPE OR MECHANICALLY ASSISTED SYSTEM OR UNDERGROUND TANKS WILL BE INSTALLED IF REQUIRED TO COLLECT RAINWATER FROM THE ENTIRE ROOF. THE RAINWATER COLLECTED WILL BE USED FOR TOILET FLUSHING IN ALL TOWNHOUSES.

RESIDENTS WILL BE ABLE TO SECURELY PARK THEIR BICYCLE WITHIN EACH TOWNHOUSE'S GARAGE OR PRIVATE OPEN SPACES. THIS WILL PROVIDE FOR A TOTAL OF AT LEAST FIVE BICYCLE SPACES PROVIDED FOR RESIDENTS AND THEIR VISITORS.

5 X 80L BINS FOR GENERAL RUBBISH AND 5 X 240L BINS FOR RECYCLING WILL BE PROVIDED FOR THE DEVELOPMENT BY COUNCIL. BOTH BIN TYPES WILL BE STORED IN EACH TOWNHOUSE'S RESPECTIVE GARAGE OR PRIVATE OPEN SPACE. THIS WILL MAKE IT EASY FOR THE RESIDENTS TO STORE AND ROLL OUT THE BINS TO THE COLLECTION POINT ON HOLLAND ROAD FRONTAGE ON THE COLLECTION DAY. OCCUPANTS WILL NOT BE PERMITTED TO STORE BINS IN FRONT OF THE TOWNHOUSES TO PROTECT VISUAL AMENITY OF THE COMMON AREAS.

BITUMEN CARPARK
NOTE: ALL OBSCURE GLAZING TO BE MANUFACTURED GLAZING (NOT FILM)

1 SITE PLAN
A201 1:150

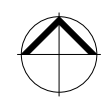
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ISSUE	DESCRIPTION	DATE
A	ISSUED FOR TOWN PLANNING	27.6.18
B	RFI RESPONSE	6.8.18
P1	FOR DISCUSSION PURPOSE ONLY	6.12.18

ISSUED FOR TOWN PLANNING PURPOSES ONLY



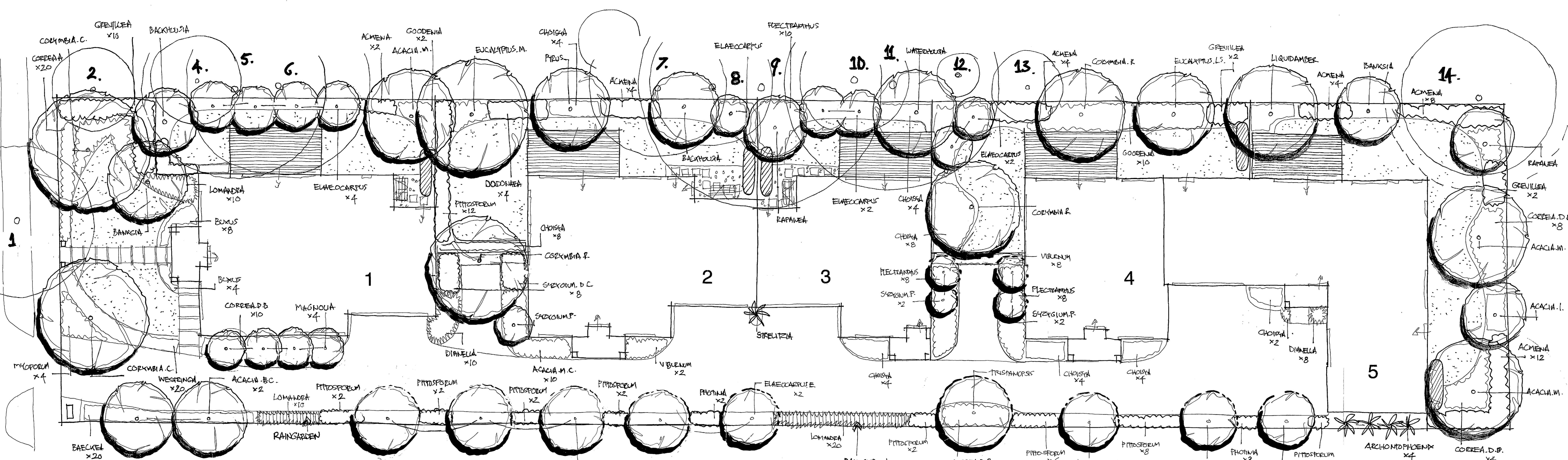
PROPOSED RESIDENTIAL DEVELOPMENT
25 HOLLAND ROAD
BLACKBURN SOUTH, VIC 3130
PROPOSED SITE PLAN

Date: 27.06.18 Drawn: DL
Job No: 2617 Scale: A1As indicated

TP A102 P1

D:\Temp\2617 Central_noddy\year.rvt

holland road



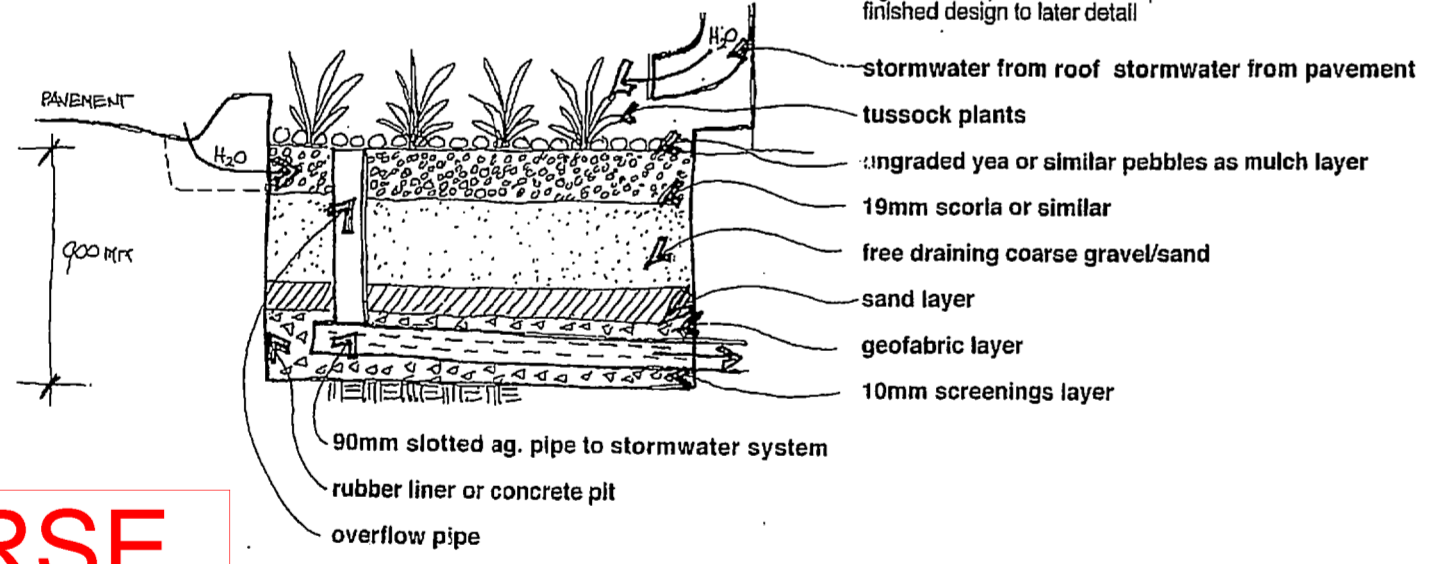
note - raingardens
raingardens collect rainwater runoff from driveway and filter impurities whilst slowing peak water flows to reduce the risk of flooding. Excess water is drained to stormwater system and not into adjacent areas

rain garden/biofilter
retention pit filled with 10-20mm scoria, coarse and screenings and planted with tussock species able to grow in wet conditions and tolerant of dry periods. Eg Lomandra, Dianella, Carex species. finished design to later detail.

note - root control
trees growing along the driveway have non invasive root systems but the installation of a polypropylene root barrier along the south boundary would prevent any roots extending into adjacent properties

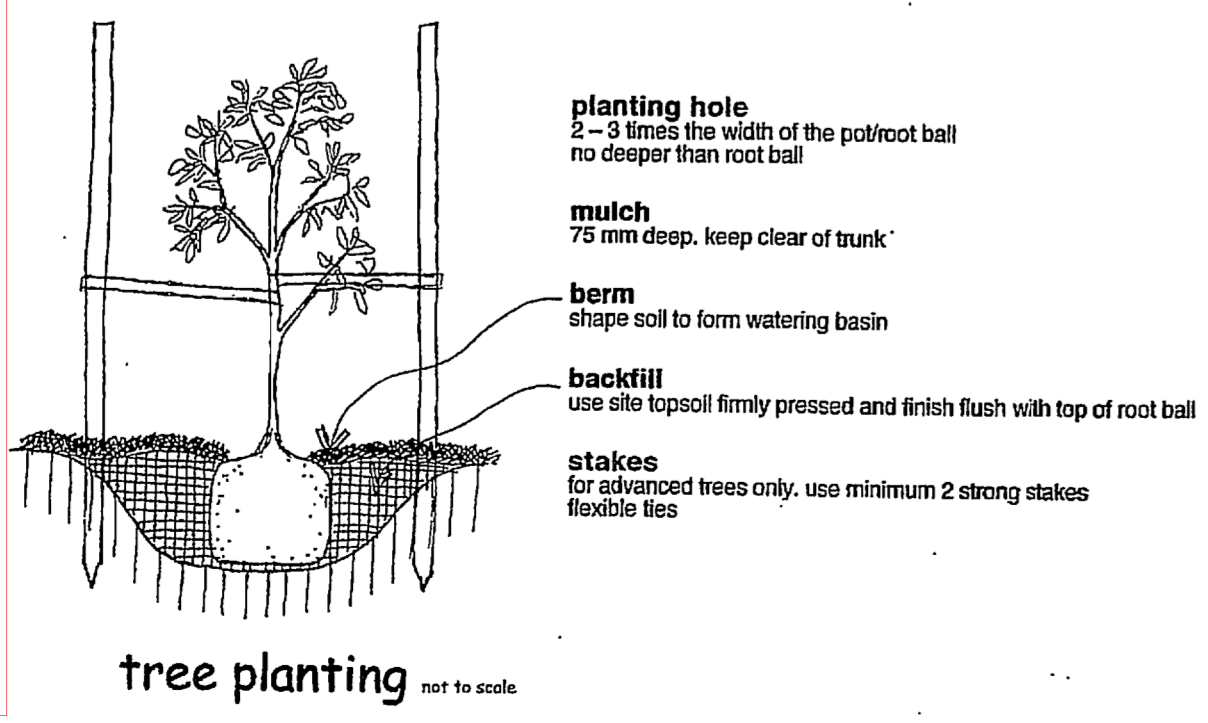
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Planting Schedule

Botanical Name	Common Name	Quantity	Size*
Groundcovers, tussocks, small to medium shrubs (Supply in 150mm pots)			
Acacia cognata 'Miri Cog'	Dwarf Acacia	10	0.8x0.8
Acmena 'Hedgemaister'	Hedging Lillypil	36	3x0.8 trimmed
Baeckea virgata 'Dwarf'	Dwarf Baeckea	20	0.4x0.4
Buxus 'Suffruticosa'	Dwarf Box	12	0.4x0.4
Choisya ternata	Mexican Orange Blossom	60	1.2x0.8 trimmed
Correa alba	White Correa	20	0.8x0.8
Correa 'Dusky Bells'	Correa	30	0.8x0.8
Dianella 'Little Red'	Dianella	18	0.4x0.4
Dodonaea viscosa	Dodonaea	4	2.5x1.2
Goodenia ovata	Hop Goodenia	14	1x1
Grevillea 'Honey Gem'	Grevillea	14	3x1 trimmed
Lomandra 'Tanika'	Lomandra	42	0.6x0.4
Myoporum parvifolium	Creeping Boobialla	4	0.2x0.8
Photinia 'Flabens'	Photinia	4	3x1 trimmed
Plectranthus argentatus	Silver Plectranthus	18	0.8x0.8
Syzygium 'Bush Christmas'	Dwarf Lillypil	8	2.5x0.8 trimmed
Viburnum 'Emerald Lustre'	Viburnum	2	2x0.8 trimmed
Westringia 'Verka Gem'	Dwarf Native Rosemary	20	0.8x0.8
Feature trees, shade trees, large shrubs (supply in 200mm pots or as advanced plants 2m high indicated with asterisk)**			
Acacia cognata 'Emerald Curl'	Wattle	2	6x3.5
Acacia melanoxylon	Blackwood	3**	12x6
Archontophoenix cunninghamiana	Bangalow Palm	4	7x2
Backhousia citrifolia	Lemon Scented Myrtle	2	7x4
Banksia integrifolia	Coast Banksia	2**	9x5
Banksia marginata	Banksia	2**	5x3
Corymbia citrifolia	Lemon Scented Gum	2**	16x6
Corymbia 'Ribbons of Hope'	Spotted Gum Cultivar	3**	14x5
Elaeocarpus eumundii	Eumundi Quandong	6**	7x3.5
Elaeocarpus reticulatus	Slaberry Ash	10**	7x3
Eucalyptus mannifera 'Little Spotty'	Dwarf Gum	1**	12x5
Eucalyptus melliodora	Yellow Box	1**	16x8
Liquidambar 'Oakville Highlight'	Upright Liquidambar	1**	14x6
Magnolia 'Ala'	Upright Magnolia	4	5x2
Pittosporum 'Silver Sheen'	Pittosporum	28	3.5x0.8 trimmed
Pyrus c. 'Chanticleer'	Ornamental Pear	1**	12x5
Streptocarpus	Giant Bird of Paradise	1**	5x2
Syzygium 'Finnacle'	Upright Lillypil	3	5x1.2
Trientalopsis laurina 'Luscious'	Kanooka	1**	7x5
Waterhousea floribunda	Lilly pilly	1**	12x5 trimmed



tree planting not to scale

key

- lawn**
drought tolerant, non-invasive species seeded or turf on 50mm topsoil or use mulch or pebbles as substitute during drought periods.
- garden edging**
70x19mm treated pine
- pebbles/tuscan toppings**
50mm compacted or 60mm loose layer of selected sustainably sourced water worn pebbles such as 'yea' or 'torquay' pebbles or toppings as path.
- decking**
as per architectural plans.
- path**
paving or concrete as selected
- 500x500mm concrete pavers as stepping stones
- driveway**
asphalt or concrete as per architectural plans or as selected
- fence**
refer to architectural plans
- water tanks**
refer to architectural and drainage engineering plans
- existing trees**
trees to be retained. refer to arborists report for details
- raingarden**
refer to architectural and drainage engineering plans

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 dripline 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: 25 holland road, blackburn south
client:
scale: 1:100 B1 **date:** june 2018 **sheet:** 1 of 1
issue C December 2018

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

CITY OF WHITEHORSE

Date: 19th December 2018

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