

# 10 BOULTON ROAD, BLACKBURN

## SINGLE DWELLING ON A LOT

### TOWN PLANNING

DRAWING INDEX	
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PLANNING AND ENVIRONMENT ACT 1987  
WHITEHORSE PLANNING SCHEME

25/08/2021

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Approx. 31.2

BOULTON ROAD

LP 214382F EDITION 1

DESIGN RESPONSE | 1:200

TOWN PLANNING

TP 02.B

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REAGAN | ASHMORE  
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JOB No. 2101

CLIENT BOULTON HOUSE

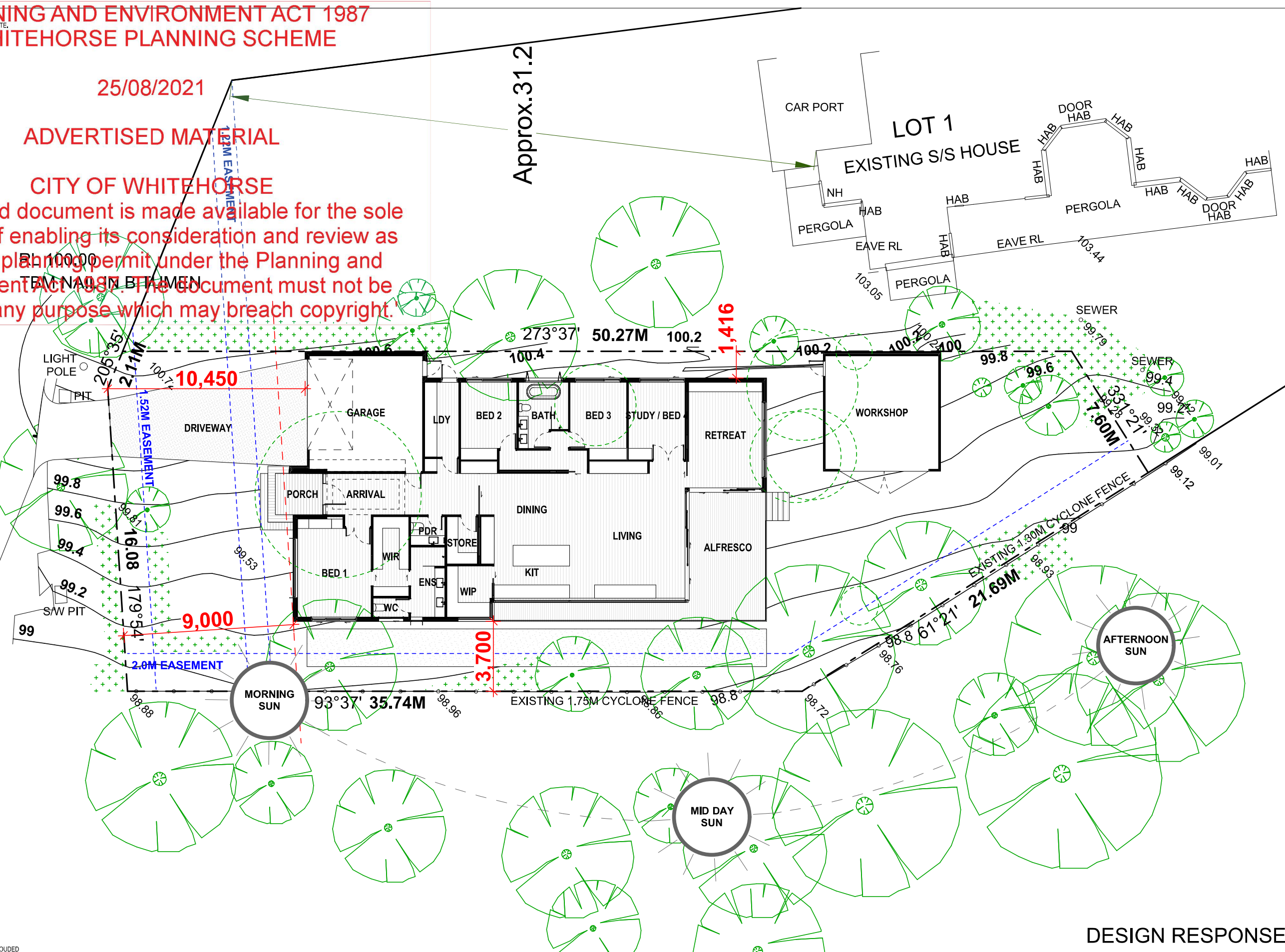
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BLACKBURN

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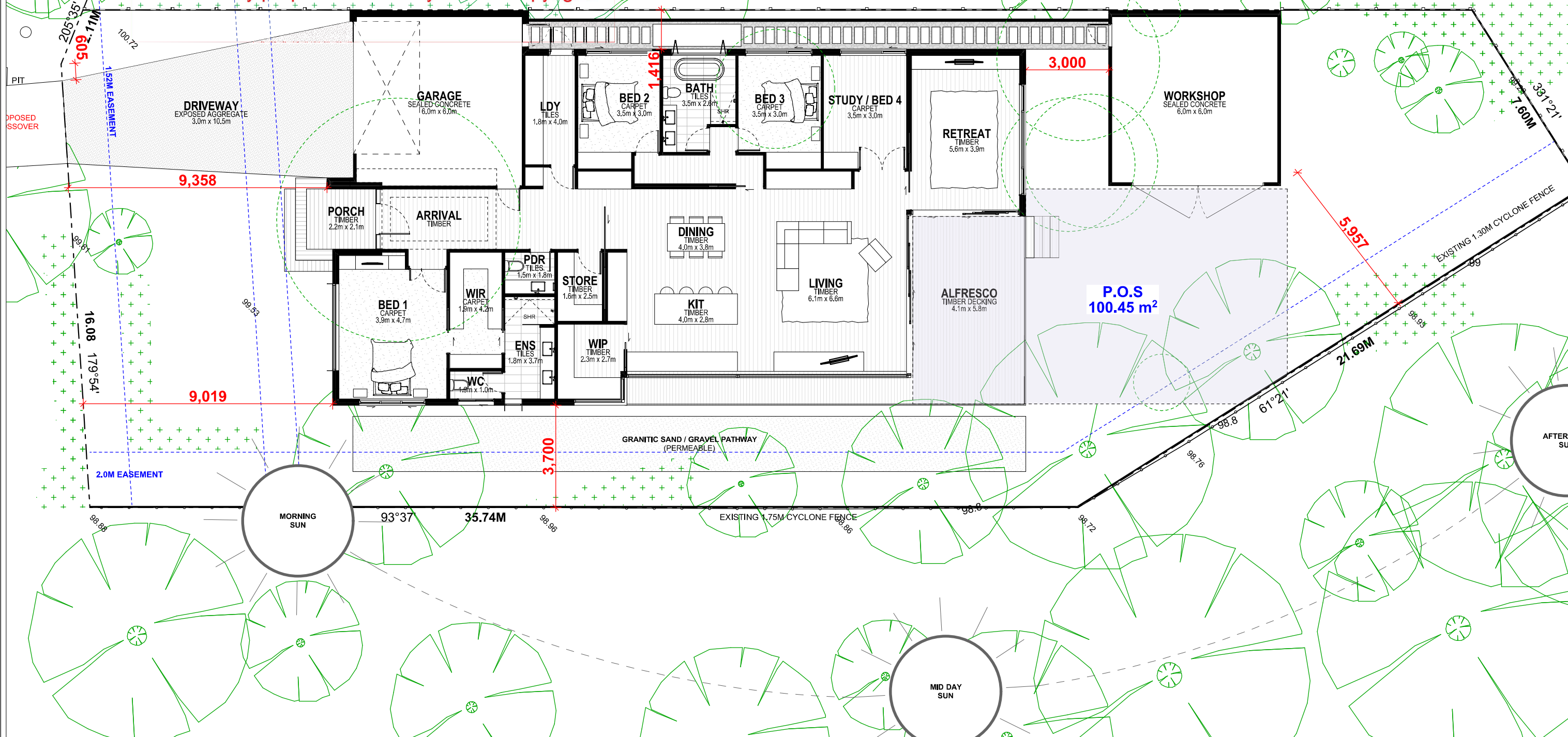
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DATE 24/04/2021





AREA SCHEDULE			
HAB	SITE		
	SITE COVERAGE	355.12	41.10%
	SITE AREA	863.86	100.00
	GARDEN AREAS	405.91	46.99%
	PERMEABILITY	449.94	52.09%
	DWELLING 1:		
	GROUND FLOOR	248.30	26.73%
	GARAGE	39.74	4.28%
	<b>288.04 m<sup>2</sup></b>	<b>31.01%</b>	





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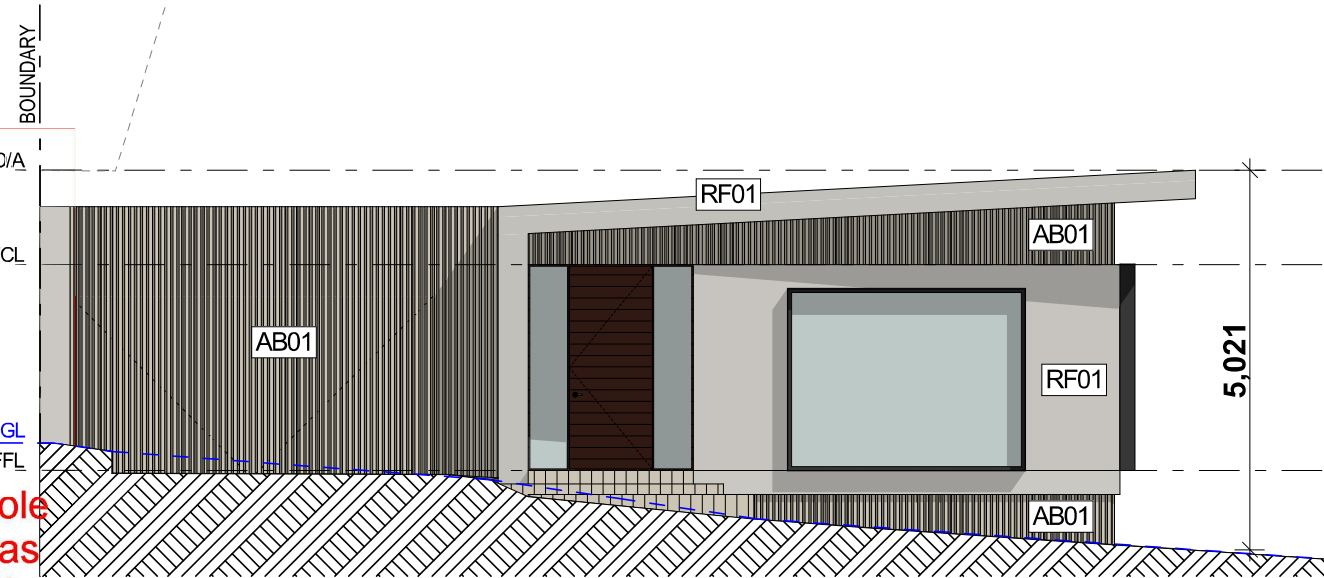
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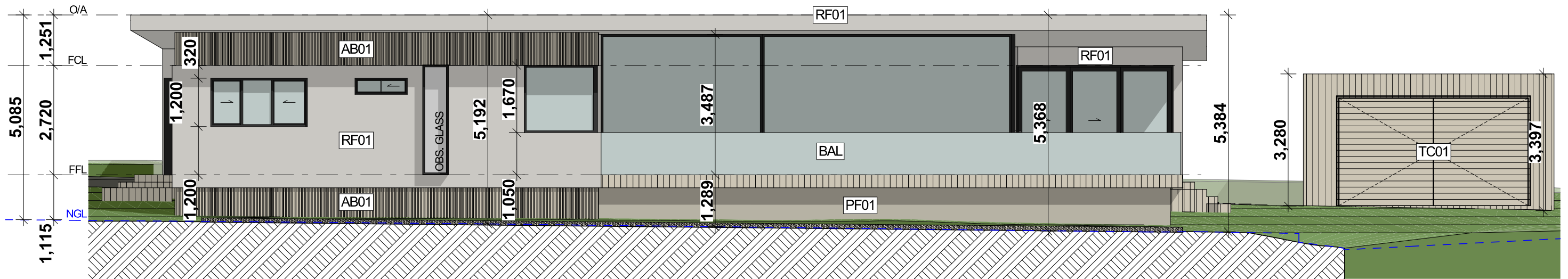
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FINISHES SCHEDULE:

- RB01 - ACRYLIC RENDERED FINISH TO BLOCKWORK
- RF01 - ACRYLIC RENDERED FINISH TO FOAM
- BL01 - BLOCKWORK
- PF01 - PAINT FINISH
- TC01 - TIMBER CLADDING
- AB01 - ALUMINIUM BATTEN
- BAL - BALUSTRADE
- CB01 - COLORBOND ROOFING



EAST



NORTH

EAST + NORTH ELEVATIONS | 1:100

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TP 04.B



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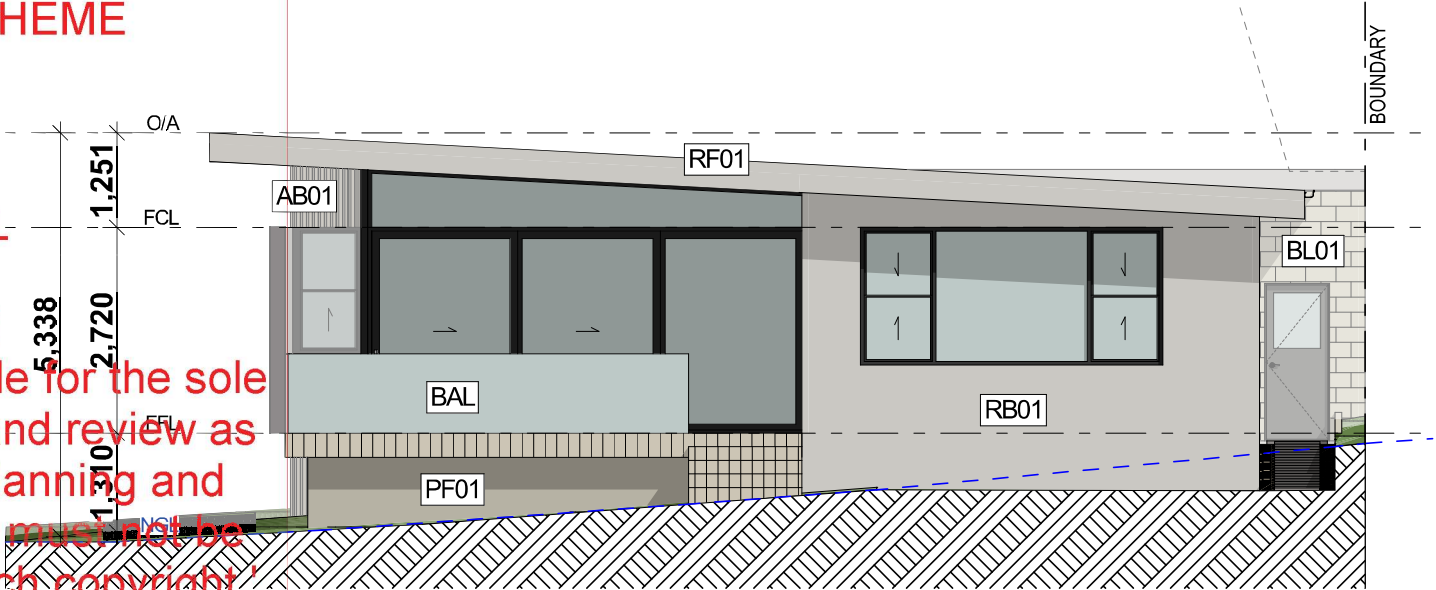
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WEST



SOUTH

WEST + SOUTH ELEVATIONS | 1:100

TOWN PLANNING

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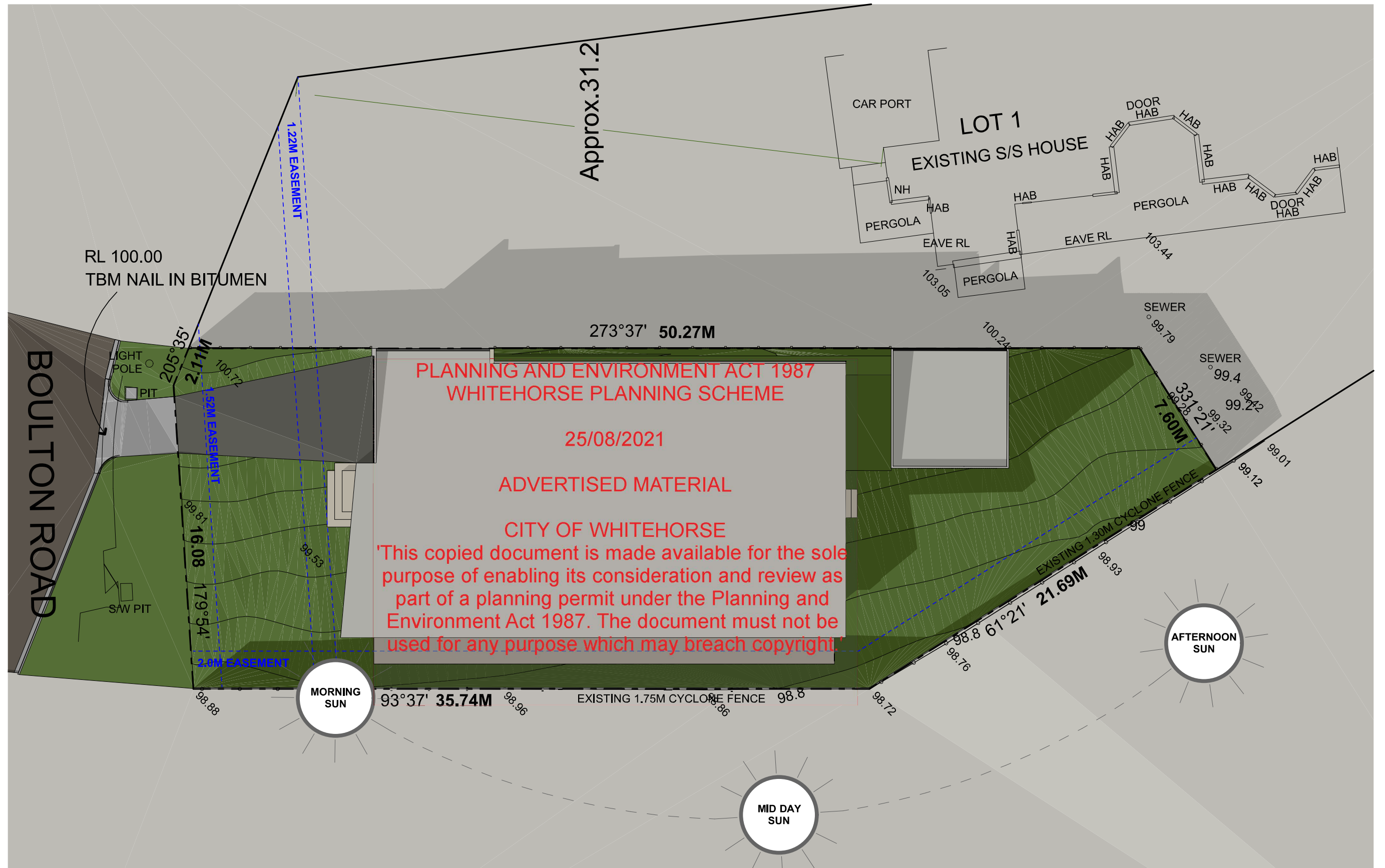
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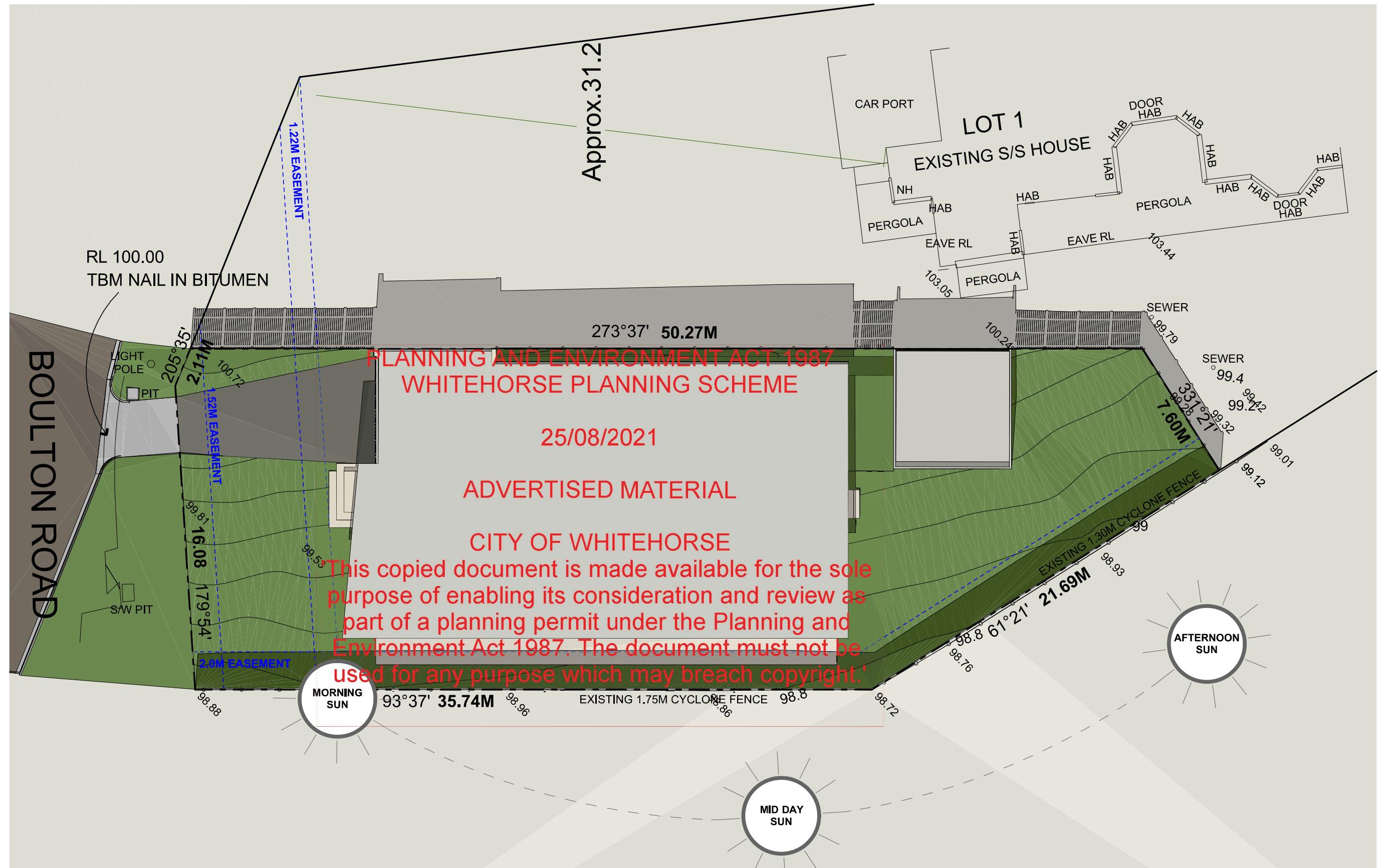
9AM - SHADOW DIAGRAMS | 1:200

TOWN PLANNING

TP 06.B



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12PM - SHADOW DIAGRAM | 1:200

TOWN PLANNING

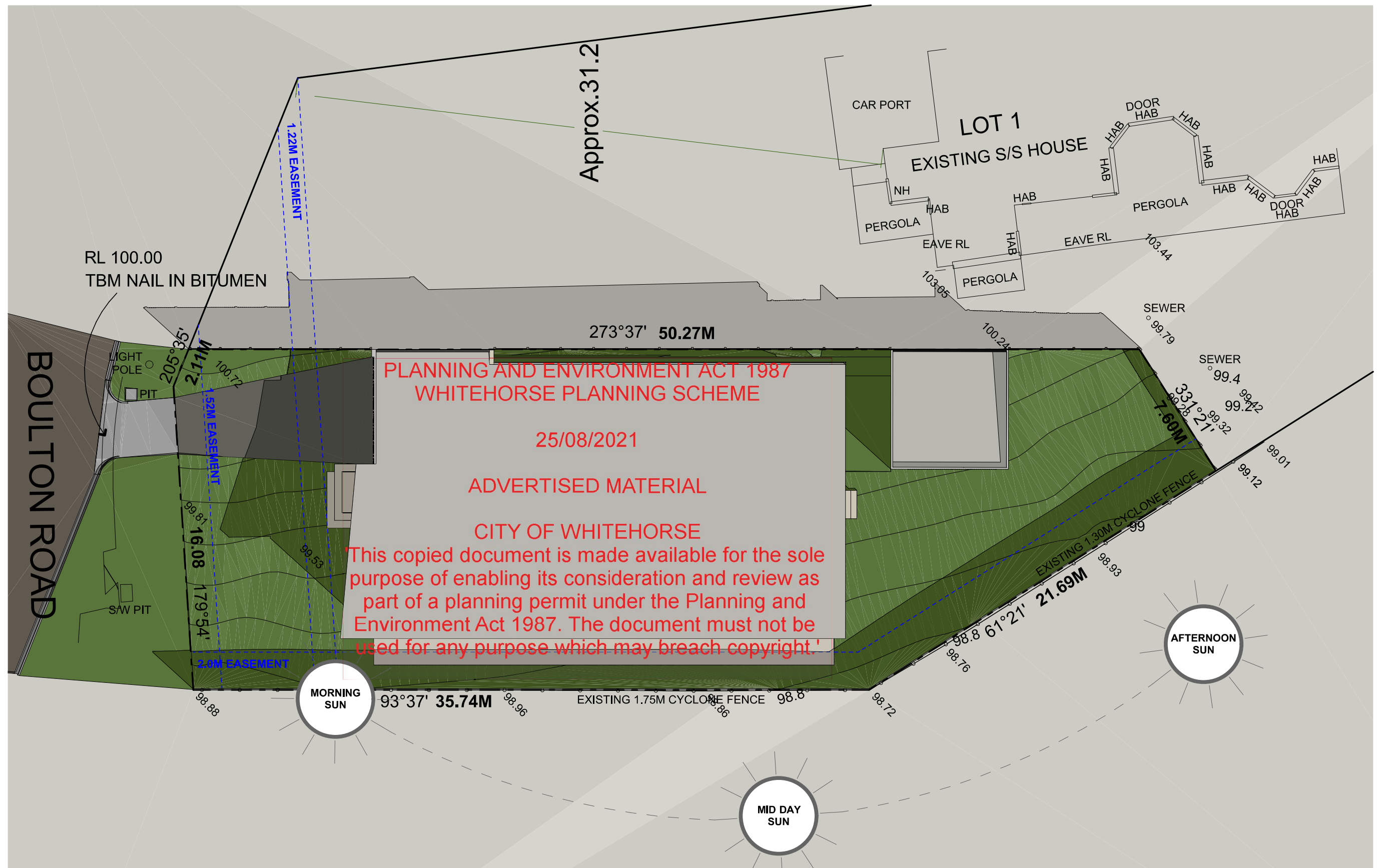
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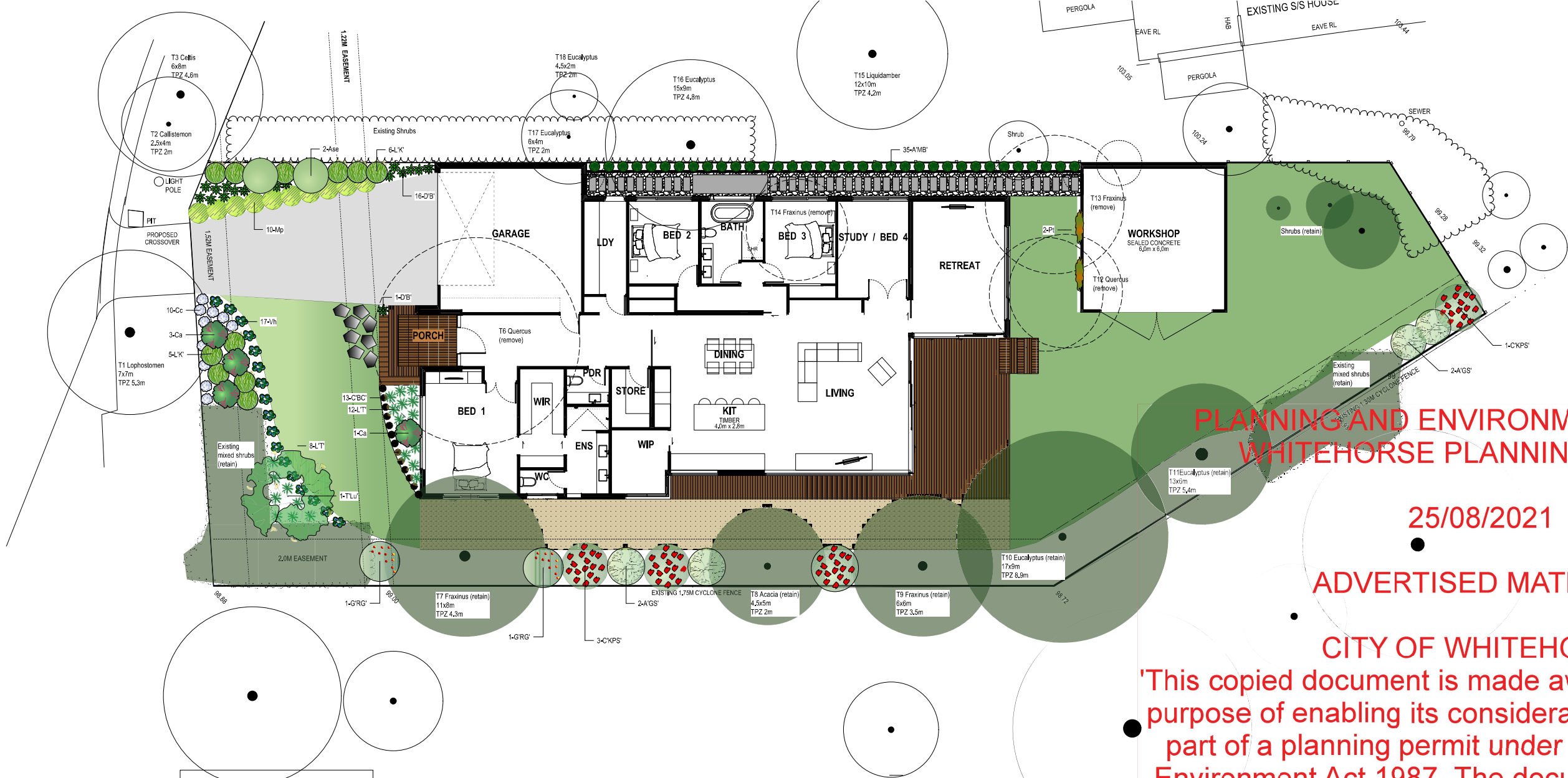
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**TREES / SHRUBS TO BE REMOVED**

**EXISTING TREES TO BE RETAINED**

**CRAZY PAVER STEPPING STONES**

**RECTANGLE STEPPING STONES**

**PEBBLES**

**DROUGHT TOLERANT LAWN (Buffalo or similar)**

**TIMBER DECKING**

**GRANITIC SAND**

**EXPOSED AGGREGATE**

**AUTOMATIC DRIP IRRIGATION SYSTEM INSTALLED TO WATER GARDEN BEDS**

**TIMBER EDGING INSTALLED TO SEPARATE LAWN, GARDEN BEDS & GRAVEL / PEBBLES**

**ALL GARDEN BEDS TO HAVE MINIMUM 75MM LAYER OF DARK-COLOURED COMPOSTED MULCH (e.g. Black Pine Bark or Mushroom Compost)**

PLANTING SCHEDULE							
	ID	Qty	Common Name	Botanical Name	Height @ Maturity (m)	Width @ Maturity (m)	Pot Size @ Install (cm)
<b>Trees</b>							
	T'Lu'	1	Water Gum	Tristanopsis laurina 'Luscious'	8.0m	4.0m	40
<b>Shrubs &amp; Groundcovers</b>							
	A'GS'	4	Green Screen	Acacia 'Green Screen'	3.0m	1.5m	20 or 25
	Ase	2	Woolly Bush	Adenanthos sericeus	3.0m	1.2m	20
	C'KPS'	4	Bottlebrush	Callistemon 'Kings Park Special'	2.0m	2.0m	20 or 25
	Cc	10	Silver Bush	Convolvulus creorum	0.3m	0.5m	14
	Ca	4	White Correa	Correa alba	1.5m	1.2m	20
	G'RG'	2	Robyn Gordon	Grevillea 'Robyn Gordon'	1.5m	1.7m	20
	Mp	10	Carpet Spreading Myoporum	Myoporum parvifolium	0.1m	1.0m	Tubestock
	Vh	17	Native Violet	Viola hederacea	0.2m	0.6m	Tubestock
<b>Grasses &amp; Climbers</b>							
	A'MB'	35	NZ Rock Lily	Arthropodium 'Matapouri Bay'	0.5m	0.5m	14
	C'BC'	13	Bronze Curfs	Carex 'Bronze Curfs'	0.3m	0.3m	Tubestock
	D'B'	17	Blaze	Dianella 'Blaze'	0.5m	0.5m	14
	L'K'	11	Katrinus	Lomandra 'Katrinus'	1.0m	1.0m	14
	L'T'	20	Tanika	Lomandra 'Tanika'	0.6m	0.6m	Tubestock
	Pt	2	Boston Ivy	Parthenocissus tricuspidata	Climber	Climber	14

LANDSCAPE CONSTRUCTION SPECIFICATIONS

SUBGRADE PREPARATION:

Site preparation to be carried out under suitable conditions and in accordance with standard horticultural practice. The use of machinery and tools that may damage soil structure is not acceptable. Garden bed and lawn sub-grade is to be cultivated to a depth of 150mm and shaped to achieve drainage falls prior to adding topsoil. If gypsum is required, this is to be distributed and cultivated into the sub-grade as per the manufacturer's instructions. Weeds are to be removed prior to sub-grade preparation, top-soiling and planting.

SOIL PREPARATION:

Imported topsoil is to be supplied by an approved supplier to a depth of approximately 150-200mm (as required) for garden beds. Do not spread in muddy conditions. The topsoil is to be a light to medium friable loam (capable of being compressed into a ball by hand when most wet yet can be broken apart immediately after). Its PH will be 6.0 - 7.0 and free from perennial weeds and building rubble. The finished top level after settlement should be 75mm below the edging level to allow for mulch. Imported topsoil for lawn areas to be supplied to a depth of approximately 100mm (or as required).

TIMBER EDGING:

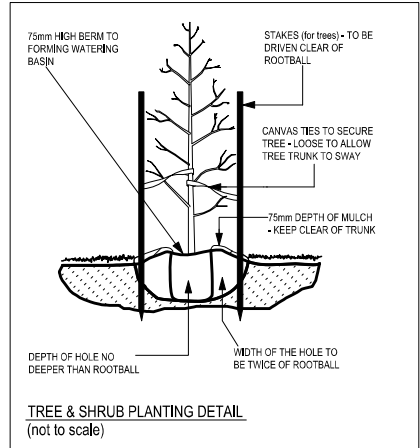
Timber edging is to be installed to separate all lawn, planting areas and hardscape / pebble areas. The treated pine timber (or similar) is to be 75mm x 25mm in size, secured with 300mm long stakes at 1000mm spacings.

PLANTS AND PLANTING:

Trees and plants supplied are to be healthy and free from insects, diseases and weeds. The pot sizes indicated in the plant schedule are the minimum size to be supplied and installed. When each planting area is prepared, if soil is dry, fill with water and allow to drain away completely. Plant roots are to be teased outwards if roots are matted in pot. Place plant in centre of hole and ensure that the top of the rootball is flush with the surrounding soil surface and the trunk is vertical. Soil is to be backfilled firmly into the hole and thoroughly watered in. Trees are to be staked with two hardwood stakes driven firmly into the ground but not through the rootball. Trees are to be secured to the stakes with strong but flexible tree ties that are tight enough to support the trees in windy conditions but loose enough to stimulate good free growth and development. The tree ties must not injure tree bark or restrict tree growth for at least the first three years of tree growth. A slow release fertiliser (e.g. Osmocote or similar) is to be applied to all garden beds as specified by the manufacturer and be kept away from the plant trunks and then watered immediately. A layer of aged organic mulch to a minimum depth of 75mm is to be applied to all planting areas after planting is completed.

IRRIGATION:

An automatic drip irrigation system is to be installed to water all planting areas.



**Zenith Concepts Pty Ltd**  
**Landscape Design**

The builder is responsible for the setting out of the Works, the checking of all dimensions and levels on site, and the reporting of any discrepancies to the Proprietor prior to commencement of Works. Do not scale from drawings.

ADDRESS	40 Boulton Road, Blackburn	REVISION	DATE
PROJECT	Proposed Dwelling	DATE	30/08/2021
CLIENT	Boulton House	SCALE	1:100
		DRAWN	MM
		CHECKED	MM

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