

- LEGEND**
- EXISTING TREE ON SITE (WITH TPZ)
  - T#** TREE NUMBER REFER TO ABORIST REPORT
  - EXISTING TREE TO BE DEMOLISHED
- SITE DESCRIPTION**
- 87 MADELEINE ROAD, CLAYTON VIC 3168**  
 LOT 90 LP1738  
 MONASH CITY COUNCIL
- PLANNING ZONE: GENERAL RESIDENTIAL ZONE - SCHEDULE 6(GRZ6)  
 PLANNING OVERLAY: N/A
- 01** 87 MADELEINE ROAD, CLAYTON IS A 792m<sup>2</sup> SITE, A CORNER BLOCK OF LILLIAN STREET, WITH A FALL APPROXIMATELY 0.7M FROM EAST TO WEST BOUNDARY. THERE IS AN EXISTING SINGLE STOREY BRICK HOUSE LAYING NORTH-EASTERN TO SOUTH WESTERN.
  - 02** EASEMENT ON WESTERN BOUNDARY APPROX. 1.83M WIDE
  - 03** EXISTING CONCRETE PAVING DRIVEWAY ON MIDDLE OF NORTH BOUNDARY
  - 04** GAS METER LOCATION
  - 05** WATER METER LOCATION
  - 06** 0.8M - 1.5 BRICK WALL TO EASTERN AND NORTHERN (STREETFRONT) BOUNDARIES
  - 07** 1.8M TIMBER SIDE PALINGS TO WEATERN BOUNDARIE
  - 08** 1.8M TIMBER SIDE PALINGS TO SOUTHERN BOUNDARIE
  - 09** 89 MADELEINE ROAD, SINGLE STOREY BRICK DWELLING, APPROX 7.5M SETBACK FROM EASTERN (STREETFRONT) BOUNDARY.
  - 10** 16 LILLIAN STREET, SINGLE STOREY BRICK DWELLING, APPROX 9.1M SETBACK FROM EASTERN (STREETFRONT) BOUNDARY.
- OPPORTUNITIES**
- 01** CORNER SITE ALLOWS DOUBLE SIDES ENTRIES FOR VEHICLES
  - 02** SITE LOCATED IN GERNAL RESIDENTIAL ZONE - SCHEDULE 6 WHICH IS ALLOWED FOR 11.5 METERS' HIGH AND 3 STOREY DEVELOPMENT
  - 03** 723M<sup>2</sup> SITE IS SUITABLE TO ACCOMMODATE FOUR DWELLINGS ON SITE WITHOUT SIGNIFICANT IMPACTS ON EXISTING AMENITIES
  - 04** NORTH EASTERN ORIENTATION OF PRIVATE OPEN SPACES AND WINDOWS TO LIVING SPACES MAXIMIZE SOLAR ACCESS
  - 05** NORTH FACING WINDOW CAN BE FULLY CLEAR WINDOWS WHICH ARE ALL LOCATED ON THE NORTH SIDE STREET - LILLIAN STREET
  - 06** ON THE SAME STREET, THERE IS A 3 STOREY DEVELOPMENT HAS BEEN BUILD ON THE CORNER OF MADELEINE ROAD AND COLONEL STREET
- CONSTRAINTS**
- 01** NEIGHBORING HABITABLE WINDOW <9m FROM SUBJECT SITE SOUTHERN BOUNDARY DISTANCE UNDER 9m CONSIDERATIONS FOR OVERLOOKING TO BE MADE
  - 02** 89 MADELEINE ROAD IS NORTH-FACING P.O.S SITE SHADOW CASTING WILL BE AWARE IN THE MORNING (9-10AM)
  - 03** BOTH '89 MADELEINE ROAD' AND '16 LILLIAN STREET' ARE SINGLE STOREY BRICK DWELLINGS

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A	15.06.2021	For Information

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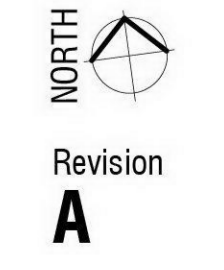


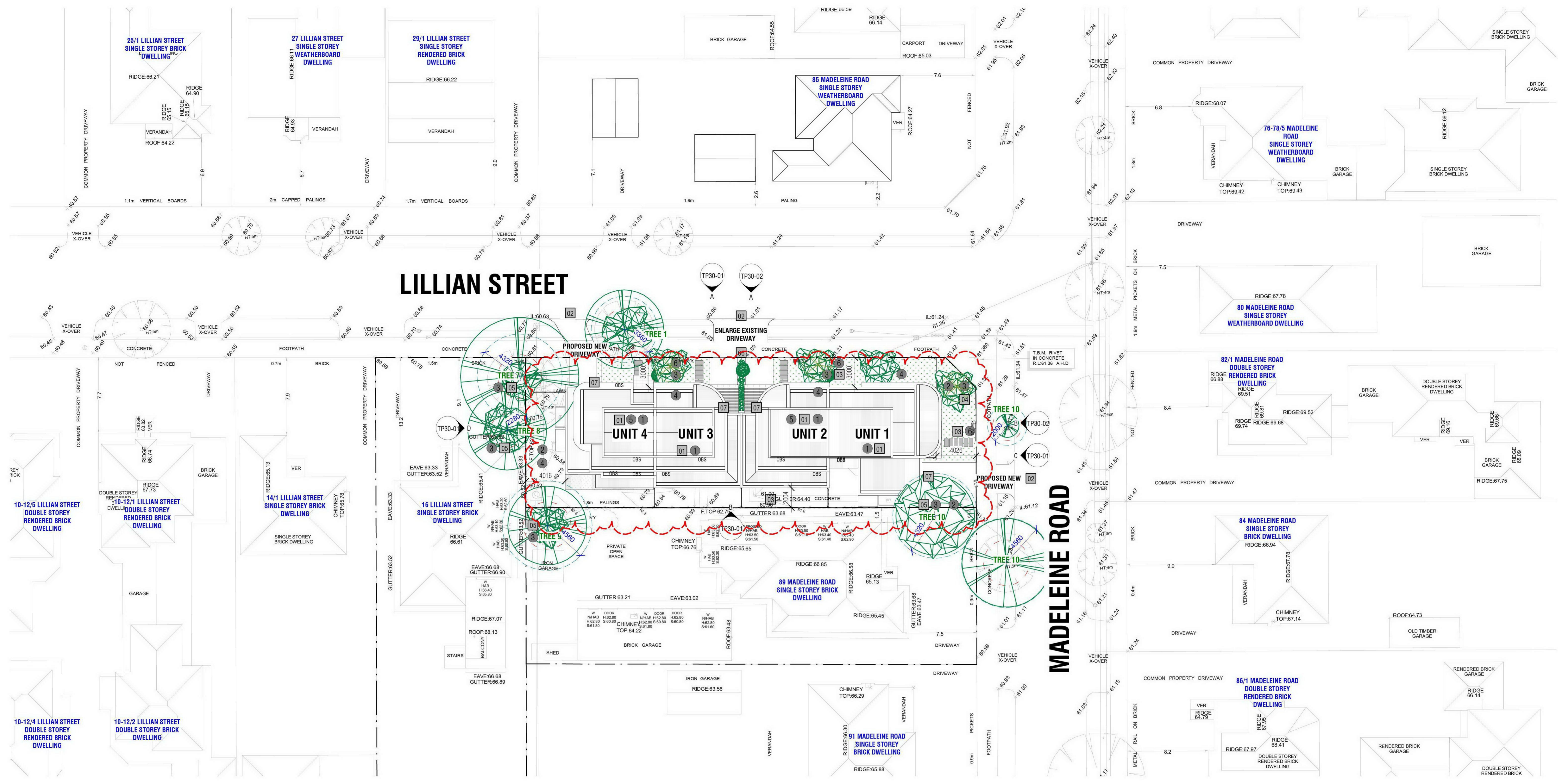
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**PROJECT: TOWNHOUSE DEVELOPMENT**  
**SITE ADDRESS: 87 MADELEINE ROAD, CLAYTON VIC 3168**  
**TITLE: SITE ANALYSIS**

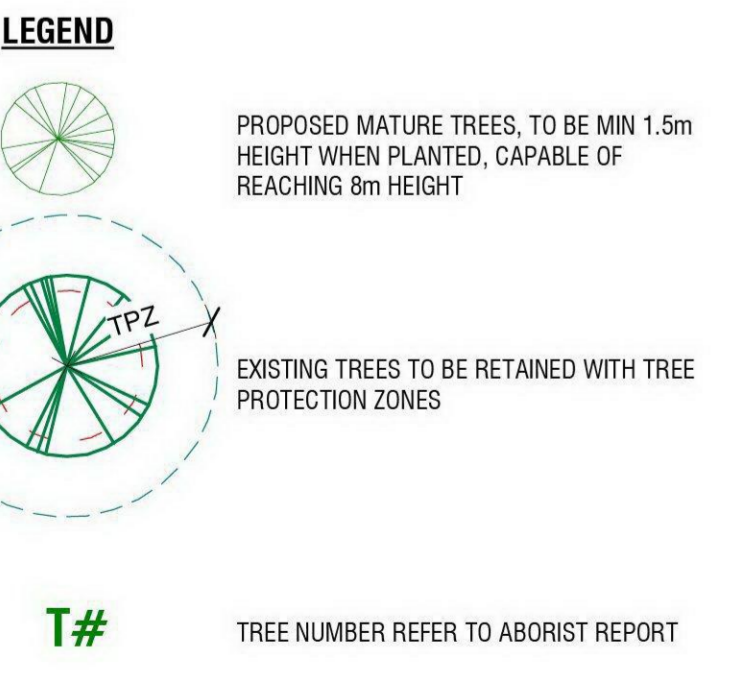
Project Date: **30/07/2020** Drawn by: **EY**  
 Scale: **As indicated @A1** Checked by: **Checker**  
 Job Number: **M091** Drawing Number: **TP10-01**





# LILLIAN STREET

# MADELEINE ROAD



- NEIGHBOURHOOD KEY CHARACTERISTICS:**
- ARCHITECTURE IS PREDOMINANTLY 1960S TO 1980S IN STYLE, MAJORITY OF THE HOUSES AND TOWNHOUSES ARE SINGLE STOREY. INTERWAR DWELLINGS INTERSPERSED WITH NEWER 2 STORY DWELLINGS. WHILE PITCH ROOF STYLE ARE COMMONLY USED.
  - MULTI-UNIT DEVELOPMENTS ARE AN INCREASING PRESENT IN THE PRECINCT, MOST OF WHICH PRESENT AS DOUBLE STOREY DWELLINGS TO THE STREET. NEIGHBOURS (10-12 LILLIAN STREET AND 86 MADELEINE ROAD) ARE DOUBLE STOREYS WITH EXTERNAL BRICK AND RENDERED FINISHES.
  - BUILDING MATERIALS IN THIS NEIGHBOURHOOD ARE BRICKS, RENDER AND WEATHERBOARD.
  - GARAGES AND CARPORTS ARE USUALLY LOCATED BEHIND THE FRONT SETBACK. THE CORNER BLOCK - 75 MADELEINE ROAD, HAS 2 CROSSOVER DRIVEWAY ON THE SIDE STREET AND A SINGLE CROSSOVER ON THE MIAN STREET.
  - SURROUNDING NEIGHOURS' FRONT FENCES ARE GENERALLY BRICK, HEIGHTS RANGING FROM 0.5M TO 1.5M.
  - TREES ARE INFORMALLY PLANTED WITH MIXED SPECIES AND SIZES.

**DESIGN RESPONSE**

SUBJECT SITE 87 MADELEINE ROAD, CLAYTON. 692M<sup>2</sup>

4 UNITS PROPOSED ON THE SITE. THE PROPOSED FLAT ROOF FORMS COMBINED WITH PITCH ROOF FORMS.

**SITE COVERAGE: 392M<sup>2</sup> 57% (MAX ALLOWED: 60%)**

**PERMEABILITY: 260M<sup>2</sup> 37% (MIN REQUIRED: 20%)**

**GARDEN AREA: 248M<sup>2</sup> 36% (MIN REQUIRED: 35%)**

- 01 UNIT 1: POSITION EAST TO WEST, FRONT FACADE FACE EAST, BALCONY FACE TO EAST
- 02 UNIT 2: POSITION NORTH TO SOUTH, FRONT FACADE FACE NORTH, BALCONY FACE TO NORTH
- 03 UNIT 3: POSITION NORTH TO SOUTH, FRONT FACADE FACE NORTH, BALCONY FACE TO NORTH
- 04 UNIT 4: POSITION NORTH TO SOUTH, FRONT FACADE FACE NORTH, SPOS FACE TO NORTH
- 05 VEHICULAR ACCESS ENLARGE THE EXISTING CROSSOVER TO SERVE ACCESS TO UNIT 2 AND UNIT 3. NEW DRIVEWAY TO THE UNIT 1 AND UNIT 3 SURROUNDED BY LANDSCAPING.
- 06 STREETFRONT SETBACKS ARE WITHIN THE RESCODE. 4M FRONT STREET SETBACK AND 3M SIDE STREET SETBACK (RESCODE FOR 2M SIDE STREET SETBACK) WILL BE USED
- 07 PROPOSED FRONT YARD WITH LANDSCAPING TO THE MAINSTREET
- 08 SIGNIFICANT NEIGHBOURHOOD TREES ARE NOT AFFECTED BY THE PROPOSAL, ANY ENCROACHMENT TO THE TPZ AS OUTLINED IN THE ATTACHED ARBORIST REPORT IS AN ACCESSIBLE PERCENTAGE
- 09 INFILL THE EXISTING CROSSOVER AND MAKE GOOD AS COUNCIL'S REQUIREMENT
- 10 CAR PARKING GARAGE ARE SET BACK TO AVOID TO DOMINATE THE STREETSCAPE

- GARDEN & LANDSCAPING**
- SUBDIVISION AND DEVELOPMENT**  
PROVIDE 4 ATTACHED UNITS WHICH RESPONDS POSITIVELY TO SITE.
  - GARDENS & LANDSCAPING**  
FEATURES, INTEGRATES WELL WITH THE NEIGHBOURHOOD AND PROVIDES A FUNCTIONAL ENVIRONMENTALLY FRIENDLY.
  - VEGETATION**  
ALL THE NEIGHBOUR LARGE CANOPY TREES ARE SURROUNDED THE SUBJECT SITE. THE NEW DEVELOPMENT PROVIDE 3 CANOPY TREES IN UNIT 1,2,3 FRONT YARD WITH SOFT LANDSCAPING AND VEGETATION.
  - SITTING**  
SPACIOUS BACKYARDS ARE PROVIDED TO UNIT 4. UNIT 1, 2 & 3 LIVING ROOMS ARE DIRECTLY TO THE NORTH OR EAST FACING BALCONY WHICH ARE ALL LARGER THAN THE RESCODE CLAUSE 55.05-4.
  - BUILDING HEIGHT AND FORM**  
PROPOSED UNITS DO NOT EXCEED 11.5M IN HEIGHT WITH 3 SOTRY. PROPOSED PITCHED ROOF COMBINED WITH FLAT ROOF THAT RESPECTS THE STREET SCAPE ROOF STYLE. PROPOSED BRICK WALL ON THE BOTTOM WITH RENDERED WALL ON THE TOP THAT RESPECT NEIGHBOURHOOD CHARACTER.
  - FRONT FENCING**  
OPEN STYLE FRONT BOUNDARY TREATMENTS WITH SOFT LANDSCAPING.

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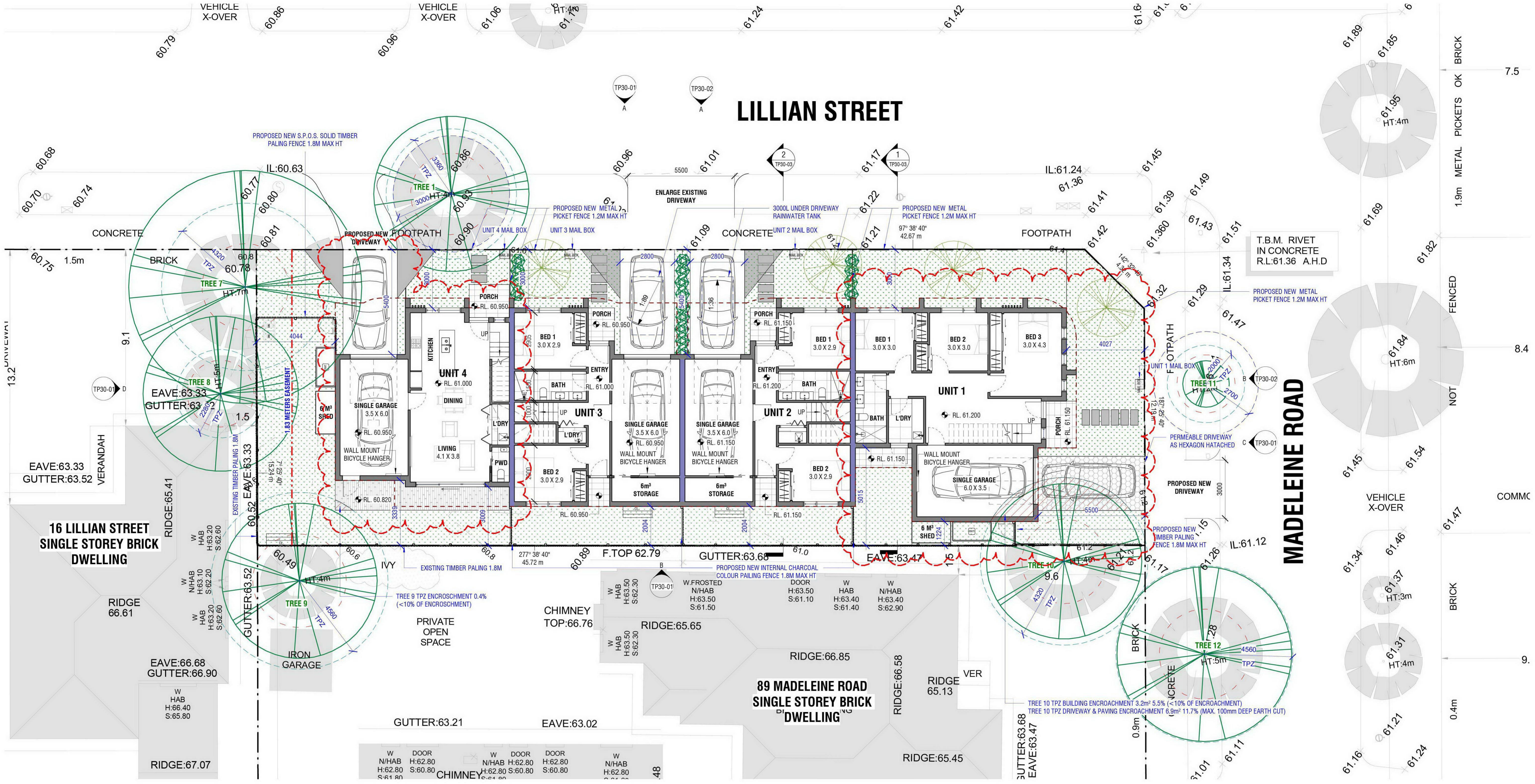


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MELBOURNE VIC 3000, AUSTRALIA  
PH: 03 8611 7650 EMAIL: info@mushan.com.au  
ABN: 27 370 031 938

PROJECT: **TOWNHOUSE DEVELOPMENT**  
SITE ADDRESS: **87 MADELEINE ROAD, CLAYTON VIC 3168**

Project Date: **30/07/2020** Drawn by: **EY**  
Scale: **As indicated @A1** Checked by: **Checker**  
Job Number: **M091** Drawing Number: **TP10-02**

Revision **B**



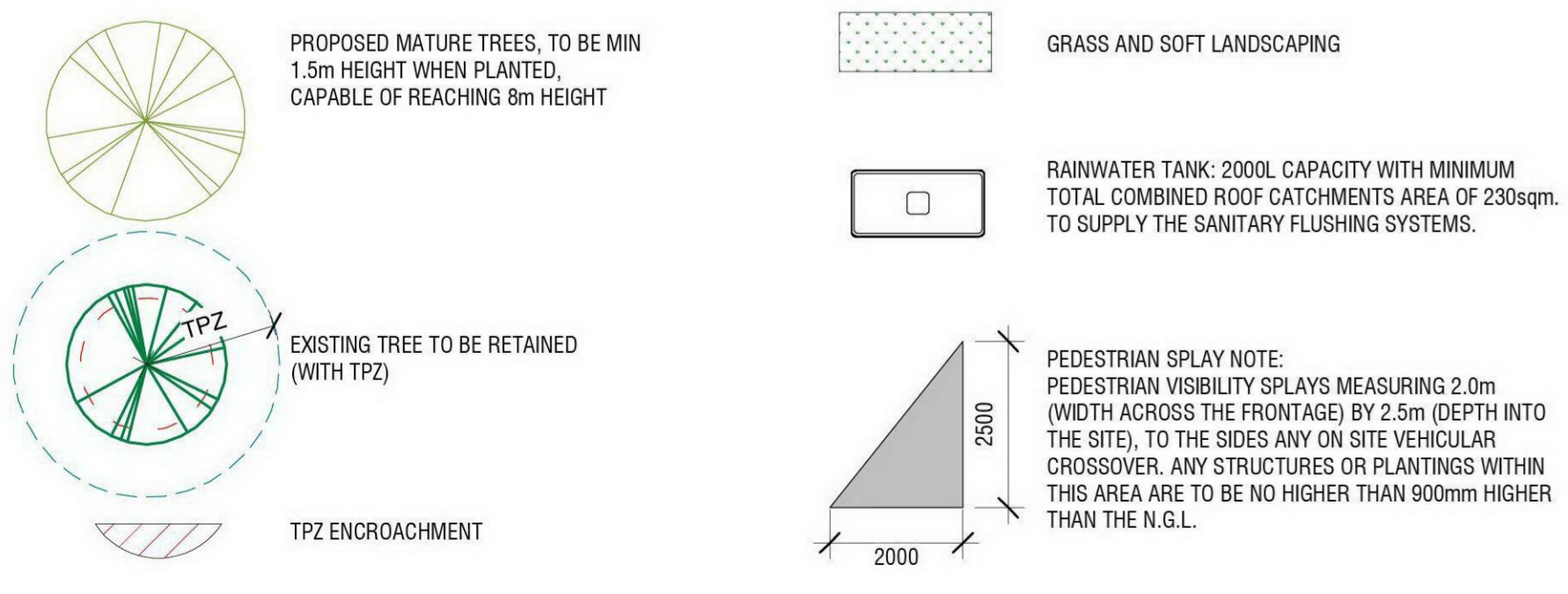
# LILLIAN STREET

# MADELEINE ROAD

## 89 MADELEINE ROAD SINGLE STOREY BRICK DWELLING

## 16 LILLIAN STREET SINGLE STOREY BRICK DWELLING

### FLOOR PLAN LEGEND



### WALL FRL LEGEND



### AREA LEGEND

UNIT 1	UNIT 2	UNIT 3	UNIT 4
UNIT 1 GF 102m <sup>2</sup>	UNIT 2 GF 78m <sup>2</sup>	UNIT 3 GF 78m <sup>2</sup>	UNIT 4 GF 73m <sup>2</sup>
UNIT 1 1F 65m <sup>2</sup>	UNIT 2 1F 55m <sup>2</sup>	UNIT 3 1F 55m <sup>2</sup>	UNIT 4 1F 61m <sup>2</sup>
UNIT 1 2F 33m <sup>2</sup>	UNIT 2 2F 30m <sup>2</sup>	UNIT 3 2F 30m <sup>2</sup>	UNIT 4 2F 27m <sup>2</sup>
BALCONY 12m <sup>2</sup>	BALCONY 11m <sup>2</sup>	BALCONY 11m <sup>2</sup>	UNIT 4 SPOS 75m <sup>2</sup>
PORCH 3.7m <sup>2</sup>	PORCH 2.3m <sup>2</sup>	PORCH 2.3m <sup>2</sup>	PORCH 3.5m <sup>2</sup>
CAR SPACE 2	CAR SPACE 2	CAR SPACE 2	CAR SPACE 2
<b>SITE:</b> 692m <sup>2</sup>			
<b>PERMEABILITY:</b> 57%			
<b>GARDEN AREA:</b> 36%			

REV	DATE	REVISION DESCRIPTION
A	04.12.2020	RFI
B	29.01.2021	2nd RFI Discussion
C	05.03.2021	For Information
D	12.05.2021	For Information
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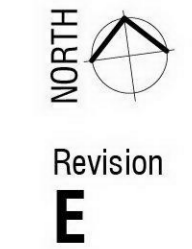
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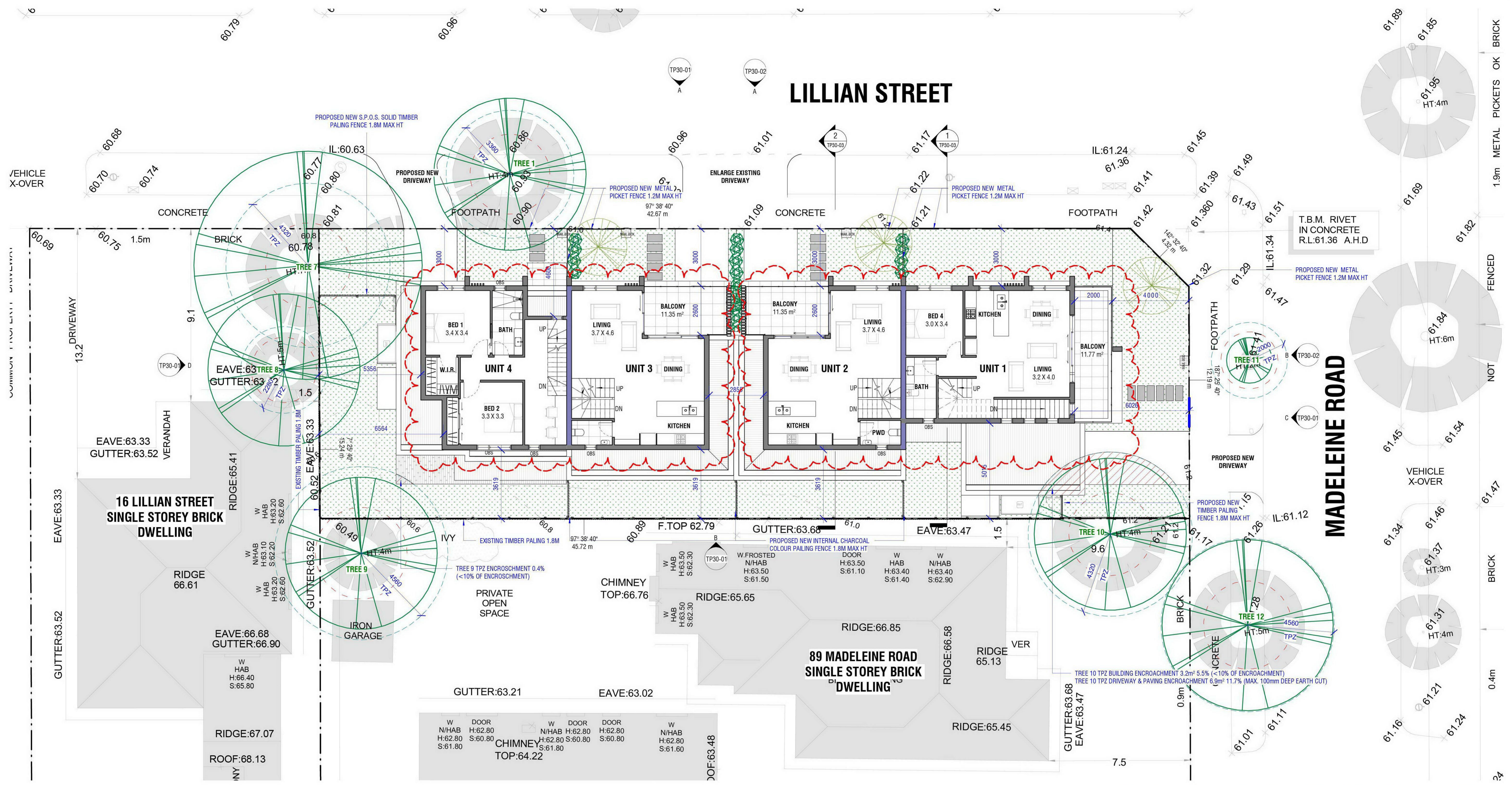
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 ABN: 27 370 031 938

**PROJECT: TOWNHOUSE DEVELOPMENT**  
**SITE ADDRESS: 87 MADELEINE ROAD, CLAYTON VIC 3168**  
**TITLE: PROPOSED GROUND FLOOR PLAN**

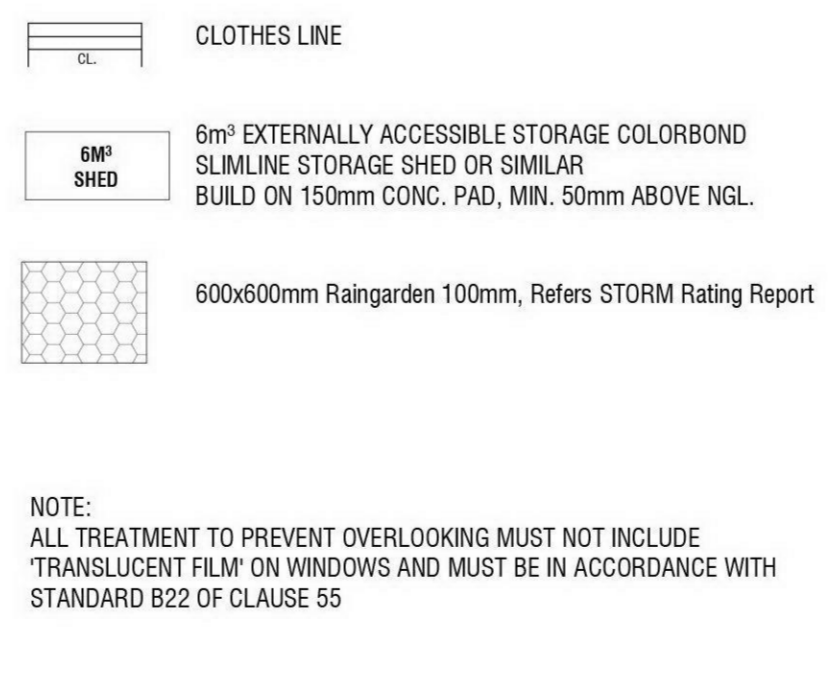
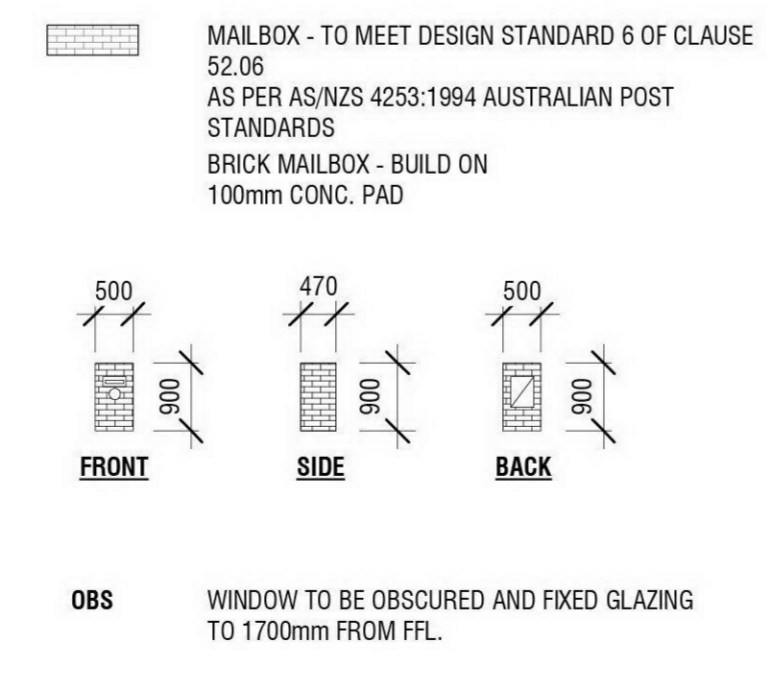
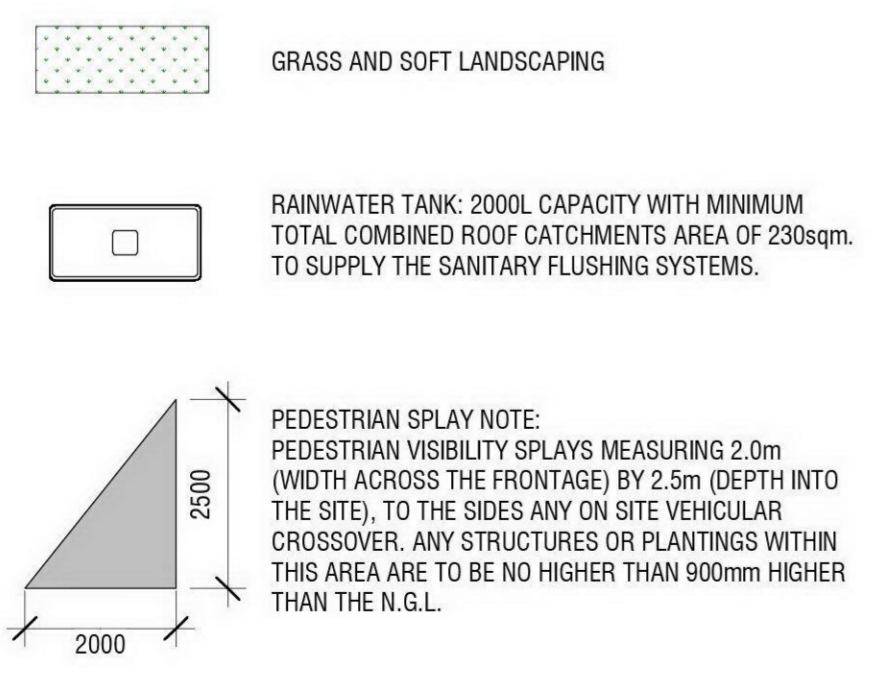
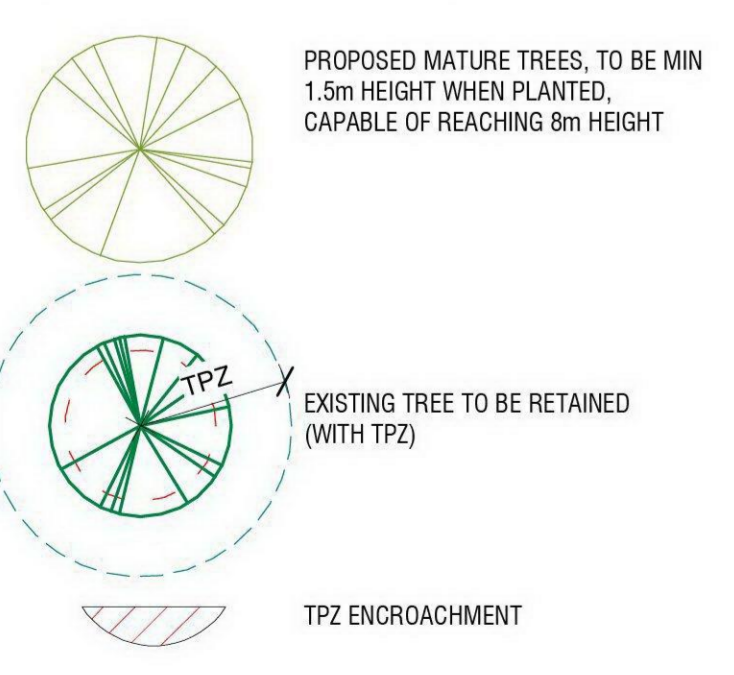
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 Job Number: **M091** Drawing Number: **TP20-01**



Revision **E**



### FLOOR PLAN LEGEND



### WALL FRL LEGEND



### AREA LEGEND

UNIT 1	UNIT 2	UNIT 3	UNIT 4
UNIT 1 GF 102m²	UNIT 2 GF 78m²	UNIT 3 GF 78m²	UNIT 4 GF 73m²
UNIT 1 1F 66m²	UNIT 2 1F 55m²	UNIT 3 1F 55m²	UNIT 4 1F 61m²
UNIT 1 2F 33m²	UNIT 2 2F 30m²	UNIT 3 2F 30m²	UNIT 4 2F 27m²
BALCONY 12m²	BALCONY 11m²	BALCONY 11m²	UNIT 4 SPOS 75m²
PORCH 3.7m²	PORCH 2.3m²	PORCH 2.3m²	PORCH 3.5m²
CAR SPACE 2	CAR SPACE 2	CAR SPACE 2	CAR SPACE 2
<b>SITE:</b> 692m²			
<b>SITE COVERAGE:</b> 57%			
<b>PERMEABILITY:</b> 37%			
<b>GARDEN AREA:</b> 36%			

REV	DATE	REVISION DESCRIPTION
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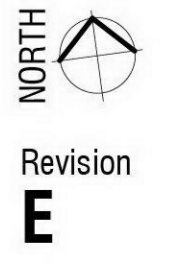
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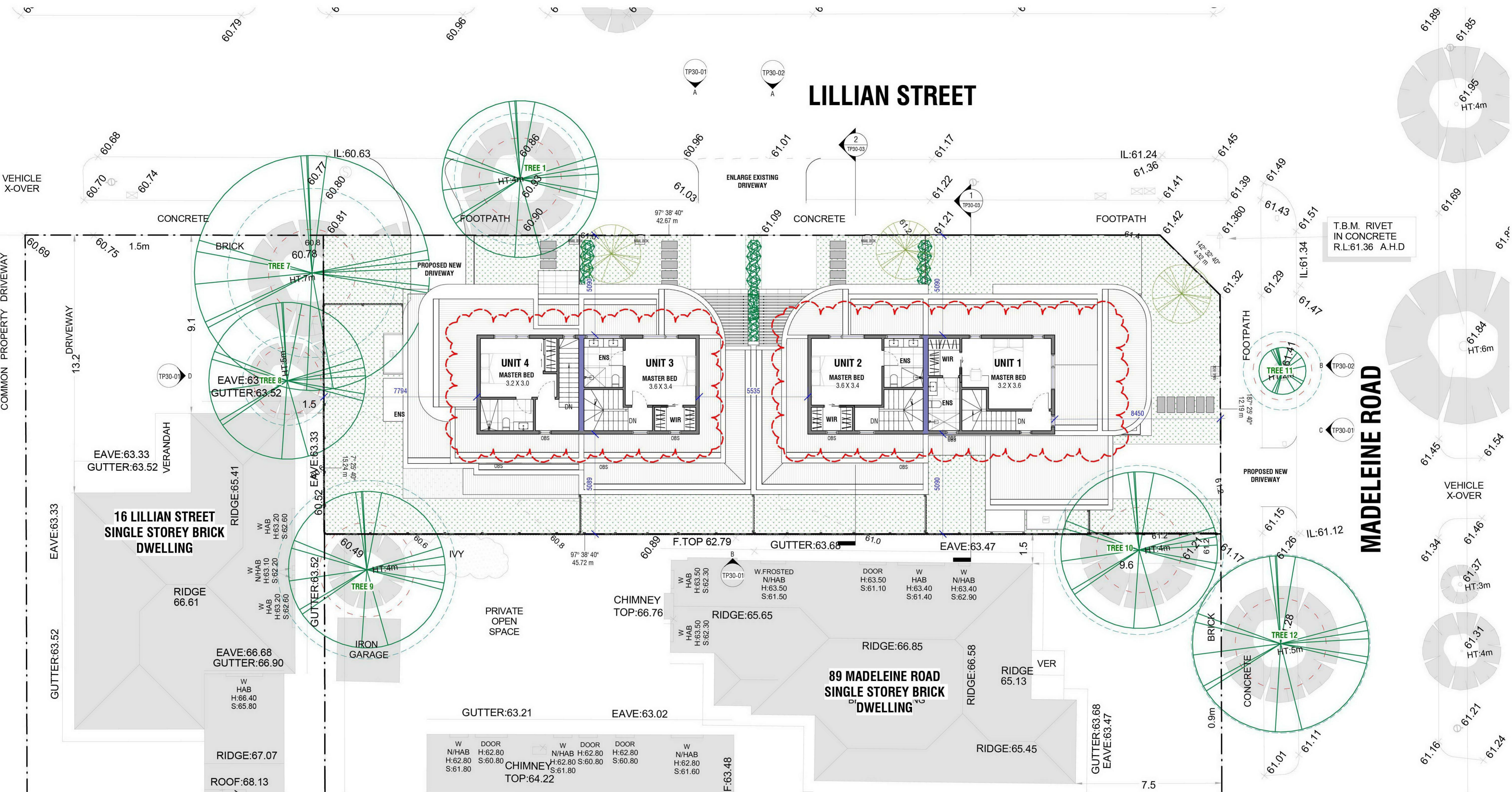
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**PROJECT: TOWNHOUSE DEVELOPMENT**  
**SITE ADDRESS: 87 MADELEINE ROAD, CLAYTON VIC 3168**  
**TITLE: PROPOSED FIRST FLOOR PLAN**

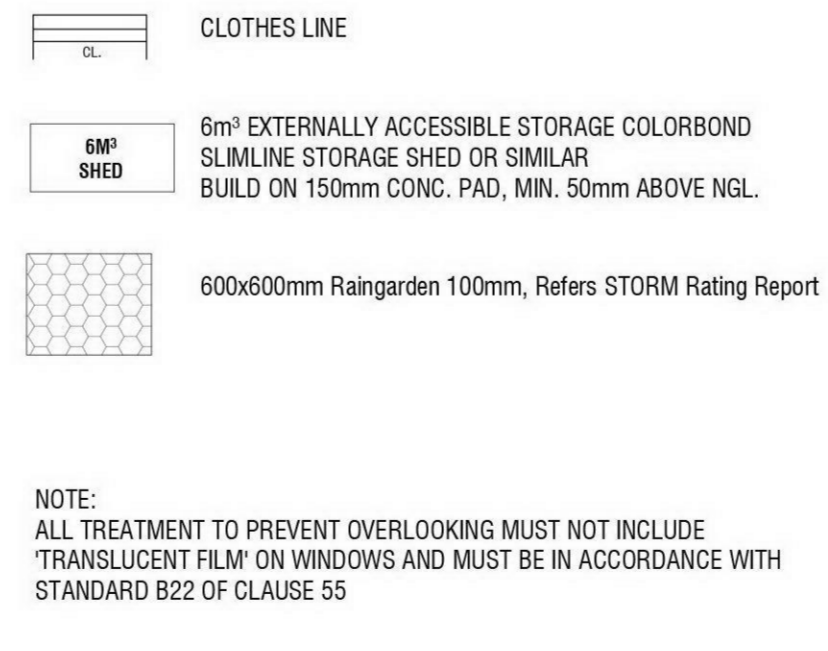
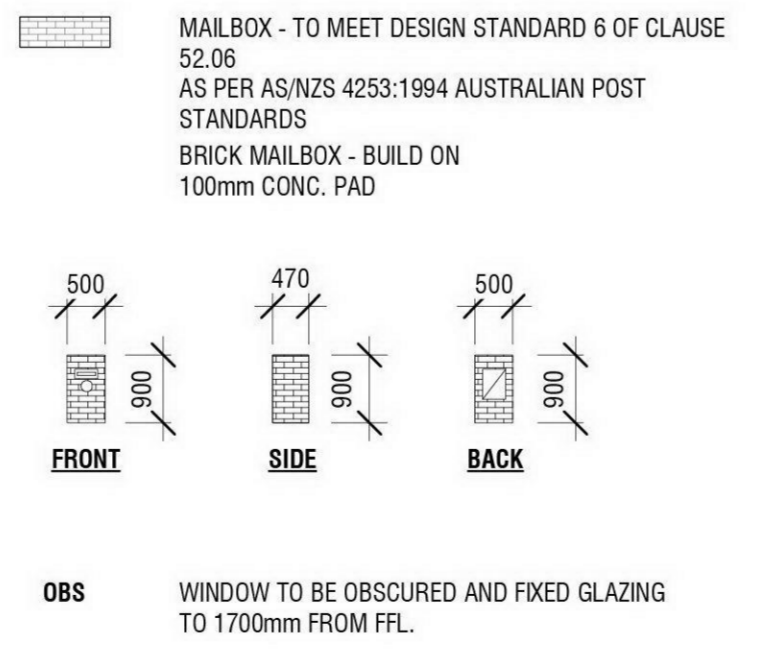
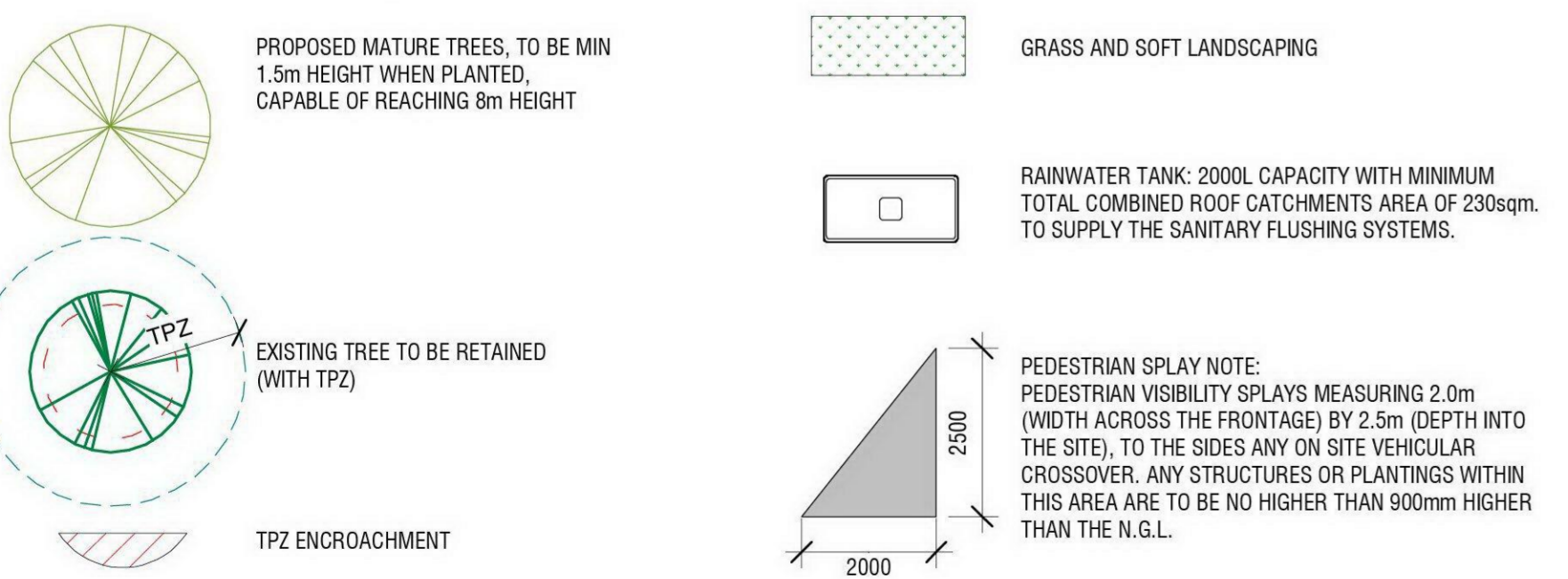
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 Job Number: **M091** Drawing Number: **TP20-02**



Revision **E**



**FLOOR PLAN LEGEND**



**WALL FRL LEGEND**



**AREA LEGEND**

UNIT 1	UNIT 2	UNIT 3	UNIT 4
UNIT 1 GF	UNIT 2 GF	UNIT 3 GF	UNIT 4 GF
102m²	78m²	78m²	73m²
UNIT 1 1F	UNIT 2 1F	UNIT 3 1F	UNIT 4 1F
65m²	55m²	55m²	61m²
UNIT 1 2F	UNIT 2 2F	UNIT 3 2F	UNIT 4 2F
33m²	30m²	30m²	27m²
BALCONY	BALCONY	BALCONY	BALCONY
12m²	11m²	11m²	11m²
PORCH	PORCH	PORCH	PORCH
3.7m²	2.3m²	2.3m²	3.5m²
CAR SPACE	CAR SPACE	CAR SPACE	CAR SPACE
2	2	2	2
<b>SITE:</b>	<b>692m²</b>		
<b>SITE COVERAGE:</b>	<b>57%</b>		
<b>PERMEABILITY:</b>	<b>37%</b>		
<b>GARDEN AREA:</b>	<b>36%</b>		

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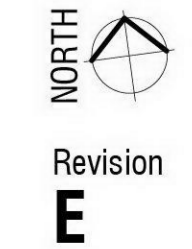
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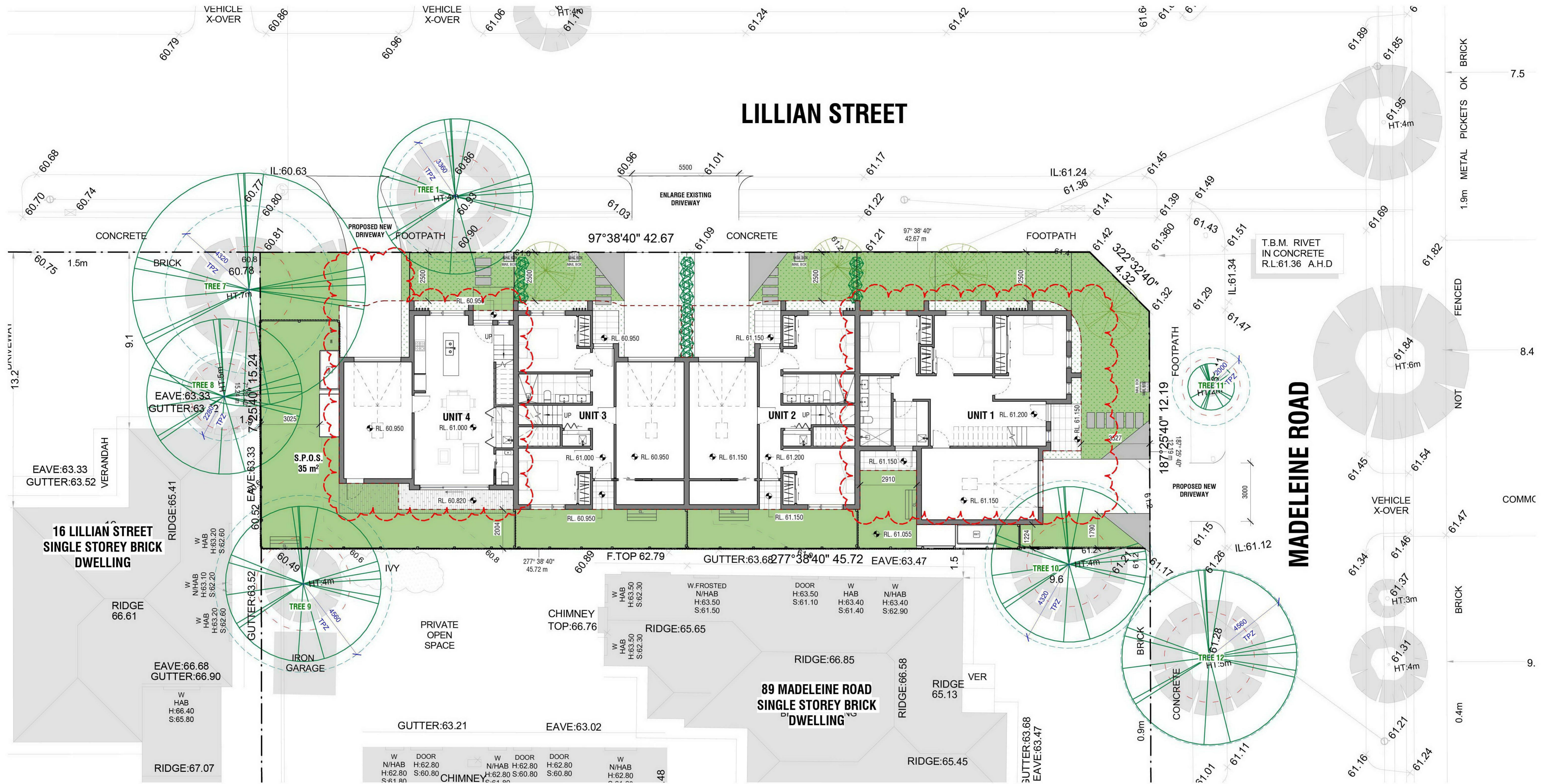
PROJECT: **TOWNHOUSE DEVELOPMENT**  
 SITE ADDRESS: **87 MADELEINE ROAD, CLAYTON VIC 3168**

Project Date: **30/07/2020** Drawn by: **EY**  
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**LEGEND**

- GARDEN AREA
- GROUND FLOOR EAVES OUTLINE

GARDEN AREA ANALYSIS	
SITE AREA :	692M <sup>2</sup>
<b>GARDEN AREA:</b>	<b>248M<sup>2</sup> (36%)</b>
GARDEN AREA IS MORE THAN 35% OF THE LOT SIZE. MINIMUM 1 M WIDTH	

REV	DATE	REVISION DESCRIPTION
-	04.12.2020	RFI
A	15.06.2021	For Information

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**PRELIMINARY DRAWING**



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**PROJECT: TOWNHOUSE DEVELOPMENT**  
**SITE ADDRESS: 87 MADELEINE ROAD, CLAYTON VIC 3168**

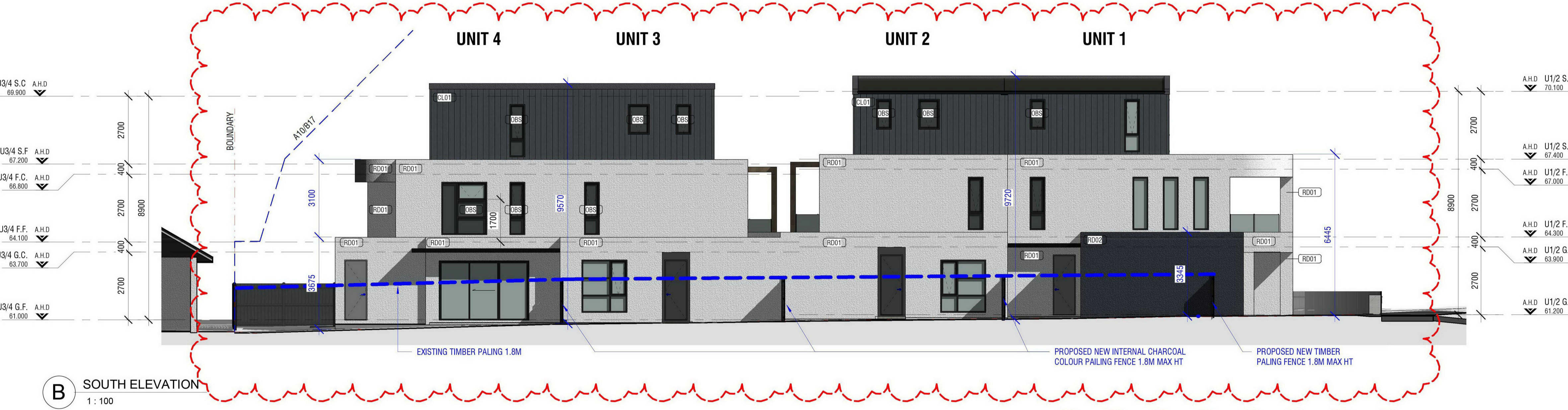
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 Scale: **1 : 100 @A1** Checked by: **Checker**  
 Job Number: **M091** Drawing Number: **TP21-01**  
 Revision: **A**

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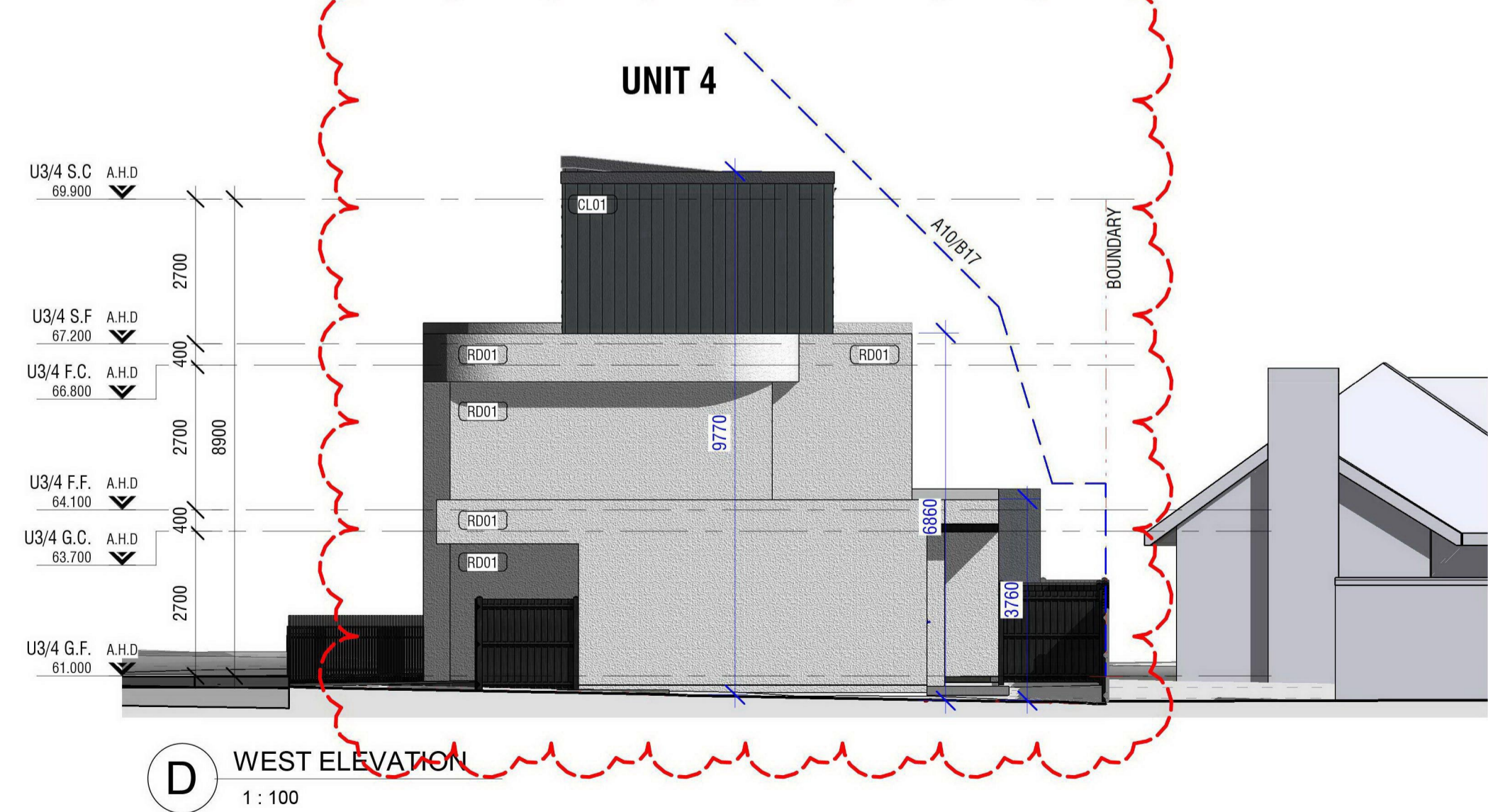
**A** NORTH ELEVATION  
1 : 100











**B** SOUTH ELEVATION  
1 : 100



**C** EAST ELEVATION  
1 : 100



**D** WEST ELEVATION  
1 : 100

- EXTERNAL FINISHES LEGEND**
-  **RD01** RENDER - WHITE COLOUR TONE OR SIMILAR
  -  **RD02** RENDER - RENDER - CHARCOAL COLOUR TONE OR SIMILAR
  -  **CL01** FIBRE CEMENT VERTICAL CLADDING - JAMES HARDIE STRIA 230 - DARK GREY FINISH OR SIMILAR
  -  **CL01** DECORATIVE BATTEN - DECOBATTEN KWILA FINISH OR SIMILAR
  -  **OBS** OBSCURED WINDOW: WINDOWS TO BE FIXED AND OBSCURED GLAZING TO 1700mm FROM FFL OF ASSOCIATED LEVEL.
  -  **FLATLINE** GARAGE DOOR BROWN COLOUR OR SIMILAR
  -  **NIGHT SKY** POWDERCOAT FINISH TO GUTTERS & DOWNPIPES COLORBOND 'NIGHT SKY' OR SIMILAR
  -  **WINDOW FRAME** POWDERCOAT FINISH TO WINDOW FRAMES DARK SATIN FINISH OR SIMILAR

**MATERIALS AND FINISHES COMPLIMENTARY TO STREETSCAPE**  
**NEIGHBOURING PROPERTIES REFLECT A LOW SCALE RESIDENTIAL BUILDING ARCHETYPE. PROPOSED WORKS ARE A CONTINUATION OF THIS AESTHETIC AND VISUAL RHYTHM**

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-	30.07.2020	For Town Planning Submission
A	04.12.2020	RFI
B	05.03.2021	For Information
C	15.06.2021	For Information

ISSUED BY	ISSUED TO
MUSHAN - EY	Council
MUSHAN - EY	Council
Planner	Council
Planner	Council

**TOWN PLANNING ISSUE**



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 MELBOURNE VIC 3000,  
 AUSTRALIA  
 PH: 03 8611 7650 EMAIL: info@mushan.com.au  
 ABN: 27 370 031 938

**PROJECT: TOWNHOUSE DEVELOPMENT**  
**SITE ADDRESS: 87 MADELEINE ROAD, CLAYTON VIC 3168**  
**TITLE: ELEVATION**

Project Date: **30/07/2020** Drawn by: **EY**  
 Scale: **1 : 100 @A1** Checked by: **Checker**  
 Job Number: **M091** Drawing Number: **TP30-01** Revision: **C**

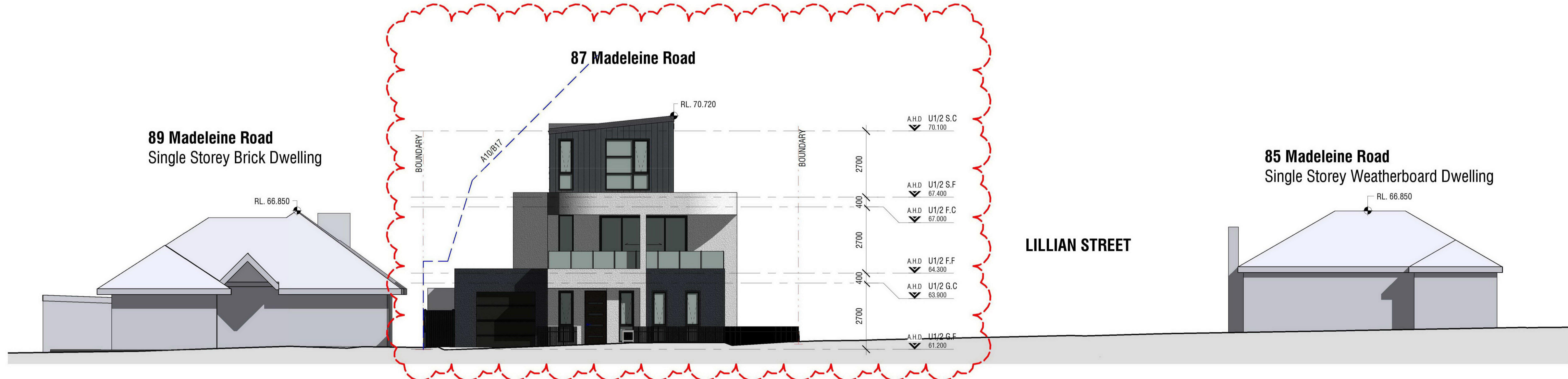
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**A** STREET ELEVATION - NORTH  
1 : 100



**B** STREET ELEVATION - EAST  
1 : 100

REV	DATE	REVISION DESCRIPTION
-	30.07.2020	For Town Planning Submission
A	04.12.2020	RFI
B	29.01.2021	2nd RFI Discussion
C	05.03.2021	For Information
D	15.06.2021	For Information

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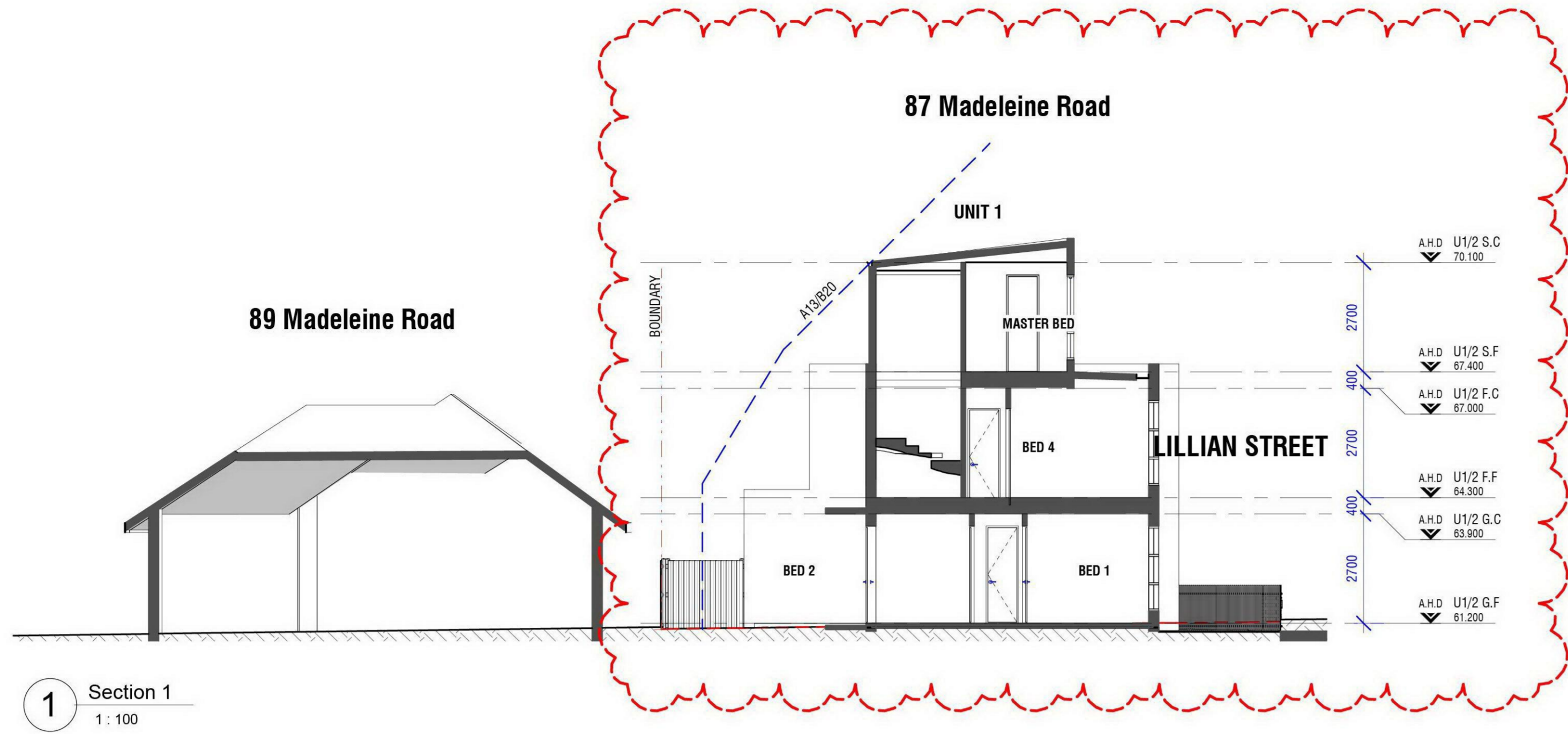
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PROJECT: **TOWNHOUSE DEVELOPMENT**  
 SITE ADDRESS: **87 MADELEINE ROAD, CLAYTON VIC 3168**  
 TITLE: **STREET ELEVATIONS**

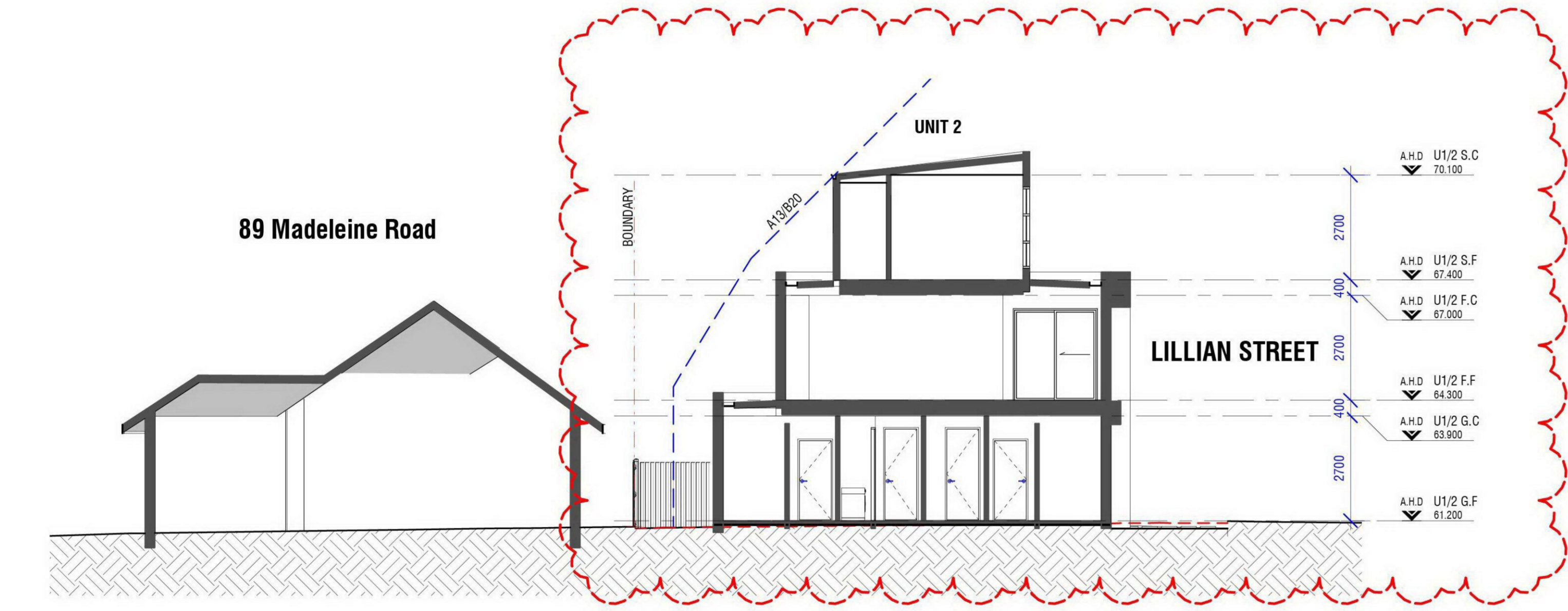
Project Date: **30/07/2020** Drawn by: **EY**  
 Scale: **1 : 100 @A1** Checked by: **Checker**  
 Job Number: **M091** Drawing Number: **TP30-02** Revision: **D**



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1 Section 1  
 1 : 100



2 Section 2  
 1 : 100

REV	DATE	REVISION DESCRIPTION
-	04.12.2020	RFI
A	05.03.2021	For Information
B	15.06.2021	For Information

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Planner	Council
Planner	Council

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PROJECT: **TOWNHOUSE DEVELOPMENT**  
 SITE ADDRESS: **87 MADELEINE ROAD, CLAYTON VIC 3168**

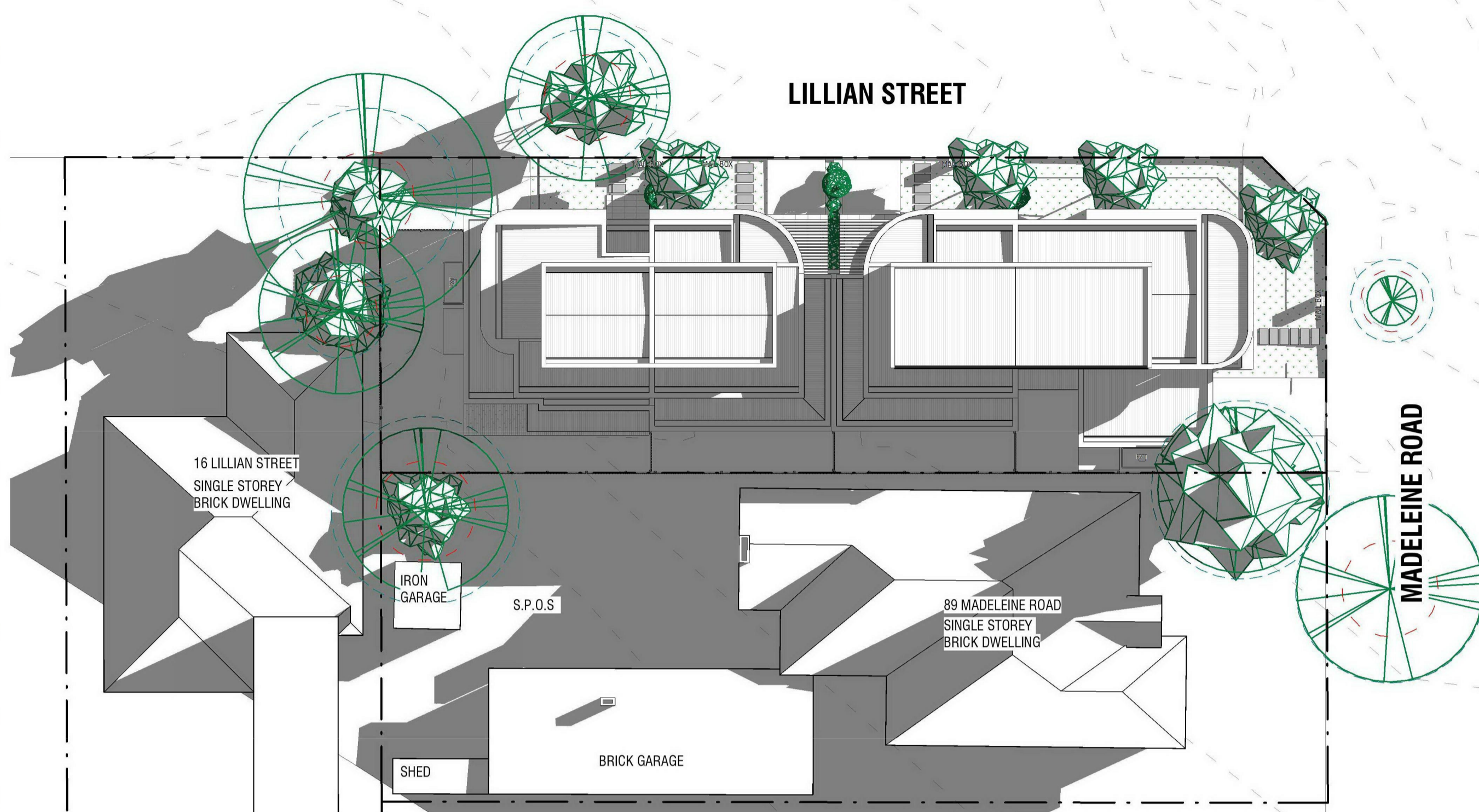
TITLE: **SECTION**

Project Date: **30/07/2020** Drawn by: **Author**

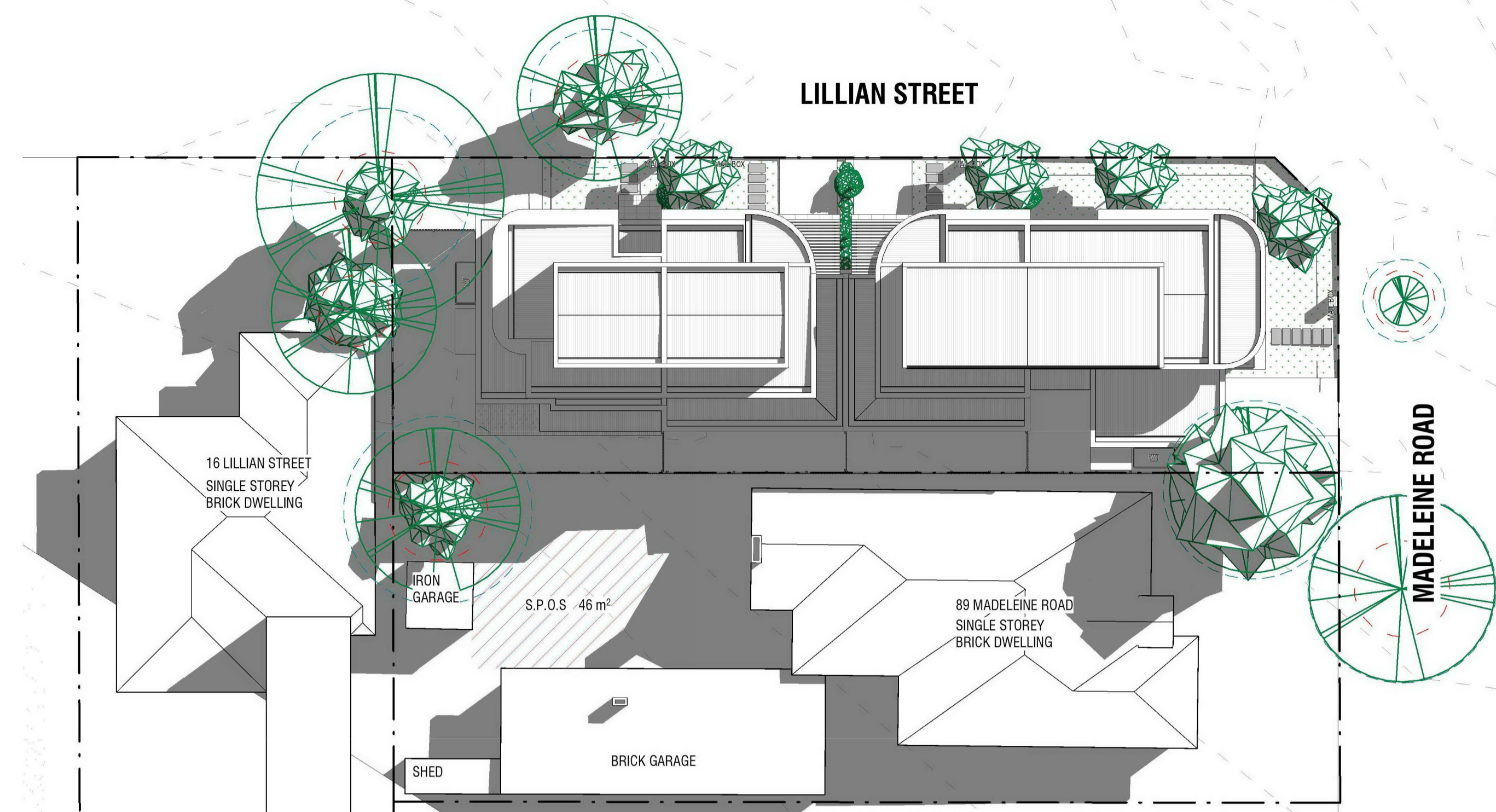
Scale: **1 : 100 @A1** Checked by: **Checker**

Job Number **M091** Drawing Number **TP30-03**

Revision **B**

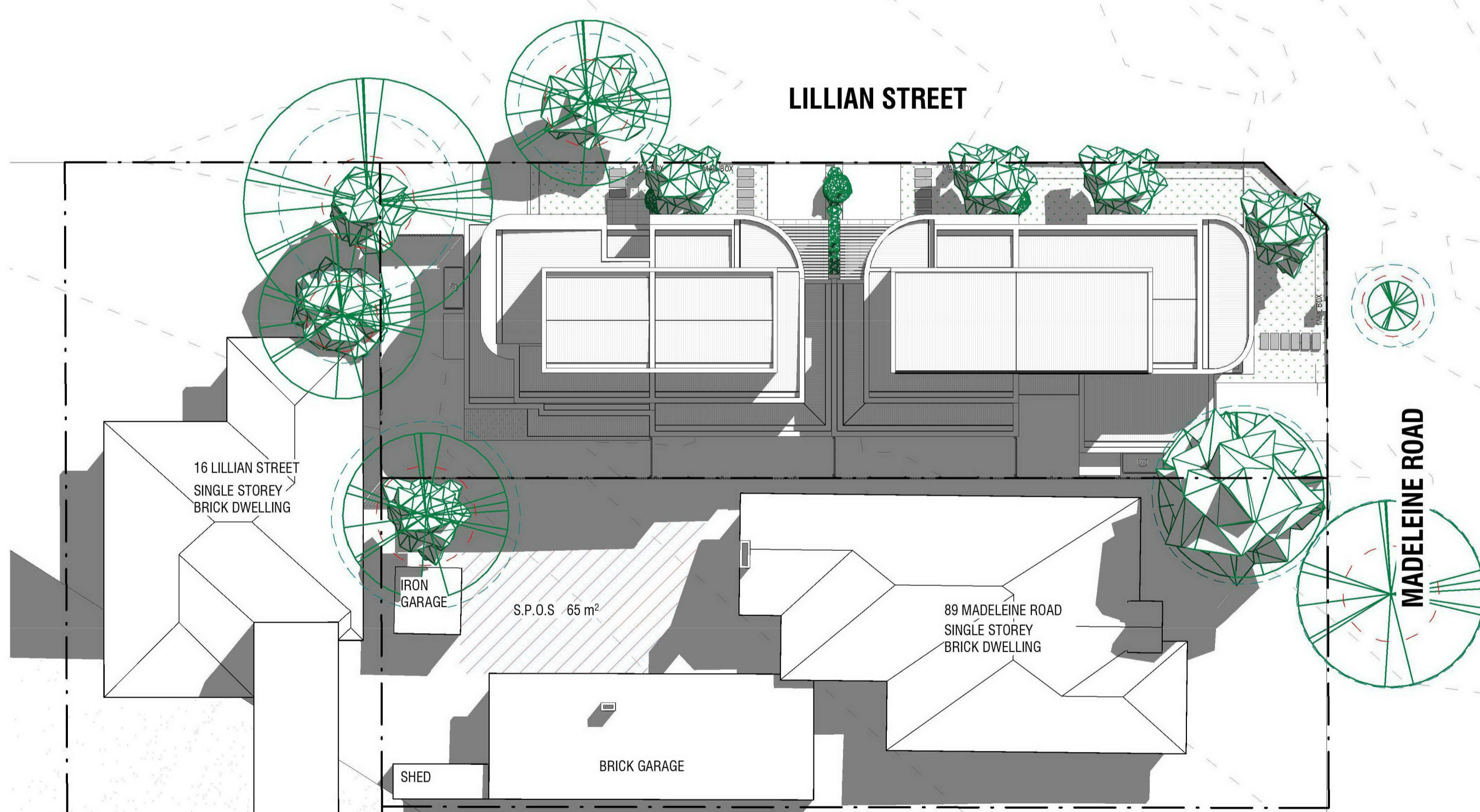


1 SHADOW DIAGRAM 22nd SEPT EQUINOX 9AM  
1 : 200

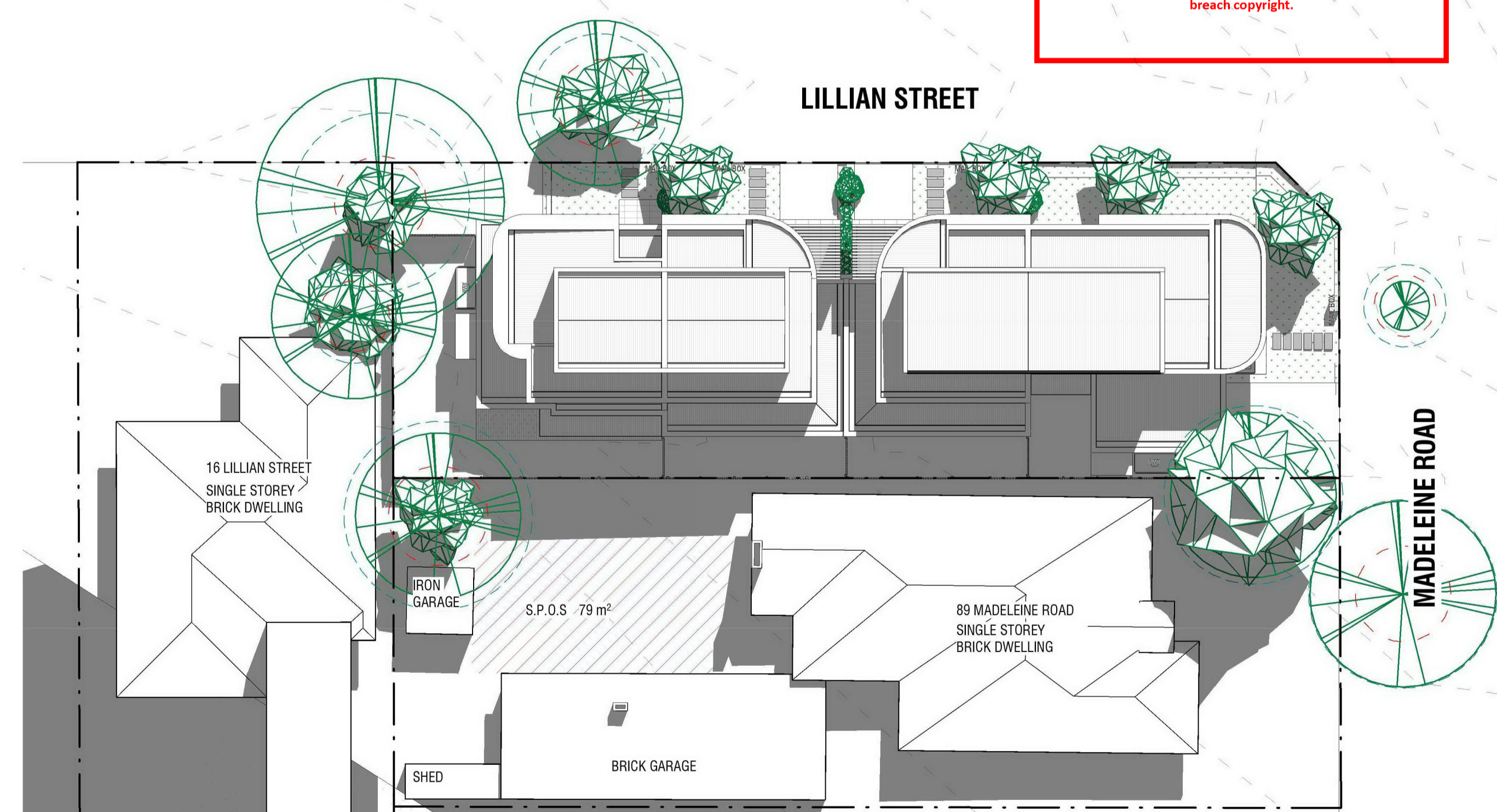


2 SHADOW DIAGRAM 22nd SEPT EQUINOX 10AM  
1 : 200

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3 SHADOW DIAGRAM 22nd SEPT EQUINOX 11AM  
1 : 200



4 SHADOW DIAGRAM 22nd SEPT EQUINOX 12PM  
1 : 200

NOTES:  
MIN. 40M2 (MIN. DIMENSION OF 3M) OF S.P.O.S. WITH 5 HOURS SUNLIGHT BETWEEN 9AM - 3PM ON 22ND SEPT.

REV	DATE	REVISION DESCRIPTION
-	30.07.2020	For Town Planning Submission
A	04.12.2020	RFI
B	15.06.2021	For Information

ISSUED BY	ISSUED TO
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MUSHAN - EY	Council
MUSHAN - EY	Planner

TOWN PLANNING ISSUE

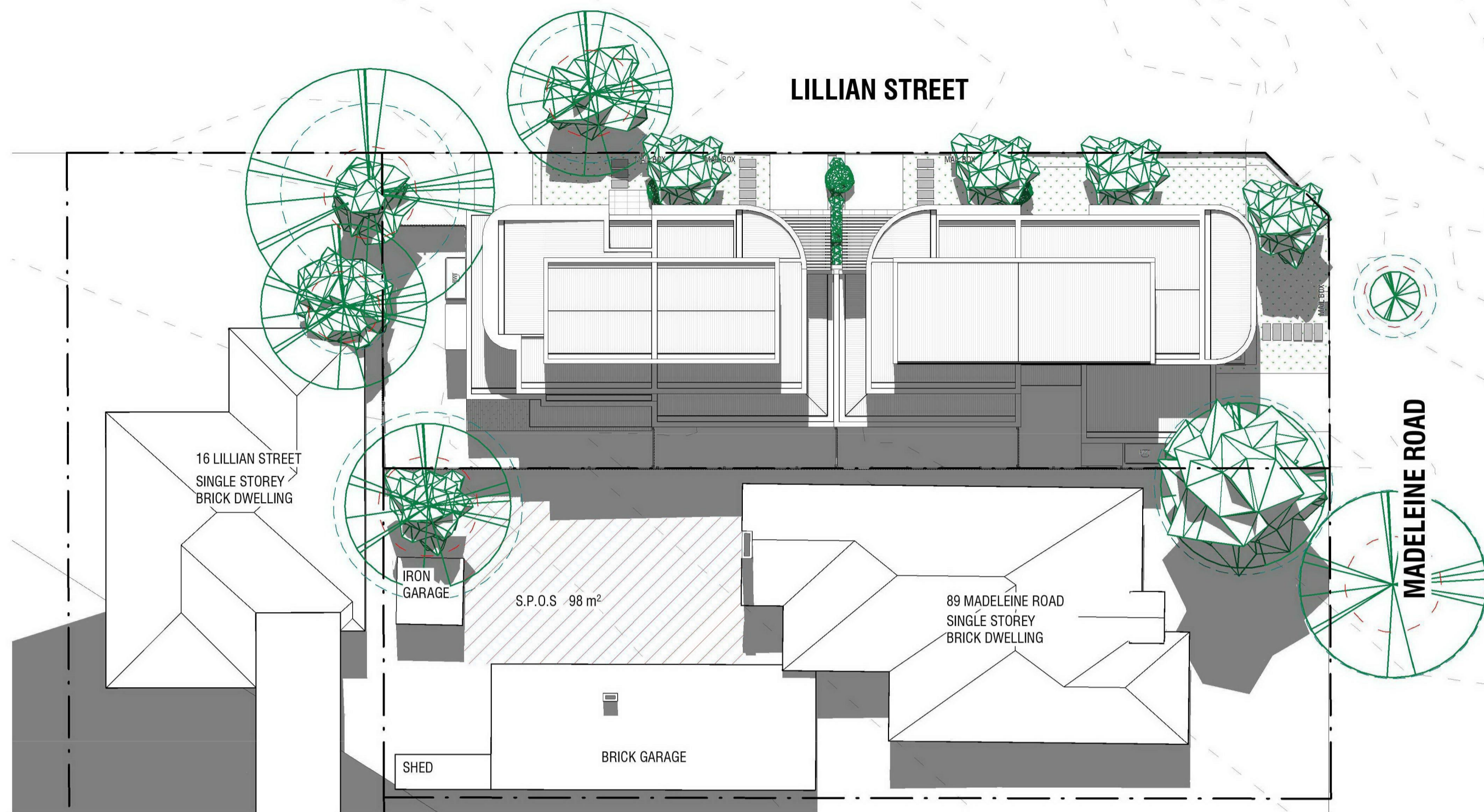


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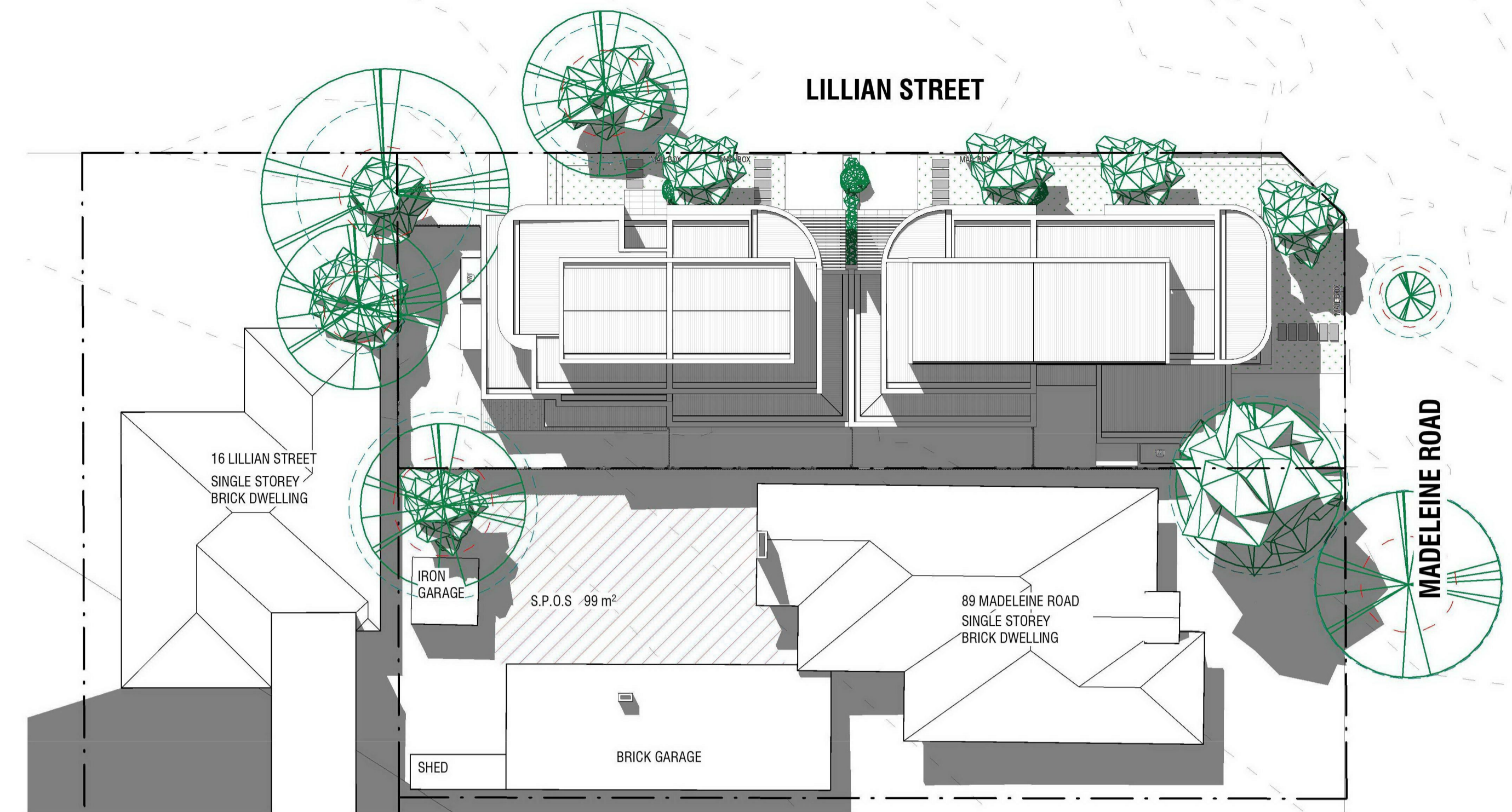
PROJECT: TOWNHOUSE DEVELOPMENT  
SITE ADDRESS: 87 MADELEINE ROAD, CLAYTON VIC 3168  
TITLE: SHADOW DIAGRAM - SHEET 1

Project Date: 30/07/2020 Drawn by: EY  
Scale: 1 : 200 @A1 Checked by: Checker  
Job Number: M091 Drawing Number: TP40-01

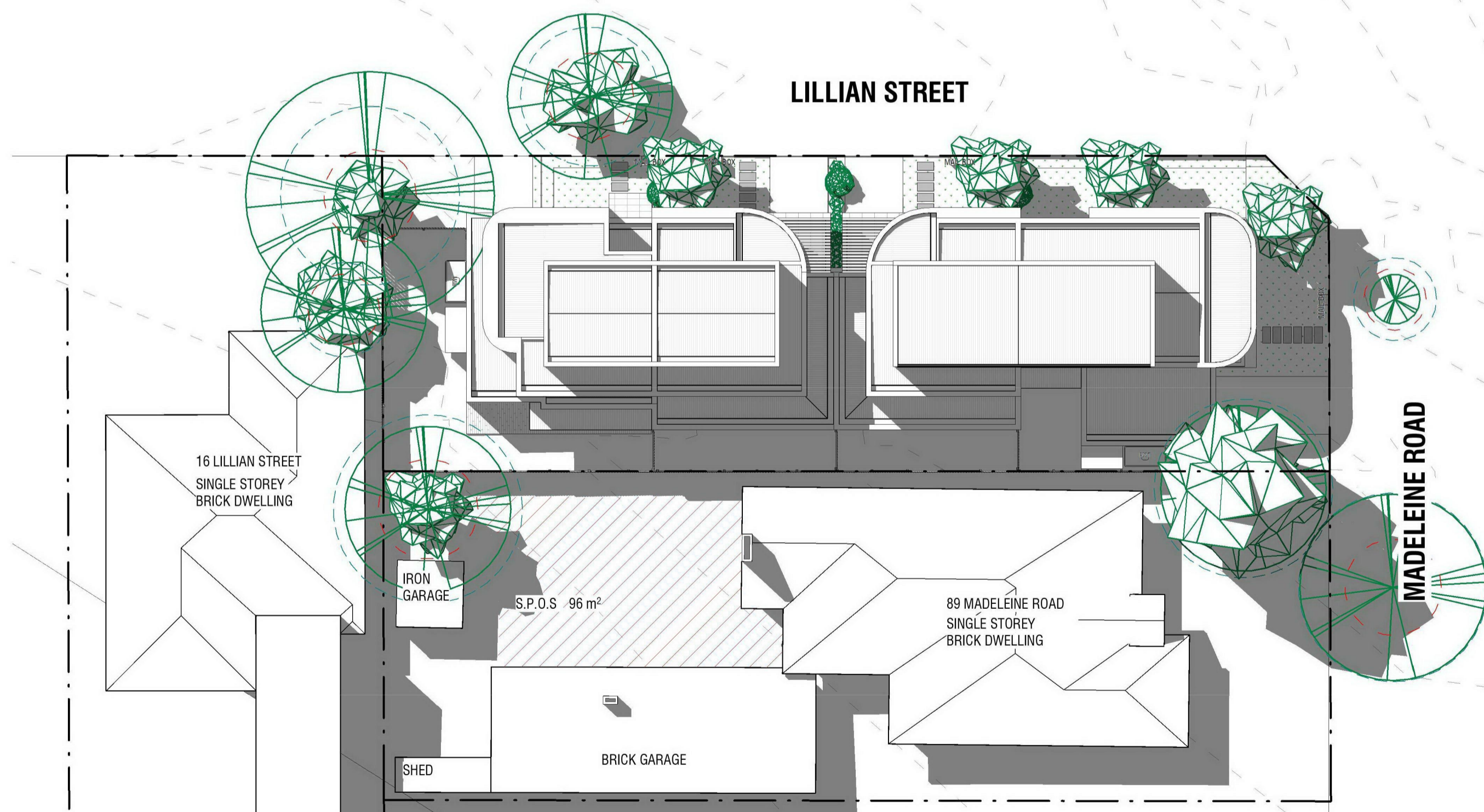
NORTH  
Revision B



1 SHADOW DIAGRAM 22nd SEPT EQUINOX 1PM  
1 : 200



2 SHADOW DIAGRAM 22nd SEPT EQUINOX 2PM  
1 : 200



3 SHADOW DIAGRAM 22nd SEPT EQUINOX 3PM  
1 : 200

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-	30.07.2020	For Town Planning Submission
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PROJECT: TOWNHOUSE DEVELOPMENT  
SITE ADDRESS: 87 MADELEINE ROAD, CLAYTON VIC 3168  
TITLE: SHADOW DIAGRAM - SHEET 2

Project Date: 30/07/2020 Drawn by: EY  
Scale: 1 : 200 @A1 Checked by: Checker  
Job Number: M091 Drawing Number: TP40-02

NORTH  
Revision B

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ARTIST IMPRESSION - VIEW FROM LILLIAN ROAD (with proposed trees halftoned)



ARTIST IMPRESSION - VIEW FROM MADELEINE ROAD (with proposed trees halftoned)

REV	DATE	REVISION DESCRIPTION	ISSUED BY	ISSUED TO

**PRELIMINARY DRAWING**

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PROJECT: **TOWNHOUSE DEVELOPMENT**  
SITE ADDRESS: **87 MADELEINE ROAD, CLAYTON VIC 3168**  
TITLE: **3D PERSPECTIVE**

Project Date: **30/07/2020** Drawn by: **EY**  
Scale: **@A1** Checked by: **Checker**  
Job Number: **M091** Drawing Number: **TP60-01** Revision

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ARTIST IMPRESSION - VIEW FROM LILLIAN ROAD



ARTIST IMPRESSION - VIEW FROM LILLIAN ROAD (without proposed trees)



ARTIST IMPRESSION - VIEW FROM MADELEINE ROAD (with proposed trees)



ARTIST IMPRESSION - VIEW FROM MADELEINE ROAD (without proposed trees)

REV	DATE	REVISION DESCRIPTION	ISSUED BY	ISSUED TO

**PRELIMINARY DRAWING**

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PROJECT: **TOWNHOUSE DEVELOPMENT**  
SITE ADDRESS: **87 MADELEINE ROAD, CLAYTON VIC 3168**

TITLE: **3D PERSPECTIVE**

Project Date: **30/07/2020** Drawn by: **Author**  
Scale: **@A1** Checked by: **Checker**  
Job Number: **M091** Drawing Number: **TP60-02**

Revision



**SITE PLAN**  
SCALE 1 : 100

**PLANTING SCHEDULE**

Symbol	Plant	Common Name	Pot Size	Quantity	Planted Height	Planted Width	Maintained Height	Maintained Width
B1	Banksia integrifolia	Coastal Banksia	100Lt	04	2.5m	1m	12m Natural height	5m Natural width
D1	Dianella 'Petite Marie'	Petite Marie	10cm	209	10cm	10cm	25cm Natural height	25cm Natural width
D2	Dichondra repens	Dichondra	7cm	93	7cm	15cm	15cm Natural height	Prostrate
G1	Goodenia ovata	Hop Goodenia	14cm	55	25cm	25cm	1m	1m Natural width
S1	Syzygium australe 'Pinnacle'	Pinnacle	40cm	14	1.8m	1m	5m Natural height	1m Natural width
T1	Trachelospermum jasminoides	Chinese Star Jasmine	14cm	24	25cm	25cm	Climber	1.5m Natural width
W1	Westringia 'Low Horizon'	Low Horizon	8cm	85	10cm	10cm	30cm Natural height	70cm Natural width

**EXISTING TREES TO BE RETAINED OR REMOVED**

Symbol	Plant	Common Name	Height (m)	Canopy Width (m)	TPZ Radius (m)	SRZ Radius (m)	Status
1	Photinia x fraseri	Redtip Photinia	3.5	4	3.36	2.1	Retained
2	Olea europaea	Olive	-	-	-	-	Removed
3	Prunus persica CV	Nectarine	-	-	-	-	Removed
4	Ficus carica	Fig	-	-	-	-	Removed
5	Olea europaea	Olive	-	-	-	-	Removed
6	Prunus avium	Cherry	-	-	-	-	Removed
7	Prunus dulcis	Almond	7	6	4.32	2.23	Retained
8	Prunus dulcis	Almond	5	4	2.28	1.72	Retained
9	Ficus carica	Fig	4.5	4	4.56	2.41	Retained
10	Laurus nobilis	Bay Laurel	4.5	4	4.32	2.18	Retained
11	Unkown sp.	Unkown sp.	-	1	2	-	Retained
12	Unkown sp.	Unkown sp.	-	6	4.56	-	Retained

NOTE: No other vegetation of significance onsite. For further details refer to Bluegum Arborist Report dated 19 Dec 2019. Trees 11 & 12 are street trees

**MATERIALS SCHEDULE**

Symbol	Detail	Supplier
EA	Exposed aggregate concrete 'Bahrain Half Black' 25MPa honed & acid washed. Quartz based pebbles set in Half Black colour base	Vic Mix or similar
BS	Bluestone pavers in a size 800 x 400mm and 800 x 400mm bluestone stepping stones or similar	Pavers Plus or similar
PD	Permeable driveway. Refer to Architects and STORM Rating Report for specifications	Waterpave or similar
LN	Buffalo grass lawn	TBC by Contractor
CT	40mm compacted Dromana Toppings or similar	TBC by Contractor
TD	Merbau timber decking or similar	TBC by Contractor

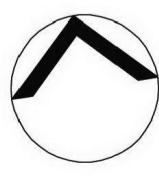
**KEY**

Symbol	Description
	Existing tree to be retained
	Existing tree to be retained Structural Root Zone
	Existing tree to be retained Tree Protection Zone
	Existing tree to be removed
	Easement 1.83m wide from West boundary. Refer to Architects drawings for specifications
	Sight triangle. Refer to Architects drawings for specifications

**TREE PROTECTION OF EXISTING TREES DURING BUILDING AND CONSTRUCTION WORKS**

Prior to the commencement of any building and / or demolition works on the land, a Tree Protection Zone (TPZ) must be established on the subject site and maintained during and until completion of all buildings and works including landscaping, around the retained trees in accordance with the distances and measures specified on the plan, to the satisfaction of the Responsible Authority (RA). TPZ Measures are to be established in accordance with Australian Standard 4370-2009 and include the following:

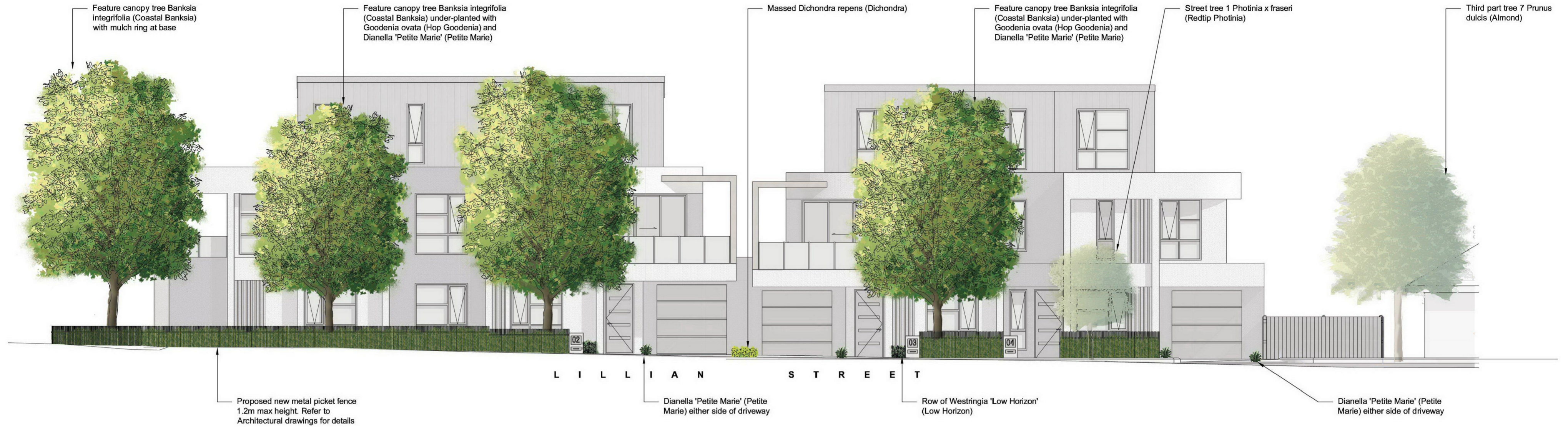
- Erection of solid chain mesh or similar type fencing at a minimum height of 1.8 metres in height and held in place with concrete feet
- Signage placed around the outer edge of perimeter fencing identifying the area as a TREE PROTECTION ZONE. The signage should be visible from within the development, with the lettering complying with AS 1319
- Mulch across the surface of the TPZ to a depth of 100mm and undertake supplementary watering in the summer months as required.
- No excavation, construction works or activities, grade changes, surface treatments or storage of further approved in writing by the RA
- All supports and bracing should be outside the TPZ and any excavation for supports or bracing materials of any kind are permitted within the TPZ unless otherwise approved within this permit or should avoid damaging roots where possible
- No trenching is allowed within the TPZ for the installation of the utility services unless tree sensitive installation methods such as boring have been approved by the RA.
- Where construction is approved within the TPZ, fencing and mulching should be placed at the outer point of the construction area.
- Where there are approved works within the TPZ, it may only be reduced to the required amount by an authorised person only during approved construction within the TPZ, and must be restored in accordance with the above requirements at all other times.



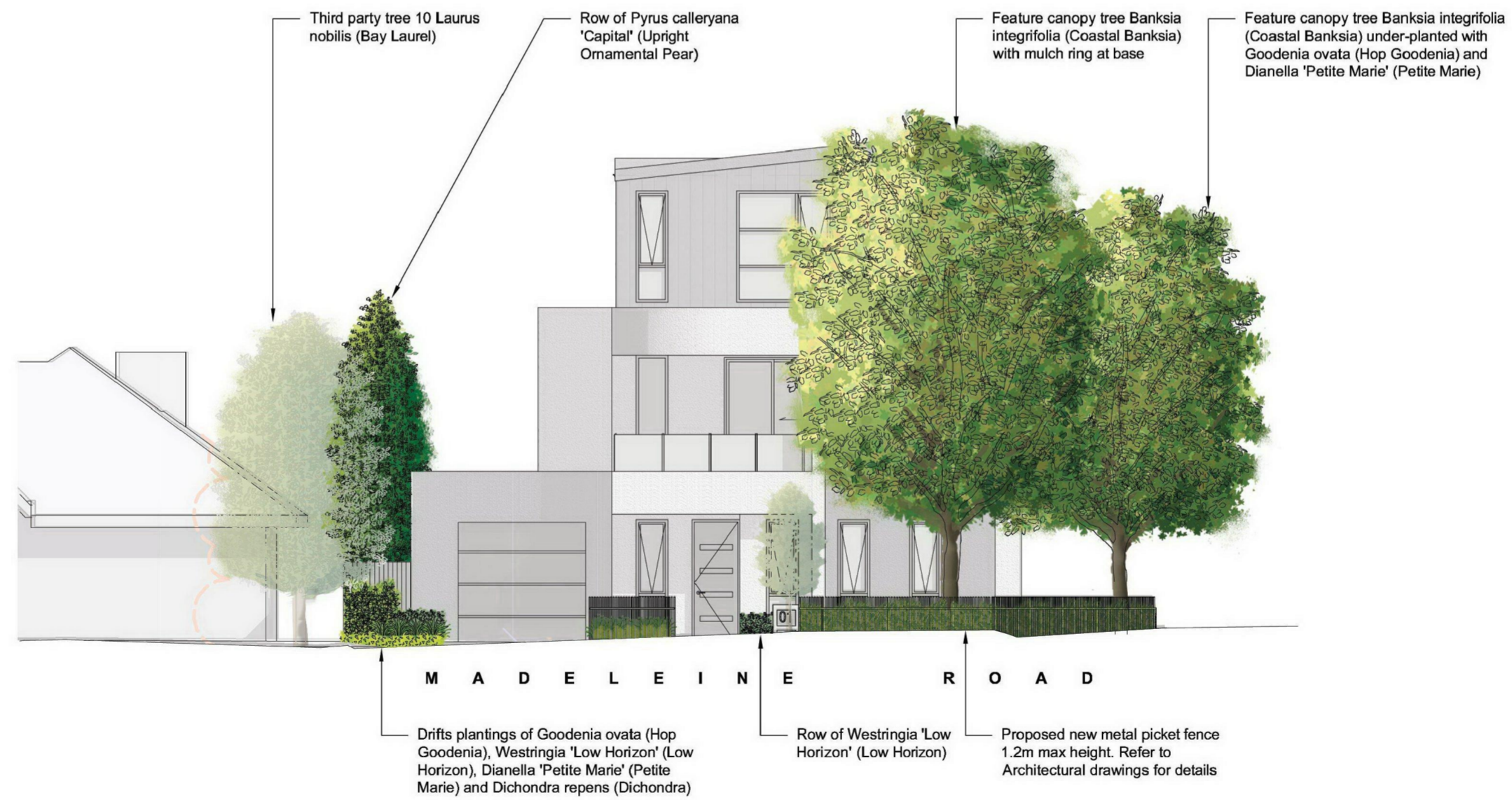
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**GENERAL NOTES:**

- The designer must be present on-site for the positioning of all plants.
- Contact designer if discrepancies between landscape and other consultants documents
- Use dimensions shown, do not scale drawing.
- Contractor to confirm all dimensions & plant quantities on site prior to commencement of any part of the works.
- The design drawing are conceptual only and not to be considered as structural or engineering drawing.
- Proposed level and number of steps are to be confirmed by builder on-site.

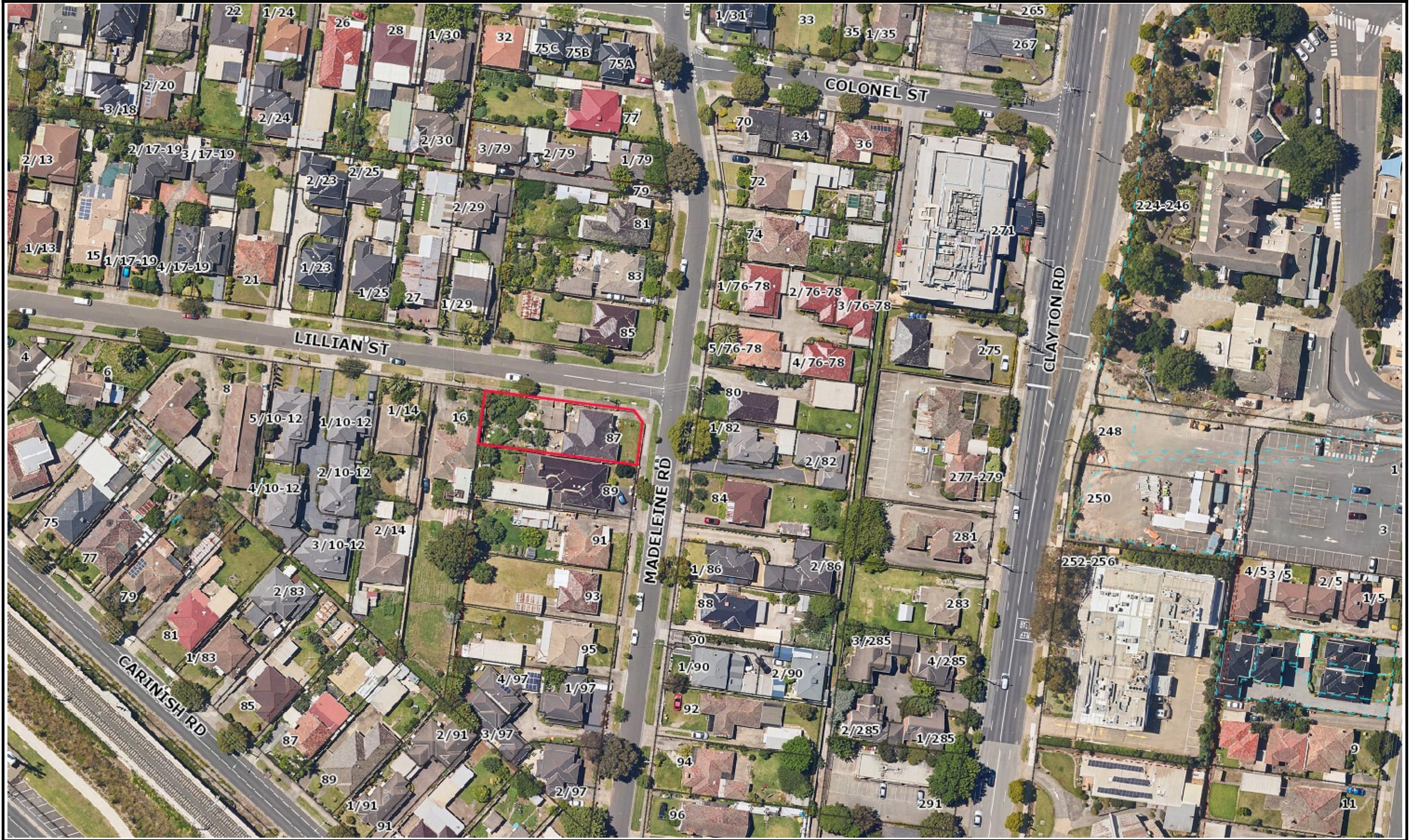


**NORTHERN ELEVATION**  
SCALE 1 : 100



**EASTERN ELEVATION**  
SCALE 1 : 100

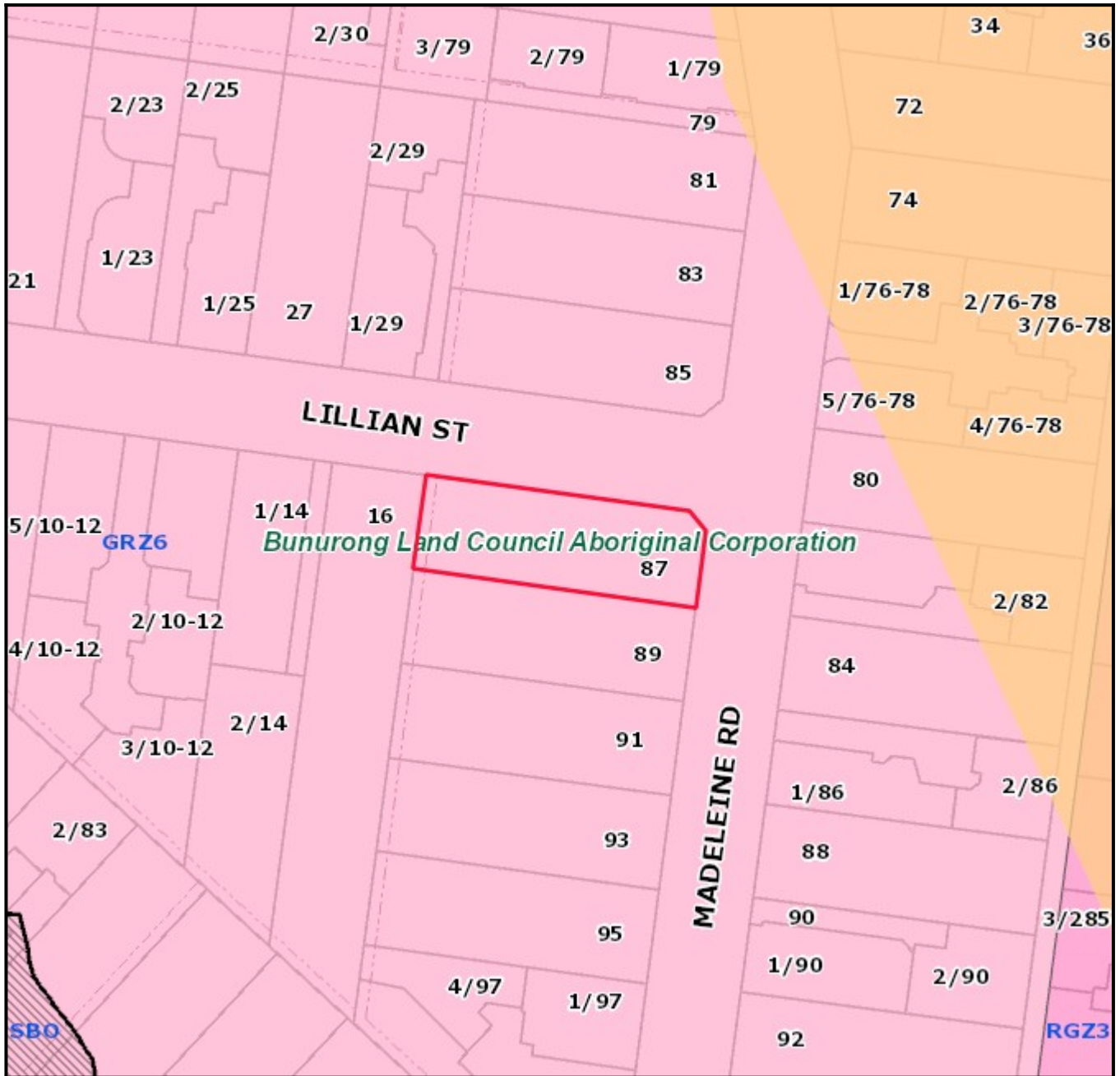
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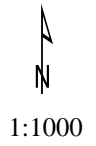
# Planning Overlays and Zones



**Legend**

**Planning Zones**


**Planning Overlays**

**Address:** 87 Madeleine Road CLAYTON VIC 3168

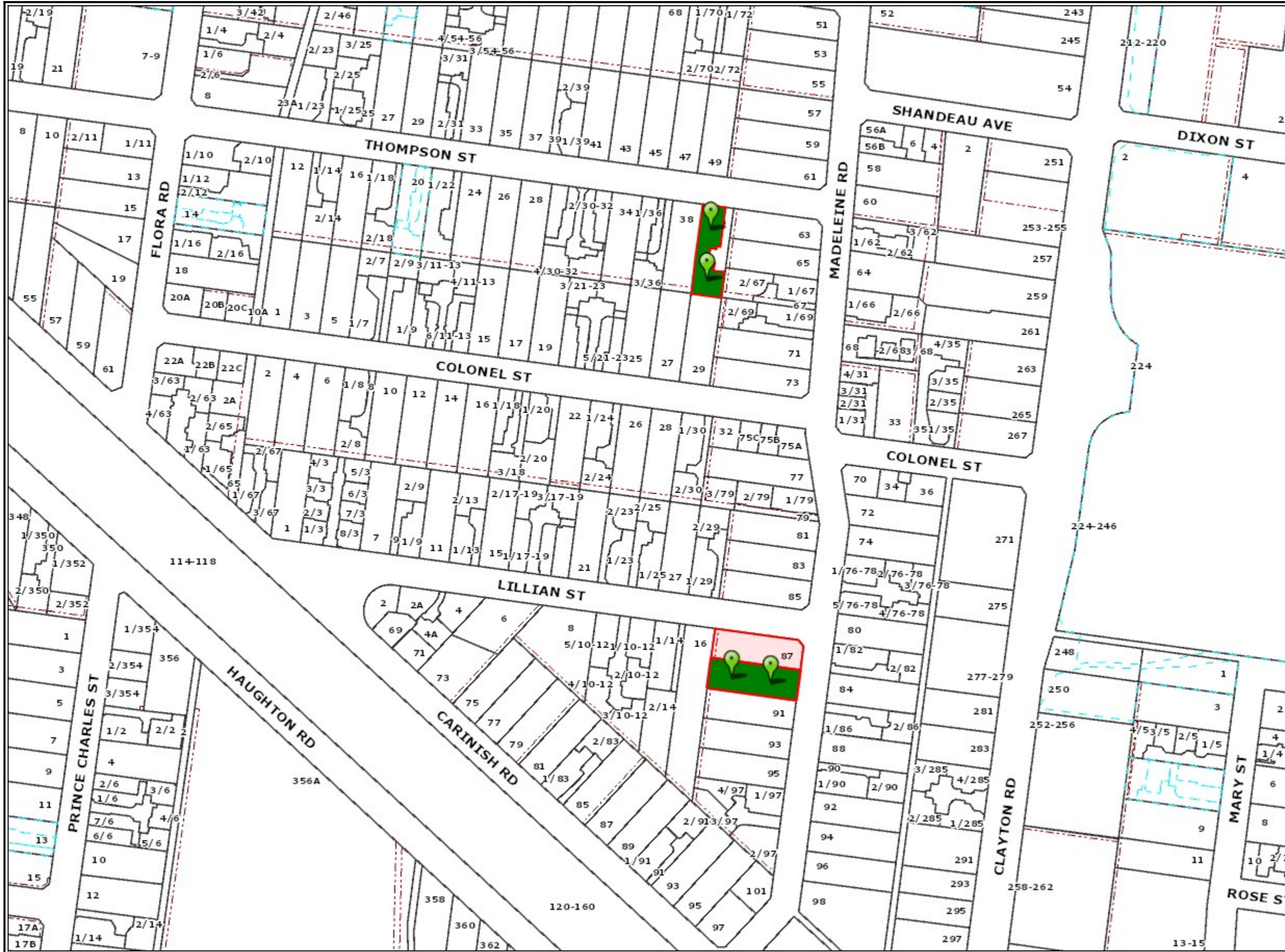
**Area:** 692 sqm

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The City of Monash endeavours to keep the information current, and welcomes notification of omissions or inaccuracies.

# Objector Map

Subject land shaded light red.  
Objector property shaded dark green and pinpointed.



## Legend

- Property
- Proposed Property
- Common Property
- Easements
- Railines
- Reserves
- Open Space Public Access**
- Accessway/ trail
- Conservation
- Memorial Park
- Play
- Relaxation/ contemplation
- Social/ family recreation
- Sport
- Utility/ buffer/ enviro constraint
- Visual amenity
- Water based recreation

1:2000



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