

1494-1496 North Road, Clayton

Attachment 1: 1494-1496 North Road, Clayton

Student Accommodation

ALTA ARCHITECTURE

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31-07-2020



1494-1496 North Road, Clayton

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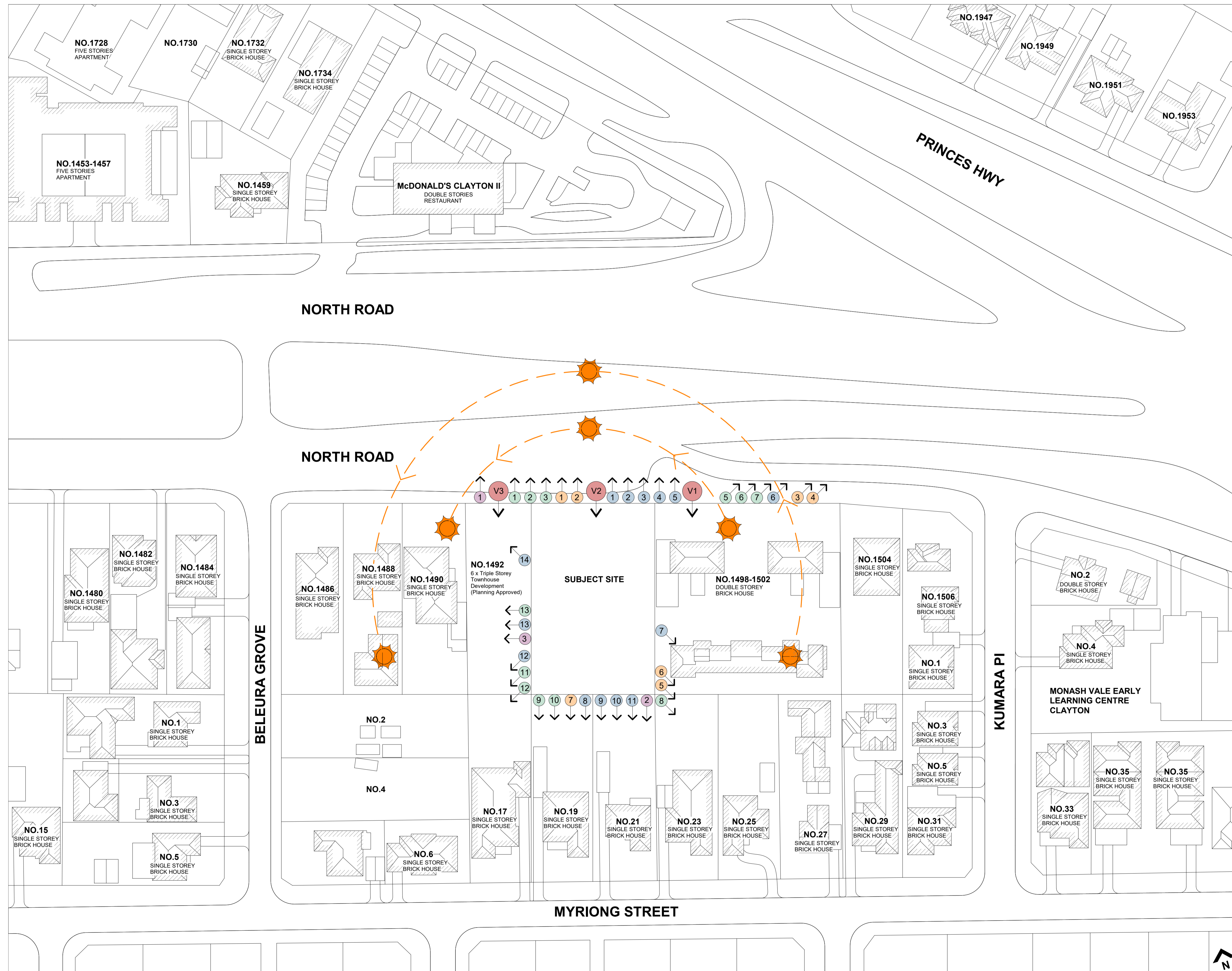
1494-1496 North Road, Clayton - Development Summary

Basement Floor		Ground Floor		Level 01		Level 02		Level 03		Level 04		Level 05		Grand Total	
NAME	Area (m ²)	Name	Area (m ²)	Name	Area (m ²)	Name	Area (m ²)	Name	Area (m ²)	Name	Area (m ²)	Name	Area (m ²)	Name	Area (m ²)
		G.01	37	L1.01	37	L2.01	33	L3.01	25	L4.01	28	L5.01	28	Land Area	1576
		G.02	31	L1.02	36	L2.02	36	L3.02	24	L4.02	26	L5.02	27	Vehicle Ramp Area	147
		G.03	29	L1.03	30	L2.03	31	L3.03	24			L5.03	37	Basement Area	1050
		G.04	29	L1.04	28	L2.04	28	L3.04	24	L4.04	40	L5.04	40	Ground Floor Area	940
		G.05	29	L1.05	30	L2.05	30	L3.05	24	L4.05	32	L5.05	32	Level 1 Area	1026
		G.06	29	L1.06	28	L2.06	28	L3.06	24	L4.06	31	L5.06	31	Level 2 Area	1024
		G.07	29	L1.07	30	L2.07	30	L3.07	24	L4.07	38	L5.07	38	Level 3 Area	708
		G.08	29	L1.08	28	L2.08	28	L3.08	25	L4.08	36	L5.08	36	Level 4 Area	420
		G.09	29	L1.09	30	L2.09	30	L3.09	32	L4.09	26	L5.09	27	Level 5 Area	420
		G.10	30	L1.10	28	L2.10	28	L3.10	33	L4.10	27	L5.10	28	Site Coverage	70.10%
		G.11	30	L1.11	31	L2.11	31	L3.11	32					Permeability	20%
		G.12	29	L1.12	34	L2.12	34	L3.12	32					Total Construction Area	5588
		G.13	29	L1.13	31	L2.13	31	L3.13	32					Net Saleable Area	3181
		G.14	29	L1.14	28	L2.14	28	L3.14	33						
		G.15	29	L1.15	30	L2.15	30	L3.15	27						
		G.16	29	L1.16	28	L2.16	28	L3.16	26						
		G.17	29	L1.17	30	L2.17	30	L3.17	26						
		G.18	29	L1.18	28	L2.18	28	L3.18	26						
		G.19	28	L1.19	30	L2.19	30	L3.19	27						
				L1.20	28	L2.20	28								
				L1.21	31	L2.21	31								
				L1.22	41	L2.22	41								
				L1.23	33	L2.23	33								
				L1.24	39	L2.24	39								
Dining Area	0		88		0		0		0		37		0	Total Dinning Area	125
Storage	14		0		0		0		0		0		0	Total Storage	14
Laundry	28		0		0		0		0		0		0	Total Laundry	28
Bike Storage	62		4		0		0		0		0		0	Total Bike Storage	66
Bike No.	53		2		0		0		0		0		0	Total Bike Number	55
Communal Space	0		428		0		0		0		31		0	Total Communal Space	459
Recreational Space	0		50		40		40		0		0		0	Total Recreational Space	130
Reception	0		37		0		0		0		0		0	Total Reception Space	37
Standard Parking No.	13		0		0		0		0		0		0	Total Parking Number	31
Stacker Parking No.	18		0		0		0		0		0		0		
Total Unit Number	0		19		24		24		19		9		10	Total Unit Number	105
Total Unit Area	0		562		747		744		520		284		324	Total Unit Area	3181



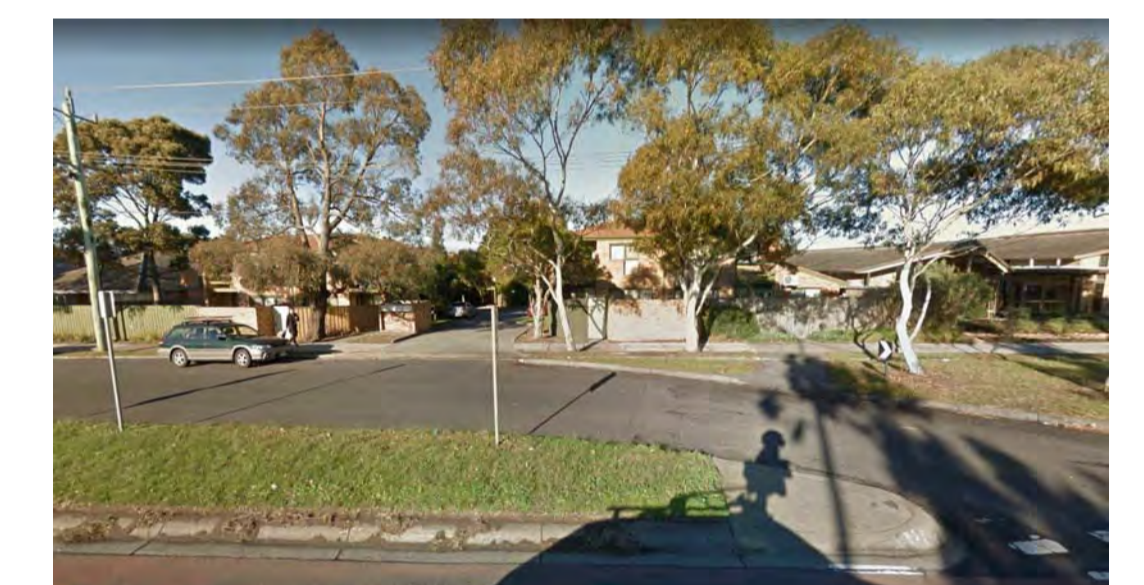
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THE SITE IS LOCATED WITHIN CLOSE PROXIMITY OF THE FOLLOWING COMMUNITY ASSETS.

- PARKS/GARDEN/RESERVES
 1. CARLSON RESERVE – 1.5KM NORTH
 2. CARLSON AVENUE RESERVE – 1.5 KM NORTH
 3. FAIRWAY RESERVE – 3.5KM NORTH
 4. MONSH ABORIGINAL GARDEN – 2.1KM NORTH-EAST
 5. CALLAGHAN AVENUE RESERVE – 5.1KM NORTH-EAST
 6. BRANDON PARK RESERVE – 5.3KM NORTH-EAST
 7. GLEN WAVERLY CENTRAL RESERVE – 6.6KM NORTH-EAST
 8. EVELYN STREET RESERVE – 3.6KM SOUTH-EAST
 9. FREGON RESERVE – 1.1KM SOUTH
 10. NAMATJIRA PARK – 3.4KM SOUTH
 11. HUNTINGDALE GOLF CLUB – 3.1KM WEST
 12. PRINCES HIGHWAY RESERVE – 1.2KM NORTH-WEST
 13. VICTORIAN ROVER CENTER – 2.7KM NORTH-WEST
- SHOPPING & RETAIL PRECINCT
 1. AUSTRALIA POST – 0.4KM NORTH
 2. BUNNINGS NOTTING HILL – 1.7KM NORTH
 3. PINWOOD SHOPPING VILLAGE – 4.3KM NORTH-EAST
 4. KMART- 5.0KM – NORTH-EAST
 5. IKEA – 2.5KM – SOUTH-EAST
 6. CLAYTON RD RETAILS – 1.5KM SOUTH
 7. COLES – 1.5KM SOUTH
- EDUCATION & HEALTH CARE
 1. CLAYTON NORTH PRIMARY SCHOOL – 0.5KM NORTH
 2. ALEANDER AGED CARE – 0.5KM NORTH
 3. DOBER STREET PRESCHOOL – 1.1KM NORTH
 4. BAYVIEW MEDICAL CENTER – 1.2KM NORTH
 5. VMCH CORPUS CHRIST AGED CARE – 1.3KM NORTH
 6. MONASH UNIVERSITY - 0.5KM NORTH-EAST
 7. MANNIX COLLEGE – 0.9KM SOUTH-EAST
 8. MONASH HOSPITAL – 1.4KM SOUTH
 9. CLAYTON HALL – 1.4KM SOUTH
 10. ST PETER'S PRIMARY SCHOOL – 1.4KM SOUTH
 11. BUPA AGED CARE – 2.0KM SOUTH
 12. CLARINDA PRIMARY SCHOOL – 4.1KM SOUTH-WEST
 13. HUNTINGDALE COMMUNITY HALL – 2.2 KM WEST
 14. AMSLEIGH PARK PRIMARY SCHOOL – 3.0KM NORTH-WEAT
- PUBLIC TRANSPORT
 1. PRINCES HWY BUS STATION – 20M NORTH
 2. CLAYTON TRAIN STATION – 1.5KM SOUTH
 3. HUNTINGDALE STATION – 2.2KM WEST



V.1



V.2

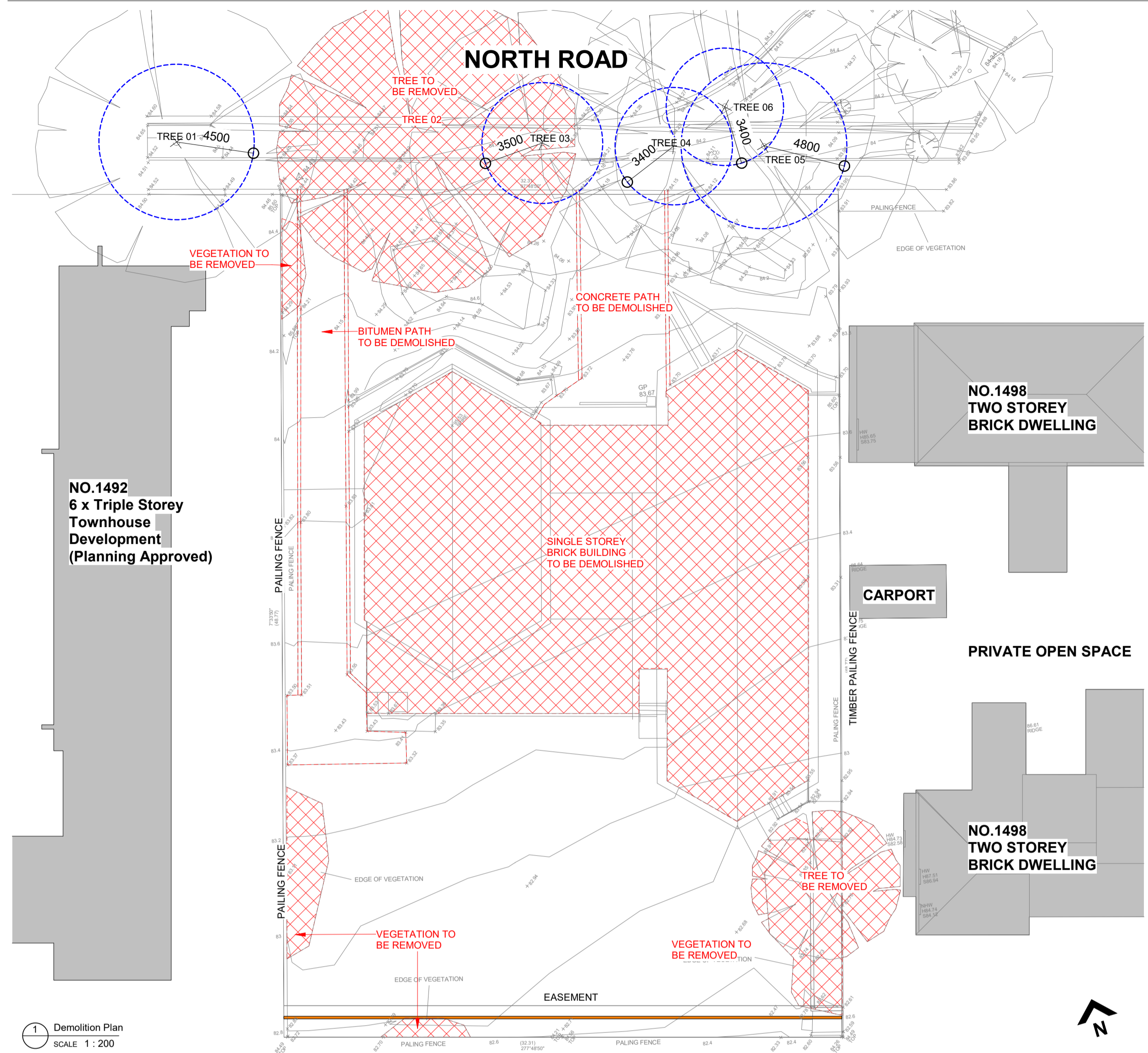


V.3

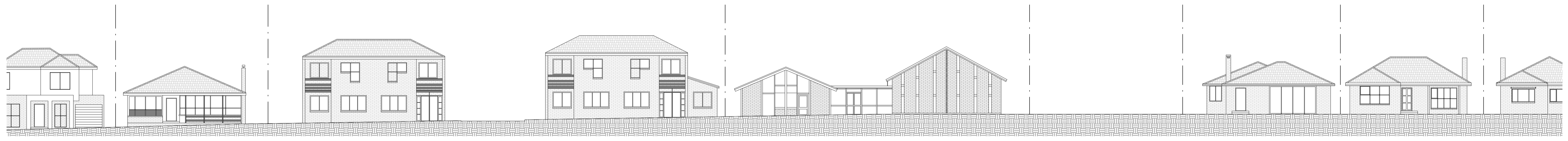
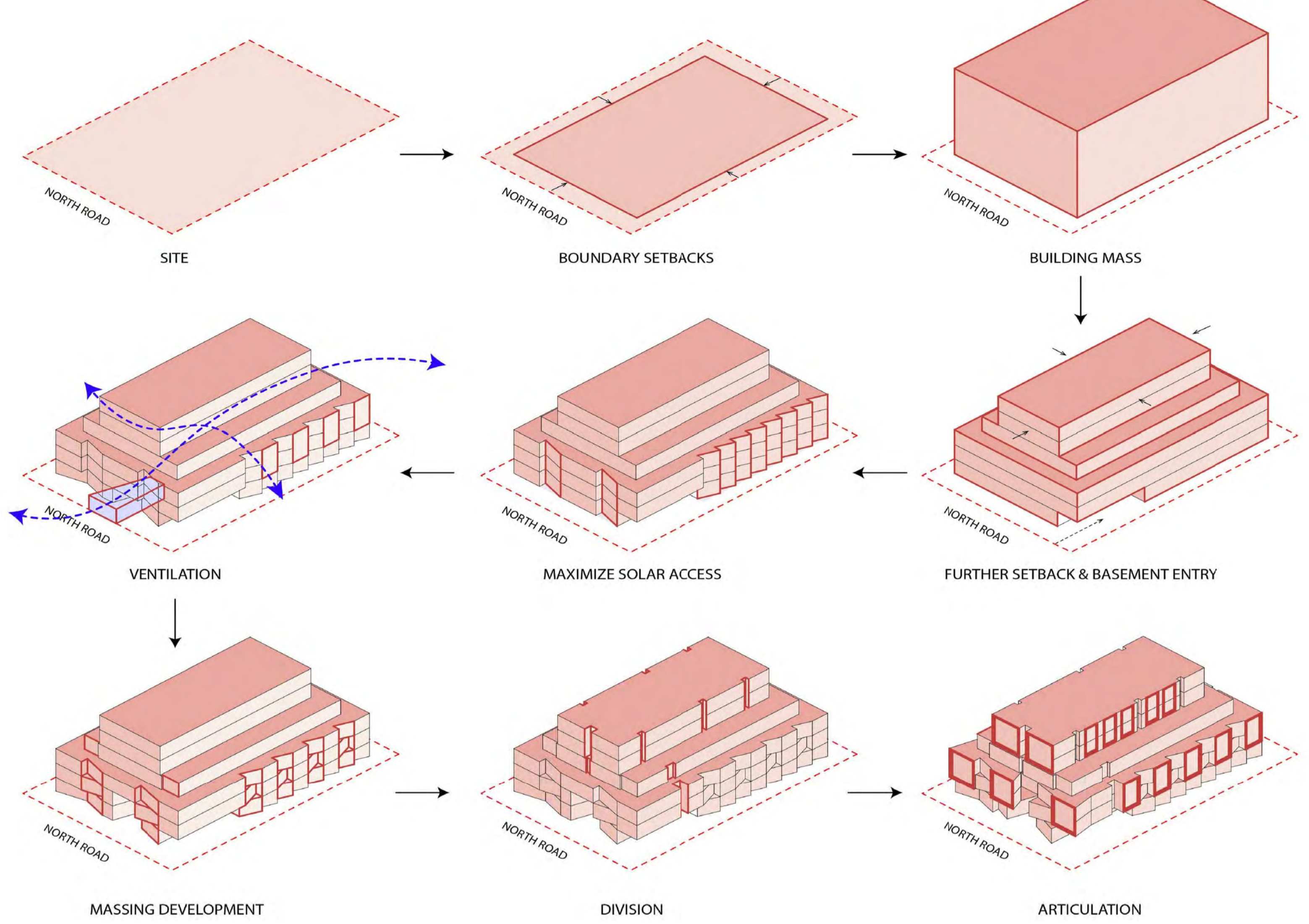
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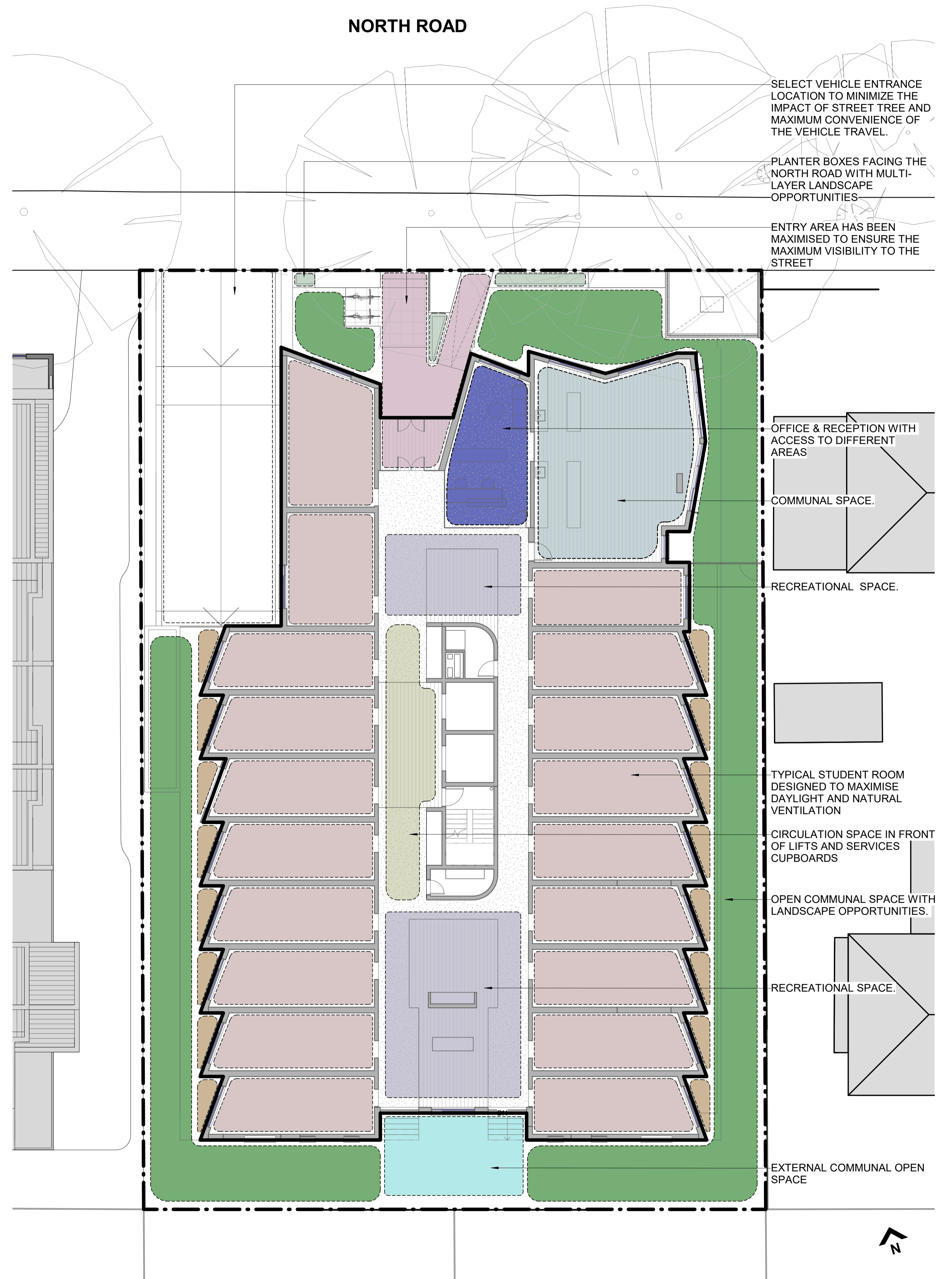
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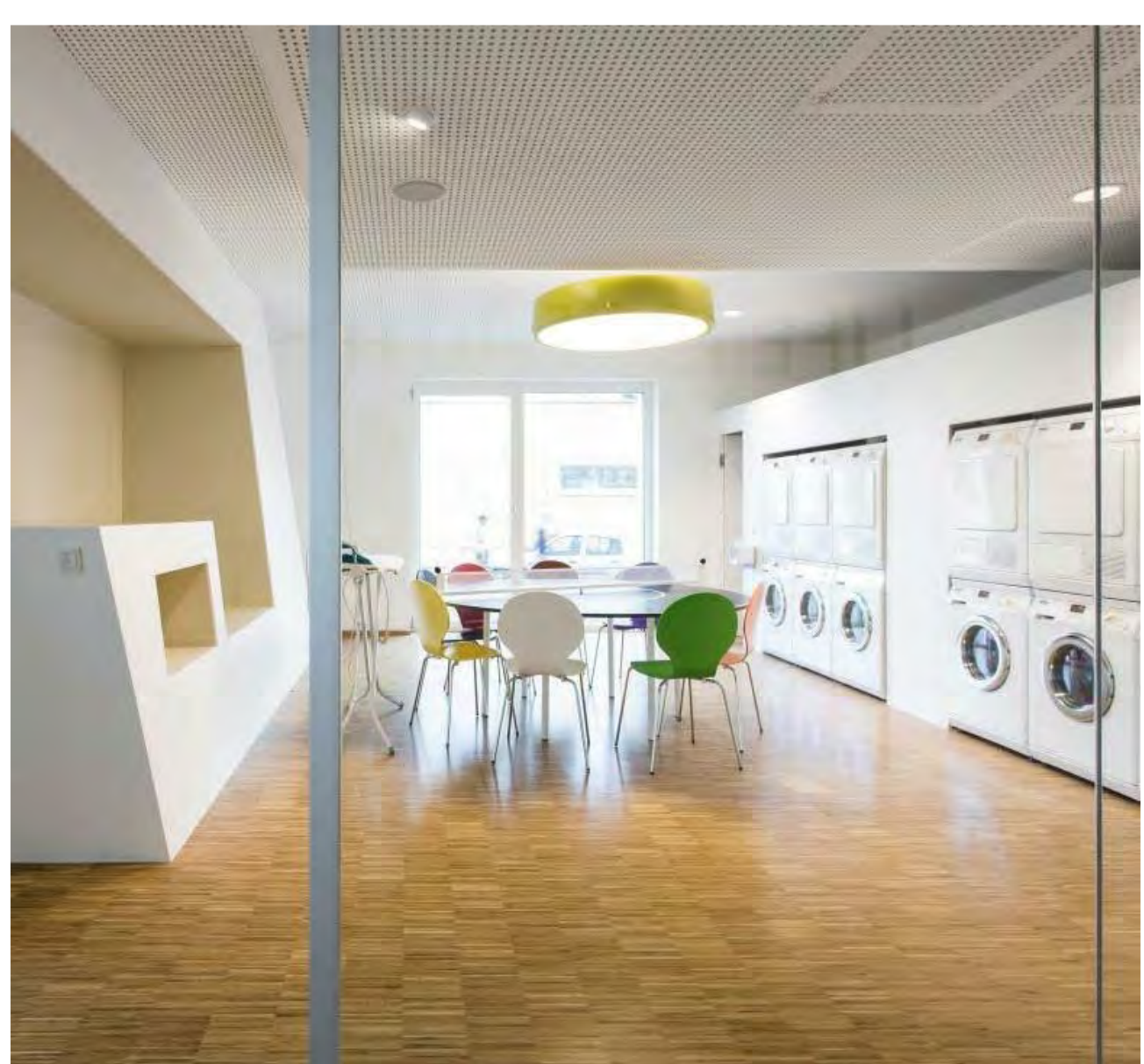
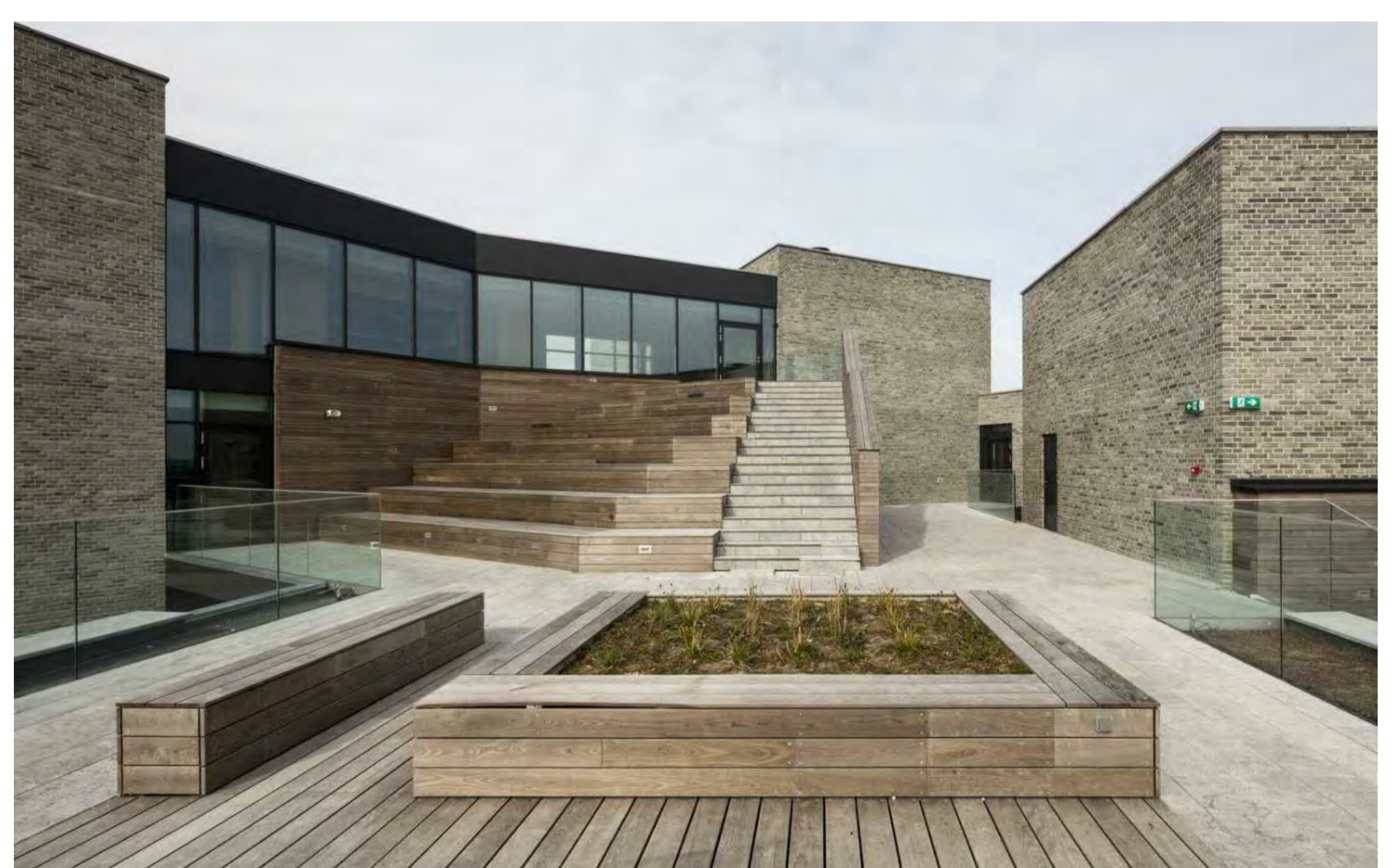
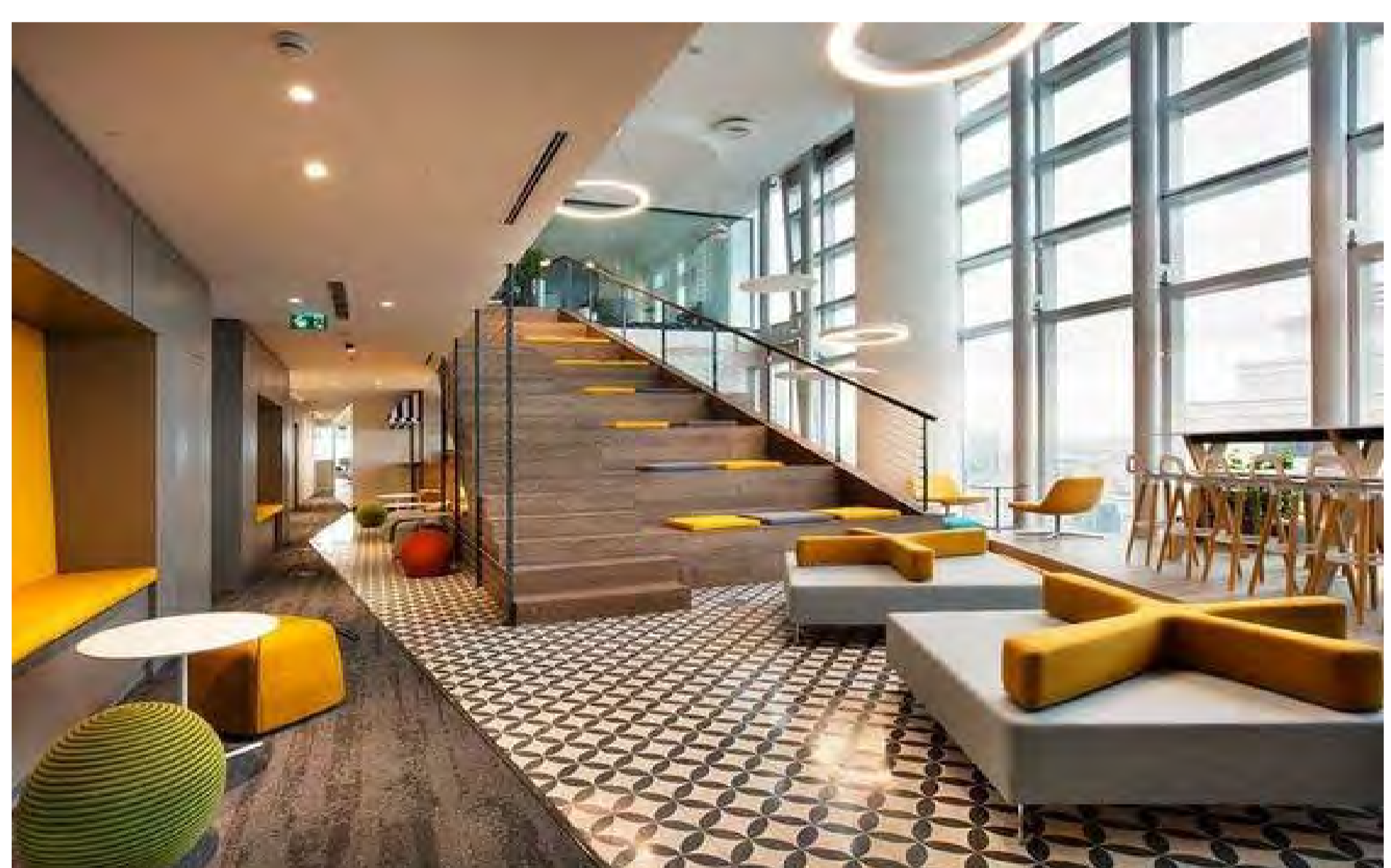
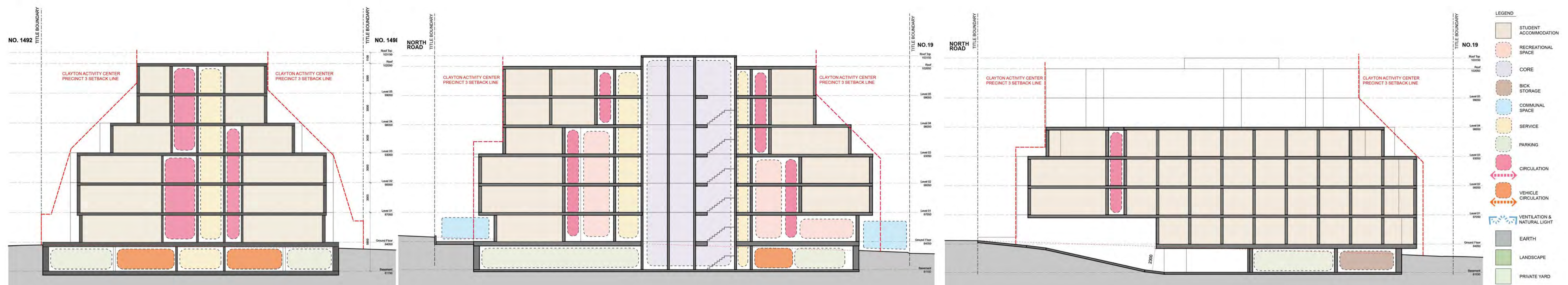
PRECEDENT IMAGES - EXTERIOR

NORTH ROAD



1494-1496 North Road, Clayton

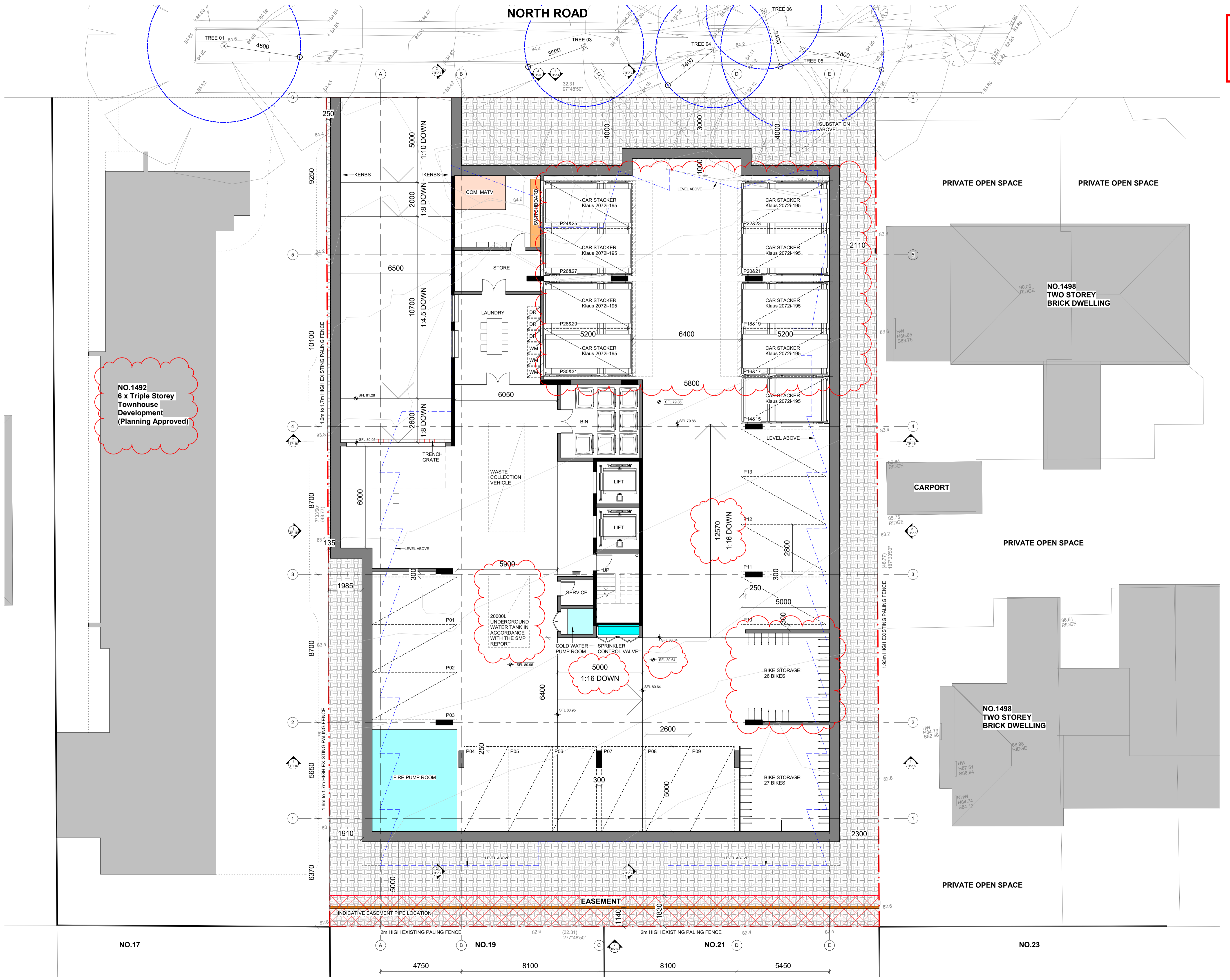
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NO.1492
6 x Triple Storey
Townhouse
Development
(Planning Approved)



REVISION No	Date	Description	By
A	31/07/2020	RFI	VL

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ADDRESS
1494-1496 North Road, Clayton
PROJECT
Student Accommodation
TITLE
Basement Plan

DRAWING NO. TP-06	REVISION NO. A
DATE 31-07-2020	SCALE 1:100
DRAWN BY AXVL	CAD NO. 0981 - TP-06
308 NO. 0981	

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NO.17

NO.19

NO.21

NO.23

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TITLE
 Ground Floor Plan

DRAWING NO. TP-07 **REVISION NO.** A

DATE 31-07-2020
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DRAWN AXVL
CHKD 0981
CAD NO. 0981 - TP-07

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NO.1498
 TWO STOREY
 BRICK DWELLING

NO.1498
 TWO STOREY
 BRICK DWELLING

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TITLE
 Level 1 Plan

DRAWING NO.	TP-08	REVISION NO.	A
DATE	31-07-2020	SCALE	1:100
DRAWN	AXVL	CAD NO.	0981
CHECKED	0981		

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TITLE
Level 2 Plan

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TITLE
 Level 3 Plan

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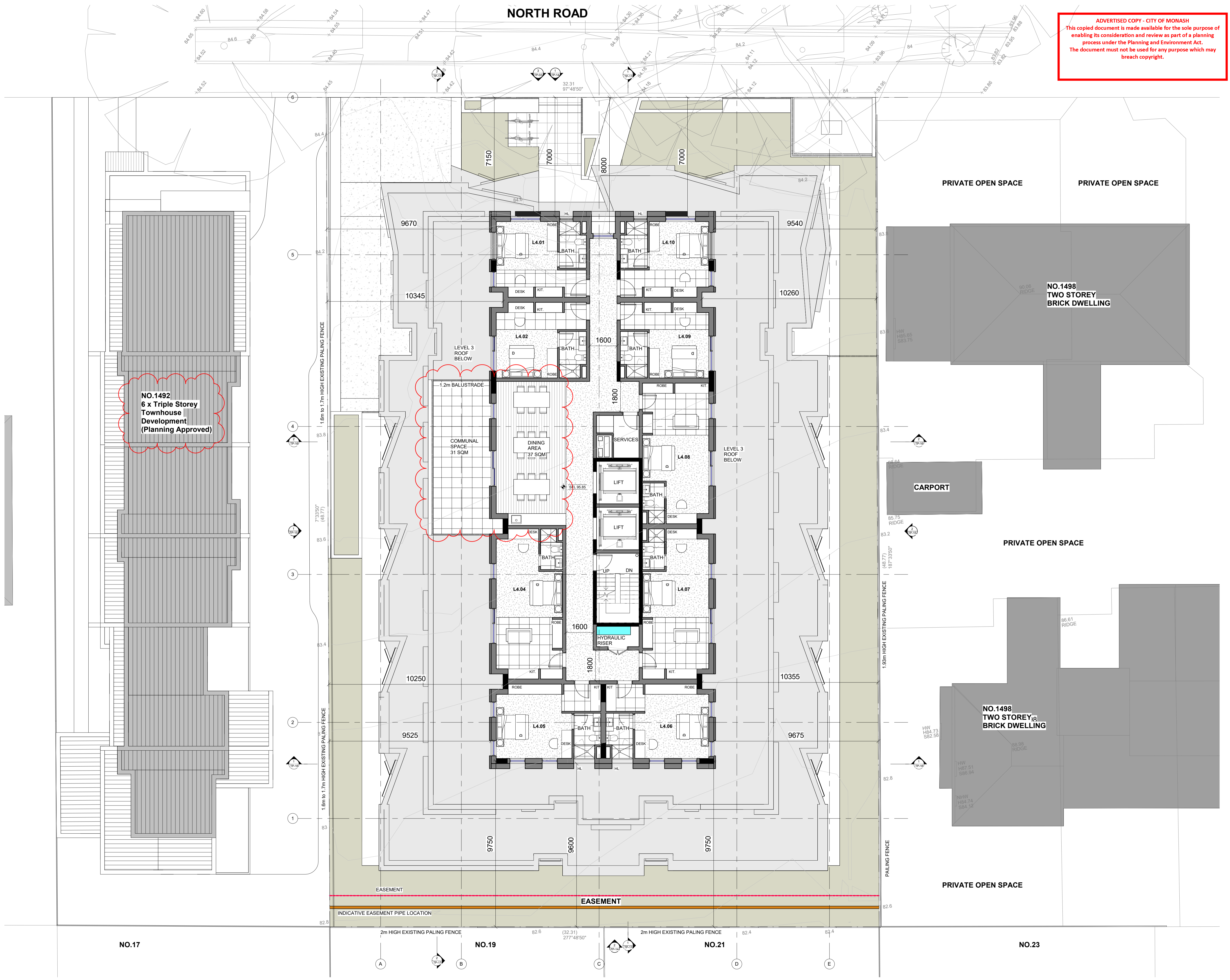
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TITLE
 Level 4 Plan

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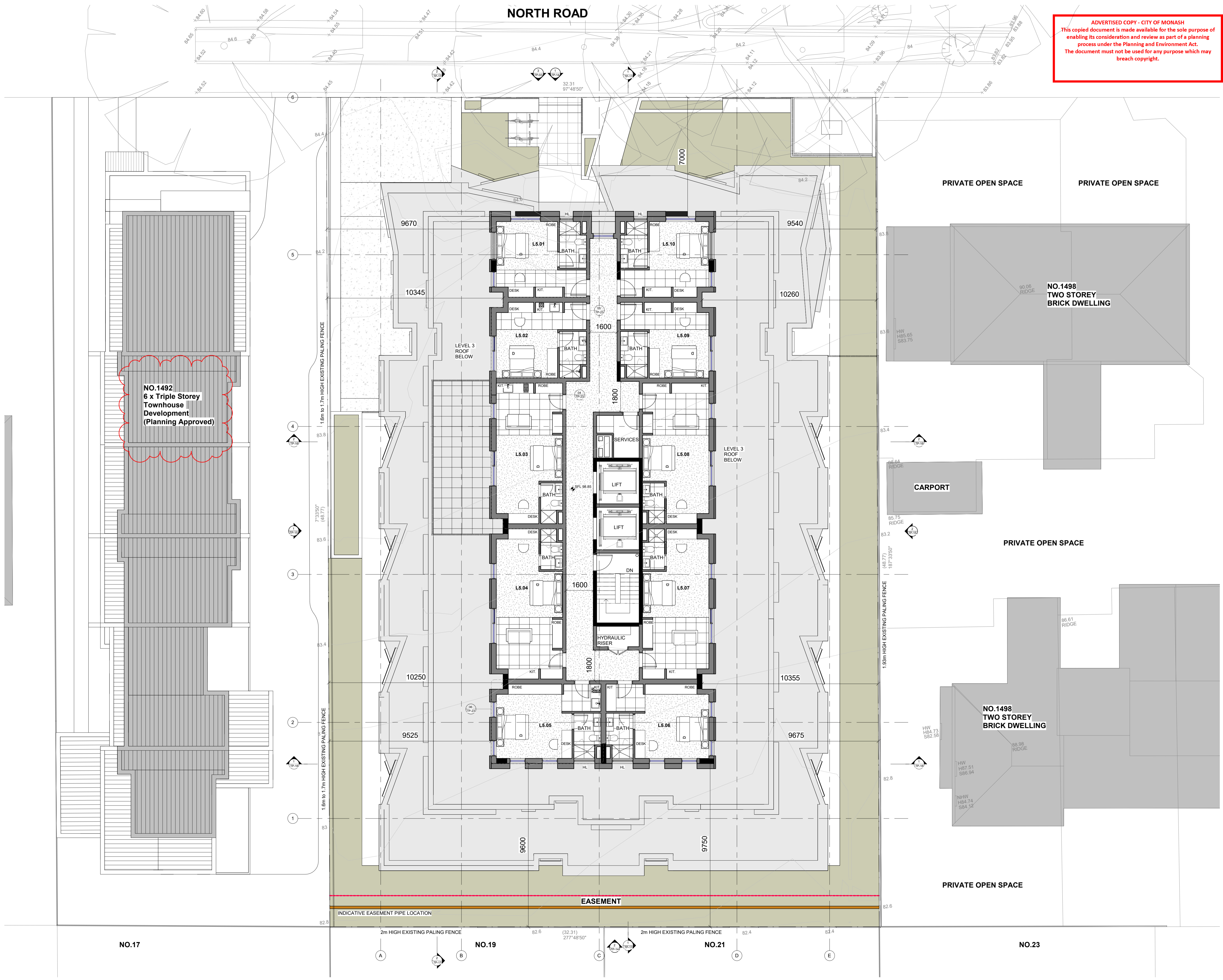
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**NO.1498
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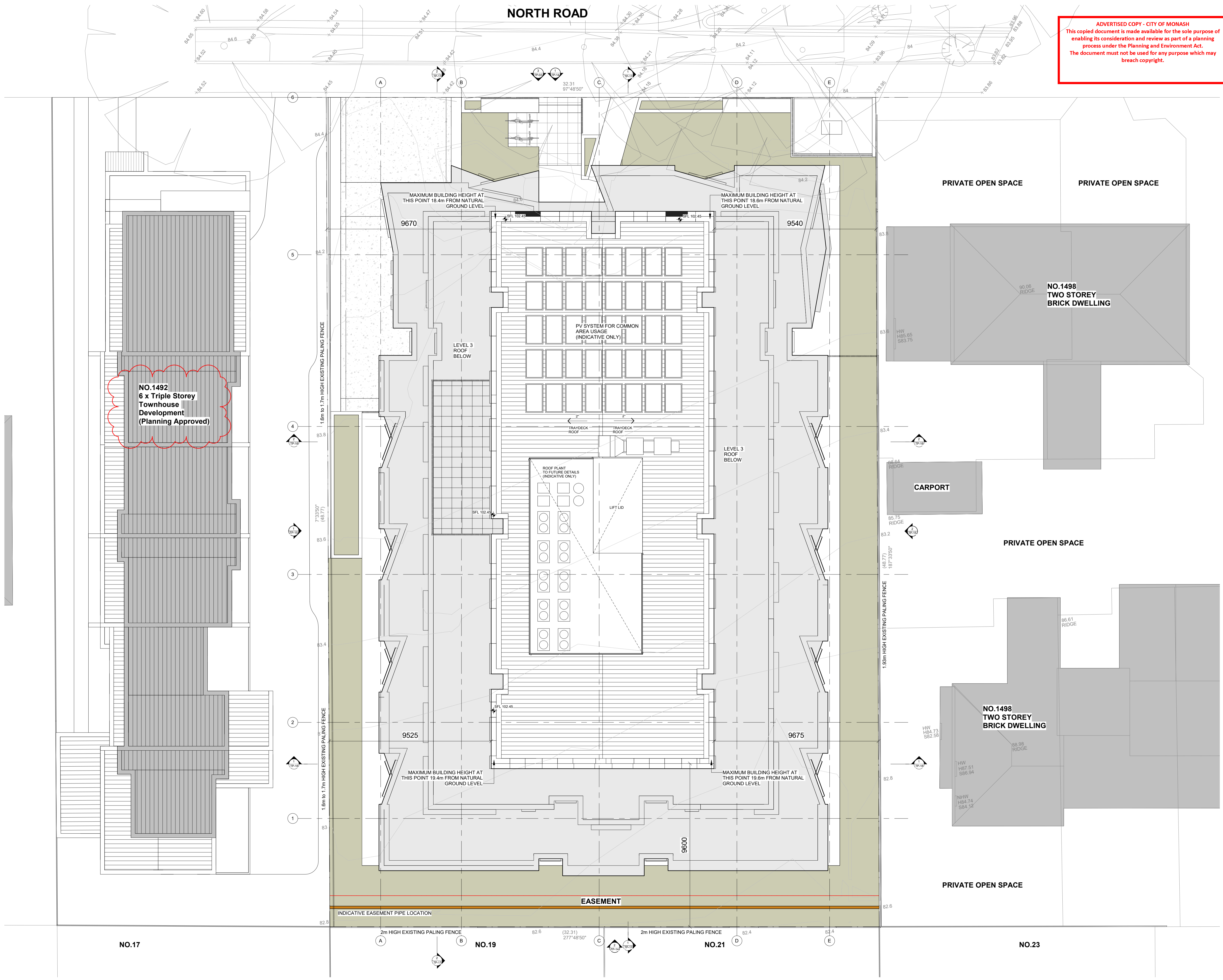
TITLE
 Level 5 Plan

DRAWING NO.	TP-12	REVISION NO.	A
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DATE	31-07-2020	SCALE	1:100

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TITLE
 Roof Plan

DRAWING NO.	TP-13	REVISION NO.	A
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DRAWN BY	AXVL	CAD NO.	0981
CAD NO.	0981		0981 - TP-13

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ALTA ARCHITECTURE



1 North Elevation
SCALE 1 : 100



2 South Elevation
SCALE 1 : 100

MATERIAL SCHEDULE

CLD-01 SELECTED EXTERIOR CLADDING & BATTEN	
SR-01 SELECTED RENDER FINISH	
SR-02 SELECTED RENDER FINISH	
SR-03 SELECTED RENDER FINISH	
SOF-01 SELECTED SOFFIT PAINTED FINISH	
WIN-01 SELECTED ALUMINIUM FRAMED DOORS AND WINDOWS	
WIN-02 ALUMINIUM FEATURE WINDOW FRAME	
SC-01 SELECTED EXTERIOR METAL SCREEN	
SC-02 SELECTED WINDOW METAL SCREEN	
FEN-01 SELECTED EXTERIOR METAL FENCE/SCREEN	

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TITLE
Elevations 01

DRAWING NO. TP-14	REVISION NO. A
DATE 31-07-2020	SCALE 1:100
DRAWN AX/VL	BOX NO. 0981
CAD NO. 0981 - TP-14	

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1 West Elevation
 SCALE 1:100



2 East Elevation
 SCALE 1:100

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PROJECT
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TITLE
 Elevations 02

DRAWING NO.	TP-15	REVISION NO.	A
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DRAWN BY	AXXVL	CAD NO.	0981
DATE	31-07-2020	SCALE	1:100

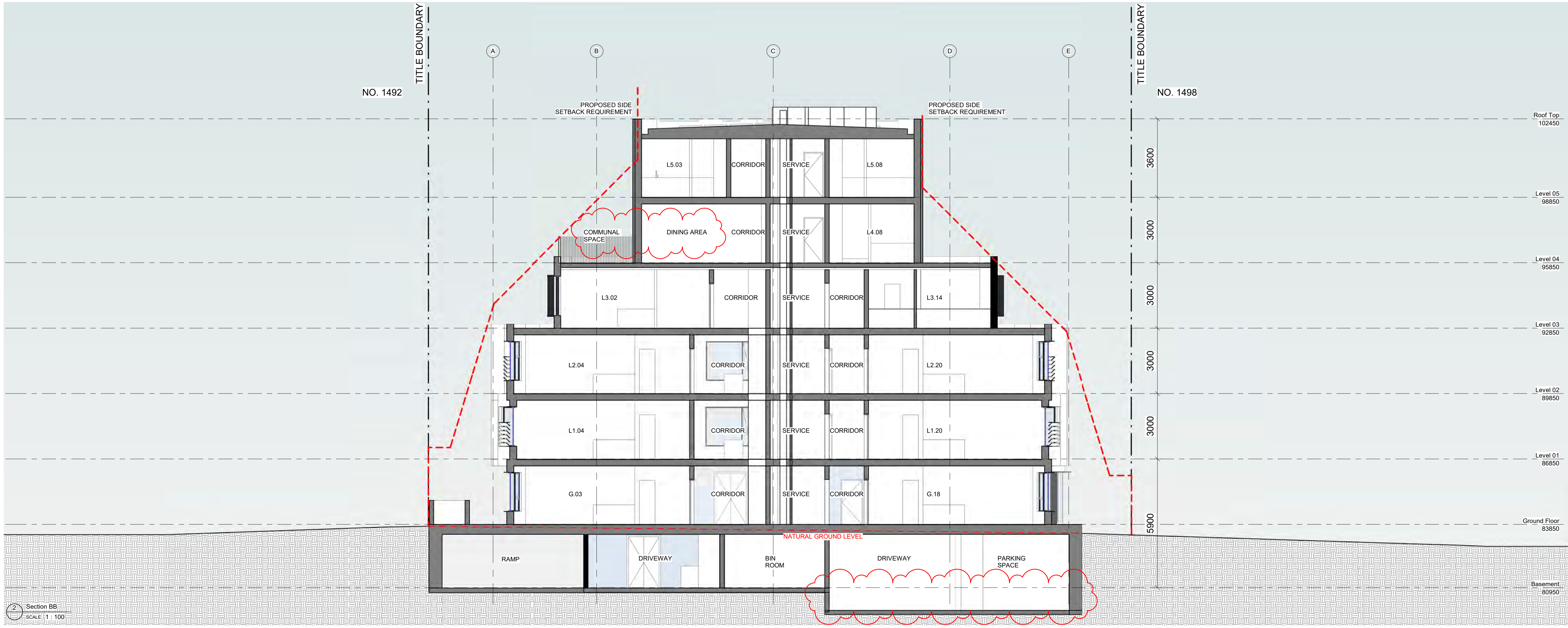
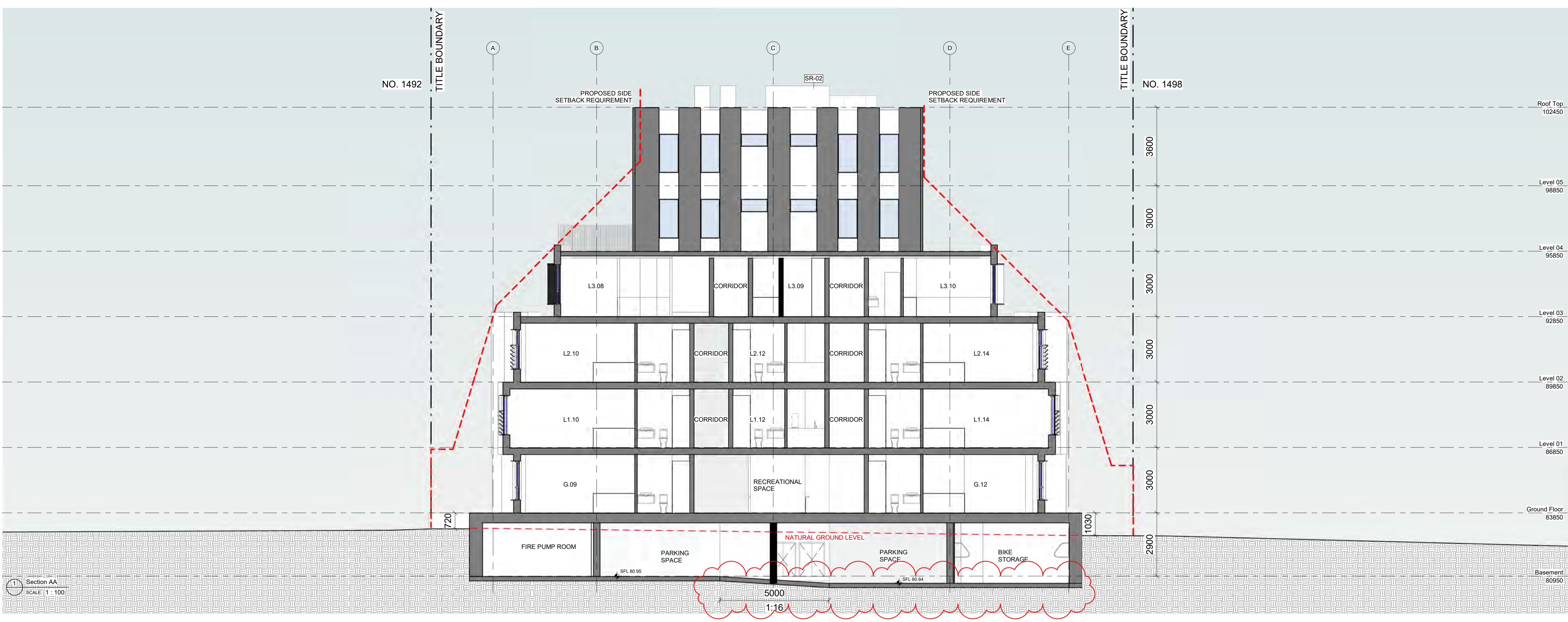
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PROJECT
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TITLE
 Sections 01

DRAWING NO.	TP-16	REVISION NO.	A
DATE	31-07-2020	SCALE	1:100
DRAWN BY	AXVL	CAD NO.	0981 - TP-16

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1 Section CC
 SCALE 1 : 100



2 Section DD
 SCALE 1 : 100

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TITLE
 Sections 02

DRAWING NO.	TP-17	REVISION NO.	A
DATE	31-07-2020	SCALE	1:100
DRAWN BY	AXVL	CAD NO.	0981
CAD NO.	0981		0981 - TP-17

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1 Shadow Diagram 22nd Sept 9am
 SCALE 1: 200



2 Shadow Diagram 22nd Sept 10am
 SCALE 1: 200

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TITLE
 Shadow Diagrams 01

DRAWING NO.	TP-18	REVISION NO.	A
DATE	31-07-2020	SCALE	1: 200
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CAD NO.	0981 - TP-18		

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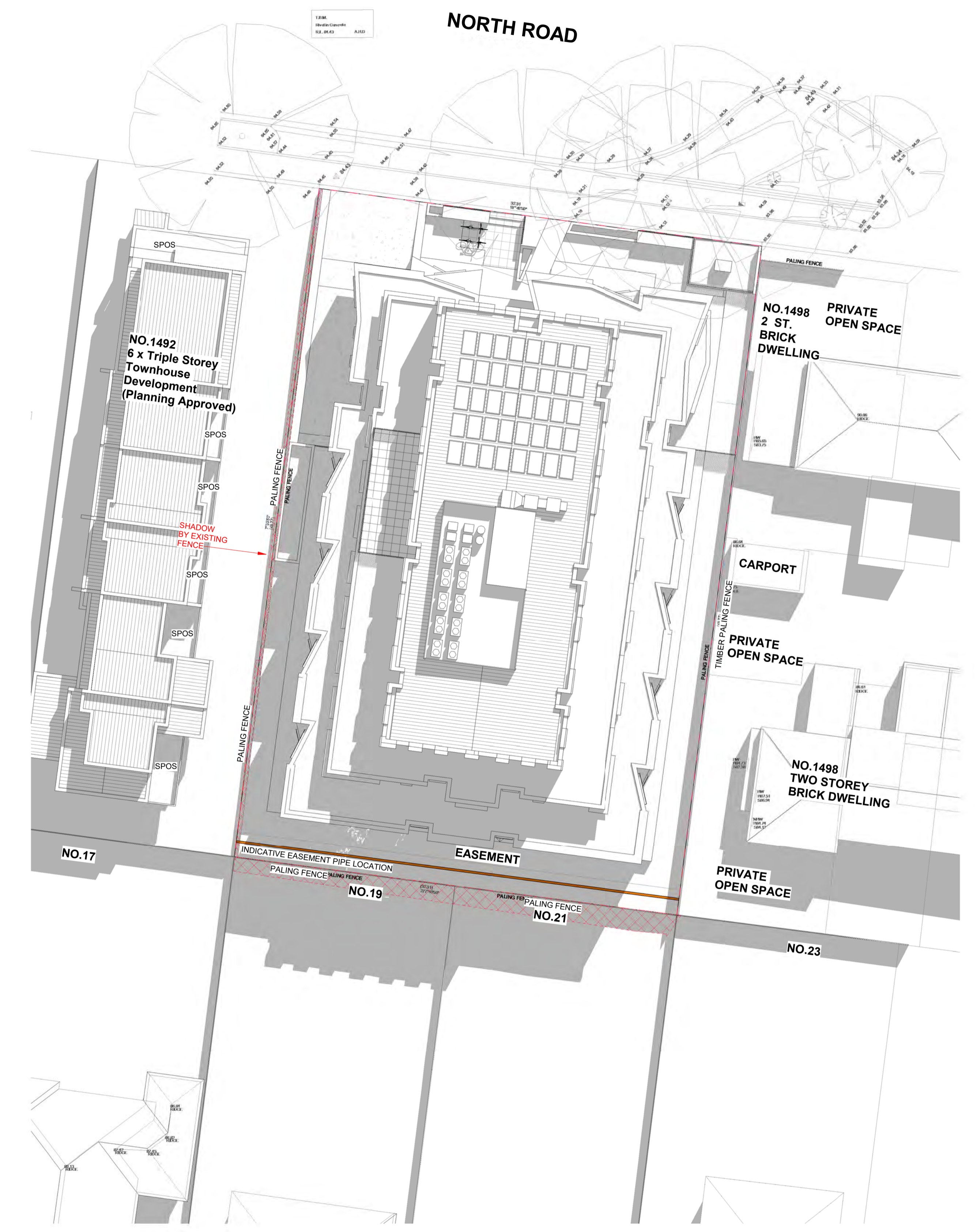
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1 Shadow Diagram 22nd Sept 11am
 SCALE 1 : 200



2 Shadow Diagram 22nd Sept 12pm
 SCALE 1 : 200

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TITLE
 Shadow Diagrams 02

DRAWING NO.	TP-19	REVISION NO.	A
DATE	31-07-2020	SCALE	1 : 200
DRAWN BY	AXXVL	NO. OF SHEETS	0981
CAD NO.	0981 - TP-19		

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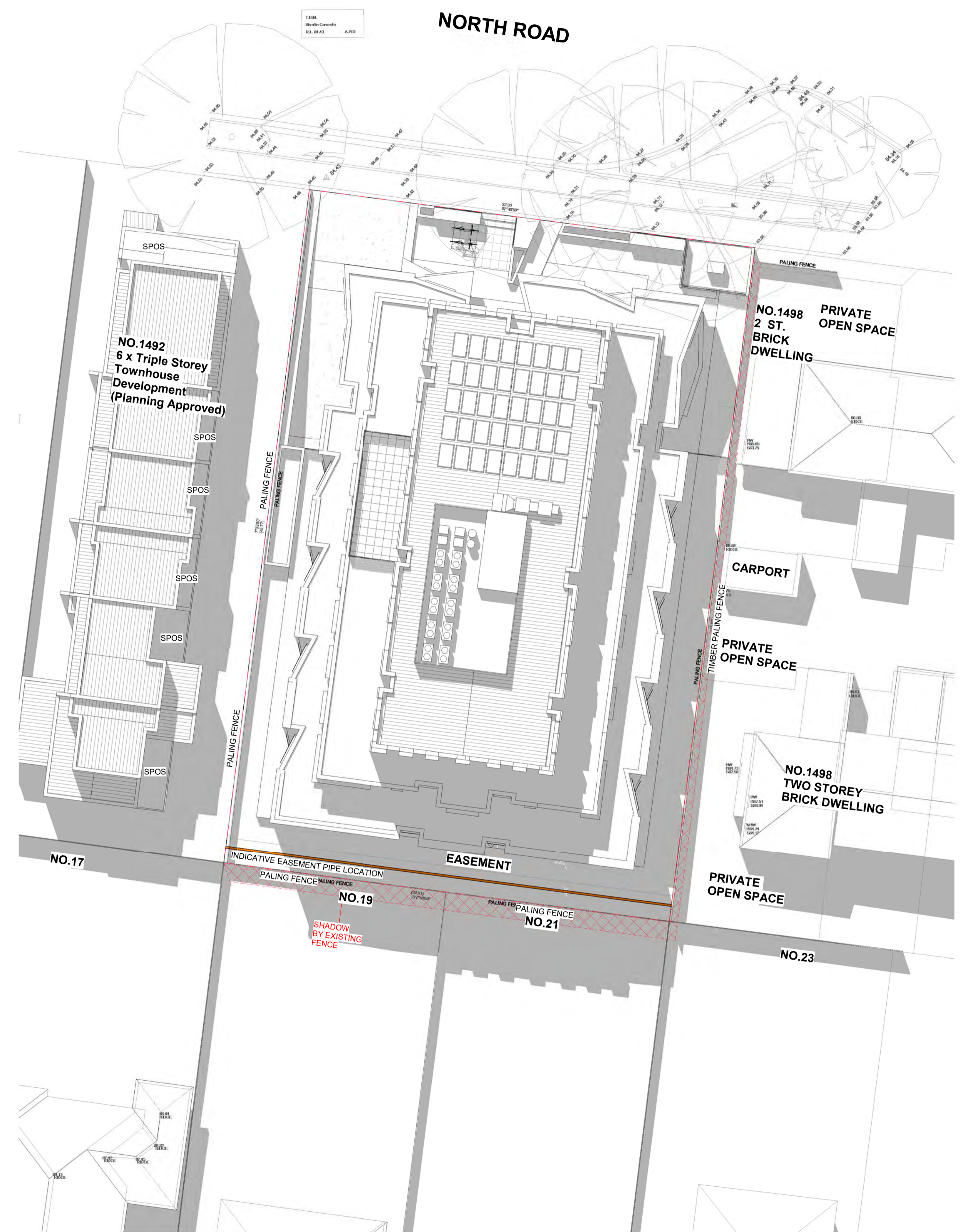
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1 Shadow Diagram 22nd Sept 1pm
 SCALE 1 : 200



2 Shadow Diagram 22nd Sept 2pm
 SCALE 1 : 200

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TITLE
 Shadow Diagrams 03

DRAWING NO.	TP-20	REVISION NO.	A
DATE	31-07-2020	SCALE	1 : 200
DRAWN BY	AXVL	DRAWN BY NO.	0981
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1 Shadow Diagram 22nd Sept 3pm
 SCALE 1 : 200

GROUND FLOOR - 424 sqm
 LEVEL 04 - 31 sqm
 TOTAL - 455 sqm

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TITLE
 Shadow Diagrams 04

DRAWING NO.	TP-21	REVISION NO.	A
DATE	31-07-2020	SCALE	1 : 200
DRAWN BY	AXVL	BOX NO.	0981
CAD NO.	0981 - TP-21		

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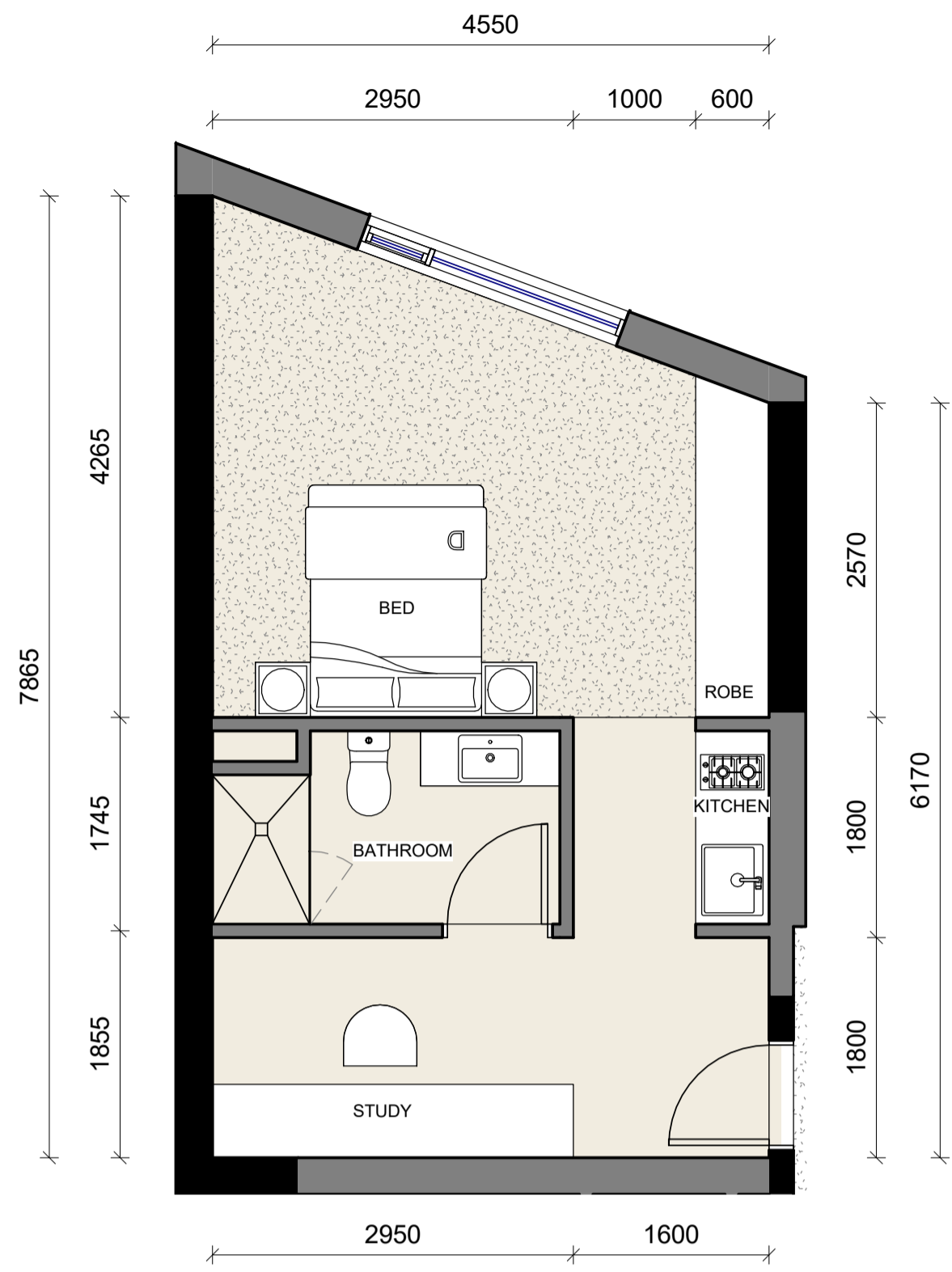
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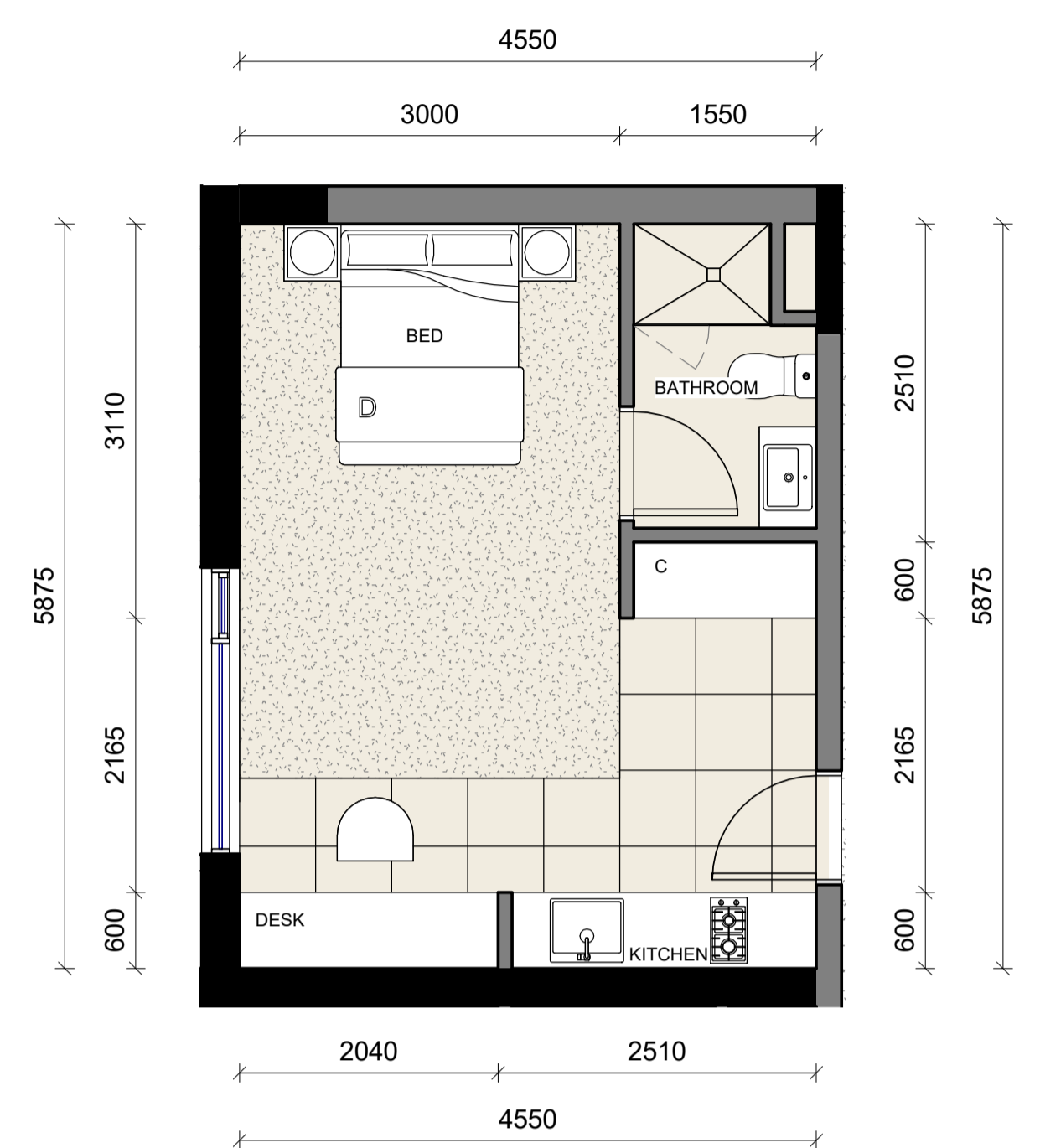
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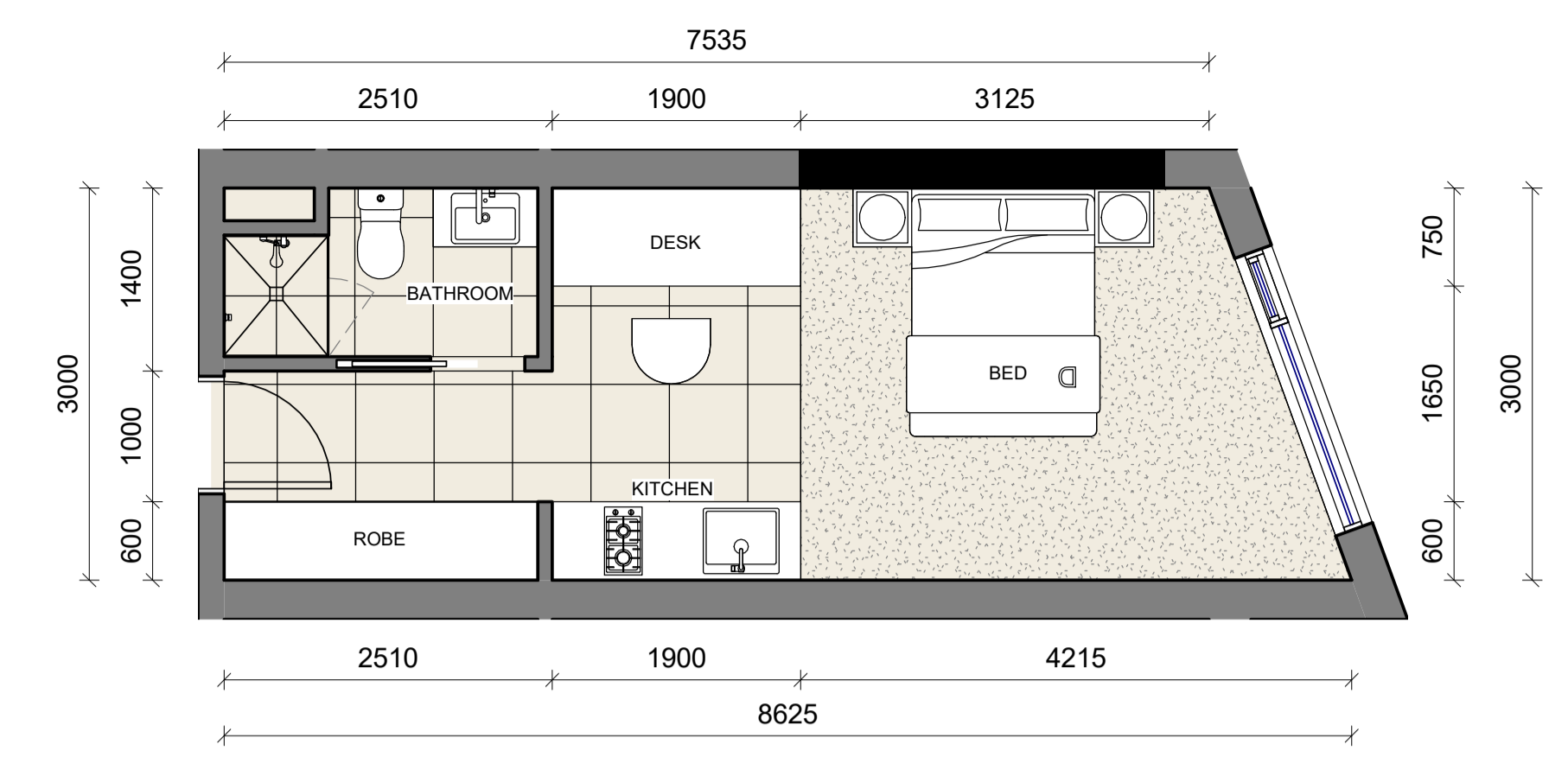
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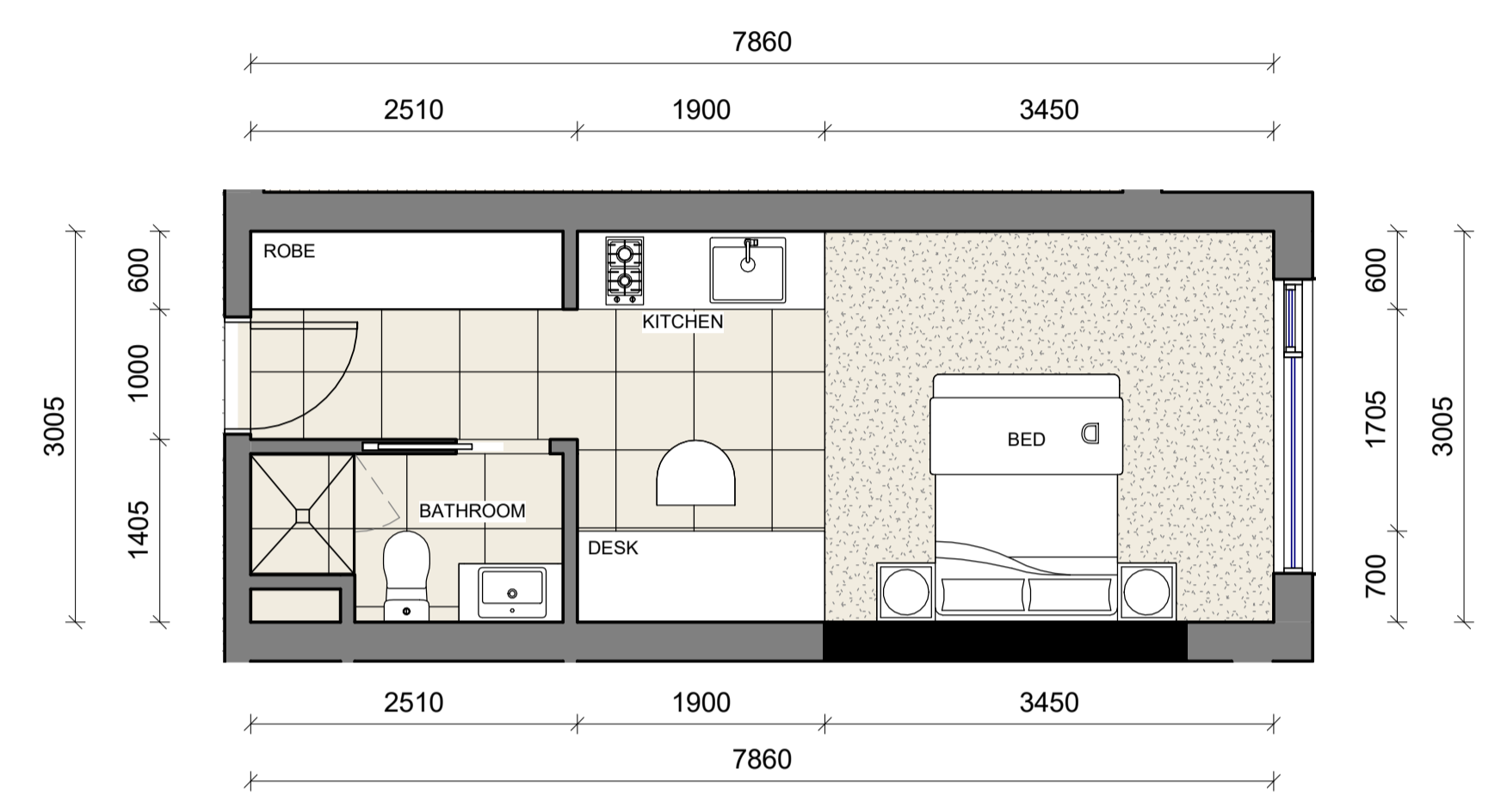
INTERNAL AREA: 35m²
 01 Type 01
 SCALE 1: 50



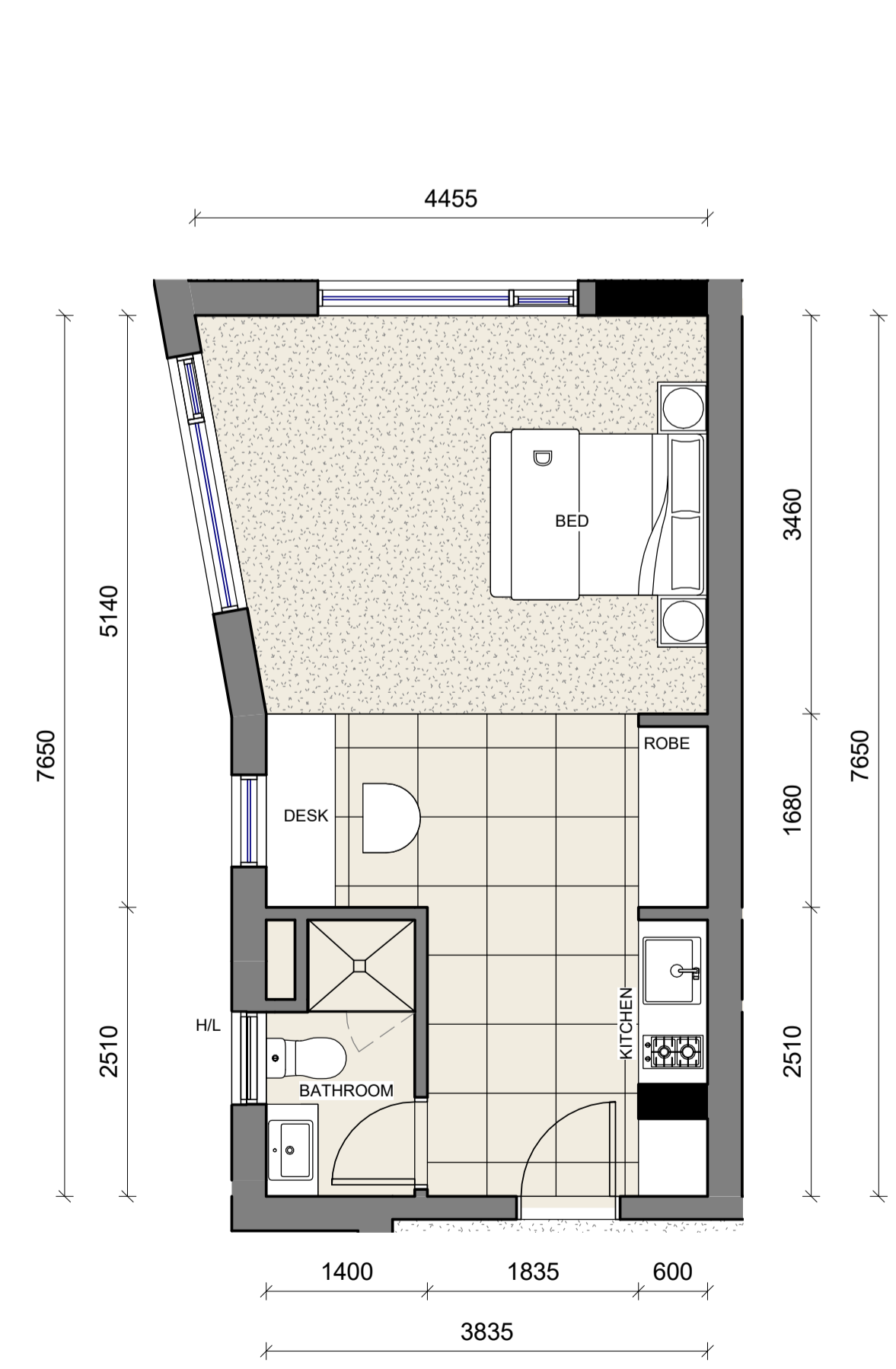
INTERNAL AREA: 30m²
 02 Type 02
 SCALE 1: 50



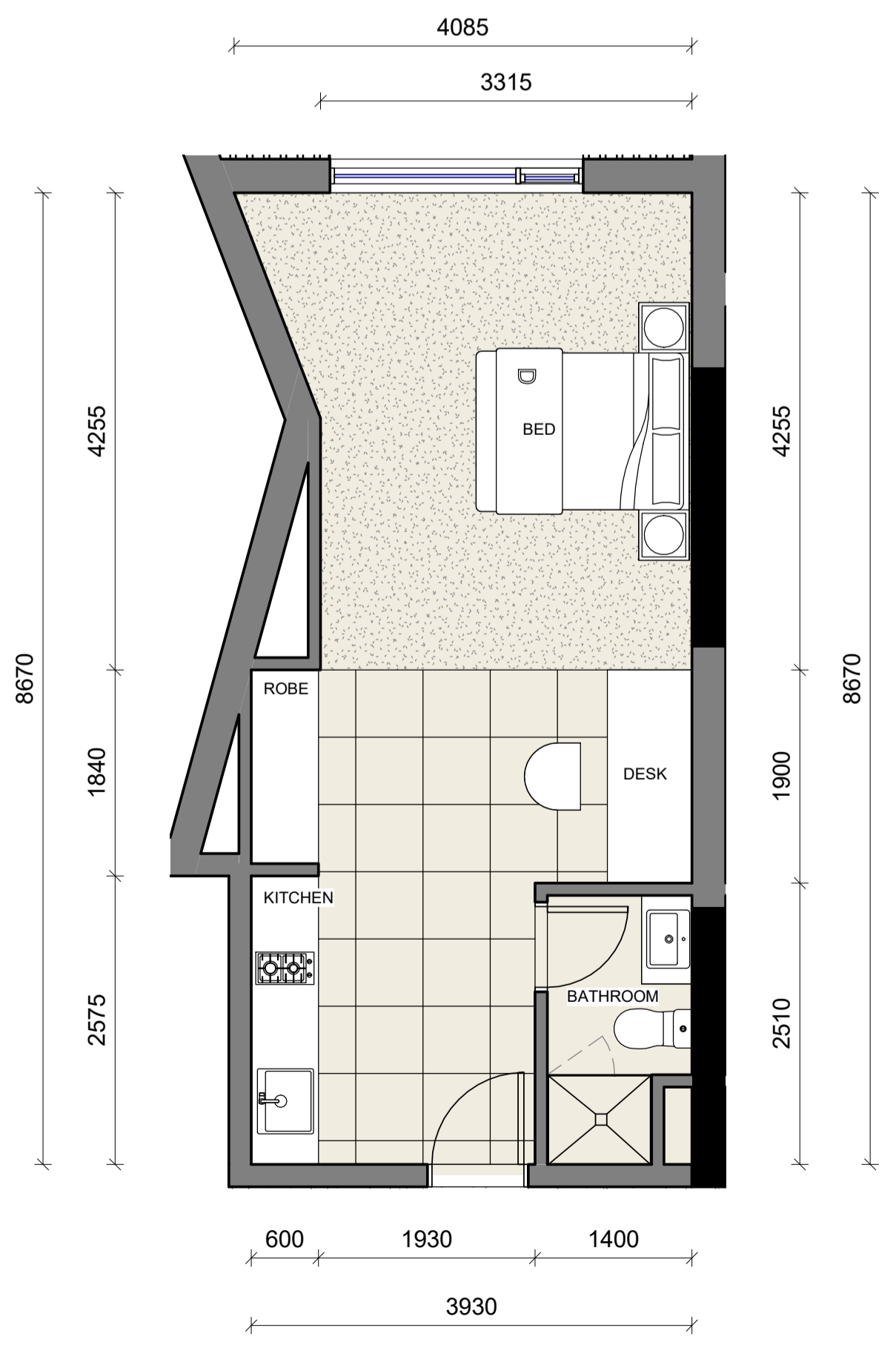
INTERNAL AREA: 28m²
 03 Type 03
 SCALE 1: 50



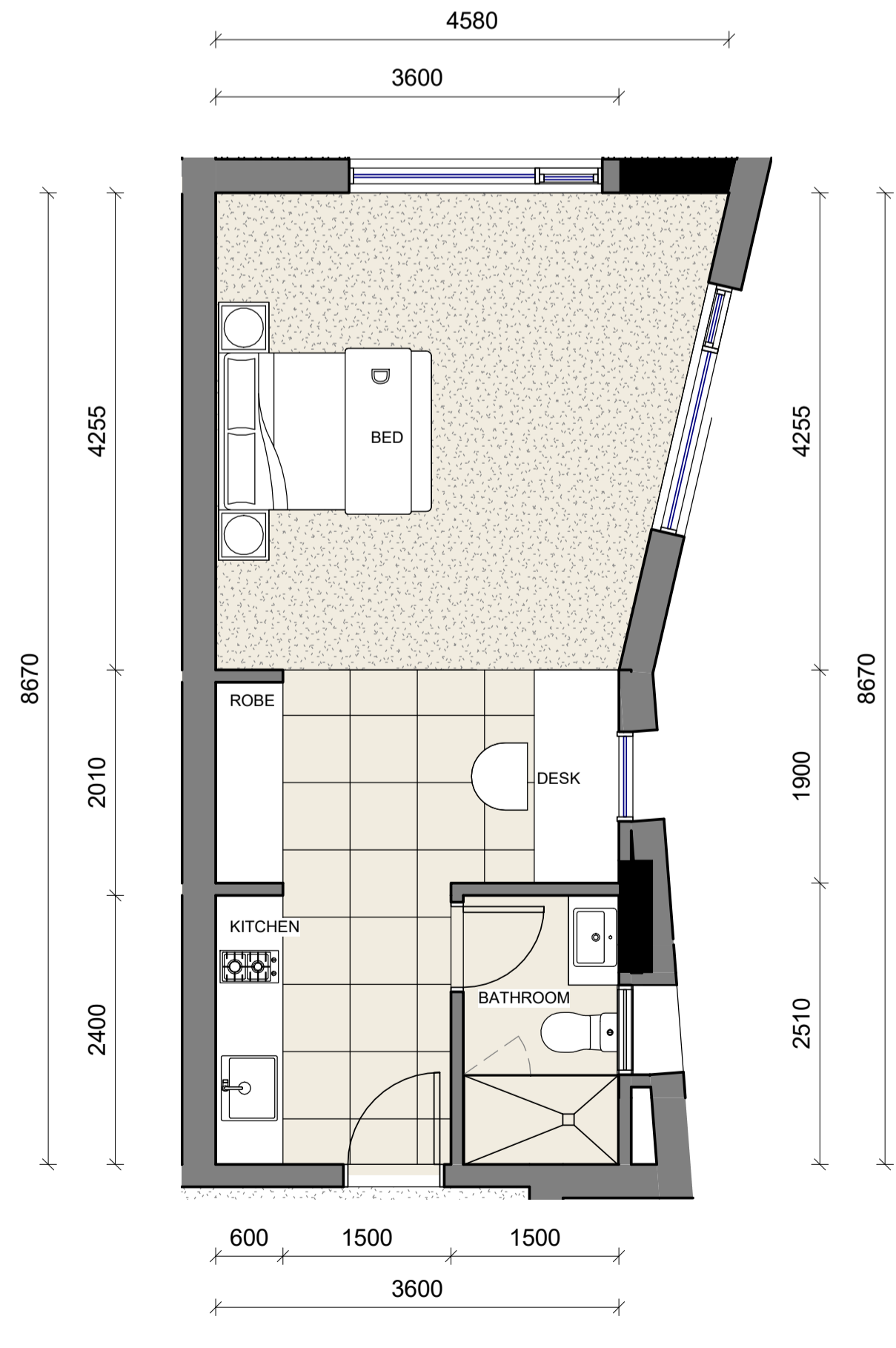
INTERNAL AREA: 27m²
 04 Type 04
 SCALE 1: 50



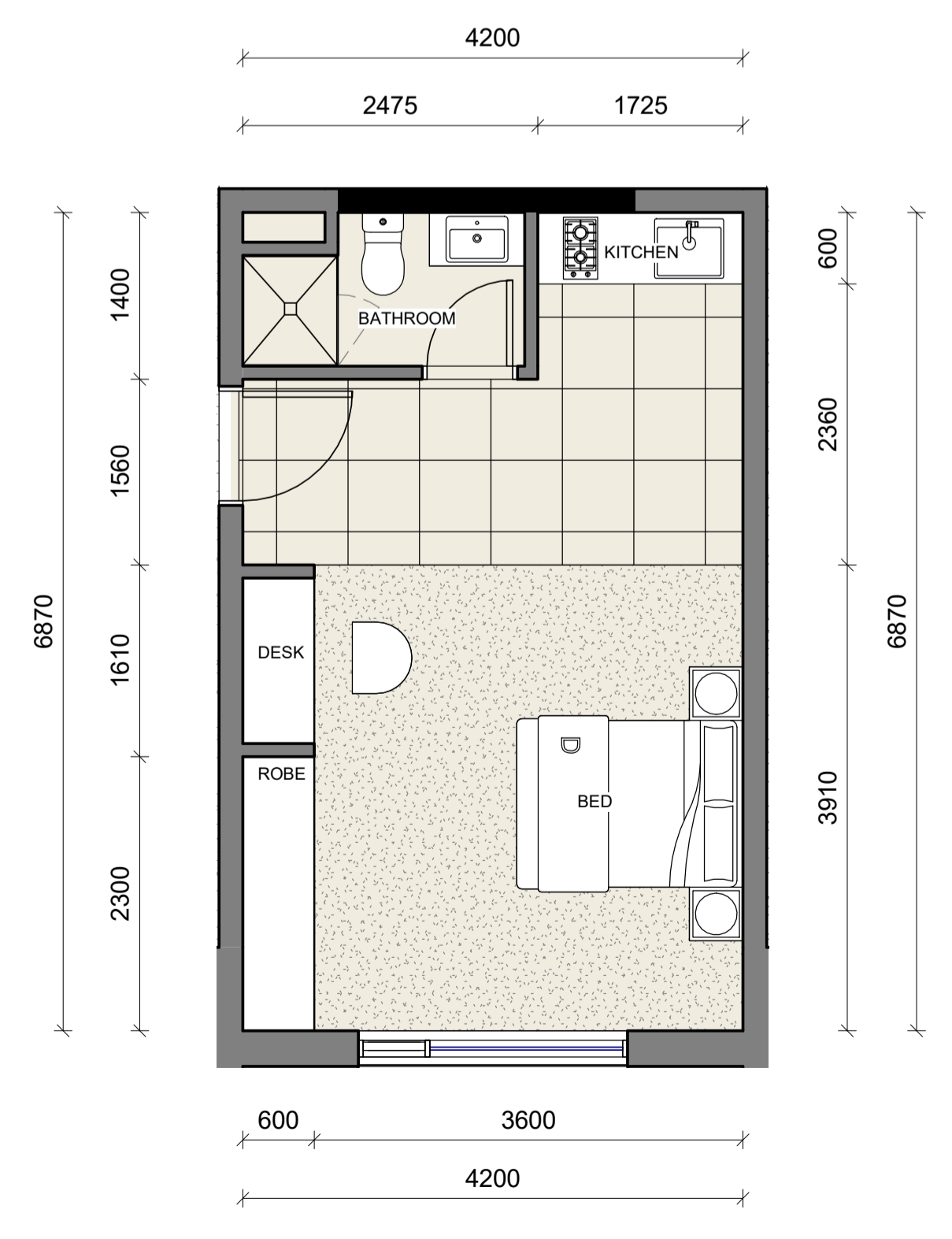
INTERNAL AREA: 35m²
 05 Type 05
 SCALE 1: 50



INTERNAL AREA: 38m²
 06 Type 06
 SCALE 1: 50



INTERNAL AREA: 38m²
 07 Type 07
 SCALE 1: 50



INTERNAL AREA: 32m²
 08 Type 08
 SCALE 1: 50

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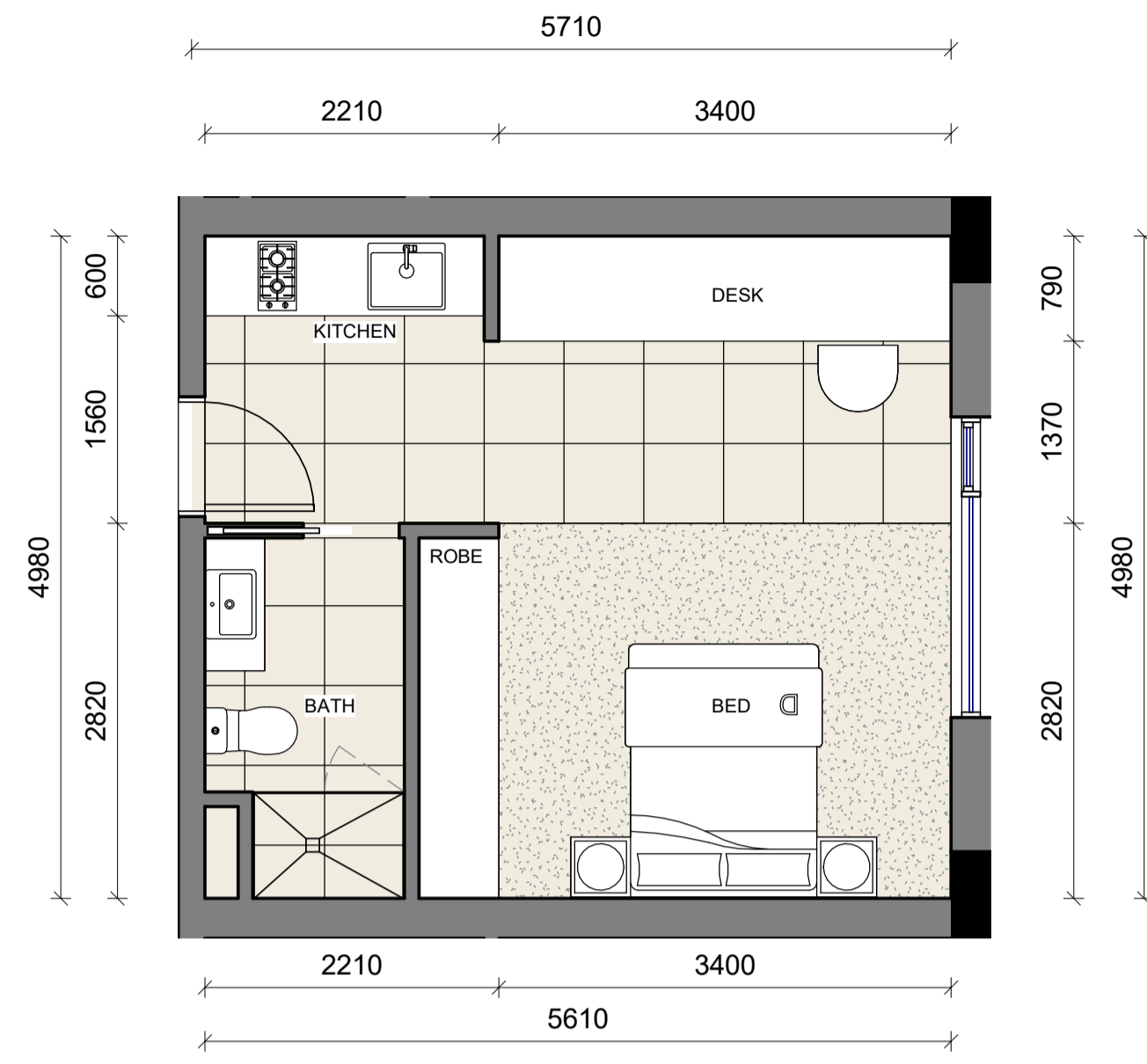
TITLE
 Typical Floor Plans 01

DRAWING NO.	TP-22	REVISION NO.	A
DATE	31-07-2020	SCALE	1: 50
DRAWN	AXXVL	BOX NO.	0981
CAD NO.	0981 - TP-22		

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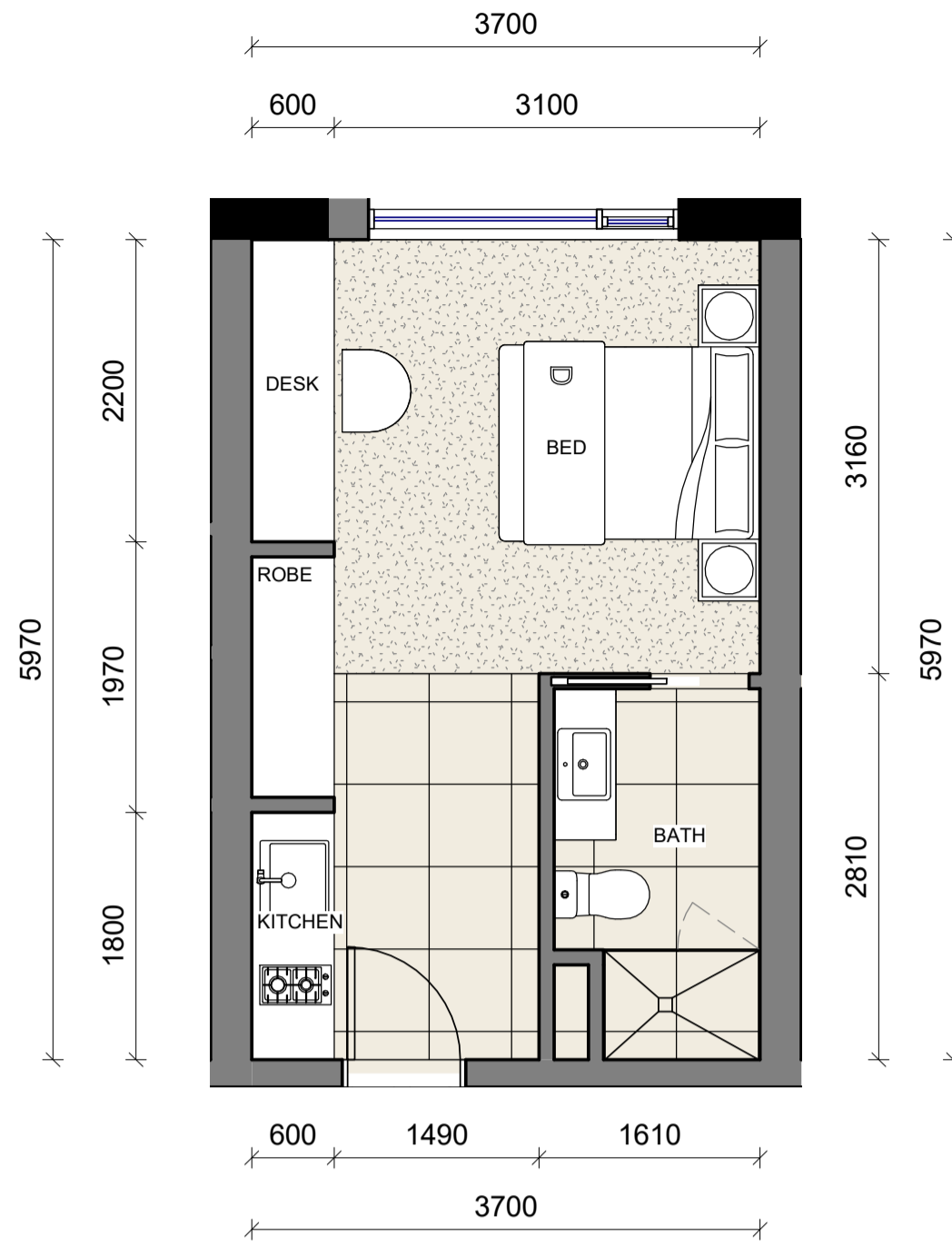
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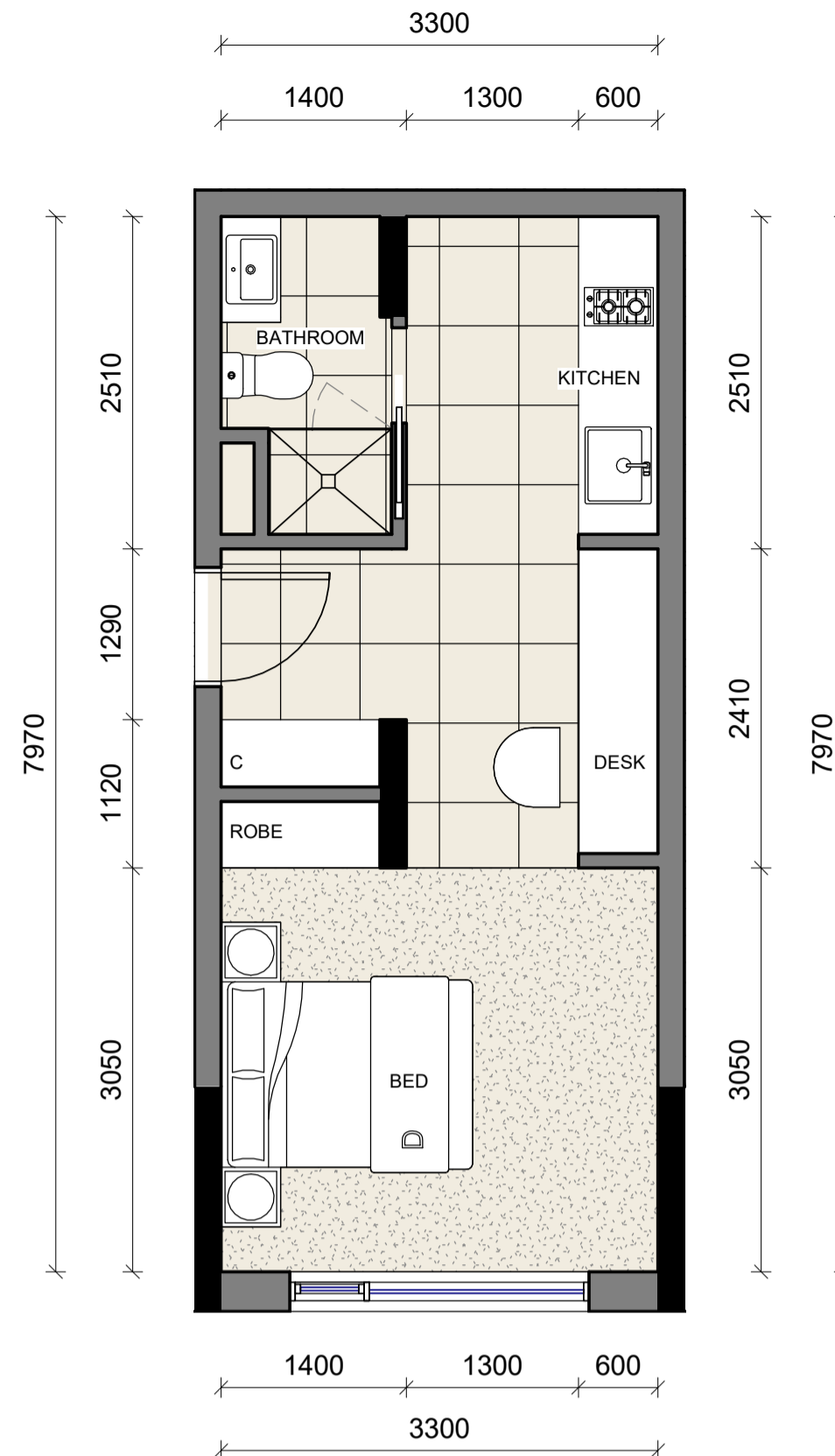
INTERNAL AREA: 28m²

01 Type 09
SCALE 1 : 50



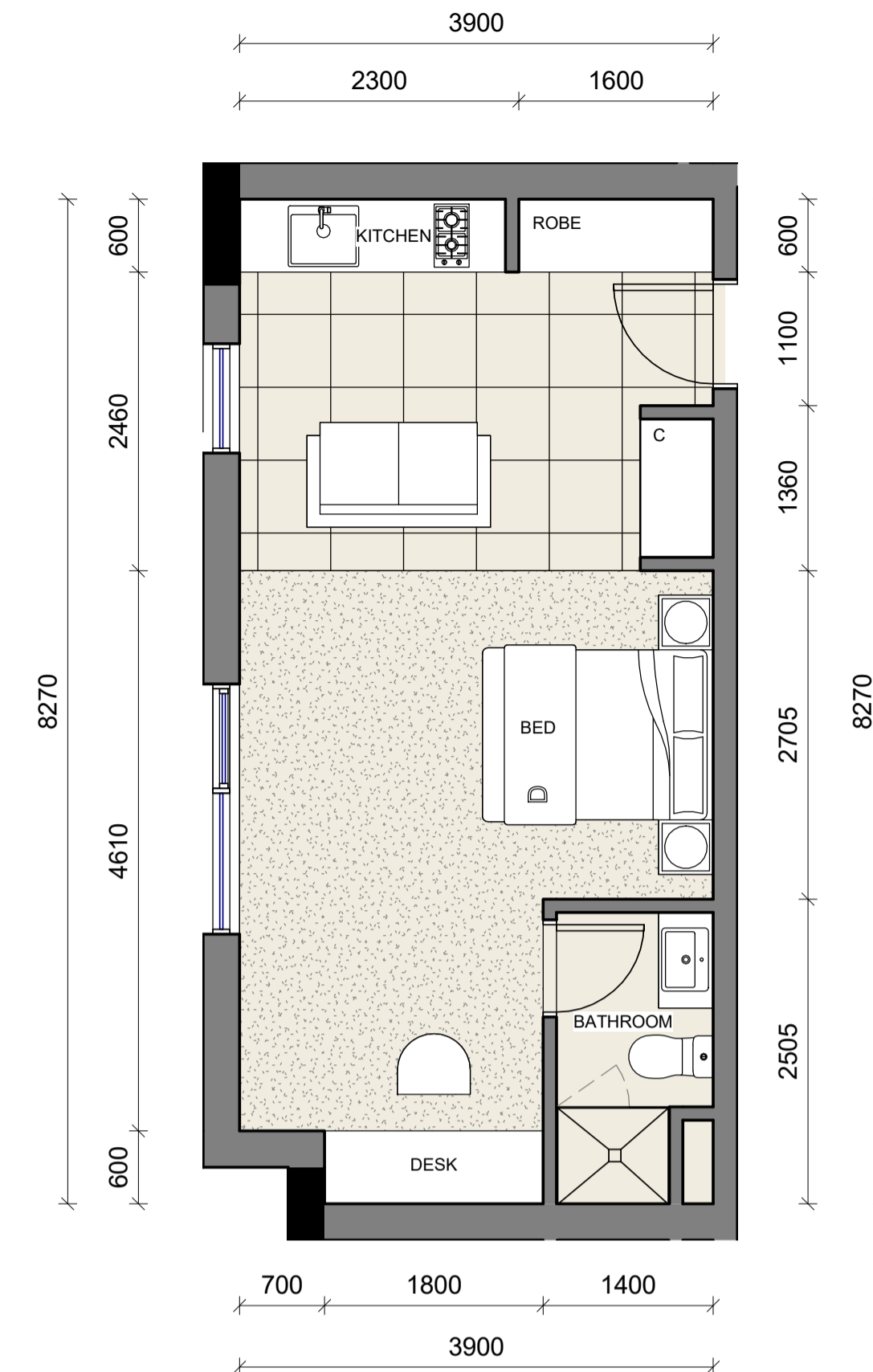
INTERNAL AREA: 25m²

02 Type 11
SCALE 1 : 50



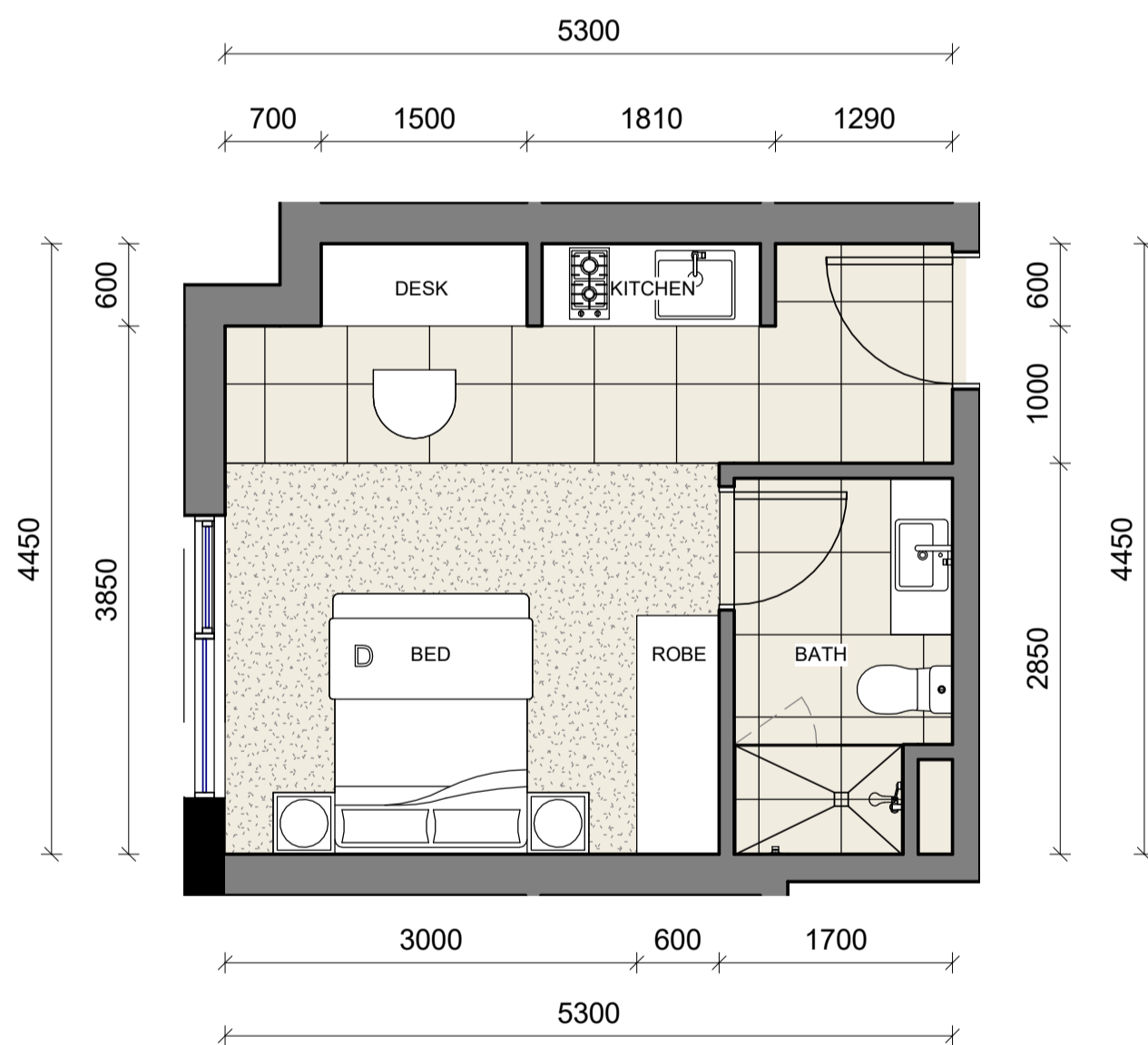
INTERNAL AREA: 27m²

03 Type 12
SCALE 1 : 50



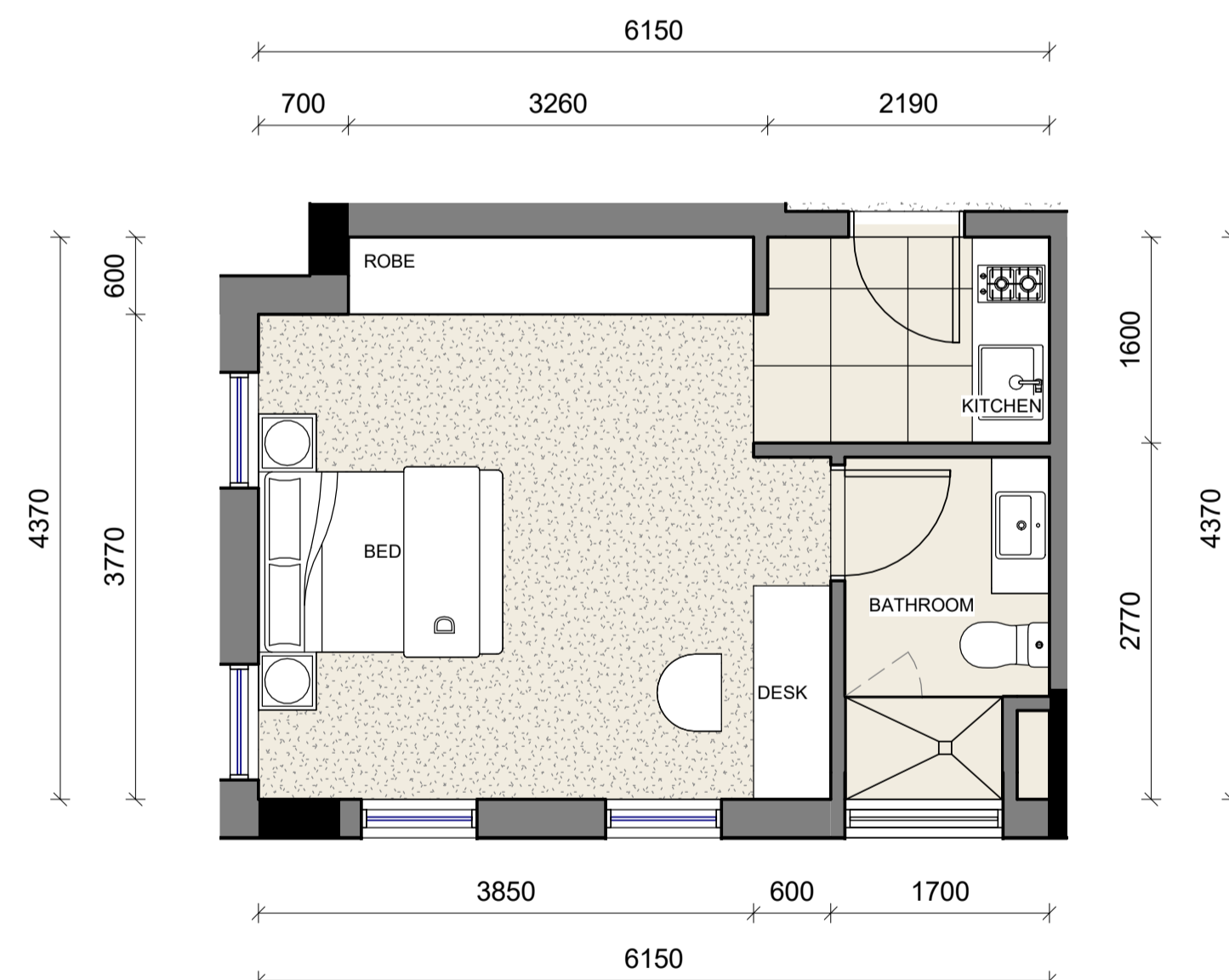
INTERNAL AREA: 36m²

04 Type 13
SCALE 1 : 50



INTERNAL AREA: 26m²

05 Type 14
SCALE 1 : 50



INTERNAL AREA: 29m²

06 Type 15
SCALE 1 : 50

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TITLE
Typical Floor Plans 02

DRAWING NO.	TP-23	REVISION NO.	A
DATE	31-07-2020	SCALE	1 : 50
DRAWN	AXVL	BOX NO.	0981
CAD NO.	0981 - TP-23		

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1 Communal Space Calculation
 SCALE 1:100

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TITLE
 Communal Space Calculation

DRAWING NO.	TP-24	REVISION NO.	A
DATE	31-07-2020	SCALE	1:100
DRAWN BY	Author	BOX NO.	0981
CAD NO.	0981 - TP-24		

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LEGEND

- Existing Tree to be Retained
*Refer to Arborists Report
Prepared by John Patrick
Landscape Architects Pty Ltd
Dated April 2020
- Existing Tree To Be Removed
*Refer to Arborists Report
Prepared by John Patrick
Landscape Architects Pty Ltd
Dated April 2020
- Proposed Trees
Refer to Plant Schedule
- Proposed Shrubs
Refer to Plant Schedule
- Proposed Groundcovers & Grasses
Refer to Plant Schedule
- Proposed Paving
To Later Detail
- Proposed Gravel Surface
Refer to Specification
- Proposed Coloured Concrete
To Later Detail
- Reinstated/Repaired Naturestrip
Refer to Specification
- Proposed Retaining Wall
To Later Detail
- Proposed Raised Planter Box
Refer to Specification

NOTES

SITE COVERAGE: 70.1%
SITE PERMEABILITY: 20%

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 cut 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.

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

Aggregate Gravel Surface
Aggregate gravel is to be installed where shown comprising of a 50mm layer of gravel (7-14mm granite screenings or similar, no fines) over a base course of 75mm deep gently compacted Fine Crushed Rock. 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.

Raised Planter Boxes
Raised planter construction is to include, but not necessarily be limited to, the supply and installation of agricultural drains, drainage cells at base, filter fabric, planting medium, mulch and irrigation. Planter boxes must be effectively tanked and lined with coreflute to prevent leaking.

Drainage cells are to be provided at the base of the planter and are to be covered with a layer of filter fabric. A drainage outlet is to be installed in the base of the planter with the floor of the planter sloped towards it. Provide a root anchor if trees are to be planted in a windy location.

Supply and spread evenly a special lightweight planter mix. (to be advised) Compact evenly in 100mm layers. Avoid differential subsidence and excess compaction and produce a finished surface that is graded evenly and ready for planting. Allow for 50mm layer of specified mulch to top of beds and a finished level 25-50mm below the planter rim. Drip irrigation as specified is to be installed beneath the mulch layer.

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.

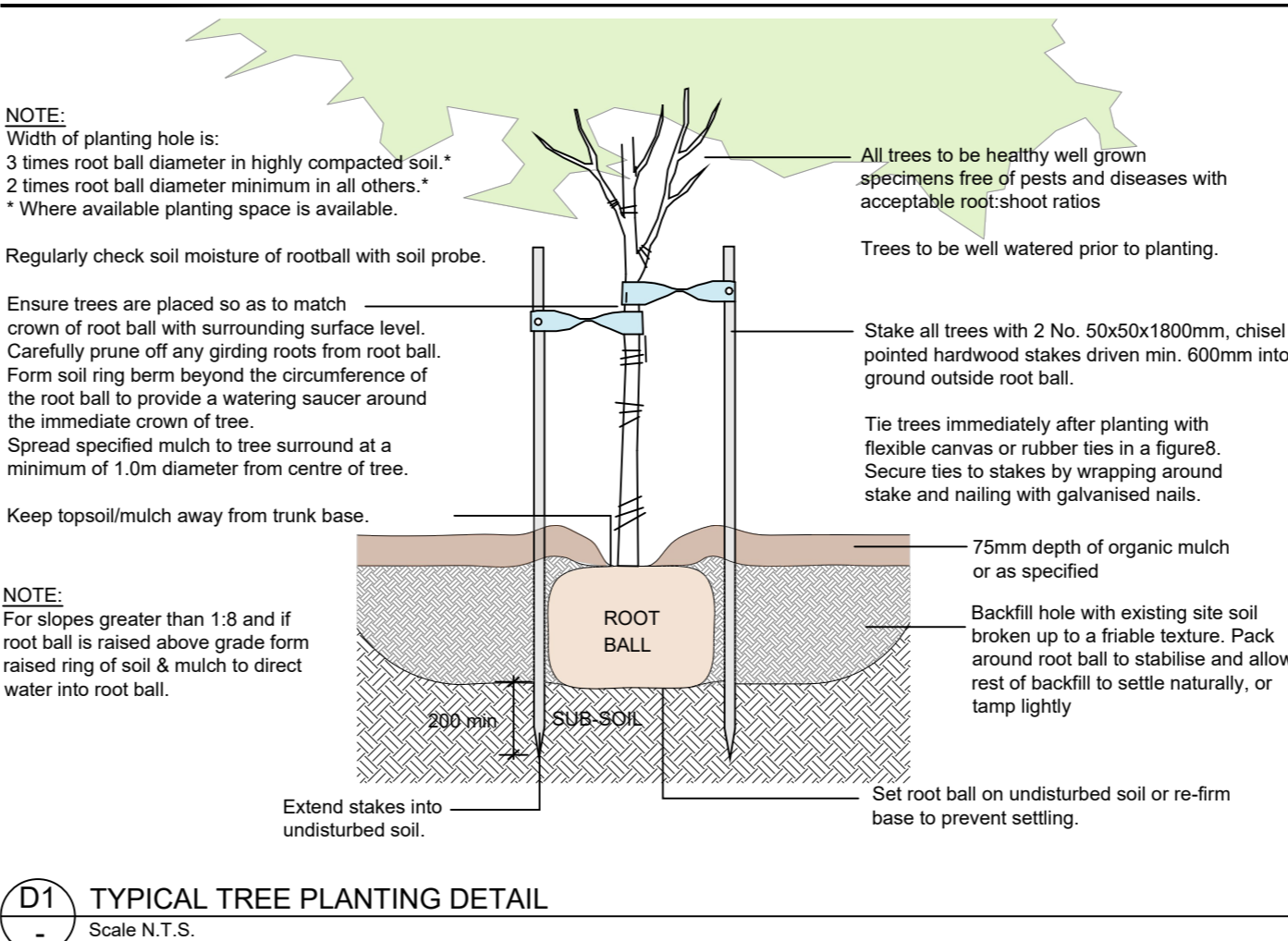
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PLANT SCHEDULE

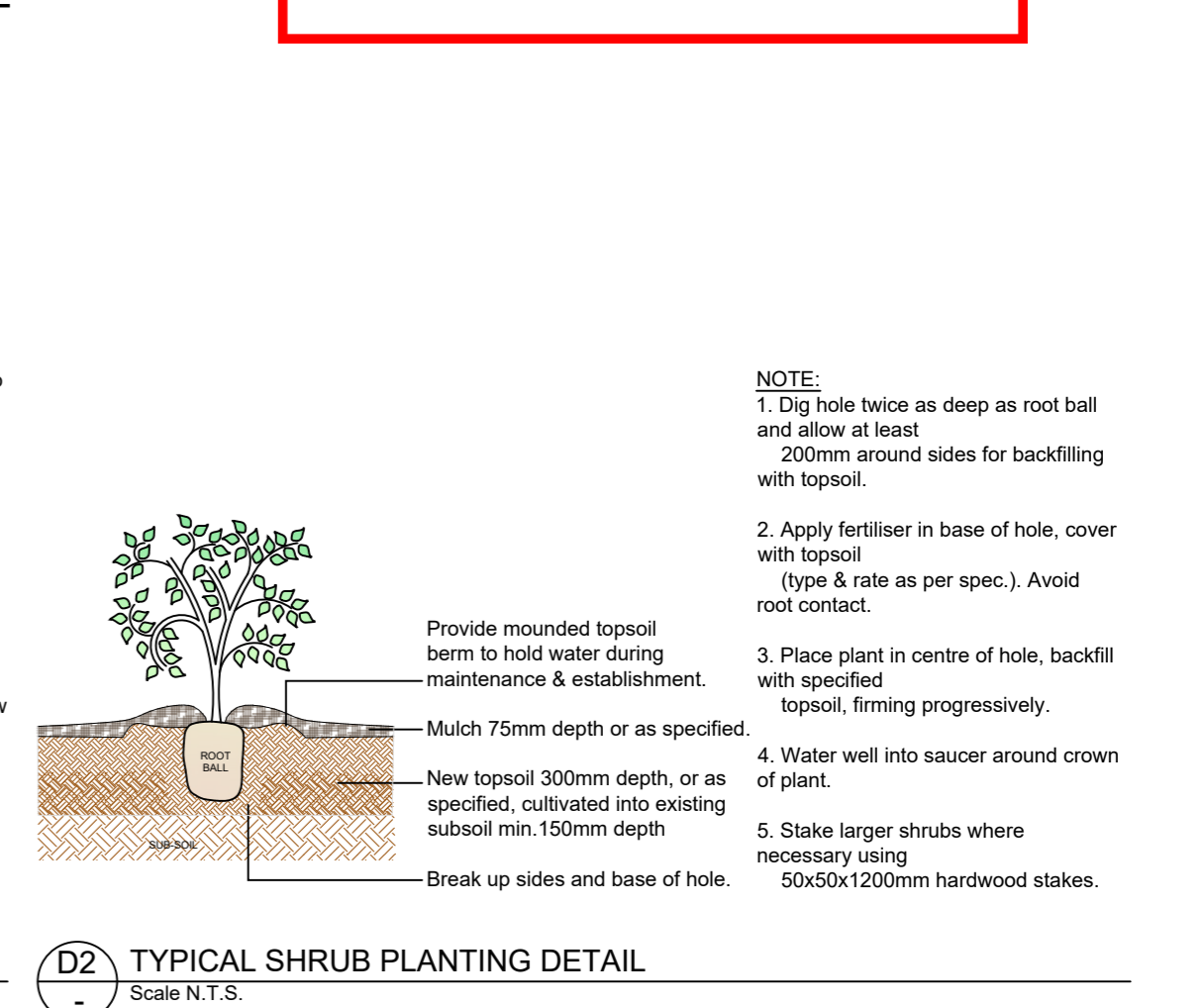
SYM	BOTANICAL NAME	COMMON NAME	DENEX*	HEIGHT X WIDTH AT MATURITY	MIN SUPPLY SIZE	QTY	
TREES							
Er	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	EN	8-10 x 3-5m	50cm/2.0mH	7	
EplS	<i>Eucalyptus pauciflora</i> 'Little Snowman'	Dwarf Snow Gum	EN	5-10 x 4-6m	50cm/2.0mH	2	
LxB	<i>Lagerstroemia indica</i> x <i>L. laurifolia</i> 'Blot'	Bloxi Crepe Myrtle	D/EX	7 x 5m	50cm/2.0mH	5	
PcFF	<i>Pyrus calleryana</i> 'Fronzani Frontier'	Fronzani Pear	D/EX	10 x 4m	50cm/2.0mH	5	
QpP	<i>Quercus palustris</i> 'Ringreen'	Green Pillar	D/EX	14 x 3m	50cm/2.0mH	3	
TL	<i>Tristania laurina</i> 'Luscious'	Luscious Kanooka/Water Gum	EN	7-10 x 5m	30cm/1.5mH	2	
						TOTAL	24
SHRUBS							
Cu	<i>Correa alba</i>	White Correa	EN	1-1.5 x 1-1.5m	140mm pot	14	
GPC	<i>Grevillea banksii</i> x <i>G. bignoniifolia</i> 'Peaches & Cream'	Grevillea Peaches & Cream	EN	1.2 x 1.5m	140mm pot	14	
Mp	<i>Murraya paniculata</i>	Orange Jessamine	E/EX	2 x 1m (Clipped)	200mm pot	14	
MpM	<i>Murraya paniculata</i> 'Min-a-min'	Dwarf Orange Jessamine	E/EX	1 x 1m	140mm pot	14	
RCW	<i>Rhaphitolepis indica</i> 'Cosmo: White'	Cosmo: White Indian Hawthorn	E/EX	1.5-2 x 1.5m	140mm pot	14	
Sr	<i>Sarcococca ruscifolia</i>	Fragrant Sweet Box	E/EX	1.5 x 1.5m	140mm pot	14	
SaR	<i>Syzygium australe</i> 'Resilience'	Resilience Lilly-pilly	EN	4 x 1m (Clipped)	200mm pot	14	
						TOTAL	140
GROUNDCOVERS & GRASSES							
ANCQ	<i>Alyssa rostrata</i> 'Cathie's Giant'	Cathie's Borage	E/EX	0.45 x 0.6m	140mm pot	14	
Ac	<i>Anthyrodium cirratum</i>	Renga Lily	E/EX	0.7 x 0.7m	140mm pot	14	
Cr	<i>Carpobrotus rosali</i>	Karkalla	EN	Spreading	140mm pot	14	
DCB	<i>Dianella caerulea</i> 'Breeze'	Breeze Paro Lily	EN	0.7 x 0.7m	140mm pot	14	
DEA	<i>Dianella tasmanica</i> 'Emerald Arch'	Emerald Arch Lily	EN	0.45 x 0.45m	140mm pot	14	
LmS	<i>Liriope muscari</i> 'Samantha'	Samantha Pink Lily-turf	E/EX	0.4 x 0.4m	140mm pot	14	
LIT	<i>Lomandra longifolia</i> 'Tanika'	Tanika Mat-rush	EN	0.50-0.6 x 0.65m	140mm pot	14	
PbL	<i>Pennisetum alopecuroides</i> 'Black Lea'	Black Lea Fountain Grass	EN	0.6 x 0.6m	140mm pot	14	
PjK	<i>Poa polyformis</i> 'Kingsdale'	Kingsdale Tussock Grass	EN	0.45 x 0.45m	140mm pot	14	
Rh	<i>Ruscus hypoglossum</i>	Butcher's Broom	E/EX	0.5 x 0.6m	140mm pot	14	
						TOTAL	140

*D/E = Deciduous/Evergreen NE/EX = Native/Exotic

TYPICAL PLANTING DETAILS



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

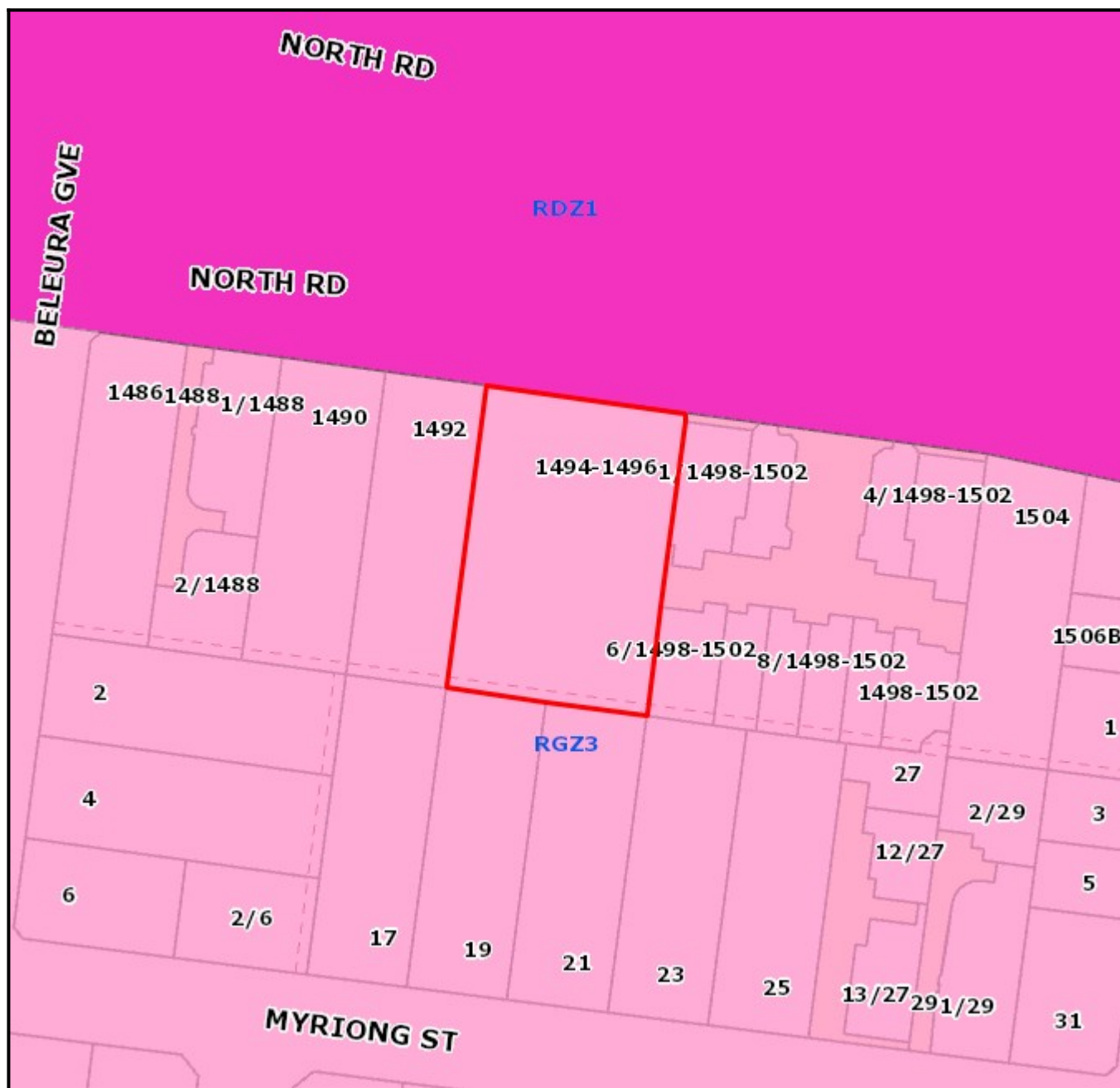


D2 TYPICAL SHRUB PLANTING DETAIL
Scale N.T.S.





Planning Overlays and Zones



Legend

Planning Zones

Planning Overlays



Address: 1494-1496 North Road CLAYTON VIC 3168

Area: 0 sqm

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Attachment 4: 1494-1496 North Road, Clayton



Objector Map

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



1:2000



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Legend

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

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