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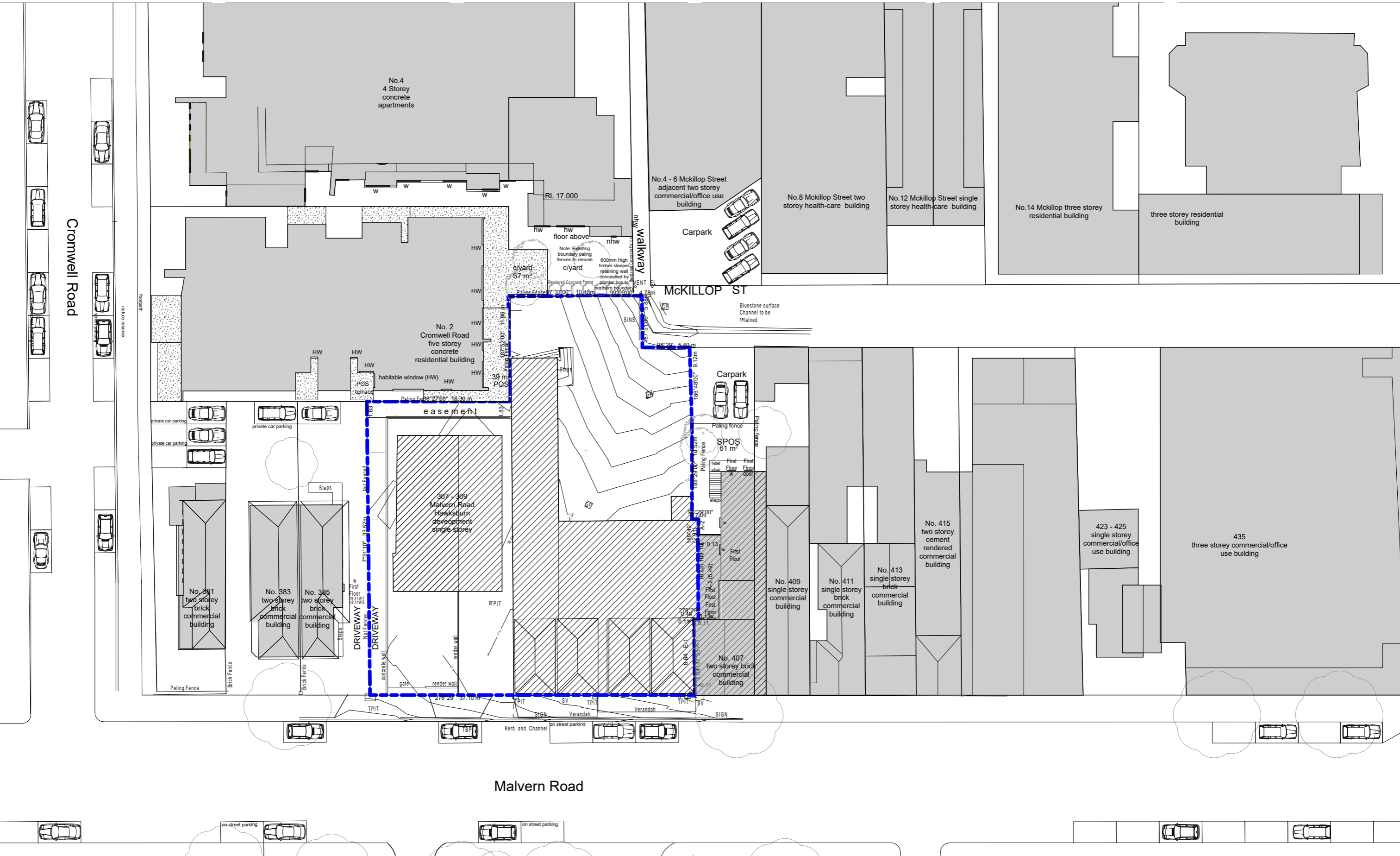
387-403 Malvern Road, South Yarra

★ = Objectors

Date printed: 5/05/2021

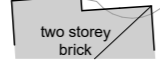
Scale: 1:1000

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Existing site plan

scale 1:400 @A3



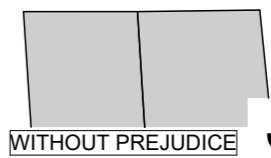
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PROJECT/ PROPOSED NEW COMMERCIAL OFFICE BUILDING
387-403 MALVERN ROAD SOUTH YARRA

DRAWING/ EXISTING SITE PLAN
Rev D - 20.04.21 Revised privacy screens

CLIENT/ METROBUILD PTY LTD

DATE/ 20/04/2021
SCALE/
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TP01

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Existing streetscape elevation

scale 1:200 @A3

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PROJECT/ PROPOSED NEW COMMERCIAL OFFICE BUILDING
387-403 MALVERN ROAD SOUTH YARRA

DRAWING/ EXISTING STREETScape ELEVATION

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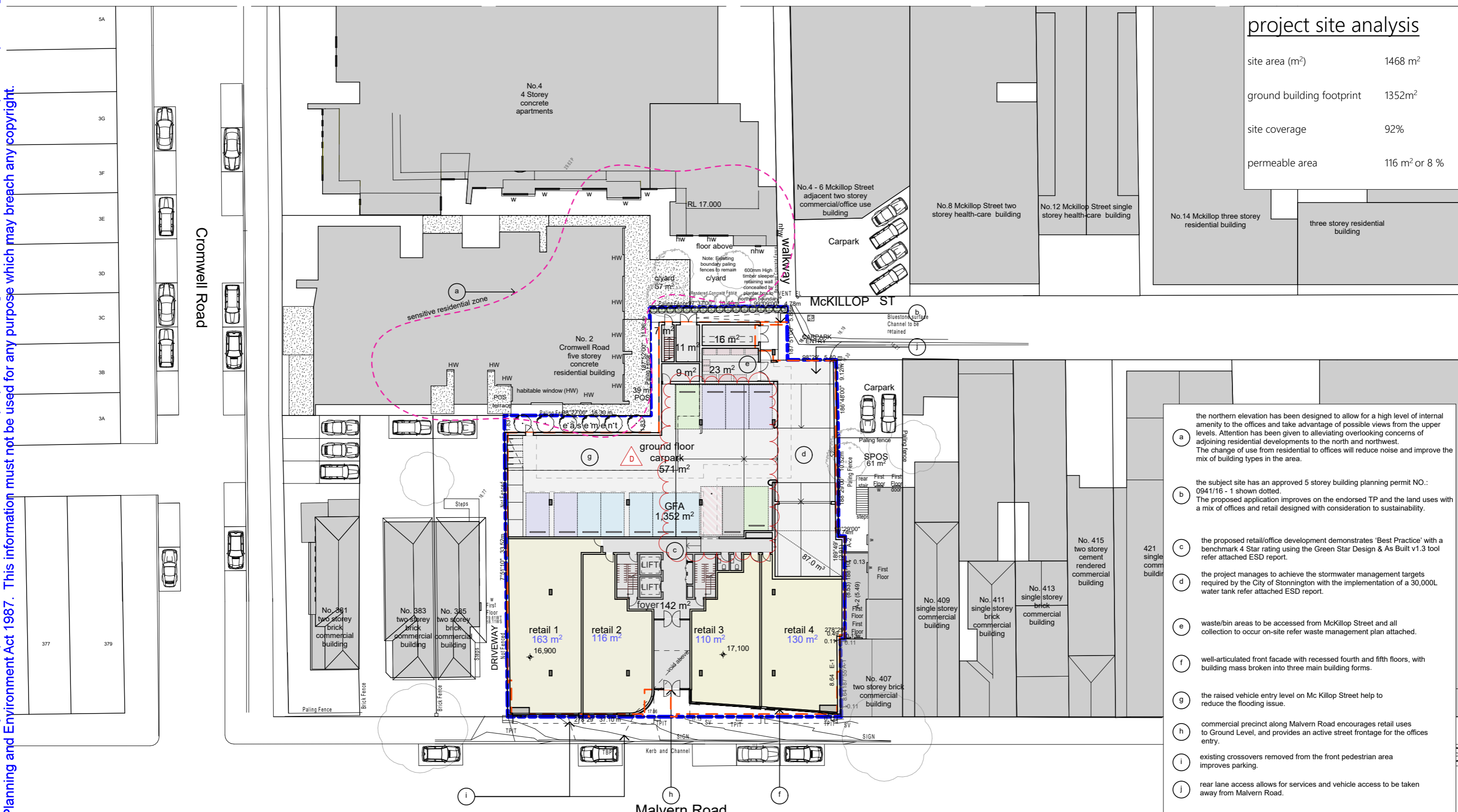
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TP03

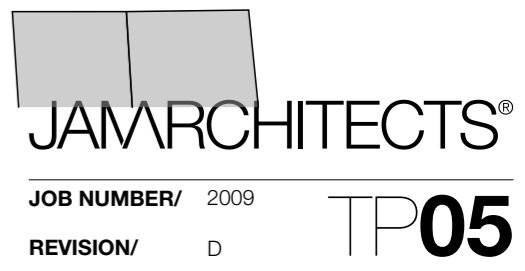
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project site analysis	
site area (m ²)	1468 m ²
ground building footprint	1352m ²
site coverage	92%
permeable area	116 m ² or 8 %

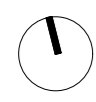
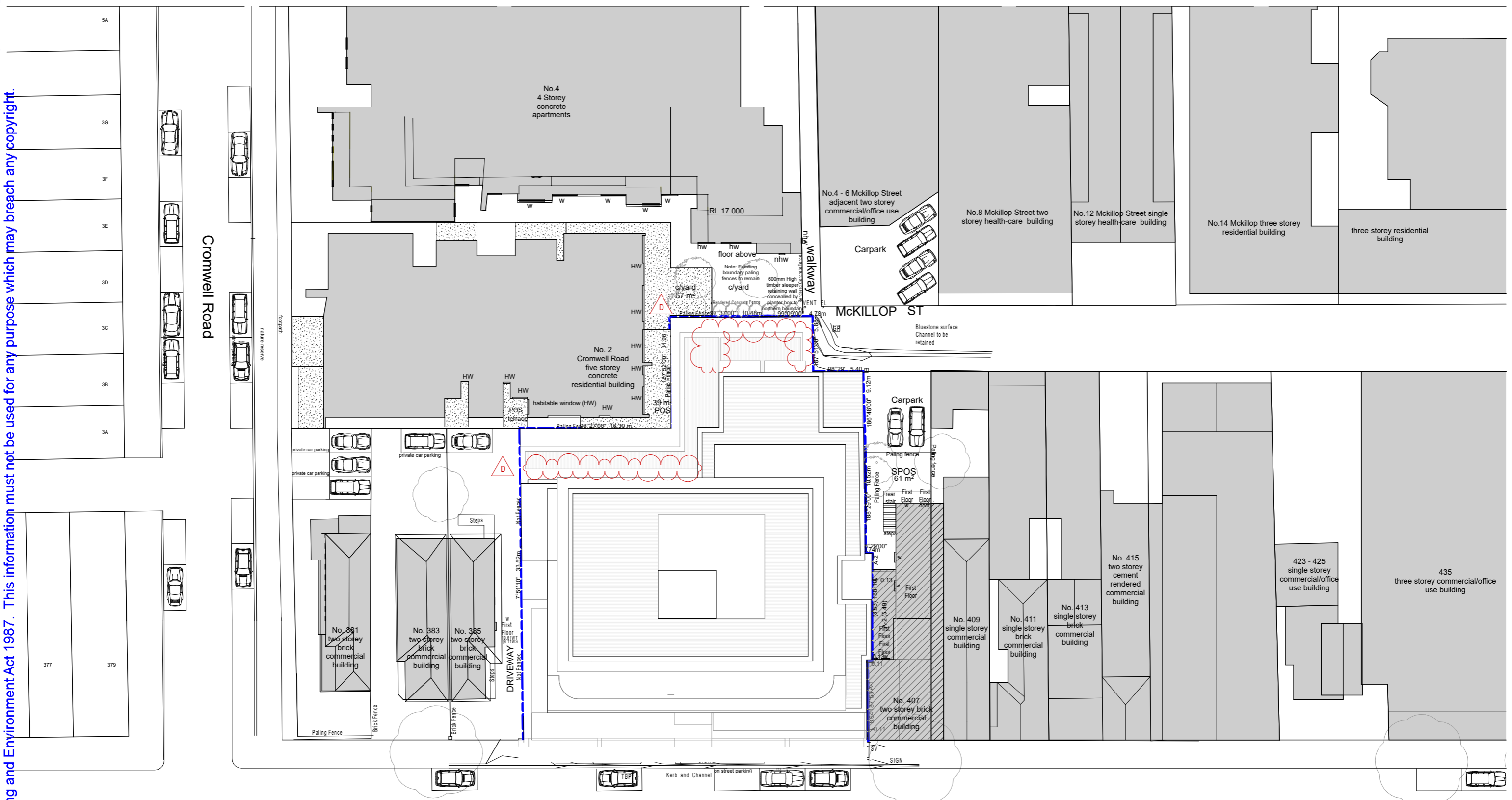
- a the northern elevation has been designed to allow for a high level of internal amenity to the offices and take advantage of possible views from the upper levels. Attention has been given to alleviating overlooking concerns of adjoining residential developments to the north and northwest. The change of use from residential to offices will reduce noise and improve the mix of building types in the area.
- b the subject site has an approved 5 storey building planning permit NO.: 0941/16 - 1 shown dotted. The proposed application improves on the endorsed TP and the land uses with a mix of offices and retail designed with consideration to sustainability.
- c the proposed retail/office development demonstrates 'Best Practice' with a benchmark 4 Star rating using the Green Star Design & As Built v1.3 tool refer attached ESD report.
- d the project manages to achieve the stormwater management targets required by the City of Stonnington with the implementation of a 30,000L water tank refer attached ESD report.
- e waste/bin areas to be accessed from McKillop Street and all collection to occur on-site refer waste management plan attached.
- f well-articulated front facade with recessed fourth and fifth floors, with building mass broken into three main building forms.
- g the raised vehicle entry level on Mc Killop Street help to reduce the flooding issue.
- h commercial precinct along Malvern Road encourages retail uses to Ground Level, and provides an active street frontage for the offices entry.
- i existing crossovers removed from the front pedestrian area improves parking.
- j rear lane access allows for services and vehicle access to be taken away from Malvern Road.

Design response
scale 1:400 @A3



TP05

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Proposed Site plan

scale 1:400 @A3

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PROJECT/ PROPOSED NEW COMMERCIAL OFFICE BUILDING
387-403 MALVERN ROAD SOUTH YARRA

DRAWING/ PROPOSED SITE PLAN

CLIENT/ METROBUILD PTY LTD

DATE/ 20/04/2021

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TP06

DEVELOPMENT SCHEDULE

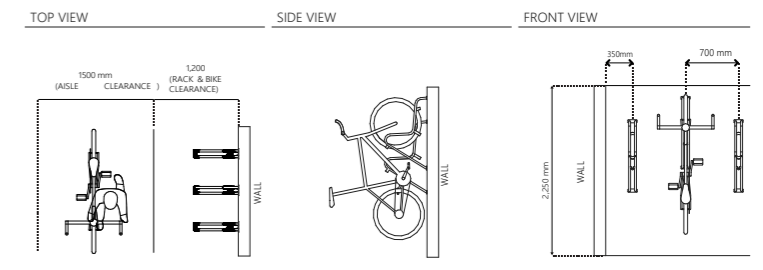
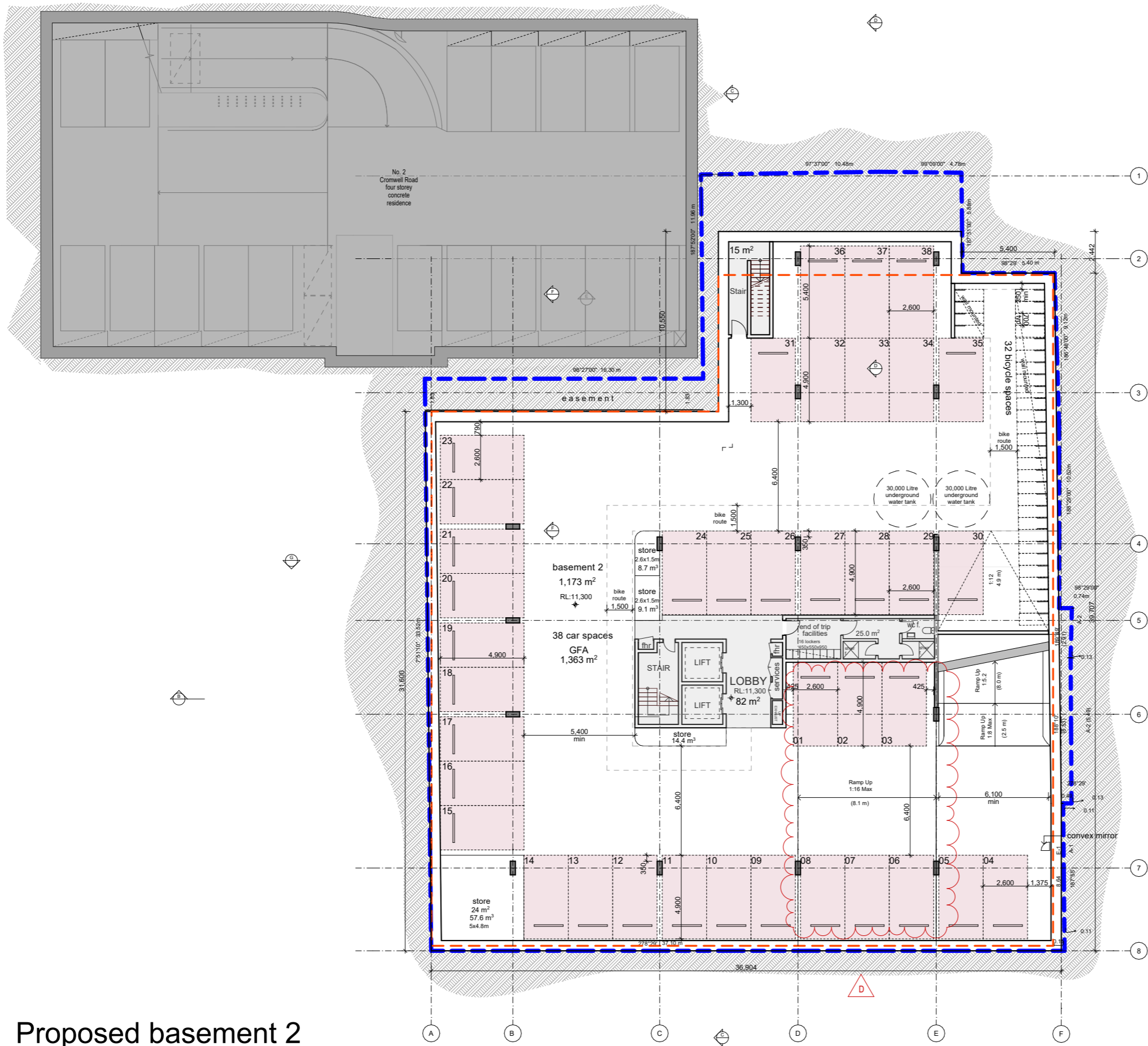
Project 387-403 Malvern Rd South Yarra
 Project No. 2009
 Date 24 February 2021
 Revision

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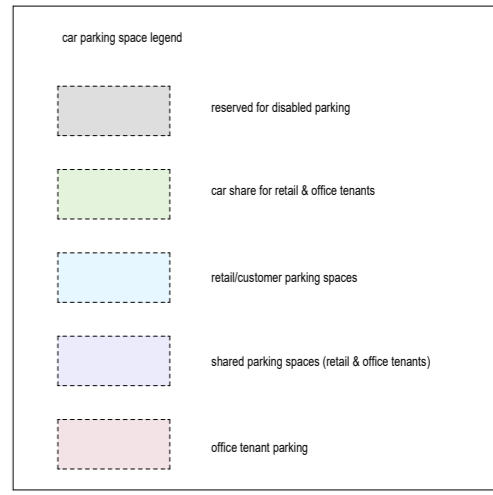
Levels	Carpark		services	office	retail	terrace	Area Per Level	
	Spaces	NFA Area (m2)	Area (m2)	GFA Area (m2)	NFA Area (m2)	balcony Area (m2)	(Sellable) NFA (m2)	GFA (m2)
Basement 2	38	1173	122	1363	0	0	1173	1363
Basement 1	38	1173	122	1363	0	0	1173	1363
Ground Floor	13	571	208	0	519	0	1090	1352
First Floor			107	1149	0	0	1007	1149
Second Floor			107	1163	0	10	1022	1163
Third Floor			82	1033	0	84	923	1033
Fourth Floor			82	1033	0	10	923	1033
Fifth Floor			42	489	0	350	430	489
Totals	89	2917	872	7593	519	454	7741	8945

Total Offices NFA 4305

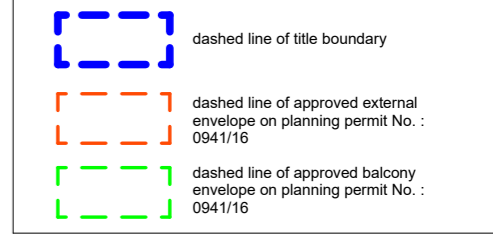
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Wall Mounted Bike Racks
scale 1 : 100



Note:
Columns to be located outside area to be kept clear as specified in Figure 5.2 of AS2890.1:2004



Proposed basement 2
scale 1:250 @A3

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387-403 MALVERN ROAD SOUTH YARRA

DRAWING/ PROPOSED BASEMENT 2 FLOOR PLAN
CLIENT/ METROBUILD PTY LTD

Rev D - 20.04.21 Revised ramp layout

DATE/ 20/04/2021
SCALE/
STATUS/

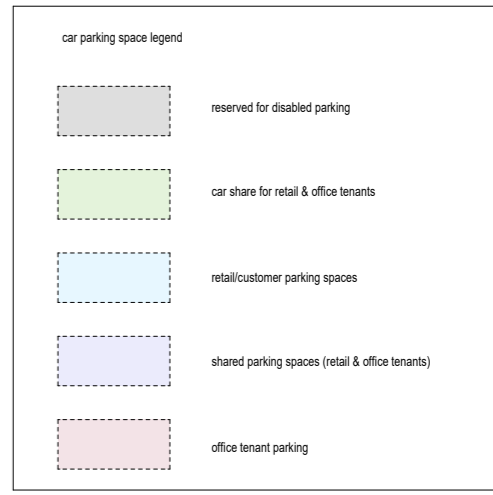
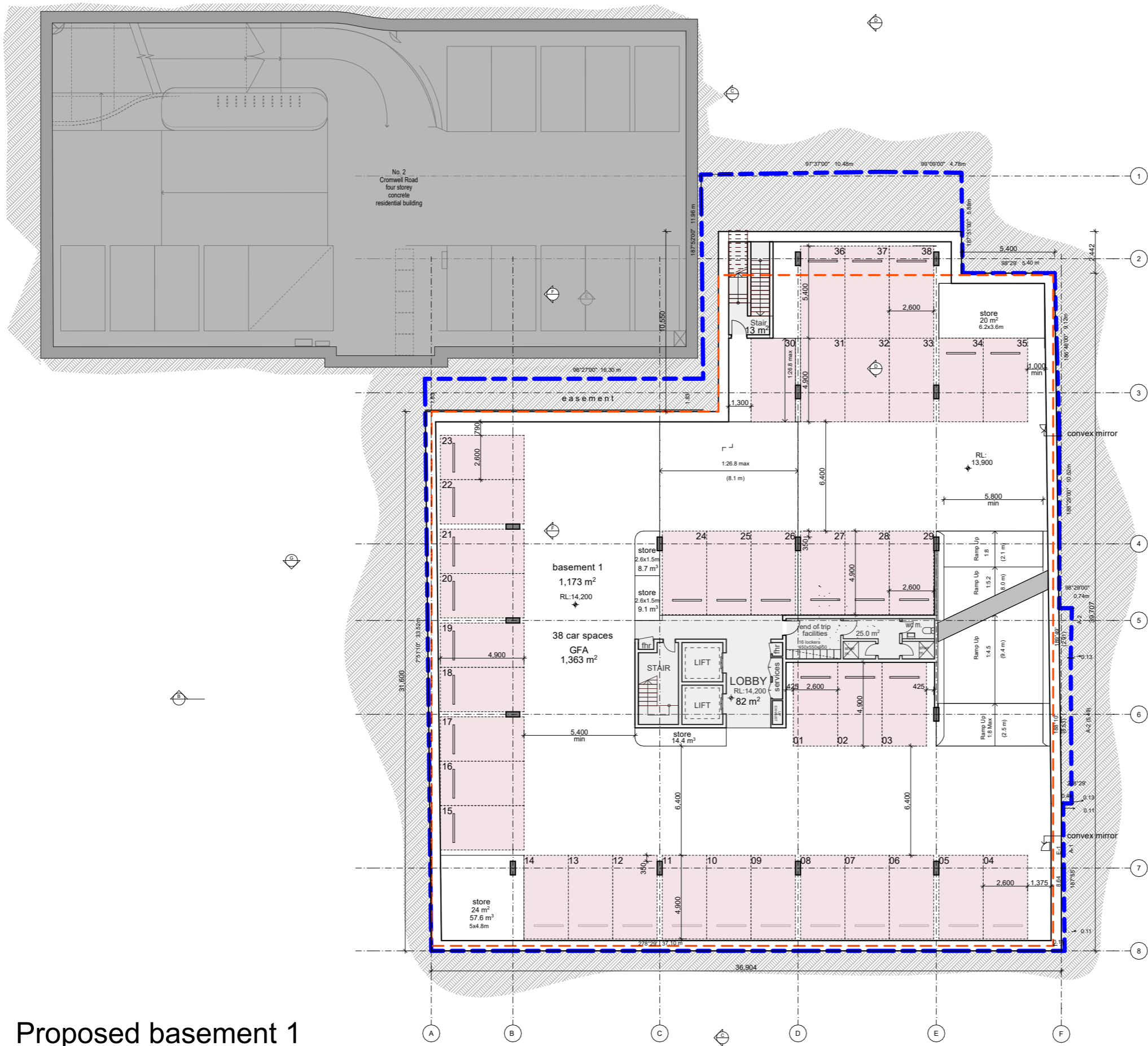
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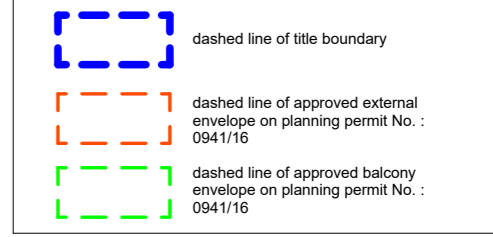
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JOB NUMBER/ 2009
REVISION/ D

TP08



Note:
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Proposed basement 1
scale 1:250 @A3

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387-403 MALVERN ROAD SOUTH YARRA

DRAWING/ PROPOSED BASEMENT 1 FLOOR PLAN
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JOB NUMBER/ 2009
REVISION/ C

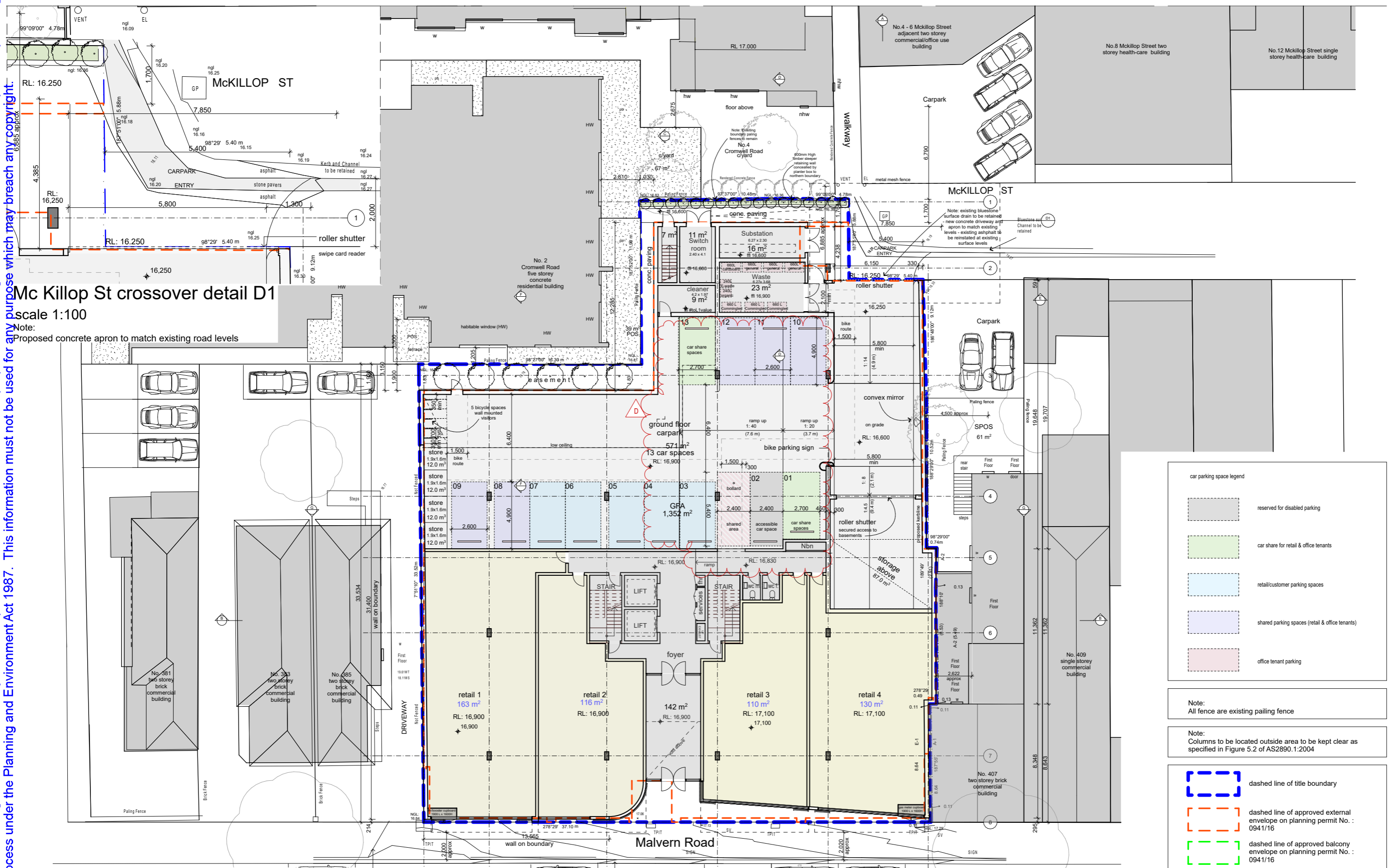
TP09

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Mc Killop St crossover detail D1
 scale 1:100
 Note:
 Proposed concrete apron to match existing road levels

Proposed ground floor plan
 scale 1:250 @A3

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Proposed first floor plan

scale 1:250 @A3

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387-403 MALVERN ROAD SOUTH YARRA

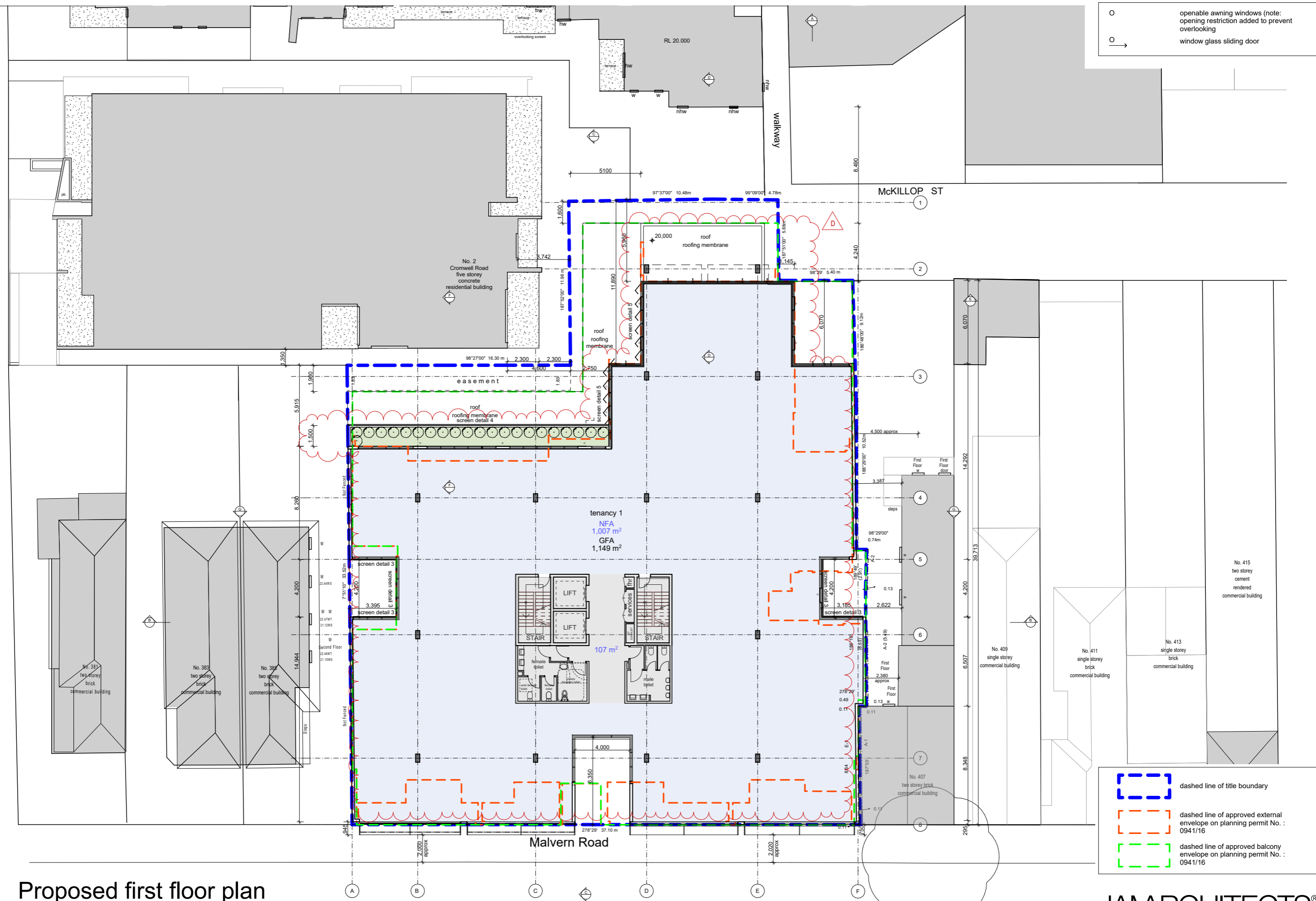
DRAWING/ PROPOSED FIRST FLOOR PLAN
CLIENT/ METROBUILD PTY LTD
Rev D - 20.04.21 Revised privacy screens and internal layout

DATE/ 20/04/2021
SCALE/ STATUS/

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JOB NUMBER/ 2009
REVISION/ D

TP11



○ openable awning windows (note: opening restriction added to prevent overlooking)
○ → window glass sliding door

--- dashed line of title boundary
--- dashed line of approved external envelope on planning permit No. : 0941/16
--- dashed line of approved balcony envelope on planning permit No. : 0941/16

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Proposed second floor plan

scale 1:250 @A3

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387-403 MALVERN ROAD SOUTH YARRA

DRAWING/ PROPOSED SECOND FLOOR PLAN

CLIENT/

METROBUILD PTY LTD

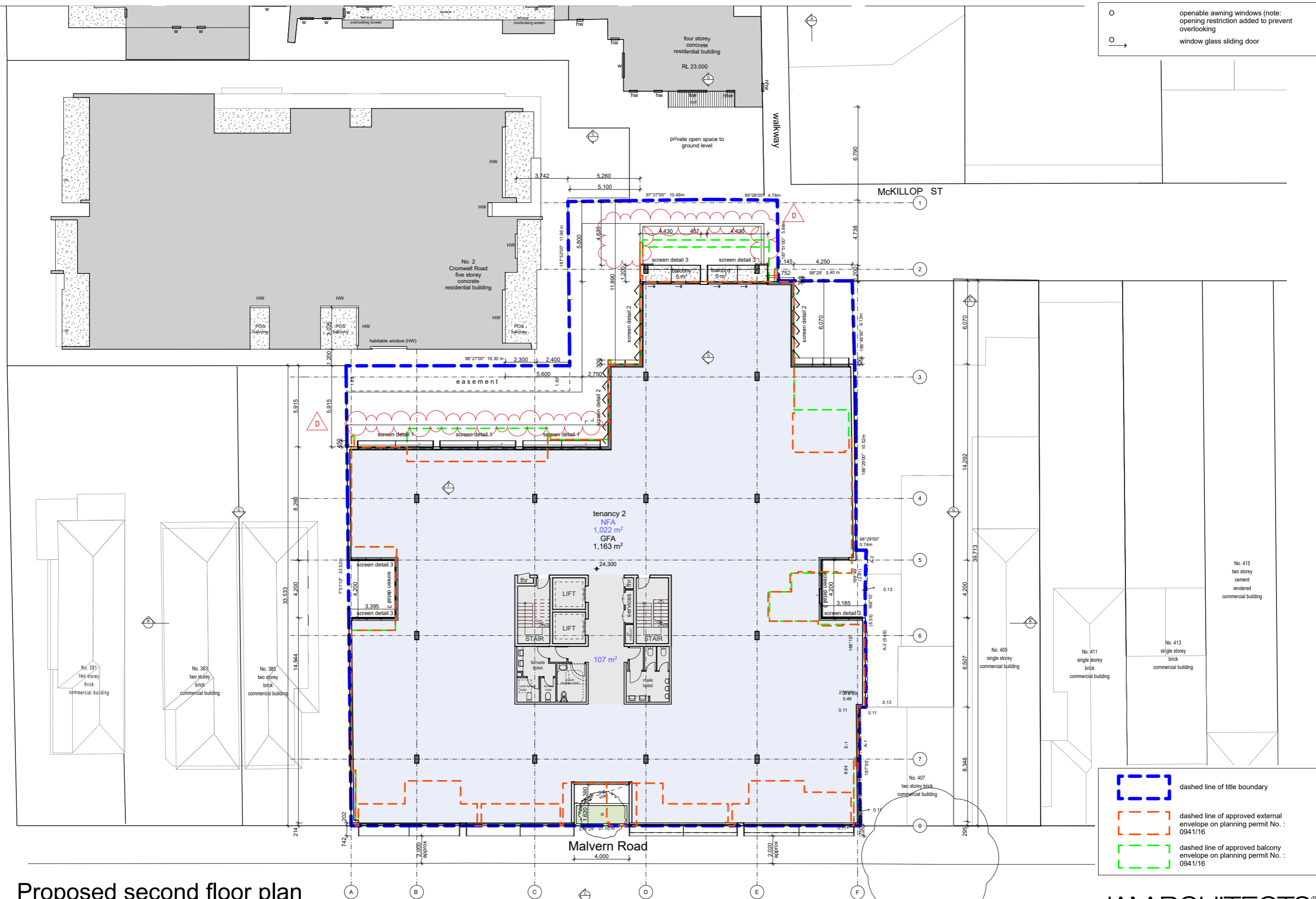
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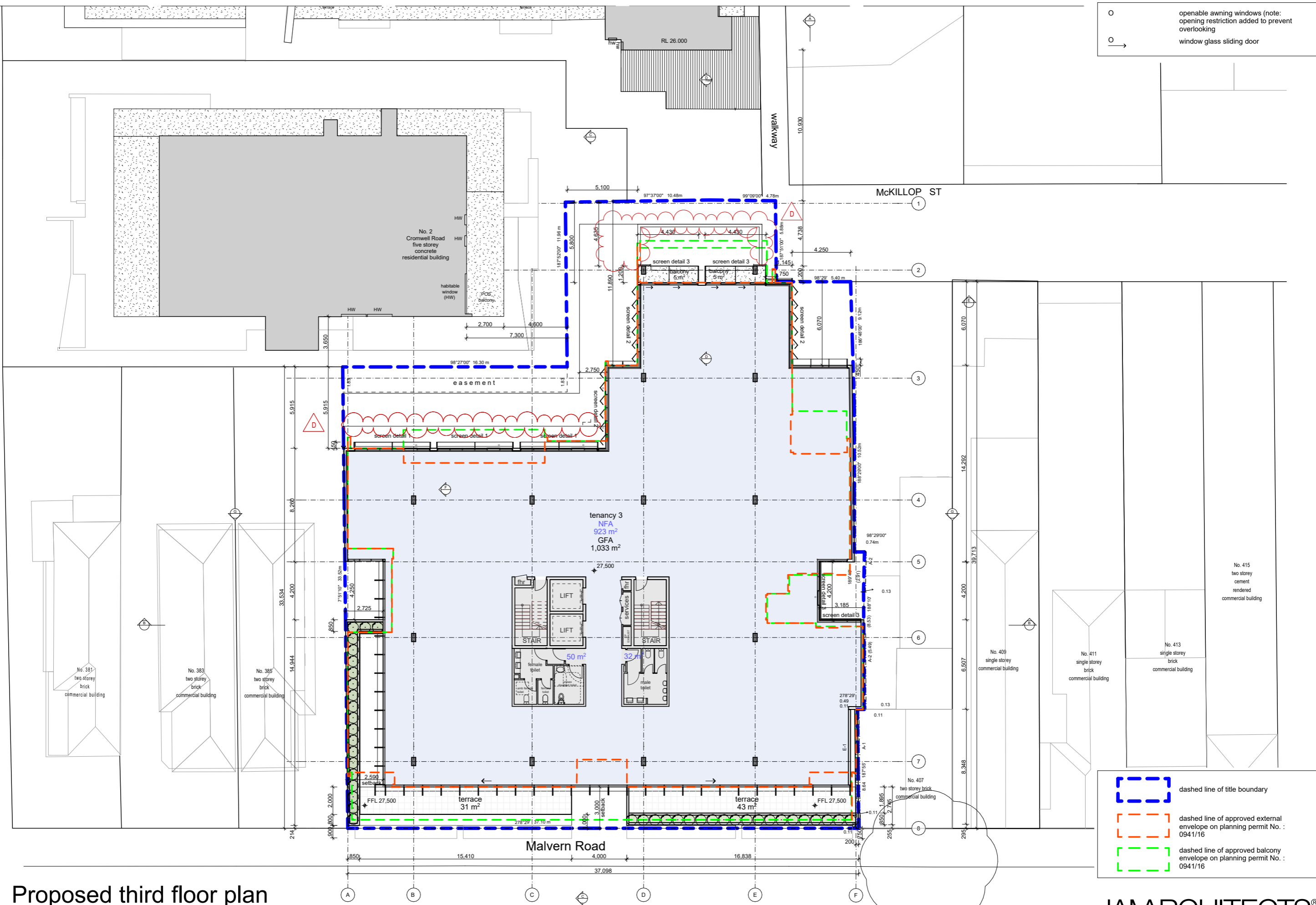
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TP12

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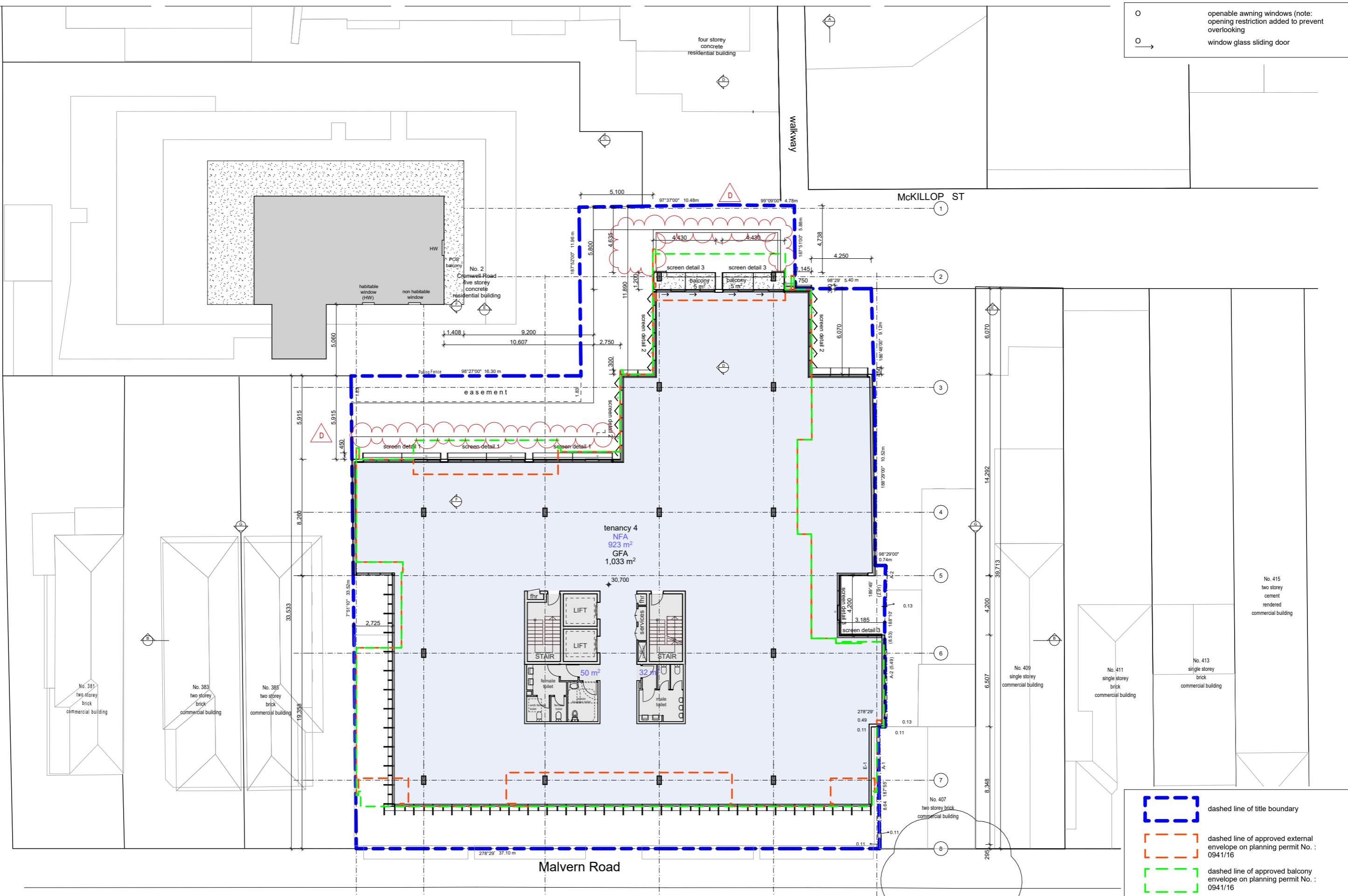
○ operable awning windows (note: opening restriction added to prevent overlooking)
 ○ → window glass sliding door



Proposed third floor plan
 scale 1:250 @A3

--- dashed line of title boundary
 --- dashed line of approved external envelope on planning permit No. : 0941/16
 --- dashed line of approved balcony envelope on planning permit No. : 0941/16

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○ openable awning windows (note: opening restriction added to prevent overlooking)
 ○ → window glass sliding door



Proposed fourth floor plan

scale 1:250 @A3

--- dashed line of title boundary
 --- dashed line of approved external envelope on planning permit No. : 0941/16
 --- dashed line of approved balcony envelope on planning permit No. : 0941/16

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 387-403 MALVERN ROAD SOUTH YARRA

DRAWING/ PROPOSED FOURTH FLOOR PLAN

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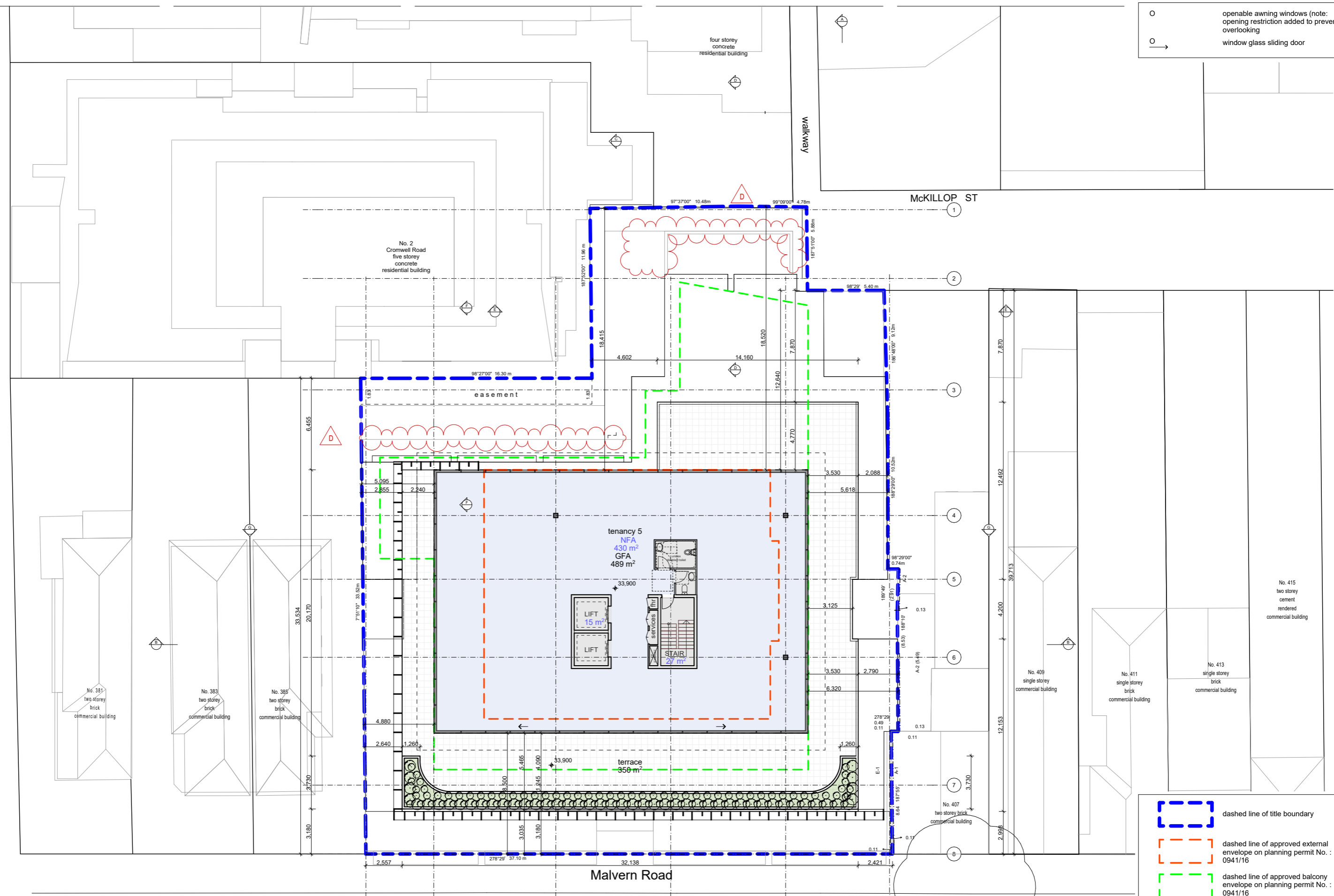
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TP14

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○ openable awning windows (note: opening restriction added to prevent overlooking)
 ○ → window glass sliding door



Proposed fifth floor plan

scale 1:250 @A3

--- dashed line of title boundary
 --- dashed line of approved external envelope on planning permit No. : 0941/16
 --- dashed line of approved balcony envelope on planning permit No. : 0941/16

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 387-403 MALVERN ROAD SOUTH YARRA

DRAWING/ PROPOSED FIFTH FLOOR
 CLIENT/ METROBUILD PTY LTD

DATE/ 20/04/2021
 SCALE/
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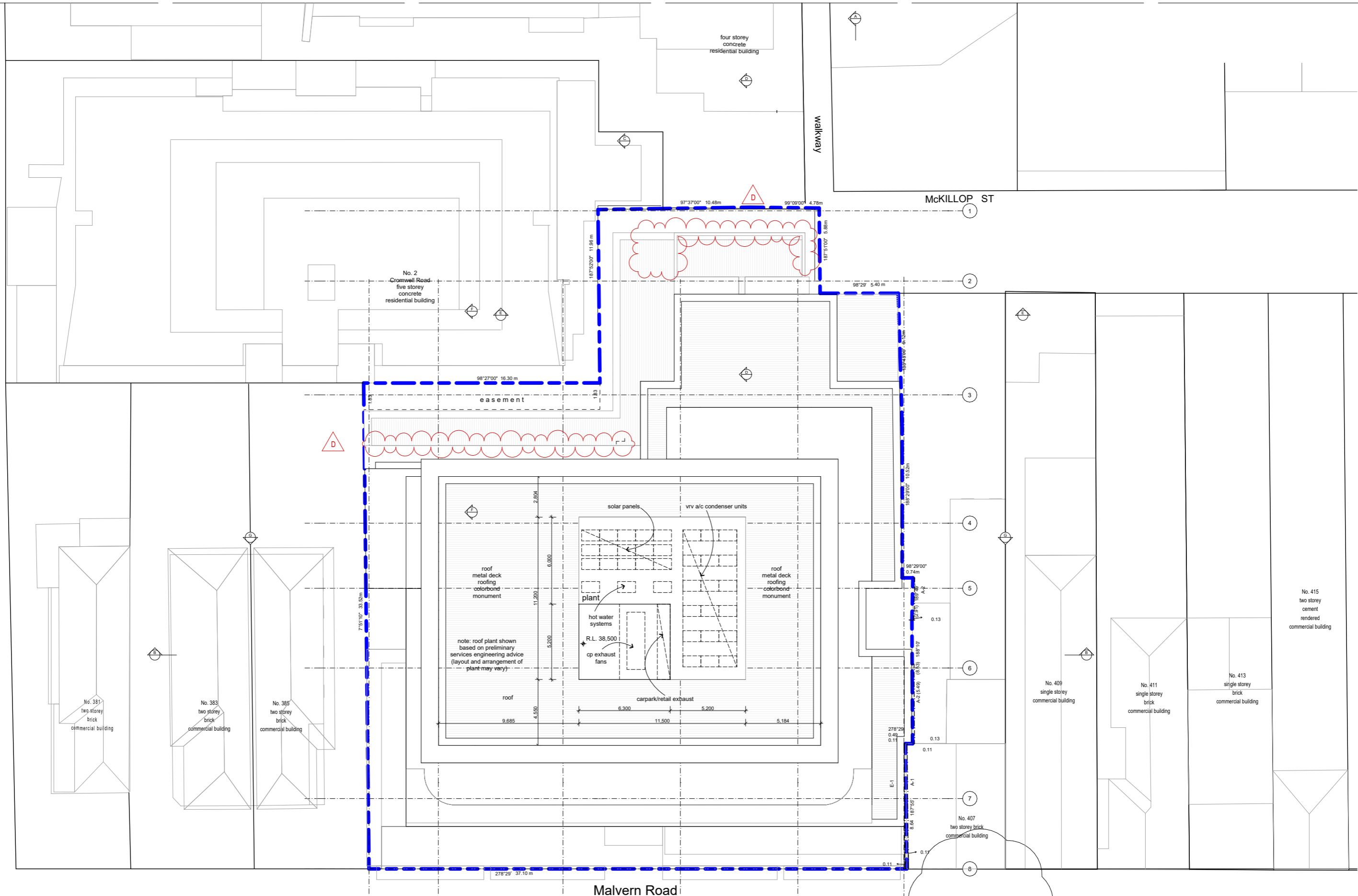
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Proposed roof floor plan

scale 1:250 @A3

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387-403 MALVERN ROAD SOUTH YARRA

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STATUS/

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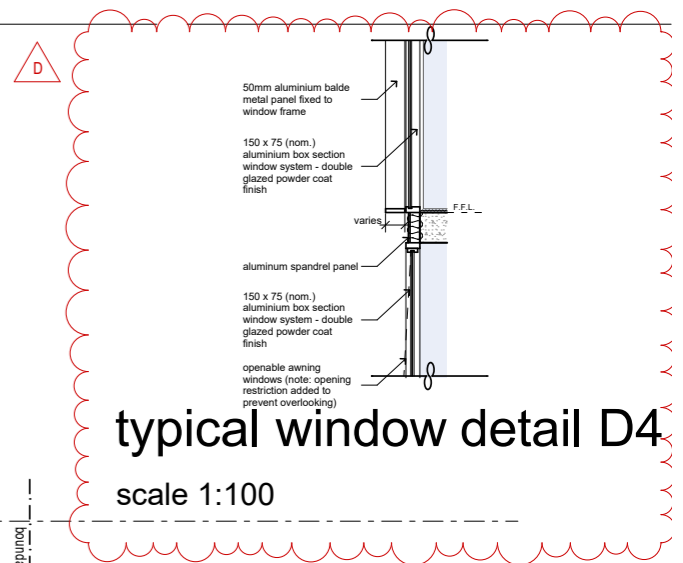
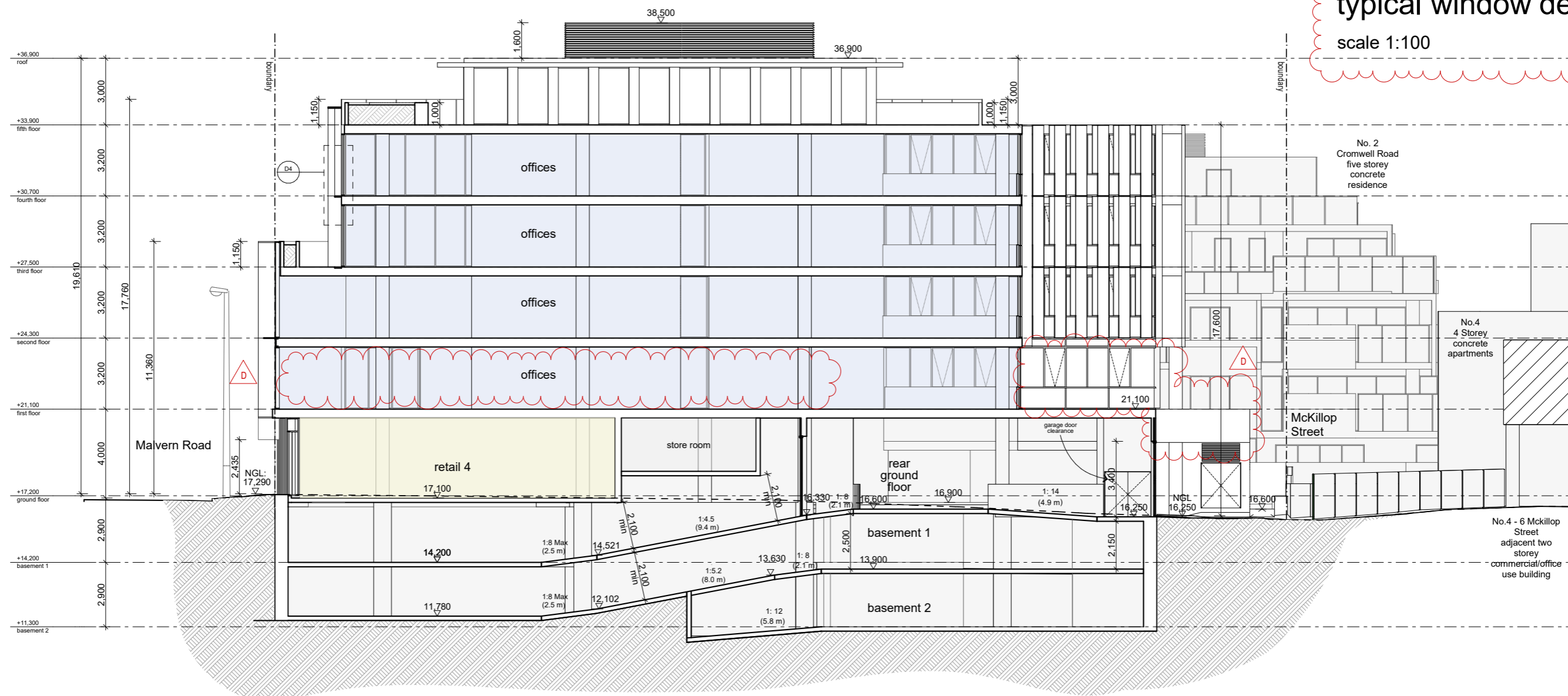
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Section A- A
scale 1:200

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387-403 MALVERN ROAD SOUTH YARRA

DRAWING/ SECTION A - A
CLIENT/ METROBUILD PTY LTD
Rev D - 20.04.21 Revised privacy screens and first floor internal layout

DATE/ 20/04/2021
SCALE/
STATUS/

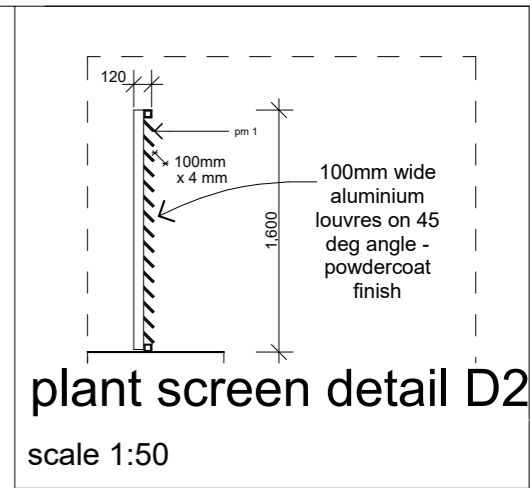
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TP17

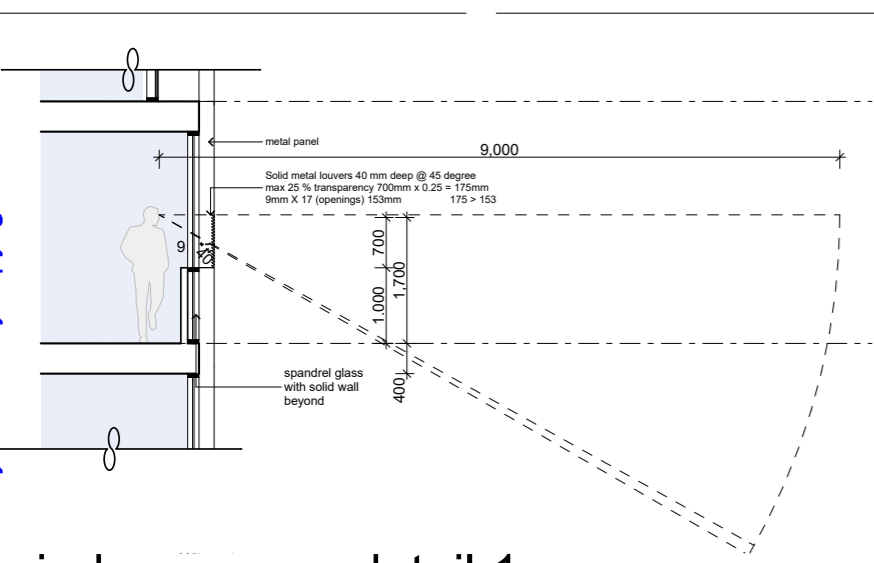
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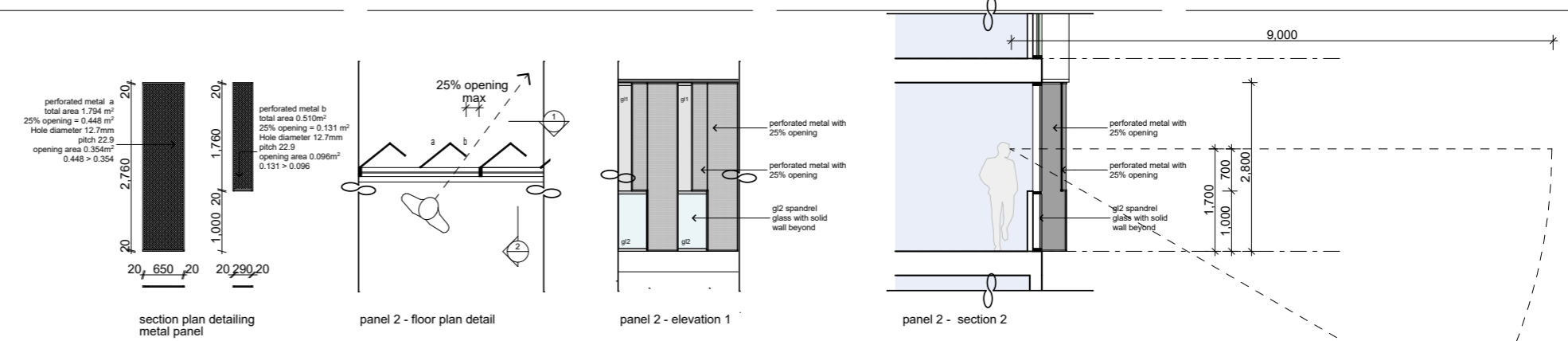
Section B - B
scale 1:200

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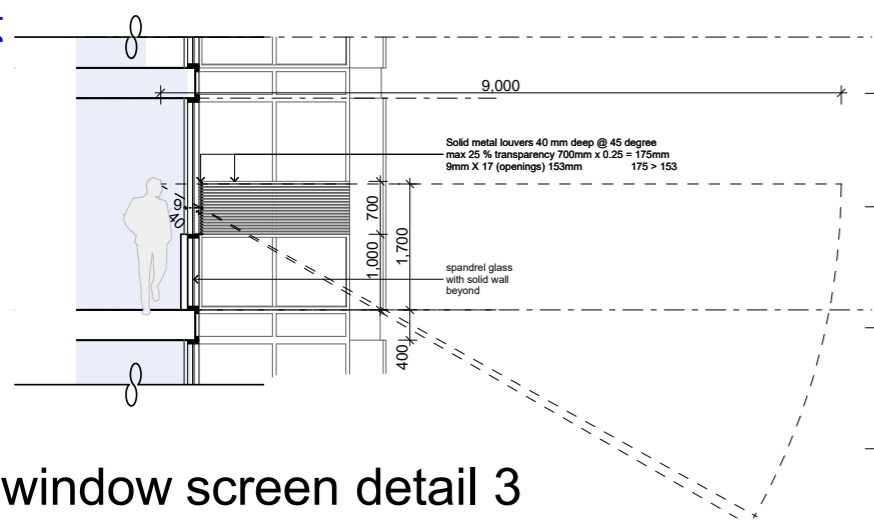
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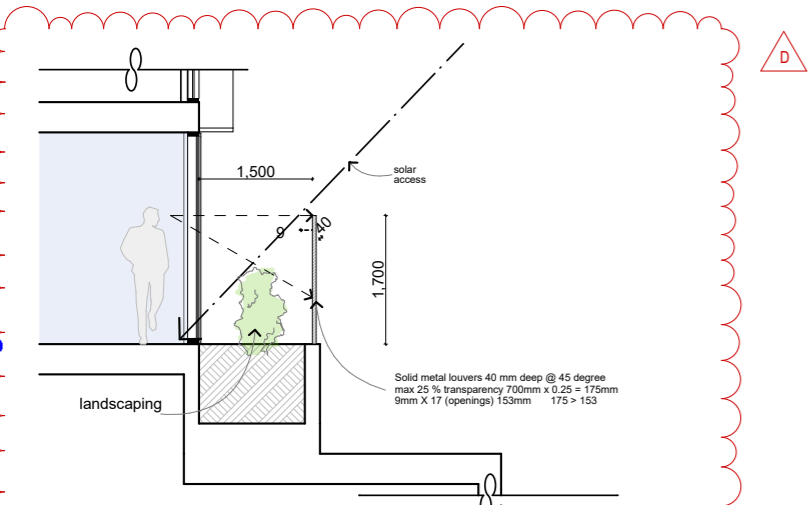
window screen detail 1
scale 1:100



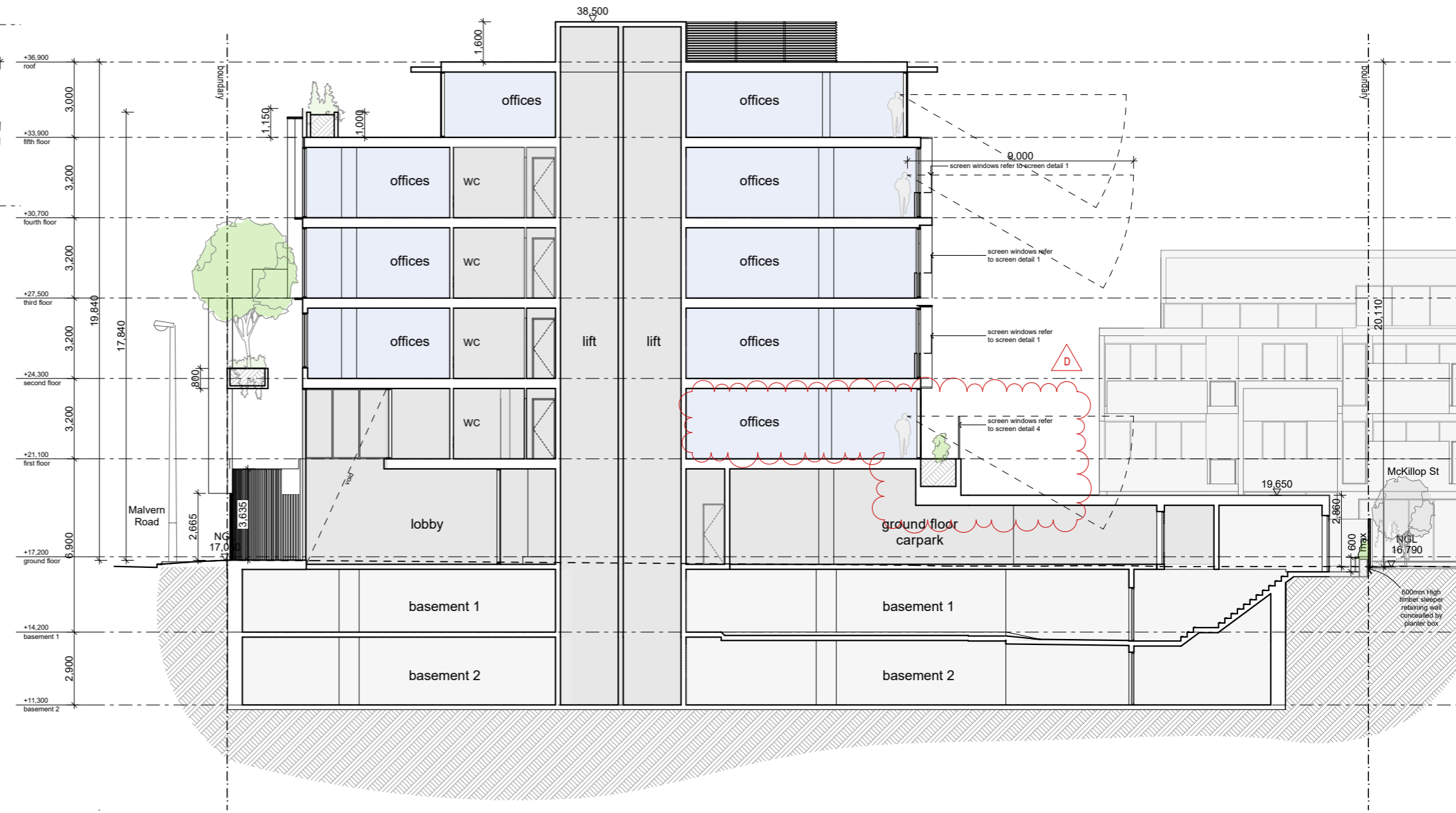
window screen detail 2
scale 1:100



window screen detail 3
scale 1:100



window screen detail 4
scale 1:100



Section C - C
scale 1:200

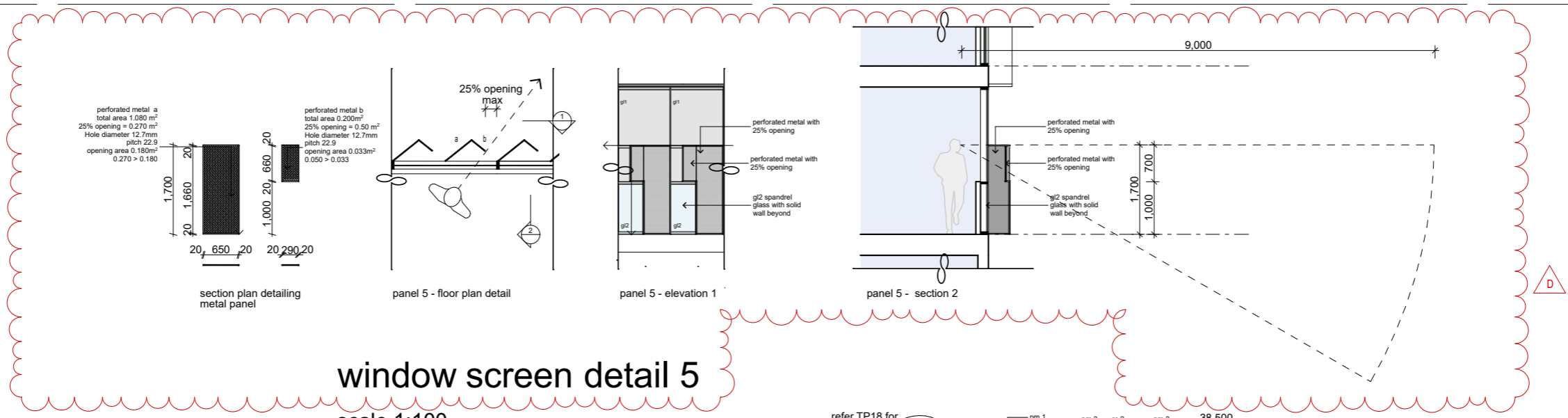
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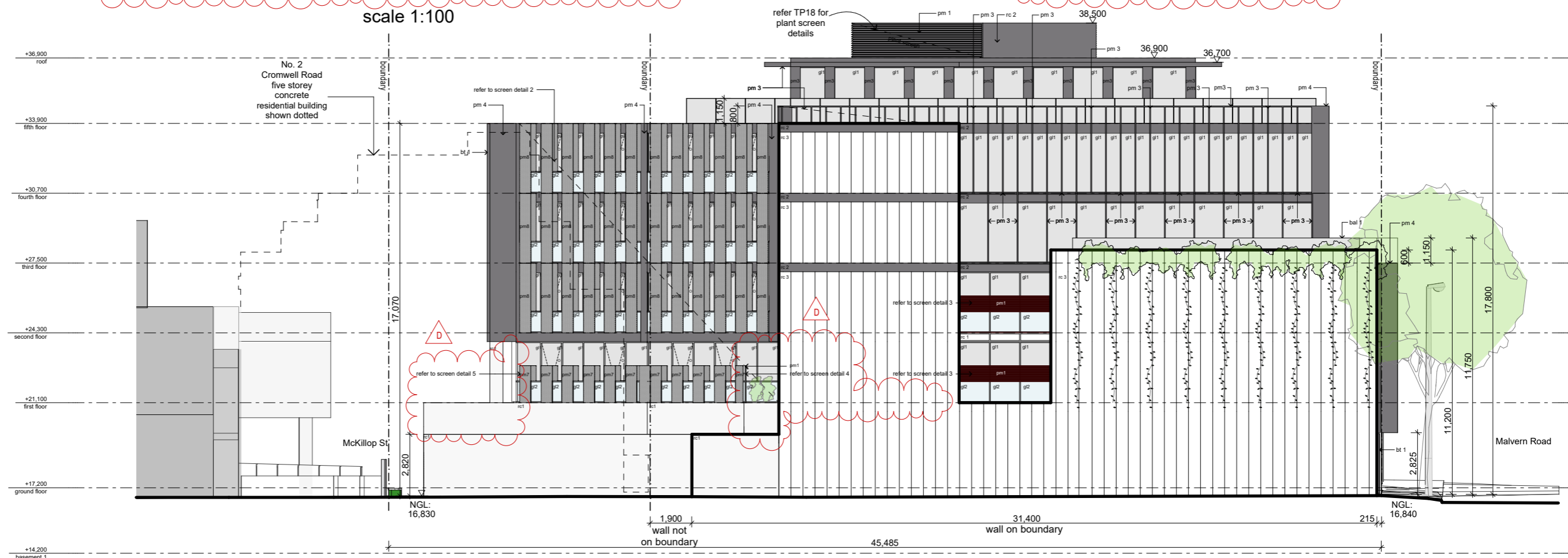
Proposed south elevation
scale 1:200

- o operable awning windows (note: opening restriction added to prevent overlooking)
 - o window glass sliding door
 - pm1 louvre metal panel dulux basalt refer to screen detail
 - pm2 planter box, metal panel dulux basalt or similar
 - pm3 metal panel dulux basalt or similar
 - pm4 metal panel box dulux basalt or similar
 - pm5 metal panel dulux screen or similar
 - pm6 louvre metal panel dulux accord refer to screen detail
 - pm7 screen panel dulux screen or similar transparency (25% max.)
 - pm8 screen panel dulux basalt or similar transparency (25% max.)
 - bt 1 aluminium battens powdercoat dulux basalt or similar TBC
 - g1 window eavntage bronze tinted glass
 - g2 window eavntage bronze tinted glass with solid frit layer to rear (not transparent)
 - g3 1000 mm film glass transparency (25% max.) fixed glazing refer to screen detail
 - bal 1 glazed balustrade 1
 - rc1 dulux accord rendered wall tbc
 - rc2 dulux basalt rendered wall tbc
 - rc3 brick rendered wall
- Note: Windows Frames noted as PM3 - Aluminium Frames in powdercoat Dulux basalt

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window screen detail 5
scale 1:100



Proposed west elevation
scale 1:200

- o operable awning windows (note: opening restriction added to prevent overflocking)
 - o window glass sliding door
 - pm1 louvre metal panel dulux basalt refer to screen detail
 - pm2 planter box, metal panel dulux basalt or similar
 - pm3 metal panel dulux basalt or similar
 - pm4 metal panel box dulux basalt or similar
 - pm5 metal panel dulux basalt or similar
 - pm6 louvre metal panel dulux accord refer to screen detail
 - pm7 screen panel dulux basalt or similar transparency (25% max.)
 - pm8 screen panel dulux basalt or similar transparency (25% max.)
 - bt 1 aluminium battens powdercoat dulux basalt or similar TBC
 - g1 vindian evantage bronze tinted glass
 - g2 vindian evantage bronze tinted glass with solid frit layer to rear (not transparent)
 - g3 1000 mm film glass transparency (25% max.) fixed glazing refer to screen detail
 - bal 1 glazed balustrade 1
 - rc1 dulux accord rendered wall bc
 - rc2 dulux basalt rendered wall tbc
 - rc3 brick masonry wall
- Note: Windows Frames noted as PM3 - Aluminium Frames in powdercoat Dulux basalt

PROJECT/ PROPOSED NEW COMMERCIAL OFFICE BUILDING
387-403 MALVERN ROAD SOUTH YARRA

DRAWING/ WEST ELEVATION CLIENT/ METROBUILD PTY LTD

DATE/ 20/04/2021
SCALE/
STATUS/

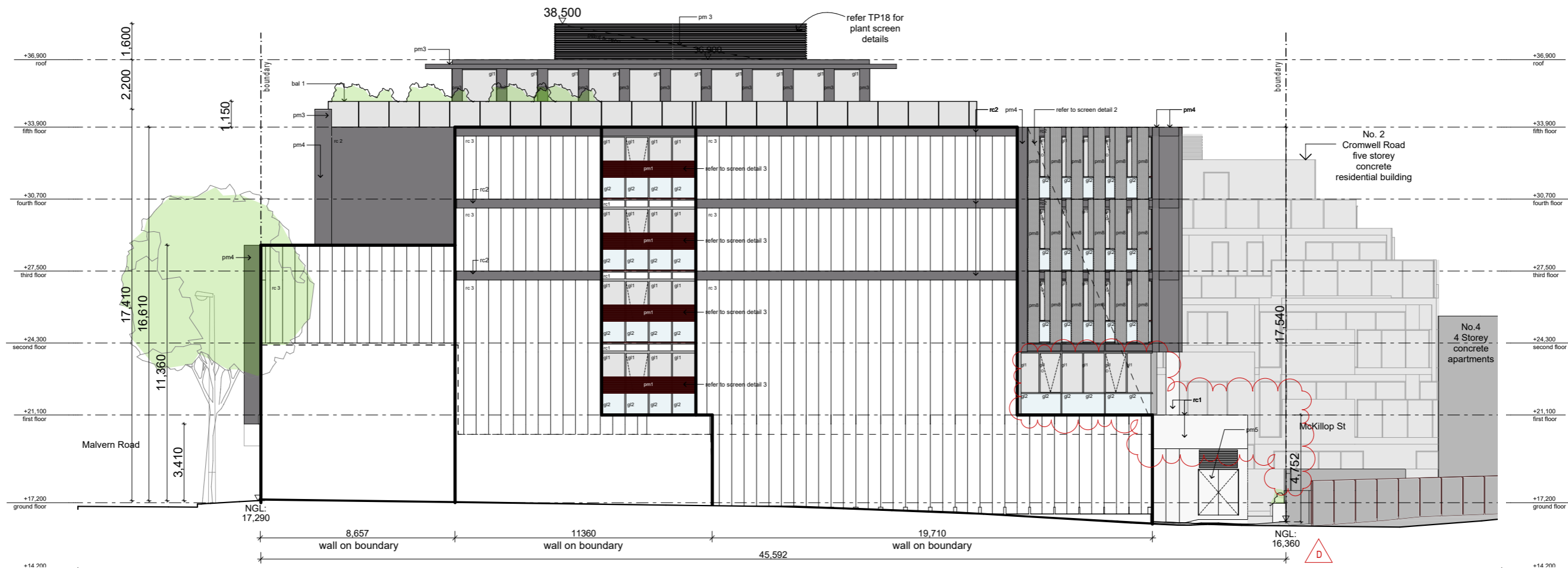
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JOB NUMBER/ 2009
REVISION/ D
TP21

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Proposed east elevation

scale 1:200

- o operable awning windows (note: opening restriction added to prevent overlooking)
 - o window glass sliding door
 - pm1 louvre metal panel dulux basalt refer to screen detail
 - pm2 planter box, metal panel dulux basalt or similar
 - pm3 metal panel dulux basalt or similar
 - pm4 metal panel box dulux basalt or similar
 - pm5 metal panel dulux basalt or similar
 - pm6 louvre metal panel dulux accord refer to screen detail
 - pm7 screen panel dulux basalt or similar transparency (25% max.)
 - pm8 screen panel dulux basalt or similar transparency (25% max.)
 - bt 1 aluminium battens powdercoat dulux basalt or similar TBC
 - gl1 window eavntage bronze tinted glass
 - gl2 window eavntage bronze tinted glass with solid frit layer to rear (not transparent)
 - gl3 1000 mm film glass transparency (25% max.) fixed glazing refer to screen detail
 - bal 1 glazed balustrade 1
 - rc1 dulux accord rendered wall tbc
 - rc2 dulux basalt rendered wall tbc
 - rc3 rendered wall
- Note: Windows Frames noted as PMS - Aluminium Frames in powdercoat Dulux basalt

TP22

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Proposed north elevation

scale 1:200

- o operable awning windows (note: opening restriction added to prevent overlocking)
 - o window glass sliding door
 - pm1 louvre metal panel dulux basalt refer to screen detail
 - pm2 planter box, metal panel dulux basalt or similar
 - pm3 metal panel dulux basalt or similar
 - pm4 metal panel box dulux basalt or similar
 - pm5 metal panel dulux basalt or similar
 - pm6 louvre metal panel dulux accord refer to screen detail
 - pm7 screen panel dulux basalt or similar transparency (25% max.)
 - pm8 screen panel dulux basalt or similar transparency (25% max.)
 - bt 1 aluminium battens powdercoat dulux basalt or similar TBC
 - g1 vindian evantage bronze tinted glass with solid frit layer to rear (not transparent)
 - g2 vindian evantage bronze tinted glass with solid frit layer to rear (not transparent)
 - g3 1000 mm film glass transparency (25% max.) fixed glazing refer to screen detail
 - bal 1 glazed balustrade 1
 - rc1 dulux accord rendered wall tbc
 - rc2 dulux basalt rendered wall tbc
 - rc3 brick rendered wall
- Note: Windows Frames noted as PM3 - Aluminium Frames in powdercoat Dulux basalt

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PROJECT/ PROPOSED NEW COMMERCIAL OFFICE BUILDING
387-403 MALVERN ROAD SOUTH YARRA

DRAWING/ NORTH ELEVATION CLIENT/ METROBUILD PTY LTD

Rev D - 20.04.21 Revised privacy screens

DATE/ 20/04/2021 SCALE/ STATUS/

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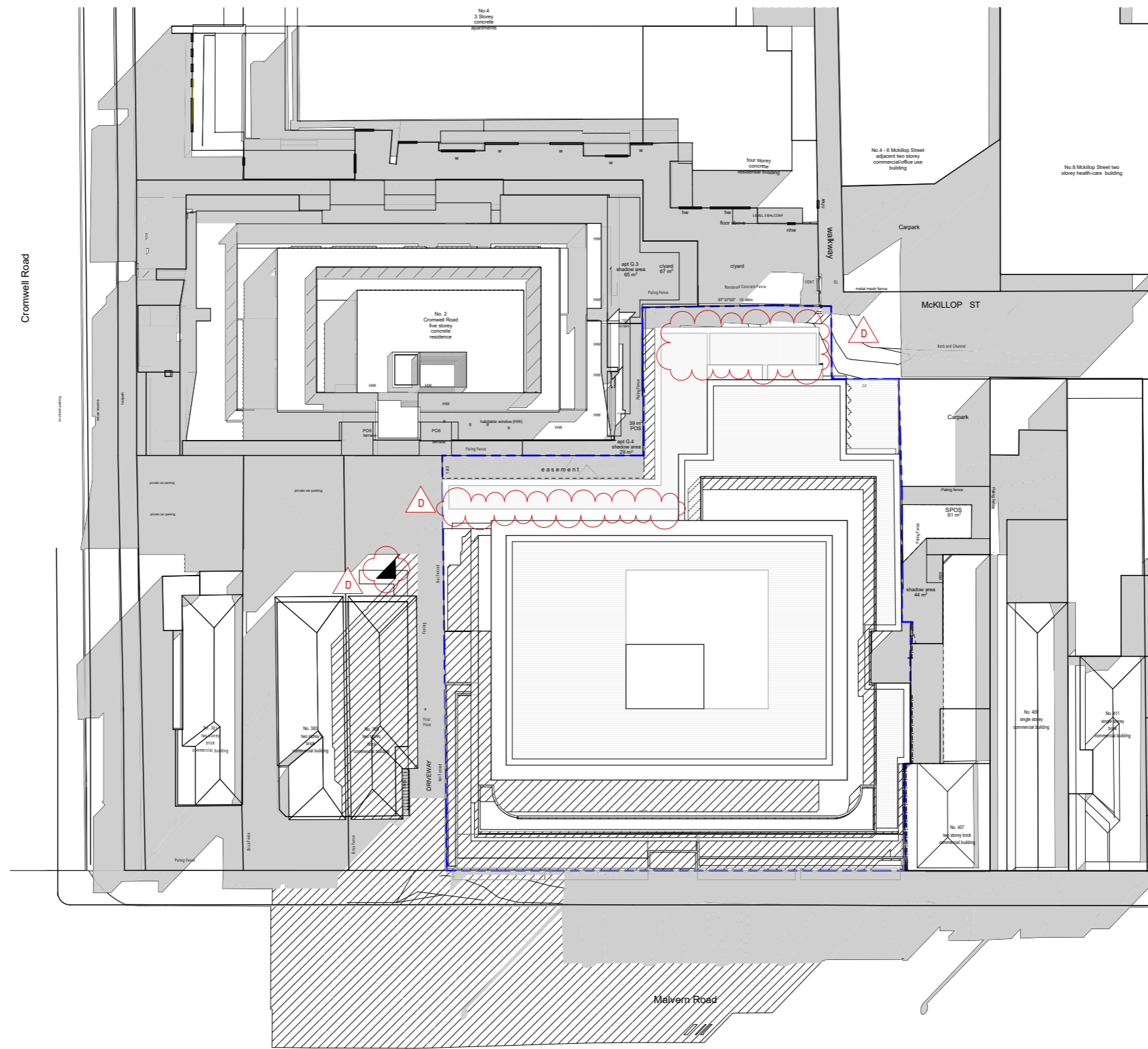
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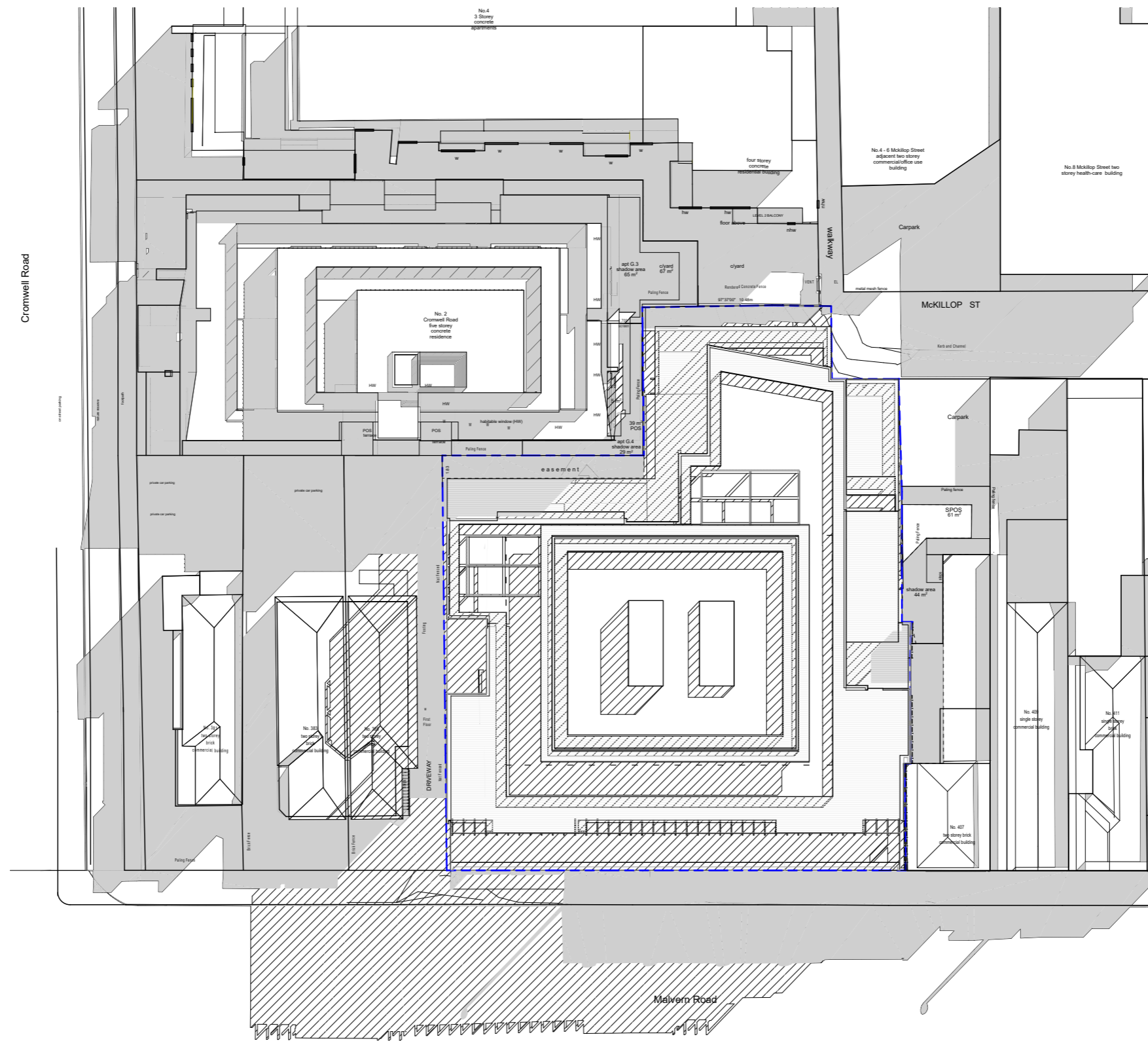
JOB NUMBER/ 2009
REVISION/ D

TP23



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Legend

-  existing shadows
-  PL No: 0941/16 - 1 approved development shadows



shadow by the approved development diagram 9.00 am - 22 september
scale 1:400

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PROJECT/ PROPOSED NEW COMMERCIAL OFFICE BUILDING
387-403 MALVERN ROAD SOUTH YARRA

DRAWING/ APPROVED DEVELOPMENT SHADOW DIAGRAMS

CLIENT/

METROBUILD PTY LTD

DATE/
SCALE/
STATUS/

20/04/2021

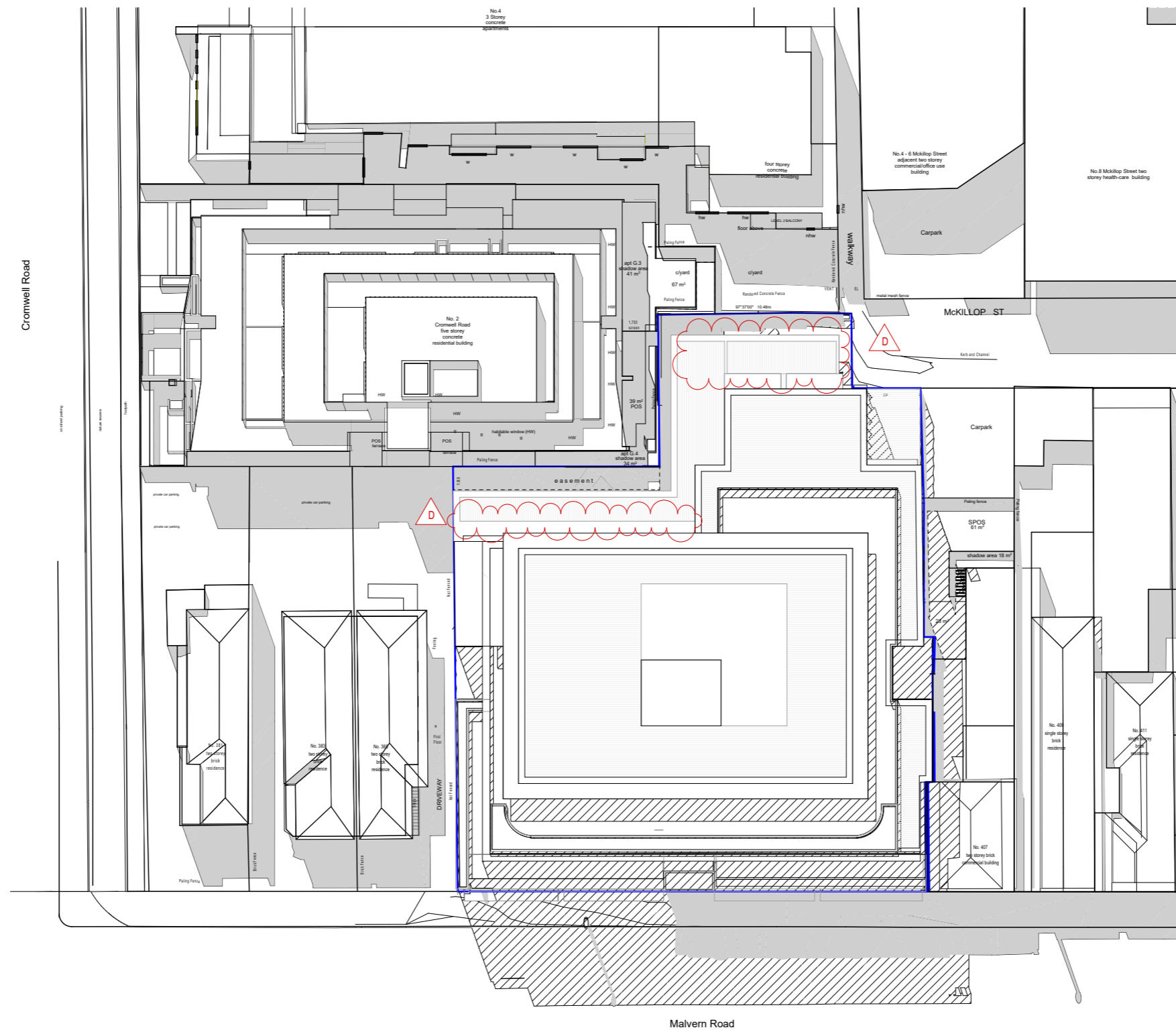
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JOB NUMBER/ 2009



REVISION/ A

TP24A

Rev D - 20.04.21 Revised privacy screens

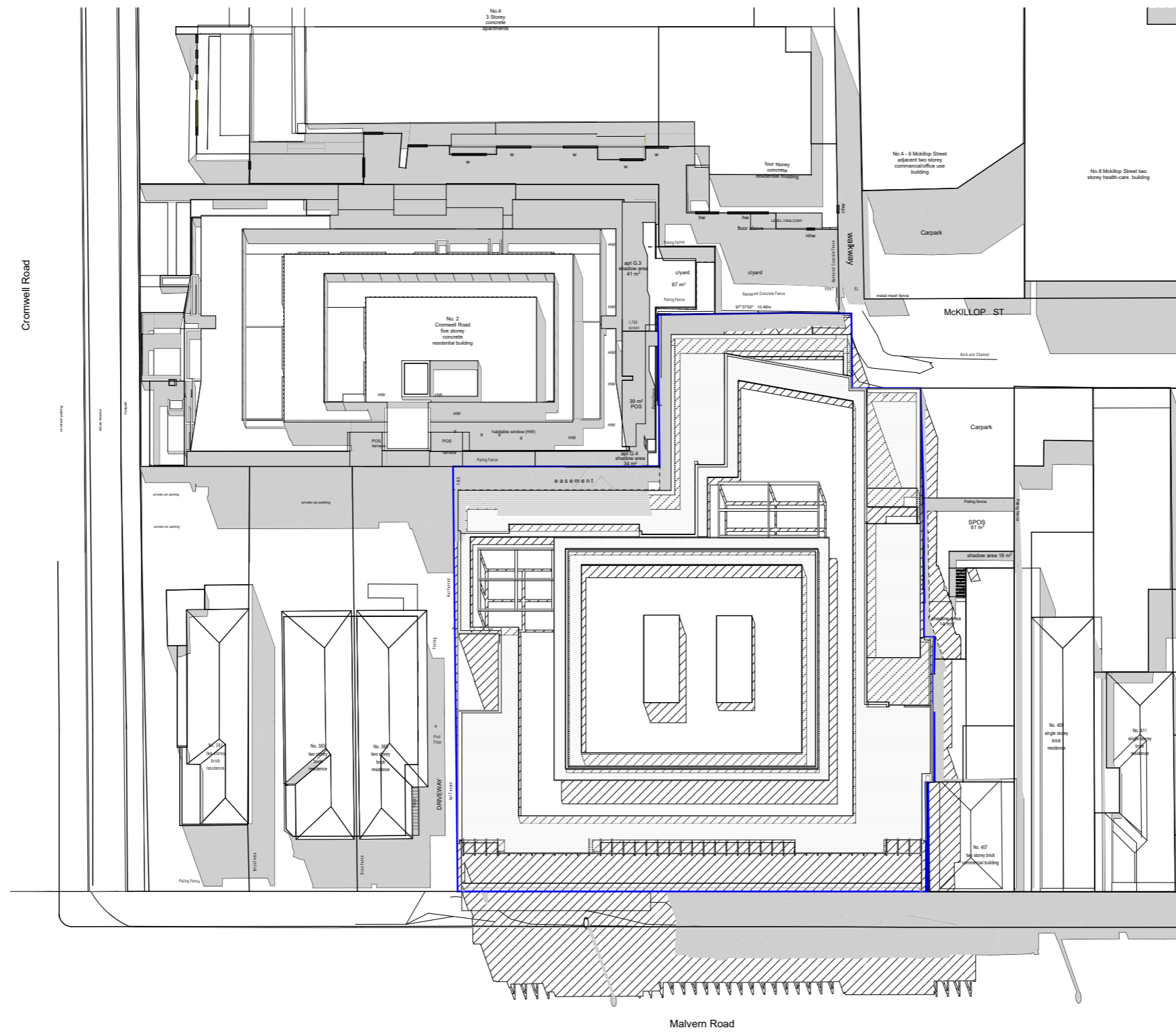


Legend

-  existing shadows
-  proposed shadows

 **proposed shadow diagram 12.00 pm - 22 september**
scale 1:400

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Legend

- existing shadows
- PL No: 0941/16 - 1 approved development shadows

shadow by the approved development diagram 12.00 pm - 22 september
scale 1:400

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PROJECT/ PROPOSED NEW COMMERCIAL OFFICE BUILDING
387-403 MALVERN ROAD SOUTH YARRA

DRAWING/ APPROVED DEVELOPMENT SHADOW DIAGRAMS
Rev D - 20.04.21 Revised privacy screens

CLIENT/

METROBUILD PTY LTD

DATE/ 20/04/2021
SCALE/
STATUS/

WITHOUT PREJUDICE

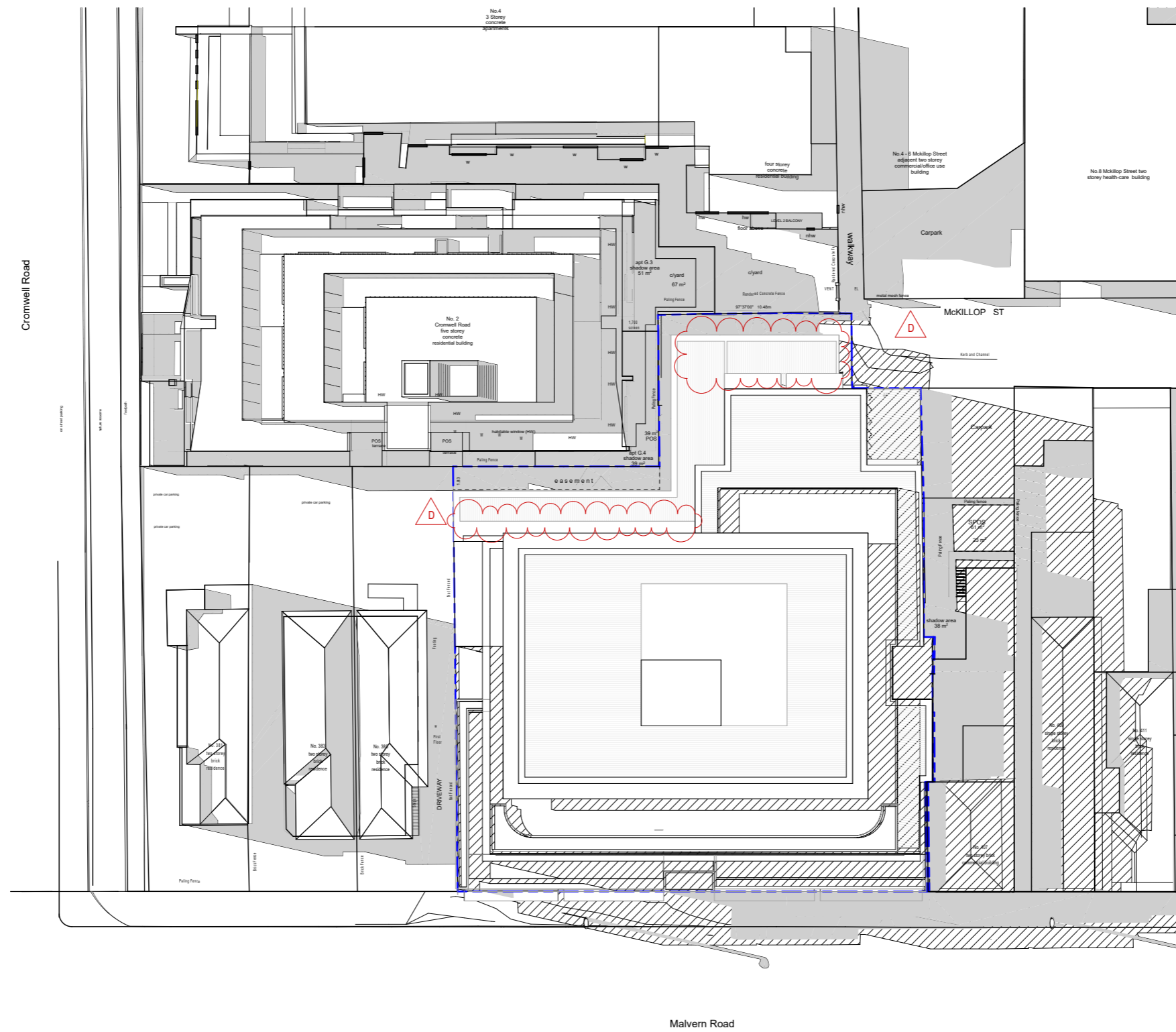
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TP25A

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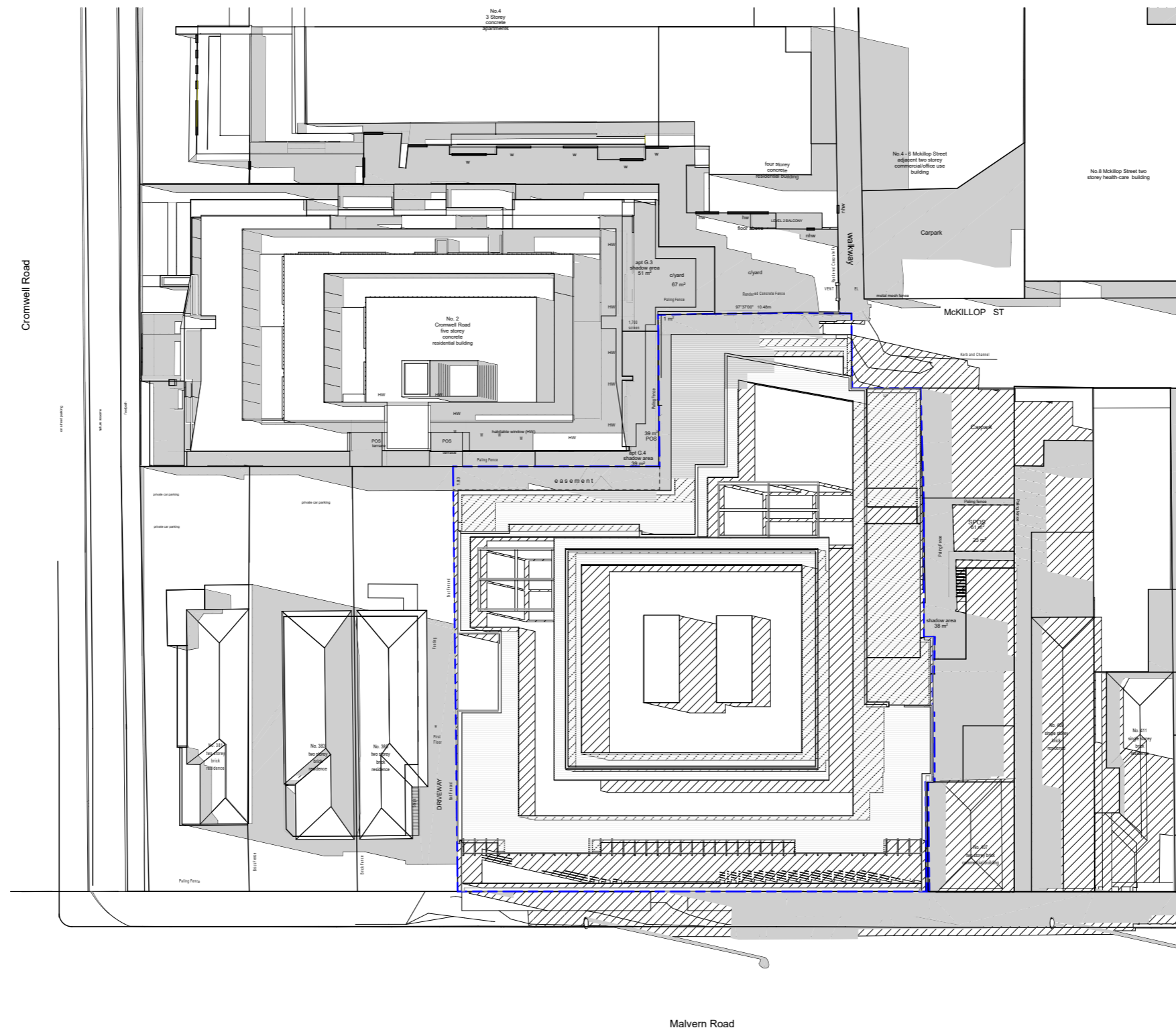
Legend

- existing shadows
- proposed shadows



proposed shadow diagram 3.00 pm - 22 september
scale 1:400

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Legend

-  existing shadows
-  PL No: 0941/16 - 1 approved development shadows

 shadow by the approved development diagram 3.00 pm - 22 september
scale 1:400

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	existing secluded open space area	existing shadows	approved development shadows	proposed shadows	comparison approved and proposed shadows
No. 2 Cromwell Road apt. G.3	67m ²	65 m ²	65 m ²	65 m ²	0 m ²
No. 2 Cromwell Road apt. G.4	39 m ²	29 m ²	34 m ²	29 m ²	-5 m ²
No. 407 Malvern Road	61 m ²	44 m ²	44 m ²	44 m ²	0 m ²
No. 385 Malvern Road	carpark area. no private secluded open space area	0 m ²	0 m ²	0 m ²	0 m ²

9.00 am shadow diagram summary

	existing secluded open space area	existing shadows	approved development shadows	proposed shadows	comparison approved and proposed shadows
No. 2 Cromwell Road apt. G.3	67 m ²	41 m ²	41 m ²	41 m ²	0 m ²
No. 2 Cromwell Road apt. G.4	39 m ²	34 m ²	34 m ²	34 m ²	0 m ²
No. 407 Malvern Road	61 m ²	18 m ²	32 m ²	41 m ²	+ 9 m ²
No. 385 Malvern Road	carpark area. no private secluded open space area	0 m ²	0 m ²	0 m ²	0m ²

12.00 pm shadow diagram summary

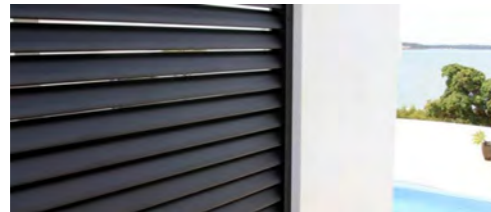
	existing secluded open space area	existing shadows	approved development shadows	proposed shadows	comparison approved and proposed shadows
No. 2 Cromwell Road apt. G.3	67 m ²	51 m ²	51 m ²	51 m ²	0 m ²
No. 2 Cromwell Road apt. G.4	39 m ²	39 m ²	39 m ²	39 m ²	0 m ²
No. 407 Malvern Road	61 m ²	38 m ²	61 m ²	61 m ²	0 m ²
No. 385 Malvern Road	carpark area. no private secluded open space area	0 m ²	0 m ²	0 m ²	0m ²

3.00 pm shadow diagram summary

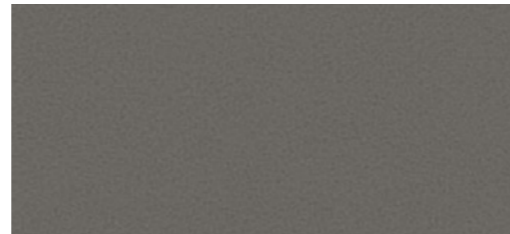
shadow area summary

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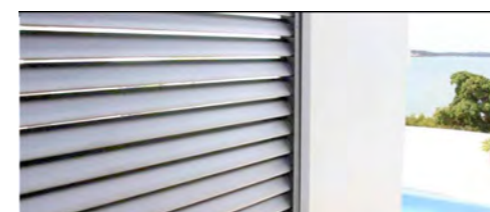
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pm1
louvre metal panel dulux basalt - 25 % opening



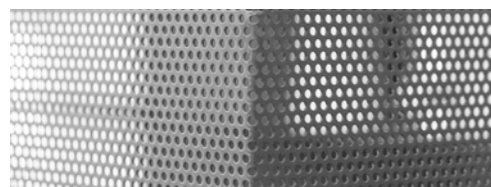
pm2
planter box, metal panel dulux basalt or similar



pm6
louvre metal panel dulux accord - 25 % opening



pm5
metal panel dulux accord or similar



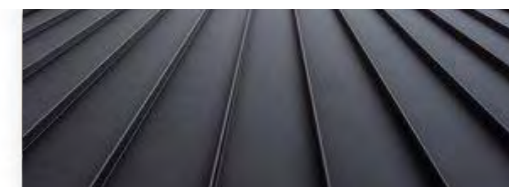
pm7
perforated metal panel dulux accord or similar 25 % opening



pm4
metal panel dulux basalt or similar



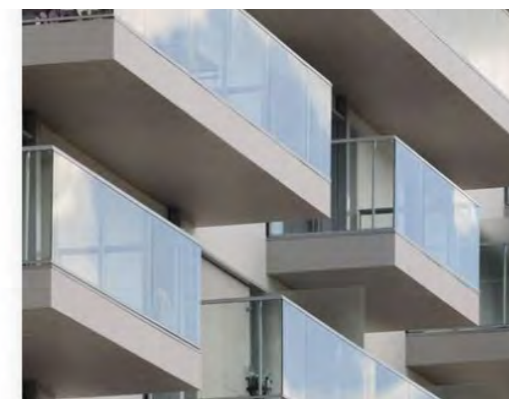
bt1
metal battens dulux basalt tbc



roof
Colorbond matt metal roof sheets colour monument or similar



pm8
perforated metal panel dulux basalt or similar 25 % opening



bal 1
glazed balustrade 1 - clear glass



pm3
metal panel dulux basalt tbc



gl1
viridian evantage bronze tinted glass



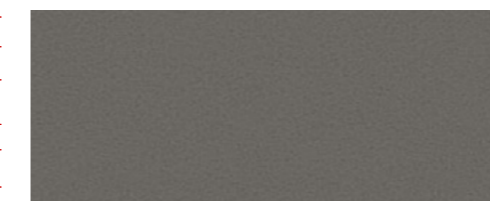
gl2
viridian evantage bronze tinted glass with backing frit (opaque)



gl3
viridian evantage bronze tinted glass with backing frit (opaque)



rc 1
Textured render finish - colour dulux accord or similar tbc



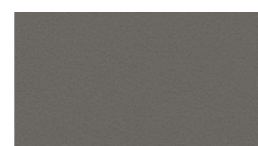
rc 2
Textured render finish - colour dulux basalt or similar tbc



rc 3
Natural Concrete - natural off-form concrete colour



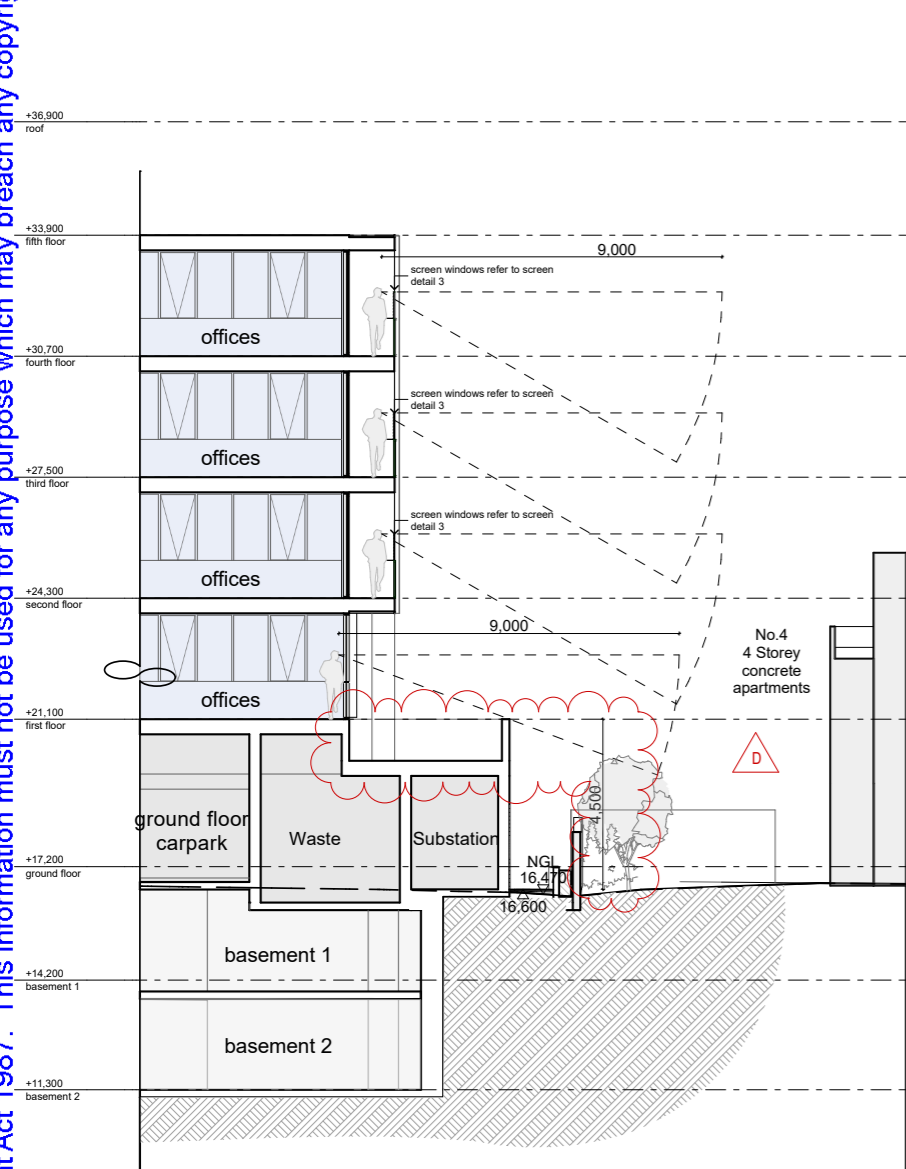
rc 3
off form concrete wall light grey rendered wall tbc similar



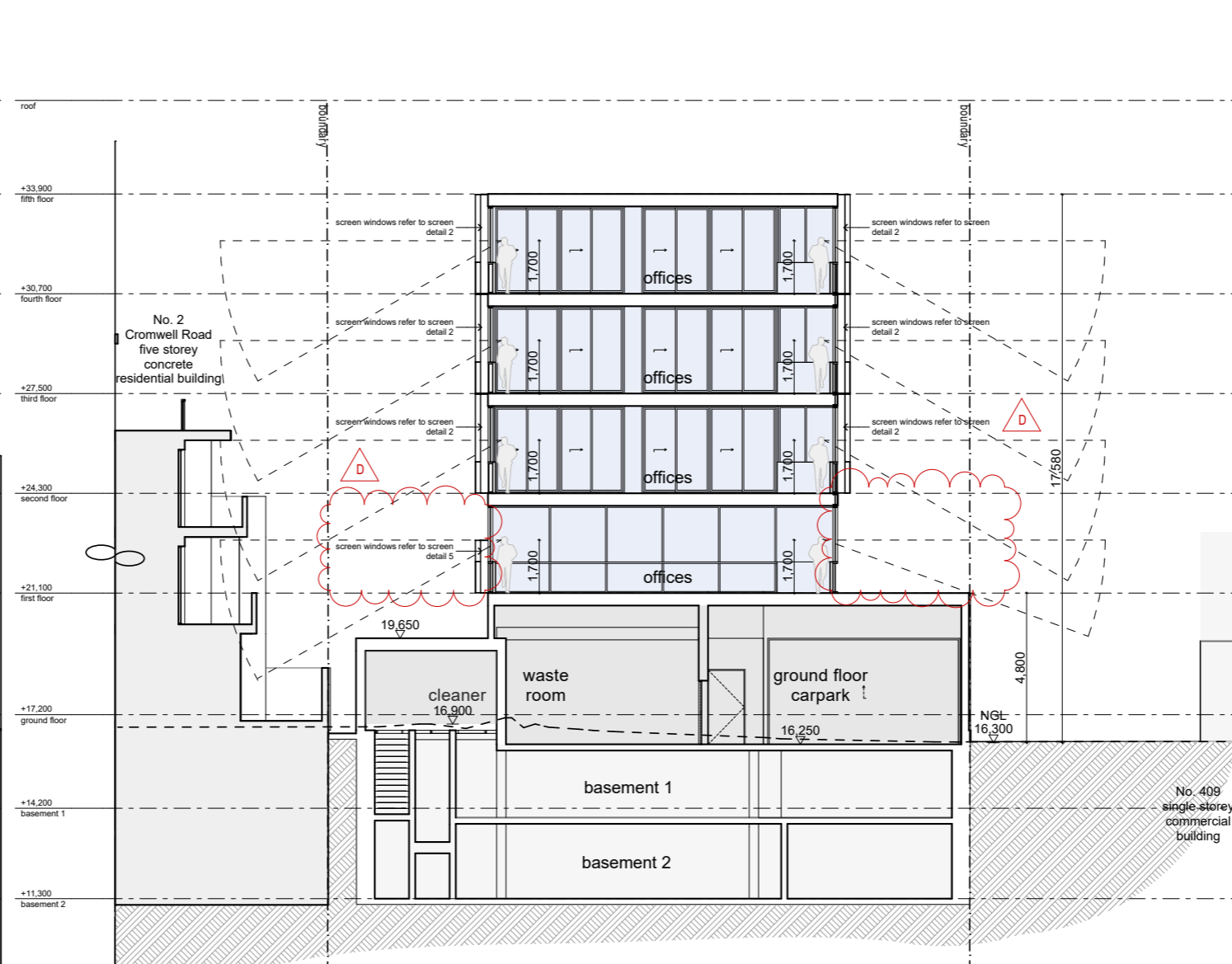
Window Frames
aluminium windows frame dulux malay grey or similar tbc

external finishes

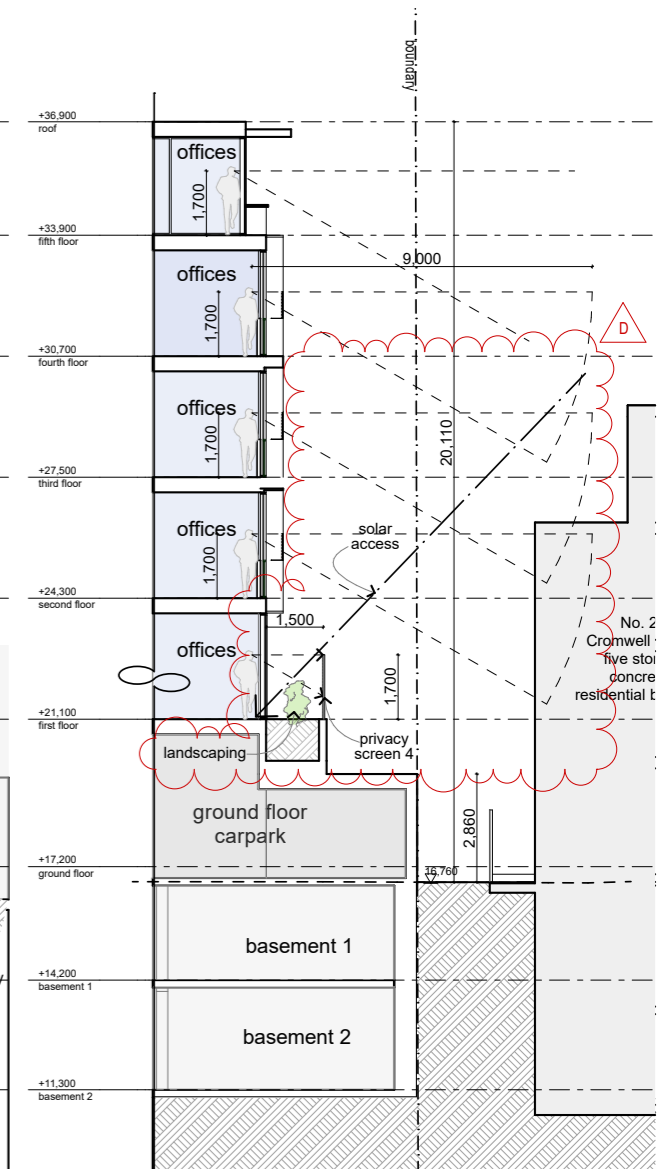
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Section D - D
scale 1:200

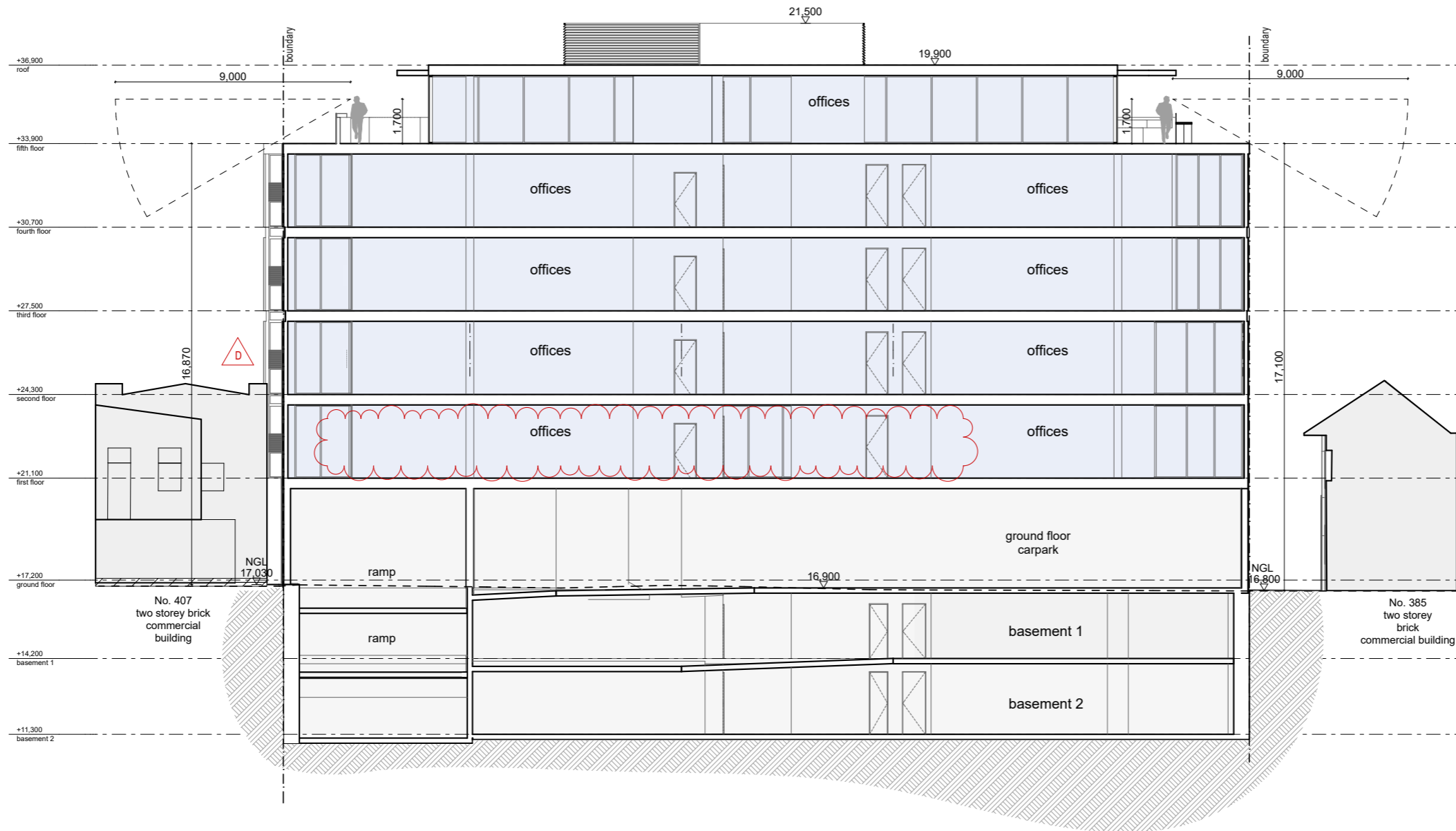


Section E- E
scale 1:200



Section F - F
scale 1:200

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Section G - G
scale 1:200

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General Notes

1. Town Planning Landscape Notes - General Construction

- These notes are to read as a general guide for implementation of the landscape plan. This drawing is not for construction and is to be used for Town Planning purposes only. Final locations of all services and other assets may not be known at the town planning stage and the landscape plan may need to be revised to respond to building permit civil and architectural plans.
- Demolition: Vegetation to be removed shall be mulched for re-use on the site. Strip and stockpile existing site topsoil prior to building works commencing and re-use in the landscape.
- Pavement: Consider using recycled concrete aggregate for sub grade material. Drain pavements to garden beds (install sub surface drains in garden beds in poor draining soils where logical).
- Weed Control: All areas shown on the drawings as mulched planting bed, grassed areas and trees in grassed areas shall include a weed eradication programme using an approved non-residual contact herbicide (Glyphosphate) following the manufacturers specifications. Leave sprayed areas for a period of 10 days prior to disturbance and repeat for any weeds still alive.
- Landscape Set Out: Install edging between all lawn areas and garden beds - type and location as shown in the drawings. The contractor is solely responsible for locating, avoiding and protection of all services on and associated with the site. Dial before you dig - Telephone No; 1100
- Sub-soil Preparation for Planting:
 - Sub-surface Drainage: Install sub-surface drainage which discharges to stormwater or soakage pits for any garden bed or grassed area that is poorly drained.
 - Sub-soil Ripping: For garden bed areas and advanced trees, rip to depths shown in the planting details. Mark location of all underground services prior to commencing ripping operations.
 - Sub-soil Additives: Contact your local nursery to obtain advice on additives to adjust the pH level to the desired range of pH 5.5 to 7.0. Some plants tolerate high or low pH levels. If soil is heavy yellow clay, add gypsum at the rate of 1.5 - 2kg/m² for garden beds and 1.5 kg/m² for lawns. In very dry or hydrophobic soils a soil wetting agent shall be added.
 - Rotary Cultivation: After application of soil additives, cultivate plant bed and lawn areas to depths shown on planting plan so as to eliminate compaction and to mix sub-soil and soil additives.
- Topsoiling:
 - Supply: Stire stripped topsoil shall be used where possible and improved so as to meet the specifications for imported topsoil blends in AS 4419-2003. All topsoil to meet this standard.
 - Installation: Spread topsoil as per detailed drawing.
- Mulching:
 - Supply: Wood to AS 4454-1999 or inorganic as per drawings or inflammable when WMO.
 - Installation: Spread over all garden beds to max consolidated depth as per detail.
- Planting of Mulched Beds & Advanced Trees:
 - Supply: Trees to comply with Natspec Purchasing of Landscape Trees - A Field Guide to Assessing Tree Quality. Shrubs shall demonstrate a large, well developed and healthy fibrous roots with repeated and sequential division and no evidence of root curl, restriction or damage.
 - Installation: Set out plants in accordance with the drawings. Water plants prior to planting and when planted at a rate of: Tubes & 140mm pots > 5 lt; 200-300mm pots > 10 lt; 300mm + > 30 Lt. Climbers require a wire of trellis climbing frame.
 - Planting of Grassed Areas:
 - Supply: Install low water use grass such as Palmetto or Sir Walter Buffalo. Use NPK 10:4:6 + trace elements lawn starter.
 - Installation: Following preparation and topsoiling, re-grade to provide smooth contours and to eliminate soil clods. Apply turf roll as per manufacturers instructions. Keep continually moist until established.
- Irrigation: Install a programmable sub-surface drip irrigation system activated by a soil moisture probe to all mulched garden beds areas and for trees in pavement, designed, installed and supplied to the relevant Australian Standards and Codes and used in accordance with current water restrictions. If grassed areas are to be irrigated, they shall be on separate zones to the mulched beds and preferably sub-surface drip.

2. PLANTS & PLANTING

- Plant material**
Provide plant material, fertilisers, stakes and labour to plant garden beds as depicted and scheduled on agreed landscape drawings.
- Supply**
All plants to be true to species and the BEST of their respective kinds supplied from approved nurseries where plants are exposed and hardened-off in the open. Plants are to have well-developed healthy root systems, be free from pests and disease, and of good form consistent with the species. Plants will be subject to inspection and acceptance by the Landscape Architect and Project Manager.
- Plants are to be handled to prevent damage during transit and delivered to site in the accepted healthy state.
- Ensure availability of all nominated species in the specified sizes. Place orders for the required plants immediately upon award of the Contract. No plant substitutions are acceptable unless by specific agreement with the Landscape Architect.
- Advanced Trees**
Advanced trees shall have a minimum 3.0 metre supply height (above soil level), a single straight trunk and strong and well-formed crowns in sizes as specified. It may be appropriate for the Landscape Architect to make necessary arrangements for an advance nursery order to select and reserve specified trees in sizes for the project.
- Shrubs and Groundcovers**
Shrubs and groundcovers are to be supplied in tubestock, viro-cells 150mm and/or 200mm pots as nominated.
- Herbicide weed control: pre-planting**

Remove all weeds from all planting areas before planting. Weeds can be treated with approved systemic herbicide (e.g. active ingredient glyphosate) until eradication is achieved. Herbicide to be applied strictly in accordance with manufacturers directions and safety regulations.

Planting procedures
Set out the plant material in accordance with the planting plan and obtain on-site approval of the Landscape Architect before planting.

Planting operations are to be suspended in periods of drought, or when the soil is too wet, or during periods of frost. Planting in large areas should be staged to ensure plants in containers are not left on-site during non-working hours.

Roots of plant material must not be exposed to drying influences from sun, wind or frost. On hot or windy days, the nursery stock must be covered with damp hessian during planting operations.

Any plants found dead, damaged, missing or showing signs of poor horticultural care during the Contract period must be replaced with the same kind as specified.

Shrubs/groundcovers: Planting procedure
Thoroughly soak each plant before planting.
Clear mulch 500mm around each hole (re-spread mulch after planting).
Dig hole into the prepared plant beds with an overall size to provide not less than 75mm of topsoil beneath and around the root system.
If the soil is very dry, fill hole with water and allow to drain completely.
Fertilise at the following rates:

150 - 200mm pot tube/viro-cell "Agriform" 2 tablets 1 tablet
or
"Osmocote Plus" 12-14 months) 2 teaspoons (20 gm) 1 teaspoon (10 gm)
Mix fertiliser into backfill and ensure no contact between the roots and fertiliser.
Place plant into the centre of the hole. Backfill with topsoil and water-in.
Set each plant plumb and level with soil surface; ensure no soil is piled up the stem.
Remove plant labels.

Advanced trees: Planting procedure
Thoroughly soak roots before planting.
Dig hole of sufficient width, with domed bottom, to take root ball without restricting root diameter. Minimum diameter 900mm; average depth 500-600mm.
If soil is very dry, fill hole with water and allow to drain completely.
Cut back any damaged roots to healthy tissue.
Fertiliser: Mix "Dynamic Lifter" or approved similar into backfill soil, 1 shovelful per tree.

Planting: Spread roots of open-rooted stock evenly in the hole. Do not bend roots to fit the hole. Place tree into the hole to match level as grown in the nursery. Use tree trailer to position super-advanced container grown stock.
Staking: Provide two (2) 50 x 50mm hardwood stakes per tree, set minimum 300mm from trunk. Use approved flexible ties to loosely guy tree between stakes. Note: Staking may not be required, refer Landscape Architect for site instruction.
Backfill: Gently cover roots with approved site topsoil in 150mm layers and tamp around the perimeter of the hole to eliminate air pockets and bend root ends downwards. Ensure roots are not pressed against the bottom of the hole due to careless backfilling or lumpy soil. Firm soil gently with the foot to surface level. Shape surface soil into water saucer.
Pruning: prune newly planted trees to remove crossed limbs, twin forks, lower branches (clean-trunk to minimum 1.2m), broken, bruised and/or dead branches with a clean cut, avoiding short stubs.

Watering-in
Arrange on-site water supply with sufficient quantities of water to satisfactorily complete watering-in of the plants and turf. Depending on the season, allow 10 litres for each shrub and groundcover, and 100 litres for each tree.

All plants to be watered during, and immediately after, planting and as required during the Establishment Period to maintain growth free of water stress.

Mulch
Organic mulch to be fine pine bark mulch, maximum 25mm particle size, free from silvers, soil, sawdust, clods, rocks or extraneous matter. Average depth: 75mm. Sample to be approved by Landscape Architect one week before delivery, including name/address of supplier.

Inorganic mulch (e.g. decomposed granite gravel, crushed scoria, crushed quartz) may be appropriate on certain sites, to be determined and agreed during landscape design.

SPECIAL SOIL MIX FOR RAISED PLANTERS
Minimum 500mm depth (tall and low shrubs)
40% Sandy loam
15% Mountain soil
15% Scoria (8mm minus)
20% Pinebark (10mm minus)
10% Cow manure (pulverised)
100% plus: Dolomite to pH 6.5
200gr/cum "Osmocote Plus" (12-14 months)
500gr/cum "Micromax"

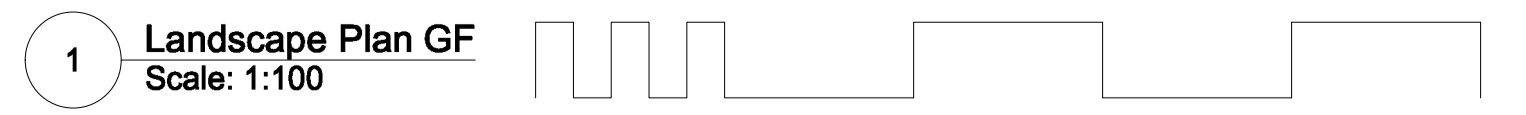
SUPPLY OF PLANT STOCK
The Contractor will provide all plant stock required for the Works. Plants for the Works will be supplied in the sizes specified. All plants will show healthy growth, be undamaged, free of diseases, have a size in proportion to their pot size and species, not be pot bound and have roots penetrating to the edge of the pot.
The Contractor will provide samples of all plants species to the Superintendent for inspection prior to commencement of planting. All plants will be subject to rejection by the Superintendent if they do not meet the above requirements.

The Contractor is advised that plant species and quantities specified for landscape Works may not be immediately available through nurseries. Indigenous plant species required under the Contract must be found within the vicinity of the Works and must be ordered well in advance of planting. All plants must be ordered upon notification of acceptance of Contract.

LEGEND

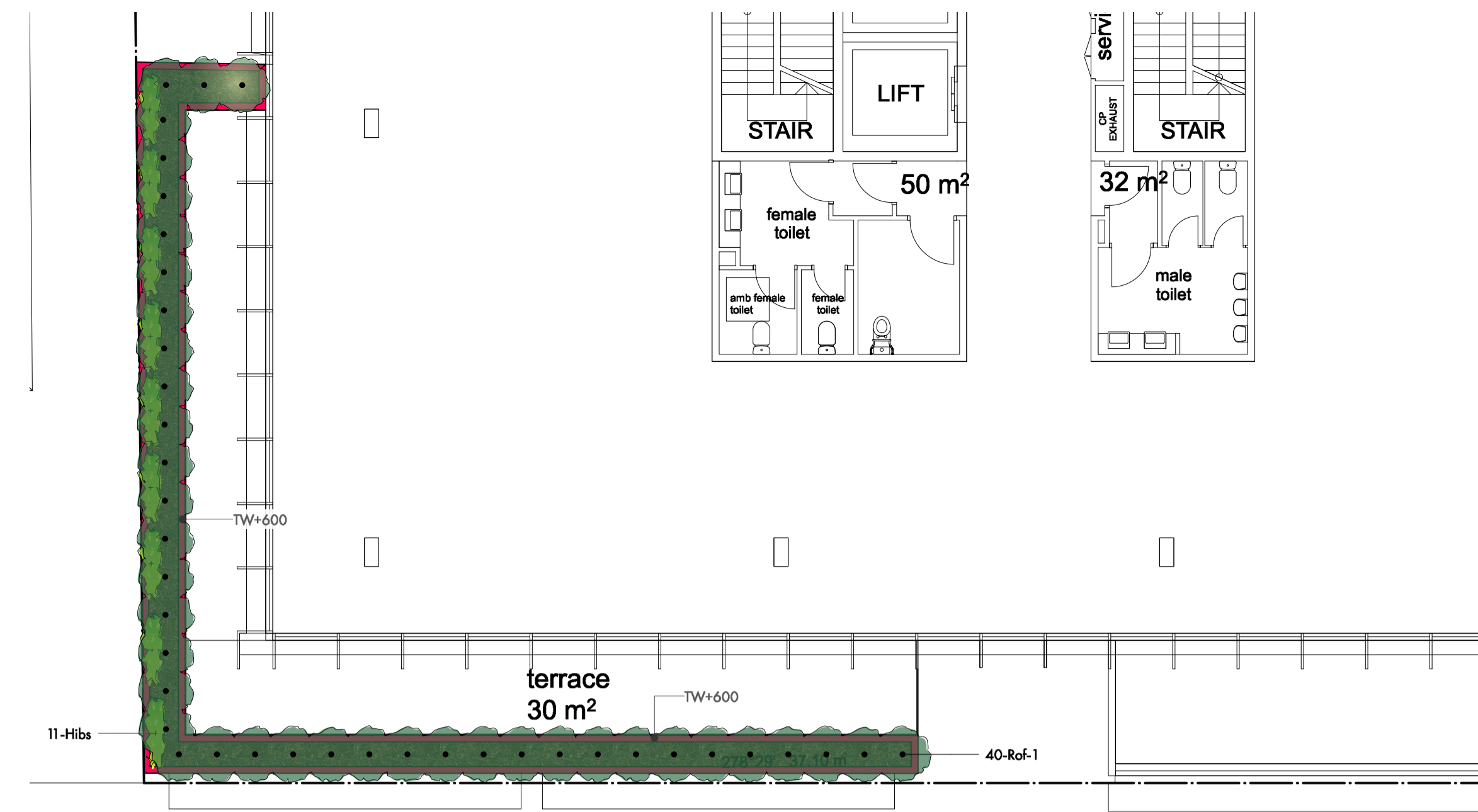
- E04 Existing Tree To Be Retained
- TW+600 Proposed Top of Wall
- RL 16.90 Proposed Level
- Mulched And Irrigated Garden Bed
- Pedestrian Feature Paving
- Gray Concrete Paving
- Gravel Paving
- Basement Below
- Floor Above
- Easement
- Raised Planter

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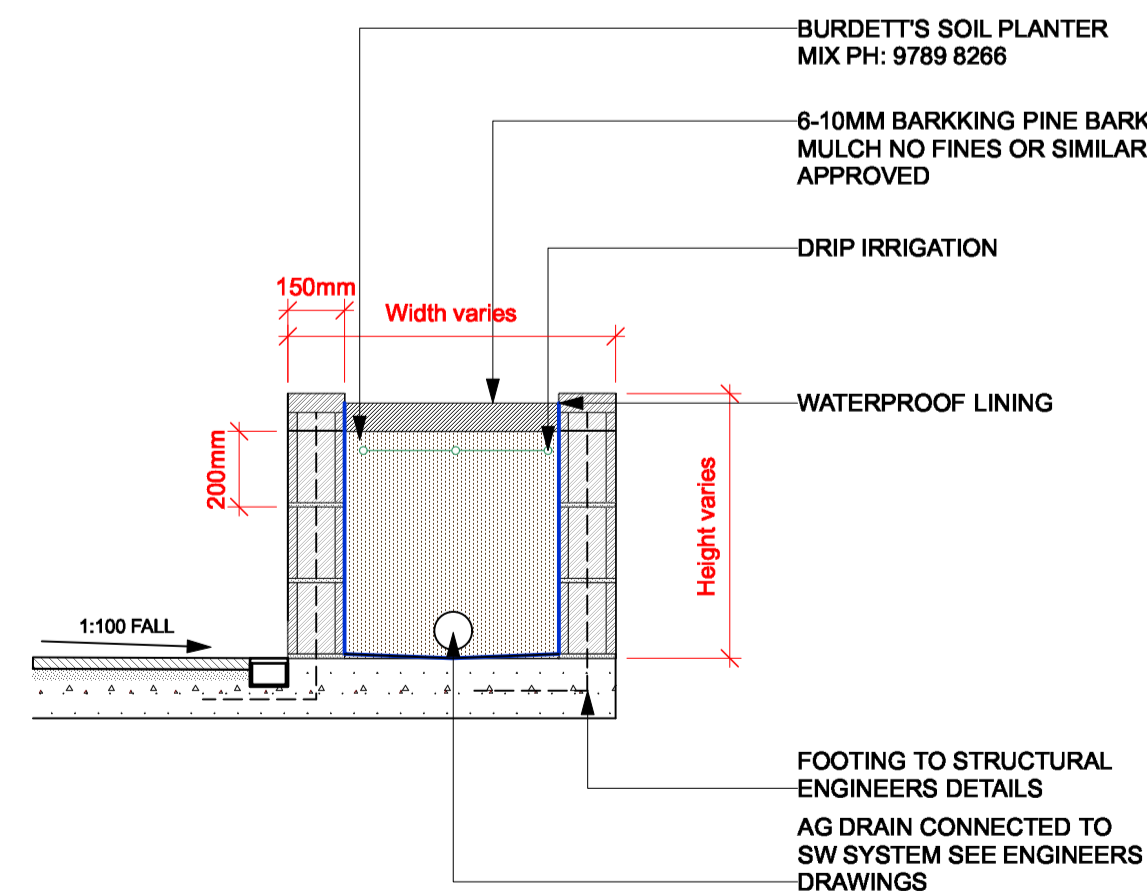
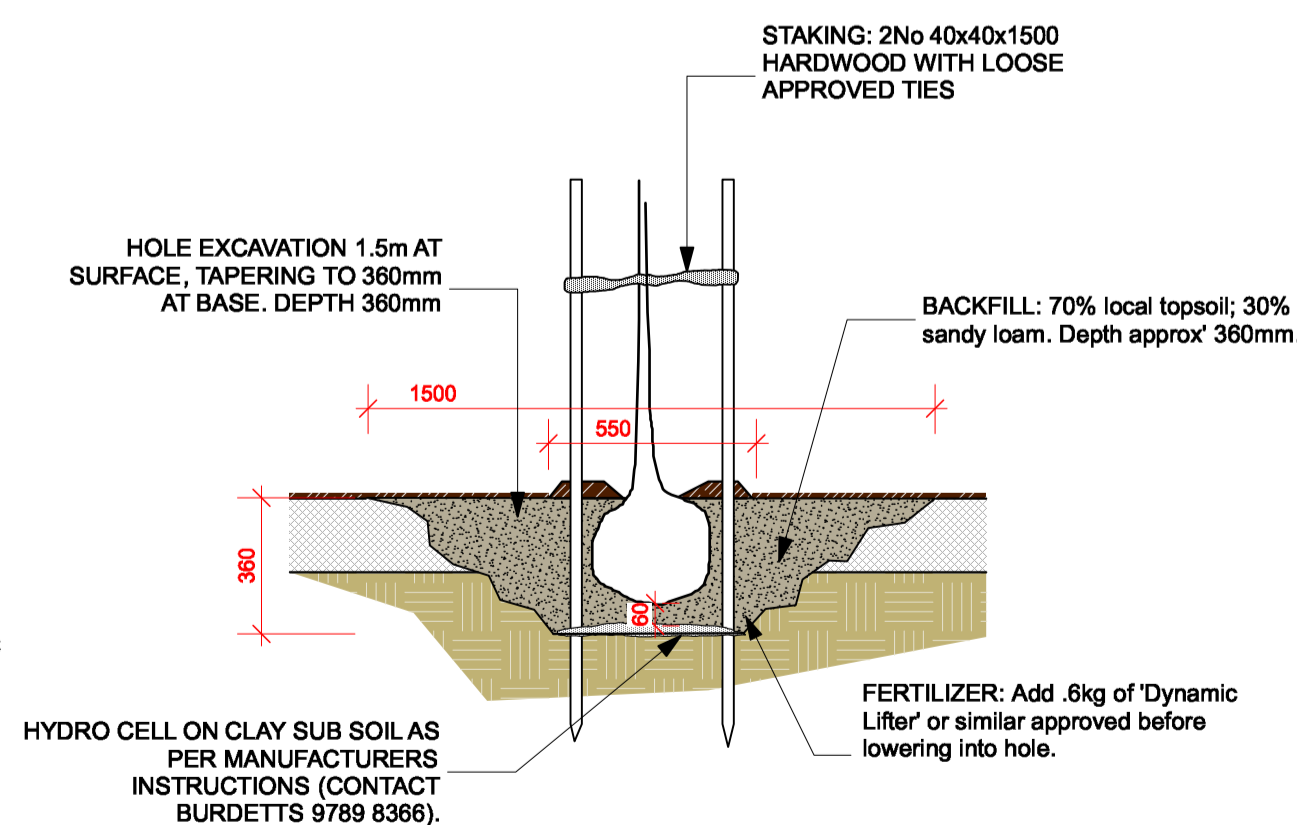
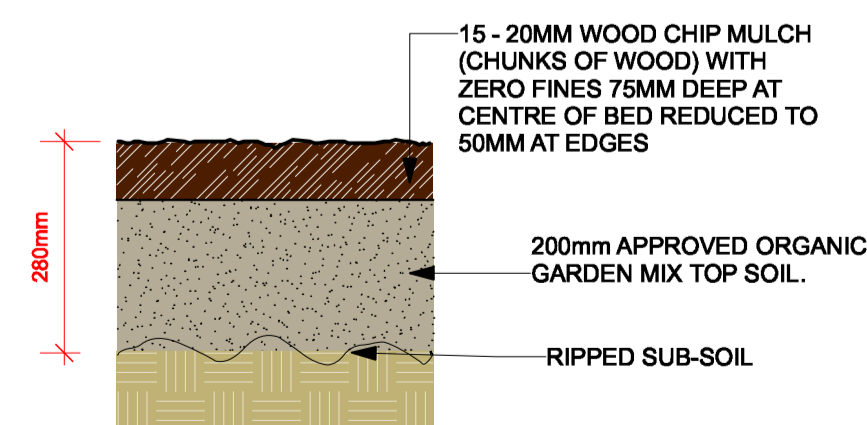
ISSUE	DATE	REVISION	PROJECT #
PROJECT	387-403 Malvern Road, South Yarra		LC 2448
CLIENT	387-403 Malvern Rd South Yarra Pty Ltd	DATE #	17-6-20 DWG #
DWG	LC01	SCALE	MEM
MEMIA pty ltd	www.memla.net.au	MEM	REVISION
Shop 1/653 Nepean Highway, Brighton East, Vic. 3187 ph: (03) 8060 6813 m: 0414346117			



Malvern Road

Malvern Road

Image	ID	Qty	Common Name	Botanical Name	Scheduled Size	Mature Height	Mature Spread	
Trees								
	T1	1	Kanooka, Water Gum	Tristaniopsis laurina 'Lucious'	2.0m Ht 45 L	7m	4m	
	Wfo	6	Weeping Lilly Pilly	Waterhousea floribunda 'ST1' Whisper	2.0m Ht 45 L	5 - 10m	4 - 6m	
Shrubs								
	Rof-1	64	Prostrate Rosemary	Rosemary officinalis 'Prostrate'	200mm Pot	.3m	1.5m	
	Sbc	17	Select Lillypilly	Syzygium paniculata 'Backyard Bliss'	300mm Pot 1.8m High	3-4m	1.8m	
Ground Covers								
Grasses								
	Dib	7	Dianella	Dianella brevicaulis 'Bery Blue'	150mm Pot	0.45 - 0.6m	0.3 - 0.6m	
	Ltani	48	Dwarf mat-rush	Lomandra longifolia 'Tanika'	150mm Pot	0.6m	0.65m	
Climbers								
	Hibs	11	Golden Guinea Flower, Snake Vine	Hibbertia scandens	150mm Pot	0.3m	1.5m	
Succulent								
Total		154						



Tristaniopsis laurina 'Lucious'

LEGEND

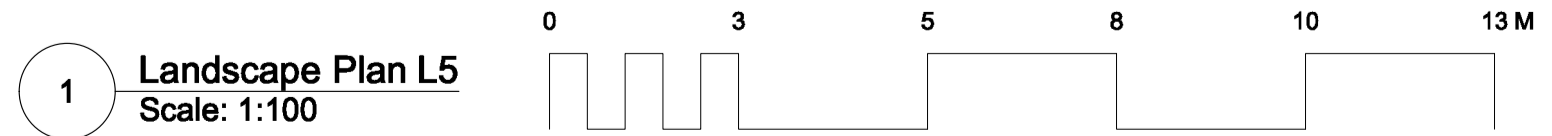
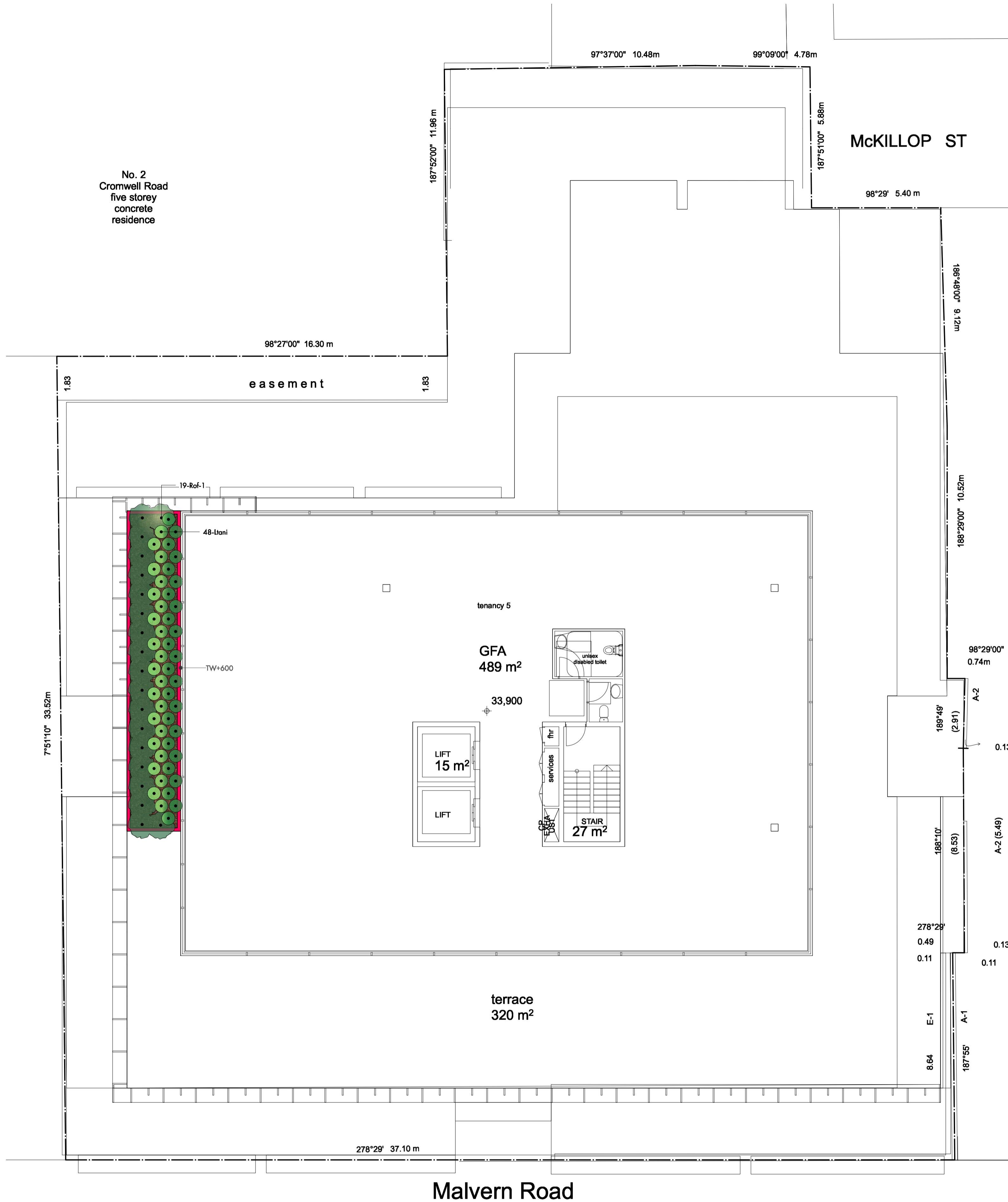
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PROJECT	387-403 Malvern Road, South Yarra	PROJECT #	LC 2448
CLIENT	387-403 Malvern Rd South Yarra Pty Ltd	DATE #	17-6-20
DWG	LC02	SCALE	
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ISSUE	DATE	REVISION	PROJECT #
PROJECT			387-403 Malvern Road, South Yarra
CLIENT	DATE #	DWG #	LC 2448
DWG	SCALE	MEM #	3
LC03			
MEMIA pty ltd		www.memla.net	
Shop 1/655 Nepean Highway, Brighton East, Vic. 3187		e: matt@memla.net	
		m: 0414346117	