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38 Anderson Street, Malvern East

★ = Objector

24/10/2022

1:884



DRAWING SCHEDULE

TPA01	SITE PLAN, AREA ANALYSIS	1200
TPA02	BASEMENT FLOOR PLAN, LANDSCAPE NOTES	1100
TPA03	GROUND FLOOR PLAN	1100
TPA04	FIRST FLOOR PLAN	1100
TPA05	ELEVATIONS, COLOURS, MATERIALS AND FINISHES SCHEDULE	1100
TPA06	DETAILED SITE ANALYSIS - NEIGHBOURHOOD AND SITE DESCRIPTION	1200
TPA07	DETAILED SITE ANALYSIS - DESIGN RESPONSE	1200
TPA08	DETAILED SHADOW ANALYSIS - 9.00AM, 12 NOON AND 1.00PM, SEPTEMBER 22	1200
TPA09	DETAILED SHADOW ANALYSIS - 2.00PM AND 3.00PM, SEPTEMBER 22	1200
TPA10	GARDEN AREA ANALYSIS	1100

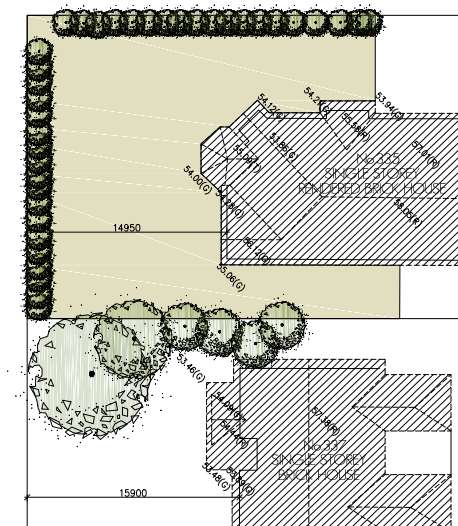
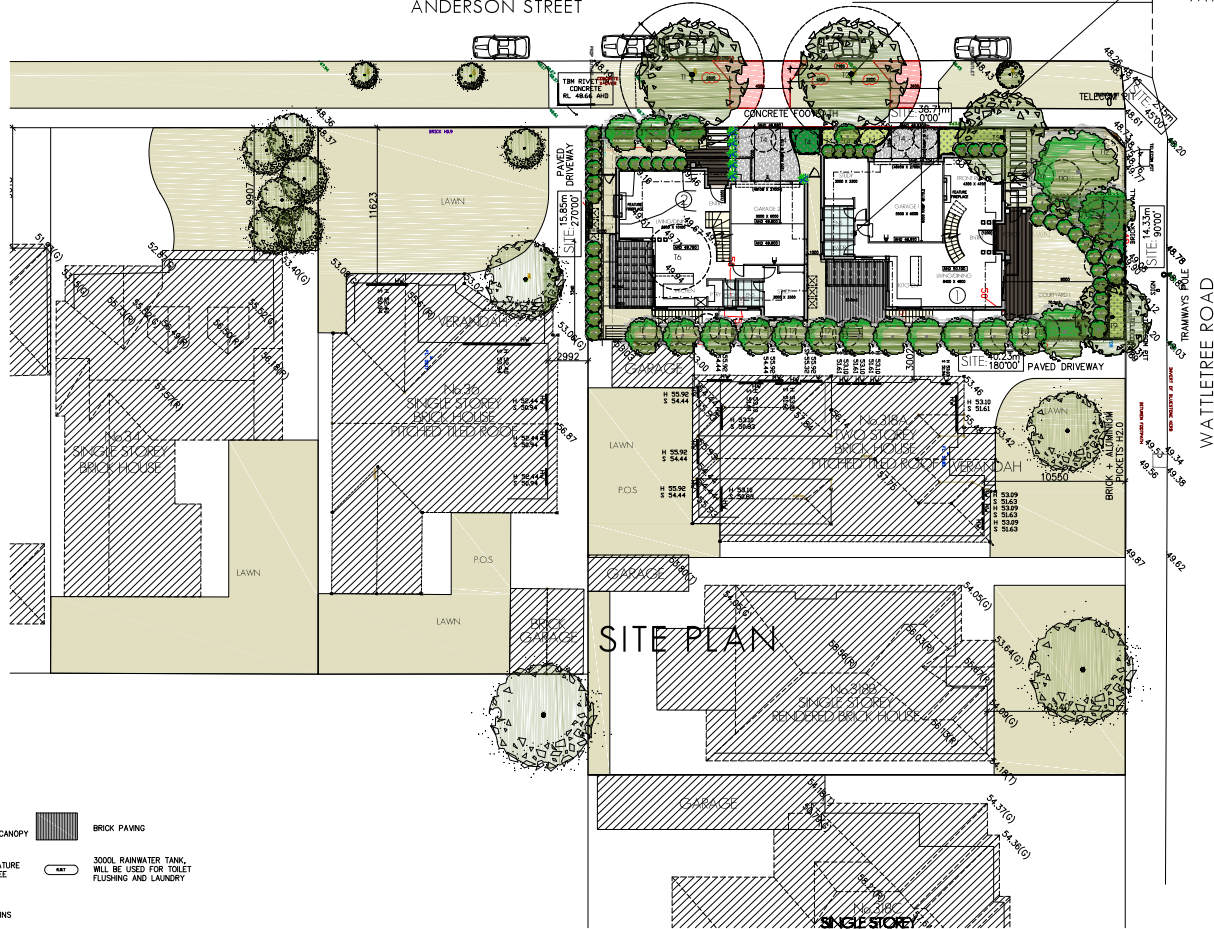


SUBJECT SITE
88 ANDERSON STREET,
MALVERN EAST

VINCENT STREET

AREA ANALYSIS

SITE AREA	636.5 M ²
(1NO. DWELLING PER 318.3M ² SITE AREA)	
DWELLING 1	
GROUND FLOOR	115.7M ²
FIRST FLOOR	110.2M ²
BASEMENT FLOOR	87.1M ²
GARAGE	34.3M ²
OVERALL	347.3M ² (37.450)
COURTYARD	105.2 M ²
FRONT GARDEN (INCL. PORCH)	83.1 M ²
SERVICE YARD	145.6 M ²
OVERALL	333.9 M ²
DWELLING 2	
GROUND FLOOR	97.9M ²
FIRST FLOOR	103.5M ²
BASEMENT FLOOR	100.5M ²
GARAGE	35.8M ²
OVERALL	337.7M ² (36.350)
COURTYARD	45.6M ²
FRONT GARDEN (INCL. PORCH)	36.9M ²
SERVICE YARD	22.8M ²
OVERALL	105.3 M ²
OVERALL BUILDING AREA	685.0M ²
BUILDING/SITE COVERAGE	283.7 M ² 44.6%
IMPERVIOUS PAVING AREA	27.9M ²
IMPERVIOUS PAVING/SITE COVERAGE	4.5%
PERMEABLE SITE COVERAGE	50.9%
(I.E. PERMEABLE TO RAIN)	
GARDEN AREA	322.2m ² 50.6%



LIST OF CHANGES

- BASEMENT FLOOR LEVEL**
1. LIGHT WELLS OF BOTH DWELLINGS SETBACK 1000MM FROM EASTERN BOUNDARY TO ALLOW FOR IN-GROUND CANOPY TREE LANDSCAPE BUFFER.
2. USE OF BASEMENT AREAS IDENTIFIED AND INTERNAL LAYOUT PROVIDED.
- GROUND FLOOR LEVEL**
3. GROUND FLOOR EAST SETBACK INCREASED FOR BOTH DWELLINGS TO ENABLE 1000MM SEPARATION BETWEEN LIGHT WELLS AND EASTERN BOUNDARY.
- FIRST FLOOR LEVEL**
4. FIRST FLOOR EASTERN SETBACK SLIGHTLY INCREASED FOR BOTH DWELLINGS.
- ELEVATIONS**
5. FIRST FLOOR, FLOOR TO CEILING HEIGHT REDUCED FROM 3000MM TO 2700MM FOR BOTH DWELLINGS.
6. COLOURS, MATERIALS AND FINISHES SCHEDULE ALTERED.
7. DWELLING 1 FRONT FENCE CHANGED TO BRICK PIERS WITH STEEL INSERTS.
8. PORCH AWNINGS REDUCED IN DEPTH.

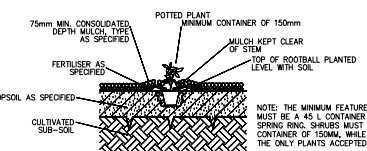
LEGEND

- RETRACTABLE CLOTHESLINE
- GRASSCOVER GENERALLY (ALSO INCL. ALL PERMEABLE SURFACES)
- R.COAC PAVING
- PROPOSED CANOPY TREE
- EXISTING MATURE CANOPY TREE
- RUBBISH BINS
- BRICK PAVING
- 3000L RAINWATER TANK, WILL BE USED FOR TOILET FLUSHING AND LAUNDRY

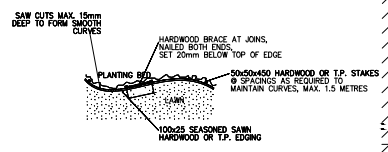


LANDSCAPING NOTES

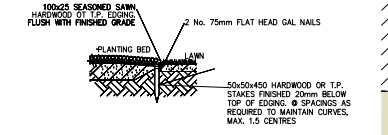
1. THIS LANDSCAPE PLAN IS BASED ON THE ARCHITECT'S TOWNPLANNING AND IS TO BE USED FOR OWNPLANNING PURPOSES ONLY.
2. PLANT SELECTION SHALL BE AS PER THE PLANT SCHEDULE IN LOCATIONS AS SHOWN ON THE DRAWINGS. ALL PLANTS ARE TO BE TRUE TO SPECIES AND THE BEST OF THEIR RESPECTIVE KINDS. PLANTS ARE TO HAVE WELL DEVELOPED ROOT SYSTEMS AND SHALL BE FREE OF PESTS AND DISEASE. WATER PLANTS WELL WATERED BEFORE AND AFTER PLANTING.
3. SPRAY ALL AREAS SHOWN ON THE DRAWINGS AS GARDEN BED AND LAWN WITH AN APPROVED NON-RESIDUAL CONTACT HERBICIDE (GLYPHOSATE) FOLLOWING MANUFACTURER'S SPECIFICATIONS. THE HERBICIDE SHALL BE DYED RED TO IDENTIFY EXPOSED AREAS. LEAVE SPRAYED AREAS FOR A PERIOD OF 10 DAYS PRIOR TO BEING WORKED. RESPRAY ANY WEEDS STILL ALIVE AFTER 10 DAYS.
4. DETERMINE pH OF SOIL USING pH KIT AVAILABLE AT MOST NURSERIES. pH SHOULD BE SLIGHTLY ACIDIC TO NEUTRAL pH5.5 TO 7.0. IF pH IS OUTSIDE OF THIS RANGE CONTACT YOUR LOCAL NURSERY TO OBTAIN ADVICE ON HOW TO ADJUST THE pH LEVEL. SOME PLANTS TOLERATE HIGH AND LOW pH LEVELS.
5. IF SOIL IS MAINLY DAY BASED ADD GYPSSUM TO AID IN BREAKING UP THE SOIL AT THE RATE OF 1.5KG/M² TO LAWN AREAS AND 2KG/M² FOR GARDEN BED AREAS.
6. INSTALL SUB-SURFACE DRAINAGE WHICH DISCHARGES TO STORMWATER OR SOAKAGE PITS IN AREAS WITH POOR DRAINAGE.
7. CULTIVATE SOIL FOR GARDEN BED AREAS TO 300MM DEPTH AND LAWN AREAS TO 100MM DEPTH. DEEP RIP IN TO 400MM DEPTH AREAS OF HARD-PANNING OR COMPACTION.
8. USE ON-SITE TOPSOIL WHERE POSSIBLE AND IMPROVE WITH ORGANIC MATERIAL AS REQUIRED. IMPORTED TOPSOIL SHALL BE FERTILE, FRAGILE SOILS CONTAINING ORGANIC MATTER AND FREE FROM PERENNIAL WEEDS AND THEIR ROOTS, STONE OR RUBBLE, CLOUDS OF TOPSOILS AND OTHER EXTRANEIOUS MATERIAL.
9. SPREAD GOOD QUALITY TOPSOIL CONTAINING COMPOST TO 100MM DEPTH FOR GARDEN BED AREAS TO 50MM DEPTH FOR LAWN AREAS. TO IMPROVE DRAINAGE IN DRY SOILS, RAISE SOIL LEVELS BY 200MM IN GARDEN BEDS.
10. SPREAD 75MM COMPACTED DEPTH ORGANIC MULCH OVER ALL GARDEN BED AREAS. TOP OF MULCH SHALL BE LEVEL WITH ADJACENT SURFACE.
11. PLANT SHRUBS (AS PER DETAIL) IN HOLES OF THE SAME DEPTH AS THE ROOT BALL AND TWICE THE DIAMETER OF THE ROOT BALL. WATER PLANTS PRIOR TO AFTER BACKFILLING. DO NOT TREAD IN PLANTS. PLANT ROOT BALL IN THE SOILS AND NEVER IN THE MULCH.
12. APPLY FERTILISER SPECIFIC TO INDIVIDUAL PLANTS REQUIREMENTS. TREES SHOULD BE STAKED FOR THE FIRST ONE TO TWO YEARS (AS PER DETAIL).
13. ALL CUMBERS WILL REQUIRE A WIRE OR TRELLIS CLIMBING FRAME TO BE ATTACHED TO ADJACENT SURFACE.
14. INSTALL TIMBER EDGING BETWEEN ALL LAWN AREAS AND GARDEN BEDS.
15. AREAS NOMINATED FOR LAWN ARE TO BE RE-GRADED TO PROVIDE SMOOTH CONTOURS AND ARE TO BE RAKED TO ELIMINATE SOIL CLODS, RUBBLE AND EXTRANEIOUS MATERIAL. A LOW GROW GRASS MIX AND COMPLETE LAWN STARTER IS TO BE USED. LAWN AREAS ARE TO BE KEPT CONTINUOUSLY MOIST UNTIL ESTABLISHMENT.
16. GARDEN BEDS ARE TO BE WATERED, WEEDED, FERTILISED, PRUNED AND MULCHED ON A REGULAR BASIS BY A LANDSCAPE CONTRACTOR OR THE OWNER TO ENSURE PLANTS SURVIVE AND THRIVE. THIS IS TO TAKE PLACE FOR A PERIOD OF SIX MONTHS AFTER COMPLETION OF THE LANDSCAPE CONSTRUCTION. ANY PLANTS THAT DIE OR ARE DISEASED ARE TO BE REPLACED WITH THE SAME SPECIES AS LISTED IN THE PLANT SCHEDULE.



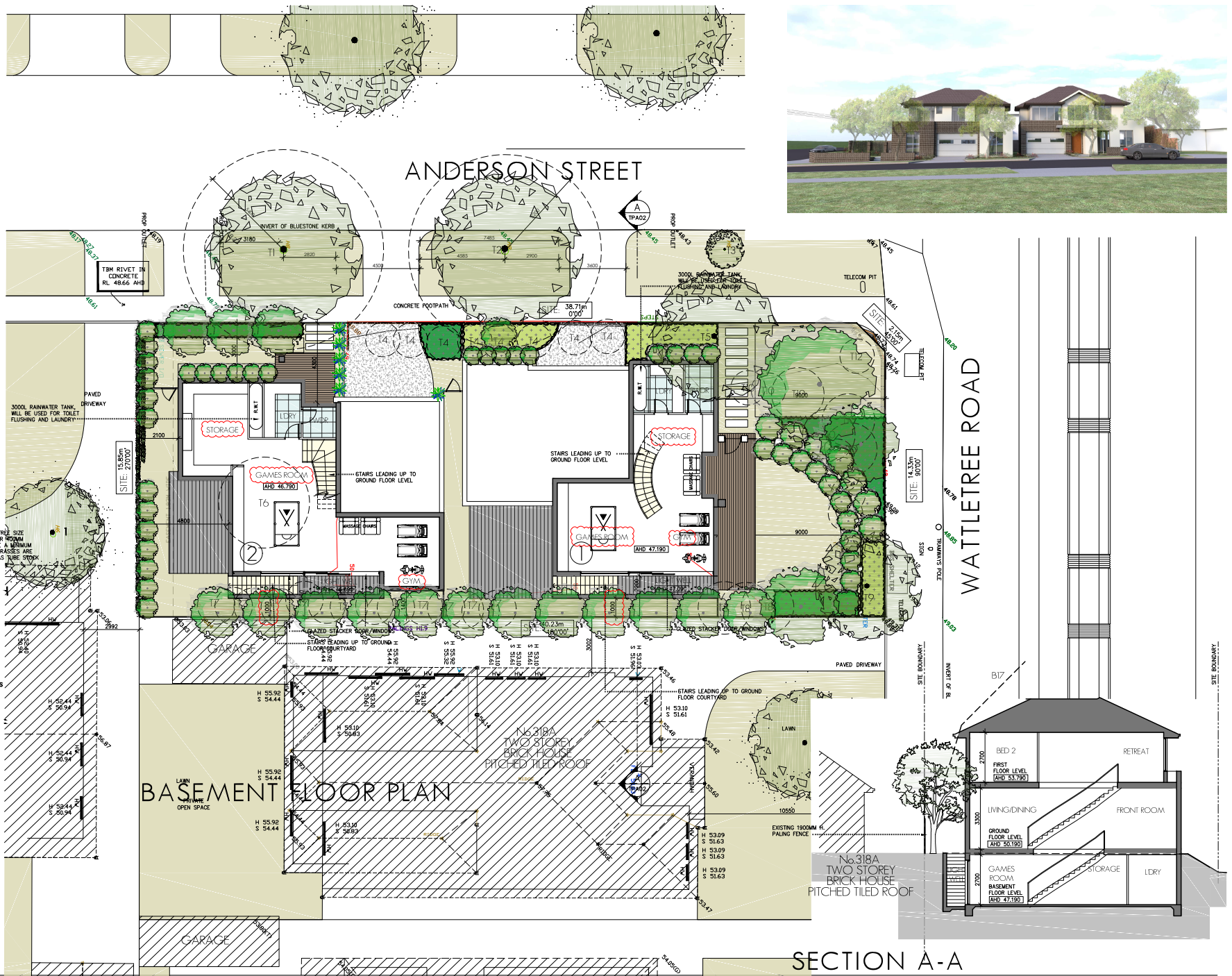
TUBE/POT PLANTING
NOT TO SCALE



TIMBER EDGE - PLAN
NOT TO SCALE



TIMBER EDGE - SECTION
NOT TO SCALE



SECTION A-A



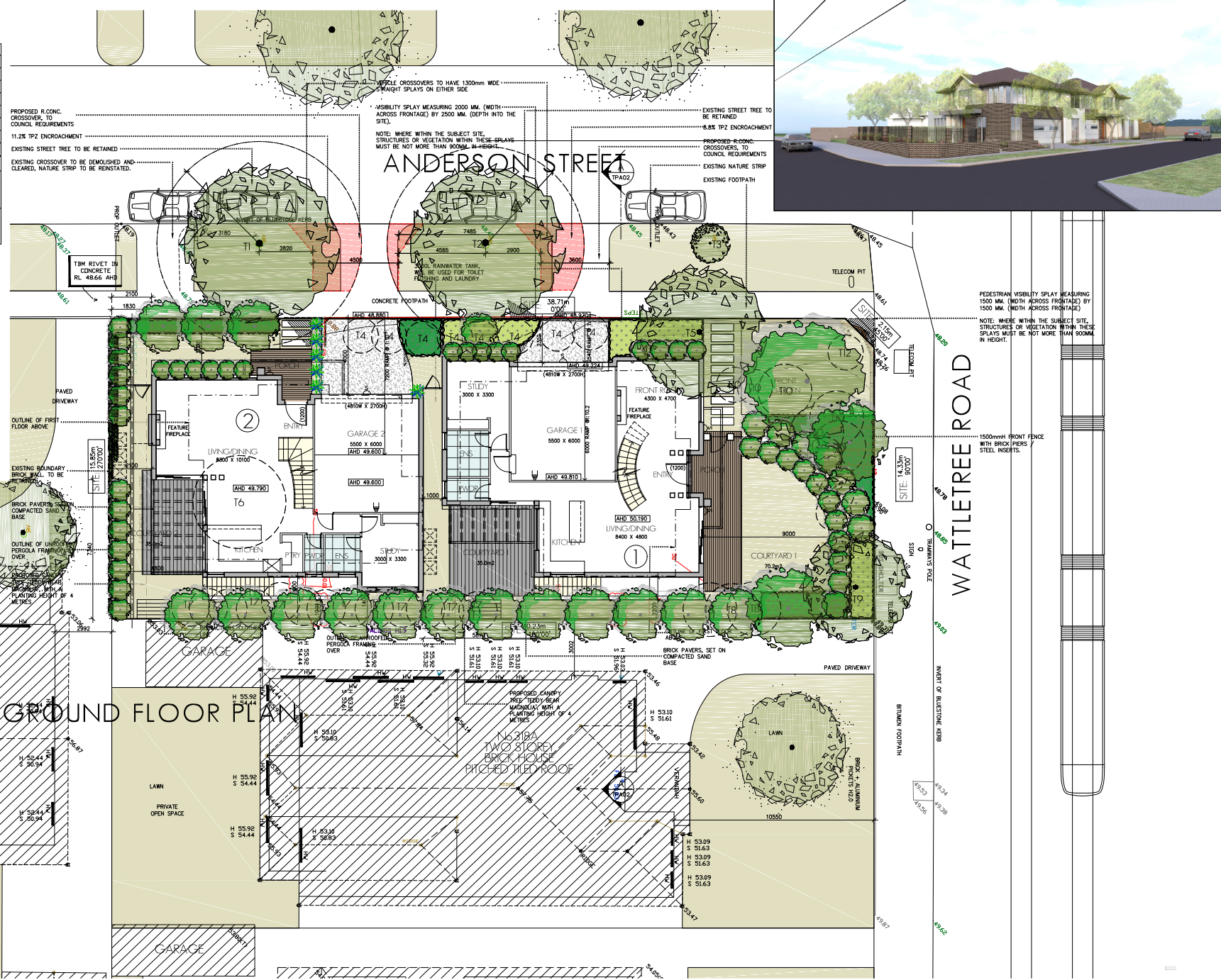
WELS RATING

Water fixtures, fittings and connections	
Showerhead: All	4 Star WELS (>= 6.0 but <= 7.5)
Bath: All	Scope out
Kitchen Taps: All	>= 5 Star WELS rating
Bathroom Taps: All	>= 5 Star WELS rating
Dishwashers: All	>= 5 Star WELS rating
WC: All	>= 4 Star WELS rating
Urinals: All	Scope out
Washing Machine Water Efficiency: All	Default or unrated
Rainwater Tanks	
What is the total roof area connected to the rainwater tank?:	
RWT 1	95.1 m ²
RWT 2	113 m ²
Tank Size:	
RWT 1	3,000 Litres
RWT 2	3,000 Litres

NOTES:

- SENSOR LIGHTING
- USE NATIVE OR DROUGHT TOLERANT SPECIES WHEREVER POSSIBLE IF IRRIGATION REQUIRED, INCLUDED DRIP IRRIGATION AND MULCH
- 4W/m² LIGHTING DENSITY IN THE DWELLINGS
- DOUBLE GLAZING ON ALL HABITABLE ROOMS

WALL MOUNTED BIKE HANGER



PEDESTRIAN VISIBILITY SPYLA MEASURING 1500 MM (WIDTH ACROSS FRONTAGE) BY 1500 MM (WIDTH ACROSS FRONTAGE).
NOTE: WHERE WITHIN THE SUBJECT SITE, STRUCTURES OR VEGETATION WITHIN THESE SPYLAS MUST BE NOT MORE THAN ROOM IN HEIGHT.

WATTLETREE ROAD

1500MM FRONT FENCE WITH BRICK PIERS / STEEL INSERTS.

LEVEL 1 / 173 UPPER HEIDELBERG ROAD
IVANHOE 3079



PH: (03) 9 499 8826
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PLANNING APPLICATION FOR PROPOSED 2 No. DWELLINGS 38 ANDERSON STREET, MALVERN EAST

DRAWING TITLE
GROUND FLOOR PLAN
TPA03 - 3 OF 10
JOB No: 19-12

DATE: 25TH AUGUST 2022
SCALE: 1:100

DRAWN BY: ANDREW K.
FOR DISCUSSION

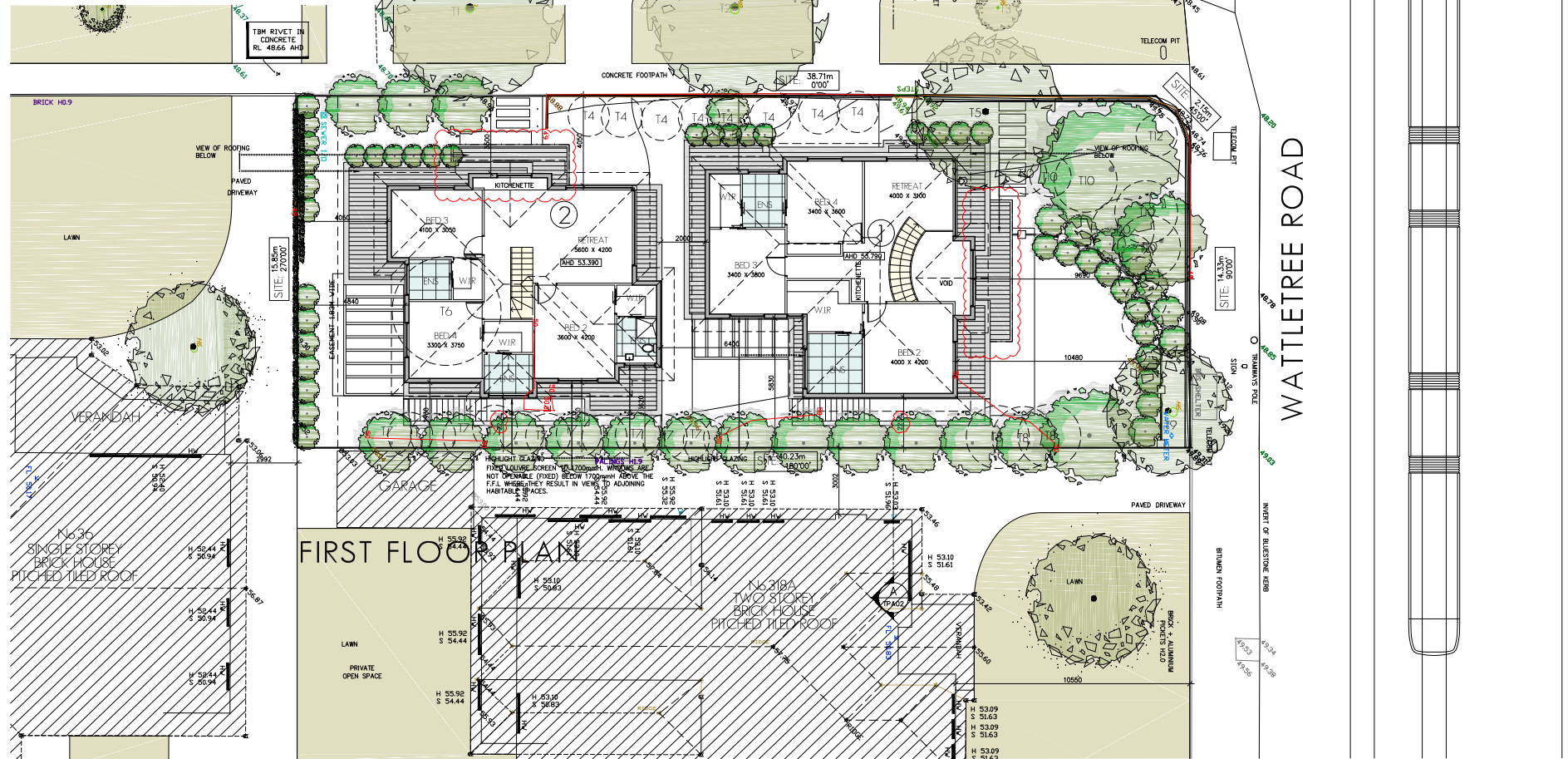
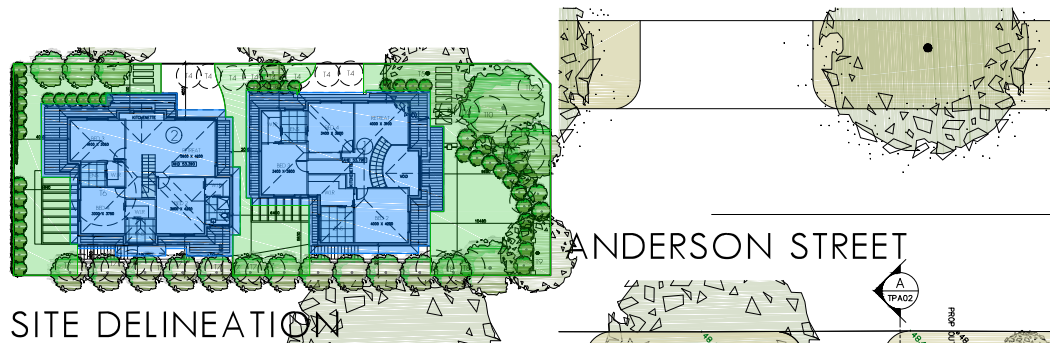
ALL LEVELS ARE TO
AUSTRALIAN HEIGHT DATUM



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LEGEND

- ROOF AREA RUNOFF OF DWELLING 1 OF 157.41M² WHICH WILL BE DIVERGED INTO RAINWATER TANK
- ROOF AREA RUNOFF OF DWELLING 2 OF 162.81M² WHICH WILL BE DIVERGED INTO RAINWATER TANK
- PERMEABLE AREA OF 271.71M² COMPRISED OF LANDSCAPED AREA, PERMEABLE PAVED COURTYARDS AND OTHER PREVIOUS SURFACES AROUND THE SITE.



LEVEL 1 / 173 UPPER HEIDELBERG ROAD
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PLANNING APPLICATION FOR PROPOSED 2 No. DWELLINGS
38 ANDERSON STREET, MALVERN EAST

DRAWING TITLE:
FIRST FLOOR PLAN
TPA 04 - 4 OF 10
JOB No: 19-12

DATE: 25TH AUGUST 2022
SCALE: 1:100

DRAWN BY: ANDREW K.
FOR DISCUSSION

ALL LEVELS ARE TO
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NORTH ELEVATION

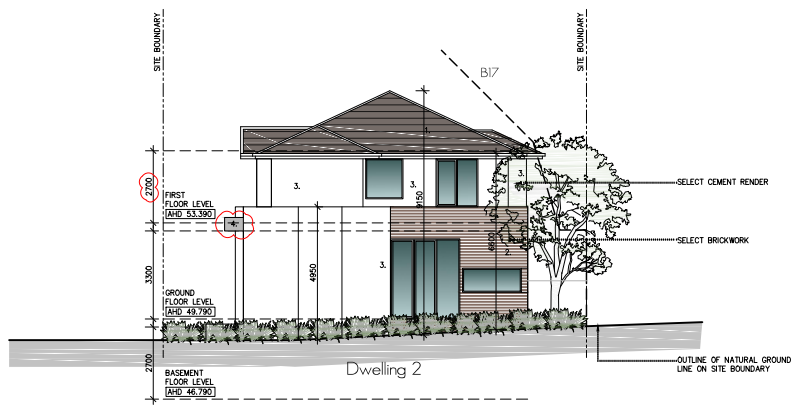
I.E FACING WATTLETREE ROAD

1500mmH FRONT FENCE WITH BRICK PIERS / STEEL INSERTS
 NOTE: DOUBLE GLAZING ON ALL HABITABLE ROOMS



WEST ELEVATION

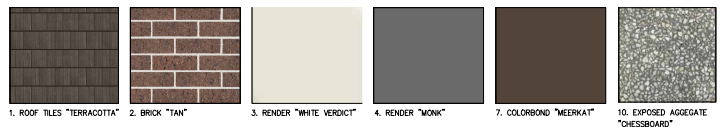
I.E FACING ANDERSON STREET



SOUTH ELEVATION

COLOURS, MATERIALS AND FINISHES SCHEDULE

- ROOF: 1. SELECT MONIER, URBAN SHINGLE CONCRETE ROOF TILES "TERRACOTTA" OR SIMILAR
- WALLS: 2. SELECT AUSTRAL BRICK, HOMESTEAD "TAN" OR SIMILAR
- RENDER: 3. SMOOTH CEMENT RENDER, DULUX "WHITE VERDICI" OR SIMILAR
- RENDER: 4. SMOOTH CEMENT RENDER, DULUX "MONK" OR SIMILAR
- FENCE: 5. IRON GRATED FENCE WITH GATE AND POSTS IN BETWEEN, AUSTRAL BRICK, HOMESTEAD "TAN" OR SIMILAR
- WINDOWS: 6. ALUMINUM FRAMED, SELECT ANODISED FINISH
- FASZIA/SUITERS: 7. SHEET STEEL, SELECT DULUX "MEERKAT" OR SIMILAR
- FRONT DOOR: 8. SOLID TIMBER DOOR
- GARAGE DOOR: 9. SHEET COLOURBOND, SELECT DULUX "SHALE GREY" OR SIMILAR
- DRIVEWAY: 10. MIDWAY, EXPOSED AGGREGATE "CHESSBOARD" OR SIMILAR

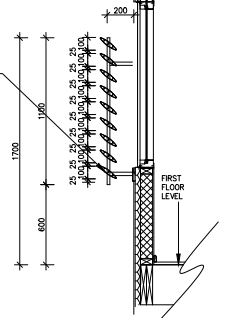


EAST ELEVATION

LOWLINE LOUVRES, OXFORD SERIES (P/N: 9831 1607), (150mm x 25mm), BLADES @ 110mm PITCH AND 45° ANGLE TO RESTRICT OVERLOOKING (ANGLE OF INCLINATION OF LOUVRES TO BE HORIZONTAL AND FIXED)

MATERIAL - ANODIZED ALUMINUM FINISH

FRAMES SECURED TO WALL AS PER MANUFACTURER'S RECOMMENDATIONS



LOUVRE SCREEN DETAIL

SCALE: 1:20

NOTES:
 - 4W/m² LIGHTING DENSITY IN THE DWELLINGS
 - DOUBLE GLAZING ON ALL HABITABLE ROOMS

LEVEL 1 / 173 UPPER HEIDELBERG ROAD
 IVANHOE 3079



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PLANNING APPLICATION FOR PROPOSED 2No. DWELLINGS 38 ANDERSON STREET, MALVERN EAST

DRAWING TITLE: ELEVATIONS, COLOURS, MATERIALS AND FINISHES SCHEDULE
 TPA05 - 5 OF 10
 DATE: 25TH AUGUST 2022
 JOB No: 19-12

DATE: 25TH AUGUST 2022
 SCALE: 1:100

DRAWN BY: ANDREW K.
 FOR DISCUSSION

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- A** MALVERN PRIMARY SCHOOL (APPROX. 920M SOUTH)
- B** MALVERN CENTRAL SCHOOL (APPROX. 1.35KM NORTH-WEST)
- C** OLIN ERA COLLEGE (APPROX. 2.36KM SOUTH)
- D** ST MARY'S SCHOOL (APPROX. 1.26KM SOUTH-EAST)
- E** DE LA SALLE COLLEGE (APPROX. 1.31KM NORTH-WEST)
- F** MALVERN EAST HOSPITAL (APPROX. 1.49KM EAST)
- G** MALVERN PLAZA (APPROX. 370M WEST)
- H** CHAMFIELD PLAZA (APPROX. 1.30M SOUTH)
- I** CENTRAL PARK (APPROX. 550M EAST)
- J** NO DISCERNIBLE DIFFERENCE IN SITE LEVELS BETWEEN SUBJECT SITE AND ADJOINING ALIGNMENTS
- K** EXISTING BOUNDARY WALL CONSTRUCTION
- L** SIGNIFICANT ON STREET CAR PARKING AVAILABLE IN FRONT OF SUBJECT SITE

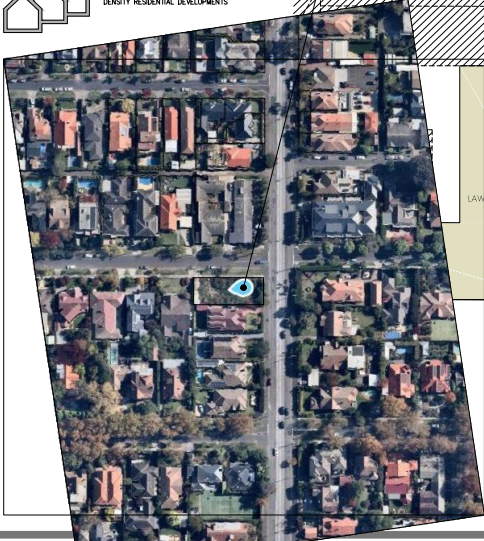
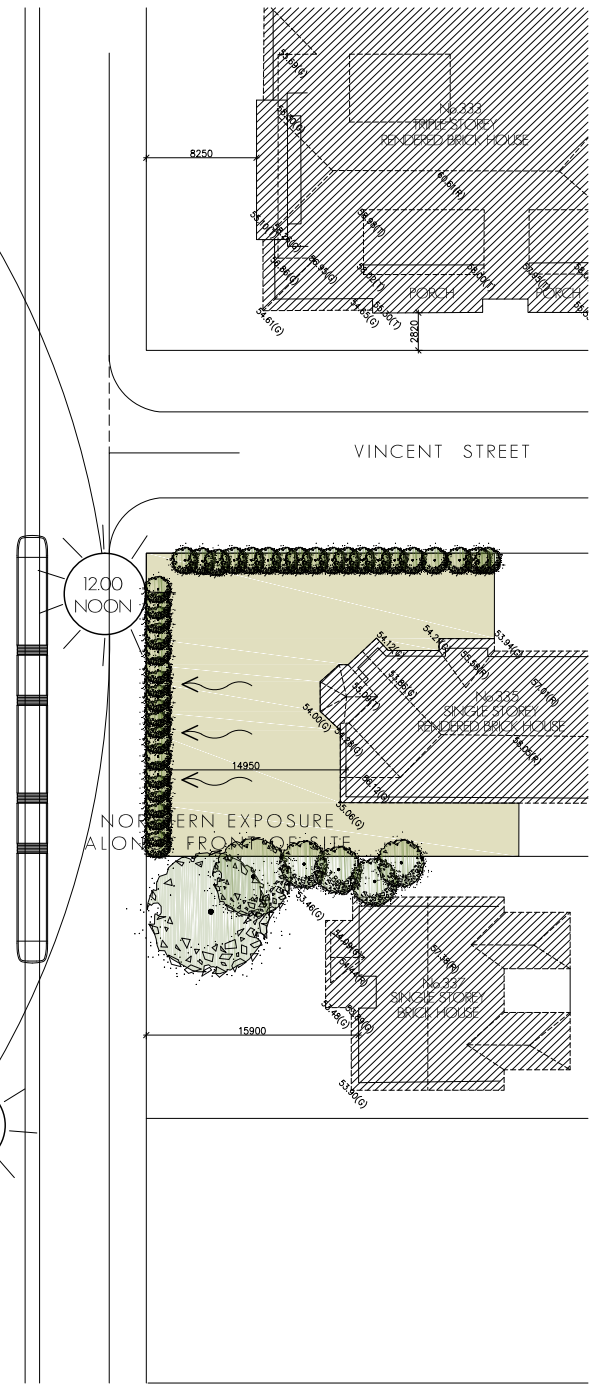
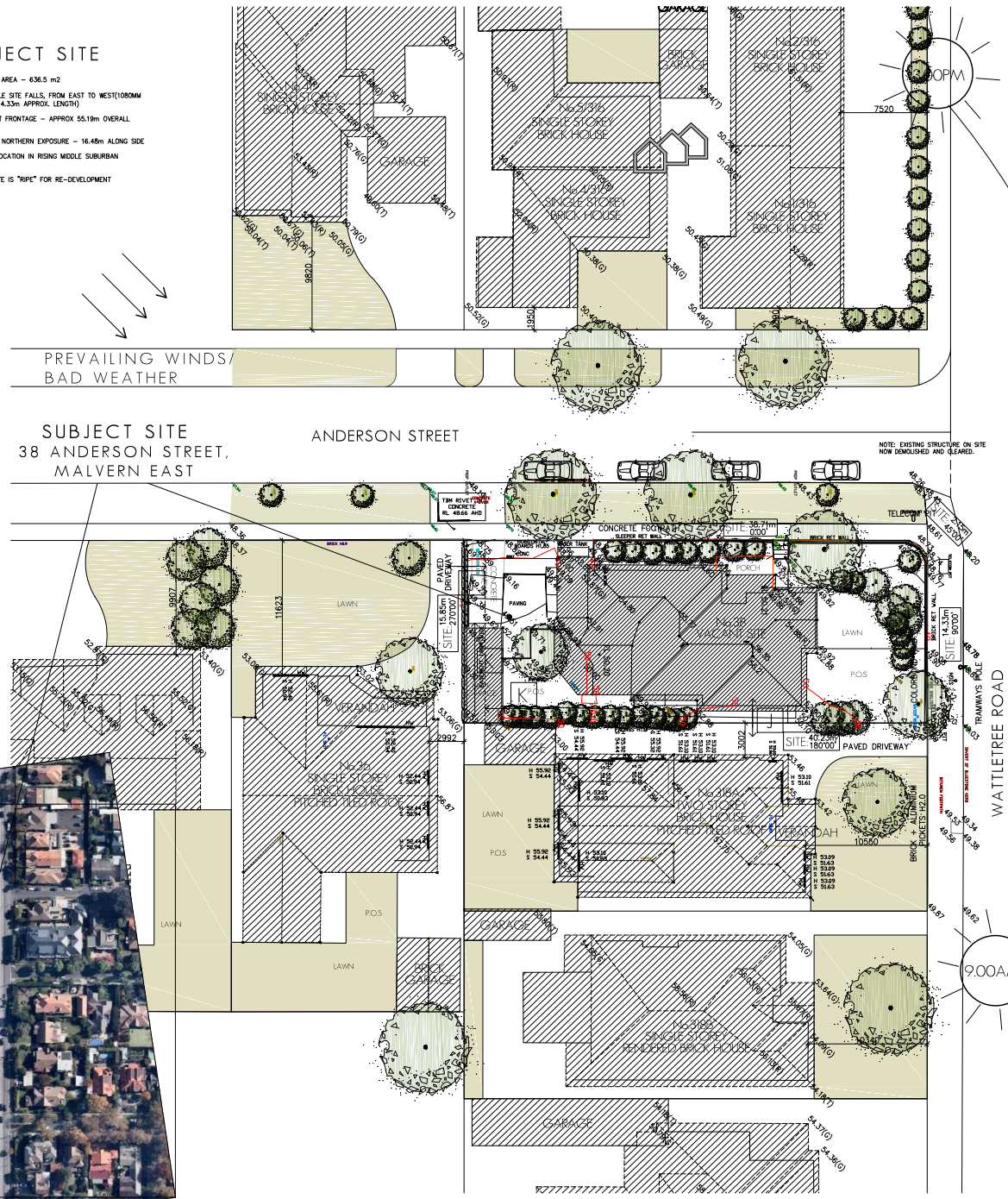


SUBJECT SITE

- LARGE SITE AREA - 636.5 m²
- COMFORTABLE SITE FALLS, FROM EAST TO WEST (1080MM SLOPE OVER 14.33m APPROX. LENGTH)
- WIDE STREET FRONTAGE - APPROX 55.19m OVERALL LENGTH
- SIGNIFICANT NORTHERN EXPOSURE - 16.48m ALONG SIDE
- SUPERIOR LOCATION IN RISING MIDDLE SUBURBAN PRECINCT
- SUBJECT SITE IS "RIPE" FOR RE-DEVELOPMENT

PREVAILING WINDS/
BAD WEATHER

SUBJECT SITE
38 ANDERSON STREET,
MALVERN EAST



LEVEL 100
IVANHOE 3079

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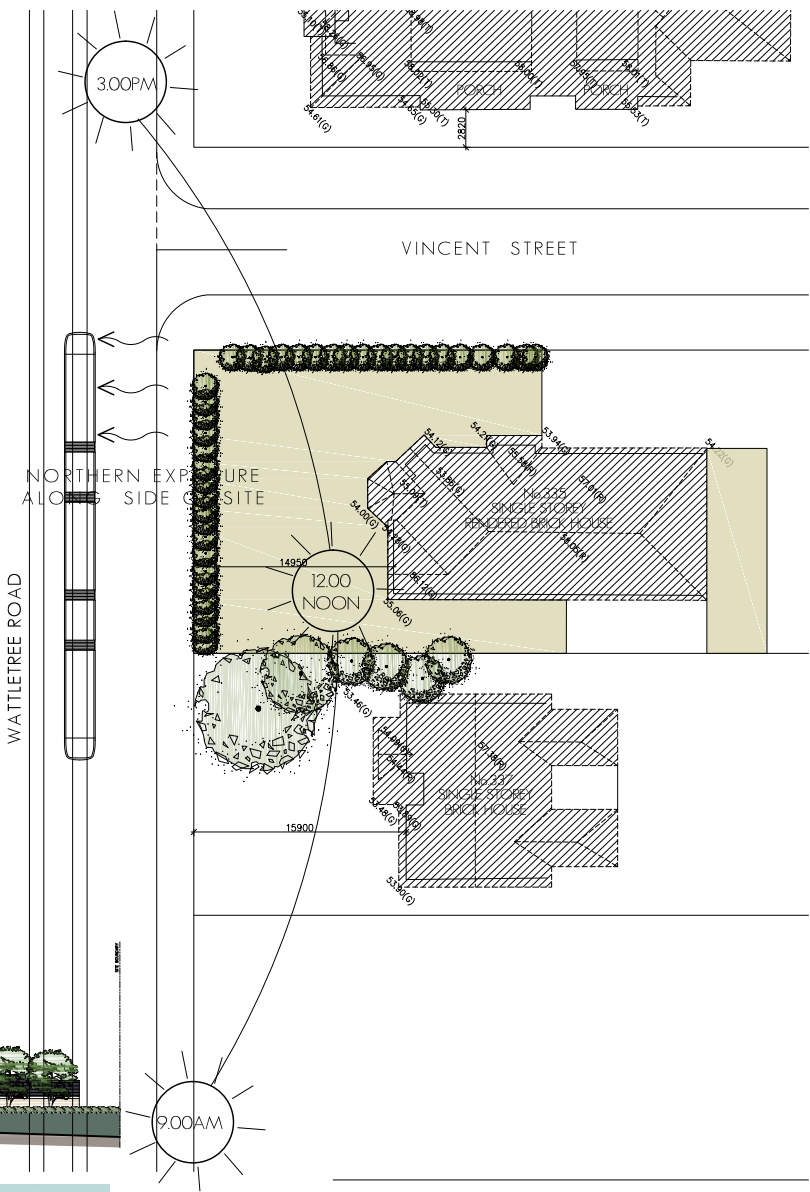
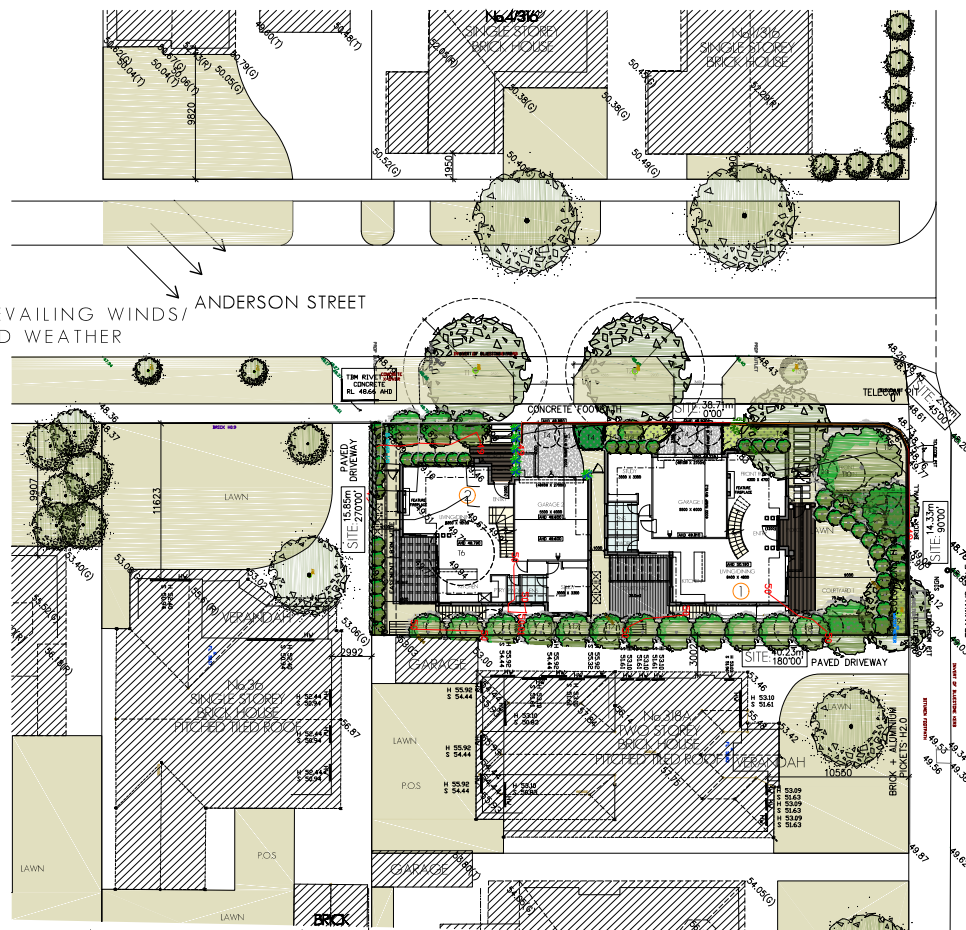
- A** PROPOSED TREES INCLUDING EXISTING STREET TREE AND SITE TREES TO PROVIDE SCALE AND FOREGROUND TO DEVELOPMENT
- B** EXISTING ON-STREET CARPARKING NUMBERS TO BE GENERALLY RETAINED AS IS
- C** COMFORTABLE REAR YARDS PROVIDED; GOOD PROPORTIONS, GREAT ALL ROUND EXPOSURE, (INCL. MIDDAY SUN)
- D** MAIN FAMILY AREAS ARE LOCATED TO THE REAR OF THE FLOOR PLANS. THEY TAKE ADVANTAGE OF THE LARGE REAR GARDENS, AND THE SOUTHWEST SOLAR EXPOSURE AVAILABLE TO THESE YARDS.
- E** GOOD SURVEILLANCE OF ANDERSON STREET AND WATTLETREE ROAD AVAILABLE FROM THE STREET FACING ROOMS OF BOTH DWELLINGS.
- F** DESIGN OF INTERIORS OF NEW DWELLINGS INFLUENCED BY REAR PRIVATE OPEN SPACES; MAIN SITTING AREAS HAVE PHYSICAL AND VISUAL ACCESS TO THESE YARDS.
- G** DESIGN OF INTERIOR OF NEW DWELLINGS UNDERTAKEN IN MODERN CONTEMPORARY MANNER; PLENTY OF LIGHT AND OPEN SPACE, FEW WALLS AND FEW VISIBLE DOORS, (ESPECIALLY ON GROUND LEVEL).
- H** 4NO CARSPACES AVAILABLE ON SITE
- I** CLOTHES LINES CONCEALED IN REAR YARDS, AWAY FROM PUBLIC VIEW.
- J** OVERLOOKING OF ADJOINING PROPERTIES MINIMISED THROUGH USE OF PRIVACY SCREENS AND FROSTED GLASS AND HIGHLIGHT GLAZING, AND EXACT LOCATION OF WINDOWS.
- K** EXISTING CROSSOVER TO BE RETAINED AS IS

DESIGN RESPONSE

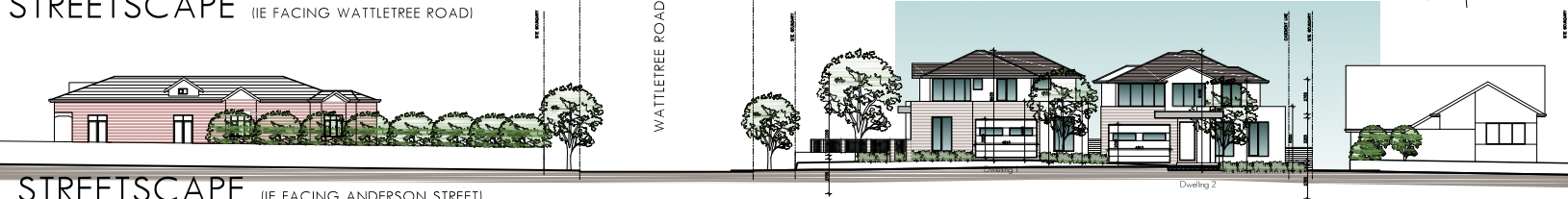
HOW PROPOSAL RESPECTS, ACKNOWLEDGES AND IMPROVES THE EXISTING NEIGHBOURHOOD CHARACTER:
 -BOTH DWELLINGS TO HAVE THEIR OWN VEHICLE ACCESS; EASILY VISIBLE AND ACCESSIBLE FROM ANDERSON STREET
 -BUILDINGS HAVE A DISTINCT STYLE AND TRADITIONAL "VERNAacular" FEEL FROM THE FRONT AND SIDE STREETS

GENERAL NOTES

DENSITY IS APPROPRIATE AND RESPONDS TO SITE LOCATION IN A NEWLY RE-ESTABLISHED RESIDENTIAL PRECEDENT; ALL INFRASTRUCTURE AVAILABLE; PROXIMITY TO PUBLIC TRANSPORT, PARKS, SCHOOLS, AND SHOPS
 EXISTING AND PROPOSED ESTABLISHED LANDSCAPING WILL INTEGRATE DEVELOPMENT FURTHER INTO NEIGHBOURHOOD.
 MATERIALS AND EXTERNAL FINISHES
 (1) CEMENT RENDER FINISH,
 (2) FEATURE GLAZING
 (3) SELECT BRICKWORK
 (4) ALUMINIUM WINDOWS
 (5) PITCHED TILED ROOFING, ALL RESPONDING TO MATERIALS COMMONLY FOUND IN THE MALVERN EAST LOCALITY
 BUILDING FORM IS ARTICULATED, BUILDING IS BROKEN UP AS A TWO INDEPENDENT IDENTIFIABLE, CO-ORDINATED FORMS.



STREETSCAPE (IE FACING WATTLETREE ROAD)



STREETSCAPE (IE FACING ANDERSON STREET)

LEVEL 1 / 173 UPPER HEIDELBERG ROAD
 IVANHOE 3079

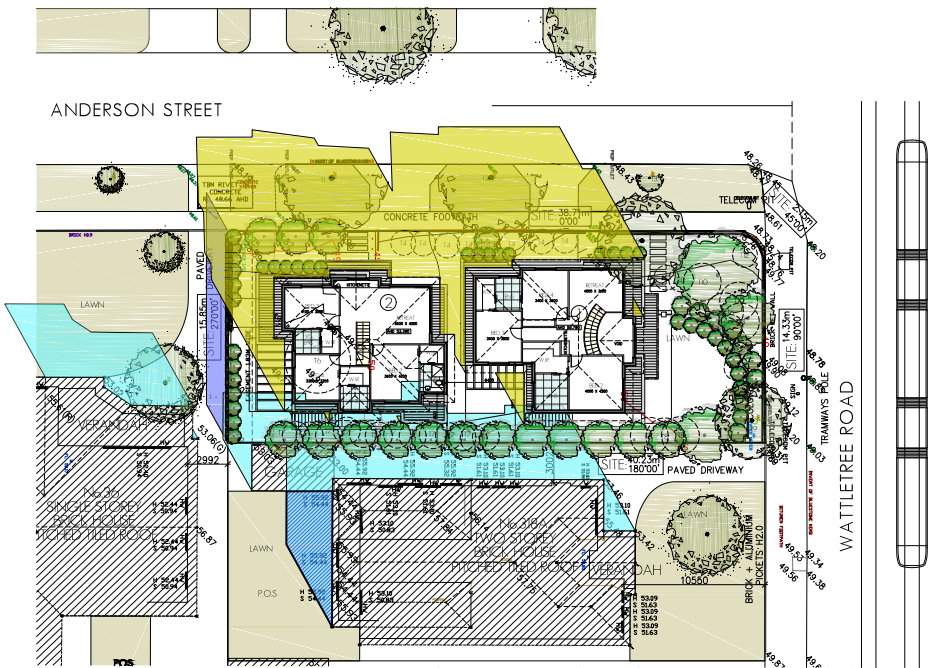
PETRIDIS ARCHITECTS
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 EMAIL: office@petridisarchitects.com.au

PLANNING APPLICATION FOR PROPOSED 2No. DWELLINGS
38 ANDERSON STREET, MALVERN EAST
 DRAWING TITLE:
DETAILED SITE ANALYSIS - DESIGN RESPONSE
 TPA 07 - 7 OF 10 DATE: 25TH AUGUST 2022 DRAWN BY: ANDREW K.
 JOB No: 19-12 SCALE: 1:200 FOR DISCUSSION

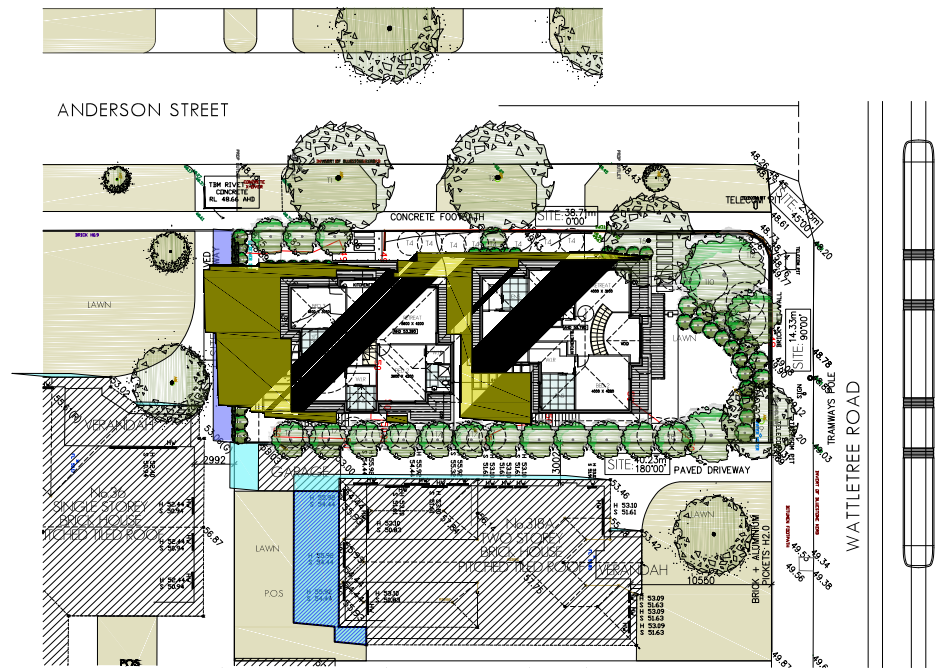
ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM



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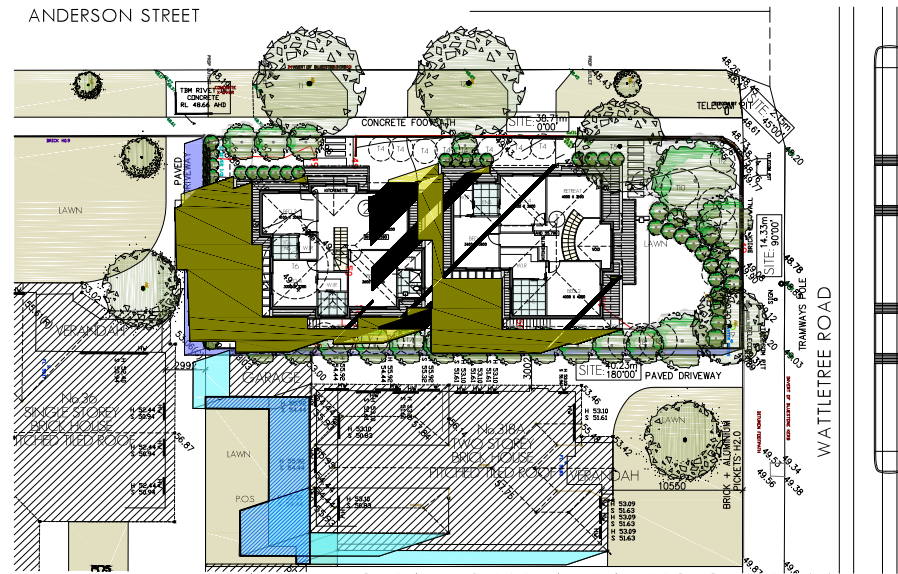


DETAILED SHADOW ANALYSIS - 9AM



DETAILED SHADOW ANALYSIS - 12 NOON

- PROPOSED SHADOWS, DUE TO DEVELOPMENT
- EXISTING SHADOWS, DUE TO ADJOINING RESIDENCES
- EXISTING SHADOWS, DUE TO FENCES
- EXISTING SHADOWS OVER 316A WATTLETREE ROAD, PRIVATE OPEN SPACE



DETAILED SHADOW ANALYSIS - 1PM

LEVEL 1 / 173 UPPER HEIDELBERG ROAD
IVANHOE 3079

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EMAIL: office@petridisarchitects.com.au

PLANNING APPLICATION FOR PROPOSED 2No. DWELLINGS

38 ANDERSON STREET, MALVERN EAST

DRAWING TITLE: DETAILED SHADOW ANALYSIS-9.00AM,12NOON,1.00PM SEPTEMBER 22

TPA08 - 08OF 10
JOB No: 19-12

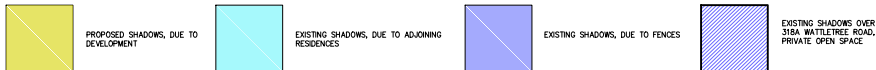
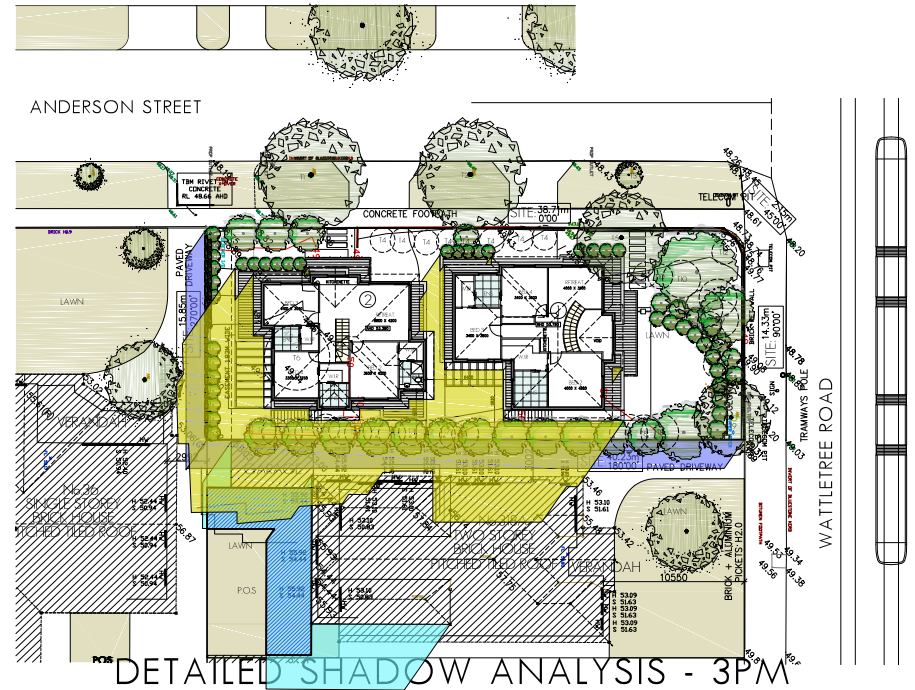
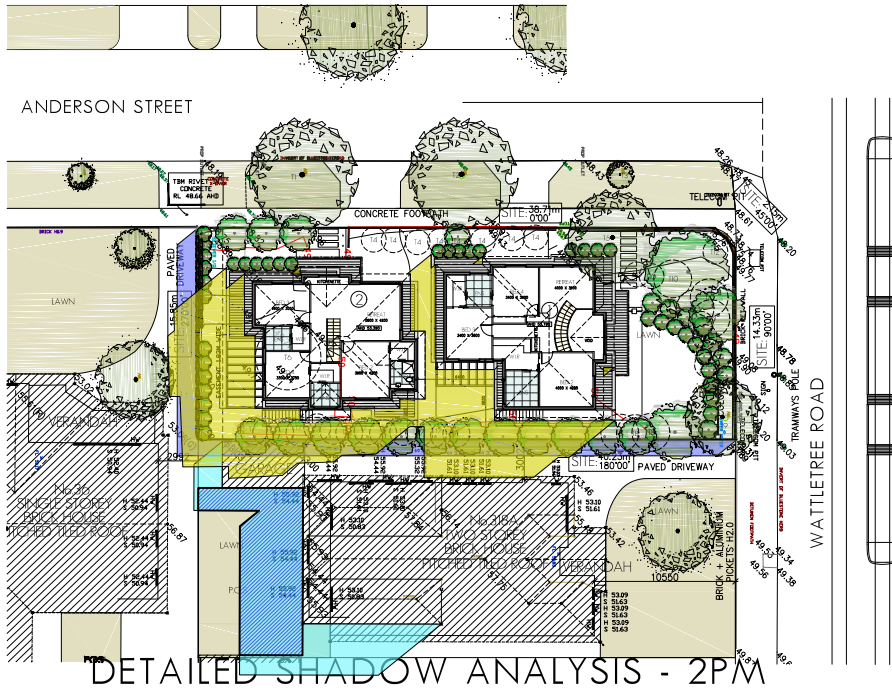
DATE: 25TH AUGUST 2022
SCALE: 1:200

DRAWN BY: ANDREW K.
FOR DISCUSSION

ALL LEVELS ARE TO
AUSTRALIAN HEIGHT DATUM



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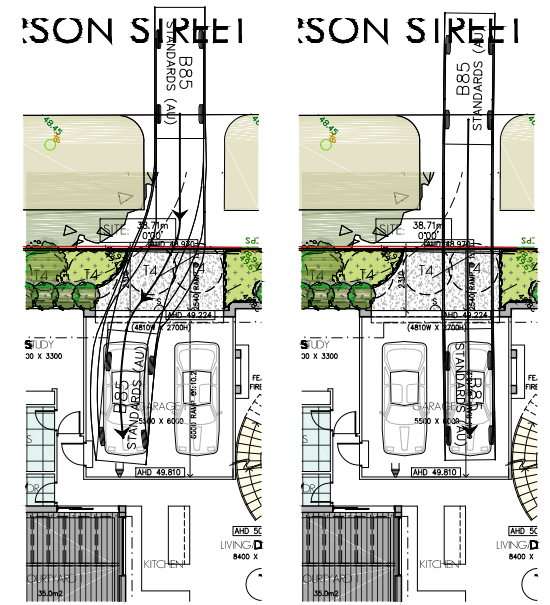
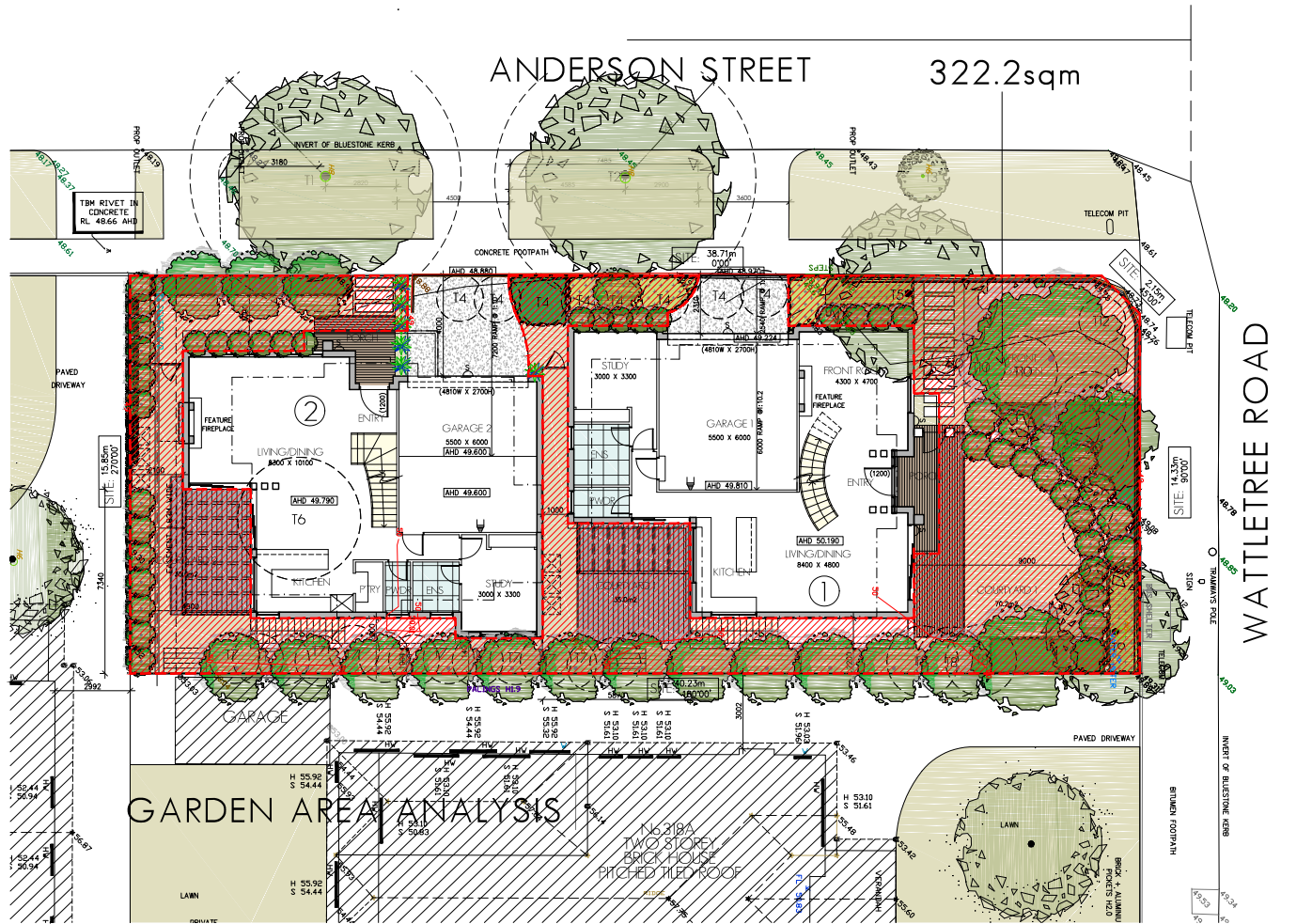


GARDEN AREA ANALYSIS

DEFINITION UNDER CLAUSE 72 STONNINGTON PLANNING SCHEME:

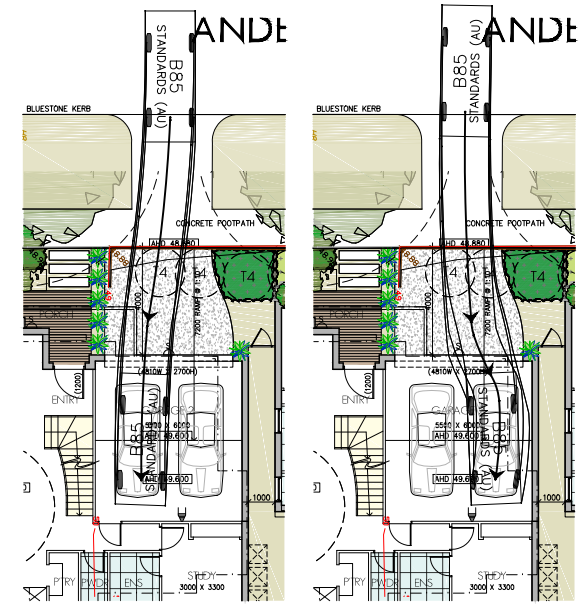
- AN UNCOVERED OUTDOOR AREA OF A DWELLING OR RESIDENTIAL BUILDING NORMALLY ASSOCIATED WITH A GARDEN.
- IT INCLUDES OPEN ENTERTAINING AREAS, DECKS, LAWNS, GARDEN BEDS, SWIMMING POOLS, TENNIS COURTS AND THE LIKE.
- IT DOES NOT INCLUDE A DRIVEWAY, ANY AREA SET ASIDE FOR CAR PARKING, ANY BUILDING OR ROOFED AREA AND ANY AREA THAT HAS A DIMENSION OF LESS THAN 1 METRE.

SITE AREA 636.5m²
GARDEN AREA 50.6% (322.2m²)



SWEPT PATH DIAGRAM DWELLING 1

SWEPT PATH DIAGRAM DWELLING 1



SWEPT PATH DIAGRAM DWELLING 2

SWEPT PATH DIAGRAM DWELLING 2

LEVEL 1 / 173 UPPER HEIDELBERG ROAD
IVANHOE 3079



PH: (03) 9 499 8826
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PLANNING APPLICATION FOR PROPOSED 2 No. DWELLINGS 38 ANDERSON STREET, MALVERN EAST

DRAWING TITLE: GARDEN AREA ANALYSIS, SWEPT PATH DIAGRAMS
TPA10 - 10 OF 10
JOB No: 19-12

DATE: 25TH AUGUST 2022
SCALE: 1:100

DRAWN BY: ANDREW K.
FOR DISCUSSION

ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM



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Existing Vegetation Summary

Excluded from vegetation audit and report prepared by Blagden (13/10/2019)

TREE NO.	BOTANICAL NAME	H x W (m)
1.	<i>Fraxinus angustifolia</i> CV	5 x 6
2.	<i>Fraxinus angustifolia</i> CV	7 x 8
3.	<i>Fraxinus angustifolia</i> CV	6 x 2
4.	<i>Pyrus calleryana</i>	5.5 x 1.5
5.	<i>Ficus religiosa</i>	6.5 x 4
6.	<i>Jacaranda mimosifolia</i>	5.5 x 8
7.	<i>Olea europaea</i>	5 x 3
8.	<i>Lagerstrœmia indica</i> CV	4 x 3
9.	<i>Pithecolobium unilobatum</i>	4.5 x 8
10.	<i>Magnolia grandiflora</i>	3 x 1
11.	<i>Betula pendula</i> CV	5.5 x 6
12.	<i>Lagerstrœmia indica</i> CV	3 x 2

Specifications

- Subgrade preparation**
Site preparation to be carried out in accordance with best horticultural practice and under suitable conditions. Disturbance to indigenous soil structure is to be minimised. The use of machinery that may damage soil structure or profile is not acceptable. Sub-grade to all lawn and paved areas is to be cultivated to a minimum depth of 150mm and shaped to achieve drainage falls prior to topsoil. Subgrade to be tested prior to preparation and conditioning to determine pH, salinity and gypsum requirement. Any gypsum required is to be distributed at the manufacturers recommended rate and cultivated into the sub-grade at a minimum depth of 100mm. Proposed topsoil areas to be graded / dressed to prevent water discharge into neighbouring properties.
- Weed control**
Remove and dispose of environmental weeds off site prior to subgrade preparation, topsoiling and planting works.
- Soil Preparation**
Topsoil to be spread in maximum 150mm layers, lightly compacted by use of a 100 - 200kg roller, or by thoroughly walking until it accords with finished kerb levels or to within 25mm below edging levels to accommodate match. Imported topsoil for garden beds is to be medium texture general purpose garden soil and lightly compacted to minimum 300mm depth to garden beds. Soil is to comply with AS 4218:19/04, and as follows:
- free from general weeds and their roots, bolls and rhizomes
 - free from building rubble and any other matter deleterious to plant growth
 - pH to be 6.0 - 7.2
 - leaves to light to medium friable loam
 - free from silt material
- Imported topsoil for lawn rejuvenation / establishment shall have the above characteristics, but shall be a free draining sandy loam, lightly compacted to minimum 100mm depth.
- Mulch**
The specified mulch for garden beds is to be an aged organic material with 60 - 80 percent of its volume being weed chips particles in a size range of 25 - 50 mm maximum. Mulch is to be spread at a consolidated depth of 75mm.
- Planting Procedure**
If soil to planting hole is dry - fill with water and allow to drain completely. Tree roots are to be teased outwards if matted or circling occurs prior to backfilling. Place tree in centre of hole on firm soil to prevent sinking, ensuring top of central is flush with the surrounding soil surface and the trunk is vertical. Backfill material to be in a loose, friable state, with no rocks, rocks or foreign matter. If sufficient material not available from the original hole's backfill, similar soil type must be sourced and used. Soil material must be firmly backfilled in layers to prevent large air pockets from occurring, then thoroughly watered in. Trees to be staked with two 200mm x 3mm hardwood stakes driven firmly into the ground - stakes must not be placed through the rootball area. There are to be secured to each stake with a strong, soft and flexible material, tight enough to support the tree in windy conditions, yet loose enough to stimulate development of a good supportive root system. Tree to be staked until it has established. A good support system is to be in place for a minimum period of three years. Slow release fertilizer (18 month formulation such as 'Dormacol') is to be applied to the top of the rootball area away from the trunk / stem in manufacturers specifications and watered in immediately. All trees to be mulched to a diameter of 1200mm wide and to a depth of 100mm but must not be in contact with the tree trunk. Mulch is to be an aged organic material with 60 - 80 percent of its volume being weed chip particles in a size range of 25 - 50mm maximum. Mulch is to be spread at a consolidated depth of 75mm. The planting surface is to be shaped to minimise waterlogging/recessive water retention but retain the mulch material neatly. The site must be left in a clean and safe condition.
- Plant Establishment Period**
The landscape is to be maintained by applying best horticultural practice to promote healthy plant performance for at least 12 weeks establishment period following the approval of Practical Completion by the responsible authority including (but not limited to) the following tasks: Planting as necessary to maintain plants in healthy and structurally sound manner, pest and disease - vegetation to be pest and disease free, watering, staking and staking - Trimming mulch depth to be maintained around tree bases throughout maintenance period, watering - as often as necessary to ensure healthy and vigorous growth in accordance with current local watering regulations, watering - maintenance in a weed free state over the entire mulch area by spraying or mechanical means, fertilising - 38 x monthly slow release fertilizer in accordance with manufacturers recommended application rates, replacement of deceased, staked or undervalued plants beyond repair or growth with the same species as specified in the plant schedule within the assigned maintenance period.
- Irrigation**
An in-ground automatic drip irrigation system to be installed to all garden areas and planter boxes (if applicable) in accordance with current local watering regulations.
- Timber Edging**
Timber edging to be 75mm x 25mm treated pine secured to 300mm long treated pine stakes at 900mm min. 1000mm spacings with galvanised screws and installed at all junctions between garden beds, lawn and topping / pebble areas.
- Drainage**
Landscape and / or building contractor(s) are responsible for civil and hydraulic calculations for landscape building works including, but not limited to surface and sub surface drainage for all landscape areas prior to commencement of works.
- General**
While care has been taken to select tree species with non-invasive root systems it is recommended that root control barriers be installed for any trees located within two metres of any building lines.
- Climbing plants (if applicable) are to be trained to supportive mesh, wire or lattice fixed over entire fence section from base to top.
- Do not scale from plan - contractor to verify all dimensions on site prior to commencing construction.
- Quality - Quality of Trees and Shrubs**
Trees and shrubs shall be healthy, mature stock free from insects, diseases and weeds. The specified plant heights, and root sizes are minimums. If plant material is unavailable in these sizes, larger stock must be used. Plants contributed by the responsible authority confirmed by the responsible authority in writing. The contractor is to supply and install same mature trees which meet the following criteria: Have a minimum planted height of 80cm as indicated in the plant schedule, have a minimum trunk caliper of 50mm at ground level, be undamaged and free of diseases and insect pests, not be root bound or have circling or girdling roots but have roots grown to the edge of the container, should have a single straight trunk, strong branching pattern, and full canopy, show healthy, vigorous growth.
- Protection of Existing Trees**
This plan is to be made in conjunction with the arboricultural report prepared by Blagden (13/10/2019). Devised tree numbers - refer to arboricultural report prepared by Blagden further information.
- All existing vegetation shown on the endorsed plan (subject site and neighbouring properties) is to be retained and must be suitably maintained (including demolition) in accordance with the consent of the responsible authority before being removed, destroyed or topped without the written consent of the responsible authority. The contractor is to supply and install same mature trees which meet the following criteria: Have a minimum planted height of 80cm as indicated in the plant schedule, have a minimum trunk caliper of 50mm at ground level, be undamaged and free of diseases and insect pests, not be root bound or have circling or girdling roots but have roots grown to the edge of the container, should have a single straight trunk, strong branching pattern, and full canopy, show healthy, vigorous growth.
- Any pruning that is required must be carried out by a trained and competent arborist with a thorough knowledge of arboriculture and pruning methods to carry out pruning to the Australian standard - AS 4373-2007 (Pruning of amenity trees). All tree protection practices must be adhered to in accordance with the arboricultural report and to the satisfaction of the responsible authority.**

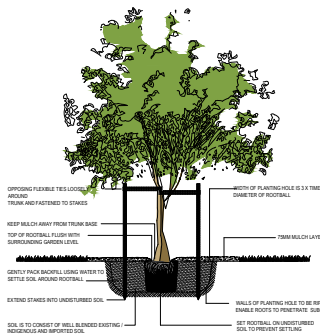
Landscape Plan

Legend

- Proposed evergreen trees
- Proposed deciduous trees
- Proposed evergreen shrubs
- Proposed ground cover / pebble planting
- Existing trees to be retained and protected with Tree Protection Fencing (see endorsed report)
- Existing trees to be retained
- Existing trees to be removed
- Proposed lawn areas
- Proposed concrete areas
- Proposed compacted Driveway / Lylite toppings
- Proposed pebble areas
- Proposed timber decking
- Proposed mulch areas
- Proposed paver step-stones
- Proposed washing line
- Proposed bin storage area
- Fences with heights and material as nominated

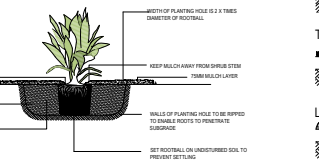
Advanced Tree Planting

300mm dia. 100mm dia. 150mm dia. 200mm dia. 250mm dia.



Shrub Planting

300mm dia. 100mm dia. 150mm dia. 200mm dia. 250mm dia.



Surface Finishes Detail

- Garden Beds**
75mm ORGANIC FREE BANK BENCH
400mm APPROVED MEDIUM GRAIN SOIL
100mm 100mm DEEP RIGID RECTANGULAR HOLES SUBGRADE
- Topping / Pebble areas**
40MM COMPACTED DRIVEMAN TOPPING 1 TO 35 TO 40MM REIN. FIBRE
100MM COMPACTED FINE SAND SUBGRADE
100MM APPROVED SANDY LOAM SOIL
- Lawn areas**
STRATIFIED 50% WELLS TOPSOIL 100MM COMPACTED FINE SAND SUBGRADE
100MM APPROVED SANDY LOAM SOIL
100mm 100mm DEEP RIGID RECTANGULAR HOLES SUBGRADE



PEDESTRIAN VISIBILITY SPLAT MEASURING 1500 MM, (WIDTH ACROSS FRONTAGE) BY 1500 MM, (WIDTH ACROSS FRONTAGE)

NOTE: WHERE WITHIN THESE SPLATS MUST BE NOT MORE THAN 900MM, IN HEIGHT.

1300MM FRONT FENCE WITH BRICK PIERS / STEEL INSETTS.

Plant Schedule

CODE	BOTANICAL NAME	COMMON NAME	QTY	SUPPLY SIZE	MATURE H x W
TREES					
AV	<i>Allocasuarina verticillata</i>	Drooping She-Oak	1	40tr / min 1.8m high	8m x 6m
BM	<i>Banksia marginata</i>	Silver Banksia	2	40tr / min 1.8m high	5m x 3m
FHE	<i>Ficus hillebrandii</i> Emerald Standard Ficus	Emerald Standard Ficus	12	40tr / min 1.8m high	5m x 2.5m
PC	<i>Pyrus calleryana</i> Capital	Capital Pear	3	40tr / min 1.8m high	11m x 2.5m
SHRUBS					
AS	<i>Acmena smithii</i> var. 'Minor'	Compact Lily Pilly	7	20cm pot	3m x 1.5m
BEV	<i>Bambusa subulata</i> var. 'Vivid Vitesse'	China Gold Bamboo	30	20cm pot	6m x 1m
CK	<i>Callistemon 'Kings Park Special'</i>	Botanibar	1	20cm pot	4m x 3m
COR	<i>Cornus alba</i>	Coastal Correa	1	20cm pot	1.2m x 1.5m
SE	<i>Syzygium australe</i> 'Eloir'	Lily Pilly Elite	13	20cm pot	1m x 1.5m (upside)
WFN	<i>Westringia frutescens</i> 'Nerang'	Coast Rosemary	10	20cm pot	2m x 1m
GROUND COVERS & LOW SHRUBS					
CHR	<i>Chrysanthemum apiculatum</i>	Yellow Buttons	36	14cm pot	.5m x .7m
CR	<i>Cornus reliqua</i>	Common Correa	9	14cm pot	2m x 1.2m
DIR	<i>Dichondra repens</i>	Honey Weed	23	14cm pot	1m x 1.5m
KP	<i>Koeleria prostrata</i>	Running Pastern	27	14cm pot	1m x 1.6m
MYP	<i>Myoporum laetifolium</i>	Creeping Boxbush	5	14cm pot	2m x 1m
WH	<i>Viola edwardsii</i>	Native Violet	13	14cm pot	Prostrate X 2
TUSsockS / GRASSES / EVERGREEN PERENNIALS					
DL	<i>Dianella longifolia</i>	Smooth Flax Lily	6	14cm pot	8m x 6m

PROJECT ADDRESS: 38 ANDERSON STREET MALVERN EAST
DATE: 16.08.2022
DESIGNED BY: N.H./M.A. landscape Arch. UEL/UK

PROPOSED DUAL OCCUPANCY EAST
PROJECT NO. R: 10387
REV. B: AS
DRAWN BY: AS

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KEYSTONE ALLIANCE