

The State of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

No Guarantee or warranty is given as to the accuracy or completeness of the details shown on this map. The City of Stonnington shall not be liable in any way for loss of any kind including, damages, costs, interest, loss of profits arising from error, inaccuracy, incompleteness of this information.

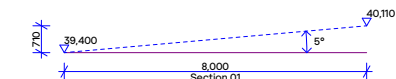


1050/21 – 19-21 Lalbert Crescent, Prahran

★ = objection

Date printed: 18/11/2022

Scale: 1:1097



Therefore the height limit for the proposal must not exceed 10 metres (9 metres plus 1 metre).

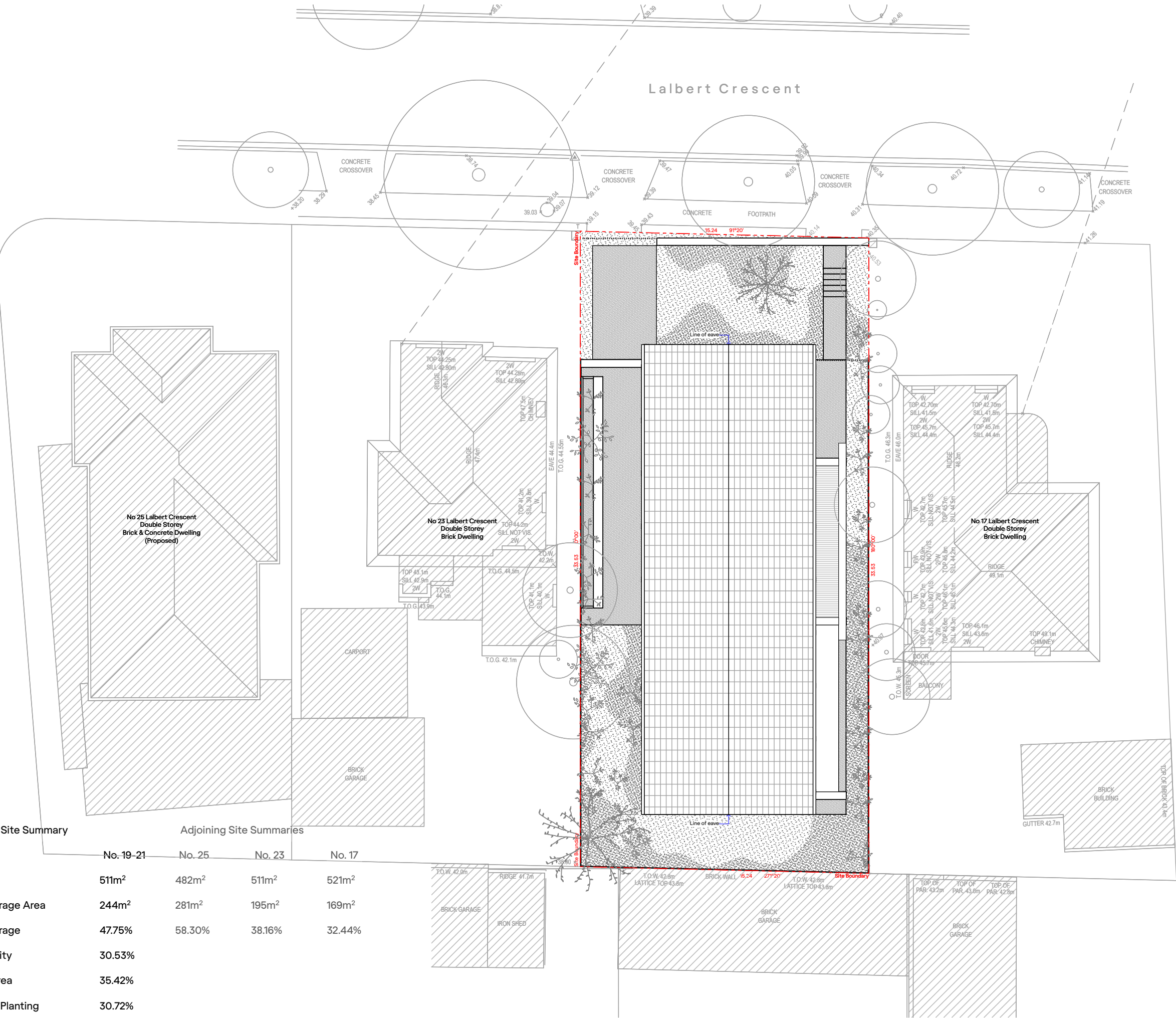
Existing Site Summary	Adjoining Site Summaries			
	No. 19-21	No. 25	No. 23	No. 17
Site Area	511m ²	482m ²	511m ²	521m ²
Site Coverage Area	188m ²	281m ²	195m ²	169m ²
Site Coverage	36.79%	58.30%	38.16%	32.44%
Permeability	7.83%			
Garden Area	31.70%			
Deep Soil Planting	5.87%			

ritzghougassian.com
U5—589 Malvern Road Toorak
Victoria 3142 Australia

Scale
1:200 @ A3



Received by City of Stonnington on 25/09/2022. Any document provided is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. This information must not be used for any purpose which may breach any copyright.



Proposed Site Summary	Adjoining Site Summaries			
	No. 19-21	No. 25	No. 23	No. 17
Site Area	511m ²	482m ²	511m ²	521m ²
Site Coverage Area	244m ²	281m ²	195m ²	169m ²
Site Coverage	47.75%	58.30%	38.16%	32.44%
Permeability	30.53%			
Garden Area	35.42%			
Deep Soil Planting	30.72%			

RITZ&GHOUGASSIAN

ritzghougassian.com
U5—589 Malvern Road Toorak
Victoria 3142 Australia

Client
Laurelle & Gilad Ritz

Project
19-21 Lalbert Crescent

Site Plans — Proposed

Drawing number
TP1020

Project number
210612

Date generated
25/9/2022

Revision
03

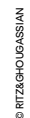
Scale
1:200 @ A3





ritzghougassian.com
J5-589 Malvern Road Toorak
Victoria 3142 Australia

Scale
1:200 @ A3





Received by City of Stonnington on 25/09/2022. Any document provided is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. This information must not be used for any purpose which may breach any copyright.

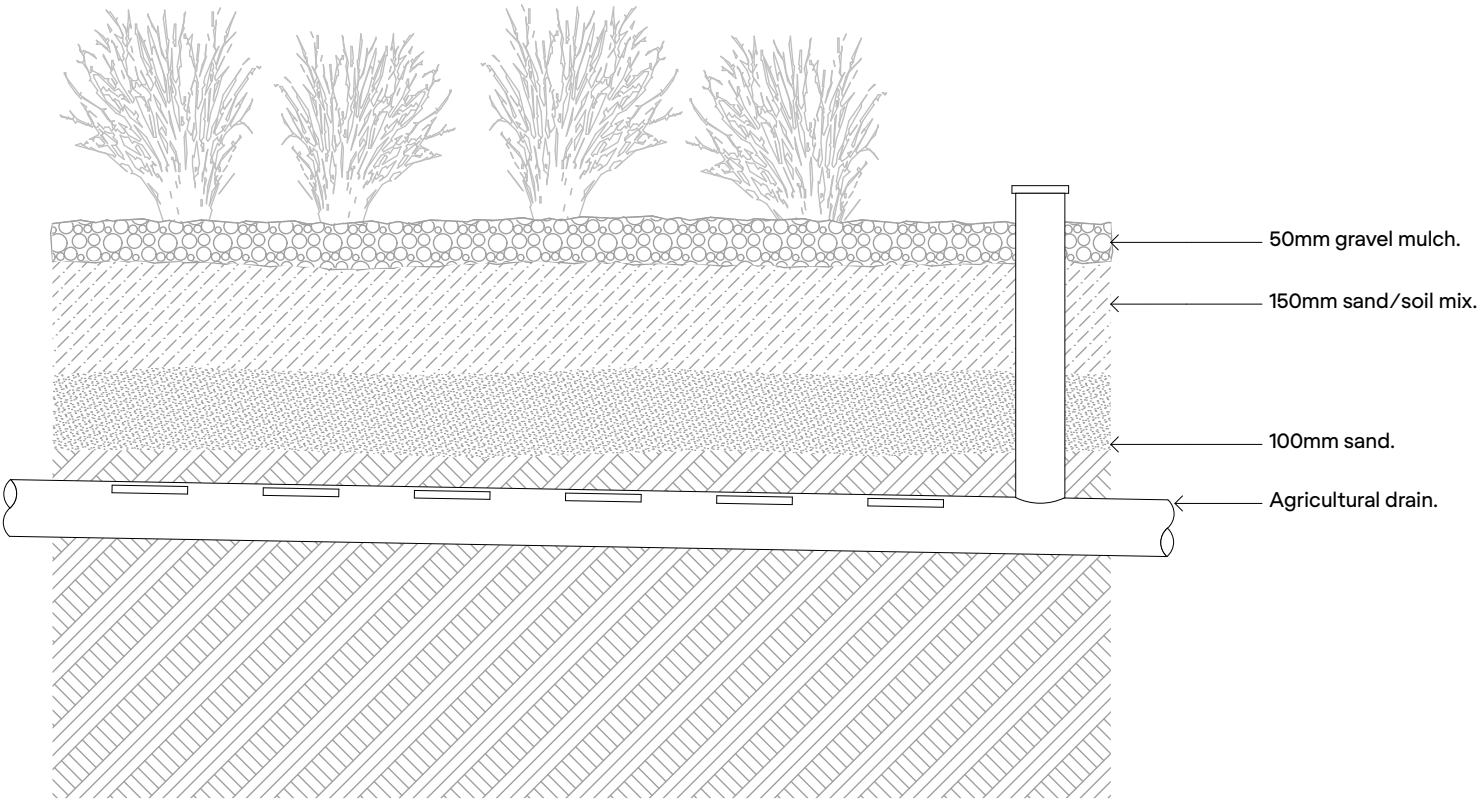


STORM Rating Report

TransactionID: 1455506
Municipality: STONNINGTON
Rainfall Station: STONNINGTON
Address: 19-21 Lalbert Crescent

Prahran
VIC 3181
Assessor:
Development Type: Residential - Dwelling
Allotment Site (m2): 511.00
STORM Rating %: 101

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Roof	238.00	Rainwater Tank	6,000.00	4	103.90	99.10
Entry	12.00	Raingarden 300mm	1.00	0	133.10	0.00
Terrace East	19.00	Raingarden 300mm	1.00	0	133.10	0.00
Terrace South	9.00	Raingarden 300mm	1.00	0	134.00	0.00
Terrace West	62.00	Raingarden 100mm	1.00	0	124.05	0.00
Driveway	32.00	None	0.00	0	0.00	0.00



Date Generated: 25-Sep-2022 Program Version: 1.0.0

Storm Rating Report

2 Section - Rain Garden

RITZ&GHOUGASSIAN

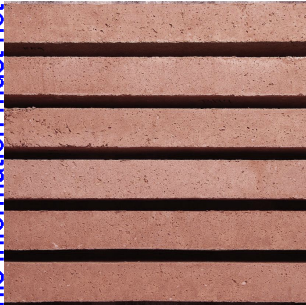
ritzghougassian.com
U5-589 Malvern Road Toorak
Victoria 3142 Australia

Client
Laurelle & Gilad Ritz

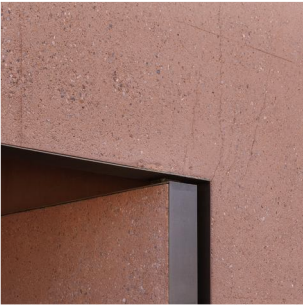
Project
19-21 Lalbert Crescent

Site Plans — Stormwater Management Details

Drawing number TP1035	Project number 210612	Date generated 25/9/2022	Revision 03	Scale NTS @ A3
--------------------------	--------------------------	-----------------------------	----------------	-------------------



1. Brickwork arranged in a stack bond format



2. Pigmented concrete



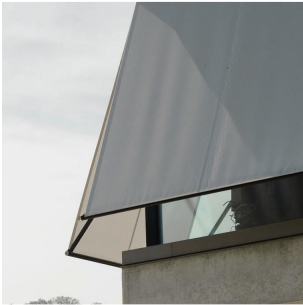
3. Glazing both operable and fixed



4. Silver metal finish to various structural elements, surfaces and fencing



5. Terracotta roof tile

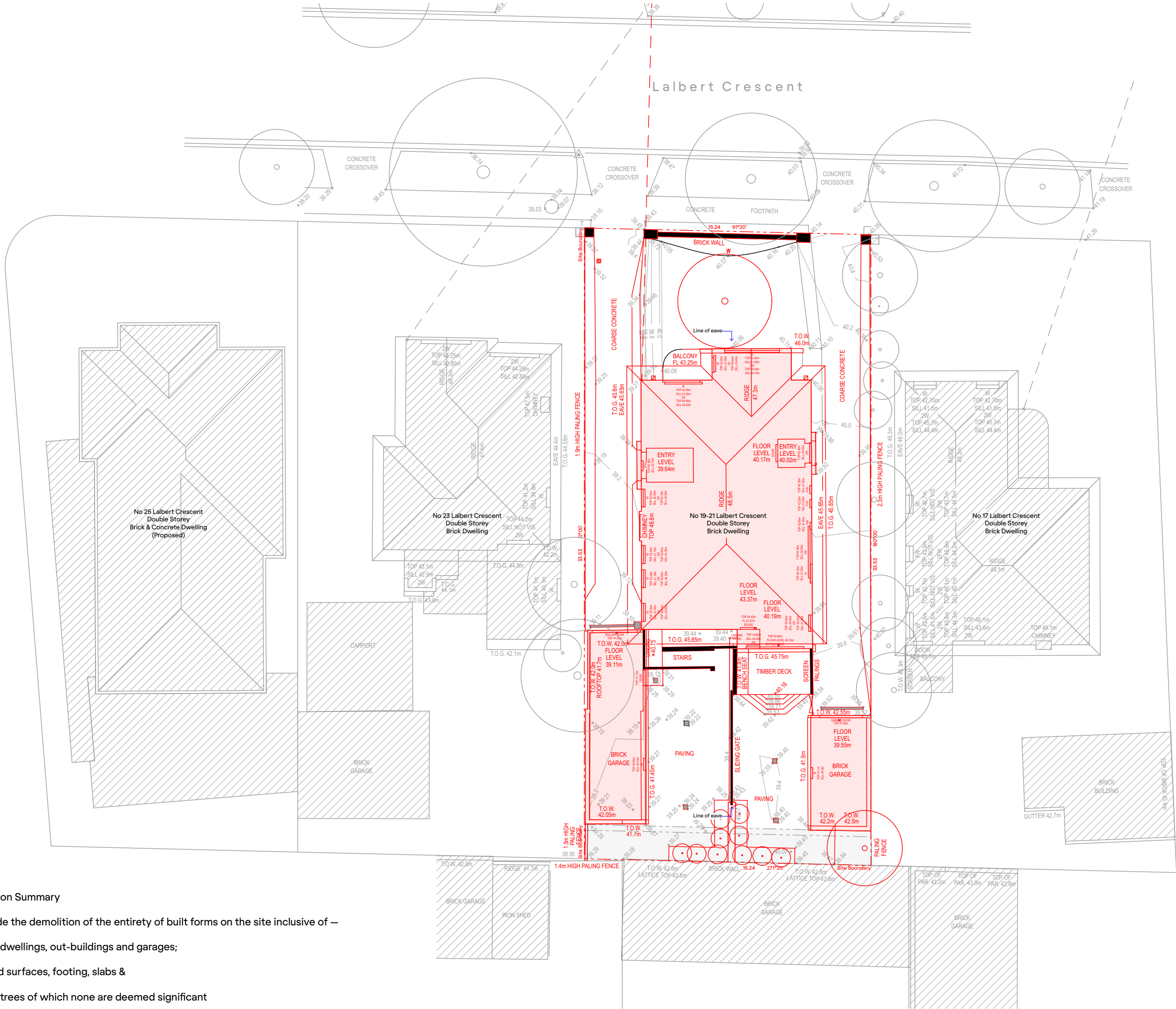


6. Fabric Awnings



7. Landscape

Received by City of Stonnington on 25/09/2022. Any document provided is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. This information must not be used for any purpose which may breach any copyright.



- Demolition Summary
- To include the demolition of the entirety of built forms on the site inclusive of –
- Existing dwellings, out-buildings and garages;
 - Asphalt paved surfaces, footing, slabs &
 - Existing trees of which none are deemed significant

RITZ&GHOUGASSIAN

ritzghougassian.com
U5—589 Malvern Road Toorak
Victoria 3142 Australia

Client
Laurelle & Gilad Ritz

Project
19-21 Lalbert Crescent

Demolition Plan — Overall Site

Drawing number
TP2000

Project number
210612

Date generated
25/9/2022

Revision
03

Scale
1:200 @ A3



Received by City of Stonnington on 25/09/2022. Any document provided is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. This information must not be used for any purpose which may breach any copyright.

Note
Basement level does not project above NGL by more than 1.2 metres where it sits below levels 00 and 01
Therefore the proposal adheres to a two storey limit

RITZ&GHOUGASSIAN

ritzghougassian.com
U5—589 Malvern Road Toorak
Victoria 3142 Australia

Client
Laurelle & Gilad Ritz

Project
19-21 Lalbert Crescent

Floor Plans — Level B1

Drawing number
TP2200

Project number
210612

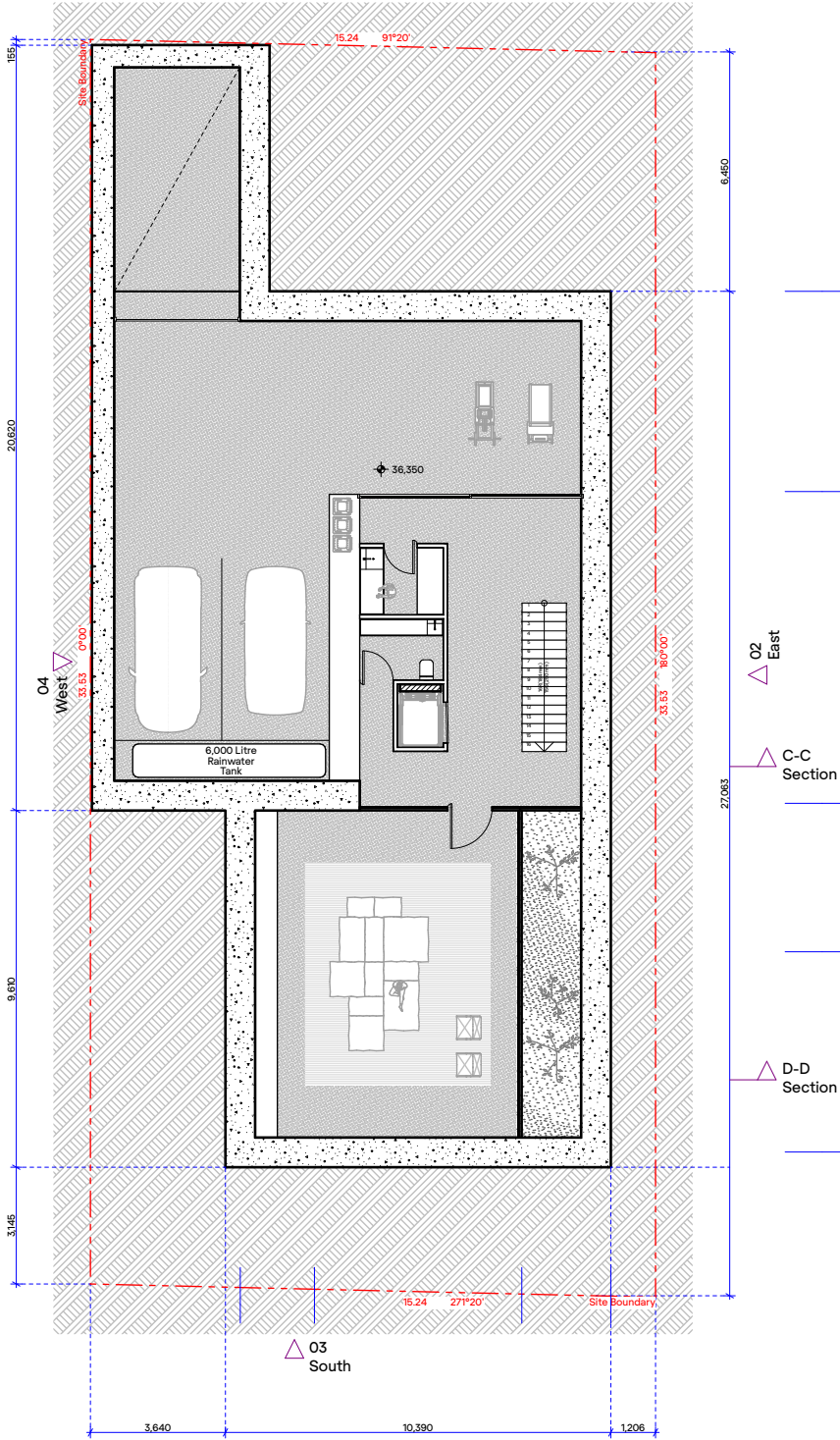
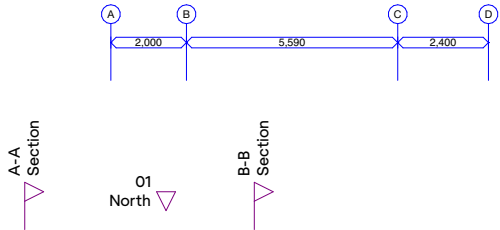
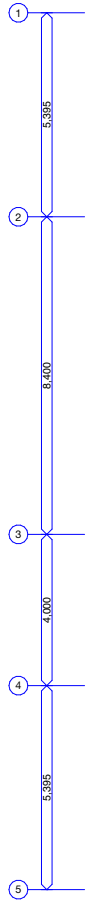
Date generated
25/9/2022

Revision
03

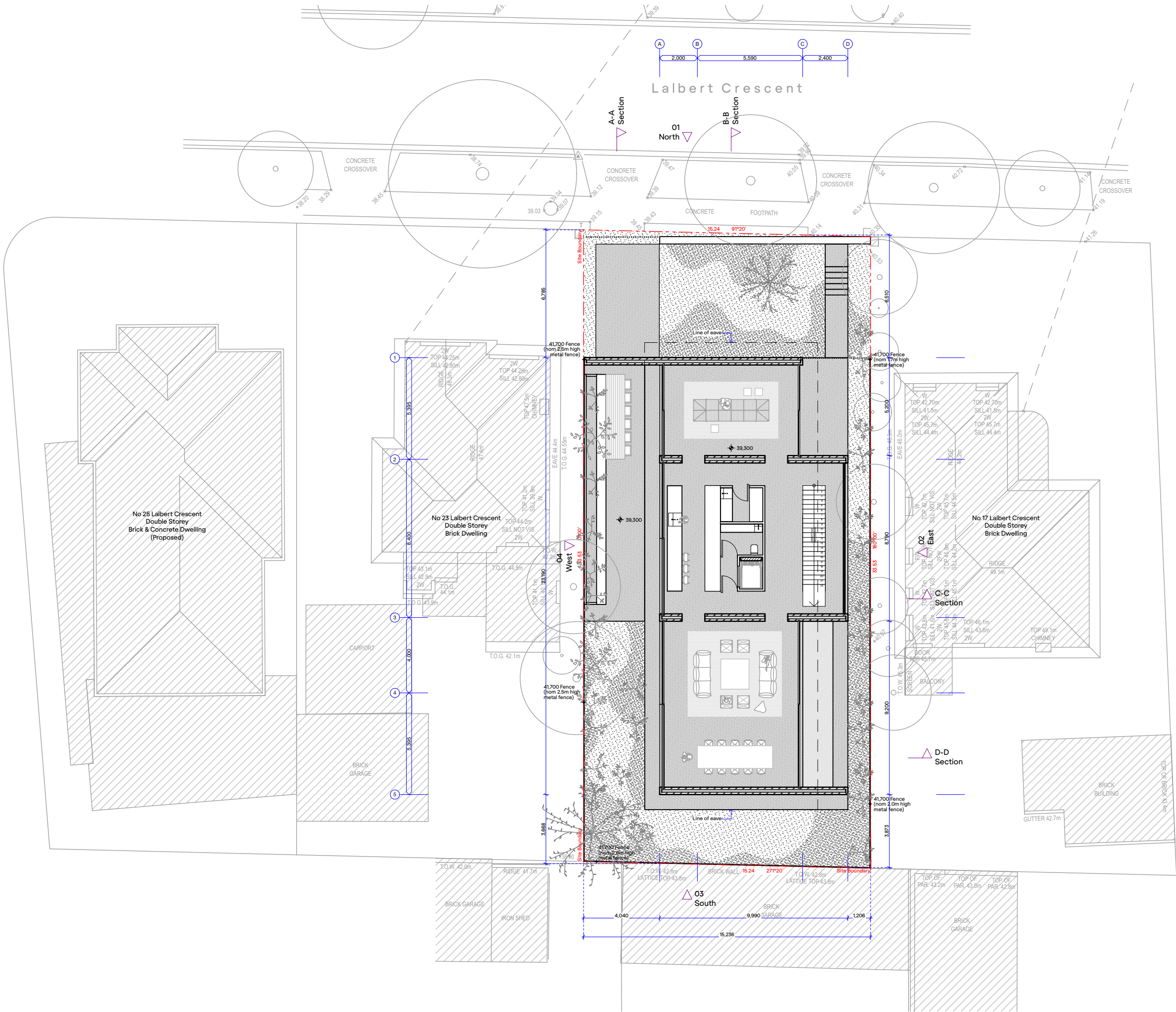
Scale
1:200 @ A3



© RITZ&GHOUGASSIAN



Received by City of Stonnington on 25/09/2022. Any document provided is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. This information must not be used for any purpose which may breach any copyright.



RITZ&GHOUGASSIAN

ritzghougassian.com
U5—589 Malvern Road Toorak
Victoria 3142 Australia

Client
Laurelle & Gilad Ritz

Project
19-21 Lalbert Crescent

Floor Plans — Level 00

Drawing number
TP2201

Project number
210612

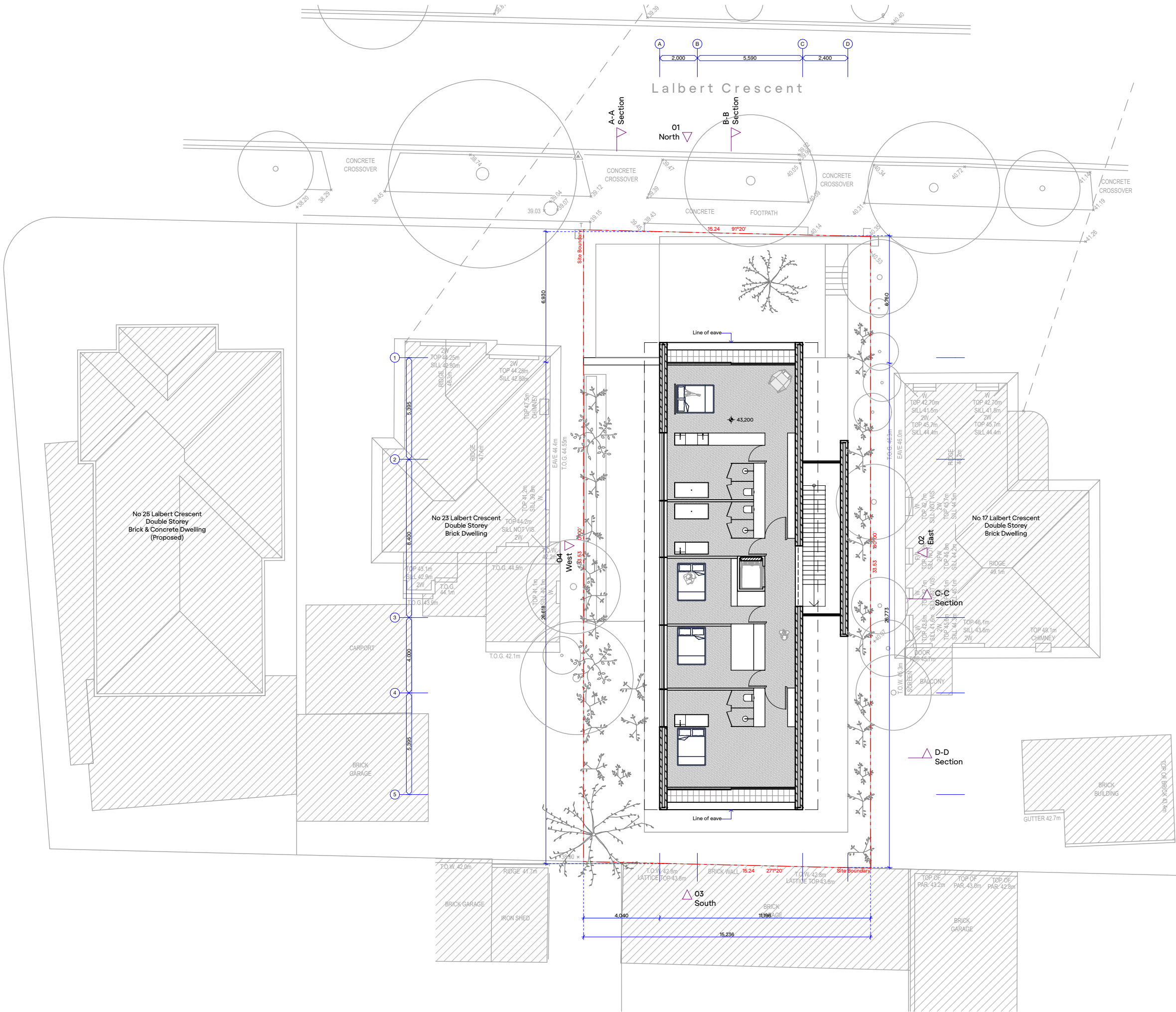
Date generated
25/9/2022

Revision
03

Scale
1:200 @ A3



Received by City of Stonnington on 25/09/2022. Any document provided is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. This information must not be used for any purpose which may breach any copyright.



RITZ&GHOUGASSIAN

ritzghougassian.com
U5-589 Malvern Road Toorak
Victoria 3142 Australia

Client
Laurelle & Gilad Ritz

Project
19-21 Lalbert Crescent

Floor Plans - Level 01

Drawing number
TP2202

Project number
210612

Date generated
25/9/2022

Revision
03

Scale
1:200 @ A3



Received by City of Stonnington on 25/09/2022. Any document provided is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. This information must not be used for any purpose which may breach any copyright.

RITZ&GHOUGASSIAN

ritzghougassian.com
U5—589 Malvern Road Toorak
Victoria 3142 Australia

Client
Laurelle & Gilad Ritz

Project
19-21 Lalbert Crescent

Floor Plans — Roof

Drawing number
TP2203

Project number
210612

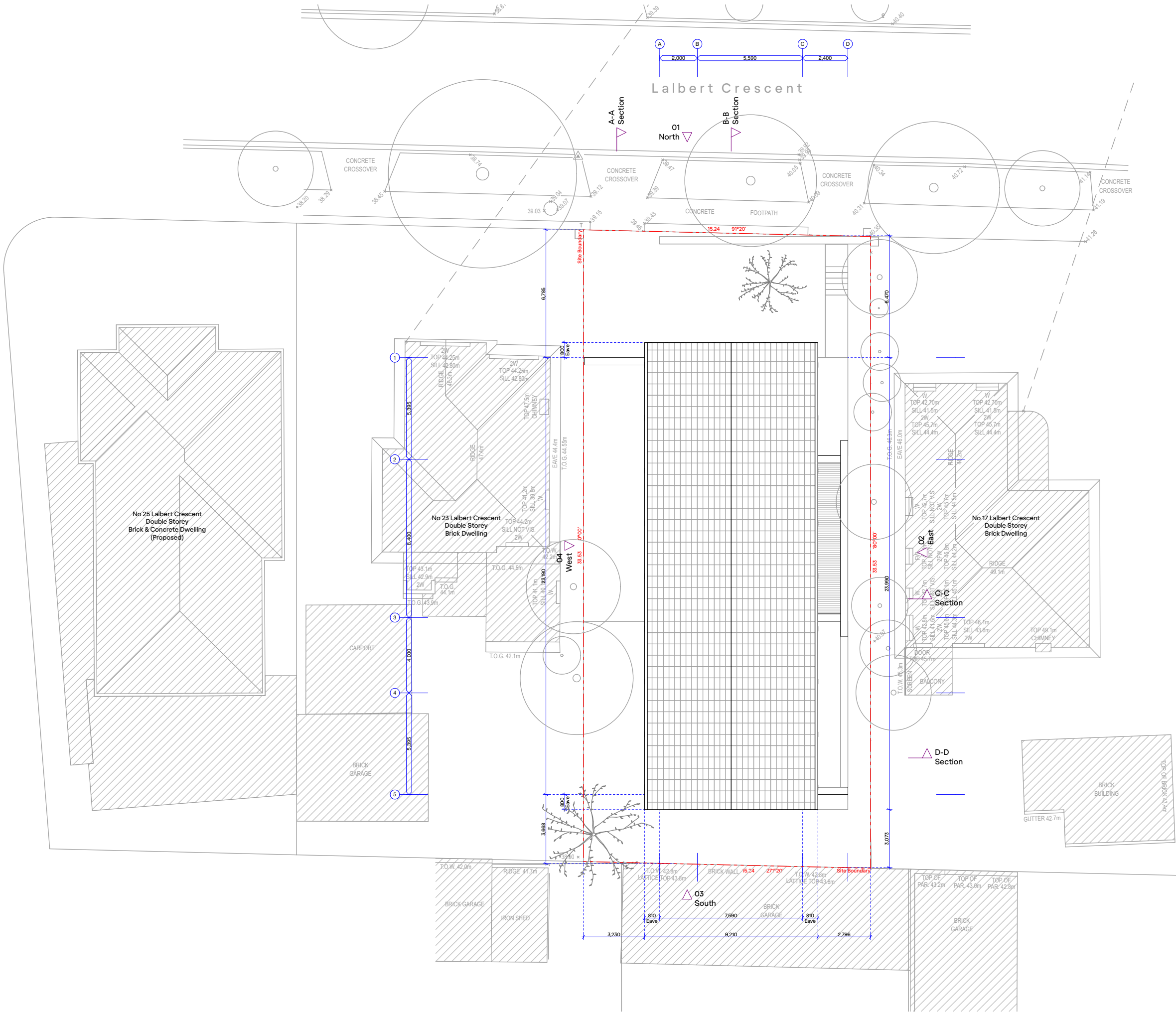
Date generated
25/9/2022

Revision
03

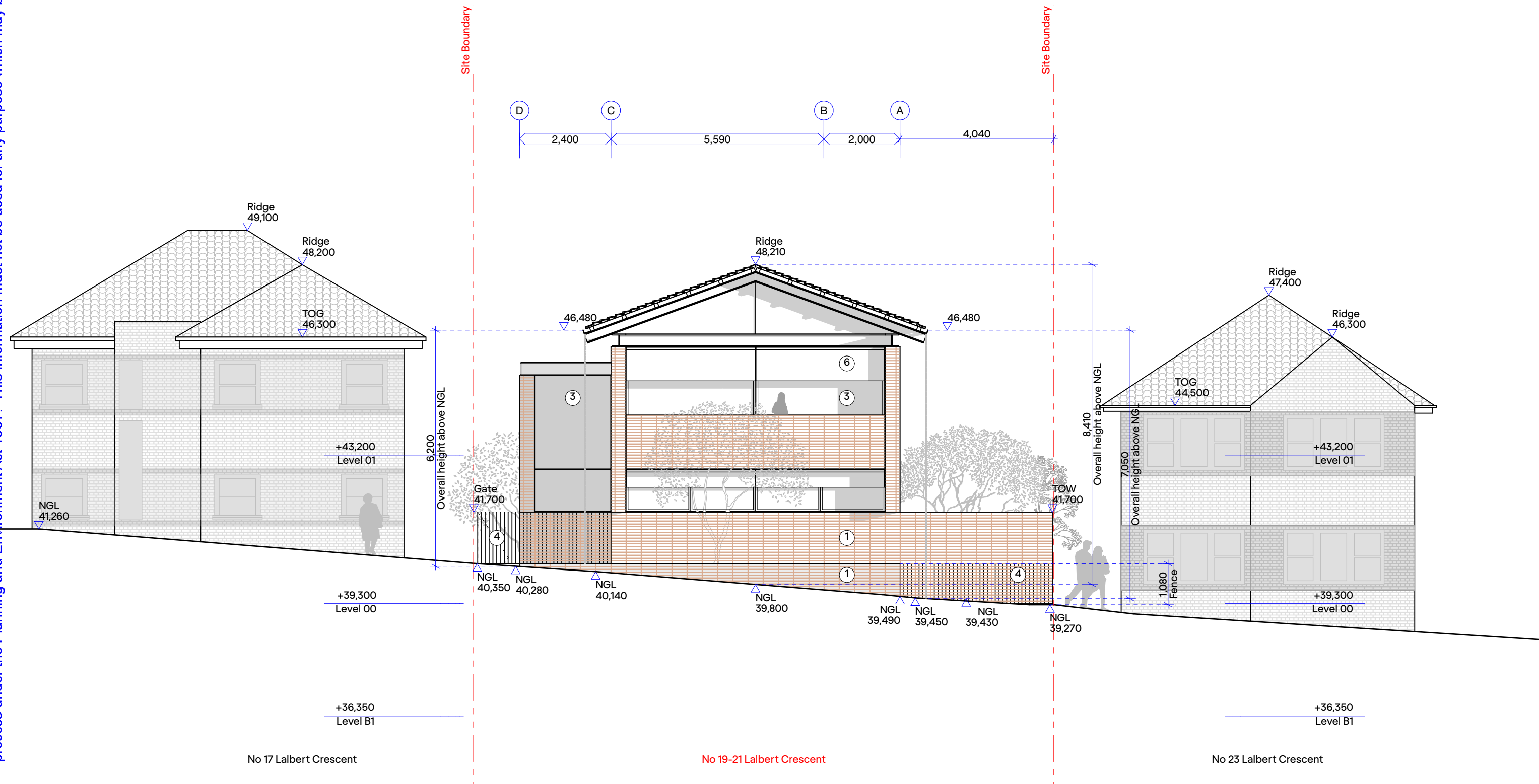
Scale
1:200 @ A3



© RITZ&GHOUGASSIAN



1. Brickwork arranged in a stack bond format
2. Pigmented concrete
3. Glazing both operable and fixed
4. Silver metal finish to various structural elements, surfaces and fencing
5. Terracotta roof tile
6. Fabric Awnings
7. Landscape



No 17 Lalbert Crescent

No 19-21 Lalbert Crescent

No 23 Lalbert Crescent

RITZ&GHOUGASSIAN

ritzghougassian.com
U5-589 Malvern Road Toorak
Victoria 3142 Australia

Client
Laurelle & Gilad Ritz

Project
19-21 Lalbert Crescent

Elevations — North

Drawing number
TP3000

Project number
210612

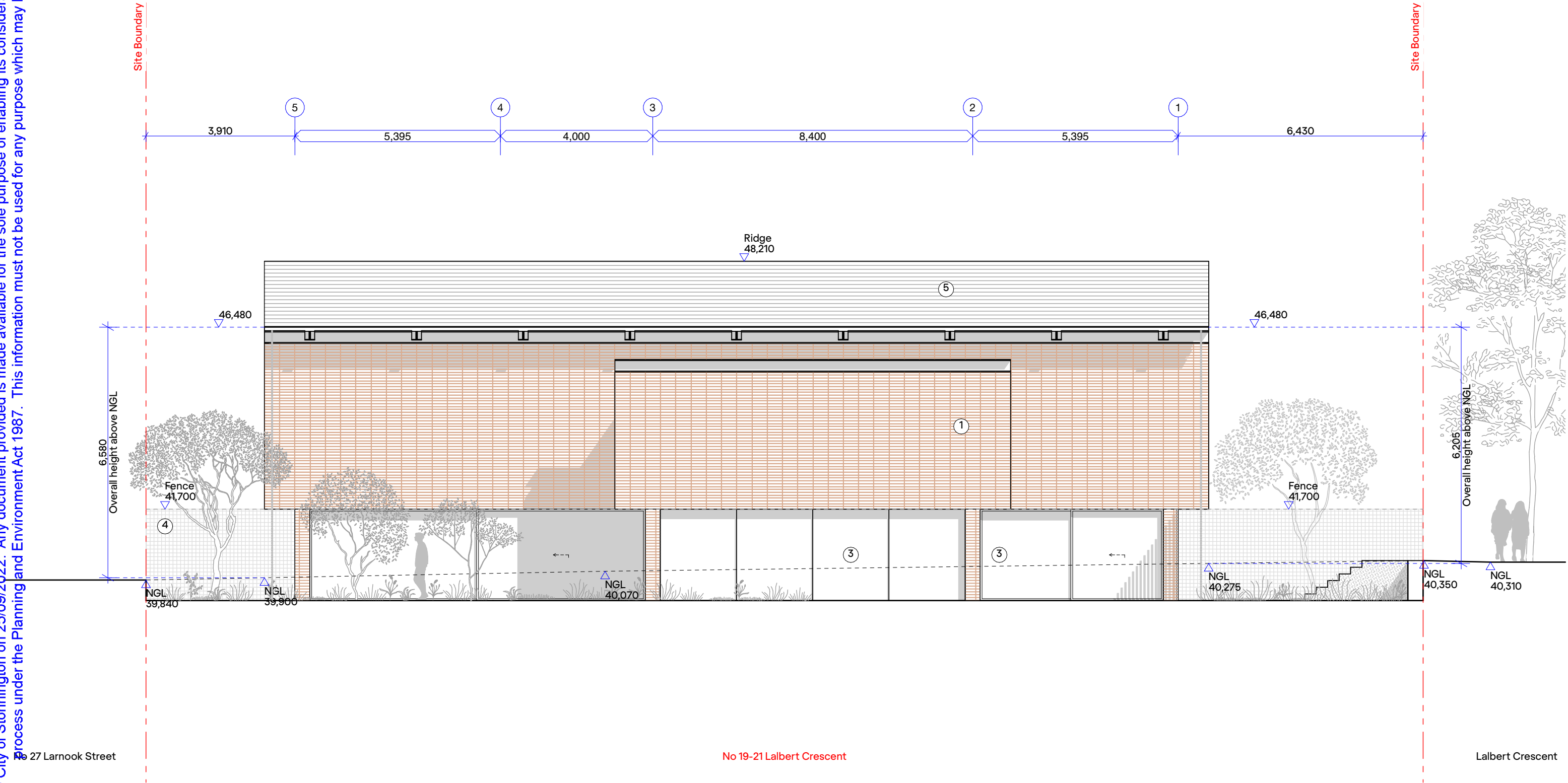
Date generated
25/9/2022

Revision
03

Scale
1:100 @ A3

1. Brickwork arranged in a stack bond format
2. Pigmented concrete
3. Glazing both operable and fixed
4. Silver metal finish to various structural elements, surfaces and fencing
5. Terracotta roof tile
6. Fabric Awnings
7. Landscape

Received by City of Stonnington on 25/09/2022. Any document provided is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. This information must not be used for any purpose which may breach any copyright.



RITZ&GHOUGASSIAN

ritzghougassian.com
U5—589 Malvern Road Toorak
Victoria 3142 Australia

Client
Laurelle & Gilad Ritz

Project
19-21 Lalbert Crescent

Elevations — East

Drawing number
TP30001

Project number
210612

Date generated
25/9/2022

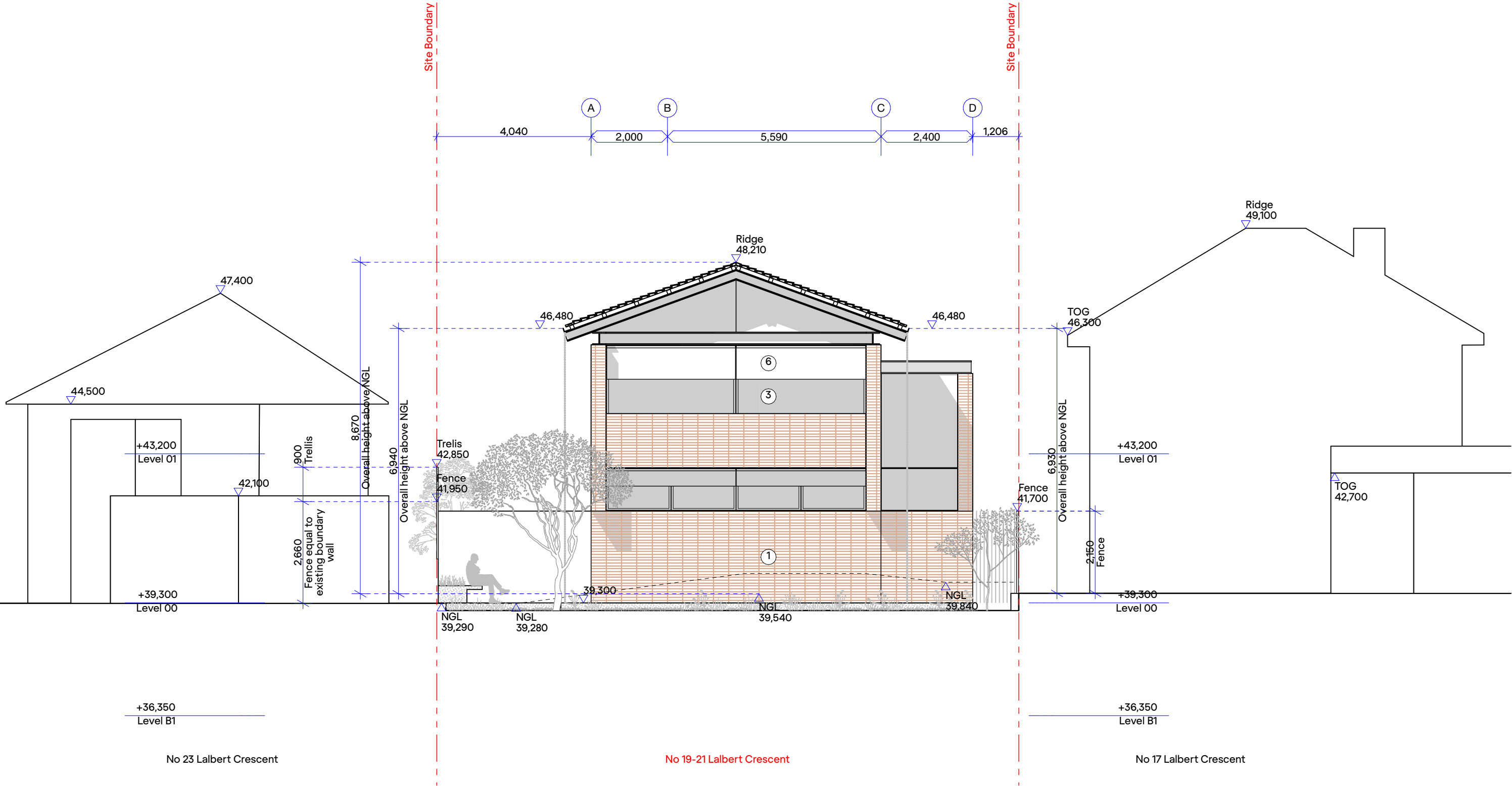
Revision
03

Scale
1:100 @ A3

© RITZ&GHOUGASSIAN

1. Brickwork arranged in a stack bond format
2. Pigmented concrete
3. Glazing both operable and fixed
4. Silver metal finish to various structural elements, surfaces and fencing
5. Terracotta roof tile
6. Fabric Awnings
7. Landscape

Received by City of Stonnington on 25/09/2022. Any document provided is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. This information must not be used for any purpose which may breach any copyright.



RITZ&GHOUGASSIAN

ritzghougassian.com
U5-589 Malvern Road Toorak
Victoria 3142 Australia

Client
Laurelle & Gilad Ritz

Project
19-21 Lalbert Crescent

Elevations — South

Drawing number
TP30002

Project number
210612

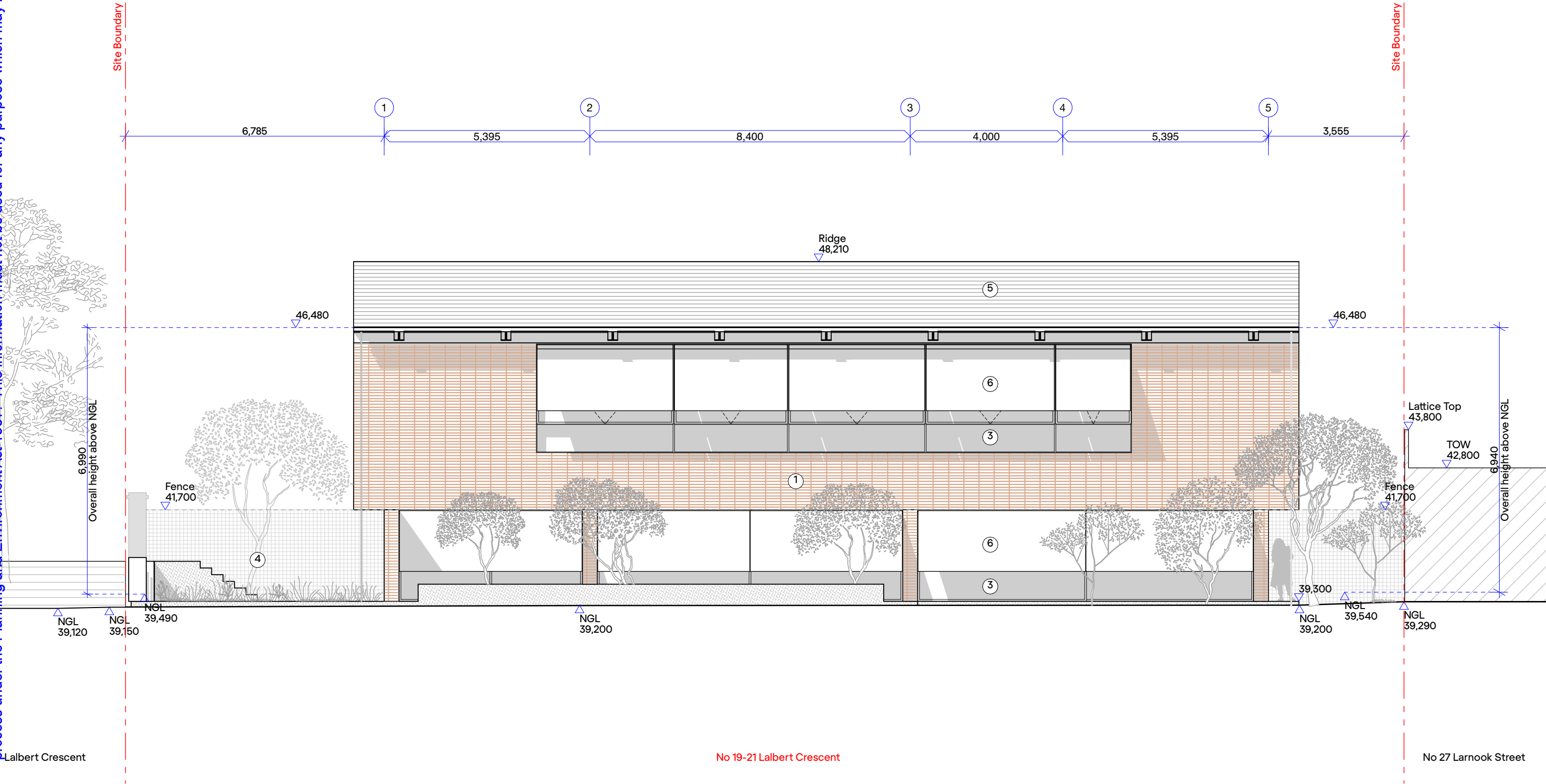
Date generated
25/9/2022

Revision
03

Scale
1:100 @ A3

1. Brickwork arranged in a stack bond format
2. Pigmented concrete
3. Glazing both operable and fixed
4. Silver metal finish to various structural elements, surfaces and fencing
5. Terracotta roof tile
6. Fabric Awnings
7. Landscape

Received by City of Stonnington on 25/09/2022. Any document provided is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. This information must not be used for any purpose which may breach any copyright.



RITZ&GHOUGASSIAN

ritzghougassian.com
U5-589 Malvern Road Toorak
Victoria 3142 Australia

Client
Laurelle & Gilad Ritz

Project
19-21 Lalbert Crescent

Elevations — West

Drawing number
TP30003

Project number
210612

Date generated
25/9/2022

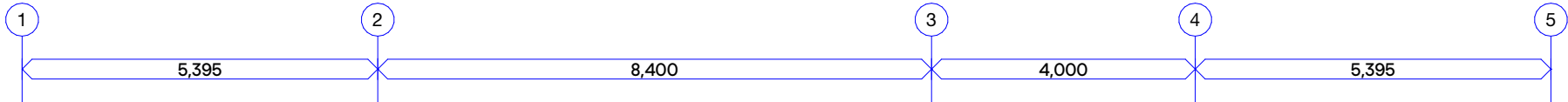
Revision
03

Scale
1:100 @ A3

Received by City of Stonnington on 25/09/2022. Any document provided is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. This information must not be used for any purpose which may breach any copyright.

Site Boundary

Site Boundary



Ridge
48,210

Fence
41,700

Lattice Top
43,800
Trellis
42,850
TOW
42,800
Fence
41,950

39,300

1160
Height above NGL

NGL 39,110

NGL 39,200

Lalbert Crescent

No 27 Larnook Street

No 19-21 Lalbert Crescent

RITZ&GHOUGASSIAN

ritzghougassian.com
U5—589 Malvern Road Toorak
Victoria 3142 Australia

Client
Laurelle & Gilad Ritz

Project
19-21 Lalbert Crescent

Sections — A-A

Drawing number
TP3100

Project number
210612

Date generated
25/9/2022

Revision
03

Scale
1:100 @ A3



Received by City of Stonnington on 25/09/2022. Any document provided is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. This information must not be used for any purpose which may breach any copyright.

RITZ&GHOUGASSIAN

ritzghougassian.com
U5—589 Malvern Road Toorak
Victoria 3142 Australia

Client
Laurelle & Gilad Ritz

Project
19-21 Lalbert Crescent

Sections — C-C

Drawing number
TP3102

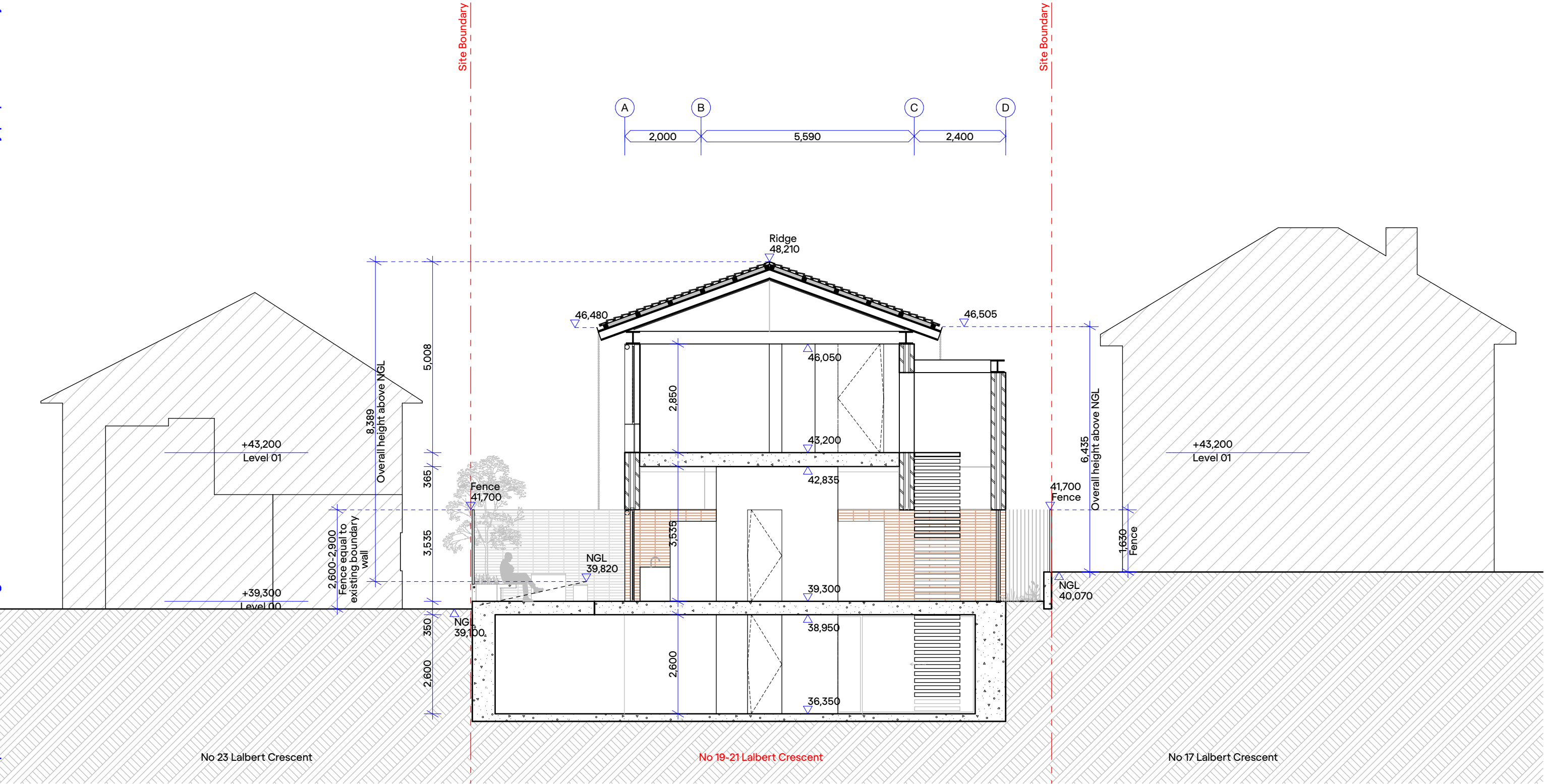
Project number
210612

Date generated
25/9/2022

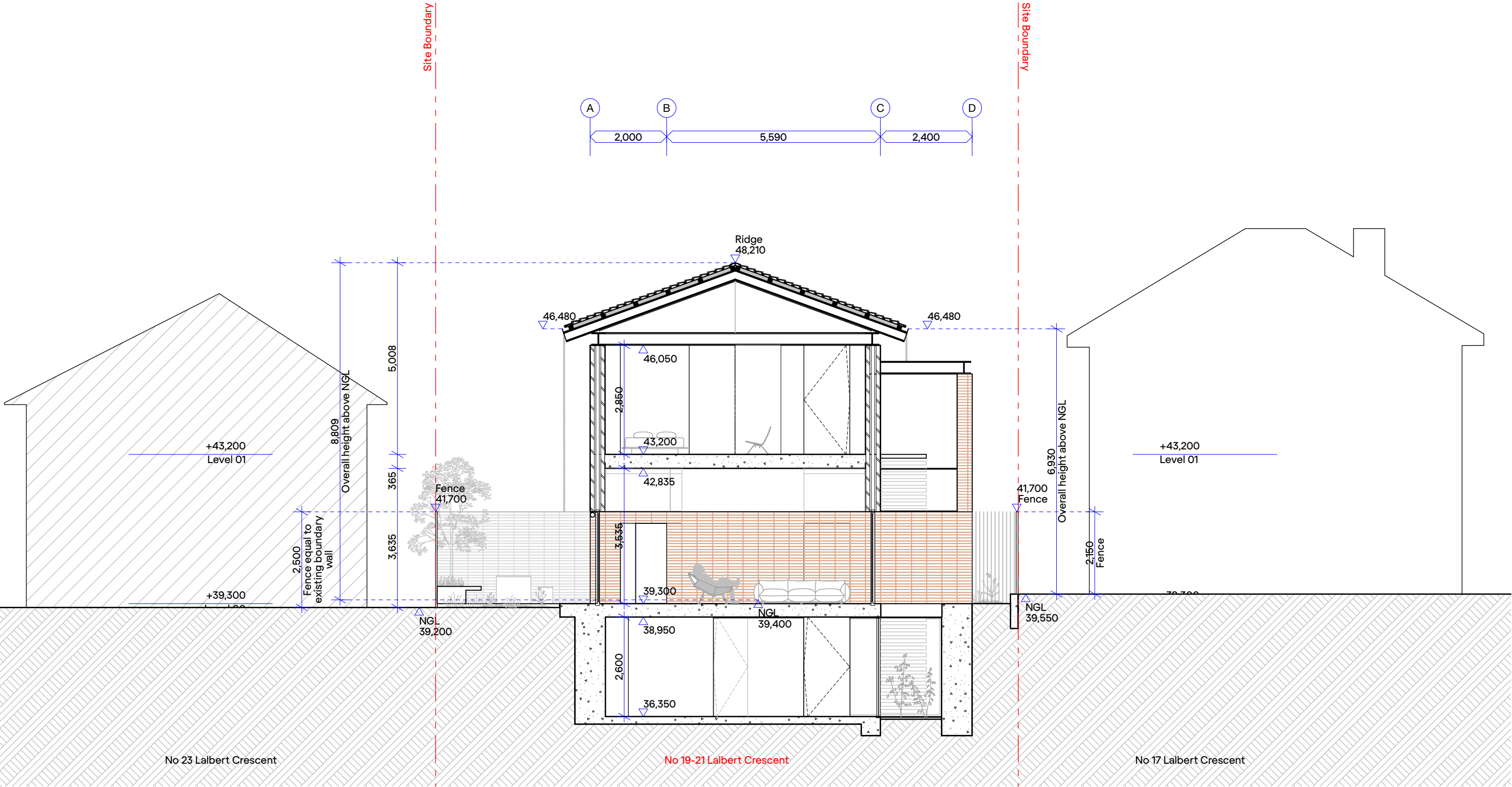
Revision
03

Scale
1:100 @ A3

© RITZ&GHOUGASSIAN



Received by City of Stonnington on 25/09/2022. Any document provided is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. This information must not be used for any purpose which may breach any copyright.



RITZ&GHOUGASSIAN

ritzghougassian.com
U5—589 Malvern Road Toorak
Victoria 3142 Australia

Client
Laurelle & Gilad Ritz

Project
19-21 Lalbert Crescent

Sections — D-D

Drawing number
TP3103

Project number
210612

Date generated
25/9/2022

Revision
03

Scale
1:100 @ A3

Paving Surfaces



CE

Concrete Paving Slab
Pigment complementary to
masonry walls



GR

Crushed Rock
Permeable Paved Surface

Shrubs



Banksia Robur
Swamp Banksia

Native/Evergreen
2x2m Growth
140mm Pot Planted



Correa Alba
White Correa

Native/Evergreen
2x2m Growth
200mm Pot Planted

Trees



EU01

Eucalyptus Pauciflora
Snow Gum

Native/Evergreen
4x8m Growth
2.0m Planted



EU02

Eucalyptus Pauciflora
Little Snowman

Native/Evergreen
4x4m Growth
1.2m Planted

Ground Cover



Poa Labillardieri
Eskdale Tussock Grass

Native/Evergreen
0.6x0.55m Growth
140mm Pot Planted



Viola Hederacea
Native Violet

Native/Evergreen
Spreading Growth
120mm Pot Planted



Scleranthus Biflorus
Cushion Grass

Native/Evergreen
Spreading Growth
140mm Pot Planted

Received by City of Stonnington on 25/09/2022. Any document provided for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. This information must not be used for any purpose which may breach any copyright.

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 curl 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 ground covers 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 root-ball 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 wood chip 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.

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 sub-grade is to be appropriately compacted.

Irrigation

An approved drip irrigation system is to be supplied to all planter boxes & garden beds. 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 drip line is to be buried with approx. 50mm of topsoil cover and shall be anchored at regular intervals to ensure the tubing cannot be dislodged.

Repair/Restoration of damaged Nature-strips

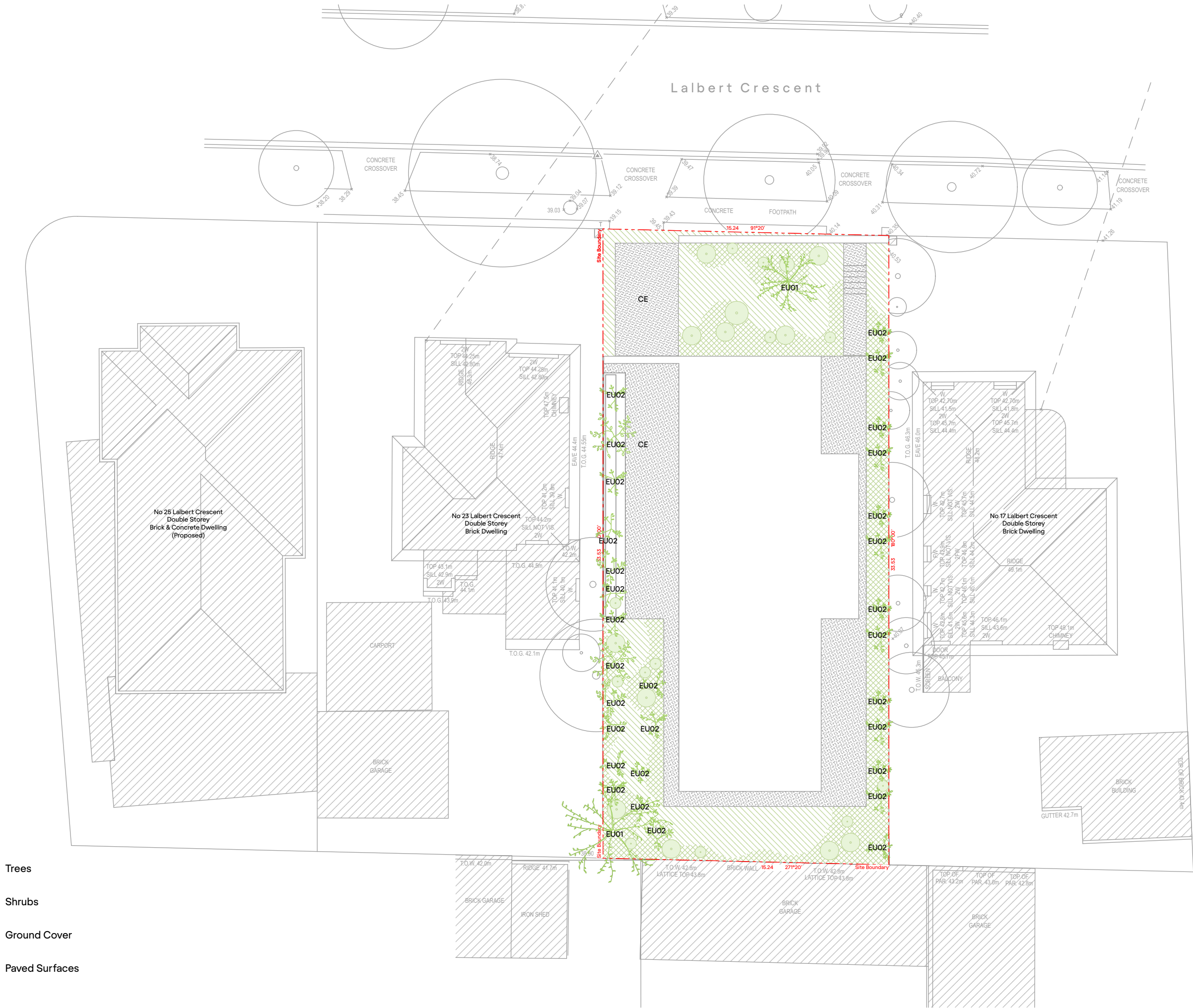
Nature strips are to be restored to current grades with any depressions filled with topsoil to specifications above and lightly compacted in 150mm layers. Areas are then to be re-seeded using an appropriate and matching turf type and the area fenced off to allow the re-establishment of lawn. Re-seeded 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

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.

Received by City of Stonnington on 25/09/2022. Any document provided is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. This information must not be used for any purpose which may breach any copyright.



- Trees
- Shrubs
- Ground Cover
- Paved Surfaces

RITZ&GHOUGASSIAN

ritzghougassian.com
U5—589 Malvern Road Toorak
Victoria 3142 Australia

Client
Laurelle & Gilad Ritz

Project
19-21 Lalbert Crescent

Landscape — Level 00

Drawing number
TP8020

Project number
210612

Date generated
25/9/2022

Revision
03

Scale
1:200 @ A3



