

TREE TPZ
ENCROACHMENT ANALYSIS
TREE No.20
TPZ = 90.132 SqM
ENCROACHMENT % = 6.083 %
10 % MAX. ENCROACHMENT ALLOWED
■ BUILDING / FOOTING ENCROACHMENT = 3.550 SqM
MANAGEMENT PLAN FOR FOOTING DESIGN RECOMMENDATION

TREE TPZ
ENCROACHMENT ANALYSIS
TREE No.46
TPZ = 247.448 SqM
ENCROACHMENT % = 0.493 %
ENCROACHMENT % = 0.199 %
10 % MAX. ENCROACHMENT ALLOWED
■ BUILDING / FOOTING ENCROACHMENT = 5.686 SqM
MANAGEMENT PLAN FOR FOOTING DESIGN RECOMMENDATION

TREE TPZ
ENCROACHMENT ANALYSIS
TREE No.25
TPZ = 57.200 SqM
ENCROACHMENT % = 8.459 %
10 % MAX. ENCROACHMENT ALLOWED
■ BUILDING / FOOTING ENCROACHMENT = 5.686 SqM
MANAGEMENT PLAN FOR FOOTING DESIGN RECOMMENDATION

TREE TPZ
ENCROACHMENT ANALYSIS
TREE No.27
TPZ = 315.102 SqM
ENCROACHMENT % = 3.111 %
10 % MAX. ENCROACHMENT ALLOWED
■ BUILDING / FOOTING ENCROACHMENT = 28.713 SqM
MANAGEMENT PLAN FOR FOOTING DESIGN RECOMMENDATION

PLANTING SCHEDULE

	ID	Qty	Common Name	Botanical Name	Height x Width @ Maturity (m)	Pot Size @ Install (cm)
Trees						
	Jm	2	Jacaranda	Jacaranda mimosifolia	12 x 6.0	25
	PWG	1	Ornamental Pear	Pyrus 'Winter Glow'	10 x 4.0	25
Shrubs & Groundcovers						
	AMC	4	Dwarf Bower Wattle	Acacia cognata 'Mini Cog'	1.0 x 1.0	14
	Ct	12	Mexican Orange Blossom	Choisya ternata	1.5 x 1.5	14
	Eca	2	Pride of Madeira	Echium candicans	2.0 x 2.0	14
	G'M	2	Grevillea	Grevillea 'Moonlight'	3.5 x 2.5	14
	G'RG	2	Grevillea	Grevillea 'Robyn Gordon'	2.5 x 2.5	14
	HTD	4	Turkish Delight	Hebe 'Turkish Delight'	0.90 x 0.90	14
	P'ML	5	Plectranthus	Plectranthus 'Mona Lavender'	0.50 x 0.60	14
	R'Ga	8	Rosemary	Rosmarinus 'Gallipoli'	1.0 x 0.75	14
	Smi	6	Sage	Salvia microphylla	1.0 x 1.0	14
	Ss	16	Blue Chalk Sticks	Senecio serpens	0.30 x 0.60	14
	SHG	26	Dwarf Lilly Pilly	Syzygium 'Bush Christmas'	3.0 x 1.5	14
	S'OM	23	Dwarf Lillypilly	Syzygium 'Opal Maze'	3.0 x 1.0	14
	WF	6	Coastal Rosemary	Westringia fruticosa	1.5 x 1.5	14
Grasses						
	Dta	17	Tasman Flax Lily	Dianella tasmanica	1.0 x 1.0	14
	L'LC	35	Little Con	Lomandra confertifolia 'Little Con'	0.30 x 0.30	14
	L'Se	21	Seascape	Lomandra 'Seascape'	0.50 x 0.75	14
	Poc	22	Long Purple Flag	Pterocarya occidentalis	0.50 x 0.50	14

- TREES TO BE REMOVED
- TREES TO BE RETAINED
- CONCRETE PAVERS
- LILYDALE TOPPINGS
- DROUGHT TOLERANT LAWN
- EXPOSED AGGREGATE
- CONCRETE PAVING

IN GROUND IRRIGATION SYSTEM TO BE INSTALLED TO WATER ALL GARDEN BEDS

TIMBER EDGING TO BE INSTALLED TO SEPARATE LAWN, GARDEN BEDS & LILYDALE TOPPINGS

ALL GARDEN BEDS TO HAVE MINIMUM 75MM LAYER OF MULCH

ARBORIST REPORT + TREE REMOVAL NOTE:
FOR DETAILED INFORMATION ON EXISTING TREES PLEASE REFER TO ARBORIST'S REPORT COMPILED BY:
PAUL JAMESON - Ass. Dip. Hort. (Burnley) BA, BSW
Consultant Arborist at 'BLUEGUM' - MOB: 0425 879 811

TREE PROTECTION OF EXISTING TREES DURING BUILDING AND CONSTRUCTION WORKS

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

TPZ Measures are to be established in accordance with Australian Standard 4370-2009 and include but not be limited to the following:

i. Erection of solid chain mesh or similar type fencing at a minimum height of 1.8 metres in height and held in place with concrete feet.

ii. Signage placed around the outer edge of perimeter fencing identifying the area as a TREE PROTECTION ZONE. The signage should be visible from within the development, with the lettering complying with AS 1319.

iii. Mulch across the surface of the TPZ to a depth of 100mm and undertake supplementary watering in the summer months as required.

iv. No excavation, construction works or activities, grade changes, surface treatments or storage of materials of any kind are permitted within the TPZ unless otherwise approved within this permit or further approved in writing by the RA.

v. All supports and bracing should be outside the TPZ and any excavation for supports or bracing should avoid damaging roots where possible.

vi. No trenching is allowed within the TPZ for the installation of the utility services unless tree sensitive installation methods such as boring have been approved by the RA.

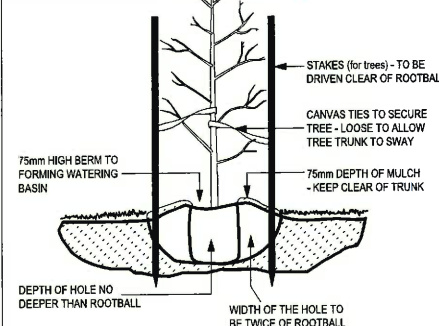
vii. Where construction is approved within the TPZ, fencing and mulching should be placed at the outer point of the construction area.

viii. Where there are approved works within the TPZ, it may only be reduced to the required amount by an authorised person only during approved construction within the TPZ, and must be restored in accordance with the above requirements at all other times.

PLANNING AND
ENVIRONMENT ACT 1966
WHITEHORSE PLANNING SCHEME

-- OCT 2016

ADVERTISED MATERIAL



TREE & SHRUB PLANTING DETAIL
(not to scale)

LANDSCAPE CONSTRUCTION SPECIFICATIONS

SUBGRADE PREPARATION:

Site preparation to be carried out under suitable conditions and in accordance with standard horticultural practice. The use of machinery and tools that may damage soil structure is not acceptable. Garden bed and lawn sub-grade is to be cultivated to a depth of 150mm and shaped to achieve drainage falls prior to adding topsoil. If gypsum is required, this is to be distributed and cultivated into the sub-grade as per the manufacturer's instructions.

Weeds are to be removed prior to sub-grade preparation, top-soiling and planting.

SOIL PREPARATION:

Imported topsoil is to be supplied by an approved supplier to a depth of approximately 150-300mm (as required) for garden beds. Do not spread in muddy conditions. The topsoil is to be light to medium friable loam (capable of being compressed into a ball by hand when moist yet can be broken apart immediately after). It's pH will be 6.0 - 7.0 and free from perennial weeds and building rubble. The finished top level after settlement should be 75mm below the edging level to allow for mulch. Imported topsoil for lawn areas is to be supplied to a depth of approximately 100mm (as required).

TIMBER EDGING:

Timber edging is to be installed to separate all lawn, planting areas and lilydale topping / pebble areas. The treated pine timber (or similar) is to be 75mm x 25mm in size, secured with 300mm long stakes at 1000mm spacings.

PLANTS AND PLANTING:

Trees and plants supplied are to be healthy and free from insects, diseases and weeds. The pot sizes indicated in the plant schedule are the minimum sizes to be supplied and installed. When each planting area is prepared, if soil is dry, fill with water and allow to drain away completely. Plant roots are to be teased outwards if roots are matted in pot. Place plant in centre of hole and ensure that the top of the rootball is flush with the surrounding soil surface and the trunk is vertical. Soil is to be backfilled firmly into the hole and thoroughly watered in.

Trees are to be staked with two hardwood stakes driven firmly into the ground but not through the rootball. Trees are to be secured to the stakes with strong but flexible tree ties that are tight enough to support the trees in windy conditions but loose enough to stimulate good tree growth and development. The tree ties must not injure tree bark or restrict tree growth for at least the first three years of tree growth.

A slow release fertiliser (e.g. Osmocote or similar) is to be applied to all garden beds as specified by the manufacturer and be kept away from the plant trunks and then watered immediately.

A layer of seed organic mulch to a minimum depth of 75mm is to be applied to all planting areas after planting is completed.

IRRIGATION:

An in-ground automatic drip irrigation system is to be installed to water all planting areas.

DRAINAGE:

Surface and sub-surface drainage is to be specified by a certified consulting engineer.

A 06/16 Design 1

NO. DATE NOTE
THE BUILDER IS RESPONSIBLE FOR THE SETTING OUT OF THE WORKS. THE CHECKING OF ALL DIMENSIONS AND LEVELS ON SITE, AND THE REPORTING OF ANY DISCREPANCIES TO THE PROPRIETOR PRIOR TO COMMENCEMENT OF WORK. DO NOT SCALE FROM DRAWINGS.

Client
Aude Property Group
Pty Ltd

Address
21 Laurel Grove North,
Blackburn

Project
Proposed Development

Drawing
Landscape Plan

Scale
1:100

Date
June 2016

Rev. A

Dwg No.
Sheet 1 of 1
(A1)