

File Ref: 22/19 TP_D.pptx Plot Date: 01/12/2023 Time: 9:11 am

Proposed Residential Development

69 Cedar Street THOMASTOWN VIC 3074

PLANNING & ENVIRONMENT ACT 1987
WHITTLESEA PLANNING SCHEME
Planning Permit No.: PLN-40947
Application Ref. No.: PLN-42044
Endorsed to show compliance with Condition (s) 2 & 3
Sheet 1 of 5 Date: 1/12/2023

DEVELOPMENT SUMMARY

SITE AREA	674.0 m ²	
SITE COVERAGE	288.0 m ²	42.7%
PERMEABILITY	241.0 m ²	35.8%
GARDEN AREA	235.9 m ²	35.0%

	Area	Beds	Cars
DWELLING 1			
Ground Floor	84.8		
First Floor	75.5		
Total Living Area	160.3		
Entry Porch	3.4		
Garage	24.3		
Total Building Area	188.0 m ²	4	2
Private Open Space	74.7 m ²		

DWELLING 2			
Ground Floor	60.0		
First Floor	51.5		
Total Living Area	111.5		
Entry Porch	2.6		
Garage	25.1		
Total Building Area	139.2 m ²	2	1
Private Open Space	43.1 m ²		

DWELLING 3			
Ground Floor	60.7		
First Floor	65.6		
Total Living Area	126.3		
Entry Porch	2.5		
Garage	24.6		
Total Building Area	153.4 m ²	3	2
Private Open Space	61.0 m ²		



Indicative Street Perspective



Streetscape Elevation

INDEX & DEVELOPMENT SUMMARY

BESS Specifications 2 (k)

REFER TO PROJECT BESS REPORT

WATER

- 2.1 RWT (Rain Water Tank) Locations Shown.
RWTs connected to WCs and Garden Tap
- 3.1 Gardens to be Water Efficient

ENERGY

- 3.3 Provide External Sensor Lighting to Garage
Doors and Entries
- 3.4 Clothes Lines as Shown
- 3.5 Internal Lighting to be LED Type, with Lamp
Power Densities not Exceeding 4 W/m²

STORMWATER

- 1.1 Refer STORM Report Rating - RWT's Noted

IEQ

- 3.1 Double Glazed Windows to all HRWs
- 3.2 External Operable Shading Devices (OSD)

TRANSPORT

- 2.1 Electric Vehicle Charging Infrastructure
(EVC) as Noted

WASTE

- 2.1 Waste & Recycling Bin Locations Noted

URBAN ECOLOGY

- 2.1 Vegetated Areas as Shown
- 2.4 Garden Taps Noted

Site Levels (AHD)

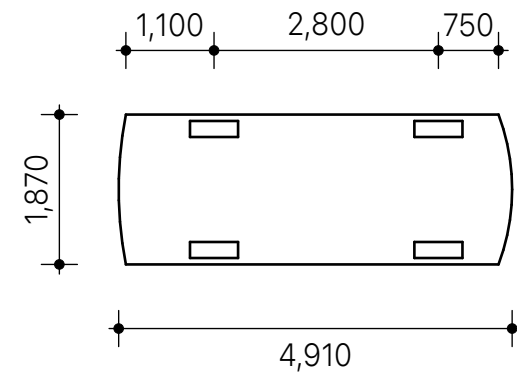
All Levels to AHD (Australian Height Datum).
Refer to Title Reestablishment and Feature
Survey prepared by Raven Land Surveyors P/L
(File Ref. 23149)

Landscape Notes 2 (h) Refer to Landscape Plan

Landscaping is shown indicative only.
Landscape Design to Future Detail and Subject
to Council Approval

All Plantings to be Minimum 50% Native &
Indigenous, in Accordance with Whittlesea City
Council Landscape Guidelines

Vehicle Swept Paths



B85 Design Vehicle
AS/NZS 2890.1: 2004

- B85 Base Dimension Swept Path
- B85 Design Template with 2 x
300 mm Manoeuvring Clearances

Visibility Splays

PVS (Pedestrian Visibility Splay)
2.0 m Wide x 2.5 m Deep. PVS
to be kept at least 50% Clear of
Visual Obstructions. Landscaping
located within the PVS to be kept
less than 0.9 m High

4 (f)

f(j) 80% of construction and demolition waste
must be recycled

f(k) Use of low VOC paints for internal walls is
recommended

f(l) All timber used in the development should
be Forest Stewardship Council (FSC) or
Program for the Endorsement of Forest
Certification (PEFC) certified of recycled /
reused



2 (e)

Vehicle Crossover Detail
STANDARD DRAWING EDCM 501

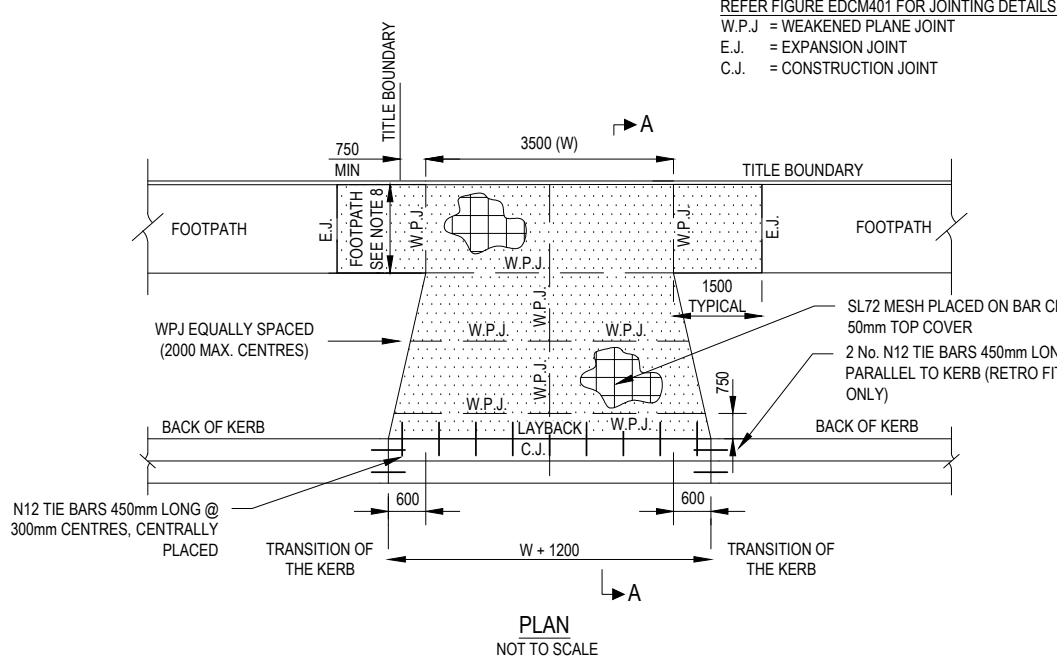
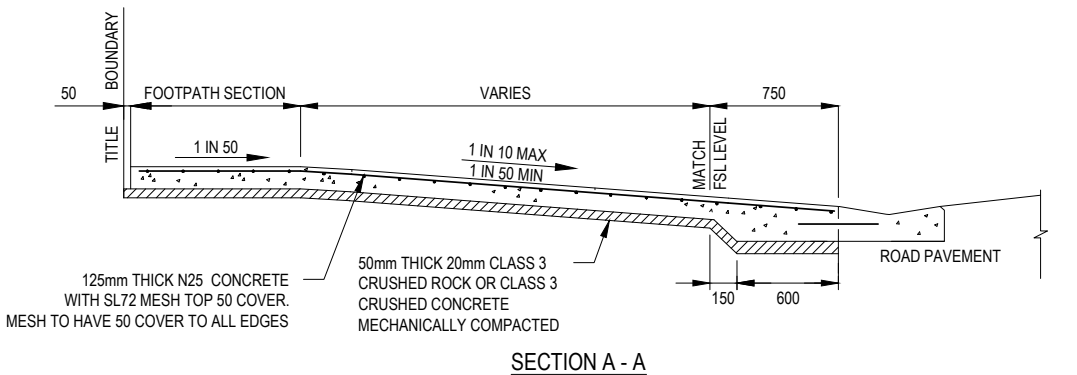


TABLE 1: MINIMUM CLEARANCES	
BETWEEN CROSSOVERS	7 METRES AT KERB
DRAINAGE PITS	0.75 METRES (WITHIN 0.75m - INSTALL CLASS D PIT LID)
TRAFFIC MANAGEMENT DEVICES	1 METRE
UTILITY SERVICE ASSETS	1 METRE
STREET LIGHT	1 METRE
INTERSECTIONS	6 METRES FROM TANGENT POINT AND CLEAR OF SPLITTER ISLANDS
PRAM CROSSING	2 METRES AT KERB
TREES	2.5 METRES
FIRE HYDRANT	1 METRE
LEGAL POINT OF DISCHARGE	1 METRE

NOTES:

- NO BULLDOSE IN THE INVERT OF KERB.
- CONCRETE TO BE LIGHT BROOM FINISH WITH EDGES AND JOINTS NEATLY
TOOLED AFTER THE BROOM IS APPLIED.
- ALL FINISHED SURFACES TO COMPLY WITH AS 4886 - SLIP RESISTANT
CLASSIFICATION OF NEW PEDESTRIAN SURFACE MATERIALS.
- THE USE OF PATTERN PAVING OR COLOURED CONCRETE MUST BE APPROVED BY
COUNCIL. MINIMUM STRENGTH OF COLOURED CONCRETE 32 MPa.
- WIDTH OF CROSSING (W) 1500 UNLESS SHOWN OTHERWISE ON APPROVED PLANS.
- WHERE CONCRETE PAVING CROSSERS SERVICE SERIES AND DRAINAGE
TRENCHES, THE TRENCHES TO BE BACKFILLED WITH COMPACTED 20mm CLASS 3
CRUSHED ROCK OR CLASS 3 CRUSHED CONCRETE.
- WHERE VEHICLE CROSSING IS RETROFITTED THE EXISTING KERB AND CHANNEL
IS TO BE REMOVED AND IF THE EXISTING FOOTPATH IS LESS THAN 125mm THICK -
ONE BAY OF PATH TYPICAL 1500 WIDE ON OTHER SIDE OF THE CROSSING IS TO
BE REMOVED, REPLACED WITH 125mm THICK FOOTPATH AND JOINED TO THE
EXISTING PATH WITH AN EXPANSION JOINT REFER FIGURE EDCM01.

4 (f) (d)

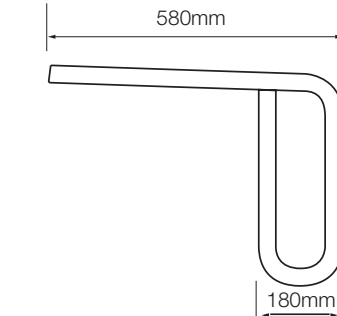
Bicycle Rail - 'Mona Lisa' type

Features



- Each rail supports two standard
framed bikes*
 - Provides economical use of
space above car bonnet
 - Provides the ability to lock the
main frame and both wheels
 - Available in Zinc finish
- *Womens style frames can use a
top tube convertor to mount on
rail

Dimensions



Specifications

Material options

- Zinc finish

Fixing options

- Bolt on to wall
- Fixed to support framing

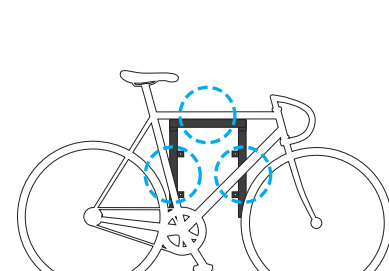
Recommended fasteners

- Dynabolts (M8 x 40mm)
- Shear Nut security fasteners
- Bolt and nut (M10 x 60mm)
- Tek screws

Dimensions

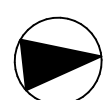
350mm [w] x 450mm [h] x 600mm [d]

Locking Points



2 (d) FFLs as shown on Plans

2 (i) Refer WSUD Plan

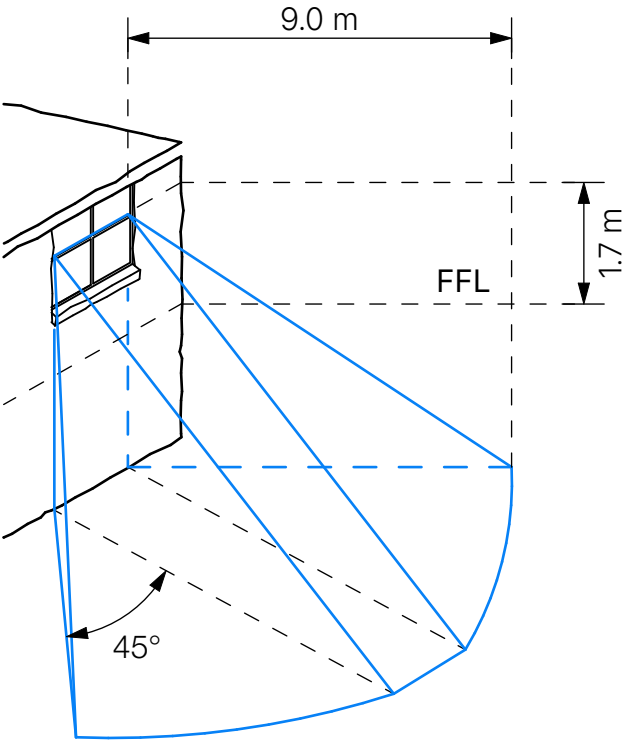


Overlooking Key

- OG.01** Obscure Glazing (to Bathrooms)
- OG.17** Fixed Obscure Glazing to 1.7 m High above FFL (Finished Floor Level)
- WS.17** Window Sill to 1.7 m High above FFL (Finished Floor Level)
- SC.17** Permanent, Fixed & Durable Panel Screen (Must be not more than 25% Transparent) to 1.7 m High above FFL (Finished Floor Level)

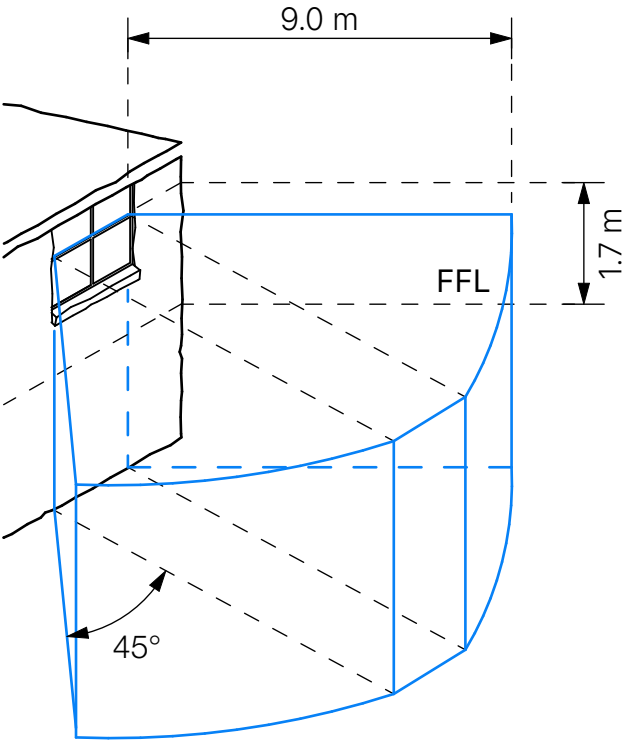
Overlooking (SPOS)

Overlooking Diagram Applicable to Adjoining Secluded Private Open Space



Overlooking (HRW)

Overlooking Diagram Applicable to Adjoining Habitable Room Windows (i.e., Where Not Offset a Minimum of 1.5 m)

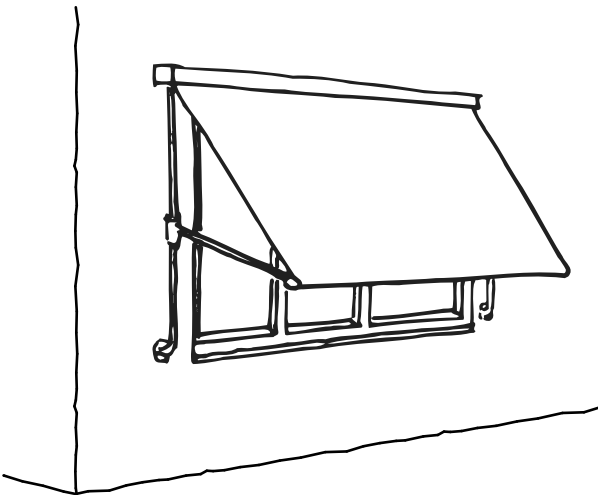


Upper Floor Walls

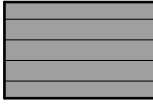



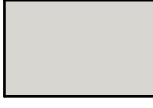
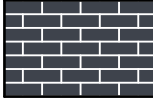

All Upper Floor Setback Dimensions taken to the External Face of New Load-Bearing Stud Walls UNO (Unless Noted Otherwise)

Window Shading

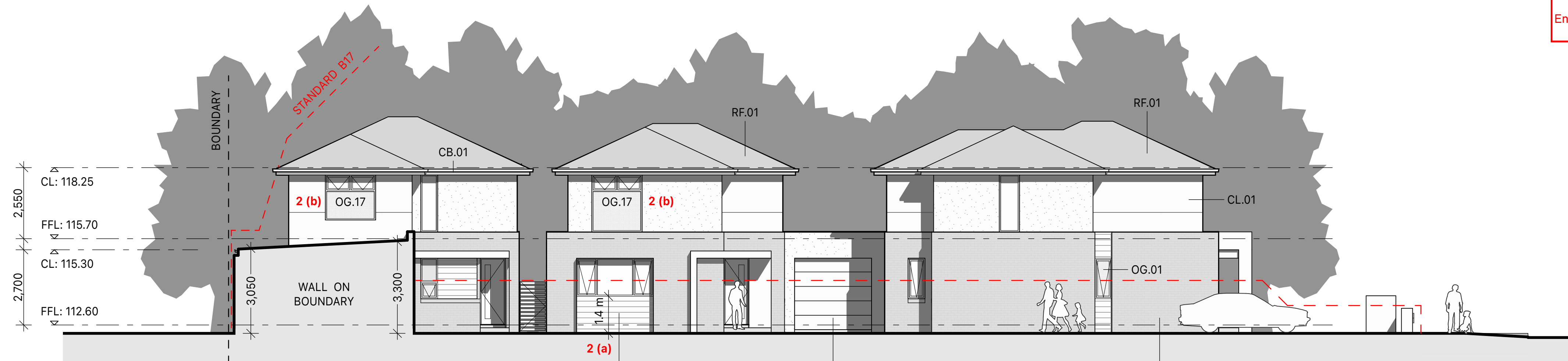
Provide OSD (Operable Shading Device) to all North, East and West Facing HRWs



Finishes Schedule 2 (i)

	RF.01 Concrete Roof Tiles Mid Grey
	CB.01 Fascia & Gutters Colorbond 'Monument'
	WF.01 Window Frames Powdercote 'Monument'
	AR.01 Applied Render Finish Dulux 'White Duck Quarter'
	CL.01 Selected Wall Cladding Dulux 'Champagne'
	BW.01 Face Brickwork Boral 'Blue Rio'
	GD.01 Garage Door Colorbond 'Terrain'

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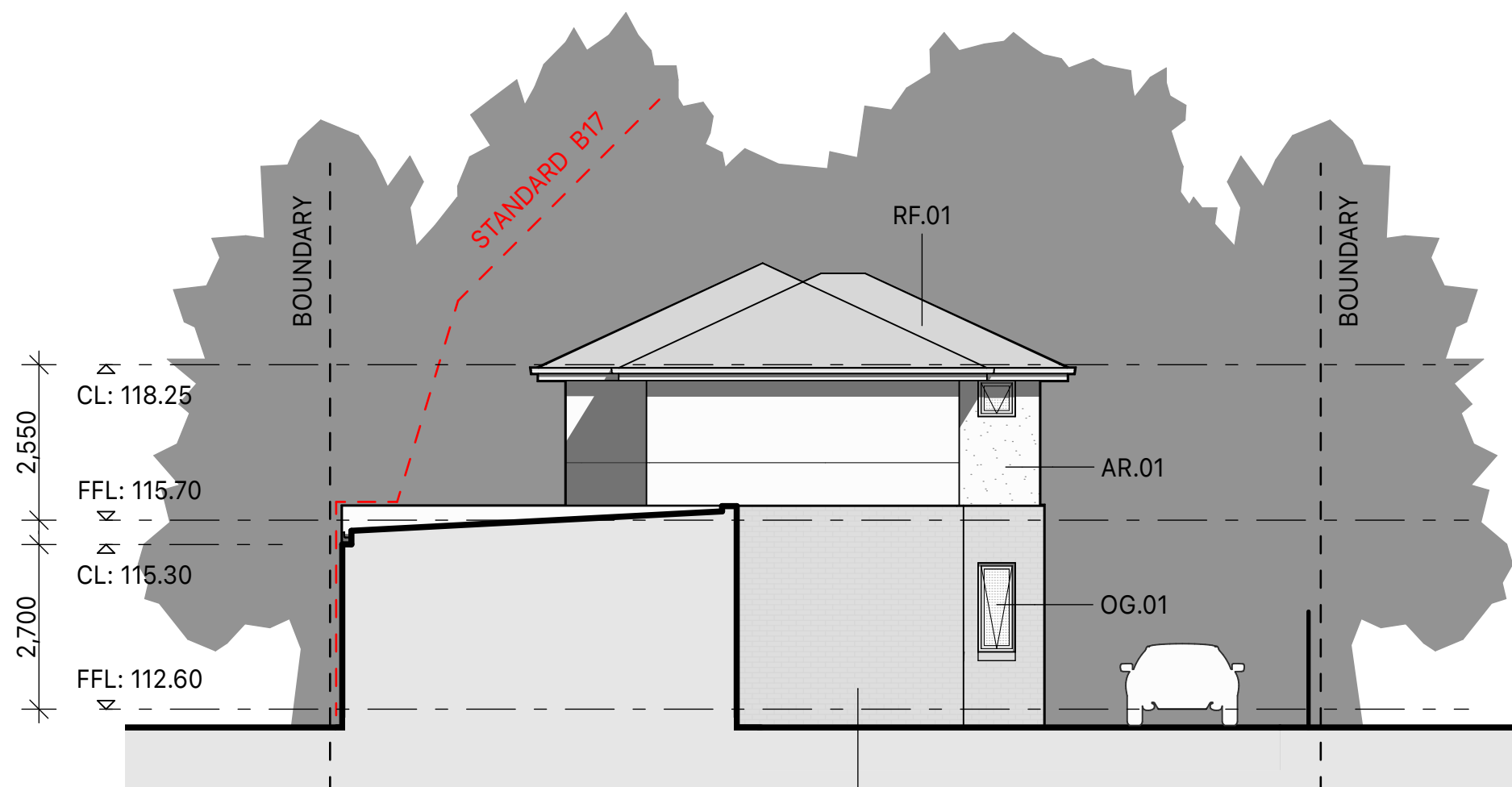


East Elevation

UNIT 3

UNIT 2

UNIT 1



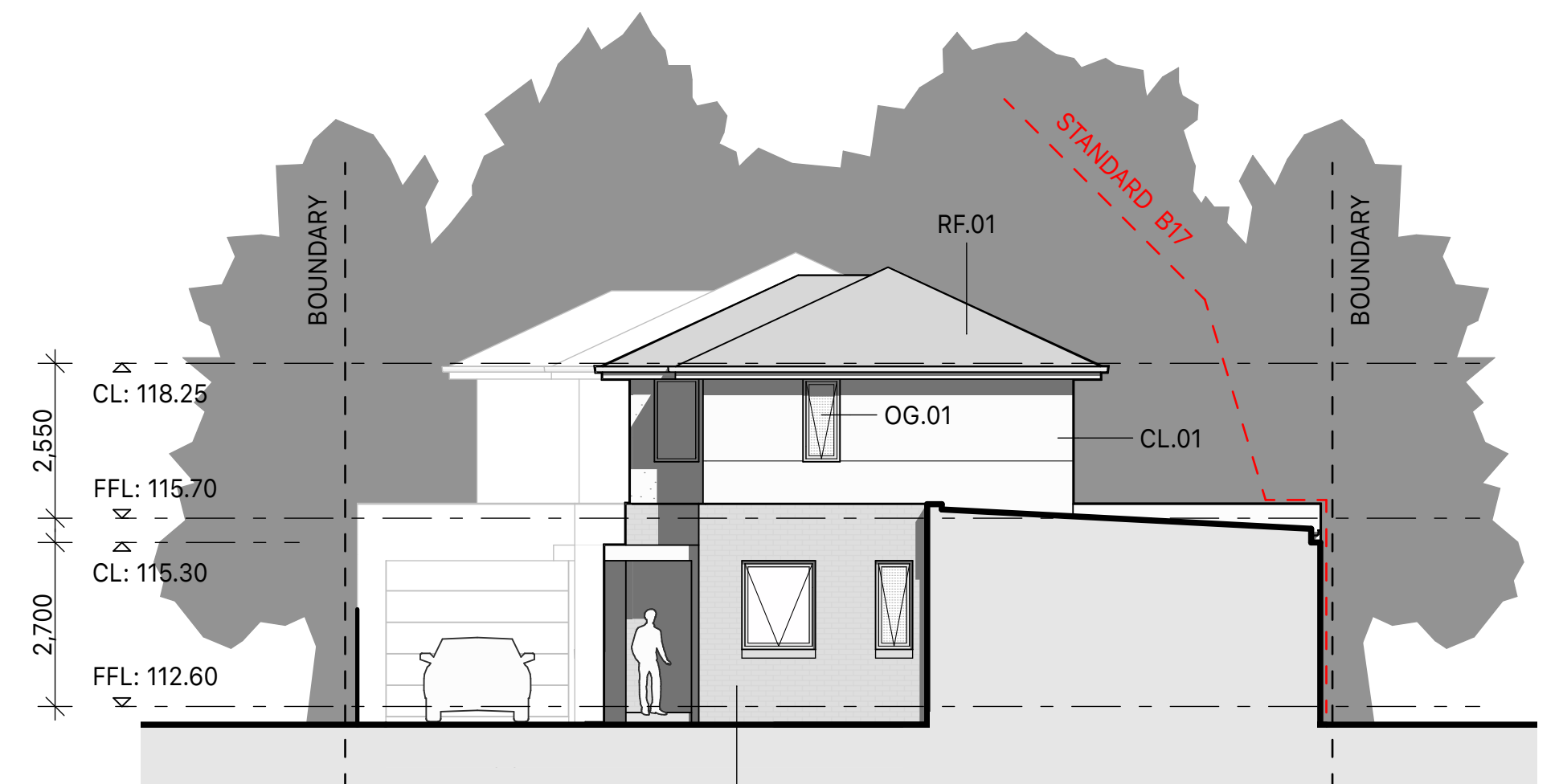
South Elevation

UNIT 1



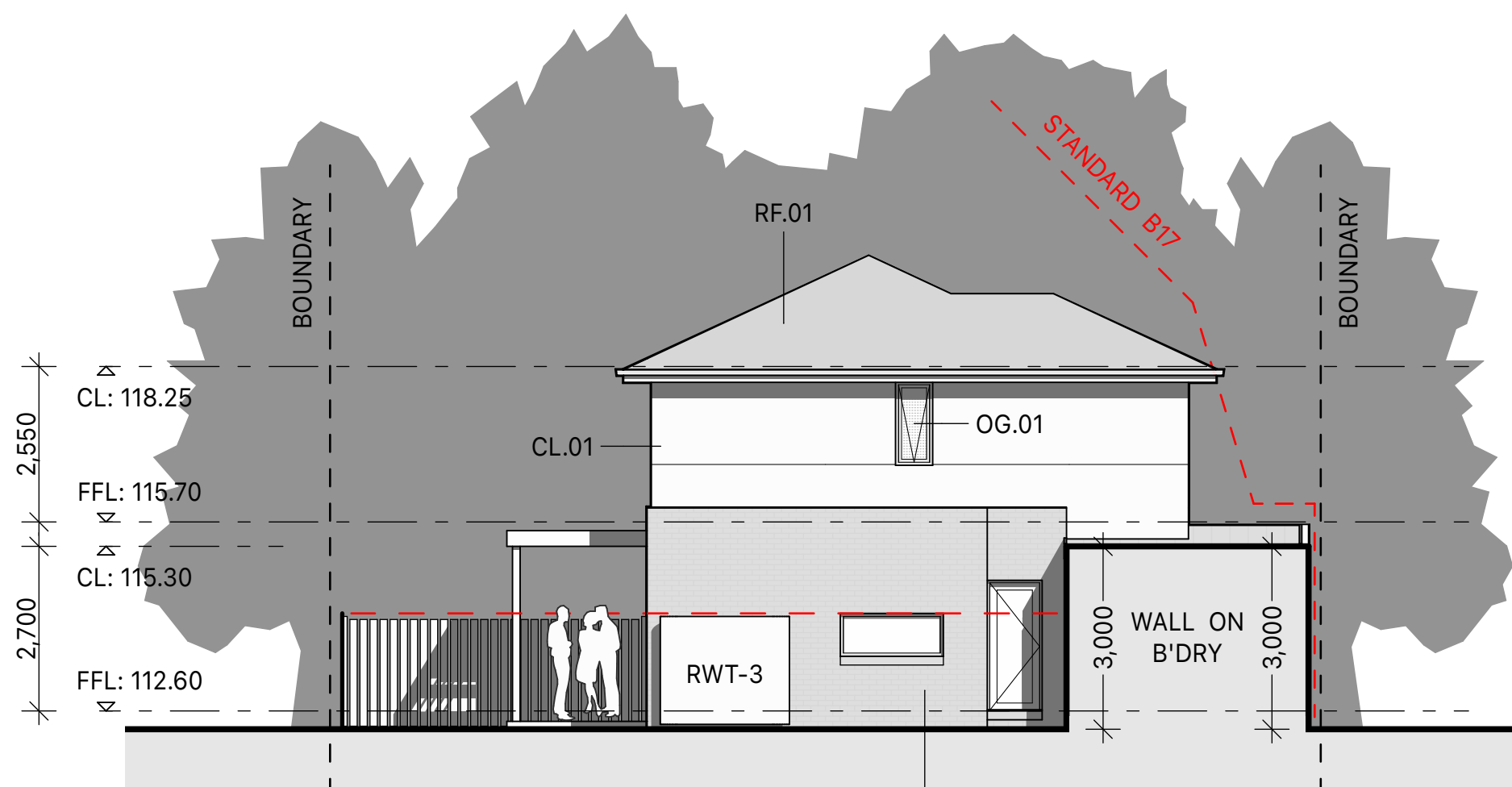
North Elevation

UNIT 1



North Elevation

UNIT 2



South Elevation

UNIT 3



West Elevation

UNIT 1

UNIT 2

UNIT 3

Proposed Residential Development at **69 Cedar Street** THOMASTOWN 3074



www.robusgroup.com.au 03 9850 4997 admin@robusgroup.com.au
ROBUS GROUP ARCHITECTS | Level 2, 1002 High Street ARMADALE VIC 3143

Client:
Hipo Investments P/L

TOWN PLANNING

Scale:
1:100 @ A1 or 1:200 @ A3

ELEVATIONS

Date:
01.12.23

Project:
22119

TP.03_D

Legend

Existing Tree (Retain)
refer to Tree Report

Existing Tree (Remove)
refer to Tree Report

New Canopy Tree
refer to Planting Schedule

Tree Protection Zone
TPZ $r = DBH \times 12$

Structural Root Zone
SRZ $r = (D \times 50)^{0.42} \times 0.64$

Standardised Shrub

Shrubs
& Understorey planting

Groundcovers & Tussocks

Climbers

Paved Area
Quarry Tiles (600x600)

Patio
Decking (or Sim.)

Turf Area
Sir Walter Buffalo

Hard Paving
Coloured Concrete (Muted Tone)

Toppings
Lilydale Toppings or Yea Pebbles

Clothes Line
Hills "Duo" Fold-out type

Rain-Water Tank
Rainwater collection tank plumbed to VWCs & Garden Tap

Bins
FOGO collection bins

Storage Shed
6.0m³ (Min.)

Maintenance

On-Site Tree Retention

Prior to the commencement of building works, all trees to be retained on site shall be marked and provided with a protective barricade made of star pickets and fluorescent mesh erected around the drip line of the tree. Any roots to be cut must be under an arborist's supervision. All work within the drip line of any tree to be retained, including those on adjoining properties shall be supervised to prevent any damage. No vehicle shall park under the canopy line of any tree to be retained.

Street Tree Retainment Measures

A temporary fence shall be erected around the tree drip line during building construction works. Trees to be retained shall be kept free of building materials and waste. No construction works to be carried out within the tree's drip line, other than by hand. No roots are to be cut except under the supervision of a qualified Arborist. No building materials, demolition materials or earth work shall be stored or stockpiled under the canopy line of any tree to be retained during the construction period of the development.

Excavation

Changes to soil level under the canopy of existing trees to remain as is or at a minimised level at all occasions.

Cultivation

Prior to spreading top soil to garden beds and lawn areas, cultivate site soil to 150mm depth by mechanical means, incorporating 1kg/m² gypsum if necessary.

Plants and Planting

All plants shall be healthy disease free specimens, over excavated areas. All plant holes shall be at least twice the size of the root ball of each plant. Spread Ozmocote pellet fertiliser to each plant hole at the following rate; 400mm pots 75gms/ea, 300mm and 140mm pots 25gms/ea. Trees to be staked outside the plant root ball. 3 by 50 x 50mm x 2400 hardwood stakes and secured with a figure 8 loop of rubber or Hessian bonding. Immediately after planting, water in all plants and maintain with a regular follow up watering during the establishment period.

Lilydale Toppings or Yea Pebbles

75mm crushed rock base, 50mm top layer of toppings or pebbles.

Garden Beds

Garden beds to be spread with 150mm screened organic blended soil, and mulched with 75mm depth of 10mm shredded pinewood mulch. Garden edging between beds and lawn areas to be of 75 x 25mm pine pegged with hardwood stakes at a maximum of 1.5m centres. Where curves are too tight, flexible plastic edging can be installed to manufacturers recommendations.

Turf Areas

Turf areas are to be spread with 75mm screened organic top soil, brought to a fine tilth, finishing as a lightly rolled layer of 8mm above adjacent paved surfaces or plinth boards. Instant turf to be laid on a 100mm base of sandy loam or similar mix soil. Recommended install Sir Walter Buffalo instant turf to be maintained as per manufactures instructions with starter fertiliser at recommended rate of approximately 40mg/m².

Hard Surfacing

Hard surfacing shall be installed in private open space areas as shown on plans. Hard surfacing shall be installed on a bed of crushed rock to serve as a base.

Maintenance

The landscape contractor shall maintain all garden beds and lawn areas in a neat and tidy condition. Regularly water garden beds and lawn areas during establishment period and dry spells. Eradicate any weed growth. Maintenance period shall be for a period of 13 weeks and to the satisfaction of the responsible authority.

Irrigation

Provide an automated 20mm PVC irrigation system to all garden bed areas. Typically use "Netafim Scapeline" 2lph non-pressure compensating 13mm "Trickle Tube" irrigation system @ 300mm ctrs for garden beds (or similar). Use pressure reducing valves after solenoids.

Tree & Planting Schedule

Feature Trees, Shade Trees

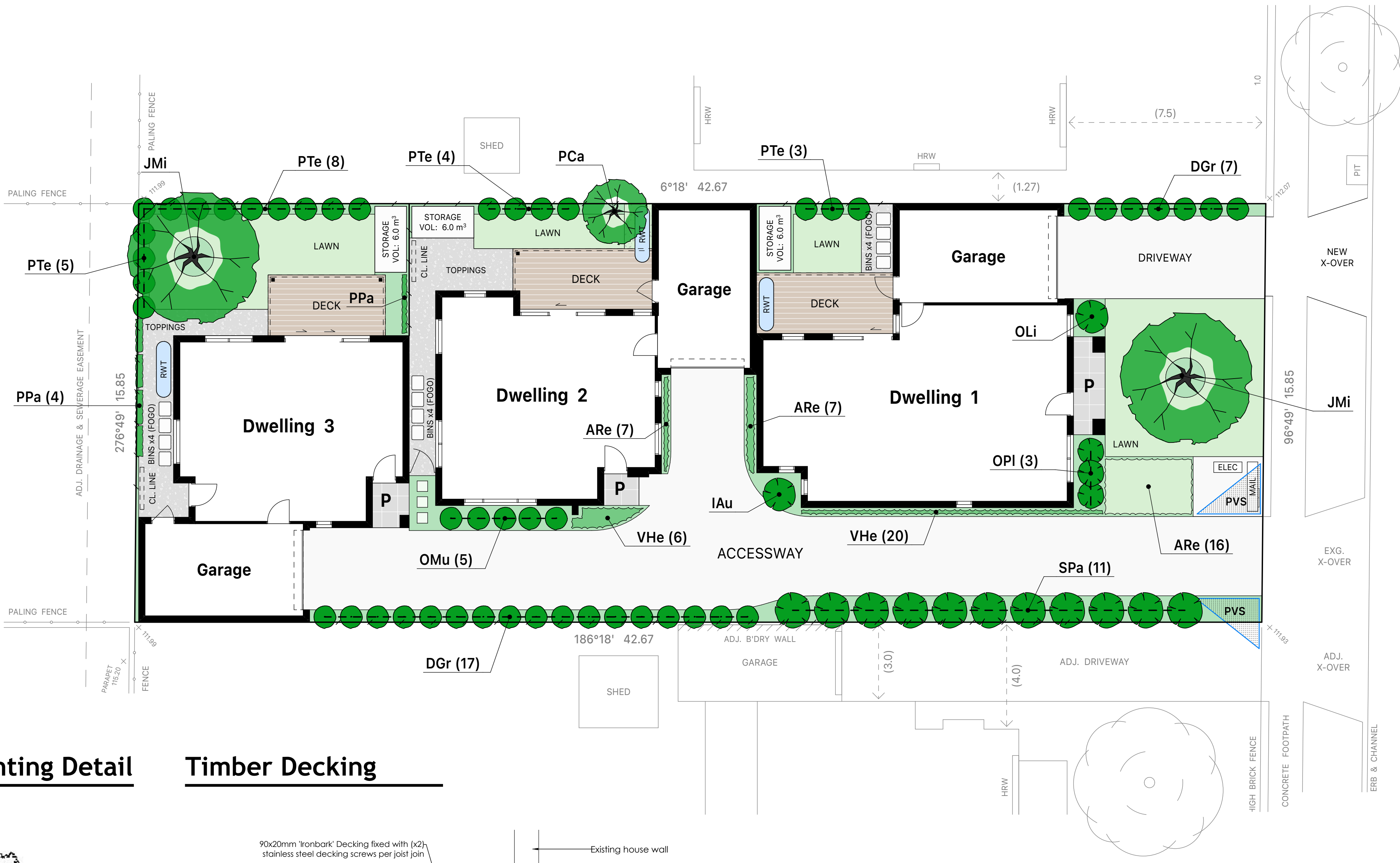
code	botanic name	common name	supply size	h x w	q'ty
JMi	Jacaranda mimosifolia	Jacaranda	advanced [>2.0m high]	9 x 5	2
PCa	Pyrus calleryana	Callery Pear "Red Spire"	advanced [>1.5m high]	8 x 3	1

Standardised Feature Shrubs

code	botanic name	common name	supply size	h x w	q'ty
IAu	Indigofera australis	Austral Indigo	200mm pots	4.0 x 2.5	1
SPa	Syzygium paniculatum	Dwarf Lilly Pilly	200mm pots	3.0 x 1.0	11
PTe	Pittosporum tenuifolium	Silver Stirling	200mm pots	3.0 x trimmed	20

Shrubs; Tussocks; Climbers and Ground Covers

code	botanic name	common name	supply size	h x w	q'ty
OLi	Olearia lirata	Snowy Daisy Bush	150-200mm pots	1.5 x 1.5	1
DGr	Diets grandiflora	Wild Iris	150-200mm pots	1.0 x 1.0	24
OPI	Ophiopogon planiscapus	Nigerscens	150-200mm pots	0.8 x 0.8	3
OMu	Orthrosanthus multiflorus	Purple Flags	150-200mm pots	0.5 x 0.5	5
PPa	Pandorea pandorana	Wonga Wonga Vine	150-200mm pots	Climber	5
ARe	Ajuga reptans	Carpet Bugle	150-200mm pots	Ground Cover	30
VHe	Viola hederacea	Native Violet	150-200mm pots	Ground Cover	26



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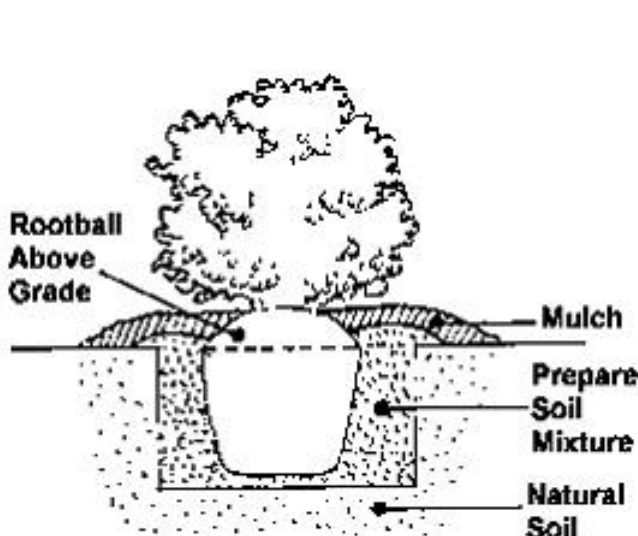
CEDAR STREET

Tree Planting Detail

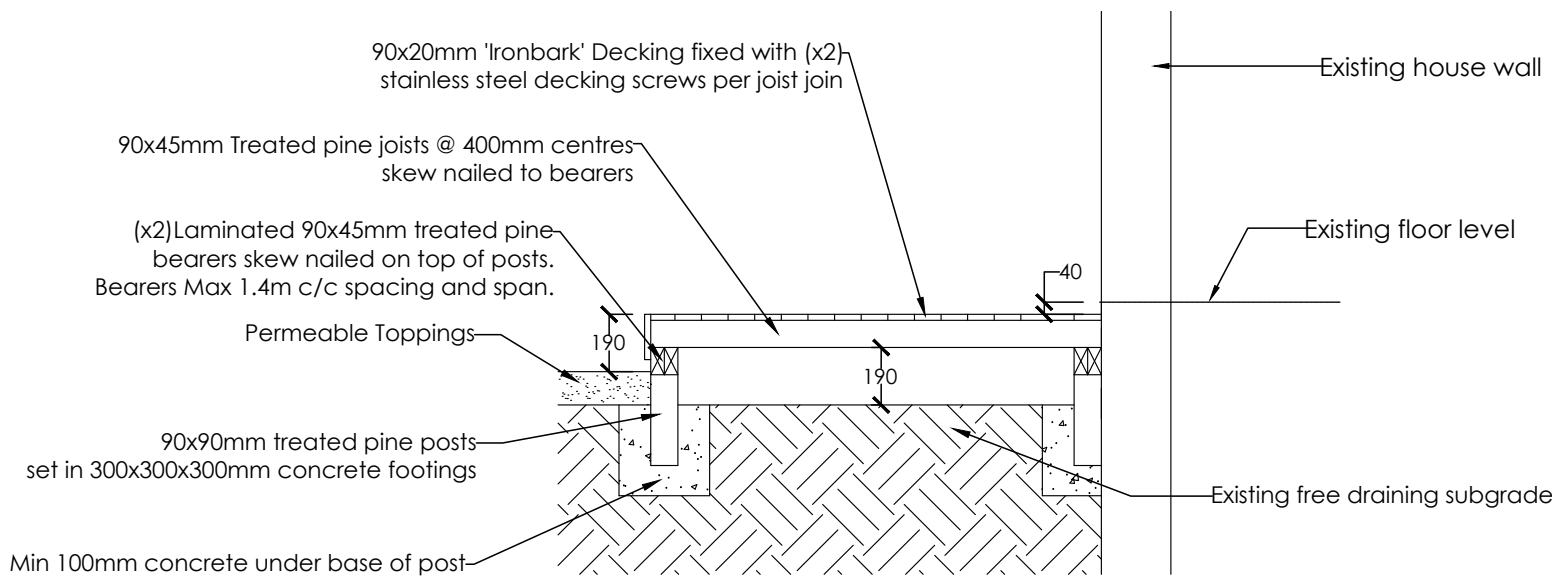
Tree Planting Detail

- stakes to be driven clear of the root ball
- leave a space between mulch and trunk
- 75mm depth mulch
- 75mm high berm to form a watering basin
- dip a sloping, shallow hole, 2 to 3 times the width of the root ball
- backfill with site soil, firming progressively
- roughen edge of planting hole
- depth of planting hole no deeper than the root ball

Shrub Planting Detail



Timber Decking



LANDSCAPE PLAN

Project: Proposed Residential Development 69 Cedar Street THOMASTOWN VIC 3074		Date: Nov '23
Client: Hipo Investments P/L		Rev: B
		Drawn: LF
		Scale: 1:100 @ A1

Urban Botanix
LANDSCAPE DESIGN CONSULTANTS

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