THE 'ESD' REPORT ASSOCIATED WITH THESE PLANS FORMS PART OF THE TOWN PLANNING SUBMISSION. IT IS THEREFORE REQUIRED TO BE READ IN CONJUNCTION WITH THE PLANS AND APPLIED ACCORDINGLY

PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME
This endorsed plan is in Accordance with and forms part of Planning Permit No. WH/2016/222
Signature for Responsible Authority
Sheet 5 of 12 Date: 4/6/18

G.I GARAGE

P.O.S.

MORE THAN 20m SETBACK TO DWELLING

**No.24**
SINGLE STOREY
BRICK HOUSE
PITCHED TILE ROOF

**No.107**
SINGLE STOREY
BRICK HOUSE
PITCHED TILE ROOF

P.O.S.
LAWN AREA

13500

TPZ R4764

TPZ R2400 | TPZ R2400 | TPZ R2000 | TPZ R2100 | TPZ R2000

VERANDAH | BRICK GARAGE | CONCRETE DRIVEWAY | CONCRETE FOOTPATH | 2.10H BRICK FENCE | LAWN AREA

92.91 | 93.29 | 93.63 | 93.66

3400 | 5400 | 1°09' 49.38

13 | 12 | 6 | 5 | 4 | 3

3.66m DRAINAGE EASEMENT | 9m³ STORAGE | 6.5% of TPZ | 9% of TPZ | 9% of TPZ | 8% of TPZ

B TP07 | 1000 | 2550

STRUCTURE ABOVE | 4600 | 4200 | 3600

SECURE ENTRY PEDESTRIAN GATE

9000 LITRE WATERTANK UNDER RAMP CONNECTED TO ALL TOILETS TO ENG'S SPECIFICATIONS

4 x 240L | 4 x 360L

6m³ STORAGE | 6m³ STORAGE

DOUBLE CAR STACKER (PIT) | SINGLE CAR STACKER (PIT) | EXIT | 1200

UNIT 9 | UNIT 10 | VISITOR×2 | UNIT 11 | Unit 1 entry

5800 | 2900 | 2900 | 7100

6 x WALL MOUNT BIKE RACKS STORAGE FOR 6 BIKES | 1500 | 1200

ALL CARSTACKERS TO BE KLAUS 'MULTIBASE 2072i-195' - or equivalent

**BASEMENT CARPARK**
23 CAR SPACES
FL 88.73

6500 | 7100 | 6400

A TP07

2000 | 5800 | 5800 | 5800 | 6000 | 1300

UNIT 8 | UNIT 7 | UNIT 6 | UNIT 5 | UNIT 4 | UNIT 3 | UNIT 2 | UNIT 1

DOUBLE CAR STACKER (PIT) | 5400 | 10m³ Unit 1 STORAGE

6m³ STORAGE

1300 | 2400 | 1300 | 1000 | 2400 | 1000 | 6000

92.46 | 92.91 | 181°09' 49.38 | 93.35 | 93.51

B TP07

STATION | WALK

PROPOSED CROSSOVER | 93.58 | 6% of TPZ

TPZ R9000

EXISTING ASPHALT CROSSOVER

REDUCE SIZE OF EXISING CROSSOVER TO SUIT PROPOSED DESIGN

CARRINGTON ROAD

**No.6**
TWO STOREY
BRICK HOUSE
PITCHED TILE ROOF

FLAT ROOF | 98.05TW2 | 97.70BW2 | HW | 98.38RF | 95.53RF | 98.16RDG | 95.69RF | GARAGE | CONC DRIVE | 95.52RF

20.12 | 271°09'

CONCRETE PAVED | GRATING PIT 0.45m DEEP | CONC DRIVE | 92.33 | 92.41 | SEWER | 92.38 | 92.56 | 92.44 | 92.46 | 92.82 | 92.20

1.60H (PALS) | 1.65H (PALS) | 1.95H (PALS) | 2.0H (PALS)

**No.20**
TWO STOREY
BRICK HOUSE
PITCHED TILE ROOF

92.48FL1 | GARAGE | 97.76RF | 97.50TW2 | 96.88BW2 | HW

R.O.W | CONCRETE PAVED

P.O.S.
LAWN AREA

96.43RF | 96.94RF | VER | 95.79TW | 95.79TW | 95.79TW | 95.79TW | 95.79TW | 95.79TW | FLAT ROOF | 99.14RDG | 98.23RDG | 93.70FL | 96.75RF | 95.93RF

10300

**No.103**
SINGLE STOREY
W\BOARD HOUSE
PITCHED TILE ROOF

G.I GARAGE | BRICK GARAGE

LAWN & GARDEN | 1.10H TIMBER PICKET FENCE | GRATING PIT 2.20m DEEP | CONCRETE STRIP DRIVEWAY | ASPHALT JOIN

93.48TK | 93.35TK | 93.37 | 93.39TK | 93.56 | 93.43 | 93.49

NORTH

0 | 5 | 10m

1 BASEMENT PLAN
SCALE - 1:100

| REV | STAGE | DATE |
|---|---|---|
| 8 | RFI TO ENDORSEMENT DRAWINGS | MAY 2018 |
| 7 | ENDORSEMENT DRAWINGS | FEB 2018 |
| 6 | RESPONSE TO RFI 3 | APR 2017 |
| 5 | POST RFI 2 RE-DESIGN | FEB 2017 |
| 4 | TRAFFIC REPORT AMENDMENT | DEC 2016 |
| 3 | RESPONSE TO RFI 2 | OCT 2016 |
| 2 | RESPONSE TO RFI | JULY 2016 |
| 1 | TOWN PLANNING APPLICATION | FEB 2016 |

RESPONSE TO R.F.I.
FOR
ENDORSEMENT DRAWINGS
TOWN PLANNING APP. WH/2016/222

Project
PROPOSED DEVELOPMENT
105 CARRINGTON ROAD
BOX HILL

Title
Basement Plan

City of Whitehorse Planning & Building Division Received 16 MAY 2018

| Drawn | Date |
|---|---|
| LC | MAY 2018 |
| Job No | Scale |
| 1601 | 1:100 @ A1 |
| Drawing No | Revision No |
| TP 03 | 8 |

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A.B.N. 85 070 416 287

PLOT DATE 16-05-2018

Prior to commencement of any building or demolition works on the land, a Tree Protection Zones (TPZs) must be established on the subject site (and nature strip if required) and maintained during, and until completion of, all buildings and works including landscaping.

Tree Protection Zone measures are to be established in accordance with Australian Standard 4970-2009 and are to include the following:

i) Erection of solid chain mesh or similar type fencing at a minimum height of 1.8 metres in height held in place with concrete feet.
ii) Signage placed around the outer edge of perimeter the fencing identifying the area as a TPZ. 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 1OOmm and undertake supplementary provide watering/irrigation within the TPZ, prior and during any works performed.
iv) No excavation, constructions 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 Responsible Authority.
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 utility services unless tree sensitive installation methods such as boring have been approved by the Responsible Authority.
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 authorized person only during approved construction within the TPZ, and must be restored in accordance with the above requirements at all other times.

During construction of any buildings, or during other works, the following tree protection requirements are to be adhered to, to the satisfaction of the Responsible Authority:

a) All buildings and works for the demolition of the site and construction of the development (as shown on the endorsed plans) must not alter the existing ground level or topography of the land within 1.0 metres of the west boundary fence where within the 2.0 metre TPZ of Trees 12 and 13.

| AREA SCHEDULE | BEDROOMS | GROUND FLOOR AREA | FIRST FLOOR AREA | SECOND FLOOR AREA | TOTAL LIVING AREA | BALCONY AREA | PRIVATE OPEN SPACE |
|---|---|---|---|---|---|---|---|
| UNIT 1 | 3 | 45 | 40 | 40 | 125 | 12 | – |
| UNIT 2 | 3 | 40 | 35 | 35 | 110 | 12 | 9 |
| UNIT 3 | 3 | 40 | 35 | 35 | 110 | 12 | 9 |
| UNIT 4 | 3 | 40 | 35 | 35 | 110 | 12 | 9 |
| UNIT 5 | 3 | 40 | 35 | 35 | 110 | 12 | 9 |
| UNIT 6 | 3 | 40 | 35 | 35 | 110 | 12 | 9 |
| UNIT 7 | 3 | 40 | 35 | 35 | 110 | 12 | 9 |
| UNIT 8 | 3 | 50 | 45 | 25 | 120 | 12 | 60 |
| UNIT 9 | 3 | 55 | 40 | 30 | 125 | – | 40 |
| UNIT 10 | 4 | 75 | 50 | 45 | 170 | 5 | 30 |
| UNIT 11 | 2 | 40 | 50 | 30 | 120 | 13 | – |

| | |
|---|---|
| SITE AREA | – 993.5m² |
| BUILDING FOOTPRINT | – 559.0m² |
| HARD SURFACES | – 68.6m² |
| SITE COVERAGE | – 56.2% |
| PERMEABILITY | – 36.8% |

WINDOWS NOTED AS OPAQUE TO BE MANUFACTURED OPAQUE GLASS – NO OPAQUE FILM TO BE USED

THE 'ESD' REPORT ASSOCIATED WITH THESE PLANS FORMS PART OF THE TOWN PLANNING SUBMISSION. IT IS THEREFORE REQUIRED TO BE READ IN CONJUNCTION WITH THE PLANS AND APPLIED ACCORDINGLY

CARRINGTON ROAD

No.24 SINGLE STOREY BRICK HOUSE PITCHED TILE ROOF

No.107 SINGLE STOREY BRICK HOUSE PITCHED TILE ROOF

No.6 TWO STOREY BRICK HOUSE PITCHED TILE ROOF

No.20 TWO STOREY BRICK HOUSE PITCHED TILE ROOF

No.103 SINGLE STOREY W\BOARD HOUSE PITCHED TILE ROOF

MORE THAN 20m SETBACK TO DWELLING

P.O.S. LAWN AREA

G.I GARAGE

BRICK GARAGE

VERANDAH

FLAT ROOF

CONCRETE FOOTPATH

CONCRETE DRIVEWAY

LAWN AREA

LAWN & GARDEN

CONCRETE PAVED

CONCRETE STRIP DRIVEWAY

1.10H TIMBER PICKET FENCE

1.60H (PALS)

1.65H (PALS)

2.10H BRICK FENCE

1.7m FENCE

3,66m DRAINAGE EASEMENT

TPZ R2400

TPZ R2000

TPZ R2100

TPZ R4764

TPZ R9000

13500

10300

3400

RAISED PLANTER 450mm

PERMEABLE PAVING AT GRADE

SECURE ENTRY W/ INTERCOM TO UNITS 9, 10 & 11

VISITOR VEHICLE ACCESS VIA INTERCOM LOCATED ON CENTRAL ISLAND

2.5M x 2.0M CORNER SPLAYS EITHER SIDE OF DRIVEWAY – NO OBJECTS HIGHER THAN 900mm WITHIN THESE AREAS

8% of TPZ

6% of TPZ

PROPOSED CROSSOVER

EXISTING ASPHALT CROSSOVER

REDUCE SIZE OF EXISING CROSSOVER TO SUIT PROPOSED DESIGN

APPLY CONCRETE FINISH TO UNPAVED SECTION OF STATION WALK - TO MATCH EXISTING PAVED SECTION

STATION WALK

UNIT 1 UNIT 2 UNIT 3 UNIT 4 UNIT 5 UNIT 6 UNIT 7 UNIT 8 UNIT 9 UNIT 10 UNIT 11

study storage

40m² P.O.S.

60m² P.O.S.

| REV | STAGE | DATE |
|---|---|---|
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| 5 | POST RFI 2 RE-DESIGN | FEB 2017 |
| 4 | TRAFFIC REPORT AMENDMENT | DEC 2016 |
| 3 | RESPONSE TO RFI 2 | OCT 2016 |
| 2 | RESPONSE TO RFI | JULY 2016 |
| 1 | TOWN PLANNING APPLICATION | FEB 2016 |

RESPONSE TO R.F.I. FOR ENDORSEMENT DRAWINGS
TOWN PLANNING APP. WH/2016/222

PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME
This endorsed plan is in Accordance with and forms part of Planning Permit No WH/2016/222
Signature for Responsible Authority
Sheet 6 of 12 Date: 4/6/18

Project
PROPOSED DEVELOPMENT
105 CARRINGTON ROAD
BOX HILL

Title
Ground Floor Plan

16 MAY 2018

| Drawn | Date |
|---|---|
| LC | MAY 2018 |
| Job No 1601 | Scale 1:100 @ A1 |
| Drawing No TP 04 | Revision No 8 |

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1 GROUND FLOOR PLAN
SCALE - 1:100

NORTH

0 5 10m

## AREA SCHEDULE

| | BEDROOMS | GROUND FLOOR AREA | FIRST FLOOR AREA | SECOND FLOOR AREA | TOTAL LIVING AREA | BALCONY AREA | PRIVATE OPEN SPACE |
|---|---|---|---|---|---|---|---|
| UNIT 1 | 3 | 45 | 40 | 40 | 125 | 12 | – |
| UNIT 2 | 3 | 40 | 35 | 35 | 110 | 12 | 9 |
| UNIT 3 | 3 | 40 | 35 | 35 | 110 | 12 | 9 |
| UNIT 4 | 3 | 40 | 35 | 35 | 110 | 12 | 9 |
| UNIT 5 | 3 | 40 | 35 | 35 | 110 | 12 | 9 |
| UNIT 6 | 3 | 40 | 35 | 35 | 110 | 12 | 9 |
| UNIT 7 | 3 | 40 | 35 | 35 | 110 | 12 | 9 |
| UNIT 8 | 3 | 50 | 45 | 25 | 120 | 12 | 60 |
| UNIT 9 | 3 | 55 | 40 | 30 | 125 | – | 40 |
| UNIT 10 | 4 | 75 | 50 | 45 | 170 | 5 | 30 |
| UNIT 11 | 2 | 40 | 50 | 30 | 120 | 13 | – |

| | |
|---|---|
| SITE AREA | – 993.5m² |
| BUILDING FOOTPRINT | – 559.0m² |
| HARD SURFACES | – 68.6m² |
| **SITE COVERAGE** | **– 56.2%** |
| **PERMEABILITY** | **– 36.8%** |

WINDOWS NOTED AS OPAQUE
TO BE MANUFACTURED OPAQUE GLASS
– NO OPAQUE FILM TO BE USED

THE 'ESD' REPORT ASSOCIATED WITH THESE PLANS FORMS PART OF THE TOWN PLANNING SUBMISSION. IT IS THEREFORE REQUIRED TO BE READ IN CONJUNCTION WITH THE PLANS AND APPLIED ACCORDINGLY

CARRINGTON ROAD

No.24
SINGLE STOREY
BRICK HOUSE
PITCHED TILE ROOF

MORE THAN 20m SETBACK TO DWELLING

No.107
SINGLE STOREY
BRICK HOUSE
PITCHED TILE ROOF

No.6
TWO STOREY
BRICK HOUSE
PITCHED TILE ROOF

No.20
TWO STOREY
BRICK HOUSE
PITCHED TILE ROOF

No.103
SINGLE STOREY
W\BOARD HOUSE
PITCHED TILE ROOF

G.I GARAGE
BRICK GARAGE
P.O.S.
LAWN AREA
VERANDAH
FLAT ROOF
CONCRETE FOOTPATH
CONCRETE DRIVEWAY
CONCRETE PAVED
CONCRETE STRIP DRIVEWAY
GRATING PIT 0.45m DEEP
GRATING PIT 2.20m DEEP
1.60H (PALS)
1.65H (PALS)
1.10H TIMBER PICKET FENCE
2.10H BRICK FENCE
ASPHALT KING
PROPOSED CROSSOVER
EXISTING ASPHALT CROSSOVER
REDUCE SIZE OF EXISING CROSSOVER TO SUIT PROPOSED DESIGN
STATION
WALK

TPZ R2400 | TPZ R2400 | TPZ R2000 | TPZ R2100 | TPZ R4764 | TPZ R9000

3.66m DRAINAGE EASEMENT

UNIT 1 | UNIT 2 | UNIT 3 | UNIT 4 | UNIT 5 | UNIT 6 | UNIT 7 | UNIT 8 | UNIT 9 | UNIT 10 | UNIT 10 P.O.S 30m² | UNIT 11

BALCONY 12m² | BALCONY 10m² | BALCONY 3.5m²

1.7m SCREEN | OPAQUE | HLW | PRIVACY LOUVRE

PRIVACY LOUVRE SCREENING TO SELECTED FIRST FLOOR WINDOWS – REFER DETAIL 3/TP07

FULL HEIGHT TIMBER SCREENING B/W BALCONIES

PRIVACY SCREENING TO EAST FACING FIRST FLOOR BALCONIES – REFER DETAIL 4/TP07

13500 | 10300 | 6000 | 6600 | 4400 | 3750 | 3050 | 2650 | 2650 | 4800 | 2400 | 3800 | 3800 | 1800 | 20.12 | 20.12

1°09' 49.38 | 271°09' | 91°09' | 181°09' 49.38

0 5 10m

NORTH

| REV | STAGE | DATE |
|---|---|---|
| 8 | RFI TO ENDORSEMENT DRAWINGS | MAY 2018 |
| 7 | ENDORSEMENT DRAWINGS | FEB 2018 |
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| 5 | POST RFI 2 RE-DESIGN | FEB 2017 |
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| 2 | RESPONSE TO RFI | JULY 2016 |
| 1 | TOWN PLANNING APPLICATION | FEB 2016 |

RESPONSE TO R.F.I.
FOR
ENDORSEMENT DRAWINGS
TOWN PLANNING APP. WH/2016/222

PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME
This endorsed plan is in Accordance with and forms part of Planning Permit No. WH/2016/222
Signature for Responsible Authority
Sheet 7 of 12 Date: 4/6/18

Project
PROPOSED DEVELOPMENT
105 CARRINGTON ROAD
BOX HILL

Title
First Floor Plan

Drawn: LC
Date: MAY 2018
Job No: 1601
Scale: 1:100 @ A1
Drawing No: TP 05
Revision No: 8

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PLOT DATE 14/06/2018

1 FIRST FLOOR PLAN
SCALE - 1:100

## AREA SCHEDULE

| | BEDROOMS | GROUND FLOOR AREA | FIRST FLOOR AREA | SECOND FLOOR AREA | TOTAL LIVING AREA | BALCONY AREA | PRIVATE OPEN SPACE |
|---|---|---|---|---|---|---|---|
| UNIT 1 | 3 | 45 | 40 | 40 | 125 | 12 | – |
| UNIT 2 | 3 | 40 | 35 | 35 | 110 | 12 | 9 |
| UNIT 3 | 3 | 40 | 35 | 35 | 110 | 12 | 9 |
| UNIT 4 | 3 | 40 | 35 | 35 | 110 | 12 | 9 |
| UNIT 5 | 3 | 40 | 35 | 35 | 110 | 12 | 9 |
| UNIT 6 | 3 | 40 | 35 | 35 | 110 | 12 | 9 |
| UNIT 7 | 3 | 40 | 35 | 35 | 110 | 12 | 9 |
| UNIT 8 | 3 | 50 | 45 | 25 | 120 | 12 | 60 |
| UNIT 9 | 3 | 55 | 40 | 30 | 125 | – | 40 |
| UNIT 10 | 4 | 75 | 50 | 45 | 170 | 5 | 30 |
| UNIT 11 | 2 | 40 | 50 | 30 | 120 | 13 | – |

| | |
|---|---|
| SITE AREA | – 993.5m² |
| BUILDING FOOTPRINT | – 559.0m² |
| HARD SURFACES | – 68.6m² |
| **SITE COVERAGE** | **– 56.2%** |
| **PERMEABILITY** | **– 36.8%** |

WINDOWS NOTED AS OPAQUE
TO BE MANUFACTURED OPAQUE GLASS
– NO OPAQUE FILM TO BE USED

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CARRINGTON ROAD

PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME
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Signature for Responsible Authority
Sheet 8 of 12 Date: 4/6/18

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| 8 | RFI TO ENDORSEMENT DRAWINGS | MAY 2018 |
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| 1 | TOWN PLANNING APPLICATION | FEB 2016 |

RESPONSE TO R.F.I.
FOR
ENDORSEMENT DRAWINGS
TOWN PLANNING APP. WH/2016/222

Project
PROPOSED DEVELOPMENT
105 CARRINGTON ROAD
BOX HILL

Title
Second Floor Plan
City of Whitehorse Customer Service Centre
16 MAY 2018

| Drawn | Date |
|---|---|
| LC | MAY 2018 |
| Job No 1601 | Scale 1:100 @ A1 |
| Drawing No TP 06 | Revision No 8 |

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PLOT DATE 14-05-2018

1 SECOND FLOOR PLAN
SCALE - 1:100

0 5 10m

# CARRINGTON ROAD

## AREA SCHEDULE

| | BEDROOMS | GROUND FLOOR AREA | FIRST FLOOR AREA | SECOND FLOOR AREA | TOTAL LIVING AREA | BALCONY AREA | PRIVATE OPEN SPACE |
|---|---|---|---|---|---|---|---|
| UNIT 1 | 3 | 45 | 40 | 40 | 125 | 12 | 1 |
| UNIT 2 | 3 | 40 | 35 | 35 | 110 | 12 | 9 |
| UNIT 3 | 3 | 40 | 35 | 35 | 110 | 12 | 9 |
| UNIT 4 | 3 | 40 | 35 | 35 | 110 | 12 | 9 |
| UNIT 5 | 3 | 40 | 35 | 35 | 110 | 12 | 9 |
| UNIT 6 | 3 | 40 | 35 | 35 | 110 | 12 | 9 |
| UNIT 7 | 3 | 40 | 35 | 35 | 110 | 12 | 9 |
| UNIT 8 | 3 | 50 | 45 | 25 | 120 | 12 | 60 |
| UNIT 9 | 3 | 55 | 40 | 30 | 125 | – | 40 |
| UNIT 10 | 4 | 75 | 50 | 45 | 170 | 5 | 30 |
| UNIT 11 | 2 | 40 | 50 | 30 | 120 | 13 | – |

SITE AREA – 993.5m²
BUILDING FOOTPRINT – 559.0m²
HARD SURFACES – 68.6m²
**SITE COVERAGE – 56.2%**
**PERMEABILITY – 36.8%**

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PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME
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Signature for Responsible Authority
Sheet 9 of 12 Date 4/6/18

| REV | STAGE | DATE |
|---|---|---|
| 8 | RFI TO ENDORSEMENT DRAWINGS | MAY 2018 |
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| 1 | TOWN PLANNING APPLICATION | FEB 2016 |

RESPONSE TO R.F.I.
FOR
ENDORSEMENT DRAWINGS
TOWN PLANNING APP. WH/2016/222

Project
PROPOSED DEVELOPMENT
105 CARRINGTON ROAD
BOX HILL

Title
Roof Plan

16 MAY 2018

| Drawn | Date |
|---|---|
| LC | MAY 2018 |
| Job No 1601 | Scale 1:100 @ A1 |
| Drawing No TP 06A | Revision No 8 |

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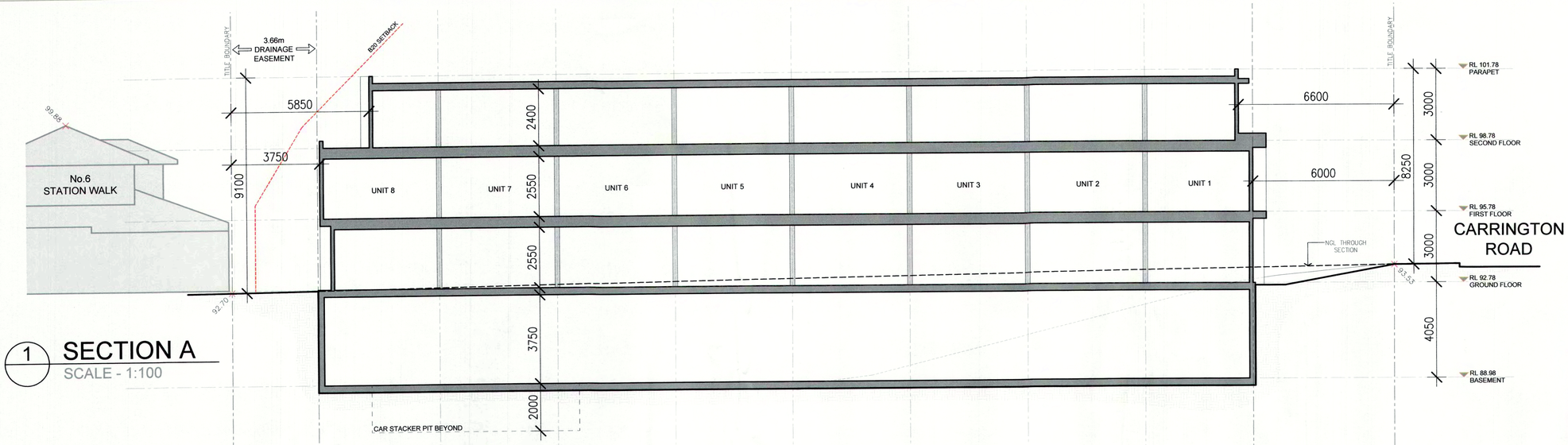
A.B.N. 85 070 416 287

PLOT DATE: 14.05.2018

1 SECOND FLOOR PLAN
SCALE - 1:100

0 5 10m




## 1 SECTION A
SCALE - 1:100

PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME
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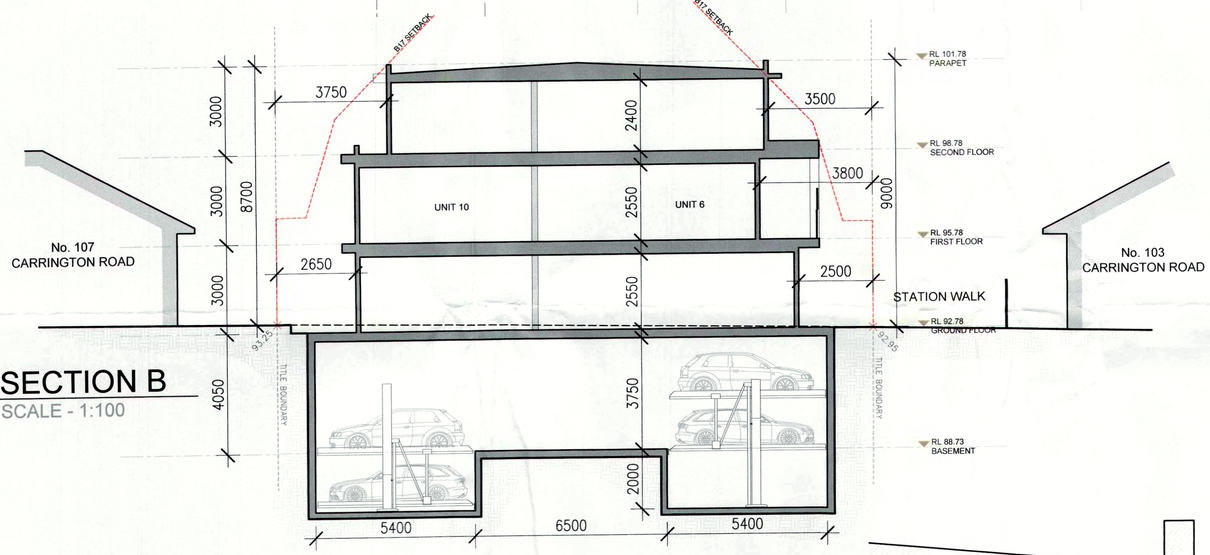
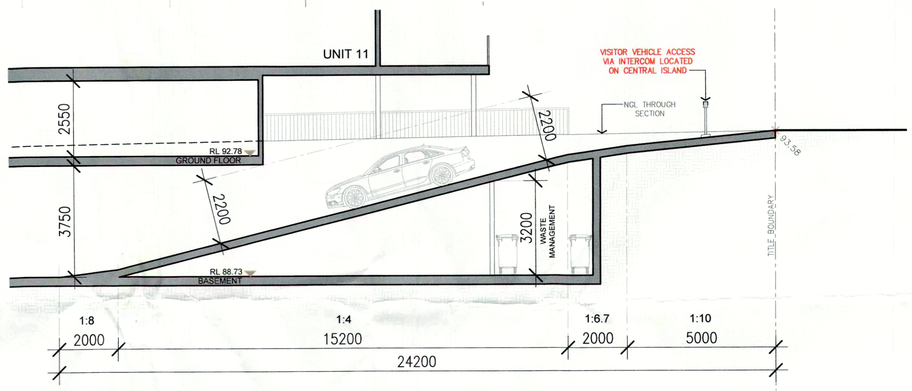
Signature for Responsible Authority
Sheet 10 of 12. Date: 4/6/18

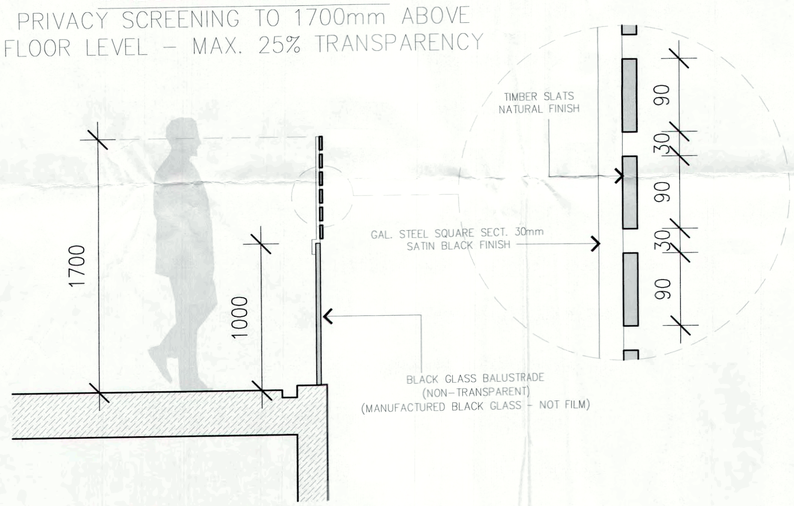



## 2 SECTION B
SCALE - 1:100

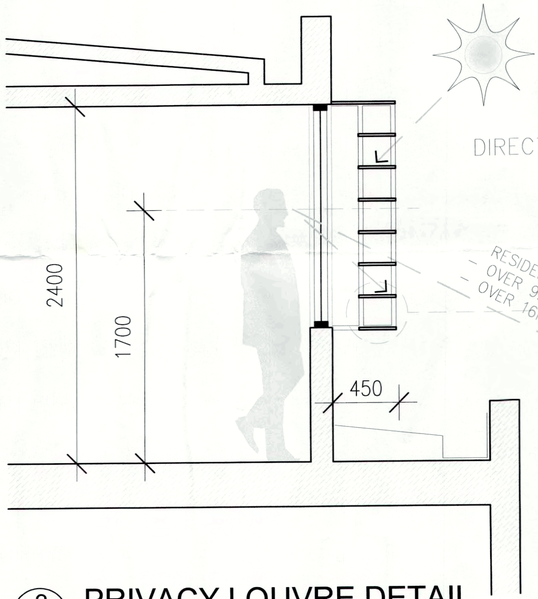



## 5 VEHICLE RAMP SECTION
SCALE - 1:100

## BALCONY SCREENING
PRIVACY SCREENING TO 1700mm ABOVE FLOOR LEVEL – MAX. 25% TRANSPARENCY



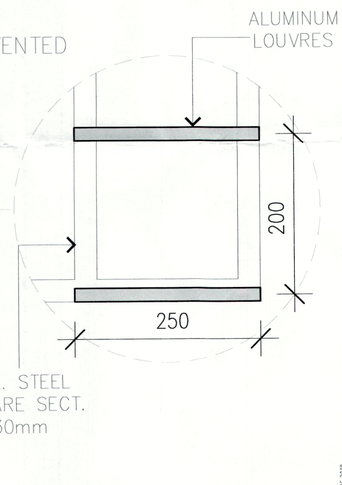

## 4 BALCONY SCREEN DETAIL
SCALE - 1:20




## 3 PRIVACY LOUVRE DETAIL
SCALE - 1:20

## PRIVACY LOUVRE
DIRECT DOWNWARD VIEWING PREVENTED
SOLAR SHADING PROVIDED
DISTANT VIEWS ALLOWED

RESIDENT VIEW STRIKES GROUND:
– OVER 9.5m AWAY FROM FIRST FLOOR
– OVER 16m AWAY FROM SECOND FLOOR




| REV | STAGE | DATE |
|---|---|---|
| 8 | RFI TO ENDORSEMENT DRAWINGS | MAY 2018 |
| 7 | ENDORSEMENT DRAWINGS | FEB 2018 |
| 6 | RESPONSE TO RFI 3 | APR 2017 |
| 5 | POST RFI 2 RE-DESIGN | FEB 2017 |
| 4 | TRAFFIC REPORT AMENDMENT | DEC 2016 |
| 3 | RESPONSE TO RFI 2 | OCT 2016 |
| 2 | RESPONSE TO RFI | JULY 2016 |
| 1 | TOWN PLANNING APPLICATION | FEB 2016 |

**RESPONSE TO R.F.I.**
FOR
ENDORSEMENT DRAWINGS
TOWN PLANNING APP. WH/2016/222

Project
**PROPOSED DEVELOPMENT**
**105 CARRINGTON ROAD**
**BOX HILL**

Title
**Sections**
**Details**

| Drawn | Date |
|---|---|
| LC | MAY 2018 |
| Job No | Scale |
| 1601 | 1:100 @ A1 |
| Drawing No | Revision No |
| TP 07 | 8 |

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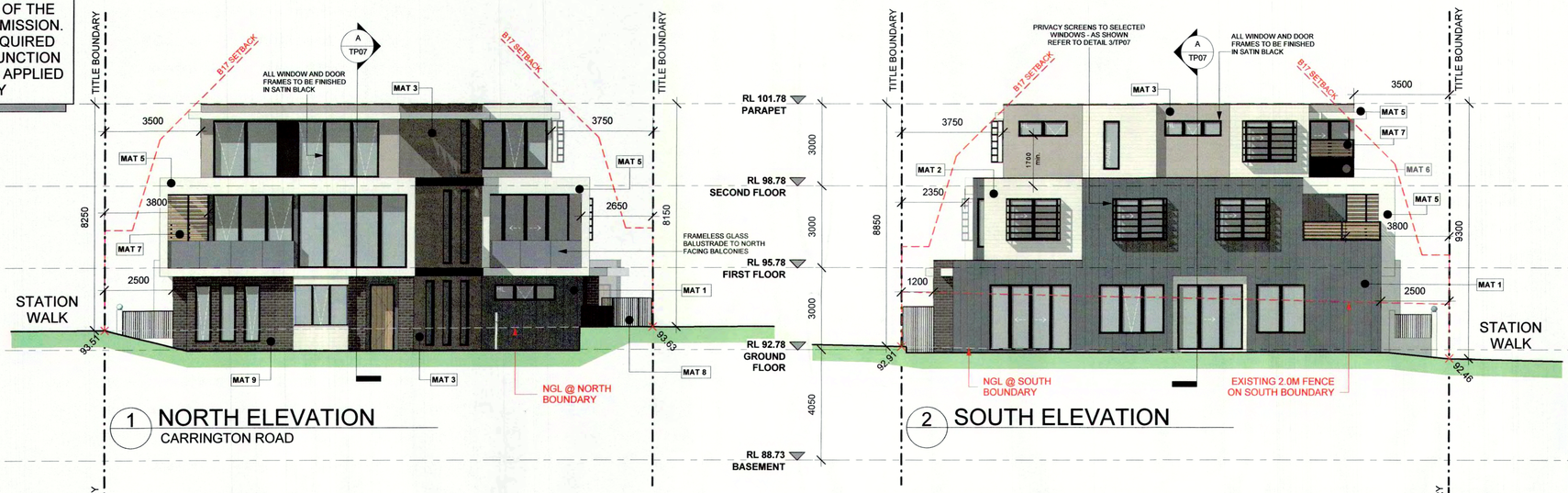
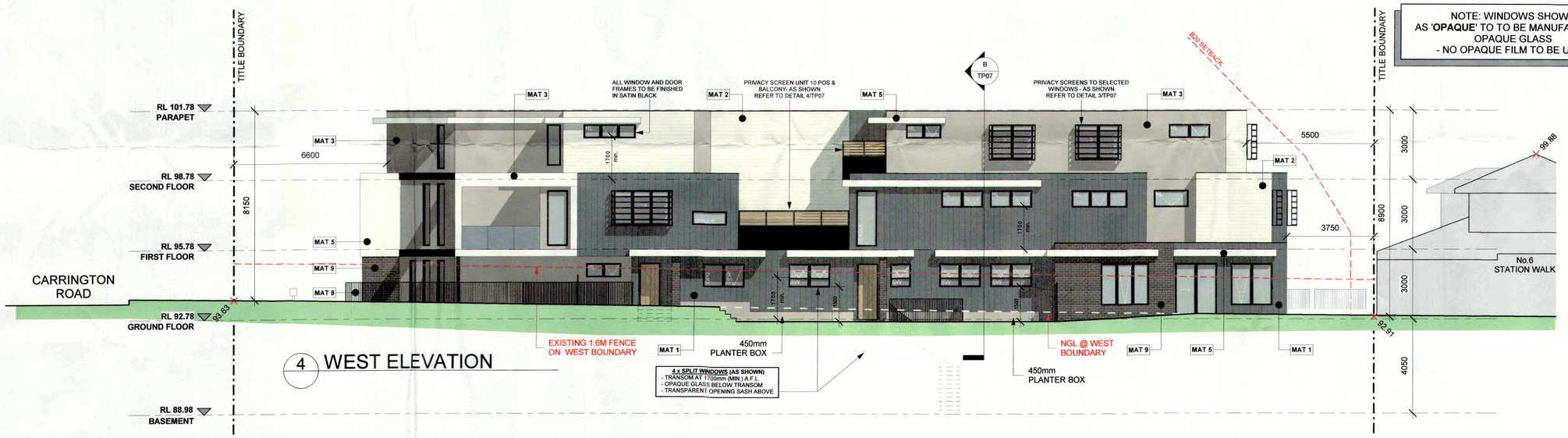
PLOT DATE: 4/05/2018

THE 'ESD' REPORT ASSOCIATED WITH THESE PLANS FORMS PART OF THE TOWN PLANNING SUBMISSION. IT IS THEREFORE REQUIRED TO BE READ IN CONJUNCTION WITH THE PLANS AND APPLIED ACCORDINGLY






NOTE: WINDOWS SHOWN AS '**HL**' TO HAVE A MINIMUM SILL HEIGHT OF 1700mm

NOTE: WINDOWS SHOWN AS '**OPAQUE**' TO TO BE MANUFACTURED OPAQUE GLASS - NO OPAQUE FILM TO BE USED

MAT 1
VERTICAL EXPRESSED LINE CLADDING
DULUX - FERRY

MAT 2
HORIZONTAL EXPRESSED LINE CLADDING
DULUX - RAW CASHEW NUT

MAT 3
RENDERED FINISH
DULUX - COLUMBIA

MAT 4
BLOCK WORK FINISHED IN WHITE RENDER (STATION WALK FENCE)

MAT 5
ALUCOBOND (OR SIMILAR) - WHITE

MAT 6
BLACK (NON TRANSPARENT) GLASS PANELS MANUFACTURED BLACK - NOT FILM

MAT 7
TIMBER PRIVACY SCREEN - NATURAL FINISH

MAT 8
BLACK METAL BLADE FENCE

MAT 9
FACE BRICK - PGH VINO

PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME
This endorsed plan is in Accordance with and forms part of Planning Permit No WH/2016/222
Signature for Responsible Authority
Sheet 11 of 12. Date: 4/6/18

RESPONSE TO R.F.I.
FOR ENDORSEMENT DRAWINGS
TOWN PLANNING APP. WH/2016/222

Project
PROPOSED DEVELOPMENT
105 CARRINGTON ROAD
BOX HILL

Title
ELEVATIONS
MATERIALS SCHEDULE

| Drawn | Date |
|---|---|
| LC | MAY 2018 |
| Job No | Scale |
| 1601 | 1:100 @ A1 |
| Drawing No | Revision No |
| TP08 | 8 |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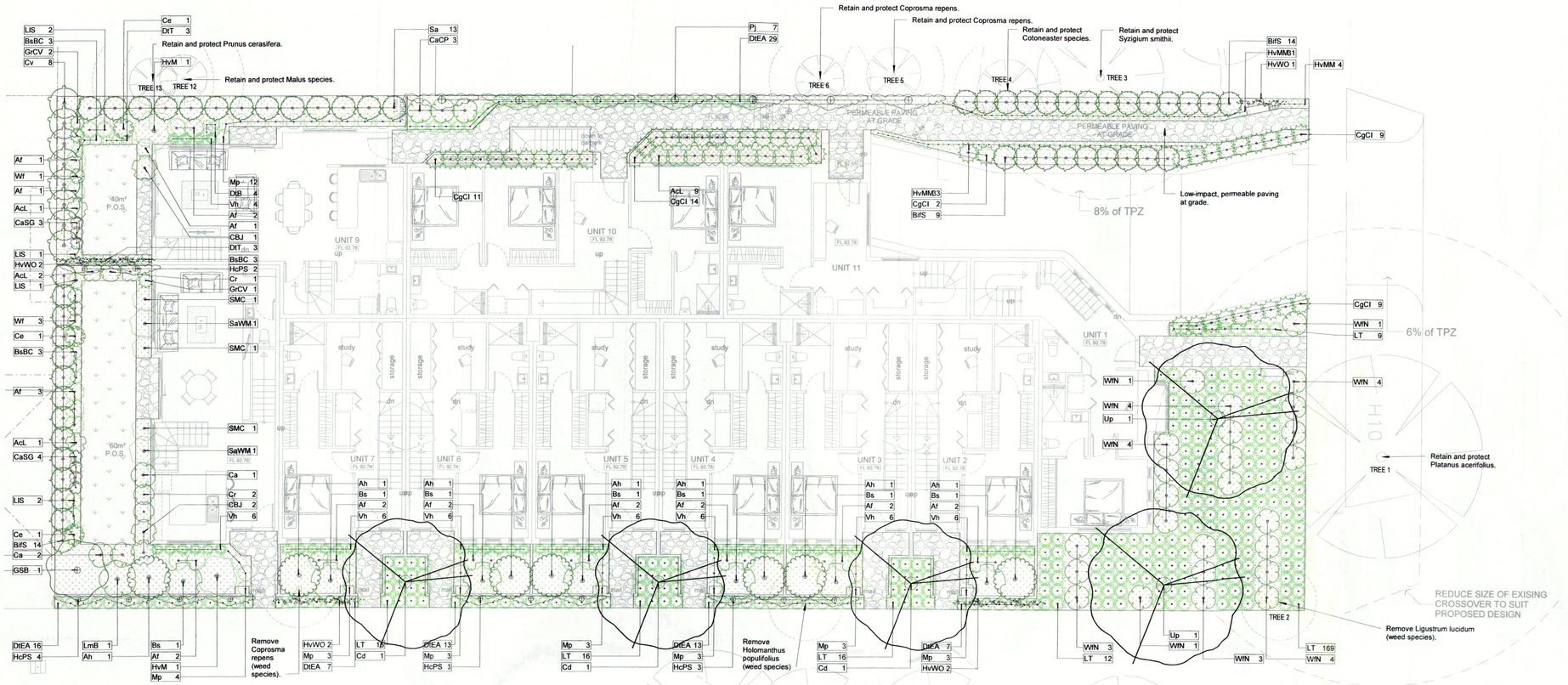
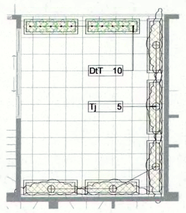



# 1 Ground Floor

1 : 100



# 2 First Floor

1 : 100

LANDSCAPE LEGEND

- Garden on Grade - refer to notes and details.
- Planter Box Garden - refer to notes and details.
- Lawn - as selected.
- Permeable Masonry Pavement - as selected.
- Existing Tree to be Retained and Tree Protection Zone
- Existing Tree to be Removed

## Planting Schedule

| Key | Botanical Name | Common Name | Size | Mature Height | Mature Width | Count |
|---|---|---|---|---|---|---|
| **1 Ground Covers** | | | | | | |
| HvM | *Hardenbergia violacea 'Meema'* | Meema Native Sarsparilla | 15cm | 0.5 | 2.0 | 2 |
| HvMM | *Hardenbergia violacea 'Mini Meema'* | Mini Meema Native Sarsparilla | 15cm | 0.4 | 0.4 | 68 |
| Mp | *Myoporum parvifoium 'Yareena'* | Yareena Creeping Boobialla | 15cm | 0.1 | 1.0 | 34 |
| SaWM | *Scaevola albida 'White Mist'* | White Mist Fan Flower | 15cm | 0.3 | 1.2 | 2 |
| SMC | *Scaevola albida 'Mauve Clusters'* | Mauve Clusters Fan Flower | 15cm | 0.2 | 1.0 | 3 |
| Vh | *Viola hederacea* | Native Violets | 15cm | 0.2 | 0.6 | 46 |
| **2 Grasses & Strappy Leaf** | | | | | | |
| BsBC | *Banksia spinulosa 'Birthday Candles'* | Birthday Candles Hairpin Banksia | 10cm | 0.5 | 0.5 | 9 |
| DtB | *Dianella tasmanica 'Blaze'* | Blaze Flax Lily | 10cm | 0.4 | 0.4 | 4 |
| DtEA | *Dianella tasmanica 'Emerald Arch'* | Emerald Arch Flax Lily | 15cm | 0.4 | 0.4 | 85 |
| DtT | *Dianella tasmanica 'Tasred'* | Tasred Flax Lily | 15cm | 0.5 | 0.5 | 16 |
| LtS | *Lomandra longifolia 'Sungold'* | Sungold Mat Rush | 15cm | 0.6 | 0.6 | 6 |
| LT | *Lomandra longifolia 'Tanika'* | Tanika Mat Rush | 15cm | 0.6 | 0.8 | 238 |
| **3 Shrubs** | | | | | | |
| AcL | *Acacia cognata 'Limelight'* | Limelight Wattle | 15cm | 0.6 | 0.8 | 13 |
| Af | *Agonis flexuosa 'Mini Peppermint'* | Mini Peppermint | 15cm | 0.8 | 0.7 | 22 |
| Ah | *Alyogyne huegelii* | Native Hibiscus | 15cm | 2.0 | 2.0 | 7 |
| BitS | *Banksia integrifolia fastigiata 'Sentinel'* | Sentinel Coastal Banksia | 15cm | 3.0 | 1.0 | 37 |
| Bs | *Banksia serrata 'Pygmy Possum'* | Pygmy Possum Banksia | 15cm | 0.6 | 2.0 | 7 |
| Ca | *Correa alba* | White Correa | 15cm | 1.0 | 1.0 | 3 |
| CaCP | *Correa alba 'Coastal Pink'* | Coastal Pink Correa | 15cm | 1.2 | 1.2 | 3 |
| CaSG | *Chrysocephalum apiculatum 'Silver and Gold'* | Silver and Gold Common Everlasting | 15cm | 0.5 | 0.5 | 7 |
| CBJ | *Callistemon 'Little John'* | Little John Bottle Brush | 15cm | 0.8 | 1.0 | 3 |
| Ce | *Crowea exalata 'Southern Stars'* | Southern Stars Waxflower | 15cm | 0.7 | 0.8 | 3 |
| CgCl | *Casuarina glauca 'Cousin It'* | Cousin It SheOak | 15cm | 0.2 | 2.0 | 45 |
| Cr | *Correa reflexa* | Native Fuchsia | 15cm | 0.8 | 1.0 | 3 |
| Cv | *Callistemon viminalis 'Slim'* | Pinnacle Lilly Pilly | 15cm | 3.0 | 1.3 | 8 |
| GrCV | *Grevillea rosmarinifolia 'Crimson Villea'* | Crimson Villea Rosemary Grevillea | 15cm | 0.8 | 0.8 | 3 |
| GSB | *Grevillea 'Strawberry Blonde'* | Strawberry Blonde Spider Flower | 15cm | 3.0 | 2.5 | 1 |
| LmB | *Leptospermum morrisonii 'Burgundy'* | Burgundy Tea Tree | 15cm | 3.0 | 1.5 | 1 |
| Sa | *Syzigium australe 'Straight and Narrow'* | Straight and Narrow Lilly Pilly | 15cm | 5.0 | 1.2 | 13 |
| Wf | *Westringia fruticosa 'Aussie Box'* | Ozbreed Aussie Box | 15cm | 0.6 | 0.6 | 4 |
| WfN | *Westringia fruticosa 'Naringa'* | Naringa Coastal Rosemary | 15cm | 1.2 | 1.0 | 25 |
| **4 Climbers** | | | | | | |
| HcPS | *Hardenbergia comptoniana 'Purple Spray'* | Purple Spray Native Wisteria | 15cm | 2.5 | 2.5 | 12 |
| HvWO | *Hardenbergia violacea 'White Out'* | White Out Native Sarsparilla | 15cm | 2.5 | 2.5 | 7 |
| Pj | *Pandorea jasminoides* | Bower of Beauty | 15cm | 3.0 | 3.0 | 7 |
| Tj | *Trachelospermum jasminoides* | Star Jasmine | 15cm | 3.0 | 3.0 | 5 |
| **5 Trees** | | | | | | |
| Cd | *Cedrus deodara* | Himalayan Cedar | 30cm | 15.0 | 6.0 | 3 |
| Up | *Ulmus parvifolia* | Chinese elm | 30cm | 9.0 | 7.0 | 2 |

Total: 757

### GENERAL CONDITIONS NOTES

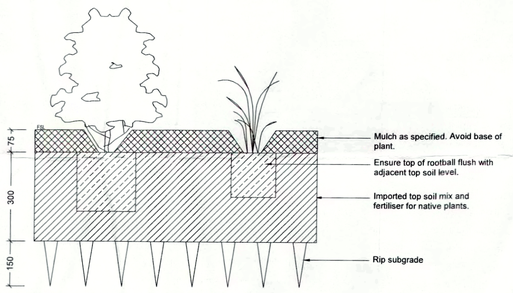
1. Work performed shall comply with the following:
   A. All notes, drawings and schedules in this landscape design package.
   B. All applicable local, state,and federal codes, ordinances and regulations.
2. Report any discrepancies immediately to the Owner's representative.
3. Contractor to verify locations of pertinent site improvements installed under other contracts. If any part of this plan cannot be followed due to site conditions, contact owner's representative for instructions prior to commencing work.
4. Contact local underground utility services for utility location and identification, prior to commencing work.
5. Perform excavation in the vicinity of underground utilities with care and by hand, if necessary. The contractor bears full responsibility for this work and disruption of damage to utilities shall be repaired immediately and at no expense to the owner.

### RAINWATER CATCHMENT NOTES

1. All exposed, non-permeable surfaces will redirect rainwater and excess irrigation to rainwater tank.

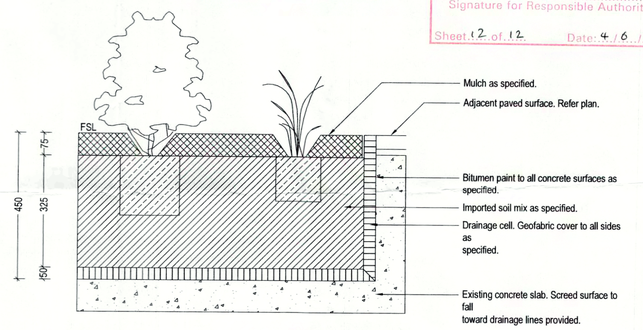
### PLANTING NOTES

1. If actual site conditions vary from what is shown on the plans or if there are discrepancies between the plans, contact the Owner's representative for direction as to how to proceed.
2. Verify locations of pertinent site improvements installed under other sections. If any part of this plan cannot be followed due to site conditions, contact Owner's representative for instructions prior to commencing work.
3. Contact the local underground utility services for utility location and identification.
4. Perform excavation in the vicinity of underground utilities with care and if necessary, by hand.
5. Trees shall bear same relation to finished grade as it bore to existing.
6. Provide matching forms and sizes for plant materials within each species and size designated on the drawings.
7. Prune newly planted trees only as directed by Owner's representative.
8. Align and equally space in all directions trees and shrubs so designated per these notes and drawings.
9. Finish grades of planted areas shall be 10mm below adjacent paving or top of wall unless otherwise noted.
10. Ensure that there is no mulch touching the base of any tree or plant following installation.




# 3 Shrub & Small Plant on Grade Detail

1 : 10




# 4 Typical Shrub in Planter Detail

1 : 10

### SITE PREPARATION NOTES

HERBICIDE TREATMENT AND WEED ERADICATION: Eradicate weeds by environmentally acceptable methods using a non-residual glyphosate herbicide at the recommended rate. Regularly remove, by hand, rubbish and weed growth that may occur or recur throughout grassed, planted and mulched areas. Continue eradication throughout the course of the works and during the planting establishment period.
All herbicide applications shall be performed using a coloured dye marker along with the active ingredient in the spray solution.
TRIMMING AND GRADING: Allow for any trimming and grading to the subsoil as required for the works. Allow for erosion control measures as required, with particular care to prevent soil washing into the swale or stormwater system.
STOCKPILING: All site topsoil suitable for reuse to be stockpiled with adequate drainage and aeration. Stockpiles to remain for more than four weeks are to be sowed with grass.
EXCAVATION: Excavate subsoil to 150mm for grass areas, 300mm for garden areas, and to match root ball depth for advanced trees. Dispose of any excavated material not reusable as topsoil.
IMPORTED FILL: If required imported fill brought into the site must be free from: organic matter; stones over 50-60mm diameter; weeds and tree roots; sticks and rubbish; and material toxic to plants. All fill used must be inspected and approved by the relevant Authorities and also the Contract Administrator prior to installation.
CULTIVATION: Following excavation, cultivate subsoil to lawn and garden areas to 150-200mm depth. Incorporate and mix well 1kg/m² gypsum during cultivation.
DRAINAGE: Refer to Engineering Drawings for drainage plan.
IRRIGATION: Refer to Architect's specifications for irrigation requirements.
CONDUITS: Supply and install any 100mm PVC conduits (with draw strings and capped both ends to prevent water movement) under hard surfaces such as slabs and retaining walls for future items such as irrigation, electrical and garden lighting.
TOPSOIL PREPARATION
Site Topsoil: Incorporate site topsoil for reuse with 25% by volume organic compost as described in AS4454-2012 - well-decomposed with neutral pH, free of harmful chemicals grass and weed growth. Mix evenly prior to spreading.
Imported Topsoil: To be gneral purpose, organic, sandy loam mix suitable for Australian native plants - low phosphorus with neutral pH, and as described in AS4419-2016.
General: Progressively tamp backfilling topsoil to prevent later subsidence, and thoroughly water to prevent voids. Rake over lightly to attain finished profiles. Finish lawn surfaces 50mm below adjacent finished surfaces to allow for lawn installation, and finish garden surfaces 75mm below adjacent finished surfaces to allow for mulch material. Apply slow release fertiliser for native plants (such as Ozmocote 'Native Plants') to garden areas. Apply lawn starter fertiliser to lawn areas according to lawn supplier's specifications.
MULCH
Supply and install mulch as described in AS4454-2012 - well decomposed with neutral pH, and suitable for Australian native plants (such as 'Eucey' Mulch) at a depth of 75mm. Ensure mulch does not rest against base of plants and trunks of trees.
PLANTS:
Water plants thoroughly prior to and following planting. Replace dead plants and monitor efficacy of irrigation system for duration of establishment period defined in Architect's specifcations.
LAWN
Install lawn types to manufacturers specifications. Ensure daily irrigation for two weeks following installation. Do not mow lawns for at least two weeks after installation to ensure appropriate root establishment.

### IRRIGATION NOTES

1. All watering and irrigation is to be carried out in strict accordance with current Water Restrictions. Trees and garden bed areas are to be watered regularly so as to ensure continuous healthy growth.
2. The minimum requirement for trees and shrubs shall be 25mm of water during each period of one week for the first three months after installation, and as required for the remainder of the year. If this is not available due to Water Restrictions, seek clarification from owner's representative at the earliest opportunity.
3. Irrigation to be supplied by mains water. Where rainwater tanks exist, allowance should be made for irrigation to be supplied directly from rainwater tanks, with automatic mains backup.
4. The contractor shall be responsible for installing an irrigation system, including additional pumps as required, that responds to the existing water pressures and flow rates.

### TREE PRESERVATION NOTES

1. Refer to Arborists Report by Landscapes by Design (14.03.2016) for detailed information on tree retention and protection recommendations.
2. During construction of any buildings or during other works, the following tree protection requirements are to be adhered to, to the satisfaction of the Responsible Authority:
   a. All buildings and works for the demolition of the site and construction of the development (as shown on endorsed plans) must not alter the existing ground level or topography of the land within 1.0 metres of the west boundary fence where within the 2.0 metre TPZ of trees 12 and 13.
3. Pruning of existing trees to and hedges to be carried out under supervision of arboriculturalist, landscape architect or relevant council member.
4. Tree Protection Zone measures are to be established in accordance with Australian Standard 4970-2009 and are to include the following:
   a. Erection of solid chain mesh or similar type fencing at a minimum height of 1.8 metres in height held in place with concrete feet.
   b. Signage placed around the outer edge of perimeter the fencing identifying the area as a TPZ. The signage should be visible from within the development, with the lettering complying with AS 1319.
   c. Mulch accross the surface of the TPZ to a depth of 100mm and undertake supplementary provide watering/irrigation within the TPZ, prior and during any works performed.
   d. No excavation, construction works or activities, grade changes, surface treatments or storage of materials of any kind are permitted within the TPZ unless otherwise approveed within this permit or further approved in writing by the Responsible Authority.
   e. All supports and bracking should be outside the TPZ and any excavation for supports or bracing should avoid damaging roots where possible.
   f. No trenching is allowed within the TPZ for the installation of utilities services unless tree sensitive installation methods such as boring have been approved by the Responsible Authority.
   g. Where construction is approved within the TPZ, fencing and mulching should be placed at the outer point of the constuction area.
   h. 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 whiin the TPZ, and must be resored in accordance with the above requirements at all other times.

LANDSCAPING PLAN ONLY

PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME
This endorsed plan is in Accordance with and forms part of Planning Permit No. WH/2016/222
Signature for Responsible Authority
Sheet 12 of 12 Date: 4/6/17

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REVISION INFORMATION

| REV. | DESC. | DATE |
|---|---|---|
| A | Town Planning Application | 31.03.2017 |
| B | Updated with Arch. Drawings | 01.05.2017 |
| C | Response to RFI | 19.01.2018 |
| D | Response to RFI | 08.05.2018 |

CLIENT
**PBA**

PROJECT TITLE
**Proposed Development at 105 Carrington Road, Box Hill**

PROJECT ADDRESS
**105 Carrington Road, Box Hill, 3128**

DRAWING TITLE
**Landscape Plan**

DRAWN
**-**

CHECKED
**AT**

SCALE
**As indicated**

DATE
**31.03.2017**

NORTH

PROJECT NO.
**16008TP**

DWG NO.
**L01**