SITE CONTEXT LEGEND

1. - SUBJECT SITE
2. - BASS HIGHWAY SERVICE ROAD
3. - BASS HIGHWAY
4. - EXAMPLE OF MULTI-DWELLING DEVELOPMENT
5. - KILCUNDA FORESHORE CARPARK
6. - KILCUNDA CARAVAN PARK
7. - RAIL TRAIL PATHWAY



AERIAL PHOTO / SITE CONTEXT

SITE FEATURES AND LEVELS SHOWN ARE INDICATIVE AS AT TIME OF SITE INSPECTION AND SHALL BE CONFIRMED PRIOR TO COMMENCEMENT OF ANY WORKS.
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- DEVERIDGE WILLIAMS
- REF. NO.: 2100924

LEGEND

- V - VACANT LAND AT TIME OF INSPECTION
- H - HABITABLE ROOM WINDOW ON ADJOINING PROPERTY
- NH - NON-HABITABLE ROOM WINDOW ON ADJOINING PROPERTY
- SPOS - SECLUDED PRIVATE OPEN SPACE

SITE CONTEXT PLAN SCALE 1 : 200

2 0 2 4 6
SCALE BAR 1:200 (1cm = 2m)

PD12	Client Changes	20-09-22	rl
PD11	Client Changes	06-09-22	rl
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TITLE:
TOWN PLANNING

PROJECT:
MULTI DWELLING DEVELOPMENT

ADDRESS:
3561 BASS HIGHWAY
KILCUNDA

CLIENT:
KILKUNDA HOMES

db design
building design & drafting
project management
(03) 5672 1144
47 Graham Street Wonthaggi Vic. 3995

DRAWN:	db	CHECKED:	db
SHEET SIZE:	A1	SHEET No:	1 of 11
REF No:	D21072	ISSUE:	PD12

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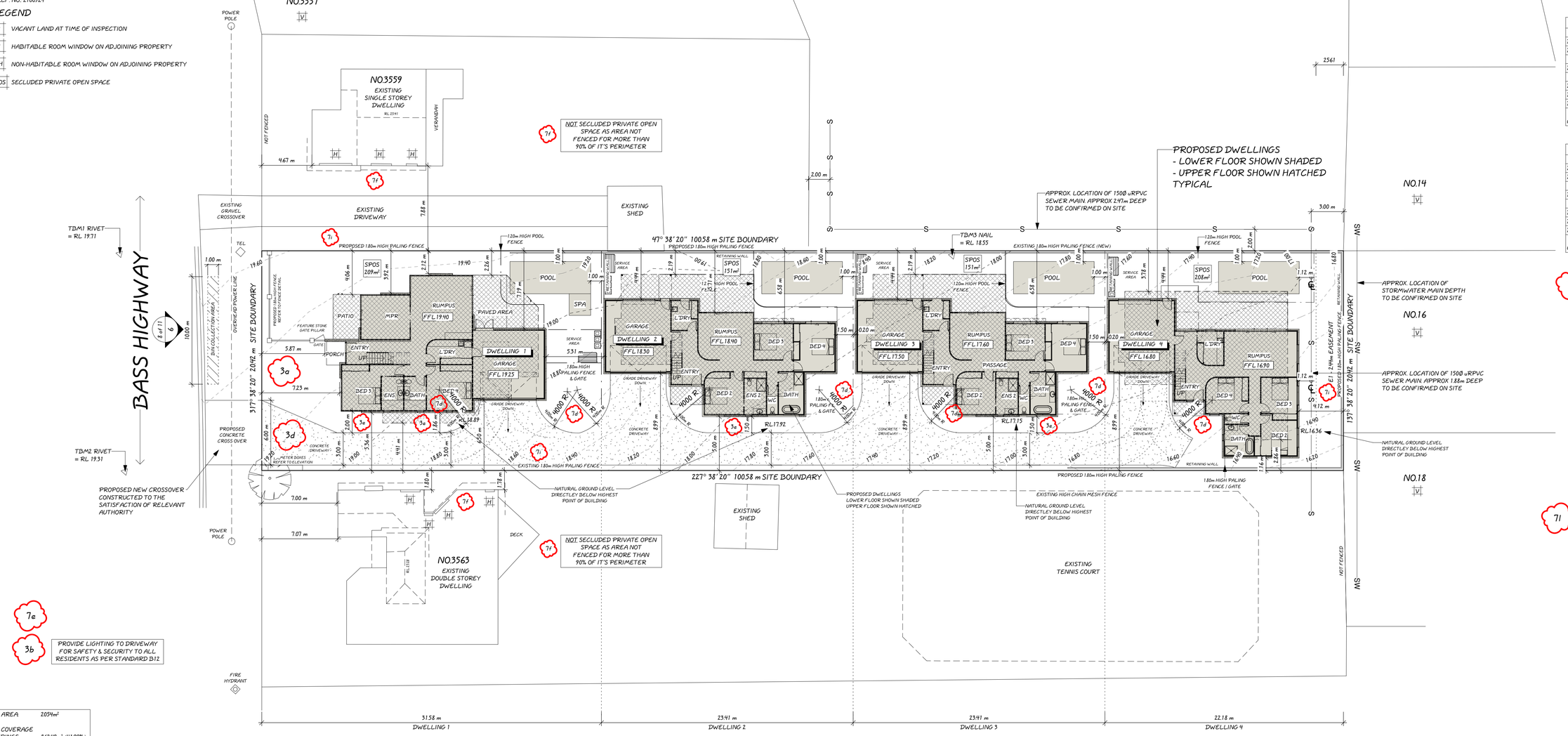


PERSPECTIVE 1 SCALE 1 : 1

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LEGEND

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- H — HABITABLE ROOM WINDOW ON ADJOINING PROPERTY
- NH — NON-HABITABLE ROOM WINDOW ON ADJOINING PROPERTY
- SPOS — SECLUDED PRIVATE OPEN SPACE



AREAS - DWELLING 1		
NAME	AREA	SQUARE
D1 UPPER LIVING:	178.11 m²	19.17
D1 LOWER LIVING:	137.68 m²	14.82
	315.80 m²	33.99
D1 GARAGE:	46.78 m²	5.04
	46.78 m²	5.04
D1 PORCH:	4.15 m²	0.45
D1 PAVED AREA:	15.31 m²	1.65
D1 PATIO:	10.39 m²	1.12
D1 BALCONY 2:	25.11 m²	2.70
D1 BALCONY 1:	10.39 m²	1.12
	65.35 m²	7.03
GRAND TOTAL:	427.93 m²	46.06

AREAS - DWELLING 2		
NAME	AREA	SQUARE
D2 UPPER LIVING:	138.83 m²	14.94
D2 LOWER LIVING:	126.96 m²	13.61
	265.29 m²	28.56
D2 GARAGE:	43.55 m²	4.69
	43.55 m²	4.69
D2 PORCH:	5.31 m²	0.57
D2 PAVED AREA:	37.26 m²	4.01
D2 BALCONY:	23.64 m²	2.54
	66.21 m²	7.13
GRAND TOTAL:	375.04 m²	40.37

AREAS - DWELLING 3		
NAME	AREA	SQUARE
D3 UPPER LIVING:	138.83 m²	14.94
D3 LOWER LIVING:	126.96 m²	13.61
	265.29 m²	28.56
D3 GARAGE:	43.55 m²	4.69
	43.55 m²	4.69
D3 PORCH:	5.31 m²	0.57
D3 PAVED AREA:	37.26 m²	4.01
D3 BALCONY:	23.64 m²	2.54
	66.21 m²	7.13
GRAND TOTAL:	375.04 m²	40.37

AREAS - DWELLING 4		
NAME	AREA	SQUARE
D4 UPPER LIVING:	142.94 m²	15.39
D4 LOWER LIVING:	118.60 m²	12.77
	261.59 m²	28.15
D4 GARAGE:	44.20 m²	4.76
	44.20 m²	4.76
D4 PORCH:	3.59 m²	0.39
D4 PAVED AREA:	30.92 m²	3.33
D4 BALCONY:	33.18 m²	3.57
	67.68 m²	7.29
GRAND TOTAL:	373.42 m²	40.20

OPEN SPACE SCHEDULE:

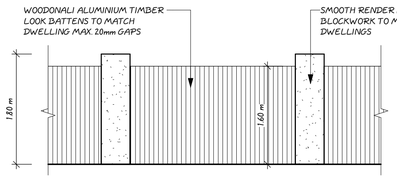
DWELLING 1:
SPOS: 209m²
POS (BALCONY): 25m²
DWELLING 2 & 3:
SPOS: 151m²
POS (BALCONY): 23m²
DWELLING 4:
SPOS: 208m²
POS (BALCONY): 32m²

SITE AREA:	2059m²
SITE COVERAGE	
BUILDINGS:	862.49m² (41.99%)
PAVED AREAS:	411.51m²
TOTAL:	1274.00m² (62.03%)
PERMIABILITY:	780.00m² (37.97%)

PROVIDE LIGHTING TO DRIVEWAY FOR SAFETY & SECURITY TO ALL RESIDENTS AS PER STANDARD B12

SITE RESPONSE PLAN - LOWER FLOOR SCALE 1 : 200

2 0 2 4 6
SCALE BAR: 1: 200 (1cm = 2m)

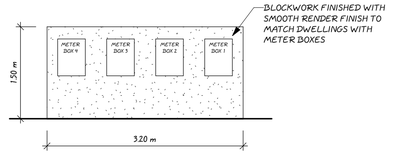


FENCE DETAIL SCALE 1 : 50

SMOOTH RENDER FINISH


WOODONALI ALUMINIUM TIMBER LOOK BATTENS


FEATURE STONE FACING (GATE PILLARS ONLY D1)



METER BOXES SCALE 1 : 50



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TOWN PLANNING

PROJECT:
MULTI DWELLING DEVELOPMENT

ADDRESS:
3561 BASS HIGHWAY
KILCUNDA

CLIENT:
KILKUNDA HOMES

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project management
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47 Graham Street Wonthaggi Vic. 3995

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REF No:	D210172	ISSUE:	PD12



PERSPECTIVE 2 NOT TO SCALE

SITE FEATURES AND LEVELS SHOWN ARE INDICATIVE AS AT TIME OF SITE INSPECTION AND SHALL BE CONFIRMED PRIOR TO COMMENCEMENT OF ANY WORKS.
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LEGEND

- V — VACANT LAND AT TIME OF INSPECTION
- H — HABITABLE ROOM WINDOW ON ADJOINING PROPERTY
- NH — NON-HABITABLE ROOM WINDOW ON ADJOINING PROPERTY
- SPOS — SECLUDED PRIVATE OPEN SPACE

BASS HIGHWAY

TBM1 RIVET = RL 19.71

TBM2 RIVET = RL 19.31

TBM3 NAIL = RL 18.55

NO.3557 V

NO.3559 EXISTING SINGLE STOREY DWELLING RL 23.91

NO.3561 2054 m²

NO.3563 EXISTING DOUBLE STOREY DWELLING RL 17.24

NO.8B EXISTING DOUBLE STOREY DWELLING

NO.14

NO.16

NO.18

EXISTING SHED

EXISTING GRAVEL CROSSOVER

EXISTING DRIVEWAY

EXISTING SHED

POWER POLE

TEL

OVERHEAD POWER LINE

NOT FENCED

VERANDAH

4.67 m

9.00m OVERLOOKING LINES

7.88 m

10.19 m

NOT SECLUDED PRIVATE OPEN SPACE AS AREA NOT FENCED FOR MORE THAN 90% OF IT'S PERIMETER

3h

3a

PROPOSED 1.80m HIGH PALING FENCE

EXISTING 1.80m HIGH PALING FENCE

EXISTING 1.80m HIGH PALING FENCE (NEW)

317° 38' 20" 20.42 m SITE BOUNDARY

47° 38' 20" 100.58 m SITE BOUNDARY

227° 38' 20" 100.58 m SITE BOUNDARY

137° 38' 20" 20.42 m SITE BOUNDARY

E1 - 2.99m EASEMENT

PROPOSED 1.80m HIGH PALING FENCE

NOT FENCED

DWELLING 1 — FFL 22.47 — LIVING — DINING — BALCONY 1 — BALCONY 2 POS 25m² — PTRY — DN — PASSAGE — BED 1 — WIR — ENS — BED 2 — BATH — STUDY

DWELLING 2 — FFL 21.47 — BED 1 — WIR — ENS — FP'DR — BALCONY POS 23m² — DINING — KITCHEN — STUDY — FAMILY

DWELLING 3 — FFL 20.67 — BED 1 — WIR — ENS — FP'DR — BALCONY POS 23m² — DINING — KITCHEN — STUDY — FAMILY — PANTRY

DWELLING 4 — FFL 19.97 — BED 1 — WIR — ENS — BALCONY POS 32m² — DN — KITCHEN — DINING — STUDY — PANTRY — FAMILY

PROPOSED DWELLINGS
- UPPER FLOOR SHOWN SHADED
- LOWER FLOOR SHOWN HATCHED
TYPICAL

TYPICAL - AREA OF PRIVATE OPEN SPACE WITHIN BALCONY GREATER THAN 8m² HAVING A MINIMUM WIDTH OF 1.6m WITH CONVENIENT ACCESS FROM LIVING AREAS AS PER STANDARD D28

NOT SECLUDED PRIVATE OPEN SPACE AS AREA NOT FENCED FOR MORE THAN 90% OF IT'S PERIMETER

NOT SECLUDED PRIVATE OPEN SPACE AS AREA NOT FENCED FOR MORE THAN 90% OF IT'S PERIMETER

EXISTING SHED

EXISTING HIGH CHAIN MESH FENCE

EXISTING TENNIS COURT

DECK

SITE AREA:	2054m²
SITE COVERAGE	
BUILDINGS:	862.49m² (41.99%)
PAVED AREAS:	411.51m²
TOTAL:	1274.00m² (62.03%)
PERMIABILITY:	780.00m² (37.97%)

OPEN SPACE SCHEDULE:

DWELLING 1:	
SPOS:	209m²
POS (BALCONY):	25m²
DWELLING 2 & 3:	
SPOS:	151m²
POS (BALCONY):	23m²
DWELLING 4:	
SPOS:	208m²
POS (BALCONY):	32m²

SITE RESPONSE PLAN - UPPER FLOOR SCALE 1:200

2 0 2 4 6

SCALE BAR 1:200 (1cm = 2m)

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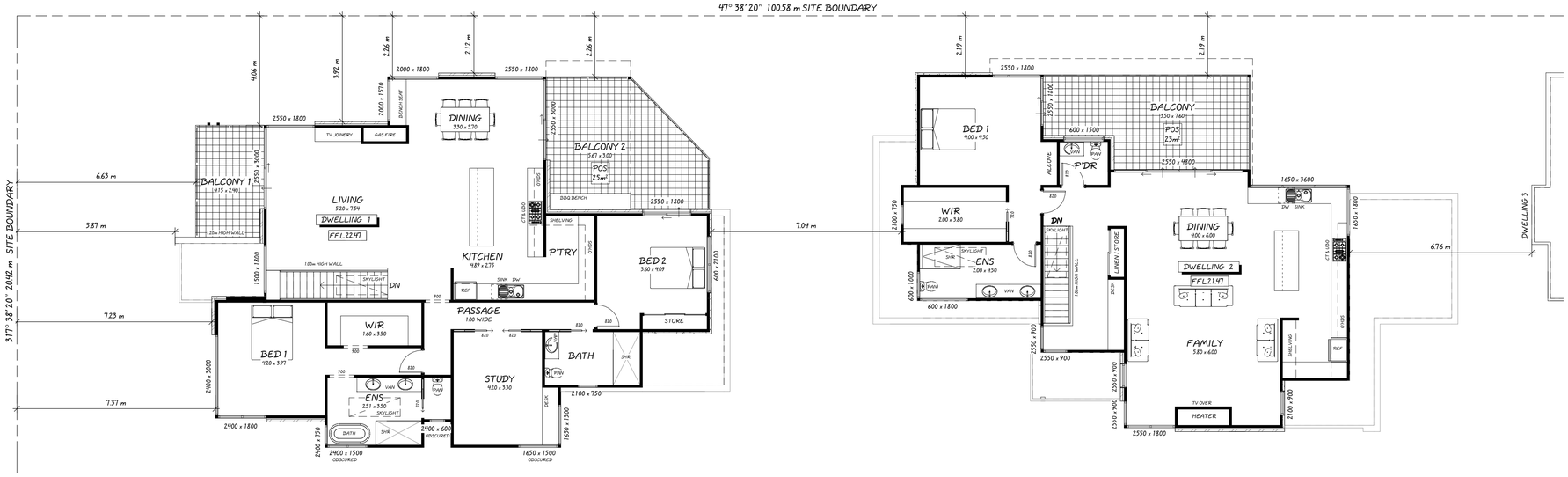
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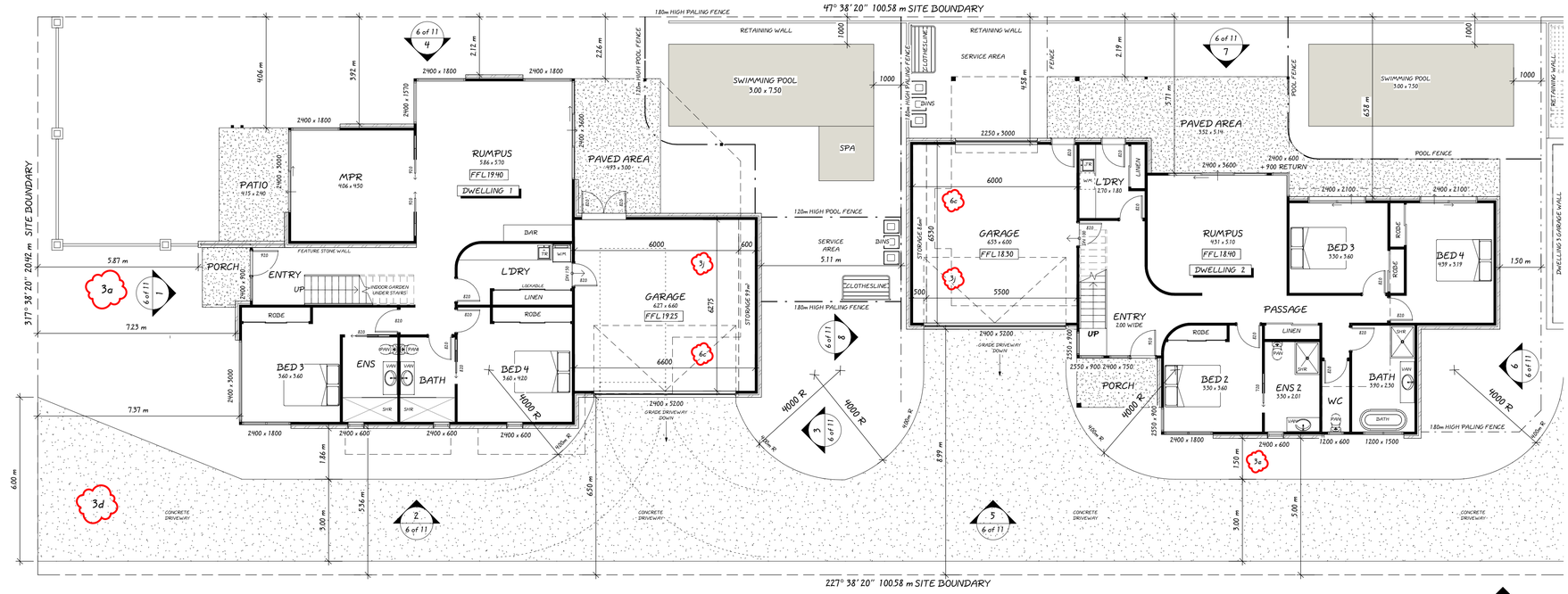
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SHEET SIZE:	A1	SHEET No:	3 of 11
REF No:	D210712	ISSUE:	PD12

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D1 UPPER FLOOR PLAN SCALE 1 : 100

D2 UPPER FLOOR PLAN



PROVIDE LIGHTING TO DRIVEWAY FOR SAFETY & SECURITY TO ALL RESIDENTS AS PER STANDARD B12

D1 LOWER FLOOR PLAN SCALE 1 : 100

1 0 1 2 3

SCALE BAR: 1 : 100 (1cm = 1m)

NOTES:
- WINDOW SIZES SHOWN ON PLAN ARE HEIGHT x WIDTH
- ROOM SIZES SHOWN ON PLAN ARE UP\ DOWN SHEET x ACROSS SHEET
- BED ROOM SIZES SHOWN ARE TO FACE OF ANY BUILT IN ROBES

AREAS - DWELLING 1		
NAME	AREA	SQUARE
D1 UPPER LIVING:	178.11 m²	19.17
D1 LOWER LIVING:	137.68 m²	14.82
D1 TOTAL LIVING:	315.80 m²	33.99
D1 GARAGE:	46.78 m²	5.04
	46.78 m²	5.04
D1 PORCH:	4.15 m²	0.45
D1 PAVED AREA:	15.31 m²	1.65
D1 PATIO:	10.39 m²	1.12
D1 BALCONY 2:	25.11 m²	2.70
D1 BALCONY 1:	10.39 m²	1.12
	65.35 m²	7.03
GRAND TOTAL:	427.93 m²	46.06

D2 LOWER FLOOR PLAN

AREAS - DWELLING 2		
NAME	AREA	SQUARE
D2 UPPER LIVING:	138.83 m²	14.94
D2 LOWER LIVING:	126.46 m²	13.61
D2 TOTAL LIVING:	265.29 m²	28.56
D2 GARAGE:	43.55 m²	4.69
	43.55 m²	4.69
D2 PORCH:	5.31 m²	0.57
D2 PAVED AREA:	37.26 m²	4.01
D2 BALCONY:	23.69 m²	2.54
	66.21 m²	7.13
GRAND TOTAL:	375.04 m²	40.37

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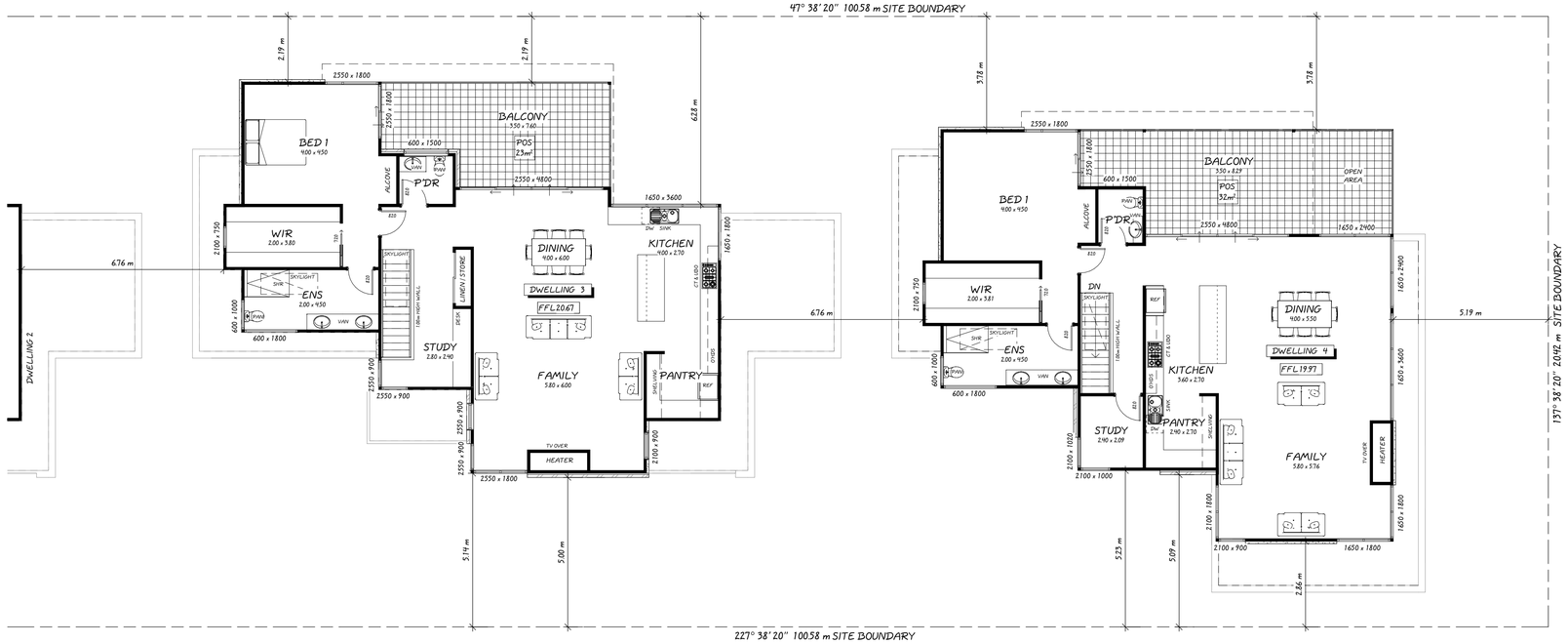
ADDRESS:
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CLIENT:
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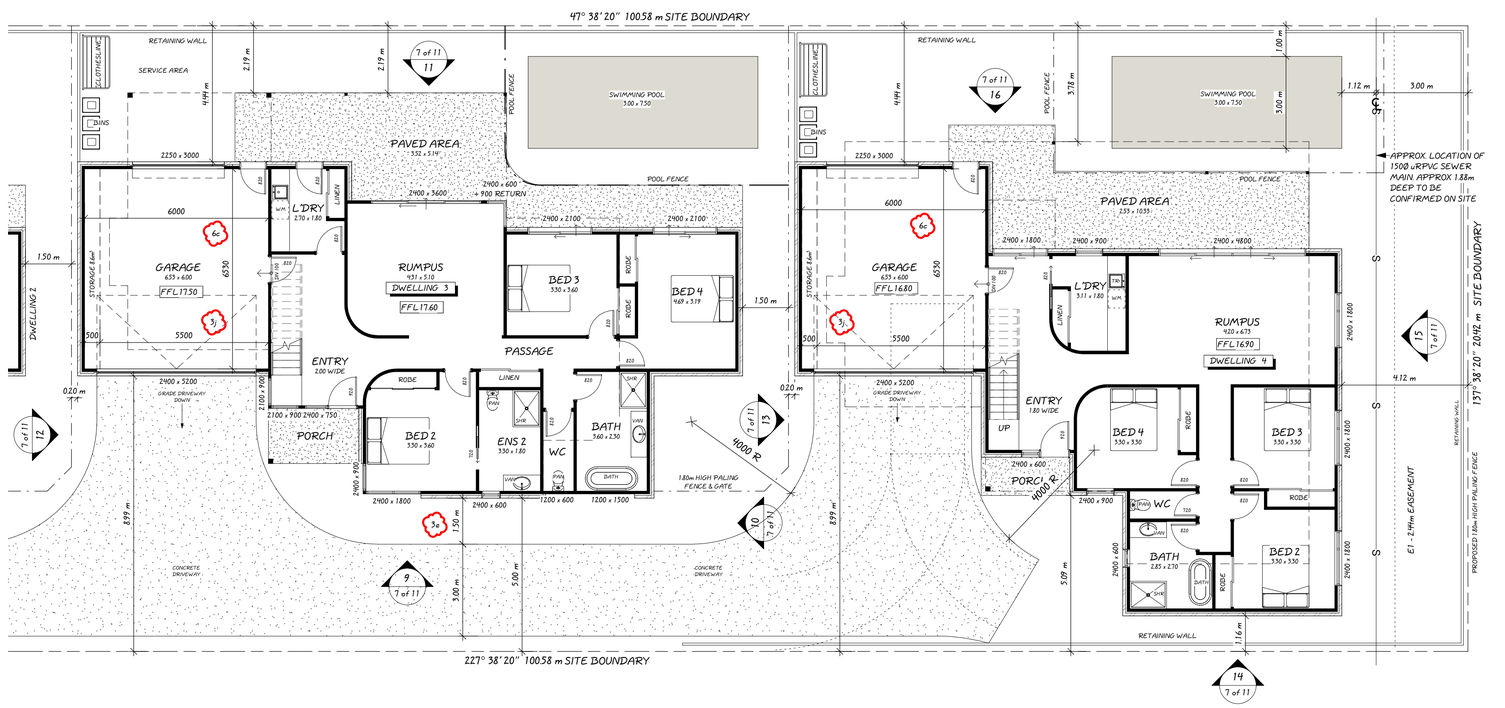
AREAS - DWELLING 3		
NAME	AREA	SQUARE
D3 UPPER LIVING:	138.83 m²	14.94
D3 LOWER LIVING:	126.46 m²	13.61
D3 TOTAL LIVING:	265.29 m²	28.56
D3 GARAGE:	43.55 m²	4.68
	43.55 m²	4.68
D3 PORCH:	5.31 m²	0.57
D3 PAVED AREA:	37.26 m²	4.01
D3 BALCONY:	23.64 m²	2.54
	662.1 m²	7.13
GRAND TOTAL:	375.04 m²	40.37

D3 UPPER FLOOR PLAN

6a

D4 UPPER FLOOR PLAN SCALE 1 : 100

AREAS - DWELLING 4		
NAME	AREA	SQUARE
D4 UPPER LIVING:	142.94 m²	15.39
D4 LOWER LIVING:	118.60 m²	12.77
D4 TOTAL LIVING:	261.54 m²	28.15
D4 GARAGE:	39.20 m²	4.76
	39.20 m²	4.76
D4 PORCH:	3.59 m²	0.39
D4 PAVED AREA:	30.92 m²	3.33
D4 BALCONY:	33.18 m²	3.57
	67.68 m²	7.29
GRAND TOTAL:	373.42 m²	40.20



D3 LOWER FLOOR PLAN

6a

D4 LOWER FLOOR PLAN SCALE 1 : 100

PD12	Client Changes	20-04-22	rl
PD11	Client Changes	06-04-22	rl
PD10	Client Changes	25-03-22	rl
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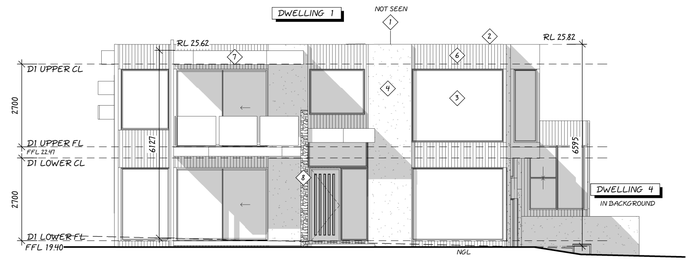
ADDRESS:
3561 BASS HIGHWAY
KILCUNDA

CLIENT:
KILKUNDA HOMES

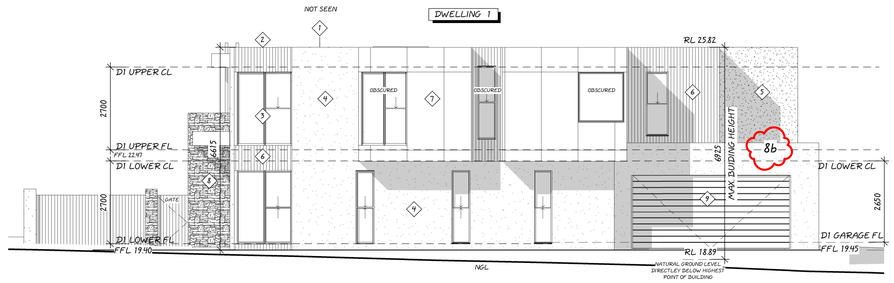
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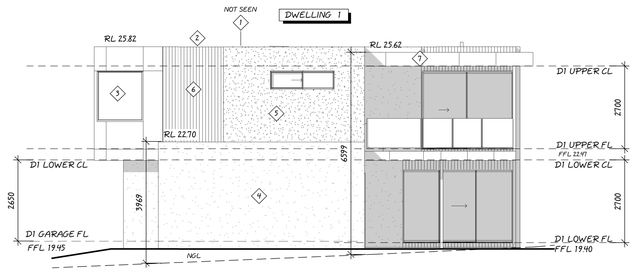
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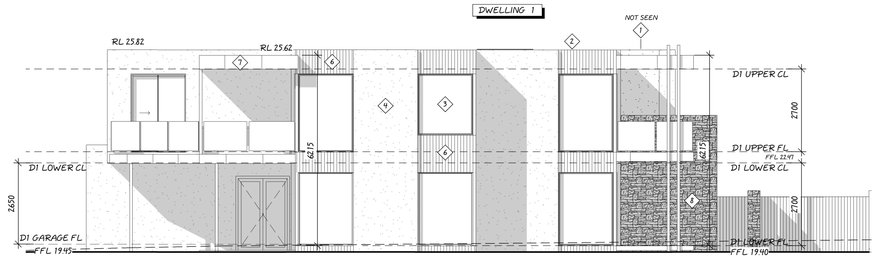
ELEVATION 1 - D1 Sth WEST SCALE 1 : 100



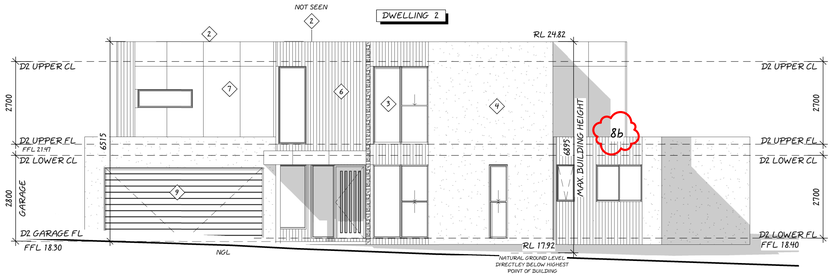
ELEVATION 2 - D1 Sth EAST SCALE 1 : 100



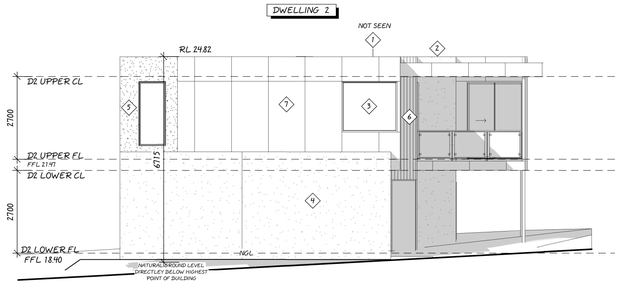
ELEVATION 3 - D1 Nth EAST SCALE 1 : 100



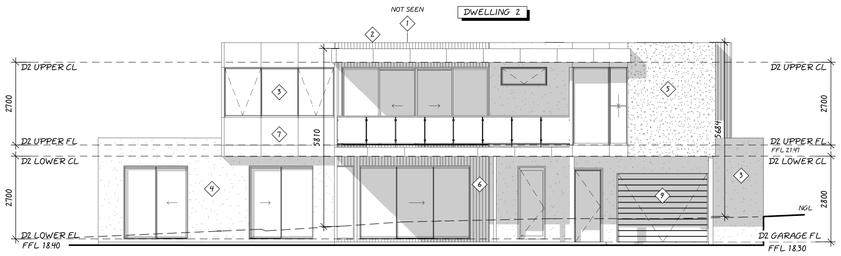
ELEVATION 4 - D1 Nth WEST SCALE 1 : 100



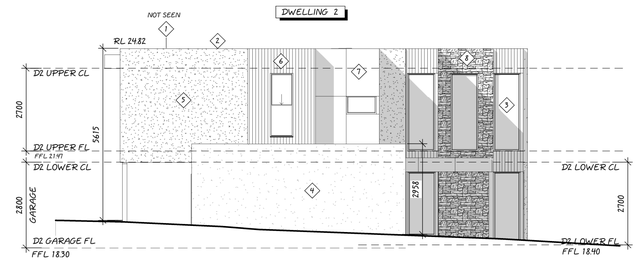
ELEVATION 5 - D2 Sth EAST SCALE 1 : 100



ELEVATION 6 - D2 Nth EAST SCALE 1 : 100



ELEVATION 7 - D2 Nth WEST SCALE 1 : 100



ELEVATION 8 - D2 Sth WEST SCALE 1 : 100

COLOURS & MATERIALS SCHEDULE

ELEMENT	MATERIAL	NO.	COLOUR
ROOFING	COLORBOND TRAYDECK	1	COLORBOND SURF MIST
FLASH / CAPPING	COLORBOND	2	COLORBOND SURF MIST
WINDOW FRAMES	POWDERCOATED ALUMINIUM	3	ULTRA SILVER
EXTERNAL WALLS	RENDERED BLOCKWORK	4	WHITE
	RENDERED FOAMBOARD	5	WHITE
	WOODONALI ALUMINIUM TIMBER LOOK CLADDING / BATTENS	6	DRIFTWOOD
	BARESTONE EXPRESS JOINT FACADE	7	CONCRETE LOOK
	FEATURE STONE FACING	8	HOWQUA STONE
GARAGE DOORS	COLORBOND	9	COLORBOND SURFMIST

COLOURS & FINISHES ARE INDICATIVE AND MAY CHANGE DUE TO AVAILABILITY OF PRODUCTS AND FINAL APPROVAL BY OWNER



NO. 1, 2 & 9
COLORBOND SURF MIST

NO. 4 & NO. 5
WHITE RENDER



NO. 6
WOODONALI ALUMINIUM
TIMBER LOOK BATTEN -
DRIFTWOOD



NO. 7
CEMINTEL BARESTONE
EXPRESS JOINT FACADE



NO. 8
FEATURE STONE FACING
- HOWQUA STONE

PD12	Client Changes	20-09-22	rl
PD11	Client Changes	06-09-22	rl
PD10	Client Changes	25-03-22	rl
PD9	Council RFI Changes	22-02-22	rl
PD8	Dev. Williams Changes	26-11-21	rl
PD7	Client Changes	06-10-21	rl
PD6	Client Changes	23-09-21	rl
PD5	Client Changes	15-09-21	rl
PD4	Client Changes	30-08-21	rl
PD3	Preliminary Drawings	16-08-21	rl
PD2	Design Concept Dwgs	29-07-21	db
PD1	Design Concept Sketch	27-05-21	db

REVISIONS.

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TITLE:
TOWN PLANNING

PROJECT:
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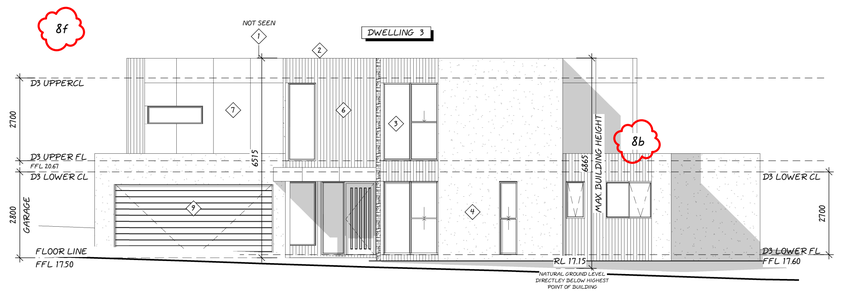
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CLIENT:
KILKUNDA HOMES

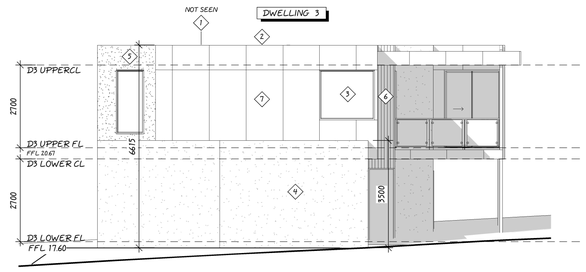
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SHEET SIZE:	A1	SHEET No:	6 of 11
REF No:	D21072	ISSUE:	PD12

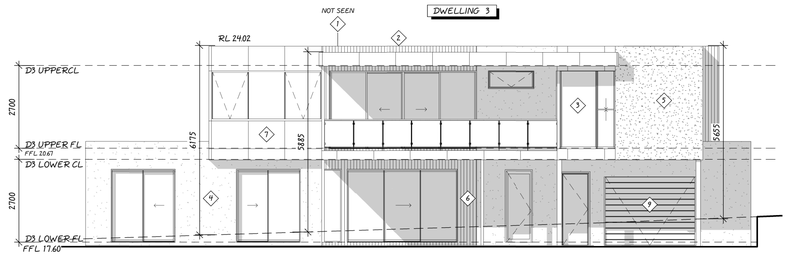
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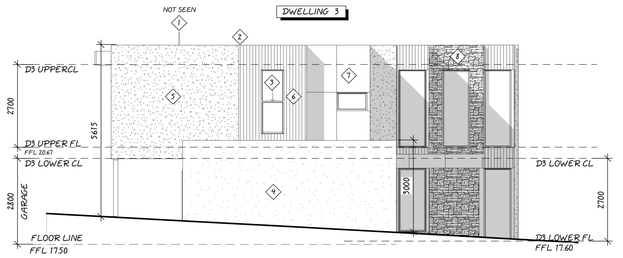
ELEVATION 9 - D3 Sth EAST SCALE 1 : 100



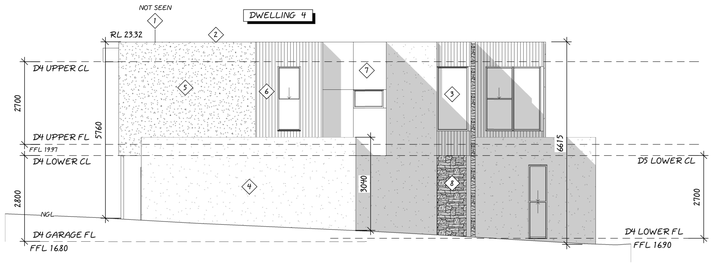
ELEVATION 10 - D3 Nth EAST SCALE 1 : 100



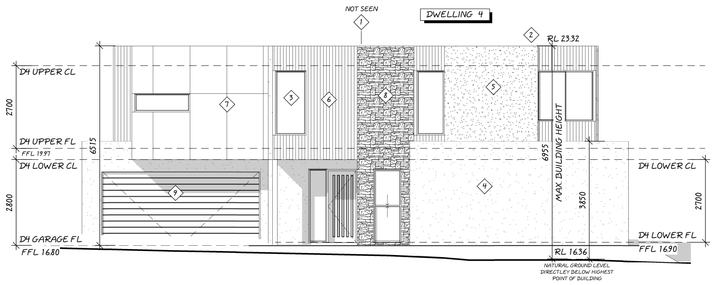
ELEVATION 11 - D3 Nth WEST SCALE 1 : 100



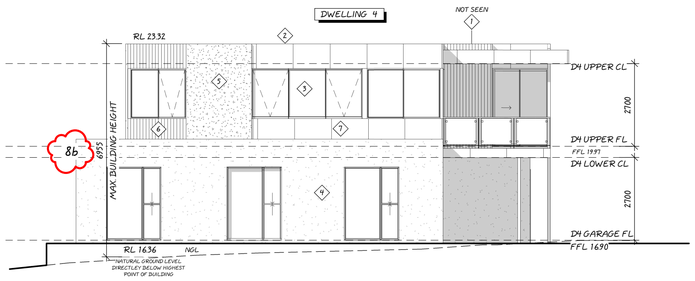
ELEVATION 12 - D3 Sth WEST SCALE 1 : 100



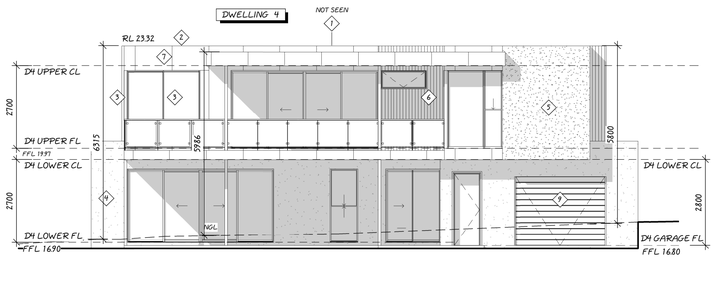
ELEVATION 13 - D4 Sth WEST SCALE 1 : 100



ELEVATION 14 - D4 Sth EAST SCALE 1 : 100



ELEVATION 15 - D4 Nth EAST SCALE 1 : 100



ELEVATION 16 - D4 Nth WEST SCALE 1 : 100

COLOURS & MATERIALS SCHEDULE

ELEMENT	MATERIAL	NO.	COLOUR
ROOFING	COLORBOND TRAYDECK	1	COLORBOND SURF MIST
FLASH / CAPPING	COLORBOND	2	COLORBOND SURF MIST
WINDOW FRAMES	POWDERCOATED ALUMINIUM	3	ULTRA SILVER
EXTERNAL WALLS	RENDERED BLOCKWORK	4	WHITE
	RENDERED FOAMBOARD	5	WHITE
	WOODONALI ALUMINIUM TIMBER LOOK CLADDING / BATTENS	6	DRIFTWOOD
	BARESTONE EXPRESS JOINT FACADE	7	CONCRETE LOOK
	FEATURE STONE FACING	8	HOWQUA STONE
GARAGE DOORS	COLORBOND	9	COLORBOND SURFMIST

COLOURS & FINISHES ARE INDICATIVE AND MAY CHANGE DUE TO AVAILABILTY OF PRODUCTS AND FINAL APPROVAL BY OWNER



NO. 1, 2 & 9
COLORBOND SURF MIST

NO. 4 & NO. 5
WHITE RENDER



NO. 6
WOODONALI ALUMINIUM
TIMBER LOOK BATTEN -
DRIFTWOOD



NO. 7
CEMINTEL BARESTONE
EXPRESS JOINT FACADE



NO. 8
FEATURE STONE FACING
- HOWQUA STONE

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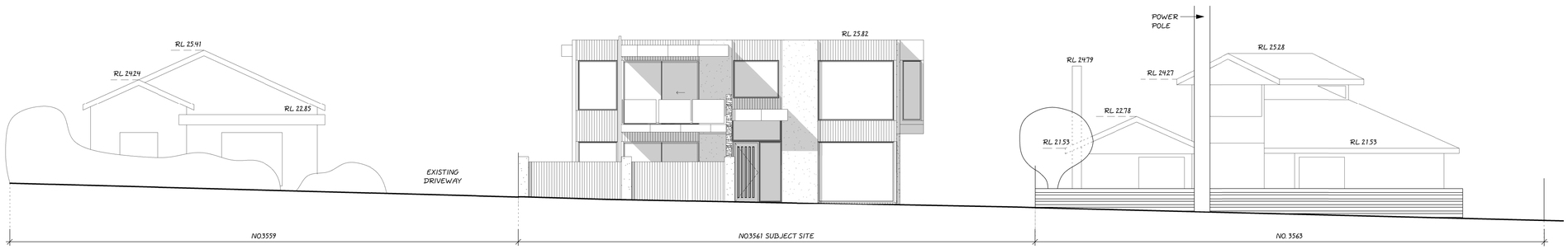
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CLIENT:
KILKUNDA HOMES

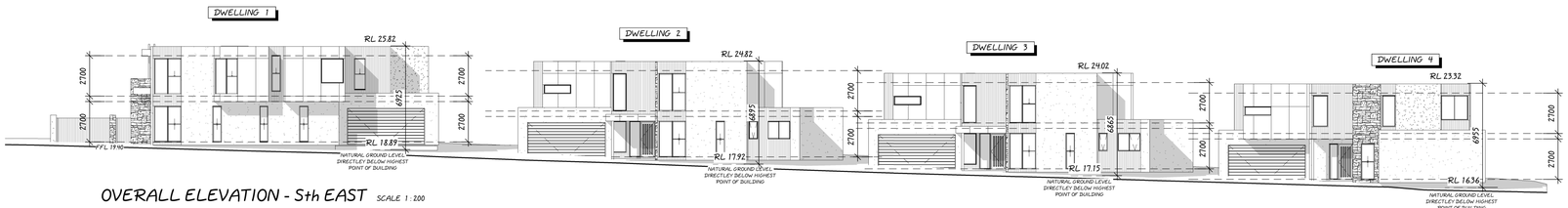
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REF No:	D21072	ISSUE:	PD12

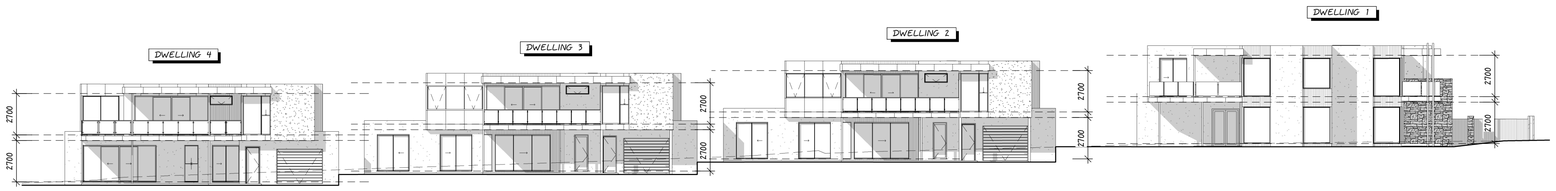
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8d STREETSCAPE ELEVATION SCALE 1:100



OVERALL ELEVATION - Sth EAST SCALE 1:200



OVERALL ELEVATION - Nth WEST SCALE 1:200



PERSPECTIVE 3 - D1 NOT TO SCALE



PERSPECTIVE 4 - D2-D3 NOT TO SCALE



PERSPECTIVE 5 - D4 NOT TO SCALE

COLOURS & MATERIALS SCHEDULE

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NO. 1, 2 & 9
COLORBOND SURF MIST

NO. 4 & NO. 5
WHITE RENDER



Driftwood

NO. 6
WOODONALI ALUMINIUM
TIMBER LOOK BATTEN -
DRIFTWOOD



NO. 7
CEMINTEL BARESTONE
EXPRESS JOINT FACADE



NO. 8
FEATURE STONE FACING
- HOWQUA STONE

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PROJECT:
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CLIENT:
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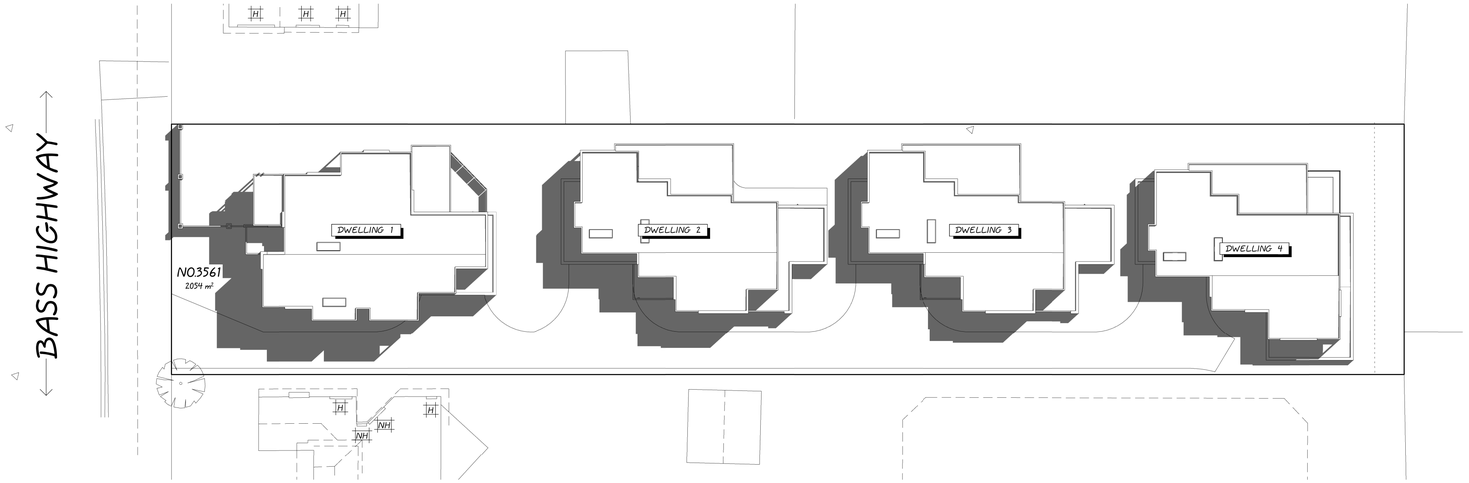
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REF No:	D21072	ISSUE:	PD12

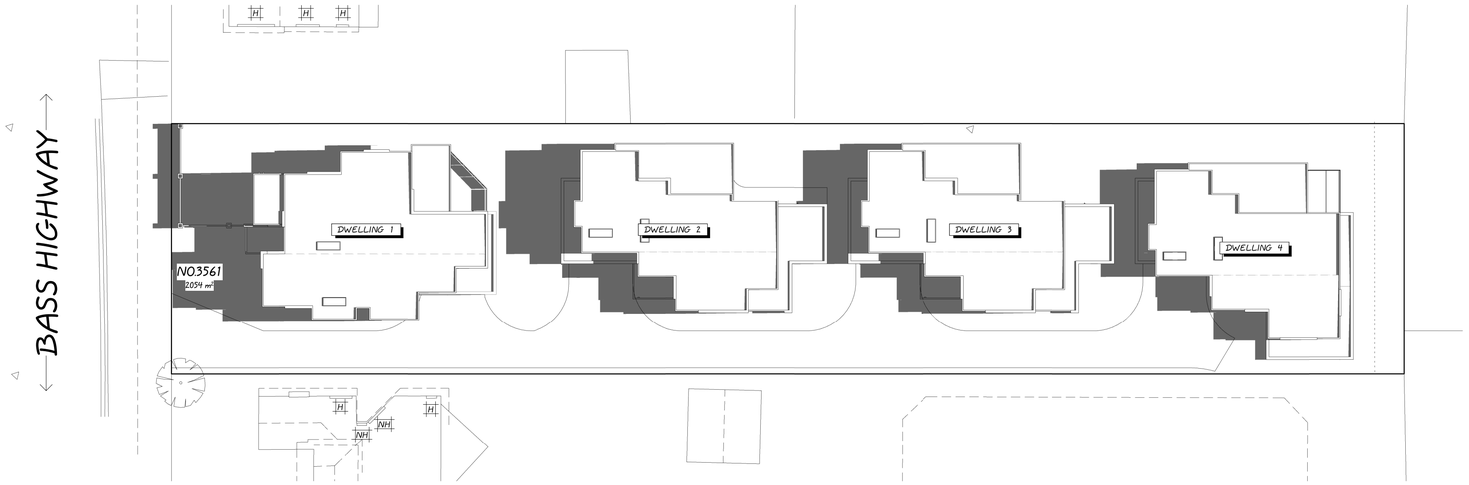
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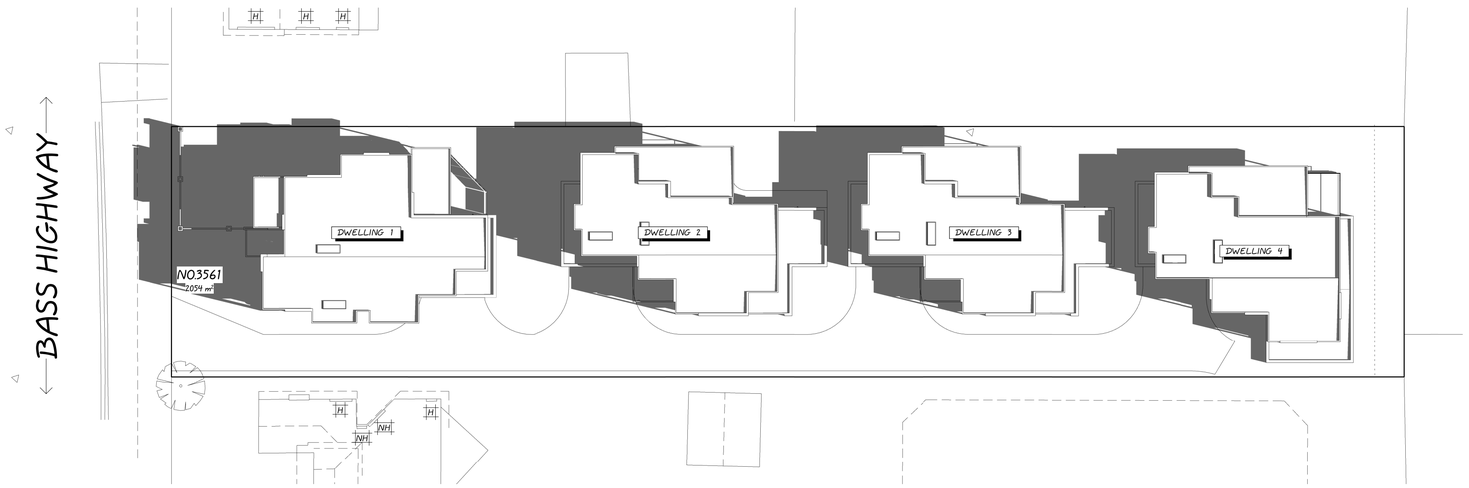
10



SHADOW PLAN - 12.00pm - 22-09 SCALE 1 : 250



SHADOW PLAN - 10.00am - 22-09 SCALE 1 : 250



SHADOW PLAN - 9.00am - 22-09 SCALE 1 : 250

PD12	Client Changes	20-09-22 rl
PD11	Client Changes	06-09-22 rl
PD10	Client Changes	25-03-22 rl
PD9	Council RFI Changes	22-02-22 rl
PD8	Dev. Williams Changes	26-11-21 rl
PD7	Client Changes	06-10-21 rl
PD6	Client Changes	23-09-21 rl
PD5	Client Changes	15-09-21 rl
PD4	Client Changes	30-08-21 rl
PD3	Preliminary Drawings	16-08-21 rl
PD2	Design Concept Dwgs	24-07-21 db
PD1	Design Concept Sketch	27-05-21 db

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PROJECT:
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CLIENT:
KILKUNDA HOMES

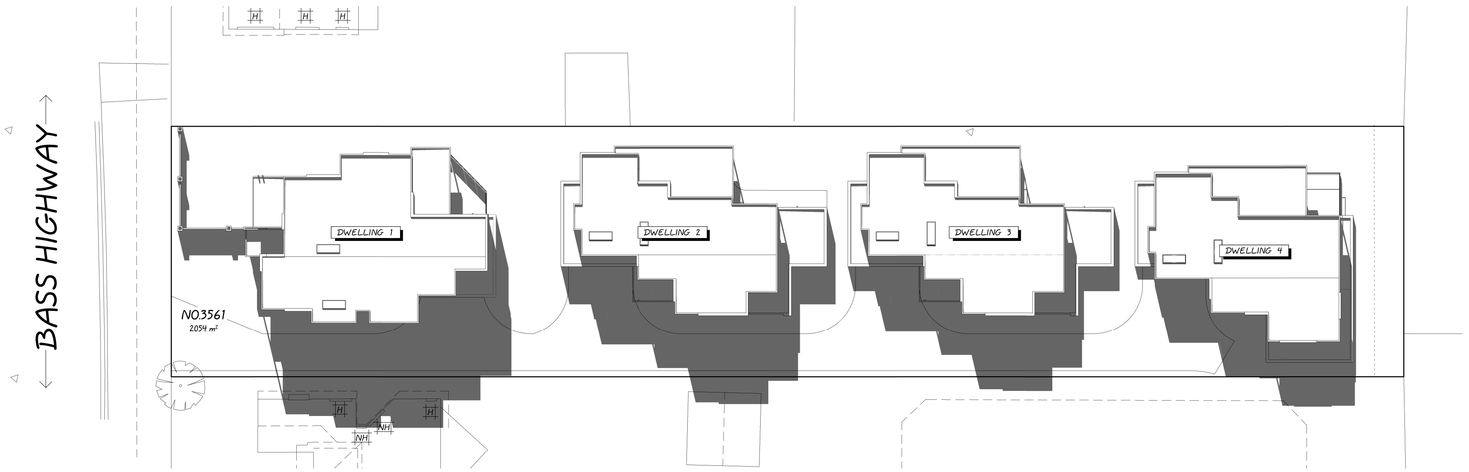


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DRAWN:	db	CHECKED:	db
SHEET SIZE:	A1	SHEET No:	9 of 11
REF No:	D21072	ISSUE:	PD12

3g



SHADOW PLAN - 3.00pm - 22-09 SCALE 1 : 250



SHADOW PLAN - 2.00pm - 22-09 SCALE 1 : 250

PD12	Client Changes	20-09-22 rl
PD11	Client Changes	06-09-22 rl
PD10	Client Changes	25-03-22 rl
PD9	Council RFI Changes	22-02-22 rl
PD8	Dev. Williams Changes	26-11-21 rl
PD7	Client Changes	06-10-21 rl
PD6	Client Changes	23-09-21 rl
PD5	Client Changes	15-09-21 rl
PD4	Client Changes	30-08-21 rl
PD3	Preliminary Drawings	16-08-21 rl
PD2	Design Concept Dwgs	24-07-21 db
PD1	Design Concept Sketch	27-05-21 db

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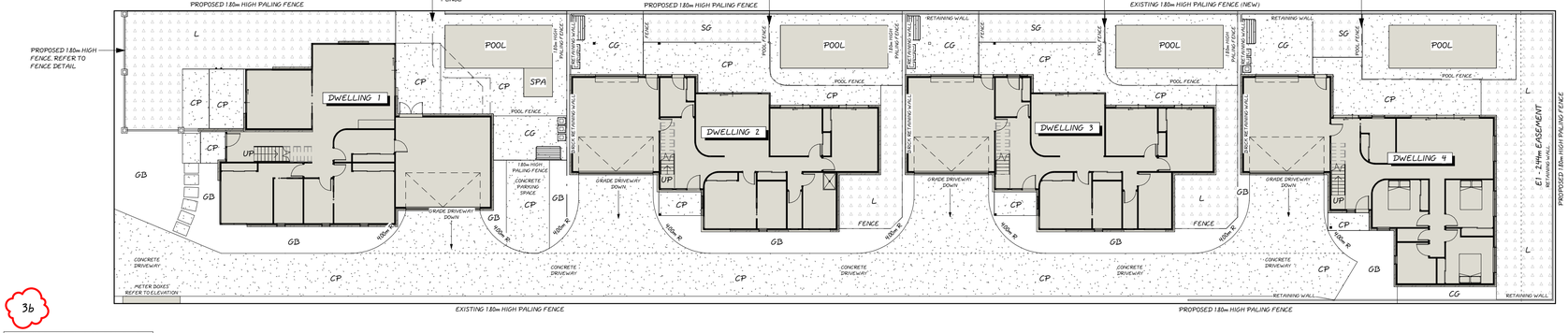
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REF No:	D21072	ISSUE:	PD12



3b

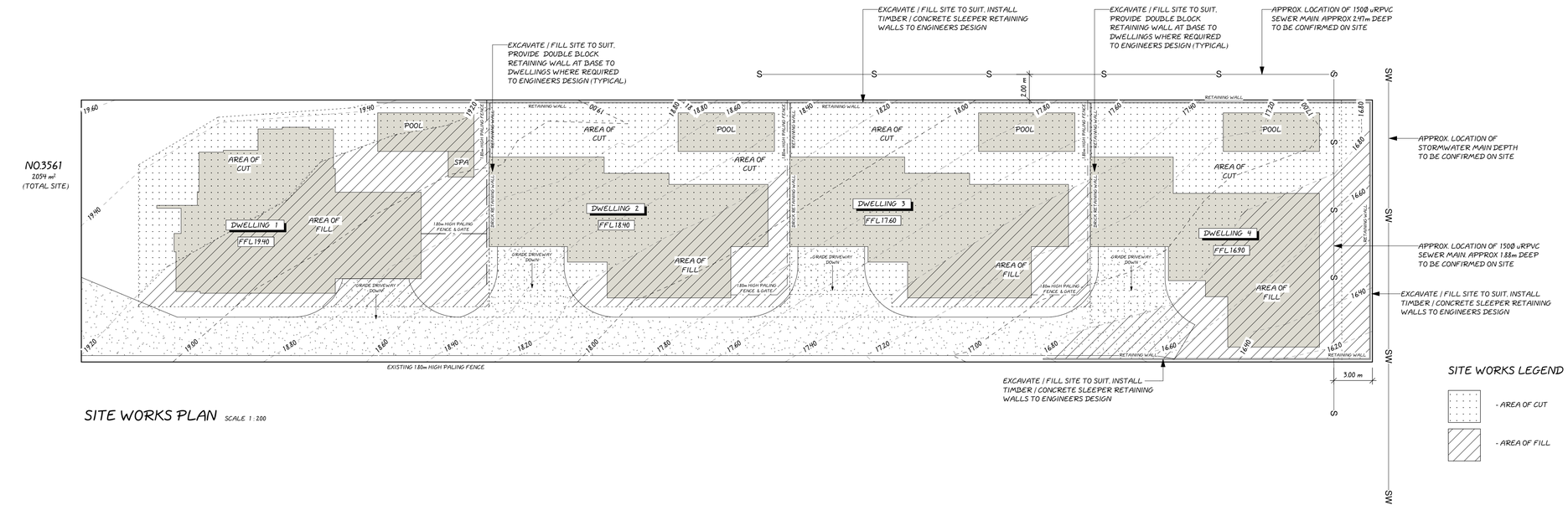
PROVIDE LIGHTING TO DRIVEWAY FOR SAFETY & SECURITY TO ALL RESIDENTS AS PER STANDARD D12

LANDSCAPE PLAN SCALE 1 : 200

LANDSCAPING LEGEND

- CONCRETE DRIVEWAY / PARKING AREA
- CP - CONCRETE PAVING
- CG - COMPACTED GRANITE
- SG - SYNTHETIC GRASS
- L - LAWN
- GB - LANDSCAPED GARDEN BEDS

FOR LANDSCAPE DESIGN INCLUDING PLANT SELECTION & DETAILS REFER TO ZENITH CONCEPTS PLANS

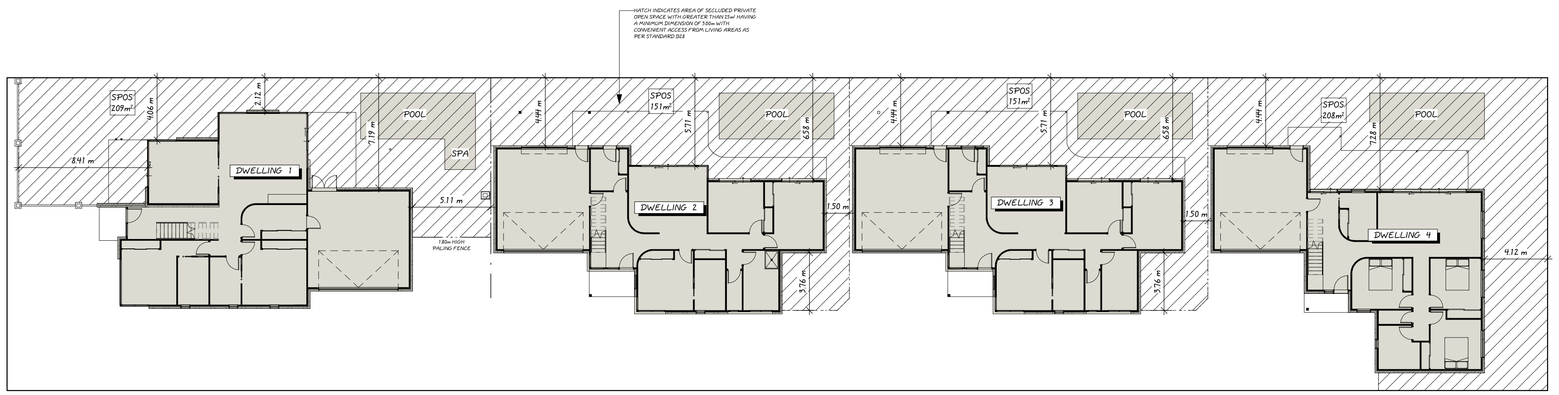


NO3561
2054 m²
(TOTAL SITE)

SITE WORKS PLAN SCALE 1 : 200

SITE WORKS LEGEND

- AREA OF CUT
- AREA OF FILL



2

SITE PLAN - PRIVATE OPEN SPACE SCALE 1 : 200

PD12	Client Changes	20-09-22	rl
PD11	Client Changes	06-09-22	rl
PD10	Client Changes	25-03-22	rl
PD9	Council RFI Changes	22-02-22	rl
PD8	Dev. Williams Changes	26-11-21	rl
PD7	Client Changes	06-10-21	rl
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PD3	Preliminary Drawings	16-08-21	rl
PD2	Design Concept Dwgs	29-07-21	db
PD1	Design Concept Sketch	27-05-21	db

REVISIONS:

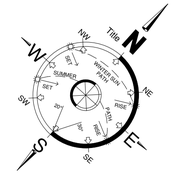
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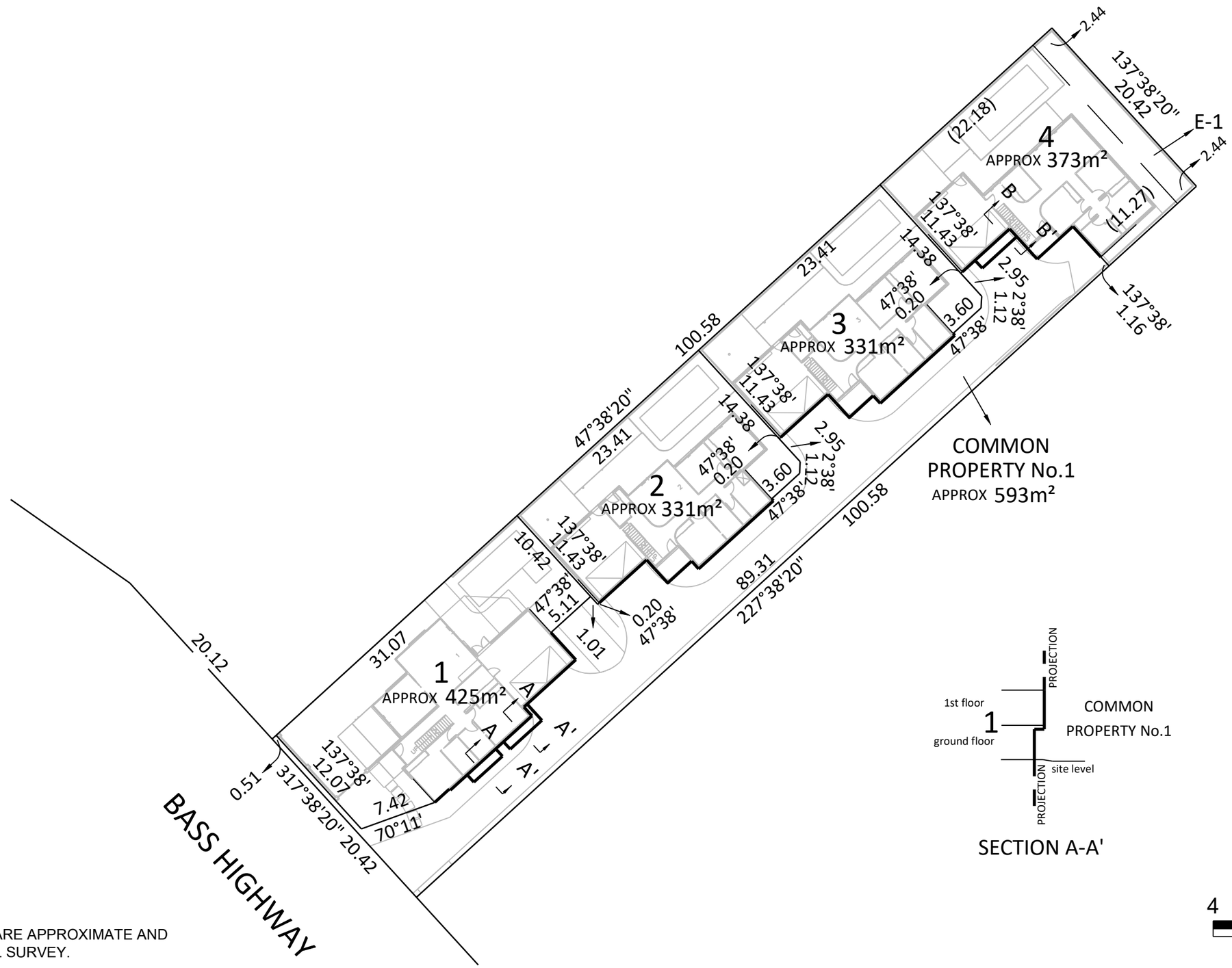
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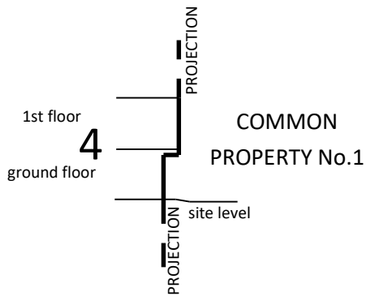
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SHEET SIZE:	A1	SHEET No	11 of 11
REF No:	D21072	ISSUE:	PD12

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SECTION A-A'



SECTION B-B'

4 0 4 20

SCALE: 1:400
SHEET SIZE: A3
REFERENCE: 2100924
VERSION: 3

NOTE:

ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FINAL SURVEY.

LAND SUBJECT TO EASEMENTS:
E-1 DRAINAGE & SEWERAGE

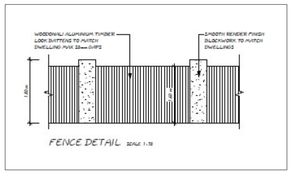
Proposed Plan of Subdivision

Lot 1 on LP110020 - Volume 9003 Folio 922

3561 Bass Highway Kilcunda

Beveridge Williams
development & environment consultants
Wonthaggi ph : 03 5672 1505
www.beveridgewilliams.com.au





PLANTING SCHEDULE							
	ID	Qty	Common Name	Botanical Name	Height @ Maturity (m)	Width @ Maturity (m)	Pot Size @ Install (cm)
Trees							
	Ali	2	Black Sheoak	Allocasuarina littoralis	7.0m	4.0m	30
	Bma	3	Silver Banksia	Banksia marginata	5.0	3.0m	30
Shrubs & Groundcovers							
	Aso	4	Coast Wattle	Acacia sophorae	2.5m	2.0m	20
	Aau	24	Austral Bugle	Ajuga australis	0.2m	0.5m	Tubestock
	Aci	11	Coast Saltbush	Atriplex cinerea	1.8m	1.5m	20
	Cro	62	Pig Face	Carprobrotus rossii	0.1m	0.6m	Tubestock
	Cha	13	Common Everlasting	Chrysocephalum apiculatum	0.3m	0.5m	Tubestock
	Ca	19	White Correa	Correa alba	1.5m	1.0m	20
	Cr	22	Common Correa	Correa reflexa	1.5m	1.0m	20
	Dre	43	Kidney Weed	Dicondra repens	0.1m	0.5m	Tubestock
	Hn	2	Yellow Haken	Hakea nodosa	3.0m	2.0m	20
	Lb	26	Cushion Bush	Leucophyta brownii	0.6m	0.7m	14
	Oa	12	Coast Daisy Bush	Olearia axillaris	2.5m	1.2m	20
	Rc	1	Seaberry Saltbush	Rhagodia candolleana	2.0m	1.5m	20
	Tc	8	Pink Bells	Tetratheca ciliata	0.6m	0.6m	14
Grasses & Climbers							
	Dt	11	Flax Lily	Dianella tasmanica	1.0m	1.0m	14
	Fn	160	Knobby Club Rush	Ficinia nodosa	0.6m	0.6m	Tubestock
	Lf	43	Wattle Mat Rush	Lomandra filiformis	0.2m	0.2m	Tubestock
	Llo	34	Spiny-headed Mat-Rush	Lomandra longifolia	1.0m	1.0m	14
	Pla	80	Tussock Grass	Poa labillardieri	0.8m	0.8m	14
	Pp	18	Wonga Vine	Pandorea pandorana	Climber	Climber	14

LARGE STEPPING STONES

CRAZY PAVER STEPPING STONES

STEPPING STONES

GRANITIC SAND OR GRAVEL

DROUGHT TOLERANT LAWN (Buffalo or similar)

PAVING / TILES

COLOURED CONCRETE

AUTOMATIC DRIP IRRIGATION SYSTEM INSTALLED TO WATER GARDEN BEDS

TIMBER EDGING INSTALLED TO SEPARATE LAWN, GARDEN BEDS & GRANITIC SAND / GRAVEL

ALL GARDEN BEDS TO HAVE MINIMUM 75MM LAYER OF DARK-COLOURED COMPOSTED MULCH (e.g. Black Pine Bark or Mushroom Compost)

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 a 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 to be supplied to a depth of approximately 100mm (or as required).

TIMBER EDGING:

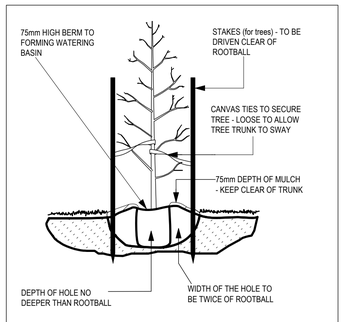
Timber edging is to be installed to separate all lawn, planting areas and lilydale topping / pebble areas. The treated pine timber (or similar) is to be 75mm x 25mm in size, secured with 300mm long stakes at 1000mm spacings.

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 size 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 aged organic mulch to a minimum depth of 75mm is to be applied to all planting areas after planting is completed.

IRRIGATION:

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



TREE & SHRUB PLANTING DETAIL
(not to scale)

Zenith Concepts Pty Ltd
Landscape Design
171 Abbott Street Sandringham VIC 3191
W: www.zenithconcepts.com **T**: 03 9598 2129 **E**: landscapes@zenithconcepts.com

	REVISION	DATE
	A	05/22
ADDRESS 3561 Bass Highway, Kilcunda		
PROJECT Multi Dwelling Development	DATE # 11/10/21	DWG #
CLIENT Kilcunda Homes	SCALE @ A1 1:100	
	DRAWN MM	
	CHKD MM	

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.



CRAZY PAVER STEPPING STONES

STEPPING STONES

GRANITIC SAND OR GRAVEL

DROUGHT TOLERANT LAWN (Buffalo or similar)

PAVING / TILES

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PLANTING SCHEDULE

	ID	Qty	Common Name	Botanical Name	Height @ Maturity (m)	Width @ Maturity (m)	Pot Size @ Install (cm)
Trees							
	Ali	2	Black Sheoak	Allocasuarina littoralis	7.0m	4.0m	30
	Bma	1	Silver Banksia	Banksia marginata	5.0m	3.0m	30
Shrubs & Groundcovers							
	Aci	5	Coast Saltbush	Atriplex cinerea	2.0m	1.8m	20
	Cro	22	Pig Face	Carprobrotus rossii	0.1m	0.6m	Tubestock
	Cha	13	Common Everlasting	Chrysocephalum apiculatum	0.4m	0.6m	Tubestock
	Ca	9	White Correa	Correa alba	1.5m	1.0m	20
	Cr	9	Common Correa	Correa reflexa	1.5m	1.0m	20
	Dre	12	Kidney Weed	Dicondra repens	0.1m	0.5m	Tubestock
	Hn	10	Yellow Hakea	Hakea nodosa	3.0m	2.0m	20
	Lb	3	Cushion Bush	Leucophyta brownii	0.6m	0.7m	14
	Oa	7	Coast Daisy Bush	Olearia axillaris	2.5m	1.2m	20
	Rc	3	Seaberry Saltbush	Rhagodia candolleana	2.0m	1.5m	20
Grasses							
	Dt	11	Flax Lily	Dianella tasmanica	1.0m	1.0m	14
	Fn	48	Knobby Club Rush	Ficinia nodosa	0.6m	0.6m	14
	Lf	26	Matt Wattle Rush	Lomandra filiformis	0.2m	0.2m	Tubestock
	Llo	13	Spiny-headed Mat-Rush	Lomandra longifolia	1.0m	1.0m	14
	Po	26	Purple Flag	Patersonia occidentalis	0.5m	0.5m	14
	Pla	26	Tussock Grass	Poa labillardieri	0.8m	0.8m	14
	Pp	16	Wonga Vine	Pandorea pandorana	Climber	Climber	14

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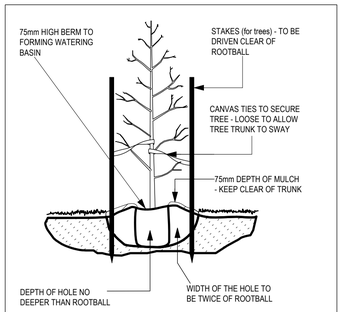
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