

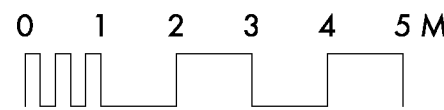
BROWN STREET

BROWN STREET

TO
TY.

1 Landscape Concept Plan Ground Floor

Scale: 1:100



FENWICK STREET

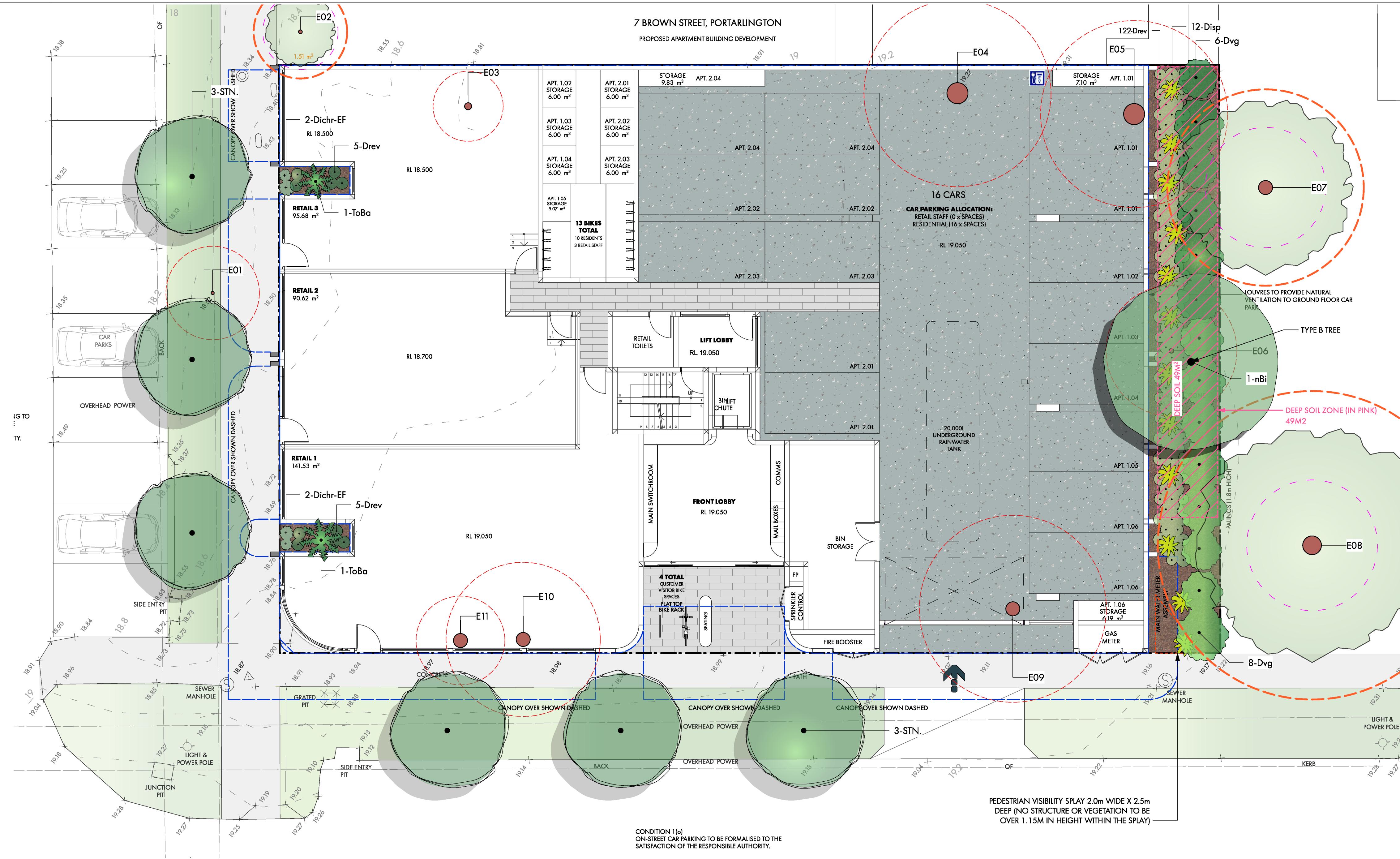
FENWICK STREET

7 BROWN STREET, PORTARLINGTON
PROPOSED APARTMENT BUILDING DEVELOPMENT

LEGEND

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- Existing Tree To Be Retained
- Existing Tree To Be Removed
- Proposed Planting, refer to plant list
- Proposed Level
- Proposed Top of Wall Level
- Mulched And Irrigated Garden Bed
- Pedestrian Feature Paving
- Deck
- Grey Concrete Paving
- Floor Above
- Raised Faced Blockwork Planter



CONDITION 1(a)
ON-STREET CAR PARKING TO BE FORMALISED TO THE
SATISFACTION OF THE RESPONSIBLE AUTHORITY.

PEDESTRIAN VISIBILITY SPAY 2.0m WIDE X 2.5m
DEEP (NO STRUCTURE OR VEGETATION TO BE
OVER 1.15M IN HEIGHT WITHIN THE SPAY)

Plant List							
Image	ID	Qty	Common Name	Botanical Name	Scheduled Size	Mature Height	Mature Spread
Trees							
nBi	1	1	Coastal Banksia	Banksia integrifolia	2.0m Ht 45 L	8 - 10m	8m
STN.	6	6	New Street Tree	New Street Tree	To council spec		
Shrubs							
Dvg	14	14	Wedge-leaf Hop-bush	Dodonaea viscosa	200mm Pot	3.0m	2.0m
Rosp	40	40	Creeping Rosemary	Rosmarinus officinalis 'Prostratus'	150mm Pot	600mm	2.0m
Ground Covers							
DrSf	49	49	Silver Falls	Dichondra repens	150mm Pot	0.0 - 0.3m	0.9 - 1.2m
Dichr-EF	4	4	Kidney Weed	Dichondra repens 'Emerald Falls'	150mm Pot	0.0 - 0.3m	0.9 - 1.2m
Disp	38	38	Rounded Noon Flower	Disphyma crassifolium	150mm Pot	1m	1m
Grasses							
Ass	70	70	Coastal Spear grass	Austrostipa stipoides	150mm Pot	1m	0.8m
Drev	224	224	Spreading Flax Lily	Dianella revoluta	150mm Pot	.5m	.5m
Climbers							
Ferns							
ToBa	2	2	King Fern	Todea barbara	300mm Pot	1- 1.5m	1.2 - 1.5m
Total	448						

*SELECTED SPECIES ARE DROUGHT TOLERANT

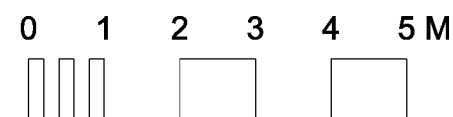
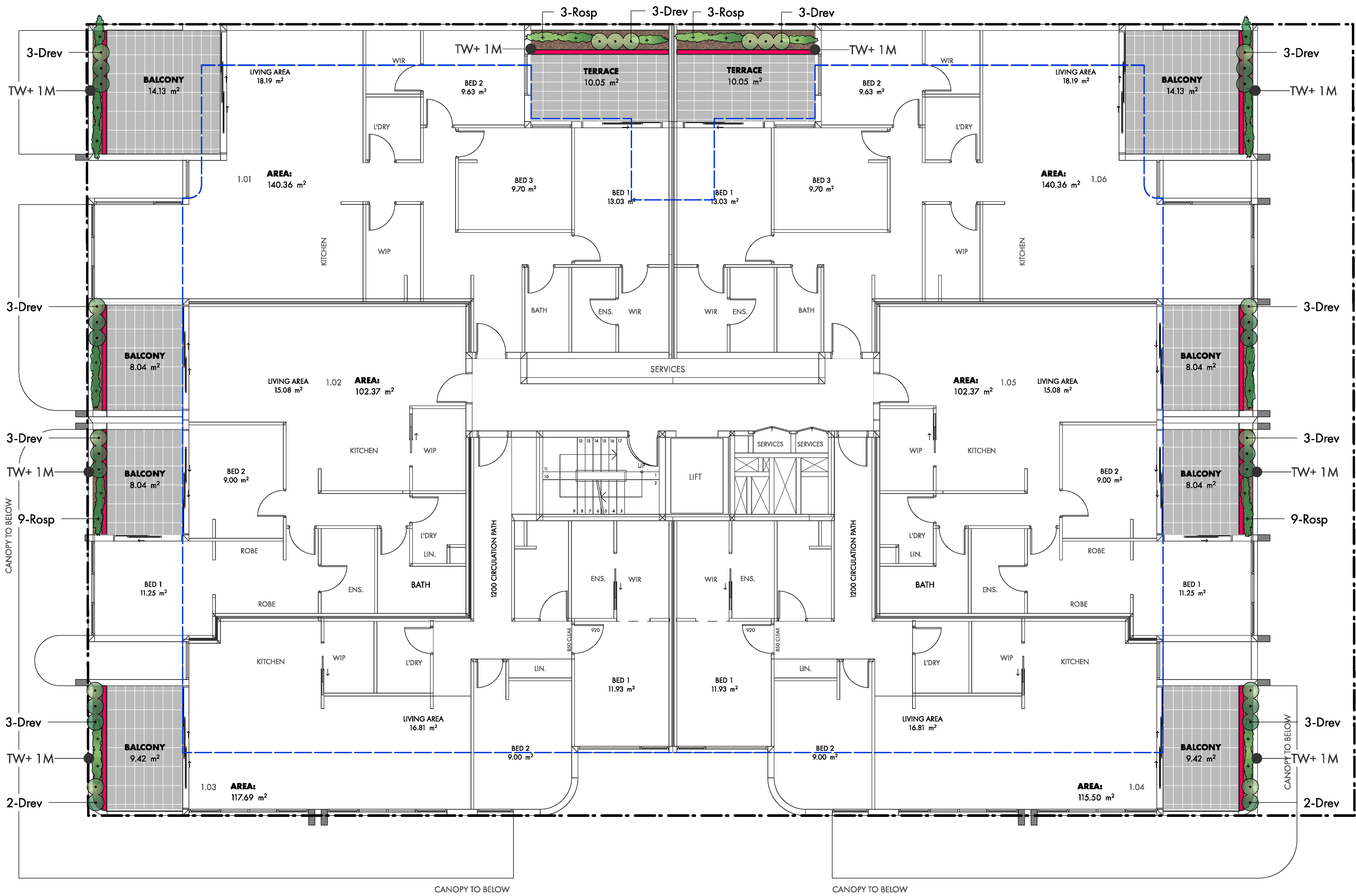
ARBORIST TREE DATA - REFER PLAN FOR TRE NUMBERING & SRZ / TPZ INFO

No.	Botanical Name	Common Name	Height (m)	Width (m)	Health	Structure	Form	Origin	DBH (cm)	TPZ (m)	SRZ (m)	Retention Value	Comments
1	Melia azedarach	White Cedar	4	4	Good	Good	Good	Planted NSW Native	13	2	1.6	Medium	Young street tree
2	Callistemon citrinus	Scarlet Bottlebrush	4	3	Fair	Good	Fair	Planted NSW Native	16*	2	1.6	Medium	Neighbouring tree.
3	Hibiscus syriacus	Rose of Sharon	3	3	Fair	Fair	Poor	Exotic	21*	2.5	1.9	Medium	
4	Cotoneaster pannosus	Cotoneaster	5	7	Good	Good	Fair	Environmental Weed	28*	3.4	2.9	Low	
5	Corymbia calophylla	Marr	7	7	Poor	Poor	Poor	Planted WA Native	54	6.5	2.8	Low	Significant trunk decay.
6	Citrus limon	Lemon	2	2	Fair	Good	Good	Exotic	7*	2	1.5	Medium	Chlorotic foliage.
7	Casuarina cunninghamiana	River She-Oak	14	9	Good	Fair	Fair	Planted NSW Native	35	4.2	2.6	Medium	In school grounds. 3m off boundary.
8	Cedrus atlantica	Atlas Cedar	10	18	Good	Good	Good	Exotic	55	6.6	2.8	High	In school grounds.
9	Fraxinus angustifolia	Desert Ash	14	10	Good	Fair	Fair	Environmental Weed	48	5.8	2.6	Low	
10	Coprosma repens	Taupata	5	8	Good	Good	Fair	Environmental Weed	35*	4.2	2.4	Low	
11	Nerium oleander	Oleander	5	4	Good	Good	Poor	Exotic	24*	2.9	2.7	Low	All parts of plant are toxic

FOR PLANNING APPLICATION ONLY - 16/12/2025

C		16/12/2025 Updated Architectural Plan		PROJECT #	
ISSUE	DATE	REVISION	DATE	REVISION	PROJECT #
PROJECT	9 Brown Street Portarlington			DATE #	2698
DWG	Ground Floor			SCALE	20-10-22 1:100@A1
DRWN				HC	LC01
CHKD				RM	REVISION
			C		

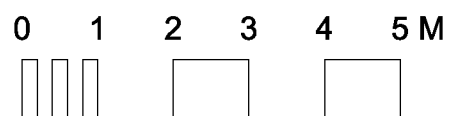
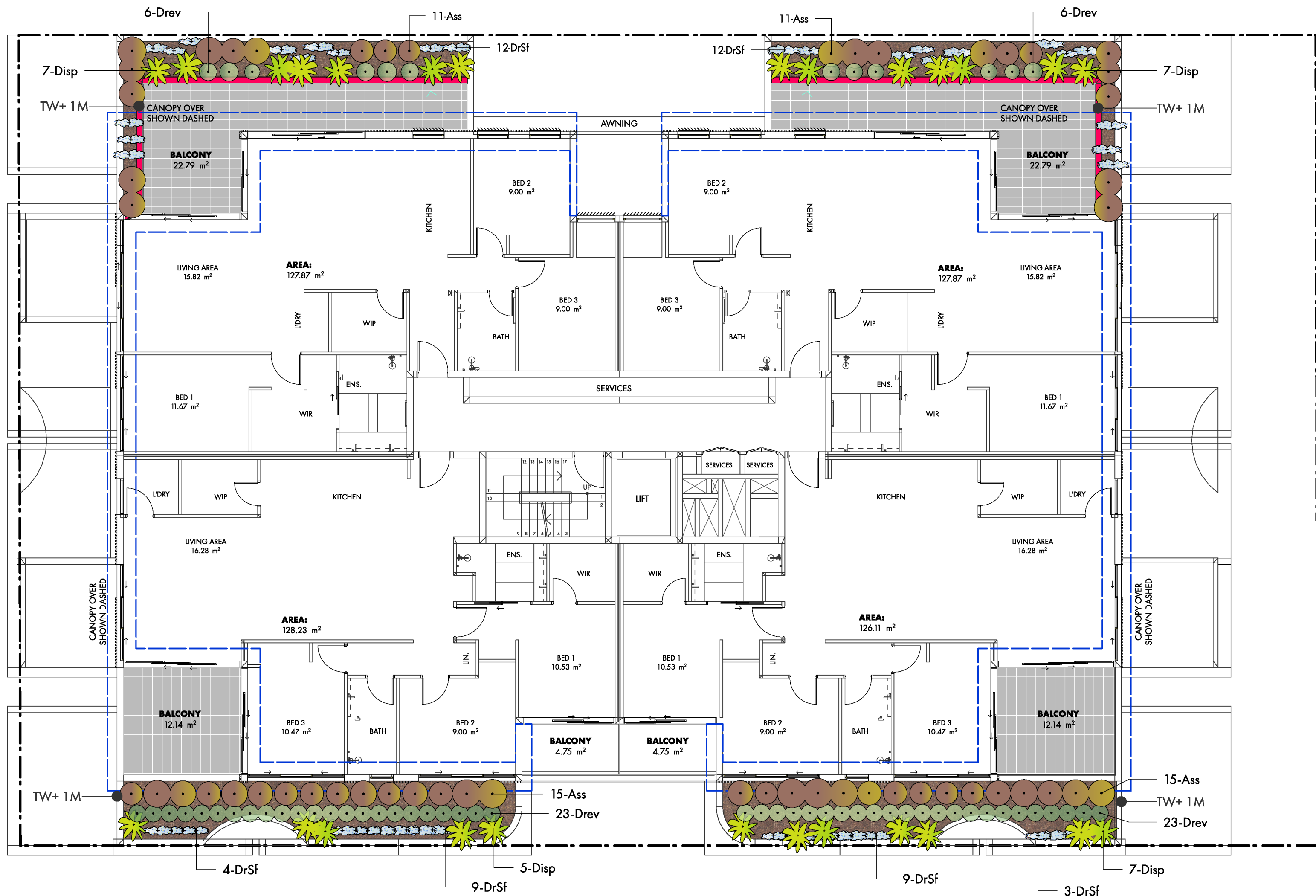
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1 Landscape Concept Plan Level 1
Scale: 1:100

LEGEND

- E04 Existing Tree To Be Retained
- E04 Existing Tree To Be Removed
- Proposed Planting, refer to plant list
- RL19.05 Proposed Level
- TW+ 1M Proposed Top of Wall Level
- Mulched And Irrigated Garden Bed
- Pedestrian Feature Paving
- Deck
- Grey Concrete Paving
- Floor Above
- Raised Faced Blockwork Planter

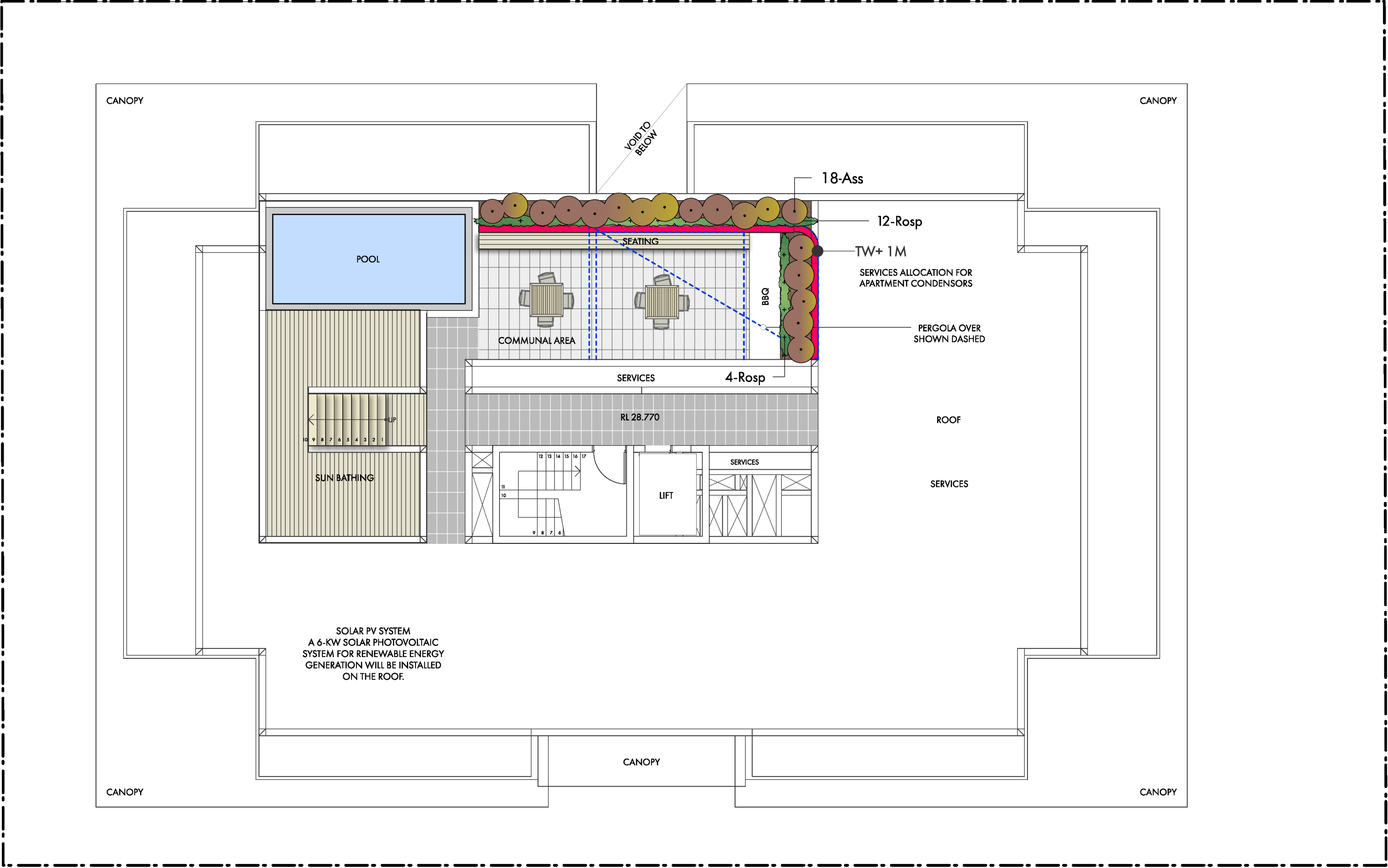


2 Landscape Concept Plan Level 2
Scale: 1:100

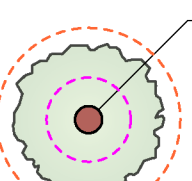
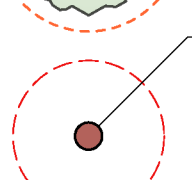
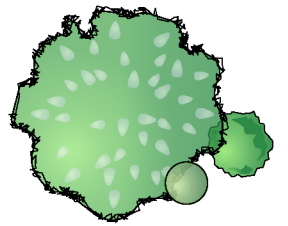
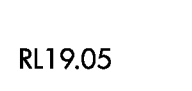
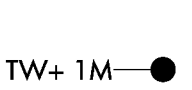
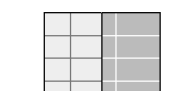
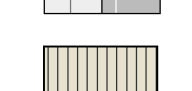
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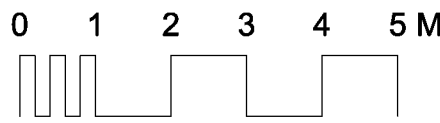
C		16/12/2025 Updated Architectural Plan			
ISSUE	DATE	REVISION C			
PROJECT		9 Brown Street Portarlington			PROJECT #
					2698
		DATE #	20-10-22		DWG #
		SCALE	1:100@A1		
		DRAWN	HC		LC02
		CHKD	RM		
			REVISION		C
DWG		Level 1 & Level 2 Plan			

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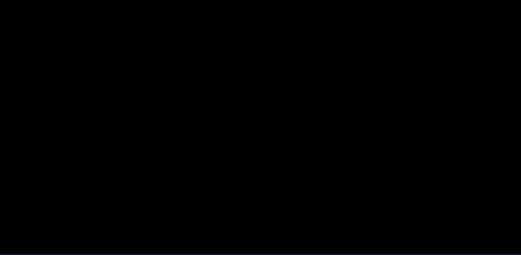
LEGEND

-  Existing Tree To Be Retained
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-  Proposed Planting, refer to plant list
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1 Landscape Concpet Plan_Roof Terrace
Scale: 1:100

FOR PLANNING APPLICATION ONLY - 16/12/2025



C		16/12/2025 Updated Architectural Plan			
ISSUE	DATE	REVISION C			
PROJECT	9 Brown Street Portarlington			PROJECT #	2698
				DATE #	20-10-22
				SCALE	1:100@A1
				DRAWN	HC
Roof Plan				CHECK	RM
				REVISION	C

LC03

PLANT PALETTE

TREES



Banksia integrifolia

SHURBS



Dodonaea viscosa

CASCADING



Rosmarinus officinalis 'Prostratus'

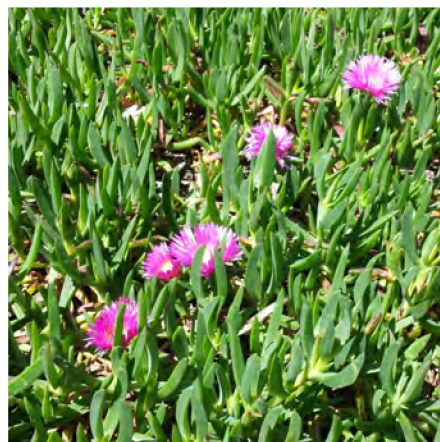
GROUND COVER



Dichondra repens 'Silver Falls'



Dichondra repens 'Emerald Falls'



Disphyma crassifolium

GRASSES



Austrostipa stipoides



Dianella revoluta

Ferns



Todea barbara

Plant List							
Image	ID	Qty	Common Name	Botanical Name	Scheduled Size	Mature Height	Mature Spread
Trees							
	n8i	1	Coastal Banksia	Banksia integrifolia	2.0m Ht 45 L	8 - 10m	8m
	STN.	6	New Street Tree	New Street Tree	To council spec'		
Shrubs							
	Dvg	14	Wedge-leaf Hop-bush	Dodonaea viscosa	200mm Pot	3.0m	2.0m
	Rosp	40	Creeping Rosemary	Rosmarinus officinalis 'Prostratus'	150mm Pot	600mm	2.0m
Ground Covers							
	DrSf	49	Silver Falls	Dichondra repens	150mm Pot	0.0 - 0.3m	0.9 - 1.2m
	Dichr-EF	4	Kidney Weed	Dichondra repens 'Emerald Falls'	150mm Pot	0.0 - 0.3m	0.9 - 1.2m
	Disp	38	Rounded Noon Flower	Disphyma crassifolium	150mm Pot	.1m	1m
Grasses							
	Ass	70	Coastal Spear grass	Austrostipa stipoides	150mm Pot	1m	0.8m
	Drev	224	Spreading Flax Lily	Dianella revoluta	150mm Pot	.5m	.5m
Climbers							
Ferns							
	ToBa	2	King Fern	Todea barbara	300mm Pot	1 - 1.5m	1.2 - 1.5m
Total		448					

* SELECTED SPECIES ARE DROUGHT TOLERANT

TOWN PLANNING LANDSCAPE NOTES - GENERAL CONSTRUCTION

- These notes are to read as a general guide for implementation of the landscape plan. This drawing is not for construction and is to be used for Town Planning purposes only. This final locations of all services and other assets may not be known at the town planning stage and the landscape plan may need to be revised to respond to building permit civil and architectural plans.
- Demolition: Vegetation to be removed shall be mulched for re-use on the site. Strip and stockpile existing site topsoil prior to building works commencing and re-use in the landscape.
- Pavement: Consider using recycled concrete aggregate for sub grade material. Drain pavements to garden beds (install sub surface drains in garden beds in poor draining soils where logical).
- Weed Control: All areas shown on the drawings as mulched planting bed, grassed areas and trees in grassed areas shall include a weed eradication programme using an approved non- residual contact herbicide (Glysophosphate) following the manufacturers specifications. Leave sprayed areas for a period of 10 days prior to disturbance and repeat for any weeds still alive.
- Landscape Set Out: Install edging between all lawn areas and garden beds - type and location as shown in the drawings. The contractor is solely responsible for locating, avoiding and protection of all services on and associated with the site. Dial before you dig - Telephone N9; 1100
- Sub-soil Preparation for Planting:
Sub-surface Drainage: Install sub-surface drainage which discharges to stormwater or soakage pits for any garden bed or grassed area that is poorly drained.
Sub-soil Ripping: For garden bed areas and advanced trees, rip to depths shown in the planting details. Mark location of all underground services prior to commencing ripping operations.
Sub-soil Additives: Contact your local nursery to obtain advice on additives to adjust the pH level to the desired range of pH 5.5 to 7.0. Some plants tolerate high or low pH levels. If soil is heavy yellow clay, add gypsum at the rate of 1.5 - 2kg/m2 for garden beds and 1.5 kg/m2 for lawns. In very dry or hydrophobic soils a soil wetting agent shall be added.
Rotary Cultivation: After application of soil additives, cultivate plant bed and lawn areas to depths shown on planting plan so as to eliminate compaction and to mix sub-soil and soil additives.
- Topsoiling:
Supply: Site stripped topsoil shall be used where possible and improved so as to meet the specifications for imported topsoil blends in AS 4419-2003. All topsoil to meet this standard.
Installation: Spread topsoil as per detailed drawing.
- Mulching:
Supply: Wood to AS 4454-1999 or inorganic as per drawings or inflammable when WMO.
Installation: Spread over all garden beds to max consolidated depth as per detail.
- Planting of Mulched Beds & Advanced Trees.
Supply: Trees to comply with Natives: Purchasing of Landscape Trees - A Field Guide to Assessing Tree Quality. Shrubs shall demonstrate a large, well developed and healthy fibrous roots with repeated and sequential division and no evidence of root curl, restriction or damage.
Installation: Set out plants in accordance with the drawings. Water plants prior to planting and when planted at a rate of: Tubes & 140mm pots > 5 lt; 200- 300mm pots >10 lt; 300mm + >30 lt. Climbers require a wire of trellis climbing frame.
Planting of Grassed Areas:
Supply: Install low water use grass such as Palmetto or Sir Walter Buffalo. Use NPK 10:4:6 + trace elements lawn starter.
Installation: Following preparation and topsoiling, re-grade to provide smooth contours and to eliminate soil clods. Apply turf roll as per manufacturers instructions. Keep continually moist until established.
- Irrigation: Install a programmable sub-surface drip irrigation system activated by a soil moisture probe to all mulched garden beds areas and for trees in pavement, designed, installed and supplied to the relevant Australian Standards and Codes and used in accordance with current water restrictions. If grassed areas are to be irrigated, they shall be on separate zones to the mulched beds and preferably sub-surface drip.

HORTICULTURAL CARE & MAINTENANCE

LANDSCAPE WORKS ARE TO BE MAINTAINED AND NURTURED. MULCHED AND GRAVEL SURFACES TO BE KEPT TIDY AND TOPPED UP AS NECESSARY. ANY SOIL SUBSIDENCE OR EROSION TO BE RECTIFIED. LANDSCAPE ESTABLISHMENT/MAINTENANCE MUST ENCOMPASS ACCEPTED HORTICULTURAL PRACTICES, AS WELL AS RECTIFYING ANY DEFECTS THAT BECOME APPARENT UNDER NORMAL USE. THIS INCLUDES, BUT MAY NOT BE LIMITED TO: WATERING, MOWING, FERTILISING, CULTIVATION, TOPDRESSING, RENOVATING, AERATING, RE-GRASSING, WEEDING, PEST/DISEASE CONTROL, STAKING, PLANT REPLACEMENT AND RE-PLANTING, PRUNING, CLEARING STORMWATER PITS, REPAIRING IRRIGATION FAULTS, RAKING, SWEEPING AND TOPPING UP MULCH, PROMOTING HEALTHY PLANT GROWTH AND KEEPING LANDSCAPE APPEARANCE NEAT AND TIDY.

WEED AND PEST CONTROL: MANUAL WEED REMOVAL IS PREFERRED, BUT CHEMICAL USE (HERBICIDES, FUNGICIDES, PESTICIDES ETC) MAY BECOME APPROPRIATE. SUCH USE SHALL BE STRICTLY IN ACCORDANCE WITH HEALTH AND SAFETY REGULATIONS. SPRAYING SHALL BE ONLY ON STILL DAYS. SPRAYED AREAS TO BE MARKED WITH DYE, PROTECTED FROM PUBLIC ACCESS, AND LEFT FOR 10 DAYS BEFORE ANY FURTHER WORKS. OWNER TO BE NOTIFIED BEFORE CARRYING OUT ANY SPRAYING.

WATERING: DURING SUMMER, TREES AND GARDEN BEDS ARE TO BE WATERED REGULARLY TO ENSURE STRESS-FREE GROWTH AND SURVIVAL NOTE: ALL GARDEN AREAS AND PLANTER BOXES TO INCLUDE DRIP IRRIGATION SYSTEM. MINIMUM WEEKLY SUMMER WATER REQUIREMENTS, SUBJECT TO MELBOURNE'S WATER RESTRICTIONS, ARE DEEMED TO BE: GRASS AREAS - NO WATERING; TREES AND SHRUBS - 20MM OF RAINFALL OR APPLIED EQUIVALENT. NOTE: WATERING WILL NOT BE REQUIRED AFTER AN INITIAL PERIOD WHEN PLANTS ARE GETTING ESTABLISHED (13 WEEKS FROM PRACTICAL COMPLETION)

LOGBOOK: LANDSCAPE CONTRACTOR TO KEEP A LOGBOOK RECORD (AVAILABLE FOR INSPECTION UPON REQUEST) OF ALL MAINTENANCE WORK TO INCLUDE DATES, TASK DESCRIPTIONS AND MATERIALS USED.

NOTE -PROVISION FOR MAINTENANCE TO BE TO ALL COMMUNAL AREAS BEYOND 2 YEARS, REFER TO CONDITIONS OF THE PERMIT

TREE PROTECTION NOTES

PRIOR TO WORKS

- All trees to be retained, as shown on the endorsed plan, must be accurately tagged with their corresponding identification number (refer to Arborist Report). The accuracy of numbering must be checked by a consulting arborist.
Tree Protection Zones* (TPZ) for all trees being retained, including those trees located on adjacent land which may be impacted by works, must be fenced off prior to commencement of all works. Fencing measures are to be retained during the construction period. Where approved buildings and driveways are within the tree protection zones, the fence should be as close to the buildings or driveways as is practically possible.
- Tree Protection Zones, if not identified on the endorsed landscape plans or an associated arboricultural report, are to be calculated by multiplying the tree's stem diameter at ground level by 12 which will provide the appropriate radial set back from the stem. Example: A stem diameter of 32cm, when multiplied by 12, results in a radial setback for the TPZ of 3.84m)
- Fencing must provide an effective physical barrier using either;
1.5m – 1.8m high wire mesh fencing, or
1.5m – 1.8m high wire reinforced para-web mesh with reinforcing fencing wire used at the top, bottom, and at least once at the half way height, and must remain in place and in good condition at all times. Signs labelled 'Tree Protection Zone – Keep Out' or similar must be placed on the fence and be visible from all sides.
- The tree protection zone must be mulched with a 75mm layer of organic woodchip mulch.
- The details of low impact design and construction methods for any buildings and/or works permitted within the TPZ, if not approved as part of the planning process, must be drafted for review and endorsement by a consulting arborist. This will require that all works are minimised, impervious surfacing is minimised, and to the fullest extent possible construction avoids any disturbance of the soil profile. All details must ensure that the following items can be adhered to during the construction period.
- Any worker/contractor carrying out works on the site must be thoroughly inducted, and the requirements for Tree Protection fully explained. Where there is any variation between the Tree Protection Zones of tree and the location of Tree Protection Fencing it must be emphasised that Tree Protection Measures apply outside of the fenced area to the extent of the Tree Protection Zone.

DURING WORKS

- A consulting arborist must supervise any excavation works within the tree protection zones on the subject land and any instance where the TPZ of trees on adjoining properties may be impacted.
- No filling, trenching or excavation is to occur within Tree Protection Zones except for buildings and footings as approved by the Responsible Authority.
- Any roots encountered when excavating for footings must be handled in the following manner:
a) Any roots <250mm in diameter cut cleanly, flush to the edge of excavation, with a sterile saw
b) Any roots >250mm are to be left intact and the design altered to avoid the need to sever the root(s)
- Materials and machinery are not to be stored in Tree Protection Zones.
- Waste is not to be dumped or stored in Tree Protection Zones.
- No residual herbicides are to be used within the Tree Protection Zones.
- Utilities must be routed outside Tree Protection Zones. If utilities must pass through this zone, there will be no machine trenching. Rather, thrust boring must be utilised OR a consulting arborist must supervise hand digging, and determine if roots may be cut or if services must be tunnelled beneath the roots.
- Any pruning of the canopies required for building or vehicle clearance, or other reasons, is to be done by a qualified arborist to Australian Standard 4373 - 2007.
- A manually operated surface/drip irrigation system should be used to water the root zones of the trees during dry spells, as advised by a consulting arborist. Early morning watering to the outer areas of the root zone once a week when there is no rain, to provide 30-50mm of water, will meet the needs of most trees. Such a system should be installed beneath mulch and should only be operated in compliance with any relevant water restrictions.
- In the event of any damage being suffered by any tree to be retained, all works within the Tree Protection Zone of that tree must cease immediately. Works may not recommence until such times as an assessment is completed by a consulting arborist, and a remediation strategy has been implemented.

FOR PLANNING APPLICATION ONLY - 16/12/2025

C	16/12/2025	Updated Architectural Plan
ISSUE	DATE	REVISION C
PROJECT	9 Brown Street Portarlington	
CLIENT		PROJECT # 2698
DATE #	20-10-22	DWG #
SCALE	1:100@A1	LC04
DWG	Plants Info, Notes & Details	HC
CHD	REV	REVISION
		C