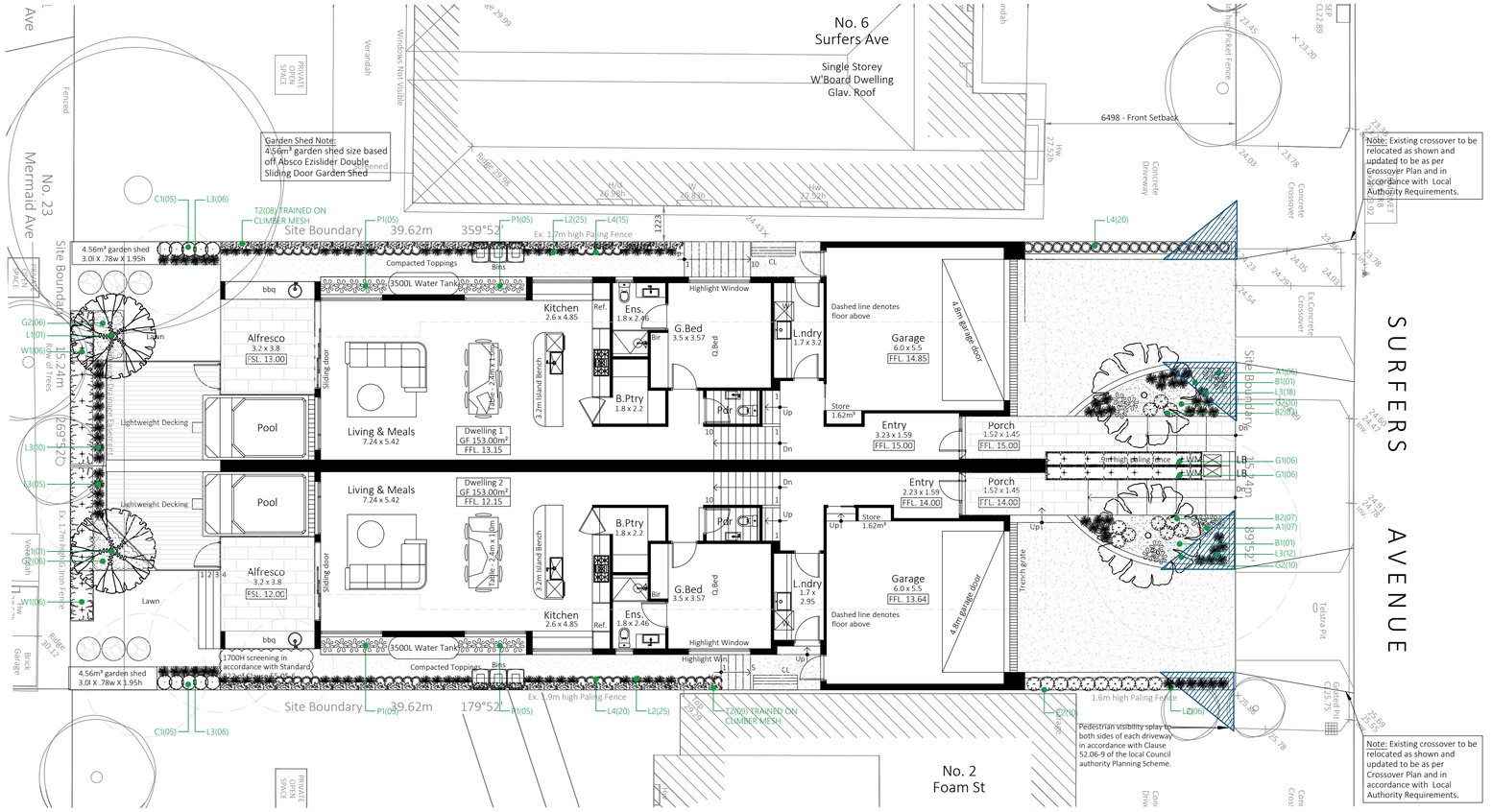
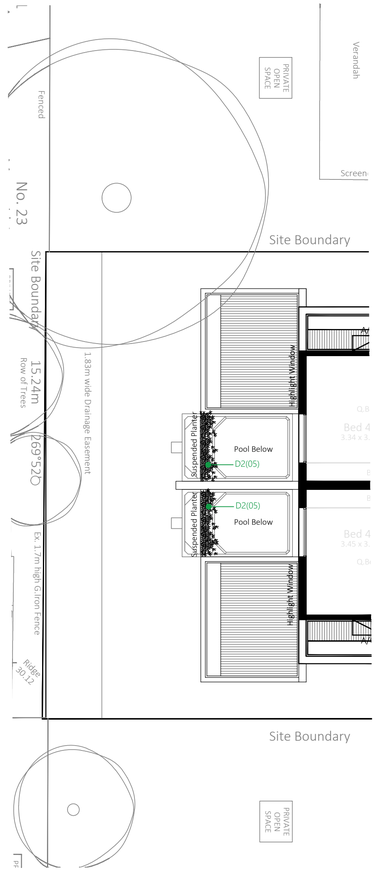
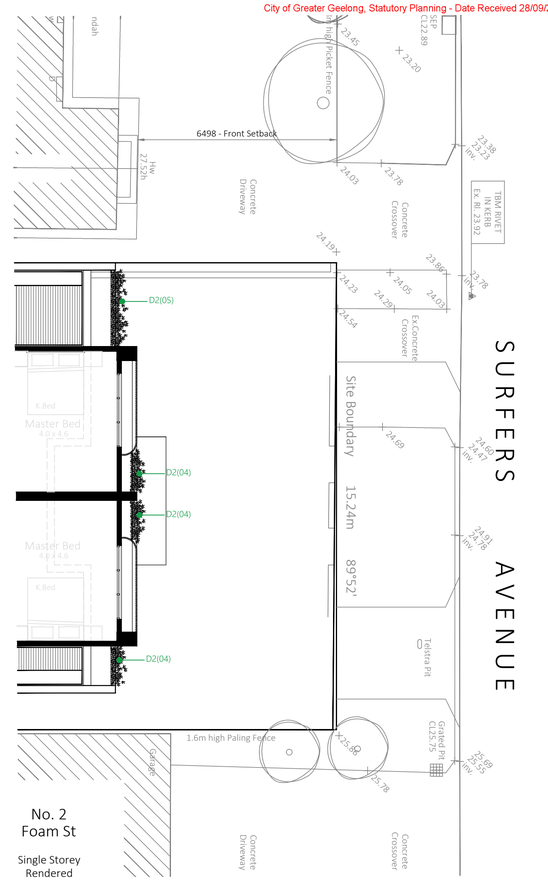
City of Greater Geelong, Statutory Planning - Date Received 28/09/2026



GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PARTIAL PLAN
SCALE 1:100



FIRST FLOOR PARTIAL PLAN
SCALE 1:100

LEGEND

- COMPACTED TOPPINGS
- SELECTED CONCRETE
- SELECTED PAVING
- PROPOSED CLOTHESLINE LOCATION
- SELECTED STEP PAVERS
- EXISTING TREES TO BE RETAINED (Please refer to Arborist Report)
- EXISTING TREES TO BE RETAINED (Please refer to Arborist Report)
- PROPOSED TREE PLANTING
- PROPOSED HEDGE PLANTING
- PROPOSED SHRUB PLANTING

PLANT SCHEDULE

Symbol	Botanical Name	Common Name	Pot Size	Quantity	Maintained Height	Maintained Width
	TREES					
B1	Banksia integrifolia	Coastal Banksia	40cm	02	10m	3m
L1	Lagerstroemia indica	Crepe Myrtle	40cm	02	6m	3m
	SMALL SHRUBS & HEDGES					
A1	Anigozanthos Bush Tango	Orange Kangaroo Paw	20cm	13	0.5m	0.3m
B2	Banksia spinulosa	Birthday Candles	25cm	10	0.4m	0.4m
C1	Correa glabra	Rock Correa	30cm	10	0.9m	0.8m
C2	Callistemon viminalis	Red Alert	25cm	10	0.8m	0.6m
G1	Grevillea 'Coastal Dawn'	Coastal Grevillea	30cm	12	1.5m	0.8m
P1	Philodendron xanadu	Dwarf Xanadu	25cm	20	0.4m	0.4m
W1	Waterhousea floribunda	Weeping Lilly Pilly	40cm	12	2m	0.8m
	GRASSES					
L2	Liriope muscari	Lily Turf	14cm	56	0.4m	0.4m
L3	Lomandra longifolia	Spiny-headed Mat-rush	14cm	57	0.5m	0.5m
L4	Lomandra confertifolia 'Seascape'	Coastal Mat-rush	14cm	55	0.4m	0.4m
	GROUND COVERS & CLIMBERS					
D2	Dichondra argentea 'Silver Falls'	Dichondra Silver Falls	14cm	27	0.1m	1m
G2	Grevillea juniperina	Gold Cluster	14cm	32	0.2m	1m
T1	Trachelospermum jasminoides	Star Jasmine	14cm	56	2m	1m

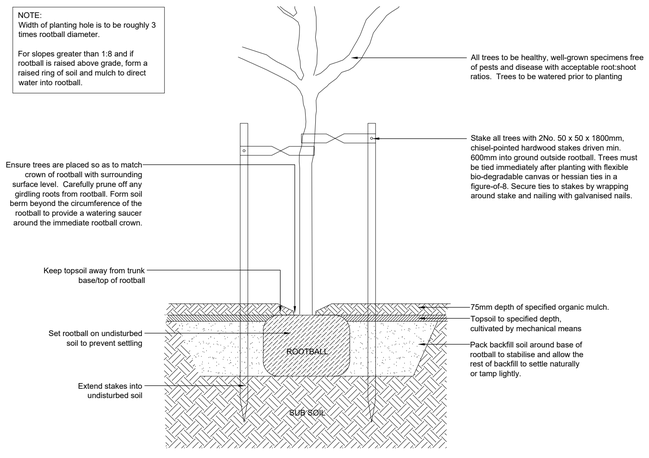
PLEASE NOTE: All Trees to be a planted at a semi-advanced state at a minimum of 1.5m high at time of planting. All Hedges to be a minimum 0.5m high at time of planting. All trees must comply with Australian Standard AS2303:2015. All canopy trees must be planted by an AQF Level 3 Qualified Arborist, Landscape Gardener or Horticulturist.

SPECIFICATION

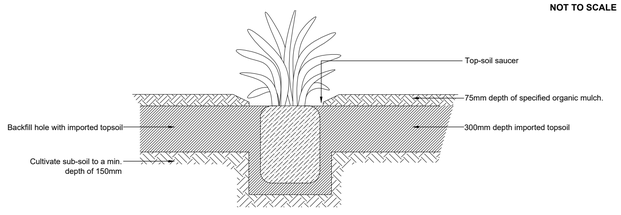
1. **EXCAVATION**
   All garden areas are to be stripped of unwanted plants, building material and other matter. Excavate all paved areas to a depth of 220mm below finished level.
2. **SOIL PREPARATION**
   All garden areas are to be cultivated and aerated prior to application of top soils Gypsum shall be applied to all heavy clay areas at the rate of 1.5kg per sq. metre
3. **TOP SOIL**
   Import 5 way organic garden soil blend to fill all retaining walls and garden beds. Ensure min. 250mm layer soil is imported to all planted areas.
4. **MULCH**
   A 80mm layer 'Surecrop' compost shall be spread evenly over all garden areas after planting.
5. **FERTILISING**
   Addition of a suitable fertiliser (eg. Osmocote) will be applied to all plants as per manufacturers' specifications at time of planting. Slow and quick release fertilisers will be applied to lawn areas and well watered in at time of planting.
6. **PLANT MATERIAL**
   To be vigorous, well established of good form and not root bound.
7. **PLANTING**
   Before planting, thoroughly water plants and planting areas. Water again immediately after planting. All plants must be planted in mulched garden beds separated from grass or gravel by hard edge treatment. Trees planted in lawn must have a mulched tree ring surrounding.
8. **DRAINAGE**
   Engineer to design & specify overall drainage layout for property. The following is intended as a guide for tendering purposes only:
   (1) A.G. Drainage
   A single A.G. drainage line shall be installed behind all retaining walls and parallel lines at 3 metre intervals through lawn areas. 100mm diam. slotted PVC pipe shall be laid at a minimum depth of 600mm with a 400mm layer of 20mm screenings shall surround all lines. Install flushing points at the end of each line in the form of 100mm diam. stormwater risers with end caps in nearest garden bed.
   (2) Drainage of Paved Areas
   All paved areas are to be graded away from house, surface water is to be collected by pits throughout. Ensure even fall on paving towards pits, pits shall be connected to stormwater line.
   'Admix 2000' shall be added to all grout. Grout shall be injected into paver joins using a caulking gun.
   (6) Caulk all expansion joints using 'Sikaflex' caulking compound. Backing rods shall be used in all joins to ensure that the depth of the caulking is 8-10mm deep & wide.
9. **GARDEN EDGING**
   Garden edging to be 75mm x 5mm mild steel flatbar secured to 400mm long N12 bars at nom. min 1000mm spacings mig weld all joins. Edging to run between garden beds, lawn and toppings area
10. **PAVING**
    Paved areas to be constructed of permeable paving such as Boral 'Hydrapave' or similar laid to manufacturers specifications to enable water to penetrate to sub-grade
11. **SPRINKLER SYSTEM**
    A fully automatic irrigation system shall be installed. 20mm PVC shall be used for all lateral piping. Black PVC risers on articulated elbows with brass micro sprays or shrub heads shall be used throughout with gear driven pop-up sprinklers in lawn areas.

PROTECTION OF EXISTING TREES

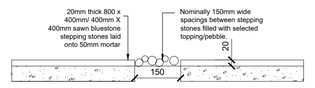
All existing vegetation shown on the endorsed plan (subject site and neighbouring properties) to be retained must be suitably marked before any development (including demolition) commences on the land and that vegetation must not be removed, destroyed or lopped without the written consent of the responsible authority. Before the commencement of works (including demolition) start, tree protection barriers must be erected around trees (subject site and neighbouring properties) to form a defined tree protection zone during demolition and construction in accordance with tree protection measures as per AS 4970-2009. Any pruning that is required must be carried out by a trained and competent arborist with a thorough knowledge of tree physiology and pruning methods to carry out pruning to the Australian standard - AS 4373-2007. All tree protection practices must be in accordance with a consulting arborist and / or to the satisfaction of the responsible authority.



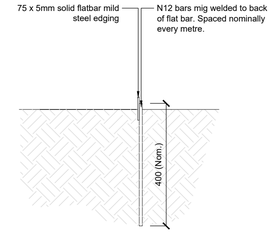
ADVANCED TREE PLANTING
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE



STEP PAVING
NOT TO SCALE



GARDEN EDGING
NOT TO SCALE

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project	58 FIELD STREET, OCEAN GROVE
client	URBAN GREEN PROPERTY
title	LANDSCAPE CONCEPT DESIGN - LANDSCAPE PLAN
TP01	
date	13.09.2026
scale	1:100@A1
drawn	JA

ID	REVISION	date	ID	REVISION	date
01	PLANT SPECIES	21.10.24	05		
02	REVISIONS TO DWELLING 2 GARAGE	13.09.26	06		
03			07		
04			08		

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