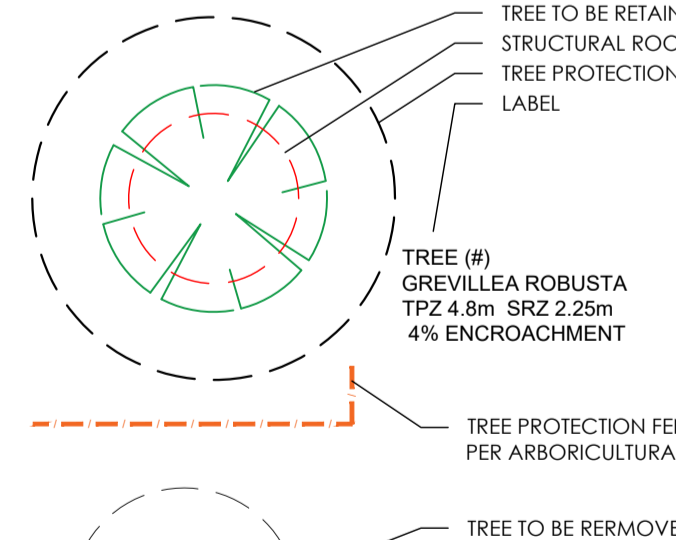


EXISTING RESIDENCE 1	
Ground Floor Area	139.4 m ²
First Floor Area	42.8 m ²
Alfresco	30.6 m ²
Proposed Carport	23.4 m ²
TOTAL	236.2 m²

PROPOSED RESIDENCE 2	
Ground Floor Area	107.1 m ²
First Floor Area	73.6 m ²
Garage	40.0 m ²
Porch	2.3 m ²
TOTAL	223.0 m²

LEGEND

- SUBJECT SITE
- SPOS - DIMENSION OVER 3.0M
- SEALED REINFORCED CONCRETE DRIVEWAY
- PERMEABLE PAVING ON SAND BASE
- PERMEABLE TIMBER DECKING
- 1.8M HIGH FENCE UNO
- FINISHED FLOOR LEVEL
- FINISHED SURFACE LEVEL (CUT - FILL LEVEL)
- CLOTHES LINE
- BOLLARD LIGHT
- LETTER BOX
- REMOTE METER
- RUBBISH AND RECYCLE BIN LOCATION
- RETAINING WALLS
RETAINING WALL AS PER PLAN
TREATED PINE SLEEPER WITH AGG.
DRAIN - OR REFER ENG. DESIGN
- COLLAPSABLE COLORBOND SHED IN
MUTED TONES ON
100MM CONG. SLAB
- SECLUDED PRIVATE OPEN SPACE



- EXCAVATE SITE TO R.L.: 83.50
FOR DWELLING WAFFLE SLAB CONSTRUCTION.
NOTE EXTRA 88mm CUT BELOW GARAGE.
REFER TO ENGINEERS DESIGN & DETAILS.
- EXCAVATE SITE TO R.L.: 83.70
SECONDARY CUT AROUND DWELLING TO BE
GRADED AWAY FROM DWELLING AS PER NCC 3.1.3.2
BATTERS ARE AT 45° U.N.O. CUT OFF DRAIN
AT BASE OF EXCAVATION TO CONNECT TO
S.W.D. SYSTEM VIA SILT PIT BY OWNER OR
CONTRACT VARIATION.

FLOOR PLAN

SCALE 1:100

**FRANKSTON CITY COUNCIL
PLANNING AND ENVIRONMENT ACT 1987
FRANKSTON PLANNING SCHEME**

Plan endorsed as part of Planning Permit No. 342/2021/P

Council Delegate: Katherine Ritchie Date: 4 April 2022
Page 1 of 5

Tree protection must be carried out in accordance with the Australian Standard AS 4970-2009 Protection of trees on development sites to the satisfaction of the Responsible Authority

Prior to the commencement of the development (including vegetation removal), a Tree Protection Fence defined by a 1.8 metre high (minimum) temporary fence constructed using steel or timber posts fixed in the ground or to a concrete pad, with the fence's panels to be constructed of cyclone mesh wire or similar strong metal mesh or netting with a high visibility plastic hazard tape, must be installed at the trees nominated TPZ zone (or dropline where the tree was not nominated in the supplied arborist report) where clearance is required to enable construction ground protection must be installed in accordance with Australian Standard AS 4970-2009 Protection of trees on development sites to the satisfaction of the Responsible Authority. A fixed sign is to be provided on all visible sides of the Tree Preservation Fencing, stating "Tree Preservation Zone - No entry without permission from Frankston City Council". The requirements below must be observed within this area -

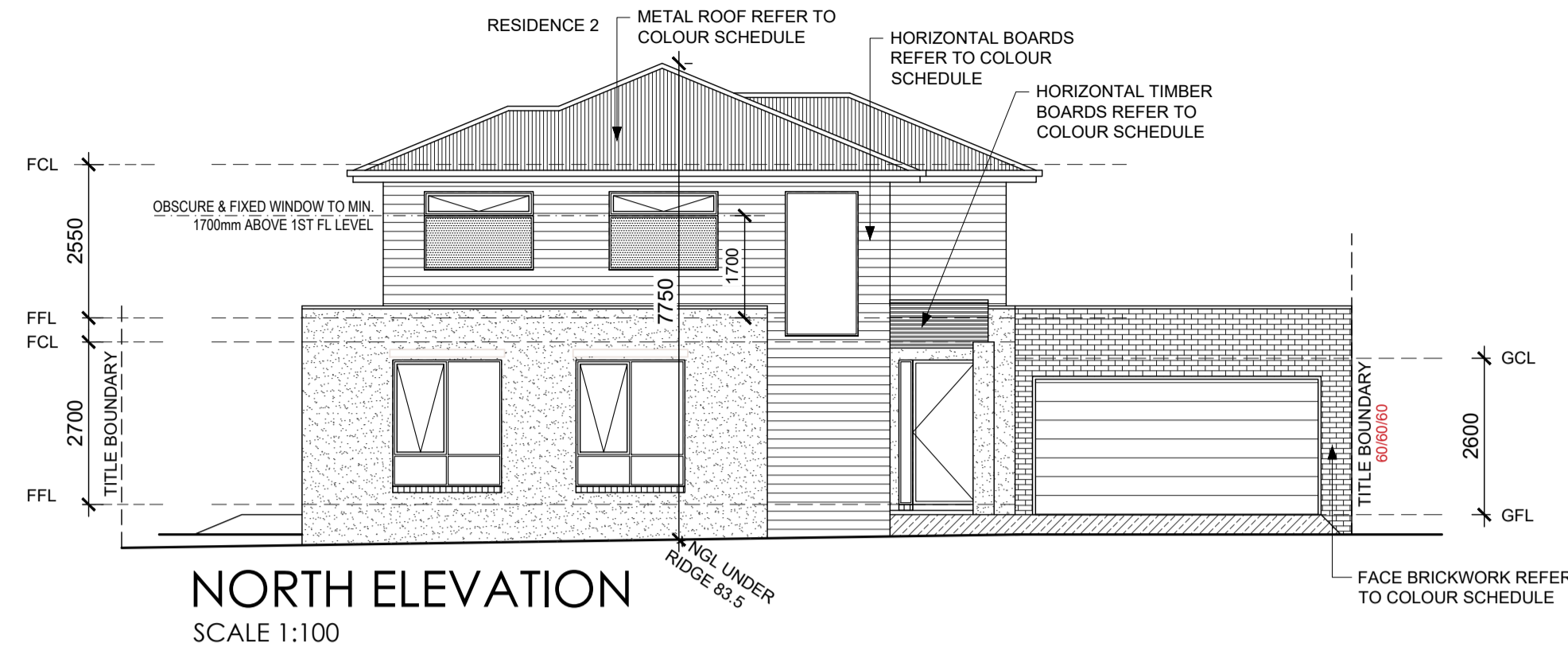
- Coarse mulch laid to a depth of 50-100 mm.
- No vehicular or pedestrian access.
- The existing soil level must not be altered either by fill or excavation.
- The soil must not be compacted or the soil's drainage changed.
- No fuels, oils, chemicals, poisons, rubbish or other materials harmful to trees are to be disposed of or stored.
- No storage of equipment, machinery or material is to occur.
- Open trenching to lay underground services e.g.: drainage, water, gas, etc. must not be used unless approved by the Responsible authority to tunnel beneath.
- Nothing whatsoever, including temporary services wires, nails, screws or any other fixing device, is to be attached to any tree.
- Tree roots must not be severed or injured.
- Machinery must not be used to remove any existing concrete, bricks or other materials.
- Where clearance is required to enable construction the Tree protection fence can be setback 1.5m from the building with ground protection installed in accordance with Australian Standard AS 4970-2009 Protection of trees on development sites

The tree protection fence must remain in place for the duration of building and works to the satisfaction of the Responsible Authority.

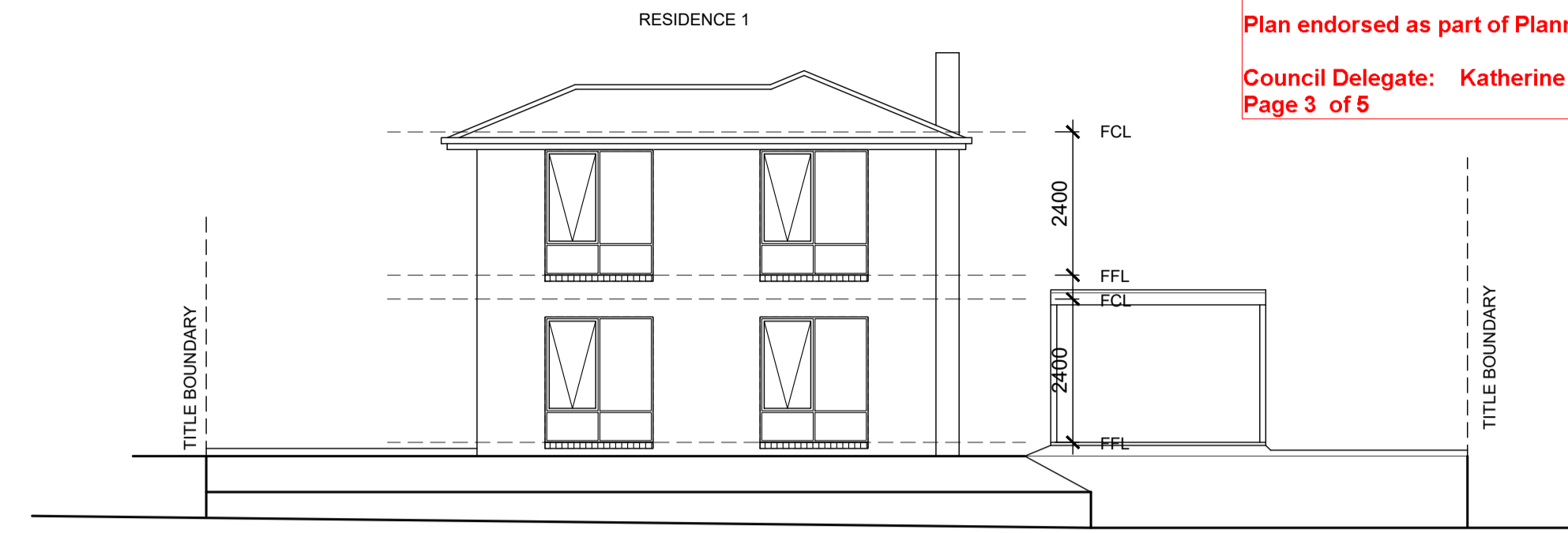
PROPOSED DUAL OCCUPANCY

10 KURANDA STREET
LANGWARRIN

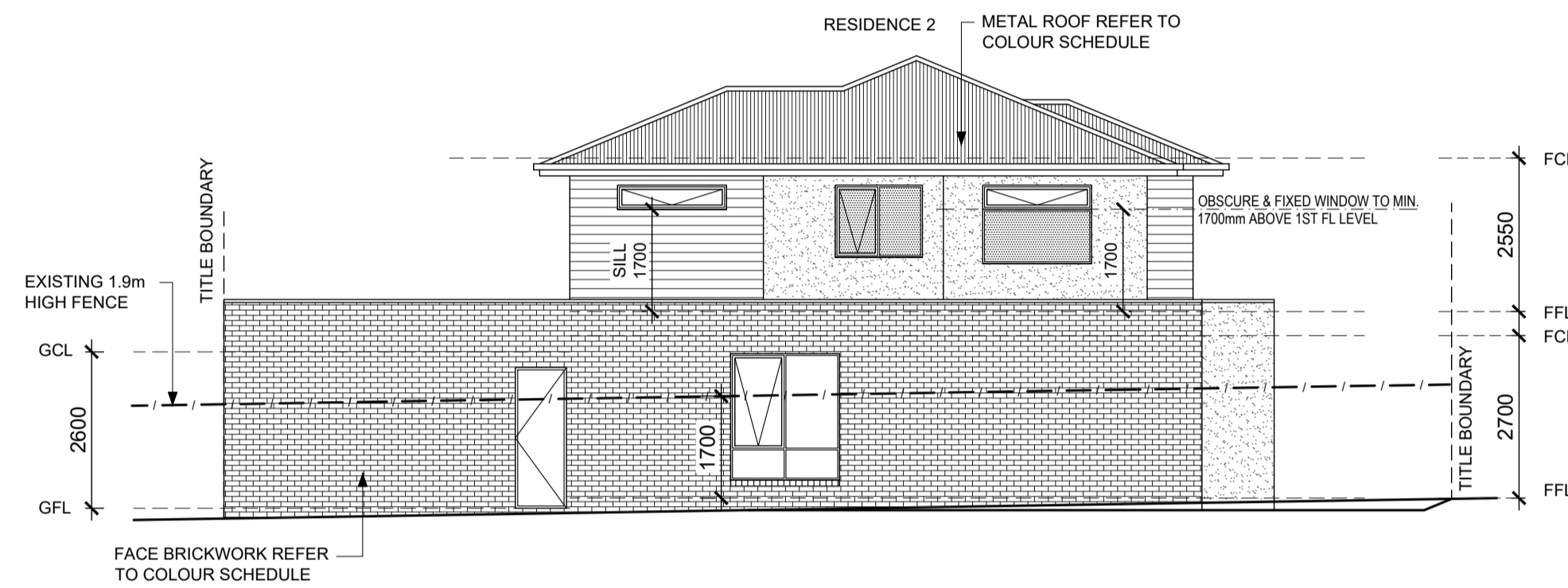
T A D
thomasandersonsdesign



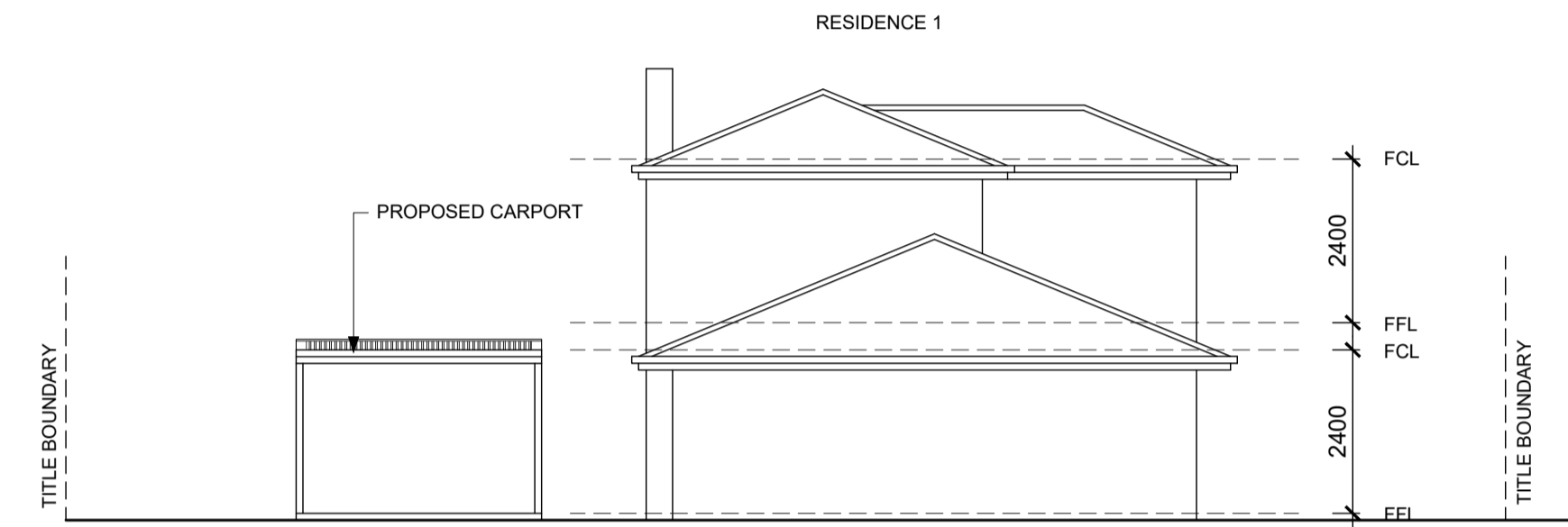
NORTH ELEVATION
 SCALE 1:100



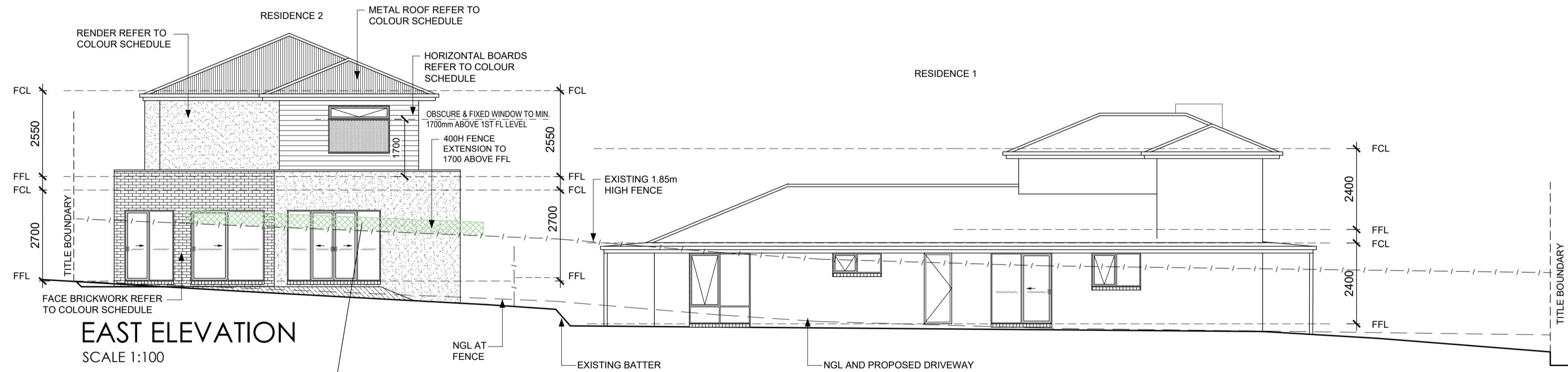
NORTH ELEVATION
 SCALE 1:100



SOUTH ELEVATION
 SCALE 1:100



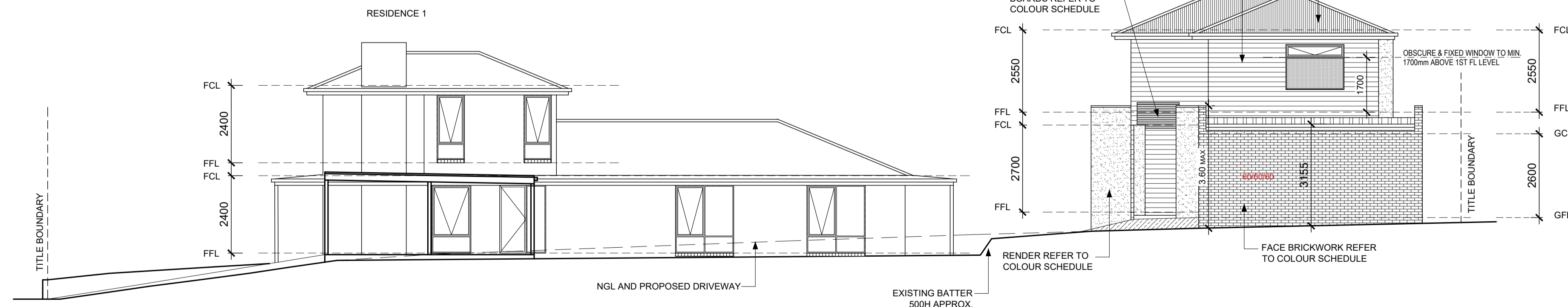
SOUTH ELEVATION
 SCALE 1:100



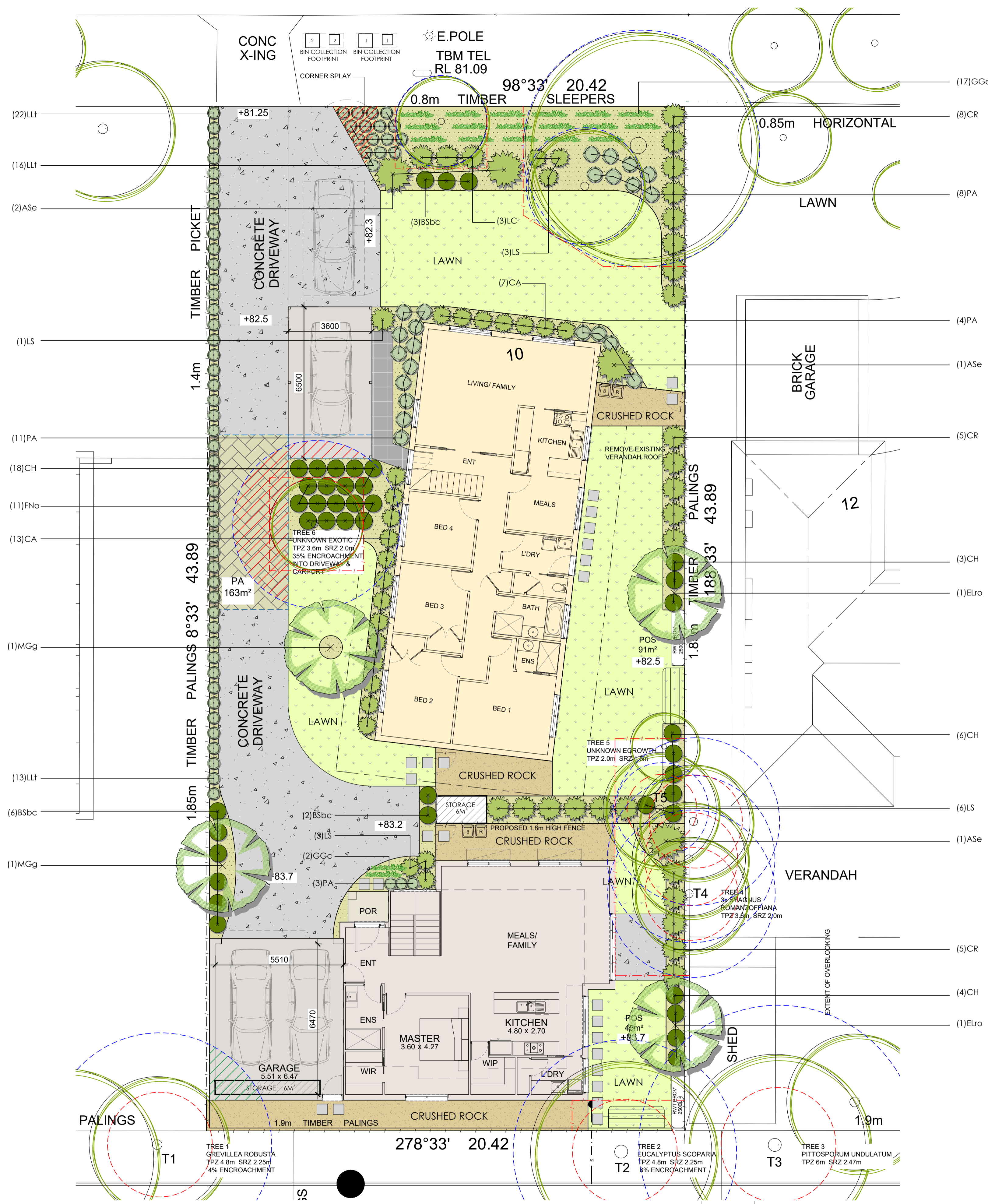
EAST ELEVATION
 SCALE 1:100

COLOUR SCHEDULE:

- RENDER 1 IN COLORBOND 'SHALE GREY' OR SIMILAR
- TIMBER INFILL IN NATURAL STAIN OR SIMILAR
- HORIZONTAL BOARDS IN COLORBOND WOODLAND GREY OR SIMILAR
- COLORBOND ROOF & GUTTER IN COLORBOND WOODLAND GREY OR SIMILAR
- FACE BRICKWORK IN AUSTRAL 'ENGAGED' OR SIMILAR
- GARAGE DOOR IN COLORBOND WOODLAND GREY OR SIMILAR
- OBSCURE & FIXED WINDOW TO MIN. 1700mm ABOVE 1ST FL LEVEL



WEST ELEVATION
 SCALE 1:100



LEGEND

- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- PROPOSED TREE
- PROPOSED SHRUB
- PROPOSED TUFTING SHRUB, CLIMBER OR GROUNDCOVER
- PRE-CAST STEPPERS
- PROPOSED WASHING LINE
- MULCHED GARDEN BED
- LAWN AREA
- CRUSHED ROCK PATH
- PERMEABLE PAVING
- CONCRETE PAVEMENT
- PAVERS OR TILES

FRANKSTON CITY COUNCIL
PLANNING AND ENVIRONMENT ACT 1987
FRANKSTON PLANNING SCHEME

Plan endorsed as part of Planning Permit No. 342/2021/P
 Council Delegate: Katherine Ritchie Date: 4 April 2022
 Page 4 of 5

TREE PROTECTION TABLE

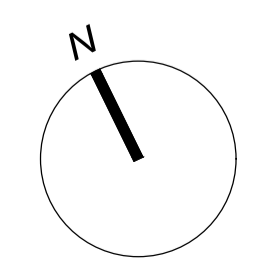
T#	BOTANIC NAME	COMMON NAME	STATUS
T1	Grevillea robusta	Silky Oak	RETAIN
T2	Eucalyptus scoparia	Wallangarra White Gum	RETAIN
T3	Pittosporum undulatum	Sweet Pittosporum	RETAIN
T4	Syagrus romanzoffiana	Cocos Palm x 3	RETAIN
T5	Unknown regrowth species	Unknown regrowth species	RETAIN
T6	Unknown exotic	Unknown exotic	RETAIN

REFER TO ARBORICULTURAL REPORT CONDUCTED BY DAVID BUSHELL OF 'DAVID BUSHELL ARBORICULTURAL CONSULTANCY' FOR 10 KURANDAH STREET, LANGWARRIN

TITLE:
RESIDENTIAL DEVELOPMENT

CLIENT:
KANE WATTS

ADDRESS:
10 KUNDRAS STREET, LANGWARRIN



CONCEPT PLAN ONLY
 NOT TO BE USED AS WORKING DRAWING

ISSUE	DATE	DESCRIPTION
A	16/03/2022	TOWN PLANNING APPLICATION

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DRAWN:	KCS	REFERENCE:	21-0214
SCALE:	1:100	DATE:	03/2022
SIZE:	A1	ISSUE:	A
		SHEET:	L1

415 McCLELLAND DRIVE
LANGWARRIN, VIC 3910

t.03 9788 8724 f.03 9788 8799
 e.info@genusla.com.au
 www.genusla.com.au

PLANT SCHEDULE

TREES						
CODE	BOTANIC NAME	COMMON NAME	H	W	PLANTED SIZE	QTY
ELro	Eucalyptus leucoxylon 'Rosea'	RED FLOWERING YELLOW GUM	7.00	5.00	2.0M TALL	2
MGg	Magnolia grandiflora	'LITTLE GEM'	4.00	2.00	2.0M TALL	2
GRASSES & GROUND COVERS						
CODE	BOTANIC NAME	COMMON NAME	H	W	PLANTED SIZE	QTY
BSbc	Banksia spinulosa	'BIRTHDAY CANDLES'	0.50	1.50	150 DIA POT	11
CH	Chrysocephalum apiculatum	COMMON EVERLASTING	0.30	1.00	150 DIA POT	31
FNo	Ficinia nodosa	KNOBBY CLUB-SEDGE	1.00	0.80	150 DIA POT	11
GGc	Grevillea juniperina	'GOLD CLUSTER'	0.30	1.00	150 DIA POT	19
LLI	Lomandra longifolia 'Tanika'	DWARF LOMANDRA	0.60	0.60	150 DIA POT	51
PA	Pennisetum alopecuroides	'PURPLE LEA'	0.80	0.80	150 DIA POT	26
SRHUBS						
CODE	BOTANIC NAME	COMMON NAME	H	W	PLANTED SIZE	QTY
ASe	Adenanthos sericeus	COASTAL WOOLY BUSH	3.00	3.00	300 DIA POT	4
CA	Correa alba	WHITE CORREA	1.50	1.50	200 DIA POT	20
CR	Correa reflexa	COMMON CORREA	1.50	1.50	200 DIA POT	18
LC	Leptospermum continentale	PRICKLY TEA-TREE	2.00	2.00	150 DIA POT	3
LS	Leucadendron salignum	DEVILS BUSH	1.00	1.00	150 DIA POT	13

QUANTITIES TO BE CONFIRMED BY CONTRACTOR. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT BEFORE PROCEEDING.

CONTACT DETAILS OF PLANT SUPPLIERS CAN BE PROVIDED BY LANDSCAPE ARCHITECT IF PLANT SPECIES CANNOT BE SOURCED BY CONTRACTOR.

PLANT EXAMPLES



Magnolia grandiflora 'LITTLE GEM'



Adenanthos sericea WOOLLY BUSH



Chrysocephalum apiculatum COMMON EVERLASTING



Ficinia nodosa KNOBBY CLUB-SEDGE



Grevillea juniperina 'GOLD CLUSTERS'



Leucadendron salignum 'STRAWBERRIES & CREAM'



Lomandra longifolia 'Tanika' DWARF LOMANDRA



Pennisetum alopecuroides 'PURPLE LEA'

NOTES

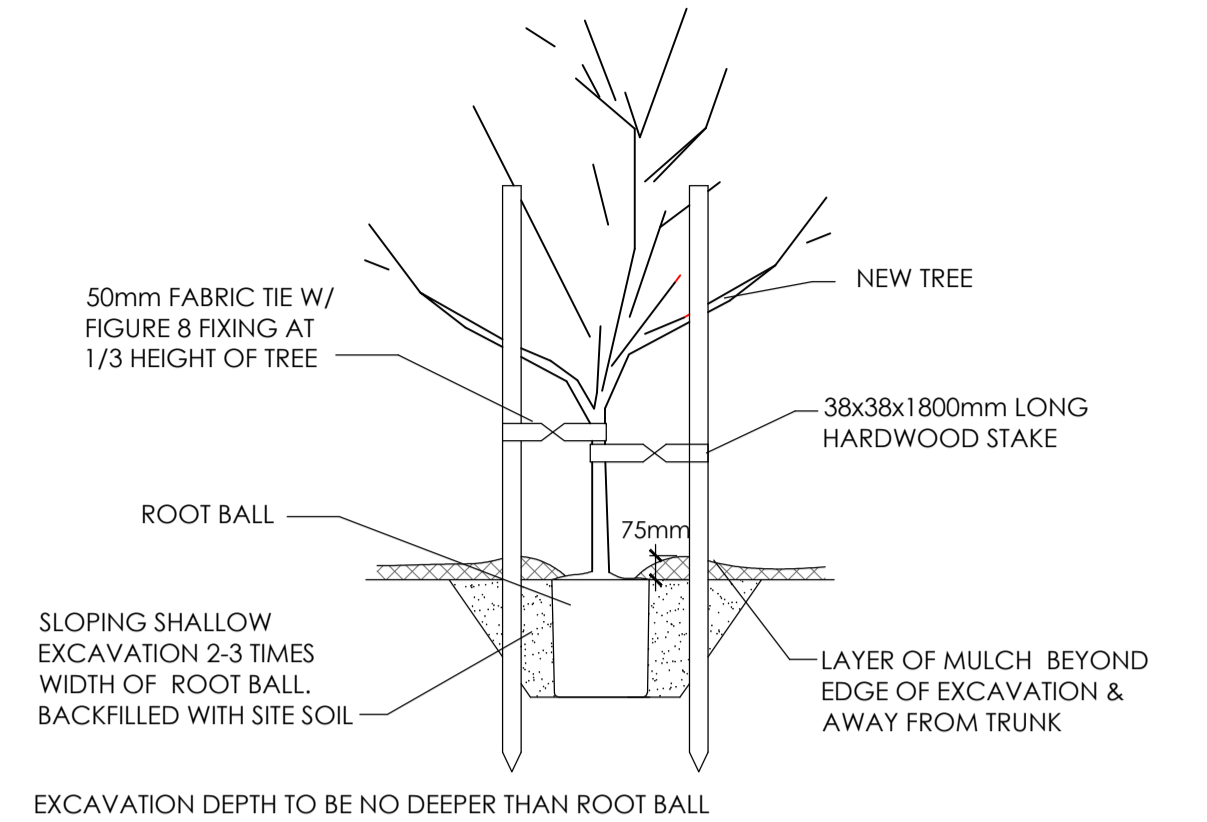
- Contractor to verify location of all underground services prior to commencement of work.
- Remove weeds from all areas shown on the drawings as garden bed and lawn. Herbicide to be used sparingly.
- Grade site into garden beds, lawn or gravel areas. Adjust grading accordingly when water tracks or ponding is apparent.
- Determine pH of soil using pH kit available at most nurseries. The soil should have a pH slightly acidic to neutral (pH - 5.5 to 7.0). If outside of this range contact your local nursery to obtain advice on improving the pH level. Plant tolerance of high or low pH varies.
- Clay soils should be checked for responsiveness to gypsum which can allow plant roots to penetrate the soil. If required, add gypsum according to manufacturer's directions.
- Minimise cultivation of existing soil and improve with organic material such as well rotted manures, soil improvers or compost prepared to AS.4454-2003. Top dress existing soil with this matter and cover with mulch. If existing topsoil is not available then imported topsoil that complies with AS.4419-2003 should be used.
- Plant selection shall be as per the plant schedule in locations as shown on the drawings. Plant quantities are to be confirmed by the contractor and any discrepancies between the plant schedule and plan are to be reported to the Landscape Architect before proceeding. Plants are to have well developed root systems and be free of pest and disease.
- A drip watering system should be installed to all garden beds and connected to a rainwater tank if available. If unavailable, a rainwater tank should be sized and installed as per plumbing regulations and local guidelines. Builder to confirm location and style on site.

REFER TO LOCAL WATER AUTHORITY DURING PERIOD OF WATER RESTRICTION

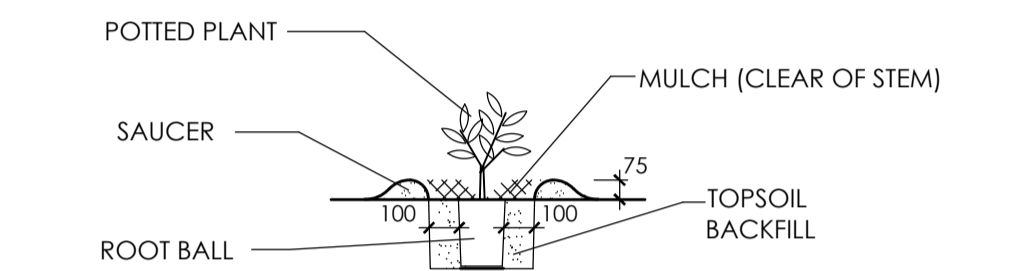
- Apply organic mulch to all garden bed areas to a depth of 75mm as per planting details. Recommended sources of mulch should be Pine or local common Eucalyptus. Rare timbers such as Red Gum or Jarrah should not be used.
- Seasol is an ideal fertiliser to apply upon initial planting. Seasol targets roots and promotes healthy & balanced growth. Phostogen is an ideal liquid fertiliser that can be applied to the entire garden every three months. Individual plant species have varying requirements. Consult your local nursery for advice.
- All timber products to be treated pine, recycled or plantation grown. Jarrah, Red Gum or Native (White) Cypress Pine (Callitris columellaris) should not be used unless demonstrated that they are a recycled product.
- Stake trees for one to two years as per detail. Use two or three 38x38x1800 HW stakes per tree and fasten with 50mm fabric ties.
- All climbers require wire or trellis climbing frame to be attached to the adjacent surface. Unless otherwise noted on plan, use timber edging as per detail between all garden bed, crushed rock paths & lawn areas.
- Areas shown as lawn on the drawings are to be re-graded to provide smooth contours and raked to remove soil clods and rubble. It is recommended that lawn areas be seeded with non-invasive grass species such as: Queensland Blue-Grass (Dicantheum sericeum), Red-leg Grass (Bothriochloa macra), Weeping Grass (Microalaena stipoides), Creeping Bent Grass (Agrostis stolonifera), Clustered Wallaby Grass (Danthonia racemosa), Kentucky Blue-Grass (Poa pratensis), Tall Fescue (Festuca arundinacea). Water lawn areas during establishment in accordance with State guidelines as advised by Local Water Authority.
- Follow-up maintenance should be undertaken every 4-6 weeks for 2 years following establishment. Dead or diseased plants should be replaced. Continue to monitor for weed species and remove as required. Eradicate any pest animals or insects. Continue to water plants according to individual species' moisture needs, seasonal conditions and as advised by Local Water Authority. All plants and trees to be monitored and pruned as required, according to AS 4373 (Pruning of Amenity Trees). Mulch to be replenished annually in Spring.

FRANKSTON CITY COUNCIL PLANNING AND ENVIRONMENT ACT 1987 FRANKSTON PLANNING SCHEME
Plan endorsed as part of Planning Permit No. 342/2021/P
Council Delegate: Katherine Ritchie Date: 4 April 2022
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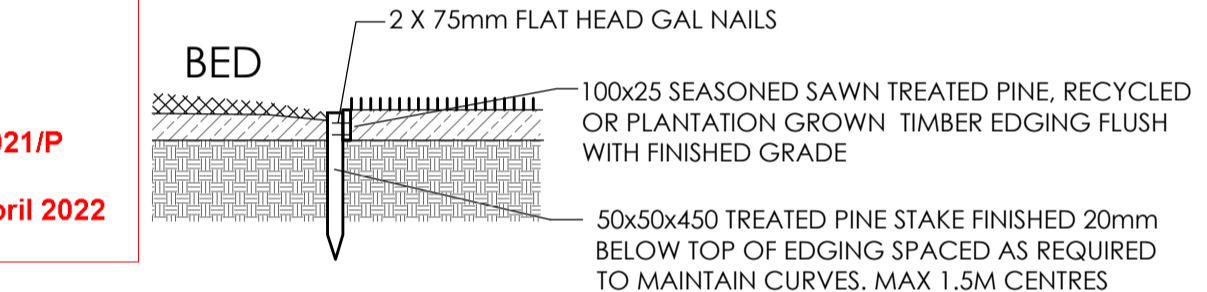
LANDSCAPE DETAILS



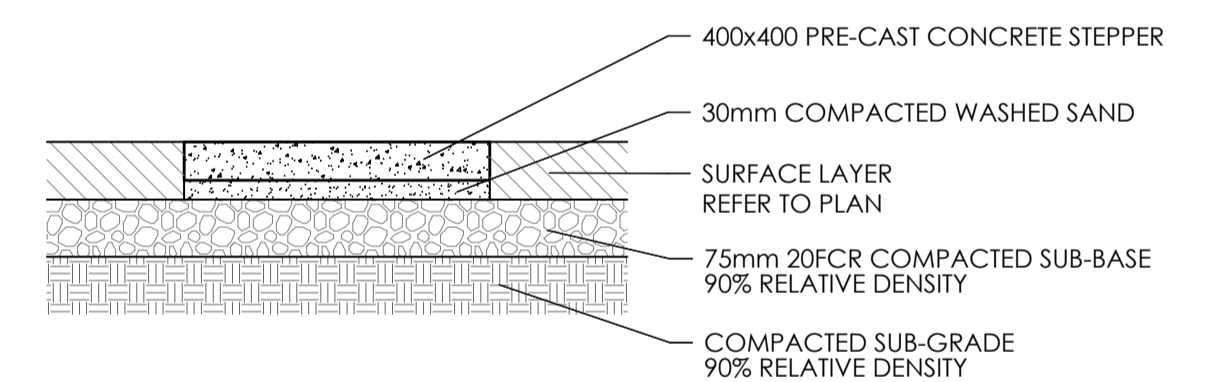
TREE PLANTING DETAIL 1:25



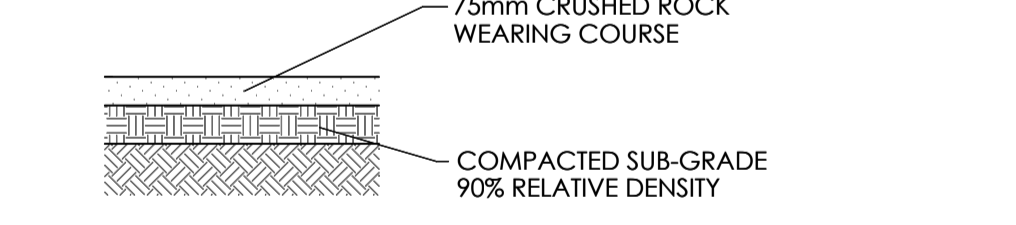
SHRUB PLANTING DETAIL 1:25



TIMBER EDGE DETAIL 1:25



CONCRETE STEPPERS DETAIL 1:10



CRUSHED ROCK SURFACE DETAIL 1:20

TREE PROTECTION NOTES



(Ref - AS 4970-2009 Protection of Trees on Development Sites)

Tree protection zones (TPZ) must be established to ensure the successful retention of trees on any development site. The intention of a TPZ is to provide adequate root space to sustain the health and stability of the tree while minimising physical damage and changes to the tree's growing environment.

The TPZ is a combination of the root area and crown area requiring protection.

The Structural or Critical Root Zone (CRZ) is the area within the TPZ that is required for tree stability.

Determining the TPZ and CRZ

The TPZ is a radius around the tree and is calculated for each tree using the DBH, which is the diameter of the trunk at breast height (1.4m from the ground). The TPZ radius is equal to 12 times DBH. The TPZ should not be less than 2.0m nor greater than 15.0m (unless as notified by a qualified arborist or responsible authority). The TPZ of palms, monocots, cycads or tree ferns should not be less than 1.0m outside the crown projection. The CRZ is calculated when major encroachment within the TPZ is proposed and is detailed in AS 4970-2009.

Variations to the TPZ

Encroachment or variations to the TPZ including excavation, compacted fill and machine trenching are possible but must be in accordance with AS 4970-2009.

Minor encroachment

If proposed encroachment is less than 10% of the area of the TPZ and is outside the SRZ, detailed root investigation should not be required. The area lost to this encroachment must be compensated for elsewhere and contiguous with the TPZ as per AS 4970-2009.

Major encroachment

If the proposed encroachment is greater than 10% of the TPZ or inside the SRZ, a qualified arborist must demonstrate that the tree(s) would remain viable.

TPZ encroachment considerations

Any construction or excavation that involves encroachment within any TPZ must first be approved by a qualified arborist and the local authority. Alternative construction methods should be employed. These include screw piles, pier & beam footings, cantilevered slabs and waffle slabs. Strip footings must not be used. Paving constructed within the TPZ of any tree must be porous in nature. All underground services must be provided outside the canopy drip-line and TPZ of any existing trees on site or adjoining properties.

Excavation must be undertaken by hand within the TPZ and any tree roots greater than 30mm in diameter encountered within the TPZ must be inspected by a qualified arborist and/or the responsible authority before any pruning occurs. Pruning of any tree root greater than 30mm diameter must be undertaken by a qualified arborist.

Tree protection measures

Protective fencing must be erected before any machinery or materials are brought on site and before commencement of works, including demolition. An immovable protective fence to 1.8m must be constructed around the TPZ in accordance with AS 4970-2009.

Where work is to occur within a TPZ, the protective fencing may be relocated as approved by a qualified arborist and/or the responsible authority. Protective fencing must only be moved the minimum distance necessary for this work to occur. The base of a tree to be retained is to be decompacted, weeded, fertilised and provided with a layer of organic mulch 50-100mm deep for the duration of construction. Soil moisture levels should be regularly monitored and temporary irrigation installed if required.

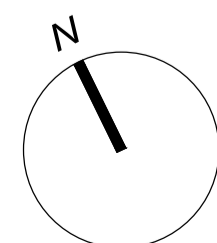
The following activities are not permitted within the fenced area:

- Alteration of existing soil level, compaction of soil or changing of soil drainage
- Storage of equipment, machinery or materials
- Storage or disposal of fuel, oils, chemicals, poisons, rubbish or other materials
- Use of open trenching to lay underground services unless approved by the responsible authority
- Severing or injuring of tree roots
- Vehicle or pedestrian access
- Attaching of anything whatsoever, including temporary services wires, nails, screws or other fixing devices
- Construction of any building or structure
- Use of machinery to remove existing concrete, bricks or material

TITLE:
RESIDENTIAL DEVELOPMENT

CLIENT:
KANE WATTS

ADDRESS:
10 KUNDRA STREET, LANGWARRIN



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ISSUE	DATE	DESCRIPTION
A	16/03/2022	TOWN PLANNING APPLICATION

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SCALE:	AS SHOWN	DATE:	03/2022
SIZE:	A1	ISSUE:	A
		SHEET:	L2



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