

PLANNING & ENVIRONMENT ACT 1987
WHITTLESEA PLANNING SCHEME
Planning Permit No: 720009
Application Ref. No.: PLN-42875
Endorsed to show compliance with Condition (s) 2, 3
Sheet 4 of 5 Date: 30/05/2024

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A	DRAWING AMENDMENT				RM	30.05.24
			TP04/WD05			
			DRAWN:	RM	CHECK:	MM
			TC	OWN F	PLANN	ING
PI	ROJECT:	PROPOSED UNITS DEVELOPMENT				
A	T:	77-79 CEDAR STREET, THOMASTOWN, VIC, 3074				
_	OR:	Ironsons Homes				

48 Bell Street, Heidelberg Heights, VIC 3081 - Unit Developments

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Extensions

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## TREE PROTECTION ZONE NOTES

**DEMOLITION AND SITE CLEARING** SITE CLEARING HAS THE POTENTIAL TO CAUSE SIGNIFICANT DAMAGE TO ANY TREES TO BE RETAINED ON SITE OR TREES THAT ARE IN ADJOINING PROPERTIES THROUGH DISTURBANCE TO THE SOIL, CHANGES IN SOIL GRADIENTS, SOIL COMPACTION AND PHYSICAL DESTRUCTION OF TREE ROOTS FROM EXCAVATION AND

TREE PROTECTION MEASURES (SEE BELOW) NEED TO BE IMPLEMENTED PRIOR TO ANY SITE CLEARING AND DEMOLITION

WORKS COMMENCING. WHERE SITE CLEARING INTRUDES INTO THE TPZ OF TREES TO BE RETAINED AND/OR TREES IN NEIGHBOURING PROPERTIES CARE MUST BE TAKEN TO PREVENT ANY UNNECESSARY DAMAGE TO TREES AND TREE ROOTS.

### **BASIC TREE PROTECTION REQUIREMENTS**

THE FOLLOWING BASIC TREE PROTECTION MEASURES WILL NEED TO BE IMPLEMENTED PRIOR TO ANY WORK COMMENCING ON SITE AND REMAIN IN PLACE FOR THE DURATION OF WORK.

.. BEFORE COMMENCING WORK ON SITE, THE CONTRACTOR IS REQUIRED TO MEET WITH THE CONSULTANT ARBORIST TO REVIEW ALL WORK PROCEDURES, ACCESS ROUTES, STORAGE AREAS AND TREE PROTECTION MEASURES.

 TEMPORARY PROTECTIVE FENCING TO A MINIMUM HEIGHT OF 1.8M MUST BE ERECTED ALONG THE PERIMETER OF THE TPZ (OR MODIFIED TPZ) FOR ANY TREES THAT ARE TO BE RETAINED ON THE SITE. PRIOR TO ANY MACHINERY OR MATERIALS BEING BROUGHT ON SITE AND BEFORE ANY WORKS INCLUDING **DEMOLITION COMMENCES.** 

3. ONCE ERECTED PROTECTIVE FENCING MUST NOT BE REMOVED OR ALTERED WITHOUT APPROVAL FROM THE PROJECT

 PROTECTIVE FENCING NEEDS TO BE IN ACCORDANCE WITH SIGNS IDENTIFYING THE TPZ SHOULD BE PLACED AROUND THE

PROTECTIVE FENCING.

5. CONSTRUCTION VEHICLES AND STORAGE AREAS MUST REMAIN OUTSIDE FENCED AREAS ALWAYS.

6. IF TREE ROOTS ARE ENCOUNTERED OR DAMAGED DURING CONSTRUCTION THEY NEED TO BE CUT CLEANLY TO SOUND TISSUE WITH SHARP SECATEURS OR A PRUNING SAW.

. SURPLUS CONSTRUCTION MATERIALS (E.G. SOIL, CEMENT, BASE ROCK ETC.) ARE NOT TO BE STORED OR TO REMAIN INSIDE

8. ADDITIONAL TREE PRUNING REQUIRED DURING CONSTRUCTION MUST BE CARRIED OUT BY AN APPROPRIATELY QUALIFIED CONTRACTOR AND IN ACCORDANCE WITH AUSTRALIAN STANDARDS 4373:2007, PRUNING OF AMENITY TREES AND NOT BY CONSTRUCTION PERSONNEL.

. ALL UNDERGROUND SERVICES INCLUDING DRAINAGE AND IRRIGATION MUST BE ROUTED OUTSIDE OF TREES' TPZS, IF THIS IS NOT POSSIBLE EXCAVATION IS TO BE CARRIED OUT BY TUNNELLING OR BORING BENEATH THE TREE PROTECTION ZONE.

10. TREES RETAINED ON SITE ARE TO BE REGULARLY WATERED (MINIMUM WEEKLY) DURING PERIODS OF DRY CONDITIONS WITHIN THE TREE PROTECTION ZONE.

11. IF TREES ARE DAMAGED DURING CONSTRUCTION, IT SHOULD BE EVALUATED AS SOON AS POSSIBLE BY THE PROJECT ARBORIST SO THAT APPROPRIATE TREATMENTS CAN BE APPLIED. 12. EROSION CONTROL SUCH AS SILT FENCING, DEBRIS BASINS AND WATER DIVISION METHODS SHALL BE INSTALLED TO PREVENT SILTATION AND/OR EROSION WITHIN THE TREE PROTECTION ZONE 13. IF TEMPORARY ACCESS ROADS MUST PASS OVER THE ROOT AREAS (TPZ) OF TREES TO BE RETAINED A ROAD BED OF 150MM OF MULCH OR CRUSHED ROCK SHALL BE CREATED TO PREVENT SOIL COMPACTION WITHIN THE TREE'S ROOT AREA. THE ROAD BED MATERIAL SHALL BE MAINTAINED TO A DEPTH OF 150MM

THROUGHOUT CONSTRUCTION 14. ONCE CONSTRUCTION IS COMPLETED ALL FOREIGN (NON-ORGANIC) DEBRIS NEEDS TO BE REMOVED FROM WITHIN THE TREE PROTECTION ZONE.

# TREE PROTECTION ZONES (TPZ) AND FENCING

TREE PROTECTION MEASURE ARE TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARD AS 4970 - 2009. PROTECTION OF TREES ON DEVELOPMENT SITES OR AS OTHERWISE APPROVED IN WRITING BY THE RESPONSIBLE AUTHORITY.

TREE PROTECTION FENCING MUST BE CONSTRUCTED OF STAR PICKET AND CHAIN MESH (OR SIMILAR) AND REMAIN IN PLACE UNTIL CONSTRUCTION IF COMPLETE, TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

THE TREE PROTECTION FENCING MUST BE MAINTAINED AT ALL TIMES AND MAY ONLY BE REMOVED THE MINIMUM AMOUNT NECESSARY FRO APPROVED BUILDINGS AND WORKS TO OCCUR WITH A TPZ. THE MOVEMENT OF THE FENCING TO ALLOW SUCH BUILDINGS AND WORKS SHALL ONLY OCCUR FOR THE PERIOD THAT SUCH BUILDINGS AND WORKS ARE UNDERTAKEN, AFTER WHICH TIME THE FULL EXTENT OF THE FENCING MUST BE REINSTATED. NO VEHICULAR OR PEDESTRIAN ACCESS, TRENCHING OR SOIL EXCAVATION IS TO OCCUR WITHIN A TPZ, SAVE FOR THAT ALLOWED TO COMPLETE THE APPROVED DEVELOPMENT.NO STORAGE OR DUMPING OF TOOLS, EQUIPMENT OR WASTE IS TO OCCUR WITHIN A TPZ. WHERE APPLICABLE TO A TREE ON A NEIGHBOURING LOT, A TPZ ONLY APPLIES WHERE WITHIN THE SUBJECT SITE. ANY PRUNING WORKS MUST BE CARRIED OUT IN ACCORDANCE WITH THE AUSTRALIAN STANDARD AS 4373 - 2007

PRUNING OF AMENITY TREES.

CANOPY TREE MUST BE A MINIMUM 1.5m HIGH AT THE TIME OF PLANTING.

**EXISTING TREES DETAILS AS PER** ARBORIST REPORT.

### **SPECIFICATION NOTES**

THE CONTRACTOR SHOULD SPECIFY CONSTRUCTION METHODS TO CLIENT. ALL MEASUREMENTS AND HEIGHTS (STEPS) SHOULD BE CHECKED PRIOR TO QUOTATION. ALL STRUCTURES INCLUDING BUT NOT LIMITED TO PAVEMENTS, PERGOLAS, DRIVEWAYS, RETAINING WALLS ETC, SHOULD BE SIGNED OFF BY AN ENGINEER PRIOR TO COMMENCEMENT OF WORKS. CONTRACTOR TO VERIFY LOCATION OF ALL SERVICES, PRIOR TO COMMENCEMENT OF ANY WORKS.

BUILDING MATERIAL, RUBBISH AND WEEDS TO BE REMOVED FROM PLANTING AREAS PRIOR TO BEGINNING OF LANDSCAPE

**SUB GRADE** GARDEN BEDS ARE TO BE DUG TO A DEPTH OF NO LESS THAN 150MM BELOW FINISHED GROUND LEVELS.SUB GRADE TO BE TESTED TO DETERMINE PH, SALINITY AND GYPSUM REQUIREMENT.GYPSUM TO BE SPREAD AT MANUFACTURERS

RECOMMENDED RATE AND CULTIVATED INTO SUB GRADE IF THERE IS A CLAY SUB SURFACE. BEDS TO BE FILLED WITH 150MM OF PREMIUM COMPOST TO GET THE NEW PLANTS

### STARTED.LAYER OF SANDY LOAM TO BE ADDED TO ALL LAWN AREAS.

LAWN STARTER TO BE ADDED BEFORE PLANTING OF MUNNS ARID FESCUE LAWN SEED OR INSTANT TURF.SATURAID TO BE SPREAD OVER NEW SOIL TO ASSIST IN WATER PENETRATION, THIS SHOULD BE RE-APPLIED EVERY 3-4 MONTHS.

TO BE SPREAD OVER ALL GARDEN BEDS TO A DEPTH OF 75-100MM TO SUPPRESS WEEDS AND RETAIN MOISTURE. CAREFUL POSITIONING OF MULCH IS REQUIRED AROUND THE BASE OF PLANTS TO KEEP MULCH AWAY FROM PLANT STEMS. MULCH TYPE TO BE A MIXTURE OF COARSE AND FINE PARTICLES OF MINIMUM 60 PERCENT WOOD CHIPS. MULCH TO BE RE-APPLIED EVERY 3 - 6 MONTHS AS REQUIRED.

SEVERAL TIMES AFTER PLANTING TO ENSURE WATER PENETRATES INTO THE SOIL

AN IN-GROUND AUTOMATIC DRIP IRRIGATION SYSTEM TO BE INSTALLED TO ALL GARDEN AREAS AND PLANTER BOXES (IF APPLICABLE) IN ACCORDANCE WITH CURRENT LOCAL WATERING

# **TIMBER EDGING**

TO BE THE FLEXIBLE 10 X 90MM HARDWOOD STRIPS. THE TIMBER TO BE FIXED TO HARDWOOD STAKES SPACED AT A MAXIMUM DISTANCE APART OF 900MM WITH GALVANISED SCREWS. AT NO TIMES DO THE TIMBER EDGING OVERLAP. WHEN JOINING 2 LENGTHS OF TIMBER, USE A 300MM LENGTH AT THE REAR OF THE EDGING TO CONNECT THE 2 LENGTHS. HARDWOOD STAKES AND CONNECTION PIECES TO BE A MINIMUM OF 20MM BELOW THE TOP OF THE EDGING. GRAVEL

TO BE A LOCALLY SOURCED GRANITIC SAND OR PEBBLE TO A MINIMUM DEPTH OF 75MM.

ARE TO BE STAKED WITH TWO (2) 1500MM X 25MM X 25MM HARDWOOD HDD STAKES, DRIVEN 600MM INTO GROUND. TREES TO BE TIED WITH STRAP CANVAS OR SIMILAR (SEE TREE DETAIL). REFER TO ANY ARBORIST'S REPORT FOR DETAILS ON ANY SIGNIFICANT EXISTING TREES

PLANTING DETAIL FOR TREES

WITH HEALTHY DEVELOPMENT.

STAKEMEN 1/3 TREE HEIGHT, ATTACH WITH

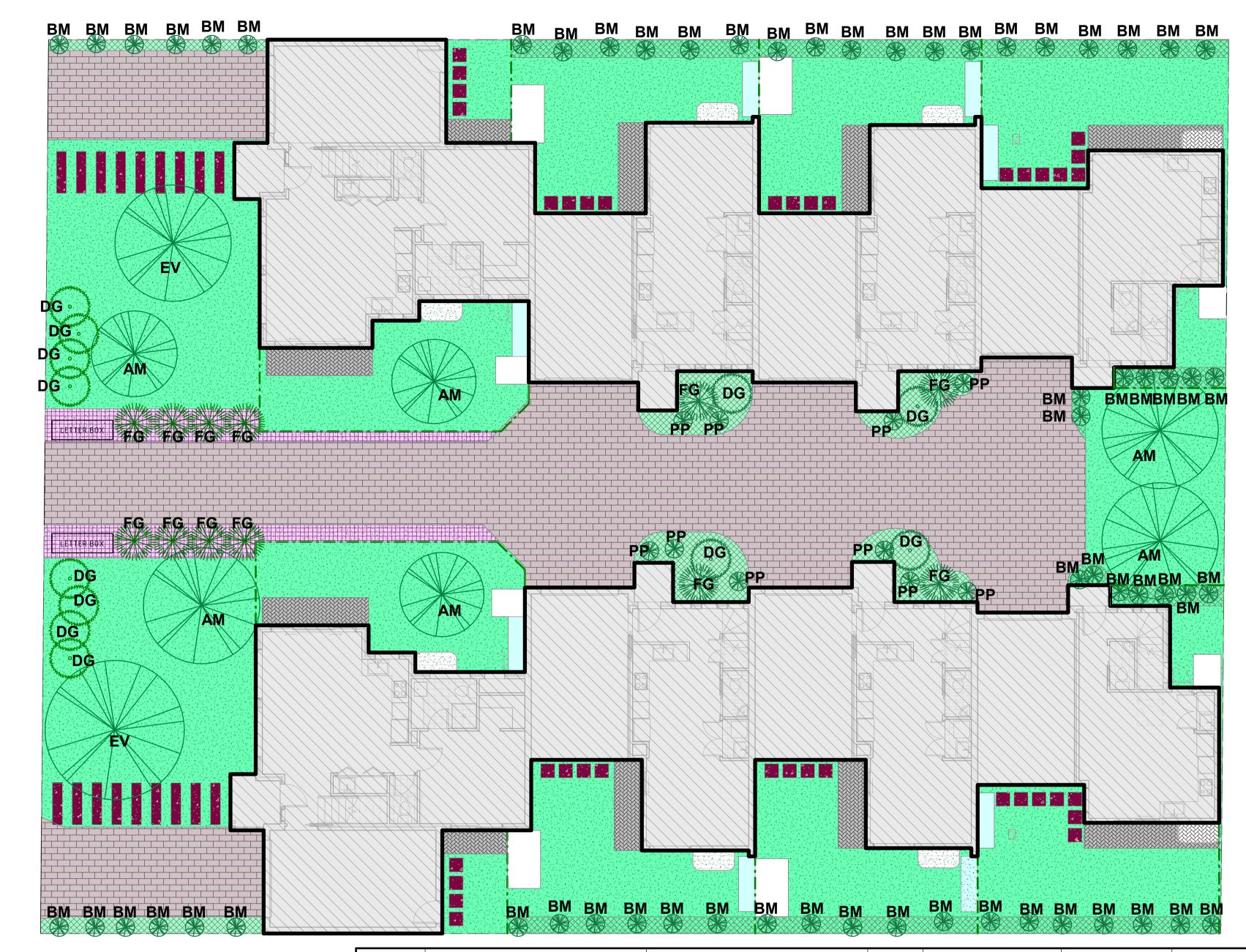
PROVIDE 'WHITES 1180MM GARDEN

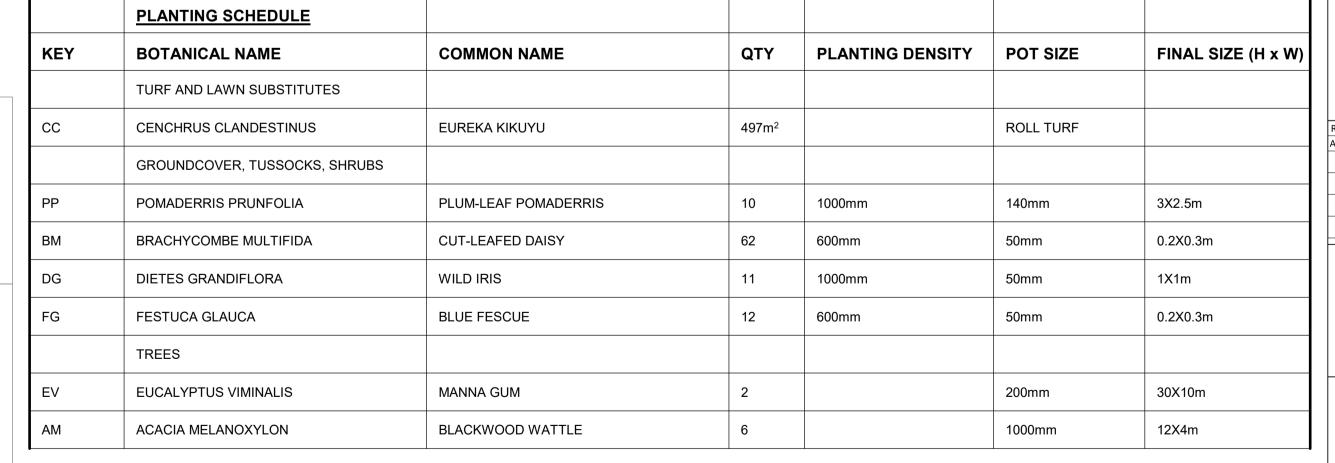
**CHANGES IN SURFACES** 

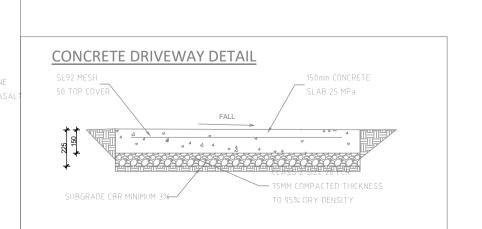
PREVIOUSPAVING DETAIL

HYDROSTONE 80 PREVIOUS DRIVING PAVING DETAIL

EDGING STRIP' OR SIMILAR BETWEEN ALI







NOTE: IT IS THE OWNER/BUILDERS RESPONSIBILITY TO ENSURE HAT THIS ARCHITECTURAL DRAWING IS READ IN CONJUNCTION & CONFORMS WITH ENDORSED PLANNING PERMIT DOCUMENTS AND CONDITIONS. \*DO NOT SCALE THIS DRAWING \*FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALE. BUILDERS TO CONFIRM DIMENSIONS ON SITE PRIOR TO COMMENCMENT SITE & FLOOR LEVELS TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO COMMENCEMENT OF ANY WORKS. TOWN PLANNING PROPOSED UNITS DEVELOPMENT 77-79 CEDAR STREET THOMASTOWN, VIC, 3074

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Sheet 5 of 5 Date: 30/05/2024

PROPOSED LAWN/

PROPOSED PERMEABLE

PROPOSED CONCRETE

PROPOSED PEAMEABLE

PROPOSED FEATURE

PROPOSED COLORED

**GARDEN BED** 

PAVER BOARD

PAVER/SLABS

PEBBLE STONE

MULCH WOOD

DRIVEWAY

**LEGEND** 

Ironsons Homes

TP05/WD05

CHECK: MM

Extensions

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PROPOSED UNITS DEVELOPMENT AT 77-79 CEDAR STREET, THOMASTOWN, VIC, 3074