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APARTMENT BUILDING 4 BURTON AVENUE CLAYTON

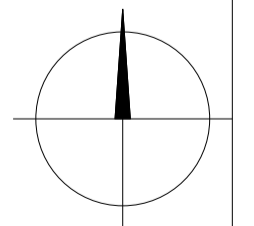
MARCH 2021

D R A W I N G I N D E X

- TP.A01 NEIGHBOURHOOD DESCRIPTION PLAN
- TP.A02 SITE + EXISTING CONTEXT SURVEY PLAN
- TP.A03 SITE PLAN
- TP.A04 BASEMENT FLOOR PLAN
- TP.A05 GROUND FLOOR PLAN
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- TP.A17 SHADOW DIAGRAM 22 SEPTEMBER 12.00PM
- TP.A18 SHADOW DIAGRAM 22 SEPTEMBER 1.00PM
- TP.A19 SHADOW DIAGRAM 22 SEPTEMBER 2.00PM
- TP.A20 SHADOW DIAGRAM 22 SEPTEMBER 3.00PM
- TPS.A21 GARDEN AREA DIAGRAMME



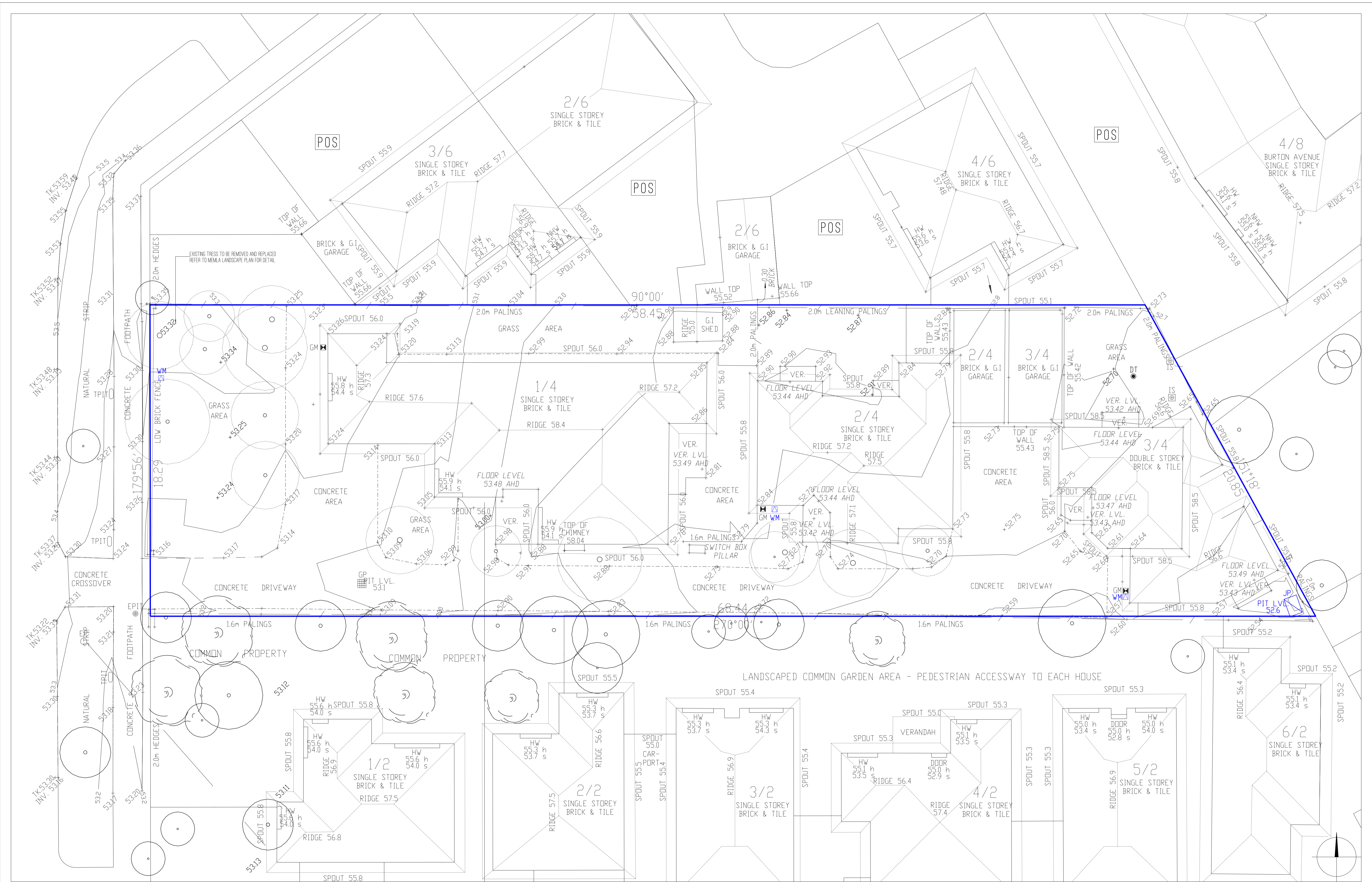
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NO	DATE	TO	NO	DATE	AMENDMENT

NEIGHBOURHOOD DESCRIPTION PLAN
TPA.01 OF 21
 REV B
 SCALE 1:300 @ A1
 DRAWING TYPE TOWN PLANNING SUBMISSION
 JOB NO 2-2020-3
 DATE 28 MARCH 2021
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APARTMENT BUILDING 4 BURTON AVENUE CLAYTON

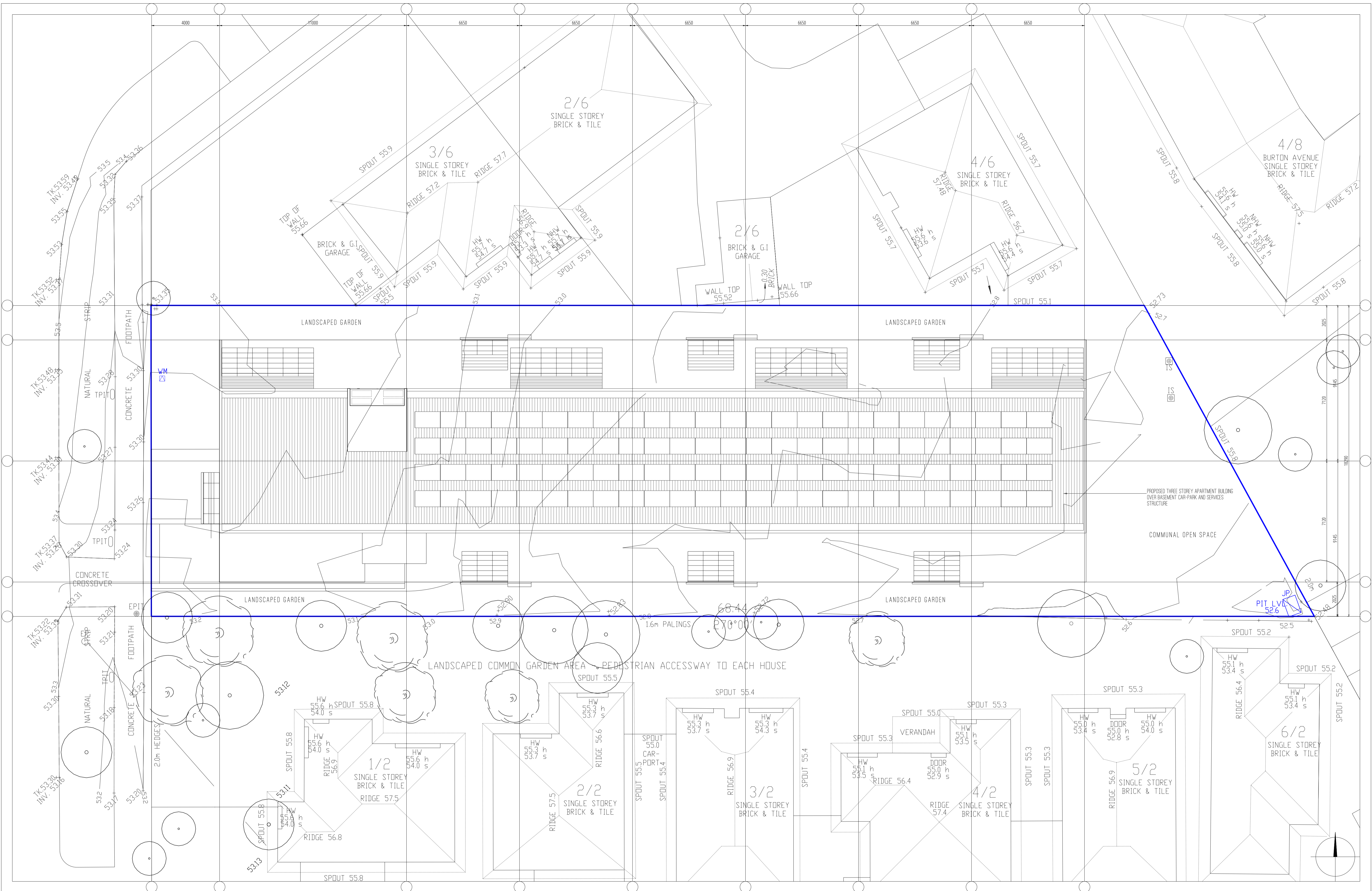


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SITE SURVEY + EXISTING
 CONTEXT FEATURE PLAN
 SCALE 1:100 @ A1
 DRAWING TYPE TOWN PLANNING SUBMISSION
 JOB NO 2-2020-3
 DATE 28 MARCH 2021

TPA.02 OF 21
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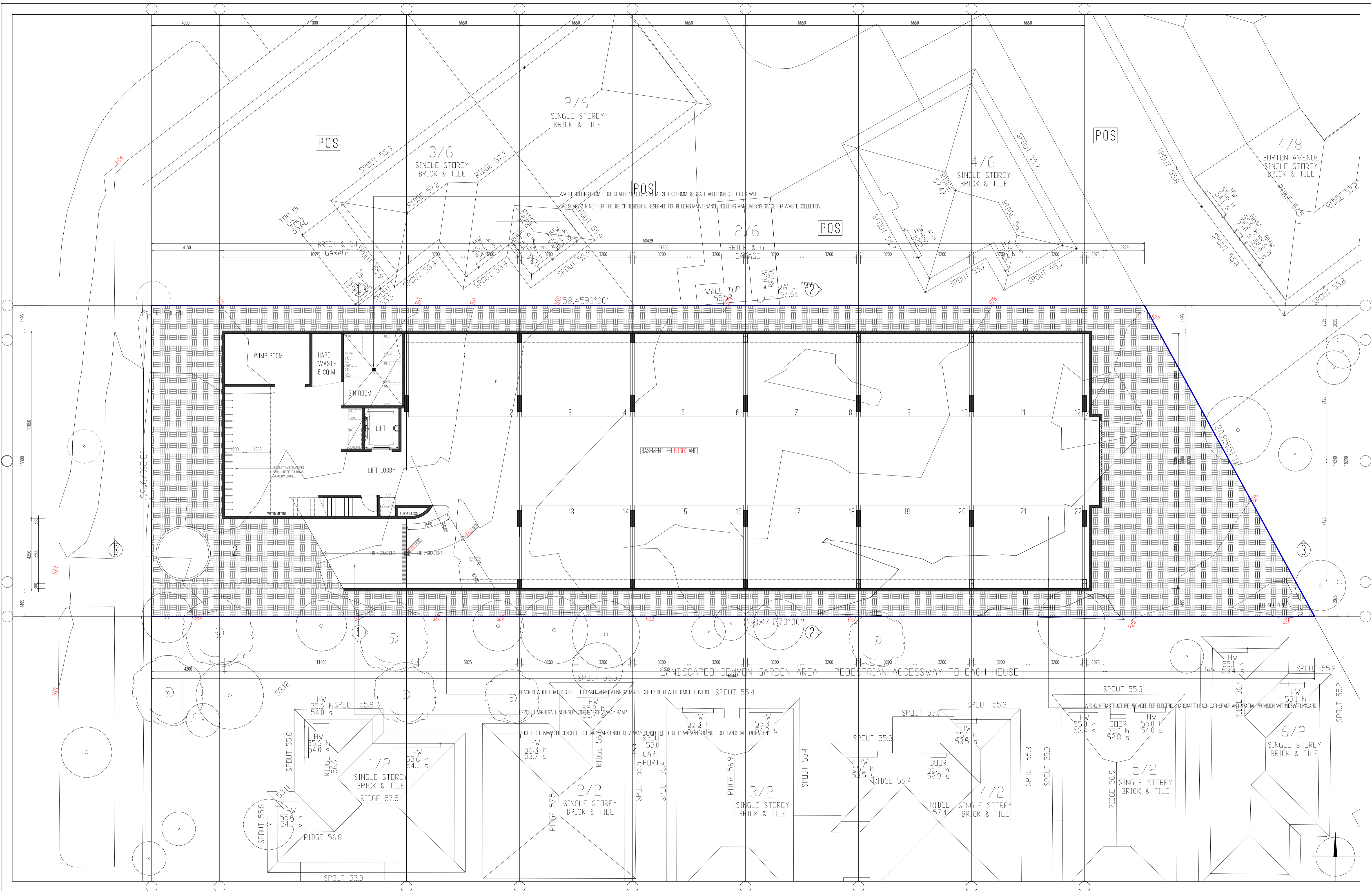
SITE DATA	SQUARE METRES/%
SITE AREA	1165
PROPOSED BUILDING AREA	726
SITE COVERAGE	62%
GARDEN AREA	407
GARDEN COVERAGE	35%
DEEP SOIL AREA	178
DEEP SOIL PERMEABILITY	30%

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SITE + CONTEXT PLAN		TPA.03	OF 21
SCALE 1:100 @ A1		JOHN DEMOS ARCHITECTS PTY LIMITED	
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JOB NO 2-2020-3		COPYRIGHT 2021 JOHN DEMOS ARCHITECTS	
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BASEMENT PLAN

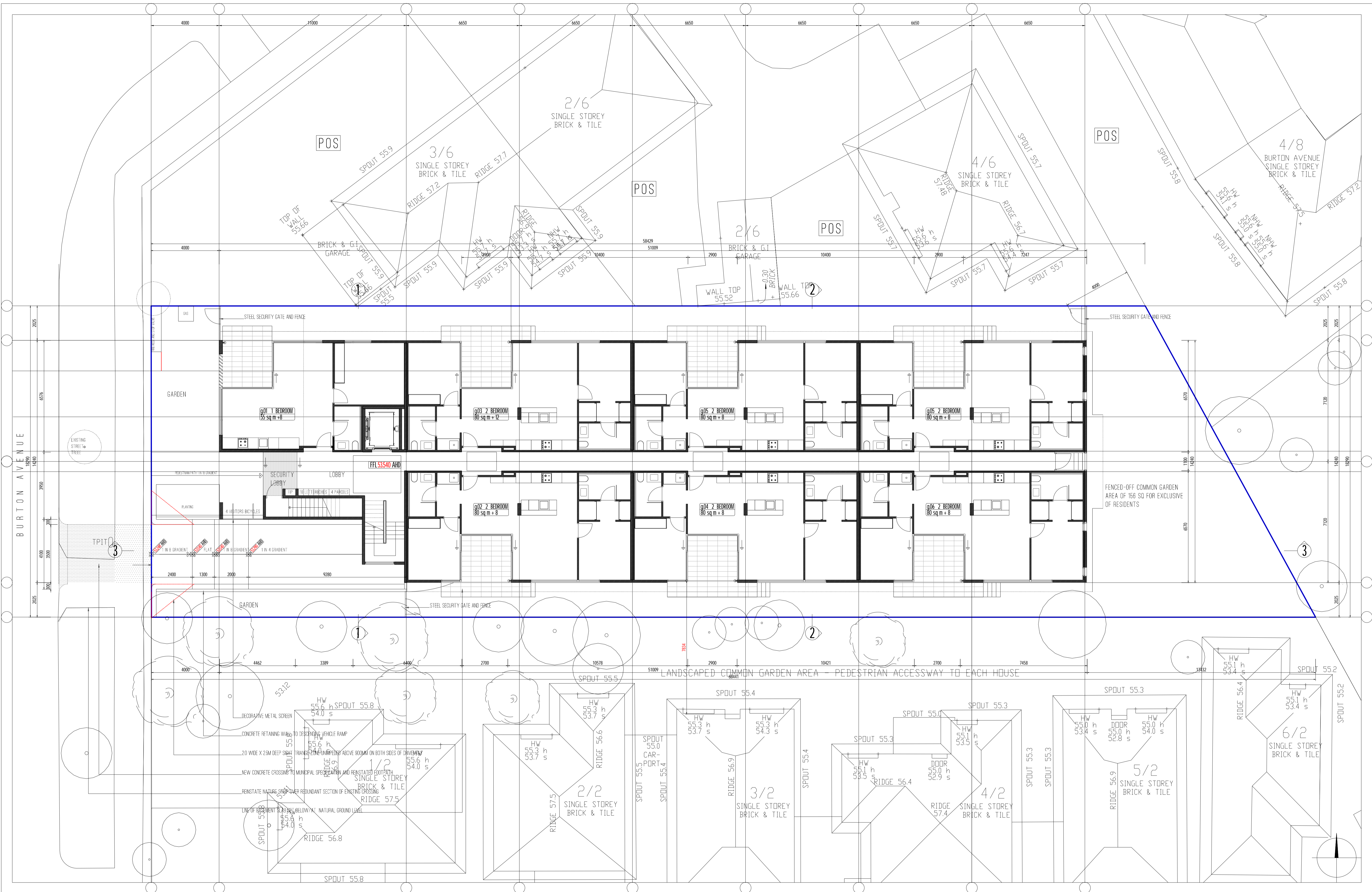
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TPA.04 OF 21
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APARTMENT BUILDING 4 BURTON AVENUE CLAYTON



APARTMENT SCHEDULE SQM

6/01	1 BED 1 BATH	1 CAR	65.4
6/02	2 BED 2 BATH	1 CAR	80.8
6/03	2 BED 2 BATH	1 CAR	80.8
6/04	2 BED 2 BATH	1 CAR	80.8
6/05	2 BED 2 BATH	1 CAR	80.8
6/06	2 BED 2 BATH	1 CAR	80.8
6/07	2 BED 2 BATH	1 CAR	80.8

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GROUND FLOOR PLAN

SCALE 1:100 @ A1

DRAWING TYPE TOWN PLANNING SUBMISSION

JOB NO 2-2020-2

DATE 26 MARCH 2021

TPA.05

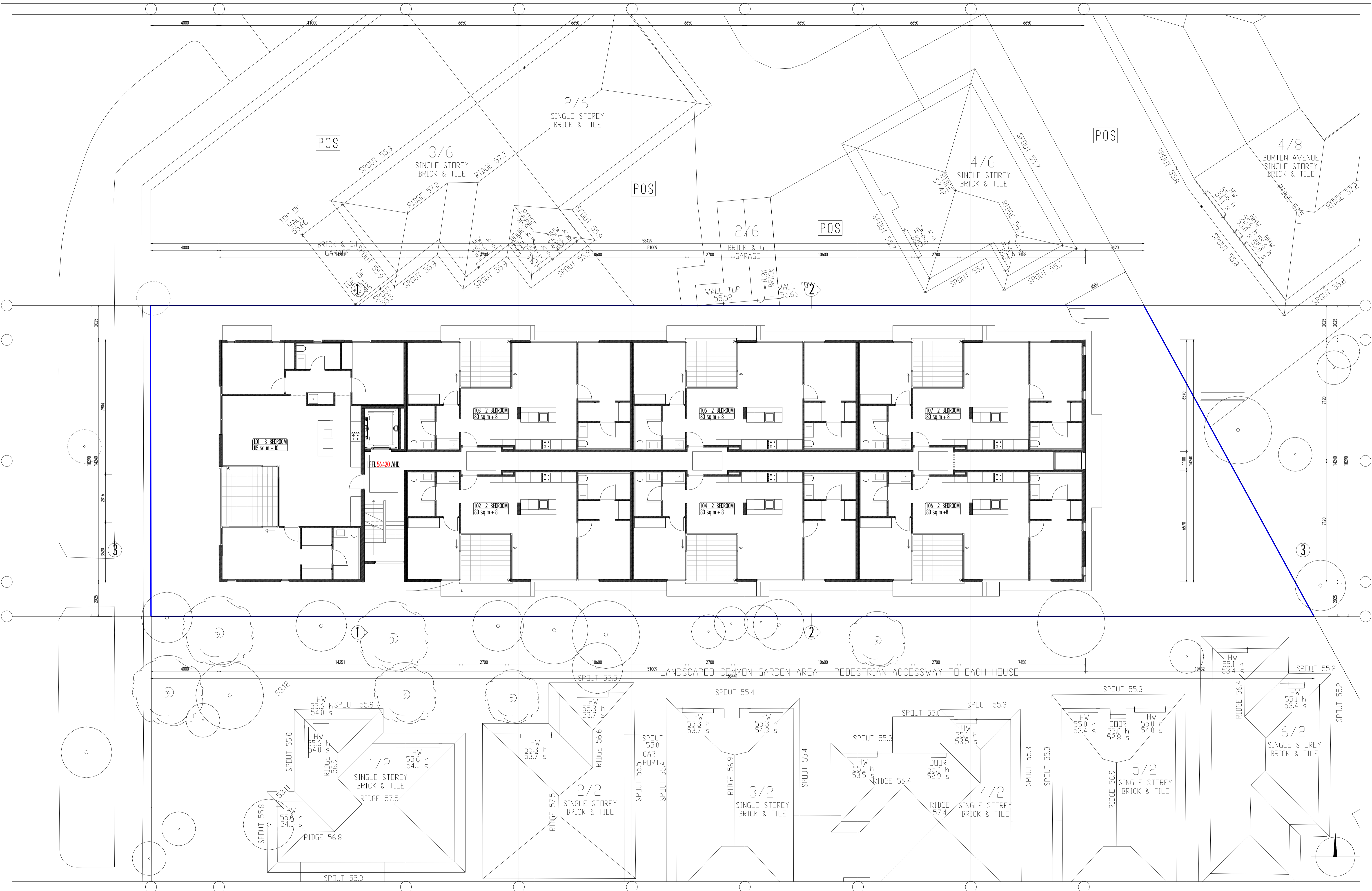
OF 21

REV B

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APARTMENT BUILDING 4 BURTON AVENUE CLAYTON

APARTMENT BUILDING 4 BURTON AVENUE CLAYTON



APARTMENT SCHEDULE SQ M

101	3 BED 2 BATH	2 CARS	116 + 12*
102	2 BED 2 BATH	1 CAR	80 + 8
103	2 BED 2 BATH	1 CAR	80 + 8
104	2 BED 2 BATH	1 CAR	80 + 8
105	2 BED 2 BATH	1 CAR	80 + 8
106	2 BED 2 BATH	1 CAR	80 + 8
107	2 BED 2 BATH	1 CAR	80 + 8

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NO	DATE	TO	NO	DATE	AMENDMENT

FIRST FLOOR PLAN

SCALE 1:100 @ A1

DRAWING TYPE TOWN PLANNING SUBMISSION

JOB NO 2-2020-3

DATE 26 MARCH 2021

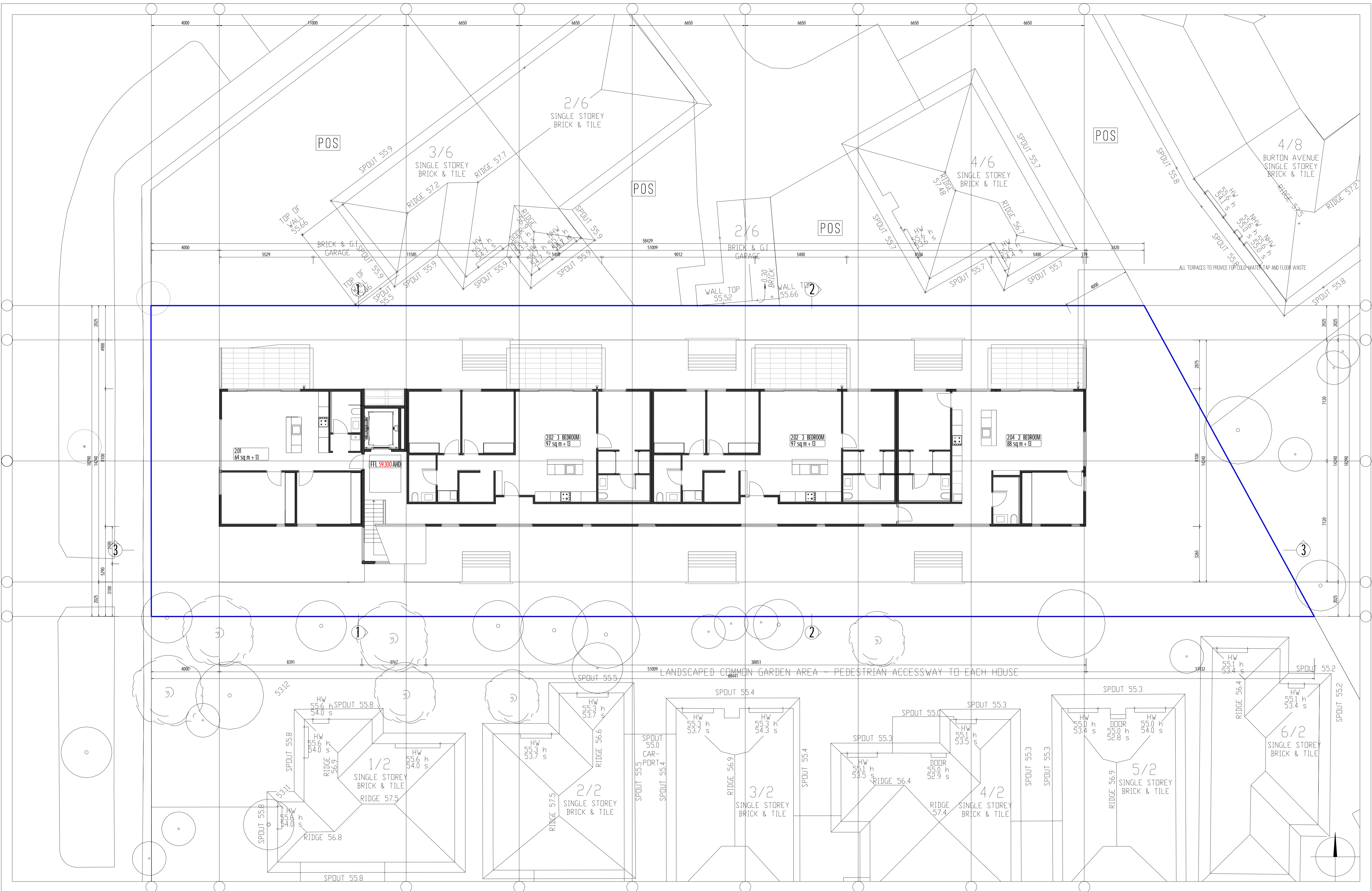
TPA.06

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APARTMENT BUILDING 4 BURTON AVENUE CLAYTON



APARTMENT SCHEDULE SQ M

201	2 BED 1 BATH 1 CAR	64 + B
202	3 BED 2 BATH 2 CAR	97 + B
203	3 BED 2 BATH 2 CAR	97 + B
204	2 BED 2 BATH 1 CAR	88 + B

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SECOND FLOOR PLAN

SCALE 1:100 @ A1

DRAWING TYPE TOWN PLANNING SUBMISSION

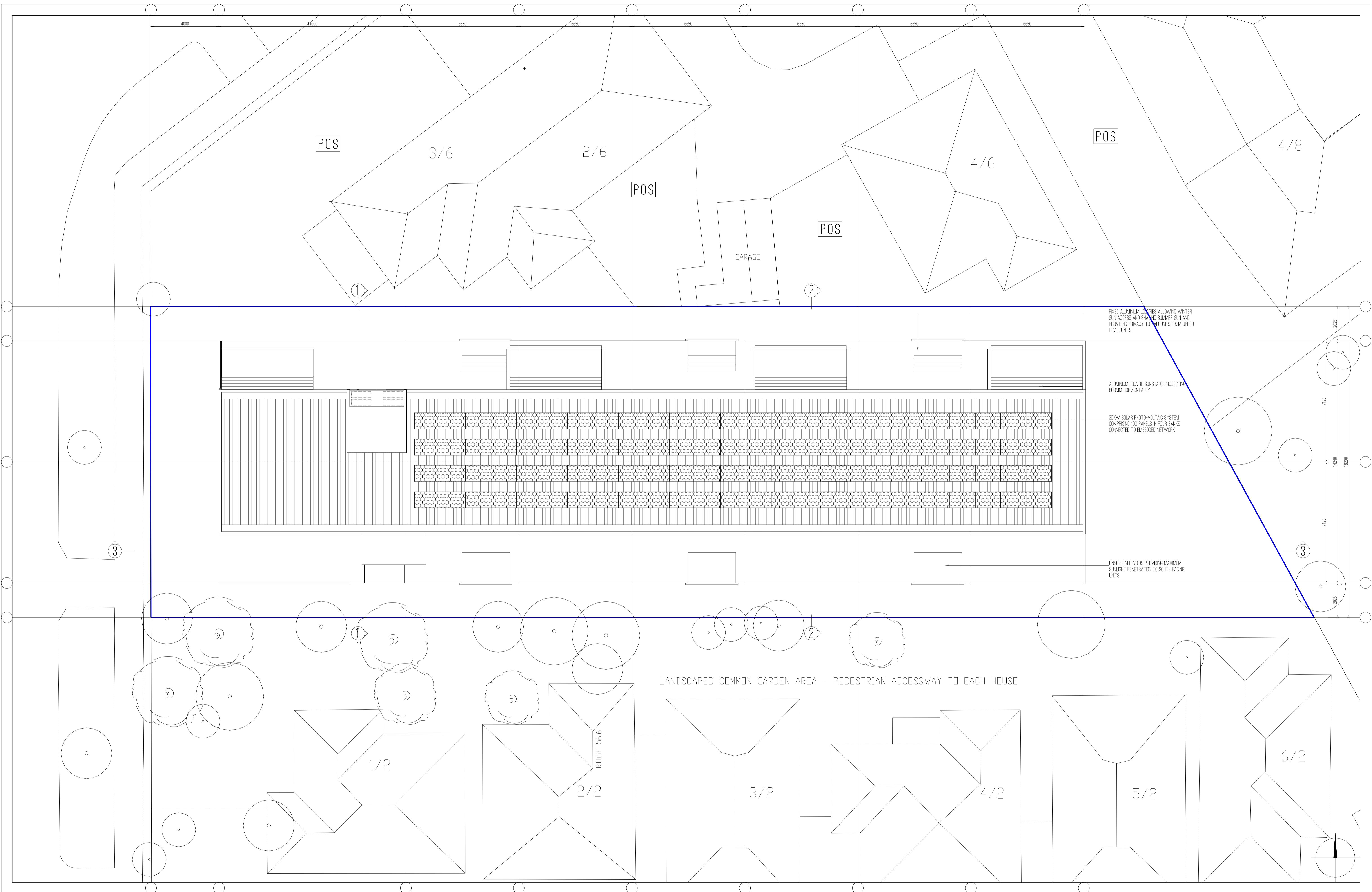
JOB NO 2-2020-3

DATE 26 MARCH 2021

TPA.07 OF 21
REV B

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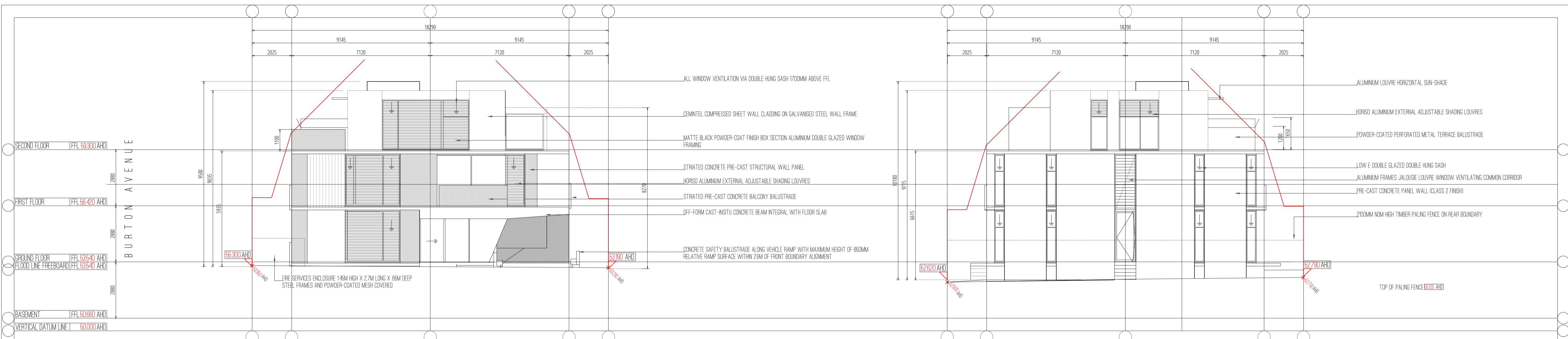
ROOF PLAN	
SCALE 1:100 @ A1	
DRAWING TYPE	TOWN PLANNING SUBMISSION
JOB NO	2-2020-3
DATE	28 MARCH 2021

TPA.08

OF 21
REV B

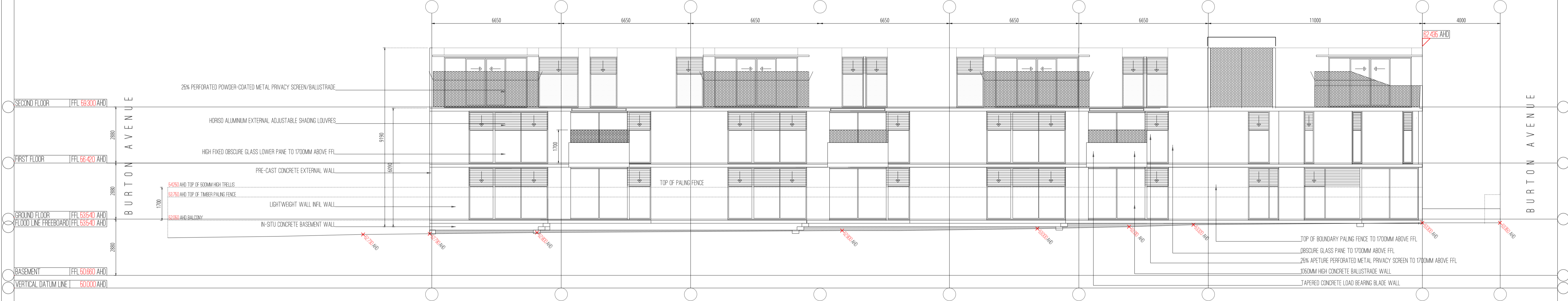
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APARTMENT BUILDING 4 BURTON AVENUE CLAYTON

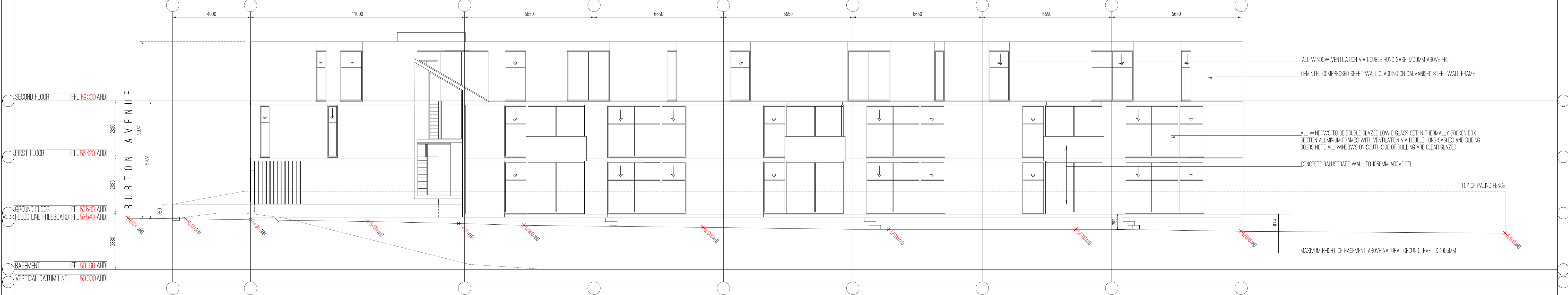


WEST ELEVATION

EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

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ELEVATIONS	
SCALE	1:100 @ A1
DRAWING TYPE	TOWN PLANNING SUBMISSION
JOB NO	2-2020-3
DATE	28 MARCH 2021

TPA.09 OF 21
 REV B

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WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

ITEM	MATERIAL DETAILS	IMAGE
A	FACADE 1 - TEXTURED CONCRETE PANEL	
B	FACADE 2 - IN-SITU CONCRETE	
C	FACADE 3 - PRE-CAST CONCRETE	
D	FACADE 4 - CSR CEMENTEL SURROUND PRE-FINISHED COMPRESSED SHEET CLADDING COLOUR - WHITEISH METAL	
E	EXTERNAL PAVING - PORCELAIN PAVER BLUESTONE P4 SLIPERATED	
F	ALL FACADES - GLAZING GLAZING - VIRIDIAN CLEAR LOW E GLASS	
G	NORTH FACADE - OBSCURE GLASS PANE TO 1700MM ABOVE FFL	
H	ALL FACADES - ALUMINIUM WINDOW FRAMES WINDOWS FRAMES - POWDERCOAT MATT BLACK	
I	FRONT AND NORTH FACADE - ADG HORIZO EXTERNAL AUTOMATED VENETIAN EXTERNAL ALUMINIUM LOUVRES - NATURAL ANNOXIDIZED ALUMINIUM	
J	NORTH FACADE - LOCKER GROUP PERFORATED METAL BALUSTRADES - AZTEC MATERIAL: ALUMINIUM FINISHES: ANODISED	
K	TOP FLOOR - LOCKER GROUP PERFORATED METAL LIFT COVER - NICHE 250: ALUMINIUM FINISHES: ANODISED	
L	WEST AND SOUTH FACADE - CYPRESS PINE WOODEN SCREEN - FINISHES: OIL LAMINATED	

BURTON AVENUE

BURTON AVENUE

APARTMENT BUILDING 4 BURTON AVENUE CLAYTON

NO	DATE	TO	NO	DATE	AMENDMENT

COLOURED ELEVATION
EXTERNAL FINISHES

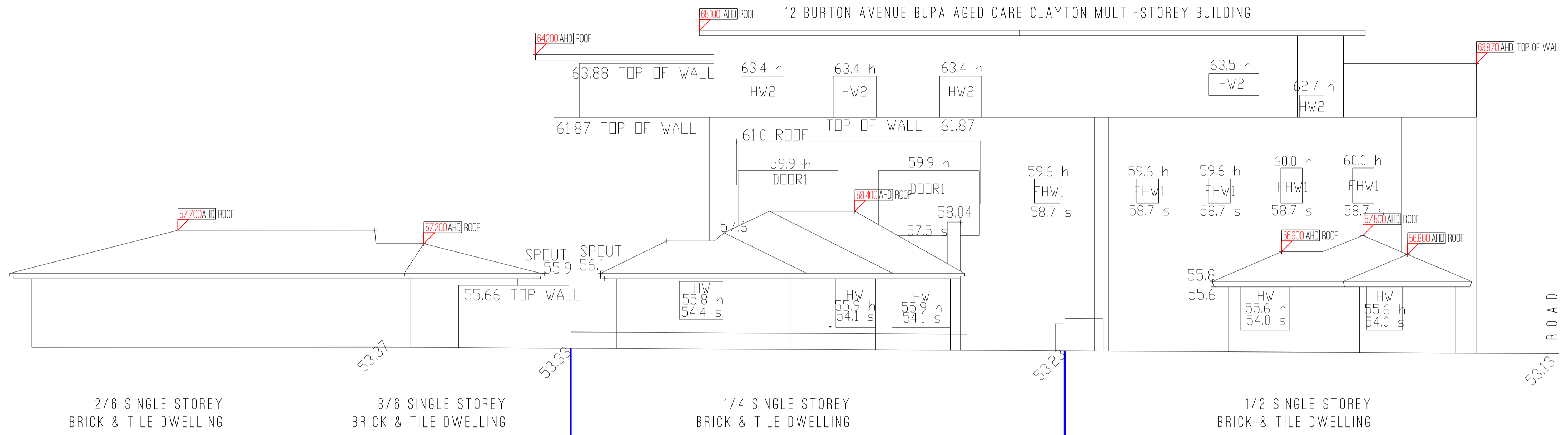
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 JOB NO 2-2020-3
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TPA.10

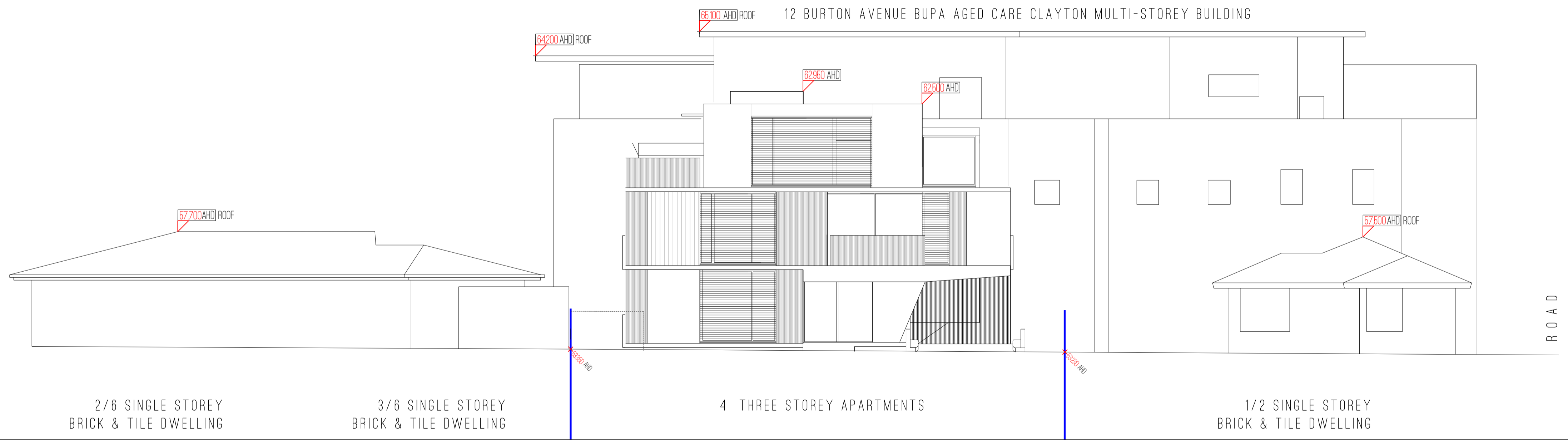
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EXISTING EAST ELEVATION - BURTON STREET



EAST ELEVATION - BURTON STREET

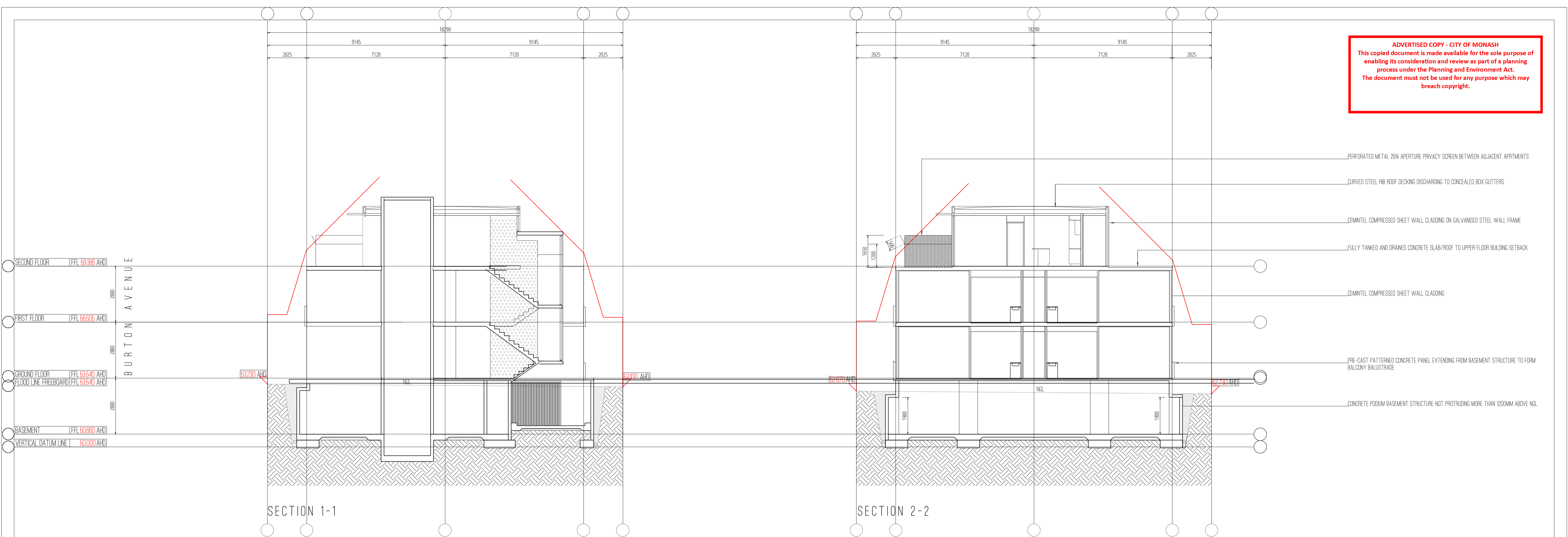
NO	DATE	TO	NO	DATE	AMENDMENT

STREETSCAPE ELEVATION
 SCALE 1:100 @ A1
 DRAWING TYPE TOWN PLANNING SUBMISSION
 JOB NO 2-2020-3
 DATE 28 MARCH 2021

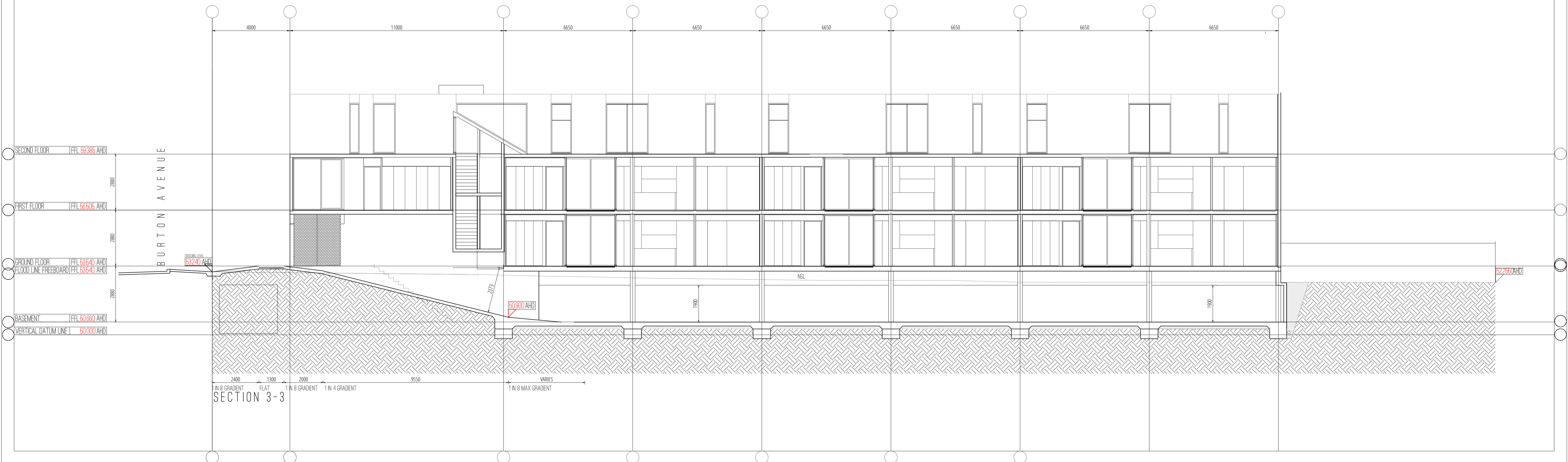
TPA.11 OF 21
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- PERFORATED METAL 26% APERTURE PRIVACY SCREEN BETWEEN ADJACENT APARTMENTS
- CURVED STEEL RIB ROOF DECKING DISCHARGING TO CONCEALED BOX GUTTERS
- DEMINTEL COMPRESSED SHEET WALL CLADDING ON GALVANISED STEEL WALL FRAME
- FULLY TANKED AND DRAINED CONCRETE SLAB/ROOF TO UPPER FLOOR BUILDING SETBACK
- DEMINTEL COMPRESSED SHEET WALL CLADDING
- PRE-CAST PATTERNED CONCRETE PANEL EXTENDING FROM BASEMENT STRUCTURE TO FORM BALCONY BALUSTRADE
- CONCRETE PODIUM BASEMENT STRUCTURE NOT PROTRUDING MORE THAN 1200MM ABOVE NGL



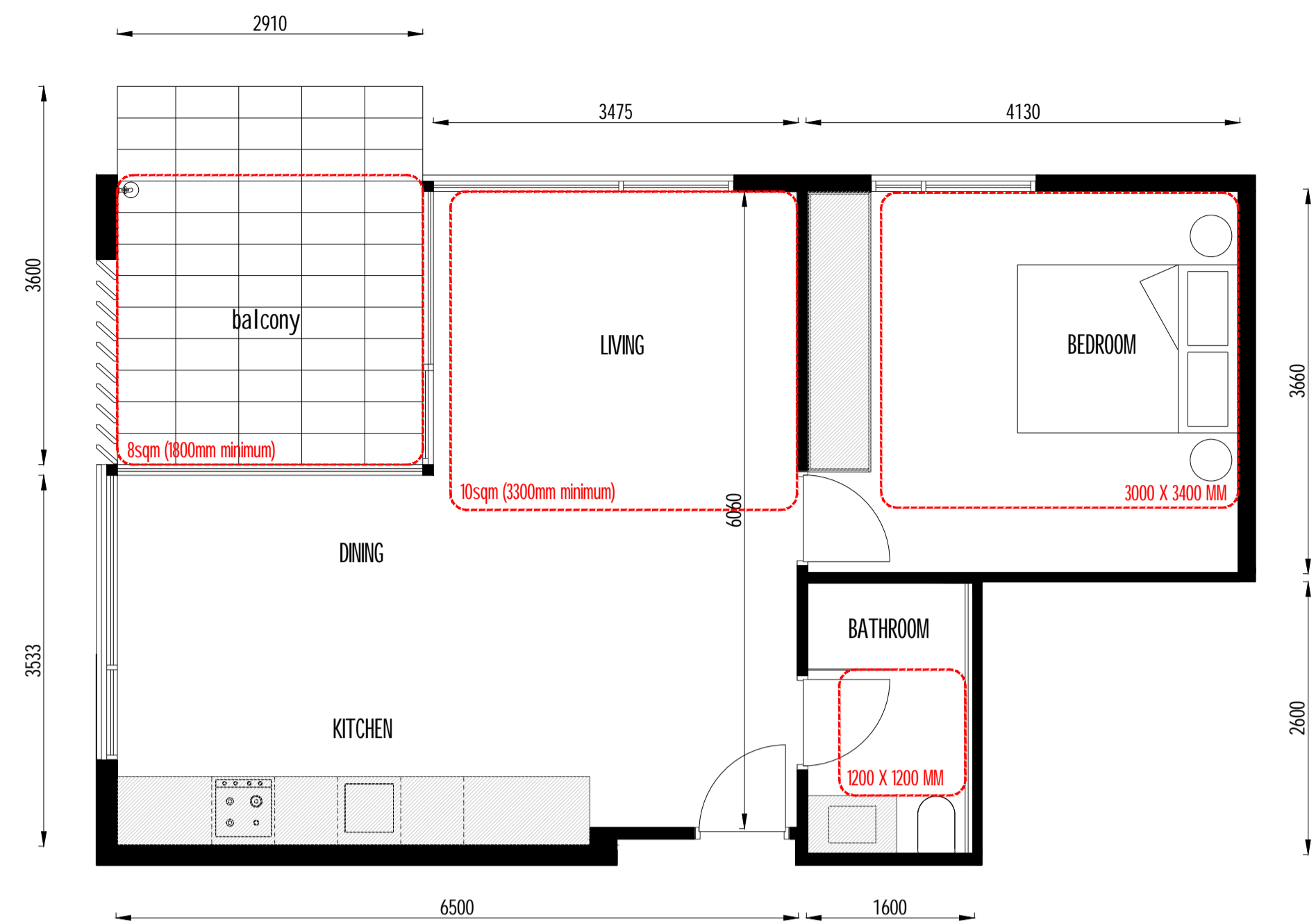
2400 1300 2800 9550 VARIES
 1 IN 8 GRADIENT FLAT 1 IN 8 GRADIENT 1 IN 4 GRADIENT 1 IN 8 MAX GRADIENT
SECTION 3-3

NO	DATE	TO	NO	DATE	AMENDMENT

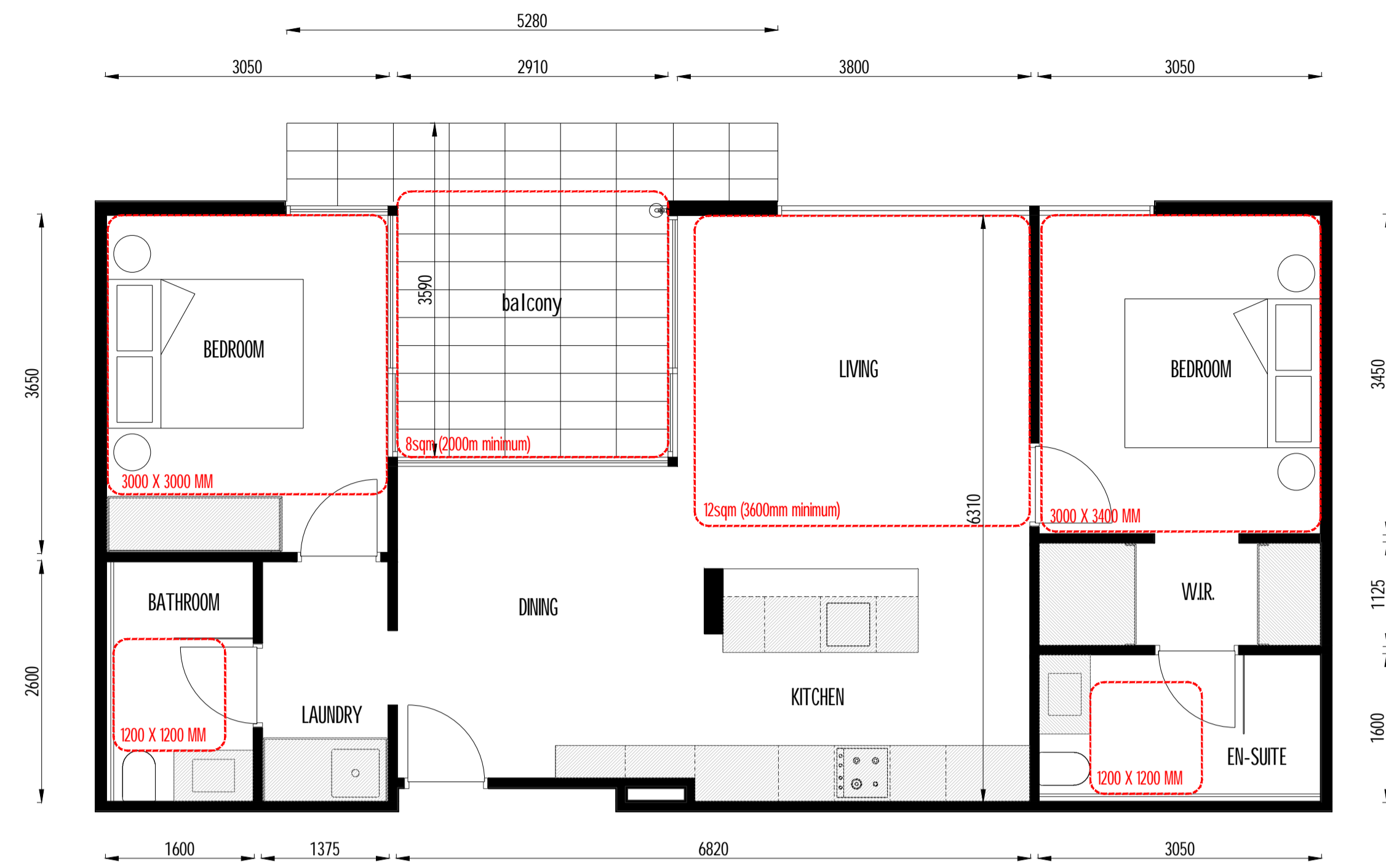
FLOOR PLAN GROUND		TPA.12	OF 21
SCALE 1:100 @ A1	REV B		
DRAWING TYPE TOWN PLANNING SUBMISSION			
JOB NO 2-2020-3			
DATE 28 MARCH 2021			

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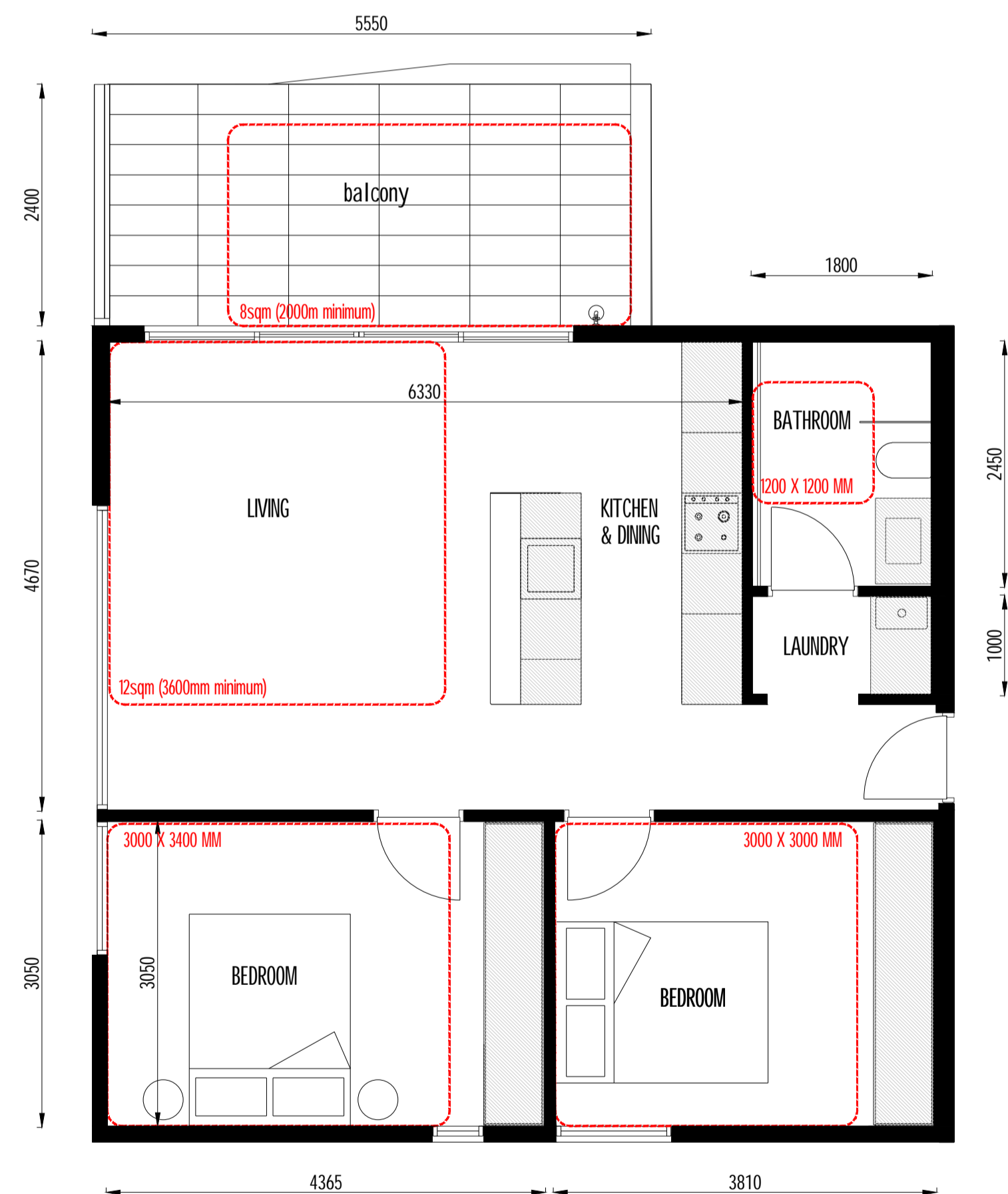
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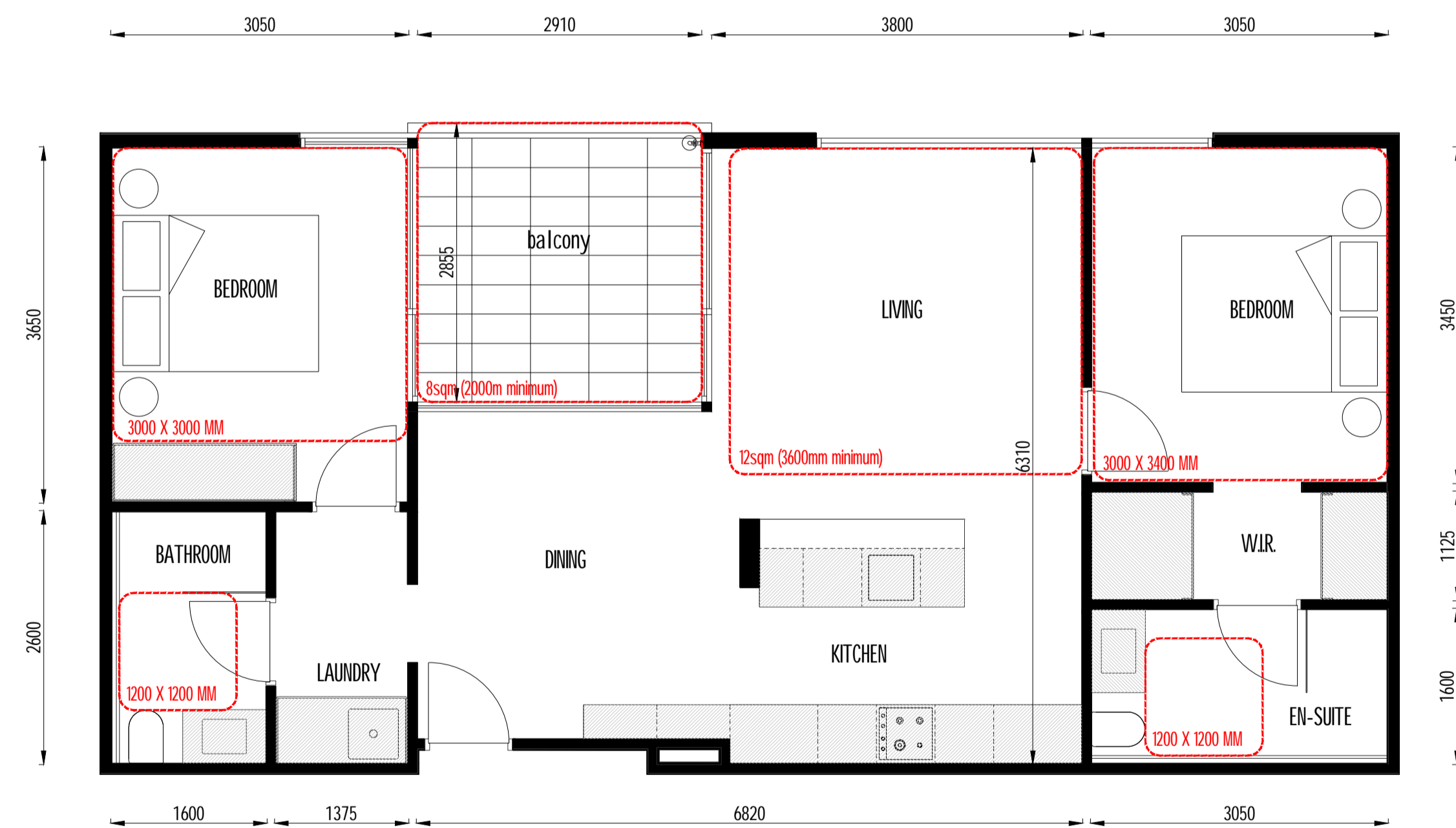
TYPE 1 - ONE BEDROOM



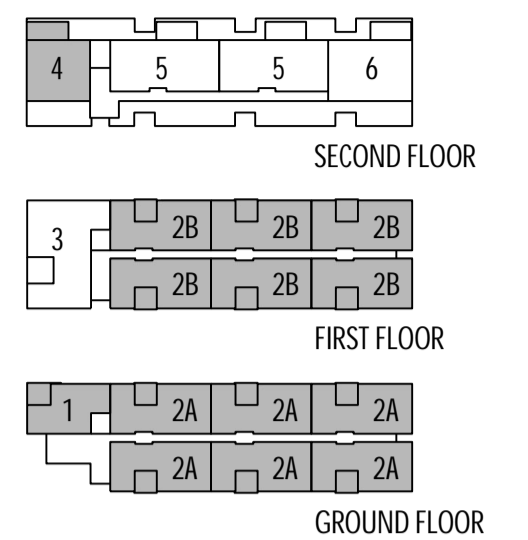
TYPE 2A - TWO BEDROOM



TYPE 4 - TWO BEDROOM



TYPE 2B - TWO BEDROOM



— BETTER APARTMENT DESIGN STANDARD GUIDELINES
 ■ STORAGE WITHIN THE APARTMENT (MS)

APARTMENT STORAGE
 TOTAL STORAGE SPACE (INCLUDING KITCHEN, BATHROOM AND BEDROOM STORAGE) WITHIN THE APARTMENT

APARTMENT TYPE 1	10.0 m ³
APARTMENT TYPE 2	17.3 m ³
APARTMENT TYPE 4	14.7 m ³

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APARTMENT TYPE 1,2A,2B & 4 FLOOR PLANS

SCALE 1:50 @ A1
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 JOB NO 2-2020-3
 DATE 26 MARCH 2021

TPA.13

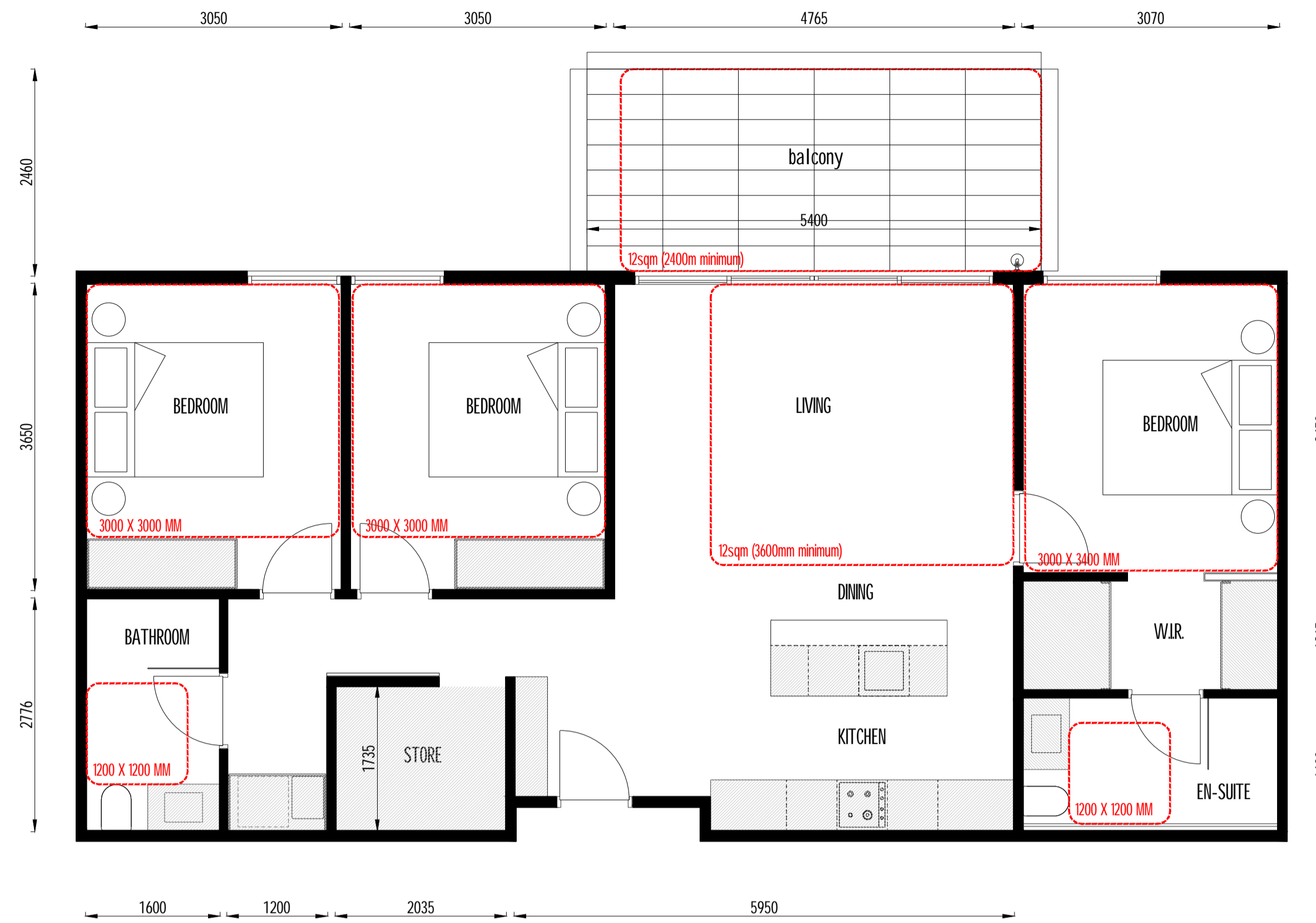
OF 21
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APARTMENT BUILDING 4 BURTON AVENUE CLAYTON



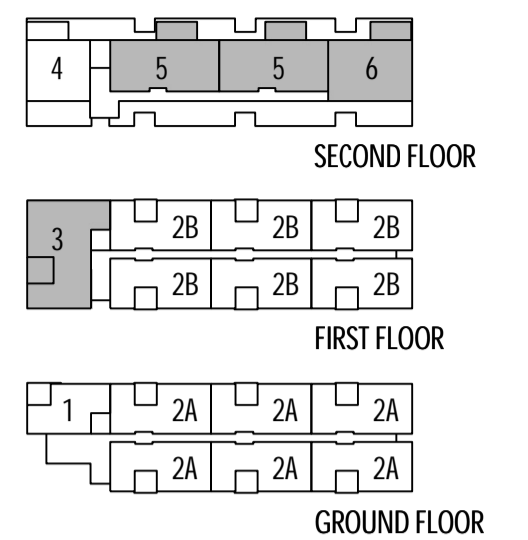
TYPE 3 - THREE BEDROOM



TYPE 5 - THREE BEDROOM



TYPE 6 - TWO BEDROOM



— BETTER APARTMENT DESIGN STANDARD GUIDELINES
 — STORAGE WITHIN THE APARTMENT (M3)

APARTMENT STORAGE
 TOTAL STORAGE SPACE (INCLUDING KITCHEN, BATHROOM AND BEDROOM STORAGE) WITHIN THE APARTMENT

APARTMENT TYPE 3	226 m ³
APARTMENT TYPE 5	252 m ³
APARTMENT TYPE 6	169 m ³

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 DATE 26 MARCH 2021

APARTMENT TYPE 3,5 & 6 FLOOR PLANS

TPA.14

OF 21
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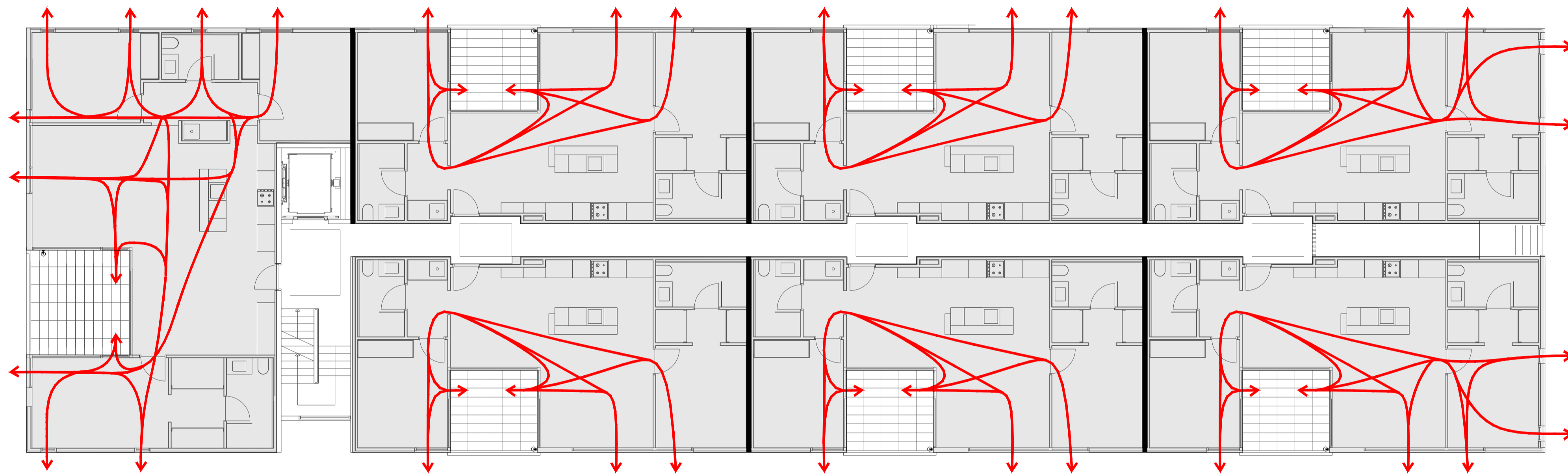
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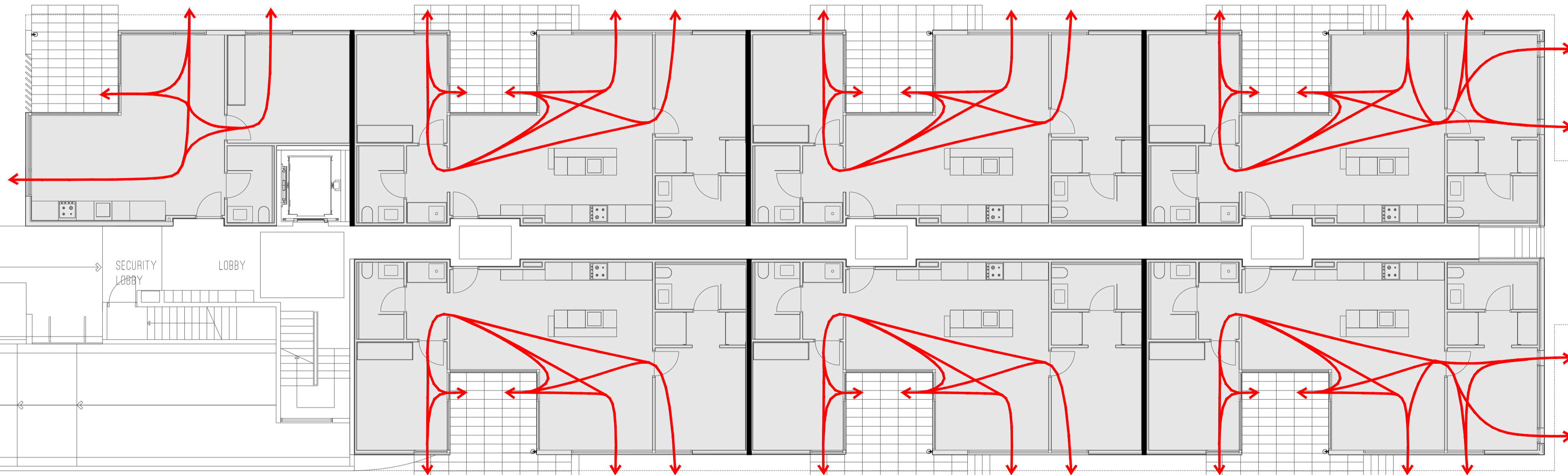
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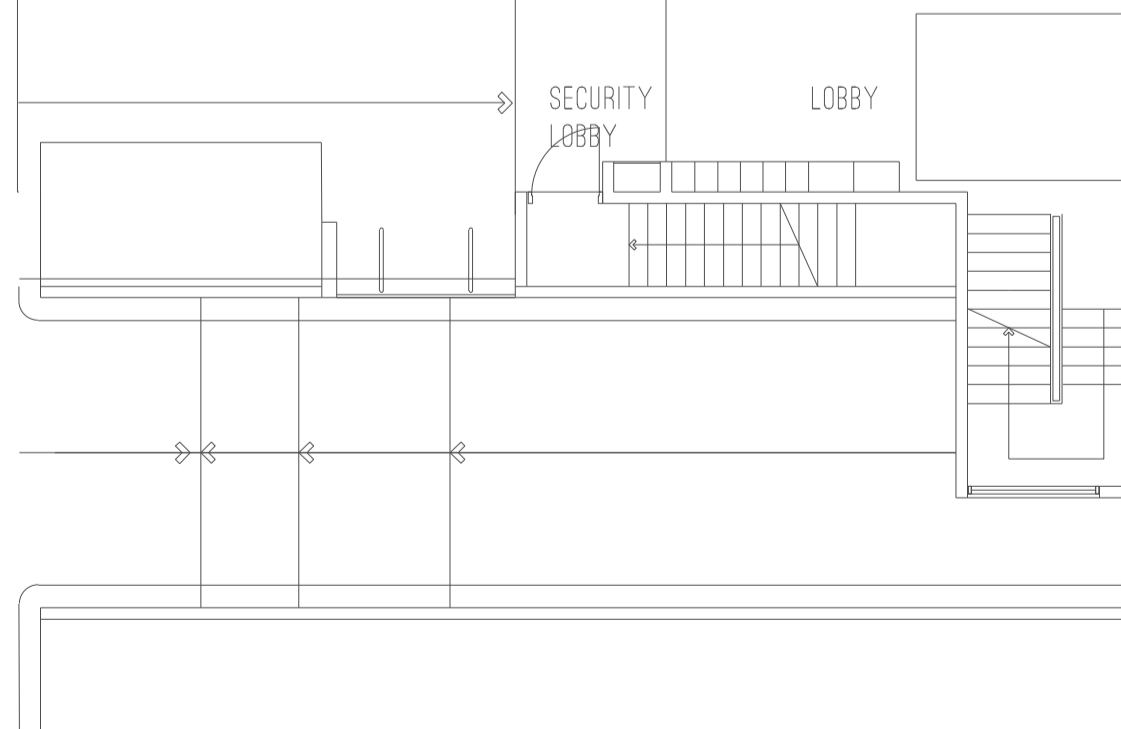
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



NO	DATE	TO	NO	DATE	AMENDMENT

NATURAL VENTILATION DIAGRAM	
SCALE 1:100 @ A1	DRAWING TYPE TOWN PLANNING SUBMISSION
JOB NO 2-2020-3	DATE 26 MARCH 2021

TPA.15 OF 21
 REV B

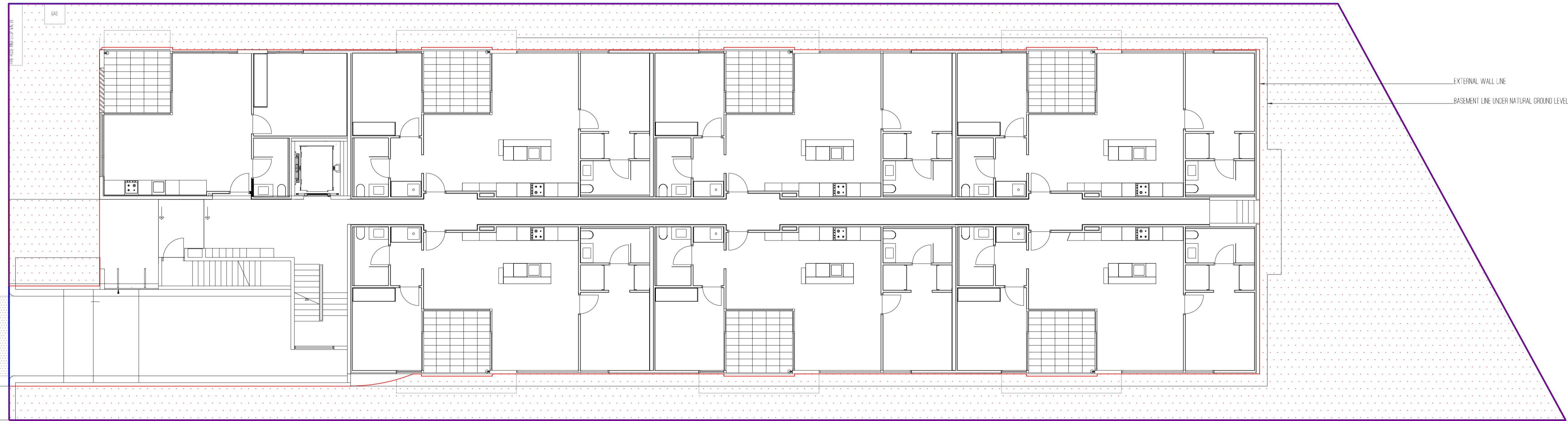
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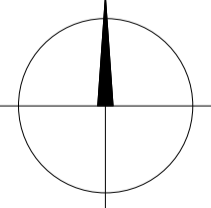
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BURTON AVENUE



EXTERNAL WALL LINE
 BASEMENT LINE UNDER NATURAL GROUND LEVEL

GARDEN PLAN AREA 406 SQ M
 SITE AREA 1160 SQ M
 GARDEN AREA IS 35%



NO	DATE	TO	NO	DATE	AMENDMENT

GARDEN AREA DIAGRAMME
 SCALE 1:100 @ A1
 DRAWING TYPE TOWN PLANNING SUBMISSION
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TPS.A21 OF 21
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STREET FACADE



JOHN DEMOS
ARCHITECTS

APARTMENT BUILDING
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ENTRANCE & CARPARK ENTRY

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APARTMENT BUILDING
4 BURTON AVENUE CLAYTON

CARPARK ENTRY

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WEST AND NORTH FACADE

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BUILDING ENTRANCE

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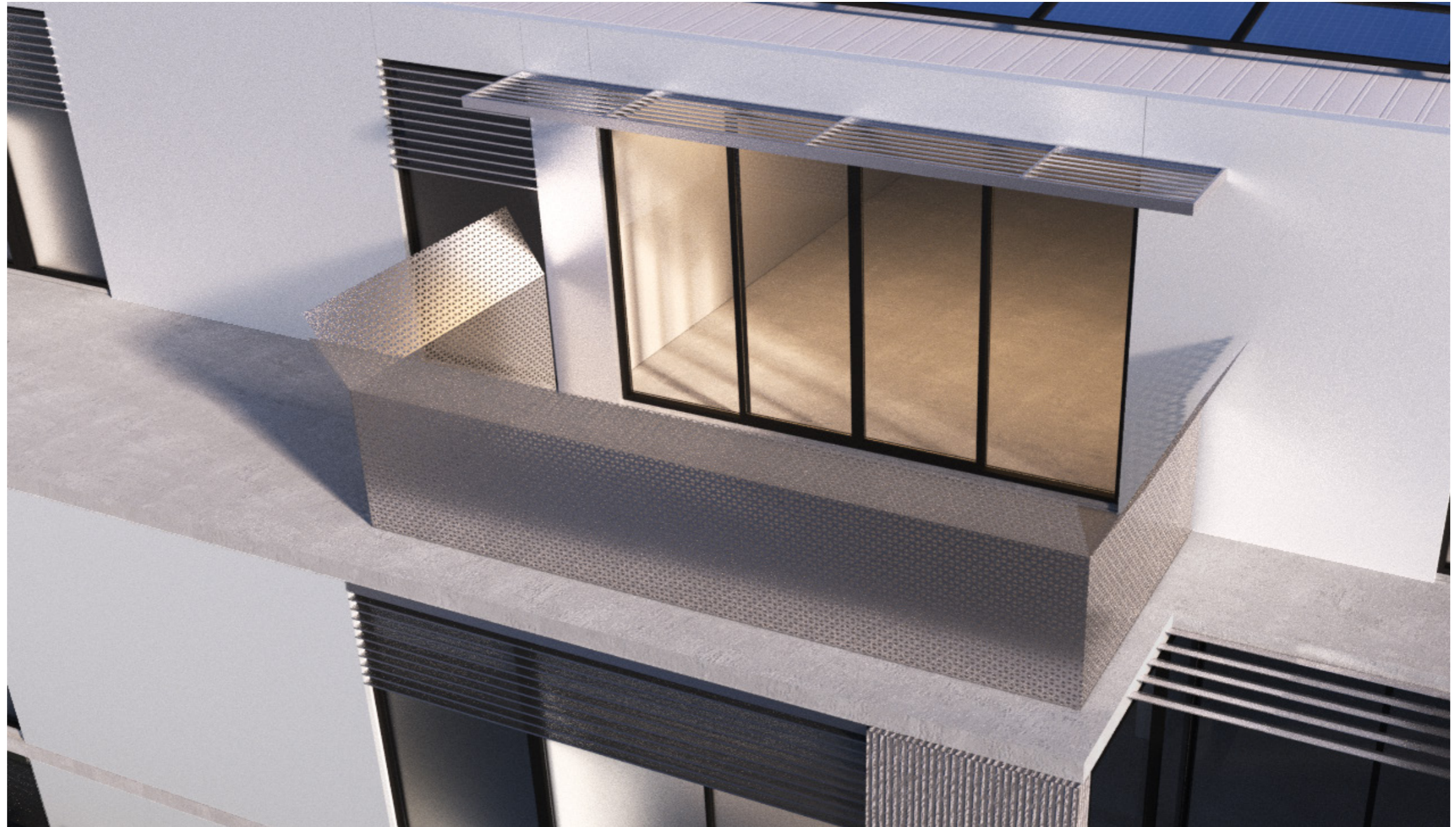


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NORTH FACADE DETAIL

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NORTH FACADE CLOSE-UP

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EAST ELEVATION & GARDEN

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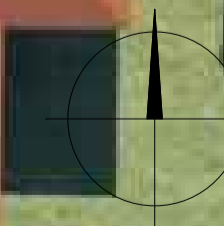
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22 SEPTEMBER 9.00AM SHADOW DIAGRAM		TPA.16	OF 21
SCALE 1:300 @ A1		REV B	
DRAWING TYPE	TOWN PLANNING SUBMISSION	JOHN DEMOS ARCHITECTS PTY LIMITED	
JOB NO	2-2020-3	SUITE 146 ALBERT ROAD	
DATE	26 MARCH 2021	SOUTH WILBORNE 3208	
		VICTORIA AUSTRALIA	
		* 61 3 8624 1000	
		JOHNDEMOS.COM	

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NO	DATE	TO	NO	DATE	AMENDMENT

22 SEPTEMBER 12.00PM
 SHADOW DIAGRAM

TPA.17

OF 21
 REV B

SCALE 1:100 @ A1

DRAWING TYPE TOWN PLANNING SUBMISSION

JOB NO 2-2020-3

DATE 28 MARCH 2021

JOHN DEMOS ARCHITECTS PTY LIMITED
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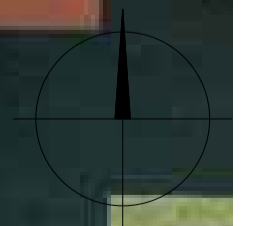
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SCALE 1:100 @ A1		REV B
DRAWING TYPE TOWN PLANNING SUBMISSION		
JOB NO 2-2020-3		
DATE 28 MARCH 2021		

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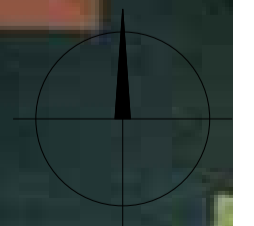
NO	DATE	TO	NO	DATE	AMENDMENT

22 SEPTEMBER 2.00PM SHADOW DIAGRAM		TPA.19	OF	21
SCALE 1:100 @ A1			REV	B
DRAWING TYPE	TOWN PLANNING SUBMISSION	JOHN DEMOS ARCHITECTS PTY LIMITED		
JOB NO	2-2020-3	SUITE 1 44 ALBERT ROAD SOUTH WILBURN 3208 VICTORIA AUSTRALIA + 61 3 964 1000 JOHNDEMOS.COM		
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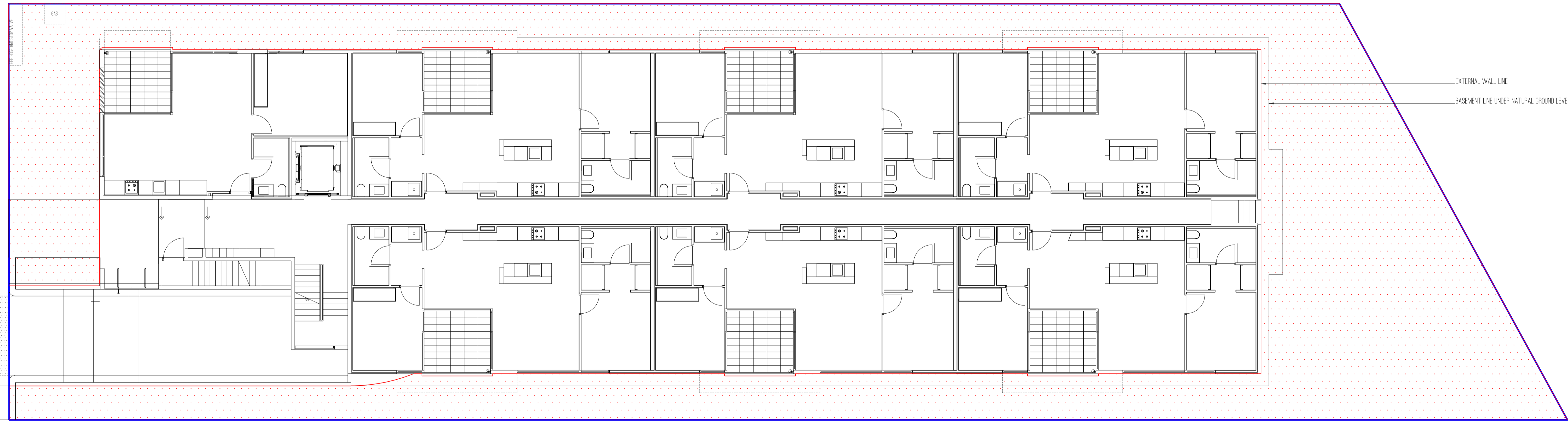
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22 SEPTEMBER 3.00PM		TPA.20	OF 21
SHADOW DIAGRAM			
SCALE 1:100 @ A1		JOHN DEMOS ARCHITECTS PTY LIMITED	
DRAWING TYPE	TOWN PLANNING SUBMISSION	SUITE 146 ALBERT ROAD SOUTH WILBORNE 3208 VICTORIA AUSTRALIA • 61 3 9634 1000 JOHNDEMOS.COM	
JOB NO	2-2020-3		
DATE	26 MARCH 2021		

APARTMENT BUILDING 4 BURTON AVENUE CLAYTON

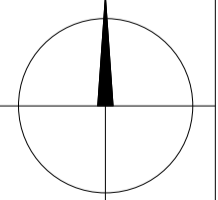
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BURTON AVENUE



EXTERNAL WALL LINE
 BASEMENT LINE UNDER NATURAL GROUND LEVEL

GARDEN PLAN AREA 406 SQ M
 SITE AREA 1160 SQ M
 GARDEN AREA IS 35%



NO	DATE	TO	NO	DATE	AMENDMENT

GARDEN AREA DIAGRAMME
 SCALE 1:100 @ A1
 DRAWING TYPE TOWN PLANNING SUBMISSION
 JOB NO 2-2020-2
 DATE 26 MARCH 2021

TPS.A21 OF 21
 REV B

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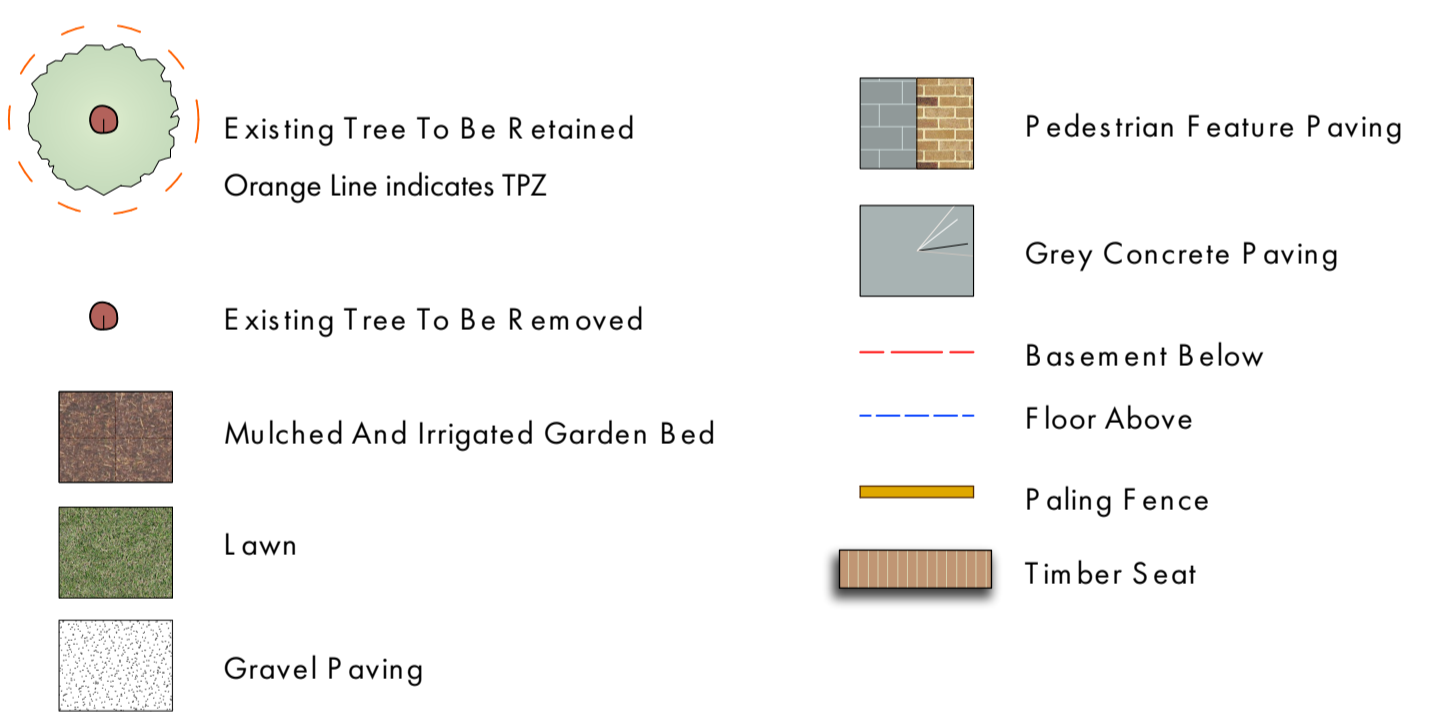
APARTMENT BUILDING 4 BURTON AVENUE CLAYTON

burton avenue



1 Landscape Concept Plan
Scale: 1:100

LEGEND



General Notes

1. Town Planning Landscape Notes - General Construction

1. 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.

2. 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.

3. 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).

4. 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.

5. 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 No; 1100

6. 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.

7. Topsoiling:
Supply: Stire 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.

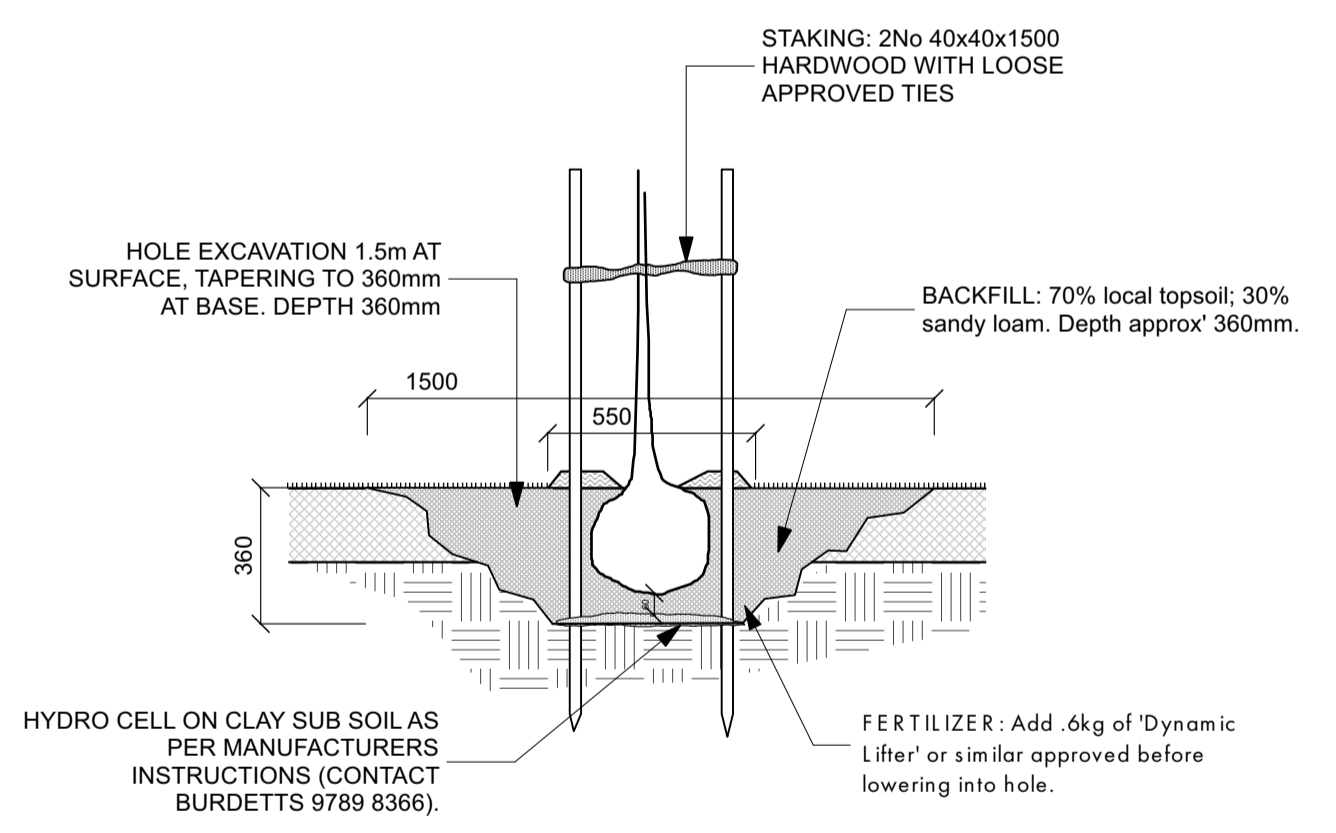
8. Mulching:
Supply: Wood to AS 4454-1999 or inorganic as per drawings or inflammable when WMO.
Installation: Spread over all garden beds to max consolidated depth as per detail.

9. Planting of Mulched Beds & Advanced Trees.
Supply: Trees to comply with Natspec 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.

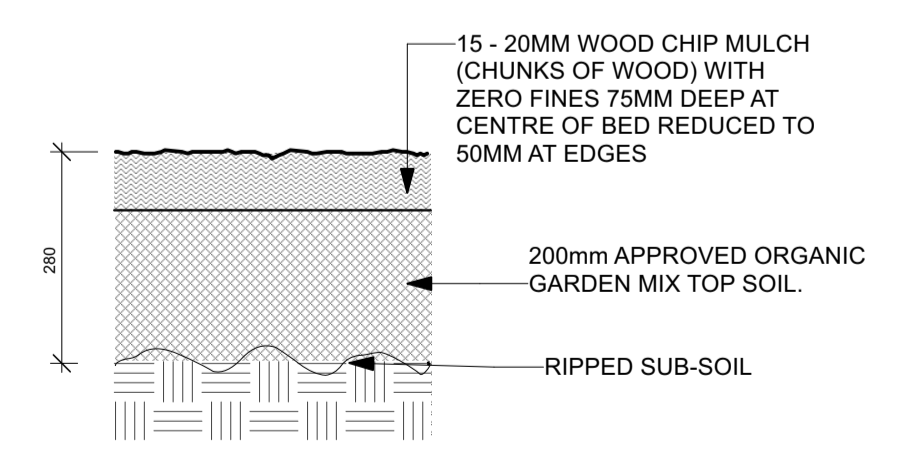
10. Irrigation: Install a programmable sub-surface drip irrigation system activated by a soil moisture probe to all mulched garden beds areas and for trees in pavement, designed, installed and supplied to the relevant Australian Standards and Codes and used in accordance with current water restrictions. If grassed areas are to be irrigated, they shall be on separate zones to the mulched beds and preferably sub-surface drip.

Plant List								
Image	ID	Qty	Common Name	Botanical Name	Scheduled Size	Mature Height	Mature Spread	
Trees								
	AcerPool	7	Fastigid Maple	Acer platanoides 'Columnare'	2m Ht. 40 Litre	10m	4m	
	nBi	3	Coastal Banksia	Banksia integrifolia	2m Ht. 40 Litre	5 - 10m	3.5 - 6m	
	eH	5	Native Frangipani	Hymenosporum flavum	2m Ht. 40 Litre	8.0m	3.5m	
	Lager	2	Crepe Myrtle	Lagerstroemia indica	2m Ht. 40 Litre	3 - 5m	3.5 - 6m	
	TI	2	Kanooka, Water Gum	Tristaniopsis laurina 'Lucious'	2m Ht. 40 Litre	4-7m	3-4m	
	Wflo	1	Weeping Lilly Pilly	Waterhousea floribunda 'ST1' Whisper	2m Ht. 40 Litre	5 - 10m	4 - 6m	
Shrubs								
	Acms	71	Lilly pilly Standard	Acmena smithii Standard	200mm Pot	3 m	2 m	
	Cal	15	White Correa	Correa alba	200mm Pot	0.9 - 1.5m	0.9 - 1.2m	
	Cgl	13	Rock Correa	Correa glabra	200mm Pot	1.5 - 3m	1.2 - 2.0m	
	Dvg	7	Wedge-leaf Hop-bush	Dodonaea viscosa 'Mr Green Screen'	200mm Pot	2.0m	2.0m	
	Hvm	14	Native lilac	Hardenbergia violacea 'Meema'	150mm Pot	.5m	.5m	
	Olag	3	Sticky Daisy-bush	Olearia glutinosa	200mm Pot	1.5-2m	1.5-2m	
	Sbc	38	Select Lillypilly	Syzygium paniculata 'Backyard Bliss'	200mm Pot	3-4m	1.8m	
Ground Covers								
	Disp	20	Rounded Noon Flower	Disphyma crassifolium	150mm Pot	.1m	1m	
	Lepi	28	Twilight Green	Lepidosperma squamatum LEP08		0.45 - 0.60m	0.0 - 0.3m	
Grasses								
	Ltani	56	Dwarf mat-rush	Lomandra longifolia 'Tanika'	150mm Pot	0.6m	0.65m	
Climbers								
	Part	2	Boston Ivy	Parthenocissus tricuspidata	150mm Pot	5 - 10m	2.0 - 3.5m	
Succulent								
Total		287						

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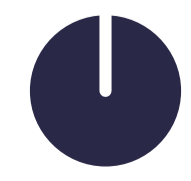


2 Tree Planting Detail
Scale: 1:20



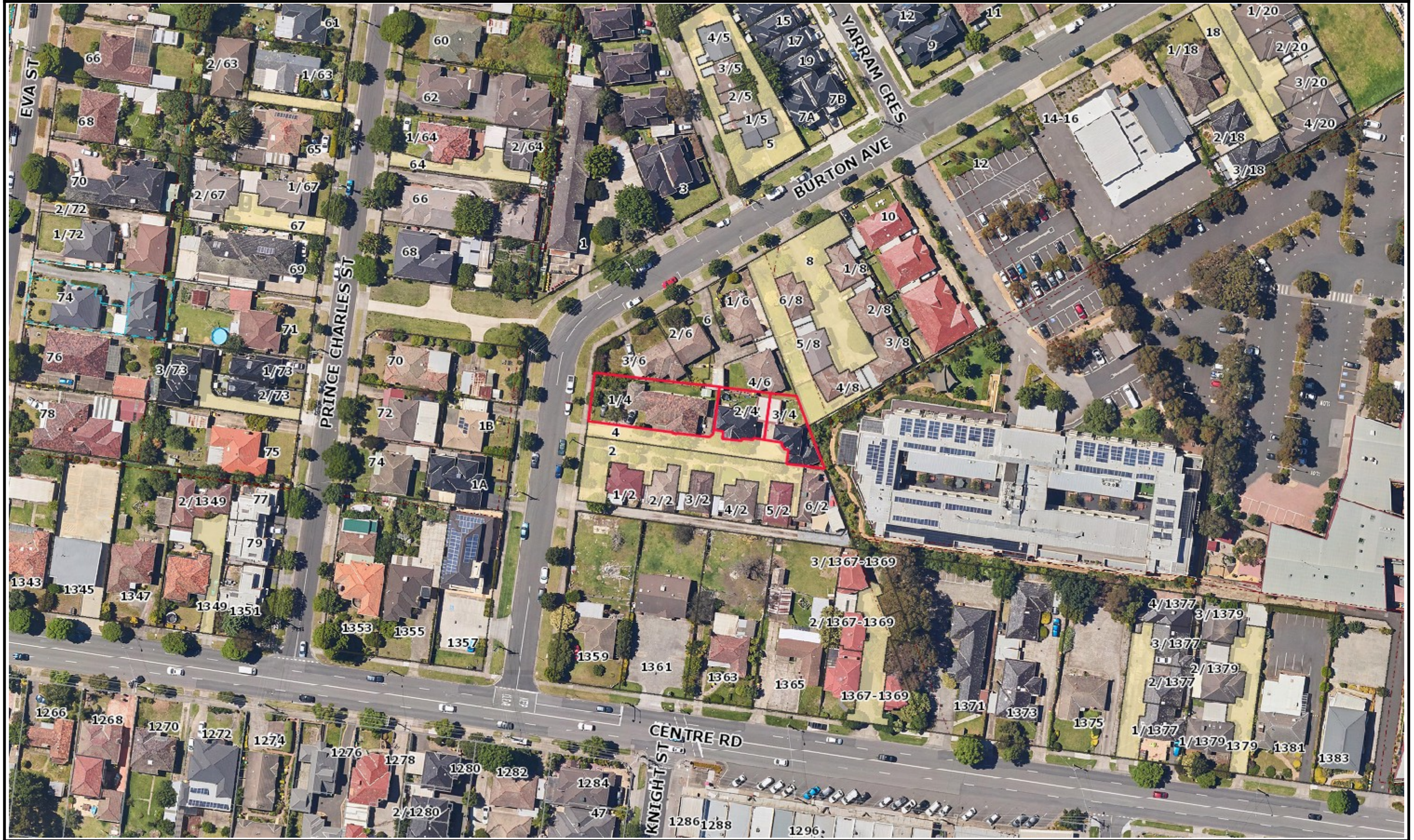
3 Garden Bed Detail
Scale: 1:10

For planning submission not for construction - 24/3/21



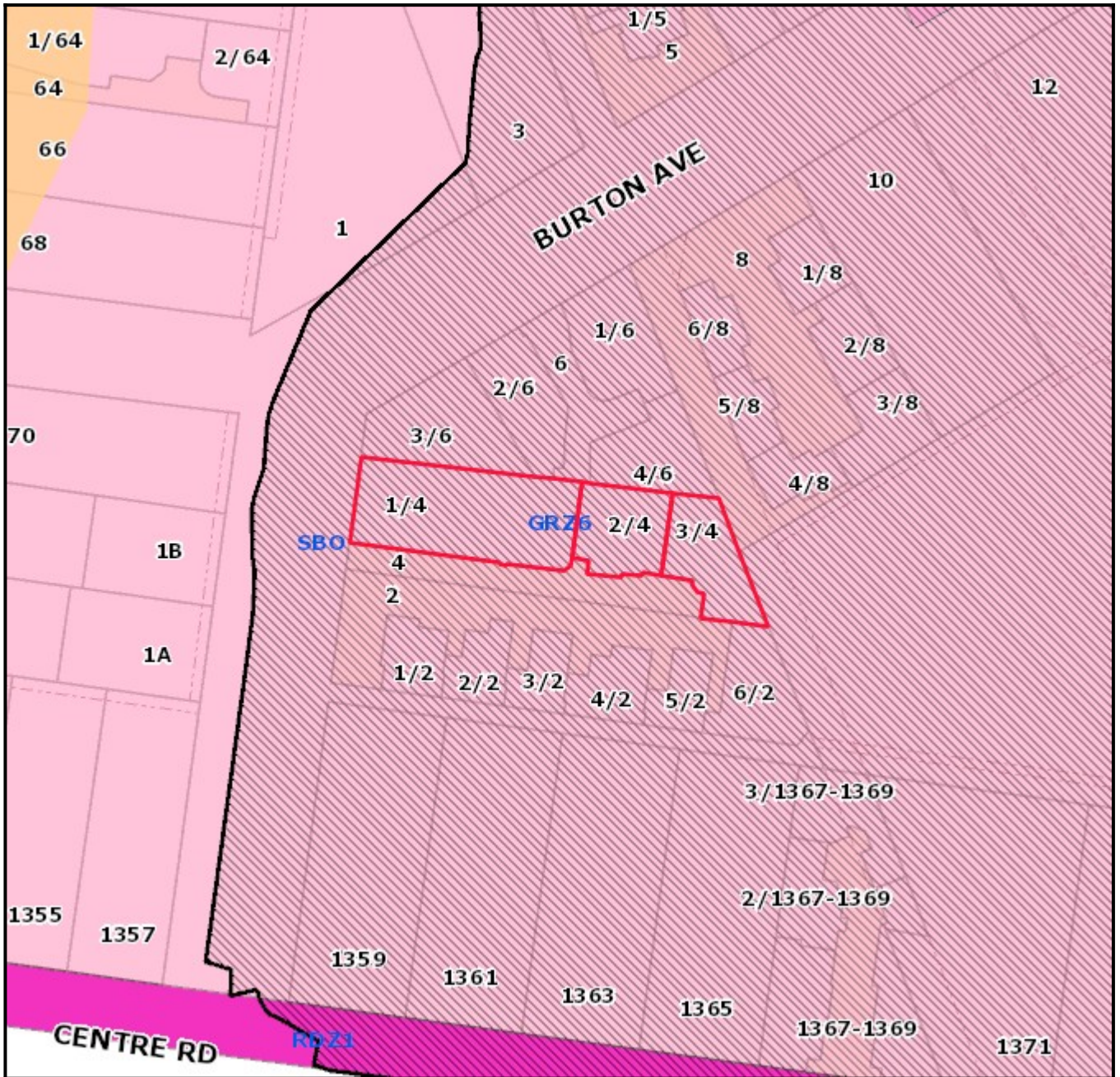
D	24/3/21	Updated Architectural Plan	
ISSUE	DATE	REVISION	PROJECT #
			4 Burton Ave, Clayton
CLIENT	John Demos Architects	SCALE #	DWG #
		1:100(A1)	2480
DWG	Landscape Concept Sheet	DRAWN	JHC
		CHECK	MEM
		REVISION	D
MEMLA Pty Ltd Shop 1/655 Nepean Highway, Brighton East, Vic. 3187 p: (03) 8060 6813 m: 0414346117			

Attachment 2: 4 Burton Avenue, Clayton





Planning Overlays and Zones



Legend

Planning Zones

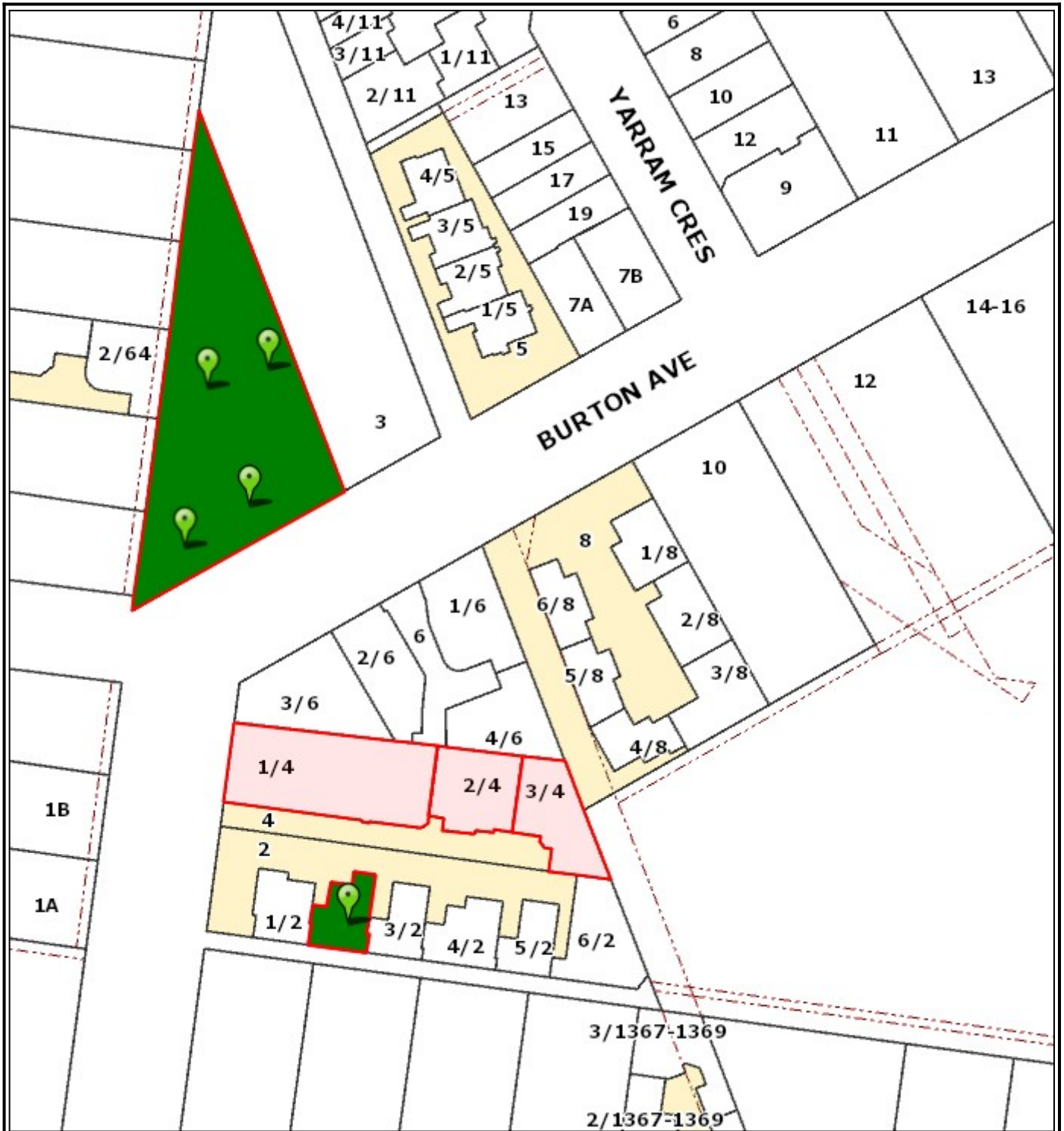
Planning Overlays



1:1000

Address

4 Burton Avenue CLAYTON VIC 3168



Objector Map

Subject land shaded light red. Objector properties shaded dark green and pinpointed. (Not all objector properties shown).



1:1000



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Legend

- | | | |
|-------------------|---------------------------|------------------------------------|
| Property | Open Space Public Access | Social/ family recreation |
| Proposed Property | Accessway/ trail | Sport |
| Common Property | Conservation | Utility/ buffer/ enviro constraint |
| Easements | Memorial Park | Visual amenity |
| Raillines | Play | Water based recreation |
| Reserves | Relaxation/ contemplation | |

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