

4/2/2026 10:15:45 AM

MERRI CREEK
(PUBLIC PARKLANDS)

01 SITE PLAN / ROOF PLAN
TP04 1: 100



TREE PROTECTION MEASURES		
TREE*	LOCATION:	TPZ (RADIUS FROM BASE OF TRUNK)
TREE 1- LOPHOSTEMON CONFERTUS (QUEENSLAND BRUSH BOX)	NATURESTRIP	2.0 METERS
TREE 2- LOPHOSTEMON CONFERTUS (QUEENSLAND BRUSH BOX)	NATURESTRIP	2.0 METERS
*AS DEFINED IN ARBORICULTURAL IMPACT ASSESSMENT, BY JESSE EASTON, FUTURE TREE HEALTH, DATED 15 FEBRUARY 2025		
TREE PROTECTION MEASURES MUST BE IN ACCORDANCE WITH AUSTRALIAN STANDARD AS4970 - 2009, PROTECTION OF TREES ON DEVELOPMENT SITES OR AS OTHERWISE APPROVED IN WRITING BY THE RESPONSIBLE AUTHORITY.		
THE TREE PROTECTION FENCING MUST BE MAINTAINED AT ALL TIMES AND MAY ONLY BE MOVED THE MINIMUM AMOUNT NECESSARY FOR APPROVED BUILDINGS AND WORKS TO OCCUR WITHIN A TREE PROTECTION ZONE (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.		
ANY PRUNING WORKS MUST BE CARRIED OUT IN ACCORDANCE WITH THE AUSTRALIAN STANDARD AS4375 - 2007: PRUNING OF AMENITY TREES AND UNDERTAKEN BY A SUITABLY QUALIFIED ARBORIST.		
THE CONSTRUCTION OF THE CROSSOVER (AND ANY OTHER BUILDINGS AND WORKS WITHIN A TPZ) MUST BE UNDERTAKEN UNDER THE SUPERVISION AND DIRECTION OF A QUALIFIED ARBORIST.		
WHERE APPLICABLE TO A NATURE STRIP TREE, A TPZ IS CONFINED TO THE WIDTH OF THE NATURE STRIP.		
A QUALIFIED ARBORIST MUST OVERSEE ALL WORKS IN AND AROUND THE ESTABLISHED TREE PROTECTION ZONE (TPZ) FOR TREES 1 AND 2.		

SITE & AREA ANALYSIS		
SITE AREA	48.3%	982.914 m²
SITE COVERAGE		475.470 m²
GARDEN AREA	35%	344 m²
PERMEABLE SURFACE	29.7%	282.4 m²
TREE CANOPY COVER	13.12%	129 m²
STANDARD B2-7	>10.0%	98.2 m² [COMPLIANT]
UNIT 1		
GROUND FLOOR		57 m²
GARAGE		29 m²
FIRST FLOOR		72 m²
BALCONY		25 m²
OVERALL		183 m²
P.O.S		178 m²
S.P.O.S		25 m²
UNIT 2		
GROUND FLOOR		57 m²
GARAGE		29 m²
FIRST FLOOR		74 m²
BALCONY		15 m²
OVERALL		175 m²
P.O.S		35 m²
S.P.O.S		15 m²
UNIT 3		
GROUND FLOOR		57 m²
GARAGE		29 m²
FIRST FLOOR		74 m²
BALCONY		15 m²
OVERALL		175 m²
P.O.S		35 m²
S.P.O.S		15 m²
UNIT 4		
GROUND FLOOR		57 m²
GARAGE		29 m²
FIRST FLOOR		74 m²
BALCONY		15 m²
OVERALL		175 m²
P.O.S		35 m²
S.P.O.S		15 m²
UNIT 5		
GROUND FLOOR		55 m²
GARAGE		29 m²
FIRST FLOOR		72 m²
BALCONY		15 m²
OVERALL		171 m²
P.O.S		77 m²
S.P.O.S		15 m²

KEY ESQ INITIATIVES	
ALL ELECTRIC DEVELOPMENT	
UTILITY METERS WILL BE PROVIDED FOR ALL DWELLINGS	
ALL EXTERNAL AREA LIGHTING WILL BE CONTROLLED THROUGH MOTION/DAYLIGHT SENSOR	
WATER	
3,000L - 3,500L RAINWATER TANK USED FOR TOILET FLUSHING, LAUNDRY & IRRIGATION FOR EACH DWELLING	
WATER EFFICIENT FITTINGS	
TOILETS MINIMUM 4 STAR WELS RATED	
TAP MINIMUM 5 STAR WELS RATED	
SHOWERS MINIMUM 4 STAR WELS RATED (MAXIMUM 7.5L/MIN)	
WATER EFFICIENT APPLIANCES (5 STAR DISHWASHER)	
ENERGY	
7.0 STAR AVERAGE ENERGY RATING	
3 KW SOLAR PV SYSTEM PER DWELLING	
HEAT PUMP HOT WATER SYSTEM	
HIGH EFFICIENCY AIR CONDITIONING SYSTEMS (HEATING 3 STAR AND COOLING 3 STAR)	
EFFICIENT LIGHTING (LED) - 4 W/M² TO ALL HABITABLE AREAS	
HIGH PERFORMANCE GLAZING TO ALL WINDOWS (DOUBLE GLAZING)	
EFFICIENT INDUCTION COOKTOP	
OTHER ESQ INITIATIVES	
EXCELLENT DAYLIGHT TO HABITABLE SPACES	
LOW VOC PAINTS TO IMPROVE INDOOR ENVIRONMENTAL QUALITY FOR RESIDENTS.	
SUSTAINABLE TIMBER	
CLOTHESLINE TO EACH DWELLING	
WATER EFFICIENT LANDSCAPING	
ELECTRIC CAR CHARGING POINT IN EACH DWELLING'S GARAGE (32 AMP MINIMUM)	
1 BICYCLE SPACE PER DWELLING	
DROUGHT TOLERANT PLANTS TO BE USED	

TREE CANOPY OBJECTIVES				
CANOPY COVER REQUIRED: 98.2m² (10%)				
CANOPY COVER PROVIDED: 131.1m² (13.6%) [REFER TO LANDSCAPE PLAN FOR ZONES]				
TREE ZONE	CANOPY DIA	CANOPY COVER	DEEP SOIL AREA	TYPE
1	8m	47.3m²	93m²	B
2	5m	19m²	93m²	A
3	5m	19.6m²	93m²	A
4	4m	11.9m²	12m²	A
5	4m	11.9m²	12m²	A
6	4m	11.9m²	12m²	A
7	4m	11.9m²	12m²	A

SITE ABBREVIATIONS	
CL	CLOTHES LINE (FOLDABLE)
DP	DOWN PIPE
FFL	FINISHED FLOOR LEVEL
GT	GATE
GU	GUTTER
HW	HOT WATER UNIT
LB	LETTERBOX
MSB	MAIN SWITCHBOARD
OL	OUTDOOR LIGHTING
RWT	RAINWATER TANK
WM	WATER METER
TPZ	TREE PROTECTION ZONE (TPZ)

DAREBIN CITY COUNCIL
Plan or Document referred to in
Planning Permit No.: D/109/2025
Plan No.: 1 of 6
Date: 14/05/2026

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Signature for the Responsible
Authority

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PROJ. NAME/
RESERVOIR TOWNHOUSES

#	DESCRIPTION	DATE	ISSUED BY
B	ESQ INITIATIVES	04.03.2025	MA
C	COUNCIL RFI RESPONSE	12.06.2025	MA
D	COUNCIL RFI FOLLOW UP	18.07.2025	MA
E	NOD CONDITIONS	03.10.2025	MA
F	ENDORSEMENT RFI RESPONSE	22.01.2026	MA

SHEET NAME/
SITE / ROOF PLAN

PROJ NO./ DATE/ DRAWN BY/ CHECKED BY/	AMS25001 22.01.2026 MA AP	SHEET NO/ TP04 Darebin City Council Received 27/4/2026 SCALE ON A1	ISSUE/ TOWN PLANNING
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4/2/2026 10:15:47 AM

MERRI CREEK
(PUBLIC PARKLANDS)



SITE & AREA ANALYSIS			
SITE AREA	48.3%	982.914 m ²	
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GARDEN AREA	29.7%	282.4 m ²	
PERMEABLE SURFACE	13.12%	129 m ²	
TREE CANOPY COVER	>10.0%	98.2 m ²	[COMPLIANT]
UNIT 1			
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- KEY ESD INITIATIVES**
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 - UTILITY METERS WILL BE PROVIDED FOR ALL DWELLINGS
 - ALL EXTERNAL AREA LIGHTING WILL BE CONTROLLED THROUGH MOTION/DAYLIGHT SENSOR
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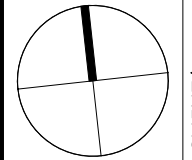
DAREBIN CITY COUNCIL
Plan or Document referred to in
Planning Permit No.: D/109/2025
Plan No.: 2 of 6
Date: 14/05/2026

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01
TP05
PROPOSED GROUND PLAN
1: 100



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C	COUNCIL RFI RESPONSE	12.06.2025	MA
E	NOD CONDITIONS	03.10.2025	MA
F	ENDORSEMENT RFI RESPONSE	22.01.2026	MA

SHEET NAME/
GROUND FLOOR PLAN

PROJ. NO./
DATE/
DRAWN BY/
CHECKED BY/

AMS25001
22.01.2026
MA
AP
SHEET NO/
TP05
Darebin City Council Received 27/4/2026
SCALE ON A1
ISSUE/
TOWN PLANNING
As indicated

4/02/2026 10:15:48 AM

MERRI CREEK
(PUBLIC PARKLANDS)

EDWARDES STREET



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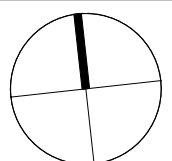
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Planning Permit No.: D/109/2025
Plan No.: 3 of 6
Date: 14/05/2026

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01
TP06
PROPOSED FIRST FLOOR PLAN
1: 100



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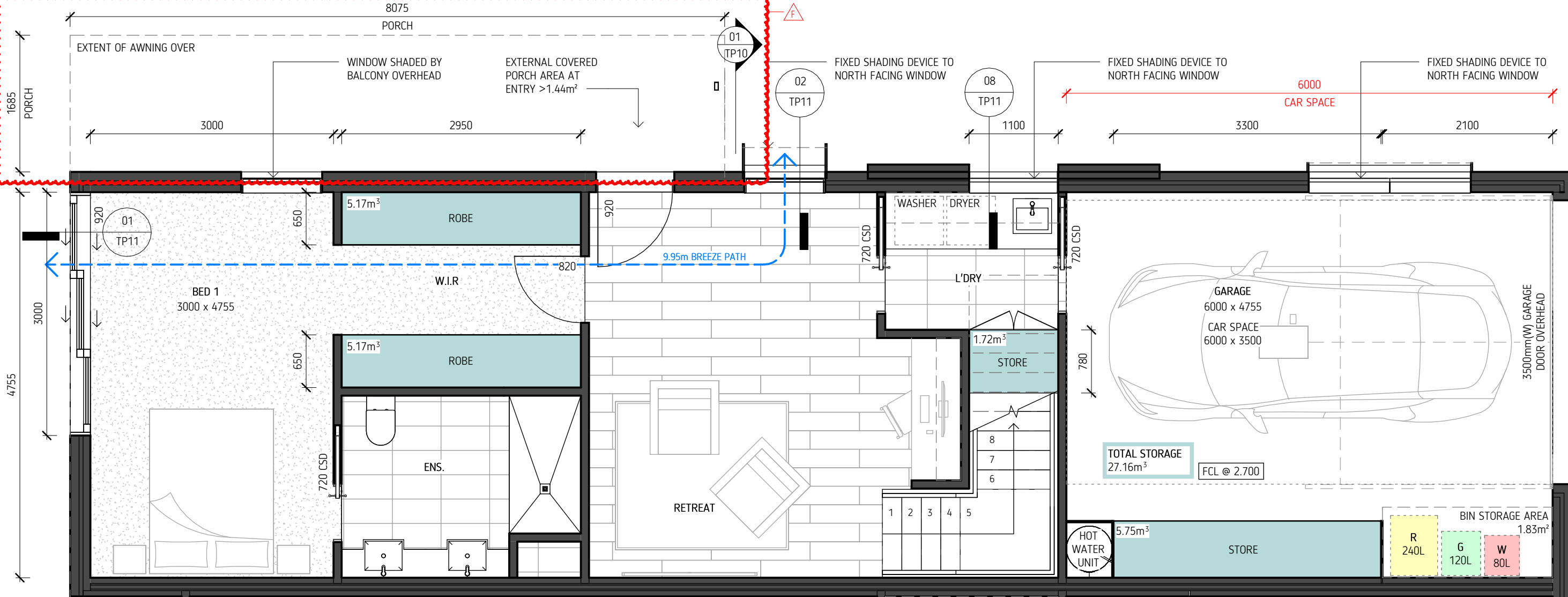
PROJ. NAME/
RESERVOIR TOWNHOUSES

#	DESCRIPTION	DATE	ISSUED BY
C	COUNCIL RFI RESPONSE	12.06.2025	MA
E	NDD CONDITIONS	05.10.2025	MA
F	ENDORSEMENT RFI RESPONSE	22.01.2026	MA

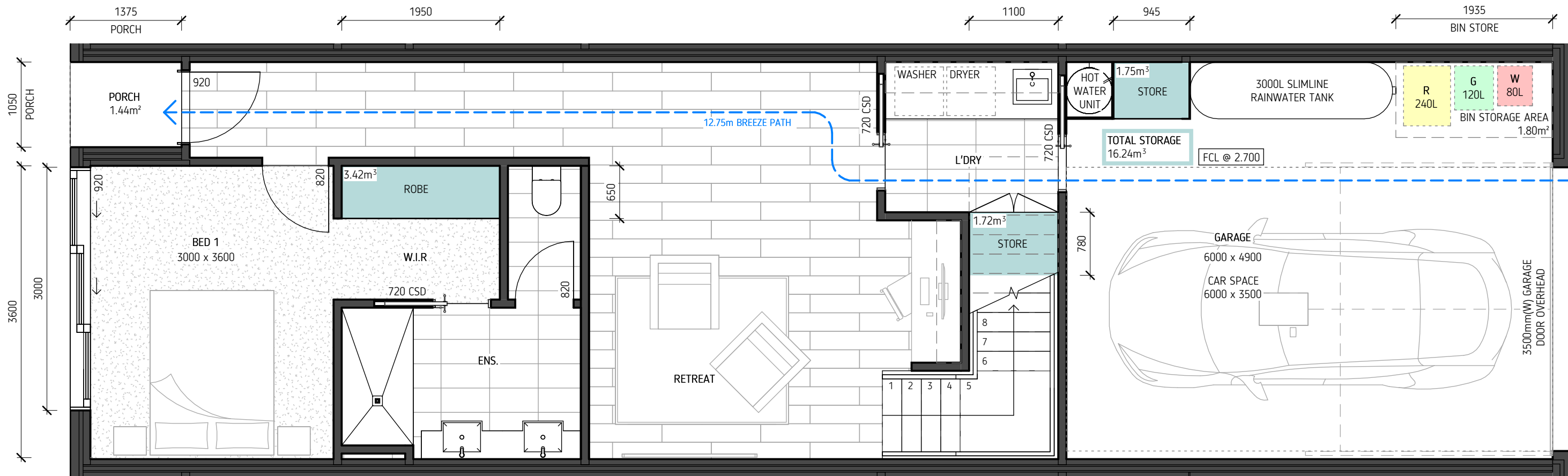
SHEET NAME/
FIRST FLOOR PLAN

PROJ. NO./
DATE/
DRAWN BY/
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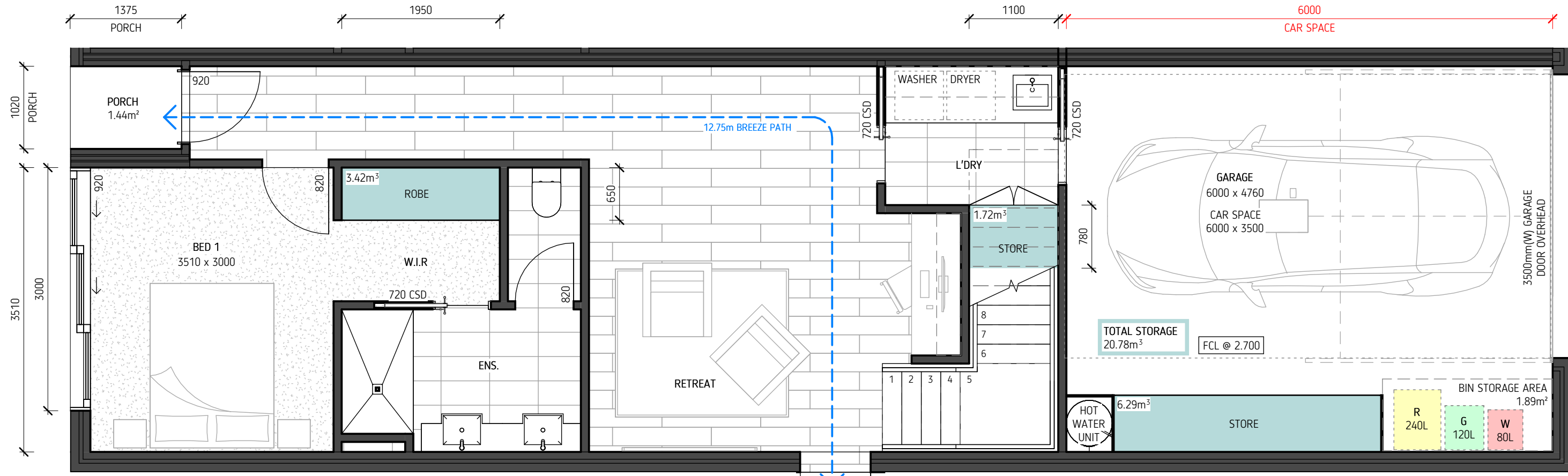
AMS25001
22.01.2026
MA
AP
SHEET NO/
TP06
ISSUE/
TOWN PLANNING
Darebin City Council Received 27/4/2026
SCALE ON A1
As indicated



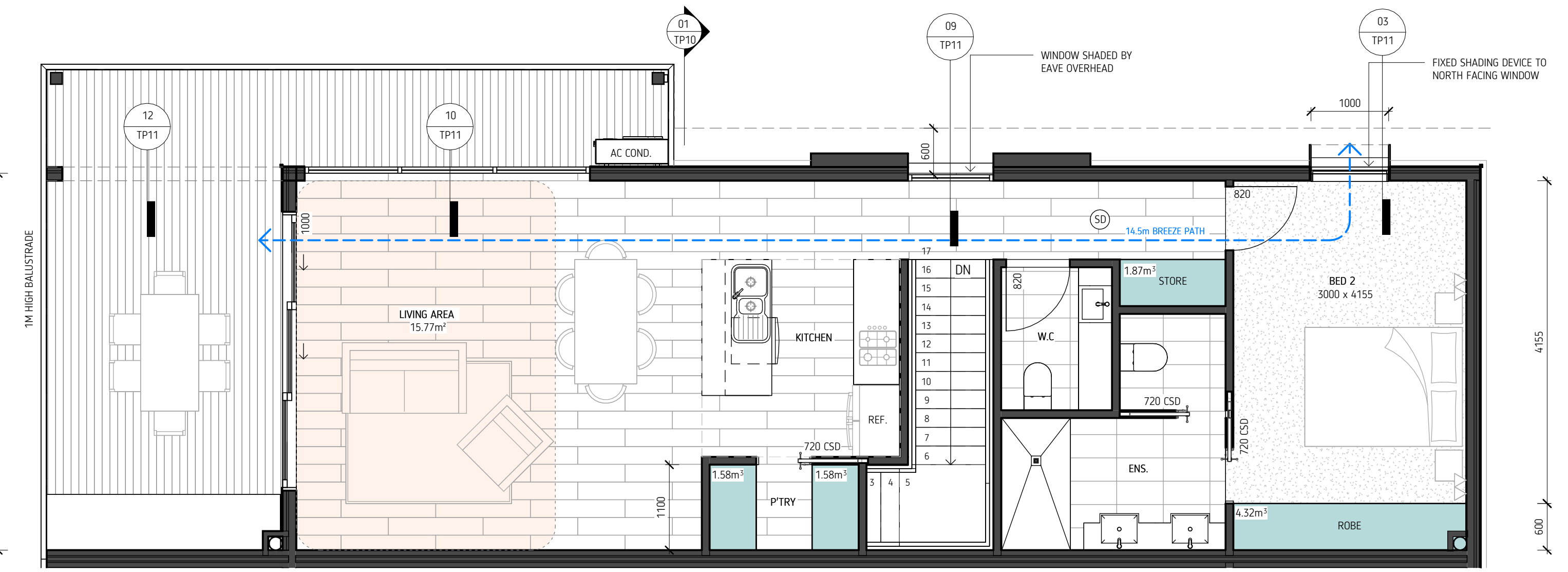
01 UNIT 1 - GFL CALLOUT
1 : 50



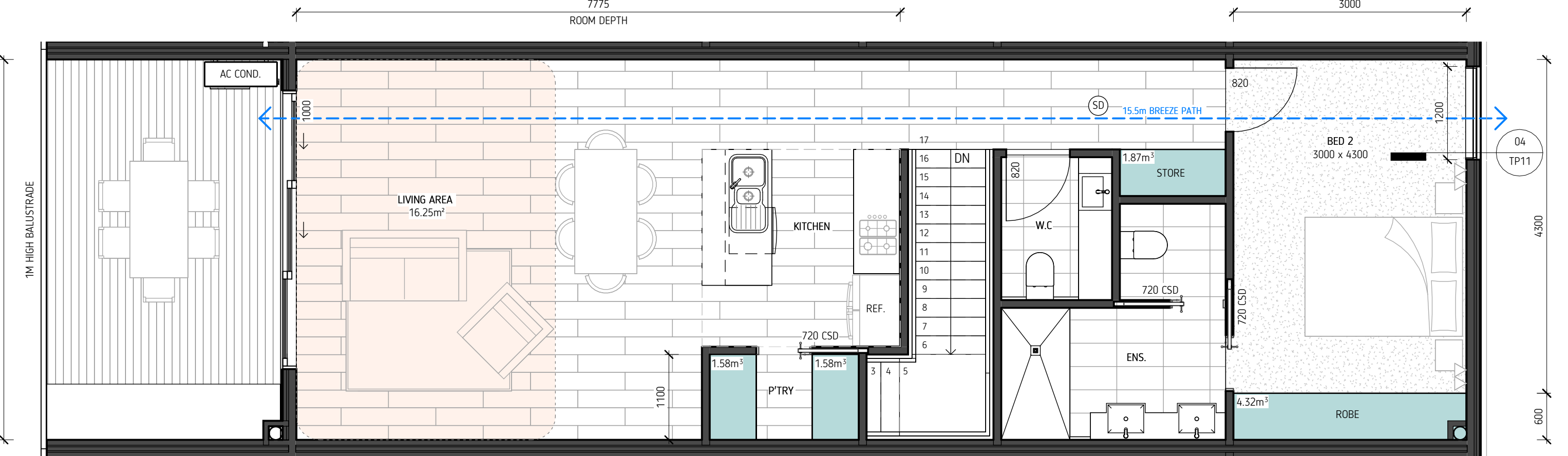
03 UNIT 2, 3 & 4 - GFL CALLOUT
1 : 50



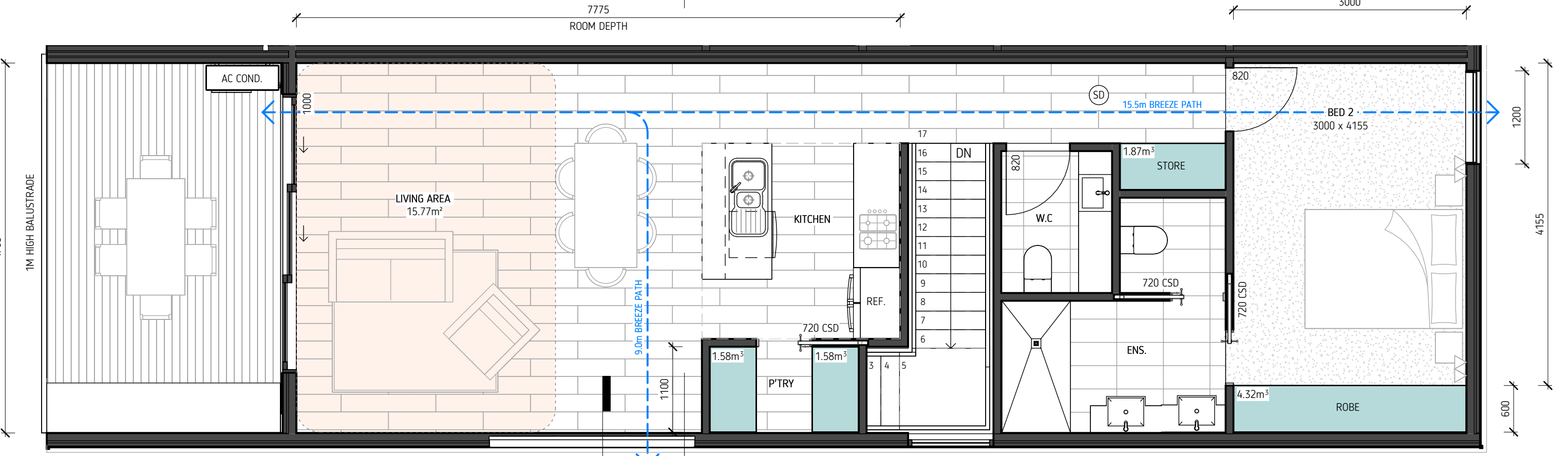
05 UNIT 5 - GFL CALLOUT
1 : 50



02 UNIT 1 - 1FL CALLOUT
1 : 50



04 UNIT 2, 3 & 4 - 1FL CALLOUT
1 : 50

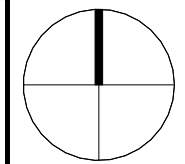


06 UNIT 5 - 1FL CALLOUT
1 : 50

UNITS - 2 BEDROOM DWELLINGS									
OBJECTIVE	FUNCTIONAL LAYOUT MAIN BEDROOM MIN. WIDTH ALL OTHER BEDROOMS	FUNCTIONAL LAYOUT LIVING ROOM MIN. WIDTH LIVING ROOM AREA	LIVING ROOM DEPTH	CEILING HEIGHT	WINDOWS	ENTRY	NATURAL VENTILATION	STORAGE	DWELLING DIVERSITY
STANDARD	3.4 x 3.0m 3.0 x 3.0m	MINIMUM WIDTH 3.6m MINIMUM AREA 12.0m ²	MAX 9.0m ROOM DEPTH (FCL @ 2.7mvl)	MIN 2.4m HIGH HABITABLE ROOMS	WINDOW TO HABITABLE ROOMS CLEAR TO THE SKY MAX RM DEPTH = 2.5 x FCL	EXTERNAL COVERED AREA MINIMUM 1.44m ²	40% OF DWELLINGS MIN. BREEZE PATH 5.0m MAX BREEZE PATH 18.0m	MIN. 14m ³ MIN. 9m ³ WITHIN DWELLING	ENCOURAGE A RANGE OF DWELLINGS SIZE & TYPES > 10 DWELLINGS
PROPOSED									
UNIT 1	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES (REFER SHEET TP10)	COMPLIES	COMPLIES	COMPLIES	NOT APPLICABLE
UNIT 2,3 & 4	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES (REFER SHEET TP10)	COMPLIES	COMPLIES	COMPLIES	NOT APPLICABLE
UNIT 5	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES (REFER SHEET TP10)	COMPLIES	COMPLIES	COMPLIES	NOT APPLICABLE



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SHEET NAME

UNIT CALLOUTS

PROJ NO./	AMS25001	SHEET NO/	TP08	ISSUE/	TOWN PLANNING
DATE/	22.01.2026				
DRAWN BY/	MA				
CHECKED BY/	AP				

DAREBIN CITY COUNCIL
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Planning Permit No.: D/109/2025
Plan No.: 4 of 6
Date: 14/05/2026

[Signature]
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SCALE ON A1
1 : 50

NOTE:
EXTERNAL LIGHTING SYSTEM TO BE PROVIDED ILLUMINATING
THE ENTRY TO EACH UNIT, ACCESS TO EACH GARAGE & CAR
PARKING SPACE & ALL PEDESTRIAN WALKWAYS

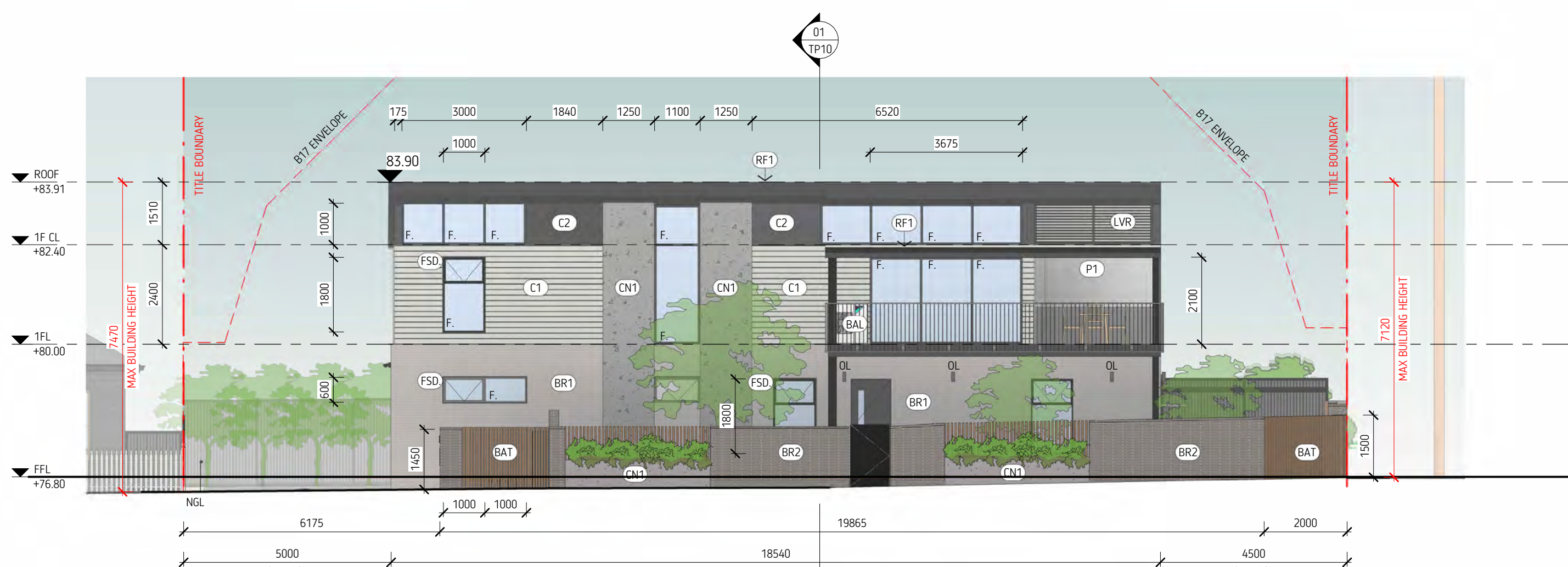


01 WEST ELEVATION (PARKLAND)
TP09 1:100

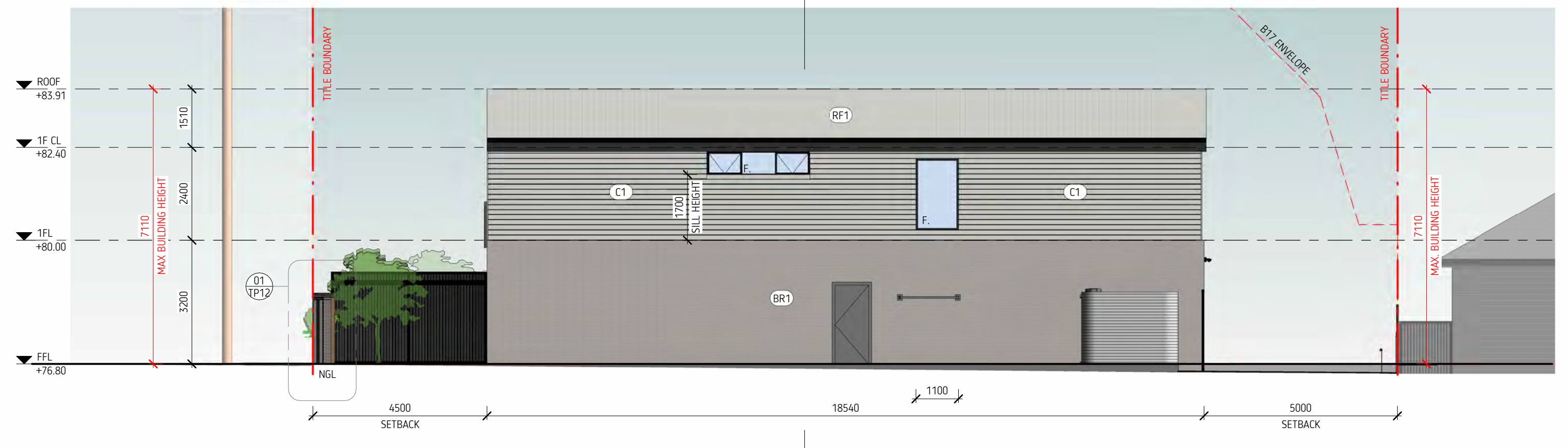


02 WEST BUILDING ELEVATION
TP09 1:100

STANDARD B2-3.1
= 1m + (0.3m x (h - 3.6m))
= 1 + (0.3 x (5.850 - 3.6))
= 1 + (0.3 x 2.25)
= 1 + 0.669
= 1.669m MIN. SETBACK



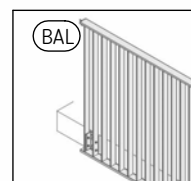
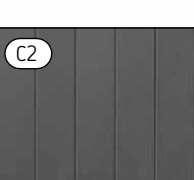
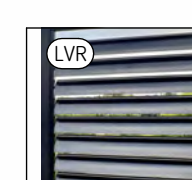
03 NORTH ELEVATION
TP09 1:100



04 SOUTH ELEVATION
TP09 1:100

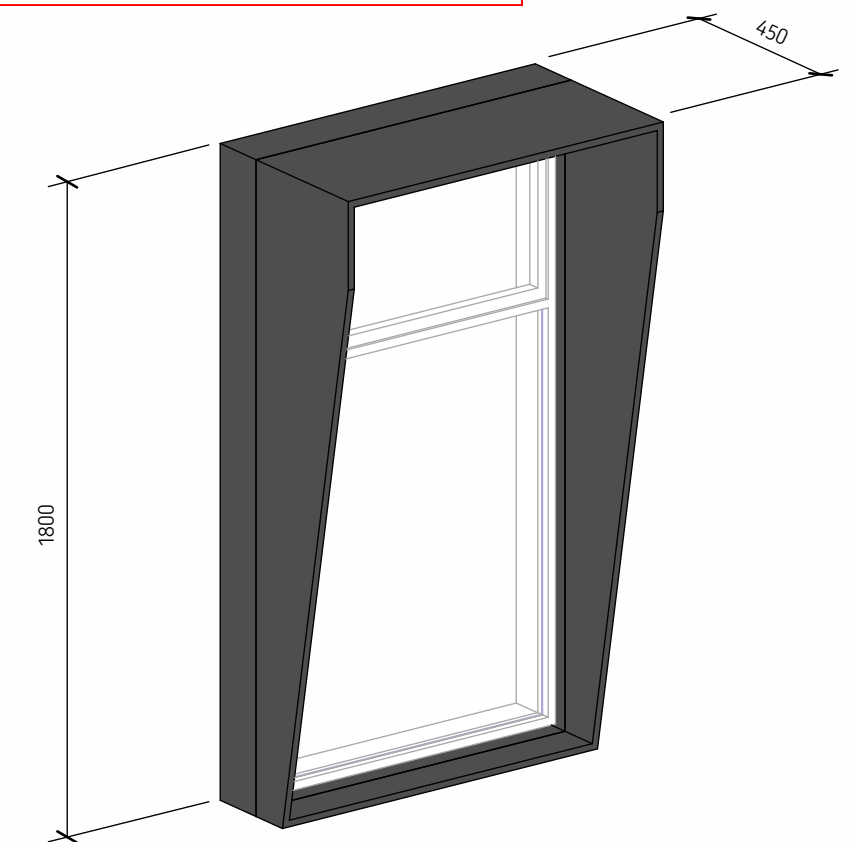


05 EAST ELEVATION
TP09 1:100

FINISHES SCHEDULE -			
			
FIXED SHADING DEVICE CHARCOAL GREY FINISH	LONG BRICK OFF-WHITE FINISH	CONCRETE RENDER GREY FINISH	CHARCOAL GREY PAINT FINISH
			
WEATHERBOARD STYLE STEEL WALL CLADDING OFF- WHITE FINISH	LONG BRICK GREY FINISH	VERTICAL BAR BALUSTRADE SYSTEM WHITE FINISH	
			
FC CLADDING VERTICAL DARK GREY	TIMBER LOOK FINISH BLADE BATTENS OR SIMILAR	METAL ROOF SHEET SURFMIST MATT FINISH OR SIMILAR	ALUMINIUM EXTERIOR LOUVRES

DAREBIN CITY COUNCIL
Plan or Document referred to in
Planning Permit No.: D/109/2025
Plan No.: 5 of 6
Date: 14/05/2026

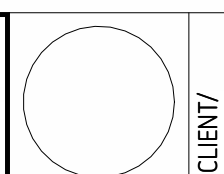
Signature for the Responsible
Authority



06 FIXED SHADING DEVICE - WINDOW SHROUD 3D
TP09



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RESERVOIR VIC 3073

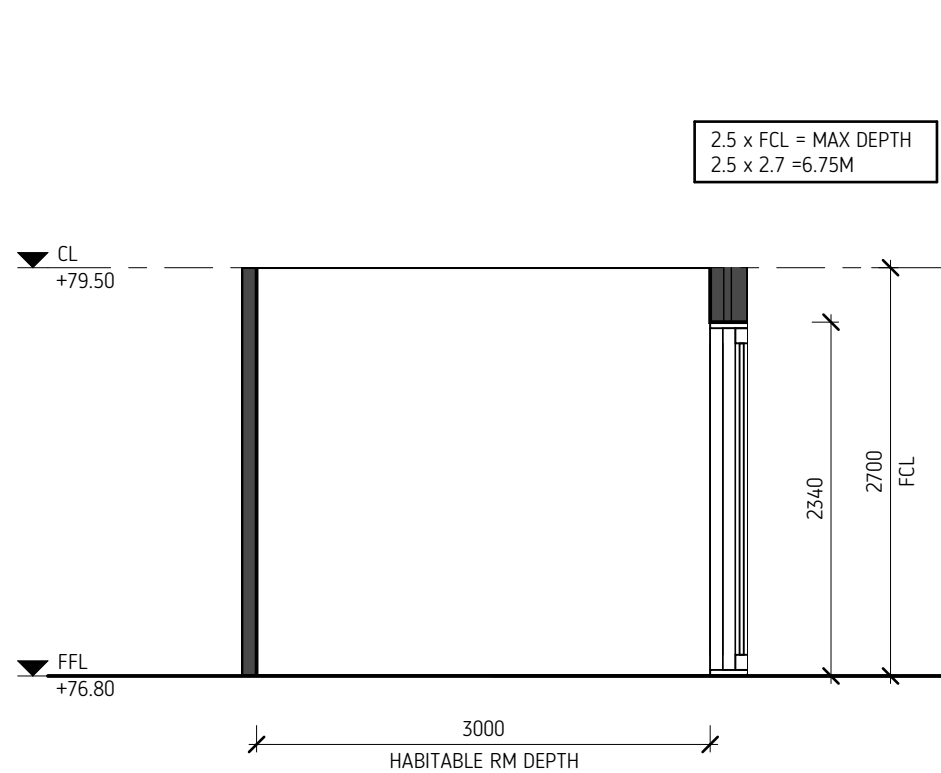
PROJ. NAME/
RESERVOIR TOWNHOUSES

#	DESCRIPTION	DATE	ISSUED BY	SHEET NAME/
A	WIDEN GARAGE OPENINGS SHIFT ELEC. METERBOARDS	28.02.2025	MA	
C	COUNCIL RFI RESPONSE	12.06.2025	MA	
D	COUNCIL RFI FOLLOW UP	18.07.2025	MA	
E	NOD CONDITIONS	03.10.2025	MA	

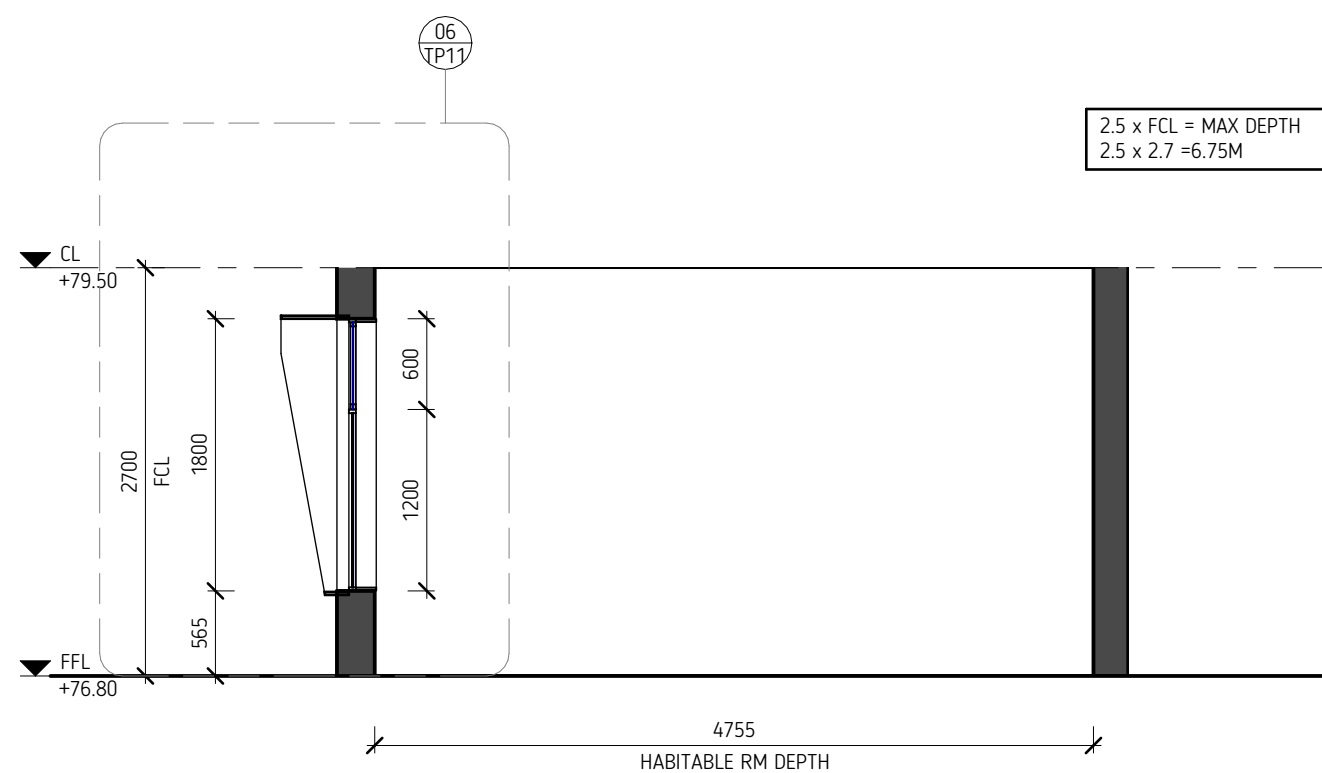
ELEVATIONS

PROJ. NO./	AMS25001	SHEET NO/	TP09	ISSUE/	TOWN PLANNING
DATE/	22.01.2026				
DRAWN BY/	MA				
CHECKED BY/	AP				

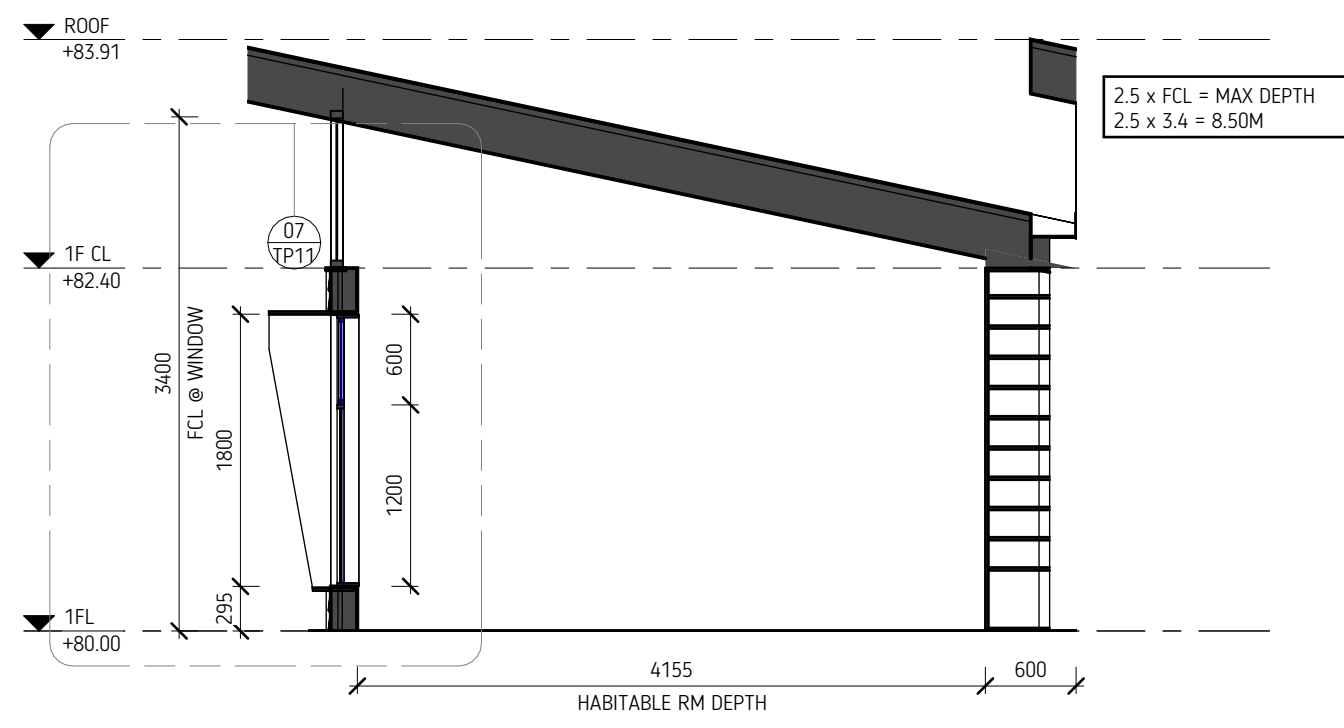
Scale ON A1
As indicated



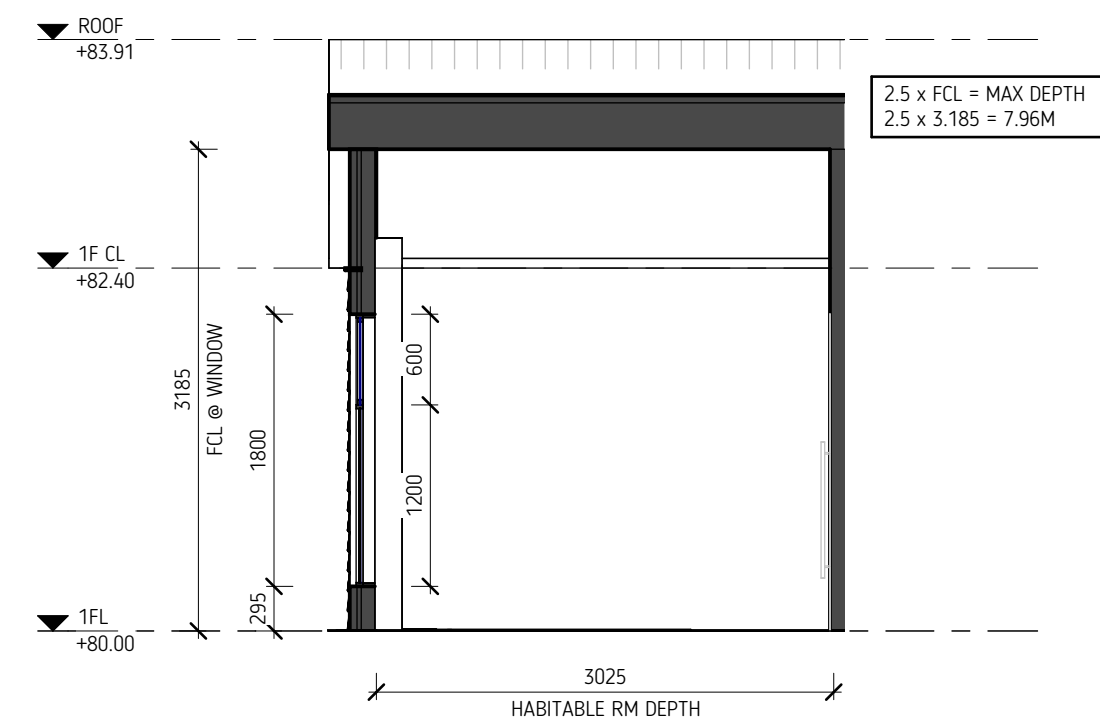
01 UNIT 1 - 5 / BR 1 - HABITABLE RM DEPTH
TP11 1:50



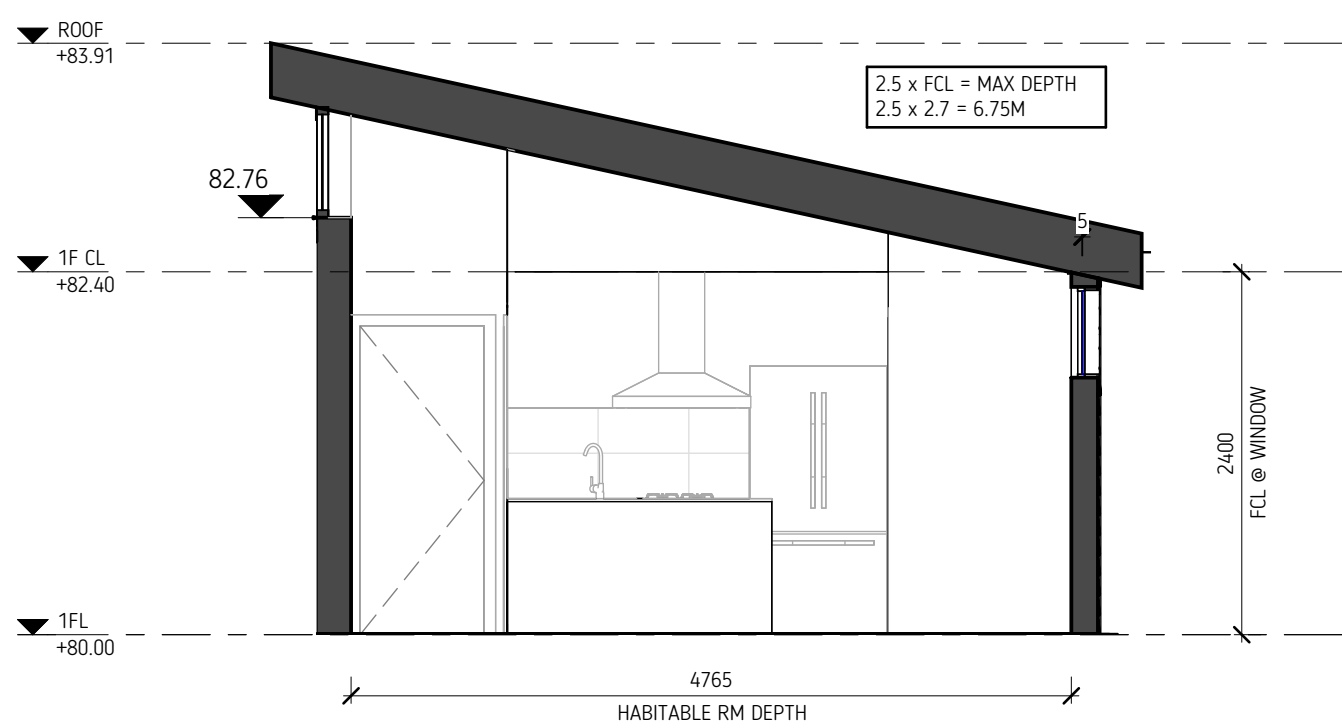
02 UNIT 1 / RETREAT - HABITABLE RM DEPTH
TP11 1:50



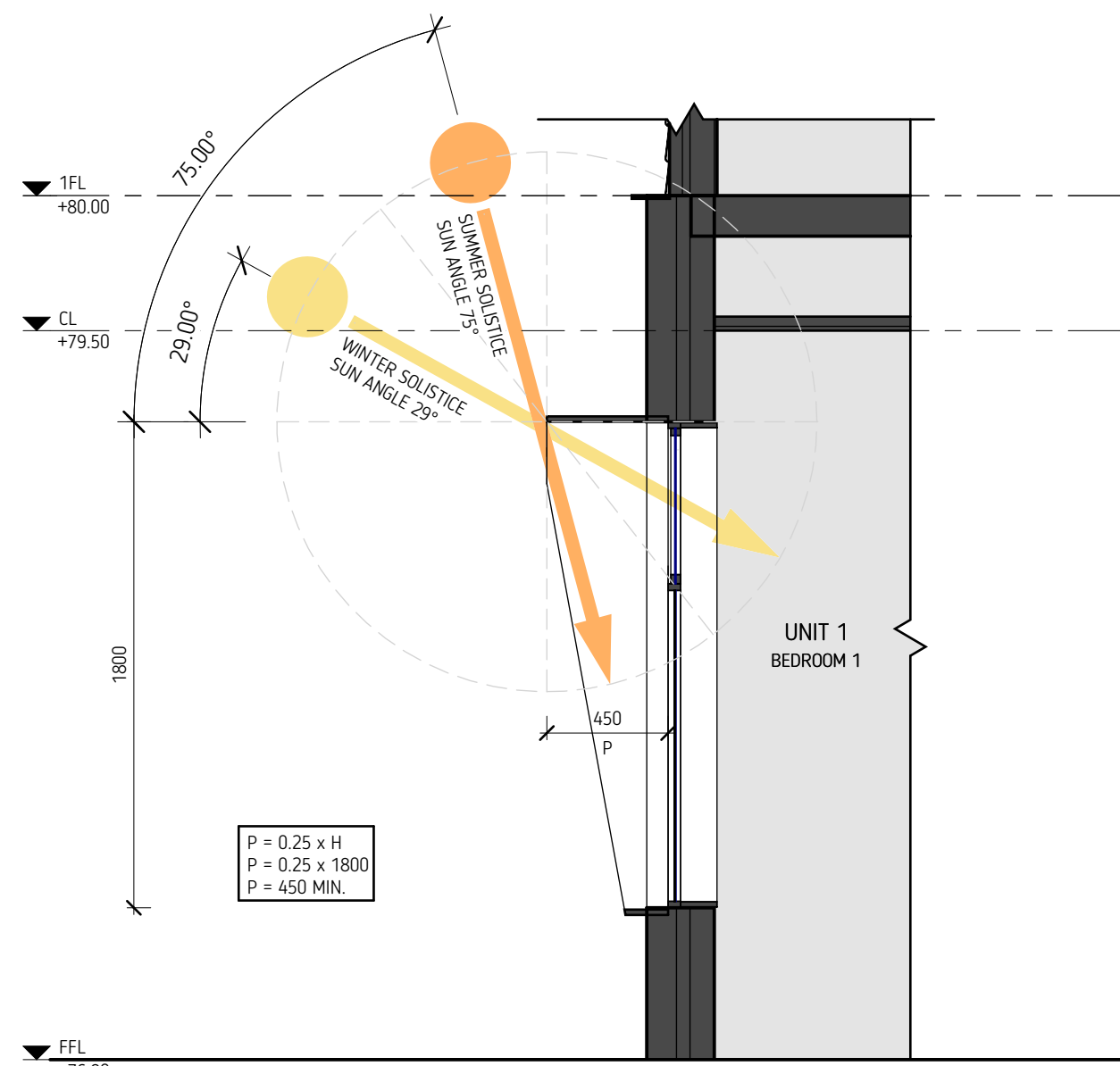
03 UNIT 1 / BR 2 - HABITABLE RM DEPTH
TP11 1:50



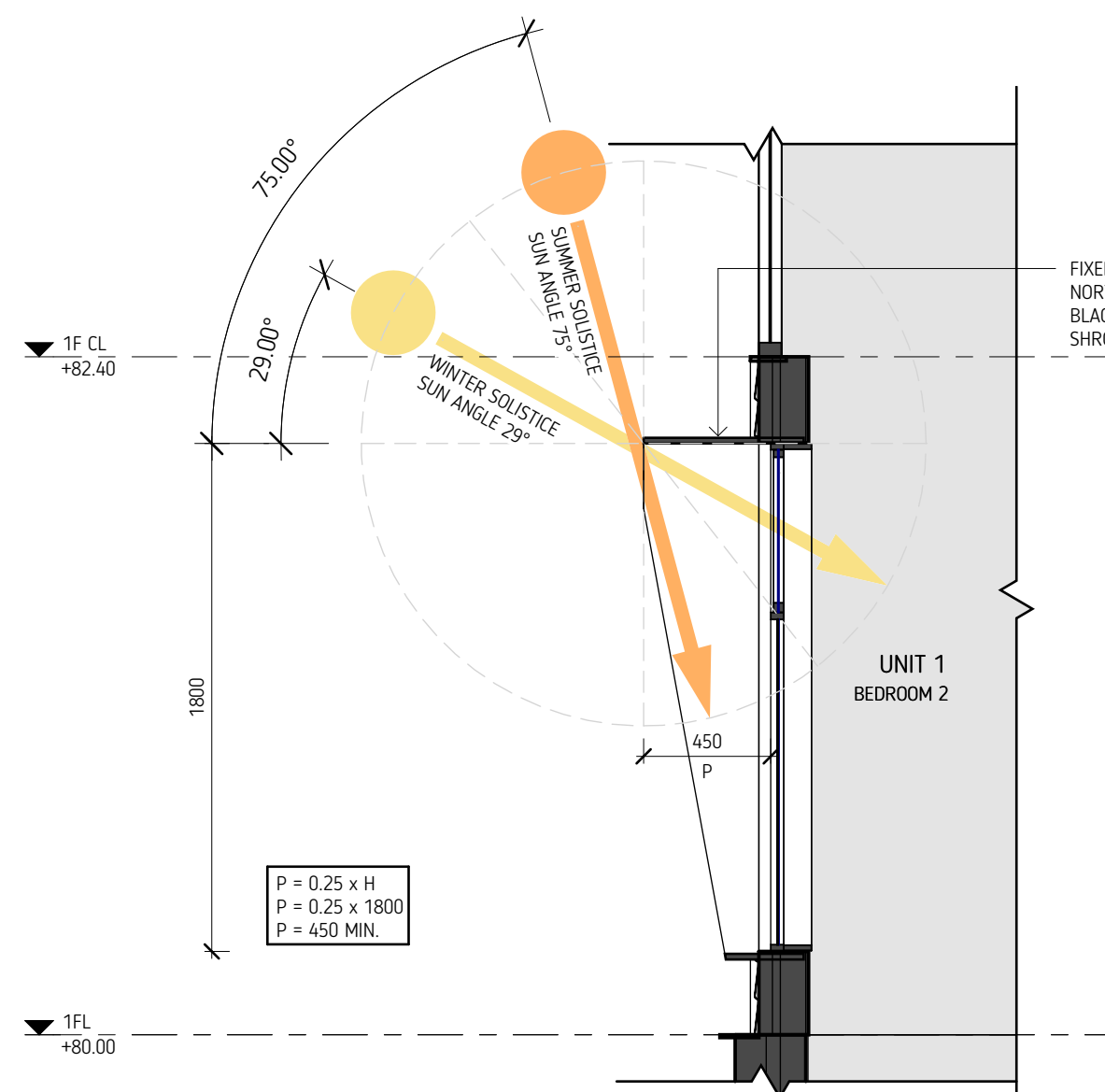
04 UNIT 2 - 5 / BR 2 - HABITABLE RM DEPTH
TP11 1:50



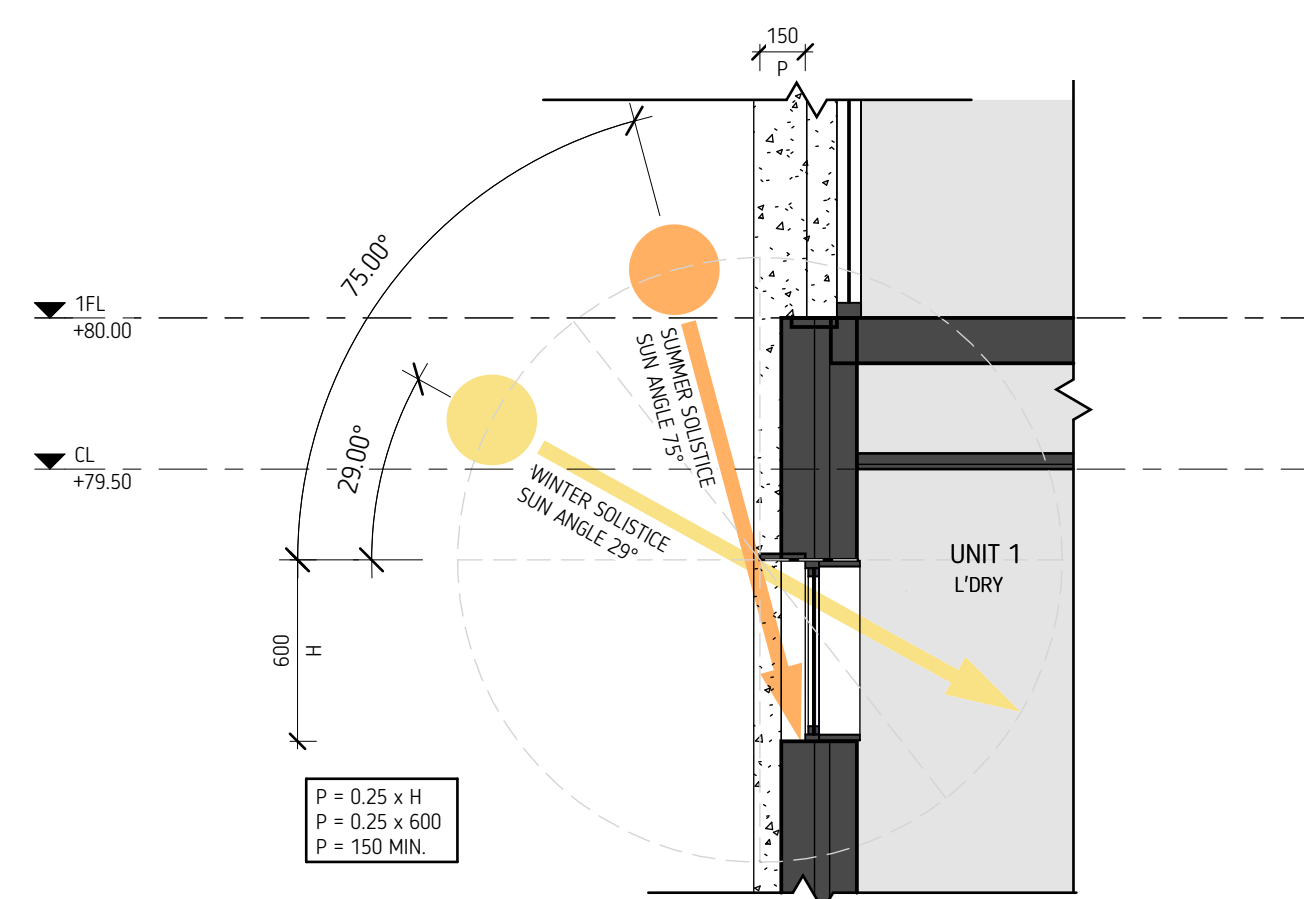
05 UNIT 5 / LIVING & MEALS - HABITABLE RM DEPTH
TP11 1:50



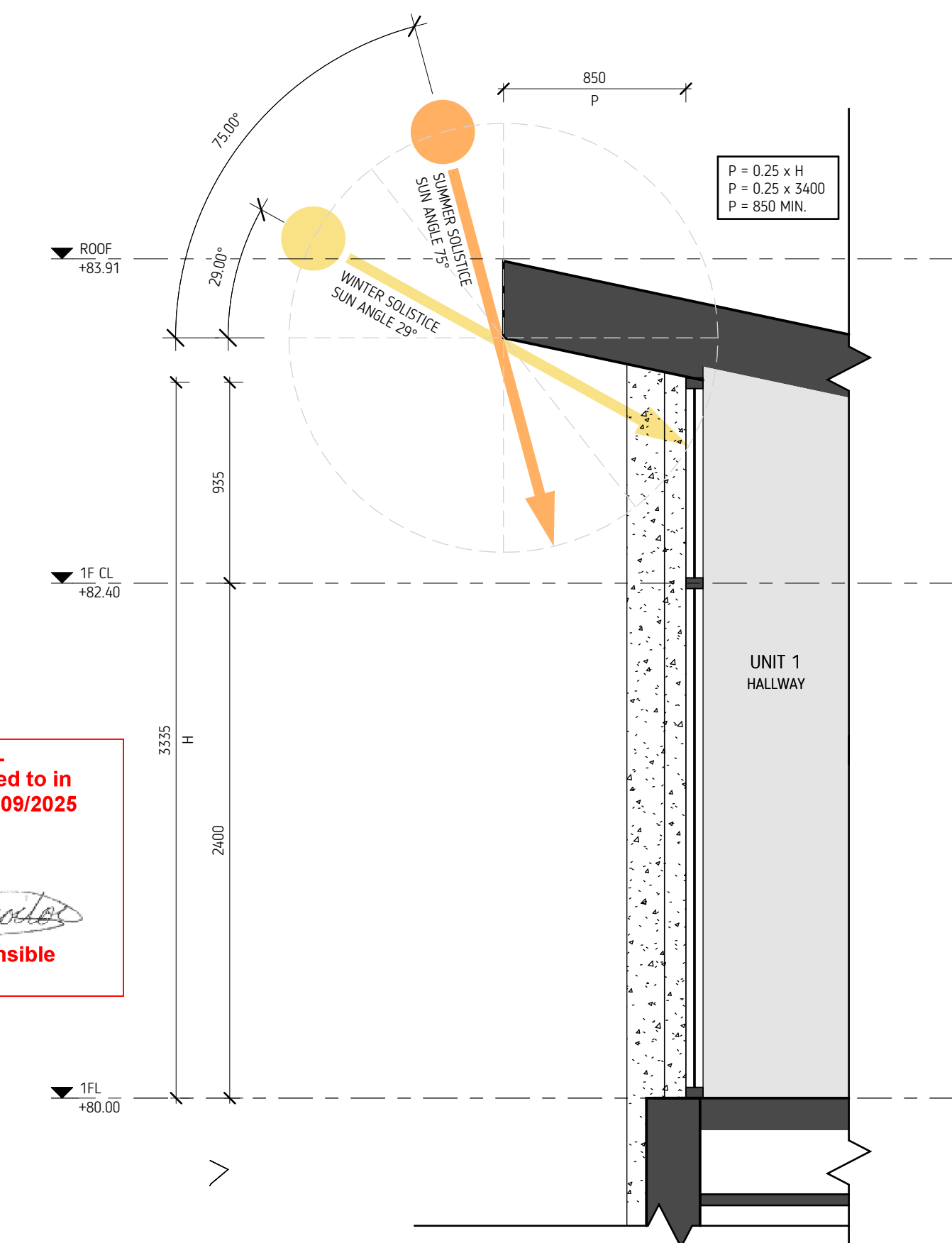
06 FIXED SHADING DEVICE - WINDOW SHROUD GFL
TP11 1:25



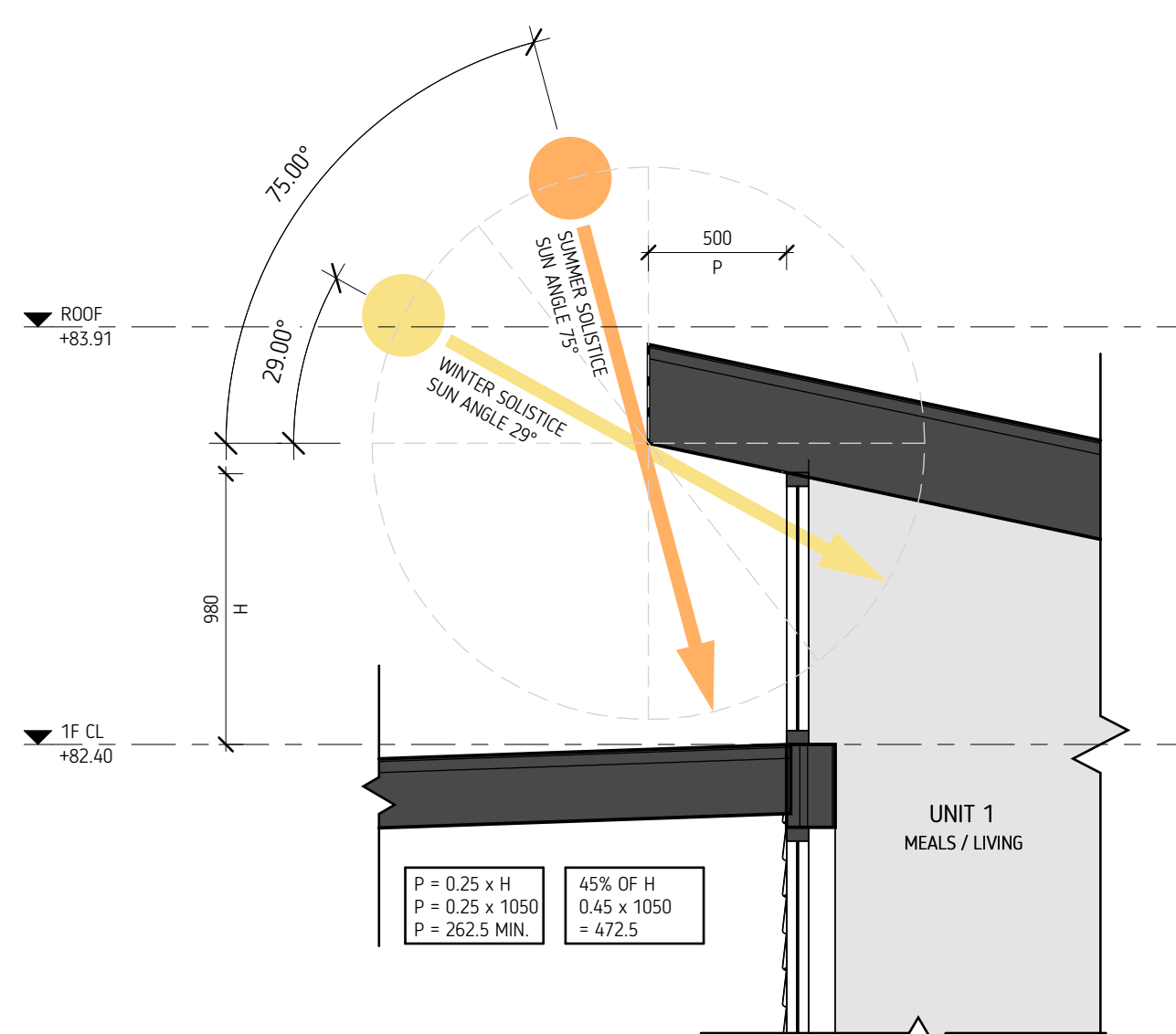
07 FIXED SHADING DEVICE - WINDOW SHROUD 1FL
TP11 1:25



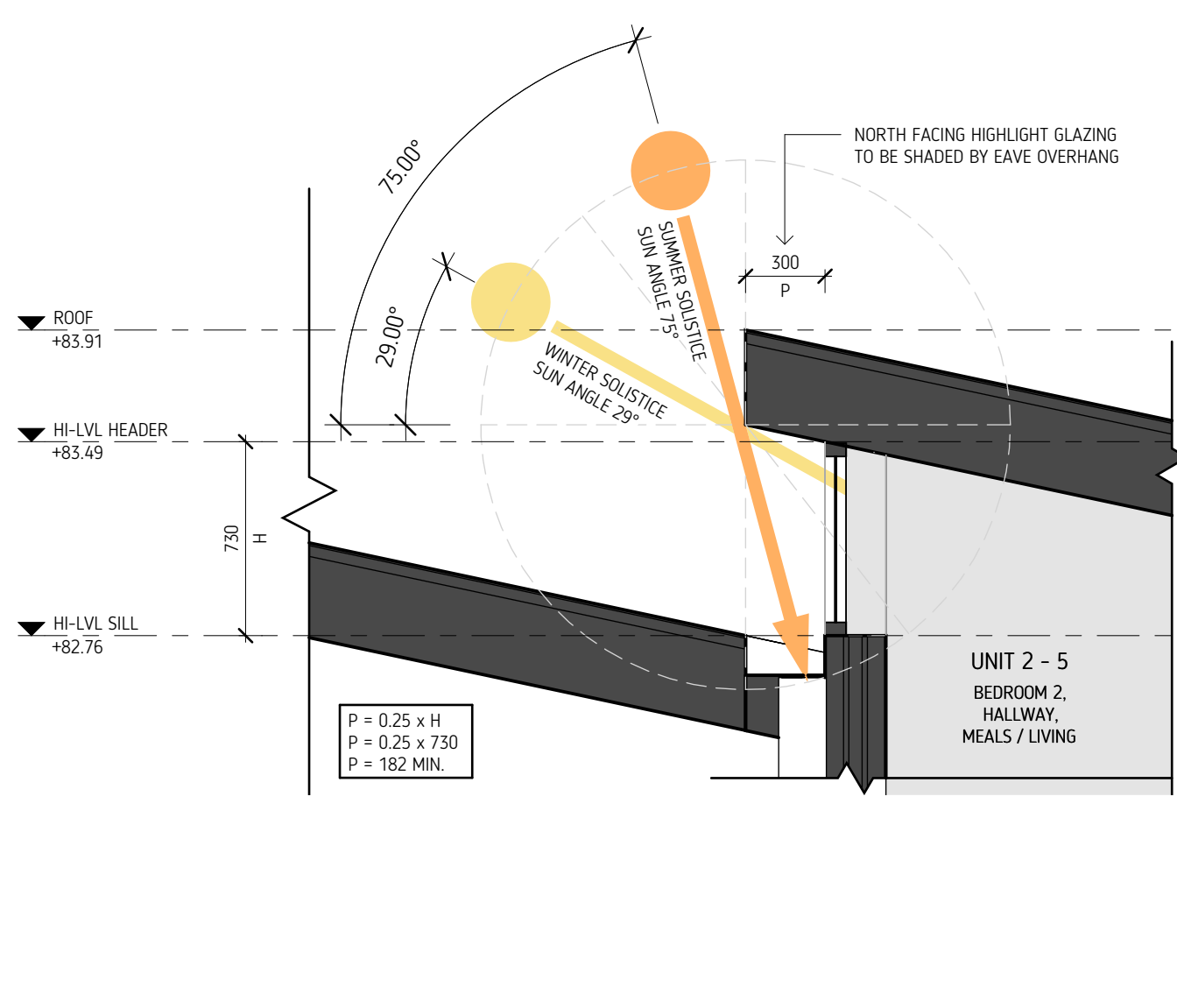
08 FIXED SHADING DEVICE - L' DRY WINDOW GFL
TP11 1:25



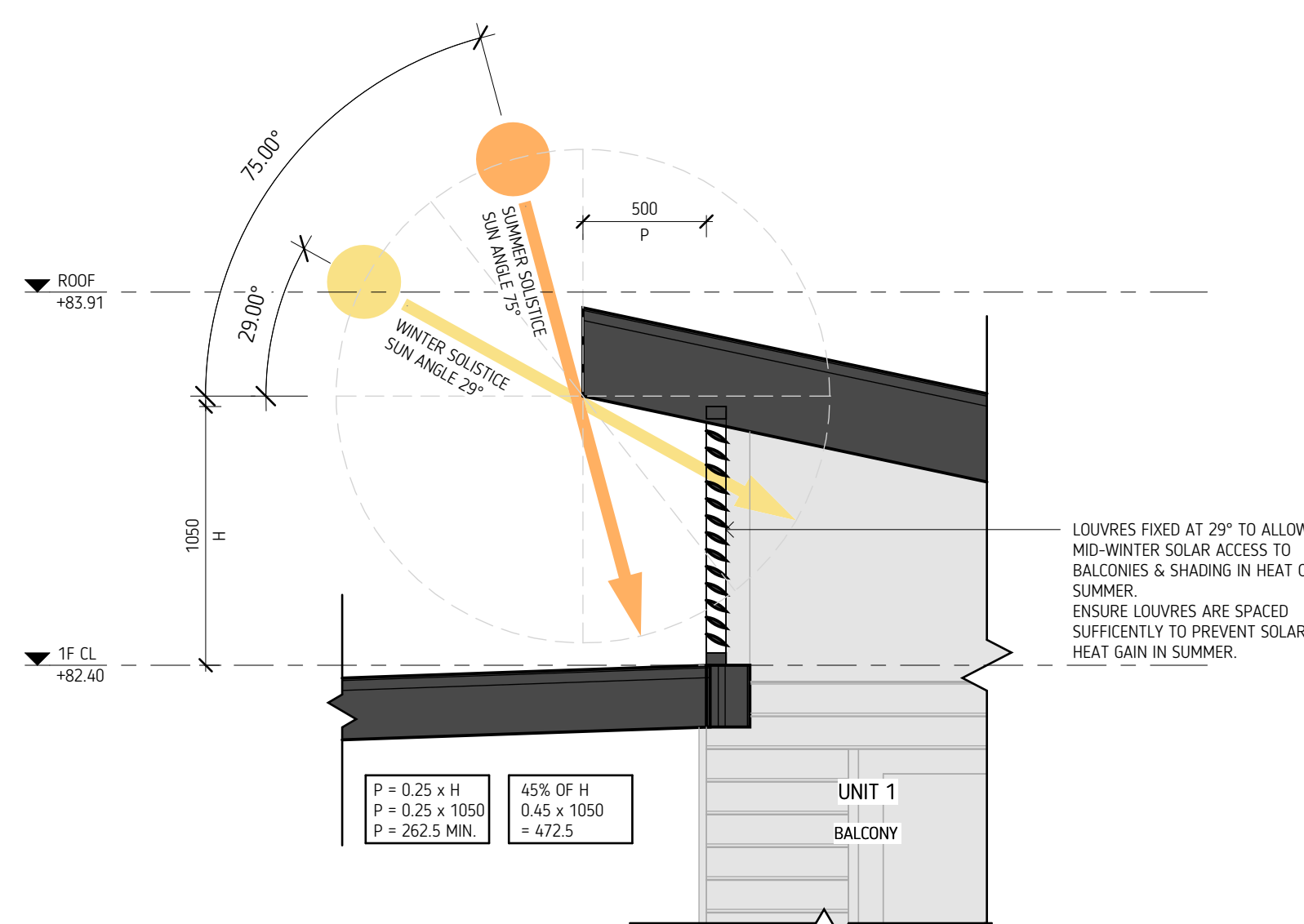
09 NORTH EAVE SHADING - FULL HEIGHT GLAZING
TP11 1:25



10 NORTH EAVE SHADING - HIGH LEVEL GLAZING
TP11 1:25



11 NORTH EAVE SHADING - HIGH LEVEL GLAZING 2
TP11 1:25



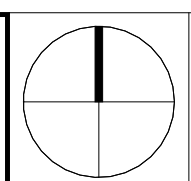
12 NORTH EAVE SHADING - BALCONY LOUVRES
TP11 1:25

DAREBIN CITY COUNCIL
Plan or Document referred to in
Planning Permit No.: D/109/2025
Plan No.: 6 of 6
Date: 14/05/2026

[Signature]
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Authority



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PROJ. NAME/
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#	DESCRIPTION	DATE	ISSUED BY
C	COUNCIL RFI RESPONSE	12.06.2025	MA
D	COUNCIL RFI FOLLOW UP	18.07.2025	MA

SHEET NAME/
DETAILS

PROJ NO./	AMS25001	SHEET NO/	TP11	ISSUE/	TOWN PLANNING
DATE/	22.01.2026				
DRAWN BY/	MA				
CHECKED BY/	AP				

SCALE ON A1

Darebin City Council Received 27/4/2026
As indicated

Site Permeability

SITE AREA	982.914m2
SITE PERMEABILITY	282.4m2 (29.7%)

Specifications

Subgrade preparation
Site preparation to be carried out in accordance with best horticultural practice and under suitable conditions. Disturbance to indigenous soil structure is to be minimised. The use of machinery that may damage soil structure or profile is not acceptable. Sub-grade to all lawn and planted areas is to be cultivated to a minimum depth of 150mm and shaped to achieve drainage falls prior to topsoiling. Subgrade to be tested prior to preparation and conditioning to determine ph, salinity and gypsum requirement. Any gypsum required is to be distributed at the manufacturers recommended rate and cultivated into the sub-grade at a minimum depth of 150mm. Proposed topping areas to be graded / drained to prevent water discharge into neighbouring properties

Weed control
Remove and dispose of environmental weeds off site prior to subgrade preparation, topsoiling and planting works.

Soil Preparation
Topsoil is to be spread in maximum 150mm layers, lightly compacted by use of a 150 - 200kg roller, or by thoroughly walking until it accords with finished kerb levels or to within 75mm below edging levels to accommodate mulch. Imported topsoil for garden beds is to be medium texture general purpose garden soil and lightly compacted to minimum 300mm depth to garden beds. Soil is to comply with s.a.a. 2223-1978, and as follows:

- free from perennial weeds and their roots, bulbs and rhizomes
- free from building rubble and any other matter deleterious to plant growth
- ph to be 6.0 - 7.0
- texture to be light to medium friable loam
- free from silt material

Imported topsoil for lawn rejuvenation / establishment shall have the above characteristics, but shall be a free draining sandy loam, lightly compacted to minimum 100mm depth

Mulch
The specified mulch for garden beds is to be an aged organic material with 60 - 80 percent of its volume being wood chips particles in a size range of 25 - 50 mm maximum. Mulch is to be spread at a consolidated depth of 75mm

Planting Procedure
If soil to planting hole is dry - fill with water and allow to drain completely. Tree roots are to be teased outwards if matted or circling occurs prior to backfilling. Place tree in centre of hole on firm soil to prevent sinking, ensuring top of the rootball is flush with the surrounding soil surface and the trunk is vertical. Backfill material is to be in a loose, friable state, with no bricks, rocks or foreign material - if sufficient material is not available form the original hole to backfill, a similar soil type must be sourced and used. Soil material must be firmly backfilled in layers to prevent large air pockets from occurring, then thoroughly watered in. Trees to be staked with two 2250mm x 70mm hardwood stakes driven firmly into the ground - stakes must not be placed through the rootball area. Trees are to be secured to each stake with a strong, soft and flexible material, tight enough to support the tree in windy conditions - yet loose enough to stimulate development of a good supportive root system. Tree tie material must not injure tree bark or restrict trunk growth for a minimum period of three years. Slow release fertiliser (3/6 month formulation) such as 'Osmocote' is to be applied to the top of the rootball area away from the trunk / stem to manufacturers specifications and watered in immediately. All trees to be mulched to a diameter of 1200mm wide and to a depth of 100mm but must not be in contact with the tree trunk. Mulch is to be an aged organic material with 60 - 80 percent of its volume being wood chip particles in a size range of 25 - 50mm maximum. Mulch is to be spread at a consolidated depth of 75mm. The planting hole surface is to be shaped to minimise waterlogging/excessive water retention but retain the mulch material neatly. The site must be left in a clean and safe condition

Plant Establishment Period
The landscape is to be maintained by applying best horticultural practice to promote healthy plant performance for a 13 week establishment period following the approval of Practical Completion by the responsible authority including (but not limited to) the following tasks - Pruning as necessary to maintain plants in a healthy and structurally sound manner, pest and diseases - vegetation to be pest and disease free, mulching, staking and tying - 75mm mulch depth to be maintained around tree bases throughout maintenance period, watering - as often as necessary to ensure healthy and vigorous growth in accordance with current local watering regulations, weeding - maintained in a weed free state over the entire mulch area by spraying or mechanical mean, fertilising - 3/6 x monthly slow release fertiliser in accordance with manufacturers recommended application rates, replacement of deceased, stolen or vandalised plants beyond repair or regrowth with the same species as specified in the plant schedule within the assigned maintenance period

Irrigation
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 regulations

Timber Edging
Timber edging to be 75mm x 25mm treated pine secured to 300mm long treated pine stakes at 100mm min 1000mm spacings with galvanised screws and installed to all junctions between garden beds, lawn and topping / pebble areas

Drainage
Landscape and / or building contractor(s) are responsible for civil and hydraulic computations for landscape building works including, but not limited to surface and sub surface drainage for all landscape areas prior to commencement of works

General
While care has been taken to select tree species with non-invasive root systems it is recommended that root control barriers be installed for any trees located within two metres of any building lines.

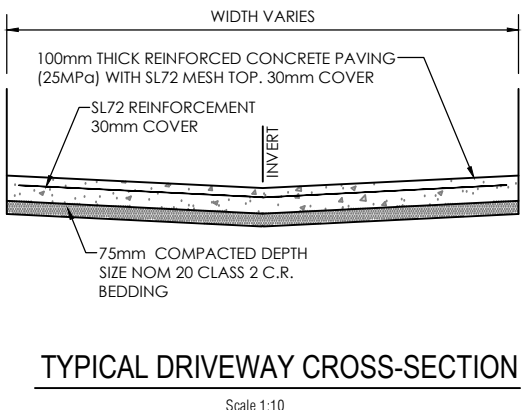
Climbing plants (if applicable) are to be trained to supportive mesh, wire or lattice fixed over entire fence section from base to top

Do not scale from plan - contractor to verify all dimensions on site prior to commencing construction

Plants - Quality of Trees and Shrubs
Trees and shrubs shall be healthy nursery stock free from insects, diseases and weeds. The specified plant heights, and pot sizes are minimums. If plant material is unavailable in these sizes, larger stock must be used. Plant substitution is not acceptable unless confirmed by the responsible authority in writing. The contractor is to supply and install semi mature trees which meet the following criteria: Have a minimum planted height to sizes as indicated in the plant schedule, have a minimum trunk calliper of 50mm at ground level, be undamaged and free of diseases and insect pests, not be root bound or have circling or girdling roots but have roots grown to the edge of the container, should bear a single straight trunk, strong branching pattern, and full canopy, show healthy, vigorous growth

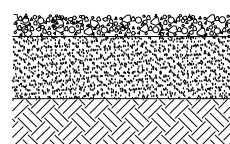
Protection of Existing Trees
All existing vegetation shown on the endorsed plan (subject site and neighbouring properties) is to be retained must be suitably marked before any development (including demolition) commences on the land and that vegetation must not be removed, destroyed or lopped without 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 (Tree protection in development sites).

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 (Pruning of amenity trees). All tree protection practices must be in accordance with a consulting arborist and / or to the satisfaction of the responsible authority

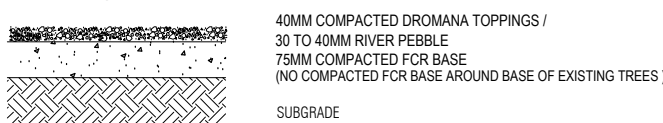


Surface Finishes Detail

Garden Beds



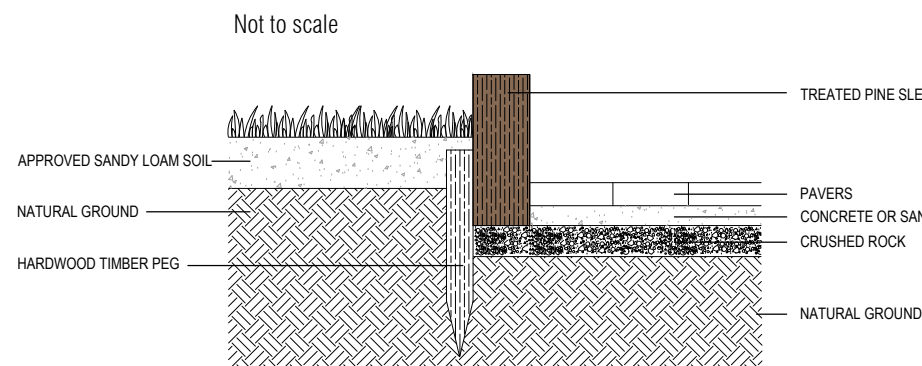
Topping / Pebble areas



Lawn areas



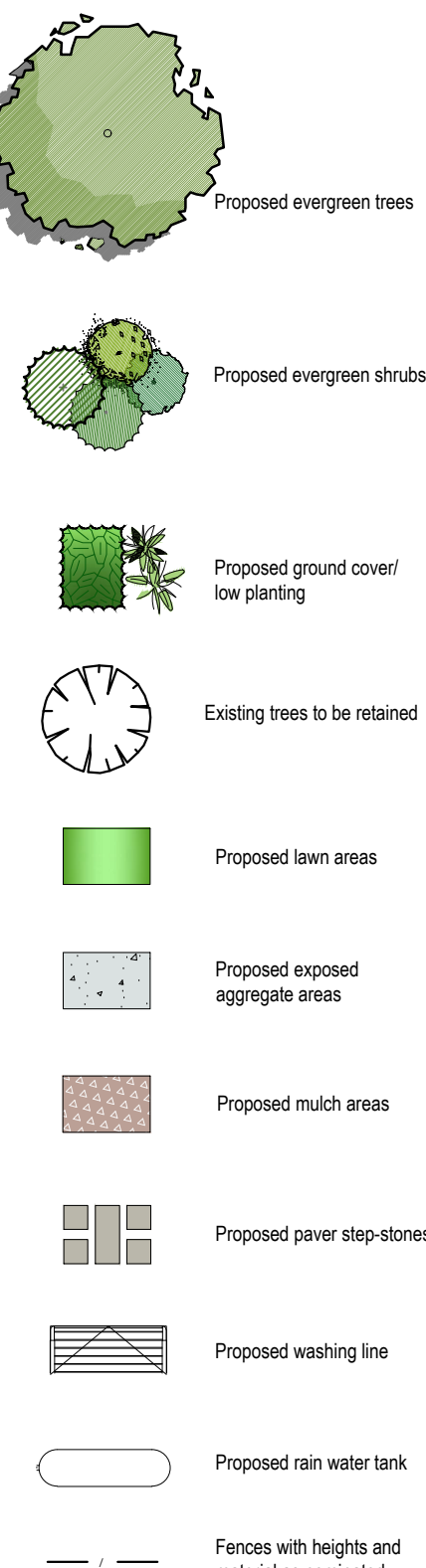
Timber Edge Treatment



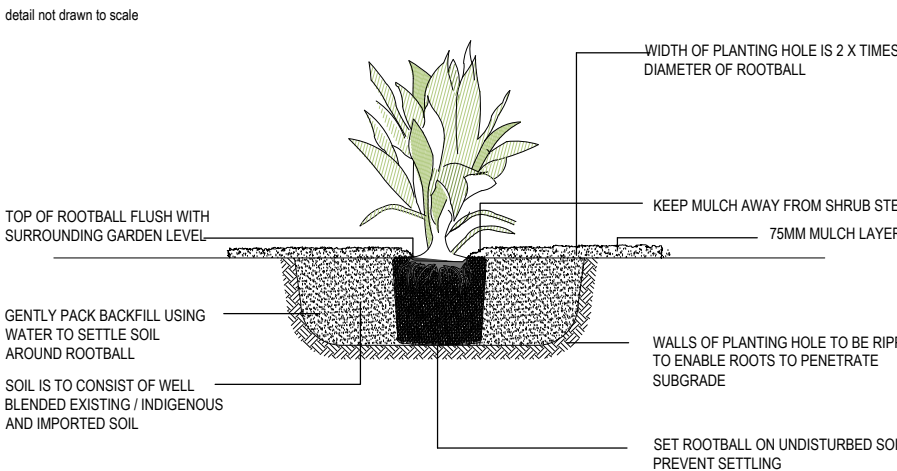
Landscape Plan



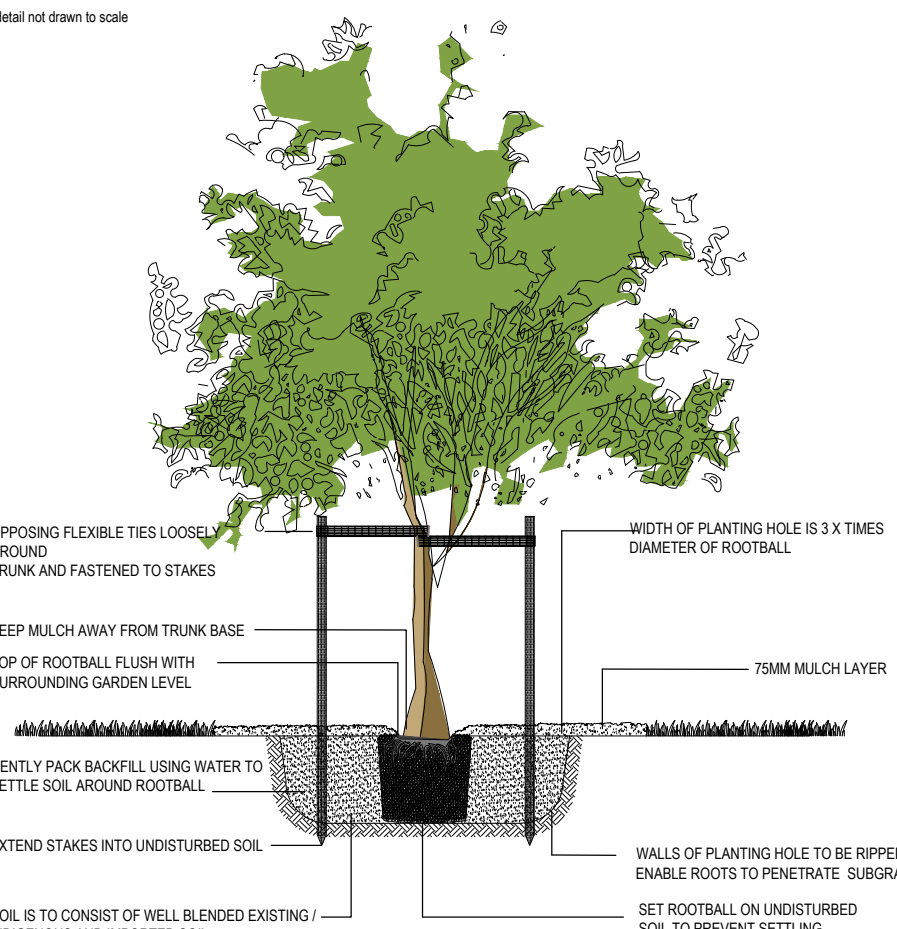
Legend



Shrub Planting



Advanced Tree Planting



Plant Schedule

CODE	BOTANICAL NAME	COMMON NAME	QTY	SUPPLY SIZE	MATURE H x W
TREES					
BP	<i>Brachycthon populneus</i>	Kurrajong	1	40ltr / min 1.6m high	10m x 8m
CCS	<i>Corymbia citriodora</i> 'Scentuous'	Lemon Scented Gum	4	40ltr / min 1.6m high	7m x 4m
HF	<i>Hymenosporum flavum</i>	Native Frangipani	2	40ltr / min 1.6m high	8m x 6m

SHRUBS

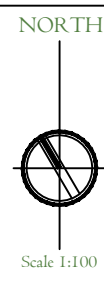
COR	<i>Correa alba</i>	Coastal Correa	4	20cm pot	1.2m x 1.5m
HE	<i>Hebe</i> 'Emerald Green'	Emerald Green Hebe	8	20cm pot	.4m x .4m
SASF	<i>Syzygium australe</i> 'Select Form'	Select Form Lilly Pilly	10	20cm pot	3 x 1.2m (clipped)
WFJ	<i>Westringia fruticosa</i> 'Jervis Gem'	Compact Coastal Rosemary	5	20cm pot	1m x 1m

GROUND COVERS & LOW SHRUBS

CHR	<i>Chryscephalum apiculatum</i>	Yellow Buttons	9	14cm pot	.5m x .7m
PAT	<i>Pachysandra terminalis</i>	Pachysandra	10	14cm pot	.2m x .7m
VH	<i>Viola hederacea</i>	Native Violet	33	14cm pot	Prostrate x .2

TUSsocks / GRASSES / EVERGREEN PERENNIALS

DCC	<i>Dianella caerulea</i> 'Cassa blue'	Cassa Blue Flax Lily	40	14cm pot	.4m x .4m
DR	<i>Dianella revoluta</i> var. <i>revoluta</i>	Black-Anther Flax-Lily	6	14cm pot	.6m x .6m
LL	<i>Lomandra longifolia</i>	Spiry Headed Mat Rush	3	14cm pot	1m x 1m
LT	<i>Lomandra longifolia</i> 'Tanika'	Tanika	58	14cm pot	.75m x .75m



PROJECT ADDRESS	PROPOSED MULTI UNIT DEVELOPMENT 353-355 EDWARDS STREET RESERVOIR
DATE	11/06/2025
SHEET SIZE	A1
DESIGNED BY	NJH/MA landscape Arch. UEL/UK
PROJECT NO. #	L10811
REV #	A
DRAWN BY	AS

Keystone Alliance Pty Ltd

277 Plenty Road, Preston VIC 3072
T 03 9478 8991

E: nina@keystonealliance.com.au
W: keystonealliance.com.au



KEYSTONE ALLIANCE

Darebin City Council Received 27/4/2026

4/02/2026 10:17:29 AM

MERRI CREEK
(PUBLIC PARKLANDS)

EDWARDES STREET



WATER SENSITIVE URBAN DESIGN			
SITE AREA		982.914 m ²	
SITE COVERAGE	48.3%	475.470 m ²	
GARDEN AREA	35%	344 m ²	
PERMEABLE SURFACE	29.7%	282.4 m ²	
DRIVEWAY UNTREATED		137.2 m ²	

RAINWATER TANKS

UNIT 1 ROOF CATCHMENT AREA (114.6m²) IS TO BE COLLECTED INTO A 3500L RAINWATER TANK. THE RAINWATER WILL BE USED FOR TOILET FLUSHING AND LAUNDRY.

UNITS 2 - 4 ROOF CATCHMENT AREA (97.5m²) IS TO BE COLLECTED INTO A 3000L RAINWATER TANK. THE RAINWATER WILL BE USED FOR TOILET FLUSHING AND LAUNDRY.

UNIT 5 ROOF CATCHMENT AREA (106.6m²) IS TO BE COLLECTED INTO A 3000L RAINWATER TANK. THE RAINWATER WILL BE USED FOR TOILET FLUSHING AND LAUNDRY.

NO CHARGED PIPES UNDER BUILDING SLAB.

OVERFLOW SYSTEM FOR RAINWATER TANKS TO BE GRAVITY FED TO LEGAL POINT OF DISCHARGE (LPOD) & ONSITE DETENTION TANK IF APPLICABLE.

	ROOF CATCHMENT AREA CONNECTED TO RAINWATER TANKS (513.741m ²)
	DRIVEWAY / HARD PAVING AREA NOT CONNECTED (137.2m ²)
	PERMEABLE PAVING AREA GRADED TO ALLOW STORMWATER RUNOFF INTO LANDSCAPING
	PERMEABLE LANDSCAPE SURFACE AREA

NOTE:
LOCATION OF COUNCIL ASSETS IS PROVIDED FOR ASSET IDENTIFICATION PURPOSES ONLY.
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#	DESCRIPTION	DATE	ISSUED BY
B	ESD INITIATIVES	04.03.2025	MA
C	COUNCIL RFI RESPONSE	12.06.2025	MA
D	COUNCIL RFI FOLLOW UP	18.07.2025	MA

PROJ NO./	AMS25001
DATE/	22.01.2026
DRAWN BY/	MA
CHECKED BY/	AP

SHEET NO/	TP14	ISSUE/	TOWN PLANNING
Darebin City Council		Received 27/4/2026	
SCALE ON A1		As indicated	

DAREBIN CITY COUNCIL
Approved document pursuant to
Condition No. 7 of
Planning Permit No. D/109/2025
Date: 14/05/2026
Total Pages: 1
Signature for the Responsible Authority