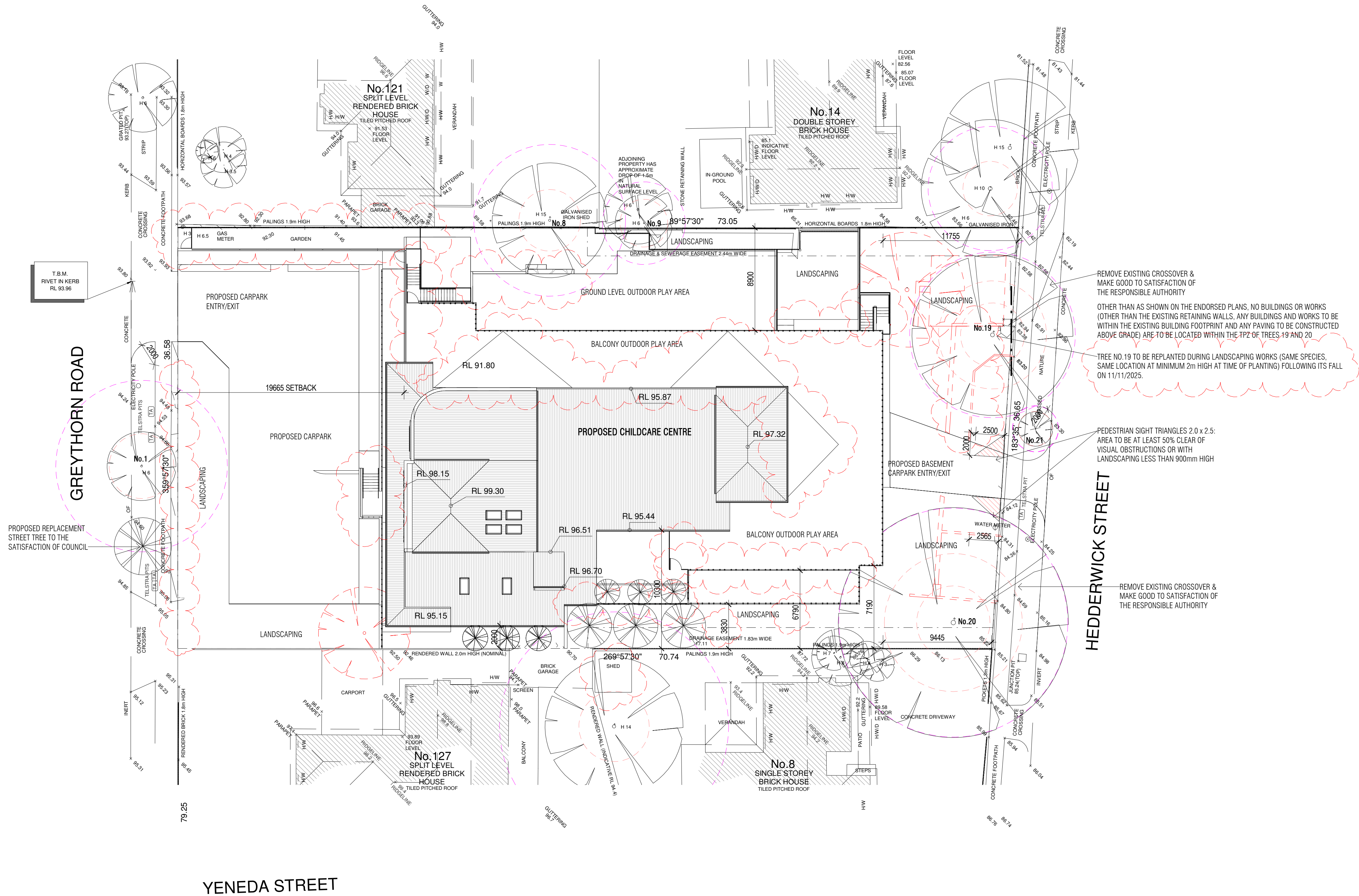




DEVELOPMENT SUMMARY				
SITE AREA	2626m²			
PROPOSED BUILDING AREA	1077m²			
SITE COVERAGE	41% (1077m²)			
CAR PARKING PROVIDED	32 (22 BASEMENT + 10 GREYTHORN ROAD ENTRY)			
CAR PARKING REQUIRED	29 (132 CHILDREN @ 0.22 SPACES PER CHILD)			
PERMEABILITY	40% (1050m²)			
PLAYROOMS	7			
TOTAL NUMBER OF CHILDREN	132			
CHILDREN/ROOM RATIO	PROPOSED LOWER GROUND	PROPOSED UPPER GROUND	OUTDOOR PLAYAREAS	TOTAL OUTDOOR PLAYAREAS
PLAYROOM 01	22 CHILDREN		490m² / 7	TOTAL OF 560m² > 532m² REQ.
PLAYROOM 02	22 CHILDREN		= 70 CHILDREN	
PLAYROOM 03	16 CHILDREN		70m² / 7	
PLAYROOM 04	16 CHILDREN		= 10 CHILDREN	
	= 76 CHILDREN			
PLAYROOM 05		22 CHILDREN	394m² / 7	TOTAL OF 394m² > 392m² REQ.
PLAYROOM 06		22 CHILDREN	= 60 CHILDREN	
PLAYROOM 07		12 CHILDREN		
	= 56 CHILDREN			
TOTAL INDOOR CAPACITY	= 132 CHILDREN		TOTAL OUTDOOR AREA EXCEEDS MIN REQUIRED	

DEVELOPMENT SUMMARY

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PLANNING & ENVIRONMENT ACT 1987 BOROONDARA PLANNING SCHEME

This document is approved and forms part
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Amendment Reference: PSec25/0277
Page 2 of 12

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by Chiara Lorini
Date: 2026.03.31
09:36:45+11'00'
Delegate for the Responsible Authority
(City of Boroondara)

BOROONDARA
City of Harmony

FLOOR PLAN - BASEMENT

1:100



CONDITIONS 1a, 1b & 1c:
AREAS LEFT FOR
LANDSCAPING

DECLARATION BY OWNER/AGENT OF NEIGHBOURING
PROPERTY

121 GREYTHORN ROAD, BALWYN NORTH

I, _____ AS THE OWNER AND
OCCUPIER OR AGENT OF 121 GREYTHORN ROAD, BALWYN NORTH, LOCATION
DIRECTLY TO THE NORTH-WEST OF THE SUBJECT SITE, ACKNOWLEDGE AND
SUPPORT THE PROPOSED AMENDMENT TO THE PLANS.
I UNDERSTAND THE PROPOSED CHANGES TO THE GREYTHORN ROAD CARPARK
FENCE FROM METAL BLADE TO SOLID COLORBOND.

SIGNATURE:

DATE:

DECLARATION BY OWNER/AGENT OF NEIGHBOURING
PROPERTY

8 HEDDERWICK STREET, BALWYN NORTH

I, _____ AS THE OWNER AND
OCCUPIER OR AGENT OF 8 HEDDERWICK ST BALWYN NORTH, LOCATION
DIRECTLY TO THE SOUTH-EAST OF THE SUBJECT SITE, ACKNOWLEDGE AND
SUPPORT THE PROPOSED AMENDMENT TO THE PLANS.
I UNDERSTAND THAT THE PREVIOUS WALL SETBACK TO OUR SHARED
BOUNDARY WAS 4135mm AND THAT IT IS PROPOSED TO BE REDUCED BY
305mm TO 3830mm.

SIGNATURE:

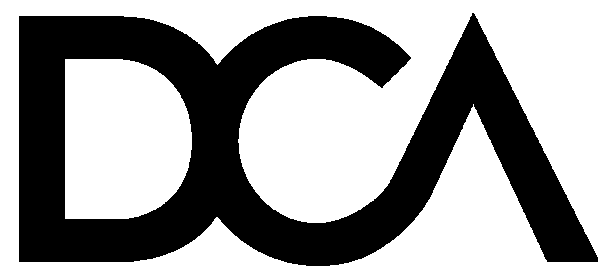
DATE:

PLANNING & ENVIRONMENT ACT 1987
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Delegate for the Responsible Authority
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DCA Design
Building Design Consultants
Melbourne & Canberra
PO BOX 155
BRUNSWICK EAST, 3057
(03) 9682-6655
email@dcaesign.com.au
www.dcaesign.com.au

PROJECT: PROPOSED CHILD CARE CENTRE JOB NO.: 5173

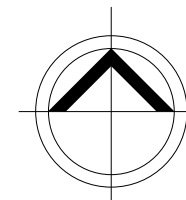
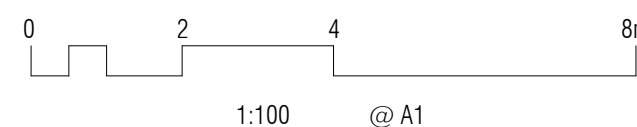
ADDRESS: 123-125 GREYTHORN RD, BALWYN NORTH

CLIENT: SSA PROPERTIES BN PTY LTD

SHEET TITLE: LOWER GROUND FLOOR PLAN

DRAWN: TH SCALE: 1 : 100 @ A1 PAPER SIZE DWG NO: TP05

DATE: FEB 2026 REV: C



1 FLOOR PLAN - UPPER GROUND

TP07 1:100

PLANNING & ENVIRONMENT ACT 1987
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SIGNATURE:

DATE:

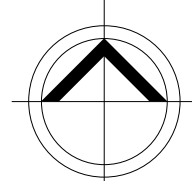
DECLARATION BY OWNER/AGENT OF NEIGHBOURING
PROPERTY

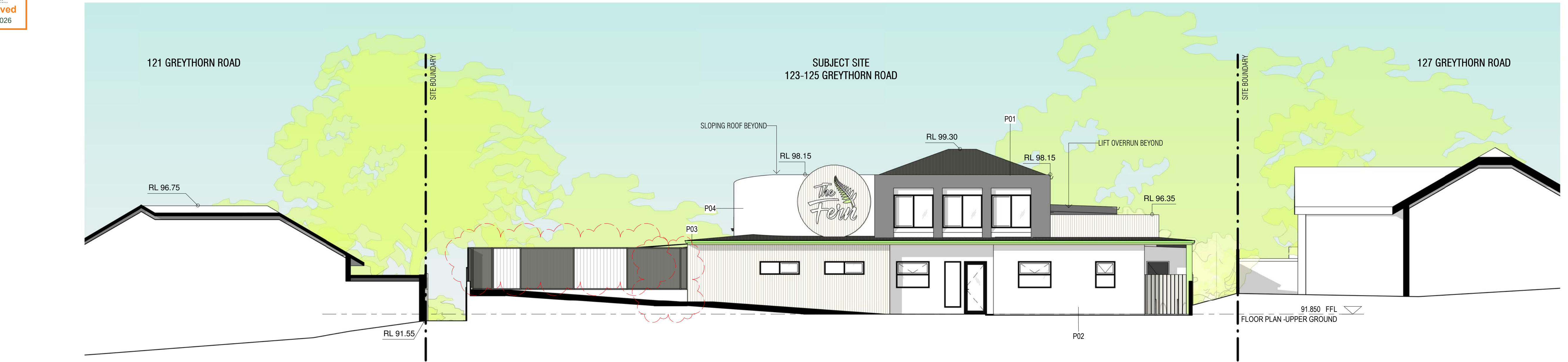
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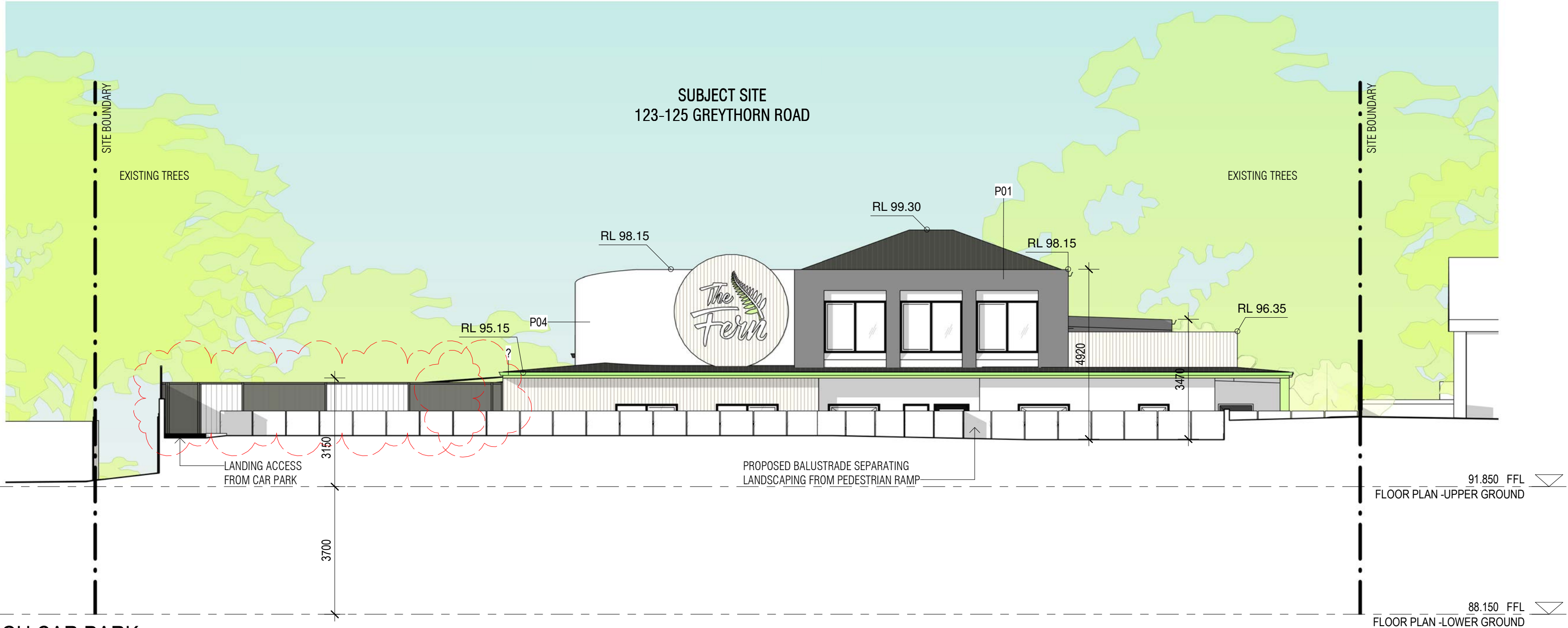
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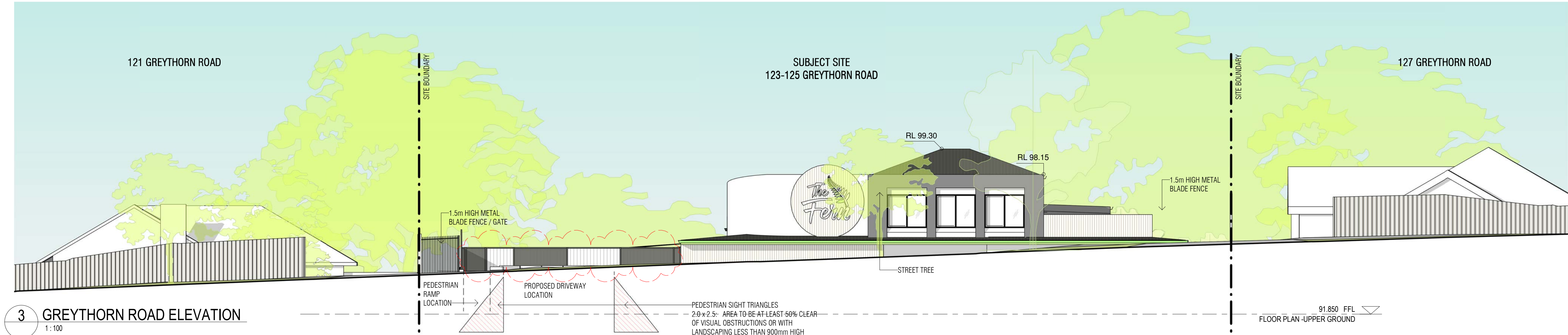




1 GREYTHORN ROAD ELEVATION - SECTION THROUGH DDA RAMP
1:100



2 GREYTHORN ROAD ELEVATION - SECTION THROUGH CAR PARK
1:100



3 GREYTHORN ROAD ELEVATION
1:100

EXTERNAL MATERIAL / COLOUR SCHEDULE

SWATCH	DESCRIPTION	COLOUR
C01	EXTERNAL CONCRETE FINISH	SELECTED LIGHT GREY CONCRETE FINISH OR SIMILAR
G01	CLEAR GLASS FINISH	SELECTED CLEAR GLASS FINISH OR SIMILAR
G02	OPAQUE GLASS FINISH	SELECTED OPAQUE GLASS FINISH OR SIMILAR
M01	METAL FINISH	BLACK POWDERCOAT OR SIMILAR
M02	METAL FINISH	MONUMENT POWDERCOAT OR SIMILAR
P01	PAINT FINISH	MONUMENT PAINT FINISH OR SIMILAR
P02	PAINT FINISH	WHITE/LIGHT GREY PAINT FINISH OR SIMILAR
P03	PAINT FINISH	LIGHT GREEN PAINT FINISH OR SIMILAR
P04	PAINT FINISH	WHITE/LIGHT GREY GLOSS PAINT FINISH OR SIMILAR
R01	RENDER FINISH	WHITE/LIGHT GREY RENDER FINISH OR SIMILAR
T01	TIMBER-LOOK FINISH	SELECTED LIGHT TIMBER-LOOK FINISH OR SIMILAR
T02	TIMBER-LOOK GLASS FINISH	SELECTED LIGHT TIMBER-LOOK FINISH APPLIED TO ACOUSTIC GLASS SCREENS OR SIMILAR



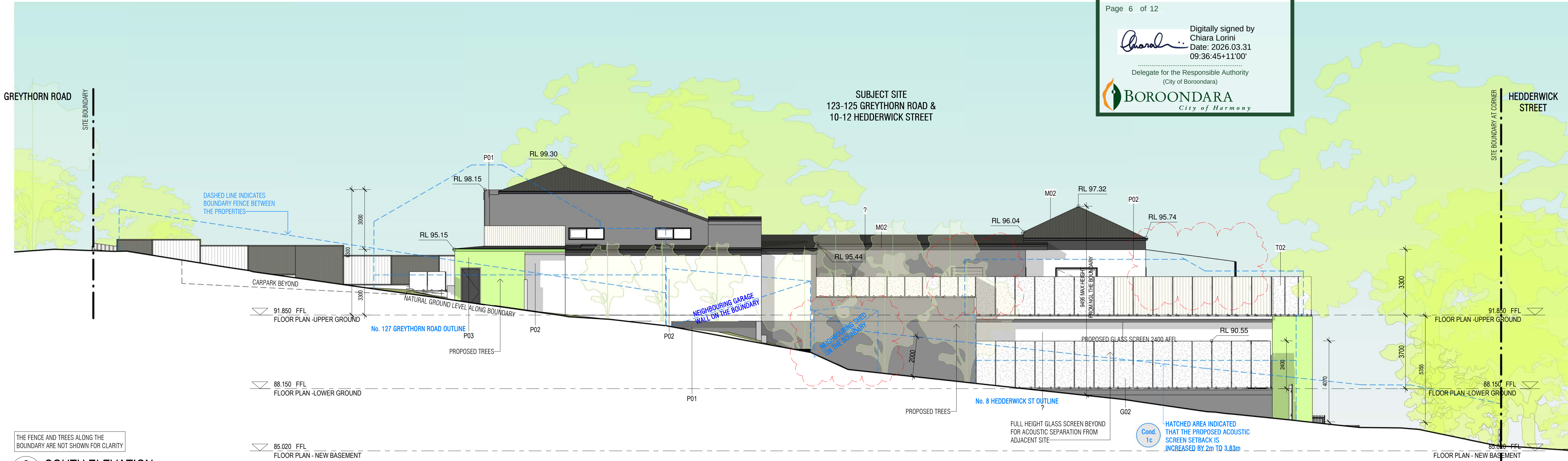
1 NORTH ELEVATION
1 : 100

THE FENCE AND TREES ALONG THE BOUNDARY ARE NOT SHOWN FOR CLARITY

PLANNING & ENVIRONMENT ACT 1987
BOROONDARA PLANNING SCHEME

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BOROONDARA
City of Harmony



2 SOUTH ELEVATION
1 : 100

THE FENCE AND TREES ALONG THE BOUNDARY ARE NOT SHOWN FOR CLARITY

HEDDERWICK STREET
SITE BOUNDARY AT CORNER

GREYTHORN ROAD
SITE BOUNDARY

SUBJECT SITE
123-125 GREYTHORN ROAD &
10-12 HEDDERWICK STREET



1 NORTH ELEVATION
1:100

THE FENCE AND TREES ALONG THE BOUNDARY ARE NOT SHOWN FOR CLARITY

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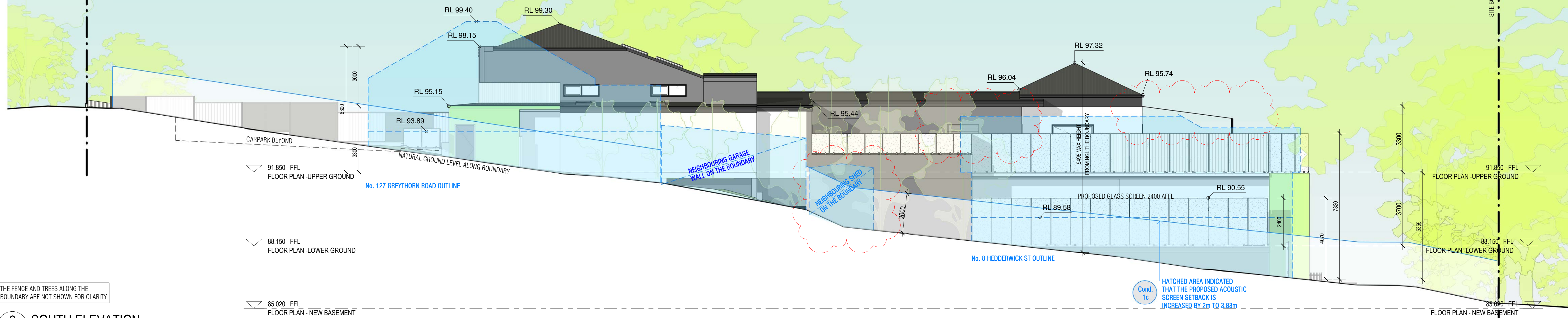
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BOROONDARA
City of Harmony

GREYTHORN ROAD
SITE BOUNDARY

HEDDERWICK STREET
SITE BOUNDARY AT CORNER

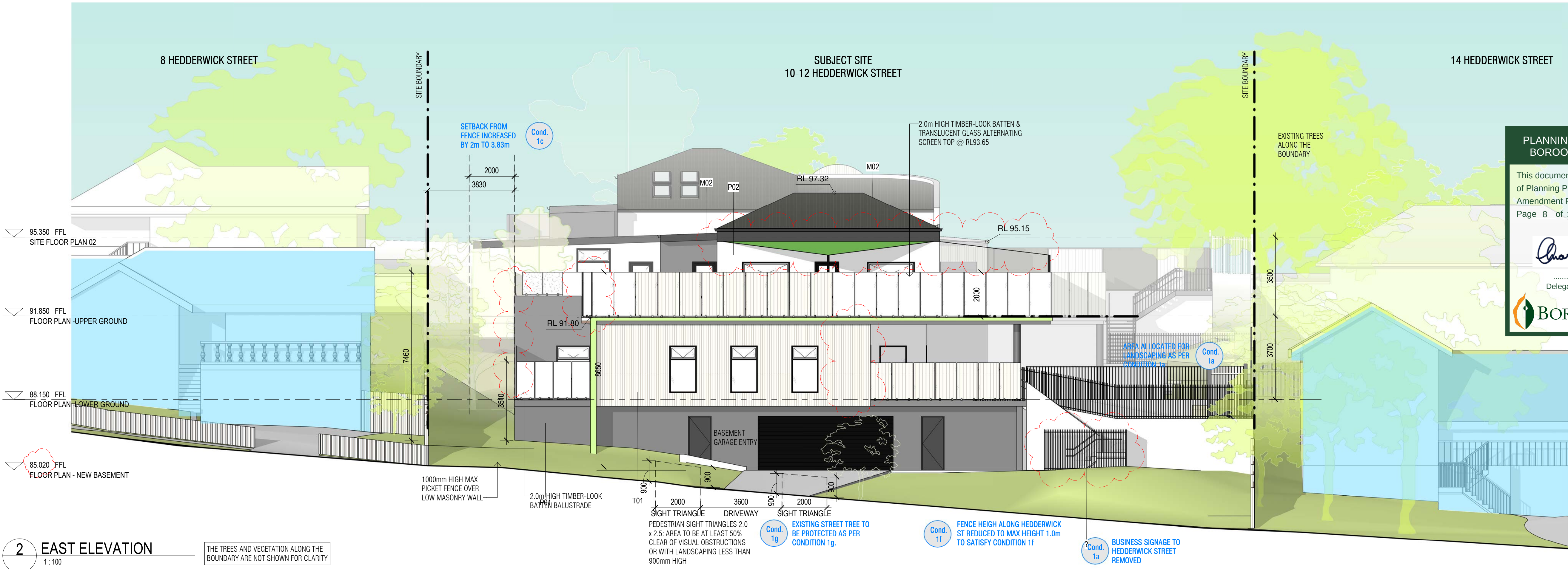
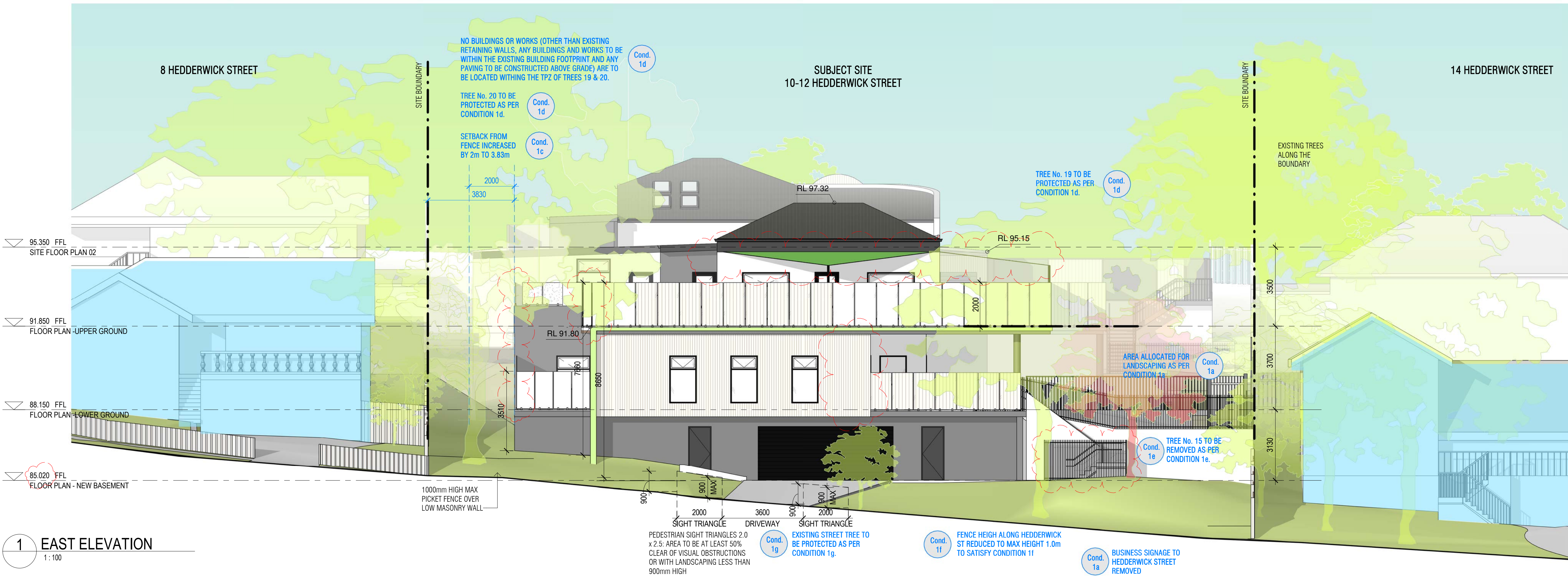
SUBJECT SITE
123-125 GREYTHORN ROAD &
10-12 HEDDERWICK STREET



2 SOUTH ELEVATION
1:100

THE FENCE AND TREES ALONG THE BOUNDARY ARE NOT SHOWN FOR CLARITY

HATCHED AREA INDICATED
THAT THE PROPOSED ACOUSTIC
SCREEN SETBACK IS
INCREASED BY 2m TO 3.83m



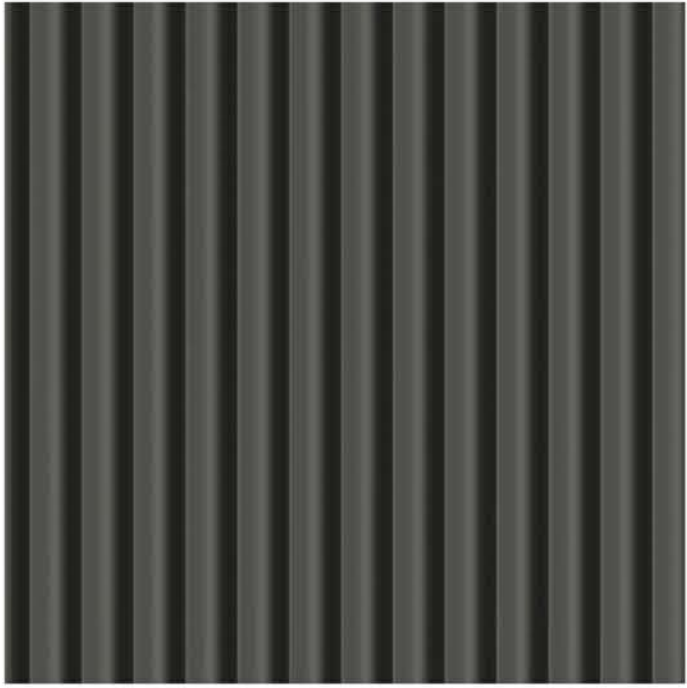
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BOROONDARA
City of Harmony

MATERIAL SAMPLES BOARD



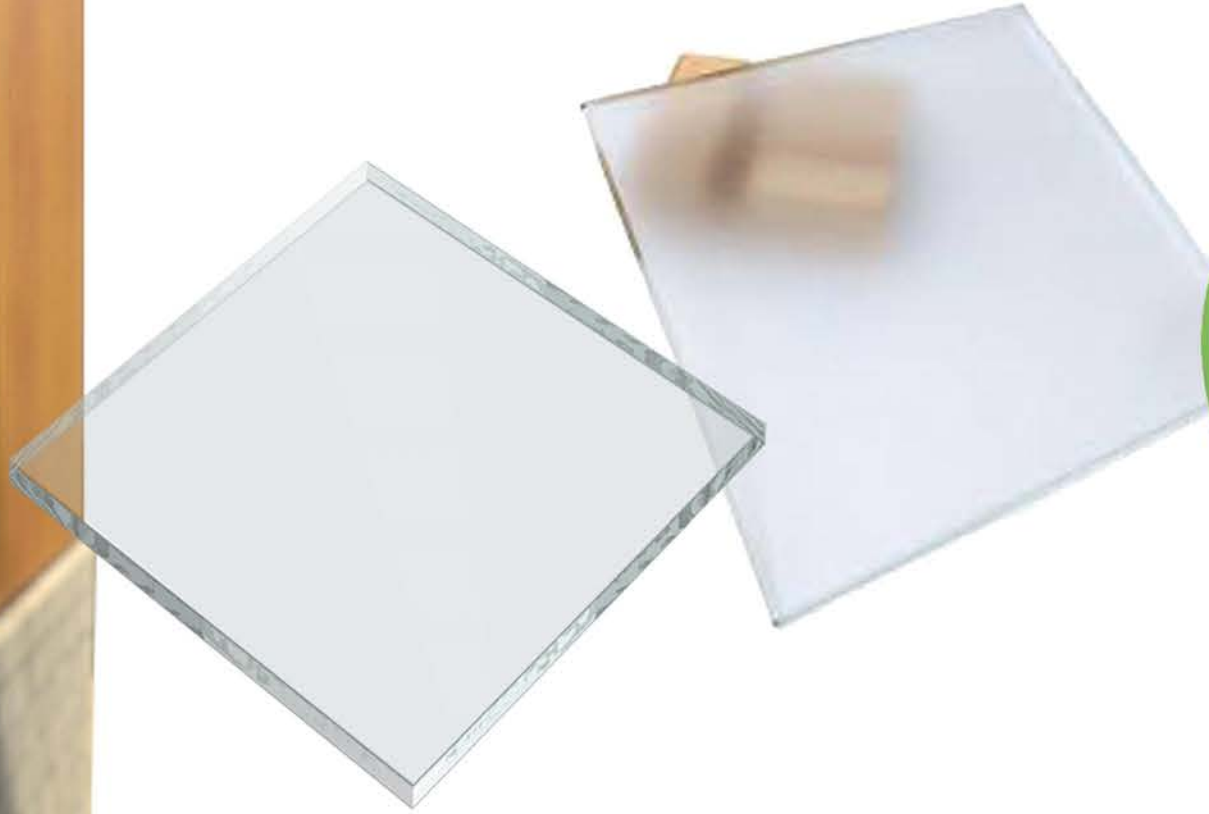
M01 - METAL FINISH - MONUMENT OR SIMILAR
ROOF SHEETING, CAPPINGS, FLASHINGS, DOWNPIPES



T01 - TIMBER-LOOK FINISH -
ZINTL AUSTRALIAN OAK OR SIMILAR
EXTERNAL WALL CLADDING

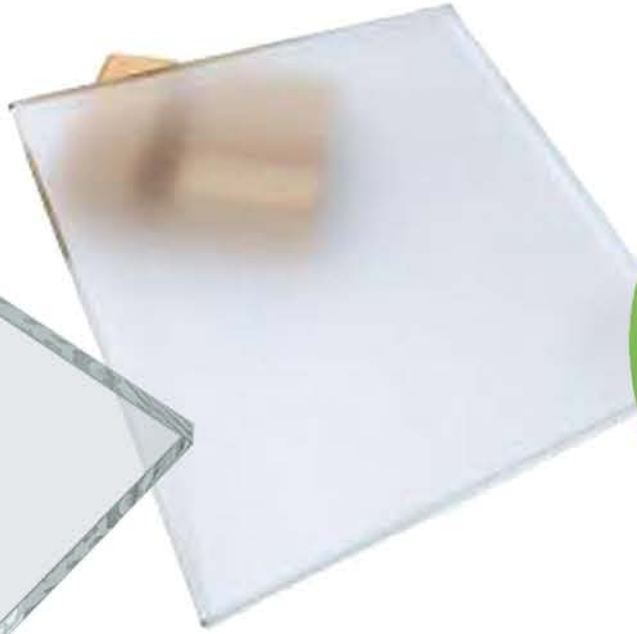


T02 - TIMBER-LOOK FINISH
AUSTRALIAN OAK OR SIMILAR
APPLIED TO ACOUSTIC GLASS SCREENS



G01 - CLEAR GLASS FINISH
WINDOWS, DOORS, GLASS BALUSTRADES & SCREENS

G02 - OPAQUE GLASS FINISH
GLASS BALUSTRADES & SCREENS



P03 - EXTERNAL PAINT FINISH
DULUX BRIGHT LETTUCE OR SIMILAR
WALL CLADDING AND FASCIAS

P02 - EXTERNAL PAINT FINISH
DULUX DIESKAU OR SIMILAR
WALL CLADDING



P04 - EXTERNAL GLOSS PAINT FINISH
COLORBOND SHALE GREY OR SIMILAR
WALLS, STORE ROLLER DOORS



P03 - EXTERNAL PAINT FINISH
COLORBOND MONUMENT OR SIMILAR
WALL CLADDING



M01 - BLACK POWDERCOAT FINISH
WINDOW & DOOR FRAMES, BLADE FENCES



R01 - EXTERNAL RENDER FINISH
COLOUR TO MATCH P02
WALLS & RETAINING WALLS



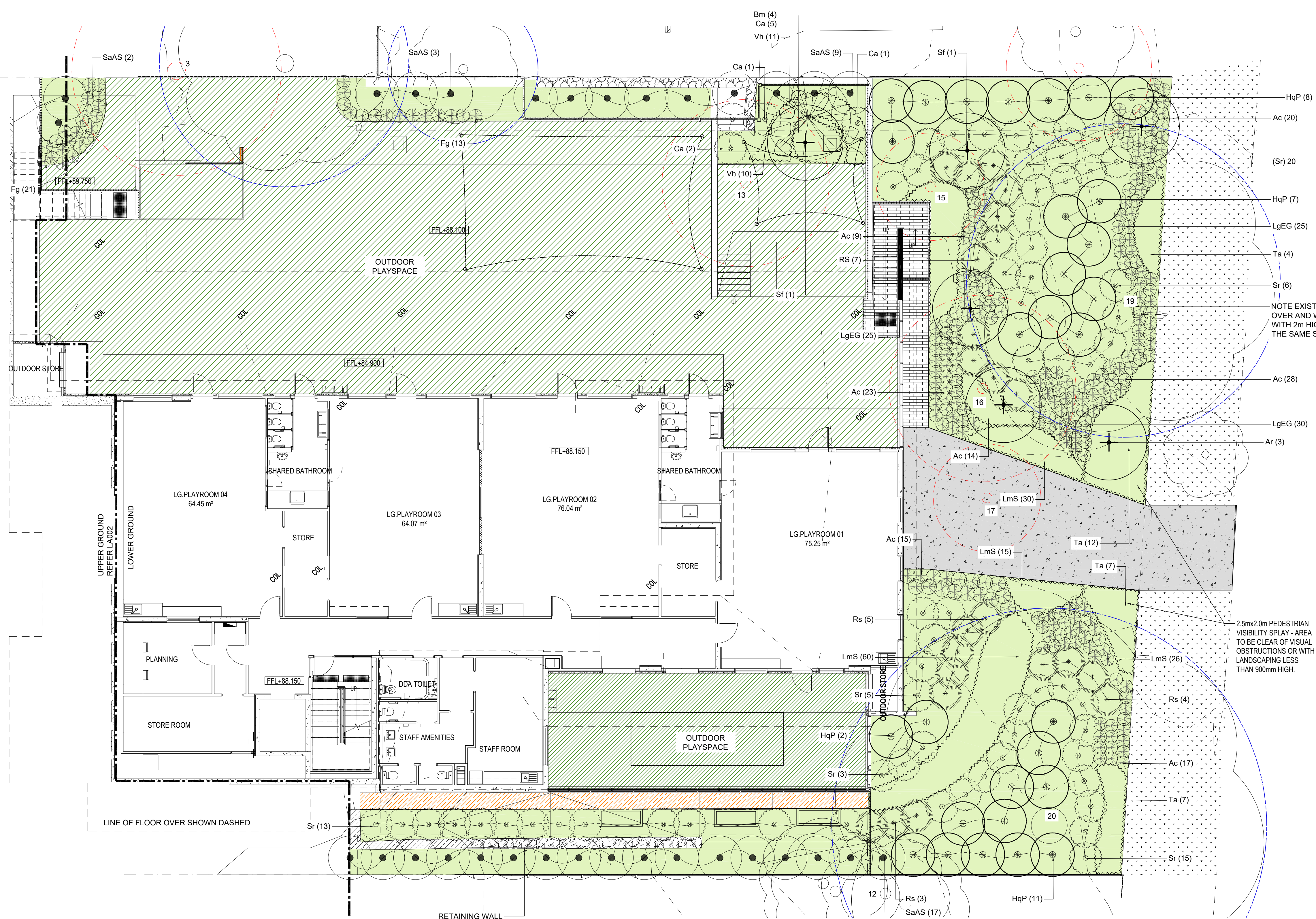
EXTERNAL TILED FINISH - STONE-LOOK
ENTRY & FEATURE AREAS



EXTERNAL PLAYGROUND AREAS - EXEMPLAR IMAGE
AS PER THE FUTURE LANDSCAPE ARCHITECT'S DESIGN
LIKELY TO INCLUDE SOFTFALL, GRASS, SAND, DECKING ETC.

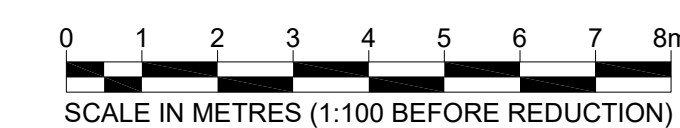


C01 - EXTERNAL CONCRETE FINISH
DRIVEWAYS, CARPARKS & CONCRETE PATHS



	EXISTING TREE TO BE RETAINED TP2Z SHOWN BLUE DASHED 'REFER TO ARBORIST REPORT PREPARED BY TREEMAP ARBORICULTURE DATED MARCH 2023
	EXISTING TREE TO BE REMOVED. 'REFER TO ARBORIST REPORT PREPARED BY TREEMAP ARBORICULTURE DATED MARCH 2023
	PROPOSED TREE
	REINSTATE/REPAIR NATURAL TURF
	PROPOSED SHRUBS
	PROPOSED GROUNDCOVERS & GRASSES
	PERMEABLE PAVING
	PROPOSED MULCH SURFACE
	TILES/PAVEMENT - REFER ARCHITECTS DRAWING
	MULCH SURFACES
	INDICATIVE LOCATION OF SHADE STRUCTURE - TO BE CONFIRMED

1. REFER TO DRAWING L002 FOR LANDSCAPE SPECIFICATION NOTES AND MASTER PLANT SCHEDULE
2. REFER TO ARCHITECT AND CIVIL ENGINEERS DRAWINGS FOR FINISHED SURFACE LEVEL DETAILS
3. REFER TO CIVIL AND HYDRAULIC DRAWINGS FOR STORMWATER, DRAINAGE AND WATER SERVICES
4. REFER TO ARCHITECTS DRAWINGS FOR ALL FENCE DETAILS.
5. DRAINAGE & WASTE POINTS TO BE COORDINATED WITH BUILDER.
6. STRUCTURAL LOADS OF SANDPITS, FORT, GARDENS AND SHADE SAILS TO BE COORDINATED WITH BUILDER.



B	REVISED DESIGN	CH	2/3/2026
A	FOR SUBMISSION	CH	15/01/2025
rev	description	app'd	date

PROPOSED CHILDCARE CENTRE
123-125 GREYTHORN RD, BALWYN NTH
LANDSCAPE PLAN - LOWER GROUND



Hardyscape Designs
Claire Hardy - AILA Registered Landscape Architect - Reg #15819
24 Grassmere Court Banora Point, NSW
T 0406 451 318
E claire@hardyscapedesigns.au W www.hardyscapedesigns.au

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scale	1:100	for A3	job no.	82
date	2/3/2026		rev no.	B

approved (PD) LA 001

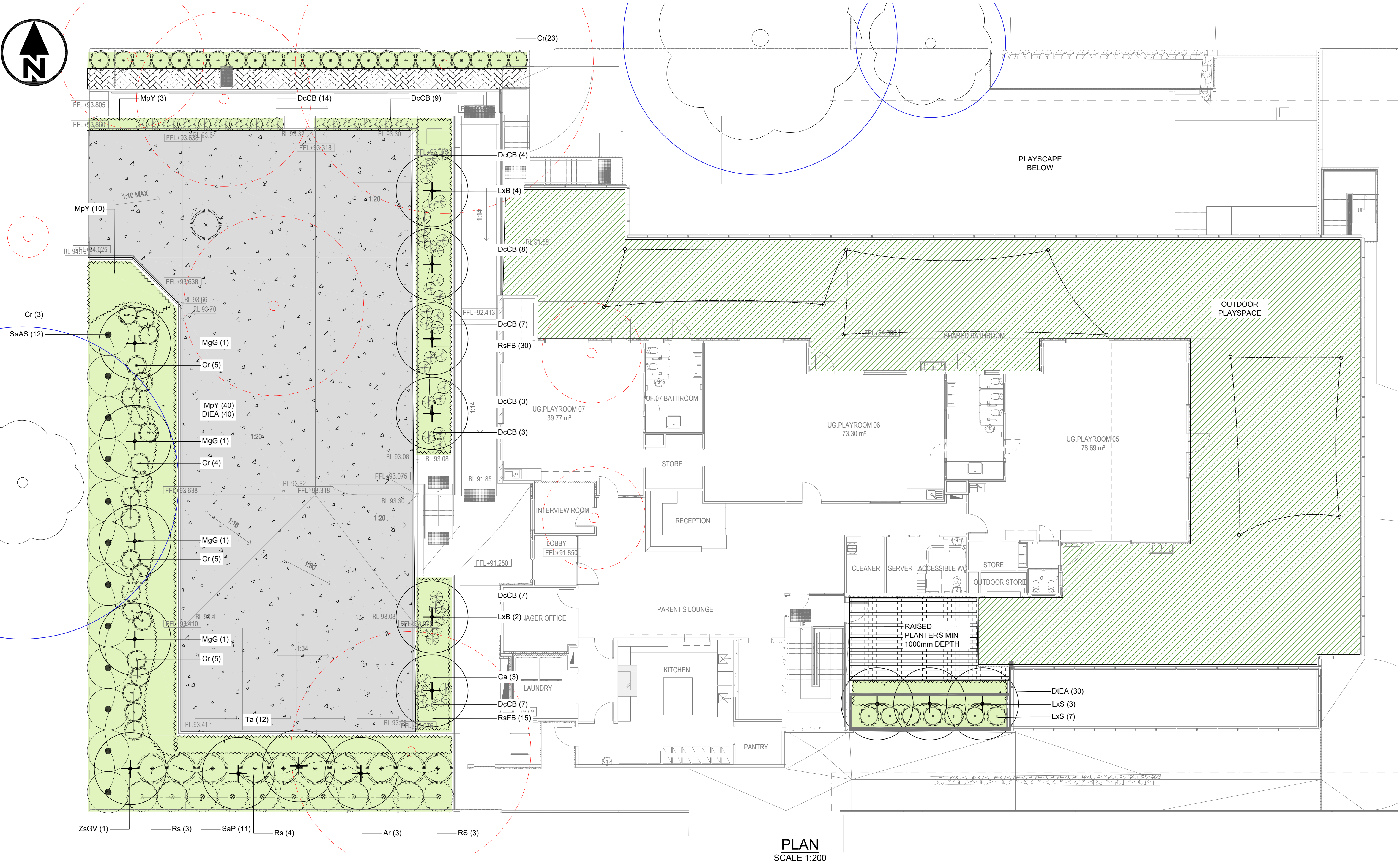
PLANNING & ENVIRONMENT ACT 1987 BOROONDARA PLANNING SCHEME

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Page 10 of 12

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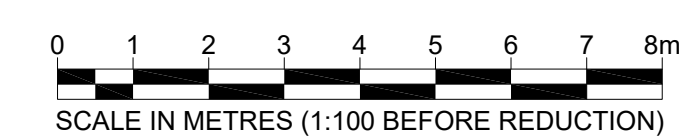
PLAN
SCALE 1:200

LEGEND

- EXISTING TREE TO BE RETAINED
TPZ SHOWN BLUE DASHED
REFER TO ARBORIST REPORT
PREPARED BY TREEMAP
ARBORICULTURE
DATED MARCH 2023
- EXISTING TREE TO BE REMOVED.
REFER TO ARBORIST REPORT
PREPARED BY TREEMAP
ARBORICULTURE DATED MARCH
2023
- PROPOSED TREE
- REINSTATE/REPAIR NATURAL TURF
- PROPOSED SHRUBS
- PROPOSED GROUNDCOVERS & GRASSES
- PERMEABLE PAVING
- PROPOSED MULCH SURFACE
- TILES/PAVEMENT - REFER ARCHITECTS DRAWING
- MULCH SURFACES

NOTES

- REFER TO DRAWING L002 FOR LANDSCAPE SPECIFICATION NOTES AND MASTER PLANT SCHEDULE
- REFER TO ARCHITECT AND CIVIL ENGINEERS DRAWINGS FOR FINISHED SURFACE LEVEL DETAILS
- REFER TO CIVIL AND HYDRAULIC DRAWINGS FOR STORMWATER, DRAINAGE AND WATER SERVICES DETAILS
- REFER TO ARCHITECTS DRAWINGS FOR ALL FENCE DETAILS.
- DRAINAGE & WASTE POINTS TO BE COORDINATED WITH BUILDER.
- STRUCTURAL LOADS OF SANDPITS, FORT, GARDENS AND SHADE SAILS TO BE COORDINATED WITH BUILDER.



B	REVISED DESIGN	CH	2/3/2026
A	FOR SUBMISSION	CH	15/01/2025
rev	description	app'd	date

PROPOSED CHILDCARE CENTRE
123-125 GREYTHORN RD, BALWYN NTH
LANDSCAPE PLAN - UPPER GROUND



Hardscape Designs
Claire Hardy - AILA Registered Landscape Architect - Reg #15819
24 Grassmere Court Banora Point, NSW
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scale	1:100	for A3	job no.	82
date	2/3/2026		rev no.	B

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Delegate for the Responsible Authority
(City of Boroondara)

BOROONDARA
City of Harmony

SPECIFICATION NOTES

SOIL PREPARATION
CRUSHED ROCK, CONCRETE SPILLAGE AND ANY OTHER MATERIAL RESTRICTIVE TO PLANT GROWTH (E.G. LARGE ROCKS) SHALL BE REMOVED FROM THE SITE OF ANY PLANTING BEDS AND SEMI-ADVANCED TREES. ALL TREES TO BE REMOVED SHALL BE STUMP GROUND AND ALL RUBBISH/VEGETATIVE SPOIL IS TO BE REMOVED FROM SITE. EXISTING TOP SOIL IN PLANTING AREAS IS TO BE PRESERVED SO THAT IT DOES NOT RECEIVE ADDITIONAL COMPACTION FROM SITE MACHINERY AND SO THAT NO RUBBLE OR BUILDING SUPPLIES ARE STORED IN THESE AREAS.

NO IMPORTED TOP SOIL IS TO BE USED WITHIN THE ROOT ZONES OF TREES TO BE PROTECTED. ANY PREPARATION OF EXISTING SOIL FOR PLANTING WITHIN THESE AREAS IS TO BE DONE BY HAND ONLY. HOLES (E.G. AS THE RESULT OF PLANT REMOVAL) AND UNEVEN SOIL LEVELS MAY BE PATCHED USING TOPSOIL AS SPECIFIED BELOW.

ANY IMPORTED TOPSOIL IS TO BE FREE OF WEEDS, RUBBLE AND OTHER MATERIALS DAMAGING TO PLANT GROWTH AND IS TO BE OF A MEDIUM TEXTURE (SANDY LOAM) WITH A PH OF 6.0-7.0. TOP SOIL IS TO BE LAID OVER A PREPARED SUB-BASE WHICH HAS HAD ANY MATERIALS DAMAGING TO PLANT GROWTH (E.G. RUBBLE AND LARGE ROCKS) REMOVED, SPREAD TO THE APPROPRIATE DEPTH AND CULTIVATED INTO THE EXISTING SITE SOIL TO A MINIMUM DEPTH OF 150mm.

IMPORTED TOP SOIL IS TO BE LIGHTLY AND UNIFORMLY COMPACTED IN 150MM LAYERS TO A MINIMUM DEPTH OF 100mm ON LAWN AREAS AND 300mm ON EXCAVATED PLANTING BEDS.

WEED REMOVAL
ALL WEEDS SHALL BE THOROUGHLY REMOVED. ALL VEGETATIVE MATERIAL, INCLUDING ROOTS AND RHIZOMES OF NON-WOODY PERENNIALS AND WOODY SUCKERING WEEDS, IS TO BE REMOVED OR APPROPRIATELY CONTROLLED USING CHEMICAL MEANS. THE STUMPS OF NON-SUCKERING WOODY PERENNIALS ARE TO BE STUMP GROUND. ALL VEGETATIVE MATERIAL SHALL BE APPROPRIATELY DISPOSED OF OFF SITE IN A MANNER WHICH WILL NOT ALLOW THEIR RE-ESTABLISHMENT ELSEWHERE. ANY CHEMICAL CONTROLS ARE TO BE USED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND STANDARD OCCUPATIONAL HEALTH AND SAFETY PROCEDURES.

CARE MUST BE TAKEN TO ENSURE THAT ALL TREES TO BE RETAINED ARE NOT DAMAGED DURING WEED REMOVAL. THIS ALSO IMPLIES THAT ANY HERBICIDES USED ARE SUITABLE FOR USE AROUND THE VEGETATION TO BE RETAINED.

PLANTING
PLANTING SHALL BE CARRIED OUT USING ACCEPTED HORTICULTURAL PRACTICES WITH ALL PLANTS CONFORMING TO THE SPECIES, SIZE AND QUANTITIES INDICATED ON THE LANDSCAPE PLAN AND PLANT SCHEDULE. PLANTS SHALL BE THOROUGHLY SOAKED THROUGH IMMERSION IN WATER PRIOR TO PLANTING AND IF THE PLANTING SOIL IS VERY DRY THEN THE PLANTING HOLE IS ALSO TO BE FILLED WITH WATER AND ALLOWED TO DRAIN COMPLETELY.

ALL PLANTS SHALL BE APPROPRIATELY HARDENED OFF IN THE NURSERY. USE PLANTS WITH THE FOLLOWING CHARACTERISTICS: LARGE HEALTHY ROOT SYSTEMS WITH NO EVIDENCE OF ROOT CURL

OR POT BOUND RESTRICTION OR DAMAGE, VIGOROUS, WELL ESTABLISHED, FREE FROM DISEASE AND PESTS AND OF GOOD FORM, CONSISTENT WITH THE SPECIES OR VARIETY.

PLANTING HOLES FOR SHRUBS AND GROUNDCOVERS ARE TO BE OF MINIMUM SIZE 75mm LARGER THAN THE PLANTING POT IN ALL DIRECTIONS. SEMI-ADVANCED TREE PLANTING HOLES ARE TO BE THE SAME DEPTH AS THE ROOTBALL AND 2-3 TIMES ITS DIAMETER, WITH THE TOP OF THE ROOTBALL BEING AT GRADE. A 75MM HIGH BERM IS TO BE CONSTRUCTED AT EDGE OF ROOT-BALL

TO HOLD WATER. ALL PLANTS ARE TO BE THOROUGHLY WATERED AFTER PLANTING AND SLOW RELEASE FERTILISER ADDED AT THE QUANTITIES SPECIFIED BY THE MANUFACTURER.

LAWN - TURF
'SAPPHIRE' SOFT LEAF BUFFALO TURF (OR SIMILAR) IS TO BE SUPPLIED TO LAWN AREAS AS SHOWN. TURF IS TO BE SUPPLIED BY A SPECIALIST GROWER AND IS NOT TO BE ALLOWED TO DRY OUT BETWEEN CUTTING AND LAYING. TURF SHOULD BE LAID IN A STRETCHER PATTERN SO THAT JOINTS ARE STAGGERED AND IS TO BE LIGHTLY TAMPED FOLLOWING LAYING. ALL LAWN AREAS ARE TO BE THOROUGHLY WATERED FOLLOWING PLANTING AND FERTILISED WITH AN APPROPRIATE LAWN STARTER AT THE QUANTITIES RECOMMENDED BY THE MANUFACTURER.

SYNTHETIC LAWN
SUPPLY AND INSTALL 'TRU LAWN COOL PLUS', OR SIMILAR APPROVED, SYNTHETIC LAWN TO AREAS AS SHOWN.
PREPARATION: LAY 100mm CRUSHED ROCK BASE, COMPACT TO 15-20MM BELOW FINISHED HEIGHT OF SURROUNDING EDGING/PAVING. INSTALL TO MANUFACTURER'S DIRECTIONS THEN TOP DRESS SYNTHETIC LAWN WITH A FINE, DRY 'ECOFILL' SILICA SAND TO A THICKNESS OF 15-20mm. USE A BROOM TO SWEEP IN AND BRUSH GRASS BLADES STRAIGHT.

MULCH
MULCH IS TO BE SUPPLIED TO ALL GARDEN BEDS AND IS TO BE AN ORGANIC TYPE LAID TO A MINIMUM DEPTH OF 75mm, CONSISTING OF FINE DARK COLOURED CHIPPED OR SHREDDED PINE BARK OR HARDWOOD WITH NOT MORE THAN 5% FINES CONTENT BY VOLUME (PREFERABLY ZERO FINES). THE AVERAGE SIZE OF THE WOODCHIP MUST BE APPROXIMATELY 10mm x 20mm x 5mm AND THE MAXIMUM LENGTH IS NOT TO EXCEED 30mm. MULCH SHALL BE FREE OF DAMAGING MATTER SUCH AS SOIL, WEEDS AND STICKS AND IS TO BE STOCKPILED AND THOROUGHLY WEATHERED PRIOR TO DELIVERY. MULCH IS TO BE KEPT BACK 100mm FROM THE STEMS OF ALL PLANTS TO PREVENT COLLAR ROT.

TIMBER EDGES
PROVIDE 75 x 25mm TREATED PINE EDGES TO ALL BORDERS BETWEEN GRAVEL MULCH PATHS AND GARDEN BEDS USING 75x25x300mm LONG TREATED PINE STAKES AT 1200mm MAXIMUM CENTRES. AN ADDITIONAL STAKE IS TO BE PROVIDED AT JOINS IN THE PLINTH.
IRRIGATION
AN APPROVED DRIP IRRIGATION SYSTEM IS TO BE SUPPLIED TO ALL PLANTER BOXES & GARDEN BEDS. AN APPROVED POP-UP SPRAY SYSTEM IS TO BE SUPPLIED TO ALL LAWN AREAS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL IRRIGATION MEETS MANUFACTURERS

SPECIFICATIONS. THE SYSTEM IS TO BE CONNECTED TO MAINS SUPPLY AND INCLUDE A RAIN-SHUT OFF DEVICE. ALL DRIP-LINE IS TO BE BURIED WITH APPROX. 50mm OF TOPSOIL COVER AND SHALL BE ANCHORED AT REGULAR INTERVALS TO ENSURE THE TUBING CANNOT BE DISLODGED.

RAISED PLANTER BOXES
RAISED PLANTER CONSTRUCTION IS TO INCLUDE, BUT NOT NECESSARILY BE LIMITED TO, THE SUPPLY AND INSTALLATION OF AGRICULTURAL DRAINS, DRAINAGE CELLS AT BASE, FILTER FABRIC, PLANTING MEDIUM, MULCH AND IRRIGATION. PLANTER BOXES MUST BE EFFECTIVELY TANKED AND LINED WITH COREFLUTE TO PREVENT LEAKING. DRAINAGE CELLS ARE TO BE PROVIDED AT THE BASE OF THE PLANTER AND ARE TO BE COVERED WITH A LAYER OF FILTER FABRIC. A DRAINAGE OUTLET IS TO BE INSTALLED IN THE BASE OF THE PLANTER WITH THE FLOOR OF THE PLANTER SLOPED TOWARDS IT. PROVIDE A ROOT ANCHOR IF TREES ARE TO BE PLANTED IN A WINDY LOCATION.

SUPPLY AND SPREAD EVENLY A SPECIAL LIGHTWEIGHT PLANTER MIX. (TO BE ADVISED) COMPACT EVENLY IN 100mm LAYERS. AVOID DIFFERENTIAL SUBSIDENCE AND EXCESS COMPACTION AND PRODUCE A FINISHED SURFACE THAT IS GRADED EVENLY AND READY FOR PLANTING. ALLOW FOR 50MM LAYER OF SPECIFIED MULCH TO TOP OF BEDS AND A FINISHED LEVEL 25-50mm BELOW THE PLANTER RIM. DRIP IRRIGATION AS SPECIFIED IS TO BE INSTALLED BENEATH THE MULCH LAYER.

REPAIR/RESTORATION OF DAMAGED NATURE STRIPS
NATURE STRIPS ARE TO BE RESTORED TO CURRENT GRADES WITH ANY DEPRESSIONS FILLED WITH TOPSOIL TO SPECIFICATIONS ABOVE AND LIGHTLY COMPACTED IN 150mm LAYERS. AREAS ARE THEN TO BE RE-SEEDED USING AN APPROPRIATE AND MATCHING TURF TYPE AND THE AREA FENCED OFF TO ALLOW THE RE-ESTABLISHMENT OF LAWN. RE-SEEDED AREAS ARE TO BE WELL IRRIGATED AND THE AREA SUPPLIED WITH A SLOW RELEASE FERTILISER AT THE QUANTITIES RECOMMENDED BY THE MANUFACTURER. ANY AREAS OF LAWN WHICH HAVE FAILED TO GERMINATE (ACHIEVE AN EVENLY GREEN 95% COVERING OF A CONSISTENT HEIGHT) ARE TO BE RE-SEEDED WITHIN ONE MONTH OF ORIGINAL SOWING DATE. PLANT ESTABLISHMENT PERIOD THERE SHALL BE A 13 WEEKS PLANT ESTABLISHMENT PERIOD FOLLOWING THE APPROVAL OF PRACTICAL COMPLETION BY THE RESPONSIBLE AUTHORITY. DURING THIS PERIOD THE LANDSCAPE CONTRACTOR SHALL MAKE GOOD ALL DEFECTS IN HIS/HER SCOPE OF WORKS.

MAINTENANCE AND ESTABLISHMENT
MEANS THE CARE AND MAINTENANCE OF THE CONTRACT AREA BY ACCEPTED HORTICULTURAL PRACTICES, AS WELL AS RECTIFYING ANY DEFECTS THAT BECOME APPARENT IN THE WORK UNDER NORMAL USE. THIS SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO WATERING, FERTILISING, WEEDING, PRUNING, PEST AND DISEASE CONTROL, CULTIVATION, RE-STAKING AND REPLACEMENT OF ANY PLANTS THAT FAIL WITH PLANTS OF THE SAME SPECIES AND SIZE.

FENCING
NORTH BOUNDARY ACOUSTIC FENCE CONSTRUCTION THE ACOUSTIC FENCE SHOULD BE CONSTRUCTED FROM A PANEL MATERIAL WITH A

MASS OF 10-12 KG/M2 AND BE FREE OF GAPS AND CRACKS. CONSTRUCTIONS THAT MEET THESE REQUIREMENTS INCLUDE:

1. 150X25MM TREATED PINE PALINGS BUTT JOINED TOGETHER WITH A 50X20MM COVER STRIPS OVER THE JOINS.
2. STEEL POST AND GIRT FENCE CLAD WITH COLORBOND SHEETING BOTH SIDES OF SUPPORT STRUCTURE
3. PROPRIETARY ACOUSTIC WALL/FENCE SUCH AS VOGUEWALL MODULAR WALL SYSTEM (USING ACOUSTIMAX 75 PANEL) OR 'EZYSHIELD' TREATED PLYWOOD NOISE BARRIER SYSTEM MADE BY BORAL HANCOK.

SCREENING TO OUTDOOR PLAN AREAS ALL SCREENING AROUND OUTDOOR PLAY AREAS MUST BE AN IMPERVIOUS PANEL MATERIAL (NOT PERFORATED) WITH A MASS OF AT LEAST 8 KG/M2 (OR RW RATING OF AT LEAST 20) AND BE FREE OF GAPS AND CRACKS. ACCEPTABLE MATERIALS INCLUDE 6.38MM LAMINATED GLASS, 15mm PERSPEX, OR 20MM DANPALON (SEMI-TRANSPARENT MULTICELL POLYCARBONATE ARCHITECTURAL SCREENING, RW 20) OR 40-50MM LEXAN POLYCARBONATE SCREENING WITH

ACOUSTIC RATING RW21. TIMBER BATTENS MAYBE ADDED FOR ARCHITECTURAL APPEARANCE PURPOSES.

PLANT SCHEDULE						
QTY	CODE	BOTANICAL NAME	COMMON NAME	MATURE SIZE HEIGHT x WIDTH	CENTRES (mm)	POT SIZE
TREES						
6	Ar	Auranticarpa rhombifolia	Diamond-leaf Pittosporum	8m x 5m	AS SHOWN	45lt
4	LxB	Lagerstroemia indica x L. fauriei 'Biloxi'	Dwarf Red Spotted Gum	5m x 4m	AS SHOWN	45lt
10	LxS	Lagerstroemia indica x L. fauriei 'sioux'	Biloxi Crepe Myrtle	4m x 3m	AS SHOWN	45lt
4	MgG	Magnolia grandiflora 'Greenback'	Biloxi Crepe Myrtle	4m x 3m	AS SHOWN	45lt
2	Sf	Syzygium floribundum	Weeping Lily-pilly	10 x 8m	AS SHOWN	45lt
1	ZsGV	Zeikova serrata 'Green Vase'	Japanese Elm	14m x 10m	AS SHOWN	45lt
SHRUBS						
12	Ca	Correa alba	White Correa	1m x 1m	AS SHOWN	200mm
45	Cr	Correa reflexa	Common Correa	1m x 1m	AS SHOWN	200mm
19	RS	Rhaphelepis indica 'Springtime'	Springtime Indian Hawthorn	1.5m x 1.5m	AS SHOWN	200mm
28	HqP	Hydrangeaquercifolia 'Prinsnow ' Snow Queen'	Oak Leaf Hydrangea	3 x 2m	AS SHOWN	200mm
43	SaAS	Syzygium australe 'Aussie Southern'	Aussie Southern Lilly-Pilly	4m x1.5m	AS SHOWN	200mm
11	Sap	Syzygium australe 'Pinnacle'	Pinnacle lily-pilly	6m x 1.5m	AS SHOWN	200mm
62	Sr	Sarcococca ruscifolia	Fragrant Sweet Box	1.5m x 1.5m	AS SHOWN	200mm
GROUNDCOVERS & GRASSES						
126	Ac	Athropodium cirratum	Renga Lily	0.7m x 0.7m	AS SHOWN	140mm
4	Bm	Brachyscome multifida	Cut Leaf Daisy	0.3m-0.6m x 0.3m-0.6m	AS SHOWN	140mm
62	DcCB	Dianella caerulea 'Cassa Blue'	Cassa Blue Flax Lily	0.5m x 0.4m	AS SHOWN	140mm
70	DIEA	Dianella tasmanica 'Emerald Arch'	Emerald Arch Flax Lily	0.45m x 0.45m	AS SHOWN	140mm
53	MpY	Myoporum parvifolium 'Yareena'	Creeping Boobialla Yareena	0.1mx1m	AS SHOWN	140mm
45	Rsfb	Rhagodia spinescens 'Flat Bush'	Flat Bush Creeping Saltbush	0.3-05m x 1m	AS SHOWN	140mm
4	Ta	Trachelospermum asiaticum	Yellow Star Jasmine	0.2m x spreading	AS SHOWN	140mm
34	Fg	Festuca glauca	Blue fescue	0.15m x 0.3m	AS SHOWN	140mm
131	LmS	Liriope muscari ' Samantha'	Samantha Pink Lily pilly	0.4m x0.4m	AS SHOWN	140mm
80	LgEG	Liriope ggantea ' Evergreen Giant'	Evergreen Lily pilly	0.4m x0.4m	AS SHOWN	140mm
21	Vh	Viola hederacea	Native Violet	0.15m x 0.6-1m	AS SHOWN	140mm

PLANT NOTES:

1. WHERE DISCREPANCIES OCCUR BETWEEN PLANTING QUANTITIES SHOWN ON DRAWINGS AND PLANT SCHEDULE THE GREATER PLANT QUANTITY SHALL BE USED
2. WHERE SITE CONDITIONS DIFFER FROM AREAS SHOWN ON THE DRAWINGS AND PLANT QUANTITIES REQUIRE MODIFICATION, A QUANTITY SHOULD BE DERIVED BY USING PLANT CENTRES AS SPECIFIED IN THE PLANT SCHEDULE
3. REFER TO SOFT LANDSCAPE NOTES FOR FURTHER PLANT SETOUT DETAILS AND TECHNICAL SPECIFICATION

TREE PROTECTION NOTES

TREE PROTECTION MEASURES ARE TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARD AS 4370 -2009 PROTECTION OF TREES ON DEVELOPMENT SITES.

1. ALL TREES TO BE RETAINED ARE TO BE IDENTIFIED AND FENCED OFF PRIOR TO DEMOLITION AND CONSTRUCTION WORKS COMMENCING, OR ANY HEAVY MACHINERY ENTERING THE SITE. TREE PROTECTION FENCING IS TO BE ESTABLISHED TO CREATE AN EXCLUSION ZONE AROUND THE TREE AT THE DISTANCE FROM THE TRUNK SPECIFIED AS THE TREE PROTECTION ZONE (TPZ) OR AS INDICATED ON THE LANDSCAPE PLAN. ONCE ERECTED, THESE AREAS ARE TO BE MAINTAINED AS 'NO GO' ZONES TO LIMIT TRAFFICKING THROUGH THE TPZS AND AVOID INADVERTENT MECHANICAL DAMAGE BY CONSTRUCTION VEHICLES AND EQUIPMENT DURING CONSTRUCTION. FENCING IS TO REMAIN IN PLACE UNTIL SOFT LANDSCAPING WORKS COMMENCE AS PART OF THE FINAL STAGE OF SITE WORKS.

2. IF ACCESS OR TEMPORARY RELOCATION OF PROTECTIVE FENCING IS REQUIRED E.G. TO ALLOW FOR THE DEMOLITION OF EXISTING STRUCTURES, IT MUST BE WITH THE APPROVAL AND SUPERVISION OF A PROJECT ARBORIST. THE APPOINTED PROJECT ARBORIST IS TO BE AN APPROPRIATELY EXPERIENCED AND SKILLED PROFESSIONAL WITH A MINIMUM QUALIFICATION OF CERTIFICATE V (OR EQUIVALENT) IN ARBORICULTURE.

3. TREE PROTECTION FENCING IS TO BE CONSTRUCTED OF TEMPORARY SECURITY FENCING (OR SIMILAR) SECURELY FIXED TO BLOCK BASES. NO HOLES ARE TO BE DUG FOR FENCE CONSTRUCTION UNLESS OUTSIDE THE SPECIFIED TPZ. FENCING IS TO BE OF A MINIMUM HEIGHT OF 1.8m AND IS TO BE SECURE, SO AS TO DETER EASY ENTRY. AT LEAST ONE WEATHERPROOF SIGN PER SIDE IS TO BE ATTACHED TO EACH FENCED TPZ AND IS TO CLEARLY STATE 'TREE PROTECTION ZONE, ENTRY RESTRICTIONS APPLY. DO NOT REMOVE FENCE, CONTACT THE CONTRACTOR IF ENTRY IS REQUIRED. NO EXCAVATING OR TRENCHING, NO STORAGE OF MATERIALS OR WASTE' AND IS TO HAVE THE CONTRACTOR'S (OR APPOINTED SITE FOREMAN) AND PROJECT ARBORIST'S CONTACT DETAILS.

4. THE GROUND WITHIN ALL TPZS WITHIN THE SITE (BOTH FENCED AND UNFENCED) AND OUTSIDE OF THE BUILDING FOOTPRINTS IS TO BE MAINTAINED WITH A 50-100mm LAYER OF COARSE WOODCHIPS. WOODCHIPS ARE TO BE WELL COMPOSTED AND ARE TO BE KEPT A MINIMUM OF 300mm BACK FROM THE TREE'S TRUNK. THE SOIL SURFACE IS TO BE THOROUGHLY WET IMMEDIATELY PRIOR TO THE INSTALLATION OF THE MULCH LAYER. UNLESS DURING WATER RESTRICTIONS, IRRIGATION IS TO BE PROVIDED FOR EACH OF THE TREES FROM DECEMBER TO MARCH INCLUSIVE. A WEED CONTROL PROGRAM IS TO BE IMPLEMENTED FOR MULCHED AREAS.

5. ANY ROOT AND BRANCH PRUNING REQUIREMENTS ARE TO BE CARRIED OUT BY

THE APPOINTED PROJECT ARBORIST AND BE IN ACCORDANCE WITH AUSTRALIAN STANDARD AS 4373-2007 PRUNING OF AMENITY TREES. WHERE A ROOT DIAMETER OF 20mm OR GREATER IS ENCOUNTERED DURING SITE WORKS, THESE SHALL BE CLEANLY PRUNED BY HAND, AND NEVER TORN FROM THE GROUND BY MACHINERY.

6. THROUGHOUT CONSTRUCTION WORKS THE PROJECT ARBORIST IS TO UNDERTAKE REGULAR INSPECTIONS OF TREES AND CARRY OUT REMEDIAL WORKS AS REQUIRED TO ENSURE TREES RETAIN GOOD HEALTH AND WHERE NECESSARY INSTALL ADDITIONAL TRUNK, BRANCH OR GROUND PROTECTION.

7. THESE GENERAL PROTECTION REQUIREMENTS APPLY THROUGHOUT THE DEVELOPMENT PROCESS:

- NO HEAVY MACHINERY IS TO ENTER THE FENCED AREAS OF THE TPZ WITHOUT THE EXPRESS PERMISSION OF THE PROJECT ARBORIST (EMERGENCY SERVICE VEHICLES EXCLUDED);
- NO TRENCHING OR REMOVAL OF SOIL IS TO TAKE PLACE. EXISTING LEVELS MUST BE MAINTAINED. GARDEN BEDS MUST BE CONSTRUCTED USING EXISTING SITE SOIL;
- NO FILL TO A DEPTH GREATER THAN 100mm IS TO BE INSTALLED;
- ANY VEGETATION LOCATED WITHIN TREE PROTECTION ZONES IS TO BE REMOVED BY HAND SO THAT NO HEAVY MACHINERY ENTERS INTO TPZ;
- NO TRENCHED SERVICES ARE TO PASS THROUGH THE TPZ. IF SERVICES ARE REQUIRED THEY ARE TO BE BORED BENEATH THE ROOT ZONE TO A DEPTH APPROVED BY THE PROJECT ARBORIST, OR NON-DESTRUCTIVELY EXCAVATED, SUCH AS HYDRO EXCAVATION, TO RETAIN SIGNIFICANT ROOTS IN SITU;
- NO DRAINAGE OR SUBSURFACE IRRIGATION LINES ARE TO BE INSTALLED;
- NO FUEL, OIL DUMPS OR CHEMICALS SHALL BE ALLOWED IN OR STORED ON THE TREE PROTECTION ZONE. THE SERVICING AND REFUELLING OF EQUIPMENT AND VEHICLES MUST BE CARRIED OUT AWAY FROM THE ROOT ZONE;
- NO STORAGE OF MATERIALS, EQUIPMENT OR TEMPORARY BUILDINGS WILL TAKE PLACE OVER THE ROOT ZONE;
- NO FIXTURES OF ANY SORT SHALL BE ATTACHED TO THE TREES FOR ANY REASON;
- THE PROJECT ARBORIST IS TO BE CONSULTED PRIOR TO HEAVY MACHINERY ACCESSING ANY OF THE FENCED TPZ;
- ALL MACHINERY IS TO BE KEPT CLEAR OF THE TREE CANOPY TO PREVENT IMPACT DAMAGE.
- IF DAMAGE OF ANY SORT IS TO OCCUR TO ANY TREE ON SITE, THE PROJECT ARBORIST MUST BE CONTACTED TO TAKE IMMEDIATE REMEDIAL ACTION.
- ANY CHANGES TO THE BUILDING/LANDSCAPING DESIGN WHICH ALTER SURFACE OR BELOW GROUND WORKS WITHIN THE FENCED TPZ ARE TO BE SUBJECT TO THE APPROVAL OF THE PROJECT ARBORIST PRIOR TO PROCEEDING.

TREE PROTECTION SCHEDULE				
ID	BOTANICAL NAME	COMMON NAME	TPZ RADIUS	STATUS
1	MELALEUCA LINARIFOLIA	SNOW IN SUMMER	7.46	RETAIN
2	FRAXINUS EXCELSIOR 'AUREA'	EUROPEAN GOLDEN ASH		REMOVE
3	SEQUOIA SEMPERVIRENS	COAST REDWOOD		REMOVE
4	PITTOSPORUM UNULATUM	SWEET PITTOSPORUM		ALREADY REMOVED
5	ACACIA FLORIBUNDA	GOSSAMER WATTLE		ALREADY REMOVED
6	ULMUS GLABRA 'LUTESCENS'	GOLDEN WYCH ELM		REMOVE
7	GREVILLEA ROBUSTA	SILKY OAK	5.46	ALREADY REMOVED
8	EUCALYPTUS BOTRYOIDES	SOUTHERN MAHOGANY	6	RETAIN
9	PITTOSPORUM UNULATUM	SWEET PITTOSPORUM	3.6	RETAIN
10	CERCIS SILIQUASTRUM	JUDAS TREE		REMOVE
11	LIQUIDAMBAR STYRACIFLUA	LIQUIDAMBER		REMOVE
12	PITTOSPORUM EUGENIOIDES 'VARIEGATUM'	VARIEGATED TARATA	3.4	RETAIN
13	TRISTANIOPSIS LAURINA	KANOOKA		REMOVE
14	BETULA PENDULA	SILVER BIRCH		REMOVE
15	CINNAMOMUM CAMPHORA	CAMPHOR LAUREL		REMOVE
16	PHOTINIA SERRATIFOLIA	CHINESE HAWTHORN		REMOVE
17	BETULA PENDULA	SILVER BIRCH		REMOVE
18	PITTOSPORUM CRASSIFOLIUM 'VARIEGATUM'	VARIEGATED KARO	3.4	ALREADY REMOVED
19	QUERCUS PALUSTRIS	PIN OAK	6.96	RETAIN
20	QUERCUS PALUSTRIS	PIN OAK	9.36	RETAIN
21	WATERHOUSEA FLORIBUNDA	WEEPING LILLY PILLY	2	RETAIN
22	TRISTANIOPSIS LAURINA	KANOOKA		REMOVE

B	REVISED DESIGN	CH	2/3/2026
A	FOR SUBMISSION	CH	15/01/2025
rev	description	app'd	date

PROPOSED CHILDCARE CENTRE
123-125 GREYTHORN RD, BALWYN NTH
LANDSCAPE PLAN - NOTES & DETAILS



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scale	1:100	for A3	job no.	82
date	2/3/2026		rev no.	B

approved (PD)

LA 003

PLANNING & ENVIRONMENT ACT 1987
BOROONDARA PLANNING SCHEME

This document is approved and forms part
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Digitally signed by
Chiara Lorini
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Delegate for the Responsible Authority
(City of Boroondara)

