



OPPORTUNITIES & CONSTRAINTS

- 1 OPPORTUNITY FOR FURTHER DEVELOPMENT ON A SITE PROVIDED WITH FULL SERVICE FACILITIES.
- 2 OPPORTUNITY. SITE LOCATED ADJACENT TO SEAFORD RAILWAY STATION, SEAFORD ACTIVITY CENTRE. SHORT WALK TO BEACH & PIER.
- 3 OPPORTUNITY. CORNER SITE WITH TWO STREET FRONTAGES.
- 4 OPPORTUNITY FOR NORTH ORIENTATED LIVING AREAS & SECLUDED PRIVATE OPEN SPACES.
- 5 OPPORTUNITY. ONE STREET TREE ONLY ON BOTH STREET FRONTAGES.
- 6 CONSTRAINT. CHURCH LOCATED ON PROPERTY TO NORTH.
- 7 CONSTRAINT. GARAGE ADJACENT TO SUBJECT SITE ON PROPERTY TO EAST (No. 2 MCKENZIE STREET).
- 8 CONSTRAINT. NEIGHBOURS' SECLUDED PRIVATE OPEN SPACE & HABITABLE ROOM WINDOWS REQUIRE PROTECTION FROM UNDUE OVERLOOKING & OVERSHADOWING.



LEGEND		
	2.35	DENOTES LEVELS TO AUSTRALIAN HEIGHT DATUM
	HW	DENOTES HABITABLE ROOM WINDOWS
	FFL HW	DENOTES FIRST FLOOR HABITABLE ROOM WINDOWS
		DENOTES EXISTING VEGETATION
		DENOTES VEGETATION TO BE REMOVED

No.	DATE	AMENDMENT
A	27.04.21	COUNCIL REQUEST FOR FURTHER INFORMATION
B	20.05.21	ROOF TOP DECK ACCESS AMENDED

PROJECT
APARTMENT BUILDING
48 RAILWAY PARADE
SEAFORD

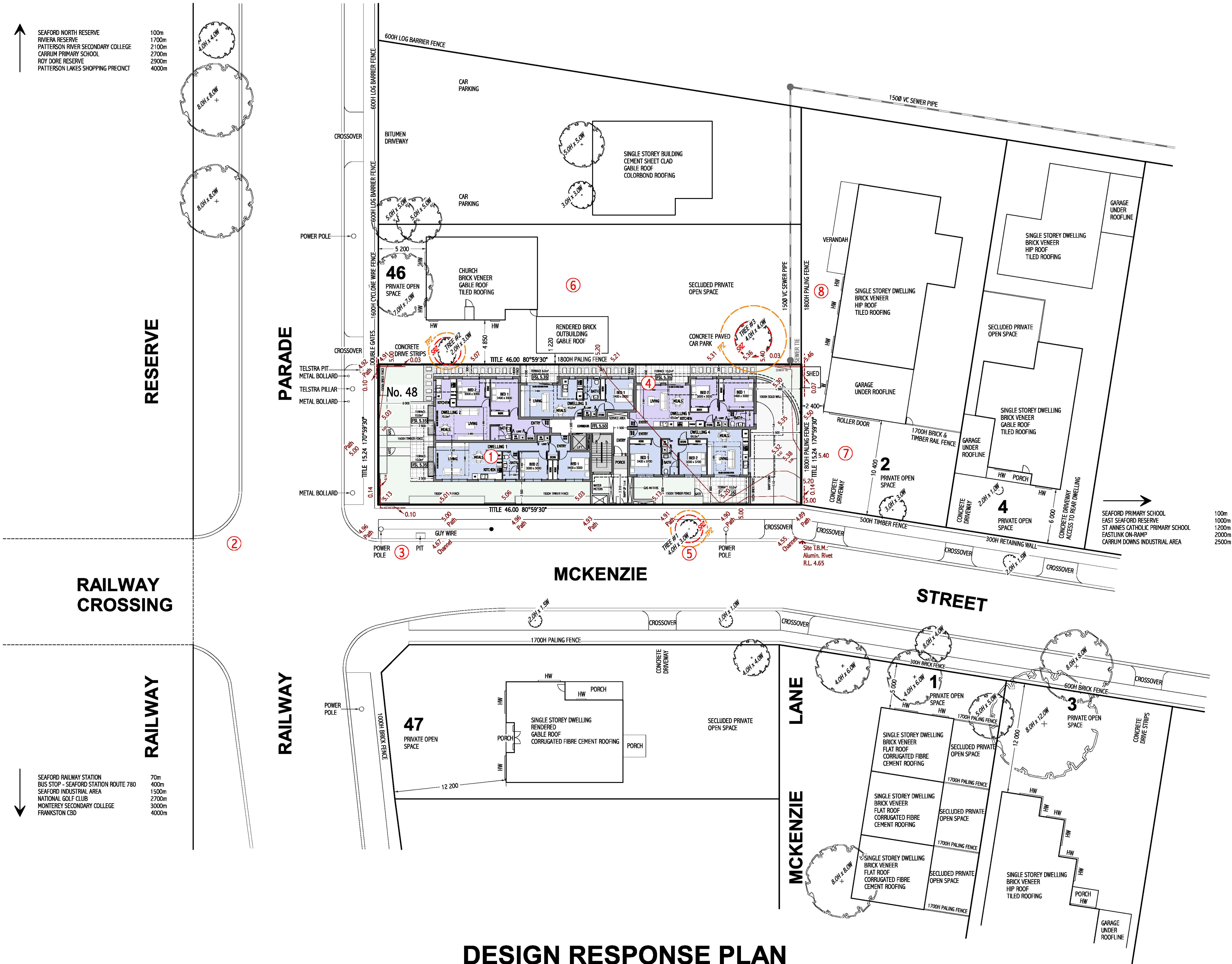
FOR
LAMBERT GLOBAL PTY LTD

STAGE
2. TOWN PLANNING

JOB No.	DATE	SHEET No.	SCALE	AMEND. No.
1729	02.03.21	1 of 12	1:200	B

NEIL fletcher DESIGN

FLETCHER DEVELOPMENT CONSULTANTS PTY LTD
Phone 9772 9533
Mobile 0414 545 988
Email mail@fletcherdesign.com.au
Website www.fletcherdesign.com.au
Building Designer - Architectural DP-AD 363



DESIGN RESPONSE

- 1 PROPOSAL RESPONDS WITH THREE LEVEL APARTMENT BUILDING.
- 2 PROPOSAL RESPONDS WITH FOURTEEN APARTMENTS ADJACENT TO RAILWAY STATION & ACTIVITY CENTRE.
- 3 PROPOSAL RESPONDS WITH DEVELOPMENT ADDRESSING BOTH STREET FRONTAGES.
- 4 PROPOSAL RESPONDS WITH NORTH ORIENTATED LIVING AREAS & BALCONIES.
- 5 PROPOSAL RESPONDS WITH CROSSOVER RETAINED IN CURRENT LOCATION ON MCKENZIE STREET.
- 6 PROPOSAL RESPONDS WITH OPEN BALCONIES & CLEAR WINDOWS FACING TOWARDS CHURCH NEXT DOOR.
- 7 PROPOSAL RESPONDS WITH OPEN BALCONIES & CLEAR WINDOWS FACING GARAGE NEXT DOOR.
- 8 PROPOSAL RESPONDS TO LIMIT UNDUE OVERLOOKING & OVERSHADOWING OF NEIGHBOURS' SECLUDED PRIVATE OPEN SPACE AND HABITABLE ROOM WINDOWS.



- LEGEND
- +2.35 DENOTES LEVELS TO AUSTRALIAN HEIGHT DATUM
 - HW DENOTES HABITABLE ROOM WINDOWS
 - FFL HW DENOTES FIRST FLOOR HABITABLE ROOM WINDOWS
 - DENOTES EXISTING VEGETATION
 - DENOTES VEGETATION TO BE REMOVED

A	27.04.21	COUNCIL REQUEST FOR FURTHER INFORMATION
B	20.05.21	ROOF TOP DECK ACCESS AMENDED
No.	DATE	AMENDMENT

PROJECT
APARTMENT BUILDING
48 RAILWAY PARADE
SEAFORD

FOR
LAMBERT GLOBAL PTY LTD

STAGE
2. TOWN PLANNING

JOB No.	DATE	SHEET No.	SCALE	AMEND. No.
1729	02.03.21	2 of 12	1:200	B

NEIL fletcher DESIGN
FLETCHER DEVELOPMENT CONSULTANTS PTY LTD
Phone 9772 9533
Mobile 0414 545 988
Email mail@fletcherdesign.com.au
Website www.fletcherdesign.com.au
Building Designer - Architectural DP-AD 363



01



02



03



04



05



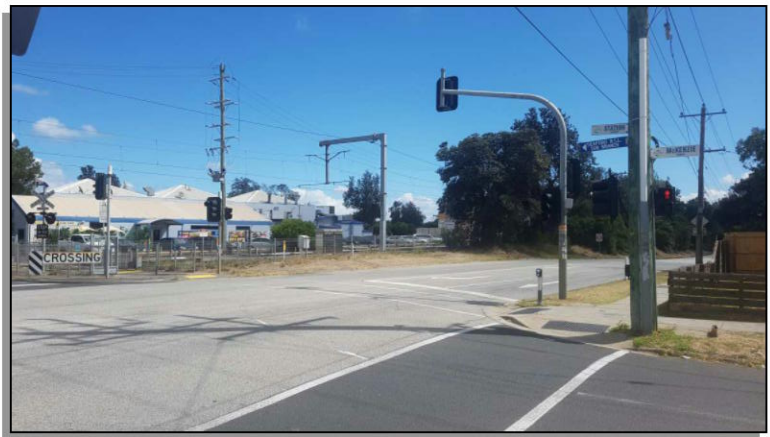
06



07



08



09



10



11



12



13



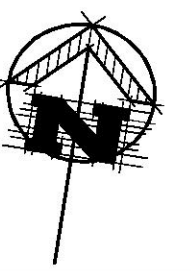
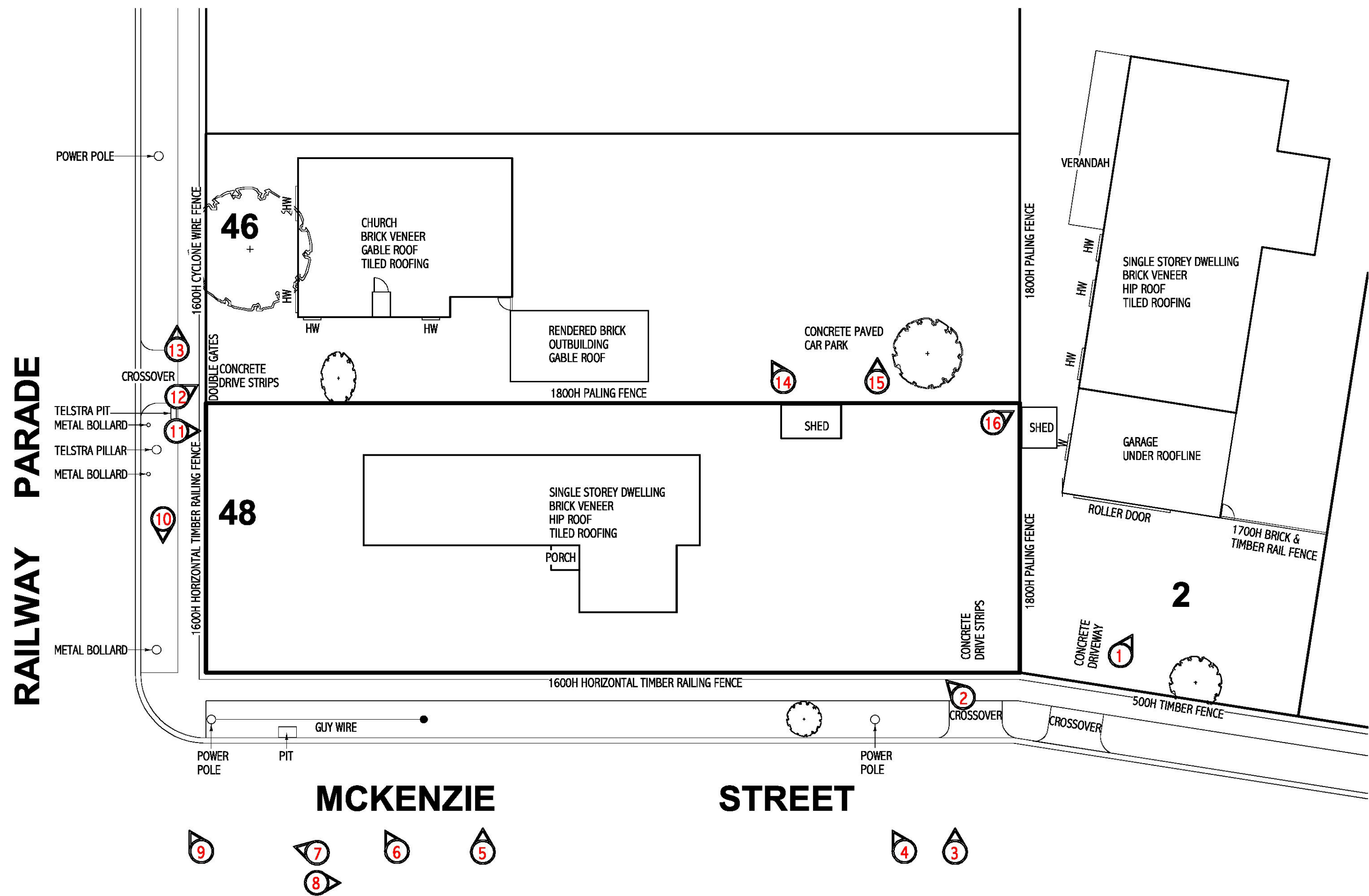
14



15



16



LEGEND	
	DENOTES LEVELS TO AUSTRALIAN HEIGHT DATUM
	DENOTES HABITABLE ROOM WINDOWS
	DENOTES FIRST FLOOR HABITABLE ROOM WINDOWS
	DENOTES EXISTING VEGETATION
	DENOTES VEGETATION TO BE REMOVED

No.	DATE	AMENDMENT
A	27.04.21	COUNCIL REQUEST FOR FURTHER INFORMATION
B	20.05.21	ROOF TOP DECK ACCESS AMENDED

PROJECT
APARTMENT BUILDING
48 RAILWAY PARADE
SEAFORD

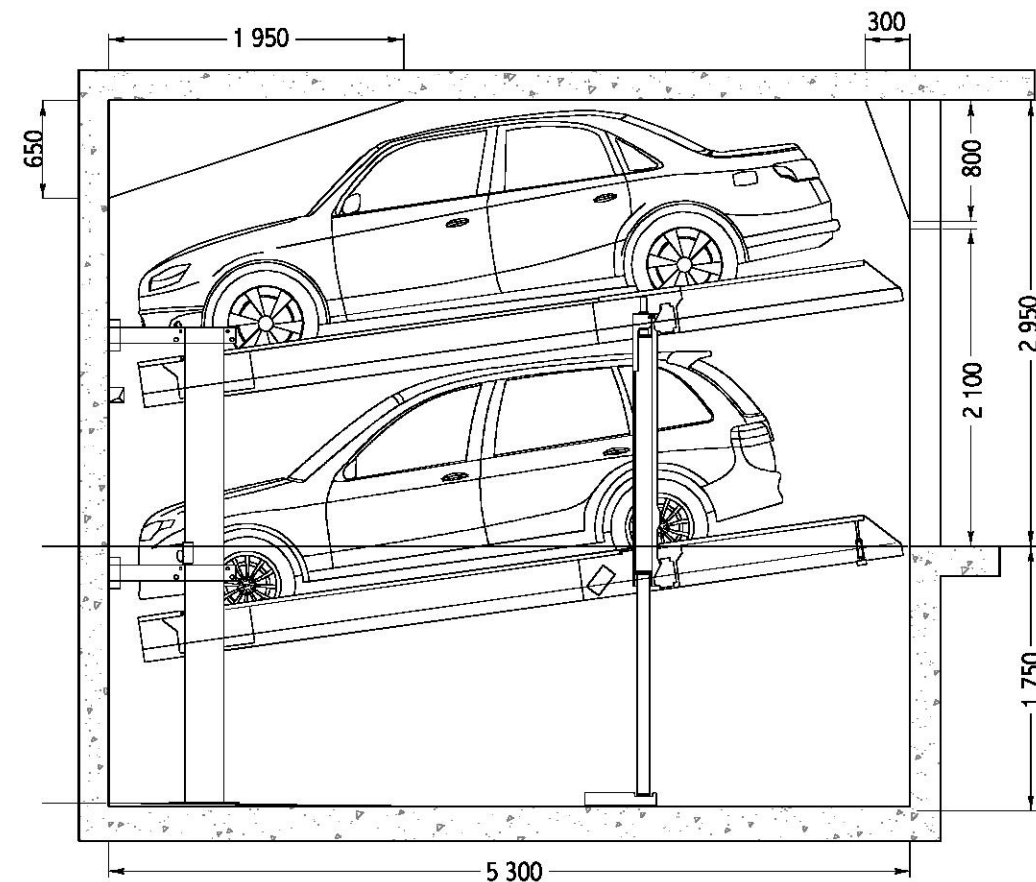
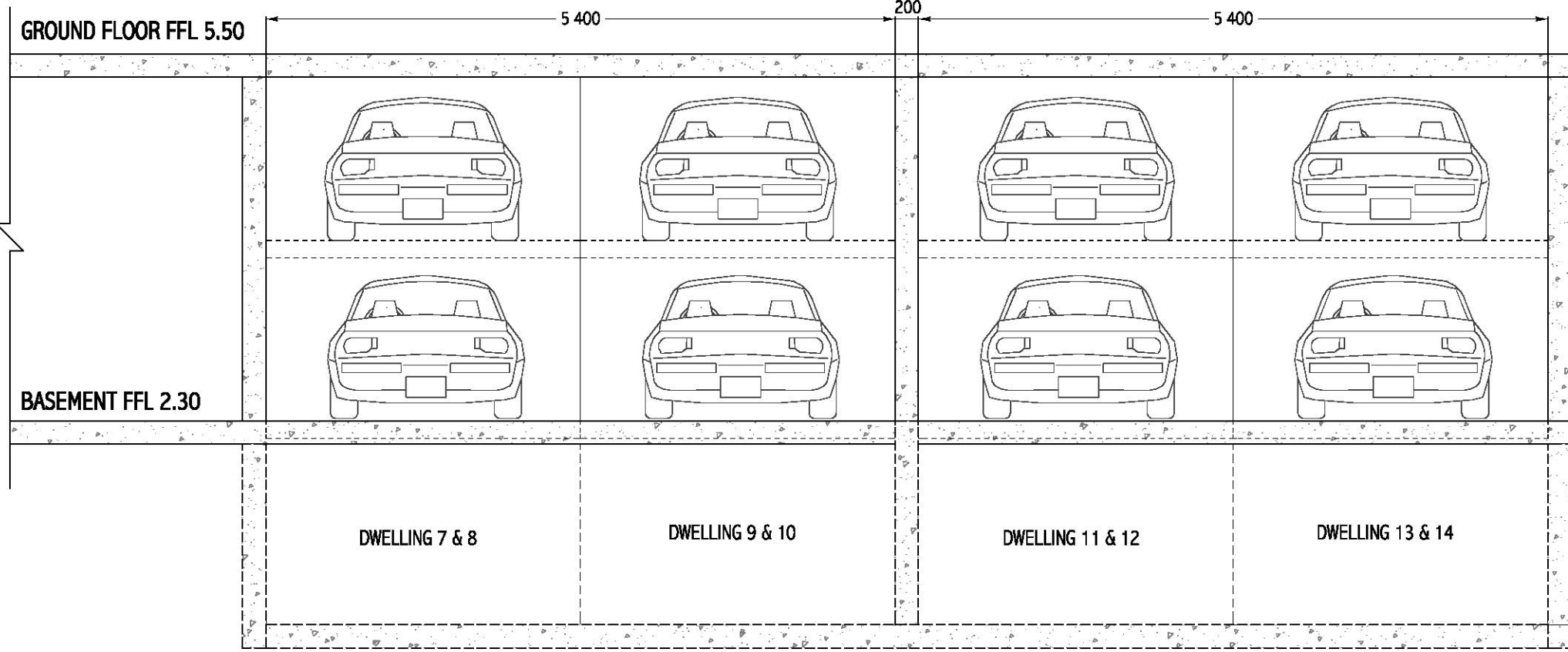
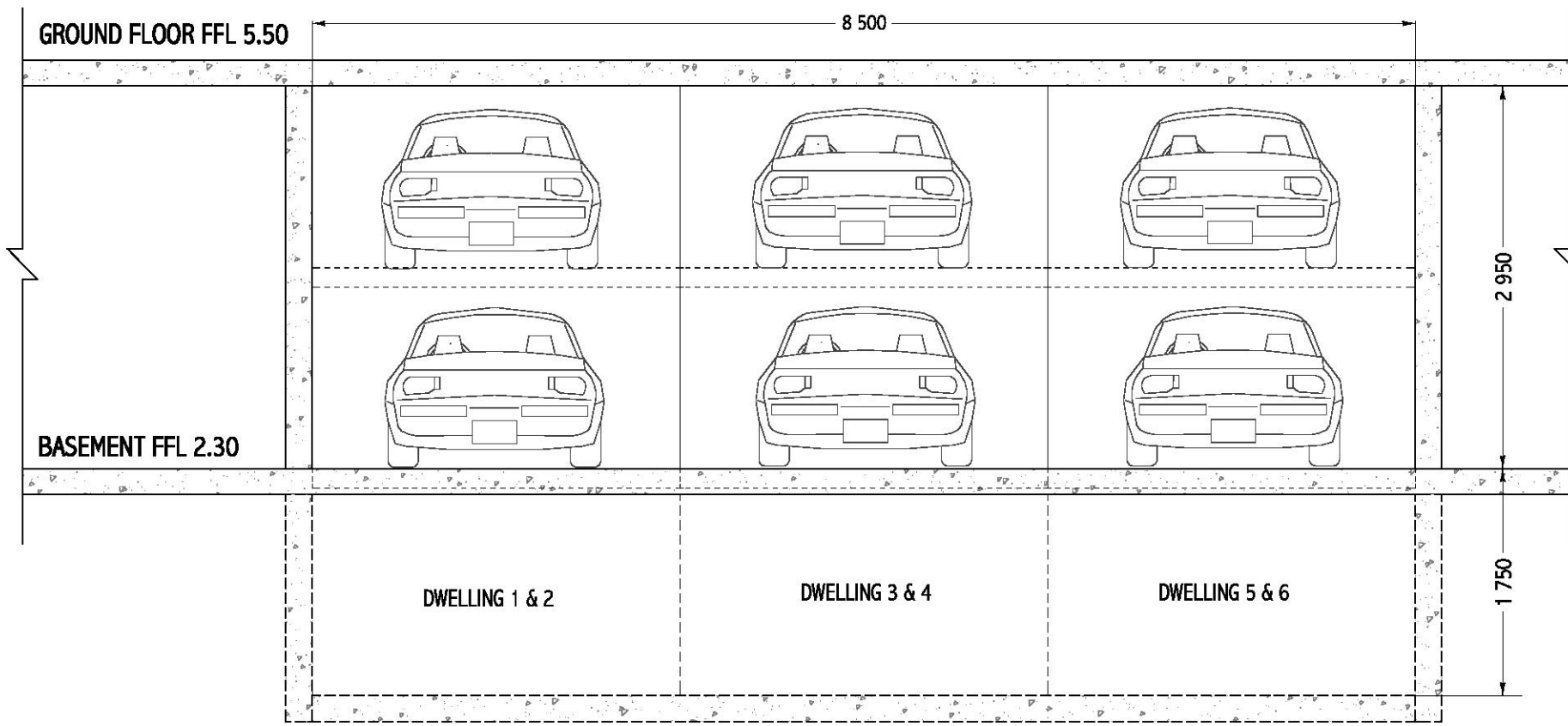
FOR
LAMBERT GLOBAL PTY LTD

STAGE
2. TOWN PLANNING

JOB No.	DATE	SHEET No.	SCALE	AMEND. No.
1729	02.03.21	3 of 12	1:200	B

NEIL fletcher DESIGN
FLETCHER DEVELOPMENT CONSULTANTS PTY LTD
Phone 9772 9533
Mobile 0414 545 988
Email mail@fletcherdesign.com.au
Website www.fletcherdesign.com.au
Building Designer - Architectural DP-AD 363

NEIGHBOURHOOD PHOTO SURVEY



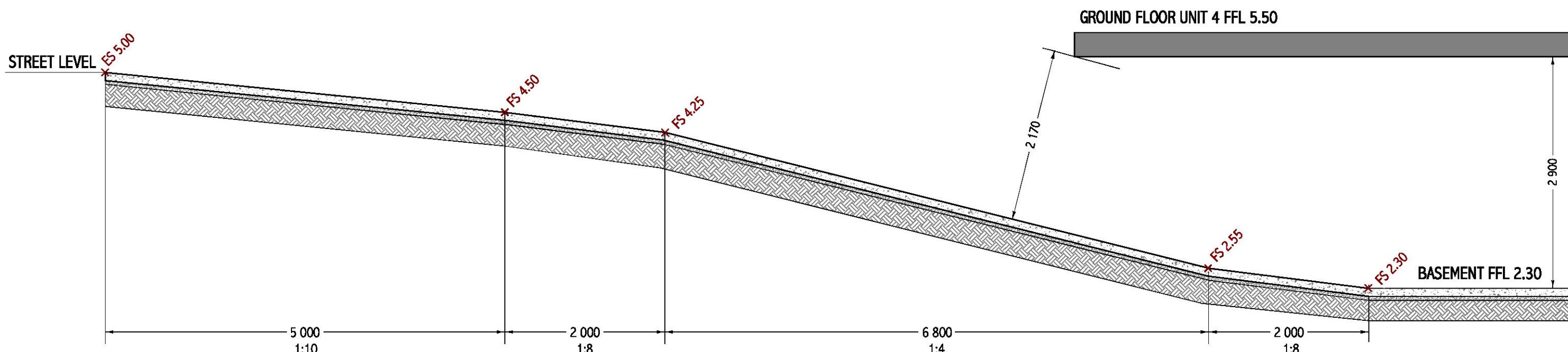
STORAGE AREAS			
DWELLING No.	BEDROOMS	INTERNAL STORAGE m²	TOTAL STORAGE m²
1	2	9.1	14.1
2	2	9.0	14.0
3	1	6.0	11.0
4	2	9.4	14.4
5	2	9.3	14.3
6	2	9.1	14.1
7	2	9.2	14.2
8	2	6.1	11.1
9	1	9.0	14.0
10	2	9.1	14.1
11	2	9.1	14.1
12	2	9.2	14.2
13	2	9.0	14.0
14	2	9.1	14.1

EXISTING VEGETATION SCHEDULE				
No. #	HEIGHT x WIDTH	BOTANICAL NAME	COMMON NAME	ACTION
1	4.0 x 3.0	Callistemon citrinus	Scarlet Bottlebrush	Retained
2	2.0 x 3.0/2.0	Camellia sp.	Camellia	Retained
3	4.0 x 4.0	Metaleuca stypelioides	Prickly Paperbark	Retained

ELEVATION

SECTION

CAR STACKERS_{1:50} KLAUS-MULTIBASE 20781-175

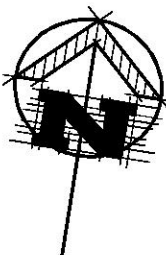


BASEMENT RAMP DETAIL

SITE ANALYSIS

DWELLING 1 FLOOR AREA	73.0m²	(7.8sq)
DWELLING 2 FLOOR AREA	70.0m²	(7.5sq)
DWELLING 3 FLOOR AREA	49.0m²	(5.3sq)
DWELLING 4 FLOOR AREA	69.0m²	(7.4sq)
DWELLING 5 FLOOR AREA	69.0m²	(7.4sq)
DWELLING 6 FLOOR AREA	72.0m²	(7.7sq)
DWELLING 7 FLOOR AREA	65.0m²	(5.4sq)
DWELLING 8 FLOOR AREA	43.0m²	(4.6sq)
DWELLING 9 FLOOR AREA	70.0m²	(7.5sq)
DWELLING 10 FLOOR AREA	65.0m²	(7.0sq)
DWELLING 11 FLOOR AREA	75.0m²	(8.1sq)
DWELLING 12 FLOOR AREA	75.0m²	(8.1sq)
DWELLING 13 FLOOR AREA	78.0m²	(8.4sq)
DWELLING 14 FLOOR AREA	78.0m²	(8.4sq)

SITE AREA	701.0m²
SITE COVERAGE	412.0m² or 58.8%
PAVED AREAS (IMPERVIOUS)	120.0m²
PERMEABILITY	169.0m² or 24.1%
GARDEN AREA %	246.0m² or 35.1%



LEGEND		
	+	2.35
	HW	
	FFL HW	

A	27.04.21	COUNCIL REQUEST FOR FURTHER INFORMATION
B	20.05.21	ROOF TOP DECK ACCESS AMENDED
No.	DATE	AMENDMENT

PROJECT
APARTMENT BUILDING
48 RAILWAY PARADE
SEAFORD

FOR
LAMBERT GLOBAL PTY LTD

STAGE
2. TOWN PLANNING

JOB No.	DATE	SHEET No.	SCALE	AMEND. No.
1729	02.03.21	4 of 12	1:100	B

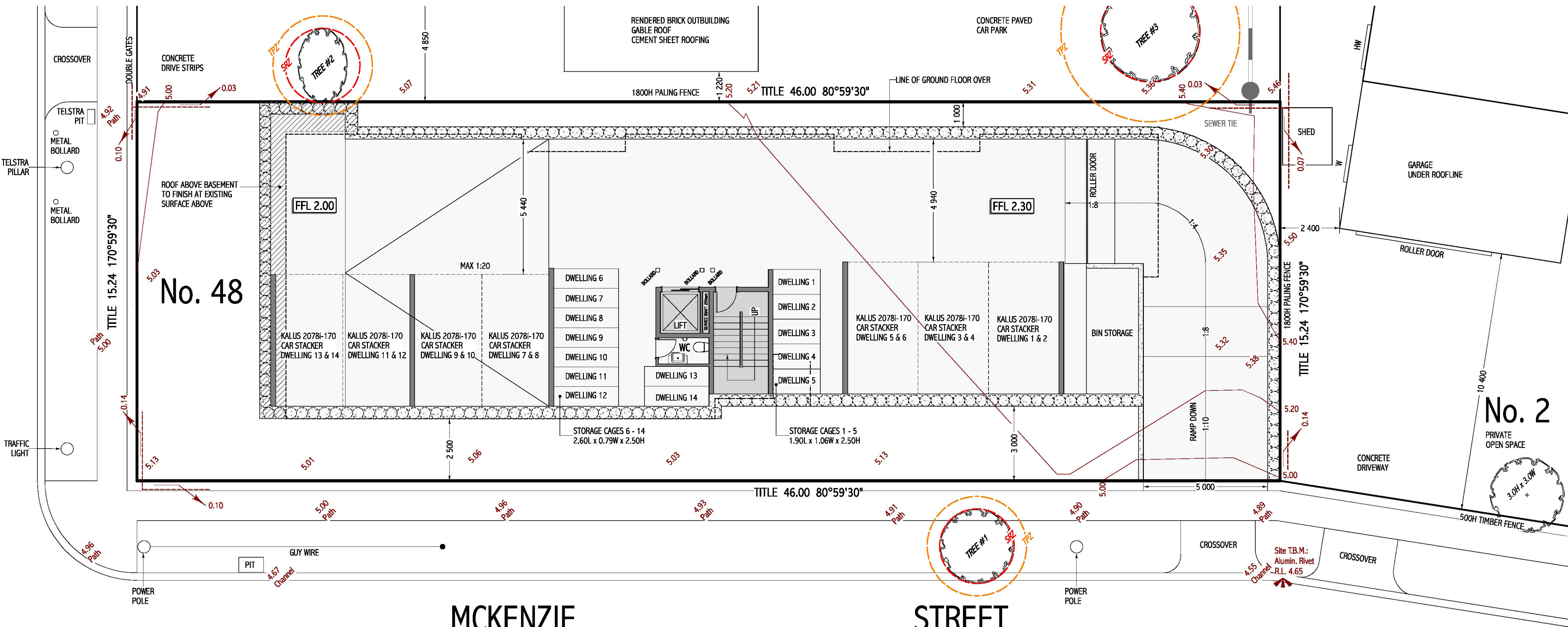
NEIL fletcher DESIGN
FLETCHER DEVELOPMENT CONSULTANTS PTY LTD
Phone 9772 9533
Mobile 0414 545 988
Email mail@fletcherdesign.com.au
Website www.fletcherdesign.com.au
Building Designer - Architectural DP-AD 363

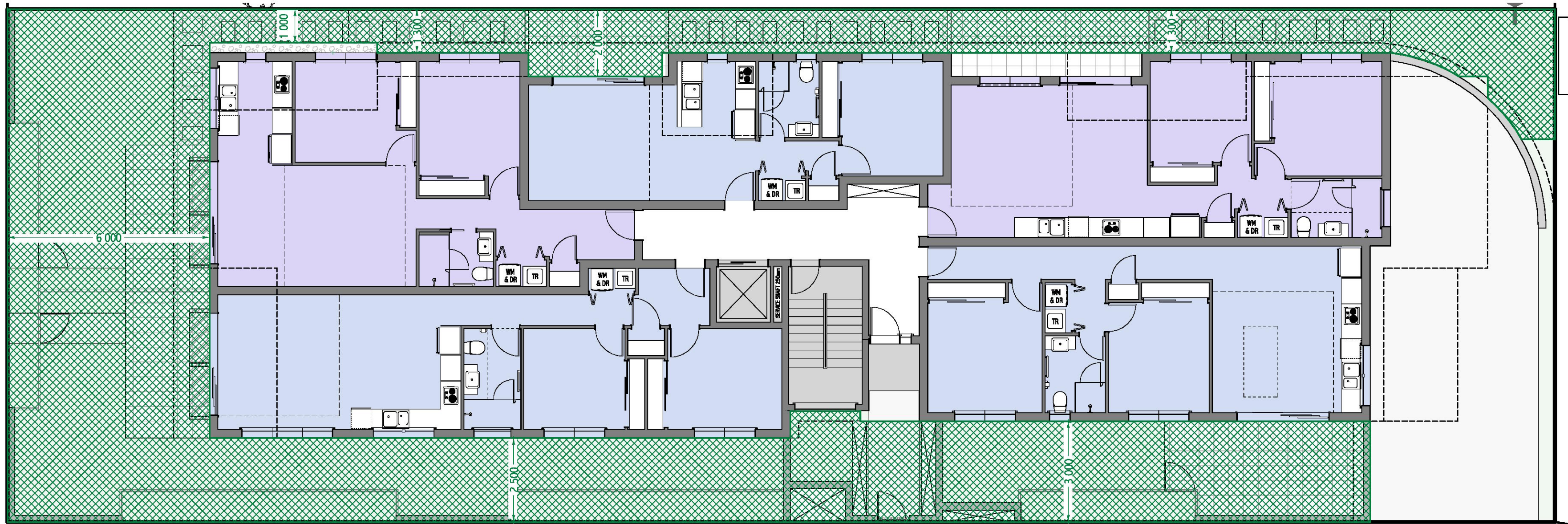
RAILWAY PARADE

MCKENZIE

STREET

BASEMENT SITE LAYOUT PLAN





GARDEN AREA SITE LAYOUT PLAN TOTAL = 246.0 or 35.1%

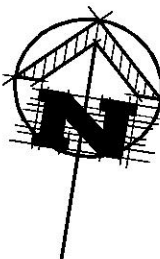
STORAGE AREAS			
DWELLING No.	BEDROOMS	INTERNAL STORAGE m²	TOTAL STORAGE m²
1	2	9.1	14.1
2	2	9.0	14.0
3	2	6.0	11.0
4	2	9.4	14.4
5	2	9.3	14.3
6	2	9.1	14.1
7	2	9.2	14.2
8	2	6.1	11.1
9	1	9.0	14.0
10	2	9.1	14.1
11	2	9.1	14.1
12	2	9.2	14.2
13	2	9.0	14.0
14	2	9.1	14.1

EXISTING VEGETATION SCHEDULE				
No. #	HEIGHT x WIDTH	BOTANICAL NAME	COMMON NAME	ACTION
1	4.0 x 3.0	Callistemon citrinus	Scarlet Bottlebrush	Retained
2	2.0 x 3.0/2.0	Camellia sp.	Camellia	Retained
3	4.0 x 4.0	Metaleuca stypelioides	Prickly Paperbark	Retained

SITE ANALYSIS

DWELLING 1	FLOOR AREA	73.0m²	(7.8sq)
DWELLING 2	FLOOR AREA	70.0m²	(7.5sq)
DWELLING 3	FLOOR AREA	49.0m²	(5.3sq)
DWELLING 4	FLOOR AREA	69.0m²	(7.4sq)
DWELLING 5	FLOOR AREA	69.0m²	(7.4sq)
DWELLING 6	FLOOR AREA	72.0m²	(7.7sq)
DWELLING 7	FLOOR AREA	65.0m²	(5.4sq)
DWELLING 8	FLOOR AREA	43.0m²	(4.6sq)
DWELLING 9	FLOOR AREA	70.0m²	(7.5sq)
DWELLING 10	FLOOR AREA	65.0m²	(7.0sq)
DWELLING 11	FLOOR AREA	75.0m²	(8.1sq)
DWELLING 12	FLOOR AREA	75.0m²	(8.1sq)
DWELLING 13	FLOOR AREA	78.0m²	(8.4sq)
DWELLING 14	FLOOR AREA	78.0m²	(8.4sq)

SITE AREA	701.0m²
SITE COVERAGE	412.0m² or 58.8%
PAVED AREAS (IMPERVIOUS)	120.0m²
PERMEABILITY	169.0m² or 24.1%
GARDEN AREA %	246.0m² or 35.1%



LEGEND	
	DENOTES LEVELS TO AUSTRALIAN HEIGHT DATUM
	DENOTES HABITABLE ROOM WINDOWS
	DENOTES FIRST FLOOR HABITABLE ROOM WINDOWS
	DENOTES EXISTING VEGETATION
	DENOTES VEGETATION TO BE REMOVED

A	27.04.21	COUNCIL REQUEST FOR FURTHER INFORMATION
B	20.05.21	ROOF TOP DECK ACCESS AMENDED

No.	DATE	AMENDMENT
PROJECT		
APARTMENT BUILDING		
48 RAILWAY PARADE		
SEAFORD		

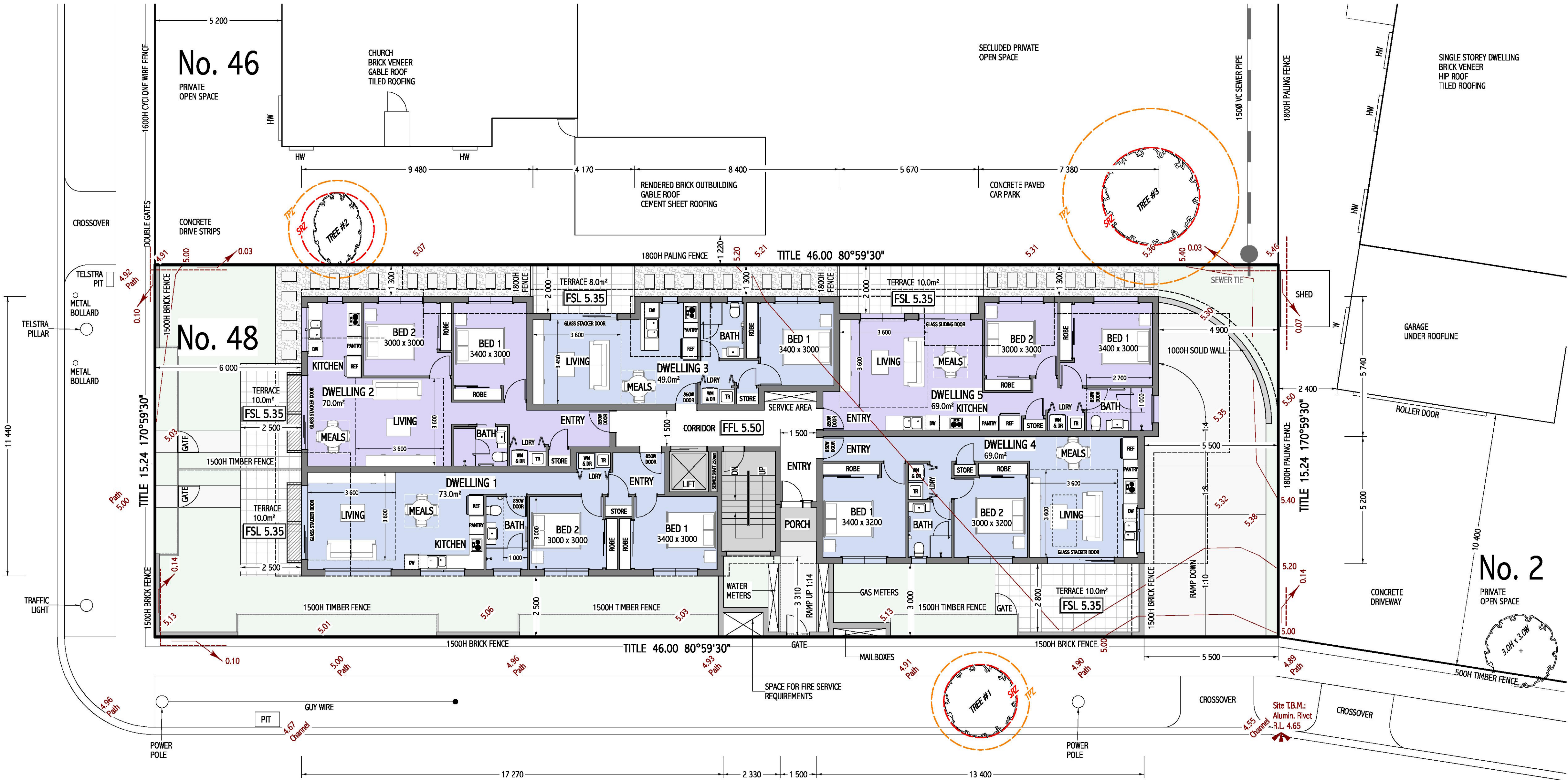
FOR	
LAMBERT GLOBAL PTY LTD	

STAGE	
2. TOWN PLANNING	

JOB No.	DATE	SHEET No.	SCALE	AMEND. No.
1729	02.03.21	5 of 12	1:100	B

PARADE

RAILWAY



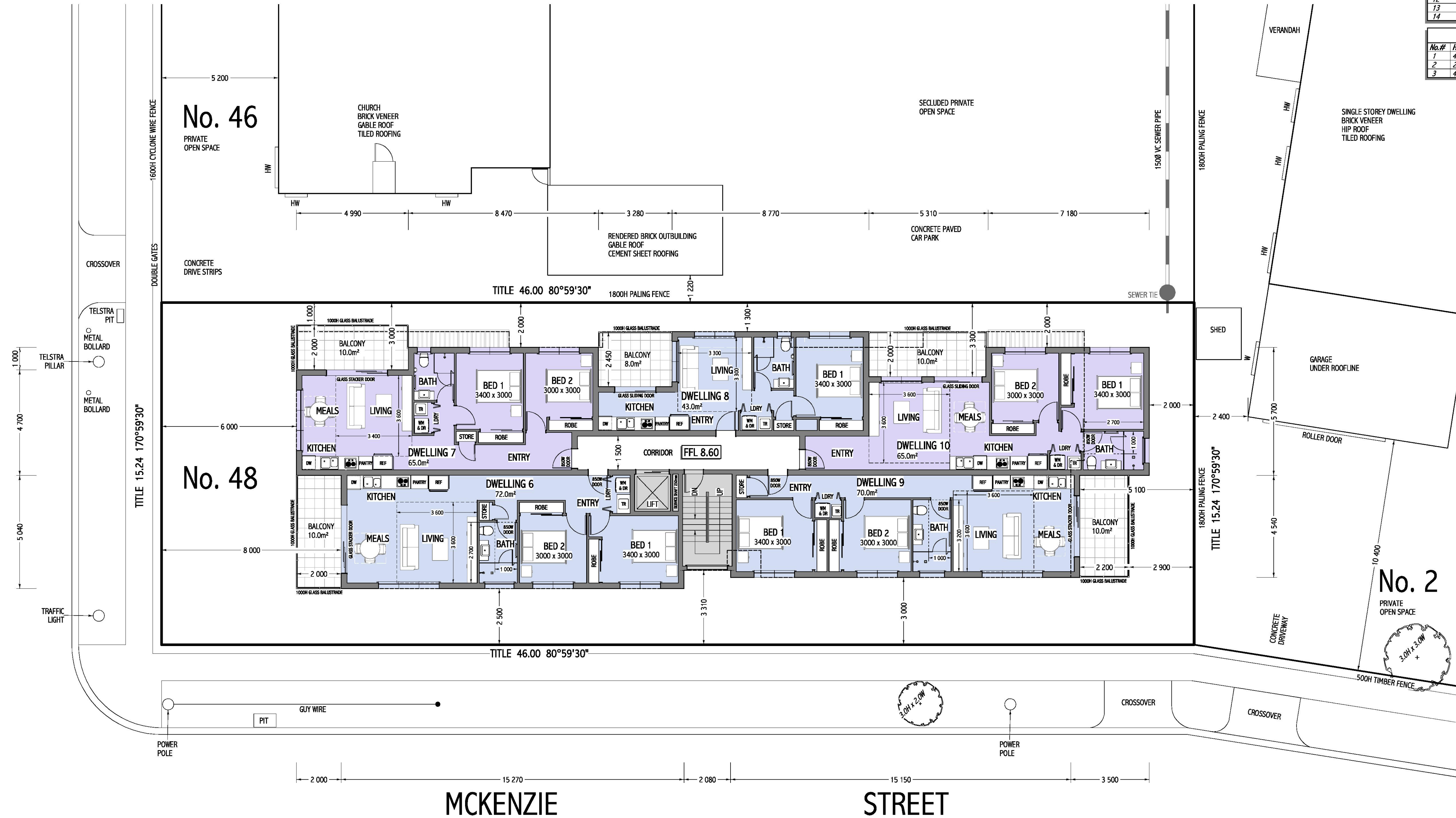
MCKENZIE

STREET

GROUND FLOOR SITE LAYOUT PLAN

PARADE

RAILWAY



STORAGE AREAS			
DWELLING No.	BEDROOMS	INTERNAL STORAGE m²	TOTAL STORAGE m²
1	2	9.1	14.1
2	2	9.0	14.0
3	1	6.0	11.0
4	2	9.4	14.4
5	2	9.3	14.3
6	2	9.1	14.1
7	2	9.2	14.2
8	2	6.1	11.1
9	1	9.0	14.0
10	2	9.1	14.1
11	2	9.1	14.1
12	2	9.2	14.2
13	2	9.0	14.0
14	2	9.1	14.1

EXISTING VEGETATION SCHEDULE			
No. #	HEIGHT x WIDTH	BOTANICAL NAME	COMMON NAME ACTION
1	4.0 x 3.0	Callistemon citrinus	Scarlet Bottlebrush Retained
2	2.0 x 3.0/2.0	Camellia sp.	Camellia Retained
3	4.0 x 4.0	Metaleuca stypelioides	Prickly Paperbark Retained

SITE ANALYSIS

DWELLING 1	FLOOR AREA	73.0m²	(7.8sq)
DWELLING 2	FLOOR AREA	70.0m²	(7.5sq)
DWELLING 3	FLOOR AREA	49.0m²	(5.3sq)
DWELLING 4	FLOOR AREA	69.0m²	(7.4sq)
DWELLING 5	FLOOR AREA	69.0m²	(7.4sq)
DWELLING 6	FLOOR AREA	72.0m²	(7.7sq)
DWELLING 7	FLOOR AREA	65.0m²	(5.4sq)
DWELLING 8	FLOOR AREA	43.0m²	(4.6sq)
DWELLING 9	FLOOR AREA	70.0m²	(7.5sq)
DWELLING 10	FLOOR AREA	65.0m²	(7.0sq)
DWELLING 11	FLOOR AREA	75.0m²	(8.1sq)
DWELLING 12	FLOOR AREA	75.0m²	(8.1sq)
DWELLING 13	FLOOR AREA	78.0m²	(8.4sq)
DWELLING 14	FLOOR AREA	78.0m²	(8.4sq)

SITE AREA	701.0m²
SITE COVERAGE	412.0m² or 58.8%
PAVED AREAS (IMPERVIOUS)	120.0m²
PERMEABILITY	169.0m² or 24.1%
GARDEN AREA %	246.0m² or 35.1%



LEGEND	
	Denotes levels to Australian height datum
	Denotes habitable room windows
	Denotes first floor habitable room windows
	Denotes existing vegetation
	Denotes vegetation to be removed

No.	DATE	AMENDMENT
A	27.04.21	COUNCIL REQUEST FOR FURTHER INFORMATION
B	20.05.21	ROOF TOP DECK ACCESS AMENDED

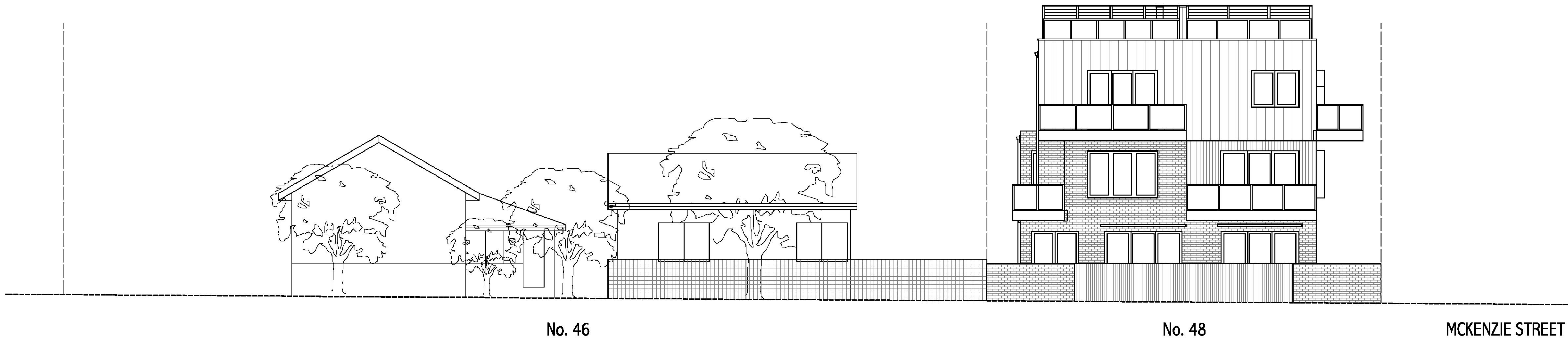
PROJECT
APARTMENT BUILDING
48 RAILWAY PARADE
SEAFOOD

FOR
LAMBERT GLOBAL PTY LTD

STAGE
2. TOWN PLANNING

JOB No.	DATE	SHEET No.	SCALE	AMEND. No.
1729	02.03.21	6 of 12	1:100	B

NEIL fletcher DESIGN
FLETCHER DEVELOPMENT CONSULTANTS PTY LTD
Phone 9772 9533
Mobile 0414 545 988
Email mail@fletcherdesign.com.au
Website www.fletcherdesign.com.au
Building Designer - Architectural DP-AD 363



STREETSCAPE ELEVATION

RAILWAY PARADE

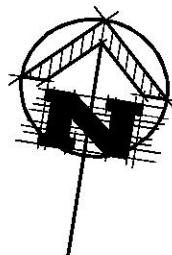
STORAGE AREAS			
DWELLING No.	BEDROOMS	INTERNAL STORAGE m²	TOTAL STORAGE m²
1	2	9.1	14.1
2	2	9.0	14.0
3	1	6.0	11.0
4	2	9.4	14.4
5	2	9.3	14.3
6	2	9.1	14.1
7	2	9.2	14.2
8	2	6.1	11.1
9	1	9.0	14.0
10	2	9.1	14.1
11	2	9.1	14.1
12	2	9.2	14.2
13	2	9.0	14.0
14	2	9.1	14.1

EXISTING VEGETATION SCHEDULE				
No. #	HEIGHT x WIDTH	BOTANICAL NAME	COMMON NAME	ACTION
1	4.0 x 3.0	Callistemon citrinus	Scarlet Bottlebrush	Retained
2	2.0 x 3.0/2.0	Camellia sp.	Camellia	Retained
3	4.0 x 4.0	Metaleuca stypelioides	Prickly Paperbark	Retained

SITE ANALYSIS

DWELLING 1	FLOOR AREA	73.0m²	(7.8sq)
DWELLING 2	FLOOR AREA	70.0m²	(7.5sq)
DWELLING 3	FLOOR AREA	49.0m²	(5.3sq)
DWELLING 4	FLOOR AREA	69.0m²	(7.4sq)
DWELLING 5	FLOOR AREA	69.0m²	(7.4sq)
DWELLING 6	FLOOR AREA	72.0m²	(7.7sq)
DWELLING 7	FLOOR AREA	65.0m²	(5.4sq)
DWELLING 8	FLOOR AREA	43.0m²	(4.6sq)
DWELLING 9	FLOOR AREA	70.0m²	(7.5sq)
DWELLING 10	FLOOR AREA	65.0m²	(7.0sq)
DWELLING 11	FLOOR AREA	75.0m²	(8.1sq)
DWELLING 12	FLOOR AREA	75.0m²	(8.1sq)
DWELLING 13	FLOOR AREA	78.0m²	(8.4sq)
DWELLING 14	FLOOR AREA	78.0m²	(8.4sq)

SITE AREA	701.0m²
SITE COVERAGE	412.0m² or 58.8%
PAVED AREAS (IMPERVIOUS)	120.0m²
PERMEABILITY	169.0m² or 24.1%
GARDEN AREA %	246.0m² or 35.1%



LEGEND		
	2.25	DENOTES LEVELS TO AUSTRALIAN HEIGHT DATUM
	HW	DENOTES HABITABLE ROOM WINDOWS
	FFL HW	DENOTES FIRST FLOOR HABITABLE ROOM WINDOWS
		DENOTES EXISTING VEGETATION
		DENOTES VEGETATION TO BE REMOVED

No.	DATE	AMENDMENT
A	27.04.21	COUNCIL REQUEST FOR FURTHER INFORMATION
B	20.05.21	ROOF TOP DECK ACCESS AMENDED

PROJECT
APARTMENT BUILDING
48 RAILWAY PARADE
SEAFORD

FOR
LAMBERT GLOBAL PTY LTD

STAGE
2. TOWN PLANNING

JOB No.	DATE	SHEET No.	SCALE	AMEND. No.
1729	02.03.21	7 of 12	1:100	B

NEIL fletcher DESIGN

FLETCHER DEVELOPMENT CONSULTANTS PTY LTD
Phone 9772 9533
Mobile 0414 545 988
Email mail@fletcherdesign.com.au
Website www.fletcherdesign.com.au
Building Designer - Architectural DP-AD 363



SECOND FLOOR SITE LAYOUT PLAN

RAILWAY PARADE

No. 48

No. 2

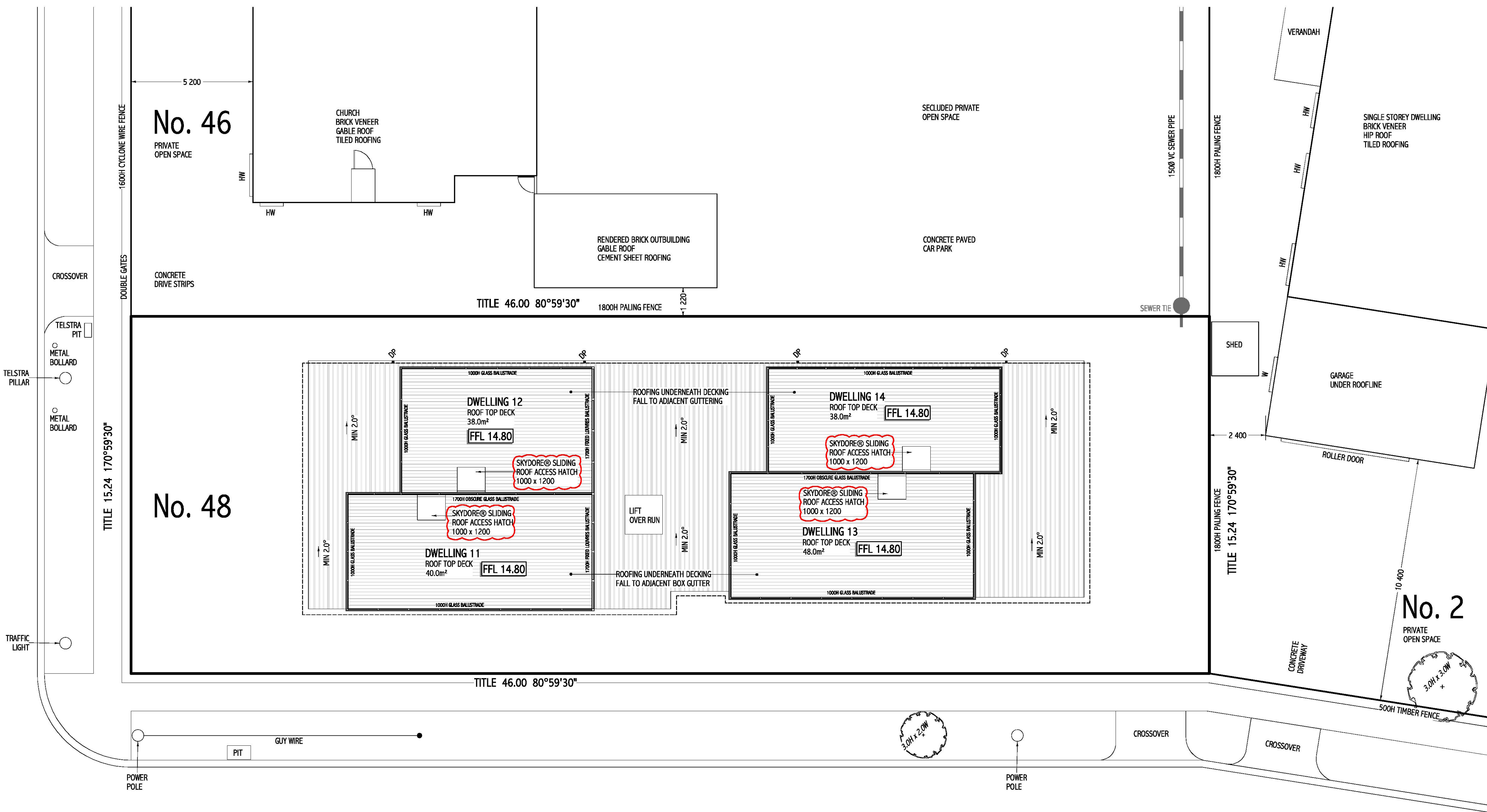
No. 4

STREETSCAPE ELEVATION

MCKENZIE STREET

PARADE

RAILWAY



MCKENZIE

STREET

ROOF SITE LAYOUT PLAN

LEGEND

- DENOTES LEVELS TO AUSTRALIAN HEIGHT DATUM
- DENOTES HABITABLE ROOM WINDOWS
- DENOTES FIRST FLOOR HABITABLE ROOM WINDOWS
- DENOTES EXISTING VEGETATION
- DENOTES VEGETATION TO BE REMOVED

A	27.04.21	COUNCIL REQUEST FOR FURTHER INFORMATION
B	20.05.21	ROOF TOP DECK ACCESS AMENDED

No.	DATE	AMENDMENT

PROJECT

APARTMENT BUILDING
48 RAILWAY PARADE
SEAFORD

FOR

LAMBERT GLOBAL PTY LTD

STAGE

2. TOWN PLANNING

JOB No.	DATE	SHEET No.	SCALE	AMEND. No.
1729	02.03.21	8 of 12	1:100	B

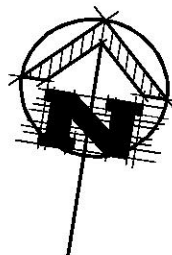
NEIL fletcher DESIGN






FLETCHER DEVELOPMENT CONSULTANTS PTY LTD

Phone 9772 9533
Mobile 0414 545 988
Email mail@fletcherdesign.com.au
Website www.fletcherdesign.com.au
Building Designer - Architectural DP-AD 363

MATERIALS AND FINISHES SCHEDULE

FB FACE BRICKWORK OR SIMILAR	Dark Grey or similar	
CC1 COLORBOND CLADDING OR SIMILAR	Light grey or similar	
TIM TIMBER CLADDING	Light brown or similar	
CR COLOROND ROOFING	Colorbond "Zincalume" or similar	
OB OBSCURE GLAZING	Obscure glass (Windows and balustrades)	
WINDOW FRAMES & CAPPING	Black or similar	
RAINHEADS, DOWNPIPES	Off white/grey or similar	
DRIVEWAY PAVING	Coloured concrete sealcoat (dark grey) or similar	
SITE WORKS		
FRONT FENCE	Dark Grey or similar	
FACE BRICK/BLOCKWORK	Stained finish or similar	
TIMBER BATTENS		



LEGEND		
	2.35	DENOTES LEVELS TO AUSTRALIAN HEIGHT DATUM
	HW	DENOTES HABITABLE ROOM WINDOWS
	FFL HW	DENOTES FIRST FLOOR HABITABLE ROOM WINDOWS
		DENOTES EXISTING VEGETATION
		DENOTES VEGETATION TO BE REMOVED

A	27.04.21	COUNCIL REQUEST FOR FURTHER INFORMATION
B	20.05.21	ROOF TOP DECK ACCESS AMENDED

No.	DATE	AMENDMENT
-----	------	-----------

PROJECT
APARTMENT BUILDING
48 RAILWAY PARADE
SEAFORD

FOR
LAMBERT GLOBAL PTY LTD

STAGE
2. TOWN PLANNING

JOB No.	DATE	SHEET No.	SCALE	AMEND. No.
1729	02.03.21	9 of 12	1:100	B

NEIL fletcher DESIGN
FLETCHER DEVELOPMENT CONSULTANTS PTY LTD
Phone 9772 9533
Mobile 0414 545 988
Email mail@fletcherdesign.com.au
Website www.fletcherdesign.com.au
Building Designer - Architectural DP-AD 363



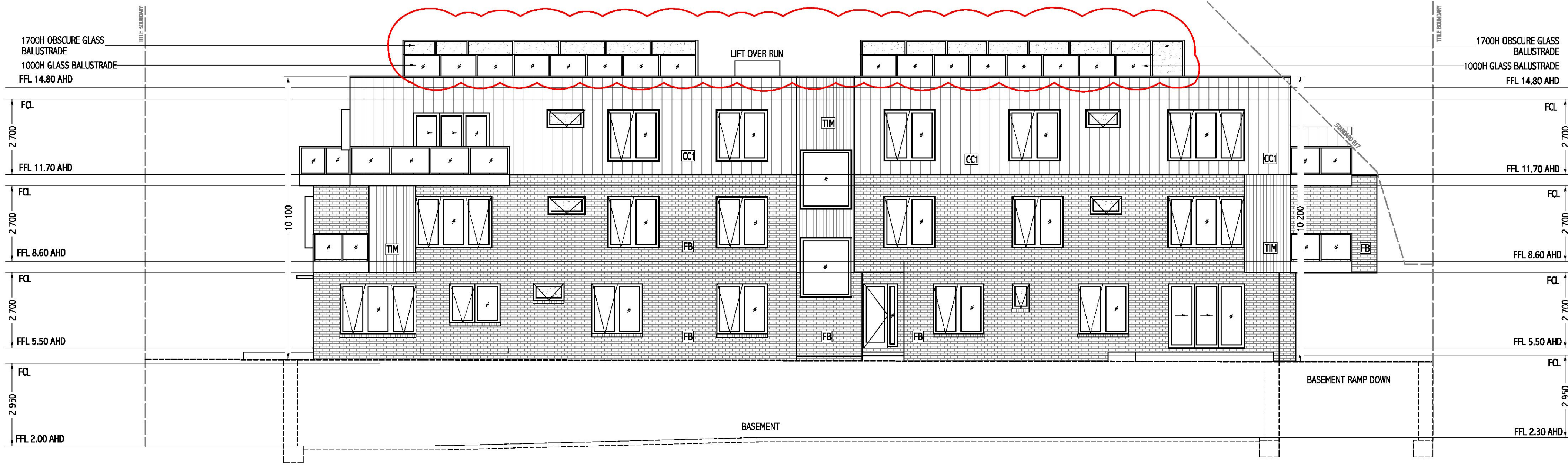
WEST ELEVATION



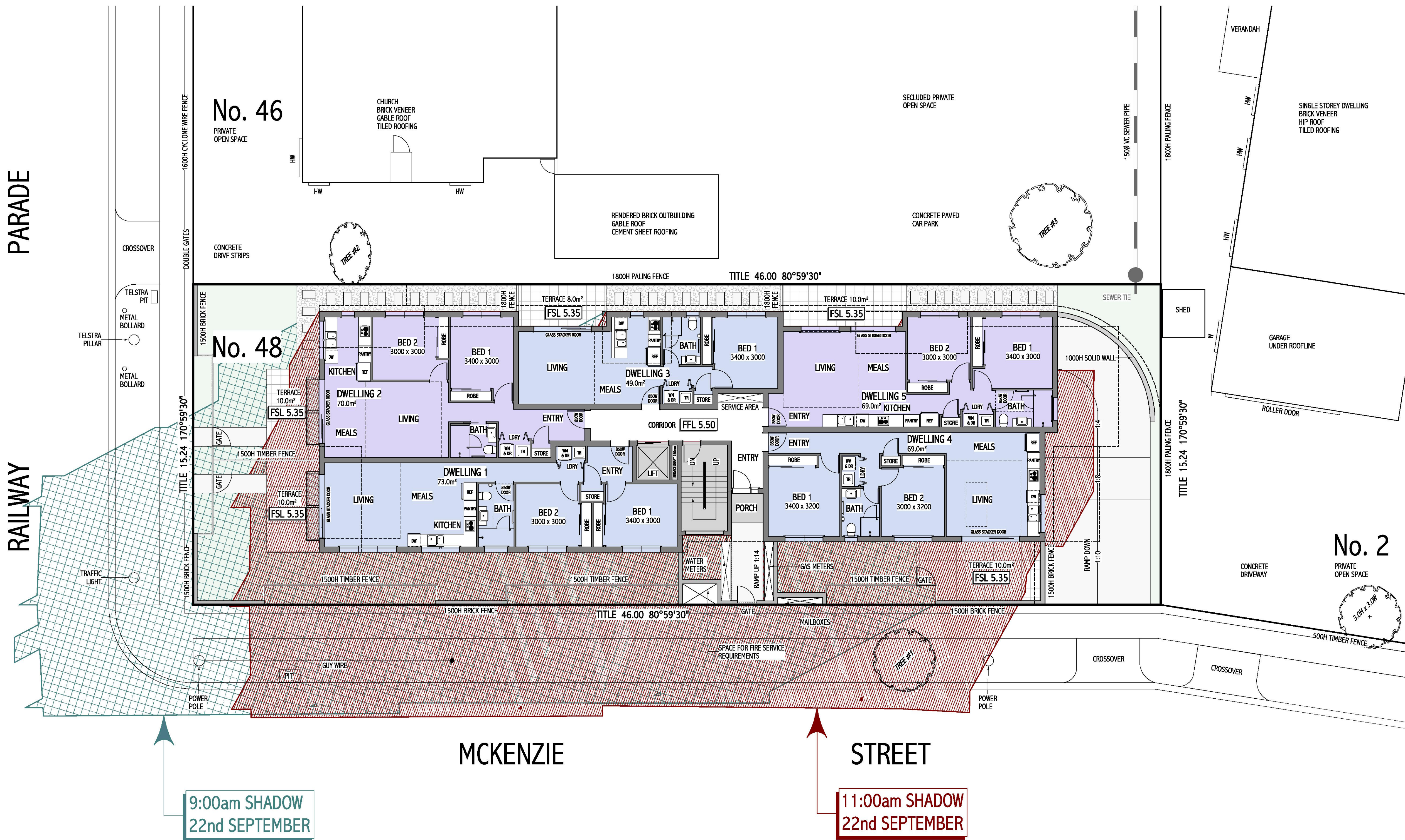
EAST ELEVATION



NORTH ELEVATION

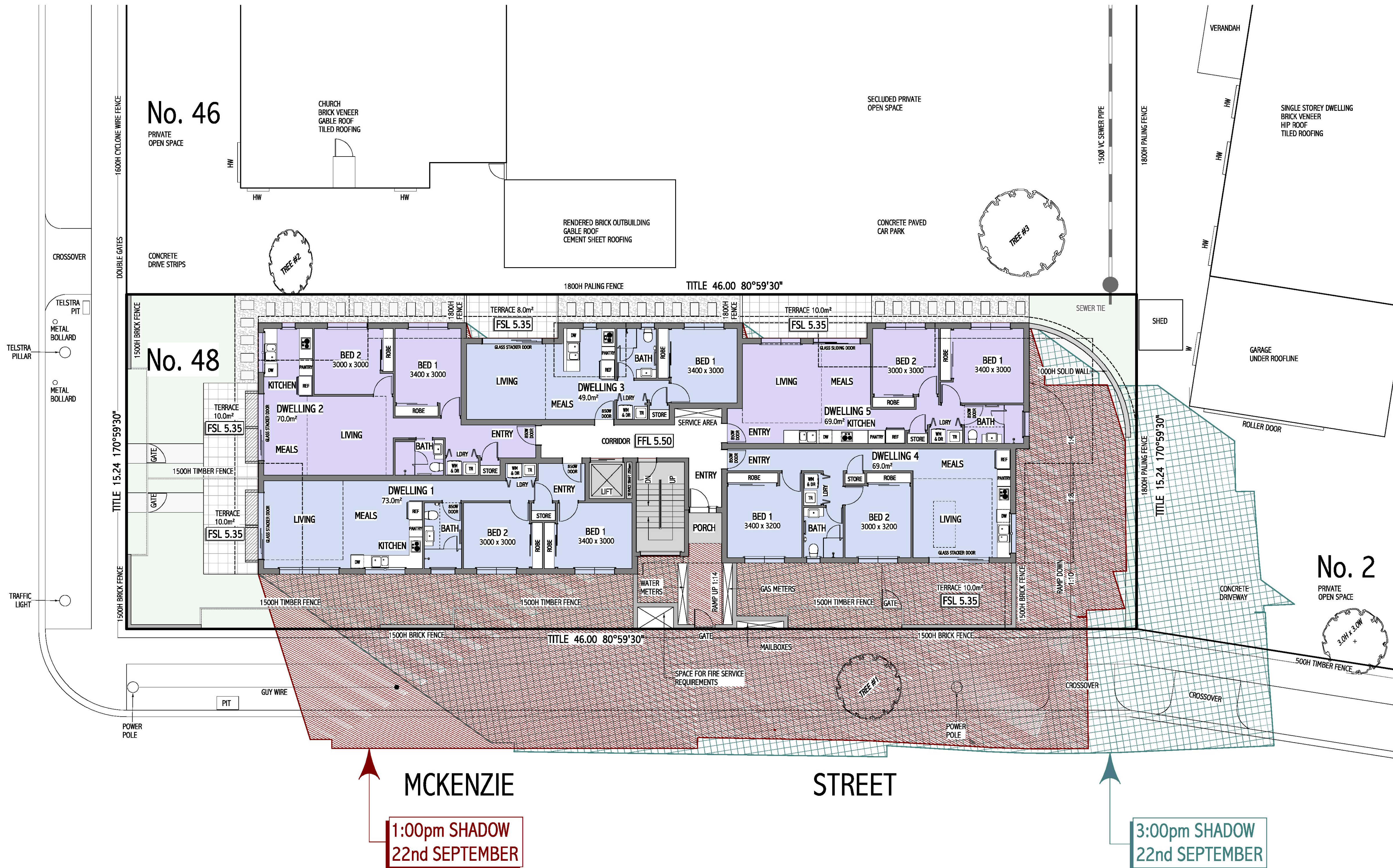


SOUTH ELEVATION



PARADE

RAILWAY



PM SHADOWS

LEGEND

- DENOTES LEVELS TO AUSTRALIAN HEIGHT DATUM
- DENOTES HABITABLE ROOM WINDOWS
- DENOTES FIRST FLOOR HABITABLE ROOM WINDOWS
- DENOTES EXISTING VEGETATION
- DENOTES VEGETATION TO BE REMOVED

A	27.04.21	COUNCIL REQUEST FOR FURTHER INFORMATION
B	20.05.21	ROOF TOP DECK ACCESS AMENDED

No.	DATE	AMENDMENT		
PROJECT				
APARTMENT BUILDING				
48 RAILWAY PARADE				
SEAFOOD				
FOR				
LAMBERT GLOBAL PTY LTD				
STAGE				
2. TOWN PLANNING				
JOB No.	DATE	SHEET No.	SCALE	AMEND. No.
1729	02.03.21	11 of 12	1:100	B

NEIL fletcher DESIGN

FLETCHER DEVELOPMENT CONSULTANTS PTY LTD

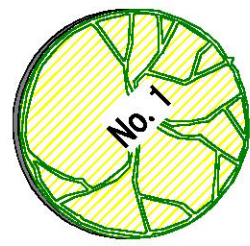
Phone 9772 9533

Mobile 0414 545 988

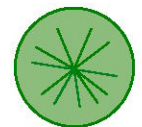
Email mail@fletcherdesign.com.au

Website www.fletcherdesign.com.au

Building Designer - Architectural DP-AD 363



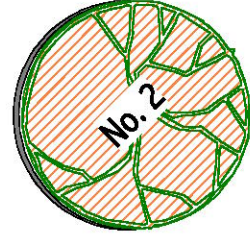
1. BLUE JACARANDAH
EXOTIC TREE / DISTINCTIVE FLOWERS & FOLIAGE



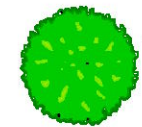
3. DWARF WILLOW MYRTLE
NATIVE BOARDER PLANT / DISTINCTIVE FOLIAGE



5. BLACK-ANTHER FLAX-LILY
INDIGENOUS BOARDER PLANT / PURPLE AND DARK BLUE FOLIAGE



2. NATIVE FRANGIPANY
INDIGENOUS TREE / DISTINCTIVE FLOWERS & FOLIAGE



4. SCREENMASTER
INDIGENOUS PLANT / DISTINCTIVE FOLIAGE



6. SPINY HEADED MAT-LILY
INDIGENOUS BOARDER PLANT / PURPLE AND DARK BLUE FOLIAGE



PLANTING LEGEND

No.	Generic name	Common name	Height mm	Width mm	Pot mm	No	Origin	Shade
1.	Jacarandah mimosifolia	Blue Jacarandah	6000	5000	420	2	E	FSN
2.	Hymenosporum flavum	Native Frangipany	6000	3500	200	3	N	FSN/PSD
3.	Agonis flexuosa nana	Dwarf Willow Myrtle	5000	3000	N/A	7	N	FSN
4.	Pittosporum	Screenmaster	3000	1500	200	21	N	FSN/PSD
5.	Dianella Revoluta Var Brevicaulis	Black-Anther Flax-Lily	800	800	140	25	I	FSN
6.	Lomandra Longifolia	Spiny-headed Mat-Lily	700	700	140	23	I	FSN

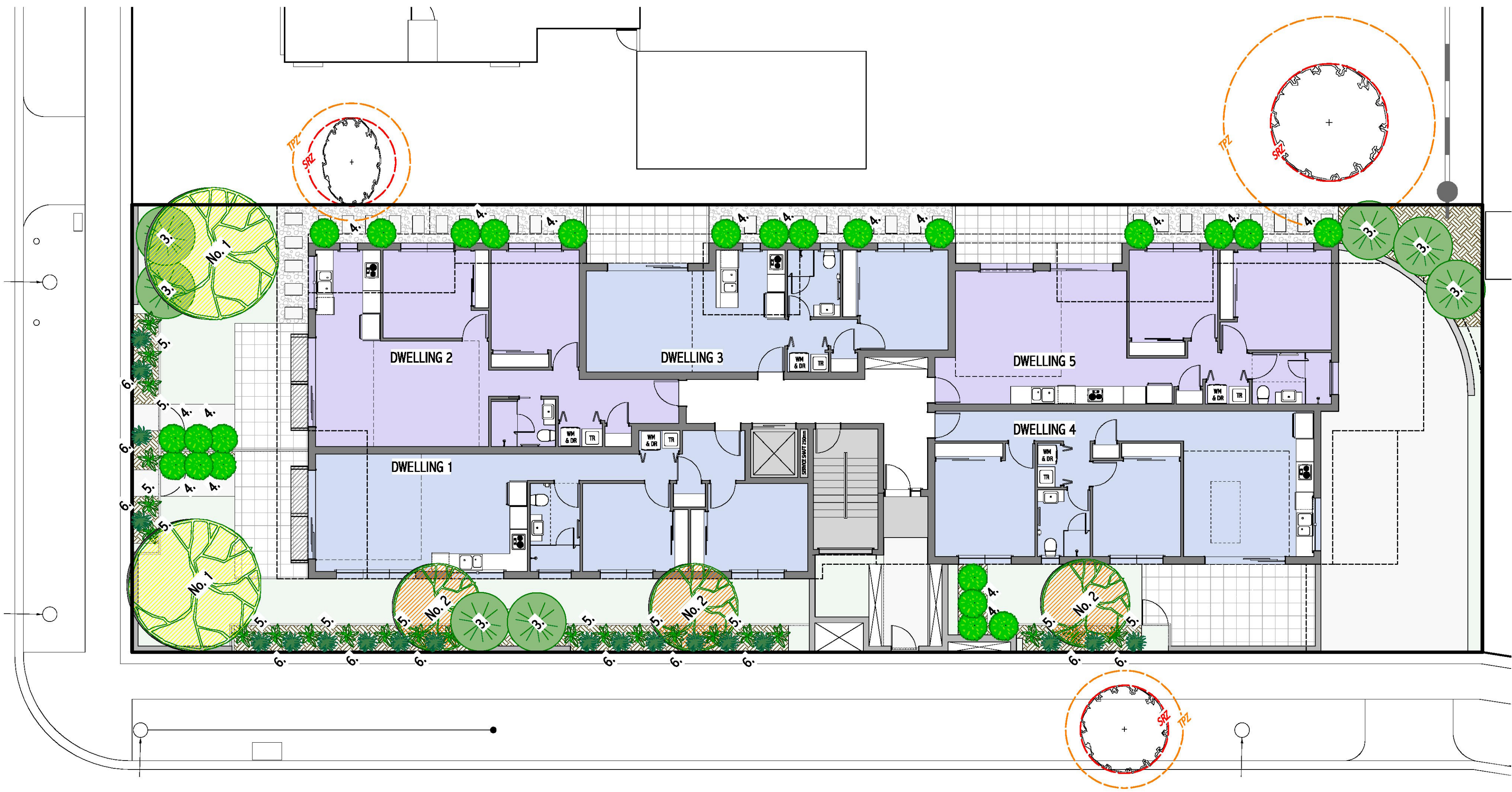
Tree 1 - 3 to be 2000 high at time of planting.
FSN=Full Sun, PSH=Part Shade, N=Native, I=Indigeneous,E=Exotic

LANDSCAPE SPECIFICATION

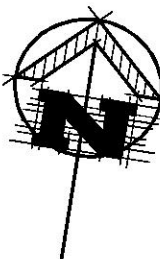
- Site Preparation**
Where site is grassed or heavily weeded, the area shall be spray poisoned with Roundup (or similar product), using a red coloured dye in the mix. Two applications, 3 weeks apart will be required to totally remove unwanted vegetation.
- Grading for Garden Beds and Grassed Areas**
Existing subgrade shall be excavated or filled to 175mm below finished grade in garden beds to allow for 75mm topsoil and 100mm mulch.
Allow for 50mm soil cover in lawn areas, for imported loam to finish flush with edge and instant lawn to sit over.
Any imported fill to be free of builders rubble, logs, weeds or any other foreign material over 50mm diameter.
All fill material to be compacted in layers of 150mm to properly consolidate subgrade, avoiding ongoing settlement.
- Tree Protection**
Where existing trees have been identified, both within the property and on adjacent properties, for retention within the overall landscape development they shall be protected in accordance with specification separately attached if required.
- Lawn Areas**
Subgrade to be cultivated to a depth of 100mm following application of Gypsum to clay soils at rate of 2kg/square metre. Soil to be spread to an even thickness of 50mm and will be:-
 - Free from extraneous material greater than 25mm diameter
 - Free from perennial weeds and their roots, bulbs or rhizomes
 - Ph. to be 6.0-7.0
 - Texture to be light, friable sandy loam not packing sand and/or its derivative
 - Free from silt or clay materialLawn areas to be edged with 12 x 70mm larrah edging held in place with 50 x 50 x 450mm hardwood stakes at 1500mm centres.
Place instant lawn (Sapphire Buffalo), over prepared areas and fertilize/water in accordance with growers' instructions.
- Shrub Areas**
Subgrade to be rotary hoed to a depth of 100mm. Gypsum added if clay present. Soil as per above description added to a depth of 75 mm then covered with fine shredded pine mulch to a depth of 100mm.
- Planting**
Plant materials to be of the species, quantity and container size as shown in the planting schedule. Plants will not be substituted without the consent of the designer and Responsible Authority. Plants to be healthy nursery stock, free from disease, injury, insects, all weeds and roots of weeds.
Planting to be carried out in accordance with standard drawings as shown on landscape plan.
- Lilydale Topping Areas**
Lilydale Toppings to be used in narrow and/or highly trafficked areas in preference to lawn. Toppings to be laid on 75mm depth consolidated crushed rock to a depth of 50mm. Surface to be compacted using a vibrating plate.
- Paved Areas**
Large pavers: 600 x 400 x 40mm to be laid on mortar over 75mm thickness reinforced concrete base. Colour and make as specified. Pavers to be graded to ensure water is directed towards lawn and/or grassed areas and absorbed.
- Irrigation**
Should irrigation of the site be required by the Responsible Authority, then the following will apply for private open spaces and common areas:-
 - 19mm poly pipe to be connected to water timer and 2 way tap
 - poly pipe to be minimum 150mm below ground level
 - ratchet clamps to be used to connect fittings to pipe
 - Teflon tape to be used on threaded risers
 - fully adjustable Hunter popups to be used in lawn areas, arcs must overlap
 - in wide shrub areas adjustable shrub sprays on 13mm threaded risers to be used
 - in narrow shrub areas <500mm width, adjustable flow drippers connected to 19mm pipe with flexible 4mm poly pipe laid to each plant.
 - system to be fully checked and operational before handover
- Maintenance Schedule**
The following maintenance schedule shall apply to all landscaped areas for 12 months following Practical Completion. Work to be carried out by owner or body corporate:-
 - plants, including grass, to be regularly checked for pests and diseases and appropriate treatments applied where necessary
 - pruning to ensure good shape and remove dead limbs shall be undertaken at 3 month intervals
 - additional applications of Osmocote to be applied in accordance with manufacturers recommendations
 - all plants to be regularly watered during summer months and periods of dryness
 - mowing to be carried out regularly, mower blade height to be set at 50mm above ground height

LEGEND

- Coloured concrete paving
- Large Pavers
- "Riverina" 40mm-100mm pebbles
- Tree Protection Zone
- Mulched garden bed/area
- Trees to be removed
- Proposed trees and shrubs
- Existing trees to be retained



EXISTING VEGETATION SCHEDULE				
No.#	HEIGHT x WIDTH	BOTANICAL NAME	COMMON NAME	ACTION
1	4.0 x 3.0	Callistemon citrinus	Scarlet Bottlebrush	Retained
2	2.0 x 3.0/2.0	Camellia sp.	Camellia	Retained
3	4.0 x 4.0	Melaleuca styphelioides	Prickly Paperbark	Retained



- LEGEND
- 2.35 DENOTES LEVELS TO AUSTRALIAN HEIGHT DATUM
 - HW DENOTES HABITABLE ROOM WINDOWS
 - FFL HW DENOTES FIRST FLOOR HABITABLE ROOM WINDOWS
 - DENOTES EXISTING VEGETATION
 - DENOTES VEGETATION TO BE REMOVED

No.	DATE	AMENDMENT
A	27.04.21	COUNCIL REQUEST FOR FURTHER INFORMATION
B	20.05.21	ROOF TOP DECK ACCESS AMENDED

PROJECT
APARTMENT BUILDING
48 RAILWAY PARADE
SEAFORD
FOR
LAMBERT GLOBAL PTY LTD

STAGE				
2. TOWN PLANNING				
JOB No.	DATE	SHEET No.	SCALE	AMEND. No.
1729	02.03.21	12 of 12	1:100	B

NEIL fletcher DESIGN
FLETCHER DEVELOPMENT CONSULTANTS PTY LTD
Phone 9772 9533
Mobile 0414 545 988
Email mail@fletcherdesign.com.au
Website www.fletcherdesign.com.au
Building Designer - Architectural DP-AD 363

CONCEPT LANDSCAPE PLAN