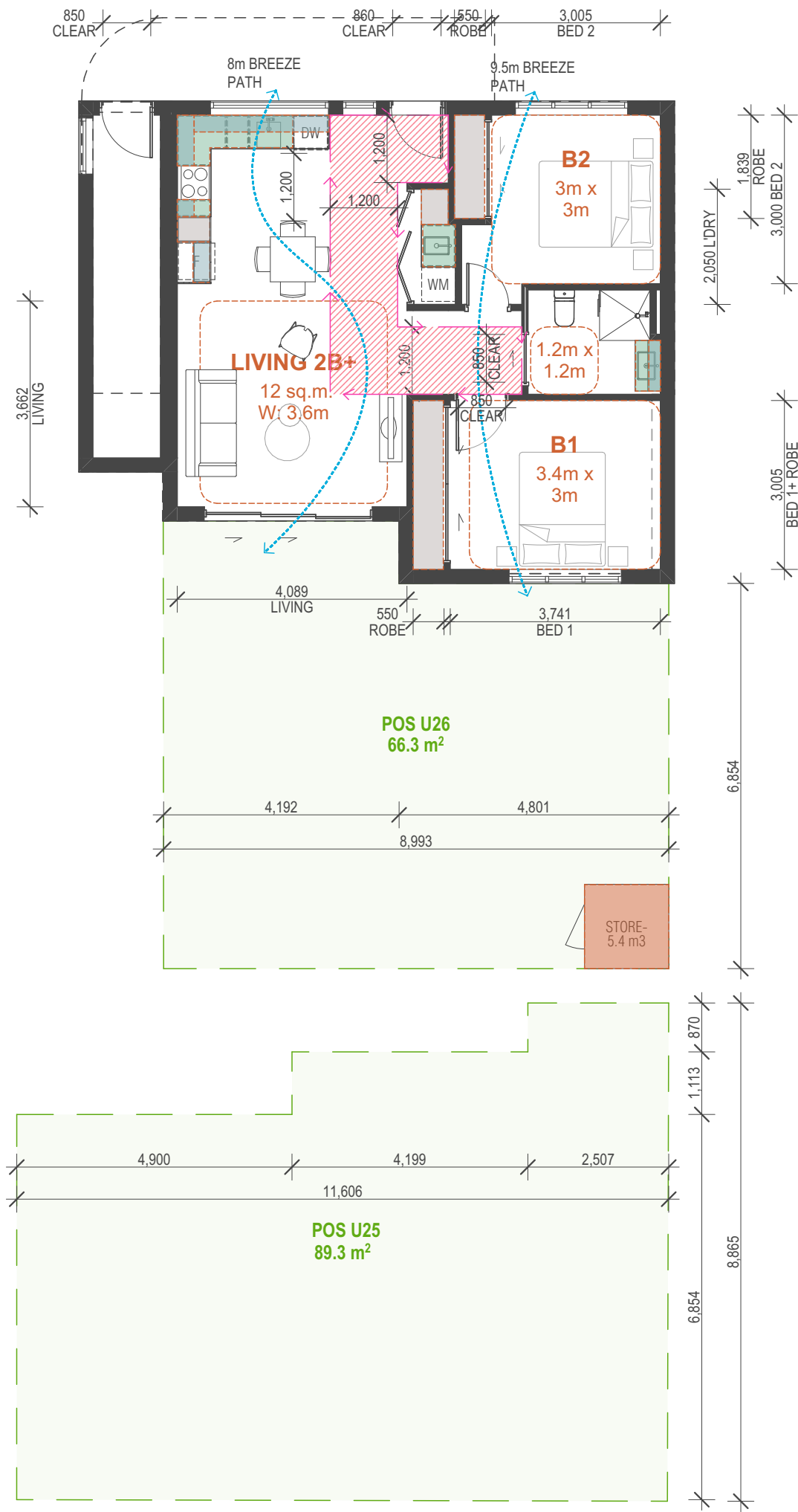
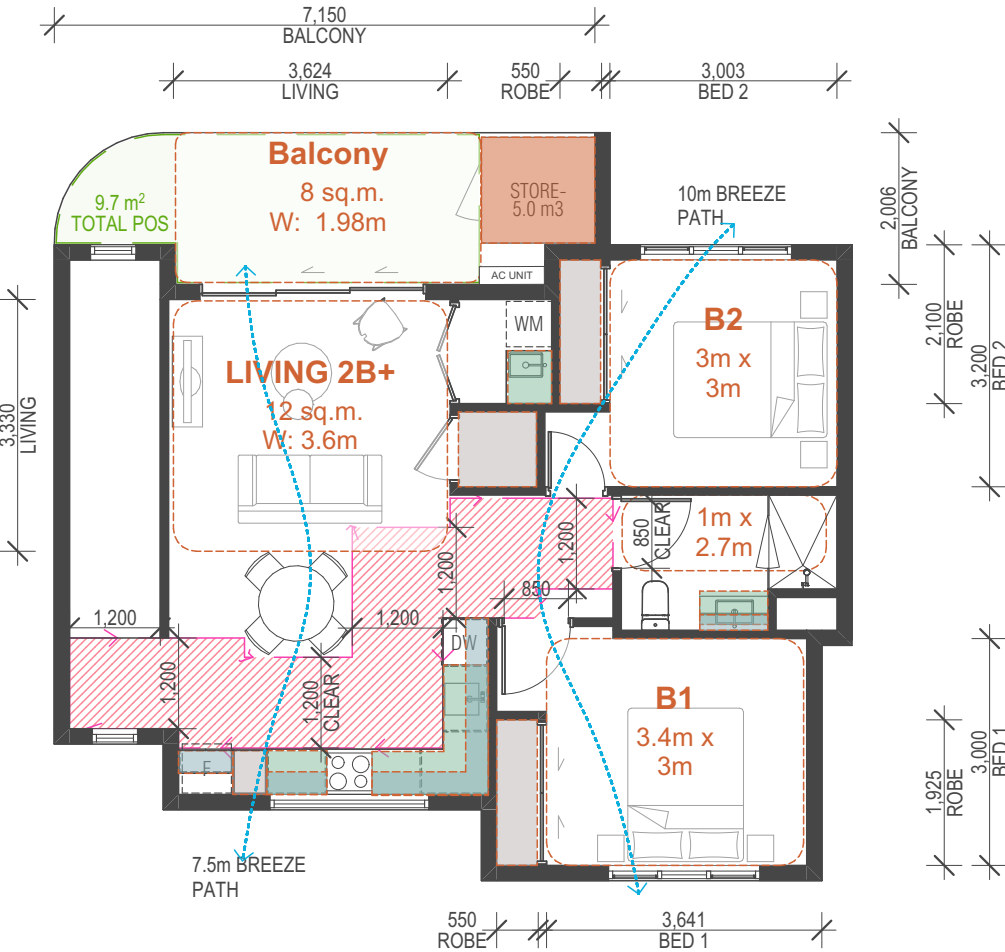


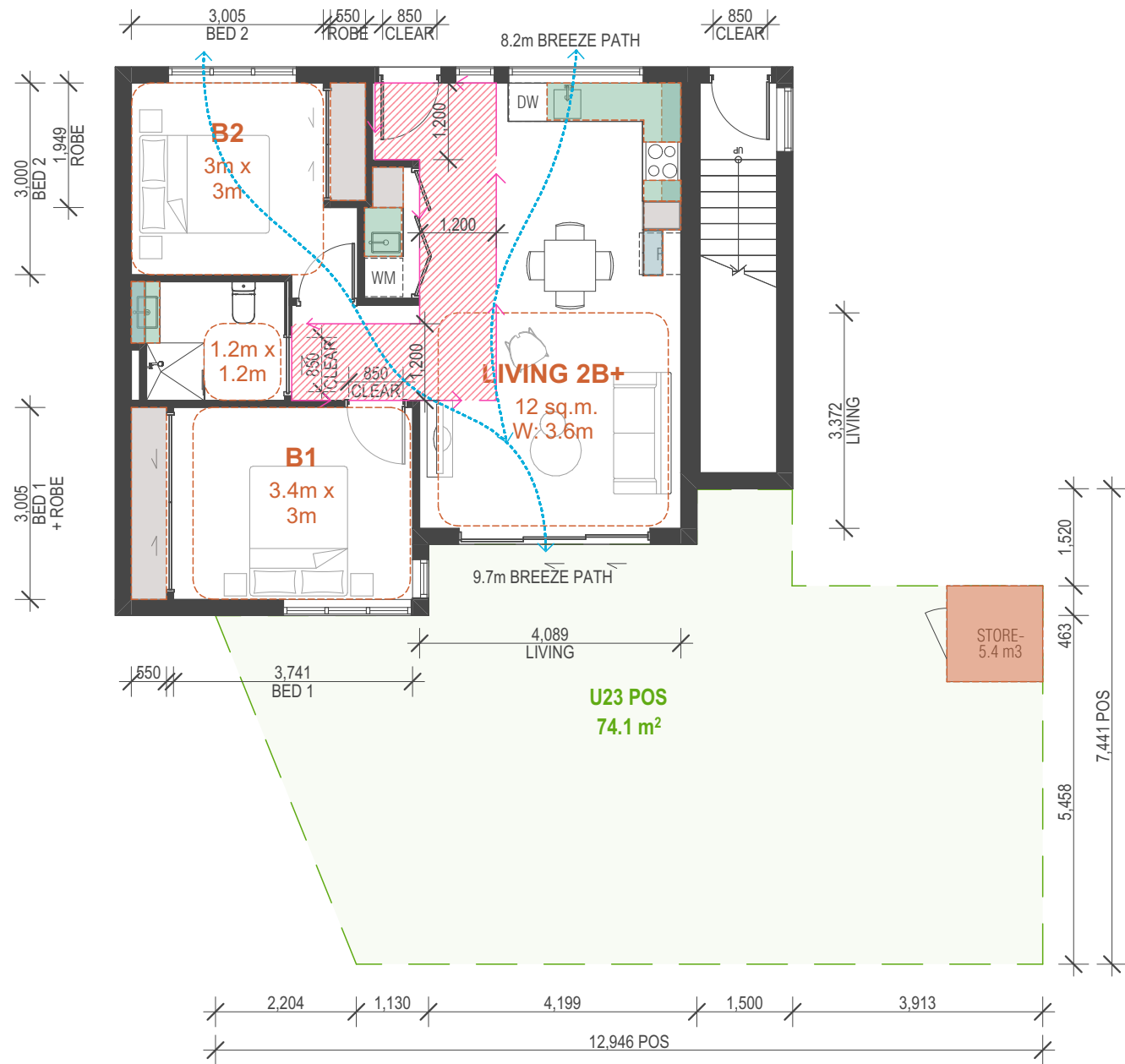


-18. T5.0 FUNCTIONAL LAYOUT  
SCALE 1:100@A1

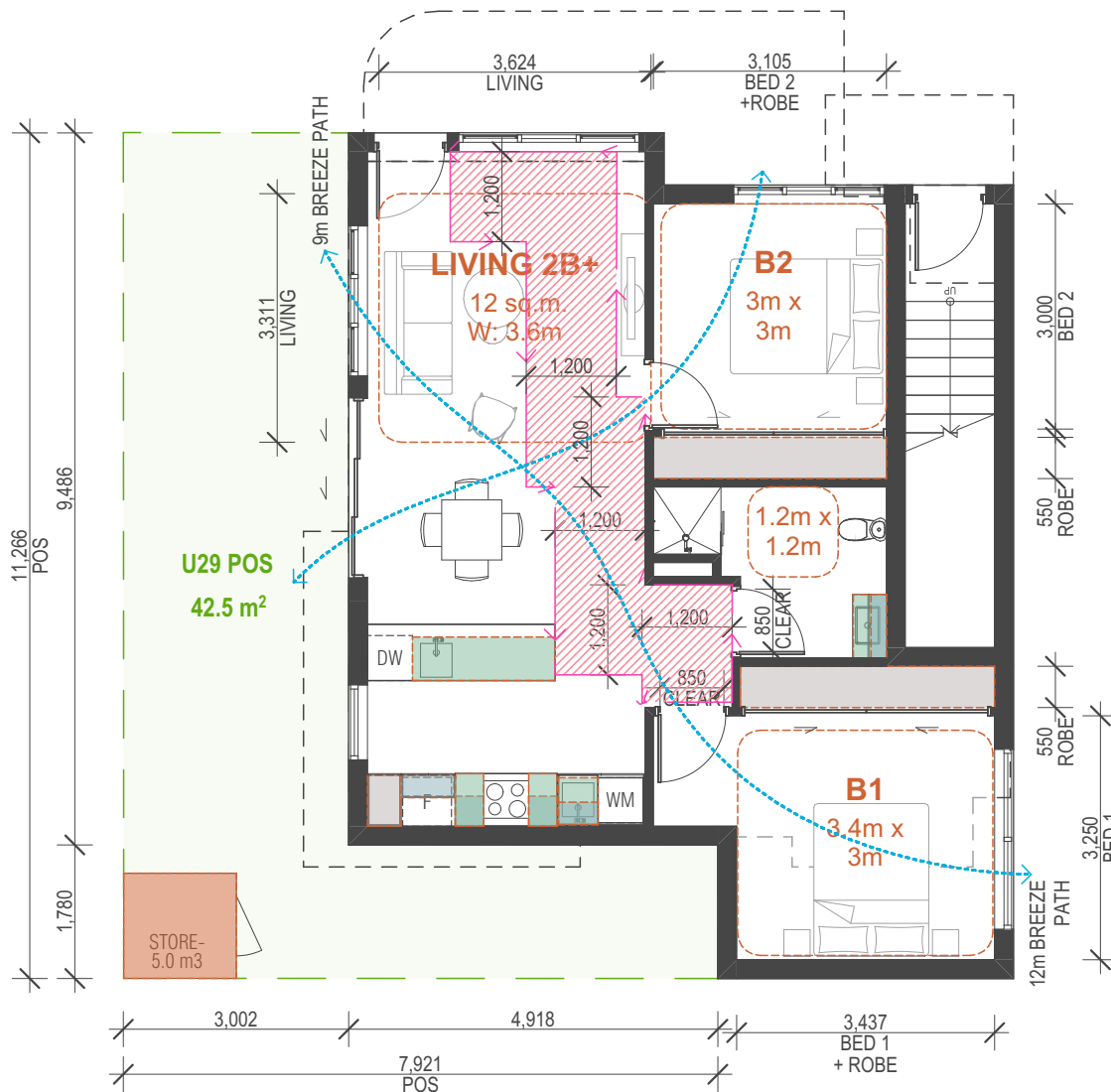


-17. T5.1 FUNCTIONAL LAYOUT  
SCALE 1:100@A1

| T5.0 STORAGE SCHEDULE |                 |
|-----------------------|-----------------|
| STORAGE               | Volume (m3)     |
| EXTERNAL STORAGE      | 5.38            |
| INTERNAL STORAGE      | 9.30            |
|                       | <b>14.68 m³</b> |
| T5.1 STORAGE SCHEDULE |                 |
| STORAGE               | Volume (m3)     |
| EXTERNAL STORAGE      | 5.04            |
| INTERNAL STORAGE      | 10.12           |
|                       | <b>15.16 m³</b> |

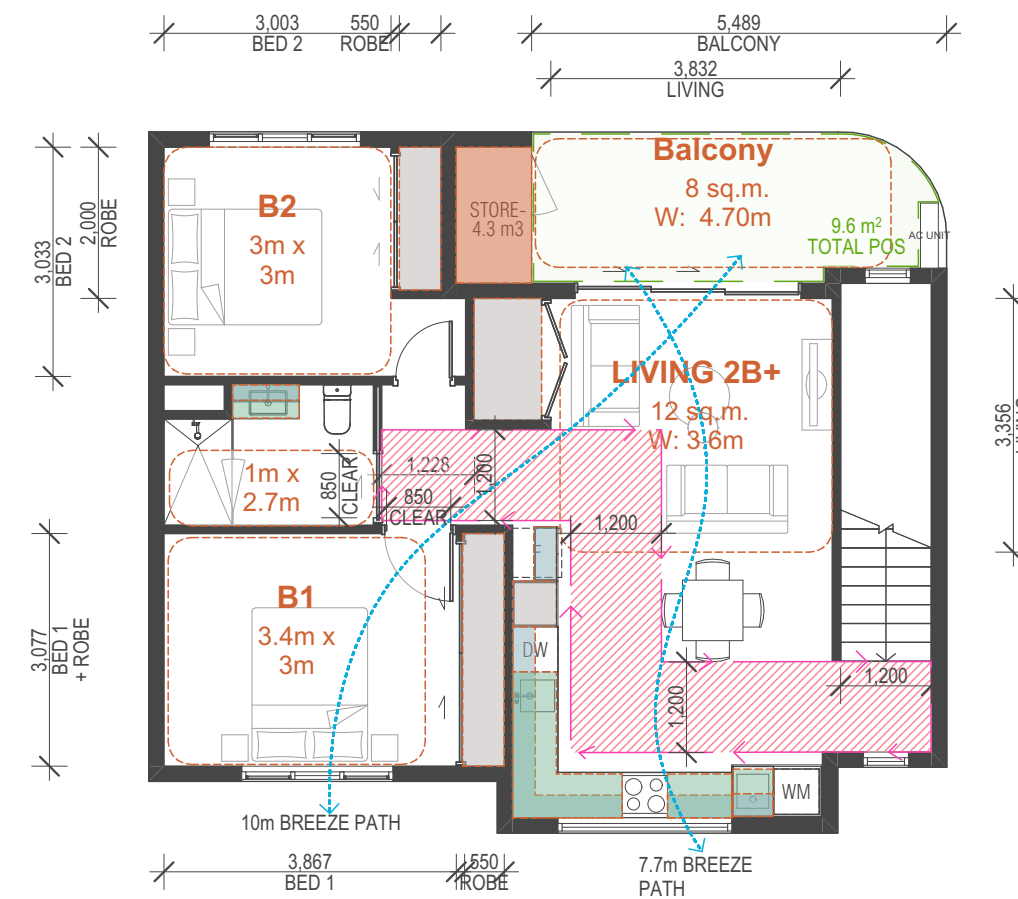


-29. T8.0 FUNCTIONAL LAYOUT  
SCALE 1:100@A1



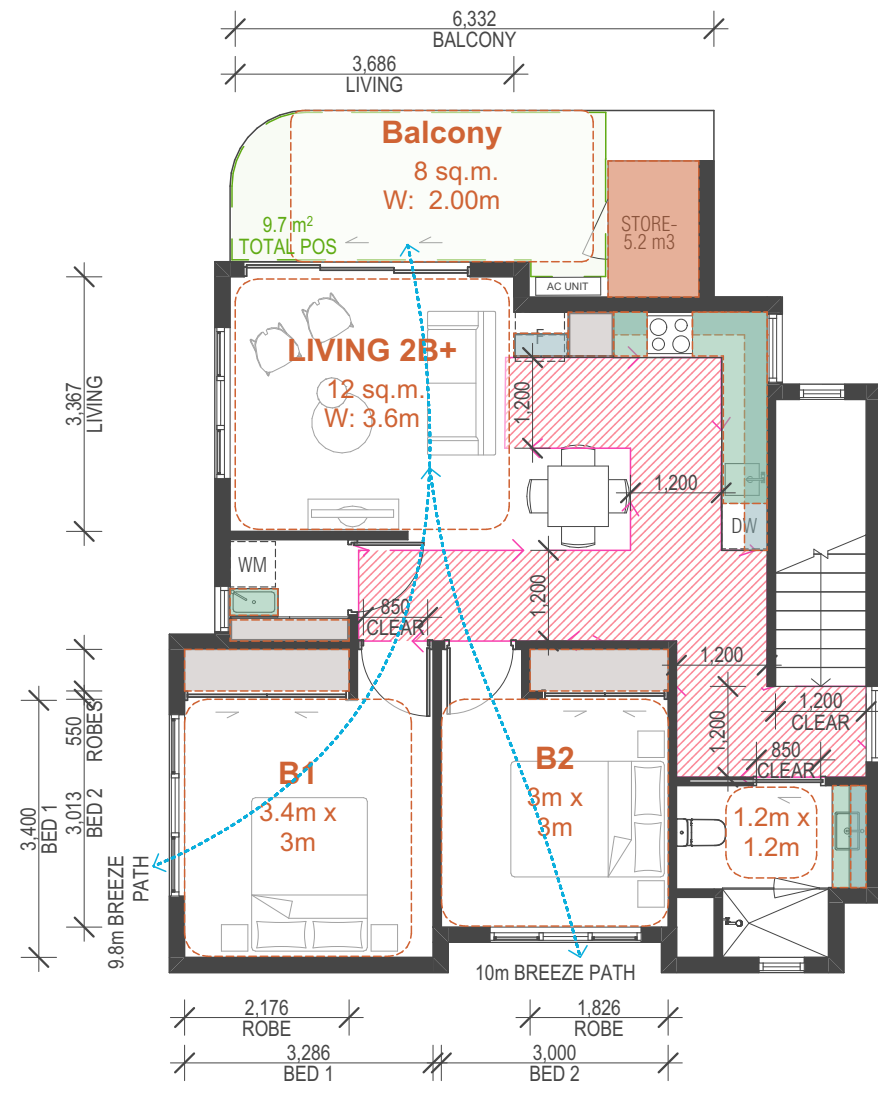
-22. T6.0 FUNCTIONAL LAYOUT  
SCALE 1:100@A1

| T6.0 STORAGE SCHEDULE |                 |
|-----------------------|-----------------|
| STORAGE               | Volume (m3)     |
| EXTERNAL STORAGE      | 5.04            |
| INTERNAL STORAGE      | 10.41           |
|                       | <b>15.45 m³</b> |
| T6.1 STORAGE SCHEDULE |                 |
| STORAGE               | Volume (m3)     |
| EXTERNAL STORAGE      | 5.18            |
| INTERNAL STORAGE      | 9.36            |
|                       | <b>14.54 m³</b> |



-28. T8.1 FUNCTIONAL LAYOUT  
SCALE 1:100@A1

| T8.0 STORAGE SCHEDULE |                 |
|-----------------------|-----------------|
| STORAGE               | Volume (m3)     |
| EXTERNAL STORAGE      | 5.40            |
| INTERNAL STORAGE      | 9.11            |
|                       | <b>14.51 m³</b> |
| T8.1 STORAGE SCHEDULE |                 |
| STORAGE               | Volume (m3)     |
| EXTERNAL STORAGE      | 4.31            |
| INTERNAL STORAGE      | 12.73           |
|                       | <b>17.04 m³</b> |



-21. T6.1 FUNCTIONAL LAYOUT  
SCALE 1:100@A1

| BADS LEGEND   |                                                                                  |
|---------------|----------------------------------------------------------------------------------|
| 1.200 x 1.200 | BATHROOM OPTION A                                                                |
| 1.200 x 1.200 | BATHROOM OPTION B                                                                |
| 1.000 x 2.700 | BALCONY<br>MIN 8sqm<br>MIN 2m DIM                                                |
| VARIES        | MAIN BEDROOM<br>MIN 3.4m X 3.0m<br>DIMENSION                                     |
| 3.400 x 3.000 | B1<br>3.4m x 3m                                                                  |
| 3.000 x 3.000 | SECOND BEDROOM<br>MIN 3.0m X 3.0m<br>DIMENSIONS                                  |
| 3.000 x 3.000 | B2<br>3m x 3m                                                                    |
| VARIES        | LIVING SPACE FOR SINGLE<br>BEDROOM UNIT -<br>MIN 10sqm<br>MIN 3.3m DIMENSION     |
| VARIES        | LIVING SPACE FOR 2 +<br>BEDROOM UNIT -<br>MIN 12sqm<br>MIN 3.6m x 3.6m DIMENSION |

| STORAGE LEGEND                                                         |  |
|------------------------------------------------------------------------|--|
| COLOURED AREAS BELOW INDICATE AREA CONTRIBUTING TO STROAGE CALCULATION |  |
| 2400H EXTERNAL STORAGE                                                 |  |
| 750H INTERNAL STORAGE                                                  |  |
| 2100H INTERNAL STORAGE                                                 |  |
| 550H INTERNAL STORAGE                                                  |  |

| NATURAL VENTILATION LEGEND                                   |  |
|--------------------------------------------------------------|--|
| COLOURED DASHED LINE INDICATES NATURAL VENTILATION FLOW PATH |  |
| NATURAL FLOW PATH                                            |  |

**NOTE:**  
EACH DWELLING INCLUDES AN INTERNAL WASTE AND RECYCLING STORAGE SPACE OF AT LEAST 0.07 CUBIC METRES WITH A MINIMUM DEPTH OF 250mm



3. HOUSE TYPE LOCATION PLAN  
SCALE 1:1000@A1

| REVISION HISTORY |        | ISSUE DATE | BY |
|------------------|--------|------------|----|
| REV              | REASON |            |    |
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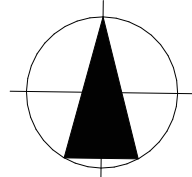
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PROJECT  
Multi Unit Development  
13-15 Mahon Avenue  
Beaconsfield VIC 3807

DRAWING TITLE  
T5, T6, & T8 FUNCTIONAL LAYOUT  
PLAN



ISSUE PURPOSE  
TOWN PLANNING

Loft 10, 49 Smith Street  
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ABN: 97 150 968 497

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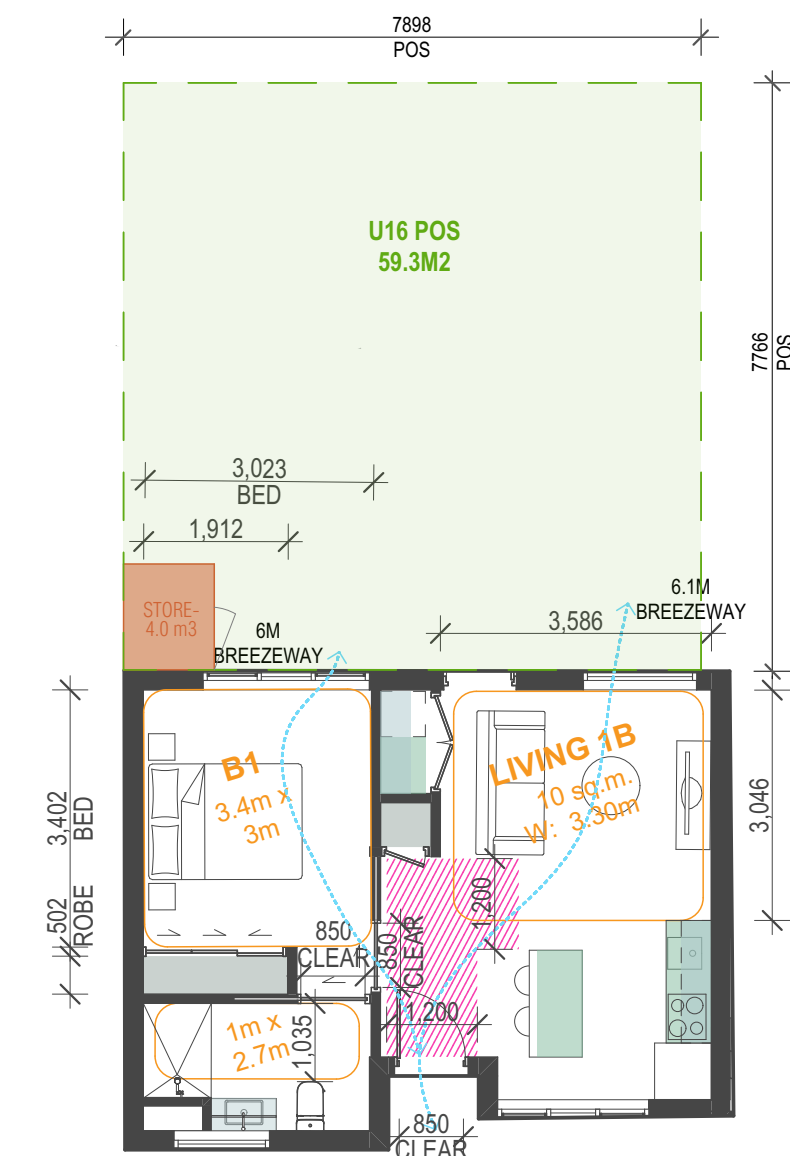
DRAWING NO.

**TP41**

REV.

| T7.0 STORAGE SCHEDULE |                 |
|-----------------------|-----------------|
| STORAGE               | Volume (m3)     |
| EXTERNAL STORAGE      | 6.48            |
| INTERNAL STORAGE      | 12.50           |
|                       | <b>18.98 m³</b> |

| T9 STORAGE SCHEDULE |                 |
|---------------------|-----------------|
| STORAGE             | Volume (m3)     |
| EXTERNAL STORAGE    | 6.48            |
| INTERNAL STORAGE    | 14.16           |
|                     | <b>20.64 m³</b> |



| T10 STORAGE SCHEDULE |                |
|----------------------|----------------|
| STORAGE              | Volume (m3)    |
| EXTERNAL STORAGE     | 4              |
| INTERNAL STORAGE     | 6.14           |
|                      | <b>10.4 m³</b> |

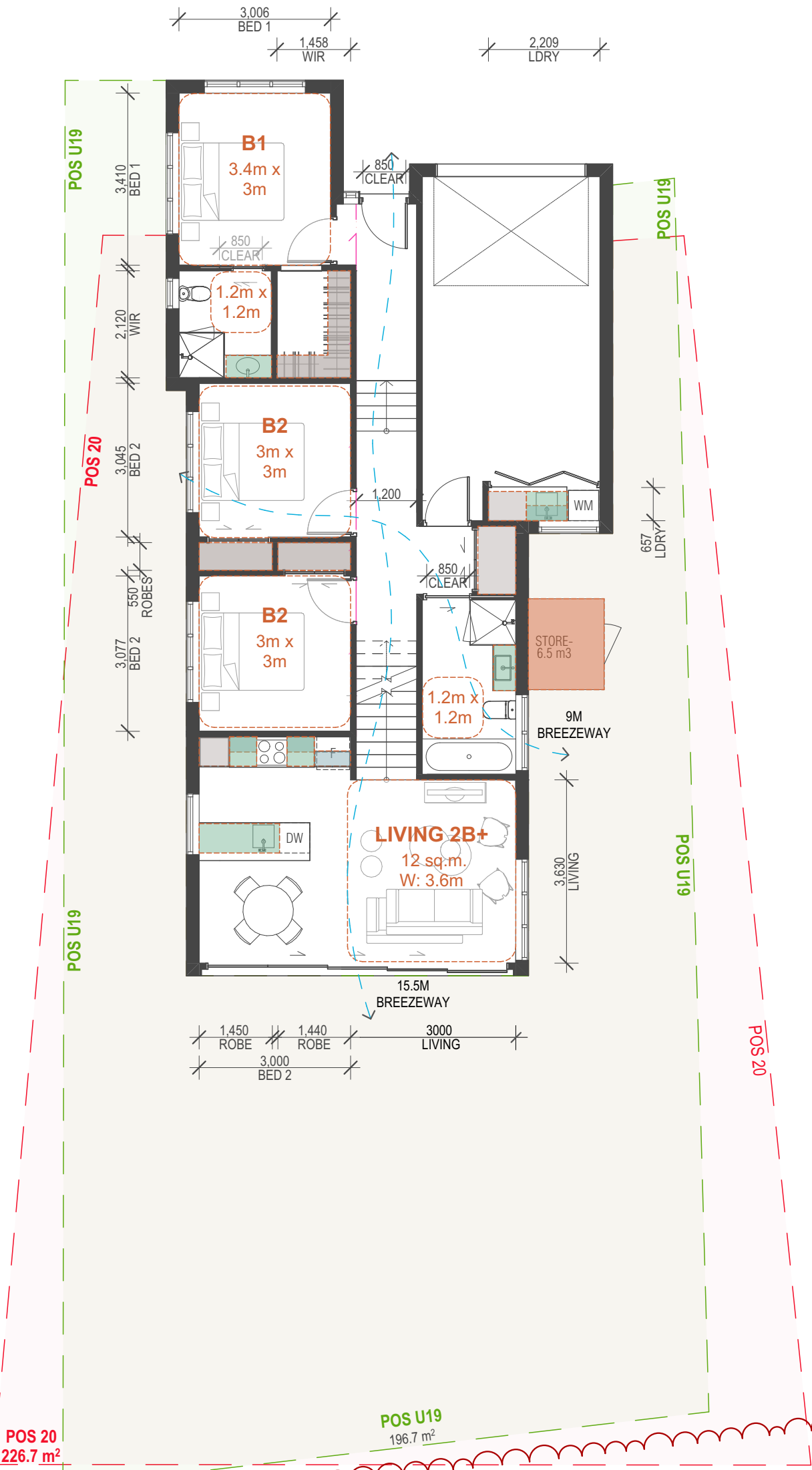
1. T10.0 FUNCTIONAL LAYOUT PLAN  
SCALE 1:100@A1

| BADS LEGEND |                                                                                  |
|-------------|----------------------------------------------------------------------------------|
|             | BATHROOM OPTION A                                                                |
|             | BATHROOM OPTION B                                                                |
|             | BALCONY<br>MIN 8sqm<br>MIN 2m DIM                                                |
|             | MAIN BEDROOM<br>MIN 3.4m X 3.0m<br>DIMENSION                                     |
|             | SECOND BEDROOM<br>MIN 3.0m X 3.0m<br>DIMENSIONS                                  |
|             | LIVING SPACE FOR SINGLE<br>BEDROOM UNIT -<br>MIN 10sqm<br>MIN 3.3m DIMENSION     |
|             | LIVING SPACE FOR 2 +<br>BEDROOM UNIT -<br>MIN 12sqm<br>MIN 3.6m x 3.6m DIMENSION |

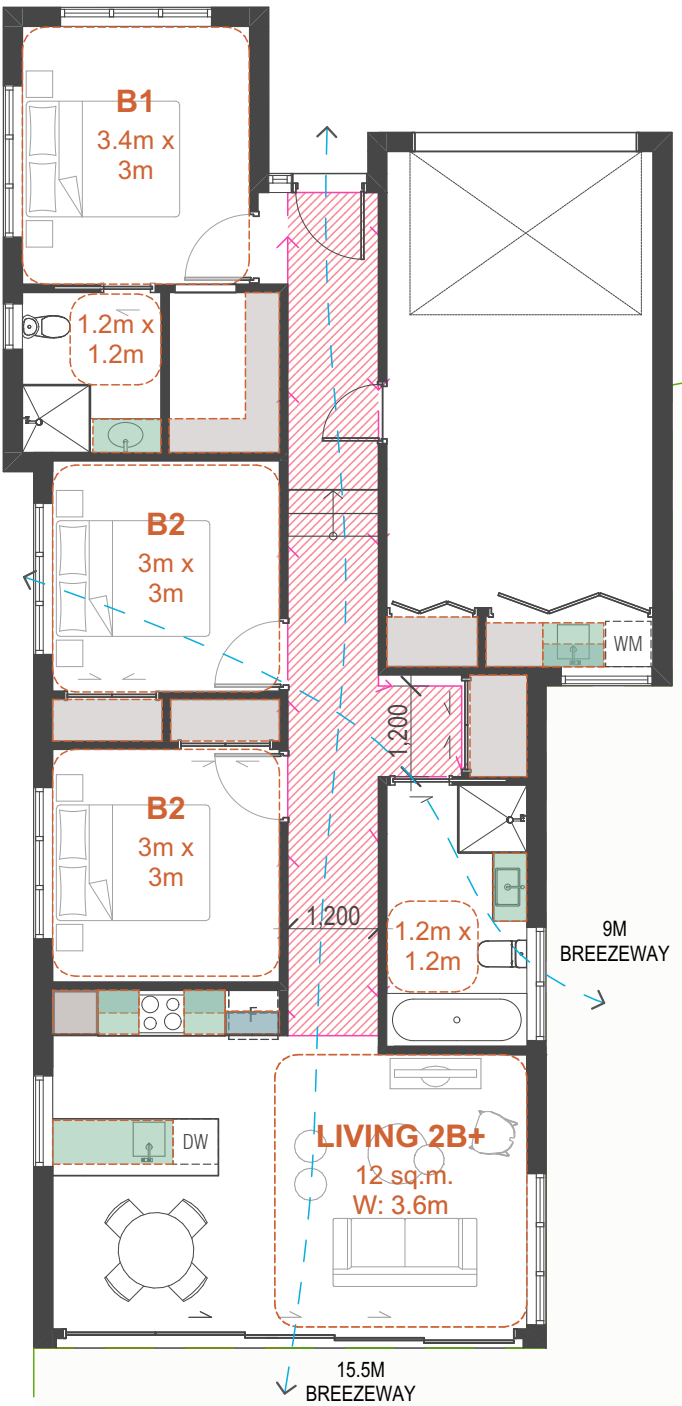
| STORAGE LEGEND                                                         |                        |
|------------------------------------------------------------------------|------------------------|
| COLOURED AREAS BELOW INDICATE AREA CONTRIBUTING TO STROAGE CALCULATION |                        |
|                                                                        | 2400H EXTERNAL STORAGE |
|                                                                        | 750H INTERNAL STORAGE  |
|                                                                        | 2100H INTERNAL STORAGE |
|                                                                        | 550H INTERNAL STORAGE  |

| NATURAL VENTILATION LEGEND                                   |                   |
|--------------------------------------------------------------|-------------------|
| COLOURED DASHED LINE INDICATES NATURAL VENTILATION FLOW PATH |                   |
|                                                              | NATURAL FLOW PATH |

**NOTE:**  
EACH DWELLING INCLUDES AN INTERNAL WASTE AND RECYCLING STORAGE SPACE OF AT LEAST 0.07 CUBIC METRES WITH A MINIMUM DEPTH OF 250mm



-25. T7.0 FUNCTIONAL LAYOUT  
SCALE 1:100@A1



-35. T9.0 FUNCTIONAL LAYOUT  
SCALE 1:100@A1

CRITICAL ROOM DIMENSIONS  
REFER T07.0



3. HOUSE TYPE LOCATION PLAN  
SCALE 1:1000@A1

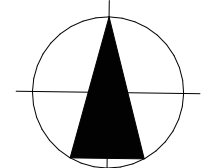
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**PROJECT**  
Multi Unit Development  
13-15 Mahon Avenue  
Beaconsfield VIC 3807

**DRAWING TITLE**  
T7, T9 & T10 FUNCTIONAL LAYOUT  
PLAN



ISSUE PURPOSE  
TOWN PLANNING

Loft 10, 49 Smith Street  
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**TP42**

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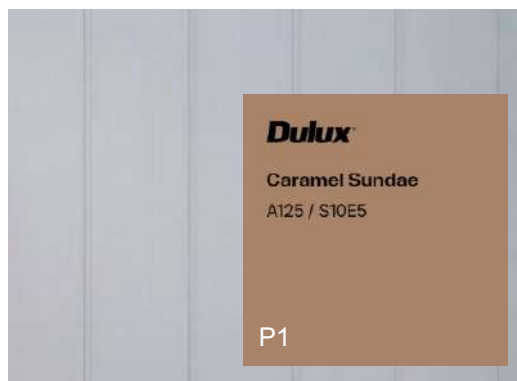
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COLOUR & MATERIALS SCHEDULE

COLOUR SCHEME 1



DRAWING TAG: **BR1**  
DESCRIPTION: BRICK FACING  
COLOUR: CREAM WITH MORTAR COLOUR MATCH  
LOCATION: EXTERIOR GROUND FLOOR WALLS



DRAWING TAG: **PT1**  
DESCRIPTION: JAMES HARDIE 133MM AXON GRAINED CLADDING LAID VERTICALLY.  
COLOUR: DULUX CARAMEL SUNDAE  
LOCATION: FIRST FLOOR EXTERNAL WALLS + WHERE NOTED

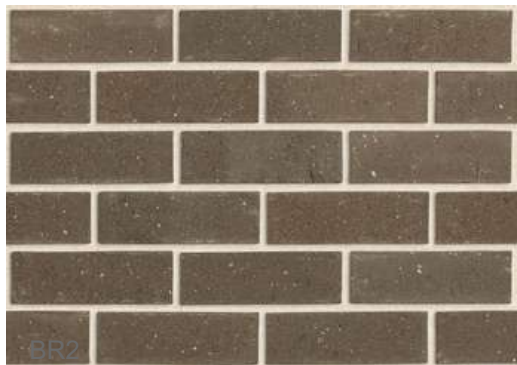


DRAWING TAG: **PT4**  
DESCRIPTION: PAINT FINISH  
COLOUR: DULUX GUITAR  
LOCATION: SOLID ENTRY DOORS, BALUSTRADE, FASCIA



DRAWING TAG: **PV1**  
DESCRIPTION: 200 X 100 PERMEABLE PAVERS - HYDROPAVER OR SIMILAR  
COLOUR: LIGHT GREY  
LOCATION: SHARED SPACE AS SHOWN

COLOUR SCHEME 2



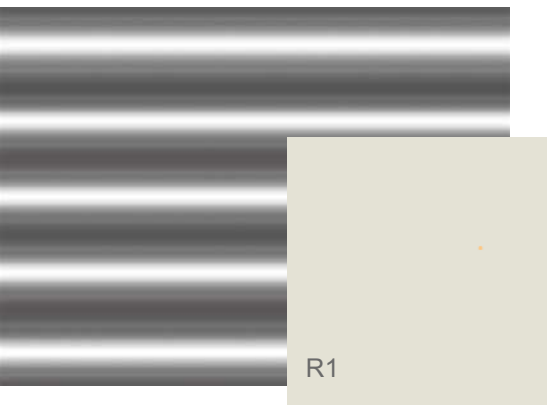
DRAWING TAG: **BR2**  
DESCRIPTION: BRICK FACING  
COLOUR: DARK BROWN WITH MORTAR COLOUR MATCH  
LOCATION: EXTERIOR GROUND FLOOR WALLS



DRAWING TAG: **PT2**  
DESCRIPTION: JAMES HARDIE 133MM AXON GRAINED CLADDING LAID VERTICALLY.  
COLOUR: DULUX CAT MINT  
LOCATION: FIRST FLOOR EXTERNAL WALLS + WHERE NOTED



DRAWING TAG: **PT5**  
DESCRIPTION: PAINT FINISH  
COLOUR: DULUX AMAZON DEPT.  
LOCATION: SOLID ENTRY DOORS, BALUSTRADE, FASCIA



DRAWING TAG: **R1**  
DESCRIPTION: CORRUGATED METAL ROOF SHEETING  
COLOUR: COLORBOND, SURF MIST  
LOCATION: FIRST FLOOR ROOF CLADDING

COLOUR SCHEME 3



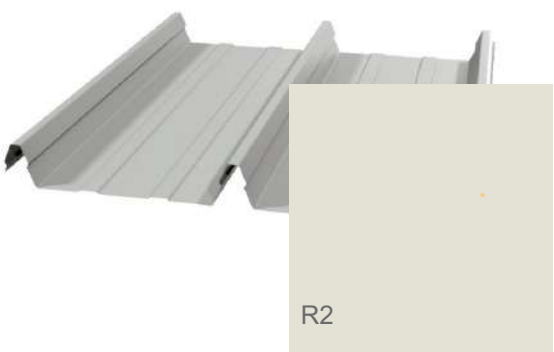
DRAWING TAG: **BR3**  
DESCRIPTION: BRICK FACING  
COLOUR: LIGHT BROWN WITH MORTAR COLOUR MATCH  
LOCATION: EXTERIOR GROUND FLOOR WALLS



DRAWING TAG: **PT2**  
DESCRIPTION: JAMES HARDIE 133MM AXON GRAINED CLADDING LAID VERTICALLY.  
COLOUR: DULUX BALTIC SAND  
LOCATION: FIRST FLOOR EXTERNAL WALLS + WHERE NOTED



DRAWING TAG: **PT6**  
DESCRIPTION: PAINT FINISH  
COLOUR: DULUX TUFT  
LOCATION: SOLID ENTRY DOORS, BALUSTRADE, FASCIA



DRAWING TAG: **R2**  
DESCRIPTION: KLIP LOK METAL ROOF SHEETING  
COLOUR: COLORBOND, SURF MIST  
LOCATION: GROUND FLOOR ROOF CLADDING

GLAZING SCHEDULE



DRAWING TAG: **GL1**  
DESCRIPTION: CLEAR GLAZING  
COLOUR: CLEAR  
LOCATION: ALL WINDOWS & GLAZED DOORS UNLESS OTHERWISE NOTED



DRAWING TAG: **GL2**  
DESCRIPTION: OBSCURED GLAZING  
COLOUR: FROSTED  
LOCATION: GLAZED WINDOWS WHERE SHOWN



DRAWING TAG: **GL3**  
DESCRIPTION: SPECTRALLY SELECTIVE GLAZING FOR COMPLIANCE WITH CLAUSE B5-7 ENERGY EFFICIENCY  
LOCATION: U3-U12 FIRST FLOOR GLAZING TREATMENT

FENCE SCHEDULE



FENCE TYPE 1 - **FN1**  
DESCRIPTION: 1.8M HIGH TIMBER PALING WITH 100 X 100 POSTS AT 2.4M CTS. NATURAL TIMBER FINISH.  
LOCATION: EXTERNAL BOUNDARY FENCING AND ALL INTER-UNIT BOUNDRY FENCING



BALUSTRADE - **B1**  
DESCRIPTION: 1.1M HIGH OPEN METAL FENCE  
COLOUR: REFER TO ELEVATIONS  
LOCATION: ALL BALUSTRADES WHERE NOTED



BALUSTRADE - **B2**  
DESCRIPTION: 1.75M HIGH OPEN METAL FENCE  
COLOUR: REFER TO ELEVATIONS  
LOCATION: OVERLOOKING BALUSTRADES WHERE NOTES

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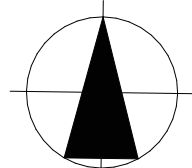
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PROJECT  
Multi Unit Development  
13-15 Mahon Avenue  
Beaconsfield VIC 3807

DRAWING TITLE  
MATERIAL AND COLOUR SCHEDULE



ISSUE PURPOSE  
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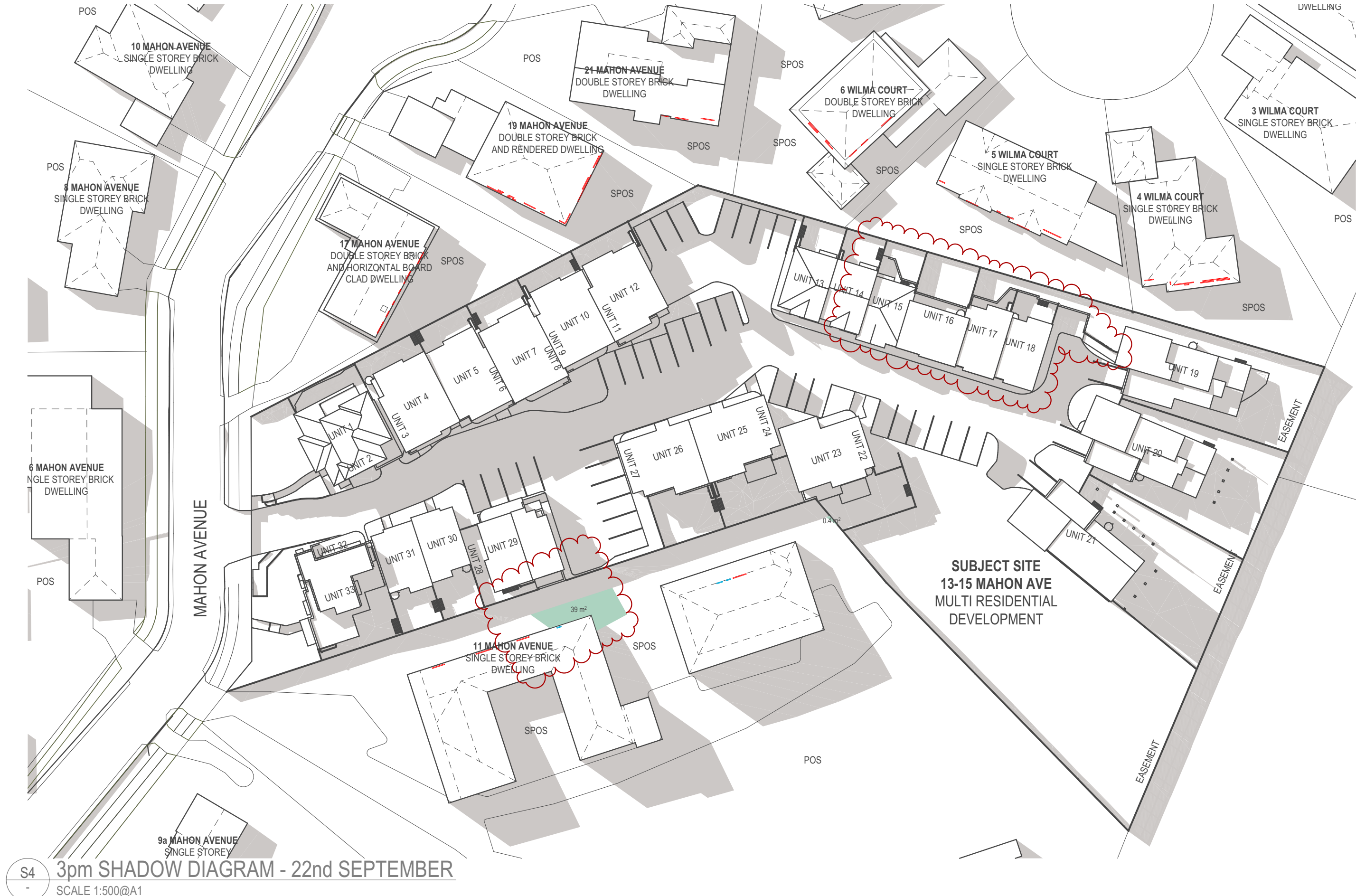
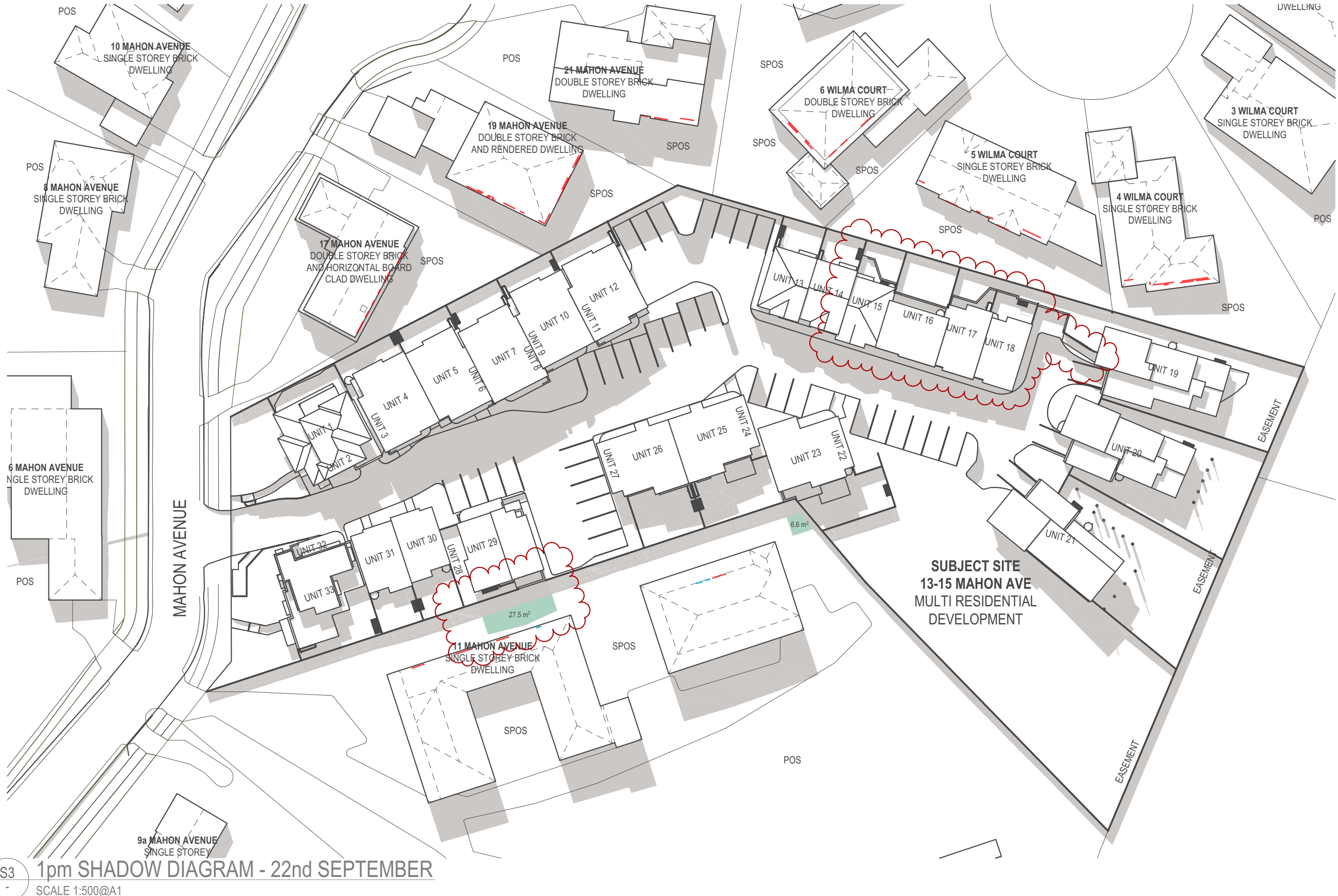
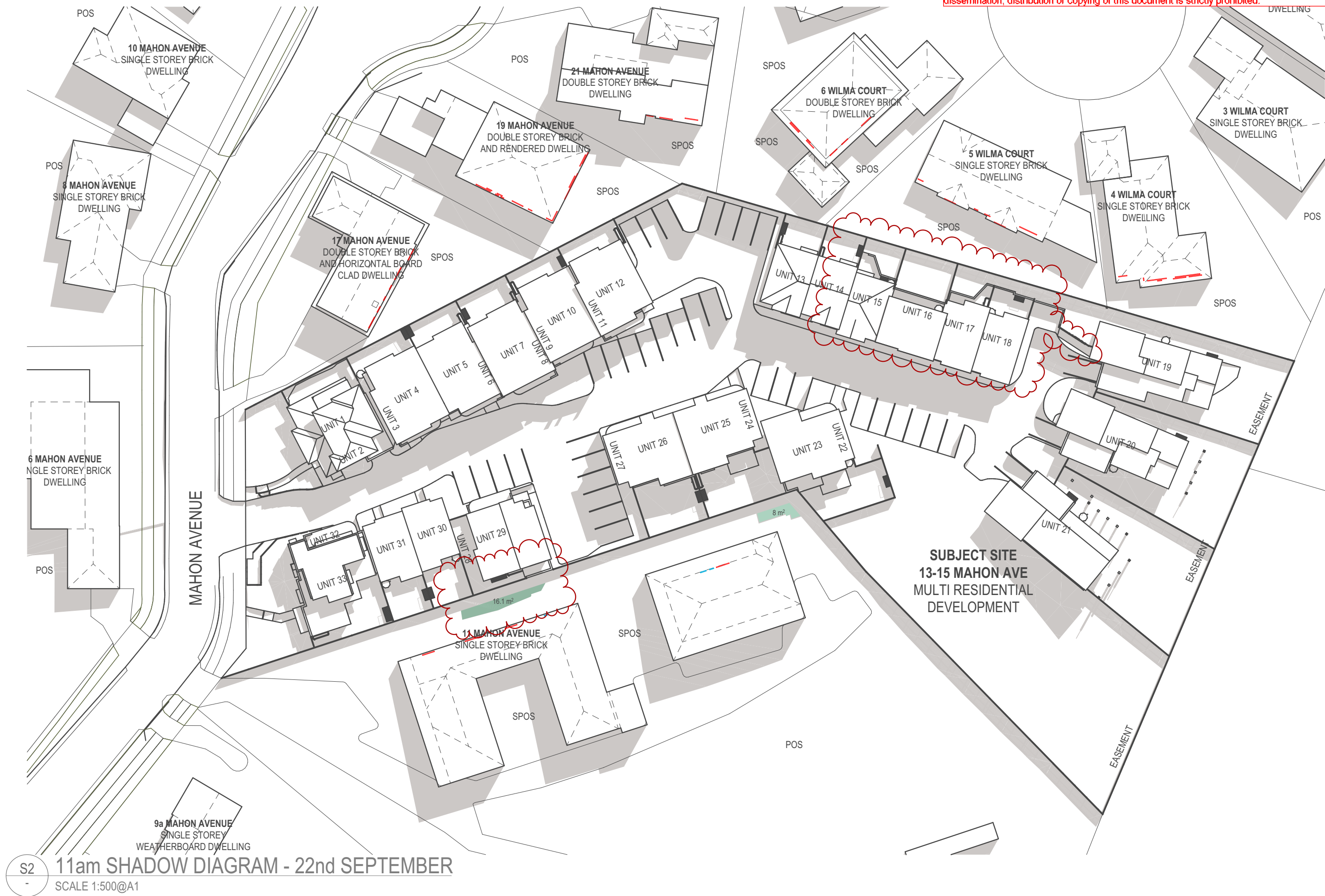
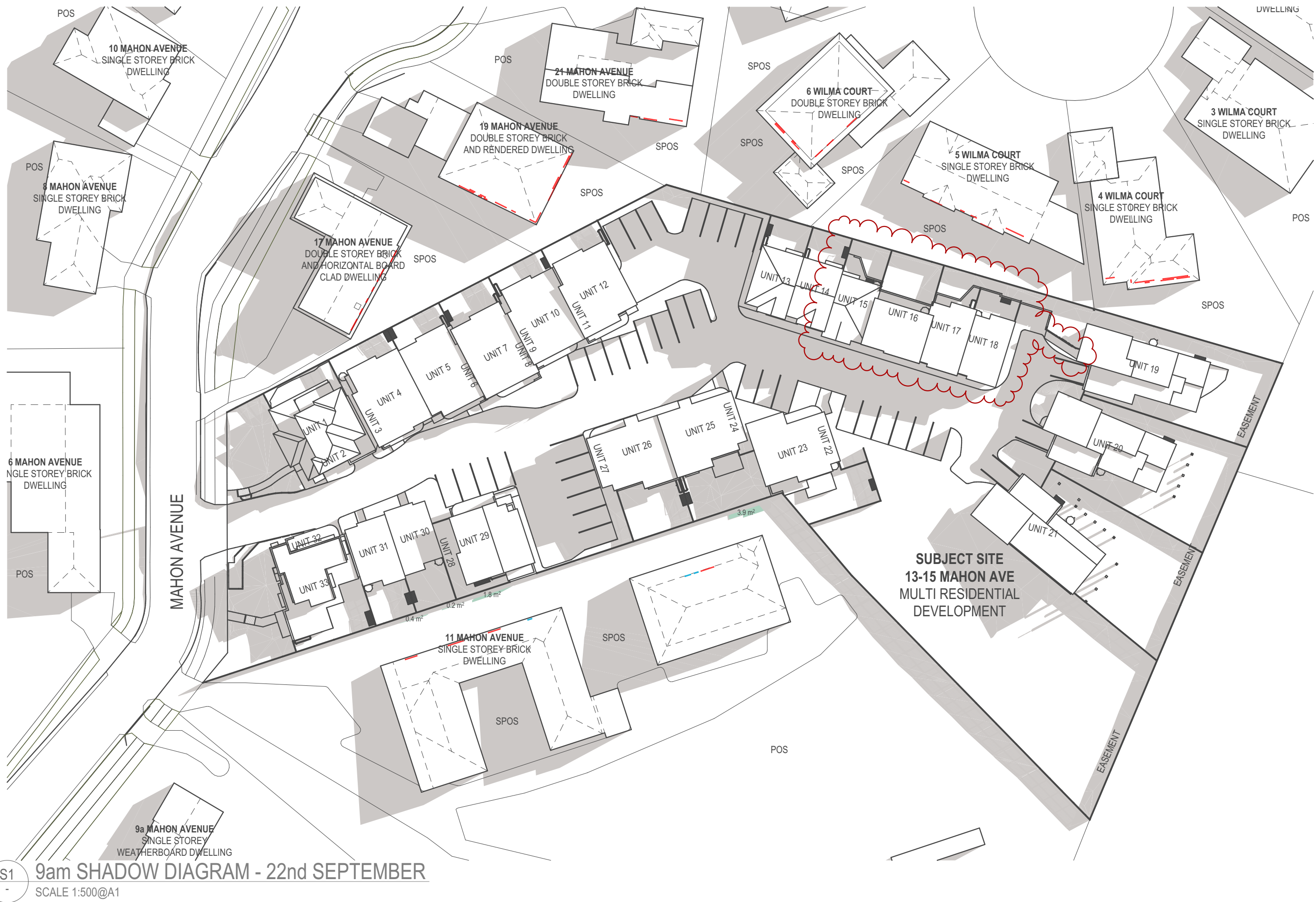
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#### SHADOW DIAGRAM LEGEND

SHADOWS CAST BY EXISTING STRUCTURE(S)

ADDITIONAL OVER-SHADOWING BY PROPOSED STRUCTURE(S)

NEIGHBOURING HABITABLE ROOM WINDOWS

NEIGHBOURING NON HABITABLE ROOM WINDOWS

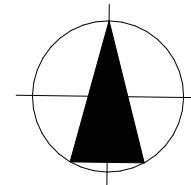
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SCALE  
1:500  
@A1

PROJECT  
Multi Unit Development  
13-15 Mahon Avenue  
Beaconsfield VIC 3807

DRAWING TITLE  
SHADOWS



ISSUE PURPOSE  
TOWN PLANNING

Lot 10, 49 Smith Street  
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- VISITOR CARPARK x 6
- FLOOR/ROOF ABOVE
- WT WATER TANK

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PROJECT  
Multi Unit Development  
13-15 Mahon Avenue  
Beaconsfield VIC 3807

DRAWING TITLE  
CLAUDE 55 OVERLOOKING GROUND FLOOR

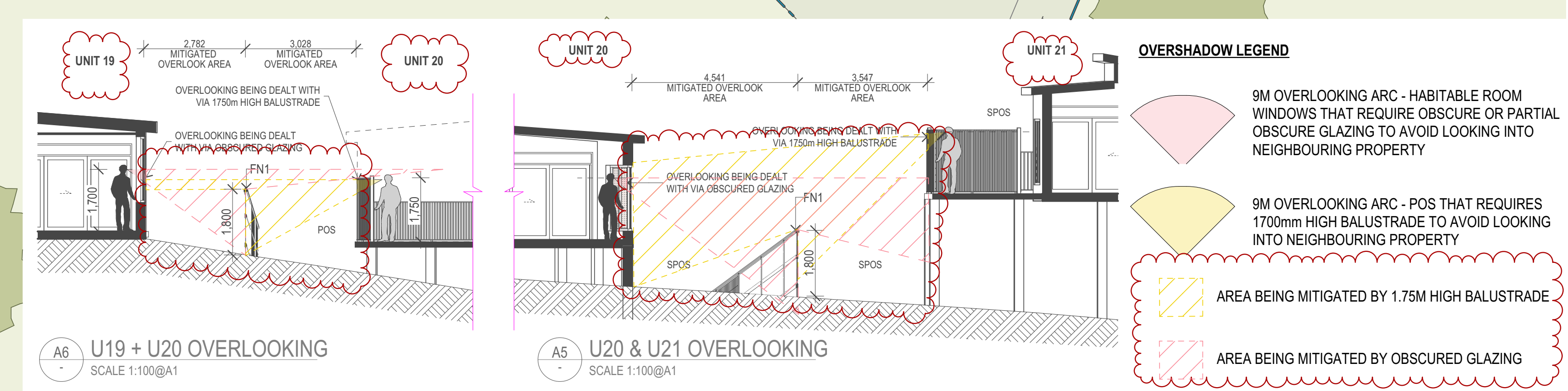
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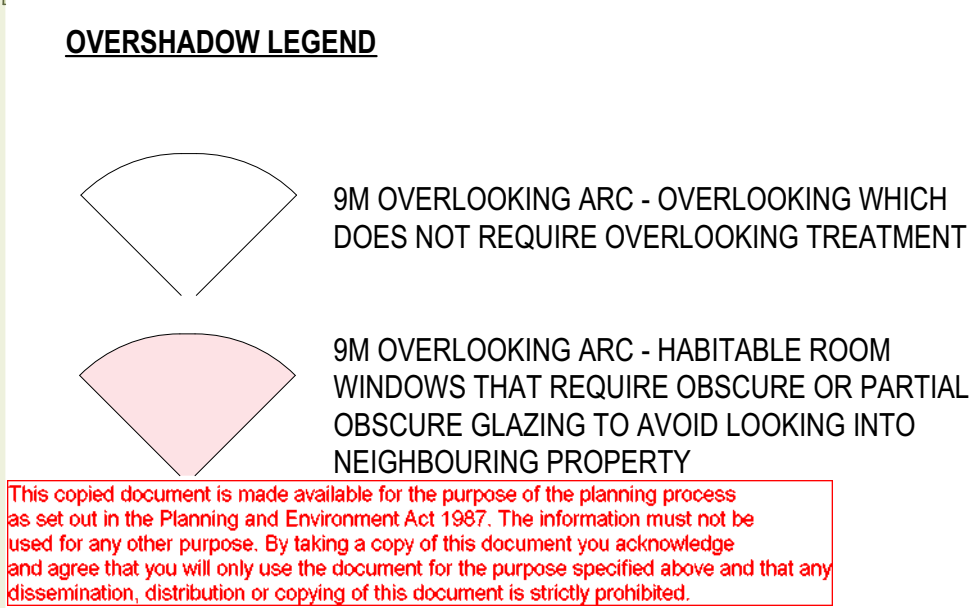
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REV.  
02 - WIP





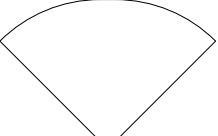
 VISITOR CARPARK x 6  
 - - - - FLOOR/ROOF ABOVE  
 WT WATER TANK

COLLABORATION  
ARCHITECTS

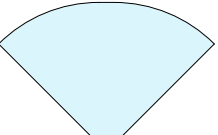
DRAWING NO. **TP92** REV. **01**



**OVERSHADOW LEGEND**



9M OVERLOOKING ARC - OVERLOOKING WHICH DOES NOT REQUIRE OVERLOOKING TREATMENT



9M OVERLOOKING ARC - HABITABLE ROOM WINDOWS THAT REQUIRE OBSCURE OR PARTIAL OBSCURE GLAZING TO AVOID LOOKING INTO NEIGHBOURING PROPERTY

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| REVISION HISTORY |        | ISSUE DATE | BY |
|------------------|--------|------------|----|
| REV              | REASON |            |    |
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- VISITOR CARPARK x 6
- FLOOR/ROOF ABOVE
- WT WATER TANK

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|       |         |            |         |           |
|-------|---------|------------|---------|-----------|
| DRAWN | CHECKED | PLOT DATE  | JOB NO. | SCALE     |
|       |         | 25/09/2025 | 21.030  | 1:200 @A1 |

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PROJECT  
Multi Unit Development  
13-15 Mahon Avenue  
Beaconsfield VIC 3807

DRAWING TITLE  
CLAUSE 55 OVERLOOKING  
INTERNAL VIEWS

ISSUE PURPOSE  
TOWN PLANNING

Loft 10, 49 Smith Street  
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**COLAB**  
ARCHITECTS

DRAWING NO.  
**TP93**

REV.

# 13-15 MAHON AVENUE, BEACONSFIELD

TOWN PLANNING  
SEPTEMBER 2025

Drawing List

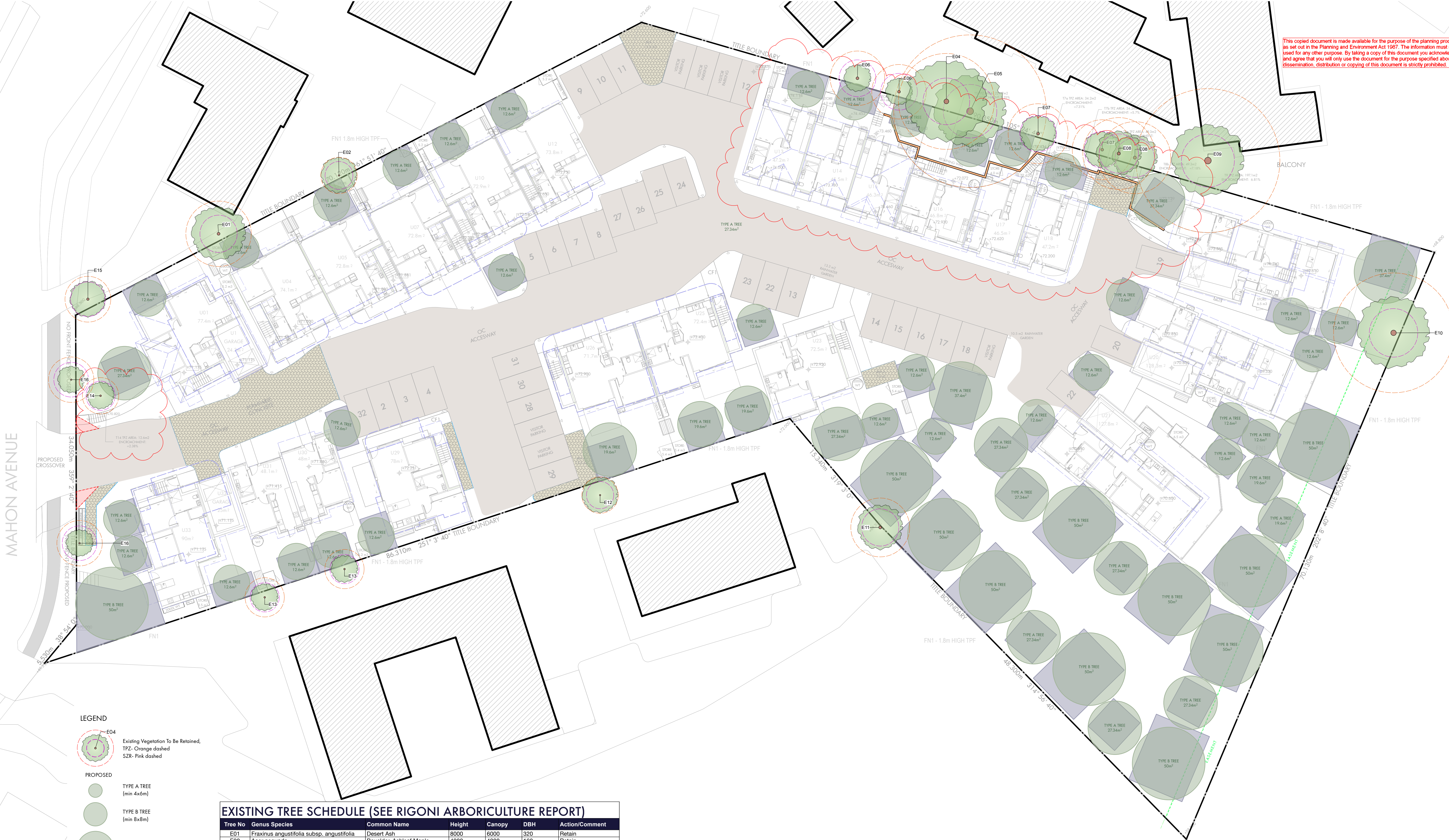
| Sheet No. | Sheet Name                  | Size   | Rev. No. | Project No. | Project Name                     |
|-----------|-----------------------------|--------|----------|-------------|----------------------------------|
| LC01      | Landscape Concept Plan      | ISO A1 | A        | 2225        | 13-15 Mahon Avenue, Beaconsfield |
| LC02      | Tree Canopy Cover Plan      | ISO A1 | A        | 2225        | 13-15 Mahon Avenue, Beaconsfield |
| LC03      | Notes, Plant List & Details | ISO A1 | A        | 2225        | 13-15 Mahon Avenue, Beaconsfield |

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|                                                                                                                                         |           |              |                                  |                         |
|-----------------------------------------------------------------------------------------------------------------------------------------|-----------|--------------|----------------------------------|-------------------------|
| A                                                                                                                                       | 15/9/2025 | Updated Arch |                                  |                         |
| ISSUE                                                                                                                                   | DATE      | REVISION     |                                  |                         |
| PROJECT                                                                                                                                 |           |              | 13-15 Mahon Avenue, Beaconsfield | 2225                    |
| CLIENT                                                                                                                                  |           |              | 1315MAB Unit Trust               | DATE # 22-08-2018 DWG # |
| DWG                                                                                                                                     |           |              | Landscape Concept Plan           | SCALE 1:200             |
|                                                                                                                                         |           |              |                                  | DRAWN NF                |
|                                                                                                                                         |           |              |                                  | CHECK RM                |
|                                                                                                                                         |           |              |                                  | REVISION A              |
| MEMLA phy ltd www.memla.net e: matthew@memla.net<br>Shop 1/655 Nepean Highway, Brighton East, Vic. 3187 p: (03) 8060 6813 m: 0414346117 |           |              |                                  |                         |

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LEGEND

Existing Vegetation To Be Retained,  
TPZ- Orange dashed  
SZR- Pink dashed

PROPOSED

TYPE A TREE  
(min 4x6m)

TYPE B TREE  
(min 8x8m)

TYPE C TREE  
(min 12x12m)

DEEP SOIL ZONE  
A- min 2.5m / 12m<sup>2</sup>  
B- min 4.5m / 49m<sup>2</sup>  
C- min 6.5m / 121m<sup>2</sup>

| EXISTING TREE SCHEDULE (SEE RIGONI ARBORICULTURE REPORT) |                                           |                         |        |        |     |                |
|----------------------------------------------------------|-------------------------------------------|-------------------------|--------|--------|-----|----------------|
| Tree No                                                  | Genus Species                             | Common Name             | Height | Canopy | DBH | Action/Comment |
| E01                                                      | Fraxinus angustifolia subsp. angustifolia | Desert Ash              | 8000   | 6000   | 320 | Retain         |
| E02                                                      | Acer negundo                              | Boxelder, Ashleaf Maple | 4000   | 4000   | 160 | Retain         |
| E04                                                      | Corymbia citriodora                       | Lemon Scented Gum       | 16000  | 9000   | 530 | Retain         |
| E05                                                      | Eucalyptus nicholii                       | Willow Leaf Peppermint  | 13000  | 8000   | 760 | Retain         |
| E06                                                      | Callistemon viminalis                     | Weeping bottlebrush     | 5000   | 3000   | 310 | Retain         |
| E06                                                      | Callistemon viminalis                     | Weeping bottlebrush     | 5000   | 3000   | 310 | Retain         |
| E07                                                      | Unknown                                   | Unknown                 | 5000   | 4000   | 300 | Retain         |
| E07                                                      | Unknown                                   | Unknown                 | 5000   | 4000   | 300 | Retain         |
| E08                                                      | Callistemon viminalis                     | Weeping Bottlebrush     | 7000   | 5000   | 350 | Retain         |
| E08                                                      | Callistemon viminalis                     | Weeping Bottlebrush     | 7000   | 5000   | 350 | Retain         |
| E09                                                      | Syzygium smithii                          | Lilly pilly             | 9000   | 8000   | 730 | Retain         |
| E10                                                      | Eucalyptus sp.                            | Gum                     | 10000  | 8000   | 600 | Retain         |
| E11                                                      | Gleditsia triacanthos                     | Honey Locust            | 6000   | 5000   | 320 | Retain         |
| E12                                                      | Eucalyptus caesia                         | Silver Princess         | 5000   | 4000   | 150 | Retain         |
| E13                                                      | Eucalyptus caesia                         | Silver Princess         | 5000   | 3000   | 180 | Retain         |
| E13                                                      | Eucalyptus caesia                         | Silver Princess         | 5000   | 3000   | 180 | Retain         |
| E14                                                      | Corymbia maculata                         | Spotted Gum             | 6000   | 3000   | 190 | Retain         |
| E15                                                      | Pittosporum undulatum                     | Sweet Pittosporum       | 6000   | 4000   | 270 | Retain         |
| E16                                                      | Multiple Shrub Species                    | Multiple Shrub Species  | 4000   | 3000   | 160 | Retain         |
| E16                                                      | Multiple Shrub Species                    | Multiple Shrub Species  | 4000   | 3000   | 160 | Retain         |

| Deep Soil and Canopy Cover |                         |               |
|----------------------------|-------------------------|---------------|
| Total                      |                         |               |
| Site Area                  |                         | 6849.858 sq m |
| Requirement                |                         | Proposed      |
| Canopy Cover               | 20% Site Area 1370 sq m | 1394.333 sq m |
|                            |                         | 20.4%         |
| Deep Soil                  |                         | 1245.806 sq m |
|                            |                         | 18.2%         |

EXISTING TREES RETAINED ARE NOT PART OF CANOPY COVER CALCULATION DUE TO LOCATION DISCREPANCIES\*

FOR PLANNING APPLICATION ONLY - 23/9/2025



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 REUSE ON THE SITE. STRIP AND STOCKPILE EXISTING SITE TOPSOIL PRIOR TO BUILDING WORKS COMMENCING AND REUSE 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 (GLYOPHOSPHATE) 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 (STEEL OR TIMBER) BETWEEN ALL LAWN AREAS AND GARDEN BEDS - TYPE AND LOCATION OR AS SHOWN IN THE DRAWINGS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR LOCATING, AVOIDING AND PROTECTION OF ALL SERVICES ON AND ASSOCIATED WITH THE SITE. 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. IF NOT SHOWN MINIMUM RIPPING TO 200MM DEPTH OR CONTACT LANDSCAPE ARCHITECT  
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 4419:2018. ALL TOPSOIL TO MEET THIS STANDARD.  
INSTALLATION: SPREAD TOPSOIL AS PER DETAILED DRAWING.

8. MULCHING:  
SUPPLY: WOOD TO AS 4454:2012 OR INORGANIC AS PER DRAWINGS OR INFLAMMABLE WHEN BMO.  
INSTALLATION: SPREAD OVER ALL GARDEN BEDS TO MAX CONSOILDATED 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 AND COMPLY WITH AUSTRALIAN STANDARD AS 2303:2018 - TREE STOCK FOR LANDSCAPE USE;

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, REGRADE TO PROVIDE SMOOTH CONTOURS AND TO ELIMINATE SOIL CLOUDS. APPLY TURF ROLL AS PER MANUFACTURERS INSTRUCTIONS. KEEP CONTINUALLY MOIST UNTIL ESTABLISHED. ALL TREE STOCK USED MUST BE IN ACCORDANCE WITH AS2303:2015 TREE STOCK FOR LANDSCAPE USE.

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. WATER EFFICIENT IRRIGATION SYSTEM CONNECTED TO RAINWATER TANKS.

2. HORTICULTURAL CARE

LANDSCAPE WORKS ARE TO BE MAINTAINED AND NURTURED. MULCHED AND GRAVEL SURFACES TO BE KEPT TIDY AND TOPPED UP AS NECESSARY. ANY SOIL SUBSIDENCE OR EROSION TO BE RECTIFIED. LANDSCAPE ESTABLISHMENT/MAINTENANCE MUST ENCOMPASS ACCEPTED HORTICULTURAL PRACTICES, AS WELL AS RECTIFYING ANY DEFECTS THAT BECOME APPARENT UNDER NORMAL USE. THIS INCLUDES, BUT MAY NOT BE LIMITED TO: WATERING, MOWING, FERTILISING, CULTIVATION, TOPDRESSING, RENOVATING, AERATING, RE-GRASSING, WEEDING, PEST/DISEASE CONTROL, STAKING, PLANT REPLACEMENT AND RE-PLANTING, PRUNING, CLEARING STORMWATER PITS, REPAIRING IRRIGATION FAULTS, RAKING, SWEEPING AND TOPPING UP MULCH, PROMOTING HEALTHY PLANT GROWTH AND KEEPING LANDSCAPE APPEARANCE NEAT AND TIDY.

WEED AND PEST CONTROL: MANUAL WEED REMOVAL IS PREFERRED, BUT CHEMICAL USE (HERBICIDES, FUNGICIDES, PESTICIDES ETC) MAY BECOME APPROPRIATE. SUCH USE SHALL BE STRICTLY IN ACCORDANCE WITH HEALTH AND SAFETY REGULATIONS. SPRAYING SHALL BE ONLY ON STILL DAYS. SPRAYED AREAS TO BE MARKED WITH DYE, PROTECTED FROM PUBLIC ACCESS, AND LEFT FOR 10 DAYS BEFORE ANY FURTHER WORKS. OWNER TO BE NOTIFIED BEFORE CARRYING OUT ANY SPRAYING.

WATERING: DURING SUMMER, TREES AND GARDEN BEDS ARE TO BE WATERED REGULARLY TO ENSURE STRESS-FREE GROWTH AND SURVIVAL. NOTE: ALL GARDEN AREAS AND PLANTER BOXES TO INCLUDE DRIP IRRIGATION SYSTEM. MINIMUM WEEKLY SUMMER WATER REQUIREMENTS, SUBJECT TO MELBOURNE'S WATER RESTRICTIONS, ARE DEEMED TO BE: GRASS AREAS - NO WATERING; TREES AND SHRUBS - 20MM OF RAINFALL OR APPLIED EQUIVALENT.  
NOTE: WATERING WILL NOT BE REQUIRED AFTER AN INITIAL PERIOD WHEN PLANTS ARE GETTING ESTABLISHED (13 WEEKS FROM PRACTICAL COMPLETION )

LOGBOOK: LANDSCAPE CONTRACTOR TO KEEP A LOGBOOK RECORD (AVAILABLE FOR INSPECTION UPON REQUEST) OF ALL MAINTENANCE WORK TO INCLUDE DATES, TASK DESCRIPTIONS AND MATERIALS USED.

3. ADVANCED TREES: PLANTING PROCEDURE

THOROUGHLY SOAK ROOTS BEFORE PLANTING.  
DIG HOLE OF SUFFICIENT WIDTH, WITH DOMED BOTTOM, TO TAKE ROOT BALL WITHOUT RESTRICTING ROOT DIAMETER. MINIMUM DIAMETER 900MM; AVERAGE DEPTH 500-600MM. IF SOIL IS VERY DRY, FILL HOLE WITH WATER AND ALLOW TO DRAIN COMPLETELY.  
CUT BACK ANY DAMAGED ROOTS TO HEALTHY TISSUE.  
FERTILISER: MIX 'NEUTROG BUSH TUCKER' OR APPROVED SIMILAR INTO BACKFILL SOIL, 1 SHOVELFUL PER TREE.  
PLANTING: SPREAD ROOTS OF OPEN-ROOTED STOCK EVENLY IN THE HOLE. DO NOT BEND ROOTS TO FIT THE HOLE. PLACE TREE INTO THE HOLE TO MATCH LEVEL AS GROWN IN THE NURSERY. USE TREE TRAILER TO POSITION SUPER-ADVANCED CONTAINER GROWN STOCK.  
STAKING: PROVIDE TWO (2) 50 X 50MM HARDWOOD STAKES PER TREE. SET MINIMUM 300MM FROM TRUNK. USE APPROVED FLEXIBLE TIES TO LOOSELY GUY TREE BETWEEN STAKES. NOTE: STAKING MAY NOT BE REQUIRED, REFER LANDSCAPE ARCHITECT FOR SITE INSTRUCTION.  
BACKFILL: GENTLY COVER ROOTS WITH APPROVED SITE TOPSOIL IN 150MM LAYERS AND TAMP AROUND THE PERIMETER OF THE HOLE WITH THE FOOT TO ELIMINATE AIR POCKETS AND BEND ROOT ENDS DOWNWARDS. ENSURE ROOTS ARE NOT PRESSED AGAINST THE BOTTOM OF THE HOLE DUE TO CARELESS BACKFILLING OR LUMPY SOIL. FIRM SOIL GENTLY WITH THE FOOT TO SURFACE LEVEL. SHAPE SURFACE SOIL INTO WATER SAUCER.  
PRUNING: PRUNE NEWLY PLANTED TREES TO REMOVE CROSSED LIMBS, TWIN FORKS, LOWER BRANCHES (CLEAN-TRUNK TO MINIMUM 1.2M), BROKEN, BRUISED AND/OR DEAD BRANCHES WITH A CLEAN CUT, AVOIDING SHORT STUBS.

WATERING-IN  
ARRANGE ON-SITE WATER SUPPLY WITH SUFFICIENT QUANTITIES OF WATER TO SATISFACTORILY COMPLETE WATERING-IN OF THE PLANTS AND TURF. DEPENDING ON THE SEASON, ALLOW 10 LITRES FOR EACH SHRUB AND GROUNDCOVER, AND 100 LITRES FOR EACH TREE.

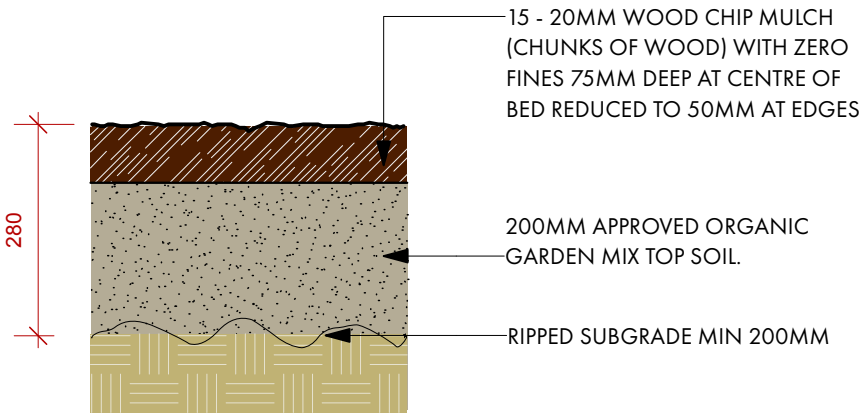
ALL PLANTS TO BE WATERED DURING, AND IMMEDIATELY AFTER, PLANTING AND AS REQUIRED DURING THE ESTABLISHMENT PERIOD TO MAINTAIN GROWTH FREE OF WATER STRESS.

MULCH  
ORGANIC MULCH TO BE FINE PINE BARK MULCH, MAXIMUM 10MM PARTICLE SIZE, FREE FROM SILVERS, SOIL, SAWDUST, CLOUDS, ROCKS OR EXTRANEIOUS MATTER. AVERAGE DEPTH: 75MM. SAMPLE TO BE APPROVED BY LANDSCAPE ARCHITECT ONE WEEK BEFORE DELIVERY, INCLUDING NAME/ADDRESS OF SUPPLIER.

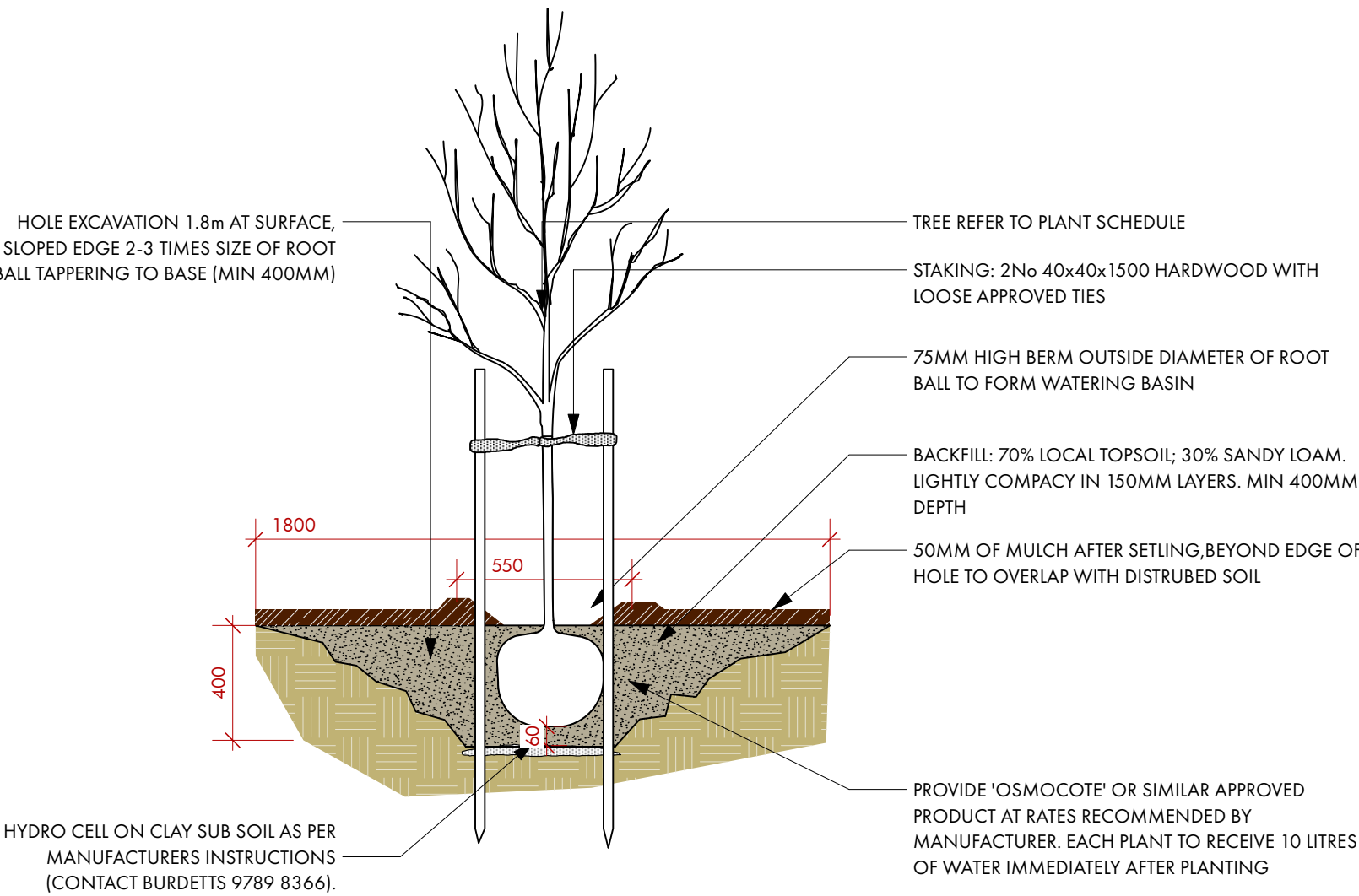
INORGANIC MULCH (E.G. DECOMPOSED GRANITE GRAVEL, CRUSHED SCORIA, CRUSHED QUARTZ) MAY BE APPROPRIATE ON CERTAIN SITES, TO BE DETERMINED AND AGREED DURING LANDSCAPE DESIGN.

4. TREE STOCK

ALL TREE STOCK SUPPLY TO CONFORM TO AS 2303:2015 TREE STOCK FOR LANDSCAPE USE. ALL CANOPY TREES MUST BE PLANTED BY AN AQF LEVEL 3 QUALIFIED ARBORIST, LANDSCAPE GARDENER OR HORTICULTURIST



1 Garden bed detail  
Scale: 1:10



2 Semi-advanced tree planting  
Scale: 1:20

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| Plant List |               |      |                                     |                                     |                |               |               |
|------------|---------------|------|-------------------------------------|-------------------------------------|----------------|---------------|---------------|
| Image      | ID            | Qty  | Common Name                         | Botanical Name                      | Scheduled Size | Mature Height | Mature Spread |
|            | Trees         |      |                                     |                                     |                |               |               |
|            | Angcos        | 4    | Sydney Red Gum, Smooth-barked Apple | Angophora costata                   | 2.0m Ht 45L    | 10-15m        | 8m            |
|            | Wfls          | 14   | Sweeper                             | Waterhousea floribunda 'DOW20'      | 2.0m Ht 45L    | 8m            | 5.9m          |
|            | Bma           | 17   | Silver Banksia                      | Banksia marginata                   | 2.0m Ht 45L    | 6m            | 4m            |
|            | Acal          | 17   | Lightwood                           | Acacia implexa                      | 2.0m Ht 45L    | 6m            | 4m            |
|            | Eur           | 7    | Narrow leaved Peppermint            | Eucalyptus radiata                  | 2.0m Ht 45L    | 10 - 15m      | 8m            |
|            | Epo           | 2    | Red Box                             | Eucalyptus polyanthemos             | 2.0m Ht 45L    | 10-15m        | 6.9m          |
|            | Shrubs        |      |                                     |                                     |                |               |               |
|            | Hvm           | 115  | Native lilac                        | Hardenbergia violacea 'Meema'       | 150mm Pot      | 0.5m          | 1.2m          |
|            | Dvg           | 30   | Wedge-leaf Hop-bush                 | Dodonaea viscosa                    | 200mm Pot      | 3.0m          | 2.0m          |
|            | Core          | 99   | Native Fuchsia                      | Correa reflexa                      | 150mm Pot      | 1.5 - 1.2m    | 0.5-1m        |
|            | Bsc           | 24   | Hairpin Banksia                     | Banksia spinulosa var. cunninghamii | 150mm Pot      | 2m            | 2m            |
|            | Olar          | 24   | Twiggy Daisy-bush                   | Olearia ramulosa                    | 150mm Pot      | 1-1.5m        | 1 -2m         |
|            | Bsp           | 46   | Banksia Birthday Candles            | Banksia spinulosa                   | 200mm Pot      | 0.9 - 1.5m    | 0.9 - 1.2m    |
|            | Cdb           | 50   | Native Fuschia                      | Correa 'Dusky Bells'                | 150mm Pot      | 0.9 - 1.5m    | 0.9 - 1.2m    |
|            | Corm          | 15   | Correa 'Marians Marvel'             | Correa 'Marians Marvel'             | 150mm Pot      | 1.5-2m        | 1.5-2m        |
|            | ACoglg        | 2    | River Wattle 'Greenscreen'          | Acacia cognata 'Greenscreen' pbr    | 330mm Pot      | 3 - 4m        | 2 - 3m        |
|            | Casa          | 23   | Cassinia Common                     | Cassinia aculeata                   | 150mm Pot      | 1.5 - 3m      | 1-2m          |
|            | Kunzer        | 18   | Burgan                              | Kunzea ericoides                    | 150mm Pot      | 2 - 4m        | 3m            |
|            | CallistBJ     | 41   | Weeping Bottlebrush                 | Callistemon viminalis 'Better John' | 150mm Pot      | 0.6 - 1.2m    | .9m           |
|            | Calsl         | 177  | Hybrid Bottlebrush                  | Callistemon Slim                    | 200mm Pot      | 3m            | 1.3m          |
|            | Good          | 13   | Hop Goodenia                        | Goodenia ovata                      | 150mm Pot      | 1m            | 1m            |
|            | Ground Covers |      |                                     |                                     |                |               |               |
|            | Grasses       |      |                                     |                                     |                |               |               |
|            | Ltani         | 174  | Dwarf mat-rush                      | Lomandra longifolia 'Tanika'        | 150mm Pot      | 0.6m          | 0.65m         |
|            | Ditr          | 289  | Dianella 'Tas Red'                  | Dianella tasmanica 'Tas Red'        | 150mm Pot      | .5m           | .5m           |
|            | Poa           | 19   | Tussock Grass                       | Poa labillardieri                   | 150mm Pot      | 0.75 - 0.9m   | 0.6 - 0.9m    |
|            | Poas          | 24   | Grey tussock Grass                  | Poa sieberiana                      | 150mm Pot      | 0.75 - 0.9m   | 0.6 - 0.9m    |
|            | Llo           | 89   | Spiny-headed Mat-Rush               | Lomandra longifolia                 | 150mm Pot      | 0.75 - 0.9m   | 0.9 - 1.2m    |
|            | Climbers      |      |                                     |                                     |                |               |               |
|            | Succulent     |      |                                     |                                     |                |               |               |
|            | Total         | 1333 |                                     |                                     |                |               |               |



memLa

|                                                                                                                                       |                                  |                   |           |          |
|---------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-------------------|-----------|----------|
| A                                                                                                                                     | 15/9/2025                        | Updated Arch      |           |          |
| ISSUE                                                                                                                                 | DATE                             | REVISION          |           |          |
| PROJECT                                                                                                                               | 13-15 Mahon Avenue, Beaconsfield |                   | PROJECT # | 2225     |
| CLIENT                                                                                                                                | 1315MAB Unit Trust               | DATE # 22-08-2018 | DWG #     |          |
| DWGS                                                                                                                                  | Notes, Plant List & Details      | SCALE AS NOTED    | NF        | LC03     |
|                                                                                                                                       |                                  | DRAWN             | RM        | REVISION |
|                                                                                                                                       |                                  |                   |           | A.       |
| MEMLA phy ltd www.memla.net e: memla@memla.net<br>Shop 1/655 Nepean Highway, Brighton East, Vic. 3187 p: (03) 8060 6813 m: 0414346117 |                                  |                   |           |          |