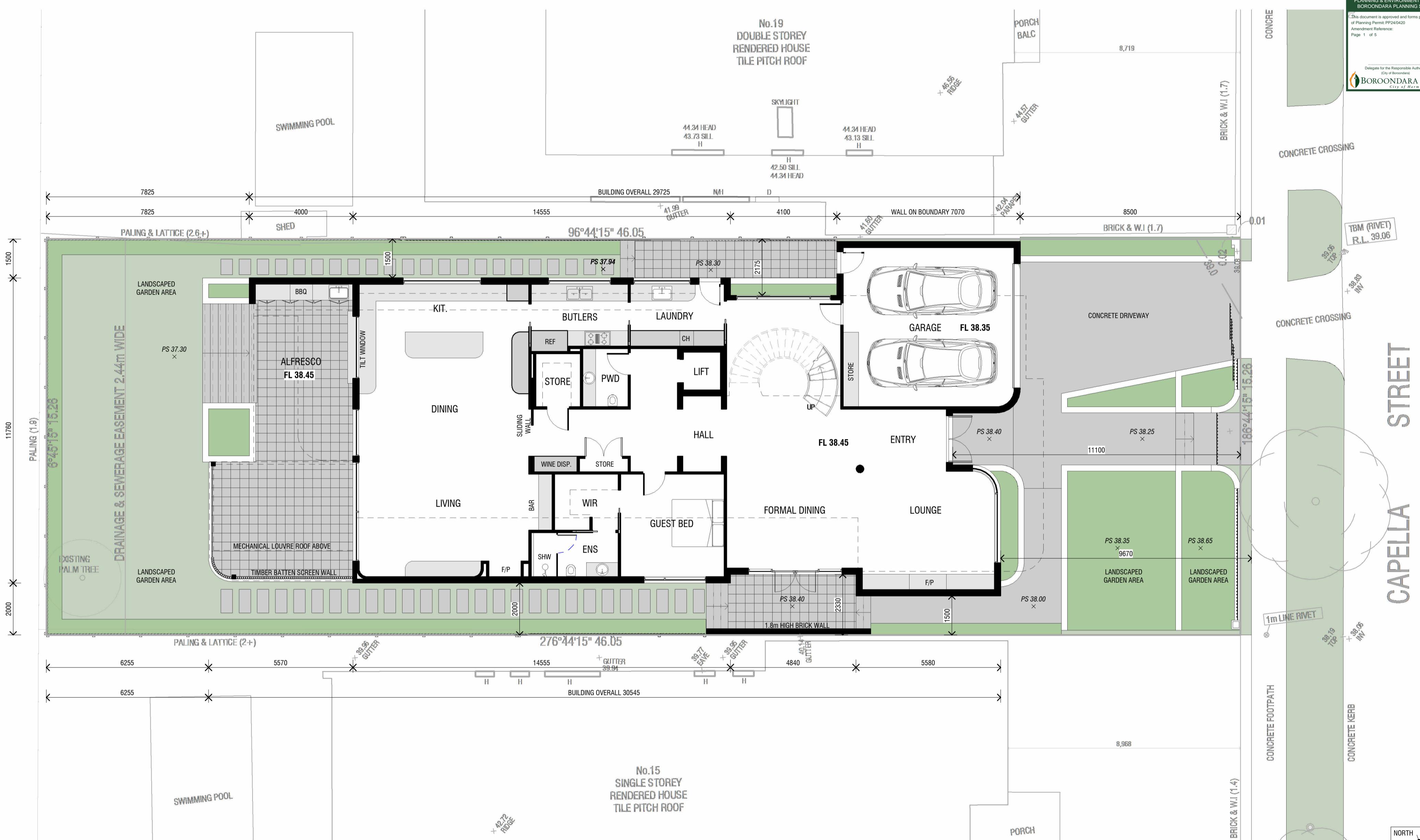


Date of Notice: 30/7/2024

SITE AREA	703 m ²
SITE COVERAGE	370 m ² 52.61%
GARDEN AREA	278 m ² 39.50%
PERMEABLE AREA	213 m ² 30.26%

This plan has not been assessed against the requirements of Clause 54 - One Dwelling on a Lot (Rescode) of the Boroondara Planning Scheme. It is the responsibility of the applicant/owner to speak to a qualified Building Surveyor to determine compliance with Rescode provisions, pursuant to the relevant building regulations. Any non-compliance with Rescode provisions will require dispensation from Council's Building Services Unit.

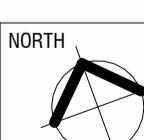
This Planning Permit and approved plans do not allow the removal of a canopy tree under the Tree Protection Local Law. A Local Law Tree Permit may be required to remove a canopy tree and/or to undertake works within 2.0m of a tree.



ISSUE	DATE	DESCRIPTION
C	18.07.24	RFI SUBMISSION ISSUE
B	20.06.24	TOWN PLANNING SUBMISSION ISSUE
A	27.02.24	REVIEW ISSUE

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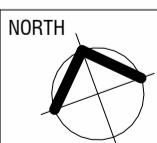
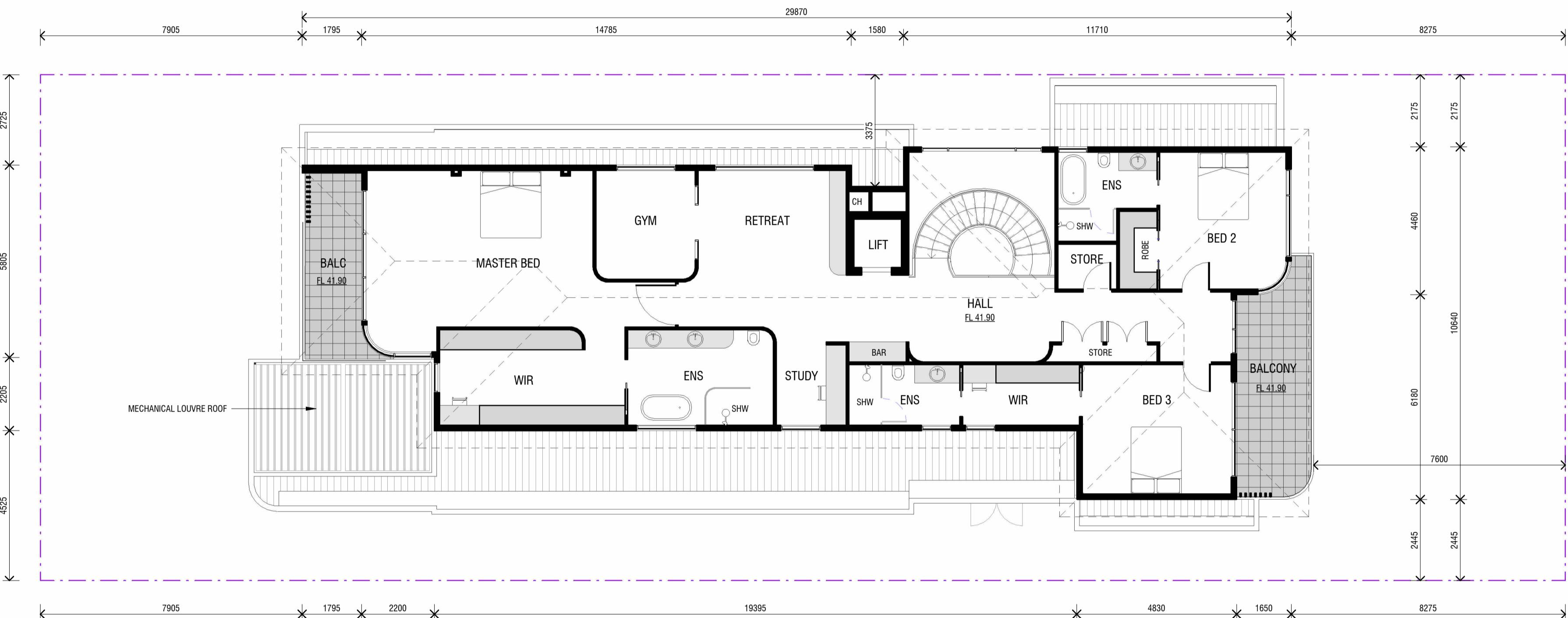
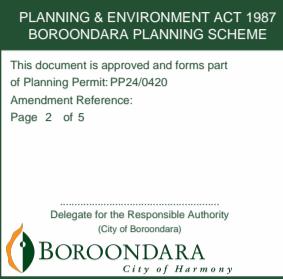
TITLE PROPOSED SITE / GROUND FLOOR PLAN
PROJECT PROPOSED RESIDENCE
ADDRESS 17 CAPELLA STREET BALWYN NORTH
JOB No. 17CSB24
SCALE 1 : 100
SHEET TP2



NORTH

This plan has not been assessed against the requirements of Clause 54 - One Dwelling on a Lot (Rescode) of the Boroondara Planning Scheme. It is the responsibility of the applicant/owner to speak to a qualified Building Surveyor to determine compliance with Rescode provisions, pursuant to the relevant building regulations. Any non-compliance with Rescode provisions will require dispensation from Council's Building Services Unit.

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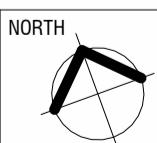
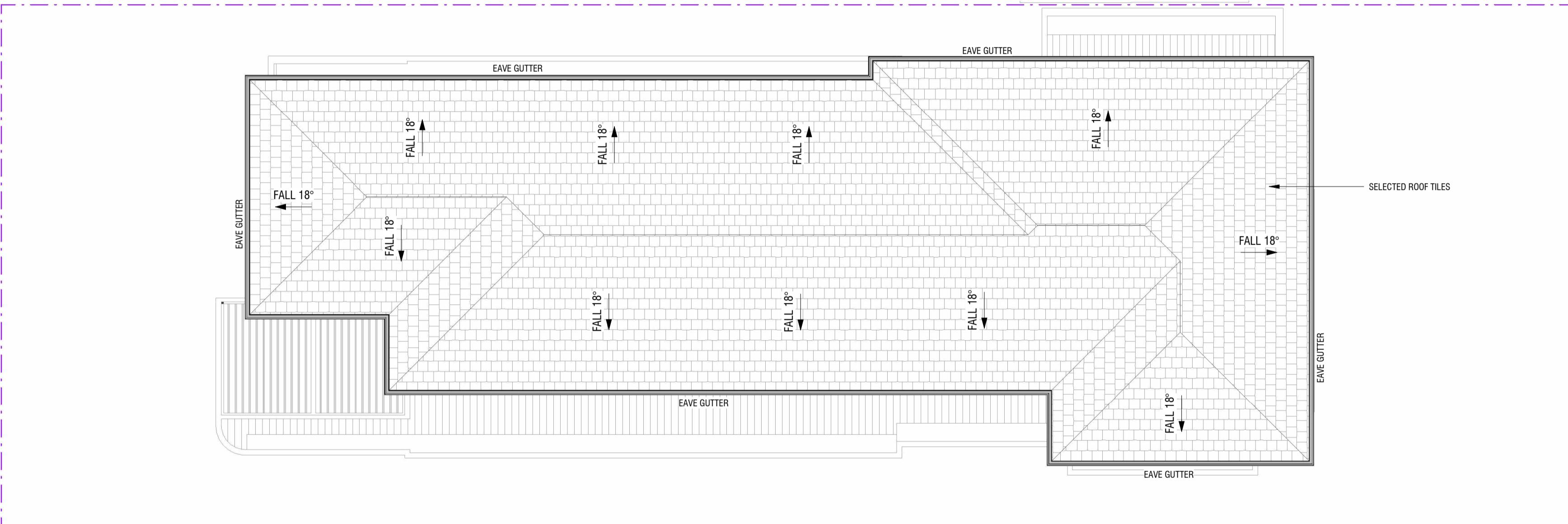
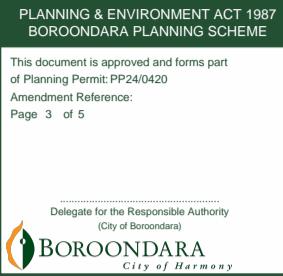
ISSUE	DATE	DESCRIPTION
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B	20.06.24	TOWN PLANNING SUBMISSION ISSUE
A	27.02.24	REVIEW ISSUE

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ARCHITECTS

TITLE PROPOSED FIRST FLOOR PLAN
PROJECT PROPOSED RESIDENCE
ADDRESS 17 CAPELLA STREET BALWYN NORTH
JOB No. 17CSB24
SCALE 1:100
SHEET TP3

This plan has not been assessed against the requirements of Clause 54 - One Dwelling on a Lot (Rescode) of the Boroondara Planning Scheme. It is the responsibility of the applicant/owner to speak to a qualified Building Surveyor to determine compliance with Rescode provisions, pursuant to the relevant building regulations. Any non-compliance with Rescode provisions will require dispensation from Council's Building Services Unit.

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B	20.06.24	TOWN PLANNING SUBMISSION ISSUE
A	27.02.24	REVIEW ISSUE

axiomplus
ARCHITECTS

TITLE PROPOSED ROOF PLAN
PROJECT PROPOSED RESIDENCE
ADDRESS 17 CAPELLA STREET BALWYN NORTH
JOB No. 17CSB24
SCALE 1 : 100
SHEET TP5



NORTH ELEVATION

1 : 100

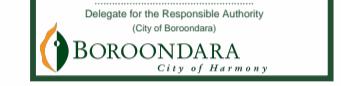
EXTERNAL MATERIAL SCHEDULE	
	BRICKWORK - PGH LARSEN 'LANG MURSTEN' OR SIMILAR
	ROOF TILES - MONIER 'HORIZON' COLOUR: 'BARRAMUNDI' OR SIMILAR
	SELECTED RENDER FINISH - COLOR: EVENING HAZE OR SIMILAR
	SELECTED RENDER FINISH - COLOR: SURFMIST OR SIMILAR

EAST ELEVATION

1 : 100



PLANNING & ENVIRONMENT ACT 1987
BOROONDARA PLANNING SCHEME
This document is approved and forms part
of Planning Permit PP24/0420
Amendment Reference:
Page 4 of 5



WEST ELEVATION

1 : 100

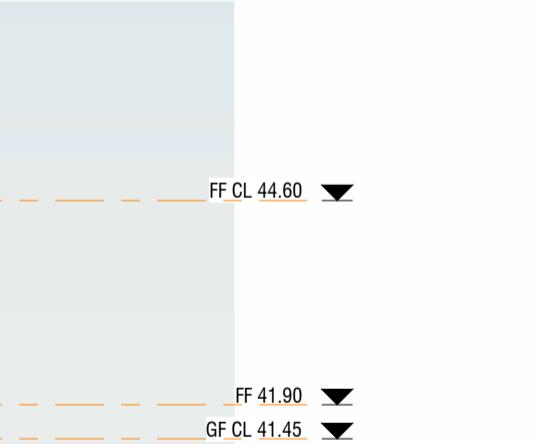
SELECTED RENDER FINISH - COLOR: EVENING HAZE OR SIMILAR

BRICKWORK - PGH LARSEN 'LANG MURSTEN' OR SIMILAR

FRONT FENCE ELEVATION

1 : 100

This plan has not been assessed against the requirements of Clause 54 - One Dwelling on a Lot (Rescode) of the Boroondara Planning Scheme. It is the responsibility of the applicant/owner to speak to a qualified Building Surveyor to determine compliance with Rescode provisions, pursuant to the relevant building regulations. Any non-compliance with Rescode provisions will require dispensation from Council's Building Services Unit.



SOUTH ELEVATION

1 : 100

ISSUE	DATE	DESCRIPTION
C	18.07.24	RFI SUBMISSION ISSUE
B	20.06.24	TOWN PLANNING SUBMISSION ISSUE
A	27.02.24	REVIEW ISSUE

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ARCHITECTS

TITLE PROPOSED ELEVATIONS

JOB No. 17CSB24

PROJECT PROPOSED RESIDENCE

SCALE 1 : 100

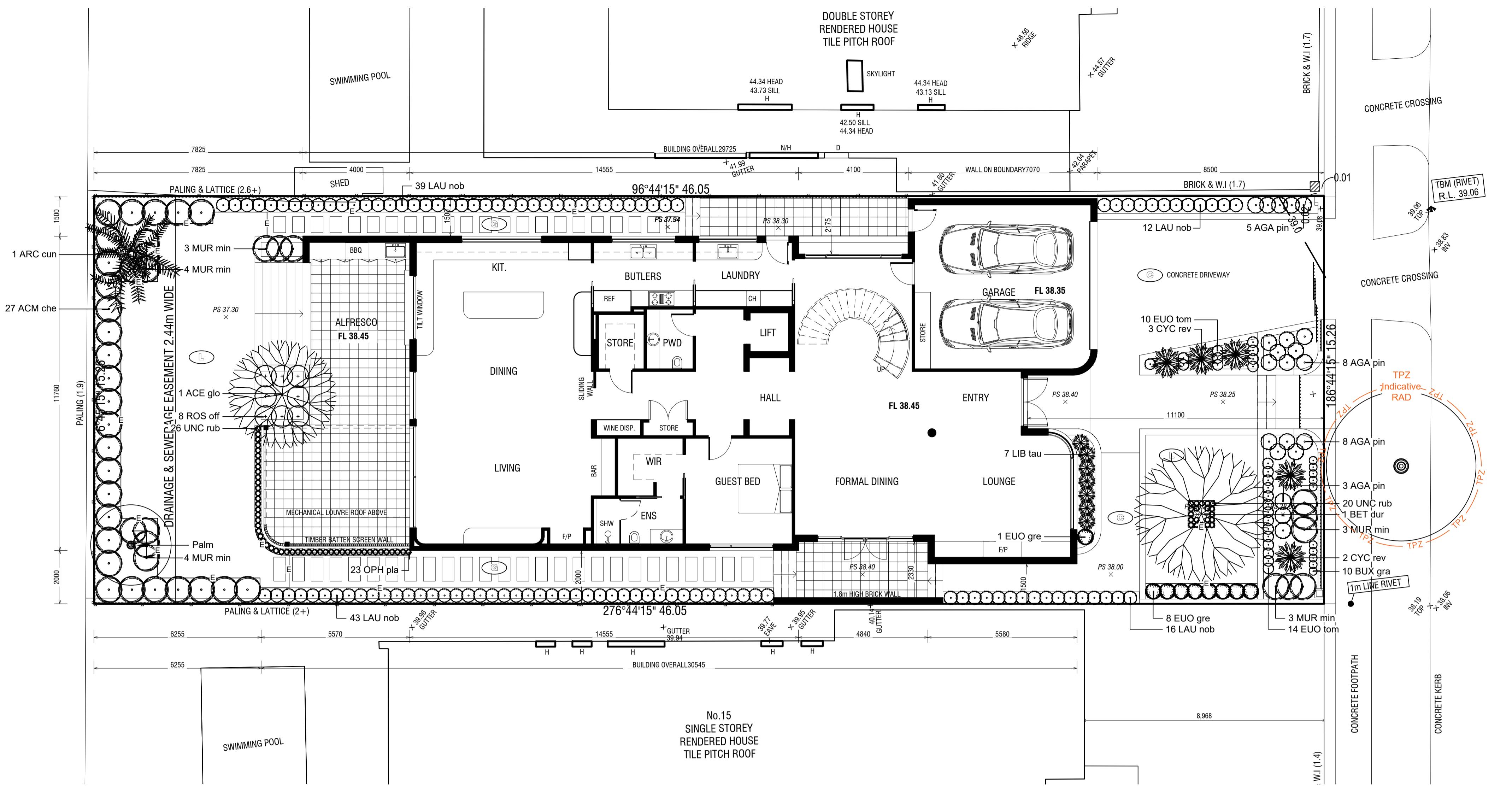
ADDRESS 17 CAPELLA STREET BALWYN NORTH

SHEET TP4

T: (03) 9872 3833

I E: DESIGN@AXIOMPLUS.COM.AU

W: WWW.AXIOMPLUS.COM.AU



CAPELLA STREET

PROPOSED SITE PERMEABILITY

SURFACE FINISH	AREA m ²	SITE AREA m ²
GARDEN	101.1	
GRAVEL	27.7	
LAWN	86.7	
PERMEABLE DECK	0	
PERMEABLE PAVING	0	
TOTAL	215.5	703

SITE PERMEABILITY: 30.7%

PROPOSED PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	Mature H x W Approx. (m)	SUPPLY SIZE	QTY
TREES					
ACE glo	<i>Acer platanoides 'Globosum'</i>	Designer Maple	5 x 4	40/2.2m H	1
BET dur	<i>Betula nigra 'Dura Heat'</i>	Dura Heat Birch	10 x 6	40/1.6m H	1
SHRUBS					
ACM che	<i>Acmena smithii 'Cherry Surprise'</i>	Cherry Surprise Lilly Pilly	2-2.5 x 1 (clip)	140mm	27
BUX gra	<i>Buxus sempervirens 'Graham Blandy'</i>	Graham Blandy Box	1.5 x 0.3	140mm	10
EUO gre	<i>Euonymus japonicus 'Green Rocket'</i>	Tall Spindle Bush	1-1.2 x 0.6	140mm	126
EUO tom	<i>Euonymus japonicus 'Tom Thumb'</i>	Tom Thumb	0.5 x 0.4	140mm	24
LAU nob	<i>Laurus nobilis 'Flavour Master'</i>	Flavour Master Bay	1.8 x 0.5	140mm	110
MUR min	<i>Murraya paniculata 'Min-A-Min'</i>	Dwarf Orange Jessamine	1 x 0.5-1	140mm	17
ROS off	<i>Rosmarinus officinalis 'Irene'</i>	Prostrate Rosemary	0.3 x 1	140mm	8
GRASSES & TUFTING FORMS					
CYC rev	<i>Cycas revoluta</i>	Sago Palm	1-1.2 X 1-1.2	300mm	5
LIB tau	<i>Libertia ixioides 'Taupo Blaze'</i>	Taupo Blaze	0.6 x 0.6	140mm	7
OPH pla	<i>Ophiopogon planiscapus 'Nigrescens'</i>	Black Mondo	0.3 x 0.2	75mm	23
UNC rub	<i>Uncinia rubra 'Belinda's Find'</i>	Cherry Red Sedge	0.25 x 0.25	140mm	46
PERENNIALS					
AGA pin	<i>Agastache 'Pink Scepter'</i>	Humming Bird Mint	0.8 x 0.8	140mm	24
PALMS					
ARC cun	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	6 x 2-3	300mm	1

SPECIES & SUPPLY POT SIZES ARE SUBJECT TO AVAILABILITY
All trees must comply with Australian Standard AS2303:2018 - Tree Stock for Landscape Use.
All plants must be planted by an AQF Level 3 Qualified Arborist, Landscape Gardener or Horticulturist.

TREE PROTECTION NOTES

PROVIDE TREE PROTECTION ZONE(S) (TPZ's) AS INDICATED ON LANDSCAPE DRAWINGS IN ACCORDANCE WITH AS4970-2009.

To calculate TPZ's where shown as indicative only; measure the diameter of the tree at 1.4 metres above grade. To establish the radial TPZ distance, multiply this diameter (in metres) by 12. This distance should then be measured from the centre of the trunk of the tree to provide the circular protection area in all directions. For multiple trunks refer Council Arboriculture Victoria calculator: <https://as4970calculator.web.app/>

BEFORE DEMOLITION WORKS COMMENCE, THE TPZ'S MUST BE ENCLOSED WITH MIN 1.8m HIGH TEMPORARY CYCLONE FENCES OR SIMILAR APPROVED FENCING, WHICH MUST REMAIN IN PLACE THROUGHOUT ALL STAGES OF THE DEVELOPMENT. THIS FENCE MUST NOT ENCLOSE THE FOOTPATH WHICH MUST BE KEPT CLEAR FOR PEDESTRIAN ACCESS. WHERE APPLICABLE TO A TREE ON A NEIGHBOURING LOT, TPZ ONLY APPLIES WHERE WITHIN THE SUBJECT SITE. SIGNS COMPLYING WITH AS 1319 MUST BE ERECTED ON THE FENCES INFORMING THAT THE FENCE IS A "TREE PROTECTION ZONE".

THE AREA WITHIN THE TREE PROTECTION ZONE MUST NOT BE DISTURBED BY ANY MEANS (INCLUDING PARKING OF VEHICLES OR STORAGE OF PLANT AND EQUIPMENT, MATERIALS, SOIL OR WASTE). TREE PROTECTION FENCING MUST BE MAINTAINED AT ALL TIMES AND MAY ONLY BE MOVED THE MINIMUM AMOUNT NECESSARY FOR APPROVED BUILDINGS AND WORKS TO OCCUR WITHIN TPZ's AFTER WHICH TIME THE FULL EXTENT OF THE FENCING MUST BE REINSTATED. IF TEMPORARY ACCESS IS REQUIRED ACROSS SURFACE OF TPZ'S, GROUND PROTECTION IS REQUIRED TO LIMIT COMPACTION BY WAY OF STRAPPED RUBBLE BOARDS AS PER AS4970-2009 SECTION 4.5.3

NO EXCAVATION IS ALLOWED WITHIN THE TREE PROTECTION ZONE EXCEPT WITH THE CONSENT OF COUNCIL'S TOWN PLANNING DEPARTMENT AND UNDER THE SUPERVISION OF A QUALIFIED ARBORIST. HAND EXCAVATE ANY AREA WITHIN 1.5m OF TPZ'S.

IF ROOTS ARE FOUND OUTSIDE THE TPZ THAT ARE GREATER THAN 40mm, PARKS SERVICES ARE TO BE NOTIFIED SO THAT THEY CAN BE CORRECTLY PRUNED TO AUSTRALIAN STANDARDS. ANY EXCAVATION THAT ENROACHES INTO THE TPZ'S REQUIRES HYDRO-EXCAVATION TO BE CARRIED OUT TO IDENTIFY THE ROOT DISTRIBUTION WITHIN THE EXCAVATION ZONE.

REMOVE WEEDS FROM TPZ'S
APPLY 100mm DEPTH MULCH WITHIN TPZ'S
IRRIGATE TPZ'S WEEKLY IN SUMMER: 15-20L OF WATER/1cm OF TRUNK DIAMETER
ANY PRUNING WORKS MUST BE CARRIED OUT IN ACCORDANCE WITH AUSTRALIAN STANDARD AS4373-2007: PRUNING OF AMENITY TREES, AND UNDERTAKEN BY A SUITABLY QUALIFIED ARBORIST.

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This plan has not been assessed against the requirements of Clause 5d - One Dwelling on a Lot (Residential) of the Boroondara Planning Scheme. It is the responsibility of the applicant/owner to speak to a qualified Building Surveyor to determine compliance with Rescode provisions, pursuant to the relevant building regulations. Any non-compliance with Rescode provisions will require dispensation from Council's Building Services Unit.

LANDSCAPE PLAN: PROPOSED



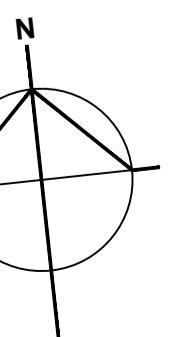
PROPOSED DEVELOPMENT

17 Capella Street, Balwyn North

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Point Cook Victoria 3030
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office@infinitylpa.com.au

Stage 03.06.2024
Date 03.02.24
Project No. 030.2024
Drawn SM
Checked SM
Scale 1:100@A1/1:200@A3
Drawing No. L02C



C	3 June 2024	Architect Client
B	29 May 2024	Architect Client [DRAFT]
A	24 May 2024	Architect Client [DRAFT]
Rev	Date	Amendment