



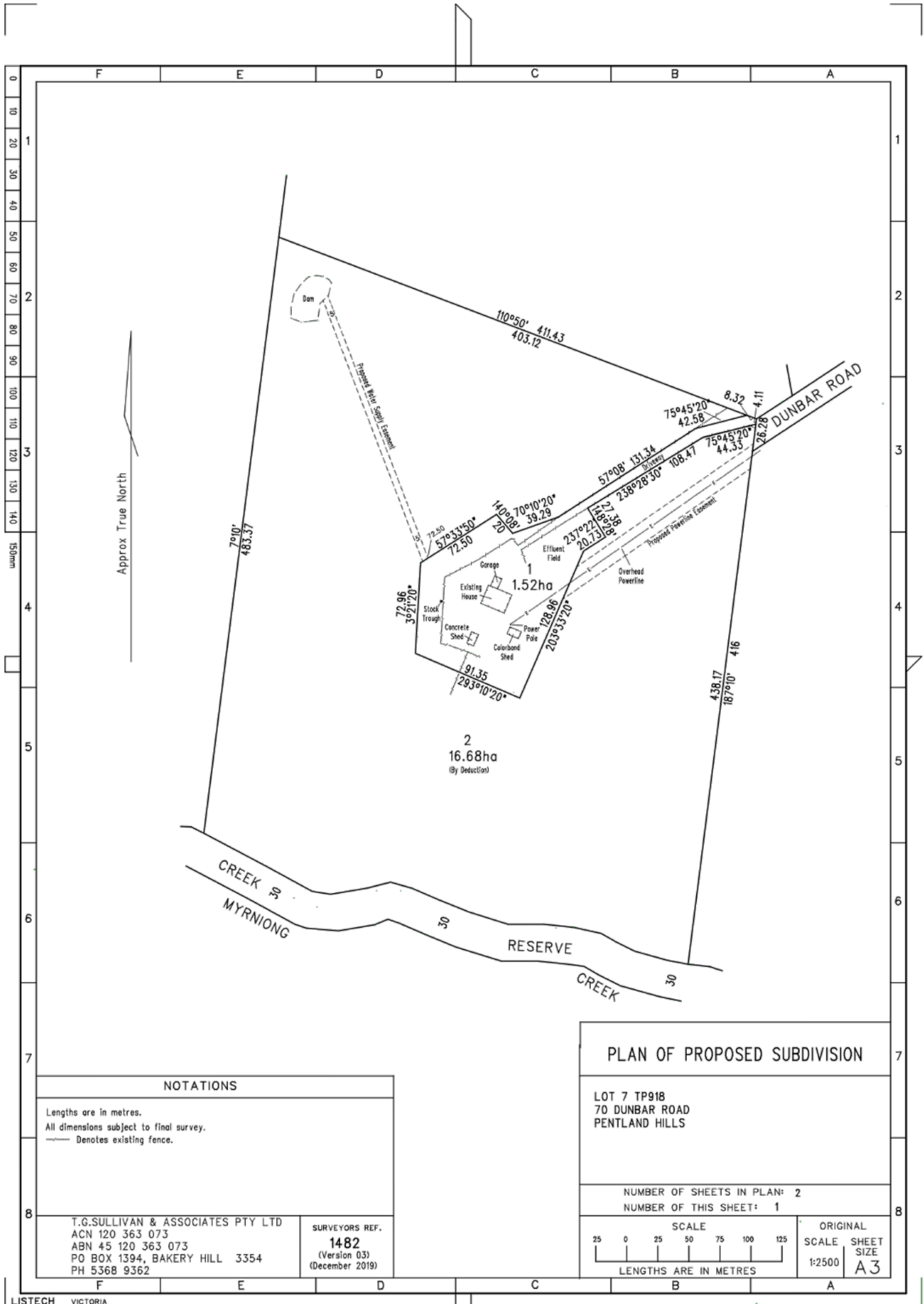
ATTACHMENTS

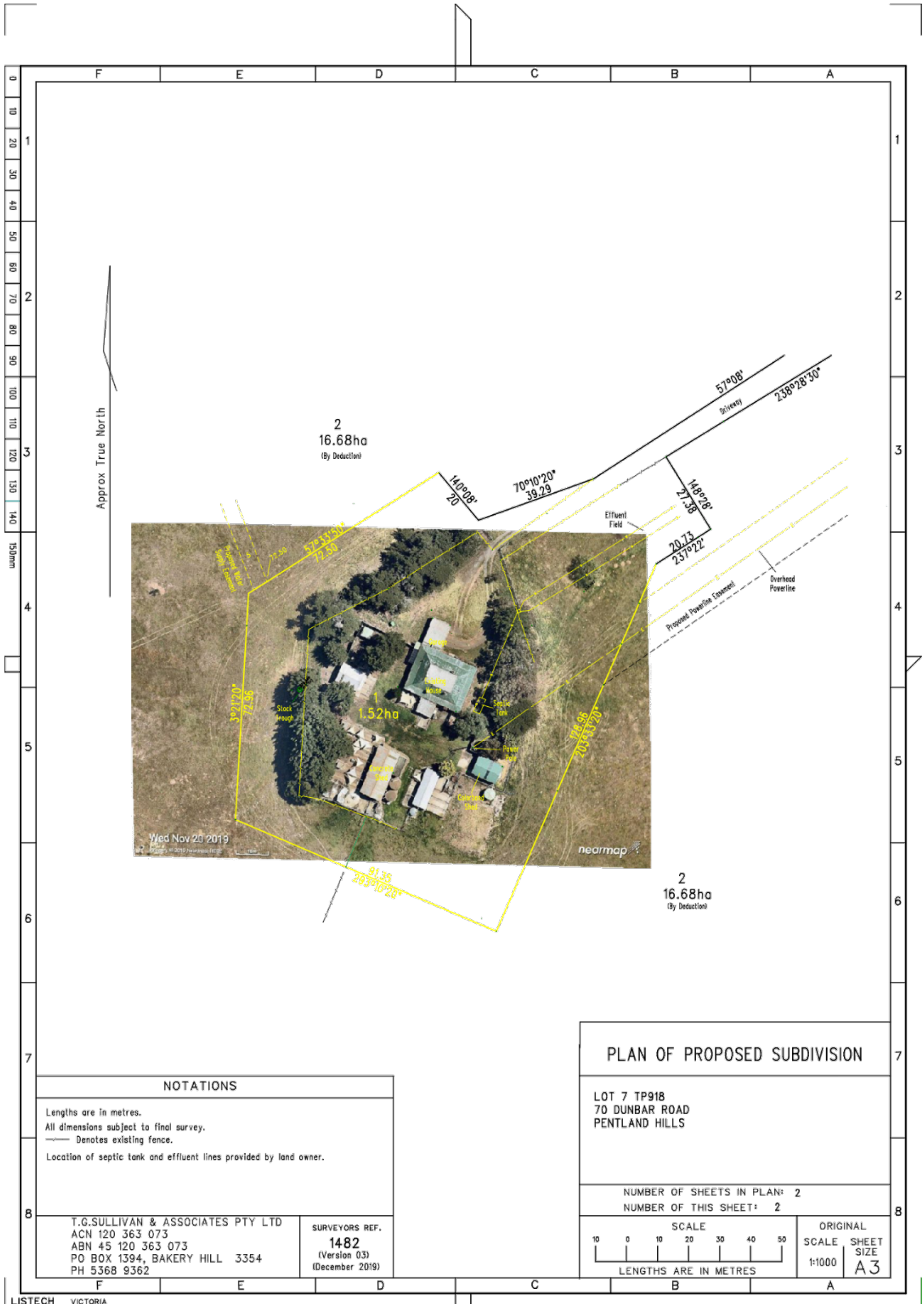
**S86 Development Assessment Committee
Meeting
Under Separate Cover
Wednesday, 19 August 2020**

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Table of Contents

7.1	PA2019156 - 2 Lot Subdivision (house lot excision) at 70 Dunbar Road, Pentland Hills	
	Attachment 1 Proposed plan of subdivision (house lot excision).....	4
7.2	PA2018189 - Development and Use of a Dwelling at Osborne Street, Maddingley	
	Attachment 1 Proposed plans.....	6
7.3	PA2020012 - Use and Development of a Dwelling and Outbuilding and Removal of Vegetation at 7 O'Donnell Street Gordon	
	Attachment 1 Site Plan (whole and part).....	12
	Attachment 2 Dwelling floor plan	14
	Attachment 3 Dwelling elevations	15
7.4	PA2019288 - The re-subdivision of five lots into two lots, Use of the land for agriculture on proposed Lot 1 and Development and Use of a Dwelling on proposed Lot 2 at Pearces Road Bullarto South	
	Attachment 1 Plan of proposed resubdivision.....	16
	Attachment 2 Existing 5 Lot layout	17
	Attachment 3 Site Plan, Dwelling Plans and Shed Plan.....	18
7.5	PA2020096 - Development and Use of Five Retail Shops and Four Dwellings, Staged 9 Lot Subdivision and Reduction of Car Parking at 22 Fiskin Street Ballan	
	Attachment 1 Deveopment plans	23
	Attachment 2 Plan of subdivision	29
	Attachment 3 Landscape plan.....	33





Approx True North

2
16.68ha
(By Deduction)

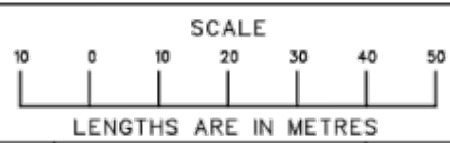
2
16.68ha
(By Deduction)

1
1.52ha

PLAN OF PROPOSED SUBDIVISION

LOT 7 TP918
70 DUNBAR ROAD
PENTLAND HILLS

NUMBER OF SHEETS IN PLAN: 2
NUMBER OF THIS SHEET: 2



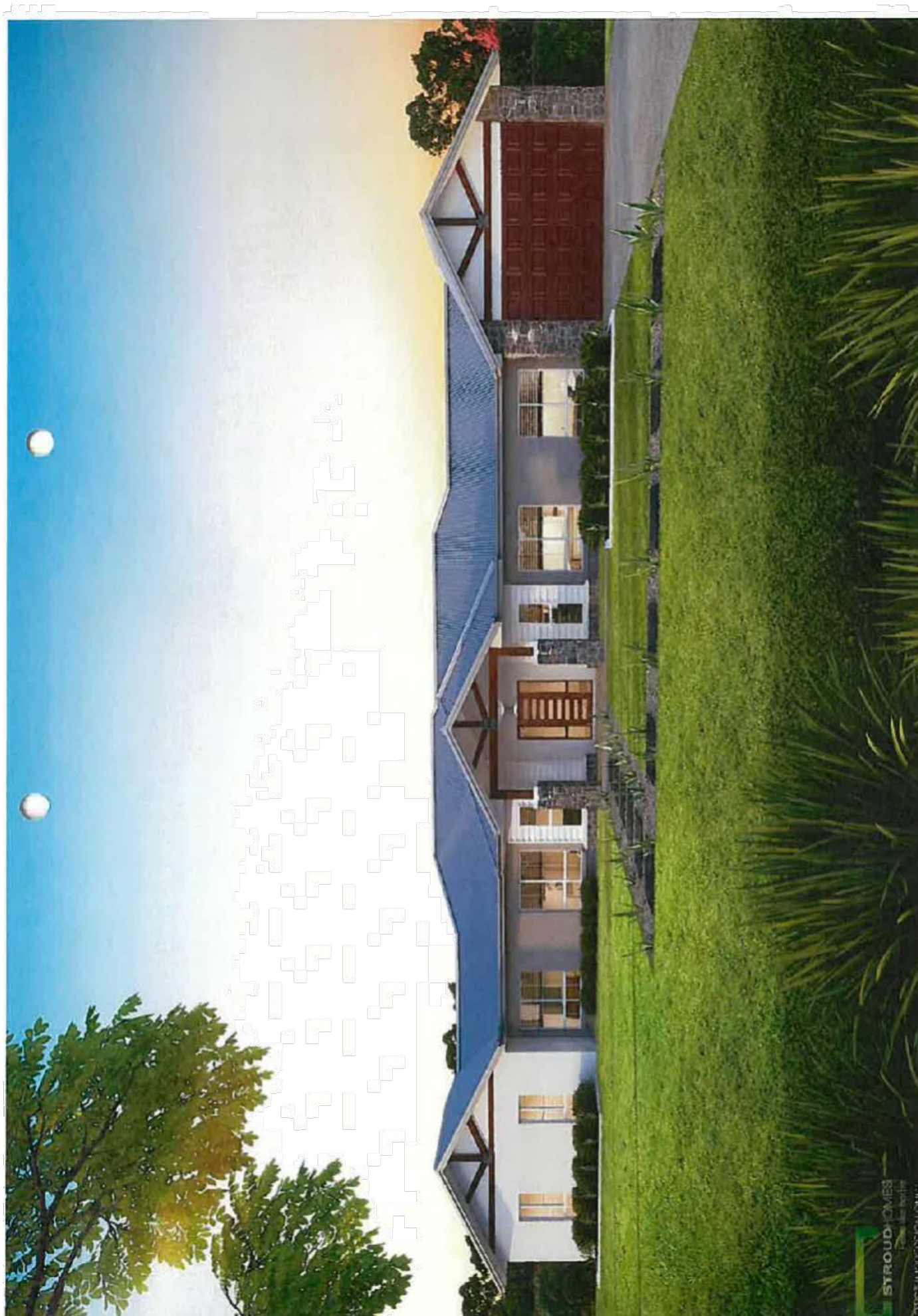
ORIGINAL
SCALE SHEET
1:1000 SIZE
A3

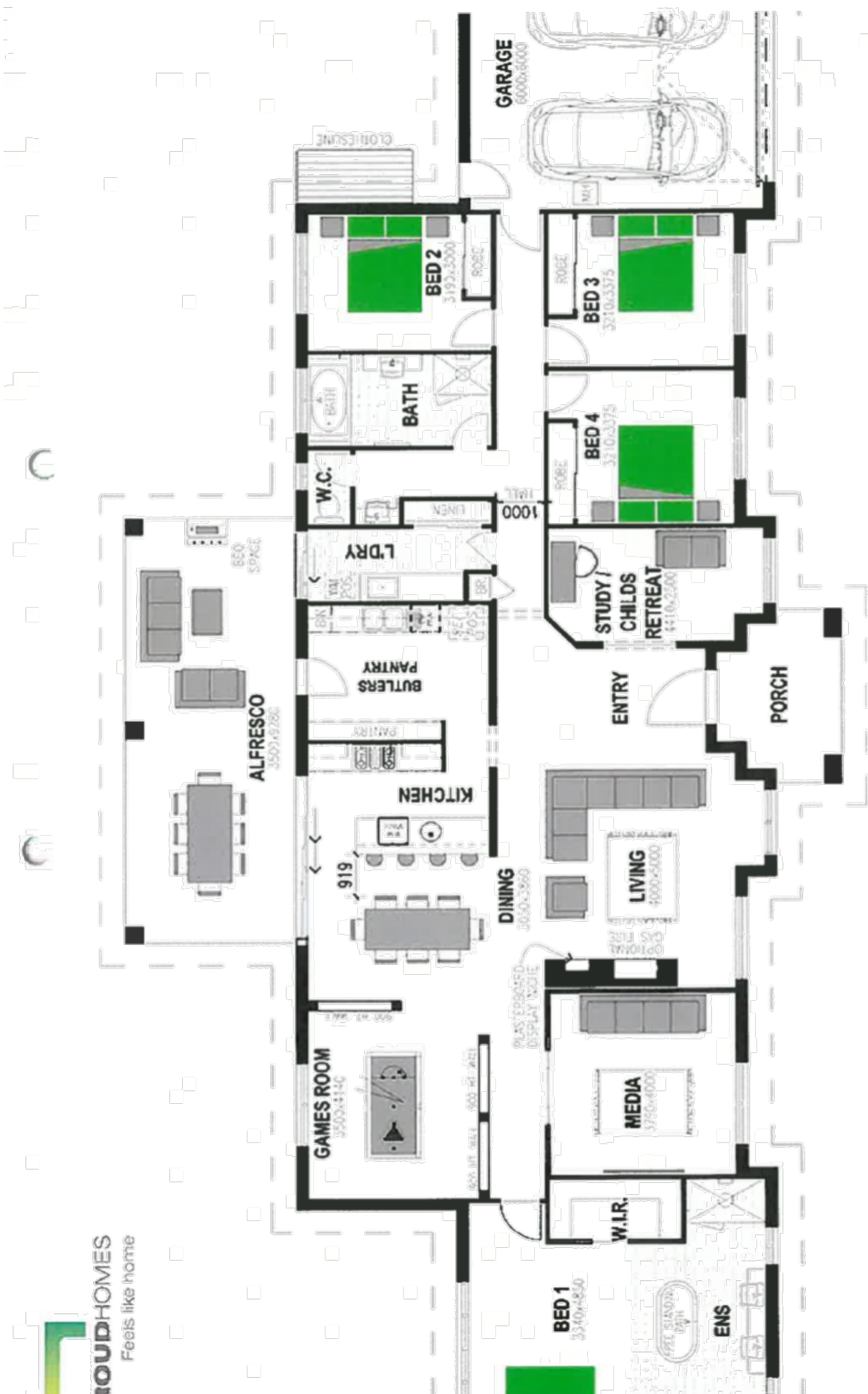
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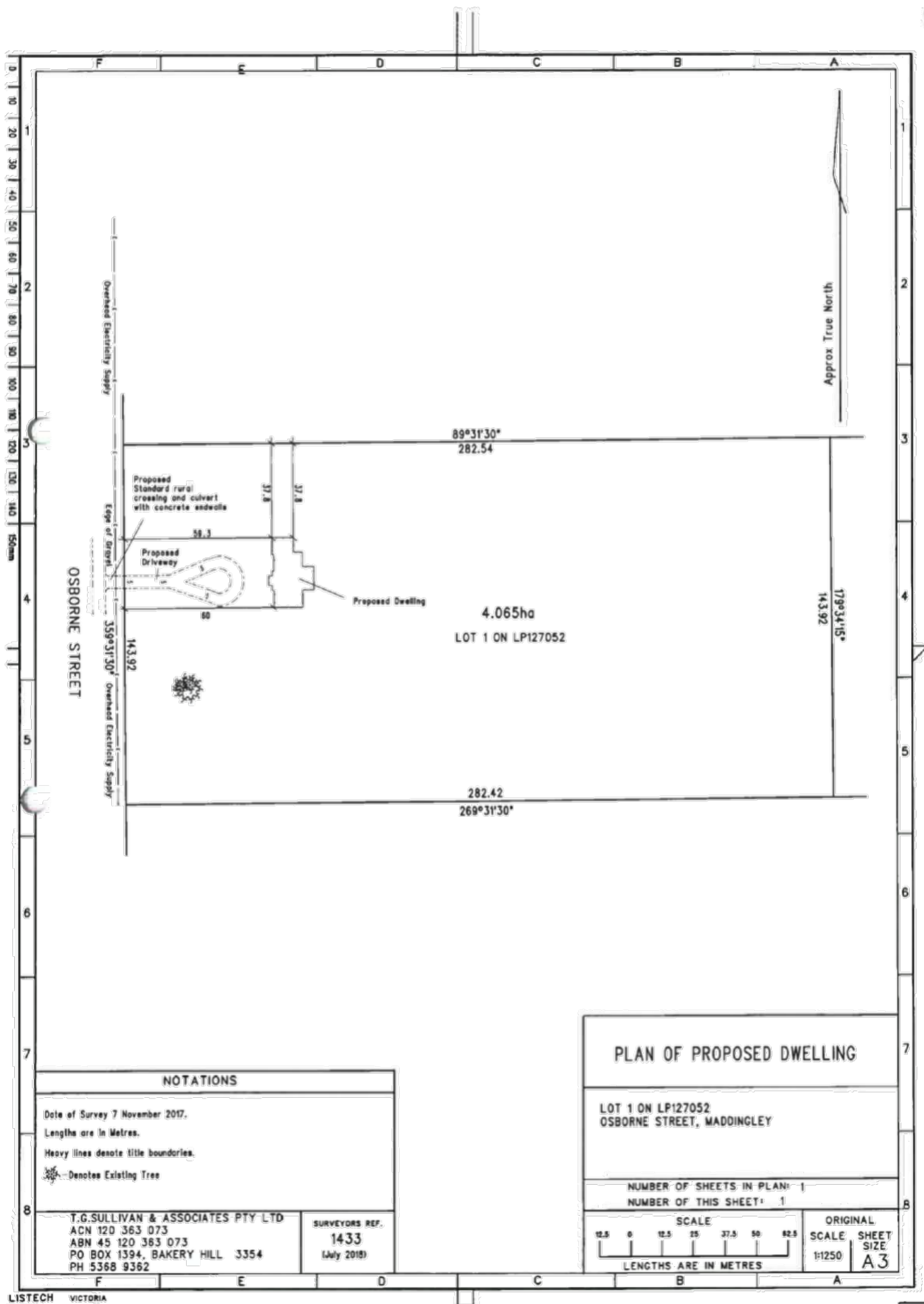
Lengths are in metres.
All dimensions subject to final survey.
— Denotes existing fence.
Location of septic tank and effluent lines provided by land owner.

T.G.SULLIVAN & ASSOCIATES PTY LTD
ACN 120 363 073
ABN 45 120 363 073
PO BOX 1394, BAKERY HILL 3354
PH 5368 9362

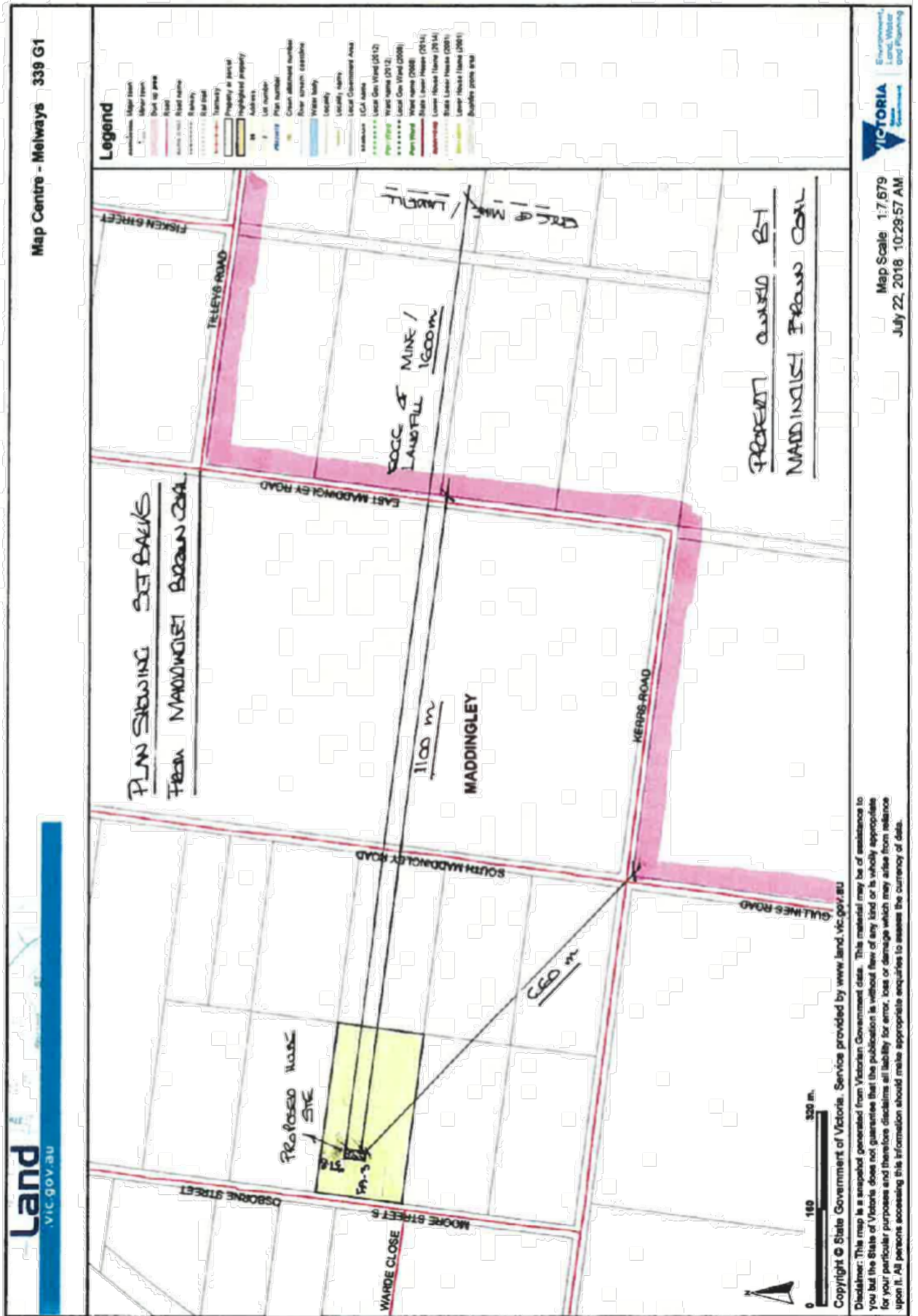
SURVEYORS REF.
1482
(Version 03)
(December 2019)





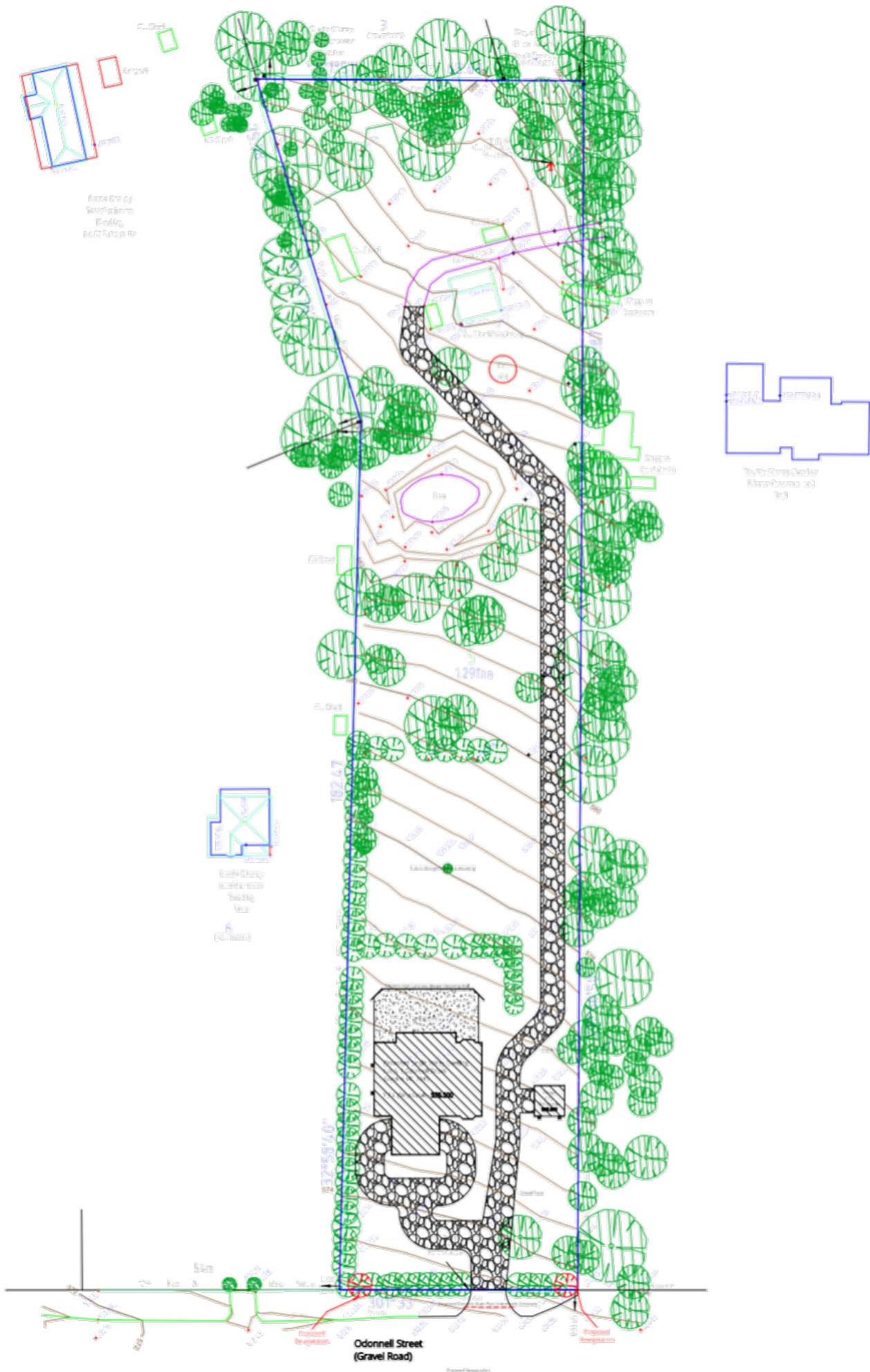




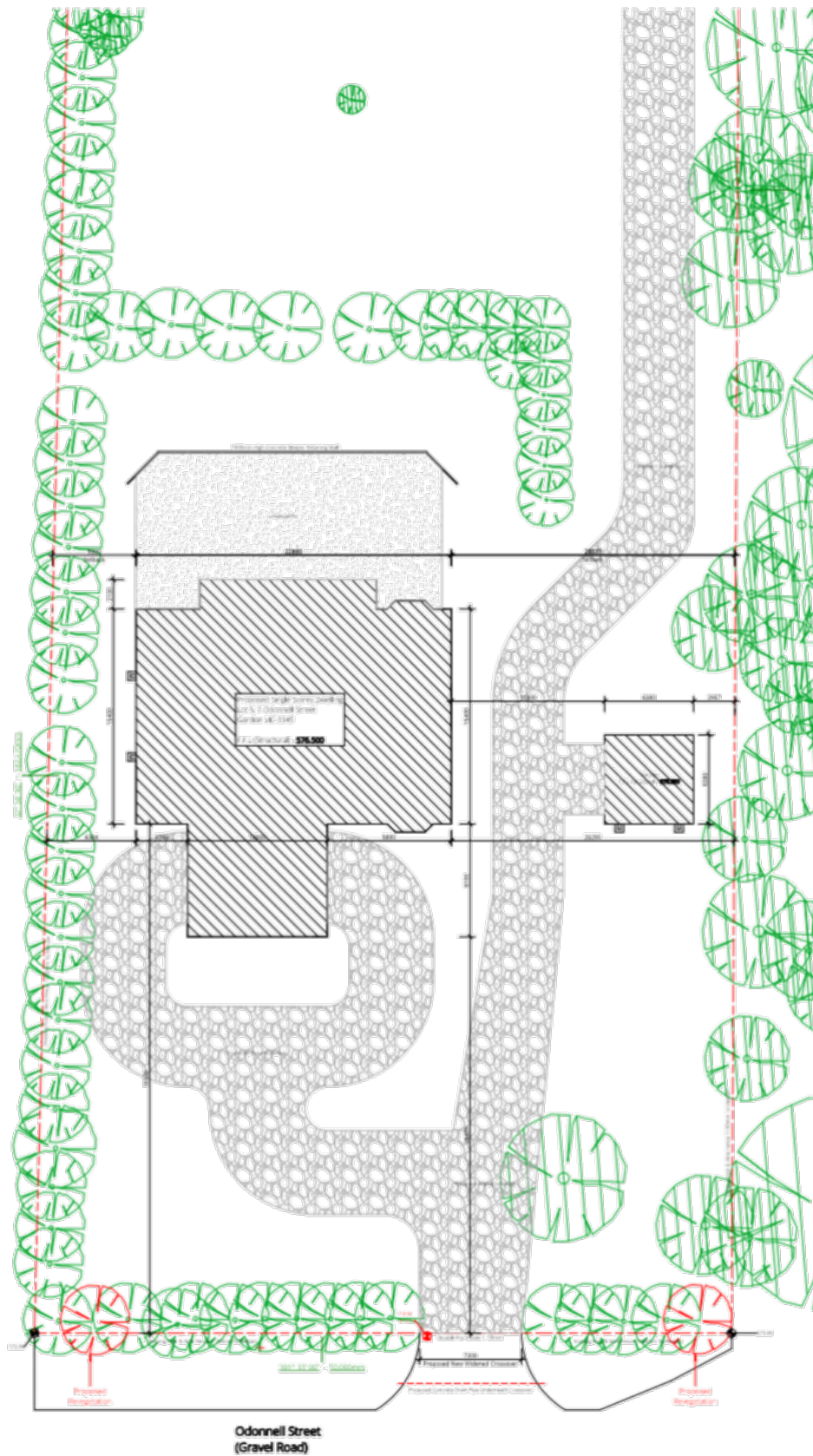




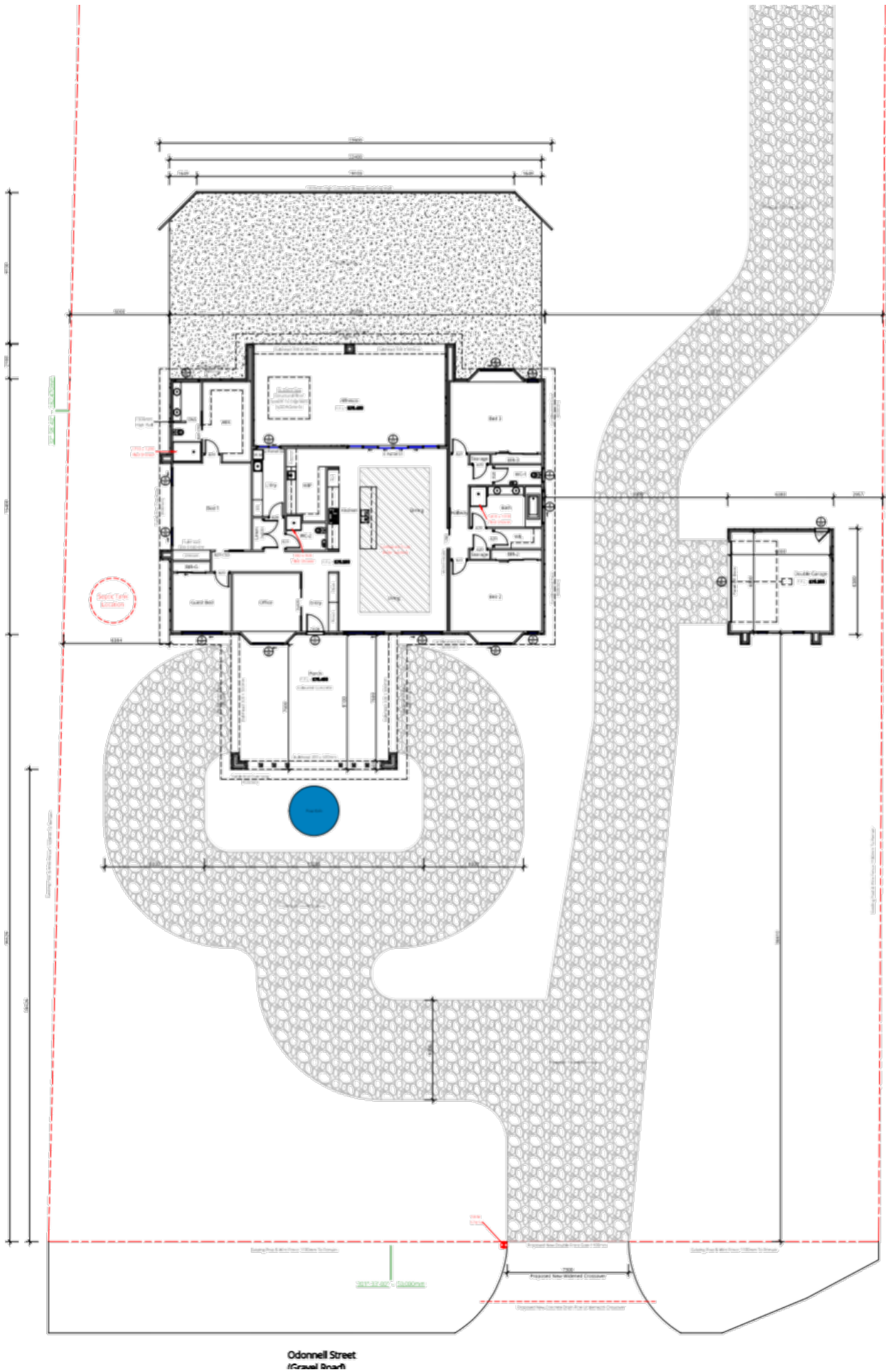
State Government of Victoria. Service provided by www.land.vic.gov.au.



Site Design Response	
Project Name	A-03
Client	
Project Location	
Project Number	
Project Date	
Project Status	
Project Manager	
Project Designer	
Project Engineer	
Project Architect	
Project Planner	
Project Surveyor	
Project Consultant	
Project Specialist	
Project Advisor	
Project Reviewer	
Project Approver	
Project Sign-off	
Project Completion	



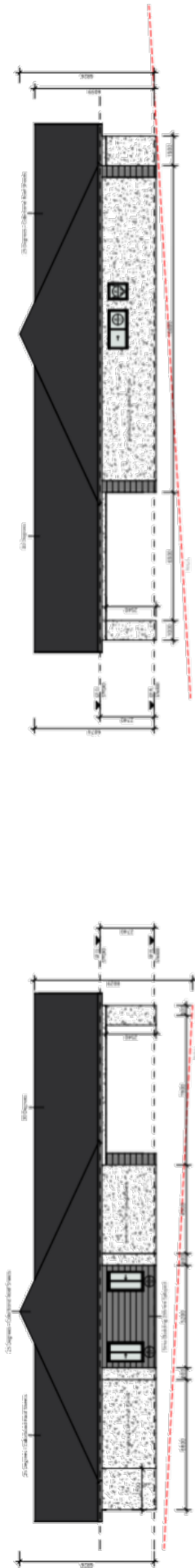
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Planning Application Number: 19/00000/0 Planning Officer: Officer Name		Scale: Scale Drawing No: A-04	
Approved by: Signature Date: Date			



Site Plan
Project Name: S86 Development Assessment Committee Meeting Attachments
Project Number: A-06
Scale: 1:100
Date: 19 August 2020
Author: [Name]
Checked: [Name]
Approved: [Name]

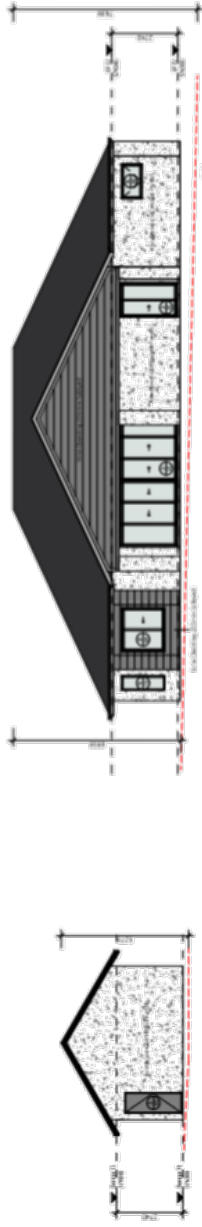


Site Plan
Project Name: S86 Development Assessment Committee Meeting Attachments
Project Number: A-06
Scale: 1:100
Date: 19 August 2020
Author: [Name]
Checked: [Name]
Approved: [Name]



1 West Elevation
1 : 100

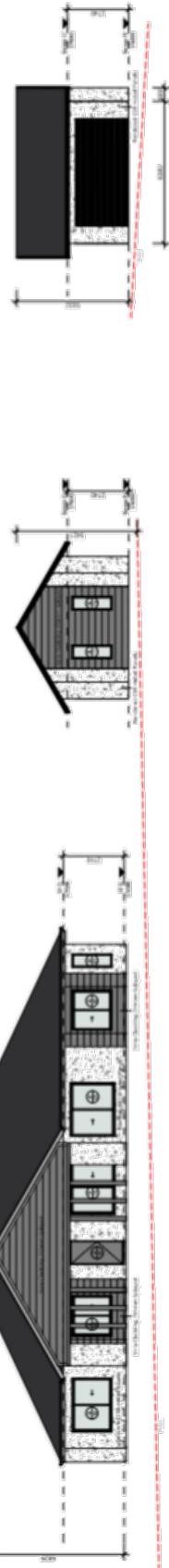
2 East Elevation
1 : 100



3 North Elevation
1 : 100

4 South Elevation
1 : 100


5 East Elevation - Garage
1 : 100



6 West Elevation - Garage
1 : 100

7 Materials
1 : 100

Dark Grey (S100)	Dark Grey (S100)	Dark Grey (S100)	Dark Grey (S100)	Dark Grey (S100)	Dark Grey (S100)	Dark Grey (S100)	Dark Grey (S100)	Dark Grey (S100)	Dark Grey (S100)	Dark Grey (S100)
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Architectural Firm & Details
 123 Street, Suite 100, City, State, Zip
 Phone: (555) 123-4567 | Fax: (555) 987-6543
 Website: www.archfirm.com
 Project: [Project Name]
 Drawing: [Drawing Name]
 Date: [Date]
 Scale: [Scale]
 Author: [Author Name]
 Check: [Check Name]
 Title: [Title]
 A-07

PLAN OF SUBDIVISION

CROWN ALLOTMENTS 1, 2, 9 & 11 SECTION B
PEARCES ROAD, BULLARTO

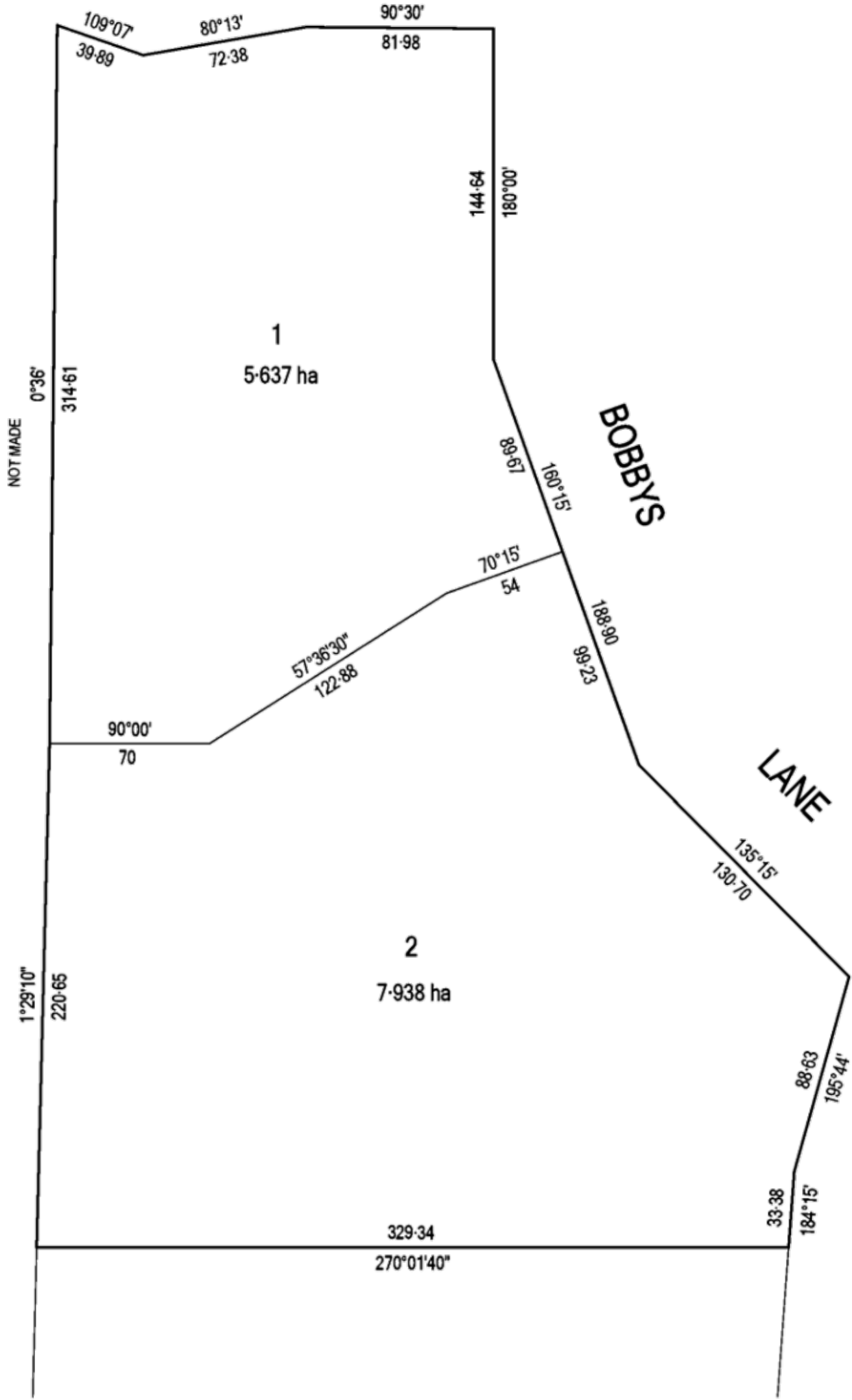


GOVERNMENT ROAD

PEARCES ROAD

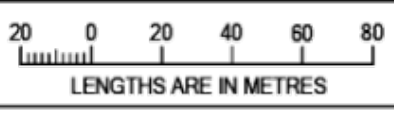
BOBBYS

LANE



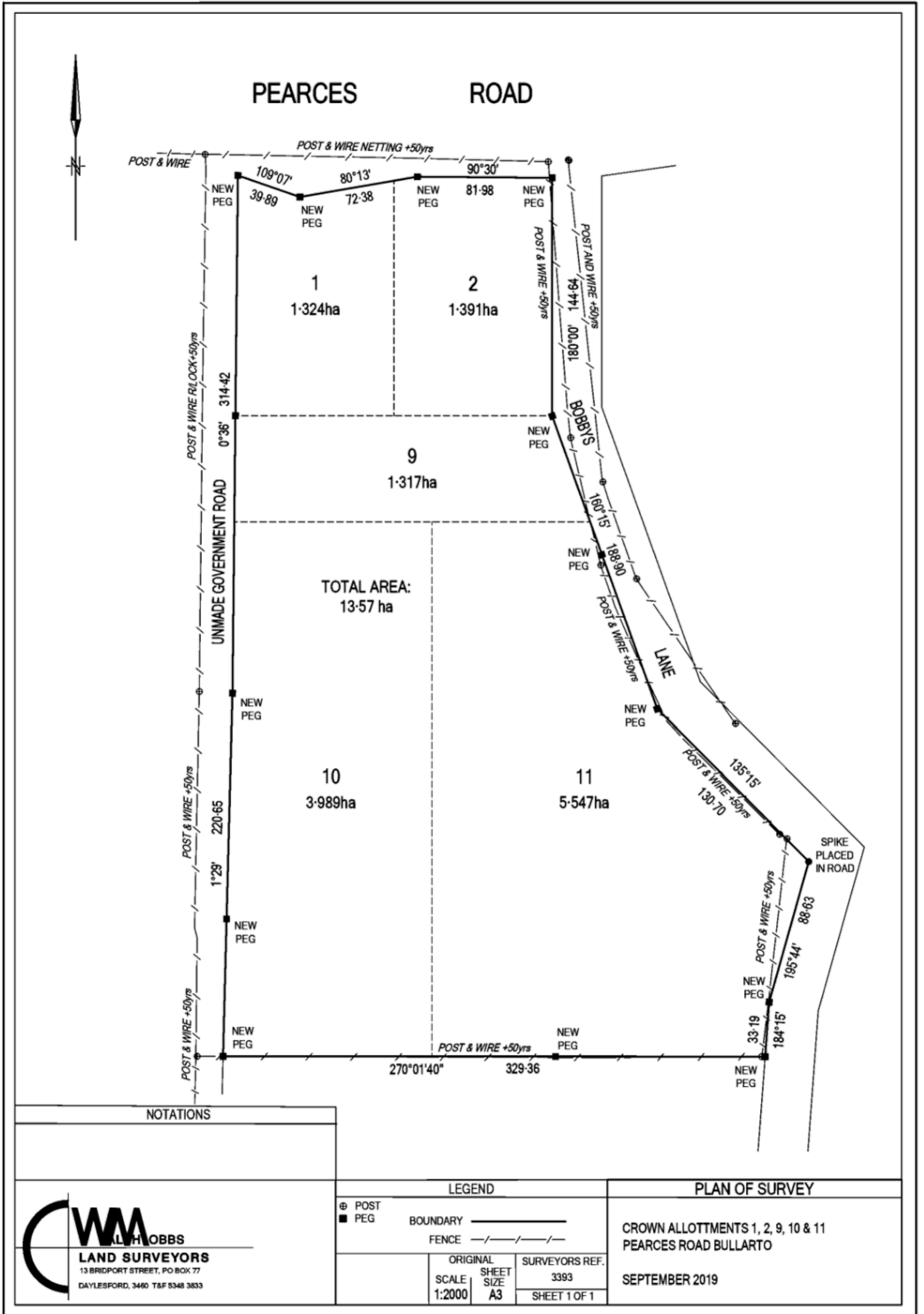
WALSH MOBBS
LAND SURVEYORS
 PO BOX 77, DAYLESFORD 3460
 M 0408 994 985
 admin@walshmobbs.com.au
 www.walshmobbs.com.au

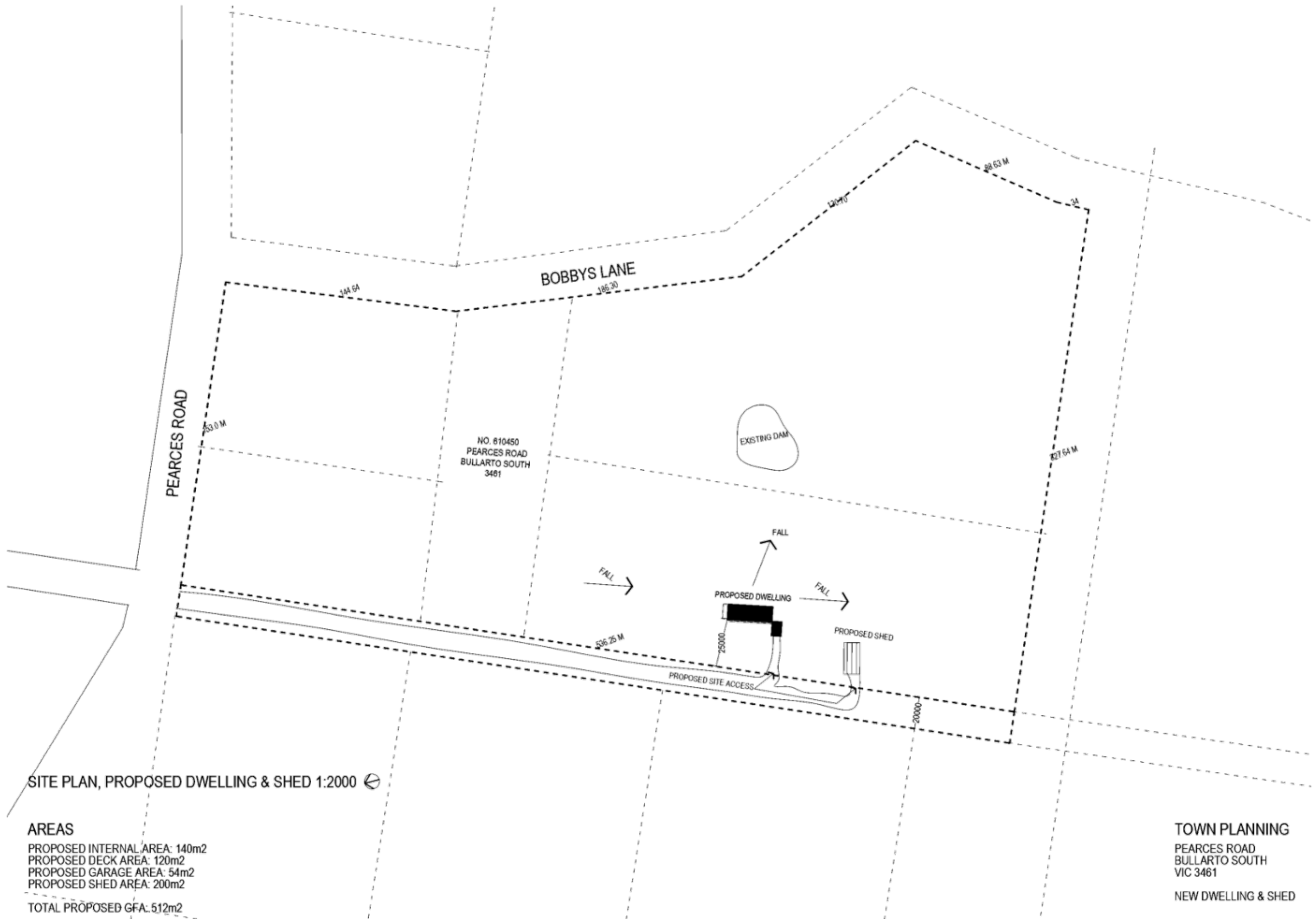
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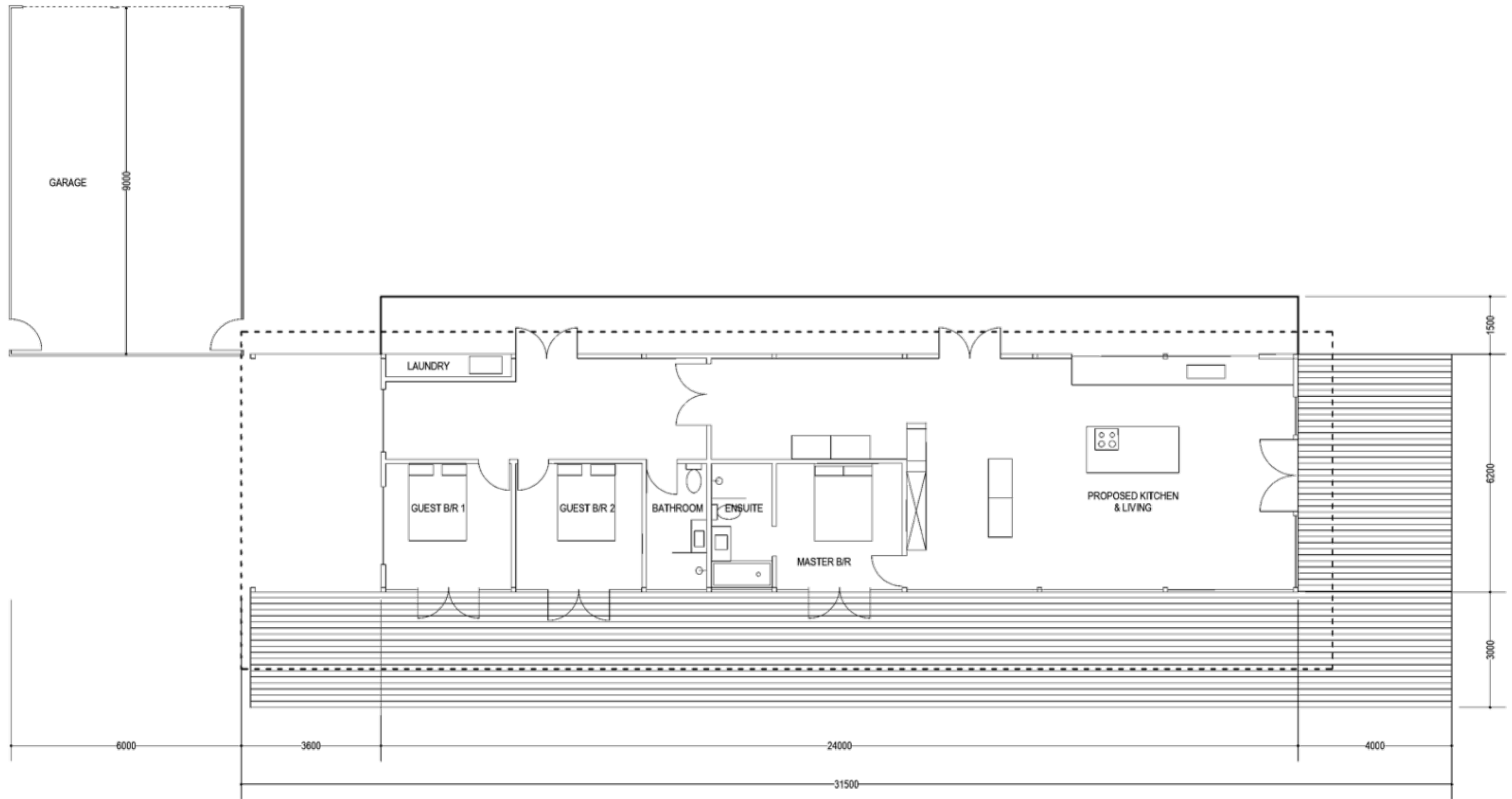


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 SURVEYORS REF: 3393

ROWAN MOBBS L.S. VERSION 1







PLAN, PROPOSED DWELLING 1:100

AREAS

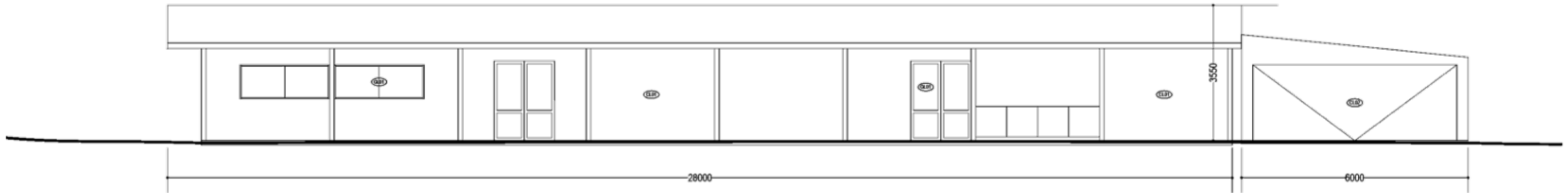
PROPOSED INTERNAL AREA: 140m²
PROPOSED DECK AREA: 120m²
PROPOSED GARAGE AREA: 54m²

TOTAL PROPOSED GFA: 312m²

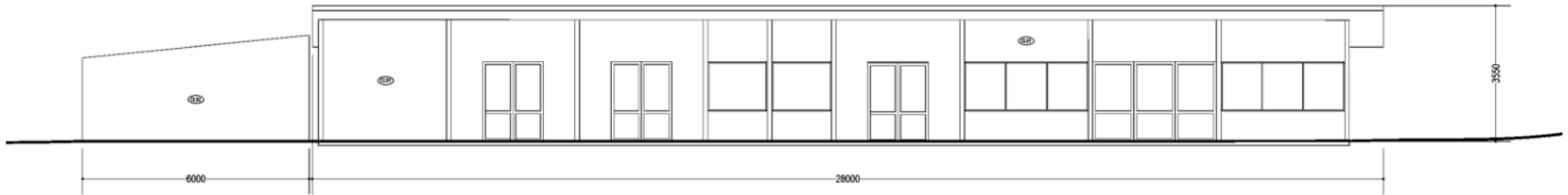
TOWN PLANNING

PEARCES ROAD
BULLARTO SOUTH
VIC 3461

NEW DWELLING & SHED



WEST ELEVATION, PROPOSED DWELLING 1:100



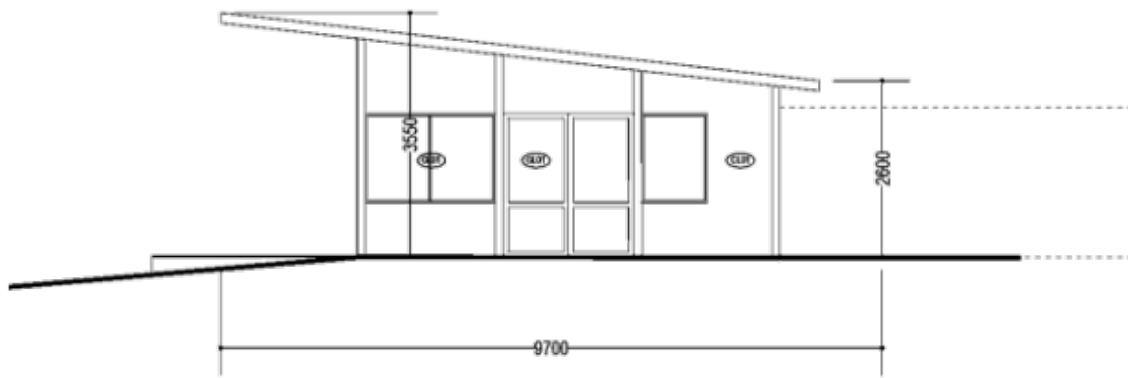
EAST ELEVATION, PROPOSED DWELLING 1:100

MATERIALS

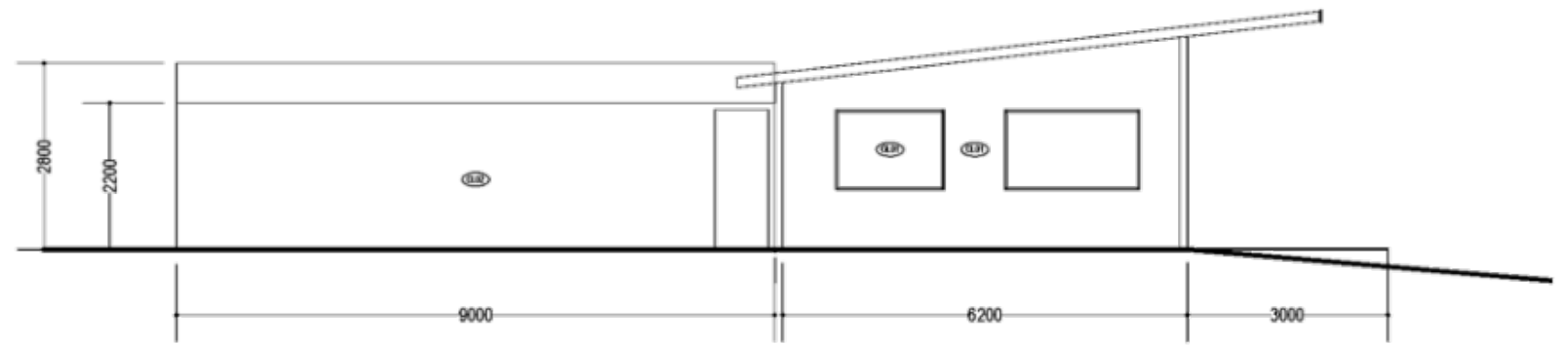
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- CL01: METAL CLADDING
- GL01: TOUGHENED GLAZING

TOWN PLANNING

PEARCES ROAD
BULLARTO SOUTH
VIC 3461
NEW DWELLING & SHED



NORTH ELEVATION, PROPOSED DWELLING 1:100



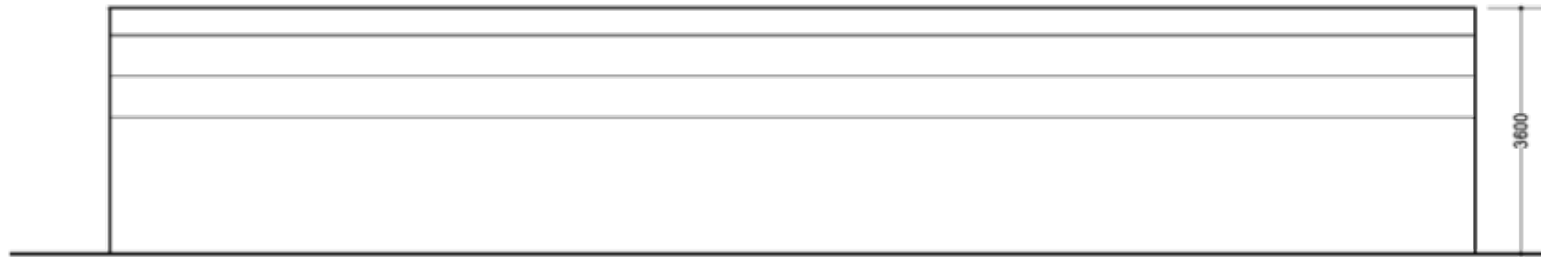
SOUTH ELEVATION, PROPOSED DWELLING 1:100

MATERIALS

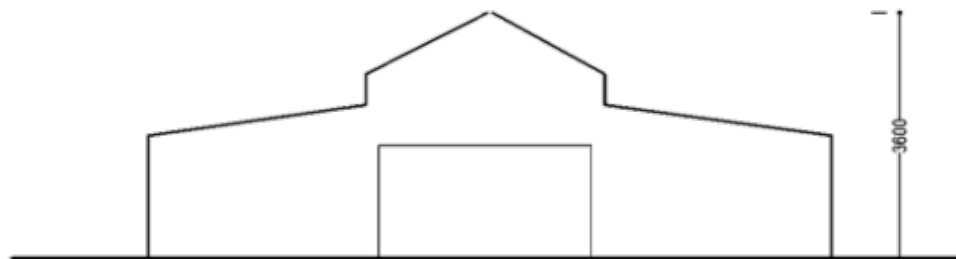
- CL01: FIRE RATED TIMBER CLADDING
- CL01: METAL CLADDING
- GL01: TOUGHENED GLAZING

TOWN PLANNING

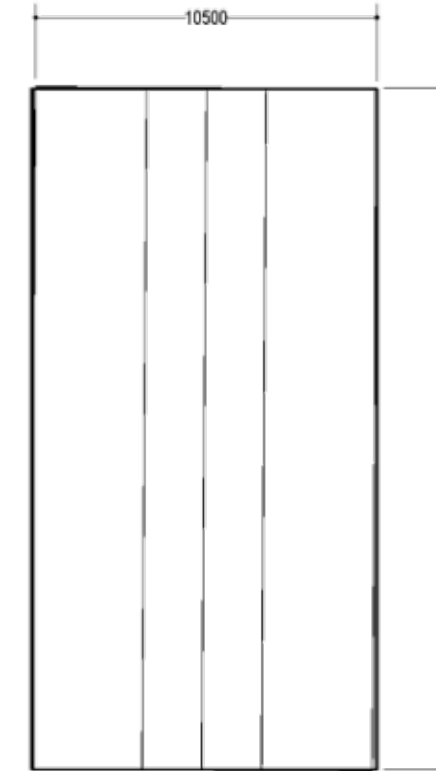
PEARCES ROAD
BULLARTO SOUTH
VIC 3461
NEW DWELLING & SHED



NORTH & SOUTH ELEVATION, PROPOSED SHED 1:100



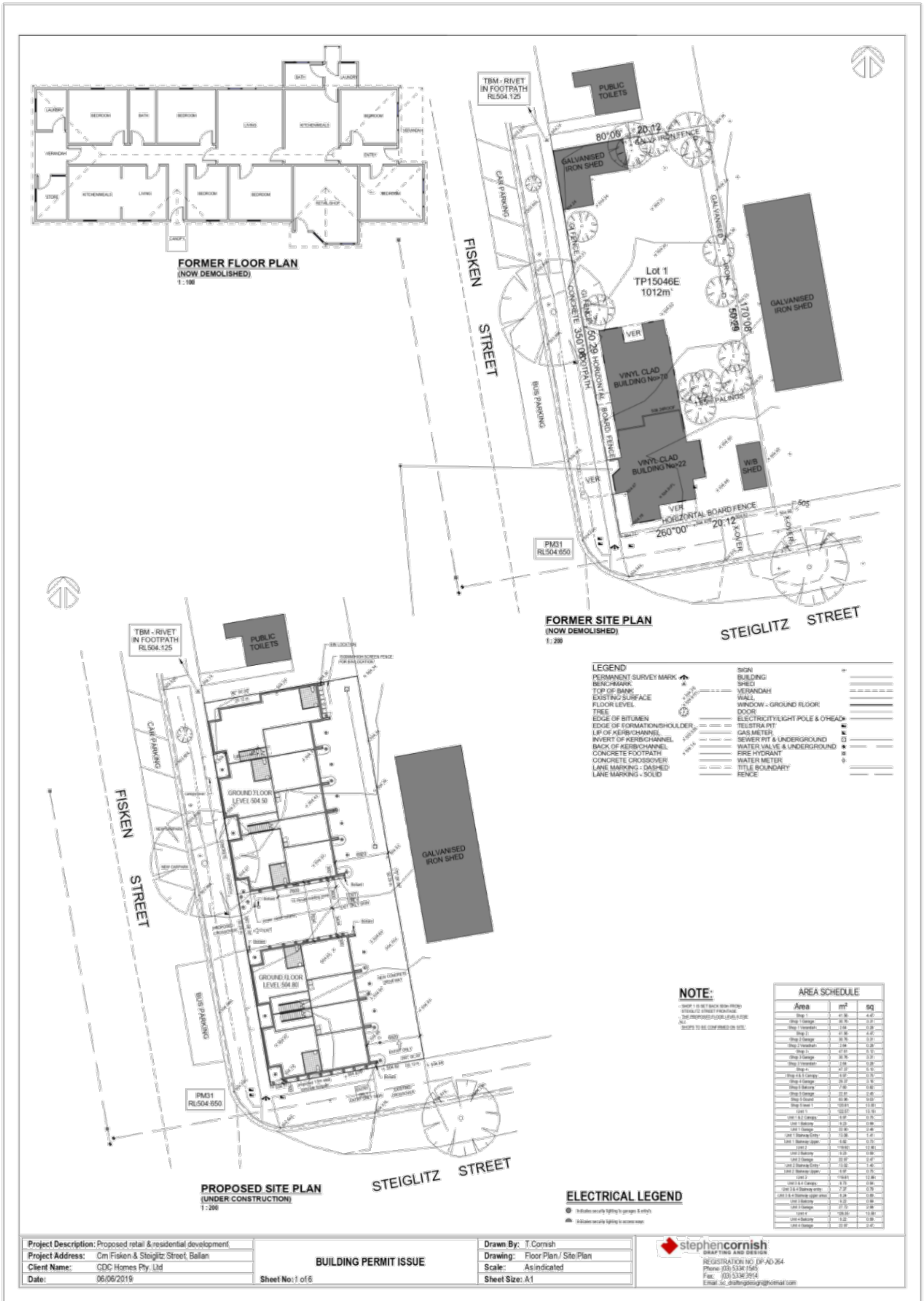
EAST & WEST ELEVATION, PROPOSED SHED 1:100



ROOF PLAN, PROPOSED SHED

MATERIALS
Refer to Manufacturer Spec.

TOWN PLANNING
PEARCES ROAD
BULLARTO SOUTH
VIC 3461
NEW DWELLING & SHED



Project Description: Proposed retail & residential development.
 Project Address: Cm Fisken & Steiglitz Street, Ballan
 Client Name: CDC Homes Pty. Ltd
 Date: 06/06/2019

BUILDING PERMIT ISSUE

Sheet No: 1 of 6

Drawn By: T. Cornish
 Drawing: Floor Plan / Site Plan
 Scale: As indicated
 Sheet Size: A1

stephencornish
 DRAFTING AND DESIGN
 REGISTRATION NO. DP-AD-264
 Phone: (03) 5334 1545
 Fax: (03) 5334 3914
 Email: sc.drafting@stephencornish.com

ELEVATIONS

PROPOSED FLOOR PLANS
(UNDER CONSTRUCTION)

GROUND FLOOR PLAN
1:100

FIRST FLOOR PLAN
1:100

LEGEND

- ① Indicates location of Service Ductwork.
- ② Sealed External Part to Eels, Sinks, etc. (Dry or Wet) - Construction set out with 'Sealed' - MATERIALS SPECIFIED TO BE IDENTICAL TO SUPPLIER SET.
- ③ Location of Anchorage Points - Provide sealed anchor points to substrate to comply with Technical Note 3 - ANCHORAGE DETAIL - Provide sealed anchor points to substrate in accordance with Technical Note - Anchor Design.
- ④ Indicates location of Clean Pipes.
- ⑤ Indicates location of Floor Tiles - ACES - floor openings to be finished in wet areas (comply with NCC) - Part 3.5.1. Wet Areas be waterproofed to same standard in accordance with Table 3.5.1.1, and comply with A.S.2340.
- ⑥ Indicates location of floor needs to upper store level & ramp.

RAMP DETAIL:

SHOULDS TO SHOP UNIT DOORS TO COMPLY WITH THE FOLLOWING:

MIN. GRADE 1/50
MAX. LENGTH 1200mm
MAX. HEIGHT 2000mm

Project Description: Proposed retail & residential development.	BUILDING PERMIT ISSUE
Project Address: Cm Fiskens & Steiglitz Street, Ballan	Drawn By: T. Cornish
Client Name: CDC Homes Pty. Ltd	Drawing: Proposed Floor Plan
Date: 06/06/2019	Scale: 1:100
Sheet No: 2 of 6	Sheet Size: A1

REGISTRATION NO. DP-AD-264
Phone: (03) 5334 1545
Fax: (03) 5334 3914
Email: sc.draftingplus@gmail.com

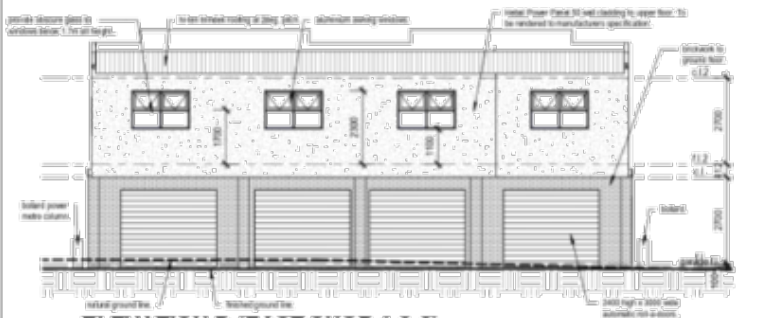
PROPOSED ELEVATION PLANS (UNDER CONSTRUCTION)



ELEVATION C (WEST SHOP 3 - 5)



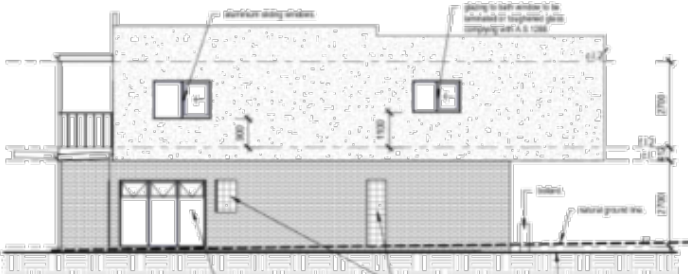
ELEVATION C (WEST SHOP 1 & 2)



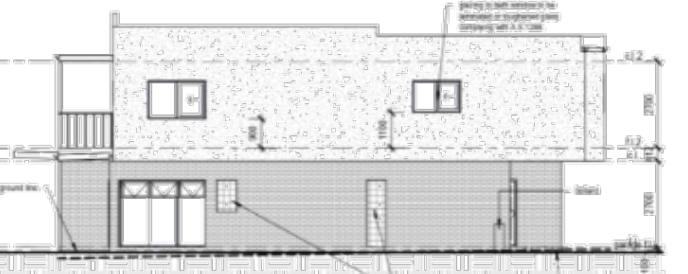
ELEVATION D (EAST SHOP 1 & 2)



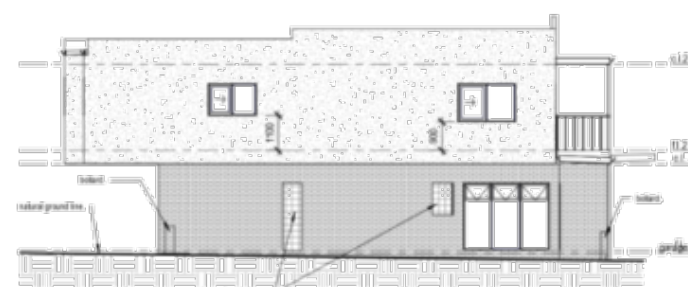
ELEVATION D (EAST SHOP 3 - 5)



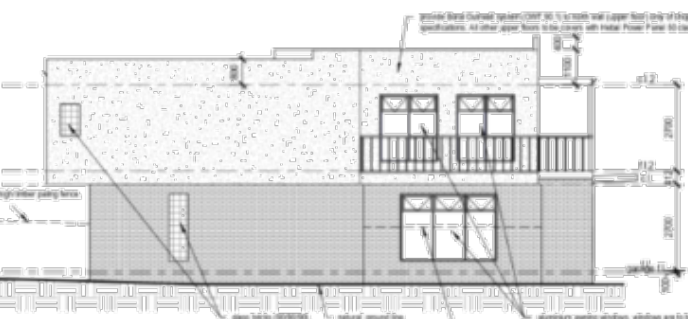
ELEVATION A (SOUTH SHOP 1/UNIT 1)



ELEVATION A (SOUTH SHOP 3/UNIT 3)



ELEVATION B (NORTH SHOP 2/UNIT 2)



ELEVATION B (NORTH SHOP 5)

FRAME SCHEDULE table with columns for Wall Frame (Studs, Jamb Studs, Top & Bottom Plate, Noggings, Bracing) and Window Lintels, listing dimensions and materials.

GENERAL NOTES section containing detailed construction instructions and ENERGY RATING REQUIREMENTS for the building.

COLOUR SCHEDULE

- COLOUR SCHEDULE list detailing color specifications for ROOF, OUTSIES & FACIA, WALLS, ENCASED, WINDOW AND DOOR FRAMES, TIMBER, ROLLER DOORS, and FURTE HANDRAILS & FINISHES.

General Notes (NCC 2019 BCA Vol 1) section providing detailed technical specifications and compliance requirements for various building elements.

Project Description: Proposed retail & residential development. Project Address: Cm Fiskens & Steiglitz Street, Ballan. Client Name: CDC Homes Pty. Ltd. Date: 06/06/2019.

BUILDING PERMIT ISSUE. Sheet No: 3 of 6.

Drawn By: T Cornish. Drawing: Elevations. Scale: As indicated. Sheet Size: A1.



LEGEND

TYPE & CONSTRUCTION: Ref: 1.2.2.4
 1.2.2.5
 TYPE OF CONSTRUCTION: Item 5 - Standard Fire Floor
 (EXTERNAL WALLS)
 Item 4 (2.2.5) - External fire wall - Masonry cavity wall with FR (S1000)
 Item 3 - Masonry or concrete or masonry or concrete with FR (S1000)
 Item 1.2.2.4 - External fire wall - Solid (Type 2)
 Item 2 - Masonry fire floor - Masonry cavity system (Type 2) FR (S1000)

INTERNAL WALLS
 * Masonry: Type 2/3 - 2.2.2 Masonry system FR (S1000) - Type 2/3 (S1000)
 * Masonry: Type 2/3 - 2.2.2 Masonry system FR (S1000) - Type 2/3 (S1000)

GLAZING
 * Masonry: 2.2.2 Masonry system FR (S1000) - Type 2/3 (S1000)
 * Masonry: 2.2.2 Masonry system FR (S1000) - Type 2/3 (S1000)

DOORS
 DT - 90 min fire door not less than 20mm thick and self-closing and tight fitting
 D2 - 1.50 min fire door
 D3 - Single leaf door - provide a fire resistance based solution

GLAZED BLOCKS
 - Item 2 to be S1000

STAIRS
 - Masonry area under stairs (S1000) - 2.2.2 Masonry system FR (S1000)

INSULATION
 - All insulation in walls to be non-combustible

STEEL WALLS
 - All steel walls to be fire-rated unless stated

NOTE
 - Refer to Appendix 'The Red Book' for type of insulation & ceiling
 - External wall & ceiling system see 'The Red Book'

GROUND FLOOR FIRE RATING PLAN
 1:100

FIRST FLOOR FIRE RATING PLAN
 1:100

STAIRWAY LOCATION & HANDRAIL EXTENSIONS AT BOUNDARY

PLAN

SECTIONAL VIEW

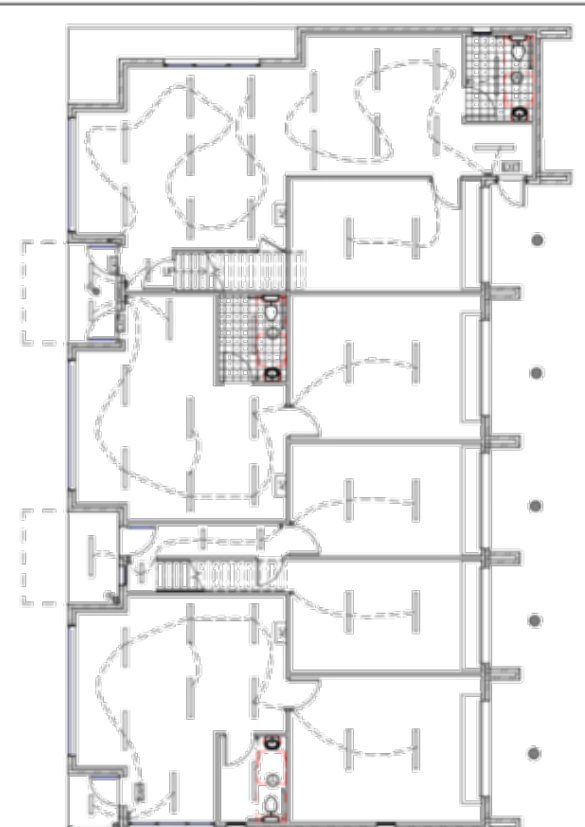
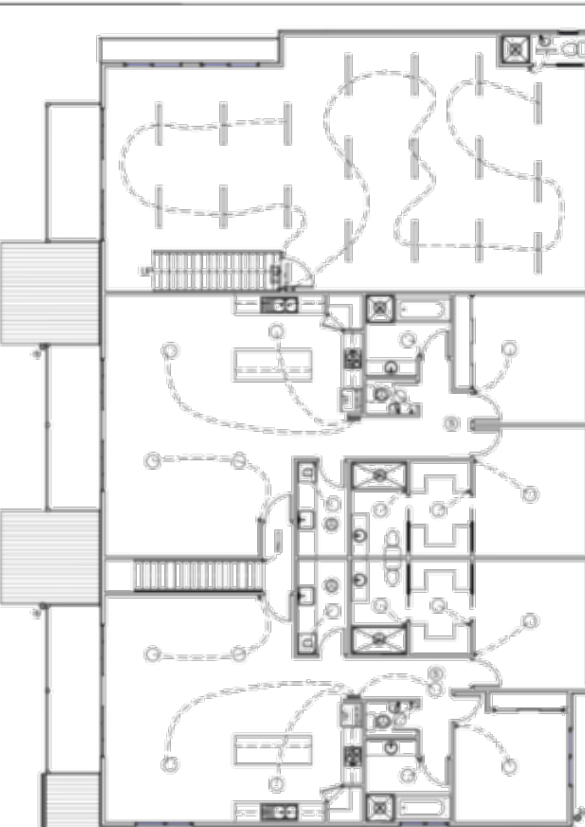
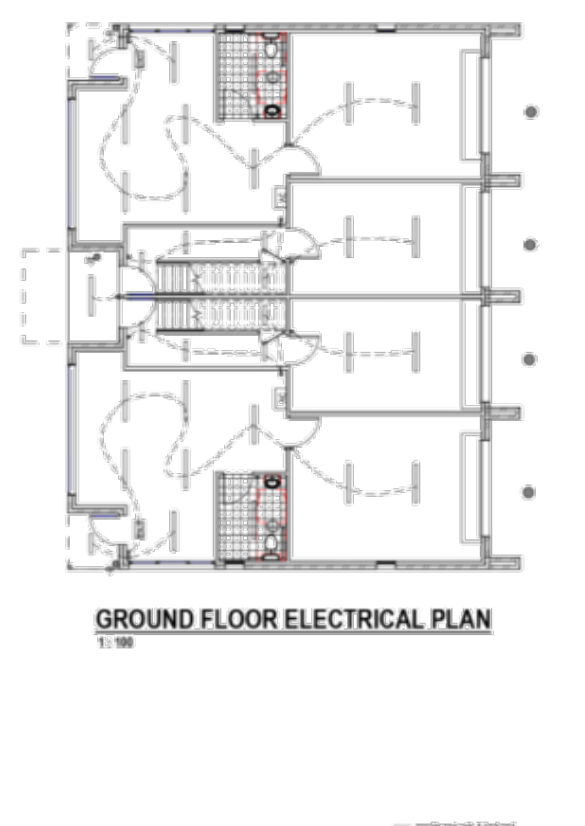
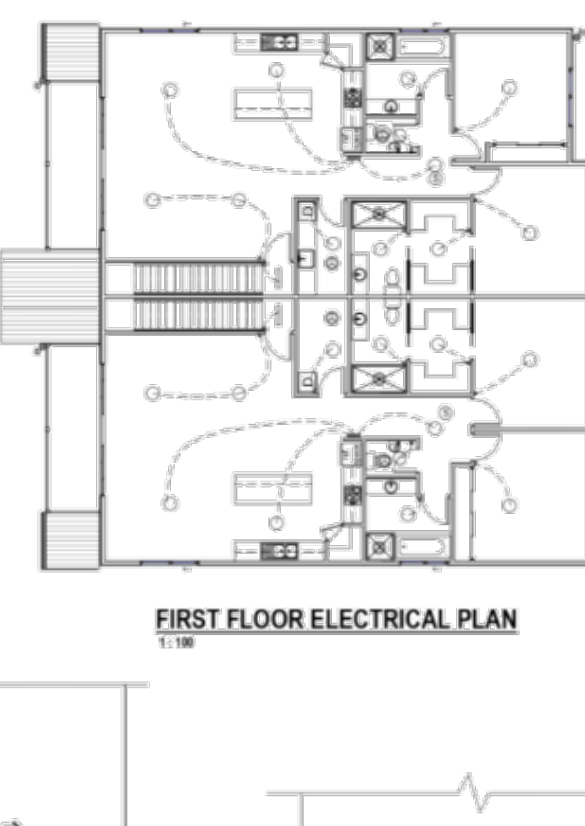
Project Description: Proposed retail & residential development.
 Project Address: Cm Fiske & Steiglitz Street, Ballan
 Client Name: CDC Homes Pty. Ltd
 Date: 06/06/2019

BUILDING PERMIT ISSUE

Sheet No: 5 of 6

Drawn By: T. Cornish
 Drawing: Fire Rating
 Scale: As indicated
 Sheet Size: A1

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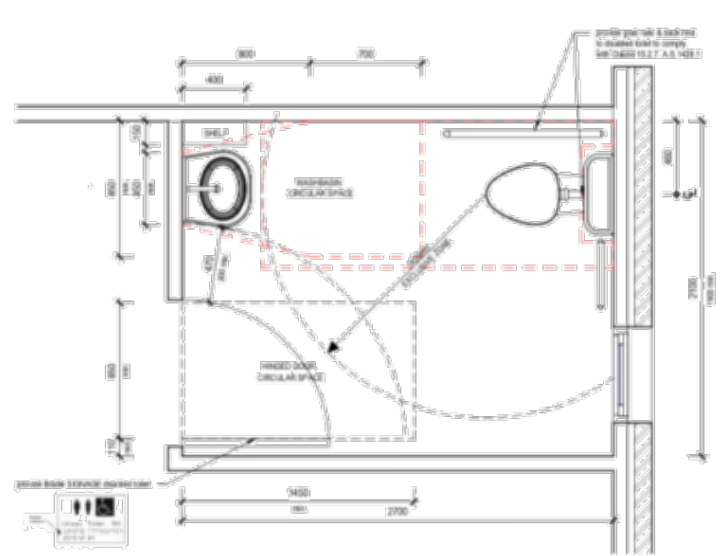





LEGEND

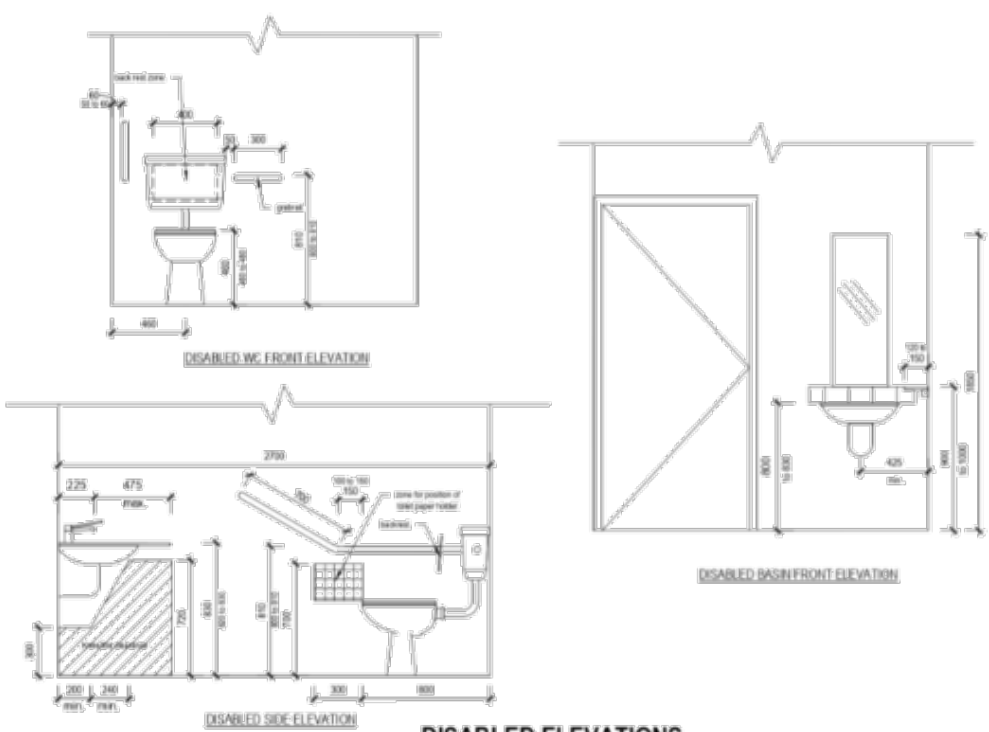
- Floorlight note
- ⊕ Smoke alarm
- Light switch
- 2x16x110mm surface mounted fluorescent luminaire
- 2x16x150mm surface mounted fluorescent luminaire
- ⊕ single aimed wall mounted emergency wallwair
- ⊕ double aimed for ambient task lighting
- ⊕ double aimed for ambient task lighting not less than 150cm
- ⊕ Air conditioning unit
- ⊕ security lighting to perimeter
- ⊕ security lighting to access ways

GROUND FLOOR ELECTRICAL PLAN
1:100

FIRST FLOOR ELECTRICAL PLAN
1:100




DISABLED FLOOR PLAN



DISABLED ELEVATIONS

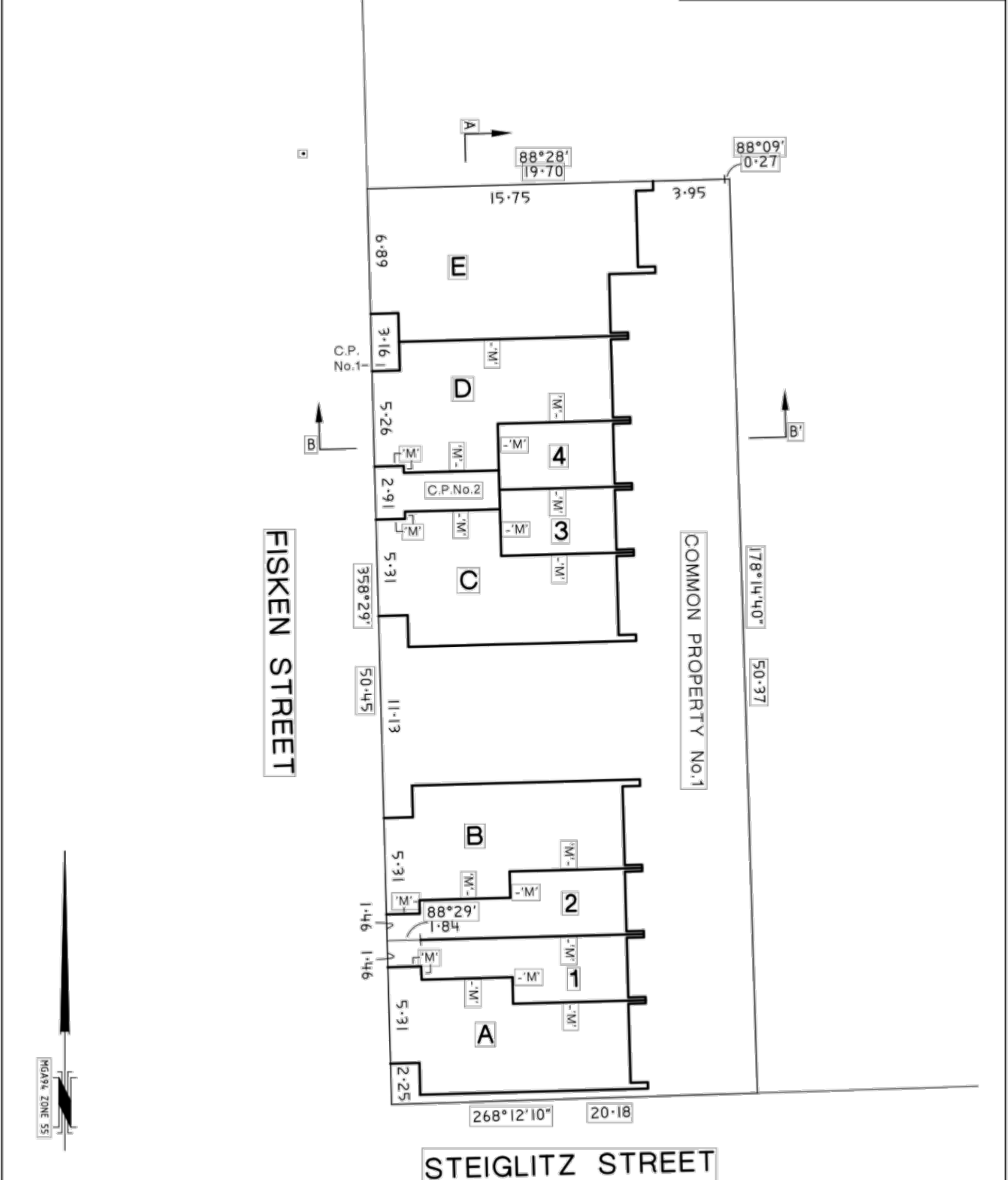
<p>Project Description: Proposed retail & residential development.</p> <p>Project Address: Cm Fiske & Steiglitz Street, Ballan</p> <p>Client Name: CDC Homes Pty. Ltd</p> <p>Date: 06/06/2019</p>	<p>BUILDING PERMIT ISSUE</p>	<p>Drawn By: T Cornish</p> <p>Drawing: Electrical Plan</p> <p>Scale: As indicated</p> <p>Sheet Size: A1</p>
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REGISTRATION NO. DP-AD-264
Phone: (03) 5334 1545
Fax: (03) 5334 3914
Email: sc.drafting@stephencornish.com

PLAN OF SUBDIVISION		EDITION 1	PS836761M	
LOCATION OF LAND PARISH: BALLAN TOWNSHIP: BALLAN SECTION: 8 CROWN ALLOTMENT: 2 (PART) CROWN PORTION: ----- TITLE REFERENCE: VOL 10488 FOL 380 LAST PLAN REFERENCE: TP15046E POSTAL ADDRESS: 22, 22A FISKEN STREET & 70 STEIGLITZ STREET BALLAN 3342 MGA 94 E 255 090 CO-ORDINATES N 5 834 840 ZONE: 55		COUNCIL NAME: MOORABOOL		
VESTING OF ROADS AND/OR RESERVE		NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON	Boundaries shown by thick continuous lines are defined by buildings. Location of boundaries defined by buildings: Median: The boundaries marked 'M'. Exterior Face: All other boundaries. LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS FOR DETAILS OF ANY OWNERS CORPORATIONS INCLUDING PURPOSE, RESPONSIBILITY, ENTITLEMENT & LIABILITY SEE OWNERS CORPORATION SEARCH REPORT, OWNERS CORPORATION ADDITIONAL INFORMATION AND IF APPLICABLE, OWNERS CORPORATION RULES		
NIL	NIL			
NOTATIONS				
DEPTH LIMITATION DOES NOT APPLY				
SURVEY This plan is based on survey. STAGING This is not a staged subdivision. Planning Permit No. This survey has been connected to permanent mark No(s) In Proclaimed Survey Area No.				
Area of Site: 1012m² No. of Lots: 9				
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
EASEMENTS & RIGHTS IMPLIED BY SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLY TO THE WHOLE OF THE LAND ON THIS PLAN.				
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
 JCA Land Consultants THE SUBDIVISION SPECIALISTS Surveying Engineering Town Planning Suite 8, 303 Maroondah Highway Ringwood Vic, Australia 3134 Phone 03 9735 4888 Email jca@jcalc.com.au www.jcalc.com.au		REF. 21858 VERSION 01 <small>LICENSED SURVEYOR: ANTHONY PETER RALPH 04/12/19 G.R.</small>	ORIGINAL SHEET SIZE A3 SHEET 1 OF 4	

DIAGRAM 1
GROUND LEVEL AND GROUND STOREY PS836761M



Preliminary

IMPORTANT NOTE:
BOUNDARIES AND AREAS SHOWN ON THIS PLAN ARE BASED ON THE ARCHITECTURAL PLANS PROVIDED AND HAVE NOT BEEN CONFIRMED ON SITE.

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Phone 03 9735 4888 Email jca@jcalc.com.au www.jcalc.com.au

REF. 21858
VERSION 01

SCALE 1:200

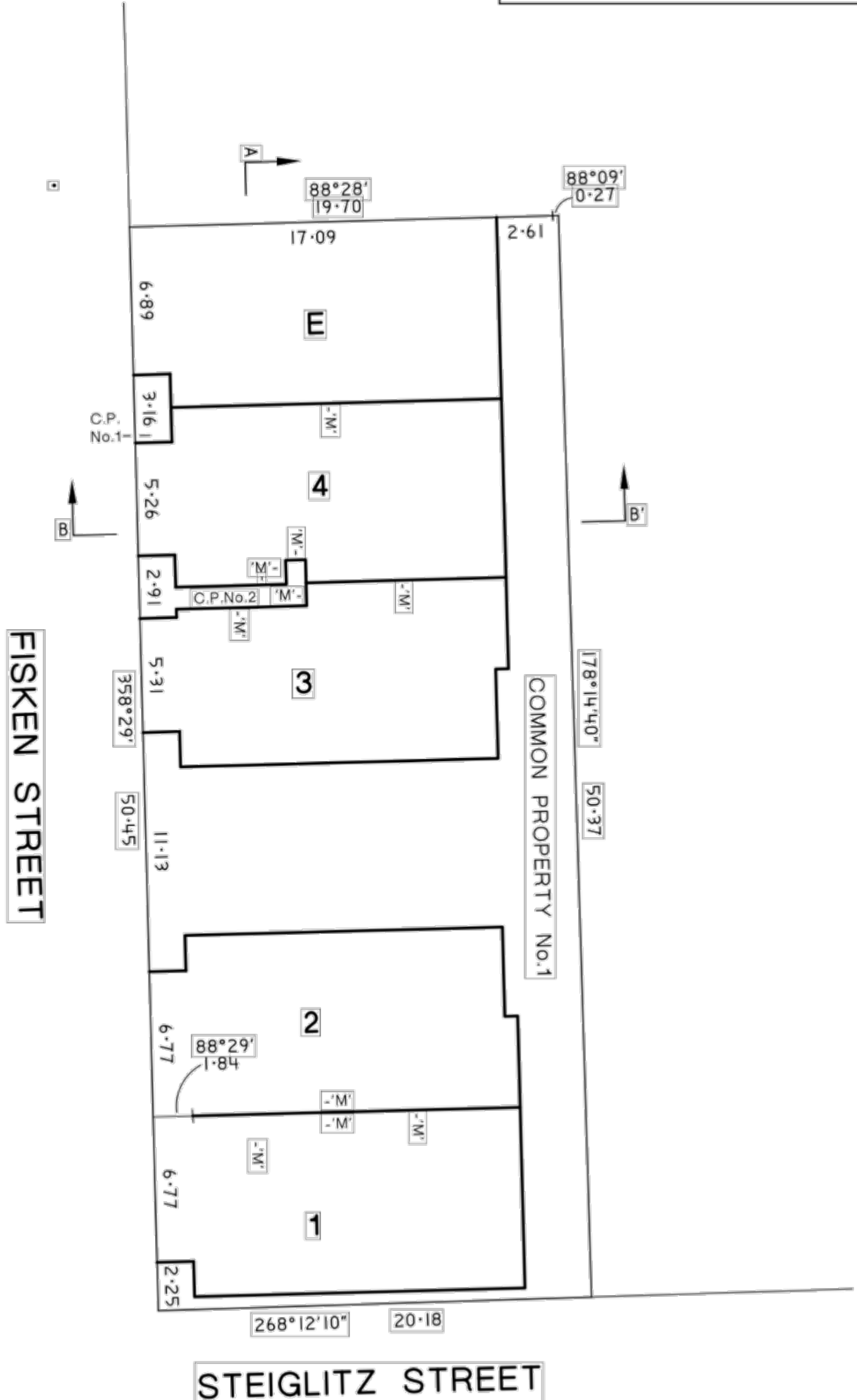
LENGTHS ARE IN METRES

LICENSED SURVEYOR: ANTHONY PETER RALPH
04/12/19
G.R.

ORIGINAL SHEET SIZE A3 SHEET 2

DIAGRAM 2
FIRST FLOOR AND ABOVE

PS836761M



Preliminary

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VERSION 01

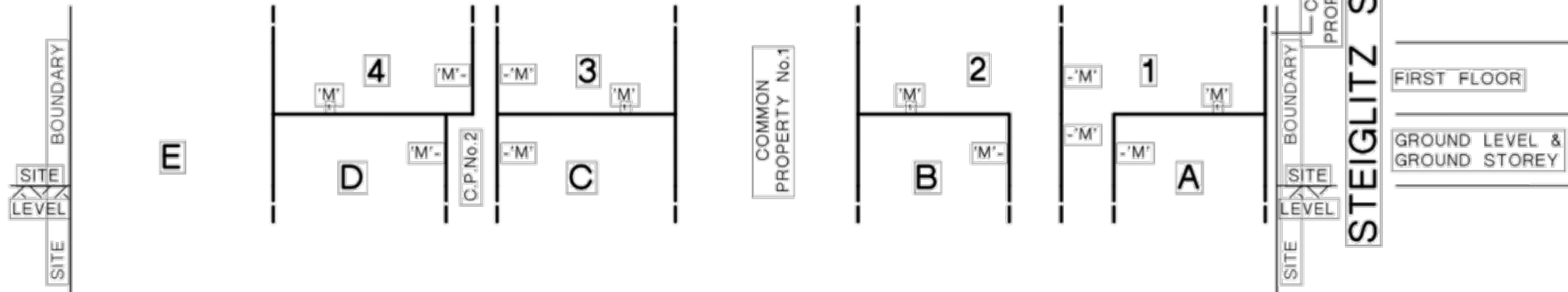
SCALE
1:200

LENGTHS ARE IN METRES

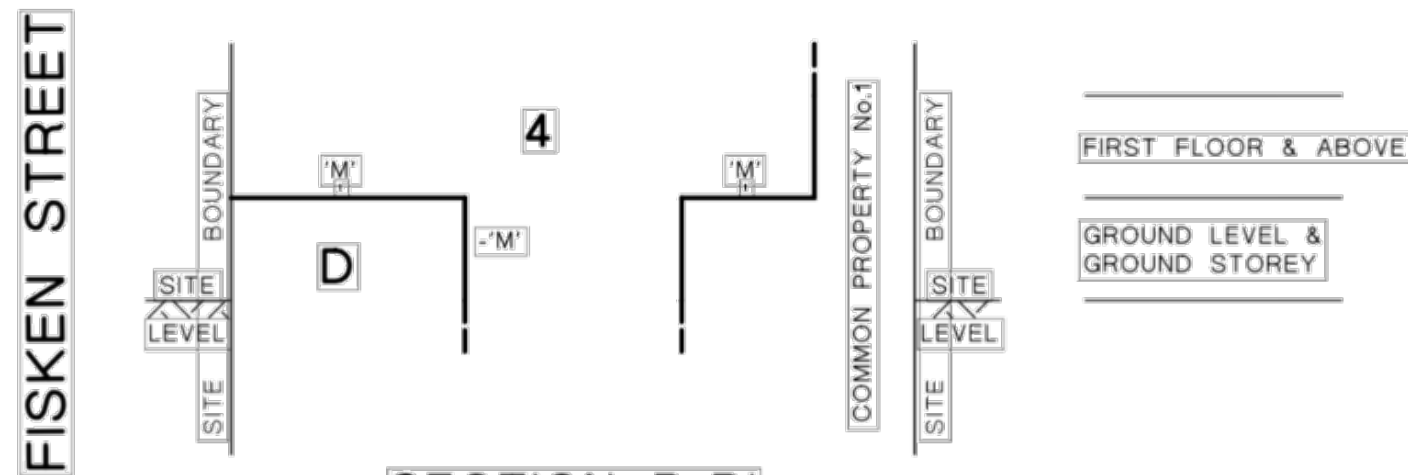
LICENSED SURVEYOR: ANTHONY PETER RALPH
04/12/19
G.R.

ORIGINAL SHEET SIZE A3	SHEET 3
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PS836761M



SECTION A-A'
(NOT TO SCALE)



SECTION B-B'
(NOT TO SCALE)
(TYPICAL FOR LOTS 1-4)



REF. 21858
VERSION 01

Preliminary

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SCALE 1:200	<p>LENGTHS ARE IN METRES</p>	ORIGINAL SHEET SIZE A3	SHEET 4
LICENSED SURVEYOR: ANTHONY PETER RALPH 04/12/19 G.R.			

DESIGN HORTENSIS <small>DWG</small> Planting Plan		ID: N/D	
Jane Dennithorne Marpeang, 184 Inglis St. Ballan T: 0403 891 170 E: jane@designhortensis.com.au		CLIENT: EDQ Group	DATE: Nov 2017
PROJECT: 22 Fisken Street, Ballan		SCALE: 1:200	REV: 3

PROPOSED SITE PLAN
(UNDER CONSTRUCTION)

Notes:

Install Weld mesh sheet - attach to brick walls between garage doors with 10-20mm gap off wall.




Install watering system to each garden bed, 13mm drip line connected with pvc pipe run under concrete drive. Attach to tap with battery operated controller with rain controller, set to early morning water, 1 hour/3 days a week (winter) 5 days week (summer).

Planting information:

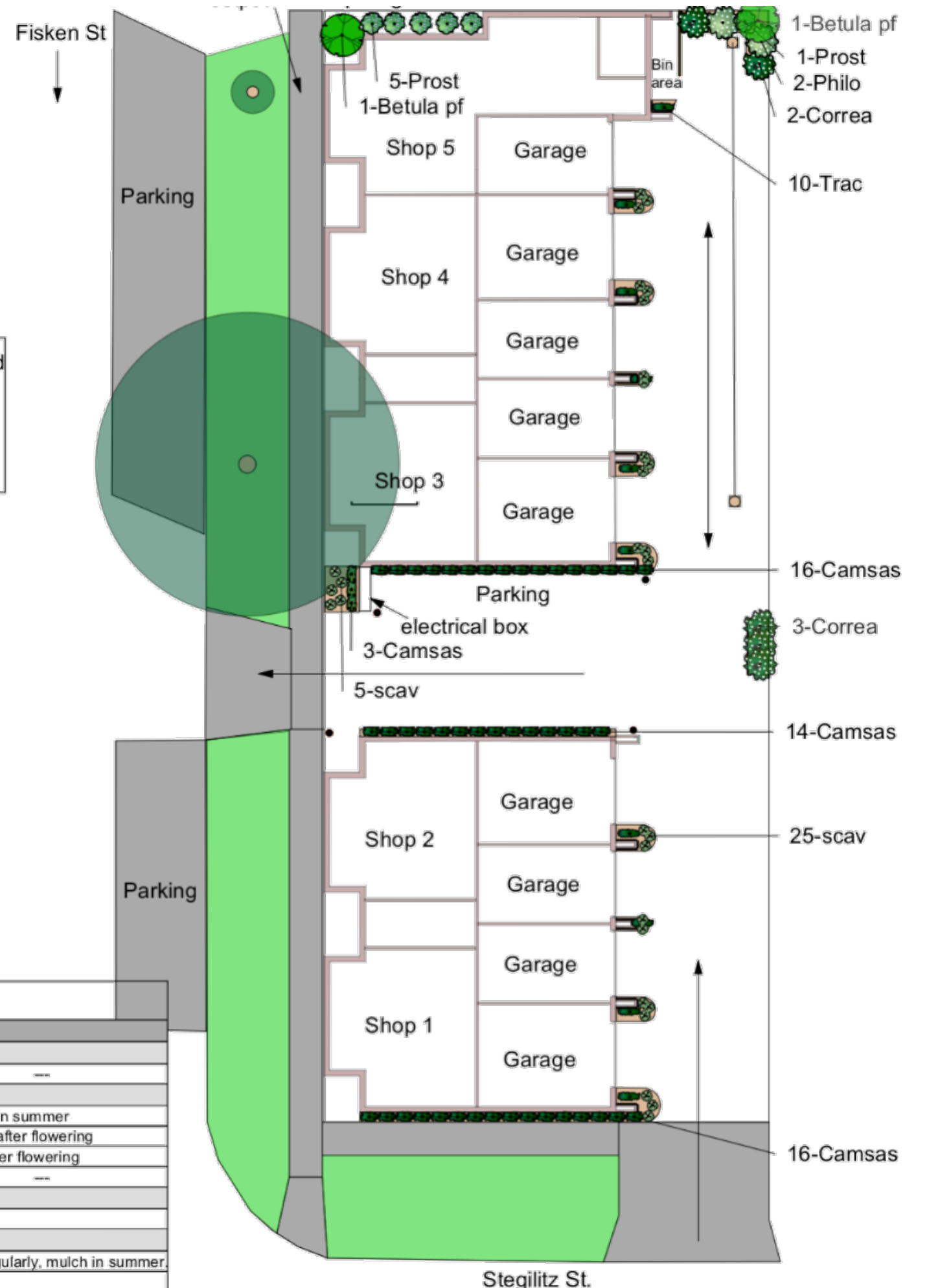
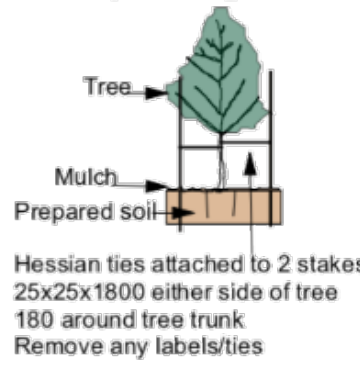
Turn over clay/soil
Mix in compost/manure
Remove plants from container, plant in hole larger than container. Remove labels and tags.
Attach climber to mesh
Water in with seaweed mix.
Mulch

Maintenance:

Lightly trim Camelia and Star jasmine monthly.
Remove weeds as required (monthly). Check watering system monthly.
Fertilize in Spring, Snail bait (animal safe) monthly.
Renew mulch in November.

-  Sewer pit & underground
-  Bollard
-  Weld mesh sheet 25mmx25mm

Tree planting detail



ID	Qty	Common Name	Botanical Name	Pot Size	Mature Ht	Mature Spd	Remarks
Trees							
Betula pf	2	Upright Birch	Betula pendula fastigiata	---	8m	2m	---
Shrubs							
Camsas	49	Camellia	Camellia sasanqua	---	3m	800mm	clip, mulch in summer
Correa	5	White correa	Correa alba	20cm	1.8	1.5	light prune after flowering
Philo	2	Eriostemon	Philotheca myoporoides	20cm	1.8m	1.5m	light trim after flowering
Prost	6	Mint bush	Prostanthera	20cm	1m	1m	---
Grd Covers							
scav	30	purple Fanflower	Scaevola aemula	tube	.3m	.5m	Evergreen
Climbers							
Trac	10	Chinese star jasmine	Trachelospermum jasminoides	20cm pot	3m	2m	light clip regularly, mulch in summer.
Total	104						