TOWN PLANNING PERMIT APPLICATION

PROPOSED DOUBLE STOREY DWELLING AT THE REAR OF EXISTING SINGLE STOREY DWELLING

8 EBDEN STREET, NOBLE PARK 3174

DRAWING SCHEDULE	
SHEET NO.	**SHEET NAME**
TP.01	COVER PAGE
TP.02	SITE & NEIGHBOURHOOD DESCRIPTION
TP.03	DESIGN RESPONSE
TP.04	EXISTING & DEMOLITION - FLOOR PLAN
TP.05	PROPOSED GROUND FLOOR PLAN
TP.06	PROPOSED FIRST FLOOR PLAN
TP.07	PROPOSED ROOF PLAN
TP.08	ELEVATIONS
TP.09	SHADOW & OVERLOOKING DIAGRAMS

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

ISSUE	DATE	COMMENTS
A	16.06.2025	TOWN PLANNING APPLICATION
B	14.08.2025	RFI DOCUMENTATION
C	15.09.2025	COUNCIL RFI 2
D	05.05.2026	COUNCIL ENDORSEMENT
E	07.07.2026	MELBOURNE WATER REQUIREMENTS & COUNCIL ENDORSEMENT

ALL DRAWINGS PRODUCED REMAIN THE PROPERTY OF **J RICHARD DESIGNS** AND ARE SUBJECT TO COPYRIGHT. NO PORTION OF THE DESIGN MAY BE REPRODUCED OR USED IN RELATION WITH ANOTHER SITE

DO NOT SCALE DRAWINGS

VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS OR SHOP DRAWINGS

ANY DISCREPANCIES SHALL BE REFERRED TO THE AUTHOR

J RICHARD DESIGNS
MELBOURNE VICTORIA 3977
design@jricharddesigns.com
0433 410 482
REG. NO: DP-AD 69152

CLIENT:

PROJECT NAME:
PROPOSED ALTERATIONS TO EXISTING DWELLING & PROPOSED DOUBLE STOREY DWELLING TO THE REAR

PROJECT ADDRESS:
8 EBDEN STREET,
NOBLE PARK 3174

TOWN PLANNING
COVER PAGE

DRAWN BY:

CHECKED BY: JR

DATE: MAY.2025

PROJECT NO: 25.016

ISSUE: E

DRAWING NO. TP.01

SHEET SIZE A1

PLOT DATE: 12/10/25





NO. 8 EBDEN STREET - SUBJECT SITE,
SINGLE STOREY - BRICKWORK FINISH
TILED ROOFING
LOW BRICK FRONT FENCE

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



NO. 6 EBDEN STREET
DOUBLE STOREY - BRICKWORK & WEATHERBOARD FINISH
TILED ROOFING
METAL FRONT FENCE



NO. 10 EBDEN STREET
SINGLE STOREY - BRICKWORK FINISH
TILED ROOFING
LOW BRICK FRONT FENCE



NO. 12 EBDEN STREET
DOUBLE STOREY - RENDERED FINISH
TILED ROOFING
HIGH RENDERED MASONRY & METAL FRONT FENCE



NO. 5 EBDEN STREET
SINGLE STOREY - BRICKWORK FINISH
TILED ROOFING
HIGH BRICK FRONT FENCE

ISSUE	DATE	COMMENTS
A	16.06.2025	TOWN PLANNING APPLICATION
B	14.08.2025	RFI DOCUMENTATION
C	15.09.2025	COUNCIL RFI 2
D	05.05.2026	COUNCIL ENDORSEMENT
E	07.07.2026	MELBOURNE WATER REQUIREMENTS & COUNCIL ENDORSEMENT

ALL DRAWINGS PRODUCED REMAIN THE PROPERTY OF **J RICHARD DESIGNS** AND ARE SUBJECT TO COPYRIGHT. NO PORTION OF THE DESIGN MAY BE REPRODUCED OR USED IN RELATION WITH ANOTHER SITE

DO NOT SCALE DRAWINGS

VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS OR SHOP DRAWINGS

ANY DISCREPANCIES SHALL BE REFERRED TO THE AUTHOR

J RICHARD DESIGNS
MELBOURNE VICTORIA 3977
design@jricharddesigns.com
0433 410 482
REG. NO: DP-AD 69152

CLIENT:

PROJECT NAME:
PROPOSED ALTERATIONS TO EXISTING DWELLING & PROPOSED DOUBLE STOREY DWELLING TO THE REAR

PROJECT ADDRESS:
8 EBDEN STREET,
NOBLE PARK 3174

TOWN PLANNING
SITE & NEIGHBOURHOOD DESCRIPTION

DRAWN BY:

CHECKED BY: JR

DATE: MAY.2025

N

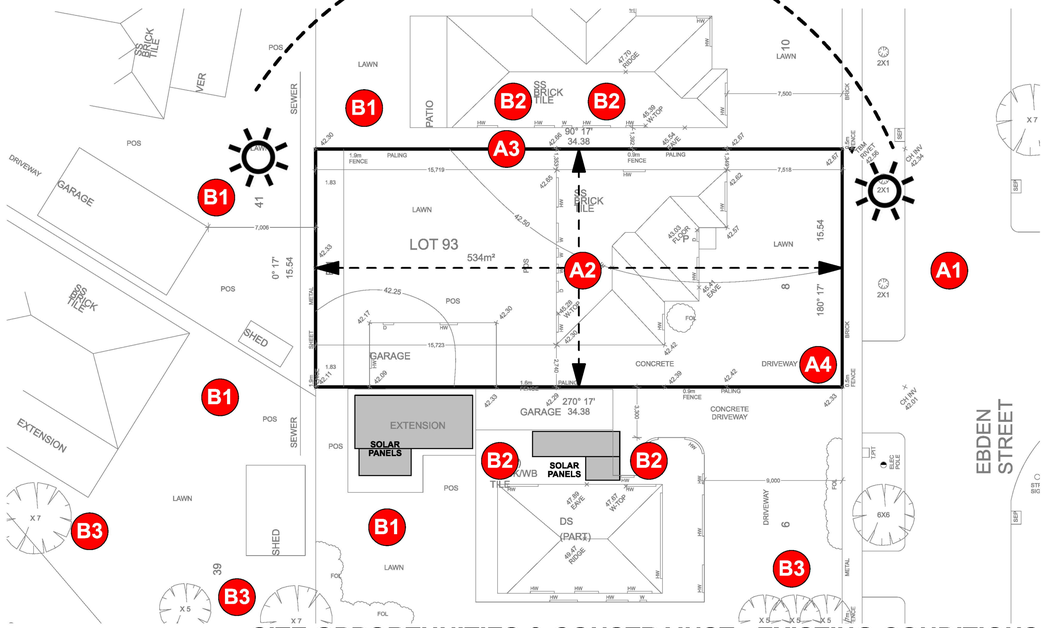
PROJECT NO: 25.016

ISSUE: E

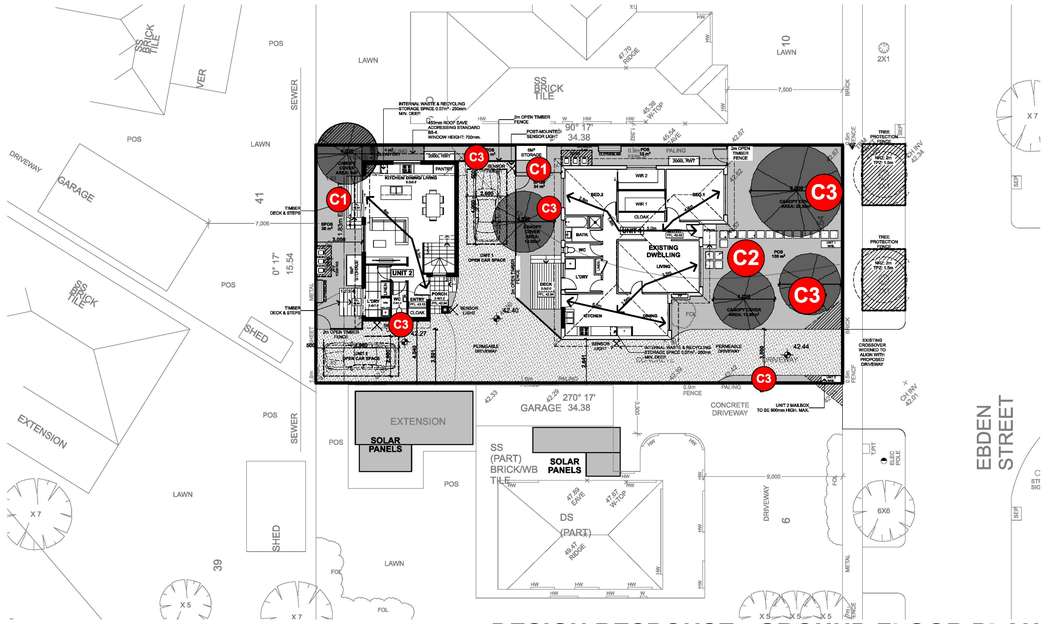
DRAWING NO. TP.02

SHEET SIZE A1

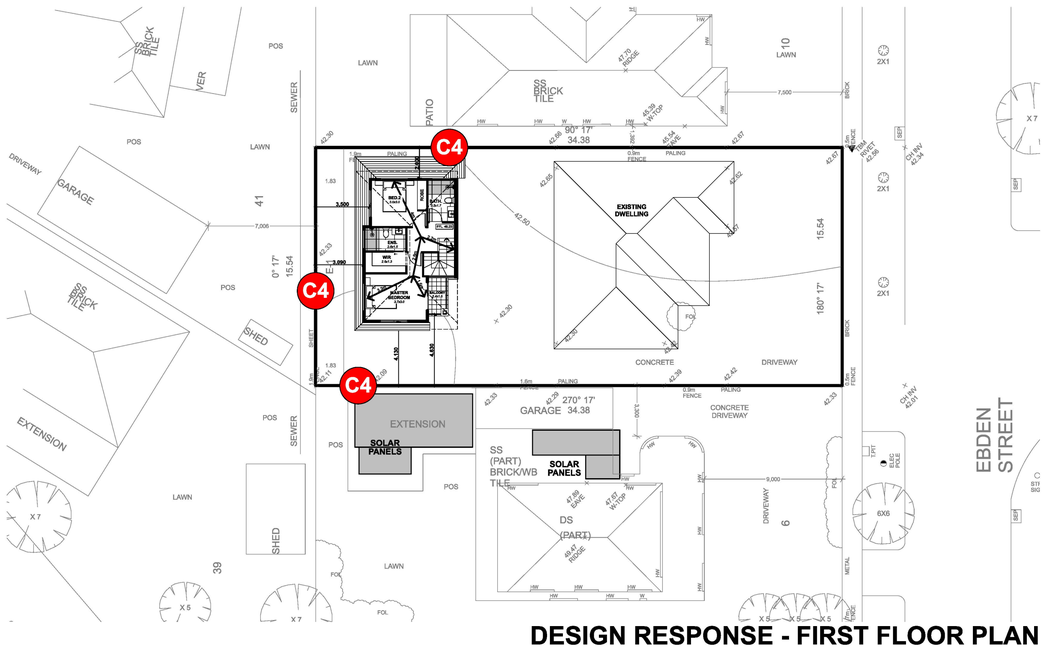
PLOT DATE: 12/10/26



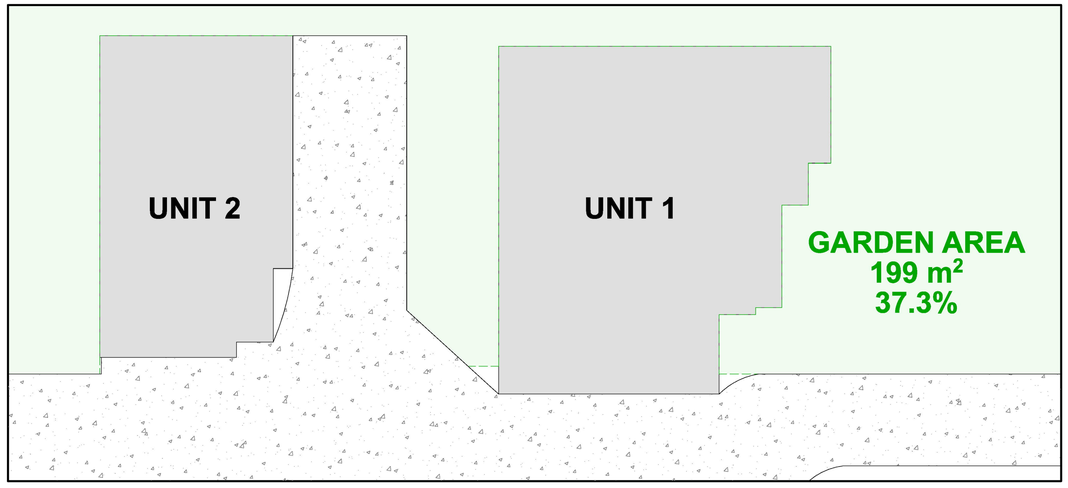
SITE OPPORTUNITIES & CONSTRAINST - EXISTING CONDITIONS
1:200



DESIGN RESPONSE - GROUND FLOOR PLAN
1:200



DESIGN RESPONSE - FIRST FLOOR PLAN
1:200



GARDEN AREA DIAGRAM
1:100

SITE OPPORTUNITIES

- **A1** VIEW TOWARDS EBDEN STREET
- **A2** DEEP & WIDE BLOCK
- **A3** WIDE NORTH FACING BOUNDARY
- **A4** EXISTING VEHICLE ACCESSWAY

SITE CONSTRAINSTS

- **B1** POTENTIAL OVERLOOKING ONTO NEIGHBOURS S.P.O.S
- **B2** NEIGHBOURS HABITABLE WINDOWS
- **B3** EXISTING NEIGHBOURS TREES

DESIGN RESPONSE

- **C1** S.P.O.S: MORE THAN 25M² FOR EACH DWELLING & 3M WIDE MINIMUM
- **C2** NO CHANGE IN FRONT SETBACK
- **C3** PROPOSED CANOPY TREES. OTHER PROPOSED VEGETATIONS ALONG BOUNDARY & DRIVEWAY FOR A SOFTER LANDSCAPE
- **C4** PROPOSED DEVELOPMENT AWAY FROM NEIGHBOURS WINDOWS.

ISSUE	DATE	COMMENTS
A	16.06.2025	TOWN PLANNING APPLICATION
B	14.08.2025	RFI DOCUMENTATION
C	15.09.2025	COUNCIL RFI 2
D	05.05.2026	COUNCIL ENDORSEMENT
E	07.07.2026	MELBOURNE WATER REQUIREMENTS & COUNCIL ENDORSEMENT

ALL DRAWINGS PRODUCED REMAIN THE PROPERTY OF **J RICHARD DESIGNS** AND ARE SUBJECT TO COPYRIGHT. NO PORTION OF THE DESIGN MAY BE REPRODUCED OR USED IN RELATION WITH ANOTHER SITE

DO NOT SCALE DRAWINGS

VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS OR SHOP DRAWINGS

ANY DISCREPANCIES SHALL BE REFERRED TO THE AUTHOR

J RICHARD DESIGNS
MELBOURNE VICTORIA 3977
design@jricharddesigns.com
0433 410 482
REG. NO: DP-AD 69152

CLIENT:

PROJECT NAME:
PROPOSED ALTERATIONS TO EXISTING DWELLING & PROPOSED DOUBLE STOREY DWELLING TO THE REAR

PROJECT ADDRESS:
8 EBDEN STREET,
NOBLE PARK 3174

TOWN PLANNING
DESIGN RESPONSE

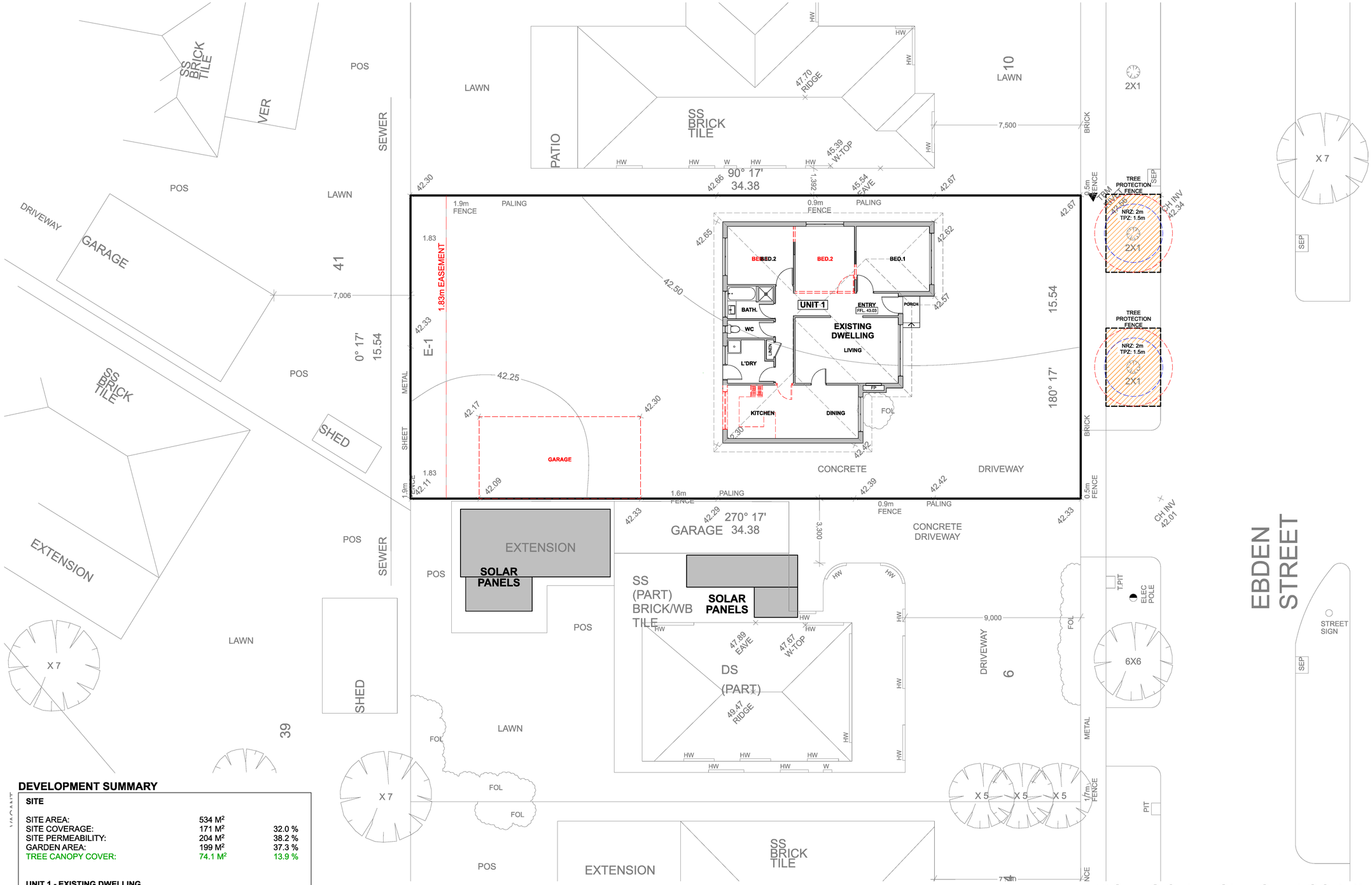
DRAWN BY:

CHECKED BY: JR

DATE: MAY.2025

PROJECT NO:	ISSUE:
25.016	E
DRAWING NO.	**SHEET SIZE**
TP.03	A1
PLOT DATE: 12/10/26	

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

DEVELOPMENT SUMMARY

SITE		
SITE AREA:	534 M²	
SITE COVERAGE:	171 M²	32.0 %
SITE PERMEABILITY:	204 M²	38.2 %
GARDEN AREA:	199 M²	37.3 %
TREE CANOPY COVER:	74.1 M²	13.9 %
UNIT 1 - EXISTING DWELLING		
GROUND FLOOR (EXISTING):	107 M²	11.5 SQ
TOTAL FLOOR AREA:	107 M²	11.5 SQ
S.P.O.S:	34 M²	
P.O.S:	155 M²	
UNIT 2		
GROUND FLOOR PLAN (INC. PORCH):	64 M²	6.9 SQ
FIRST FLOOR	51 M²	5.5 SQ
BALCONY	3 M²	0.3 SQ
TOTAL FLOOR AREA:	118 M²	12.7 SQ
S.P.O.S:	36 M²	
P.O.S:	46 M²	

EXISTING & DEMOLITION FLOOR PLAN

1:100

ISSUE	DATE	COMMENTS
A	16.06.2025	TOWN PLANNING APPLICATION
B	14.08.2025	RFI DOCUMENTATION
C	15.09.2025	COUNCIL RFI 2
D	05.05.2026	COUNCIL ENDORSEMENT
E	07.07.2026	MELBOURNE WATER REQUIREMENTS & COUNCIL ENDORSEMENT

ALL DRAWINGS PRODUCED REMAIN THE PROPERTY OF **J RICHARD DESIGNS** AND ARE SUBJECT TO COPYRIGHT. NO PORTION OF THE DESIGN MAY BE REPRODUCED OR USED IN RELATION WITH ANOTHER SITE

DO NOT SCALE DRAWINGS

VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS OR SHOP DRAWINGS

ANY DISCREPANCIES SHALL BE REFERRED TO THE AUTHOR

J RICHARD DESIGNS
MELBOURNE VICTORIA 3977
design@jricharddesigns.com
0433 410 482
REG. NO: DP-AD 69152

CLIENT:

PROJECT NAME:
PROPOSED ALTERATIONS TO EXISTING DWELLING & PROPOSED DOUBLE STOREY DWELLING TO THE REAR

PROJECT ADDRESS:
8 EBDEN STREET,
NOBLE PARK 3174

TOWN PLANNING

EXISTING & DEMOLITION - FLOOR PLAN

DRAWN BY:

CHECKED BY: JR

DATE: MAY.2025

N

PROJECT NO:	ISSUE:
25.016	E
DRAWING NO.	**SHEET SIZE**
TP.04	A1
PLOT DATE:	12/10/26

TOWN PLANNING PERMIT CONDITION 2

2. PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT, THE STREET TREES IN FRONT OF 8 EBDEN STREET, NOBLE PARK, MUST HAVE A TREE PROTECTION ZONE (TPZ) FENCE INSTALLED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY. ALL TPZ ACTIVITIES MUST MEET THE FOLLOWING REQUIREMENTS:

2.1. THE TPZ FENCE MUST BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION, EXCAVATION, DELIVERY OF BUILDING/CONSTRUCTION MATERIALS, TEMPORARY BUILDINGS AND CONSTRUCTION.

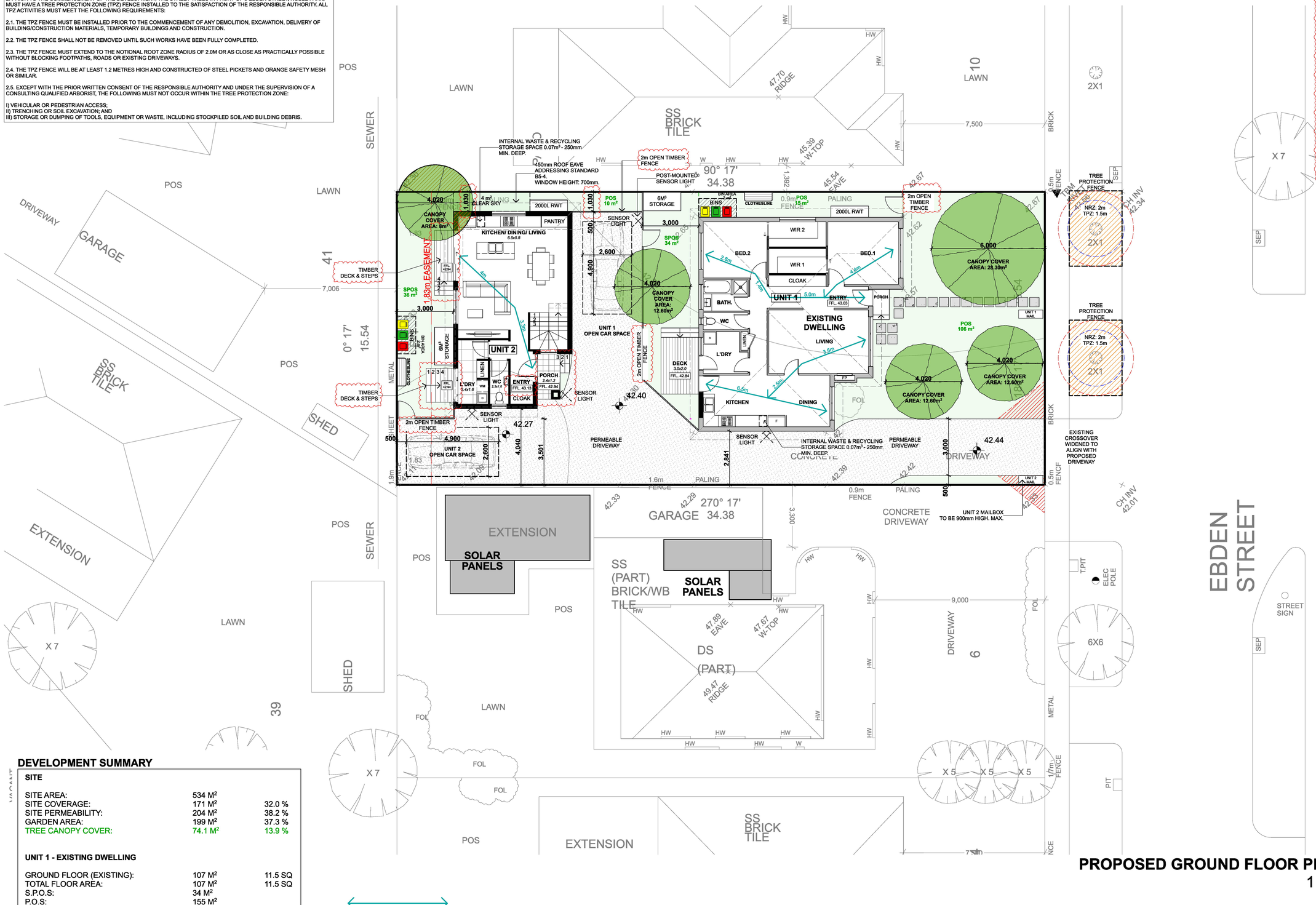
2.2. THE TPZ FENCE SHALL NOT BE REMOVED UNTIL SUCH WORKS HAVE BEEN FULLY COMPLETED.

2.3. THE TPZ FENCE MUST EXTEND TO THE NOTIONAL ROOT ZONE RADIUS OF 2.0M OR AS CLOSE AS PRACTICALLY POSSIBLE WITHOUT BLOCKING FOOTPATHS, ROADS OR EXISTING DRIVEWAYS.

2.4. THE TPZ FENCE WILL BE AT LEAST 1.2 METRES HIGH AND CONSTRUCTED OF STEEL PICKETS AND ORANGE SAFETY MESH OR SIMILAR.

2.5. EXCEPT WITH THE PRIOR WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY AND UNDER THE SUPERVISION OF A CONSULTING QUALIFIED ARBORIST, THE FOLLOWING MUST NOT OCCUR WITHIN THE TREE PROTECTION ZONE:

I) VEHICULAR OR PEDESTRIAN ACCESS;
II) TRENCHING OR SOIL EXCAVATION; AND
III) STORAGE OR DUMPING OF TOOLS, EQUIPMENT OR WASTE, INCLUDING STOCKPILED SOIL AND BUILDING DEBRIS.



PROPOSED GROUND FLOOR PLAN
1:100

DENOTES BREEZE PATHS

DEVELOPMENT SUMMARY

SITE		
SITE AREA:	534 M²	
SITE COVERAGE:	171 M²	32.0 %
SITE PERMEABILITY:	204 M²	38.2 %
GARDEN AREA:	199 M²	37.3 %
TREE CANOPY COVER:	74.1 M²	13.9 %
UNIT 1 - EXISTING DWELLING		
GROUND FLOOR (EXISTING):	107 M²	11.5 SQ
TOTAL FLOOR AREA:	107 M²	11.5 SQ
S.P.O.S:	34 M²	
P.O.S:	155 M²	
UNIT 2		
GROUND FLOOR PLAN (INC. PORCH):	64 M²	6.9 SQ
FIRST FLOOR	51 M²	5.5 SQ
BALCONY	3 M²	0.3 SQ
TOTAL FLOOR AREA:	118 M²	12.7 SQ
S.P.O.S:	36 M²	
P.O.S:	46 M²	

BIN STORAGE NOTES

BIN STORAGE AREA: 2m² per Dwelling
BIN STORAGE DEPTH: 1m per Dwelling
BIN STORAGE HEIGHT: 1.8m MIN. per Dwelling

Melbourne Water

MELBOURNE WATER'S REQUIREMENTS

1. FINISHED GROUND FLOOR LEVEL OF PROPOSED UNIT 2 MUST BE SET NO LOWER THAN 43.13 METRES TO AUSTRALIAN HEIGHT DATUM (AHD), WHICH IS 300MM ABOVE THE APPLICABLE FLOOD LEVEL OF 42.83 METRES TO AHD.

2. UNIT 1 & UNIT 2 OPEN CARSPACES MUST BE MAINTAINED AT NATURAL SURFACE LEVELS AT THE LOCATION WITH NO ENCLOSURES.

3. SETBACKS FROM ALL PROPERTY BOUNDARIES MUST BE MAINTAINED AS PER SUBMITTED PLANS.

4. NO NEW SOLID OBSTRUCTIONS SUCH AS EARTH FILL, RETAINING WALLS, SOLID FENCING/GATES, OR RAISED SOLID LANDSCAPING MUST BE PROPOSED WITHIN THE PROPERTY.

5. ALL OPEN SPACE AREAS OF THE PROPERTY MUST BE MAINTAINED ON EXISTING SURFACE LEVELS. NO FILL IS PERMITTED OUTSIDE OF THE PROPOSED DEVELOPMENT (BUILDING) ENVELOPE.

6. ANY PROPOSED FRONT FENCING MUST BE OF A 50% OPEN STYLE DESIGN. ANY OTHER PROPOSED BOUNDARY FENCING CAN BE STANDARD TIMBER PALING STYLE OF CONSTRUCTION.

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

ISSUE	DATE	COMMENTS
A	16.06.2025	TOWN PLANNING APPLICATION
B	14.08.2025	RFI DOCUMENTATION
C	15.09.2025	COUNCIL RFI 2
D	05.05.2026	COUNCIL ENDORSEMENT
E	07.07.2026	MELBOURNE WATER REQUIREMENTS & COUNCIL ENDORSEMENT

ALL DRAWINGS PRODUCED REMAIN THE PROPERTY OF J RICHARD DESIGNS AND ARE SUBJECT TO COPYRIGHT. NO PORTION OF THE DESIGN MAY BE REPRODUCED OR USED IN RELATION WITH ANOTHER SITE

DO NOT SCALE DRAWINGS

VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS OR SHOP DRAWINGS

ANY DISCREPANCIES SHALL BE REFERRED TO THE AUTHOR

J RICHARD DESIGNS
MELBOURNE VICTORIA 3977
design@jricharddesigns.com
0433 410 482
REG. NO: DP-AD 69152

CLIENT:

PROJECT NAME:
PROPOSED ALTERATIONS TO EXISTING DWELLING & PROPOSED DOUBLE STOREY DWELLING TO THE REAR

PROJECT ADDRESS:
8 EBDEN STREET,
NOBLE PARK 3174

TOWN PLANNING
PROPOSED GROUND FLOOR PLAN

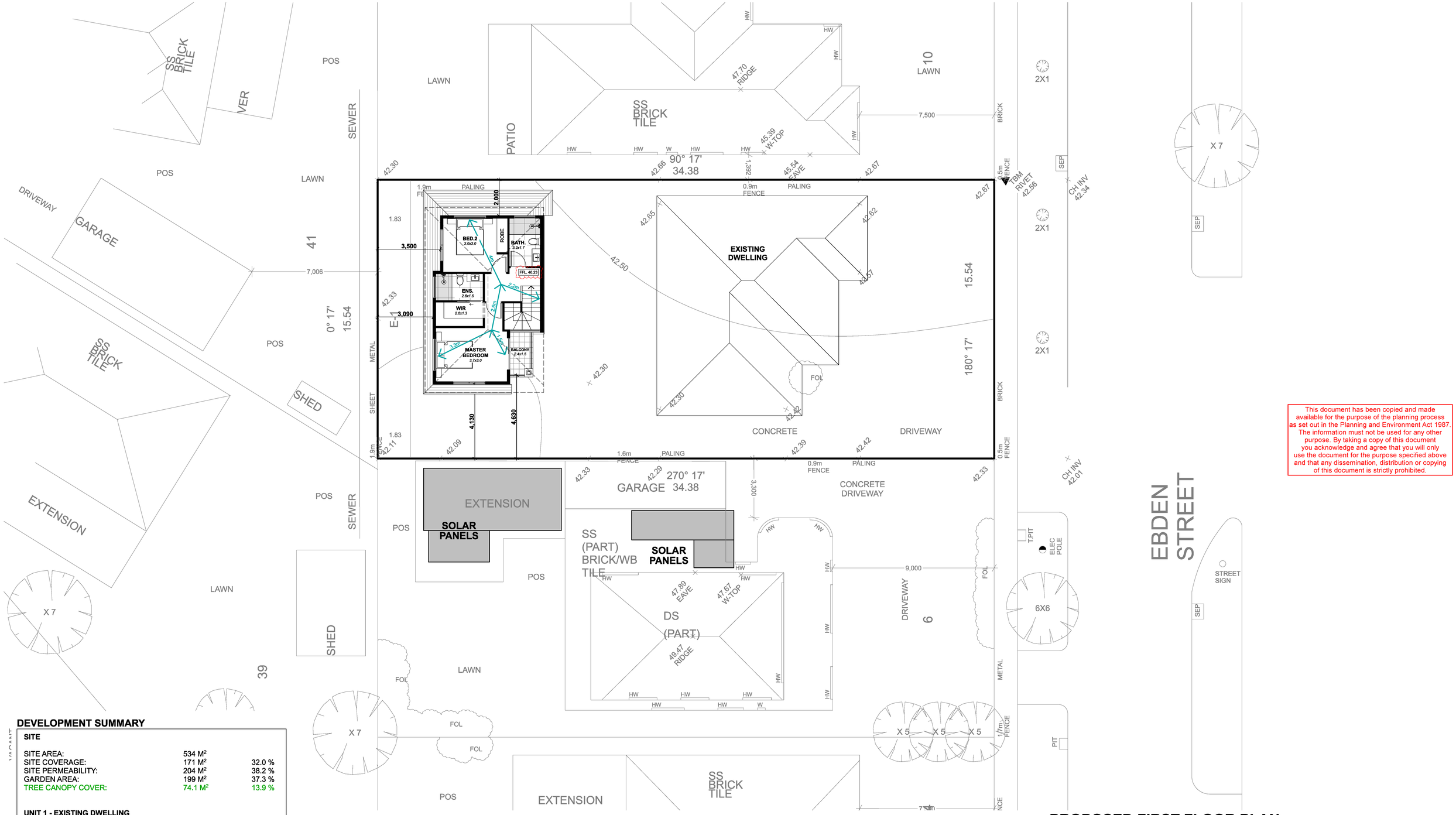
DRAWN BY:

CHECKED BY: JR

DATE: MAY.2025

N

PROJECT NO:	ISSUE:
25.016	E
DRAWING NO.	SHEET SIZE
TP.05	A1
PLOT DATE: 12/10/26	



DEVELOPMENT SUMMARY

SITE

SITE AREA:	534 M²	
SITE COVERAGE:	171 M²	32.0 %
SITE PERMEABILITY:	204 M²	38.2 %
GARDEN AREA:	199 M²	37.3 %
TREE CANOPY COVER:	74.1 M²	13.9 %

UNIT 1 - EXISTING DWELLING

GROUND FLOOR (EXISTING):	107 M²	11.5 SQ
TOTAL FLOOR AREA:	107 M²	11.5 SQ
S.P.O.S:	34 M²	
P.O.S:	155 M²	

UNIT 2

GROUND FLOOR PLAN (INC. PORCH):	64 M²	6.9 SQ
FIRST FLOOR	51 M²	5.5 SQ
BALCONY	3 M²	0.3 SQ
TOTAL FLOOR AREA:	118 M²	12.7 SQ
S.P.O.S:	36 M²	
P.O.S:	46 M²	

DENOTES BREEZE PATHS

BIN STORAGE NOTES

BIN STORAGE AREA: 2m² per Dwelling
BIN STORAGE DEPTH: 1m per Dwelling
BIN STORAGE HEIGHT: 1.8m MIN. per Dwelling

PROPOSED FIRST FLOOR PLAN
1:100

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

ISSUE	DATE	COMMENTS
A	16.06.2025	TOWN PLANNING APPLICATION
B	14.08.2025	RFI DOCUMENTATION
C	15.09.2025	COUNCIL RFI 2
D	05.05.2026	COUNCIL ENDORSEMENT
E	07.07.2026	MELBOURNE WATER REQUIREMENTS & COUNCIL ENDORSEMENT

ALL DRAWINGS PRODUCED REMAIN THE PROPERTY OF **J RICHARD DESIGNS** AND ARE SUBJECT TO COPYRIGHT. NO PORTION OF THE DESIGN MAY BE REPRODUCED OR USED IN RELATION WITH ANOTHER SITE

DO NOT SCALE DRAWINGS

VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS OR SHOP DRAWINGS

ANY DISCREPANCIES SHALL BE REFERRED TO THE AUTHOR

J RICHARD DESIGNS
MELBOURNE VICTORIA 3977
design@jricharddesigns.com
0433 410 482
REG. NO: DP-AD 69152

CLIENT:

PROJECT NAME:
PROPOSED ALTERATIONS TO EXISTING DWELLING & PROPOSED DOUBLE STOREY DWELLING TO THE REAR

PROJECT ADDRESS:
8 EBDEN STREET,
NOBLE PARK 3174

TOWN PLANNING
PROPOSED FIRST FLOOR PLAN

DRAWN BY:

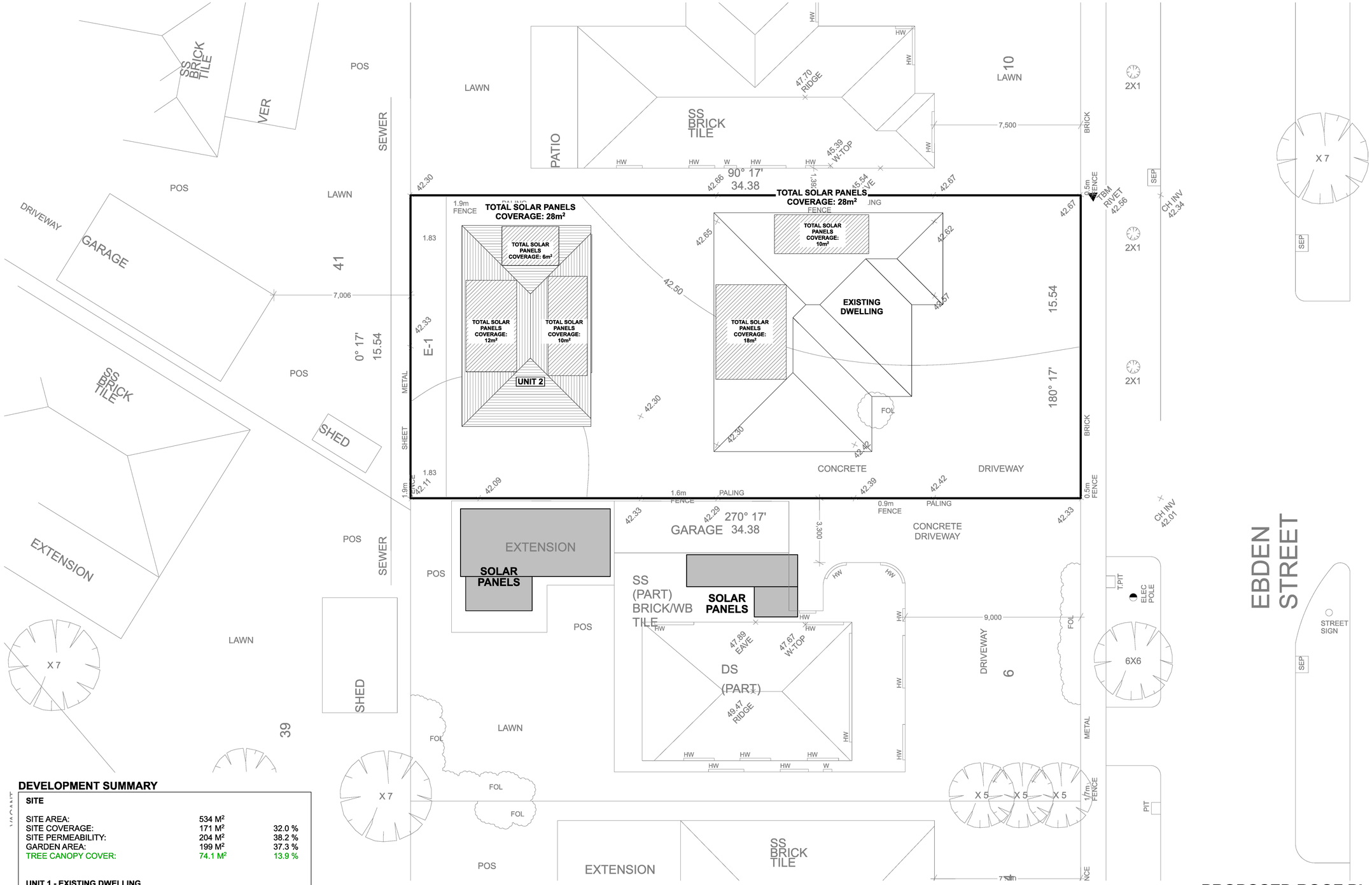
CHECKED BY: JR

DATE: MAY.2025

N

PROJECT NO:	ISSUE:
25.016	E
DRAWING NO.	**SHEET SIZE**
TP.06	A1

PLOT DATE: 12/10/26



DEVELOPMENT SUMMARY

SITE		
SITE AREA:	534 M²	
SITE COVERAGE:	171 M²	32.0 %
SITE PERMEABILITY:	204 M²	38.2 %
GARDEN AREA:	199 M²	37.3 %
TREE CANOPY COVER:	74.1 M²	13.9 %
UNIT 1 - EXISTING DWELLING		
GROUND FLOOR (EXISTING):	107 M²	11.5 SQ
TOTAL FLOOR AREA:	107 M²	11.5 SQ
S.P.O.S:	34 M²	
P.O.S:	155 M²	
UNIT 2		
GROUND FLOOR PLAN (INC. PORCH):	64 M²	6.9 SQ
FIRST FLOOR	51 M²	5.5 SQ
BALCONY	3 M²	0.3 SQ
TOTAL FLOOR AREA:	118 M²	12.7 SQ
S.P.O.S:	36 M²	
P.O.S:	46 M²	

PROPOSED ROOF PLAN
1:100

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

ISSUE	DATE	COMMENTS
A	16.06.2025	TOWN PLANNING APPLICATION
B	14.08.2025	RFI DOCUMENTATION
C	15.09.2025	COUNCIL RFI 2
D	05.05.2026	COUNCIL ENDORSEMENT
E	07.07.2026	MELBOURNE WATER REQUIREMENTS & COUNCIL ENDORSEMENT

ALL DRAWINGS PRODUCED REMAIN THE PROPERTY OF J RICHARD DESIGNS AND ARE SUBJECT TO COPYRIGHT. NO PORTION OF THE DESIGN MAY BE REPRODUCED OR USED IN RELATION WITH ANOTHER SITE

DO NOT SCALE DRAWINGS

VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS OR SHOP DRAWINGS

ANY DISCREPANCIES SHALL BE REFERRED TO THE AUTHOR

J RICHARD DESIGNS
MELBOURNE VICTORIA 3977
design@jricharddesigns.com
0433 410 482
REG. NO: DP-AD 69152

CLIENT:

PROJECT NAME:
PROPOSED ALTERATIONS TO EXISTING DWELLING & PROPOSED DOUBLE STOREY DWELLING TO THE REAR

PROJECT ADDRESS:
8 EBDEN STREET,
NOBLE PARK 3174

TOWN PLANNING
PROPOSED ROOF PLAN

DRAWN BY:

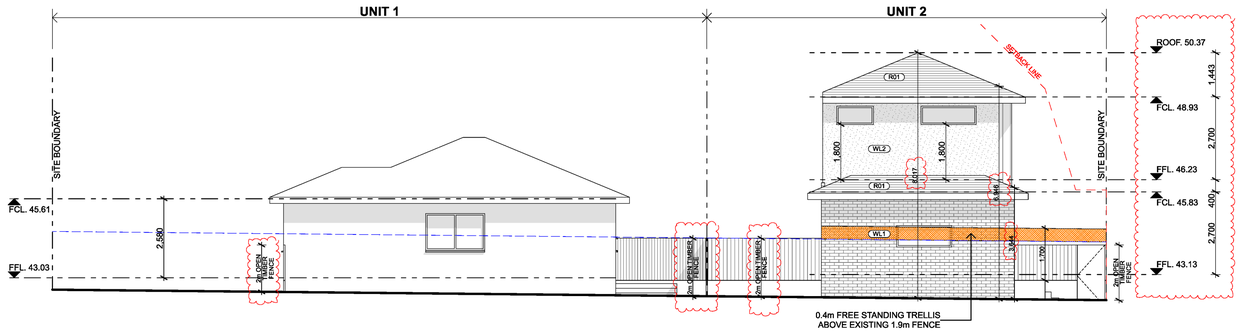
CHECKED BY: JR

DATE: MAY.2025

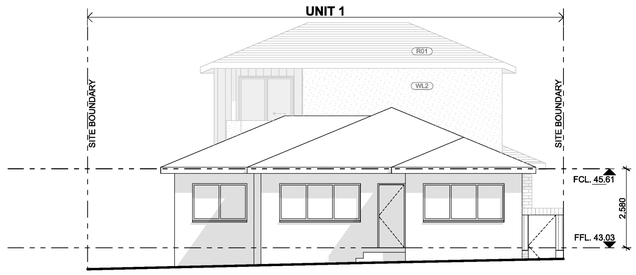
N

PROJECT NO:	ISSUE:
25.016	E
DRAWING NO.	SHEET SIZE
TP.07	A1

PLOT DATE: 12/10/26



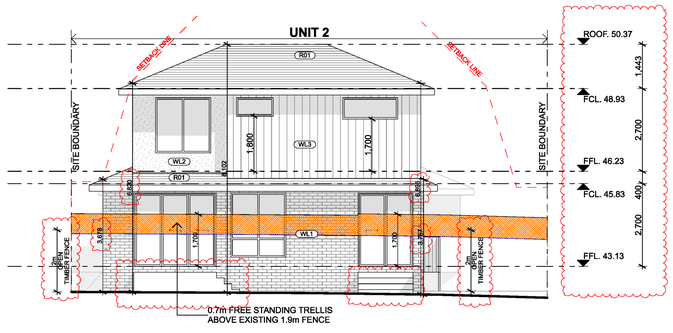
NORTH ELEVATION
1:100



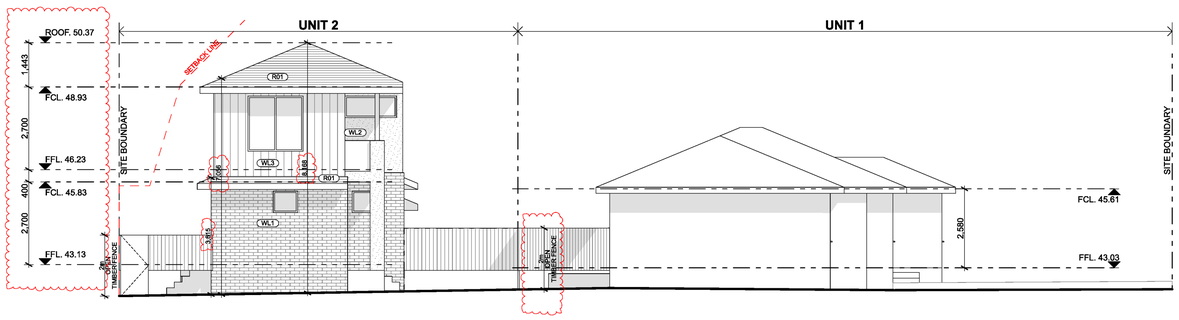
EBDEN STREET

EAST ELEVATION
1:100

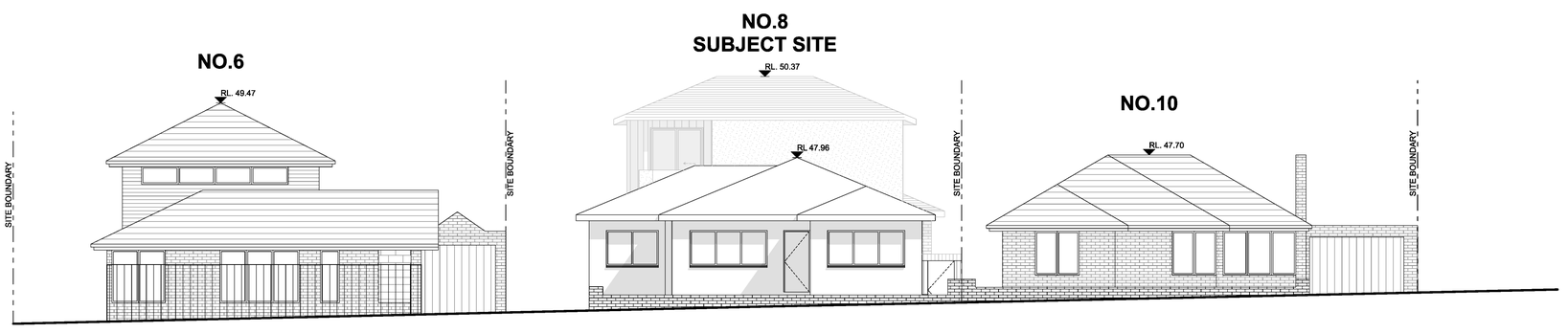
This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



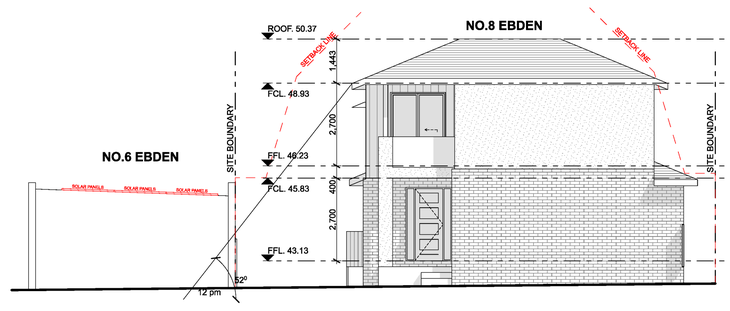
WEST ELEVATION
1:100



SOUTH ELEVATION
1:100



EBDEN STREET



UNIT 2 - 12PM SHADOW SECTION
1:100

STREET ELEVATION - EBDEN STREET
1:100

ISSUE	DATE	COMMENTS
A	16.06.2025	TOWN PLANNING APPLICATION
B	14.08.2025	RFI DOCUMENTATION
C	15.09.2025	COUNCIL RFI 2
D	05.05.2026	COUNCIL ENDORSEMENT
E	07.07.2026	MELBOURNE WATER REQUIREMENTS & COUNCIL ENDORSEMENT

ALL DRAWINGS PRODUCED REMAIN THE PROPERTY OF **J RICHARD DESIGNS** AND ARE SUBJECT TO COPYRIGHT. NO PORTION OF THE DESIGN MAY BE REPRODUCED OR USED IN RELATION WITH ANOTHER SITE

DO NOT SCALE DRAWINGS

VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS OR SHOP DRAWINGS

ANY DISCREPANCIES SHALL BE REFERRED TO THE AUTHOR

J RICHARD DESIGNS
MELBOURNE VICTORIA 3977
design@jricharddesigns.com
0433 410 482
REG. NO: DP-AD 69152

CLIENT:

PROJECT NAME:
PROPOSED ALTERATIONS TO EXISTING DWELLING & PROPOSED DOUBLE STOREY DWELLING TO THE REAR

PROJECT ADDRESS:
8 EBDEN STREET,
NOBLE PARK 3174

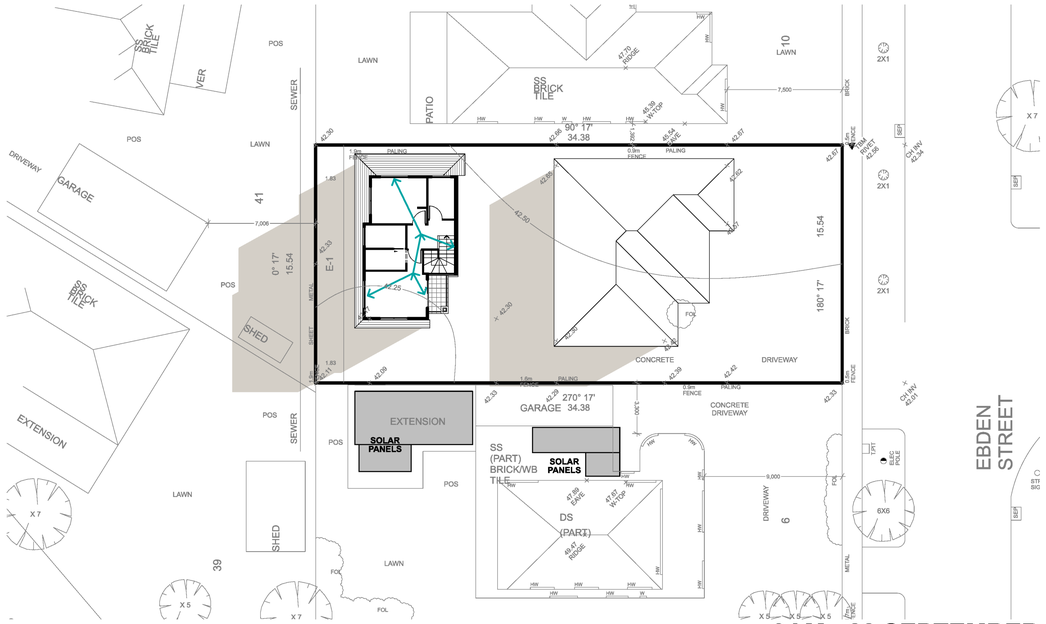
TOWN PLANNING
ELEVATIONS

DRAWN BY:

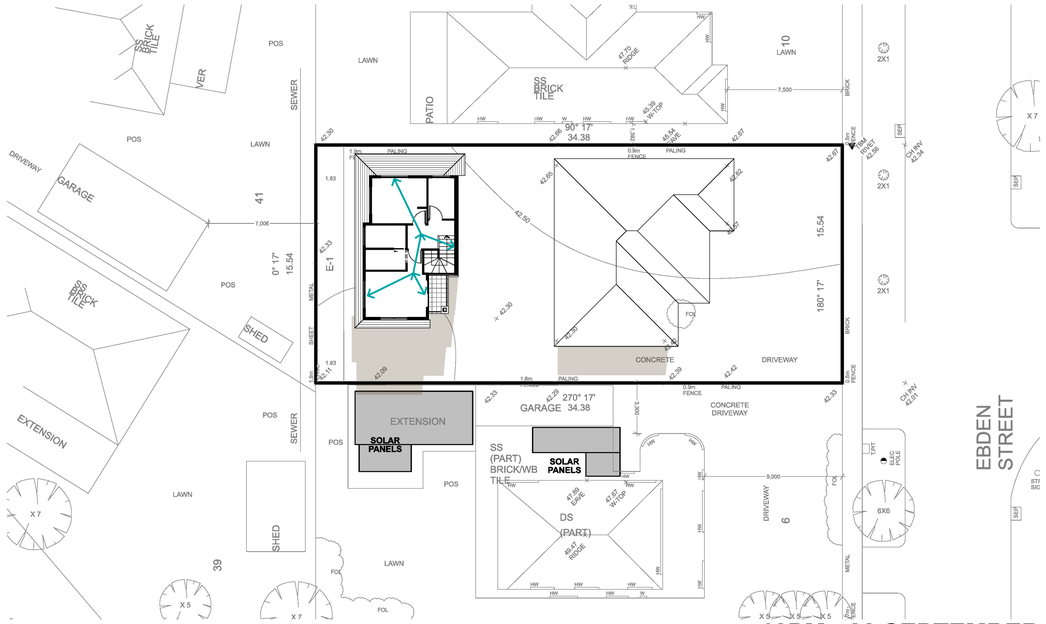
CHECKED BY: JR

DATE: MAY.2025

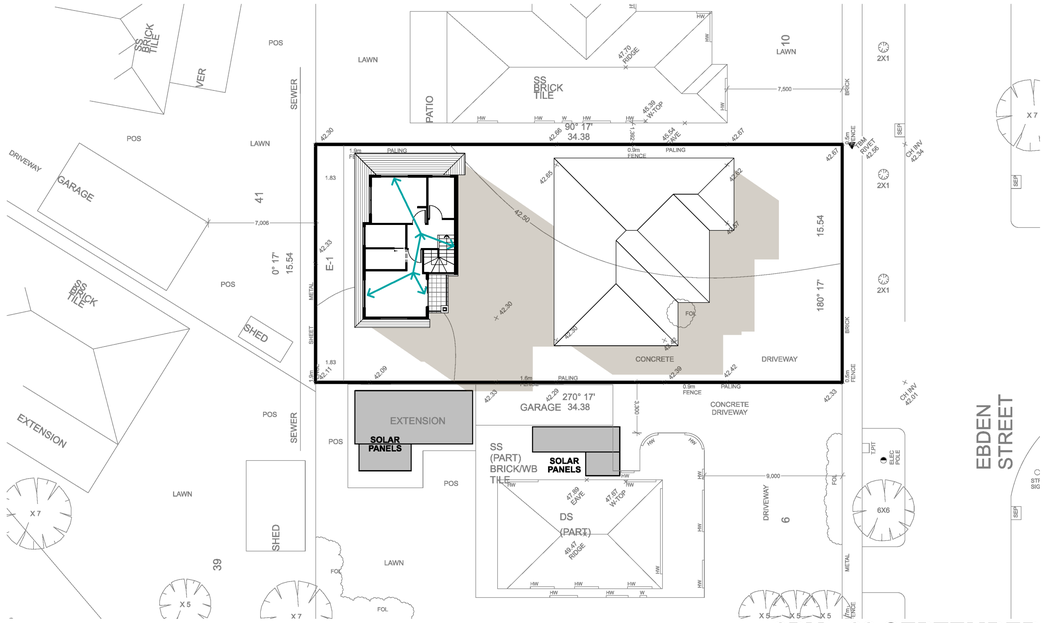
PROJECT NO: 25.016
ISSUE: E
DRAWING NO. TP.08
SHEET SIZE A1
PLOT DATE: 12/10/26



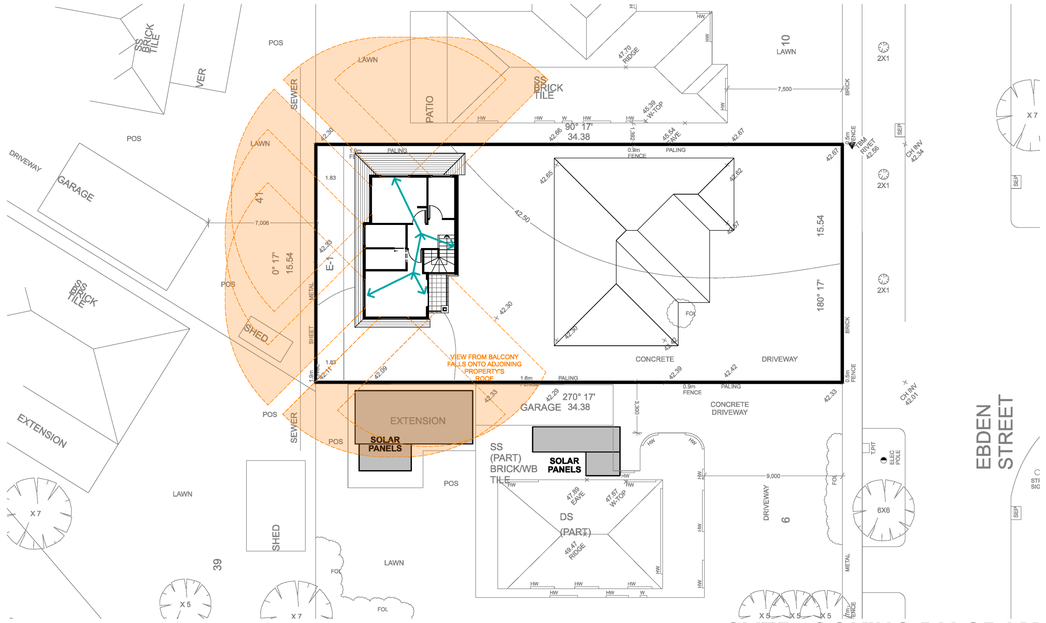
9AM - 22 SEPTEMBER
1:200



12PM - 22 SEPTEMBER
1:200



3PM - 22 SEPTEMBER
1:200



OVERLOOKING DIAGRAM
1:200

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

ISSUE	DATE	COMMENTS
A	16.06.2025	TOWN PLANNING APPLICATION
B	14.08.2025	RFI DOCUMENTATION
C	15.09.2025	COUNCIL RFI 2
D	05.05.2026	COUNCIL ENDORSEMENT
E	07.07.2026	MELBOURNE WATER REQUIREMENTS & COUNCIL ENDORSEMENT

ALL DRAWINGS PRODUCED REMAIN THE PROPERTY OF **J RICHARD DESIGNS** AND ARE SUBJECT TO COPYRIGHT. NO PORTION OF THE DESIGN MAY BE REPRODUCED OR USED IN RELATION WITH ANOTHER SITE

DO NOT SCALE DRAWINGS

VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS OR SHOP DRAWINGS

ANY DISCREPANCIES SHALL BE REFERRED TO THE AUTHOR

J RICHARD DESIGNS
MELBOURNE VICTORIA 3977
design@jricharddesigns.com
0433 410 482
REG. NO: DP-AD 69152

CLIENT:

PROJECT NAME:
PROPOSED ALTERATIONS TO EXISTING DWELLING & PROPOSED DOUBLE STOREY DWELLING TO THE REAR

PROJECT ADDRESS:
8 EBDEN STREET,
NOBLE PARK 3174

TOWN PLANNING

SHADOW & OVERLOOKING DIAGRAMS

DRAWN BY:

CHECKED BY: JR

DATE: MAY.2025

PROJECT NO: 25.016
ISSUE: E
DRAWING NO. TP.09
SHEET SIZE A1
PLOT DATE: 12/10/26

MATERIAL & COLOUR SCHEDULE

ROOF

R01 - TILED ROOFING



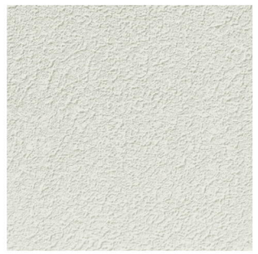
GUTTER TO MATCH ROOF COLOUR

WALL

WL1 - EXPOSED BRICK



WL2 - RENDER FINISH TYPE 1



WL3 - VERTICAL CLADDING



WINDOWS

FRAME - BLACK FINISH



CLEAR GLASS WINDOW

DRIVEWAY & FOOTPATHS

CONCRETE DRIVEWAY



INTERNAL FENCES

OPEN TIMBER FENCE



This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

ISSUE	DATE	COMMENTS
A	16.06.2025	TOWN PLANNING APPLICATION
B	14.08.2025	RFI DOCUMENTATION
C	15.09.2025	COUNCIL RFI 2
D	05.05.2026	COUNCIL ENDORSEMENT
E	07.07.2026	MELBOURNE WATER REQUIREMENTS & COUNCIL ENDORSEMENT

ALL DRAWINGS PRODUCED REMAIN THE PROPERTY OF **J RICHARD DESIGNS** AND ARE SUBJECT TO COPYRIGHT. NO PORTION OF THE DESIGN MAY BE REPRODUCED OR USED IN RELATION WITH ANOTHER SITE

DO NOT SCALE DRAWINGS

VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS OR SHOP DRAWINGS

ANY DISCREPANCIES SHALL BE REFERRED TO THE AUTHOR

J RICHARD DESIGNS
MELBOURNE VICTORIA 3977
design@jricharddesigns.com
0433 410 482
REG. NO: DP-AD 69152

CLIENT:

PROJECT NAME:
PROPOSED ALTERATIONS TO EXISTING DWELLING & PROPOSED DOUBLE STOREY DWELLING TO THE REAR

PROJECT ADDRESS:
8 EBDEN STREET,
NOBLE PARK 3174

TOWN PLANNING

MATERIAL & COLOUR SCHEDULE

DRAWN BY:

CHECKED BY: JR

DATE: MAY.2025

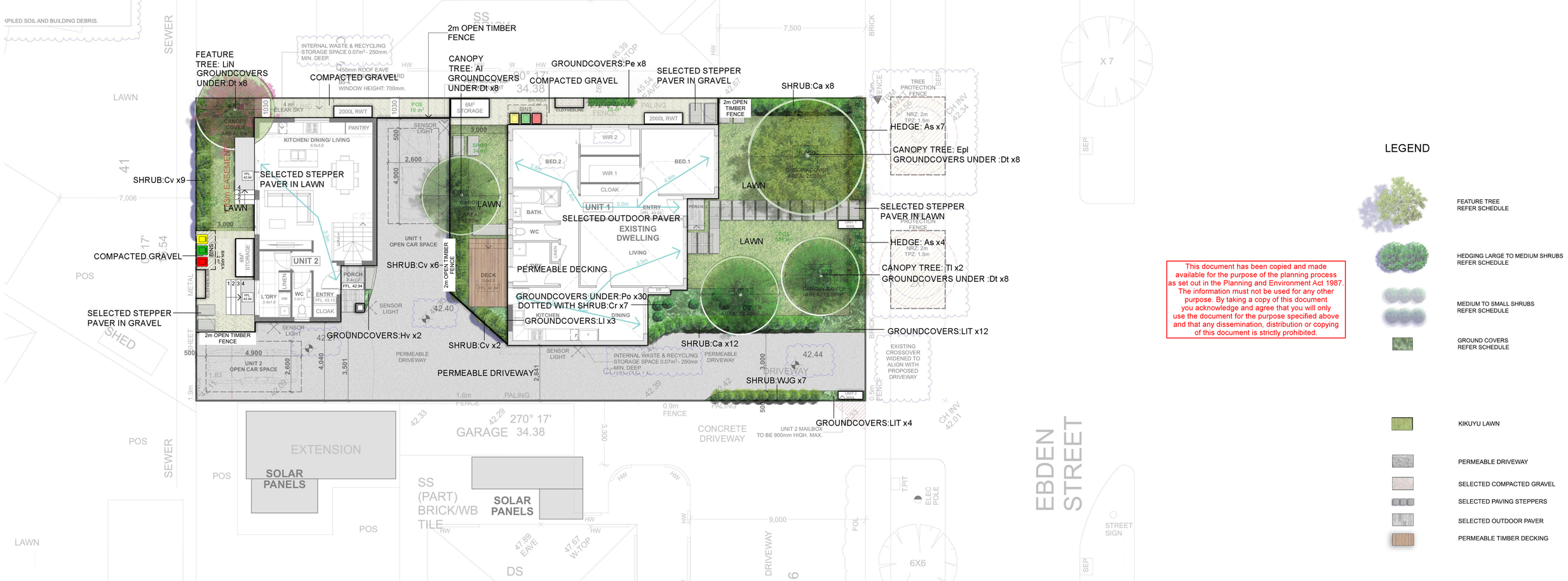
PROJECT NO: 25.016

ISSUE: E

DRAWING NO. TP.10

SHEET SIZE A3

PLOT DATE: 12/10/26



This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

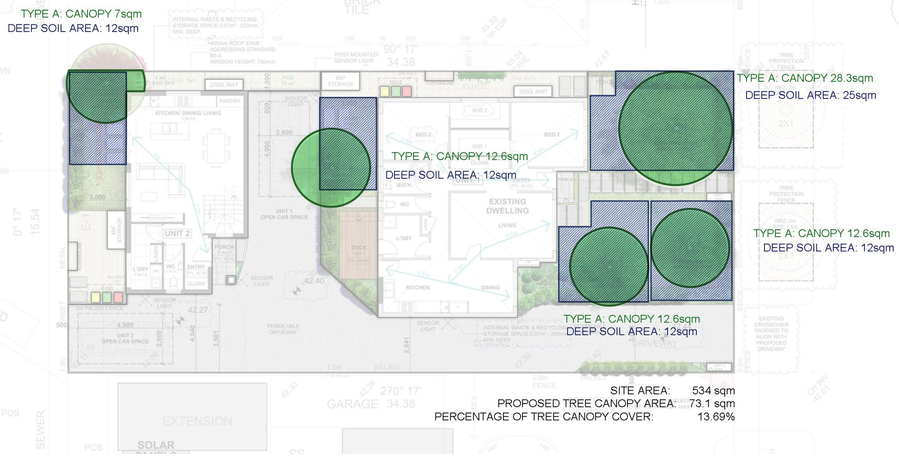
LEGEND

- FEATURE TREE — REFER SCHEDULE
- HEDGING LARGE TO MEDIUM SHRUBS — REFER SCHEDULE
- MEDIUM TO SMALL SHRUBS — REFER SCHEDULE
- GROUND COVERS — REFER SCHEDULE
- KIKUYU LAWN
- PERMEABLE DRIVEWAY
- SELECTED COMPACTED GRAVEL
- SELECTED PAVING STEPPERS
- SELECTED OUTDOOR PAVER
- PERMEABLE TIMBER DECKING

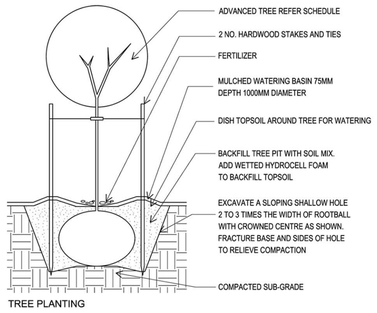
TREE CANOPY CALCULATION

Table B: Deep soil area requirements for canopy trees

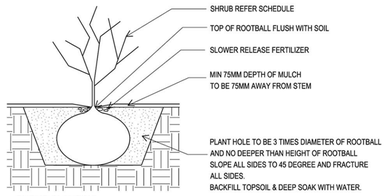
Tree Size	Mature canopy diameter[1]	Mature canopy cover area	Minimum deep soil area required	Minimum soil plan dimension
TYPE A	4–4.9 metres	12.6–19.6 square metres	12 square metres	2.5 metres
	5–5.9 metres	19.7–28.2 square metres	16 square metres	3 metres
	6–6.9 metres	28.3–38.4 square metres	25 square metres	3.5 metres
	7–7.9 metres	38.5–50.2 square metres	36 square metres	4 metres
TYPE B	8–8.9 metres	50.3–63.5 square metres	49 square metres	4.5 metres
	9–9.9 metres	63.6–78.4 square metres	64 square metres	5 metres
	10–10.9 metres	78.5–94.9 square metres	81 square metres	5.5 metres
	11–11.9 metres	95.0–113.0 square metres	100 square metres	6 metres
TYPE C	12–12.9 metres	113.1–132.6 square metres	121 square metres	6.5 metres
	13–13.9 metres	132.7–153.8 square metres	136 square metres	7 metres
	14 metres and greater	Above 153.9 square metres	144 square metres	7.5 metres



LANDSCAPE DETAILS



TREE PLANTING



SHRUB PLANTING

LANDSCAPE NOTES

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS HAVE PREFERENCE OVER SCALED DIMENSIONS.
2. ANY DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE SUPERINTENDENT.
3. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE DETAILS, SPECIFICATIONS AND ENGINEERING DOCUMENTS.
4. LOCATE AND PROTECT ALL UNDERGROUND SERVICES PRIOR TO ANY EXCAVATION. MAKE GOOD ALL DAMAGE TO EXISTING WORKS CAUSED BY THE ACTIVITY OF THESE WORKS.
5. ALL DETAILS ARE INDICATIVE ONLY. DETAILED SHOP DRAWINGS AND ENGINEER SPECIFICATION FOR FOOTINGS ARE TO BE PREPARED PRIOR TO CONSTRUCTION.
6. THESE DRAWINGS ARE TO BE PRINTED IN COLOUR

TREE PROTECTION ZONE
DURING WORKS:
TEMPORARY PROTECTION FENCE, WITH A MIN. HEIGHT OF 1.8M OF CHAIN WIRE MESH BETWEEN STAR PICKETS EVERY 3-4m SIGNS IDENTIFYING THE TPZ ARE TO BE PLACED ON THE FENCING.

a. THE EXISTING SOIL LEVEL MUST NOT BE ALTERED
b. NO STORAGE OF EQUIPMENT OR MATERIALS IS TO OCCUR
c. NO FUEL, OIL OR CHEMICALS ARE TO BE STORED OR DISPERSED.
d. A LAYER OF ORGANIC MULCH MUST BE PROVIDED 100MM DEEP
e. THE SOIL AROUND THE TREES SHOULD BE KEPT MOIST DURING BUILDING ACTIVITIES, NOT ALLOWED TO DRY OUT
f. ADVISE CONTRACTORS NOT TO MIX CEMENT,STORE BAGS OR WASH WHEELBAROWS ETC WITHIN THIS ZONE
g. SHOULD SERVICES PASS THROUGH THE ROOT ZONE OF TREES TO BE RETAINED,THEN THOSE SERVICES SHOULD IN TRENCHES AUGURED BENEATH THE ROOT
h. UTILITY AUTHORITIES SHOULD MAKE USE OF COMMON TRENCHES WHERE POSSIBLE WHEN INSTALLING UNDER
i. ALL ROOT EXCAVATION SHOULD BE CARRIED OUT BY HAND DIGGING.

WEED REMOVAL:
ALL WEEDS SHALL BE REMOVED THOROUGHLY OR APPROPRIATELY CONTROLLED BY CHEMICAL. ALL TREES TO BE REMOVED SHALL BE STUMP GROUND.
ANY MATERIAL RESTRICTIVE TO PLANT GROWTH (EG. ROCKS) SHALL BE REMOVED FROM PLANTING BEDS.

SOIL PREPARATION:
EXISTING TOP SOIL SHALL NOT BE COMPACTED BY ANY SITE MACHINERY.
FINAL TOPSOIL LEVEL SHOULD BE LEVEL WITH PATHS.
IMPORTED SOIL IS TO BE FREE OF WEEDS OR OTHER MATERIALS RESTRICTIVE TO PLANT GROWTH. pH OF 6.0-7.0 WITH MEDIUM TEXTURE (SANDY LOAM) IS REQUIRED.
TOP SOIL IS TE BE SPREAD TO APPROPRIATE DEPTH AND CULTIVATED INTO EXISTING SOIL TO A DEPTH OF 150mm MINIMUM ON LAWN AREAS, AND 300mm MINIMUM ON PLANTING BEDS.

MAINTENANCE:
FOLLOWING THE APPROVAL OF PRACTICAL COMPLETION, A 13 WEEKS PLANT ESTABLISHMENT MAINTENANCE PERIOD SHOULD BE ALLOWED.
DURING THE PERIOD, LANDSCAPE CONTRACTOR SHALL TAKE CARE OF THE CONTRACT AREA BY APPROPRIATE HORTICULTURAL PRACTICES. THIS INCLUDE BUT NOT BE LIMITED TO:
WEEDING, PRUNING, CULTIVATION, WATERING, FERTILISING, DISEASE AND PEST CONTROL, RESTAKING AND REPLACEMENT OF FAILED PLANTS.

PLANTING:
ALL TREES SHOULD HAVE WOODEN STAKES AND TIES FOR SUPPORTING.
ALL CANOPY TREES ARE TO HAVE A MINIMUM HEIGHT OF 1.5M IN 40L OR AS SPECIFIED IN PLANTING SCHEDULE. PLANTS SHALL BE SOAKED THOROUGHLY IN WATER BEFORE PLANTING. FILL THE PLANTING HOLE WITH WATER IF SOIL IS VERY DRY.
ALL PLANTS SHALL BE HARDENED OFF APPROPRIATELY IN THE NURSERY. PLANTS SHALL HAVE GOOD FORM, LARGE HEALTHY ROOT SYSTEMS, AND SHALL BE WELL ESTABLISHED, FREE FROM ANY DISEASE AND PESTS.
FOR SHRUBS AND GROUNDCOVERS, PLANTING HOLES SHALL BE MINIMUM 75mm LARGER THAN PLANTING POT IN ALL DIRECTIONS.
TREE PLANTING HOLES SHALL BE THE SAME DEPTH AS THE ROOTBALL AND 2-3 TIMES OF DIAMETER. 75mm HIGH BERM IS REQUIRED AT THE EDGE OF ROOTBALL FOR HOLDING WATER.
ALL PLANTS SHALL BE WATERED THOROUGHLY DIRECT AFTER PLANTING.
SLOW RELEASE FERTILISER ARE TO BE ADDED AFTERWARDS ACCORDING TO MANUFACTURER'S SPECIFICATION.
ALL GARDEN AREAS SHOULD BE IRRAGATED WITH IN-GROUND AUTOMATIC DRIP IRRIGATION SYSTEM OR TAPE & HOSE SYSTEM.

EDGING:
IN AREAS WHERE LAWN ABUTT GARDEN BEDS, THEN GARDEN EDGING IS REQUIRED.
EDGING CAN BE 70 x 19 tREATEDE PINE OR BLUESTONE. THE TOP OF EDGING SHOULD BE SLIGHTLY LOWER THAN THE GRASS WHEN MOWN.

MULCH:
ALL GARDEN BED SHOULD BE MULCHED WITH 75mm DEEP WELL WEATHERED PINE MULCH. DARK IN APPEARANCE. WITH 90% IN THE SIZE RANGE OF 10-20mm.
ENSURE MULCH IS CLEAR OF ANY PLANT STEMS. MULCH SHALL BE SPREAD FOLLOWING PLANTING OPERATIONS.

CODE	PLANTING SCHEDULE BOTANICAL NAME	COMMON NAME	MATURE SIZE (h x w)	INSTALL SIZE	QTY
	Trees e.g.				
Al	Allocasuarina littoralis	Black She-oak	8m x 4m	2m high, 45L pots	1
Epl	Eucalyptus mannifera 'Patches' Little Spotty	Dwarf Red Spotted Gum	8m x 6m	2m high, 45L pot	1
LiN	Lagerstroemia indica x L. fauriei 'Natchez'	Natchez Crepe Mytle	6 x 4m	2m high, 45L pot	1
Tl	Tristaniopsis laurina 'Luscious'	Luscious Water Gum	7m x 4m	2m high, 45L pots	2
	Shrubs e.g.				
As	Acmena smithii var. 'Minor'	Compact Lilly Pilly	3m x 1.5m(clipped)	250mm pots	11
Ca	Correa alba	White Correa	2m x 1m	250mm pots	20
Cr	Correa reflexa	Common Correa	1m x 2m	250mm pots	7
Cv	Callistemon viminalis 'Slim'	Bottlebrushsh	3m x 1.5m	250mm pots	17
WJG	Westringia 'Jervis Gem'	Coastal Rosemary	1.5m x 1.5m	250mm pots	7
	Groundcovers e.g.				
Dt	Dianella tasmanica	Tasman Flax-lily	0.75m x 1m	100mm pots	32
Hv	Hardenbergia violacea	Purple Coral Pea	prostrate	100mm pots	2
Ll	Lomandra longifolia	Honey Reed	0.7m x 0.7m	100mm pots	3
LIT	Lomandra longifolia 'Tanika'	Tanika	0.75m x 0.75m	100mm pots	16
Po	Patersonia occidentalis	Purple Flag	0.5m x 0.5m	100mm pots	30
Pe	Poa ensiformis	Sword Tussock Grass	0.5m x 1m	100mm pots	8

CX LANDSCAPE
AILA Registered Landscape Architect
EMAIL: info@cx-landscape.com PHONE: 0 405 910 523 WEBSITE: www.cx-landscape.com

For Concept Only
These designs, plans and specifications and the copyright therein are the property of CX LANDSCAPE. and must not be used, reproduced or copied, wholly or in part, without the written permission of CX LANDSCAPE.

LANDSCAPE CONCEPT PLAN

3 Shelley Ave, Bundoora

REV 03 06/05/2026

SCALE 1:100 A1 / 1:200@ A3

0 2 4 10