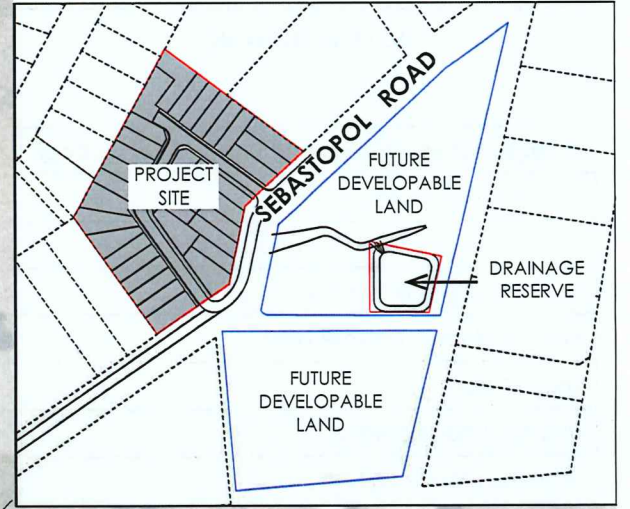


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**KEY PLAN**



**LEGEND**

- Site Extent
- - - Proposed Easement
- - - Drainage Pipe
- ▨ Bushfire Management Overlay (BMO) Defendable Space
- - - Permeable Fencing
- Proposed Trees (external to site)
- Type A Tree - 4 - 5m Ø canopy (12.6 - 19.7m<sup>2</sup> area)
- Type B Tree - 8m Ø canopy (50.3m<sup>2</sup> area)
- Garden Bed
- Hydroseeded Lawn
- ▨ Deep Soil Zone
- 11m<sup>2</sup> - Deep Soil Area m<sup>2</sup>
- Existing Trees for Retention
- Existing Trees for Practical Retention (max. 10% Encroachment into NRZ)
- Existing Trees for Removal
- Notional Root Zone (NRZ)
- ▨ Tree(s) complying with Deep Soil Zone
- ▨ Tree(s) not complying with Deep Soil Zone
- Canopy overlap



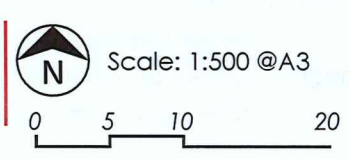
1800mm high fence with 25% transparency.

- NOTES:**
1. Bushfire resistant plant species to Reserve garden bed to be confirmed at detailed design phase. Refer to *Bushfire Management Overlay Assessment: Sebastopol Rd 7, Maryborough (22/05/2025)*.
  2. Internal lot landscaping design to be provided at detail design stage. Designs to comply with Homes Victoria's Liveable Housing Design Guidelines.
  3. Drainage Reserve (including retention basin and raingarden), as required by the Stormwater Management Plan, will be located on the adjacent site. Detailed planting design will be provided for approval by the relevant authorities, prior to commencement of site works.
  4. 21.1% total tree canopy coverage on site.

**Landscape Master Plan**  
 Address: 7 Sebastopol Road, Maryborough  
 Client: JCP Property Pty Ltd

Project Number: 2401300  
 Drawn by: S.Bunworth  
 Checked by: B.Foullis

Revision: D  
 Issued: 08.10.2025



**BW**  
 Beveridge Williams  
 1 Glenferrie Road  
 (PO Box 61)  
 Malvern VIC 3144  
 E: melbourne@bevwill.com.au  
 P: (03) 9524 8888

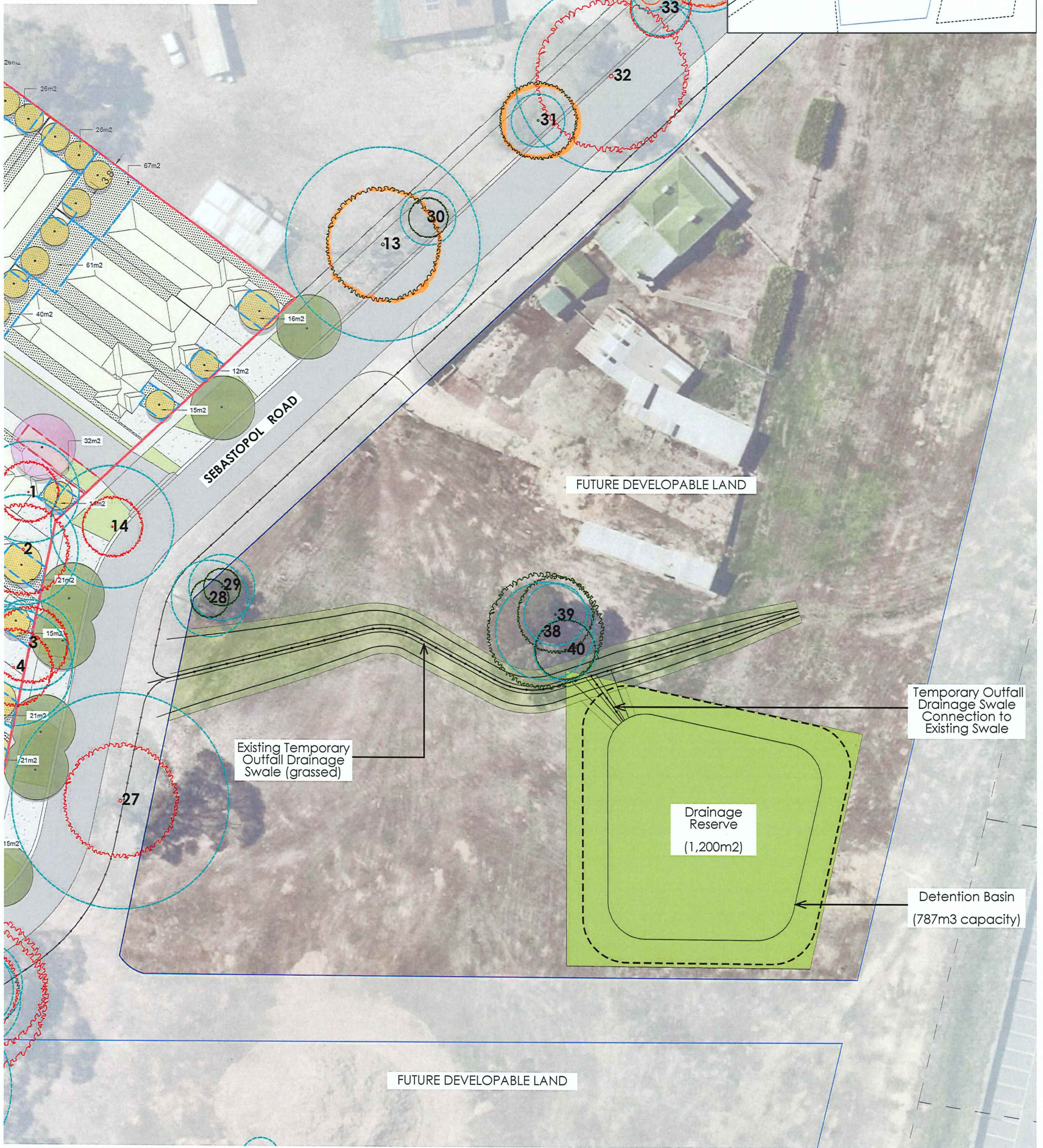
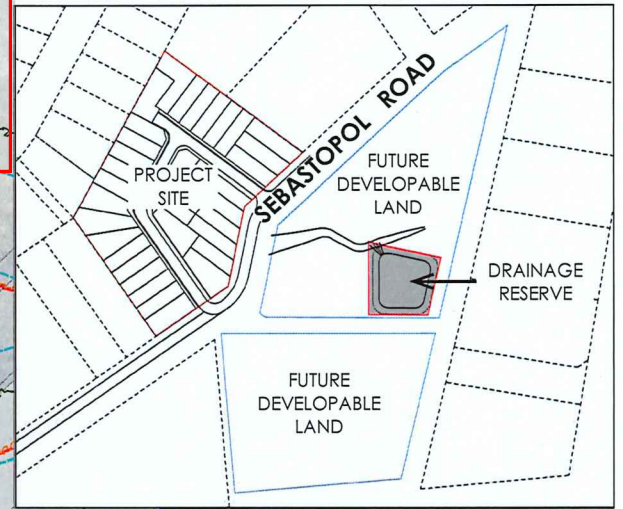
**ADVERTISED PLAN**

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**LEGEND**

- Site Extent
- Open Swale
- Existing Hydroseeded Open Swale
- Hydroseeded Lawn
- Drainage Retention Reserve
- Existing Trees for Retention
- Existing Trees for Practical Retention
- Existing Trees for Removal
- Notional Root Zone (NRZ)

**KEY PLAN**

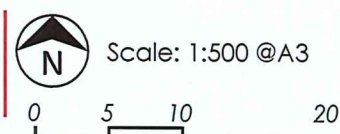


Refer to Stormwater Management Plan 7 Sebastopol Rd (Lot 2 & 3 TP171995) Maryborough for Stormwater requirements

**Drainage Reserve Plan**  
 Address: 7 Sebastopol Road, Maryborough  
 Client: JCP Property Pty Ltd

Project Number: 2401300  
 Drawn by: S.Bunworth  
 Checked by: B.Foulis

Revision: D  
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**BW**  
 Beveridge Williams  
 1 Glenferrie Road  
 (PO Box 61)  
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 P: (03) 9524 8888

**ADVERTISED PLAN**

# TREE SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE AT MATURITY (H x W)	No.	TREE SIZE CATEGORY <sup>1</sup>	CATEGORY AREA (m <sup>2</sup> ) <sup>1</sup>	TOTAL CANOPY (m <sup>2</sup> )	TOTAL CANOPY (%)
<b>Proposed Trees (Streets and Public Open Space)</b>							
<i>Angophora costata</i> <sup>2</sup>	Rusty Gum	15 x 8m	10	B	50.3	-	-
<i>Gleditsia triacanthos</i> 'Sunburst'	Honey Locust	8 x 8m	2	B	50.3	110.6	1.1
<i>Waterhousea floribunda</i>	Weeping Lilly Pilly	10 x 8m	10	B	50.3	503	4.9
<b>Proposed Trees (Private Lots)</b>							
<b>Large Trees</b>							
<i>Brachychiton acerifolius</i>	Illawarra Flame Tree	8 x 8m	1	B	50.3	50.3	0.5
<i>Hymenosporum flavum</i>	Native Frangipani	15 x 8m	1	B	50.3	50.3	0.5
<b>Medium Trees</b>							
<i>Lagerstroemia indica x fauriei</i> 'Biloxi'	Crepe Myrtle (pink)	8 x 4m	17	A	12.6	214.2	2.1
<i>Lagerstroemia indica x fauriei</i> 'Lipan'	Crepe Myrtle (lavender-mauve)	6 x 4m	18	A	12.6	226.8	2.2
<i>Lagerstroemia indica</i> 'Natchez'	White Crepe Myrtle	8 x 4m	18	A	12.6	226.8	2.2
<i>Lagerstroemia indica x fauriei</i> 'Tuscarora'	Crepe Myrtle (hot pink)	8 x 4m	18	A	12.6	226.8	2.2
<i>Pistacia chinensis</i>	Chinese Pistachio	8 x 5m	7	A	19.7	137.9	1.3
<i>Prunus cerasifera</i> 'Nigra'	Cherry Plum	6 x 4m	18	A	12.6	226.8	2.2
<i>Syzygium australe</i> 'Big Red'	Big Red Lilly Pilly	6 x 4m	18	A	12.6	226.8	2.2
<b>Existing Trees for Practical Retention<sup>3</sup></b>							
<i>Eucalyptus microcarpa</i>	Grey Box	15 x 4m	1	-	-	-	-
<i>Eucalyptus microcarpa</i>	Grey Box	15 x 3m	1	-	-	-	-
SUBTOTAL						2,200.3m <sup>2</sup>	21.3%
CANOPY OVERLAP WITH TREES						15.7m <sup>2</sup>	0.2%
TOTAL						2,184.6m <sup>2</sup>	21.1%

Total site area = 10,352m<sup>2</sup>. 20% of site area (2,070.40m<sup>2</sup>) canopy coverage required to meet Council requirements.

1. Refer to *Townhouse and Low-Rise Code Guidelines* (Version 2 - May 2025) for Tree Type Category and Canopy dimensions

2. Potential location of street trees within Sepatopol Road Reserve are outside scope of works and have not been included in canopy coverage calculations.

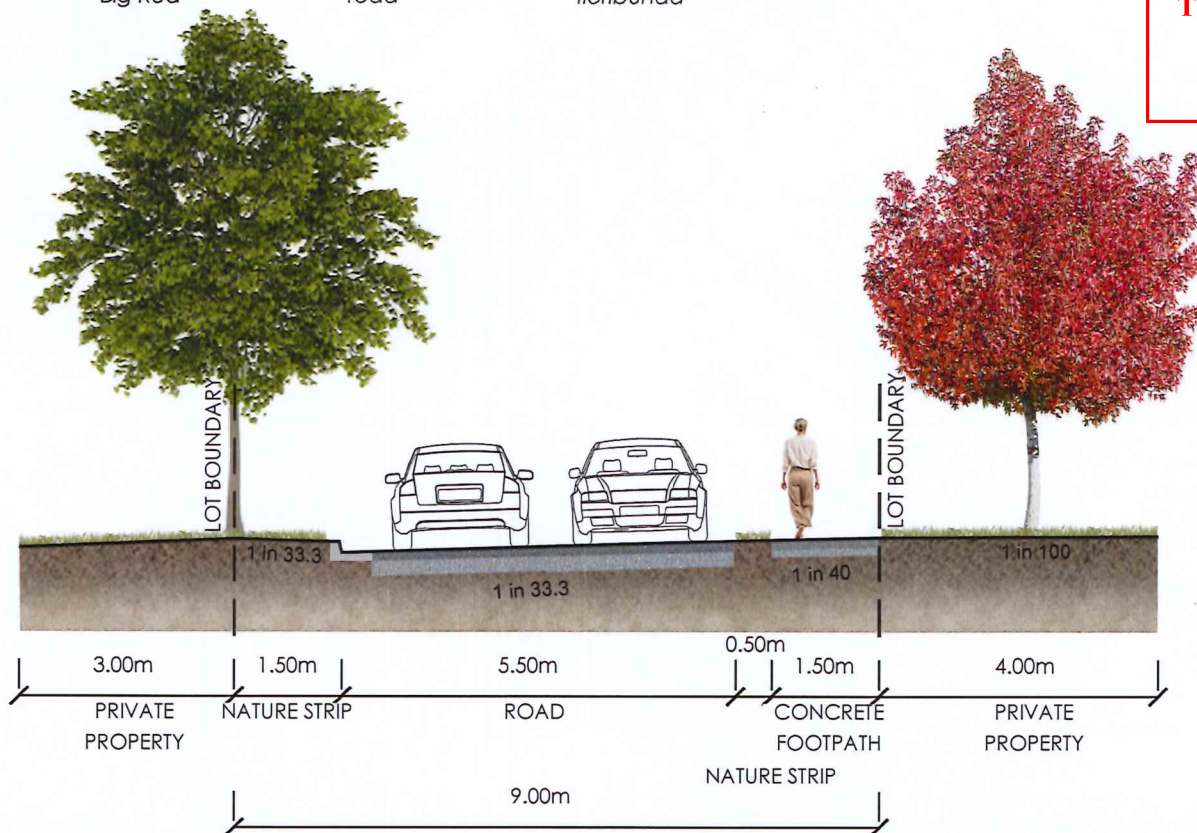
3. Refer to *Arboricultural Impact Assessment and Report - Assessment of Trees at 7 Sebastopol Rd, Maryborough* by Axiom Tree Management Pty Ltd (13/11/2024).

Proposed tree species have been selected for suitability to climatic conditions in the Maryborough area. Trees to streets and front of lots have been chosen for hardiness and provision of substantial shade canopy. Smaller trees to rear and side of lots have been specified to provide canopy coverage of a size appropriate to the space available as well as attractive foliage and flowering for the resident.



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## ADVERTISED PLAN



**Section A:** Typical 9m Road Reserve 1:100 @ A3

### Tree Schedule and Section

Address: 7 Sebastopol Road, Maryborough  
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Drawn by: S.Bunworth  
Checked by: B.Foulis

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