

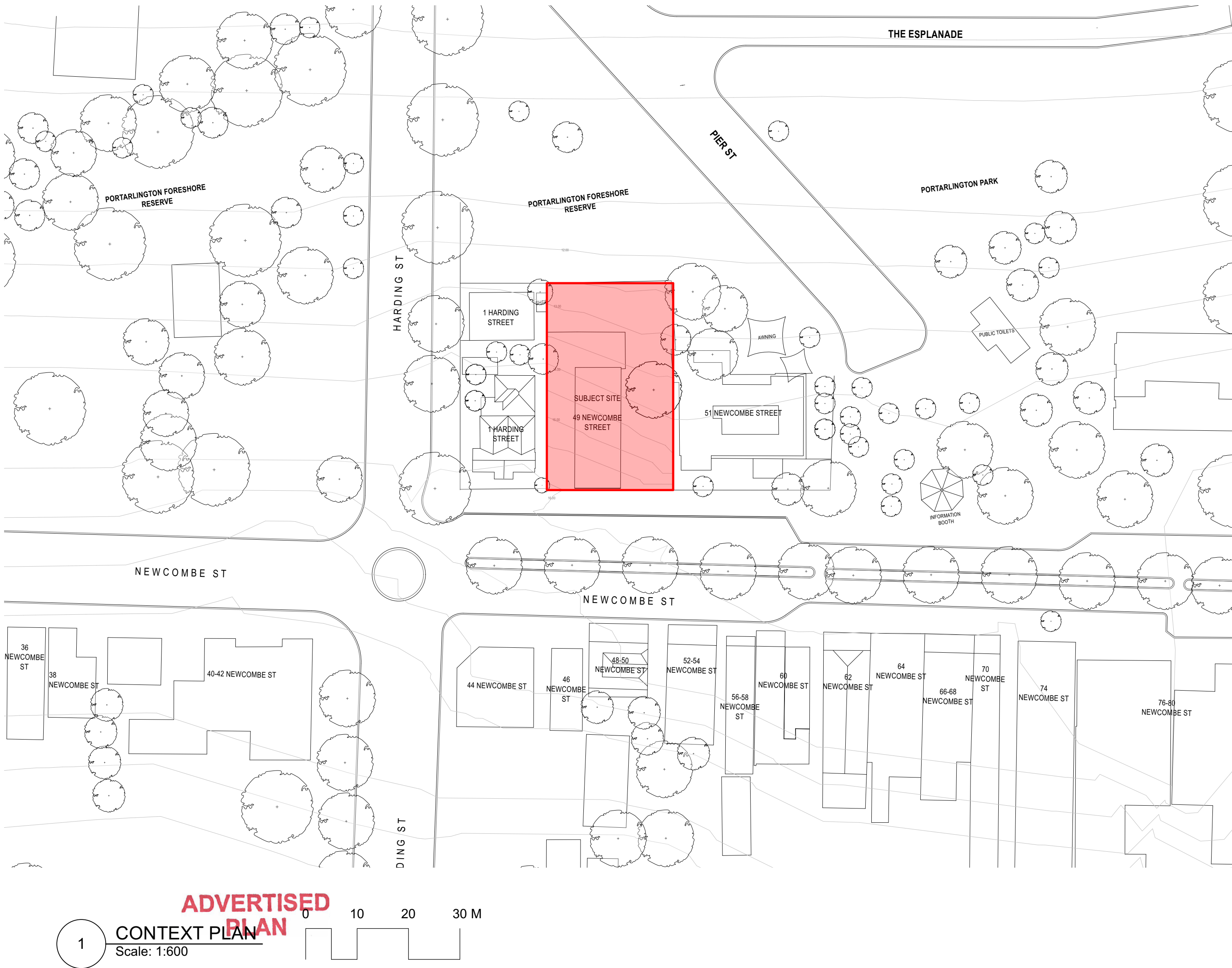
49 NEWCOME STREET, PORTARLINGTON

LANDSCAPE DRAWING PACKAGE

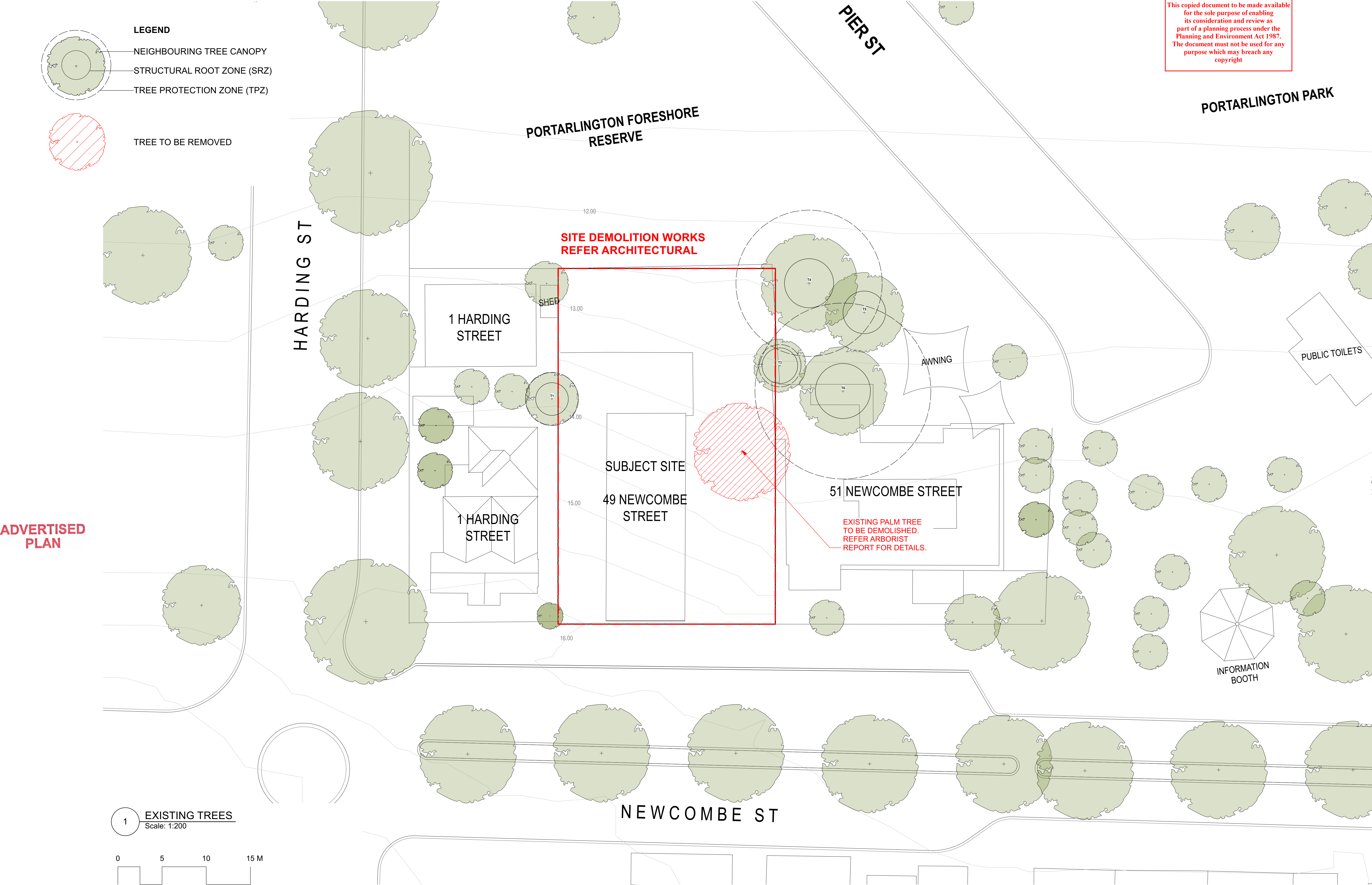
SCHEDULE OF DRAWINGS

DWG	REV	DATE	NAME
L000	TP3	3-Jul-26	DRAWING SCHEDULE & CONTEXT PLAN
L001	TP3	3-Jul-26	EXISTING TREE PLAN
L100	TP3	3-Jul-26	BASEMENT PLAN
L101	TP3	3-Jul-26	LANDSCAPE - LOWER GROUND
L102	TP3	3-Jul-26	LANDSCAPE - UPPER GROUND
L103	TP3	3-Jul-26	LANDSCAPE - LEVEL 1
L104	TP3	3-Jul-26	LANDSCAPE - LEVEL 2
L105	TP3	3-Jul-26	ROOF PLAN
L200	TP3	3-Jul-26	PLANTING - TREES
L201	TP3	3-Jul-26	PLANTING - LOWER GROUND
L202	TP3	3-Jul-26	PLANTING - UPPER GROUND
L203	TP3	3-Jul-26	PLANTING - LEVEL 2
L300	TP3	3-Jul-26	LONG SECTIONS - EAST & WEST
L301	TP3	3-Jul-26	SECTIONS

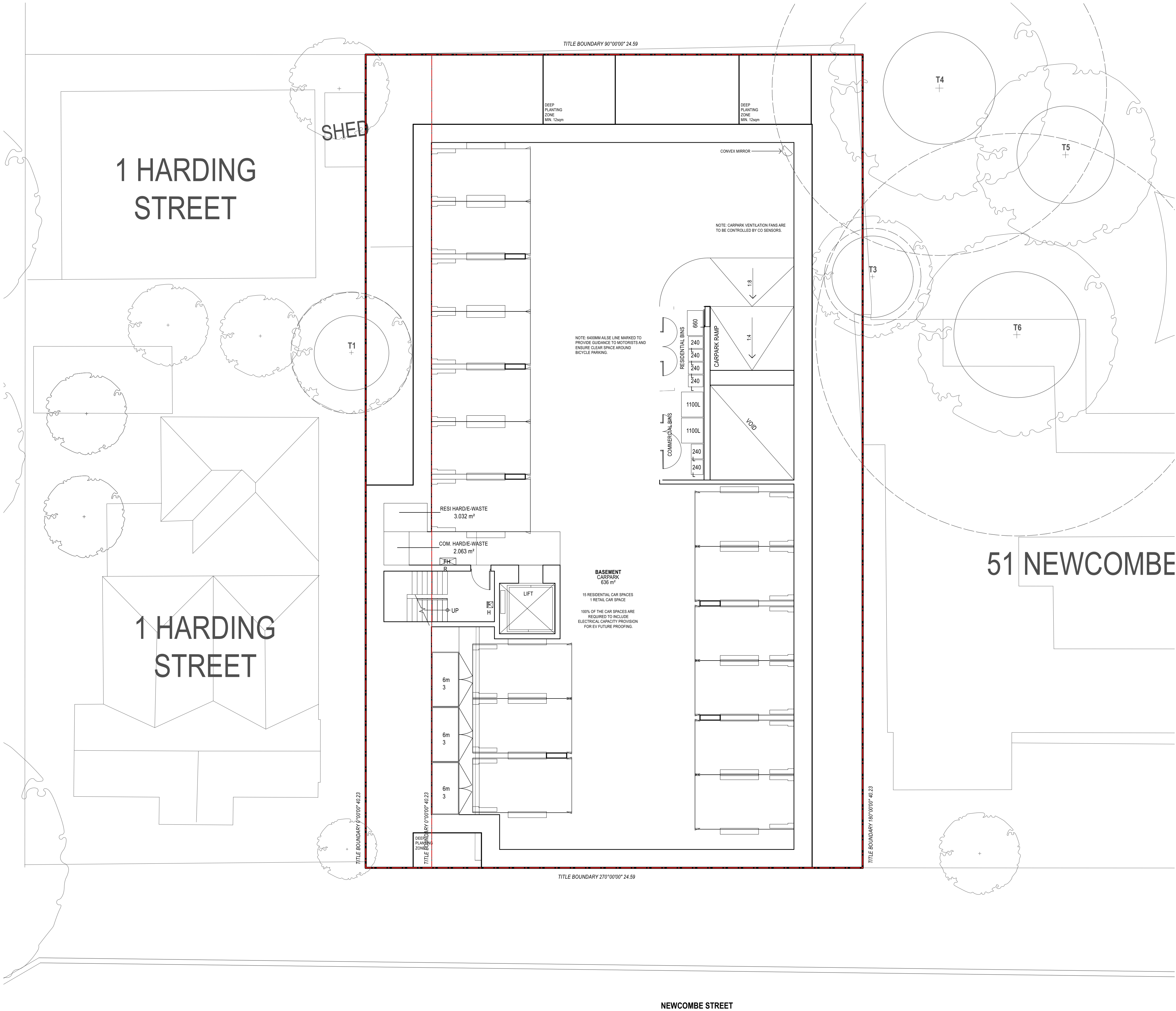
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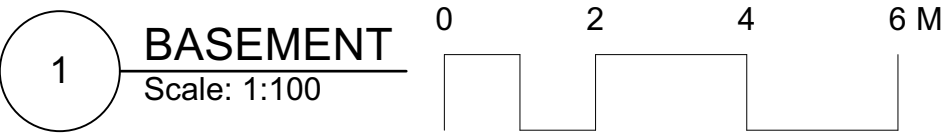
Client : Kerstin Thompson Architects					NEWCOMBE		SCALE 1:200 @A1		Project No. 391	
SIMON ELLIS LANDSCAPE ARCHITECTS					EXISTING TREE PLAN		Project Date: 15.11.24		Drawing No. Rev #	
49 Newcombe Street, Portarlington VIC 3223					TOWN PLANNING		N		L001 TP3	
03/07/26 17/10/25	TP3 TP2	TP ISSUE TP ISSUE	LT LT	SE SE	This work is not to be copied or reproduced in any form without the prior written permission of the author.		SIMON ELLIS LANDSCAPE ARCHITECTS		A: 1/177 BEAVERS ROAD NORTHCOTE VIC 3070 AUSTRALIA	
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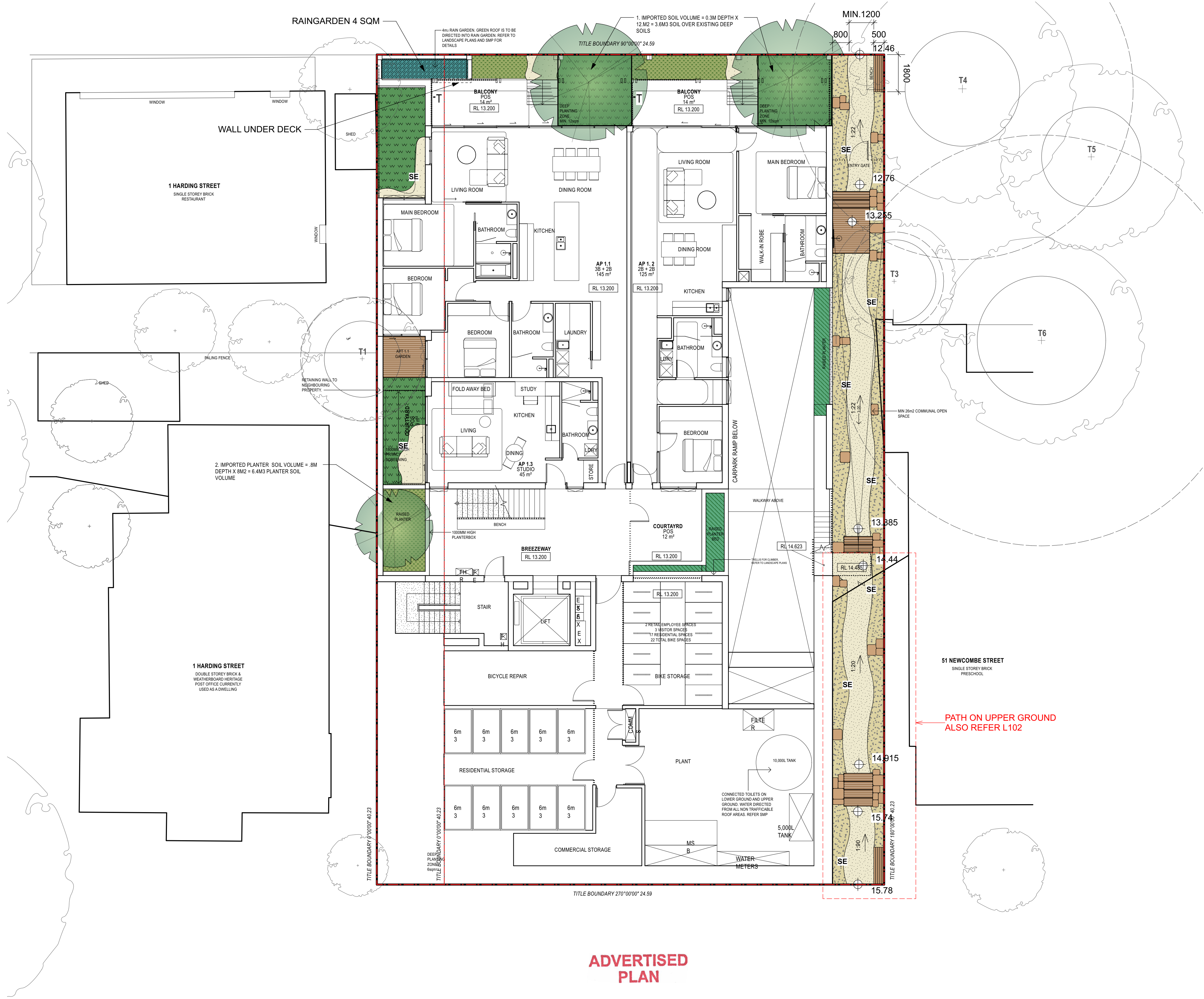
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ADVERTISED PLAN

NO SOFTSCAPE ON THIS LEVEL



03/07/26 17/10/25		TP3 TP2	TP ISSUE TP ISSUE	LT LT	SE SE	Client : Kerstin Thompson Architects		NEWCOMBE		SCALE 1:100 @A1		Project No. 391	
DATE		REVISION		ISSUE NOTE		DRAWN BY		CHECKED BY		Project Date: 15.11.24		Drawing No. Rev #	
												L100 TP3	



- LEGEND**
- NEIGHBOURING TREE CANOPY
 - STRUCTURAL ROOT ZONE (SRZ)
 - TREE PROTECTION ZONE (TPZ)
 - PROPOSED TREE
 - COMMUNAL GARDEN
 - COMMUNAL RAINGARDEN
 - COMMUNAL RAISED PLANTER
 - PRIVATE GARDEN
 - TUSCAN PEBBLE MULCH 20MM
 - TUSCAN TOPPINGS 10MM MINUS
 - DECKING
 - BENCH SEAT
 - BEACHING ROCKS
 - STEEL EDGE
 - TAP WITH FLOOR WASTE

NOTE

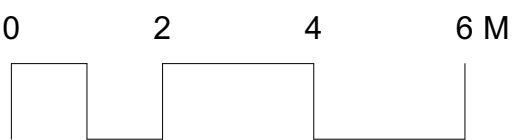
1. SOIL VOLUME UNDER TREES DEEP SOIL:
= 12.5 M2 X 300MM DEPTH TOPSOIL
= 3.75 M3 SOIL VOLUME ABOVE EXISTING SUBSOILS

2. SOIL VOLUME 1.0M TREE PLANTER
= 1.0M DEPTH = 0.8M DEPTH SOIL X 8M2
PLANTER = 6.6M3 SOIL VOLUME

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1 LOWER GROUND
Scale: 1:100



					Client : Kerstin Thompson Architects					NEWCOMBE					SCALE 1:100 @A1			Project No. 391																															
03/07/26 17/10/25 22/11/24					TP3 TP2 TP1					TP ISSUE TP ISSUE TP ISSUE					LT LT LT					SE SE SE					Drawing No. Rev #																								
DATE					REVISION					ISSUE NOTE					DRAWN BY					CHECKED BY					LANDSCAPE - LOWER GROUND					49 Newcombe Street, Portarlington VIC 3223					TOWN PLANNING					Project Date: 15.11.24					L101 TP3				

ADVERTISED
PLAN

HARDING

AWNING

NEWCOMBE STREET

SUBJECT SITE
49 NEWCOMBE STREET

- LEGEND
- EXISTING TREE
 - FUTURE TREE BY OTHERS
IN LINE WITH URBAN DESIGN FRAMEWORK
 - PROPOSED TREE IN TREE PIT
 - PROPOSED STREET TREE IN NATURE STRIP
IN LINE WITH URBAN DESIGN FRAMEWORK AND
TO BE COORDINATED WITH COUNCIL
 - COMMUNAL RAISED PLANTER
 - COMMUNAL RAISED PLANTER
 - TUSCAN PEBBLE MULCH 20MM
 - TUSCAN TOPPINGS 10MM MINUS
 - DECKING
 - PROPOSED STREET VERGE
IN LINE WITH URBAN DESIGN FRAMEWORK
 - BENCH SEAT
 - BEACHING ROCKS
 - SE STEEL EDGE

TREE SOIL VOLUME NOTE

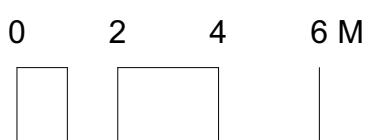
3. SOIL VOLUME IN TREE PIT MIN INSIDE TITLE
BOUNDARY:
= 1 M2 X 300MM DEPTH TOPSOIL
= 0.3 M3 SOIL FOR ROOT VOLUME
TREE SUB-SURFACE VOLUME WITH SOIL
VAULTS 2.52 M3. USING 16 no. 540X540X540MM
STRUCTURAL SOIL VAULT MODULES BELOW
AND SURROUNDING THE TREE PIT.
TOTAL SOIL VOLUME = **2.82M3** OVER EXISTING
SUBSOILS

4A AND 4B. IMPORTED SOIL OVER DEEP SOIL
FOR STREET TREES - 0.3M DEPTH OVER
EXISTING SUBSOILS

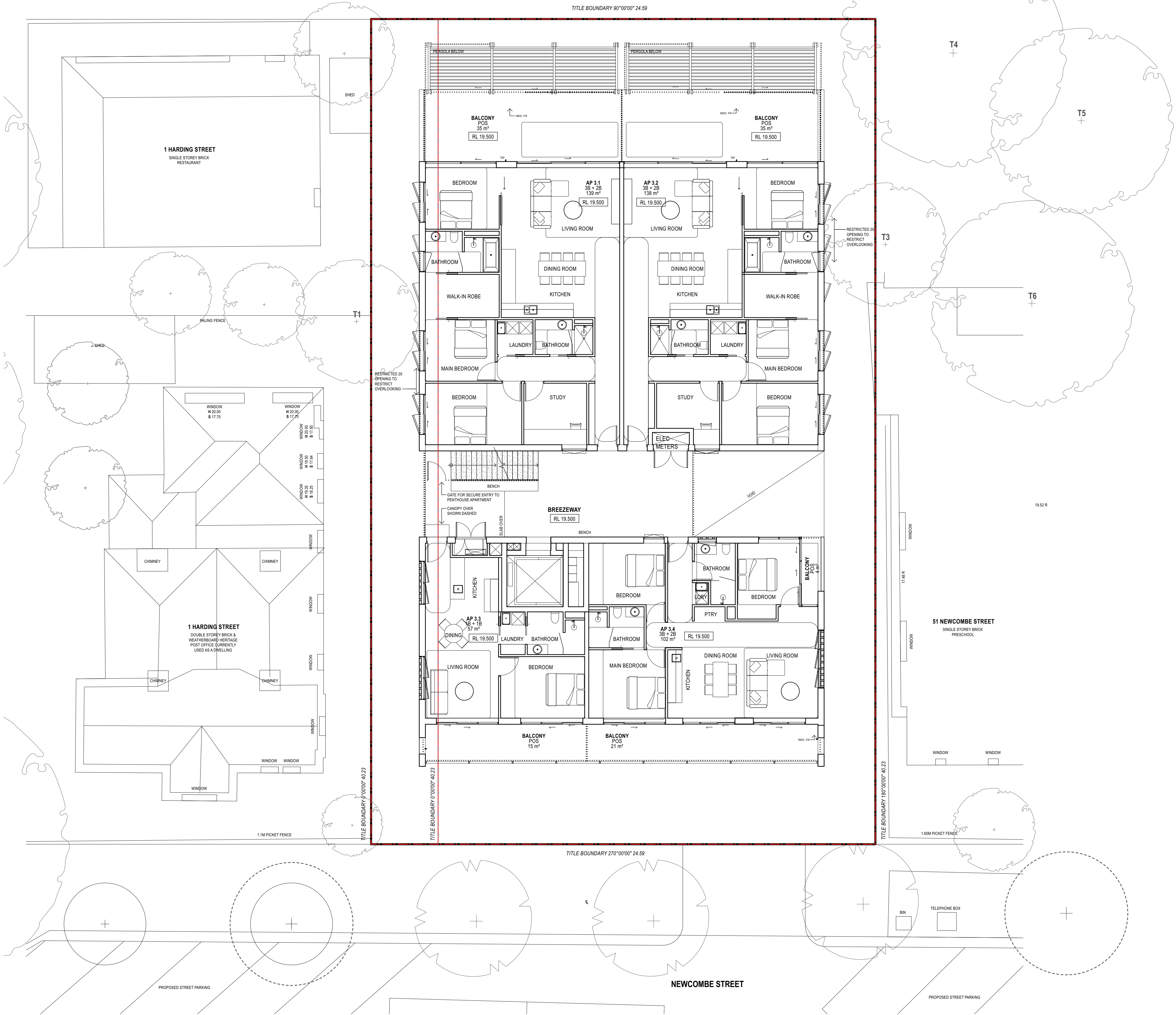
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NEWCOMBE ST

1 UPPER GROUND
Scale: 1:150



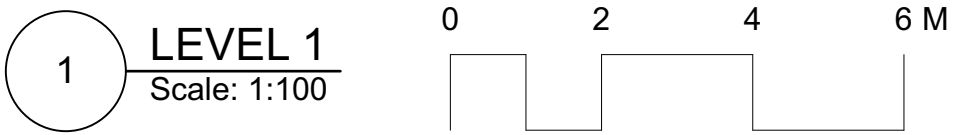
07/08/26 17/10/25 22/11/24		TP3 TP2 TP1	TP ISSUE - deep soil area clarification TP ISSUE TP ISSUE	LT LT LT	SE SE SE	Client : Kerstin Thompson Architects	NEWCOMBE	SCALE 1:150 @A1	N	Project No. 391
DATE	REVISION	ISSUE NOTE	DRAWN BY	CHECKED BY		SIMON ELLIS LANDSCAPE ARCHITECTS	LANDSCAPE - UPPER GROUND	Project Date: 15.11.24		Drawing No. Rev # L102 TP3
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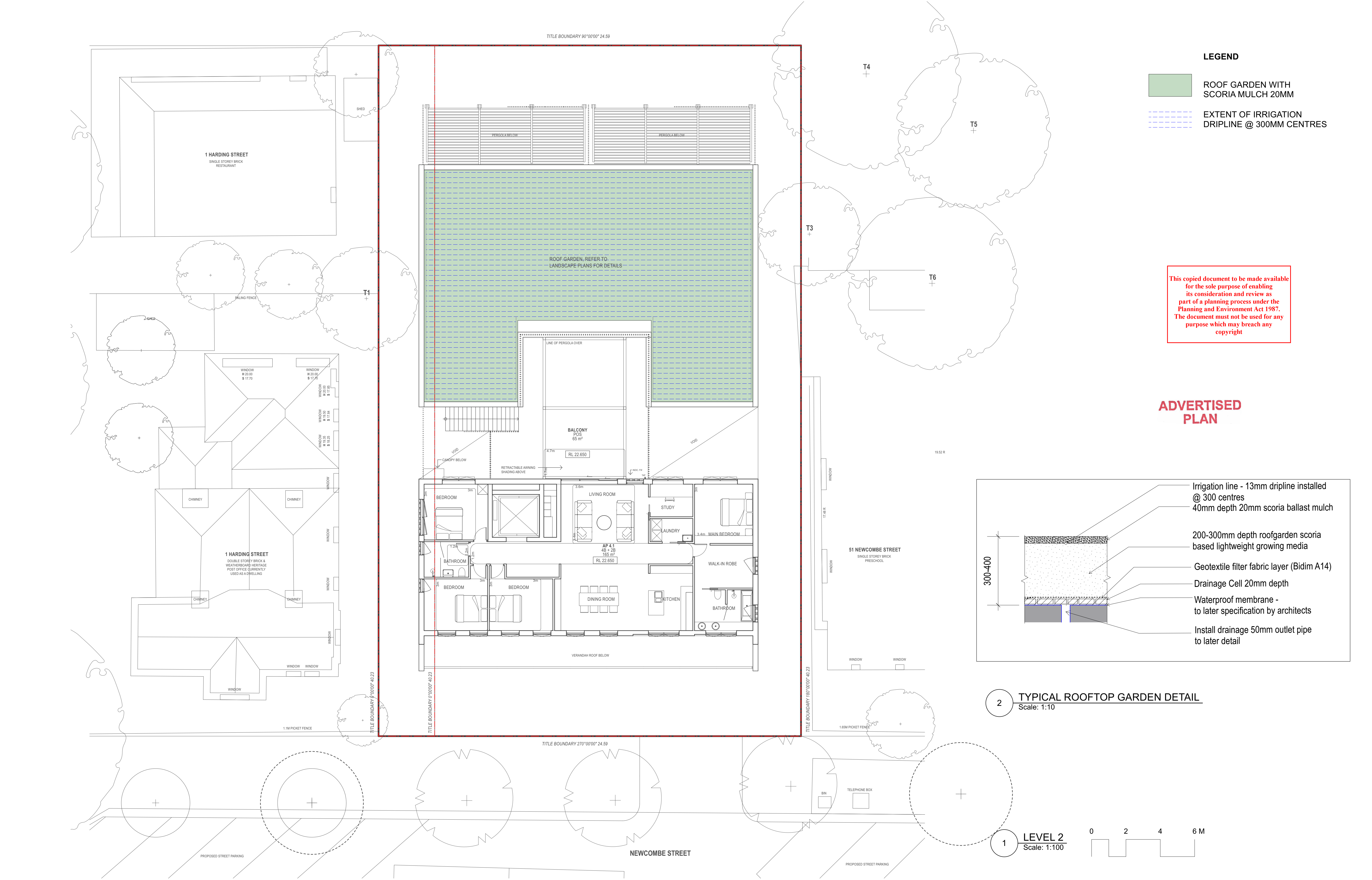
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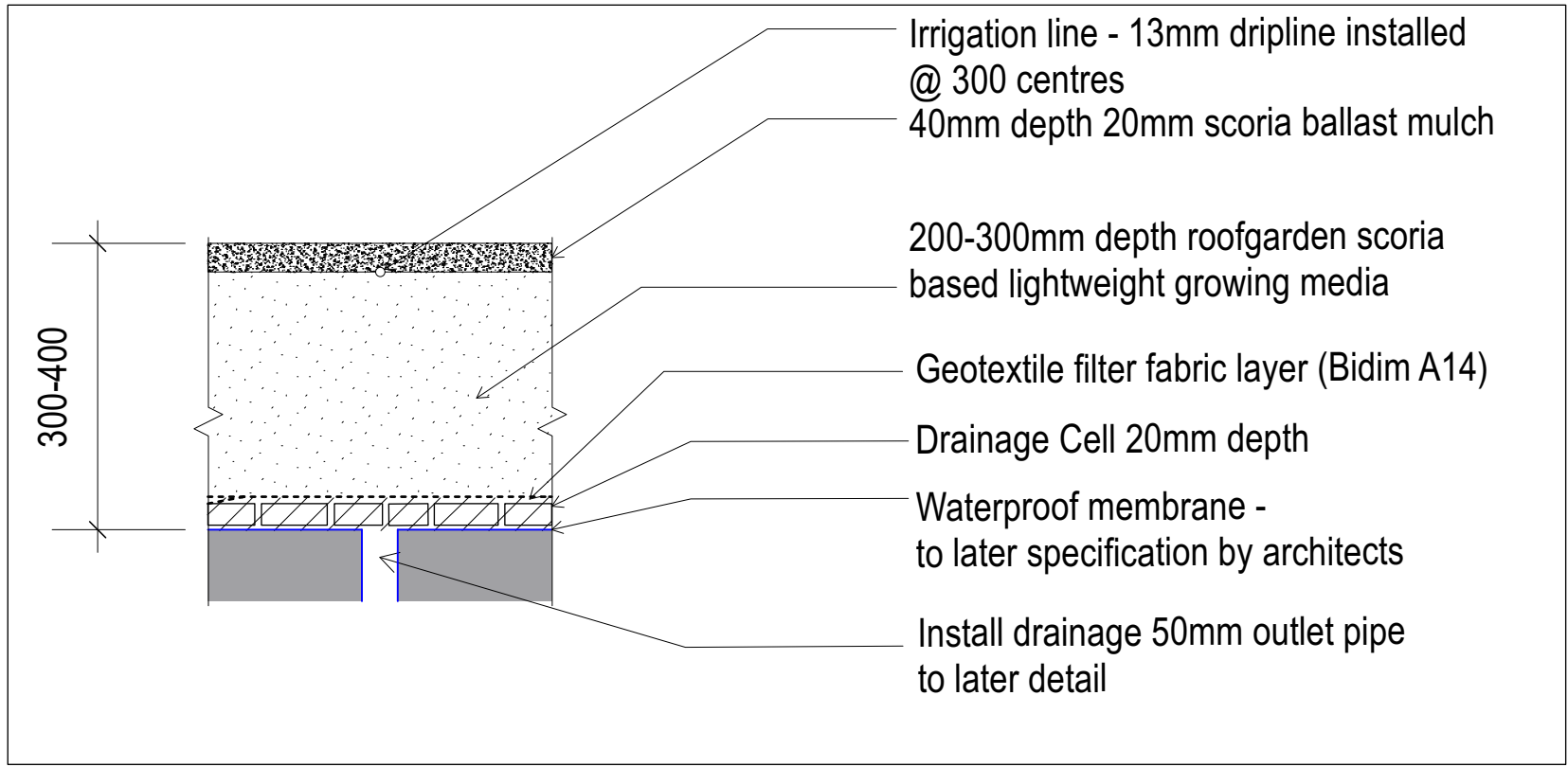
Client : Kerstin Thompson Architects					NEWCOMBE					Project No. 391	
SIMON ELLIS LANDSCAPE ARCHITECTS					LANDSCAPE - LEVEL 1					Drawing No. Rev #	
49 Newcombe Street, Portarlington VIC 3223					TOWN PLANNING					L103 TP3	
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- LEGEND
- ROOF GARDEN WITH SCORIA MULCH 20MM
- EXTENT OF IRRIGATION DRIPLINE @ 300MM CENTRES

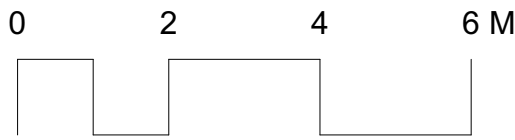
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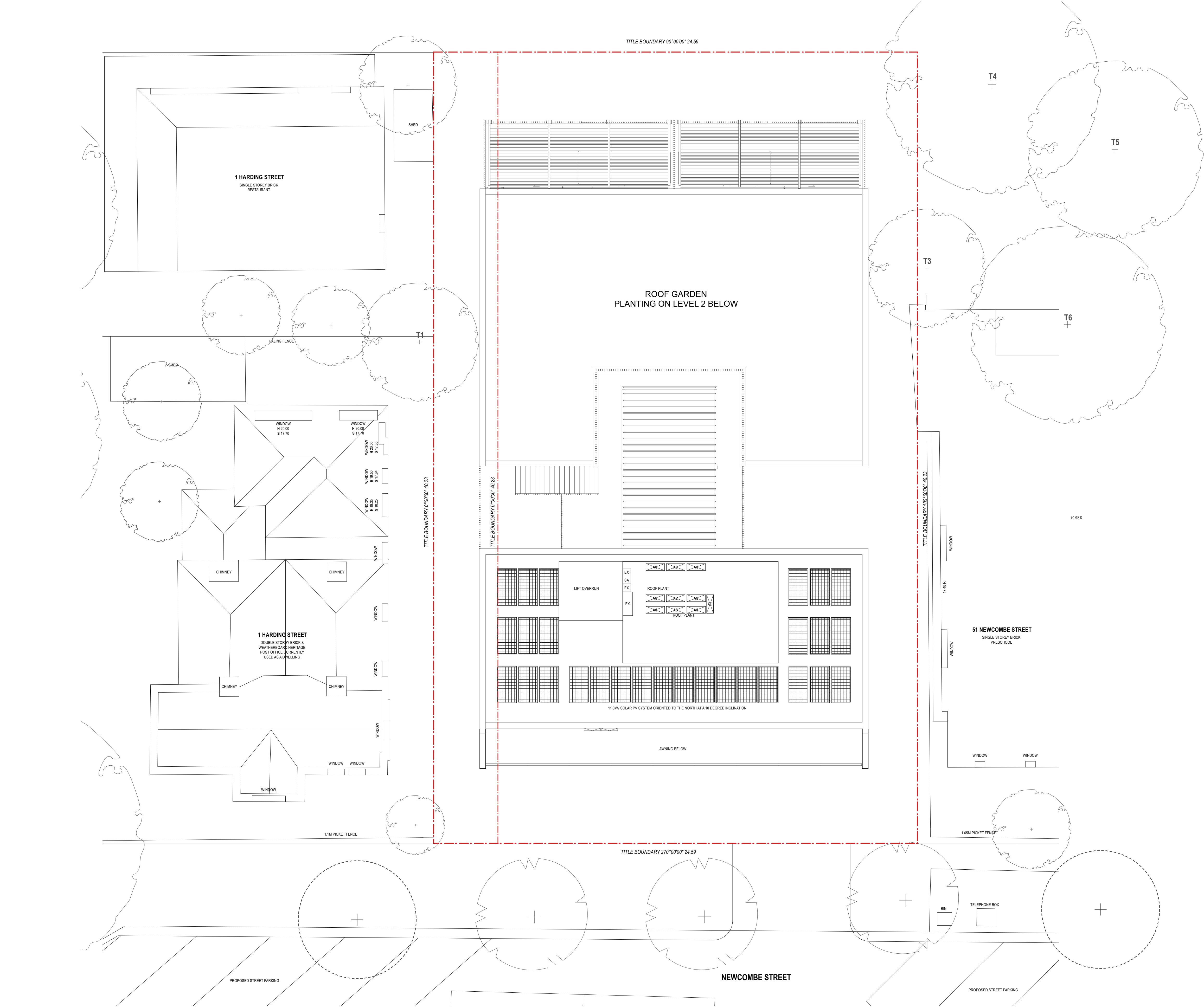
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2 TYPICAL ROOFTOP GARDEN DETAIL
Scale: 1:10

1 LEVEL 2
Scale: 1:100

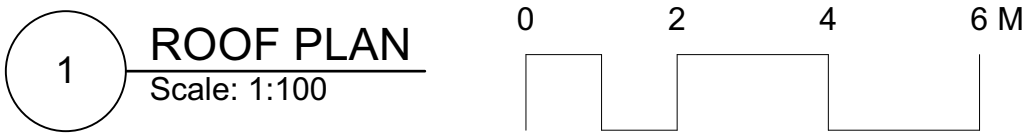




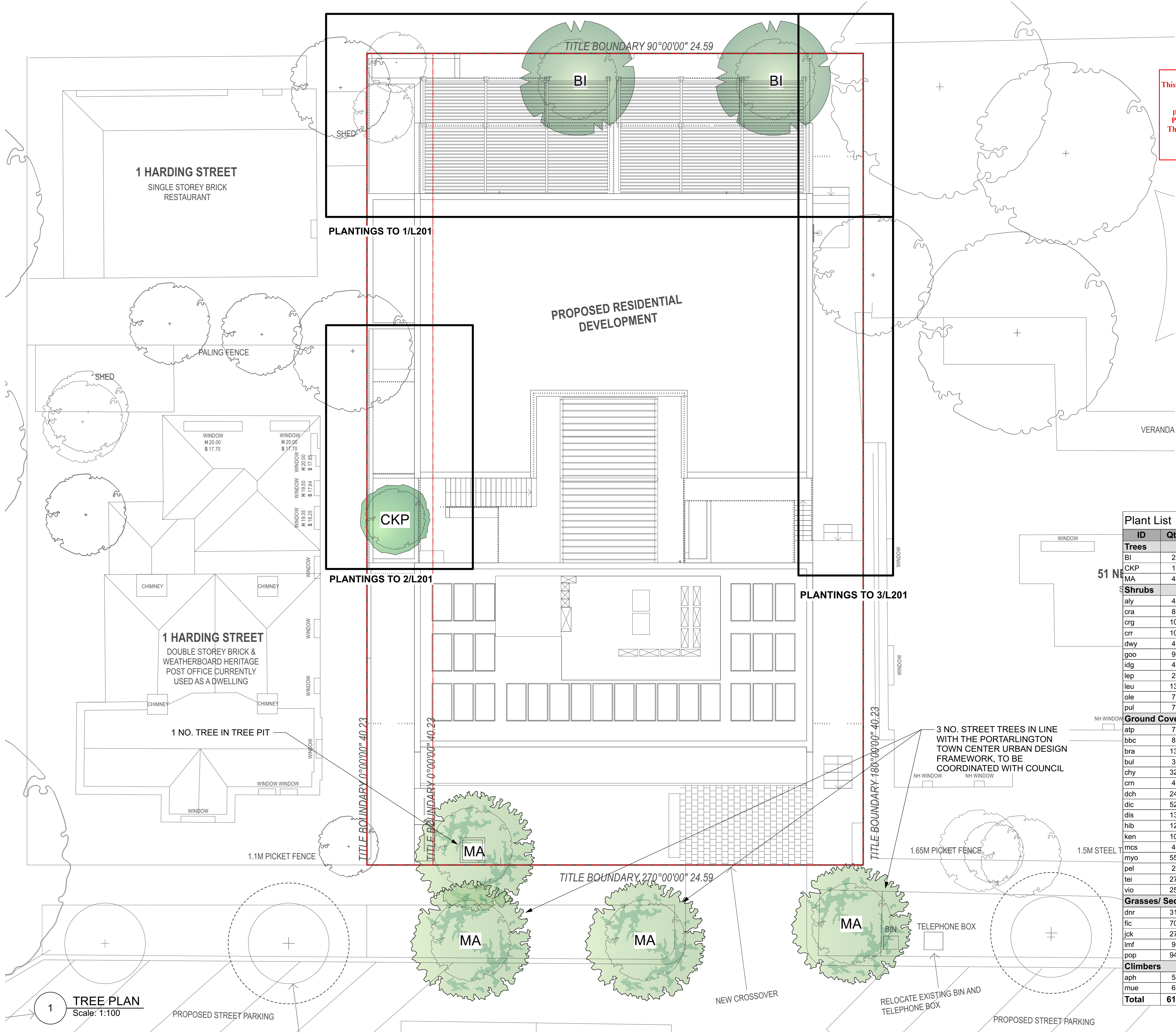
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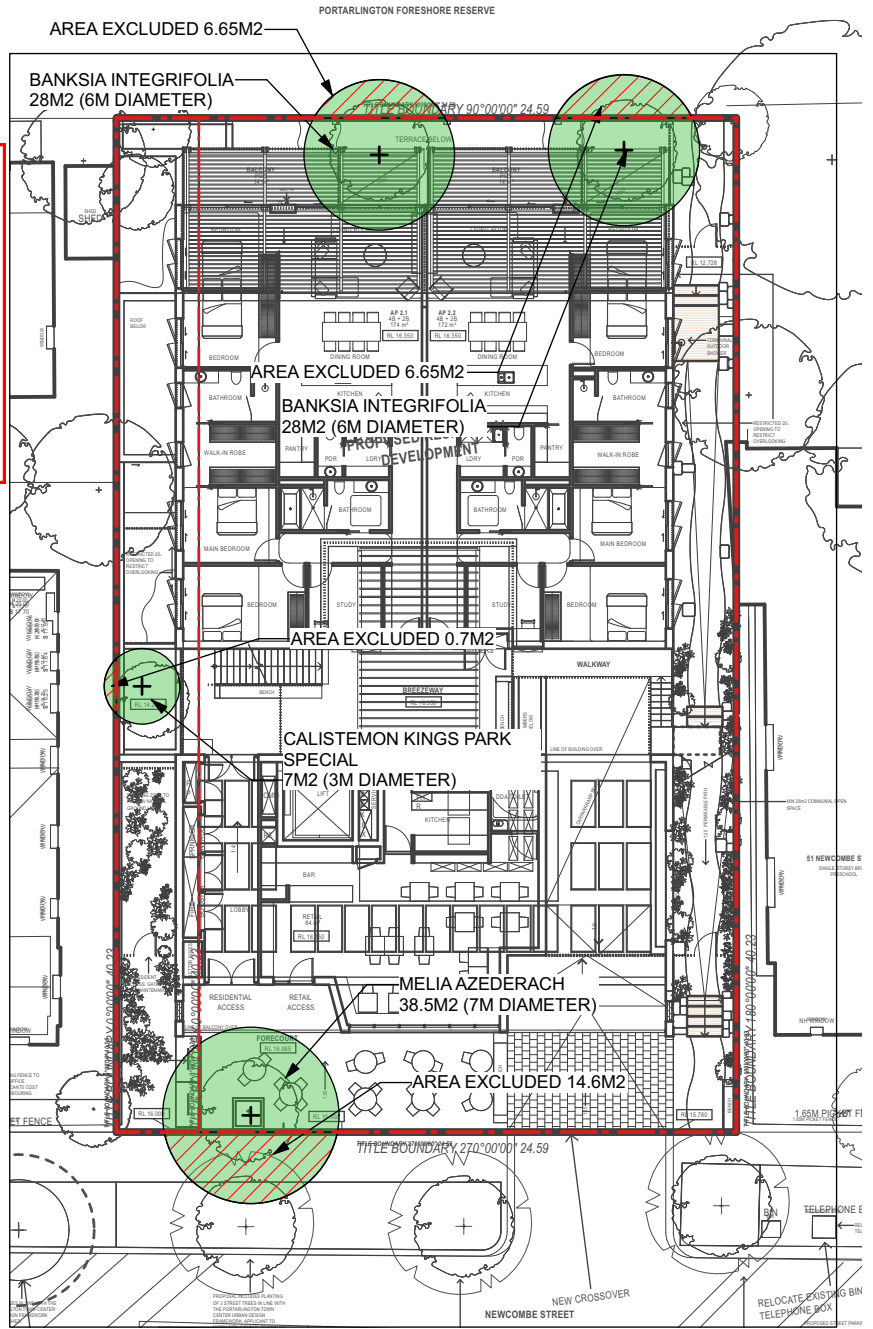
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Client : Kerstin Thompson Architects					NEWCOMBE		SCALE 1:100 @A1		Project No. 391	
SIMON ELLIS LANDSCAPE ARCHITECTS					ROOF PLAN		Project Date: 15.11.24		Drawing No. Rev #	
49 Newcombe Street, Portarlington VIC 3223					TOWN PLANNING		Project Date: 15.11.24		L105 TP3	
03/07/26 17/10/25	TP3 TP2	TP ISSUE TP ISSUE	LT LT	SE SE	SIMON ELLIS LANDSCAPE ARCHITECTS		T: +61(3)8685.8699 M: +61(0)425 818 482 W: simonellis.com.au E: office@simonellis.com.au		© 2026	
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2 TREE CANOPY COVERAGE
Scale: 1:300

SITE AREA:	990 SQM
CANOPY COVER:	101.5 SQM
CANOPY AREA OVER SITE BOUNDARY:	28.6 SQM
TOTAL CANOPY INSIDE SITE:	72.9 SQM
PERCENTAGE OF COVERAGE:	7.36%

Plant List					
ID	Qty	Common Name	Botanical Name	Scheduled Size	Remarks
Trees					
BI	2	Coast Banksia	Banksia integrifolia	100L AP	
CKP	1	Bottlebrush	Callistemon 'Kings Park Special'	45L pot	
MA	4	White Cedar	Melia azedarach	100L pot	
Shrubs					
aly	4	Sea Box	Alyxia buxifolia	200mm pot	
cra	8	White Correa	Correa alba	140mm pot	
crg	10	Rock Glabra	Correa glabra	140mm pot	
crr	10	Native Fuchsia	Correa reflexa	140mm pot	
dwy	4	Smooth Parrot-pea	Dillwynia glaberrima	200mm pot	
goo	9	Hop Goodenia	Goodenia ovata	140mm pot	
idg	4	Australian Indigo	Indigofera australis	200mm pot	
lep	2	Wooly Tea-tree	Leptospermum lanigerum	200mm pot	
leu	13	Cusson bush	Leucophyta brownii	200mm pot	
ole	7	Coastal Daisy Bush	Olearia axillaris	200mm pot	
pul	7	Slender Bush-pea	Pultenaea tenuifolia	200mm pot	
Ground Covers					
atp	7	Chocolate Lily	Arthropodium strictum	140mm pot	Wildflowers
bbc	8	Dward Hairpin Banksia	Banksia spinulosa 'Birthday Candles'	140mm pot	
bra	13	Cut Leaf Daisy	Brachyscome multifida	140mm pot	
bul	3	Bulbine Lily	Bulbine bulbosa	140mm pot	Wildflowers
chy	32	Common Everlasting	Chrysocephalum apiculatum	140mm pot	
crn	4	Button Everlasting	Coronidium scorpioides	140mm pot	Wildflowers
dch	24	Dichondra Silver Falls	Dichondra argentea	Tubestock	
dic	52	Kidney Weed	Dichondra repens	Tubestock	
dis	13	Native Pig Face	Disphyma crassifolium	140mm pot	
hib	12	Guinea Flower	Hibbertia scandens	140mm pot	
ken	10	Running Postman	Kennedia prostrata	140mm pot	
mcs	4	Murnong	Microseris walteri	140mm pot	Wildflowers
myo	55	Carpet Boobialla	Myoporum parvifolium	Tubestock	
pel	2	Austral Stork's-bill	Pelargonium australe	140mm pot	Wildflowers
tei	27	Bower Spinach	Tetragonia implexicoma	140mm pot	
vio	25	Native Violet	Viola hederacea	Tubestock	
Grasses/ Sedges/ Rushes					
dnr	31	Spreading Flax-lily	Dianella revoluta	Tubestock	
fic	70	Knobby Club-rush	Ficinia nodosa	Tubestock	
jck	27	Sea Rush	Juncus kraussii	Tubestock	
lmf	9	Wattle Mat-rush	Lomandra filiformis	140mm pot	
pop	94	Coast Tussock Grass	Poa poliformis	Tubestock	
Climbers					
aph	5	Gum Vine	Aphanopetalum resinsum	140mm pot	In planter
mue	6	Climbing Lignum	Muehlenbeckia adpressa	140mm pot	Plant next to screening fence
Total	618				

[illegible]

3-bra
4-crn
3-hib
4-lmf
4-mcs
3-hib
2-dnr
4-fic
WALK-IN ROBE
BATHROOM
ENTRY GATE
BENCH
3-bul
5-lmf
4-jck
3-hib
3-fic
4-dis
4-jck
4-jck
4-dnr
4-dnr
23-fic
4-dnr
WALKWAY ABOVE
TRELLIS FOR CLIMBER, REFER TO LANDSCAPE PLANS
RL 14.623
RL 14.485
MIN 26m2 COMM. SPACE
27-fic
120

NOTE: PLANT LIST REFER L200

03/07/26	TP3	TP ISSUE	LT	SE
17/10/25	TP2	TP ISSUE	LT	SE
22/11/24	TP1	TP ISSUE	LT	SE
DATE	REVISION	ISSUE NOTE	DRAWN BY	CHECKED BY

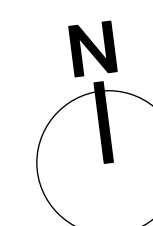


SIMON ELLIS
LANDSCAPE ARCHITECTS

TOWN PLANNING

A: 1/177 BEAVERS ROAD NORTHCOTE VIC 3070 AUSTRALIA

Project Date:	15.11.24
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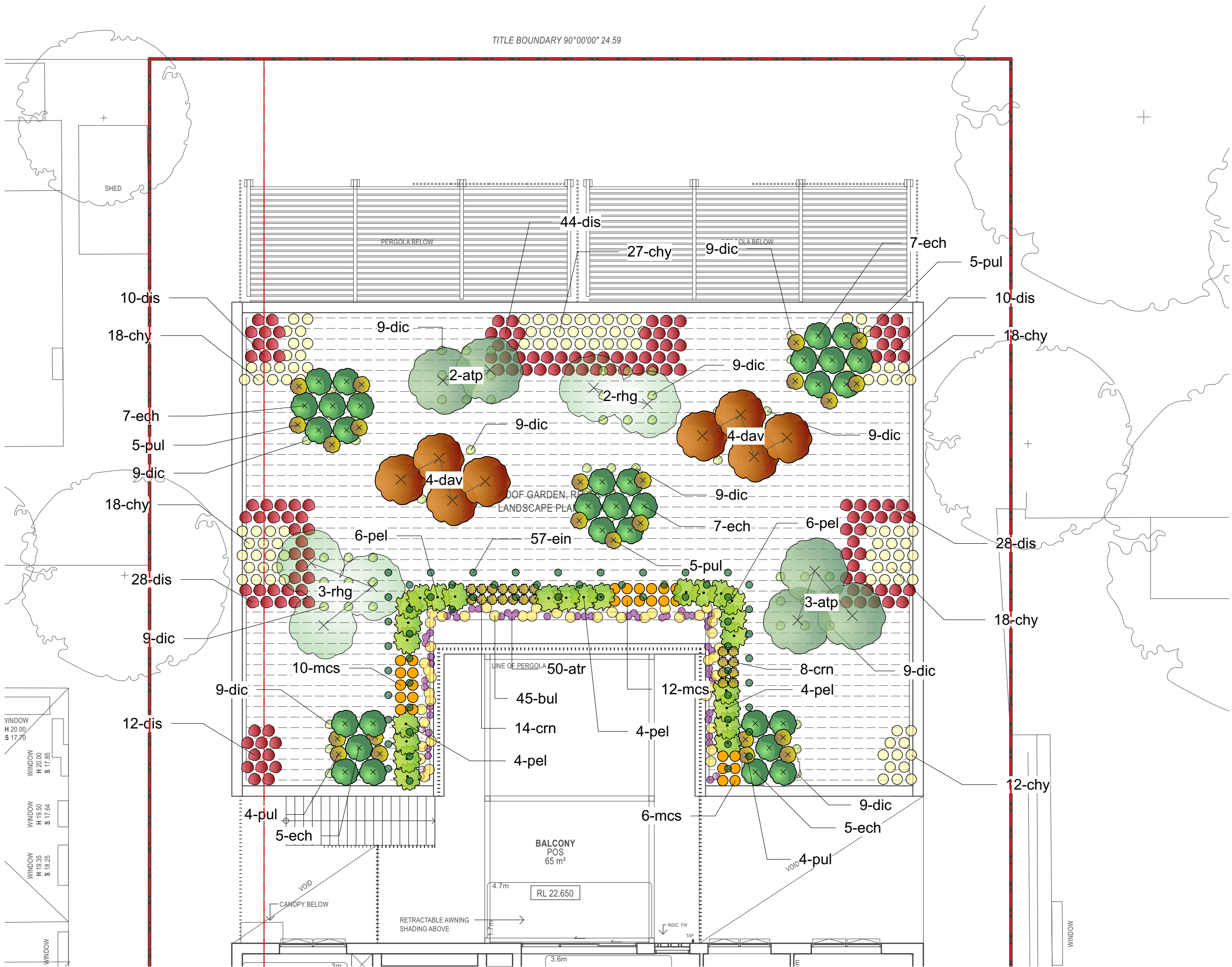
Drawing No.
Rev #

L201 TP3

Project No. _____

Rev #

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1 PLANTING LEVEL 2 - SHRUBS AND GRUNDCOVERS
Scale: 1:100



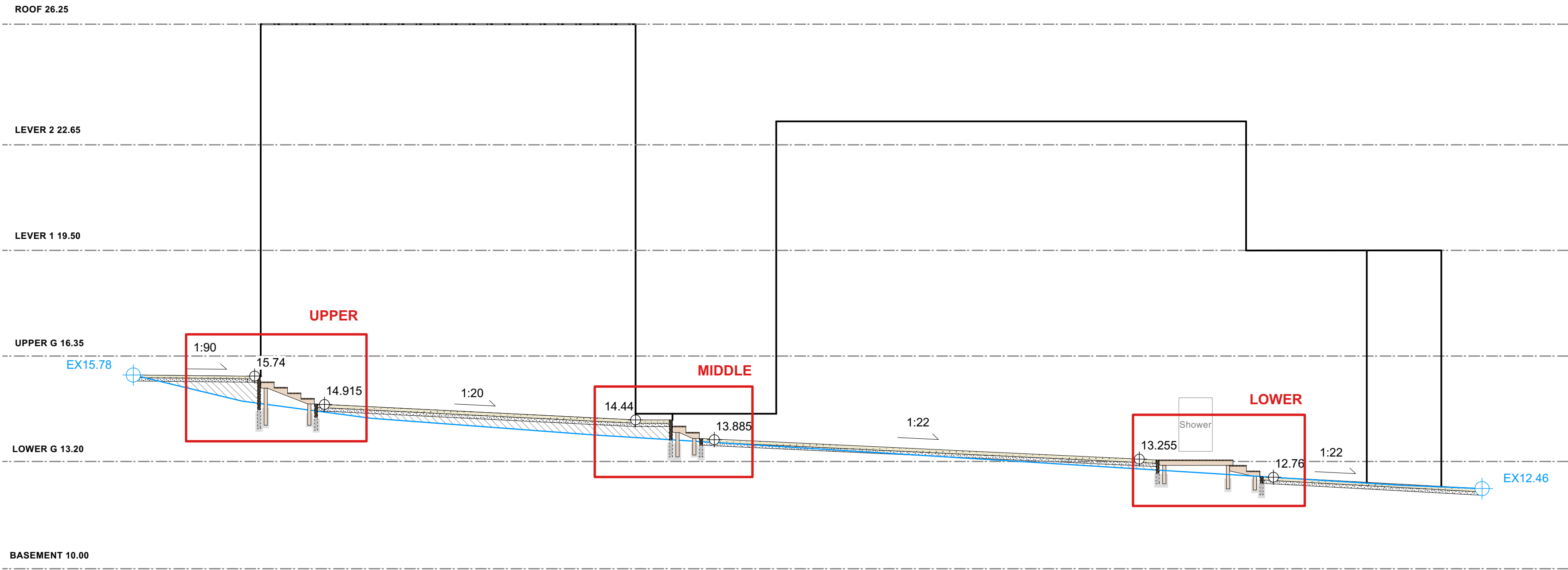
2 PLANTING LEVEL 2 - GRASSES
Scale: 1:100

Plant List					
ID	Qty	Common Name	Botanical Name	Scheduled Size	Remarks
Shrubs					
Ground Covers					
Grasses					
Total	1340				

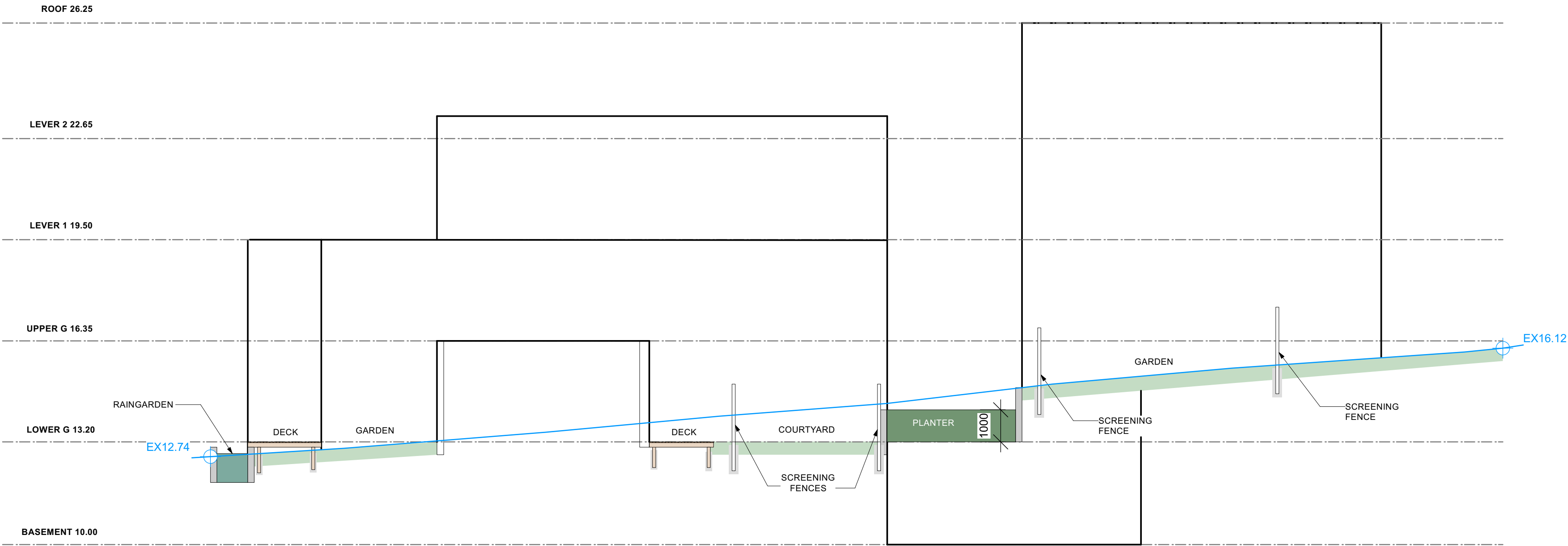
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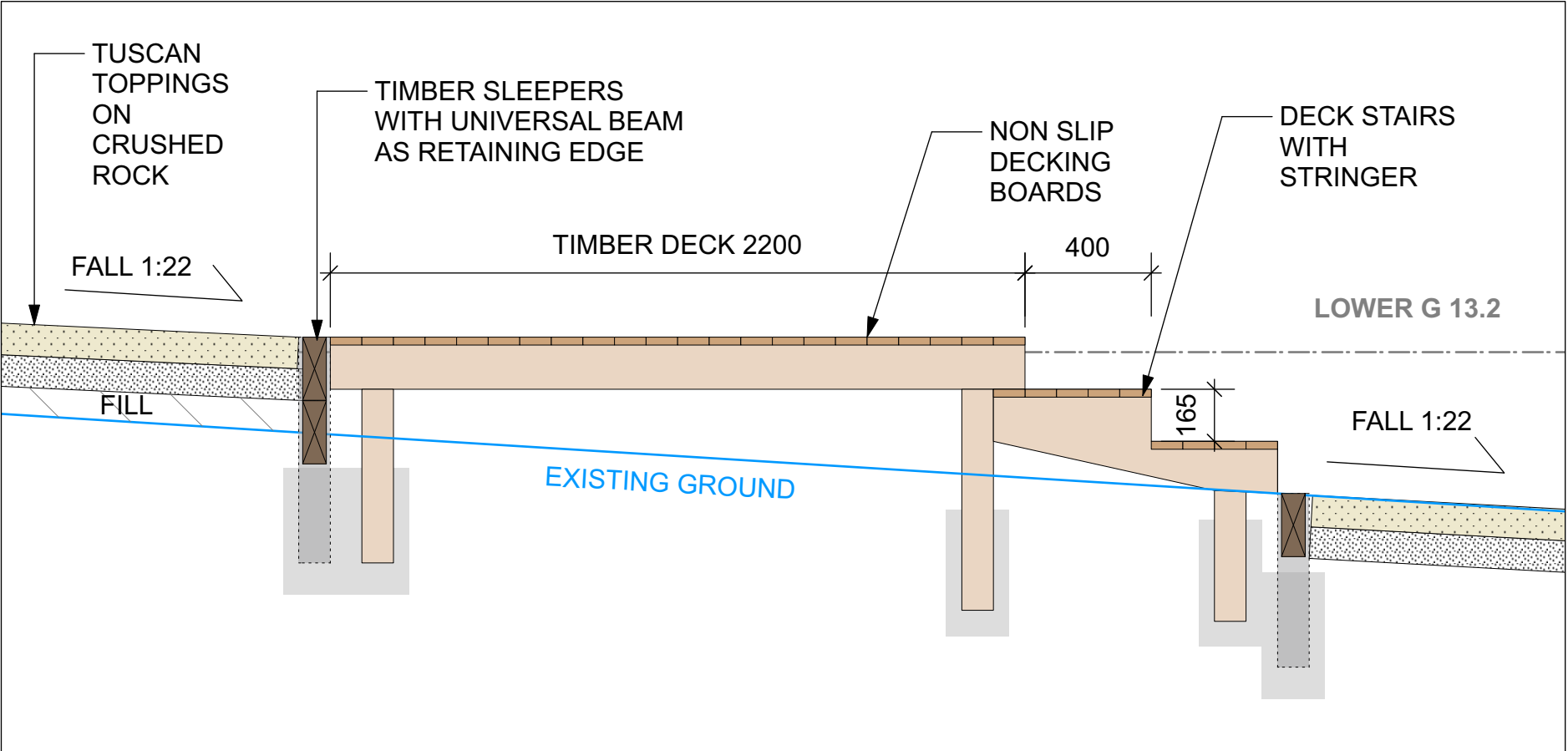
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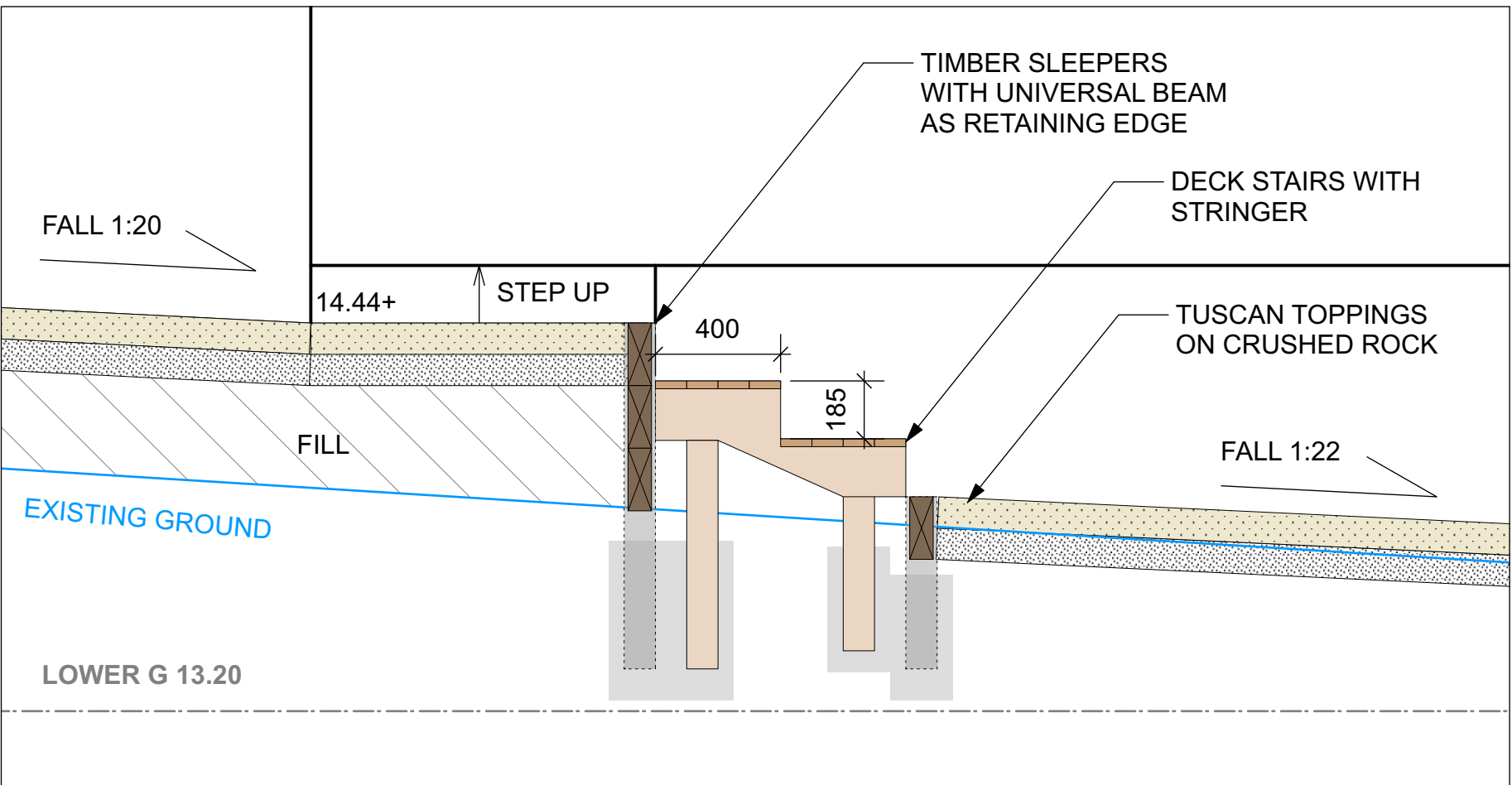
2 SECTION WEST
Scale: 1:100

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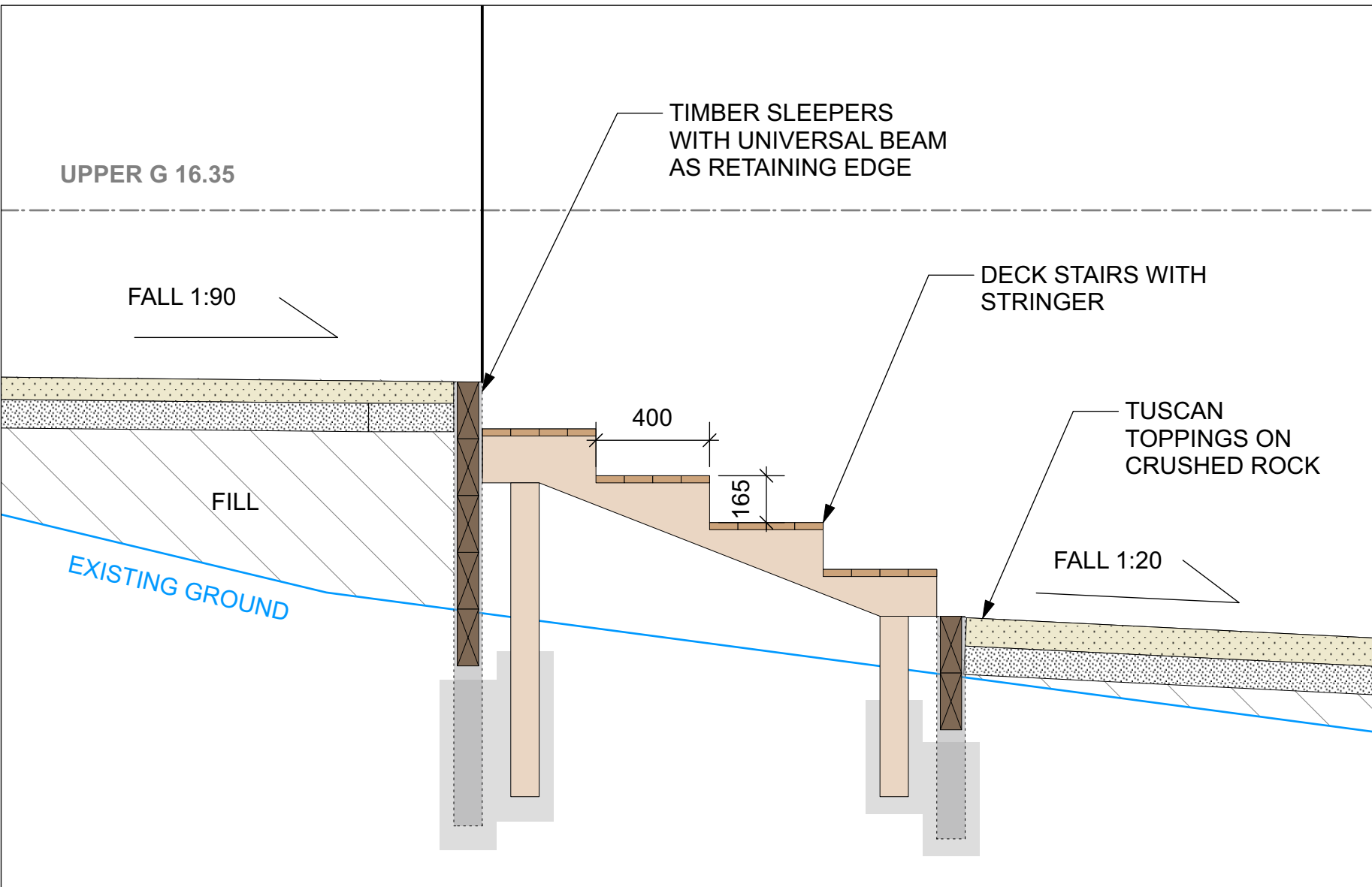
LOWER GROUND STAIRS



MIDDLE GROUND STAIRS



UPPER GROUND STAIRS



03/07/26 17/10/25	TP3 TP2	TP ISSUE TP ISSUE	LT LT	SE SE
DATE	REVISION	ISSUE NOTE	DRAWN BY	CHECKED BY

Client :
Kerstin Thompson Architects



NEWCOMBE

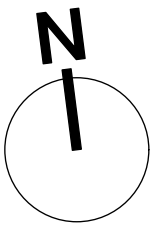
LONG SECTIONS - EAST & WEST

49 Newcombe Street, Portarlington VIC 3223

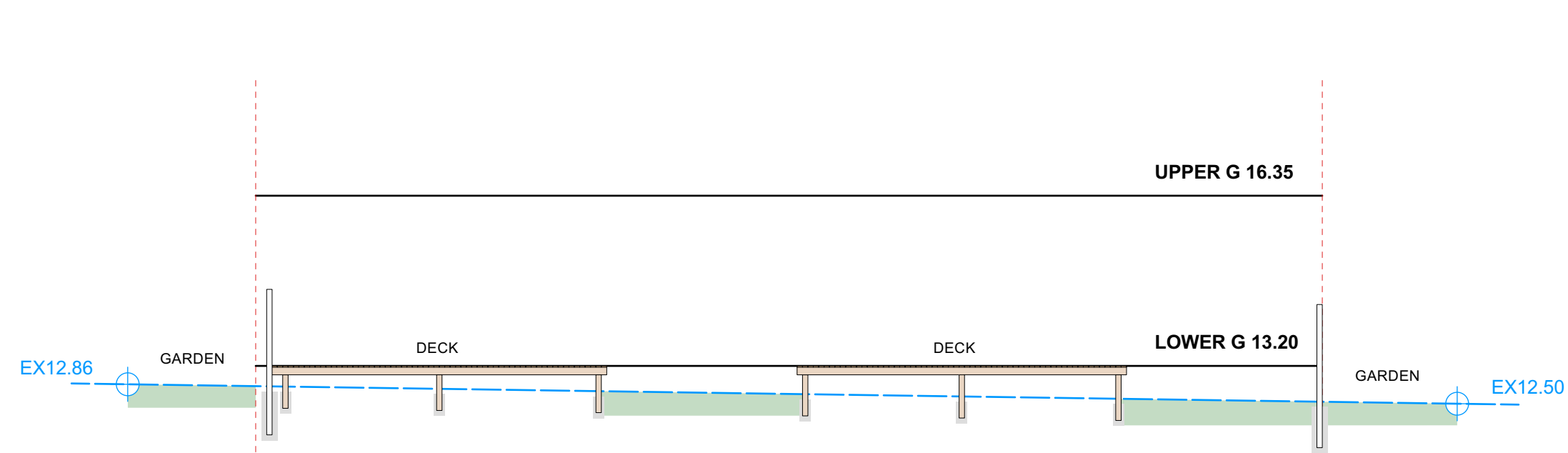
TOWN PLANNING

SCALE
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@A1

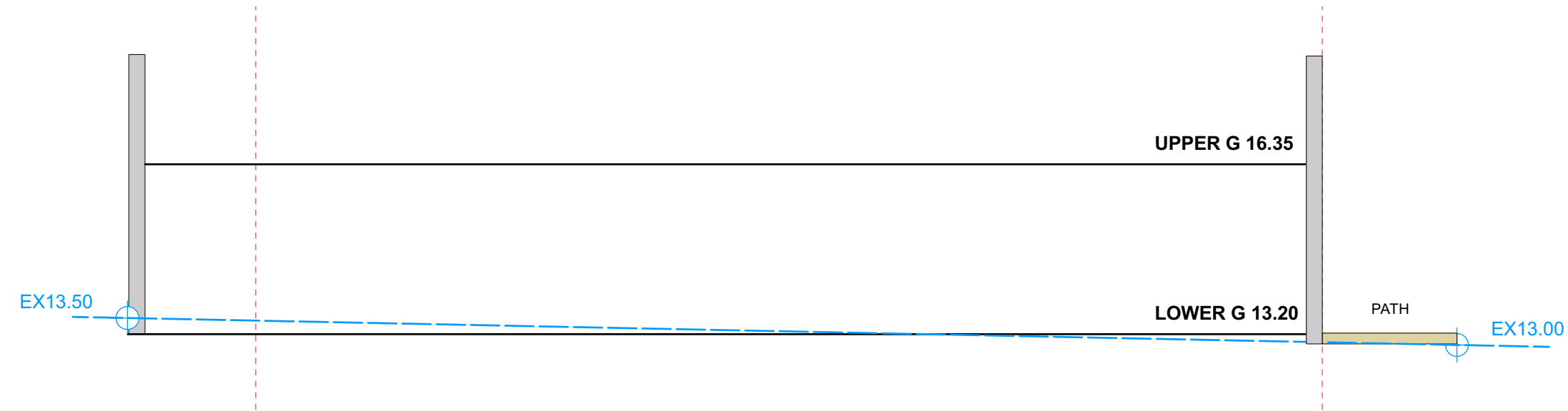
Project Date: 15.11.24



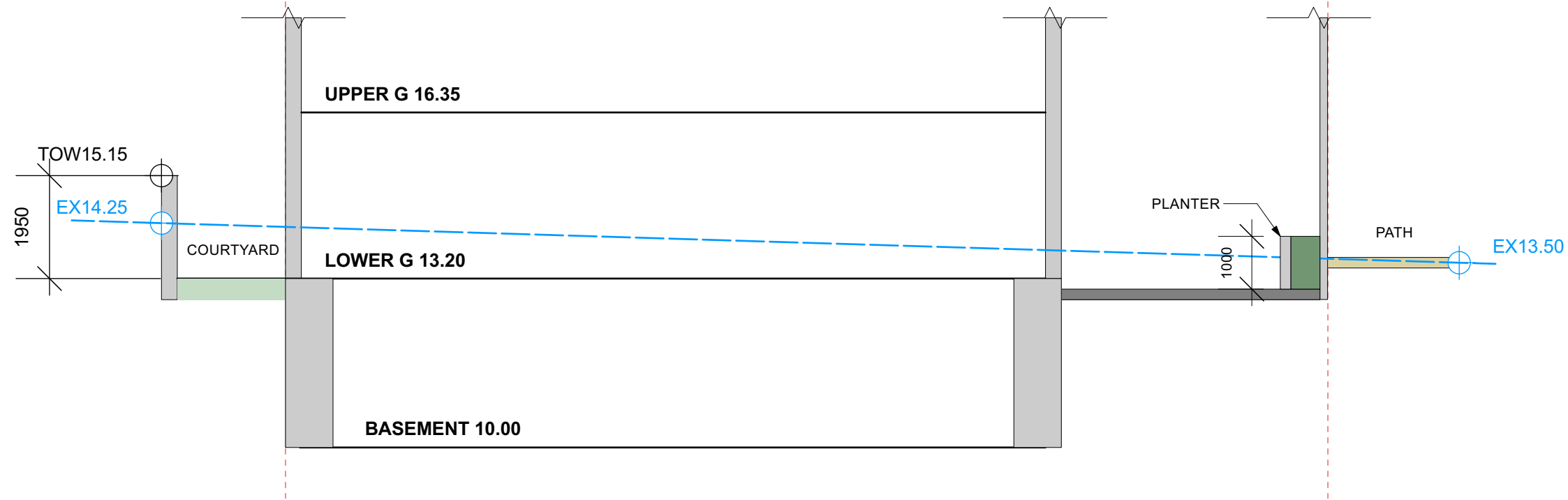
Project No.
391
Drawing No.
L300 TP3
Rev #



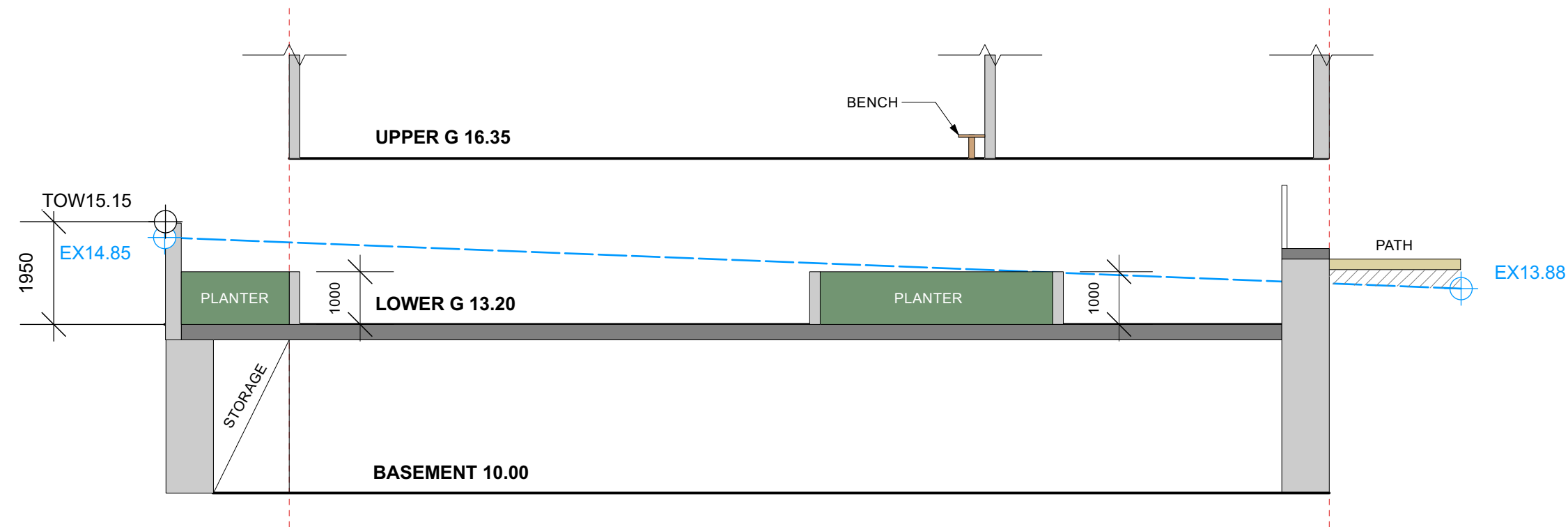
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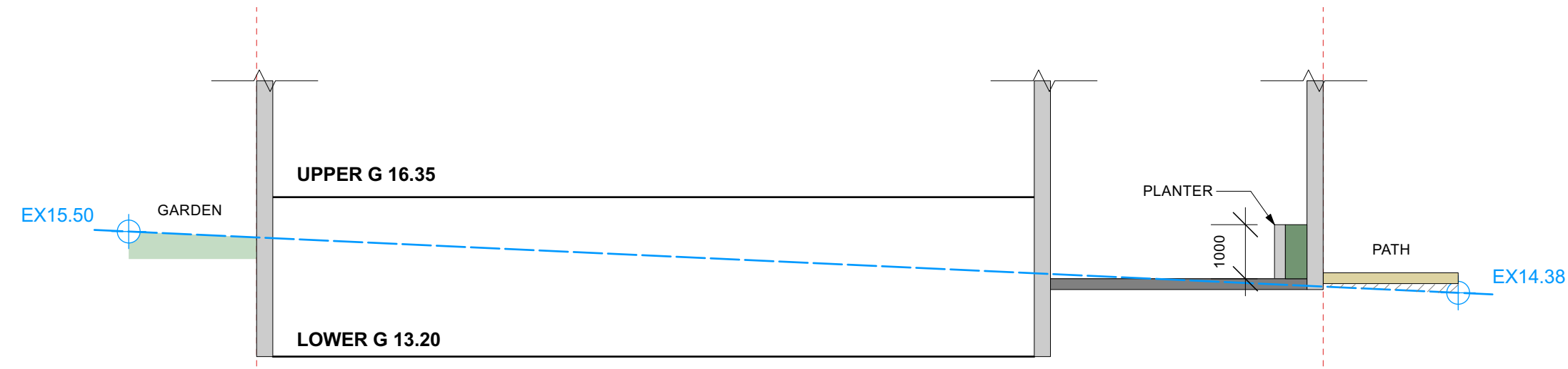
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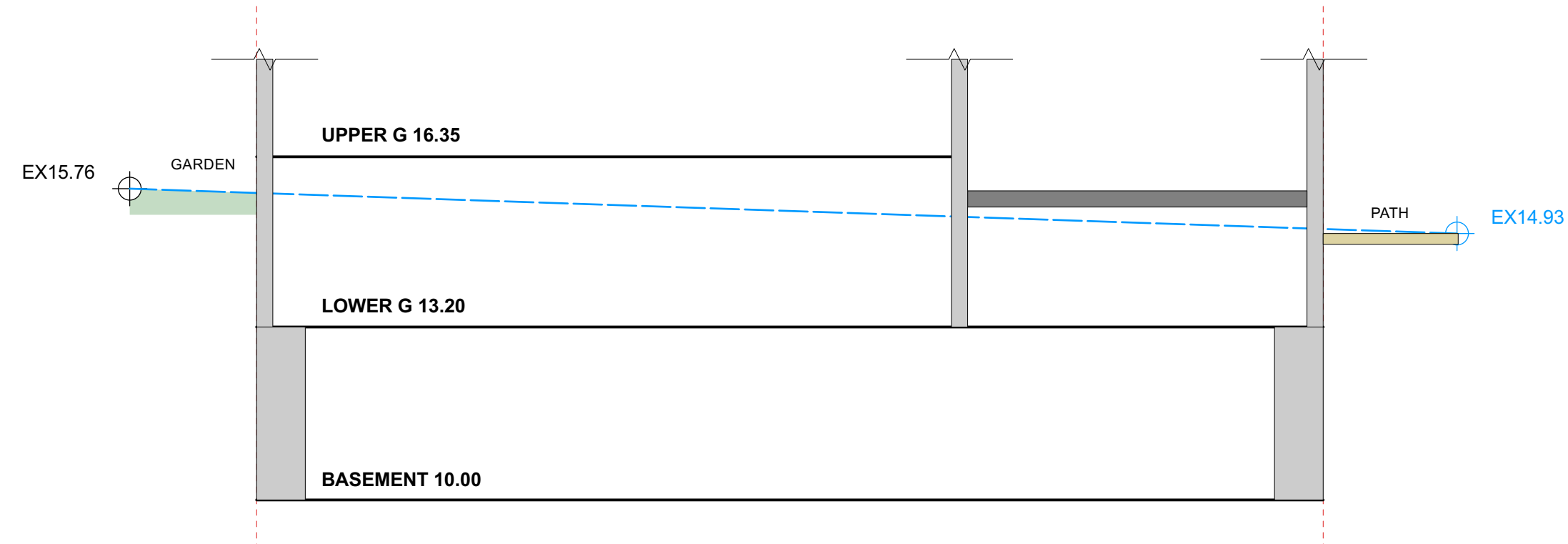
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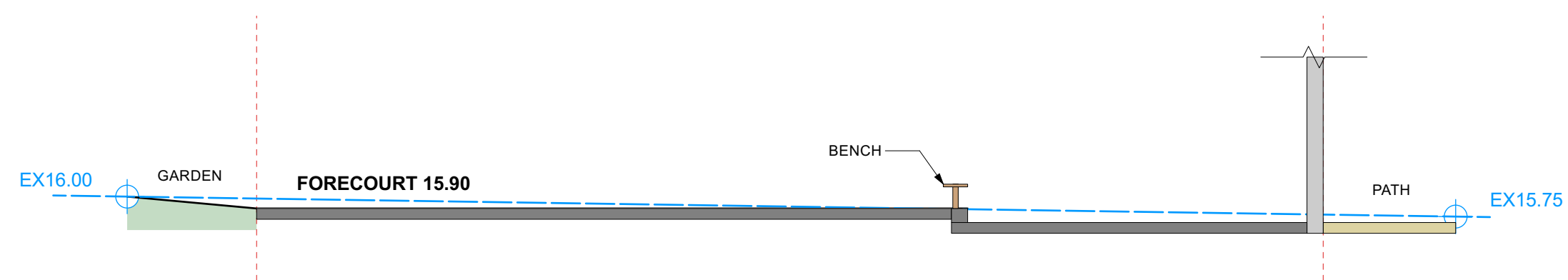
4 SECTION 4
Scale: 1:100



5 SECTION 5
Scale: 1:100

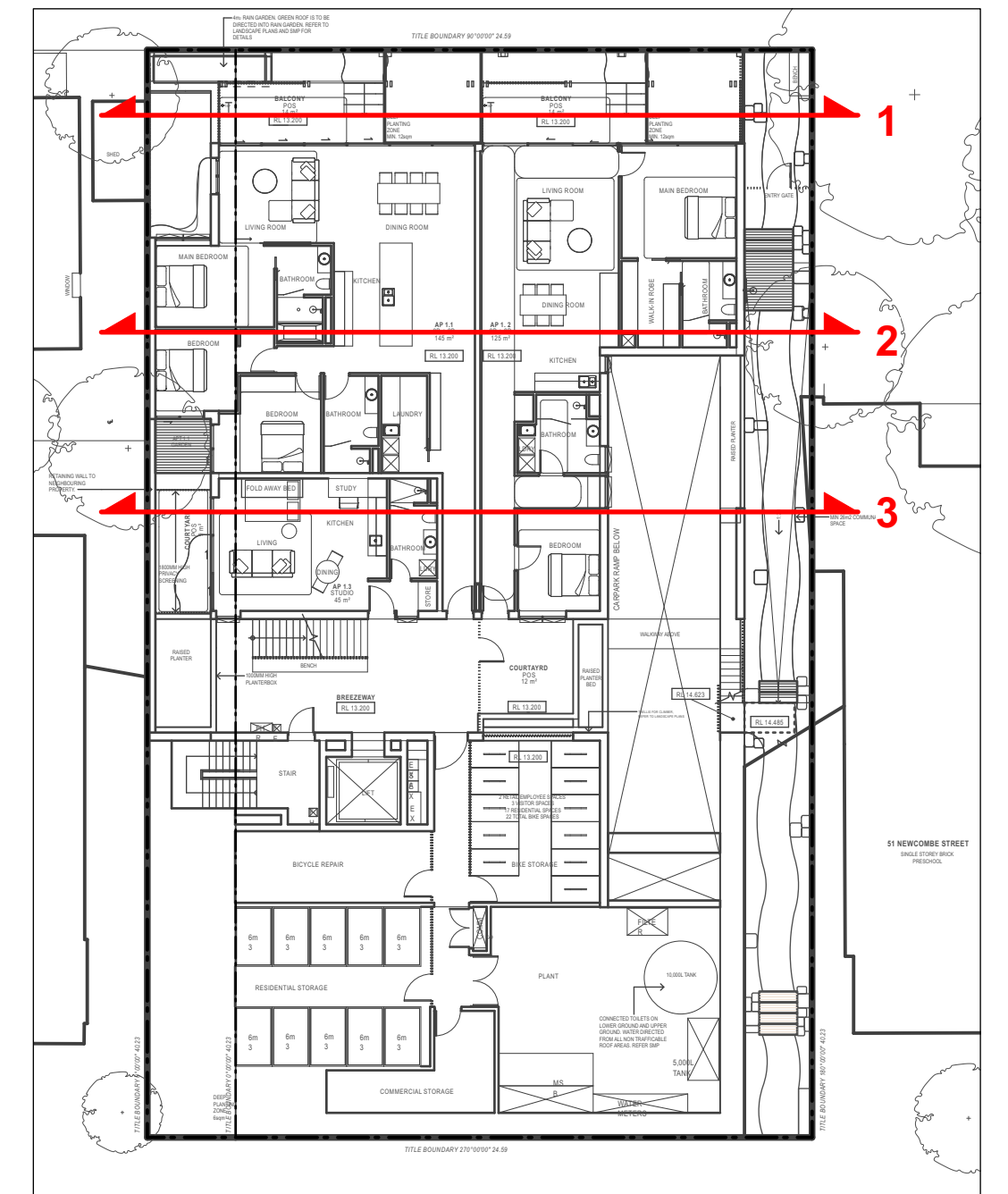


6 SECTION 6
Scale: 1:100

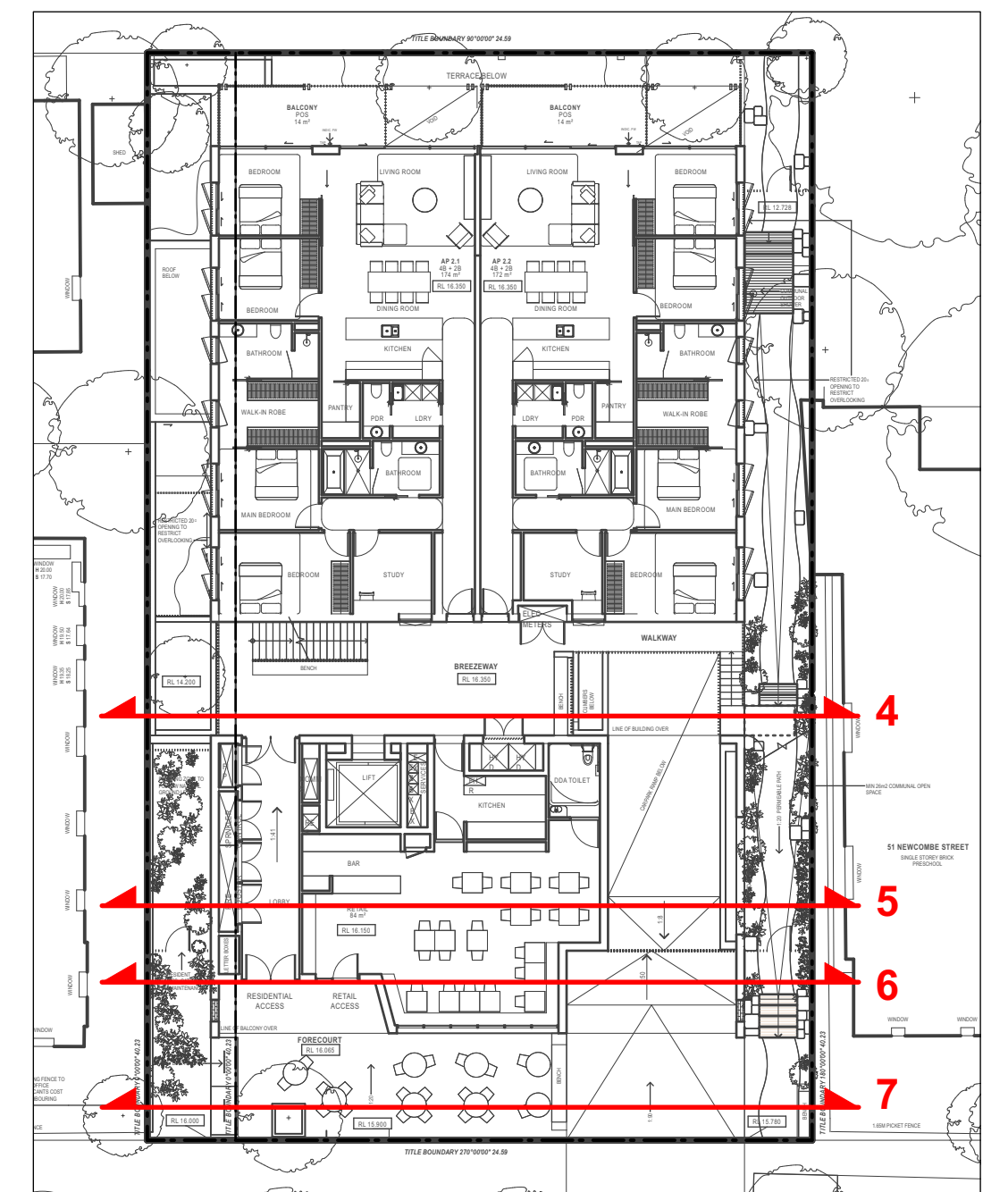


7 SECTION 7
Scale: 1:100

KEY PLAN - LOWER GROUND



KEY PLAN - UPPER GROUND



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03/07/26 17/10/25 DATE	TP3 TP2 REVISION	TP ISSUE TP ISSUE ISSUE NOTE	LT LT DRAWN BY	SE SE CHECKED BY	Client : Kerstin Thompson Architects NEWCOMBE SIMON ELLIS LANDSCAPE ARCHITECTS 49 Newcombe Street, Portarlington VIC 3223 TOWN PLANNING	SCALE 1:100 @A1 Project Date: 15.11.24	N	Project No. 391 Drawing No. Rev # L301 TP3
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