

XXXXXX EXTENT OF DEMOLITION SHOWN IN RED

DEMOLITION NOTES

SURFACE PREPARATION
ALL SIGNIFICANT VEGETATION, RUBBISH OR ORGANIC MATTER SHOULD BE SCRAPED FROM THE SURFACE PRIOR TO SLAB CONSTRUCTION.

IN VERY WET CONDITIONS, TEMPORARY TRENCHES MAY BE REQUIRED TO DRAIN SITE WATER AND PONDING SHOULD BE MINIMISED.
SOIL WITHIN 1.5M OF THE HOUSE SHALL BE GRADED AWAY AT 1:50 AND ALL EXCESS RUN OFF DIVERTED AWAY FROM THE SITE.

ITEMS TO RETAIN FOR RE-USE
RETAIN STRUCTURALLY SOUND BRICKS AS REQUIRED FOR NEW CONSTRUCTION AND SOLID TIMBER STRIP FLOORING AS REQUIRED.

TIPPING FEES
ALL FEES RELATED TO THE DISPOSAL OF DEMOLITION, DEBRIS, REMOVING SUB-FLOOR SOIL AND THE LIKE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

UPGRADE OF EXISTING SERVICES
THE CONTRACTOR SHALL ENSURE THE ADEQUACY OF INCOMING ELECTRICAL, GAS AND WATER SERVICES AND INCLUDE WORK TO UPGRADE IF NEEDED.

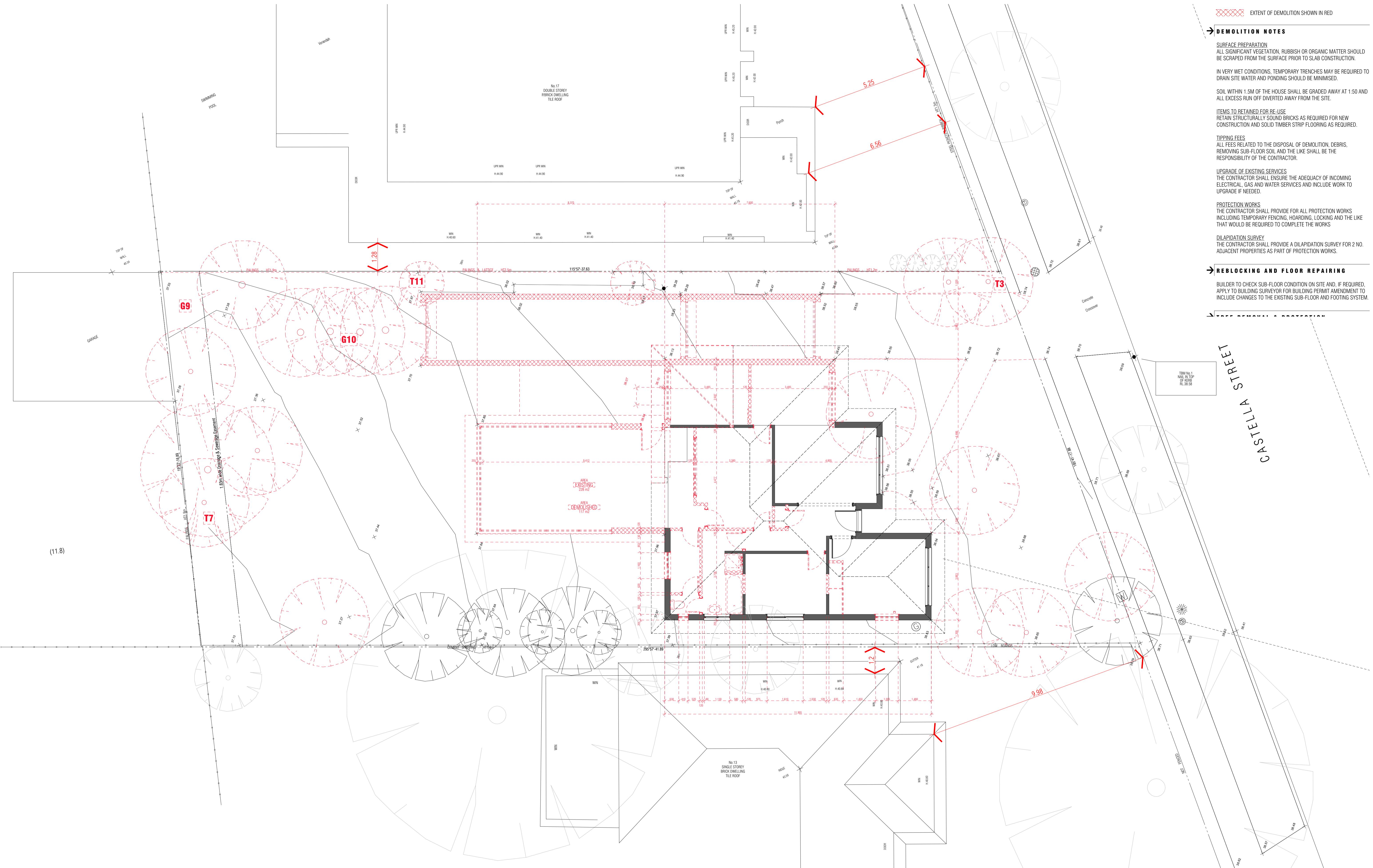
PROTECTION WORKS
THE CONTRACTOR SHALL PROVIDE FOR ALL PROTECTION WORKS INCLUDING TEMPORARY FENCING, HOARDING, LOCKING AND THE LIKE THAT WOULD BE REQUIRED TO COMPLETE THE WORKS.

DILAPIDATION SURVEY
THE CONTRACTOR SHALL PROVIDE A DILAPIDATION SURVEY FOR 2 NO. ADJACENT PROPERTIES AS PART OF PROTECTION WORKS.

REBLOCKING AND FLOOR REPAIRING

BUILDER TO CHECK SUB-FLOOR CONDITION ON SITE AND, IF REQUIRED, APPLY TO BUILDING SURVEYOR FOR BUILDING PERMIT AMENDMENT TO INCLUDE CHANGES TO THE EXISTING SUB-FLOOR AND FOOTING SYSTEM.

CASTELLA STREET



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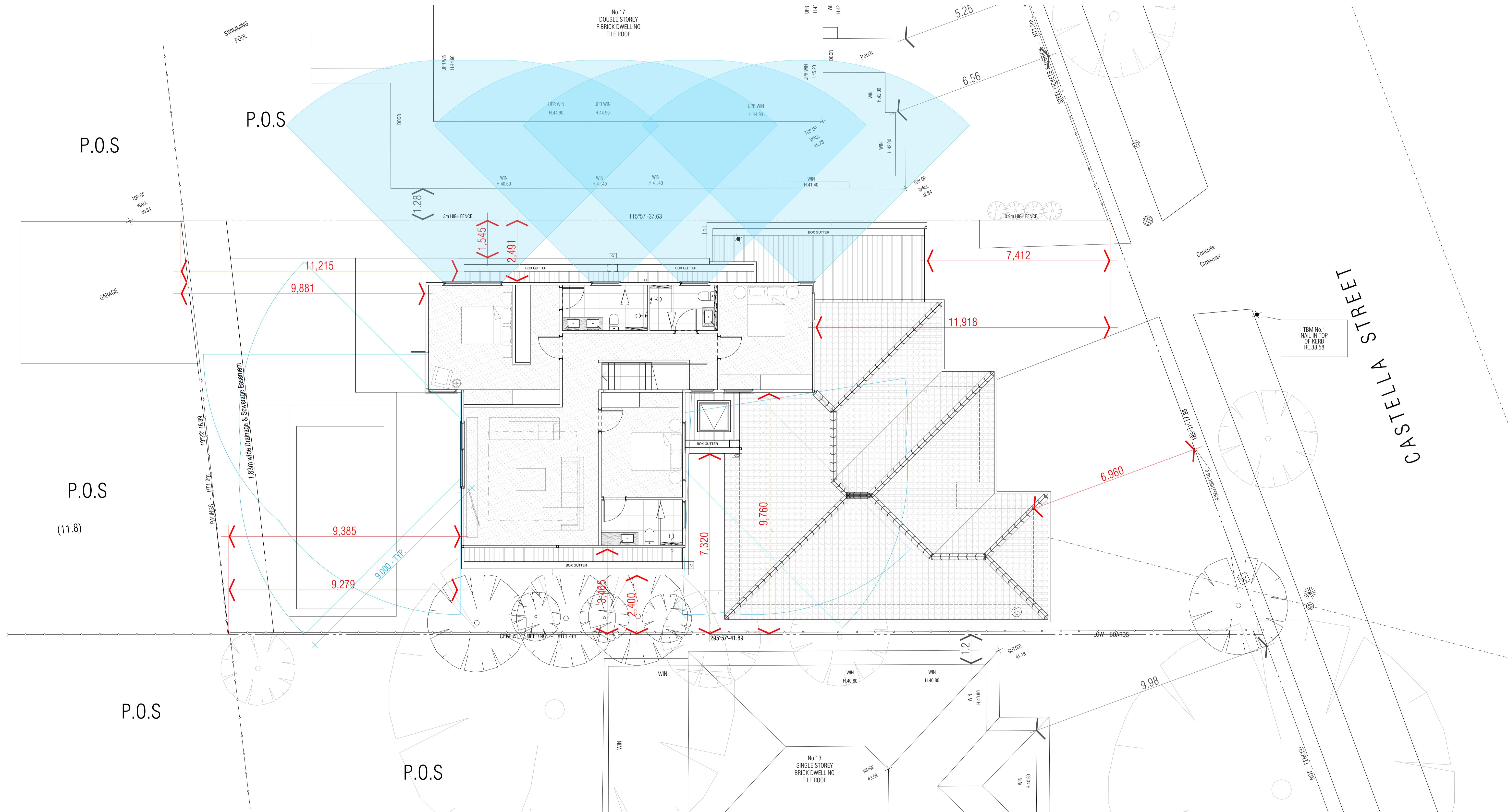
| REVISIONS | | | | |
|-------------|---------|----------------------|-----------|--------|
| ISSUED DATE | REV NO. | DESCRIPTION | ISSUED BY | STATUS |
| 07/11/2024 | 1 | TOWN PLANNING PERMIT | DL | TP |
| 12/09/2024 | - | TOWN PLANNING PERMIT | DL | TP |

ADVERTISED PLAN
Application No. P886/2024
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DRAWING TITLE EXISTING AND DEMOLITION PLAN
PROJECT PROPOSED EXTENSION AND ALTERATION
15 CASTELLA ST IVANHOE EAST VIC 3079
CLIENT MATTHEW WHELAN

HONTO
ARCHITECTURE
ARBV REG #51319
1/ 1410 MALVERN ROAD, GLEN IRIS VIC 3146
TEL : (03) 9885 3518
ABN : 56 787 258 015

DATE 7/11/2024
SCALE 1:75 @ A1
JOB NO. 22-01
DRAWING NO. TP100



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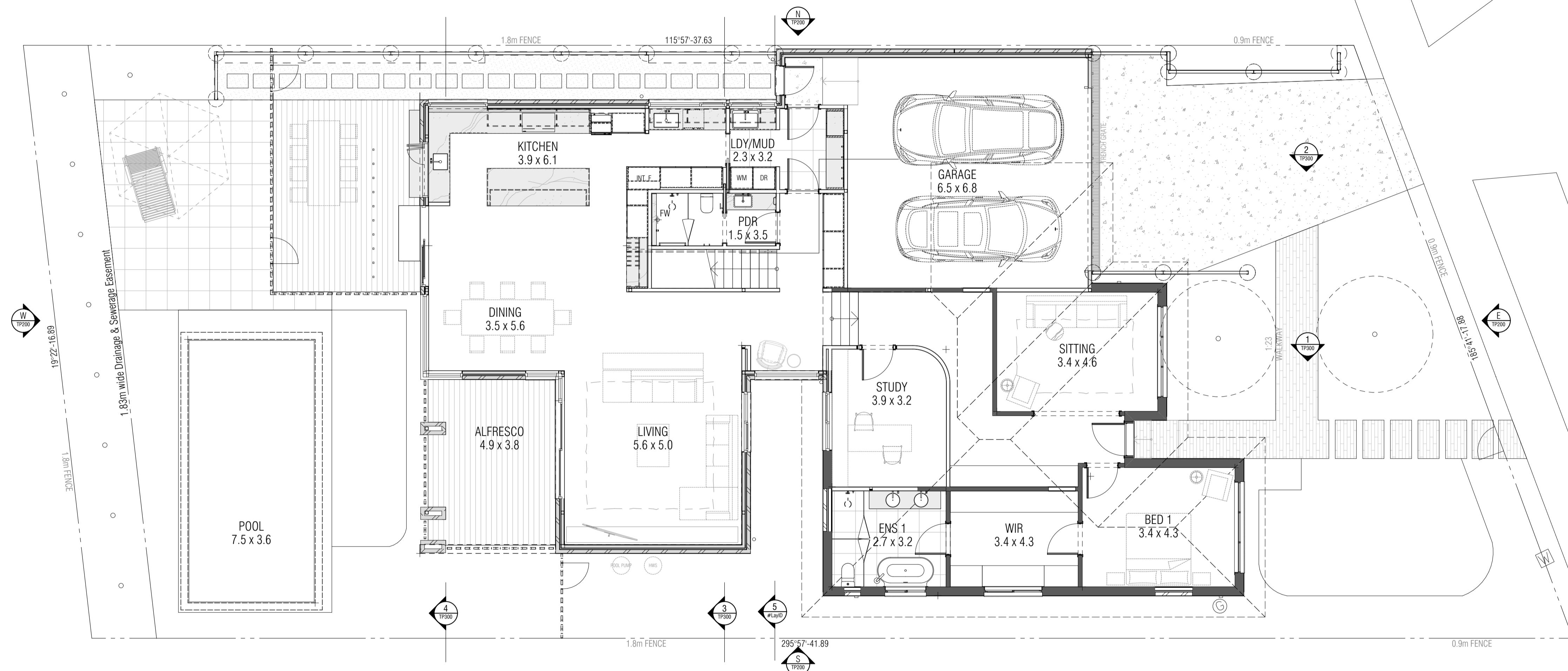
ADVERTISED PLAN
Application No. P886/2024

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|---------------|--------------------------------------|
| DRAWING TITLE | SITE PLAN |
| PROJECT | PROPOSED EXTENSION AND ALTERATION |
| | 15 CASTELLA ST IVANHOE EAST VIC 3079 |
| CLIENT | MATTHEW WHELAN |

The logo for Honto Architecture features the word "HONTO" in large, bold, black, sans-serif capital letters. The letters are stylized with thick vertical strokes and thin horizontal strokes, creating a modern look. Below "HONTO" is the word "ARCHITECTURE" in a smaller, bold, black, sans-serif font. Below this, the text "ARBV REG #51319" is in a smaller, regular black font. The address "1 / 1410 MALVERN ROAD, GLEN IRIS VIC 3146" is in a regular black font. Below the address, "TEL : (03) 9885 3518" and "ABN : 56 787 258 015" are listed in a regular black font.

| | |
|--------------------|---|
| DATE 7/11/2024 |  |
| SCALE 1:75 @ A1 | |
| JOB NO. | 22-01 |
| DRAWING NO. | TP101 |

| AREA SCHEDULE | | |
|---------------|------|------------------------|
| LEVEL | ZONE | AREA (m ²) |
| GROUND FFL | | |
| ALFRESCO | | 19 |
| DWELLING | | 208 |
| GARAGE | | 53 |
| PORCH | | 4 |
| FIRST FFL | | |
| DWELLING | | 135 |
| | | 419 m ² |



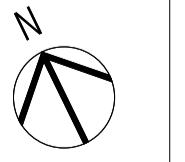
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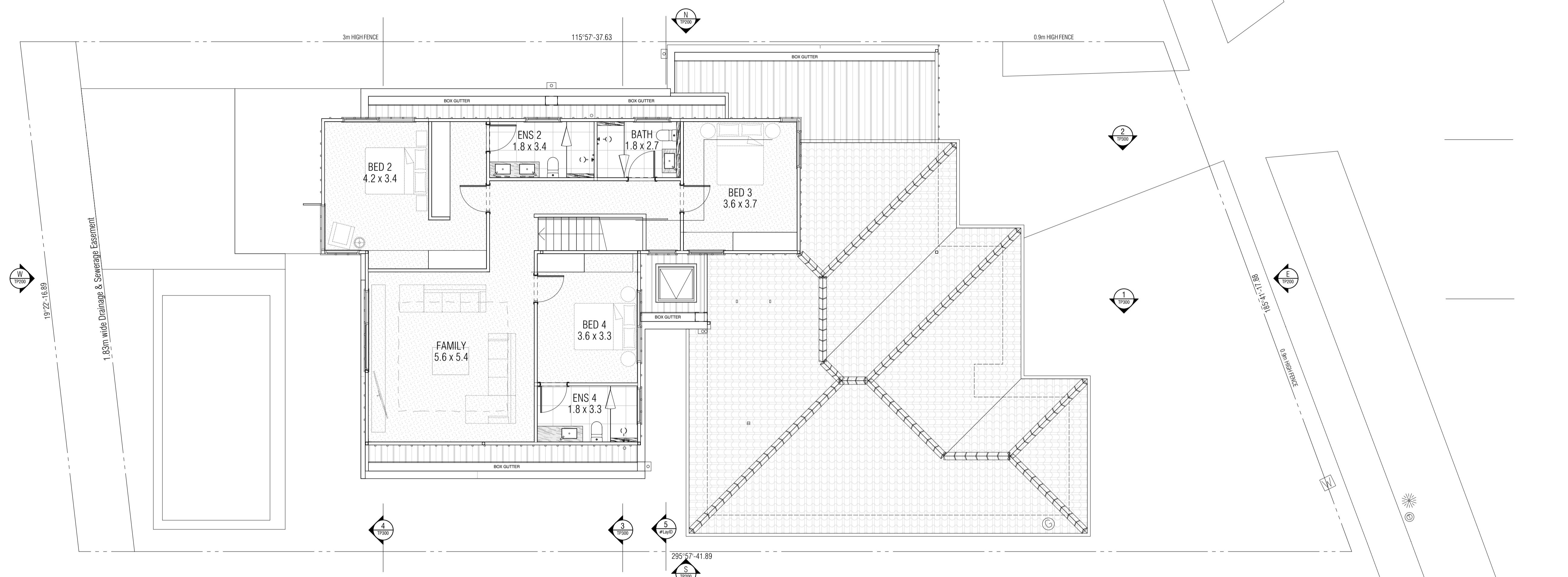
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|-------------|---------|----------------------|-----------|--------|--|
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DRAWING TITLE GROUND FLOOR PLAN
PROJECT PROPOSED EXTENSION AND ALTERATION
15 CASTELLA ST IVANHOE EAST VIC 3079
CLIENT MATTHEW WHELAN

HONTO
ARCHITECTURE
ARBV REG #51319
1 / 1410 MALVERN ROAD, GLEN IRIS VIC 3146
TEL : (03) 9885 3518
ABN : 56 787 258 015

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| DRAWING NO. TP102 | |



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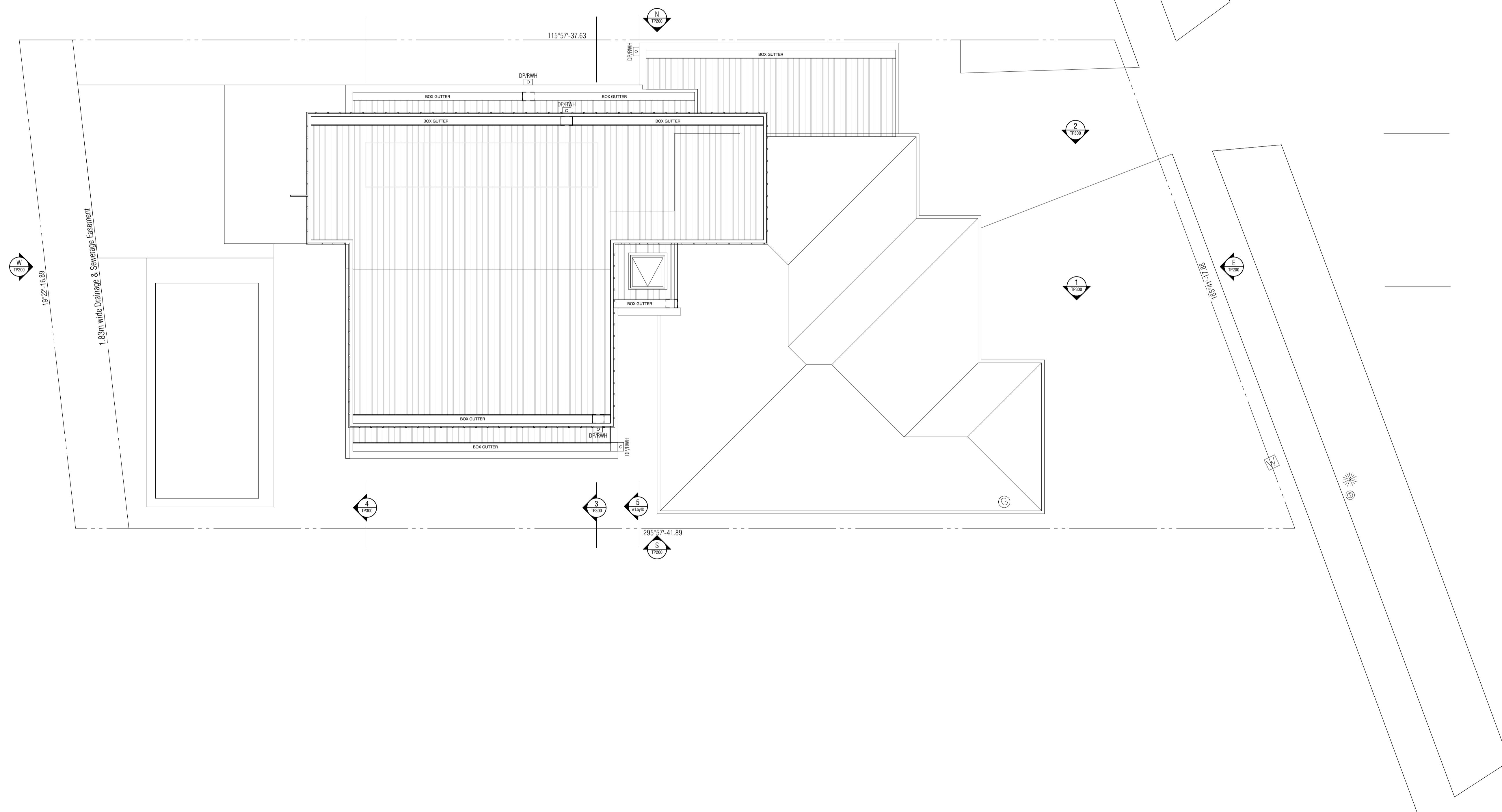
| REVISIONS | | | | |
|-------------|---------|----------------------|-----------|--------|
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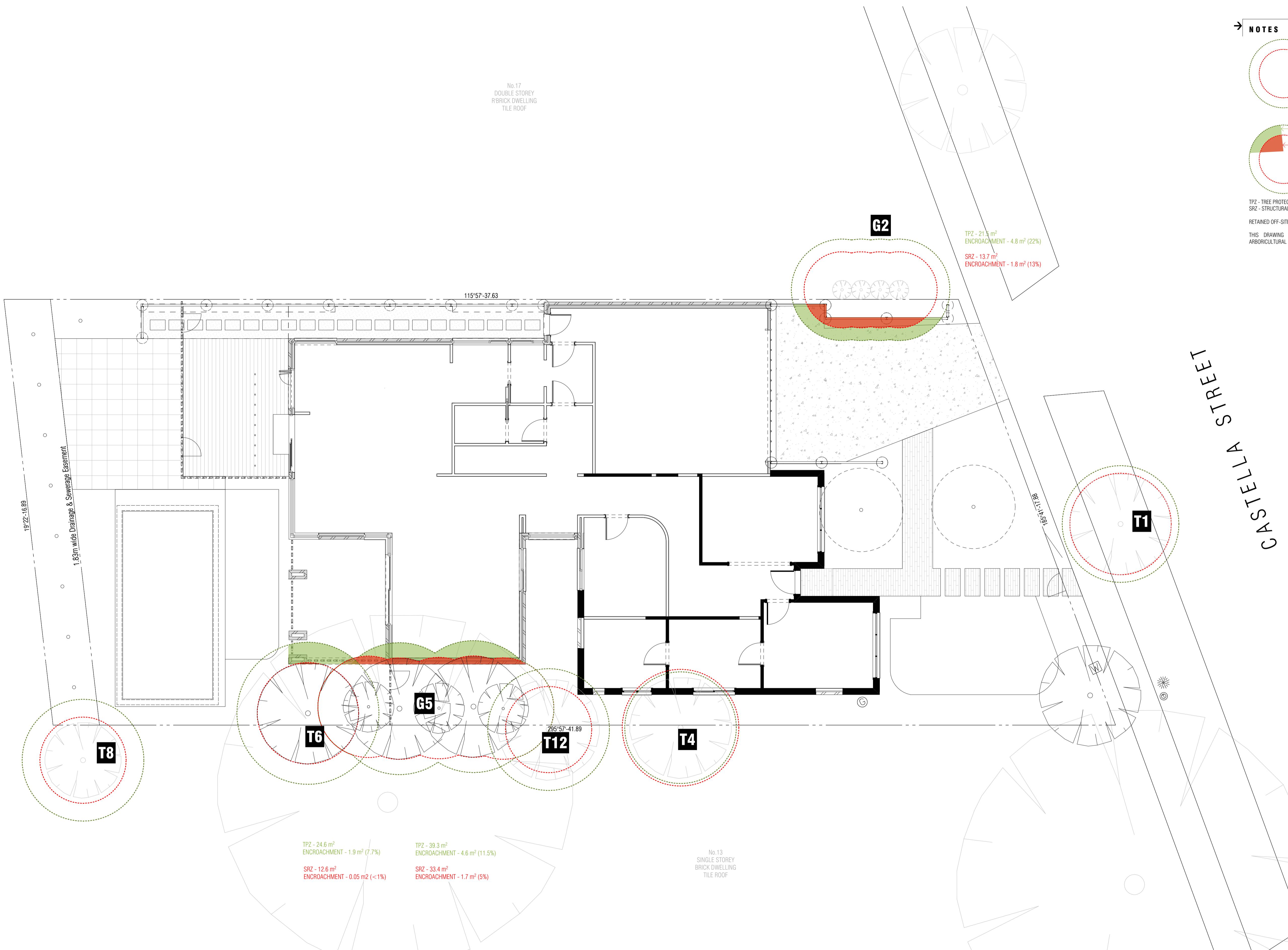
DRAWING TITLE FIRST FLOOR PLAN
PROJECT PROPOSED EXTENSION AND ALTERATION
15 CASTELLA ST IVANHOE EAST VIC 3079
CLIENT MATTHEW WHELAN

HONTO
ARCHITECTURE
ARBV REG #51319
1 / 1410 MALVERN ROAD, GLEN IRIS VIC 3146
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| JOB NO. 22-01 | |
| DRAWING NO. TP103 | |



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|-------------|---------|----------------------|-----------|--------|---|--|-----------------------------------|--------------------------------------|--|---------------|-----------|-------------|---|
| ISSUED DATE | REV NO. | DESCRIPTION | ISSUED BY | STATUS | ADVERTISED PLAN | | PROJECT | ROOF PLAN | | DATE | SCALE | JOB NO. | |
| 07/11/2024 | 1 | TOWN PLANNING PERMIT | DL | TP | ADVERTISED PLAN Application No. P886/2024 This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning Environment Act 1987. The document must not be used for any purpose which may breach any copyright. | | PROPOSED EXTENSION AND ALTERATION | 15 CASTELLA ST IVANHOE EAST VIC 3079 | | 7/11/2024 | 1:75 @ A1 | 22-01 |  |
| 12/09/2024 | - | TOWN PLANNING PERMIT | DL | TP | | | CLIENT | MATTHEW WHELAN | | | | | DRAWING NO. TP104 |



| REVISIONS | | | | | | | ADVERTISED PLAN | | | | DRAWING TITLE | | | PROJECT | | | CLIENT | | | DATE | |
|--|---------|----------------------|-----------|--------|--------------------------|--|---|--|----------------|--|--------------------------------------|--|-----------------------------------|----------------|--|--|----------------------|--|--|------|--|
| ISSUED DATE | REV NO. | DESCRIPTION | ISSUED BY | STATUS | Application No. P8802024 | | | | TPZ & SRZ PLAN | | | | PROPOSED EXTENSION AND ALTERATION | | | | 22-01 | | | | |
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| | | | | | | | | | | | | | | | | | SCALE 1:75 @ A1 | | | | |
| | | | | | | | | | | | | | | | | | JOB NO. 22-01 | | | | |
| | | | | | | | | | | | | | | | | | DRAWING NO. TP105 | | | | |

→ DEMOLITION NOTES

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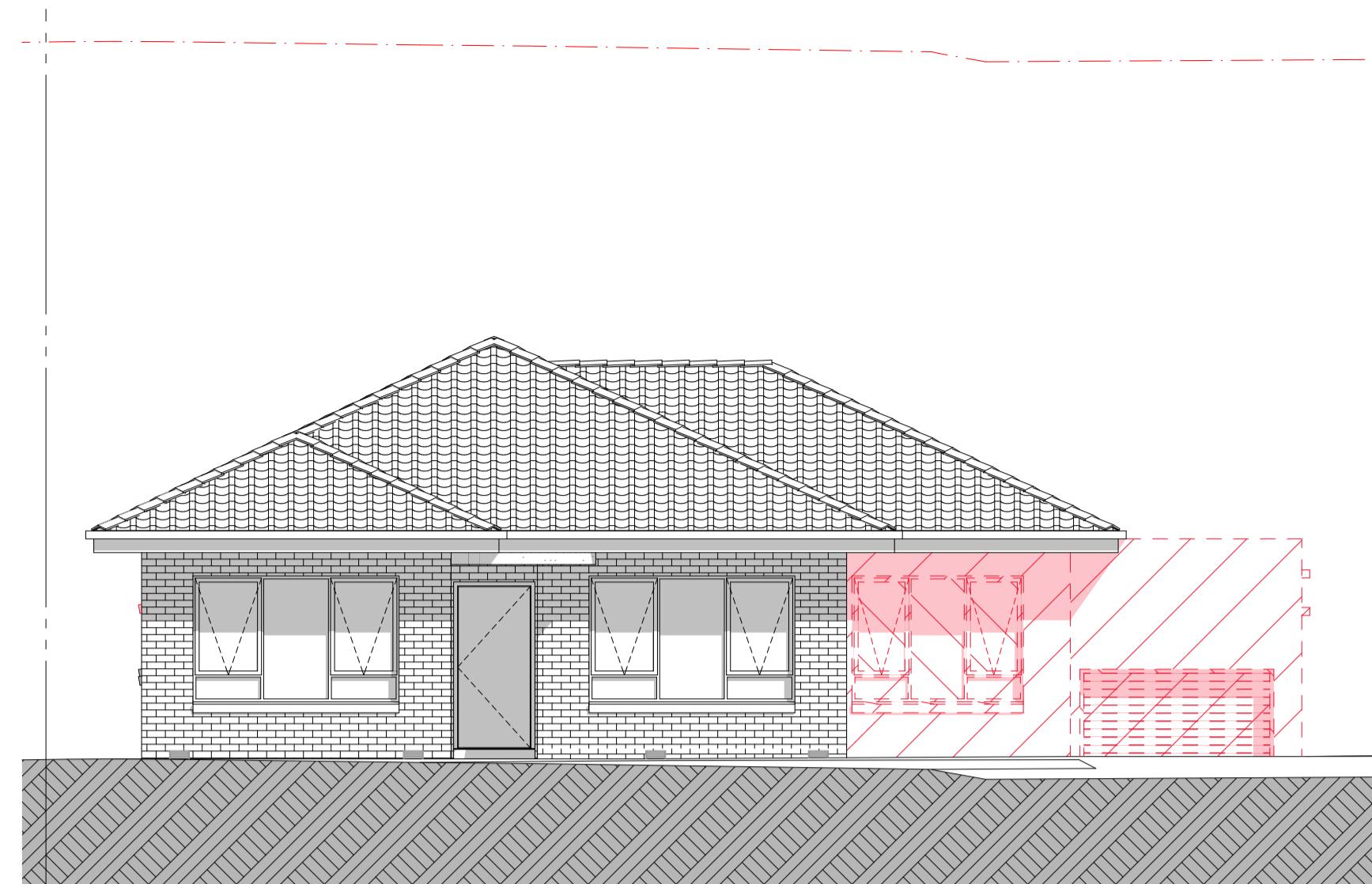
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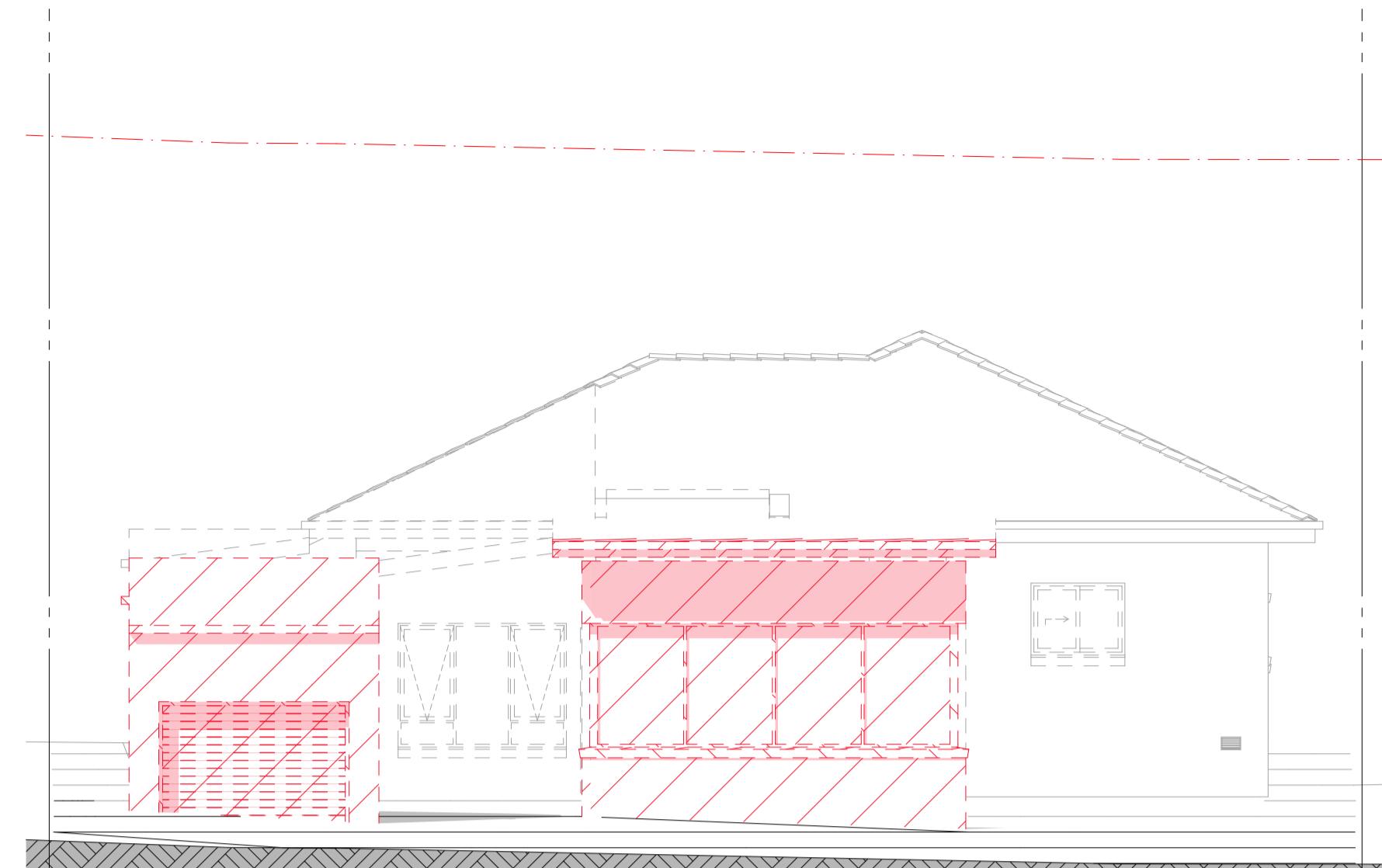
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→ TYPE OF PROTECTION



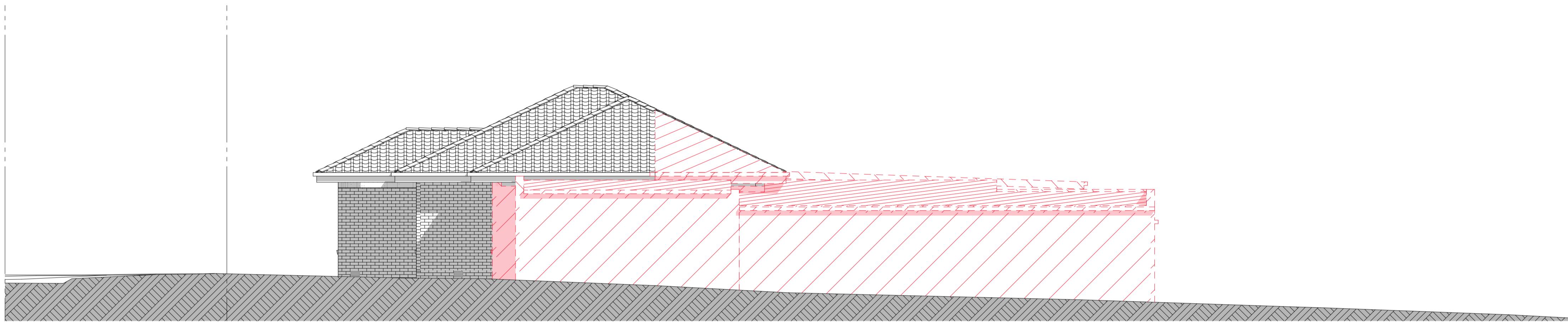
2 EAST ELEVATION

Scale 1:75



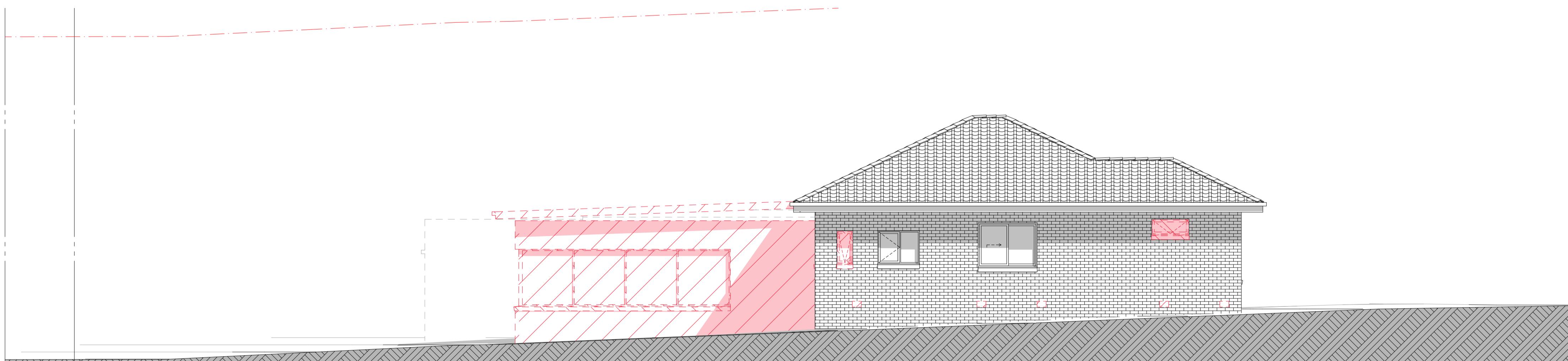
1 WEST ELEVATION

Scale 1:75



3 NORTH ELEVATION

Scale 1:75



4 SOUTH ELEVATION

Scale 1:75

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| PROJECT | PROPOSED EXTENSION AND ALTERATION | | | | |
| | 15 CASTELLA ST IVANHOE EAST VIC 3079 | | | | |
| CLIENT | MATTHEW WHELAN | | | | |

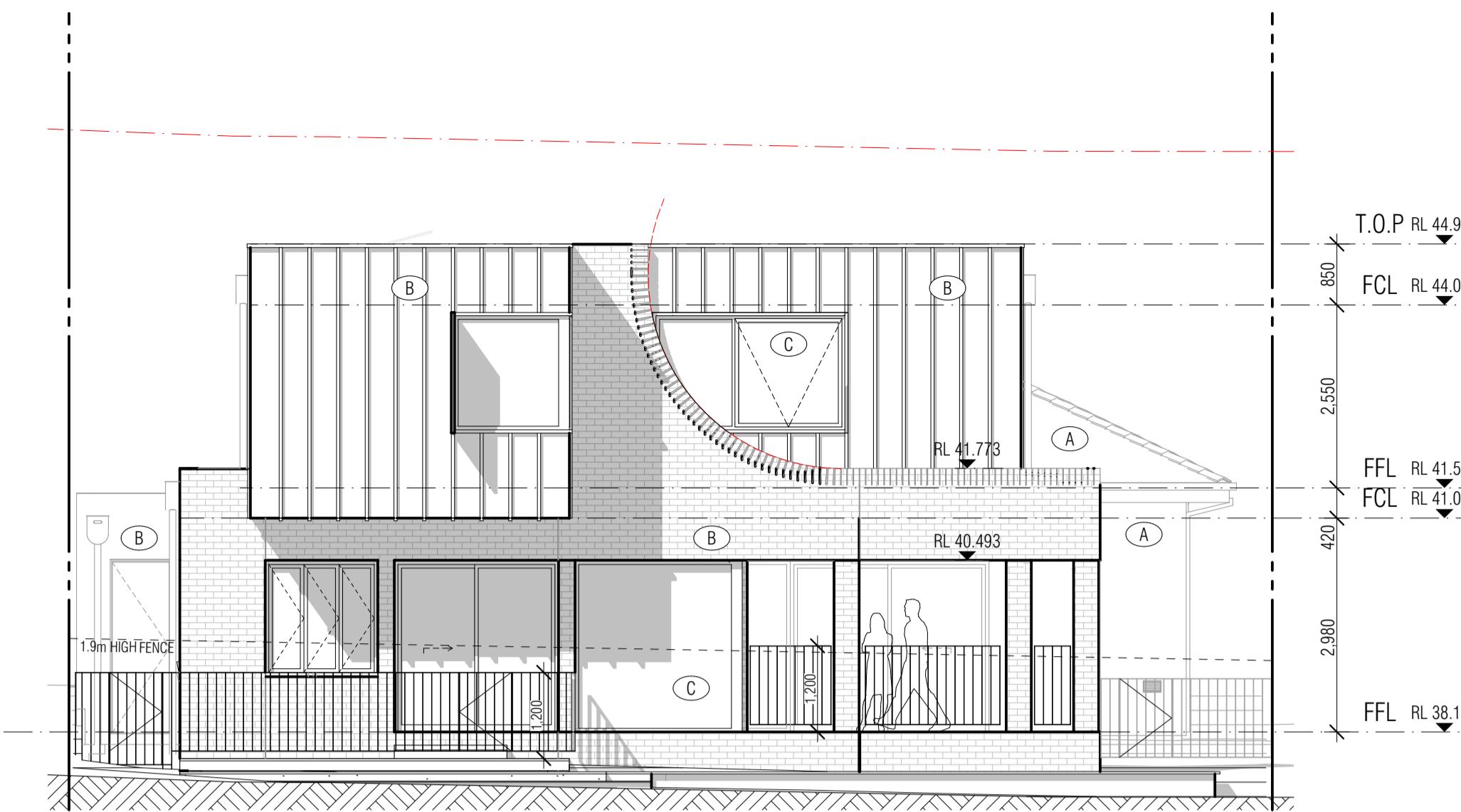
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ARBV REG #51319
1 / 1410 MALVERN ROAD, GLEN IRIS VIC 3146
TEL : (03) 9885 3518
ABN : 56 787 258 015

DATE
7/11/2024
SCALE
1:75 @ A1
JOB NO.
22-01
DRAWING NO.
TP200



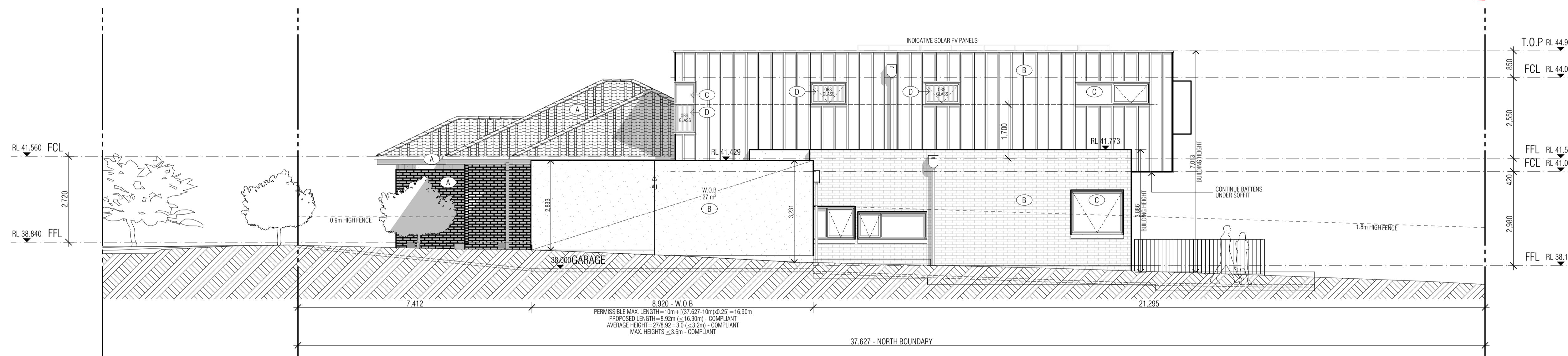
1 EAST ELEVATION

- Scale 1:7



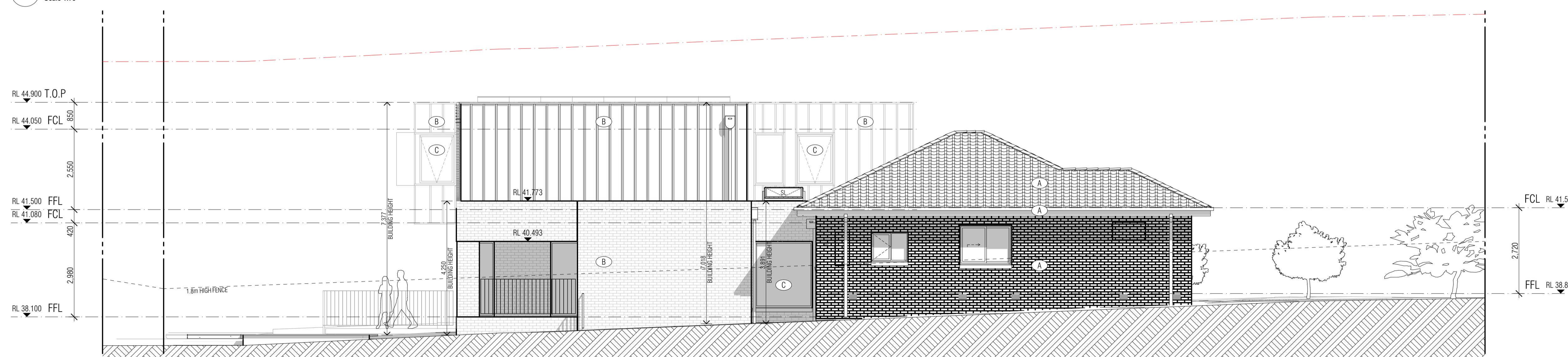
2 WEST ELEVATION

Scale 1



3 NORTH ELEVATION

Scale 1:1



4 SOUTH ELEVATION

- Scale 1:7

| DRAWING INFORMATION | | | | | |
|----------------------------|---------|----------------------|--------------------------|--|-----------|
| DRAWING NUMBER: D123456789 | | | DRAWING DATE: 12/09/2024 | | |
| DESIGNER: | | REVISIONS | | | |
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ADVERTISED PLAN

Application No. P886

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DRAWING TITLE ELEVATIONS - PROPOSED

11. *What is the primary purpose of the following statement?*

PROPOSED EXTENSION AND ALTERATION
15 CASTELLA ST IVANHOE EAST VIC 3070

CLIENT MATTHEW WHEELAN

HONTO ARCHITECTURE

ARBV REG #51319
1 / 1410 MALVERN ROAD, GLEN IRIS VIC 3146
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ABN : 56 787 258 015

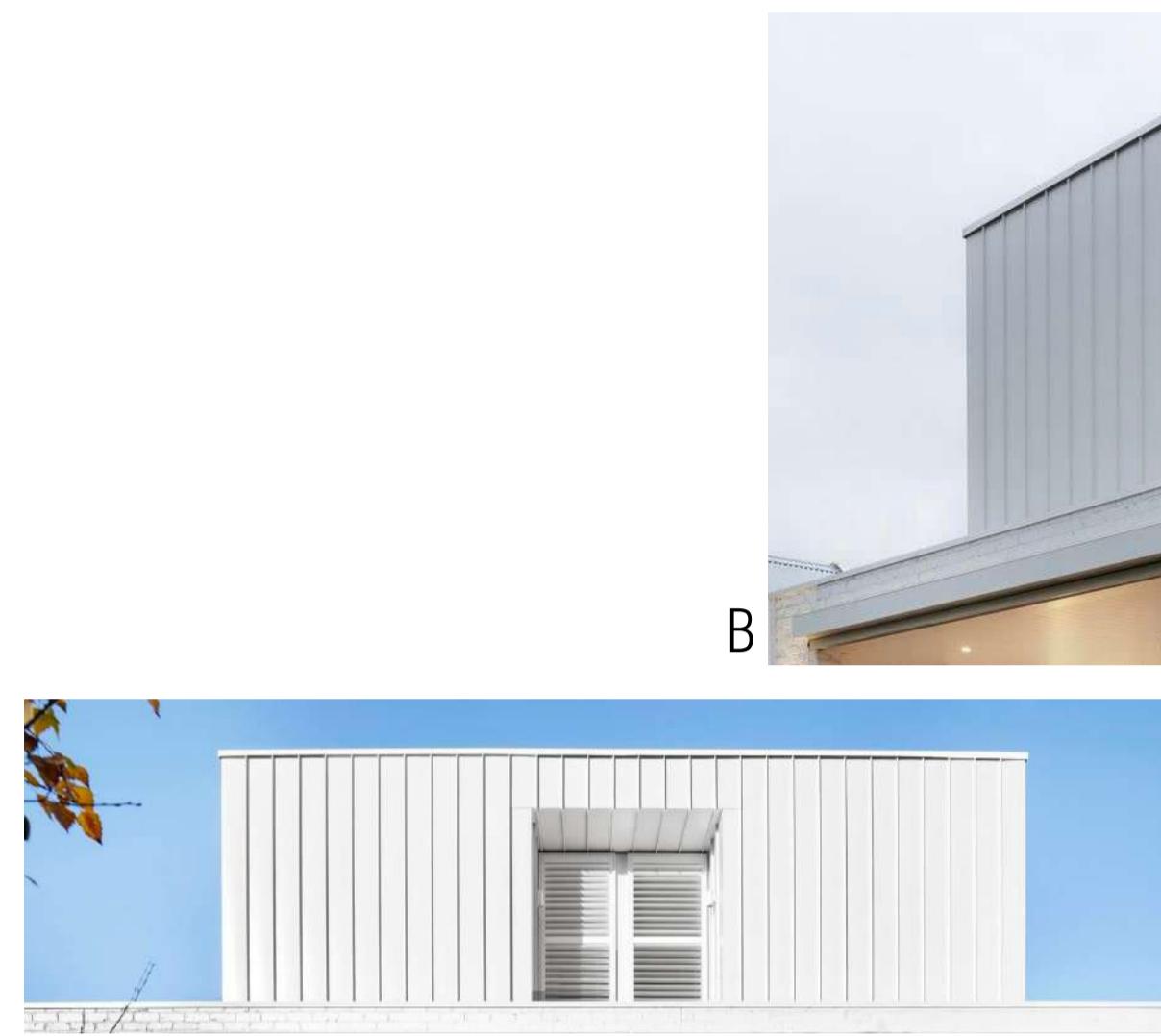
DATE

7/11/2024

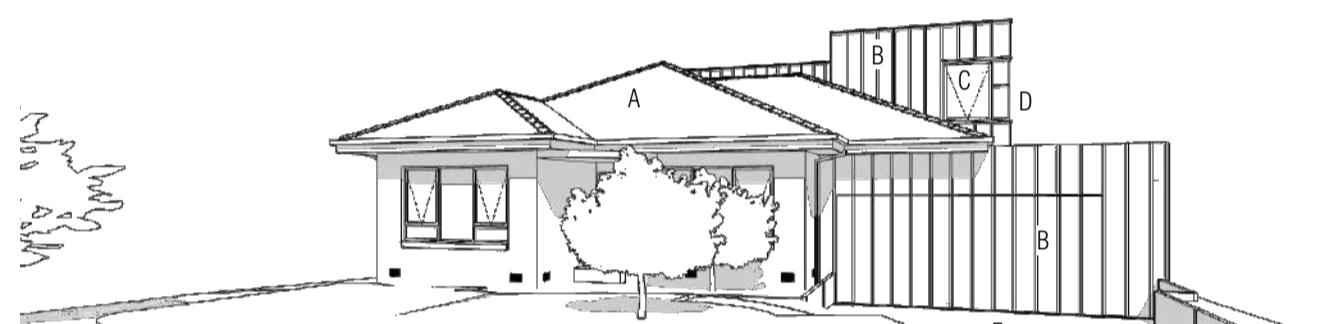
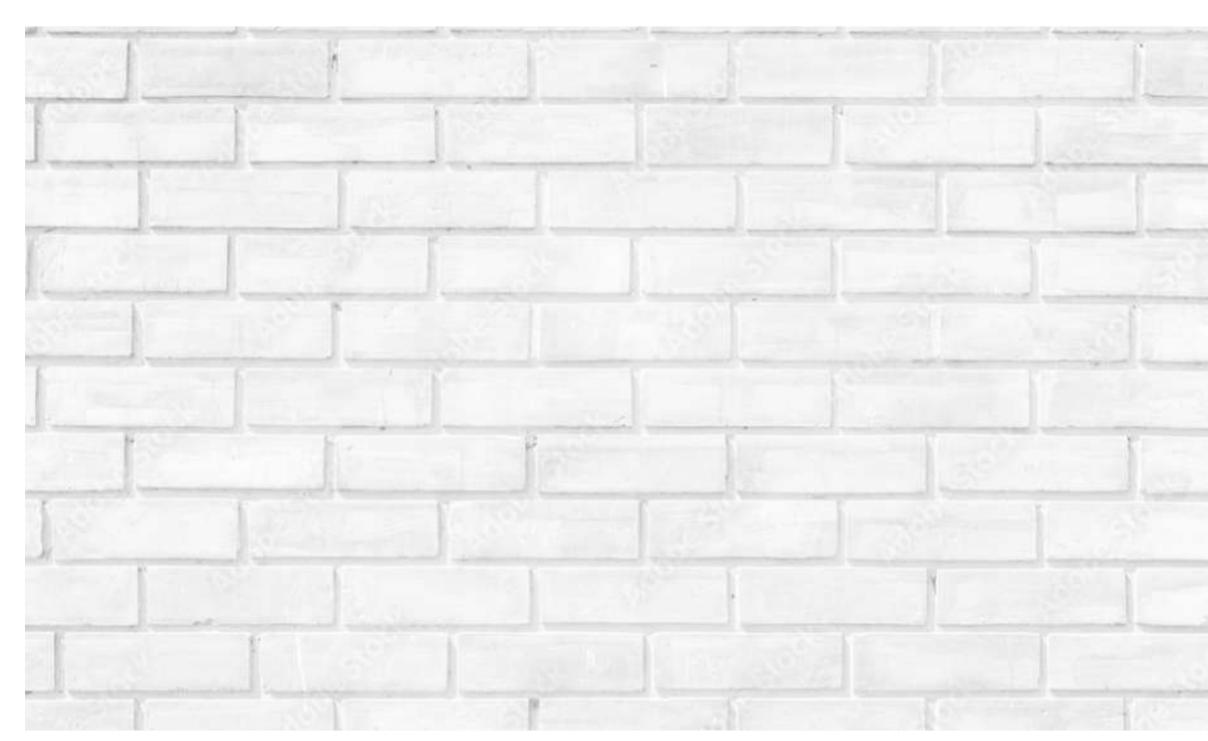
SCALE

1:75 @ A1

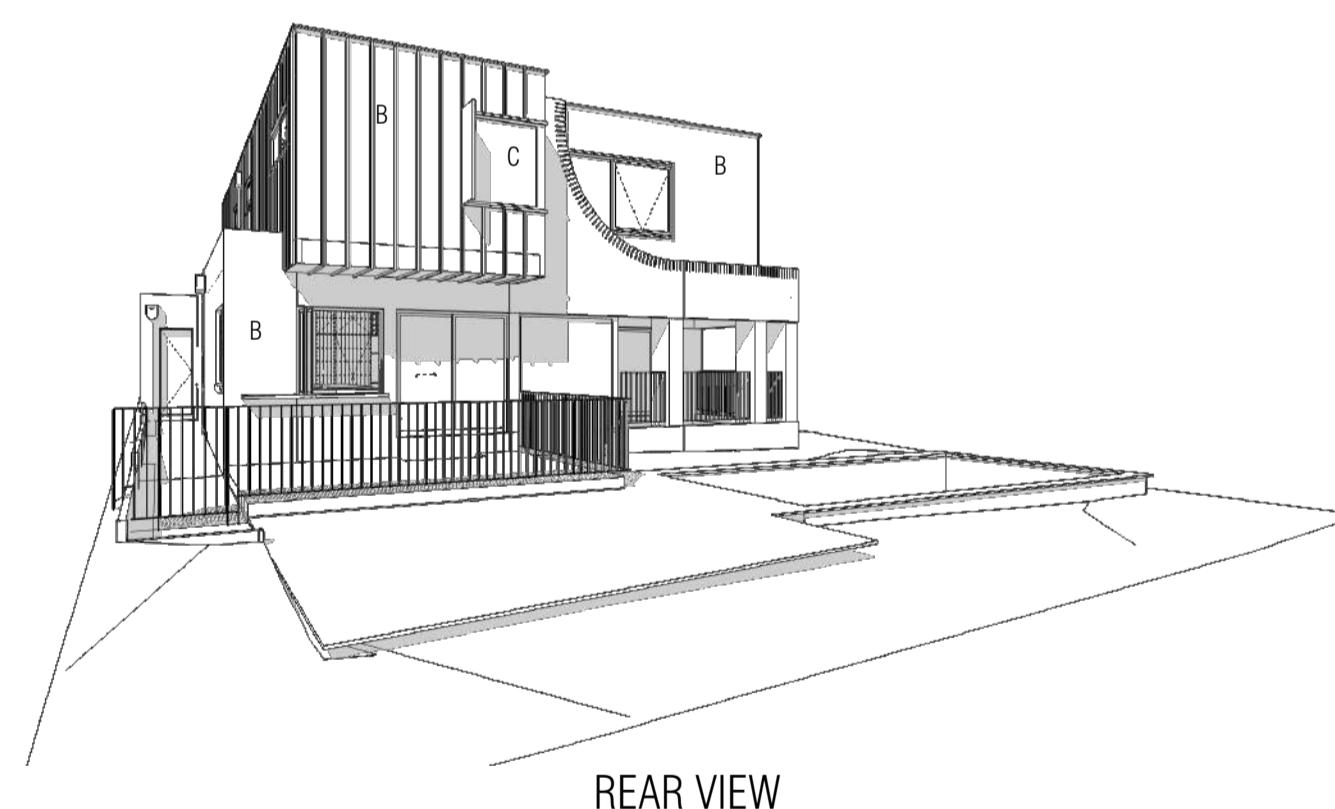
22-01
DRAWING NO. TP20



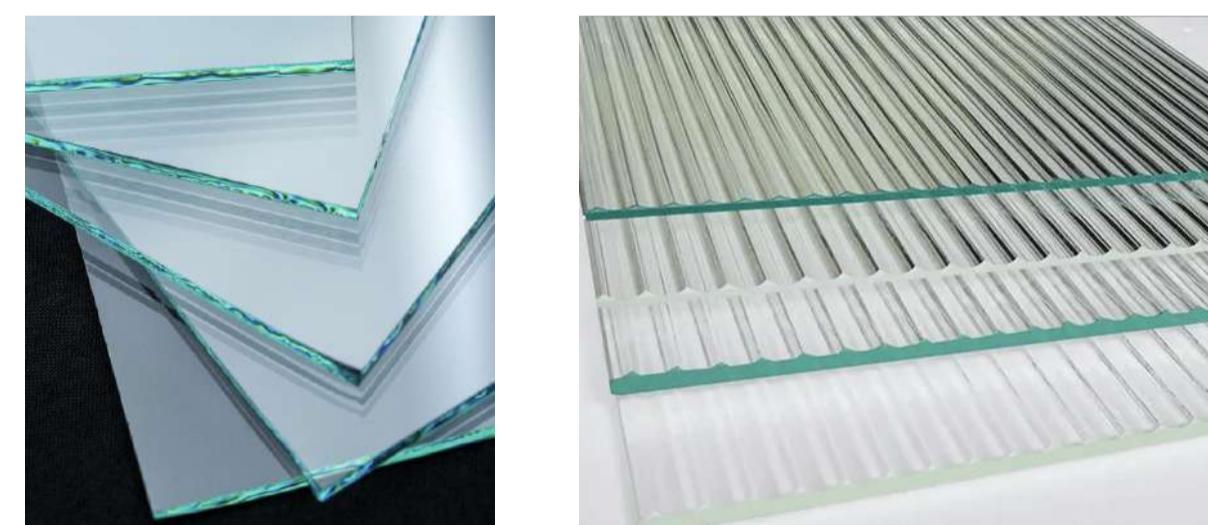
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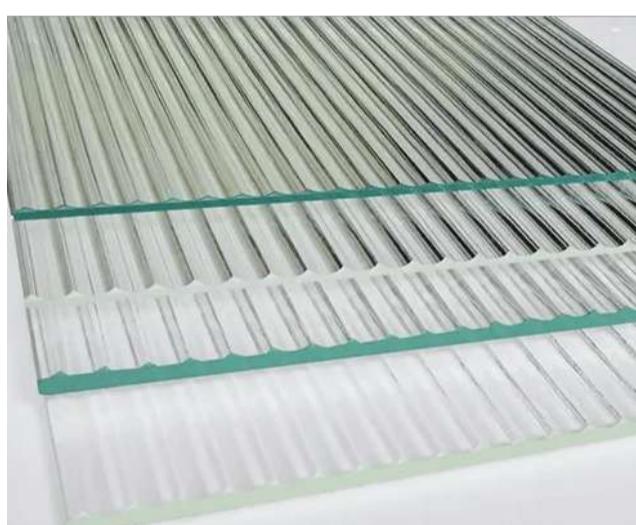
FRONT VIEW



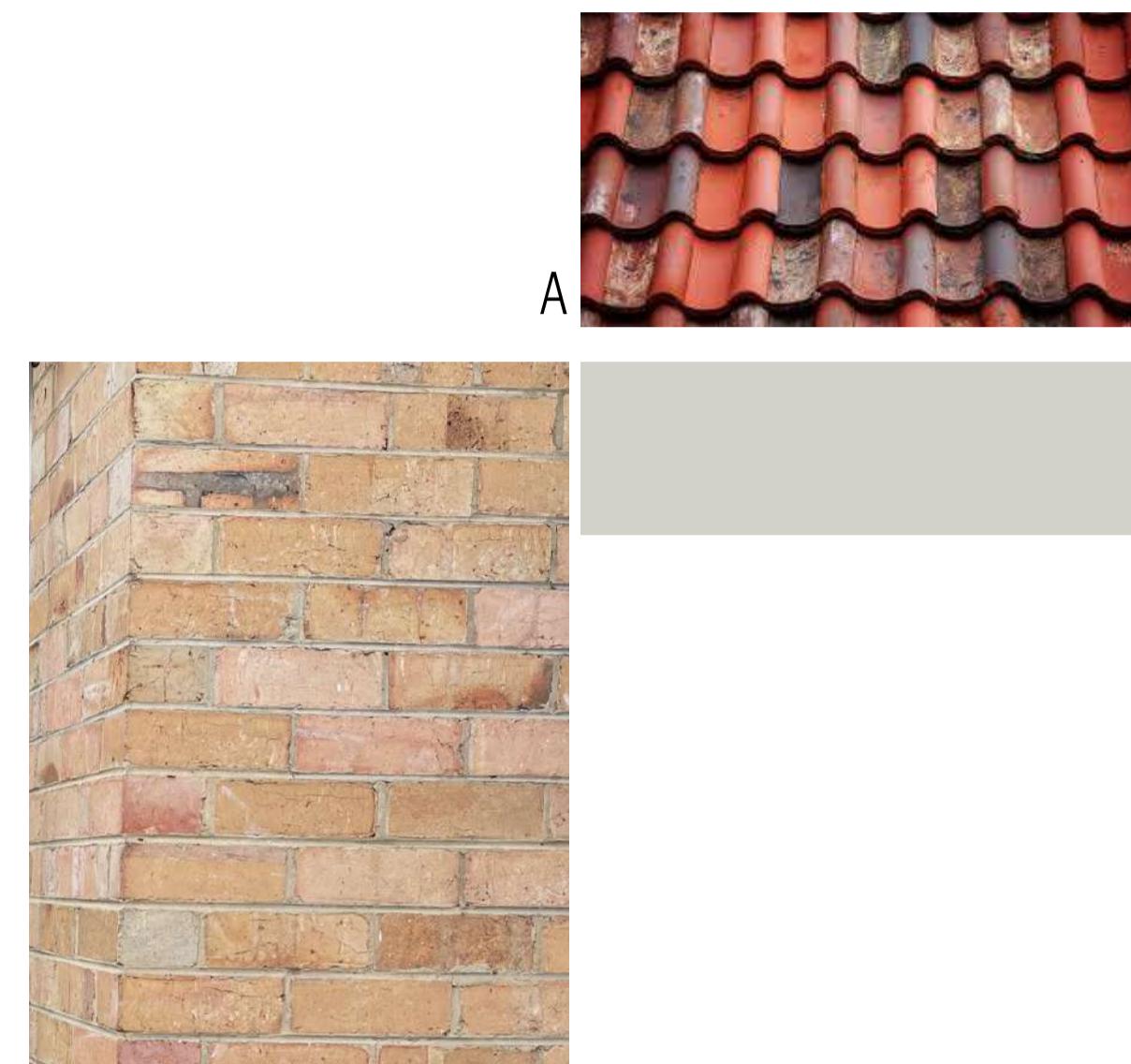
REAR VIEW



C



D



A



EXISTING STREET VIEW



E

BUILDING MATERIAL & COLOR SCHEDULE

A EXISTING RESIDENCE - RETAIN FINISHES:
 - BLONDE BRICK
 - TILED ROOF
 - EXISTING GUTTER - COLORBOND SOUTHERLY

B WHITE FINISH - COLORBOND SOUTHERLY
 - BRICKWORKS
 - RENDERED BRICKWORKS
 - LIGHTWEIGHT CLADDING AND BATTENS
 - GLAZING FRAMES

C CLEAR GLASS

D OBSCURE GLASS

E CONCRETE DRIVEWAY

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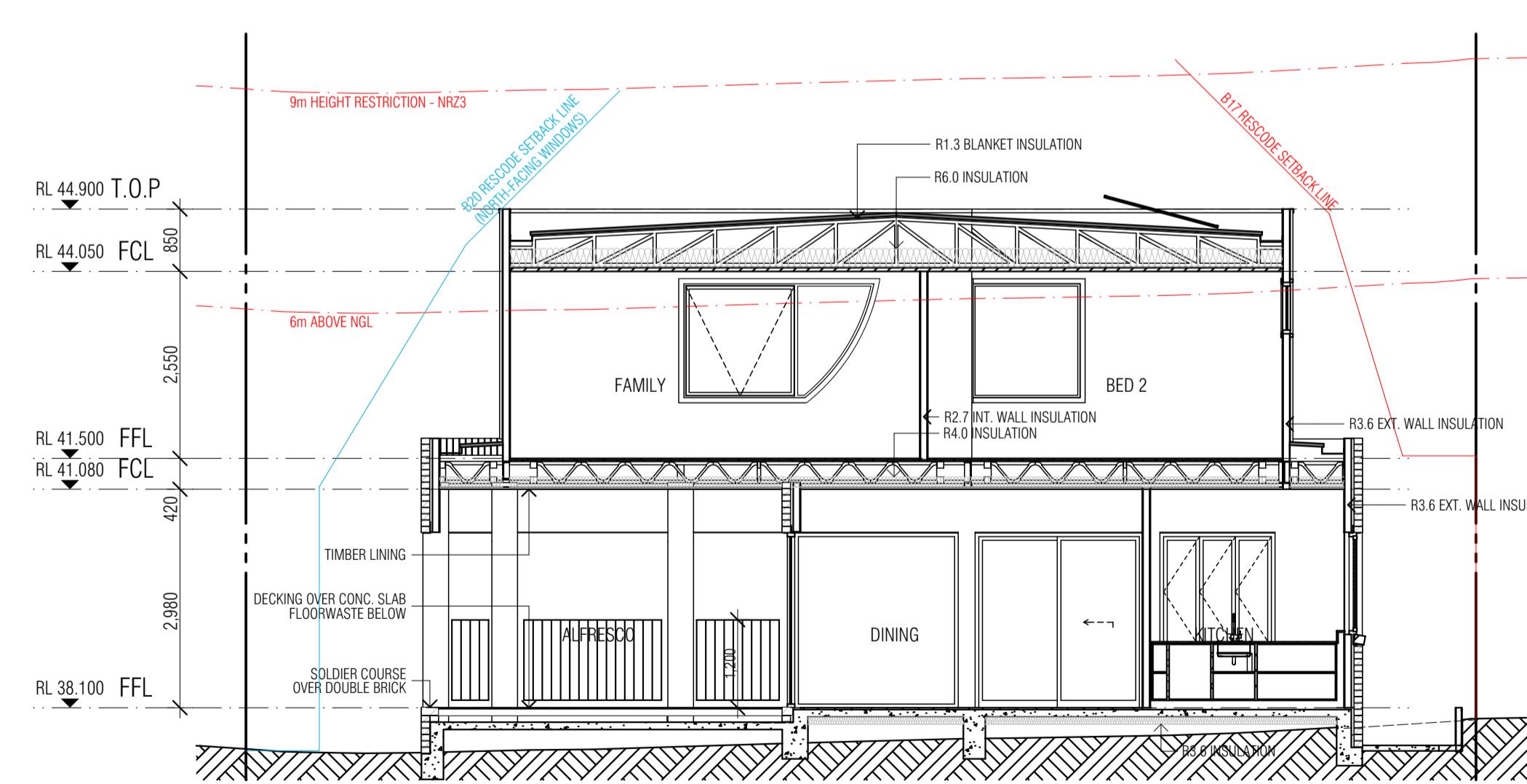
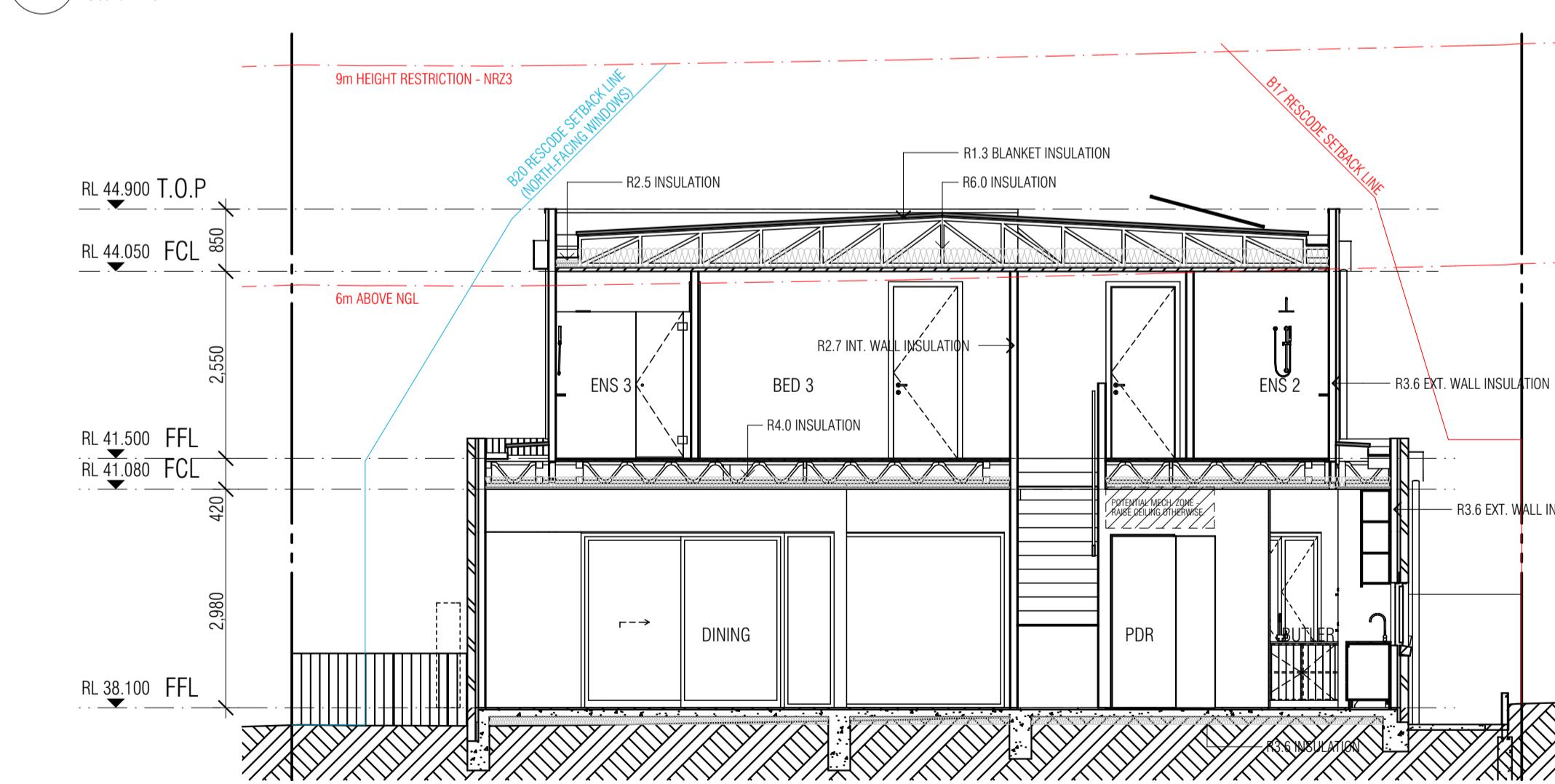
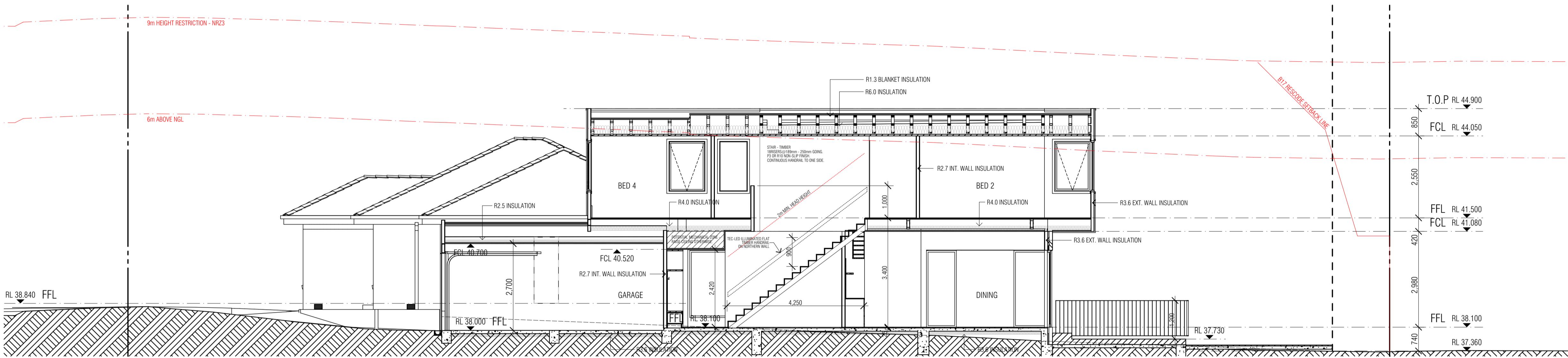
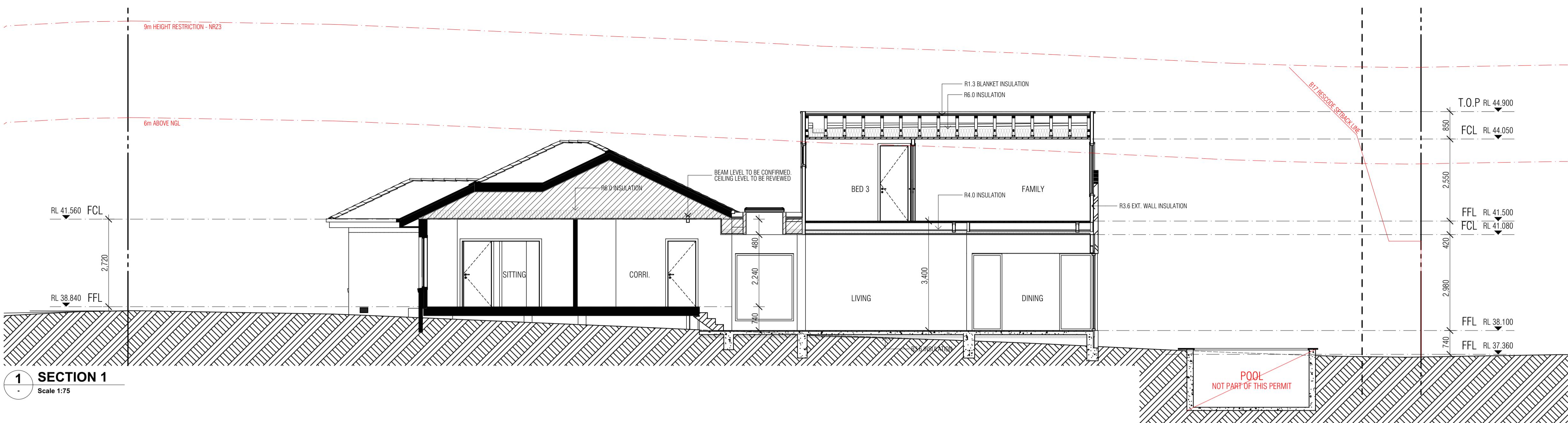
| DRAWING TITLE | MATERIAL |
|---------------|-----------------------------------|
| PROJECT | PROPOSED EXTENSION AND ALTERATION |
| CLIENT | MATTHEW WHELAN |

15 CASTELLA ST IVANHOE EAST VIC 3079

HONTO
ARCHITECTURE
ARBV REG #51319
1 / 1410 MALVERN ROAD, GLEN IRIS VIC 3146
TEL : (03) 9885 3518
ABN : 56 787 258 015

DATE
7/11/2024

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| SCALE @ A1 | 22-01 |
| JOB NO. | TP202 |
| DRAWING NO. | |



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| ITEMS | | | | |
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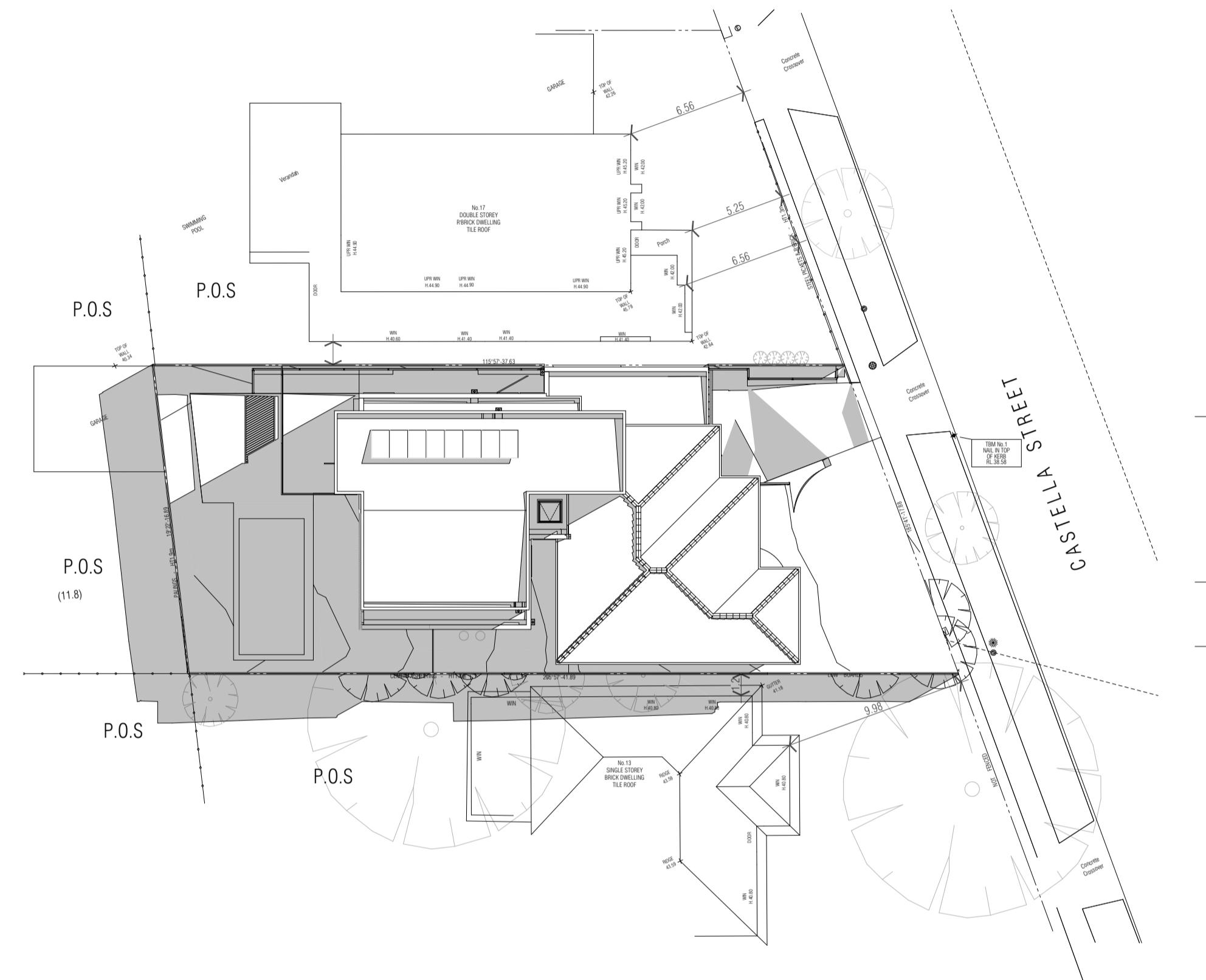
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| DRAWING TITLE | SECTIONS |
| PROJECT | PROPOSED EXTENSION AND ALTERATION |
| | 15 CASTELLA ST IVANHOE EAST VIC 3079 |
| CLIENT | MATTHEW WHELAN |

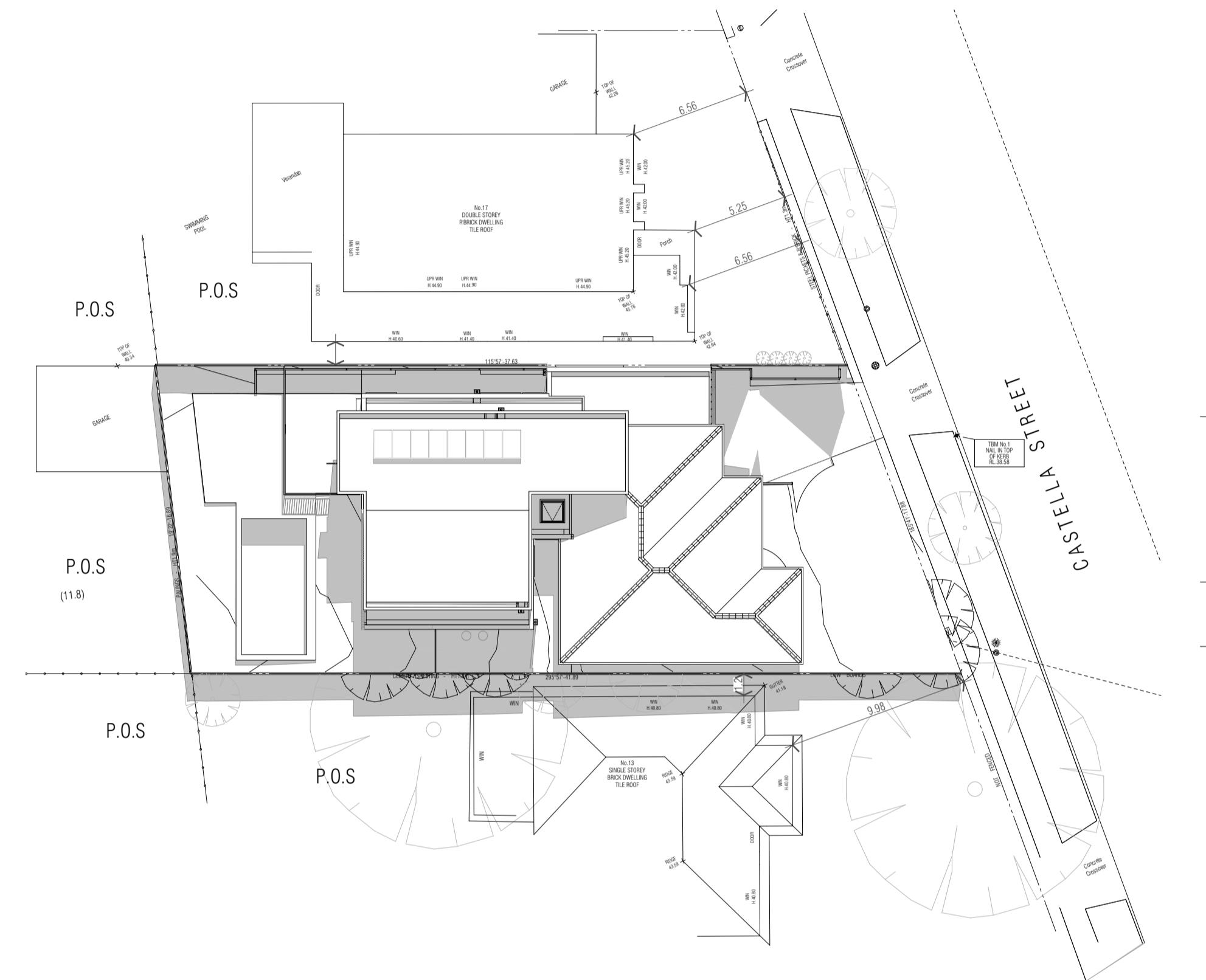
The logo for Honto Architecture features the word "HONTO" in large, bold, black, sans-serif capital letters. The letters are stylized with thick horizontal strokes and rounded vertical strokes, giving them a modern and dynamic appearance. Below "HONTO", the word "ARCHITECTURE" is written in a smaller, bold, black, sans-serif font. The letters are all in uppercase and are evenly spaced, creating a clean and professional look.

| | |
|-----------------|---|
| ATE /11/2024 |  |
| CALE @ A1 | |
| OB NO. | 22-01 |
| RAWING NO. | TP300 |

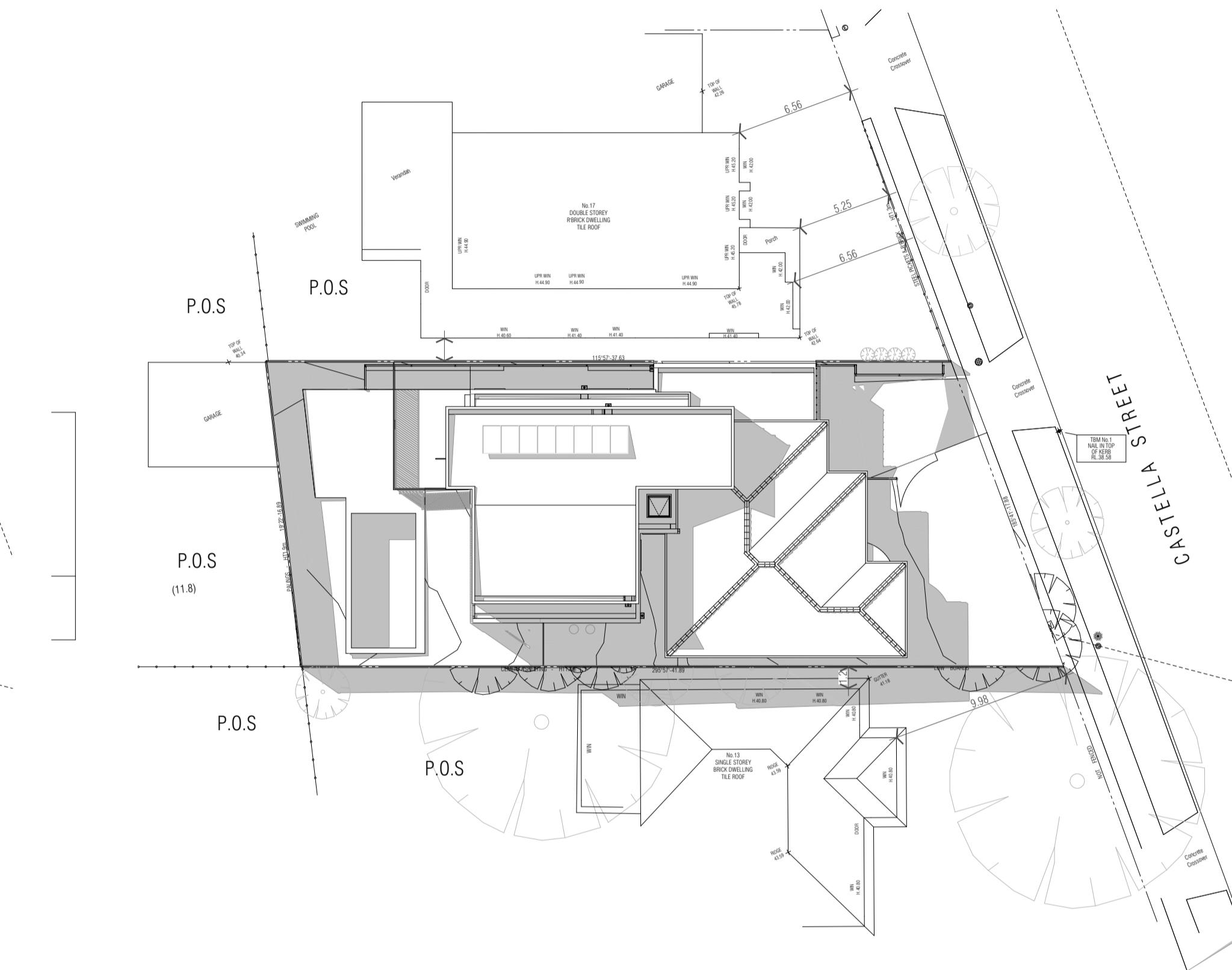


PROPOSED - SEPT 22ND - 9AM

1:250 2



PROPOSED - SEPT 22ND - 12NOON



1:250 3

PROPOSED - SEPT 22ND - 3PM

1:250

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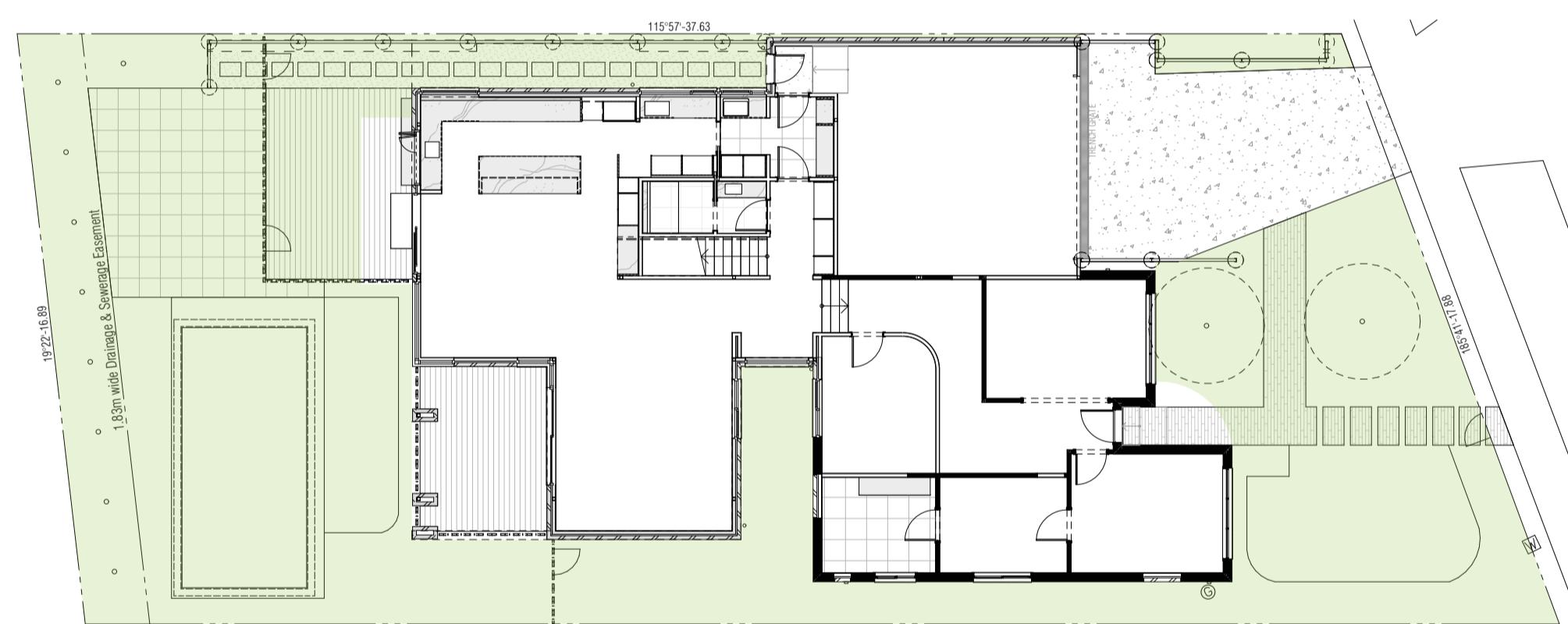
| REVISIONS | | | | |
|-------------|---------|----------------------|-----------|--------|
| ISSUED DATE | REV NO. | DESCRIPTION | ISSUED BY | STATUS |
| 07/11/2024 | 1 | TOWN PLANNING PERMIT | DL | TP |
| 12/09/2024 | - | TOWN PLANNING PERMIT | DL | TP |

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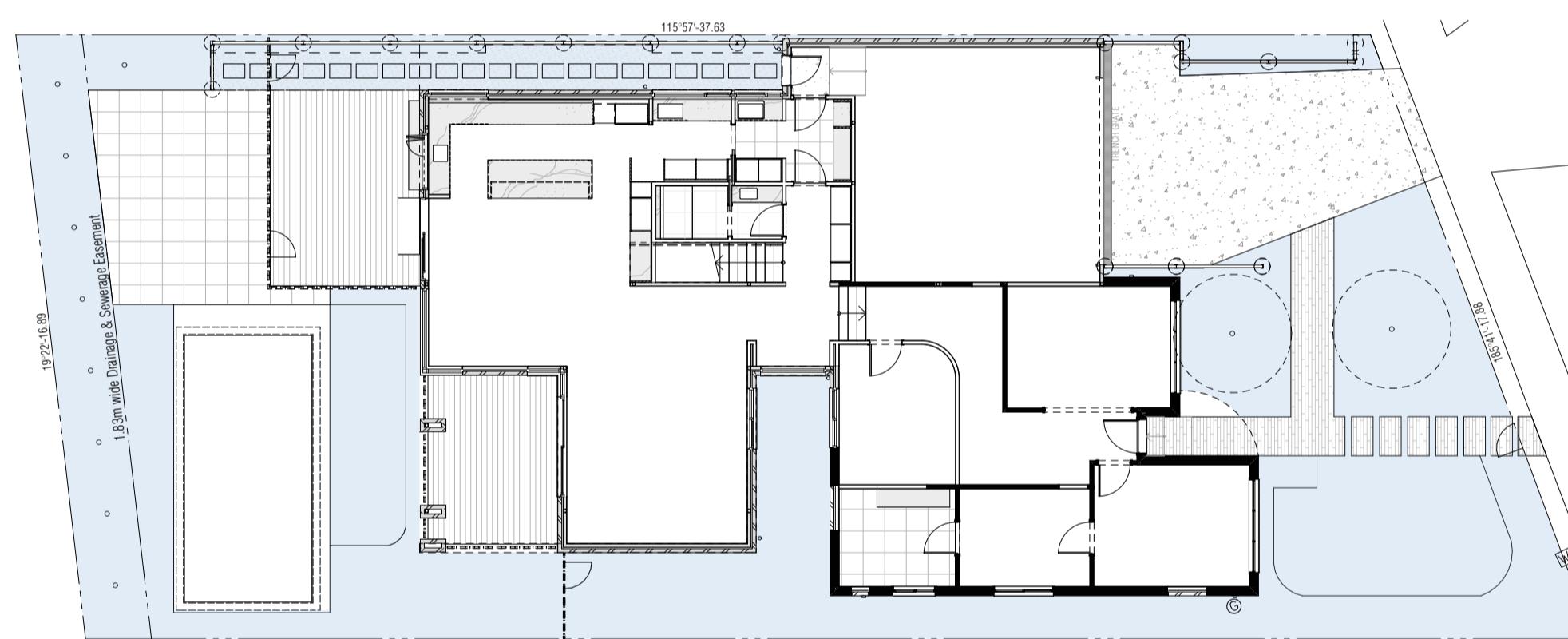
DRAWING TITLE SHADOW DIAGRAMS
PROJECT PROPOSED EXTENSION AND ALTERATION
15 CASTELLA ST IVANHOE EAST VIC 3079
CLIENT MATTHEW WHELAN

HONTO
ARCHITECTURE
ARBV REG #51319
1 / 1410 MALVERN ROAD, GLEN IRIS VIC 3146
TEL : (03) 9885 3518
ABN : 56 787 258 015

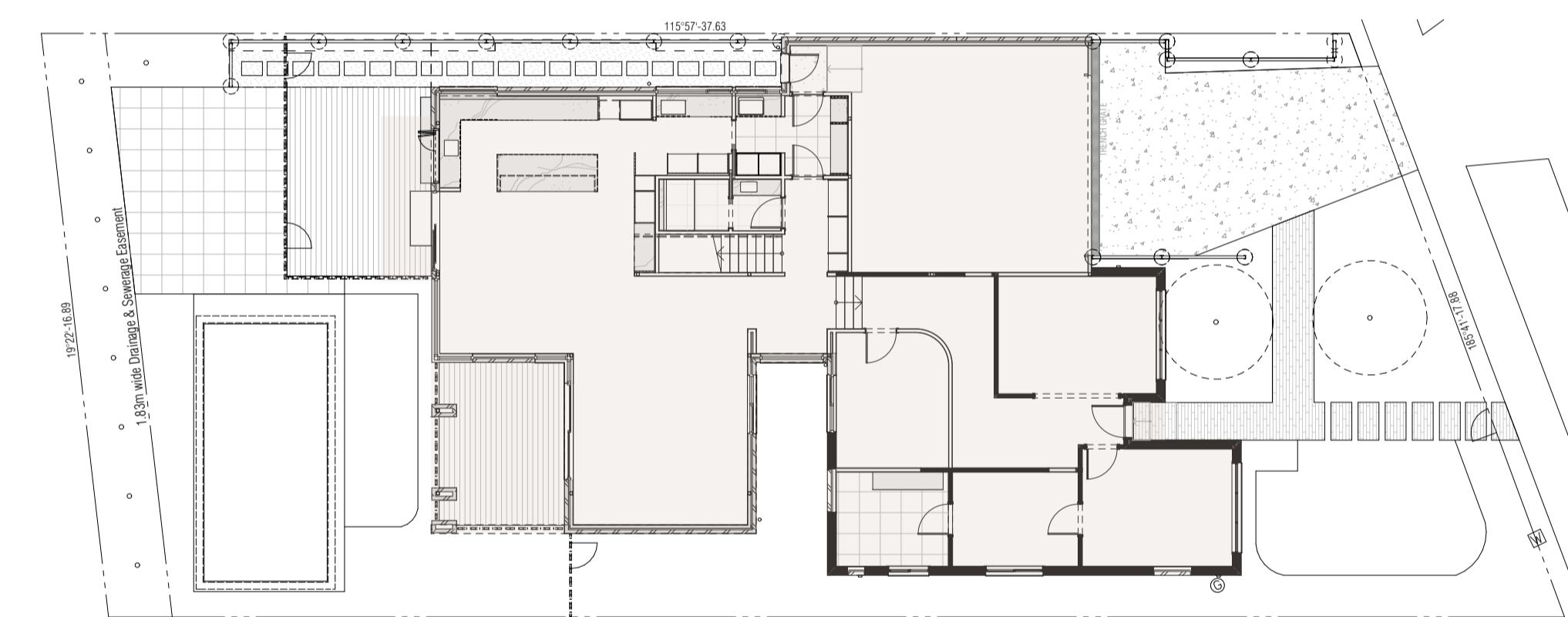
DATE
7/11/2024
SCALE
1:250 @ A1
JOB NO.
22-01
DRAWING NO.
TP900



1 GARDEN AREA



2 PERMEABILITY



3 SITE COVERAGE

| RES CODE AREA SCHEDULE - BANYULE - NRZ3 | | | | |
|---|-----------|-----|-----------|--|
| ZONE | AREA (m2) | % | min./max. | |
| AREA - SITE | 667 | | | |
| GARDEN AREA | 332 | 50% | min. 35% | |
| PERMEABLE AREA | 238 | 36% | min. 20% | |
| SITE COVERAGE | 290 | 43% | max. 60% | |

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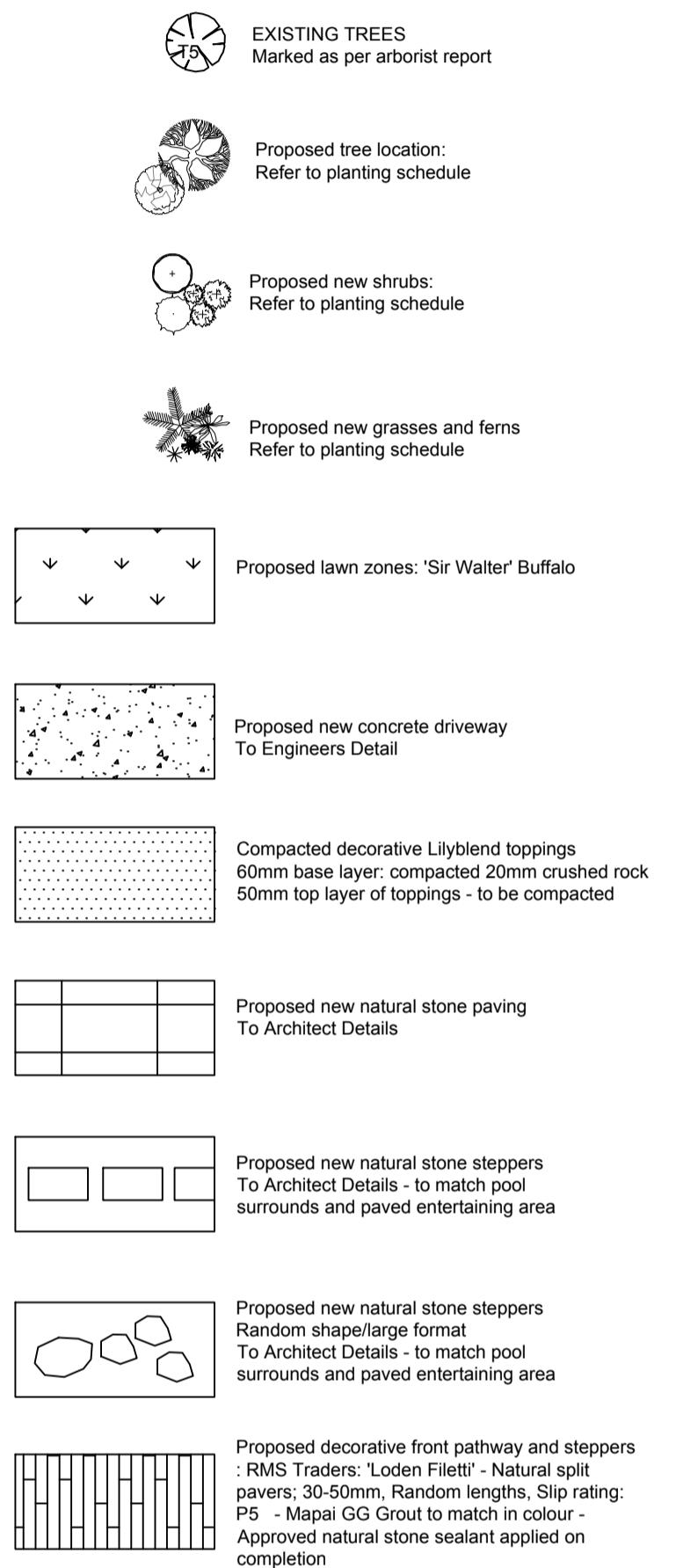
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DRAWING TITLE AREA DIAGRAMS
PROJECT PROPOSED EXTENSION AND ALTERATION
15 CASTELLA ST IVANHOE EAST VIC 3079
CLIENT MATTHEW WHELAN

HONTO
ARCHITECTURE
ARBV REG #51319
1 / 1410 MALVERN ROAD, GLEN IRIS VIC 3146
TEL : (03) 9885 3518
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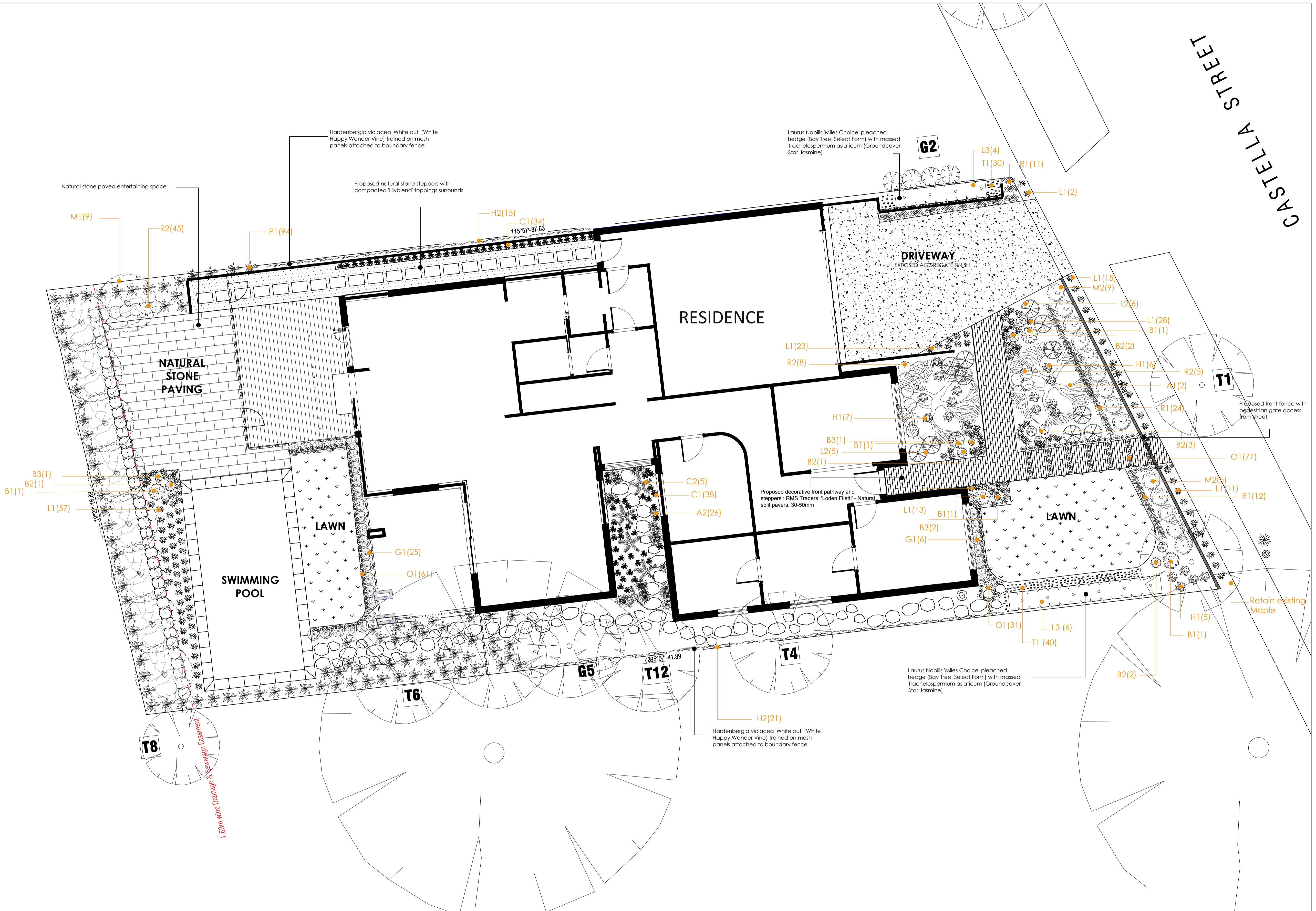
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22-01
DRAWING NO.
TP901

LEGEND

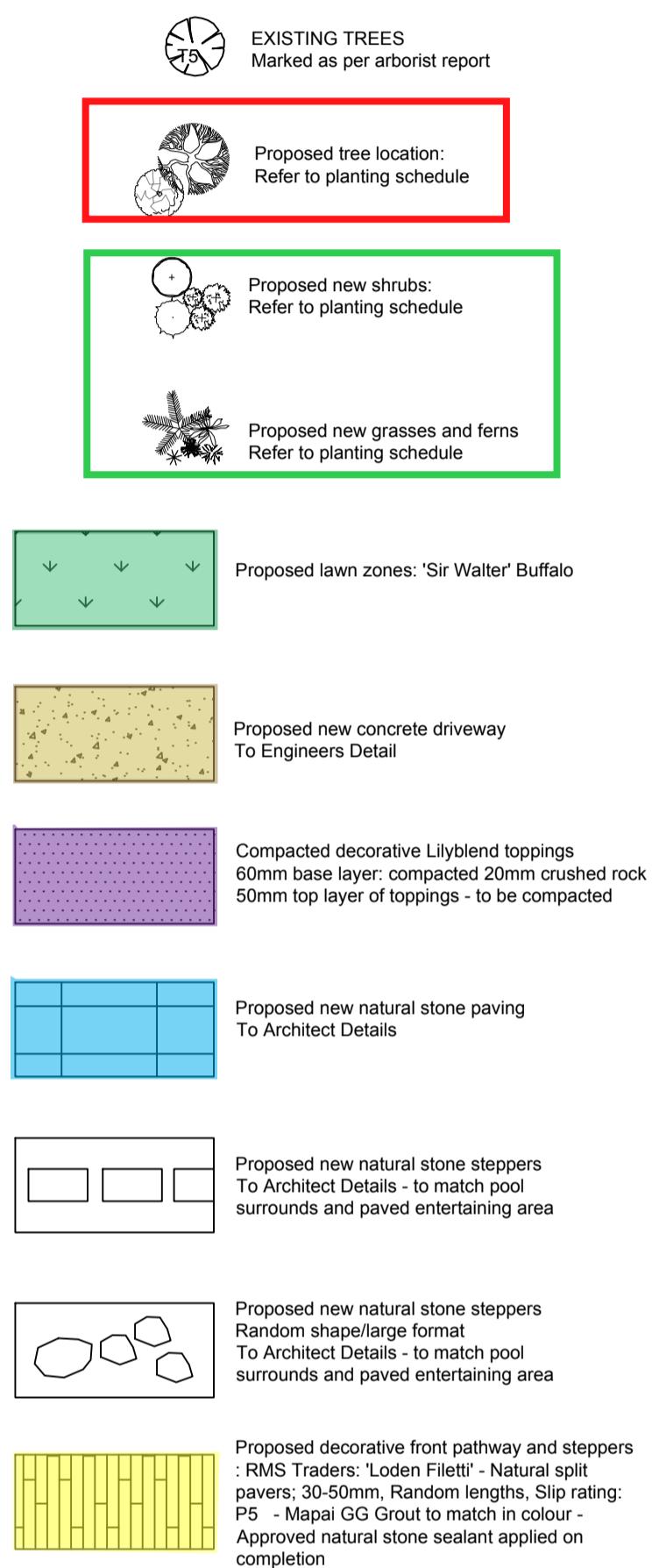


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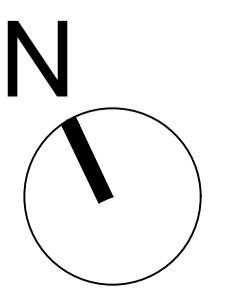


LEGEND



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provided, scope of works
details



TOTAL NEW TREE PLANTING ZONE: 49.8m²
TOTAL GARDEN BED ZONE: 185.59 m²
TOTAL TURF AREA: 37.31m²

SCALE 1:75 @ A1

PROJECT: PROPOSED EXTENSION AND ALTERATION
- LANDSCAPE ZONE ILLUSTRATION
PROJECT ADDRESS: 15 CASTELLA ST IVANHOE EAST VIC 3079

CLIENT: MATTHEW WHELAN

REV REF: M.W NOV 2024

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LANDSCAPE NOTES

IRRIGATION

ALL LANDSCAPED AREAS ON THE SITE TO BE SERVICED BY A FULLY AUTOMATED IRRIGATION SYSTEM WITH LOCKABLE CONTROL BOX (LOCATION TBC ON SITE). PROVIDE CONDUITS UNDER HARD SERVICES TO ENABLE CABLING & PLUMBING BETWEEN LANDSCAPED AREAS. INSTALL SEPARATE IRRIGATION LINES FOR LAWNS & GARDEN BEDS WITH DRIPPER SYSTEM PROVISION TO ALL GARDENS.

SOIL PREPARATION & PLANTING

THE LOCATION OF ALL UNDERGROUND SERVICES SHALL BE VERIFIED ON SITE BEFORE ANY WORKS BEGIN. PHONE DIAL BEFORE YOU DIG ON 1100. WHERE UNSURE, HAND EXCAVATE TO LOCATE SERVICES.

SPRAY WEEDS THOROUGHLY WITH A GLYPHOSATE-BASED HERBICIDE A MINIMUM TWO WEEKS PRIOR TO PREPARING GARDEN BEDS. REMOVE DEBRIS BY HAND OR MECHANICALLY.

ROCKS / CLODS GREATER THAN 50mm SHALL BE BROKEN DOWN OR REMOVED.

TOPSOIL SHOULD NOT BE CULTIVATED INTO UNDERLYING SOIL LAYERS. IF REDUCED SURFACE LEVELS ARE REQUIRED; STRIP & STOCKPILE SITE TOPSOIL FOR REUSE.

IMPORTED TOPSOIL SHALL BE FREE OF LIVING PLANT PROPAGULES (WEED SEEDS); A GENERAL PURPOSE SOIL AS DEFINED BY CLAUSE 4 OF AS4419-2003 'SOILS FOR LANDSCAPING & GARDEN USE'; THEREBY HAVING A pH IN THE RANGE OF 6.0-7.0 AND A SALT CONTENT NOT EXCEEDING 600ppm. PRIOR TO DELIVERY, A CERTIFICATE FROM A SUITABLY QUALIFIED GEOTECHNICAL LABORATORY MUST BE PROVIDED TO AND ACCEPTED BY THE LANDSCAPE ARCHITECT STATING THAT THE IMPORTED TOPSOIL MEETS AS4419-2003 BY WAY OF PHYSICAL, CHEMICAL AND BIOLOGICAL PROPERTIES.

FINISHED SOIL LEVELS IN GARDEN BEDS SHOULD BE RAISED ABOVE EXISTING GROUND LEVELS WITH EDGES OF MOUNDS GRADED GENTLY BACK INTO EXISTING LEVELS. THE REQUIREMENT FOR DRAINAGE LINES BELOW GARDEN BEDS SHOULD BE ASSESSED ON SITE AT COMMENCEMENT OF LANDSCAPING.

THOROUGHLY WATER PLANTS AFTER DELIVERY & PRIOR TO PLANTING IF INSTALLATION OCCURS OVER AN EXTENDED PERIOD.

PLANTS SHOULD BE SET OUT IN CONSIDERATION OF MATURE HEIGHTS & WIDTHS (REFER PLANT SCHEDULE) TO AVOID FUTURE GROWTH PROJECTIONS ACROSS POWER LINES PATHWAYS, DRIVEWAYS ETC.

PLANTS SHALL BE POSITIONED IN THE CENTRE OF THE HOLE AND PLACED TO ENSURE A NORMAL RELATIONSHIP OF THE CROWN TO THE SOIL SURFACE.

PLANTS SHALL BE FERTILISED WITH OSMOCOTE SLOW-RELEASE FERTILISER AT THE FOLLOWING RATES;

(USE Osmocote PLUS Native Gardens FOR PHOPHOROUS SENSITIVE PLANTS):

140mm POTS- 0.5 TABLESPOON OR 7.5g

200mm POTS - 1 TABLESPOON OR 15g

300-400mm POTS - 2 TABLESPOONS OR 30g

45-50L CONTAINERS - 70g

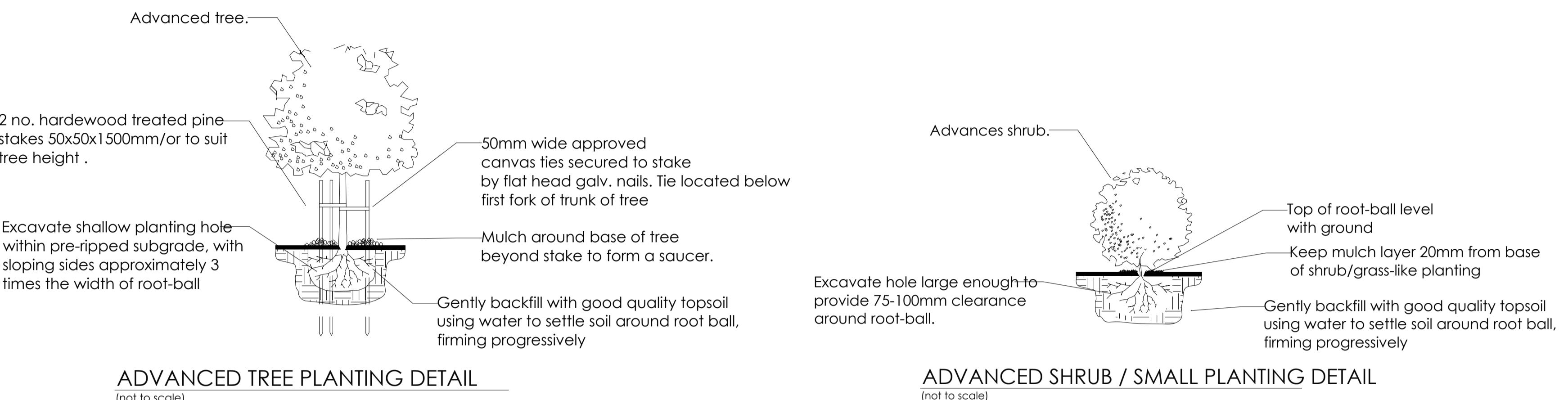
70L CONTAINERS - 75g

100L CONTAINERS - 80g

PLANTS TO BE THOROUGHLY WATERED IN IMMEDIATELY AFTER PLANTING. GARDENWATERING SHALL BE SCHEDULED TO COMPLY WITH CURRENT WATER AUTHORITY REGULATIONS.

MULCH TO GENERAL GARDEN BEDS SHALL BE 75mm CONSOLIDATED DEPTH 'SURE CROP MULCH'

ALL DIMENSIONS AND SET-OUTS ARE TO BE VERIFIED ON SITE WITH THE PROJECT MANAGER PRIOR TO CONSTRUCTION COMMENCING.



ADVANCED TREE PLANTING DETAIL
(not to scale)

ADVANCED SHRUB / SMALL PLANTING DETAIL
(not to scale)

| Code | Common Name | Pot/Installation size | Maintained (HxW) | QTY |
|-----------------------------------|--|-----------------------|------------------|-----|
| TREES | | | | |
| A1 | Japanese Maple | 150L | 4 x 3m | 2 |
| M1 | Sweet Carolina Magnolia | 150L | 4 x 2.5m | 9 |
| SHRUBS AND TUFTING PLANTS | | | | |
| B1 | Buxus sempervirens 'Suffruiticosa' Lrg | 40cm | 60cm D | 5 |
| B2 | Buxus sempervirens 'Suffruiticosa' Med | 30cm | 45cm D | 9 |
| B3 | Buxus sempervirens 'Suffruiticosa' Sml | 20cm | 30cm D | 4 |
| G1 | Gardenia augusta Florida | 20cm | 0.5 x 0.5m | 31 |
| L1 | Lirope muscari | 14cm | 0.2 x 0.2m | 64 |
| L2 | Laurus nobilis 'Flavour master' - Ball topiaries | 40cm | 0.6 x 0.6m | 11 |
| L3 | Laurus nobilis 'Miles Choice' | 50cm | 2.5 x 1m | 10 |
| O1 | Ophiopogon japonicus 'Nanus' | 5cm | 0.1 x 0.2m | 169 |
| M2 | Michelia figo | 30cm | 1.5 x 0.8m | 14 |
| R2 | Raphiolepis indica 'Spring pearl' | 20cm | 0.5 x 0.6m | 58 |
| C1 | Carex abula Frosted Curls | 10cm | 0.2 x 0.4m | 72 |
| C2 | Cycus revoluta | 30cm | 0.7 x 1m | 5 |
| P1 | Pennisetum alopecuroides | 14cm | 0.8 x 0.8m | 94 |
| H1 | Hydrangea quercifolia | 20cm | 0.8 x 0.8m | 18 |
| GROUND COVERS AND CLIMBERS | | | | |
| A2 | Giant Carpet bugle | 14cm | 0.15 x 0.3m | 26 |
| T1 | Star Jasmine | 14cm | 0.15m H | 70 |
| R1 | Prostrate Rosemary | 14cm | 0.3 x 1m | 23 |
| H2 | White Happy Wanderer Vine | 14cm | 2 x 1m | 36 |