



## 10 Bellbird Court Werribee VIC

3  2  2 

This well-presented family home is of convenience to all! Set in a court location in one of the most popular and convenient pockets of Werribee - Within close proximity to Medical & Health facilities, Aqua Pulse, Encore Events Centre, Pacific Werribee shopping complex and the public transport network.

Property features include:

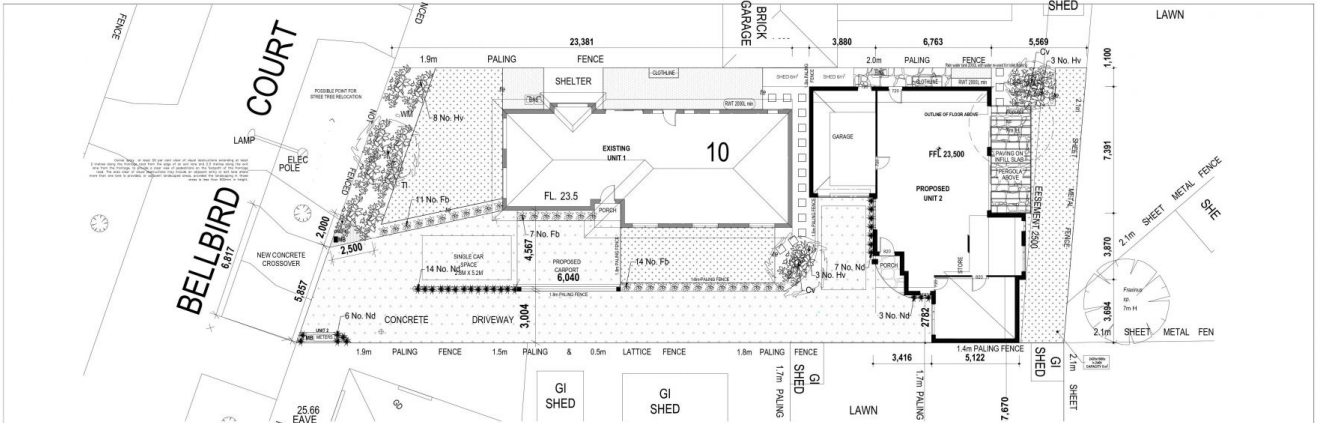
- ? Three spacious bedrooms
- ? Two bathrooms, including separate ensuite
- ? Kitchen with conjoining meals/living
- ? Separate lounge
- ? Formal dining
- ? Laundry with rear access
- ? BRAND NEW split systems in all bedrooms

Extra features include; Gas wall heating, separate air conditioning unit, floating floorboards, stainless-steel

View : <https://www.ypa.com.au/8053295>



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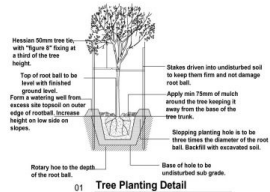


**LEGEND**

- existing tree to be retained
- existing tree to be removed
- proposed tree
- garden bed
- concrete driveway
- non-permeable paving to client's requirement
- compacted crushed rock or permeable paving to client's requirement
- stepping stones to client's requirement
- turf to client's requirement
- timber edge to client's requirement
- tree protection zone (TPZ) and fencing for details refer to arboricultural tree management report

**PLANT SCHEDULE - BELLBIRD**

Notes Key	Botanical name	Pot (mm)	Height	Spread	Spacing	Quantity
Ti	Tristanopsis laurina	40Lx12m	8	4	-	1
Cv	Callistemon viminalis	40Lx12m	5	3	-	2
Fd	Fuchsia 'Ballerina'	200	0.4	0.4	-	32
Hv	Hardenbergia violacea 'meema'	200	0.5	2	-	14
Nd	Nandina domestica 'blush'	140	0.4	0.4	-	30



**TREE PROTECTION ZONE (TPZ) SPECIFICATION:**

- Tree Preservation Fencing within TPZ. The fencing is to be constructed with the following procedure undertaken to the satisfaction of the Responsible Authority and maintained to the satisfaction of the Responsible Authority. Prior to the commencement of works (including vegetation removal), a Tree Protection Fence defined by a 1.5 metre high (minimum) temporary fence constructed using steel or timber posts fixed in the ground or to a concrete pad, with the fence panels to be constructed of polyprop mesh or similar strong metal mesh or netting with a high visibility plastic hazard tape must be installed.
- Tree Protection within TPZ
  - A layer of 50-100mm mulch that complies with AS 4544 to be laid.
  - Soil moisture levels to be regularly monitored and maintained by project arborist.
  - No vehicular or pedestrian access.
  - The existing soil level must not be altered either by fill or excavation.
  - The soil must not be compacted or the soil's drainage changed.
  - Open trenching to be by underground services e.g. drainage, water, gas, etc. must not be used.
  - Directional drilling may be used (minimum 600mm deep) to install underground services only if written approved by the Responsible Authority is given. If approval is given a qualified arborist must be on site to oversee this process to the satisfaction of the Responsible Authority.
  - No storage of equipment, machinery or material is to occur.
  - No fuels, oils, chemicals, poisons, rubbish or other materials harmful to trees are to be disposed of on site.
  - Nothing whatsoever, including temporary services wires, nails, screws or any other fixing device, is to be attached to any tree.
  - No building or any other structure is to be erected.
  - Hand excavate within 1.5m of the TPZ. If roots over 40mm are found, Park Services are to be notified.

**GENERAL LANDSCAPE SPECIFICATION:**

- Planting preparation
  - Watering. Before planting begins, thoroughly water the plants and planting areas. Keep the areas moist during planting. Water the plants immediately after planting and thereafter as required to maintain growth rates free of stress.
  - Planting Hole. All species to be planted into an individual prepared hole. Each hole shall be dug with a shovel, backhoe or similar tool. Individual holes shall be excavated to such a size to allow a minimum 200mm of planting soil mix beneath the root system and the equivalent of the radius of the container around the root system.
  - Depth of Planting. When the plant is in its final position in its hole or bed, the topsoil level of the plant root ball shall be level with the finished surface of the soil surrounding the hole or bed. Test the depth by inserting the plant, still in its container, into the hole.
  - Placing. When the hole or bed appears to be of correct size, and not before, remove the plant from the container with minimum disturbance to the root ball and place it in its final position.
  - Backfilling. Soil shall be progressively firmed during backfilling to avoid air pockets. Backfilling shall be with Planting Soil Mix.
- Maintenance
  - All landscaped areas shall be maintained for 12 months following Practical Completion.
  - All plants to be regularly checked for diseases and appropriately treated if necessary.

Before commencing work, all controlling dimensions on the drawings must be verified on the site, particularly those relating to property boundaries, structures and services. Figured dimensions take preference over scaled.

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**LANDSCAPE DESIGN AND GENERAL SPECIFICATION FOR TOWN PLANNING**

**MULTI-UNIT 10 BELLBIRD COURT WERRIBEE**

DATE	4/10/21	SHEET	1	OF	1
SCALE	1:100 @A1 1:200 @A3	JOB No.			
DRAWN	EK				
REV	A				

2163