

RATHDOWNE

STAGE 37 STREETScape & RESERVE

PROJECT NUMBER: 308394

LANDSCAPE ARCHITECTURE DRAWINGS
FOR CRAIGIEBURN ROAD PROJECTS PTY LTD

PLANNING AND ENVIRONMENT ACT
CITY OF WHITTLESEA
PLANNING SCHEME
Plan referred to in Permit to use and/or develop land.
Application No: 718235
Condition No: 17b
Sheet 1 of 8
Date Permit issued: 11/11/2019
Date: 1/12/2021
Town Planner

DRAWING SCHEDULE

DRAWING NO.	DESCRIPTION	SHEET NO.	REVISION
LD100	COVER - SHEET 1	1	D
LD700	PLANTING PLANS - SHEET 1	2	D
LD701	PLANTING PLANS - SHEET 2	3	D
LD702	PLANTING PLANS - SHEET 3	4	D
LD900	DETAILS - SHEET 1	5	D
LD901	DETAILS - SHEET 2	6	D
LD902	DETAILS - SHEET 3	7	D
LD903	DETAILS - SHEET 4	8	D

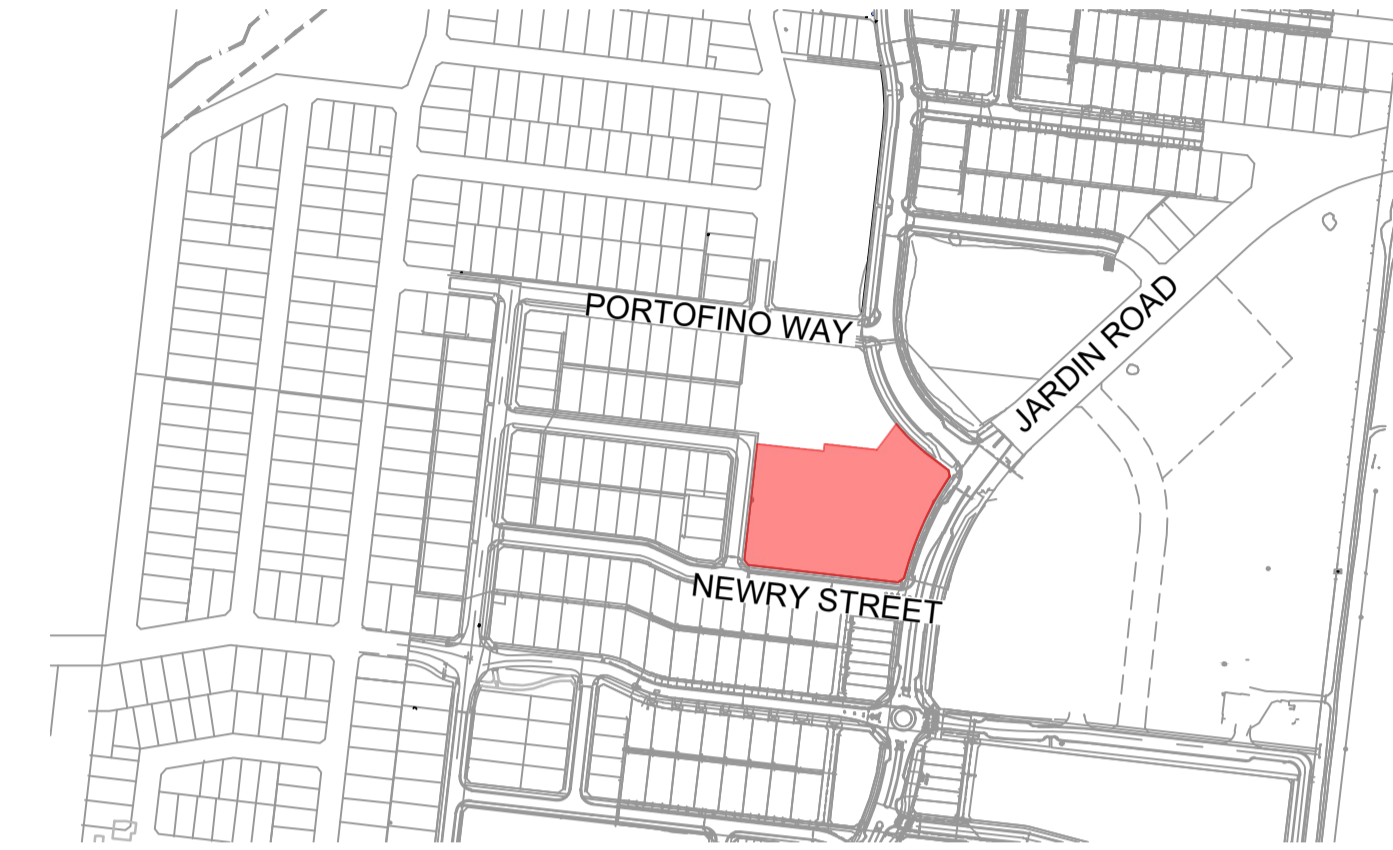
PLANTING SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	QTY	DENSITY	INSTALL SIZE	MATURE SIZE (h x w)
Li	<i>Lagerstroemia indica</i> 'Natchez'	White Flower Crepe Myrtle	4	as shown	min. 1.8m tall, 45L	8 x 6
Pc	<i>Pistacia chinensis</i>	Chinese Pistacio	1	as shown	min. 1.8m tall, 45L	8 x 6
Up	<i>Ulmus parvifolia</i> 'Todd'	Todd Chinese Elm	5	as shown	min. 1.8m tall, 45L	10 x 11
Zs	<i>Zelkova serrata</i> 'Green Vase'	Japanese Zelkova	6	as shown	min. 1.8m tall, 45L	14 x 10
Total			16			

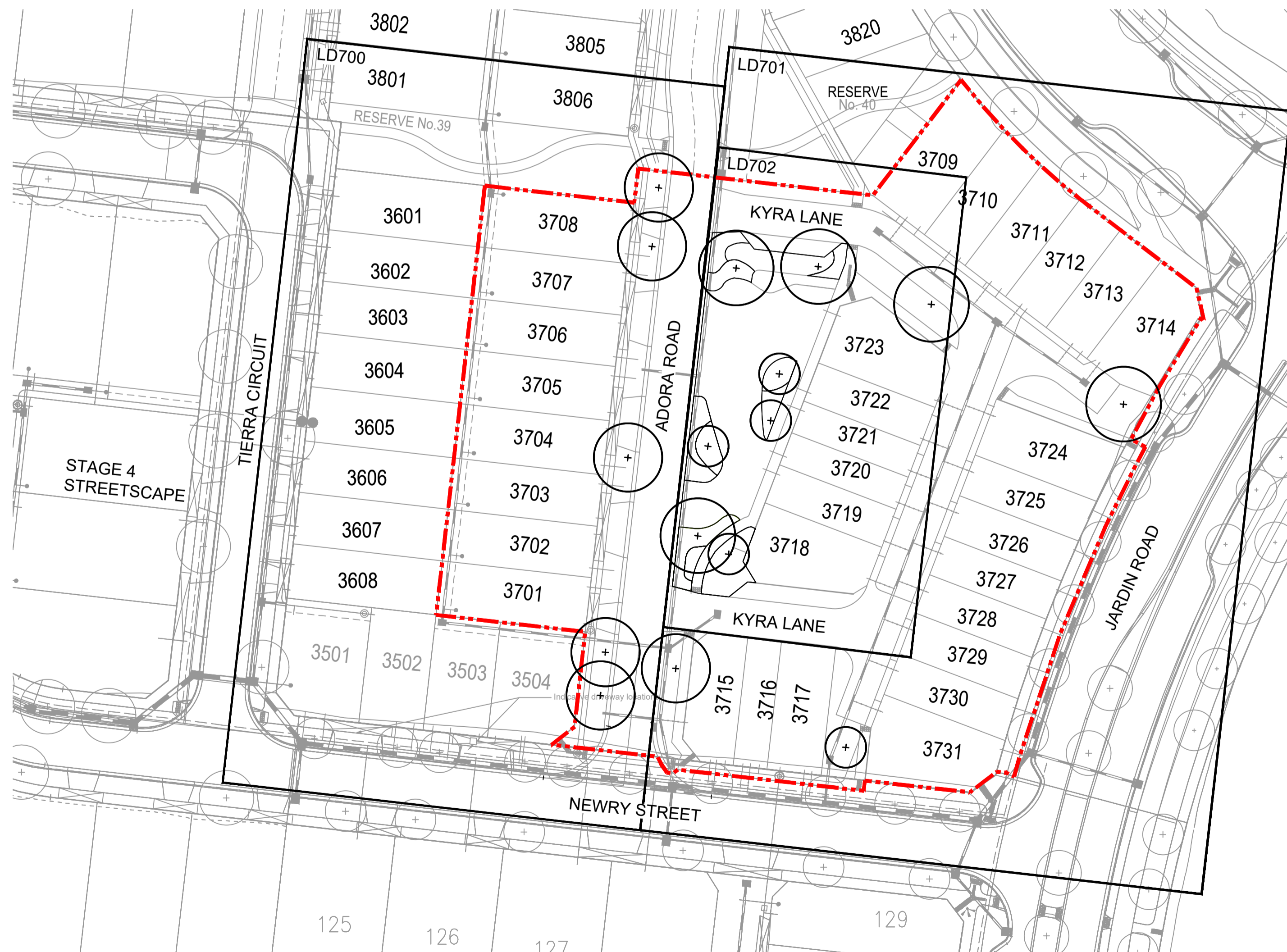
GARDEN BED PLANTING MIX A										
Install size: 150mm Pot										
BOTANICAL NAME	COMMON NAME	Species Density m2	% Distribution Species	Location	GA1	GA2	GA3	GA5	GA6	Total
				Area m2	18	11	17	28	32	106
<i>Dianella caerulea</i> 'Little Jess'	Native Flax	4	60		42	27	41	67	77	254
<i>Goodenia ovata</i> 'Gold Cover'	Groundcover Goodenia	3	40		21	13	20	34	38	127
										381

GARDEN BED PLANTING MIX B										
Install size: 150mm Pot										
BOTANICAL NAME	COMMON NAME	Species Density m2	% Distribution Species	Location	GB1	GB2	GB3	GB4	Total	
				Area m2	17	16	19	8	60	
<i>Callistemon pearsonii</i> 'Rocky Rambler'	Bottlebrush	3	60		31	29	34	14	108	
<i>Westringia fruticosa</i> 'Grey Box'	Native Rosemary	4	40		27	26	30	13	96	
									204	

GARDEN BED PLANTING MIX C										
Installed size: 150mm Pot										
BOTANICAL NAME	COMMON NAME	Species Density m2	% Distribution Species	Location	GC1	Total				
				Area m2	44	44				
<i>Banksia spinulosa</i> 'Dwarf'	Groundcover Banksia	3	60		79	79				
<i>Correa pulchella</i> 'Autumn Blaze'	Native Fuchsia	3	40		53	53				
					132					



1 SITE LOCATION
Scale 1:5000 @ A1



2 STAGE 37 EXTENT OF WORKS
Scale 1:500 @ A1

GENERAL NOTES

- Unless otherwise specified on the drawings all measurements, lengths, heights and distances to be determined from dimensions and NOT scaled off the drawings.
- Before commencement of any works it is the responsibility of the Landscape Contractor to contact Dial Before You Dig 1100 (Fax 1300 652 077) for information on services in the area shown on the plan (www.dialbeforeyoudig.com.au)
- The locations of underground services are approximate only and their exact position should be proven on site. No guarantee is given that all existing services are shown. The Contractor shall verify the location and depth of all services prior to commencing on site.
- The Contractor must have a copy of Melbourne One Call/Services information and plans on site at all times.
- The Contractor shall be liable for any damage to services during landscape works.
- All trees shall be planted in locations shown on this plan, with setout to be approved on site by the Superintendent prior to planting.
- Tree canopies are shown at 75% of mature diameter.
- Any change in plant species must have the approval of the Superintendent.
- Trees shall not be planted less than the following distances from existing elements, unless otherwise stated in the documentation:
 - Pedestrian pathways - 1.2m
 - Pedestrian pathways in reserve - 2.0m
 - Driveways and crossovers - 3.0m
 - Stormwater and sewerage pits - 2.0m
 - Intersections - 10.0m
 - Service crossings - 2.0m
 - Back of Kerb - 1.0m min.
 - Street lights and power poles - 4.0m
 - Service assets, incl. junction boxes, pits etc - 2.0m
 - Fire plugs - 3.0m
- The Superintendent is to inspect trees supplied by the Contractor prior to planting.
- The Principal will ensure that all property boundaries are to be pegged out by licensed surveyors prior to set out of landscape works.
- All drawings 'For Construction' to be printed in colour

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PRELIMINARY

REV	DESCRIPTION	APP	DATE
D	ISSUED TO COUNCIL	ML	25/11/21
C	ISSUED TO COUNCIL	ML	13/10/21
B	ISSUED TO COUNCIL	SV	23/08/21
A	ISSUED TO COUNCIL	MB	25/05/21

**RATHDOWNE
STAGE 37**

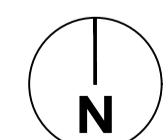
DETAILED DESIGN

COVER - SHEET 1

SHEET 1 OF 8

CITY OF WHITTLESEA


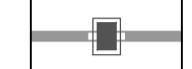

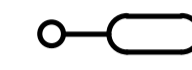
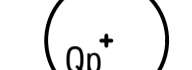



CRAIGIEBURN ROAD PROJECTS PTY LTD

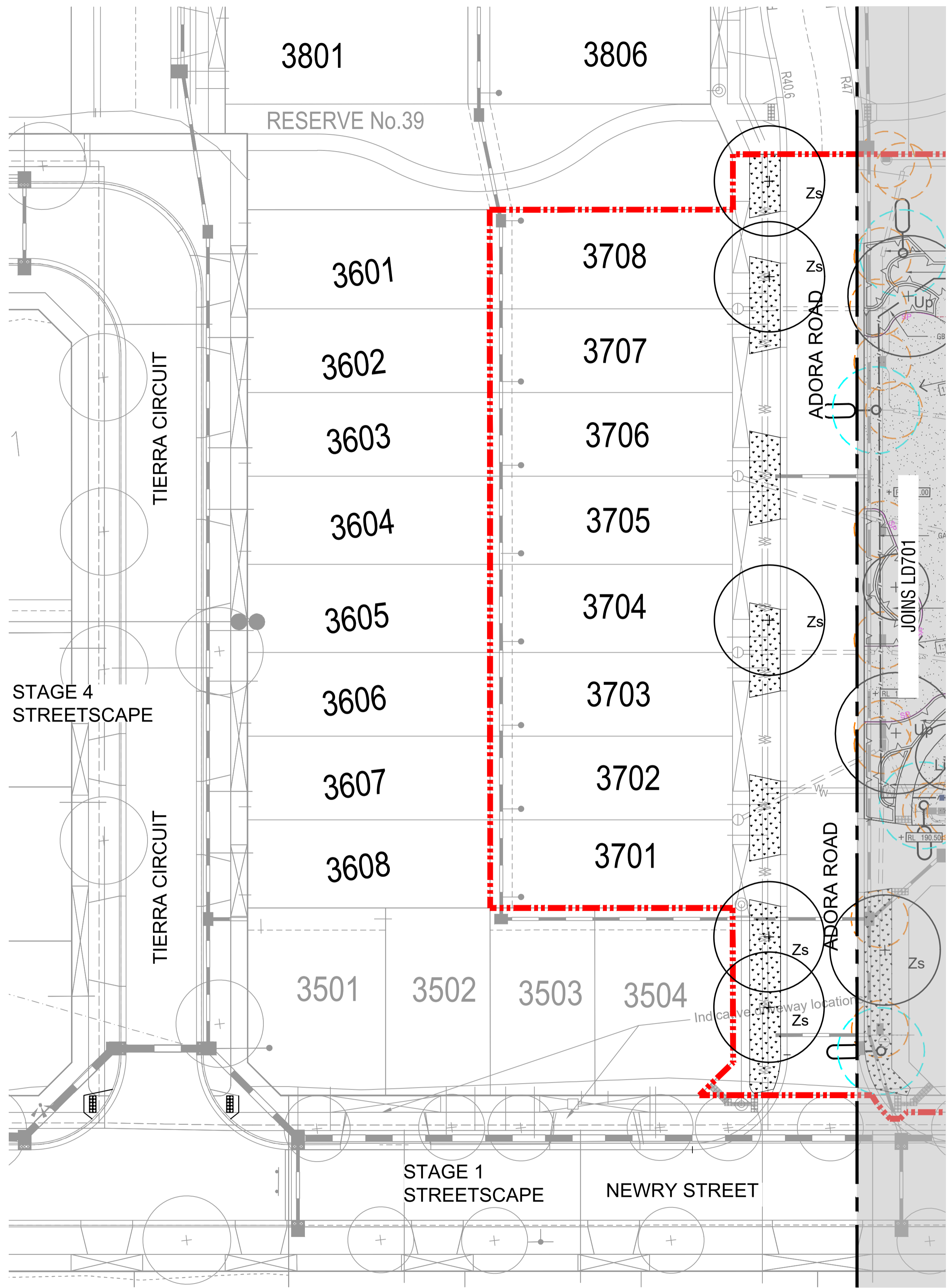


MGA 94 ZONE 1:5000 SCALE @ A1 0 50 100 150 200 250

DESIGNED	DRAWN	CHECKED	APPROVED
ML	AS	ML	MB
DATE		DRG NO.	REV
23-08-2021		308394LD100	D

LEGEND

-  EXTENT OF WORKS
-  EXISTING STORMWATER
Refer Civil
-  EXISTING CONDUITS / SERVICES
Refer Civil
-  EXISTING STREET LIGHTS
Refer Power
-  STREET TREE
Refer Schedules, Details and Specification
-  HYDROSEED GRASS
Refer Details and Specification
-  3M ELECTRICAL JOINT AND
CONDUIT END OFFSET
-  4M LIGHT POLE AND
PARALLELING PILLAR OFFSET



PLANNING AND ENVIRONMENT ACT
CITY OF WHITTLESEA
PLANNING SCHEME
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Application No: 718235
Condition No: 17b
Sheet 2 of 8
Date Permit issued: 11/11/2019
[Signature] Date: 1/12/2021
Town Planner

NOTES

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A	ISSUED TO COUNCIL	MB	25/05/21
REV	DESCRIPTION	APP	DATE

**RATHDOWNE
STAGE 37**

DETAILED DESIGN
PLANTING PLANS - SHEET 1
SHEET 2 OF 8
CITY OF WHITTLESEA
CRAIGIEBURN ROAD PROJECTS PTY LTD

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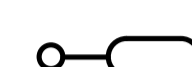

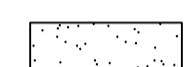
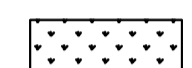


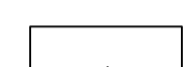

MGA 94 ZONE 1:250 SCALE @ A1


0 2.5 5 7.5 10 12.5

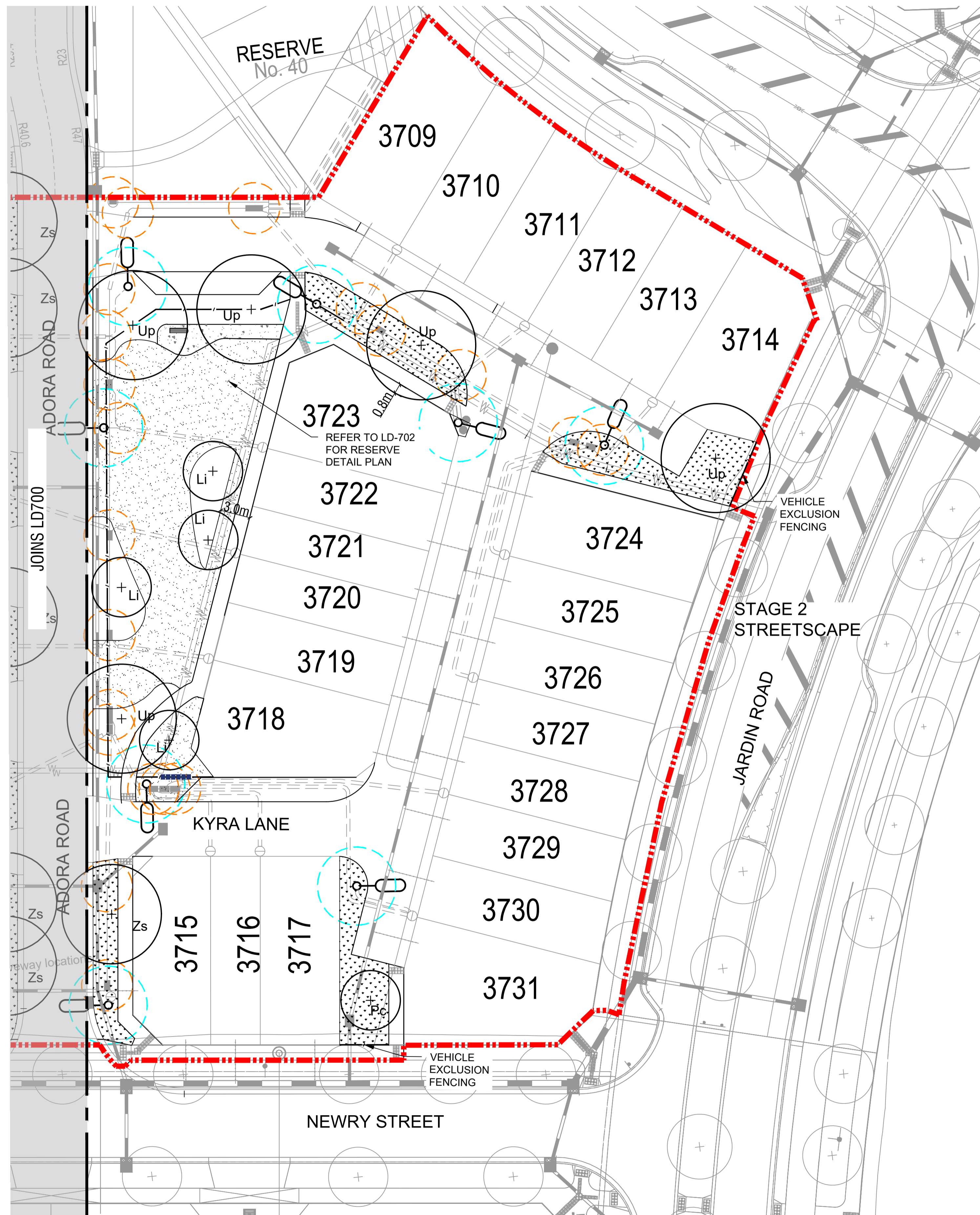
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DATE	DRG NO.	REV	
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file location: G:\308394\landscapes\ACAD\plot date: 25/11/2021 8:07 AM Sheet 2 of 8 Sheets

LEGEND

-  EXTENT OF WORKS
-  EXISTING STORMWATER
Refer Civil
-  EXISTING CONDUITS / SERVICES
Refer Civil
-  EXISTING STREET LIGHTS
Refer Power
-  STREET TREE
Refer Schedules, Details and Specification
-  INSTANT TURF
Refer Details and Specification
-  HYDROSEED GRASS
Refer Details and Specification
-  3M ELECTRICAL JOINT AND
CONDUIT END OFFSET
-  4M LIGHT POLE AND
PARALLELING PILLAR OFFSET
-  VEHICLE EXCLUSION FENCE
Refer Details and Specification
-  CONCRETE PAVING
Refer Details and Specification

PLANNING AND ENVIRONMENT ACT
CITY OF WHITTLESEA
PLANNING SCHEME
 Plan referred to in Permit to use and/or develop land.
 Application No: 718235
 Condition No: 17b
 Sheet 3 of 8
 Date Permit issued: 11/11/2019
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 Town Planner



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PRELIMINARY

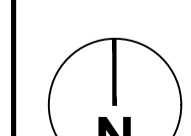
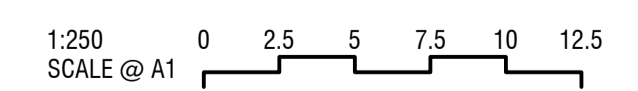
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B	ISSUED TO COUNCIL	SV	23/08/21
A	ISSUED TO COUNCIL	MB	25/05/21

RATHDOWNNE

STAGE 37

DETAILED DESIGN

PLANTING PLANS - SHEET 2
SHEET 3 OF 8
CITY OF WHITTLESEA
CRAIGIEBURN ROAD PROJECTS PTY LTD


 MGA 94 ZONE
 1:250 SCALE @ A1


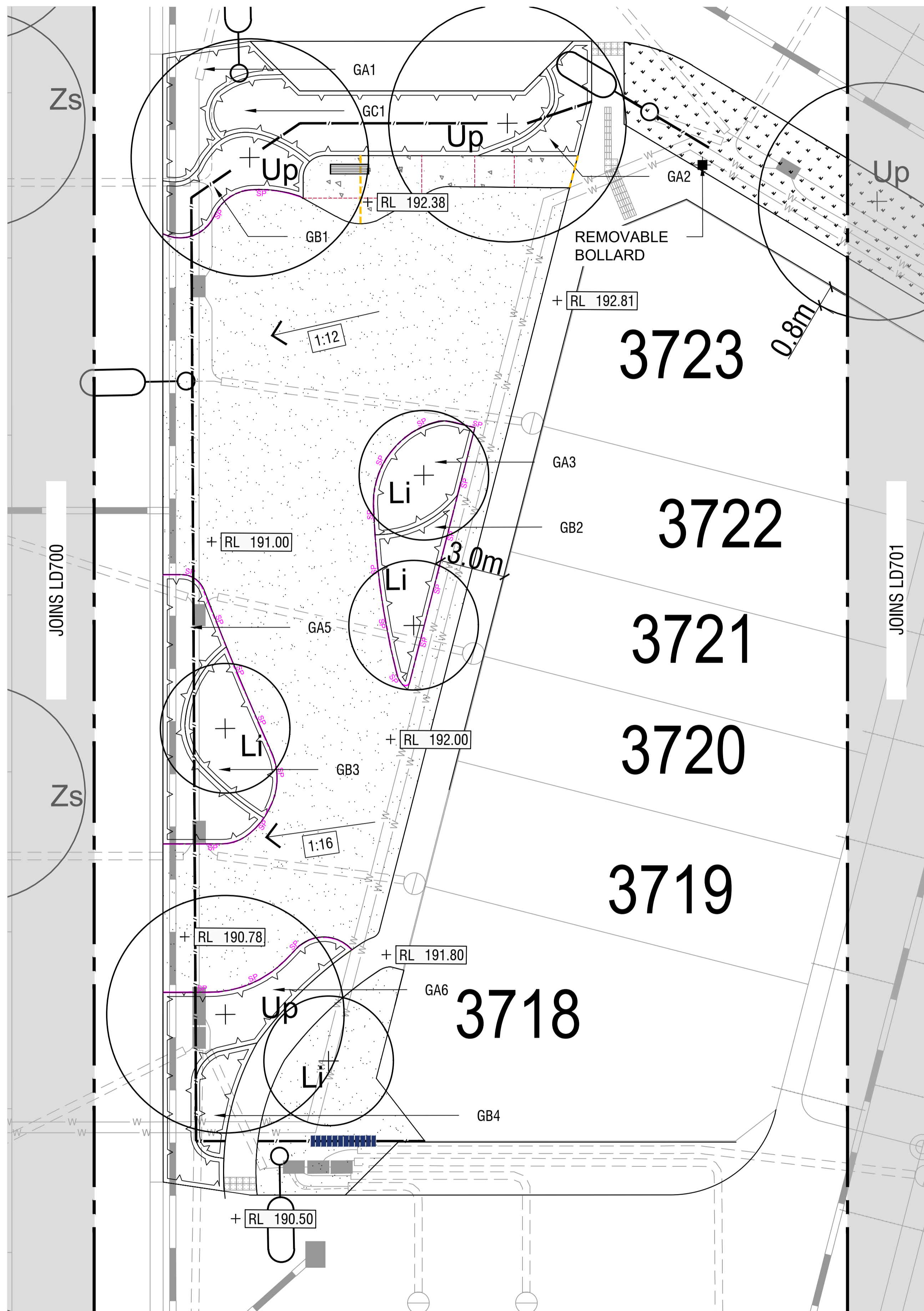
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ML	AS	ML	MB

DATE: 23-08-2021 DRG NO: 308394LD701 REV: D

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 file location: C:\308394\landscaping\CAD\plot date: 25/11/2021 8:07 AM Sheet 3 of 8 Sheets

LEGEND

- EXTENT OF WORKS
- EXISTING STORMWATER
Refer Civil
- EXISTING CONDUITS / SERVICES
Refer Civil
- EXISTING STREET LIGHTS
Refer Power
- STREET TREE
Refer Schedules, Details and Specification
- INSTANT TURF
Refer Details and Specification
- HYDROSEED GRASS
Refer Details and Specification
- GARDEN BED
Refer Details and Specification
- VEHICLE EXCLUSION FENCE
Refer Details and Specification
- SPADE EDGE
Refer Details and Specification
- CONCRETE PAVING
Refer Details and Specification
- EXPANSION JOINT
Refer Details and Specification
- SAW CUT
Refer Details and Specification
- LISBOA SEAT (TM4700 , Commercial Systems Australia Pty Ltd)
Mild Steel Powdercoated Dulux 'Mannex Black'
Enviroslat Battens, Extended leg fixing
- REMOVABLE BOLLARD
Refer Details and Specification
- MAINTENANCE ACCESS GATE
- PROPOSED GRADIENT
- PROPOSED LEVELS



PLANNING AND ENVIRONMENT ACT
 CITY OF WHITTLESEA
 PLANNING SCHEME
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 Application No: 718235
 Condition No: 17b
 Sheet 4 of 8
 Date Permit issued: 11/11/2019

 Date: 1/12/2021
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file name: 308394LD702.dwg layout name: LD702 plotted by: Spencer Scullin
 file location: G:\308394\308394\Hardcopy\CAD\plot date: 28/11/2021 8:07 AM Sheet: 4 of 8 Sheets

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PRELIMINARY

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**RATHDOWNE
STAGE 37**

DETAILED DESIGN
 PLANTING PLANS - SHEET 3
 SHEET 4 OF 8
 CITY OF WHITTLESEA
 CRAIGIEBURN ROAD PROJECTS PTY LTD

N

MGA 94
 ZONE

1:250
 SCALE @ A1

DESIGNED	DRAWN	CHECKED	APPROVED
ML	AS	ML	MB
DATE	DRG NO.	REV	
23-08-2021	308394LD702	D	

PLANNING AND ENVIRONMENT ACT
 CITY OF WHITTLESEA
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 Sheet 5 of 8
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NOTES

Tree watering (1): immediately after planting, tree shall be watered thoroughly regardless of weather conditions, quantity of water will be adequate to saturate the root ball to its core

Tree watering (2): post planting, provide a minimum of 15 litres of water (for tree in 45 litre pot) to the newly planted tree per 7 days. Water at a slow rate so as not to displace mulch. For trees in pot size larger than 45 litres, provide quantity of water one third of that pot size.

All trees to be healthy specimens free of pests and diseases. Trees to be well watered a maximum of 24hours prior to planting.

3 no. 50x50x2400mm hardwood stakes set vertically and clear of rootball and minimum 800mm into ground. Paint all exposed surfaces of stakes with matte black paint. Stakes are to be offset from the nearest underground service a minimum of 200mm to ensure no damage is caused to underground service

3 no. 50mm wide hessian ties loosely wrapped around trunk at 1/3 tree height and shade cloth fasteners to stakes allowing some trunk movement; refer to plan detail above.

Create dish to keep mulch clear of tree trunk. Top of root ball flush with finished level of planting hole.

75mm high berm to form a watering basin

200mm depth of approved aged wood mulch. Mulch shall be spread a minimum of 1200mm diameter from centre of tree and beyond of the planting hole overlapping undisturbed soil

Excavate a shallow planting hole with sloping sides 3 times the width of the root ball and break-up sides and base, refirm base. Depth of planting hole no deeper than the height of the root ball. Backfill with 50/50 blend imported topsoil/site topsoil broken up to friable texture, firming progressively.

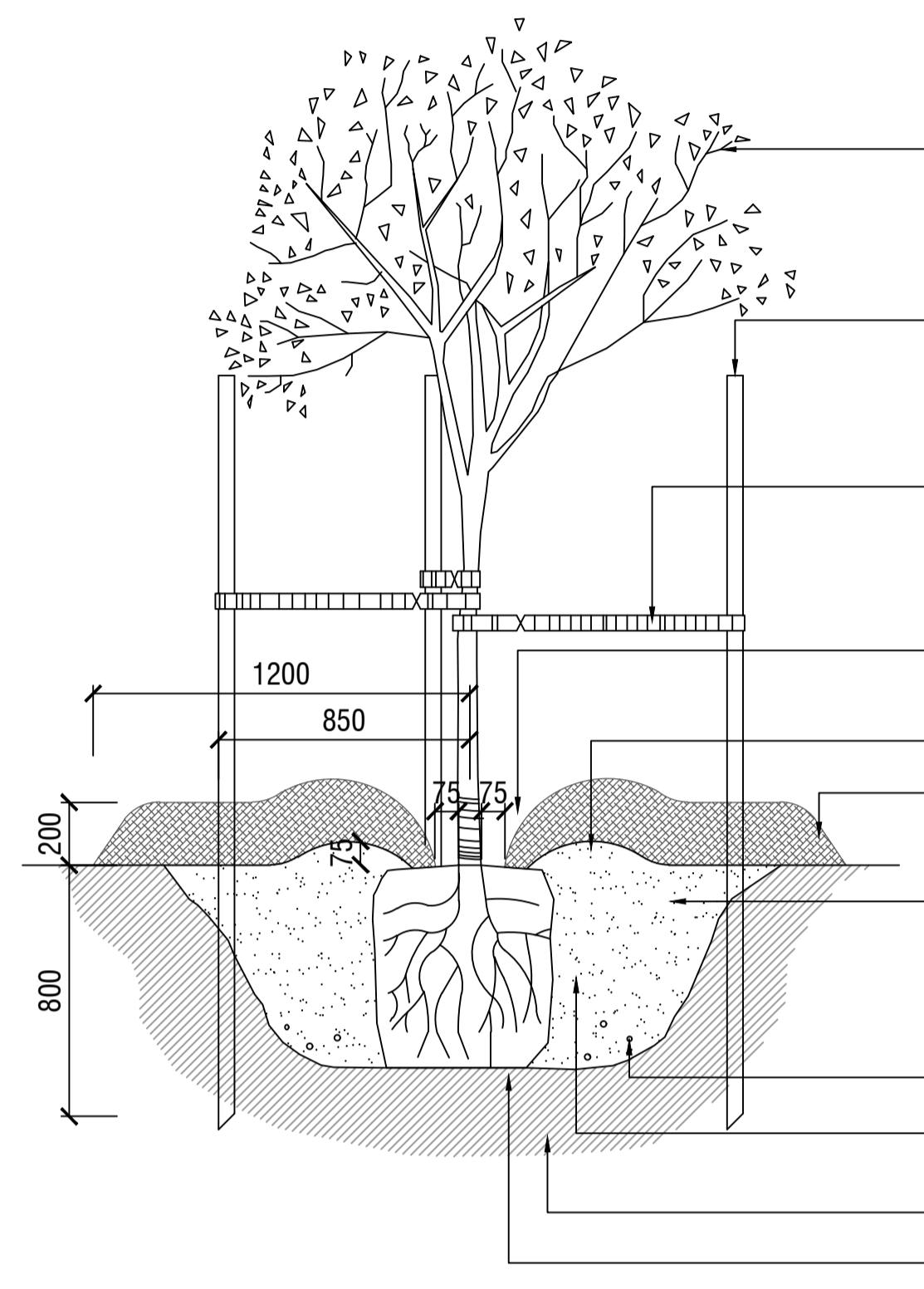
Slow release fertiliser (for exotic species only)

Water retaining products to be mixed into backfilled soil as per manufacturers specifications.

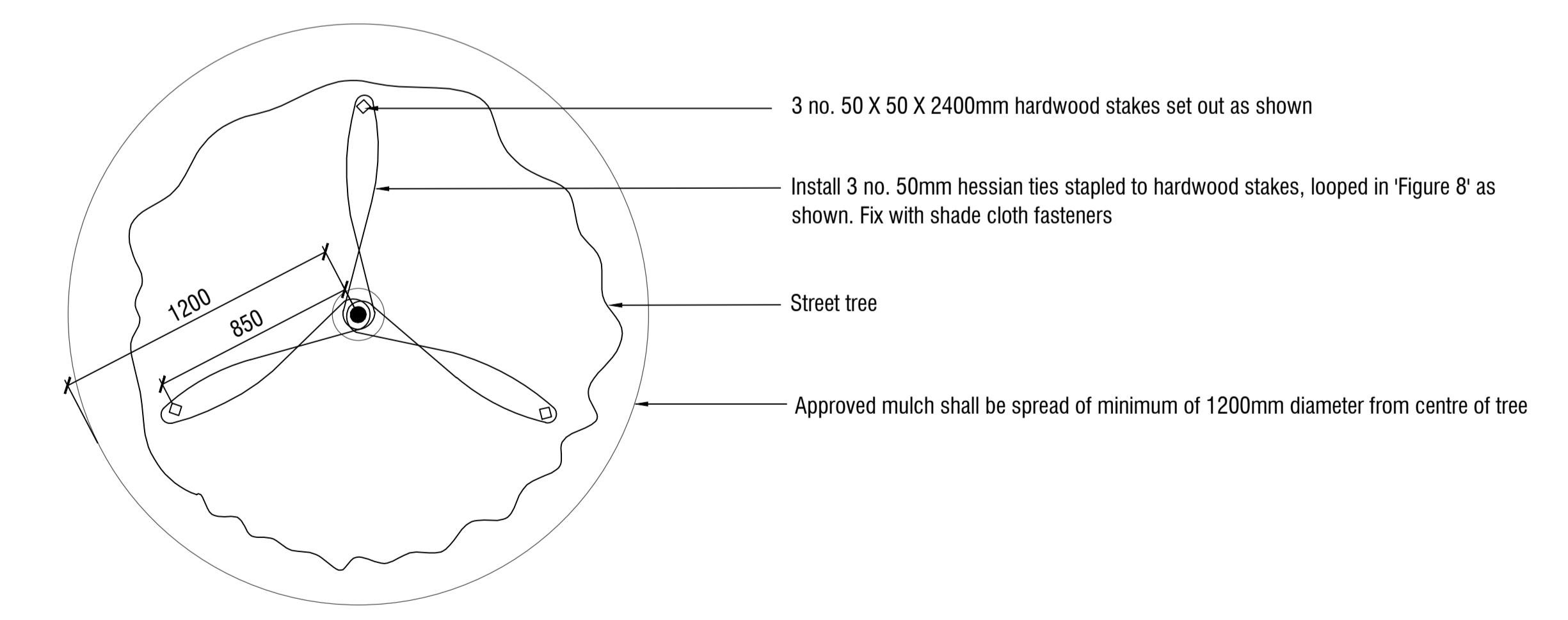
Existing subgrade

Compact soil under rootball to prevent settling

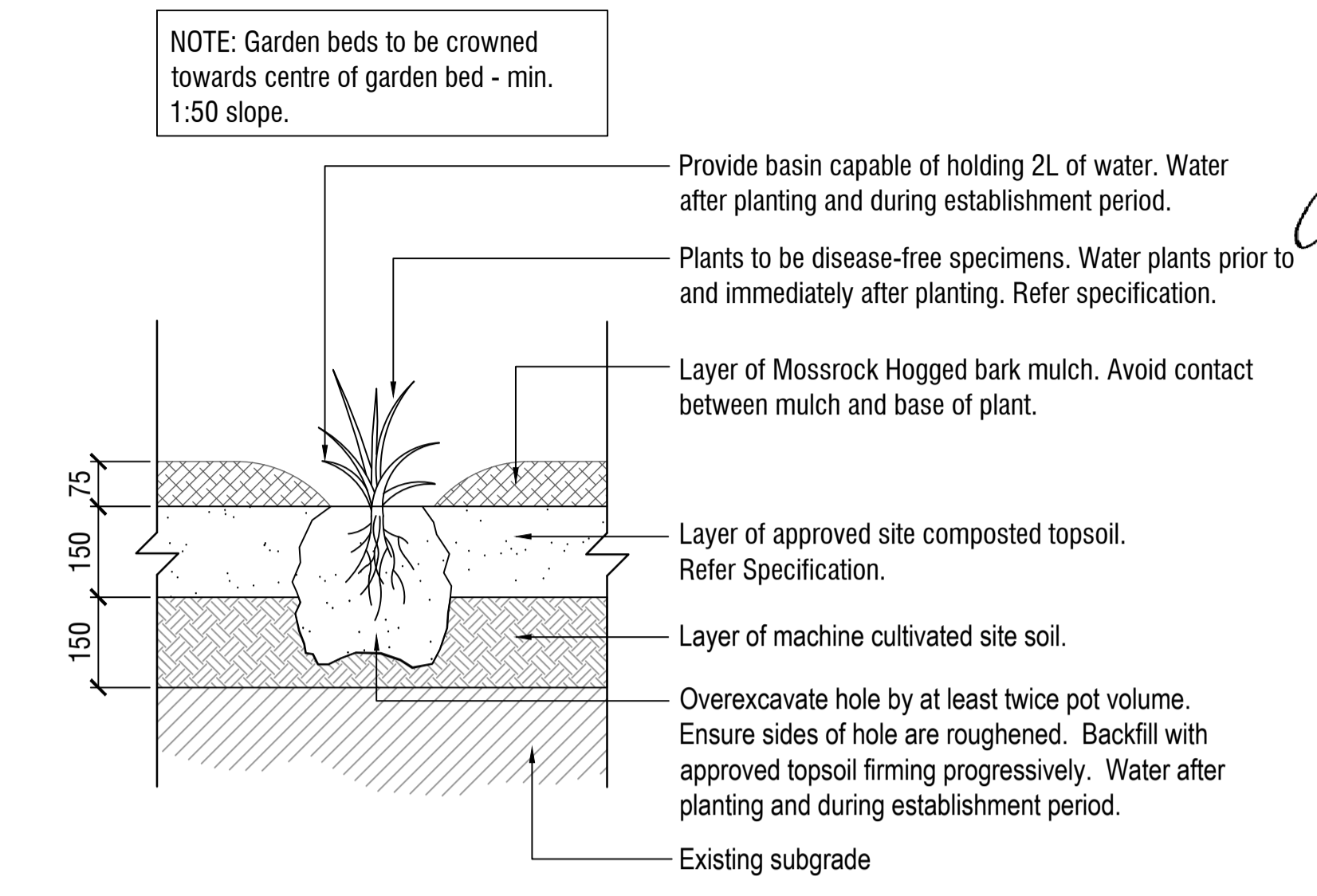
NOTE: it is the responsibility of the contractor to confirm the location of all underground services prior to commencement of any excavation works, tree planting, specifications, street tree offsets / clearance, hold points, species substitution, tree staking and tree maintenance to be undertaken in accordance with City of Whittlesea minimum landscape maintenance specification of services and works May 2010.



1 SEMI-ADVANCED TREE PLANTING DETAIL
 Scale 1:20 @ A1

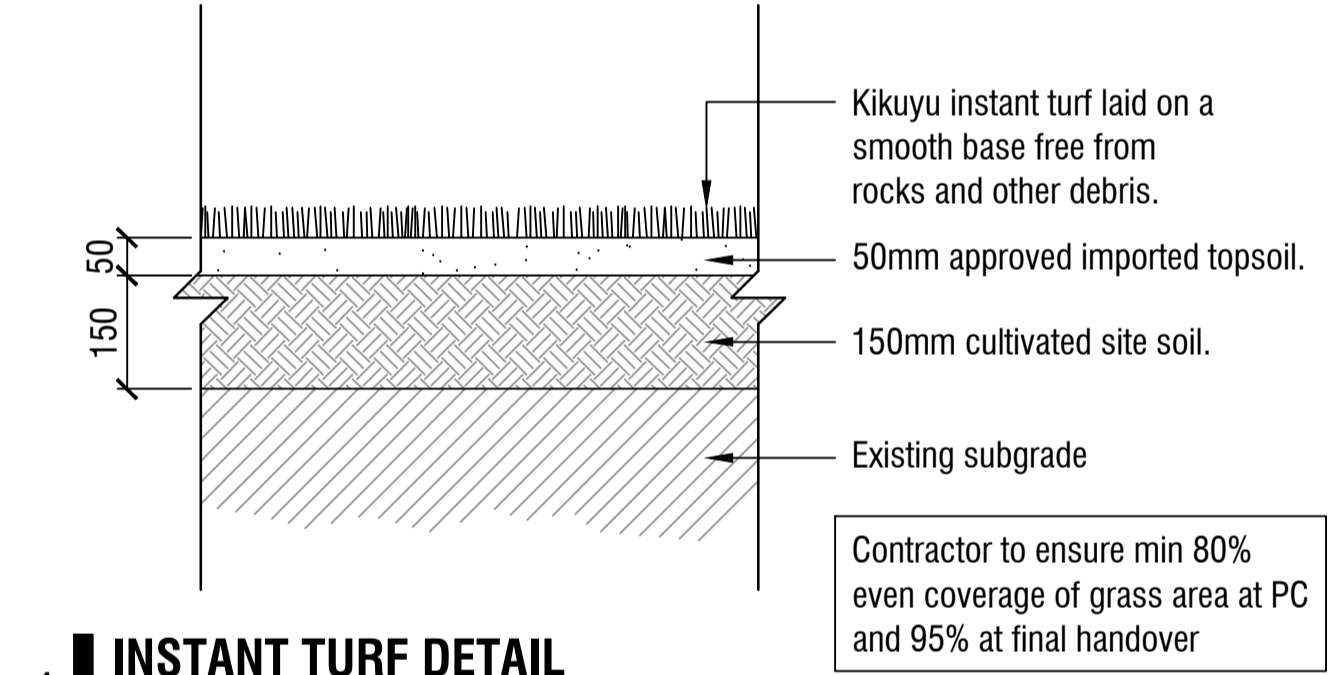


2 TREE TIE DETAIL
 Scale 1:20 @ A1



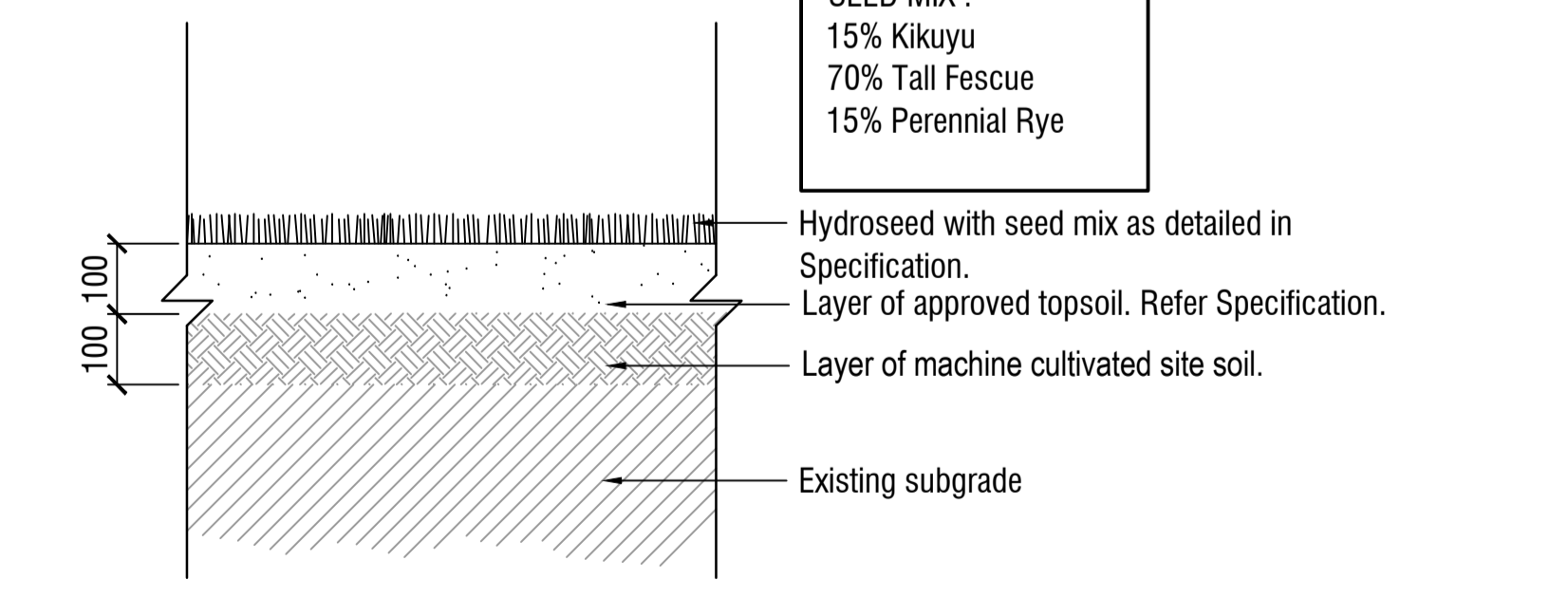
3 GARDEN BED PLANTING DETAIL
 Scale 1:10 @ A1

- NOTES
- Existing pasture grass and/or weeds are to be sprayed with herbicide.
 - No machinery to be used within the drip line of existing trees, if any.
 - Topsoil to be raked to a fine tilth, removal of all surface rocks, large lumps of clay, weeds and rubbish prior to application of grassing to all areas as shown.
 - New grassed areas to be protected from trespass and traffic with star pickets and barrier rope until grass is established.



4 INSTANT TURF DETAIL
 Scale 1:10 @ A1

- NOTES
- Existing pasture grass and/or weeds are to be sprayed with herbicide.
 - No machinery to be used within the drip line of existing trees.
 - Topsoil to be raked to a fine tilth, removal of all surface rocks, large lumps of clay, weeds and rubbish prior to application of seed to all areas as shown.
 - New grassed areas to be protected from trespass and traffic with star pickets and barrier rope until grass is established.



5 HYDROSEED GRASS DETAIL
 Scale 1:10 @ A1

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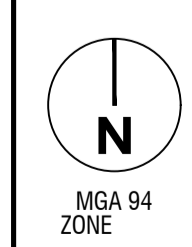
PRELIMINARY

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RATHDOWNE
STAGE 37

DETAILED DESIGN
 DETAILS - SHEET 1

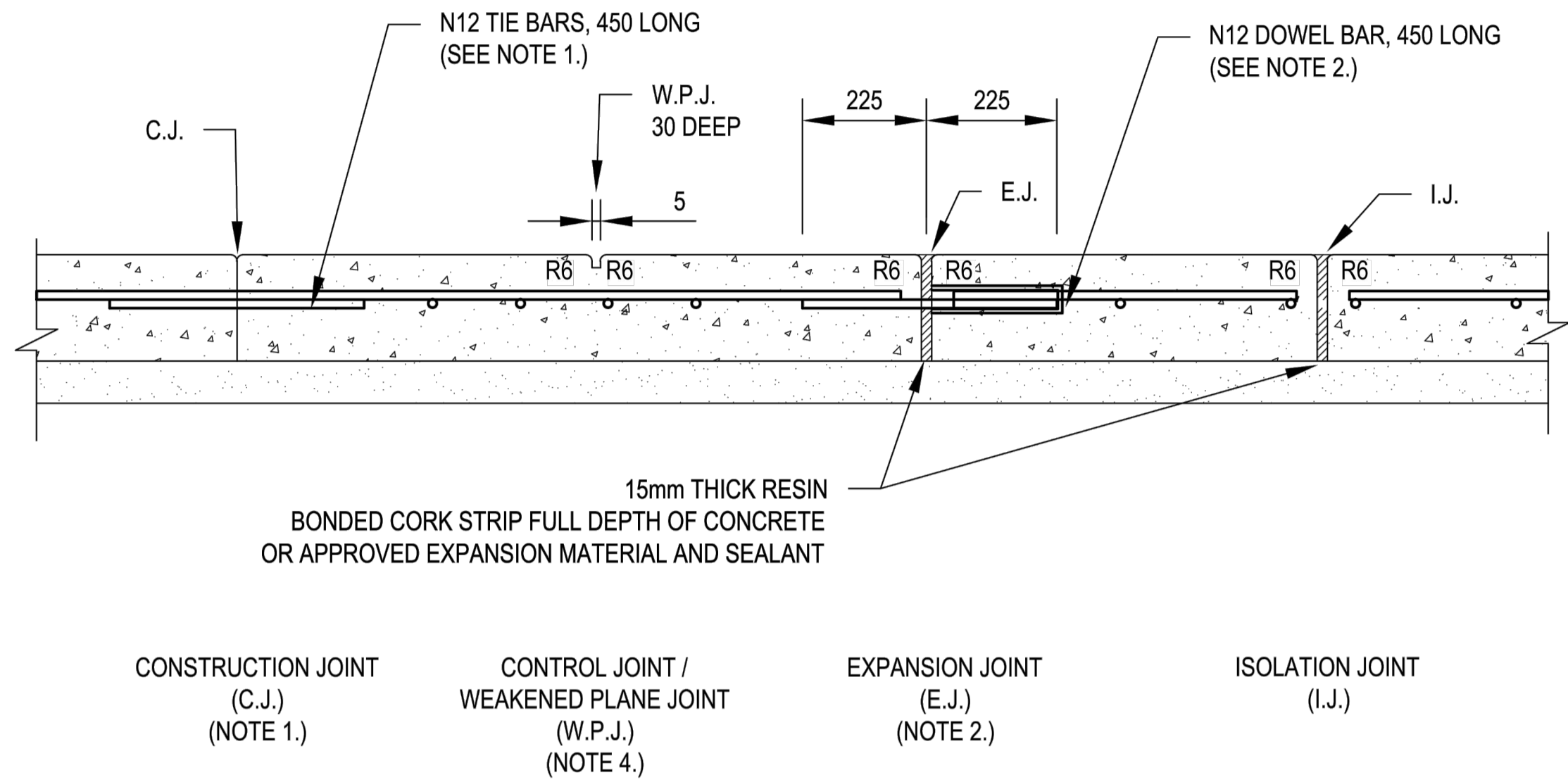
SHEET 5 OF 8
 CITY OF WHITTLESEA
 CRAIGIEBURN ROAD PROJECTS PTY LTD



AS SHOWN

DESIGNED	DRAWN	CHECKED	APPROVED
ML	AS	ML	MB
DATE	DRG NO.	REV	
23-08-2021	308394LD900	D	

file name: 308394LD900.dwg layout name: LD900 plotted by: Arsenio Scalfarra
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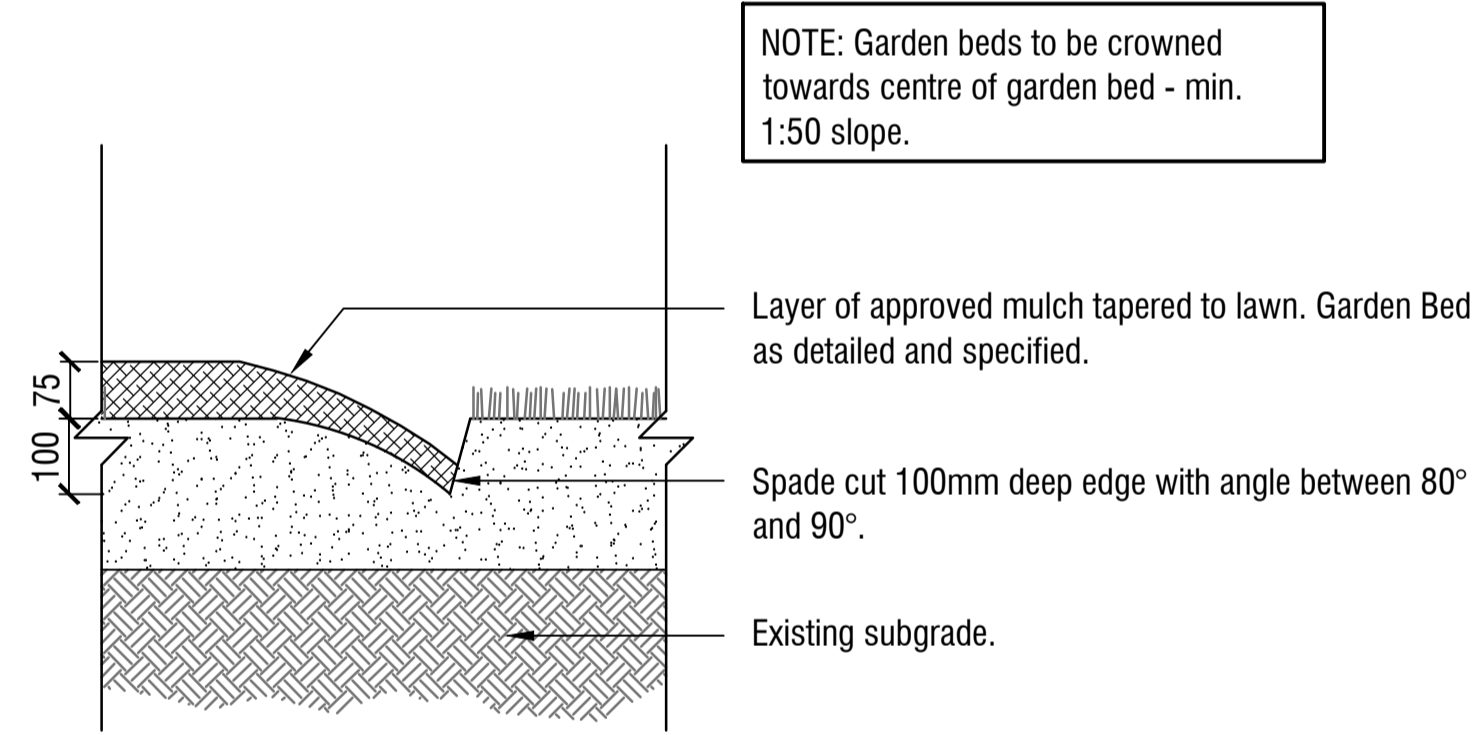


NOTES:

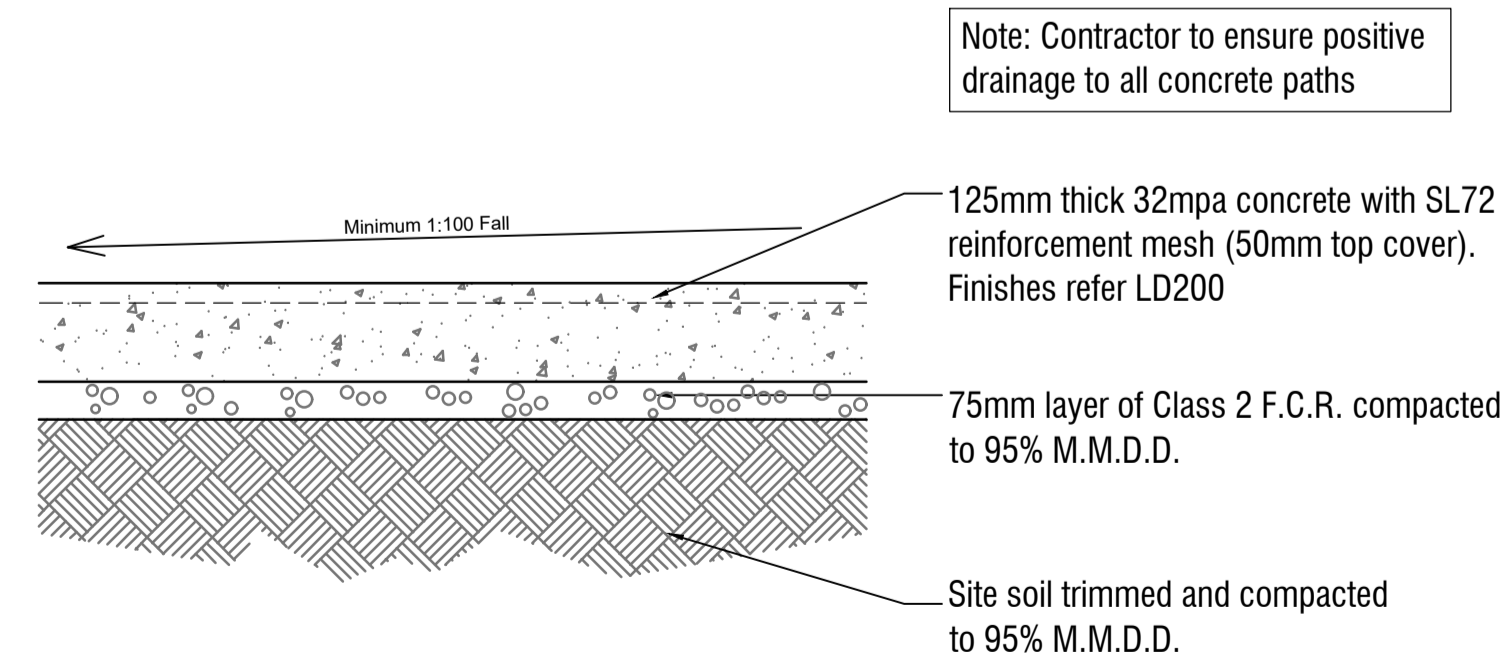
- TIE BARS TO BE INSTALLED AT 400 MAXIMUM CENTRES COMMENCING 150 FROM EDGE.
- DOWEL BARS TO BE INSTALLED AT 400 CENTRES COMMENCING AT A MINIMUM OF 100 AND A MAXIMUM OF 200 FROM THE EDGE OF PATH. 16 DIAMETER PVC SLEEVE WITH END CAP OR CLOSED END TO BE FITTED TO ONE END OF THE BAR. DOWEL BARS TO BE SECURELY TIED TO LONGITUDINAL REINFORCING MESH.
- EXPANSION JOINTS (E.J) LOCATED BOTH SIDE OF VEHICLE CROSSING AND AT A MAXIMUM OF 12000 CENTRES.
- WEAKENED PLANE JOINTS LOCATED AT SPACINGS EQUAL TO THE WIDTH OF THE PATH AND MADE WITH A 'T' IRON OR CONCRETE SAW CUT.
- IN SHARED PATHS WEAKENED PLANE JOINTS MUST BE MADE BY CONCRETE SAW CUTTING.
- CONCRETE TO BE LIGHT BROOM FINISH WITH EDGE AND JOINTS NEATLY TOOLED AFTER THE BROOM IS APPLIED.
- ALL FINISHED SURFACES TO COMPLY WITH AS 4586 SLIP RESISTANT CLASSIFICATION OF NEW PEDESTRIAN SURFACE MATERIAL.
- THE USE OF COLOURED CONCRETE MUST BE APPROVED BY COUNCIL. MINIMUM STRENGTH OF COLOURED CONCRETE TO BE 32 MPa.
- FORMWORK TIMBER TO BE MIN. 125mm DEEP.
- ALL DIMENSIONS IN MILLIMETRES.
- SHARED PATHS TO BE 2.5m IN WIDTH MINIMUM. REFER TO APPROVED CONSTRUCTION PLANS FOR ACTUAL WIDTH.

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 Date: 1/12/2021
 Town Planner

1 CONCRETE JOINT - (CITY OF WHITTLESEA TYPICAL DETAIL)
 NTS



2 SPADE EDGE
 Scale 1:10 @ A1



3 CONCRETE PAVING (125MM THICK)
 Scale 1:10 @ A1

NOTES

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 VICTORIA 8007 AUSTRALIA T 61 3 9993 7888
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PRELIMINARY

REV	DESCRIPTION	APP	DATE
D	ISSUED TO COUNCIL	ML	25/11/21
C	ISSUED TO COUNCIL	ML	13/10/21
B	ISSUED TO COUNCIL	SV	23/08/21
A	ISSUED TO COUNCIL	MB	25/05/21

RATHDOWNE
STAGE 37

DETAILED DESIGN

DETAILS - SHEET 2

SHEET 6 OF 8

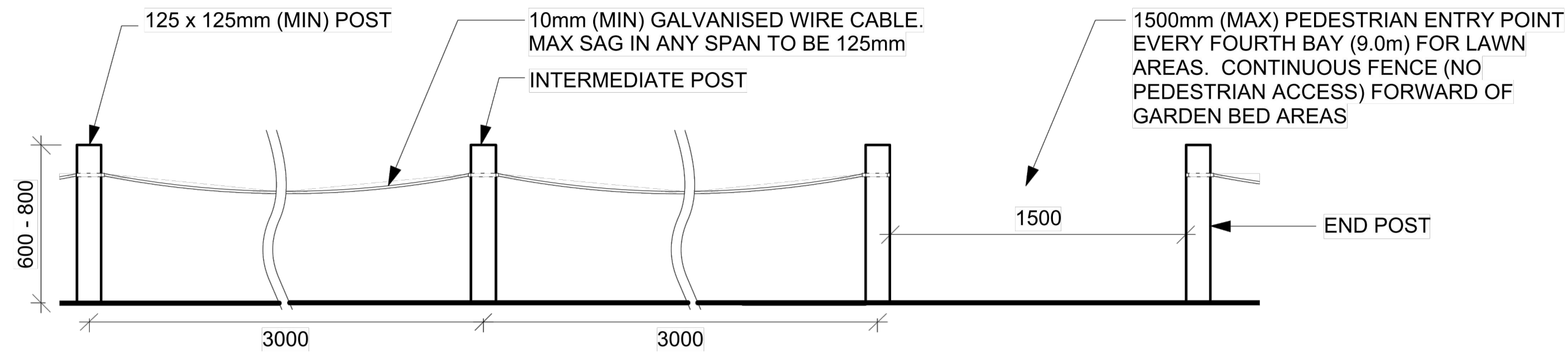
CITY OF WHITTLESEA

CRAIGIEBURN ROAD PROJECTS PTY LTD

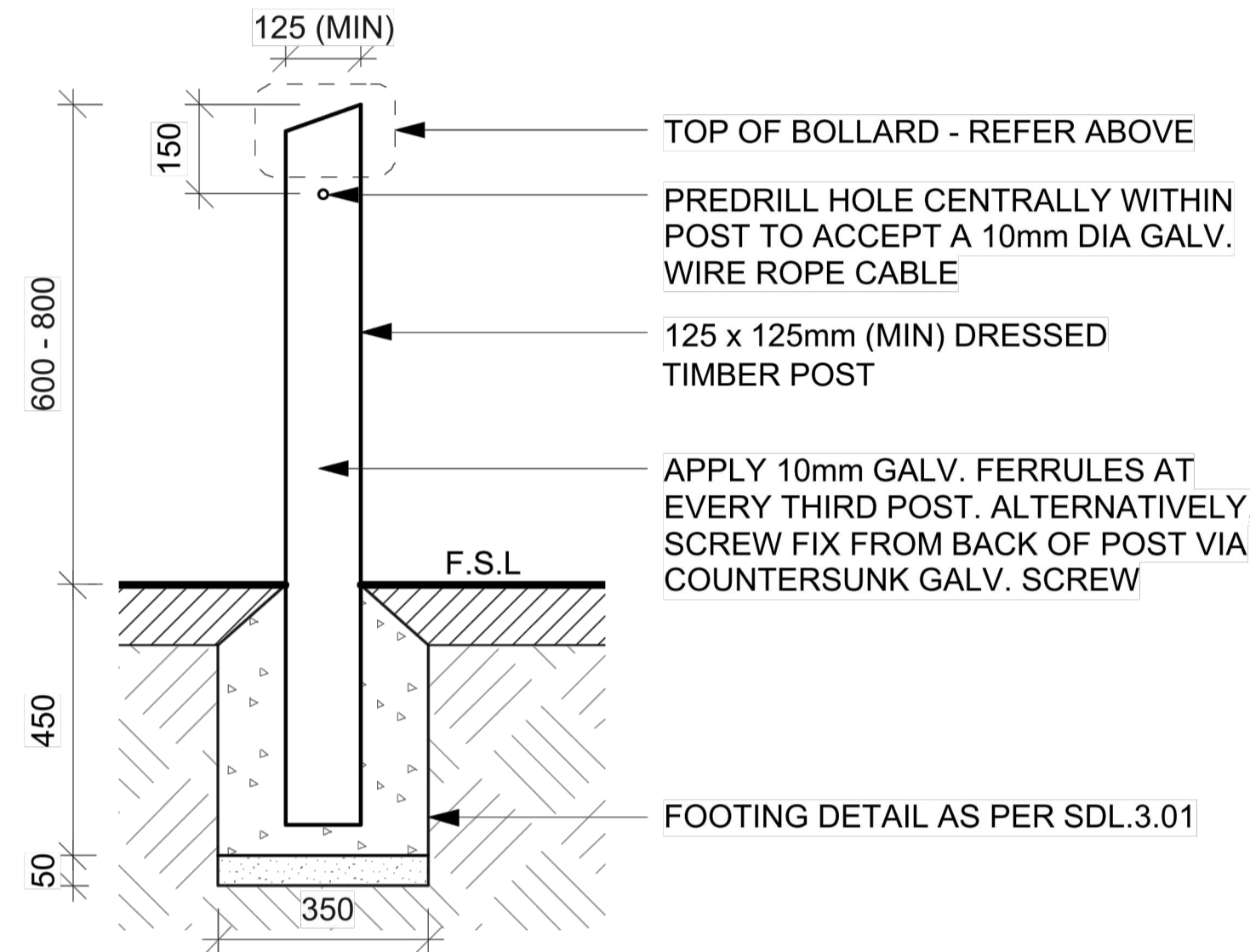
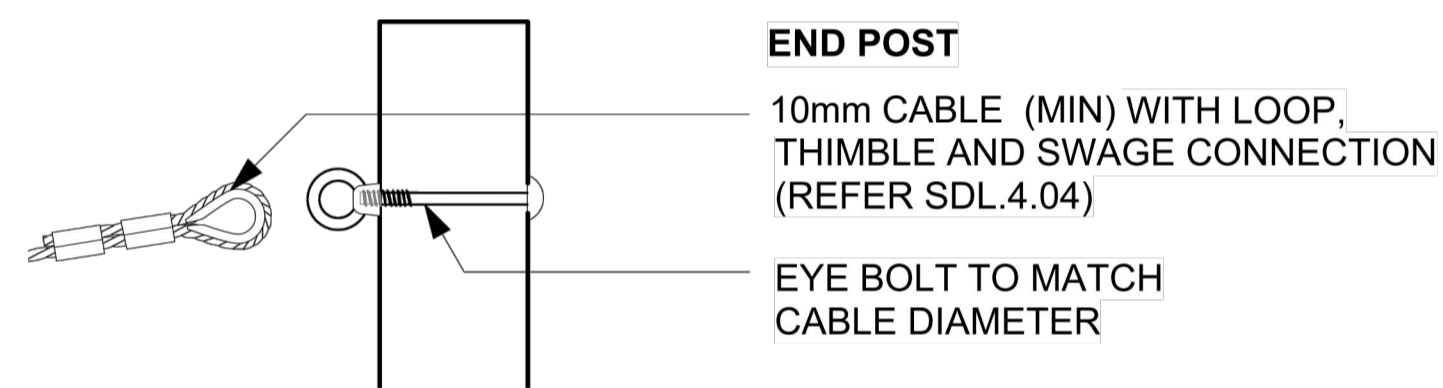
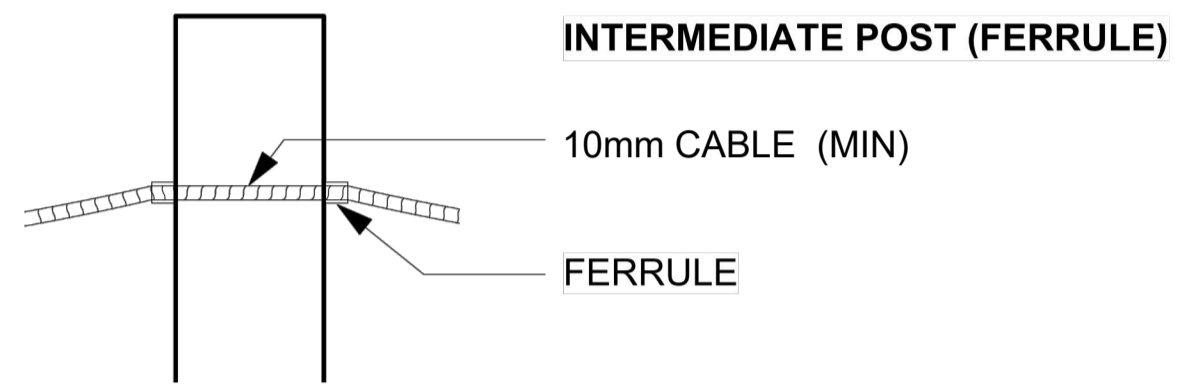


AS SHOWN

DESIGNED	DRAWN	CHECKED	APPROVED
ML	AS	ML	MB
DATE	DRG NO.	REV	
23-08-2021	308394LD901	D	



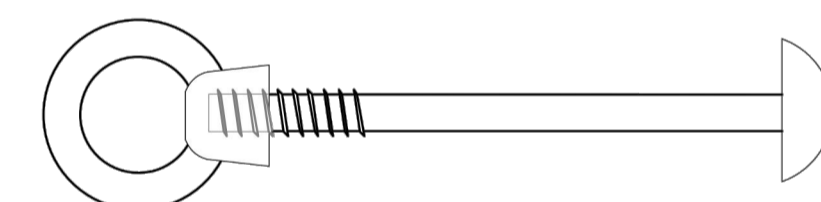
ELEVATION - TIMBER POST AND CABLE FENCE SPACING



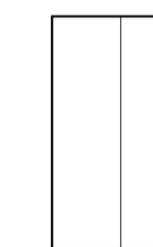
SECTION - TIMBER POST AND CABLE



AS A MINIMUM ALL CABLE SHALL BE 10mm IN DIAMETER AND BE GALVANISED. THE WIRE STRAND AND CABLE COUNT SHALL BE CONFIRMED AS A FUNCTION OF THE DETAILED DESIGN.



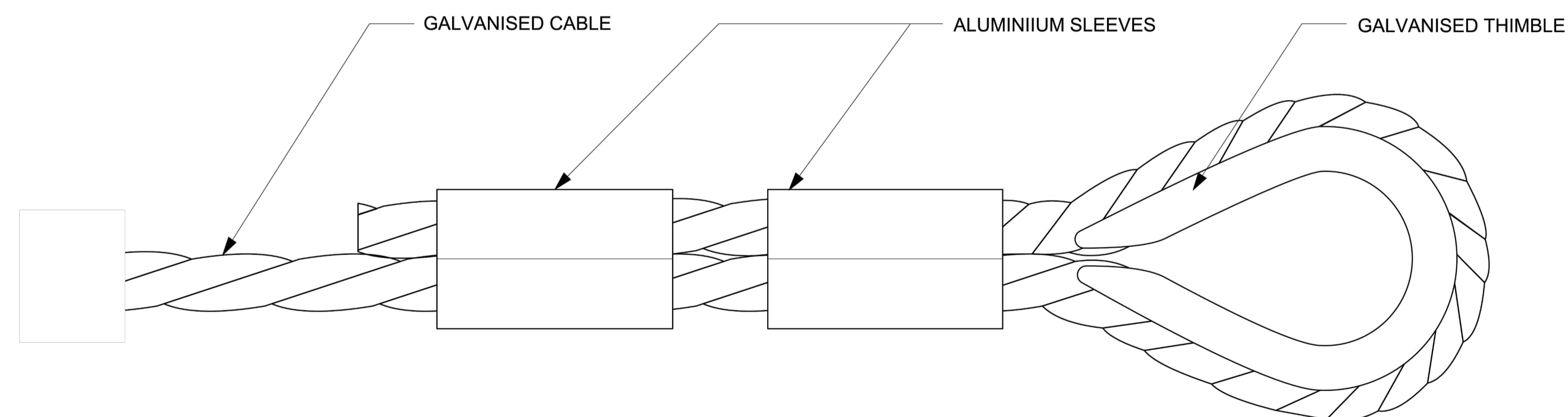
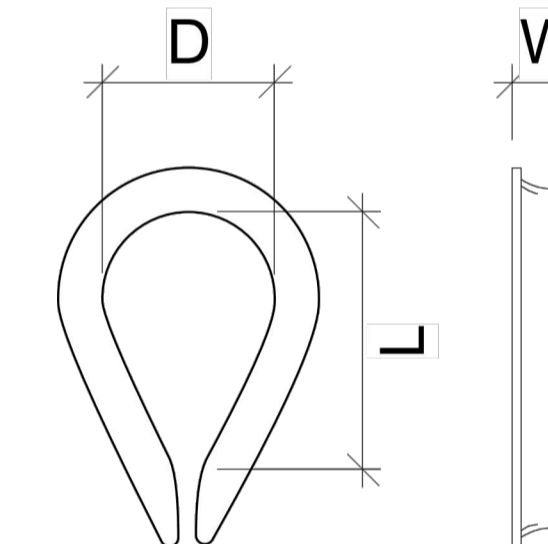
EYE RIGGING BOLT SHALL BE GALVANISED AND OF A SIZE COMPATIBLE WITH THE CABLE AND THIMBLE CONNECTION.



ALUMINIUM SLEEVE



ALUMINIUM SLEEVE TO BE SECURELY PRESSED TO CABLE. THIMBLE TO BE GALVANISED.



FORM A LOOP WITH THE CABLE USING THE THIMBLE AS THE GUIDE AND PRESS THE SLEEVE OVER BOTH PARTS OF THE ROPE. THE STRENGTH OF THE CONNECTION DEPENDS ENTIRELY ON THE INTEGRITY OF THE PRESSED SLEEVE. REFER TO TABLE FOR THE SIZE OF THE LOOP AS A RESULT OF THE CABLE USED.

- As a minimum, posts should be 125mm X 125mm in width, (400mm below ground and 600mm above ground).
- As a minimum, posts must be dressed Cyprus Pine, with a Natural Durability Class of 2 or better. All timber must be straight, clean and free of defects with 3 coats of Cutek clear oil.
- Concrete footings shall be nominally 350mm X 350mm in width and 450mm in height. Concrete footings must be 25MPa as a minimum and include a gentle splay (MIN 30 degrees) away from the upright.
- Footings for larger bollards to be reviewed on a case by case basis.
- Bollards must be painted or stained with reapplication every 18 months or as required.
- Maximum spacing between posts is 3000mm.
- All steel components (including fasteners, fixings and cables) shall be hot dip galvanised.
- 10mm galvanised wire cable minimum (7 strand - 7 wire).

NOTES

PLANNING AND ENVIRONMENT ACT
CITY OF WHITTLESEA
PLANNING SCHEME
Plan referred to in Permit to use and/or develop land.
Application No: 718235
Condition No: 17b
Sheet 7 of 8
Date Permitted: 11/11/2019
Date: 1/12/2021
Town Planner

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RATHDOWNE
STAGE 37

DETAILED DESIGN

DETAILS - SHEET 3

SHEET 7 OF 8

CITY OF WHITTLESEA

CRAIGIEBURN ROAD PROJECTS PTY LTD

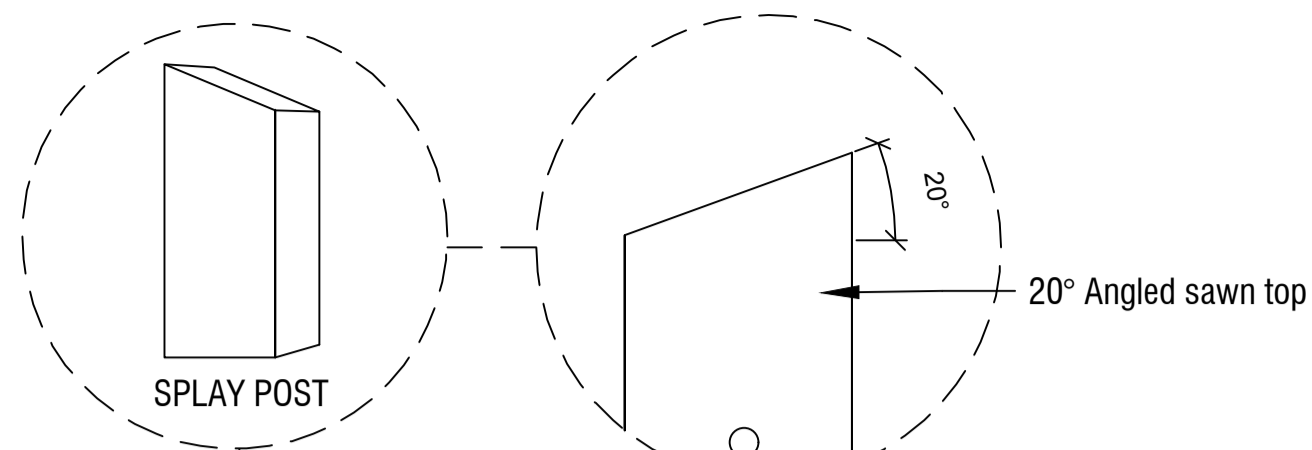


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23-08-2021	308394LD902	D	

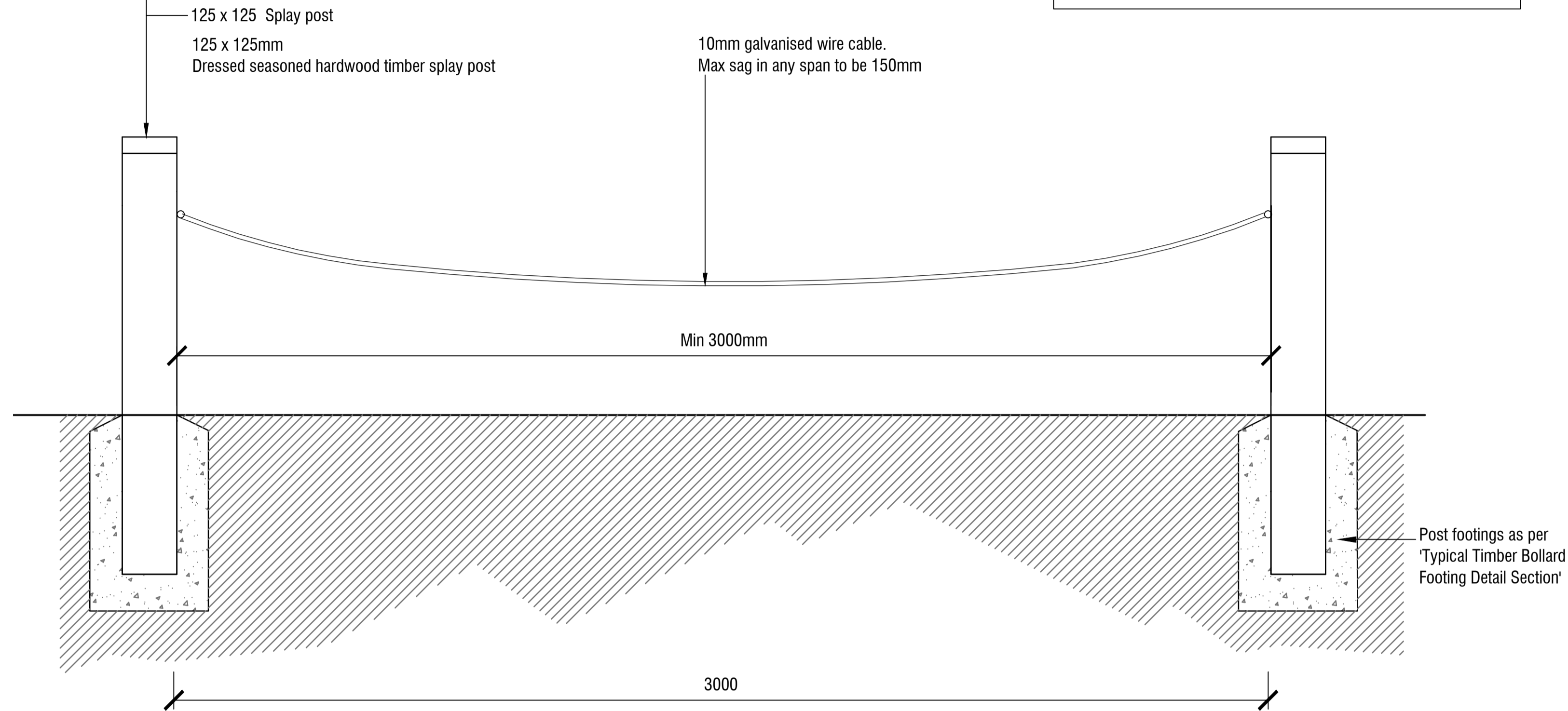
1 TIMBER POST AND CABLE VEHICLE EXCLUSION FENCING (CITY OF WHITTLESEA TYPICAL DETAIL)

Scale 1:10 @ A1

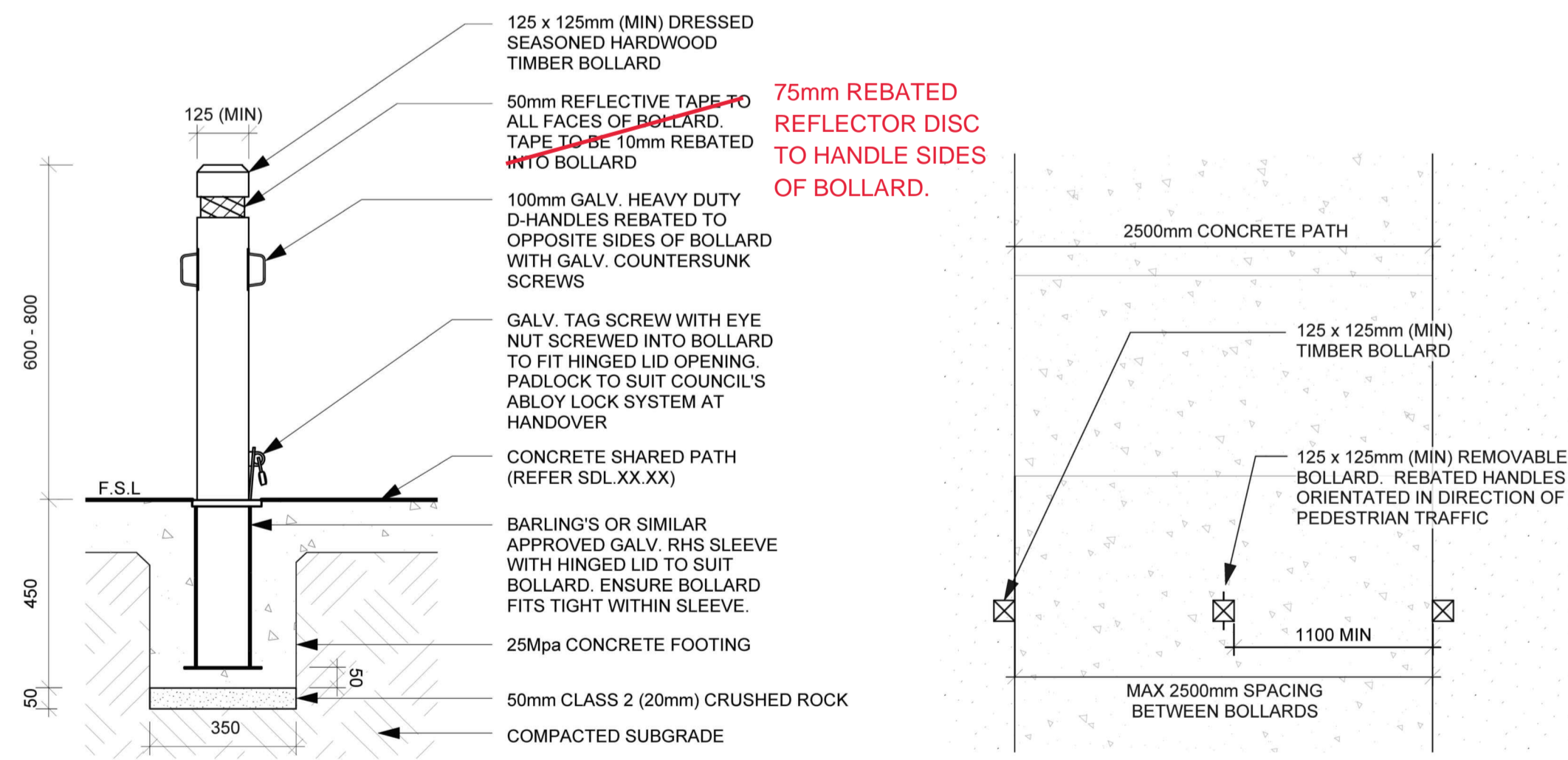
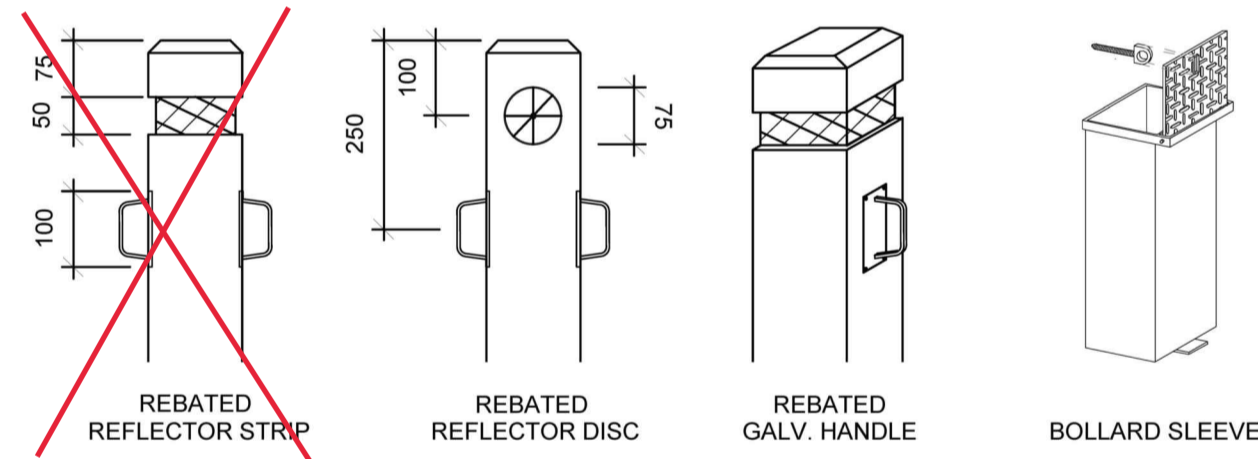


NOTE:
The edge of the bollard footing must maintain minimum 500mm horizontal clearance from the fibre optic pit.

NOTE:
Contractor to ensure gate can be fully opened and closed at each location. Contractor to assess gate sites and propose any modifications necessary to hinge arrangement for approval by Superintendent prior to installation.



01 MAINTENANCE ACCESS GATE DETAIL
SCALE 1:10 @ A1



SECTION - REMOVABLE BOLLARD (TIMBER)

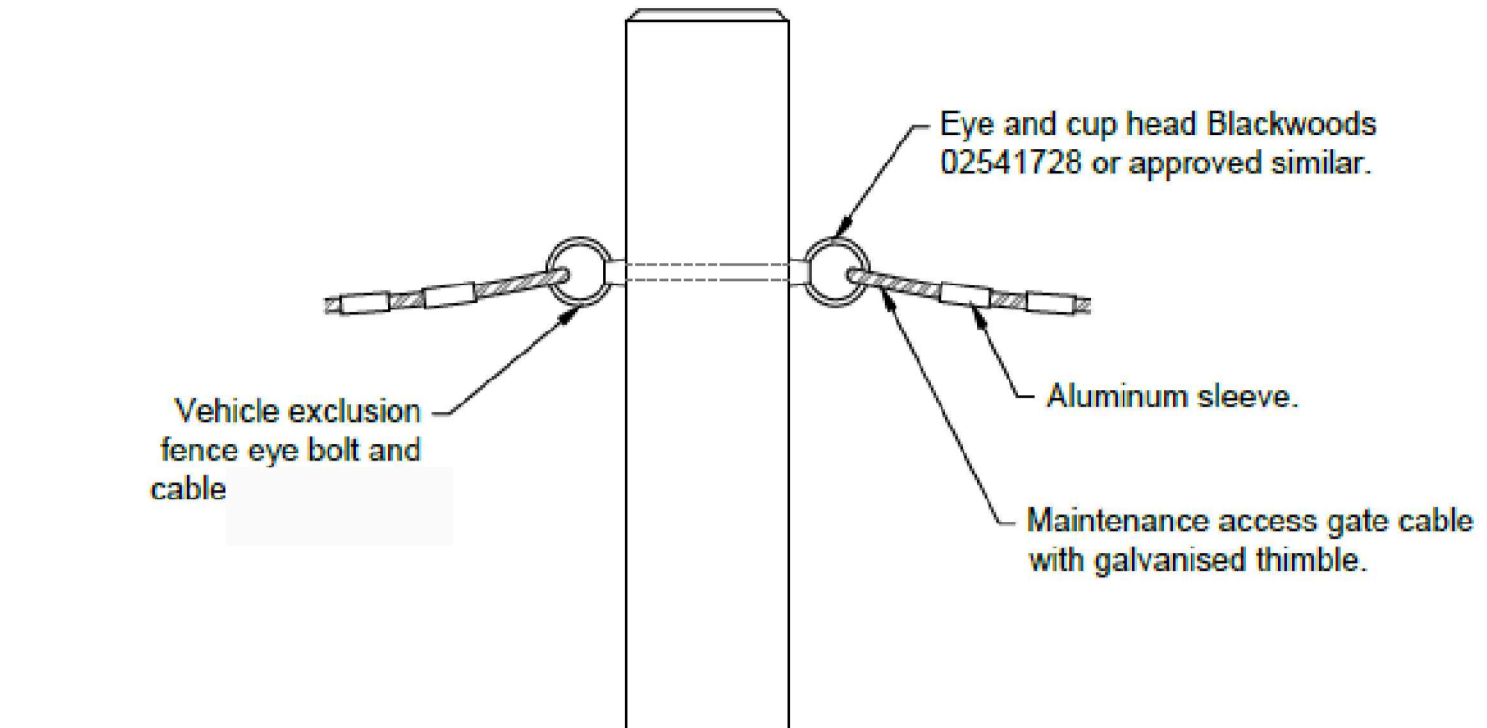
PLAN - REMOVABLE BOLLARD SPACING (TIMBER)



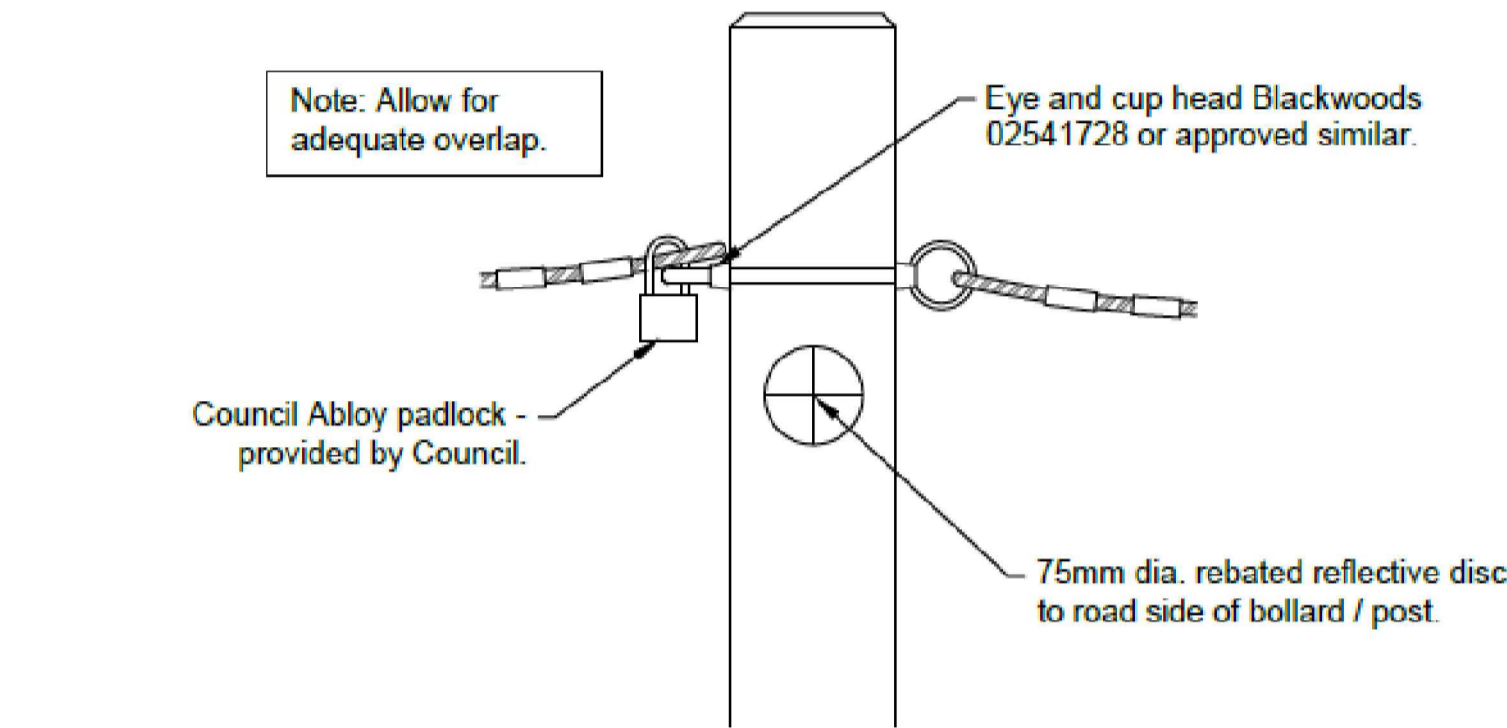
NOTES:

- As a minimum, bollards should be 125mm X 125mm in width, 1200mm in height (400mm below ground and 600 - 800mm above ground).
- As a minimum, removable bollards must be dressed seasoned hardwood with a Natural Durability Class of 2 or better. All timber must be straight, clean and free of defects. Council will consider the use of alternative bollard materials (steel, recycled composite plastic) on an individual basis.
- Concrete footings shall be nominally 350mm X 350mm in width and 450mm in height. Concrete footings must be 25MPa as a minimum.
- Removable bollards must be of a contrasting colour to the surrounding finished ground surface and be fitted with a rebated reflective tape or reflective disc. Removable bollards must be painted or stained with reapplication every 18 months or as required.
- Removable bollards must be installed in the centre of shared paths (2.5m wide) where the path enters open space. Minimum spacing between removable bollards and the edge of path is 1100mm for DDA.
- Removable bollards must be fitted with Council Abloy padlock (refer SDL.X.01).
- Two (2) 100mm galvanised D-Handles must be fitted to removable bollard on opposite faces. Handles must be orientated in the direction of pedestrian traffic.

04 REMOVABLE BOLLARD (SUPPLIED BY CITY OF WHITTLESEA)
SCALE : NTS



02 MAINTENANCE ACCESS POINT (CABLE CONNECTION)
SCALE 1:5 @ A1



03 MAINTENANCE ACCESS POINT PADLOCK
SCALE 1:5 @ A1

NOTES

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**RATHDOWNE
STAGE 37**

DETAILED DESIGN

DETAILS - SHEET 4

SHEET 8 OF 8

CITY OF WHITTLESEA

CRAIGIEBURN ROAD PROJECTS PTY LTD



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DATE	DRG NO.	REV	
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