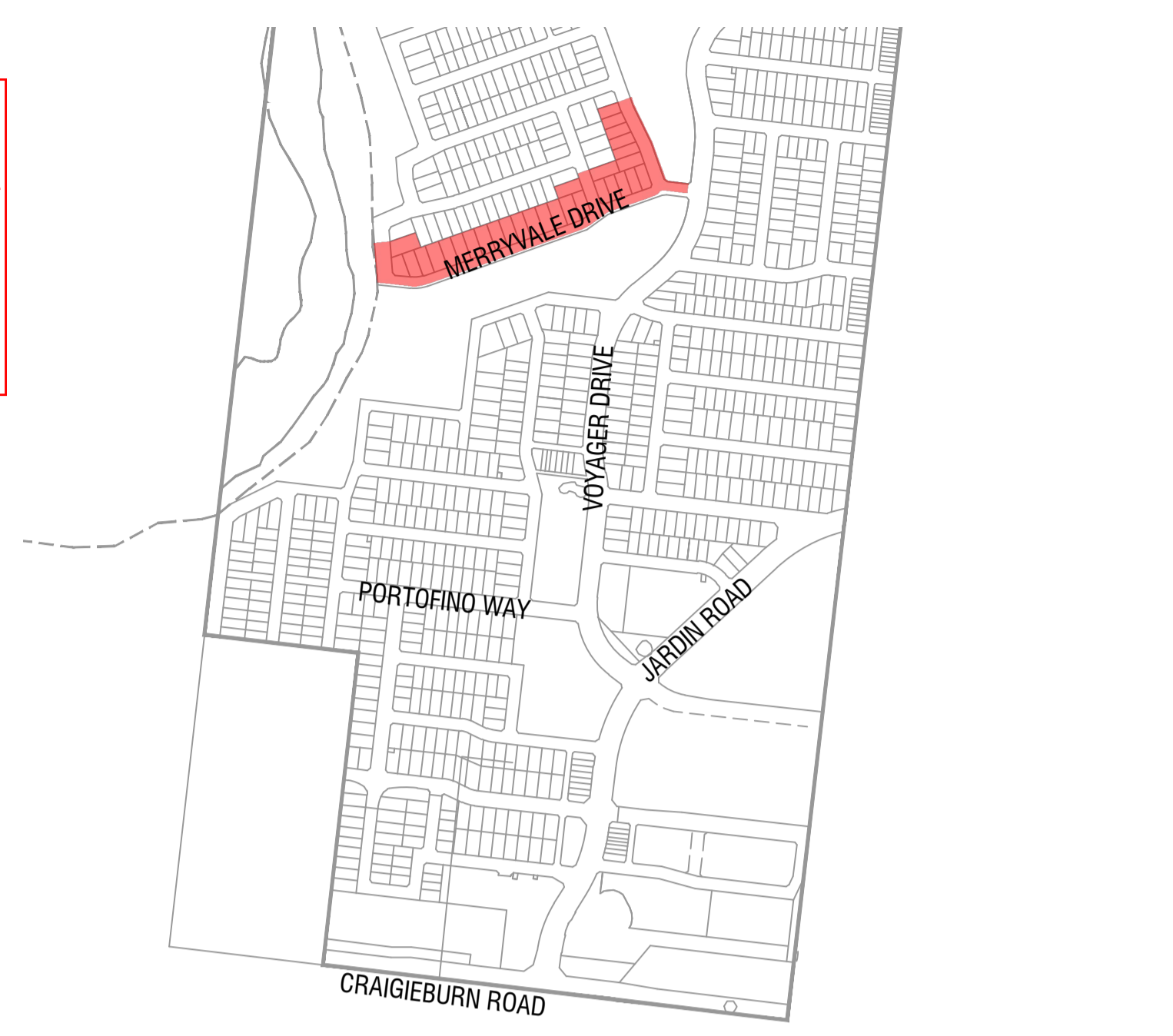


# RATHDOWNE ESTATE

## STAGE 15 - STREETSCAPES

PROJECT NUMBER: 309569  
 LANDSCAPE ARCHITECTURE DRAWINGS  
 FOR VILLAWOOD

PLANNING AND ENVIRONMENT ACT  
 CITY OF WHITTLESEA  
 PLANNING SCHEME  
 Plan referred to in Permit to use and/or develop land.  
 Application No: 716630  
 Condition No: 18.2  
 Sheet 1 of 6  
 Date Permit issued: 27/12/2017  
 \_\_\_\_\_ Date: 8/09/2022  
 Town Planner



2 SITE LOCATION  
 Scale 1:7500 @ A1

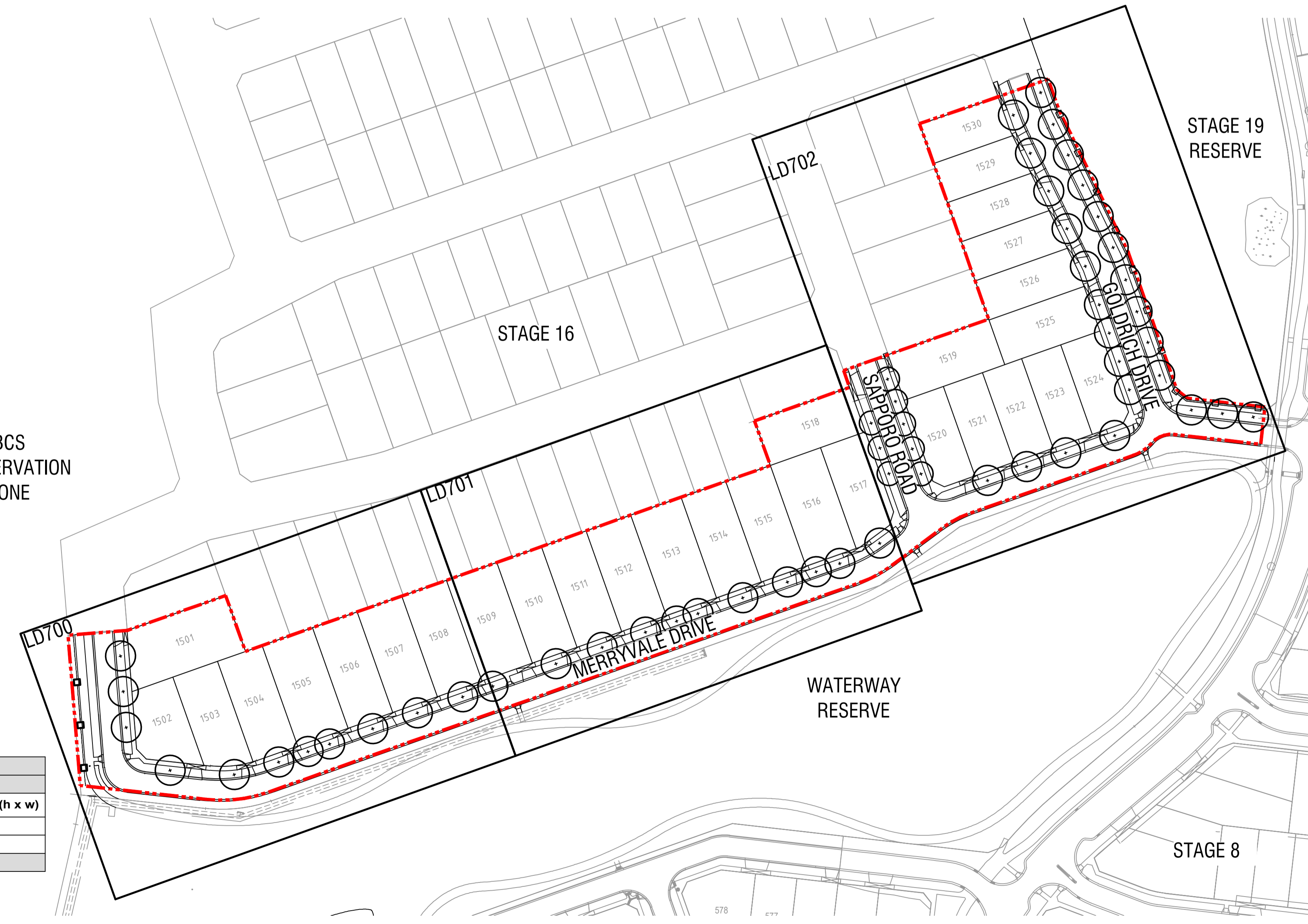
### DRAWING SCHEDULE

DRAWING NO.	DESCRIPTION	SHEET NO.	REVISION
LD100	COVER - SHEET 1	1	C
LD700	PLANTING PLANS - SHEET 1	2	C
LD701	PLANTING PLANS - SHEET 2	3	C
LD702	PLANTING PLANS - SHEET 3	4	C
LD900	DETAILS - SHEET 1	5	C
LD901	DETAILS - SHEET 2	6	C

### PLANTING SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	QTY	DENSITY	INSTALL SIZE	MATURE SIZE (h x w)
Lc	<i>Lophostemon confertus</i>	Queensland Brushbox	48	as shown	min. 1.8m tall, 45L	15 x 10
Ma	<i>Melia azedarach 'Caroline'</i>	Low Fruiting White Cedar	8	as shown	min. 1.8m tall, 45L	10 x 8
<b>Total</b>			<b>56</b>			

ALL TREE STOCK TO CONFORM TO AS 2303:2018; APPENDIX D.  
 ALL TREE STOCK OF 45L TO HAVE A HEIGHT OF 1.8m - 2.0m AND CALIPER OF 25mm - 30mm  
 UNLESS APPROVED IN WRITING BY THE SUPERINTENDENT



1 EXTENT OF WORKS  
 Scale 1:1000 @ 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 setback 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 - 3.0m
  - 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.
- ALL TREE STOCK TO CONFORM TO AS 2303:2018; APPENDIX D.**

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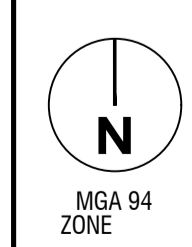
**PRELIMINARY**

REV	DESCRIPTION	APP	DATE
C	ISSUED TO COUNCIL	SB	08/02/22
B	ISSUED TO COUNCIL	SB	22/12/21
A	ISSUED TO CLIENT	SB	21/12/21

### RATHDOWNE ESTATE

### STAGE 15 - STREETSCAPES

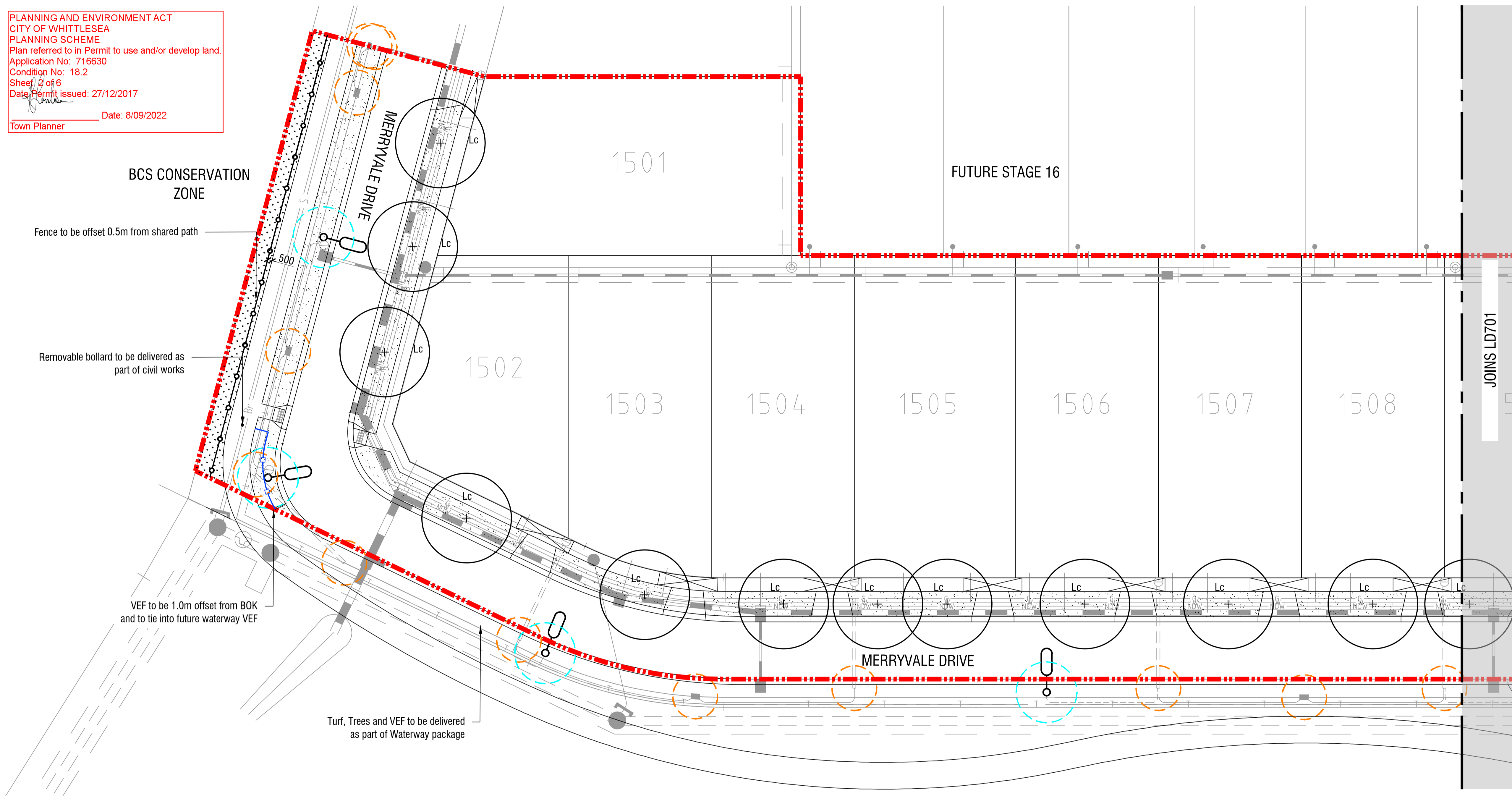
DETAILED DESIGN  
 COVER - SHEET 1  
 SHEET 1 OF 6  
 CITY OF WHITTLESEA  
 VILLAWOOD



DESIGNED	DRAWN	CHECKED	APPROVED
PA	PA	ML	SB
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PLANNING AND ENVIRONMENT ACT  
 CITY OF WHITTLESEA  
 PLANNING SCHEME  
 Plan referred to in Permit to use and/or develop land  
 Application No: 716630  
 Condition No: 18.2  
 Sheet 2 of 6  
 Date Permit issued: 27/12/2017  
 \_\_\_\_\_ Date: 8/09/2022  
 Town Planner



**LEGEND**

- EXTENT OF WORKS
- EXISTING STORMWATER  
By others / refer Civil
- EXISTING CONDUITS / SERVICES  
By others / refer Civil
- EXISTING STREET LIGHTS  
Refer Power
- STREET TREE  
Refer Schedules and Details
- HYDROSEED GRASS MIX 01  
Refer Schedules and Details
- HYDROSEED GRASS MIX 02  
Refer Schedules and Details
- 2.5M ELECTRICAL JOINT AND CONDUIT END OFFSET
- 3M LIGHT POLE AND PARALLELING PILLAR OFFSET
- CONSERVATION BOUNDARY FENCE  
Refer Civil
- VEHICLE EXCLUSION FENCE  
Refer Schedules and Details
- REMOVABLE BOLLARD  
Refer Civil

**NOTES**

**spiire**

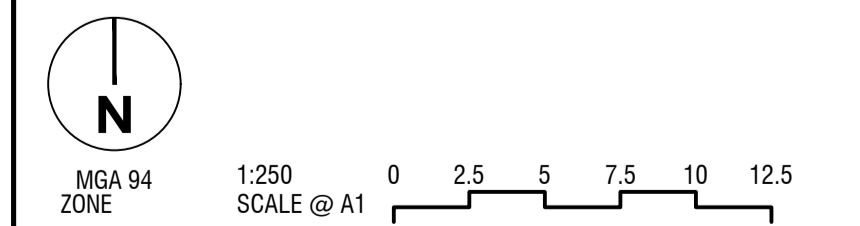
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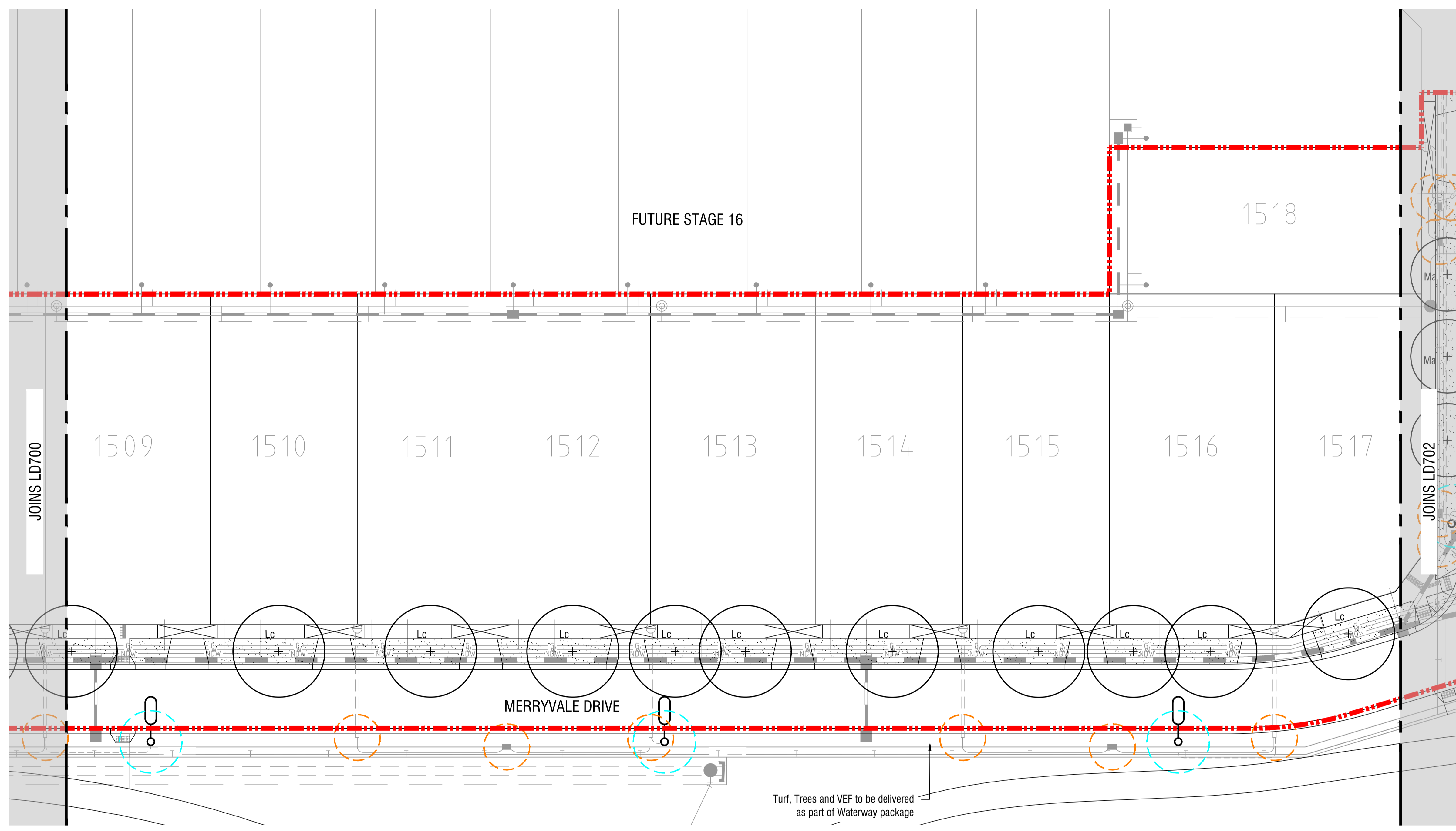
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C	ISSUED TO COUNCIL	SB	08/02/22
B	ISSUED TO COUNCIL	SB	22/12/21
A	ISSUED TO CLIENT	SB	21/12/21

**RATHDOWNE ESTATE**  
**STAGE 15 - STREETSCAPES**  
**DETAILED DESIGN**  
 PLANTING PLANS - SHEET 1  
 SHEET 2 OF 6  
 CITY OF WHITTLESEA  
 VILLAWOOD


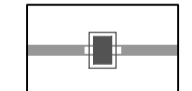

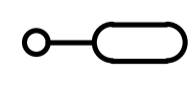
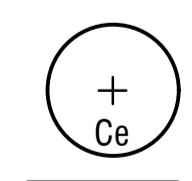
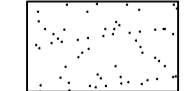




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**LEGEND**

-  EXTENT OF WORKS
-  EXISTING STORMWATER  
By others / refer Civil
-  EXISTING CONDUITS / SERVICES  
By others / refer Civil
-  EXISTING STREET LIGHTS  
Refer Power
-  STREET TREE  
Refer Schedules and Details
-  HYDROSEED GRASS MIX 01  
Refer Schedules and Details
-  2.5M ELECTRICAL JOINT AND  
CONDUIT END OFFSET
-  3M LIGHT POLE AND  
PARALLELING PILLAR OFFSET

Turf, Trees and VEF to be delivered as part of Waterway package

PLANNING AND ENVIRONMENT ACT  
CITY OF WHITTLESEA  
PLANNING SCHEME  
Plan referred to in Permit to use and/or develop land.  
Application No: 716630  
Condition No: 18.2  
Sheet 3 of 6  
Date Permit issued: 27/12/2017  
*[Signature]*  
Date: 8/09/2022  
Town Planner

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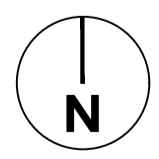
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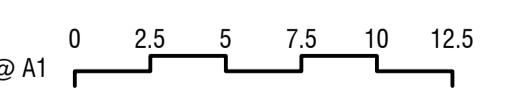
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B	ISSUED TO COUNCIL	SB	22/12/21
A	ISSUED TO CLIENT	SB	21/12/21
REV	DESCRIPTION	APP	DATE

**RATHDOWNE ESTATE**  
**STAGE 15 - STREETSCAPES**  
**DETAILED DESIGN**  
PLANTING PLANS - SHEET 2  
SHEET 3 OF 6  
CITY OF WHITTLESEA  
VILLAWOOD



MGA 94  
ZONE

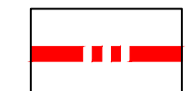
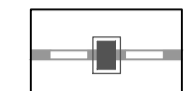

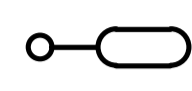
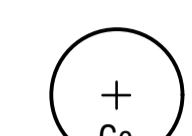
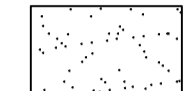



1:250  
SCALE @ A1



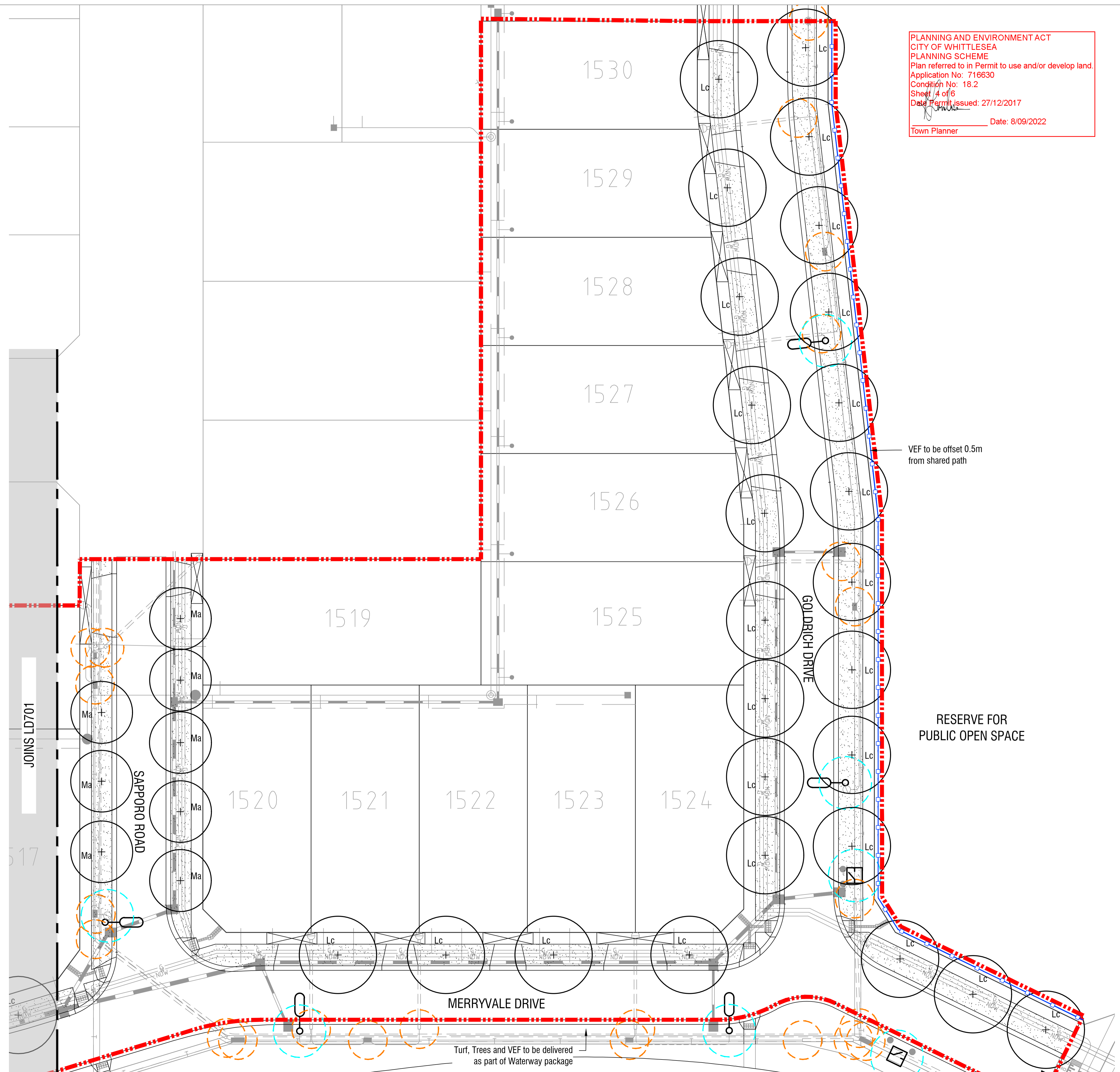
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**LEGEND**

-  EXTENT OF WORKS
-  EXISTING STORMWATER  
By others / refer Civil
-  EXISTING CONDUITS / SERVICES  
By others / refer Civil
-  EXISTING STREET LIGHTS  
Refer Power
-  STREET TREE  
Refer Schedules and Details
-  HYDROSEED GRASS MIX 01  
Refer Schedules and Details
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PARALLELING PILLAR OFFSET
-  VEHICLE EXCLUSION FENCE  
Refer Schedules and Details

PLANNING AND ENVIRONMENT ACT  
CITY OF WHITTLESEA  
PLANNING SCHEME  
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Application No: 716630  
Condition No: 18.2  
Sheet 4 of 6  
Date Permit issued: 27/12/2017  
Date: 8/09/2022  
Town Planner



**NOTES**

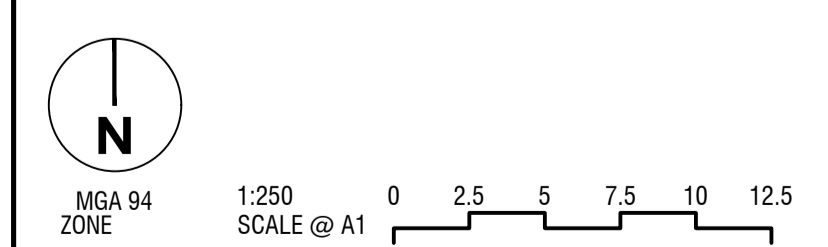
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A	ISSUED TO CLIENT	SB	21/12/21

**RATHDOWNE ESTATE**  
**STAGE 15 - STREETSCAPES**  
**DETAILED DESIGN**  
PLANTING PLANS - SHEET 3  
SHEET 4 OF 6  
CITY OF WHITTLESEA  
VILLAWOOD

MGA 94 ZONE 1:250 SCALE @ A1



DESIGNED	DRAWN	CHECKED	APPROVED
PA	PA	ML	SB

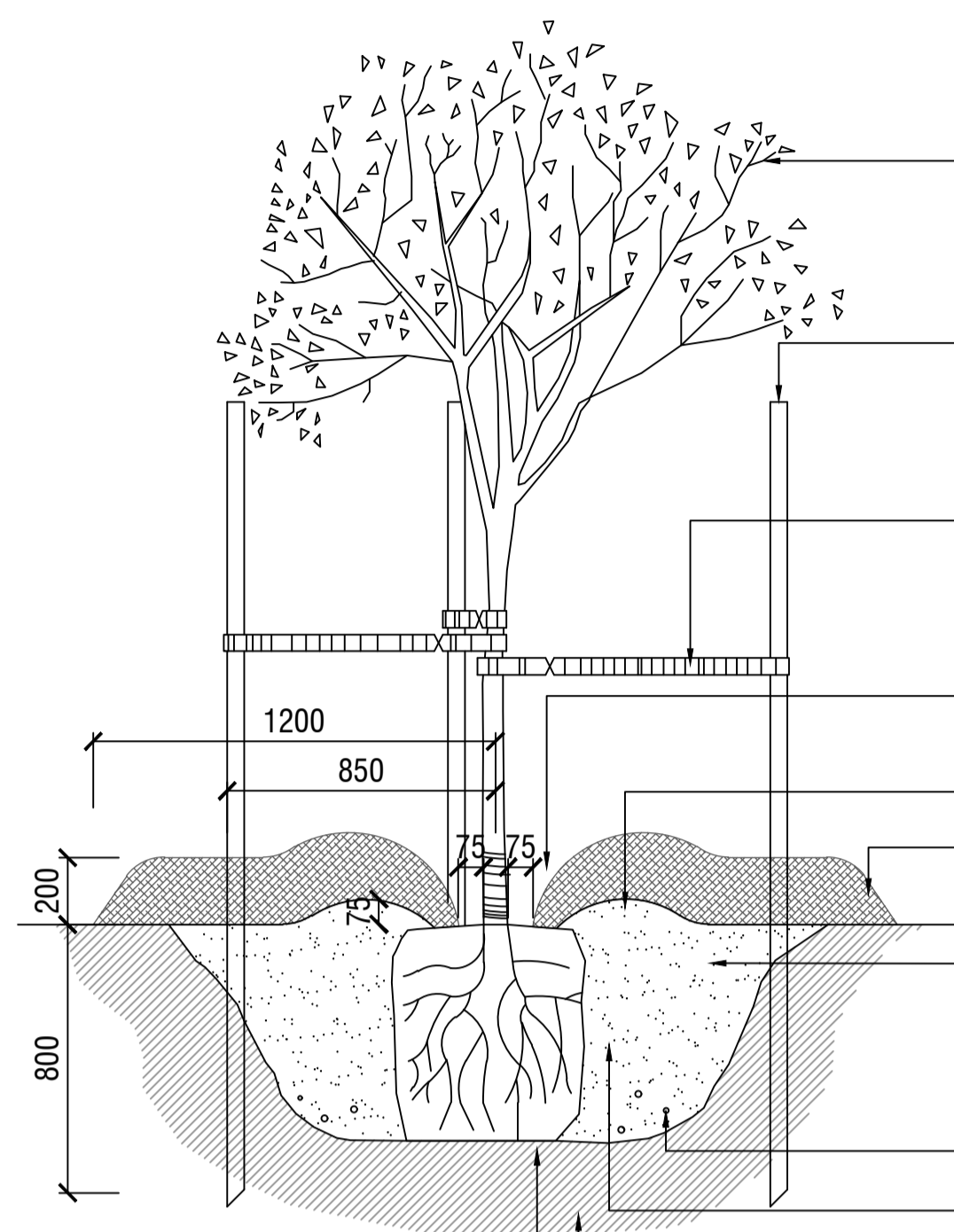
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PLANNING AND ENVIRONMENT ACT  
 CITY OF WHITTLESEA  
 PLANNING SCHEME  
 Plan referred to in Permit to use and/or develop land.  
 Application No: 716630  
 Condition No: 18.2  
 Sheet 5 of 6  
 Date Permit issued: 27/12/2017  
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Tree 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.



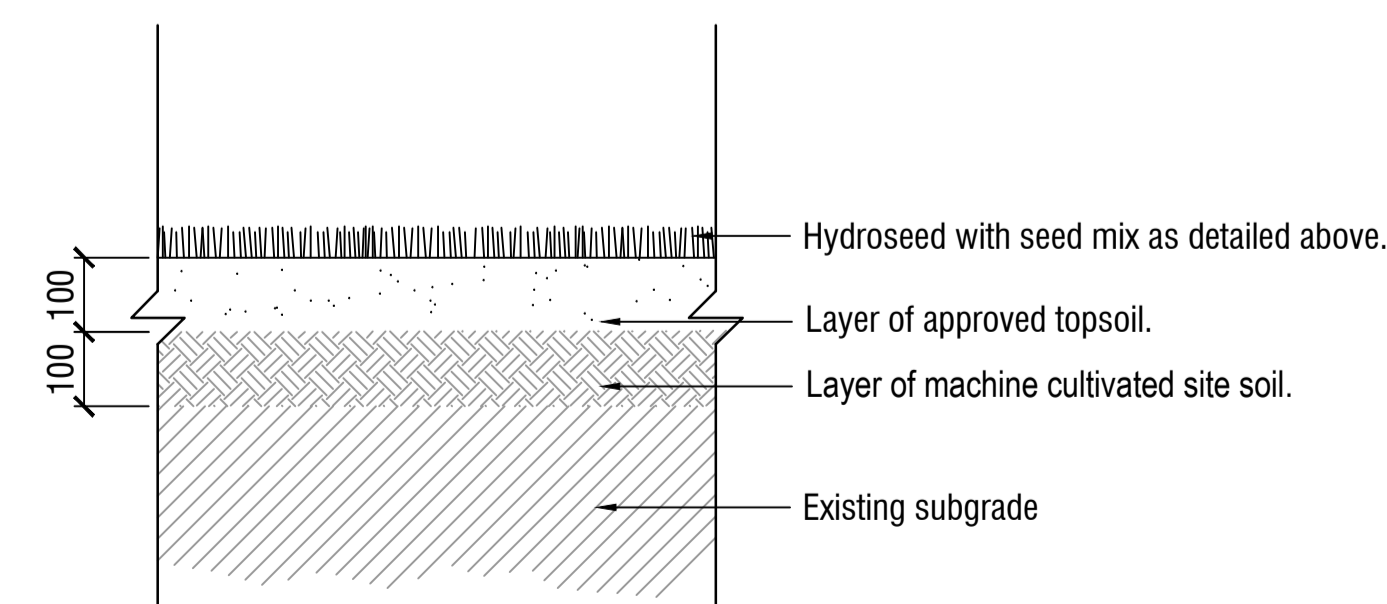
- All trees to be healthy specimens free of pests and diseases. Trees to be well watered a maximum of 24hours prior to planting.
- 3 no. 50x50x2400mm hardwood stakes set vertically and clear of rootball and minimum 800mm into ground. Paint all exposed surfaces of stakes with matte black paint. Stakes 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.

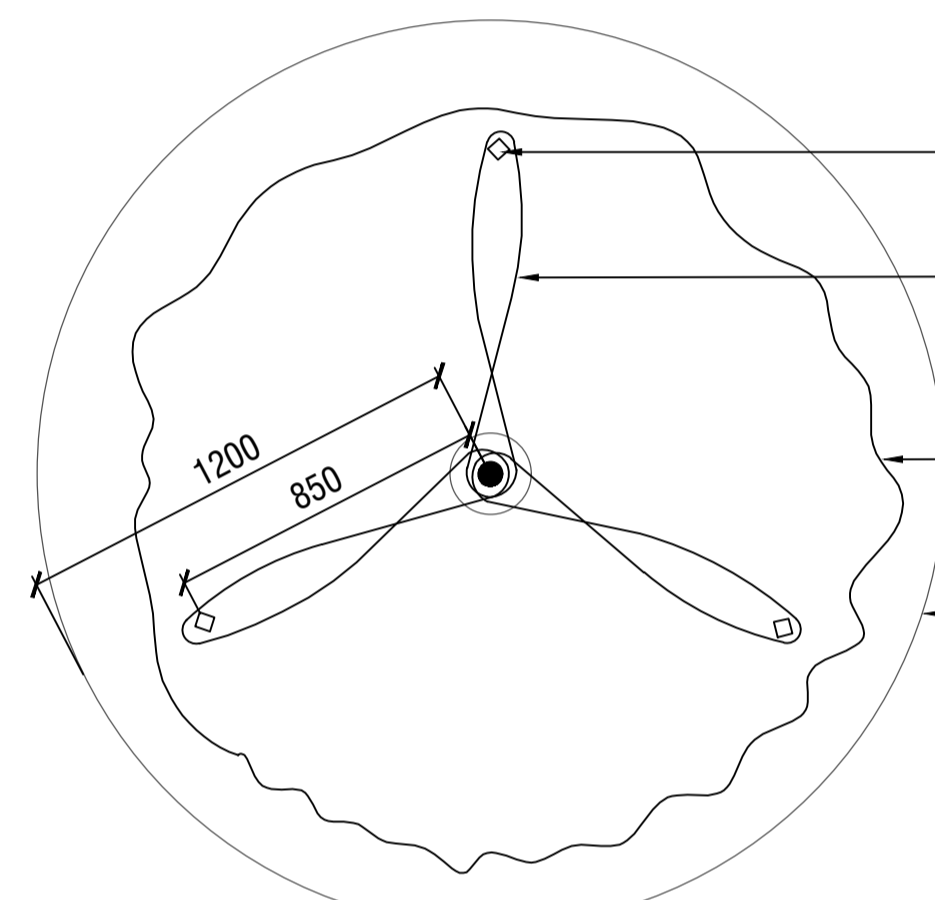
**1 SEMI-ADVANCED TREE PLANTING DETAIL**  
 Scale 1:20 @ A1

- NOTES
1. Existing pasture grass and/or weeds are to be sprayed with herbicide.
  2. No machinery to be used within the drip line of existing trees.
  3. 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.
  4. New grassed areas to be protected from trespass and traffic with star pickets and barrier rope until grass is established.

<b>SEED MIX 1 :</b> 15% Kikuyu 70% Tall Fescue 15% Perennial Rye	<b>SEED MIX 2:</b> 15% Tall Fescue 70% Perennial Rye 7% Kentucky Blue Grass or Chewing's Fescue 8% Bent Grass
---	---



**3 HYDROSEED GRASS DETAIL**  
 Scale 1:10 @ A1



- 3 no. 50 X 50 X 2400mm hardwood stakes set out as shown
- Install 3 no. 50mm hessian ties stapled to hardwood stakes, looped in 'Figure 8' as shown. Fix with shade cloth fasteners
- Street tree
- Approved mulch shall be spread of minimum of 1200mm diameter from centre of tree

**2 TREE TIE DETAIL**  
 Scale 1:20 @ A1

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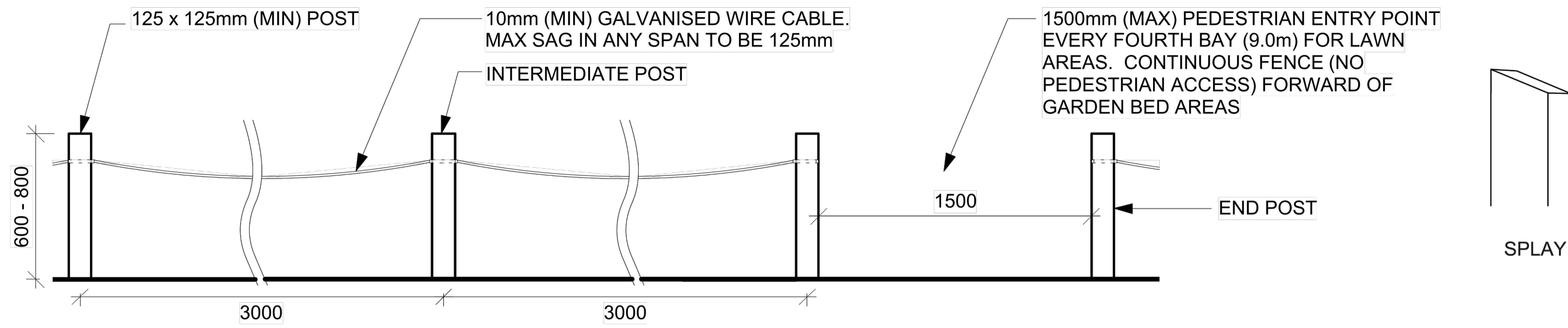
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B	ISSUED TO COUNCIL	SB	22/12/21
A	ISSUED TO CLIENT	SB	21/12/21

**RATHDOWNE ESTATE**  
**STAGE 15 - STREETSCAPES**

**DETAILED DESIGN**  
 DETAILS - SHEET 1  
 SHEET 5 OF 6  
 CITY OF WHITTLESEA  
 VILLAWOOD

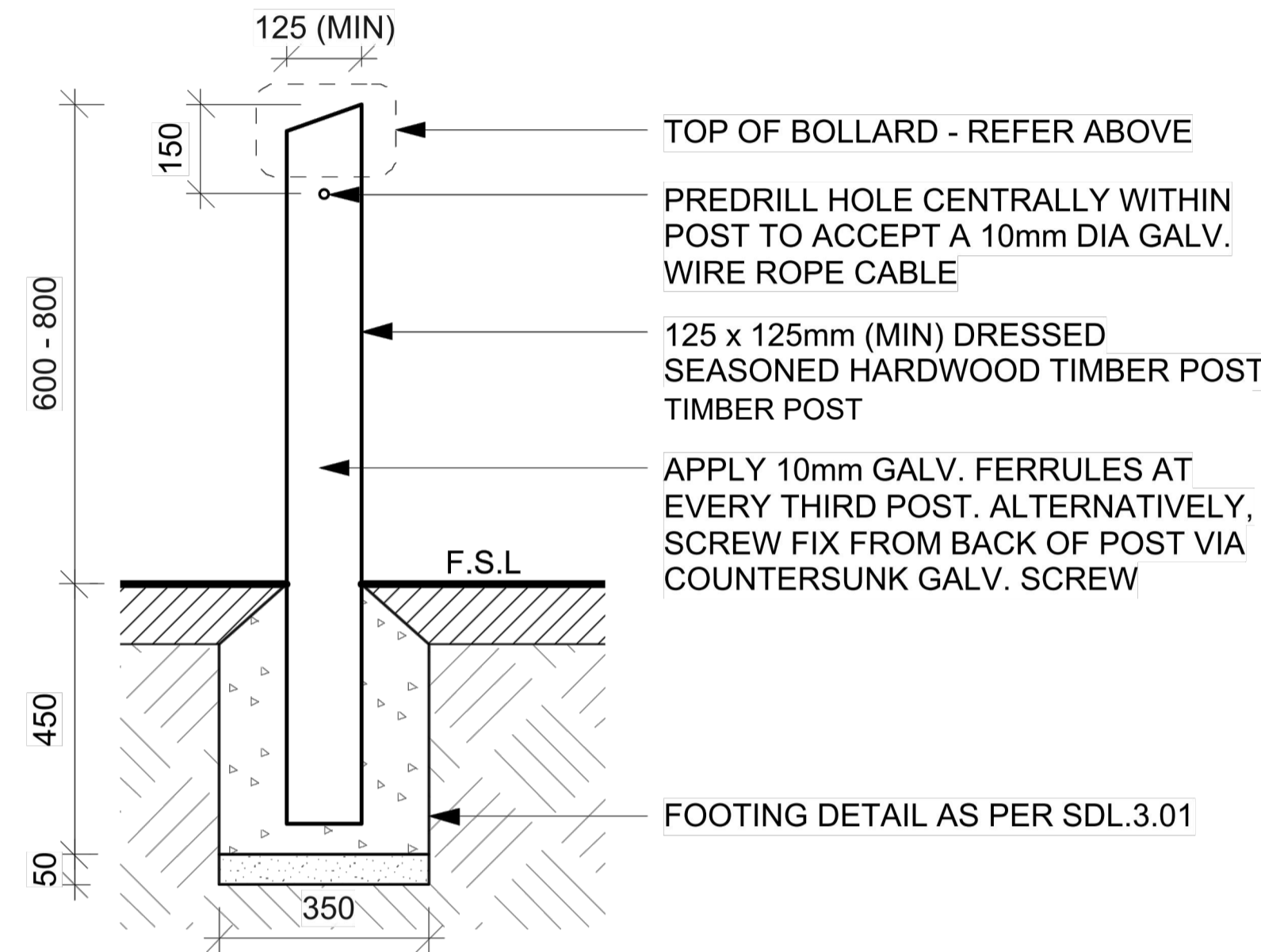
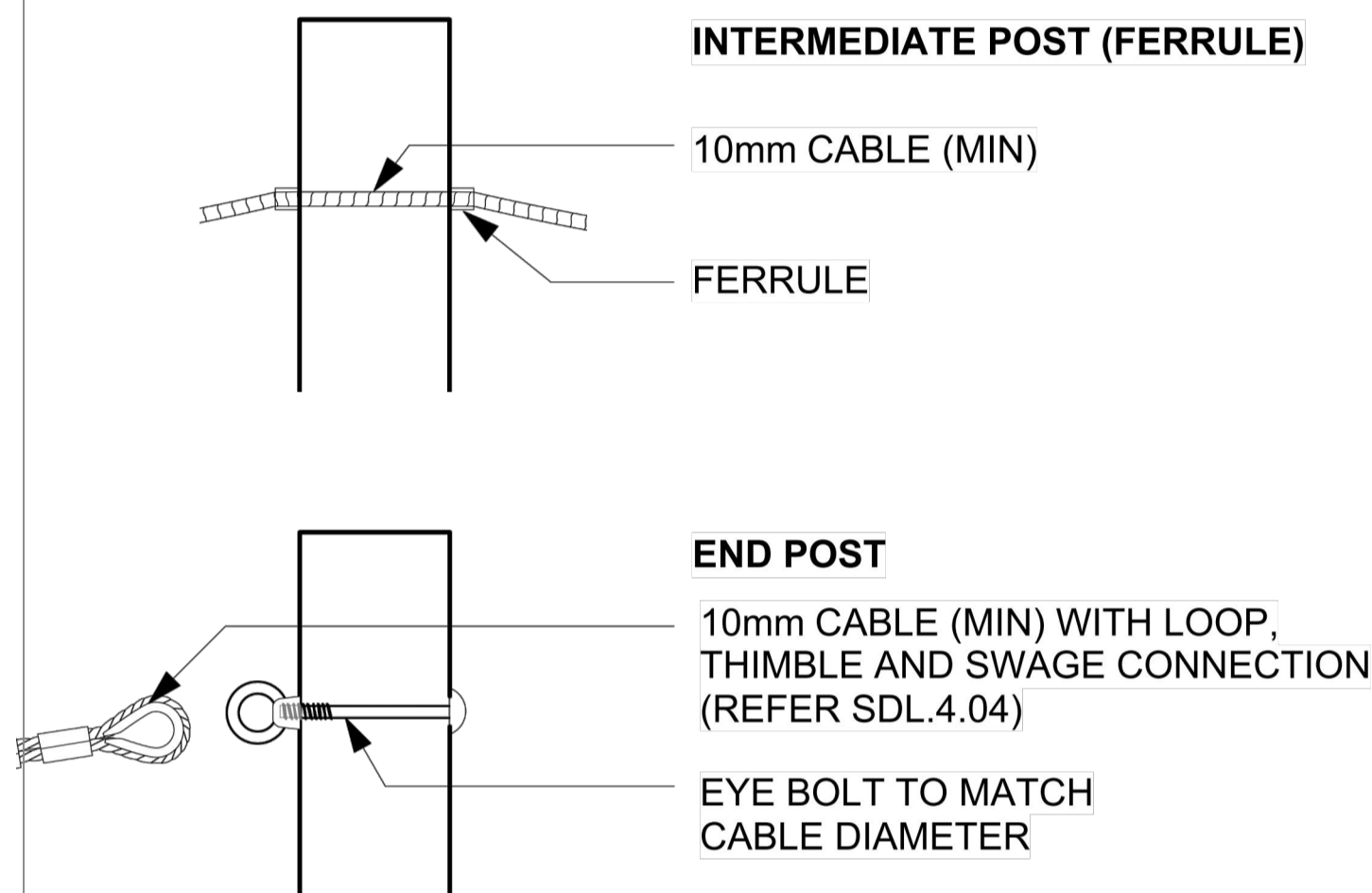
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PA	PA	ML	SB
DATE	DRG NO.	REV	
10-12-2021	309569LD900	B	



**ELEVATION - TIMBER POST AND CABLE FENCE SPACING**

Scale 1:20 @ A1

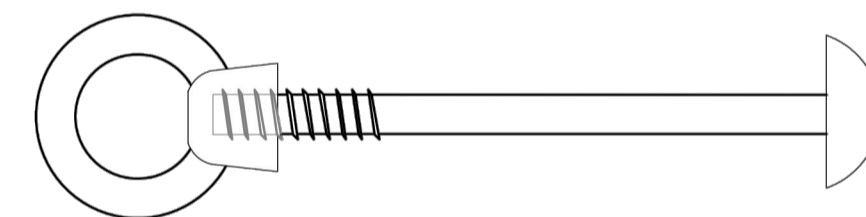


Scale 1:10 @ A1

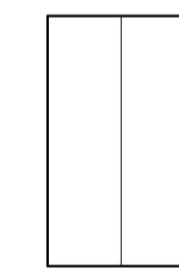
1. As a minimum, posts should be 125mm X 125mm in width, (400mm below ground and 600mm above ground).
2. As a minimum, posts must be dressed Cyprus Pine, with a Natural Durability Class of 2 or better. All timber must be straight, clean and free of defects with 3 coats of Cutek clear oil.
3. Concrete 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.
4. Footings for larger bollards to be reviewed on a case by case basis.
5. Bollards must be painted or stained with reapplication every 18 months or as required.
6. Maximum spacing between posts is 3000mm.
7. All steel components (including fastners, fixings and cables) shall be hot dip galvanised.
8. 10mm galvanised wire cable minimum (7 strand - 7 wire).



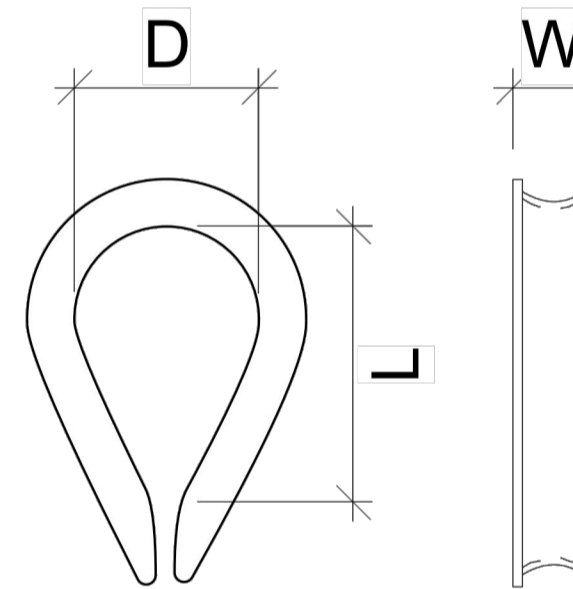
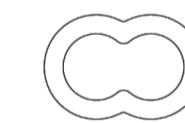
AS A MINIMUM ALL CABLE SHALL BE 10mm IN DIAMETER AND BE GALVANISED. THE WIRE STRAND AND CABLE COUNT SHALL BE CONFIRMED AS A FUNCTION OF THE DETAILED DESIGN.



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

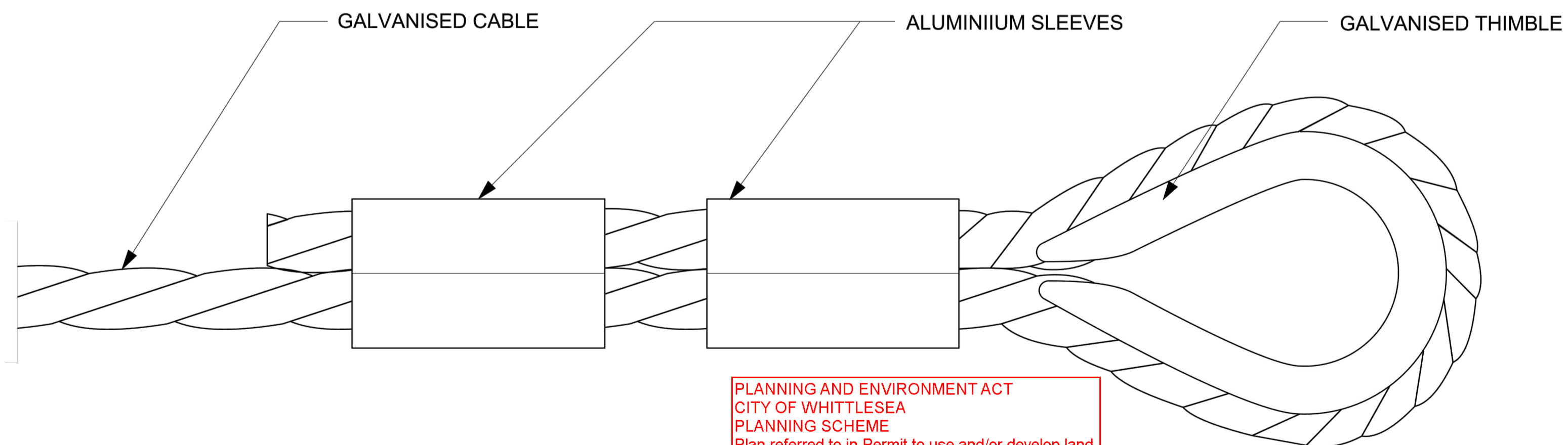


ALUMINIUM SLEEVE



GALVANISED THIMBLE

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.

PLANNING AND ENVIRONMENT ACT  
 CITY OF WHITTLESEA  
 PLANNING SCHEME  
 Plan referred to in Permit to use and/or develop land.  
 Application No: 716630  
 Condition No: 18.2  
 Sheet 6 of 6  
 Date Permit issued: 27/12/2017  
 Date: 8/09/2022  
 Town Planner

**NOTES**

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**PRELIMINARY**

REV	DESCRIPTION	APP	DATE
C	ISSUED TO COUNCIL	SB	08/02/22
B	ISSUED TO COUNCIL	SB	22/12/21
A	ISSUED TO CLIENT	SB	21/12/21

**RATHDOWNE ESTATE  
 STAGE 15 - STREETSCAPES**

**DETAILED DESIGN**

DETAILS - SHEET 2

SHEET 6 OF 6

CITY OF WHITTLESEA

VILLAWOOD

**AS SHOWN**

DESIGNED	DRAWN	CHECKED	APPROVED
PA	PA	ML	SB
DATE	DRG NO.	REV	
10-12-2021	309569LD901	B	