

RATHDOWNE ESTATE

STAGE 16 - STREETSCAPES

PROJECT NUMBER: 309572
 LANDSCAPE ARCHITECTURE DRAWINGS
 FOR VILLAWOOD

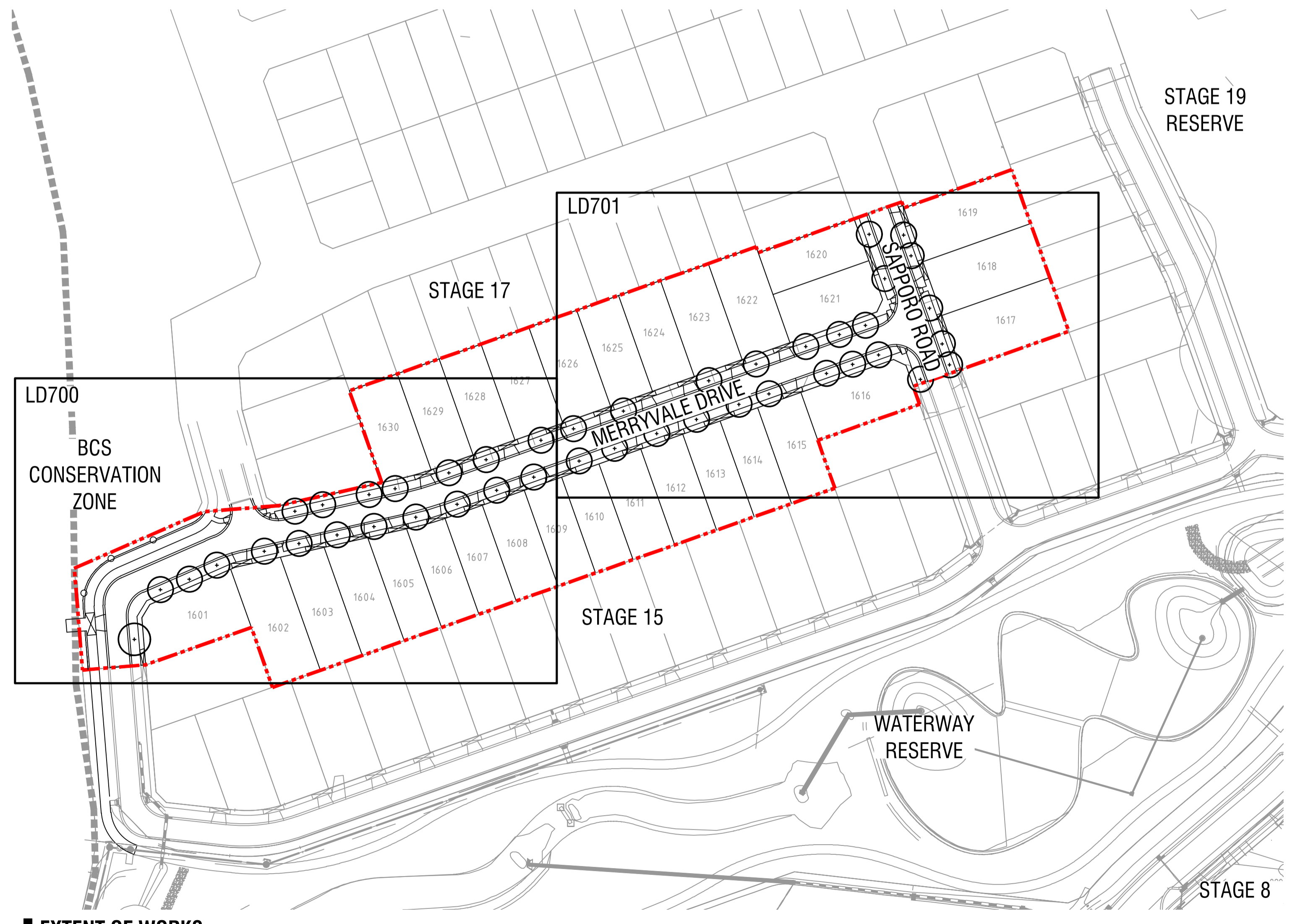
PLANNING AND ENVIRONMENT ACT
 CITY OF WHITTLESEA
 PLANNING SCHEME
 Plan referred to in Permit to use and/or develop land.
 Application No: 716630
 Condition No: 18.2
 Sheet 1 of 4
 Date Permit issued: 27/12/2017
 Date: 8/09/2022
 Town Planner



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
LD900	DETAILS - SHEET 1	4	C

2 | **SITE LOCATION**
 Scale 1:7500 @ A1



1 | **EXTENT OF WORKS**
 Scale 1:1000 @ A1

PLANTING SCHEDULE						
TREES						
CODE	BOTANICAL NAME	COMMON NAME	QTY	DENSITY	INSTALL SIZE	MATURE SIZE (h x w)
Ce	<i>Corymbia eximia</i>	Yellow Bloodwood	34	as shown	min. 1.8m tall, 45L	10 x 8
Lc	<i>Lophostemon confertus</i>	Queensland Brushbox	1	as shown	min. 1.8m tall, 45L	15 x 10
Ma	<i>Melia azedarach</i> 'Caroline'	Low Fruiting White Cedar	8	as shown	min. 1.8m tall, 45L	10 x 8
Total			43			

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

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 - 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

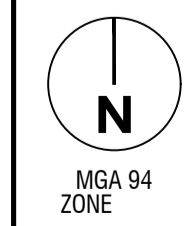
RATHDOWNE ESTATE
STAGE 16 - STREETSCAPES

DETAILED DESIGN

COVER - SHEET 1

SHEET 1 OF 4

CITY OF WHITTLESEA
 VILLAWOOD

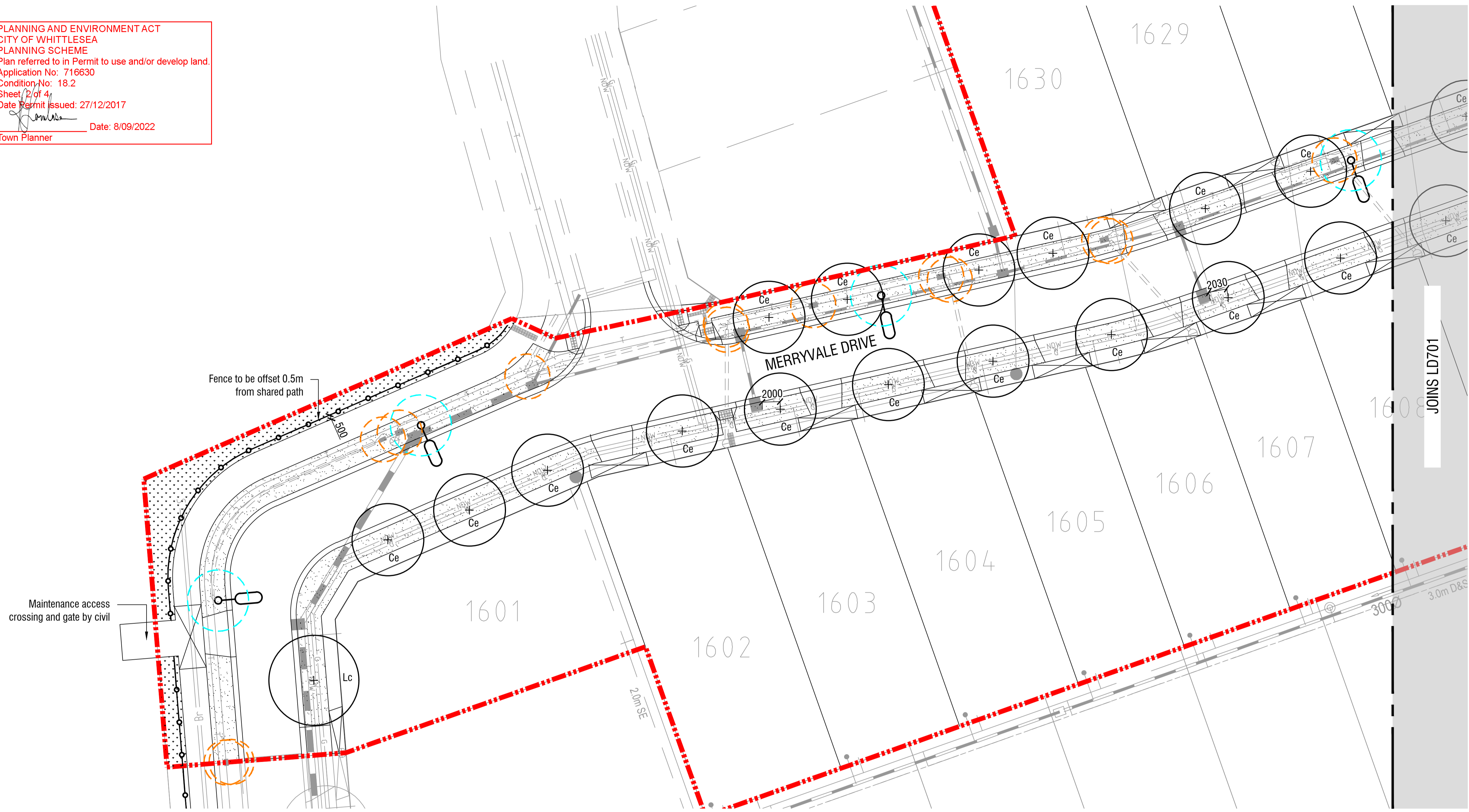


AS SHOWN


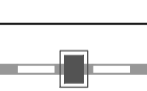

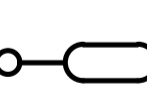

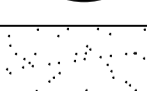
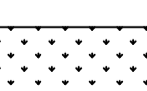


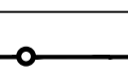
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PA	PA	ML	SB
DATE		DRG NO.	REV
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PLANNING AND ENVIRONMENT ACT
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 Condition No: 18.2
 Sheet 2 of 4
 Date Permit issued: 27/12/2017
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 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

NOTES

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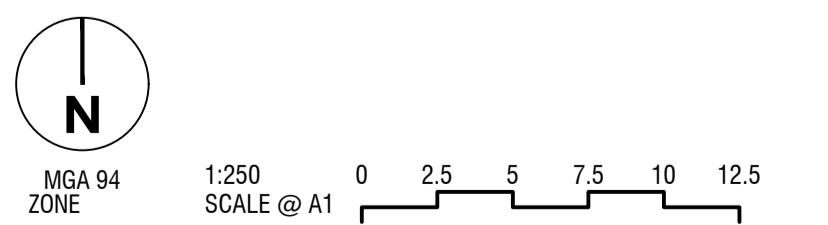
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RATHDOWNE ESTATE
STAGE 16 - STREETSCAPES
DETAILED DESIGN
 PLANTING PLANS - SHEET 1
 SHEET 2 OF 4
 CITY OF WHITTLESEA
 VILLAWOOD

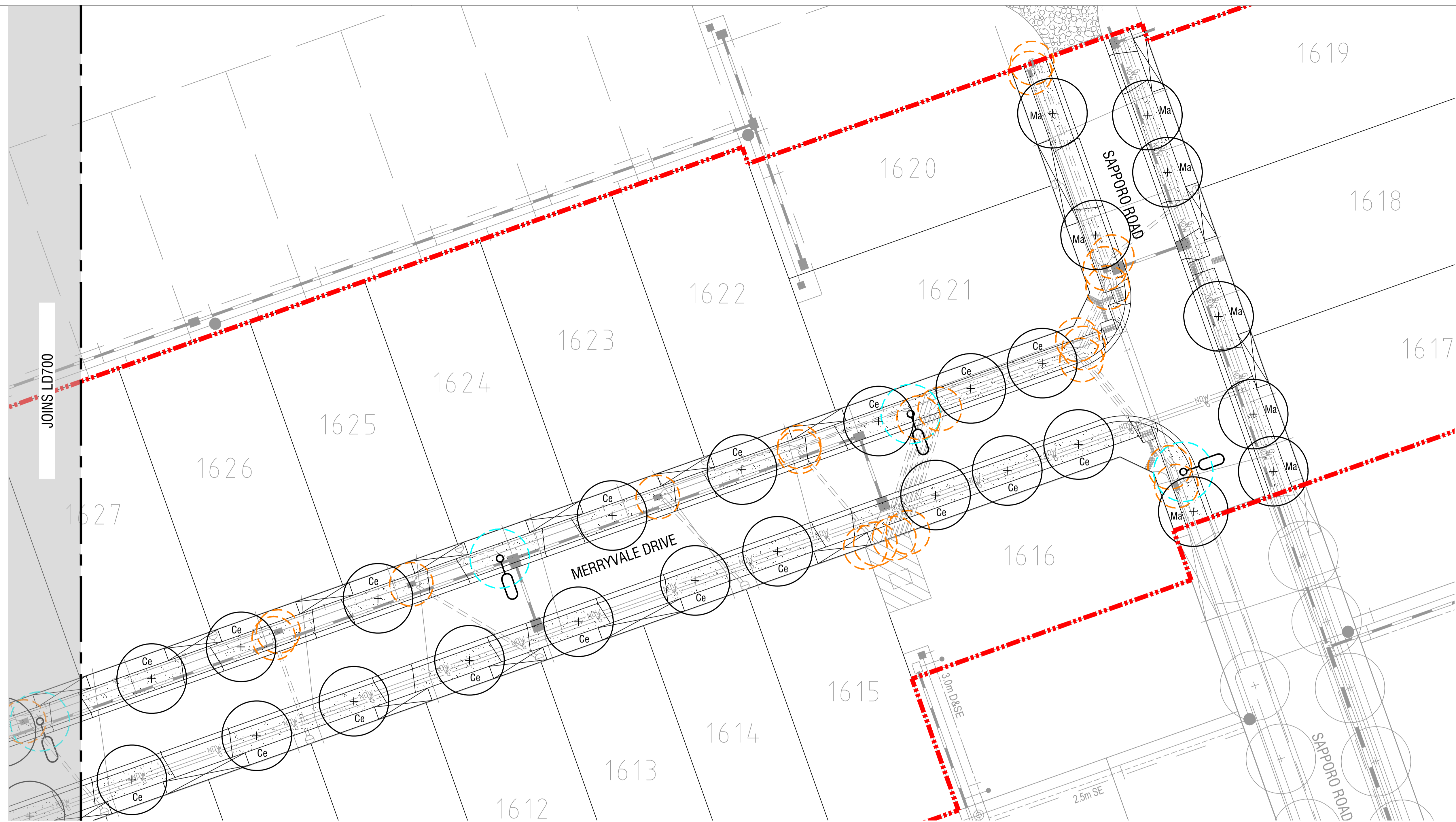
MGA 94 ZONE 1:250 SCALE @ A1





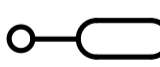
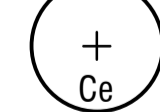
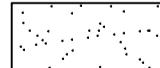


DESIGNED: PA
 DRAWN: PA
 CHECKED: ML
 APPROVED: SB

DATE: 02-12-2021
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 REV: C

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JOINS LD700

- 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
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NOTES

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**RATHDOWNE ESTATE
STAGE 16 - STREETSAPES**

DETAILED DESIGN
PLANTING PLANS - SHEET 2
SHEET 3 OF 4
CITY OF WHITTLESEA
VILLAWOOD

MGA 94 ZONE 1:250 SCALE @ A1

0 2.5 5 7.5 10 12.5

DESIGNED	DRAWN	CHECKED	APPROVED
PA	PA	ML	SB

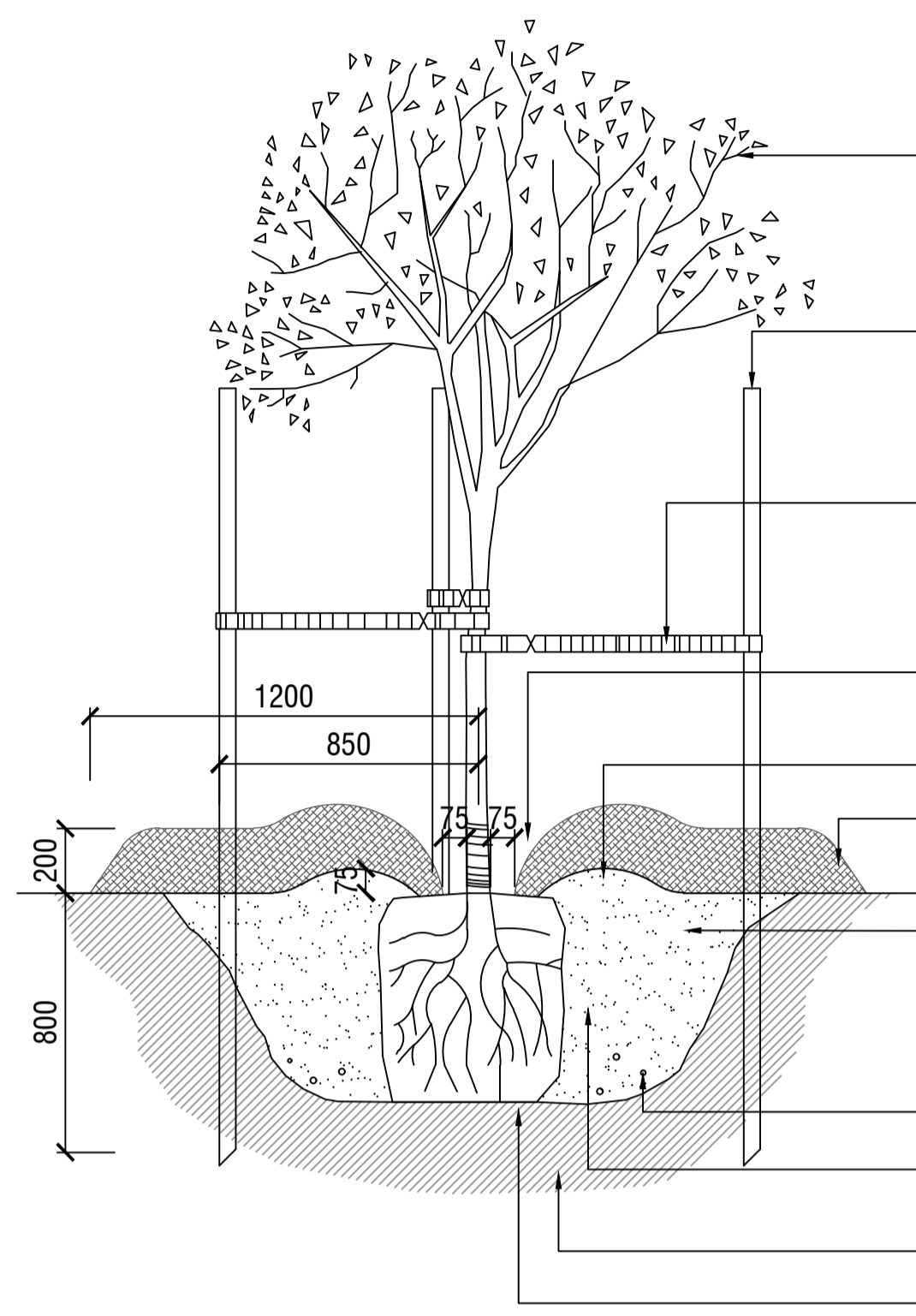
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PLANNING AND ENVIRONMENT ACT
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Tree watering (1): immediately after planting, tree shall be watered thoroughly regardless of weather conditions, quantity of water will be adequate to saturate the root 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

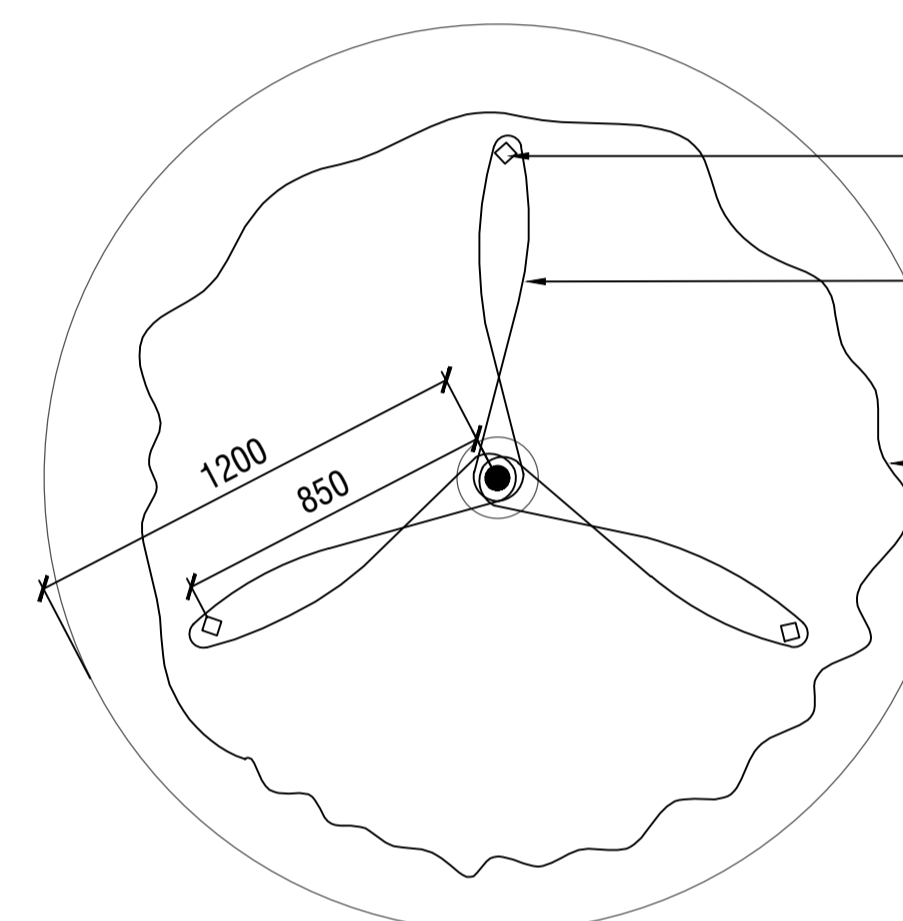
Scale 1:20 @ A1

1

2 TREE TIE DETAIL

Scale 1:20 @ A1

2



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

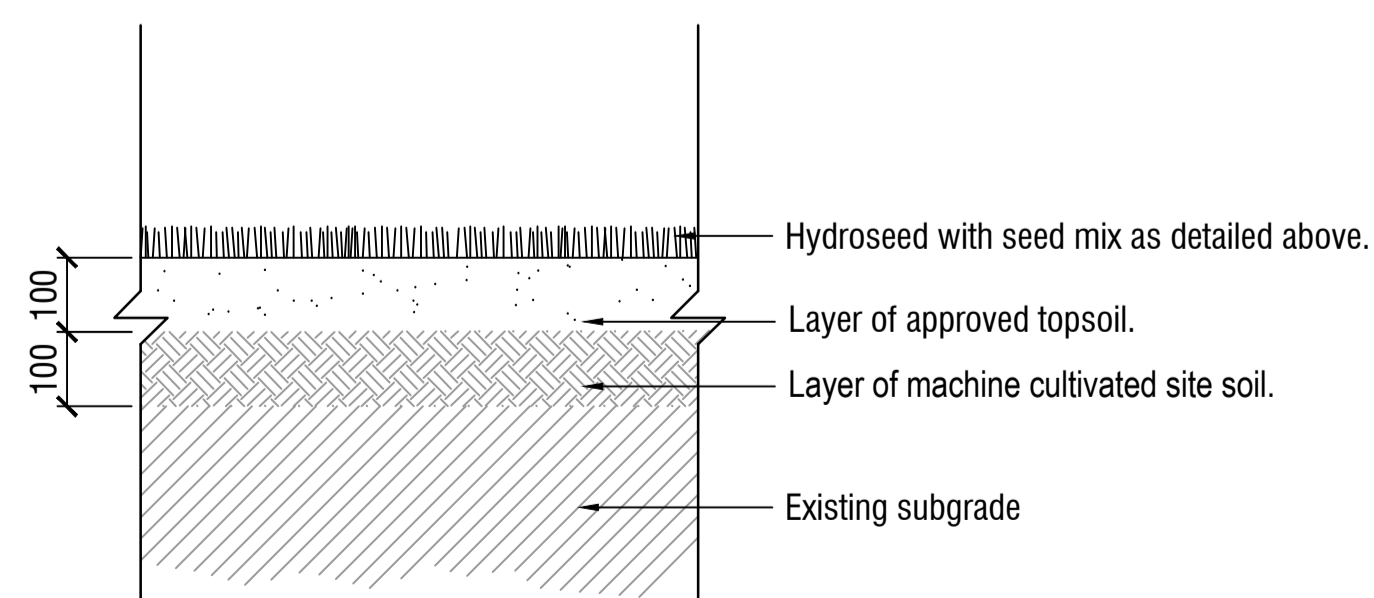
Approved mulch shall be spread of minimum of 1200mm diameter from centre of tree

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.

SEED MIX 1 :
 15% Kikuyu
 70% Tall Fescue
 15% Perennial Rye

SEED MIX 2:
 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

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RATHDOWNE ESTATE
 STAGE 16 - STREETSCAPES

DETAILED DESIGN

DETAILS - SHEET 1

SHEET 4 OF 4

CITY OF WHITTLESEA

VILLAWOOD

AS SHOWN

DESIGNED	DRAWN	CHECKED	APPROVED
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DATE	DRG NO.	REV	
02-12-2021	309572LD900	C	