

# RATHDOWNE ESTATE

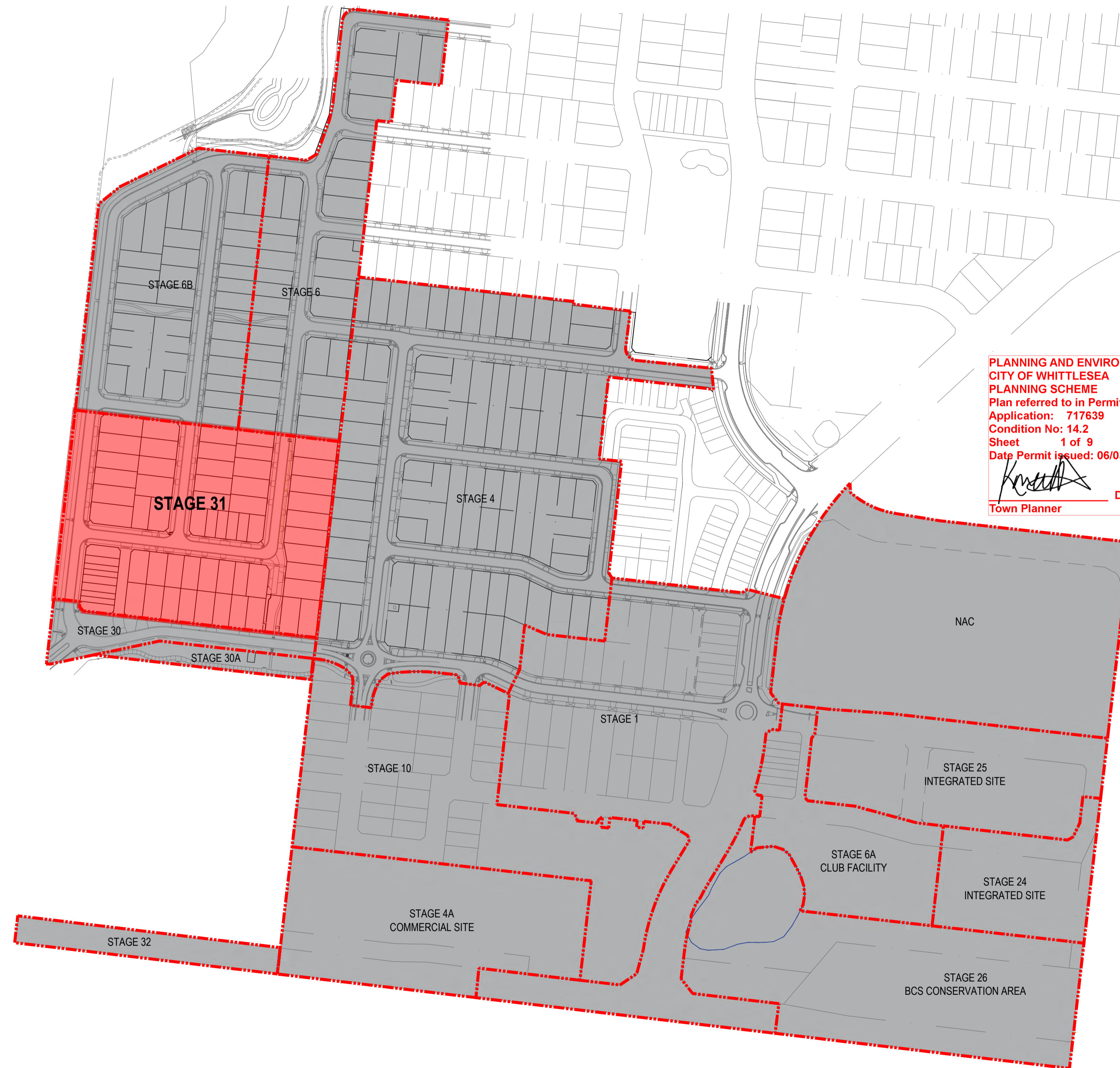
450 CRAIGIEBURN ROAD , WOLLERT, VICTORIA

## STAGE 31 LANDSCAPE CONTRACT: RAT-31-SS LANDSCAPE WORKS

CLIENT: VILLAWOOD

ISSUE FOR: **COUNCIL APPROVAL**

DATE: **AUGUST 2024**



PLANNING AND ENVIRONMENT ACT  
CITY OF WHITTLESEA  
PLANNING SCHEME  
Plan referred to in Permit to use and/or develop land.  
Application: 717639  
Condition No: 14.2  
Sheet 1 of 9  
Date Permit issued: 06/03/2019  
*[Signature]*  
Town Planner Date: 22/08/2024

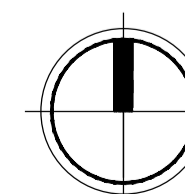
### Sheet List Table

SHEET	REVISION	SHEET TITLE
RAT-S31-SS-000	H	COVER
RAT-S31-SS-001	H	OVERALL PLAN
RAT-S31-SS-500	H	PLANTING PLAN 1
RAT-S31-SS-501	H	PLANTING PLAN 2
RAT-S31-SS-502	H	PLANTING PLAN 3
RAT-S31-SS-503	H	PLANTING PLAN 4
RAT-S31-SS-920	H	FENCES AND GATES DETAILS
RAT-S31-SS-970	H	SOFTWORKS DETAILS
RAT-S31-SS-971	H	STREET TREE SECTION

### STREET TREE LAYOUT PREPARED BASED ON:

REFERENCE DRAWING	DATE	VERSION
<b>CIVIL:</b> S985-31-E-R&D.dwg Strees Plat Dixon Pty. Ltd. (BPD) 1 Cato Street Harrhorn East, VIC 3123 03 8823 2300	Aug 2023	A
<b>ELECTRICAL:</b> VES-0351066-001.dwg Plan B - Services Building 20, 270 Ferntree Gully Rd. Nothing Hill, VIC 3168 (03) 9501 2055	Mar 2024	1.0
<b>TELECOMMUNICATION:</b> RATH-0031_Rev1.dwg OPTICOMM	FEB 2024	1.0

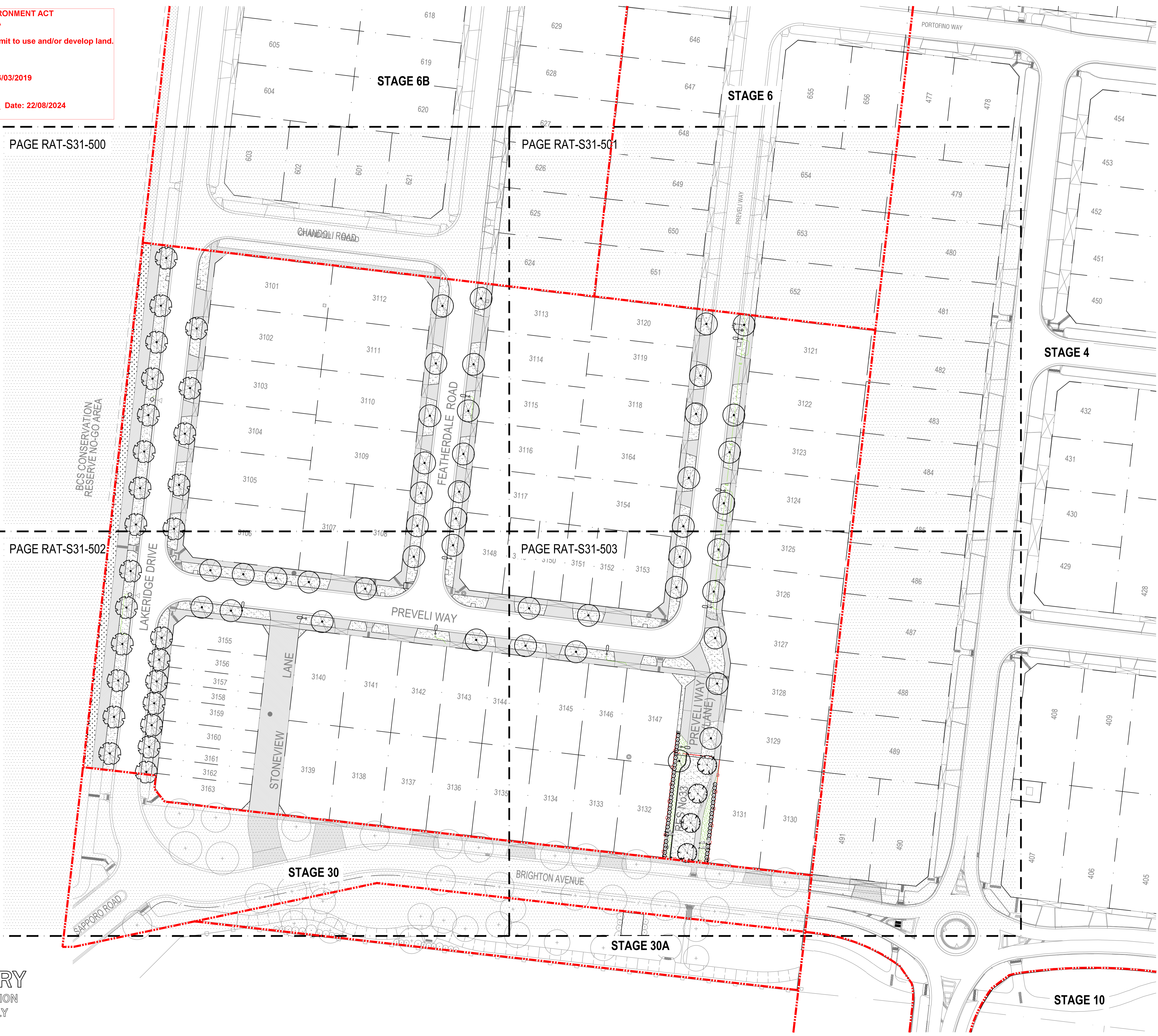
LOCATION PLAN  
1:2000 @ A1



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*[Signature]*  
 Town Planner  
 Date: 22/08/2024



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**STANDARD NOTES**

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 Integrated Science & Design  
 PERTH (08) 9380 4988 • MARGARET RIVER (08) 9758 8159

PROJECT  
**RATHDOWNE ESTATE**  
 450 CRAIGIEBURN ROAD, WOLLERT, VICTORIA  
 STAGE OR PHASE  
**STAGE 31**

DRAWING TITLE  
**OVERALL PLAN**

CLIENT  
**VILLAWOOD**

DESIGNED BY **SR** PRELIM DESIGN REVIEWED BY **SLC**  
 DRAWN BY **SR** PRELIM DWG REVIEWED BY **SLC**  
 DATE INITIALLY DRAWN **20/01/2023**  
 SCALE **1: 500 @ A1** METRES  
 DRAWING NUMBER **RAT-S31-SS-001** REV **H**

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 Sheet 3 of 9  
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**LEGEND**

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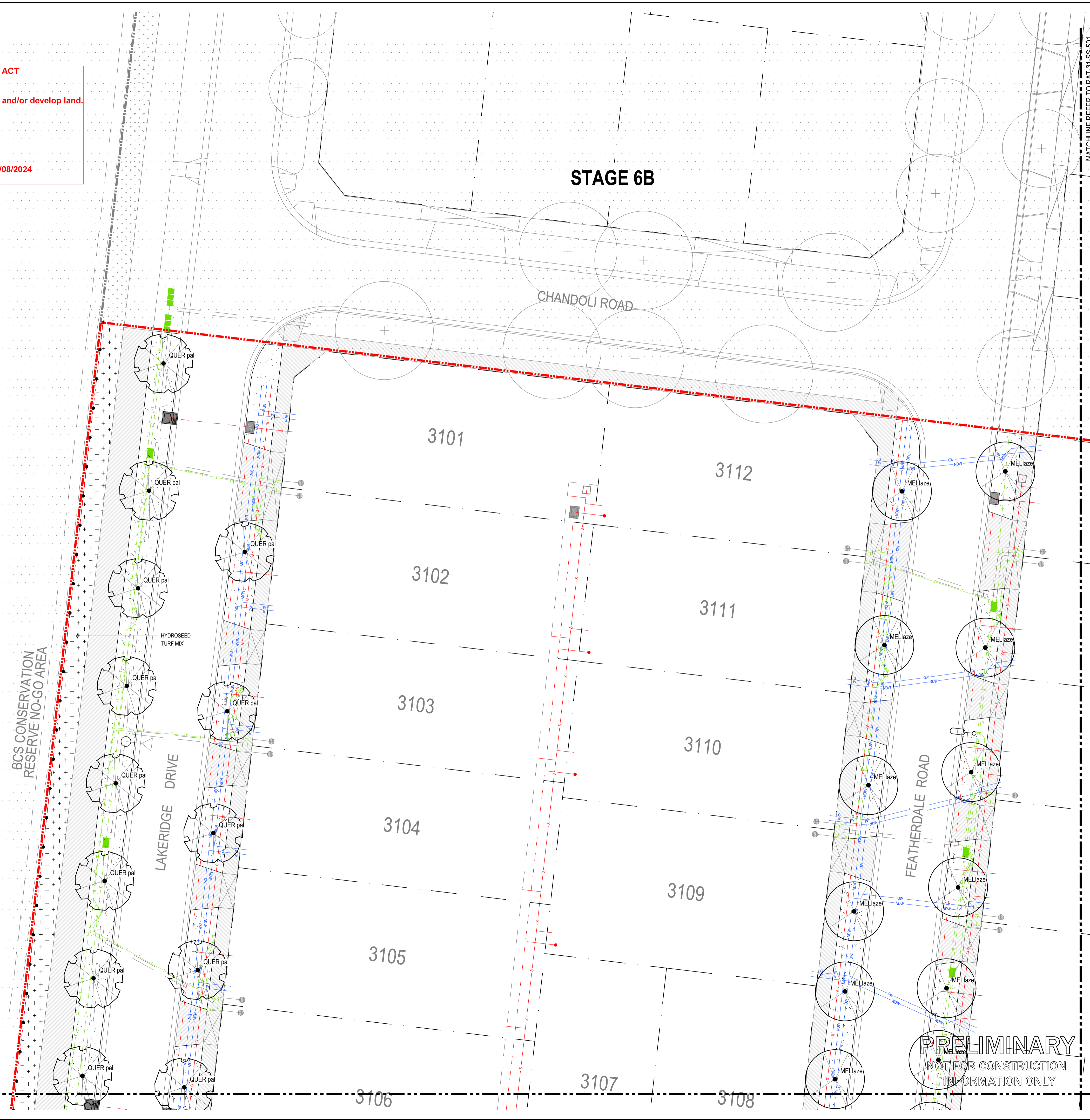
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PROJECT  
 RATHDOWNE ESTATE  
 450 CRAIGIEBURN ROAD, WOLLERT, VICTORIA  
 STAGE OR PHASE  
 STAGE 31

DRAWING TITLE  
 PLANTING PLAN 1

CLIENT  
 VILLAWOOD

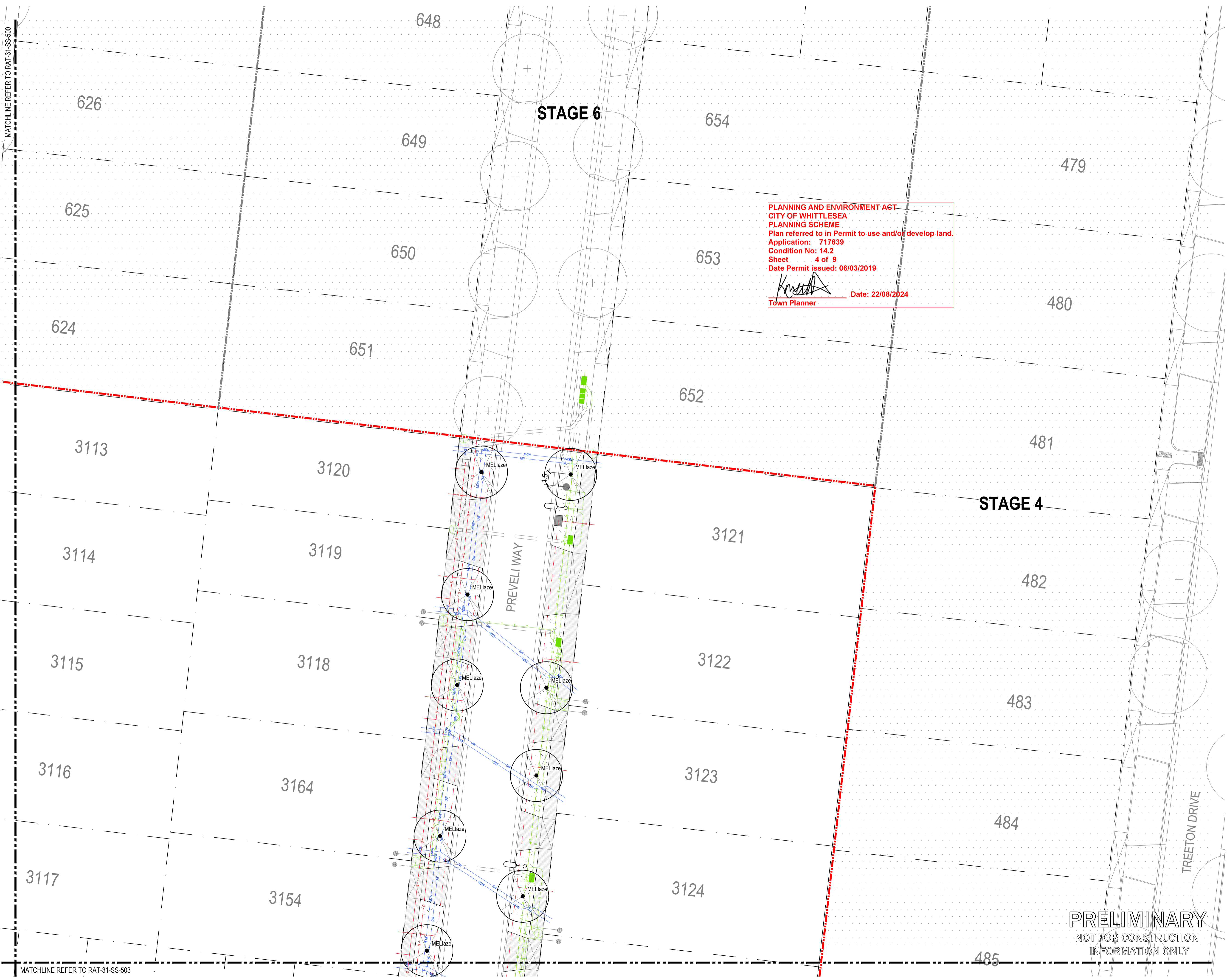
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 SCALE 1: 200 @ A1 METRES  
 DRAWING NUMBER RAT-S31-SS-500 REV H



MATCHLINE REFER TO RAT-31-SS-502

MATCHLINE REFER TO RAT-31-SS-501

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PLANNING AND ENVIRONMENT AGT  
 CITY OF WHITTLESEA  
 PLANNING SCHEME  
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 Application: 717639  
 Condition No: 14.2  
 Sheet 4 of 9  
 Date Permit issued: 06/03/2019  
*[Signature]*  
 Town Planner Date: 22/08/2024

**LEGEND**

- - - - - EXTENT OF WORKS
- TURF
- Melia azedarach 'Elite'
- GAS PIPE
- NON-DRINKABLE WATER
- DRINKABLE WATER
- SEWER DRAINAGE
- ELECTRIC POWER
- COMMUNICATION OPTICAL
- STORMWATER DRAIN PIT
- STREET LAMP POST
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- STANDARD NOTES**
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PROJECT  
 RATHDOWNE ESTATE  
 450 CRAIGIEBURN ROAD, WOLLERT, VICTORIA  
 STAGE OR PHASE  
 STAGE 31

DRAWING TITLE  
 PLANTING PLAN 2

CLIENT  
 VILLAWOOD

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 DRAWN BY SR PRELIM DWG REVIEWED BY SLC  
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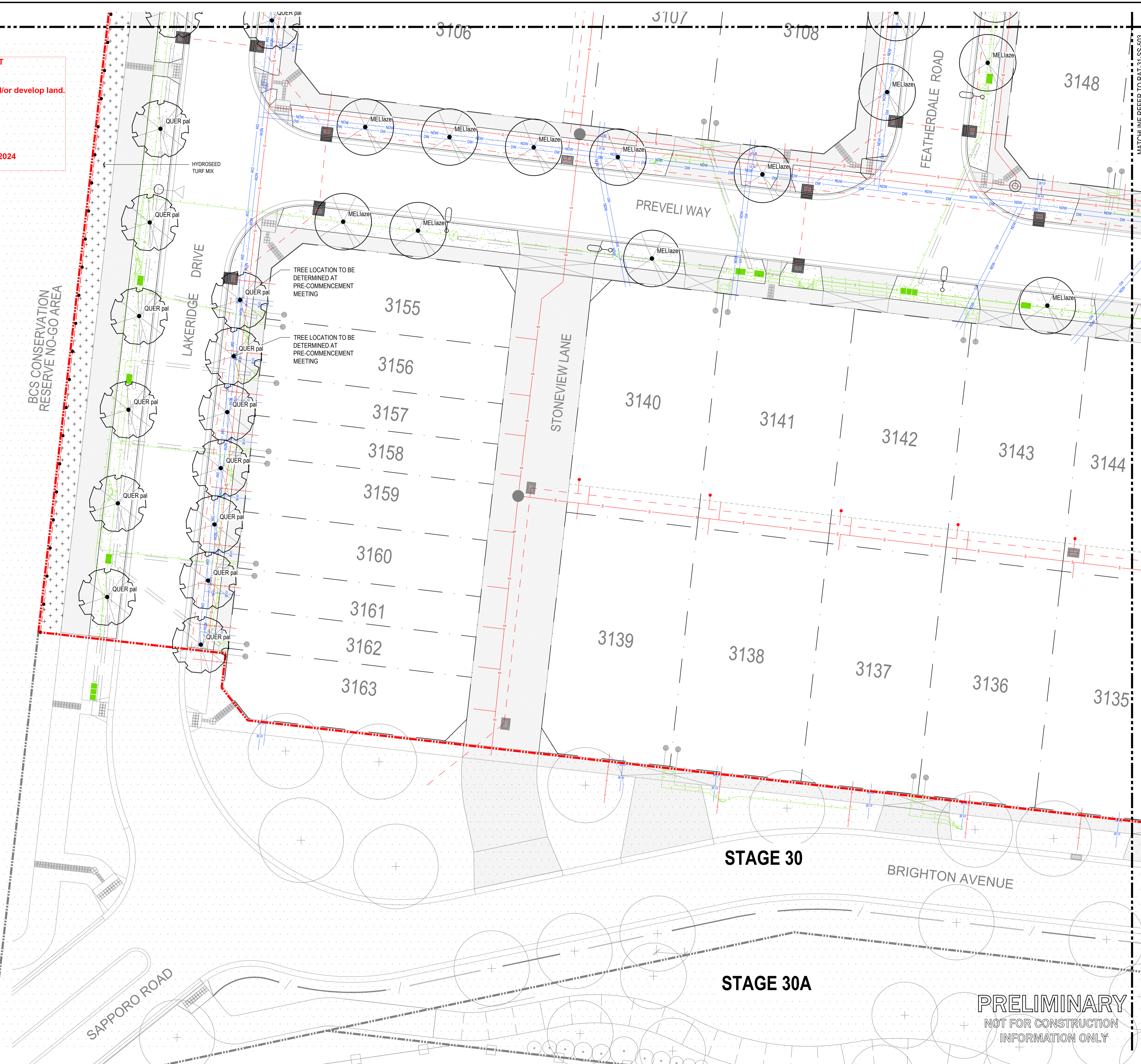
MATCHLINE REFER TO RAT-31-SS-500

MATCHLINE REFER TO RAT-31-SS-503

REF: M:\MANUSCRIPTS\PROJECTS\2023\08\31\STAGE 31\DRAWING\PLANTING\PLANTING PLAN 2\SS-503.DWG

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 Sheet 5 of 9  
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BCS CONSERVATION RESERVE NO-GO AREA



**LEGEND**

- EXTENT OF WORKS
- TURF
- HYDROSEED TURF
- Melia azedarach 'Elite'
- Quercus palustris
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- GAS PIPE
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PROJECT  
 RATHDOWNE ESTATE  
 450 CRAIGIEBURN ROAD, WOLLERT, VICTORIA  
 STAGE OR PHASE  
 STAGE 31

DRAWING TITLE  
 PLANTING PLAN 3

CLIENT  
 VILLAWOOD

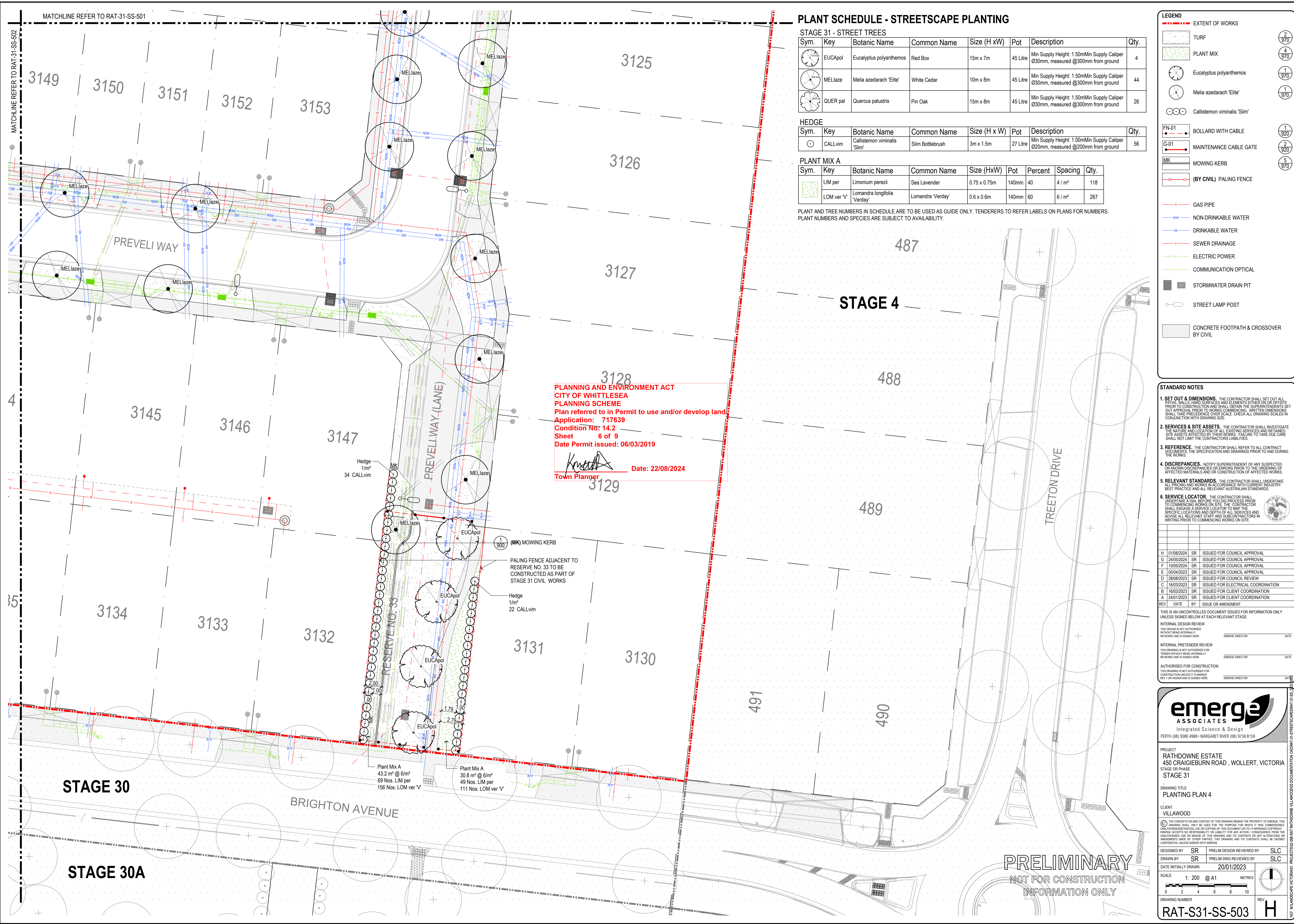
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STAGE 30

STAGE 30A

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SEE MAINSCAPE VICTORIAN PROJECTS/2023/08/RATHDOWNE ESTATE/450 CRAIGIEBURN ROAD/STAGE 31/SS-500



**PLANT SCHEDULE - STREETScape PLANTING**

**STAGE 31 - STREET TREES**

Sym.	Key	Botanic Name	Common Name	Size (H x W)	Pot	Description	Qty.
	EUCApol	Eucalyptus polyanthemos	Red Box	15m x 7m	45 Litre	Min Supply Height: 1.50m Min Supply Caliper Ø30mm, measured @300mm from ground	4
	MELlaze	Melia azedarach 'Elite'	White Cedar	10m x 8m	45 Litre	Min Supply Height: 1.50m Min Supply Caliper Ø30mm, measured @300mm from ground	44
	QUERpal	Quercus palustris	Pin Oak	15m x 8m	45 Litre	Min Supply Height: 1.50m Min Supply Caliper Ø30mm, measured @300mm from ground	26

**HEDGE**

Sym.	Key	Botanic Name	Common Name	Size (H x W)	Pot	Description	Qty.
	CALLvim	Callistemon viminalis 'Slim'	Slim Bottlebrush	3m x 1.5m	27 Litre	Min Supply Height: 1.00m Min Supply Caliper Ø20mm, measured @200mm from ground	56

**PLANT MIX A**

Sym.	Key	Botanic Name	Common Name	Size (HxW)	Pot	Percent	Spacing	Qty.
	LIM per	Limonium perezii	Sea Lavender	0.75 x 0.75m	140mm	40	4 / m <sup>2</sup>	118
	LOM ver 'V'	Lomandra longifolia 'Verday'	Lomandra 'Verday'	0.6 x 0.6m	140mm	60	6 / m <sup>2</sup>	267

PLANT AND TREE NUMBERS IN SCHEDULE ARE TO BE USED AS GUIDE ONLY. TENDERERS TO REFER LABELS ON PLANS FOR NUMBERS. PLANT NUMBERS AND SPECIES ARE SUBJECT TO AVAILABILITY.

**LEGEND**

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- G-01 MAINTENANCE CABLE GATE
- MK MOWING KERB
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PROJECT  
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STAGE OR PHASE  
STAGE 31

DRAWING TITLE  
PLANTING PLAN 4

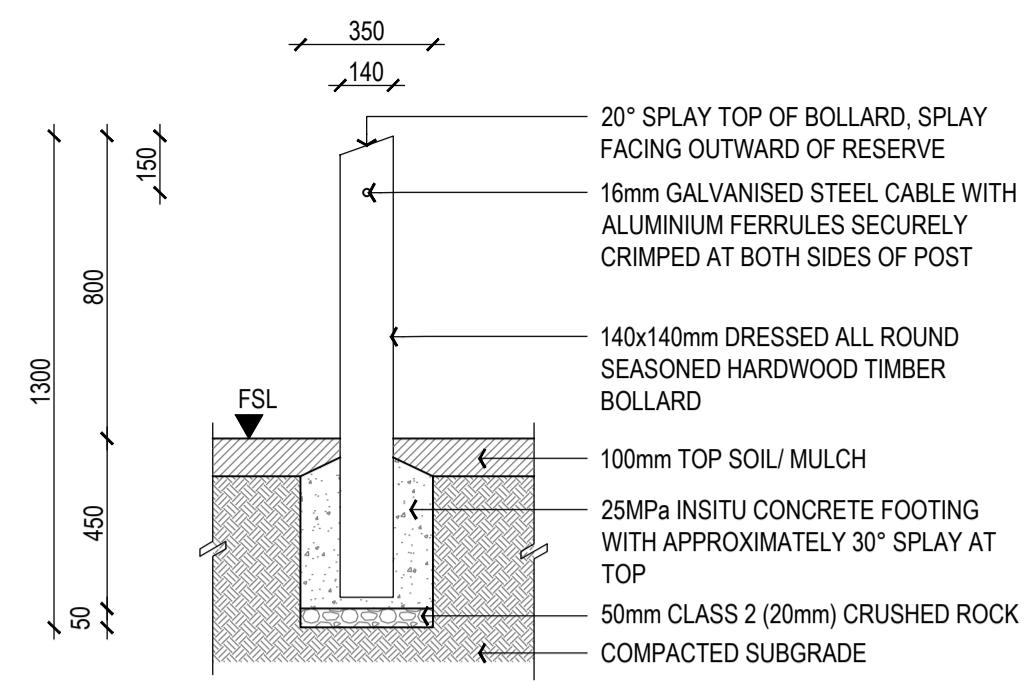
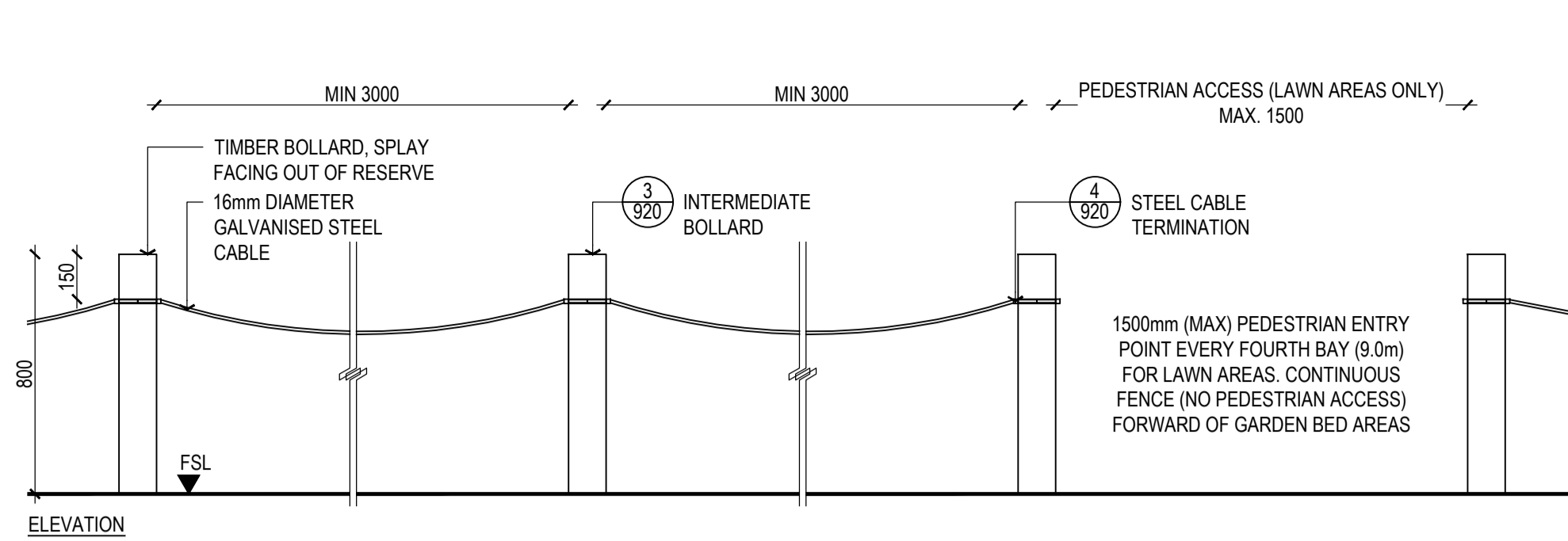
CLIENT  
VILLAWOOD

DESIGNED BY SR PRELIM DESIGN REVIEWED BY SLC  
DRAWN BY SR PRELIM DWG REVIEWED BY SLC  
DATE INITIALLY DRAWN 20/01/2023  
SCALE 1:200 @ A1 METRES  
DRAWING NUMBER RAT-SS31-SS-503 REV H

**PLANNING AND ENVIRONMENT ACT  
CITY OF WHITTLESEA  
PLANNING SCHEME**  
Plan referred to in Permit to use and/or develop land  
Application: 717639  
Condition No: 14.2  
Sheet 6 of 9  
Date Permit issued: 06/03/2019

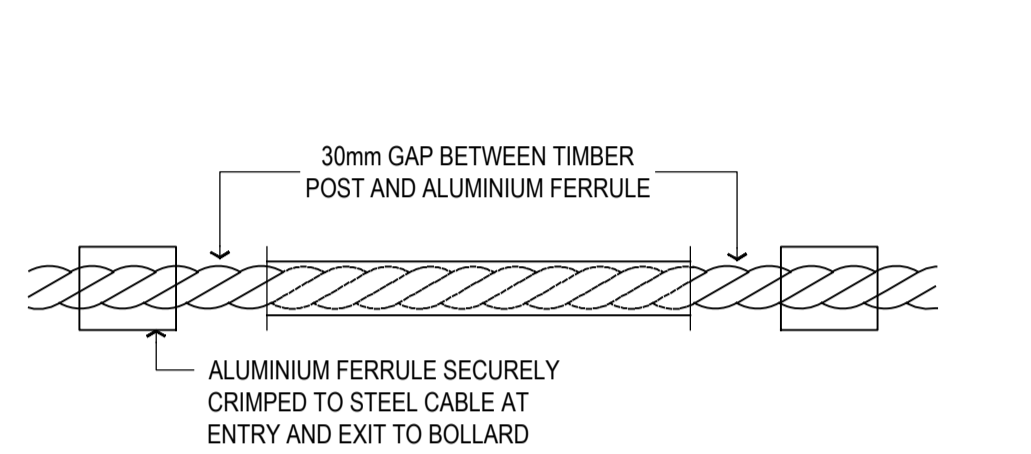
*Kenneth* Date: 22/08/2024  
Town Planner

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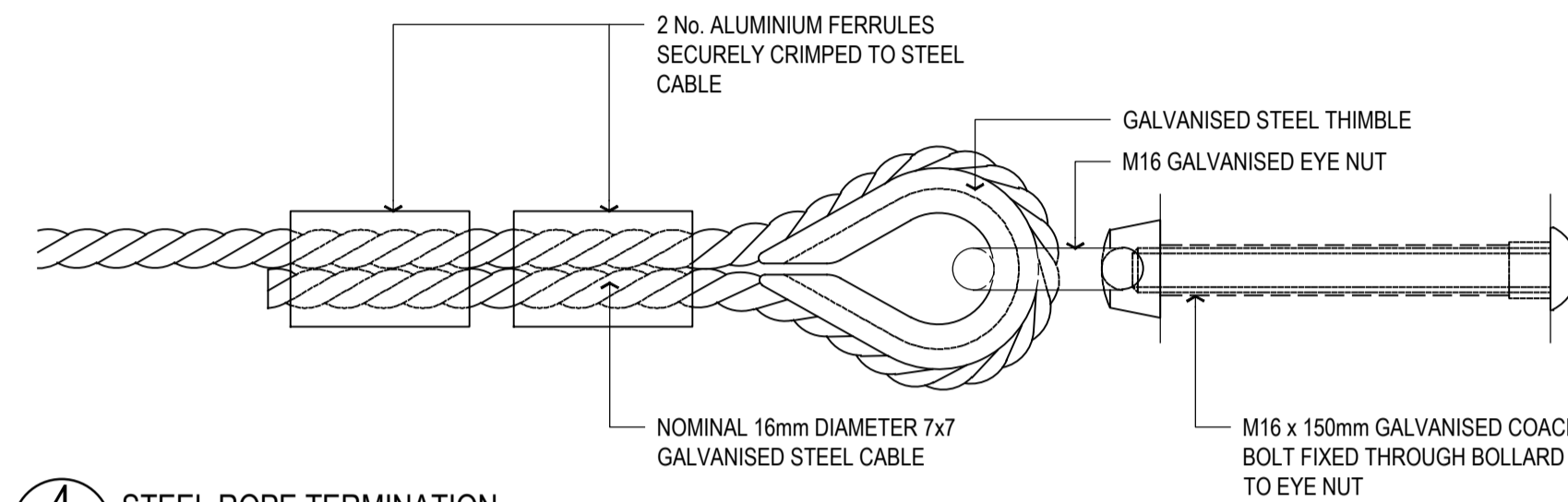


1 (FN-01) TIMBER BOLLARD AND CABLE FENCE (CITY OF WHITTLESEA TYPICAL DETAIL)  
SCALE 1:20

2 TIMBER BOLLARD (CITY OF WHITTLESEA TYPICAL DETAIL)  
SECTION SCALE 1:20

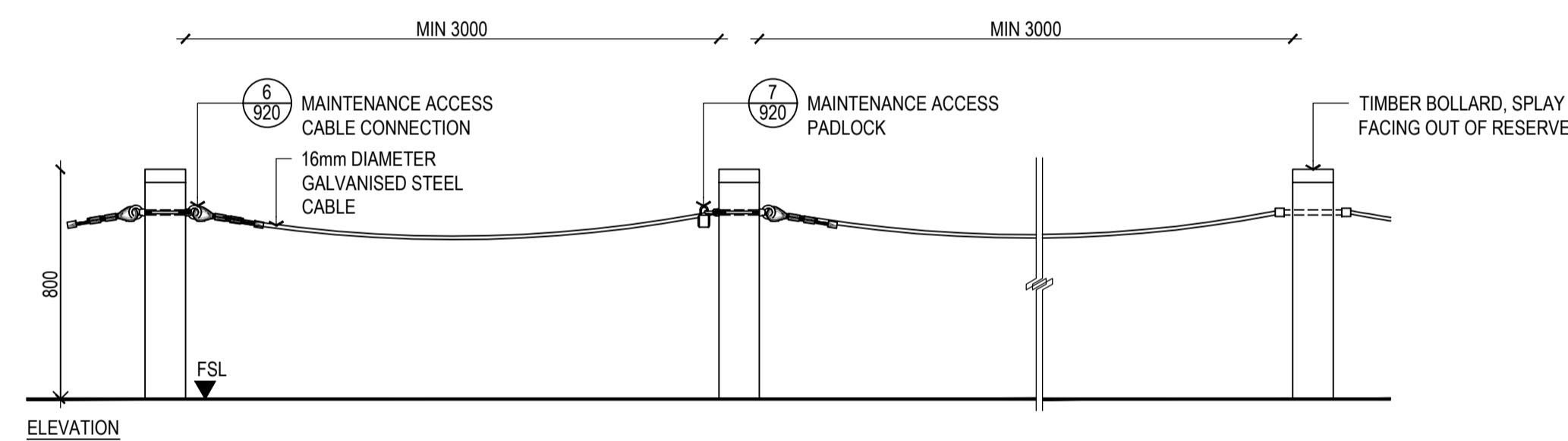


3 INTERMEDIATE BOLLARD FIXING  
SECTION SCALE 1:10



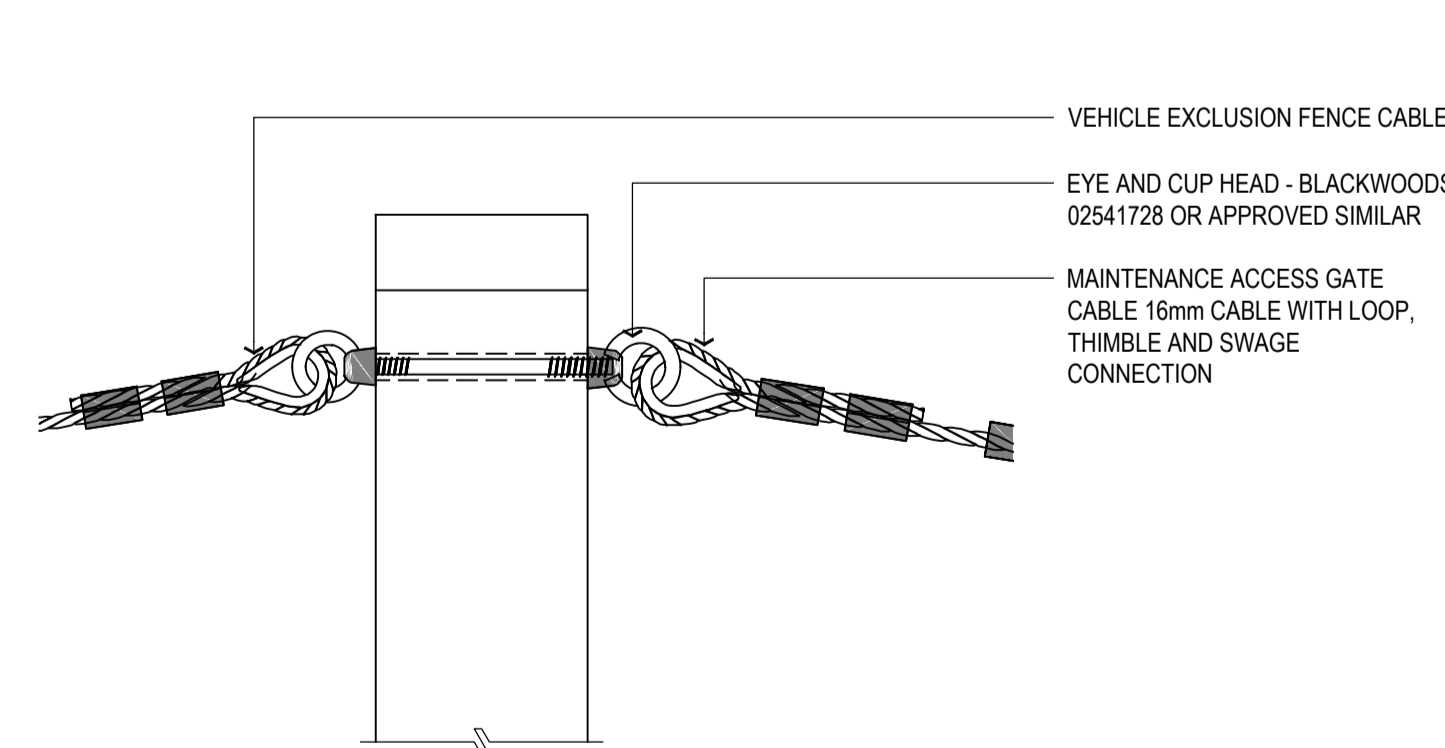
4 STEEL ROPE TERMINATION  
SECTION SCALE 1:10

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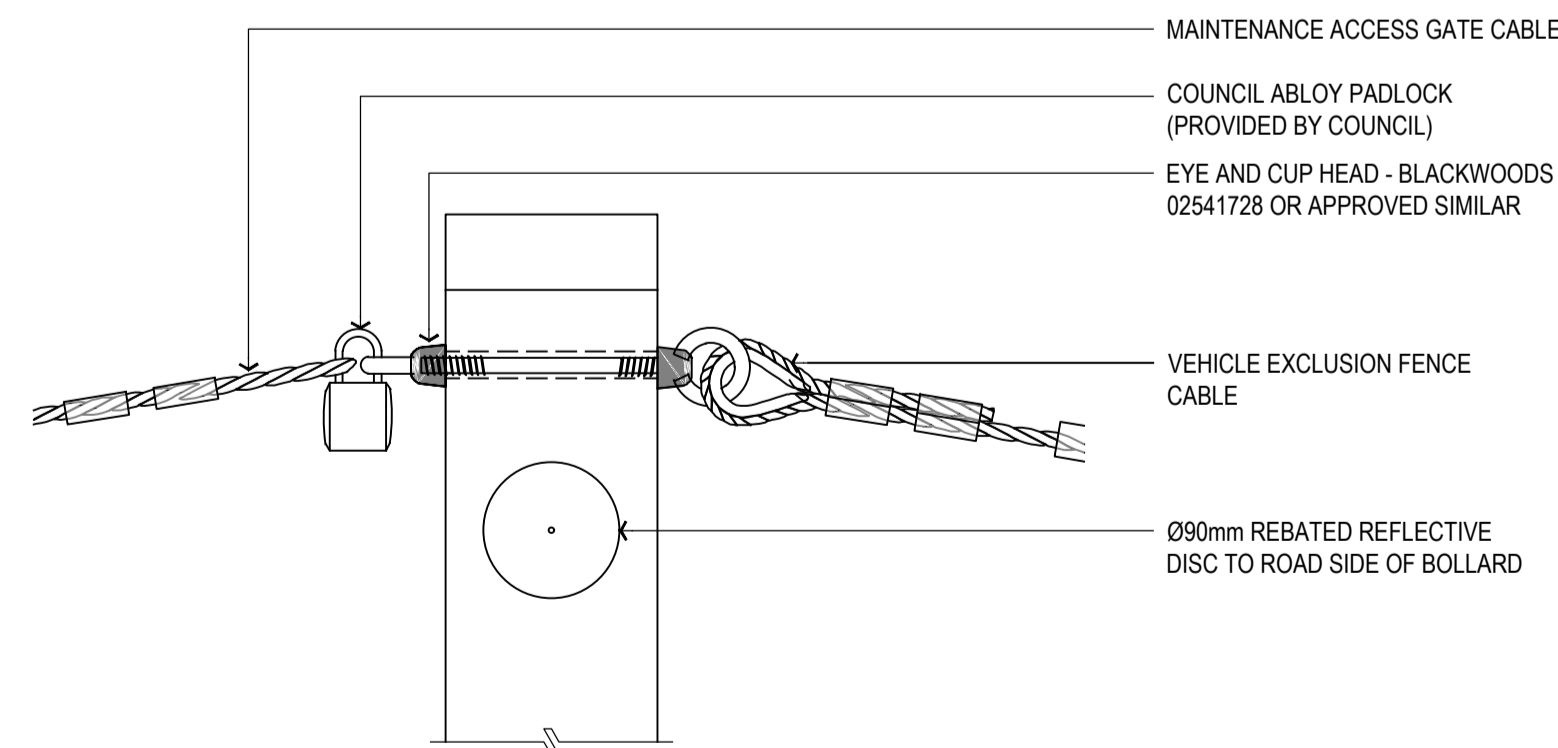


**NOTES**  
THE MAINTENANCE ACCESS GATE CABLE IS TO BE INDEPENDENT FROM VEHICLE EXCLUSION FENCE CABLE.

5 (G-01) POST AND CABLE MAINTENANCE GATE (CITY OF WHITTLESEA TYPICAL DETAIL)  
SCALE 1:20



6 MAINTENANCE ACCESS CABLE CONNECTION  
SCALE 1:5



7 MAINTENANCE ACCESS PADLOCK  
SCALE 1:5

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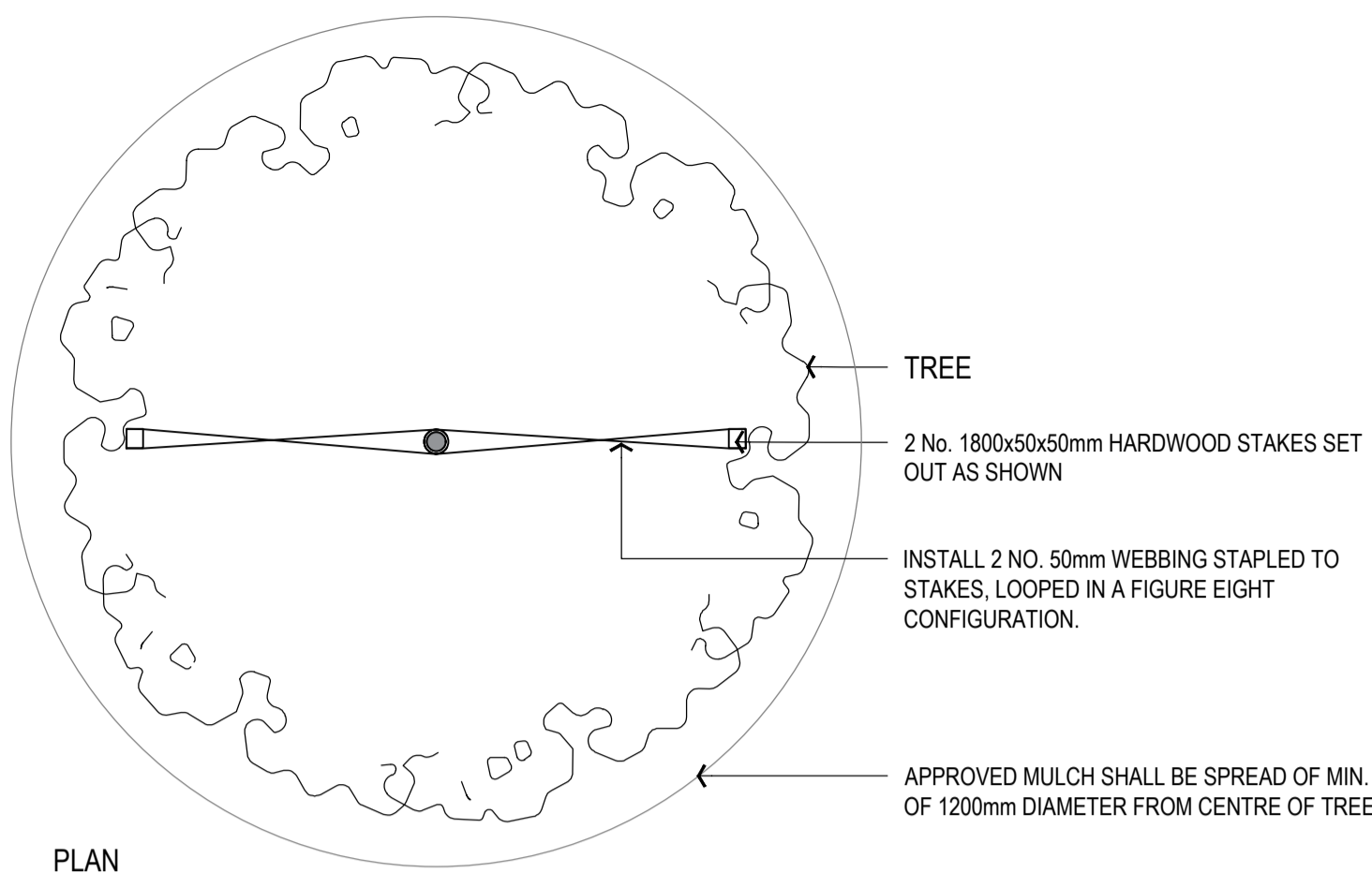
**emerge ASSOCIATES**  
Integrated Science & Design  
PERTH (08) 9380 4988 • MARGARET RIVER (08) 9758 8159

PROJECT  
RATHDOWNE ESTATE  
450 CRAIGIEBURN ROAD, WOLLERT, VICTORIA  
STAGE OR PHASE  
STAGE 31

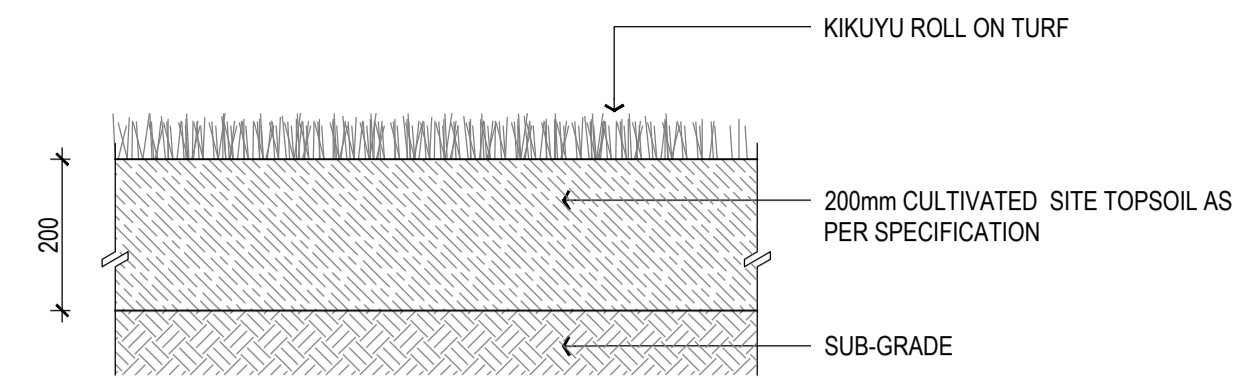
DRAWING TITLE  
FENCES AND GATES DETAILS

CLIENT  
VILLAWOOD

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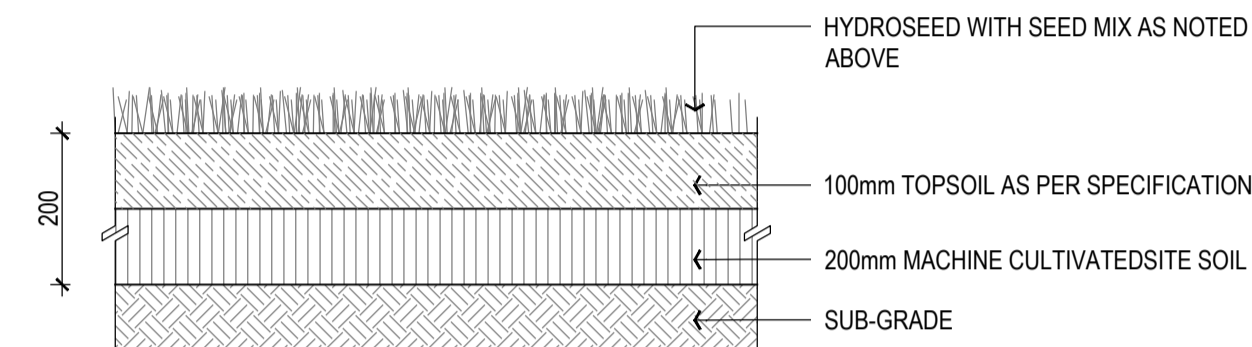


PLAN



2 ROLL-ON TURF AREAS SECTION SCALE 1:10

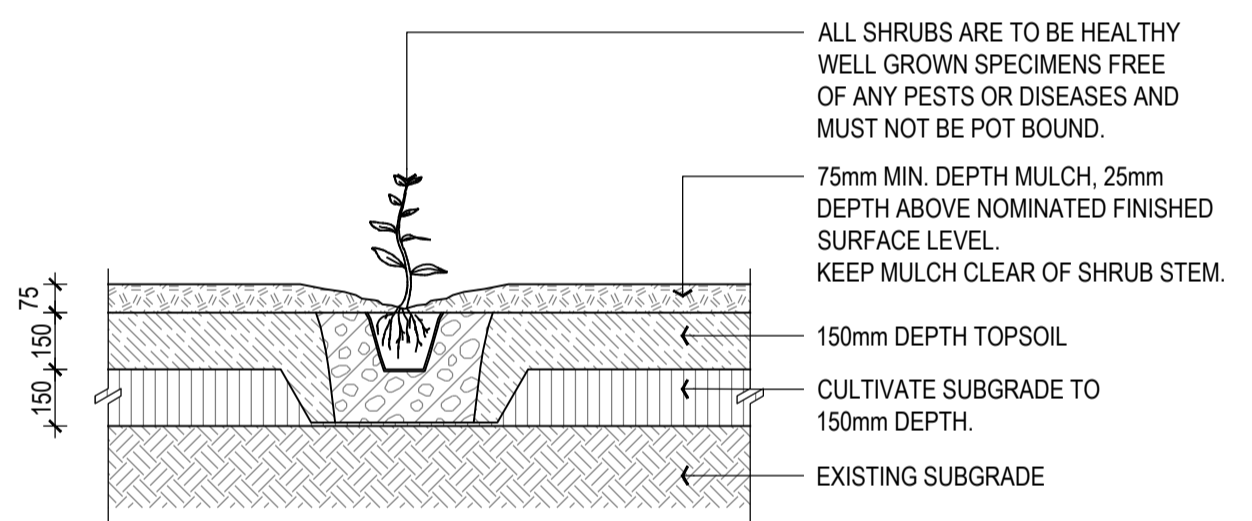
**SEED MIX**  
 50% Themada trianda  
 35% Rytidosperra caespitosum  
 15% Rytidosperra racemosum  
**ALL SEED TO BE NATIVE PROVENANCE**



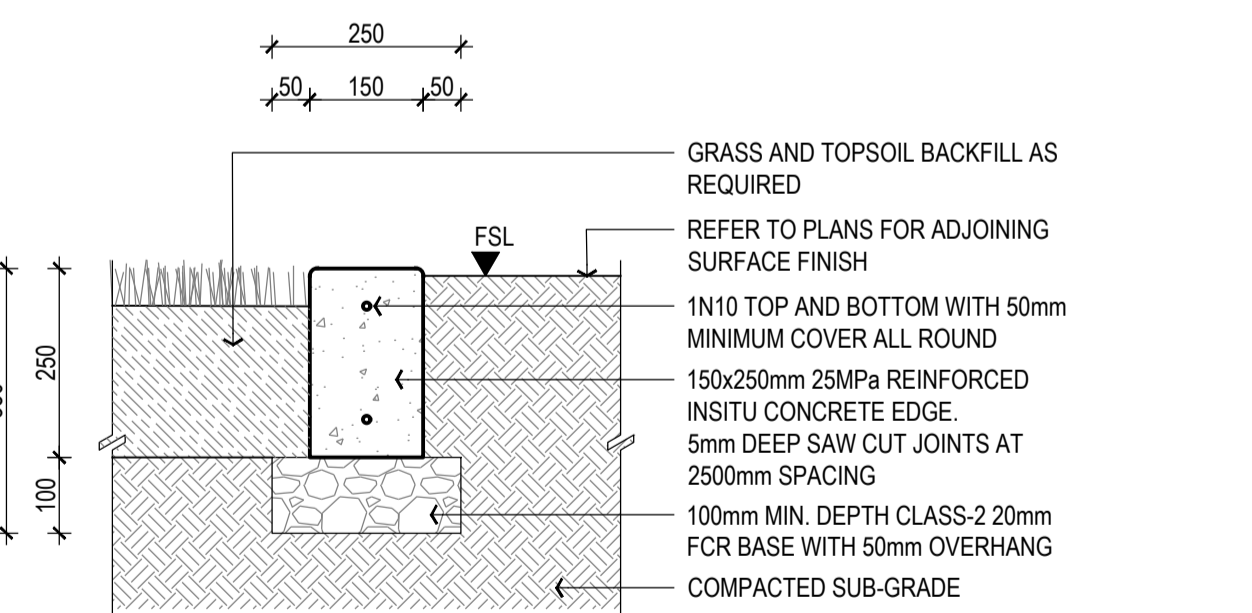
**NOTES**

- 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 lith, 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.

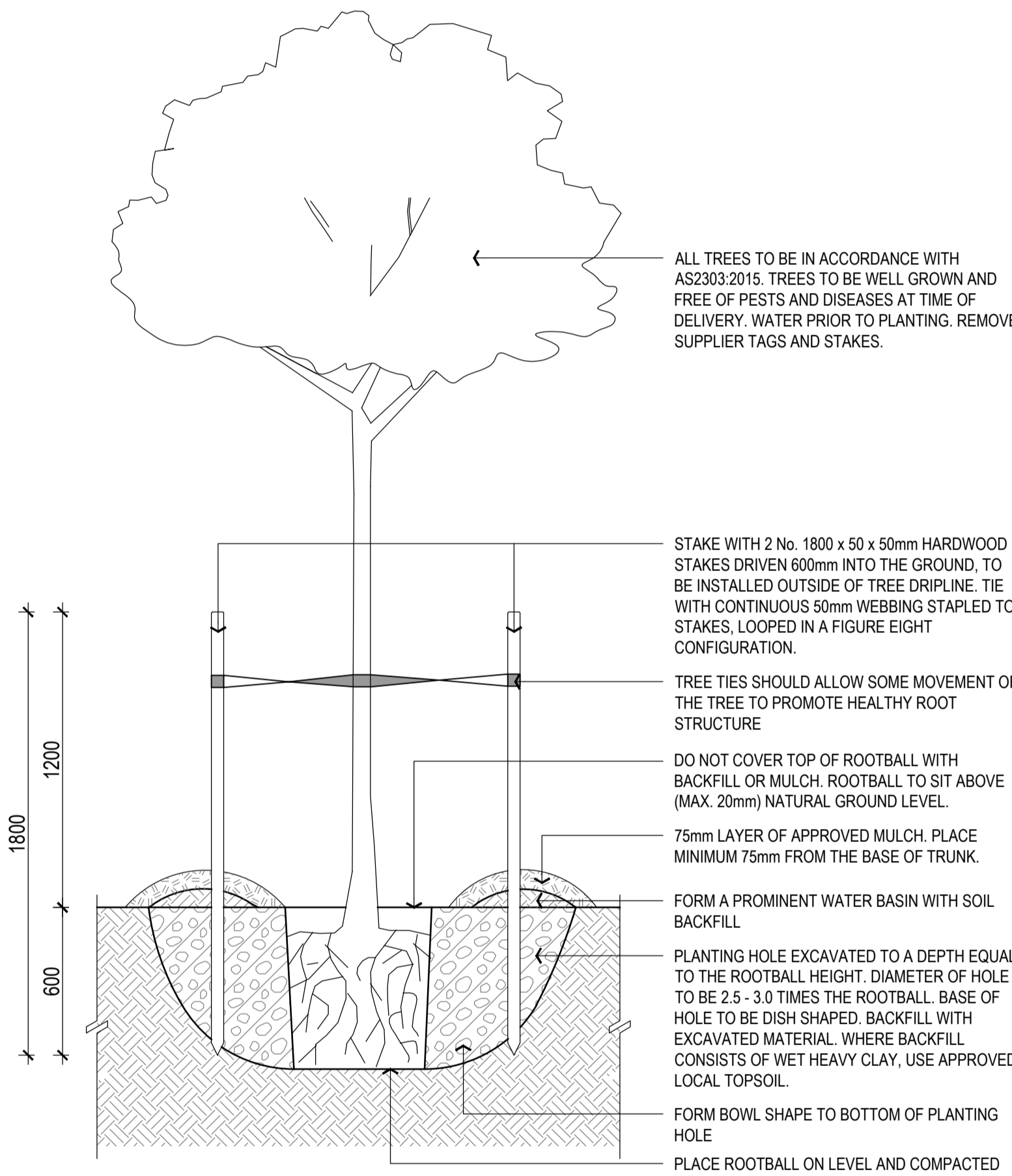
3 HYDROSEED TURF AREAS SECTION SCALE 1:10



4 140mm - 200mm POT PLANTING SECTION SCALE 1:20



5 (MK) MOWING KERB SECTION SCALE 1:10



SECTION

**NOTES**

- 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.
- 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.

1 45 LITRE ADVANCED TREE PLANTING PLAN, SECTION SCALE 1:20

**PLANNING AND ENVIRONMENT ACT**  
**CITY OF WHITTLESEA**  
**PLANNING SCHEME**  
 Plan referred to in Permit to use and/or develop land.  
 Application: 717639  
 Condition No: 14.2  
 Sheet 8 of 9  
 Date Permit issued: 06/03/2019  
 Date: 22/08/2024  
 Town Planner

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PROJECT  
 RATHDOWNE ESTATE  
 450 CRAIGIEBURN ROAD, WOLLERT, VICTORIA  
 STAGE OR PHASE  
 STAGE 31

DRAWING TITLE  
 SOFTWORKS DETAILS

CLIENT  
 VILLALWOOD

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**STREET VERGE NOTES**

**THE CITY OF WHITTLESEA COUNCIL  
LANDSCAPE GUIDELINES**

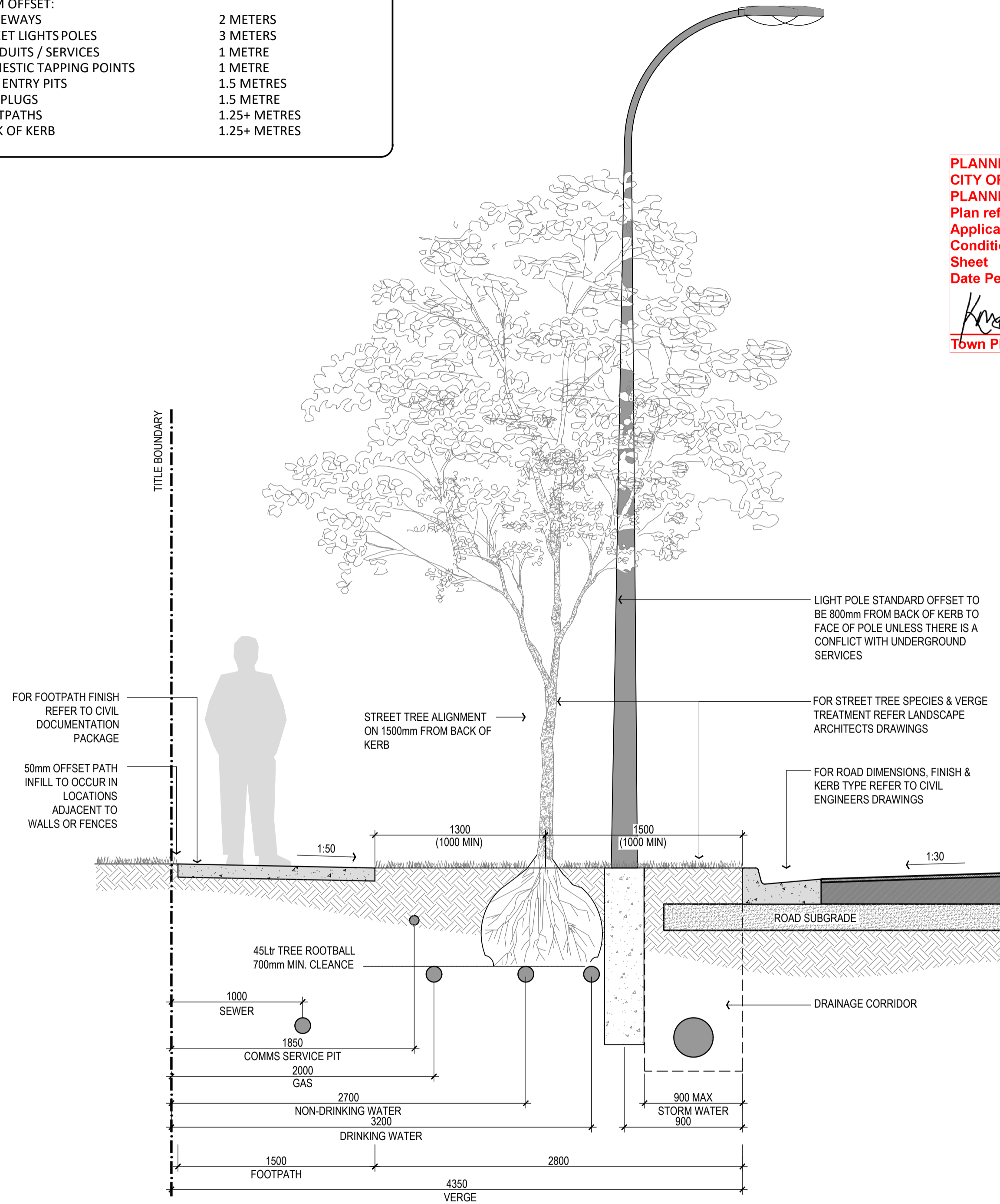
THE FOLLOWING GUIDELINES HAVE BEEN EXTRACTED FROM CITY OF WHITTLESEA COUNCIL LANDSCAPE GUIDELINES, A GUIDE TO GROWTH AREA - STREET TREE PLANTING, DEC 2015 AS REFERENCE.

**1. TREE SPECIFICATION**

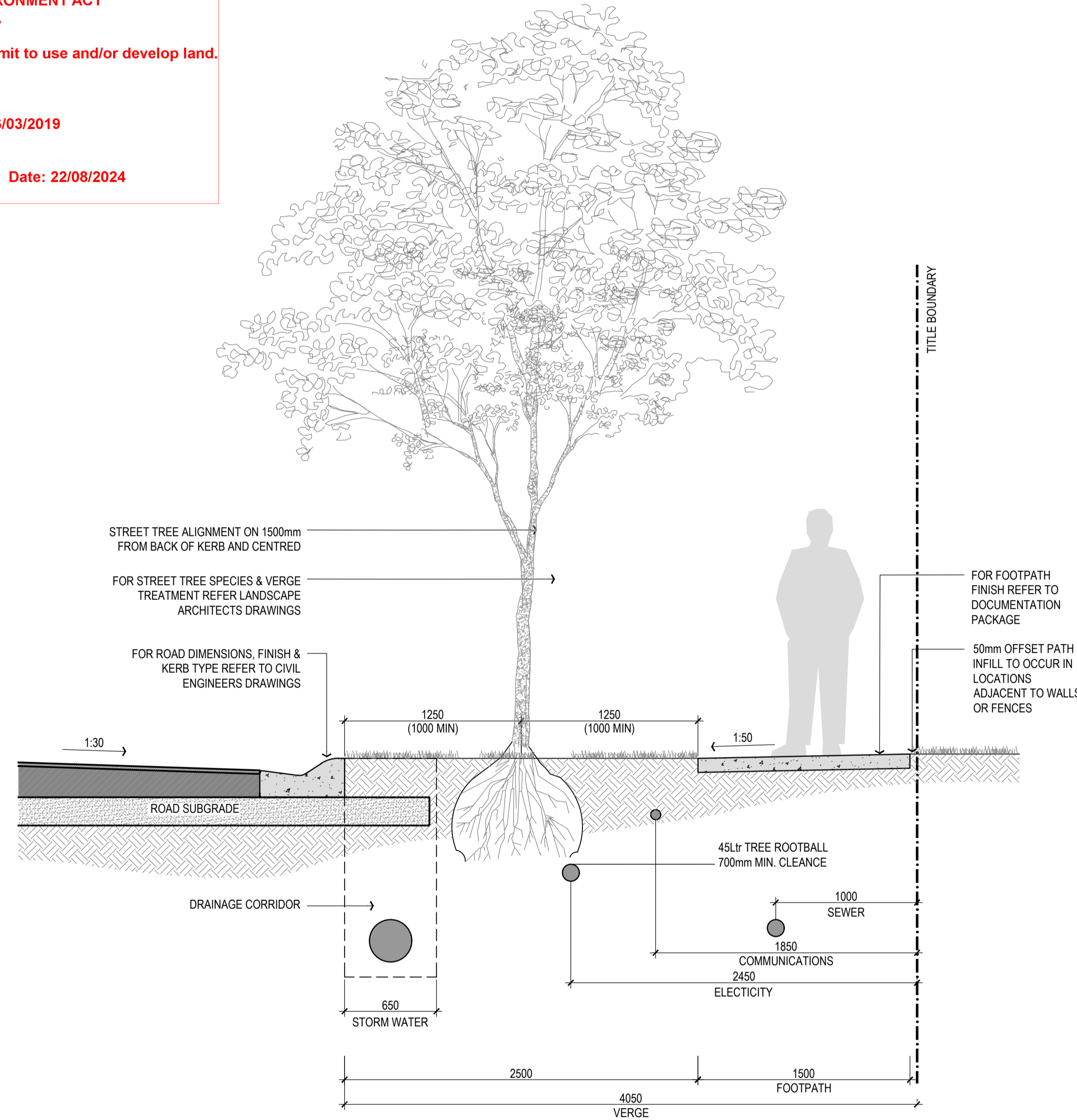
MINIMUM OFFSET:	
a. DRIVEWAYS	2 METRES
b. STREET LIGHTS POLES	3 METRES
c. CONDUITS / SERVICES	1 METRE
d. DOMESTIC TAPPING POINTS	1 METRE
e. SIDE ENTRY PITS	1.5 METRES
f. FIRE PLUGS	1.5 METRE
g. FOOTPATHS	1.25+ METRES
h. BACK OF KERB	1.25+ METRES

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Application: 717639  
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Sheet 9 of 9  
Date Permit issued: 06/03/2019**

*K. Smith*  
**Town Planner**      Date: 22/08/2024



NOTE: THE CONTRACTOR SHALL UNDERTAKE ALL INVESTIGATIONS AS TO FINAL SERVICE LOCATIONS PRIOR TO WORKS. "DIAL BEFORE YOU DIG" PH: 1100.



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1  
971 16.00m ROAD RESERVE - VERGE ALIGNMENTS  
SECTION

SCALE 1:25

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