




**City of  
Whittlesea**

## **P L A N   N O T A T I O N S**

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### **Rathdowne Estate, Stage 6B Streetscapes (Amended)**

1. These plans shall supersede those previously approved on 21 July 2020.

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 7  
Date Permit issued: 04/08/2017  
 Date: 29/03/2021  
Town Planner

# STAGE 6B - STREETSCAPES

**PROJECT NUMBER: 307444**

# LANDSCAPE ARCHITECTURE DRAWINGS FOR VILLAWOOD


## DRAWING SCHEDULE

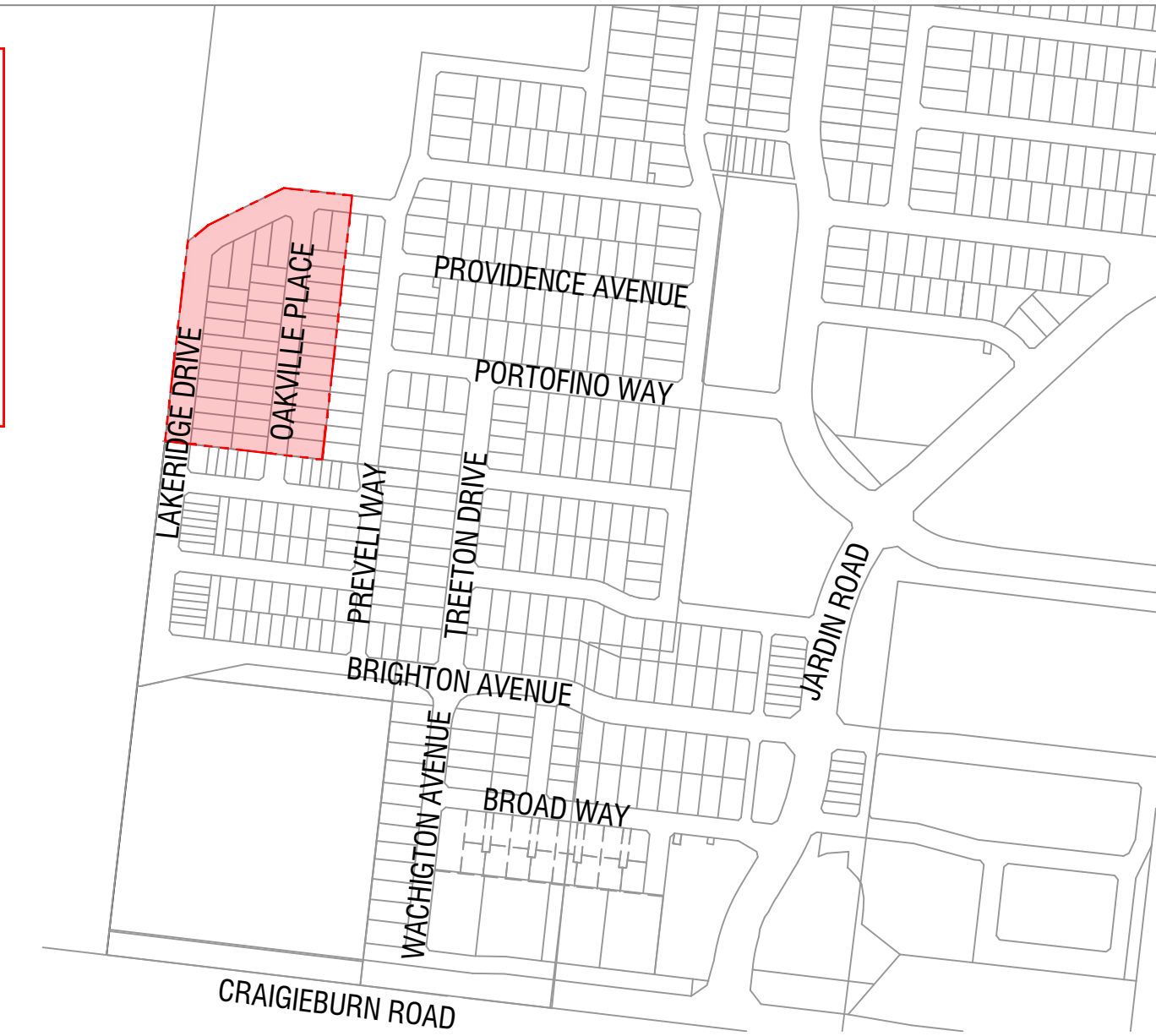
DRAWING NO.	DESCRIPTION	SHEET NO.	REVISION
LD100	COVER - SHEET 1	1	C
LD700	PLANTING PLANS - SHEET 1	2	C
LD701	PLANTING PLANS - SHEET 2	3	C
LD900	DETAILS - SHEET 1	4	C
LD901	DETAILS - SHEET 2	5	C
LD902	DETAILS - SHEET 3	6	C

PLANTING SCHEDULE						
TREES						
CODE	BOTANICAL NAME	COMMON NAME	QTY	DENSITY	INSTALL SIZE	MATURE SIZE (h x w)
Ma	Melia azedarach 'Elite'	White Cedar	28	as shown	min. 1.8m tall, 45L	10 x 8
Pc	Pyrus calleryana 'Chanticleer'	Ornamental Pear	13	as shown	min. 1.8m tall, 45L	11 x 6
Qp	Quercus palustris	Pin Oak	25	as shown	min. 1.8m tall, 45L	7 x 6
Up	Ulmus parvifolia	Chinese Elm	7	as shown	min. 1.8m tall, 45L	13 x 10
Total			73			

GARDEN BED PLANTING MIX									
Installed size: 150mm pots				Location		G1	G2	G3	G4
				Area m²		56	54	120	116
BOTANICAL NAME	COMMON NAME	Species Density m²	% Distribution Species	Total No. of Plants					
Acacia cognata 'Mini Cog'	River Wattle	4	33	457	74	71	158	153	
Grevillea juniperina 'Molongolo'	Grevillea	3	33	343	55	53	119	115	
Lomandra longifolia 'Tanika'	Lomandra 'Tanika'	4	34	471	76	73	163	158	
		Total	100	1270					

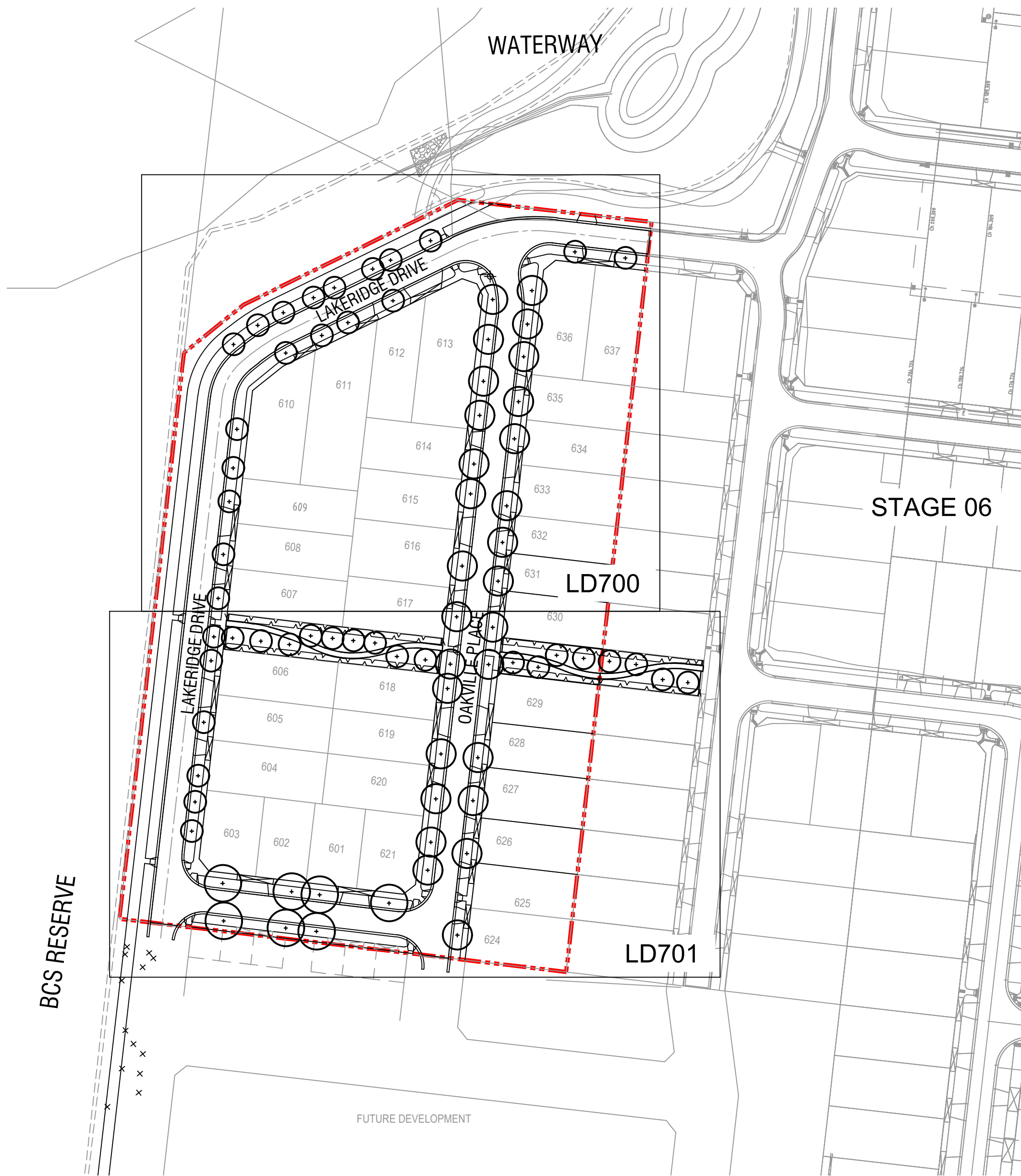
ALL TREE STOCK TO CONFORM TO AS 2303:2018; APPENDIX D.  
ALL TREE STOCK OF 45L TO HAVE A HEIGHT OF 1.8m - 2.0m AND CALIPER OF 25mm - 30mm  
UNLESS APPROVED IN WRITING BY THE SUPERINTENDENT

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\_\_\_\_\_  
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## 0 SITE LOCATION

Scale 1:5000 @ A1



## EXTENTS OF WORK AND KEY PLAN

**Scale 1:1000 @ A1**

## GENERAL NOTES

1. Unless otherwise specified on the drawings all measurements, heights and distances to be determined from dimensions and NOT scaled off the drawings.
2. 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](http://www.dialbeforeyoudig.com.au))
3. The depths 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.
4. The Contractor must have a copy of Melbourne One Call/Services information and plans on site at all times.
5. The Contractor shall be liable for any damage to services during landscape works.
6. All trees shall be planted in locations shown on this plan, with setback to be approved on site by the Superintendent prior to planting.
7. Tree canopies are shown at 100% of mature diameter.
8. Any change in plant species must have the approval of the Superintendent.
9. Trees should 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
10. The Superintendent is to inspect trees supplied by the Contractor prior to planting.
11. The Principal will ensure that all property boundaries are to be pegged out by licensed surveyors prior to set out of landscape works.
12. All drawings 'For Construction' to be printed in colour

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# PRELIMINARY

C	ISSUED TO COUNCIL	SV	10/07/20
B	ISSUED TO COUNCIL	SV	20/03/20
A	PRELIMINARY ISSUE	SV	06/03/20
REV	DESCRIPTION	APP	DATE

## RATHDOWNE

## STAGE 6B - STREETSCAPES

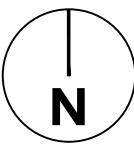
## DETAILED DESIGN

**COVER - SHEET 1**

**SHEET 1 OF 6**

CITY OF WHITTLESEA

## VILLAWOOD

MGA 94  
ZONE

1:5000  
SCALE @ A1

PA/MM


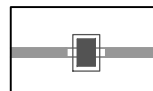

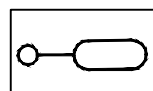
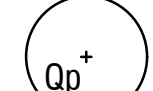

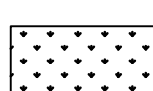


CHECKED **AL** APPROVED **SV**

DRG NO. **307444LD100** REV **C**

file name 307444LD100.dwg layout name LD100 plotted by Prasadhi Adikarige  
file location \\spire\meltdata\Data\30\307444\landscape\ACAD plot date 24/02/2021 5:28 PM Sheet 1 of 6 Sheets

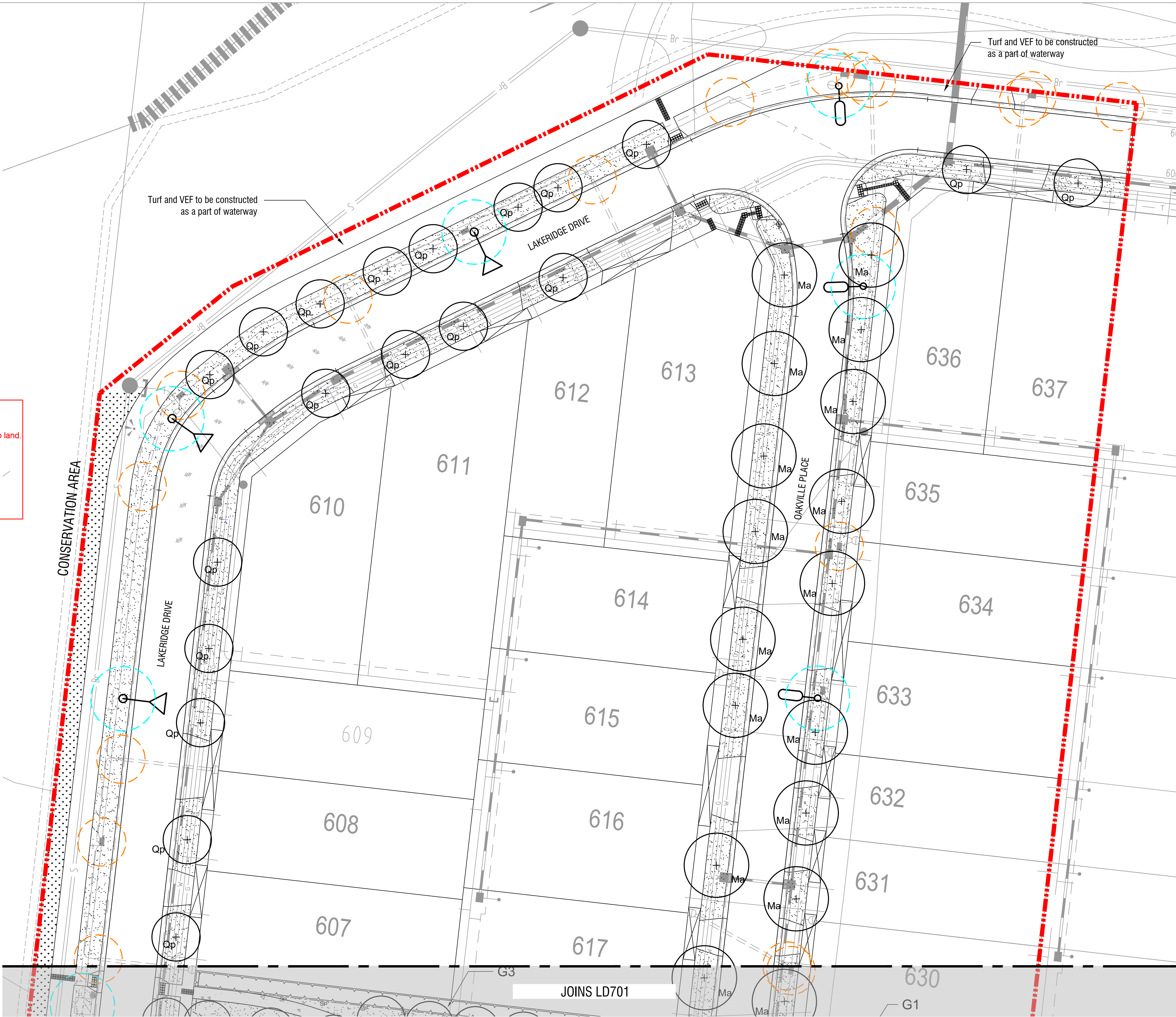


LEGEND

-  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, Details and Specification
-  HYDROMULCH MIX 01  
Refer Details and Specification
-  HYDROMULCH MIX 02  
Refer Details and Specification
-  3M ELECTRICAL JOINT AND  
CONDUIT END OFFSET
-  4M LIGHT POLE AND  
PARALLELING PILLAR OFFSET

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NOTES

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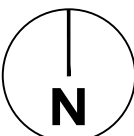
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RATHDOWNE  
STAGE 6B - STREETSCAPES

DETAILED DESIGN  
PLANTING PLANS - SHEET 1  
SHEET 2 OF 6  
CITY OF WHITTLESEA  
VILLAWOOD



N

MGA 94  
ZONE

1:250  
SCALE @ A1

0 2.5 5 7.5 10 12.5

DESIGNED	DRAWN	CHECKED	APPROVED
PA	PA/MM	AL	SV

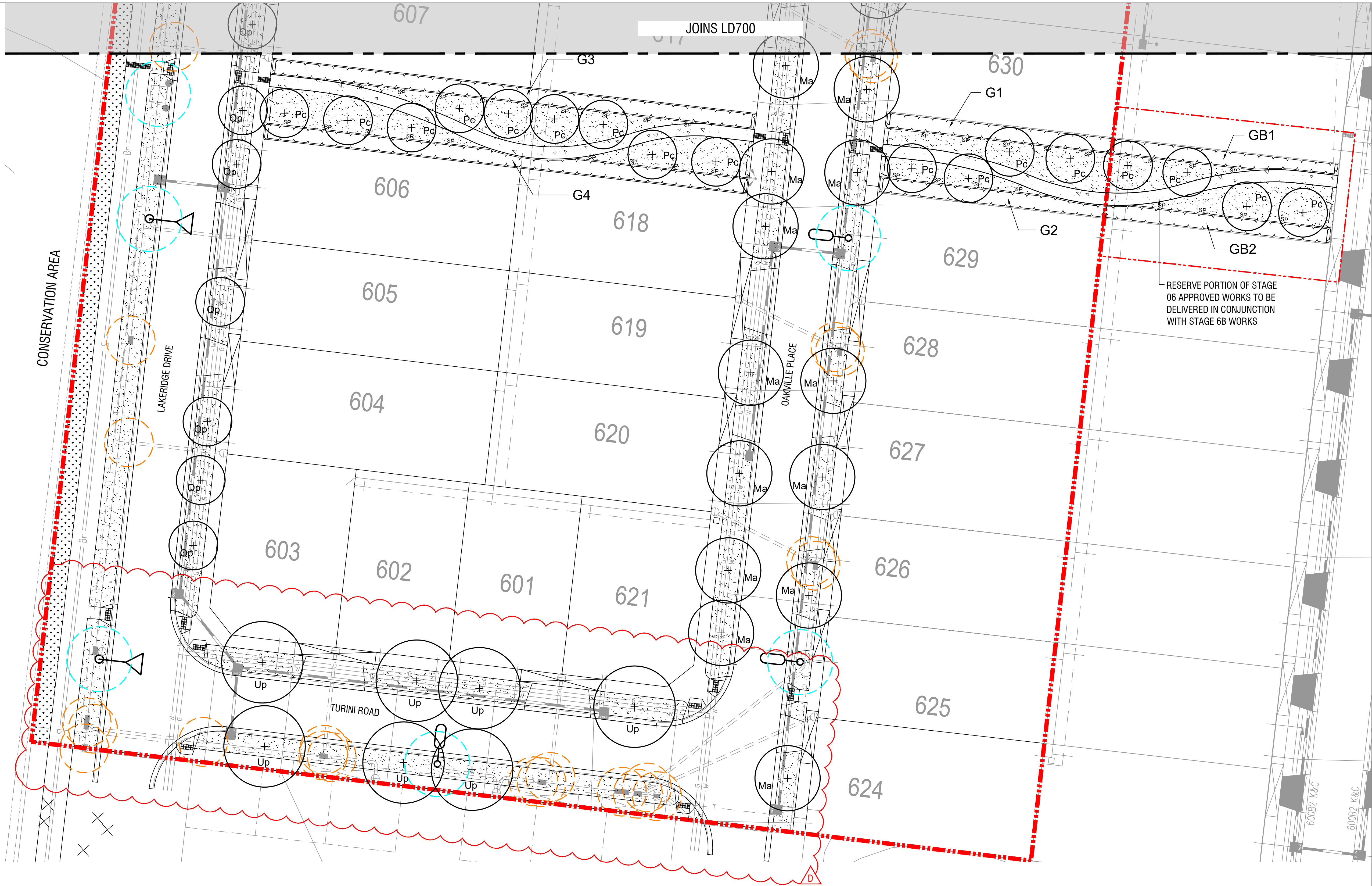
DATE: 10/07/2020

DRG NO. 307444LD700

REV C



file name: 307444LD700.dwg, layout: rsm LD701, plotted by: Preciphi Adkins  
file location: \\spire.melb.net\data\307444\Landscapes\ACAD\plotted date: 24/02/2021, 5:29 PM Sheet 3 of 6 Sheets



#### LEGEND

	EXTENT OF WORKS		HYDROMULCH MIX 01 Refer Details and Specification		SPADE EDGE Refer Schedules, Details and Specification
	EXISTING STORMWATER By others / refer Civil		HYDROMULCH MIX 02 Refer Details and Specification		CONCRETE PAVING By Civil
	EXISTING CONDUITS / SERVICES By others / refer Civil		3M ELECTRICAL JOINT AND CONDUIT END OFFSET		VEHICLE EXCLUSION FENCE Refer Schedules, Details and Specification
	EXISTING STREET LIGHTS Refer Power		4M LIGHT POLE AND PARALLELING PILLAR OFFSET		
	STREET TREE Refer Schedules, Details and Specification		GARDEN BED Refer Schedules, Details and Specification		

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#### NOTES

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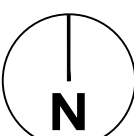
RATHDOWNE  
STAGE 6B - STREETSCAPES

DETAILED DESIGN

PLANTING PLANS - SHEET 2

SHEET 3 OF 6

CITY OF WHITTLESEA  
VILLAWOOD



MGA 94  
ZONE

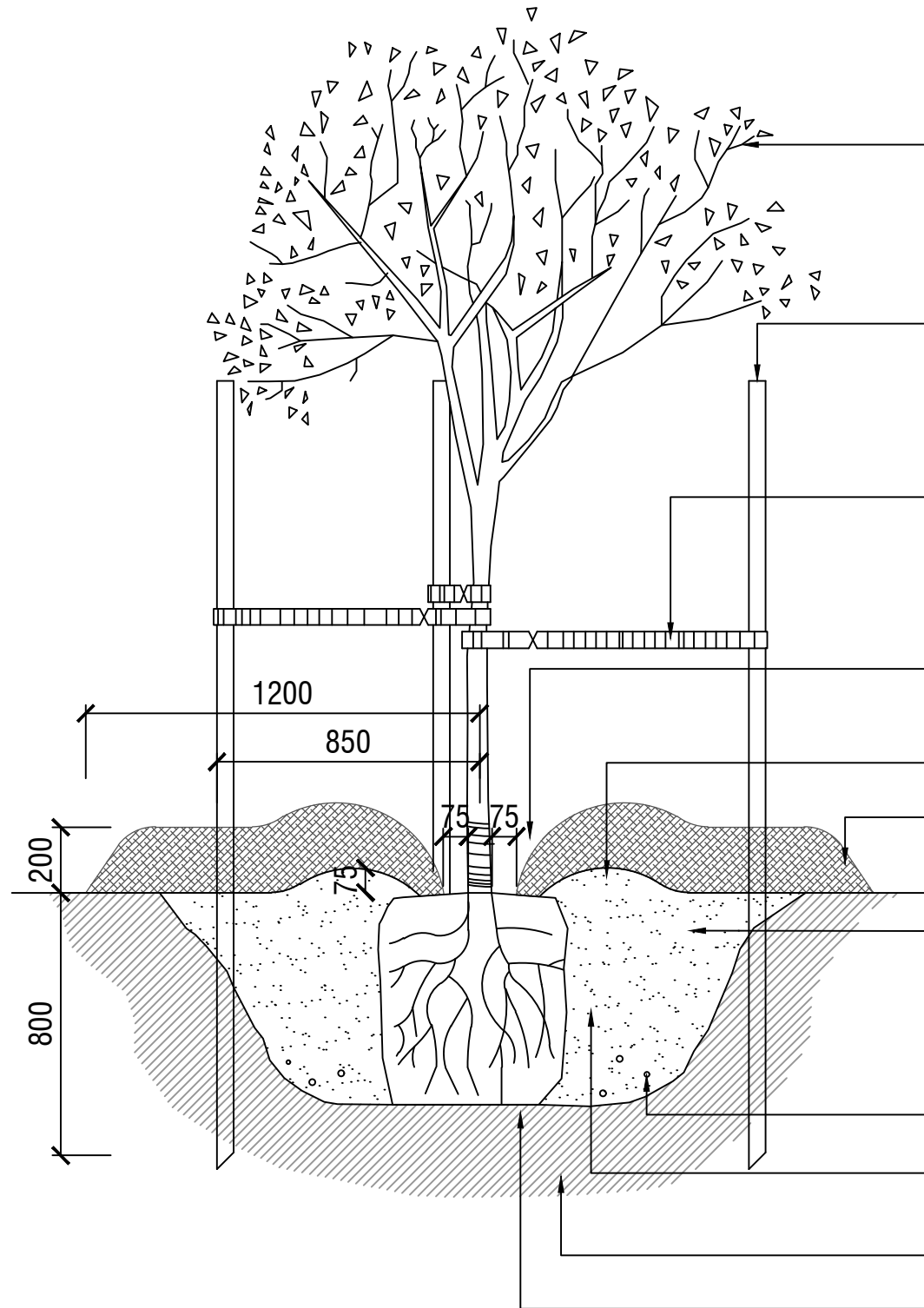
1:250  
SCALE @ A1

0 2.5 5 7.5 10 12.5

DESIGNED PA DRAWN PA/MM CHECKED AL APPROVED SV

DATE 10/07/2020 DRG NO. 307444LD701 REV C





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.

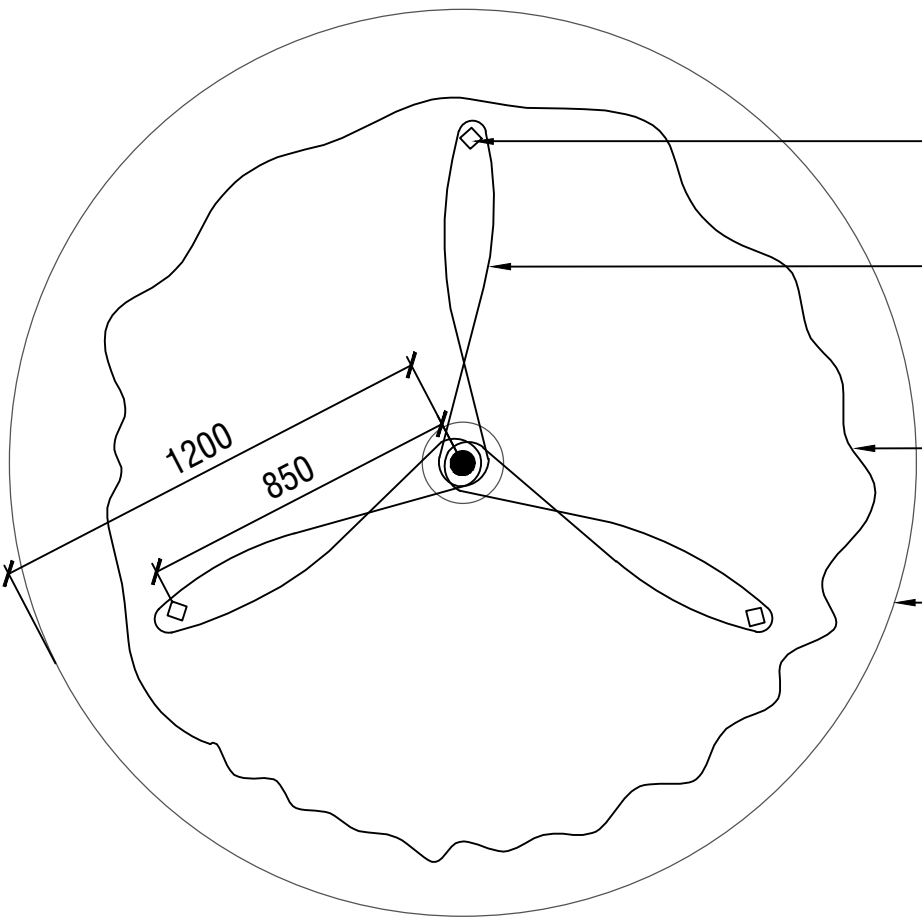
Existing subgrade

Compact soil under rootball to prevent settling

NOTE: 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



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

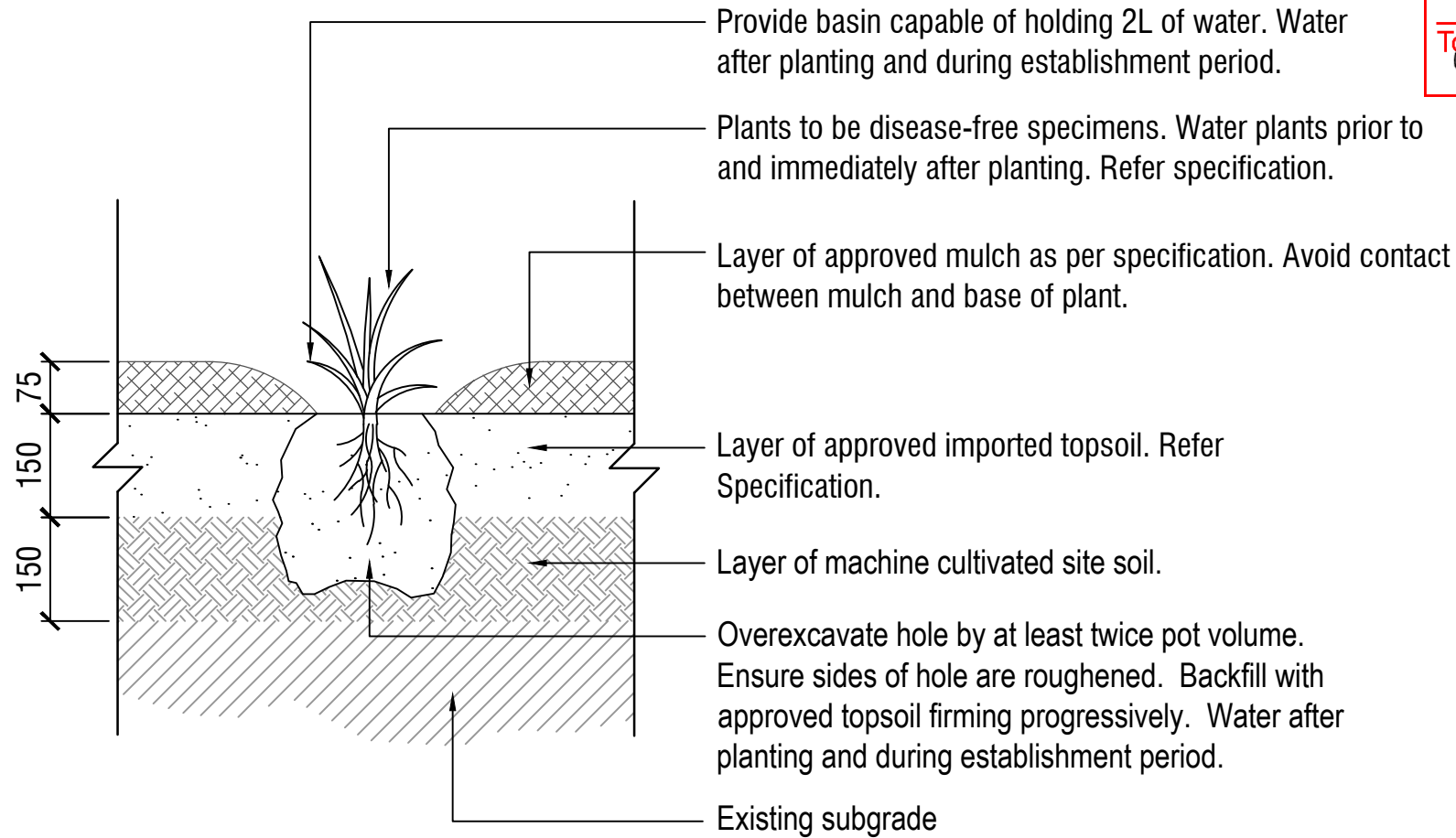
Street tree

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

## 2 TREE TIE DETAIL

Scale 1:20 @ A1

NOTE: Garden beds to be crowned towards centre of garden bed - min. 1:50 slope.



Provide basin capable of holding 2L of water. Water after planting and during establishment period.

Plants to be disease-free specimens. Water plants prior to and immediately after planting. Refer specification.

Layer of approved mulch as per specification. Avoid contact between mulch and base of plant.

Layer of approved imported topsoil. Refer Specification.

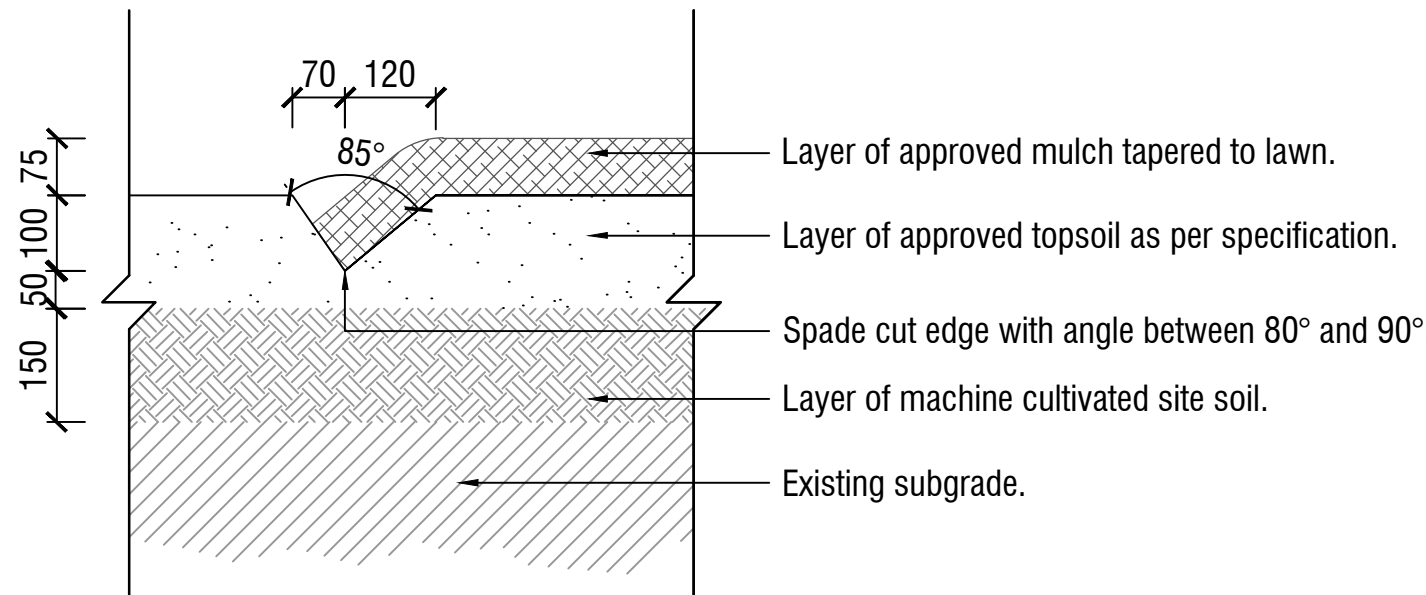
Layer of machine cultivated site soil.

Overexcavate hole by at least twice pot volume. Ensure sides of hole are roughened. Backfill with approved topsoil firming progressively. Water after planting and during establishment period.

Existing subgrade

## 3 SHRUB/ GROUNDCOVER PLANTING DETAIL

Scale 1:10 @ A1



Layer of approved mulch tapered to lawn.

Layer of approved topsoil as per specification.

Spade cut edge with angle between 80° and 90°.

Layer of machine cultivated site soil.

Existing subgrade.

## 4 SPADE EDGE DETAIL

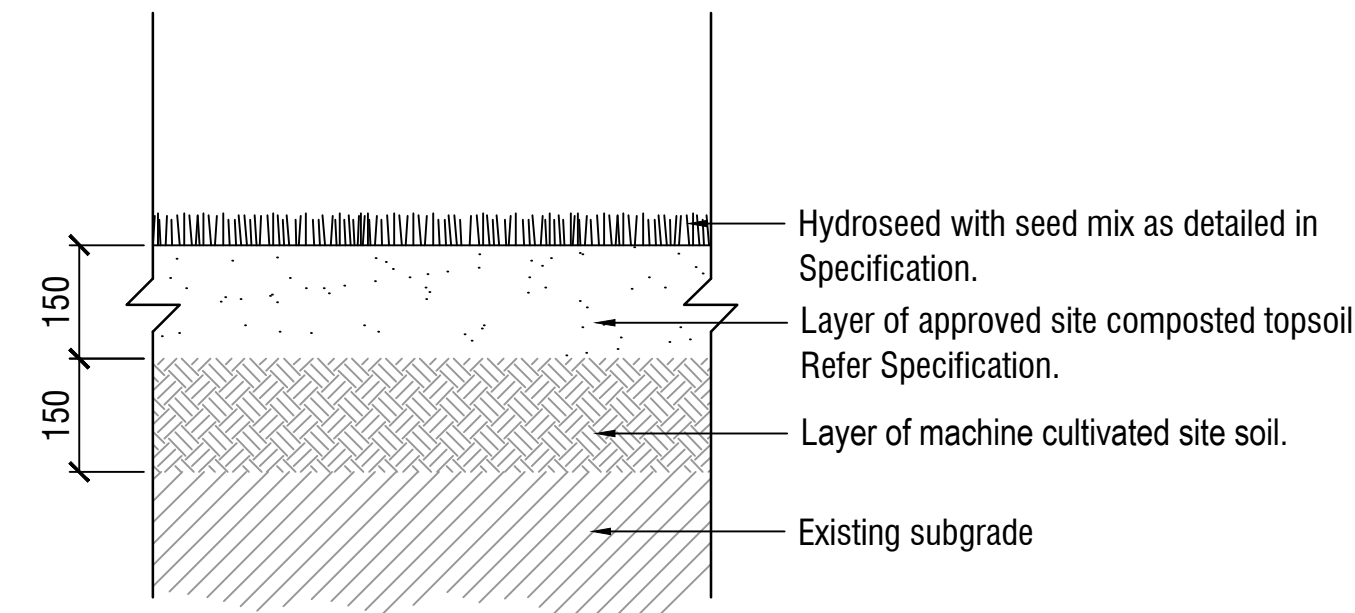
Scale 1:10 @ A1

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

SEED MIX 2:  
50% Themada trianda  
35% Rytidosperma caespitosum  
15% Rytidosperma racemosum  
All seed to be local 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 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.



Hydrosed with seed mix as detailed in Specification.

Layer of approved site composted topsoil. Refer Specification.

Layer of machine cultivated site soil.

Existing subgrade

## 5 HYROMULCH GRASS DETAIL

Scale 1:10 @ A1

## NOTES

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## RATHDOWNE STAGE 6B - STREETSCAPES

### DETAILED DESIGN

DETAILS - SHEET 1

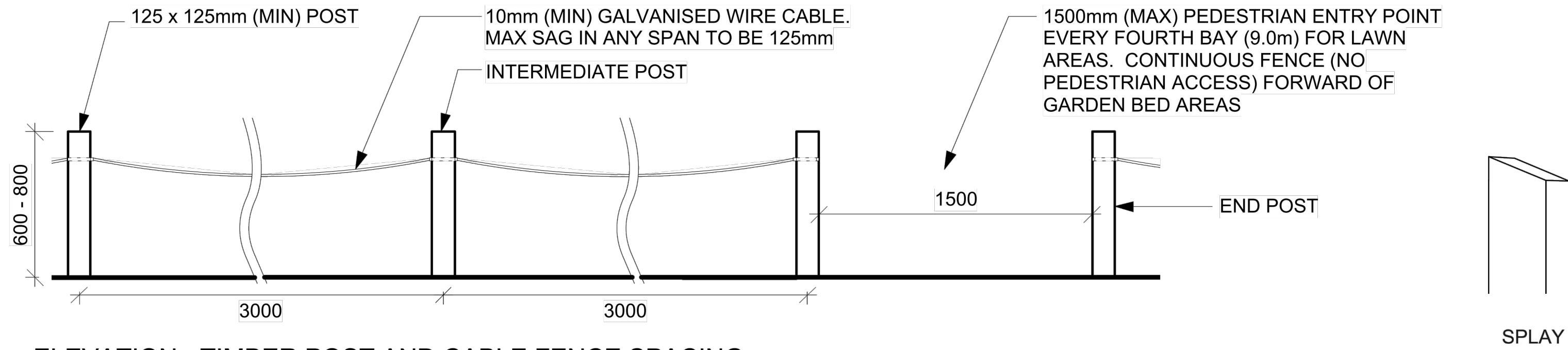
SHEET 4 OF 6

CITY OF WHITTLESEA  
VILLAWOOD

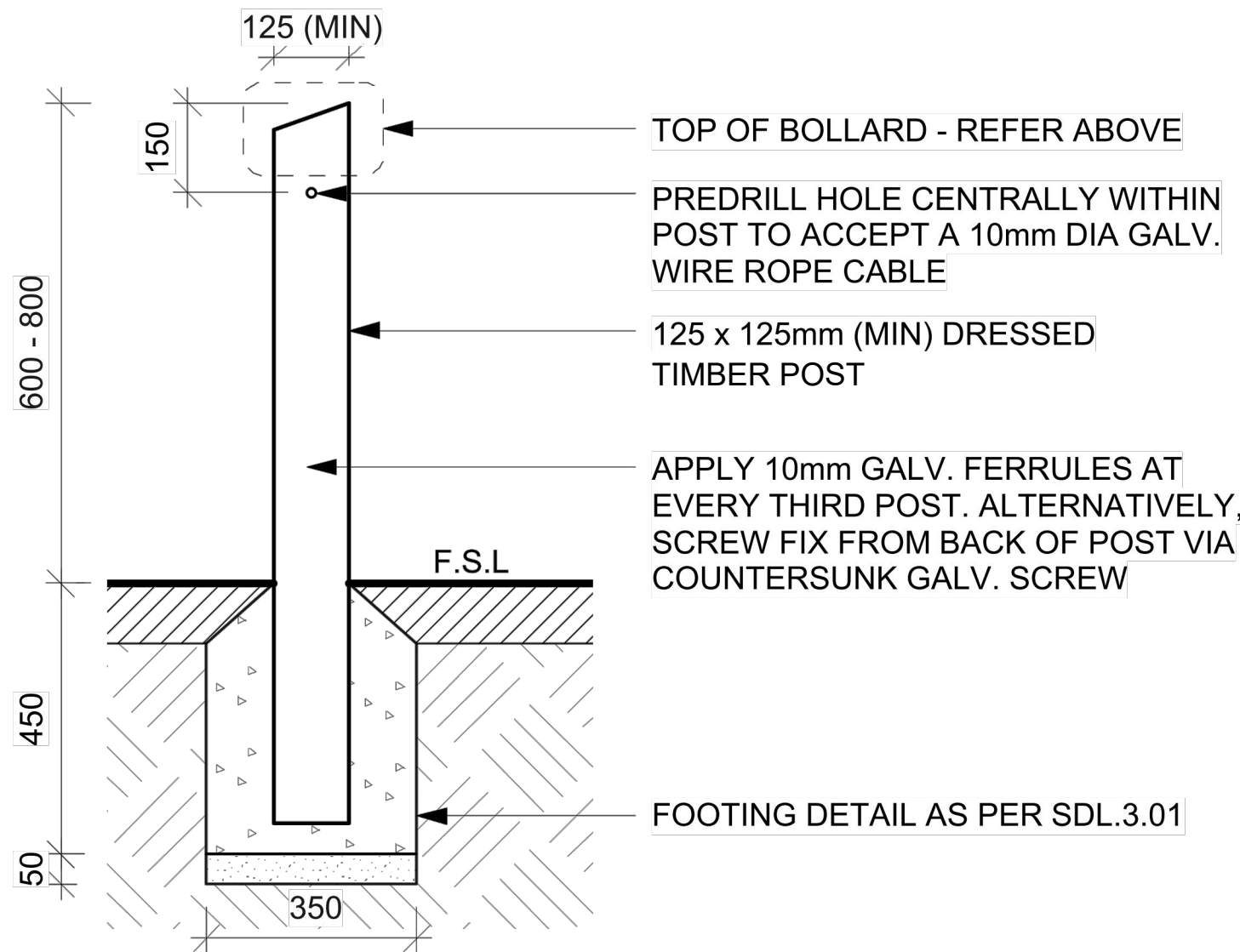
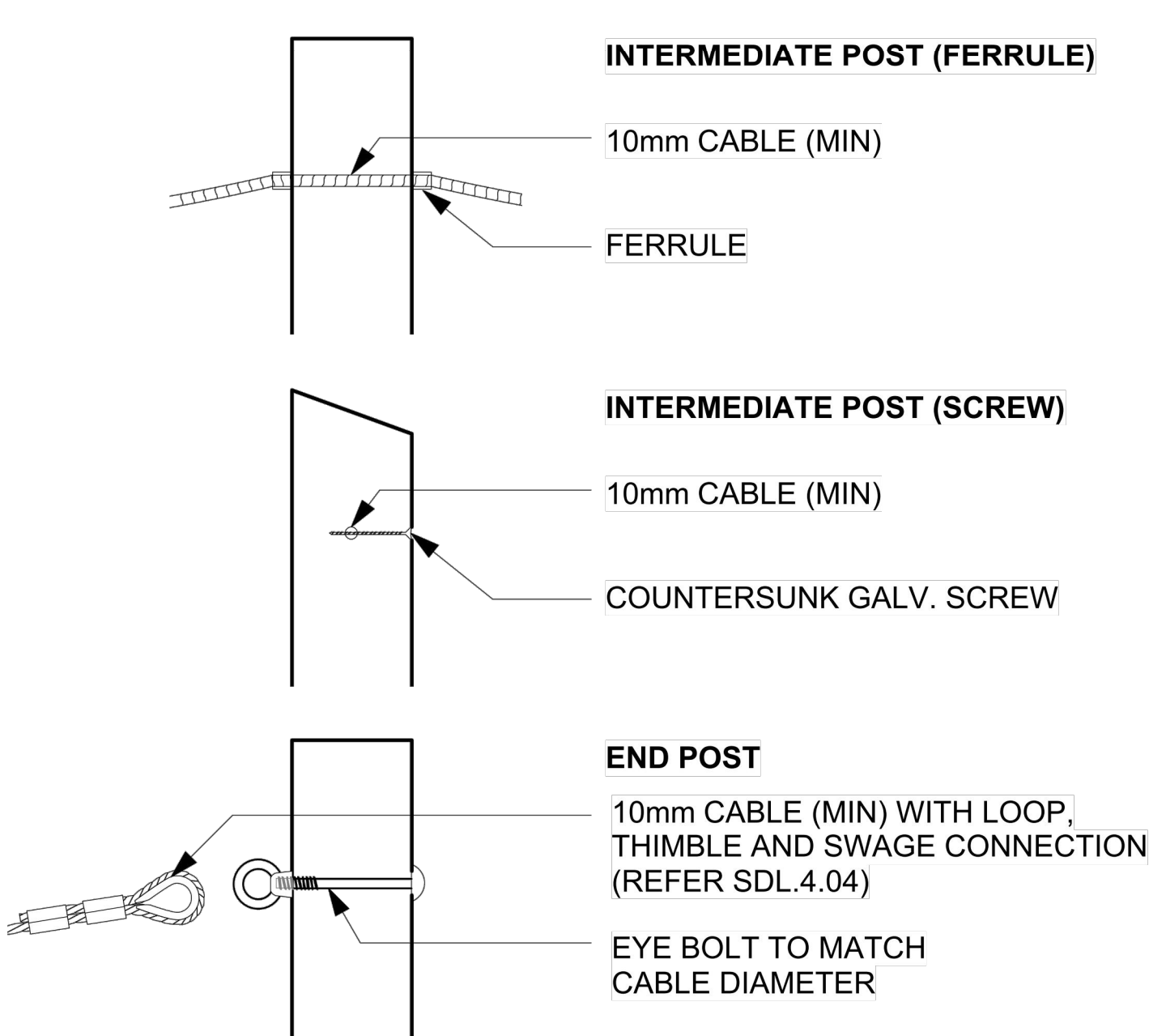
## AS SHOWN

DESIGNED	DRAWN	CHECKED	APPROVED
PA	PA/MM	AL	SV
DATE	DRG NO.	REV	
10/07/2020	307444LD900	C	





ELEVATION - TIMBER POST AND CABLE FENCE SPACING

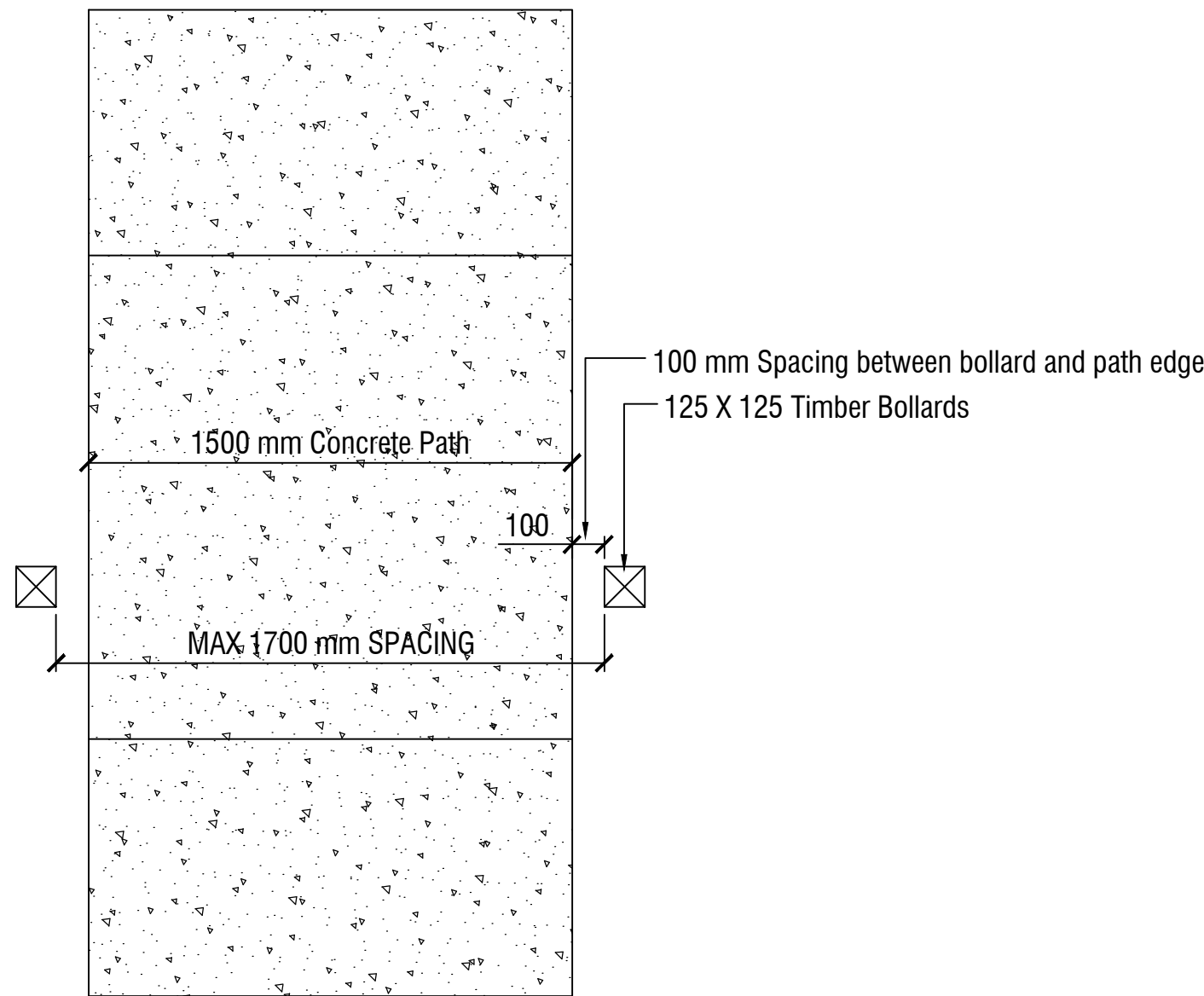


SECTION - TIMBER POST AND CABLE



NOTES:

- 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 degree 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 fastners, fixings and cables) shall be hot dip galvanised.
- 20mm galvanised wire cable minimum (7 strand - 7 wire).



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STAGE 6B - STREETSCAPES

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DETAILS - SHEET 2  
SHEET 5 OF 6  
CITY OF WHITTLESEA  
VILLAWOOD

AS SHOWN

DESIGNED PA	DRAWN PA/MM	CHECKED AL	APPROVED SV
DATE 10/07/2020	DRG NO. 307444LD901	REV C	

TIMBER BOLLARD SPACING DETAIL

Scale 1:20 @ A1

TIMBER POST AND CABLE VEHICLE EXCLUSION FENCING (COUNCIL STANDARD DETAIL)

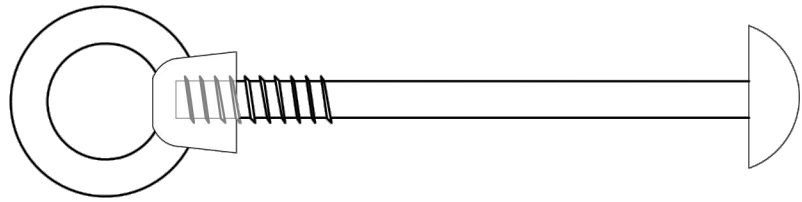
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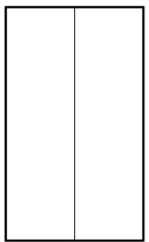
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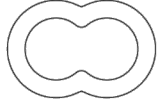
AS A MINIMUM ALL CABLE SHALL BE 10mm IN DIAMETER AND BE GALVANISED. THE WIRE STRAND AND CABLE COUNT SHALL BE CONFIRMED AS A FUNCTION OF THE DETAILED DESIGN.



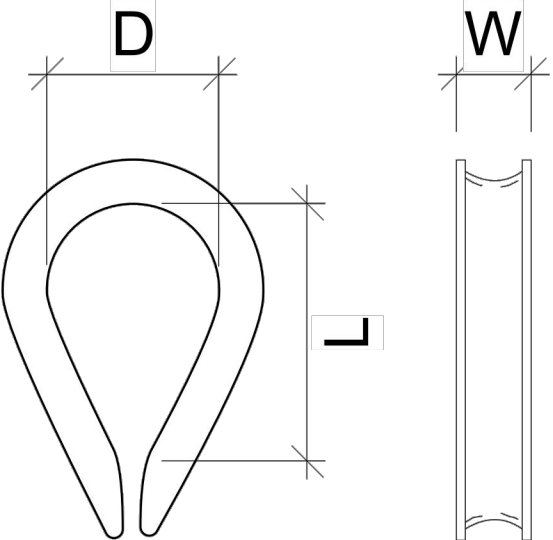
EYE RIGGING BOLT SHALL BE GALVANISED AND OF A SIZE COMPATIBLE WITH THE CABLE AND THIMBLE CONNECTION.



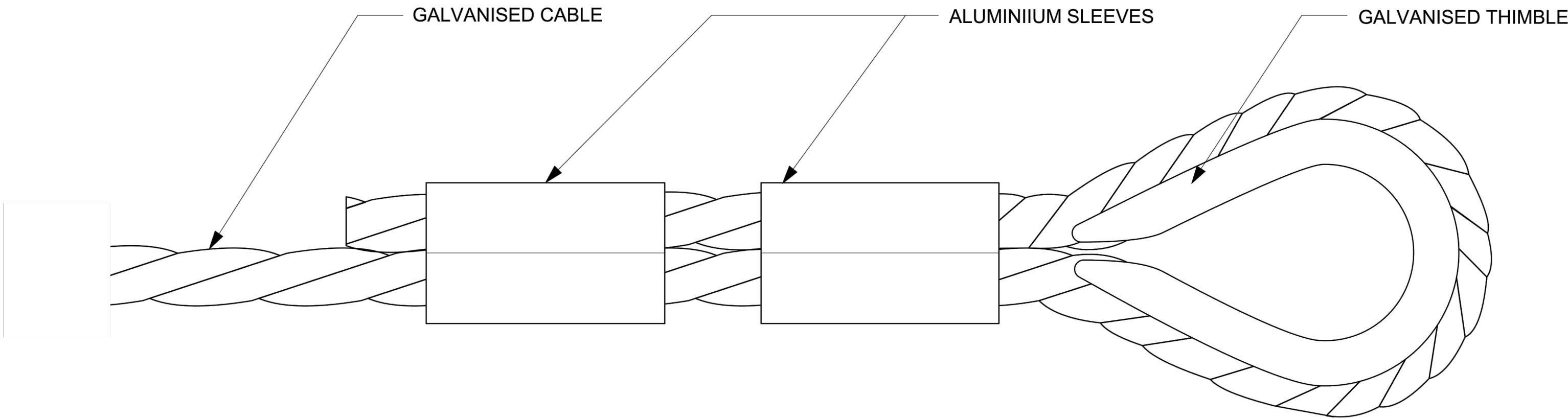
ALUMINIUM SLEEVE



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



GALVANISED THIMBLE



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.



NOTES:

- All steel (including fasteners, fixings and cables) shall be hot dip galvanised to ensure corrosion resistance.
- All site cuts to cables shall be appropriately treated with a zinc rich, cold galvanised paint (Stramit Zam or equally approved). Cold galvanised paint shall be reapplied every 3 years or as required.
- Damaged factory applied coatings or rusty cables shall not be accepted.

Nominal wire cable thickness (mm)	Nominal dimension D (mm)	Nominal dimension L (mm)	Nominal dimension W (mm)
10	25	38	15
16	41	59	24
20	51	73	31

1 LOOP, THIMBLE AND SWAGE CONNECTION FOR TIMBER POST AND CABLE FENCE (COUNCIL STANDARD DETAIL)

Scale 1:10 @ A1

NOTES

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REV	DESCRIPTION	APP	DATE
C	ISSUED TO COUNCIL	SV	10/07/20
B	ISSUED TO COUNCIL	SV	20/03/20
A	PRELIMINARY ISSUE	SV	06/03/20

RATHDOWNE  
STAGE 6B - STREETSCAPES

DETAILED DESIGN

DETAILS - SHEET 3

SHEET 6 OF 6

CITY OF WHITTLESEA  
VILLAWOOD

AS SHOWN

DESIGNED	DRAWN	CHECKED	APPROVED
PA	PA/MM	AL	SV
DATE	DRG NO.	REV	
10/07/2020	307444LD902	C	