

# RATHDOWNE ESTATE

## STAGE 5 STREETSAPES

PROJECT NUMBER: 306151

LANDSCAPE ARCHITECTURE DRAWINGS  
FOR CRAIGIEBURN ROAD PROJECTS PTY LTD  
To be read in conjunction with specification (306151 L01)



2 SITE LOCATION  
LD100 NOT TO SCALE

### 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](http://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, including junction boxes, pits etc - 2.0m
  - Cable joints, pillars or conduit ends - 2.5m
  - 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.

**PLANNING AND ENVIRONMENT ACT**  
**CITY OF WHITTLESEA**  
**PLANNING SCHEME**

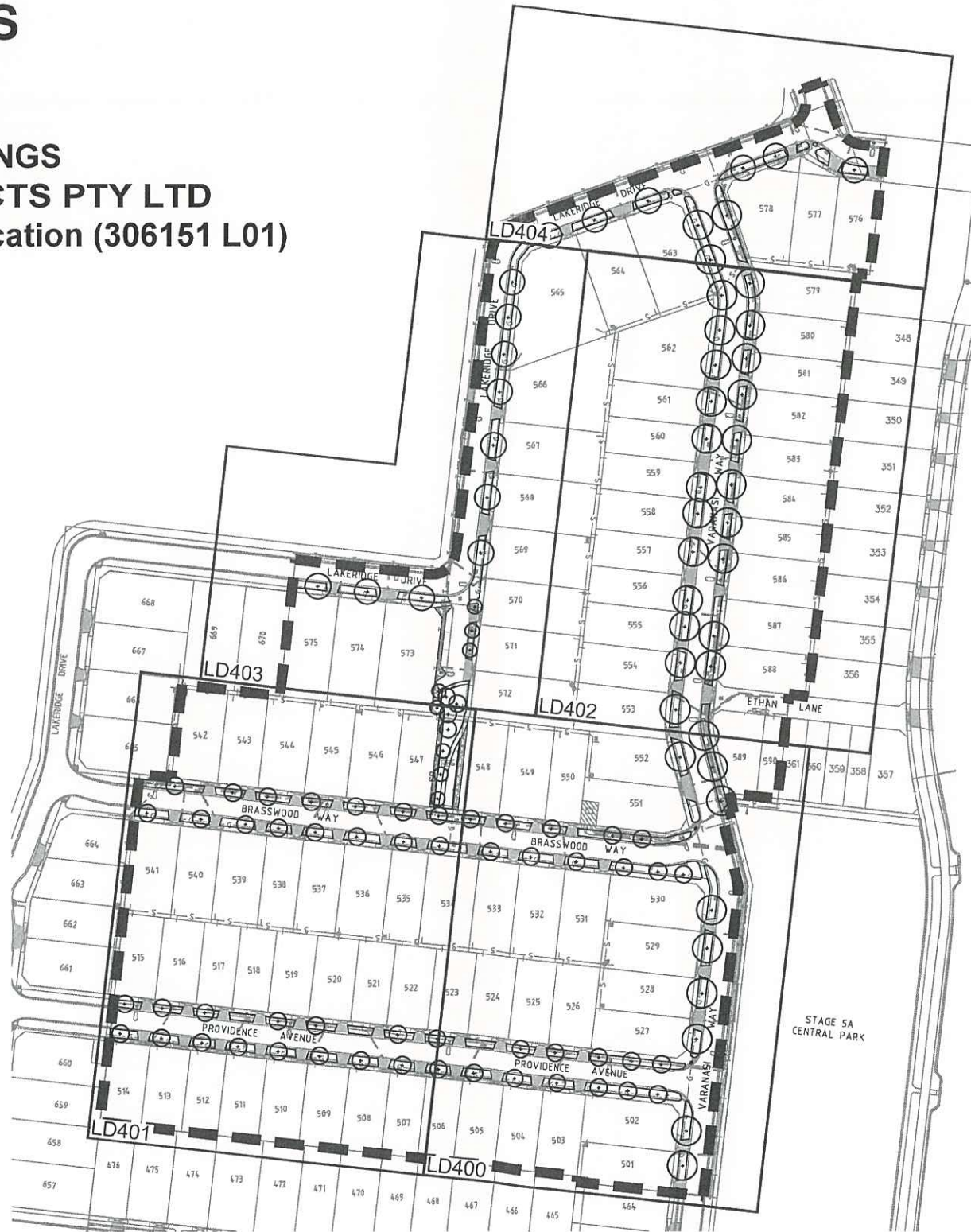
Plan referred to in Permit to use  
and/or develop land.

Application No. 716630-Condition# 18-2

Sheet 1 of 9

Date Permit Issued 04/03/2017

Town Planner [Signature] Date 16/04/2019



1 EXTENT OF WORKS  
LD100 Scale 1:1000 @ A1

REFERENCE	DESCRIPTION	REVISION	SHEET No.
306151LD100	COVER SHEET	A	1
306151LD200	SCHEDULES	A	2
306151LD400	STREETScape PLAN 1	A	3
306151LD401	STREETScape PLAN 2	A	4
306151LD402	STREETScape PLAN 3	A	5
306151LD403	STREETScape PLAN 4	A	6
306151LD404	STREETScape PLAN 5	A	7
305435 LD700	LANDSCAPE DETAILS	A	8
305435 LD701	LANDSCAPE DETAILS	A	9

CODE	BOTANICAL NAME	COMMON NAME	QTY
<b>TREES</b>			
Ba	<i>Brachycton acerifolius</i> 'Jerilderie Red'	Illawarra Flame Tree	53
Ed	<i>Eucalyptus leucoxylon</i> 'Euky Dwarf'	Euky Dwarf	8
Ei	<i>Eucalyptus leucoxylon</i> esp 'Connata'	Yellow Gum	4
Em	<i>Eucalyptus melliodora</i>	Yellow Box	18
Lc	<i>Lepostemon confertus</i>	Queensland Brush Box	35
<b>Total</b>			<b>118</b>
<b>SHRUBS</b>			
Dl	<i>Dianella longifolia</i>	Smooth Flax-lily	182
Lc	<i>Lomandra confertifolia</i> 'Wingarra'	Wingarra Mat Rush	137
Po	<i>Poa labillardieri</i>	Common Tussock-Grass	137
<b>Total</b>			<b>456</b>

file name: 306151LD100.dwg layout name: LD100 plotted by: Adam Gardner file location: G:\306151\landscape\product\VAAD\plot date: 10/04/2019 8:41 AM sheet: 1 of 9 sheets

Rev	Amendments	Approved	Date
D	ISSUED TO COUNCIL	S.V	10-04-19
C	ISSUED TO COUNCIL	S.V	21-03-19
B	ISSUED TO COUNCIL	S.V	05-02-19
A	PRELIMINARY ISSUE	S.V	18-01-19



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A.GARDNER  
Authorised  
S.VIVE

Checked  
A.GARDNER  
Date  
11-01-19

RATHDOWNE ESTATE  
STAGE 5 STREETSAPES  
COVER SHEET

MUNICIPALITY  
CRAIGIEBURN ROAD PROJECTS PTY LTD

PRELIMINARY 306151LD100

Rev  
D

PLANT SCHEDULE - LD401						
CODE	BOTANICAL NAME	COMMON NAME	QTY	DENSITY	INSTALL SIZE	MATURE SIZE (h x w)
<b>TREES</b>						
Ba	<i>Brachychiton acerifolius</i> 'Jenilderrie Red'	Illawarra Flame Tree	30	As shown	45L pot	8 x 7
Ed	<i>Eucalyptus leucoxylon</i> 'Euky Dwarf'	Euky Dwarf	4	As shown	45L pot	6 x 5
Ei	<i>Eucalyptus leucoxylon</i> ssp 'Connata'	Yellow Gum	2	As shown	45L pot	12 x 10
<b>Total</b>			<b>36</b>			

PLANT SCHEDULE - LD402						
CODE	BOTANICAL NAME	COMMON NAME	QTY	DENSITY	INSTALL SIZE	MATURE SIZE (h x w)
<b>TREES</b>						
Lc	<i>Lephostemon confertus</i>	Queensland Brush Box	22	As shown	45L pot	15 x 10
<b>Total</b>			<b>22</b>			

PLANT SCHEDULE - LD403						
CODE	BOTANICAL NAME	COMMON NAME	QTY	DENSITY	INSTALL SIZE	MATURE SIZE (h x w)
<b>TREES</b>						
Ed	<i>Eucalyptus leucoxylon</i> 'Euky Dwarf'	Euky Dwarf	4	As shown	45L pot	6 x 5
Ei	<i>Eucalyptus leucoxylon</i> ssp 'Connata'	Yellow Gum	2	As shown	45L pot	12 x 10
Em	<i>Eucalyptus melliodora</i>	Yellow Box	12	As shown	45L pot	10 x 15
<b>Total</b>			<b>18</b>			

CODE	BOTANICAL NAME	COMMON NAME	QTY	DENSITY	INSTALL SIZE	MATURE SIZE (h x w)	LOCATION	GB01	GB02	GB03	GB04
							Area (m2)	130	28	7	54
<b>SHRUBS</b>							<b>DISTRIBUTION</b>				
Di	<i>Dianella longifolia</i>	Smooth Flax-lily	350	4/m2	150mm pot	0.5 x 0.5	40%	208	45	11	86
Lc	<i>Lomandra confertifolia</i> 'Wingarra'	Wingarra Mat Rush	263	4/m2	150mm pot	0.7 x 0.7	30%	156	34	8	65
Po	<i>Poa labillardieri</i>	Common Tussock-Grass	263	4/m2	150mm pot	0.6 x 0.5	30%	156	34	8	65
<b>Total</b>			<b>876</b>								

PLANT SCHEDULE - LD404						
CODE	BOTANICAL NAME	COMMON NAME	QTY	DENSITY	INSTALL SIZE	MATURE SIZE (h x w)
<b>TREES</b>						
Em	<i>Eucalyptus melliodora</i>	Yellow Box	6	As shown	45L pot	10 x 15
Lc	<i>Lephostemon confertus</i>	Queensland Brush Box	3	As shown	45L pot	15 x 10
<b>Total</b>			<b>9</b>			

NOTE: NOTE: All installed tree stock measurements to conform to AS2303:2015 Appendix D

**PLANNING AND ENVIRONMENT ACT  
CITY OF WHITTLESEA**

**PLANNING SCHEME**

Plan referred to in Permit to use  
and/or develop land.

Application No. 716630 - Condition # 18-2

Sheet 2 of 9

Date Permit Issued 04/03/2017

[Signature] 16/04/2019  
Town Planner Date

file name: 306151LD200.dwg layout name: LD200 plotted by: Adam Gardner  
file location: G:\306151\Landscapes\Products\VA\AD\plot date: 10/01/2019 04:11 AM Sheet 2 of 9 Sheets

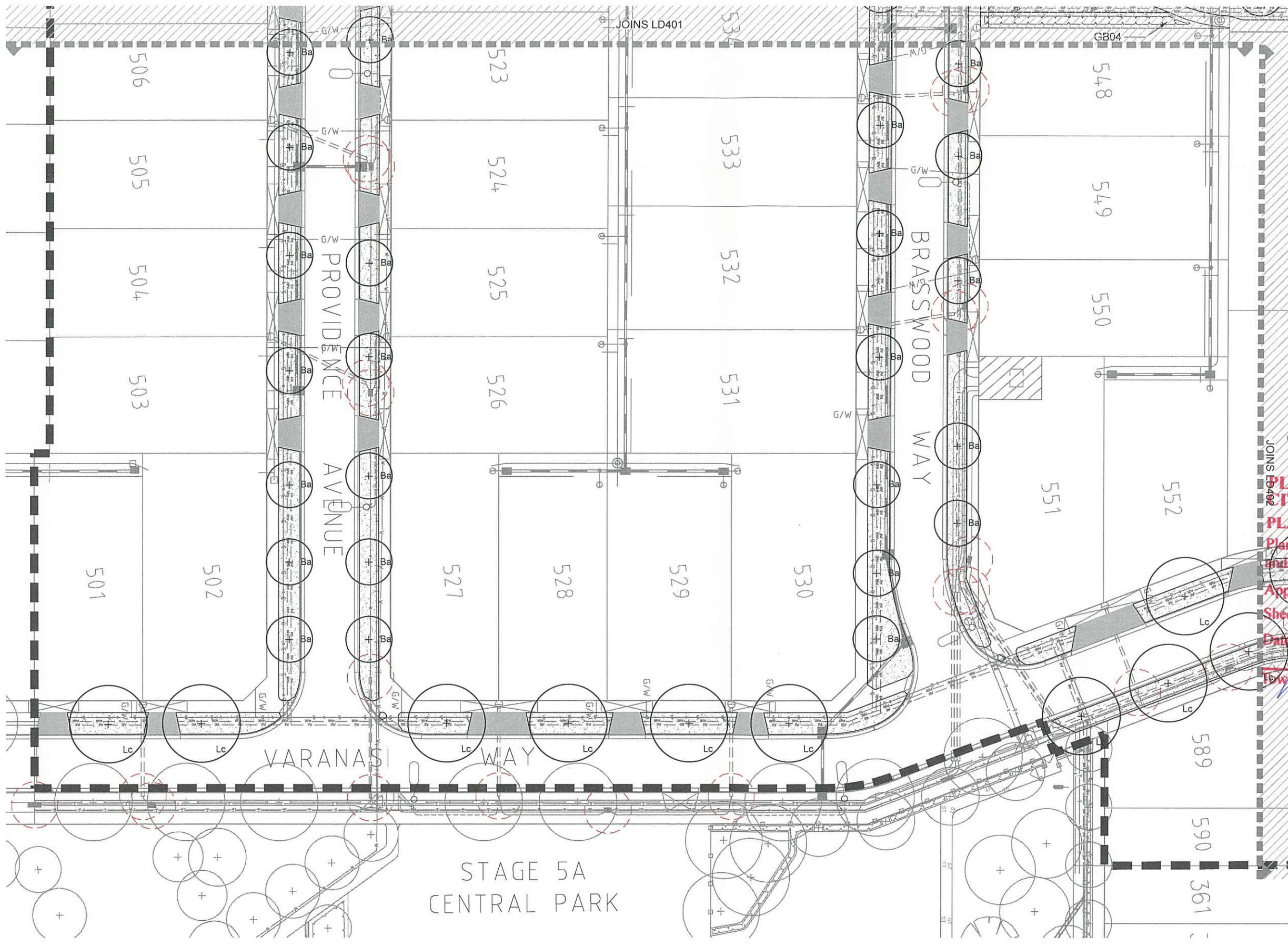
Rev	Amendments	Approved	Date
D	ISSUED TO COUNCIL	S.V	10-04-19
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Authorised  
S.VIVE  
Date  
11-01-19

RATHDOWNE ESTATE  
STAGE 5 STREETSCAPES  
SCHEDULES  
SHEET 01  
MUNICIPALITY  
CRAIGIEBURN ROAD PROJECTS PTY LTD  
Drg No  
**PRELIMINARY** 306151LD200  
Rev  
D



- LEGEND**
- EXTENT OF WORKS
  - EXISTING SERVICES  
By others
  - STREET LIGHTS  
By others
  - HV JUNCTION & CONDUIT OFFSET  
Supplied by Ausnet
  - HYDROMULCH GRASS  
As scheduled, detailed and specified
  - PROPOSED TREE  
As scheduled, detailed and specified
- NOTE: REFER LD200 FOR PLANTING SCHEDULE

**PLANNING AND ENVIRONMENT ACT**  
**CITY OF WHITTLESEA**  
**PLANNING SCHEME**  
 Plan referred to in Permit to use  
 and/or develop land.  
 Application No. 716630 - Condition #18-2  
 Sheet 3 of 9  
 Date Permit Issued 04/08/2017  
 Town Planner [Signature] Date 16/04/2019

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 A.GARDNER

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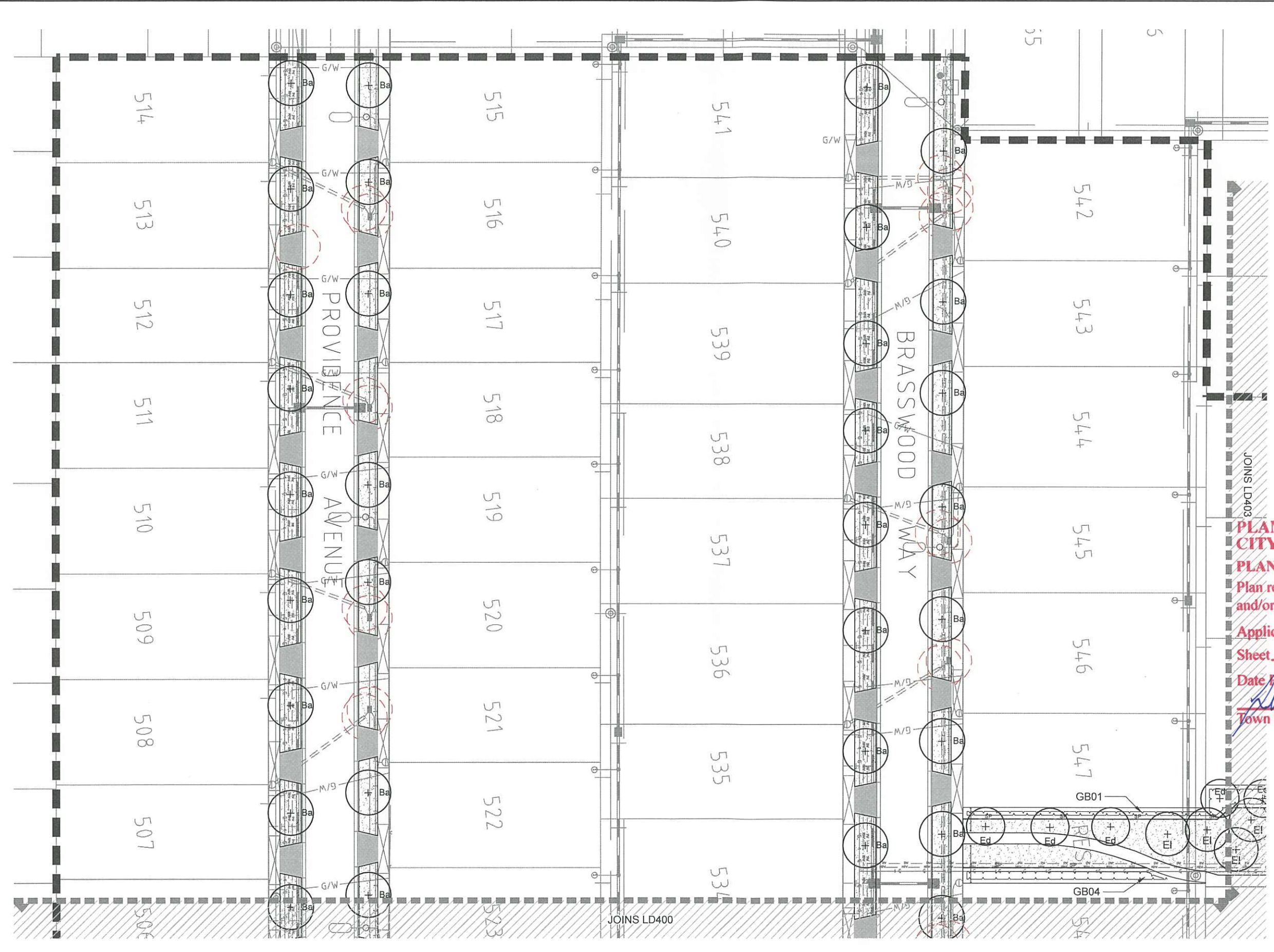
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**RATHDOWNE ESTATE**  
**STAGE 5 STREETSCAPES**  
 STREETSCAPES  
 PLAN 01  
 MUNICIPALITY  
 CRAIGIEBURN ROAD PROJECTS PTY LTD

Drg No  
**PRELIMINARY** 306151LD400

Rev  
**D**

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### LEGEND

- EXTENT OF WORKS
- EXISTING SERVICES  
By others
- STREET LIGHTS  
By others
- HV JUNCTION & CONDUIT OFFSET  
Supplied by Ausnet
- HYDROMULCH GRASS  
As scheduled, detailed and specified
- GARDEN BED  
As scheduled, detailed and specified
- SPADE EDGE  
As scheduled, detailed and specified
- GARDEN BED CODE  
As scheduled, detailed and specified
- VEHICLE EXCLUSION FENCING  
As scheduled, detailed and specified
- PROPOSED TREE  
As scheduled, detailed and specified

NOTE: REFER LD200 FOR PLANTING SCHEDULE

**PLANNING AND ENVIRONMENT ACT**  
**CITY OF WHITTLESEA**  
**PLANNING SCHEME**  
 Plan referred to in Permit to use  
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 Application No. 716630-Condition# 18.2  
 Sheet 4 of 9  
 Date Permit Issued 04/08/2017  
  
 Town Planner Date 16/04/2019

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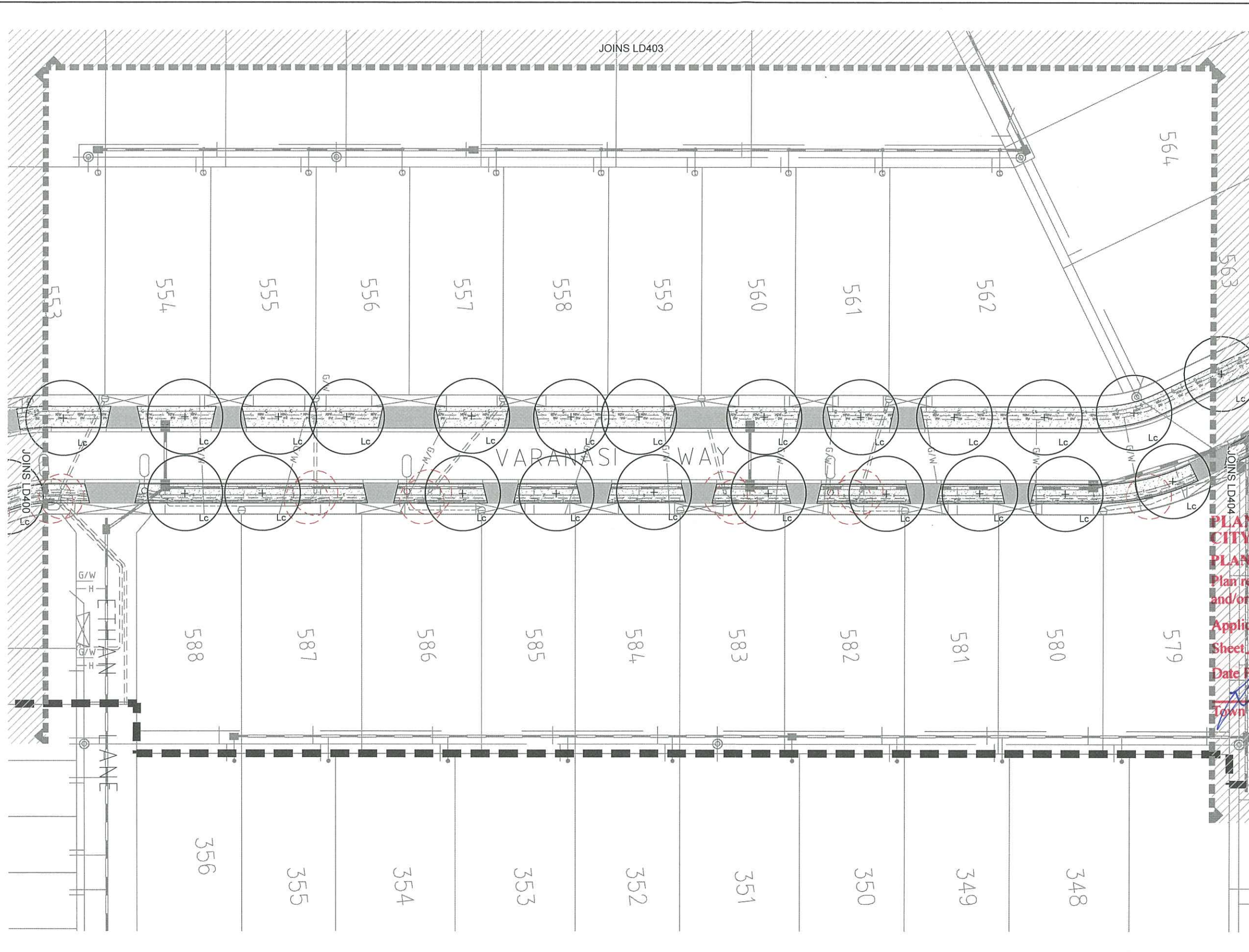
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**RATHDOWNE ESTATE**  
**STAGE 5 STREETSCAPES**  
 STREETSCAPES  
 PLAN 02  
 MUNICIPALITY  
 CRAIGIEBURN ROAD PROJECTS PTY LTD  
 Drg No  
**PRELIMINARY** 306151LD401 Rev  
**D**

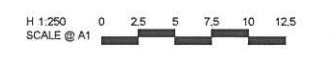


- ### LEGEND
- EXTENT OF WORKS
  - EXISTING SERVICES  
By others
  - STREET LIGHTS  
By others
  - HV JUNCTION & CONDUIT OFFSET  
Supplied by Ausnet
  - HYDROMULCH GRASS  
As scheduled, detailed and specified
  - VEHICLE EXCLUSION FENCING  
As scheduled, detailed and specified
  - MAINTENANCE ACCESS GATE  
As scheduled, detailed and specified
  - PROPOSED TREE  
As scheduled, detailed and specified
- NOTE: REFER LD200 FOR PLANTING SCHEDULE

**PLANNING AND ENVIRONMENT ACT**  
**CITY OF WHITTLESEA**  
**PLANNING SCHEME**  
 Plan referred to in Permit to use  
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 Application No. 716630-Condition # 18-2  
 Sheet 5 of 9  
 Date Permit Issued 04/08/2017  
  
 Town Planner 16/04/2019  
 Date

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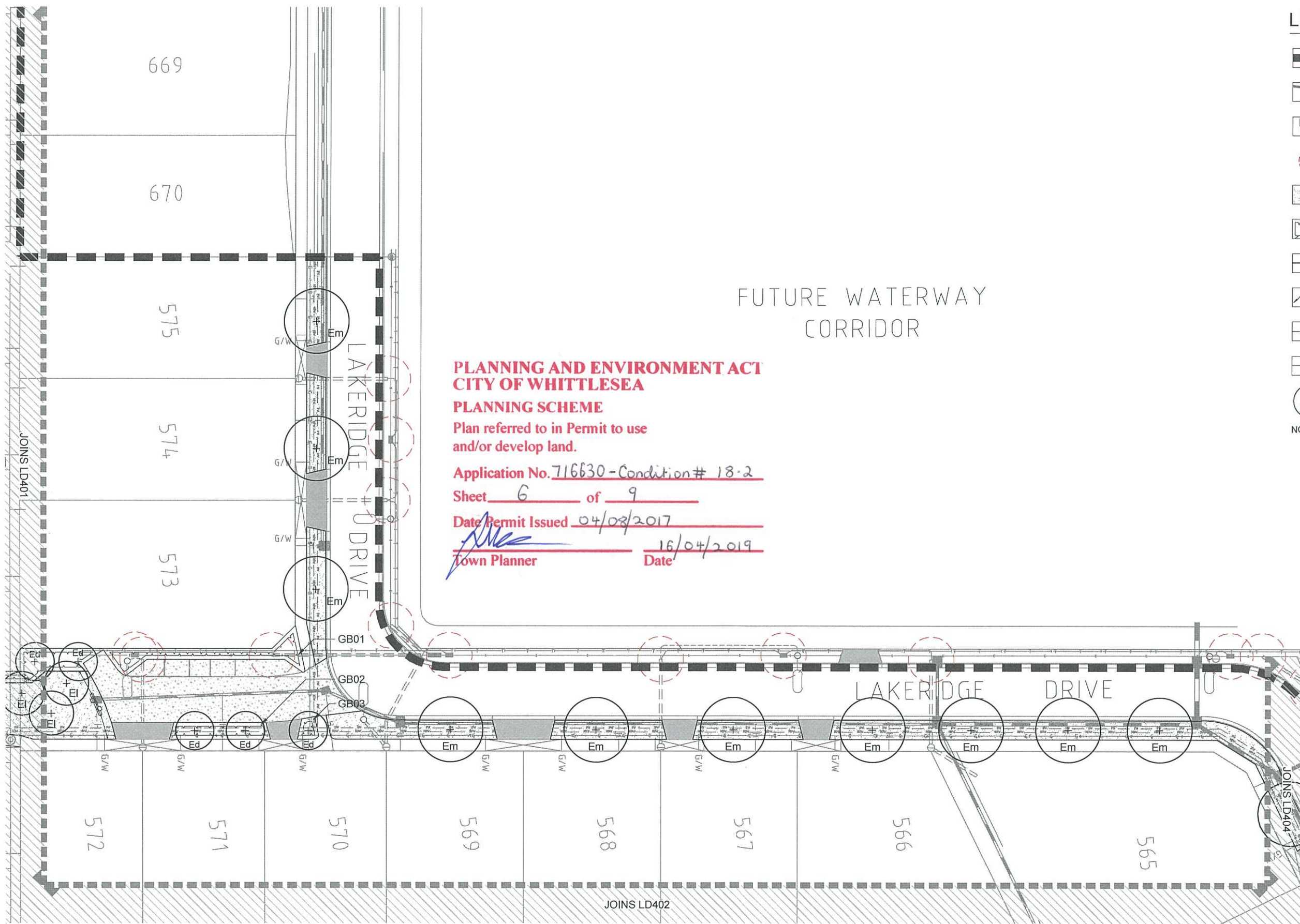


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 Date  
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**RATHDOWNE ESTATE**  
**STAGE 5 STREETSCAPES**  
 STREETSCAPES  
 PLAN 03  
 MUNICIPALITY  
 CRAIGIEBURN ROAD PROJECTS PTY LTD  
 Drg No  
**PRELIMINARY** 306151LD402  
 Rev  
 D



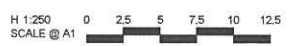
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- EXTENT OF WORKS
  - EXISTING SERVICES  
By others
  - STREET LIGHTS  
By others
  - HV JUNCTION & CONDUIT OFFSET  
Supplied by Ausnet
  - HYDROMULCH GRASS  
As scheduled, detailed and specified
  - GARDEN BED  
As scheduled, detailed and specified
  - SPADE EDGE  
As scheduled, detailed and specified
  - GARDEN BED CODE  
As scheduled, detailed and specified
  - VEHICLE EXCLUSION FENCING  
As scheduled, detailed and specified
  - MAINTENANCE ACCESS GATE  
As scheduled, detailed and specified
  - PROPOSED TREE  
As scheduled, detailed and specified
- NOTE: REFER LD200 FOR PLANTING SCHEDULE

**PLANNING AND ENVIRONMENT ACT  
CITY OF WHITTLESEA  
PLANNING SCHEME**  
Plan referred to in Permit to use  
and/or develop land.

Application No. 716630-Condition# 18.2  
Sheet 6 of 9  
Date Permit Issued 04/08/2017  
[Signature] 16/04/2019  
Town Planner Date

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the location is: 306151 Streetscapes-Product\VCAD\Plot date: 10/04/2019 8:41 AM Sheet 6 of 9 Sheets

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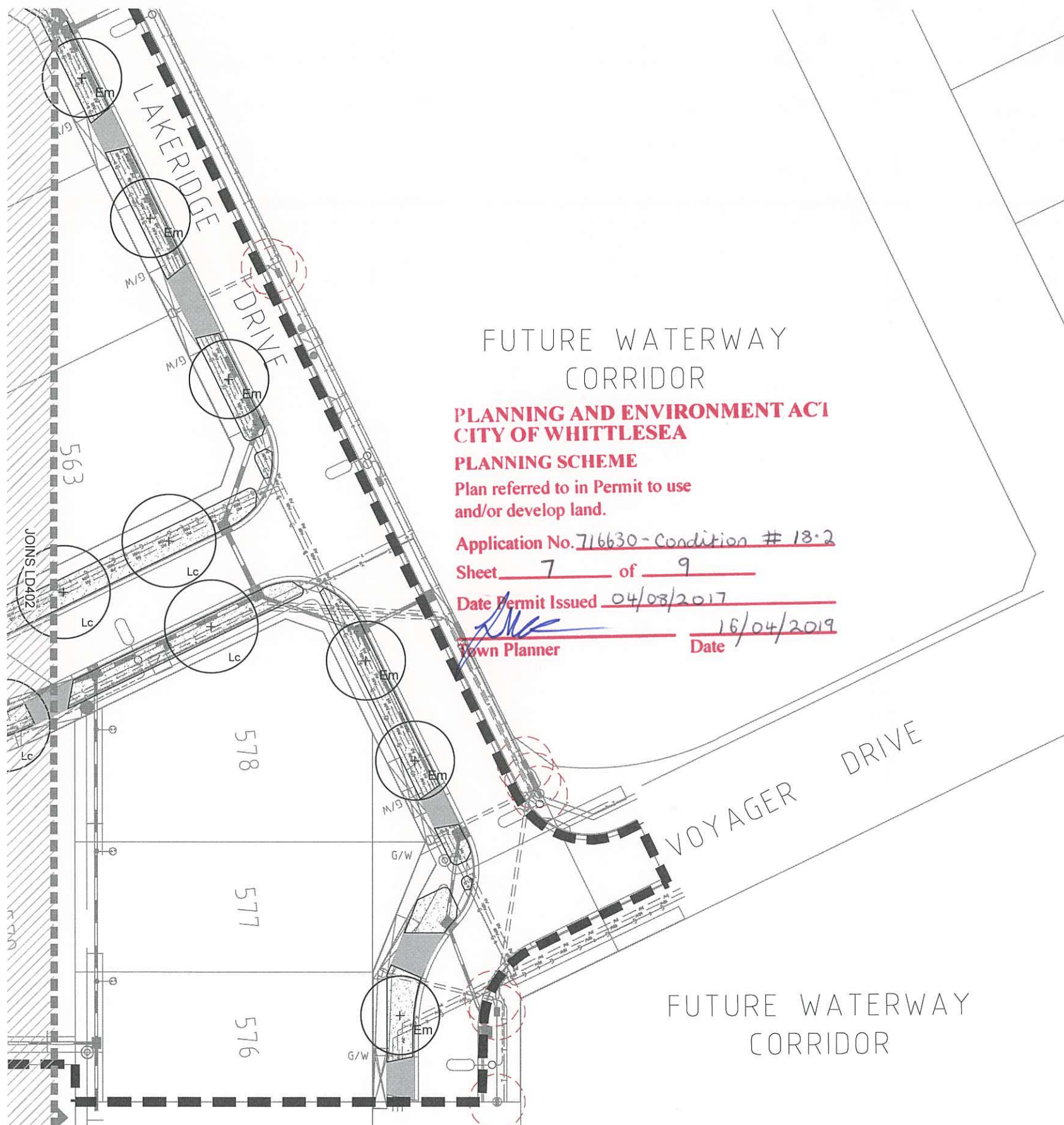
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**RATHDOWNE ESTATE  
STAGE 5 STREETSCAPES  
PLAN 04**  
MUNICIPALITY  
CRAIGIEBURN ROAD PROJECTS PTY LTD

Drng No  
**PRELIMINARY 306151LD403**

Rev No  
**D**



FUTURE WATERWAY  
CORRIDOR

**PLANNING AND ENVIRONMENT ACT  
CITY OF WHITTLESEA  
PLANNING SCHEME**

Plan referred to in Permit to use  
and/or develop land.

Application No. 716630-Condition # 18.2

Sheet 7 of 9

Date Permit Issued 04/08/2017

[Signature] 16/04/2019  
Town Planner Date

- LEGEND**
- EXTENT OF WORKS
  - EXISTING SERVICES  
By others
  - STREET LIGHTS  
By others
  - HV JUNCTION & CONDUIT OFFSET  
Supplied by Ausnet
  - HYDROMULCH GRASS  
As scheduled, detailed and specified
  - PROPOSED TREE  
As scheduled, detailed and specified
- NOTE: REFER LD200 FOR PLANTING SCHEDULE

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**villawood**  
properties  
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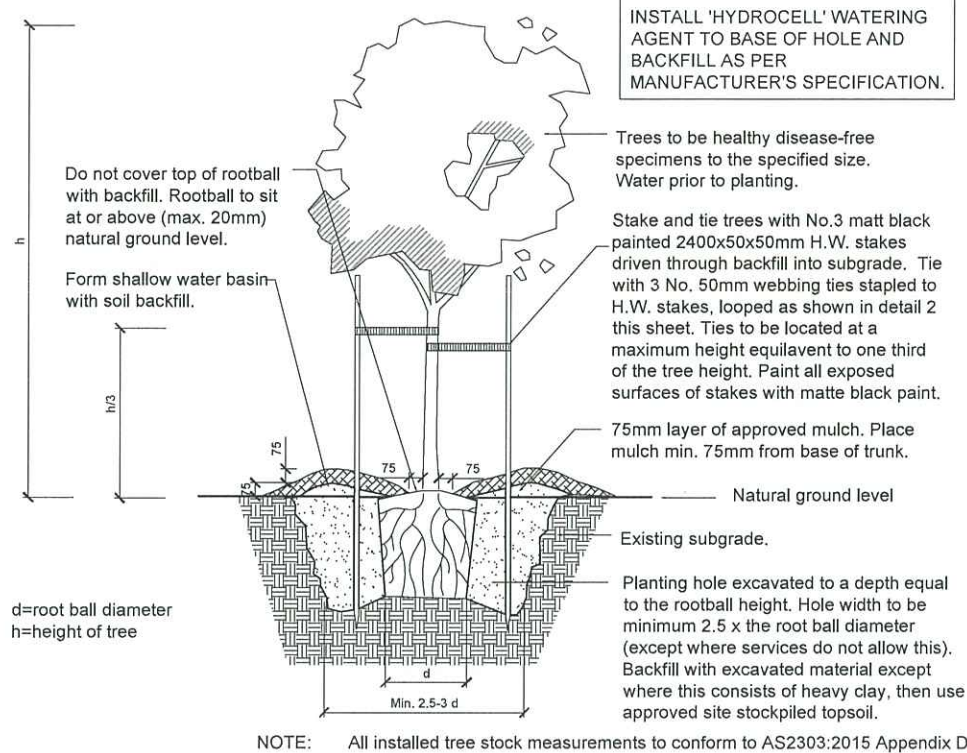
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**RATHDOWNE ESTATE  
STAGE 5 STREETSCAPES**

STREETSCAPES  
PLAN 05  
MUNICIPALITY  
CRAIGIEBURN ROAD PROJECTS PTY LTD

Drg No  
**PRELIMINARY** 306151LD404

Rev  
**D**



**PLANNING AND ENVIRONMENT ACT**  
**CITY OF WHITFELDER**

**PLANNING SCHEME**

Plan referred to in Permit to use and/or develop land.

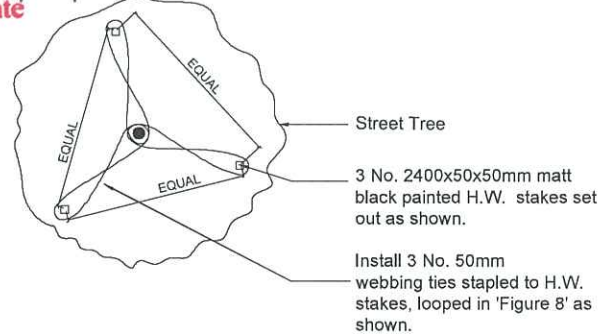
Application No. 716630 - Condition # 18.2

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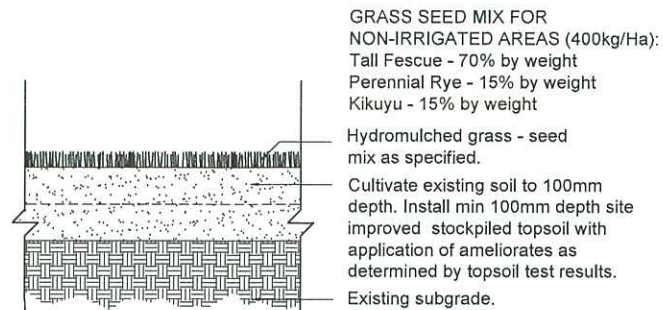
Date Permit Issued 04/08/2017

[Signature] 16/04/2019  
Town Planner Date

NOTE: Place stakes to best support tree from prevailing winds



**2 SEMI ADVANCED TREE TIE DETAIL**  
LD700 Scale 1:20 @ A1

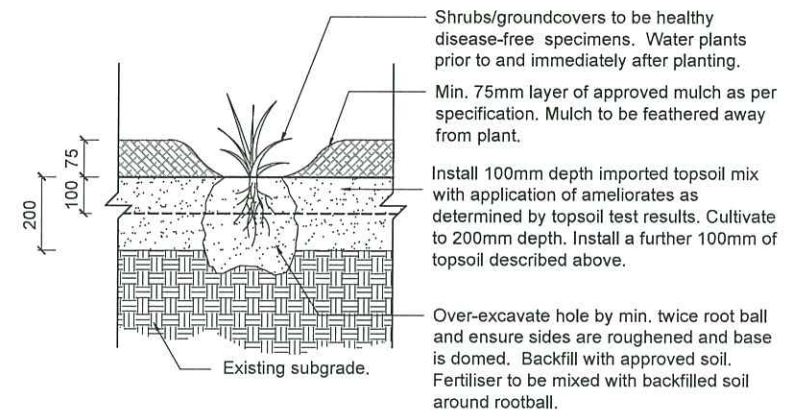


**NOTES:**

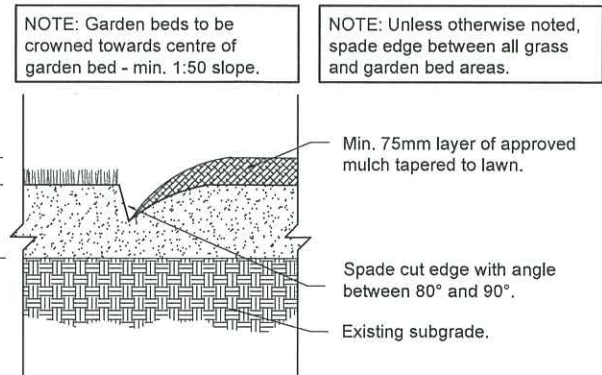
- Existing pasture grass and/or weeds are to be sprayed with herbicide.
- Grass areas to be cultivated to 150mm depth and ameliorated as per topsoil report.
- Topsoil to be raked to a fine tilth, removal of all surface rocks, large lumps of clay, weeds, rubbish prior to application of hydromulch to all areas as shown.
- New grassed areas to be protected from trespass and traffic with star pickets and barrier rope until grass is established.

**3 HYDROMULCH GRASS DETAIL**  
LD700 Scale 1:10 @ A1

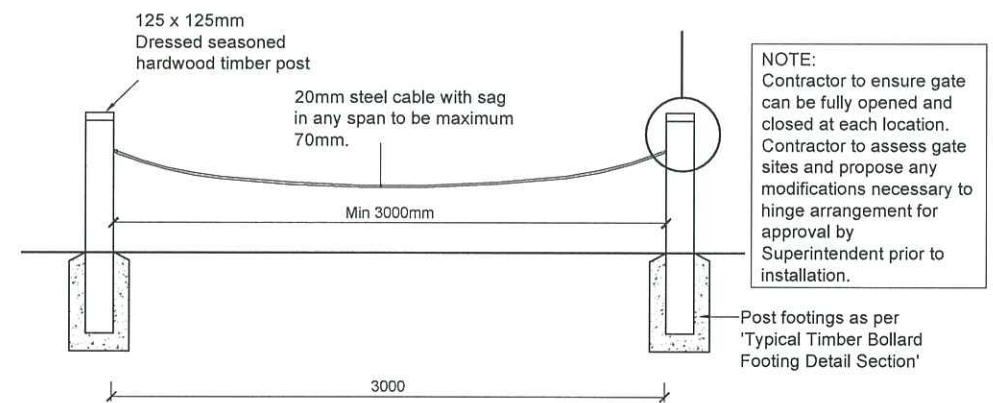
NOTE:  
1. Post Hole diggers are not to be used. Hole to be no deeper than height of rootball. Top of rootball to be level with soil.  
2. No machinery to be used within the drip line of existing trees.



**5 SHRUB PLANTING DETAIL**  
LD700 Scale 1:10 @ A1



**4 MAINTENANCE ACCESS GATE DETAIL**  
LD700 Scale 1:10 @ A1



**6 MAINTENANCE ACCESS GATE DETAIL**  
LD700 Scale 1:10 @ A1

AS SHOWN



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Designed  
A.GARDNER  
Authorised  
S.VIVE

Checked  
A.GARDNER  
Date  
11-01-19

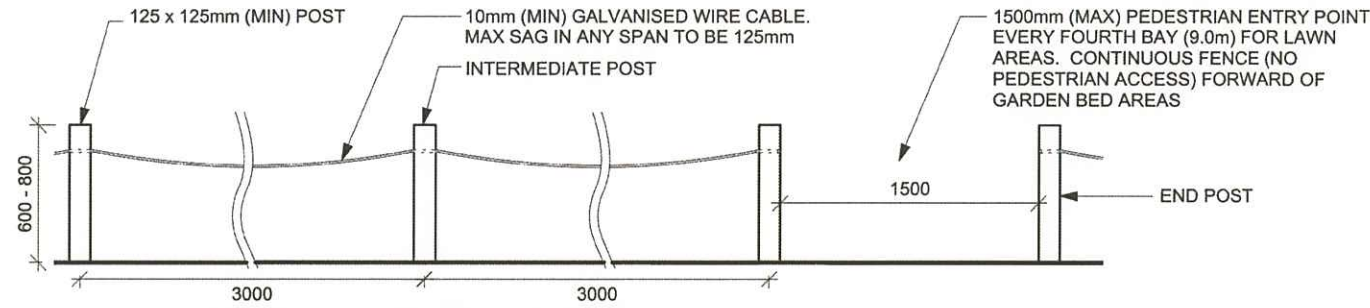
RATHDOWNE ESTATE  
STAGE 5 STREETSCAPES  
DETAILS  
SHEET 01  
MUNICIPALITY  
CRAIGIEBURN ROAD PROJECTS PTY LTD

PRELIMINARY 306151LD700 D

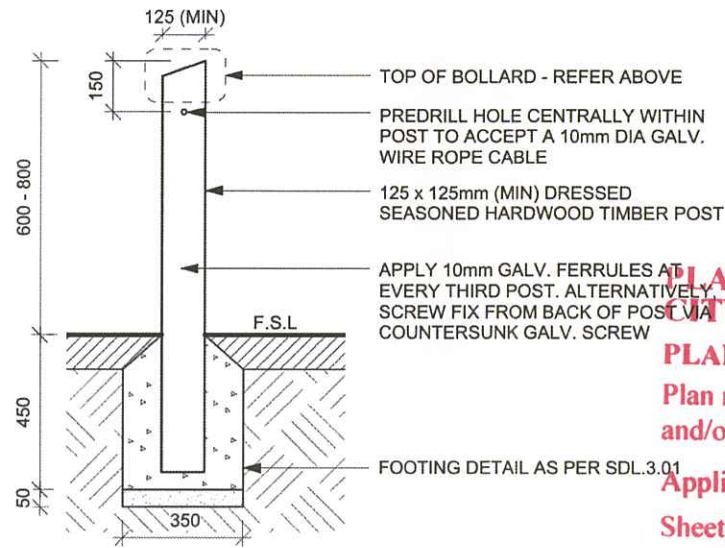
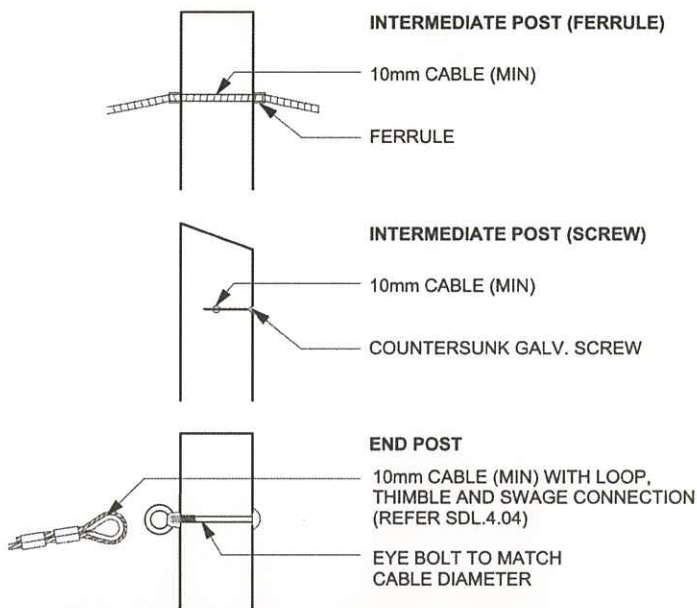
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file location: \\193.108.151\landscapes\Project\306151\306151.dwg date: 10/01/2019 8:11 AM sheet 8 of 9 sheets

Rev	Amendments	Approved	Date
D	ISSUED TO COUNCIL	S.V	10-04-19
C	ISSUED TO COUNCIL	S.V	21-03-19
B	ISSUED TO COUNCIL	S.V	05-02-19
A	PRELIMINARY ISSUE	S.V	18-01-19





ELEVATION - TIMBER POST AND CABLE FENCE SPACING



SECTION - TIMBER POST AND CABLE



1 TIMBER POST AND CABLE VEHICLE EXCLUSION FENCING (SUPPLIED BY CITY OF WHITTLESEA)

LD701 Scale 1:10 @ A1

NOTES:

- As a minimum, posts should be 125mm X 125mm in width, (400mm below ground and 600 - 800mm above ground).
- As a minimum, posts must be dressed seasoned hardwood with a Natural Durability Class of 2 or better. All timber must be straight, clean and free of defects.
- 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.

**PLANNING AND ENVIRONMENT ACT**  
**CITY OF WHITTLESEA**

**PLANNING SCHEME**

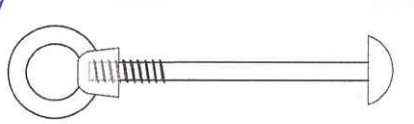
Plan referred to in Permit to use and/or develop land.

Application No. 716630 - Condition # 18.2

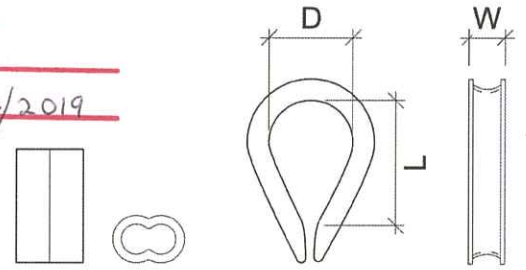
Sheet 9 of 9

Date Permit Issued 04/03/2017

*[Signature]*  
Town Planner Date 16/04/2019



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



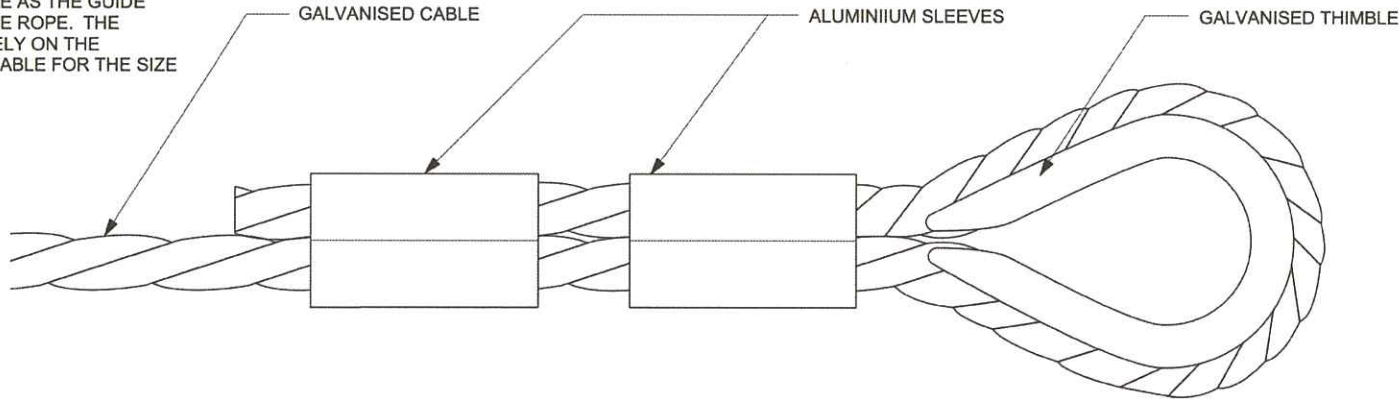
ALUMINIUM SLEEVE GALVANISED THIMBLE

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



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.

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.



File name: 306151LD701.dwg Layout name: LD701, plotted by: Adam Gardner, Date: 10/04/2019 8:11 AM Sheet: 9 of 9 Sheets

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AS SHOWN		<p>414 La Trobe Street PO Box 16084 Melbourne Victoria 8007 Australia T 61 3 9993 7888 spiire.com.au ABN 55 050 029 635</p>	<p>COMMUNITIES DESIGNED FOR LIVING</p>	<p><b>RATHDOWNE ESTATE</b> <b>STAGE 5 STREETSCAPES</b> DETAILS SHEET 02 MUNICIPALITY CRAIGIEBURN ROAD PROJECTS PTY LTD</p> <p>Drng No <b>PRELIMINARY 306151LD701</b></p>
<p>Designed A.GARDNER</p> <p>Authorised S.VIVE</p>	<p>Checked A.GARDNER</p> <p>Date 11-01-19</p>	<p>Rev D</p>		