

RATHDOWNE ESTATE

STAGE 4 STREETSAPES

PROJECT NUMBER: 305435

LANDSCAPE ARCHITECTURE DRAWINGS
FOR CRAIGIEBURN ROAD PROJECTS PTY LTD

To be read in conjunction with specification (305435 L01)

**PLANNING AND ENVIRONMENT ACT
CITY OF WHITTLESEA**

PLANNING SCHEME

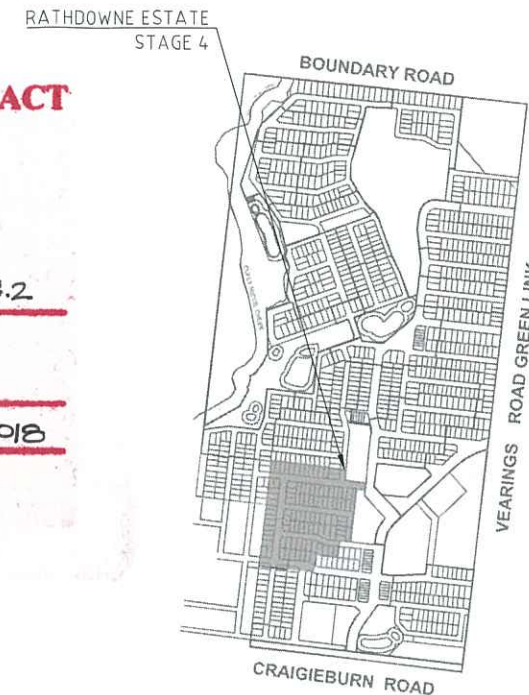
Plan referred to in Permit to use
and/or develop land.

Application No. 716630 CONDITION # 18.2

Sheet 2 of 8

Date Permit Issued 17.04.2018

Town Planner [Signature] Date 24.07.2018



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)
- 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 - 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.
- All drawings 'For Construction' to be printed in colour



1 EXTENT OF WORKS
LD100 Scale 1:1000 @ A1

DRAWING SCHEDULE

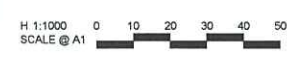
REFERENCE	DESCRIPTION	REVISION	SHEET No.
305435 LD100	COVER SHEET	B	1
305435 LD400	STREETSCAPE PLAN 1	B	2
305435 LD401	STREETSCAPE PLAN 2	B	3
305435 LD402	STREETSCAPE PLAN 3	B	4
305435 LD403	STREETSCAPE PLAN 4	B	5
304535 LD404	STREETSCAPE PLAN 5	B	6
305435 LD700	LANDSCAPE DETAILS	B	7

PLANTING SCHEDULE

TREES			
CODE	BOTANICAL NAME	COMMON NAME	QTY
EI	<i>Eucalyptus leucoxylon</i> ssp. <i>megalocarpa</i>	Large Fruited Yellow Gum	11
Et	<i>Eucalyptus torquata</i>	Coral Gum	30
Lc	<i>Lephostemon confertus</i>	Queensland Brush Box	2
Gp	<i>Geijera parviflora</i>	Wilga	21
Ma	<i>Melia azedarach</i> 'Caroline'	White Cedar	20
Pc	<i>Pistacia chinensis</i>	Chinese pistache	26
Total			110
SHRUBS AND GROUNDCOVERS			
CODE	BOTANICAL NAME	COMMON NAME	QTY
Gp	<i>Grevillea poorinda</i> 'Royal Mantle'	Royal Mantle	191
Wf	<i>Westringia fruticosa</i> 'Flat n Fruity'	Native Rosemary	89
Total			280

file name: 305435.LD100.dwg, layout name: LD100, plotted by: Adam Gardner, on: 18/07/2018 5:57 PM, Sheet 1 of 7, Sheets

Rev	Amendments	Approved	Date
B	REISSUED TO COUNCIL	S.V	18-07-18
A	ISSUED TO COUNCIL	S.V	18-06-18



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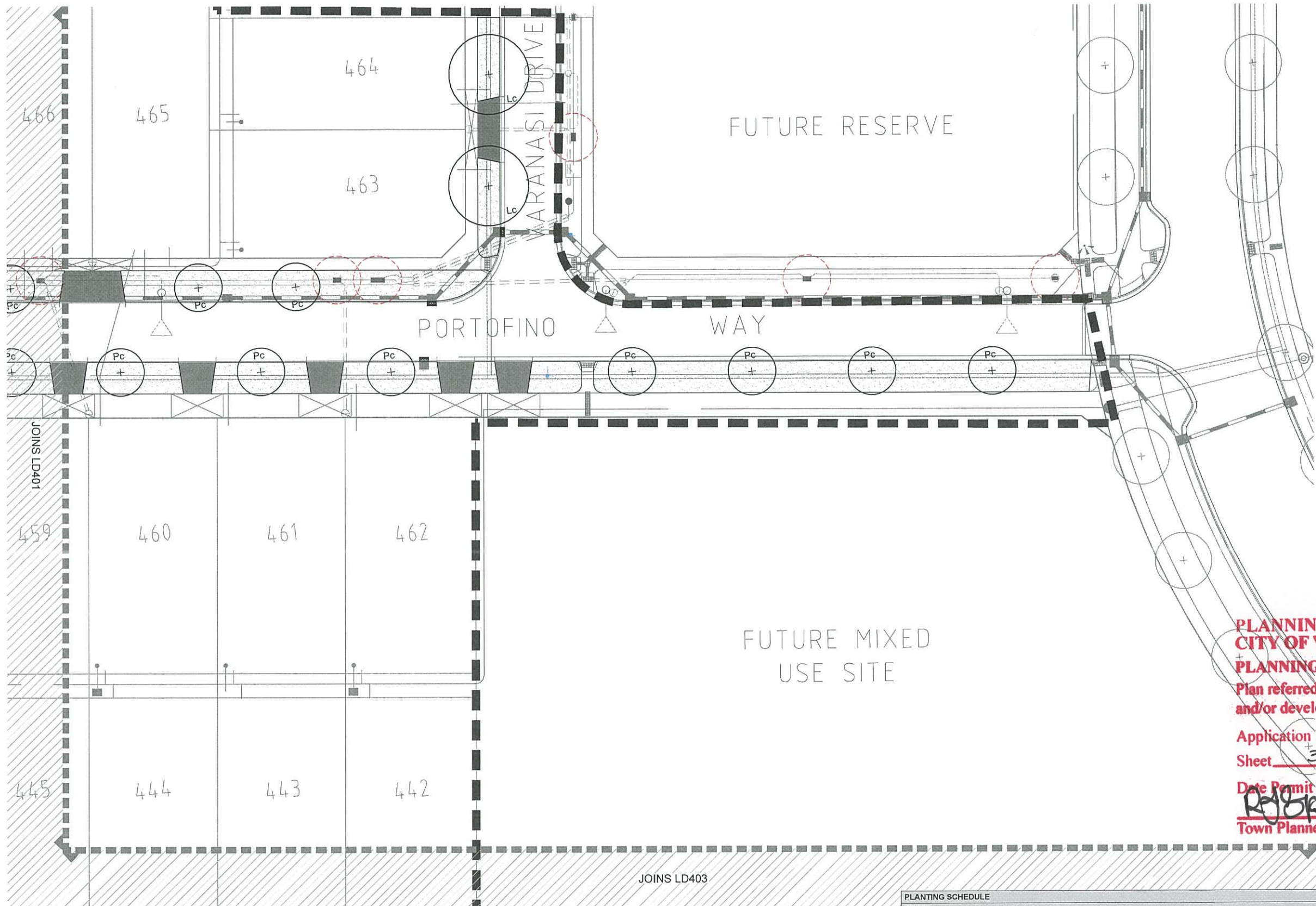
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Designed
A.GARDNER
Checked
S.VIVE
Authorised
S.BRICK
Date
18-06-18

**RATHDOWNE ESTATE
STAGE 4 STREETSAPES
COVER SHEET**

CITY OF WHITTLESEA
CRAIGIEBURN ROAD PROJECTS PTY LTD

PRELIMINARY Drg No **305435LD100** Rev **B**



- LEGEND**
- PROPOSED TREE
As scheduled, detailed and specified
 - HYDROMULCH GRASS
As scheduled, detailed and specified
 - EXISTING SERVICES
By others
 - STREET LIGHTS
By others
 - HV JUNCTION & CONDUIT OFFSET
Supplied by Ausnet
 - EXTENT OF 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 3 of 8
 Date Permit Issued 17.04.2018
R. Spivey 24.07.2018
 Town Planner Date

PLANTING SCHEDULE						
TREES						
CODE	BOTANICAL NAME	COMMON NAME	QTY	DENSITY	INSTALL SIZE	MATURE SIZE (h x w)
Lc	<i>Lephostemon confertus</i>	Queensland Brush Box	2	as shown	min. 1.8m tall, 45L	30 x 10
Pc	<i>Pistacia chinensis</i>	Chinese Pistache	9	as shown	min. 1.8m tall, 45L	8 x 6
Total			11			

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

file name: 305435LD.dwg layout name: LD403 plotted by: Adam Gardner
 file location: G:\0030435\305435LD.dwg project name: RATHDOWNE ESTATE STAGE 4 STREETS CAPES
 18/07/2018 5:52 PM sheet 3 of 7 sheets

Rev	Amendments	Approved	Date
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H 1:250
 SCALE @ A1



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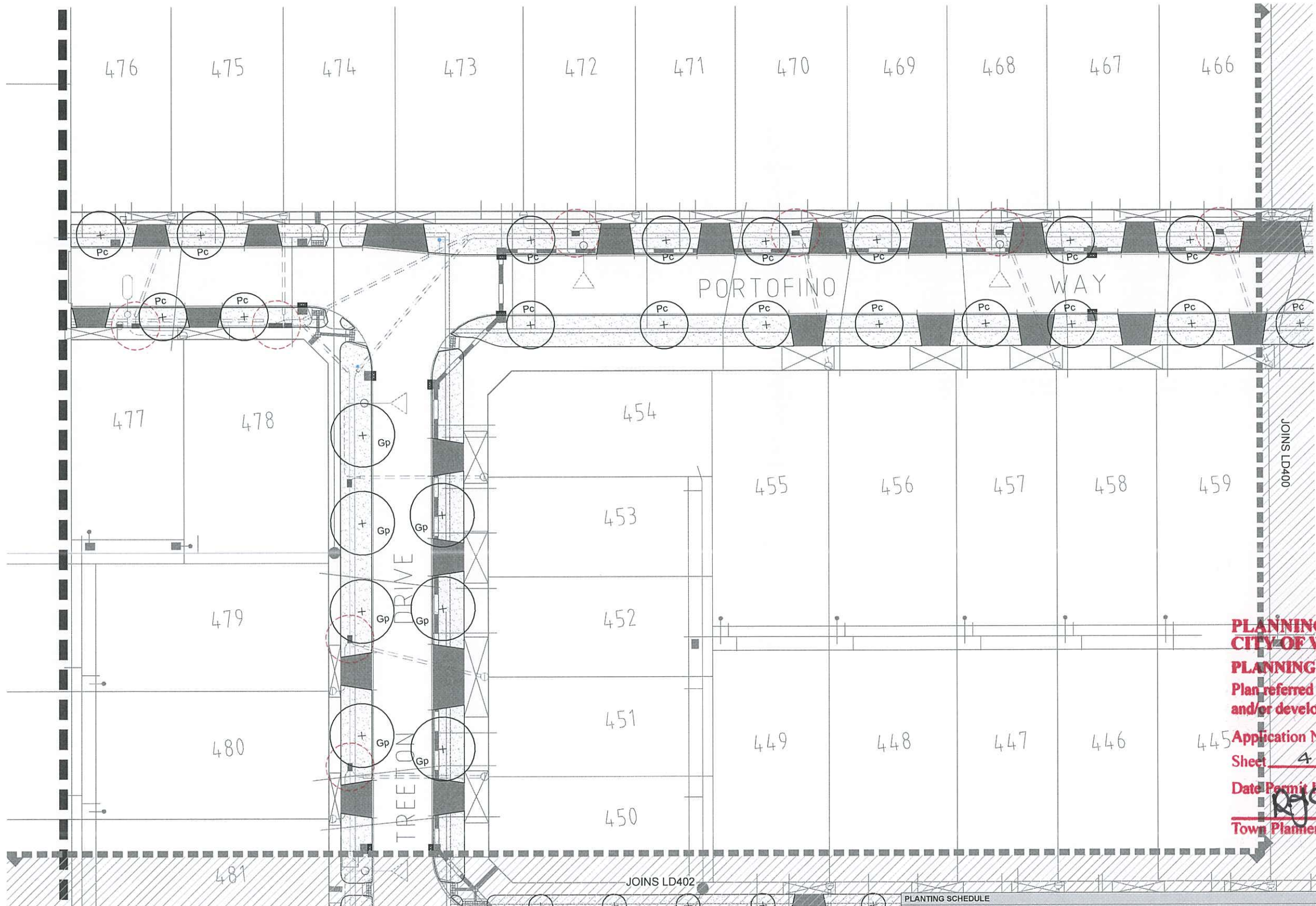
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villawood
 COMMUNITIES DESIGNED FOR LIVING
 Designed
 A.GARDNER
 Authorised
 S.BRICK
 Checked
 S.VIVE
 Date
 18-06-18

RATHDOWNE ESTATE
STAGE 4 STREETS CAPES
STREETScape PLAN 1
 CITY OF WHITTLESEA
 CRAIGIEBURN ROAD PROJECTS PTY LTD
PRELIMINARY Dwg No **305435LD400** Rev **B**

LEGEND

- PROPOSED TREE
As scheduled, detailed and specified
- HYDROMULCH GRASS
As scheduled, detailed and specified
- EXISTING SERVICES
By others
- STREET LIGHTS
By others
- HV JUNCTION & CONDUIT OFFSET
Supplied by Ausnet
- EXTENT OF 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 4 of 8
 Date Permit Issued 17.04.2018
 Town Planner [Signature] Date 24.07.2018

PLANTING SCHEDULE						
TREES						
CODE	BOTANICAL NAME	COMMON NAME	QTY	DENSITY	INSTALL SIZE	MATURE SIZE (h x w)
Gp	<i>Geijera parviflora</i>	Wilga	7	as shown	min. 1.8m tall, 45L	9 x 8
Pc	<i>Pistacia chinensis</i>	Chinese Pistache	17	as shown	min. 1.8m tall, 45L	8 x 6
Total			24			

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

File name: 305435LD401.dwg, layout: name: LD401, plotted by: Adam Gardner, Date: 18/07/2018 5:52 PM, Sheet 3 of 7 Sheets

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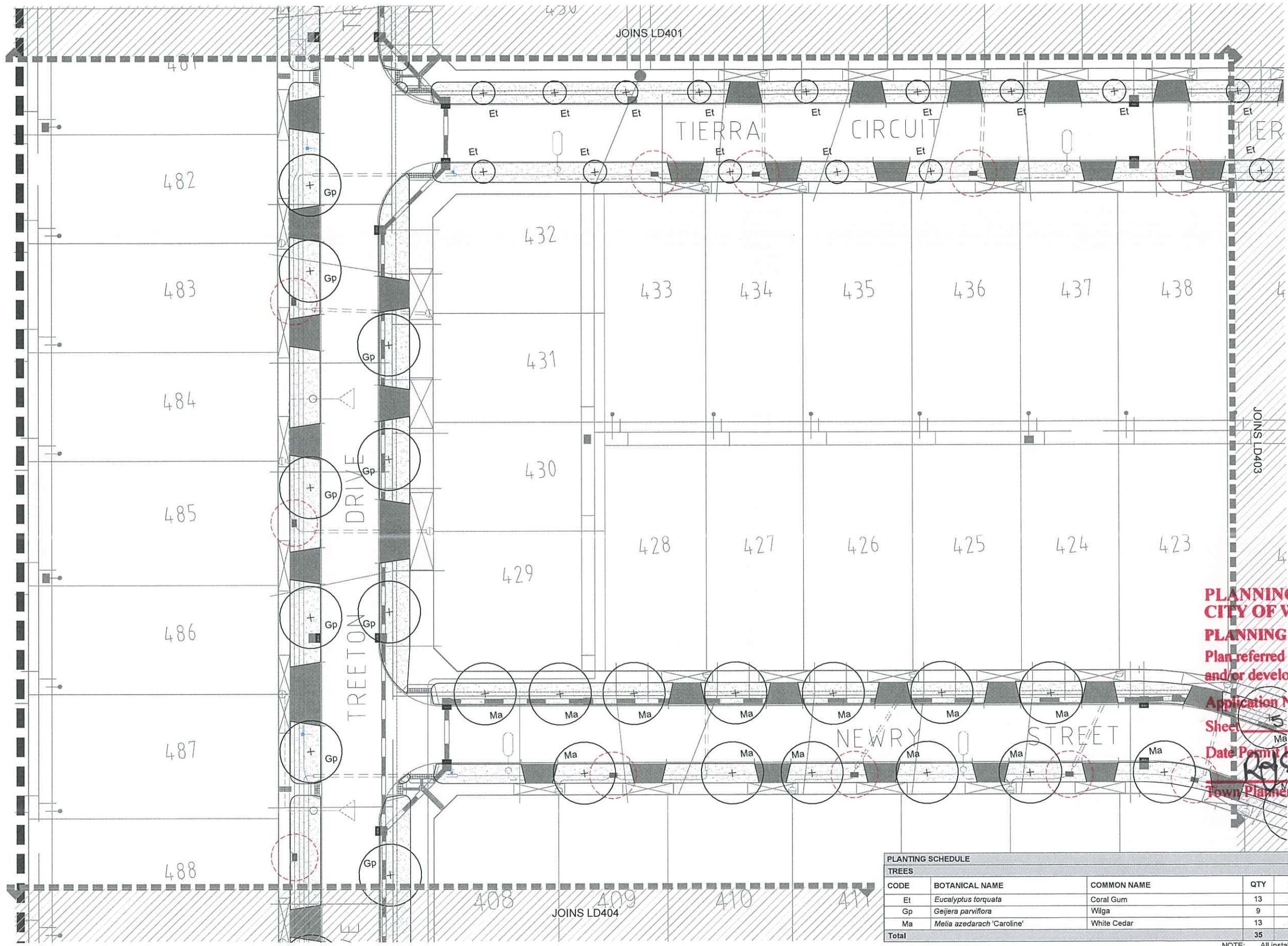
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 Designed: A.GARDNER
 Authorised: S.BRICK
 Checked: S.VIVE
 Date: 18-06-18

**RATHDOWNE ESTATE
STAGE 4 STREETSAPES
STREETSAPES PLAN 2**
 CITY OF WHITTLESEA
 CRAIGIEBURN ROAD PROJECTS PTY LTD
PRELIMINARY Drg No **305435LD401** Rev **B**

File name: 305435LD400_layout name: LD402, plotted by: Adam Gardner, Date: 18/07/2018 5:52 PM, Sheet 1 of 7 Sheets



- ### LEGEND
- PROPOSED TREE
As scheduled, detailed and specified
 - HYDROMULCH GRASS
As scheduled, detailed and specified
 - EXISTING SERVICES
By others
 - STREET LIGHTS
By others
 - HV JUNCTION & CONDUIT OFFSET
Supplied by Ausnet
 - EXTENT OF 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 # 1B.2

Sheet 15 of 8

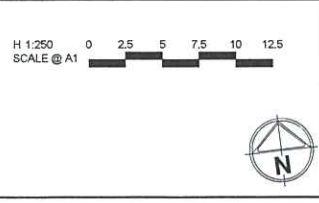
Date Permit Issued 17.04.2018

Town Planner [Signature] Date 24.07.2018

PLANTING SCHEDULE						
TREES						
CODE	BOTANICAL NAME	COMMON NAME	QTY	DENSITY	INSTALL SIZE	MATURE SIZE (h x w)
Et	<i>Eucalyptus torquata</i>	Coral Gum	13	as shown	min. 1.8m tall, 45L	6 x 3
Gp	<i>Geijera parviflora</i>	Wilga	9	as shown	min. 1.8m tall, 45L	9 x 8
Ma	<i>Melia azedarach</i> 'Caroline'	White Cedar	13	as shown	min. 1.8m tall, 45L	14 x 8
Total			35			

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

Rev	Amendments	Approved	Date
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Checked
S.VIVE

Authorised
S.BRICK

Date
18-06-18

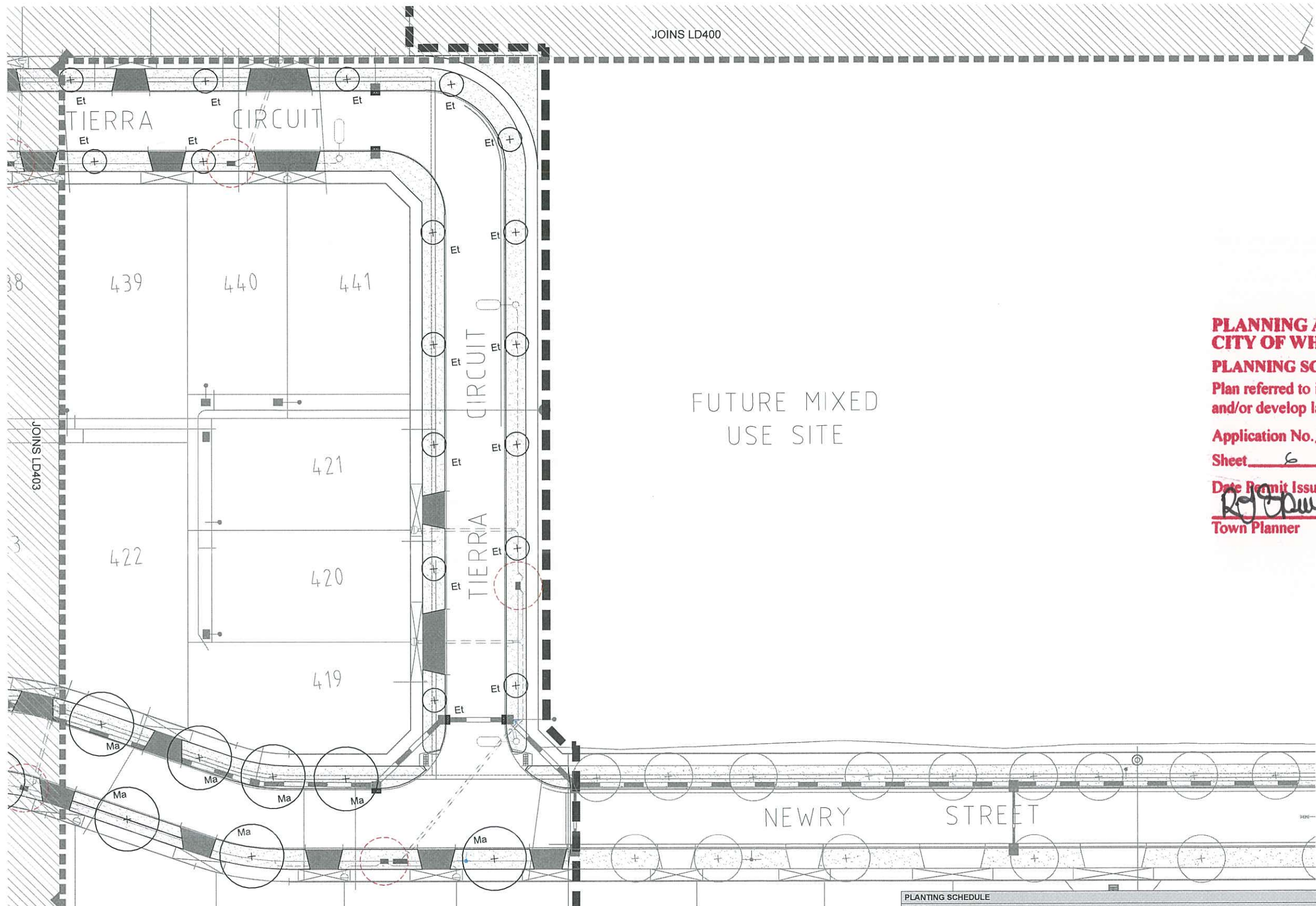
**RATHDOWNE ESTATE
STAGE 4 STREETSCAPES
STREETSCAPE PLAN 3**

CITY OF WHITTLESEA
CRAIGIEBURN ROAD PROJECTS PTY LTD

PRELIMINARY

Drg No
305435LD402

Rev
B



- ### LEGEND
- PROPOSED TREE
As scheduled, detailed and specified
 - HYDROMULCH GRASS
As scheduled, detailed and specified
 - EXISTING SERVICES
By others
 - STREET LIGHTS
By others
 - HV JUNCTION & CONDUIT OFFSET
Supplied by Ausnet
 - EXTENT OF WORKS

**PLANNING AND ENVIRONMENT AC/1
CITY OF WHITTLESEA**

PLANNING SCHEME

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

Application No. 716630

Sheet 6 of 8

Date Permit Issued 17.04.2018

Reg Dawley
Town Planner

24.04.2018
Date

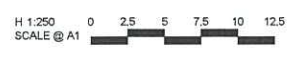
FUTURE MIXED
USE SITE

PLANTING SCHEDULE						
TREES						
CODE	BOTANICAL NAME	COMMON NAME	QTY	DENSITY	INSTALL SIZE	MATURE SIZE (h x w)
Et	<i>Eucalyptus torquata</i>	Coral Gum	17	as shown	min. 1.8m tall, 45L	6 x 3
Ma	<i>Melia azedarach</i> 'Caroline'	White Cedar	7	as shown	min. 1.8m tall, 45L	14 x 8
Total			24			

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

File name: 305435LD403.dwg, layout name: LD403, plotted by: Adam Gardner, file location: G:\305435LD403\amsc\amsc\Products\Products\LD403.dwg, date: 18/07/2018 5:52 PM, sheet 5 of 7 sheets

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






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A.GARDNER
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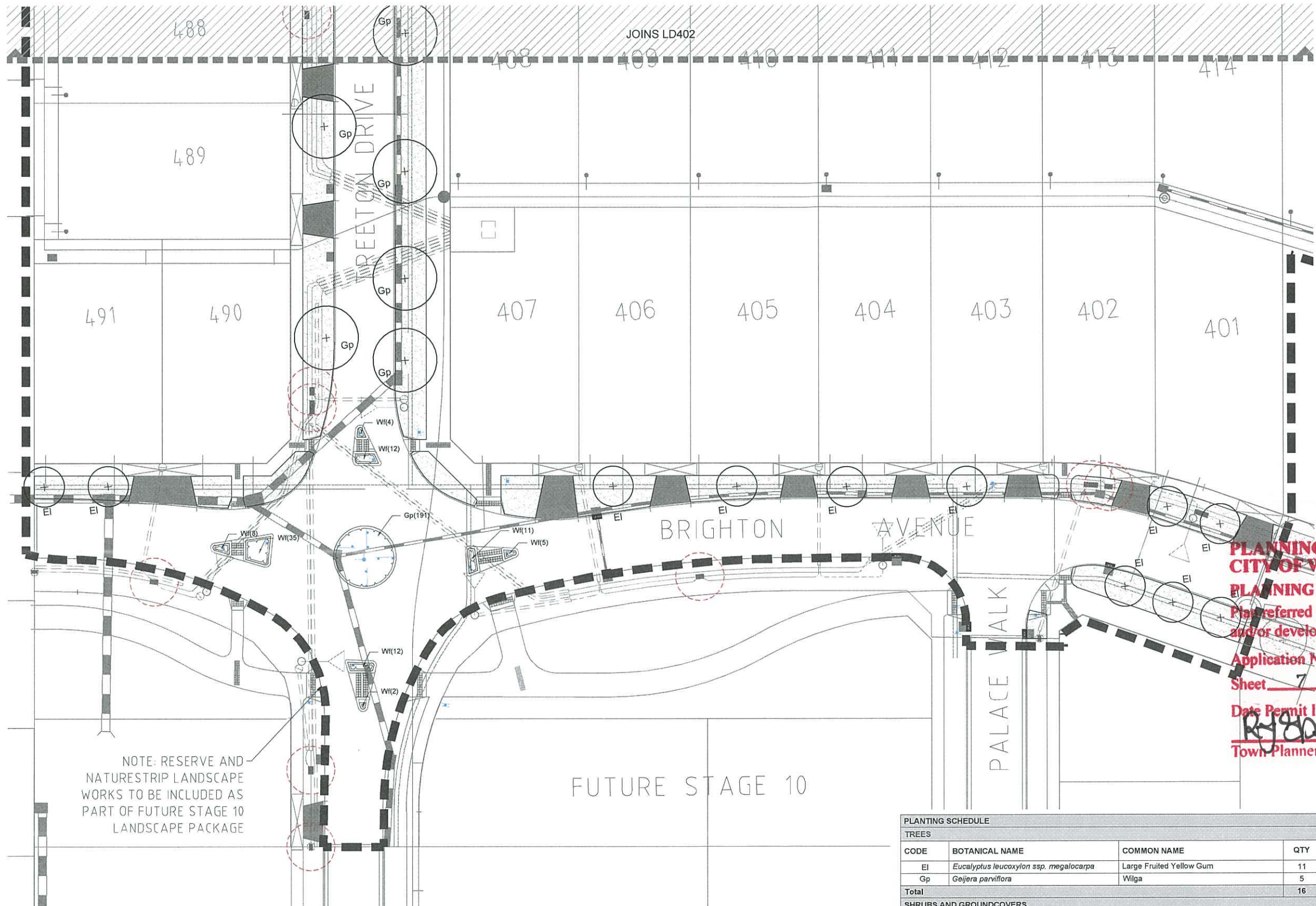
**RATHDOWNE ESTATE
STAGE 4 STREETSCAPES
STREETSCAPE PLAN 4**

CITY OF WHITTLESEA
CRAIGIEBURN ROAD PROJECTS PTY LTD

PRELIMINARY Drg No **305435LD403** Rev **B**

LEGEND

-  PROPOSED TREE
As scheduled, detailed and specified
-  HYDROMULCH GRASS
As scheduled, detailed and specified
-  GARDEN BED
As scheduled, detailed and specified
-  EXISTING SERVICES
By others
-  STREET LIGHTS
By others
-  HV JUNCTION & CONDUIT OFFSET
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-  EXTENT OF 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 7 of 8
 Date Permit Issued 17.04.2018

 Town Planner 24.07.2018 Date

NOTE: RESERVE AND
 NATURESTRIP LANDSCAPE
 WORKS TO BE INCLUDED AS
 PART OF FUTURE STAGE 10
 LANDSCAPE PACKAGE

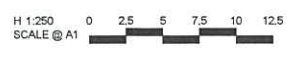
FUTURE STAGE 10

PLANTING SCHEDULE						
TREES						
CODE	BOTANICAL NAME	COMMON NAME	QTY	DENSITY	INSTALL SIZE	MATURE SIZE (h x w)
Ei	<i>Eucalyptus leucoxylon ssp. megalocarpa</i>	Large Fruited Yellow Gum	11	as shown	min. 1.8m tall, 45L	8 x 5
Gp	<i>Geijera parviflora</i>	Wilga	5	as shown	min. 1.8m tall, 45L	9 x 8
Total			16			
SHRUBS AND GROUNDCOVERS						
CODE	BOTANICAL NAME	COMMON NAME	QTY	DENSITY	TOTAL BED AREA / m ²	INSTALL SIZE
Gp	<i>Grevillea poorinda 'Royal Mantle'</i>	Royal Mantle	191	4/m ²	48	150mm pot
Wf	<i>Westringia fruticosa 'Flat n Fruity'</i>	Native Rosemary	89	4/m ²	25	150mm pot
Total			280			

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

File name: 305435LD.dwg, layout name: LD404, plotted by: Adam Gardner, File location: G:\305435\305435\mxd\council\Project\305435\305435.dwg, 18/07/2018 5:52 PM, Sheet 6 of 7 Sheets

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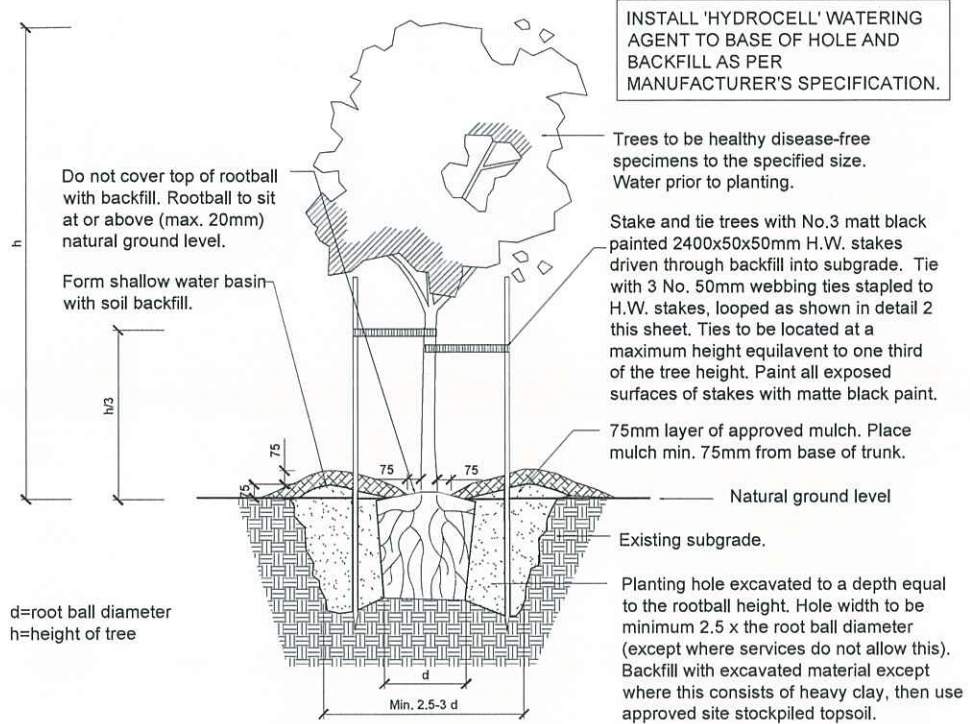


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villawood
 properties
 COMMUNITIES DESIGNED FOR LIVING
 Designed: A.GARDNER
 Authorised: S.BRICK
 Checked: S.VIVE
 Date: 18-06-18

**RATHDOWNE ESTATE
 STAGE 4 STREETSCAPES
 STREETSCAPE PLAN 5**
 CITY OF WHITTLESEA
 CRAIGIEBURN ROAD PROJECTS PTY LTD
PRELIMINARY Drg No **305435LD404** Rev **B**

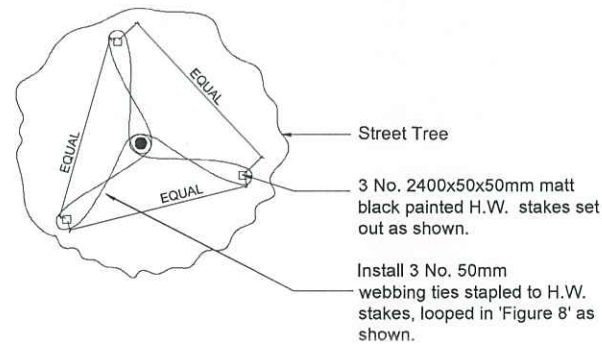


NOTE: All installed tree stock measurements to conform to AS2303:2015 Appendix D

1 SEMI-ADVANCED TREE PLANTING DETAIL

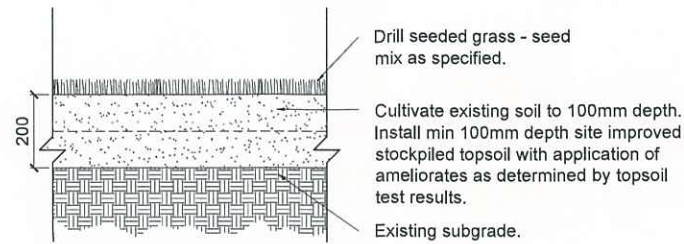
LD700 Scale 1:20 @ A1

NOTE:
Place stakes to best support tree from prevailing winds



2 SEMI ADVANCED TREE TIE DETAIL

LD700 Scale 1:20 @ A1



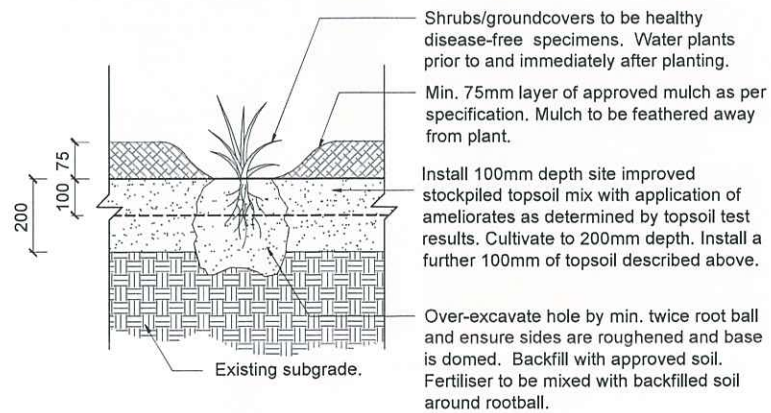
NOTES:

- Existing pasture grass and/or weeds are to be sprayed with herbicide.
- 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, rubbish prior to application of drill seeded grass 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.



4 SHRUB PLANTING DETAIL

LD700 Scale 1:10 @ A1

**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 8 of 8

Date Permit Issued 17.04.2018

R. Gardner
Town Planner 24.07.2018
Date

AS SHOWN



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Designed
A.GARDNER
Authorised
S.BRICK

Checked
S.VIVE
Date
18-06-18

**RATHDOWNE ESTATE
STAGE 4 STREETSAPES
LANDSCAPE DETAILS**

CITY OF WHITTLESEA
CRAIGIEBURN ROAD PROJECTS PTY LTD

PRELIMINARY Drg No 305435LD700 Rev B

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