

# RATHDOWNE ESTATE

## STAGE 1 STREETSAPES

PROJECT NUMBER: 304812

LANDSCAPE ARCHITECTURE DRAWINGS  
FOR CRAIGIEBURN ROAD PROJECTS PTY LTD  
To be read in conjunction with specification (304812 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)
- 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.
- All drawings 'For Construction' to be printed in colour.

**PLANNING AND ENVIRONMENT ACT  
CITY OF WHITTLESEA**

### PLANNING SCHEME

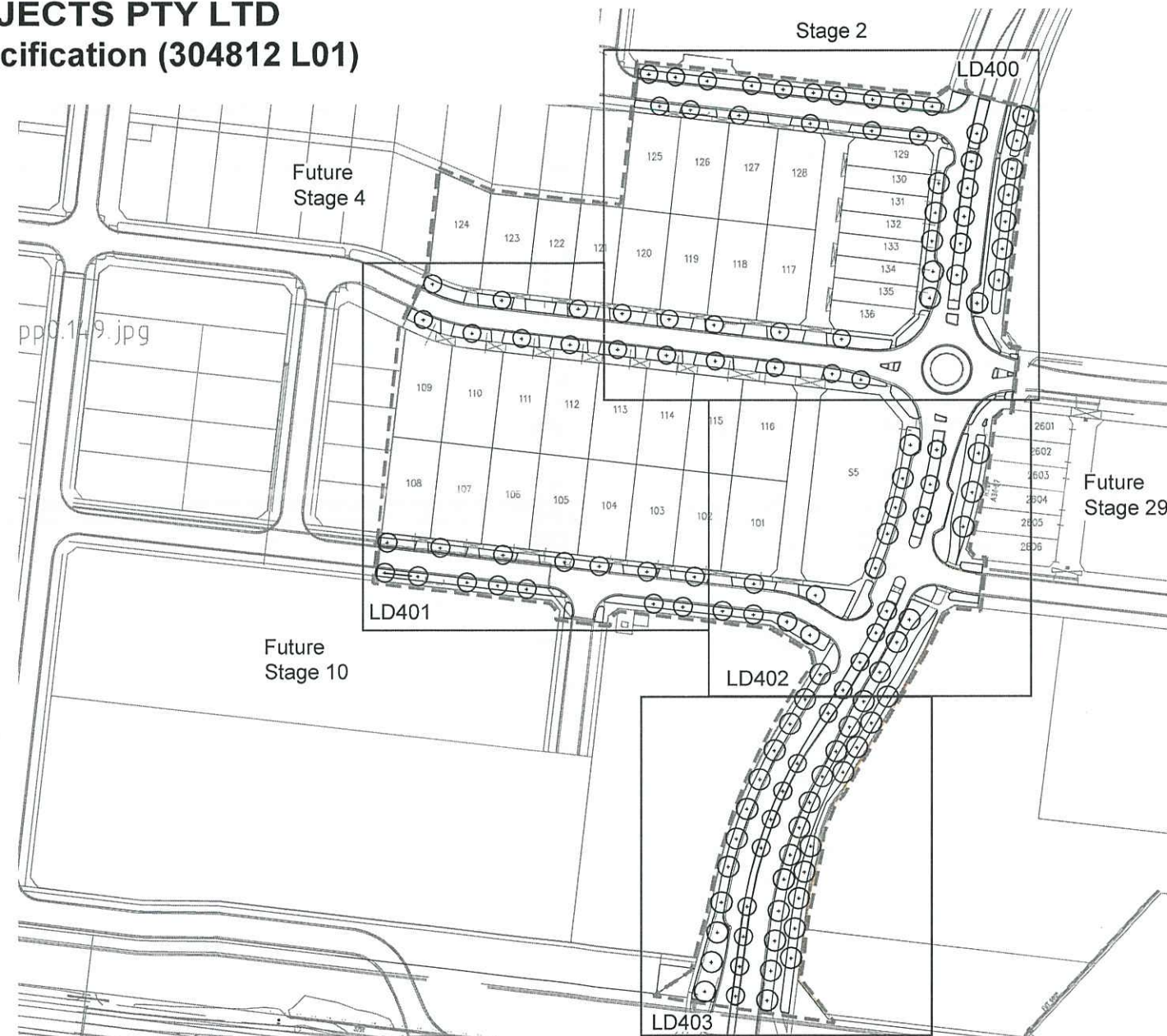
Plan referred to in Permit to use  
and/or develop land.

Application No. 716630 - Condition # 18.2

Sheet 2 of 7

Date Permit Issued 04/08/2017

*Rejoopuey*  
Town Planner Date 12/04/2018



1 EXTENT OF WORKS  
LD100 Scale 1:1000 @ A1

DRAWING NO.	DRAWING NAME
303246 LD100	COVER SHEET
303246 LD400	STREETSCAPE PLAN 1
303246 LD401	STREETSCAPE PLAN 2
303246 LD402	STREETSCAPE PLAN 3
303246 LD403	STREETSCAPE PLAN 4
303246 LD700	LANSCAPE DETAILS

MASTER PLANT SCHEDULE			
CODE	BOTANICAL NAME	COMMON NAME	QTY
<b>TREES</b>			
Bp	<i>Brachychiton populneus</i>	Kurrajong Tree	57
Ce	<i>Corymbia eximia</i>	Yellow Bloodwood	20
EI	<i>Eucalyptus leucoxylon megalocarpa</i>	Large-fruited Yellow Gum	18
Ma	<i>Melia azedarach 'Elite'</i>	White Cedar	16
Po	<i>Platanus orientalis 'Digitata'</i>	Cyprian Plane	6
Qf	<i>Quercus robur fastigiata</i>	Upright English Oak	8
Qr	<i>Quercus robur</i>	English Oak	8
<b>Total</b>			<b>133</b>
<b>SHRUBS</b>			
Gr	<i>Grevillea pinnata 'Royal Mantle'</i>	Royal Mantle	340
Wf	<i>Westringia fruticosa 'Flat n Fruity'</i>	Coastal Rosemary	316
<b>Total</b>			<b>656</b>

file name: Stage 1\_L01.dwg layout name: LD100.plotted by: Adam Gardner on: 22/02/2018 9:41:41 AM sheet 1 of 6 sheets

Rev	Amendments	Approved	Date
B	ISSUED TO COUNCIL	S.V	22-02-18
A	ISSUED TO COUNCIL	S.B	08-11-17



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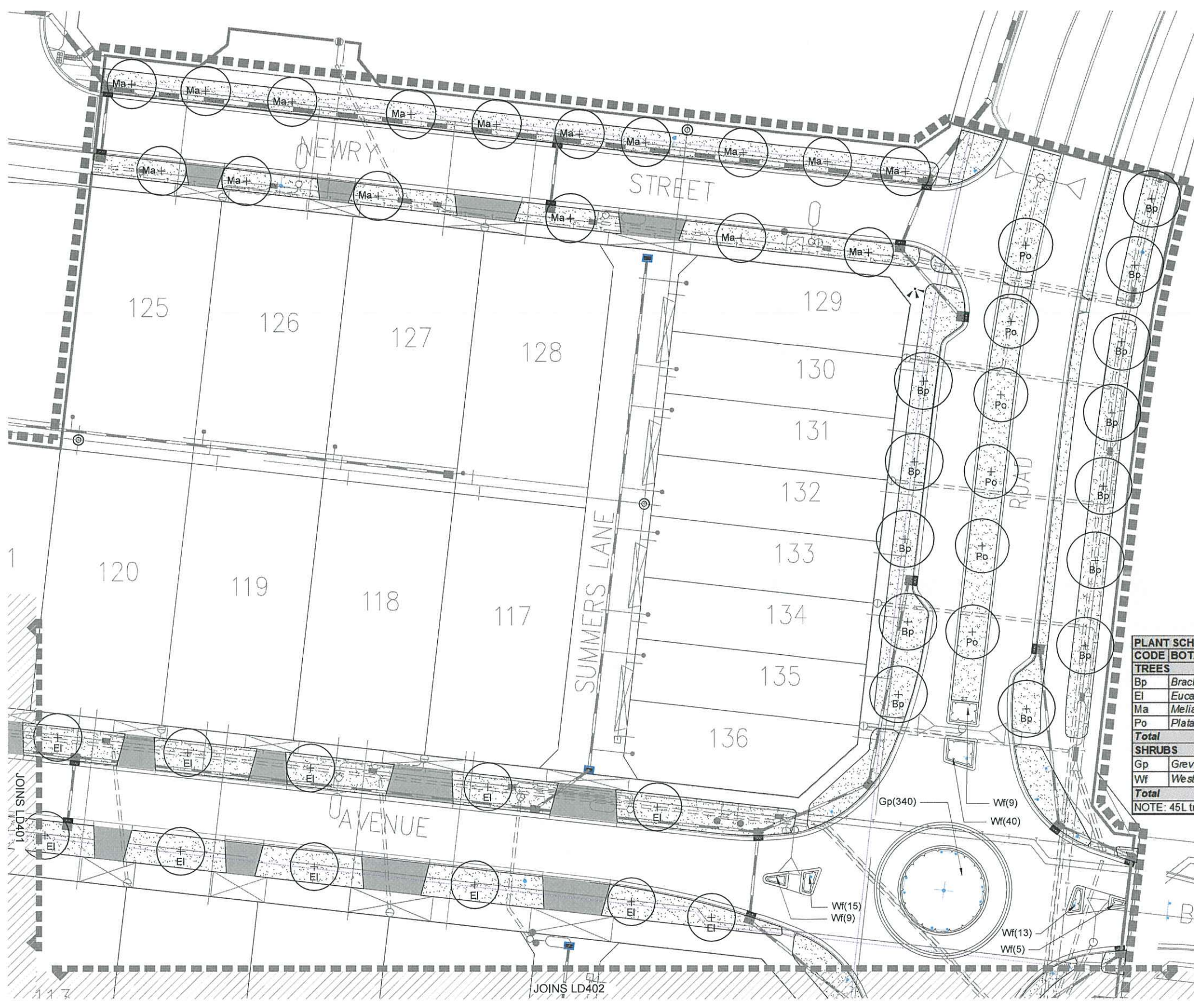
Designed SF  
Authorised SB  
Checked SV  
Date 22-02-18

RATHDOWNE ESTATE  
STAGE 1 STREETSAPES  
COVER SHEET

CITY OF WHITTLESEA  
CRAIGIEBURN ROAD PROJECTS PTY LTD

**PRELIMINARY** Drg No 304812LD100 Rev B





### LEGEND

- Proposed Tree  
As scheduled, detailed and specified
- Proposed Grass  
As scheduled, detailed and specified
- Planted Bed  
As scheduled, detailed and specified
- Steel Edge  
As scheduled, detailed and specified
- Existing Underground Services  
By others
- Street lights  
By others
- Extent of Works

CODE	BOTANICAL NAME	COMMON NAME	QTY	DENSITY	INSTALL SIZE
<b>TREES</b>					
Bp	<i>Brachychiton populneus</i>	Kurrajong Tree	13	As shown	100L pot
Ei	<i>Eucalyptus leucoxylon megalocarpa</i>	Large-fruited Yellow Gum	11	As shown	45L pot
Ma	<i>Melia azedarach 'Elite'</i>	White Cedar	16	As shown	45L pot
Po	<i>Platanus orientalis 'Digitata'</i>	Cyprian Plane	6	As shown	45L pot
<b>Total</b>			<b>46</b>		
<b>SHRUBS</b>					
Gp	<i>Grevillea pinnata 'Royal Mantle'</i>	Royal Mantle	340	4/m <sup>2</sup>	150mm pot
Wf	<i>Westringia fruticosa 'Flam Trunk'</i>	Coastal Rosemary	118	4/m <sup>2</sup>	150mm pot
<b>Total</b>			<b>457</b>		

NOTE: 45L tree stock to have a minimum height of 1.8m - 2.2m and calliper of 25mm - 30mm

**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 7  
 Date Permit Issued 04/03/2017  
 Town Planner [Signature] Date 12/04/2018

file name: Stage 1 LD400.dwg layout name: LD400.plotted by: Adan Gardner  
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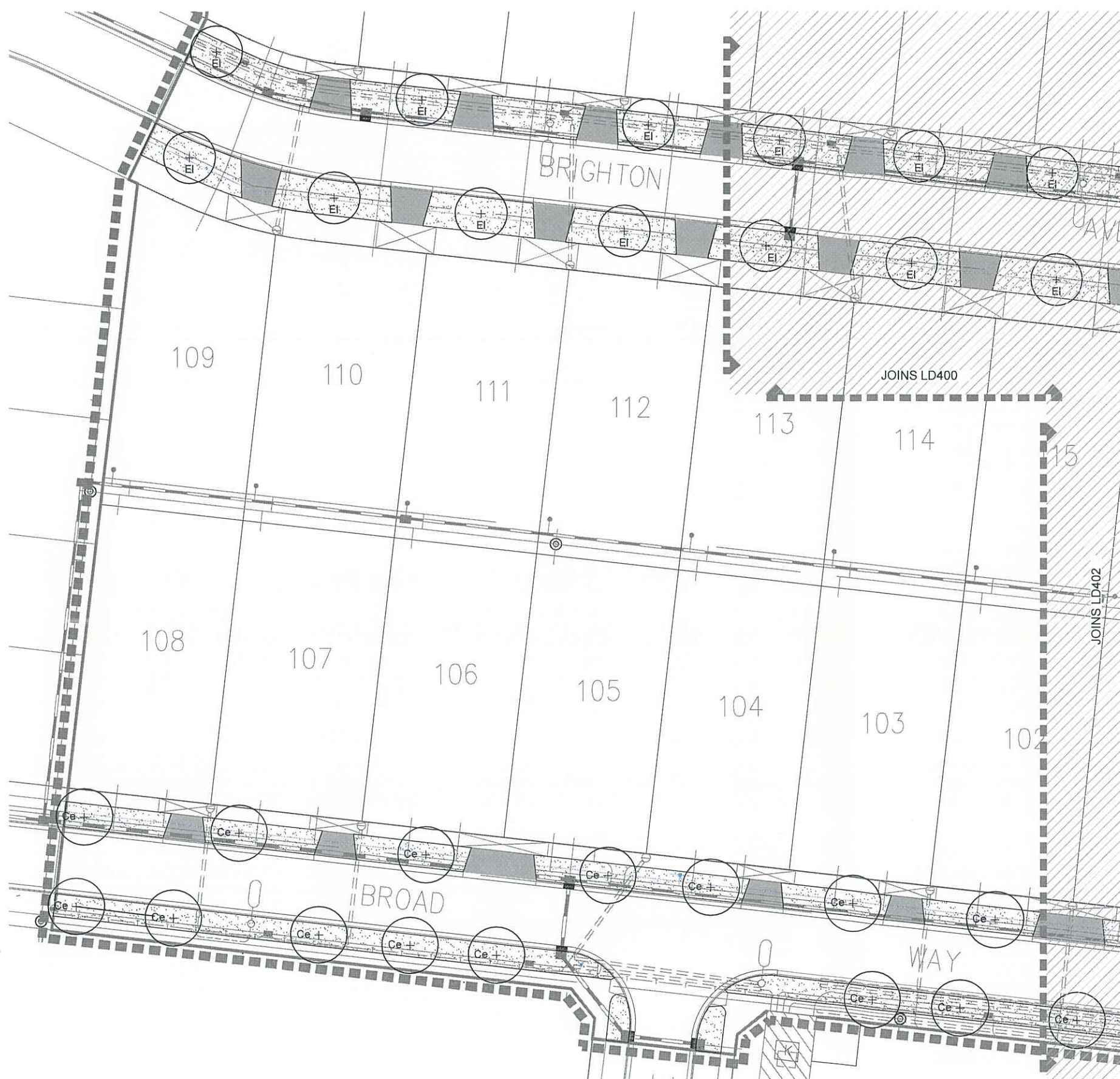
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Authorised	Date
SB	22-02-18



**RATHDOWNE ESTATE**  
**STAGE 1 STREETS CAPES**  
 STREETScape PLAN 1  
 CITY OF WHITTLESEA  
 CRAIGIEBURN ROAD PROJECTS PTY LTD  
 Drg No 304812LD400 Rev B





**LEGEND**

- Proposed Tree  
As scheduled, detailed and specified
- Proposed Grass  
As scheduled, detailed and specified
- Existing Underground Services  
By others
- Street lights  
By others
- 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 7

Date Permit Issued 04/03/2017

Town Planner [Signature] Date 12/04/2018

PLANT SCHEDULE - LD401					
CODE	BOTANICAL NAME	COMMON NAME	QTY	DENSITY	INS TALL SIZE
<b>TREES</b>					
Ce	<i>Corymbia eximia</i>	Yellow Bloodwood	14	As shown	45L pot
Ei	<i>Eucalyptus leucoxylon megalocarpa</i>	Large-fruited Yellow Gum	7	As shown	45L pot
<b>Total</b>			<b>21</b>		

NOTE: 45L tree stock to have a minimum height of 1.8m - 2.2m and calliper of 25mm - 30mm

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file location: \\spire.com.au\media\data\304812\LD401\landscape\product\pld.dwg 22/02/2018 2:44 PM Sheet 3 of 6 Streets

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**RATHDOWNE ESTATE  
STAGE 1 STREETSCAPES  
STREETSCAPE PLAN 2**

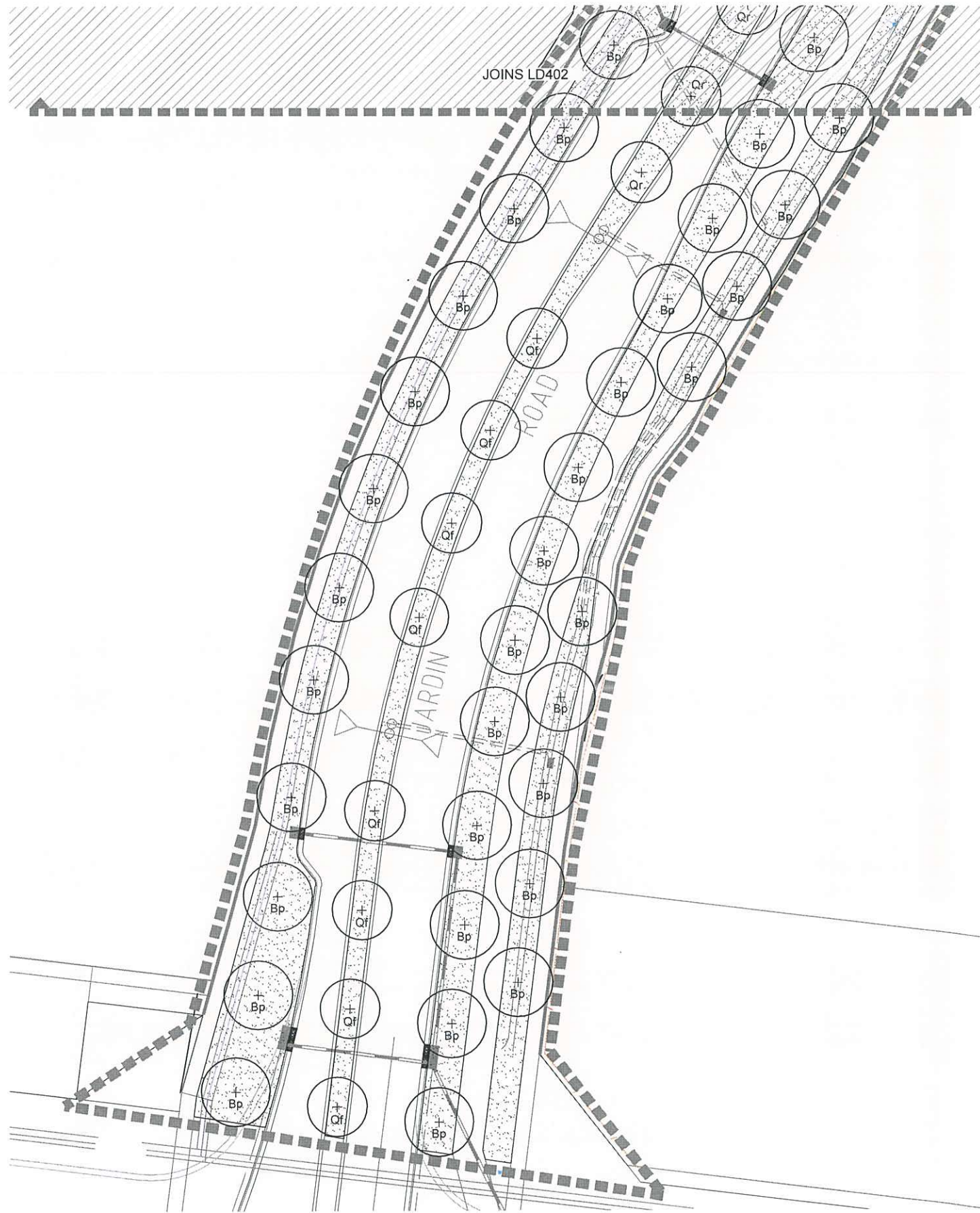
CITY OF WHITTLESEA  
CRAIGIEBURN ROAD PROJECTS PTY LTD

**PRELIMINARY** Drg No **304812LD401** Rev **B**









### LEGEND

- Proposed Tree  
As scheduled, detailed and specified
- Proposed Grass  
As scheduled, detailed and specified
- Existing Underground Services  
By others
- Street lights  
By others
- 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 6 of 7

Date Permit Issued 04/03/2017

Town Planner [Signature] Date 12/04/2018

PLANT SCHEDULE - LD403					
CODE	BOTANICAL NAME	COMMON NAME	QTY	DENSITY	INSTALL SIZE
<b>TREES</b>					
Bp	<i>Brachychiton populneus</i>	Kurrajong Tree	32	As shown	100L pot
Qf	<i>Quercus robur fastigiata</i>	Upright English Oak	8	As shown	45L pot
Qr	<i>Quercus robur</i>	English Oak	1	As shown	45L pot
<b>Total</b>			<b>41</b>		

NOTE: 45L tree stock to have a minimum height of 1.8m - 2.2m and calliper of 25mm - 30mm

file name: s:\page\_1\ld403 layout name: LD403 plotted by: Adam Gardner  
file location: V:\spiire.com.au\media\p\04812\04812\landscapes\Pre\prod\pld403 sheet 5 of 6 sheets

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H 1:250  
SCALE @ A1



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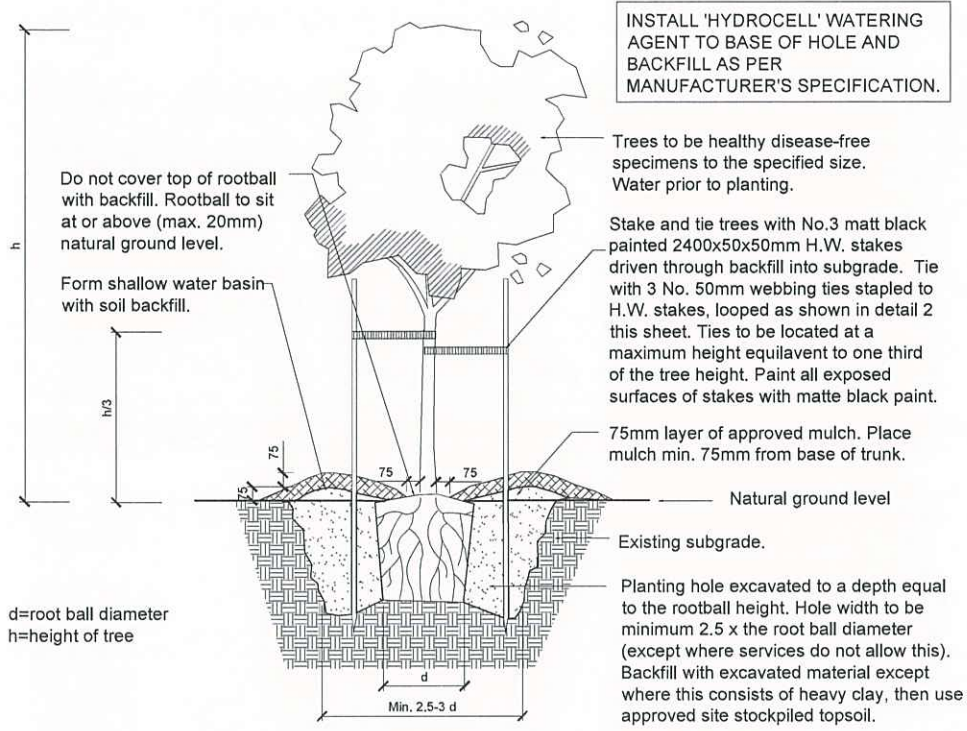


RATHDOWNE ESTATE  
STAGE 1 STREETS CAPES  
STREETScape PLAN 4

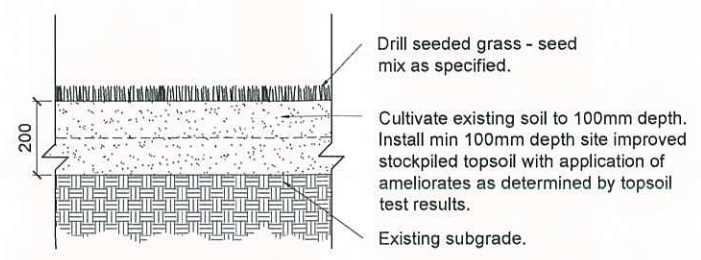
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**PRELIMINARY** 304812LD403 Rev B





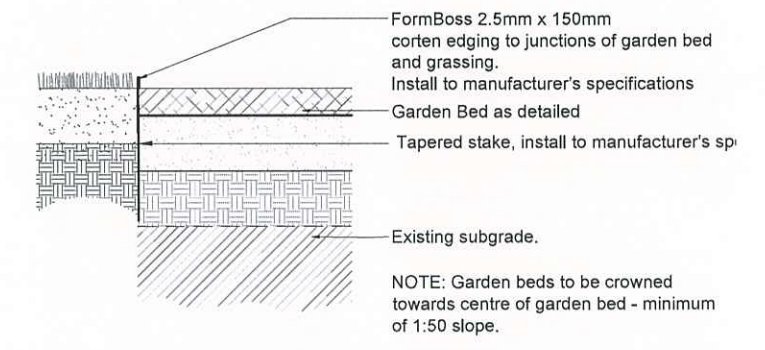
1 SEMI-ADVANCED TREE PLANTING DETAIL  
LD700 Scale 1:20 @ A1



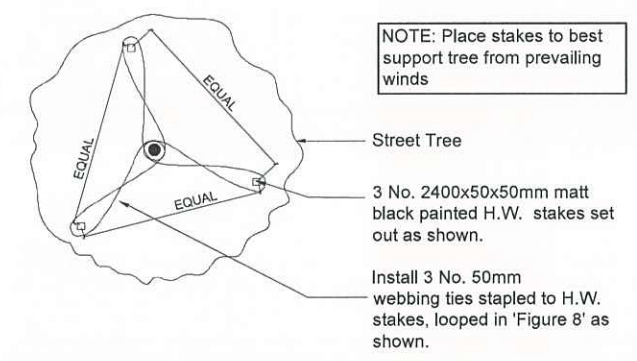
NOTES:

- 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.

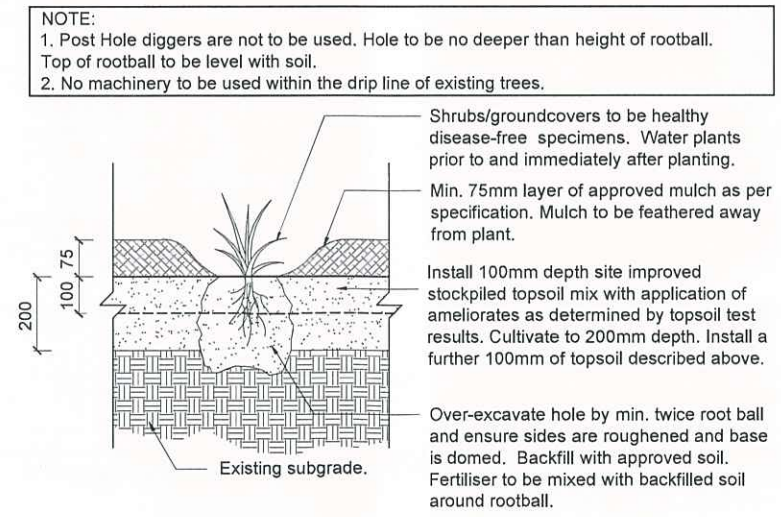
3 HYDROMULCH GRASS DETAIL  
LD700 Scale 1:10 @ A1



5 STEEL EDGE DETAIL  
LD700 Scale 1:10 @ A1



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



4 SHRUB PLANTING DETAIL  
LD700 Scale 1:10 @ A1

**PLANNING AND ENVIRONMENT ACT**  
**CITY OF WHITTLESEA**  
**PLANNING SCHEME**  
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Application No. 716630 - Condition # 18.2  
Sheet 7 of 7  
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Town Planner 12/04/2018 Date

file name: Stage 1 LD700.dwg layout name: LD700, plotted by: Adam Gardner, file location: \\spire.com.au\media\data\LD700\304837\Landscapes\Product\Plot\18.dwg 22/02/2018 2:45 PM Sheet 6 of 6 Sheets

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RATHDOWNE ESTATE  
STAGE 1 STREETS CAPES  
LANDSCAPE DETAILS

CITY OF WHITTLESEA  
CRAIGIEBURN ROAD PROJECTS PTY LTD

**PRELIMINARY** Drg No **304812LD700** Rev **B**

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