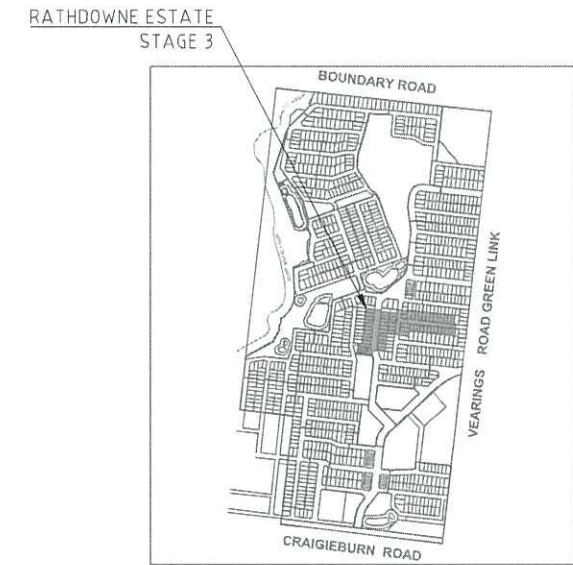


# RATHDOWNE ESTATE

## STAGE 3 STREETSAPES

PROJECT NUMBER: 304814

LANDSCAPE ARCHITECTURE DRAWINGS  
FOR CRAIGIEBURN ROAD PROJECTS PTY LTD  
To be read in conjunction with specification (304814 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 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

REFERENCE	DESCRIPTION	REVISION	SHEET No.
304814 LD100	COVER SHEET	A	1
304814 LD400	STREETSCAPE PLAN 1	A	2
304814 LD401	STREETSCAPE PLAN 2	A	3
304814 LD402	STREETSCAPE PLAN 3	A	4
304814 LD700	LANDSCAPE DETAILS	A	5

PLANTING SCHEDULE			
TREES			
CODE	BOTANICAL NAME	COMMON NAME	QTY
Cm	<i>Corymbia maculata</i>	Spotted Gum	18
Et	<i>Eucalyptus torquata</i>	Coral Gum	28
Lc	<i>Lophostemon confertus</i>	Brush Box	10
<b>Total</b>			<b>56</b>

**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 6

Date Permit Issued 04/03/2017

Rob Spencey 17/04/2018  
Town Planner Date

H 1:1000  
SCALE @ A1



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SV  
Date  
22-02-18

RATHDOWNE ESTATE  
STAGE 3 STREETSAPES  
COVER SHEET

CITY OF WHITTLESEA  
CRAIGIEBURN ROAD PROJECTS PTY LTD

**PRELIMINARY** Drg No 304814LD100 Rev B

file name: 304814LD100.dwg, layout name: LD100, plot title: RATHDOWNE ESTATE STAGE 3 STREETSAPES, sheet 1 of 5, sheets

Rev	Amendments	Approved	Date
B	ISSUED TO COUNCIL	SV	22-02-18
A	ISSUED TO COUNCIL	SB	23-11-17



**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 3 of 6  
 Date Permit Issued 04/03/2017  
 Town Planner [Signature] Date 17/04/2018

PLANTING SCHEDULE						
TREES						
CODE	BOTANICAL NAME	COMMON NAME	QTY	DENSITY	INSTALL SIZE	MATURE SIZE (h x w)
Cm	<i>Corymbia maculata</i>	Spotted Gum	10	as shown	min. 2.5m tall, 45L	30 x 10
Et	<i>Eucalyptus torquata</i>	Coral Gum	4	as shown	min. 2.5m tall, 45L	6 x 3
Lc	<i>Lophostemon confertus</i>	Brush Box	8	as shown	min. 2.5m tall, 45L	15 x 10
<b>Total</b>			<b>22</b>			

file name: 304814LD.dwg, layout name: LD-00, plotted by: Adam Gardiner, plot date: 27/07/2018 3:25 PM, Sheet 2 of 5, Sheets

Rev	Amendments	Approved	Date
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A	ISSUED TO COUNCIL	SB	23-11-17



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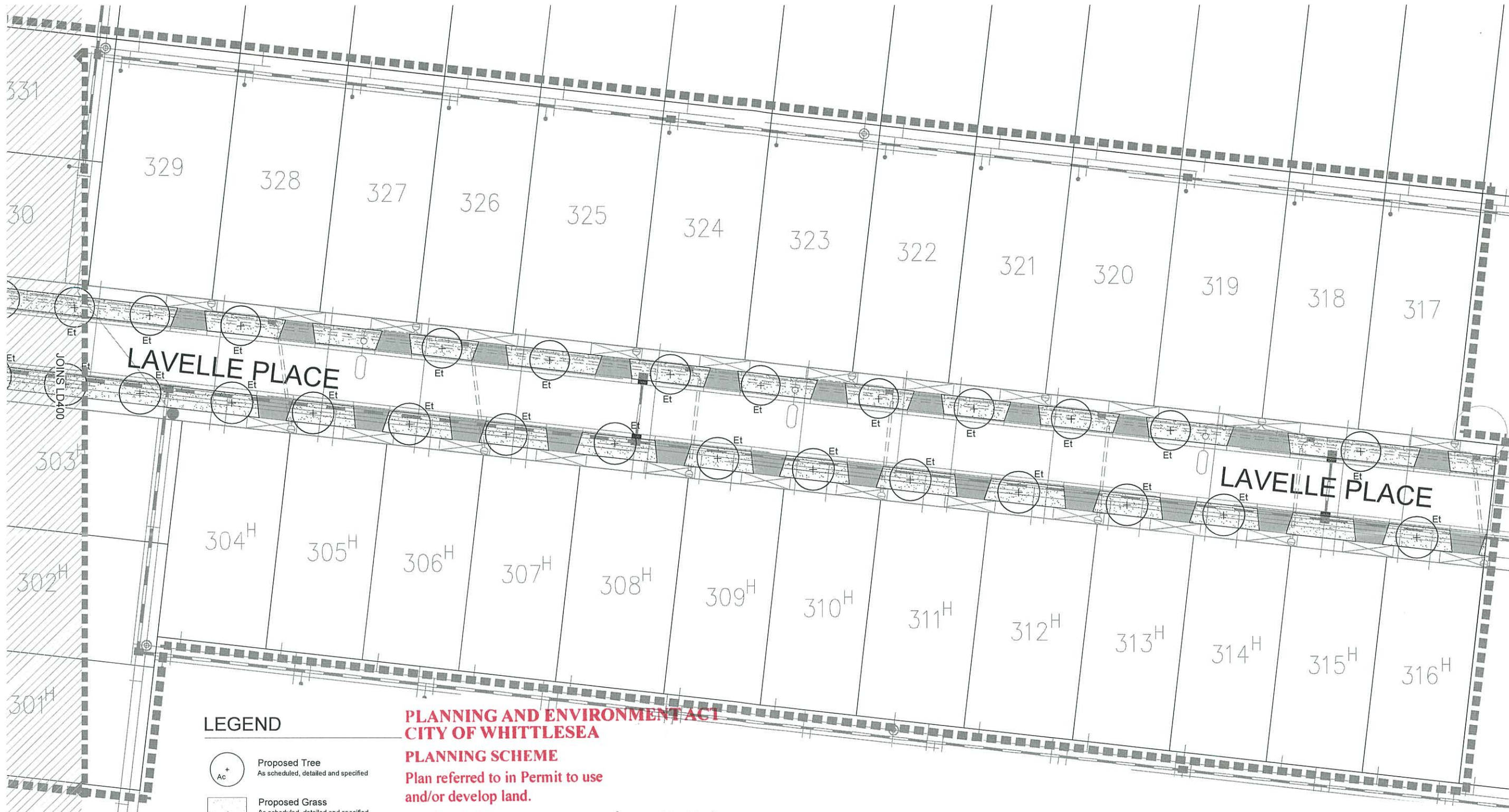


Checked  
SV  
Date  
22-02-18






**RATHDOWNE ESTATE  
STAGE 3 STREETSCAPES  
STREETSCAPE PLAN 1**

CITY OF WHITTLESEA  
 CRAIGIEBURN ROAD PROJECTS PTY LTD

**PRELIMINARY** Drg No **304814LD400** 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 6

Date Permit Issued 04/08/2017

Town Planner [Signature] Date 17/04/2018

PLANTING SCHEDULE						
TREES						
CODE	BOTANICAL NAME	COMMON NAME	QTY	DENSITY	INSTALL SIZE	MATURE SIZE (h x w)
Et	<i>Eucalyptus torquata</i>	Coral Gum	24	as shown	min. 2.5m tall, 45L	6 x 3
<b>Total</b>			<b>24</b>			

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Rev	Amendments	Approved	Date
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A	ISSUED TO COUNCIL	SB	23-11-17



  
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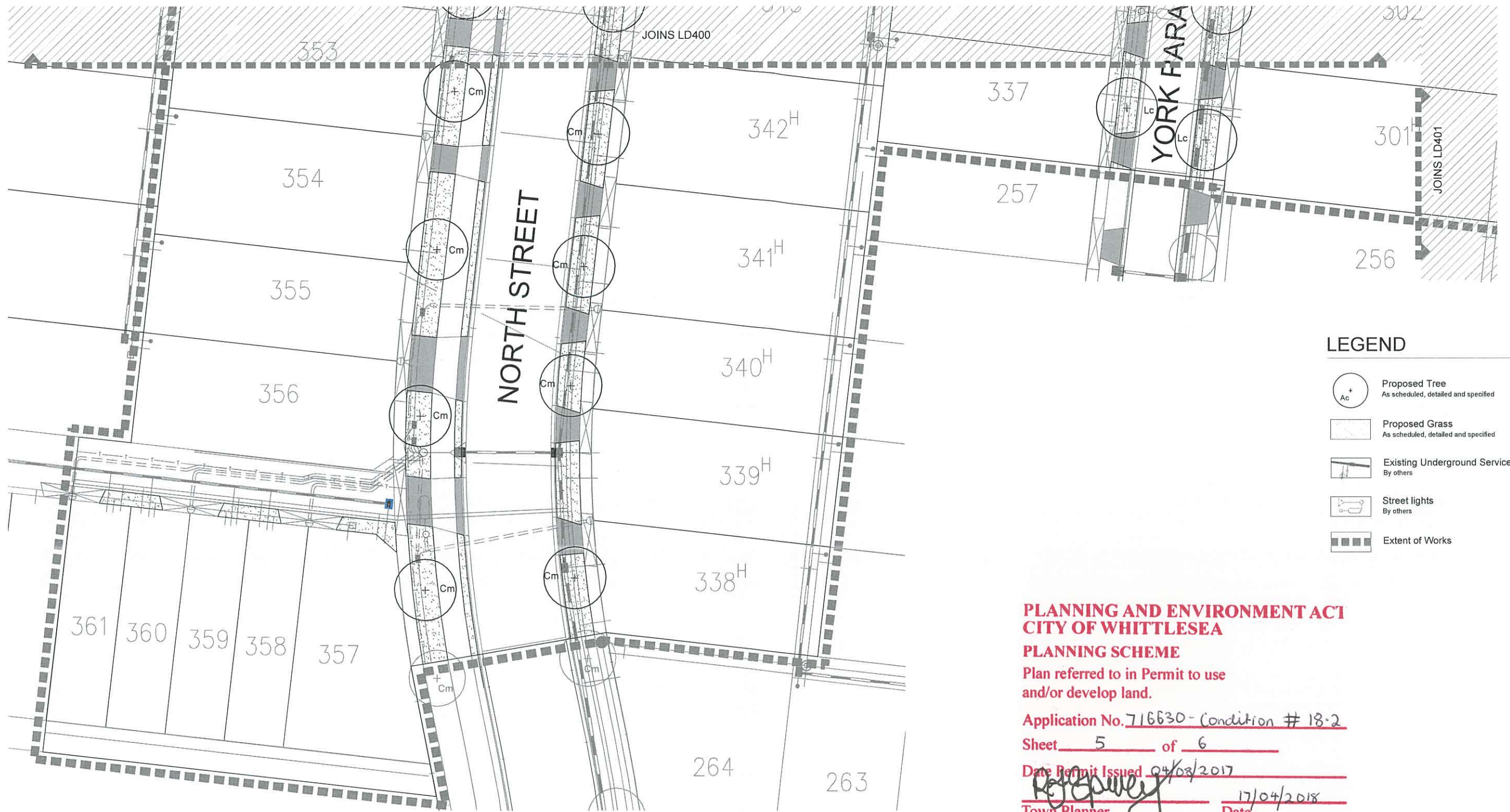


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SV  
Date  
22-02-18

**RATHDOWNE ESTATE  
STAGE 3 STREETSCAPES  
STREETSCAPE PLAN 2**

CITY OF WHITTLESEA  
CRAIGIEBURN ROAD PROJECTS PTY LTD

**PRELIMINARY** Drg No **304814LD401** 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 5 of 6

Date Permit Issued 04/03/2017

*[Signature]*  
Town Planner Date 17/04/2018

PLANTING SCHEDULE						
TREES						
CODE	BOTANICAL NAME	COMMON NAME	QTY	DENSITY	INSTALL SIZE	MATURE SIZE (h x w)
Cm	<i>Corymbia maculata</i>	Spotted Gum	8	as shown	min. 2.5m tall, 45L	30 x 10
Lc	<i>Lophostemon confertus</i>	Brush Box	2	as shown	min. 2.5m tall, 45L	15 x 10
<b>Total</b>			<b>10</b>			

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Rev	Amendments	Approved	Date
B	ISSUED TO COUNCIL	SV	22-02-18
A	ISSUED TO COUNCIL	SB	23-11-17

H 1:250  
SCALE @ A1



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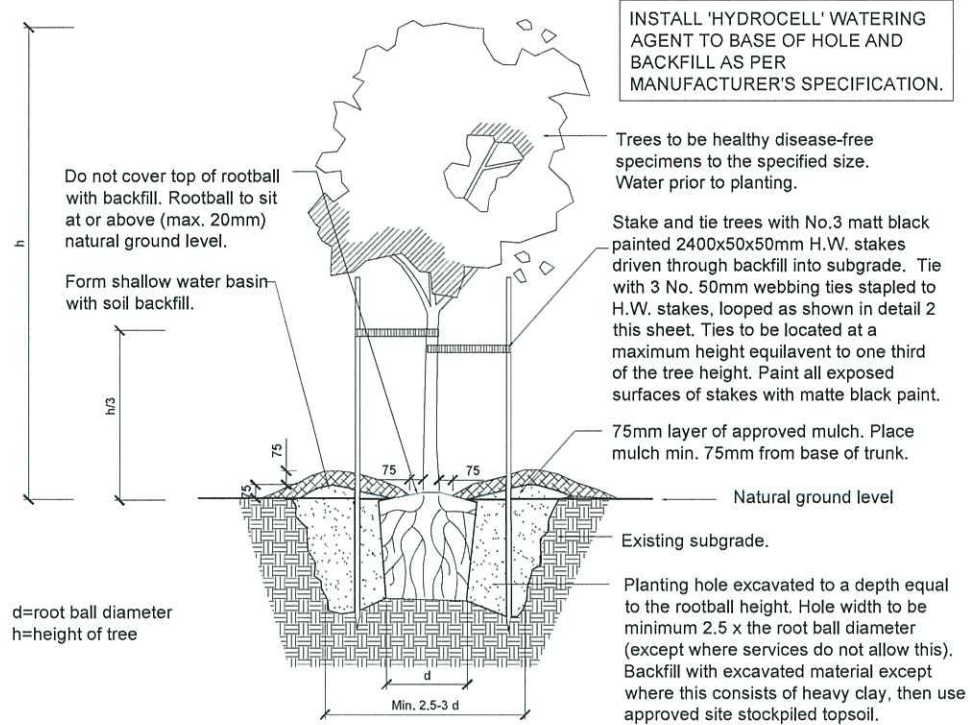


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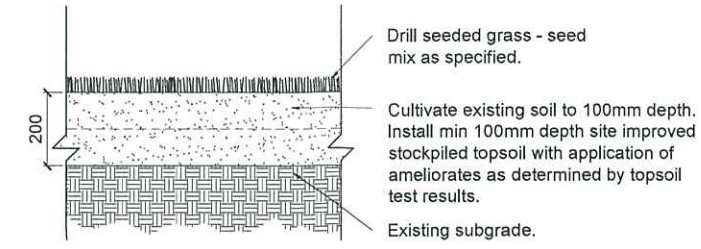
**RATHDOWNE ESTATE  
STAGE 3 STREETS CAPES  
STREETScape PLAN 3**

CITY OF WHITTLESEA  
CRAIGIEBURN ROAD PROJECTS PTY LTD

**PRELIMINARY** Drg No **304814LD402** Rev **B**

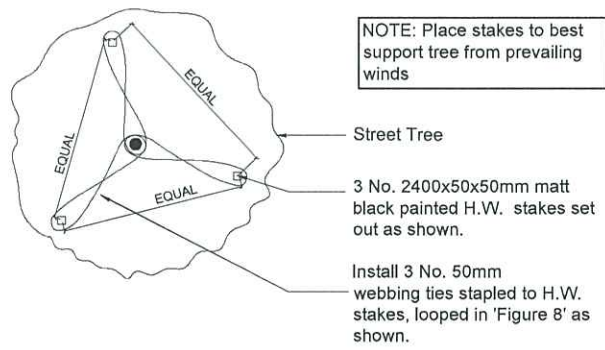


1 SEMI-ADVANCED TREE PLANTING DETAIL  
LD700 Scale 1:20 @ A1



- 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



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

**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 6 of 6

Date Permit Issued 04/03/2017

[Signature] 17/04/2018  
Town Planner Date

file name: 304814LD.dwg, layout name: LD700, plot by: Adam Gardiner, file location: C:\304814\304814\Landscapes\Products\Plant\ditr\27\072018\304814.dwg, sheet 5 of 5 sheets

Rev	Amendments	Approved	Date
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AS SHOWN



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RATHDOWNE ESTATE  
STAGE 3 STREETS CAPES  
LANDSCAPE DETAILS

CITY OF WHITTLESEA  
CRAIGIEBURN ROAD PROJECTS PTY LTD

**PRELIMINARY** Drg No 304814LD700 Rev B