

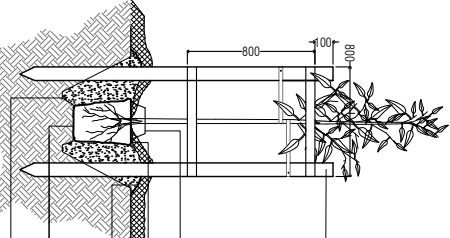
Contents.

- Drawing
- PLA348-L01 Contents, Context Plan and Plant Schedule
- PLA348-L02 Street Landscape Plan 1
- PLA348-L03 Street Landscape Plan 2

Plant Schedule.

Street Trees				
Code	Botanical Name	Common Name	Planting Size	Quantity
CCS	<i>Corymbia citriodora</i> 'Scentuous'	'Scentuous' Lemon-Scented Gum	45 ltr container	2
EML	<i>Eucalyptus mannifera</i> 'Little Spotty'	'Little Spotty' Red Spotted Gum	45 ltr container	5
MAE	<i>Meia azedarach</i> 'Elite'	'Elite' White Cedar	45 ltr container	26

Typical Tree Planting Detail



4 No 90 x 90mm treated pine posts and clear of rootball to avoid damage to rootball. Rails to be 70 x 35mm treated pine. Tree guard to be vertical, square, level and a minimum of 1200mm above ground. 2 No continuous ties wrapped around truck and securely stapled to tree guard to allow some trunk movement. Ties to be set at maximum 1/3 height of the tree at planting. All timber painted with 2 coats black exterior stain.

Tree collar in accordance with City of Greater Bendigo requirements.

Top of rootball to be flush with finished level of the planting hole.

Raised 75mm high berm (ring of soil) to form a watering basin and direct water into rootball. 75mm depth approved hardwood mulch to be kept clear of trunk.

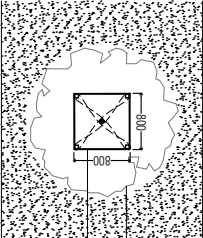
Set rootball on undisturbed soil to prevent settling.

Excavate sloping shallow planting hole minimum 3 times the width of the rootball and break-up sides. Depth of planting hole no deeper than the height of the root ball. Backfill hole site topsoil broken up to friable texture. Apply fertiliser.

NOTES:

1. Watering in of trees shall be completed on the same day as planting and be sufficient to consolidate the backfill around the roots.

2. Location of services to be checked prior to excavation.



Back of kerb.

Street tree.

Timber tree guard as detailed above - setout to be 90° to kerb line.

Footpath.

Tree Guard Setup (nts).

Stage E4, Viewpoint - Context Plan (nts).



P2	Service Coordination	AD	02.02.20
P1	Preliminary plans for Client Review	AD	30.01.20
Revision	Description	Initials	Date
PRELIMINARY ISSUE			

Notes

PLANNING PERMIT NUMBER DS/662/2018

1. All dimensions to be checked on site before commencing work. All measurements are in metres, unless otherwise shown.
2. The locations of underground services and light poles are indicative only - refer to electrical plans for electrical and service offsets.
3. The location and depth of services shall be verified on site prior to the commencement of works. The Contractor shall be liable for any damage to services during the landscape works.
4. Standard Street Tree Details.
- It is assumed that all Underground Cable in close proximity to the 'tree zone' (3m diameter x 600mm depth) shall be within conduits or have cover slabs to provide a higher level of infrastructure protection. (\* Refer 12.0 Distribution Construction Standard Underground Trenching GA271 by Citypower and Powerco ).
  - Minimum setback of 2.0m to service assets including pits and conduit crossings.
  - Minimum setback of 0.75m to domestic service tapping points and 2.0m to stormwater outlets.
  - Minimum setback of 1.0m to road/pavement crossings and 3.0m to driveways where they are existing or known.
  - Minimum setback of 3.0m to fire hydrants.
  - Minimum setback of 4.0m to light poles.
  - Proposed Street Trees.
  - Where possible, trees are planted to allow a driveway within 7.0m from the Title Boundary.
  - Tree position in front of lots may change slightly due to actual location of services, and constructed driveway crossings.
  - Setback from intersection (kerb) shall be a minimum of 1.0m.
  - Existing Trees and Vegetation. The Contractor shall confirm and protect any existing vegetation during landscape works in accordance with the Planning Permit (DELPWP and Council requirements), the Development Plan and any other agreements.
  - Planting. All trees shall be planted in accordance with typical details, unless otherwise specified.
  - 8. Mulch. Street Tree Mulch shall be recycled hardwood (or similar approved) unless otherwise specified.
  - 9. Grass Seeding. Reseed native strips and other grassed areas where there has been disturbance due to landscape works with a proprietary hardy mix, unless otherwise specified.



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Overall Project

Viewpoint - Stage E4

Huntly, Bendigo

Drawn Title

Contents, Context Plan and Plant Schedule

Drawn	Approved	Date	North
AD	RH	02.02.2020	
Scale (A3)	Scale (A1)	Sheet	
NTS	NTS	1 of 3	

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Revision

PLA348-L01

P2

This plan is provided for marketing and information purposes only, it shows design levels only which may change during construction. Builders should check all information prior to the building process. Where discrepancies exist between the plan of subdivision and this plan, the plan of subdivision shall be taken as correct. It is the responsibility of the prospective purchaser to confirm prior to purchase, all lot levels, fill depth and all service locations are correct.

**Notes**

PLANNING PERMIT NUMBER DS/662/2018

1. All dimensions to be checked on site before commencing work. All measurements are in metres, unless otherwise shown.
2. The locations of underground services and light poles are indicative only - refer to electrical plans for electrical and service offsets.
3. The location and depth of services shall be verified on site prior to the commencement of works. The Contractor shall be liable for any damage to services during the landscape works.
4. Standard Street Tree Offsets
  - It is assumed that all Underground Cable in close proximity to the tree zone (6m diameter x 600mm depth) shall be within conduits or have cover slabs to provide a higher level of infrastructural protection. (Refer 12.0 Distribution Construction Standard Underground Trenching GA271 by Citypower and Powercor).
  - Minimum setback of 2.0m to service assets including pits and conduit crossings.
  - Minimum setback of 0.75m to domestic service bopping points and 2.0m to stormwater outlets.
  - Minimum setback of 1.0m to footpath crossings and 3.0m to driveways where they are existing or known.
  - Minimum setback of 3.0m to fire hydrants.
  - Minimum setback of 4.0m to light poles.
5. Proposed Street Trees
  - Where possible, trees are planted to allow a driveway within 7.0m from the Title Boundary.
  - Tree position in front of lots may change slightly due to actual location of services, and constructed driveway crossings.
  - Setback from intersection (kerb) shall be a minimum of 1.0m.
  - Existing Trees and Vegetation. The Contractor shall confirm and protect any existing vegetation during landscape works in accordance with the Planning Permit (DEIWP and Council requirements), the Development Plan and any other agreements.
  - Planting. All trees shall be planted in accordance with typical details, unless otherwise specified.
  - 8. Mulch. Street tree Mulch shall be recycled hardwood (or similar approved) unless otherwise specified.
  - 9. Grass Seeding. Reseed nature strips and other grassed areas where there has been disturbance due to landscape works with a proprietary hardy mix, unless otherwise specified.
  - 10. Plant Schedule. Refer to sheet L01 for Plant Schedule.

**Legend**

- Existing trees to be retained.
- Existing trees to be removed in accordance with the Planning Permit.
- Proposed Street Trees (*Eucalyptus manilra* Little Spotted) [EML]
- Proposed Street Trees (*Melia azadirach* 'Elie') [MAE]
- Proposed Street Trees (*Corymbia dirodora* 'Serranous') [CCS]
- Alternative tree location if driveway is located where street tree is proposed.
- Service offsets / setbacks
- Plant Label and Code



PRELIMINARY



Viewpoint - Stage E4  
Huntly, Bendigo

Street Landscape Plan 1

Drawn	Approved	Date	North
AD	RH	02.02.2020	
Scale (A3)	Scale (A1)	Sheet	
1:250	1:500	2 of 3	

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PLA348-L02

P2

This plan is provided for marketing and information purposes only, it shows design levels only which may change during construction. Builders should check all information prior to the building process. Where discrepancies exist between the plan of subdivision and this plan, the plan of subdivision shall be taken as correct. It is the responsibility of the prospective purchaser to confirm prior to purchase, all lot levels, fill depth and all service locations are correct.

Notes

PLANNING PERMIT NUMBER DS/662/2018

1. All dimensions to be checked on site before commencing work.
- All measurements are in metres, unless otherwise shown.
2. The locations of underground services and light poles are indicative only - refer to electrical plans for electrical and service offsets.
3. The location and depth of services shall be verified on site prior to the commencement of works. The Contractor shall be liable for any damage to services during the landscape works.
4. Standard Street Tree Offsets
- It is assumed that all Underground Cable in close proximity to the 'tree zone' (3m diameter x 600mm depth) shall be within conduits or have cover slabs to provide a higher level of infrastructure protection. (\* Refer 12.0 Distribution Construction Standard Underground Trenching G4271 by Citypower and Powerco ).

Minimum setback of 2.0m to service assets including pits and conduit crossings.

Minimum setback of 0.75m to domestic service tapping points and 2.0m to stormwater outlets.

Minimum setback of 1.0m to road/pavement crossings and 3.0m to driveways where they are existing or known.

Minimum setback of 3.0m to fire hydrants.

Minimum setback of 4.0m to light poles.
5. Proposed Street Trees
- Where possible, trees are planted to allow a driveway within 7.0m from the Title Boundary.

Tree position in front of lots may change slightly due to actual location of services, and constructed driveway crossings.

Setback from intersection (kerb) shall be a minimum of 1.0m.

6. Existing Trees and Vegetation. The Contractor shall confirm and protect any existing vegetation during landscape works in accordance with the Planning Permit (DEWLP and Council requirements), the Development Plan and any other agreements.

7. Planting. All trees shall be planted in accordance with typical details, unless otherwise specified.

8. Mulch. Street trees shall be recycled hardwood (or similar approved) unless otherwise specified.

9. Grass Seeding. Reseed nature strips and other grassed areas where there has been disturbance due to landscape works with a proprietary hardy mix, unless otherwise specified.

10. Plant Schedule. Refer to sheet L01 for Plant Schedule.
- Legend
- Existing trees.

Existing trees to be removed in accordance with the Planning Permit.

Proposed Street Trees (*Melia azedarach* 'Elie') (MAE)

Alternative tree location if driveway is located where street tree is proposed.

Service offsets / setbacks

Plant Label and Code
- 
- PRELIMINARY
- Client / Project

Drawn By

AD

Approved

RH

Date

02.02.2020

Scale (A3)

1:250

Sheet

3 of 3

North Arrow

Revision

PLA348-L03

P2

Viewpoint - Stage E4

Huntly, Bendigo
- 
- Continued on L02
- This plan is provided for marketing and information purposes only, it shows design levels only which may change during construction. Builders should check all information prior to the building process. Where discrepancies exist between the plan of subdivision and this plan, the plan of subdivision shall be taken as correct. It is the responsibility of the prospective purchaser to confirm prior to purchase, all lot levels, fill depth and all service locations are correct.