

BEACONSFIELD GARDENIA ESTATE - STAGE 3 & 4

224 KENILWORTH AVENUE, BEACONSFIELD

LANDSCAPE WORKS FOR ENDORSEMENT

AUGUST 2018 DRAWING REGISTER

DRAWING NAME	SHEETS	REVISION
03-LWD-001 COVER SHEET & LOCATION PLAN	SHEET 1 OF 1	-
03-LWD-601 LANDSCAPE PLANTING PLAN - STAGE 03 & 04	SHEET 1 OF 1	-
03-LWD-901 SOFT LANDSCAPE DETAILS	SHEET 1 OF 1	-

WARNING
BEWARE OF UNDERGROUND SERVICES. THE LOCATIONS OF UNDERGROUND SERVICES ARE INDICATIVE ONLY. THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. DIAL BA U DIG PH: 1100

CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. REPORT ALL DISCREPANCIES TO SUPERINTENDENT PRIOR TO CONSTRUCTION. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DRAWINGS. ALL DRAWINGS MAY NOT BE REPRODUCED OR DISTRIBUTED WITHOUT PRIOR PERMISSION FROM THE LANDSCAPE ARCHITECT.

STATUS

ENDORSEMENT NOT FOR CONSTRUCTION

NO.	REVISION	DATE
P	FOR CLIENT REVIEW	31/01/18
-	FOR ENDORSEMENT	23/07/18
A	FOR ENDORSEMENT	16/08/18

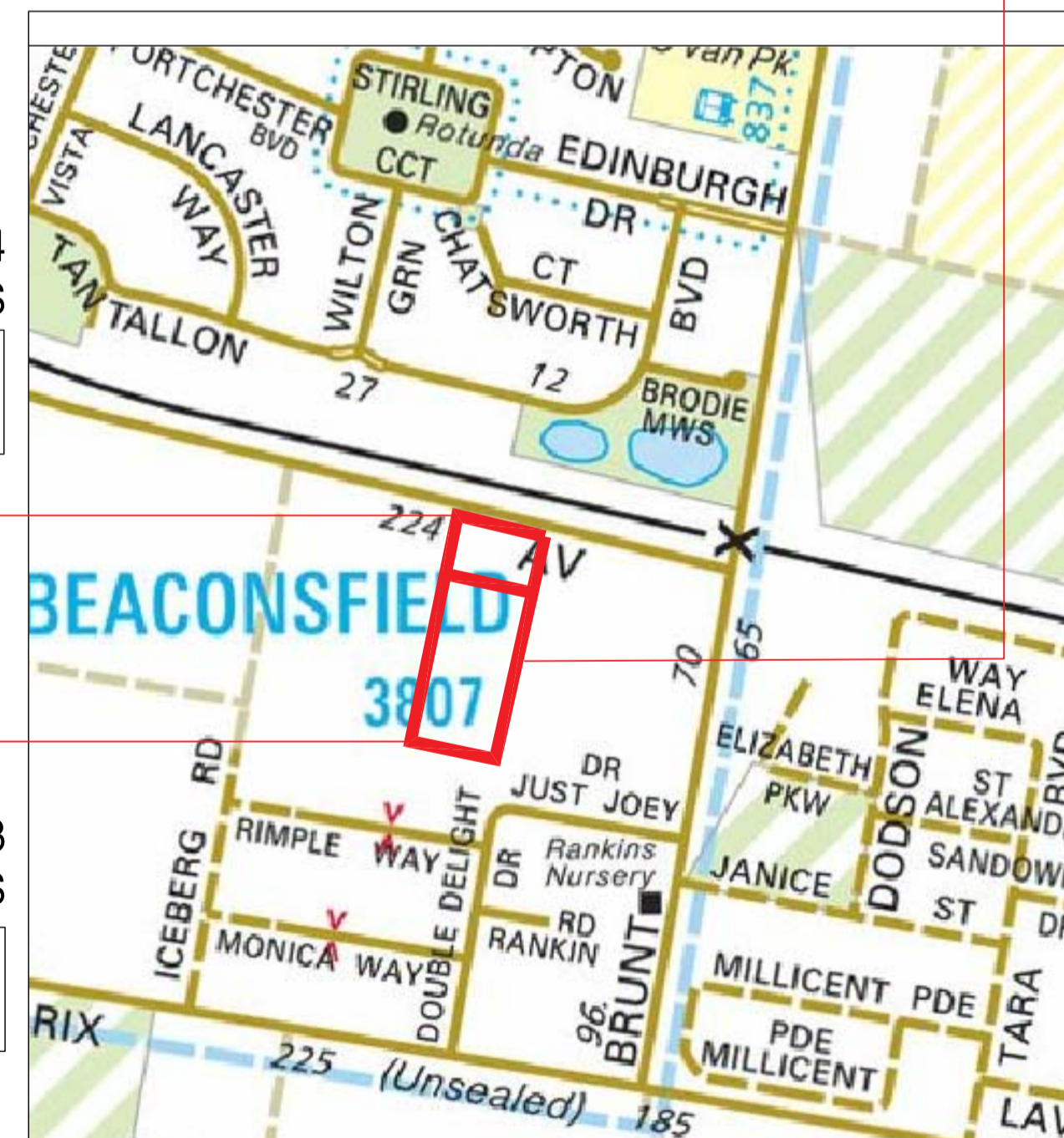
CARDINIA SHIRE COUNCIL

APPROVED DETAILED LANDSCAPE PLAN AND DOCUMENTATION

Subdivision No.: S16-110 and S16-111
SHEET: 1 OF 3
APPROVED BY: Stephanie Karan

DATE: Wednesday, 13 May 2020
SIGNED:

SITE OF WORKS MELWAYS REFERENCE 214 B4
224 KENILWORTH AVENUE (ADJACENT TO
BRUNT ROAD)



STAGE 4
STREETSCAPE WORKS
PLAN OF SUBDIVISION
No: PS749592 - S2

STAGE 3
STREETSCAPE WORKS
PLAN OF SUBDIVISION
No: PS749592 - S1

01 LOCATION PLAN (COPYRIGHT MELWAY 2018)
001 NOT TO SCALE

GENERAL NOTES:

- THE LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH DRAWINGS OF ALL OTHER DISCIPLINES
- FOR EXISTING AND PROPOSED LEVELS, REFER TO CIVIL ENGINEERING DRAWINGS
- SERVICES SHOWN ARE INDICATIVE ONLY. TO BE READ IN CONJUNCTION WITH OTHER CONSULTANTS DOCUMENTATION.
- REFER SPECIFICATION AND/OR RELEVANT DETAILS FOR ADDITIONAL INFORMATION ON ITEMS MENTIONED ON PLANS.
- ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ANY ENGINEERING COMPUTATIONS, STRUCTURAL DRAWINGS AND ARCHITECTURAL SPECIFICATIONS.
- REFER SPECIFICATION AND/OR RELEVANT DETAILS FOR ADDITIONAL INFORMATION ON ITEMS MENTIONED ON PLANS.
- ALL CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS AND WORK LEVELS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK OR ORDERING OF MATERIALS.
- ALL CONTRACTORS SHALL SITE CHECK EXISTING DIMENSIONS BEFORE MANUFACTURE OR FABRICATION OF ANY ITEMS, HINGES ETC
- ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODE REGULATIONS, AND BE CERTIFIED AS SAFE FOR PUBLIC USE PRIOR TO OCCUPATION.
- ALL MATERIALS AND FITTINGS ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- STORMWATER SHALL BE TAKEN TO A LEGAL POINT OF DISCHARGE TO THE SATISFACTION OF ALL LOCAL AUTHORITIES.
- DO NOT SCALE THIS DRAWING. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- CONSTRUCTION TO INCLUDE ALL COMPONENTS AND FITTINGS NOT INDICATED ON THE DRAWING, INCLUDING INTERMEDIATE POSTS, CAPPING, STRAPS, TIES, CLEATS HINGES ETC.

**TRAFFIC MANAGEMENT
PLAN NOTE:**

PRIOR TO THE COMMENCEMENT OF WORKS A TRAFFIC MANAGEMENT PLAN MAY BE REQUIRED TO BE SUBMITTED TO COUNCIL FOR APPROVAL IN ACCORDANCE WITH THE 'TRAFFIC MANAGEMENT ACT 2004' & SECTION 99A 'ROAD SAFETY ACT 1986'. VERIFY REQUIREMENTS WITH THE PROJECT MANAGER

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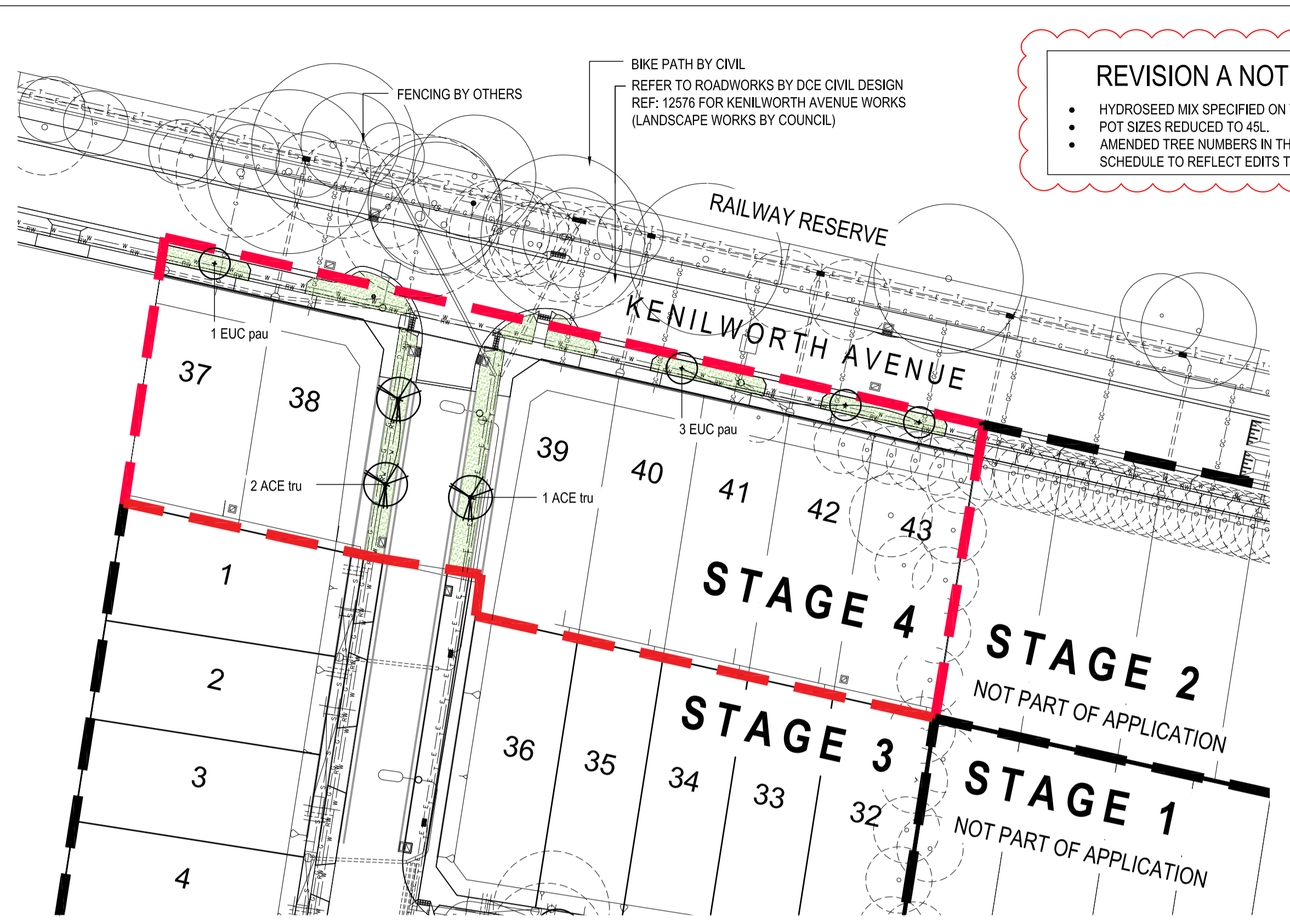
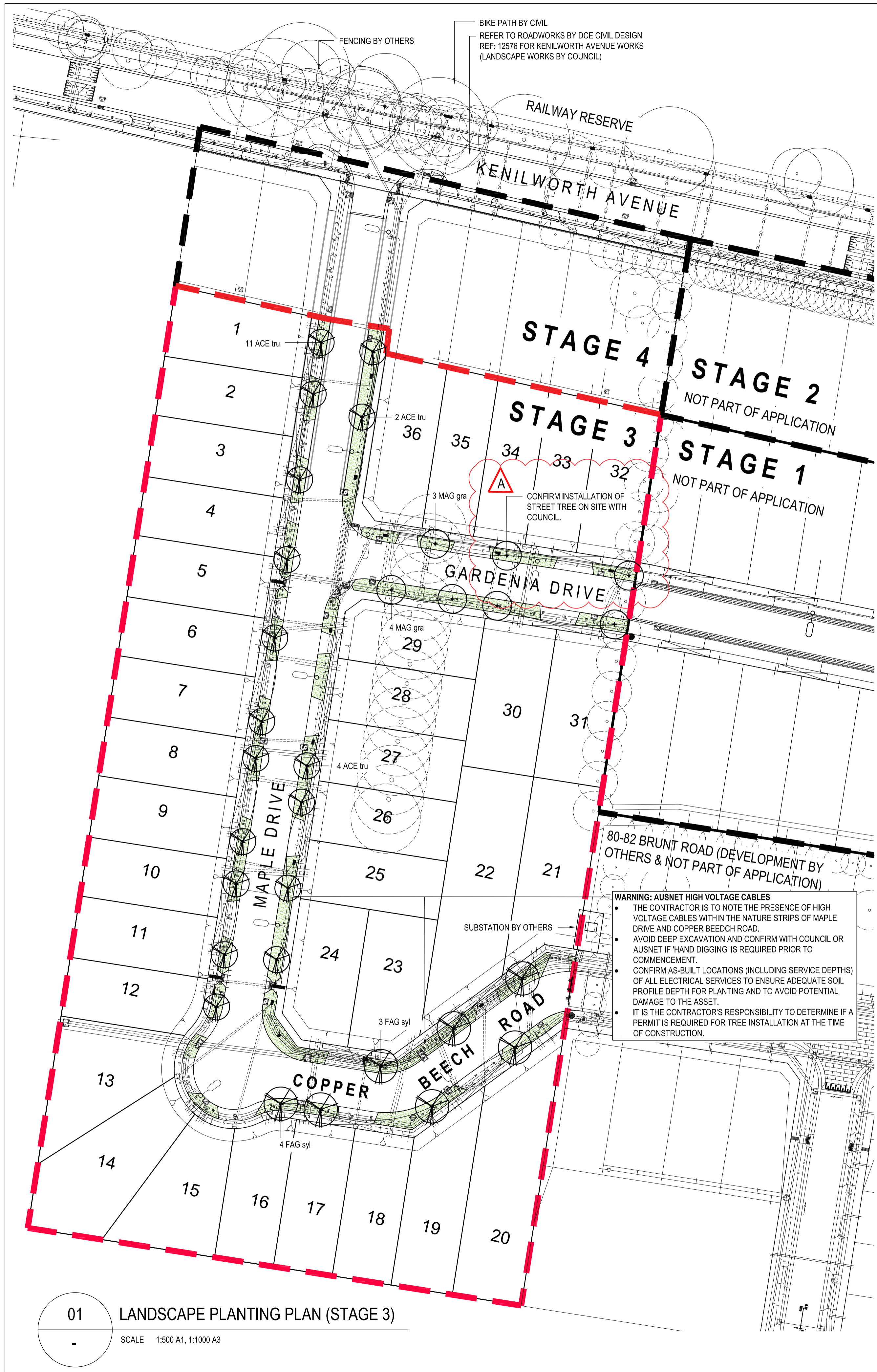
PROJECT
224 Kenilworth Avenue, Beaconsfield
GARDENIA ESTATE STAGES 3 & 4

DRAWING TITLE
Cover Sheet & Location

DRAWN	CHECKED	SCALE	A1	A3
BB	KJ	1:500		1:1000

PLOT DATE	JOB NUMBER	CLIENT REF
16/08/18	16.602	-
DRAWING NUMBER	REV	

03-LWD-001 A



01 LANDSCAPE PLANTING PLAN (STAGE 4)
SCALE: 1:500 A1, 1:1000 A3

PROPOSED TREE PLANTING SCHEDULE (STAGE 3) - REV A

code	botanical name	common name	average height x width (m)	spacing	installed size	calliper	quantity
MAG gra	<i>Magnolia grandiflora</i> 'Ermouth'	Bull Bay Magnolia	12-15 x 5-8	as shown	45L pot, 2.0 m high	30 mm	7
FAG syl	<i>Fagus sylvatica</i> f. <i>purpurea</i>	Copper Beech	13 x 9	as shown	45L pot, 1.5 m high	30 mm	7
ACE tru	<i>Acer truncatum</i> x. <i>Platanoides</i> 'keith's form' 'Norwegian Sunset'	Norwegian Sunset Maple	10 x 7	as shown	45L pot, 2.0 m high	30 mm	17

PROPOSED TREE PLANTING SCHEDULE (STAGE 4)

code	botanical name	common name	average height x width (m)	spacing	installed size	calliper	quantity
ACE tru	<i>Acer truncatum</i> x. <i>Platanoides</i> 'keith's form' 'Norwegian Sunset'	Norwegian Sunset Maple	10 x 7	as shown	45L pot, 2.0 m high	30 mm	3
EUC pau	<i>Eucalyptus pauciflora</i> 'Little Snowman'	Little Snowman	9 x 5	as shown	400mm pot 1.2m high	20 mm	4

REVISION A NOTES:

- HYDROSEED MIX SPECIFIED ON THE PLANS.
- POT SIZES REDUCED TO 45L.
- AMENDED TREE NUMBERS IN THE PLANT SCHEDULE TO REFLECT EDITS TO THE PLAN.

CARDINIA SHIRE COUNCIL

APPROVED DETAILED LANDSCAPE PLAN AND DOCUMENTATION

Subdivision No.: **S16-110 and S16-111**
SHEET: **2 OF 3**
APPROVED BY: **Stephanie Kran**
DATE: **Wednesday, 13 May 2020**
SIGNED: _____

WARNING: AUSNET HIGH VOLTAGE CABLES

- THE CONTRACTOR IS TO NOTE THE PRESENCE OF HIGH VOLTAGE CABLES WITHIN THE NATURE STRIPS OF MAPLE DRIVE AND COPPER BEECH ROAD.
- AVOID DEEP EXCAVATION AND CONFIRM WITH COUNCIL OR AUSNET IF 'HAND DIGGING' IS REQUIRED PRIOR TO COMMENCEMENT.
- CONFIRM AS-BUILT LOCATIONS (INCLUDING SERVICE DEPTHS) OF ALL ELECTRICAL SERVICES TO ENSURE ADEQUATE SOIL PROFILE DEPTH FOR PLANTING AND TO AVOID POTENTIAL DAMAGE TO THE ASSET.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE IF A PERMIT IS REQUIRED FOR TREE INSTALLATION AT THE TIME OF CONSTRUCTION.

NOTE:

FINAL TREE LAYOUT SUBJECT TO REVIEW UPON SERVICES AND STREET LIGHTING PLACEMENT. TREE LOCATIONS AND OFFSETS TO BE CONFIRMED IN DETAILED DESIGN INCLUDING LOCATION OF ALL SERVICES, TO SATISFY COUNCIL REQUIREMENTS.

CONSTRUCTION, MAINTENANCE & APPROVAL NOTATION:
IN COMPLIANCE WITH PLANNING PERMIT NUMBER: T150 659.

BEFORE A STATEMENT OF COMPLIANCE IS ISSUED FOR EACH STAGE OF THE SUBDIVISION UNDER THE SUBDIVISION ACT 1988, THE LANDSCAPE WORKS SHOWN ON THE APPROVED DETAILED LANDSCAPE PLAN MUST BE CARRIED OUT AND COMPLETED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY OR BY AGREEMENT WITH THE RESPONSIBLE AUTHORITY, BOND LANDSCAPING WORKS INCOMPLETE AT THE COMPLETION OF CIVIL WORKS. PAYMENT CAN BE MADE IN THE FORM OF A CASH BOND OR BANK GUARANTEE TO THE VALUE OF \$375 PER TREE PLUS 100% OF ALL OTHER LANDSCAPE WORKS (EXCLUDING NATURESTRIP GRASSING) IS REQUIRED. THE BOND WILL BE RELEASED UPON SATISFACTORY COMPLETION OF WORKS. PERMIT CONDITION 19.

BEFORE A STATEMENT OF COMPLIANCE IS ISSUED FOR EACH STAGE OF THE SUBDIVISION UNDER THE SUBDIVISION ACT 1988, BONDING MUST BE PROVIDED TO THE RESPONSIBLE AUTHORITY TO COVER ALL LANDSCAPING WORKS FOR A TWENTY FOUR (24) MONTH MAINTENANCE PERIOD. A CERTIFICATE OF FINAL COMPLETION WILL BE ISSUED BY THE RESPONSIBLE AUTHORITY AND THE BOND RELEASED. LESS ANY MONEYS RETAINED FOR IMPERFECT WORKS. AT THE END OF THE QUARTER FOR THE PERIOD IN WHICH THE TWENTY FOUR (24) MONTH MAINTENANCE PERIOD CONCLUDES, FOLLOWING THE SATISFACTORY COMPLETION AND SATISFACTORY MAINTENANCE OF THE LANDSCAPING, (PLEASE NOTE A CERTIFICATE OF PRACTICAL COMPLETION FOR STREET TREES WILL NOT BE ISSUED DURING THE PERIOD OF NOVEMBER 1ST TO MARCH 31ST). PERMIT CONDITION 20.

INTERIM TRANSITIONAL REQUIREMENTS (AUSNET):

- TREES ARE NOT TO BE CLOSER THAN 2m TO A KNOWN LOW VOLTAGE JOINT POSITION OR 3m TO A HIGH VOLTAGE JOINT POSITION.
- TREES ARE NOT TO BE CLOSER THAN 1m TO A LIGHT POLE OR 2m TO A PILLAR POSITION.
- VISIBLE DISTURBED MARKED TAPE MUST BE REINSTATED BUT NO POT HOLDING IS TO BE UNDERTAKEN LOOKING FOR DISTURBED MARKER TAPE WHERE THE TREES IS TO REMAIN.
- MARKER TAPE IS TO BE REINSTATED WHERE A TREE HAS BEEN REMOVED.

TREE OFFSETS

- 3 METRES TO DRIVEWAYS AND CROSSINGS
- 4 METRES TO LIGHT POLES
- 1.5 METRES TO A SIDE ENTRY PIT OR STANDARD PIT
- 1.5 METRES FROM SERVICE CONDUIT CROSSING POINTS
- 1.5 METRES TO A FIRE PLUG
- 1 METRE TO A DOMESTIC SERVICE TAPPING POINT
- BEHIND LOT SIGHT LINES FROM INTERSECTIONS (BUILDING LINES)
- 1 METRE FROM STORMWATER OUTLET POINTS
- 1.5 METRES FROM BACK OF KERB AND FOOTPATH
- 1.5 METRES FROM FOOTPATHS
- 10 METRES FROM INTERSECTIONS
- FOR NATURE STRIP AREAS LESS THAN 2.5M WIDE, LOCATE TREES CENTRALLY TO NATURE STRIP.

OFFSETS TO BE CONFIRMED ON SITE.

STREET TREE OFFSETS (AUSNET):

- IN THE ABSENCE OF SPECIFIC INFORMATION, ALWAYS ASSUME DIRECT BURIED CABLES OR CABLES IN CONDUITS ARE ALIVE.
- BEFORE PLANTING ANY TREES, CHECK WITH AUSNET SERVICES OR THEIR ACCREDITED AGENT FOR CABLE AND JOINT LOCATIONS.
- ENSURE THE LOCATION OF CABLES SHOWN BY DIAL BEFORE YOU DIG (AFTER ENERGISATION) OR APPROVED CABLE PLANS (PRIOR TO ENERGISATION) ARE VERIFIED BY A SUITABLE PROVING METHOD.
- AFTER CABLE ENERGISATION:
 - DO NOT EXCAVATE WITHIN THE NO-GO ZONE USING ANY METHOD WITHOUT A PERMIT. AUSNET SERVICES USES A THIRD-PARTY COMPANY, EXTEC, TO ISSUE THESE PERMITS.
 - IF WITHIN 500mm OF THE CABLE TRENCH ZONE, ONLY USE HAND TOOLS FOR DIGGING. DURING INSTALLATION OF TREES DISTURBED MARKER TAPES SHALL BE REINSTATED.
- TREES ARE ALLOWED TO BE PLANTED ON THE CABLE OFFSET SUBJECT TO THE ROOT SYSTEM NOT HARMING THE BURIED CABLES.
- RECOGNISING THAT DIFFERENT SPECIES HAVE DIFFERENT REQUIREMENTS, TREES MUST BE PLANTED A MINIMUM OF 3m AWAY FROM ANY LV JOINT AND 5m FROM ANY HV JOINT.
- TREES MUST BE PLANTED A MINIMUM OF 1m AWAY FROM ANY LIGHT POLE. COUNCILS MAY HAVE ADDITIONAL REQUIREMENTS FOR TREES TO BE PLANTED FURTHER AWAY THAN THIS.
- TREES MUST BE PLANTED A MINIMUM OF 3m AWAY FROM ANY PILLAR.
- STAKES SHALL NOT BE METAL AND NOT DRIVEN MORE THAN 500mm INTO THE GROUND WITHIN THE CABLE TRENCH ZONE.

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LEGEND

- EXTENT OF WORKS
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE RETAINED
- PROPOSED EVERGREEN STREET TREES
- PROPOSED DECIDUOUS STREET TREES
- PROPOSED HYDROSEED GRASS (WITH KIKUYU)
- PROPOSED FOOTPATHS

SERVICES KEY

- DRAIN PIT
- LIGHT POLES
- STREET NAME SIGNS
- TACTILES
- STORMWATER DRAIN
- GAS MAIN
- TELSTRA UNDERGROUND CABLE
- UNDERGROUND CABLE CONDUIT & PIT
- WATER MAIN
- RECYCLED WATER MAIN
- SEWER MAIN

LOCATION OF ALL SERVICES ARE INDICATIVE ONLY AND TO BE CONFIRMED ON SITE. REFER CIVIL DRAWINGS FOR LOCATION STORM WATER DRAINAGE, PITS AND AGRICULTURAL DRAINS

NOTE: REFER TO FUNCTION LAYOUT PLAN PREPARED BY DCE FOR TREES TO BE REMOVED.

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PROJECT

224 Kenilworth Avenue, Beaconsfield
GARDENIA ESTATE STAGES 3 & 4

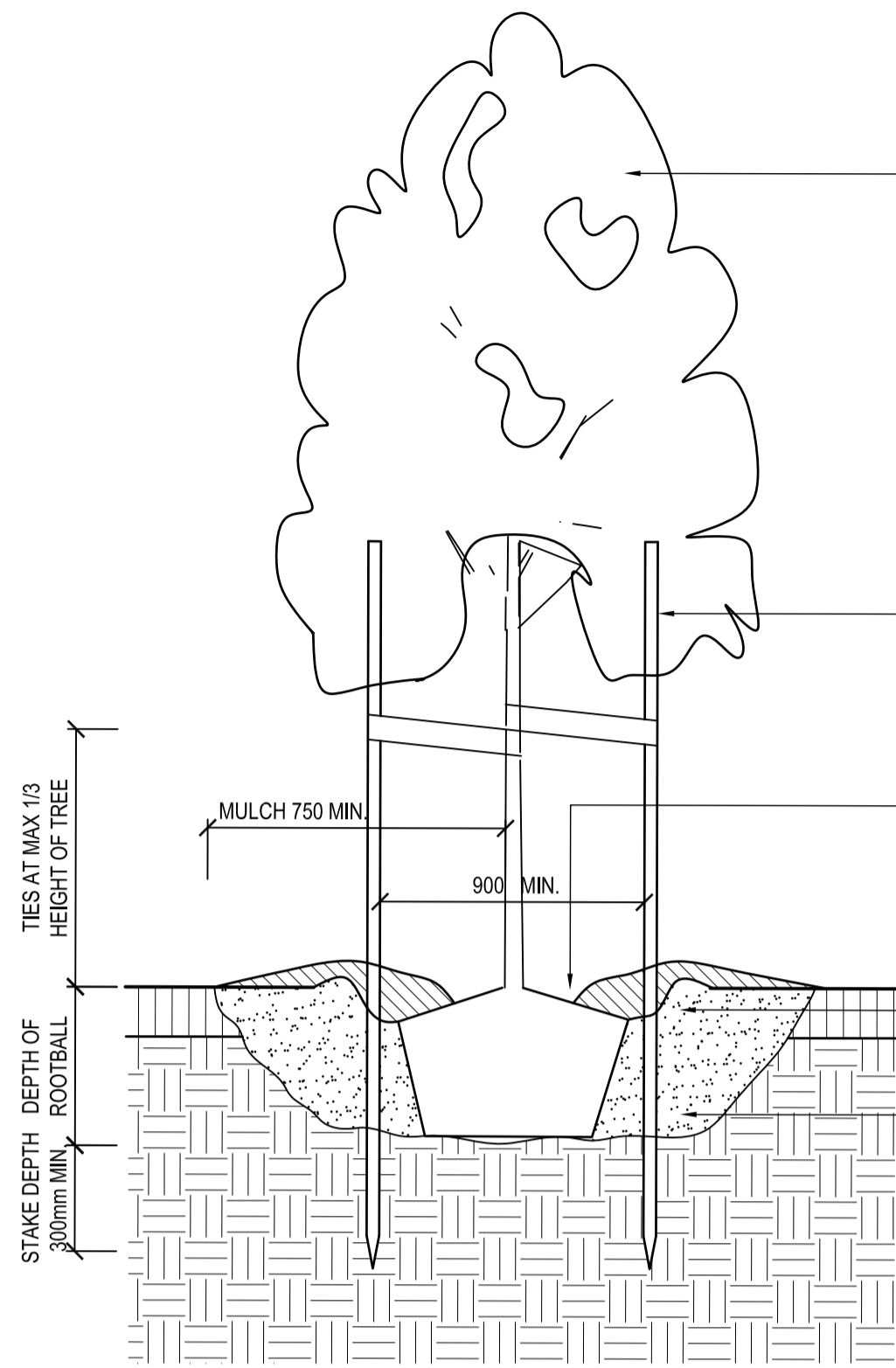
DRAWING TITLE

Landscape Planting Plan
Stage 3 & 4

DRAWN BB **CHECKED** KJ **SCALE** A1 1:500 A3 1:1000

PLOT DATE 16/08/18 **JOB NUMBER** 16.602 **CLIENT REF**

DRAWING NUMBER 03-LWD-601 **REV** A



ALL ADVANCED TREES TO BE HEALTHY WELL-GROWN SPECIMENS FREE OF PESTS AND DISEASES. WATER TREES PRIOR TO PLANTING

STAKE ALL TREES WITH 3 NO. 50x50x2100mm CHISEL-POINTED HARDWOOD STAKES DRIVEN 300mm INTO THE GROUND. THE TREES IMMEDIATELY AFTER PLANTING CANVAS TIES IN 'FIGURE 8' CONFIGURATION. SECURE TIES TO STAKES BY WRAPPING AROUND STAKES AND NAILING WITH GALVANISED NAILS.

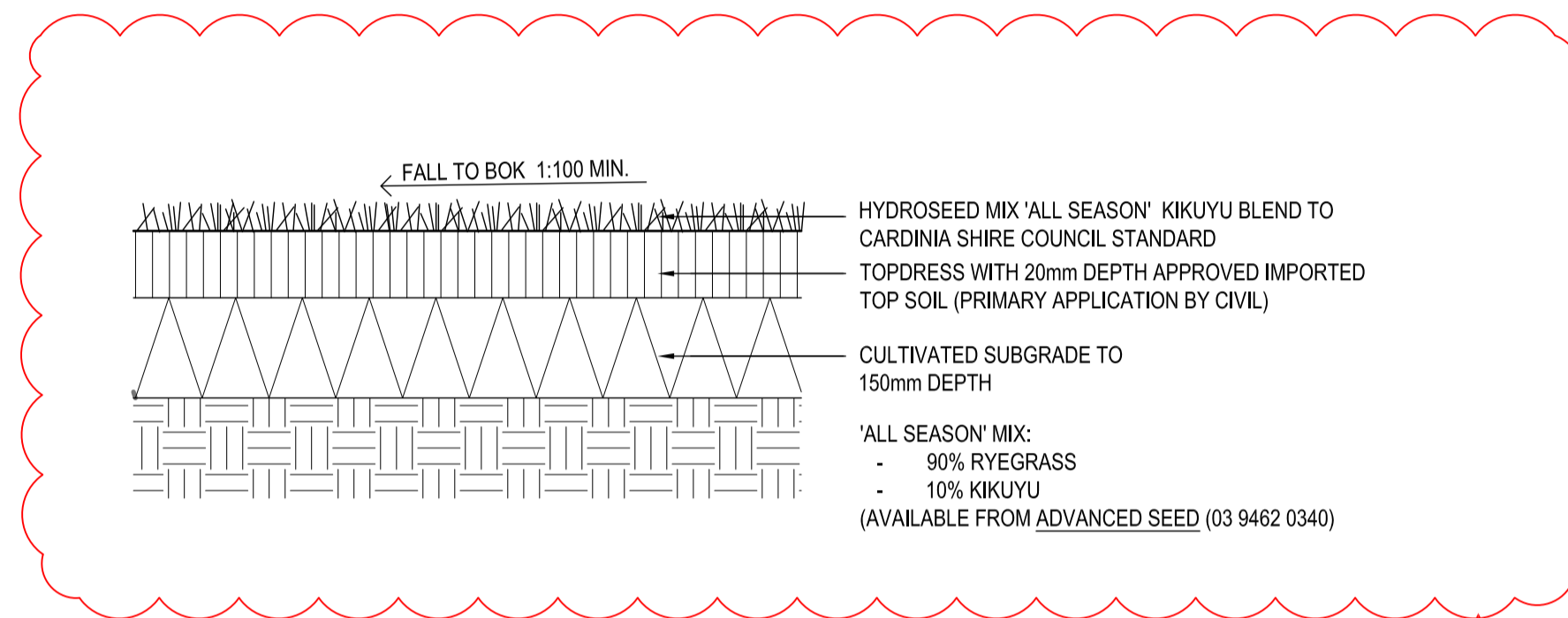
PLACE TOP OF ROOTBALL FLUSH WITH FINISHED LEVEL OF PLANTING HOLE. GENTLY TEASE OUTER ROOT SYSTEM AVOIDING MAJOR DISTURBANCE OF PLANT. FORM A WATERING SAUCER AROUND IMMEDIATE CROWN OF PLANT TO HOLD AT LEAST 35 LITRES OF WATER. SPREAD A 100mm LAYER OF APPROVED MULCH TO SAUCER. MULCH TO BE KEPT 100mm AWAY FROM TRUNK

APPLY APPROVED FERTILISER AT RATES AS PER SPECIFICATION. AVOID DIRECT ROOT CONTACT WITH FERTILISER.

OVER EXCAVATE HOLE BY AT LEAST TWICE THE WIDTH OF THE ROOTBALL. ENSURE SIDES OF HOLE ARE ROUGHENED. DEPTH OF PLANTING HOLE NO DEEPER THAN THE HEIGHT OF THE ROOT BALL. BREAK / CRACK SOIL AT BASE OF HOLE. BACKFILL HOLE WITH APPROVED SOIL.

01 TREE PLANTING DETAIL

SCALE 1:20 A1, 1:40 A3



02 GRASS DETAIL

SCALE 1:10 A1, 1:20 A3

REVISION A NOTES:

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CARDINIA SHIRE COUNCIL

APPROVED DETAILED LANDSCAPE PLAN AND DOCUMENTATION

Subdivision No.: S16-110 and S16-111
 SHEET: 3 OF 3
 APPROVED BY: Stephanie Karan

DATE: Wednesday, 13 May 2020
 SIGNED:

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CLIENT

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PO box 2556,
 Mount Waverley, 4149

PROJECT

224 Kenilworth Avenue, Beaconsfield
 GARDENIA ESTATE STAGES 3 & 4

DRAWING TITLE

Landscape Planting Plan

DRAWN	CHECKED	SCALE	A1	A3
BB	KJ	1:500	1:1000	

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16/08/18 16.602 -

DRAWING NUMBER REV

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