

**LEGEND**

- PROPOSED TREES  
Refer Plant Schedule, Specification & Details 01/L02 & 04/L02.
- GARDEN BED PLANTING  
Refer Plant Schedule, Specification & Planting Plans & Detail 02/L02
- GRASSING  
Refer Specification
- GRASSING - INSTANT TURF  
Refer Specification and Detail 07/L02
- SPADE EDGING  
Refer Detail 06/L02 and Specification
- FENCING F1 - BOLLARD & CABLE FENCE  
Refer Detail 05/L02 and Specification
- FENCING F2 - TIMBER PALING FENCE  
By Civil
- STAGE BOUNDARY

**CULTIVATION NOTE**

Cultivation to be approved by the Superintendent prior to Civil placing topsoil.

**DRAWING ACCURACY**

This drawing has been prepared upon Engineering drawings which may have been superseded. The Contractor is advised to consult with other trades and the Construction Manager should any discrepancies become apparent prior to & during construction.

**SERVICES NOTES**

Location of all services are to be confirmed on site. Contact 'Dial Before You Dig' & Refer Civil drawings for services key and further detail.

**SETOUT NOTE**

Setout to be approved on site by the Superintendent prior to commencement of construction works.

**TREE SETOUT GUIDELINES**

1. Street trees are to be positioned on site generally in accordance with the following offsets, where possible:
  - Pedestrian pathways 1.2m
  - Driveways 2.5m
  - Side entry pits or standard pits 2m
  - Service crossings 2m
  - Fire plugs 2m
  - Domestic service tapping points 2m
  - Stormwater outlet points 2m
  - Intersections 10m (or following play of the Lot)
  - Electrical infrastructure 2.5m
  - Light poles 3m
2. Proposed trees may require removal / relocation to allow for services, crossovers and lighting.
3. Nature strip trees are to be located mid-way between front of path and back of kerb (except where indicated otherwise on the drawing). Where a footpath is not provided, trees are to be placed as though a footpath existed.
4. Trees are not to be placed directly above services.
5. Final setout of trees to be confirmed on site by the Superintendent & Council prior to installation.

**CITY OF MELTON**  
ENGINEERING PLANS  
(LANDSCAPE)  
**APPROVED**

24 Jan 2023  
DATE

CITY DESIGN

**KEY REVISIONS:**

REV A	Adjusted electrical pit to lot 849 & additional notes
REV B	Staging for Stage 8 streetscapes, Stage 8A & 8B Beattys Road reserve

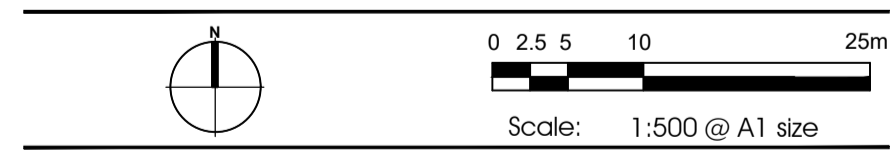
**FOR TOWN PLANNING**  
**NOT FOR CONSTRUCTION**

Rev	Date	Description
B	19.01.2023	Revised issue to Council
A	20.12.2022	Revised issue to Council
-	27.09.2022	Issued to Council

451 BEATTYS DEVELOPMENT PTY LTD

**BOTANIA RESIDENTIAL SUBDIVISION**  
1152-1174 TAYLORS ROAD & 451-471 BEATTYS ROAD, PLUMPTON

**STAGE 8**  
**LANDSCAPE STREETScape PLAN**



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Project No. 19029\_8  
Date: AUGUST 2022  
Drawn by: KHET  
Checked: TV

Drawing No. LO1B

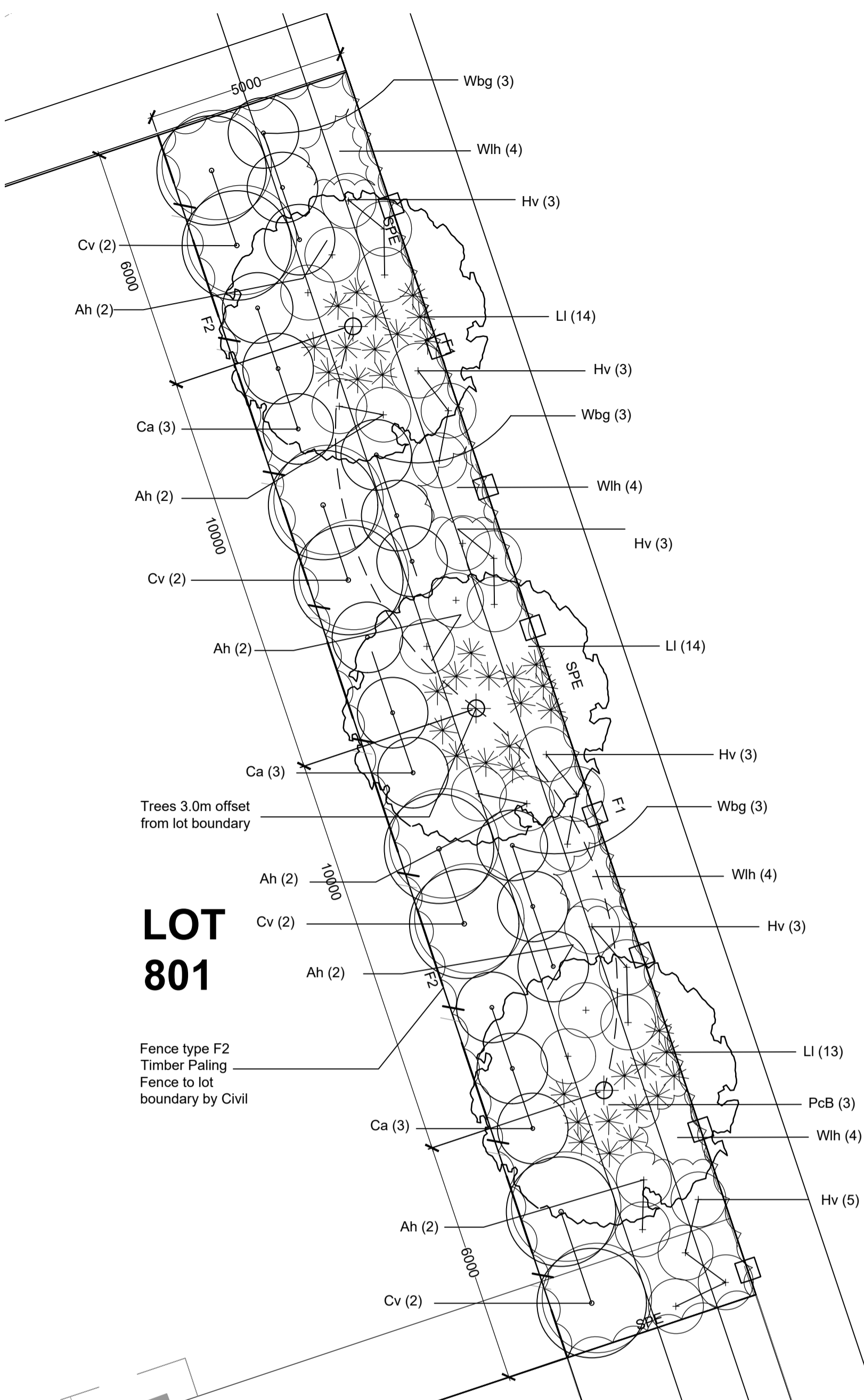


**PLANT SCHEDULE (STAGE 8 STREETScape)**

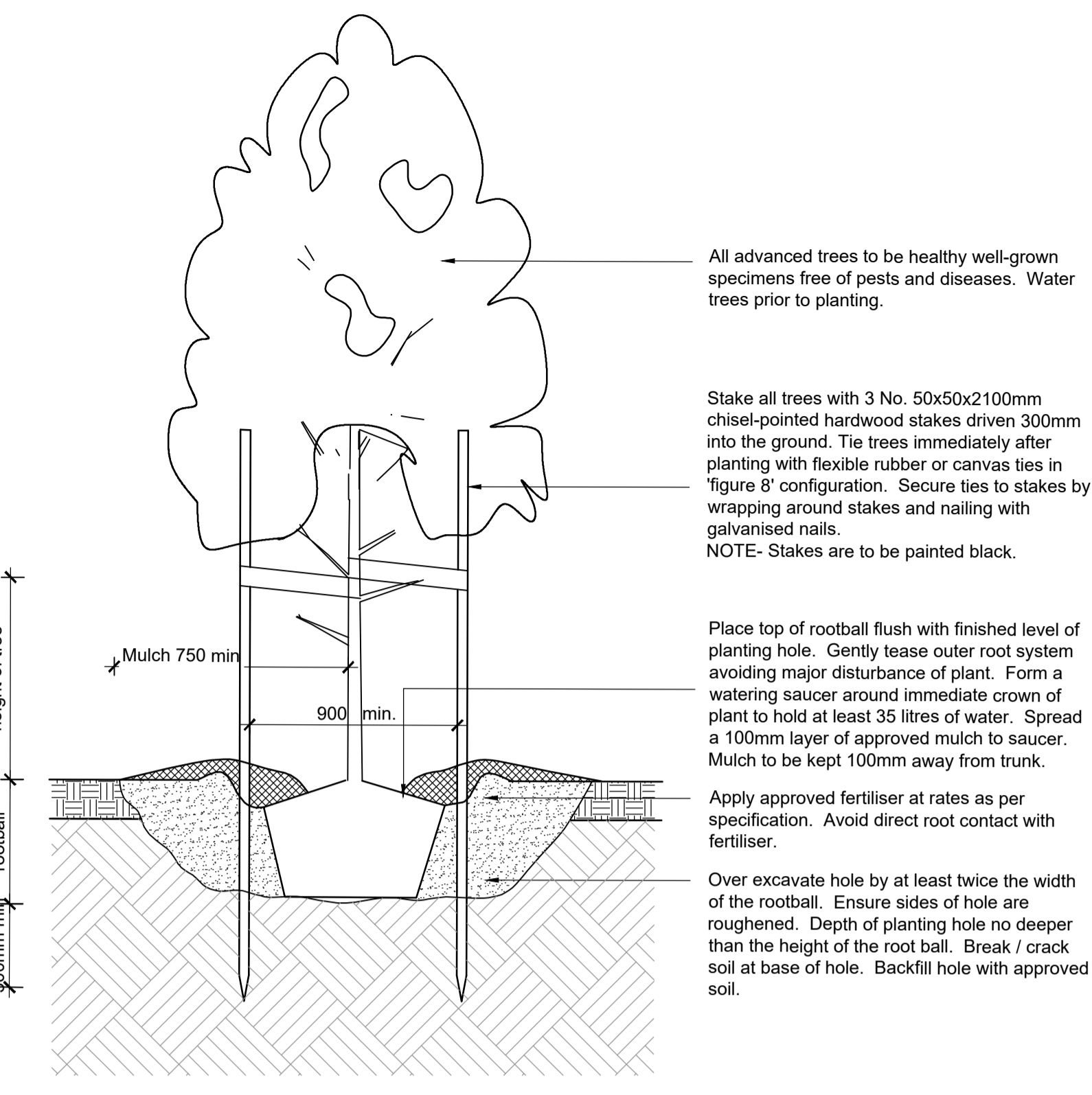
SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT & SPREAD (m)	INSTALLED POT SIZE	INSTALLED HEIGHT (min)	QUANTITY
<b>STREET TREES</b>						
Am	<i>Acacia melanoxylon</i>	Blackwood	14.0 x 9.0m	45L / 30mm cal.	2.0m	20
Cc	<i>Corymbia citriodora</i>	Lemon Scented Gum	25.0 x 12.0m	45L / 30mm cal.	2.0m	10
Em	<i>Eucalyptus mannifera</i> 'Little Spotty'	Brittle Gum	8.0 x 6.0m	45L / 30mm cal.	2.0m	26
Pc	<i>Pyrus calleryana</i> 'Bradford'	Ornamental Pear	12.0 x 9.0m	45L / 30mm cal.	2.0m	33
Up	<i>Ulmus parvifolia</i> 'Todd'	Chinese Elm	10.0 x 9.0m	45L / 30mm cal.	2.0m	22



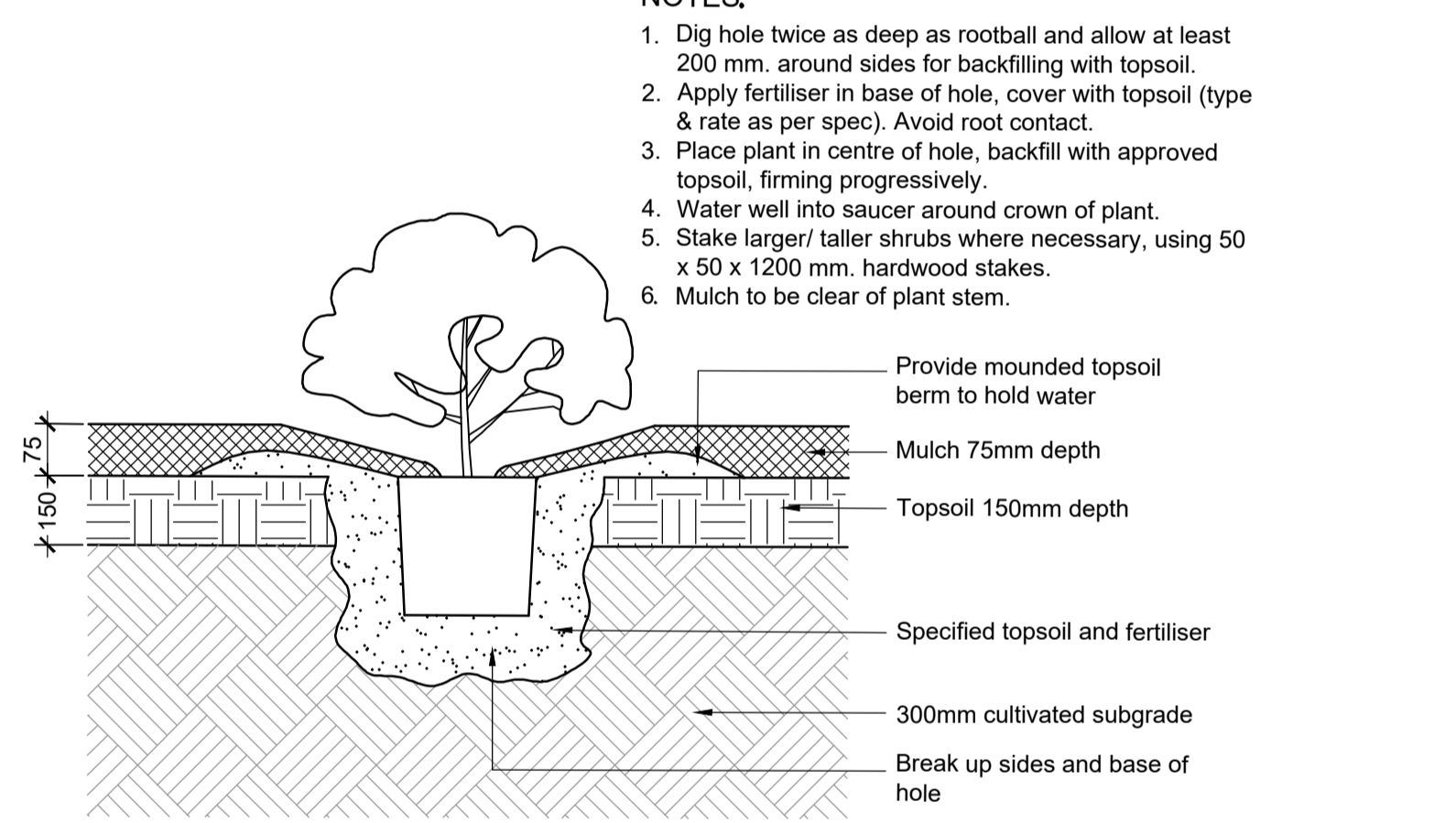
**KEY PLAN (INDICATIVE STAGING PLAN)**  
NOT TO SCALE



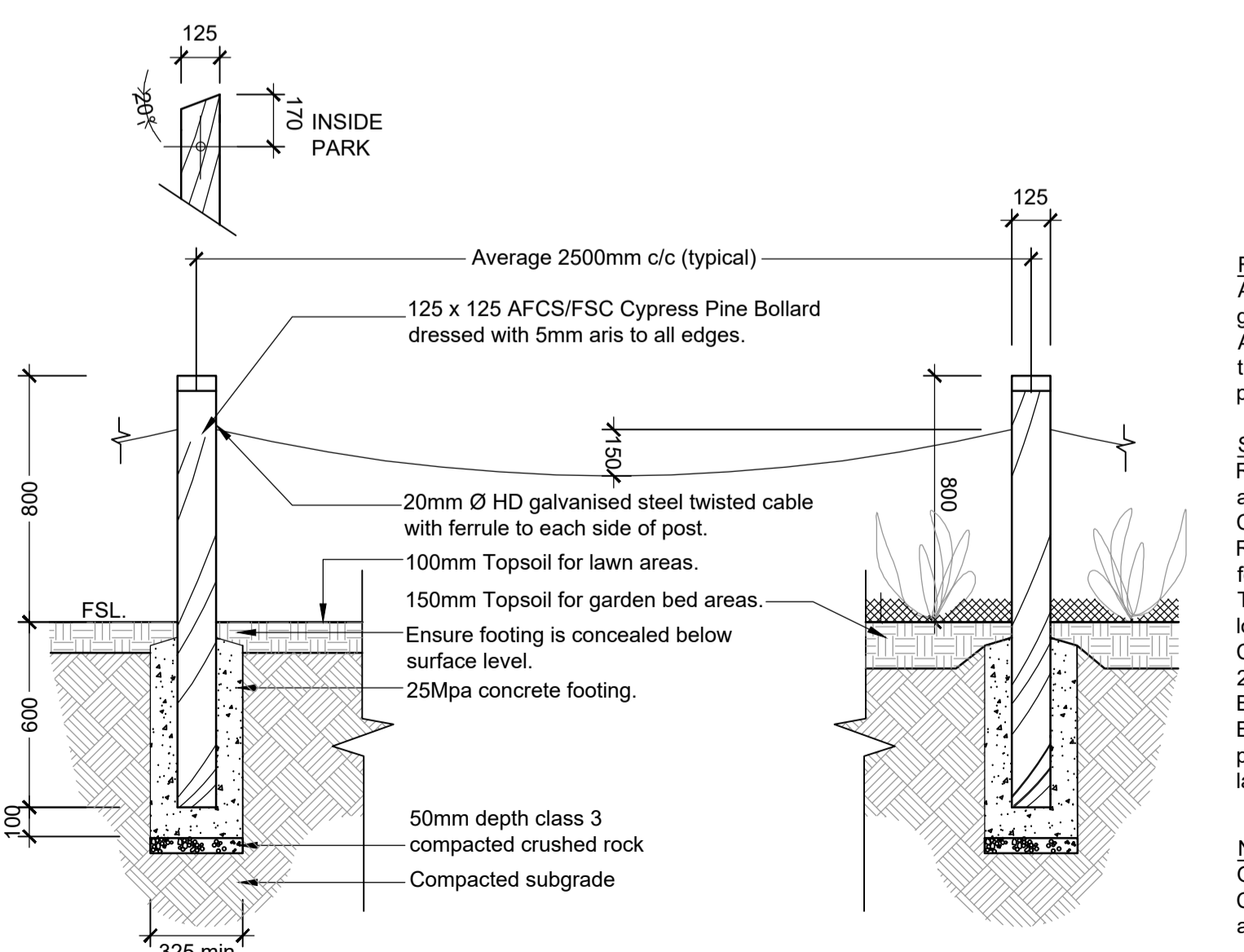
**01 LOT 801 TREE RESERVE PLANTING PLAN**  
Scale: 1:100 @ A1



**02 TYPICAL TREE PLANTING DETAIL**  
Scale: 1:20 @ A1



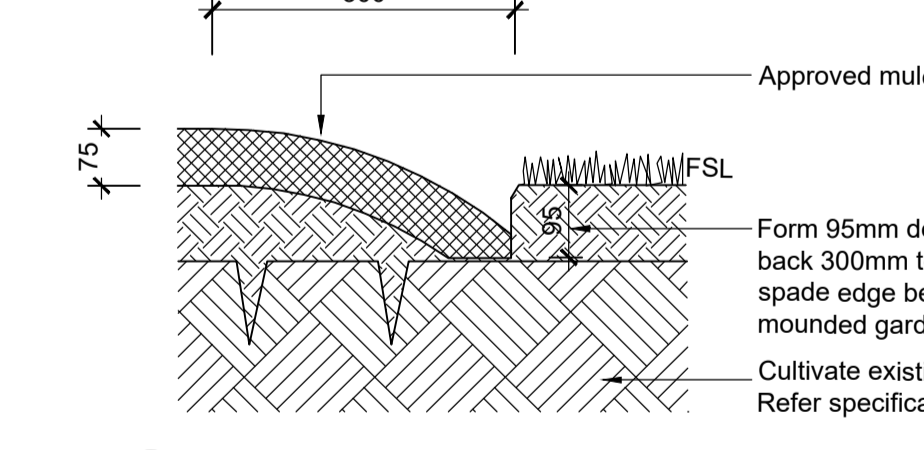
**03 TYPICAL SHRUB PLANTING DETAIL**  
Scale: 1:10 @ A1



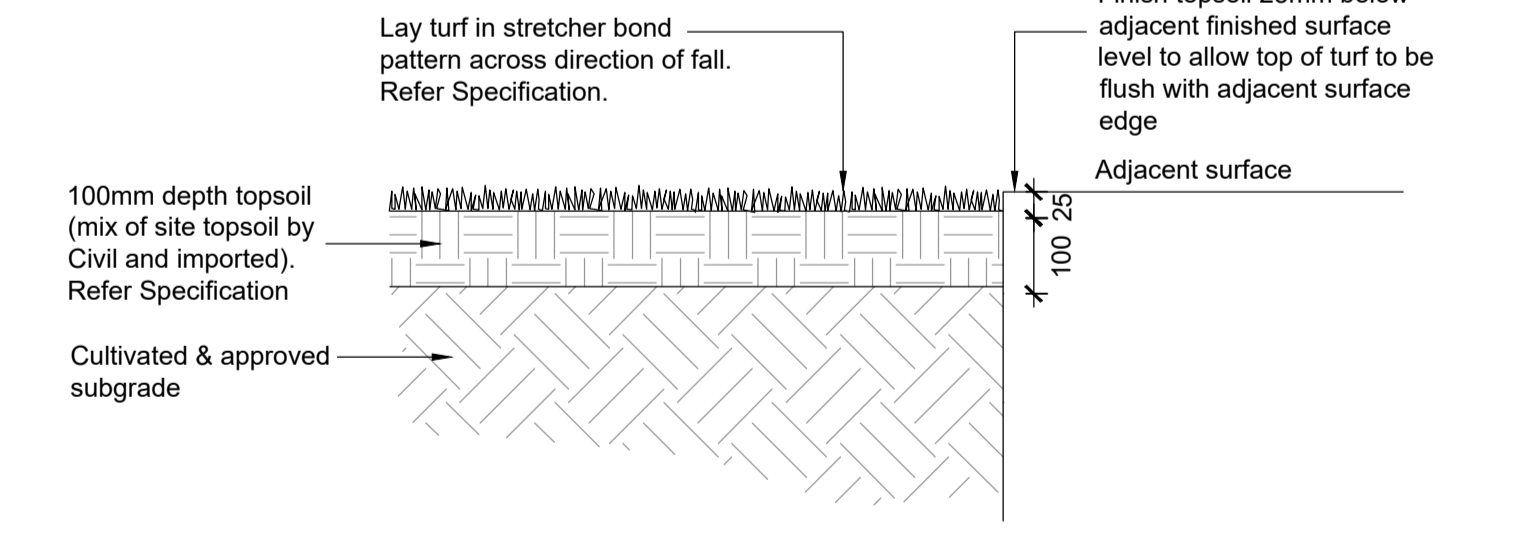
**05 BOLLARD & CABLE FENCE DETAIL**  
Scale: 1:20 @ A1

**NOTES:**

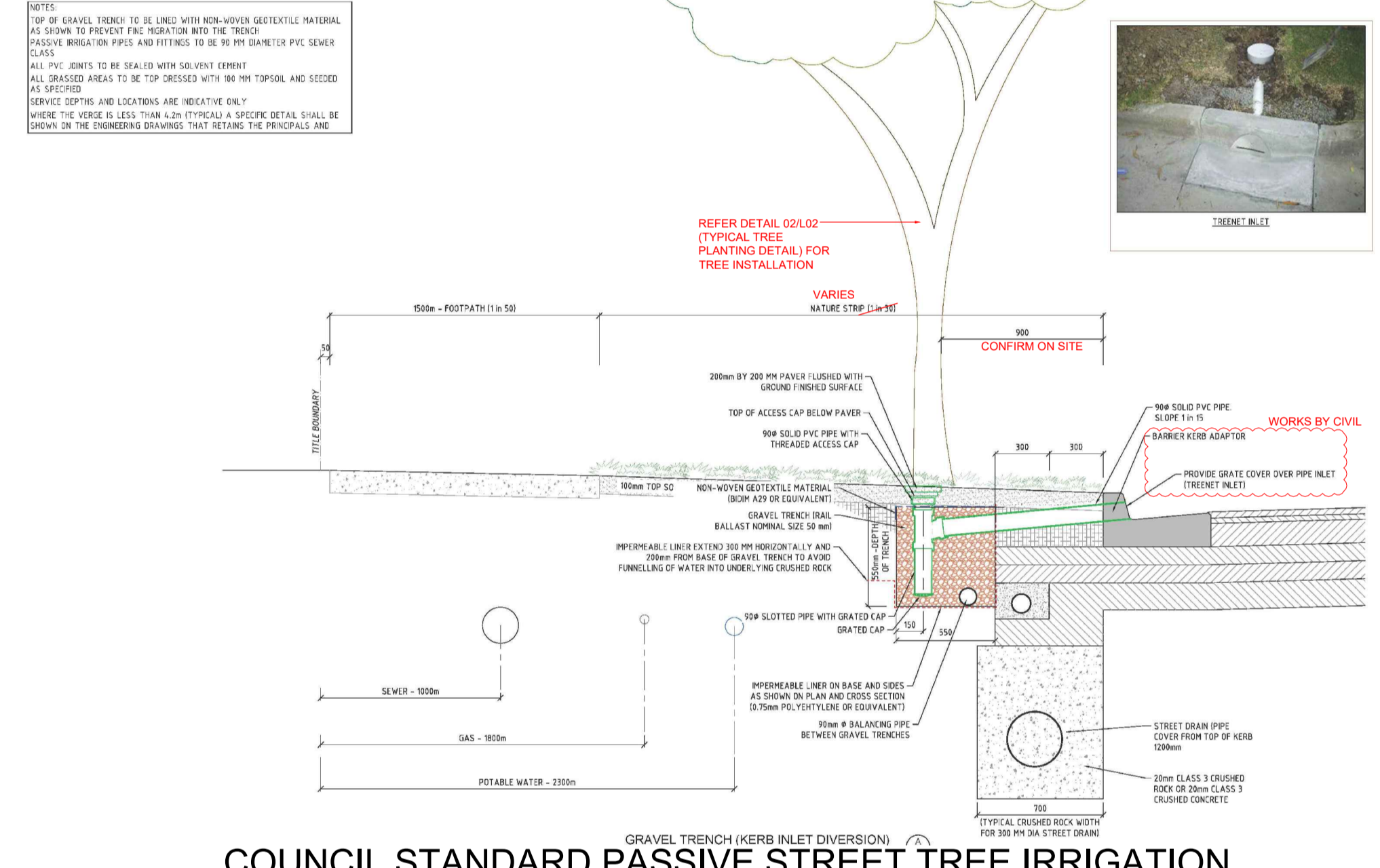
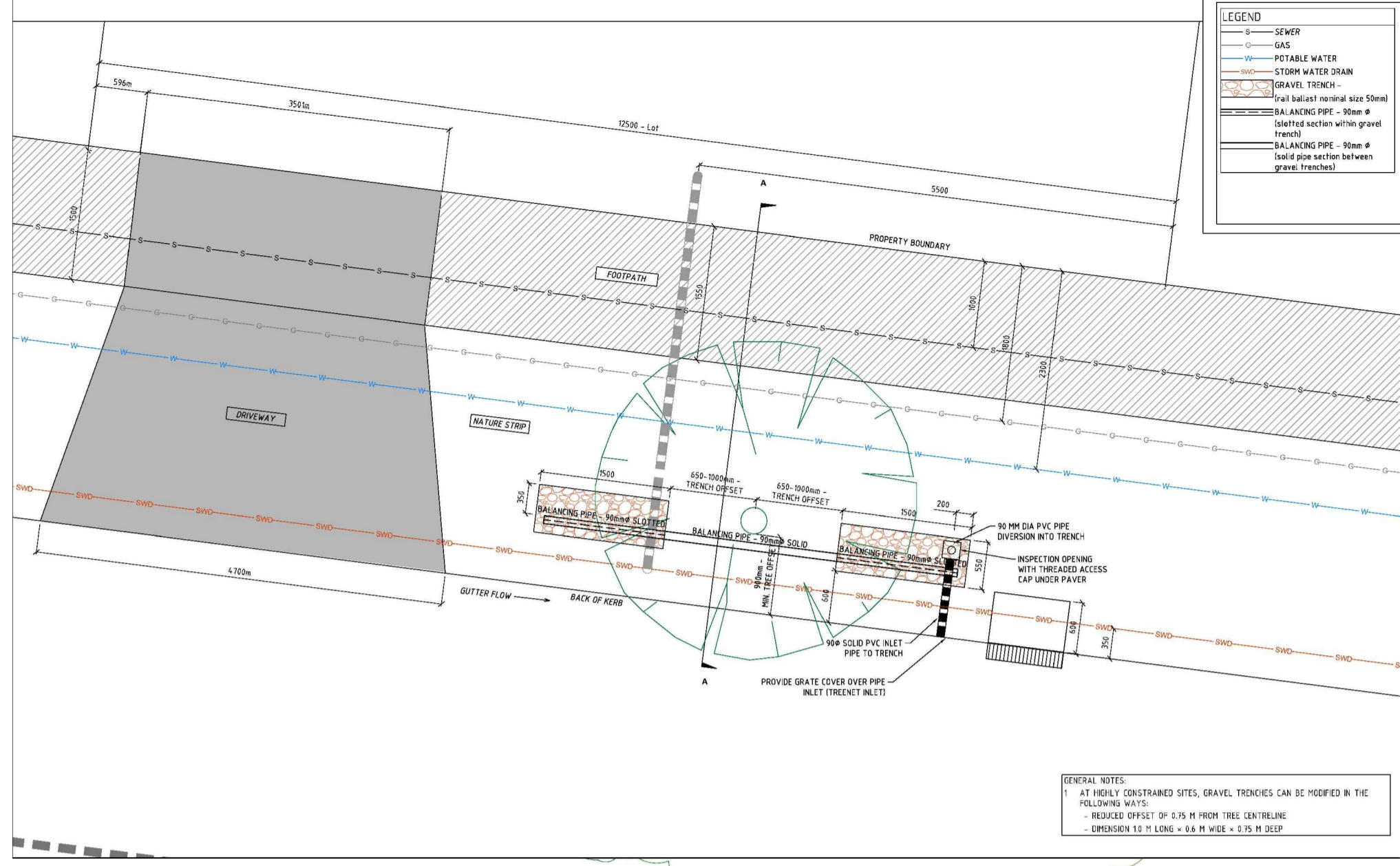
1. Dig hole twice as deep as rootball and allow at least 200 mm. around sides for backfilling with topsoil.
2. Apply fertiliser in base of hole, cover with topsoil (type & rate as per spec). Avoid root contact.
3. Place plant in centre of hole, backfill with approved topsoil, firming progressively.
4. Water well into saucer around crown of plant.
5. Stake larger/ taller shrubs where necessary, using 50 x 50 x 1200 mm. hardwood stakes.
6. Mulch to be clear of plant stem.



**06 TYPICAL SPADE EDGE DETAIL**  
Scale: 1:10 @ A1



**07 TYPICAL TURF DETAIL**  
Scale: 1:10 @ A1



**04 COUNCIL STANDARD PASSIVE STREET TREE IRRIGATION GRAVEL TRENCH DETAIL (BY LANDSCAPE)**  
Scale: NTS

**LEGEND**

	PROPOSED RESERVE TREES Refer Plant Schedule, specification & detail
	SPADE EDGING Refer detail and specification.
	FENCING F1 - BOLLARD & CABLE FENCE Refer Detail 05/L03 and specification.
	FENCING F2 - TIMBER PALING FENCE By Civil
	STAGE BOUNDARY

**CULTIVATION NOTE**  
Cultivation to be approved by the Superintendent prior to Civil placing topsoil.

**DRAWING ACCURACY**  
This drawing has been prepared upon Engineering drawings which may have been superseded. The Contractor is advised to consult with other trades and the Construction Manager should any discrepancies become apparent prior to & during construction.

**SERVICES NOTES**  
Location of all services are to be confirmed on site. Contact 'Dial Before You Dig' & Refer Civil drawings for services key and further detail.

**SETOUT NOTE**  
Setout to be approved on site by the Superintendent prior to commencement of construction works.

**CITY OF MELTON ENGINEERING PLANS (LANDSCAPE) APPROVED**

24 Jan 2023  
CITY DESIGN DATE

**KEY REVISIONS:**

REV A	Updated passive irrigation detail (Council detail)
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**FOR TOWN PLANNING NOT FOR CONSTRUCTION**

Rev	Date	Description
A	19.01.2023	Resubmission to Council
A	20.12.2022	Revised Issue to Council
-	27.09.2022	Issued to Council

451 BEATYS DEVELOPMENT PTY LTD

**BOTANIA RESIDENTIAL SUBDIVISION**  
1152-1174 TAYLORS ROAD & 451-471 BEATYS ROAD, PLUMPTON

**STAGE 8 STREETScape TREE RESERVE PLAN & LANDSCAPE DETAILS**

Scale: as shown @ A1 size

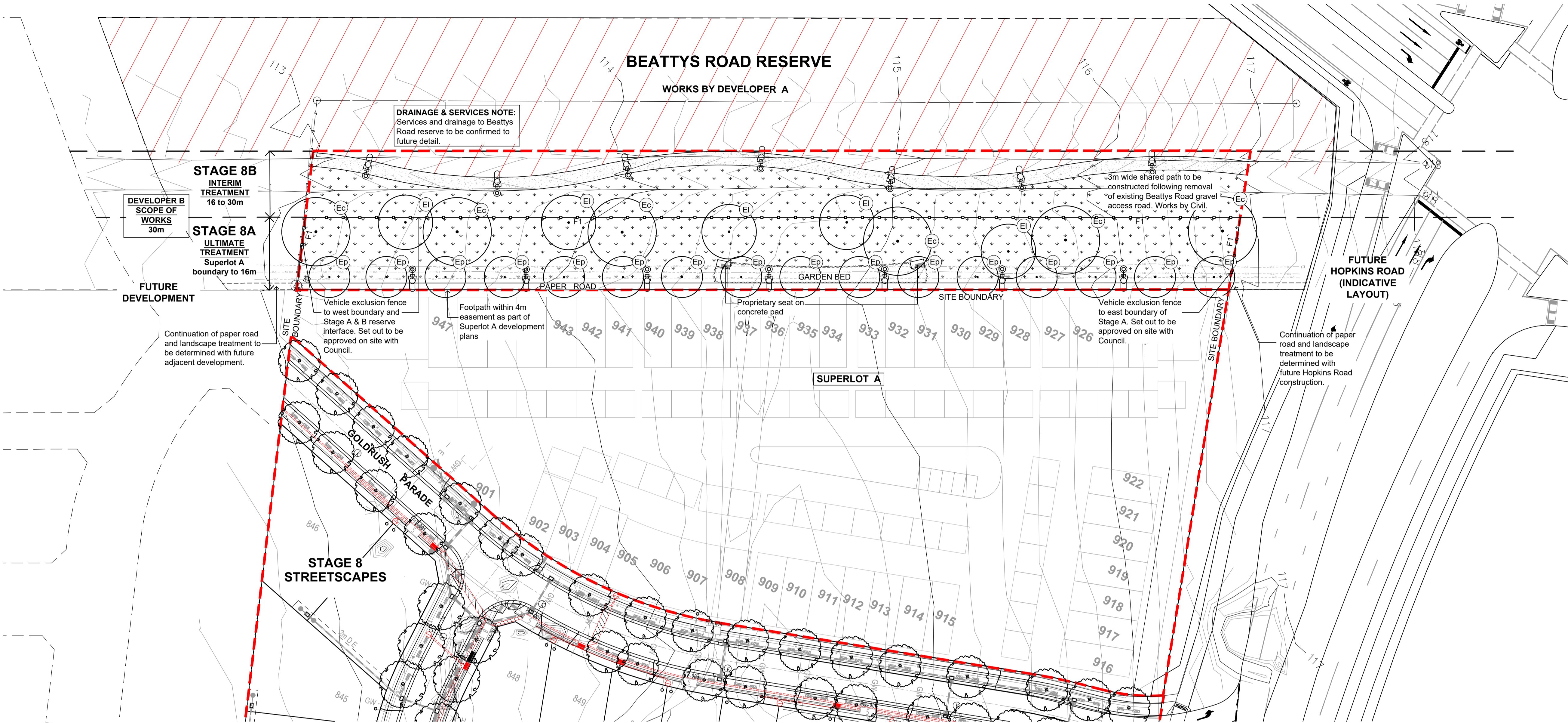
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Project No. 19029\_8  
Date: AUGUST 2022  
Drawn by: KHET  
Checked: TV  
Drawing No. L02A

**PLANT SCHEDULE (FOR TREE RESERVE)**

KEY	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT & SPREAD (m)	INSTALLED POT SIZE	INSTALLED HEIGHT (min)	QTY
<b>TREES</b>						
PcB	<i>Pyrus calleryana x Pyrus betulaeifolia</i>	Edgedell Edgewood	6 x 4	45L/30mm cal.	2.0m	3
<b>SHRUBS</b>						
Ah	<i>Acacia howittii</i> 'Honey Bun'	Dwarf Sticky Wattle	1-1.2 x 1-1.2	140mm	-	12
Ca	<i>Correa alba</i>	White Correa	1-1.5 x 1-1.5	140mm	-	9
Cv	<i>Callistemon viminalis</i> 'Hannah Ray'	Weeping Bottle Brush	4 x 2	200mm	-	8
Hv	<i>Hardenbergia violacea</i> 'Meema'	Hardenbergia Meema	0.5 x 2	140mm	-	14
Wbg	<i>Westringia</i> 'Blue Gem'	Blue Gem Westringia	1-1.5 x 0.8	140mm	-	9
<b>GROUND COVER</b>						
Wlh	<i>Westringia</i> 'Low Horizon'	Prostrate Westringia	0.3 x 0.7	140mm	-	12
<b>TUFTING PLANTS</b>						
LI	<i>Lomandra</i> 'Lime Tuff'	Mat Rush	0.5 x 0.5	140mm	-	41



**LEGEND**

- PROPOSED TREE PLANTING
- GARDEN BED
- INSTANT TURF GRASS  
Refer Detail 07/L04 and specification
- 3m WIDE CONCRETE SHARED PATH - BY CIVIL
- STEEL EDGE  
Refer Detail 06/L04 and specification
- FENCING F1 - BOLLARD & CABLE FENCE  
Refer Detail 03/L04 and specification
- PROPRIETARY SEAT ON CONCRETE PAD  
Refer Detail 01 & 2/L04 and specification
- EXISTING CONTOURS  
At 0.2m intervals

THE FOLLOWING REQUIREMENTS ARE SETOUT IN THE PLUMPTON PRECINCT STRUCTURE PLAN:

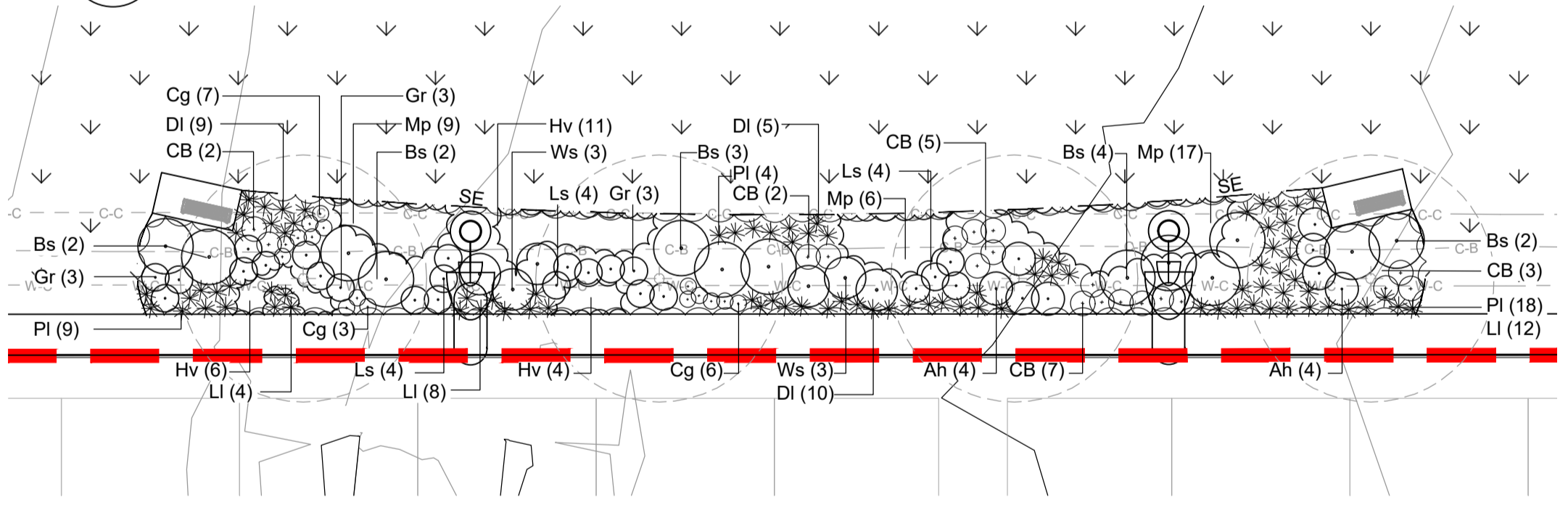
- WORKS TO BE COMPLETED BY OTHER DEVELOPER
- SITE BOUNDARY

**CITY OF MELTON**  
ENGINEERING PLANS  
(LANDSCAPE)  
**APPROVED**

24 Jan 2023  
DATE

CITY DESIGN

**01 BEATTYS ROAD RESERVE - TREE PLANTING PLAN**  
Scale 1:500 @ A1



**02 DETAILED PLANTING PLAN - GARDEN BED**  
Scale 1:200 @ A1

**BEATTYS ROAD PLANT SCHEDULE**

KEY	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT & SPREAD (m)	INSTALLED POT SIZE	INSTALLED HEIGHT (min)	QTY
<b>TREES</b>						
Ec	<i>Eucalyptus camaldulensis</i>	River Red Gum	22 x 12-15	300mm/15-20mm cal.	1.2m	6
EI	<i>Eucalyptus leucocylon ssp. connata</i>	Yellow Gum	15-20 x 8-12	300mm/15-20mm cal.	1.2m	5
Ep	<i>Eucalyptus polyanthemus</i>	Red Box	18 x 9	300mm/15-20mm cal.	1.2m	16
<b>SHRUBS</b>						
Ah	<i>Acacia howittii</i> 'Honey Bun'	Dwarf Sticky Wattle	1-1.2 x 1-1.2	140mm		8
Bs	<i>Bursaria spinosa</i>	Sweet Bursaria	2-4 x 2-3	140mm		13
CB	<i>Callistemon</i> 'Better John'	Better John Bottlebrush	0.6-1.2 x 0.6-0.9	140mm		19
Cg	<i>Correa glabra</i> 'Ivory Lantern'	Ivory Lantern Rock Correa	0.6 x 0.6	140mm		16
Gr	<i>Grevillea rosmarinifolia</i> 'Scarlet Sprite'	Rosemary Grevillea	1 x 1	140mm		9
Ls	<i>Leucadendron salignum</i> 'Devil's Blush'	Devil's Blush Protea	1 x 1	140mm		12
Ws	<i>Westringia fruticosa</i>	Coastal Rosemary	1.5 x 1.5			6
<b>GROUND COVER</b>						
Hv	<i>Hardenbergia violacea</i> 'Meema'	Meema Purple Coral Pea	0.5 x 0.5	140mm		11
Mp	<i>Mycoporum parvifolium</i> 'Yareena'	Yareena Creeping Boobialla	0.1 x 1	140mm		32
<b>TUFTING PLANTS</b>						
DI	<i>Dianella longifolia</i>	Pale Flax Lily	0.5-0.8 x 0.5	140mm		24
LI	<i>Lomandra</i> 'Lime Tuff'	Lime Tuff Mat Rush	0.6 x 0.6	140mm		24
PI	<i>Poa laillardierei</i>	Tussock Grass	0.8 x 0.8	140mm		31

**KEY REVISIONS:**

REV A  
Staging for Stage 8 streetscapes, Stage 8A & 8B Beattys Road reserve. Vehicle exclusion fencing around the road interfaces of Stage 8A shown.

**FOR TOWN PLANNING**  
NOT FOR CONSTRUCTION

Rev	Date	Description
A	19.01.2023	Revised Issue to Council
-	20.12.2022	Issued to Council

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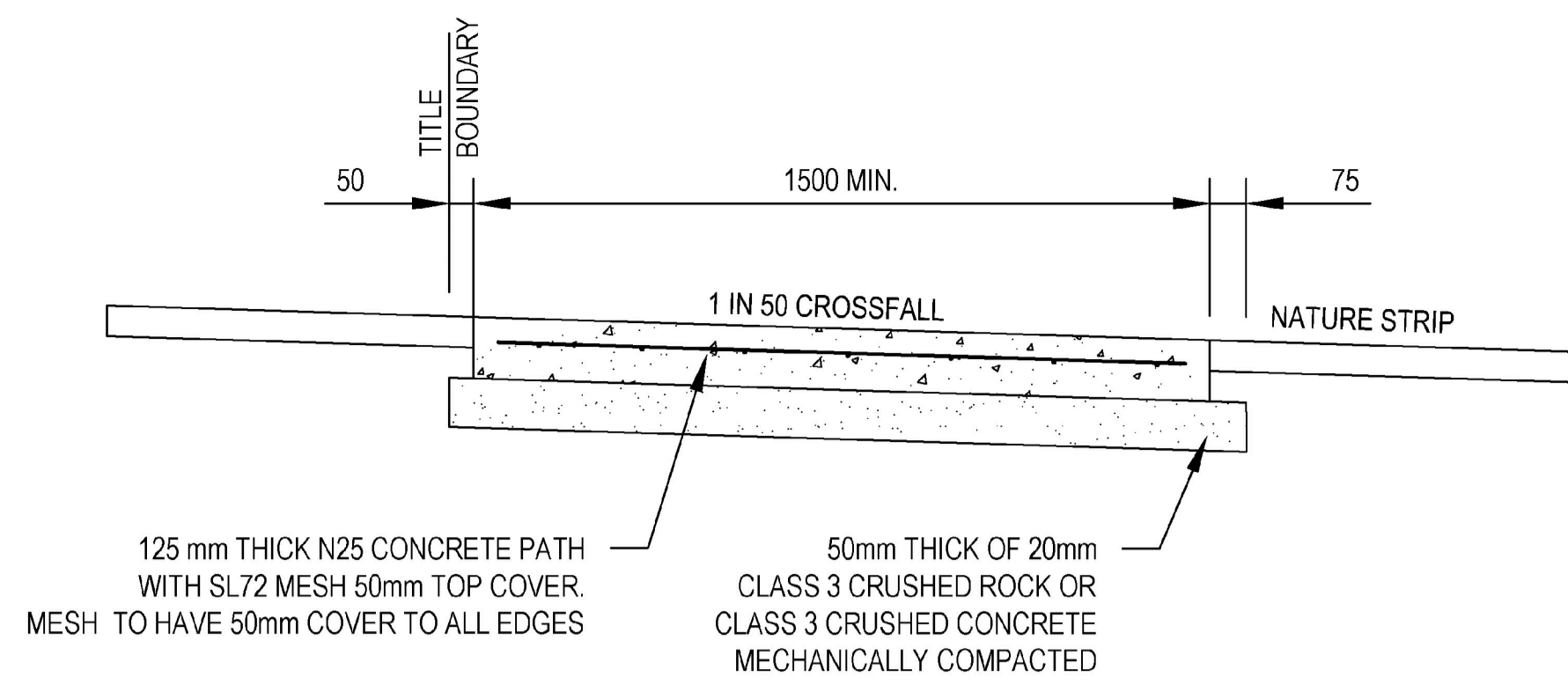
**BOTANIA RESIDENTIAL SUBDIVISION**  
1152-1174 TAYLORS ROAD & 451-471 BEATTYS ROAD, PLUMPTON

**STAGE 8A & 8B - BEATTYS ROAD RESERVE**  
**LANDSCAPE PLAN**

Scale: as shown @ A1 size

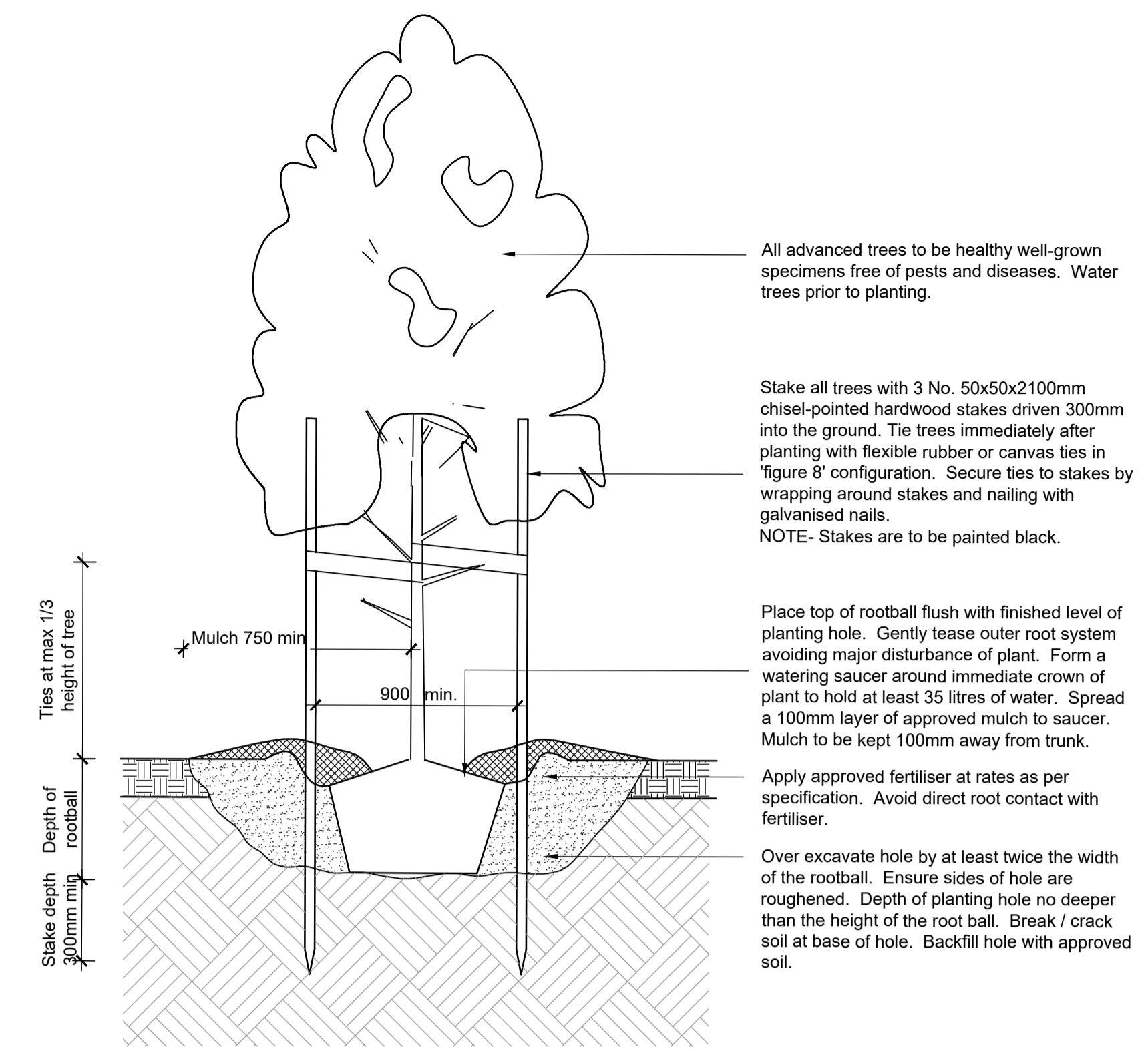
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Project No. 19029\_8  
Date: NOV 2022  
Drawn by: ET  
Checked: TV  
Drawing No. L03A

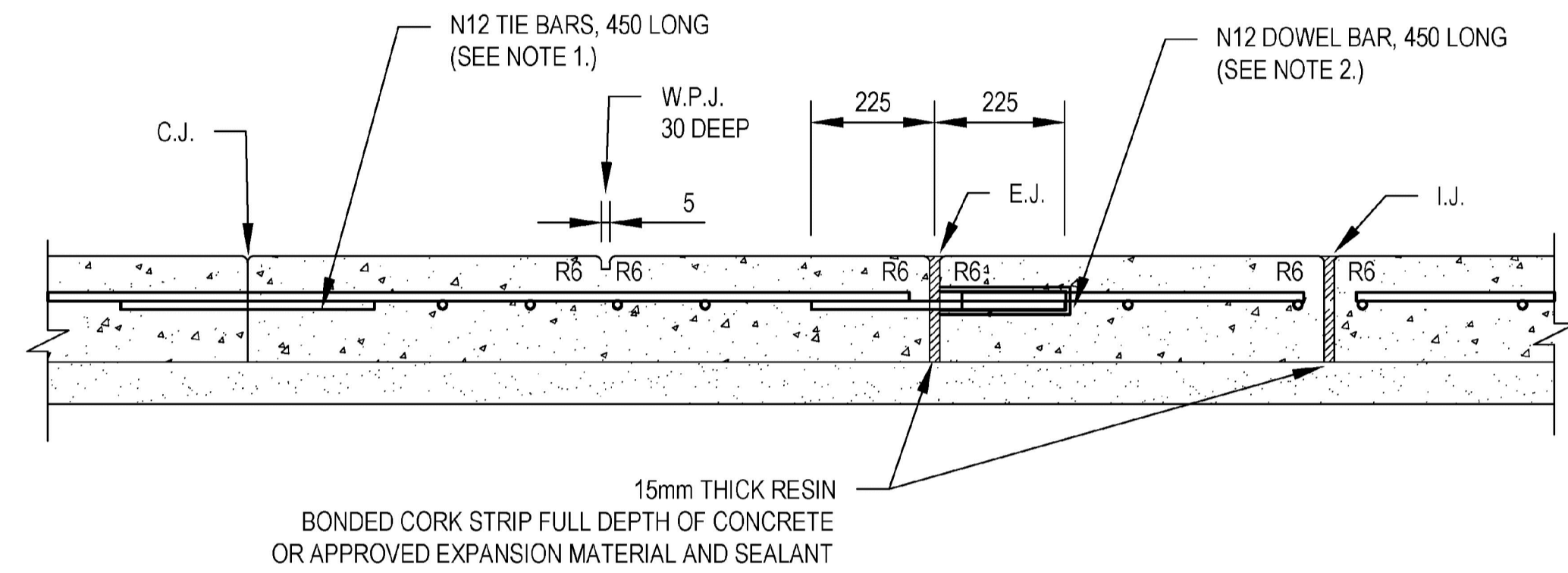


TYPICAL FOOTPATH CROSS SECTION

**CITY OF MELTON  
ENGINEERING PLANS  
(LANDSCAPE)  
APPROVED**  
24 Jan 2023  
CITY DESIGN DATE



**04 TYPICAL TREE PLANTING DETAIL**  
Scale: 1:20 @ A1



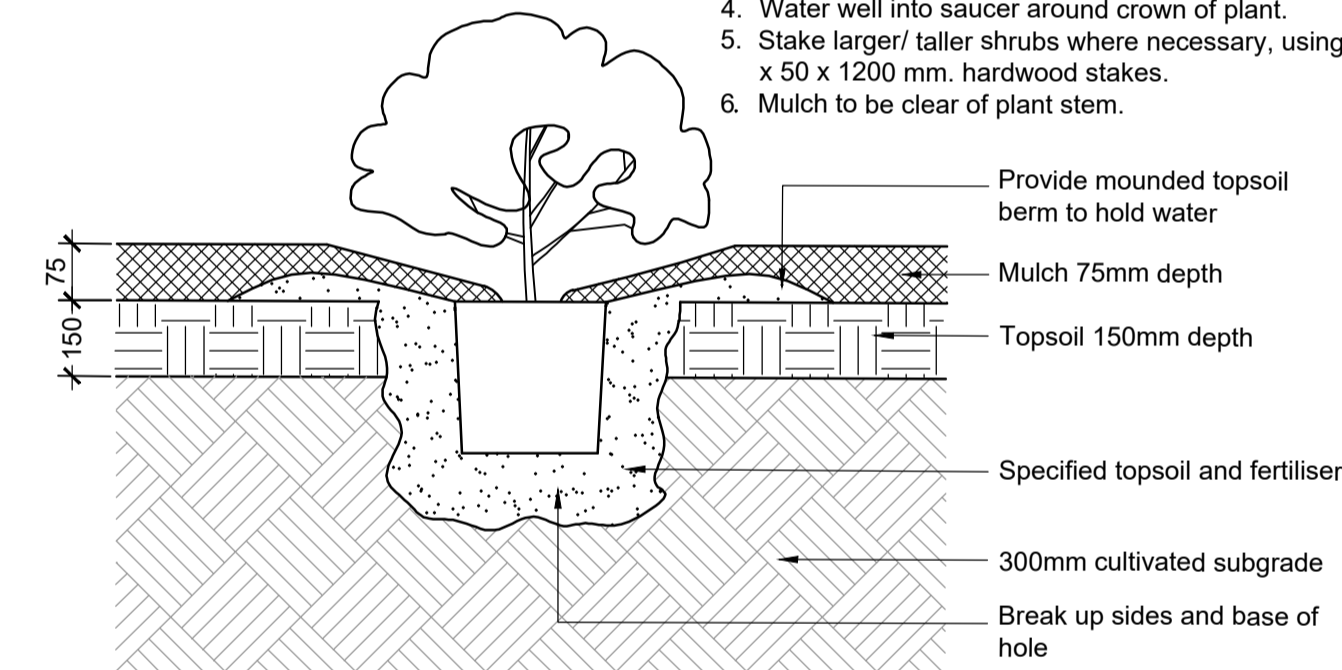
CONCRETE JOINT DETAILS

**NOTES:**

- TIE BARS TO BE INSTALLED AT 400 MAXIMUM CENTRES COMMENCING 150 FROM EDGE.
- DOWEL BARS TO BE INSTALLED AT 400 CENTRES COMMENCING AT A MINIMUM OF 100 AND A MAXIMUM OF 200 FROM THE EDGE OF PATH. 16 DIAMETER PVC SLEEVE WITH END CAP OR CLOSED END TO BE FITTED TO ONE END OF THE BAR. DOWEL BARS TO BE SECURELY TIED TO LONGITUDINAL REINFORCING MESH.
- EXPANSION JOINTS (EJ) LOCATED BOTH SIDE OF VEHICLE CROSSING AND AT A MAXIMUM OF 12000 CENTRES.
- WEAKENED PLANE JOINTS LOCATED AT SPACINGS EQUAL TO THE WIDTH OF THE PATH AND MADE WITH A 'T' IRON OR CONCRETE SAW CUT.
- IN SHARED PATHS WEAKENED PLANE JOINTS MUST BE MADE BY CONCRETE SAW CUTTING.
- CONCRETE TO BE LIGHT BROOM FINISH WITH EDGE AND JOINTS NEATLY TOOLED AFTER THE BROOM IS APPLIED.
- ALL FINISHED SURFACES TO COMPLY WITH AS 4586 SLIP RESISTANT CLASSIFICATION OF NEW PEDESTRIAN SURFACE MATERIAL.
- THE USE OF COLOURED CONCRETE MUST BE APPROVED BY COUNCIL. MINIMUM STRENGTH OF COLOURED CONCRETE TO BE 32 MPa.
- FORMWORK TIMBER TO BE MIN. 125mm DEEP.
- ALL DIMENSIONS IN MILLIMETRES.
- SHARED PATHS TO BE 2.5m IN WIDTH MINIMUM. REFER TO APPROVED CONSTRUCTION PLANS FOR ACTUAL WIDTH.

**NOTES:**

- Dig hole twice as deep as rootball and allow at least 200 mm. around sides for backfilling with topsoil.
- Apply fertiliser in base of hole, cover with topsoil (type & rate as per spec). Avoid root contact.
- Place plant in centre of hole, backfill with approved topsoil, firming progressively.
- Water well into saucer around crown of plant.
- Stake larger/ taller shrubs where necessary, using 50 x 50 x 1200 mm. hardwood stakes.
- Mulch to be clear of plant stem.



**05 TYPICAL SHRUB PLANTING DETAIL**  
Scale: 1:10 @ A1

**KEY REVISIONS:**  
REV A  
Vehicle exclusion fencing and instant turf details added.

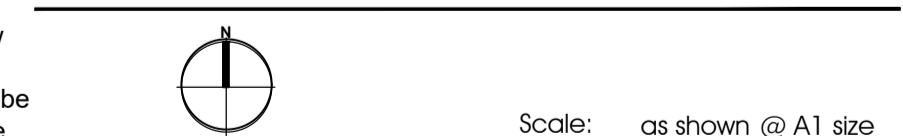
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-	20.12.2022	Issued to Council

451 BEATTYS DEVELOPMENT PTY LTD

**BOTANIA RESIDENTIAL SUBDIVISION**  
1152-1174 TAYLORS ROAD & 451-471 BEATTYS ROAD, PLUMPTON

**STAGE 8A & 8B - BEATTYS ROAD RESERVE  
LANDSCAPE DETAILS**



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Date: NOV 2022  
Drawn by: ET  
Checked: TV  
Drawing No. L04A

No	Revision	Note	Drawn	Checked	Approved	Date
0	FINAL ISSUE		DG	MM	-	16.11.15

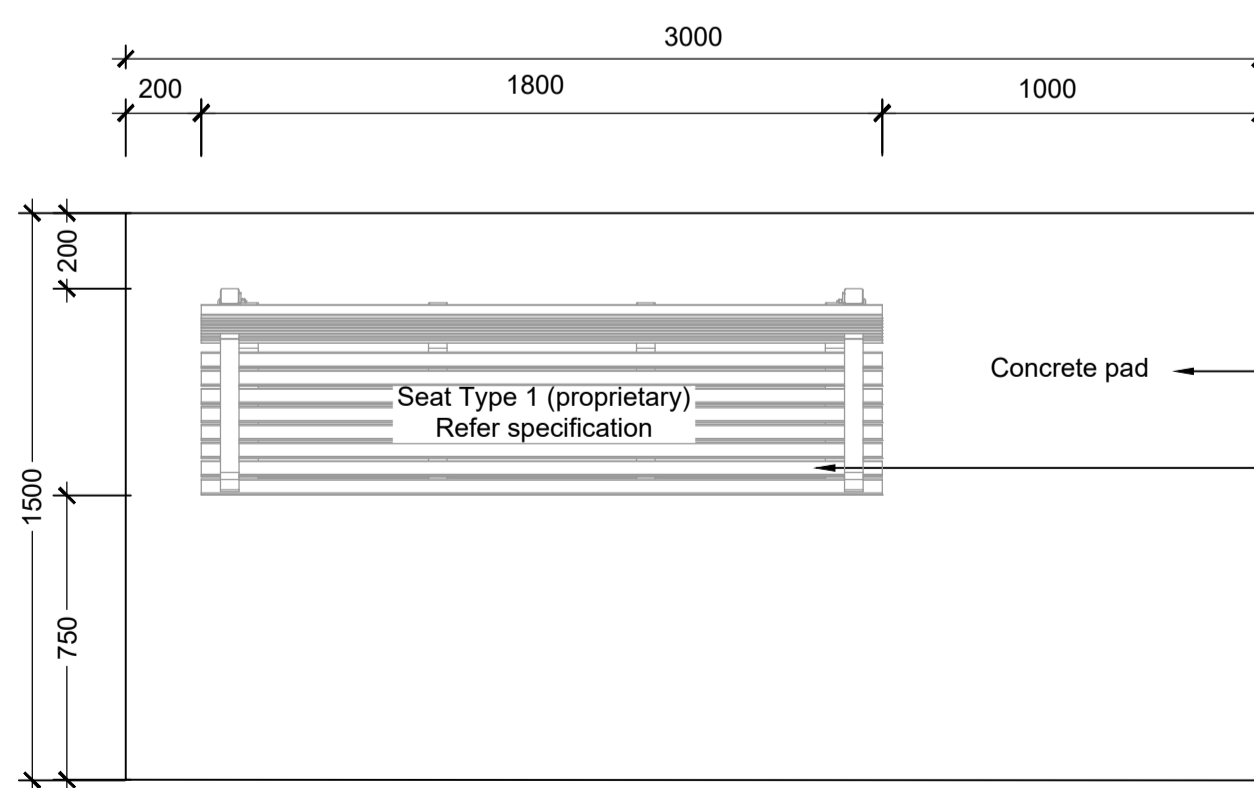


STANDARD DRAWINGS FOR  
SUBDIVISIONS IN GROWTH AREAS  
**CONCRETE FOOTPATH  
CROSS SECTIONS AND JOINTS EDCM 401**

Revision 0  
Date DEC 2015

**01 SURFACE FINISHES TYPE P1 PLAIN GREY CONCRETE (GAA STANDARD DETAIL MODIFIED)**

Scale: NTS @ A1

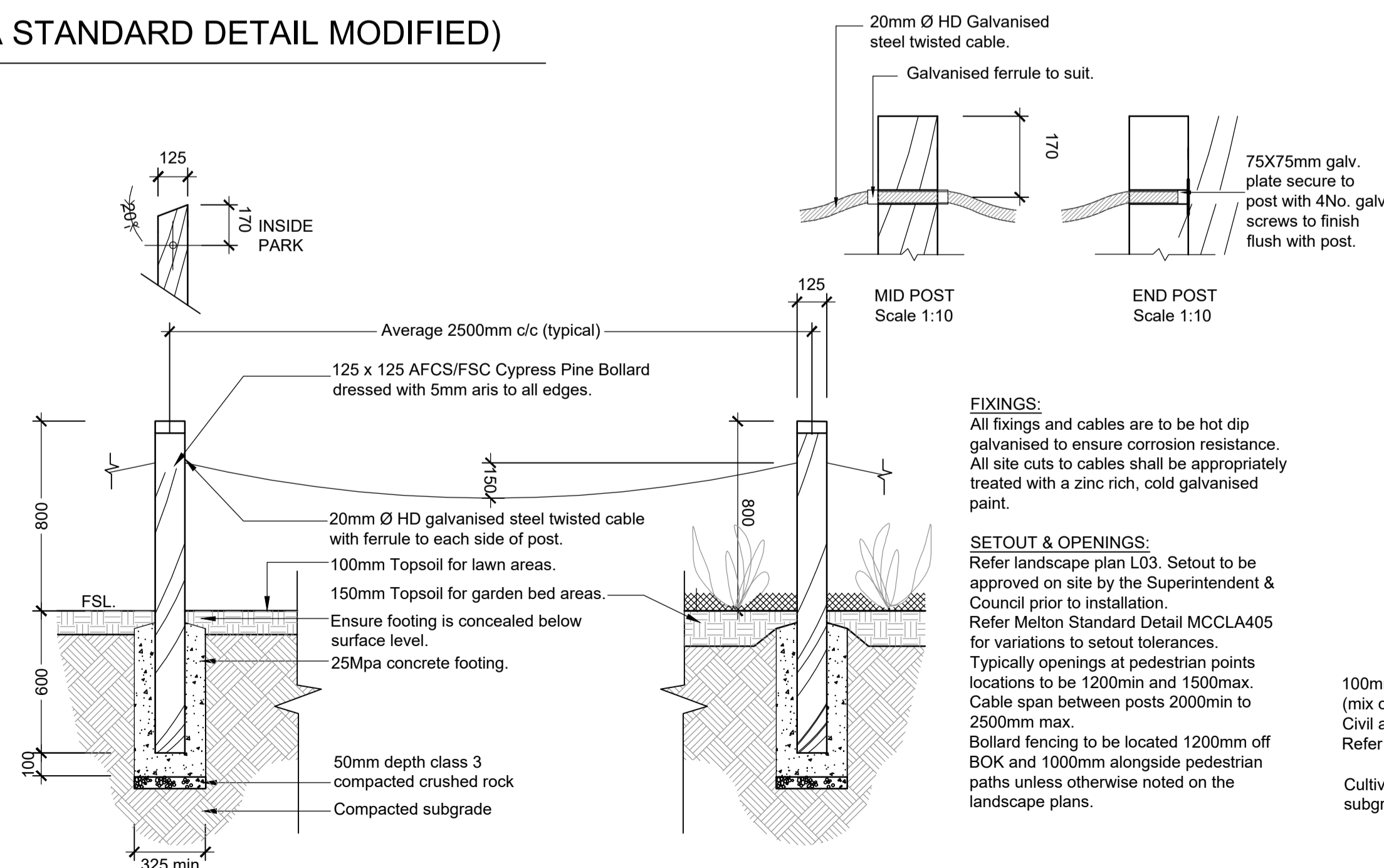


**INSTALLATION NOTE:**  
• Bolt-down fixings where seat is located on concrete pads. Fixing to be installed in accordance with the manufacturer's specifications.

Refer Typical Concrete Detail  
Seat Type 1 (proprietary). Refer specification.

**02 CONCRETE SEAT PAD DETAIL**

Scale: 1:20 @ A1

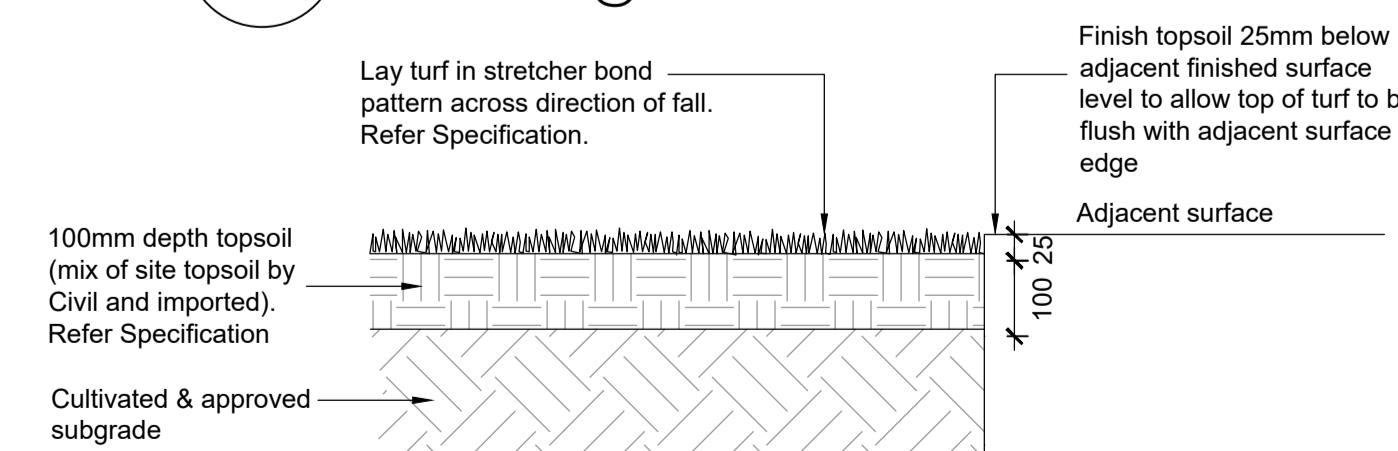


**03 BOLLARD & CABLE FENCE DETAIL**

Scale: 1:20 @ A1

**06 TYPICAL STEEL EDGE DETAIL**

Scale: 1:10 @ A1



**07 TYPICAL TURF DETAIL**

Scale: 1:10 @ A1