

- Legend**
- Proposed residential zone
 - Proposed public open space reserve
 - Proposed road and kerb
 - Proposed naturestrip
 - Proposed wetland and detention basin - nominal form & extent shown (subject to further design)
 - Proposed 2,000mm wide (min.) granite sand path or crushed recycled concrete pavement with DDA compliant pedestrian crossings
 - Proposed playground and softfall zone
 - Proposed 600mm high bollard and cable reserve boundary fence / 150x150x900mm high bollards (no cable) along Remembrance Drive reserve & road reserve boundary
 - Proposed streetscape / feature tree
 - Proposed mass planted native trees with native grass understorey
 - Tree Protection Zone (TPZ) to protect remnant *Eucalyptus dives* (Broad-leaved Peppermint) - refer to notes
 - Proposed building envelope
 - Park seat (with back & arms) - selected from the Furphy Foundry 'Fiesta' range
 - Picnic table setting - selected from the Furphy Foundry 'Fiesta' range
 - Proposed building envelope (refer to Coughlan Civil Pty. Ltd. drawings)
 - Proposed timber post and rail fence along rear of allotments (6no.) backing onto Remembrance Drive

STAGING LEGEND

STAGE 1	STAGE 5
STAGE 2	STAGE 6
STAGE 3	STAGE 7
STAGE 4	

INDICATIVE STREET TREE SCHEDULE

Botanical Name (Common Name)	Spacing
ROAD A / ROAD B / ROAD E / ROAD F: <i>Lophostemon confertus</i> (Brush Box)	15 metre centres
ROAD C / ROAD D: <i>Eucalyptus leucoxylon</i> ssp. <i>connata</i> (Yellow Gum)	12 metre centres
ROAD E: <i>Allocasuarina verticillata</i> (Drooping She-oak) <i>Acacia melanoxylon</i> (Blackwood)	Clumps of 3-5 at 15 metre centres
ROAD G: <i>Eucalyptus pauciflora</i> (Snow Gum) <i>Acacia melanoxylon</i> (Blackwood)	Clumps of 4-10 at 15 metre centres

NOTES:

- Final street tree selection / location is subject to confirmation of underground services and driveway crossovers.
- Planting selection is based on the ability of the plant to establish and thrive within the climatic conditions typically experienced in the Ballarat district. No irrigation system is proposed for this project. Harvest watering of individual trees from a tanker may be required for the first 2-3 years after planting.
- Maintain minimum 75mm depth mulch levels around each tree to minimize watering requirements.

STREET TREES - MINIMUM OFFSET DISTANCES TO SERVICES

The contractor shall ensure the following distances are complied with in relation to street trees and underground services / streetscape assets:

- 1.2 metres from pedestrian pathways;
- 2.0 metres from pedestrian pathways in reserves;
- 3 metres from driveways;
- 4 metres from power poles;
- 4 metres from light poles;
- 2 metres from service assets, including junction boxes, pits etc.
- 2 metres from service conduit crossing;
- 3 metres from fire plugs;
- 2 metres from domestic service tapping points; and
- 2 metres from storm water outlet points.

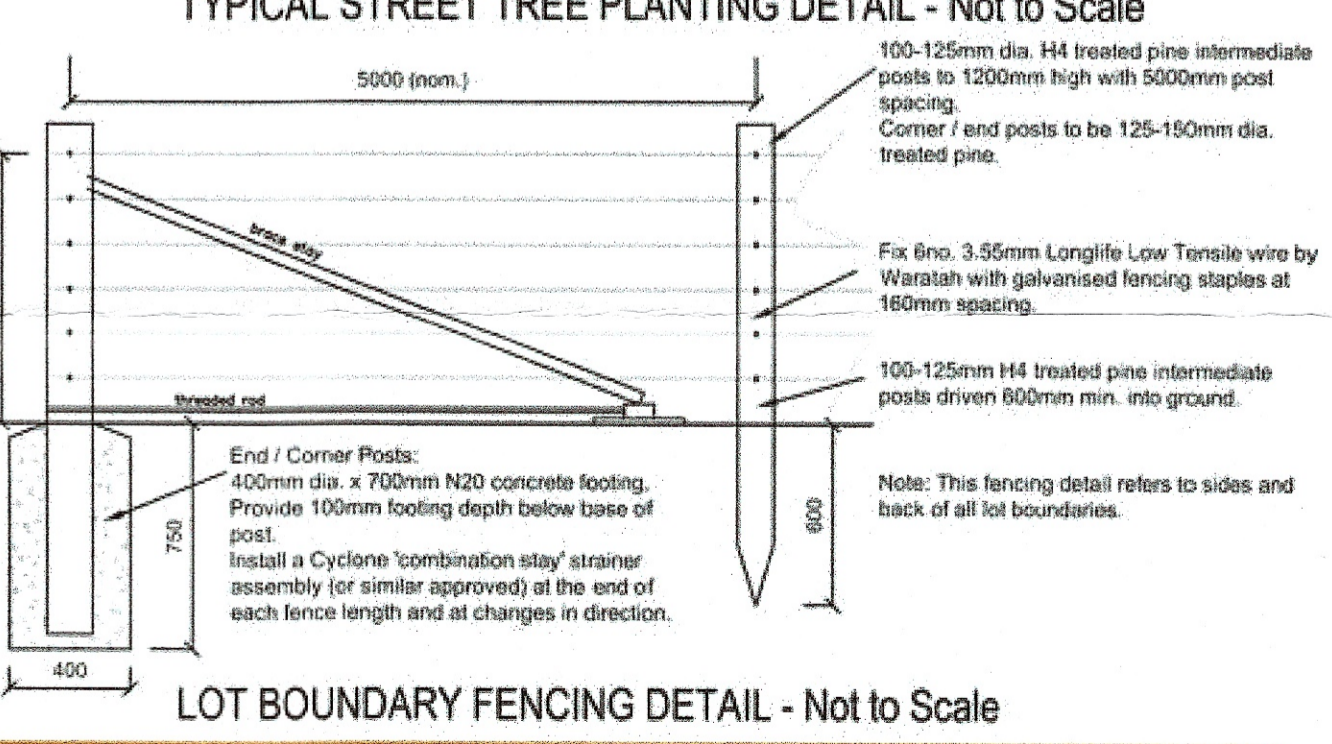
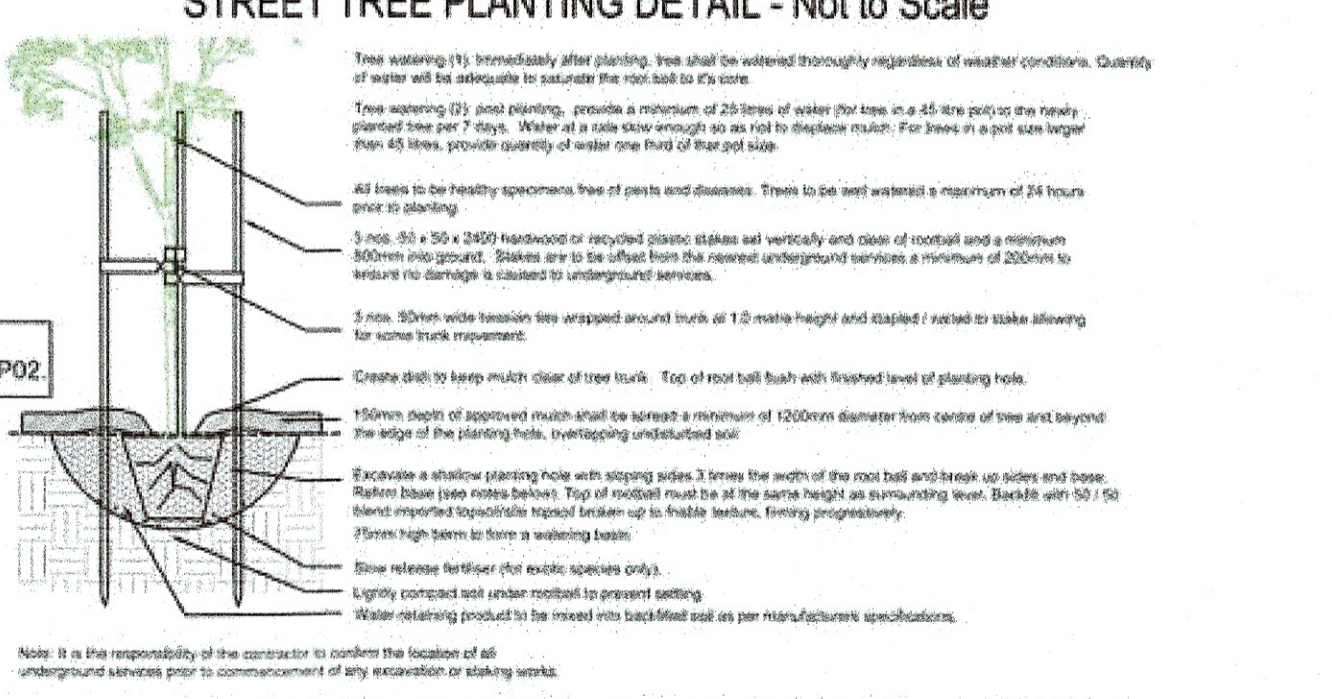
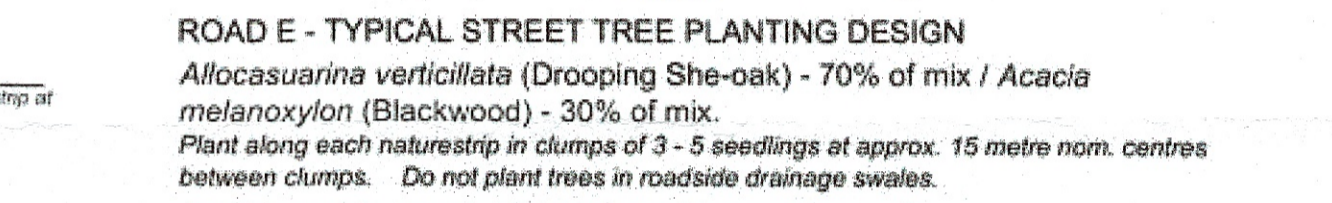
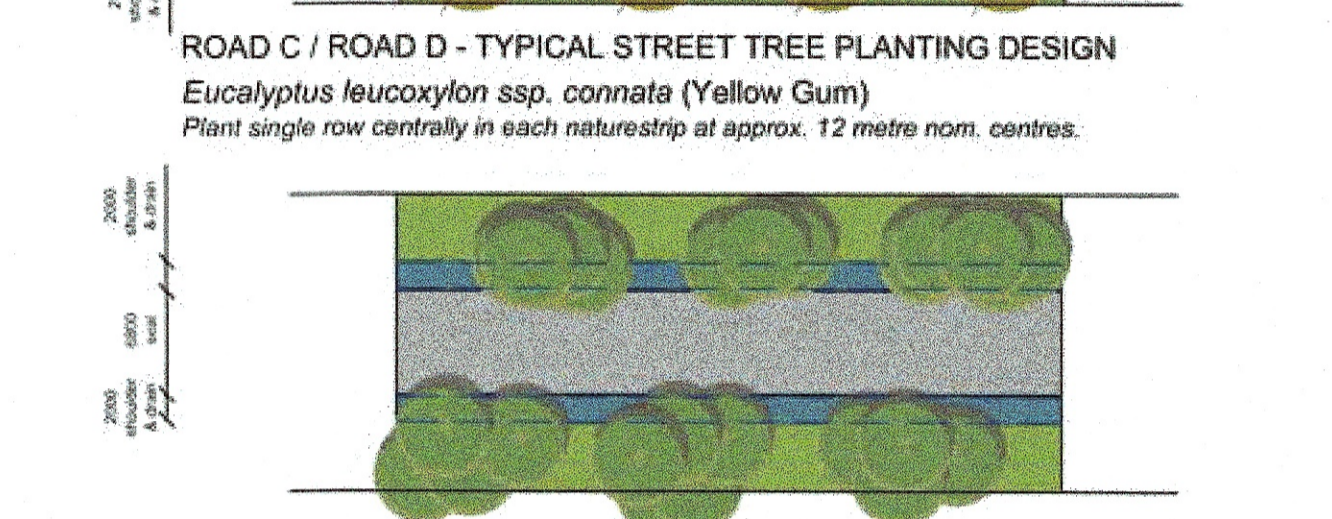
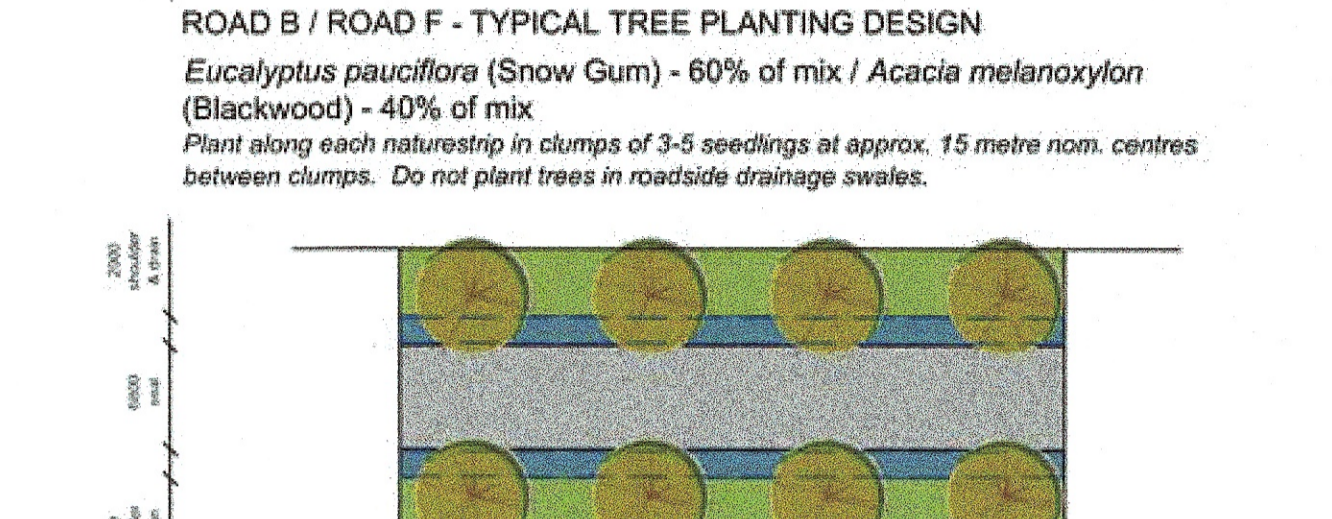
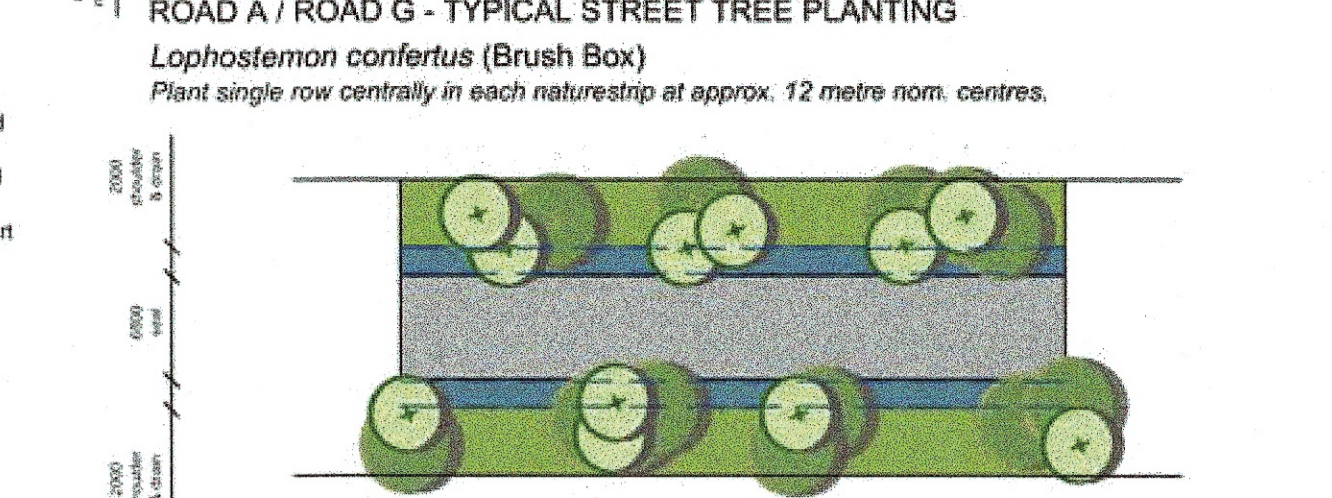
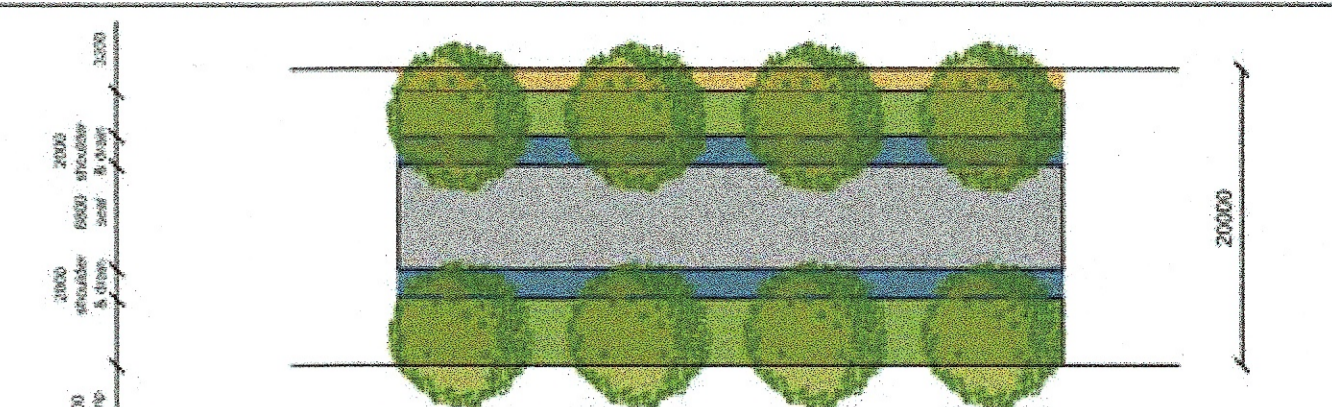
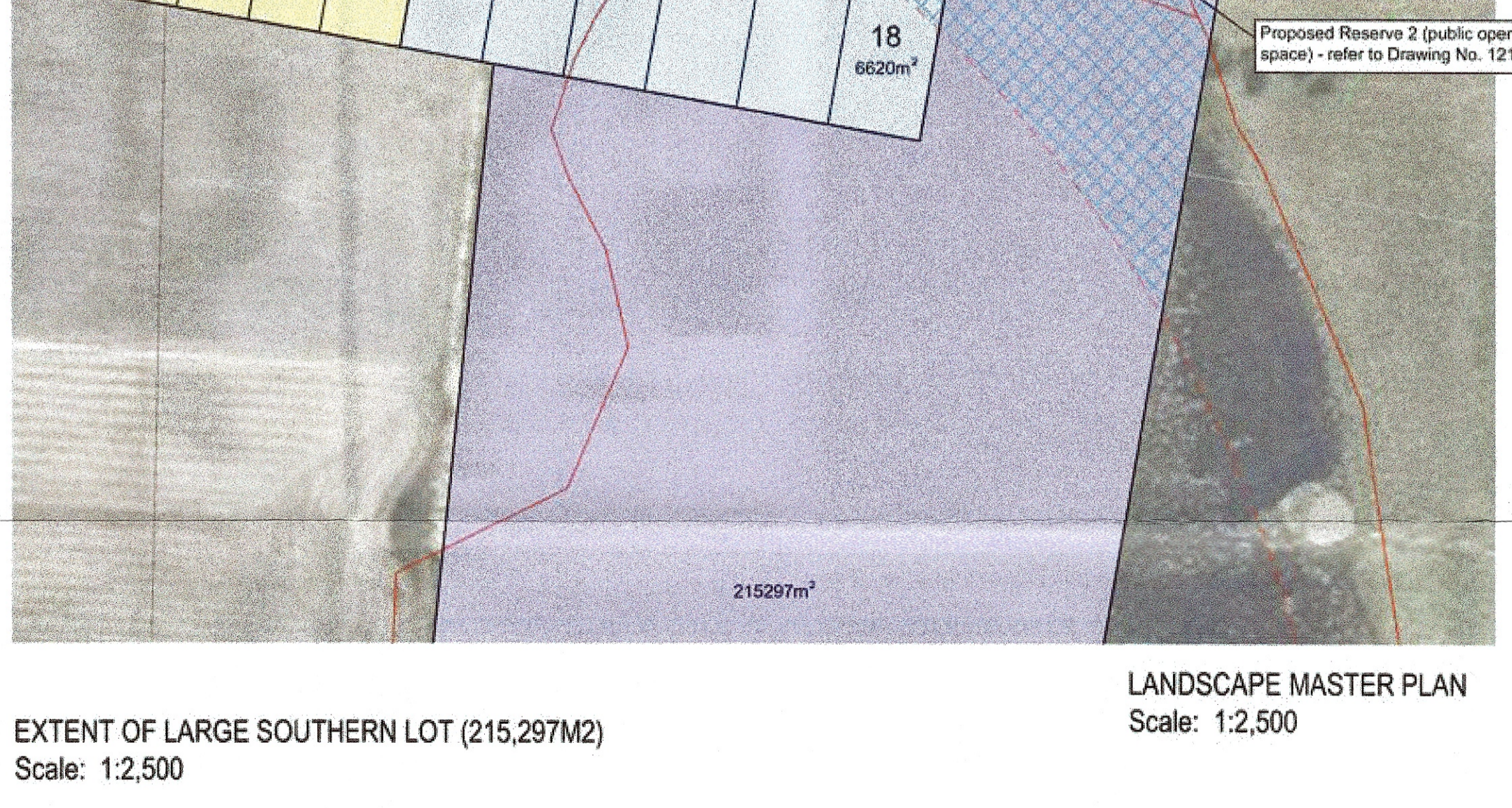
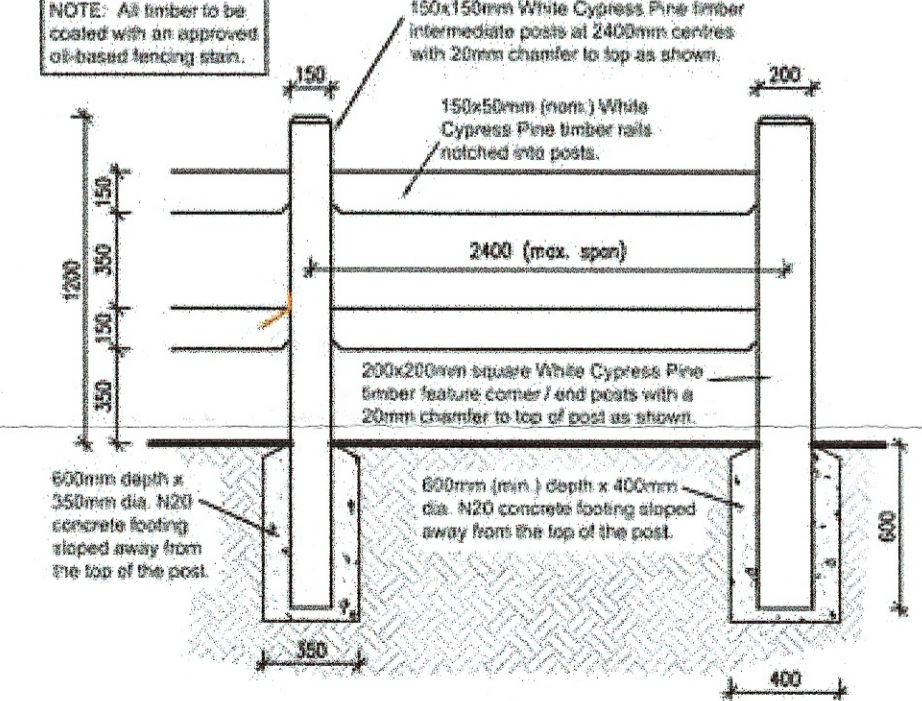
Where these distances are not attainable, root barriers may be appropriate in some instances and on the advice of a relevant professional with approval for the council representative.

NOTE: Services pits / infrastructure may not all be shown on this plan. It is the contractor's responsibility to locate and identify all services infrastructure on site and position the trees accordingly.

NOTES:

1.0 Preliminary Plan of Subdivision prepared by Coughlan Civil Pty. Ltd. Refer to Job Ref. 630PL - Rev K.

2.0 The level of streetscape and public open space detail shown on this drawing is preliminary only. Further consultation with Council / developers / consultant team etc. and associated landscape documentation is required to finalise and confirm the layout, species, materials, colours, quantities etc.



Scale (metres)

0 20 40 60 80

Prepared for: Gull Group of Companies
Date: April 22, 2013
Scale: As shown @ A1 sheet size
Drawn: JW
Planning Permit No.:
Drawing No: 1217-P01 (Rev. B)



LANDSCAPE MASTER PLAN - AVENUE HILL ESTATE

REMEMBRANCE DRIVE, WINDERMERE

Prepared by:
THOMSON HAY LANDSCAPE ARCHITECTS

Planning and Environment Act 1987
BALLARAT PLANNING SCHEME
DEVELOPMENT PLAN OVERLAY
Development Plan Schedule No.
Signed:
Authorised Officer for and on behalf of the
CITY OF BALLARAT
DATE: 21/05/2013

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