

NOTES:

BUILDING SETBACKS:
 = BUILDING ENVELOPE

SECOND STOREY ENVELOPE

AREAS:
 LOTS = RED TEXT
 BUILDING ENVELOPE = BLUE TEXT

88 WEDGE STREET HAS NOT BEEN INCLUDED IN THE SUBDIVISION LAYOUT

Ratio of Building Envelope (BE) to Total Area			
Lot	BE (m ²)	Total Area (m ²)	%
1	435	757	57%
2	611	1021	60%
3	420	724	58%
4	435	723	60%
5	328	559	59%
6	299	609	49%
7	295	643	46%
8	308	621	50%
9	331	808	41%
10	445	1011	44%
11	387	648	60%
12	327	646	51%
13	377	651	58%
14	303	605	50%
15	357	612	58%
16	356	612	58%
17	338	612	55%
18	269	612	44%

REV	REVISION	DES	DWG	CHK	DATE
F	AMEND BUILDING ENVELOPES AS PER TREE REMOVAL PLAN	BB	ME	21/03/25	
E	AMEND BUILDING ENVELOPES AS PER TREE REMOVAL PLAN	BB	ME	14/03/25	
D	ADD SECOND STOREY ENVELOPES	ZD	ME	14/02/25	
C	AMEND BUILDING ENVELOPES AS PER TREE REMOVAL PLAN	ZD	ME	05/03/25	
B	AMENDED LOT 10 & 18 BUILDING ENVELOPE & AMENDED SIDE SETBACKS	BB	BY	06/03/23	
A	BUILDING ENVELOPE PLAN	SR	EK	22/03/22	



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SCALE 1:800
 LENGTHS ARE IN METRES - PAPER SIZE A3

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COMPASS ASSURANCE
ISO 9001 QUALITY

88A - 90 Wedge Street
Kyneton
BUILDING ENVELOPE PLAN

AUTHORITY: Macedon Ranges Shire
 CLIENT: ADTS P/L
 DWG STATUS: **CONCEPT**

PROJECT & DWG No: 1326301 PROSUB F

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LEGEND

- Title boundary
- Pre-developed contours at 200mm intervals
- Existing fence
- Post Office Creek
- Extent of development works
- Existing vegetation to be retained. Subject to future lot design.
- Proposed street tree i.e. Fraxinus angustifolia 'Raywood'
- Proposed street tree i.e. Quercus palustris 'Freefall'
- Proposed street tree i.e. Ulmus parvifolia 'Todd'
- Proposed screen planting i.e. Acacia melanoxylon
- Indicative canopy tree (to be planted by lot owner)
- Residential lots
- Building envelope
- Proposed pedestrian path (by civil)
- Grassed naturestrip
- Grass swale
- Grass area
- Proposed mulched garden bed
- Existing ground surface in reserve to be retained
- Proposed indigenous screen planting
- Proposed native grasses & groundcover planting
- Proposed semi-transparent fence e.i. Post & Wire fence
- Proposed 1.8m high timber paling fence with permeable base
- Open water
- Proposed ephemeral zone planting
- Proposed embankment planting
- Proposed rain garden planting
- Nominal water level (NWL)
- Extended detention (EDD)
- Max. storage level



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:

- Pedestrian Pathways: 1.2 metre minimum clearance
- Pedestrian Pathways in Reserves: 2.0 metre minimum clearance
- Driveways: 3.0 metre minimum clearance
- Street Light / Power Poles: 4.0 metre minimum clearance
- Service Assets (including junction boxes / pits etc.): 2 metre minimum clearance
- Electrical joint: 2.5 metre minimum clearance
- Service Conduit Crossing: 2 metre minimum clearance
- Fire Plug: 3 metre minimum clearance
- Domestic service tapping point: 2 metre minimum clearance
- Stormwater Outlet: 2 metre minimum clearance
- Paralleling Pillar : 2.5 metre minimum clearance
- NBN pit: 2 metre minimum clearance

Where these distances are not attainable, root barriers may be appropriate in some instances and on the advice of the municipal arborist.

NOTE: It is the contractors responsibility to locate and identify all services infrastructure on site and position the trees accordingly.

UNDERGROUND ELECTRICAL SERVICES
 The tree zone is a 5m Ø area of roadside with a depth of 600mm.
 All underground electrical cables should be placed outside the tree zone where practical. Underground cable installed at a burial depth of 600mm in close proximity to the tree zone (either beside or below), shall be within conduits or cover slabs to provide a higher level of infrastructure protection.

For underground cable installed at a burial depth of 750mm, consideration should be given to installation within conduits to provide a higher level of infrastructure protection. Refer to Power-Cor standard GA211 for further detail.

Refer to WorkSafe Guide for undertaking work near underground assets.

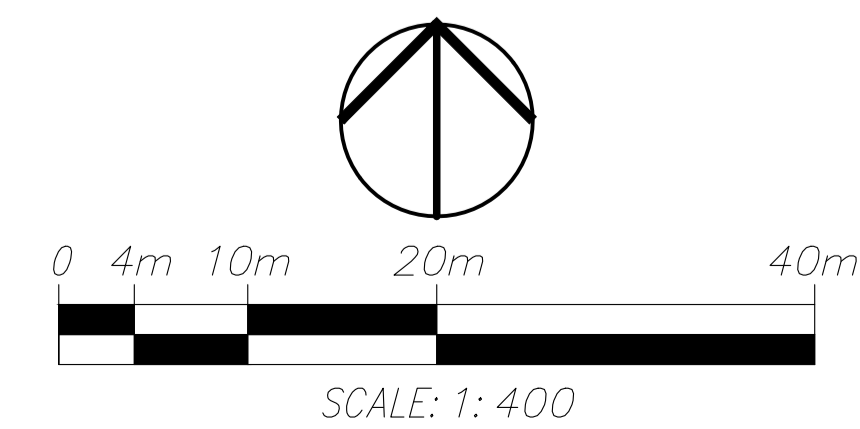
SERVICES LEGEND

- Existing overhead power
- Existing gas
- Existing drainage
- Existing sewer pit
- Existing electrical pit
- Existing water meter
- Proposed electricity
- Proposed overhead power
- Proposed gas
- Proposed drainage
- Proposed water
- Proposed sewer
- Proposed telecom

PLANT SCHEDULE STREETScape

TREES	BOTANICAL NAME	COMMON NAME	MATURE SIZE	POT SIZE	DENSITY	QTY
Am	Acacia melanoxylon	Blackwood	12 x 5m	300mm pots, 1m high, 20mm cal.	4m cts.	48
FaR	Fraxinus angustifolia 'Raywood'	Claret Ash	15 x 8 m	45L, 1.5m high, 30mm cal.	As Shown	14
QpF	Quercus palustris 'Freefall'	Early Defoliating Pin Oak	15 x 8m	45L, 1.5m high, 30mm cal.	As Shown	19
Upt	Ulmus parvifolia 'Todd'	Chinese Elm ctv.	10 x 11m	45L, 1.5m high, 30mm cal.	As Shown	13

- Notes:**
- Refer Survey Plan & Engineering Drawings prepared by Tomkinson for further detail.
 - The details of any park furniture and paths will be resolved as part of the future planning permission granted for the subdivision or development under the LSIO.
 - All lots are to have at least a minimum of two canopy trees either planted or retained or a mix of both prior to the occupation of a dwelling on the lot. Lots 1, 3, 4, 7, 8 and 9 must have at least one canopy tree in the rear of the lot and one canopy tree in the front setback area.

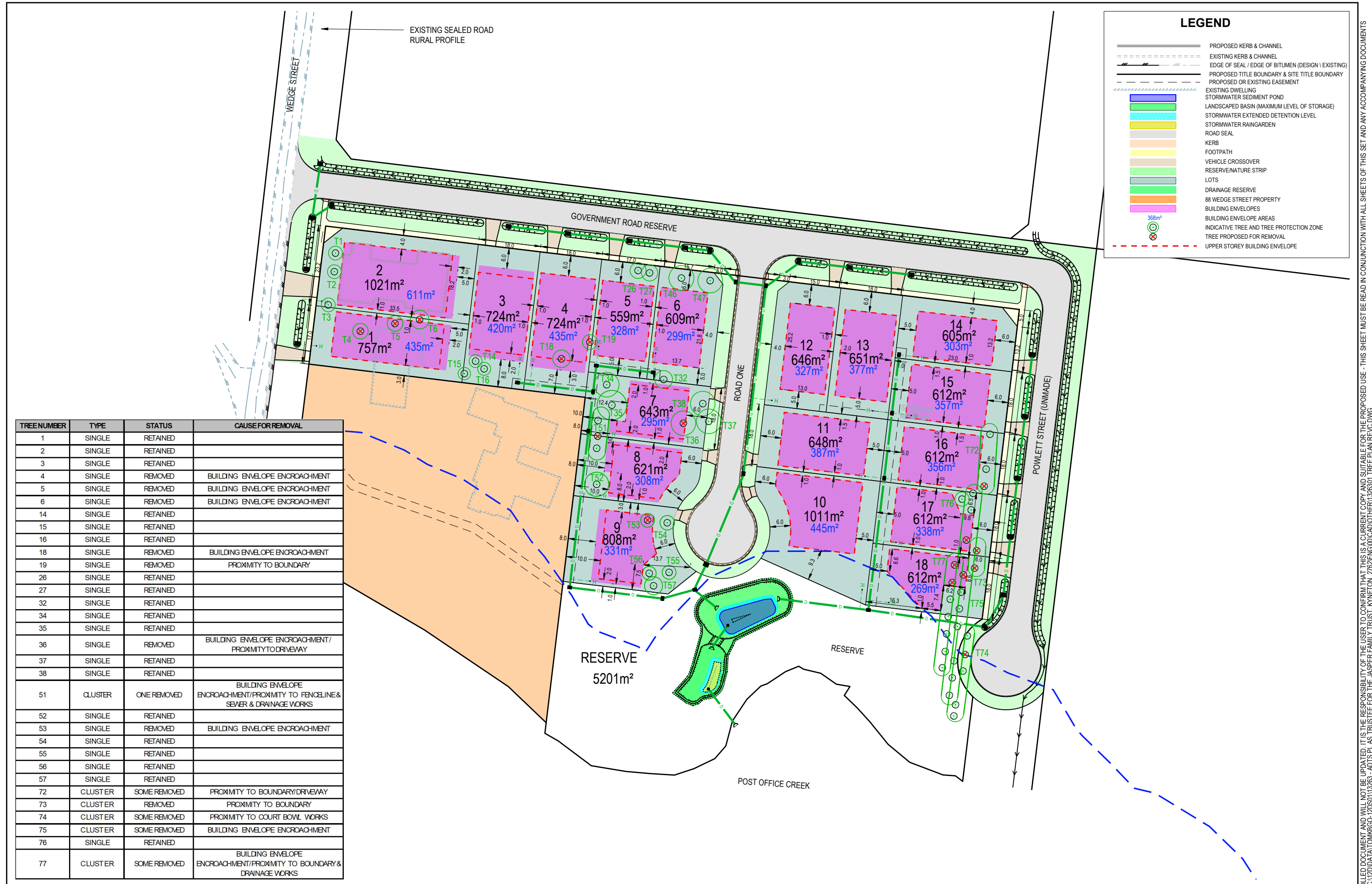


Project:
 88-90 Wedge Street,
 KYNETON

Drawing Title:
 Landscape Master Plan

Prepared for:
 Graham Jasper
Date: April 03, 2025
Scale: 1:400 @ A1 sheet size
Drawn: YL / OJ
Checked: HM
Drawing No.: 2141 - LP02
Planning Permit No.: N/A

THOMSON HAY
 LANDSCAPE ARCHITECTS



LEGEND

- PROPOSED KERB & CHANNEL
- EXISTING KERB & CHANNEL
- EDGE OF SEAL / EDGE OF BITUMEN (DESIGN \ EXISTING)
- PROPOSED TITLE BOUNDARY & SITE TITLE BOUNDARY
- PROPOSED OR EXISTING EASEMENT
- EXISTING DWELLING
- STORMWATER SEDIMENT POND
- LANDSCAPED BASIN (MAXIMUM LEVEL OF STORAGE)
- STORMWATER EXTENDED DETENTION LEVEL
- STORMWATER RAINGARDEN
- ROAD SEAL
- KERB
- FOOTPATH
- VEHICLE CROSSOVER
- RESERVE/NATURE STRIP
- LOTS
- DRAINAGE RESERVE
- 88 WEDGE STREET PROPERTY
- BUILDING ENVELOPES
- BUILDING ENVELOPE AREAS
- INDICATIVE TREE AND TREE PROTECTION ZONE
- TREE PROPOSED FOR REMOVAL
- UPPER STOREY BUILDING ENVELOPE

TREENUMBER	TYPE	STATUS	CAUSE FOR REMOVAL
1	SINGLE	RETAINED	
2	SINGLE	RETAINED	
3	SINGLE	RETAINED	
4	SINGLE	REMOVED	BUILDING ENVELOPE ENCROACHMENT
5	SINGLE	REMOVED	BUILDING ENVELOPE ENCROACHMENT
6	SINGLE	REMOVED	BUILDING ENVELOPE ENCROACHMENT
14	SINGLE	RETAINED	
15	SINGLE	RETAINED	
16	SINGLE	RETAINED	
18	SINGLE	REMOVED	BUILDING ENVELOPE ENCROACHMENT
19	SINGLE	REMOVED	PROXIMITY TO BOUNDARY
26	SINGLE	RETAINED	
27	SINGLE	RETAINED	
32	SINGLE	RETAINED	
34	SINGLE	RETAINED	
35	SINGLE	RETAINED	
36	SINGLE	REMOVED	BUILDING ENVELOPE ENCROACHMENT/ PROXIMITY TO DRIVEWAY
37	SINGLE	RETAINED	
38	SINGLE	RETAINED	
51	CLUSTER	ONE REMOVED	BUILDING ENVELOPE ENCROACHMENT/PROXIMITY TO FENCELINE & SEWER & DRAINAGE WORKS
52	SINGLE	RETAINED	
53	SINGLE	REMOVED	BUILDING ENVELOPE ENCROACHMENT
54	SINGLE	RETAINED	
55	SINGLE	RETAINED	
56	SINGLE	RETAINED	
57	SINGLE	RETAINED	
72	CLUSTER	SOME REMOVED	PROXIMITY TO BOUNDARY/DRIVEWAY
73	CLUSTER	REMOVED	PROXIMITY TO BOUNDARY
74	CLUSTER	SOME REMOVED	PROXIMITY TO COURT BOVIL WORKS
75	CLUSTER	SOME REMOVED	BUILDING ENVELOPE ENCROACHMENT
76	SINGLE	RETAINED	
77	CLUSTER	SOME REMOVED	BUILDING ENVELOPE ENCROACHMENT/PROXIMITY TO BOUNDARY & DRAINAGE WORKS

C	MINOR AMENDMENTS	BB	ME	21/03/25	
B	MINOR AMENDMENTS	BB	ME	25/02/25	
A	AS SUBMITTED TO CLIENT	ZD	ME	20/01/25	
REV	REVISION	DES	DWG	CHK	DATE



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88A - 90 WEDGE STREET
KYNETON
TREE PLAN REMOVAL/RETENTION PLAN

MACEDON RANGES SHIRE
ADTS P/L

DWG STATUS: **CONCEPT**

PROJECT & DWG No: 1326301 TP01 / 01

REV: C

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