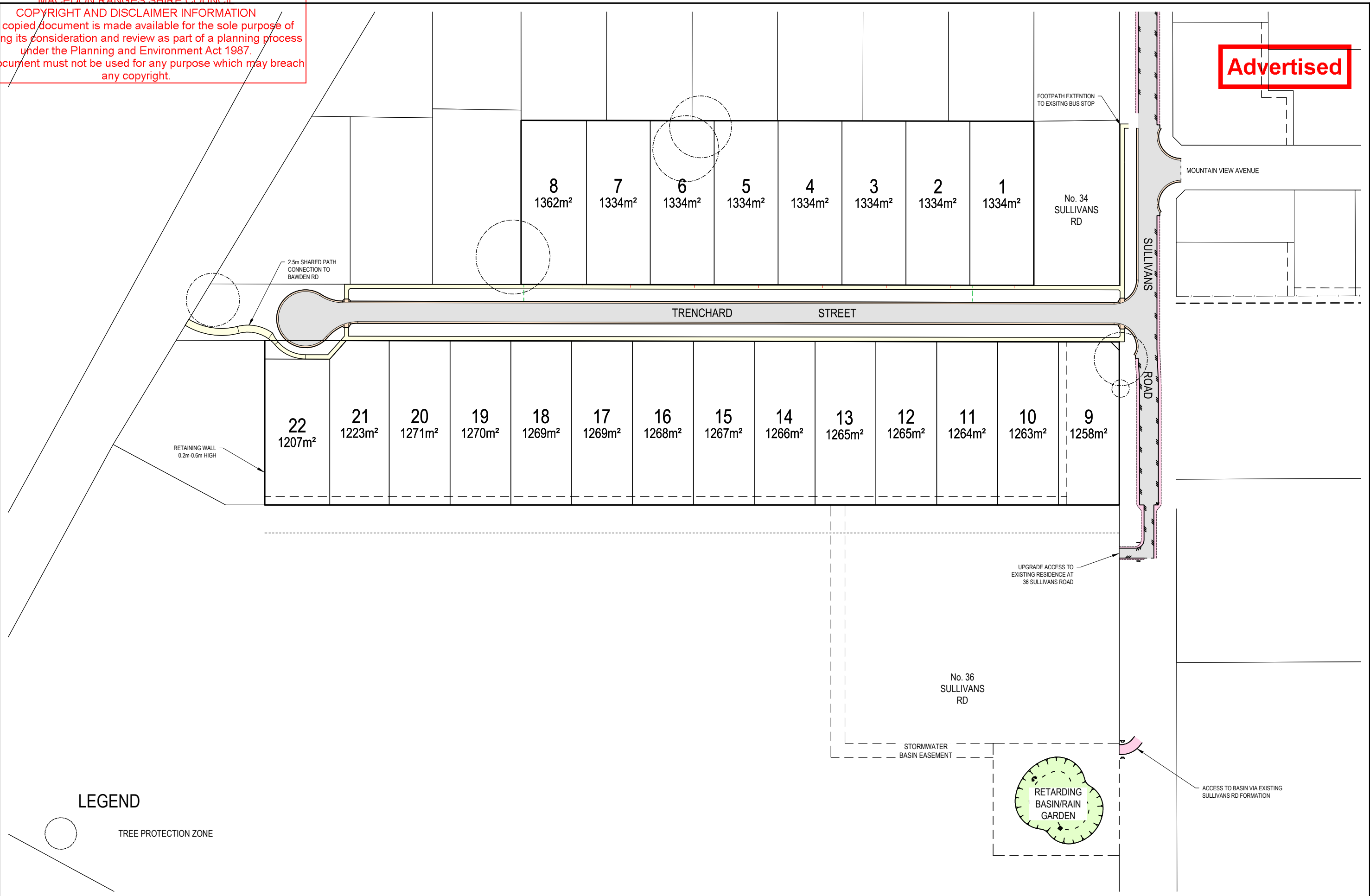


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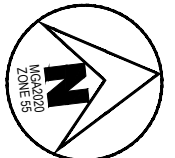
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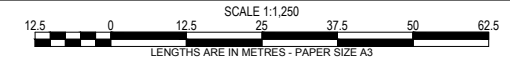
LEGEND



REV	AS SUBMITTED TO COUNCIL	DES	DWG	CHK	DATE
		P.J.L	AT	MAY '20	



Tomkinson Group
 HEAD OFFICE: 57 MYERS STREET BENDIGO 3550 PH 03 5445 8700
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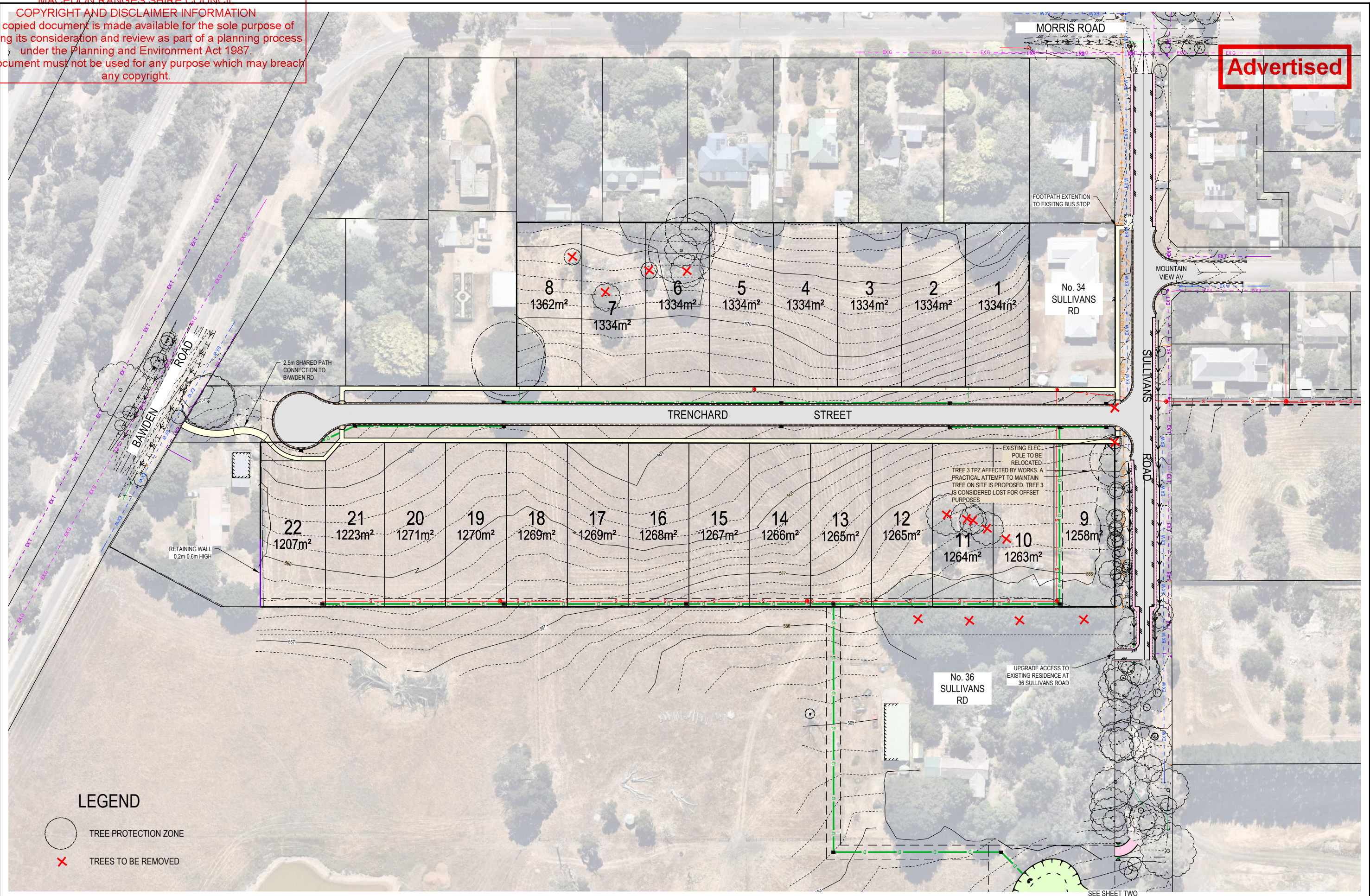
PLAN OF PROPOSED SUBDIVISION 'RHONDDA PARK'
 36 SULLIVANS ROAD, WOODEND

RHONDDA PARK PTY LTD
 DWG STATUS: **PRELIMINARY**
 PROJECT & DWG No: 12307 PROSUB
 REV: A

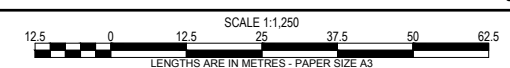
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- LEGEND**
- TREE PROTECTION ZONE
 - TREES TO BE REMOVED



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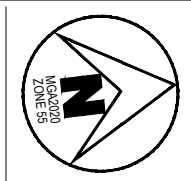
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 Quality Management
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DESIGN RESPONSE PLAN
'RHONDDA PARK'
 36 SULLIVANS ROAD, WOODEND

RHONDDA PARK PTY LTD
 DWG STATUS: **CONCEPT**
 PROJECT & DWG No: 1230701 DRP
 REV: A

AS SUBMITTED TO COUNCIL	P.J.L AT MAY '20
REV	DES DWG CHK DATE
REVISION	



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SEE SHEETONE

No. 36 SULLIVANS RD

STORMWATER BASIN EASEMENT

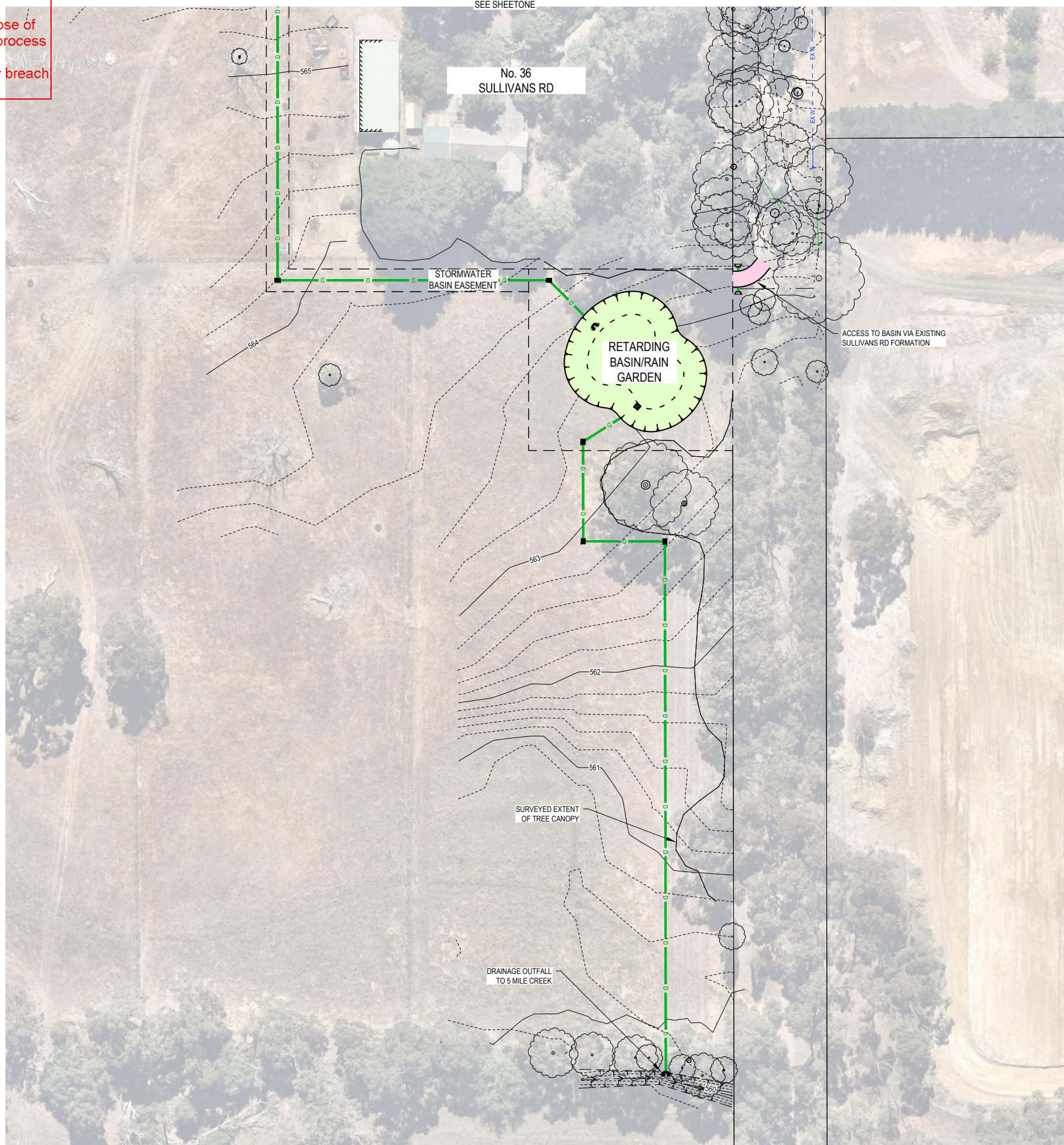
RETARDING BASIN/RAIN GARDEN

ACCESS TO BASIN VIA EXISTING SULLIVANS RD FORMATION

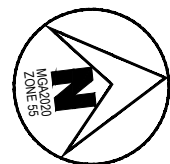
SURVEYED EXTENT OF TREE CANOPY

DRAINAGE OUTFALL TO 5 MILE CREEK

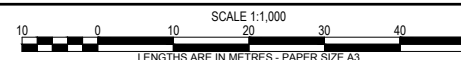
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REV	DES	DWG	CHK	DATE
A				P.J.L AT MAY '20



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DESIGN RESPONSE PLAN
'RHONDDA PARK'
36 SULLIVANS ROAD, WOODEND

RHONDDA PARK PTY LTD

DWG STATUS:
CONCEPT

PROJECT & DWG No:
12307 DRP02

REV:
A

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Proposed 'Rhondda Park' estate name to be installed within boundary fence splay to future detail

Existing roadside trees to be retained and protected

Notes:
 1. Refer Engineering Drawings prepared by Tomkinson for further detail.

REVISIONS
Advertised

- GENERAL NOTES
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH OTHER DRAWINGS OF THE SITE.
 - THIS DRAWING IS NOT TO BE SCALED
 - ALL MATERIALS CONSTRUCTIONS ETC ARE TO COMPLY WITH ALL RELEVANT CODES, BY-LAWS, BUILDING CODE OF AUSTRALIA, ETC.
 - NO VARIATION IS TO BE MADE TO THIS DRAWING WITHOUT THE PRIOR APPROVAL OF THE PROPRIETOR AND/OR LANDSCAPE ARCHITECT.
 - CONTRACTOR TO NOTE THAT THE REQUIRED LOCATION AND DIMENSIONS OF WORKS MAY NOT CORRESPOND EXACTLY WITH EXISTING CONDITIONS.
 - CONTRACTOR TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF WORKS.
 - CONTRACTOR TO VERIFY THE LOCATIONS OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF WORKS.
 - STORMWATER/AGRICULTURAL DRAINAGE TO BE CONSTRUCTED IN AN APPROVED MANNER AND CONNECTED TO THE EXISTING SYSTEM IN A MANNER APPROVED BY THE RELEVANT AUTHORITY.
 - ALL LANDSCAPE AREAS TO HAVE MINIMUM CROSSFALLS TO ALLOW DRAINAGE TOWARDS PITS, GULLIES OR DRAINAGE POINTS IN ACCORDANCE WITH ARCHITECTS SPECIFICATION.
 - NEW SURFACES ARE TO MATCH EXISTING WHERE APPLICABLE.
 - FOUNDATIONS, EDUCATIONS, REINFORCEMENT PLACEMENT ETC TO BE INSPECTED AND APPROVED BY THE BUILDING SURVEYOR PRIOR TO ANY CONCRETE PLACEMENT.

- LEGEND
- Residential lots
 - Extent of landscape works
 - Predevelopment contour at 1.0 metre interval
 - Existing tree to be retained and protected
 - Eucalyptus radiata (dashed line indicates 5m Ø tree zone)
 - Acacia melanoxylon (dashed line indicates 5m Ø tree zone)
 - Grassed naturestrip (by others)
 - Proposed pedestrian path (by civil)
 - Potential location for sculpture



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 City of Ballarat arborist.

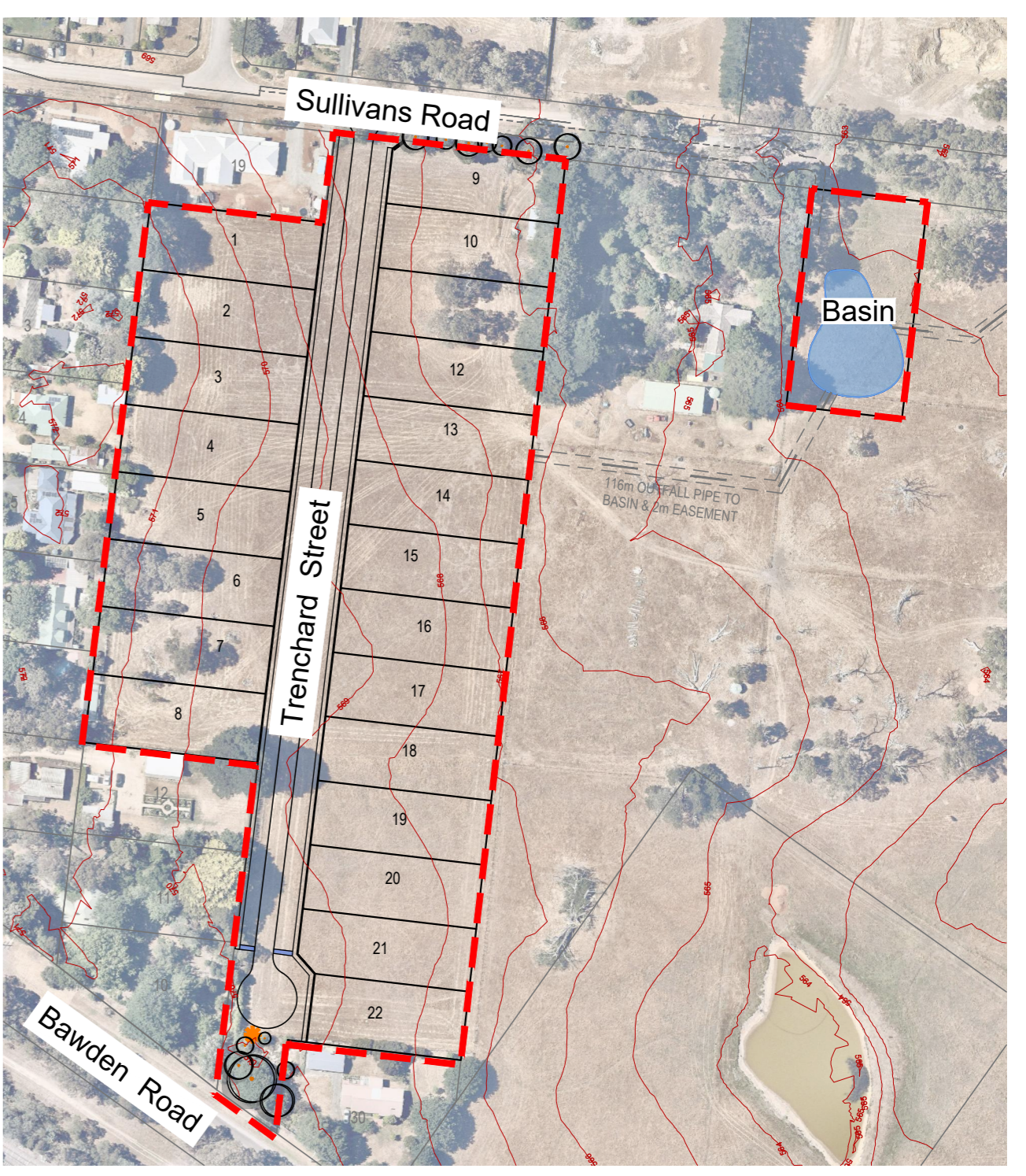
NOTE: It is the contractors responsibility to locate and identify all services infrastructure on site and position the trees accordingly.

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 PowerCor standard GA211 for further detail.

Refer to WorkSafe Guide for undertaking work near underground assets.

Note: Locally indigenous tubestock planting to be established along Five Mile Creek.



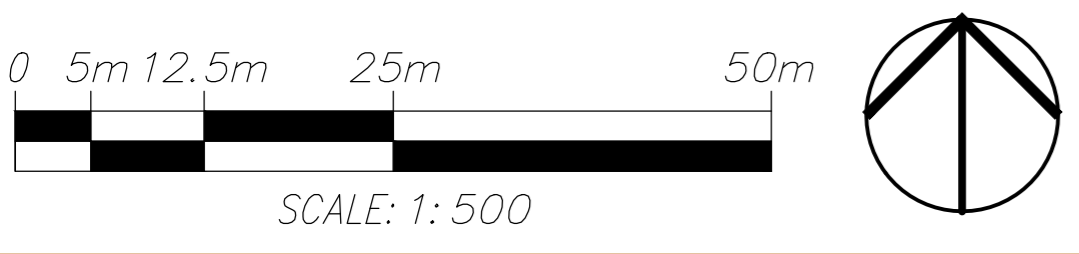
CONTEXT PLAN (Not to scale)

FOR REVIEW ONLY
 NOT for final approval until electrical + NBN services are shown

Final street tree locations & numbers to be confirmed upon receipt of electrical + NBN services drawings.

STREETSCAPE PLANT SCHEDULE

TREES	COMMON NAME	MATURE SIZE	INSTALLATION SIZE	DENSITY	QTY
NATURESTRIP PLANTING					
Acacia melanoxylon	Blackwood	10 x 8m	45L, 1.5m high, 30mm cal.	3 - 5m Centres	38
Eucalyptus radiata	Narrow-leaved Peppermint	15 x 10m	45L, 1.5m high, 30mm cal.	3 - 5m Centres	36
TUBESTOCK PLANTING (EASTERN BOUNDARY)					
Acacia melanoxylon	Blackwood	10 x 8m	Tubestock	2.5 - 3.5m cts.	38
Eucalyptus radiata	Narrow-leaved Peppermint	15 x 10m	Tubestock	2.5 - 3.5m cts.	35



Prepared for: Villawood Properties
 Date: March 20, 2020
 Scale: 1:500 @ A1 sheet size
 Drawn: YL
 Check: DH
 Drawing No: 2012-D01

'Rhondda Park'
Preliminary Streetscape Planting Plan
 36 Sullivan's Road, Woodend

THOMSON HAY
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REVISIONS
Advertised

- LEGEND**
- - - Landscape extent of works
 - Predevelopment contour at 1.0 metre interval
 - Individual indigenous tree planting
 - Indigenous trees and shrubs planting
 - Grassed naturestrip (by others)

Notes:
 1. Refer Engineering Drawings prepared by Tomkinson for further detail.

- GENERAL NOTES**
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 2. THIS DRAWING IS NOT TO BE SCALED.
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 10. NEW SURFACES ARE TO MATCH EXISTING WHERE APPLICABLE.
 11. FOUNDATIONS, EXCAVATIONS, REINFORCEMENT PLACEMENT ETC. TO BE INSPECTED AND APPROVED BY THE BUILDING SURVEYOR PRIOR TO ANY CONCRETE PLACEMENT.



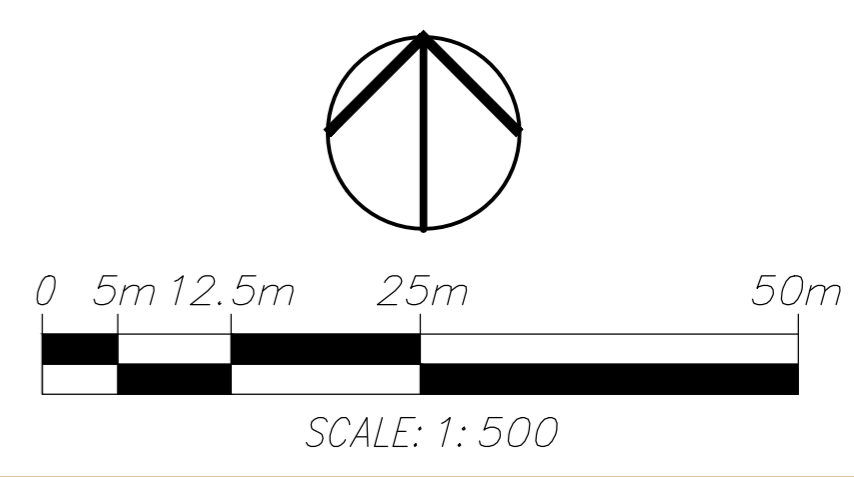
BASIN RESERVE PLANTING PALETTE

TREES	COMMON NAME	MATURE SIZE
INDIVIDUAL INDIGENOUS TREE		
Acacia melanoxylon	Blackwood	10 x 8m
Eucalyptus radiata	Narrow-leaved Peppermint	15 x 10m
SHRUB AREAS		
NATIVE TREES AND SHRUBS		
Acacia melanoxylon	Blackwood	10 x 8m
Bursaria spinosa	Sweet Bursaria	4 x 3m
Eucalyptus pauciflora	Snow Gum	11 x 9m
Eucalyptus radiata	Narrow-leaved Peppermint	15 x 10m
Lomandra longifolia	Mat Rush	1 x 1m
Poa labillardieri	Tussock Grass	1 x 0.5m
Poa sieberiana	Grey Tussock Grass	0.3 x 0.4m
Veronica plebeia	Trailing Speedwell	0.2 x 3m

NOTE: Mass planting areas to be established as tubestock.
 Specimen tree to be established as semi-advanced stock.

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 electrical + NBN services are shown

Final street tree locations & numbers to be confirmed
 upon receipt of electrical + NBN services drawings.



Prepared for: Villawood Properties
 Date: March 20, 2020
 Scale: 1:500 @ A1 sheet size
 Drawn: YL
 Check: DH
 Drawing No: 2012-D02

'Rhondda Park'
Preliminary Basin Reserve Planting Plan
 36 Sullivan's Road, Woodend

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