

Works CANOPY COVERAGE ASSESSMENT

Project **Stage G3, Viewpoint**
 Date **Monday, 22 April 2024**
 PLOT Drawing **PLA544-L01-L04_Revision TP2**

Road **Boldiston Crescent**

Code	Tree Species	Quantity	Radius (m)	Canopy Area (m2)	TOTAL CANOPY
AFL	<i>Agonis flexuosa</i>	34	3	28	961

Total 961
 Road Reserve Area 3226

Canopy Coverage for Boldiston Crescent 30%

Road **Swift Way**

Code	Tree Species	Quantity	Radius (m)	Canopy Area (m2)	TOTAL CANOPY
ACE	<i>Acer campestre</i> 'Elsrijk'	12	3	28	314

Total 314
 Road Reserve Area 1222

Canopy Coverage for Swift Way 26%

Road **Denbow Street**

Code	Tree Species	Quantity	Radius (m)	Canopy Area (m2)	TOTAL CANOPY
PCH	<i>Pistacia chinensis</i>	2	3	28	57

Total 57
 Road Reserve Area 323

Canopy Coverage for Denbow Street 18%

Road **Goldsworthy Street**

Code	Tree Species	Quantity	Radius (m)	Canopy Area (m2)	TOTAL CANOPY
ELC	<i>Eucalyptus leucoxylon</i> subsp. <i>connata</i>	2	4	50	101

Total 101
 Road Reserve Area 175

Canopy Coverage for Goldsworthy Street 57%

Stage Total 29%

CITY OF GREATER BENDIGO
 Approved Landscape Plan
 Planning Permit: DS/903/2020
 Date: 14/05/2024
 Approved By: Jane Marriott

Contents.

Drawing

- PLA544-L01 Contents, Context Plan and Plant Schedule
- PLA544-L02 Street Landscape Plan 1
- PLA544-L03 Street Landscape Plan 2
- PLA544-L04 Tree Planting Detail

Plant Schedule.

Street Trees

Code	Botanical Name	Common Name	Planting Size	Quantity
ACE	<i>Acer campestre</i> 'Elsrijk'	Elsrijk Hedge Maple	45 ltr container, min. 2.2m high	12
AFL	<i>Agonis flexuosa</i>	Willow Myrtle	45 ltr container, min. 2.2m high	34
ELC	<i>Eucalyptus leucoxylon subsp. connata</i>	Yellow Gum	45 ltr container, min. 2.2m high	2
PCH	<i>Pistacia chinensis</i>	Chinese Pistacio	45 ltr container, min. 2.2m high	2

CITY OF GREATER BENDIGO

Approved Landscape Plan

Planning Permit: DS/903/2020

Date: 14/05/2024

Approved By: Jane Marriott



Stage G3, Viewpoint - Context Plan (nts).

Revision	Description	Initials	Date
TP2	Town Planning Approval	AD	22.04.24
B	Revisions re: NBN plan	AD	14.03.24
A	Lots 739 to 749 - layout revisions	AD	04.03.24
TP1	Town Planning Approval	AD	06.10.23
P2	Revisions re: NBN plans & CoGB review	AD	03.11.22
P1	Preliminary Issue for Client Review	AD	17.10.22

APPROVAL ISSUE

Notes

PLANNING PERMIT NUMBER - DS/903/2020

- All dimensions to be checked on site before commencing work. All measurements are in metres, unless otherwise shown.
- The locations of underground services and light poles are indicative only - refer to electrical plans for electrical and service offsets.
- The location and depth of services shall be verified on site prior to the commencement of works. The Contractor shall be liable for any damage to services during the landscape works.
- Standard Street Tree Offsets.
 - It is assumed that all Underground Cable in close proximity to the 'tree zone' * (5m diameter x 600mm depth) shall be within conduits or have cover slabs to provide a higher level of infrastructure protection. (*Refer 12.0 Distribution Construction Standard Underground Trenching GA211' by Citypower and Powercor).
 - 2.5m from underground electrical cable joints and tees.
 - Minimum setback of 2.0m to service assets including pits and conduit crossings.
 - Minimum setback of 1.0m to domestic service tapping points and 2.0m to stormwater outlets.
 - Minimum setback of 1.5m to footpath crossings and 3.0m to driveways where they are existing or known.
 - Minimum setback of 3.0m to fire hydrants.
 - Minimum setback of 4.0m to light poles.
- Proposed Street Trees.
 - Where possible, trees are planted to allow a driveway within 7.0m from the Title Boundary.
 - Tree position in front of lots may change slightly due to 'actual' location of services, and constructed driveway crossings.
 - Setback from intersection (kerb) shall be a minimum of 10m (at residential intersections of 50km/h) in accordance Landscape Design Guidelines for Subdivisions (LDG)
 - Following City of Greater Bendigo approval of these landscape plans any variation to the number or species of street trees requires approval by CoGB representative.
- Existing Trees and Vegetation. The Contractor shall confirm and protect any existing vegetation during landscape works in accordance with the Planning Permit, DWELP and Council requirements and any other agreements.
- Planting. All trees, shrubs and groundcovers shall be planted in accordance with the LDGS, unless otherwise specified.
- Mulch. Mulch shall be recycled hardwood (or similar approved) in general accordance with the LDG unless otherwise specified.
- Grass Seeding. Reseed nature strips and other grassed areas where there has been disturbance due to landscape works with a proprietary grass seed mix in accordance with the LDG.



Client / Project



Viewpoint - Stage G3
Huntly, Bendigo

Drawing Title

Contents, Context Plan and Plant Schedule

Drawn	Approved	Date	North
AD	RH	22/04/2024	
Scale (A1)	Scale (A3)	Sheet	
NTS	NTS	1 of 4	

This drawing and design is protected by copyright © PLOT Landscape Architects Pty Ltd. www.plota.com.au

Drawing Number: **PLA544-L01** Revision: **TP2**

TP2	Town Planning Approval	AD	22.04.24
B	Revisions re: NBN plan	AD	14.03.24
A	Lots 739 to 749 - layout revisions	AD	04.03.24
TP1	Town Planning Approval	AD	06.10.23
P2	Revisions re: NBN plans & CoGB review	AD	03.11.22
P1	Preliminary Issue for Client Review	AD	17.10.22
Revision	Description	Initials	Date
		APPROVAL ISSUE	

Notes
 PLANNING PERMIT NUMBER - DS/903/2020

- All dimensions to be checked on site before commencing work. All measurements are in metres, unless otherwise shown.
- The locations of underground services and light poles are indicative only - refer to electrical plans for electrical and service offsets.
- The location and depth of services shall be verified on site prior to the commencement of works. The Contractor shall be liable for any damage to services during the landscape works.
- Standard Street Tree Offsets.
 - It is assumed that all Underground Cable in close proximity to the 'tree zone' (5m diameter x 600mm depth) shall be within conduits or have cover slabs to provide a higher level of infrastructure protection. (*Refer 12.0 Distribution Construction Standard Underground Trenching GA211' by Citypower and Powercor).
 - 2.5m from underground electrical cable joints and tees.
 - Minimum setback of 2.0m to service assets including pits and conduit crossings.
 - Minimum setback of 1.0m to domestic service tapping points and 2.0m to stormwater outlets.
 - Minimum setback of 1.5m to footpath crossings and 3.0m to driveways where they are existing or known.
 - Minimum setback of 3.0m to fire hydrants.
 - Minimum setback of 4.0m to light poles.
- Proposed Street Trees.
 - Where possible, trees are planted to allow a driveway within 7.0m from the Title Boundary.
 - Tree position in front of lots may change slightly due to 'actual' location of services, and constructed driveway crossings.
 - Setback from intersection (kerb) shall be a minimum of 10m (at residential intersections of 50km/h) in accordance Landscape Design Guidelines for Subdivisions (LDG)
 - Following City of Greater Bendigo approval of these landscape plans any variation to the number or species of street trees requires approval by CoGB representative.
- Existing Trees and Vegetation. The Contractor shall confirm and protect any existing vegetation during landscape works in accordance with the Planning Permit, DWELP and Council requirements and any other agreements.
- Planting. All trees, shrubs and groundcovers shall be planted in accordance with the LDGS, unless otherwise specified.
- Mulch. Mulch shall be recycled hardwood (or similar approved) in general accordance with the LDG unless otherwise specified.
- Grass Seeding. Reseed nature strips and other grassed areas where there has been disturbance due to landscape works with a proprietary grass seed mix in accordance with the LDG.
- Refer to drawing L01 for Plant Schedule.

Legend

	Existing trees planted as part of another stage.
	Proposed Street Trees (<i>Acer campestre</i> 'Elsrijk') [ACE]
	Proposed Street Trees (<i>Agonis flexuosa</i>) [AFL]
	Alternative tree location if driveway is located where street tree is proposed.
	Service offsets / setbacks
	Plant Label and Code



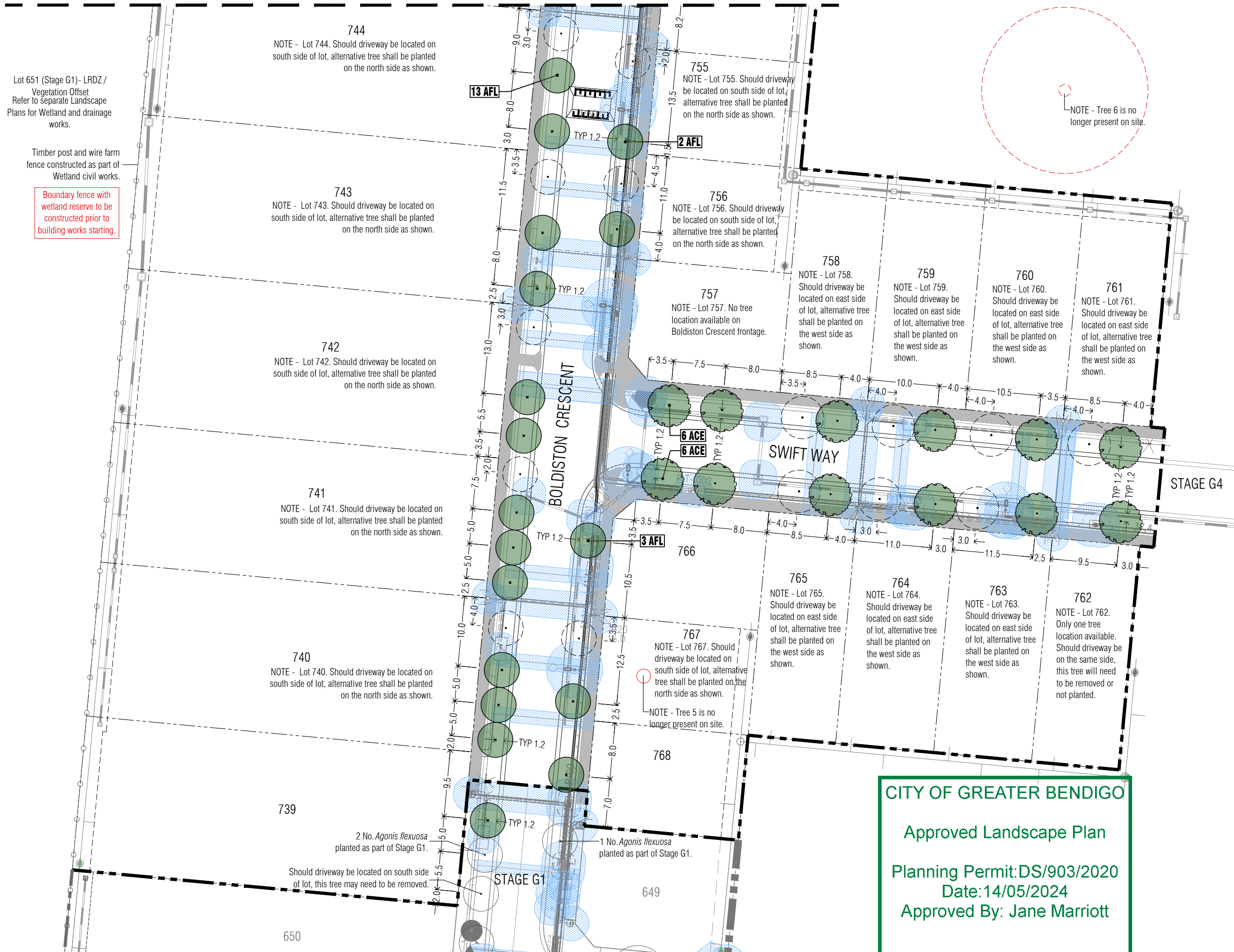
Client / Project
Integra
 Viewpoint - Stage G3
 Huntly, Bendigo

Street Landscape Plan 1			
Drawn	Approved	Date	North
AD	RH	22/04/2024	
Scale (A1)	Scale (A3)	Sheet	
1:250	1:500	2 of 4	
This drawing and design is protected by copyright © PLOT Landscape Architects Pty Ltd. www.plotla.com.au			

Drawing Number
PLA544-L02

Revision
TP2

Continued on L03



CITY OF GREATER BENDIGO

Approved Landscape Plan

Planning Permit: DS/903/2020
Date: 14/05/2024
Approved By: Jane Marriott

Lot 651 (Stage G1)- LRDZ / Vegetation Offset Refer to Separate Landscape Plans for Wetland and drainage works.

Timber post and wire farm fence constructed as part of Wetland civil works.

Boundary fence with wetland reserve to be constructed prior to building works starting.

744
 NOTE - Lot 744. Should driveway be located on south side of lot, alternative tree shall be planted on the north side as shown.

743
 NOTE - Lot 743. Should driveway be located on south side of lot, alternative tree shall be planted on the north side as shown.

742
 NOTE - Lot 742. Should driveway be located on south side of lot, alternative tree shall be planted on the north side as shown.

741
 NOTE - Lot 741. Should driveway be located on south side of lot, alternative tree shall be planted on the north side as shown.

740
 NOTE - Lot 740. Should driveway be located on south side of lot, alternative tree shall be planted on the north side as shown.

739
 2 No. *Agonis flexuosa* planted as part of Stage G1.
 Should driveway be located on south side of lot, this tree may need to be removed.

755
 NOTE - Lot 755. Should driveway be located on south side of lot, alternative tree shall be planted on the north side as shown.

756
 NOTE - Lot 756. Should driveway be located on south side of lot, alternative tree shall be planted on the north side as shown.

757
 NOTE - Lot 757. No tree location available on Boldiston Crescent frontage.

767
 NOTE - Lot 767. Should driveway be located on south side of lot, alternative tree shall be planted on the north side as shown.
 NOTE - Tree 5 is no longer present on site.

768
 1 No. *Agonis flexuosa* planted as part of Stage G1.

758
 NOTE - Lot 758. Should driveway be located on east side of lot, alternative tree shall be planted on the west side as shown.

765
 NOTE - Lot 765. Should driveway be located on east side of lot, alternative tree shall be planted on the west side as shown.

759
 NOTE - Lot 759. Should driveway be located on east side of lot, alternative tree shall be planted on the west side as shown.

764
 NOTE - Lot 764. Should driveway be located on east side of lot, alternative tree shall be planted on the west side as shown.

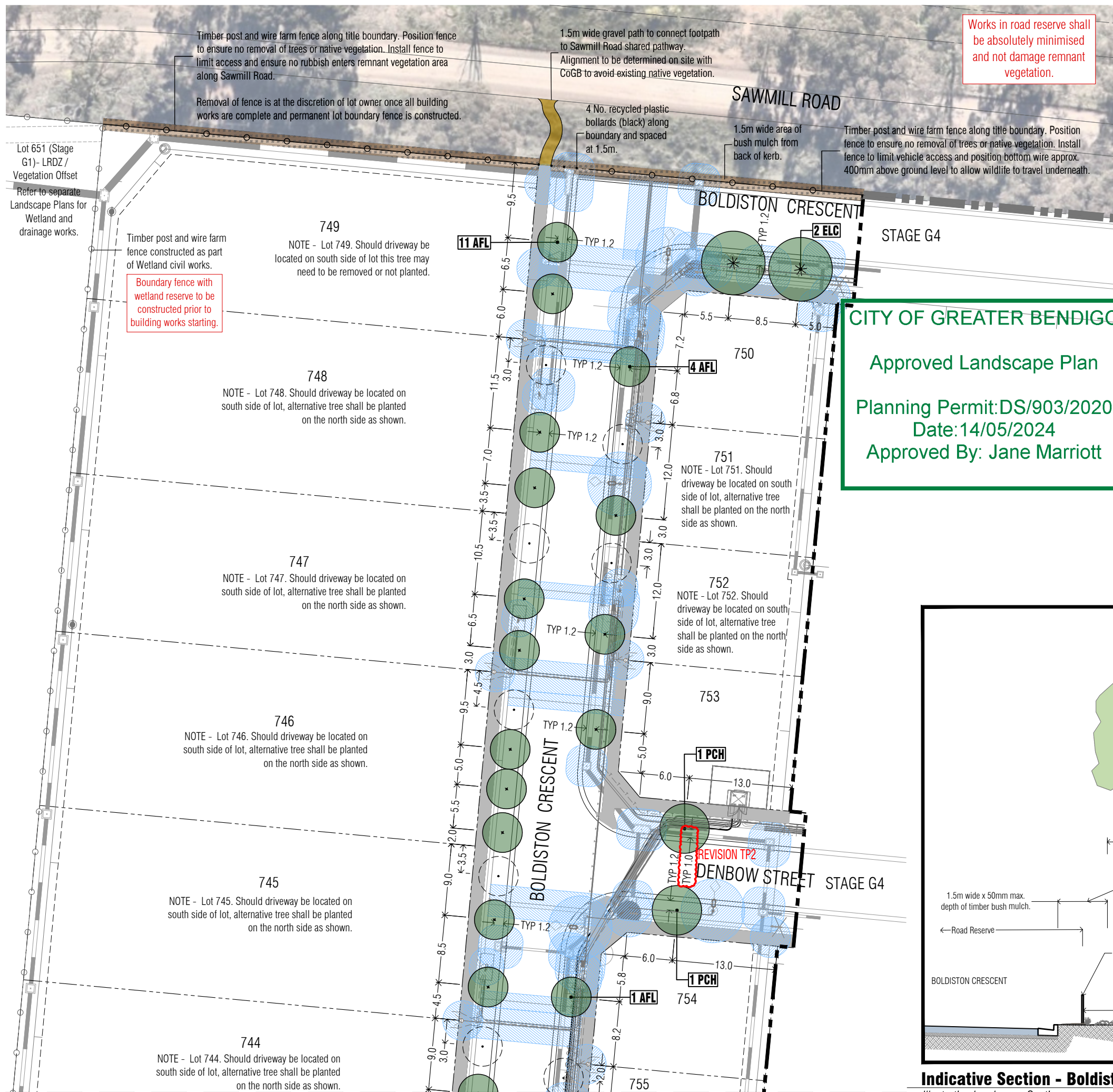
760
 NOTE - Lot 760. Should driveway be located on east side of lot, alternative tree shall be planted on the west side as shown.

763
 NOTE - Lot 763. Should driveway be located on east side of lot, alternative tree shall be planted on the west side as shown.

761
 NOTE - Lot 761. Should driveway be located on east side of lot, alternative tree shall be planted on the west side as shown.

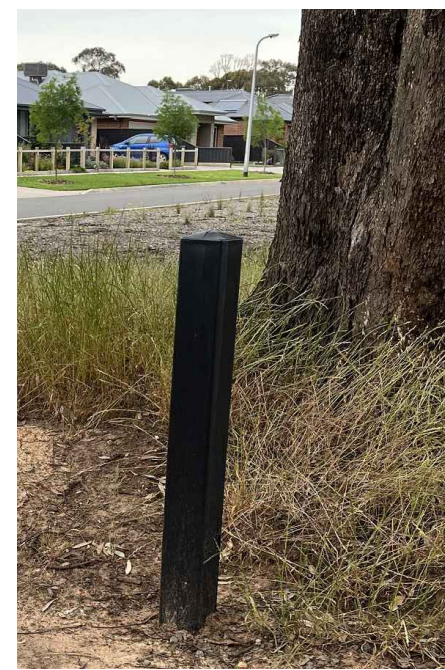
762
 NOTE - Lot 762. Only one tree location available. Should driveway be on the same side, this tree will need to be removed or not planted.

NOTE - Tree 6 is no longer present on site.

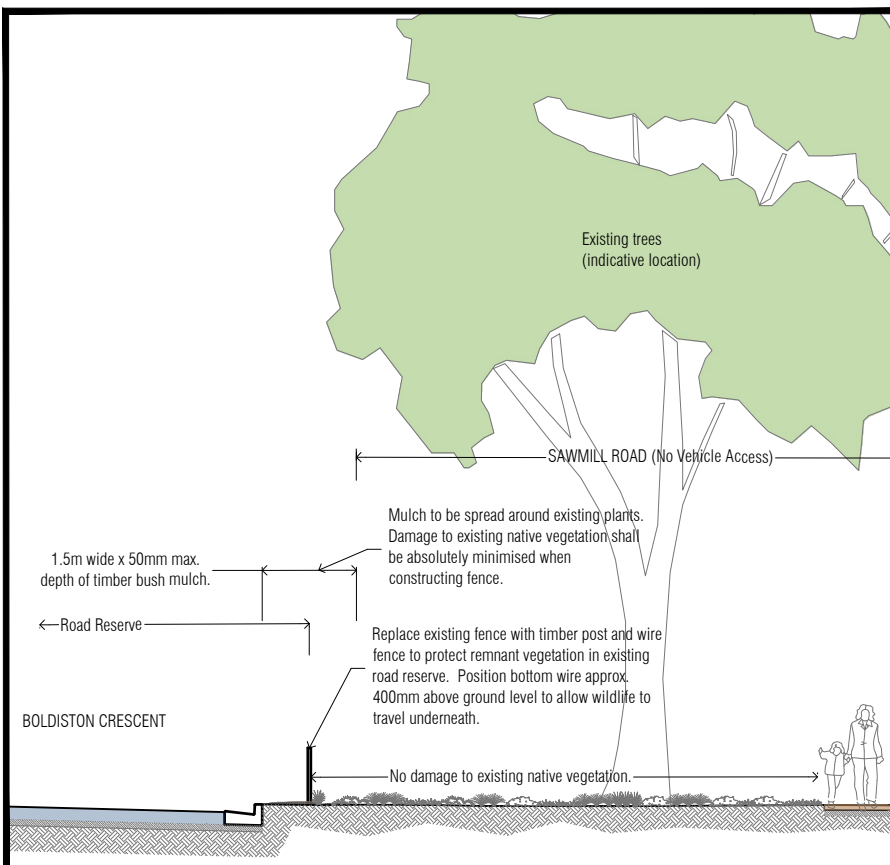


Works in road reserve shall be absolutely minimised and not damage remnant vegetation.

CITY OF GREATER BENDIGO
 Approved Landscape Plan
 Planning Permit: DS/903/2020
 Date: 14/05/2024
 Approved By: Jane Marriott



Recycled plastic bollards to match existing along Sherwood Road and elsewhere in Viewpoint. Bollards to be set in minimum 1.5m wide strip of bush mulch to promote regeneration of existing native plant species. Concrete footing shall not be visible at surface. Bollards to be located along the title boundary and spaced at 1.5m apart.



TP2	Town Planning Approval	AD	22.04.24
B	Revisions re: NBN plan	AD	14.03.24
A	Lots 739 to 749 - layout revisions	AD	04.03.24
TP1	Town Planning Approval	AD	06.10.23
P2	Revisions re: NBN plans & CoGB review	AD	03.11.22
P1	Preliminary Issue for Client Review	AD	17.10.22
Revision	Description	Initials	Date

APPROVAL ISSUE

- Notes**
- PLANNING PERMIT NUMBER - DS/903/2020
- All dimensions to be checked on site before commencing work. All measurements are in metres, unless otherwise shown.
 - The locations of underground services and light poles are indicative only - refer to electrical plans for electrical and service offsets.
 - The location and depth of services shall be verified on site prior to the commencement of works. The Contractor shall be liable for any damage to services during the landscape works.
 - Standard Street Tree Offsets.
 - It is assumed that all Underground Cable in close proximity to the 'tree zone' (5m diameter x 600mm depth) shall be within conduits or have cover slabs to provide a higher level of infrastructure protection. (*Refer 12.0 Distribution Construction Standard Underground Trenching GA211' by Citypower and Powercor).
 - 2.5m from underground electrical cable joints and tees.
 - Minimum setback of 2.0m to service assets including pits and conduit crossings.
 - Minimum setback of 1.0m to domestic service tapping points and 2.0m to stormwater outlets.
 - Minimum setback of 1.5m to footpath crossings and 3.0m to driveways where they are existing or known.
 - Minimum setback of 3.0m to fire hydrants.
 - Minimum setback of 4.0m to light poles.
 - Proposed Street Trees.
 - Where possible, trees are planted to allow a driveway within 7.0m from the Title Boundary.
 - Tree position in front of lots may change slightly due to 'actual' location of services, and constructed driveway crossings.
 - Setback from intersection (kerb) shall be a minimum of 10m (at residential intersections of 50km/h) in accordance Landscape Design Guidelines for Subdivisions (LDG)
 - Following City of Greater Bendigo approval of these landscape plans any variation to the number or species of street trees requires approval by CoGB representative.
 - Existing Trees and Vegetation. The Contractor shall confirm and protect any existing vegetation during landscape works in accordance with the Planning Permit, DWELP and Council requirements and any other agreements.
 - Planting. All trees, shrubs and groundcovers shall be planted in accordance with the LDGS, unless otherwise specified.
 - Mulch. Mulch shall be recycled hardwood (or similar approved) in general accordance with the LDG unless otherwise specified.
 - Grass Seeding. Reseed nature strips and other grassed areas where there has been disturbance due to landscape works with a proprietary grass seed mix in accordance with the LDG.
 - Refer to drawing L01 for Plant Schedule.

Legend

- Proposed Street Trees (*Agonis flexuosa*) [AFL]
- Proposed Street Trees (*Pistacia chinensis*) [PCH]
- Proposed Street Trees (*Eucalyptus leucocylon* subsp. *connata*) [ELC]
- Alternative tree location if driveway is located where street tree is proposed.
- Service offsets / setbacks
- Plant Label and Code
- Timber post and wire farm style fence
- Bollards (recycled plastic)



Client / Project
Integra
 Viewpoint - Stage G3
 Huntly, Bendigo

Street Landscape Plan 2

Drawn	Approved	Date	North
AD	RH	22/04/2024	
Scale (A1)	Scale (A3)	Sheet	
1:250	1:500	3 of 4	

This drawing and design is protected by copyright © PLOT Landscape Architects Pty Ltd. www.plotla.com.au

Drawing Number: **PLA544-L03** Revision: **TP2**

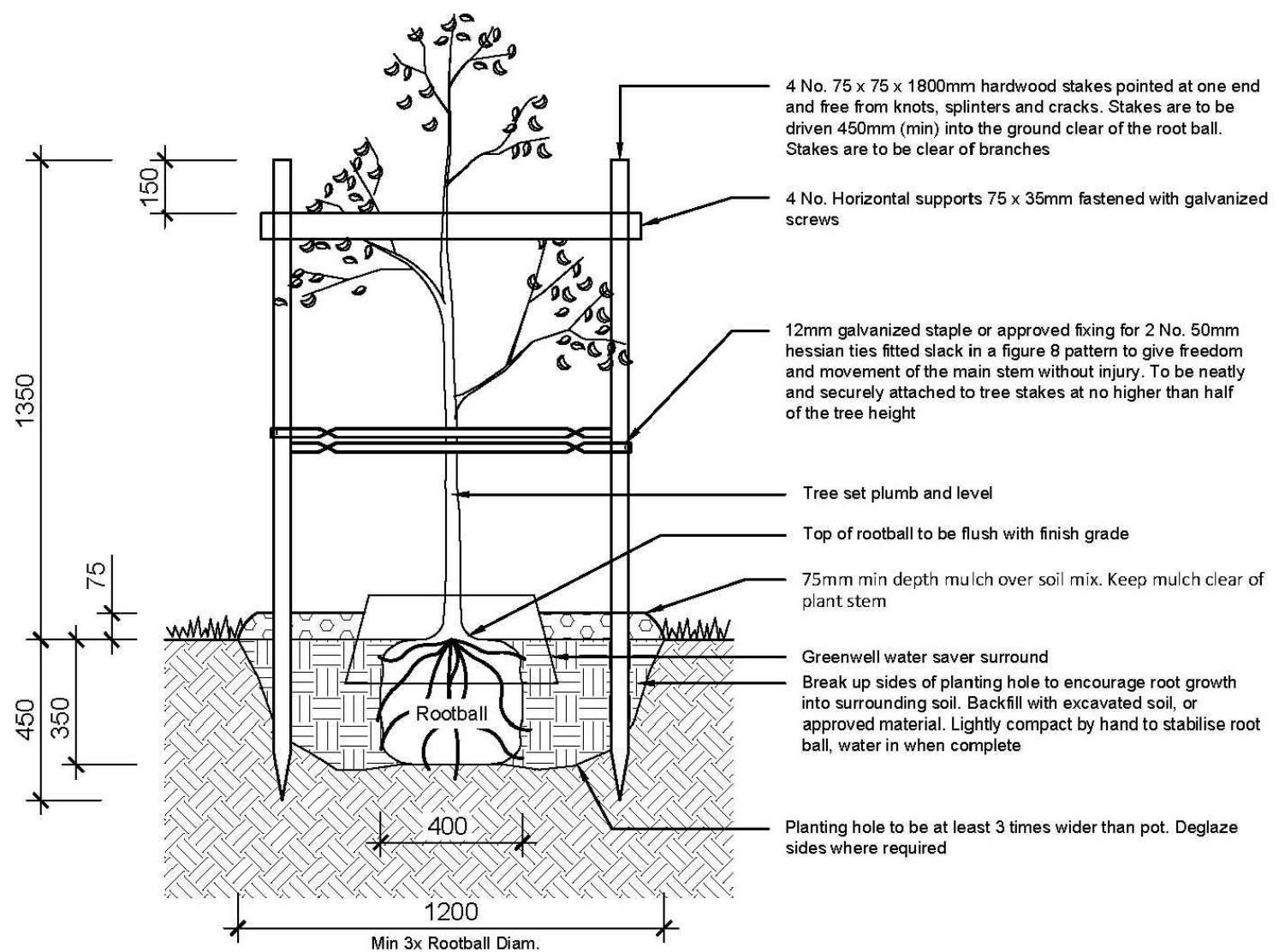
Continued on L02

NTS

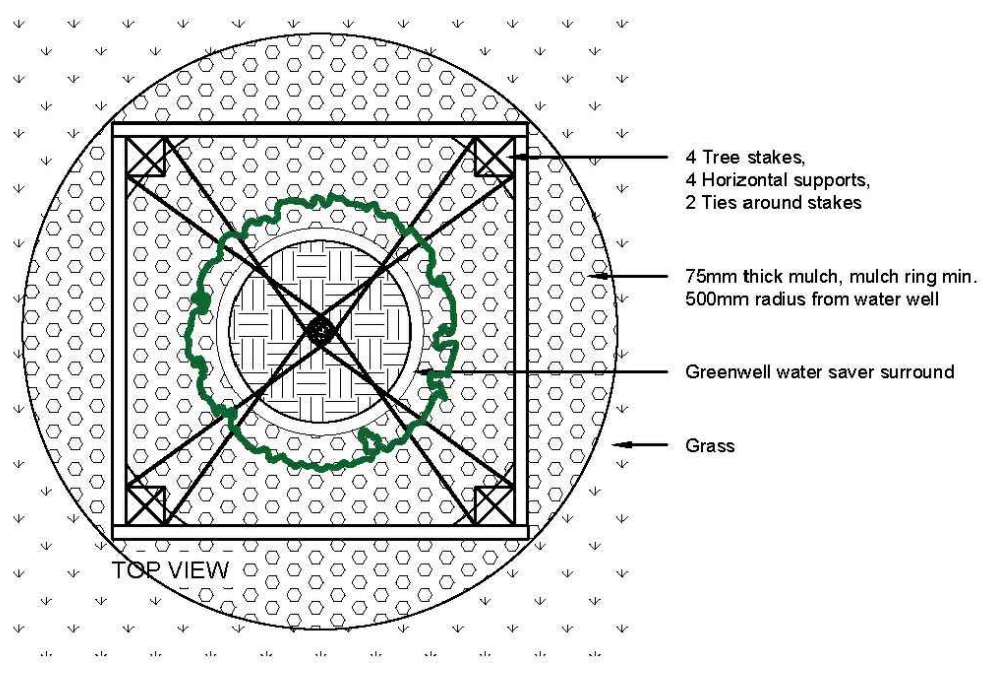
TP2	Town Planning Approval	AD	22.04.24
B	Revisions re: NBN plan	AD	14.03.24
A	Lots 739 to 749 - layout revisions	AD	04.03.24
TP1	Town Planning Approval	AD	06.10.23
P2	Revisions re: NBN plans & CoGB review	AD	03.11.22
P1	Preliminary Issue for Client Review	AD	17.10.22
Revision	Description	Initials	Date
			APPROVAL ISSUE

REVISION TP2

NOTE:
Contractor is to undertake a Dial Before You Dig to secure all services prior to any excavation or other disturbance of the ground.



Tree Planting Detail - Elevation (nts).



Tree Guard - Plan View (nts).

TREE PLANTING NOTES:

- SUPPLY:** Tree stock to conform to AS 2303: 2018 Tree stock for landscape use.
- PLACEMENT AND INSTALLATION:** Trees are to be located as per the City of Greater Bendigo approved plan. Trees are to be root pruned and planted at a depth plumb and level with the existing site.
- MATERIALS:**
 - 45L/40cm Tree
 - Hardwood stakes (75mm x 75mm x 1800mm)
 - Horizontal supports (75 x 35mm)
 - Hessian tree tie: Jute webbing (50mm wide)
 - Galvanised staples (12mm)
 - Greenwell Water Saving Surround (black)
 - Mulch (as specified)
- MAINTENANCE:**
 - Maintenance period to be a minimum 24 months (as instructed by CoGB) and must include 2 full summers.
 - Must include regular irrigation, formative pruning and weeding.
 - Trees to be pruned in accordance with AS 4373-2007 Pruning of Amenity Trees.

CITY OF GREATER BENDIGO

Approved Landscape Plan

Planning Permit: DS/903/2020
Date: 14/05/2024
Approved By: Jane Marriott

Notes

PLANNING PERMIT NUMBER - DS/903/2020

- All dimensions to be checked on site before commencing work. All measurements are in metres, unless otherwise shown.
- The locations of underground services and light poles are indicative only - refer to electrical plans for electrical and service offsets.
- The location and depth of services shall be verified on site prior to the commencement of works. The Contractor shall be liable for any damage to services during the landscape works.



Client / Project

Integra

Viewpoint - Stage G3
Huntly, Bendigo

Tree Planting Detail			
Drawn	Approved	Date	
AD	RH	22/04/2024	
Scale (A1)	Scale (A3)	Sheet	
NA	NA	4 of 4	

Drawing Number: **PLA544-L04** Revision: **TP2**