| Works | INDICATIVE CANOPY COVERAGE ASSESSMENT |
|--------------|---------------------------------------|
| Project | Stage F6, Viewpoint |
| Date | Thursday, 31 August 2023 |
| PLOT Drawing | PLA571-L01-L07 revision TP1 |

Road Buchanan Drive

| Code | Tree Species | Quantity | Radius (m) | Canopy Area (m2) | TOTAL CANOPY |
|------|----------------------------------|--------------|------------|-------------------|--------------|
| | | | | | |
| FPC | Fraxinus pennsylvanica 'Cimmzam' | 10 | 3.5 | 38 | 385 |
| | | | | | |
| | | | | Total | 385 |
| | | | | Road Reserve Area | 1177 |
| | Canopy (| Coverage for | | Buchanan Drive | 33% |

Road Burt Way

| Code | Tree Species | Quantity | Radius (m) | Canopy Area (m2) | TOTAL CANOPY |
|------|----------------|---------------------|------------|-------------------|--------------|
| ADE | A | 40 | 2 | 00 | 507 |
| APE | Acacia pendula | 19 | 3 | 28 | 537 |
| | | | | Total | 537 |
| | | | | Road Reserve Area | 1828 |
| | | Canopy Coverage for | | Burt Way | 29% |

Road Charters Way

| Code | Tree Species | Quantity | Radius (m) | Canopy Area (m2) | TOTAL CANOPY |
|----------|--------------------------------------|------------|------------|--------------------|--------------|
| <u> </u> | | | | - | |
| EMM | Eucalyptus mannifera subsp. maculosa | 2 | 5 | 79 | 157 |
| | | | | | |
| | | | | Total | 157 |
| | | | | Road Reserve Area* | 634 |
| | Canopy Co | verage for | | Charters Wav | 25% |

^{*} Charters Way road reserve area includes the north side of the road (from the centre line) only.

Stage Total 30%

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LANDSCAPE PLANS APPROVED

PLAN REFERRED TO IN PLANNING PERMIT NO: DS/903/2020

Delegated Officer: Jane Marriott

Date: 14 September 2023

Contents.

Drawing

PLA571-L01 Contents, Context Plan and Plant Schedule

PLA571-L02 Street Landscape Plan 1

PLA571-L03 Street Landscape Plan 2

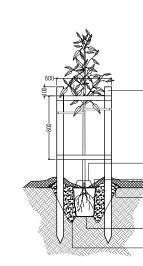
PLA571-L04 Reserve Landscape Plan (West)

PLA571-L05 Reserve Landscape Plan (Central)

PLA571-L06 Reserve Landscape Plan (East) and Plant Schedule

PLA571-L07 Landscape Details

Typical Advanced Tree Planting Detail



1. Watering in of trees shall be completed on the same day as planting and be sufficient to consolidate the backfill around the roots.

2. Location of services to be checked prior to excavation.

4 No 1.8m / 2.4m long x 70 x 65mm treated pine posts and clear of rootball to avoid damage to rootball and ensure no damage is caused to underground services. Rails to be 600mm long x 70 x 35mm treated pine. Tree guard to be vertical, square, level and a minimum of 1200mm above ground. 2 No continuous ties wrapped around trunk and securely stapled to tree guard to allow some trunk movement. Ties to be set at maximum $\frac{1}{3}$ height of the tree at planting. All timber painted with 2 coats black exterior stain.

Tree collar in accordance with City of Greater Bendigo requirements

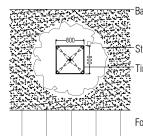
Top of rootball to be flush with finished level of the planting hole.

Raised 75mm high berm (ring of soil) to form a watering basin and direct water into rootball. 75mm depth approved hardwood mulch to be kept clear of trunk.

Set rootball on undisturbed soil to prevent settling

Excavate sloping shallow planting hole minimum 3 times the width of the rootball and break-up sides. Depth of planting hole no deeper than the height of the root ball. Backfill hole site topsoil broken up to friable texture. Apply fertiliser.

Tree Planting Detail (nts).

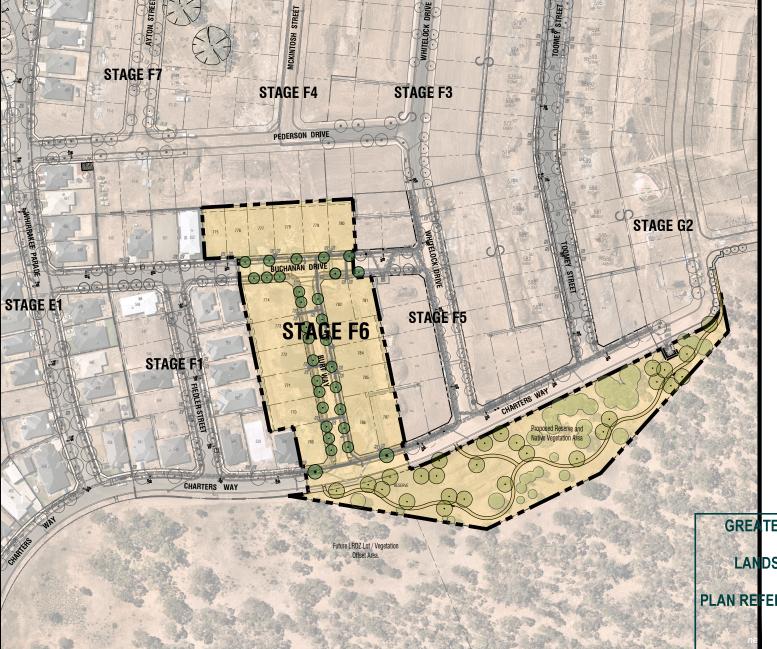


Back of kerb

Timber tree guard as detailed above - setout to be 90° to kerb line.

Footpath

Tree Guard Setout (nts).



Stage F6, Viewpoint - Context Plan (nts).

PLANNING PERMIT NUMBER - DS/903/2020

NBN plans and CoGB preliminary review AD Preliminary Issue for Client Review

08.06.23

PRELIMINARY ISSUE

1. All dimensions to be checked on site before commencing work All measurements are in metres, unless otherwise shown.

2. The locations of underground services and light poles are indicative only - refer to electrical plans for electrical and service

3. 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 4.0m to light poles.
- 5. 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
- 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

6. Existing Trees and Vegetation. The Contractor shall confirm and protect any existing vegetation during landscape works in accordance with the Planning Permit, DFFCA and Council requirements and any other agreements.

7. Planting. All trees, shrubs and groundcovers shall be planted in accordance with the LDG, unless otherwise specified. 8. Mulch. Mulch shall be recycled hardwood (or similar approved) in general accordance with the LDG unless otherwise specified.

GREATER BENDIGO of Illinac COUNCIL.

LANDSCAPE PLANS APPROVED

PLAN REFERRED TO IN PLANNING PERMIT NO: DS/903/2020

Delegated Officer: Jane Marriott

Date: 12 September 2023

Street Tree Plant Schedule.

Street Trees

| Code | Botanical Name | Common Name | Planting Size | Quantity |
|------|--------------------------------------|-----------------|----------------------------------|----------|
| APE | Acacia pendula | Weeping Myall | 45 ltr container, min. 2.2m high | 19 |
| EMM | Eucalyptus mannifera subsp. maculosa | Red Spotted Gum | 45 ltr container, min. 2.2m high | 2 |
| FPC | Fraxinus pennsylvanica 'Cimmzam' | Cimmaron Ash | 45 ltr container, min. 2.2m high | 10 |



∞Integra

Viewpoint - Stage F6 Huntly, Bendigo

Contents, Context Plan and Plant Schedule

| AD | R | Н | 21.0 | 06.2023 | |
|------------|---|----------|------|---------|--|
| Scale (A1) | | Scale (A | 3) | Sheet | |
| NTS | | NTS | | 1 of 7 | |

PLA571-L01 Р3



NBN plans and CoGB preliminary review AD 21.06.23 Preliminary Issue - Reserve Plans 08.06.23

to the 'tree zone' * (5m diameter x 600mm depth) shall be within conduits or have cover slabs to provide a higher level Construction Standard Underground Trenching GA211' by

6. Existing Trees and Vegetation. The Contractor shall confirm and

 Mulch. Mulch shall be recycled hardwood (or similar approved) in general accordance with the LDG unless otherwise specified. 9. Grass Seeding. Reseed nature strips and other grassed areas where there has been disturbance due to landscape works with a



(A) Integra

Huntly, Bendigo

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GREATER BENDIGO CITY COUNCIL

LANDSCAPE PLANS APPROVED

PLAN REFERRED TO IN PLANNING PERMIT NO: DS/903/2020

Delegated Officer: Jane Marriott

Date: 12 September 2023

NBN plans and CoGB preliminary review AD 21.06.23 Preliminary Issue - Reserve Plans Preliminary Issue for Client Review

08.06.23

PRELIMINARY ISSUE

PLANNING PERMIT NUMBER - DS/903/2020

1. All dimensions to be checked on site before commencing work. All measurements are in metres, unless otherwise shown.

2. The locations of underground services and light poles are indicative only - refer to electrical plans for electrical and service

3. 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.

6. Existing Trees and Vegetation. The Contractor shall confirm and protect any existing vegetation during landscape works in accordance with the Planning Permit, DEECA and Council requirements and any other agreements.

7. Planting. All trees, shrubs and groundcovers shall be planted in accordance with the LDG, unless otherwise specified. Mulch. Mulch shall be recycled hardwood (or similar approved) in general accordance with the LDG unless otherwise specified. 9. 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, unless

10. Refer to L01 for Plant Schedule and Tree Planting Detail

Legend

Existing trees planted as part of another stage

Proposed Street Trees (Acacia pendula) [APE]

maculosa) [EMM] Alternative tree location if driveway is located where

Proposed Street Trees (Eucalyptus mannifera subsp.



Service offsets / setbacks



PRELIMINARY

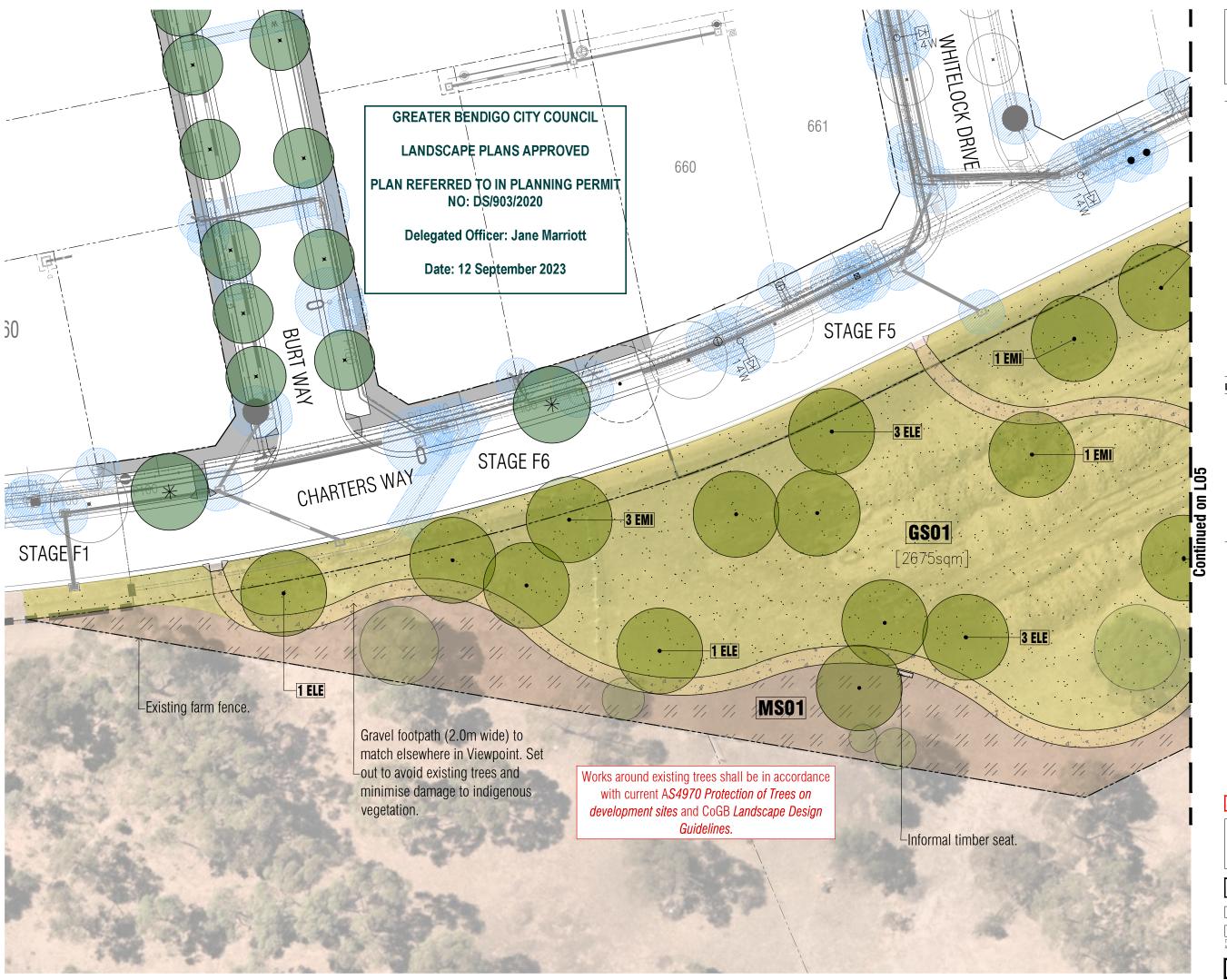


Viewpoint - Stage F6 Huntly, Bendigo

Street Landscape Plan 2

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NBN plans and CoGB preliminary review AD

PRELIMINARY ISSUE

PLANNING PERMIT NUMBER - DS/903/2020

1. All dimensions to be checked on site before commencing work. All measurements are in metres, unless otherwise shown.

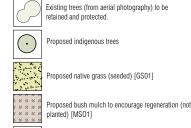
The locations of underground services and light poles are indicative only - refer to electrical plans for electrical and service

 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.
4. 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
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- 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.
- Existing Trees and Vegetation. The Contractor shall confirm and protect any existing vegetation during landscape works in accordance with the Planning Permit, DEECA and Council requirements and any other agreements 6. Refer to L06 for Plant Schedule.

Legend



oposed gravel path





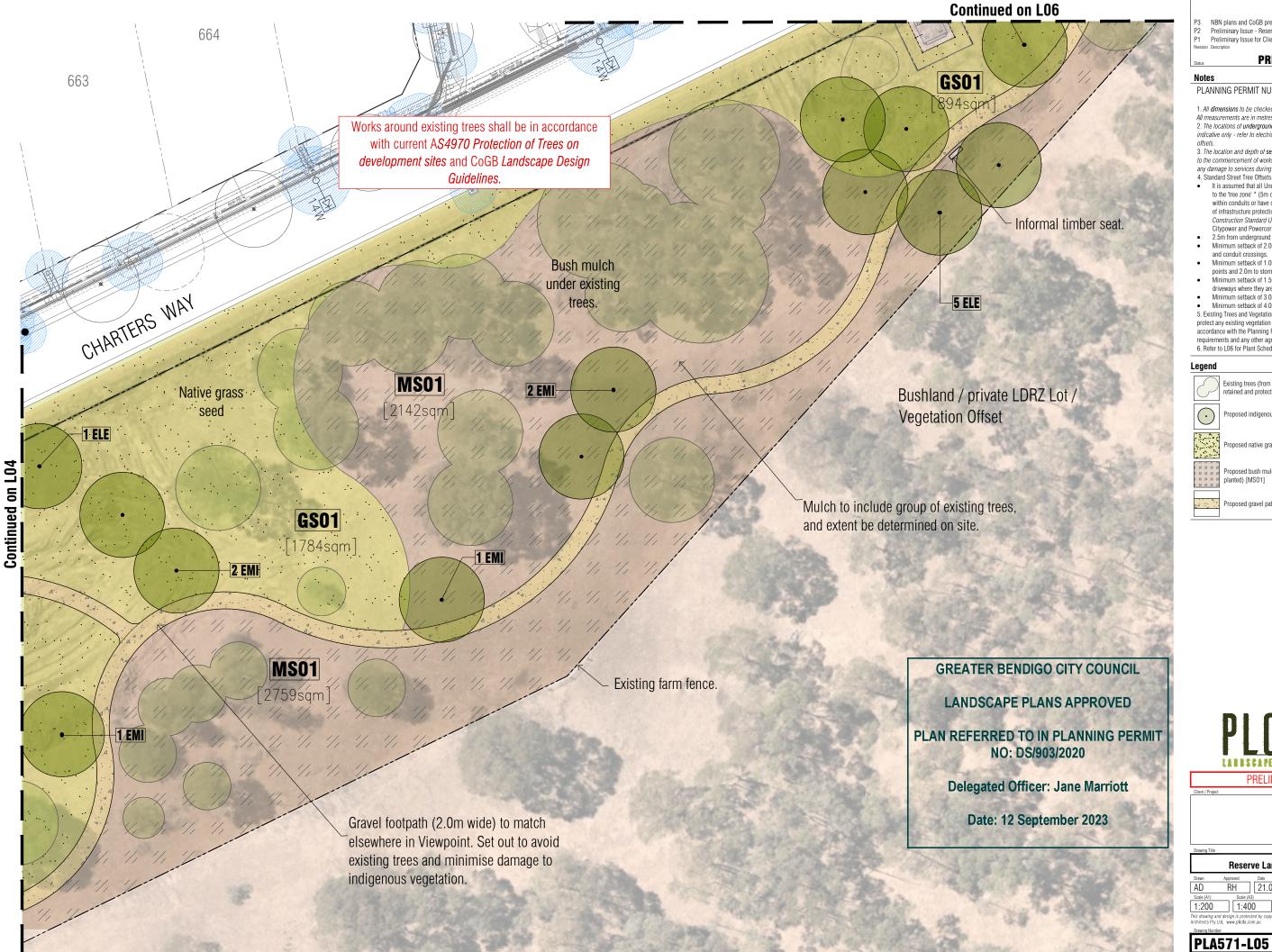
Viewpoint - Stage F6 Huntly, Bendigo

Reserve Landscape Plan (West)

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NBN plans and CoGB preliminary review AD

PRELIMINARY ISSUE

PLANNING PERMIT NUMBER - DS/903/2020

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- Minimum setback of 4.0m to light poles.
- Existing Trees and Vegetation. The Contractor shall confirm and protect any existing vegetation during landscape works in accordance with the Planning Permit, DEECA and Council requirements and any other agreement 6. Refer to L06 for Plant Schedule.



Existing trees (from aerial photography) to be retained and protected.



posed native grass (seeded) [GS01]

Proposed indigenous trees



oposed bush mulch to encourage regeneration (not planted) [MS01]



roposed gravel path







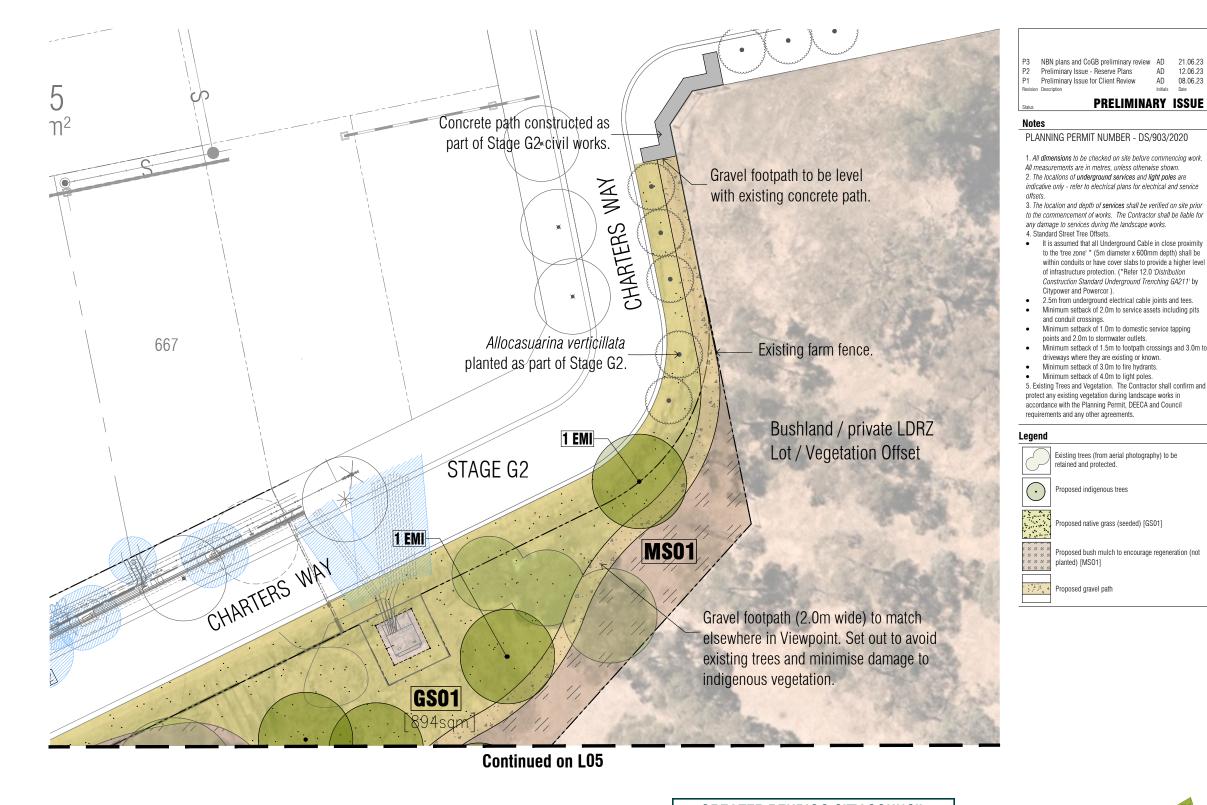
Viewpoint - Stage F6 Huntly, Bendigo

Reserve Landscape Plan (Central)

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P3



Reserve Plant Schedule.

Reserve Trees

| Code | Botanical Name | Common Name | Planting Size | Quantity |
|------|-----------------------|-------------|--|----------|
| ELE | Eucalyptus leucoxylon | Yellow Gum | 18-20 ltr container*, min 1.2m high + Rabbit Guard | 14 |
| EMI | Eucalyptus microcarpa | Grey Box | 18-20 ltr container*, min 1.2m high + Rabbit Guard | 13 |

All Reserve trees shall be from locally sourced provenance from Neangar Nursery or other local nursery approved by CoGB. Should this size not be available, a smaller size may be acceptable subject to CoGB confirmation.

GREATER BENDIGO CITY COUNCIL

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oosed native grass (seeded) [GS01]

planted) [MSO1] Proposed gravel path

roposed bush mulch to encourage regeneration (not

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PRELIMINARY ISSUE

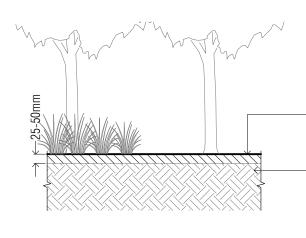
Viewpoint - Stage F6 Huntly, Bendigo

Reserve Landscape Plan (East) and Plant Schedul

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PLA571-L06

Р3



Remove weeds. Be careful not to damage any existing remnant vegetation.

Carefully spread 25-50mm depth of bush mulch over areas as shown on landscape plans. Depth of mulch shall cover areas without affecting regeneration of remnant indigenous vegetation.

-Existing ground.

Where there is a discrepancy between the landscape plans and requirements of the *Sawmill Road and Tuckers Road Vegetation Reserves, Huntly - Offset Management Plan* (Biosis, 2011), the Offset Management Plan shall take precedence.

Product / Supplier

Timber mulch shall be "bush mulch" or similar and locally sourced (preferentially from the Viewpoint site if available) to eliminate weed or other genetically different plant material entering the remnant vegetation area.

Specification None.

MS01

Mulch over Damaged / Denuded Areas

Typical Deta

Any topsoil from path excavation shall be spread on site in damaged areas and within mulched areas to allow regeneration of indigenous seed bank contained in soil.

as shown

50mm compacted depth of gravel. Surface of path / area to drain

100 thick layer of class 3 FCR bedding compacted to 90% modified over compacted subgrade.

Product / Supplier

Gravel shall have no more than 0.5 percent combined silt and clay and shall be free of particles greater than 5mm diameter from a local supplier. Gravel shall match existing material used for gravel paths in Viewpoint.

Specification

All materials and works shall be in accordance with the gravel path details in the City of Greater Bendigo's Landscape Design Guidelines for Subdivisions. Path shall be constructed on top of the surface to drain.

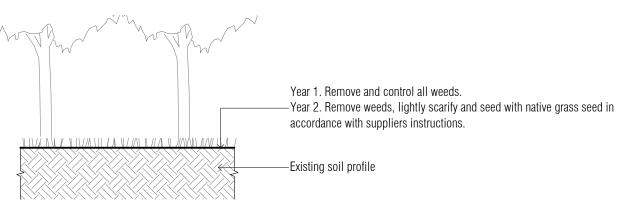
Gravel Path / Surface

Typical Detail



Informal Timber Seat

Indicative Image. Style to be confirmed by CoGB.



Product / Supplier

Native Grass seed shall be a Kneed Wallaby Grass (*Rytidosperma geniculatum*) sourced from Australian Native Seeds or similar and approved by CoGB.

Specification

It is assumed that the area to be grassed is completely free of weeds and weed seeds prior to sowing native grass seed.

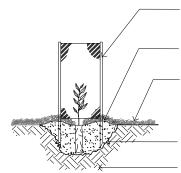
Herbicides shall only be used by contractors that are fully licensed to use these chemicals.

Native grass seed shall be sown in accordance with the suppliers instructions. Reseeding may be required to achieve the appropriate grass cover. Contractor to contact CoGB prior to seeding to review condition of the site.

GS01

Typical Native Grass Seed Planting Detail

Typical Detail



100% biodegradable, recyclable cardboard guard with no plastic or wax coating secured with a hardwood or (min 2 No) bamboo stakes (where specified).

100mm high berm to form watering basin and to be kept weed free. Top of root ball flush with finished level of planting hole.

Mulching with space between mulch and trunk.

Sloping shallow planting hole 2 to 3 times the width of the rootball and backfilled with finely cultivated site topsoil, firming progressively. Depth of planting hole no deeper than height of rootball and top of rootball flush with finished level of planting hole.

Subgrade.

NOTE: Watering in of plants shall be completed on the same day as planting and be sufficient to consolidate the backfill around the roots.

Typical Tubestock + Guard Planting Detail

Typical Detail

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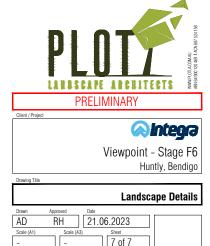
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NBN plans and CoGB preliminary review AD

PLANNING PERMIT NUMBER - DS/903/2020

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