

NOTE: Street trees to be planted at 10 metre centres. Species to be determined by council. Street trees to be planted after a minimum of 80% of lots are built upon within the development.

NOTE: Tree retention and removal is indicative and may change. Tree retention and removal will be determined within the detailed design.

Design Intent

The aim for the broader Tyson Road subdivision design, is to integrate the existing residences into a cohesive estate. The street trees are to offer a variety of sizes and colours, and provide wayfinding for road users and pedestrians.

The linear green wedge running east west through the development provides connection from Licola Road to Tyson Road, with the potential to include walking tracks, a local level play space, open recreation space and a variety of planting.

Indicative Waterway Planting Schedule

Sym	Botanical Name	Common Name	H x W (m)	Pot Size	Density
TERRESTRIAL PLANTING					
	<i>Dianella tasmanica</i> *	Tasman flax-lily	1.5 x 2.0	tube	4/m ²
	<i>Dichondra repens</i> *	Kidneyweed	prostrate	tube	8/m ²
	<i>Goodenia ovata</i> *	Hop goodenia	2.5 x 3.0	tube	2/m ²
	<i>Leptospermum continentale</i> *	Prickly tea-tree	3.0 x 2.0	tube	6/m ²
	<i>Lomandra longifolia</i> *	Spiny headed mat-rush	1.0 x 1.2	tube	6/m ²
	<i>Olearia lirata</i> *	Snow-daisy bush	4.0 x 3.0	tube	2/m ²
	<i>Poa labillardieri</i> *	Common-tussock grass	0.6 x 1.0	tube	8/m ²
	<i>Poa tenera</i> *	Slender tussock grass	0.2 x var	tube	8/m
EPHEMERAL PLANTING					
	<i>Brachycome basaltica</i> *	Swamp Daisy	0.6 x var.	tube	6/m ²
	<i>Carex appressa</i> *	Tall sedge	1.2 x 1.0	tube	6/m ²
	<i>Carex tereticaulis</i> *	Basket sedge	1.0 x 1.0	tube	6/m ²
	<i>Isolepis inundata</i> *	Swamp Club Rush	0.5 x 0.6	tube	6/m ²
	<i>Juncus amabilis</i>	Hollow rush	1.2 x 0.5	tube	6/m ²
	<i>Juncus flavidus</i> *	Yellow rush	1.2 x 1.0	tube	6/m ²
	<i>Juncus ustatus</i> *	Comon Rush	1.2 x 1.0	tube	6/m ²
	<i>Poa labillardieri</i> *	Slender tussock grass	0.6 x 1.0	tube	6/m ²
	<i>Pycnosorus globosus</i> *	Drumstick Billy Buttons	1.0 x 0.5	tube	6/m ²
SHALLOW MARSH PLANTING					
	<i>Alisma plantago-aquatica</i> *	Common water plantain	1.0 x var.	300cm ³	3/m ²
	<i>Amphibromus nervosus</i> *	Common Swamp Wallaby Grass	1.5 x var.	300cm ³	2/m ²
	<i>Baumea articulata</i> *	Joint Club-rush	1.8 x var.	300cm ³	2/m ²
	<i>Bolboschoenus caldwelii</i> *	Sea Club-rush	1.0 x var.	300cm ³	2/m ²
	<i>Cyperus exaltatus</i> *	Tall Flat-sedge	1.5 x var.	300cm ³	1/m ²
	<i>Eleocharis acuta</i> *	Tall Spike rush	1.8 x var.	300cm ³	2/m ²
	<i>Schoenoplectus tabernaemontani</i>	River Club-rush	1.8 x var.	300cm ³	2/m ²

Indicative Reserve Planting Schedule

Sym	Botanical Name	Common Name	H x W (m)	Pot size
	<i>Callistemon salignus</i>	Willow-leaved bottlebrush	10.0 x 4.0	27L
	<i>Eucalyptus polyanthemus</i>	Red box	20.0 x 8.0	45L
	<i>Eucalyptus alpina</i>	Grampians Gum	4.0 x 4.0	16L
	<i>Agonis flexuosa</i> 'Burgundy'	Willow Myrtle	5.0 x 3.0	16L

Note: Plants marked * are to be local provenance stock, purchased from a local indigenous nursery.

Legend

	Existing tree to be retained		Proposed play equipment
	Existing tree to be removed		Proposed bollards
	Street tree		Proposed seating
	Proposed reserve trees		Proposed picnic table
	Proposed garden beds		Proposed BBQ Shelter
	Proposed softfall mulch		Proposed property boundary
	Proposed reserve grassing		DP Boundary
	Proposed nature strip grassing		Proposed lighting
	Proposed lot		Proposed drink tap
	Proposed road		Proposed signage
	Proposed concrete		Contours to AHD, 0.2m intervals
	Proposed 2.5m granitic path		Proposed Waterway planting
	Proposed permeable fence		Waterway

NOTE: Reserves and play space to be designed at the detailed design phase. Concept plan is only an indication of spatiality and connectivity.

APPROVED DEVELOPMENT PLAN
PLANNING AND ENVIRONMENT ACT 1987
WELLINGTON PLANNING SCHEME
Clause 43.04 Schedule 1

DP NAME: Licola Road East

DATE: 2 August 2024
SIGNED: Miriam Turner
OFFICER TITLE: Strategic Planner

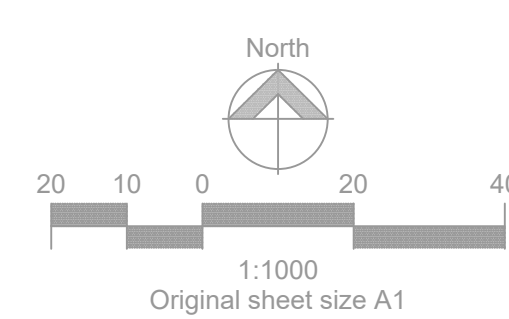
(Page: 1 of 3)

authorize the use of this drawing only for the purpose described by the status stamp shown below. This drawing should be read in conjunction with all relevant contracts, specifications, reports & drawings.

TO BE APPROVED

No.	Revision Description	Drawn	Checked	Date
2	Amended as per council comment 23/05/23	JG	LR	Oct 2023
1	Prepared for planning purposes	LR	JG	Mar 2023

Metro
Regional
Mail



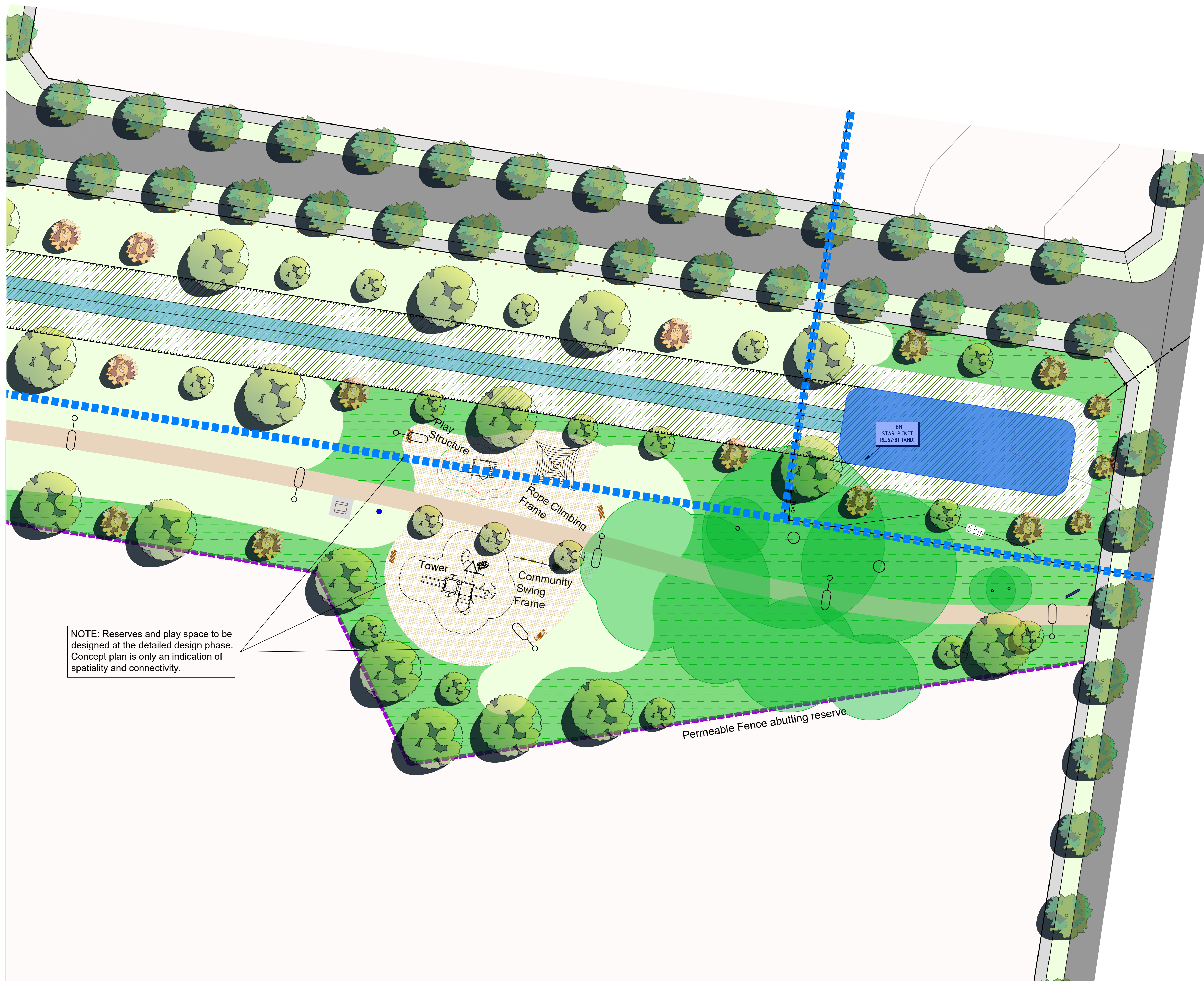
OVERALL LANDSCAPE MASTERPLAN
PROPOSED DEVELOPMENT
69 TYSON ROAD, HEYFIELD
WELLINGTON SHIRE COUNCIL

27317 LM01
VERSION 2
SHEET 1 OF 3

Design Intent

The aim for the broader Tyson Road subdivision design, is to integrate the existing residences into a cohesive estate. The street trees are to offer a variety of sizes and colours, and provide wayfinding for road users and pedestrians.

The linear green wedge running east west through the development provides connection from Licola Road to Tyson Road, with the potential to include walking tracks, a local level play space, open recreation space and a variety of planting.



NOTE: Reserves and play space to be designed at the detailed design phase. Concept plan is only an indication of spatiality and connectivity.

Legend

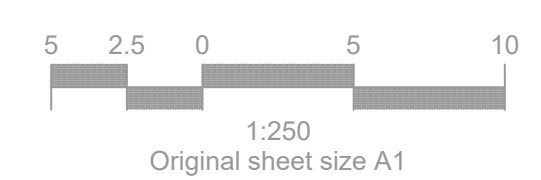
- Existing tree to be retained
- Existing tree to be removed
- Street tree
- Proposed reserve trees
- Proposed garden beds
- Proposed softfall mulch
- Proposed reserve grassing
- Proposed nature strip grassing
- Proposed lot
- Proposed road
- Proposed concrete
- Proposed 2.5m granitic path
- Proposed permeable fence
- Waterway
- Proposed play equipment
- Proposed bollards
- Proposed seating
- Proposed picnic table
- Proposed BBQ Shelter
- Proposed property boundary
- DP Boundary
- Proposed lighting
- Proposed drink tap
- Proposed signage
- Contours to AHD, 0.2m intervals
- Proposed Waterway planting

authorize the use of this drawing only for the purpose described by the status stamp shown below. This drawing should be read in conjunction with all relevant contracts, specifications, reports & drawings.

TO BE APPROVED

No.	Revision Description	Drawn	Checked	Date
2	Amended as per council comment 23/05/23	JG	LR	Oct 2023
1	Prepared for planning purposes	LR	JG	Mar 2023

69 TYSON ROAD, HEYFIELD
WELLINGTON SHIRE COUNCIL
 Metro
 Regional
 Mail



PLAYSPACE PLAN
PROPOSED DEVELOPMENT
 69 TYSON ROAD, HEYFIELD
 WELLINGTON SHIRE COUNCIL
 27317 LM02
 VERSION 2
 SHEET 2 OF 3



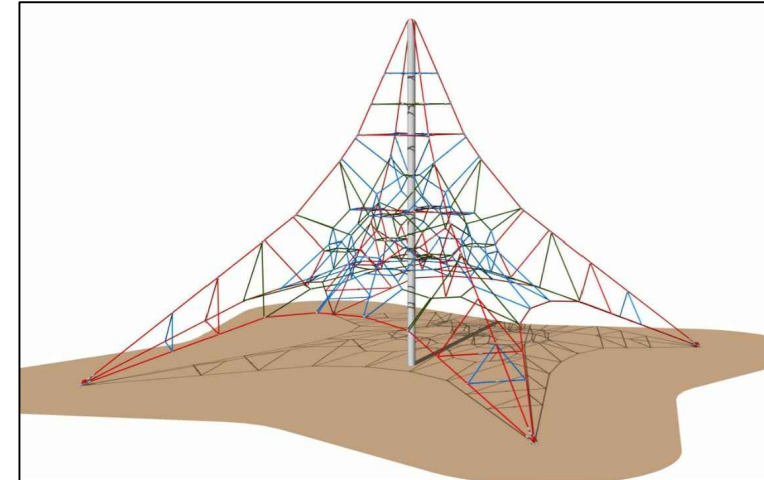
Proposed play tower - Wollemi Tower in 'Rainforest' - T0019
Supplier: a-space



Proposed Community Triple Swing Frame with Nest
Supplier: adventure+



Proposed play structure - Organic Range in 'Mangrove' - PS2020_006T
Supplier: a-space



Proposed 6m Activity Net - KRP014
Supplier: a-space



Proposed Christie Modular Series Double BBQ with CC2 electric cooktop



Proposed Grillex Reviva drinking fountain with bottle filler and dog bowl



Proposed BBQ shelter Skillion Roof
Supplier: gr design & construct



Proposed slated permeable fence



Proposed granitic footpath



Proposed enviro slat seating Kiama Seat with back
Supplier: Draffin Street Furniture



Proposed enviro slat picnic seating Kiama Table Setting
Supplier: Draffin Street Furniture



Proposed park signage



Agonis flexuosa 'Burgundy'



Callistemon salignus



Eucalyptus polyanthemus



Eucalyptus alpina



Proposed mass planting to create interest and define spaces

Notes :

This plan is to be read in conjunction with the Development Plan 27317DP1-P2, the Feature and Level Plan 27317F1, the Engineering Plan 27317E-00 OP, the Wellington Shire Council - Planning Permit No. P223/2021.

- WARNING!!** The location of underground services shown on this plan are design locations only. Engage a service location company preferably or contact the appropriate service authorities for as-built locations.
- Naturestrip preparation:** Spray nature strips with a broad-leaved plant glyphosate-based herbicide if weeds are present. Wait two weeks and re-spray if all weeds are not dead. Remove spent weeds off-site. If quality topsoil is present strip and store. Soil additives, including any material used to modify the chemical properties of the subsoil, shall be applied by the Contractor prior to physical ripping and cultivation and in accordance with results and recommendations from site topsoil analysis tests. Ripping and cultivation shall occur when soil is at or approaching the plastic limit of dryness (do not rip or cultivate wet soil). Rip or cultivate subsoil to a depth of 200mm taking care to ensure depths of services and drains are confirmed prior to ripping. If applicable replace stockpiled topsoil. Following subsoil preparation, topsoil shall be spread on nature strips to a smooth even finish. Topsoil shall not be compacted.
- Environmental weeds:** Noxious weeds may occur on this site. All weed management and maintenance to be referred to the associated head contractor
- Tree Planting:** Do not locate trees within :
 - 1.25m from footpaths
 - 1m from back of kerb
 - 3m from driveways
 - 2m to side entry pit or standard pit
 - 2m from service conduit crossing points
 - 2m from stormwater outlet points
 - 4m from power poles and light poles
 - 10m from intersections
 - 3m from low voltage junction
 - 5m from high voltage junction
 - >3m height within Electrical Transmission Line easement

The Contractor is to notify the Superintendent prior to deleting any trees due to service infrastructure locations. Tree locations are to be confirmed with Council prior to excavation and installation. Trees must be sourced with trunks strong enough to support the canopy weight. Staking is necessary only to reduce vandalism and lawn mower damage. Tree ties should be loose enough to permit trunks to move in the wind.

Plant trees as per detail and in accordance with the following:

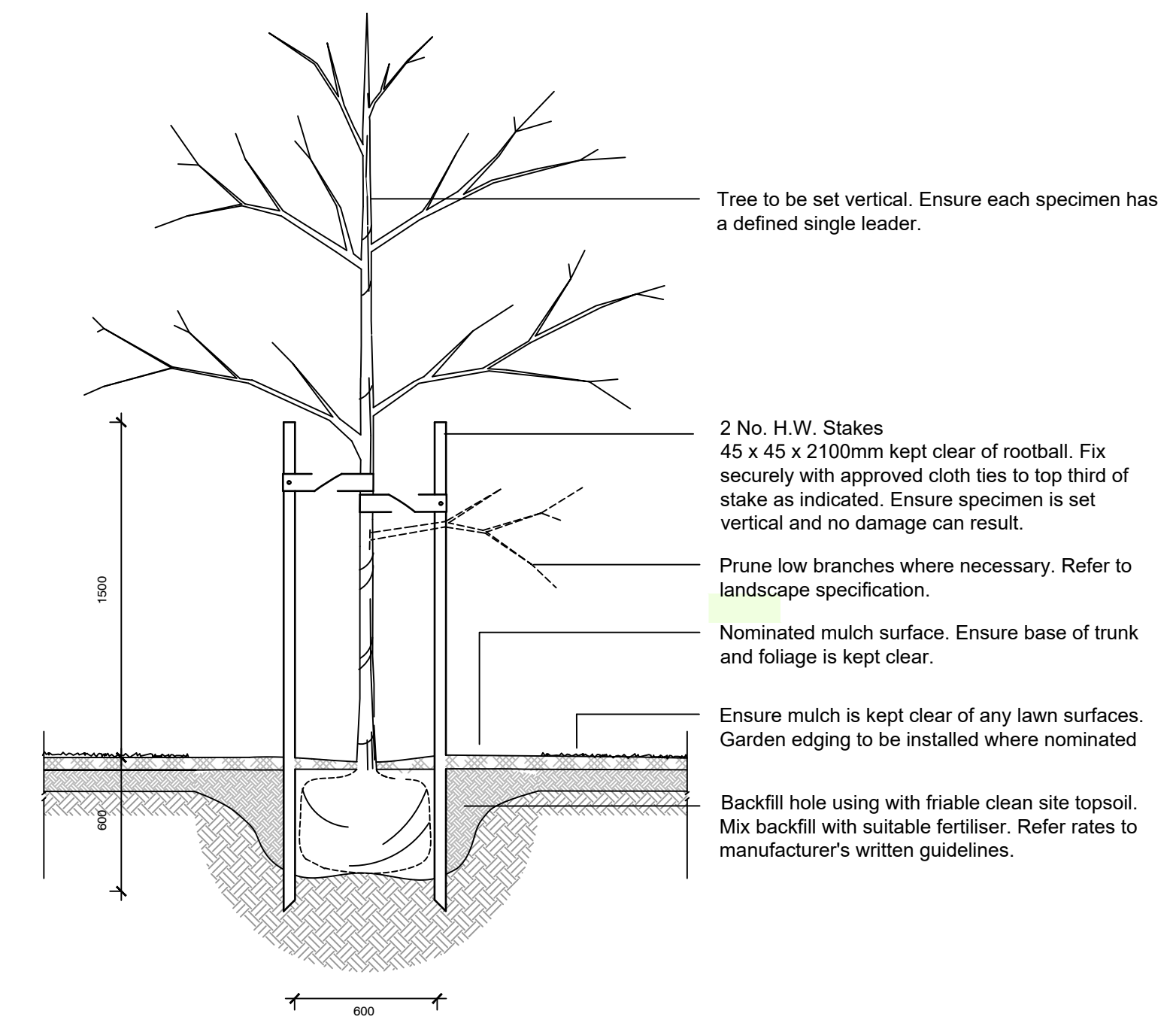
- Thoroughly soak root ball prior to planting.
- Stake out on ground the proposed location of all plant pits prior to excavation. Excess excavated soil to be spread throughout planting areas.
- Place fertilizer (1.5g Terracottem per litre of displaced soil or 15g equivalent slow-release fertilizer) in the base of the tree pit and mix thoroughly with broken up soil.
- Remove all labels, nursery stakes and any binding materials such as string, wire, rubber ties etc.
- Remove plant from pot and gently tease out matted roots. Root bound plants will be rejected.
- Place plant in hole ensuring the soil level of the pot matches surrounding ground level. Backfill around the plant with well broken up soil. Tread in soil to place root ball at finished levels.
- Water plants thoroughly after completion of planting.
- Spread mulch to min. 50mm depth after planting, creating a watering bowl as per planting detail 1.

General Note on Soil: Do not work soil when it is wet.

Mulch: Mulch shall be an approved non-leafy mulch conforming with AS 4454, Table 3.1 for composted or pasteurised mulch. Mulch type shall have fibrous properties which 'interlock' the particles so that installed mulch is not blown away by wind. Mulch shall be free of soil and weeds, plant pathogens, vermin and toxins. The Contractor shall install 1 metre diameter mulch rings around all individual tree plantings. Mulch depths in all situations shall be a minimum 80mm and maximum 125mm. Mulch shall be kept clear of plant stems to avoid collar rot. 95% of mulch particle size shall be no wider than 40 mm and no longer than 140 mm. No particles longer than 200 mm.

Grassing: Hydro-seed using the approved seed mixes, Kikuyu (70%), Rye (15%) and Tall fescue (15%). Grass seed mix to be confirmed with Council's Parks and Gardens Department prior to sowing. Grass seed must not be applied throughout summer months. Use environmentally friendly and sustainable products.

Maintenance: The contractor shall be responsible for the satisfactory maintenance of all street tree works for a period of 24 months (2 years) from the date of Practical Completion of the project until the issuance of the Certificate of Final Completion. Maintenance includes but is not restricted to regular weeding, watering, pruning, re-staking and re-tying of trunks, regular replacement of dead stock, edging and mowing of all grassed areas. Mulch is to be topped up as necessary. Trees are to be healthy, straight, well formed and structured.



1 Semi-Mature Tree
Typical Tree Planting Detail 1:20 @ A1

authorize the use of this drawing only for the purpose described by the status stamp shown below. This drawing should be read in conjunction with all relevant contracts, specifications, reports & drawings.

TO BE APPROVED

No.	Revision Description	Drawn	Checked	Date
2	Amended as per council comment 23/05/23	JG	LR	Oct 2023
1	Prepared for planning purposes	LR	JG	Mar 2023

Metro
Regional
Mail

NOTES & DETAILS
PROPOSED DEVELOPMENT
69 TYSON ROAD, HEYFIELD
WELLINGTON SHIRE COUNCIL

27317 LM03
VERSION 2
SHEET 3 OF 3