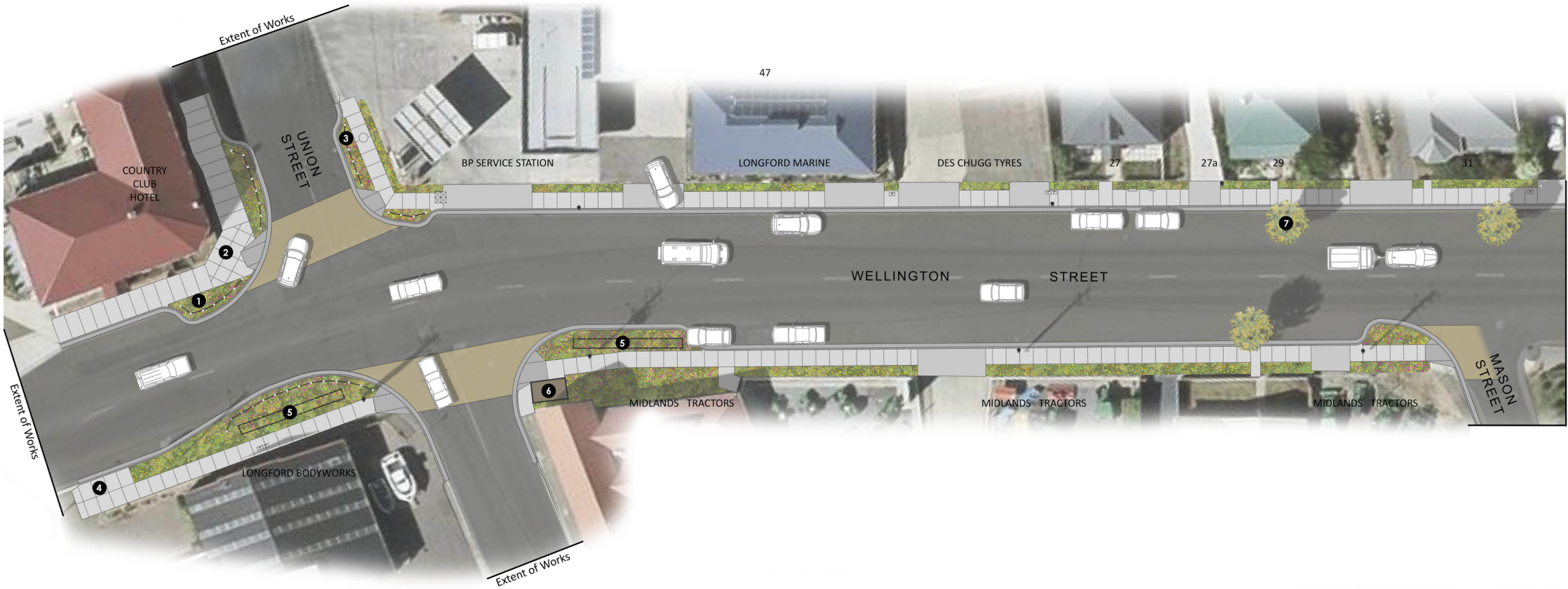




LOCATION PLAN



NUMBER LEGEND

- 1 The new kerb extensions provide a separation between vehicles and pedestrians, as well as low colourful planting, pedestrian barriers, street furniture and Interpretation signage illustrating the history of buildings, local identities and activities.
- 2 Hatch pattern within the concrete pavement to provide a subtle highlight to the corner area.
- 3 Pedestrian barriers with heavy duty posts installed with the garden to prevent large vehicles from illegally turning around in Union Street and driving over the kerbs to get to the fuel station bowsters.
- 4 Existing bus stop to be retained.
- 5 Rain gardens within the kerb extensions to filter road stormwater runoff before it flows to the South Esk River.
- 6 The existing old weigh station in front of 'Midlands Tractors' to be retained with interpretation signage added to inform of the features history.
- 7 Existing street trees to be retained.
- 8 Existing shop awning over the footpath adds to the history of the Longford streetscape.

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	HxW*
Convolvulus cneorum	Silver Bush	.3 x 1m
Dianella tasmanica	Southern Flax Lily	.7 x .7m
Dietes species	Spanish Iris	.7 x .7m
Ficinia nodosa	Knobby Clubrush	.6 x .6m
Grevillea species	Grevillea	.2 x .8m
Hebe buxifolia	Hebe	1 x 1m
Hibbertia species	Guinea Flower	.3 x .8m
Limonium species	Statice	.6 x .5m
Lomandra species	Lomandra	1 x 1m
Poa labillardieri	Poa	.8 x .8m
Osteospermum ecklonis	African Lily	.4 x .8m
Verbena species	Verbena	.1 x .8m
Westringia species	Westringia	1 x 1m

(HxW\* denotes approximate height by width at maturity).



Plain concrete.



Exposed concrete.



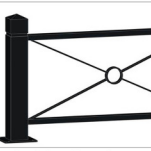
Drink Fountain.



Interpretation sign.



Seating.



Pedestrian barrier.



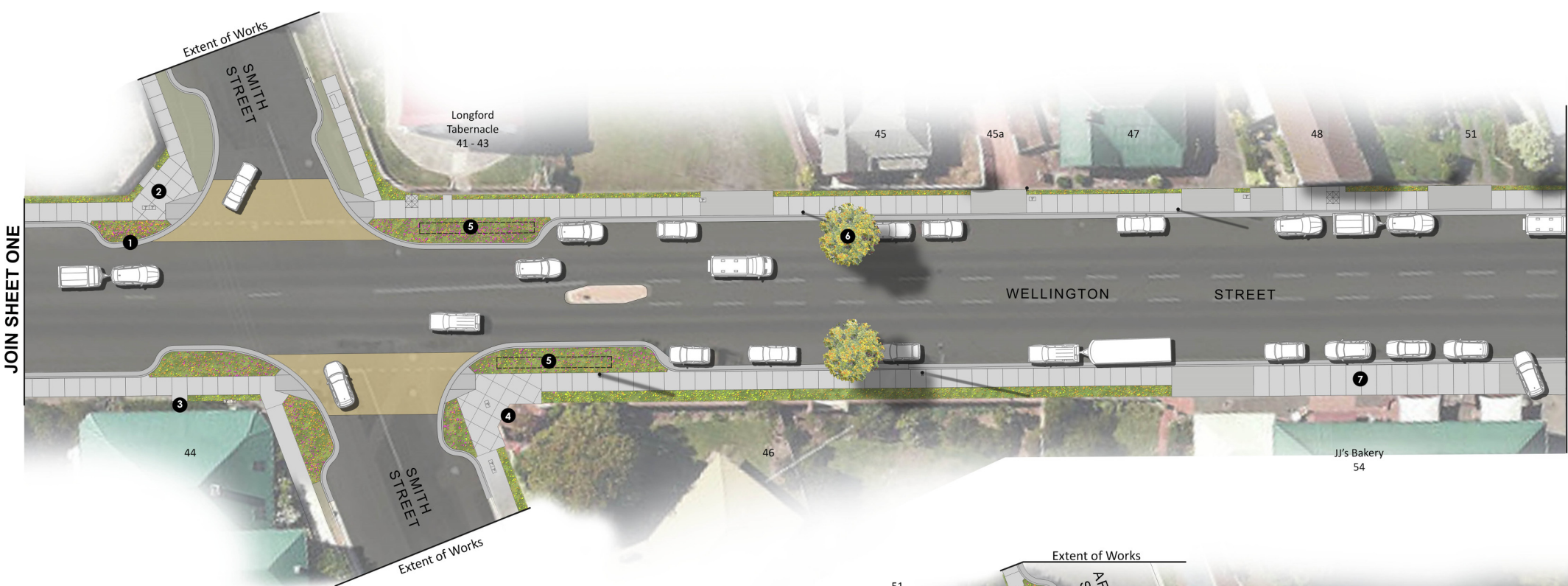
120Lt Bin enclosure.

PAVEMENT

STREET FURNITURE



JOIN SHEET ONE



NUMBER LEGEND

- 1 The new kerb extensions provide a separation between vehicles and pedestrians, as well as low colourful planting, pedestrian barriers, street furniture and interpretation signage illustrating the history of buildings, local identities and activities.

2 Hatch pattern within the concrete pavement to provide a subtle highlight to the corner area.

3 New concrete pavement to include pedestrian access paths to front gates of the adjoining private residences.

4 Existing raised brick paving and seating area to be retained.

5 Rain gardens within the kerb extensions to filter road stormwater runoff before it flows to the South Esk River.

6 Existing street trees to be retained.

7 New concrete pavement to cover the full extent of the area between the back of kerb and the property boundary fronting JJ's Bakery.

8 New pedestrian node with island refuge.
- 9 Bollards withing the garden provide a safety barrier between the new car park layout and the pathway.

10 Existing car park layout revised to provide a safer area for pedestrians traversing around the Wellington Street and Archer Street intersection.

11 New planting between the existing hedge and the new pavement.

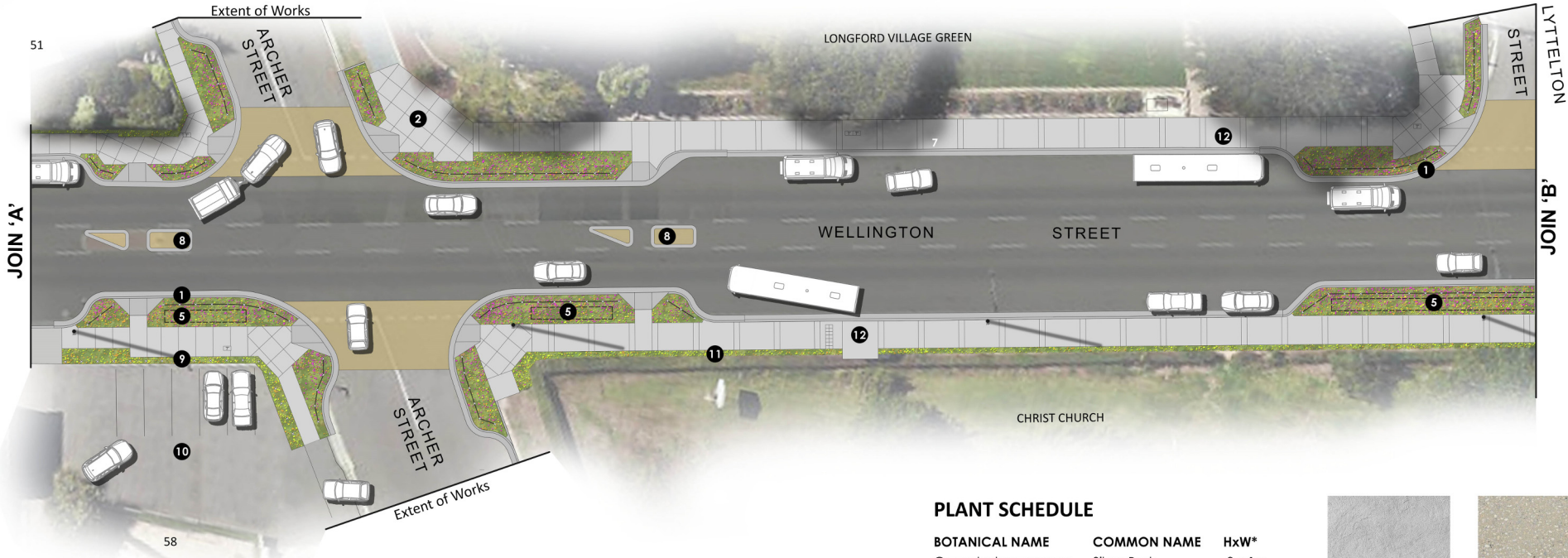
12 Existing bus stop to be retained.

13 New large pavement area fronting the Link Library and the adjoining Cafe to allow for social interaction and outdoor dining.

14 New slot drains within the concrete pavement and off-set from the building to collect any overland stormwater flows that may occur in inclement weather.

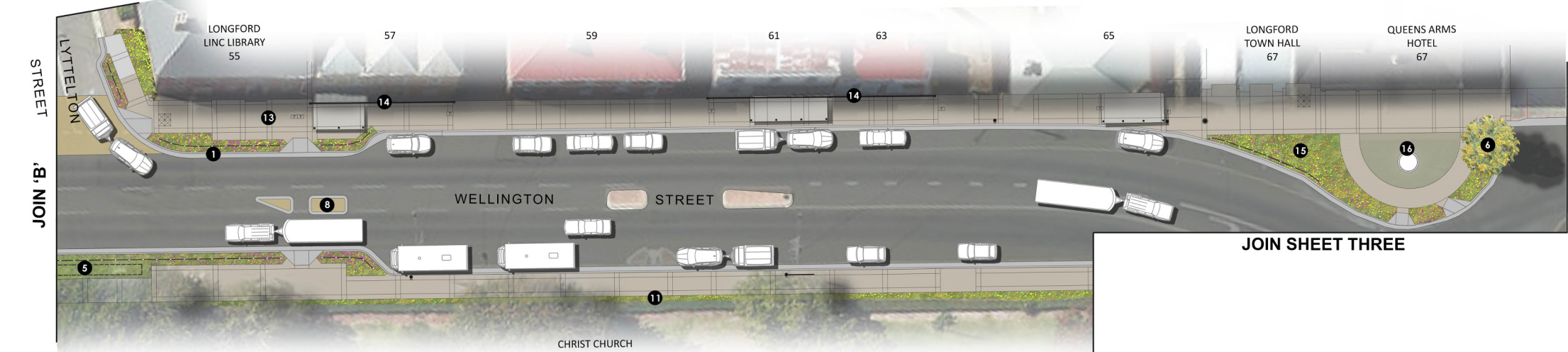
15 Existing lawn area to be replaced with hardy colourful groundcovers.

16 Existing cast iron horse water trough to be retained.



JOIN 'A'

JOIN 'B'



JOIN SHEET THREE



PLAN LEGEND

- Plain concrete footpath 1.8m wide to the residential precinct, along the kerb with a gap between the path and boundary for hardy and durable planting.
- Plain concrete footpath from the kerb to the property boundary to the Village Green precinct, with decorative trowel joints to add interest to the pavement.
- Coloured concrete footpath from the kerb to the property boundary to the Historic precinct, with decorative trowel joints to add interest to the pavement.
- New kerb extensions to increase pedestrian safety, reduce vehicle speeds, and to add colour and texture the the intersection.
- Decorative road treatment to highlight the thresholds to siode streets and pedestrian crossing areas.
- Residential precinct driveway crossovers

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	HxW*
Convolvulus cneorum	Silver Bush	.3 x 1m
Dianella tasmanica	Southern Flax Lily	.7 x .7m
Dietes species	Spanish Iris	.7 x .7m
Ficinia nodosa	Knobby Clubrush	.6 x .6m
Grevillea species	Grevillea	.2 x .8m
Hebe buxifolia	Hebe	1 x 1m
Hibbertia species	Guinea Flower	.3 x .8m
Limonium species	Statice	.6 x .5m
Lomandra species	Lomandra	1 x 1m
Poa labillardieri	Poa	.8 x .8m
Osteospermum ecklonis	African Lily	.4 x .8m
Verbena species	Verbena	.1 x .8m
Westringia species	Westringia	1 x 1m

(HxW\* denotes approximate height by width at maturity).



Plain concrete.



Exposed concrete.

PAVEMENT



Drink Fountain.



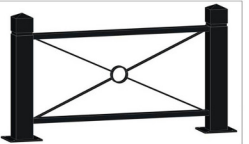
Interpretation sign.



Seating.



Bollard / Bike rack.



Pedestrian barrier.



120Lt Bin enclosure.

STREET FURNITURE

LONGFORD STREETSCAPE REDEVELOPMENT

Wellington Street (from Smith Street to Marlborough Street), Longford Tasmania



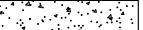

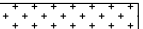
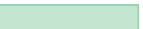

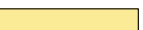

Concept Plan

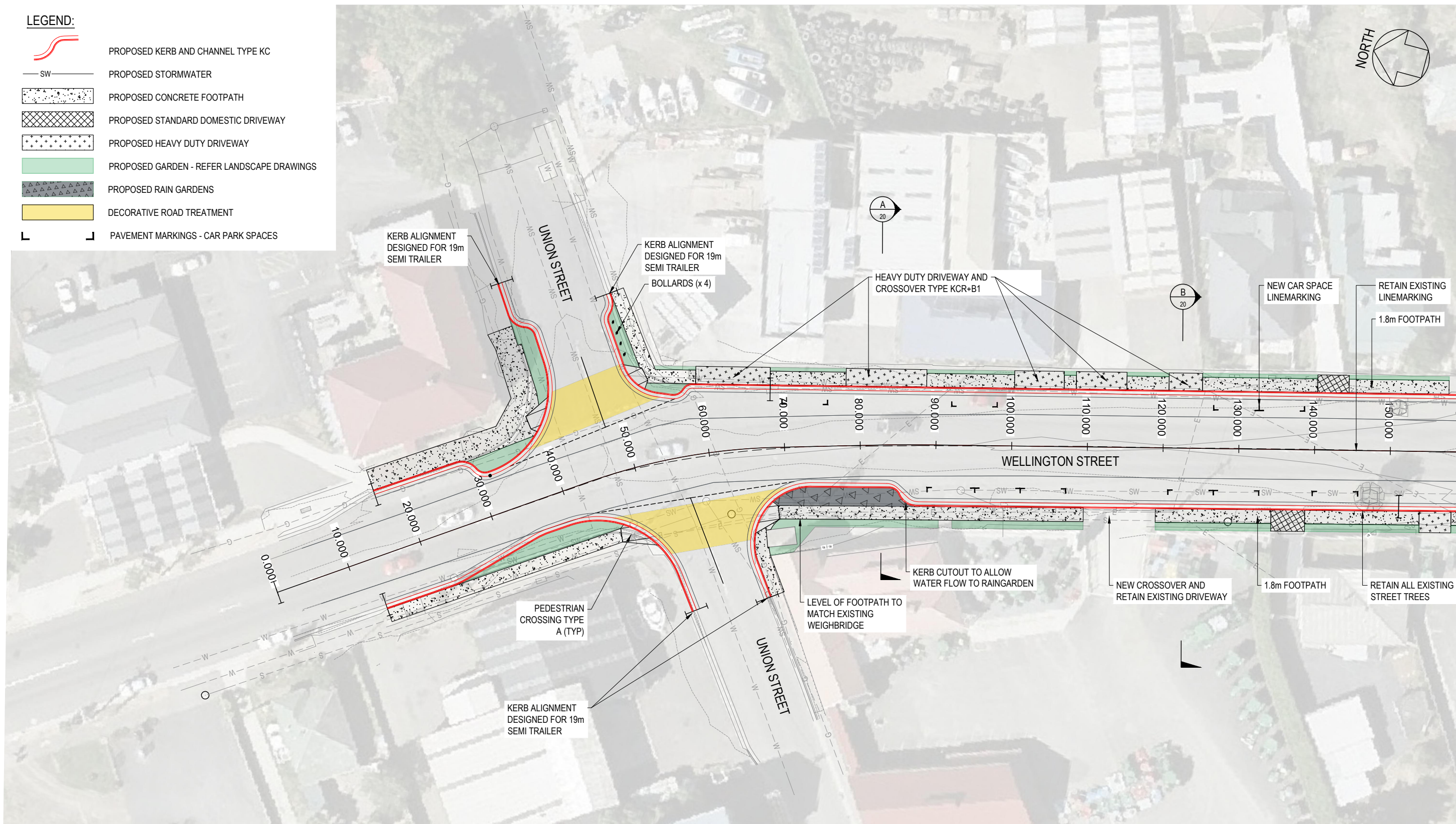
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12 December 2020  
Issue C Sheet 2/2





LEGEND:

-  PROPOSED KERB AND CHANNEL TYPE KC
-  SW PROPOSED STORMWATER
-  PROPOSED CONCRETE FOOTPATH
-  PROPOSED STANDARD DOMESTIC DRIVEWAY
-  PROPOSED HEAVY DUTY DRIVEWAY
-  PROPOSED GARDEN - REFER LANDSCAPE DRAWINGS
-  PROPOSED RAIN GARDENS
-  DECORATIVE ROAD TREATMENT
-  PAVEMENT MARKINGS - CAR PARK SPACES



NOTES:

1. RETAIN ALL STREET TREES.
2. UNLESS NOTED OTHERWISE VEHICLE CROSSOVER ARE TYPE KCM.
3. RETAIN ALL ABOVE GROUND UTILITY INFRASTRUCTURE UNLESS NOTED OTHERWISE.
4. PROVIDE NEW LINE MARKING AT INTERSECTION.
5. NEW KERB AND CHANNEL ON SAME ALIGNMENT AS EXISTING EXCEPT AT NEW KERB OUTSTANDS.
6. REMOVE REDUNDANT STORMWATER DRAINAGE.



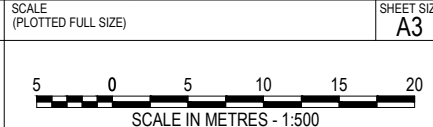
-WARNING-

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REFERENCE FILES ATTACHED: S-P.21.0231-X2; S-P.21.0231-X1; S-P.21.0231-X3; S-P.21.0231-00-CIV-XRF-1115; S-P.21.0231-00-CIV-XRF-1100; S-P.21.0231-00-CIV-XRF-1500-2d; S-P.21.0231-00-CIV-XRF-1180-WORKING; MC10 LABELS: KERB ALIGNMENTS LABEL

DRAWING REVISION HISTORY				
No.	DESCRIPTION	DRAWN	DESIGNED	REVIEWED
A	ISSUED FOR COMMENT	M.MANCE	C.SANTIAGO	D.HUGO

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ORIGINAL COPY ON FILE *e* SIGNED BY
SIGNED
DATE



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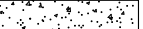

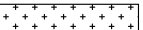

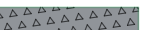
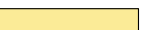

CLIENT	NORTHERN MIDLANDS CO
PROJECT	WELLINGTON STREET - LONGFORD STREETSCAPE IMPROVEMENTS
STATUS	PRELIMINARY

DRAWING TITLE	
GENERAL ARRANGEMENT AND STORMWATER PLAN	
SHEET 1 OF 4	
DATUMS:	AHD/MGA
CLIENT No.	
DRAWING No.	S-P.21.0231-CIV-DRG-2010
REVISION	A
Nov. 29, 21 - 15:30:56 Name: S-P.21.0231-00-CIV-DRG-2010.dwg Updated By: Jon Sutton	

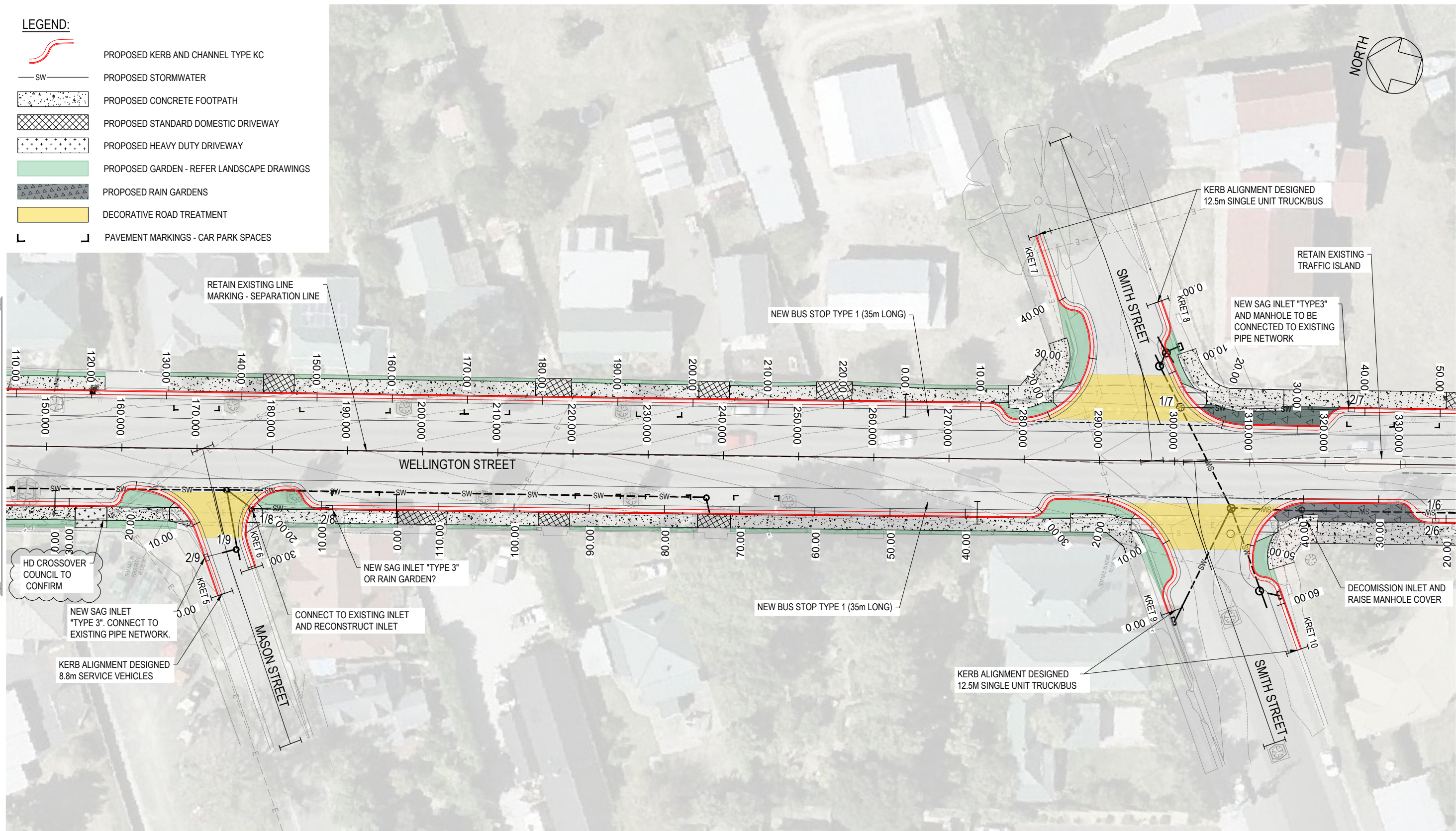
FOR CONTINUATION REFER TO DRG-1011



LEGEND:

-  PROPOSED KERB AND CHANNEL TYPE KC
-  SW PROPOSED STORMWATER
-  PROPOSED CONCRETE FOOTPATH
-  PROPOSED STANDARD DOMESTIC DRIVEWAY
-  PROPOSED HEAVY DUTY DRIVEWAY
-  PROPOSED GARDEN - REFER LANDSCAPE DRAWINGS
-  PROPOSED RAIN GARDENS
-  DECORATIVE ROAD TREATMENT
-  PAVEMENT MARKINGS - CAR PARK SPACES

FOR CONTINUATION REFER TO DRG-1010



FOR CONTINUATION REFER TO DRG-1012

NOTES:

1. RETAIN ALL STREET TREES.
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3. RETAIN ALL ABOVE GROUND UTILITY INFRASTRUCTURE UNLESS NOTED OTHERWISE.
4. PROVIDE NEW PAVEMENT MARKING AT INTERSECTION
5. NEW KERB AND CHANNEL TO MATCH EXISTING ALIGNMENT EXCEPT AT NEW OUT-STANDS
6. REMOVE REDUNDANT STORMWATER DRAINAGE AS REQUIRED



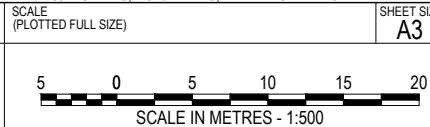
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PROJECT	WELLINGTON STREET - LONGFORD STREETSCAPE IMPROVEMENTS
STATUS	PRELIMINARY

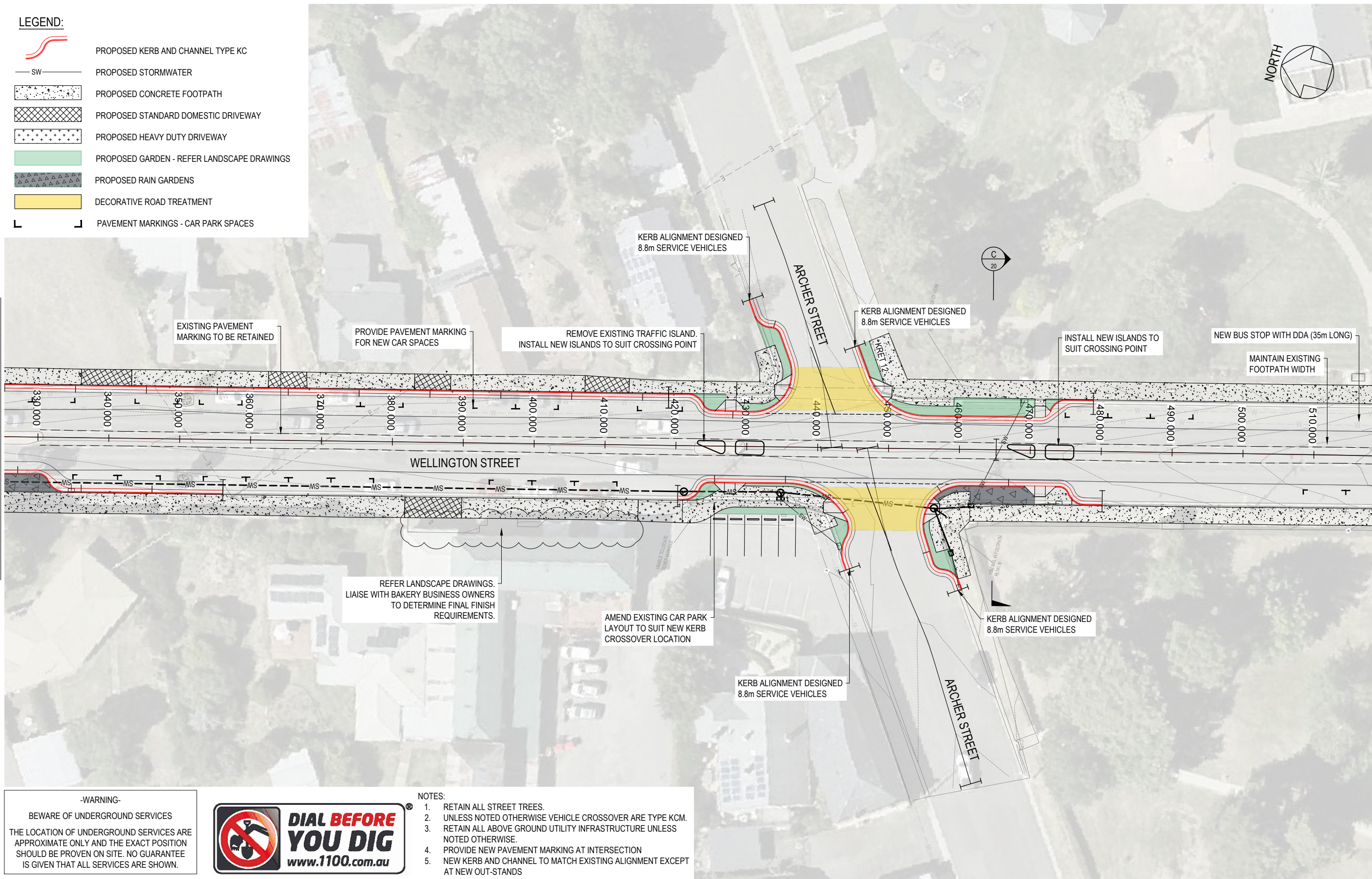
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DRAWING No.	CIV-DRG-1011
Nov. 29, 21 - 15:31:07 Name: S-P.21.0231-00-CIV-DRG-1011.dwg Updated By: Jon Sutton	



LEGEND:

- PROPOSED KERB AND CHANNEL TYPE KC
- PROPOSED STORMWATER
- PROPOSED CONCRETE FOOTPATH
- PROPOSED STANDARD DOMESTIC DRIVEWAY
- PROPOSED HEAVY DUTY DRIVEWAY
- PROPOSED GARDEN - REFER LANDSCAPE DRAWINGS
- PROPOSED RAIN GARDENS
- DECORATIVE ROAD TREATMENT
- PAVEMENT MARKINGS - CAR PARK SPACES

FOR CONTINUATION REFER TO DRG-1011



FOR CONTINUATION REFER TO DRG-1013

-WARNING-  
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- NOTES:
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  3. RETAIN ALL ABOVE GROUND UTILITY INFRASTRUCTURE UNLESS NOTED OTHERWISE.
  4. PROVIDE NEW PAVEMENT MARKING AT INTERSECTION
  5. NEW KERB AND CHANNEL TO MATCH EXISTING ALIGNMENT EXCEPT AT NEW OUT-STANDS
  6. REMOVE REDUNDANT STORMWATER DRAINAGE AS REQUIRED

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					DATE		

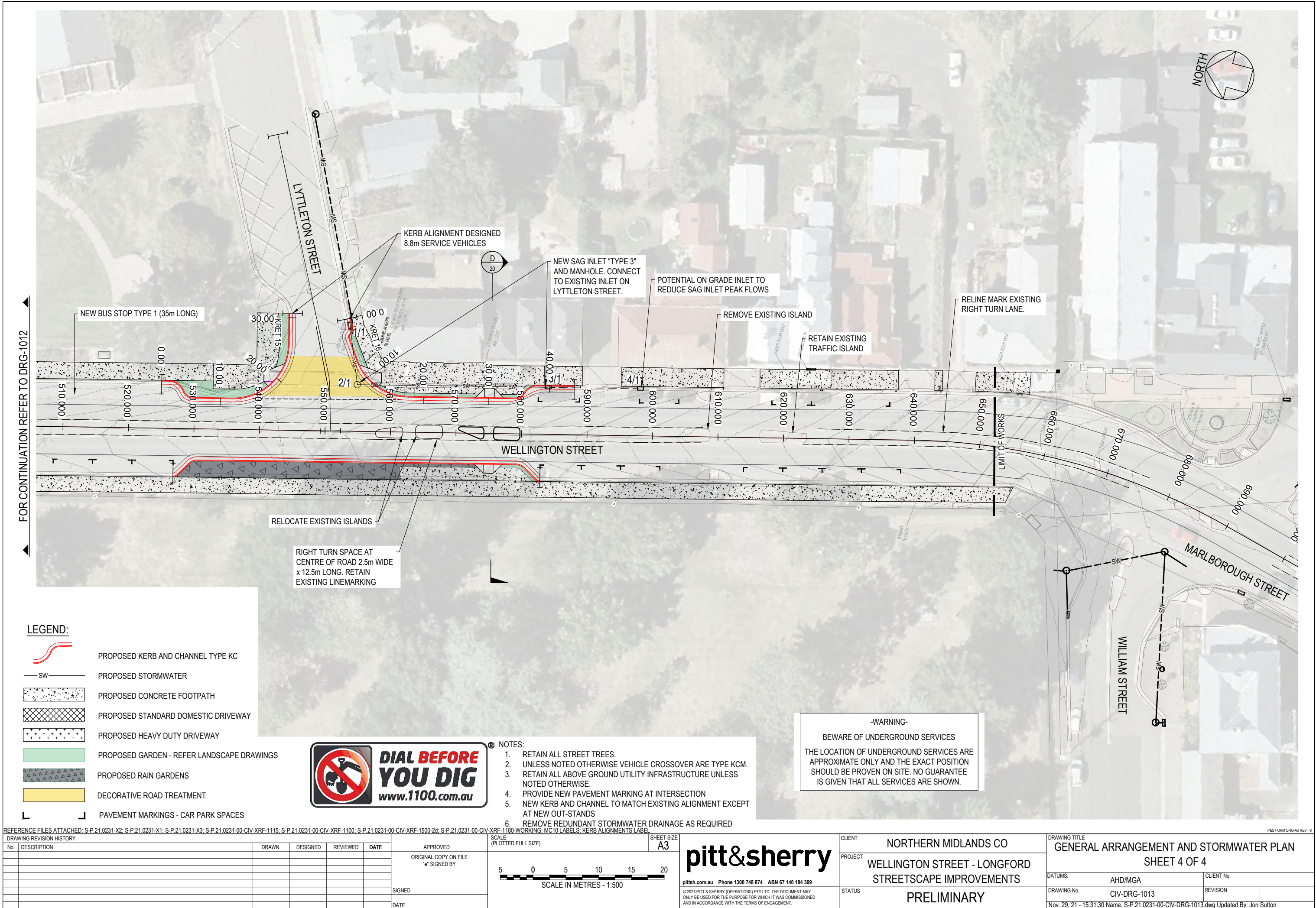
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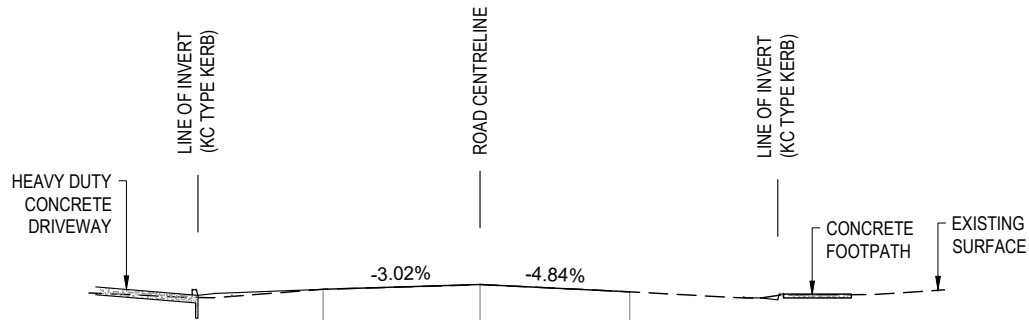
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NORTHERN MIDLANDS CO  
PROJECT  
WELLINGTON STREET - LONGFORD  
STREETSCAPE IMPROVEMENTS  
STATUS  
PRELIMINARY

DRAWING TITLE  
GENERAL ARRANGEMENT AND STORMWATER PLAN  
SHEET 3 OF 4  
DATUMS:  
AHD/MGA  
CLIENT No.  
DRAWING No.  
CIV-DRG-1012  
REVISION  
Nov. 29, 21 - 15:31:18 Name: S-P.21.0231-00-CIV-DRG-1012.dwg Updated By: Jon Sutton





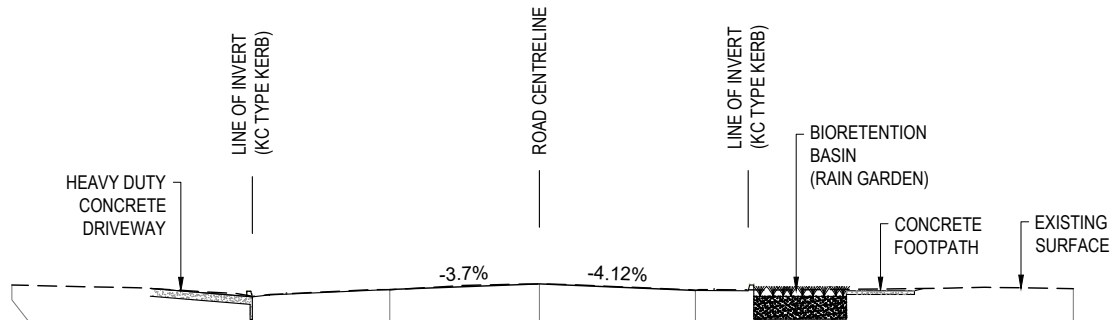




DATUM RL 134.800

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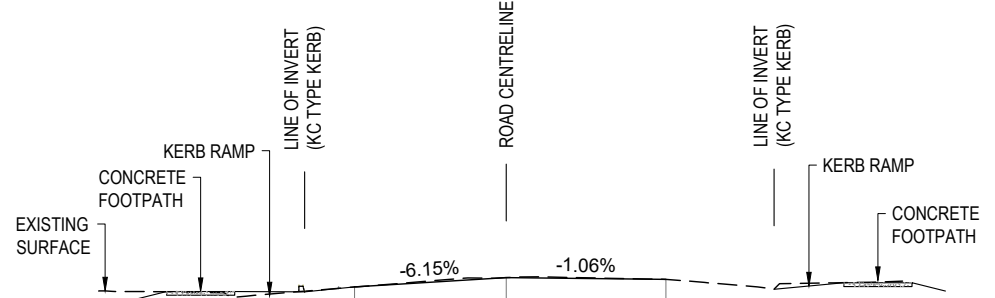
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SCALE 1:200 2010



DATUM RL 134.700

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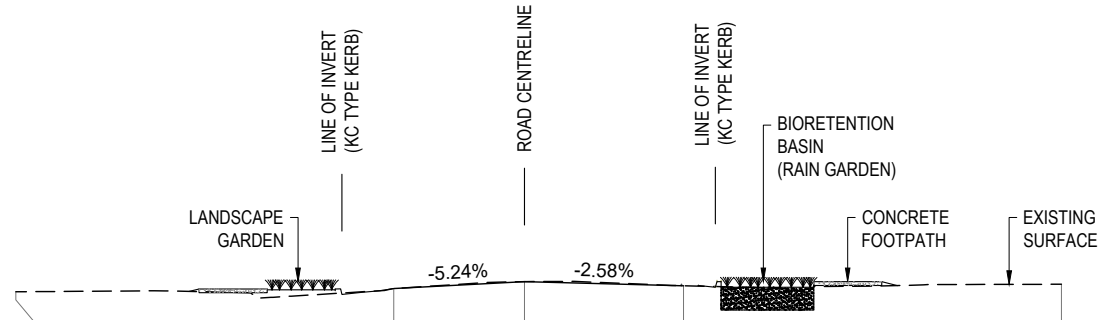
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DATUM RL 140.200

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SECTION D  
SCALE 1:200 1013



DATUM RL 138.000

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EXISTING SURFACE LEVEL						
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OFFSET		-13.456	-3.456	0.000	4.210	14.210

SECTION C  
SCALE 1:200 1012

NOTES:

1. RETAIN ALL STREET TREES.
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4. PROVIDE NEW LINE MARKING AT INTERSECTION.
5. NEW KERB AND CHANNEL ON SAME ALIGNMENT AS EXISTING EXCEPT AT NEW KERB OUTSTANDS.
6. REMOVE REDUNDANT STORMWATER DRAINAGE.

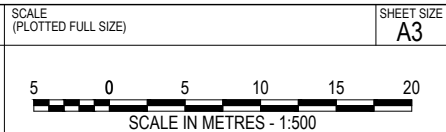


-WARNING-  
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REFERENCE FILES ATTACHED:

DRAWING REVISION HISTORY					
No.	DESCRIPTION	DRAWN	DESIGNED	REVIEWED	DATE
A	ISSUED FOR COMMENT	M.MANCE	C.SANTIAGO	D.HUGO	17-08-21
		M.MANCE	C.SANTIAGO	D.HUGO	16-08-21

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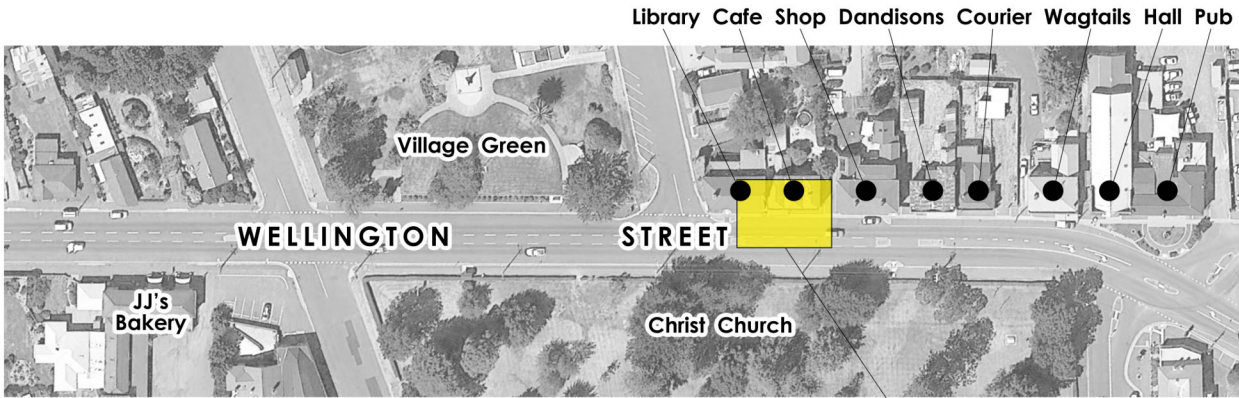
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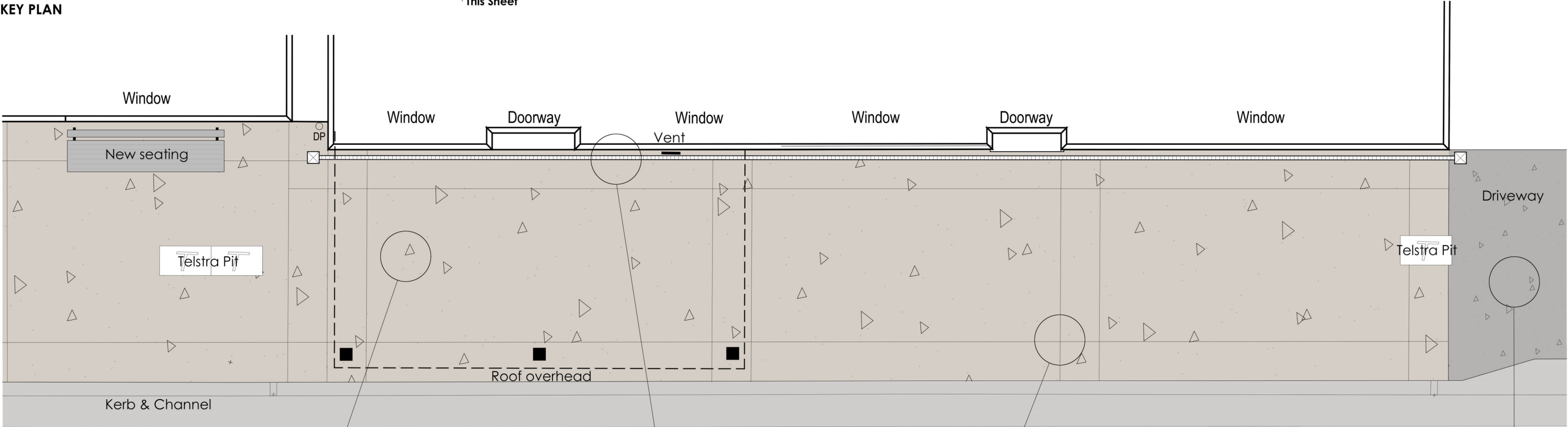
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PROJECT	WELLINGTON STREET - LONGFORD STREETSCAPE IMPROVEMENTS
STATUS	PRELIMINARY

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DATUMS: AHD/MGA		CLIENT No.	
DRAWING No. CIV-DRG-2020		REVISION A	
Nov. 29, 21 - 15:31:34 Name: S-P.21.0231-00-CIV-DRG-2020.dwg Updated By: Jon Sutton			

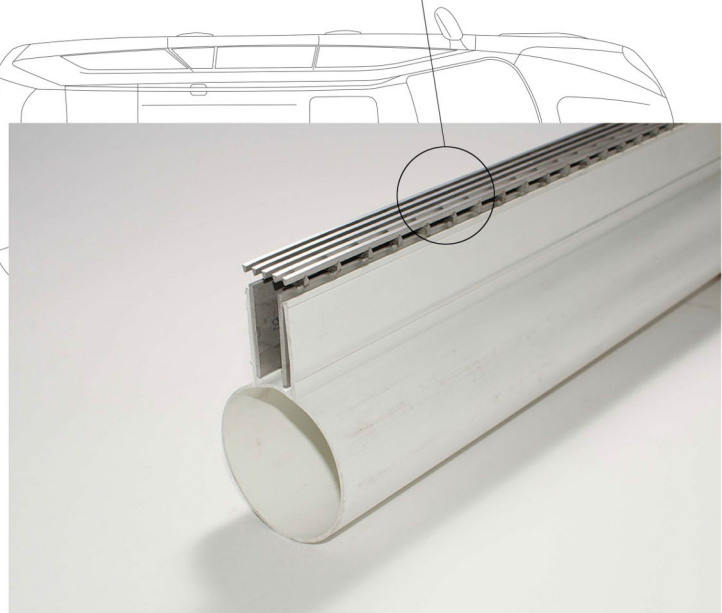




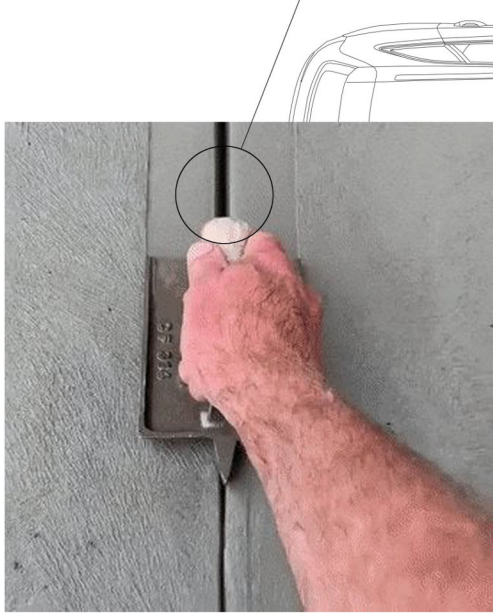
KEY PLAN



Tan coloured concrete with a light exposed finish.



Slot drain system to address existing drainage issues.



Troweled joint patterning.

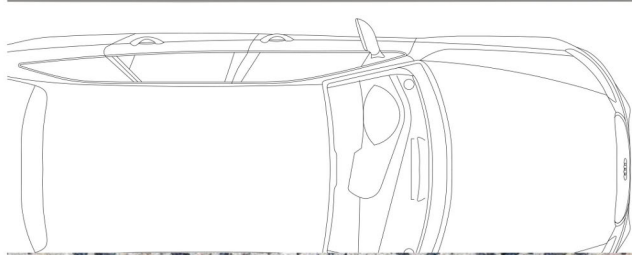
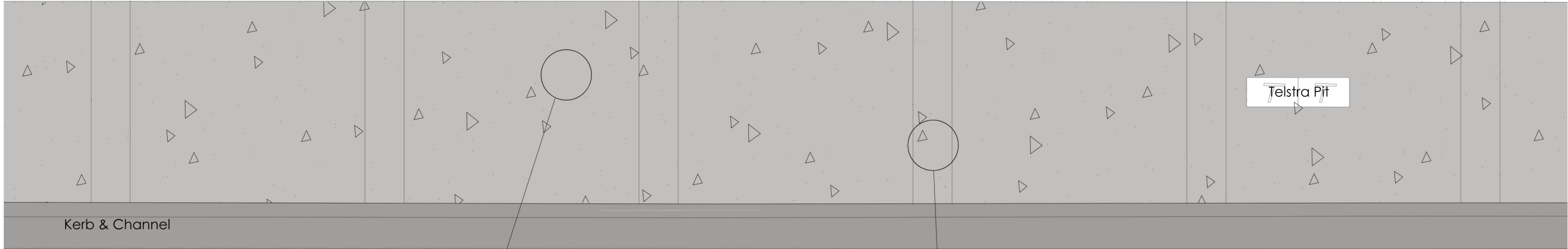


Charcoal coloured concrete with a light exposed finish.

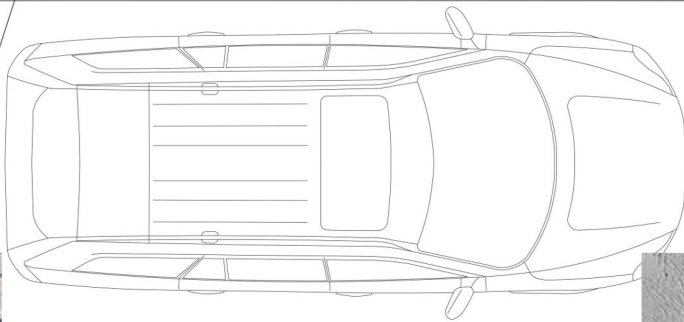




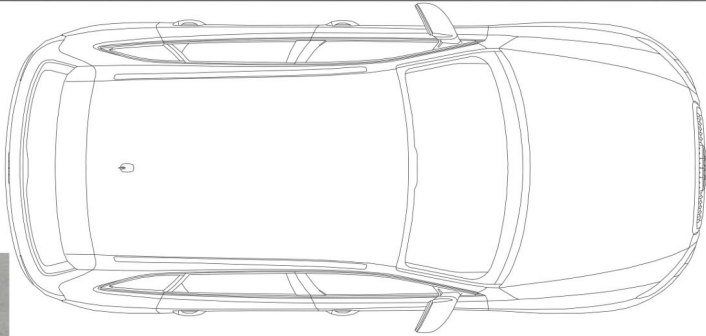
KEY PLAN



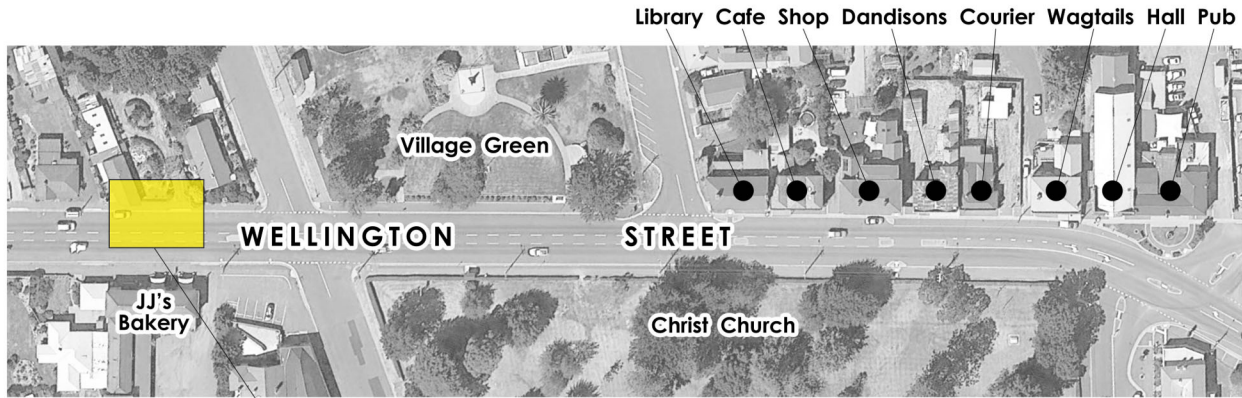
Plain concrete with a light exposed finish.



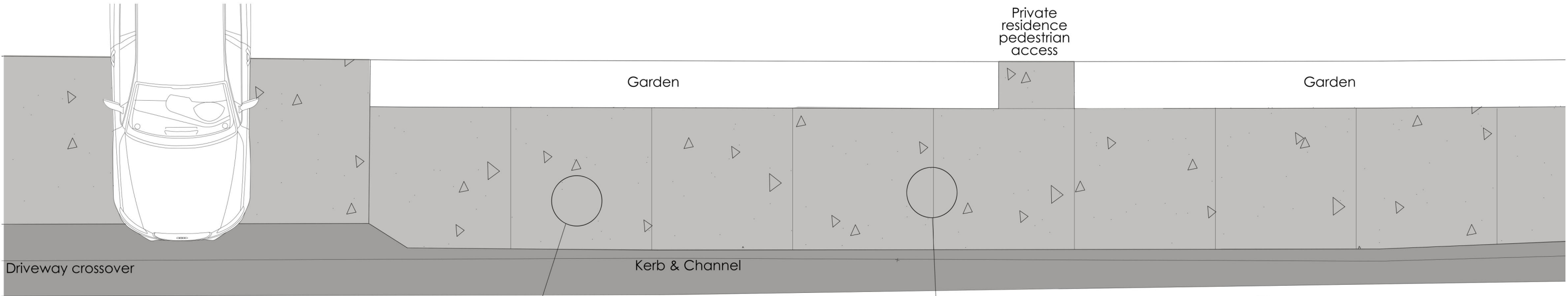
Troweled joint patterning.







KEY PLAN  
This Sheet



Plain concrete with a light broomed finish.



Troweled joints.

