

TP1	Town Planning Approval	AD	07.03.19
P3	Revisions re. NBN plan	AD	13.02.19
P2	Revisions re. Power Plan (Ver04)	AD	04.02.19
P1	Preliminary-Client Review	AD	29.11.18
Revision Description		Initials	Date
<b>APPROVAL ISSUE</b>			

**Notes**  
 Planning Permit reference PLP/2018/525.  
 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 engineering drawings for design service offsets.  
 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.

**Planning and Environment Act 1987  
 BALLARAT PLANNING SCHEME**  
 This plan is endorsed in accordance with condition 5 (F1) of  
 Planning Permit No. PLP/2018/525  
 Planning Permit Issue Date 13/11/18  
 Plan 1 of 3  
 Signed [Signature]  
 Authorised Officer for and on behalf of the  
**CITY OF BALLARAT**  
 Date 17/5/19



**CONTEXT PLAN - Stage F1, Lucas (NTS)**

**CONTENTS:**  
 Drawing Number  
 PLA273-L01 Context Plan, Contents and Plant Schedule  
 PLA273-L02 Street Tree Plan 01  
 PLA273-L03 Street Tree Plan 02

**Master Plant Schedule - Stage F1, Lucas**

Code	Botanical Name	Common Name	Plant Size	Qty
<b>Trees</b>				
ACE	<i>Acer campestre</i> 'Elsrijk'	Elsrijk Field Maple	40 ltr cont.	19
EMA	<i>Eucalyptus mannifera</i>	Red Spotted Gum	16 ltr cont.	12
UPB	<i>Ulmus parvifolia</i> 'Burnley Select'	'Burnley Select' Chinese Elm	40 ltr cont.	18



Client / Project: **Integra**  
 Stage F1  
 Lucas, Ballarat

Drawing Title: **Context Plan, Contents and Plant Schedule**

Drawn: AD, Approved: RH, Date: 07.03.2019, North

Scale (A1): NTS, Scale (A3): NTS, Sheet: 1 of 3

Drawing Number: **PLA273-L01**, Revision: **TP1**

TP1	Town Planning Approval	AD	07.03.19
P3	Revisions re. NBN plan	AD	13.02.19
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**APPROVAL ISSUE**

**Notes**

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  - The locations of underground services and light poles are indicative only - refer to engineering drawings for design 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.
    - Standard offset from the back of kerb is 1.2m unless otherwise shown.
    - 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).
    - Minimum setback of 2.5m to underground electricity cable joints / tees.
    - Minimum setback of 2.0m to service assets including pits and conduit crossings.
    - Minimum setback of 0.75m to domestic service tapping points and 2.0m to stormwater outlets.
    - Minimum setback of 1.2m 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.
    - Trees are planted to allow a driveway within 7.0m from the Title Boundary where possible.
    - 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 in accordance with City of Ballarat Landscape Design Manual (LDM).
    - Following City of Ballarat approval of these landscape plans any variation to the number or species of street trees requires approval by City of Ballarat.
  - Planting. All trees shall be planted in accordance with LDM, unless otherwise specified.
  - Mulch. Mulch shall be recycled hardwood (or similar approved) in general accordance with LDM, unless otherwise specified.
  - Grass Seeding. Reseed nature strips and other grassed areas where there has been disturbance due to landscape works with a proprietary hardy seed mix in accordance with the LDM, unless otherwise specified.
  - Plant Schedule. Refer to sheet PLA273-L01 for Plant Schedule.

**Legend**

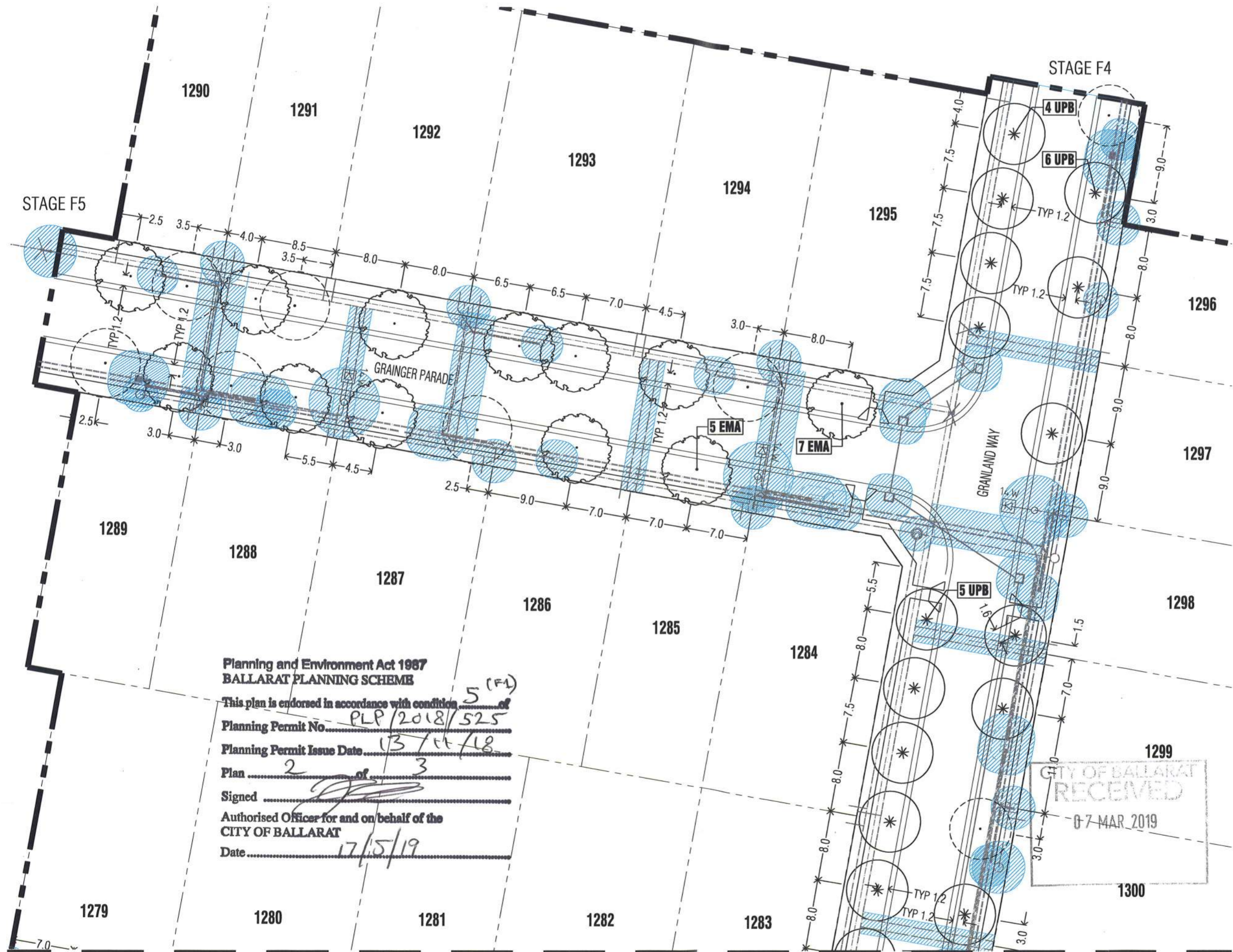
- Proposed Street Trees - *Eucalyptus mannifera* (Red Spotted Gum) [EMA]
- Proposed Street Trees - *Ulmus parvifolia* 'Burnley Select' ('Burnley Select' Chinese Elm) [UPB]
- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Service Offsets



Client / Project: **Integra**  
Stage F1  
Lucas, Ballarat

Drawing Title: <b>Street Tree Plan 01</b>			
Drawn: AD	Approved: RH	Date: 07.03.19	North
Scale (A1): 1:200	Scale (A3): 1:400	Sheet: 2 of 3	

Drawing Number: **PLA273-L02**      Revision: **TP1**



**Planning and Environment Act 1987**  
**BALLARAT PLANNING SCHEME**

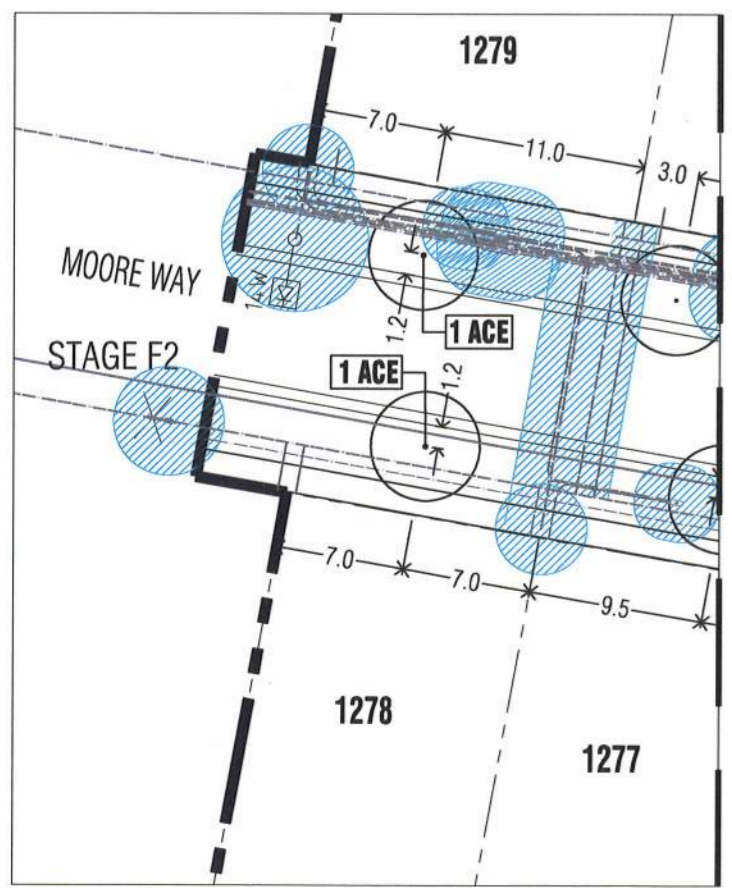
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Signed [Signature]  
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CITY OF BALLARAT  
Date 17/5/19

Continued on L03

Continued on L02



See inset below



Continued above left

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**APPROVAL ISSUE**

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  - Plant Schedule. Refer to sheet PLA273-L01 for Plant Schedule.

- Legend**
- Proposed Street Trees - *Acer campestre* 'Elsrijk' (Elsrijk Field Maple) [ACE]
  - Proposed Street Trees - *Ulmus parvifolia* 'Burnley Select' (Burnley Select Chinese Elm) [UPB]
  - Alternative tree location if driveway is located where street tree is proposed.
  - Plant Label and Code
  - Service Offsets

Planning and Environment Act 1987  
**BALLARAT PLANNING SCHEME**  
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**CITY OF BALLARAT**  
 Date 17/5/19

CITY OF BALLARAT  
 RECEIVED  
 07 MAR 2019

**PLOT**  
LANDSCAPE ARCHITECTS

Client / Project: **Integra**  
Stage F1  
Lucas, Ballarat

Drawing Title: **Street Tree Plan 02**

Drawn	AD	Approved	RH	Date	07.03.19
Scale (A1)	1:200	Scale (A3)	1:400	Sheet	3 of 3

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Drawing Number: **PLA273-L03**      Revision: **TP1**