

	Hectares (Ha)	% of Precinct	Indicative No. of Lots
Total Permit Area	34.681	100%	392
transport	4.262	12%	
cuthberts road reserve widening	0.038		
unconstrained collector roads (24m reserve)	4.137		
local access street with 2.5m shared path (20m reserve)	0.087		
open space	3.394	10%	
neighbourhood parks	1.520		
links & other green spaces including waterway/drainage line/wetland/retarding basin	1.874		
net developable area (NDA)	27.025	78%	
net residential area (NRHa)	27.025		
road reserves	6.180	23% of NDA	
residential	20.845	77% of NDA	
	Hectares	% of Residential	Indicative Dwellings
residential	20.845		
dwellings - incorporating traditional and medium density	20.845	100%	392 (100%)
dwellings per NDA	15		

Anticipated Staging Summary

Precinct	1st Phase	2nd Phase	3rd Phase	4th Phase	5th Phase
E	E1	E2			E3
F	F1	F2	F3	F4	F5
G			G1	G2	G3

Precinct phases will not necessarily line up with the equivalent stage number of other precincts.
Construction sequencing will be driven by infrastructure requirements, sales and market research.

Legend

- Permit extent
- Stage Boundary
- Residential (incorporating traditional and medium density)
- Neighbourhood parks
- Links & other green spaces including Waterway/Drainage line/Wetland/Retarding basin
- AAV site to be retained
- Proposed title boundary
- Existing title boundary
- Unconstrained collector road (24m reserve)
- Local access street with 2.5m shared path (20m reserve)
- Local access street (18m or 15m reserve)
- Proposed bus stop (400m radius)
- Existing native trees to be removed

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PROJECT
Lucas Estate, Lucas

DRAWING
Plan of Proposed Subdivision

DWG FILE
LUHNZ-TP01

7 SEP 2019

DATE
14.11.18

SCALE
1:5000

SHEET
@ A3

VERSION
P4



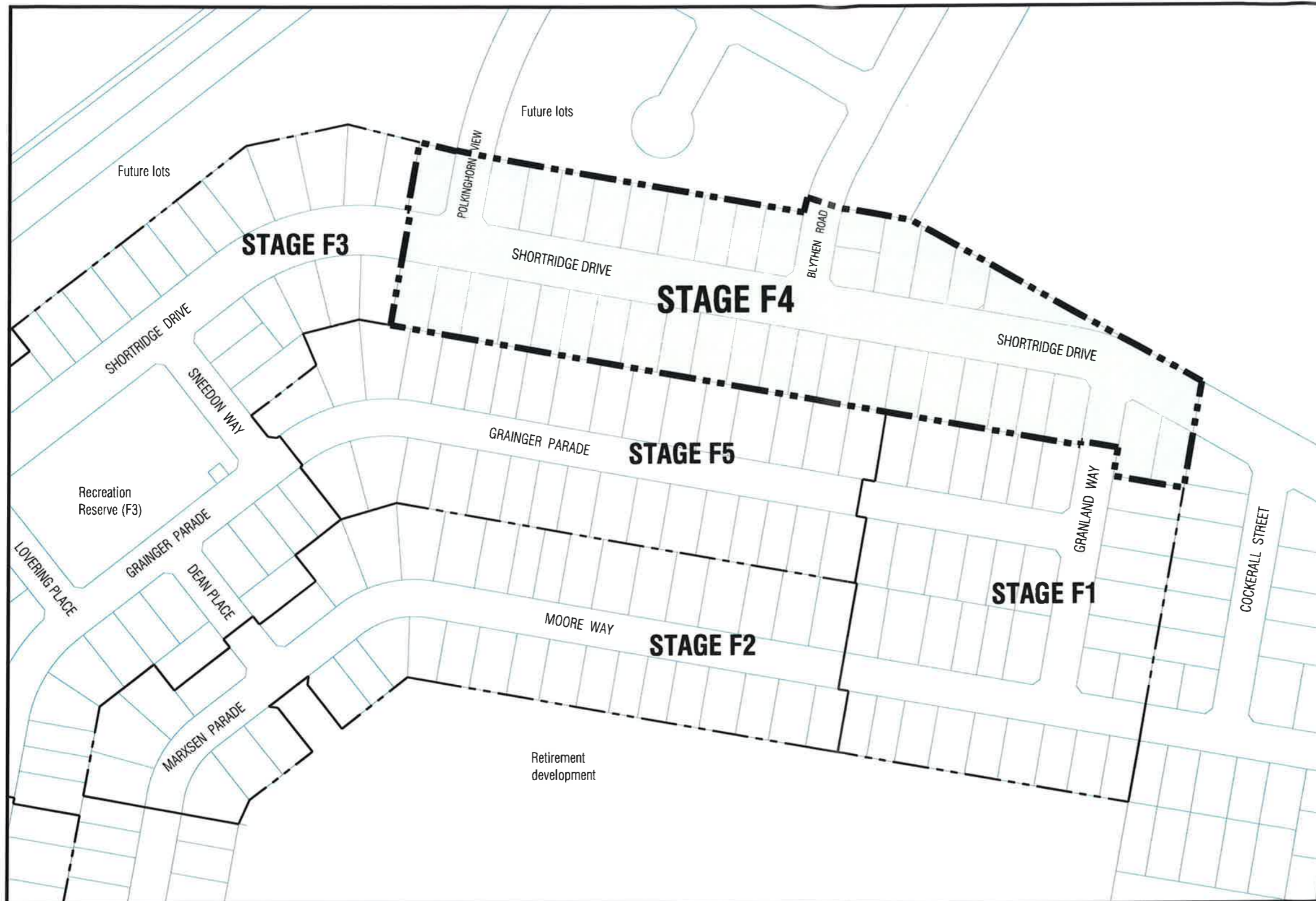
TP1	Town Planning Approval	AD	30.08.19
P4	Revisions re: power and NBN plans	AD	26.08.19
P3	Revisions re: Integra comments	AD	26.08.19
P2	Revisions re: Civil, Power and NBN plans	AD	22.08.19
P1	Preliminary-Client Review	AD	09.07.19
Revision Description		Initials	Date

APPROVAL ISSUE

Planning Permit reference PLP/2018/525.

Notes

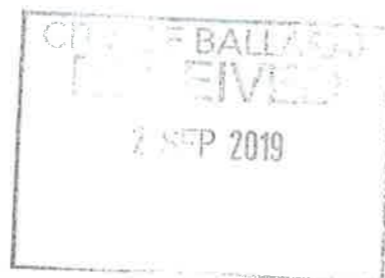
1. All dimensions to be checked on site before commencing work. All measurements are in metres, unless otherwise shown.
2. The locations of underground services and light poles are indicative only - refer to engineering drawings for design service offsets.
3. The location and depth of services shall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



CONTEXT PLAN - Stage F4, Lucas (NTS)

CONTENTS:

- Drawing Number
- PLA319-L01 Context Plan and Contents
- PLA319-L02 Page Layout, Plant Schedule and Planting Detail
- PLA319-L03 Street Tree Plan 01
- PLA319-L04 Street Tree Plan 02
- PLA319-L05 Street Tree Plan 03



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Plan 2 of 6

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Date 11.10.2019



Client / Project		Integra	
		Stage F4 Lucas, Ballarat	
Drawing Title			
Context Plan and Contents			
Drawn	Approved	Date	North
AD	RH	30.08.2019	
Scale (A1)	Scale (A3)	Sheet	
NTS	NTS	1 of 5	
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Drawing Number		Revision	
PLA319-L01		TP1	

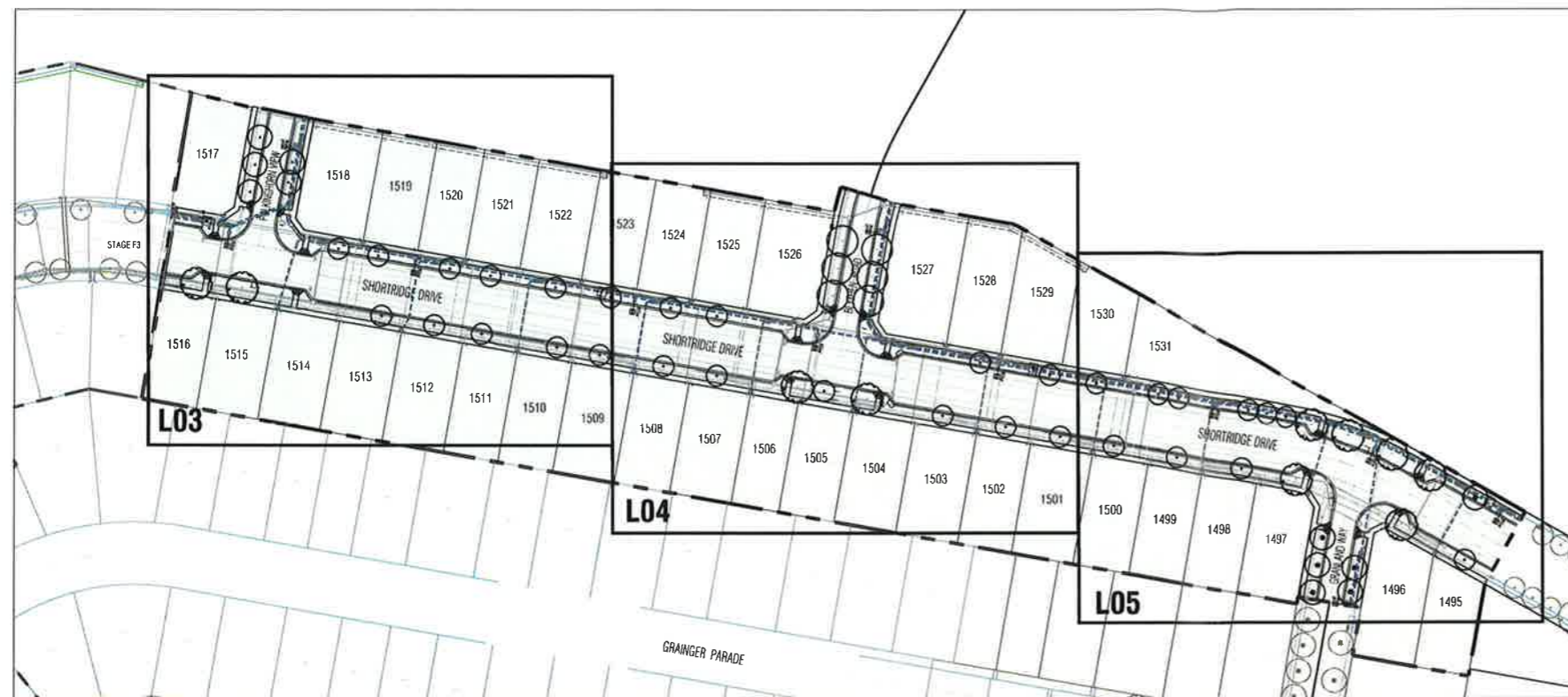
TP1	Town Planning Approval	AD	30.08.19
P4	Revisions re: power and NBN plans	AD	26.08.19
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Revision	Description	Initials	Date

APPROVAL ISSUE

Planning Permit PLP/2018/525.

Notes

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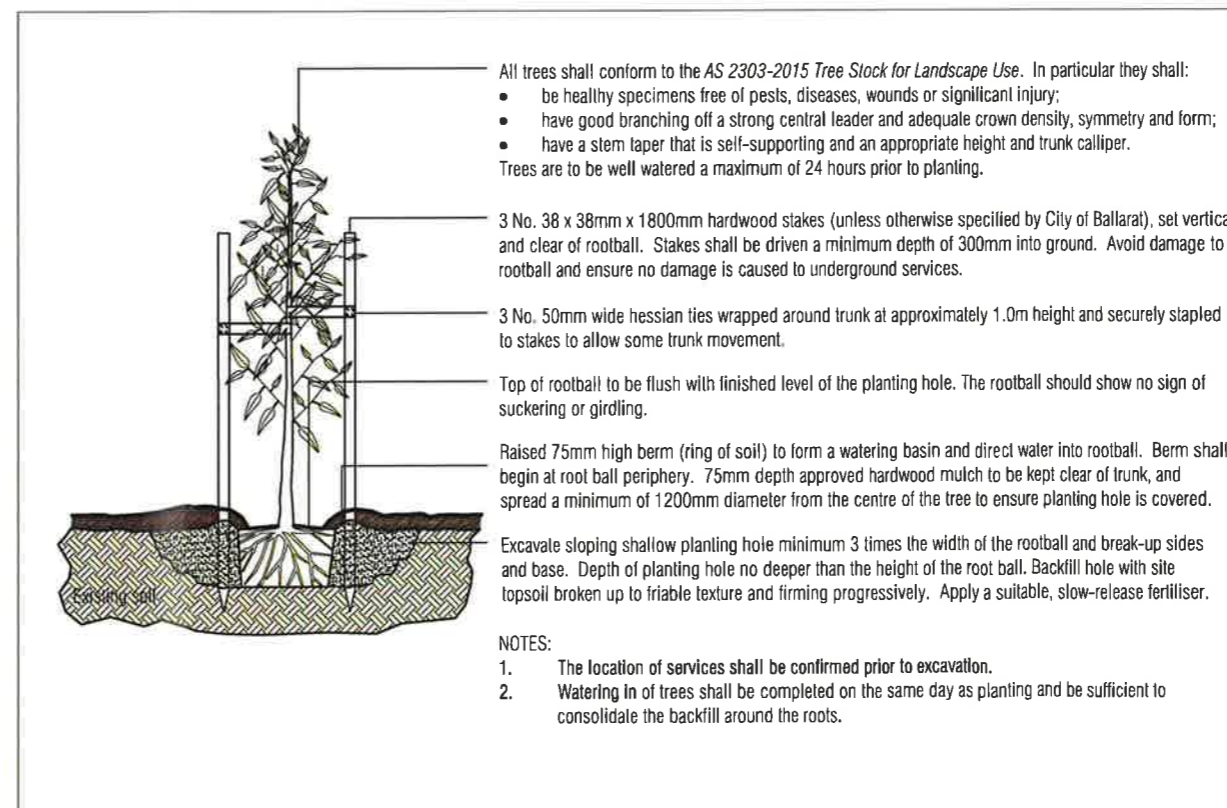
SHEET LAYOUT PLAN - Stage F4, Lucas

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 Plan 3 of 6
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Master Plant Schedule - Stage F4, Lucas

Code	Botanical Name	Common Name	Plant Size	Qty
Trees				
MAE	<i>Melia azedarach</i> 'Elite'	Elite White Cedar	40 ltr cont.	5
PCA	<i>Pyrus calleryana</i> 'Aristocrat'	'Aristocrat' Flowering Pear	40 ltr cont.	32
SJA	<i>Sophora japonica</i>	Japanese Pagoda Tree	40 ltr cont.	6
UPB	<i>Ulmus parvifolia</i> 'Burnley Select'	Burnley Select Chinese Elm	40 ltr cont.	5
UHS	<i>Ulmus hybrid</i> 'Sapporo Autumn Gold'	Autumn Gold Elm	40 ltr cont.	10



City of Ballarat Typical Tree Planting Detail (NTS)



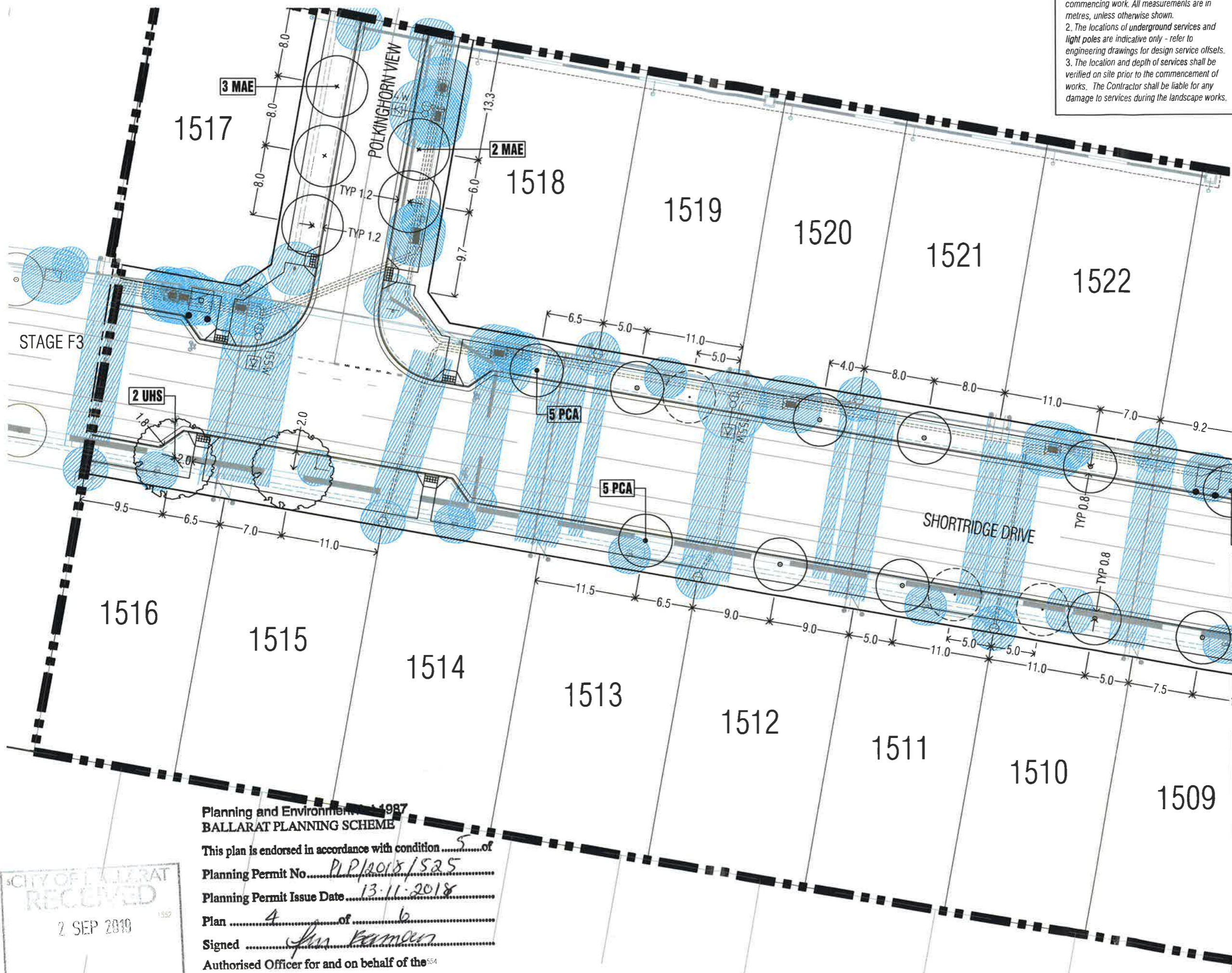
Client / Project:
Integra
 Stage F4
 Lucas, Ballarat

Page Layout, Plant Schedule and Planting Detail

Drawn	AD	Approved	RH	Date	30.08.2019	North
Scale (A1)	NTS	Scale (A3)	NTS	Sheet	2 of 5	

Drawling Number: **PLA319-L02** Revision: **TP1**

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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.

Revision	Description	Installs	Date
TP1	Town Planning Approval	AD	30.08.19
P4	Revisions re: power and NBN plans	AD	26.08.19
P3	Revisions re: Integra comments	AD	26.08.19
P2	Revisions re: Civil, Power and NBN plans	AD	22.08.19
P1	Preliminary-Client Review	AD	09.07.19

APPROVAL ISSUE
 Planning Permit PLP/2018/525

- Notes**
- 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 PLA319-L02 for Plant Schedule.

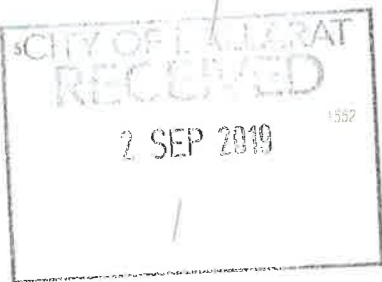
Legend

	Proposed Street Trees - <i>Melia azedarach</i> 'Elite' (Elite White Cedar) [MAE]
	Proposed Street Trees - <i>Ulmus hybrid</i> 'Sapporo Autumn Gold' (Autumn Gold Elm) [UHS]
	Proposed Street Trees - <i>Pyrus calleryana</i> 'Aristocrat' (Aristocrat Flowering Pear) [PCA]
	Alternative tree location if driveway is located where street tree is proposed.
	Plant Label and Code
	Service Offsets



Continued on L04

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Client/Project: **Integra**
 Stage F4
 Lucas, Ballarat

Drawing Title: **Street Tree Plan 01**

Drawn	Approved	Date	North
AD	RH	30.08.2019	

Scale (A1) 1:200 Scale (A3) 1:400 Sheet 3 of 5

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Drawing Number: **PLA319-L03** Revision: **TP1**

1. All dimensions to be checked on site before commencing work. All measurements are in metres, unless otherwise shown.
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P2	Revisions re: Civil, Power and NBN plans	AD	22.08.19
P1	Preliminary-Client Review	AD	09.07.19
Revision	Description	Initials	Date

APPROVAL ISSUE
 Planning Permit PLP/2018/525.

- Notes**
- 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 / leas.
 - Minimum setback of 2.0m to service assets including pits and conduit crossings.
 - Minimum setback of 0.75m to domestic service lapping 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.
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 - 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 PLA319-L02 for Plant Schedule.

- Legend**
- Proposed Street Trees - *Sophora japonica* (Japanese Pagoda Tree) [SJA]
 - Proposed Street Trees - *Ulmus hybrid* 'Sapporo Autumn Gold' (Autumn Gold Elm) [UHS]
 - Proposed Street Trees - *Pyrus calleryana* 'Aristocrac' (Aristocrac Flowering Pear) [PCA]
 - Alternative tree location if driveway is located where street tree is proposed.
 - Plant Label and Code
 - Service Offsets



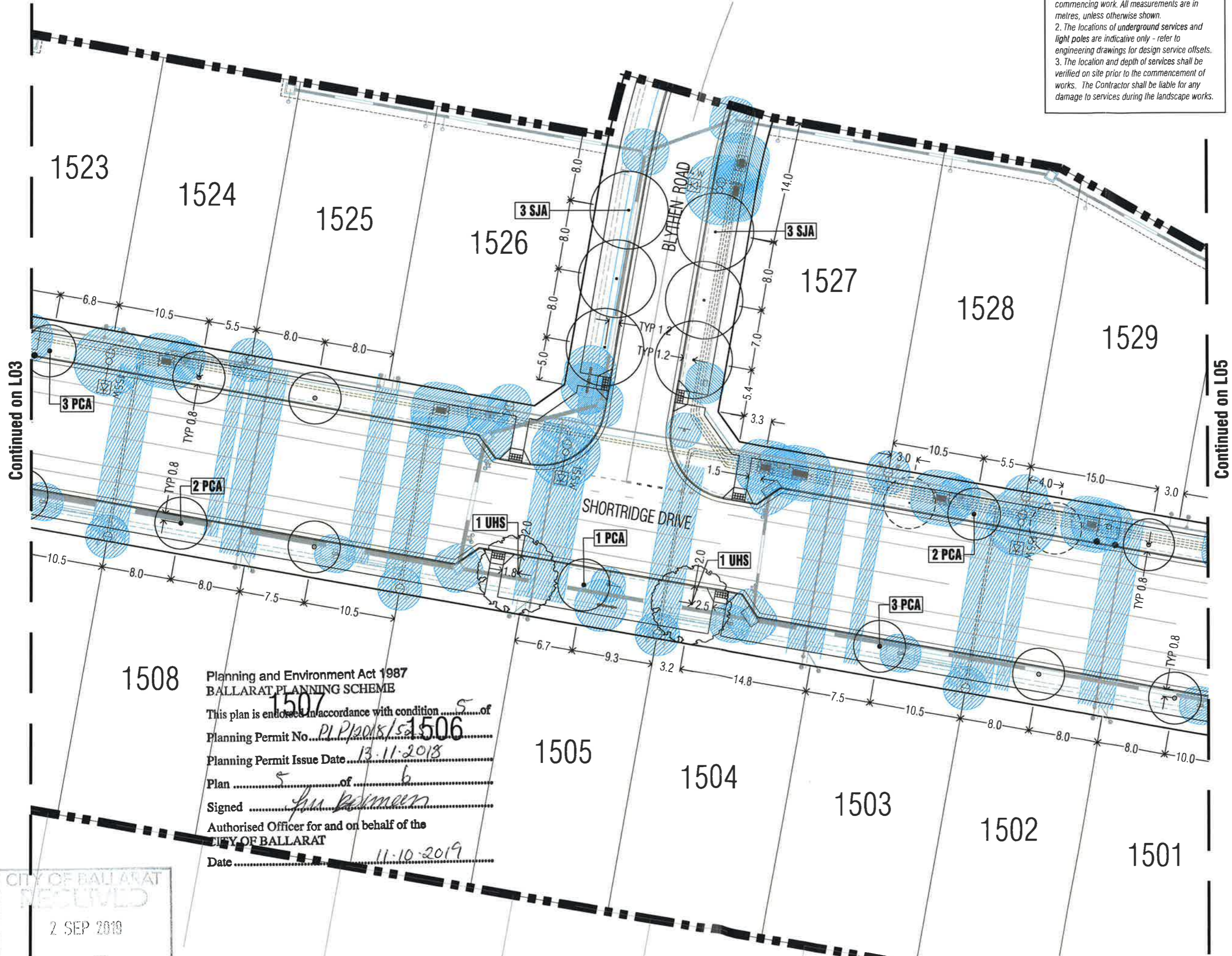
Client/Project: **Integra**
 Stage F4
 Lucas, Ballarat

Drawing Title: **Street Tree Plan 02**

Drawn	Approved	Date	North
AD	RH	30.08.2019	
Scale (M1)	Scale (A2)	Sheet	
1:200	1:400	4 of 5	

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Drawing Number: **PLA319-L04** Revision: **TP1**

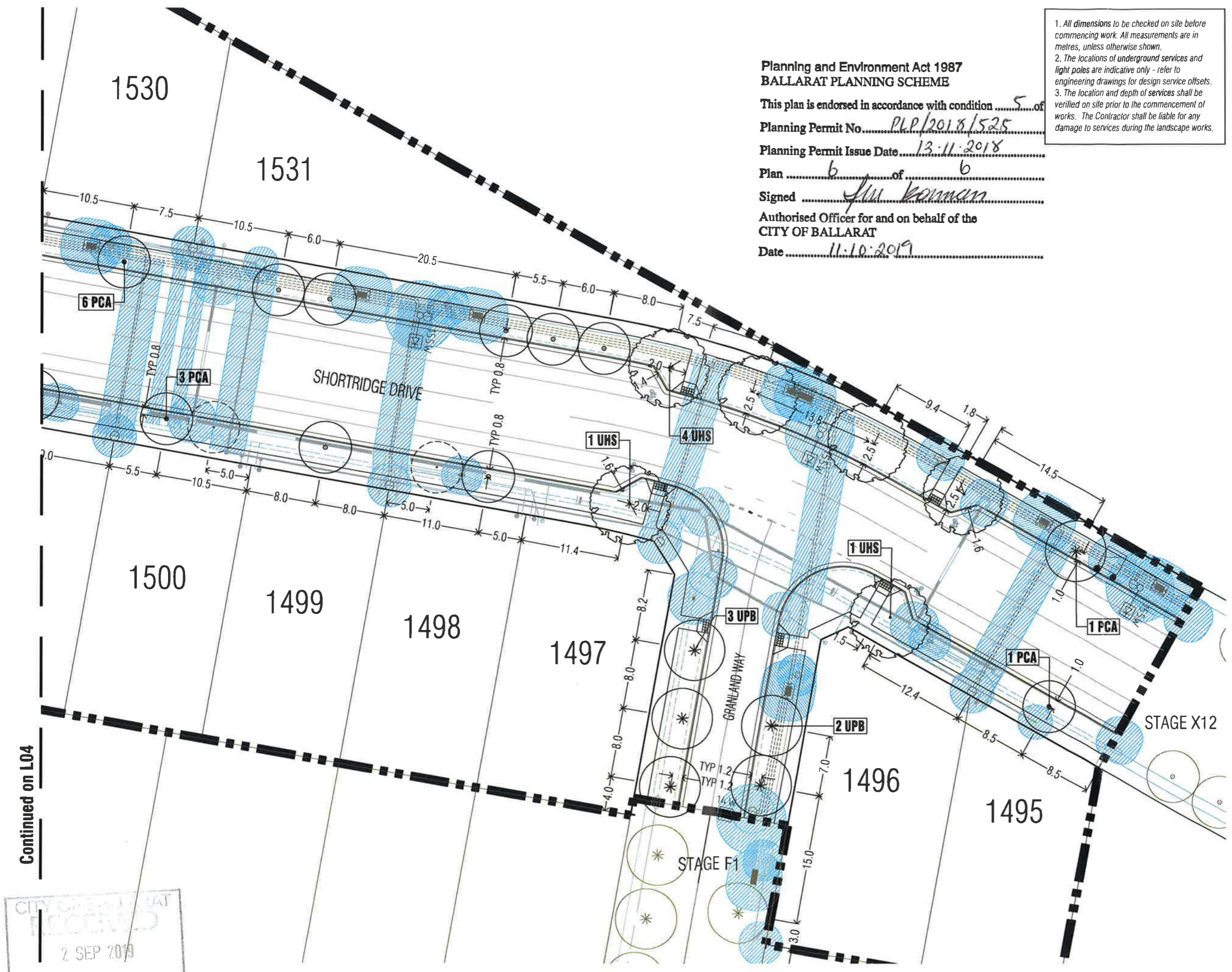


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Continued on L03

Continued on L05



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TP1	Town Planning Approval	AD	30.08.19
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P1	Preliminary-Client Review	AD	09.07.19
Revision	Description	Issue	Date

APPROVAL ISSUE

Planning Permit PLP/2018/525.

- Notes**
- Standard Street Tree Offsets.
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 - Minimum setback of 2.5m to underground electricity cable joints / leas.
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 - Plant Schedule. Refer to sheet PLA319-L02 for Plant Schedule.

- Legend**
- Proposed Street Trees - *Ulmus hybrid* 'Sapporo Autumn Gold' (Autumn Gold Elm) [UHS]
 - Proposed Street Trees - *Pyrus calleryana* 'Aristocrat' (Aristocrat Flowering Pear) [PCA]
 - 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 F4
 Lucas, Ballarat

Street Tree Plan 03

Drawn	Approved	Date	North
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Scale (A1)	Scale (A3)	Sheet	
1:200	1:400	5 of 5	

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Drawing Number: **PLA319-L05** Revision: **TP1**

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