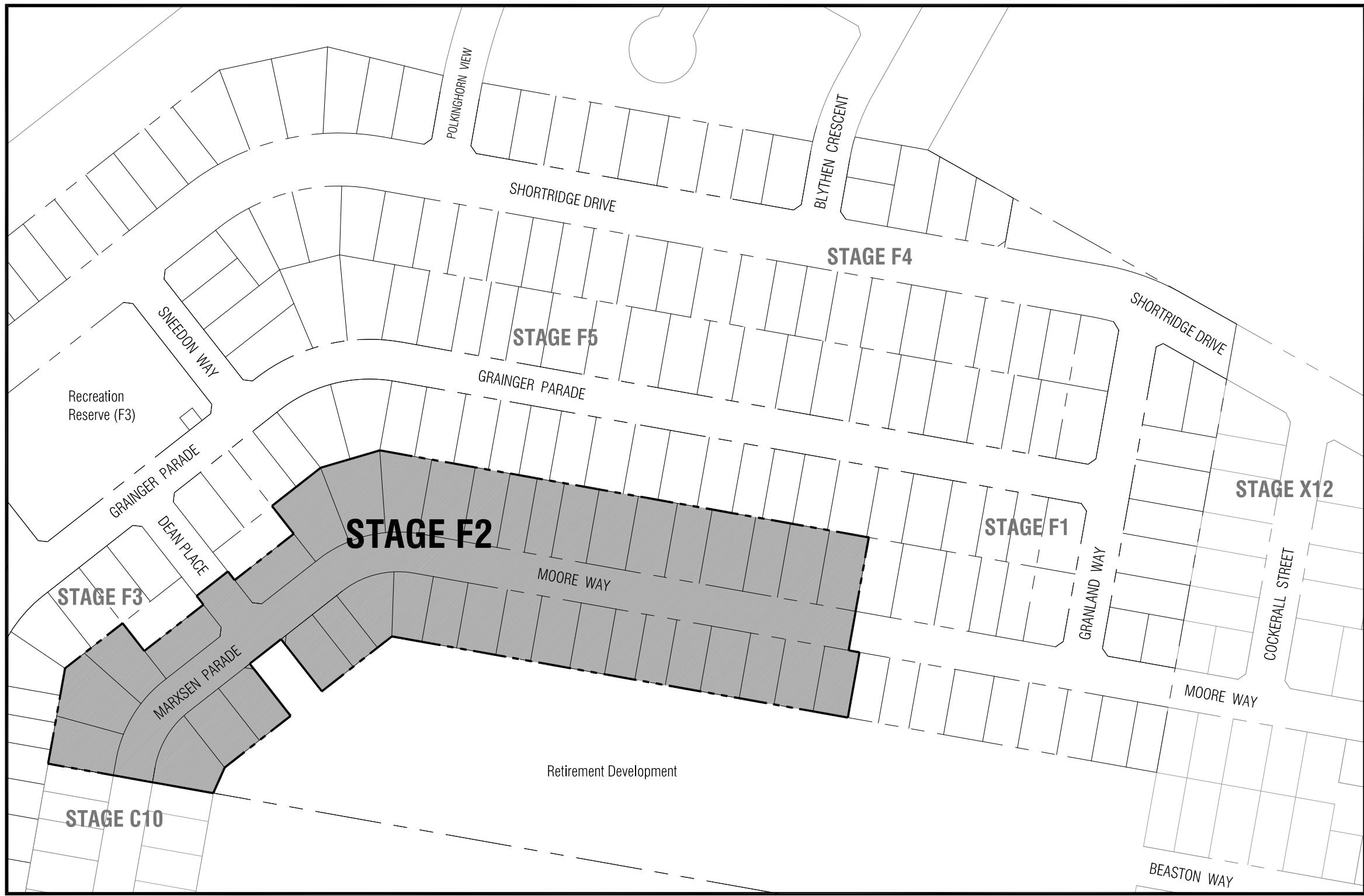


TP2	Revisions Post Approval	AD	13.11.19
TP1	Town Planning Approval	AD	22.08.19
P4	Revisions re: NBN and Water plans	AD	11.08.19
P3	Revisions re: Power and NBN plans	AD	08.08.19
P2	Revisions re: power plans	AD	03.07.19
P1	Preliminary-Client Review	AD	04.03.19
Revision	Description	Initials	Date

REVISED APPROVAL ISSUE

Notes

- Planning Permit reference PLP/2018/525.
- 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 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.



CONTEXT PLAN - Stage F2, Lucas (NTS)

CONTENTS:

Drawing Number
PLA289-L01 Context Plan, Contents and Plant Schedule
PLA289-L02 Street Tree Plan 01
PLA289-L03 Street Tree Plan 02
PLA289-L04 Street Tree Plan 03

Master Plant Schedule - Stage F2, Lucas

Code	Botanical Name	Common Name	Plant Size	Qty
Trees				
ACE	<i>Acer campestre</i> 'Elsrijk'	Elsrijk Field Maple	40 ltr cont.	37
ESC	<i>Eucalyptus scoparia</i>	Wallangara White Gum	16 ltr cont.	12
PCA	<i>Pyrus calleryana</i> 'Aristocrat'	Aristocrat 'Flowering Pear'	40 ltr cont.	2



Client / Project

Integra
Stage F2
Lucas, Ballarat

Drawing Title

Context Plan, Contents and Plant Schedule

Drawn: AD, Approved: RH, Date: 13.11.2019, North

Scale (A1): NTS, Scale (A3): NTS, Sheet: 1 of 4

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Drawing Number: **PLA289-L01**, Revision: **TP2**

TP2	Revisions Post Approval	AD	13.11.19
TP1	Town Planning Approval	AD	22.08.19
P4	Revisions re: NBN and Water plans	AD	11.08.19
P3	Revisions re: Power and NBN plans	AD	08.08.19
P2	Revisions re: power plans	AD	03.07.19
P1	Preliminary-Client Review	AD	04.03.19
Revision	Description	Initials	Date

REVISED APPROVAL ISSUE

Notes

Planning Permit reference PLP/2018/525.

- All dimensions to be checked on site before commencing work. All measurements are in metres, unless otherwise shown.
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- 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 Ctipower 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 PLA289-L01 for Plant Schedule.

Legend

- Proposed Street Trees - *Acer campestre* 'Elsrijk' (Elsrijk Field Maple)
- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Service Offsets

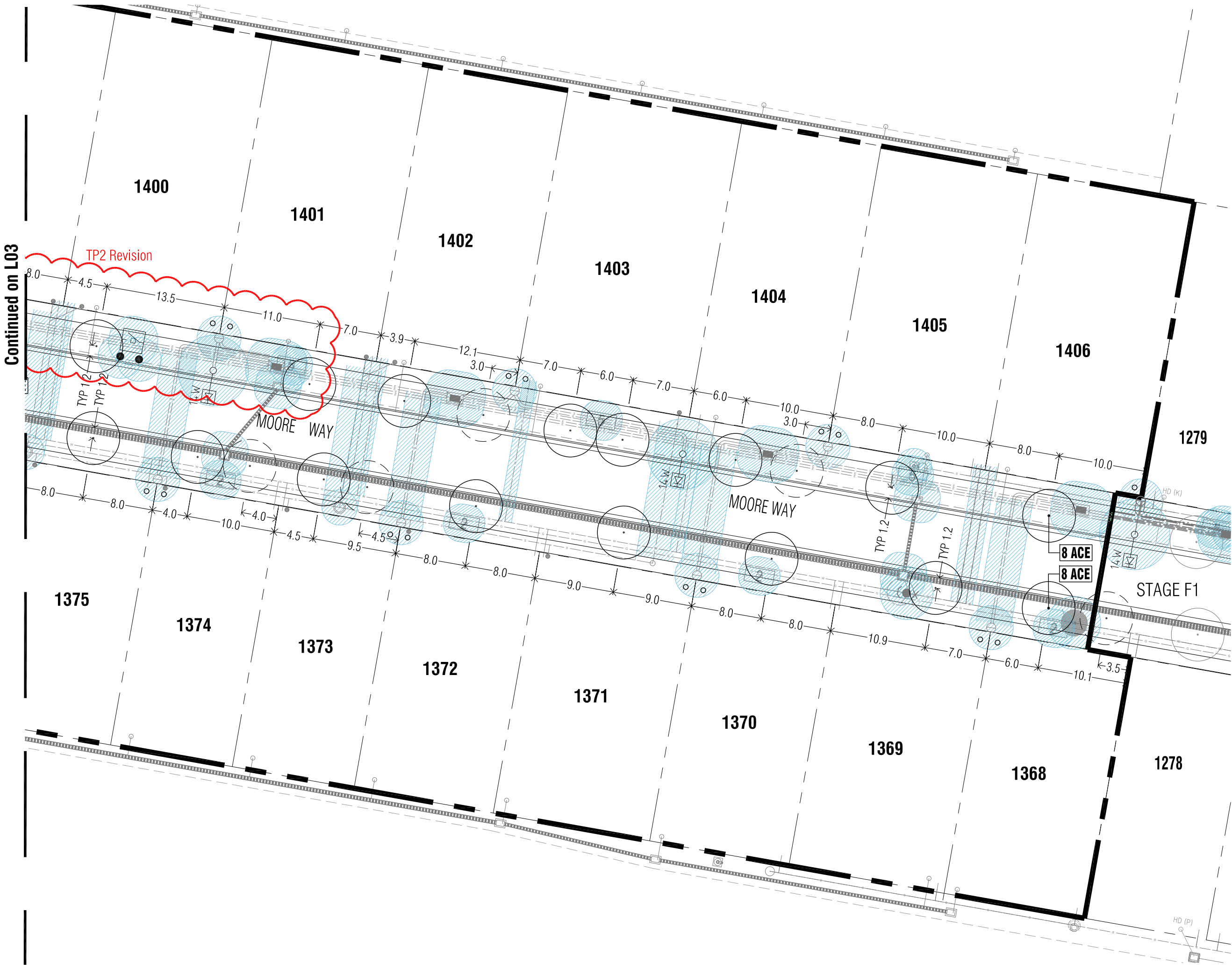


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 Stage F2
 Lucas, Ballarat

Street Tree Plan 01			
Drawn	Approved	Date	North
AD	RH	13.11.2019	
Scale (A1)	Scale (A3)	Sheet	
1:200	1:400	2 of 4	

Drawing Number
PLA289-L02

Revision
TP2



TP2	Revisions Post Approval	AD	13.11.19
TP1	Town Planning Approval	AD	22.08.19
P4	Revisions re: NBN and Water plans	AD	11.08.19
P3	Revisions re: Power and NBN plans	AD	08.08.19
P2	Revisions re: power plans	AD	03.07.19
P1	Preliminary-Client Review	AD	04.03.19
Revision	Description	Initials	Date

REVISED APPROVAL ISSUE

Notes

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 - 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 GA21' by Citypower and Powercor).
 - Minimum setback of 2.5m to underground electricity cable joints / tees.
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 - 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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 - 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 PLA289-L01 for Plant Schedule.

Legend

- Proposed Street Trees - *Acer campestre* 'Elsrijk' (Elsrijk Field Maple)
- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Service Offsets



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Stage F2
Lucas, Ballarat

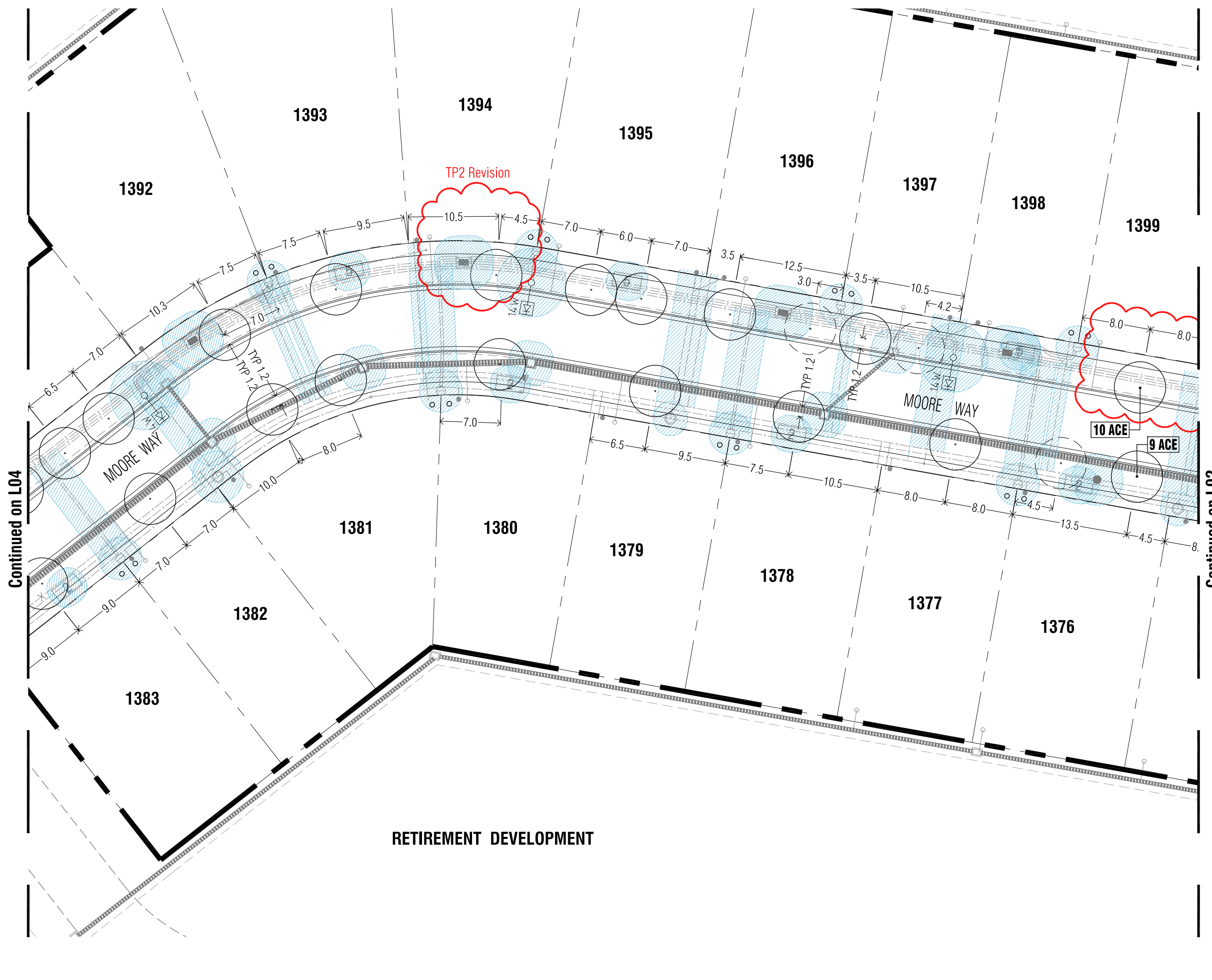
Drawing Title

Street Tree Plan 02

Drawn	Approved	Date	North
AD	RH	13.11.2019	
Scale (A1)	Scale (A3)	Sheet	
1:200	1:400	3 of 4	

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Drawing Number	Revision
PLA289-L03	TP2





TP2	Revisions Post Approval	AD	13.11.19
TP1	Town Planning Approval	AD	22.08.19
P4	Revisions re: NBN and Water plans	AD	11.08.19
P3	Revisions re: Power and NBN plans	AD	08.08.19
P2	Revisions re: power plans	AD	03.07.19
P1	Preliminary-Client Review	AD	04.03.19
Revision	Description	Initials	Date

REVISED APPROVAL ISSUE

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 - Plant Schedule. Refer to sheet PLA289-L01 for Plant Schedule.

Continued on L03

Legend

- Proposed Street Trees - *Acer campestre* 'Elsrijk' (Elsrijk Field Maple)
- Proposed Street Trees - *Pyrus calleryana* 'Aristocrat' (Aristocrat Flowering Pear)
- Proposed Street Trees - *Eucalyptus scoparia* (Wallangara White Gum)
- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Service Offsets



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Street Tree Plan 03

Drawn	Approved	Date	North
AD	RH	13.11.2019	
Scale (A1)	Scale (A3)	Sheet	
1:200	1:400	4 of 4	

Drawing Number: **PLA289-L04** Revision: **TP2**