

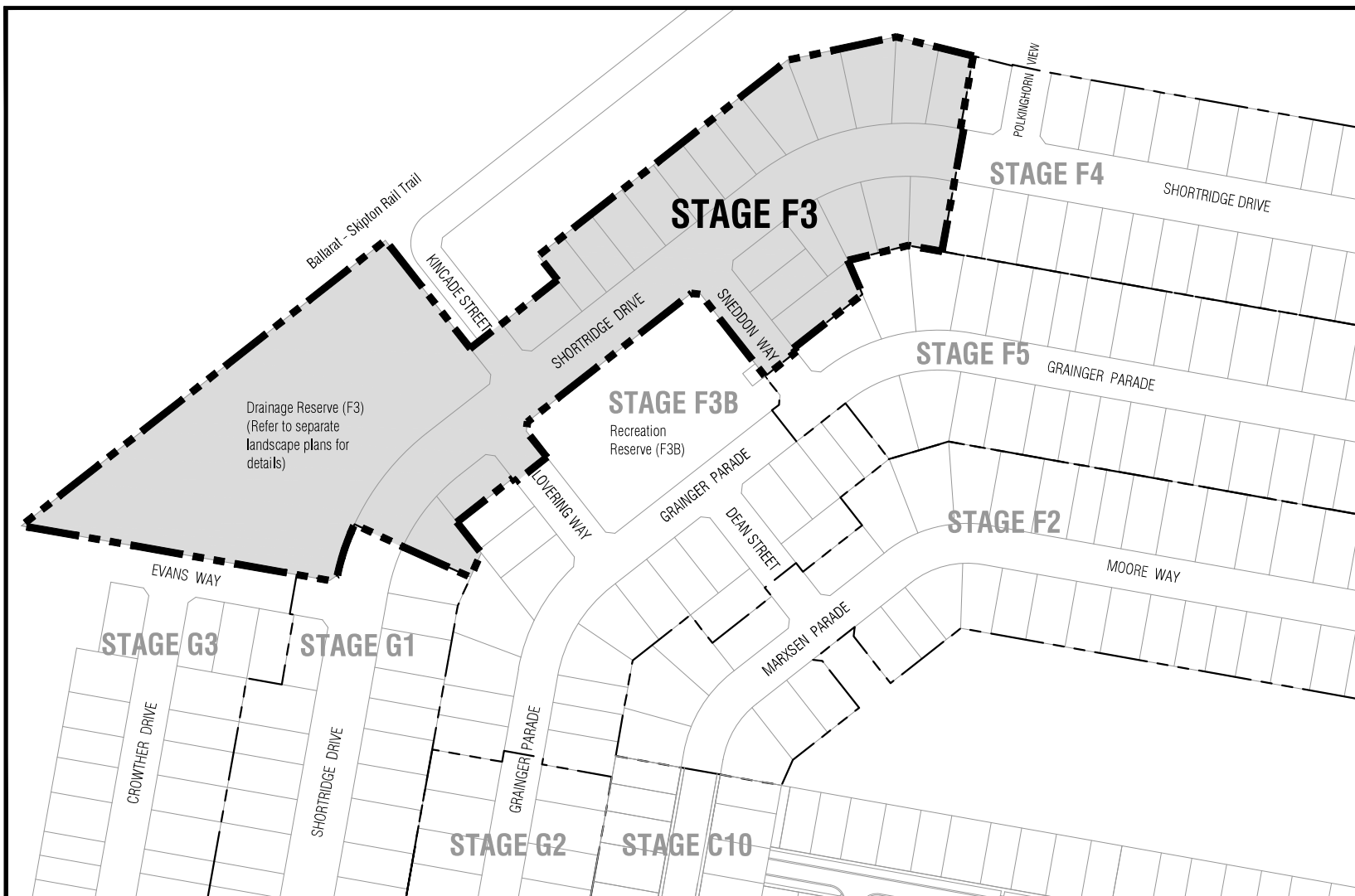
TP1	Approved Power / Town Planning Issue	AD	02.07.20
P6	Revision re: Kincaide Street changes	AD	28.06.20
P5	Revision to tree location at Lot 1421	AD	15.03.20
P4	Revisions re: power, NBN and water plans	AD	26.02.20
P3	Revisions re: civil base amendments	AD	27.01.20
P2	Revisions re: Power sketch plan	AD	04.07.19
P1	Preliminary-Client Review	AD	11.06.19
Revision	Description	By	Date

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 details.
- 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... of

Planning Permit No PLP/2018/525

Planning Permit Issue Date 13/11/18

Page 1 of 6

Signed *[Signature]*

Authorised Officer for and on behalf of the

CITY OF BALLARAT

Date 25/8/20

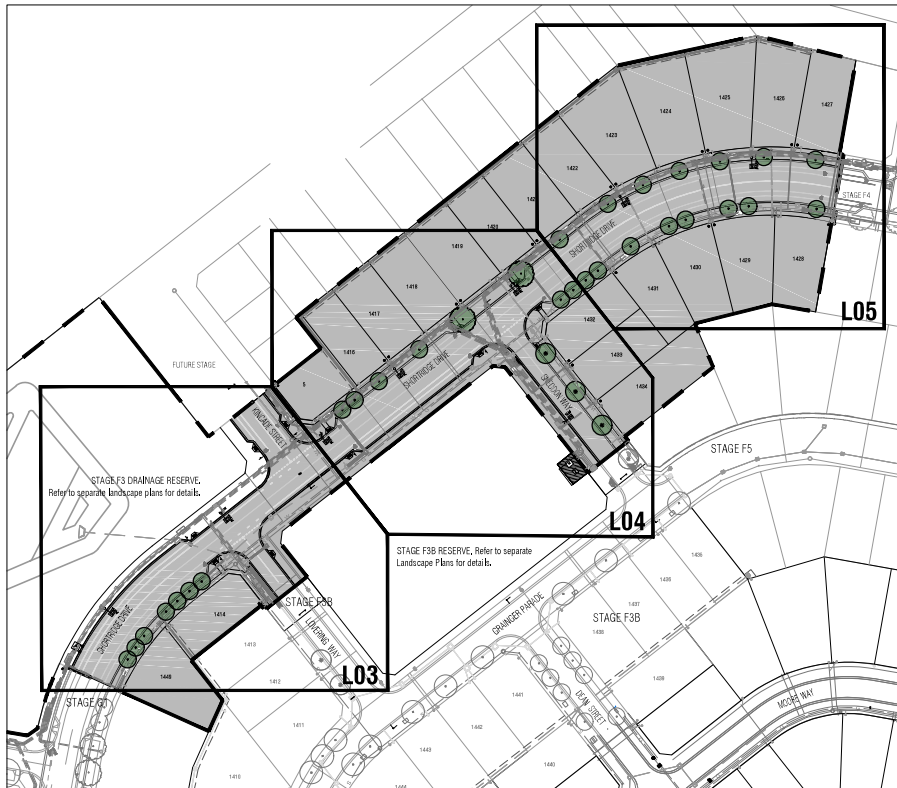
CONTEXT PLAN - Stage F3, Lucas (NTS)

CONTENTS:

- Drawing Number
- PLA305-L01 Context Plan and Contents
 - PLA305-L02 Page Layout, Plant Schedule and Planting Detail
 - PLA305-L03 Street Tree Plan 01
 - PLA305-L04 Street Tree Plan 02
 - PLA305-L05 Street Tree Plan 03



Client / Project	
Stage F3 Lucas, Ballarat	
Drawing Title	
Context Plan and Contents	
Drawn	Approved
AD	RH
Date	02.07.2020
Scale	1:50
NTS	NTS
Sheet	1 of 5
Drawing Number	
PLA305-L01	
Revision	
TP1	



SHEET LAYOUT PLAN - Stage F3, Lucas

Master Plant Schedule - Stage F3, Lucas

Code	Botanical Name	Common Name	Plant Size	Qty
Trees				
FPU	<i>Fraxinus pennsylvanica</i> 'Urbell'	Urbanite Ash	40 ltr cont.	3
PCA	<i>Pyrus calleryana</i> 'Aristocrat'	'Aristocrat' Flowering Pear	40 ltr cont.	28
USAG	<i>Ulmus Sapporo Autumn Gold</i>	Autumn Gold Elm	40 ltr cont.	2

Rev	Description	Date	By	Check
TP1	Approved Power / Town Planning Issue	AD 02.07.20		
P6	Revision re: Kincaid Street changes	AD 28.06.20		
P5	Revision to tree location at Lot 1421	AD 19.03.20		
P4	Revisions re: power, NBN and water plans	AD 26.02.20		
P3	Revisions re: civil base amendments	AD 27.01.20		
P2	Revisions re: Power sketch plan	AD 04.07.19		
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Planning and Environment Act 1987


BALLARAT PLANNING SCHEME

This plan is endorsed in accordance with condition ⁵ of

Planning Permit No PLP/2018/525

Planning Permit Issue Date 13/11/18

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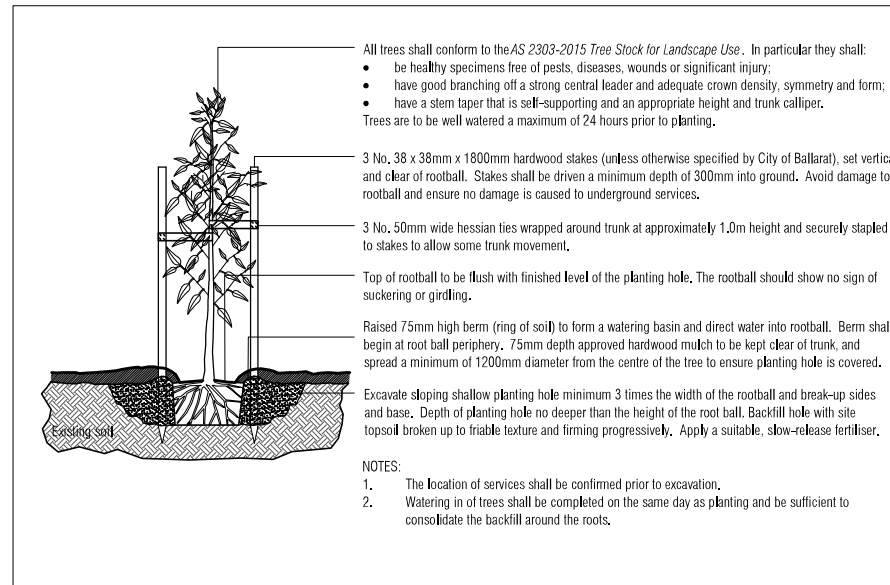
Signed 

Authorised Officer for and on behalf of the

CITY OF BALLARAT

25/8/20

Date

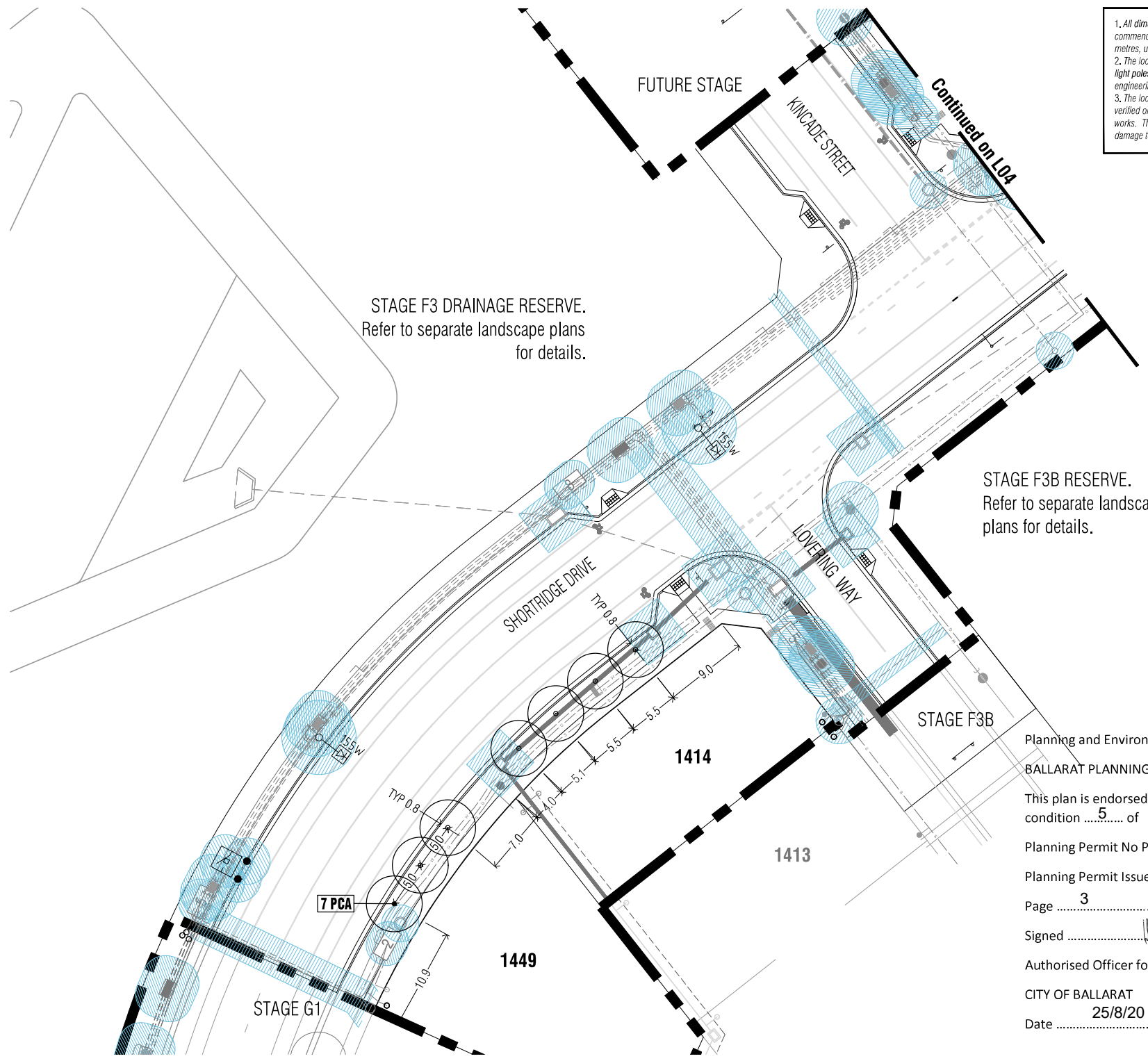


City of Ballarat Typical Tree Planting Detail (NTS)



Drawn	Approved	Date	Sheet
AD	RH	02.07.2020	
Scale	NTS	Scale	2 of 5

PLA305-L02 TP1



1. All dimensions to be checked on site before commencing work. All measurements are in metres, unless otherwise shown.
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STAGE F3 DRAINAGE RESERVE.
 Refer to separate landscape plans for details.

STAGE F3B RESERVE.
 Refer to separate landscape plans for details.

TP1	Approved Power / Town Planning Issue	AD	02.07.20
P6	Revision re: Kincaid Street changes	AD	29.06.20
P5	Revision to tree location at Lot 1421	AD	19.03.20
P4	Revisions re: power, NBN and water plans	AD	26.02.20
P3	Revisions re: civil base amendments	AD	27.01.20
P2	Revisions re: Power sketch plan	AD	04.07.19
P1	Preliminary-Client Review	AD	11.06.19
Revision:	Drawn by:	Drawn by:	Date:

APPROVAL ISSUE

Notes

- Planning Permit reference PLP/2018/525.
- 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 GA21P by Citypower and Powercor).
 - Minimum setback of 2.5m to underground electrically 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 mature 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 PLA305-L02 for Plant Schedule.

Legend

	Proposed Street Trees - <i>Pyrus calleryana</i> 'Aristocrat' (Aristocrat Flowering Pear)
	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
 This plan is endorsed in accordance with condition ...5... of
 Planning Permit No PLP/2018/525
 Planning Permit Issue Date 13/11/18
 Page 3 of 6
 Signed *[Signature]*
 Authorised Officer for and on behalf of the
 CITY OF BALLARAT
 Date 25/8/20



Client / Project

Intega
 Stage F3
 Lucas, Ballarat

Street Tree Plan 01

Drawn	Approved	Date	North
AD	RH	02.07.2020	
Scale 1:200	Scale 1:400	Scale 1:3 of 5	

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Drawing Number: **PLA305-L03** Revision: **TP1**

This plan is endorsed in accordance with condition **5** of

Planning Permit No PLP/2018/525

Planning Permit Issue Date 13/11/18

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Signed *[Signature]*

Authorised Officer for and on behalf of the

CITY OF BALLARAT

Date 25/8/20

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P2	Revisions re: Power sketch plan	AD	04.07.19
P1	Preliminary-Client Review	AD	11.06.19
Revision:	Drawn:	AD	11.06.19
		AD	11.06.19

APPROVAL ISSUE

Notes

- Planning Permit reference PLP/2018/525.
- 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 (1.5m 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 GA2111 by Citypower and Powercor).
 - Minimum setback of 2.5m to underground electrically 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.
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 - Plant Schedule. Refer to sheet PLA305-L02 for Plant Schedule.

Legend

- Proposed Street Trees - *Pyrus calleryana* 'Aristocrat' (Aristocrat Flowering Pear)
- Proposed Street Trees - *Fraxinus pennsylvanica* 'Urbell' (Urbanite Ash)
- Proposed Street Trees - *Ulmus Sapporo Autumn Gold* (Autumn Gold Ash)
- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Service Offsets



Client / Project

Intega

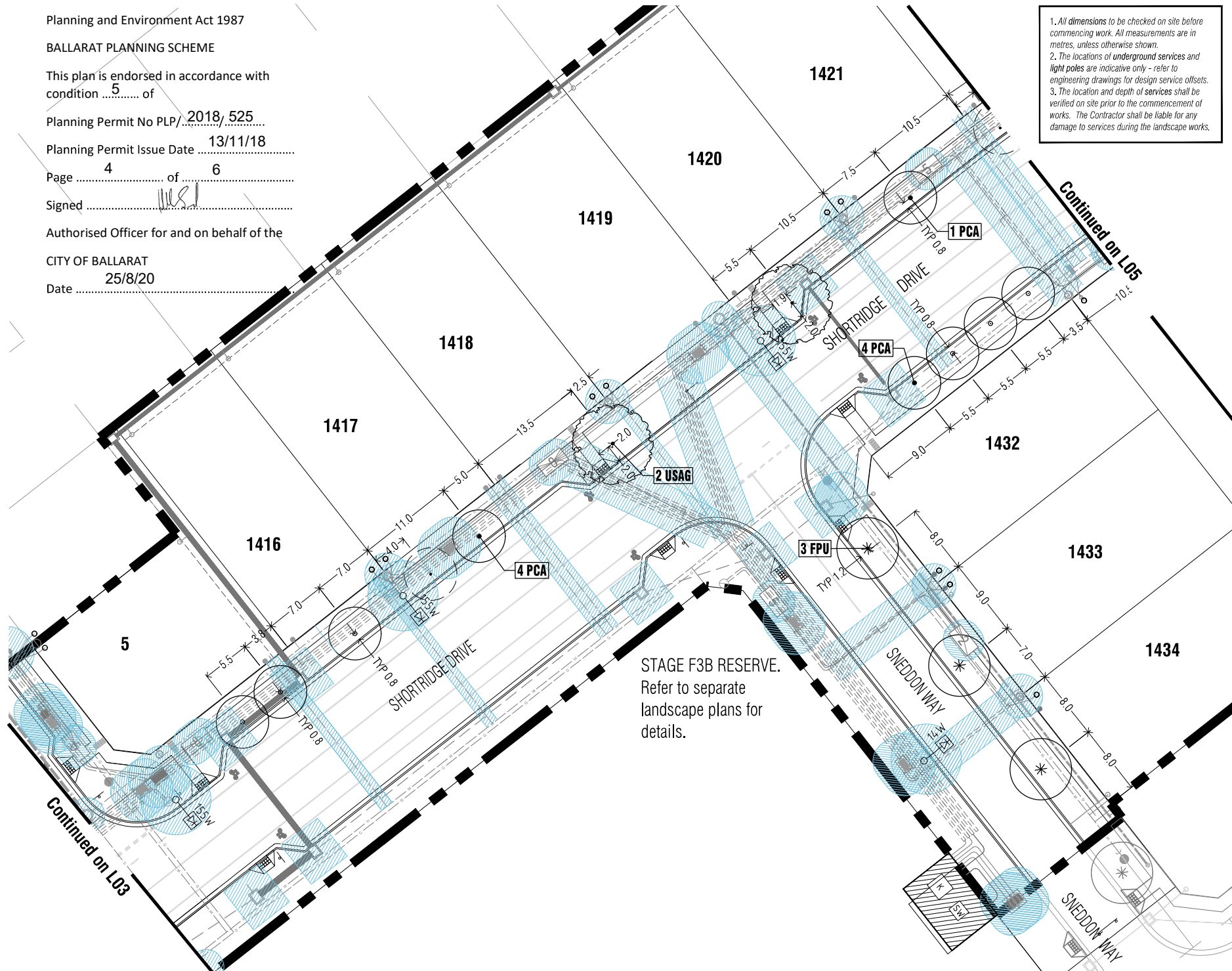
Stage F3
Lucas, Ballarat

Drawing Title: **Street Tree Plan 02**

Drawn	Approved	Date	North
AD	RH	02.07.2020	
Scale	Sheet	Revision	
1:200	1:400	4 of 5	

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Drawing Number: **PLA305-L04** Revision: **TP1**



STAGE F3B RESERVE.
Refer to separate
landscape plans for
details.

TP1	Approved Power / Town Planning Issue	AD	02.07.20
P6	Revision re: Kincaid Street changes	AD	28.06.20
P5	Revision to tree location at Lot 1421	AD	19.03.20
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P2	Revisions re: Power sketch plan	AD	04.07.19
P1	Preliminary-Client Review	AD	11.06.19
Revision	Description	Drawn	Date

APPROVAL ISSUE

Notes

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 - 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.
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 - Plant Schedule. Refer to sheet PLA305-L02 for Plant Schedule.

Legend

- Proposed Street Trees - *Pyrus calleryana* 'Misscotart' (Aristocrat Flowering Pear)
- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Service Offsets



This plan is endorsed in accordance with
 condition **5** of

2018, 525

WORKS CANOPY COVERAGE ASSESSMENT

Planning Permit No PLP.....


Project **Stage F3, Lucas**

Planning Permit Issue Date **13/11/18**

Date **Thursday, 2 July 2020**

Page **6** of **6**

PLOT Drawing **PLA305-L01-L05_TP1**

Signed 

Authorised Officer for and on behalf of the
 CITY OF BALLARAT
25/8/20

Code	Tree Species	Quantity	Radius (m)	Canopy Area (m ²)	TOTAL CANOPY
PCA	<i>Pyrus calleryana</i> 'Aristocrat'	28	3.5	38	1078
USAG	<i>Ulmus</i> 'Sapporo Autumn Gold'	2	5	79	157
Total				1235	
Road Reserve Area				4759	

Canopy Coverage for Shortridge Drive 26%

Code	Tree Species	Quantity	Radius (m)	Canopy Area (m ²)	TOTAL CANOPY
FPU	<i>Fraxinus pennsylvanica</i> 'Urbdehl'	0	3.5	38	0
Total				0	
Road Reserve Area				134	

Canopy Coverage for Lovering Place 0%

Code	Tree Species	Quantity	Radius (m)	Canopy Area (m ²)	TOTAL CANOPY
ALI	<i>Allocasuarina littoralis</i> (indigenous)	0	2	13	0
Total				0	
Road Reserve Area				145	

Canopy Coverage for Kincade Street 0%

Code	Tree Species	Quantity	Radius (m)	Canopy Area (m ²)	TOTAL CANOPY
FPU	<i>Fraxinus pennsylvanica</i> 'Urbdehl'	3	3.5	38	115
Total				115	
Road Reserve Area				423	

Canopy Coverage for Sneddon Way 27%

Stage Total 24.72%