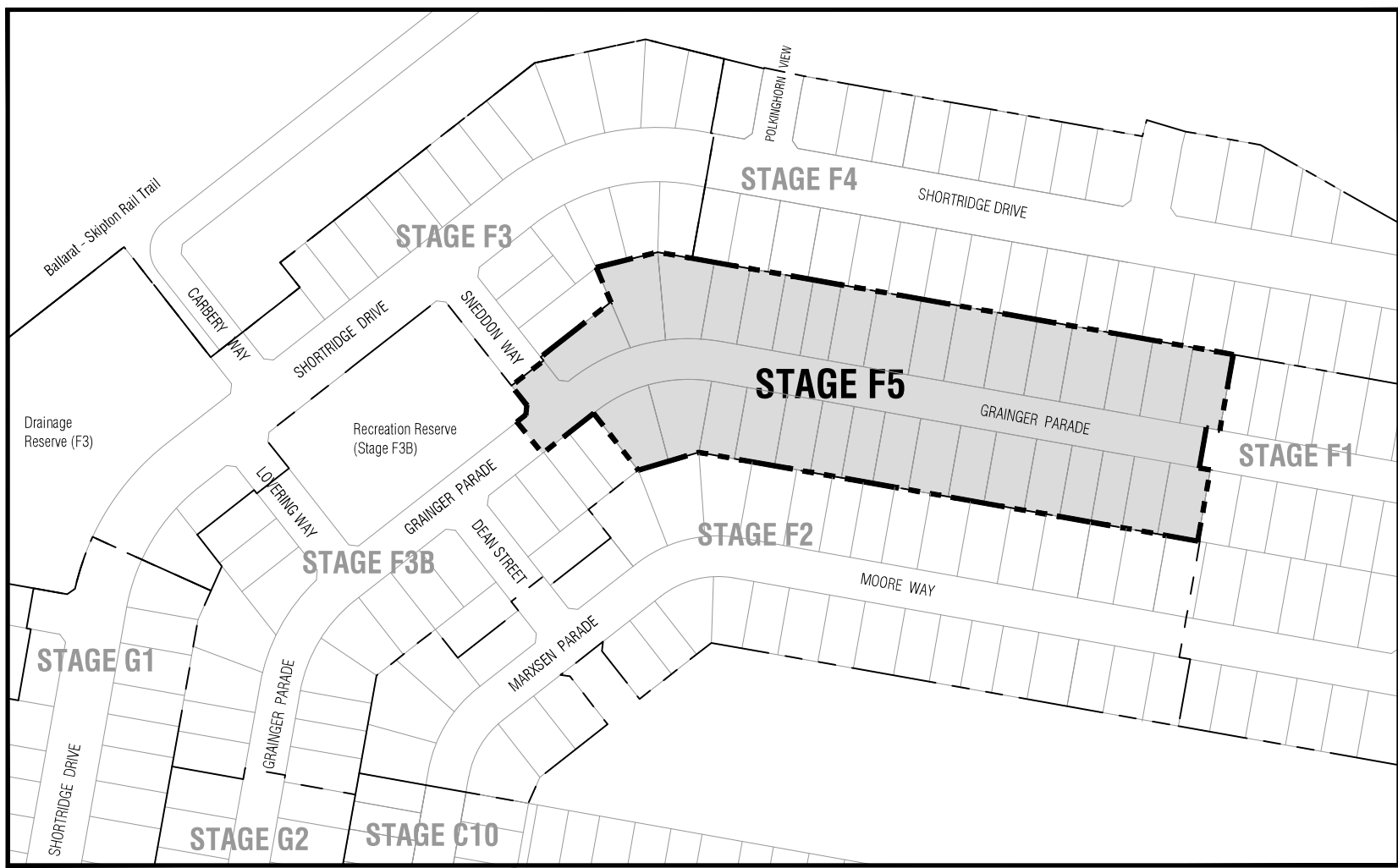


TP1	Town Planning Approval	AD	15.07.20
P4	Revisions re: power and NBN plans	AD	27.04.20
P3	Revisions re: power and NBN plans	AD	21.04.20
P2	Revisions to civil and power plans	AD	18.02.20
P1	Preliminary-Client Review	AD	12.08.19
Revision: Description		Drawn	Site
<b>APPROVAL ISSUE</b>			

**Status**  
**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 of

Planning Permit No PLP/2018/525

Planning Permit Issue Date 13/11/18

Page 1 of 5

Signed [Signature]

Authorised Officer for and on behalf of the

CITY OF BALLARAT

Date 25/8/20

### CONTEXT PLAN - Stage F5, Lucas (NTS)

**CONTENTS:**

Drawing Number	PLA320-L01	Context Plan, Contents and Plant Schedule
	PLA320-L02	Street Tree Plan 01
	PLA320-L03	Street Tree Plan 02
	PLA320-L04	Street Tree Plan 03 and Planting Details

**Master Plant Schedule - Stage F5, Lucas**

Code	Botanical Name	Common Name	Plant Size	Qty
Trees				
EMA	<i>Eucalyptus mannifera</i> ssp. <i>maculosa</i>	Red Spotted Gum	16 ltr cont.	38
FPU	<i>Fraxinus pennsylvanica</i> 'Urbell'	Urbanite Ash	40 ltr cont.	1



Client / Project  
 Stage F5  
 Lucas, Ballarat

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

Drawn	AD	Approved	RH	Date	15.07.2020
Scale	NTS	Scale	NTS	Page	1 of 4

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Drawing Number  
**PLA320-L01**

Revision  
**TP1**

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 2 of 5

Signed [Signature]

1433 Authorised Officer for and on behalf of the CITY OF BALLARAT

Date 25/8/20

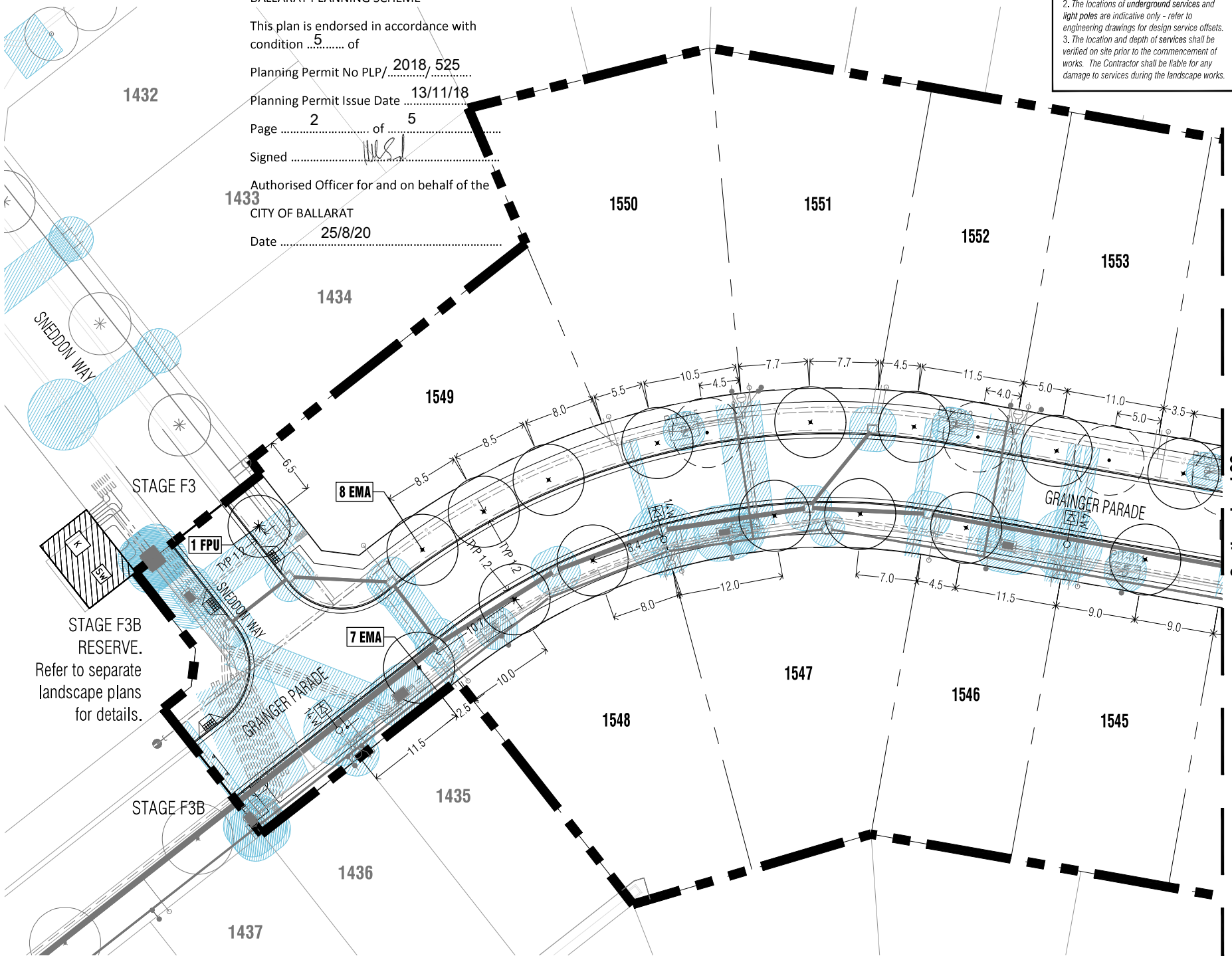
1. All dimensions to be checked on site before commencing work. All measurements are in metres, unless otherwise shown.
2. The locations of underground services and light poles are indicative only - refer to engineering drawings for design service offsets.
3. The location and depth of services shall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

Table with 3 columns: Revision, Description, Date. Includes TP1 Town Planning Approval, P4 Revisions re: power and NBN plans, P3 Revisions re: power and NBN plans, P2 Revisions to civil and power plans, P1 Preliminary-Client Review. Status: APPROVAL ISSUE.

Notes

- Planning Permit reference PLP/2018/525.
4. 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.
• 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.
5. 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.
6. Planting. All trees shall be planted in accordance with LDM, unless otherwise specified.
7. Mulch. Mulch shall be recycled hardwood (or similar approved) in general accordance with LDM, unless otherwise specified.
8. 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.
9. Plant Schedule. Refer to sheet L01 for Plant Schedule.

Legend
Proposed Street Trees - Eucalyptus mannifera (Red Spotted Gum)
Proposed Street Trees - Fraxinus pennsylvanica (Urbideell (Ubanite Ash))
Alternative tree location if driveway is located where street tree is proposed.
Plant Label and Code
Service Offsets



Continued on L03

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



Client / Project: Intega Stage F5 Lucas, Ballarat

Street Tree Plan 01
Drawn: AD, Approved: RH, Date: 15.07.2020, Scale: 1:200, 1:400, 2 of 4. Drawing Number: PLA320-L02, Title: TP1

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

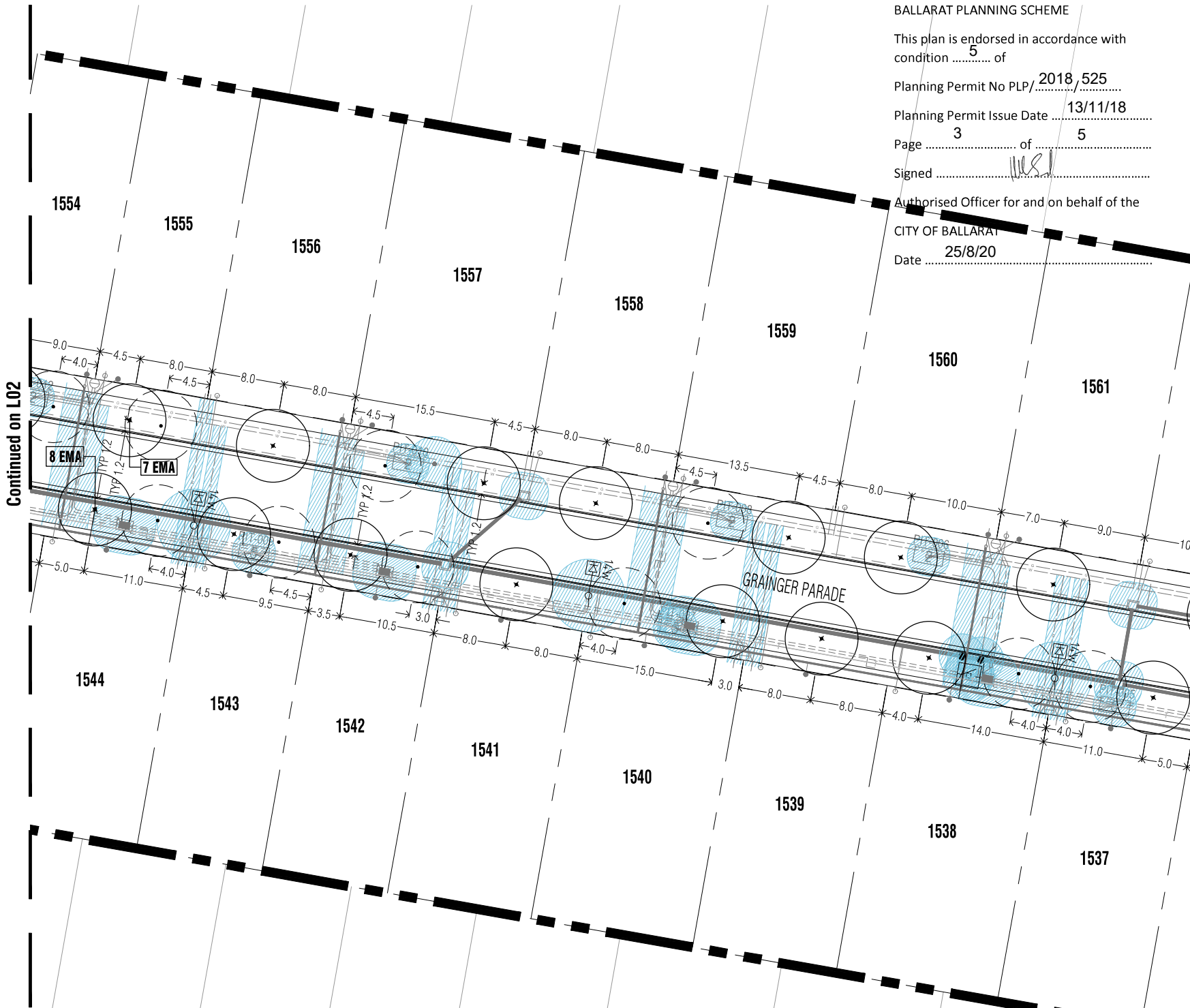
Page 3 of 5

Signed ..... [Signature] .....

Authorised Officer for and on behalf of the

CITY OF BALLARAT

Date 25/8/20



TP1	Town Planning Approval	AD	15.07.20
P4	Revisions re: power and NBN plans	AD	27.04.20
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P2	Revisions to civil and power plans	AD	18.02.20
P1	Preliminary-Client Review	AD	12.08.19
Revision:	Description	Drawn:	Check:

**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.
  - 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' (6m 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 pits / bases.
    - 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, Pressed 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 L01 for Plant Schedule.

**Legend**

- Proposed Street Trees - Eucalyptus mannifera (Red Spotted Gum)
- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Service Offsets

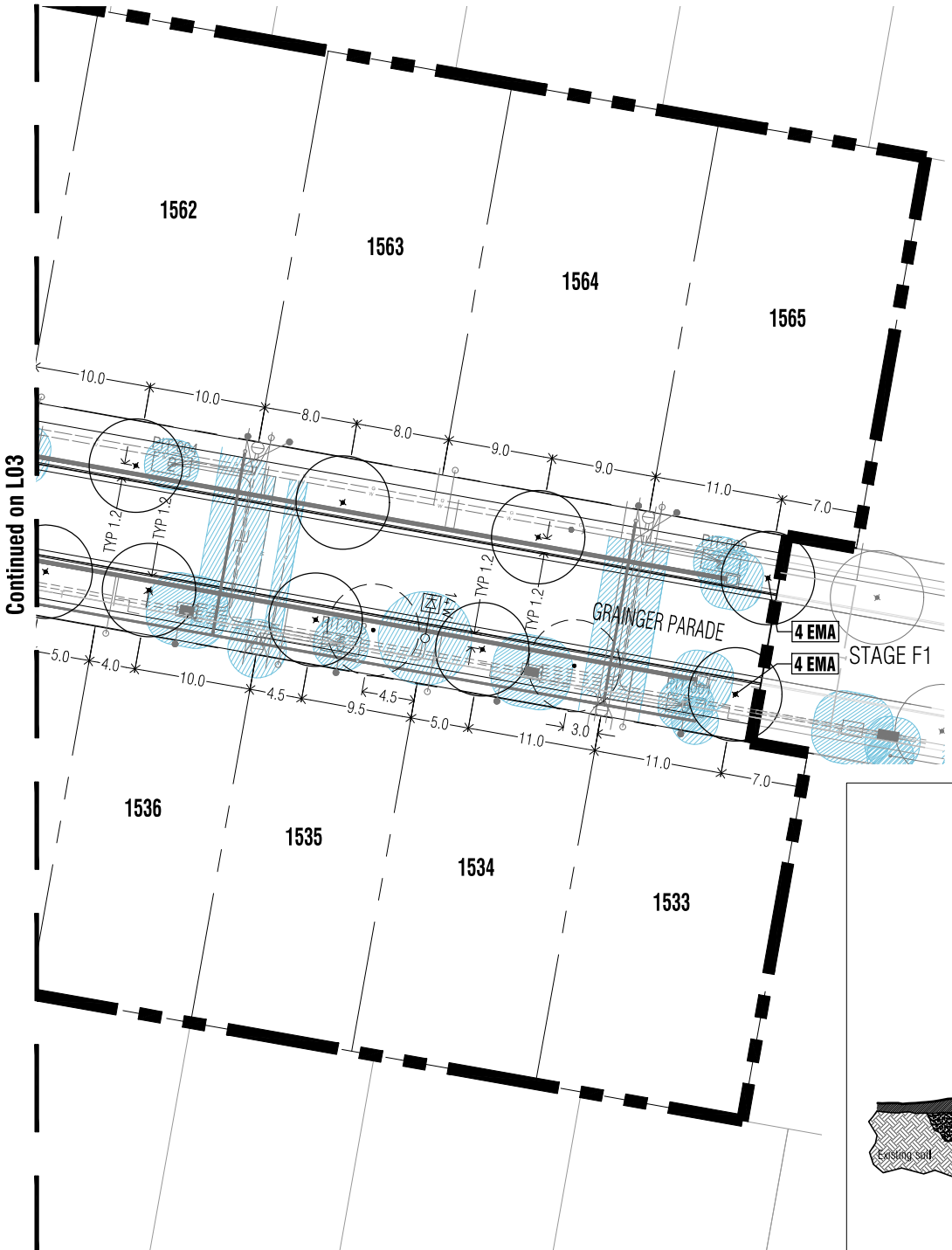


Client / Project

**Intega**  
 Stage F5  
 Lucas, Ballarat

Drawing Title			
<b>Street Tree Plan 02</b>			
Drawn	Approved	Date	Sheet
AD	RH	15.07.2020	3 of 4
Scale 1:200	Scale 1:400	Scale 1:3 of 4	Scale
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Drawing Number			Revision
<b>PLA320-L03</b>			<b>TP1</b>





Continued on L03

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..... of

Planning Permit No PLP/.....2018, 525.....

Planning Permit Issue Date 13/11/18

Page 4 of 5

Signed ..... [Signature] .....

Authorised Officer for and on behalf of the

CITY OF BALLARAT

Date 25/8/20

TP1	Town Planning Approval	AD	15.07.20
P4	Revisions re: power and NBN plans	AD	27.04.20
P3	Revisions re: power and NBN plans	AD	21.04.20
P2	Revisions to civil and power plans	AD	18.02.20
P1	Preliminary-Client Review	AD	12.08.19
Revision:		Drawn:	Check:

**APPROVAL ISSUE**

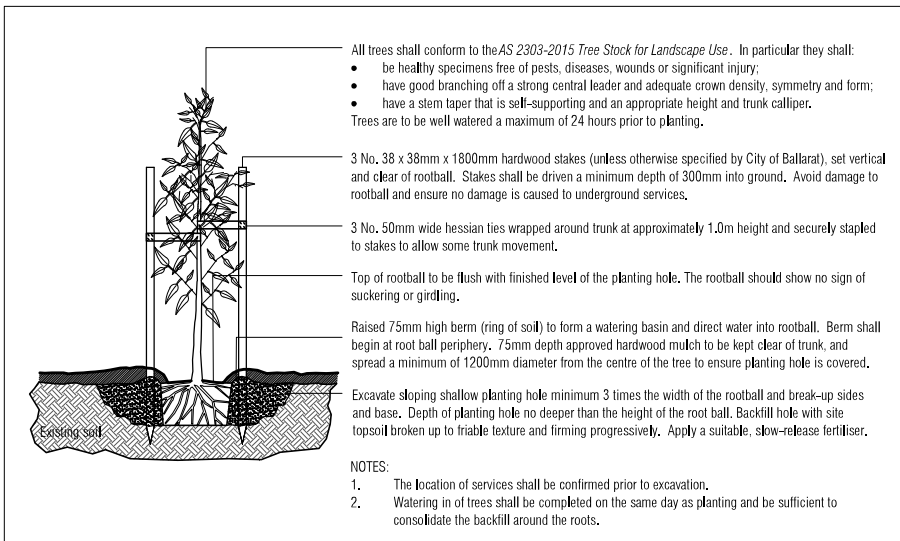
**Notes**

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 GA211\* by Citypower and Powercor).
  - Minimum setback of 2.5m to underground electricity cable joints / tees.
  - Minimum setback of 2.0m to services 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.
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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 L01 for Plant Schedule.

**Legend**

- Proposed Street Trees - *Eucalyptus mannifera* (Red Spotted Gum)
- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Service Offsets



**City of Ballarat Typical Tree Planting Detail (NTS)**



Client / Project  
 Stage F5  
 Lucas, Ballarat

**Street Tree Plan 03 and Planting Details**

Drawn	Approved	Date	Sheet
AD	RH	15.07.2020	1 of 4
Scale: 1:200	Scale: 1:400	Scale: 1:4 of 4	

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 Drawing Number: **PLA320-L04**      Revision: **TP1**

**Works CANOPY COVERAGE ASSESSMENT**

Project **Stage F5, Lucas**  
Date **Wednesday, 15 July 2020**  
PLOT Drawing **PLA320-L01-L04\_TP1**

Road **Grainger Parade**

Code	Tree Species	Quantity	Radius (m)	Canopy Area (m2)	TOTAL CANOPY
EMA	<i>Eucalyptus mannifera</i>	38	4	50	1910

Total 1910  
Road Reserve Area 5430

**Canopy Coverage for Grainger Parade 35%**

Road **Sneddon Way**

Code	Tree Species	Quantity	Radius (m)	Canopy Area (m2)	TOTAL CANOPY
FPC	<i>Fraxinus pennsylvanica 'Urbdehl'</i>	1	3.5	38	38

Total 38  
Road Reserve Area 117

**Canopy Coverage for Sneddon Way 33%**

**Stage Total 35.13%**

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 **5** of **5**

Signed  .....

Authorised Officer for and on behalf of the

CITY OF BALLARAT

Date **25/8/20** .....