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Revisions to power plan (231029)	AD	09.11.20
P2 Revisions to Power and NBN plans	AD	26.10.20
P1 Preliminary/Issue for Client Review	AD	25.08.20

Revision Description

PRELIMINARY ISSUE

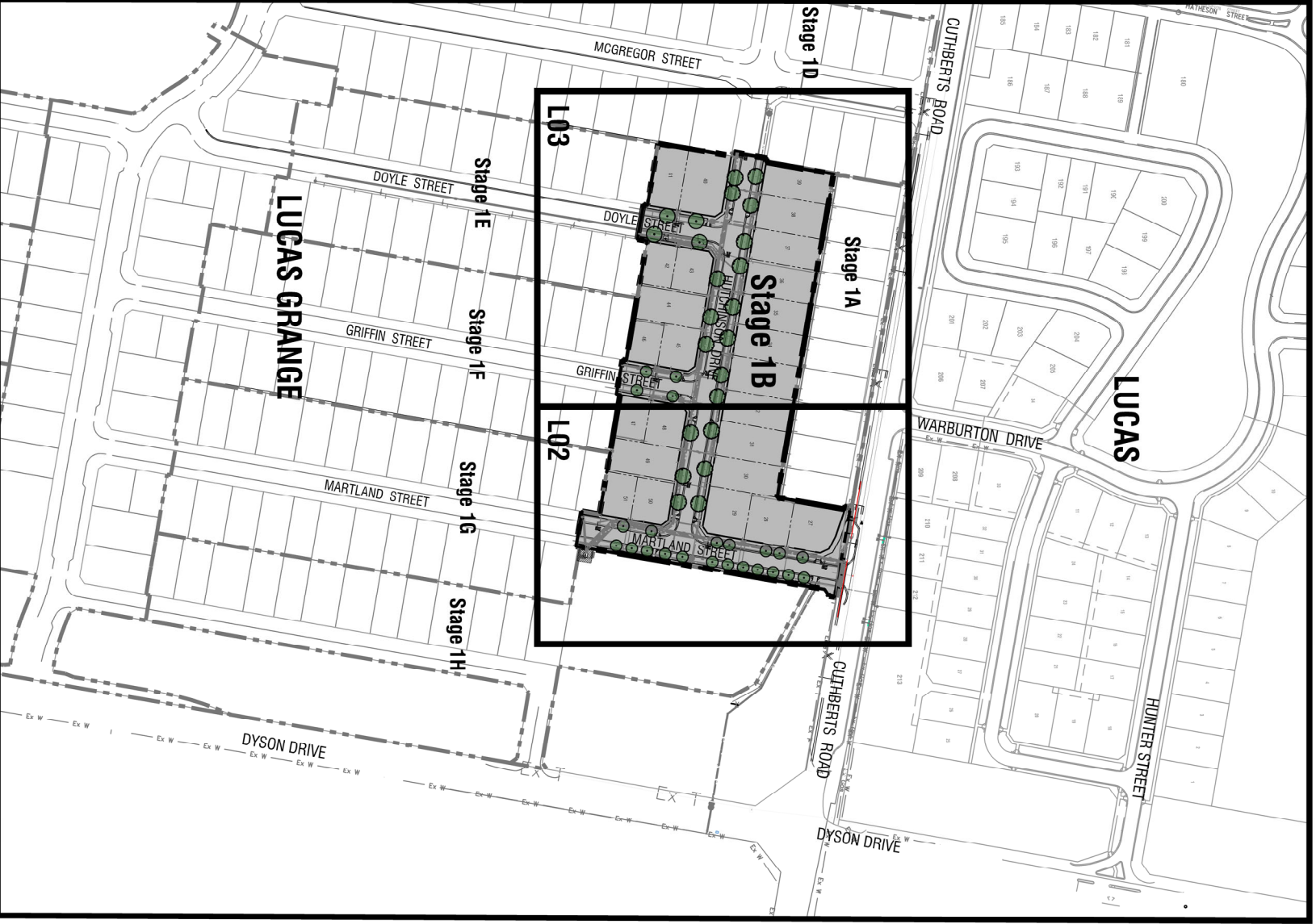
PLanning Permit P/P/2020/177

Notes

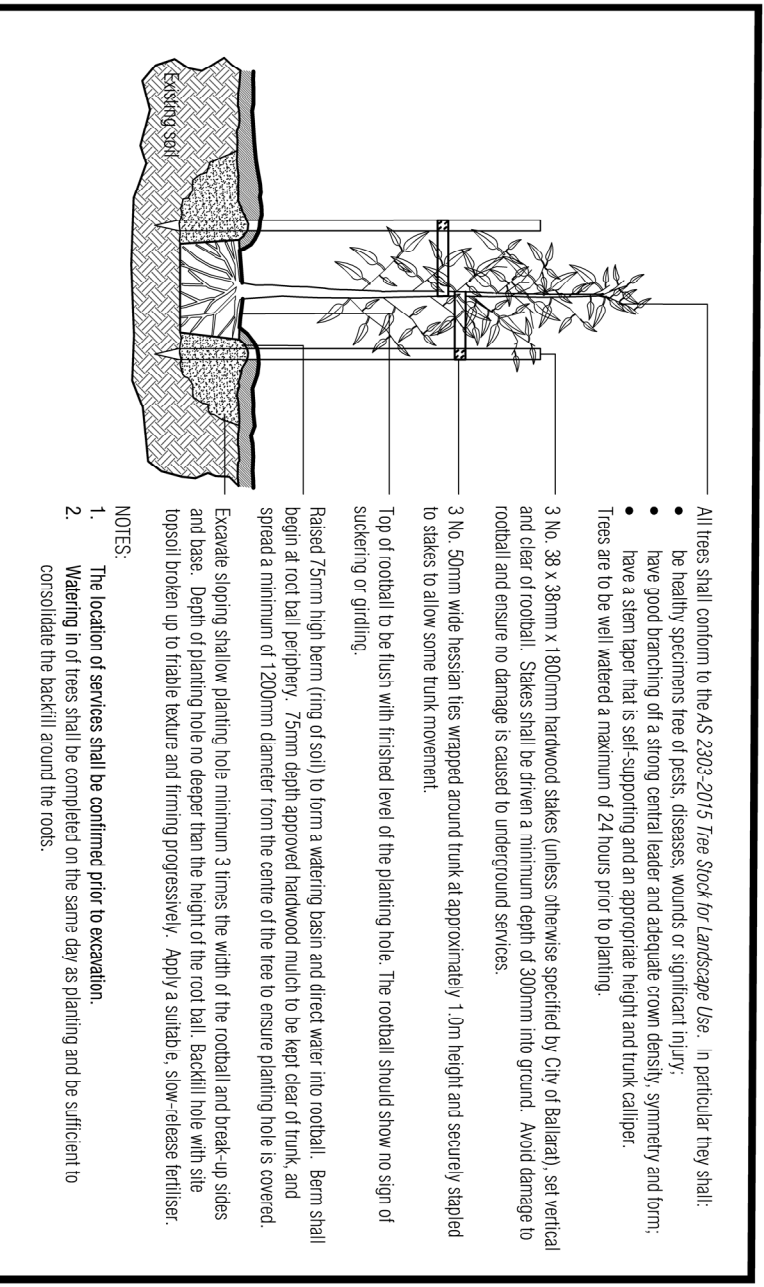
- All dimensions to be checked on site before commencing work. All measurements are in metres, unless otherwise shown.
- The locations of underground services and light poles are indicative only - refer to engineering drawings for design service offsets.
- The location and depth of services shall be 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 Details
 - 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 GA271 by Citypower and Powerco)
 - 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
 - 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, shrubs and groundcovers 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 grass seed mix in accordance with the LDM.

MASTER PLANT SCHEDULE

Code	Botanical Name	Common Name	Plant Size	Qty
Trees				
ANS	<i>Acer negundo</i>	Sensation Box Elder	45 ltr container, min. 2.2m high	19
FPC	<i>Fraxinus pennsylvanica</i>	'Cinnamom'	45 ltr container, min. 2.2m high	19
GPA	<i>Geliera pavillora</i>	Wilga	45 ltr container, min. 1.8m high	4
MAE	<i>Melia azedarach</i>	Elite White Cedar	45 ltr container, min. 2.2m high	4



CONTEXT AND SHEET LAYOUT - Stage 1B Lucas Grange



- All trees shall conform to the *AS 2303-2015 Tree Stock for Landscape Use*. In particular they shall:
- be healthy specimens free of pests, diseases, wounds or significant injury;
 - have good branching off a strong central leader and adequate crown density, symmetry and form;
 - have a stem taper that is self-supporting and an appropriate height and trunk calliper.
- Trees are to be well watered a maximum of 24 hours prior to planting.
- 3 No. 38 x 38mm x 1800mm hardwood stakes (unless otherwise specified by City of Ballarat), set vertical and clear of rootball. Stakes shall be driven a minimum depth of 300mm into ground. Avoid damage to rootball and ensure no damage is caused to underground services.
 - 3 No. 50mm wide hessian ties wrapped around trunk at approximately 1.0m height and securely stapled to stakes to allow some trunk movement.
- Top of rootball to be flush with finished level of the planting hole. The rootball should show no sign of suckering or girdling.
- Raised 75mm high berm (ring of soil) to form a watering basin and direct water into rootball. Berm shall begin at root ball periphery. 75mm depth approved hardwood mulch to be kept clear of trunk, and spread a minimum of 1200mm diameter from the centre of the tree to ensure planting hole is covered.
- Excavate sloping shallow planting hole minimum 3 times the width of the rootball and break-up sides and base. Depth of planting hole no deeper than the height of the root ball. Backfill hole with site topsoil broken up to friable texture and firming progressively. Apply a suitable, slow-release fertiliser.

NOTES:

1. The location of services shall be confirmed prior to excavation.
2. Watering in of trees shall be completed on the same day as planting and be sufficient to consolidate the backfill around the roots.

TYPICAL TREE PLANTING DETAIL

NOT TO SCALE

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Context, Plant Schedule and Tree Detail

Drawn By: AD
 Checked By: RH
 Date: 09.11.2020
 Scale: A3
 Sheet: 1 OF 3
 NTS

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Drawing Number: **PLA385-L01**

Revision: **P3**

PLANT

LANDSCAPE ARCHITECTS

PRELIMINARY

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 ABN 64 900 120 469 1 ACN 607 524 158

Client / Project: Lucas Grange, Ballarat

Integra

Stage 1B
 Lucas Grange, Ballarat

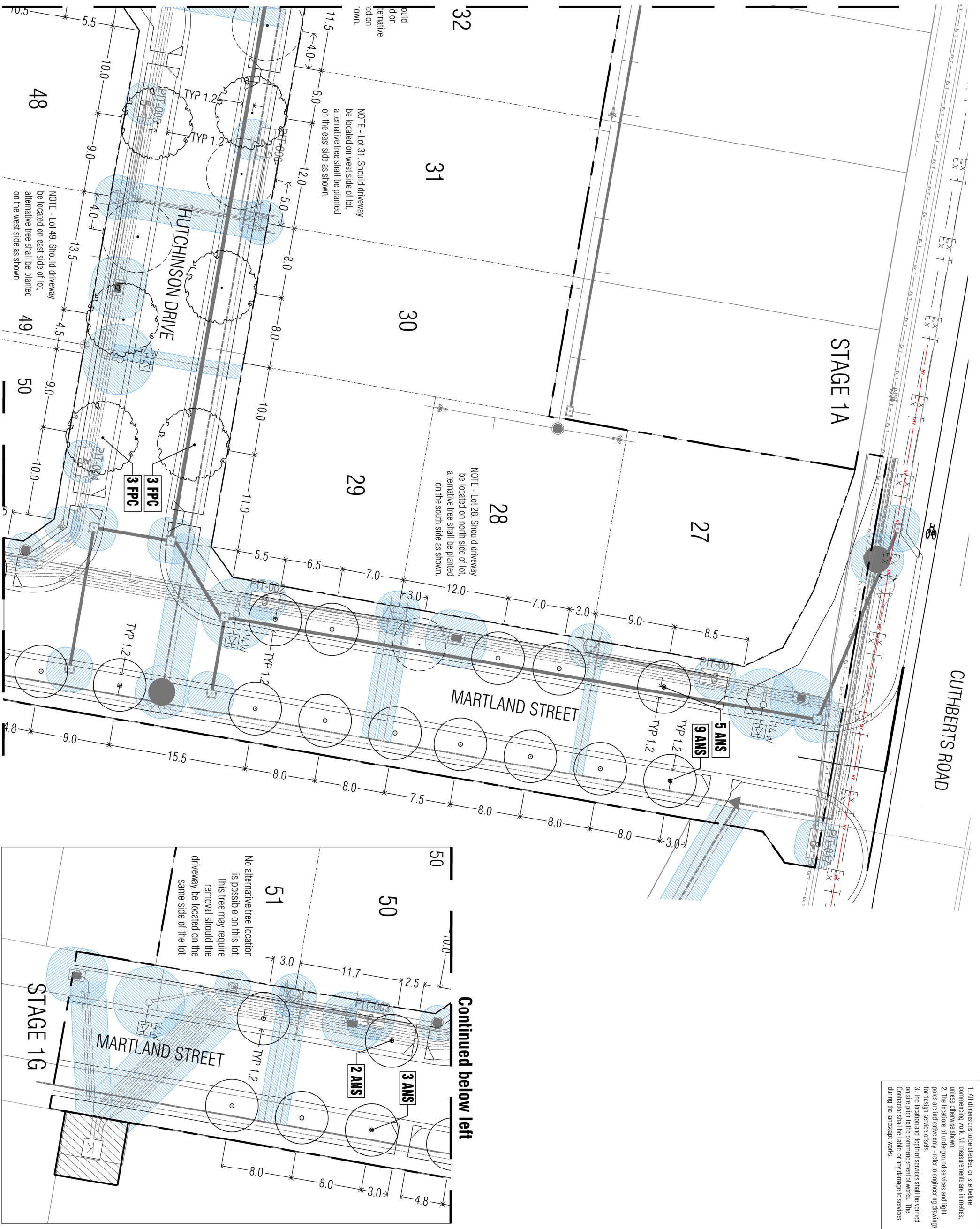
- All dimensions to be checked on site before commencing work. All measurements are in metres, unless otherwise shown.
- The locations of underground services and light poles are indicative only - refer to engineering drawings for design service details.
- The location and depth of services shall be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

PRELIMINARY ISSUE	
Revision	Description
P3	Revisions re power plan (2/10/20)
P2	Revisions re Power and NBN plans
P1	Preliminary Issue for Client Review
AD	25.08.20
AD	25.08.20

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 120 Distribution Contractor Standard Underground Trenching GA271 by Citypower and Powerco).
- Minimum setback of 2.0m to underground electricity cable joints / tees.
- 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:**
- 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, shrubs and groundcovers 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: Reseeded nature strips and other grassed areas where there has been disturbance due to landscape works with a proprietary grass seed mix in accordance with the LDM.
- Refer to drawing L01 for Plant Schedule.

- Legend**
- Proposed Street Trees - *Acer negundo* - Sentinel (ANS)
 - Proposed Street Trees - *Fraxinus pennsylvanica* - Cinnamom (FPC)
 - Alternative tree location: If driveway is located where street tree is proposed.
 - Plant Label and Code
 - Service Offsets



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PLANT

LANDSCAPE ARCHITECTS

PRELIMINARY

Integra

Stage 1B
Lucas Grange, Ballarat

Street Tree Plan 01

AD 09.11.2020

AD 26.10.20

AD 25.08.20

Scale (A3) 1:200

Scale (A4) 1:400

Sheet 2 of 3

PLA385-102

P3

1. All dimensions to be checked on site before commencing work. All measurements are in metres, unless otherwise shown.
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Revisions to power plan (2/10/29)	AD	09.11.20
Revisions to Power and NBN Plan	AD	26.10.20
Preliminary/Issue for Client Review	AD	25.08.20
Revision Description	Issues	Date
PRELIMINARY ISSUE		
Planning Permit P/P/2020/177		

Notes

4. Standard Street Tree Objects:
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 - 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 skimmer outlets.
 - Minimum setback of 1.2m to footpath crossings and 3.0m to driveways where they are existing or known.
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5. Proposed Street Trees:
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 - 9. Grass Seeding: Reseeded nature strips and grassed areas where there has been disturbance due to landscape works with a proprietary grass seed mix in accordance with the LDM.
 - 10. Refer to drawing L01 for Plan Schedule.

Legend

- Proposed Street Trees - *Melia azarachi* 'Elite' (MAE)
- Proposed Street Trees - *Fraxinus pennsylvanica* 'Cinnamom' (FPC)
- Proposed Street Trees - *Geijera parviflora* (GPA)
- Alternative tree location if driveway is located where street tree is proposed
- Plant Label and Code
- Service Offsets

Continued on L02

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Stage 1B
Lucas Grange, Ballarat

PRELIMINARY



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Drawn By	AD	09.11.2020
Checked By	RH	
Scale (A3)	1:200	1:400
Scale (A4)	1:200	1:400
Sheet	3 OF 3	
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Drawing Number	PLA385-103	
Revision	P3	