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P4	Revisions re: Power and NBN plans	AD	03.07.20
P3	Revised re: updated Power and Staging	AD	30.06.20
P2	Revised civil, power and water plans	AD	15.06.20
P1	Preliminary Issue for Client Review	AD	14.02.20
Issue	Issue	N/A	Issue

APPROVAL ISSUE

Planning Permit **PLP/2019/194**

- 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 Offsets.
 - Standard offset from the back of kerb is 1.2m unless otherwise shown.
 - If 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 L
 - Minimum setback of 2.5m to underground electricity cable joints / tees.
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 - 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.

Planning and Environment Act 1987
BALLARAT PLANNING SCHEME

This plan is endorsed as forming part of
 Planning Permit No **PLP/2019/194**

Planning Permit Issue Date **6/6/19**

Page **1** of **4**

Signed *[Signature]*

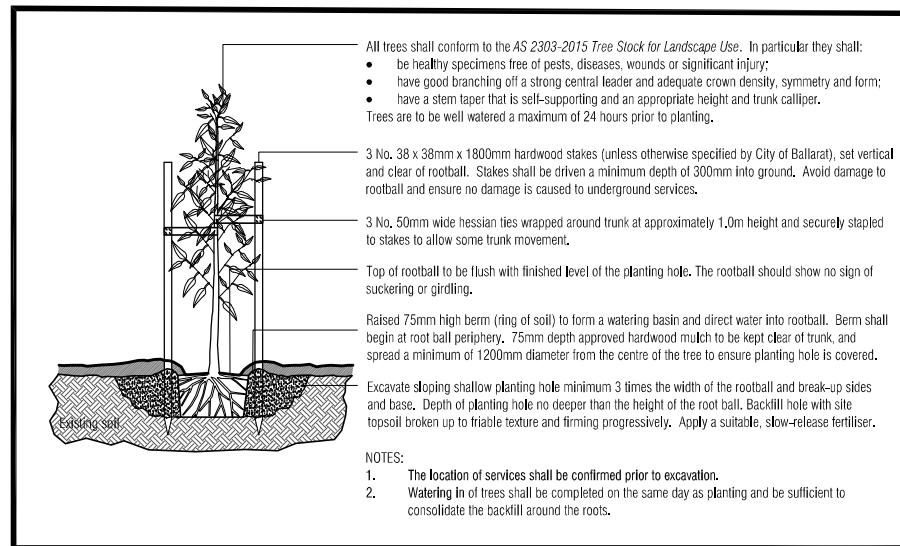
Authorised Officer for and on behalf of the
CITY OF BALLARAT

Date **20/11/20**

CONTEXT AND SHEET LAYOUT PLAN - Stage H1, Lucas

MASTER PLANT SCHEDULE

Code	Botanical Name	Common Name	Plant Size	Qty
Trees				
FPC	<i>Fraxinus pennsylvanica</i> 'Cimmaron'	Cimmaron Ash	45 ltr container, min. height 2.2m	24
ZSG	<i>Zelkova serrata</i> 'Green Vase'	Green Vase Japanese Elm	45 ltr container, min. height 2.2m	23



TYPICAL TREE PLANTING DETAIL

NOT TO SCALE.



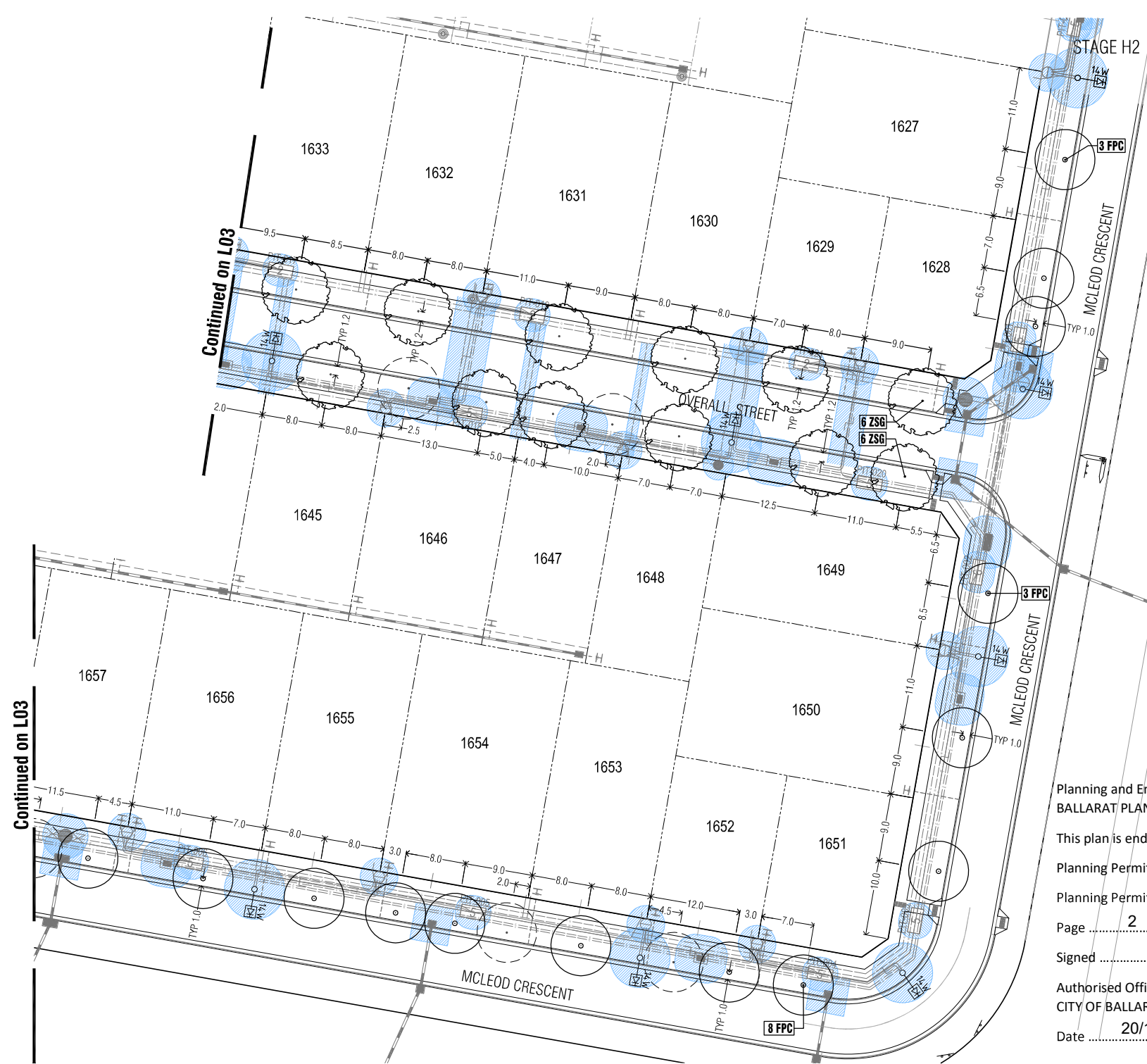
Client / Project: **Stage H1 Lucas, Ballarat**

Drawn by: **Integra**

Drawn: **AD** RHM Date: **13.10.2020** Sheet: **1** of **3**

Check: **NTS** **NTS** **1** of **3**

Project Number: **PLA349-L01** Revision: **TP1**



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APPROVAL ISSUE

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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 grass seed mix in accordance with the LDM.
 - Refer to drawing L01 for Plant Schedule.

- Legend**
- Tree planted as part of another stage of works.
 - Proposed Street Trees - Fraxinus pennsylvanica 'Cinnamant' (Cinnamon Ash) (FPC)
 - Proposed Street Trees - Zelkova serrata 'Green Vase' (Green Vase Japanese Elm) (ZSB)
 - 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 as forming part of
 Planning Permit No PLP/2019/194

Planning Permit Issue Date 6/6/19

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Signed *[Signature]*

Authorised Officer for and on behalf of the
 CITY OF BALLARAT

Date 20/11/20



Client / Project: **Integra**
 Stage H1
 Lucas, Ballarat

Drawn by: **Street Tree Plan 01**

Drawn	Approved	Date	North
AD	RH	13.10.2020	
Scale 1:1	Scale 1:250	Scale 1:500	Scale 1 of 3

Drawn by: **PLA349-L02** TP1

Stage J2
Neighbourhood Park –
refer elsewhere for
details.



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Revision Description			Drawn by
			Checked by
			Date

APPROVAL ISSUE

Planning Permit PLP/2019/194

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Legend

	Tree planted as part of another stage of works.
	Proposed Street Trees – <i>Fraxinus pennsylvanica</i> "Cinnamant" (Cinnamon Ash) (FPC)
	Proposed Street Trees – <i>Zelkova serrata</i> "Green Vase" (Green Vase Japanese Elm) (ZSG)
	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 as forming part of
1656
Planning Permit No PLP/2019/194

Planning Permit Issue Date 6/6/19

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Signed *WES*

Authorised Officer for and on behalf of the
CITY OF BALLARAT

Date 20/11/20

Continued on L02

Continued on L02



Client / Project

Integra
Stage H1
Lucas, Ballarat

Drawn by

Street Tree Plan 02

Drawn	Approved	Date	North
AD	RH	13.10.2020	
Scale 1:250	Scale 1:500	Scale 1:3 of 3	

PLA349-L03 TP1

This plan is endorsed as forming part of

Planning Permit No P/LP/ 2019/ 194.....

Planning Permit Issue Date 6/6/19

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Signed 

Works CANOPY COVERAGE ASSESSMENT
Project Stage H1, Lucas
Date Tuesday, 13 October 2020
PLOT Drawing PLA349-L01-L04_TP1

Authorised Officer for and on behalf of the
CITY OF BALLARAT
Date 20/1/20

Code	Tree Species	Quantity	Radius (m)	Canopy Area (m2)	TOTAL CANOPY
FPC	<i>Fraxinus pennsylvanica</i> 'Cimnzam'	6	4	50	302
Total					302
Road Reserve Area					1080
Canopy Coverage for McLeod Crescent (East)					28%

Code	Tree Species	Quantity	Radius (m)	Canopy Area (m2)	TOTAL CANOPY
FPC	<i>Fraxinus pennsylvanica</i> 'Cimnzam'	13	4	50	653
Total					653
Road Reserve Area					1780
Canopy Coverage for McLeod Crescent					37%

Code	Tree Species	Quantity	Radius (m)	Canopy Area (m2)	TOTAL CANOPY
FPC	<i>Fraxinus pennsylvanica</i> 'Cimnzam'	5	4	50	251
Total					251
Road Reserve Area					930
Canopy Coverage for McLeod Crescent (West)					27%

Code	Tree Species	Quantity	Radius (m)	Canopy Area (m2)	TOTAL CANOPY
ZSG	<i>Zelkova serrata</i> 'Green Vase'	23	4	50	1156
Total					1156
Road Reserve Area					3240
Canopy Coverage for Overall Street					36%

Stage Total					33.6%
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