

This plan is endorsed as forming part of

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

Planning Permit Issue Date 6/6/19

Page 1 of 3

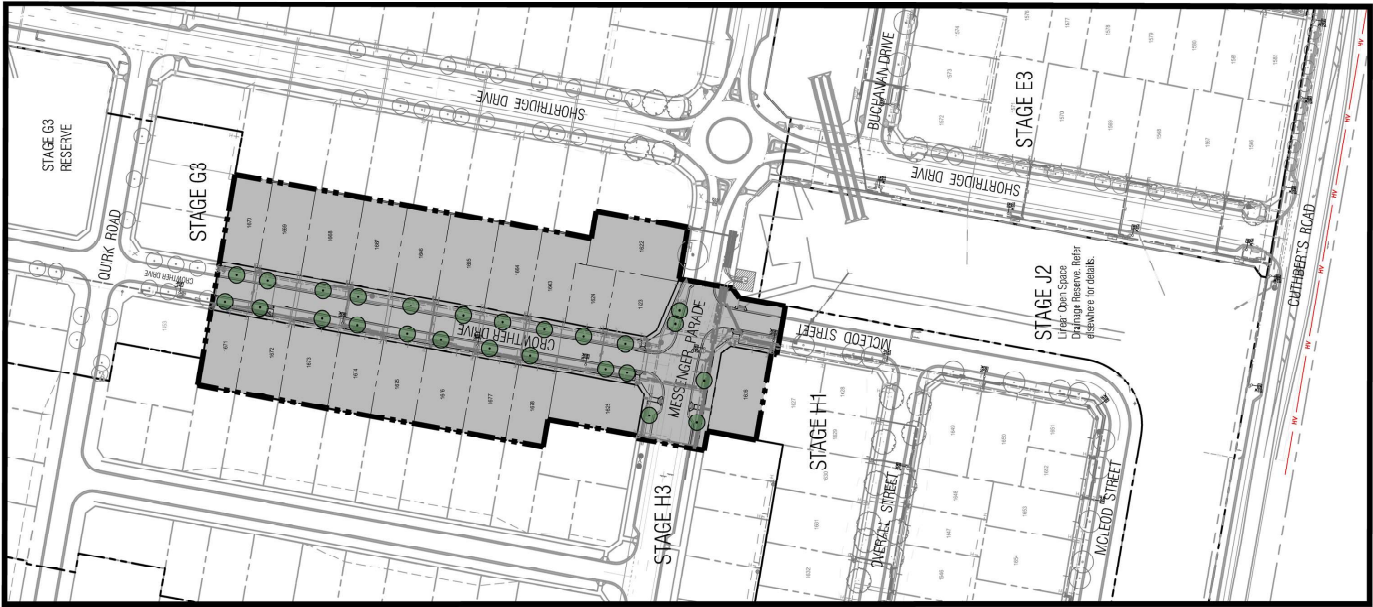
Signed [Signature]

Authorised Officer for and on behalf of the
CITY OF BALLARAT

Date 8/12/20

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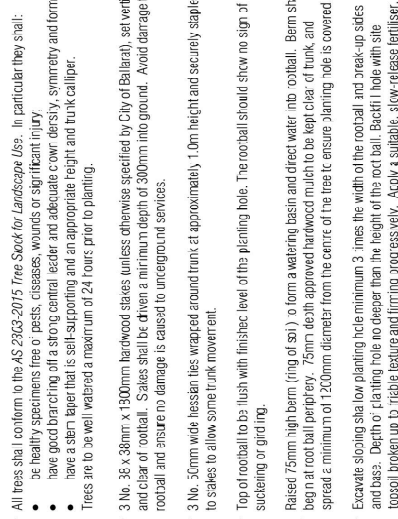
- Drawing Number
PLA361-L01 Context Plan, Plant Schedule and Tree Detail
- PLA361-L02 Street Tree Plan 01
- PLA361-L03 Street Tree Plan 02



CONTEXT PLAN - STAGE H2, LUCAS

MASTER PLANT SCHEDULE

Code	Botanical Name	Common Name	Plant Size	Qty
Trees				
ELM	<i>Eucalyptus leucopyhon</i> ssp. <i>megabazerpa</i>	Large Fritted Yellow Gum	1820l ltr container, min 1.2m high	20
EMLS	<i>Eucalyptus mannifera</i> 'Little Spotty'	Little Spotty Gum	1820l ltr container, min 1.2m high	5



- NOTES:
- The location of services shall be confirmed prior to excavation.
 - 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.

T1	Tree Planting Approval	AD	14/09/20
P4	Revisions to NBN and Water Plans	AD	03/07/20
P3	Revisions to Power and NBN Plans	AD	27/06/20
P2	Revisions to Staging and Power Plans	AD	22/06/20
P1	Final Issue for Client Review	AD	25/02/20
	Revision	Issue	

APPROVAL ISSUE
Planting Permit P/LP/2019/194

- Notes**
- All dimensions to be checked on site before commencing work.
 - All measurements are in metres, unless otherwise stated.
 - The locations of underground services and light poles are indicative only - refer to engineering drawings for disconnection.
 - 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 Cists
 - Standard offset from the back of curb is 1.2m unless otherwise shown.
 - Underground Cable is close proximity to the "tree zone" (5m diameter 600mm depth) shall be within curbside or have cover slabs to provide a higher level of infrastructure protection. (Refer 12.0 Distribution Construction Standard Underground Trenching C&ET by Citypower and Powercor).
 - Minimum setback of 1.5m to underground electricity cable and light poles.
 - Minimum setback of 2.0m to service assets including gas and coaloil crossing.
 - Minimum setback of 0.75m to domestic service tapping points and 2.0m to stormwater outlets.
 - Minimum setback of 1.2m to boundary crossing and 3.0m to boundary crossing and 3.0m to light poles.
 - Minimum setback of 0.5m to light poles.
 - Proposed Street Trees
 - Tree location in front of site may change slightly due to actual location of services and commercial driveway.
 - Street form (retention curb) 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 remove or species of street trees requires approval by City of Ballarat.
 - Street trees to be planted in accordance with LDM unless otherwise specified.
 - Match shall be recycled hardwood (or similar approved) in general accordance with LDM, unless otherwise specified.
 - Green Staking - Raised white strip and other grassed areas where there has been disturbance due to landscape works with a proprietary grass seed mix in accordance with the LDM.



Integra
Sage H2
Lucas, Ballarat

Context Plan, Plant Schedule and Tree Detail

AD	14/09/20
AD	03/07/20
AD	27/06/20
AD	22/06/20
AD	25/02/20

PLA361-L01
TP1

Planning and Environment Act 1987
 BALLARAT PLANNING SCHEME
 This plan is endorsed as forming part of
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 Authorised Officer for and on behalf of the
 CITY OF BALLARAT
 Date 8/12/20

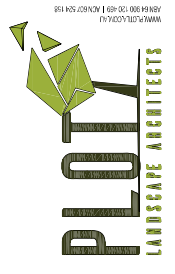
TP1	Town Planning Approval	AD	14/03/20
P4	Revisions re: HBN and Water plans	AD	03/07/20
P3	Revisions re: Power and HBN plans	AD	27/06/20
P2	Revisions re: Staging and Power plans	AD	22/06/20
P1	Preliminary Issue for Client Review	AD	25/02/20
	Revised Through		

APPROVAL ISSUE
 Planning Permit P1P/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 details.
 - Location and depth of service shall be marked 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 place presently in the street is to be replaced with a new service. The Contractor shall be responsible for ensuring that the depth of the cable is marked on site prior to the commencement of works. A higher level of infrastructure protection, (i.e. 12.0m to 15.0m) shall be provided to underground services in accordance with the requirements of the Victorian Standard Underground Trenching GA217 by Citypower and Powerco.
 - Minimum setback of 2.5m to underground electricity cable and consult crossings.
 - Minimum setback of 2.0m to service assets including pits and points and 2.0m to stormwater outlets.
 - Minimum setback of 1.2m to footpath crossings and 3.0m to kerbside crossings.
 - Minimum setback of 3.0m to light poles.
 - 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.
 - Minimum intersection level 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 and grasses shall be planted in accordance with the City of Ballarat Landscape Design Manual (LDM) unless otherwise specified.
 - 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.
 - Refer to drawing J01 for Plant Schedule.

Legend

- Tree planted as part of another stage of works.
- Proposed Street Trees - *Eucalyptus macrocarpa* ssp. *resplendens* (Large Fringed Yellow Gum) [E LM]
- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Service Offsets

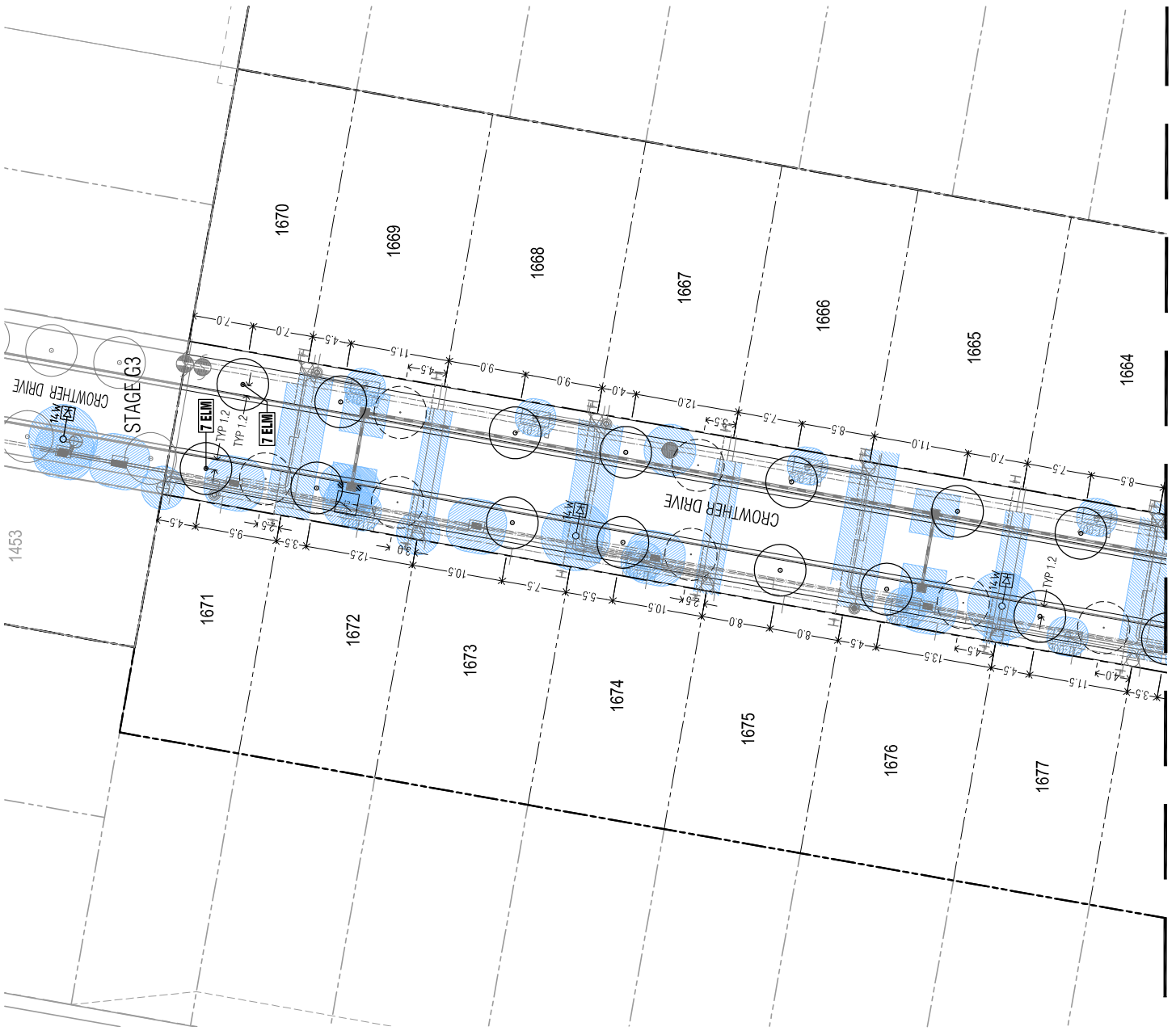


Client Project:
 Intega
 Stage H2
 Lucas, Ballarat

Drawn By: [Name]
 Date: 14/03/2020
 Scale: 1:250
 Sheet: 2 of 3

Street Tree Plan 01

TP1
 PLA361-L02



Continued on L03

This plan is provided for marketing and information purposes only; it shows design levels only which may change during construction. Builders should check all information prior to the building process. Where discrepancies exist between the plan of subdivision and this plan, the plan of subdivision shall be taken as correct. It is the responsibility of the prospective purchaser to confirm prior to purchase, all lot levels, fill depth and all service locations are correct.

Planning and Environment Act 1987
 BALLARAT PLANNING SCHEME
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 Date 8/12/20

TP1	Town Planning Approval	AD	14.09.20
P4	Revisions re: NBN and Water plans	AD	03.07.20
P3	Revisions re: Power and NBN plans	AD	27.06.20
P2	Revisions re: Staging and Power plans	AD	25.06.20
P1	Preliminary Issue for Client Review	AD	25.02.20
	Revision	AD	

APPROVAL ISSUE

Planning Permit PIP/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 details.
- Location and depth of services shall be marked 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 Cables in these plans are 45mm diameter copper cables. The Contractor shall be responsible for ensuring that the proposed works do not interfere with any existing services or provide a higher level of infrastructure protection. (Refer 12.0 Infrastructure Construction Standard Underground Trenching GA217 by Citypower and Powerco).
 - Minimum setback of 2.5m to underground electricity cable 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 kerbside parking or loading.
 - Minimum setback of 0.5m 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.
 - Minimum setback (width) shall be a minimum of 1.0m 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 and grasses shall be planted in accordance with City of Ballarat LDM unless otherwise specified.
- 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.
- Refer to drawing J01 for Plant Schedule.

Legend

- Tree planned as part of another stage of works.
- Proposed Street Trees - Eucalyptus macrocarpa ssp. magnipetala (Large Fringed Yellow Gum) [E LM]
- Proposed Street Trees - Eucalyptus melliorosa 'Little Spouty' (Little Spouty Gum) [E M S]
- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Service Offsets



Client Project: Stage H2 Lucas, Ballarat

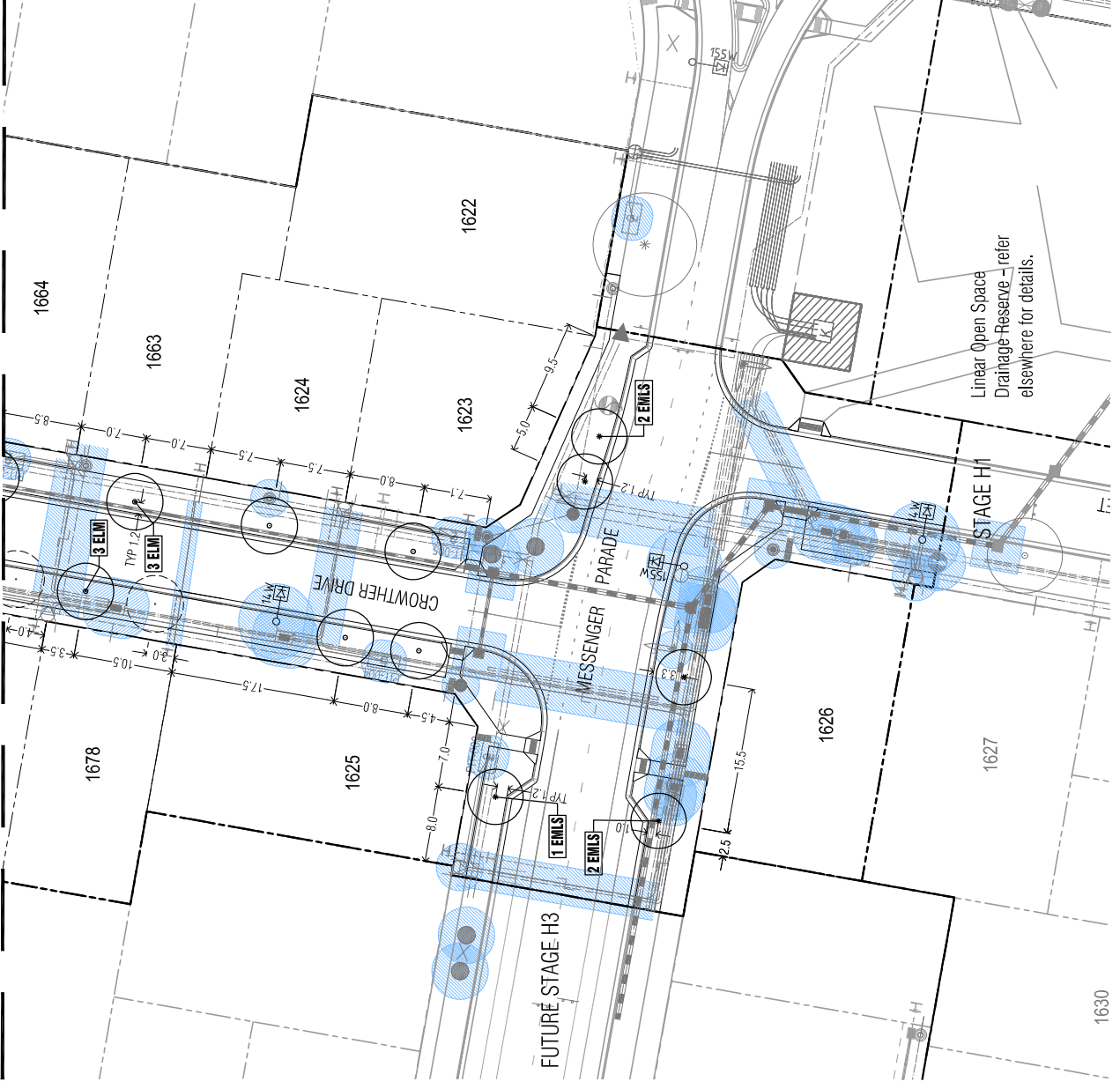
Street Tree Plan 02

Date	14.09.2020
AD	RH
1:250	1:500
3 of 3	



TP1
 PLA361-L03

Continued on L02



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