

This plan is endorsed in accordance with condition 3.3 of

Planning Permit No PLP/2019/607

Planning Permit Issue Date 13/12/19

Page 1 of 6

Signed *[Signature]*

Authorised Officer for and on behalf of the

CITY OF BALLARAT

Date 19/2/21

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- Drawing Number
- PLA392-L01 Page Layout, Plant Schedule and Planting Detail
- PLA392-L02 Street Tree Plan 01
- PLA392-L03 Street Tree Plan 02
- PLA392-L04 Street Tree Plan 03
- PLA392-L05 Street Tree Plan 04
- PLA392-L06 Rail Trail Interface

TP1	Tree Planting Approval	AD	08.02.21
P3	Revisions to NEM, Power and Civil Plans	AD	27.01.21
P2	Amendments to NEM and Power Plans	AD	13.12.20
P1	Preliminary Client Review	AD	10.11.20
Issue	Revision	Issue	Date
APPROVAL ISSUE			

Notes

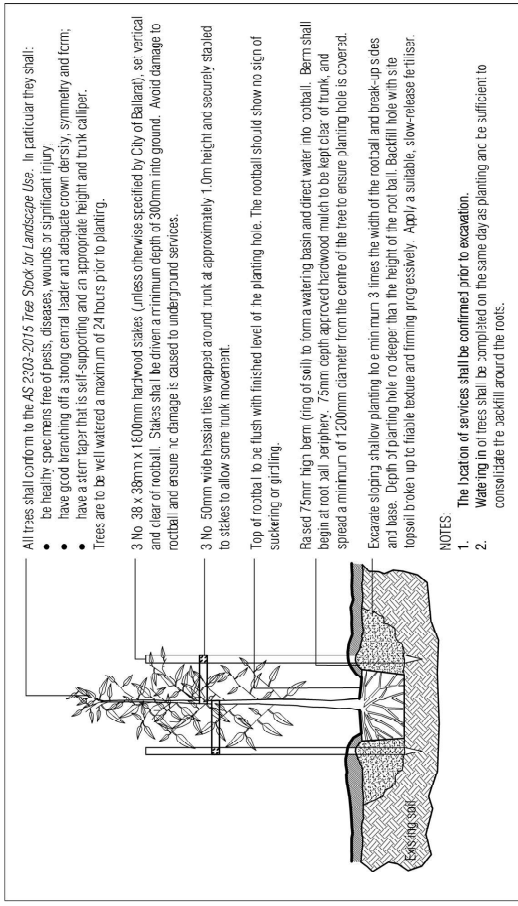
- All dimensions to be checked on site before commencing work.
- The location of underground services and utility poles are indicative only - refer to engineering drawings for design service offsets.
- The location and depth of services shall be verified on site prior to the commencement of works. The contractor shall be liable for any damage to services during the landscape work.



SHEET LAYOUT PLAN - Stage M1, Lucas

Street Tree Plant Schedule - Stage M1, Lucas

Code	Botanical Name	Common Name	Plant Size	Qty
Trees				
ESC	<i>Eucalyptus scoparia</i>	Wallangarra White Gum	18/20 ltr container, minimum height 1.5m	23
FFC	<i>Fraxinus oemys/yanica Cimarroni</i>	Cimarron Ash	4C-4S ltr container, minimum height 2.2m	2
MAE	<i>Melia azadirach 'Elite'</i>	Elite White Cedar	4C-4S ltr container, minimum height 2.2m	13



NOTES

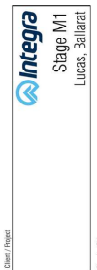
- The location of services shall be confirmed prior to excavation.
- Watering in of trees shall be completed on the same day as planting and be sufficient to consolidate the backfill around the roots.

City of Ballarat Typical Tree Planting Detail (NTS)

Rail Trail Interface Planting Schedule

Distribn	Botanical Name	Common Name	Species Density	Plant Mix			Total
				Area (m ²)	GP01	GP02	
15.0%	<i>Crinoscephalum apiculatum</i>	Common Everlasting	6.00	119	217	123	459
15.0%	<i>Daniella admixta (syn revoluta)</i>	Black-anther Flax-lily	4.00	75	135	75	425
15.0%	<i>Lomandra illinoensis ssp filiformis</i>	Wattle Mat-rush	6.00	110	200	115	425
10.0%	<i>Lomandra longifolia</i>	Spiny-headed Mat-rush	4.00	50	90	50	190
10.0%	<i>Poa labillardieri</i>	Common Tussock Grass	4.00	50	90	50	190
5.0%	<i>Rytidosperma racemosum</i>	Slender Wattleby Grass	6.00	40	70	40	150
25.0%	<i>Rytidosperma sespeum</i>	Bristly Wattleby Grass	6.00	40	70	40	150
100.0%	<i>Themella triandra</i>	Karraroo Grass	6.00	180	330	185	695
				Total	655	1185	670
			100%				2510

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Issue	Approved	Date	08.02.2021
Drawn	Issue	Sheet	1 of 6
Check	Issue	Sheet	1 of 6
Issue	Issue	Sheet	1 of 6

PLA392-L01

This plan is endorsed in accordance with condition **3** of

Planning Permit No PLP/2019/607

Planning Permit Issue Date 13/12/19

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Signed *[Signature]*

Authorised Officer for and on behalf of the

CITY OF BALLARAT

Date 19/2/21

TP1	Town Planning Approval	AD	08/02/21
P3	Revisions to MBN, Power and utility plans	AD	27/01/21
P2	Amendments to IBN and Power plans	AD	13/12/20
P1	Preliminary-Client Review	AD	10/11/20
Revise	Drawings	AD	
Drawn	Drawings	AD	

APPROVAL ISSUE

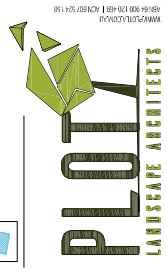
Notes

PLANNING PERMIT PLP/2019/607

- All amendments to be checked on site before commencing work.
- The location 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 construction works.
- Standard offset from the back of curb 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 concrete or bare cover pipes to provide a higher level of protection. Refer to Engineering Drawing G427 by Citypower and Powerco A.
- Minimum setback of 2.5m to underground electrically cable joints / trees.
- Minimum setback of 2.0m to service assets including pits and control cabinets.
- Minimum setback of 0.75m to domestic sockets, lighting poles and 2.0m to stormwater outlets.
- Minimum setback of 1.2m to toothpick 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.
- Trees are planned to allow a driveway within 7.0m from the Title Boundary where possible.
- The location of services and constructed driveway crossings.
- Setback from landscape (hatched) shall be a minimum of 1.0m to match the 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.
- Planting, all trees shall be recycled hardwood (or similar approved). In general accordance with LDM, unless otherwise shown.
- Grass Seeding. Fenced nature strips and other grassed areas where there has been disturbance due to landscape works with a temporary heavy seed mix in accordance with the LDM, unless otherwise shown.
- Plant Schedule. Refer to Table 1.01 for Plant Schedules.

Legend

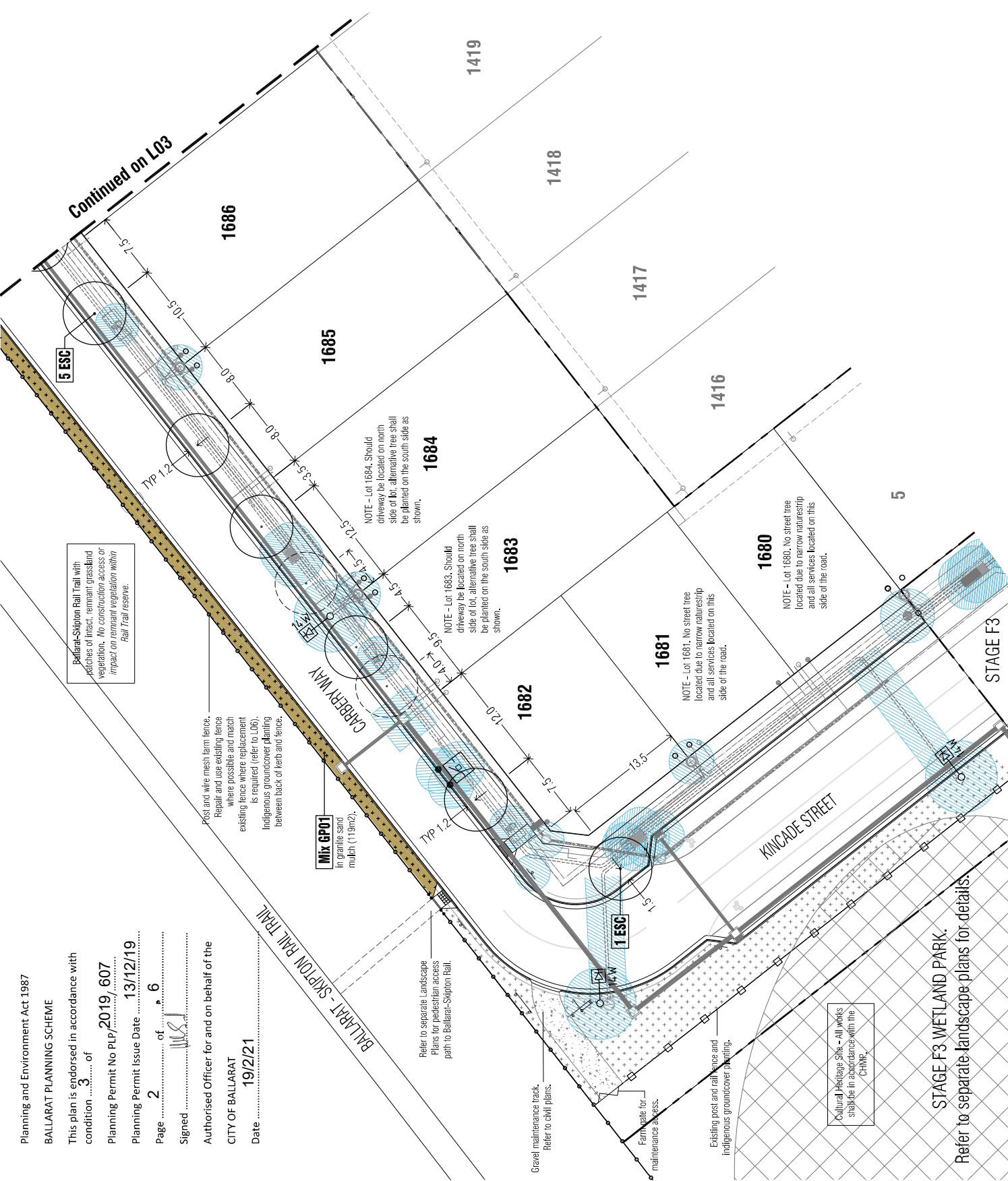
- Proposed Street Trees - Eucalyptus scoparia (Warrigania White Gum)
- Alternative tree location if driveway E located where street tree is proposed.
- Plant Label and Code
- Service Offsets



intega
Stage M1
Lucas, Ballarat

Street Tree Plan 01	
Date	08/02/2021
Author	ADP
Scale	1:200
Sheet	2 of 6

PLA392-L02
TP1



Ballarat-Skipron Rail Trail with patches of thicket, remnant grassland vegetation. No construction access or impact on remnant vegetation within Rail Trail reserve.

Post and wire mesh farm fence. Repair and use existing fence where possible and match existing fence where replacement is required (refer to L06). Indigenous groundcover planting between back of curb and fence.

Mix GP01 in granite sand mulch (119m2).

Refer to separate Landscape Plans for pedestrian access path to Ballarat-Skipron Rail.

Gravel maintenance track. Refer to civil plans.

Formulate for maintenance access.

Existing post and rail fence and indigenous groundcover planting.

Cultural Heritage Site - All works shall be in accordance with the CHMP.

STAGE F3 WETLAND PARK.

Refer to separate landscape plans for details.

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Planning and Environment Act 1987
 BALLARAT PLANNING SCHEME
 This plan is endorsed in accordance with
 condition 3 of

Planning Permit No P/LP/2019/607

Planning Permit Issue Date 13/12/19

Page 3 of 6

Signed *[Signature]*

Authorised Officer for and on behalf of the

CITY OF BALLARAT

Date 19/2/21

TP1	Town Planning Approval	AD	08/02/21
P3	Revisions to NBN, Power and utility plans	AD	27/01/21
P2	Amendments to NBN and Power plans	AD	13/12/20
P1	Preliminary-Client Review	AD	10/11/20
Revise	Author	AD	
Draw	Author	AD	

APPROVAL ISSUE

Notes

PLANNING PERMIT P/LP/2019/607

- All dimensions to be checked on site before commencing work.
- The location 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 above works.

- 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 contours of bare cover piles to provide a higher level of protection. (Refer to Lot 1692 and 1691 Engineering Drawings Standard User ground retaining G4277 by O'Hopner and Powerson A.
- Minimum setback of 2.5m to underground electricity cable joints / trees.
- Minimum setback of 2.0m to service assets including gis control crossroads.
- Setback of 0.75m to domestic water supply 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 crossing.
- Minimum setback of 3.0m to fire hydrants.
- Proposed street trees shall be planted within 7.0m from the tree boundary where possible.
- Tree position in front of lots may change slightly due to actual location of services and constructed driveway crossings.
- Setback from intersector (kerb) shall be a minimum of 1.0m to comply 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 of trees shall be planted in accordance with LDM.
- Planting of trees shall be recycled hardwood (or similar approved). In general accordance with LDM, unless otherwise shown.
- Grass Seeding. Fenced nature strips and other grassed areas where there has been disturbance due to landscape works with a temporary hard surface must be in accordance with the LDM, unless otherwise shown.
- Plant Schedule. Refer to Street L01 for Plant Schedules.

Legend

- Proposed Street Trees - Eucalyptus scoparia (Warrigania White Gum)
- Alternative tree location if driveway E located where street tree E is proposed.
- Plant Label and Code
- Service Offsets

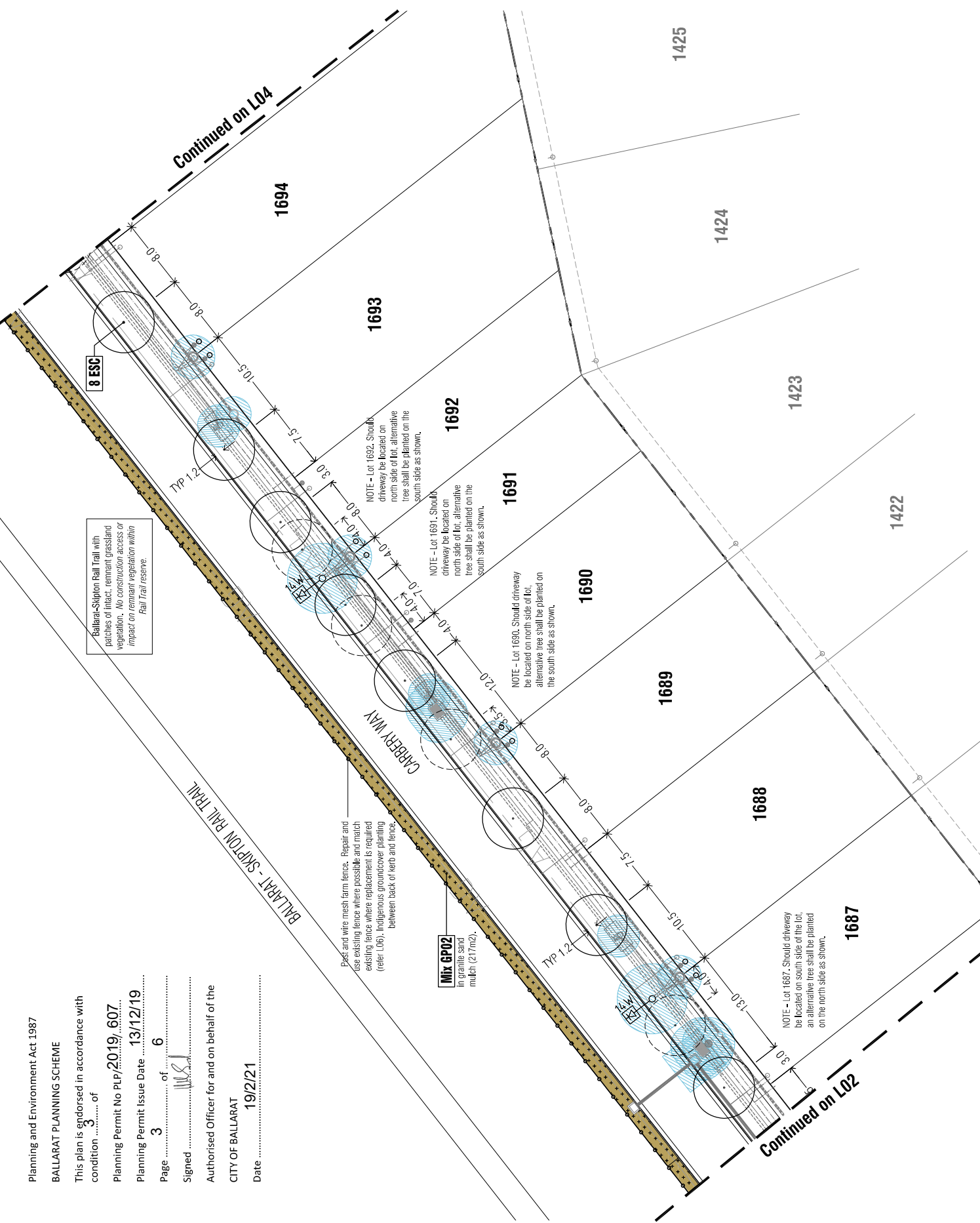


Client: P/LP/2019/607
 Date: 19/2/21



Street Tree Plan 02	
Date	08/02/2021
Author	[Signature]
Scale	1:400
Sheet No	3 of 6

Project: **PLA392-L03**
 Title: **TP1**



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Planning Permit No P/LP/2019/607

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Signed *[Signature]*

Authorised Officer for and on behalf of the

CITY OF BALLARAT

Date 19/2/21

Stage M3 Wetland Reserve.
Refer elsewhere for details.

Ballarat-Skipiton Rail Trail with patches of intact, remnant grassland vegetation. No construction access or impact on remnant vegetation within Rail Trail reserve.

Post and wire mesh farm fence. Repair and use existing fence where possible and match existing fence where replacement is required.

Farm fence (to match existing) on top of retaining wall where wall height is over 0.5m. Extent to be determined on site following civil construction.

Refer to civil drawings for retaining wall details.

Mix 6P03
In granite sand
mudch (123m²).

Refer to separate Landscape Plans for pedestrian access path to Ballarat-Skipiton Rail.

Post and wire mesh farm fence. Repair and use existing fence where possible and match existing fence where replacement is required. Indigenous groundcover planting between back of kerb and fences.

NOTE - Lot 1697. Should driveway be located on north side of lot, alternative tree shall be planted on the south side as shown.

NOTE - Lot 1696. Should driveway be located on north side of lot, alternative tree shall be planted on the south side as shown.

NOTE - Lot 1695. Should driveway be located on north side of lot, alternative tree shall be planted on the south side as shown.

TP1	Town Planning Approval	AD	08/02/21
P3	Revisions to NBN, Power and utility plans	AD	27/01/21
P2	Amendments to IBH and Power plans	AD	13/12/20
P1	Preliminary-Client Review	AD	10/11/20
Revised	3/10/20		
Issue			

APPROVAL ISSUE

Notes

PLANNING PERMIT P/LP/2019/607

- All amendments to be checked on site before commencing work.
- 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 excavation works.
- 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 concrete or bare cover pipes to provide a higher level of protection. (Refer to the City of Ballarat Standard Construction Standard/Underground Cabling (SAC) 77 by Citypower and Poweron A.
- Minimum setback of 2.5m to underground electricity cable joints / rises.
- Minimum setback of 2.0m to service assets including pits and control cabinets (0.75m to domestic sockets, lighting poles and 2.0m to stormwater outlets).
- Minimum setback of 1.2m to toothpick crossings and 3.0m to driveways where they are to abut or cross.
- Minimum setback of 3.0m to fire hydrants.
- Proposed trees are to be planted within 7.0m from the kerb and are to be allowed to allow a driveway within 7.0m from the kerb.
- Tree position in front of lots may change slightly due to final location of services and constructed driveway crossings.
- Setback from interspersed (NBN) shall be a minimum of 1.0m.
- Following City of Ballarat approval of these Landscape Plans (Landscape Design Manual (LDM)).
- Planting of trees shall be planted in accordance with LDM, requires approval by City of Ballarat.
- Plants / Mulch shall be recycled hardwood (or similar approved) in general accordance with LDM, unless otherwise shown.
- Grass Seeding. Fenced nature strips and other grassed areas where there has been disturbance due to landscape works with a temporary heavy use mix in accordance with the LDM, unless otherwise shown.
- Plant Schedule. Refer to sheet L01 for Plant Schedules.

Legend

- Proposed Street Trees - *Eucalyptus scoparia* (Warrigania White Gum)
- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Service Offset



DATE: 19/02/21

Integra
Stage M1
Lucas, Ballarat

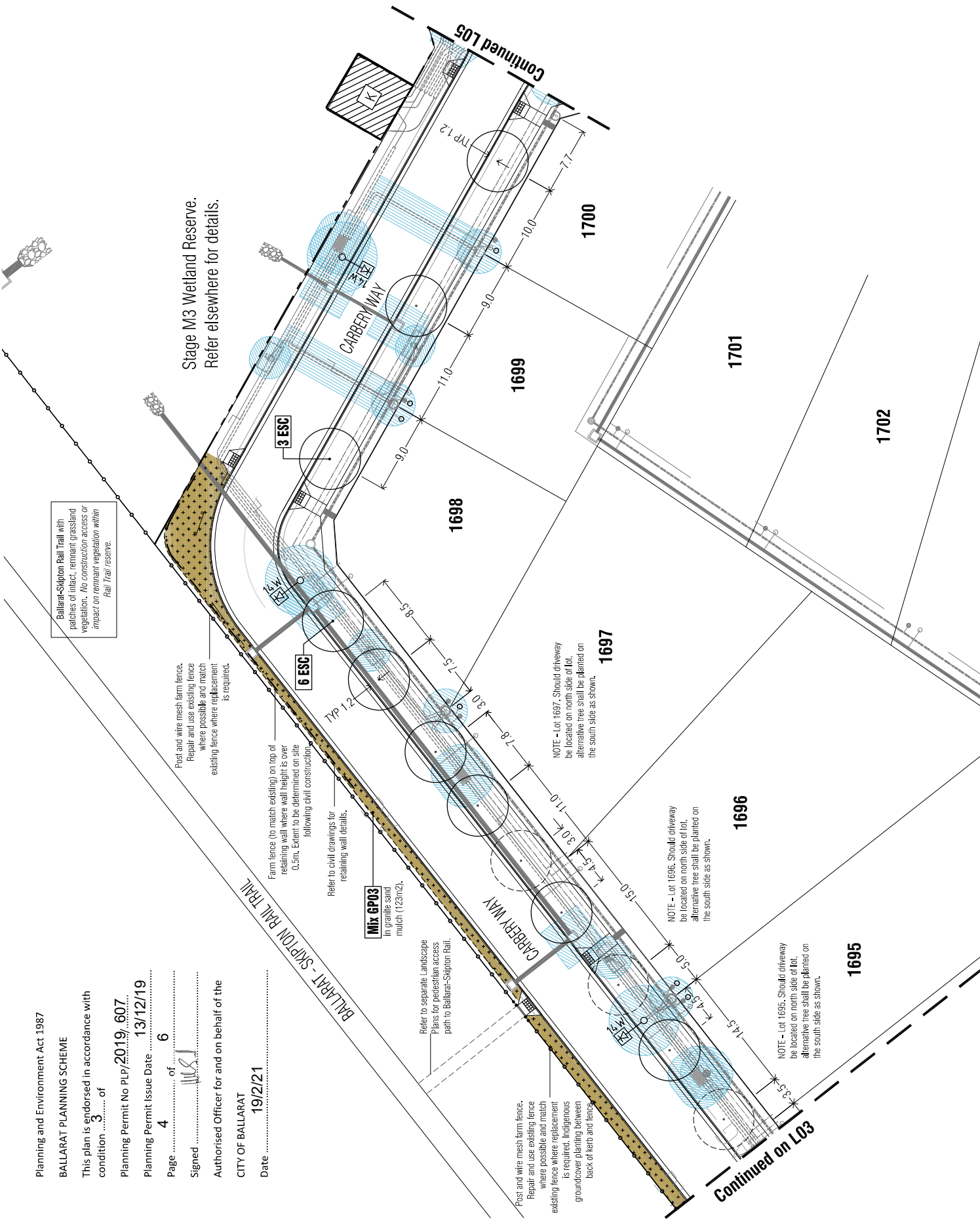
Street Tree Plan 03

DATE	08/02/2021
AD	RH
DATE	13/12/20
AD	RH
DATE	14/01/21
AD	RH

PLA392-L04

TP1

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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.

TP1	Town Planning Approval	AD	08/02/21
P3	Revisions to NBN, Power and other plans	AD	27/01/21
P2	Revisions to NBN and Power plans	AD	13/12/20
P1	Preliminary-Client Review	AD	01/11/20
REVISED	30/09/20	AD	
ISSUED		AD	

APPROVAL ISSUE	
DATE	19/02/21

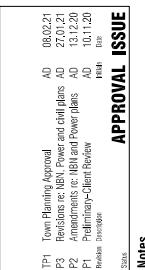
NOTES
PLANNING PERMIT P/LP/2019/607
 4. **Shedding Street Tree Offsets.**
 Shedding shall be set from the back of kerb to 1.2m unless otherwise specified.
 It is assumed that all Underground Cable in close proximity to the 'tree zone' (5m diameter x 600mm depth) shall be within conduits or have cover-slates to provide a higher level of infrastructure protection. *Pole 120 Distributor Conductor, Shedding Underground Trimming GAZ 17 by Minimum setback of 2.5m to underground electricity cable poles / trees;
 Minimum setback of 2.0m to service assets including pits and control crossings.
 Minimum setback of 0.25m to domestic service tapping pits and Zone 1 street lighting.
 Minimum setback of 1.2m to overhead crossings and 3.0m to diversions 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 planned to allow a driveway within 7.0m from the street frontage.
 The position in front of this may change slightly due to actual location of services and constructed driveway crossings.
 Setback from intersection (kerb) shall be a minimum of 7.0m in accordance with City of Ballarat Landscape Design Guidelines.
 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 species) in general accordance with LDM, unless otherwise shown.
 8. **Grass Seeding.** Reseed mature strips and other grassed areas where there has been disturbance due to landscape works with a proprietary heavy seed mix in accordance with the LDM, unless otherwise specified.
 9. **Plant Schedule.** Refer to sheet L01 for Plant Schedules.

Legend	Proposed Street Trees - Melia azadirachta 'Elite' (Elite White Cedar)
	Proposed Street Trees - Fraxinus pennsylvanica 'Cinnamon' (Cinnamon ash)
	Alternative tree location if driveway is located where street tree is proposed.
	Plant Label and Code
	Service Offsets

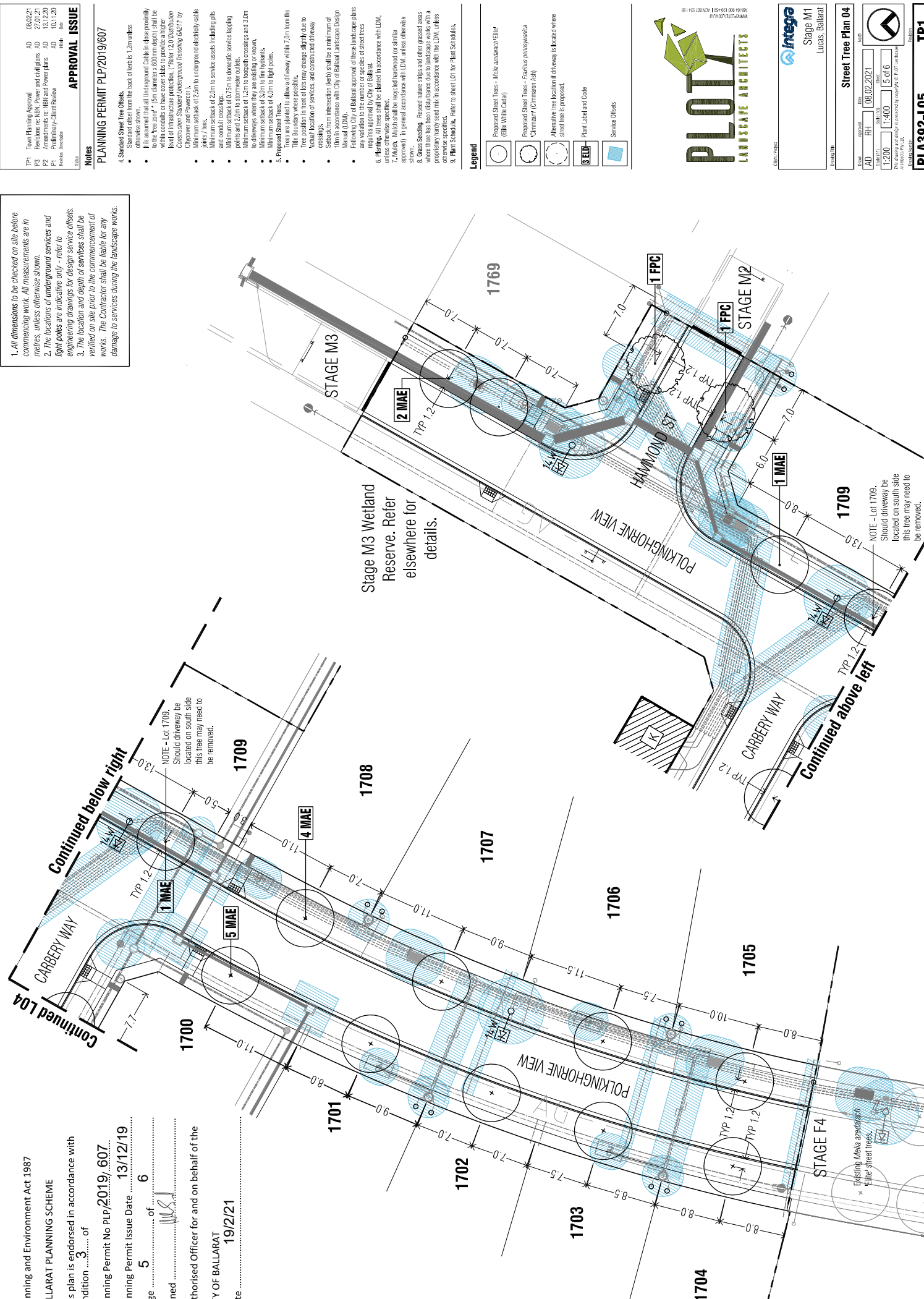
Street Tree Plan 04	
DATE	06/02/2021
AD	RH
SCALE	1:400
DATE	15/06

PROJECT	Stage M1 Lucas, Ballarat
DATE	19/02/21
ISSUED	

PLA392-L05	TP1
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1517



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TP1	Town Planning Approval	AD	08.02.21
P3	Revisions to MEN, Power and civil plans	AD	27.01.21
P2	Amendments to Nihilant Power plans	AD	13.12.20
P1	Preliminary-Client Review	AD	10.11.20
	Revision Description	Issue	Date

APPROVAL ISSUE

Notes

PLANNING PERMIT P1P/2019/607

- All dimensions to be checked on site before commencing work.
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- 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 underground services caused by their works.
- Planting: All proposed trees to be planted in accordance with LDM, unless otherwise specified.
- Mulch: Metic shall be locally sourced granitic sand along Ballarat to Skipton Rail Trail Interface.



Client: **Integra**
 Stage: **M1**
 Location: **Lucas, Ballarat**

Issue	Approved	Date	Notes
AD	RH	08.02.2021	
Issue (V1)	Issue (V1)	Sheet	
NTS	NTS	6 of 6	

PLA392-L06 **TP1**

Plant between BOK and boundary line with indigenous grassland species to match existing remnant vegetation within Rail Trail reserve. Mulch with locally sourced granitic sand.

Concrete footpath crossing as per approved civil engineering details.

Proposed Rail Trail path connection (subject to separate Landscape Plans and approvals).

The Rail Trail reserve contains patches of intact, remnant grassland vegetation. Access has been located with City of Ballarat to avoid remnant vegetation.

Retain existing farm fence on boundary but remove barbed wire and any sharp wire and straighten posts and pegs. Install new farm-fence mesh as necessary to maintain minimum 1m height. Replace hardwood droppers and posts with like material only as also utely necessary. Install 4 No 200 diameter, free-standing hardwood posts on either side of pathway and re-tension fence as necessary.

Planning and Environment Act 1987

BALLARAT PLANNING SCHEME

This plan is endorsed in accordance with condition of

Planning Permit No P1P/2019/607

Planning Permit Issue Date 13/12/19

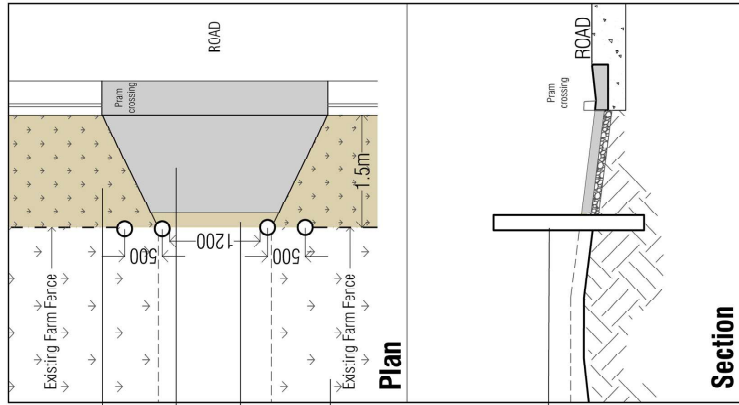
Page 6 of 6

Signed [Signature]

Authorised Officer for and on behalf of the

CITY OF BALLARAT

Date 19/2/21



INDICATIVE ELEVATION: Ballarat-Skipton Rail Trail Interface (nts)

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