

CONTENTS:

Drawing Number
PLA400-L01 Context Plan, Plant Schedule and Tree Detail
 PLA400-L02 Street Tree Plan 01
 PLA400-L03 Street Tree Plan 02

Planning and Environment Act 1987

BALLARAT PLANNING SCHEME

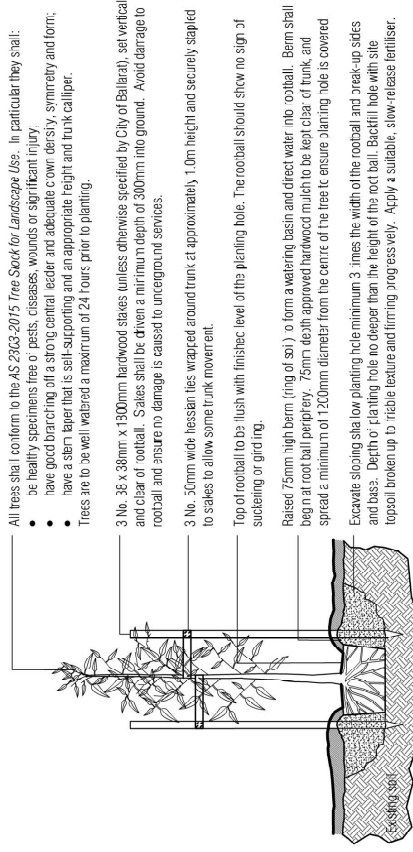
This plan is endorsed as forming part of
 Planning Permit No PLP/2019/194 / A
 Planning Permit Issue Date 6/6/19

Page 1 of 3
 Signed [Signature]

Authorised Officer for and on behalf of the
 CITY OF BALLARAT
 Date 4/3/21

MASTER PLANT SCHEDULE

Code	Botanical Name	Common Name	Plant Size	Qty
Trees				
CAU	<i>Celtis australis</i>	European Nettle Tree	45 lt container; min. 2.2m high	24
EVL5	<i>Eucalyptus mannifera</i> Little Spotted	Little Spotted Gum	19/20 ltr container; min. 1.2m high	8
LHT	<i>Lagerstroemia hybrid</i> Tuscarora	Tuscarora Crepe Myrtle	45 lt container; min. 2.2m high	8



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



CONTEXT PLAN - STAGE H3, LUCAS

P1	Town Planning Approval	AD	11/02/21
P3	Revisions to NEH and Power Plans	AD	21/12/20
P2	Revisions to NEH plans	AD	02/12/20
P1	Preliminary Issues for Client Review	AD	05/11/20
Revision: [Blank]			
APPROVAL ISSUE			
Planning Permit PLP/2019/194		Date: [Blank]	

- Notes**
- All dimensions to be checked on site prior to commencing work.
 - All measurements are in metres, unless otherwise stated.
 - The locations of underground services are as shown on the indicative plan - 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 Details
 - Standard offset from the back of curb is 1.2m unless otherwise shown.
 - Underground Cable to show proximity to the tree area. (For diameter 600mm depth shall be within curbside 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 (including poles).
 - Minimum setback of 2.0m to service assets including poles and cabling crossings.
 - 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.
 - Minimum setback of 6.0m to lot boundaries.
 - Minimum setback of 4.0m to light poles.
 - Proposed Street Trees.
 - Tree location in front of lot may change slightly due to actual location of services and construction of way.
 - Following City of Ballarat approval of these landscape plans any variation to the removal or species of street trees requires approval by City of Ballarat.
 - Minimum tree height of 2.2m unless otherwise specified in accordance with LDM unless otherwise specified.
 8. Mulch shall be recycled hardwood (or similar approved) in general accordance with LDM unless otherwise specified.
 9. Grass Seeding: Raised water 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 H3
Lucas, Ballarat

Drawing Title
Context Plan, Plant Schedule and Tree Detail

Issue No	1	Issue Date	11/02/2021
Author	[Blank]	Checked By	[Blank]
Drawn By	[Blank]	Reviewed By	[Blank]
Scale	1 of 3	Drawing Number	

PLA400-L01 TP1



Continued on L03

Planning and Environment Act 1987
BALLARAT PLANNING SCHEME

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

Planning Permit Issue Date 6/6/19

Page 2 of 3

Signed [Signature]

Authorised Officer for and on behalf of the
CITY OF BALLARAT
4/3/21
Date

TP1	Town Planning Approval	AD	11.02.21
P3	Revisions re: NBN and Power plans	AD	21.12.20
P2	Revisions re: NBN plans	AD	02.12.20
P1	Preliminary Issue for Client Review	AD	05.11.20
Drawn by: [Name]			
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.
 - 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 GA217* by Chypower and Powercor).
 - 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.
- 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.
- Refer to drawing L01 for Plant Schedule.

Legend

- Tree planted as part of another stage of works.
- Proposed Street Trees - Lagerstroemia hybrid 'Tuscarora' (Tuscarora Crepe Myrtle) [LHT]
- Proposed Street Trees - Celtis australis (European Nettle Tree) [CAU]
- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Service Offsets



Client / Project
Integra
Stage H3
Lucas, Ballarat

Street Tree Plan 01			
Drawn	Approved	Date	North
AD	RH	11.02.2021	
Scale 1:250	Scale 1:500	Page 2 of 3	
This drawing and design is produced by copyright © PLOT7 Landscape Architects Pty Ltd.			
Drawn by: [Name]	Project		

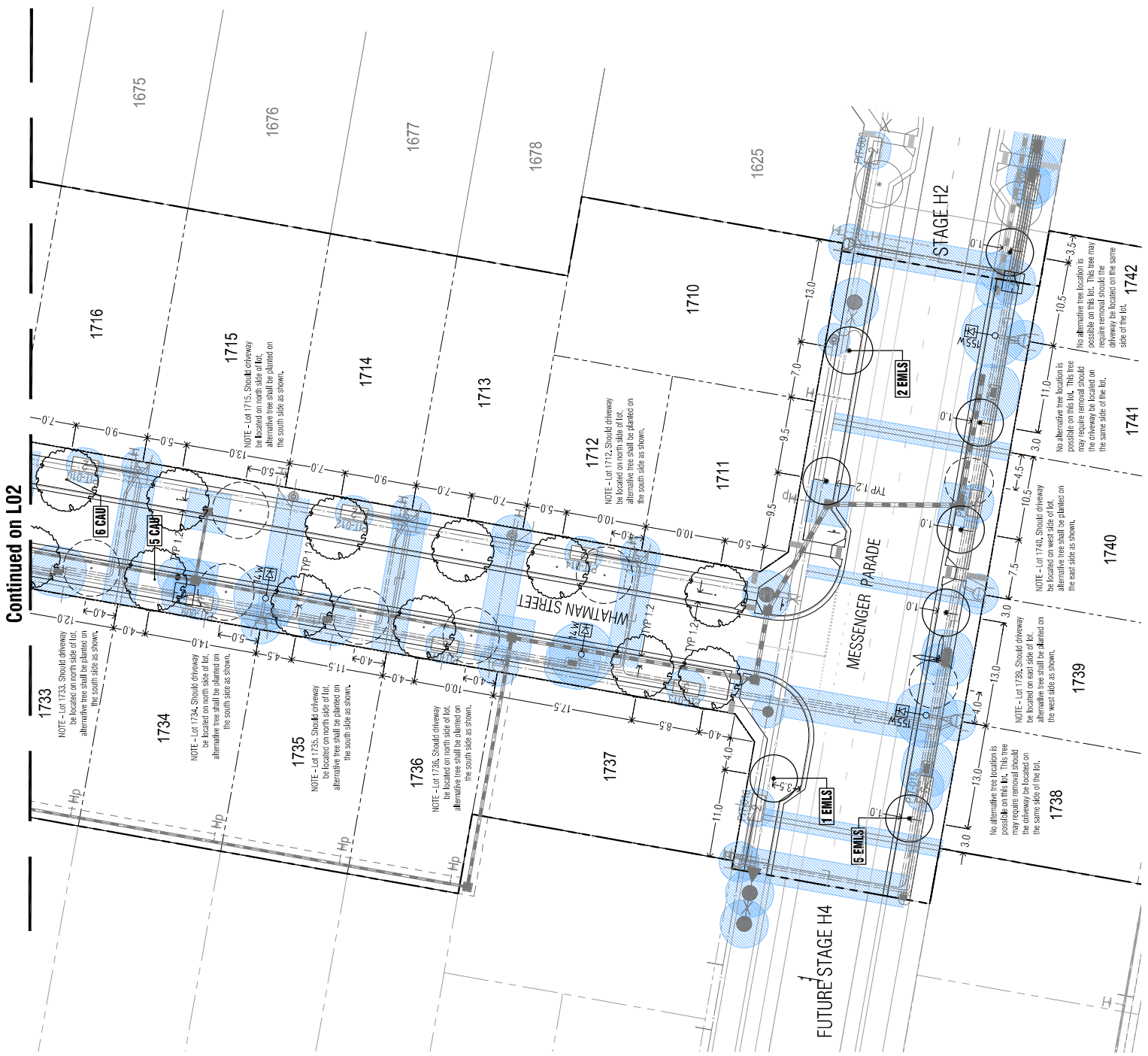
PLA400-L02 TP1

Planning and Environment Act 1987
BALLARAT PLANNING SCHEME

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

Planning Permit Issue Date 6/6/19
Page 3 of 3

Signed [Signature]
Authorised Officer for and on behalf of the
CITY OF BALLARAT
Date 4/3/21



TP1	Town Planning Approval	AD	11.02.21
P3	Revisions re NBN and Power Poles	AD	21.12.20
P2	Revisions re NBN poles	AD	02.12.20
P1	Preliminary Issue for Client Review	AD	05.11.20
	Review Through		
	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 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 curb is 1.2m unless otherwise shown.
- It is assumed that all underground cables in place presently are 100mm diameter. The Contractor shall be responsible for ensuring that any cables in place are marked and that the depth of the cables is 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.
- Minimum setback of 2.5m to underground electricity cable crossings.
- Minimum setback of 2.0m to service assets including pits and conduit crossings.
- Minimum setback of 0.75m to domestic service including points and 2.0m to stormwater outlets.
- Minimum setback of 1.2m to footpath crossings and 3.0m to kerbs.
- 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.
- Standard Street Tree Offsets shall be a minimum of 1.0m to 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 Landscape Design Manual (LDM).
- Planting, all trees and grasses shall be planted in accordance with City of Ballarat Landscape Design Manual (LDM).
- Match shall be recycled hardwood (or similar approved) in general accordance with LDM, unless otherwise specified.
- Green Seeding. Potted 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 - Cells available (European Velle Tree) [CAU]
- Proposed Street Trees - Eucalyptus membrane 'Little Spouty' (Little Spouty Gum) [EMLS]
- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Service Offsets

PLPLOT
LANDSCAPE ARCHITECTS

WMAWALU003044
WMAL003044
WMAL003044

Client Project:	
Intega	Stage H3
	Lucas, Ballarat
Drawn By:	
Street Tree Plan 02	DATE
AD	11.02.2021
RH	3 of 3
1:250	1:500

TP1
PLA400-L03