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Revision	re: Client Issue and Client Review	AD	01.06.21
P1	Preliminary Client Review (not issued)	AD	25.05.21
Author	Design	Issue	Date
<b>PRELIMINARY ISSUE</b>			

**Notes**

PLANNING PERMIT PLP/2019/607

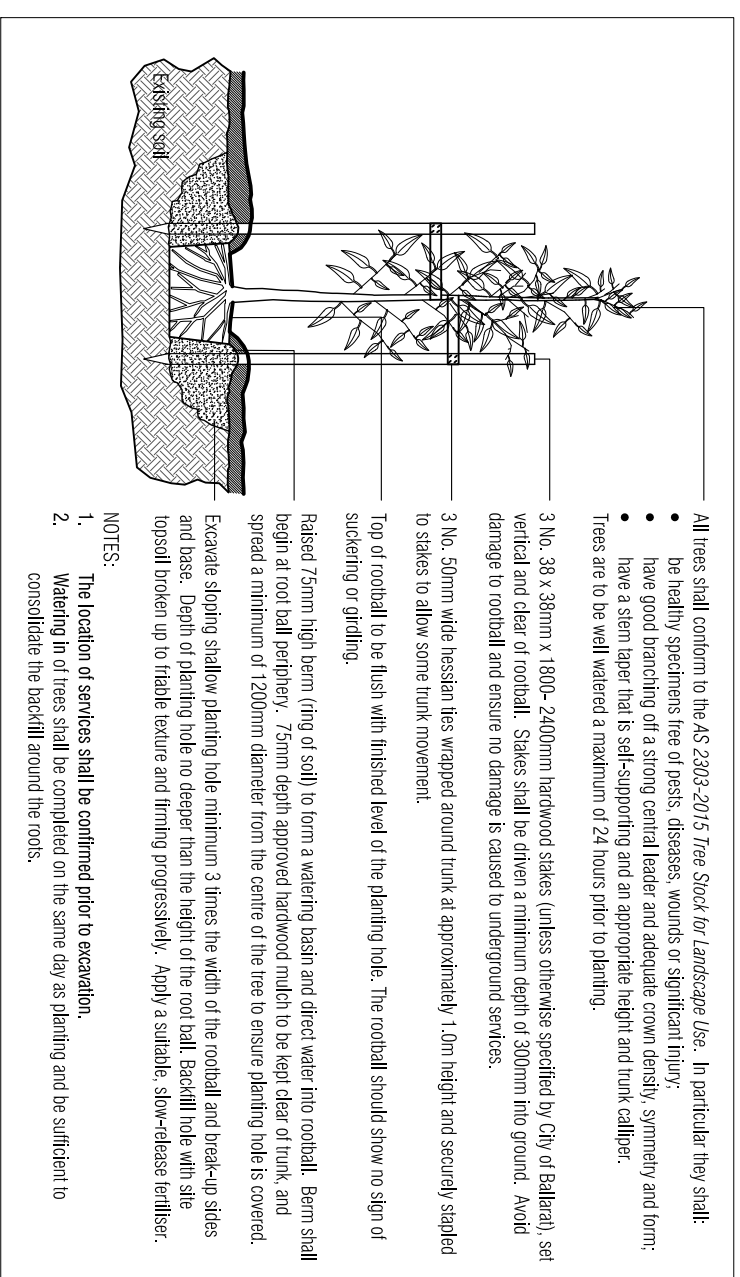
1. All dimensions to be checked on site before commencing work.
2. All measurements are in metres, unless otherwise shown.
3. The locations of underground services and light poles are indicative only - refer to engineering drawings for design service offsets.
4. The location and depth of services shall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



## SHEET LAYOUT PLAN - Stage M3, Lucas

### Street Tree Plant Schedule - Stage M3, Lucas

Code	Botanical Name	Common Name	Plant Size	Qty
<b>Trees</b>				
EML	<i>Eucalyptus mannifera</i> 'Little Spotty'	'Little Spotty Gum	18/20 ltr container, minimum height 1.5m	34
MAE	<i>Melia azedarach</i> 'Elite'	'Elite' White Cedar	40-45 ltr container, minimum height 2.2m	8
SJA	<i>Sophora japonica</i>	Japanese pagoda	40-45 ltr container, minimum height 2.2m	11
ZSG	<i>Zelkova serrata</i> 'Green Vase'	Green Vase Japanese Elm	40-45 ltr container, minimum height 2.2m	16
<b>Groundcovers</b>				
LLO	<i>Lomandra longifolia</i> (Indigenous)	Mat-rush	Tube-stock planted at 4 per m <sup>2</sup>	90



## City of Ballarat Typical Tree Planting Detail (NTS)

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**PRELIMINARY**

**Integra**  
Stage M/3  
Lucas, Ballarat

Drawn: [Name] Date: 01.06.2021  
Approved: [Name] Date: 01.06.2021

Scale: 1:100  
Sheet: 1 of 4

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Drawing Number: **PLA440-L01** Revision: **P2**



There are a lot of signs here - please can they be as close to the kerb as possible in order to provide minimum 1.5m of path clear of obstructions. Is it possible to provide 2.5-3.0m of level ground from BOK for granite sand path connection?

2.5-3.0m wide granite sand path connection as part of Stage M3 Wetlands Reserve. Maintain min. 1.5m clear access from signage and light post infrastructure.

Planted areas. Refer to Stage M3 Wetlands Landscape Plans.

Existing Ballarat - Skipton Rail Trail

Proposed 2m wide granite sand path connection to existing gravel path.

Proposed 150mm dia. Perfect Round H4 ACO treated pine bollards with domed top at 1.5m spacing (set 1.2m off BOK). Refer to detail.

Proposed 1.5m wide granite sand strip (no edge) from back of kerb.

Proposed 150mm dia. Perfect Round H4 ACO treated pine bollards with domed top at 1.5m spacing (set 1.2m off BOK). Refer to detail.

Proposed 1.5m wide granite sand strip (no edge) from back of kerb.

NOTE

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.

Notes

PLANNING PERMIT PL/P/2019/6/07

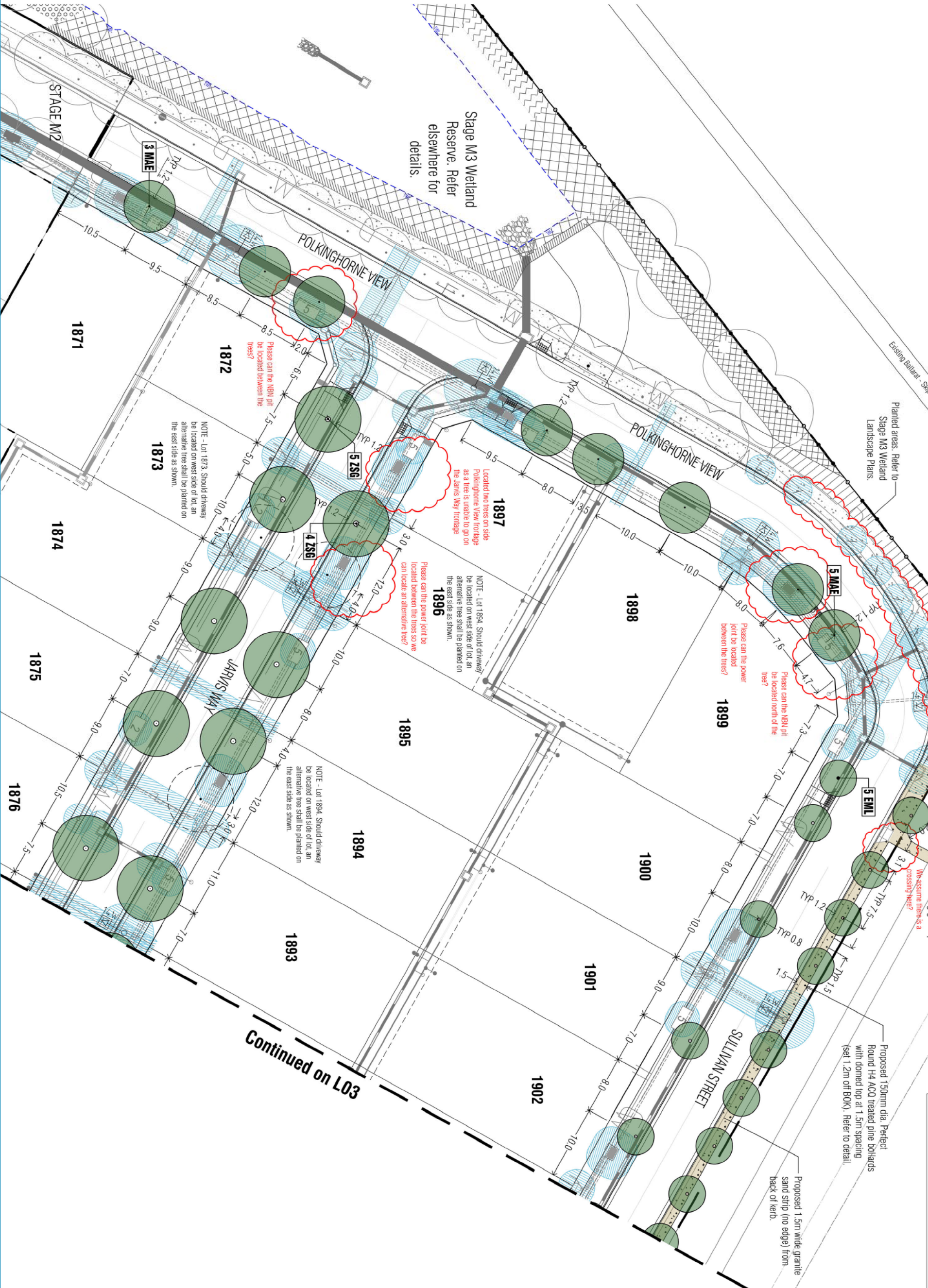
4. Standard Street Tree Offsets

- 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 GA271 by CIPconcrete 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 the hydrants.
- Minimum setback of 4.0m to light poles.

5. Proposed Street Trees

- Trees are planted to allow a driveway within 7.0m from the Title Boundary where possible.
- The boundary where possible.
- This 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 shall be planted in accordance with LDM, unless otherwise specified.
- 7. Mutch. Mutch shall be recycled hardwood (or similar approved) in general accordance with LDM, unless otherwise shown.
- 8. Grass Seeding. Reseed nature strips and other grassed areas where there has been disturbance due to landscape works with a proprietary hardy seed mix in accordance with the LDM, unless otherwise specified.
- 9. Plant Schedule. Refer to sheet L01 for Plant Schedule.

Revision re: Civil base and Client Review AD 01.06.21  
 P1 Preliminary-Client Review (not issued) AD 25.05.21  
 Revision: PRELIMINARY ISSUE



Continued on L03

Street Tree Plan 1

AD 01.06.2021

Scale: 1:500

PLA440-102

P2

Integra Landscape Architects

Stage M3

Lucas, Ballarat

PLA440-102

P2

PLA440-102

P2

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**NOTE**

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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.

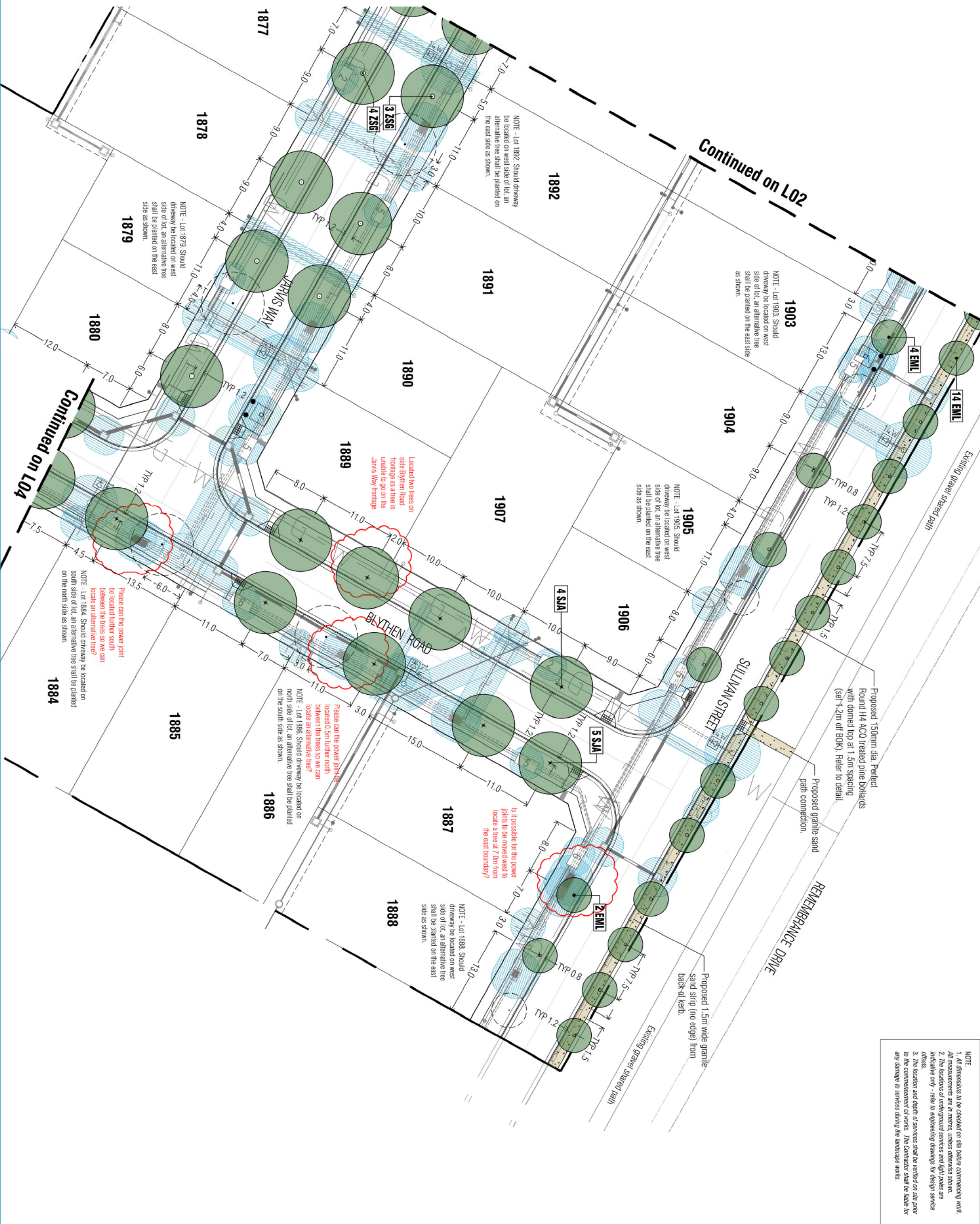
**Notes**

PLANNING PERMIT PLP/2019/607

P1	Revision re: Civil base and Client Review	AD	01/06/21
P2	Preliminary-Client Review (not issued)	AD	25/05/21

Author: [Signature] Date: [Signature]

**PRELIMINARY ISSUE**



**Legend**

- Proposed Street Trees - *Ficus sp.* (EML)
- Proposed Street Trees - *Sydney Spotted Gum* (EML)
- Proposed Street Trees - *Sydney Japanese* (Japanese Fig) (SJA)
- Proposed Street Trees - *Zakura serrata* (Green Yase) (Green Yase/Japanese Elm) (ZS6)
- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Service Offsets

**4. 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 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 CIPPEC and Powerco")
- Minimum setback of 2.5m to underground electrically cable joints / feeds.
- 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 loopback crossings and 3.0m to driveways where they are existing or known.
- Minimum setback of 3.0m to the hydrants.
- Minimum setback of 4.0m to light poles.

**5. Proposed Street Trees**

- Trees are planted to allow a driveway within 7.0m from the title boundary where possible.
- The 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 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 hardy seed mix in accordance with the LDM unless otherwise specified.
- Plant Schedule: Refer to sheet L01 or Plant Schedule.

**6. Planning**

PLANNING PERMIT PLP/2019/607

**Street Tree Plan 2**

Client: Integra Stage M3  
Lucas, Ballarat

Scale: 1:500  
Date: 01/06/2021

Author: [Signature] Date: [Signature]

**PLA440-103 P2**

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.



**NOTE:**  
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 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.



**Notes**  
 PLANNING PERMIT PLP/2019/607

4. 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 GA271 by Cypriote and Powercor")
- 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.

5. Proposed Street Trees

- Trees are planted to allow a driveway within 7.0m from the Title Boundary where possible.
- 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.

6. Planting All trees shall be planted in accordance with LDM, unless otherwise specified.

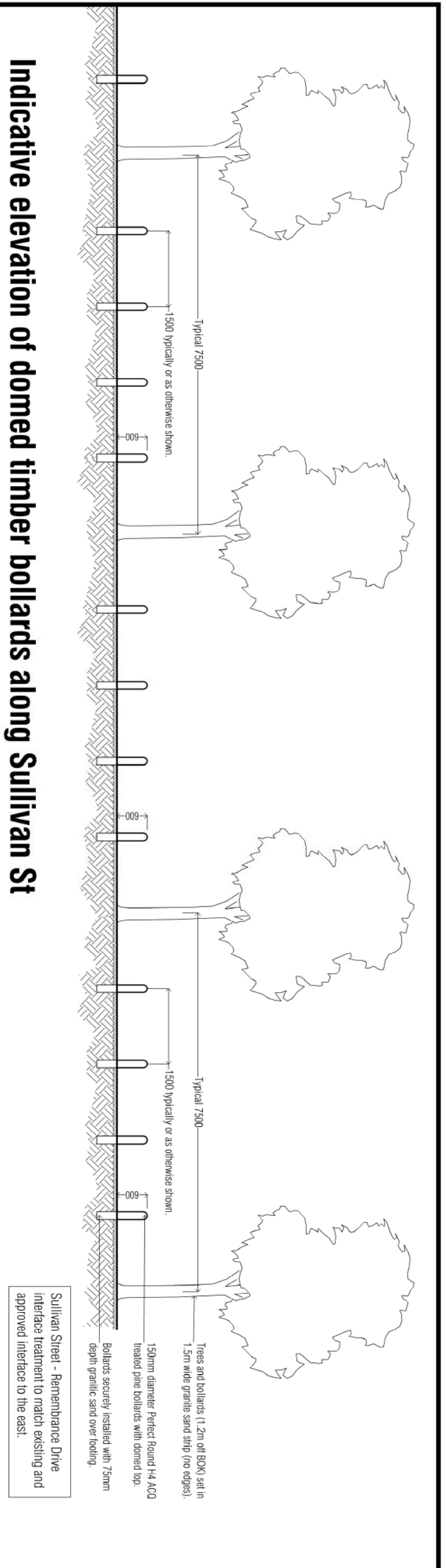
7. Mulch. Mulch shall be recycled hardwood (or similar approved) in general accordance with LDM, unless otherwise shown.

8. Grass Seeding. Reseed nature strips and other grassed areas where there has been disturbance due to landscape works with a proprietary hardy seed mix in accordance with the LDM, unless otherwise specified.

9. Plant Schedule. Refer to sheet L01 for Plant Schedule.

**Legend**

- Existing trees planted as part of another stage.
- Proposed Street Trees - Sophora japonica (Japanese Pagoda) [SJA]
- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Service Offsets



**Indicative elevation of domed timber bollards along Sullivan St**

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**Integra**  
 Stage M3  
 Lucas, Ballarat

**Street Tree Plan 3 and Details**

Drawn By	AD	Checked By	RH	Date	01.06.2021
Scale (A3)	1:250	Scale (A4)	1:500	Sheet	4 of 4

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**PLA440-104**

Revision: **P2**