

**SHEET LAYOUT PLAN - Stage M2, Lucas**

**Street Tree Plant Schedule - Stage M2, Lucas**

Code	Botanical Name	Common Name	Plant Size	Qty
Trees				
ELM	<i>Eucalyptus leucoxylon ssp. megalocarpa</i>	Large fruiting Yellow Gum	18/20 ltr container, minimum height 1.5m	4
FPC	<i>Fraxinus pennsylvanica 'Cimmzam'</i>	Cimmaron Ash	40-45 ltr container, minimum height 2.2m	15
PPE	<i>Parrotia persica</i>	Persian Ironwood	40-45 ltr container, minimum height 2.2m	10
SJA	<i>Sophora japonica</i>	Japanese Pagoda	40-45 ltr container, minimum height 2.2m	10

**CONTENTS:**

Drawing Number  
**PLA399-L01 Page Layout, Plant Schedule and Planting Detail**  
**PLA399-L02 Street Tree Plan 01**  
**PLA399-L03 Street Tree Plan 02**

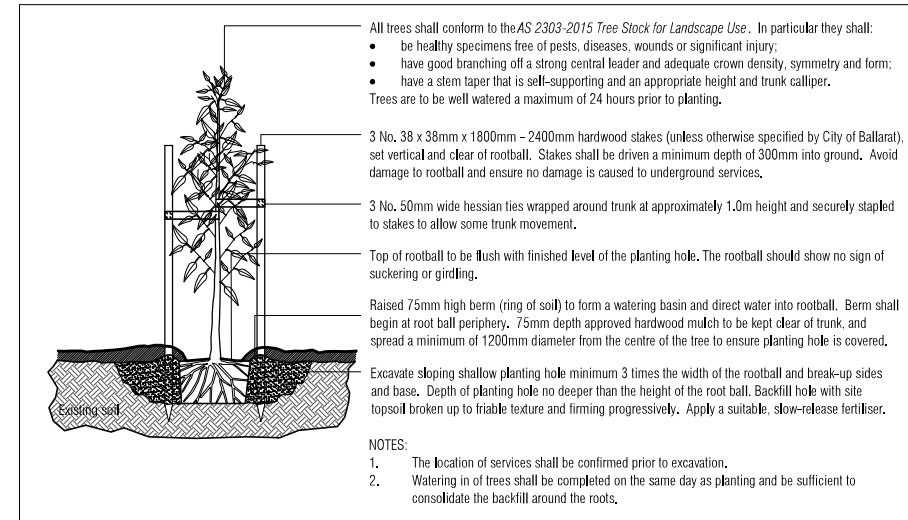
TP1	Town Planning Approval	AD	25.05.21
P4	Revisions re: civil base	AD	31.03.21
P3	Revisions: updated Power and Civil plans	AD	30.03.21
P2	Revisions re: NBN and Power plans	AD	29.03.21
P1	Preliminary-Client Review	AD	08.03.21
Revision	Description	Drawn	Date

**APPROVAL ISSUE**

**Notes**

PLANNING PERMIT PLP/2019/607

- 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.



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

Planning and Environment Act 1987

BALLARAT PLANNING SCHEME

This plan is endorsed in accordance with condition 3 of

Planning Permit No PLP/2019/607 / A

Planning Permit Issue Date 13/12/19

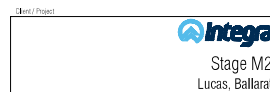
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Signed [Signature]

Authorised Officer for and on behalf of the

CITY OF BALLARAT

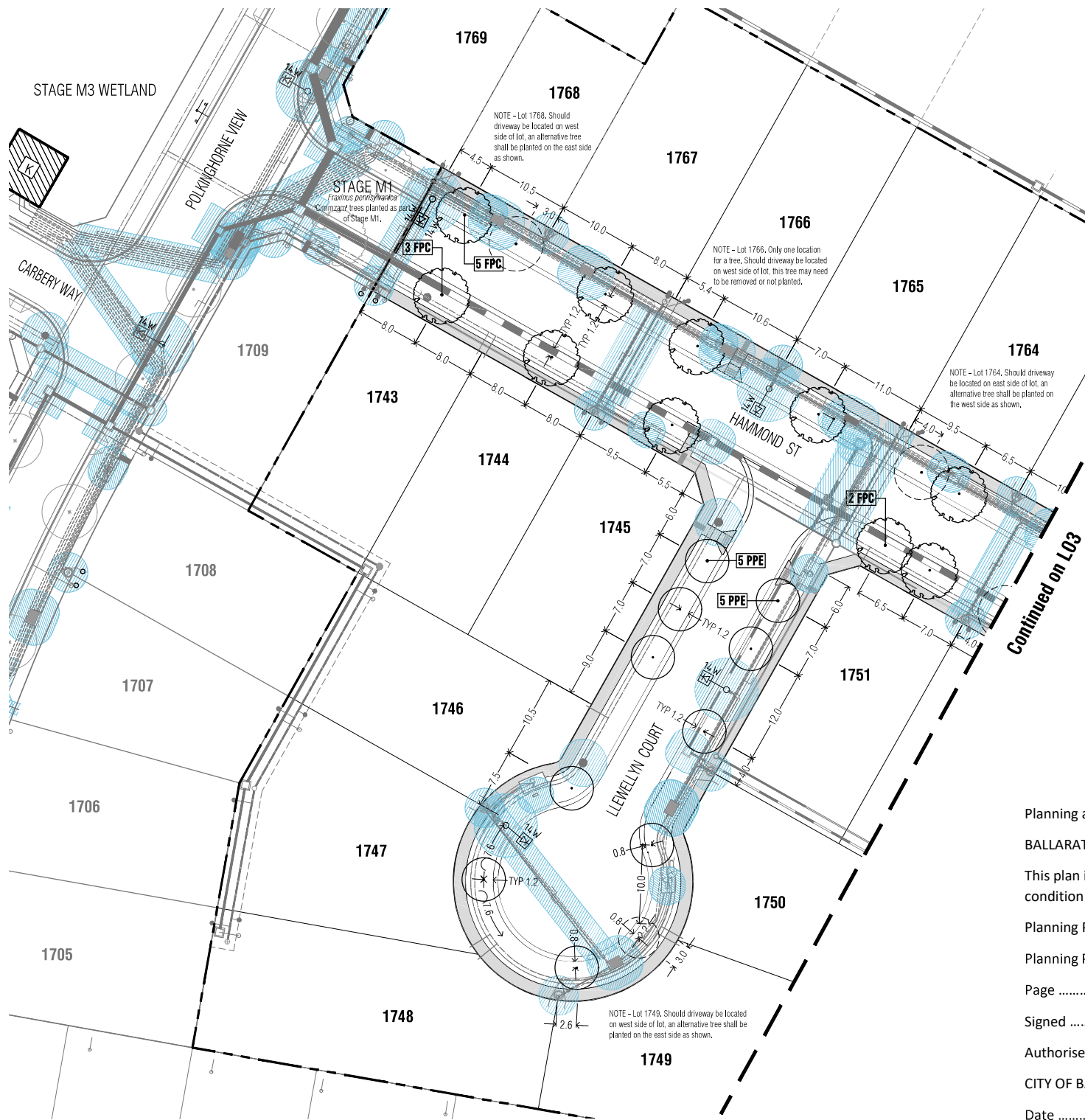
Date 16/6/21



**Page Layout, Plant Schedule and Planting Detail**

Drawn	AD	Approved	AD	Date	25.05.2021
Scale	1:100	Scale	1:100	Sheet	1 of 3

Drawing Number **PLA399-L01** Revision **TP1**



**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.

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**APPROVAL ISSUE**

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

- 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 GA211 by Citypower 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.
  - 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.
- 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 shown.
  - 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 for Plant Schedules.

**Legend**

	Proposed Street Trees - <i>Fraxinus pennsylvanica</i> 'Cinnamom' (Cinnamon Ash) [FPC]
	Proposed Street Trees - <i>Parrotia persica</i> (Persian Ironwood) [PPE]
	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 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 16/6/21



Client / Project

**Intega**

Stage M2  
Lucas, Ballarat

<b>Street Tree Plan 01</b>			
Drawn	Approved	Date	North
AD	RH	25.05.2021	
Scale 1:250	Scale 1:500	Page 2 of 3	
This drawing and model is provided by copyright © PLOT Landscape Architects Pty Ltd.			
Drawing Number	Revision		
<b>PLA399-L02</b>	<b>TP1</b>		

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.

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Revision	Description	Drawn	Date

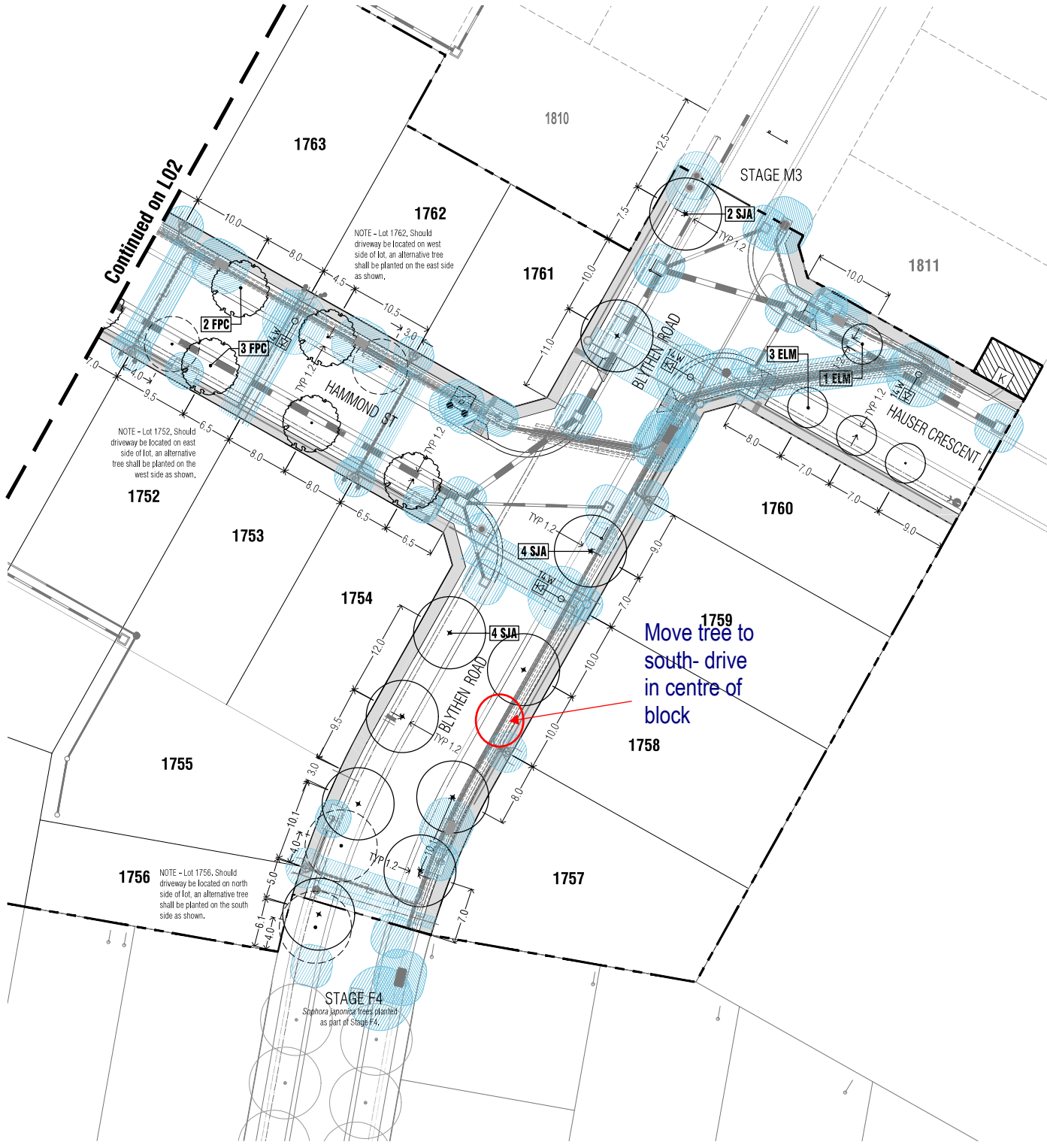
**APPROVAL ISSUE**

**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 GA2111 by Citypower 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.
- 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.
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- 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 Schedules.

**Legend**

	Proposed Street Trees - <i>Fraxinus pennsylvanica</i> 'Cinnamom' (Cinnamon Ash) [FPC]
	Proposed Street Trees - <i>Sophora japonica</i> (Japanese Pagoda) [SJA]
	Proposed Street Trees - <i>Eucalyptus leucosylon</i> ssp. <i>megalocarpa</i> (Large fruiting Yellow Gum) [ELM]
	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

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Signed [Signature]

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CITY OF BALLARAT

Date 16/6/21



Client / Project

**Intega**

Stage M2  
 Lucas, Ballarat

**Street Tree Plan 02**

Drawn	Approved	Date	North
AD	RH	25.05.2021	
1:250	1:500	3 of 3	

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Drawing Number **PLA399-L03** Revision **TP1**

Works **CANOPY COVERAGE ASSESSMENT** Planning Permit No PLP/2019/607/A

Project **Stage M2, Lucas** Planning Permit Issue Date **16/6/19**

Date **Wednesday, 26 May 2021** Page **4** of **4**

PLOT Drawing **PLA399-L01-L03\_TP1** Signed *[Signature]*

Authorised Officer for and on behalf of the

Road **Hauser Crescent** CITY OF BALLARAT  
Date **16/6/21**

Code	Tree Species	Quantity	Radius (m)	Canopy Area (m2)	TOTAL CANOPY
ELM	<i>Eucalyptus leucoxylon ssp. megalocarpa</i>	4	2.5	38	154

Total 154  
Road Reserve Area 558

**Canopy Coverage for Hauser Crescent 28%**

Road **Llewellyn Court**

Code	Tree Species	Quantity	Radius (m)	Canopy Area (m2)	TOTAL CANOPY
PPE	<i>Parrotia persica</i>	10	3	28	283

Total 283  
Road Reserve Area 1364

**Canopy Coverage for Llewellyn Court 21%**

Road **Blythen Road**

Code	Tree Species	Quantity	Radius (m)	Canopy Area (m2)	TOTAL CANOPY
SJA	<i>Sophora japonica</i>	10	4.5	64	636

Total 636  
Road Reserve Area 1437

**Canopy Coverage for Blythen Road 44%**

Road **Hammond Street**

Code	Tree Species	Quantity	Radius (m)	Canopy Area (m2)	TOTAL CANOPY
FPC	<i>Fraxinus pennsylvanica 'Cimmzam'</i>	15	3.5	38	577

Total 577  
Road Reserve Area 2133

**Canopy Coverage for Hammond Street 27%**

**Stage Total 30.05%**