

SHEET LAYOUT PLAN - Stage 1A Lucas Grange

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BALLARAT PLANNING SCHEME

Planning and Environment Act 1987

This plan is endorsed in accordance with condition1..... of

Planning Permit No PLP/.2020 / .177 / A

Planning Permit Issue Date30.07.20

Authorised Officer for and on behalf of the

CITY OF BALLARAT

20.08.2021 Date ..

MASTER PLANT SCHEDULE Code | Botanical Name Common Name Plant Size Qty Trees Eucalyptus mannifera 'Little Spotty' Little Spotty Gum 12 18/20 Itr container, min. 1.2m high EML

All trees shall conform to the AS 2303-2015 Tree Stock for Landscape Use. In particular they shall:

- be healthy specimens free of pests, diseases, wounds or significant injury;
- have good branching off a strong central leader and adequate crown density, symmetry and form;
- have a stem taper that is self-supporting and an appropriate height and trunk calliper.

Trees are to be well watered a maximum of 24 hours prior to planting.

3 No. 38 x 38mm x 1800mm hardwood stakes (unless otherwise specified by City of Ballarat), set vertical and clear of rootball. Stakes shall be driven a minimum depth of 300mm into ground. Avoid damage to rootball and ensure no damage is caused to underground services.

3 No. 50mm wide hessian ties wrapped around trunk at approximately 1.0m height and securely stapled

Top of rootball to be flush with finished level of the planting hole. The rootball should show no sign of suckering or girdling.

Raised 75mm high berm (ring of soil) to form a watering basin and direct water into rootball. Berm shall begin at root ball periphery. 75mm depth approved hardwood mulch to be kept clear of trunk, and spread a minimum of 1200mm diameter from the centre of the tree to ensure planting hole is covered.

Excavate sloping shallow planting hole minimum 3 times the width of the rootball and break-up sides and base. Depth of planting hole no deeper than the height of the root ball. Backfill hole with site topsoil broken up to friable texture and firming progressively. Apply a suitable, slow-release fertiliser.

- 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

Town Planning Approval Revisions re: Power and NBN

Preliminary Issue for Client Review 14.10.20

APPROVAL ISSUE

Planning Permit PLP/2020/177

- 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
- 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. 4. Standard Street Tree Offsets.
- Standard offset from the back of kerb is 0.8m 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 sethack of 3 0m to fire hydrants
- Minimum setback of 4.0m to light poles.
- 5 Proposed Street Trees
- Tree position in front of lots may change slightly due to 'actual' location of services, and constructed driveway Setback from intersection (kerb) shall be a minimum of 10m
- in accordance with City of Ballarat Landscape Design Manual 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, shrubs and groundcovers 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 specified. 8. 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.



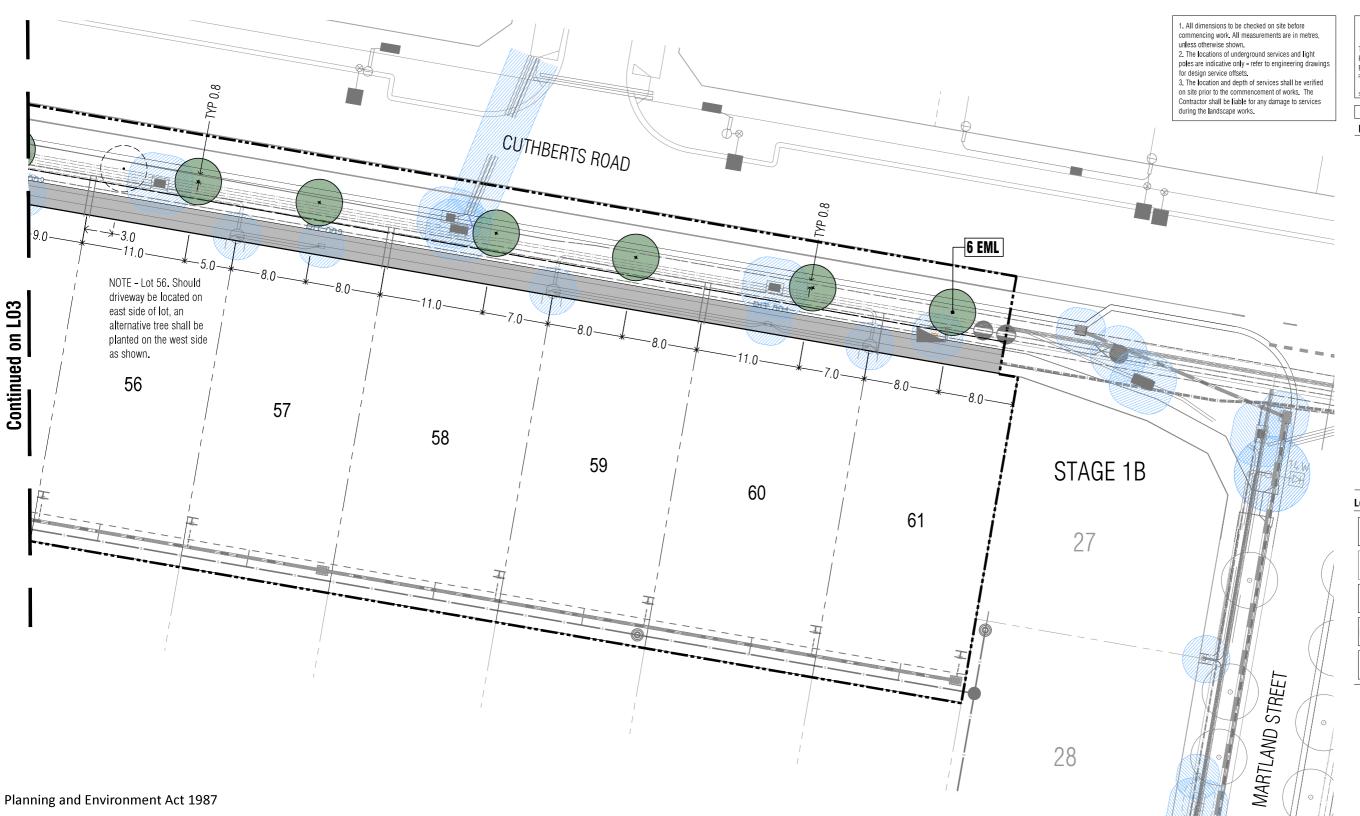
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Context, Plant Schedule and Tree Detail

TP1

PLA403-L01

NOT TO SCALE.



BALLARAT PLANNING SCHEME

This plan is endorsed in accordance with condition5..... of

Planning Permit No PLP/...2020./...177. /. A

Planning Permit Issue Date30.07.20

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Authorised Officer for and on behalf of the

CITY OF BALLARAT

20.08.21

Town Planning Approval Revisions re: Power and NBN AD 19.07.21 AD 29.01.21 AD 14.10.20 Initials Date Preliminary Issue for Client Review

APPROVAL ISSUE

Planning Permit PLP/2020/177

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9. Refer to drawing LO1 for Plant Schedule.

Legend

Existing street trees planted as part of another stage.

Proposed Street Trees - Eucalyptus mannifera 'Little

Alternative tree location if driveway is located where street tree is proposed.

3 ELD Plant Label and Code

Service Offsets





Stage 1A Lucas Grange, Ballarat

TP1

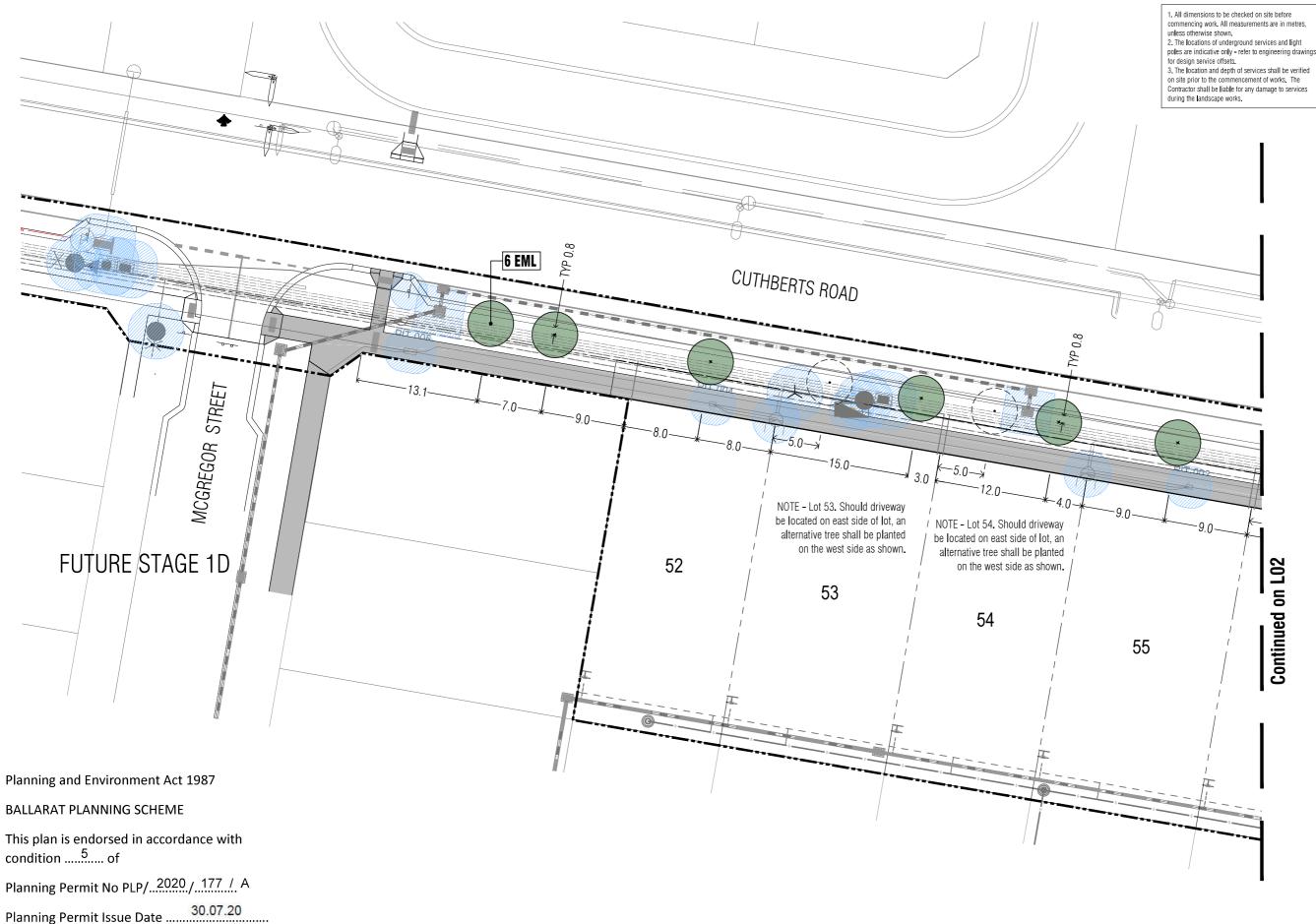
Street Tree Plan 01

Scale (A1) Scale (A3) Sheet

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PLA403-L02



Town Planning Approval Revisions re: Power and NBN

AD 19.07.21 AD 29.01.21 AD 14.10.20 Initials Date Preliminary Issue for Client Review **APPROVAL ISSUE**

Planning Permit PLP/2020/177

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AD	RH	19.07.2021	

Scale (A1) Scale (A3) Sheet

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PLA403-L03 TP1

CITY OF BALLARAT

Authorised Officer for and on behalf of the

20.08.2021