

BALLARAT PLANNING SCHEME

This plan is endorsed in accordance with condition .....5..... of

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

Planning Permit Issue Date .....30.07.20.....

Page .....4..... of .....14.....

Signed .....*Jan Bonnem*.....

Authorised Officer for and on behalf of the  
CITY OF BALLARAT

Date .....20.08.21.....

**CONTENTS:**

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- PLA431-L01 Context, Plant Schedule and Tree Detail**
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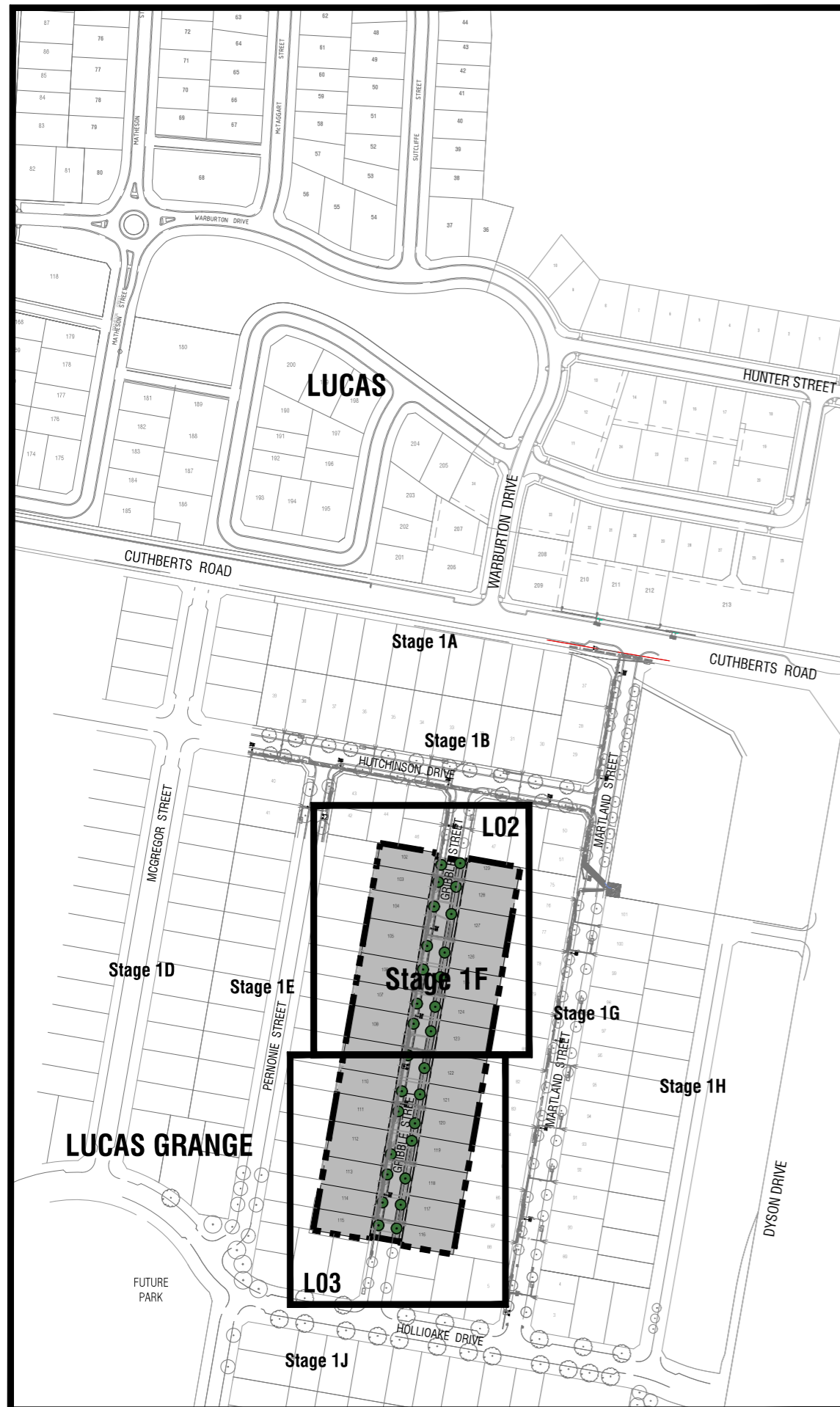
TP1	Town Planning Approval	AD	09.08.21
P2	Revisions re: Power and NBN plan.	AD	26.03.21
P1	Preliminary Issue for Client Review	AD	22.02.21
Revision	Description	Initials	Date

**APPROVAL ISSUE**

Planning Permit PLP/2020/177

**Notes**

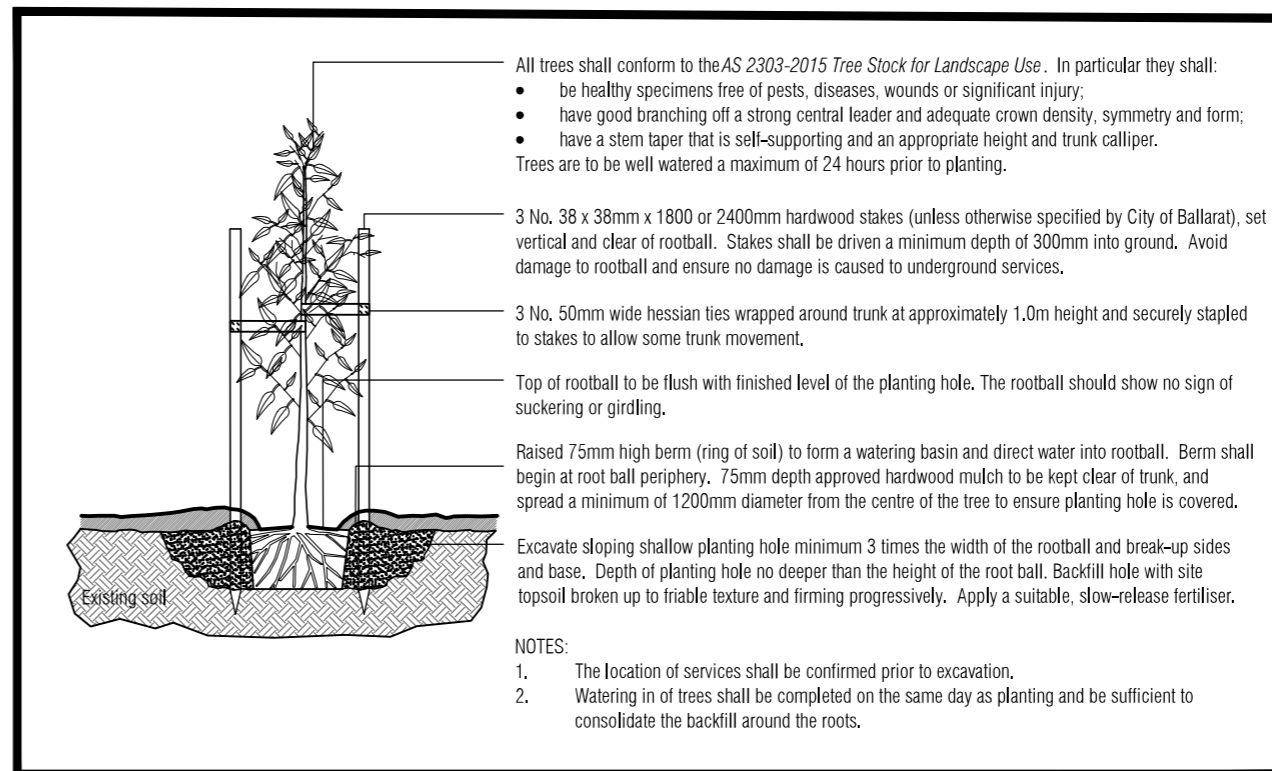
1. All dimensions to be checked on site before commencing work. All measurements are in metres, unless otherwise shown.
2. The locations of underground services and light poles are indicative only - refer to engineering drawings for design service offsets.
3. The location and depth of services shall be verified on site prior to the commencement of works. The Contractor shall be liable for any damage to services during the landscape works.
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 GA21' 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.
  - 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, 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.



**CONTEXT AND SHEET LAYOUT - Stage 1F Lucas Grange**

**MASTER PLANT SCHEDULE**

Code	Botanical Name	Common Name	Plant Size	Qty
Trees				
GPA	<i>Geijera parviflora</i>	Wilga	45 ltr container, min. 1.8m high	28



**TYPICAL TREE PLANTING DETAIL**

NOT TO SCALE.



Client / Project

**Intega**

Stage 1F  
Lucas Grange, Ballarat

Drawing Title

**Context, Plant Schedule and Tree Detail**

Drawn	Approved	Date	North
AD	RH	09.08.2021	
Scale (A1)	Scale (A3)	Sheet	
NTS	NTS	1 of 3	

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Drawing Number	Revision
<b>PLA431-L01</b>	<b>TP1</b>





TP1	Town Planning Issue	AD	09.08.21
P2	Revisions re: Power and NBN plan.	AD	26.03.21
P1	Preliminary Issue for Client Review	AD	22.02.21
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Status			

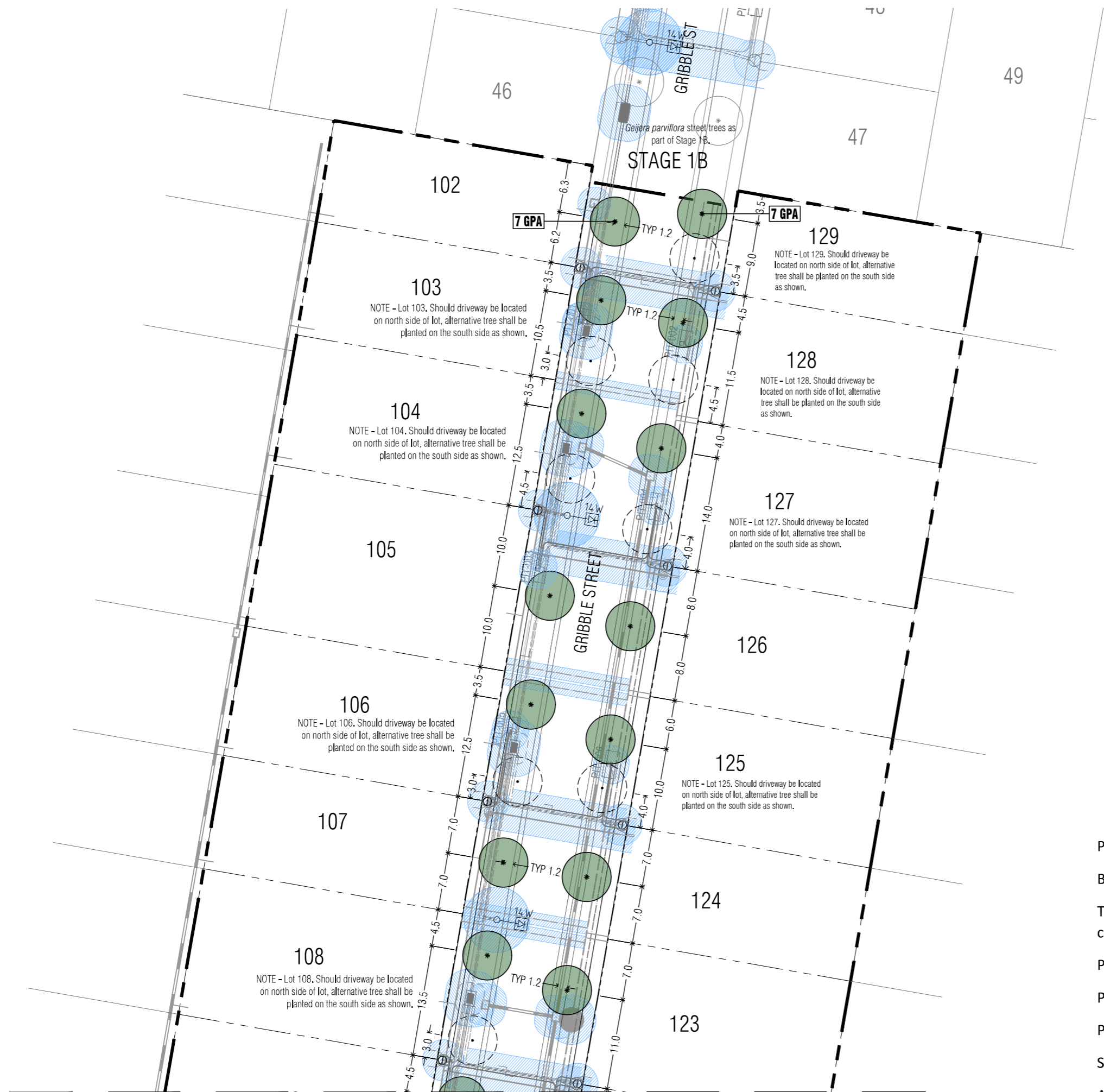
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- Refer to drawing LD1 for Plant Schedule.

**Legend**

-  Proposed Street Trees - *Geijera parviflora* [GPA]
-  Alternative tree location if driveway is located where street tree is proposed.
-  Plant Label and Code
-  Service Offsets



**Continued on L03**

Planning and Environment Act 1987

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Signed .....*Jan Korman*.....

Authorised Officer for and on behalf of the  
CITY OF BALLARAT

Date .....20.08.21.....



Client / Project

  
Stage 1F  
Lucas Grange, Ballarat

**Street Tree Plan 01**

Drawn	Approved	Date	North
AD	RH	09.08.2021	
Scale (A1)	Scale (A3)	Sheet	
1:250	1:500	2 of 3	

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Drawing Number **PLA431-L02** Revision **TP1**



Continued on L02



109  
NOTE - Lot 109, Should driveway be located on north side of lot, alternative tree shall be planted on the south side as shown.

111  
NOTE - Lot 111, Should driveway be located on north side of lot, alternative tree shall be planted on the south side as shown.

112  
Move Tree to South due to driveway location.

113  
NOTE - Lot 113, Should driveway be located on north side of lot, alternative tree shall be planted on the south side as shown.

114  
NOTE - Lot 114, Should driveway be located on north side of lot, alternative tree shall be planted on the south side as shown.

115  
NOTE - Lot 115, Should driveway be located on north side of lot, alternative tree shall be planted on the south side as shown.

120  
NOTE - Lot 120, Should driveway be located on south side of lot, alternative tree shall be planted on the north side as shown.

119  
NOTE - Lot 119, Should driveway be located on north side of lot, alternative tree shall be planted on the south side as shown.

117  
NOTE - Lot 117, Should driveway be located on north side of lot, alternative tree shall be planted on the south side as shown.

116  
NOTE - Lot 116, Should driveway be located on north side of lot, alternative tree shall be planted on the south side as shown.

STAGE 1J  
Geijera parviflora street trees as part of Stage 1J.

TP1	Town Planning Approval	AD	09.08.21
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**Legend**

- Proposed Street Trees - Geijera parviflora (GPA)
- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Service Offsets

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Client / Project  
**Intega**  
Stage 1F  
Lucas Grange, Ballarat

**Street Tree Plan 02**

Drawn	Approved	Date	North
AD	RH	09.08.2021	
Scale (A1)	Scale (A3)	Sheet	
1:250	1:500	3 of 3	

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Drawing Number  
**PLA431-L03**

Revision  
**TP1**