

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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Signed*Jan Beaman*.....

Authorised Officer for and on behalf of the

CITY OF BALLARAT

Date20.08.21.....

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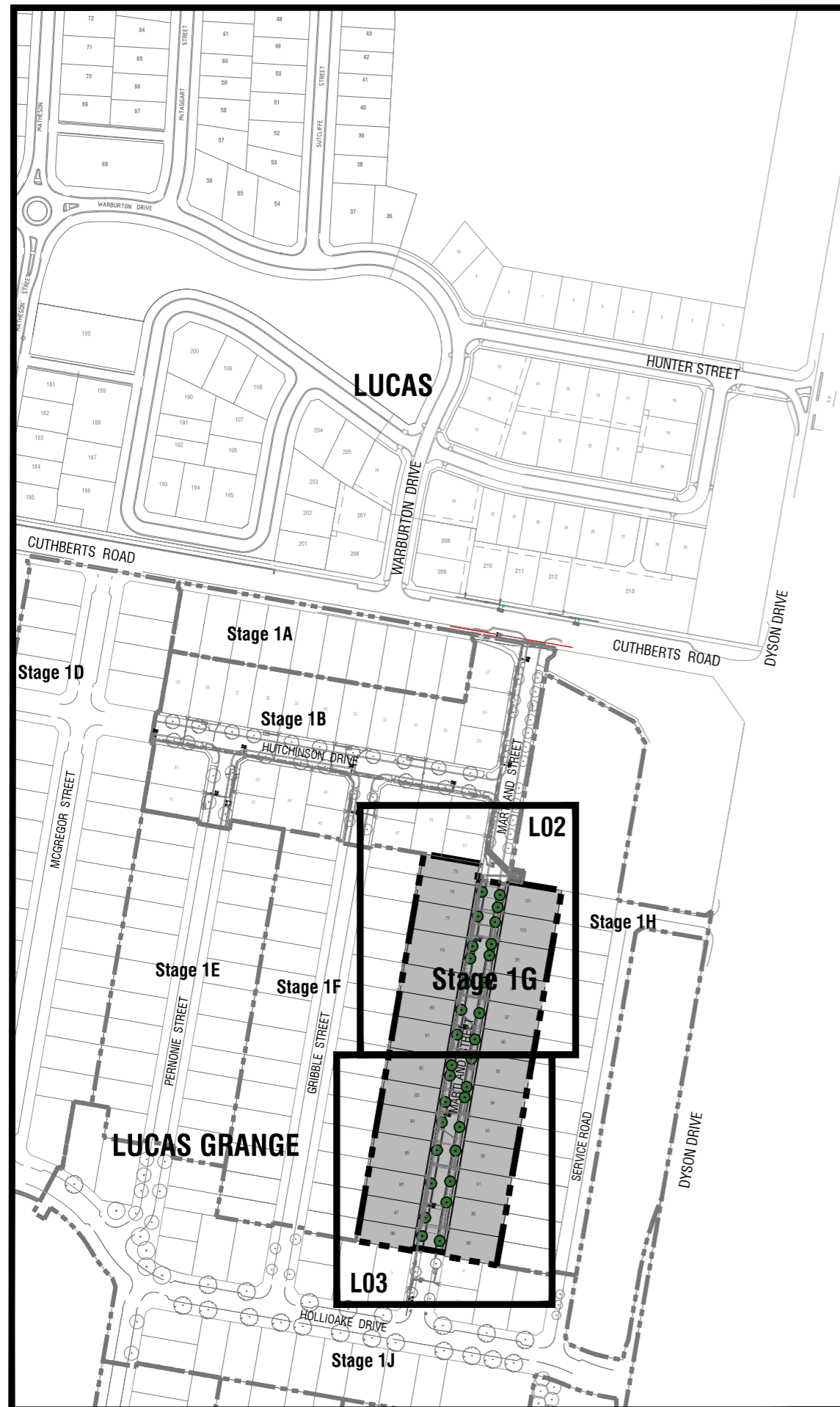
TP1	Town Planning Approval	AD	11.08.21
P2	Revisions re: NBN and Power plans.	AD	25.01.21
P1	Preliminary Issue for Client Review	AD	25.11.20
Revision	Description	Initials	Date

APPROVAL ISSUE

Planning Permit PLP/2020/177

Notes

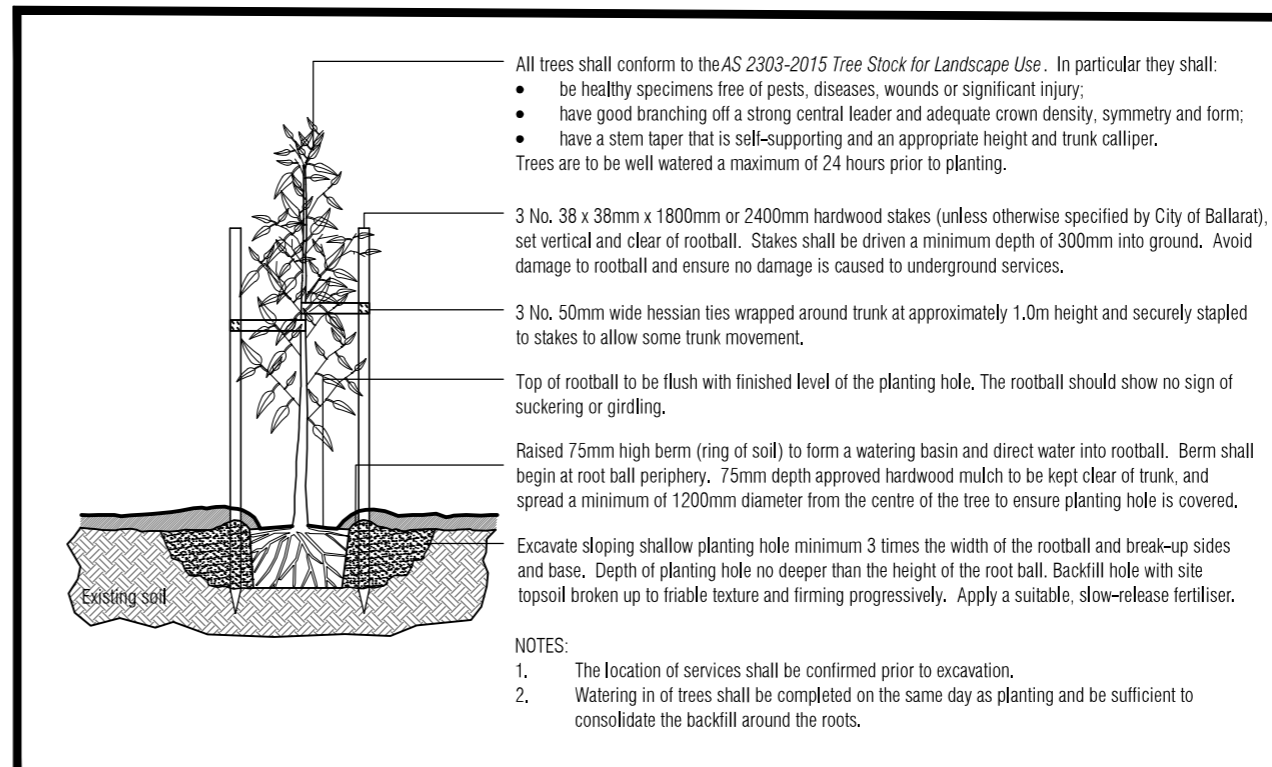
1. All dimensions to be checked on site before commencing work. All measurements are in metres, unless otherwise shown.
2. The locations of underground services and light poles are indicative only - refer to engineering drawings for design service offsets.
3. The location and depth of services shall 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 1G Lucas Grange

MASTER PLANT SCHEDULE

Code	Botanical Name	Common Name	Plant Size	Qty
Trees				
ANS	<i>Acer negundo</i> 'Sensation'	Sensation Box Elder	45 ltr container, min. 2.2m high	31



TYPICAL TREE PLANTING DETAIL

NOT TO SCALE.



Client / Project

Intega

Stage 1G
Lucas Grange, Ballarat

Drawing Title

Context, Plant Schedule and Tree Detail

Drawn	Approved	Date	North
AD	RH	11.08.2021	
Scale (A1)	Scale (A3)	Sheet	
NTS	NTS	1 of 3	

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Drawing Number	Revision
PLA422-L01	TP1

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Signed*Jim Bennett*.....

Authorised Officer for and on behalf of the
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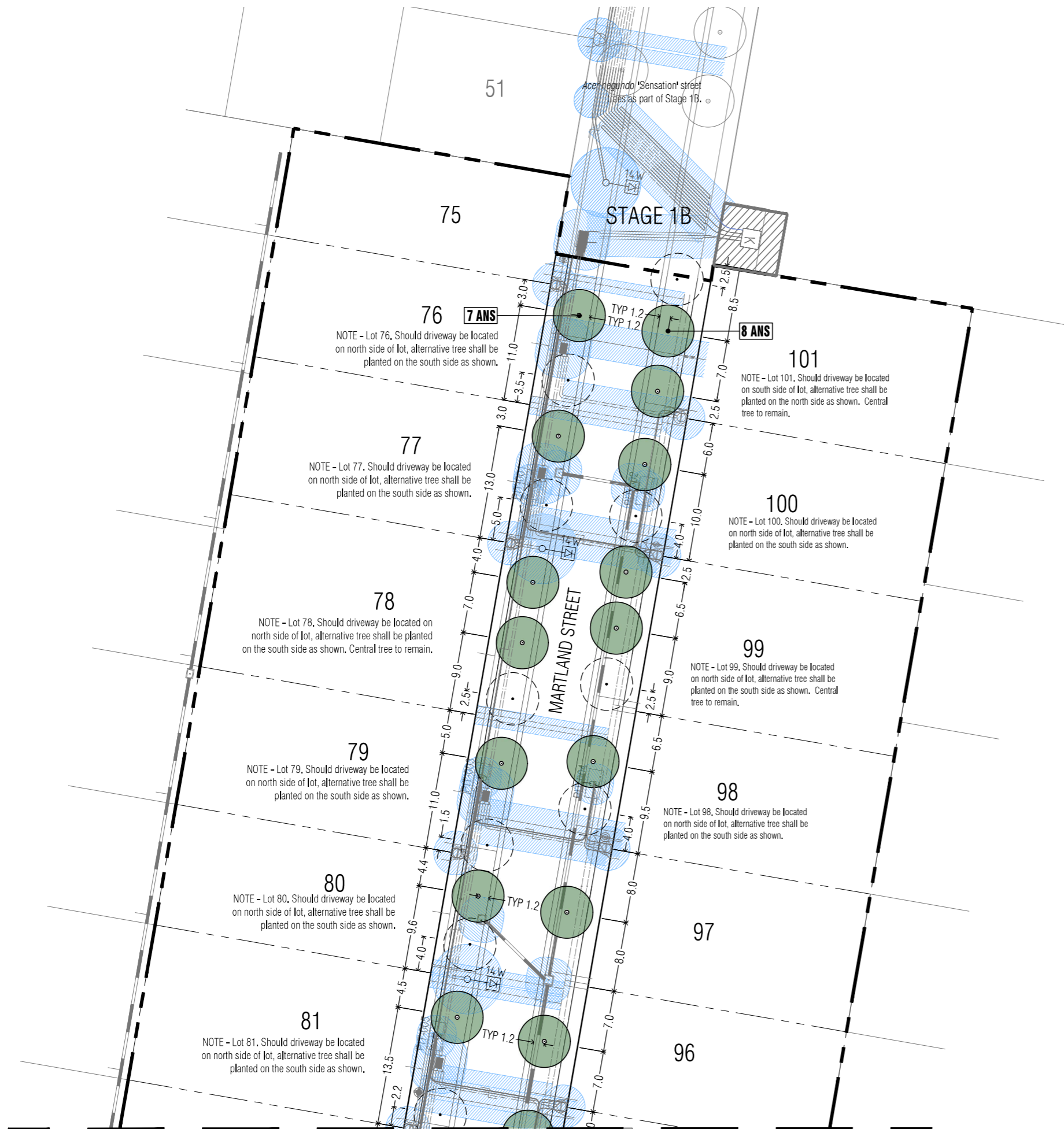
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- Refer to drawing LD1 for Plant Schedule.

Legend

- Proposed Street Trees - *Acer negundo* 'Sensation' [ANS]
- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Service Offsets



Continued on L03



Client / Project

Intega
Stage 1G
Lucas Grange, Ballarat

Street Tree Plan 01

Drawn	Approved	Date	North
AD	RH	11.08.2021	
Scale (A1)	Scale (A3)	Sheet	
1:250	1:500	2 of 3	

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Drawing Number	Revision
PLA422-L02	TP1

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Signed *Jan Korman*

Authorised Officer for and on behalf of the
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Legend

- Proposed Street Trees - *Acer negundo* 'Sensation' [ANS]
- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Service Offsets

Continued on L02



Client / Project

Intega
Stage 1G
Lucas Grange, Ballarat

Street Tree Plan 02

Drawn	Approved	Date	North
AD	RH	11.08.2021	
Scale (A1)	Scale (A3)	Sheet	
1:250	1:500	3 of 3	

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PLA422-L03	TP1