

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*Jim Berman*.....

Authorised Officer for and on behalf of the

CITY OF BALLARAT

Date20.08.21.....

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TP1	Town Planning Approval	AD	23.07.21
P3	Revisions re: civil and power plans	AD	27.10.20
P2	Revisions re: civil, power and NBN plans	AD	06.10.20
P1	Preliminary Issue for Client Review	AD	31.08.20
Revision	Description	Initials	Date
			APPROVAL ISSUE

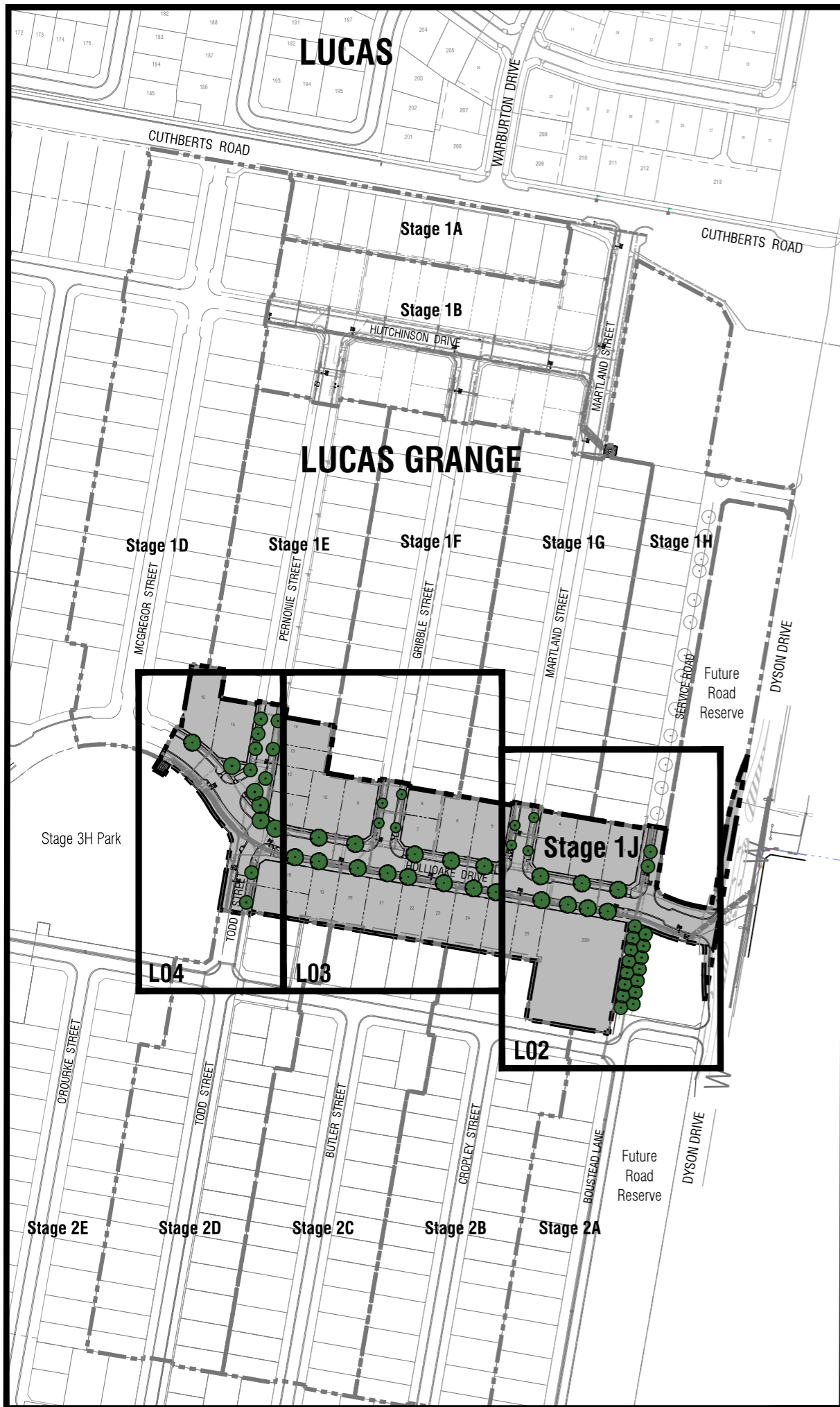
Planning Permit PLP/2020/177

Notes

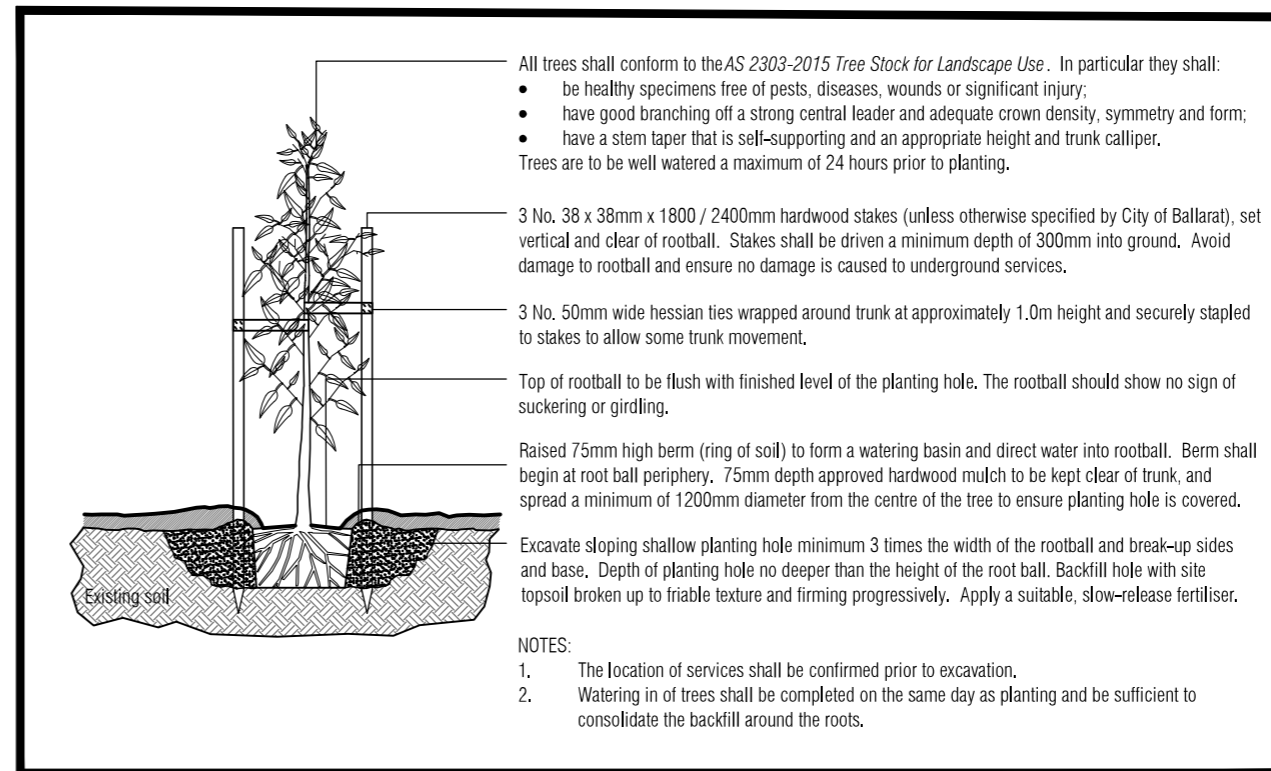
1. All dimensions to be checked on site before commencing work. All measurements are in metres, unless otherwise shown.
2. The locations of underground services and light poles are indicative only - refer to engineering drawings for design service offsets.
3. The location and depth of services shall 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.
7. Planting. All trees, shrubs and groundcovers shall be planted in accordance with LDM, unless otherwise specified.
8. Mulch. Mulch shall be recycled hardwood (or similar approved) in general accordance with LDM, unless otherwise specified.
9. 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.

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	4
FPU	<i>Fraxinus pennsylvanica</i> 'Urbdell'	Urbdell Ash	45 ltr container, min. 2.2m high	2
GPA	<i>Geijera parviflora</i>	Wilga	45 ltr container, min. 1.8m high	4
MAE	<i>Melia azedarach</i> 'Elite'	Elite White Cedar	45 ltr container, min. 2.2m high	9
PCA	<i>Pyrus calleryana</i> 'Aristocrat'	Aristocrat Flowering Pear	45 ltr container, min. 2.2m high	15
QPA	<i>Quercus palustris</i>	Pin Oak	45 ltr container, min. 2.2m high	5
ZSG	<i>Zelkova serrata</i> 'Green Vase'	Green Vase Japanese Elm	45 ltr container, min. 2.2m high	21



CONTEXT AND SHEET LAYOUT PLAN - Stage 1J Lucas Grange



TYPICAL TREE PLANTING DETAIL

NOT TO SCALE.



Client / Project

Intega
Stage 1J
Lucas Grange, Ballarat

Drawing Title

Context, Plant Schedule and Tree Detail

Drawn	Approved	Date	North
AD	RH	23.07.2021	
Scale (A1)	Scale (A3)	Sheet	
NTS	NTS	1 of 4	

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Drawing Number	Revision
PLA389-L01	TP1

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Planning Permit Issue Date30.07.20.....

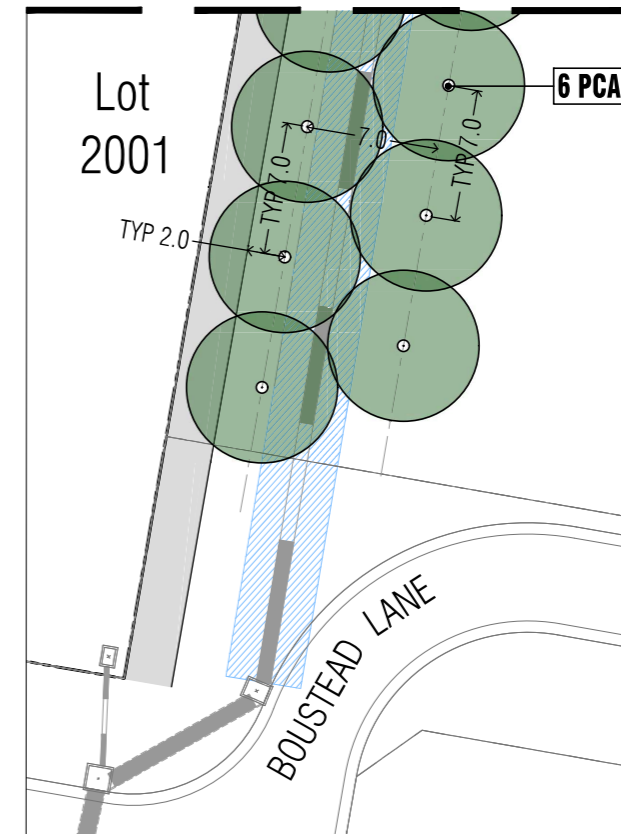
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Signed*Jan. Korman*.....

Authorised Officer for and on behalf of the
CITY OF BALLARAT

Date20.08.21.....

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- 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.
- Refer to drawing L01 for Plant Schedule.

Legend

- Proposed Street Trees - *Acer negundo* 'Sensation' [ANS]
- Proposed Street Trees - *Zelkova serrata* 'Green Vase' [ZSG]
- Proposed Street Trees - *Fraxinus pennsylvanica* 'Urbell' [FPU]
- Proposed Street Trees - *Pyrus calleryana* 'Aristocrat' [PCA]
- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Service Offsets



Client / Project

Stage 1J
Lucas Grange, Ballarat

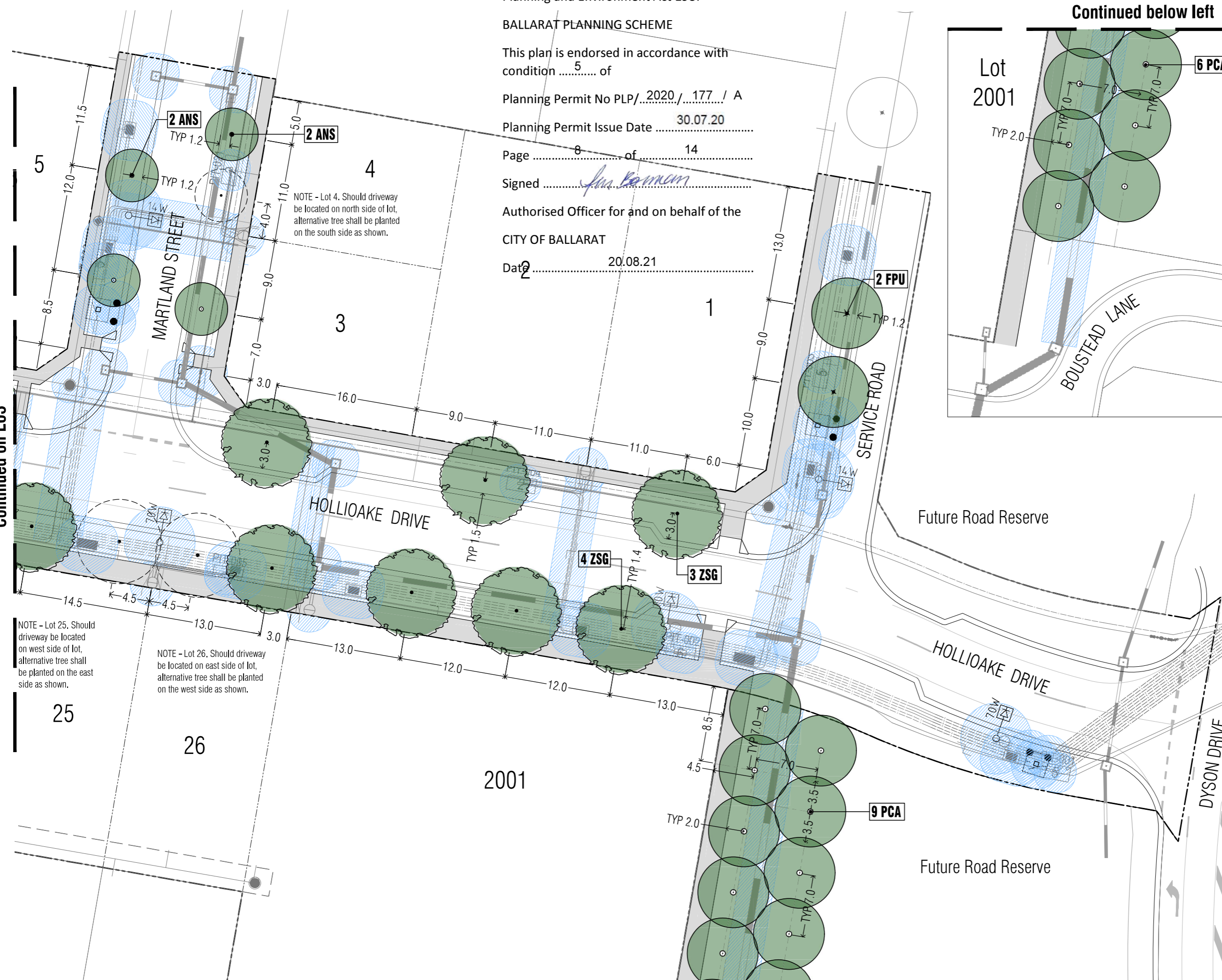
Street Tree Plan 1

Drawn	Approved	Date	North
AD	RH	23.07.2021	
Scale (A1)	Scale (A3)	Sheet	
1:200	1:400	2 of 4	

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Drawing Number: **PLA389-L02** Revision: **TP1**

Continued on L03

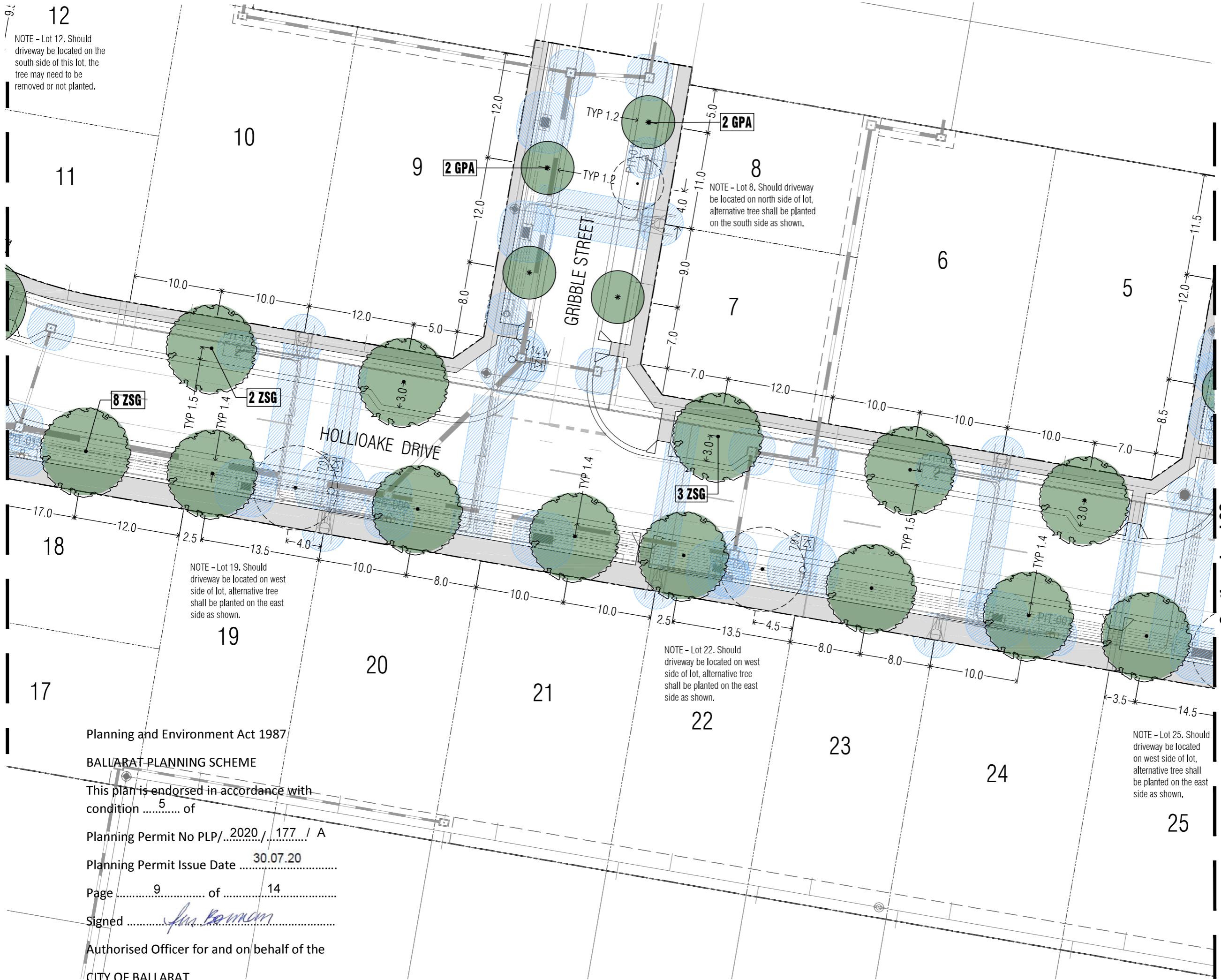


NOTE - Lot 25. Should driveway be located on west side of lot, alternative tree shall be planted on the east side as shown.

NOTE - Lot 26. Should driveway be located on east side of lot, alternative tree shall be planted on the west side as shown.

NOTE - Lot 4. Should driveway be located on north side of lot, alternative tree shall be planted on the south side as shown.

Continued in insert above



NOTE - Lot 12. Should driveway be located on the south side of this lot, the tree may need to be removed or not planted.

NOTE - Lot 8. Should driveway be located on north side of lot, alternative tree shall be planted on the south side as shown.

NOTE - Lot 19. Should driveway be located on west side of lot, alternative tree shall be planted on the east side as shown.

NOTE - Lot 22. Should driveway be located on west side of lot, alternative tree shall be planted on the east side as shown.

NOTE - Lot 25. Should driveway be located on west side of lot, alternative tree shall be planted on the east side as shown.

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- 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.
- Refer to drawing L01 for Plant Schedule.

Legend

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



Client / Project

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Stage 1J
Lucas Grange, Ballarat

Street Tree Plan 2

Drawn	Approved	Date	North
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Scale (A1)	Scale (A3)	Sheet	
1:200	1:400	3 of 4	

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Drawing Number: **PLA389-L03** Revision: **TP1**

Planning and Environment Act 1987
BALLARAT PLANNING SCHEME

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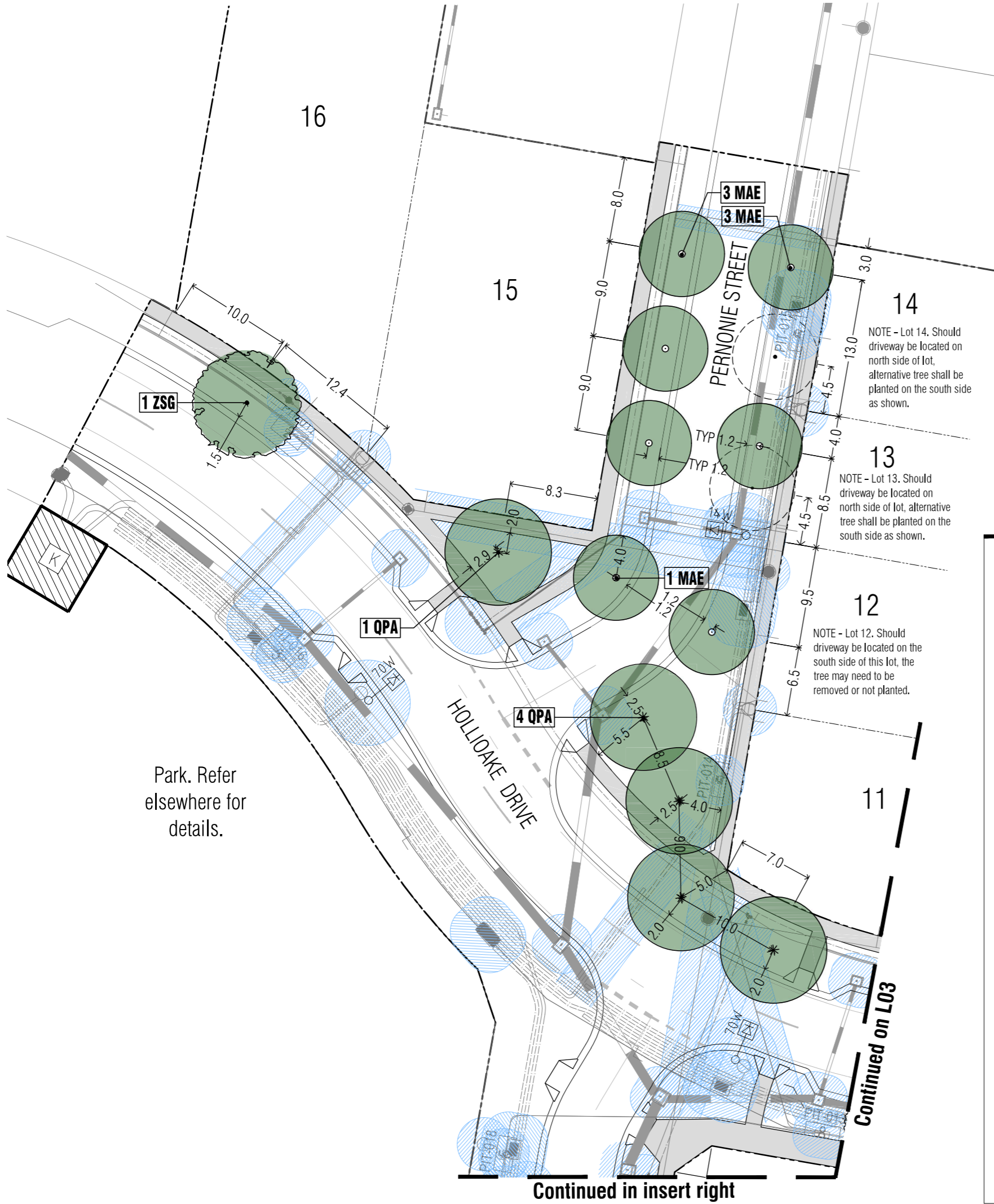
Signed *Jan Barnum*

Authorised Officer for and on behalf of the
CITY OF BALLARAT

Date 20.08.21

Continued on L04

Continued on L02



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

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Signed *Jim Bennett*

Authorised Officer for and on behalf of the CITY OF BALLARAT

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10. Refer to drawing L01 for Plant Schedule.

Legend

- Proposed Street Trees - *Melia azedarach* 'Elite' (MAE)
- Proposed Street Trees - *Zelkova serrata* 'Green Vase' (ZSG)
- Proposed Street Trees - *Quercus palustris* (OPA)
- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Service Offsets



Client / Project

Intega

Stage 1J
Lucas Grange, Ballarat

Street Tree Plan 3

Drawn	Approved	Date	North
AD	RH	23.07.2021	
Scale (A1)	Scale (A3)	Sheet	
1:200	1:400	4 of 4	

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Drawing Number: **PLA389-L04** Revision: **TP1**