

**CONTEXT PLAN - STAGE H4, LUCAS**

**CONTENTS:**

Drawing Number  
**PLA439-L01 Context Plan, Plant Schedule and Tree Detail**  
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Planning and Environment Act 1987  
**BALLARAT PLANNING SCHEME**

This plan is endorsed as forming part of

Planning Permit No PLP/2019/194 / A

Planning Permit Issue Date 6/6/19

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Signed *[Signature]*

Authorised Officer for and on behalf of the  
**CITY OF BALLARAT**

Date 23/11/21

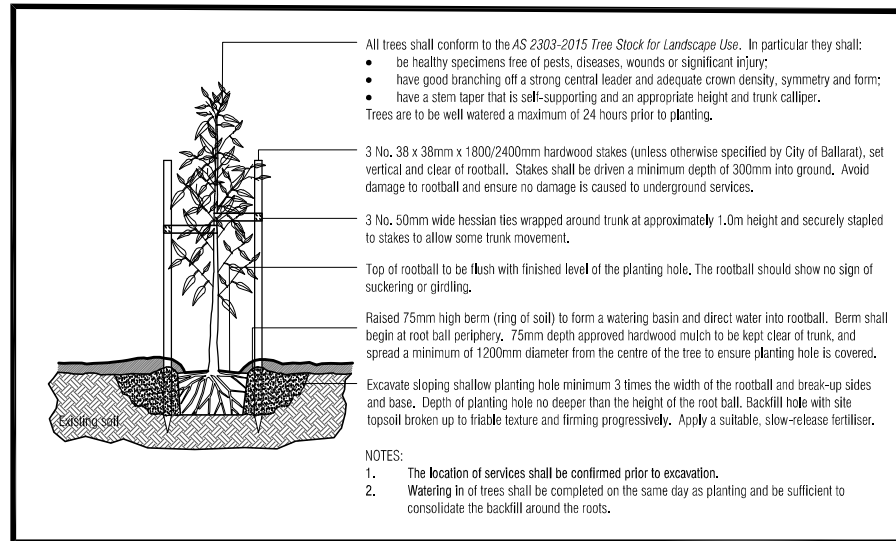
TP1	Town Planning Approval	AD	10.09.21
P4	Revisions: NBN and Power plans	AD	10.05.21
P3	Revisions re: Power and NBN plans	AD	19.04.21
P2	Revisions re: Street Tree species	AD	30.03.21
P1	Preliminary Issue for Client Review	AD	29.03.21
Revision	Created	AD	29.03.21
			Drawn
			Checked
			Approved
			Issue
<b>APPROVAL ISSUE</b>			
Planning Permit PLP/2019/194			

**Notes**

- 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.
- 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 / trees.
  - Minimum setback of 2.0m to service assets including pits and conduit crossings.
  - Minimum setback of 0.75m to domestic service tapping points and 2.2m 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.
  - 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, shrubs and groundcovers 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 specified.
- 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				
MAE	<i>Melia azedarach</i> 'Elite'	Elite White Cedar	45 ltr container, min. 2.2m high	25
EMLS	<i>Eucalyptus mannifera</i> 'Little Spotty'	Little Spotty Gum	18/20 ltr container, min. 1.2m high	11
LHT	<i>Lagerstroemia hybrid</i> 'Tuscarora'	Tuscarora Crepe Myrtle	45 ltr container, min. 2.2m high	12



**TYPICAL TREE PLANTING DETAIL**

NOT TO SCALE.



**Context Plan, Plant Schedule and Tree Detail**

Drawn	AD	Checked	AD	Date	10.09.2021	Scale	1:1
Scale (1:1)	NTS	Scale (1:1)	NTS	Page	1 of 3		

PLA439-L01 TP1

**Planning and Environment Act 1987  
BALLARAT PLANNING SCHEME**

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Planning Permit No P/LP/2019/194 / A

Planning Permit Issue Date 6/6/19

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Signed *[Signature]*

Authorised Officer for and on behalf of the  
CITY OF BALLARAT  
Date 23/1/21

TF1	Tree Planning Approval	AD	10.08.21
PA	Revisions NB and Power Plans	AD	10.06.21
PC	Revisions re: Power and HBI Plans	AD	19.04.21
PE	Revisions re: Street Tree Specs	AD	30.03.21
PI	Preiminary Issue for Client Review	AD	29.03.21
	Revision		

**APPROVAL ISSUE**  
Planning Permit P/LP/2019/194

**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 details.
3. The location and depth of services shall be verified on site by a registered professional engineer. The Contractor shall be liable for any damage to services during the landscape works.
4. Standard Street Tree Offsets:
  - a. Standard offset from the back of kerb is 2m unless otherwise shown.
  - b. It is assumed that all underground cables in these proximity to trees are located at a depth of 1.0m.
  - c. The minimum offset from the back of kerb to provide a higher level of infrastructure protection (Greater 12.0 Distribution Construction Standard, Underground Trenching G&T1 by Citypower and Powerco).
  - d. Minimum setback of 1.5m to underground electricity cable and conduit crossings.
  - e. Minimum setback of 1.75m to domestic service tapping points and 2.0m to stormwater outlets.
  - f. Minimum setback of 1.2m to topsoil, cross-rips and 3.0m to kerbs, where they are existing or known.
  - g. Minimum setback of 1.0m to light poles.
5. Proposed Street Trees:
  - a. Tree position in north of lots may change slightly due to actual location of services, and construction driveway crossings.
  - b. Tree position in south of lots shall be a minimum of 1.0m in accordance with City of Ballarat Landscape Design Manual (LDM).
  - c. 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 and landscape ground covers shall be planted in accordance with the City of Ballarat Landscape Design Manual (LDM).
  - a. Mulch: Mulch shall be recycled hardwood (or similar approved) in genera accordance with LDM, unless otherwise specified.
  - b. Grass Seeding: Reseed native ssp grass and other grassed areas where there has been disturbance due to landscape works with a proprietary grass seed mix, in accordance with the LDM.
  - c. Topsoil: Refer to drawing C/L for Plant Schedule.

**Legend**

- Tree p areas as part of another stage of works.
- Proposed Street Trees - *Laguncularia patersonii* (LTP) / *Tristania (Tristania Crapes/Marie)* (LTM)
- Proposed Street Trees - *Melicope aspera* (EM) (E1b) / *White Zakia* (WAE)
- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Service Offsets

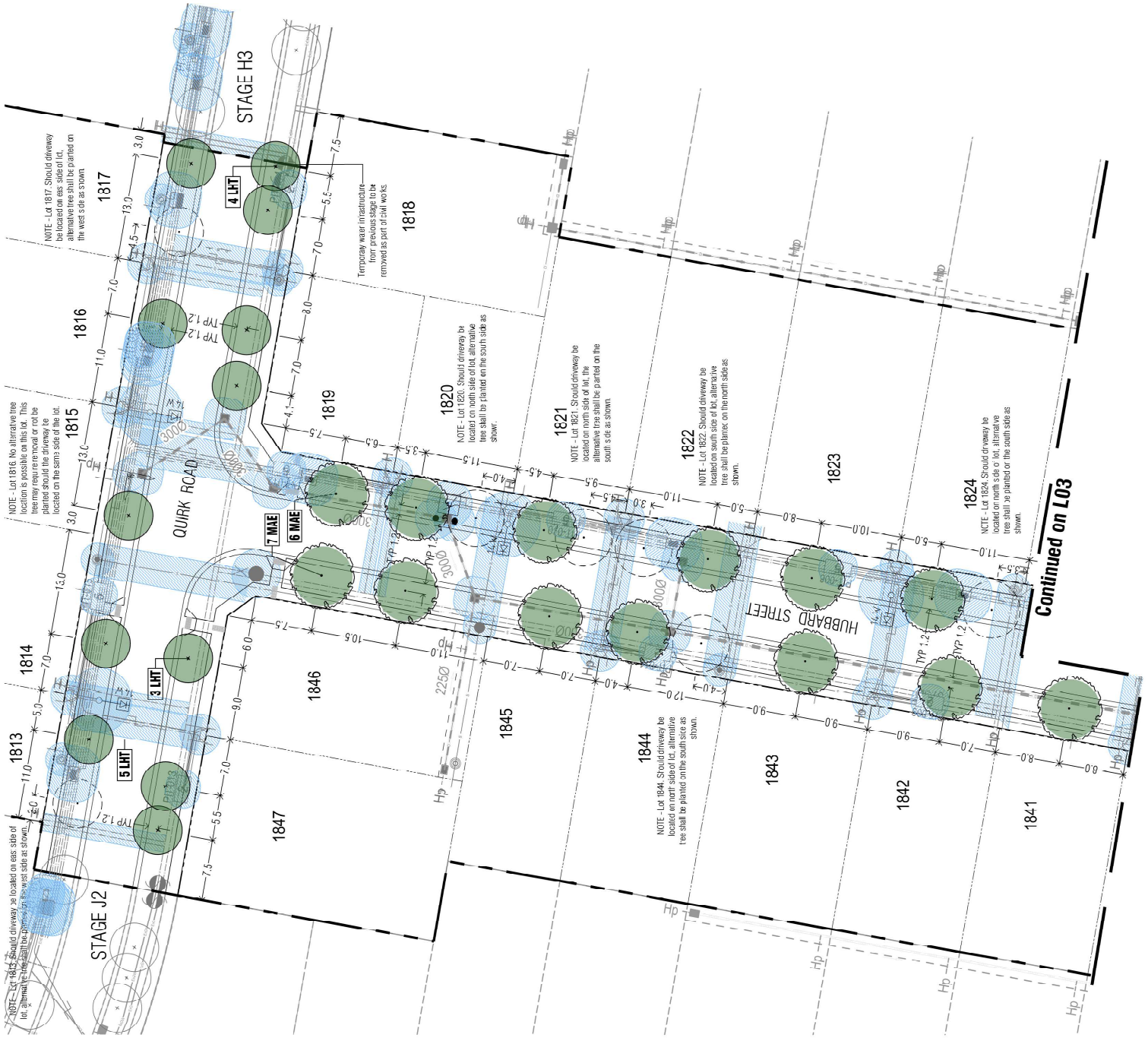


**Integra**  
Stage H4  
Lucas, Ballarat

Street Tree Plan 01

AD	10.09.21	10.09.21	2/1/21
AD	1.500	2.013	

**PLA439-102**  
TP1



Continued on L03



