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P5	Revisions: Lakeland Dve roundabout	AD	15.06.21
P4	Revisions re: Power (conduit ends offsets)	AD	31.03.21
P3	Revisions re: Power and NBN amendments	AD	22.03.21
P2	Revisions re: prelim. NBN plans	AD	12.02.21
P1	Preliminary Issue for Client Review	AD	05.02.21
Rev:01	Issue	AD	

Approval Issue

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.
 - If 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 Powerco).
 - 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.

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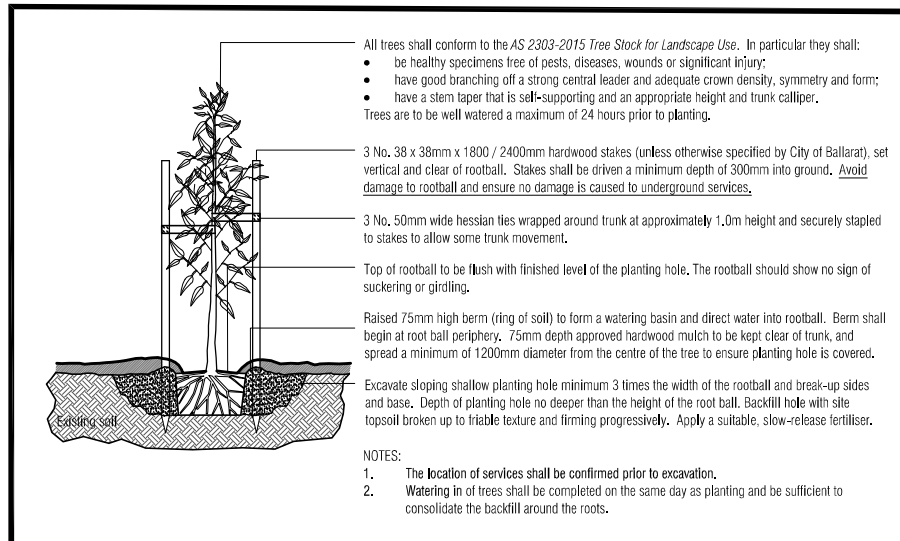
Signed [Signature]

Authorised Officer for and on behalf of the
 CITY OF BALLARAT
 Date 23/11/21

CONTEXT AND SHEET LAYOUT PLAN - Stage J1, Lucas

MASTER PLANT SCHEDULE

Code	Botanical Name	Common Name	Plant Size	Qty
Trees				
AHK	<i>Acer hybrid</i> Keithsform Norwegian Sunset	Norwegian Sunset Maple	45 ltr container, min. height 2.2m	5
EML	<i>Eucalyptus mannifera</i> 'Little Spotty'	Little Spotty Gum	20 ltr container, min. height 1.2m	12
SJA	<i>Sophora japonica</i>	Japanese Pagoda	45 ltr container, min. height 2.2m	8
UPB	<i>Ulmus parvifolia</i> 'Burnley Select'	Burnley Select Chinese Elm	45 ltr container, min. height 2.2m	13
WFL	<i>Waterhousia floribunda</i>	Weeping Lilly Pilly	45 ltr container, min. height 2.2m	19
Tufting Plants				
JST	<i>Juniperus sabina</i> 'Tamariscifolia'	Tam Juniper	Tube stock	225
LLT	<i>Lomandra longifolia</i> 'Tanika'	Tanika Mat-rush	Tube stock	400



TYPICAL TREE PLANTING DETAIL

NOT TO SCALE.

PLOT7
 LANDSCAPE ARCHITECTS
 www.plot7.com.au
 Phone: 03 9497 1000

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 Stage J1
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Sheet Layout, Plant Schedule and Tree Detail

Drawn	Approved	Date	Mark
AD	RH	29.09.2021	
Scale (1:1)	Scale (1:1)	Page	Mark
NTS	NTS	1 of 5	

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Drawing Number: **PLA401-L01** Project: **TP1**

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 onsite prior to the commencement of works. The Contractor shall be liable for any damage to services during the landscape works.

TF1 Town Planning Approval	AD	29.09.21
PE Preliminary Laleland One roundabout	AD	15.06.21
P4 Revisions: Power (council ends offsets)	AD	31.03.21
PC Revisions: Power and NEN amendments	AD	22.03.21
PE Revisions: re: prelim. NBN plans	AD	12.02.21
P1 Preliminary Issue for Client Review	AD	05.02.21
Version:	Created:	Issue:

APPROVAL ISSUE

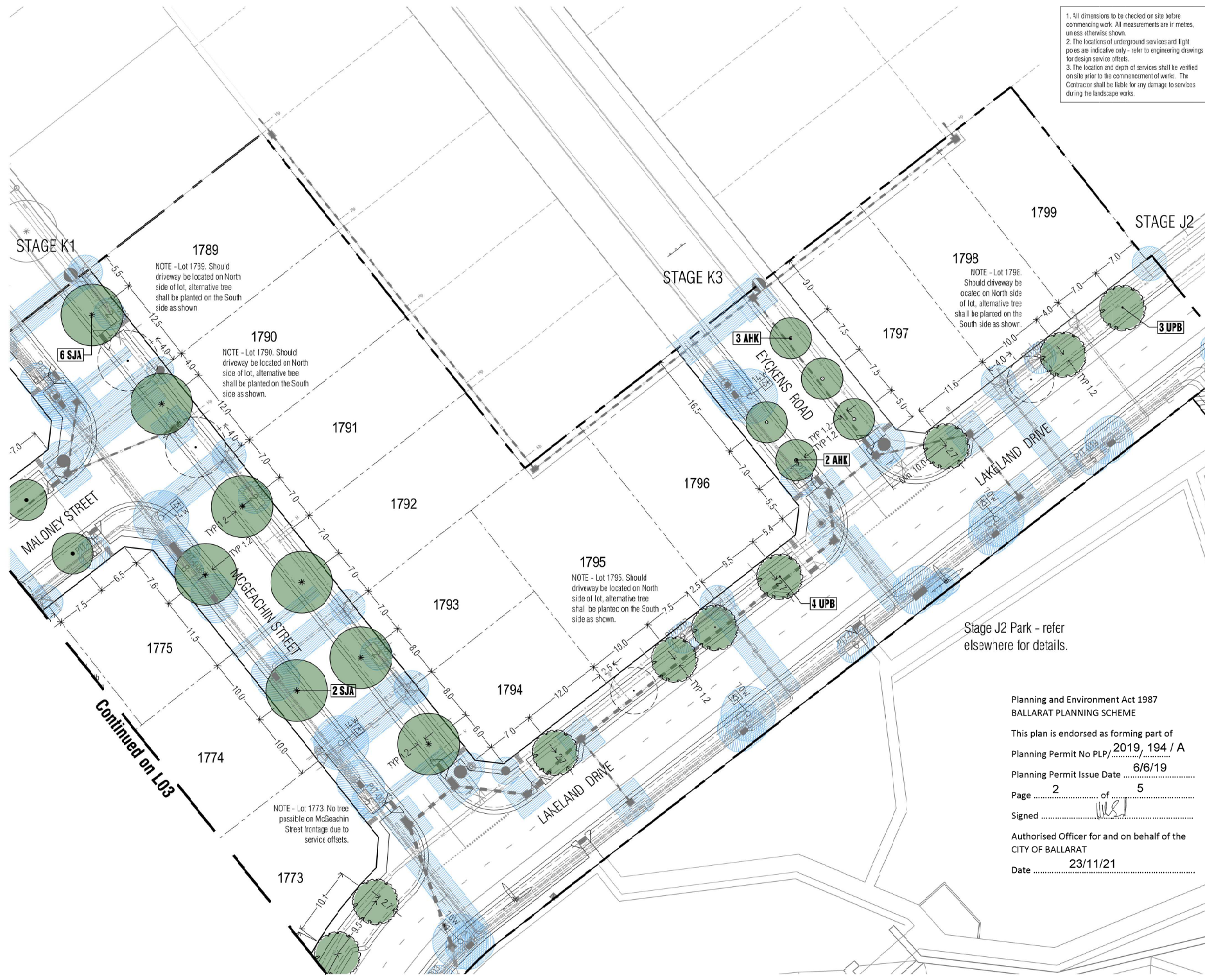
Planning Permit PLP/2019/194

Notes

- 4. Standard Steel Tree Offsets.
 - Standard offset from the back of kerb is 12m 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 glass to provide a higher level of infrastructure protection. (Refer 12.0 Distribution Construction Standards Underground Trenching G2211 by Citypower and Powercor).
 - Minimum setback of 2.5m to underground electricity cable joints / boxes.
 - 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 genera 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.
- 9. Refer to drawing 101 for Plant Schedule.

Legend

- Proposed Street Trees - *Ulmus parvifolia* 'Burnley Select' (Chinese Elm) (UBB)
- Proposed Street Trees - *Abies hybrid* KaitiStorm - Norwegian Sunset (Norwegian Sunset Maple) (AHK)
- Proposed Street Trees - *Sapindus japonica* (Japanese Pagoda) (SJA)
- Proposed Street Trees - *Waterhousea ilicifolia* (Weeping Lily Pili) (WFL)
- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Service Offsets



Stage J2 Park - refer elsewhere for details.

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 Date 23/11/21



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 Stage J1
 Lucas, Ballarat

Street Tree Plan 01			
Drawn	Approved	Case	North
AD	RH	29.09.2021	
Scale 1:1	Scale 1:5	Page	
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PLA401-L02 TP1

TF1	Town Planning Approval	AD	29.09.21
PE	Revisions: Lake and Overroundabout	AD	15.06.21
P4	Revisions: Power (coulid ends offsets)	AD	31.03.21
PC	Revisions: Power and NEN amendments	AD	22.03.21
PS	Revisions: re: prem. NBN plans	AD	12.02.21
P1	Preliminary Issue for Client Review	AD	05.02.21
Revised	Created	AD	

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Status: **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 or 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 canopy (5m diameter or 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 pits / risers.
 - Minimum setback of 2.0m to service assets including pits and conduit crossings.
 - 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.

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Signed *W.S.J.*

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CITY OF BALLARAT

Date 23/11/21

- 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. Paved 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 101 for Plant Schedule.

Legend

- Proposed Street Trees - *Ulmus parvifolia* 'Burlley Select' (Chinese Elm) [UFB]
- Proposed Street Trees - *Sapindus japonica* (Japanese Pagoda) [SJA]
- Proposed Street Trees - *Waterhousea leucostachya* (Weeping Lily Pilly) [WFL]
- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Service Offsets



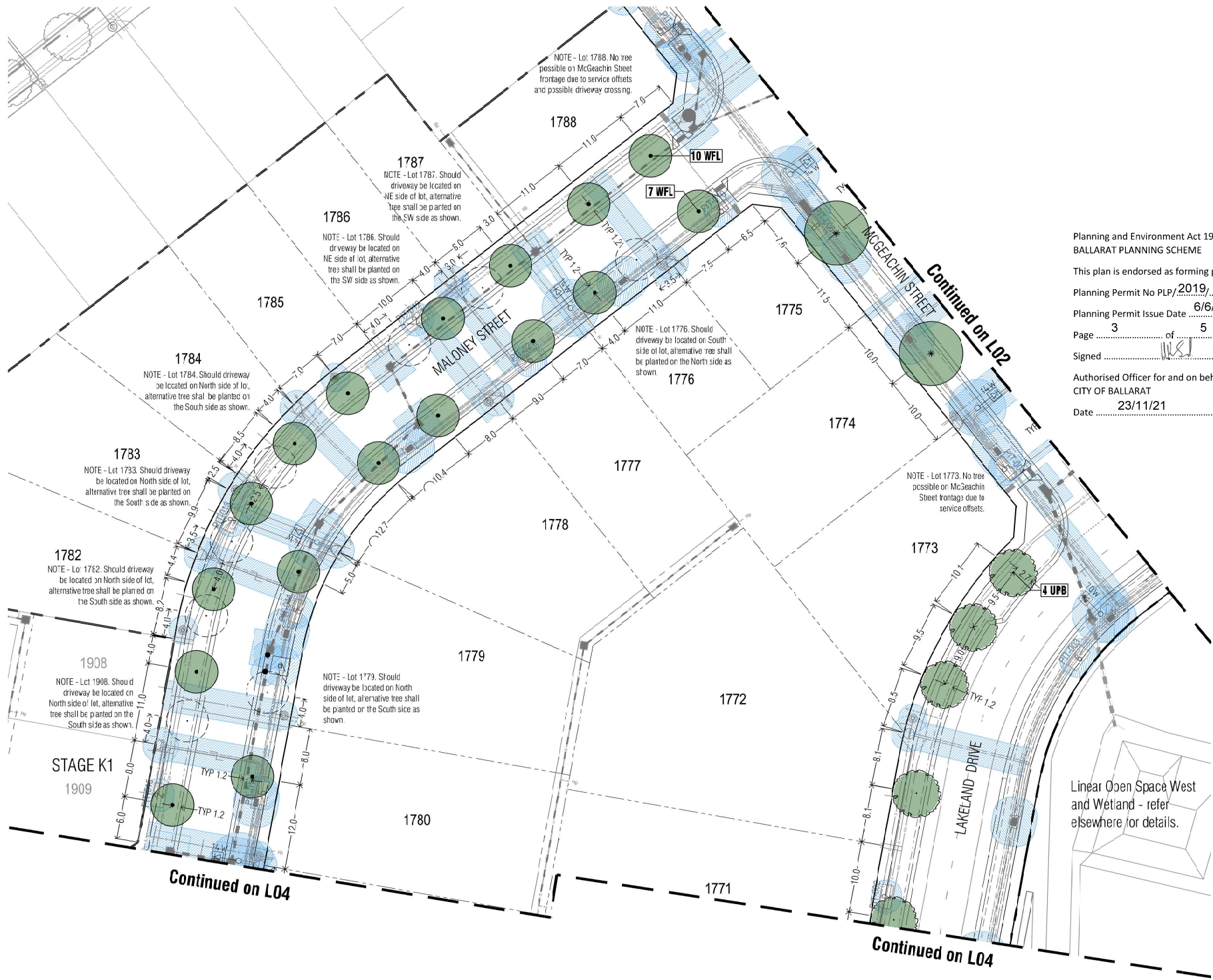
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Drawn Title: **Street Tree Plan 02**

Drawn	Approved	Date	North
AD	RM	29.09.2021	
Scale 1:1	Scale 1:5	Sheet	
1:250	1:500	3 of 5	

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Drawings Number: **PLA401-L03** Revision: **TP1**



Linear Open Space West and Wetland - refer elsewhere for details.

Continued on L04

Continued on L02

Continued on L04

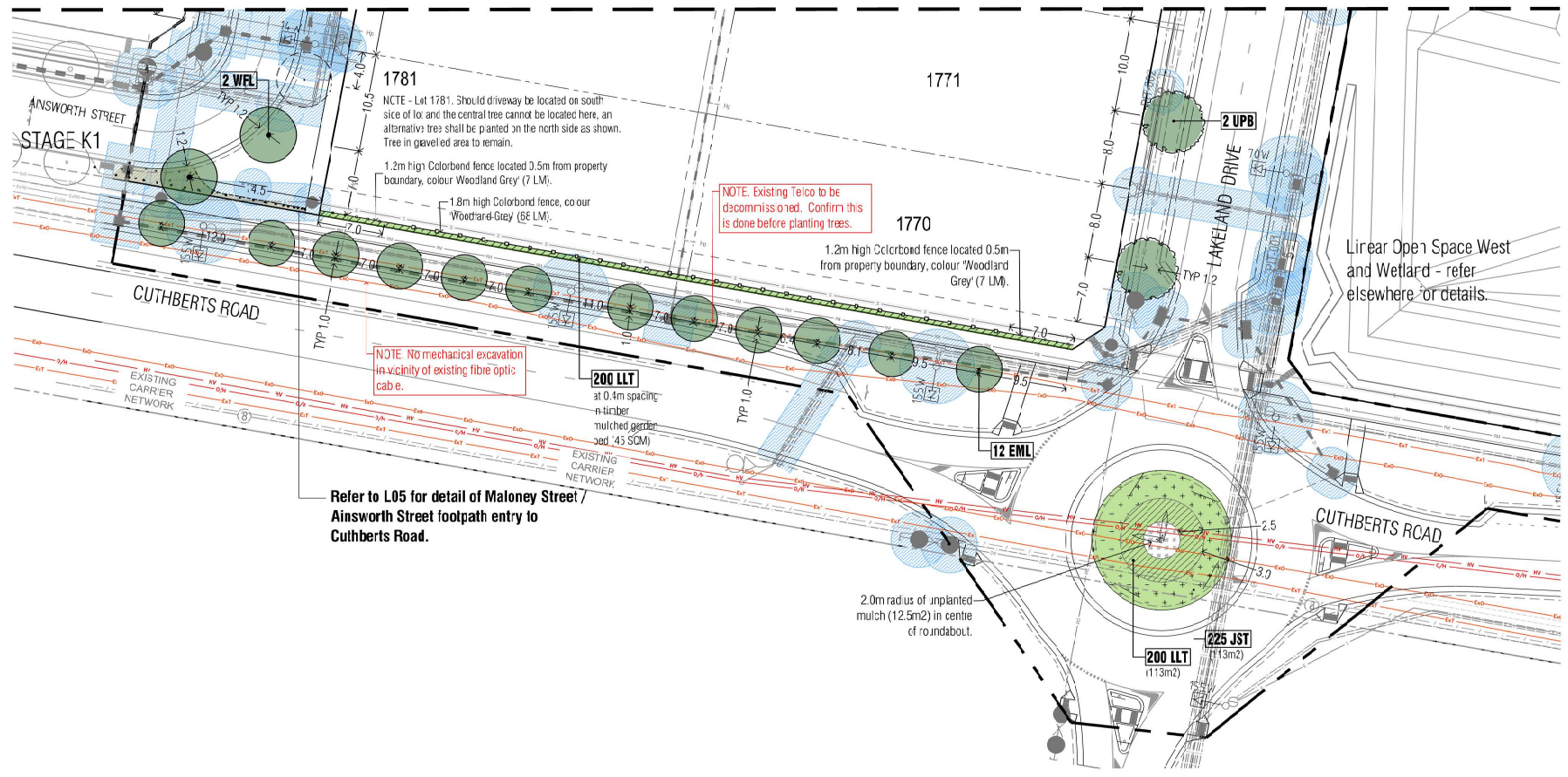
1. All dimensions to be checked on site before commencing work. All measurements are in metres, unless otherwise shown.
 2. The locations of underground services and light poles are indicative only - refer to engineering drawings for design service offsets.
 3. The location and depth of services shall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

TF1	Town Planning Approval	AD	29.09.21
PE	Revisions: Landscape Overhaul	AD	15.06.21
P4	Revisions: Power (coulal ends offsets)	AD	31.03.21
P2	Revisions: Power and NEN amendments	AD	22.03.21
P2	Revisions: re: prem. NBN plans	AD	12.02.21
P1	Preliminary Issue for Client Review	AD	05.02.21
Revised: Circulation		AD	
Revised: Street		AD	

Status: **APPROVAL ISSUE**

Planning Permit PLP/2019/194

Continued on L03



- Notes**
- 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 Standards Underground Trenching G211 by Citypower and Powercor).
 - Minimum setback of 2.5m to underground electricity cable joints / boxes.
 - 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 2.0m 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.
 - Match. Mulch shall be recycled hardwood (or similar approved) in genera 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.
 - Refer to drawing L01 for Plant Schedule.

Legend

	Proposed Street Trees - <i>Ulmus parvifolia</i> 'Burlley Select' (Chinese Elm) [JFB]
	Proposed Street Trees - <i>Eucalyptus nanimera</i> 'Little Spotty' (Little Spotty Gum) [EM]
	Proposed Street Trees - <i>Waterhousea icriburba</i> (Weeping Lily Pili) [WFL]
	Alternative tree location if driveway is located where street tree is proposed.
	Plant Label and Code
	Service Offsets

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 BALLARAT PLANNING SCHEME

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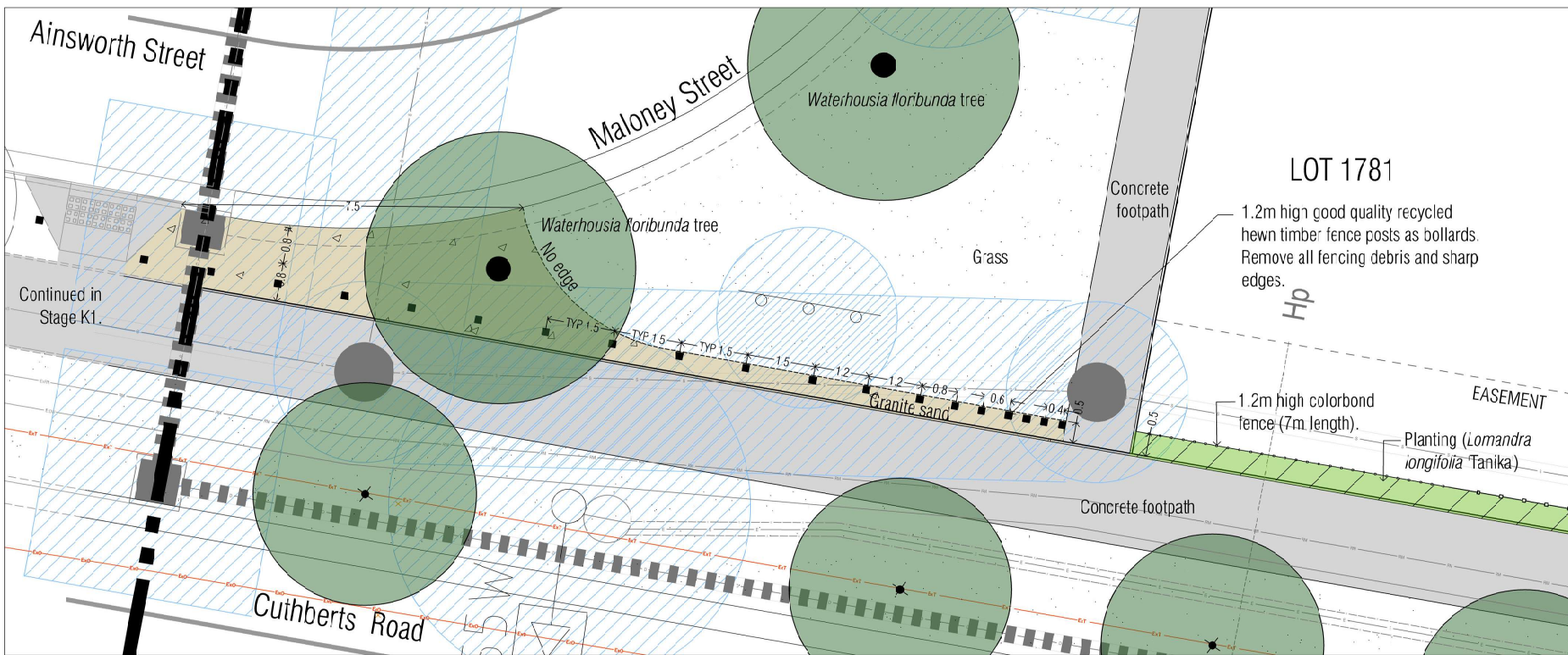
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Drawn Title: **Street Tree Plan 03**

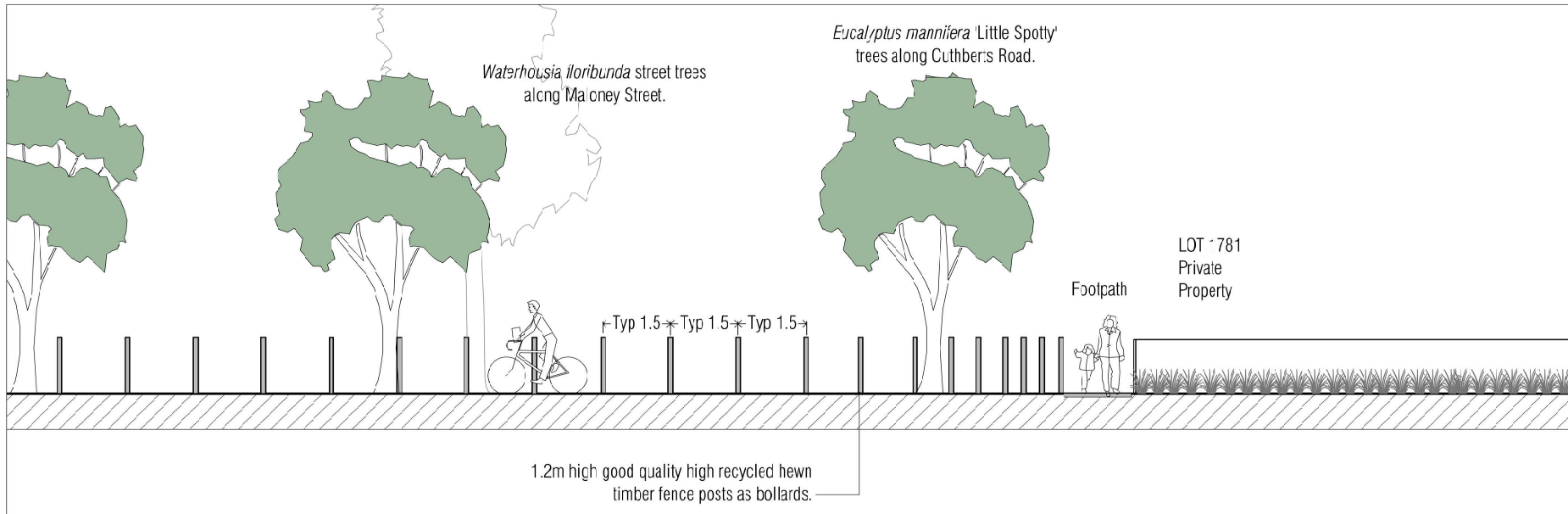
Drawn	Approved	Date	North
AD	RH	29.09.2021	
Scale 1:1	Scale 1:5	Scale 1:5	
1:250	1:500	1:4 of 5	

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Drawn Number: **PLA401-L04** Revises: **TP1**



Detail 1. Plan view of Maloney Street / Ainsworth Street Footpath Entry to Cuthberts Road (1:100 at A3)



Detail 2. Timber Fence Posts along Cuthberts Road and Maloney Street / Ainsworth Street Footpath Entry - Indicative Elevation. (NTS)

T11	Town Planning Approval	AD	29.09.21
PE	Revisions: Lake and Overlandabout	AD	15.06.21
P4	Revisions: Power (council ends offsets)	AD	31.03.21
PC	Revisions: Power and NEN amendments	AD	22.03.21
PS	Revisions: re: preim. NBN plans	AD	12.02.21
P1	Preiminary Issue for Client Review	AD	05.02.21
Revised:		Drawn:	

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 - Standard Steel Tie 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 Gx211 by Citypower and Powercor).
 - Minimum setback of 2.5m to underground electricity cable pits / bases.
 - 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 0.5m to fire hydrants.
 - Minimum setback of 0.4m 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.
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 - 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 genera accordance with LDM, unless otherwise specified.
 - Grass Seeding.** Paved 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 101 for Plant Schedule.

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Cuthberts Road Interface Details			
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As Shown	As Shown	5 of 5	
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Drawn Number	Request		

PLA401-L05 TP1