

This plan is endorsed as forming part of
Planning Permit No PLP/2019/194 / A
Planning Permit Issue Date 6/6/19
Page 1 of 3
Signed [Signature]

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

CONTENTS:

Drawing Number
PLA438-L01 Sheet Layout, Plant Schedule and Tree Detail
PLA438-L02 Street Tree Plan 01
PLA438-L03 Street Tree Plan 02

TP1	Town Planning Approval	AD	20.07.21
P3	Revisions re: civil, power and NBN	AD	25.06.21
P2	Revisions re: power and NBN plan	AD	10.05.21
P1	Preliminary Issue for Client Review	AD	06.04.21
Revision:	Drawn:	Drawn:	Drawn:

APPROVAL ISSUE

Planning Permit PLP/2019/194

Notes

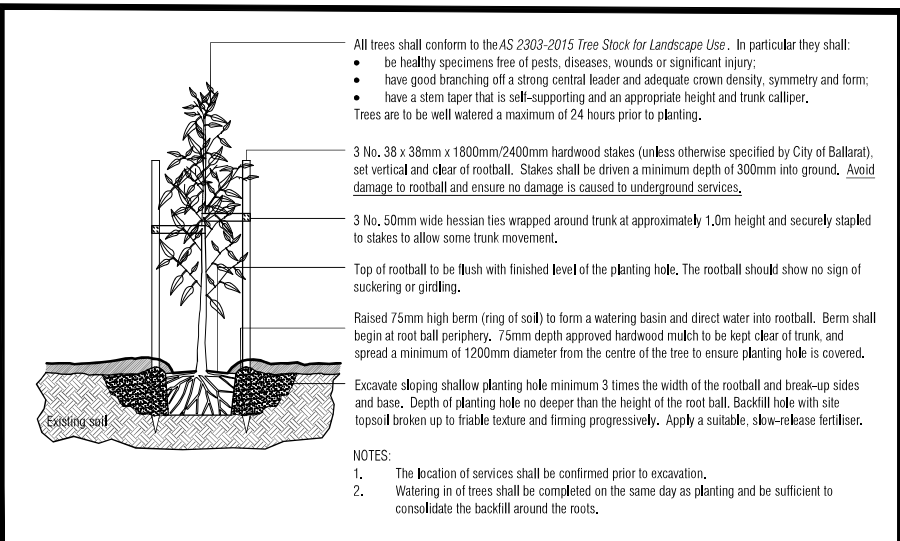
- All dimensions to be checked on site before commencing work. All measurements are in metres, unless otherwise shown.
- The locators of underground services and light poles are indicative only - refer to engineering drawings for design service offsets.
- The location and depth of services shall be verified 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 2.0m 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.
- 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. Re-seed 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 PLAN - Stage J2, Lucas

MASTER PLANT SCHEDULE

Code	Botanical Name	Common Name	Plant Size	Qty
Trees				
EML	<i>Eucalyptus mannifera</i> 'Little Spotty'	Little Spotty Gum	20 ltr container, min. height 1.2m	8
GTS	<i>Gleditsia triacanthos</i> 'Shademaster'	Shademaster Honey Locust	45 ltr container, min. height 2.2m	2
LHT	<i>Lagerstroemia hybrid</i> 'Tuscarora'	Tuscarora Crepe Myrtle	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	25



TYPICAL TREE PLANTING DETAIL

NOT TO SCALE.



Client / Project

Stage J2
Lucas, Ballarat

Drawing Title

Sheet Layout, Plant Schedule and Tree Detail

Drawn	AD	Checked	RH	Date	20.07.2021
Scale	1:1	Scale	1:1	Page	1 of 3

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Drawing Number: PLA438-L01

Revision: TP1

TP1	Town Planning Approval	AD	20.07.21
TP2	Revisions re: civil power and NBN	AD	25.06.21
TP3	Revisions re: power and NBN plan	AD	10.03.21
TP4	Preliminary layout for Client Review	AD	05.04.21
APPROVAL ISSUE			
Revision Description			
Status			
Planning Permit P/LP/2019/194			

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 \times 600mm depth) shall be protected by a concrete curb to the level of the ground level at the structure protection. (Refer to 1.0.18/20/20/20/20 Construction Standard Underground Trenching CA217 by Citypower and Powerco).
- Minimum setback of 2.5m to underground electricity cable pits / trees.
- Minimum setback of 2.0m to services assets including pits points and 2.0m to stormwater outlets.
- 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 4.0m to fire hydrants.
- Proposed Street Trees - 4.0m to light poles.
- 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 following City of Ballarat approval of these Landscape plans in 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.
- Planting shall be done in accordance with the LDM (or other approved) in general accordance with LDM, unless otherwise specified.
- Grass Seeding. Revegetation 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

- Existing street trees planned as part of another stage.
- Proposed Street Trees - *Alnus incana* Bunley Street (Chinese Elm) (UPB)
- Proposed Street Trees - *Gabala trichanthos* Shalimar (Shalimar) - Honey Locust (GTS)
- Proposed Street Trees - *Lagerströmia hybrid* "Luccas" (Luccas) (LHT)
- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Services Offsets



Intega
Stage J2
Lucas, Ballarat

Street Tree Plan 01

Drawn By: [Signature]
Date: 20.07.2021
Scale: 1:500
Sheet: 2 of 3

TP1
PLA438-L02

- All dimensions to be checked on site before commencing work. All measurements are in metres.
- These drawings show, in general, the location of services and light poles as 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 work.

Planning and Environment Act 1987
18 BALLARAT PLANNING SCHEME

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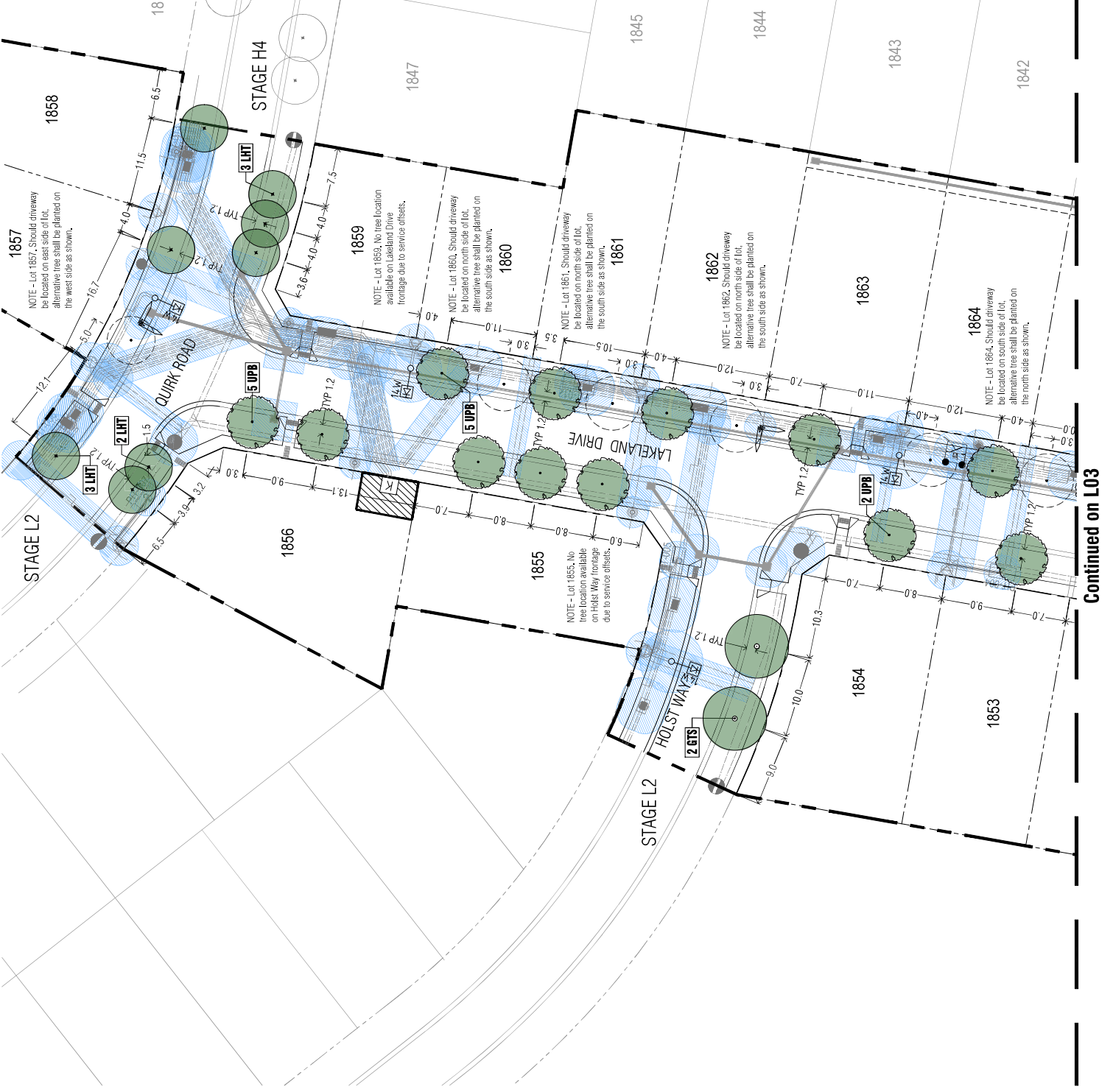
Planning Permit Issue Date **6/6/19**

Page **2** of **3**

Signed **[Signature]**

Authorised Officer for and on behalf of the
CITY OF BALLARAT

Date **23/11/21**



Continued on L03

Continued on L02
Planning and Environment Act 1987
BALLARAT PLANNING SCHEME

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Page 3 of 3

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Date 23/11/21

TP1	Town Planning Approval	AD	20.07.21
P2	Revisions re civil power and IBN	AD	25.06.21
P2	Revisions re power and IBN plan	AD	10.05.21
P1	Preliminary Issue for Client Review	AD	06.04.21
Version / Revision		AD	11
Status		AD	11

APPROVAL ISSUE
 Planning Permit PLP/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 design and depth of services shall be verified as 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 Offset.
 5. Standard offset from the back of kerb is 1.2m unless otherwise shown.
 6. It is assumed that all Underground Cables in close proximity to the proposed street trees shall be protected by a higher level within curbside or have cover slabs to provide a higher level of infrastructure protection. (Refer 12.0 Distribution Construction Standard Underground Trenching GAZ77) by Cignower and Powerco).

- Minimum setback of 2.5m to underground electricity cables
- 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 overhead crossings and 3.0m to overhead wires where they cross the roadway.
- 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.
- Minimum tree spacing (width) 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, and maintenance of street trees shall be planned in accordance with LDM.
- Mulch shall be supplied (hatched or similar approved) in general accordance with LDM, unless otherwise specified.
- Grass Seeding. Revegetation 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 Details.

Legend

- Existing street trees (planted as part of another stage).
- Proposed Street Trees - *Ulmus parvifolia* Burmley Saker[®] (Chinese Elm) (UPB)
- Proposed Street Trees - *Coccoloba mannifera* L.f. Sperry (Little Spotted Gum) (EML)
- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Service Offset

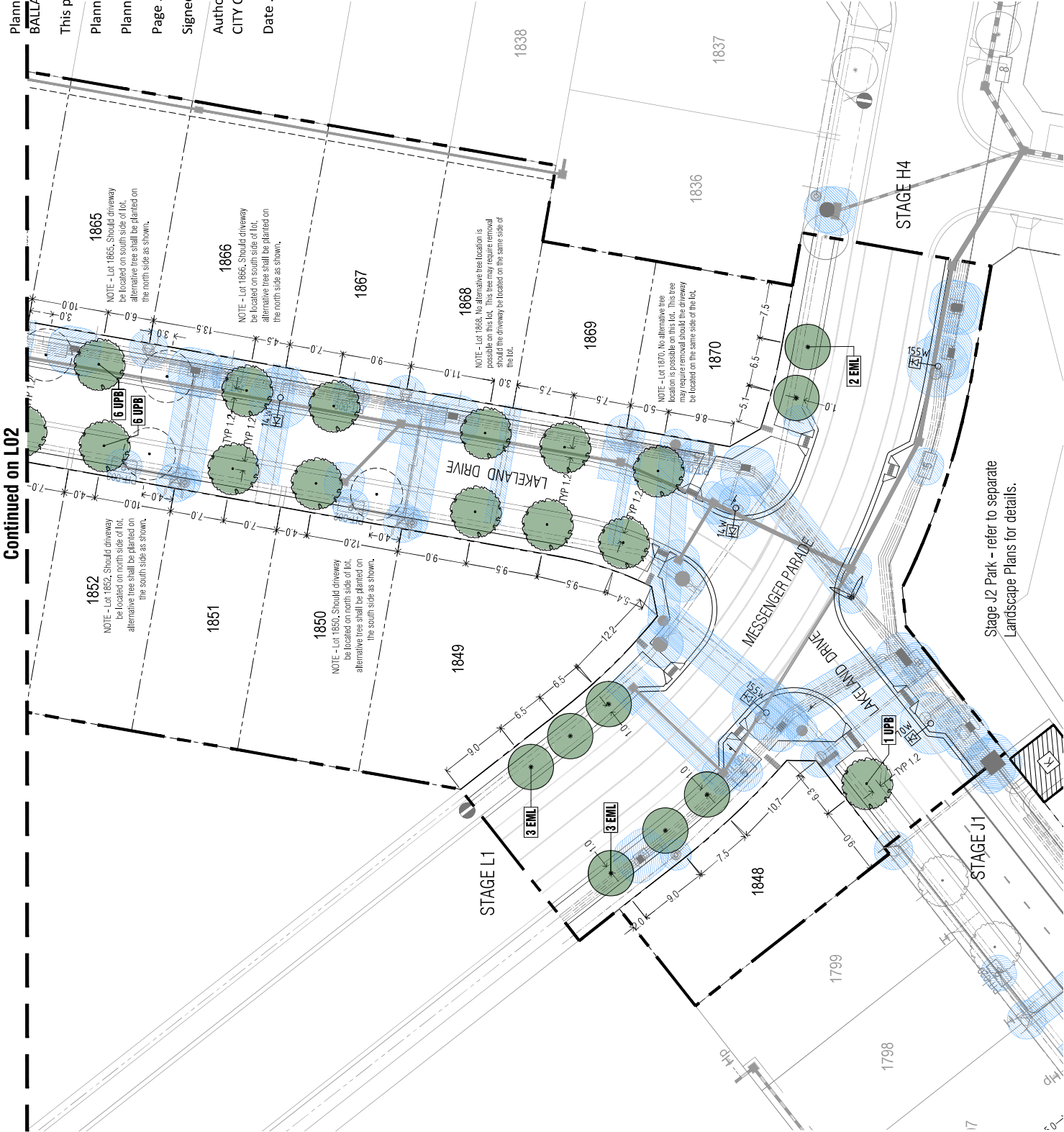


Intega
 Stage J2
 Lucas Ballarat

Street Tree Plan 02

AD	RH	DATE
1250	1500	20.07.2021
The cover sheet shall be generally proportioned to the following:		
1250	1500	3 of 3

PLA438-L03
 TP1



Stage J2 Park - refer to separate Landscape Plans for details.