

Planning and Environment Act 1987

BALLARAT PLANNING SCHEME

This plan is endorsed in accordance with condition ...3... of

Planning Permit No PLP/2019/607

Planning Permit Issue Date 13/12/19

Page 1 of 3

Signed *[Signature]*

Authorised Officer for and on behalf of the

CITY OF BALLARAT

Date 29/11/21

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**PLA474-L03 Street Tree Plan 02**

TP1	Town Planning Approval	AD	16.11.21
P2	Revisions: civil, power and NBN plans	AD	31.08.21
P1	Preliminary Issue for Client Review	AD	13.07.21
Revision:	Description	Drawn	Date

### APPROVAL ISSUE

Planning Permit PLP/2019/607

#### 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 / 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 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.



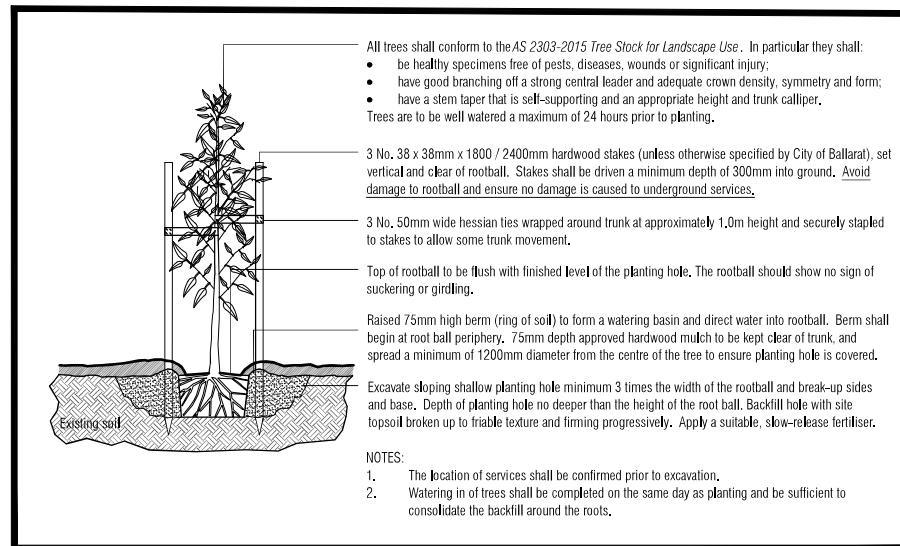
Stage K4  
 Wetland. Refer  
 elsewhere for  
 details.

Stage J2 Park. Refer  
 elsewhere for details.

## CONTEXT AND SHEET LAYOUT PLAN - Stage K2, Lucas

### MASTER PLANT SCHEDULE

Code	Botanical Name	Common Name	Plant Size	Qty
Trees				
SJA	<i>Sophora japonica</i>	Japanese Pagoda	45 ltr container, min. height 2.2m	9
TCG	<i>Tilia cordata</i> 'Greenspire'	Greenspire Linden	45 ltr container, min. height 2.2m	30



## TYPICAL TREE PLANTING DETAIL

NOT TO SCALE.



Drawing Title			
<b>Sheet Layout, Plant Schedule and Tree Detail</b>			
Drawn	Approved	Date	Sheet
AD	RH	16.11.2021	1 of 3
Scale	Scale	Scale	Scale
1:1	1:1	1:1	1:1
NTS	NTS	1 of 3	
This drawing and design is protected by copyright © PLOT7 Landscape Architects Pty Ltd.			
Drawing Number			
PLA474-L01			
Revision			
TP1			

1. All dimensions to be checked on site before commencing work. All measurements are in metres, unless otherwise shown.  
 2. Dimensions for 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 work.

TP1	Town Planning Approval	AD	16.11.2021
P2	Revisions: civil, power and NBN plans	AD	31.08.21
P1	Preliminary Issue for Client Review	AD	13.07.21
	Revised/Deleted	AD	
	Notes	AD	

**APPROVAL ISSUE**

Planning Permit PLP/2019/607

- 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 protected by a 100mm concrete sleeve to ground level at structure protection (Refer: ISO 2006/2008 Construction Standard Underground Trenching CAS/11 by Cypnowe and Powesic).
  - Minimum setback of 2.5m to underground electricity cable joints / trees.
  - Minimum setback of 2.2m to services assets including pits points and 2.0m to stormwater outlets.
  - Minimum setback of 1.2m to both-pipe crossings and 3.0m to driveways where they are existing or known.
  - Minimum setback of 4.0m to fire hydrants.
  - Proposed Street Trees - 4.5m 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 approach of these Landscape Plans 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 (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.
  - Refer to drawing 01 for Plant Schedule.

- Legend**
- Existing street tree planted as part of another stage.
  - Proposed Street Trees - 'Tilia cordata 'Greenspire' (Greengrip Linden) [TUG]
  - Proposed Street Trees - 'Sophora japonica' (Japanese Pagoda) [SJA]
  - Alternative tree location if driveway is located where street tree is proposed.
  - Plant Label and Code
  - Service Offsets

4. Standard Street Tree Offsets.

5. Proposed Street Trees - 4.5m to light poles.

6. Planting. All trees, shrubs and groundcovers shall be planted in accordance with LDM, unless otherwise specified.

7. Planting shall be done in accordance with the LDM (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.

9. Refer to drawing 01 for Plant Schedule.

AD	RH	16.11.2021
AD	AD	13.07.21
AD	AD	1.500
AD	AD	2 of 3

The Council are pleased to formally approve the City of Ballarat Architects Pty Ltd.

**Street Tree Plan 01**

Stage K2  
Lucas, Ballarat

Drawn 14/11



16.11.2021  
13.07.21  
1.500  
2 of 3

**PLA474-L02**

**TP1**



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 Page 2 of 3  
 Signed [Signature]  
 Authorised Officer for and on behalf of the  
 CITY OF BALLARAT  
 Date 29/11/21

1. All dimensions to be checked on site before commencing work. All measurements are in metres, unless otherwise shown.  
 2. Dimensions for 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 work.

**Notes**  
 1. All dimensions to be checked on site before commencing work.  
 All measurements are in metres, unless otherwise shown.  
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 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 Offset,  
 5. Standard offset from the back of kerb is 1.2m unless otherwise shown.  
 6. It is assumed that all Underground Cable in close proximity to the proposed tree locations will be protected by concrete with conduits or have cover slabs to provide a higher level of infrastructure protection. (Refer 12.0 Distribution Construction Standard Underground Trenching GA271 by Cignoware and Powesell).  
 7. Minimum setback of 2.5m to underground electricity cables and conduit crossings.  
 8. Minimum setback of 0.75m to domestic service tapping points and 2.0m to stormwater outlets.  
 9. Minimum setback of 1.2m to overhead crossings and 3.0m to overhead wires where the crossing is not known.  
 10. Minimum setback of 1.5m to overhead power lines.  
 11. Minimum setback of 4.0m to light poles.  
 12. Tree position in front of lots may change slightly due to actual location of services, and constructed driveway crossings.  
 13. Proposed tree locations (levels) shall be a maximum of 10m in accordance with City of Ballarat Landscape Design Manual (LDM).  
 14. Following City of Ballarat approval of these landscape plans in accordance with City of Ballarat Landscape Design Manual (LDM),  
 15. Following City of Ballarat approval of these landscape plans in accordance with City of Ballarat Landscape Design Manual (LDM),  
 16. Planting, all, and maintenance and groomers shall be planned in accordance with LDM.  
 17. Mulch shall be recycled hardwood (or similar approved) in general accordance with LDM, unless otherwise specified.  
 18. Grass Seeding, Recycled native sludge and other grassed areas where there has been disturbance due to landscape works with a proprietary grass seed mix in accordance with the LDM.  
 19. Refer to drawing L01 for Plant Details.

- 1. All dimensions to be checked on site before commencing work.
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- 16. Planting, all, and maintenance and groomers shall be planned in accordance with LDM.
- 17. Mulch shall be recycled hardwood (or similar approved) in general accordance with LDM, unless otherwise specified.
- 18. Grass Seeding, Recycled native sludge and other grassed areas where there has been disturbance due to landscape works with a proprietary grass seed mix in accordance with the LDM.
- 19. Refer to drawing L01 for Plant Details.

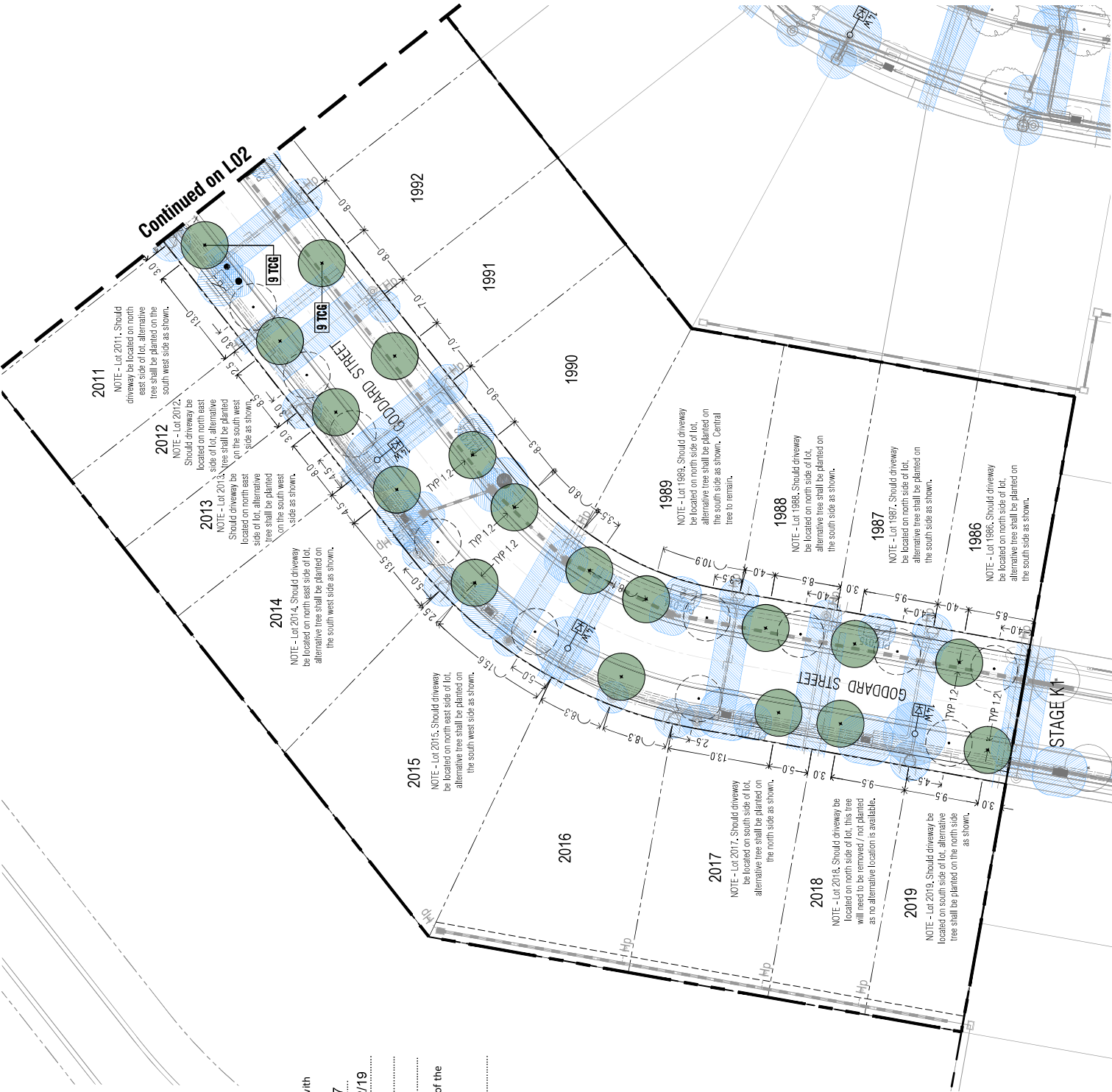
**Legend**

- Existing street trees planted as part of another stage.
- Proposed Street Trees - Tilia cordata 'Greenstar' (Greenspire Linden) [TTC3]
- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Services Offsets



**Intega**  
 Stage K2  
 Lucas, Ballarat  
**Street Tree Plan 02**  
 Drawing Title  
 Date: 16.11.2021  
 AD: 16.11.2021  
 RH: 1:500  
 Scale: 3 of 3  
 The Code and title are property of Intega and shall not be used without the written consent of Intega.  
 Prepared by: Intega

**PLA474-L03**  
 TP1



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 Page 3 of 3  
 Signed [Signature]  
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 Date 29/11/21