

This plan is endorsed in accordance with condition 3 of

Planning Permit No PLP/2019/607 / A

Planning Permit Issue Date 13/12/19

Page 1 of 5

Signed [Signature]

Authorised Officer for and on behalf of the

CITY OF BALLARAT

Date 29/11/21

BALLARAT - SUDBURY RAIL TRAIL

Wetland (Stage K4). Refer elsewhere for details.



**CONTENTS:**

Drawing Number  
**PLA459-L01 Sheet Layout, Plant Schedule and Tree Detail**  
**PLA459-L02 Street Tree Plan 01**  
**PLA459-L03 Street Tree Plan 02**  
**PLA459-L04 Street Tree Plan 03**  
**PLA459-L05 Ainsworth Street - Cuthberts Road Interface**

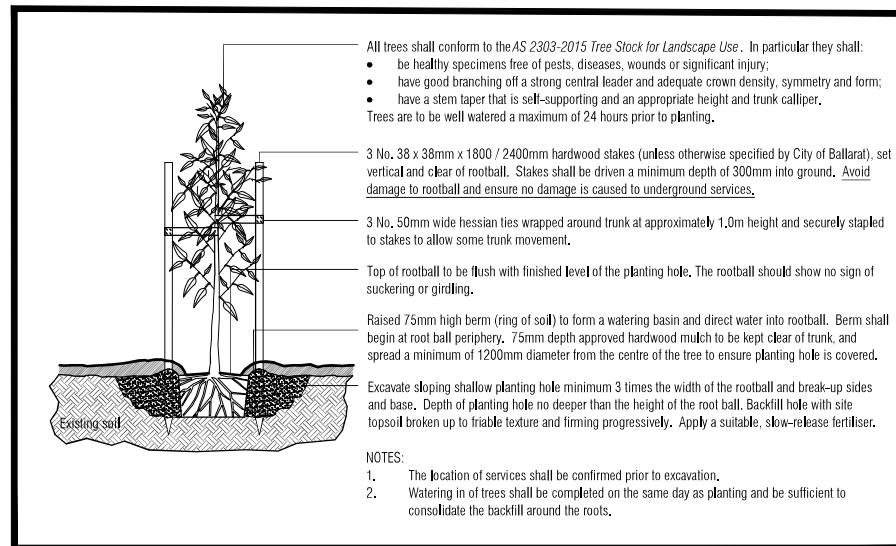
TP1	Town Planning Approval	AD	22.10.21
P2	Revisions re: Power and NBN	AD	27.07.21
P1	Preliminary Issue for Client Review	AD	23.06.21
Revision:	Description	Drawn By:	Date
<b>APPROVAL ISSUE</b>			
Planning Permit PLP/2019/607			

- 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 Powerco).
  - 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, stakes 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.

## CONTEXT AND SHEET LAYOUT PLAN - Stage K1, Lucas

### MASTER PLANT SCHEDULE

Code	Botanical Name	Common Name	Plant Size	Qty
Trees				
ELR	<i>Eucalyptus leucoxylon</i> 'Rosea'	Red Flowering Yellow Gum	20 ltr container, min. height 1.2m	1
EML	<i>Eucalyptus mannifera</i> 'Little Spotty'	Little Spotty Gum	20 ltr container, min. height 1.2m	27
MAE	<i>Meila azedarach</i> 'Elite'	Elite White Cedar	45 ltr container, min. height 2.2m	24
SJA	<i>Sophora japonica</i>	Japanese Pagoda	45 ltr container, min. height 2.2m	7
TCG	<i>Tilia cordata</i> 'Greenspire'	Greenspire Linden	45 ltr container, min. height 2.2m	4
WFL	<i>Waterhousia floribunda</i>	Weeping Lilly Pilly	45 ltr container, min. height 2.2m	10



## TYPICAL TREE PLANTING DETAIL

NOT TO SCALE.



Client / Project  
 Stage K1  
 Lucas, Ballarat

Drawing Title  
**Sheet Layout, Plant Schedule and Tree Detail**

Drawn	AD	Approved	AD	Date	22.10.2021
Scale	RH	Scale	AS	Sheet	1 of 5

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Drawing Number  
**PLA459-L01**

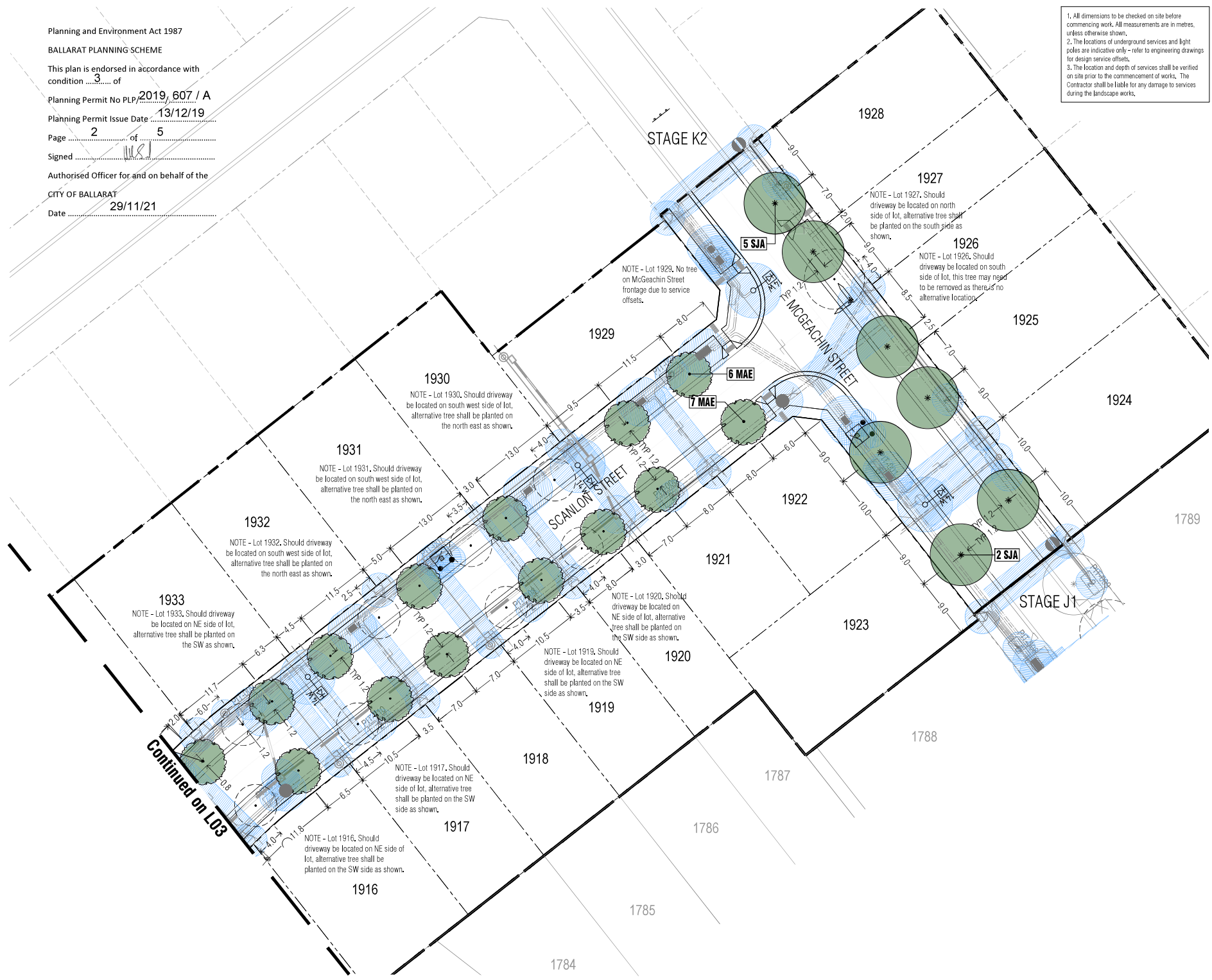
Revision  
**TP1**

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

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<b>APPROVAL ISSUE</b>			
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 within conduits or have cover slabs to provide a higher level of infrastructure protection. (Refer 12.0 Distribution Construction Standard Underground Trenching G4211 by Citypower and Powerco).
    - 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.
  - 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.
  - Refer to drawing L01 for Plant Schedule.

- Legend**
- Proposed Street Trees – *Melia azedarach* 'Elite' (Elite White Cedar) [MAE]
  - 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



Continued on L03



Client / Project: **Intega**  
Stage K1  
Lucas, Ballarat

Drawing Title: **Street Tree Plan 01**

Drawn:	Approved:	Date:	North:
AD	RH	22.10.2021	
Scale 1:1	Scale 1:5	Scale 1:5	
1:250	1:500	2 of 5	

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Drawing Number: **PLA459-L02**      Revision: **TP1**



TP1	Town Planning Approval	AD	22.10.21
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P1	Preliminary Issue for Client Review	AD	23.06.21
	Revision:	AD	11/11

**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 GA21P 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.
  - 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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    - 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.
  - Refer to drawing L01 for Plant Schedule.

**Legend**

	Proposed Street Trees - <i>Melaleuca azarolac</i> 'Elite' (Elite White Cedar) [MAE]
	Proposed Street Trees - <i>Waterhousea floribunda</i> (Weeping Lilly Pilly) [WFL]
	Proposed Street Trees - <i>Cucalyptus mannifera</i> 'Little Spotty' (Little Spotted Gum) [EML]
	Alternative tree location if driveway is located where street tree is proposed.
	Plant Label and Code
	Service Offsets



Client: Project

**Intega**

Stage K1  
Lucas, Ballarat

**Street Tree Plan 02**

Drawn	Approved	Date	North
AD	RH	22.10.2021	
Scale 1:250	Scale 1:500	Scale 1:3 of 5	

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Drawing Number: **PLA459-L03**      Revision: **TP1**

Refer to separate landscape Plans for planting in Cuthberts Road Reserve.

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Planning Permit Issue Date 13/12/19

Page 4 of 5

Signed [Signature]

Authorised Officer for and on behalf of the

CITY OF BALLARAT

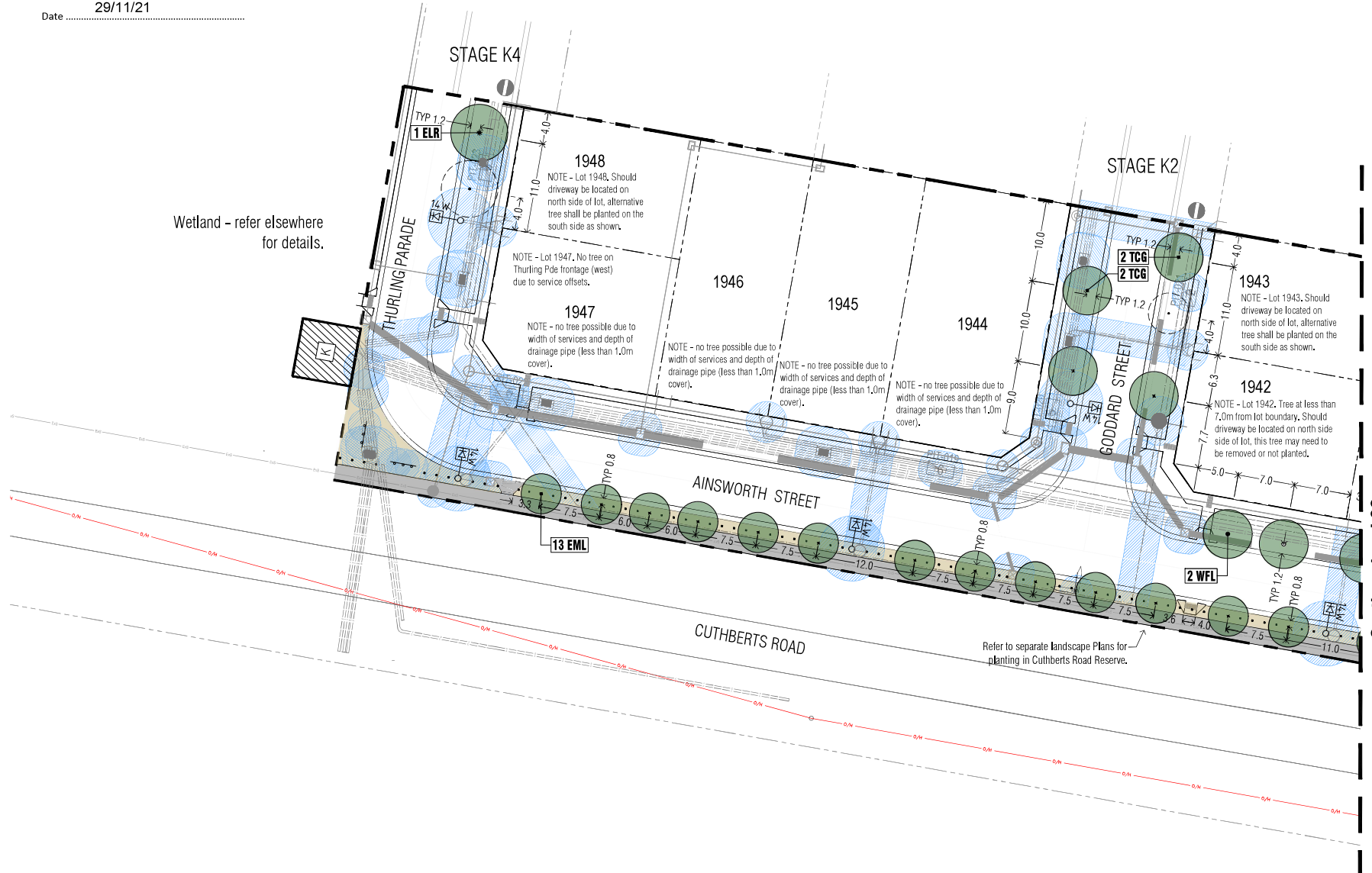
Date 29/11/21

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TP1	Town Planning Approval	AD	22.10.21
P2	Revisions re: Power and NBN	AD	27.07.21
P1	Preliminary Issue for Client Review	AD	23.06.21
Revision:	Description	Drawn by:	Checked by:
<b>APPROVAL ISSUE</b>			
Planning Permit PLP/2019/607			

- Notes**
- Standard Street Tree Offsets.
    - Standard offset from the back of kerb is 1.2m unless otherwise shown.
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    - Minimum setback of 2.5m to underground electricity cable joints / tees.
    - Minimum setback of 2.0m to service assets including pits and conduit crossings.
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  - Refer to drawing L01 for Plant Schedule.

- Legend**
- Proposed Street Trees - *Tilia cordata* 'Greenspire' (Greenspire Linden) [TCG]
  - Proposed Street Trees - *Eucalyptus leucocylon* 'Roses' (Red Flowering Yellow Gum) [ELR]
  - Proposed Street Trees - *Waterhousia floribunda* (Weeping Lilly Pilly) [WFL]
  - Proposed Street Trees - *Eucalyptus mannifera* 'Little Spotsy' (Little Spotted Gum) [EML]
  - Alternative tree location if driveway is located where street tree is proposed.
  - Plant Label and Code
  - Service Offsets



Continued on L03



Client / Project

**Intega**

Stage K1  
Lucas, Ballarat

Drawing Title

**Street Tree Plan 03**

Drawn	Approved	Date	North
AD	RH	22.10.2021	
Scale: 1:250	Scale: 1:500	Scale: 1:4 of 5	

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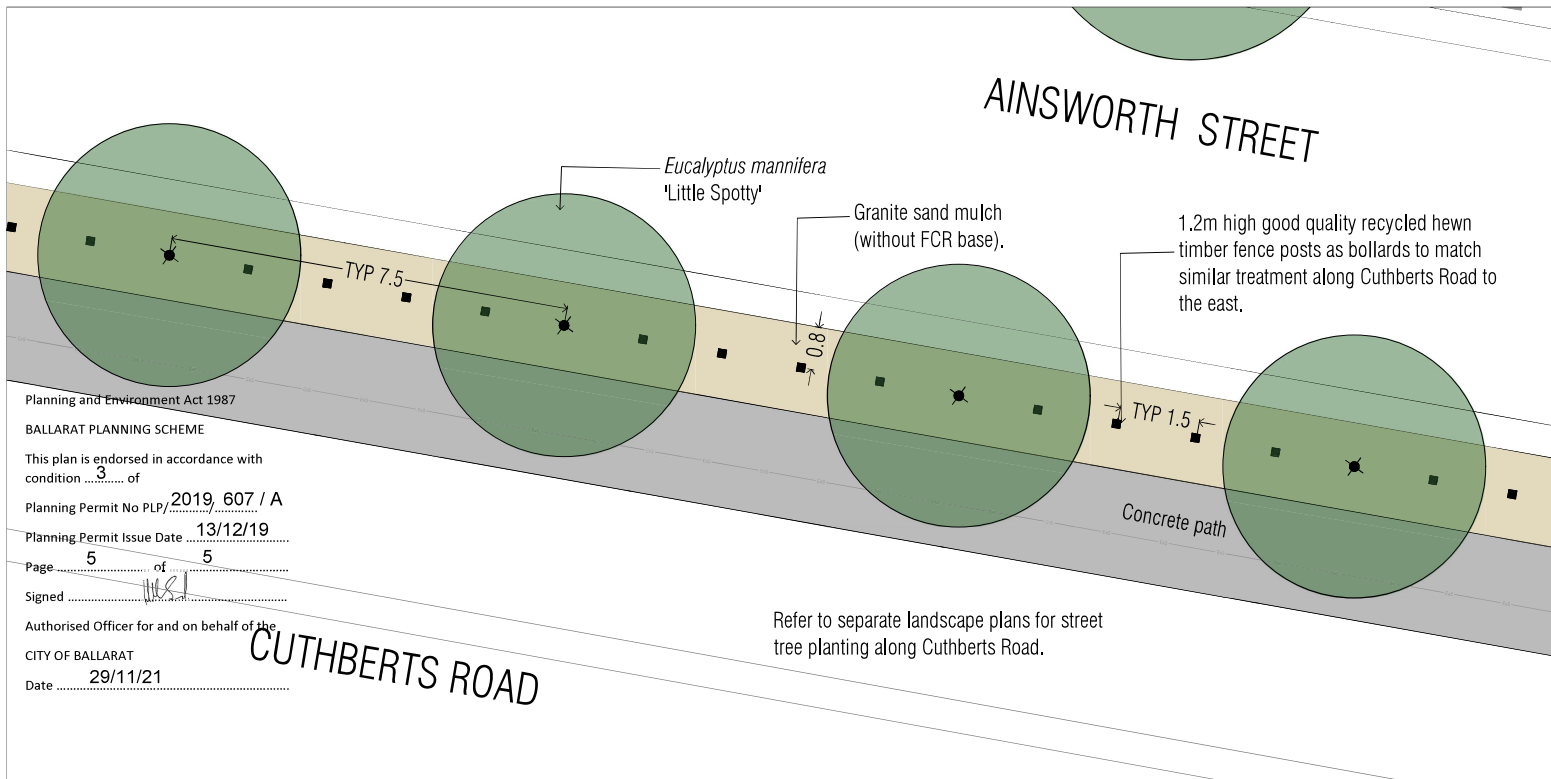
Drawing Number: **PLA459-L04**      Revision: **TP1**

TP1	Town Planning Approval	AD	22.10.21
P2	Revisions re: Power and NBN	AD	27.07.21
P1	Preliminary Issue for Client Review	AD	23.06.21
Revision:	Description	Drawn	Check
<b>APPROVAL ISSUE</b>			

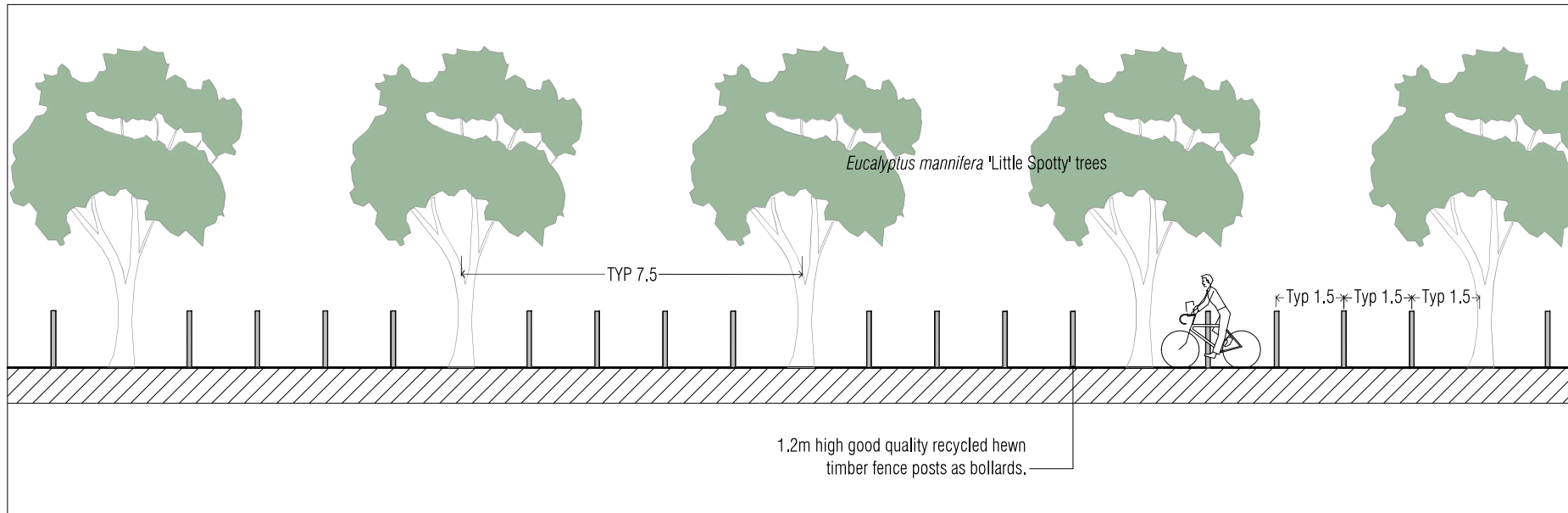
Planning Permit PLP/2019/607

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  - Minimum setback of 2.5m to underground electrically cable joints / ties.
  - Minimum setback of 2.0m to service assets including pits and conduit crossings.
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- Proposed Street Trees,
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- Refer to drawing L01 for Plant Schedule.



**Typical Detail 1. Plan view of Ainsworth Street Interface with Cuthberts Road (1:100 at A3)**



**Typical Detail 2. Timber Fence Posts along Cuthberts Road / Ainsworth Street Footpath - Indicative Elevation. (NTS)**



Client / Project



Stage K1  
Lucas, Ballarat

<b>Ainsworth St - Cuthberts Rd Interface</b>			
Drawn	AD	22.10.2021	Check
As Shown	As Shown	5 of 5	Revision

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Drawing Number: **PLA459-L05**      Revision: **TP1**