

BALLARAT PLANNING SCHEME

This plan is endorsed in accordance with condition4..... of

Planning Permit No PLP/2020/177 / A

Planning Permit Issue Date 30.7.2020

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Signed *Ann Borman*

Authorised Officer for and on behalf of the

CITY OF BALLARAT

Date 7.2.22

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- PLA453-L02 Street Tree Plan 01**
- PLA453-L03 Street Tree Plan 02**
- PLA453-L04 Street Tree Plan 03**

TP1	Town Planning Approva	AD	16.11.21
P2	Revision re: Power and NBN plans	AD	19.09.21
P1	Preliminary Issue for Client Review	AD	25.08.21
Revision	Description	Initials	Date

APPROVAL ISSUE

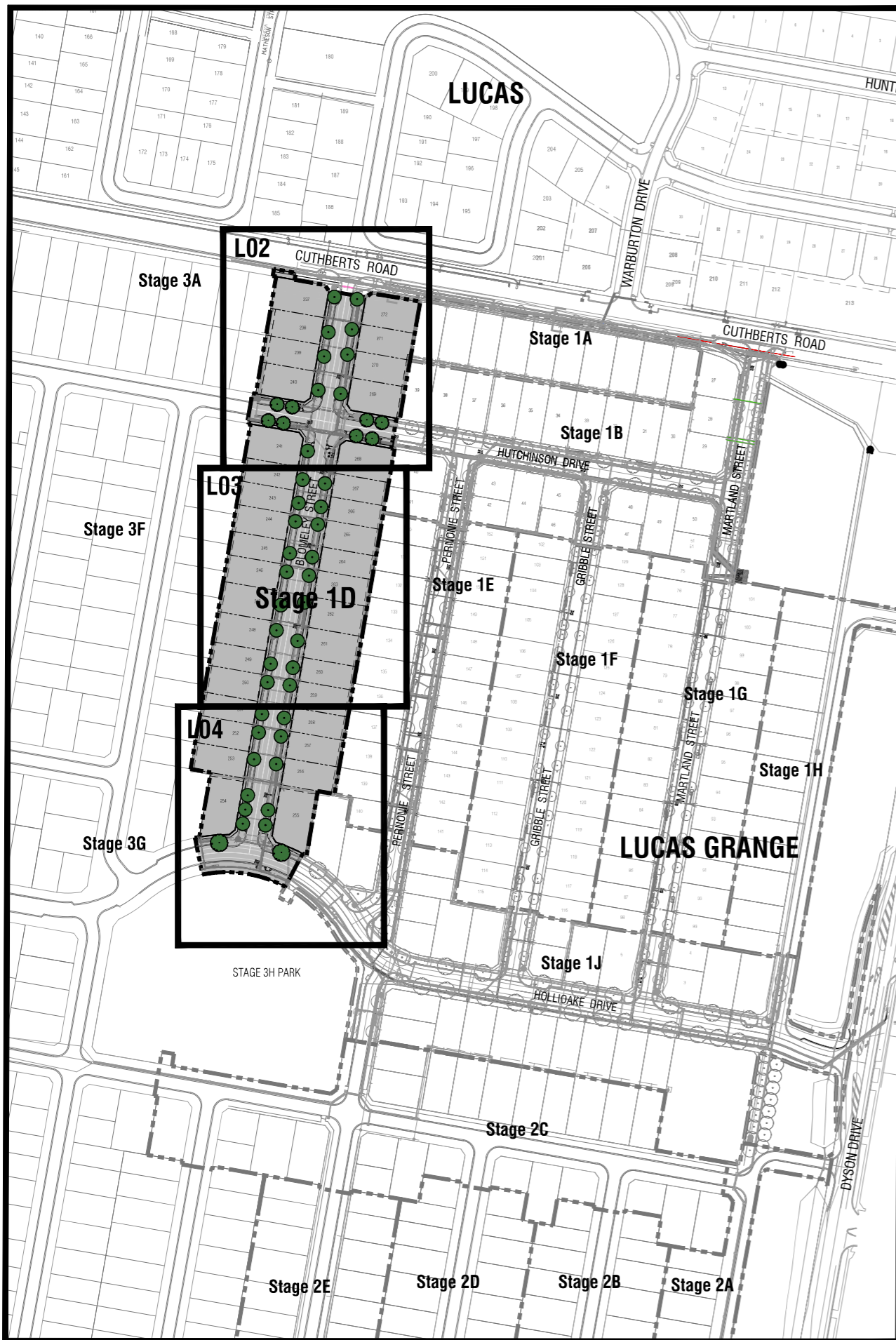
Planning Permit PLP/2020/177

Notes

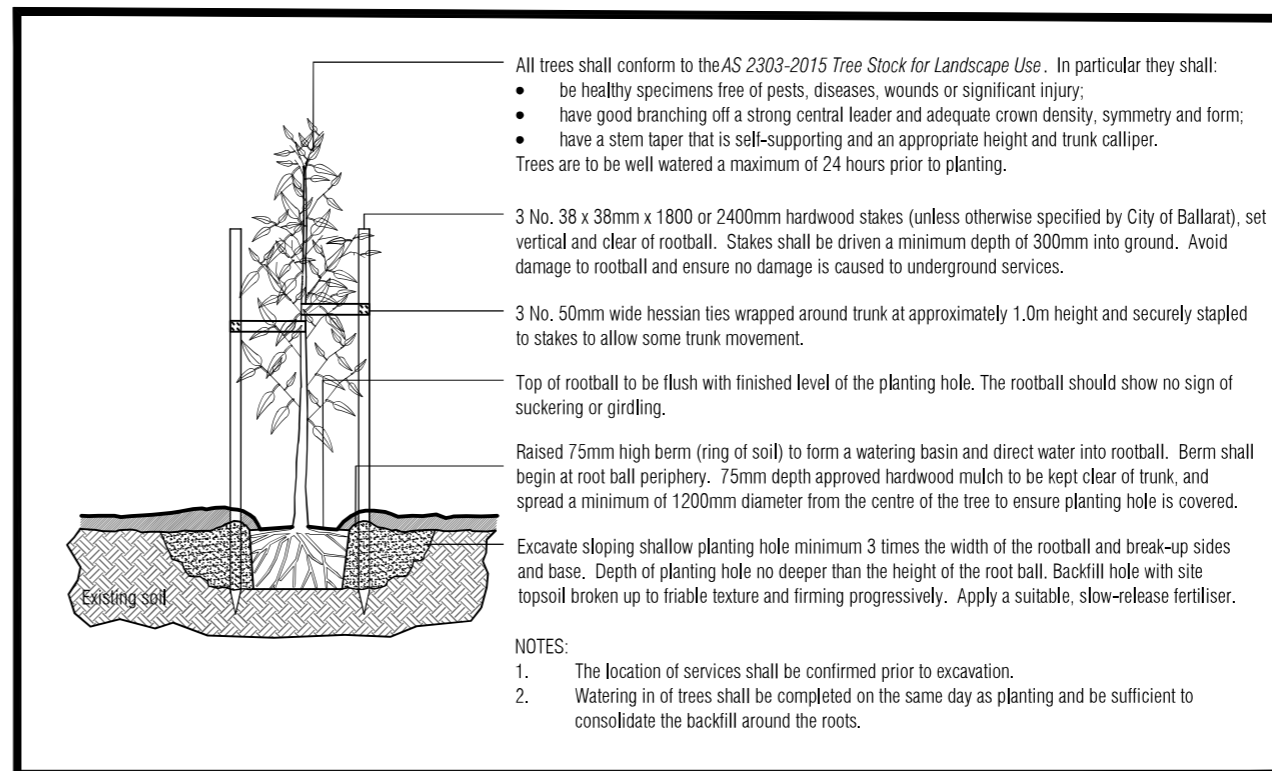
1. All dimensions to be checked on site before commencing work. All measurements are in metres, unless otherwise shown.
2. The locations of underground services and light poles are indicative only - refer to engineering drawings for design service offsets.
3. The location and depth of services shall be verified on site prior to the commencement of works. The Contractor shall be liable for any damage to services during the landscape works.
4. 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 GA211' 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.
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.

MASTER PLANT SCHEDULE

Code	Botanical Name	Common Name	Plant Size	Qty
Trees				
FPC	<i>Fraxinus pennsylvanica</i> 'Cimmaron'	Cimmaron Ash	45 ltr container, min. 2.2m high	8
UPB	<i>Ulmus parvifolia</i> 'Burnley Select'	Burnley Select Chinese Elm	45 ltr container, min. 2.2m high	38
ZSG	<i>Zelkova serrata</i> 'Green Vase'	Green Vase Japanese Elm	45 ltr container, min. 2.2m high	2



CONTEXT AND SHEET LAYOUT - Stage 1D Lucas Grange



TYPICAL TREE PLANTING DETAIL

NOT TO SCALE.



Client / Project

Integra

Stage 1D
Lucas Grange, Ballarat

Drawn	Approved	Date	North
AD	RH	16.11.2021	
Scale (A1)	Scale (A3)	Sheet	
NTS	NTS	1 of 4	

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Drawing Number	Revision
PLA453-L01	TP1

TP1	Town Planning Approval	AD	16.11.21
P2	Revision re: Power and NBN plans	AD	19.09.21
P1	Preliminary Issue for Client Review	AD	25.08.21
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 - Refer to drawing LD1 for Plant Schedule.

- Legend**
- Proposed Street Trees - *Ulmus parvifolia* 'Burnley Select' [UPB]
 - Proposed Street Trees - *Fraxinus pennsylvanica* 'Cinnzani' [FPC]
 - Alternative tree location if driveway is located where street tree is proposed.
 - Plant Label and Code
 - Service Offsets



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 Page2..... of4.....
 Signed*Jim Bannerman*.....
 Authorised Officer for and on behalf of the
 CITY OF BALLARAT
 Date7.2.22.....

PLOT LANDSCAPE ARCHITECTS
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Client / Project

 Stage 1D
 Lucas Grange, Ballarat

Drawing Title
Street Tree Plan 01

Drawn	Approved	Date	North
AD	RH	16.11.2021	
Scale (A1)	Scale (A3)	Sheet	
1:250	1:500	2 of 4	

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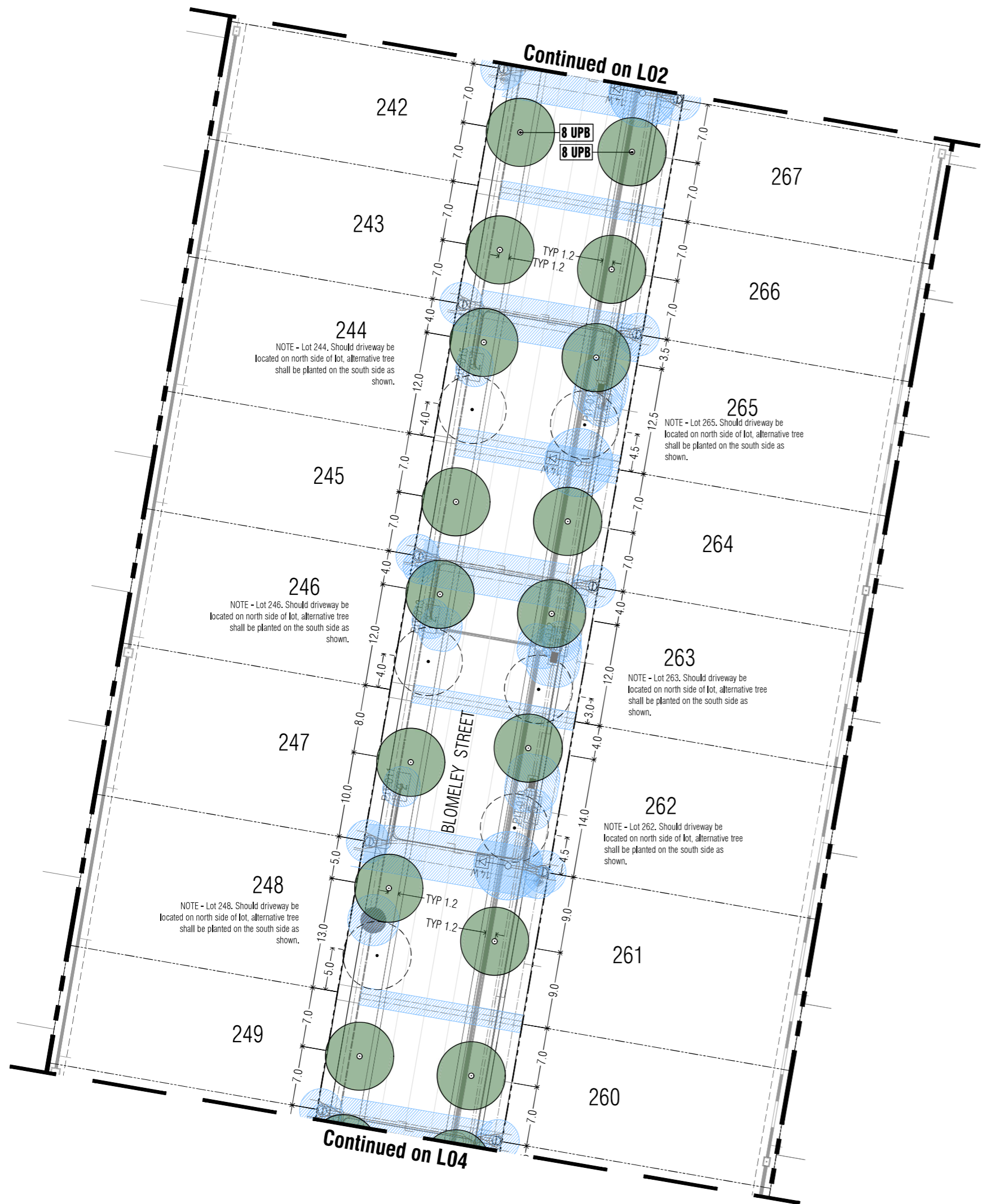
Drawing Number	Revision
PLA453-L02	TP1

TP1	Town Planning Approval	AD	16.11.21
P2	Revision re: Power and NBN plans	AD	19.09.21
P1	Preliminary Issue for Client Review	AD	25.08.21
Revision	Description	Initials	Date
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 - Refer to drawing LD1 for Plant Schedule.

- Legend**
- Proposed Street Trees - *Ulmus parvifolia* 'Burnley Select' (UPB)
 - Alternative tree location if driveway is located where street tree is proposed.
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Signed *Jan Bamman*

Authorised Officer for and on behalf of the
CITY OF BALLARAT

Date 7.2.22



Client / Project

Stage 1D
Lucas Grange, Ballarat

Street Tree Plan 02

Drawn	Approved	Date	North
AD	RH	16.11.2021	
Scale (A1)	Scale (A3)	Sheet	
1:250	1:500	3 of 4	

Drawing Number **PLA453-L03** Revision **TP1**

TP1	Town Planning Approval	AD	16.11.21
P2	Revision re: Power and NBN plans	AD	19.09.21
P1	Preliminary Issue for Client Review	AD	25.08.21
Revision	Description	Initials	Date

APPROVAL ISSUE

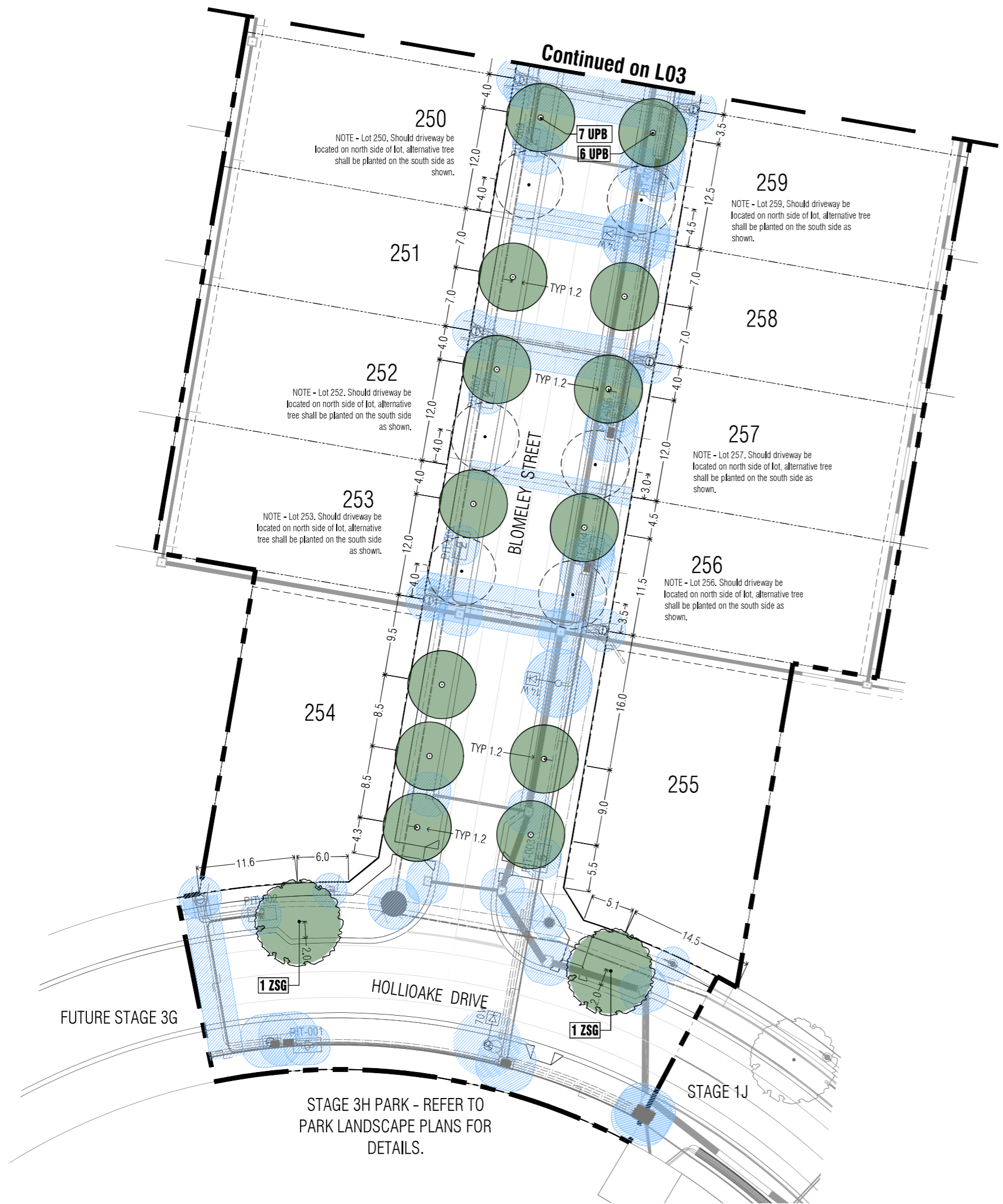
Status
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Legend

- Proposed Street Trees - *Ulmus parvifolia* 'Burnley Select' (UPB)
- Proposed Street Trees - *Zelkova serrata* 'Greenvase' (ZSG)
- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Service Offsets



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Signed *Jan Barnum*

Authorised Officer for and on behalf of the CITY OF BALLARAT

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Client / Project
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Stage 1D
Lucas Grange, Ballarat

Street Tree Plan 03

Drawn	Approved	Date	North
AD	RH	16.11.2021	
Scale (A1)	Scale (A3)	Sheet	
1:250	1:500	4 of 4	

Drawing Number
PLA453-L04

Revision
TP1