

BALLARAT PLANNING SCHEME

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

Planning Permit No PLP/2020./177 / A

Planning Permit Issue Date30.7.2020.....

Page1..... of4.....

Signed*Jan Bammer*.....

Authorised Officer for and on behalf of the

CITY OF BALLARAT

Date7.2.22.....

CONTENTS:

- Drawing Number
- PLA448-L01 Context, Plant Schedule and Tree Detail**
- PLA448-L02 Street Tree Plan 1**
- PLA448-L03 Street Tree Plan 2**
- PLA448-L04 Street Tree Plan 3**

TP1	Town Planning Approval	AD	29.09.21
P2	Revisions re: Client comments	AD	23.07.21
P1	Preliminary Issue for Client Review	AD	22.07.21
Revision	Description	Initials	Date

APPROVAL ISSUE

Planning Permit PLP/2020/177

Notes

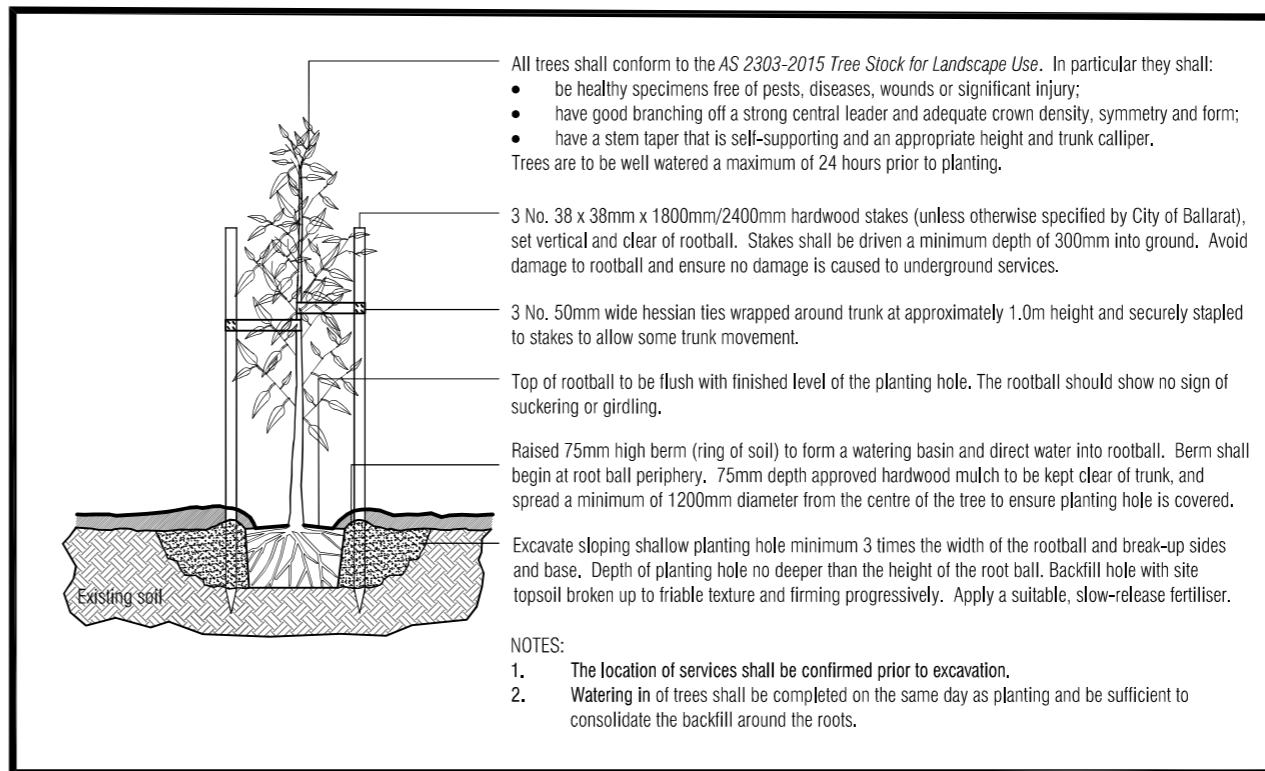
1. All dimensions to be checked on site before commencing work. All measurements are in metres, unless otherwise shown.
2. The locations of underground services and light poles are indicative only - refer to engineering drawings for design service offsets.
3. The location and depth of services shall 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.
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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.



CONTEXT AND SHEET LAYOUT PLAN - Stage 2B Lucas Grange

MASTER PLANT SCHEDULE

Code	Botanical Name	Common Name	Plant Size	Qty
Trees				
APE	<i>Acacia pendula</i>	Weeping Myall	20 ltr container, min. 1.2m high	39
UPB	<i>Ulmus parvifolia</i> 'Burnley Select'	Burnley Select Chinese Elm	45 ltr container, min. 2.2m high	3



TYPICAL TREE PLANTING DETAIL

NOT TO SCALE.



Client / Project

Integra

Stage 2B
Lucas Grange, Ballarat

Drawing Title

Context, Plant Schedule and Tree Detail

Drawn	Approved	Date	North
AD	RH	29.09.2021	
Scale (A1)	Scale (A3)	Sheet	
NTS	NTS	1 of 4	

Drawing Number

PLA448-L01

Revision

TP1

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

Planning Permit No PLP/...2020/...177 / A

Planning Permit Issue Date ...30.07.20.....

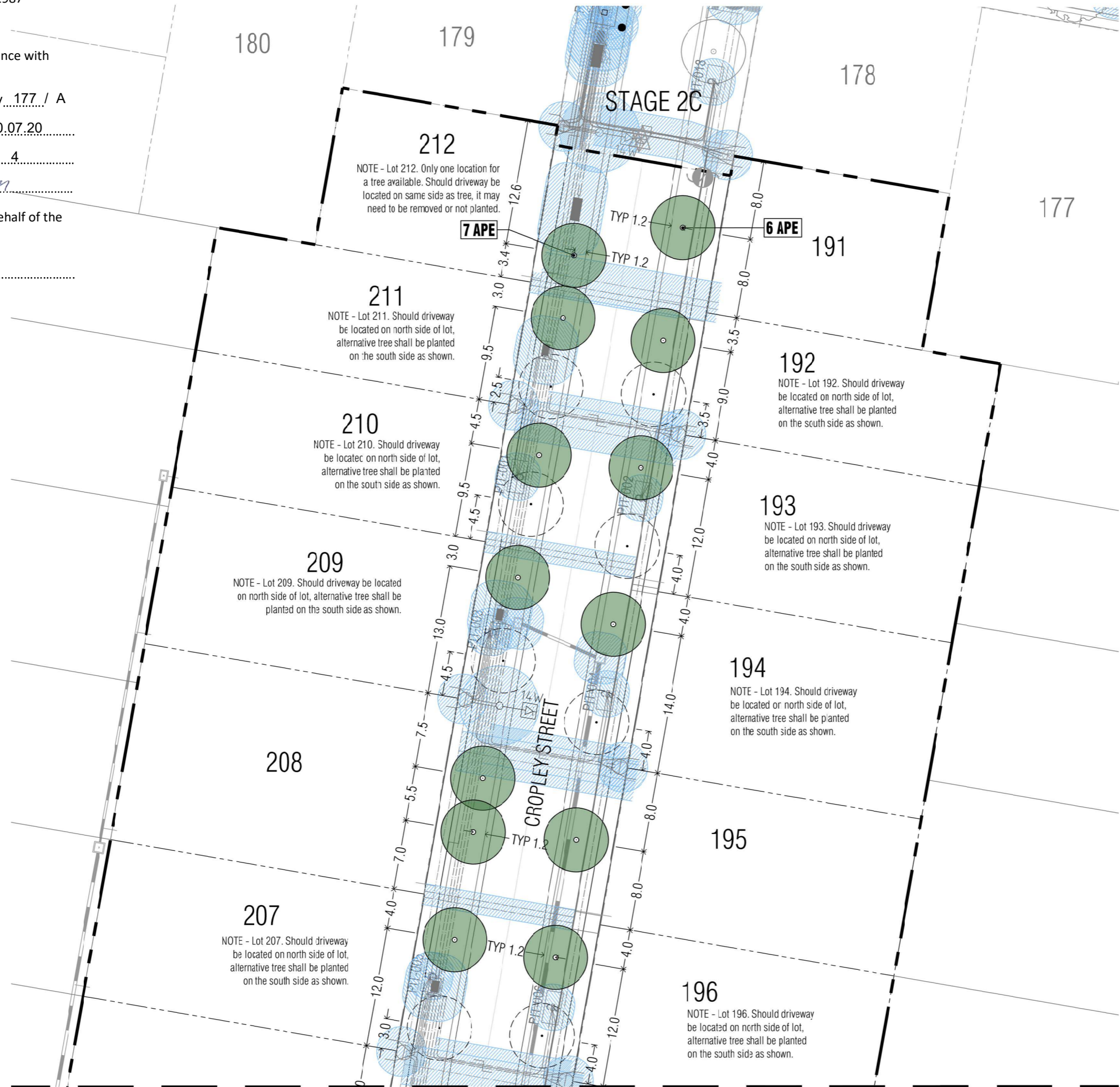
Page2..... of4.....

Signed*Ann Barnum*.....

Authorised Officer for and on behalf of the

CITY OF BALLARAT

Date7.2.22.....



Continued on L03

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 - Refer to drawing L01 for Plant Schedule.

- Legend**
- Proposed Street Trees - *Acacia pendula* [APE]
 - Alternative tree location if driveway is located where street tree is proposed.
 - Plant Label and Code
 - Service Offsets



Client / Project

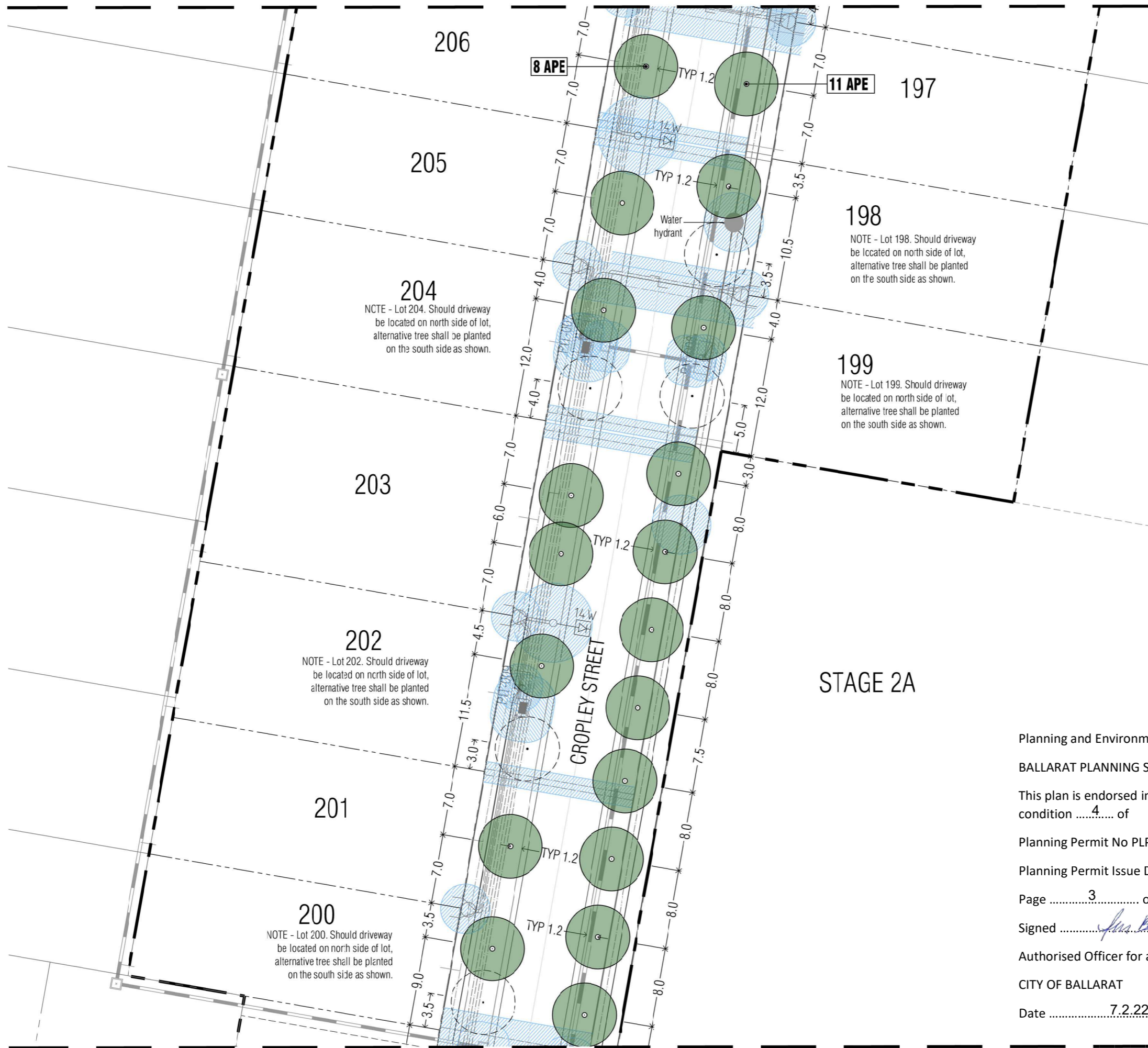
Integra
Stage 2B
Lucas Grange, Ballarat

Street Tree Plan 1			
Drawn	Approved	Date	North
AD	RH	29.09.2021	
Scale (A1)	Scale (A3)	Sheet	
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Drawing Number **PLA448-L02** Revision **TP1**

Continued on L02



Continued on L04

TP1	Town Planning Approval	AD	29.09.21
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 - Refer to drawing L01 for Plant Schedule.

Legend

	Proposed Street Trees - <i>Acacia pendula</i> [APE]
	Alternative tree location if driveway is located where street tree is proposed.
	Plant Label and Code
	Service Offsets

STAGE 2A

Planning and Environment Act 1987
 BALLARAT PLANNING SCHEME
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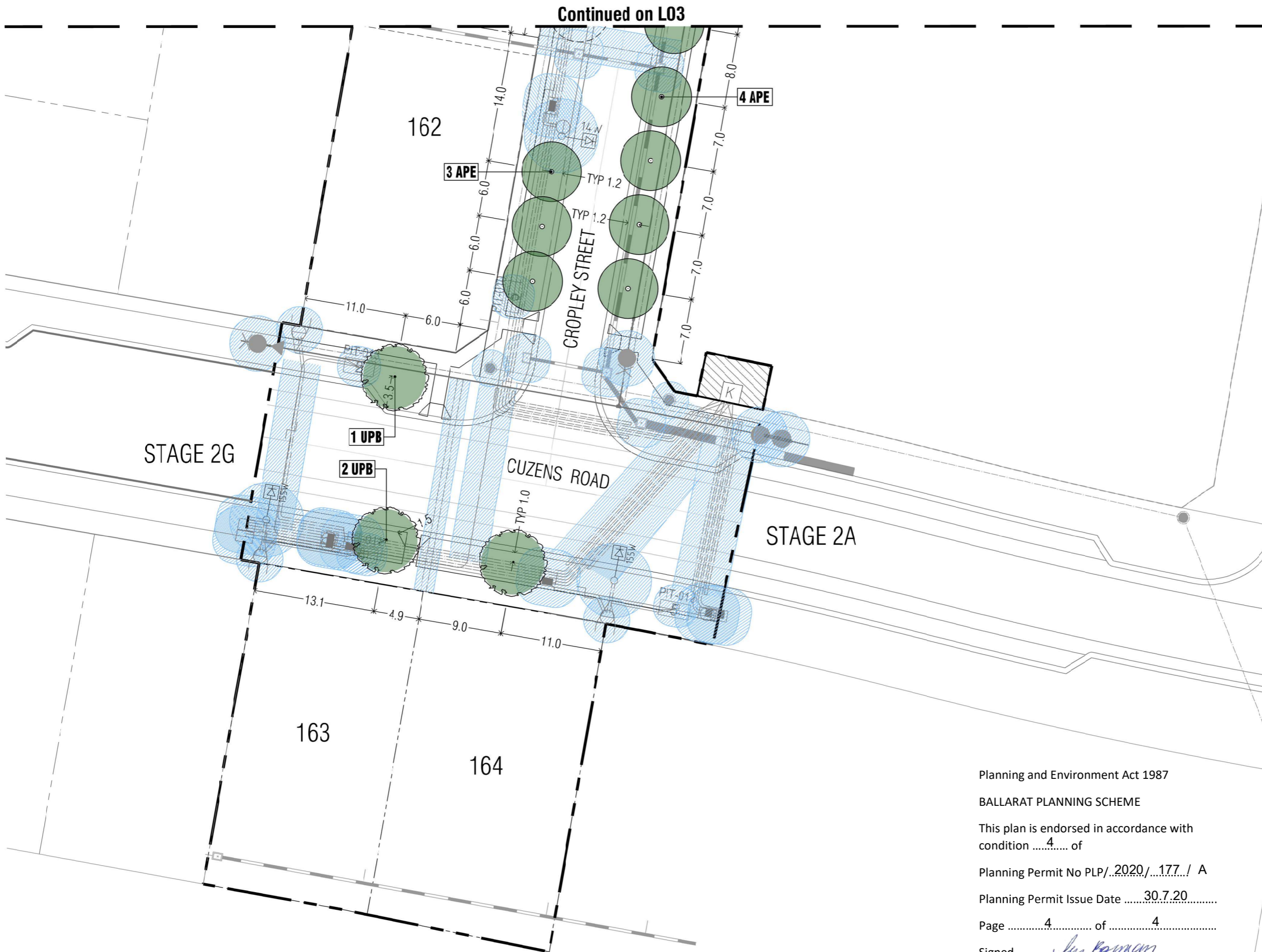


Client / Project

 Stage 2B
 Lucas Grange, Ballarat

Street Tree Plan 2			
Drawn	Approved	Date	North
AD	RH	29.09.2021	
Scale (A1)	Scale (A3)	Sheet	
1:200	1:400	3 of 4	

Drawing Number
PLA448-L03
 Revision
TP1



TP1	Town Planning Approval	AD	29.09.21
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 - Refer to drawing L01 for Plant Schedule.

- Legend**
- Proposed Street Trees - *Ulmus parvifolia* 'Bumley Select' [UP6]
 - Proposed Street Trees - *Acacia pendula* [APE]
 - Alternative tree location if driveway is located where street tree is proposed.
 - 3 ELD** - Plant Label and Code
 - Service Offsets

Planning and Environment Act 1987
 BALLARAT PLANNING SCHEME

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 Page 4 of 4
 Signed *Julia Berman*
 Authorised Officer for and on behalf of the
 CITY OF BALLARAT
 Date 7.2.22



Client / Project
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 Stage 2B
 Lucas Grange, Ballarat

Street Tree Plan 3			
Drawn	Approved	Date	North
AD	RH	29.09.2021	
Scale (A1)	Scale (A3)	Sheet	
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Drawing Number	Revision		
PLA448-L04	TP1		