

CONTEXT AND SHEET LAYOUT PLAN - Stage 2F Lucas Grange

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Drawing Number
PLA467-L01 Context, Plant Schedule and Tree Detail
PLA467-L02 Street Tree Plan 1
PLA467-L03 Street Tree Plan 2

MASTER PLANT SCHEDULE

Code	Botanical Name	Common Name	Plant Size	Qty	
Trees					
ELM	Eucalyptus leucoxylon ssp. megalocarpa	Large-fruited Yellow Gum	18-20 ltr container, min. 1.2m high	26	

Planning and Environment Act 1987

BALLARAT PLANNING SCHEME

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

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

Planning Permit Issue Date30.07.20

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7.5.4.5

Authorised Officer for and on behalf of the

CITY OF BALLARAT

7.2.22

Existing soil

All trees shall conform to the AS 2303-2015 Tree Stock for Landscape Use. In particular they shall:

- be healthy specimens free of pests, diseases, wounds or significant injury;
- have good branching off a strong central leader and adequate crown density, symmetry and form;
 have a stem taper that is self-supporting and an appropriate height and trunk calliper.

Trees are to be well watered a maximum of 24 hours prior to planting.

3 No. 38 x 38mm x 1800mm/2400mm hardwood stakes (unless otherwise specified by City of Ballarat), set vertical and clear of rootball. Stakes shall be driven a minimum depth of 300mm into ground. Avoid damage to rootball and ensure no damage is caused to underground services.

3 No. 50mm wide hessian ties wrapped around trunk at approximately 1.0m height and securely stapled to stakes to allow some trunk movement.

Top of rootball to be flush with finished level of the planting hole. The rootball should show no sign of suckering or girdling.

Raised 75mm high berm (ring of soil) to form a watering basin and direct water into rootball. Berm shall begin at root ball periphery. 75mm depth approved hardwood mulch to be kept clear of trunk, and spread a minimum of 1200mm diameter from the centre of the tree to ensure planting hole is covered.

Excavate sloping shallow planting hole minimum 3 times the width of the rootball and break-up sides and base. Depth of planting hole no deeper than the height of the root ball. Backfill hole with site topsoil broken up to friable texture and firming progressively. Apply a suitable, slow-release fertiliser.

NOTES.

- 1. The location of services shall be confirmed prior to excavation.
- Watering in of trees shall be completed on the same day as planting and be sufficient to consolidate the backfill around the roots.

NOT TO SCALE.

TP1 Town Planning Approval
P2 Revisions re: NBN and Power
P1 Preliminary Issue for Client Review

AD 26.07.21 view AD 15.06.21

APPROVAL ISSUE

Planning Permit PLP/2020/177

1. All dimensions to be checked on site before commencing 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 GA211' by
 Cityoower 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
- 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
- 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
- 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.

7. Planting. All trees, shrubs and groundcovers shall be planted in accordance with LDM, unless otherwise specified.
8. Mulch. Mulch shall be recycled hardwood (or similar approved) in general accordance with LDM, unless otherwise specified.
9. 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.



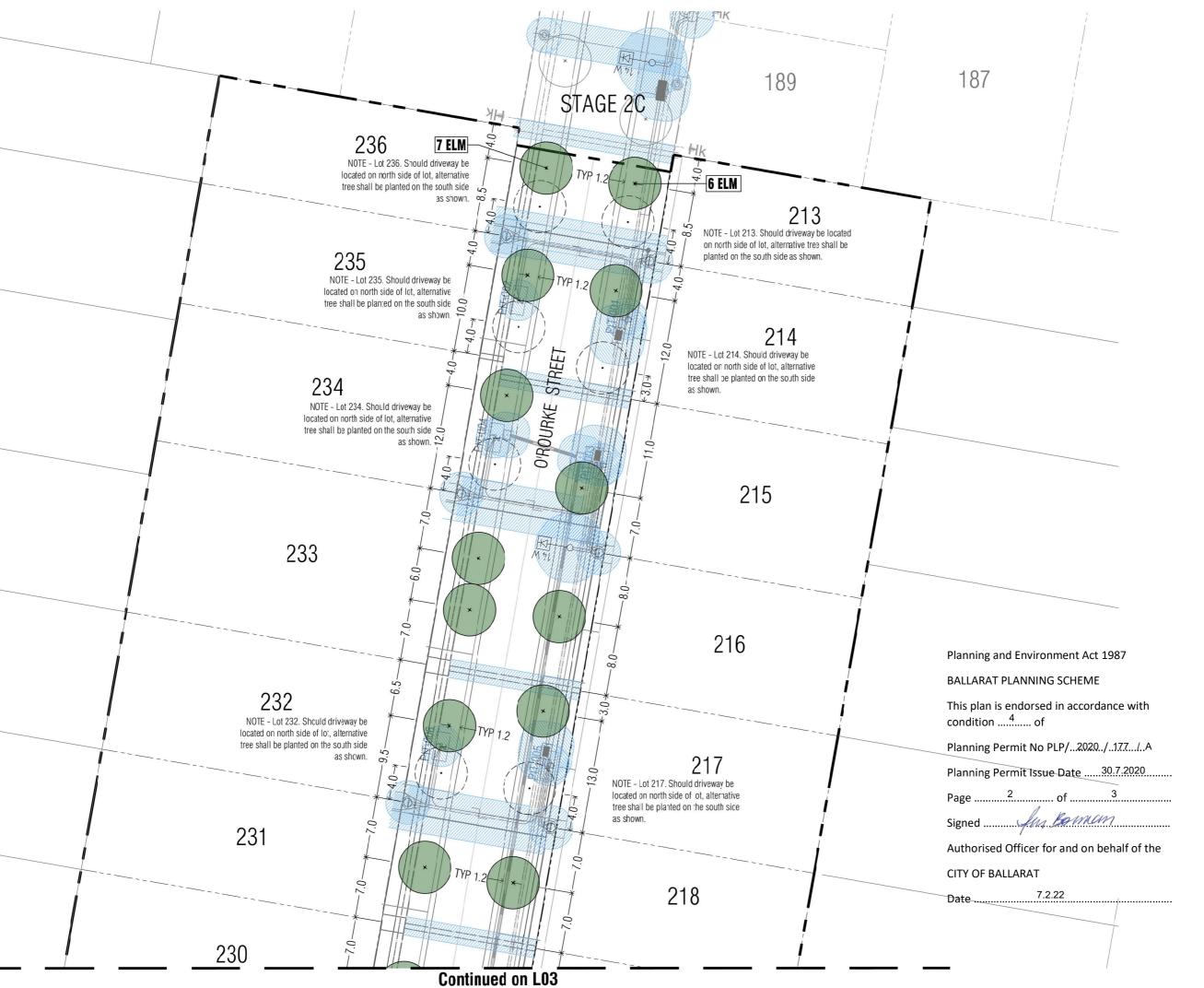
Stage 2F
Lucas Grange, Ballarat

Context, Plant Schedule and Tree Detail

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PLA467-L01

7-L01 TP1



TP1 Town Planning Approval P2 Revisions re: NBN and Power Preliminary Issue for Client Review

AD 26.07.21 AD 15.06.21 APPROVAL ISSUE

Planning Permit PLP/2020/177

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 Minimum setback of C.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.
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Legend

Street trees planted as part of another stage



Proposed Street Trees - Eucalyptus leucoxylon ssp. megalocarpa [ELM]



Alternative tree location if driveway is located where / street free is proposed.

3 ELD - Plant Label and Code



Service Offsets



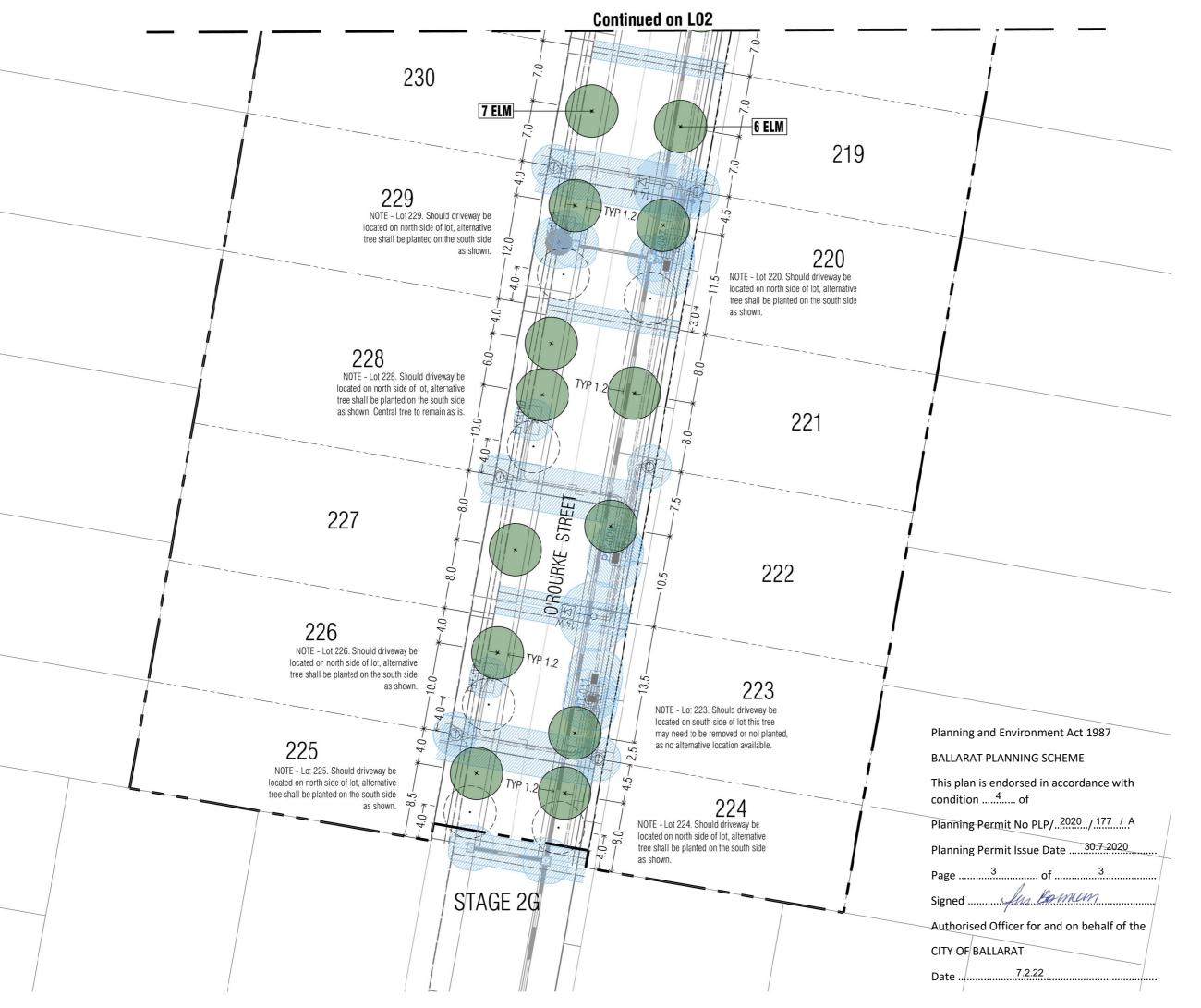
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Stage 2F Lucas Grange, Ballarat

Street Tree Plan 1

Approved Date 20.09.2021 Scale (A1) Scale (A3 Sheet 1:200 1:400 2 of 3

PLA467-L02 TP1



TP1 Town Planning Approval P2 Revisions re: NBN and Power AD 26.07.21 AD 15.06.21 Preliminary Issue for Client Review

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Service Offsets



Integra

Stage 2F Lucas Grange, Ballarat

Street Tree Plan 2

Approved Date 20.09.2021 Scale (A1) Scale (A3 Sheet 1:200 1:400 3 of 3

PLA467-L03

TP1