

CONTEXT AND SHEET LAYOUT PLAN - Stage 2F Lucas Grange

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Drawing Number
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PLA467-L02 Street Tree Plan 1
PLA467-L03 Street Tree Plan 2

TP1	Town Planning Approval	AD	20.09.21
P2	Revisions re: NBN and Power	AD	26.07.21
P1	Preliminary Issue for Client Review	AD	15.06.21
Revision	Description	Initials	Date

APPROVAL ISSUE

Planning Permit PLP/2020/177

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 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.
- 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.

MASTER PLANT SCHEDULE

Code	Botanical Name	Common Name	Plant Size	Qty
Trees				
ELM	<i>Eucalyptus leucoxylon</i> 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 condition 4 of

Planning Permit No PLP/2020/177/A

Planning Permit Issue Date 30.07.20

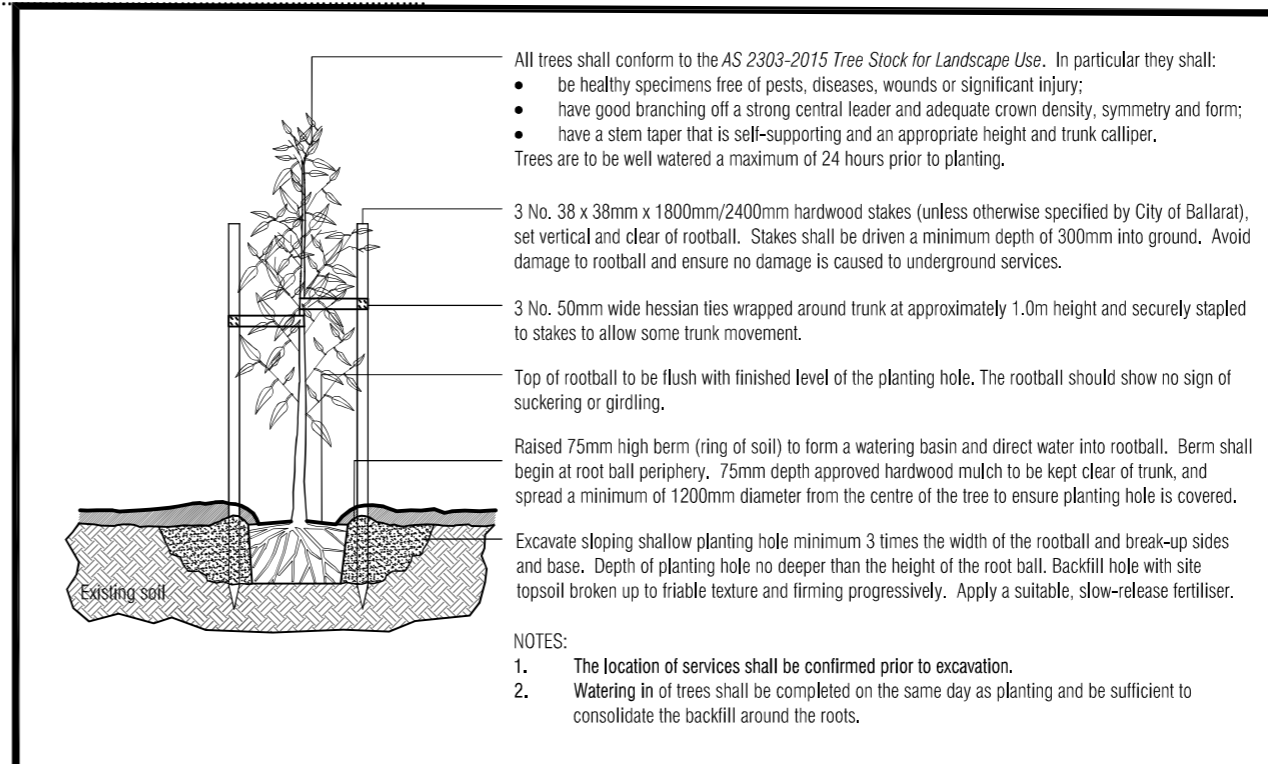
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Signed *Jan Borman*

Authorised Officer for and on behalf of the

CITY OF BALLARAT

Date 7.2.22



NOTES:

- 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.

TYPICAL TREE PLANTING DETAIL



Client / Project



Stage 2F
Lucas Grange, Ballarat

Drawing Title

Context, Plant Schedule and Tree Detail

Drawn	Approved	Date	North
AD	RH	20.09.2021	
Scale (A1)	Scale (A3)	Sheet	
NTS	NTS	1 of 3	

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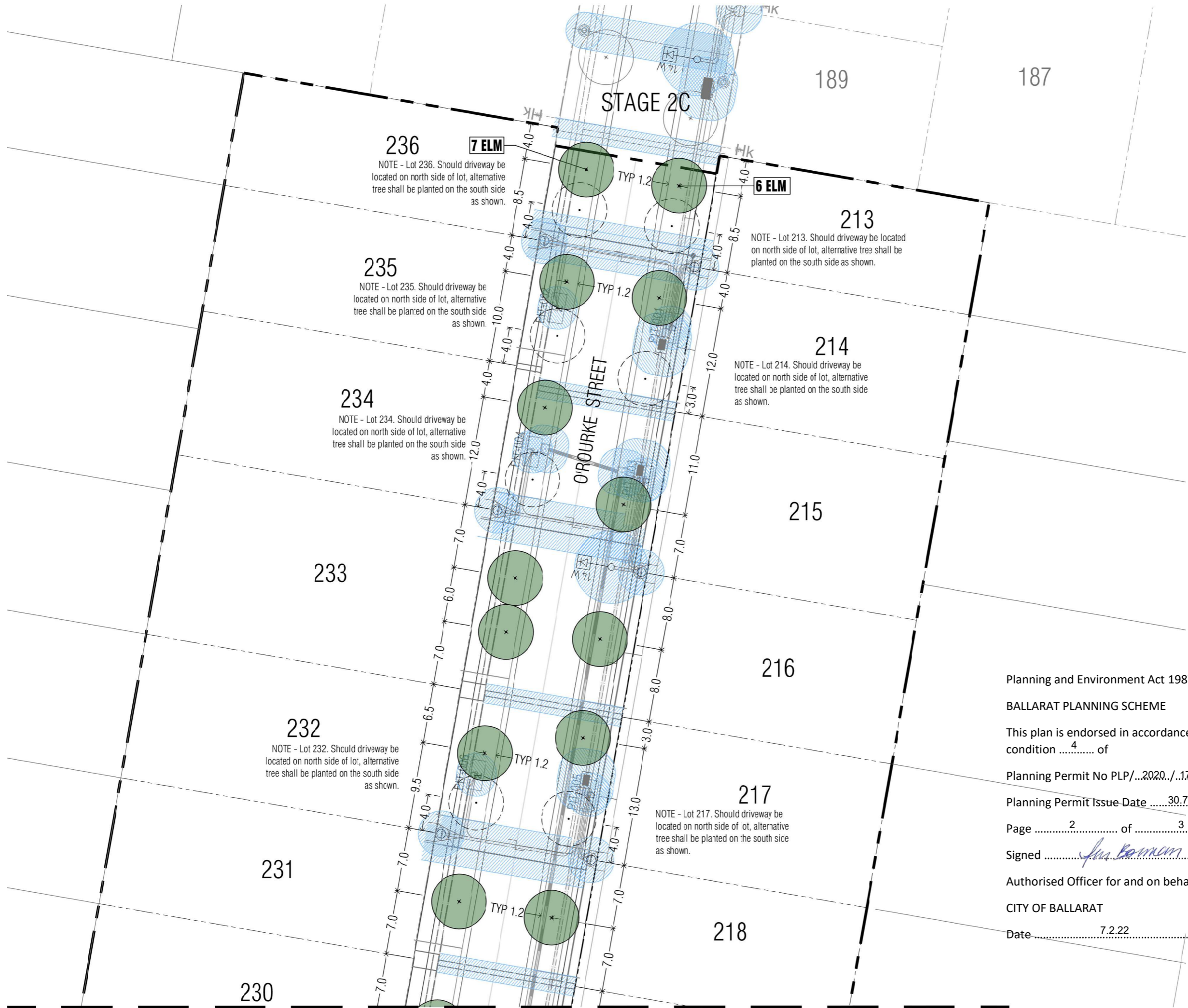
Drawing Number	Revision
PLA467-L01	TP1

TP1	Town Planning Approval	AD	20.09.21
P2	Revisions re: NBN and Power	AD	26.07.21
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 - Refer to drawing L01 for Plant Schedule.

- Legend**
- Street trees planted as part of another stage.
 - Proposed Street Trees - *Eucalyptus leucocylon* ssp. *megalocarpa* [ELM]
 - Alternative tree location if driveway is located where street tree is proposed.
 - Plant Label and Code
 - Service Offsets



Continued on L03

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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.....

Page2..... of3.....

Signed*Julia Barnham*.....

Authorised Officer for and on behalf of the
CITY OF BALLARAT

Date7.2.22.....



Client / Project

Integra
Stage 2F
Lucas Grange, Ballarat

Street Tree Plan 1

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

Drawing Number Revision

PLA467-L02 TP1

Continued on L02

TP1	Town Planning Approval	AD	20.09.21
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P1	Preliminary Issue for Client Review	AD	15.06.21
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APPROVAL ISSUE			
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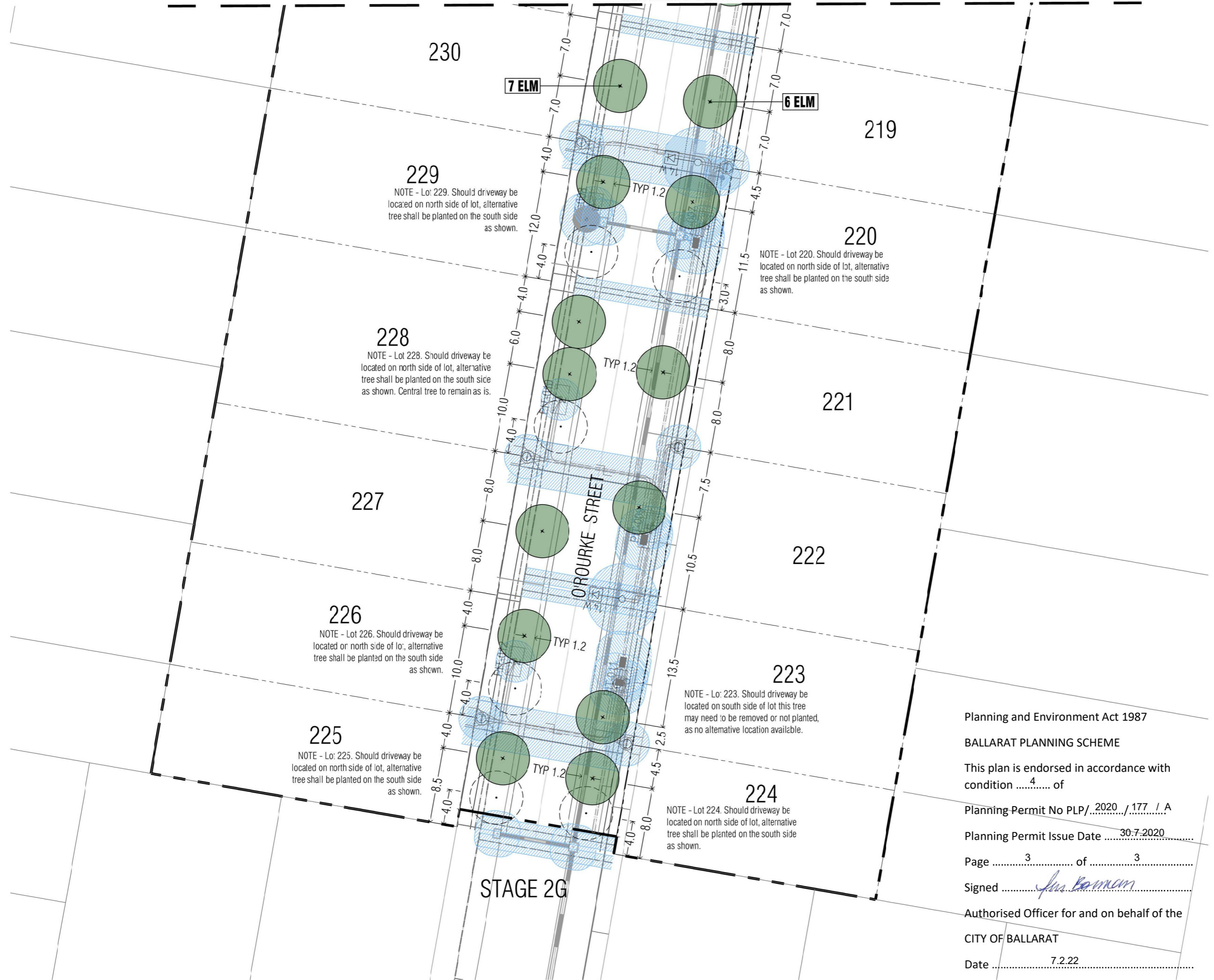
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 Page3..... of3.....
 Signed*Aus. Korman*.....
 Authorised Officer for and on behalf of the
 CITY OF BALLARAT
 Date7.2.22.....



Client / Project
 Stage 2F
 Lucas Grange, Ballarat

Street Tree Plan 2

Drawn	Approved	Date	North
AD	RH	20.09.2021	
Scale (A1)	Scale (A3)	Sheet	
1:200	1:400	3 of 3	

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 Drawing Number
PLA467-L03 Revision
TP1