


CONTEXT AND SHEET LAYOUT PLAN - Stage 2G Lucas Grange


BALLARAT PLANNING SCHEME
 Amended Document Endorsed under
Condition 4 of Permit No. PLP/2020/177/A
 dated: 30.07.20
 Endorsed by **Peri Bowman** for and on
 behalf of the City of Ballarat Council.
 Date: 25/3/2022

 Sheet No: 1 of 4

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PLA486-L04 Landscape Details

MASTER PLANT SCHEDULE

Code	Botanical Name	Common Name	Plant Size	Qty
Trees				
ACE	<i>Acer campestre</i> 'Elsrijk'	Elsrijk Field Maple	45 ltr container, min. 2.2m high	5
ELM	<i>Eucalyptus leucoxylon</i> ssp. <i>megalocarpa</i>	Large fruited Yellow Gum	20 ltr container, min. 1.2m high	5
MAE	<i>Melia azedarach</i> 'Elite'	Elite White Cedar	45 ltr container, min. 2.2m high	4
UPB*	<i>Ulmus parvifolia</i> 'Burnley Select'	Burnley Select Chinese Elm	45 ltr container, min. 2.2m high	25


NOTE
 * All street trees along Fawcett Road shall have 4 post tree guard as detailed on page L04.


TP1	Town Planning Approval	AD	03.02.22
P2	Revisions re: NBN and Power	AD	02.11.21
P1	Preliminary Issue for Client Review	AD	16.09.21
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APPROVAL ISSUE			
Status			

Planning Permit PLP/2020/177

- Notes**
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 - The locations of underground services and light poles are indicative only - refer to engineering drawings for design service offsets.
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 - 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.
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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.



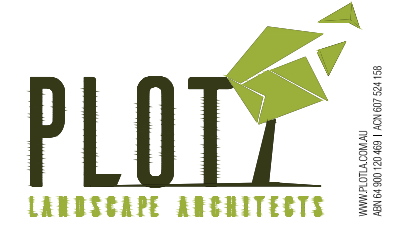
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 Stage 2G
 Lucas Grange, Ballarat

Contents, Context and Plant Schedule			
Drawn	Approved	Date	North
AD	RH	03.02.2022	
Scale (A1)	Scale (A3)	Sheet	
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PLA486-L01	TP1		

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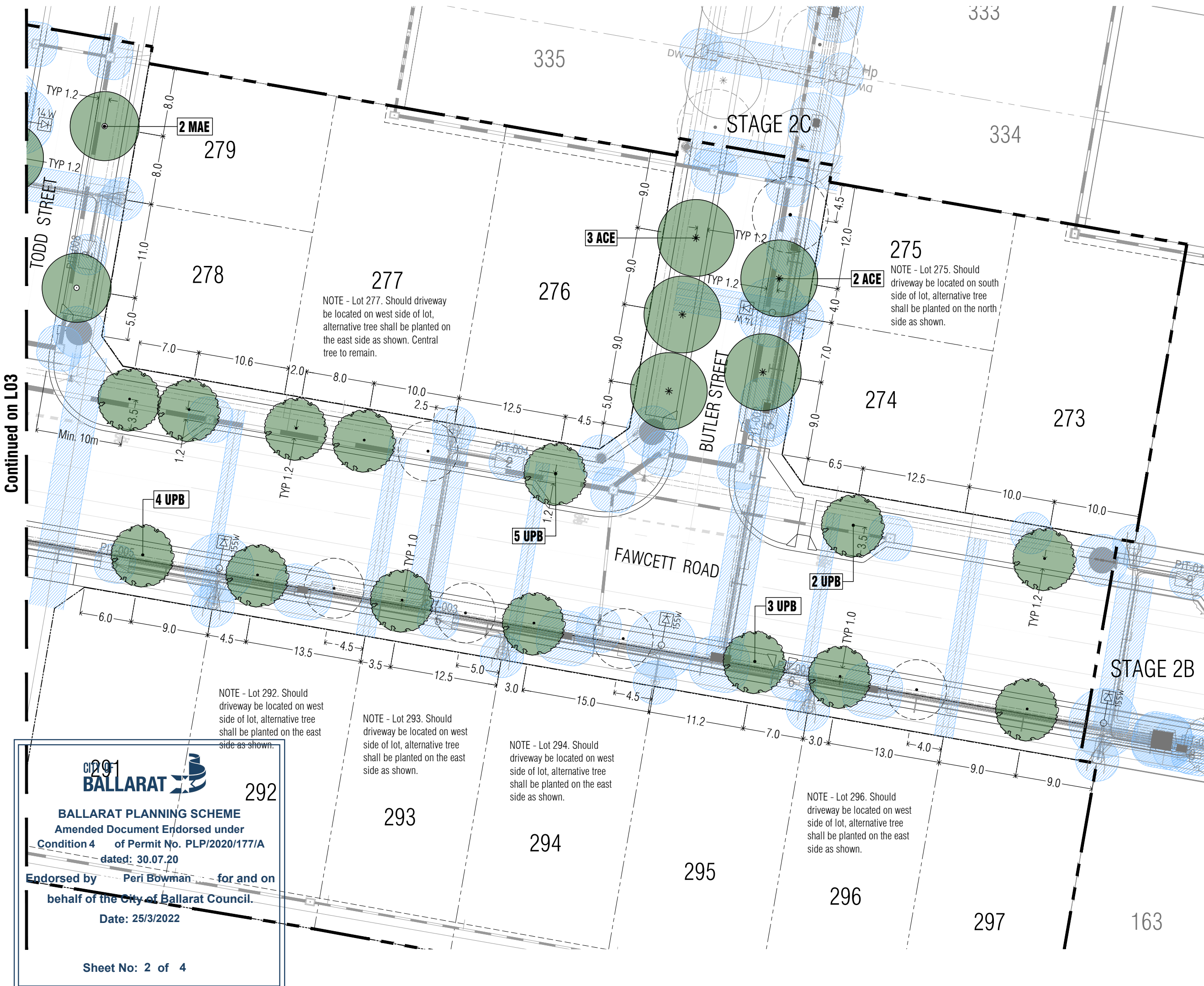
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 - Refer to drawing LD1 for Plant Schedule.

- Legend**
- Proposed Street Trees - *Acer campestre* 'Eisrijk' [ACE]
 - Proposed Street Trees - *Ulmus parvifolia* 'Burnley Select' [UPB]
 - Proposed Street Trees - *Melia azedarach* 'Elite' [MAE]
 - Alternative tree location if driveway is located where street tree is proposed.
 - Plant Label and Code
 - Service Offsets



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Street Tree Plan 1			
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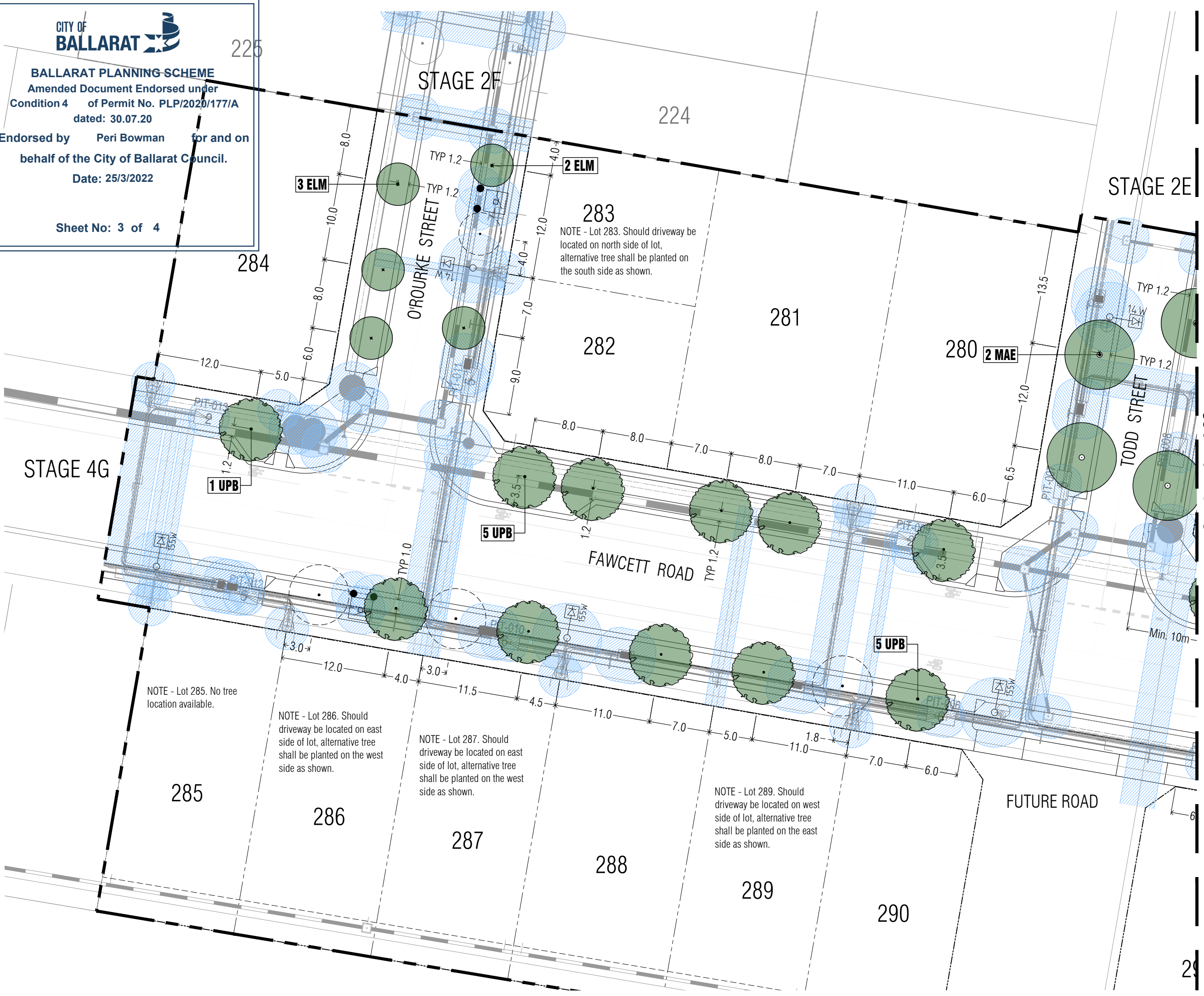
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Legend

- Proposed Street Trees - *Melia azedarach* 'Elite' [MAE]
- Proposed Street Trees - *Ulmus parvifolia* 'Burnley Select' [UPB]
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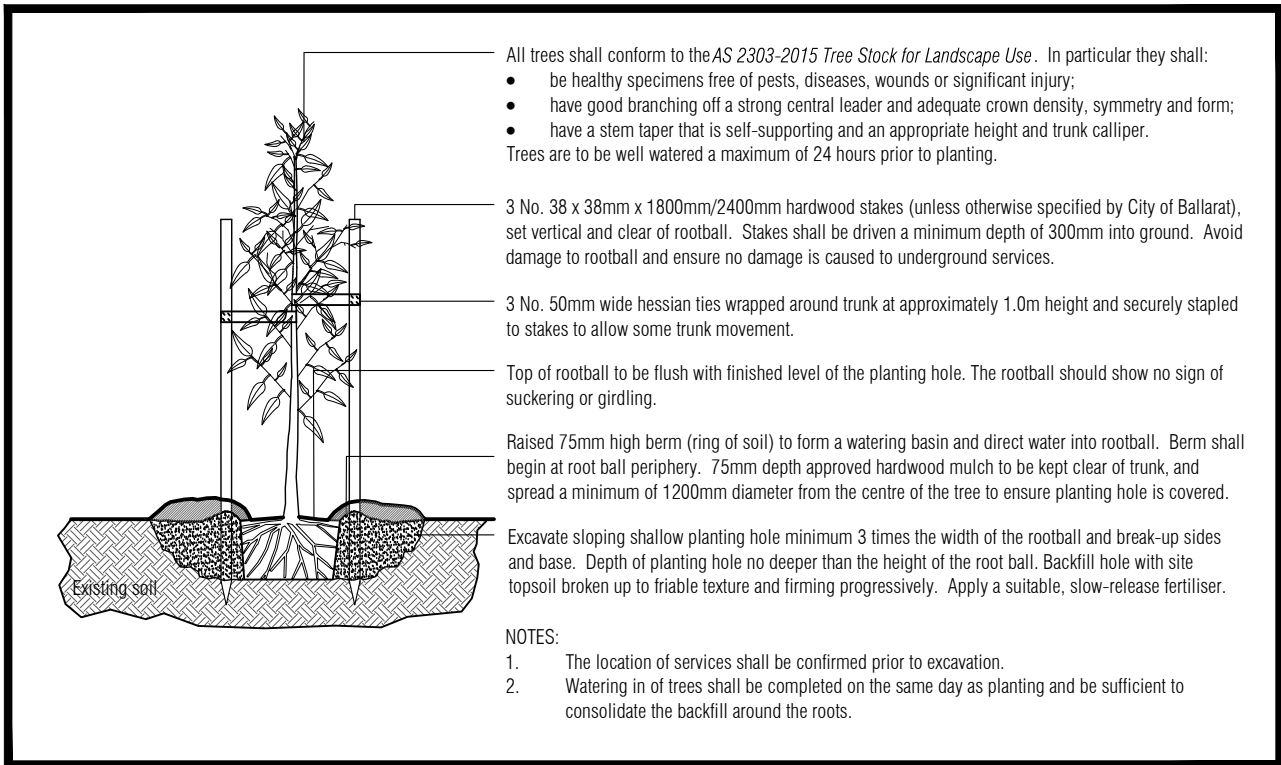
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Street Tree Plan 2

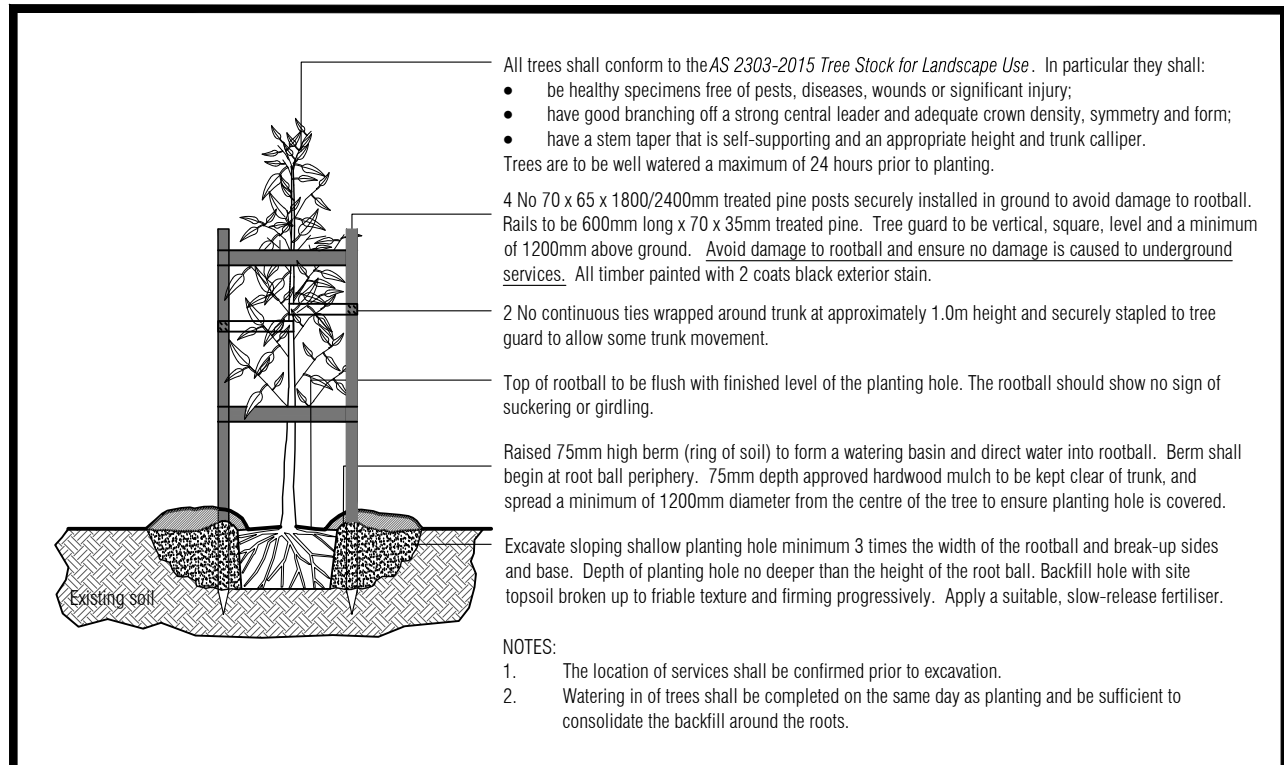
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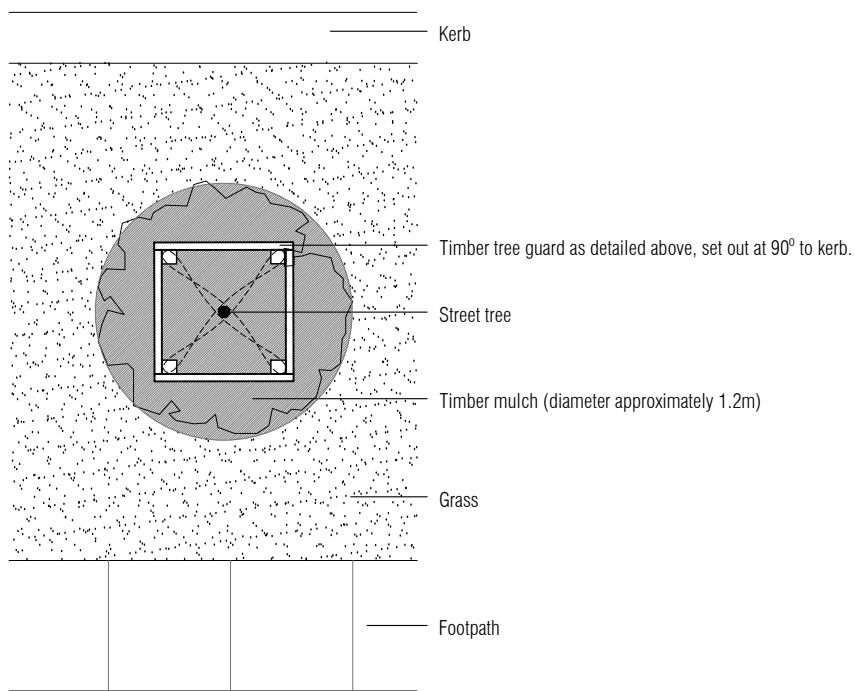


TYPICAL TREE PLANTING DETAIL

NOT TO SCALE.



Elevation View - Tree Guard Setout (nts).



Plan View - Tree Guard Setout (nts).

TYPICAL TREE PLANTING DETAIL - FAWCETT ROAD

NOT TO SCALE.

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PLA486-L04	TP1