

# CONTENTS:

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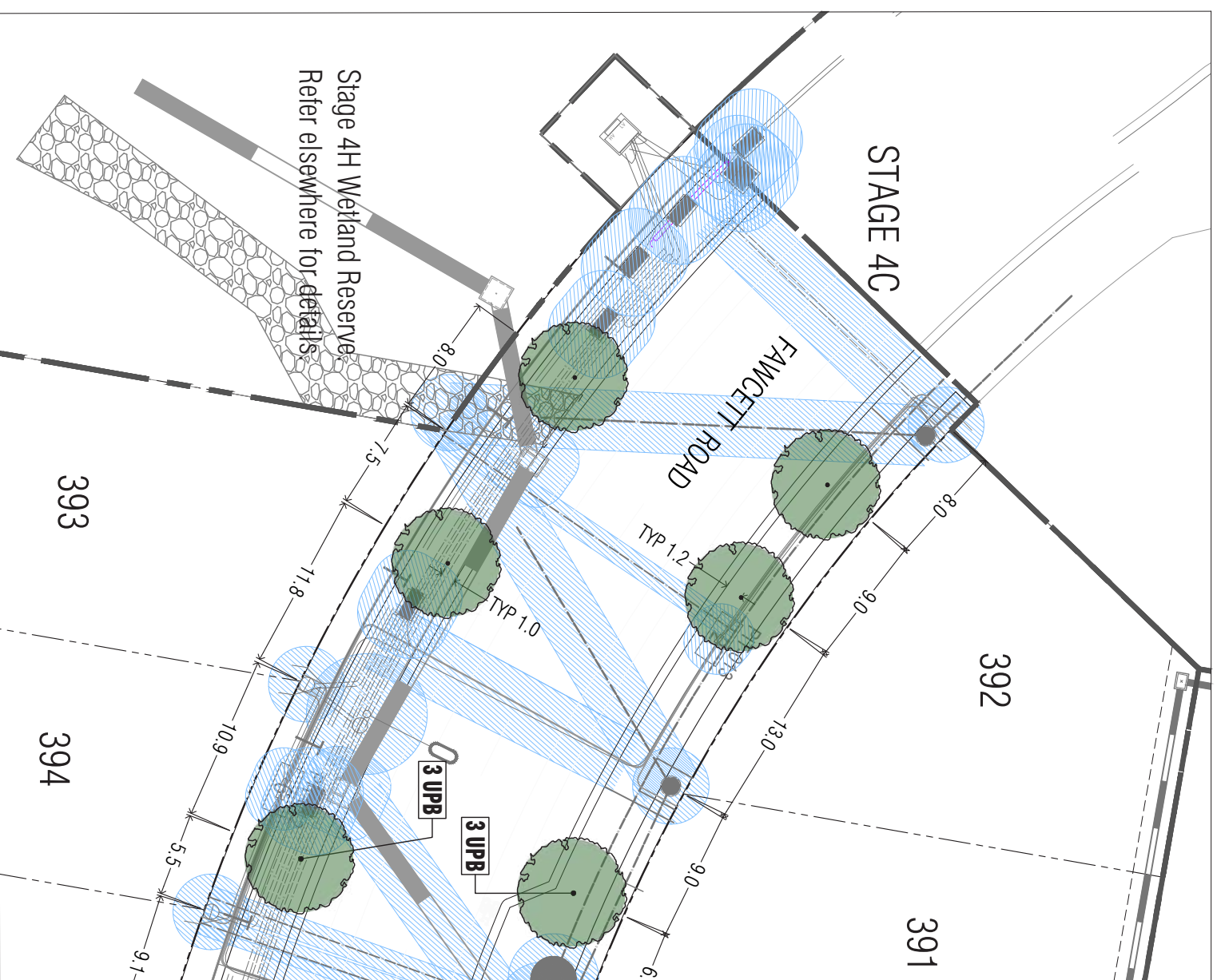
## MASTER PLANT SCHEDULE

Code	Botanical Name	Common Name	Plant Size	Qty
<b>Trees</b>				
AHK	<i>Acer hybrid 'Keitistorm'</i>	Norwegian Sunset Maple	45 ltr container, min. 2.2m high	4
EML	<i>Eucalyptus manniera</i>	Little Spotty Gum	20 ltr container, min. 1.2m high	4
TOG	<i>Tilia cordata</i>	Greenspire Linden Tree	45 ltr container, min. 2.2m high	4
UPB*	<i>Ulmus parvifolia</i>	Burnley Select Chinese Elm	45 ltr container, min. 2.2m high	29

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



## CONTEXT AND SHEET LAYOUT PLAN - Stage 4G Lucas Grange



Stage 4H Wetland Reserve  
Refer elsewhere for details

Continued on L02

Revisions re:	Revised By	Date
P2 Revisions re: NBN and civil base plans	AD	05.05.22
P1 Preliminary Issue for Client Review	AD	10.02.22

### PRELIMINARY ISSUE

Planning Permit P/P/2020/177

#### Notes

- All dimensions to be checked on site before commencing work.
- 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 Details.
- 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' (6m 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 G427.1 by Croyner and Powerco).
- Minimum setback of 2.5m to underground electrically cable joints / feeds.
- 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 the 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 1.0m 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.
- 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.

#### Legend

- Proposed Street Trees - *Ulmus parvifolia* Burnley Select (UPB)
- Plant label and Code
- Service Offsets

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PRELIMINARY

Stage 4G  
Lucas Grange, Ballarat

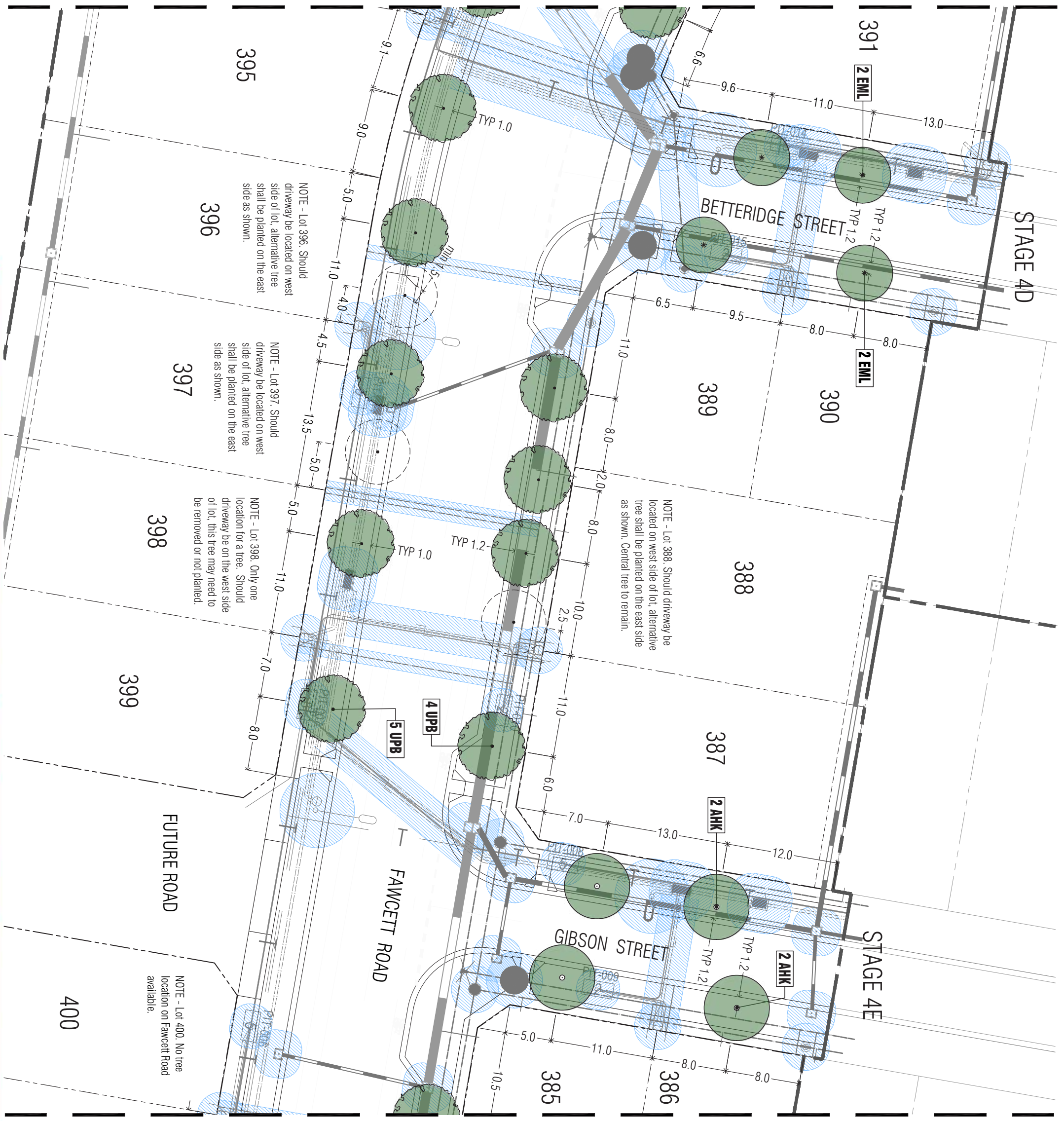
### Contents, Context and Plant Schedule

Drawn	Approved	Date	Version
AD	RH	05.05.2022	AD
Scale (A1)	Scale (A3)	Sheet	
NTS	NTS	1 of 4	

Project Number: **PLA507-L01** Version: **P2**

The plan is provided for marketing and information purposes only. It is a design concept which may change during construction. Builders should check all information prior to the building process. Where post-construction is required, the plan of subdivision shall be taken as correct. It is the responsibility of the prospective purchaser to confirm prior to purchase, all lot levels, all depths and all services locations are correct.

Continued on L01



Continued on L03

STAGE 4D

391 [2 EML]

390 [2 EML]

389

388

387 [2 AHK]

STAGE 4E

[2 AHK]

386

385

395

396

397

398

399

400

FUTURE ROAD

FAWCETT ROAD

GIBSON STREET

NOTE - Lot 396. Should driveway be located on west side of lot, alternative tree shall be planted on the east side as shown.

NOTE - Lot 397. Should driveway be located on west side of lot, alternative tree shall be planted on the east side as shown.

NOTE - Lot 398. Only one location for a tree. Should driveway be on the west side of lot, this tree may need to be removed or not planted.

NOTE - Lot 388. Should driveway be located on west side of lot, alternative tree shall be planted on the east side as shown. Central tree to remain.

NOTE - Lot 400. No tree location on Fawcett Road available.

Revisions re: NBN and civil base plans	AD	05.05.22
Preliminary Issue for Client Review	AD	10.02.22
Revision Description	Initials	Date
<b>PRELIMINARY ISSUE</b>		
Planning Permit P/P/2020/177		

**Notes**

- All dimensions to be checked on site before commencing work. All measurements are in meters, 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 GA271 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.
  - 7. Mulch. Mulch shall be recycled barkwood (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.
  - 9. Refer to drawing L01 for Plant Schedule.

**Legend**

- Proposed Street Trees - *Eucalyptus mannifera* Little Spiny [EML]
- Proposed Street Trees - *Ulmus parvifolia* Bunley Silet [UPB]
- Proposed Street Trees - *Acer hybrid* Keilstonm Norwegian Sunset [AHK]
- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Service Offsets

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LANDSCAPE ARCHITECTS  
PRELIMINARY

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Client Project: Stage 4G Lucas Grange, Ballarat

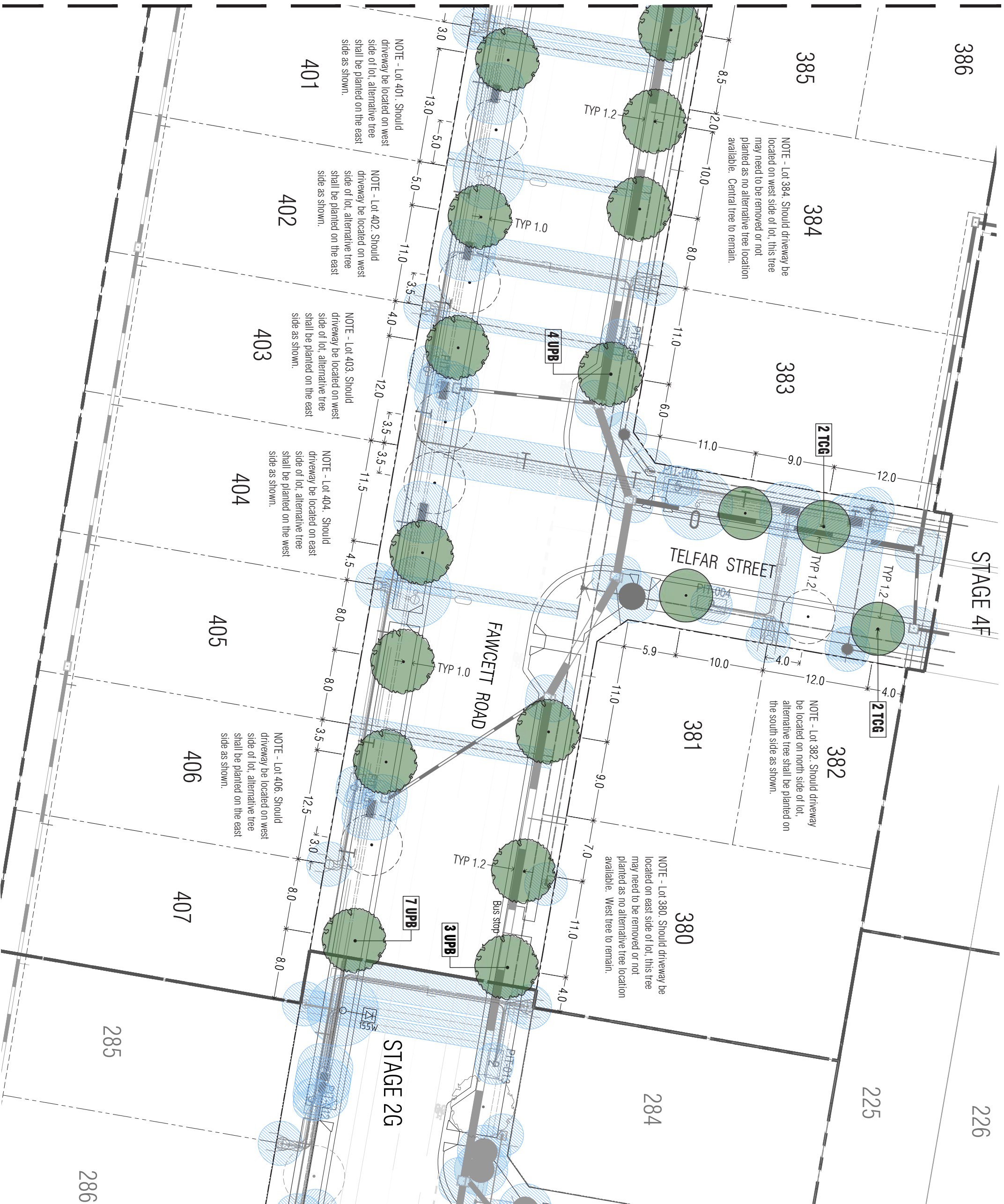
Drawing Title: Street Tree Plan 1

Drawn	AD	05.05.2022
Checked	RH	10.02.22
Scale (A3)	1:200	2 of 4
Scale (A4)	1:400	

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Preliminary Issue for Client Review	AD	10.02.22
Revision Description	Initials	Date
<b>PRELIMINARY ISSUE</b>		
Planning Permit P/2020/177		

**Notes**

- All dimensions to be checked on site before commencing work. All measurements are in meters, 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 Fencing G42/17 by Citypower and Powercor)
- Minimum setback of 2.5m to underground electricity cable joints / trees.
- 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.
7. Match. Match 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.
9. Refer to drawing L01 for Plant Schedule.

- Legend**
- Tree planted as part of another stage.
  - Proposed Street Trees - *Mita cordata* Greenspire (TCG)
  - Proposed Street Trees - *Ulmus parvifolia* Bunley Select (UPB)
  - Alternative tree location if driveway is located where street tree is proposed.
  - Plant label and Code
  - Service Offsets

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Client Project: **Intega**

Stage 4G  
Lucas Grange, Ballarat

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**Street Tree Plan 2**

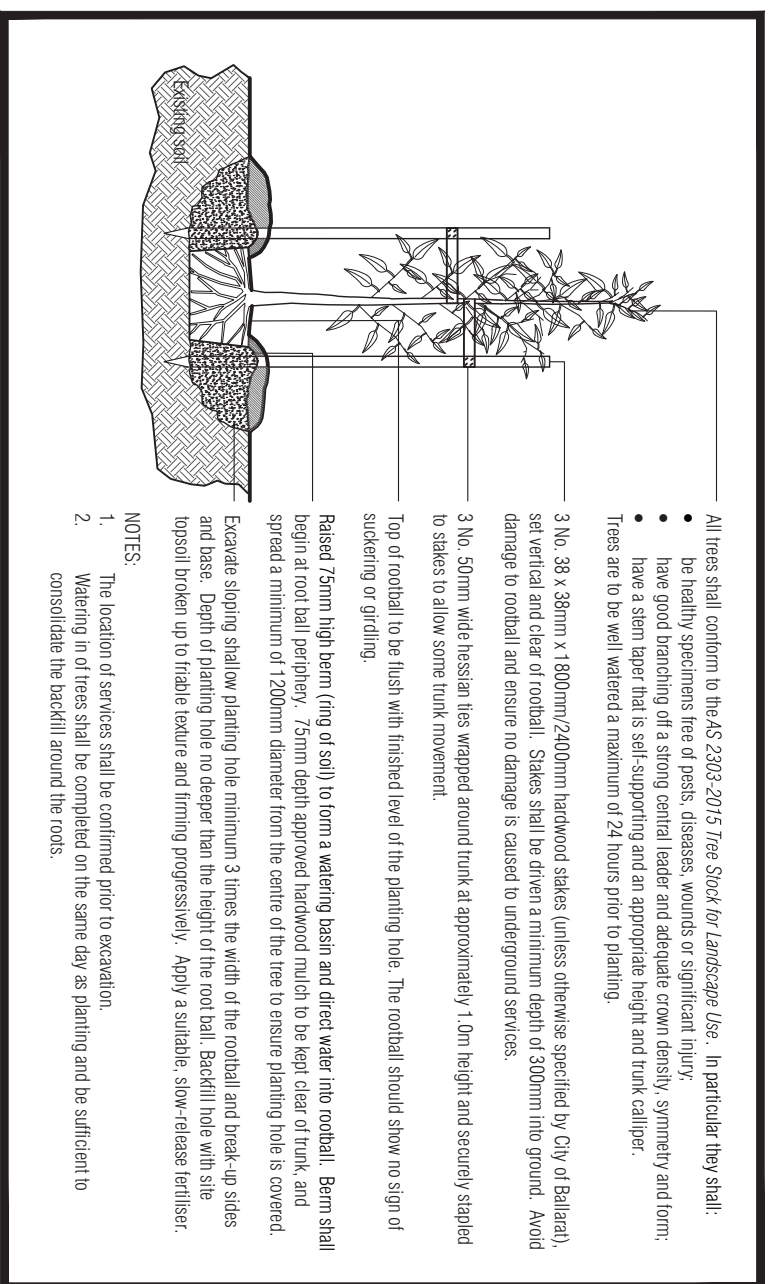
Drawn	AD	Approved	RH	Date	05.05.2022
Scale (A3)	1:200	Scale (A4)	1:400	Sheet	3 of 4

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**PLA507-103**

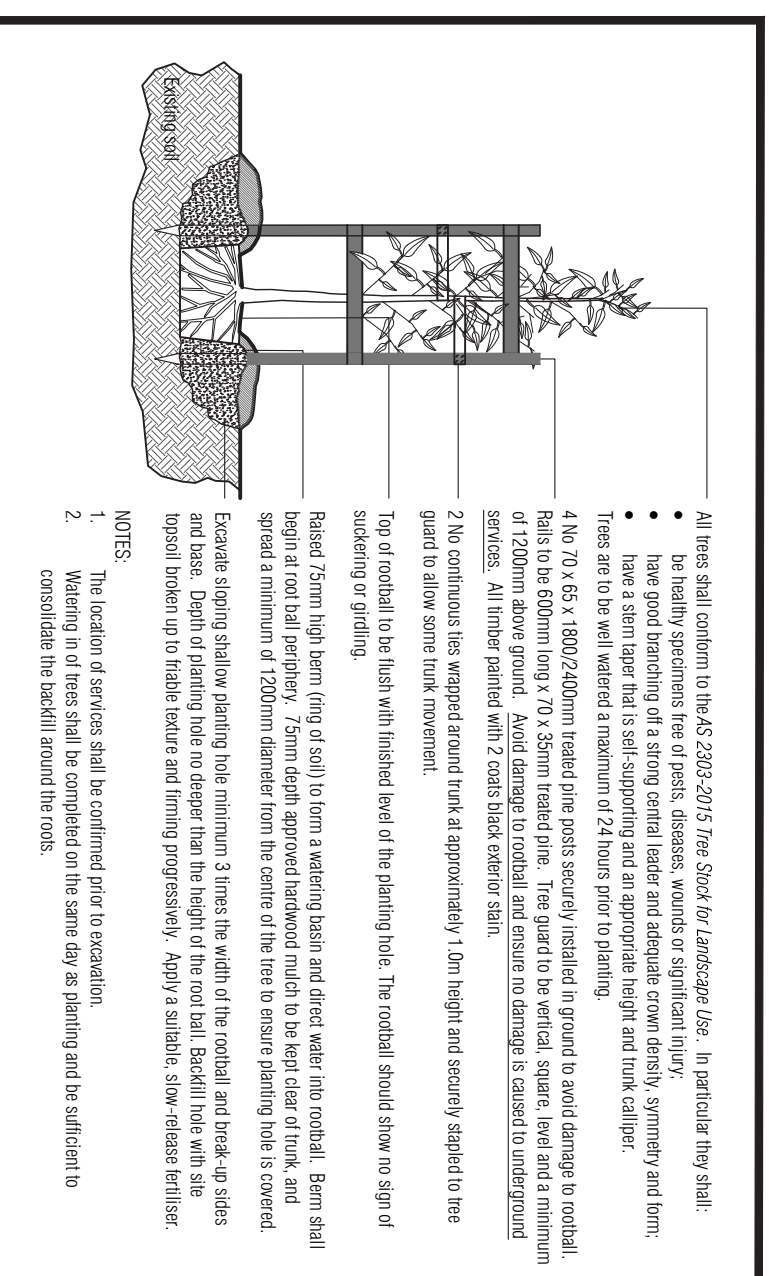
Revision: **P2**

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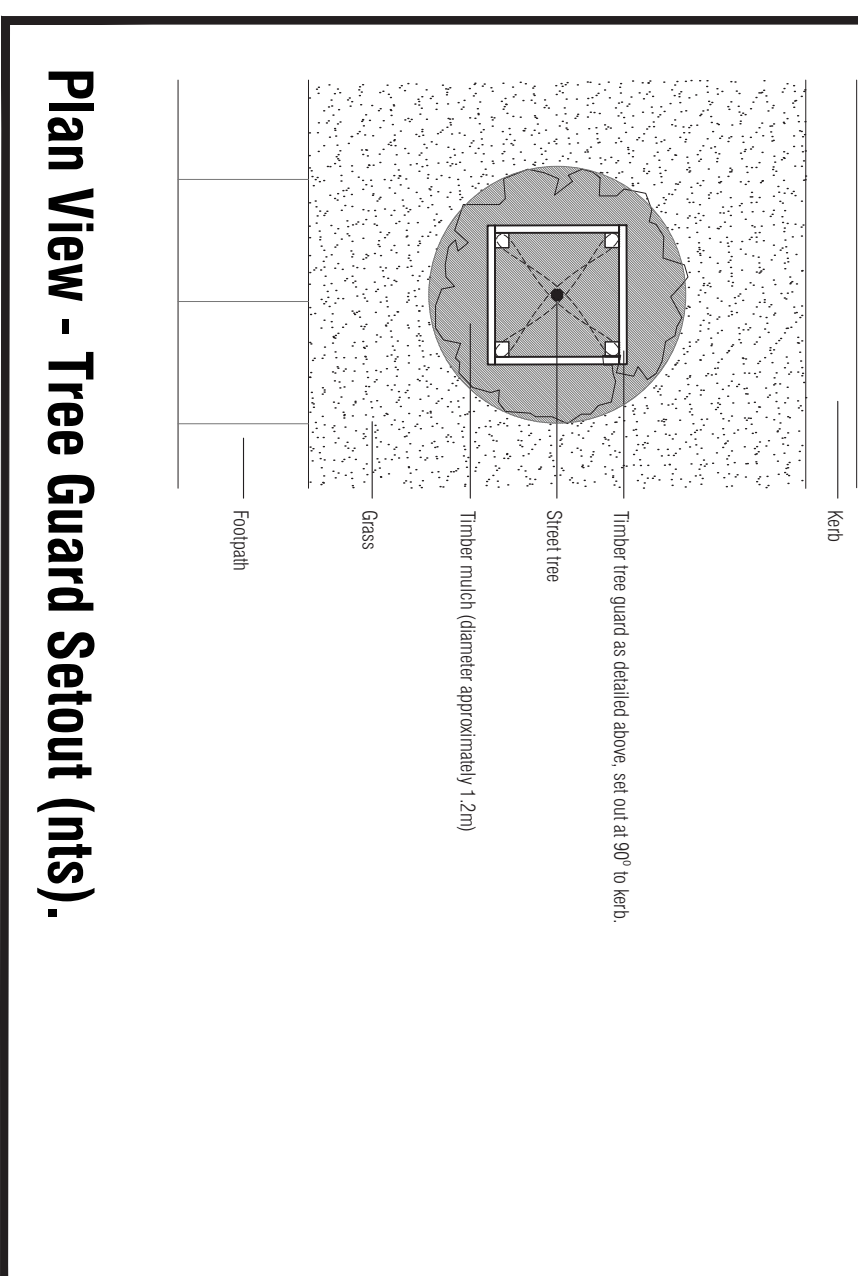


## TYPICAL TREE PLANTING DETAIL

NOT TO SCALE



## Elevation View - Tree Guard Setout (nts).



## TYPICAL TREE PLANTING DETAIL - FAWCETT ROAD

NOT TO SCALE

P2	Revisions re: NBN and civil base plans	AD	05.05.22
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  - Standard Street Tree Offset.
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Client / Project	Stage 4G Lucas Grange, Ballarat		
Drawing Title	Landscape Details		
Drawn	Approved	Date	Issue
AD	RH	05.05.2022	AD
Scale (A3)	Scale (A4)	Sheet	
NTS	NTS	4 of 4	
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Drawing Number	Revision		
PLA507-L04	P2		