



CONTEXT AND SHEET LAYOUT PLAN - STAGE L2, LUCAS

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.

Existing soil

NOTES:

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

TYPICAL TREE PLANTING DETAIL

NOT TO SCALE.

CONTENTS:

Drawing Number
PLA476-L01 Context / Sheet Layout and Plant Schedules
PLA476-L02 Street Tree Plan 01
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PLA476-L04 Street Tree Plan 03

CITY OF BALLARAT

BALLARAT PLANNING SCHEME
 Amended Document Endorsed under
 Condition 3 of Permit No. PLP/2022/607/A
 dated: 26.11.2020

Endorsed by **Jorine Bothma** for and on
 behalf of the City of Ballarat Council.
 Date: 17/5/2022

Sheet No: 1 of 13

RAIL TRAIL INTERFACE PLANTING SCHEDULE

Groundcover Planting Mix

Distribn	Botanical Name	Common Name	Container size	Species Density	Plant Mix Area (m ²)	GP1	Total
15.0%	<i>Chrysocephalum apiculatum</i>	Common Everlasting	Tubestock / Hiko	6.00	150	150	150
15.0%	<i>Dianella admixta</i> (syn <i>revoluta</i>)	Black-anther Flax-lily	Tubestock / Hiko	4.00	100	100	100
15.0%	<i>Lomandra filiformis</i> ssp <i>filiformis</i>	Wattle Mat-rush	Tubestock / Hiko	6.00	150	150	150
10.0%	<i>Lomandra longifolia</i>	Spiny-headed Mat-rush	Tubestock / Hiko	4.00	70	70	70
10.0%	<i>Poa labillardieri</i>	Common Tussock Grass	Tubestock / Hiko	4.00	70	70	70
5.0%	<i>Rytidosperma racemosum</i>	Slender Wallaby Grass	Tubestock / Hiko	6.00	50	50	50
5.0%	<i>Rytidosperma setaceum</i>	Bristly Wallaby Grass	Tubestock / Hiko	6.00	50	50	50
25.0%	<i>Themeda triandra</i>	Kangaroo Grass	Tubestock / Hiko	6.00	250	250	250
100.0%					Total	890	890

Note Grasses to be planted in minimum groups of 20 of each species.
 Groundcovers to be planted in minimum groups of 10 of each species.
 All grasses and groundcover plants to be of local provenance stock where possible.

MASTER STREET TREE SCHEDULE

Code	Botanical Name	Common Name	Plant Size	Qty
Trees				
ELR	<i>Eucalyptus leucoxylon</i> 'Rosea'	Rosea Yellow Gum	20 ltr container, min. height 1.2m	7
GTS	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Shademaster'	Green Honey Locust	45 ltr container, min. height 2.2m	26
LHT	<i>Lagerstroemia indica</i> x <i>L. fauriei</i> 'Tuscarora'	Japanese Pagoda	45 ltr container, min. height 2.2m	23

TP1	Town Planning Approval	AD	21.03.22
P2	Revisions re: NBN and Power plans	AD	08.12.21
P1	Preliminary Issue for Client Review	AD	01.11.21
Revision	Description	Initials	Date

APPROVAL ISSUE

Planning Permit PLP/2019/607

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.
 - 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.
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.



Client / Project

Integra
 Stage L2
 Lucas, Ballarat

Drawing Title

Context / Sheet Layout and Plant Schedules

Drawn	Approved	Date	North
AD	RH	21.03.2022	
Scale (A1)	Scale (A3)	Sheet	
NTS	NTS	1 of 4	

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Drawing Number: **PLA476-L01** Revision: **TP1**

TP1	Town Planning Approval	AD	21.03.22
P2	Revisions re: NBN and Power plans	AD	08.12.21
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Status			

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- Refer to drawing LD1 for Plant Schedule.

Legend

- Existing street trees planted as part of another stage.
- Proposed Street Trees - *Gleitsia triacanthos* var. *inermis* 'Shademaster' (Green Honey Locust) [GTS]
- Proposed Street Trees - *Lagerstroemia* hybrid 'Tuscarora' (Tuscarora Crepe Myrtle) [LHT]
- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Service Offsets



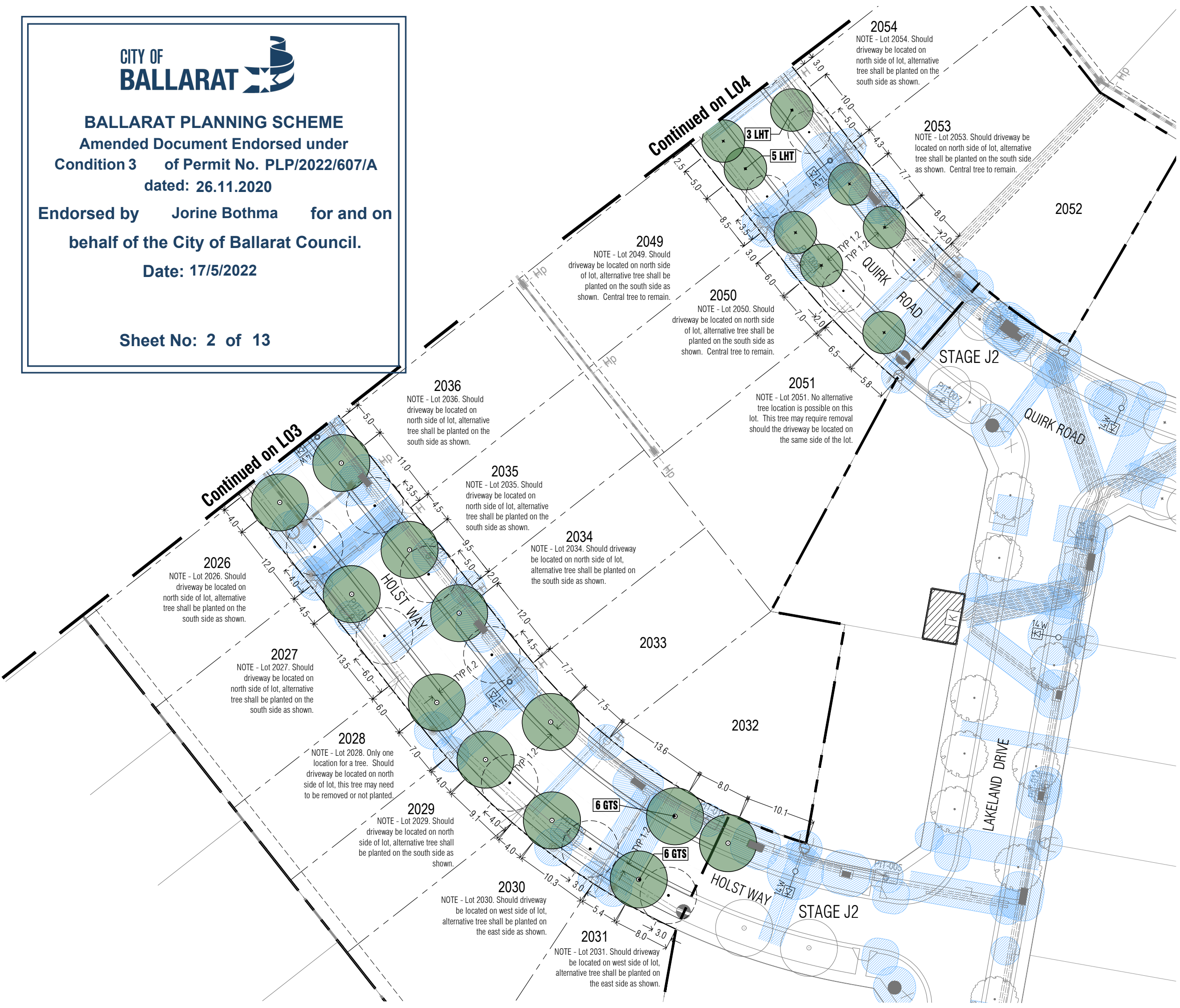
Client / Project

Intega
 Stage L2
 Lucas, Ballarat

Street Tree Plan 01

Drawn	Approved	Date	North
AD	RH	21.03.2022	
Scale (A1)	Scale (A3)	Sheet	
1:250	1:500	2 of 4	

PLA476-L02 **TP1**



BALLARAT PLANNING SCHEME
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TP1	Town Planning Approval	AD	21.03.22
P2	Revisions re: NBN and Power plans	AD	08.12.21
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- Refer to drawing L01 for Plant Schedule.

Legend

- Existing street trees planted as part of another stage.
- Proposed Street Trees - *Giletia triacanthos* var. *inermis* 'Shademaster' (Green Honey Locust) [GTS]
- Proposed Street Trees - *Eucalyptus leucocylon* 'Rosea' (Red Flowering Yellow Gum) [ELR]
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- Plant Label and Code
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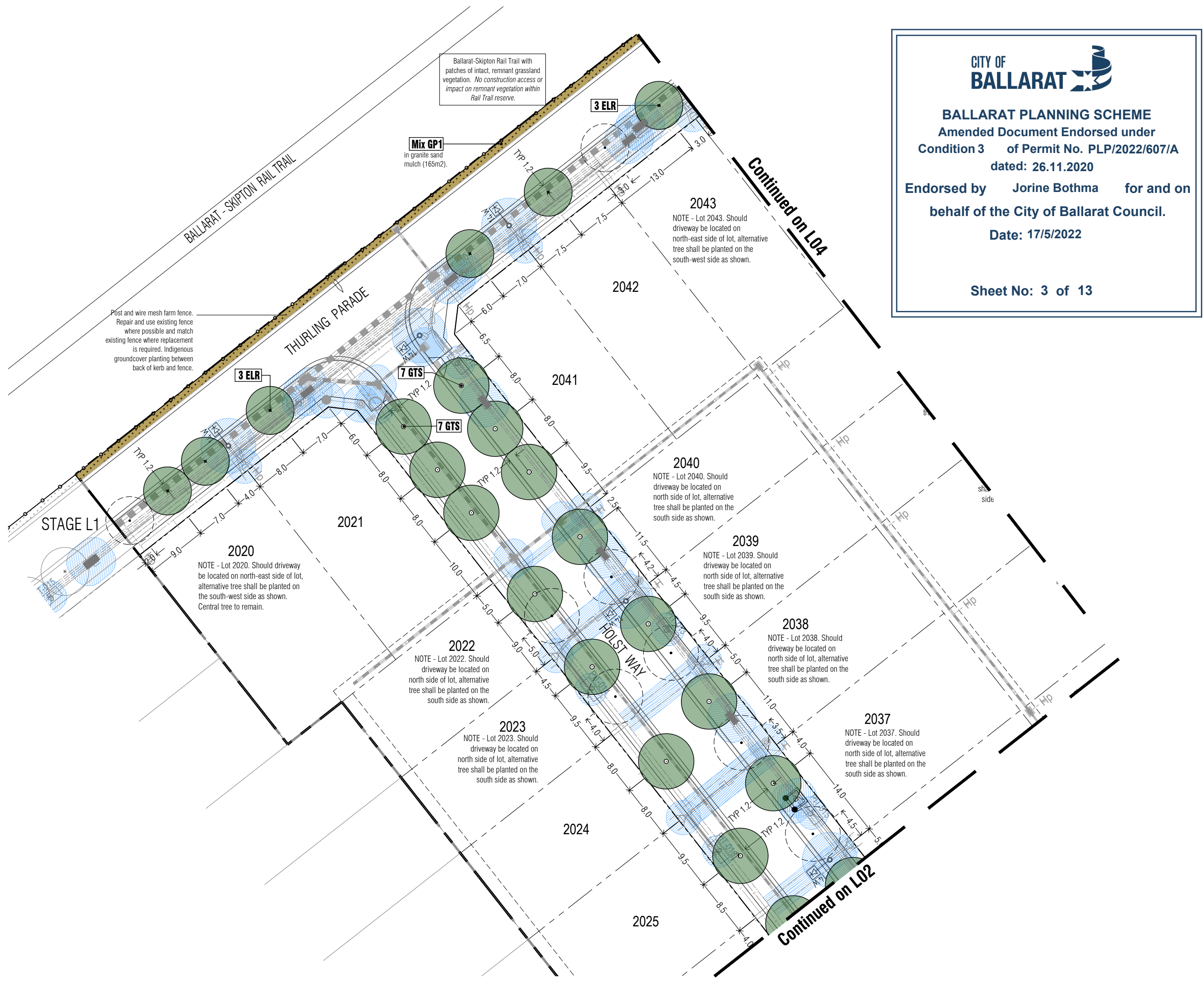
Client / Project

Integra
 Stage L2
 Lucas, Ballarat

Street Tree Plan 02

Drawn	Approved	Date	North
AD	RH	21.03.2022	
Scale (A1)	Scale (A3)	Sheet	
1:250	1:500	3 of 4	

Drawing Number: **PLA476-L03** Revision: **TP1**



TP1	Town Planning Approval	AD	21.03.22
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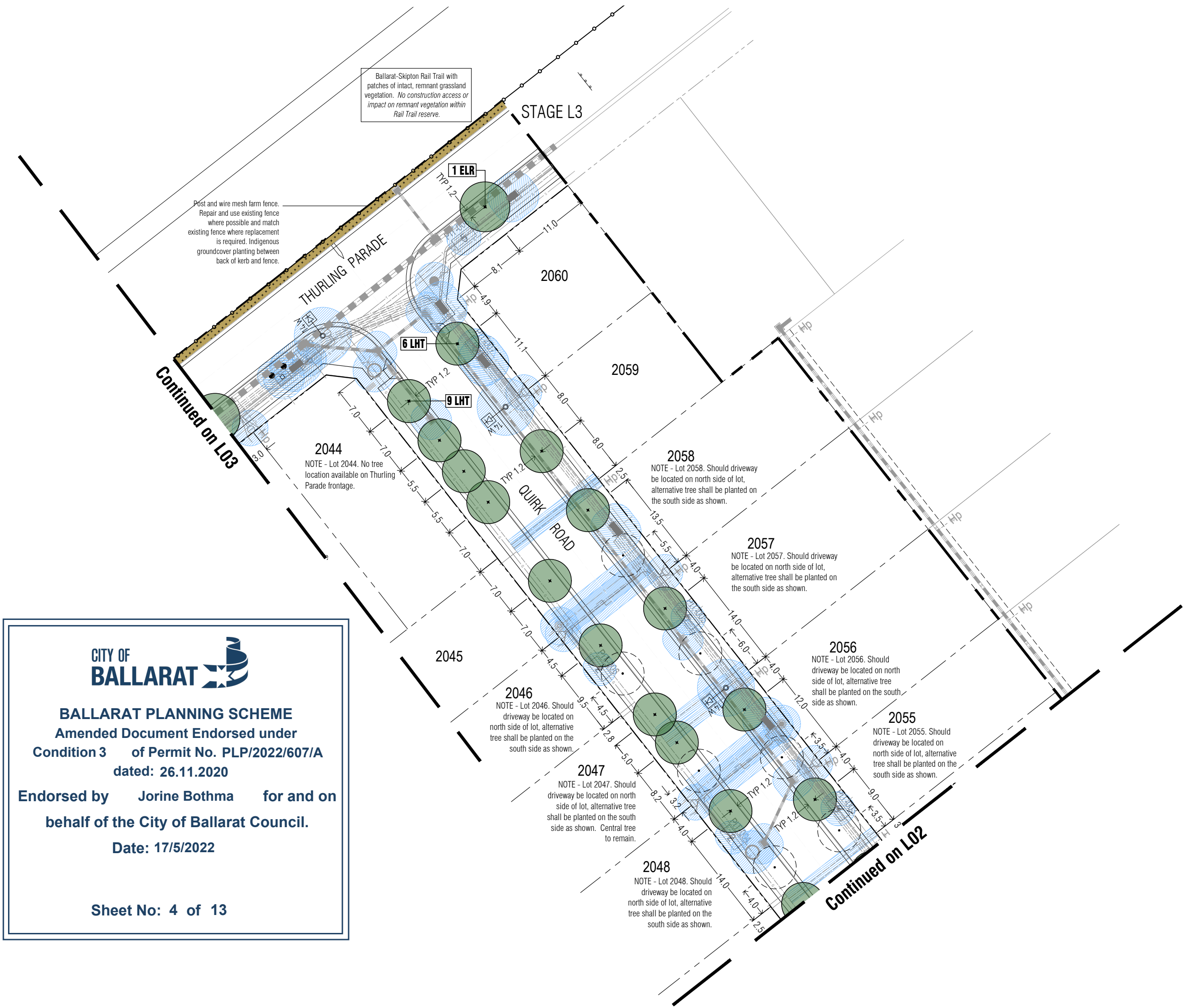


Client / Project
 Stage L2
 Lucas, Ballarat

Street Tree Plan 03

Drawn	Approved	Date	North
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Scale (A1)	Scale (A3)	Sheet	
1:250	1:500	4 of 4	

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 Drawing Number: **PLA476-L04** Revision: **TP1**



CITY OF BALLARAT

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Sheet No: 4 of 13

Works CANOPY COVERAGE ASSESSMENT

Project **Stage L2, Lucas**
 Date **Monday, 21 March 2022**
 PLOT Drawing **PLA476-L01-L04_TP1**

Road **Holst Way**

Code	Tree Species	Quantity	Radius (m)	Canopy Area (m2)	TOTAL CANOPY
GTS	<i>Gleditsia triacanthos</i> 'Shademaster'	26	4	50	1307
Total					1307
Road Reserve Area					3036
Canopy Coverage for				Holst Way	43%

Road **Thurling Parade**

Code	Tree Species	Quantity	Radius (m)	Canopy Area (m2)	TOTAL CANOPY
ELR	<i>Eucalyptus leucoxylon</i> 'Rosea'	7	3	28	198
Total					198
Road Reserve Area					1110
Canopy Coverage for				Thurling Parade	18%

Road **Quirk Road**

Code	Tree Species	Quantity	Radius (m)	Canopy Area (m2)	TOTAL CANOPY
LHT	<i>Lagerstroemia</i> hybrid 'Tuscarora'	23	2	13	289
Total					289
Road Reserve Area					2396
Canopy Coverage for				Quirk Road	12%

Stage Total 27%



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