



CONTEXT AND SHEET LAYOUT PLAN - STAGE K3, LUCAS

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Drawing Number
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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

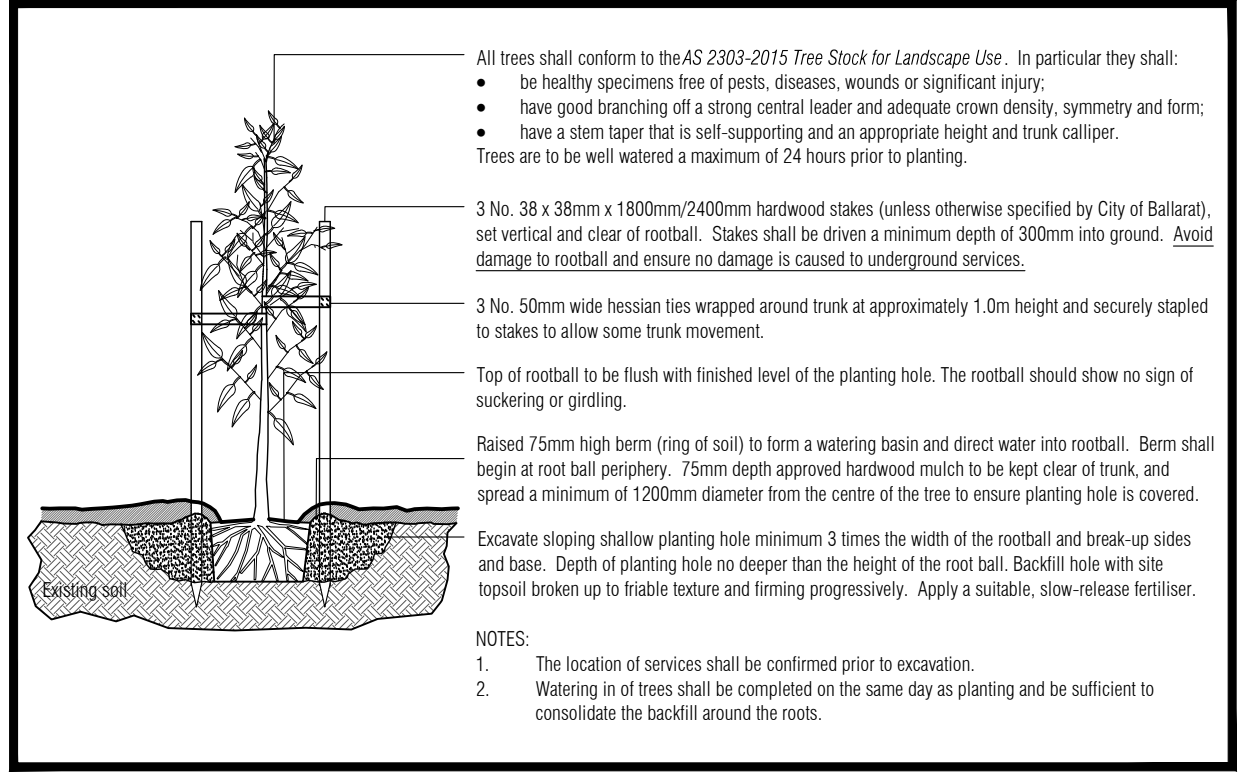
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TP1	Town Planning Approval	AD	21.03.22
P2	Revisions re: power, NBN and water plans	AD	09.12.21
P1	Preliminary Issue for Client Review	AD	28.10.21
Revision	Description	Initials	Date
APPROVAL ISSUE			
Status			
Planning Permit PLP/2019/607			

- 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.
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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.
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 - 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.

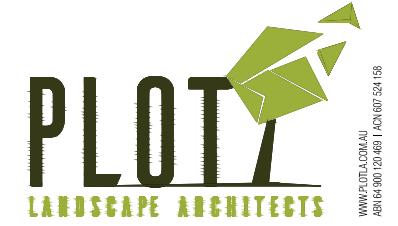
MASTER PLANT SCHEDULE

Code	Botanical Name	Common Name	Plant Size	Qty
Trees				
AHK	<i>Acer truncatum x platanoides</i> Keithsform 'Norwegian Sunset'	Norwegian Sunset Maple	45 ltr container, min. height 2.2m	30



TYPICAL TREE PLANTING DETAIL

NOT TO SCALE.



Client / Project

Intega

Stage K3
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 3	

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Drawing Number	Revision
PLA479-L01	TP1

TP1	Town Planning Approval	AD	21.03.22
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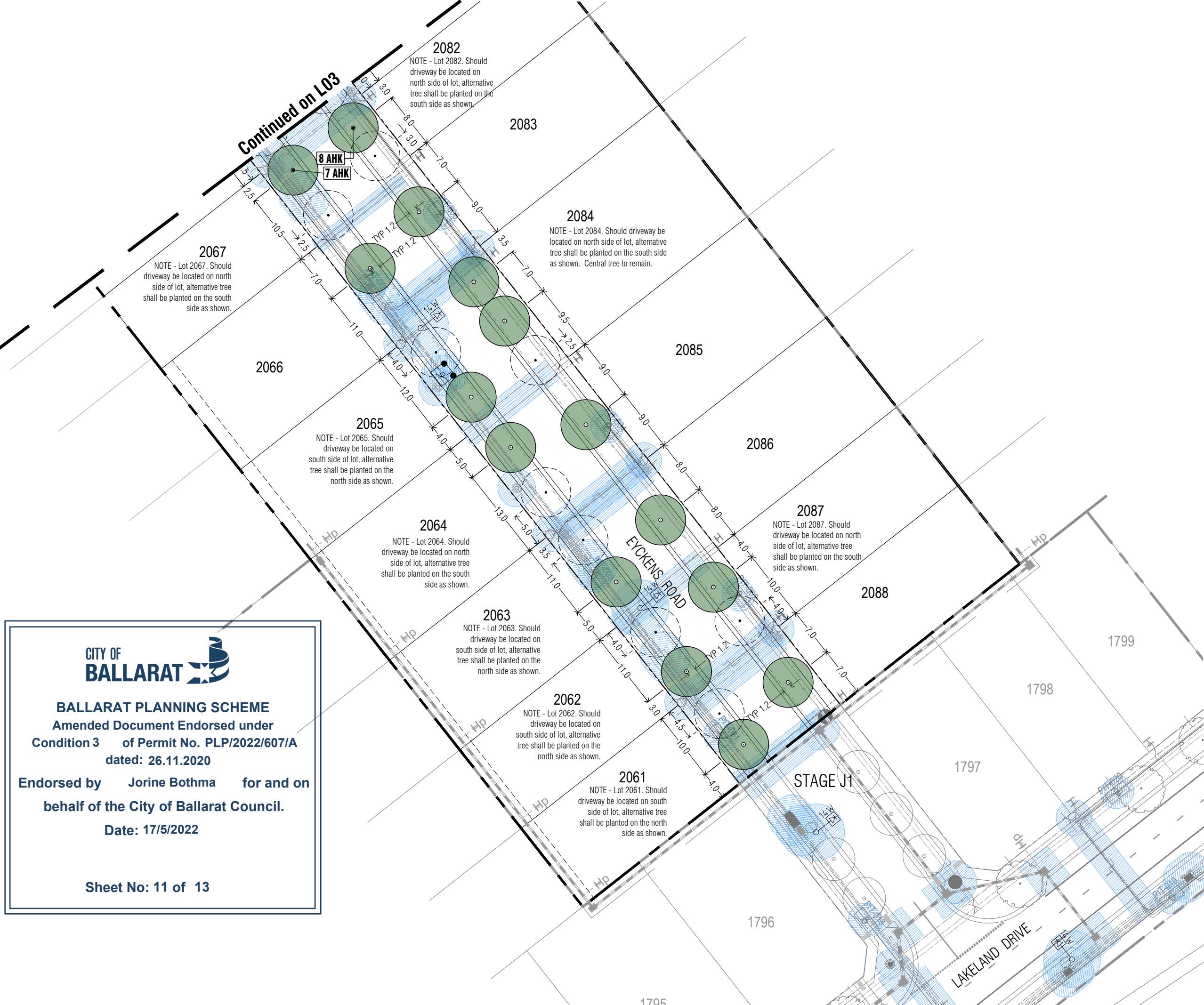
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 - Refer to drawing LD1 for Plant Schedule.

- Legend**
- Existing street trees planted as part of another stage.
 - Proposed Street Trees - Acer hybrid 'Keithsform' [AHK]
 - Alternative tree location if driveway is located where street tree is proposed.
 - Plant Label and Code
 - Service Offsets



Client / Project
 Intega
 Stage K3
 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 3	
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Drawing Number	Revision		
PLA479-L02	TP1		



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 - Refer to drawing L01 for Plant Schedule.

Legend

- Existing street trees planted as part of another stage.
- Proposed Street Trees - Acer hybrid 'Keithsform' [AHK]
- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Service Offsets



Client / Project
 Intega
 Stage K3
 Lucas, Ballarat

Street Tree Plan 02

Drawn	Approved	Date	North
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Scale (A1)	Scale (A3)	Sheet	
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Drawing Number
PLA479-L03 Revision
TP1

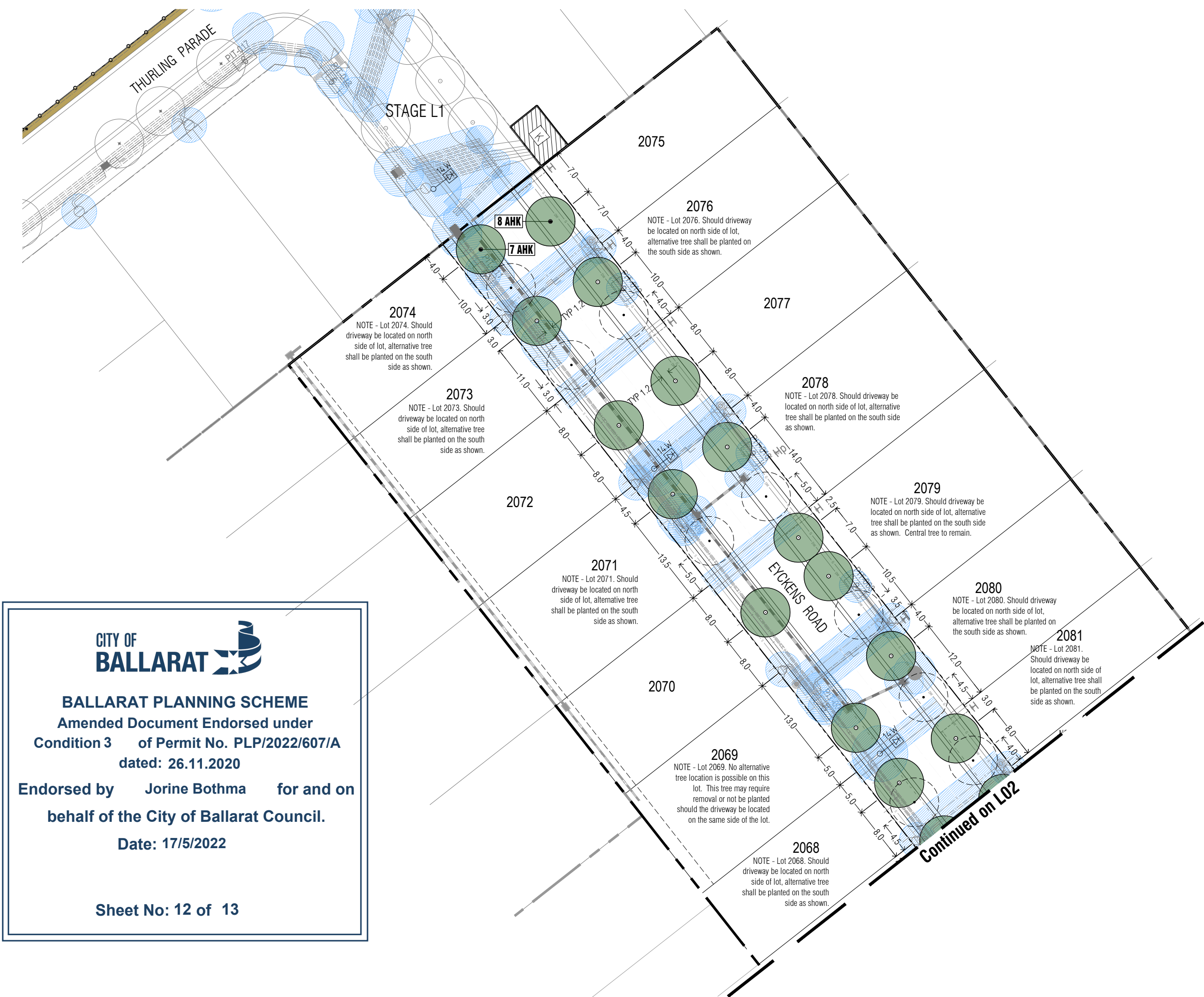
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Works CANOPY COVERAGE ASSESSMENT

Project **Stage K3, Lucas**
Date **Monday, 21 March 2022**
PLOT Drawing **PLA479-L01-L03_TP1**

Road **Eykens Road**

Code	Tree Species	Quantity	Radius (m)	Canopy Area (m2)	TOTAL CANOPY
AHK	Acer x Keithsform Norwegian Sunset	30	3.5	38	1155

Total 1155
Road Reserve Area 4087

Canopy Coverage for Eykens Road 28%

Stage Total 28%

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