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**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: 10 of 13

TP1 Town Planning Approval Revisions re: power, NBN and water plans AD 09.12.21

Preliminary Issue for Client Review AD 28.10.21

> **APPROVAL ISSUE** Planning Permit PLP/2019/607

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 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
- 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
- Setback from intersection (kerb) shall be a minimum of 10m in accordance with City of Ballarat Landscape Design Manual
- 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.

# **CONTEXT AND SHEET LAYOUT PLAN - STAGE K3, LUCAS**

Common Name

Norwegian Sunset Maple

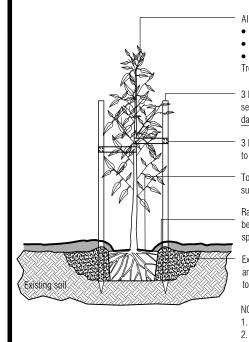
Plant Size

45 ltr container, min. height 2.2m

**MASTER PLANT SCHEDULE** 

Acer truncatum x platanoides Keithsform 'Norwegian Sunset'

Code | Botanical Name



Qty

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

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.

- 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



**∞**Integra Stage K3 Lucas, Ballarat **Context / Sheet Layout and Plant Schedules** 

RH 21.03.2022

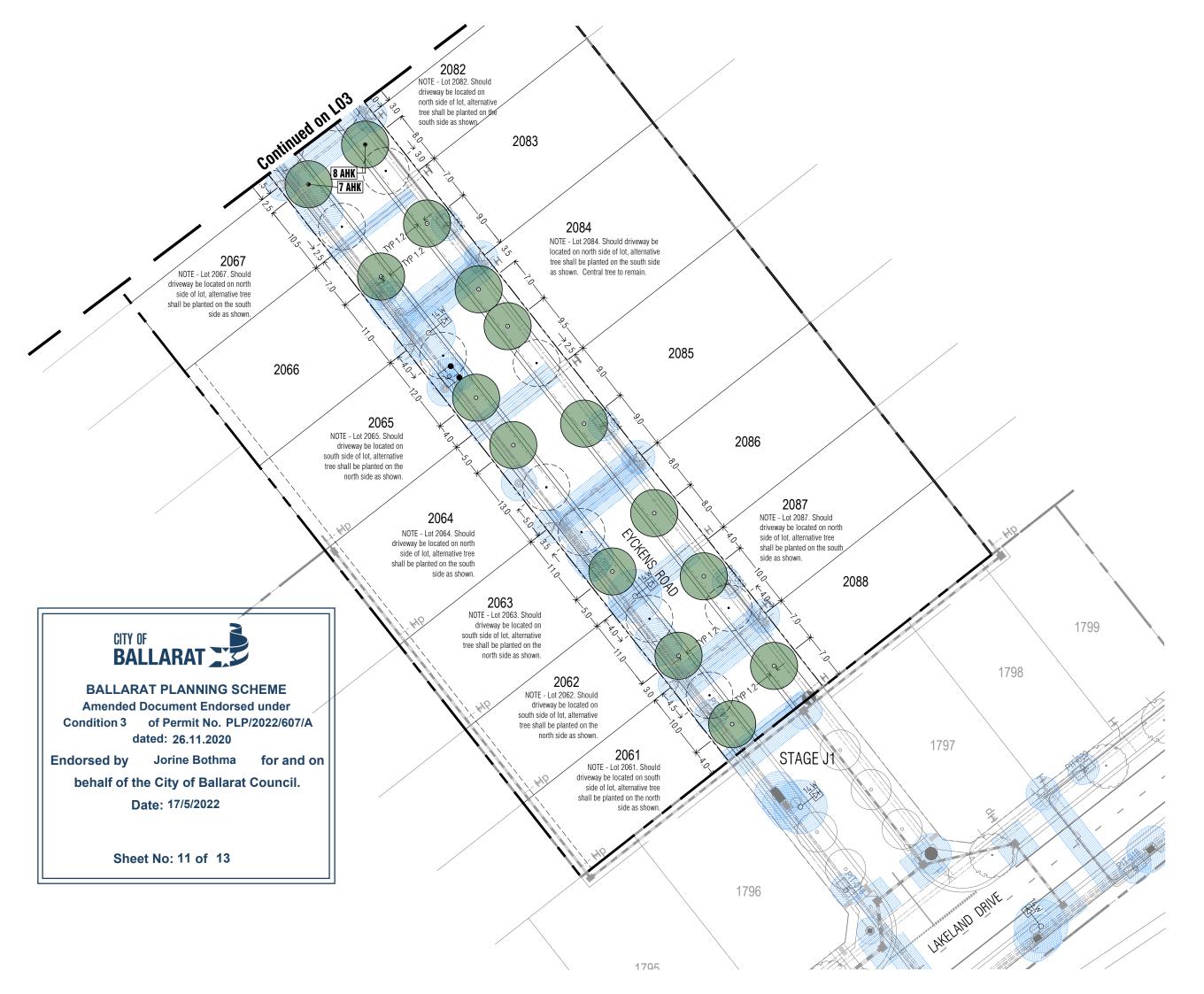
NTS 1 of 3

PLA479-L01

TP1

**TYPICAL TREE PLANTING DETAIL** 

NOT TO SCALE.



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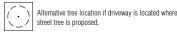
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### Legend

Existing street trees planted as part of another stage.



roposed Street Trees - Acer hybrid 'Keithsform' [AHK]





Service Offsets





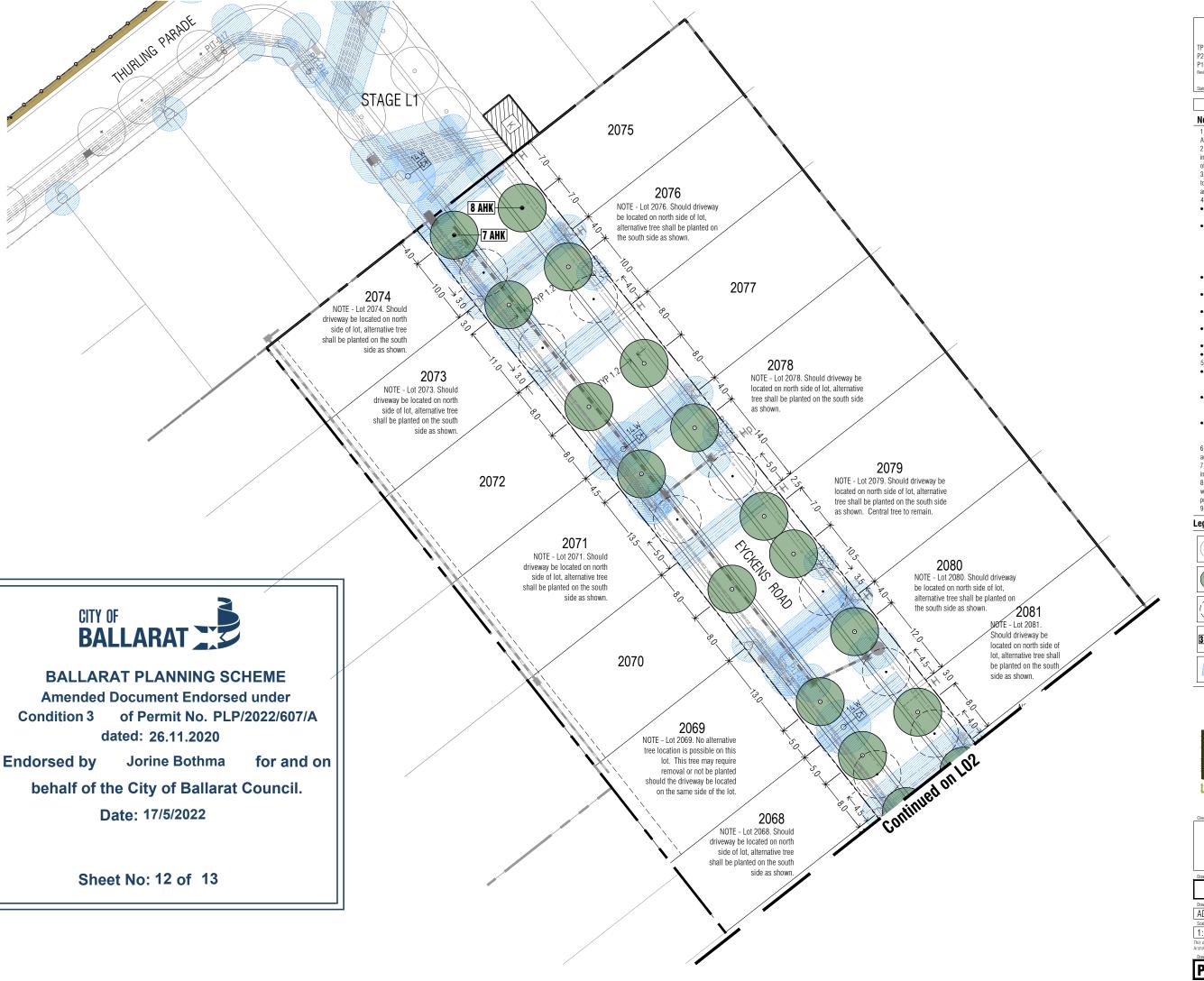
Street Tree Plan 01

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PLA479-L02

TP1



TP1 Town Planning Approval Revisions re: power, NBN and water plans AD 09.12.21 Preliminary Issue for Client Review AD 28.10.21

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### Legend

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Alternative tree location if driveway is located where

Proposed Street Trees - Acer hybrid 'Keithsform' [AHK

3 ELD Plant Label and Code

street tree is proposed.



Service Offsets



Integra Stage K3

Lucas, Ballarat

Street Tree Plan 02

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TP1

PLA479-L03

Works	CANOPY	COVERAGE A	ASSESSMENT
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Stage K3, Lucas Project

Monday, 21 March 2022 Date 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



## **BALLARAT PLANNING SCHEME**

**Amended Document Endorsed under** of Permit No. PLP/2022/607/A **Condition 3** 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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