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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: 6 of 13

TP1	Town Planning Approval	AD	13.04.22
P2	Revisions re: NBN and Power plans	AD	10.02.22
P1	Preliminary Issue for Client Review	AD	17.12.21
Revision	Description	Initials	Date

APPROVAL ISSUE

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.
 - 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.
- 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				
ELR	<i>Eucalyptus leucoxylon</i> 'Rosea'	Red Flowering Yellow Gum	20 ltr container, min. height 1.2m	16

CONTEXT AND SHEET LAYOUT PLAN - Stage K4, 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 1800 / 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.

NOTES:

- 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.

TYPICAL TREE PLANTING DETAIL

NOT TO SCALE.

RAIL TRAIL INTERFACE PLANTING SCHEDULE

Groundcover Planting Mix - Stage K4 Lucas

Distri	Botanical Name	Common Name	Plant Mix Area (m2)	GP1	Total
15.0%	<i>Chrysocephalum apiculatum</i>	Common Everlasting	6.00	145	145
15.0%	<i>Dianella admixta</i> (syn <i>revoluta</i>)	Black-anther Flax-lily	4.00	95	95
15.0%	<i>Lomandra filiformis</i> ssp <i>filiformis</i>	Wattle Mat-rush	6.00	145	145
10.0%	<i>Lomandra longifolia</i>	Spiny-headed Mat-rush	4.00	65	65
10.0%	<i>Poa labillardieri</i>	Common Tussock Grass	4.00	65	65
5.0%	<i>Rytidosperma racemosum</i>	Slender Wallaby Grass	6.00	50	50
5.0%	<i>Rytidosperma setaceum</i>	Bristly Wallaby Grass	6.00	50	50
25.0%	<i>Themeda triandra</i>	Kangaroo Grass	6.00	240	240
100.0%		Total		855	855
		Area planted	100%		

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 groundcover plants to be of local provenance stock where possible.



Client / Project
Intega
 Stage K4
 Lucas, Ballarat

Drawn	Approved	Date	North
AD	RH	13.04.2022	
Scale (A1)	Scale (A3)	Sheet	
NTS	NTS	1 of 3	

Drawing Number
PLA494-L01
 Revision
TP1

TP1	Town Planning Approval	AD	13.04.22
P2	Revisions re: NBN and Power plans	AD	10.02.22
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- Refer to drawing L01 for Plant Schedule.

Legend

- Proposed Street Trees - *Eucalyptus leucoxylon* 'Rosea' (Red Flowering Yellow Gum) [ELR]
- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Service Offsets

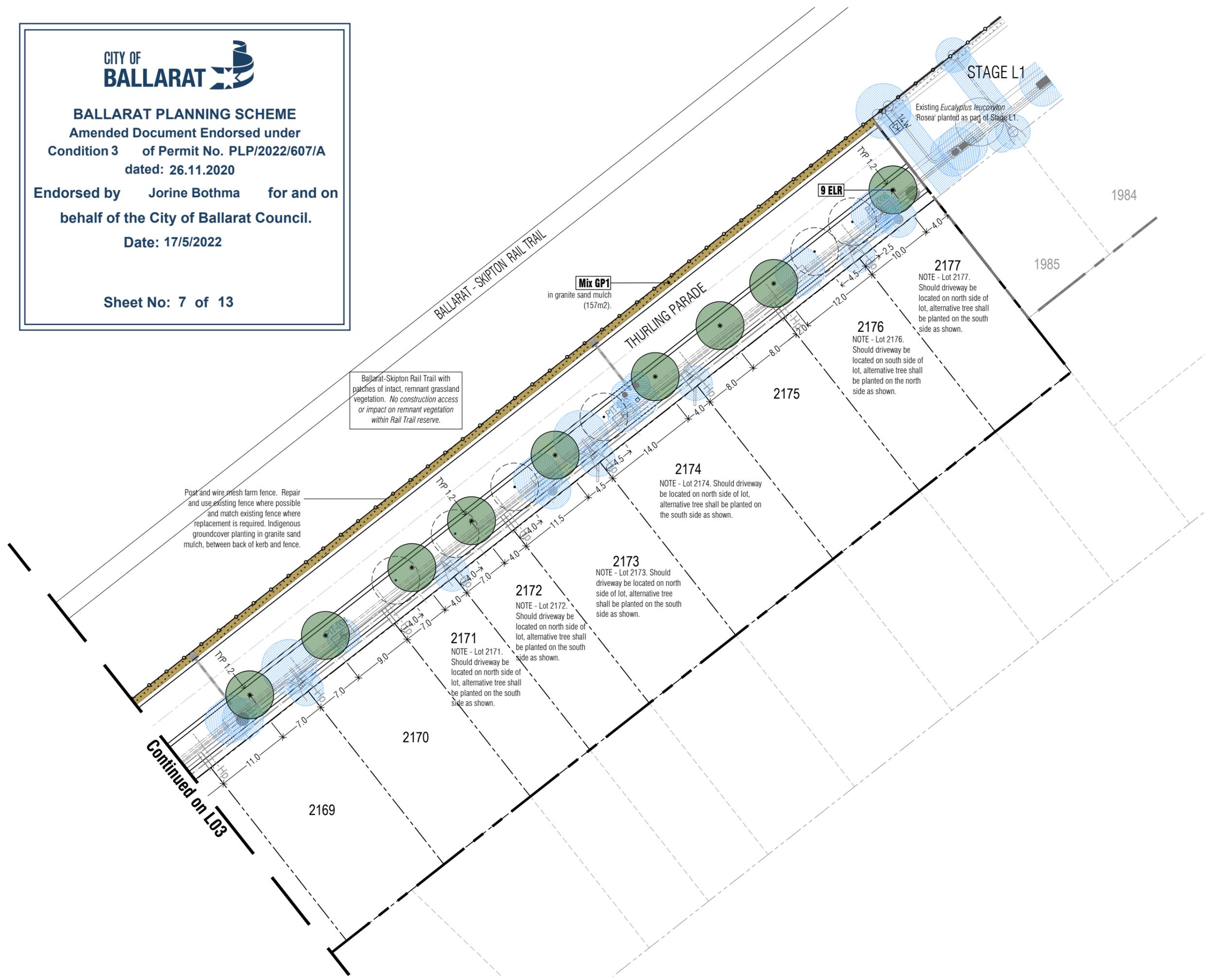


Client / Project
Integra
 Stage K4
 Lucas, Ballarat

Street Tree Plan 01

Drawn	Approved	Date	North
AD	RH	13.04.2022	
Scale (A1)	Scale (A3)	Sheet	
1:250	1:500	2 of 3	

Drawing Number **PLA494-L02** Revision **TP1**



TP1	Town Planning Approval	AD	13.04.22
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Legend

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- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Service Offsets



Client / Project

Intega
 Stage K4
 Lucas, Ballarat

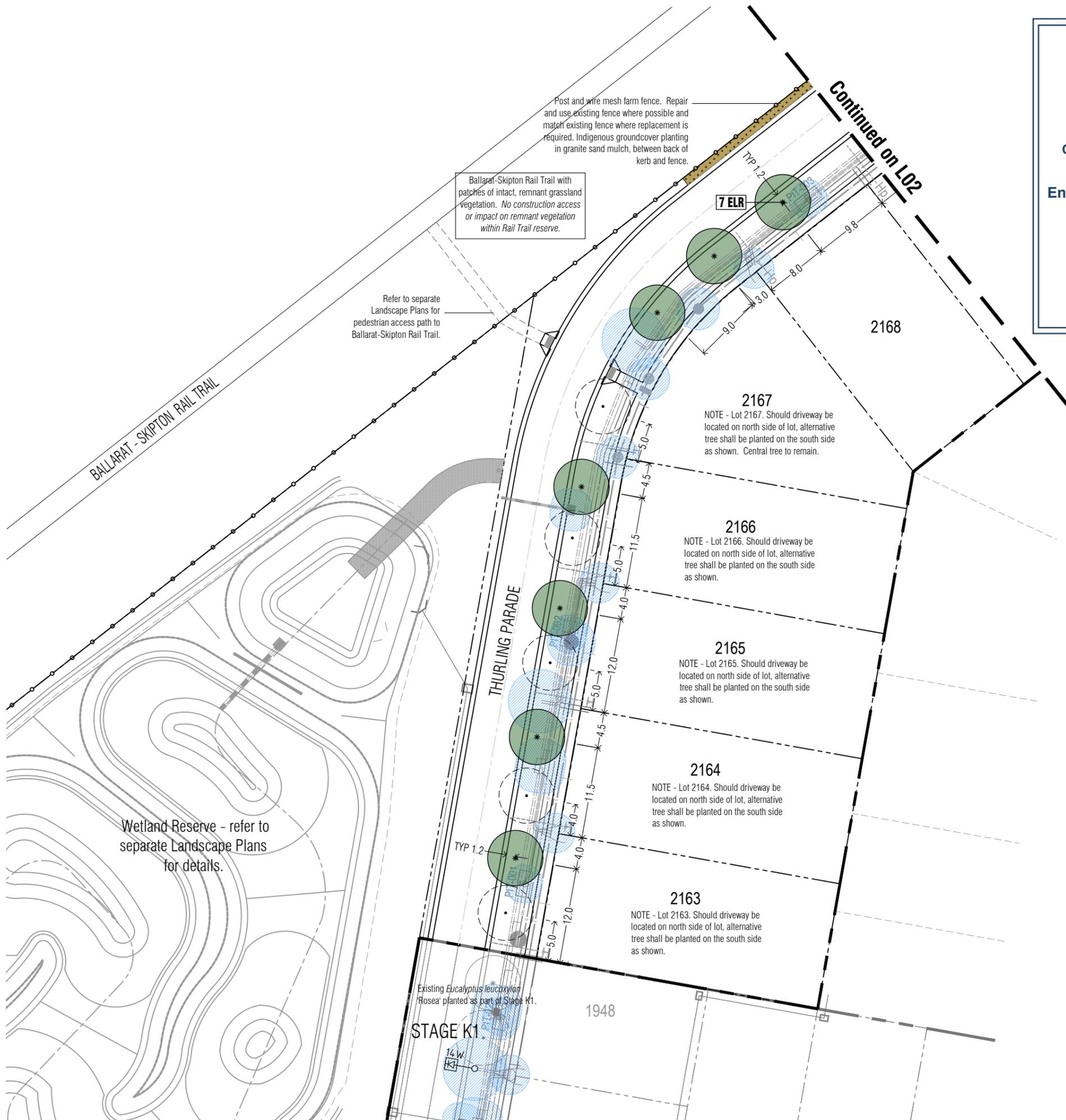
Drawing Title

Street Tree Plan 02

Drawn	Approved	Date	North
AD	RH	13.04.2022	
Scale (A1)	Scale (A3)	Sheet	
1:250	1:500	3 of 3	

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Drawing Number	Revision
PLA494-L03	TP1



Wetland Reserve - refer to separate Landscape Plans for details.

Refer to separate Landscape Plans for pedestrian access path to Ballarat-Skipton Rail Trail.

Ballarat-Skipton Rail Trail with patches of intact, remnant grassland vegetation. No construction access or impact on remnant vegetation within Rail Trail reserve.

Post and wire mesh farm fence. Repair and use existing fence where possible and match existing fence where replacement is required. Indigenous groundcover planting in granite sand mulch, between back of kerb and fence.

2167
 NOTE - Lot 2167. Should driveway be located on north side of lot, alternative tree shall be planted on the south side as shown. Central tree to remain.

2166
 NOTE - Lot 2166. Should driveway be located on north side of lot, alternative tree shall be planted on the south side as shown.

2165
 NOTE - Lot 2165. Should driveway be located on north side of lot, alternative tree shall be planted on the south side as shown.

2164
 NOTE - Lot 2164. Should driveway be located on north side of lot, alternative tree shall be planted on the south side as shown.

2163
 NOTE - Lot 2163. Should driveway be located on north side of lot, alternative tree shall be planted on the south side as shown.

Existing *Eucalyptus leucoxylon* 'Rosea' planted as part of Stage K1.

STAGE K1

Works CANOPY COVERAGE ASSESSMENT

Project **Stage K4, Lucas**
Date **Wednesday, 13 April 2022**
PLOT Drawing PLA494-L01-L03_TP1

Road **Thurling Parade**

Code	Tree Species	Quantity	Radius (m)	Canopy Area (m2)	TOTAL CANOPY
ELR	<i>Eucalyptus leucoxylon</i> 'Rosea'	16	3	28	452

Total 452
Road Reserve Area 2486

Canopy Coverage for Thurling Parade 18%

Stage Total 18%

CITY OF BALLARAT 

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