



CONTEXT AND SHEET LAYOUT PLAN - STAGE L4, LUCAS

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CONTENTS:

Drawing Number	Context / Sheet Layout and Plant Schedules
PLA478-L01	Context / Sheet Layout and Plant Schedules
PLA478-L02	Street Tree Plan 01
PLA478-L03	Street Tree Plan 02
PLA478-L04	Street Tree Plan 03
PLA478-L05	Street Tree Plan 04
PLA478-L06	Landscape Details
PLA478-L07	Habitat Reserve Enlargement

MASTER STREET TREE SCHEDULE

Code	Botanical Name	Common Name	Plant Size	Qty
Trees				
AFJ	<i>Acer freemanii</i> 'Jeffersred'	Jeffersred Maple	45 ltr container, min. height 2.2m	21
ELR	<i>Eucalyptus leucopylla</i> 'Rosae'	Red Flowering Yellow Gum	20 ltr container, min. height 1.2m	14
ZSG	<i>Zelkova serrata</i> 'Greenvase'	Greenvase Japanese Elm	45 ltr container, min. height 2.2m	15

RAIL TRAIL INTERFACE PLANTING SCHEDULE

Groundcover Planting Mix

Distribn	Botanical Name	Common Name	Container size	Species Density	Plant Mix Area (m ²)	GP1	GP2	GP3	Total
15.0%	<i>Chrysopsis/halmi apiculatum</i>	Common Everlasting	Tubestock / Hilo	6.00	42	40	65	120	225
15.0%	<i>Dianella atrorubra</i> (syn <i>revellia</i>)	Black-anther Fox-gly	Tubestock / Hilo	4.00	30	45	80	155	
15.0%	<i>Lomandra a filiformis</i> ssp. <i>filiformis</i>	Wedge-Mat-rush	Tubestock / Hilo	6.00	40	65	120	225	
10.0%	<i>Lomandra a longifolia</i>	Spry-headed Mat-rush	Tubestock / Hilo	4.00	20	30	55	105	
10.0%	<i>Poa labillardieri</i>	Common Tussock Grass	Tubestock / Hilo	4.00	20	30	55	105	
5.0%	<i>Rydbergium rostratum</i>	Shearer-Walkey Grass	Tubestock / Hilo	6.00	15	25	40	80	
5.0%	<i>Rydbergium selaeum</i>	Brushy Walkey Grass	Tubestock / Hilo	6.00	15	25	40	80	
25.0%	<i>Themelia blanda</i>	Kangaroo Grass	Tubestock / Hilo	6.00	65	105	200	370	
100.0%		Total			245	390	710	1345	

Note: Grasses to be planted in maximum grass of 20' of each species.
Groundcovers to be planted in minimum grass of 10' of each species.
All grasses and groundcover plants to be of local provenance stock when possible.

Revisions re:	Issue	Date
P3	Revisions re: power plans	AD 30.05.22
P2	Revisions re: NBN and Power plans	AD 05.05.22
P1	Preliminary Issue for Client Review	AD 17.03.22

PRELIMINARY ISSUE

Planning Permit P/P/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 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' (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 G427.1 by Citypower and Powerco).
- Minimum setback of 2.5m to underground electrically 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 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 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.

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Client / Project: **Intega**
Stage L4
Lucas, Ballarat

Drawn	Approved	Date	Issue
AD	RH	30.05.2022	Issue
NTS	NTS	1 of 7	Sheet

Context / Sheet Layout and Plant Schedules

Drawing Title: **PLA478-L01**

Revision: **P3**

- 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.

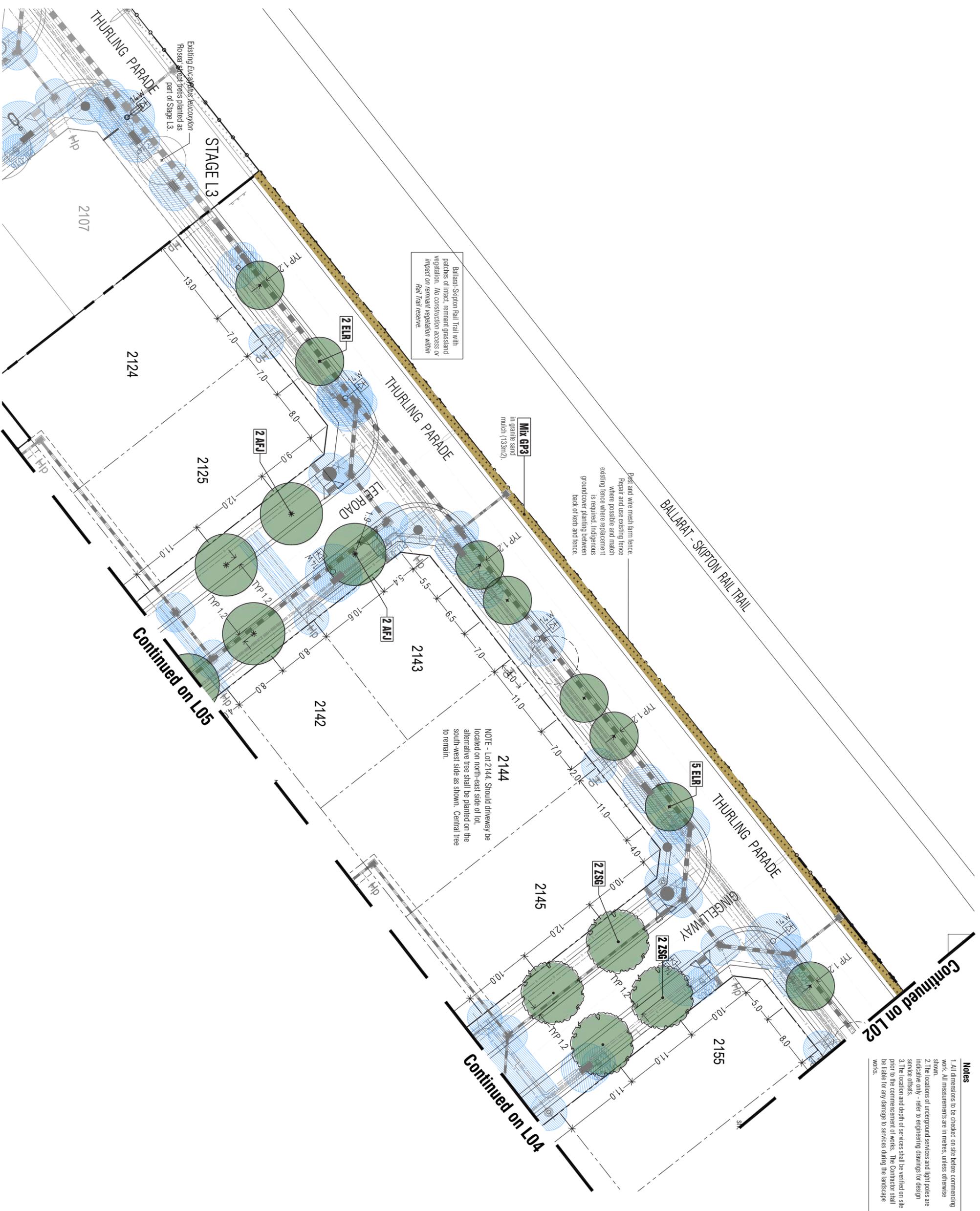
Revisions re: power plans	AD	30.05.22
Revisions re: NBN and Power plans	AD	05.05.22
P1 Preliminary Issue for Client Review	AD	17.03.22
Revision Description	Revised	Date
PRELIMINARY ISSUE		
Planning Permit P/P/2019/607		

Notes continued

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 GA2717 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.
 - 9. Refer to drawing L01 for Plant Schedule.

Legend

- Existing street trees planted as part of another stage.
- Proposed Street Trees - *Eucalyptus leucopylon* Roseat (Red Flowering Yellow Gum) [ELR]
- Proposed Street Trees - *Zakoya serrata* Greenmase[®] (Greenmase Japanese Elm) [ZS6]
- Proposed Street Trees - *Acer freemanii* Jelfersind[®] (Jelfersind Maple) [AFJ]
- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Service Offsets



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Intega
Stage L4
Lucas, Ballarat

Drawn	Approved	Date	Notes
AD	RH	30.05.2022	
Scale (A3)	Scale (A4)	Sheet	
1:250	1:500	3 of 7	

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Drawing Title: **Street Tree Plan 02**

Project Number: **PLA478-L03**

Revision: **P3**

Revisions re: power plans	AD	30.05.22
Revisions re: NBN and Power plans	AD	05.05.22
Preliminary Issue for Client Review	AD	17.03.22
Revision Description	Revised	Date

PRELIMINARY ISSUE

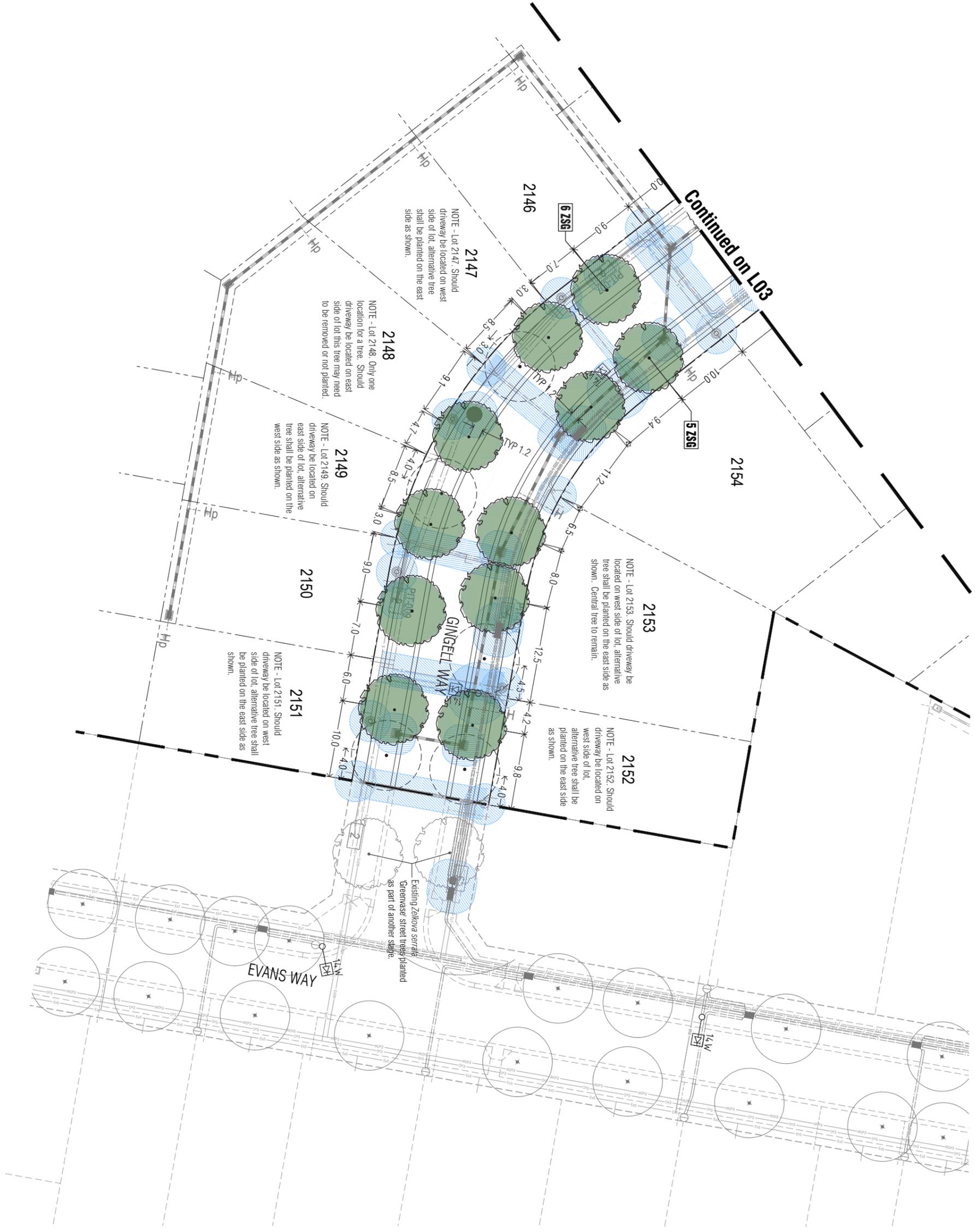
Planning Permit PUP/2019/607

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 120 Distribution Construction Standard Underground Trenching GA271 by Citypower and Powerco)
 - 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. 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.
 - 9. Refer to drawing L01 for Plant Schedule.

Legend

- Existing street trees planted as part of another stage.
- Proposed Street Trees - Zokkora serrata Greenwase[®] (Greenwase Japanese Elm) [ZSS6]
- 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 L4
Lucas, Ballarat

Drawing Title: **Street Tree Plan 03**

Drawn	Approved	Date	Notes
AD	RH	30.05.2022	
Scale (A3)	Scale (A4)	Sheet	
1:250	1:500	4 of 7	

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Drawing Number: **PLA478-L04** Revision: **P3**

Revisions re: power plans	AD	30.05.22
Revisions re: NBN and Power plans	AD	05.05.22
Preliminary Issue for Client Review	AD	17.03.22
Revision Description	Initials	Date
PRELIMINARY ISSUE		
Drawing Title		

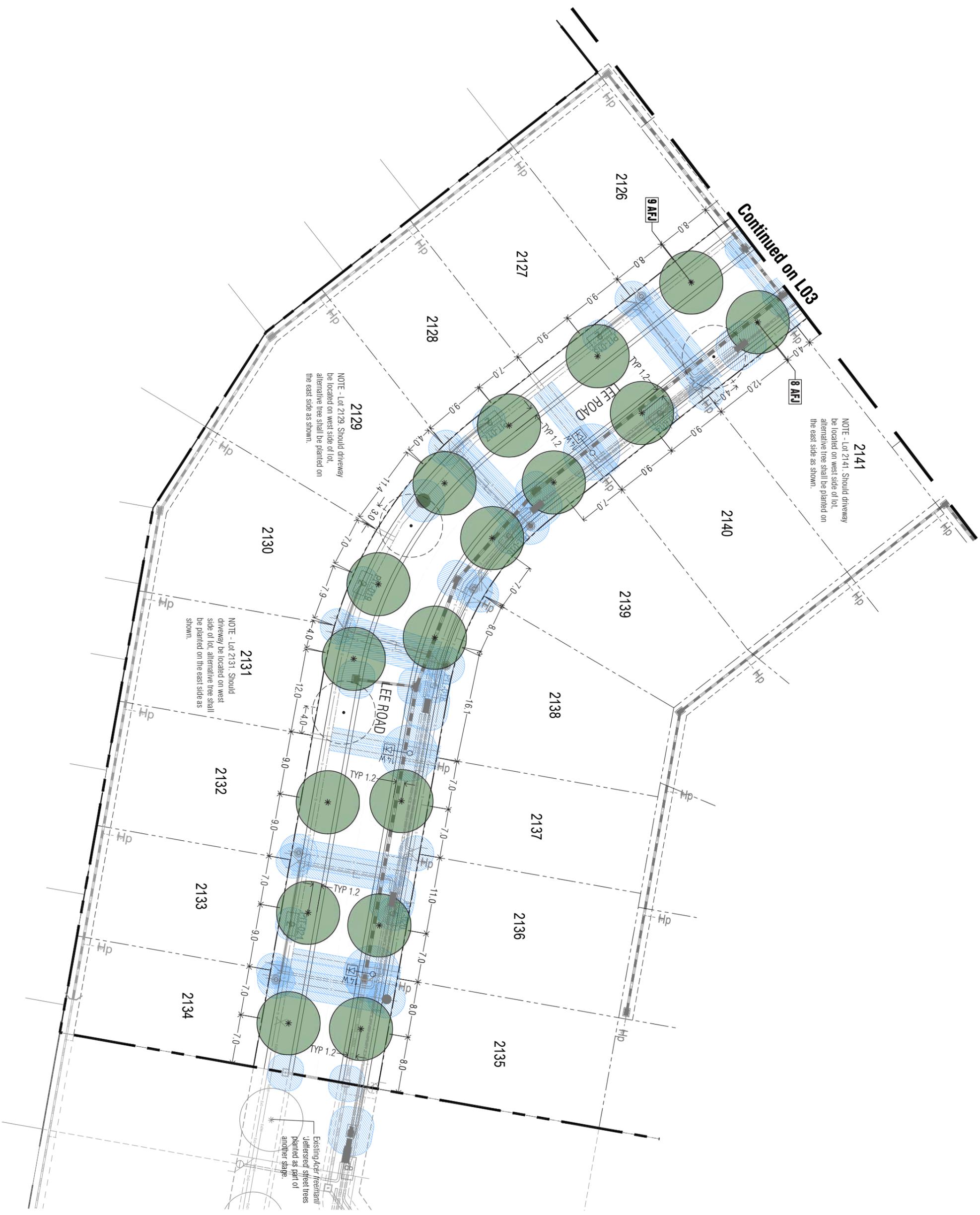
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Notes

- 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 120 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 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

- Existing street trees planted as part of another stage.
- Proposed Street Trees - 'Acer freemanii' 'Jellicord' (Yellowed Maple) [AFC]
- Alternative tree location if driveway is located where street tree is proposed.
- 3 ELD
- Plant Label and Code
- Service Offsets



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Stage L4
Lucas, Ballarat

Drawn	Approved	Date	Notes
AD	RH	30.05.2022	
Scale (A3)	Scale (A4)	Sheet	
1:250	1:500	5 of 7	

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Drawing Title

Street Tree Plan 04

Revision Number

P3

Plant between BOK and boundary line with indigenous grassland species to match existing remnant vegetation within Rail Trail reserve. Mulch with locally sourced granite sand.

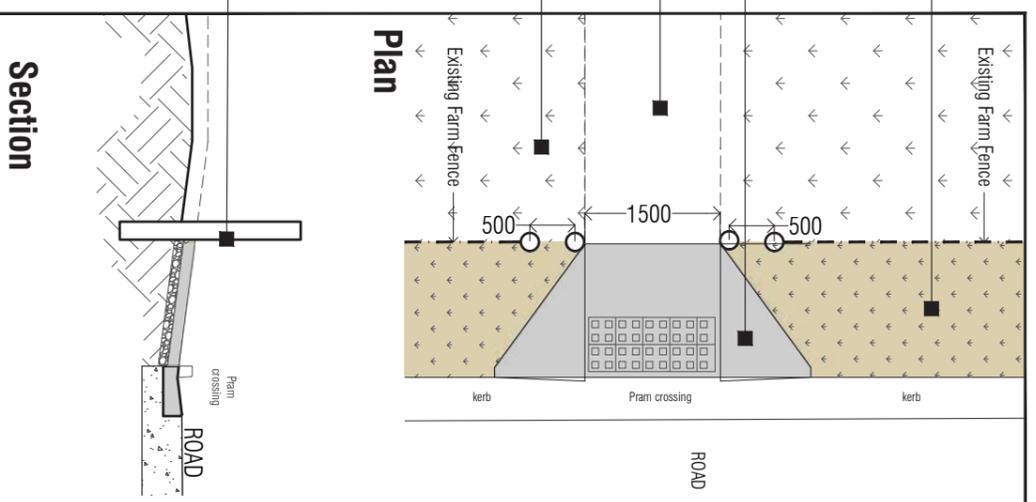
Concrete footpath crossing as per approved civil engineering details.

Proposed Rail Trail path connection (subject to separate Landscape Plans and approvals).

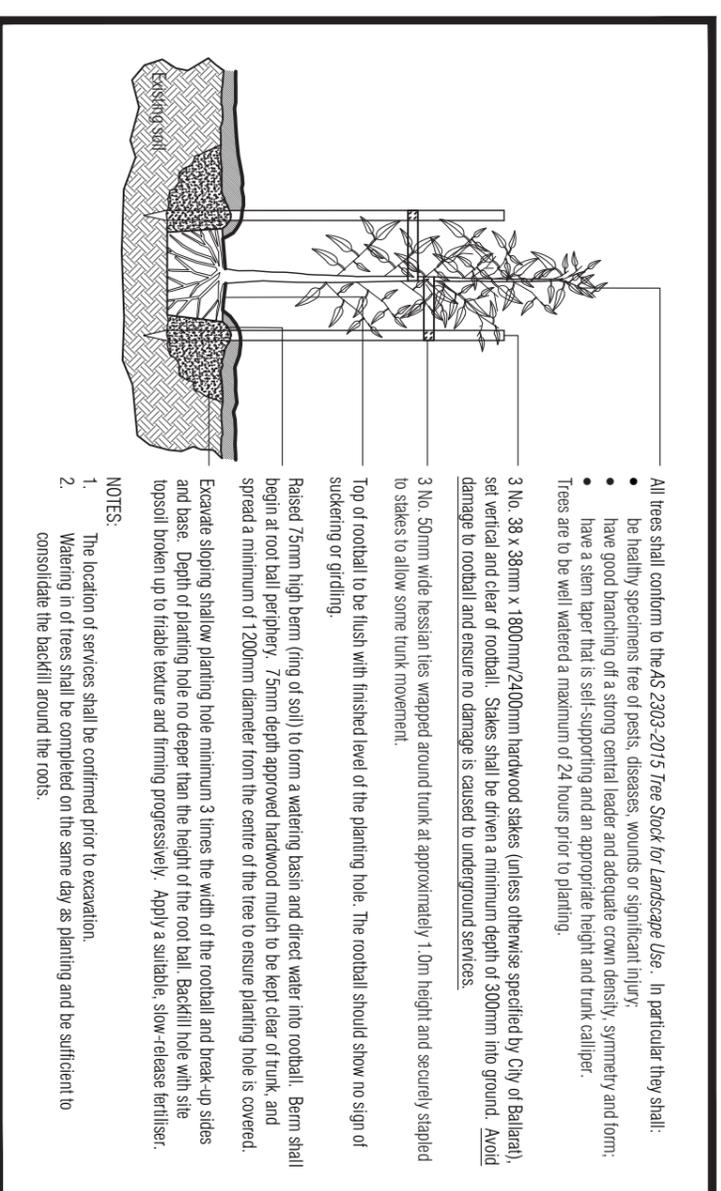
The Rail Trail reserve contains patches of intact, remnant grassland vegetation.

Retain existing farm fence on boundary but remove barbed wire and any sharp wire and straighten posts and pegs.

Install new farm-fence mesh as necessary to maintain minimum 1m height. Replace hardwood droppers and posts with like material only as absolutely necessary. Install 4 No 200mm diameter, free-standing hardwood posts on either side of pathway and re-tension fence as necessary.



INDICATIVE SKETCH: Ballarat-Skipton Rail Trail Interface (nts)



TYPICAL TREE PLANTING DETAIL

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 of 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 caliper.

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.

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.

Revision	Description	Issue	Date
P3	Revisions re: power plans	AD	30.05.22
P2	Revisions re: NBN and Power plans	AD	05.05.22
P1	Preliminary Issue for Client Review	AD	17.03.22

PRELIMINARY ISSUE

Planning Permit P/P/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 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" (5m diameter x 600mm depth) shall be within conduit or have cover slabs to provide a higher level of infrastructure protection. (Refer 12.0 Distribution Construction Standard Underground Trenching GA271 by Citypower and Powerco).
 - 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.
 - 9. Refer to drawing L01 for Plant Schedule.

Stage L4 Lucas, Ballarat	
Drawing Title Landscape Details	
Date: AD Status: RH Scale: NTS Sheet: 6 of 7	Date: 30.05.2022 Status: NTS Scale: 6 of 7
Drawing Number: PLA478-106	
Revision: P3	

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PRELIMINARY

Habitat Reserve Planting Schedule

Trees			
Code	Botanical Name	Common Name	Total
AVE	<i>Acacia melanoyction</i>	Blackwood	3
AVE	<i>Allocasuarina verticillata</i>	Dropcap Shook	14
EVI	<i>Eucalyptus viminalis</i>	Merna Gum	2

Botanical Name	Common Name	Container size	Species Density	Plant Mix			Total
				Area (m ²)	Min HR1	Min HR2	
<i>Acacia acrobaea</i>	Gold Dust Wattle	20ltr container, min. height 1.2m	1.00	54	682	890	1596
<i>Acacia parviflora</i>	Hedge Wattle	20ltr container, min. height 1.2m	1.00	0	0	180	180
<i>Acacia pyramidalis</i>	Golden Wattle	20ltr container, min. height 1.2m	1.00	0	0	225	225
<i>Bursaria spinosa</i>	Sweet Bursaria	20ltr container, min. height 1.2m	1.00	0	0	90	90
<i>Chrysocaulum apiculatum</i>	Common Everlasting	20ltr container, min. height 1.2m	6.00	0	385	0	395
<i>Dianella adactyla (syn. revoluta)</i>	Black-anther Flax-lily	20ltr container, min. height 1.2m	4.00	55	285	0	320
<i>Goodenia ovata</i>	Hop Goodenia	20ltr container, min. height 1.2m	1.00	0	180	0	180
<i>Lomandra affinis ssp. filiformis</i>	Wattle Mat-rush	20ltr container, min. height 1.2m	6.00	85	785	0	870
<i>Lomandra longifolia</i>	Spry-headed Mat-rush	20ltr container, min. height 1.2m	4.00	0	385	0	395
<i>Lepidosiphon squamatus</i>	Salt Bulrush	20ltr container, min. height 1.2m	6.00	85	980	0	395
<i>Poa murraii</i>	Salt Tussock Grass	20ltr container, min. height 1.2m	6.00	85	980	0	1065
<i>Themeda triandra</i>	Kangaroo Grass	20ltr container, min. height 1.2m	6.00	85	395	0	480
	Area planted		100%	Total 310	3610	900	4820

Notes:
 Shrubs / small trees to be planted in groups of 5-10 of the same species.
 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 plants to be of local provenance stock where possible.



Post and wire mesh farm fence along BSRT. Repair and use existing fence where possible and match existing fence where replacement is required.

Existing indigenous planting and rock batter.

Place rocks and trees on sloping gradient to exclude vehicle access.

Timber Post and Rail Fence to match elsewhere at Lucas.

Rocks and logs placed throughout planting area to improve habitat for local fauna. Placement and quantity is indicative.

Indigenous and native shrub mid-storey plant species to improve habitat.

Timber Post and Rail Fence along boundary line to match elsewhere at Lucas. Install mesh to inside rails to minimise dog access to habitat reserve.



No fence in front of power kiosk. Mulch with no planting within power kiosk reserve.

Low growing indigenous groundcover plant species between kerb and fence (or as shown) for habitat and to maintain sightlines.

Indigenous trees for habitat and shade.

Revisions re:	Issue	Date
P3 Revisions re: power plans	AD	30.05.22
P2 Revisions re: NBN and Power plans	AD	05.05.22
P1 Preliminary Issue for Client Review	AD	17.03.22

PRELIMINARY ISSUE

Planning Permit P/P/2019/607

Notes

- All dimensions to be checked on site before commencing work. All measurements are in metres, unless otherwise shown.
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- 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 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 conduit or have cover slabs to provide a higher level of infrastructure protection. (Refer 1.20 Distribution Co-ordinator Standard Underground Trenching GA271 by Citypower and Powerco).
 - 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 the hydrants.
 - Proposed Trees:
 - Minimum setback of 4.0m to light poles.
 - Tree position may change slightly due to actual location of services.
 - Setback from Interception (kerb) shall be a minimum of 1.0m in accordance with City of Ballarat Landscape Design Manual (LDM).
 - Planting: All trees, shrubs and groundcovers shall be planted in accordance with LDM, unless otherwise specified.
 - Match: Match shall be recycled hardwood (or similar approved) in general accordance with LDM, unless otherwise specified.

Legend

- Existing street trees planted as part of another stage.
- Proposed indigenous reserve trees
- Proposed logs (if available) and groups of rocks to improve habitat. (Quantity and location are indicative)
- Proposed indigenous groundcover species in timber mulch.
- Proposed native and indigenous shrub species in timber mulch.
- Timber Post and Rail fence
- Plant label and Code
- Service Offsets

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Intega
 Stage L4
 Lucas, Ballarat

Habitat Reserve Enlargement

Drawn	Approved	Date	Notes
AD	RH	30.05.2022	
Scale (A3)	Scale (A3)	Sheet	
1:1250	1:250	7 of 7	

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Drawn Number: **PLA478-107** Revision: **P3**

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