

# CONTEXT AND SHEET LAYOUT PLAN - Stage 4F Lucas Grange

This plan is provided for marketing and information purposes only. It does not constitute a contract. Builders should check all information prior to the building process. Where discrepancies exist between the plan of subdivision and this plan, the plan of subdivision shall be taken as correct. It is the responsibility of the prospective purchaser to confirm prior to purchase, all lot levels, heights and all service locations are correct.

- ## CONTENTS:
- Drawing Number
  - PLA506-L01 Contents, Context and Plant Schedule
  - PLA506-L02 Street Tree Plan 1
  - PLA506-L03 Street Tree Plan 2
  - PLA506-L04 Street Tree Plan 3
  - PLA506-L05 Planting Details

## MASTER PLANT SCHEDULE

Code	Botanical Name	Common Name	Plant Size	Qty
Trees				
PCA*	<i>Pyrus calleryana</i> Aristocrati	Aristocrati Flowering Pear	45 ltr container, min. 2.2m high	9
TGG	<i>Tilia cordata</i> Greenspire <sup>1</sup>	Greenspire Linden Tree	45 ltr container, min. 2.2m high	32

NOTE  
\* All street trees along Peasnell Street shall have 4 post tree guard as detailed on page L05.

Revision	Description	By	Date
P2	Revisions re-power and NBN plans	AD	22.06.22
P1	Preliminary Issue for Client Review	AD	22.03.22

**PRELIMINARY ISSUE**

Planning Permit P/P/2020/177/A

### Notes

1. All dimensions to be checked on site before commencing work.
2. All measurements are in metres, unless otherwise shown.
3. The locations of underground services and light poles are indicative only - refer to engineering drawings for design service offsets.
4. 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.
5. Standard Street Tree Details.
6. Standard offset from the back of kerb is 1.2m unless otherwise shown.
7. 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 GA271 by Citypower and Powerco).
8. Minimum setback of 2.5m to underground electrically cable joints / trees.
9. Minimum setback of 2.0m to service assets including pits and conduit crossings.
10. Minimum setback of 0.75m to domestic service tapping points and 2.0m to stormwater outlets.
11. Minimum setback of 1.2m to footpath crossings and 3.0m to driveways where they are existing or known.
12. Minimum setback of 3.0m to fire hydrants.
13. Minimum setback of 4.0m to light poles.
14. Proposed Street Trees.
15. Tree position in front of lots may change slightly due to actual location of services, and constructed driveway crossings.
16. Setback from intersection (kerb) shall be a minimum of 1.0m in accordance with City of Ballarat Landscape Design Manual (LDM).
17. 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.
18. Planting. All trees, shrubs and groundcovers shall be planted in accordance with LDM, unless otherwise specified.
19. 7. Mulch. Mulch shall be recycled hardwood (or similar approved) in general accordance with LDM, unless otherwise specified.
20. 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.

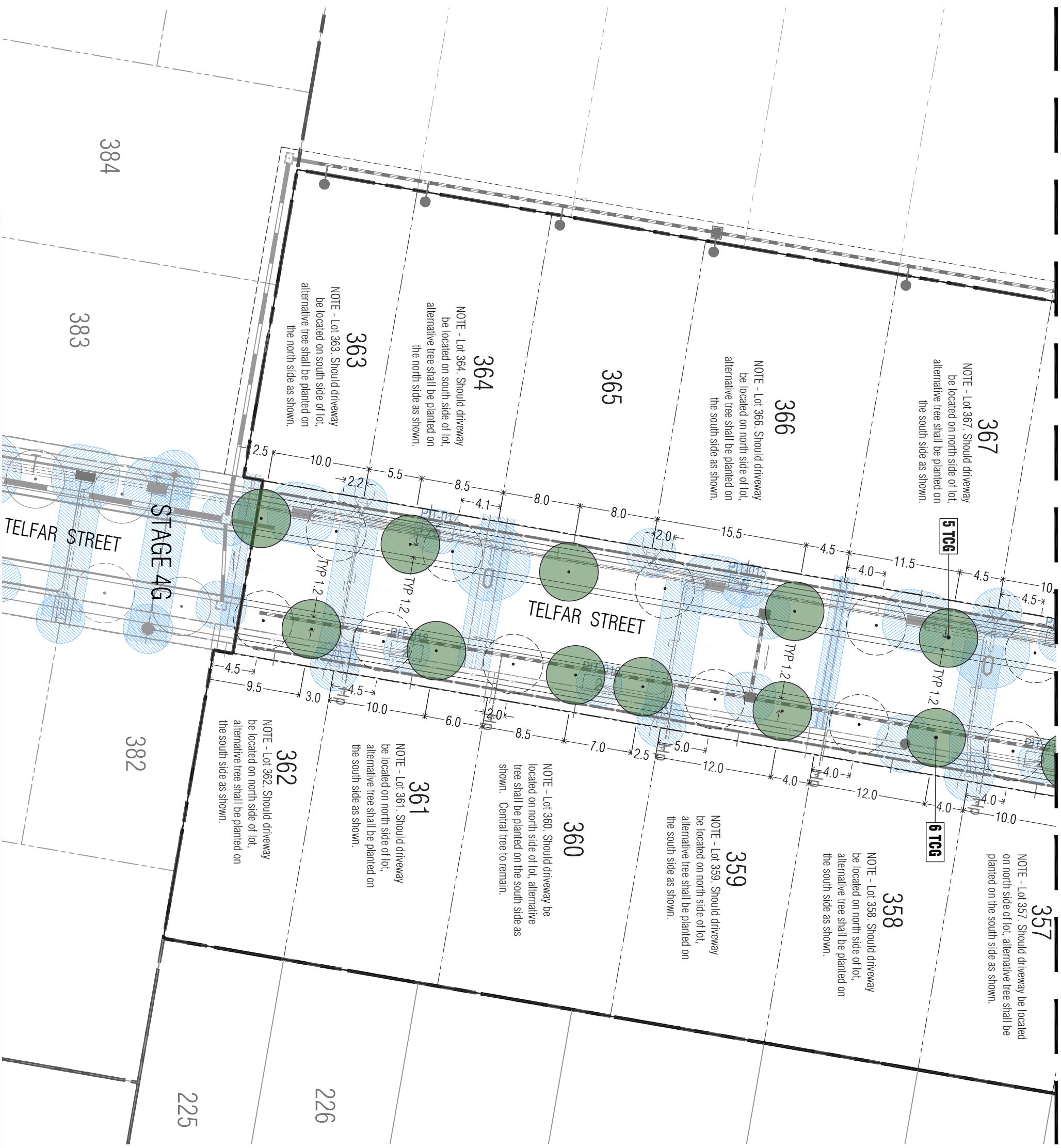


Client Project  
Intega  
Stage 4F  
Lucas Grange, Ballarat

### Contents, Context and Plant Schedule

Drawn By	Approved	Date	Sheet
AD	RH	22.06.2022	1 OF 5
NTS	NTS		

Drawing Title  
PLA506-L01  
Revision  
P2



Revision	Description	Date
P2	Revisions re power and NBN plans	AD 22.06.22
P1	Preliminary Issue for Client Review	AD 22.03.22
Revision	Description	Date
	<b>PRELIMINARY ISSUE</b>	

Planning Permit PIP/2020/1777A

**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 (3m 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 GA271 by Citypower and Powercor).
  - 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 1.0m 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.
- Refer to drawing L01 for Plant Schedule.

**Legend**

- Existing street trees planted as part of another stage.
- Proposed Street Trees - *Mitla cordata* Greenspire (TCG)
- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Service Offsets

**PLOT LANDSCAPE ARCHITECTS**

PRELIMINARY

www.plotla.com.au  
ABN 64 930 120 469 | ACN 607 524 158

**Intrego**

Stage 4F  
Lucas Grange, Ballarat

**Street Tree Plan 1**

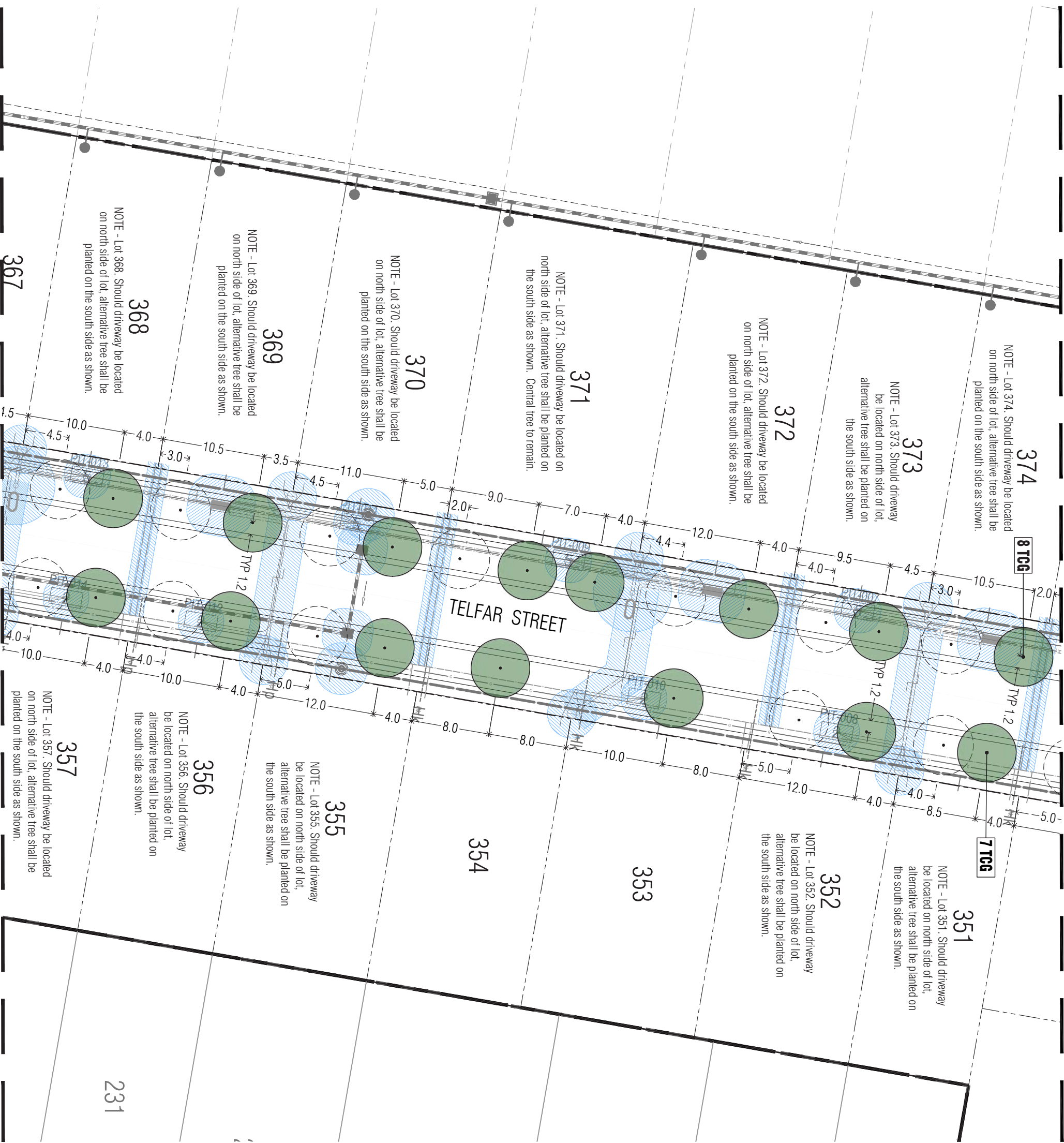
Drawn	Approved	Date
AD	RH	22.06.2022
Scale (A1)	Scale (A3)	Sheet
1:200	1:400	2 of 5

This drawing and design is protected by copyright © PLOT Landscape Architects Pty Ltd.

Revision Number: **PLA506-L02** P2

This plan is provided for marketing and information purposes only. It does not constitute an offer of any financial product. Builders should check all information prior to the building process. Where discrepancies exist between the plan of subdivision and this plan, the plan of subdivision shall be taken as correct. It is the responsibility of the prospective purchaser to confirm prior to purchase, all lot levels, M depth and all service locations are correct.





P2	Revisions re power and NBN plans	AD	22.06.22
P1	Preliminary Issue for Client Review	AD	22.03.22
Revision	Description	Author	Date
<b>PRELIMINARY ISSUE</b>			
Drawing Title: Planning Permit PIP/2020/1777A			

**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 indicated 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 (3m 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 GA271 by Citypower and Powercor).
  - 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 1.0m 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.
- Refer to drawing L01 for Plant Schedule.

**Legend**

- Proposed Street Trees - *Milca cordata* Greenspire (TCG)
- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Service Offsets

**PLOT LANDSCAPE ARCHITECTS**

PRELIMINARY

www.plotla.com.au  
ABN 64 930 120 469 | ACN 607 524 158

**myega**

Stage 4/F  
Lucas Grange, Ballarat

Drawing Title: Street Tree Plan 2	
Drawn: AD	Approved: RH
Date: 22.06.2022	Date: 22.06.2022
Scale: 1:200	Scale: 1:400
Sheet: 3 of 5	Sheet: 3 of 5

Revision: P2

Version Number: PLA506-L03

This plan is provided for marketing and information purposes only. It shows design levels only which may change during construction. Builders should check all information prior to the building process. Where discrepancies exist between the plan of subdivision and this plan, the plan of subdivision shall be taken as correct. It is the responsibility of the prospective purchaser to confirm prior to purchase, all lot levels, heights and all service locations are correct.



**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 (3m 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 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 1.0m 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.
- Refer to drawing L01 for Plant Schedule.

**Legend**

- Existing street trees planted as part of another stage.
- Proposed Street Trees - *Mitla cordata* Greenspire (TCG)
- Proposed Street Trees - *Pyrus calleryana* Aristocat (PCA)
- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Service Offsets

**PLLOT LANDSCAPE ARCHITECTS**  
 PRELIMINARY  
 WWW.PLLOT.AU  
 ABN 64 930 120 469 | ACN 607 524 158

**myega**  
 Stage 4F  
 Lucas Grange, Ballarat

**Street Tree Plan 3**

Drawn	AD	Approved	RH	Date	22.06.2022
Scale	1:200	Scale	1:400	Sheet	4 of 5



Continued on L03

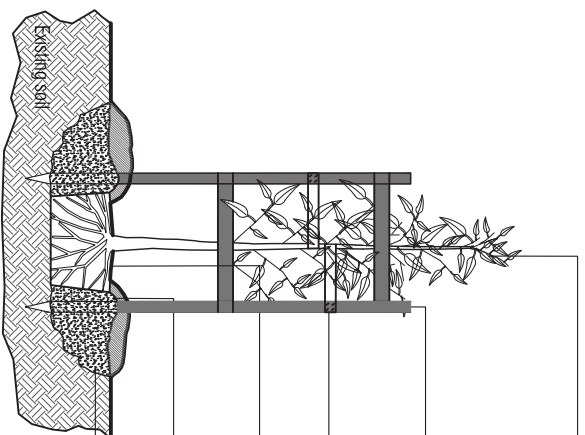


**PRELIMINARY ISSUE**

Planning Permit P/P/2020/177/A

**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 indicated 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 (3m 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 GA27.1 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 1.0m 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.
  - Refer to drawing L01 for Plant Schedule.

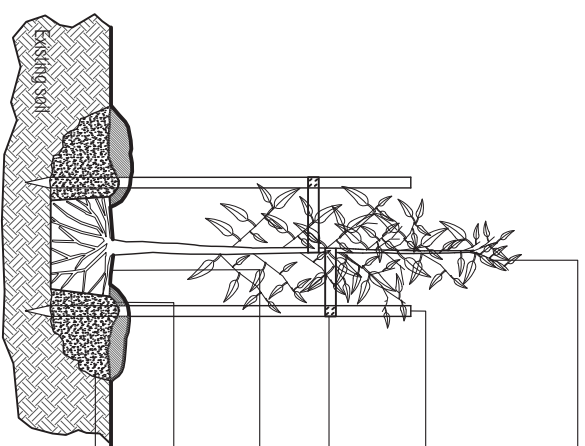


- All trees shall conform to the *AS 2303-2015 Tree Stock for Landscape Use*. In particular they shall:
- be healthy specimens free of pests, diseases, wounds or significant injury;
  - have good branching of a strong central leader and adequate crown density, symmetry and form;
  - have a stem taper that is self-supporting and an appropriate height and trunk calliper.
- Trees are to be well watered a maximum of 24 hours prior to planting.
- 4 No 70 x 65 x 1800/2400mm treated pine posts securely installed in ground to avoid damage to rootball. Posts to be 600mm long x 70 x 35mm treated pine. Tree guard to be vertical, square, level and a minimum of 1200mm above ground. Avoid damage to rootball and ensure no damage is caused to underground services. All timber painted with 2 coats black exterior stain.
- 2 No continuous ties wrapped around trunk at approximately 1.0m height and securely stapled to tree guard 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.

**Elevation View - Tree Guard Setout (nts).**



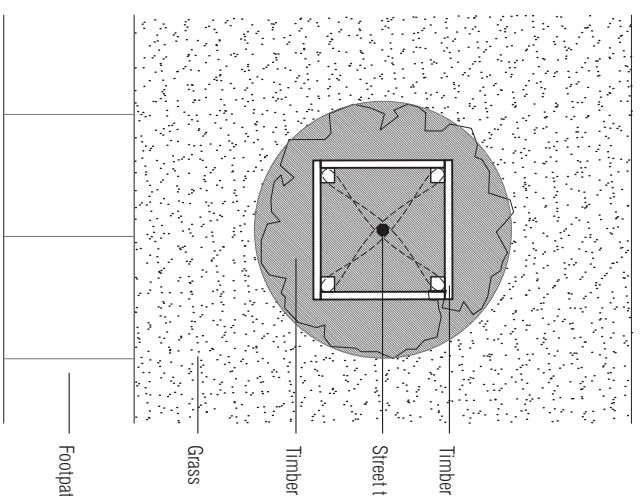
- All trees shall conform to the *AS 2303-2015 Tree Stock for Landscape Use*. In particular they shall:
- be healthy specimens free of pests, diseases, wounds or significant injury;
  - have good branching of a strong central leader and adequate crown density, symmetry and form;
  - have a stem taper that is self-supporting and an appropriate height and trunk 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.

**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.

NOT TO SCALE.

**TYPICAL TREE PLANTING DETAIL - TELFAR STREET**



**Plan View - Tree Guard Setout (nts).**

**TYPICAL TREE PLANTING DETAIL - PEASNELL STREET**

NOT TO SCALE.

**Planting Details**

Stage 4/F  
 Lucas Grange, Ballarat



**PLOT LANDSCAPE ARCHITECTS**  
 PRELIMINARY

WWW.PLOT.LA.COM.AU  
 A/N 64 900 120 469 | A/CN 607 524 158

Drawn	Approved	Date	Notes
AD	RH	22.06.2022	
SUBMITTED	Scale 1:10	Sheet	
1:200	1:400	5 of 5	

This drawing and design is protected by copyright © PLOT Landscape Architects Pty Ltd.

Drawn Number: **PLA506-L05** Revision: **P2**