



CONTEXT AND SHEET LAYOUT PLAN - STAGE L1, LUCAS

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TP1	Town Planning Approval	AD	18.03.22
P2	Revisions re: Power and NBN plans	AD	09.10.21
P1	Preliminary Issue for Client Review	AD	02.08.21
Revision	Description	Initials	Date

APPROVAL ISSUE

Planning Permit PLP/2019/607

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 - 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.

CITY OF BALLARAT

BALLARAT PLANNING SCHEME
 Amended Plan Endorsed under
 Condition 3 of Permit No. PLP/2019/607/A
 dated: 13.12.2019

Endorsed by **Peri Bowman** for and on
 behalf of the City of Ballarat Council.
 Date: 12/7/2022

Sheet No: 5 of 9

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	4
ELR	<i>Eucalyptus leucoxylon</i> 'Rosea'	Rosea Yellow Gum	20 ltr container, min. height 1.2m	11
EML	<i>Eucalyptus mannifera</i> 'Little Spotty'	Little Spotty Gum	20 ltr container, min. height 1.2m. Tree planted with tree guard as detailed.	41
SJA	<i>Sophora japonica</i>	Japanese Pagoda	45 ltr container, min. height 2.2m	3

RAIL TRAIL INTERFACE PLANTING SCHEDULE

Groundcover Planting Mix

Distribn	Botanical Name	Common Name	Species Density	GP1	GP2	Total
15.0%	<i>Chrysocephalum apiculatum</i>	Common Everlasting	6.00	50	175	225
15.0%	<i>Dianella admixta</i> (syn <i>revoluta</i>)	Black-anther Flax-lily	4.00	35	120	155
15.0%	<i>Lomandra filiformis</i> ssp <i>filiformis</i>	Wattle Mat-rush	6.00	50	175	225
10.0%	<i>Lomandra longifolia</i>	Spiny-headed Mat-rush	4.00	25	80	105
10.0%	<i>Poa labillardieri</i>	Common Tussock Grass	4.00	25	80	105
5.0%	<i>Rytidosperma racemosum</i>	Slender Wallaby Grass	6.00	20	60	80
5.0%	<i>Rytidosperma setaceum</i>	Bristly Wallaby Grass	6.00	20	60	80
25.0%	<i>Themeda triandra</i>	Kangaroo Grass	6.00	80	290	370
100.0%	Total			305	1040	1345
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

Integra
Stage L1
Lucas, Ballarat

Drawing Title

Context / Sheet Layout and Plant Schedules

Drawn	Approved	Date	North
AD	RH	18.03.2022	
Scale (A1)	Scale (A3)	Sheet	
NTS	NTS	1 of 5	

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Drawing Number: **PLA473-L01** Revision: **TP1**

Continued on L03

TP1	Town Planning Approval	AD	18.03.22
P2	Revisions re: Power and NBN plans	AD	09.10.21
P1	Preliminary Issue for Client Review	AD	02.08.21
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APPROVAL ISSUE			
Status			
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 - Minimum setback of 2.5m to underground electricity cable joints / tees.
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 - Refer to drawing L01 for Plant Schedule.

- Legend**
- Existing street trees planted as part of another stage.
 - Proposed Street Trees - *Eucalyptus mannifera* 'Little Spotty' (Little Spotty Gum) [EML]
 - Alternative tree location if driveway is located where street tree is proposed.
 - Plant Label and Code
 - Service Offsets



Client / Project

Integra
Stage L1
Lucas, Ballarat

Drawing Title

Street Tree Plan 01

Drawn	Approved	Date	North
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1:250	1:500	2 of 5	

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Drawing Number: **PLA473-L02** Revision: **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 - *Eucalyptus mannifera* 'Little Spotty' (Little Spotty Gum) [EML]
- Proposed Street Trees - *Eucalyptus leucocorydon* 'Roseal' (Red Flowering Yellow Gum) [ELR]
- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Service Offsets

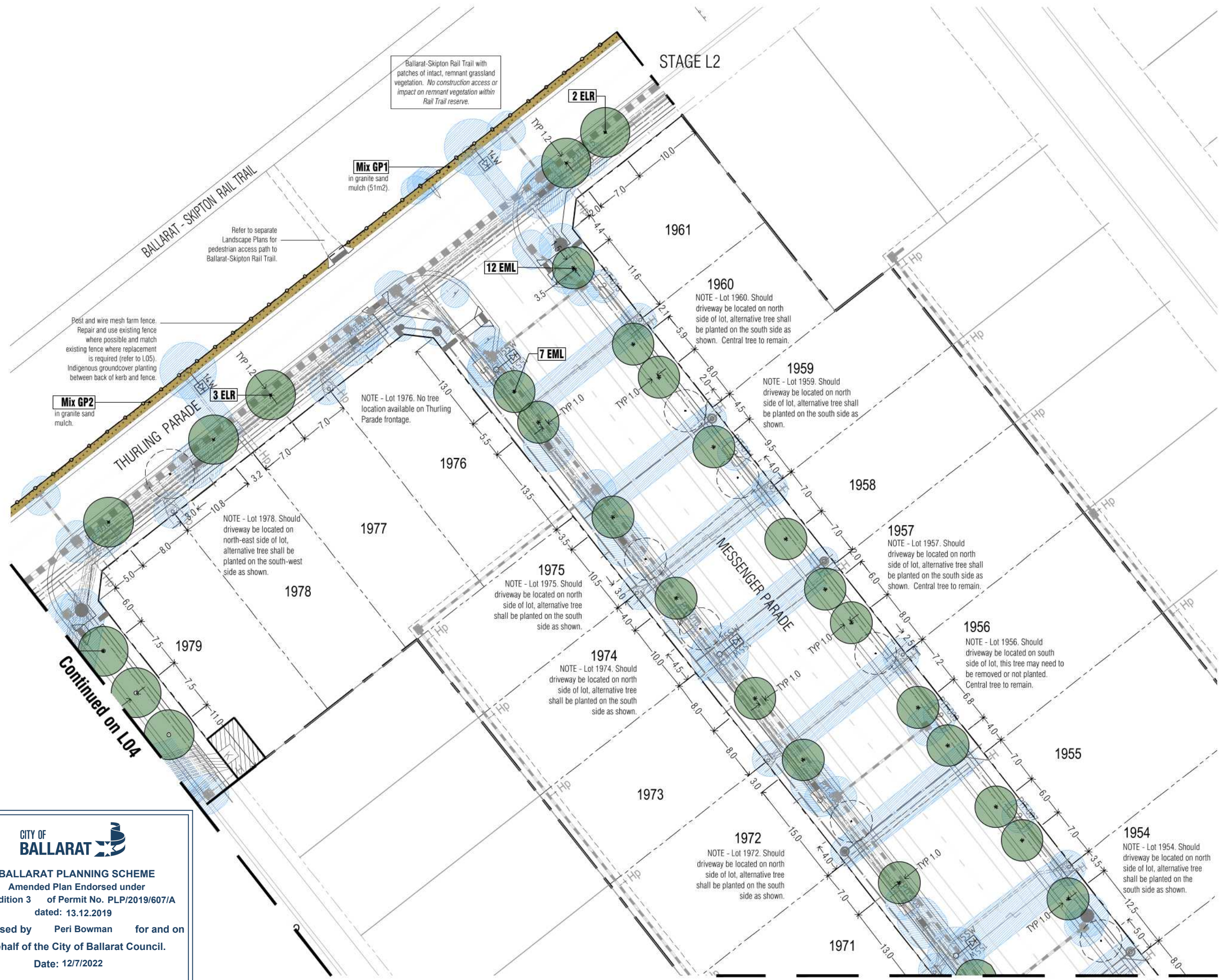


Client / Project
Integra
 Stage L1
 Lucas, Ballarat

Street Tree Plan 02

Drawn	Approved	Date	North
AD	RH	18.03.2022	
Scale (A1)	Scale (A3)	Sheet	
1:250	1:500	3 of 5	

Drawing Number
PLA473-L03 TP1



CITY OF BALLARAT

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 - Refer to drawing L01 for Plant Schedule.

- Legend**
- Existing street trees planted as part of another stage.
 - Proposed Street Trees - *Eucalyptus leucosylon* 'Rosea' (Red Flowering Yellow Gum) [ELR]
 - Proposed Street Trees - *Acer hybrid* Keithstorm 'Norwegian Sunset' (Norwegian Sunset Maple) [AHK]
 - Proposed Street Trees - *Sophora japonica* (Japanese Pagoda) [SJA]
 - Alternative tree location if driveway is located where street tree is proposed.
 - Plant Label and Code
 - Service Offsets

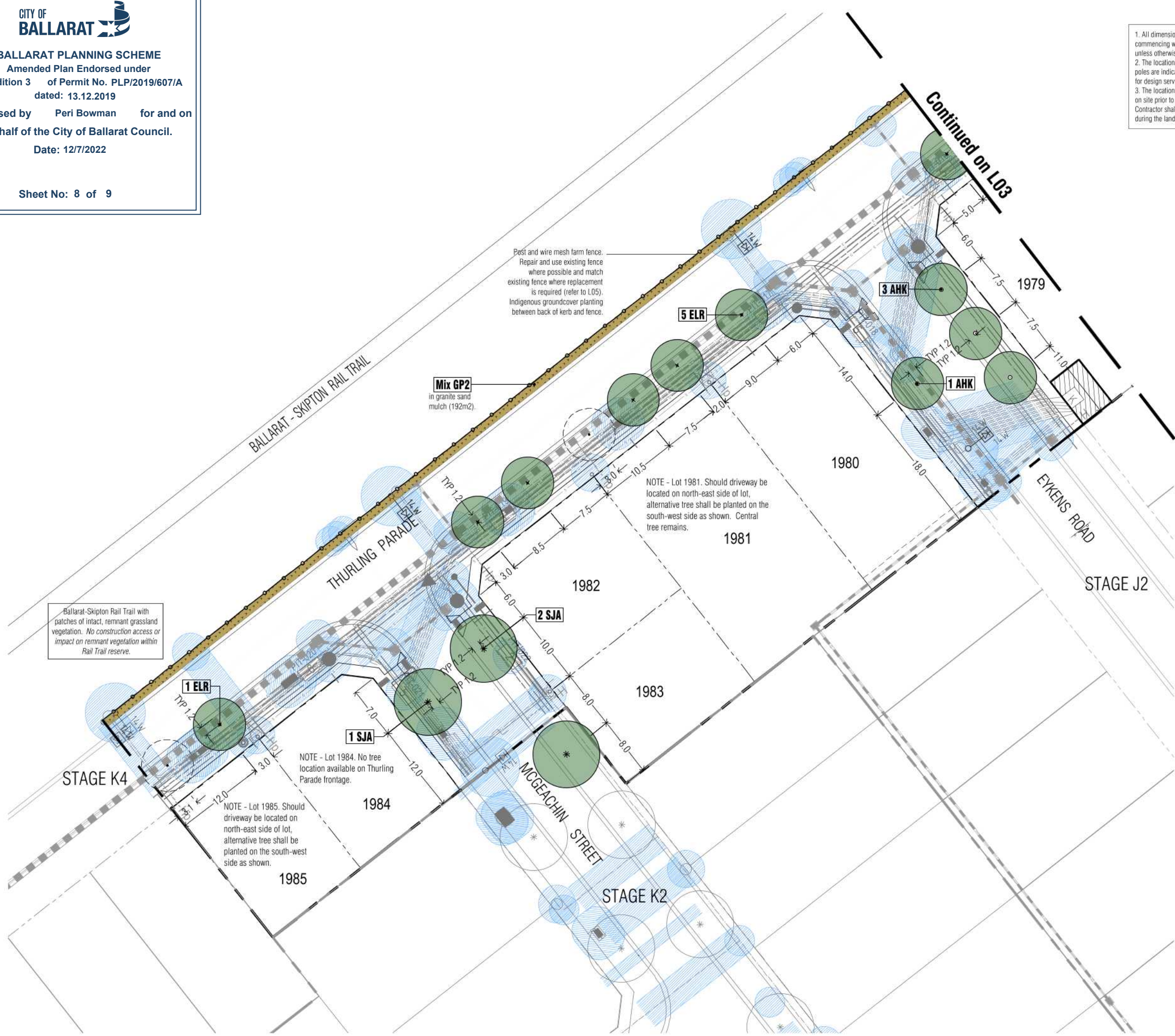


Client / Project
 Stage L1
 Lucas, Ballarat

Street Tree Plan 03

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1:250	1:500	4 of 5	

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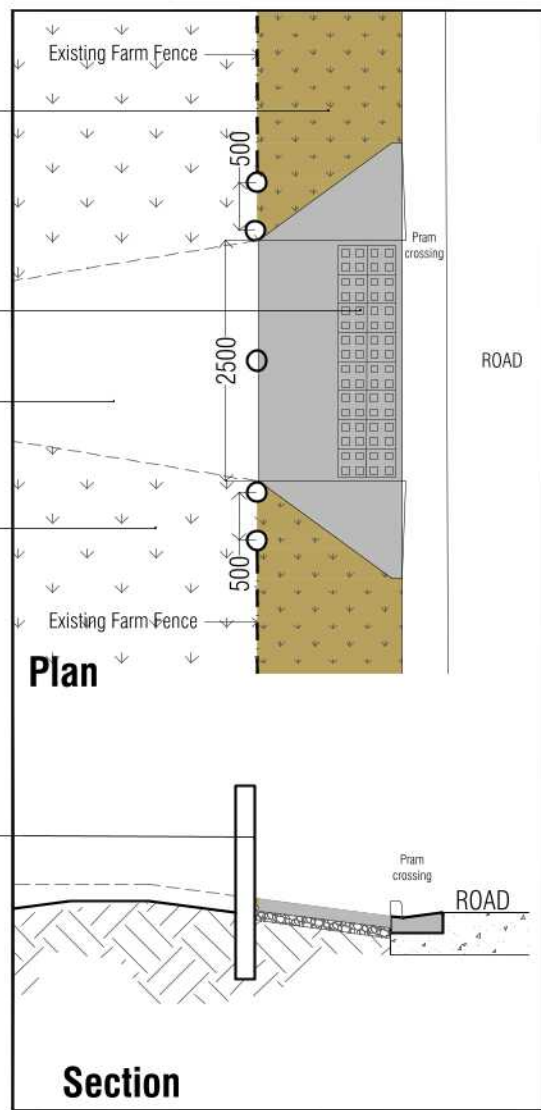
Plant between BOK and boundary line with indigenous grassland species to match existing remnant vegetation within Rail Trail reserve. Mulch with locally sourced granite sand.

Concrete footpath crossing as per approved civil engineering details.

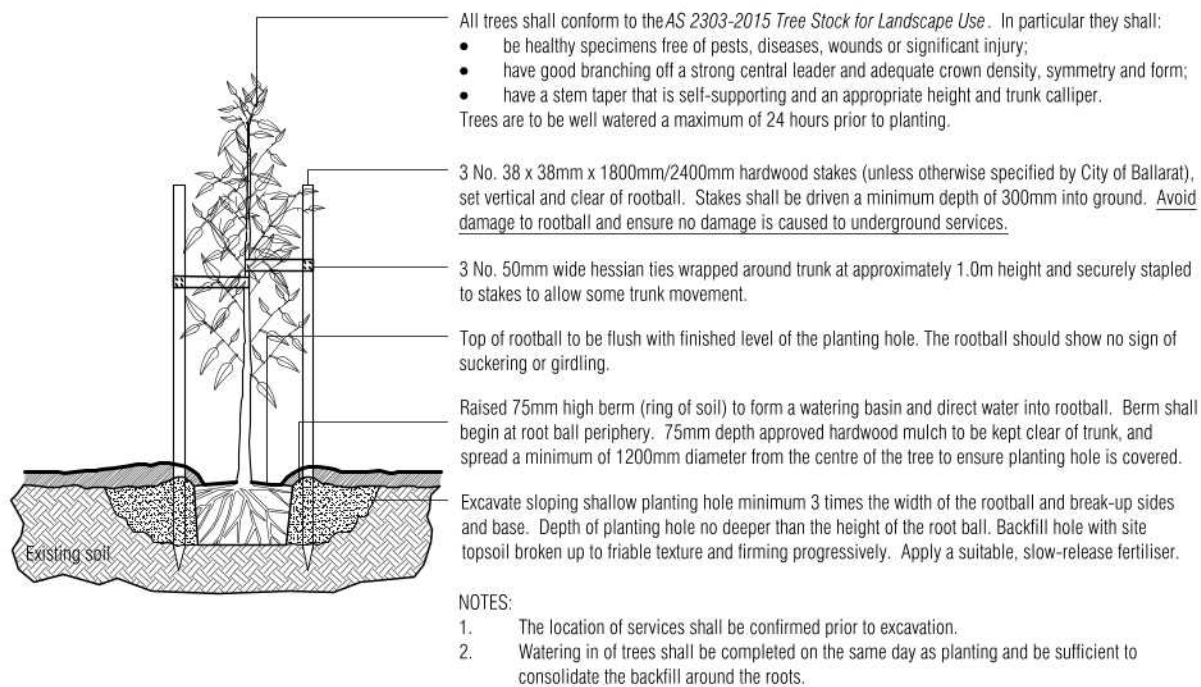
Proposed Rail Trail path connection (subject to separate Landscape Plans and approvals).

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 5 No 200 diameter, free-standing hardwood posts on either side of pathway and one centrally and re-tension fence as necessary.

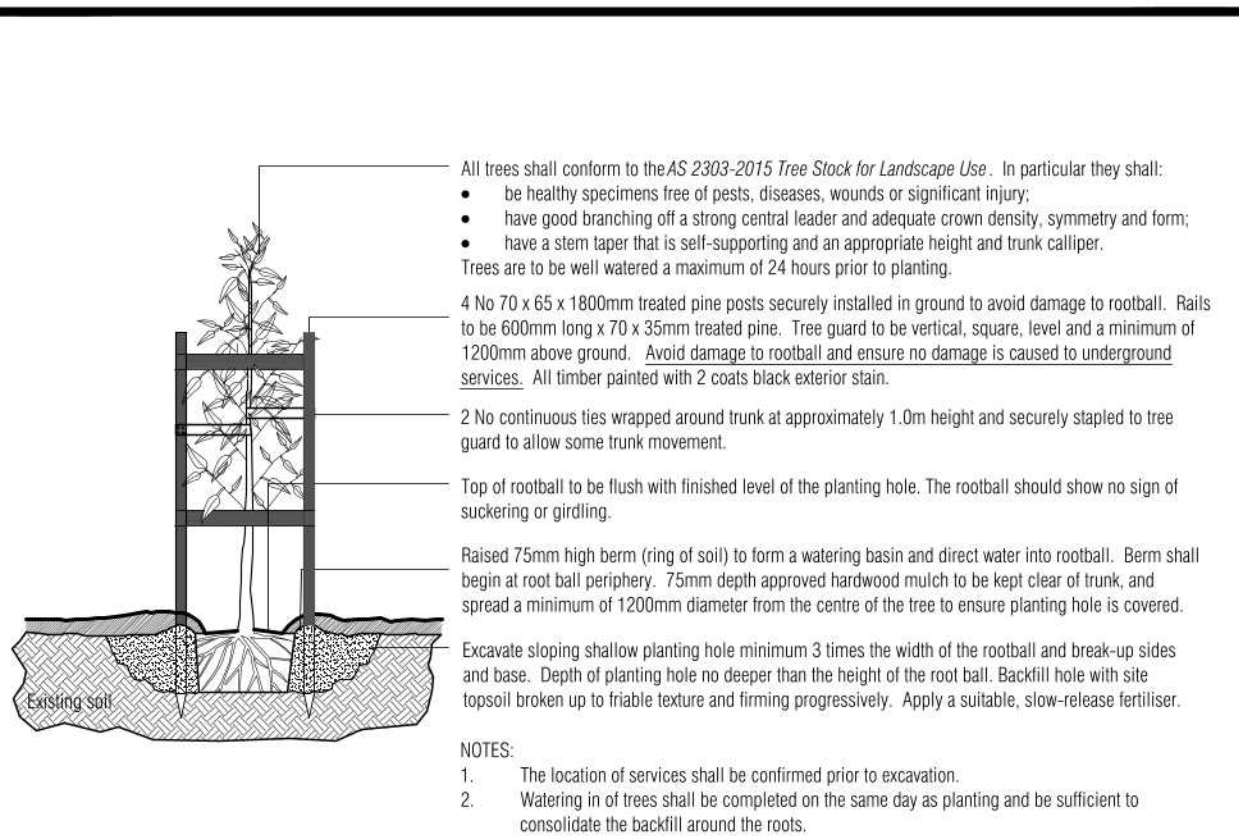


INDICATIVE ELEVATION: Ballarat-Skipton Rail Trail Interface (nts)

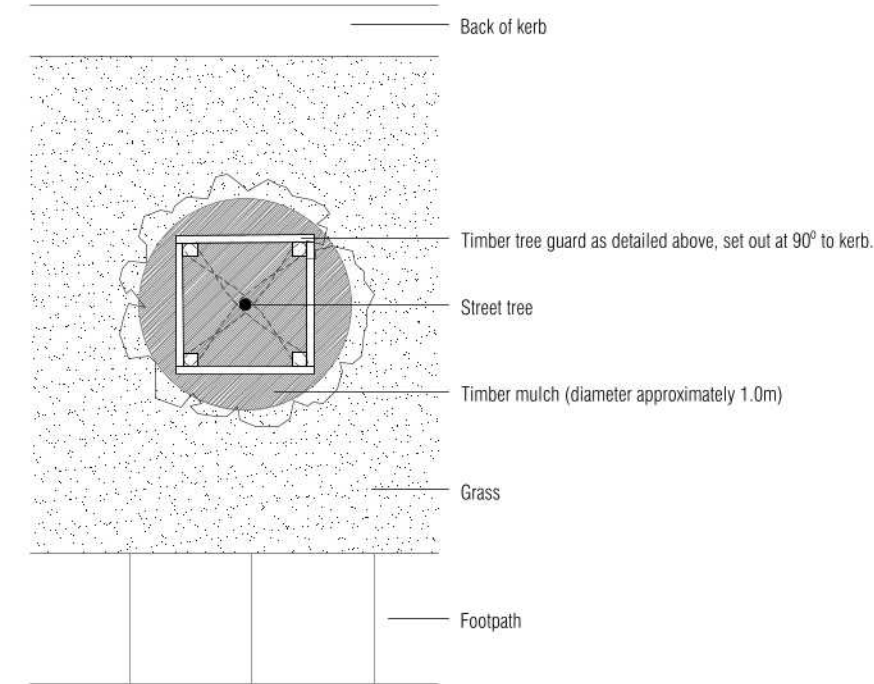


NOT TO SCALE.

TYPICAL TREE PLANTING DETAIL



Elevation View - Tree Guard Setout (nts).



Plan View - Tree Guard Setout (nts).

TYPICAL TREE PLANTING DETAIL - MESSENGER PARADE

NOT TO SCALE.

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Client / Project

Integra
Stage L1
Lucas, Ballarat

Landscape Details

Drawn	Approved	Date	North
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Scale (A1)	Scale (A3)	Sheet	
N/A	N/A	5 of 5	

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Drawing Number: **PLA473-L05** Revision: **TP1**