



**CONTEXT AND SHEET LAYOUT PLAN - Stage 2A Lucas Grange**

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- Drawing Number
- PLA449-L01 Context, Contents and Plant Schedule**
- PLA449-L02 Street Tree Plan 1**
- PLA449-L03 Street Tree Plan 2**
- PLA449-L04 Street Tree Plan 3**
- PLA449-L05 Tree Planting Details**

TP1	Town Planning Approval	AD	03.03.22
P2	Revisions re: NBN and Power.	AD	01.10.21
P1	Preliminary Issue for Client Review	AD	28.09.21
Revision	Description	Initials	Date

**APPROVAL ISSUE**

Planning Permit PLP/2020/177

**Notes**

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  - 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.
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  - 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.

**MASTER PLANT SCHEDULE**

Code	Botanical Name	Common Name	Plant Size	Qty
Trees				
FPU	<i>Fraxinus pennsylvanica</i> 'Urbdehl'	Urbanite Ash	45 ltr container, min. 2.2m high	20
PCA	<i>Pyrus calleryana</i> 'Aristocrat'	Aristocrat Flowering Pear	45 ltr container, min. 2.2m high	1
PCC	<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Flowering Pear	45 ltr container, min. 2.2m high	7
UPB*	<i>Ulmus parvifolia</i> 'Burnley Select'	Burnley Select Chinese Elm	45 ltr container, min. 2.2m high	7

**NOTE**

\* All street trees along Fawcett Road shall have 4 post tree guard as detailed on page L05.



**BALLARAT PLANNING SCHEME**  
 Amended Document Endorsed under  
 Condition 5 of Permit No. PLP/2020/177/A  
 dated: 30/07/2020  
 Endorsed by Peri Bowman for and on  
 behalf of the City of Ballarat Council.  
 Date: 28/7/2022

Sheet No: 1 of 6



Client / Project



Stage 2A  
 Lucas Grange, Ballarat

Drawing Title

**Context, Contents and Plant Schedule**

Drawn	Approved	Date	North
AD	RH	03.03.2022	
Scale (A1)	Scale (A3)	Sheet	
NTS	NTS	1 of 5	

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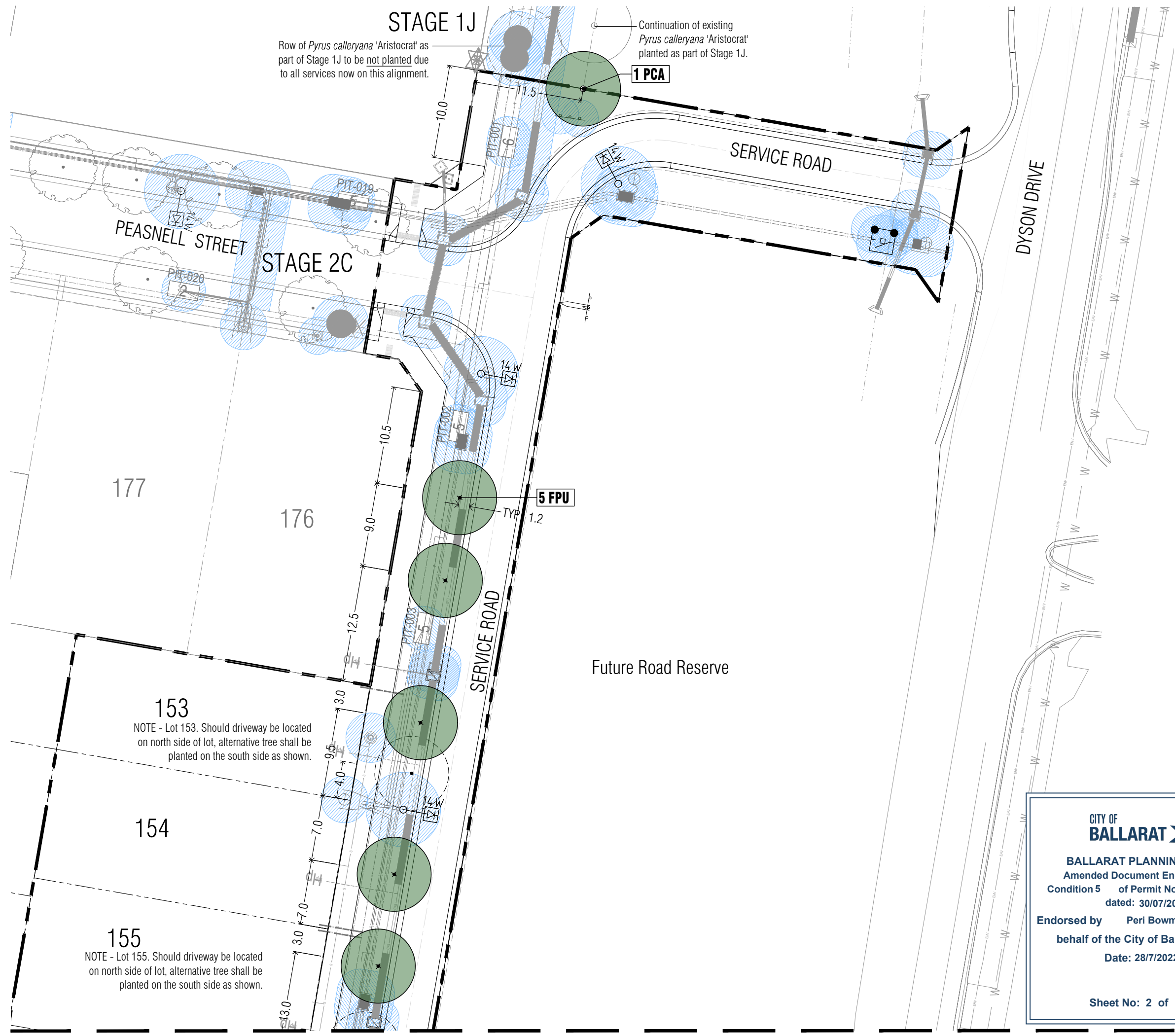
Drawing Number: **PLA449-L01**      Revision: **TP1**

TP1	Town Planning Approval	AD	03.03.22
P2	Revisions re: NBN and Power.	AD	01.10.21
P1	Preliminary Issue for Client Review	AD	25.09.21
Revision	Description	Initials	Date
<b>APPROVAL ISSUE</b>			
Status			

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  - Refer to drawing LD1 for Plant Schedule.

- Legend**
- Proposed Street Trees - *Pyrus calleryana* 'Aristocrat' [PCA]
  - Proposed Street Trees - *Fraxinus pennsylvanica* 'Urbell' [FPU]
  - Alternative tree location if driveway is located where street tree is proposed.
  - Plant Label and Code
  - Service Offsets



**STAGE 1J**

Row of *Pyrus calleryana* 'Aristocrat' as part of Stage 1J to be not planted due to all services now on this alignment.

Continuation of existing *Pyrus calleryana* 'Aristocrat' planted as part of Stage 1J.

**STAGE 2C**

177

176

153

NOTE - Lot 153. Should driveway be located on north side of lot, alternative tree shall be planted on the south side as shown.

154

155

NOTE - Lot 155. Should driveway be located on north side of lot, alternative tree shall be planted on the south side as shown.

Continued on L03

**CITY OF BALLARAT**

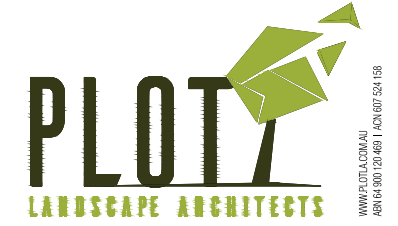
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Date: 28/7/2022

**Street Tree Plan 1**

Sheet No: 2 of 6



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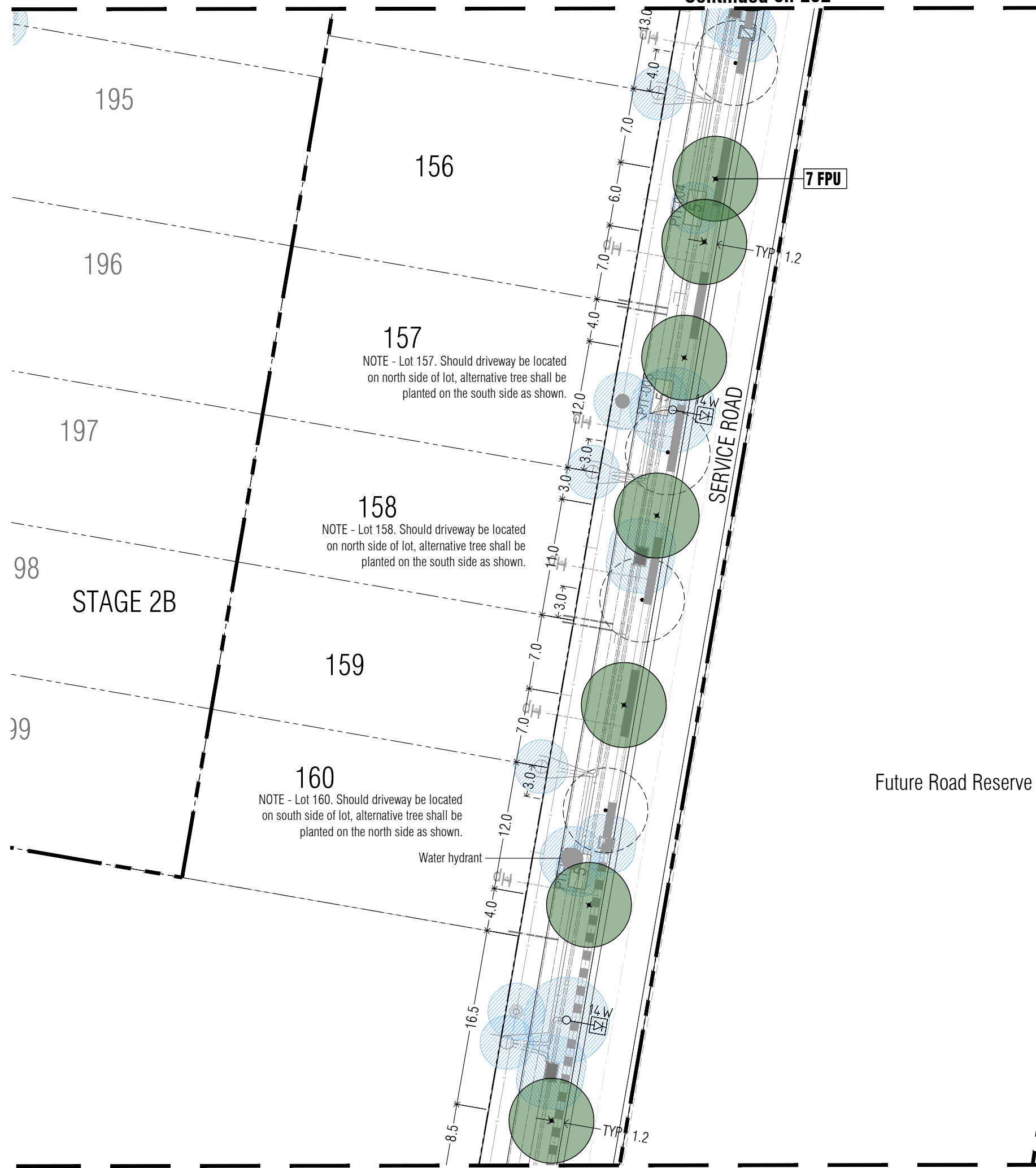
Stage 2A  
Lucas Grange, Ballarat

Drawn	Approved	Date	North
AD	RH	03.03.2022	
Scale (A1)	Scale (A3)	Sheet	
1:200	1:400	2 of 5	

Drawing Number: **PLA449-L02**      Revision: **TP1**



Continued on L02



Continued on L04

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9. Refer to drawing L01 for Plant Schedule.

Legend

- Proposed Street Trees - *Fraxinus pennsylvanica* 'Urbdel' [FPU]
- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Service Offsets

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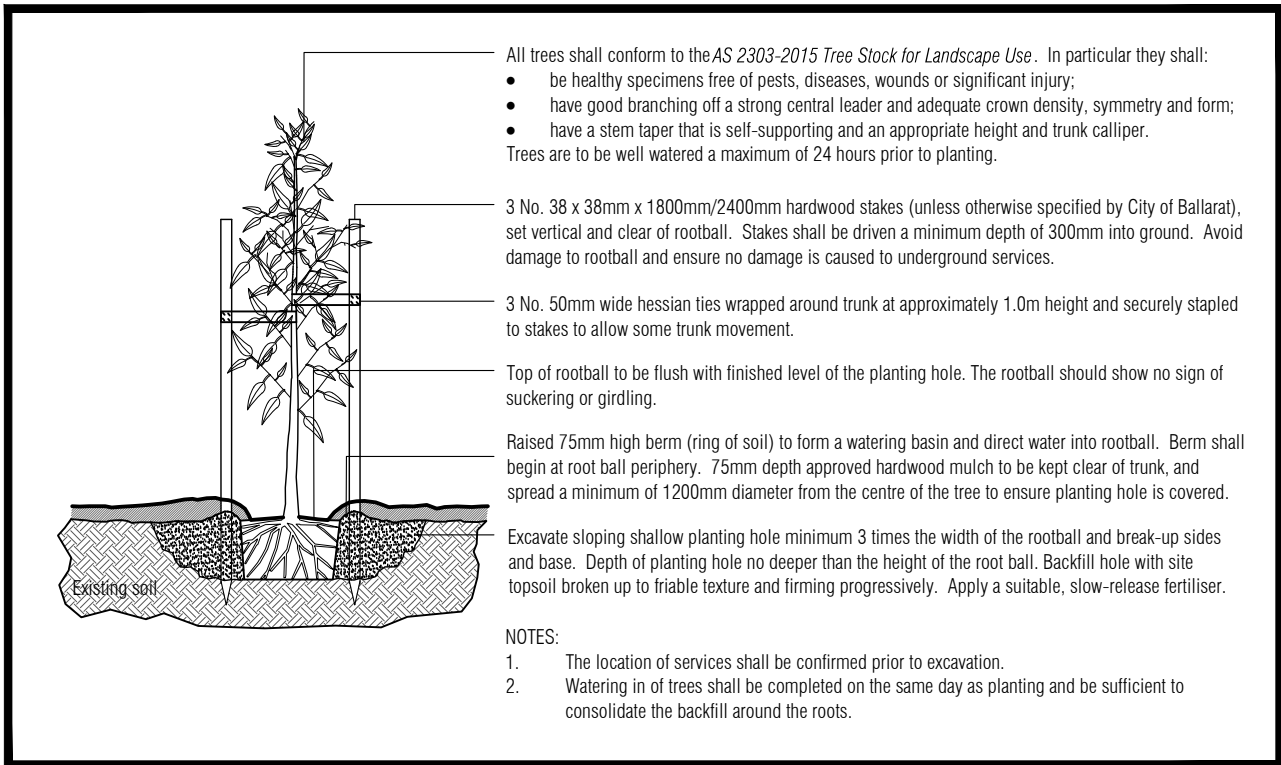
Stage 2A  
Lucas Grange, Ballarat

Drawing Title			
<b>Street Tree Plan 2</b>			
Drawn	Approved	Date	North
AD	RH	03.03.2022	
Scale (A1)	Scale (A3)	Sheet	
1:200	1:400	3 of 5	

Drawing Number: **PLA449-L03**      Revision: **TP1**

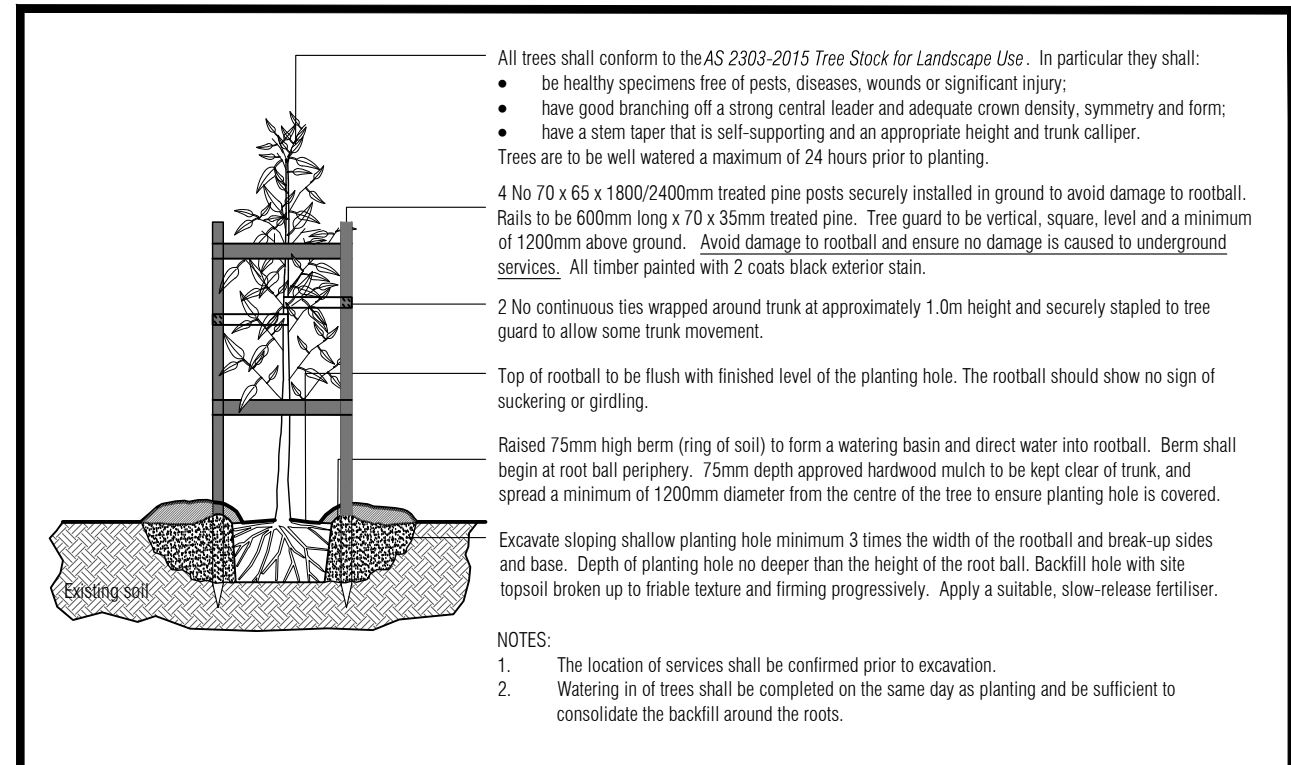




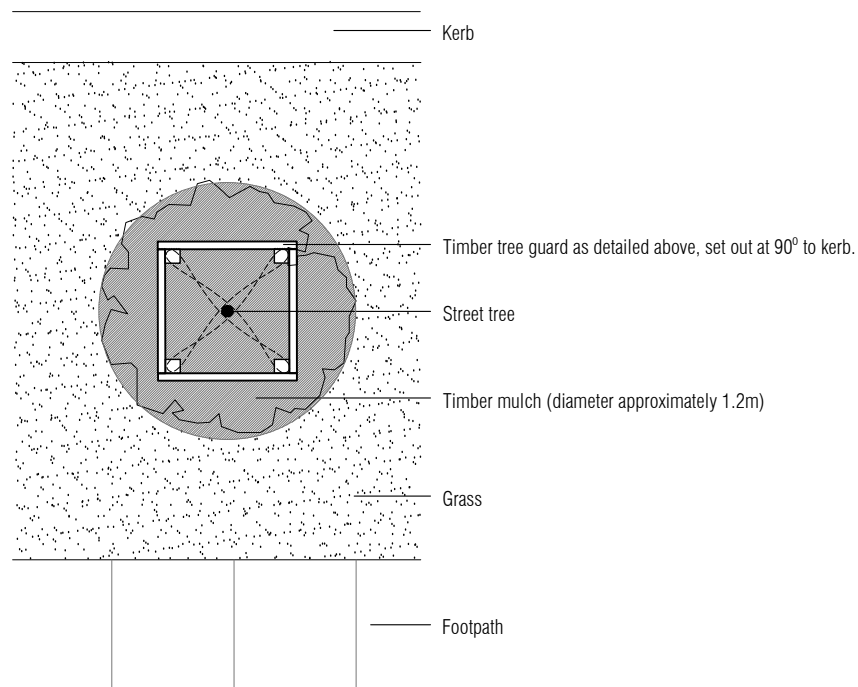


## TYPICAL TREE PLANTING DETAIL

NOT TO SCALE.



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



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

## TYPICAL TREE PLANTING DETAIL - FAWCETT ROAD

NOT TO SCALE.

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Stage 2A  
Lucas Grange, Ballarat

Drawing Title

**Tree Planting Detail**

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Scale (A1)	Scale (A3)	Sheet	
NTS	NTS	5 of 5	

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Drawing Number **PLA449-L05** Revision **TP1**

**Works CANOPY COVERAGE ASSESSMENT**

Project **Stage 2A Lucas Grange**  
 Date **Thursday, 3 March 2022**  
 PLOT Drawing **PLA449-L01-L05\_TP1**

*Excludes trees in Dyson Drive Future Road Reserve*

Road **Fawcett Road**

Code	Tree Species	Quantity	Radius (m)	Canopy Area (m2)	TOTAL CANOPY
UPB	<i>Ulmus parvifolia</i> 'Burnley Select'	7	4	50	352
Total					352
Road Reserve Area					1584
<b>Canopy Coverage for</b>				<b>Fawcett Road</b>	<b>22%</b>

Road **Service Street**

Code	Tree Species	Quantity	Radius (m)	Canopy Area (m2)	TOTAL CANOPY
FPU	<i>Fraxinus pennsylvanica</i> 'Urdbell'	20	4	50	1005
Total					1005
Road Reserve Area					2540
<b>Canopy Coverage for</b>				<b>Service Street</b>	<b>40%</b>

**Stage Total 33%**

  
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