



CONTEXT AND SHEET LAYOUT PLAN - Stage 2D Lucas Grange

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Drawing Number
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TP1	Town Planning Approval	AD	18.01.22
P3	Revisions re: amendments to NBN and Power	AD	28.10.21
P2	Revisions re: NBN and Power plans	AD	22.10.21
P1	Preliminary Issue for Client Review	AD	06.09.21
Revision	Description	Initials	Date

APPROVAL ISSUE

Planning Permit PLP/2020/177

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.
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.
- 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

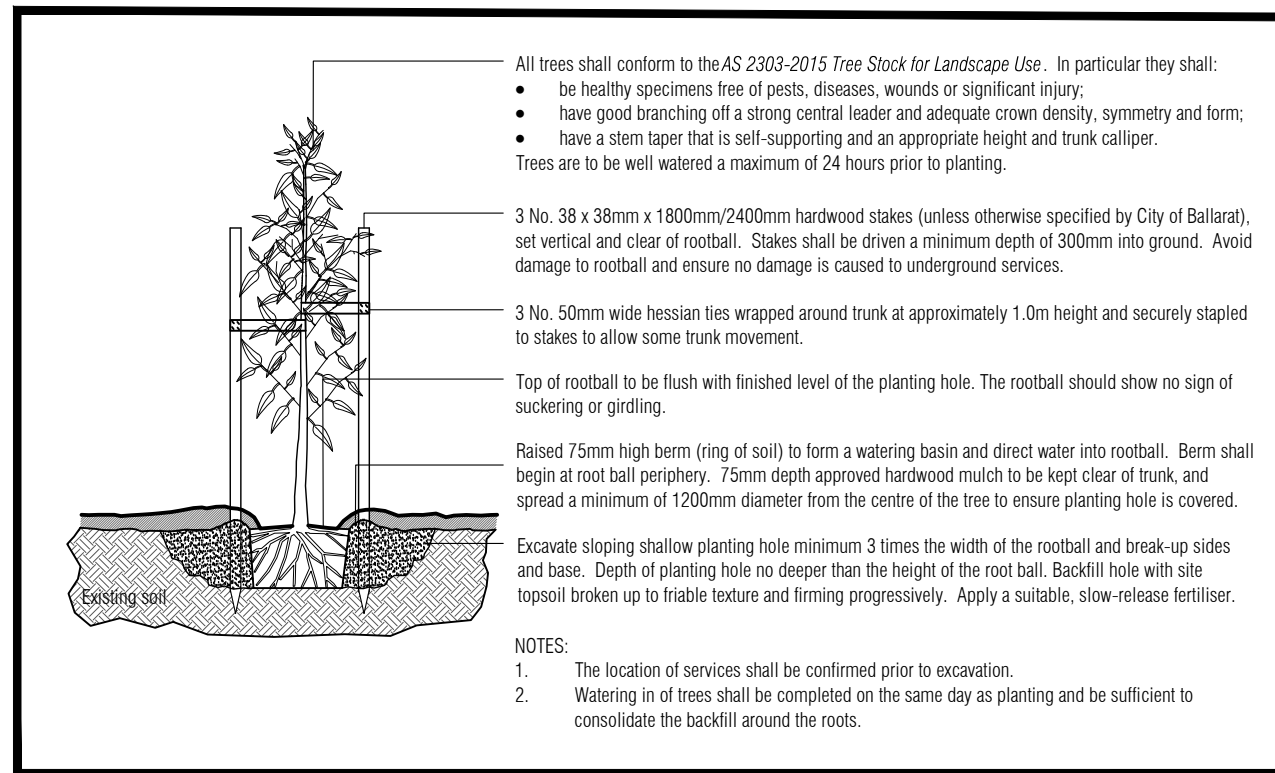
Code	Botanical Name	Common Name	Plant Size	Qty
Trees				
ACE	<i>Acer campestre</i> 'Elsrijk'	Elsrijk Field Maple	45 ltr container, min. 2.2m high	27

CITY OF BALLARAT

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 3



TYPICAL TREE PLANTING DETAIL

NOT TO SCALE.



Client / Project

Intega
 Stage 2D
 Lucas Grange, Ballarat

Drawing Title
Context, Plant Schedule and Tree Detail

Drawn	Approved	Date	North
AD	RH	18.01.2022	
Scale (A1)	Scale (A3)	Sheet	
NTS	NTS	1 of 3	

Drawing Number
PLA480-L01

Revision
TP1

TP1	Town Planning Approval	AD	18.01.22
P3	Revisions re: amendments to NBN and Power	AD	28.10.21
P2	Revisions re: NBN and Power plans	AD	22.10.21
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- Refer to drawing L01 for Plant Schedule.



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Sheet No: 2 of 3

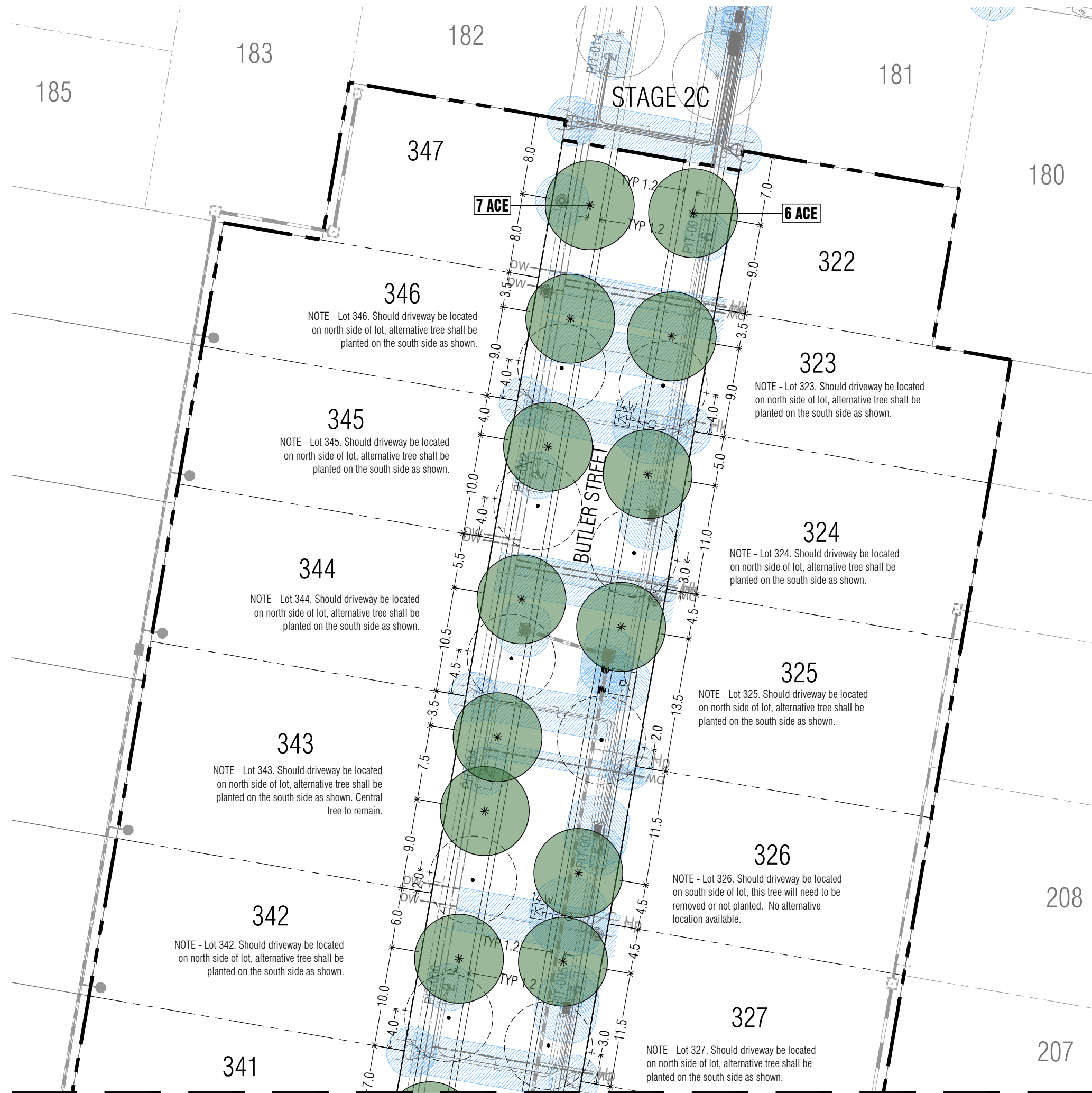


Client / Project
Intega
 Stage 2D
 Lucas Grange, Ballarat

Street Tree Plan 1

Drawn	Approved	Date	North
AD	RH	18.01.2022	
Scale (A1)	Scale (A3)	Sheet	
1:200	1:400	2 of 3	

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 Drawing Number: **PLA480-L02** Revision: **TP1**



Continued on L03

Continued on L02

NOTE - Lot 327. Should driveway be located on north side of lot, alternative tree shall be planted on the south side as shown.

NOTE - Lot 339. Should driveway be located on north side of lot, alternative tree shall be planted on the south side as shown.

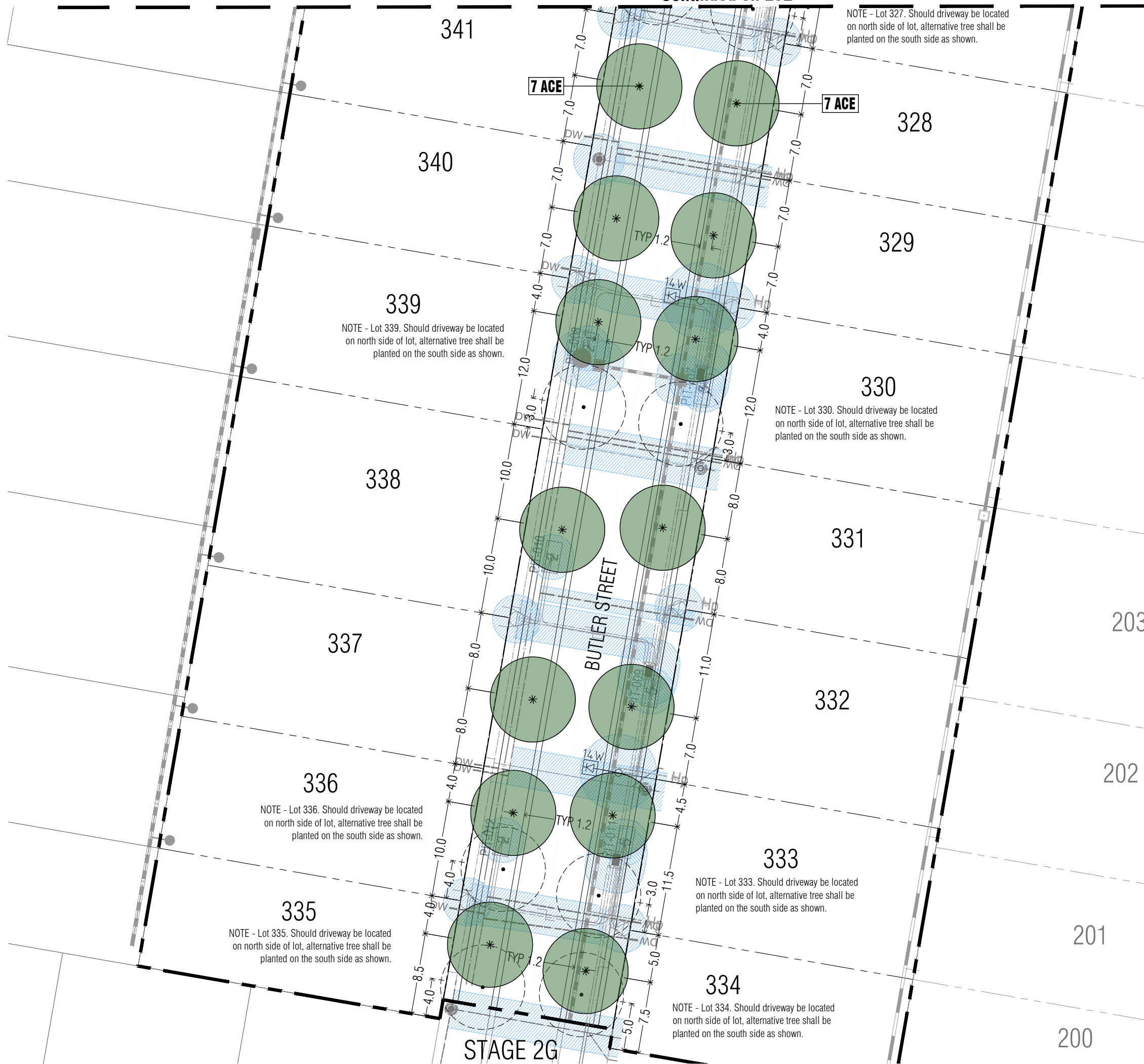
NOTE - Lot 330. Should driveway be located on north side of lot, alternative tree shall be planted on the south side as shown.

NOTE - Lot 336. Should driveway be located on north side of lot, alternative tree shall be planted on the south side as shown.

NOTE - Lot 335. Should driveway be located on north side of lot, alternative tree shall be planted on the south side as shown.

NOTE - Lot 333. Should driveway be located on north side of lot, alternative tree shall be planted on the south side as shown.

NOTE - Lot 334. Should driveway be located on north side of lot, alternative tree shall be planted on the south side as shown.



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Status: Planning Permit PLP/2020/177

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Client / Project

Intega
Stage 2D
Lucas Grange, Ballarat

Street Tree Plan 2

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Scale (A1)	Scale (A3)	Sheet	
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Drawing Number	Revision
PLA480-L03	TP1