

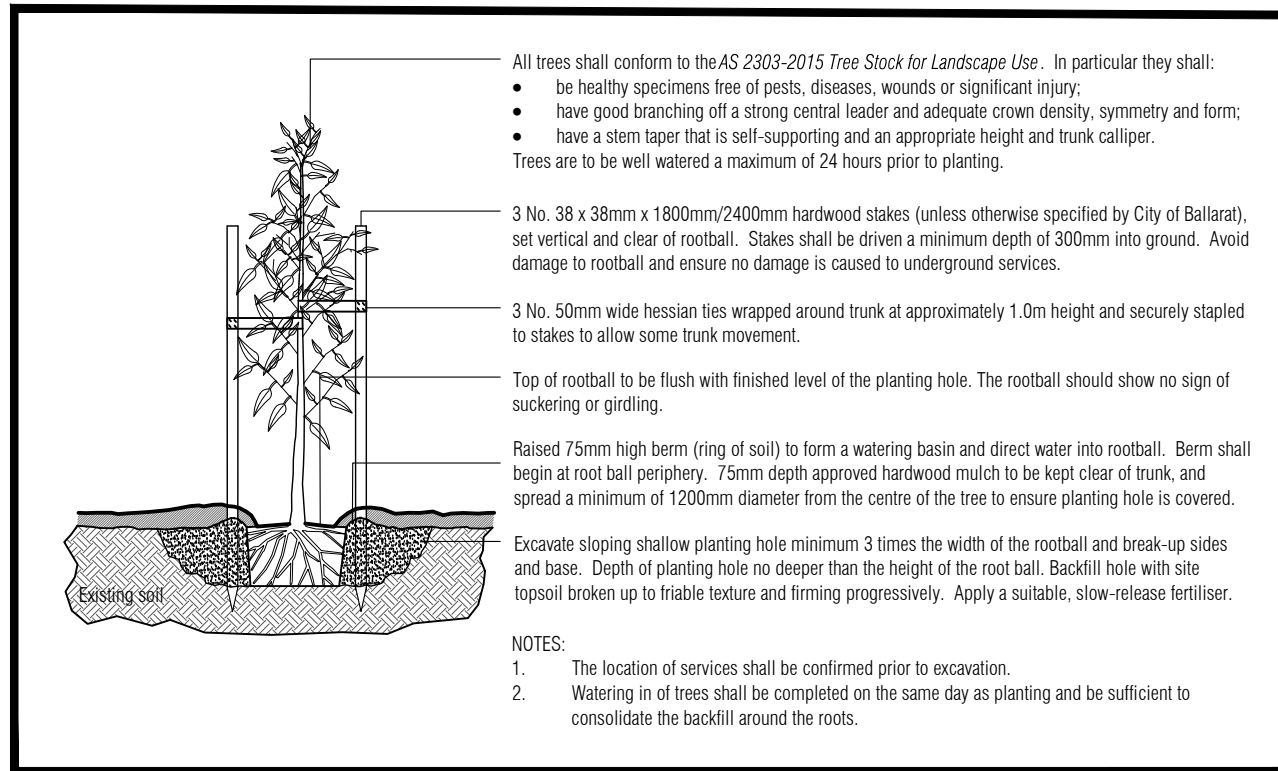
CONTEXT AND SHEET LAYOUT PLAN - Stage 2E Lucas Grange

CONTENTS:

Drawing Number
PLA481-L01 Context, Plant Schedule and Tree Detail
PLA481-L02 Street Tree Plan 1
PLA481-L03 Street Tree Plan 2

MASTER PLANT SCHEDULE

Code	Botanical Name	Common Name	Plant Size	Qty
Trees				
MAE	<i>Melia azedarach</i> 'Elite'	Elite White Cedar	45 ltr container, min. 2.2m high	24



TYPICAL TREE PLANTING DETAIL

NOT TO SCALE.

TP1 Town Planning Approval	AD	17.01.22
P1 Preliminary Issue for Client Review	AD	04.11.21
Revision Description	Initials	Date

APPROVAL ISSUE

Planning Permit PLP/2020/177

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 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.
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.

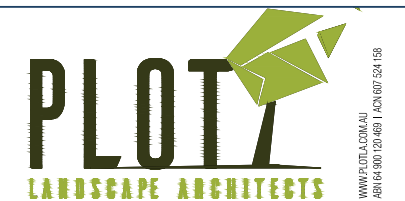


BALLARAT PLANNING SCHEME
Amended Document Endorsed under
Condition 5 of Permit No. PLP/2020/177/A
dated: 30.07.2020

Endorsed by Peri for and on behalf of the City of Ballarat Council.

Date: 28/7/2022

Sheet No: 1 of 4



Client / Project
Stage 2E
Lucas Grange, Ballarat

Drawing Title
Context, Plant Schedule and Tree Detail

Drawn	Approved	Date	North
AD	RH	17.01.2022	
Scale (A1)	Scale (A3)	Sheet	
NTS	NTS	1 of 3	

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Drawing Number
PLA481-L01

Revision
TP1

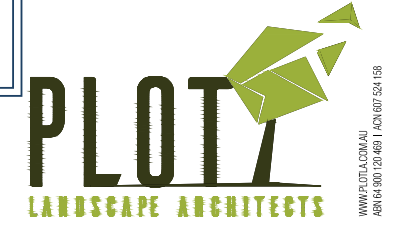
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 - Refer to drawing L01 for Plant Schedule.

- Legend**
- Proposed Street Trees - *Melia azedarach* 'Elite' [MAE]
 - Alternative tree location if driveway is located where street tree is proposed.
 - Plant Label and Code
 - Service Offsets

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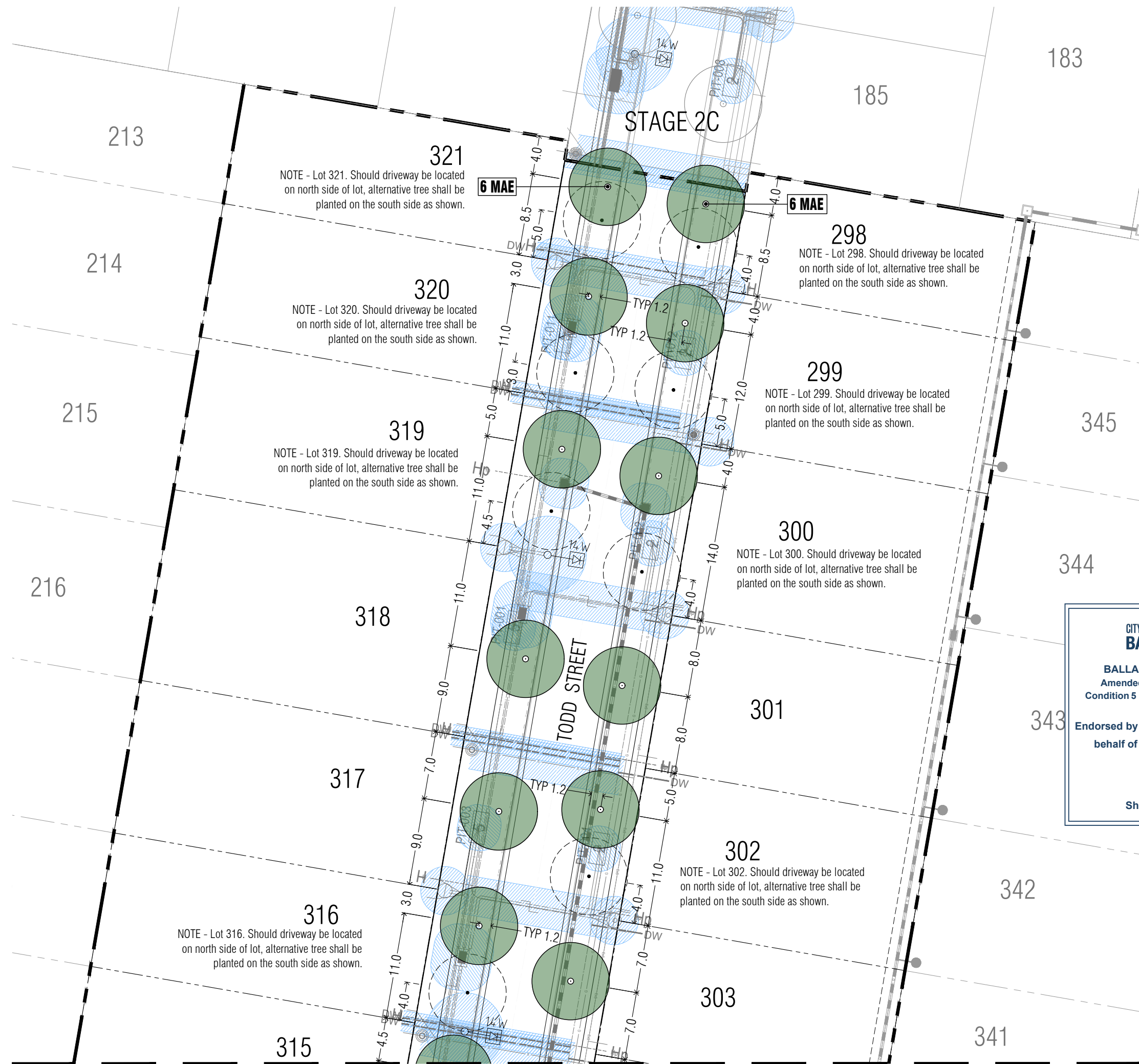
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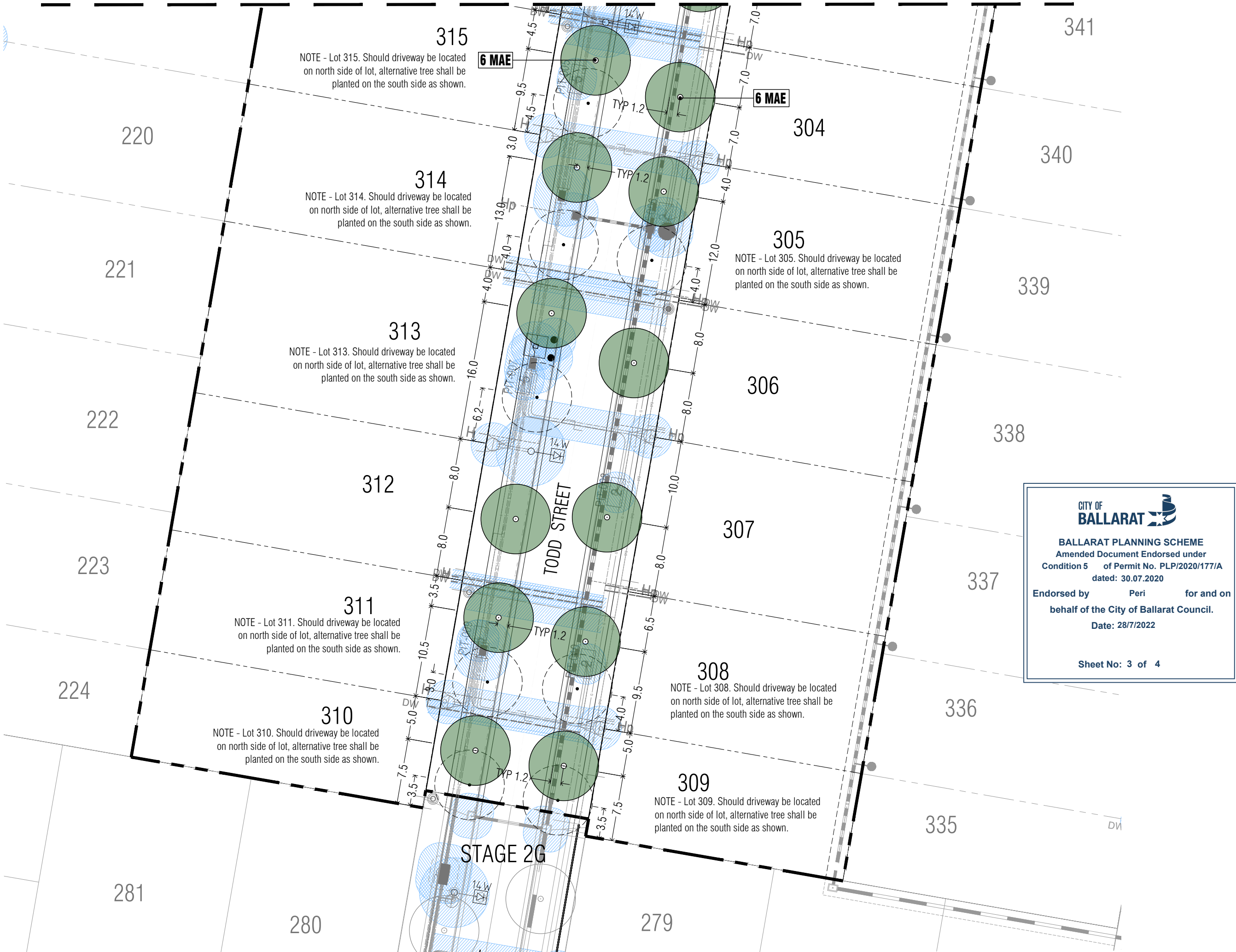
Stage 2E
Lucas Grange, Ballarat

Drawing Title			
Street Tree Plan 1			
Drawn	Approved	Date	North
AD	RH	17.01.2022	
Scale (A1)	Scale (A3)	Sheet	
1:200	1:400	2 of 3	



Continued on L03

Continued on L02



NOTE - Lot 315. Should driveway be located on north side of lot, alternative tree shall be planted on the south side as shown.

NOTE - Lot 314. Should driveway be located on north side of lot, alternative tree shall be planted on the south side as shown.

NOTE - Lot 313. Should driveway be located on north side of lot, alternative tree shall be planted on the south side as shown.

NOTE - Lot 311. Should driveway be located on north side of lot, alternative tree shall be planted on the south side as shown.

NOTE - Lot 310. Should driveway be located on north side of lot, alternative tree shall be planted on the south side as shown.

NOTE - Lot 305. Should driveway be located on north side of lot, alternative tree shall be planted on the south side as shown.

NOTE - Lot 308. Should driveway be located on north side of lot, alternative tree shall be planted on the south side as shown.

NOTE - Lot 309. Should driveway be located on north side of lot, alternative tree shall be planted on the south side as shown.

CITY OF BALLARAT

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Sheet No: 3 of 4

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P1 Preliminary Issue for Client Review	AD	04.11.21
Revision Description	Initials	Date
Status	APPROVAL ISSUE	

Planning Permit PLP/2020/177

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 - Plant Label and Code
 - Service Offsets



Client / Project

Intega
Stage 2E
Lucas Grange, Ballarat

Street Tree Plan 2			
Drawn	Approved	Date	North
AD	RH	17.01.2022	
Scale (A1)	Scale (A3)	Sheet	
1:200	1:400	3 of 3	
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Drawing Number	Revision		
PLA481-L03	TP1		

Works CANOPY COVERAGE ASSESSMENT

Project **Stage 2E Lucas Grange**
Date **Monday, 17 January 2022**
PLOT Drawing **PLA481-L01-L03_TP1**

Road **Todd Street**

Code	Tree Species	Quantity	Radius (m)	Canopy Area (m2)	TOTAL CANOPY
MAE	<i>Melia azedarach</i> 'Elite'	24	3.5	38	924
				Total	924
				Road Reserve Area	3515
Canopy Coverage for				Todd Street	26%

Stage Total 26%

CITY OF BALLARAT 

BALLARAT PLANNING SCHEME
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