

TP1	Town Planning Approval	AD	07.09.20
P3	Revisions re. Power and NBN plans	AD	14.04.20
P2	Revisions re. Power and NBN plans	AD	13.03.20
P1	Final/Interim-Client Review	AD	03.03.20
	Revised Drawing	AD	07.09.20
	Issue	AD	07.09.20
APPROVAL ISSUE			

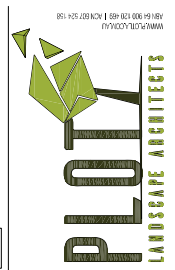
Notes

Planning Permit reference PIP/2018/525.

- 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 details.
- 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 Offset.
- Standard offset from the back of kerb is 1.2m unless otherwise shown.
- It is assumed that all underground cables in close proximity to the proposed trees shall be protected by a concrete slab or beam of infrastructure protection. (Refer L2.0 Distribution Construction Standard Underground Trenching G42.17 by Citypower and Powerco).
- Minimum setback of 2.5m to underground electricity cables and conduit crossings.
- Minimum setback of 2.0m to service assets including pits and points and 2.0m to stormwater outlets.
- Minimum setback of 1.2m to overhead crossings and 3.0m to overhead wires that are existing or known.
- Minimum setback of 1.0m to overhead wires that are unknown.
- Minimum setback of 4.0m to light poles.
- Proposed Street Trees.
- Trees are planted to allow a driveway within 7.0m from the title boundary where possible.
- The 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 minimum setbacks of street trees shall be approved by the City of Ballarat.
- Planting. All trees 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.
- Soil Seeding. Recycled stumps and other grassed areas where there has been disturbance due to landscape works will be propagated with heavy seed mix in accordance with the LDM, unless otherwise specified.
- Plant Schedule. Refer to sheet L1.0 of Plant Schedule.

Legend

- Proposed Street Trees - Ecologically sensitive (non-ecologically sensitive)
- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Service Offsets



Client Project:
Stage F3B
Lucas, Ballarat

Date		Issue	
AD	RH	07.09.2020	1
1200	15400	2 of 3	
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TP1



Planning and Environment Act 1987
 BALLARAT PLANNING SCHEME 1388
 This plan is endorsed in accordance with condition 5..... of Planning Permit No PIP/2018/525
 Planning Permit Issue Date 13/11/18
 Page 2 of 4
 Signed [Signature]
 Authorised Officer for and on behalf of the CITY OF BALLARAT
 Date 12/10/20
 1387

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, fill depth and all service locations are correct.

This plan is endorsed in accordance with condition 5 of

Planning Permit No P17/2018/525

Planning Permit Issue Date 13/11/18

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Signed *[Signature]*

Authorised Officer for and on behalf of the

CITY OF BALLARAT

Date 12/10/20

STAGE F3B RESERVE.

Refer to separate landscape plans for details.

Item	Issue	Date	By
P1	Town Planning Approval	AD 07.09.20	AD
F3	Revisions re. Power and NBN plans	AD 14.04.20	AD
F2	Revisions re. Power and NBN plans	AD 13.03.20	AD
P1	Preliminary-Client Review	AD 02.03.20	AD
	Revised Drawing		

APPROVAL ISSUE

Notes

1. Planning Permit reference P17/2018/525.
2. All measurements are in metres, unless otherwise shown.
3. The locations of underground services and light poles are indicated only - refer to engineering drawings for design service offsets.
4. The location and depth of services shall be verified on site prior to any damage to services during the landscape works.
5. 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 column length) shall be protected by a concrete curb (1.2m high) and a concrete head of infrastructure protection (refer to Distribution Construction Standard Underground Traversing CAP 71 by Citypower and Powercor).
 - Minimum setback of 2.5m to underground electricity cable poles / lines.
 - Minimum setback of 2.0m to service assets including pits and control cabinets.
 - Minimum setback of 0.75m to domestic service tapping points and 2.0m to stormwater outlets.
 - Minimum setback of 1.2m to footpath crossing and 3.0m to driveways where they are existing or known.
 - Minimum setback of 3.0m to the hydrants.
 - Minimum setback of 4.0m to light poles.
6. Proposed Street Trees:
 - Trees are planted to allow a driveway within 7.0m from the title boundary where possible.
 - Tree position in front of lots may change slightly due to spatial location of services and conditioned driveway.
 - 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 approved by the City of Ballarat.
 - Plants are approved in accordance with LDM, unless otherwise specified.
 - Match. Match shall be recycled hardwood (or similar approved) in general accordance with LDM, unless otherwise specified.
 - Grass seedling, Reseed water strips and other grassed areas shall be established in accordance with the LDM, unless otherwise specified.
 - Plant Schedule. Refer to sheet L10 for Plant Schedule.

Legend

- Proposed Street Trees - *Pyrus calleryana* 'Micheneri' (Historical Planting Plan)
- Proposed Street Trees - *Eucalyptus marginata* SSP. mezziana (Red Spotted Gum)
- Alternative area location if driveway is located where street tree is proposed.
- Plant Label and Code
- Service Offsets

PLOTT
LANDSCAPE ARCHITECTS

100 HVS LORRY | 03 528 19 199 | 85 HVS LORRY

Intega
Stage F3B
Lucas, Ballarat

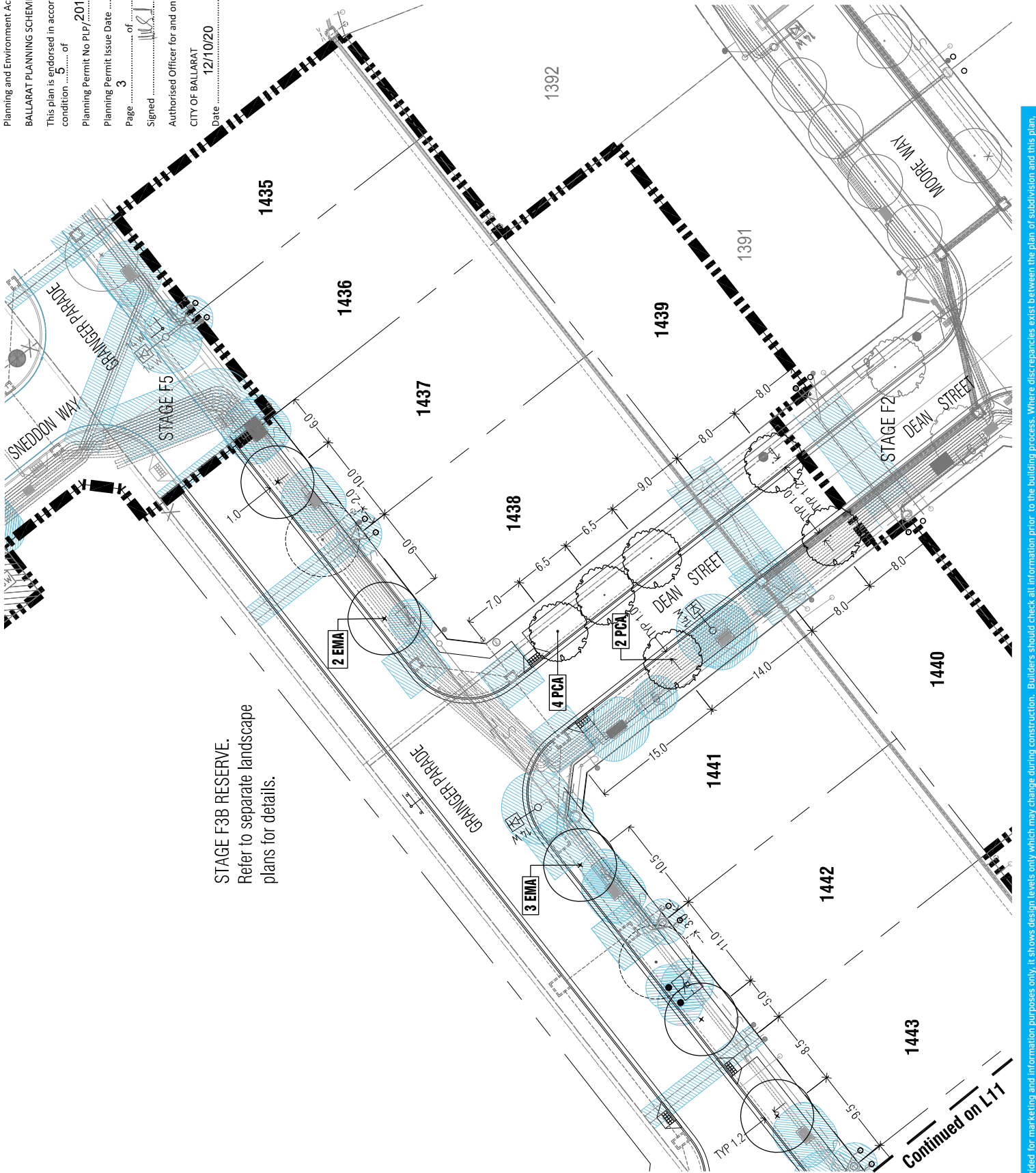
Drawn: JTH

Street Tree Plan 02

Date	Issue	By
AD	RH	07.09.2020
1200	1:400	3 of 3

This drawing is only for reference purposes. It is not to be used for construction.

Author: **TP1**



Works CANOPY COVERAGE ASSESSMENT

Project **Stage F3B, Lucas**
 Date **Monday, 7 September 2020**
 PLOT Drawing PLA305-L10-L12_TP1

Road **Lovering Way**

Code	Tree Species	Quantity	Radius (m)	Canopy Area (m2)	TOTAL CANOPY
FPU	<i>Fraxinus pennsylvanica 'Urbdeell'</i>	3	3.5	38	115
Total					115
Road Reserve Area					386
Canopy Coverage for				Lovering Way	30%


Road **Dean Street**

Code	Tree Species	Quantity	Radius (m)	Canopy Area (m2)	TOTAL CANOPY
PCA	<i>Pyrus calleryana 'Aristocrat'</i>	6	3.5	38	231
Total					231
Road Reserve Area					810
Canopy Coverage for				Dean Street	29%

Road **Grainger Parade**

Code	Tree Species	Quantity	Radius (m)	Canopy Area (m2)	TOTAL CANOPY
EMA	<i>Eucalyptus mannifera ssp. maculosa</i>	19	4	50	955
Total					955
Road Reserve Area					2628
Canopy Coverage for				Grainger Parade	36%

Stage Total 34.0%

Planning and Environment Act 1987
 BALLARAT PLANNING SCHEME
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 condition ...5..... of
 Planning Permit No PLP/2018/525
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 Page 4 of 4
 Signed 
 Authorised Officer for and on behalf of the
 CITY OF BALLARAT
 Date 12/10/20