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Drawing Number PLA529-L01 Contents, Context and PI PLA529-L02 Street Tree Plan 1 PLA529-L03 Street Tree Plan 2 PLA529-L04 Street Tree Plan 3 PLA529-L05 Tree Planting Details

Code	MAS
Rotanical Name	MASTER PLANT
	SCHEDULE
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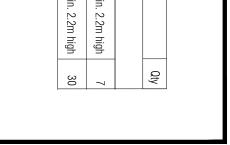
Code	Code Botanical Name	Common Name	Plant Size
Trees			
PCA*	PCA* Pyrus calleryana 'Aristocrat'	Aristocrat Flowering Pear	45 ltr container, m
ANS	ANS Acer negundo 'Sensation'	Box Elder	45 ltr container, m

NOIE All street trees along Peasnell Street shall have 4 post tree guard as detailed on page L05.



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 betwee 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. It is the responsibility of the prospective purchaser to confirm prior to purchase, all lot levels, fill depth and all service locations are correct.

## Plant Schedule



Challer	Revision	P	P2	TP1	
APPROV	Revision Description	Preliminary Issue for Client Review	Revisions re: Power and NBN plans	Town Planning Approval	

### AD AD 22.08.22 30.05.22 11.05.22 Date

Planning Permit PLP/2020/177/A APPROVAL ISSUE

## Notes

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3. The location and depth of services shall be verified on site prior to the commercement 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

- dherwise shown. It is assumed that all Underground Cable in close provimity to the 'tree zone' \* Gim diameterx 600mm depth) shall be within conduits or have cover allosts to provide a higher level of infrastructure protection. (\* Refer 12.0 UStribution Construction Standard Underground Trenching 6A211<sup>+</sup> by Citypower and Powercor ). Minimum setback of 2.5m to underground electricity cable
- joints / tees. Minimum setback of 2.0m to service assets including ptts
- and conduit crossings. Minimum setback of 0.7cm to domestic service tapping points and 2.0m to stommater 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.
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- crossings. Sethack 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 plens any variation to the number or species of street trees requires approval by City of Ballarat. 6 Planting All trees, structs and groundcovers shall be planted in 6 Planting All trees.

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, Dessed 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.





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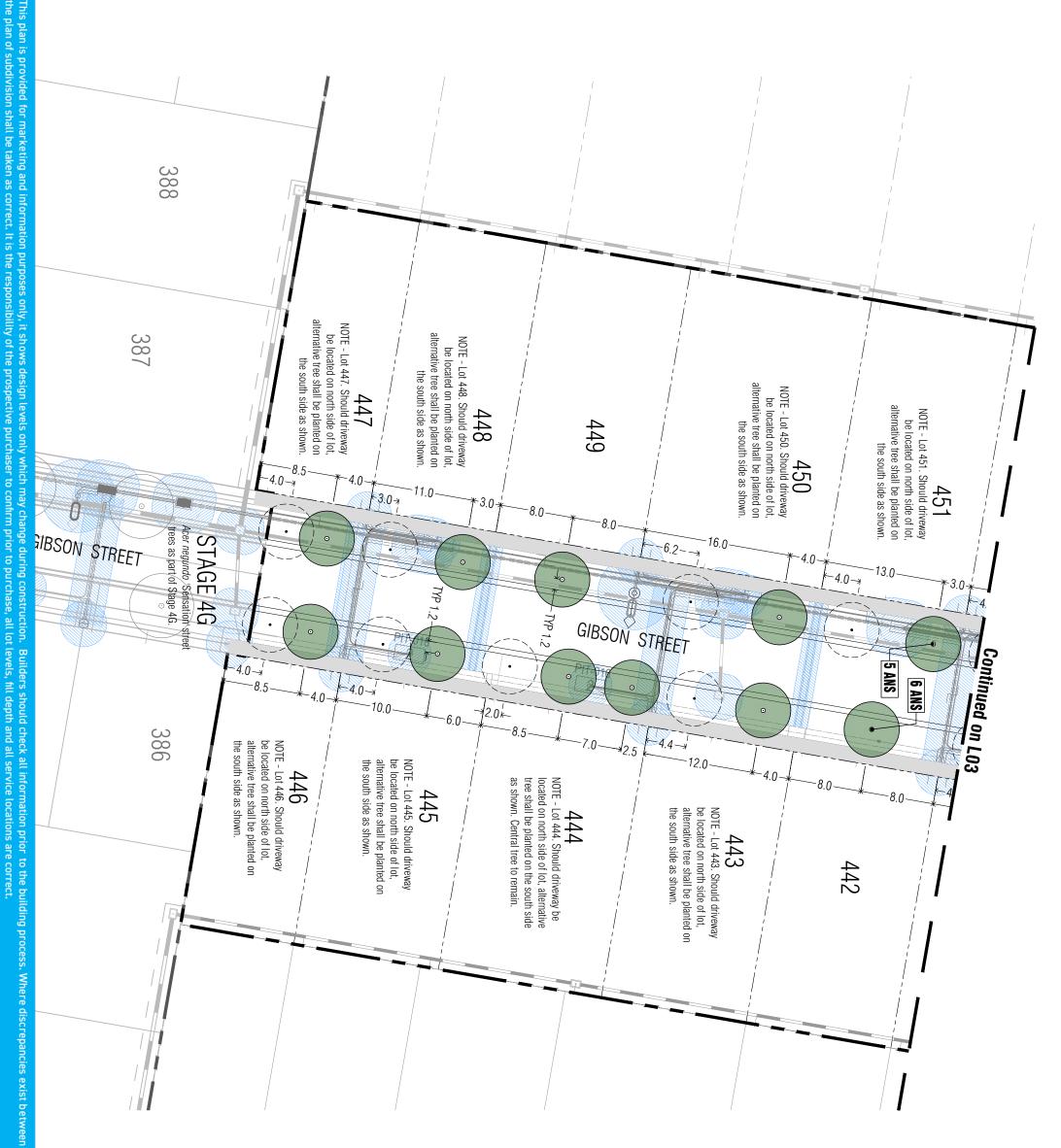
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**Contents, Context and Plant Schedule** 



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TP1	Revision		2		)	lorth	e Plan 1	ye, Ballarat	Stage 4E	ntegra





Setback itom intersection (ketb) 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.
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Gass Seeding. Resedt nature simps and other grassed areas where three thes been disturbance due to ladiscape works with a proprietary grass seed mix in accordance with the LDM.
Refer to drawing L01 for Plant Schedule. Legend  $\odot$ 

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a. The location and depth of services shall be verified on site prior to the commencement of works. The Contractor shall be liable for any dramage to services: during the landscape works.
4. Standard Street Tree Offsets.
Standard offset from the back of kerb is 1.2m unless

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Planning Permit PLP/2020/177/A

APPROVAL ISSUE

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P1 P2 P1

Town Planning Approval Revisions re: Power and NBN plans Preliminary Issue for Client Review n Description

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22.08.22 30.05.22 11.05.22 Date

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Minimum setback of 0.75m to domestic service tapping points and 2.0m to stormwater outlets.
Minimum setback of 1.2m to fodpath crossings and 3.0m to driveways where they are existing or known.
Minimum setback of 3.0m to fife hydrants.
Minimum setback of 4.0m to light poles.
Proposed Street Trees.
Tree position in front of lots may change slightly due to actual location of services, and constructed driveway

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Minimum setback of 2.0m to service assets including pits

conduit crossings.

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 It is assumed that all Underground Cable in close proximity to the tree zone\* "(5m diameter x 600mm depth) shall be within concluits 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

Existing street trees planted as part of another stage. Proposed Street Trees - Acer negundo 'Sensation' [ANS]



Alternative tree location if driveway is located where street tree is proposed.

3 ELD- Plant Label and Code

Service Offsets



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Street Tree Plan 2	Street Ti	
		Drawing Title
Lucas Grange, Ballarat	Lucas Gra	
Stage 4E		

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3 ELD— Plant Label and Code Service Offsets

Alternative tree location if driveway is located where street tree is proposed.

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Legend

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Proposed Street Trees - Acer negundo 'Sensation' [ANS]

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Refer to drawing L01 for Plant Schedule.

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 Minimum set dack of 0.75m to domestic service tapping points and 2.0m to stormwater cutlets.
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Citypower and Powercor ). Minimum setback of 2.5m to underground electricity cable

Minimum setback of 2.0m to service assets including pits

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Planning Permit PLP/2020/177/A

APPROVAL ISSUE

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P1 P2 P1

Town Planning Approval Revisions re: Power and NBN plans Preliminary Issue for Client Review Description

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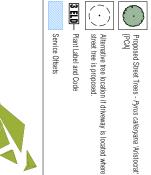
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Legend

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Town Planning Approval Revisions re: Power and NBN plans Preliminary Issue for Client Review Description

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22.08.22 30.05.22 11.05.22 Date

Status

- offerwise shown.
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   tis assumed that all Underground Cable in close proximity to the tree zone \* (Sm diameter x 600mm depth) shall be within conduits or nave cover sales the provide a higher level of infrastructure protection. (\* Refer 12.0 'Distribution Construction Standard Underground Tenching 64211' by Chypower and Powercor).
   Minimum setback of 2.2m to underground electricity cable joints / tees.
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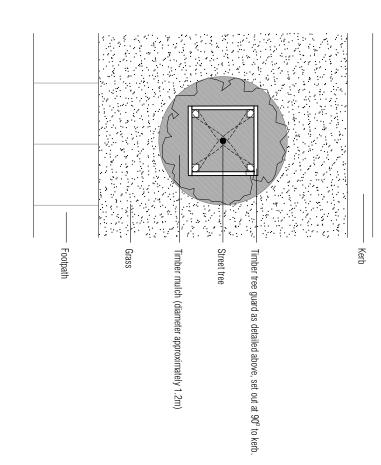
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  Proposed Server Trees.
  Tree position in front of lots may change slightly due to actual location of services, and constructed driveway crossings.



# **TYPICAL TREE PLANTING DETAIL - PEASNELI**

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



## Elevation View - Tree Guard Setout (nt

NOT TO SCALE.

TYPICAL TREE PLANTING DETAIL

NOTES:

and base. Depth of planting hole no deeper than the height of the root ball. Backfill hole with site topsoil broken up to friable texture and firming progressively. Apply a suitable, slow-release fertiliser.

The location of services shall be confirmed prior to excavation. Watering in of trees shall be completed on the same day as planting and be sufficient to consolidate the backfill around the roots.

Excavate sloping shallow planting hole minimum 3 times the width of the rootball and break-up sides spread a minimum of 1200mm diameter from the centre of the tree to ensure planting hole is covered. Raised 75mm high berm (ring of soil) to form a watering basin and direct water into rootball. Berm shall begin at root ball periphery. 75mm depth approved hardwood mulch to be kept clear of trunk, and suckering or girdling.

3 No. 50mm wide hessian ties wrapped around trunk at approximately 1.0m height and securely stapled

Top of rootball to be flush with finished level of the planting hole. The rootball should show no sign of

to stakes to allow some trunk movement.

damage to rootball and ensure no damage is caused to underground services.

set vertical and clear of rootball. Stakes shall be driven a minimum depth of 300mm into ground. 3 No. 38 x 38mm x 1800mm/2400mm hardwood stakes (unless otherwise specified by City of Ballarat)

Avoid

All trees shall conform to the AS 2303-2015 Tree Stock for Landscape Use. In particular they shall:
 be healthy specimens free of pests, diseases, wounds or significant injury;

have good branching off a strong central leader and adequate crown density, symmetry and form;

have a stem taper that is self-supporting and an appropriate height and trunk calliper.
 Trees are to be well watered a maximum of 24 hours prior to planting.



The location of services shall be confirmed prior to excavati. Watering in of trees shall be completed on the same day as consolidate the backfill around the roots.

planting and be sufficient to

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<b>Tree Planting Details</b>	Tree Plar		
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Stage 4E			
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Revision	7	P2	TP1	
Revision Description	Preliminary Issue for Client Review	Revisions re: Power and NBN plans	Town Planning Approval	
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AD AD 22.08.22 30.05.22 11.05.22 Date

Planning Permit PLP/2020/177/A APPROVAL ISSUE

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4 No 70 x 65 x 1800/2400mm treated pine posts securely installed in ground to avoid damage to rootball. Rails to be 600mm long x 70 x 35mm treated pine. Tree guard to be vertical, square, level and a minimum of 1200mm above ground. Avoid damage to rootball and ensure no damage is caused to underground

Trees are to be well watered a maximum of 24 hours prior to planting.

have a stem taper that is self-supporting and an appropriate height and trunk calliper. be healthy specimens free of pests, diseases, wounds or significant injury; have good branching off a strong central leader and adequate crown densit All trees shall conform to the AS 2303-2015 Tree Stock for Landsc:

ape Use. In particular they shall:

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guard to allow some trunk movement.

2 No continuous ties wrapped around trunk at approximately 1.0m

height and securely stapled to tree

services. All timber painted with 2 coats black exterior stain.

offsets

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