

# CONTEXT AND SHEET LAYOUT PLAN - Stage 4D Lucas Grange

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## MASTER PLANT SCHEDULE

Code	Botanical Name	Common Name	Plant Size	Qty
Trees				
EML	<i>Eucalyptus mannifera</i> 'Little Spotty'	Little Spotty Gum	20 ltr container, min. 1.2m high	32
PCA*	<i>Pyrus calleryana</i> 'Aristocrat'	Aristocrat Flowering Pear	45 ltr container, min. 2.2m high	11

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

TP1	Town Planning Approval	AD	18.11.22
P3	Revisions re: power plans	AD	13.09.22
P2	Revisions re: NBN and power plans	AD	22.08.22
P1	Preliminary Issue for Client Review	AD	05.08.22
Revision	Description	Initials	Date

**APPROVAL ISSUE**

Planning Permit PLP/2020/177/A

- ### 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 crossing.
    - Minimum setback of 3.0m to fire 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 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.



Client / Project

**Intega**  
 Stage 4D  
 Lucas Grange, Ballarat

**Contents, Context and Plant Schedule**

Drawn	Approved	Date	North
AD	RH	18.11.2022	
Scale (A1)	Scale (A3)	Sheet	
NTS	NTS	1 of 5	

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Drawing Number	Revision
<b>PLA523-L01</b>	<b>TP1</b>

TP1	Town Planning Approval	AD	18.11.22
P3	Revisions re: power plans	AD	13.09.22
P2	Revisions re: NBN and power plans	AD	22.08.22
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  - Refer to drawing L01 for Plant Schedule and L05 for Tree Planting Details.

**Legend**

- Existing street trees planted as part of another stage.
- Proposed Street Trees - *Eucalyptus mannifera* 'Little Spotty' [EML]
- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Service Offsets



Client / Project

Stage 4D  
Lucas Grange, Ballarat

Drawing Title

**Street Tree Plan 1**

Drawn	Approved	Date	North
AD	RH	18.11.2022	
Scale (A1)	Scale (A3)	Sheet	
1:200	1:400	2 of 5	

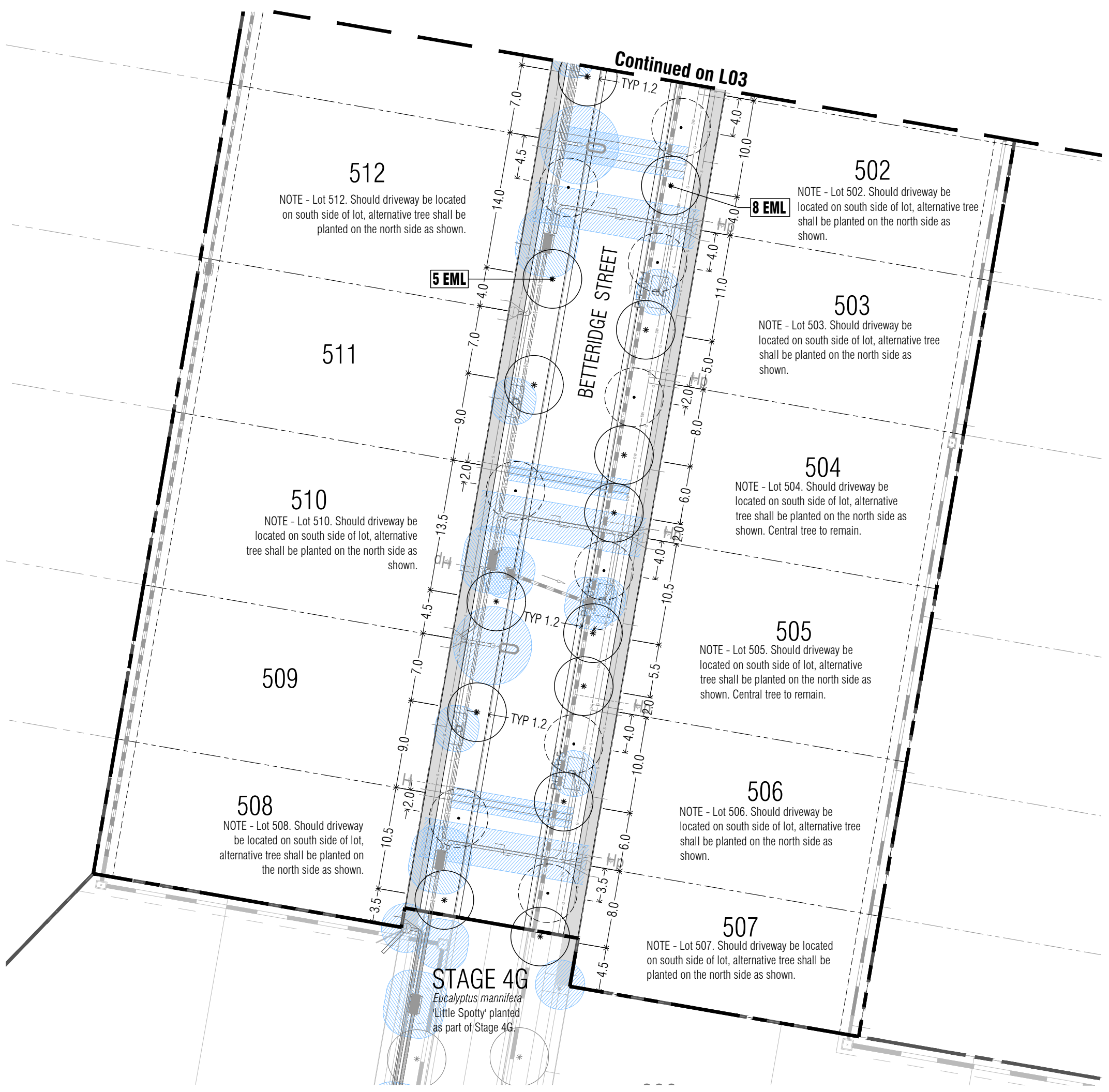
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Drawing Number

**PLA523-L02**

Revision

**TP1**



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- Refer to drawing L01 for Plant Schedule and L05 for Tree Planting Details.

**Legend**

- Proposed Street Trees - *Eucalyptus mannifera* 'Little Spotty' [EML]
- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Service Offsets



Client / Project

**Intega**  
Stage 4D  
Lucas Grange, Ballarat

Drawing Title

**Street Tree Plan 2**

Drawn	Approved	Date	North
AD	RH	18.11.2022	
Scale (A1)	Scale (A3)	Sheet	
1:200	1:400	3 of 5	

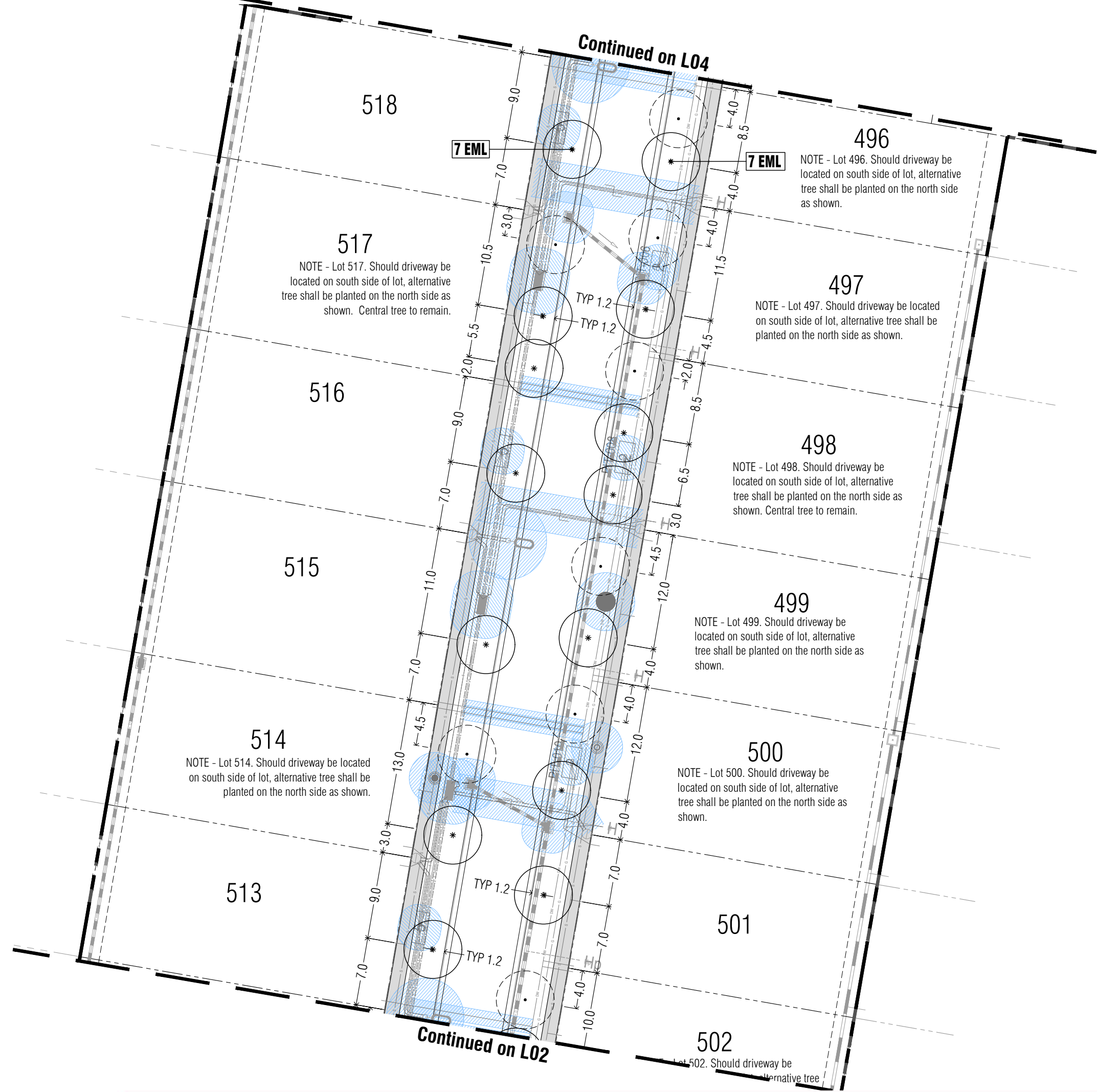
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Drawing Number

**PLA523-L03**

Revision

**TP1**



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**APPROVAL ISSUE**

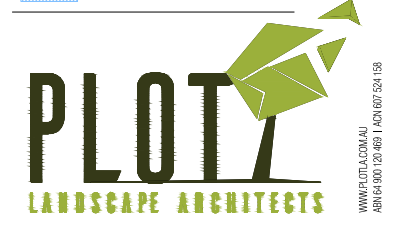
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**Legend**

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- Plant Label and Code
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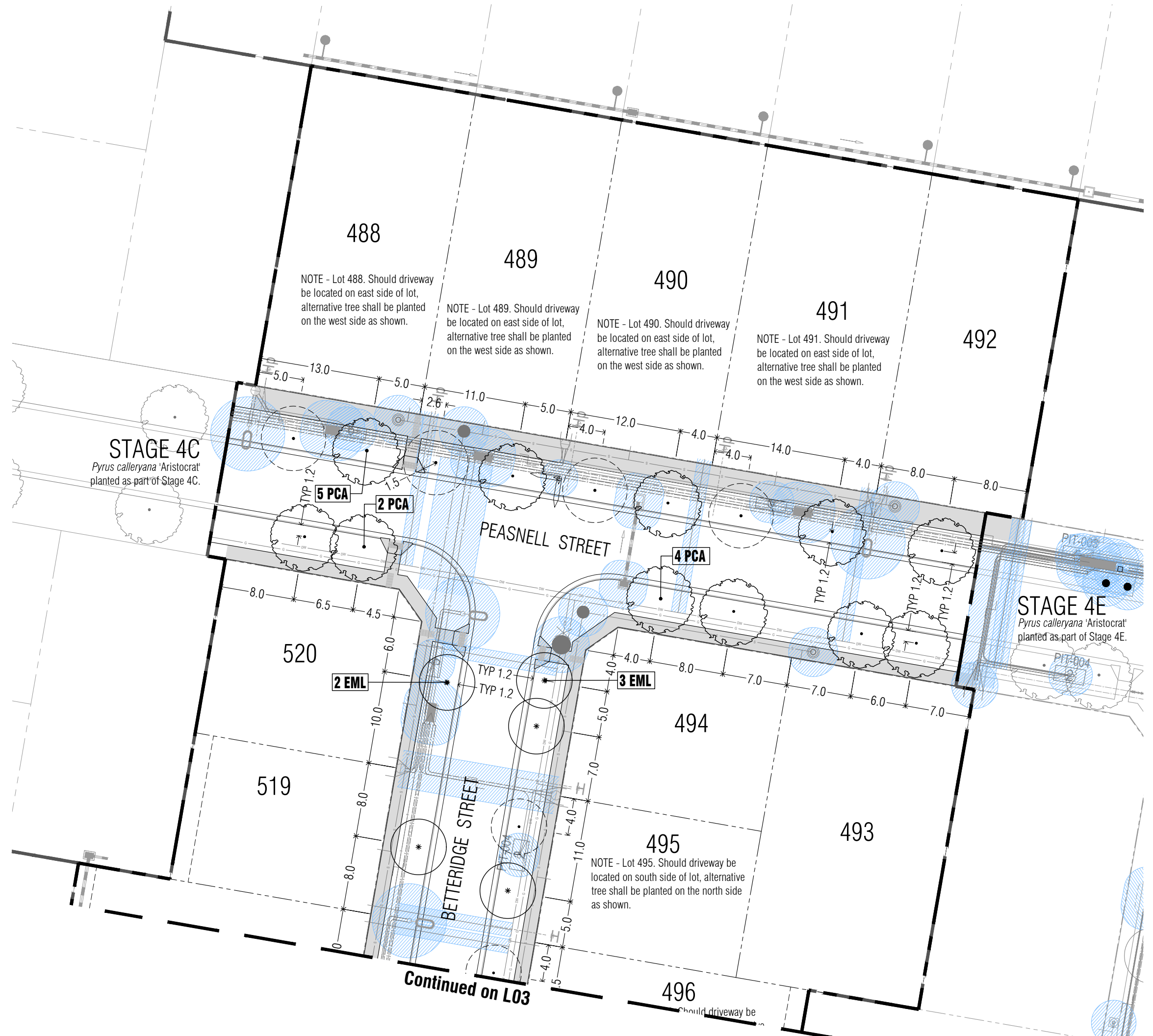


Client / Project **Intega**  
 Stage 4D  
 Lucas Grange, Ballarat

**Street Tree Plan 3**

Drawn	Approved	Date	North
AD	RH	18.11.2022	
Scale (A1)	Scale (A3)	Sheet	
1:200	1:400	4 of 5	

Drawing Number **PLA523-L04** Revision **TP1**



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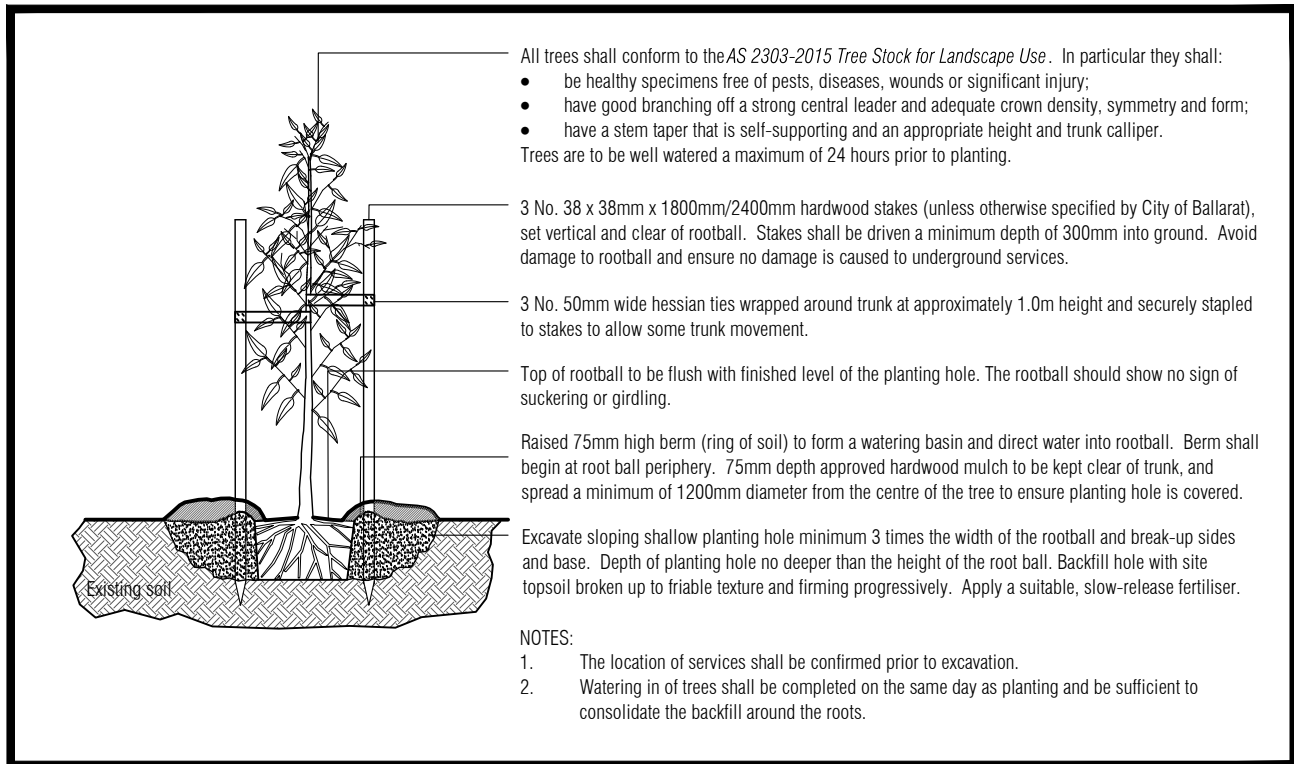
TP1	Town Planning Approval	AD	18.11.22
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**APPROVAL ISSUE**

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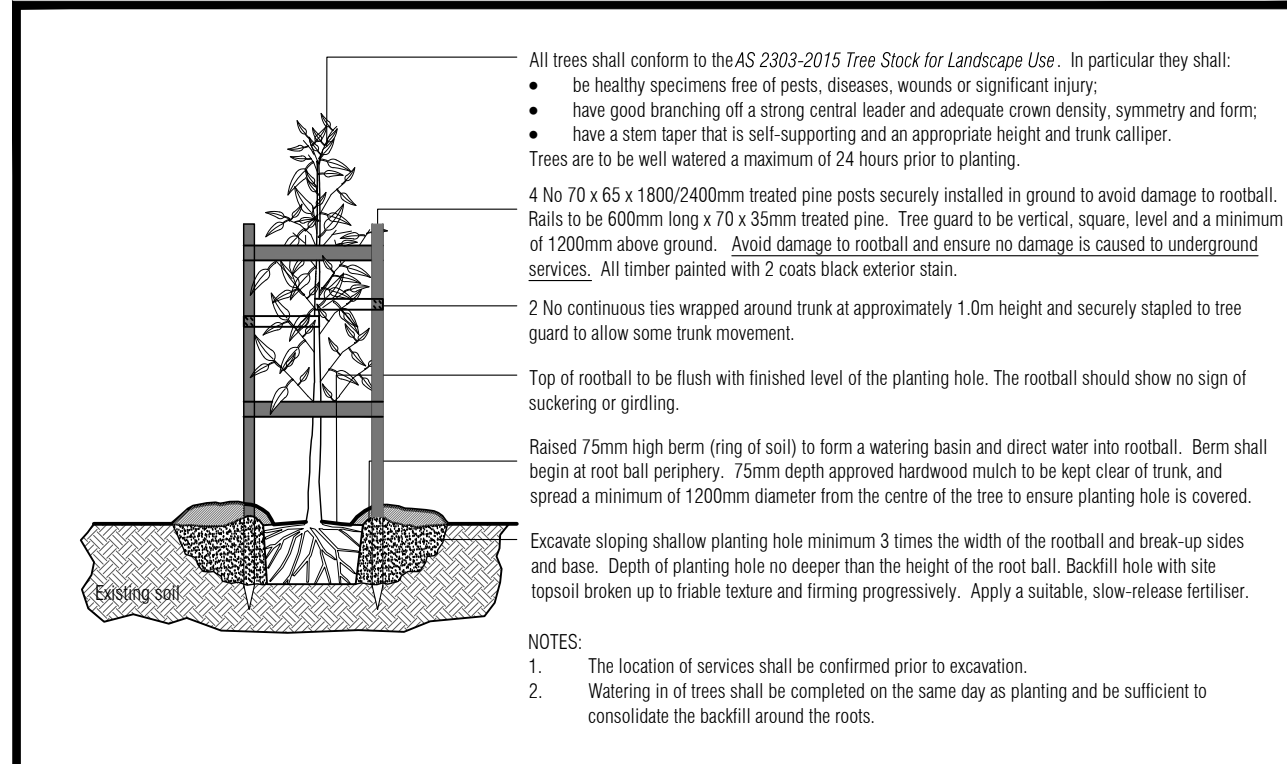
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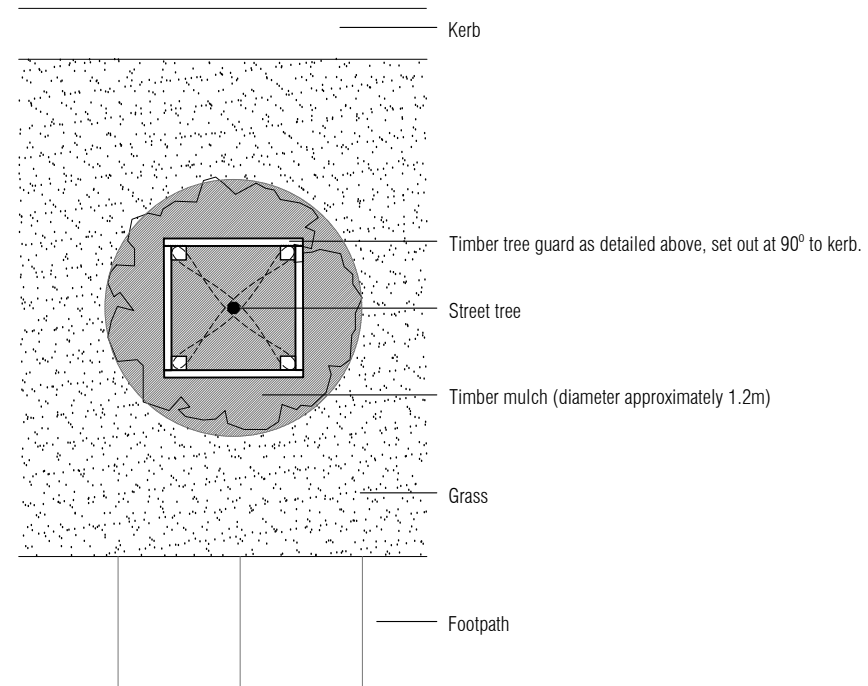


**TYPICAL TREE PLANTING DETAIL**

NOT TO SCALE.



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



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

**TYPICAL TREE PLANTING DETAIL  
Peasnell Street**

NOT TO SCALE.



Client / Project  
**Integra**  
 Stage 4D  
 Lucas Grange, Ballarat

Tree Planting Details		
Drawn	Approved	Date
AD	RH	18.11.2022
Scale (A1)	Scale (A3)	Sheet
NTS	NTS	5 of 5
Drawing Number	Revision	
<b>PLA523-L05</b>	<b>TP1</b>	