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TP1	Town Planning Approval	AD	30.08.24
P3	Rev. re. Power plan+ approved NBN	AD	23.11.23
P2	Revisions re. NBN plans	AD	01.08.24
P1	Preliminary Issue for Client Review	AD	03.07.23
Revision	Description	Initials	Date

## APPROVAL ISSUE

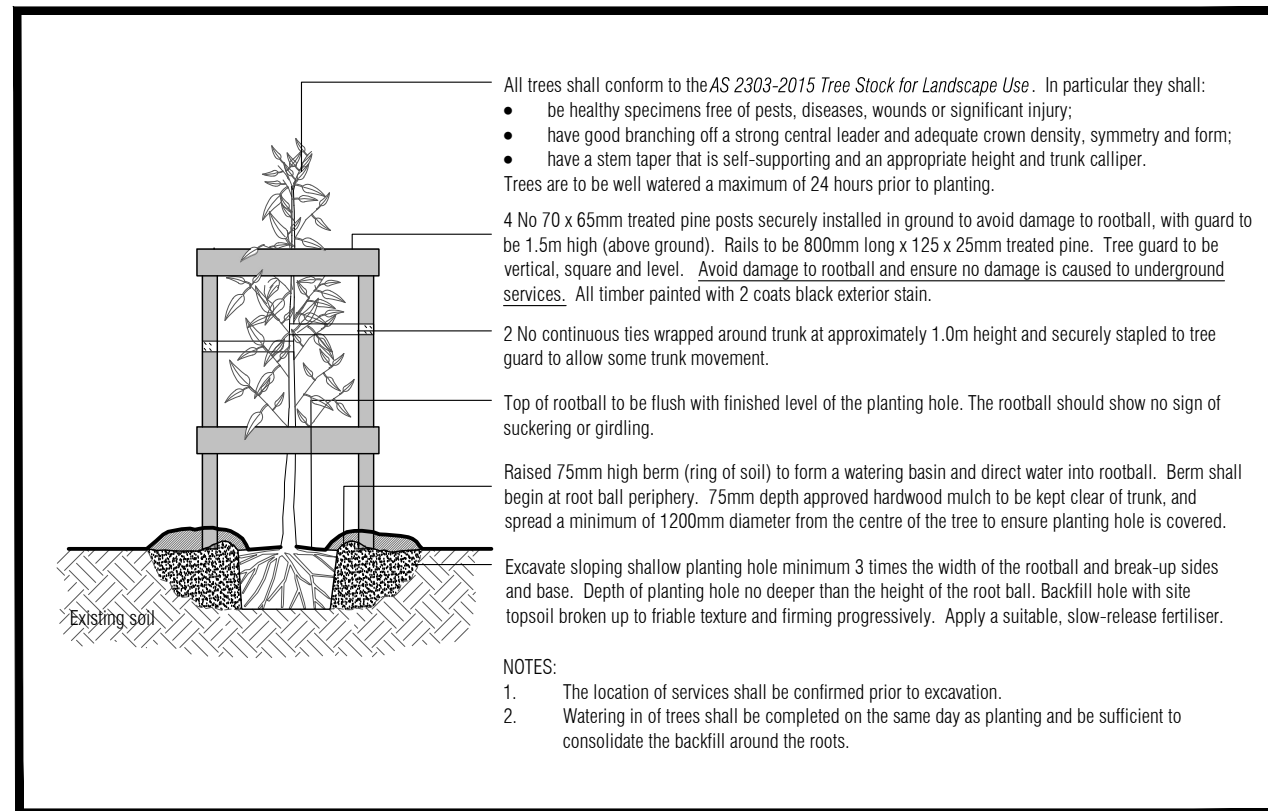
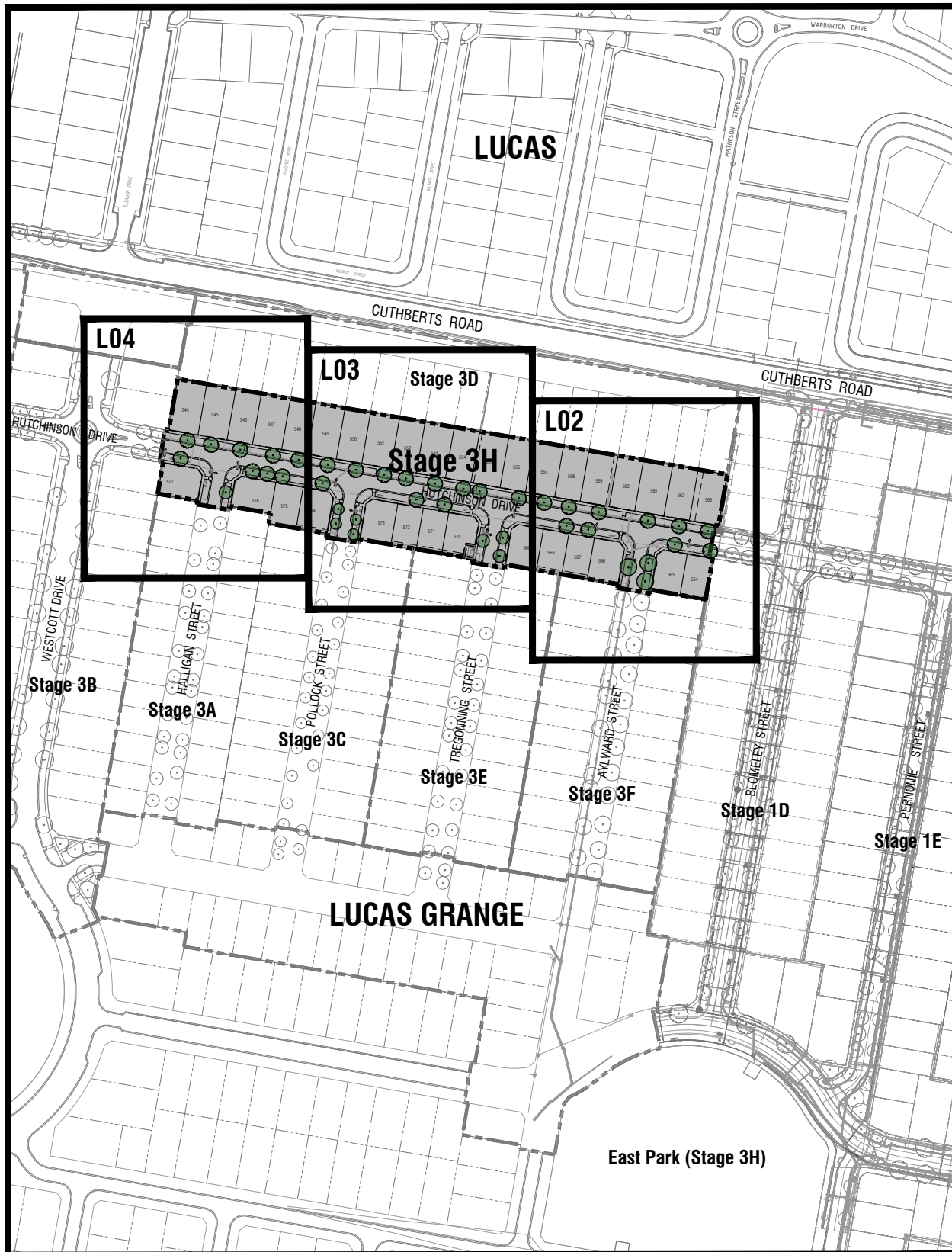
Planning Permit PLP/2020/177/B

### Notes

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- 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.
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- 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.
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- 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				
APE	<i>Acacia pendula</i>	Weeping Myall	18-20 ltr container, min. 1.2m high	1
BPO	<i>Brachychiton populneus</i>	Kurrajong	45 ltr container, min. 1.8m high	3
FPC	<i>Fraxinus pennsylvanica</i> 'Cimmzam'	Cimmaron Ash	45 ltr container, min. 2.2m high	30
GTS	<i>Gleditsia triacanthos</i> var <i>inermis</i> 'Shademaster'	Green Honey Locust	45 ltr container, min. 2.2m high	3
NSY	<i>Nyssa sylvatica</i>	Black Tupelo	45 ltr container, min. 2.2m high	4



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.

4 No 70 x 65mm treated pine posts securely installed in ground to avoid damage to rootball, with guard to be 1.5m high (above ground). Rails to be 800mm long x 125 x 25mm treated pine. Tree guard to be vertical, square and level. Avoid damage to rootball and ensure no damage is caused to underground services. All timber painted with 2 coats black exterior stain.

2 No continuous ties wrapped around trunk at approximately 1.0m height and securely stapled to tree guard to allow some trunk movement.

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

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 spread a minimum of 1200mm diameter from the centre of the tree to ensure planting hole is covered.

Excavate sloping shallow planting hole minimum 3 times the width of the rootball and break-up sides 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.

### NOTES:

- 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.

## TYPICAL TREE PLANTING DETAIL

NOT TO SCALE.



**BALLARAT PLANNING SCHEME**  
 Document Endorsed under  
**Condition 5** of Permit No. PLP/2020/177  
 dated: 30/7/2020  
 Endorsed by **Vicky Lu** for and on  
 behalf of the **City of Ballarat Council**.  
 Date: 9/9/2024

Sheet No: 1 to 4



Client / Project  
**Intega**  
 Stage 3H  
 Lucas Grange, Ballarat

### Context, Plant Schedule and Tree Detail

Drawn	Approved	Date	North
AD	RH	30/08/2024	
Scale (A1)	Scale (A3)	Sheet	
NTS	NTS	1 of 4	






Drawing Number  
**PLA575-L01** TP1


  
**CITY OF BALLARAT**
  
**BALLARAT PLANNING SCHEME**
  
 Document Endorsed under
   
 Condition 5 of Permit No. PLP/2020/177
   
 dated: 30/7/2020
   
 Endorsed by Vicky Lu for and on
   
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  - Refer to drawing LD1 for Plant Schedule.

**Legend**


-  Proposed Street Trees - *Fraxinus pennsylvanica* 'Cinnamon' [FPC]
-  Proposed Street Trees - *Gleditsia triacanthos* var *inermis* 'Shademaster' [GTS]
-  Alternative tree location if driveway is located where street tree is proposed.
-  Plant Label and Code
-  Service Offsets



Client / Project

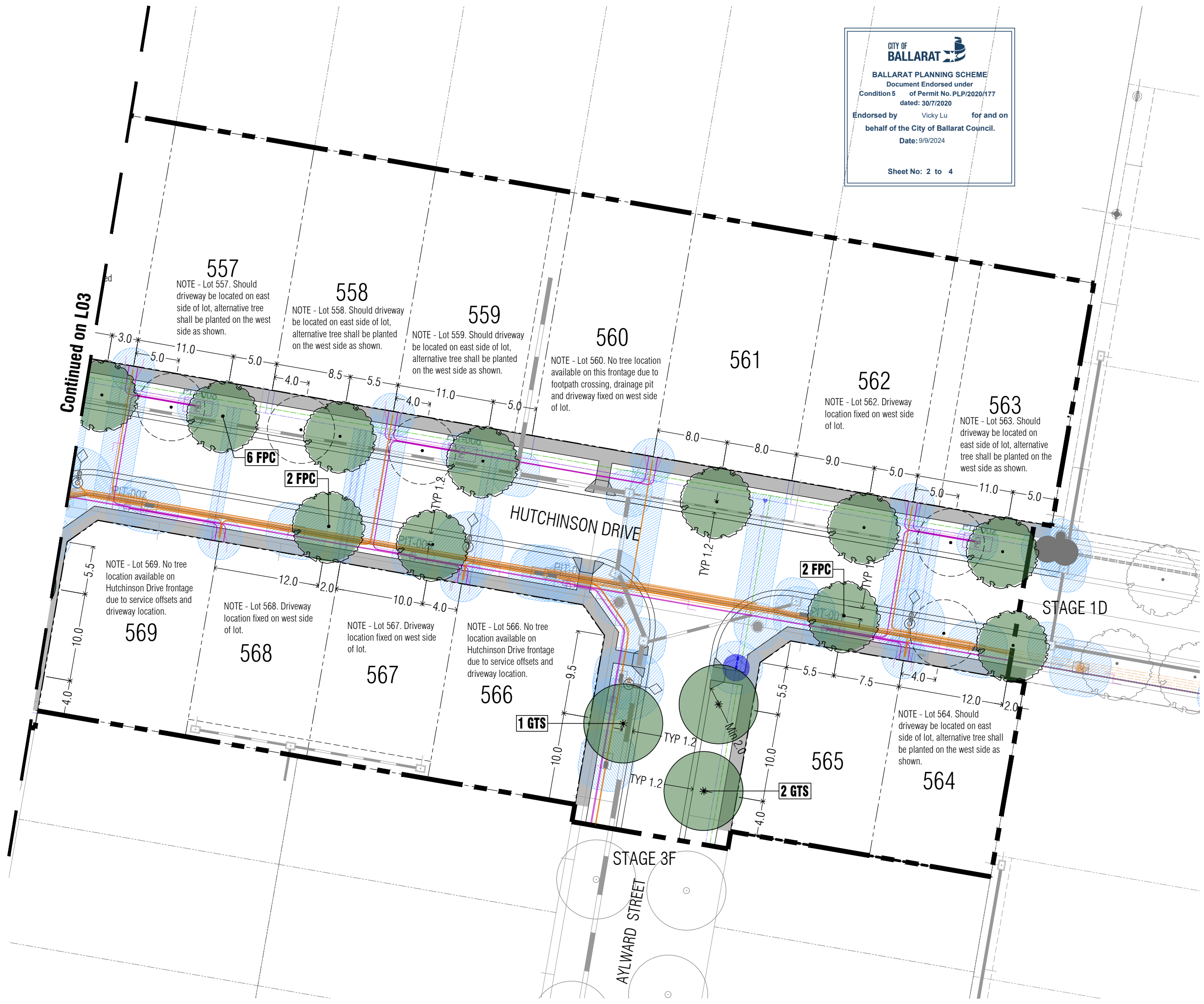

  
**Integra**
  
 Stage 3H
   
 Lucas Grange, Ballarat

**Street Tree Plan 01**

Drawn	Approved	Date	North
AD	RH	30/08/2024	
Scale (A1)	Scale (A3)	Sheet	
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Drawing Number	Revision
<b>PLA575-L02</b>	<b>TP1</b>



**CITY OF BALLARAT**

**BALLARAT PLANNING SCHEME**  
Document Endorsed under  
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dated: 30/7/2020

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  - Refer to drawing LD1 for Plant Schedule.

- Legend**
- Proposed Street Trees - *Fraxinus pennsylvanica* 'Ciminzani' [FPC]
  - Proposed Street Trees - *Brachycton populneus* [BPO]
  - Proposed Street Trees - *Nyssa sylvatica* [NSY]
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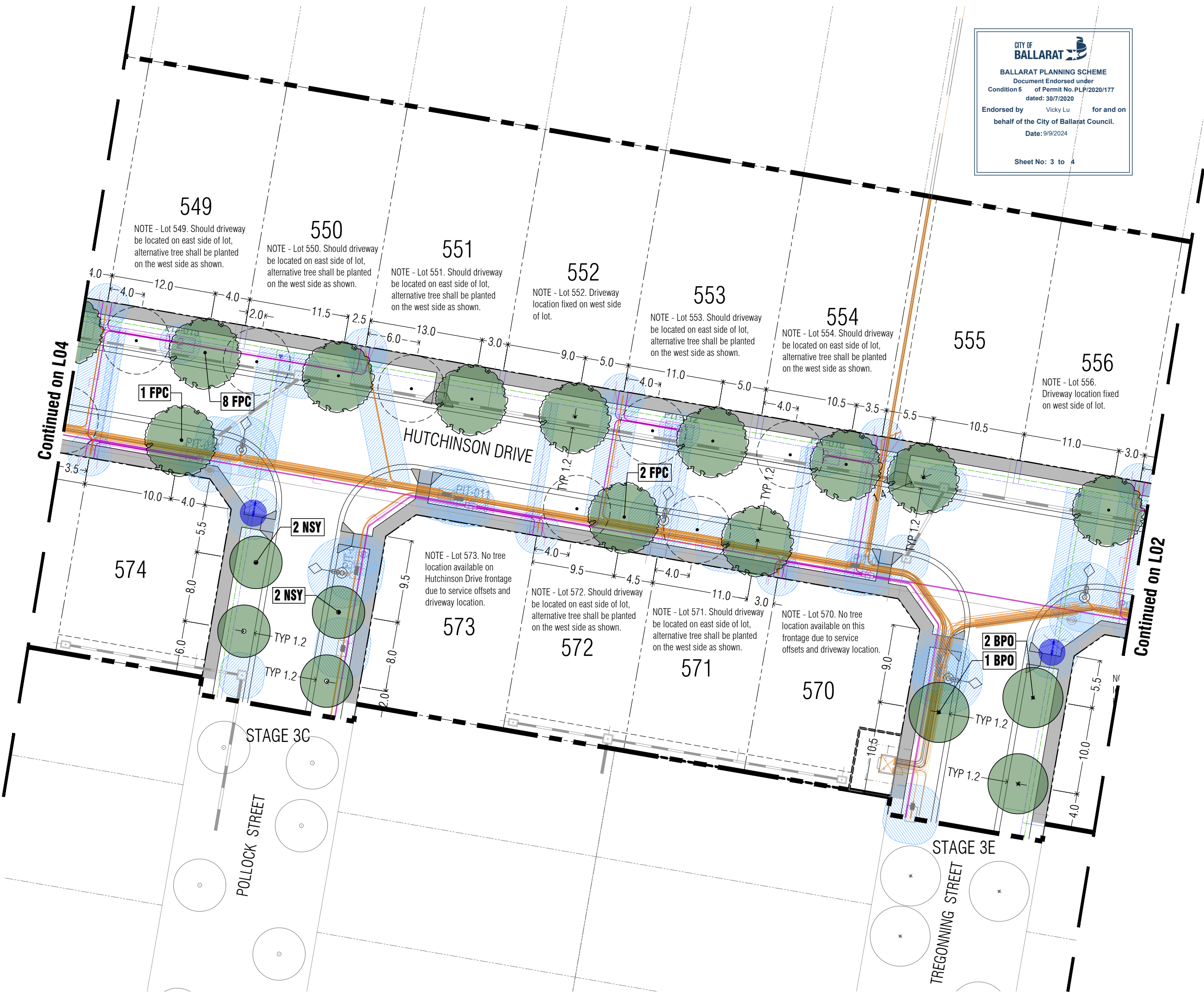
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**Street Tree Plan 02**

Drawn	Approved	Date	North
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Scale (A1)	Scale (A3)	Sheet	
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Drawing Number	Revision
<b>PLA575-L03</b>	<b>TP1</b>



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- Refer to drawing L01 for Plant Schedule.

**Legend**

- Proposed Street Trees - *Fraxinus pennsylvanica* 'Cinnamom' [FPC]
- Proposed Street Trees - *Acacia pendula* [APE]
- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Service Offsets



Client / Project

**Intega**  
Stage 3H  
Lucas Grange, Ballarat

**Street Tree Plan 03**

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Scale (A1)	Scale (A3)	Sheet	
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Drawing Number: **PLA575-L04**      Revision: **TP1**

