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PLA588-L01 Context, Plant Schedule and Tree Detail

PLA588-L02 Landscape Plan



BALLARAT PLANNING SCHEME

Amended Plan Endorsed under
Condition 4 - 7 of Permit No. PLP/2020/177/B
dated: 30 July 2020

Endorsed by **Nicole Burns**
for and on behalf of the City of Ballarat
Council.

Date: 25/7/2024

Sheet No: 1 of 2

TP1	Town Planning Approval	AD	09.07.24
P2	Revisions re: sightline setbacks	AD	24.11.23
P1	Preliminary Issue for Client Review	AD	23.11.23
Revision	Description	Initials	Date

APPROVAL ISSUE

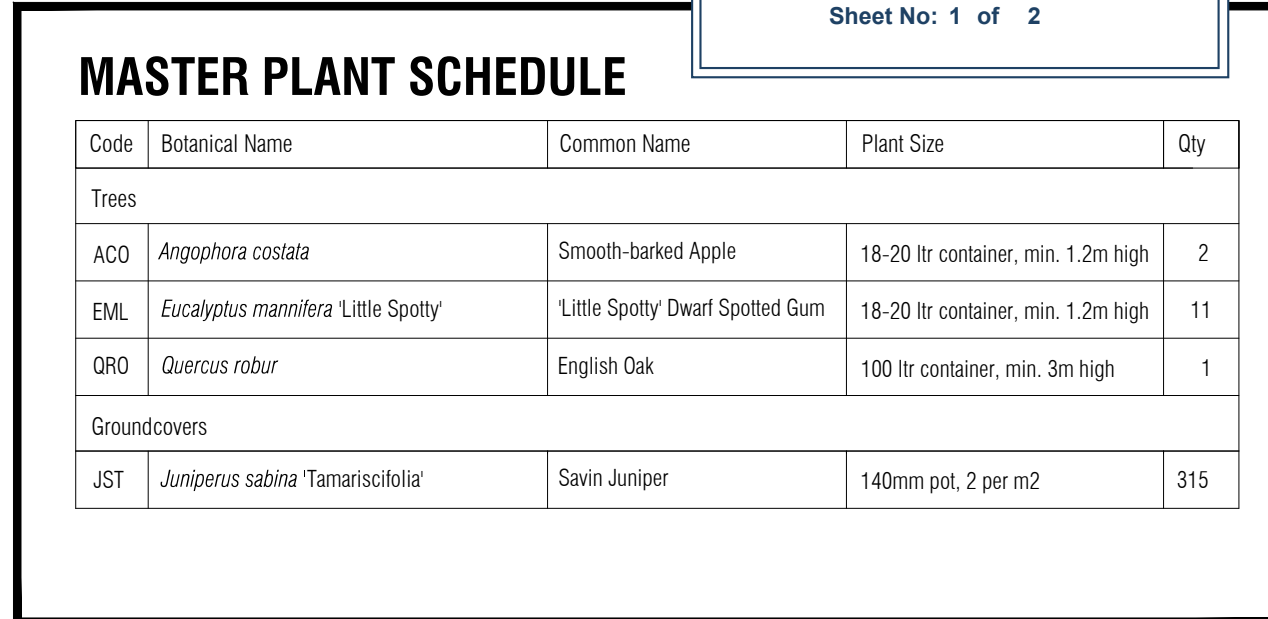
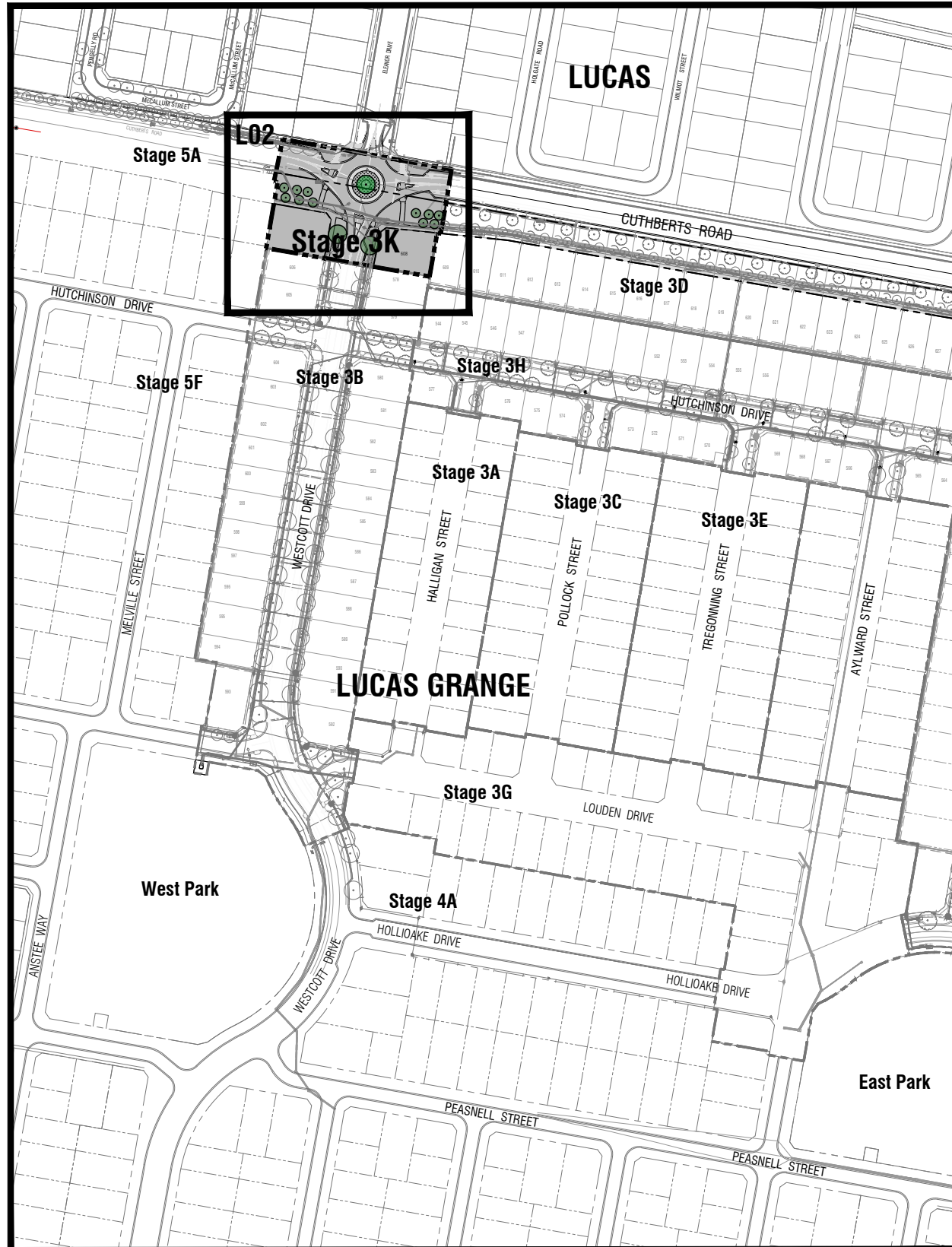
Planning Permit PLP/2020/177/B

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 known.
 - 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.

MASTER PLANT SCHEDULE

Code	Botanical Name	Common Name	Plant Size	Qty
Trees				
ACO	<i>Angophora costata</i>	Smooth-barked Apple	18-20 ltr container, min. 1.2m high	2
EML	<i>Eucalyptus mannifera</i> 'Little Spotty'	'Little Spotty' Dwarf Spotted Gum	18-20 ltr container, min. 1.2m high	11
QRO	<i>Quercus robur</i>	English Oak	100 ltr container, min. 3m high	1
Groundcovers				
JST	<i>Juniperus sabina</i> 'Tamariscifolia'	Savin Juniper	140mm pot, 2 per m ²	315



CONTEXT AND SHEET LAYOUT - Stage 3K Lucas Grange

TYPICAL TREE PLANTING DETAIL

NOT TO SCALE.



Client / Project

Intega
Stage 3K
Lucas Grange, Ballarat

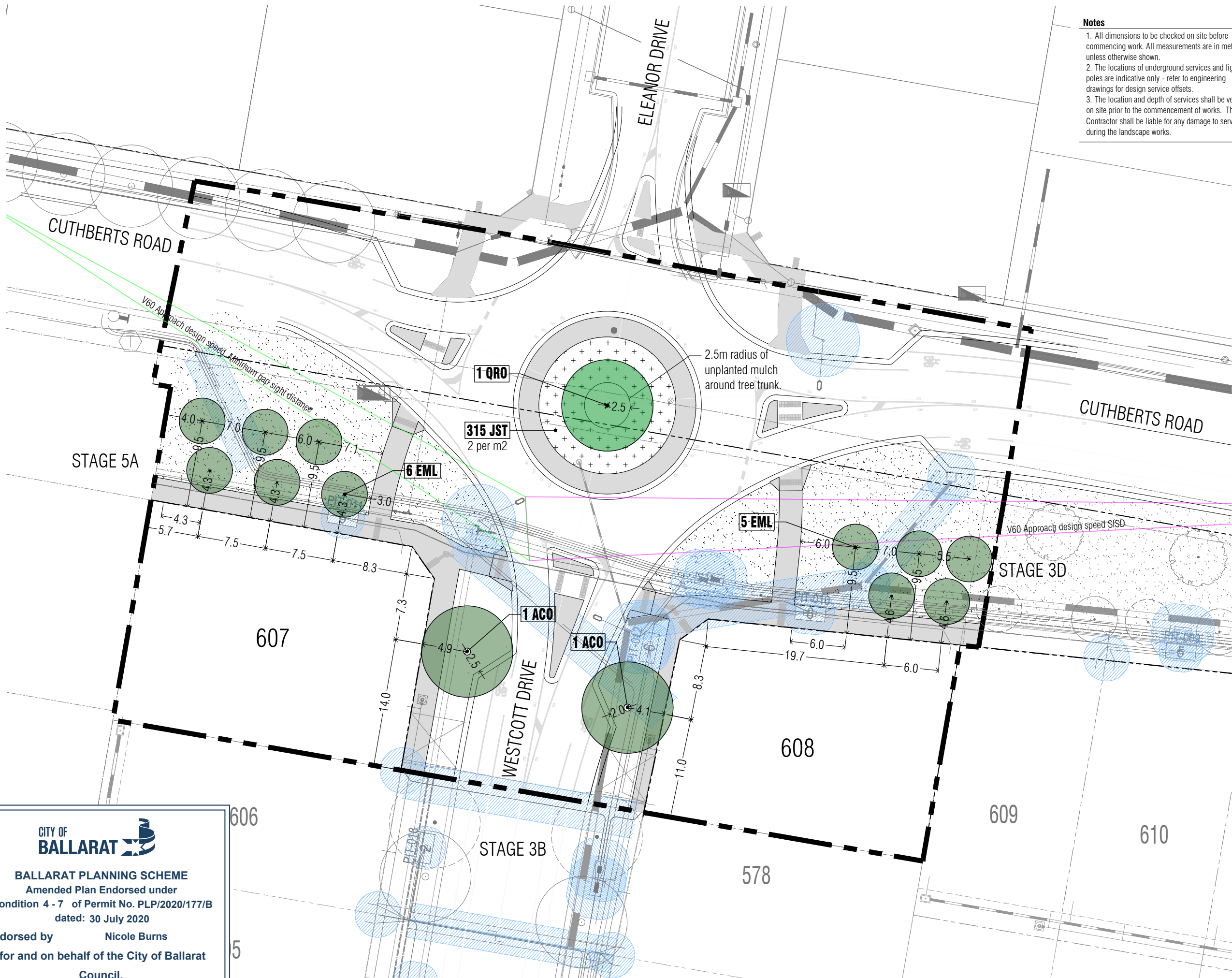
Drawing Title

Context, Plant Schedule and Tree Detail

Drawn	Approved	Date	North
AD	RH	09/07/2024	
Scale (A1)	Scale (A3)	Sheet	
NTS	NTS	1 of 2	

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Drawing Number	Revision
PLA588-L01	TP1



Notes

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- Notes continued**
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 - Refer to drawing L01 for Plant Schedule.

Legend

	Street Trees planted as another stage.
	Proposed Street Trees - <i>Eucalyptus mannifera</i> 'Little Spotty' [EML]
	Proposed Feature Tree - <i>Quercus robur</i> [QRO]
	Proposed Feature Tree - <i>Angophora costata</i> [ACO]
	Groundcover planting in timber mulch.
	Plant Label and Code
	Service Offsets

CITY OF BALLARAT

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Date: 25/7/2024
Sheet No: 2 of 2



Client / Project

Intega
Stage 3K
Lucas Grange, Ballarat

Drawing Title

Landscape Plan

Drawn	Approved	Date	North
AD	RH	09/07/2024	
Scale (A1)	Scale (A3)	Sheet	
1:200	1:400	2 of 2	

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Drawing Number **PLA588-L02** Revision **TP1**