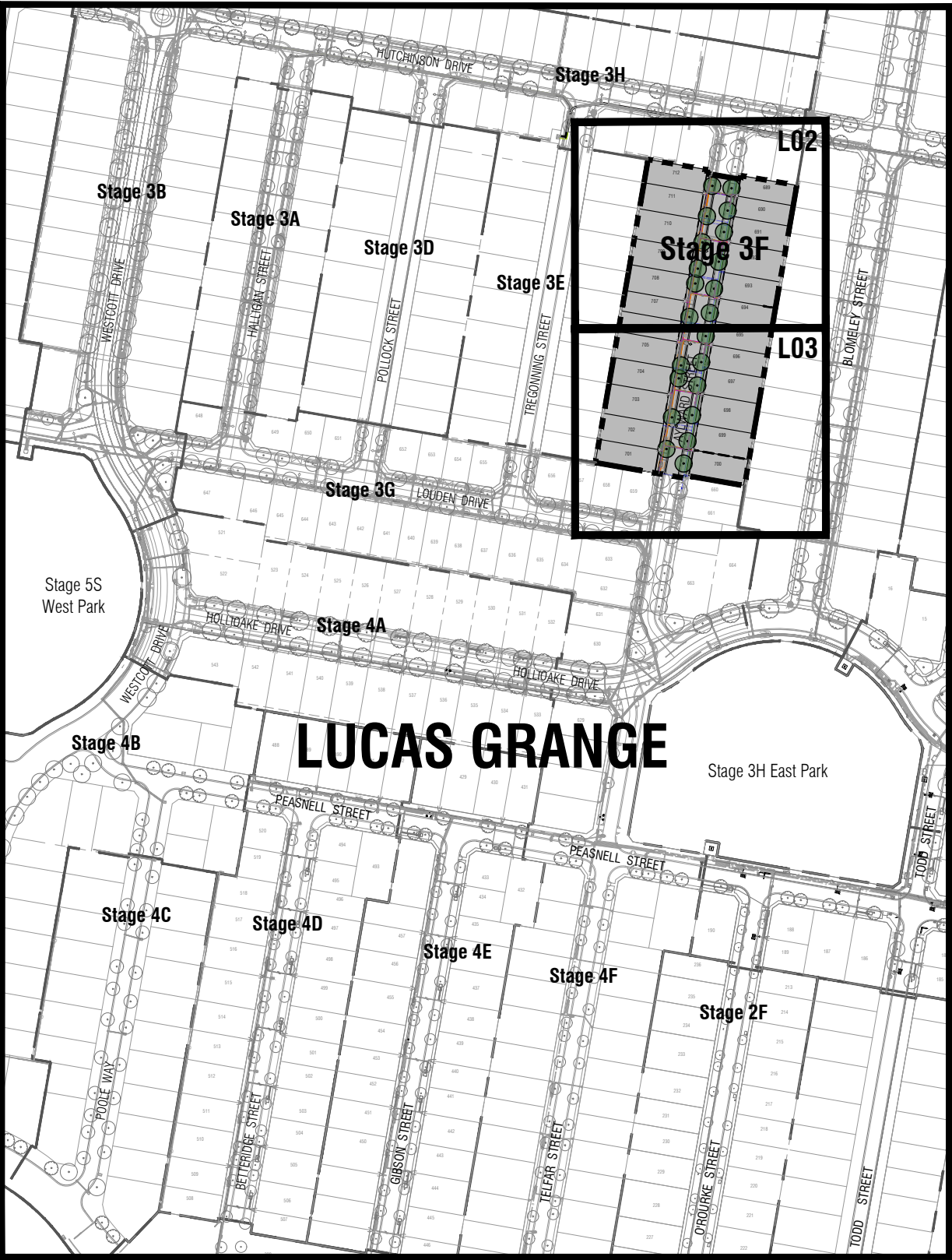


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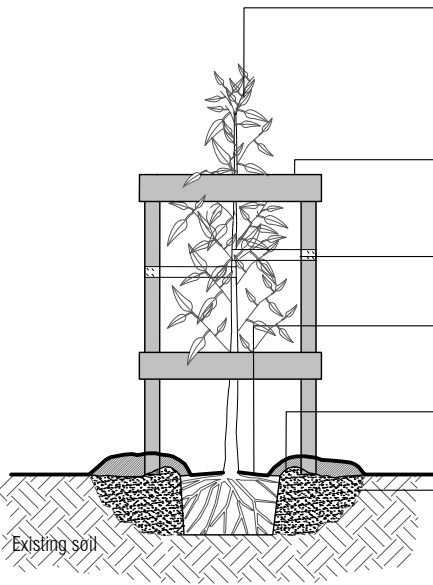
Drawing Number  
PLA586-L01 Contents, Context, Schedule and Detail  
PLA586-L02 Street Tree Plan 1  
PLA586-L03 Street Tree Plan 2



CONTEXT AND SHEET LAYOUT PLAN - Stage 3F Lucas Grange

MASTER PLANT SCHEDULE

Code	Botanical Name	Common Name	Plant Size	Qty
Trees				
GTS	<i>Gleditsia triacanthos</i> var <i>inermis</i> 'Shademaster'	Green Honey Locust	45 ltr container, min. 2.2m high	22



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 firmed progressively. Apply a suitable, slow-release fertiliser.

NOTES:

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

NOT TO SCALE

TYPICAL TREE PLANTING DETAIL

TP1	Town Planning Approval	AD	16.10.24
P3	Revisions re: power plans	AD	16.08.24
P2	Revisions re: driveway at Lot 694	AD	27.06.24
P1	Preliminary Issue for Client Review	AD	11.06.24
Revision	Description	Initials	Date
APPROVAL ISSUE			
Status			

Planning Permit PLP/2020/177/B

Notes

1. All dimensions to be checked on site before commencing work. All measurements are in metres, unless otherwise shown.
2. The locations of underground services and light poles are indicative only - refer to engineering drawings for design service offsets.
3. 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.
4. 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.
5. 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.
6. Planting. All trees, shrubs and groundcovers shall be planted in 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. 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.

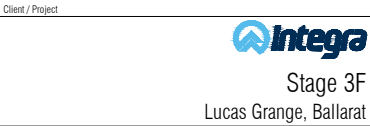


**BALLARAT PLANNING SCHEME**  
Document Endorsed under  
Condition 4 anc of Permit No. PLP/2020/177/A  
dated: 30.07.2020

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

Date: 28/11/2024

Sheet No: 1 to 3



Contents, Context, Schedule and Detail

Drawn	Approved	Date	North
AD	RH	16/10/2024	
Scale (A1)	Scale (A3)	Sheet	
NTS	NTS	1 of 3	

Drawing Number  
**PLA586-L01**

Revision  
**TP1**



Continued on L03

CITY OF  
BALLARAT

BALLARAT PLANNING SCHEME

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dated: 30.07.2020

Endorsed by

Nicole Burns

for and on

behalf of the City of Ballarat Council.

Date:

28/11/2024

Sheet No: 2 to 3

TP1	Town Planning Approval	AD	16.10.24
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Revision	Description	Initials	Date

APPROVAL ISSUE

Planning Permit PLP/2020/177/B

Notes

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2. The locations of underground services and light poles are indicative only - refer to engineering drawings for design service offsets.

3. 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.

4. Standard Street Tree Offsets.

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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 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).
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- 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.

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- 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.

6. Planting. All trees, shrubs and groundcovers shall be planted in 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. 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.

9. Refer to drawing L01 for Plant Schedule.

Legend

Trees planted as part of another stage

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

LANDSCAPE ARCHITECTS

WWW.PLOT.AU  
08 656 300 20 465 | 4/29/07 524 158

Client / Project

Stage 3F  
Lucas Grange, Ballarat

Drawing Title

Street Tree Plan 1

Drawn

AD

Approved

RH

Date

16/10/2024

North

Scale (A1)

1:200

Scale (A3)

1:400

Sheet

2 of 3

Drawing Number

PLA586-L02

Revision

TP1



Status **APPROVAL ISSUE**

## Notes

Client / Project



Drawing Title

Drawn	Approved	Date	North
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Drawing Number	Revision
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<b>PLA586-L03</b>	<b>TP1</b>
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**706**  
NOTE - Lot 706. No location for a tree due to service offsets and driveway.

**705**  
NOTE - Lot 705. Should driveway be located on south side of lot, alternative tree shall be planted on the north side as shown.

**704**  
NOTE - Lot 704. Should driveway be located on north side of lot there is no alternative tree location.

**703**  
NOTE - Lot 703. Should driveway be located on south side of lot, alternative tree shall be planted on the north side as shown.

**702**  
NOTE - Lot 702. Should driveway be located on south side of lot, alternative tree shall be planted on the north side as shown.

**701**  
NOTE - Lot 701. No location for a tree due to service offsets and driveway.

**695**  
NOTE - Lot 695. Should driveway be located on south side of lot, alternative tree shall be planted on the north side as shown.

**696**  
NOTE - Lot 696. Should driveway be located on south side of lot, alternative tree shall be planted on the north side as shown.

**697**  
NOTE - Lot 697. Should driveway be located on south side of lot, there is no alternative tree location.

**698**  
NOTE - Lot 698. Should driveway be located on south side of lot, alternative tree shall be planted on the north side as shown.

**699**  
NOTE - Lot 699. Should driveway be located on south side of lot, there is no alternative tree location.

**700**  
NOTE - Lot 700. Driveway location fixed.

**STAGE 3G**  
Existing *Gleditsia triacanthos* var. *nervis* 'Shademaster' street trees.

**AYLWARD STREET**

**LOUDEN DRIVE**

**6 GTS**

**4 GTS**

**TYP 1.2**

**657**, **658**, **659**, **660**, **661**

CITY OF  
**BALLARAT**

**BALLARAT PLANNING**  
Document Endorsed by  
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Endorsed by Nicole Bu...  
behalf of the City of Ballarat

Date: 28/11/2020

Sheet No: 3 to 4

**BALLARAT PLANNING SCHEME**  
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**Date:** 28/11/2024

Sheet No: 3 to 3