

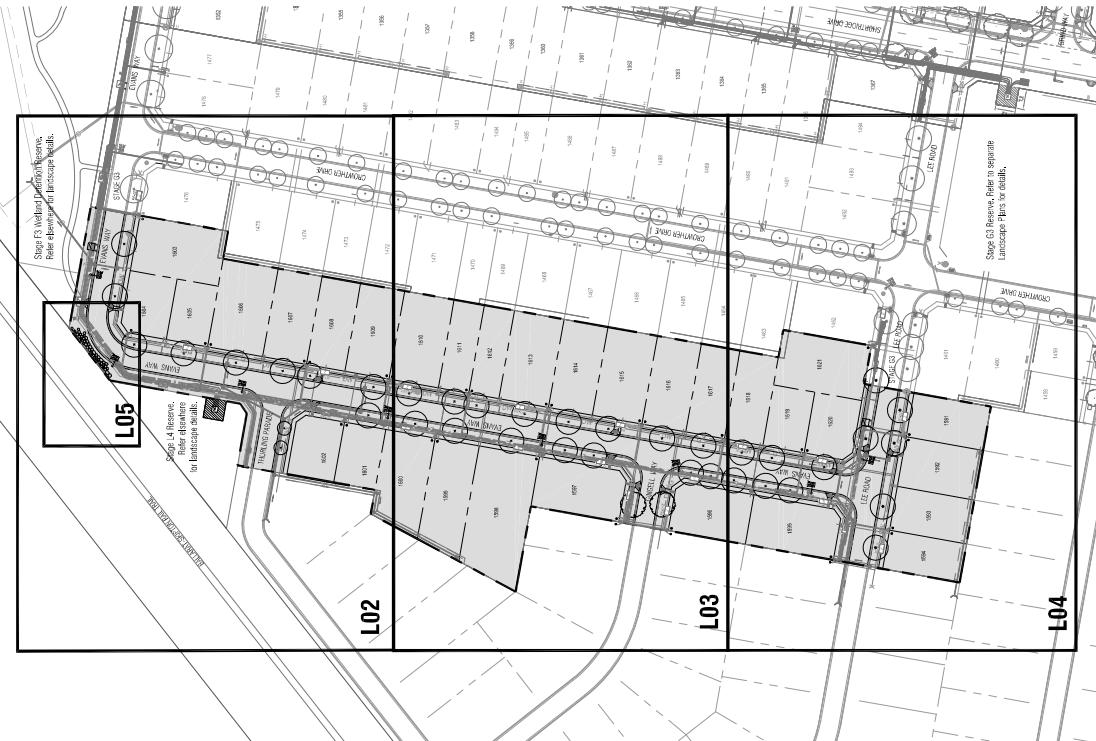
## CONTENTS:

Drawing Number	PLA332-L01	Contents, Sheet Layout and Plant Schedule
	PLA332-L02	Street Tree Plan 01
	PLA332-L03	Street Tree Plan 02
	PLA332-L04	Street Tree Plan 03
	PLA332-L05	Rock Embankment Details

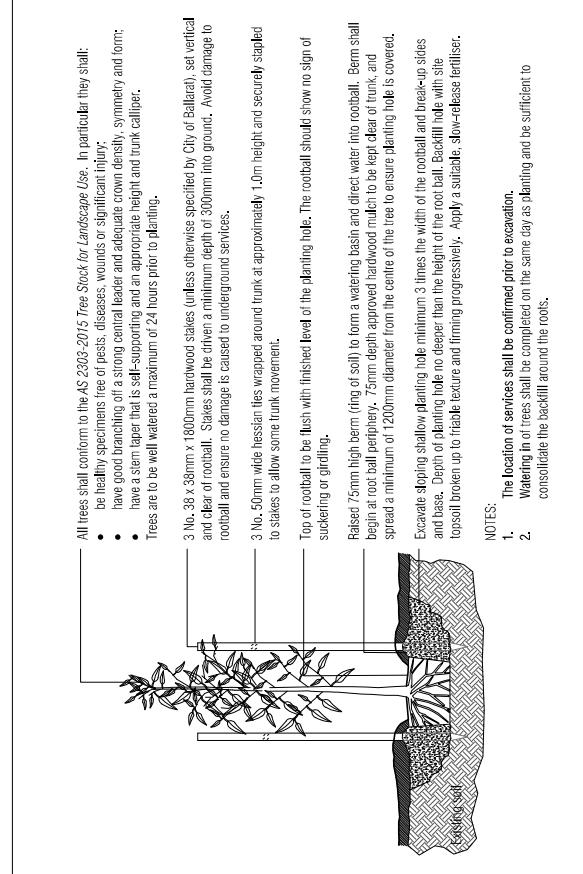
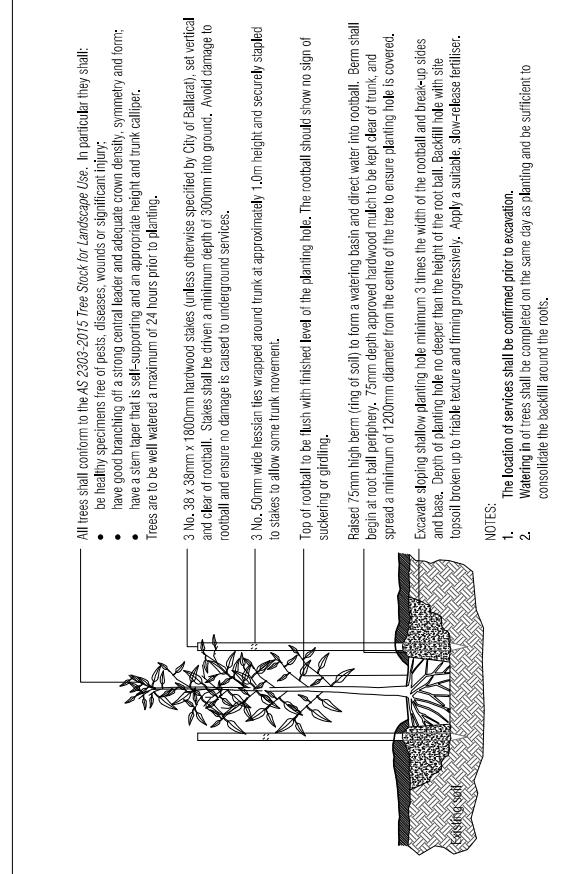
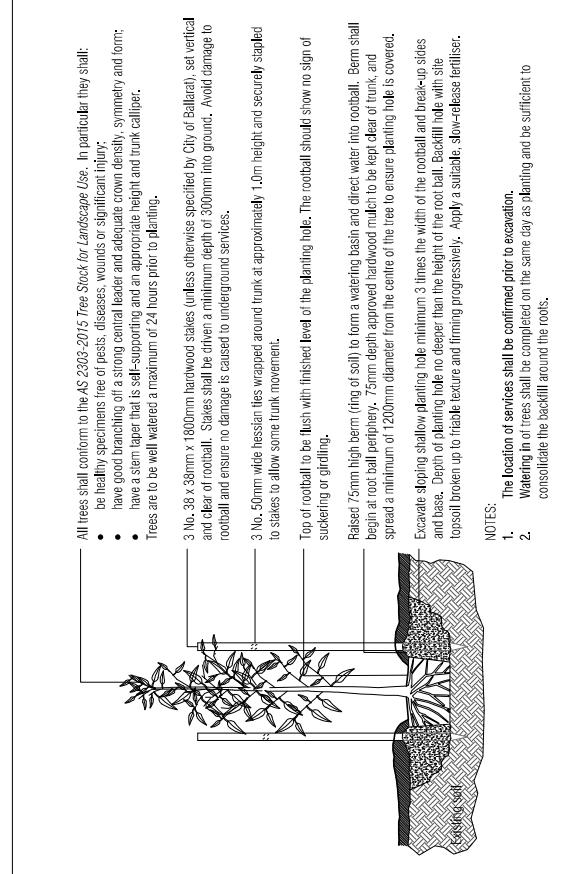
## Street Plant Schedule - Stage G4, Lucas

Code	Botanical Name	Common Name	Plant Size	Qty
<b>Trees</b>				
AFL	<i>Acer x freemanii 'Jeffersend'</i>	Autumn Blaze Maple	40 ltr cont.	6
CCS	<i>Corymbia citriodora 'Scentsuous'</i>	'Scentsuous' Lemon-scented Gum	16 ltr cont.	2
FOR	<i>Fraxinus ornus</i>	Manna Ash	40 ltr cont.	30
ZSG	<i>Zelkova serrata 'Green Vase'</i>	Green Vase Japanese Elm	40 ltr cont.	2

Refer to Sheet L05 for Rock Embankment plant schedule.



## CONTEXT AND SHEET LAYOUT PLAN - STAGE G4, LUCAS



## Detail 1. City of Ballarat Typical Tree Planting Detail (NTS)

PLA332-L01      **TP1**

Contents, Sheet Layout and Plant Schedule

Date: 13.08.2020      Page: 1 of 1

Authorised Officer: **NIS**      Signature: **1015**

Authorised Officer: **Regis**      Signature: **Lucas, Ballarat**

Client Name: **City of Ballarat**

Project Name: **Typical Tree Planting Detail**

Design No.: **TP1**

Issue Date: **13/08/2020**

Review Date: **13/08/2021**

Notes:

1. The location of services shall be completed on the same day as planting and be sufficient to 10 consolidate the backfill around the roots.

IP1	Town Planning Approval	AD	13/08/20
P4	Releases re: Power, Telecom and Water bylaws	AD	10/12/19
P3	Revisions re: Global Grid Power - plans	AD	19/11/19
P2	Planning Party Issue	AD	23/03/19
P1	Client Review	AD	16/01/19
None	None	None	
Site	Site	Site	

## APPROVAL ISSUE

Planning Permit - PLP/2019/607

### Notes

1. All dimensions to be checked on site before commencing work.
2. All measurements are in metres, unless otherwise shown.
3. The locations of underground services and light poles are indicative only - refer to engineering drawings for design services offsets.
4. The location and depth of services shall be verified on site prior to the commencement of works. The Contractor shall take all damage to services during the landscape works.
5. 4.5m Head Street tree reserves.
6. Site boundaries shown on the face of plans is 1.2m unless otherwise stated.
7. It is assumed that all underground cables in close proximity to the New 200V 50A service, 600mm depth to shall be within 200mm of the cover. Skids or provide a higher level of Infrastructure protection. Refer 12.0.05(b) of the Construction Standard Underpinning & Trenching 202719 by Chipover and Peacock.
8. Minimum setback of 2.5m to underground electrical cable joints & tees.
9. Minimum setback of 2.0m to service access including pits and conduit crossings.
10. Minimum setback of 0.75m to domestic service tapping points and 2.0m to a dormer cables.
11. Minimum setback of 1.2m to drainage crossings and 3.2m to driveways where they are entering known.
12. Minimum setback of 2.5m to 250mm diameter pipes.
13. Minimum setback of 4.0m to major pipes.
14. Proposed Street Tree.
15. Tree position in front of LDM, may change slightly due to tree fall hazard or service, and constituted of heavy crossings.
16. Seabord from reservation (kerb) shall be a minimum of 10m in accordance with City of Ballarat Landscape Design Manual (LDM).
17. 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.
18. Planning, All trees, shrubs and groundcover shall be planted in accordance with LDM, unless otherwise specified.
19. 7. Major utility shall be recycled hardware or similar approved.
20. In general accordance with LDM unless otherwise specified.
21. Grass Seeding. Please retain topsoil in grassed areas where there has been disturbance due to traffic or works, with a topsoil layer as specified in the relevant section of the LDM.
22. Refer to drawing PLP/2019/607-01 for Plant Schedule.

Planning and Environment Act 1987  
BALLARAT PLANNING SCHEME  
Planning and Environment Act 1987

This plan is endorsed in accordance with  
condition ..... of  
Planning Permit No PLP/2019/607.....  
Planning Permit Issue Date 13/12/19  
Page ..... 2 ..... of ..... 6 .....  
Signed .....  
Authorised Officer for and on behalf of the  
CITY OF BALLARAT  
Date 14/9/20

Legend

	Tree planted as part of another stage of works.
	Proposed Street Trees - Fraxinus ornus (Mappa Ash)
	Proposed Street Trees - Grevillea robusta 'Sensation' (Senecio lanceolatus)
	Dormer tree location if different to proposed
	Plant List and Code
	Site Offices

**negra**  
Stage G4  
Lucas, Ballarat  
Drawing 19  
Date 13/08/2020  
Authorised Officer: [Signature]  
Drawing No: 1:250  
Title: Street Tree Plan 01  
Notes: This plan is endorsed in accordance with the conditions of the planning permit. It is subject to the terms and conditions of the planning permit and the relevant provisions of the Planning and Environment Act 1987.

**PLA332.L02** **TP1**



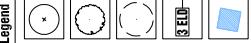
## **APPROVAL ISSUE**

APPROVAL ISSUE

22



25



ISBN 978-90-02-04891-1 NUR 607/501-158

**Integra**  
Stage G4  
Lucas Ballarat

Street Tree Plan 02

Adm.	Approver	Date	
DA	RH	[13.08.2020]	
Sch. (AU)	Seab. (EU)		
1:250	1:500		3 of 5
This document is valid for 1 year from the date of issue. It can only be used for the purpose for which it was issued.			

**Continued on L02**

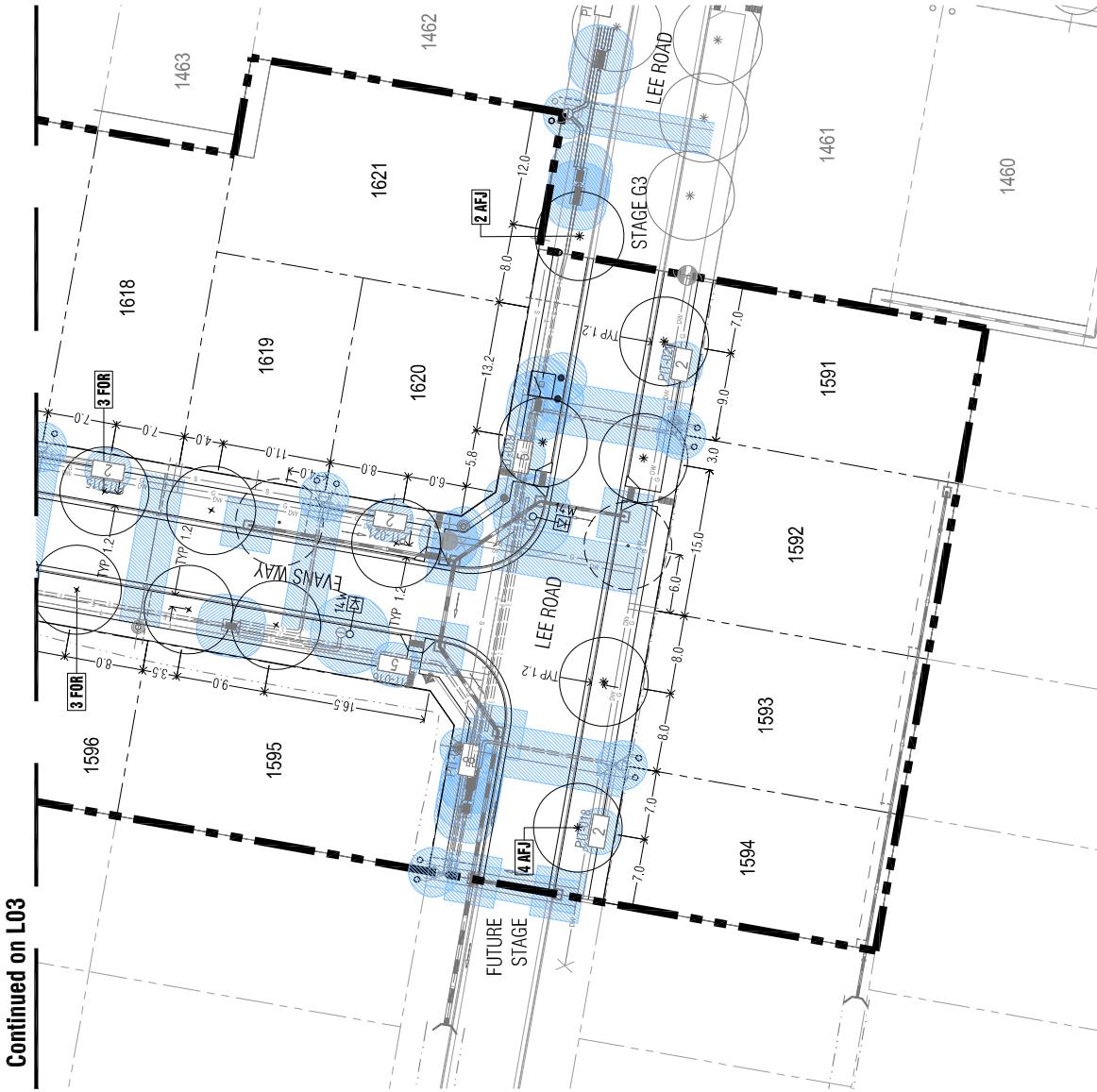
TP1	Town Planning Approval	AD	13/03/20
P5	Auditing of rodd and trenching details	AD	14/03/20
P4	Residues inc. Power, N&A and Water hydrant	AD	10/12/19
P3	Residues inc. Gas and Power plants	AD	19/11/19
P2	Plumbers Issue	AD	23/03/19
P1	Plumbers Client Review	AD	16/03/19
	Notes issue date:		
Site:			

## APPROVAL ISSUE

Planning Permit - PLP/2019/607

### Notes

- 1. All dimensions to be observed on site before commencing work.
- 2. All measurements are in metres, unless otherwise shown.
- 3. The locations of underground services and light poles are indicative only – refer to engineering drawings for design service offsets.
- 4. 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.
- 5. Standard Street tree species shall be planted on the back of roads 1.2m from the kerb line.
- 6. It is assumed that all underground cables lie close to boundary to the Kerb zone? 50mm diameter 600mm deep. If this is not the case, consult a surveyor to provide a higher level of infrastructure protection. Refer 12.0.10 Protection Construction Standard Underground Trenching 2027 “By Citywater and Powerco”.
- 7. Minimum separation of 2.5m in underground electricity cable joints & tees.
- 8. Minimum separation of 2.0m to service access including pits and conduit crossings.
- 9. Minimum separation of 0.75m to domestic service piping.
- 10. Minimum separation of 1.2m to drainage crossings and 3.0m to overhead where they are already known.
- 11. Minimum separation of 3.0m to utility poles.
- 12. Minimum separation of 4.0m to high voltage poles.
- 13. Proposed Street Tree – refer to engineering drawings for design service offsets.
- 14. Tree protection in form of its major charge should be 2m in accordance with LDM, unless otherwise specified.
- 15. Mulch, which shall be recycled hardwood or similar approved by the City of Ballarat.
- 16. In general accordance with LDM unless otherwise specified.
- 17. Glass Seeding, insect traps and other noise control measures are to be installed close to residential houses with a property less than 10 metres away from the LDM.
- 18. Siteback corn intersection (kerb) shall be a minimum of 10m in accordance with City of Ballarat Landscape Design Manual (LDM).
- 19. 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.
- 20. Tree protection in form of its major charge should be 2m in accordance with LDM, unless otherwise specified.
- 21. Mulch, which shall be recycled hardwood or similar approved by the City of Ballarat.
- 22. In general accordance with LDM unless otherwise specified.
- 23. Glass Seeding, insect traps and other noise control measures are to be installed close to residential houses with a property less than 10 metres away from the LDM.
- 24. Siteback corn intersection (kerb) shall be a minimum of 10m in accordance with City of Ballarat Landscape Design Manual (LDM).



### Planning and Environment Act 1987

### BALLARAT PLANNING SCHEME

This plan is endorsed in accordance with  
condition 3 of

Planning Permit No PLP/2019/607

Planning Permit Issue Date 13/12/19

Date 14/9/20

Page 4 of 6

Signed [Signature]

Authorised Officer for and on behalf of the

CITY OF BALLARAT



Legend

<input type="checkbox"/>	Tee Marques as part of another stage of works.
<input checked="" type="checkbox"/>	Proposed Street Trees - Fraxinus ornus (Marl Ash) [AF]
<input type="checkbox"/>	Proposed Street Trees - Acer campestre (Field Maple) [AF]
<input type="checkbox"/>	Alternative tree location if tree(s) located where street tree is proposed.
<input checked="" type="checkbox"/>	Plant Label and Code
<input type="checkbox"/>	Service Offices



Stage G4  
Lucas, Ballarat

Plot 1B

Plot 1C

Plot 1D

Plot 1E

PLA332.L04

TP1

Plot 1F

Plot 1G

Plot 1H

Plot 1I

Plot 1J

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Plot 1M

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P1	Town Planning Approval	AD	13/08/20
P5	Auditing of rock embankment details	AD	14/08/20
P4	Residues inc. Soil and Water Harvest	AD	10/12/19
P3	Residues inc. Civil and Power plans	AD	19/11/19
P2	Plaintiffary Issue	AD	23/08/19
P1	Client Review	AD	16/08/19
Notes	none	none	none
Site	none	none	none

### APPROVAL ISSUE

Planning Permit - PFP/2019/607

#### 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 light pole offsets.
- 3. The location and depth of services shall be verified or 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 species.
- Standard tree species on the back of earthworks.
- 5. Standard street trees to be planted on the back of earthworks at 2m centres along Evans Way.
- It is assumed that all underground cables in close proximity to the New road\* (5m diameter 600mm depth) shall be within 200mm of cover. Skids shall provide a higher level of infrastructure protection. (\*Refer 12.0.09/2019/0709 Construction Standard Underground Trenching 2/2019 by City of Ballarat and Powercor).
- Minimum setback of 2.5m to underground electrical cable joints & tees.
- Minimum setback of 2.0m to service access including pits and cordial crossings.
- Minimum setback of 0.75m to concrete service tapping points and 2.0m to stormwater outlets.
- Minimum setback of 1.2m to drainage crossings and 3.0m to crossings where they are known.
- Minimum setback of 2.5m to utility pylons.
- 6. Proposed Street Trees
- 7. Tree protection in front of its rear charge shield due to construction on services, and construction of new crossings.
- 8. Basalt corn infiltration (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.
- Planning. 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. Soil Seeding. Based on topsoil. Where no topsoil areas exist there will be a need to source topsoil to backfill voids with a proprietary grass seed mix in accordance with the LDM.

### ROCK EMBANKMENT PLANT SCHEDULE

Code	Botanical Name	Common Name	Plant Site	Plant Spacing	O/S
Grasses, shrubs and groundcovers (Ballarat Provenance Indigenous plants)					
DIA	<i>Dianella revoluta</i>	Black-flamboyant Flax Lily	Tubestock	6 per m2	75
LH	<i>Lomandra longifolia</i>	Waiti Mat-rush	Tubestock	6 per m2	35
LLO	<i>Lomandra longifolia</i>	Spiny-headed Mat-rush	Tubestock	6 per m2	55
FLA	<i>Poa labillardierei</i>	Common Tussock Grass	Tubestock	6 per m2	55
PMO	<i>Poa annua</i>	Soft Tussock Grass	Tubestock	6 per m2	75
TTR	<i>Themeda triandra</i>	Kangaroo Grass	Tubestock	6 per m2	35

NOTES. All plants to be sourced from local provenance stock. Any substitutions must also be local provenance species and confirmed by Project Manager prior to ordering.

Plant in minimum groups of 10-15 of each species (except where infilling between rocks).

### Planning and Environment ACT 1987

#### BALLARAT PLANNING SCHEME

This plan is endorsed in accordance with condition 3 of Planning Permit No PFP/2019/607.

Planning Permit Issue Date 13/12/19

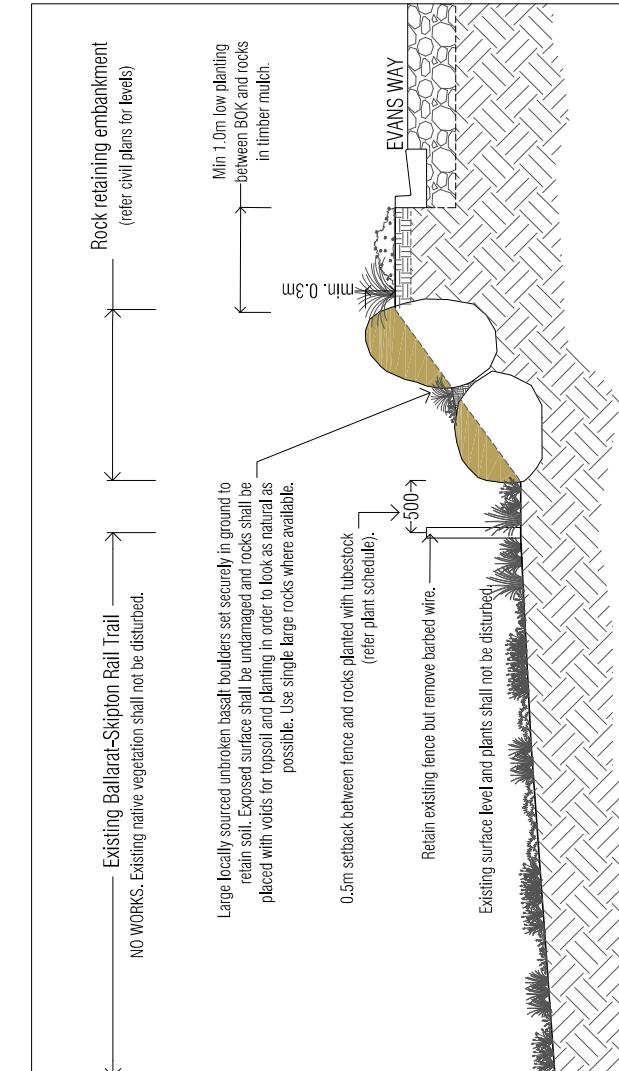
Page 5 of 6

Signed [Signature]

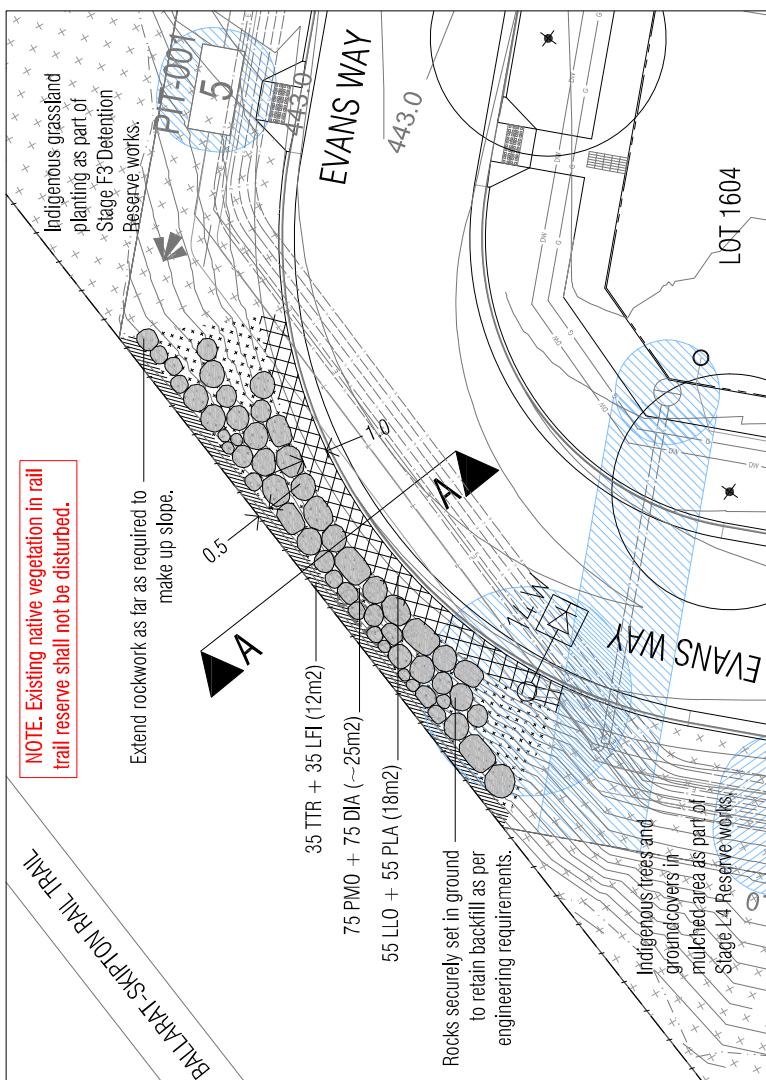
Authorised Officer for and on behalf of the CITY OF BALLARAT

Date 14/09/20

### Detail 2. Indicative Rock Embankment detail - Evans Way and Skipton Rail Trail (1:200 @A3)



### Detail 3. Indicative Cross Section AA - Rock Embankment- Evans Way and Skipton Rail Trail (1:50 @A3)



Drawn	Approved	Date
AD	RH	13.08.2020
Signed	Skipton Rail Trail	Skipton Rail Trail
AS Shown [As Shown] 5 of 5		
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Skipton Rail Trail		

Drawn	Approved	Date
AD	RH	13.08.2020
Signed	Skipton Rail Trail	Skipton Rail Trail
AS Shown [As Shown] 5 of 5		
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Skipton Rail Trail		

PLA332.L05      TP1

Works	<b>CANOPY COVERAGE ASSESSMENT</b>	Planning Permit No PLP/2019/ 607
Project	<b>Stage G4, Lucas</b>	Planning Permit Issue Date 13/12/19
Date	<b>Wednesday, 12 August 2020</b>	Page ..... 6 ..... of ..... 6 .....
PLOT Drawing	PLA332-L01-L05_TP1	Signed ..... 

Road	<b>Evans Way</b>	Authorised Officer for and on behalf of the CITY OF BALLARAT Date 14/9/20
Code	Tree Species	Quantity Radius (m) Canopy Area (m2) TOTAL CANOPY
FOR	<i>Fraxinus ornus</i>	30 5 79 2356
		Total 2356
		Road Reserve Area 5132
	<b>Canopy Coverage for</b>	<b>Evans Way</b> <b>46%</b>

Road **Lee Promenade**

Code	Tree Species	Quantity	Radius (m)	Canopy Area (m2)	TOTAL CANOPY
AFJ	<i>Acer fraxinus 'Jeffersred'</i>	6	4	50	302
		Total		302	
		Road Reserve Area		1149	
	<b>Canopy Coverage for</b>	<b>Lee Promenade</b>		<b>26%</b>	

Road **Gingell Way**

Code	Tree Species	Quantity	Radius (m)	Canopy Area (m2)	TOTAL CANOPY
ZSG	<i>Zelkova serrata 'Green Vase'</i>	2	4	50	101
		Total		101	
		Road Reserve Area		270	
	<b>Canopy Coverage for</b>	<b>Gingell Way</b>		<b>37%</b>	

Road **Thurling Parade**

Code	Tree Species	Quantity	Radius (m)	Canopy Area (m2)	TOTAL CANOPY
CCS	<i>Corymbia citriodora 'Scentuous'</i>	2	2	13	25
		Total		25	
		Road Reserve Area		342	
	<b>Canopy Coverage for</b>	<b>Thurling Parade</b>		<b>7%</b>	

**Stage Total** **40.38%**