

CONTEXT AND SHEET LAYOUT PLAN - Stage H1, Lucas

MASTER PLANT SCHEDULE				
Code	Botanical Name	Common Name	Plant Size	Qty
Trees				
FPC	<i>Fraxinus pennsylvanica</i> 'Cinnmzam'	Cinnmaron Ash	45 ltr container, min. height 2.2m	24
ZSG	<i>Zelkova serrata</i> 'Green Vase'	Green Vase Japanese Elm	45 ltr container, min. height 2.2m	23

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CONTENTS:

- Drawing Number
- PLA349-L01 Sheet Layout, Plant Schedule and Tree Detail
- PLA349-L02 Street Tree Plan 01
- PLA349-L03 Street Tree Plan 02

TP1	Town Planning Approval	AD	13.10.20
P5	Revisions re additional footpath crossings	AD	13.07.20
P6	Revisions re power and water poles	AD	07.07.20
P2	Revisions re street lighting	AD	30.05.20
P2	Revised civil, power and water plans	AD	15.06.20
P1	Preliminary Issue for Client Review	AD	14.02.20
Revision Description		Issue	Date
Status			

APPROVAL ISSUE	
Planning Permit PUP/2019/194	

- Notes**
1. All dimensions to be checked against the building surveying work.
  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 construction of works. The Contractor shall be liable for any damage to services or works caused by the construction 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' (10m diameter of 300mm taproot) shall be protected by a minimum of 100mm concrete or equivalent material.
    - Minimum setback of 2.0m to service assets including gels and conduit crossings.
    - Minimum setback of 0.5m 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 1.0m 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.
    - Standard Street Tree Offsets 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.
    - All trees shall be planted in accordance with the LDM.
    - 7. All trees shall be planted in accordance with the LDM.
    - 8. Mulch shall be recycled hardwood (or similar approved) in general accordance with LDM, unless otherwise specified.
    - 9. Grass Seeding, Planted native shrubs and other grassed areas where there has been disturbance due to landscape works with a proprietary grass seed mix in accordance with the LDM.

- 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 of 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.

3 No. 38 x 38mm x 1800mm hardwood stakes (unless otherwise specified by City of Ballarat) set vertical and clear of rootball. Stakes shall be driven a minimum depth of 300mm into ground. Avoid damage to rootball and ensure no damage is caused to underground services.

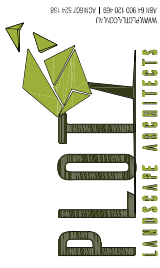
3 No. 50mm wide hessian ties wrapped around trunk at approximately 1.0m height and securely stapled to stakes to allow some trunk movement.

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 sites 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:
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.



Sheet Layout, Plant Schedule and Tree Detail

Issue	AD	13.10.2020	Issue
Revised	RH	13.10.2020	Issue
Issue	NTS	1 of 3	Issue

PLA349-L01

TP1

Item	Comments	Date
P1	Town Planning Approval	AD 13.10.20
TP5	Revisions re additional length crossings	AD 13.07.20
P4	Revisions re Power and New Plans	AD 03.07.20
P4	Revised re, updated Power and Staging	AD 30.06.20
P2	Revised chnl, power and water plans	AD 15.06.20
P3	Preliminary Issue for Client Review	AD 14.02.20
Revised	Revised	Revised

## Notes

#### 4. Standard Street Tree Offsets

- Standard offset from the t

**Legend**

Tree planted as part of

# ALP

Client / Project
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Author	Year	Country
W. J. G. Meijer	1998	Netherlands
W. J. G. Meijer	2000	Netherlands
W. J. G. Meijer	2002	Netherlands
W. J. G. Meijer	2004	Netherlands
W. J. G. Meijer	2006	Netherlands
W. J. G. Meijer	2008	Netherlands
W. J. G. Meijer	2010	Netherlands
W. J. G. Meijer	2012	Netherlands
W. J. G. Meijer	2014	Netherlands
W. J. G. Meijer	2016	Netherlands
W. J. G. Meijer	2018	Netherlands
W. J. G. Meijer	2020	Netherlands
W. J. G. Meijer	2022	Netherlands
W. J. G. Meijer	2024	Netherlands
W. J. G. Meijer	2026	Netherlands
W. J. G. Meijer	2028	Netherlands
W. J. G. Meijer	2030	Netherlands
W. J. G. Meijer	2032	Netherlands
W. J. G. Meijer	2034	Netherlands
W. J. G. Meijer	2036	Netherlands
W. J. G. Meijer	2038	Netherlands
W. J. G. Meijer	2040	Netherlands
W. J. G. Meijer	2042	Netherlands
W. J. G. Meijer	2044	Netherlands
W. J. G. Meijer	2046	Netherlands
W. J. G. Meijer	2048	Netherlands
W. J. G. Meijer	2050	Netherlands
W. J. G. Meijer	2052	Netherlands
W. J. G. Meijer	2054	Netherlands
W. J. G. Meijer	2056	Netherlands
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W. J. G. Meijer	2062	Netherlands
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W. J. G. Meijer	2068	Netherlands
W. J. G. Meijer	2070	Netherlands
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W. J. G. Meijer	2074	Netherlands
W. J. G. Meijer	2076	Netherlands
W. J. G. Meijer	2078	Netherlands
W. J. G. Meijer	2080	Netherlands
W. J. G. Meijer	2082	Netherlands
W. J. G. Meijer	2084	Netherlands
W. J. G. Meijer	2086	Netherlands
W. J. G. Meijer	2088	Netherlands
W. J. G. Meijer	2090	Netherlands
W. J. G. Meijer	2092	Netherlands
W. J. G. Meijer	2094	Netherlands
W. J. G. Meijer	2096	Netherlands
W. J. G. Meijer	2098	Netherlands
W. J. G. Meijer	2100	Netherlands

AD RH 13.10  
Scale (A1) 1:250  
Scale (A3) 1:500

**PLA349-L02**  
 Ready Now!

This plan is endorsed as forming part of  
Planning Permit No PLP/ 2019/ 194  
Planning Permit Issue Date 6/6/19

Authorised Officer for and on behalf of the  
CITY OF BALLARAT  
Date: 20/11/20

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P3	Revised civil, power and water plans	AD	15.06.2010
P1	Preliminary Issue for Client Review	AD	14.02.2010
Revisions	23/03/2006	Hold	03/03
Signs			

**APPROVAL ISSUE**

**Dfanning, Dormit D.D. 2010/0404**

## Notes

#### 4. Standard Street Tree Offsets

- Standard offset from the base

**Legend**

- Tree planted as part of

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AD	RH	13.10
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**PLA349-L03**

Stane.12

# Planning and Environment Act 1987

This plan is endorsed as forming part of

Planning Permit Issue Date ..... 6/6/19

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Signed ..... 

Authorised Officer for and on behalf of the

20/11/20

This plan is endorsed as forming part of


Planning Permit No P/P/ 2019/194

**Works CANOPY COVERAGE ASSESSMENT**

Project **Stage H1, Lucas**  
Date **Tuesday, 13 October 2020**  
PLOT Drawing PLA349-L01-L04\_TP1

Planning Permit Issue Date 6/6/19

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Signed 

Authorised Officer for and on behalf of the  
CITY OF BALLARAT

Road **McLeod Crescent (East)**

Date 20/11/20

Code	Tree Species	Quantity	Radius (m)	Canopy Area (m2)	TOTAL CANOPY
FPC	<i>Fraxinus pennsylvanica</i> 'Cimmzam'	6	4	50	302

Total 302

Road Reserve Area 1080

<b>Canopy Coverage for</b>	<b>McLeod Crescent (East)</b>	<b>28%</b>
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Road **McLeod Crescent**

Code	Tree Species	Quantity	Radius (m)	Canopy Area (m2)	TOTAL CANOPY
FPC	<i>Fraxinus pennsylvanica</i> 'Cimmzam'	13	4	50	653

Total 653

Road Reserve Area 1780

<b>Canopy Coverage for</b>	<b>McLeod Crescent</b>	<b>37%</b>
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Road **McLeod Crescent (West)**

Code	Tree Species	Quantity	Radius (m)	Canopy Area (m2)	TOTAL CANOPY
FPC	<i>Fraxinus pennsylvanica</i> 'Cimmzam'	5	4	50	251

Total 251

Road Reserve Area 930

<b>Canopy Coverage for</b>	<b>McLeod Crescent (West)</b>	<b>27%</b>
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Road **Overall Street**

Code	Tree Species	Quantity	Radius (m)	Canopy Area (m2)	TOTAL CANOPY
ZSG	<i>Zelkova serrata</i> 'Green Vase'	23	4	50	1156

Total 1156

Road Reserve Area 3240

<b>Canopy Coverage for</b>	<b>Overall Street</b>	<b>36%</b>
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<b>Stage Total</b>	<b>33.6%</b>
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