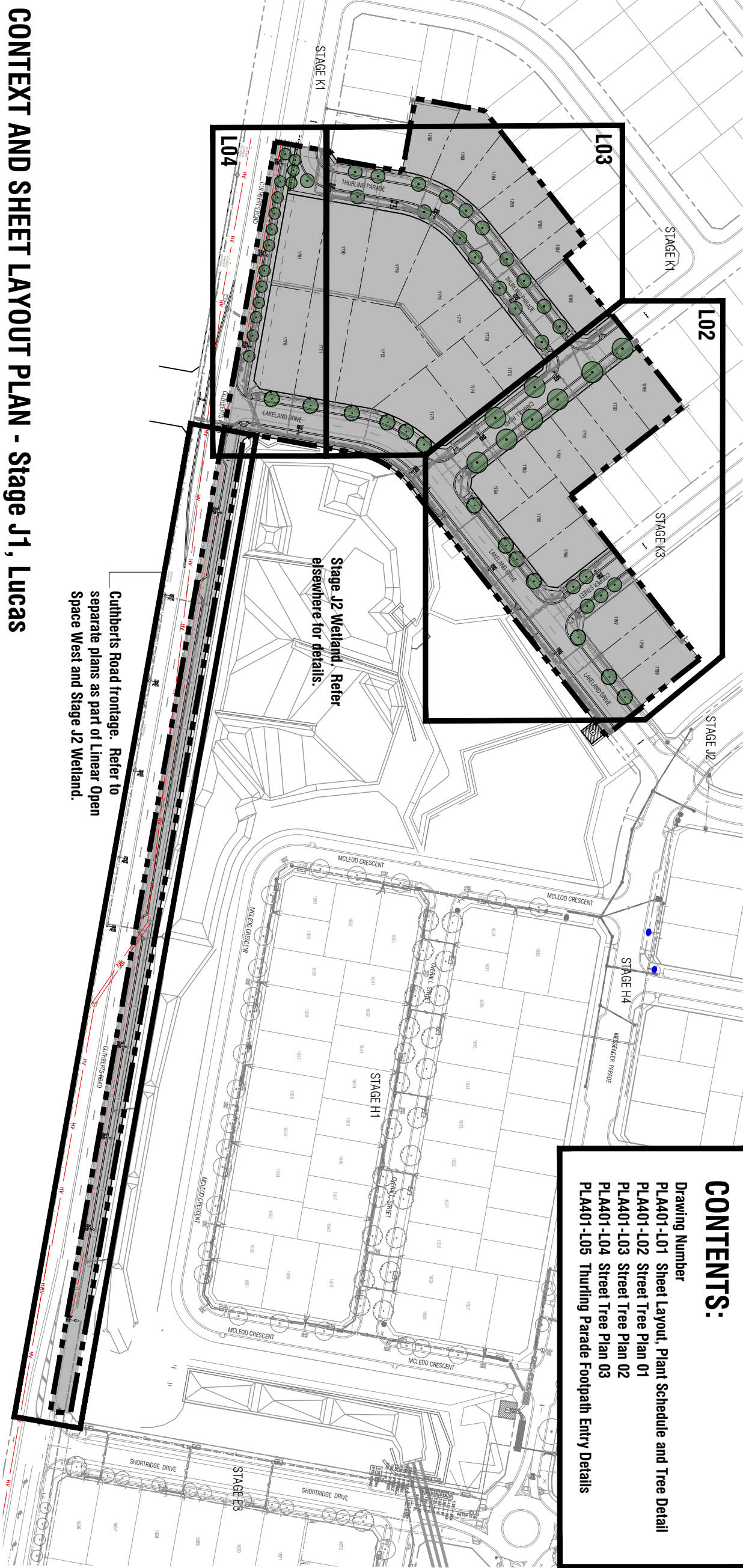


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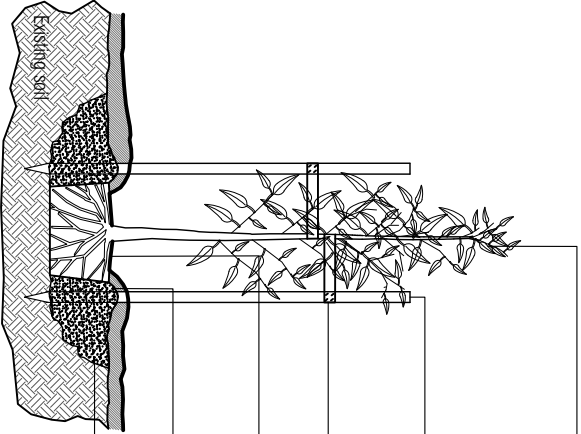
Drawing Number	
PLA401-L01	Sheet Layout, Plant Schedule and Tree Detail
PLA401-L02	Street Tree Plan 01
PLA401-L03	Street Tree Plan 02
PLA401-L04	Street Tree Plan 03
PLA401-L05	Thurling Parade Footpath Entry Details



MASTER PLANT SCHEDULE

Code	Botanical Name	Common Name	Plant Size	Qty
Trees				
AHK	Acer hybrid Keitstorm Norwegian Sunset	Norwegian Sunset Maple	45 ltr container, min. height 2.2m	5
EML	Eucahyplus manniera 'Little Spotty'	Little Spotty Gum	20 ltr container, min. height 1.2m	15
SJA	Sophora japonica	Japanese Pagoda	45 ltr container, min. height 2.2m	8
UPB	Ulmus parvifolia Burnley Select	Burnley Select Chinese Elm	45 ltr container, min. height 2.2m	13
WFL	Waterousia floribunda	Weeping Lilly Pilly	45 ltr container, min. height 2.2m	18
Tufting Plants				
LIT	Lomandra longifolia Tanika	Tanika Mat-rush	Tube-stock	200

CONTEXT AND SHEET LAYOUT PLAN - Stage J1, Lucas



- 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.

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 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:

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.

Revision	Description	Revised By	Date
P4	Revisions re: Power (conduit ends offset)	AD	31.03.21
P3	Revisions re: Power and NBN amendments	AD	22.03.21
P2	Revisions re: prelim. NBN plans	AD	12.02.21
P1	Preliminary Issue for Client Review	AD	05.02.21

PRELIMINARY ISSUE

Planning Permit P/P/2019/194

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 Offset.
- 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 Constructing Standard Underground Trenching GA271 by Citypower and Powerco).
- Minimum setback of 2.5m to underground electrically 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 the byways.
- 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 1.0m 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.
7. Planting. All trees, shrubs and groundcovers shall be planted in accordance with LDM, unless otherwise specified.
8. Mulch. Mulch shall be recycled hardwood (or similar approved) in general accordance with LDM, unless otherwise specified.
9. Grass Seeding. Reseal 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.



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Stage J1
Lucas, Ballarat

Drawing Title

Sheet Layout, Plant Schedule and Tree Detail

Date	Revised By	Date	Revised By
AD	RH	31.03.2021	
NTS	NTS	1 of 5	

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Drawings

PLA401-L01

P4

This plan is provided for marketing and information purposes only, it shows design levels only which may change during construction. Builders should check all information prior to the building process. Where discrepancies exist between the plan of subdivision and this plan, the plan of subdivision shall be taken as correct. It is the responsibility of the prospective purchaser to confirm prior to purchase, all lot levels, fill depth and all service locations are correct.

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.

Revision	Description	Revised	Date
P4	Revisions re: Power (conflict ends offsets)	AD	31.03.21
P3	Revisions re: Power and NBN amendments	AD	22.03.21
P2	Revisions re: prelim. NBN plans	AD	12.02.21
P1	Preliminary Issue for Client Review	AD	05.02.21

PRELIMINARY ISSUE








State

Planning Permit PLP/2019/794

Notes

- 4. Standard offset from the back of kerb is 1.2m unless otherwise shown.
- 5. It is assumed that all underground cable in close proximity to the free zone* (5m diameter x 600mm depth) shall be within conduits or have cover slips to provide a higher level of infrastructure protection. (*Refer 12.0 *Distribution Construction Standard Underground Trenching 042.11* by Citypower and Powerco).
- 6. Minimum setback 2.5m to underground electricity cable joints / tees.
- 7. Minimum setback of 2.0m to service assets including pits and conduit crossings.
- 8. Minimum setback of 0.5m to domestic service tapping points and 2.0m to stormwater outlets.
- 9. Minimum setback 1.2m to footpath crossings and 3.0m to driveways where they are existing or known.
- 10. Minimum setback of 3.0m to fire hydrants.
- 11. Minimum setback of 4.0m to light poles.
- 12. Proposed Street Trees:
 - The 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 1.0m in accordance with City of Ballarat Landscape Design Manual (LDM).
 - Following City of Ballarat approval of these landscape plans any variation to the number / species of street trees requires approval by City of Ballarat.
- 13. Planting all trees, shrubs and groundcovers shall be planted in accordance with LDM, unless otherwise specified.
- 14. Material to be recycled hardwood (or similar approved) in general accordance with LDM, unless otherwise specified.
- 15. Glass shelving, Recycled rubber strips and grid of grassed areas where there has been disturbance due to landscape works with a proprietary grass seed mix in accordance with the LDM.
- 16. Refer to drawing U01 for Plan Schedule.

Legend

	Proposed Street Tree - <i>Ulmus parvifolia</i> Bunbury Select (Chinese Elm) [UPB]
	Proposed Street Trees - <i>Acer hybrid</i> Keilström - Norwegian Suresø (Norwegian Suresø Maple) [AHK]
	Proposed Street Trees - <i>Sophora japonica</i> (Japanese Pagoda) [SAL]
	Proposed Street Trees - <i>Wisteria floribunda</i> (Weeping Lily Pilly) [WFL]
	Alternative tree location if driveway is located where street tree is proposed.
	Plant label and Code
	Service Objects




PLOT

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PRELIMINARY

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 **Integra**
Stage J1
Lucas, Ballarat

Street Tree Plan 01			
Drawing	Approved	Date	North
AD	RH	31.03.2021	
Scale (A3)	Scale (A3)	Sheet	
1:250	1:500	2 of 5	

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Drawing Number

LA401-L02

P4

P4	Revisions re: Power (conduit ends offsets)	AD	31.03.21
P3	Revisions re: Power and NBN amendments	AD	22.03.21
P2	Revisions re: prelim. NBN plans	AD	12.02.21
P1	Preliminary Issue for Client Review	AD	05.02.21
Revision Description	Initials	Date	

PRELIMINARY ISSUE

Planning Permit P/P/2019/194

Notes

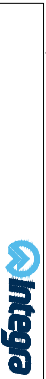
1. All dimensions to be checked on site before commencing work. All measurements are in metres, unless otherwise shown.
2. The locations of underground services and light poles are indicative only - refer to engineering drawings for design service offsets.
3. The location and depth of services shall 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" (6m 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* G42/17 by Citypower and Powerco).
 - Minimum setback of 2.5m to underground electrically 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. Which shall be recycled hardwood (or similar approved) in general accordance with LDM, unless otherwise specified.
8. Grass Seeding. Reseal nature strips and drive 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

- Proposed Street Trees - *Ulmus parvifolia* Bunley Select (Chinese Elm) [UPB]
- Proposed Street Trees - *Sophora japonica* (Japanese Pagoda) [SJA]
- Proposed Street Trees - *Waterhusia floribunda* (Weeping Lilly Pilly) [WFL]
- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Service Offsets



PRELIMINARY



Stage J1
Lucas, Ballarat

Street Tree Plan 02

Drawn	Approved	Date	Notes
AD	RH	31.03.2021	
Scale (A3)	Scale (A3)	Sheet	
1:250	1:500	3 of 5	

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Drawing Number: **PLA401-L03**

P4

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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.

P4	Revisions re: Power (conduit ends offsets)	AD	31.03.21
R3	Revisions re: Power and NBN amendments	AD	22.03.21
P2	Revisions re: prelim. NBN plans	AD	12.02.21
P1	Preliminary Issue for Client Review	AD	05.02.21
Revision	Description	Initials	Date
PRELIMINARY ISSUE			
Status			

Planning Permit P/P/2019/194

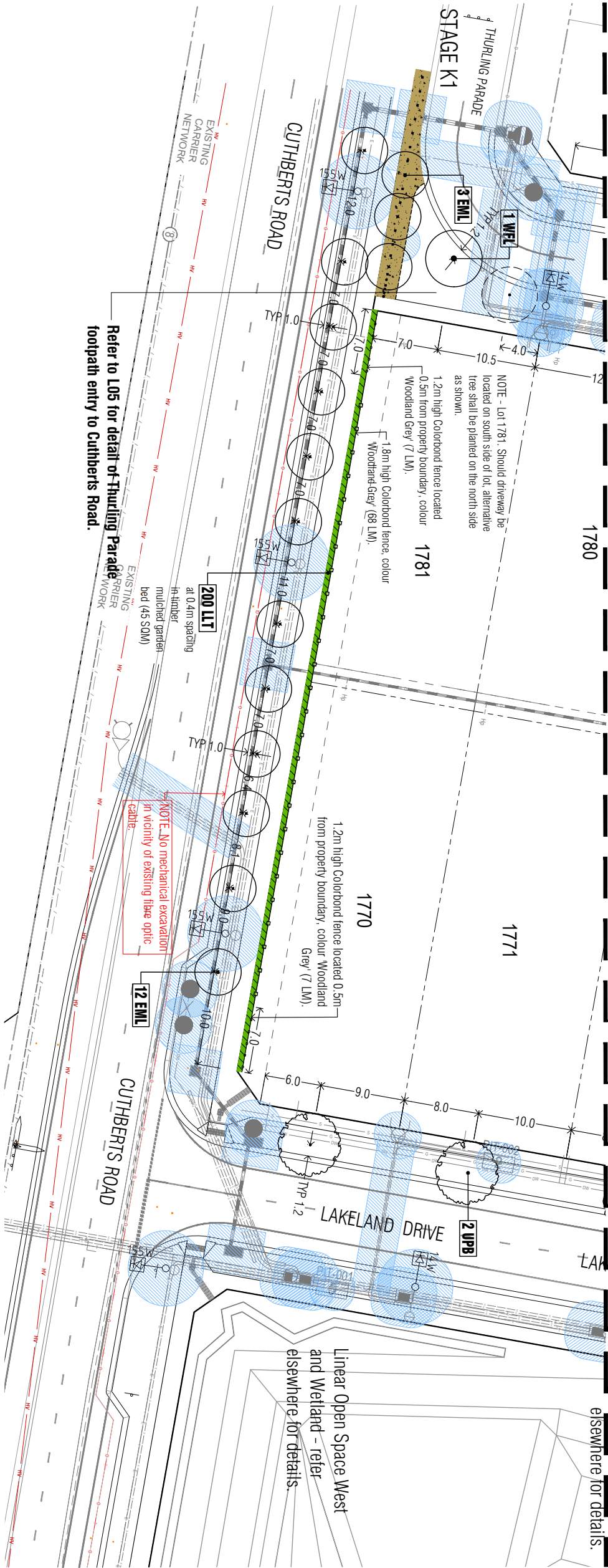
Notes

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" (6m 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* 6x42/1 by Citypower and Powerco).
 - Minimum setback of 2.5m to underground electricly 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.
 - 8. Mutch. Mutch shall be recycled hardwood (or similar approved).
 - In general accordance with LDM, unless otherwise specified.
 - 9. 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.
 - 10. Refer to drawing L01 for Plant Schedule.

Legend

- Proposed Street Trees - *Ulmus parvifolia* Bunley Select (Chinese Elm) [UPB]
- Proposed Street Trees - *Eucalyptus mannifera* Little Spilly (Little Spilly gum) [ELM]
- Proposed Street Trees - *Walterhousia floribunda* (Weeping Lilly Pilly) [WFL]
- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Service Offsets

Continued on L03



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Drawn Title

Street Tree Plan 03

Drawn

AD

Approved

RH

Date

31.03.2021

Scale (A3)

1:250

Sheet

4 of 5

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Client / Project

PRELIMINARY

Intega

Stage J1

Lucas, Ballarat

Drawn

AD

Approved

RH

Date

31.03.2021

Scale (A3)

1:250

Sheet

4 of 5

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