



SHEET LAYOUT PLAN - Stage M3, Lucas

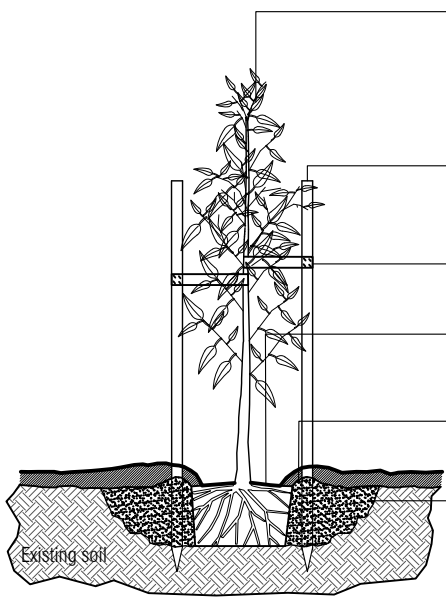
Street Tree Plant Schedule - Stage M3, Lucas

Code	Botanical Name	Common Name	Plant Size	Qty
Trees				
EML	<i>Eucalyptus mannifera</i> 'Little Spotty'	'Little Spotty' Gum	18/20 ltr container, minimum height 1.5m	34
MAE	<i>Melia azedarach</i> 'Elite'	'Elite' White Cedar	40-45 ltr container, minimum height 2.2m	6
SJA	<i>Sophora japonica</i>	Japanese Pagoda	40-45 ltr container, minimum height 2.2m	11
ZSG	<i>Zelkova serrata</i> 'Green Vase'	Green Vase Japanese Elm	40-45 ltr container, minimum height 2.2m	16
Groundcovers				
LLO	<i>Lomandra longifolia</i> (Indigenous)	Spiny-headed Mat-rush	Tubestock planted at 4 per m2	335

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- Drawing Number
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PLA440-L02 Street Tree Plan 1
PLA440-L03 Street Tree Plan 2
PLA440-L04 Street Tree Plan 3 and Details

P6	Revision re: civil plan lot boundaries	AD	23.07.21
P5	Revision re: Power and NBN plans	AD	07.07.21
P4	Revision re: civil plan	AD	24.06.21
P3	Revision re: Power and NBN plans	AD	16.06.21
P2	Revision re: Civil base and Client Review	AD	01.06.21
P1	Preliminary-Client Review (not issued)	AD	25.05.21
Revision	Description	Initials	Date
Status			PRELIMINARY ISSUE
Notes			
PLANNING PERMIT PLP/2019/607			
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.			



- 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 1800-2400mm 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.

City of Ballarat Typical Tree Planting Detail (NTS)

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PRELIMINARY

Client / Project

Stage M3
Lucas, Ballarat

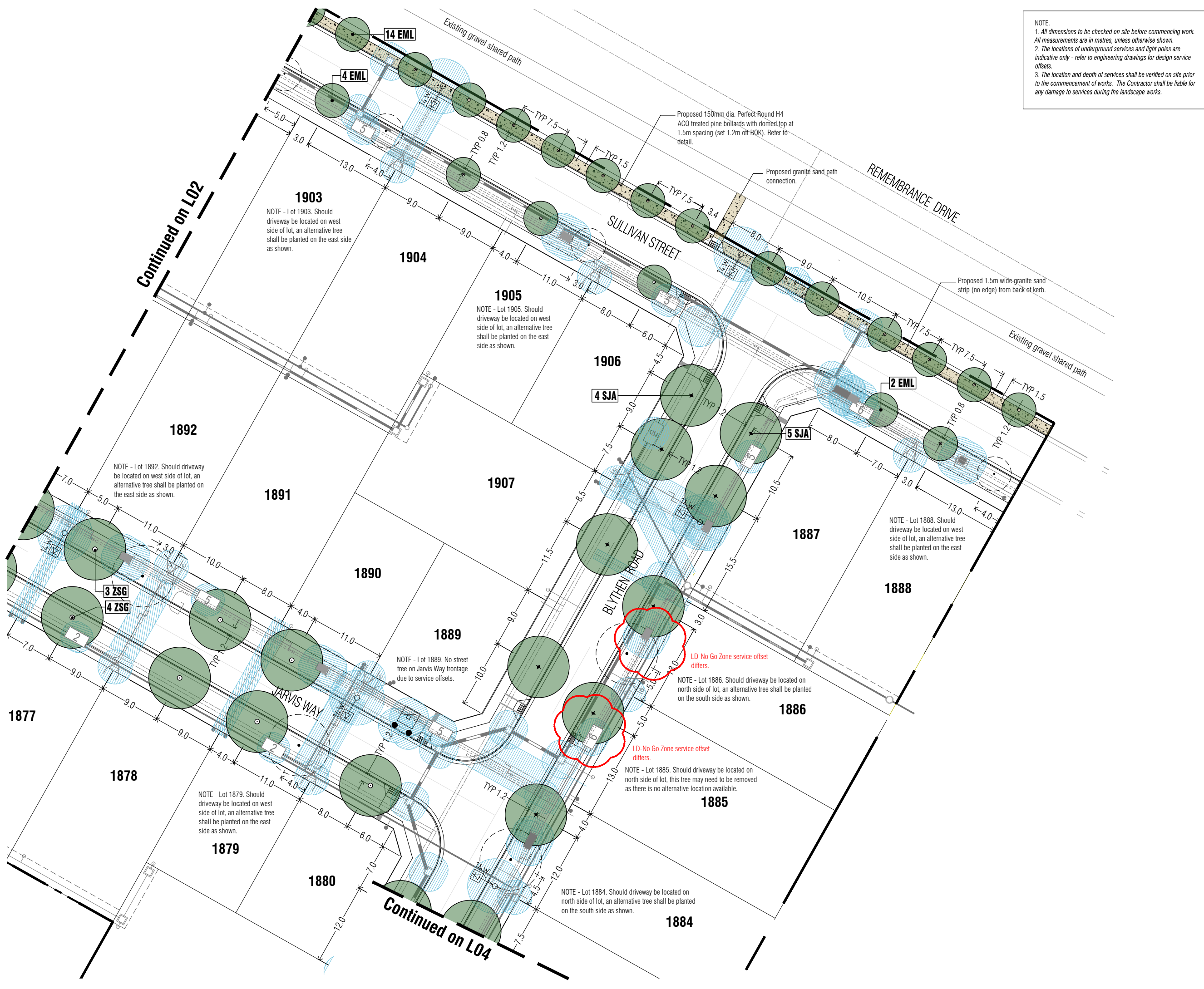
Drawing Title

Page Layout, Plant Schedule and Planting Detail

Drawn	Approved	Date	North
AD	RH	23.07.2021	
Scale (A1)	Scale (A3)	Sheet	
NTS	NTS	1 of 4	

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Drawing Number	Revision
PLA440-L01	P6



NOTE.
1. All dimensions to be checked on site before commencing work. All measurements are in metres, unless otherwise shown.
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Revision	Description	Initials	Date
PRELIMINARY ISSUE			

- Notes**
- PLANNING PERMIT PLP/2019/607
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.
- Trees are planted to allow a driveway within 7.0m from the Title Boundary where possible.
 - 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 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 shown.
8. Grass Seeding. Reseed nature strips and other grassed areas where there has been disturbance due to landscape works with a proprietary hardy seed mix in accordance with the LDM, unless otherwise specified.
9. Plant Schedule. Refer to sheet L01 for Plant Schedule.

Legend

Proposed Street Trees - *Eucalyptus mannifera* 'Little Spotty' (Little Spotty Gum) [EML]

Proposed Street Trees - *Sophora japonica* (Japanese Pagoda) [SJA]

Proposed Street Trees - *Zelkova serrata* 'Green Vase' (Green Vase Japanese Elm) [ZSG]

Alternative tree location if driveway is located where street tree is proposed.

Plant Label and Code

Service Offsets

WWW.PLOT.LA/CONTACT
03 9470 2246/03 9471 1424/03 9471 1424

PRELIMINARY

Client / Project

Stage M3
Lucas, Ballarat

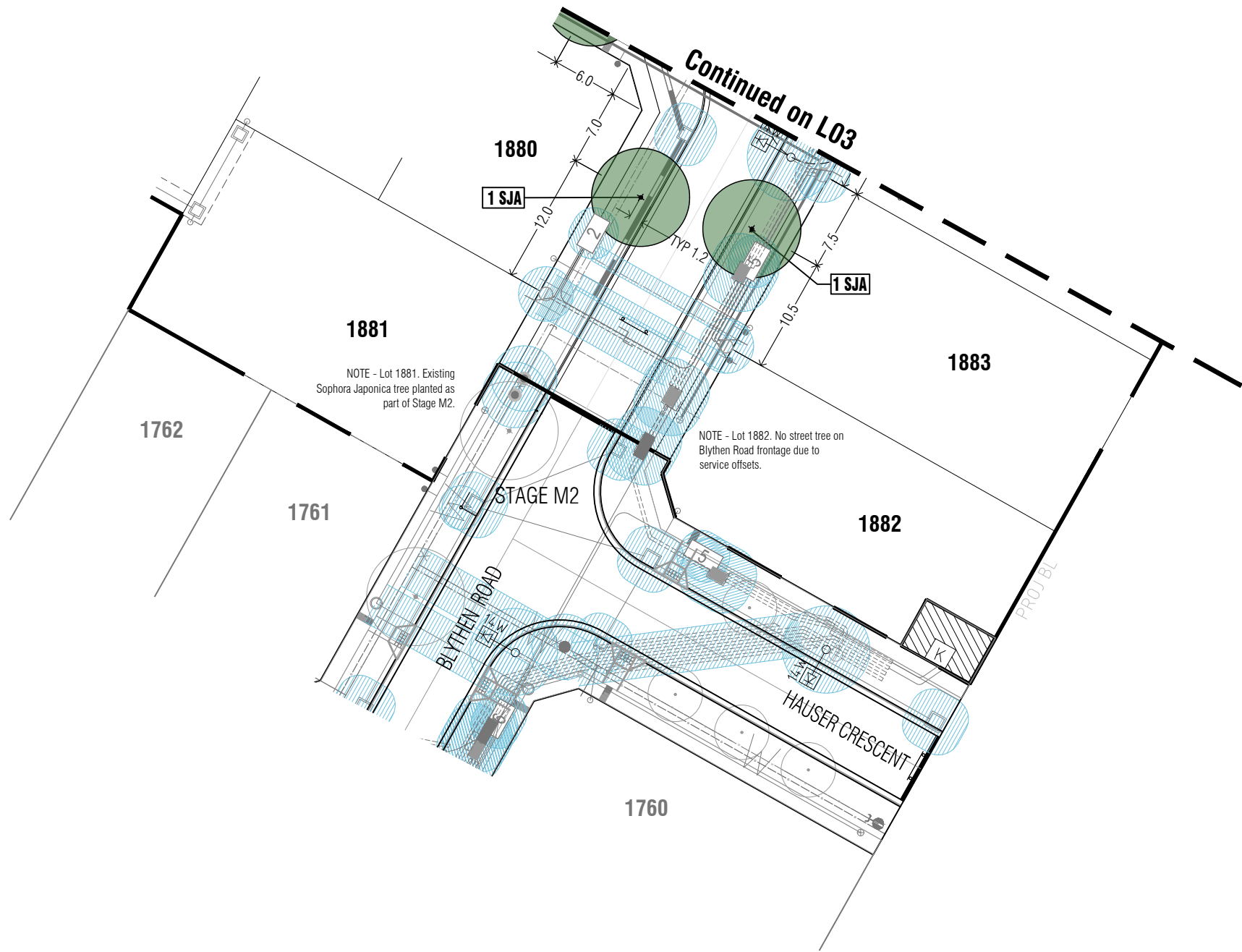
Drawing Title

Street Tree Plan 2

Drawn	Approved	Date	North
AD	RH	23.07.2021	
Scale (A1)	Scale (A3)	Sheet	
1:250	1:500	3 of 4	

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Drawing Number	Revision
PLA440-L03	P6



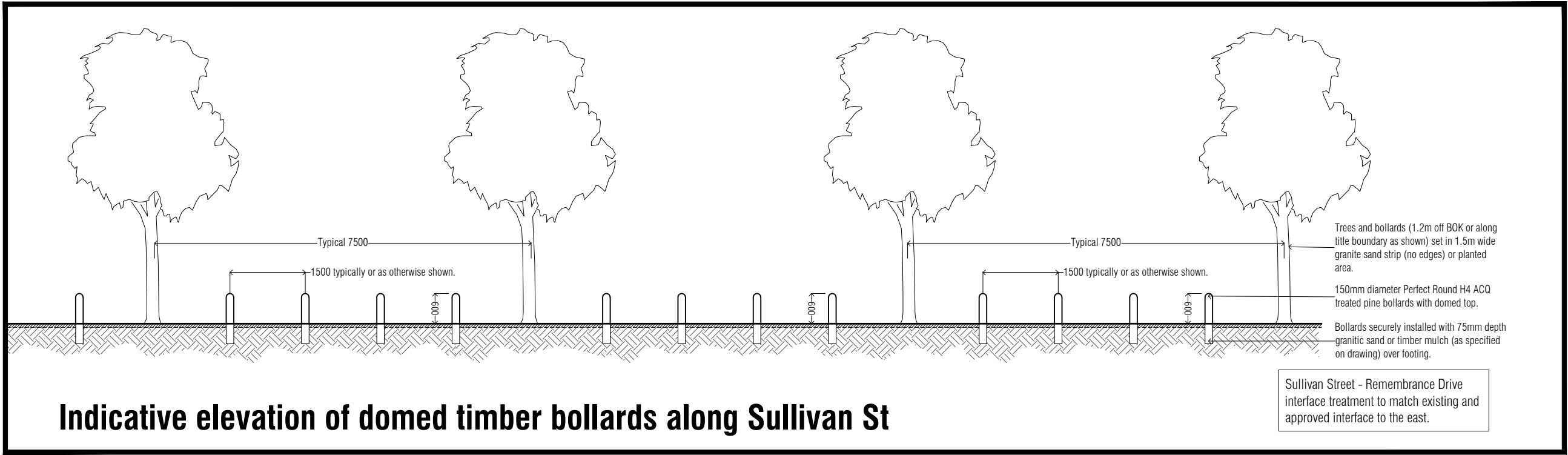
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Legend	
	Existing trees planted as part of another stage.
	Proposed Street Trees - <i>Sophora japonica</i> (Japanese Pagoda) [SJA]
	Alternative tree location if driveway is located where street tree is proposed.
	Plant Label and Code
	Service Offsets



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PRELIMINARY

Client / Project

Stage M3
Lucas, Ballarat

Drawing Title

Street Tree Plan 3 and Details

Drawn: AD, Approved: RH, Date: 23.07.2021, North

Scale (A1): 1:250, Scale (A3): 1:500, Sheet: 4 of 4

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Drawing Number: PLA440-L04, Revision: P6