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P3 Revisions re: NBN and Civil plans AD 24.05.19 AD 31.03.19 Amendments re: power plan

REVISED APPROVAL ISSUE

Planning Permit PLP/2018/525

- 1. All dimensions to be checked on site before commencing work. All measurements are in metres, unless otherwise shown.
- indicative only refer to engineering drawings for design service
- 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.
- 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
- 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. 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.

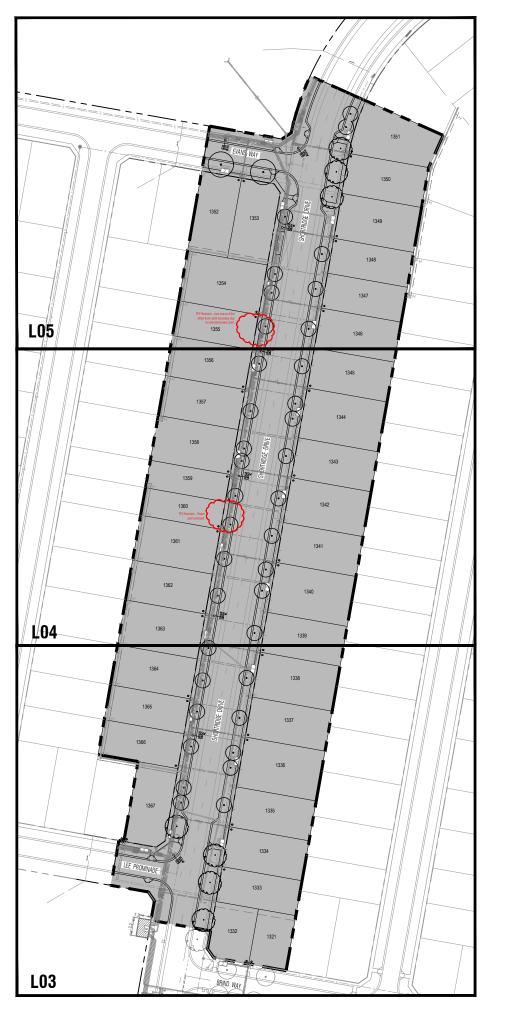


Aintegra Stage G1 Lucas, Ballarat

Context and Contents Plan

TP2

PLA290-L01



SHEET LAYOUT PLAN - Stage G1, Lucas

Master Plant Schedule - Stage G1, Lucas Plant Size Qty Code | Botanical Name Common Name Manna Ash 40 ltr cont. FOR Fraxinus ornus Aristocrat Flowering Pear 37 40 Itr cont. Pyrus calleryana 'Aristocrat' Sapporo Autumn Gold Elm 40 Itr cont. USAG | Ulmus 'Sapporo Autumn Gold'

24.04.20 15.07.19 12.06.19 TP2 Lot 1355 and Lot 1360 revisions TP1 Town Planning Approval TP1 Town Planning Approval
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Lucas, Ballarat

Sheet Layout and Plant Schedule

Drawn	Approved	Date
AD	RH	24.04.2020
Scale (A1)	Scale (A3)	Sheet
NTS	NTS	2 of 5
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PLA290-L02

TP2

Continued on L04 1364 5PCA 5 PCA 1338 1365 TYP 0.8 TYP 0.8. 1337 SHORTRIDGE 1366 1336 1367 1335 1 USAG 1334 3 USAG LEE PROMINADE 1333 STAGE G3 RESERVE. Refer elsewhere for landscape details. STAGE E2 1332 1321

BRIND WAY

TP2 Lot 1355 and Lot 1360 revisions
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P3 Revisions re: NBN and Civil plans 24.04.20 15.07.19 12.06.19 24.05.19 AD 24.05.19 AD 31.03.19 Amendments re: power plan Preliminary Issue - Client review

REVISED APPROVAL ISSUE

Planning Permit PLP/2018/525

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
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proprietary grass seed mix in accordance with the LDM.

10. Refer to drawing PLA290-L02 for Plant Schedule.

Legend

Tree planted as part of another stage of works.

Proposed Street Trees - Pyrus calleryana 'Aristocrat' (Flowering Pear)

Proposed Street Trees - Ulmus 'Sapporo Autumn Gold' (Sapporo Autumn Gold Elm)

Alternative tree location if driveway is located where

3 ELD Plant Label and Code



Service Offsets



Aintegra Stage G1 Lucas, Ballarat

Street Tree Plan 01

RH 24.04.2020 Scale (A1) Scale (A3) Sheet

1:250 1:500 3 of 5



PLA290-L03 TP2



Continued on L03

AD 24.04.20 AD 15.07.19 AD 12.06.19 AD 24.05.19 AD 31.03.19 TP2 Lot 1355 and Lot 1360 revisions
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REVISED APPROVAL ISSUE

Planning Permit PLP/2018/525

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Legend

Tree planted as part of another stage of works.

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

3 ELD Plant Label and Code





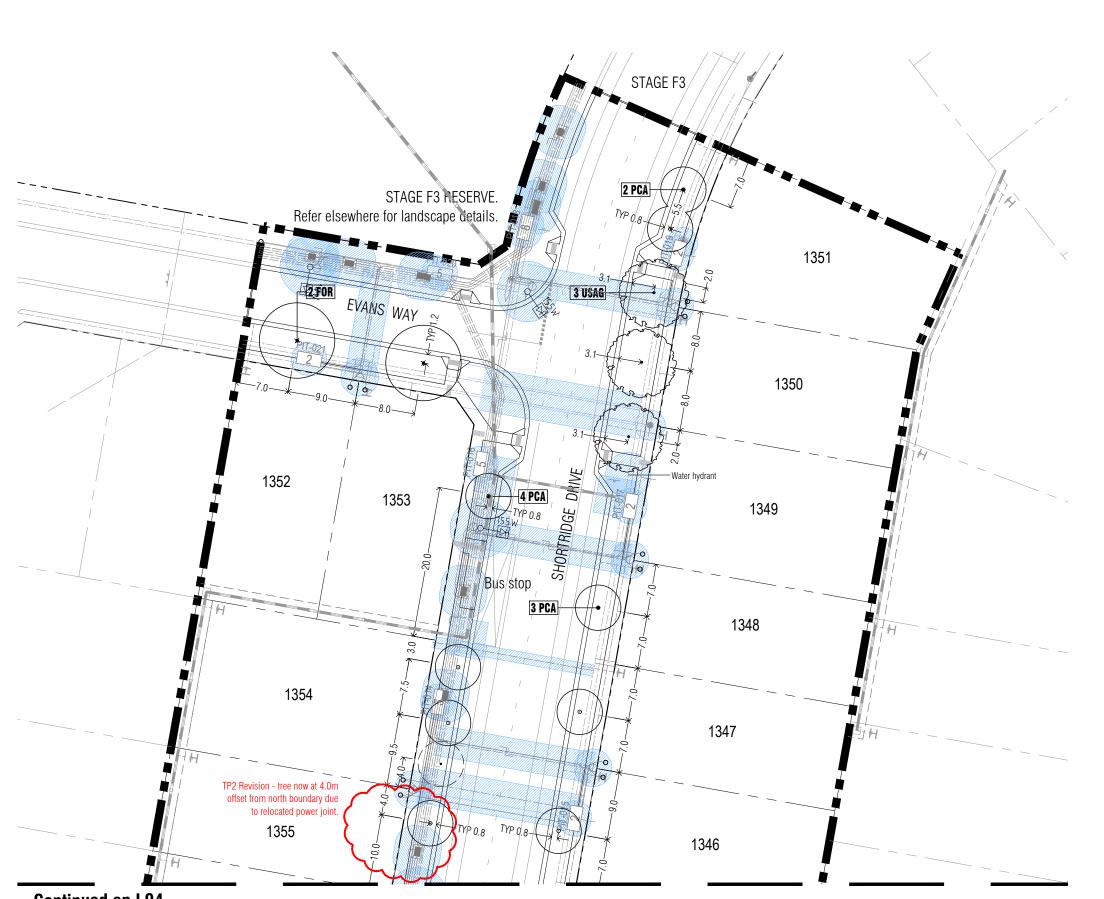


Street Tree Plan 02

TP2

Drawn	Approved	Date		
AD	RH	24.04.2020		
Scale (A1)	Scale (A3)	Sheet		
1:250	1:500	4 of 5		
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PLA290-L04



Continued on L04

TP2 Lot 1355 and Lot 1360 revisions
TP1 Town Planning Approval
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REVISED APPROVAL ISSUE

Planning Permit PLP/2018/525

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Legend





Proposed Street Trees - Ulmus 'Sapporo Autumn Gold'

(Sapporo Autumn Gold Elm)

roposed Street Trees - Fraxinus ornus (Manna Ash)

Alternative tree location if driveway is located where

3 ELD Plant Label and Code

Service Offsets





Street Tree Plan 03

RH 24.04.2020 Scale (A1) Scale (A3) Sheet

1:250 1:500 5 of 5



PLA290-L05

TP2