

This plan is endorsed in accordance with condition of Planning Permit No. PLP/2018/525 Planning Permit Issue Date Signed .. Authorised Officer for and on behalf of the CITY OF BALLARAT

Planning and Environment Act 1987

BALLARAT PLANNING SCHEME

Town Planning Approval
Revisions re: Power, Civil and NBN plans AD 19,06,19
Preliminary Issue AD 13,05,19
ten Ceroletion Histor 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.
- The locations of underground services and light poles are indicative only refer to engineering drawings for design service
- 3. The location and depth of services shall be verilied on site prior to the commencement of works. The Contractor shall be fiable 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.
- Joints 7 less.

 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 apprein 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.

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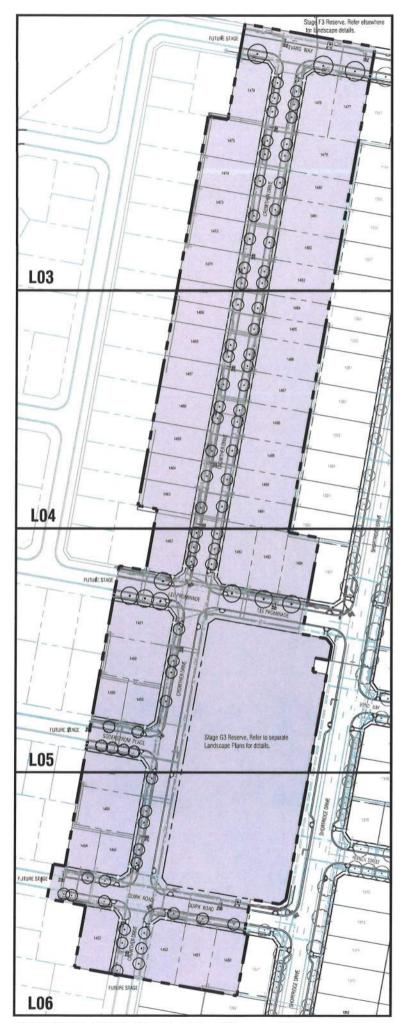


Integra Stage G3 Lucas, Ballarat

Context and Contents Plan

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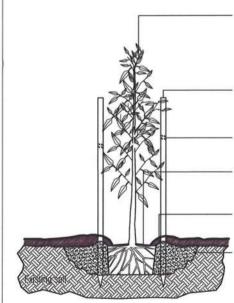
PLA292-L01



SHEET LAYOUT PLAN - Stage G3, Lucas

Master Plant Schedule - Stage G3, Lucas Qty Plant Size Code Botanical Name Common Name Trees Acer x freemanii 'Jeffersred' Autumn Blaze Maple 40 ltr cont. 60 Large-fruited Yellow Gum 16 ltr cont. Eucalyptus leucoxylon ssp. megalocarpa 40 Itr cont. Manna Ash FOR Fraxinus ornus LHT Lagerstroemia hybrid 'Tuscarora' Tuscarora Crepe Myrtle 40 ltr cont. 'Swan Hill' Olive 40 ltr cont. **OES** Olea europaea 'Swan Hill'

BALLARAT PLANNING SCHEME
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Planning Permit No. PLP/2018/525
Planning Permit Issue Date 3/11/18
Plan 2
Signed
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Date



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.

Planning and Environment Act 1987

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.

- The location of services shall be confirmed prior to excavation.
- 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)

Revisions re: Power, Civil and NBN plans, AD Pretiminary Issue AD 13.05.19

APPROVAL ISSUE

Planning Permit PLP/2018/525

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to the commencement of works. The Contractor shall be flable 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.
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- and condult 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 sotback of 3.0m to fire hydrants.
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- Tree position in front of lots may change slightly due to 'actual' location of services, and constructed driveway
- Selback 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.

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. Reseed nature strips and other grassed areas proprietary grass seed mix in accordance with the LDM.

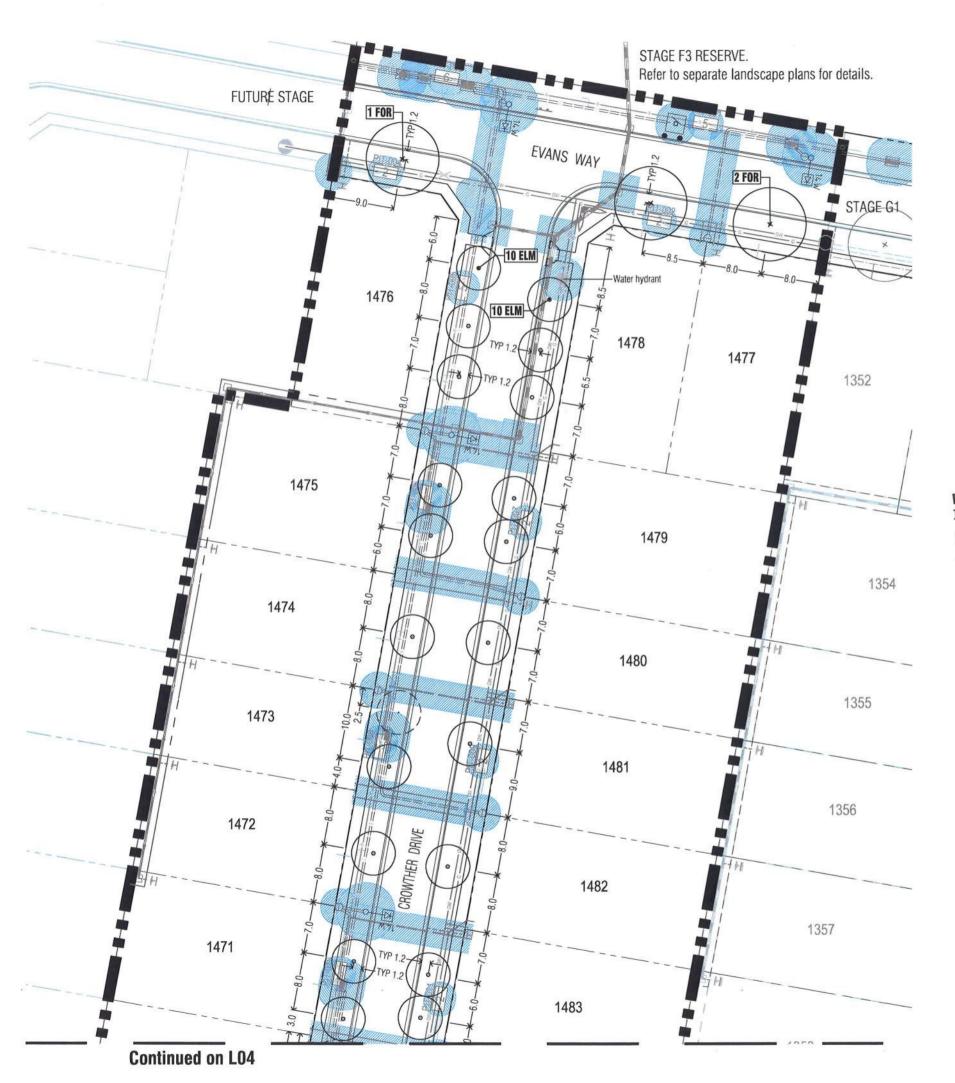




Sheet Layout and Plant Schedule

RH 23.07.2019 NTS 2 of 6

PLA292-L02



Planning and Environment Act 1987 BALLARAT PLANNING SCHEME 548 of This plan is endorsed in accordance with condition Planning Permit No. 13/11 Planning Permit Issue Date... Plan . Authorised Officer for and on behalf of the CITY OF BALLARAT Date

Town Planning Approval
Revisions re: Power, Civil and NBN plans AD 19.06.19
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APPROVAL ISSUE Planning Permit PLP/2018/525

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 10. Refer to drawing PLA292-L02 for Plant Schedule.

Legend

Tree planted as part of another stage of works. osed Street Trees - Fraxinus ornus (Manna Ash)

Proposed Street Trees - Eucalyptus leucoxylon ssp. megalocarpa (Large-Iruited Yellow Gum)

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

3 ELD Plant Label and Code

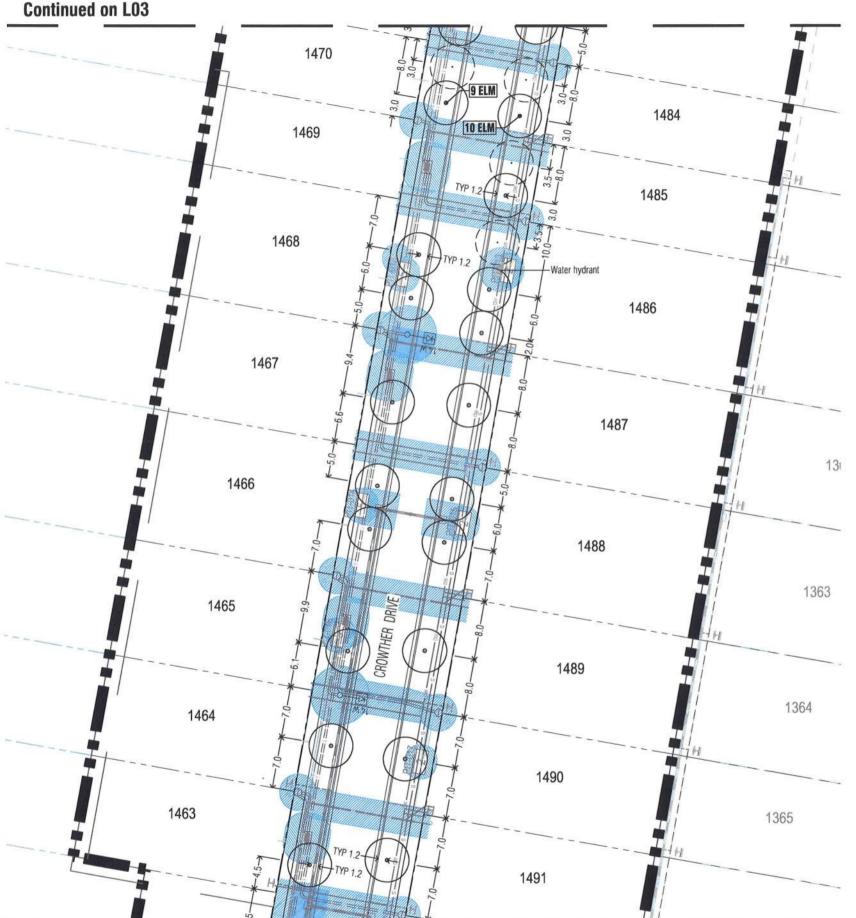




AIntegra Stage G3 Lucas, Ballarat Street Tree Plan 01

RH 23.07.2019 1:250 1:500 3 of 6

PLA292-L03 TP1



Continued on L05

Planning and Environment Act 1987 BALLARAT PLANNING SCHEME

This plan is endorsed in accordance with condition 548...of 2018 Planning Permit No. Planning Permit Issue Date

Signed ...

Authorised Officer for and on behalf of the CITY OF BALLARAT

APPROVAL ISSUE Planning Permit PLP/2018/525

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Legend

Tree planted as part of another stage of works.

Proposed Street Trees - Eucalvolus leucoxylon sso megalocarpa (Large-fruited Yellow Gum)

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

3 ELD Plant Label and Code





AIntegra Stage G3 Lucas, Ballarat

Street Tree Plan 02

RH 23.07.2019 Scale (A1) Scale (A3) Stee: 1:250 1:500 4 of 6

PLA292-L04

Continued on L04 1366 1462 1492 1493 1494 FU∜URE STAGE LEE PROMINADE LEE PROMINADE STAGE G1 1461 -Water hydrant 4 ELM 1460 CROWTHER DRIVE STAGE G3 RESERVE. Refer to separate landscape plans for details. 1458 1459 **FUTURE** STAGE SODERSTROM PL 2 OES 4 0ES

Continued on L06

Planning and Environment Act 1987

DALLARAI FLANNING SCHEWIS
This plan is endorsed in accordance with condition
Planning Permit No. PLP/2018/525
Planning Permit Issue Date 13/1/18
Plan 5
Signed
Authorised Officer for and on behalf of the
Authorised Officer for and on behalf of the CITY OF BALLARAT
Date (

Town Planning Approval Revisions re: Power. Civil and NBN plans AD 19.06.19
Preliminary Issue AD 13.05.19
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APPROVAL ISSUE Planning Permit PLP/2018/525

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10. Refer to drawing PLA292-LO2 for Plant Schedule.

Free planted as part of another stage of works. Proposed Street Trees - Eucalyplus leucoxylon ssp. megalocarpa (Large-Iruited Yellow Gum) Proposed Street Trees - Olea europaea 'Swan Hill' (Swan Hill Olive) Proposed Street Trees - Acer freemanii Jeffersred (Autumn Blaze Maple) Alternative tree location if driveway is located where street tree is proposed,

Service Offsets

3 ELD Plant Label and Code

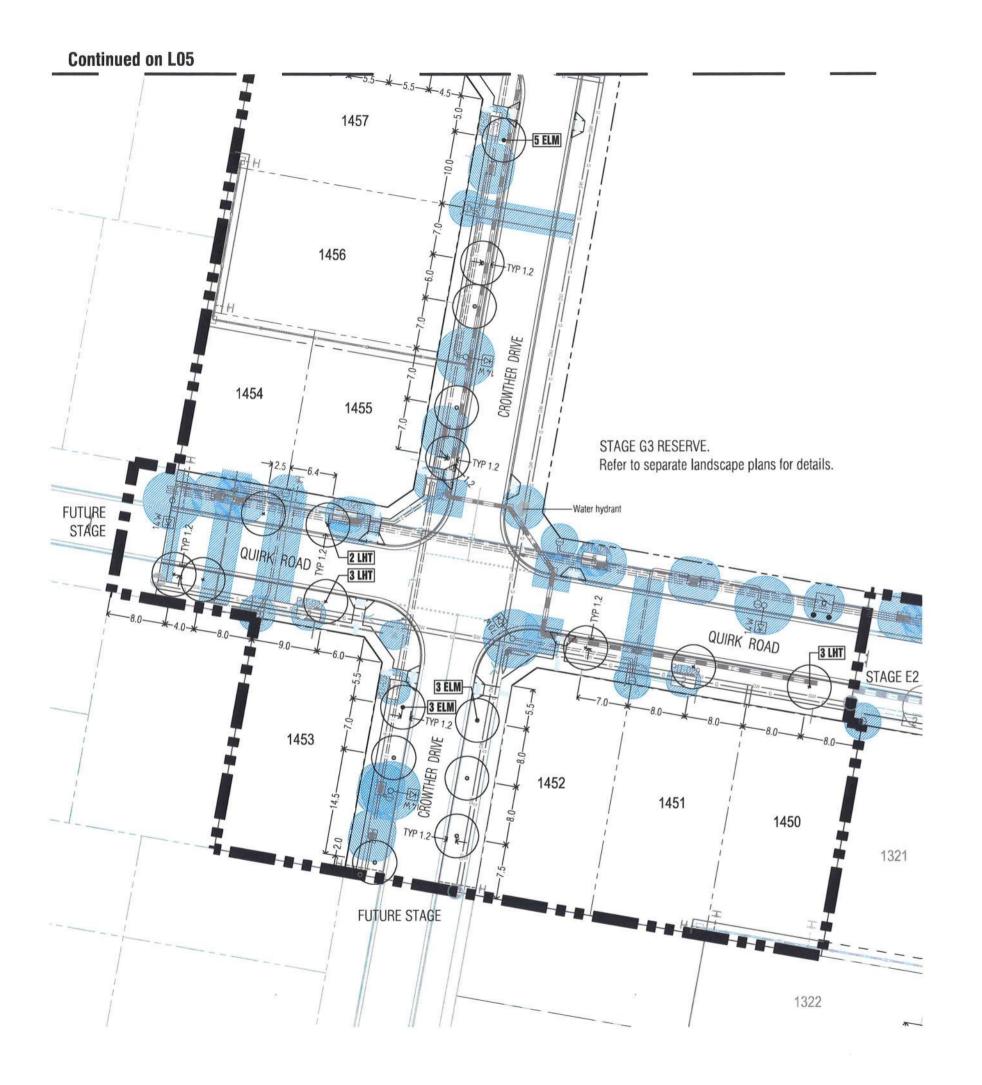


Integra Stage G3 Lucas, Ballarat Street Tree Plan 03

RH 23.07.2019 Scale (A1) Scale (A3) Sheet

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PLA292-L05 TP1



Planning and Environment Act 1987 BALLARAT PLANNING SCHEME This plan is endorsed in accordance with condition 525 Planning Permit No. 13/11 Planning Permit Issue Date Plan Signed Authorised Officer for and on behalf of the CITY OF BALLARAT Date.

Town Planning Approval AD Revisions re; Power, Civil and NBN plans AD Preliminary Issue AD 13.05.19 APPROVAL ISSUE

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10. Refer to drawing PLA292-L02 for Plant Schedule.

Legend

free planted as part of another stage of works. Proposed Street Trees - Eucalyptus leucoxylon ssp. egalocarpa (Large-fruited Yellow Gum)

Proposed Street Trees - Lagerstroemia hybrid 'Tuscarora' (Tuscarora Crepe Myrtle)

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

3 ELD Plant Label and Code

Service Offsets



∞ Integra Stage G3 Lucas, Ballarat

Street Tree Plan 04

RH 23.07.2019 1:250 1:500 6 of 6

PLA290-L06

				This plan	is endorsed in accordance with condition
				Planning	Permit No
Works	CANOPY COVERAGE ASSESSMENT			Planning	Permit Issue Date 3/11/18
Project	Stage G3, Lucas			Plan	T MA DAT
Date	Tuesday, 23 July 2019			Signed	WSI_
PLOT Drawing	PLA292-L01-L06_TP1				ed Officer for and on behalf of the
					FBALLARAT
Road	Evans Way			Date	12/12/19
Code	Tree Species	Quantity	Radius (m)	Canopy Area (m2)	, (
FOR	Fraxinus ornus	3	5	79	236
				Total Road Reserve Area	236 611
10	Canopy Co	verage for		Evans Way	
- Company					
Road	Lee Prominade				
Code	Tree Species	Quantity	Radius (m)	Canopy Area (m2)	TOTAL CANOPY
AFJ	Acer fraxinus 'Jeffersred'	7	4	50	352
				T	252
				Total Road Reserve Area	352 780
	Canopy Co	verage for		Lee Prominade	
Road	Crowther Drive				
Code	Tree Species	Quantity	Radius (m)	Canopy Area (m2)	TOTAL CANOPY
ELM	Fugalintus laugavidan ann magalacarna	60			
-LIVI	Eucalyptus leucoxylon ssp. megalocarpa	60	3.5	38	2309
				Total	2309
	Canopy Co	verage for		Road Reserve Area Crowther Drive	6389 36%
and .		3			
Road	Quirk Road				
Code	Tree Species	Quantity	Radius (m)	Canopy Area (m2)	TOTAL CANOPY
_HT	Lagerstroemia Hybrid 'Tuscarora'	8	3	28	226
				Total Road Reserve Area	226 962
	Canopy Cov	erage for	THE THE S	Quirk Road	
Road	Soderstrom Place				
Code	Tree Species	Quantity	Radius (m)	Canopy Area (m2)	TOTAL CANOPY
	Olea europaea 'Swan Hill'	6	2.5	20	118
DES	ouropaou Onur i iii	U	2.0	20	
DES					
DES				Total Road Reserve Area	118 522

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