

TP1	Town Planning Approval	AD	10/03/20
P4	Final Amendments re: Power, NBN and Civil	AD	02/12/19
P3	Amendments re: NBN and Civil plans	AD	14/11/19
P2	Amendments re: power plans	AD	21/10/19
P1	Preliminary Issue	AD	30/07/19
	Review Date/Plan		
	Issue Date		
	Expiry Date		
	Notes		
	1. All dimensions to be checked on site before commencing work.		
	All measurements are in metres, unless otherwise shown.		
	2. The location of underground services and light poles are indicative only - refer to engineering drawings for design service offsets.		
	3. The location and depth of all 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 curb is 1.2m unless otherwise shown.		
	It is assumed that all Underground Cables in close proximity to the 'tree zone' 15m diameter 600mm depth shall be within conductors or have cover 100mm to a height level of infrastructure protection. (Refer to Distribution Construction Standard Underground Screening Ga271 by Cityworks and Lateral 1.1.1).		
	Minimum setback of 1.2m to underground electrical cable junction boxes & 1.2m to underground detectable cable junction boxes.		
	Minimum setback of 2.2m to service access including pits and control crossings.		
	Minimum setback of 0.75m to domestic & service tapping points and 0.7m to stormwater outlets.		
	Minimum setback of 1.2m to footpath crossings and 3.0m to driveways where they are existing or to be provided.		
	Minimum setback of 3.0m to the roofline.		
	5. Proprietary Trees.		
	Tree position in front of lots may change slightly due to local location of services, and constructed driveway crossings.		
	Setback from intersection (end) 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.		
	7. Planting. All trees, shrubs and groundcovers shall be planted in accordance with LDM, unless otherwise specified.		
	8. Mulch. Mulch shall be applied to wood or similar approved in general accordance with LDM. Unless otherwise specified, 3. Glass Seeding. Please strip and edge grassed areas where mulch has been introduced due to landscape works with a mulch/organic grass seed mix in accordance with the LDM.		
	9. Grass Seeding. Please strip and edge grassed areas where mulch has been introduced due to landscape works with a mulch/organic grass seed mix in accordance with the LDM.		
	10. General Notes.		
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APPROVAL ISSUE

Planning Permit PLP/2018/525

TP1	Town Planning Approval	AD	10/03/20
P4	Flood Alleviation re: Power, NBN and Coi	AD	02/12/19
P3	Amendments re: NBN and Coi plans	AD	14/11/19
P2	Amendments re: power plans	AD	21/10/19
P1	Planimetry Issue	AD	30/07/19
S1	Review Documentation	Final	08/08/19

Notes

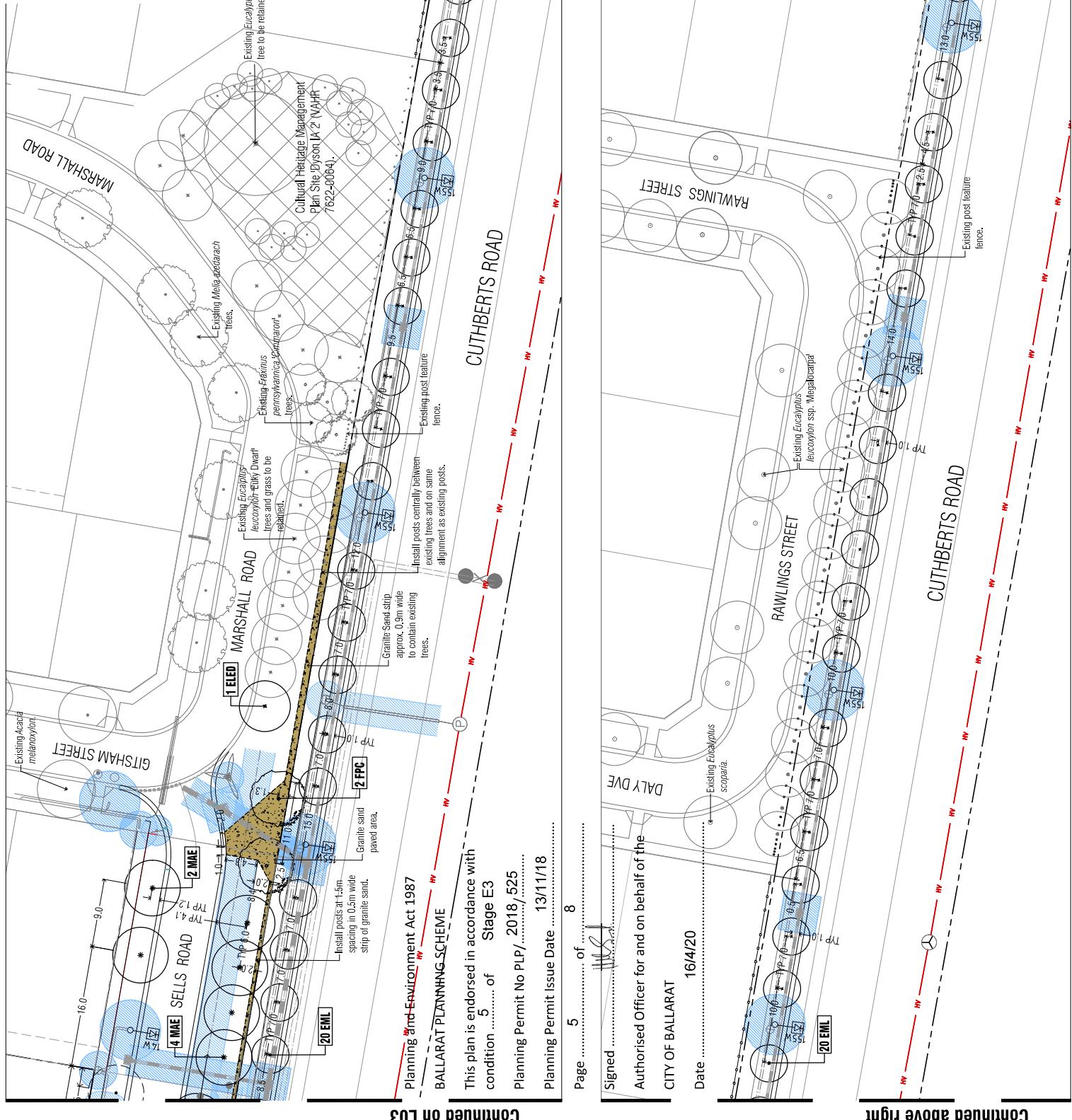
- 4. Standard Street Tree Offsets.
- 5. Standard offset from the back of kerb is 1.2m unless otherwise shown.
- 6. It is assumed that all underground Cables in close proximity to the 'line' part of '5m diameter x 600mm depth shall be within conduits or have cover slabs to provide a higher level of infrastructure protection.' (Refer 12.0 Distribution Construction Standard Underground trenching G427 by CityPower and Powercor).
- 7. Minimum setback of 2.5m to underground electricity cable joints / tee's.
- 8. Minimum setback of 2.0m to service assets including pits and conduit crossings.
- 9. Minimum setback of 0.5m to domestic service tapping point and 1.0m to stormwater outlets.
- 10. Minimum setback of 1.2m toington crossings and 3.0m to driveway where there is a crossing or a roundabout.
- 11. Minimum setback of 4.2m to light poles.
- 12. Proprietary trees, shrubs and groundcovers shall be planted in the area in lieu of trees may change slightly due to location of services, and constructed driveways.
- 13. Subsoil from intersection levels shall be a minimum of 1.0m in accordance with City of Ballarat Landscape Design Manual (LDMA).
- 14. 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.
- 15. Planting, pruning, shrubs and groundcovers shall be planted in accordance with LDMA, unless otherwise specified.
- 16. Mulch shall be required around (or similar) approved in general accordance with LDMA, unless otherwise specified.
- 17. Grass Seeding. Reserve areas with LDMA, unless otherwise specified.
- 18. Proprietary grass seed mix in accordance with the LDMA. Refer to drawing 001 for Plant Schedule.

Legend

- Existing Trees to be retained.
- Proposed Street Trees - Melia azedarach [EAE] [Elite White Cedar] [MAE]
- Proposed Street Trees - Fraxinus pennsylvanica
- Crimson Ash [FPC]
- Proposed Street Trees - Eucalyptus gunnii/leptophloia Little Spotted Gum [EL]
- Proposed Street Trees - Eucalyptus leucoxylon Yellow Gum [EYL]
- Alternate tree location if different to located where stated tree is proposed.
- Service Offsets
- Colourbond Fence
- Plant Area and Cole



1. All dimensions to be checked on site before commencing work. All measurements are in metres, unless otherwise shown.
 2. The location 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.



TP1	Town Planning Approval	AD	10/03/20
P4	Final Amendments re: Power, NBN and Civil	AD	02/12/19
P3	Amendments re: NBN and Civil plans	AD	14/11/19
P2	Amendments re: power plans	AD	21/10/19
P1	Planimetry Issue	AD	30/07/19
	Review: One Month		
	Start:		

APPROVAL ISSUE

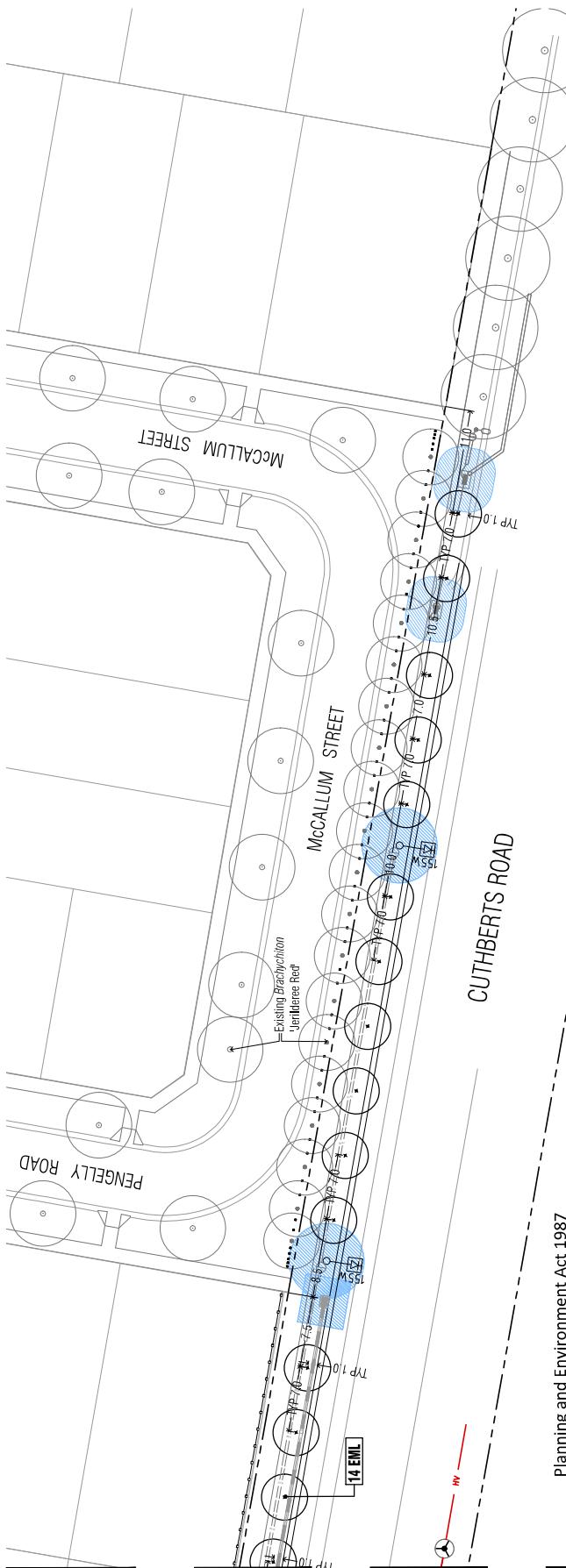
Planning Permit PLP/2018/525

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 Cables in close proximity to the 'kerb' 1.5m diameter x 600mm shall be within conduits or have cover slabs to provide a higher level of infrastructure protection. (Refer 12.0 Distribution Construction Standard Underground 'Renewning GA271' by CityPower and Powenco).
 - Minimum setback of 2.5m to underground electricity cable joints / access.
 - Minimum setback of 2.0m to service assets including pits and conduit crossings.
 - Minimum setback of 0.5m to domestic service tapping point and 2.0m to stormwater outlets.
 - Minimum setback of 1.2m to drainage crossings and 3.0m to driveway where there is a crossing or a corner.
 - Minimum setback of 3.0m to light poles.
 - Proposed street trees, in the event that they may change slightly due to tree growth, the location of the tree may be moved slightly due to any variation to the number or species of planted trees required by the City of Ballarat.
 - Following City of Ballarat approval of these landscape plans, any variation to the number or species of planted trees requires approval by the City of Ballarat.
 - Subsoil from intersection levels shall be a minimum of 1.0m in accordance with City of Ballarat Landscape Design Manual (LDN).
 - Following City of Ballarat approval of these landscape plans, any variation to the number or species of planted trees requires approval by the City of Ballarat.
 - Planting All trees, shrubs and groundcovers shall be planted in accordance with LDN, unless otherwise specified.
 - Soil, Mulch, Mulch shall be received delivered (or similar approved) in general accordance with LDN, unless otherwise specified.
 - Grass Seeding, Reseeding & stans and other grassed areas where there has been disturbance due to landscape works with a proprietary grass seed mix in accordance with the LDN.
 - Refer to drawing 001 for Plant Schedule.

Legend

- Existing trees to be retained.
- Proposed Street Trees - Eucalyptus macrorhyncha Little Spotted Gum (ESL)
- Alternative tree location if driveway is located where street tree is proposed.
- Coloured Fences
- Planned and Code
- Service Offsets



Continued on Lot 4

Planning and Environment Act 1987

BALLARAT PLANNING SCHEME

This plan is endorsed in accordance with
condition 5 of Stage E3

Planning Permit No PLP/ 2018/ 525

Planning Permit Issue Date 13/11/18

Page 6 of 8

Signed

Authorised Officer for and on behalf of the

CITY OF BALLARAT

Date 16/4/20



Client Name:	Intage
Stage:	E3
Address:	Lucas, Ballarat
Date:	10/03/2020
Sub AD:	1250
Plot No:	1550
Plot Size:	50x6

Client Name:	Intage
Stage:	E3
Address:	Lucas, Ballarat
Date:	10/03/2020
Sub AD:	1250
Plot No:	50x6

PLA318-L-05 TP1

APPROVAL ISSUE		Planning Permit PLP/2018/525
TB1	Town Planning Approval	AO 10/03/20
P4	Final Amendments re: Power, NBV and Civil	AO 02/12/19
P3	Amendments re: NBV and Civil plans	AO 14/11/19
P2	Amendments re: power plans	AO 10/03/19
P1	Preliminary Issue Response Date 06/03/2019	1st Last

APPROVAL ISSUE

Planning Permit PLP/2018/525

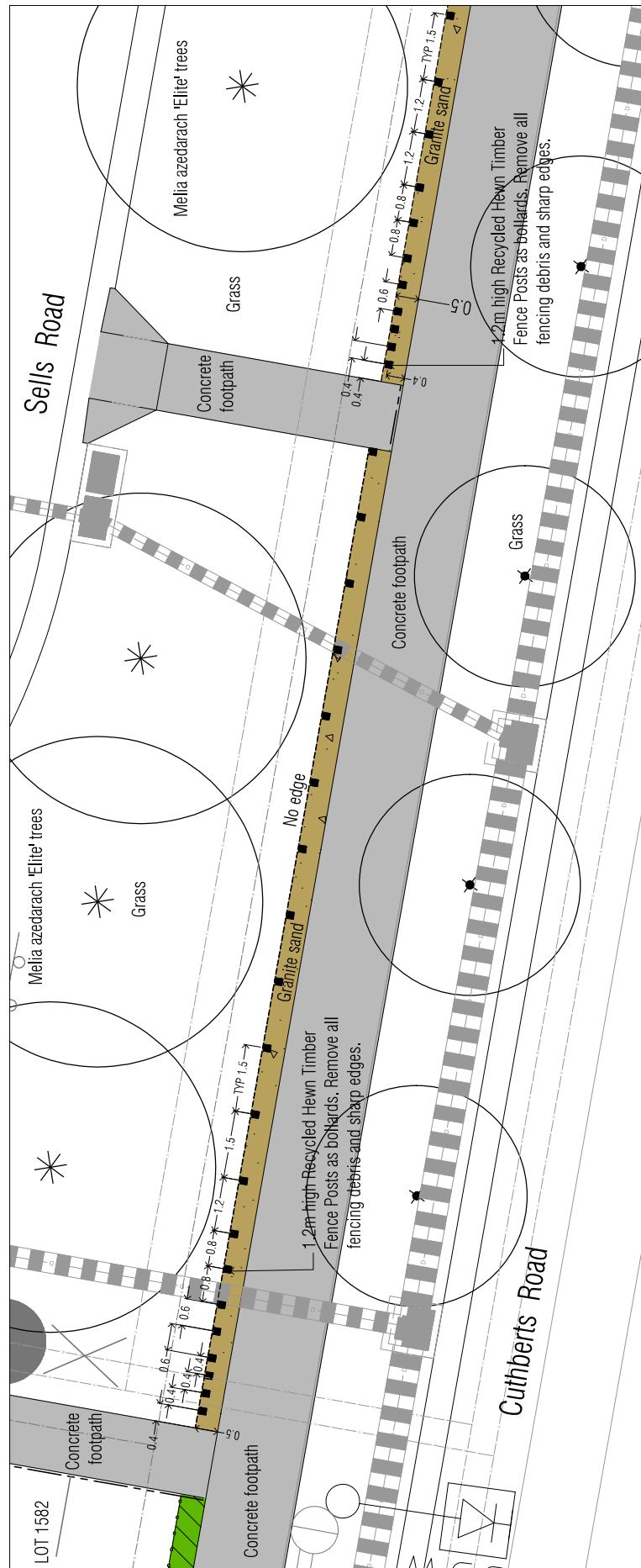
1. All dimensions to be checked on site before commencing work.
All measurements in metres, unless otherwise shown.
2. The locations of underground services and prints are indicative only - refer to engineering drawings for design service others.
3. The location and details of services shall be verified on site prior to the commencement of works. The Contractor shall be liable for any damage to services during the landscape works.



Sells Road Footpath Entry Details

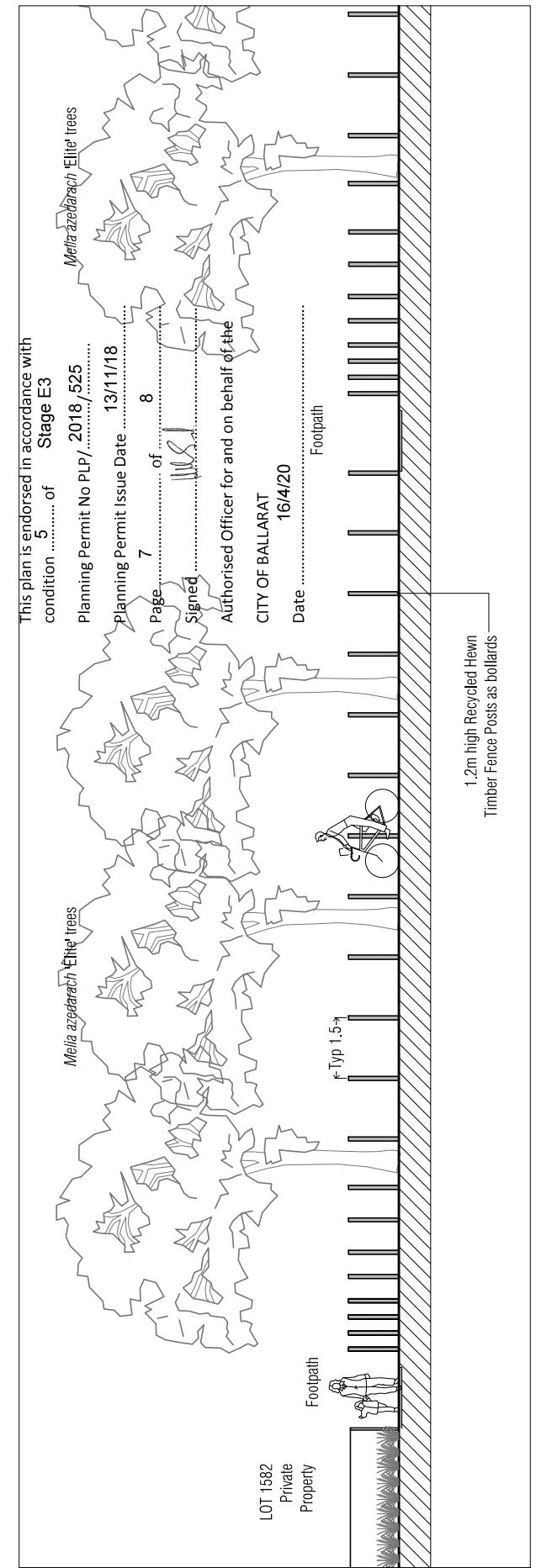


TP1
PLA318-L06
Drawing Number
Revision



Detail 1. Plan view of Sells Road Footpath Entry to Guthrie's Road (1:100 at A3)

RAJABAT PLANNING SCHEME
Planning and Environment Act 198



Detail 2. Timber Fence Posts along Cuthberts Road / Sells Road Footpath Entry - Indicative Elevation. (NTS)

Works	CANOPY COVERAGE ASSESSMENT	Planning Permit No PLP/2018/525....
Project	Stage E3, Lucas	Planning Permit Issue Date 13/11/18
Date	Thursday, 12 March 2020	Page 8 of 8
PLOT Drawing	PLA318-L01-L06_TP1	Signed 
<i>Note: excludes Street Tree Planting along Cuthberts Road.</i>		Authorised Officer for and on behalf of the

Road	Buchanan Drive	CITY OF BALLARAT			
		Date 16/4/20			
Code	Tree Species	Quantity	Radius (m)	Canopy Area (m2)	TOTAL CANOPY
ESC	<i>Eucalyptus scoparia</i>	6	4.5	64	382
				Total	382
				Road Reserve Area	815
				Canopy Coverage for Buchanan Drive	47%

Road	Sells Road (North South alignment)				
Code	Tree Species	Quantity	Radius (m)	Canopy Area (m2)	TOTAL CANOPY
CHH	<i>Callistemon hybrid 'Harkness'</i>	26	2.25	16	413
				Total	413
				Road Reserve Area	2150
				Canopy Coverage for Sells Road (North South alignment)	19%

Road	Sells Road (East West alignment)				
Code	Tree Species	Quantity	Radius (m)	Canopy Area (m2)	TOTAL CANOPY
MAE	<i>Melia azedarach 'Elite'</i>	17	3.5	38	654
FPC	<i>Fraxinus pennsylvanica 'Cimmaron'</i>	2	4	50	101
				Total	755
				Road Reserve Area	1819
				Canopy Coverage for Sells Road (East West alignment)	41%

Road	Shortridge Drive				
Code	Tree Species	Quantity	Radius (m)	Canopy Area (m2)	TOTAL CANOPY
PCA	<i>Pyrus calleryana 'Aristocrat'</i>	10	3.5	38	385
USAG	<i>Ulmus 'Sapporo Autumn Gold'</i>	2	5	79	157
				Total	542
				Road Reserve Area	1601
				Canopy Coverage for Shortridge Drive	34%
				Stage Total	32.76%