

TP1	Approved Power / Town Planning Issue	AD	02/07/20
P6	Revision re: Kincaide Street changes	AD	29/05/20
P5	Revision re: tree location at Lot 1421	AD	19/03/20
P4	Revisions re: power, NBN and water plans	AD	26/02/20
P3	Revisions re: civil base amendments	AD	27/01/20
P2	Revisions re: Power sketch plan	AD	04/07/19
P1	Preliminary Client Review	AD	11/06/19
Revision Description		Integ	Date

### APPROVAL ISSUE

#### Status

Planning Permit reference PLP/2018/525.

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.

Planning and Environment Act 1987

BALLARAT PLANNING SCHEME

This plan is endorsed in accordance with  
condition ..... 5 ..... of

Planning Permit No PLP/..... 2018/525 .....

Planning Permit Issue Date ..... 13/11/18 .....

Page ..... 1 ..... of ..... 6 .....

Signed .....  .....

Authorised Officer for and on behalf of the

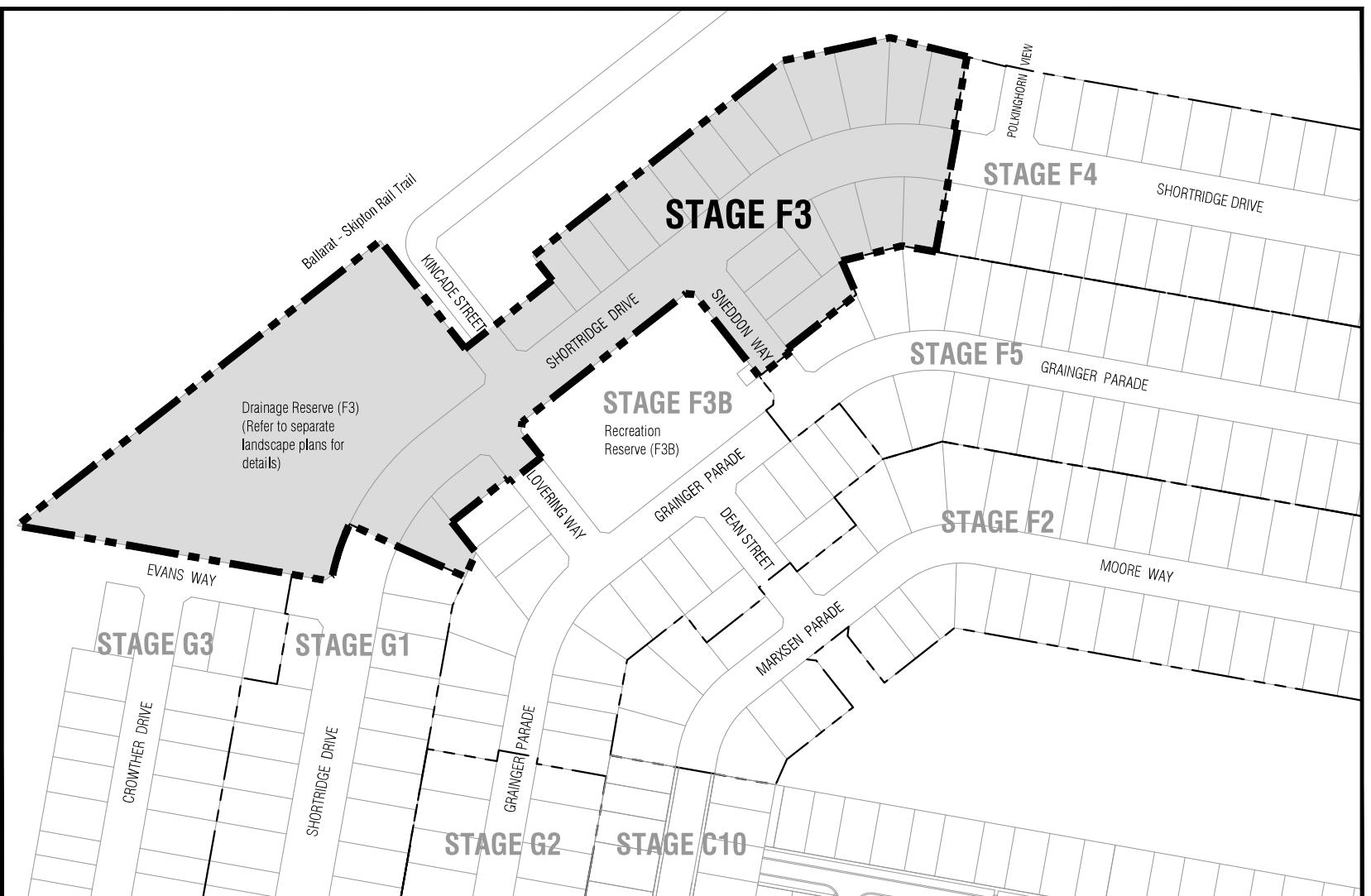
CITY OF BALLARAT

25/8/20

Date ..... .....



Client/Project	Intega		
Stage F3			
Lucas, Ballarat			
Drawing Title	Context Plan and Contents		
Drawn	Approved	Date	North
AD	RH	02/07/2020	
Scale (1:1)	Scale (1:500)	Sheet	
NTS	NTS	1 of 5	
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Drawing Number		TP1	
PLA305-L01		TP1	



## CONTEXT PLAN - Stage F3, Lucas (NTS)

### CONTENTS:

#### Drawing Number

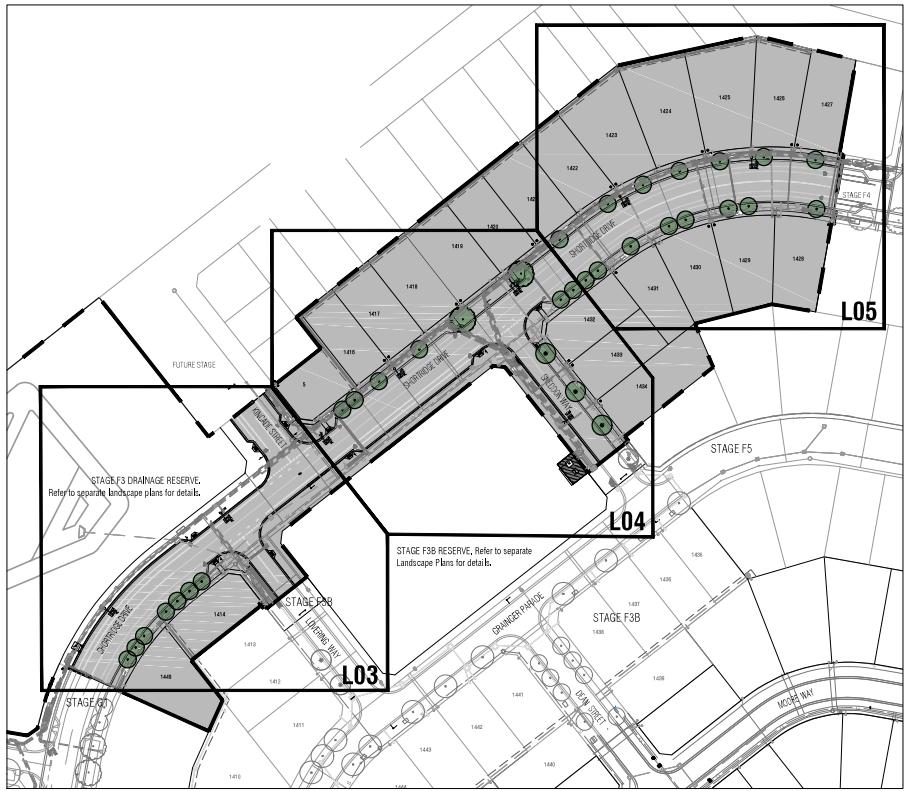
PLA305-L01 Context Plan and Contents

PLA305-L02 Page Layout, Plant Schedule and Planting Detail

PLA305-L03 Street Tree Plan 01

PLA305-L04 Street Tree Plan 02

PLA305-L05 Street Tree Plan 03



**SHEET LAYOUT PLAN - Stage F3, Lucas**

## Master Plant Schedule - Stage F3, Lucas

Code	Botanical Name	Common Name	Plant Size	Qty
<b>Trees</b>				
FPU	<i>Fraxinus pennsylvanica 'Urbdbell'</i>	Urbanite Ash	40 ltr cont.	3
PCA	<i>Pyrus calleryana 'Aristocrat'</i>	'Aristocrat' Flowering Pear	40 ltr cont.	28
USAG	<i>Ulmus Sapporo Autumn Gold</i>	Autumn Gold Elm	40 ltr cont.	2

APPROVAL ISSUE	
Status	In Progress
Notes	Planning Permit reference PLP/2018/525.
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.

Planning and Environment Act 1987

### BALLARAT PLANNING SCHEME

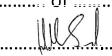
This plan is endorsed in accordance with condition ..... of

2018/525

13/11/18

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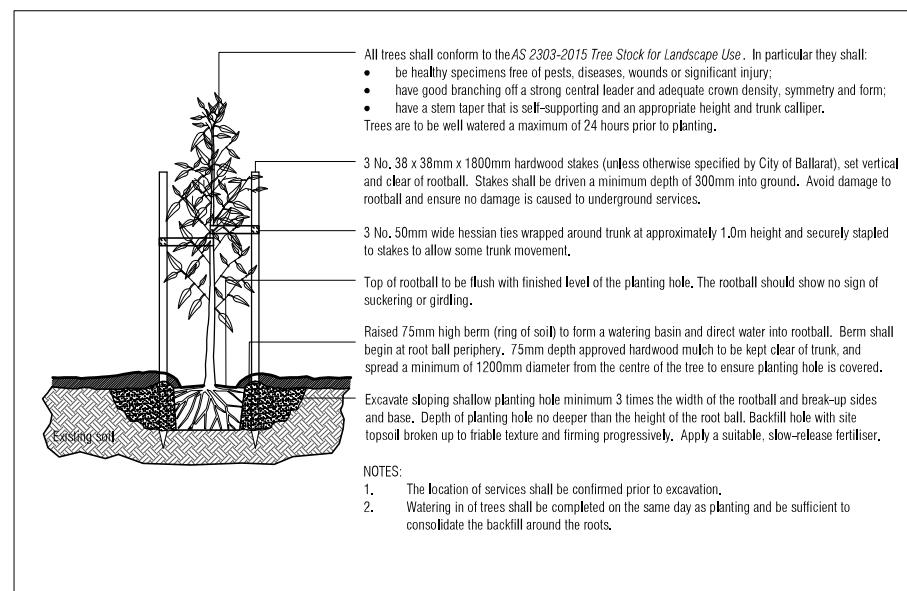
Signed ..... 

Authorised Officer for and on behalf of the

CITY OF BALLARAT

25/8/20

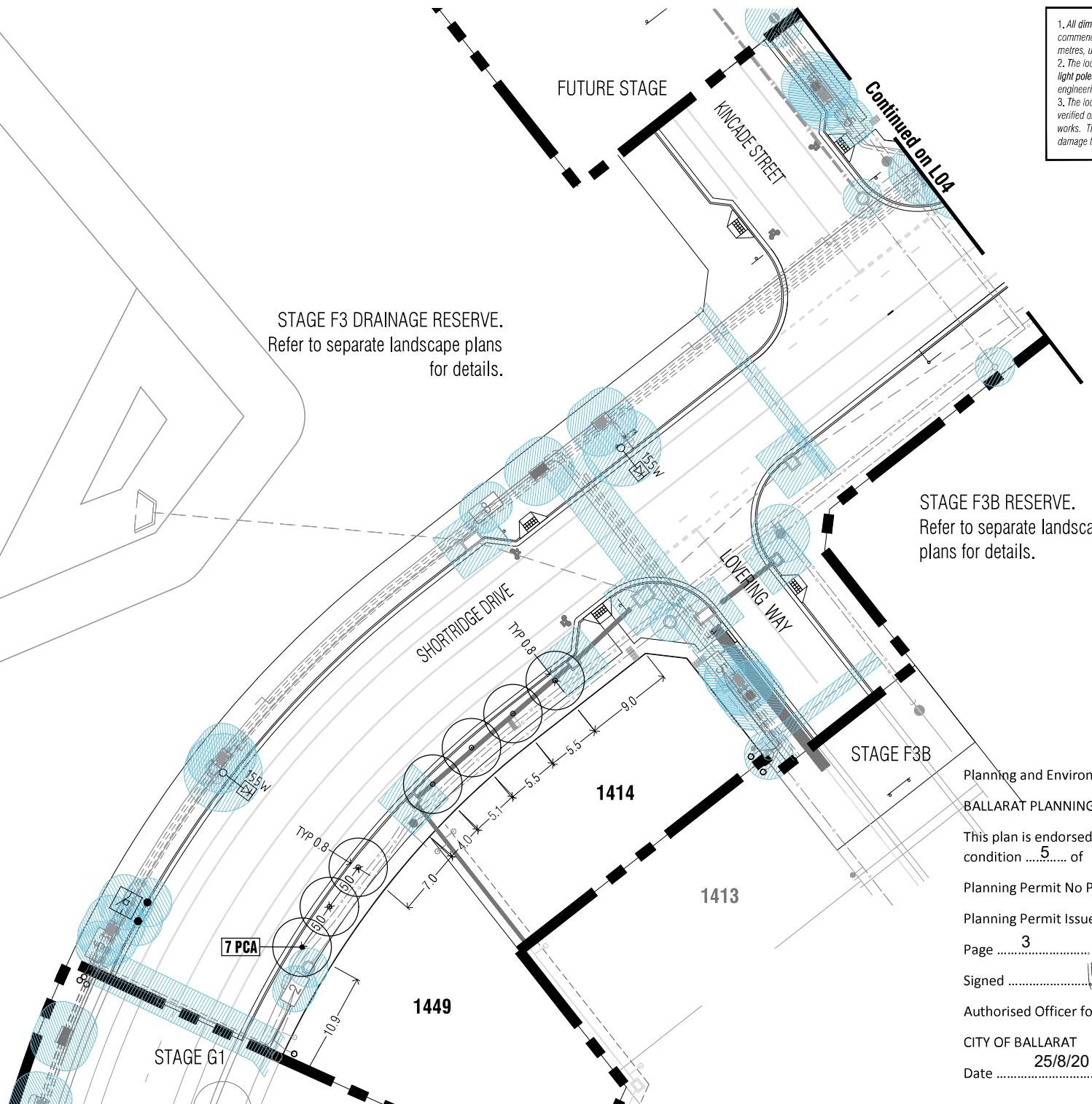
Date .....



**City of Ballarat Typical Tree Planting Detail (NTS)**



Client / Project	<b>Intega</b>	
Stage F3	Lucas, Ballarat	
Drawing Title	Page Layout, Plant Schedule and Planting Detail	
Drawn	Approved	Date
AD	RH	02.07.2020
Scale (1:1)	Scale (1:50)	Sheet
NTS	NTS	2 of 5
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Drawing Number	TP1	
TP1305-L02		



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.

TP1	Approved Power / Town Planning Issue	AD	02,07,20
P6	Revision re: Kinrade Street changes	AD	29,05,20
P5	Revision to tree location at Lot 1421	AD	19,03,20
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P3	Revisions re: civil base amendments	AD	27,01,20
P2	Revisions re: Power sketch plan	AD	04,07,19
P1	Preliminary Client Review	AD	11,06,19
Review Description		Initial Date	

## **APPROVAL ISSUE**

## Notes

Planning Permit reference PLP/2018/525.

4. Standard Street Trees.

  - 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 'free 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 Standard Underground Construction Standard 'Underground Trunking G421' by CiPower and Powercor ).
  - Minimum setback of 2.5m to underground electricity cable joints / tee's,
  - Minimum setback of 2.0m to service assets including pits and conduits etc,
  - Minimum setback of 1.75m to domestic service taping 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 planned 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 required apply as per City of Ballarat,

6. Plant Species 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 specified.

8. Grass Seeding. Reseed native 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 PLA3054-02 for Plant Schedule.

## Legend

-  Proposed Street Trees – *Pyrus calleryana* "Aristocrat" (Aristocrat Flowering Pear)
  -  Alternative tree location if driveway is located where street tree is proposed.
  -  Plant Label and Code
  -  Service Offsets

Planning and Environment Act 1987

BALLARAT PLANNING SCHEME

This plan is endorsed in accordance with  
condition ..... 5 ..... of

Planning Permit No PLP/2018/525

13/11/18

3 6

118

Signed ..... *[Signature]*

Authorised Officer for a

CITY OF BALLARAT  
27/2/2020

25/8/20



## BALLARAT PLANNING SCHEME

This plan is endorsed in accordance with  
condition 5..... of

Planning Permit No PLP/ 2018/ 525.....

Planning Permit Issue Date 13/11/18.....

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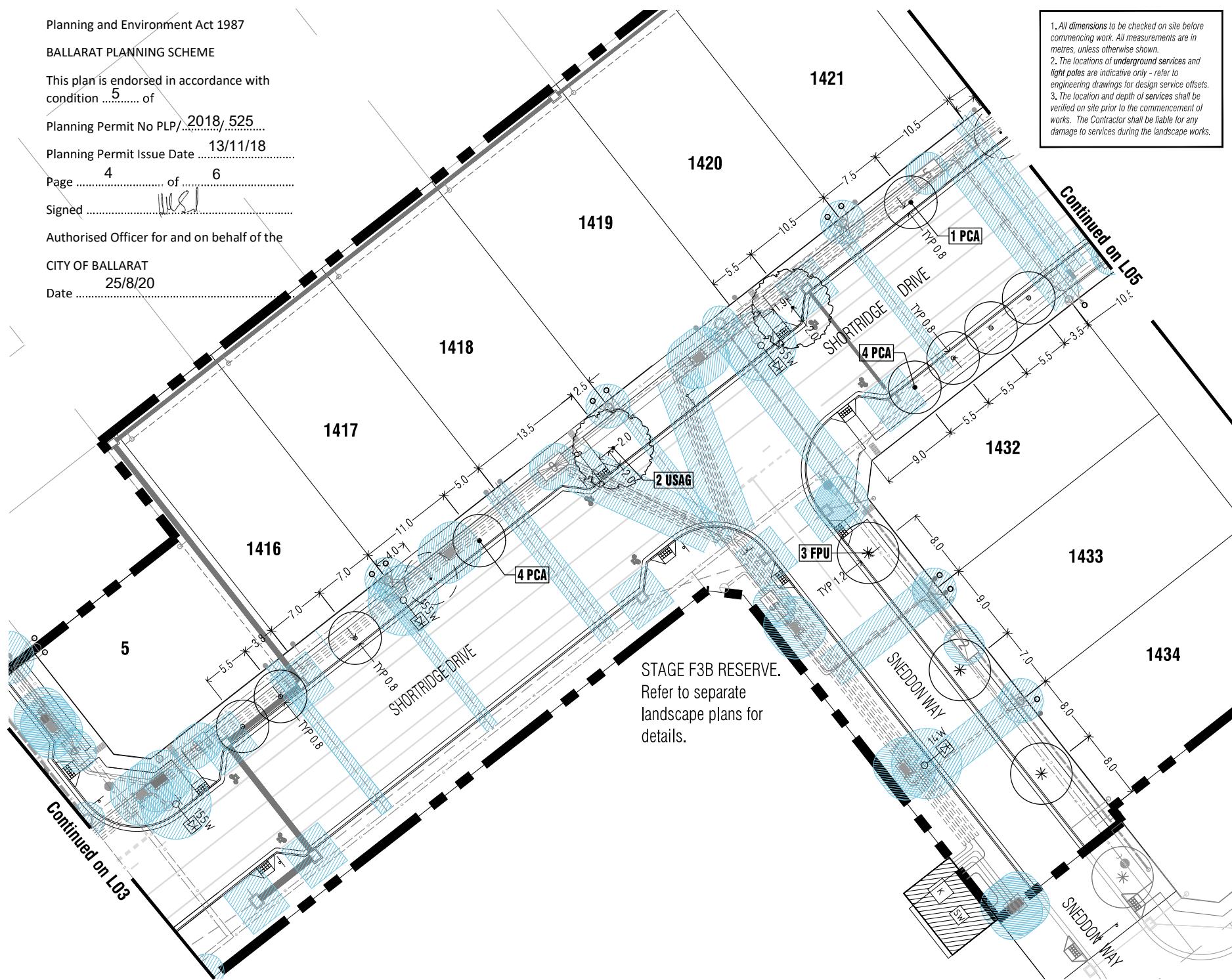
Signed [Signature]

Authorised Officer for and on behalf of the

CITY OF BALLARAT

25/8/20

Date .....



TP1	Approved Power / Town Planning Issue	AD	02/07/20
P6	Revision re: Kincaide Street changes	AD	29/05/20
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P3	Revisions re: civil base amendments AD	AD	27/01/20
P2	Revisions re: Power sketch plan	AD	04/07/19
P1	Preliminary Client Review	AD	11/06/19
Revision Description		Integ	Date

**APPROVAL ISSUE****Notes**

Planning Permit reference PLP/2018/525.....

- 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 Tranching GA211 by Citypower and Powertech).
  - 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 factual 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 shall be planted in accordance with LDM, unless otherwise specified.
  - 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 hardy seed mix in accordance with the LDM, unless otherwise specified.
  - Plant Schedule. Refer to sheet PLA305-L02 for Plant Schedule.

**Legend**

Client / Project	Intega		
Stage F3			
Lucas, Ballarat			
Drawing Title	Street Tree Plan 02		
Drawn	Approved	Date	02.07.2020
RH			
Scale (M)	Scale (A)	Sheet	
1:200			4 of 5
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Drawing Number			
PLA305-L04			
TP1			

TP1	Approved Power / Town Planning Issue	AD	02/07/20
P6	Revision re: Kincaide Street changes	AD	29/05/20
P5	Revision to tee location at Lot 1421	AD	19/03/20
P4	Revisions re: power, NBN and water plans AD	AD	26/02/20
P3	Revisions re: civil base amendments	AD	27/01/20
P2	Revisions re: Power sketch plan	AD	04/07/19
P1	Preliminary Client Review	AD	11/06/19
Revision Description		Intek	Date

### APPROVAL ISSUE

#### Notes

Planning Permit reference PLP/2018/525.

- 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 'free 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 GA211\* by Olycom 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 4.0m 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 factual 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 specified.
- 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 PLA305-L02 for Plant Schedule.

#### Legend

- (○) Proposed Street Trees - Pyrus calleryana 'Aristocrat' (Aristocrat Flowering Pear)
- (○) Alternative tree location if driveway is located where street tree is proposed.
- [ELD] Plant Label and Code
- [SO] Service Offsets



WMS/2019/25/4611 12/07/2019 25/98

Planning and Environment Act 1987

BALLARAT PLANNING SCHEME

This plan is endorsed in accordance with  
condition 5..... of

Planning Permit No PLP/ 2018/525

Planning Permit Issue Date 13/11/18

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Signed .....

Authorised Officer for and on behalf of the

CITY OF BALLARAT

25/8/20

Date .....

Client / Project	<b>Intega</b>
Stage F3	Lucas, Ballarat

Drawing Title

Street Tree Plan 03

Drawn	Approved	Date
AD	RH	02/07/2020
Scale (1:1)	Scale (A3)	Sheet
1:200	1:400	5 of 5

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Revision

**PLA305-L05** **TP1**

Continued on L04

1424

1423

1422

1425

1426

1427

1429

1428

1431

1430

SHORTRIDGE DRIVE

STAGE F4

6 PCA

6 PCA

TYP 0.8

This plan is endorsed in accordance with  
condition **5**..... of

<b>Works</b>	<b>CANOPY COVERAGE ASSESSMENT</b>					Planning Permit No PLP/...../2018/ 525
<b>Project</b>	<b>Stage F3, Lucas</b>					Planning Permit Issue Date <b>13/1/18</b>
<b>Date</b>	<b>Thursday, 2 July 2020</b>					Page ..... <b>6</b> ..... of ..... <b>6</b> .....
<b>PLOT Drawing</b>	<b>PLA305-L01-L05_TP1</b>					Signed ..... <b>W.G.</b> .....

Road **Shortridge Drive**  
Authorised Officer for and on behalf of the  
CITY OF BALLARAT

**25/8/20**

<b>Code</b>	<b>Tree Species</b>	<b>Quantity</b>	<b>Radius (m)</b>	<b>Canopy Area (m<sup>2</sup>)</b>	<b>TOTAL CANOPY</b>
PCA	<i>Pyrus calleryana 'Aristocrat'</i>	28	3.5	38	1078
USAG	<i>Ulmus 'Sapporo Autumn Gold'</i>	2	5	79	157
				Total	1235
				Road Reserve Area	4759
				<b>Shortridge Drive</b>	<b>26%</b>

Road **Lovering Place**

<b>Code</b>	<b>Tree Species</b>	<b>Quantity</b>	<b>Radius (m)</b>	<b>Canopy Area (m<sup>2</sup>)</b>	<b>TOTAL CANOPY</b>
FPU	<i>Fraxinus pennsylvanica 'Urbnelli'</i>	0	3.5	38	0
				Total	0
				Road Reserve Area	134
				<b>Lovering Place</b>	<b>0%</b>

Road **Kincade Street**

<b>Code</b>	<b>Tree Species</b>	<b>Quantity</b>	<b>Radius (m)</b>	<b>Canopy Area (m<sup>2</sup>)</b>	<b>TOTAL CANOPY</b>
ALI	<i>Allocaesalina littoralis</i> (indigenous)	0	2	13	0
				Total	0
				Road Reserve Area	145
				<b>Kincade Street</b>	<b>0%</b>

Road **Canopy Coverage for Kincade Street**

<b>Code</b>	<b>Tree Species</b>	<b>Quantity</b>	<b>Radius (m)</b>	<b>Canopy Area (m<sup>2</sup>)</b>	<b>TOTAL CANOPY</b>
FPU	<i>Fraxinus pennsylvanica 'Urbnelli'</i>	3	3.5	38	115
				Total	115
				Road Reserve Area	423
				<b>Canopy Coverage for Sneddon Way</b>	<b>27%</b>
				<b>Stage Total</b>	<b>24.72%</b>