

This plan is endorsed in accordance with
condition 3..... of
Planning Permit No PIP/2019/..... 607
Planning Permit Issue Date 13/12/19

Page 1 of 6
Signed

Authorised Officer for and on behalf of the

CITY OF BALLARAT

Date 19/2/21

CONTENTS:

Drawing Number

PLA392-L01 Page Layout, Plant Schedule and Planting Detail

PLA392-L02 Street Tree Plan 01

PLA392-L03 Street Tree Plan 02

PLA392-L04 Street Tree Plan 03

PLA392-L05 Street Tree Plan 04

PLA392-L06 Rail Trail Interface



SHEET LAYOUT PLAN - Stage M1, Lucas



PLOT
LANDSCAPE ARCHITECTS

951 KJZ J09 NOV 1994 699-021-006-19
www.plot.com.au

Plot Landscape Architects Pty Ltd

ABN 12 123 456 789

10/1/20

Issue No. 1

Drawn by: [Signature]

Checked by: [Signature]

Approved by: [Signature]

Stamp No.: [Signature]

Building Number:

Plot Reference:

Plot Plot No.:

This plan is provided for marketing and information purposes only. It shows design levels only which may change during construction. Builders should check all information prior to the building process. Where discrepancies exist between the plan of subdivision and this plan, the plan of subdivision shall be taken as correct. It is the responsibility of the prospective purchaser to confirm prior to purchase, all lot levels, fill depth and all service locations are correct.

City of Ballarat Typical Tree Planting Detail (NTS)

Rail Trail Interface Planting Schedule

Groundcover Planting Mix			
Distribution	Botanical Name	Common Name	Total
		Species Density	GP01 GP02 GP03
15.0%	<i>Chrysopetalum apiculatum</i>	Common Everlasting	119 217 123
15.0%	<i>Daniellia actintha</i> (syn. <i>revoluta</i>)	Back-anther Flax-lily	603 110 200 115
15.0%	<i>Lomandra filiformis</i>	Variegated Mat-rush	400 75 135 75
10.0%	<i>Lomandra longifolia</i>	Spiny-headed Mat-rush	603 110 200 115
10.0%	<i>Poa labillardieri</i>	Common Tussock Grass	400 50 90 50
5.0%	<i>Ridolfiella aculeatum</i>	Slender Wallaby Grass	600 40 70 40
5.0%	<i>Ridolfiella aculeatum</i> ssp. <i>filiformis</i>	Bristly Wallaby Grass	600 40 70 40
25.0%	<i>Tierneya tenuiflora</i>	Kangaroo Grass	600 180 330 185
100.0%			655 1185 670 2510
Area planted			100%
<i>Note</i> Grasses to be planted in minimum groups of 20 for each species.			
Groundcovers to be planted in minimum groups of 10 of each species.			
All groundcovers plants to be of local provenance stock where possible.			

Street Tree Plant Schedule - Stage M1, Lucas

Code	Botanical Name	Common Name	Plant Size	Qty
Trs				
ESC	<i>Eucalyptus scoparia</i>	Wallinga White Gum	18/20 ltr container, minimum height: 1.5m	23
FFC	<i>Fraxinus densiflora Cinnamomea</i>	Cinnerton Ash	4C-45 ltr container, minimum height: 2.2m	2
MAT	<i>Melia azedarach</i> Elae	Elite White Cedar	4C-45 ltr container, minimum height: 2.2m	13

TP1

TP1

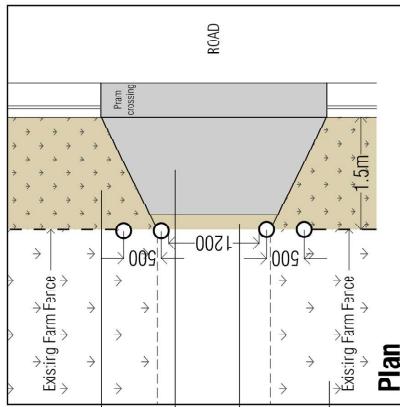
T1 Town Planning Approval AD 08/02/21
 T2 Revisions & NEM Power and Civil plans AD 27/07/21
 P3 Applications to NBNAN Power plans AD 13/12/20
 P1 Preliminary Design Review AD 10/1/20
 Interim Submission

APPROVAL ISSUE

Notes

PLANNING PERMIT PLP/2019/607

- All dimensions to be checked for site before commencing work.
- All requirements to be met prior to the issuance of Building Services and Light fittings.
- The location of underground services and light poles are indicative only. Refer to engineering drawings for design/service offsets.
- The location and depth of services shall be verified onsite prior to the commencement of works. The Contractor shall be liable for any damage to services during landscape works.
- Planting All groundcover shall be planted in accordance with LDM unless otherwise specified.
- Mulch: Mulch shall be locally sourced granite sand along Ballarat to Skipton Rail Trail interface.



Plant between BOK and boundary line with indigenous grassland species to track existing remnant vegetation within Rail Trail reserve. Mulch with locally sourced granite sand.

Concrete footpath crossing as per approved civil engineering details.

Proposed Rail Trail path connection (subject to separate Landscape Plans and approvals).

The Rail Trail reserve contains patches of intact remnant grassland vegetation. Access has been located with City of Ballarat to avoid remnant vegetation.

Retain existing farm fence on boundary but remove barbed wire and any sharp wire and straighten posts and pegs.
 Install new farm-fence mesh as necessary to maintain minimum 1m height. Replace hardwood droppers and posts with IKA material only as absolutely necessary. Install 4 No 200 diameter, free-standing hardwood posts on either side of rail way and e-fension fence as necessary.

Planning and Environment Act 1987

BALLARAT PLANNING SCHEME

This plan is endorsed in accordance with condition 3 of

Planning Permit No PLP/2019/607.....

Planning Permit Issue Date 13/12/19

Page 6 of 6

Signed [Signature]

Authorised Officer for and on behalf of the
CITY OF BALLARAT
Date 19/12/21



Date / Month

Issue	Approved	Date	08/12/2021
Review	Engineering	Expiry Date	6 months
Signatory	NMS	Signature	<u>[Signature]</u>

Integra Software Solutions Pty Ltd
ABN 69 006 100 169 | ACN 607 254 951
Integra is a registered trademark of Integra Software Solutions Pty Ltd
Integra Number: [Redacted]

Name	Stage M1
Location	Ballarat
Building Title	Rail Trail Interface

Name	Integra
Location	Ballarat
Building Title	Rail Trail Interface

PLA392-106

TP1

This plan is provided for marketing and information purposes only, it shows design levels only which may change during construction. Builders should check all information prior to the building process. Where discrepancies exist between the plan of subdivision and this plan, the plan of subdivision shall be taken as correct. It is the responsibility of the prospective purchaser to confirm prior to purchase, all lot levels, fill depth and all service locations are correct.