

**CONTEXT PLAN - STAGE H2, LUCAS** 

Planning and Environment Act 1987 BALLARAT PLANNING SCHEME This plan is endorsed as forming part of

Planning Permit No PLP/2019/194 / A Planning Permit Issue Date ..... Signed. Page ..

Authorised Officer for and on behalf of the 8/12/20 CITY OF BALLARAT

Date.

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PLA361-L01 Context Plan, Plant Schedule and Tree Detail PLA361-L02 Street Tree Plan 01 **Drawing Number** 

APPROVAL ISSUE Planring Permit PLF/2019/194

Revisions or, Man and Water plans A Revisions or, Power and VIRN plans A Revisions or, Staging and Power plans A Preli ninary Issue for Client Review A

1. All dimensions to be checked or site before commercing work.

All measurements are in metales, unless otherwise show.

All nocalizons of undergrand services and fight bees are indicative unit - refer to engineering drawings for design service indicative unit - refer to engineering drawings for design service.

Notes

The location and deoth of services shall be verified on site prior to the commencement of works. The Contractor shall be liable fo.

Standard offset from the back of kerb is 1.2n unless

any damage to services during the landscape works.

4. Standard Street Tree Offsets.

PLA361-L03 Street Tree Plan 02

# **MASTER PLANT SCHEDULE**

s and 2.0m to sbrmwater outlets. num setback of 1.2m to bodpath crossings and 3.0m to

Ditypower and Powersor). Winimum setback of 2.5m to underground electricity cable

setback of 2.0m to service assets including pits and conduit crossings. Minimum setback of 0.75m to domestic service tapping

uith n conduits or have cover slebs to provide a higher levi il infrastructure protection. ("Relect 12.0 Distribution constriction Standard Linearground Trenching G4211" by t is assumed that all Jndegrourd Cable in slose proximit to the 'tree zone' " (5m diame.erx 600mm ceph) shall be

Code	Code Botanical Name	Ccmmon Name	Plant Size	£
_rees				
ELM	ELM Eucalyous leucoxylor ssp. megalocarpa Large Fruited Yellow Gum	Large Fruited Yellow Gum	18/20 ltr container, min. 1.2m high	21
EMLS	EMLS Eucalypius mannilera 'Little Spotty'	Little Spotty Gum	18/20 ltr container, min. 1.2m high	L)

All tress shall conform to the AS 23G3-2015 Tree Stock for Landscape Use. In particular they shall:

Profined at its chiral additionates shall be Jainted in accordance with LIM, where additionates shall be supported as Mutch. Minics shall be received hardword (or similar approved) in a preparation of the shall be received hardword shall be supported to the supported to the shall be shall be supported to the shall be sh

Setbact from intersection (kerb) shall be a minimum of 10m in accordance with City of 3al ant Landscape Design Manual

actual! location of sewices, and constructed drivenay

ree position in front of ots may change slightly

of 4.0m to light poles.

Following City of Ballarat approval of these landscape plans

or species of straet fre

- 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

Trees are to be well watered a maximum of 24 hours prior to planting.

3 No. 36 x 38mm x 1300mm hardwood stares tunless otherwise specified by City of Balland), set vertical and clear of routials. Saes stellar Certiver an immun teight of 300mm into ground. Avoid dearrage to crobbal and ansure 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 moverrent.

Top of rootball to be flush with finishec level of the planting hole. The rootball should show no sign of

suckering or gird ing.

Raised 75mm high berm (ring of soi ) to form a watering basin and direct water into tootball. Berm shall begin at root ball periptery. 75mm desth approved hardwood mulch to be kept chear of trunk, and spread a minimun of 1200mm diameter from the centre of the tree to ensure slanning hole is covered.

Excavate sloping sha low planting hole minimum 3 times the width of the rootball and preak-up sides and bass. Depth of planting hole no deeper than the height of the root ball. Backfi I hole with site topsoil broken up to 'ritble texture and firming progress vely. Apply a suitable, slow-release fertiliser

NOTES:

The location of services shall be comfirmed prorito excavation. Watering in of tress shall be completed on the same day as planting and be sufficient to consolidate the backfill around the roots.

LANDSCAPE ARCHITECTS

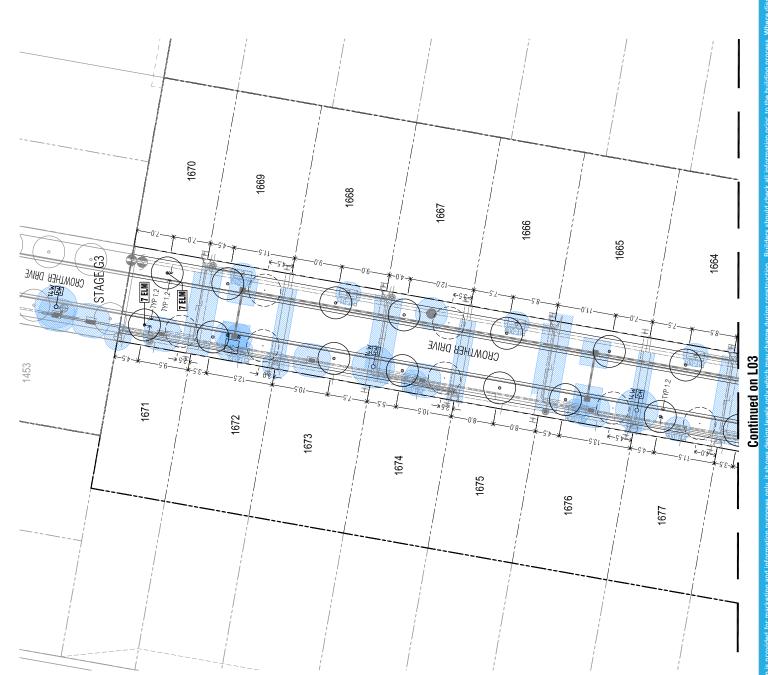
<b>⊗Integra</b>	S:age H2	Lucas, 3allarat

Tree Detail	Noth Peritin	TP1
ki Plan, Plant Schedule and Tree Detail	14.09.2020 Serest 1 of 1 of 3	
xt Plan, Plant	Approved Daix RH 114. Scale (A3) NTS NTESTOR & protected by cc.	361-L01

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Drawn AD Scale (A1) NTS C of charm children's			Scale (AT) S		Achitects Pty Ltd	g Number

**TYPICAL TREE PLANTING DETAIL** 



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8/12/20 Date ...

Planning Permit PLP/2019/194

2.The locations of underground services and light poles are indicative only - refer to engineering drawings for design servi

3. The location and depth of services shall be verified on site prior to the commonword or works. The Contraction side for any reflection to the commonword or works. The Contraction side for any reflection to the commonword or common than the commonword or the service of Security Interfere There Desir.

Standard offset from the book of help is 1,2m unless

therease shown in the same all thing proud Cable in close proximity to the Swarmed for all thing proud Cable in close proximity to the Year zone" (and daments; 600mm clepth) shall be within conducts of these cores state to provide a higher level of infrastructure protection. (The feet 12.0 Sectionics) Construction Standard Underground Teneraling GA217 by

hypower and Powercor). Vinimum setback of 2.5m to underground electricity cable

Wilder, Uses

Minimum selected of 2 Om to sender assess inequiting pits
and control decisions.

Minimum selected of U.S. his domentic sender lapping
points and 2 On selection selection of the s

Proposed Street Trees.
 Tree position in front of lots may change slightly due to factual? location of services, and constructed dineway.

crossings.
 Setback from intersection (kerb) shall be a minimum of 10m in accordance with City of Balkant Landscape Design Manual (LDM).

Fiducial, Oly of Ballara approach of these landscape plans any adalton in the number of systems of stear trees requires any adalton in the number of systems of stear trees requires approach by CIP of Ballara and Stear Stear Stear of Stear Stear of Stear o

Tree planted as part of another stage of works

Proposed Street Trees - Eucalyptus leucoxylon sst megalocarpa (Large Fruited Yellow Gum) [ELM]

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

3 ELD Plant Label and Code

Service Offsets

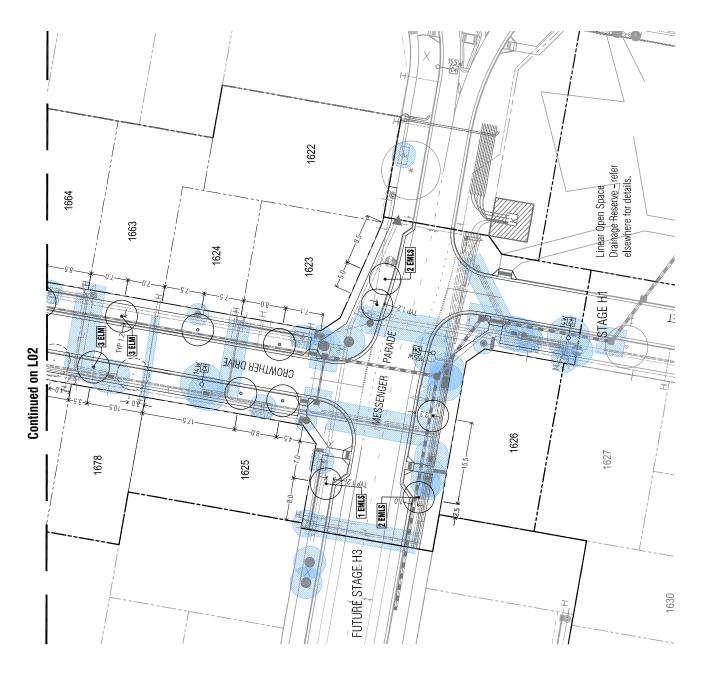
LANDSCAPE ANCHITECTS

Stage H2 Lucas, Ballarat

Street Tree Plan	Manh
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PLA361-L02



Planning and Environment Act 1987

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Planning Permit No PLP/2019/.194 / A This plan is endorsed as forming part of Planning Permit Issue Date 6/6/19 BALLARAT PLANNING SCHEME

APPROVAL ISSUE Planning Permit PLP/2019/194 1 Town Planning Approval
Revisions at Revisions at Power and May Idans AD
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Preliminary Issue for Client Review
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\*\*A Sandard Street from the back of kerb is 1.2m unless
Standard offset from the back of kerb is 1.2m unless

otherwise shown.

It is assumed that ill undergound Cable in close proximity to the Sareman dark may be a consistent x 60mm closiful shall be within conducts when covered stars provide a higher level of infrastructure protection. (The fear 12.0 Sestimbron Construction Special Other Special Charles Serviced Underground Transmig GA211 by

rpower and Powercor). Immum setback of 2.5m to underground electricity cable

points, press.

Minimum stableck of 2,0m to service assess including pits and confut tockstapes.

Minimum stableck of 0,75m to domestic service tegpting protists and 2,1m to stormwater outside service tegpting orbits and 2,1m to stormwater outside or 1,2m to doubted crossings and 3,1m to develope where they are establing or known. Winfimum stableck of 2,0m to the properties.

Minimum stableck of 2,0m to tight replaces.

Proposed Street Trees.
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crossings.
Setback from intersection (Nerb.) 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 require

a sproutle pt viol fellated.

7. Phthifts, all ness, almost and pranticiones dailt by planted in accordance with LDM, unless otherwise specified all the planted in parent all contractions that the contraction of smilling approach in parent accordance with LDM, unless otherwise specified in parent accordance with LDM, unless otherwise specified.

Seas Seefing, expect actions all parent parent accordance with the plant is been distribution due to be ladication and make the rest that been distribution due to the ladication with the LDM.

10. Help to distribution with the LDM.

Tree planted as part of another stage of works

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Service Offsets

**⊗integra** Stage H2 Lucas, Ballarat

LANDSCAPE ANCHITECTS

Street Tree Plan 02

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AD Sale (A) Short (B) Short (

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PLA361-L03