

CONTEXT PLAN - Stage G3 Lucas (nts)

**Planning and Environment Act 1987
BALLARAT PLANNING SCHEME**

This plan is endorsed in accordance with condition ⁵⁺⁸ of

Planning Permit No. PLP/2018/525

Planning Permit Issue Date 13/11/18

Plan 1 of 7

Signed [Signature]

Authorised Officer for and on behalf of the
CITY OF BALLARAT

Date 12/12/19

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- PLA292-L02 Sheet Layout and Plant Schedule
- PLA292-L03 Street Tree Plan 01
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- PLA292-L05 Street Tree Plan 03
- PLA292-L06 Street Tree Plan 04

TP1	Town Planning Approval	AD	23.07.19
P2	Revisions re: Power, Civil and NBN plans	AD	19.06.19
P1	Preliminary Issue	AD	13.05.19
Revision	Description	Initials	Date
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.
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 '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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 - Minimum setback of 0.75m to domestic service tapping points and 2.0m to stormwater outlets.
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5. 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 (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 recycled hardwood (or similar approved) in general accordance with LDM, unless otherwise specified.
9. 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.



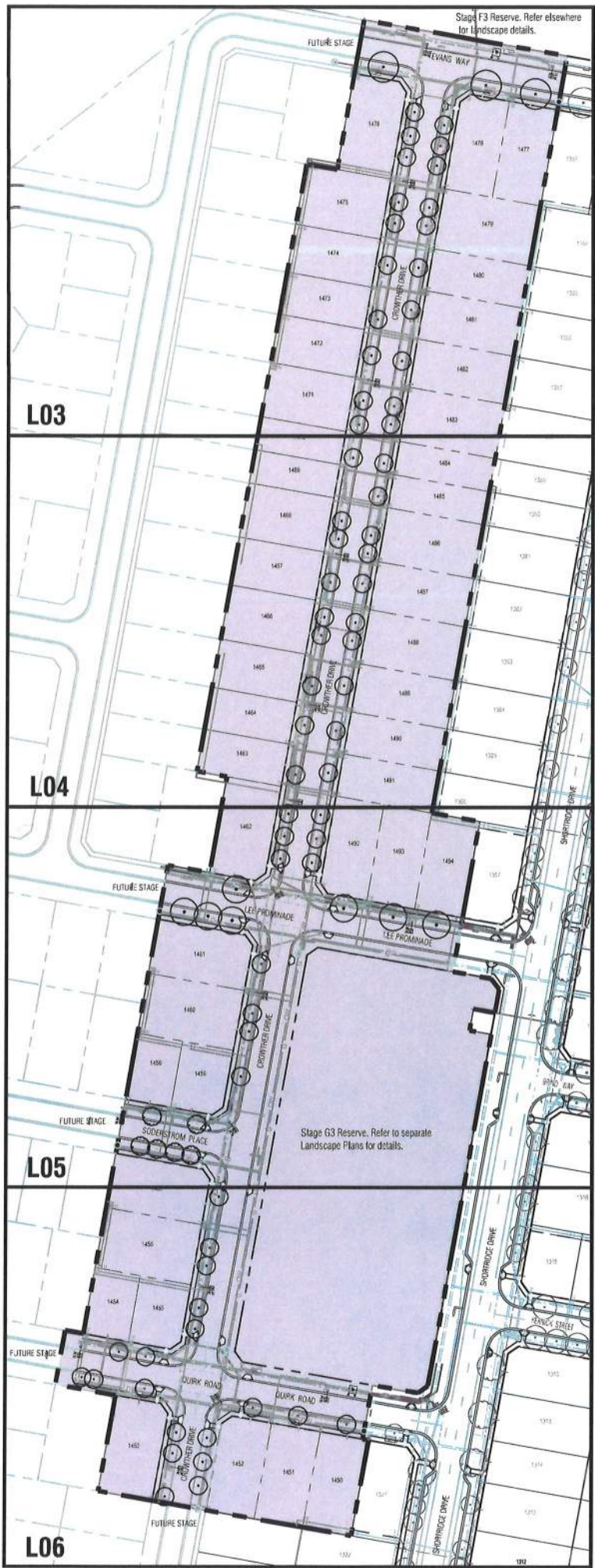
Client / Project
Integra
Stage G3
Lucas, Ballarat

Drawing Title
Context and Contents Plan

Drawn	Approved	Date	North
AD	RH	23.07.2019	
Scale (A1)	Scale (A3)	Sheet	
NTS	NTS	1 of 6	

Drawing Number
PLA292-L01

Revision
TP1

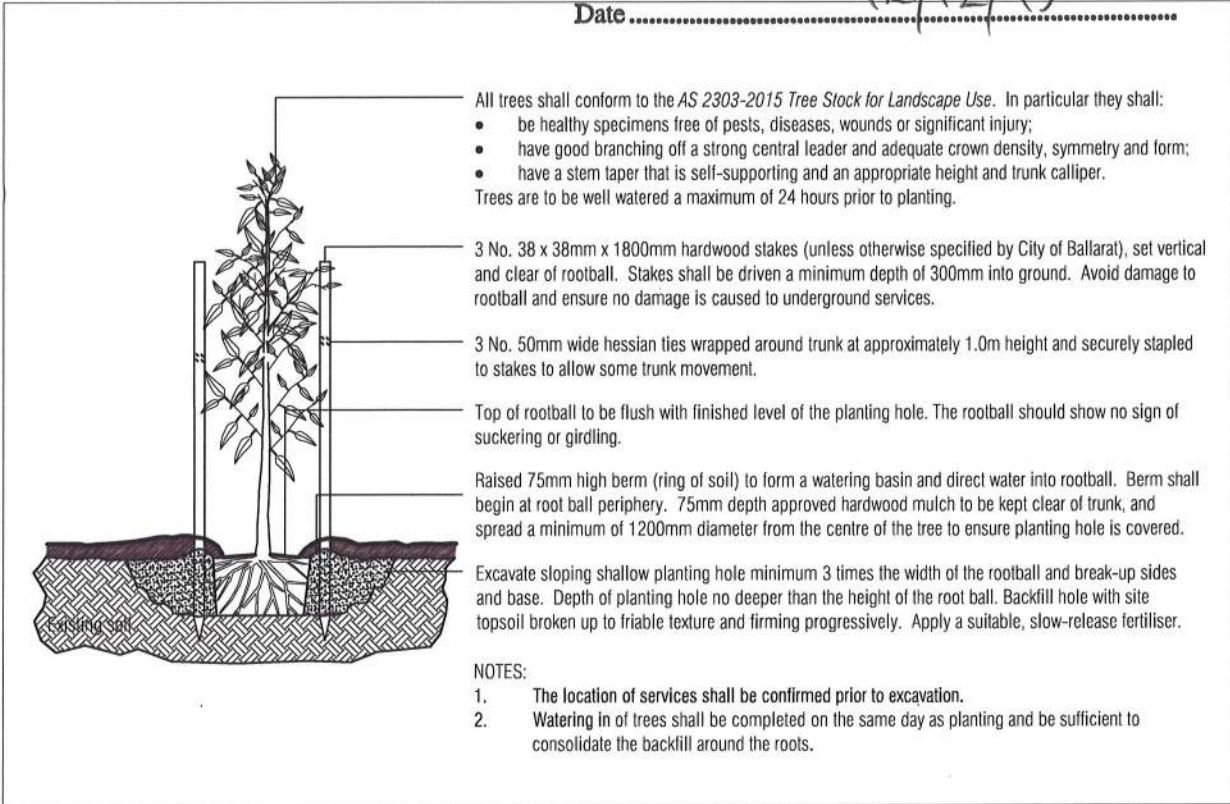


SHEET LAYOUT PLAN - Stage G3 , Lucas

Master Plant Schedule - Stage G3, Lucas				
Code	Botanical Name	Common Name	Plant Size	Qty
Trees				
AFJ	<i>Acer x freemanii</i> 'Jeffersred'	Autumn Blaze Maple	40 ltr cont.	7
ELM	<i>Eucalyptus leucoxylon</i> ssp. <i>megalocarpa</i>	Large-fruited Yellow Gum	16 ltr cont.	60
FOR	<i>Fraxinus ornus</i>	Manna Ash	40 ltr cont.	3
LHT	<i>Lagerstroemia hybrid</i> 'Tuscarora'	Tuscarora Crepe Myrtle	40 ltr cont.	8
OES	<i>Olea europaea</i> 'Swan Hill'	'Swan Hill' Olive	40 ltr cont.	6

Planning and Environment Act 1987
BALLARAT PLANNING SCHEME

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Planning Permit Issue Date 13/11/18
Plan 2 of 7
Signed [Signature]
Authorised Officer for and on behalf of the
CITY OF BALLARAT
Date 12/12/19



City of Ballarat Typical Tree Planting Detail (NTS)

TP1	Town Planning Approval	AD	23.07.19
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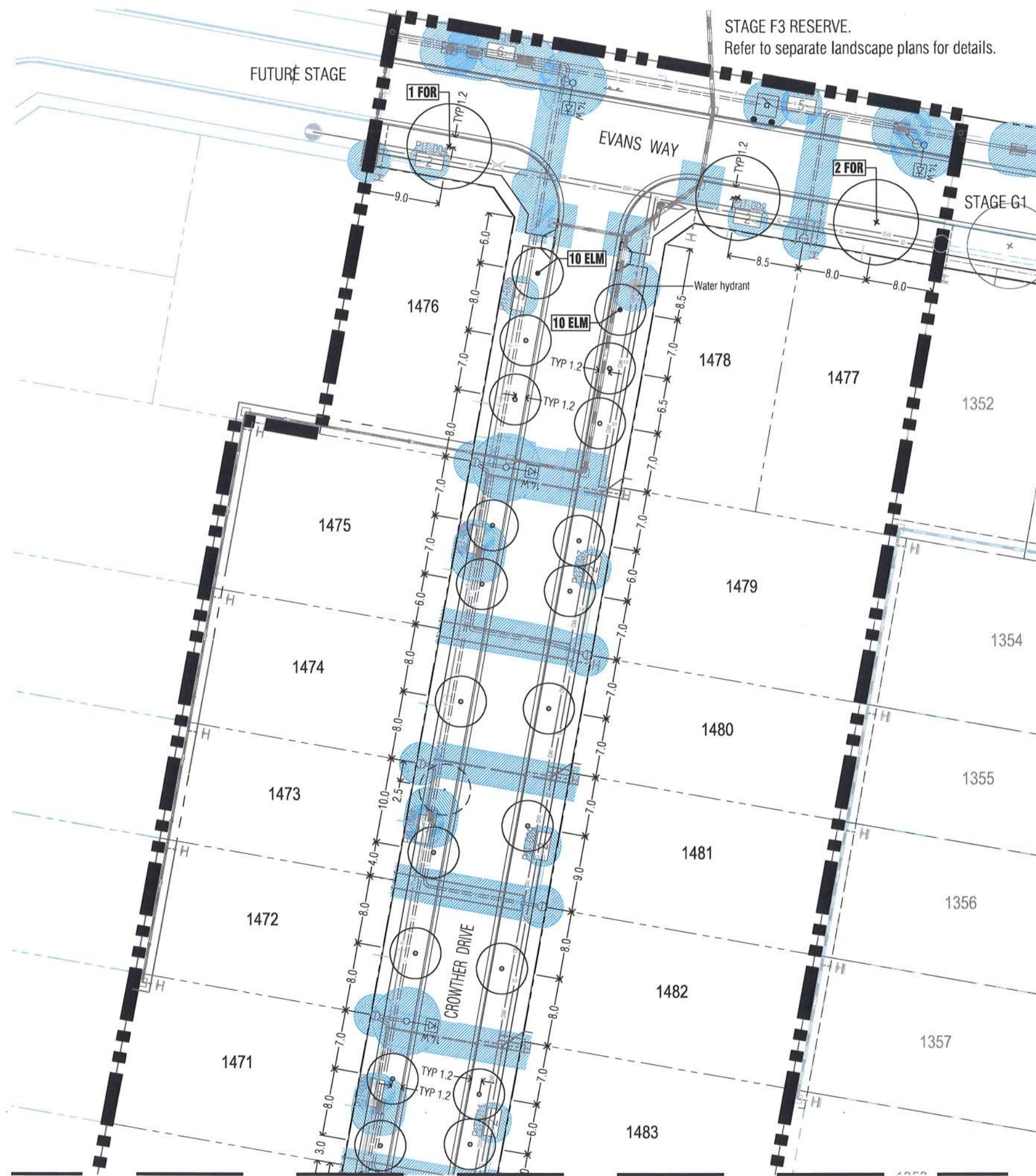
Client / Project: **Integra**
Stage G3
Lucas, Ballarat

Drawing Title: **Sheet Layout and Plant Schedule**

Drawn: AD, Approved: RH, Date: 23.07.2019, North: [North Arrow]
Scale: (A1), Scale: (A3), Sheet: 2 of 6
NTS, NTS, 2 of 6

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Drawing Number: **PLA292-L02**, Revision: **TP1**



STAGE F3 RESERVE.
Refer to separate landscape plans for details.

TP1	Town Planning Approval	AD	23.07.19
P2	Revisions re: Power, Civil and NBN plans	AD	19.06.19
P1	Preliminary Issue	AD	13.05.19
Revision	Description	Initials	Date
APPROVAL ISSUE			

Planning Permit PLP/2018/525

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- Refer to drawing PLA292-L02 for Plant Schedule.

Planning and Environment Act 1987 BALLARAT PLANNING SCHEME

This plan is endorsed in accordance with condition 5+8 of
Planning Permit No. PLP/2018/525
Planning Permit Issue Date 13/11/18
Plan 3 of 7
Signed [Signature]
Authorised Officer for and on behalf of the
CITY OF BALLARAT
Date 12/12/19

Legend

- Tree planted as part of another stage of works.
- Proposed Street Trees - *Fraxinus ornus* (Manna Ash)
- Proposed Street Trees - *Eucalyptus leucoxylon* ssp. *megacarpa* (Large-fruited Yellow Gum)
- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Service Offsets



Client / Project:



Stage G3
Lucas, Ballarat

Drawing Title:

Street Tree Plan 01

Drawn	Approved	Date	North
AD	RH	23.07.2019	
Scale (A1)	Scale (A3)	Sheet	
1:250	1:500	3 of 6	

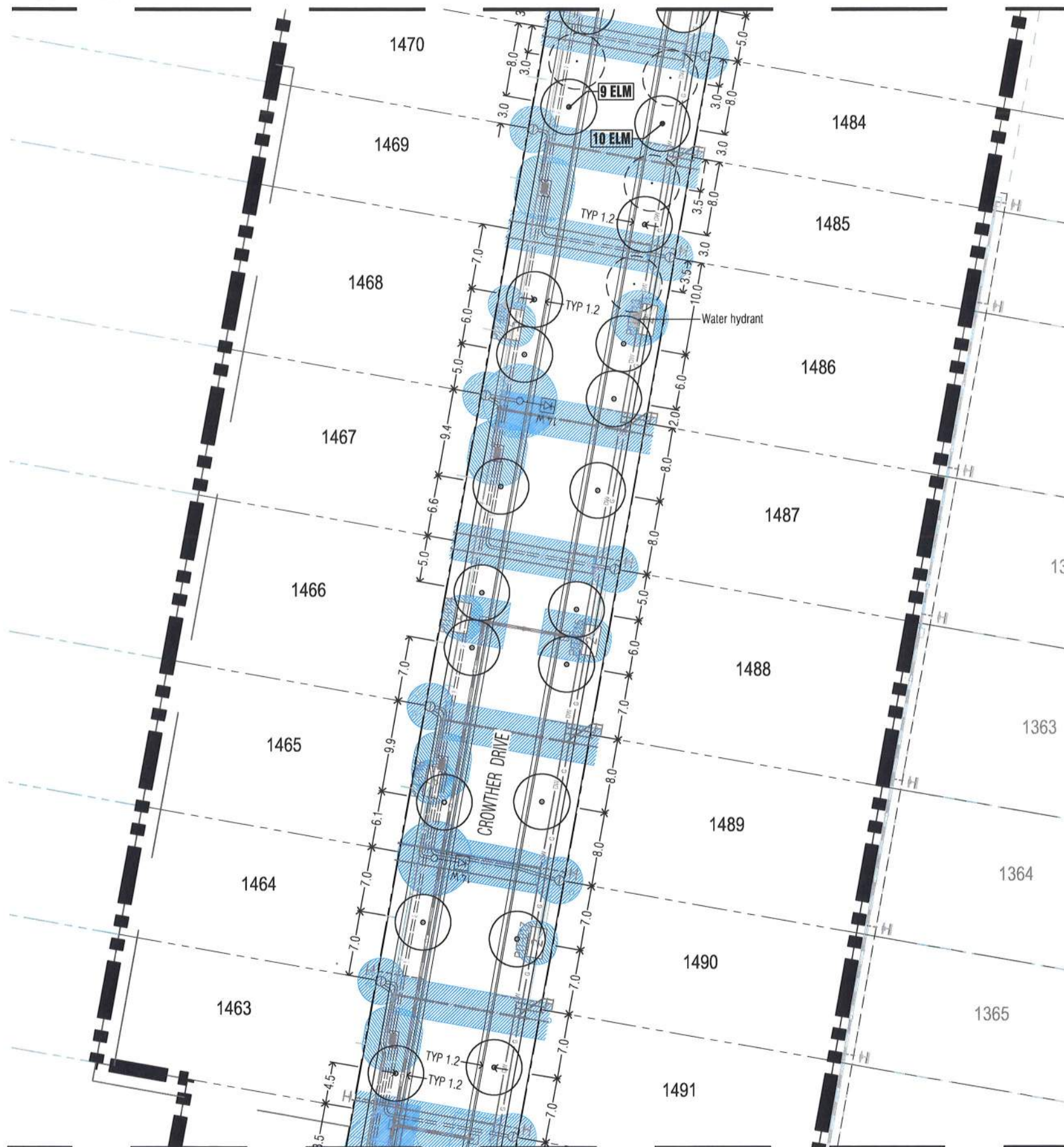
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Drawing Number
PLA292-L03

Revision
TP1

Continued on L04

Continued on L03



Continued on L05

**Planning and Environment Act 1987
BALLARAT PLANNING SCHEME**

This plan is endorsed in accordance with condition 5+8 of
 Planning Permit No. PLP/2018/525
 Planning Permit Issue Date 13/11/18
 Plan 4 of 7
 Signed [Signature]
 Authorised Officer for and on behalf of the
 CITY OF BALLARAT
 Date 12/12/19

TP1	Town Planning Approval	AD	23.07.19
P2	Revisions re. Power, civil and NBN plans	AD	19.06.19
P1	Preliminary Issue	AD	13.05.19
Revision	Description	Initials	Date

APPROVAL ISSUE

Planning Permit PLP/2018/525

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- Refer to drawing PLA292-L02 for Plant Schedule.

Legend

- Tree planted as part of another stage of works.
- Proposed Street Trees - *Eucalyptus leucoxylon* ssp. *megalocharpa* (Large-fruited Yellow Gum)
- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Service Offsets



Client / Project: **Integra**
 Stage G3
 Lucas, Ballarat

Drawing Title			
Street Tree Plan 02			
Drawn	Approved	Date	North
AD	RH	23.07.2019	
Scale (A1)	Scale (A3)	Sheet	
1:250	1:500	4 of 6	
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Drawing Number		Revision	
PLA292-L04		TP1	

Continued on L04



STAGE G3 RESERVE.
Refer to separate landscape plans for details.

Continued on L06

TP1	Town Planning Approval	AD	23.07.19
P2	Revisions re: Power, Civil and NBN plans	AD	19.06.19
P1	Preliminary Issue	AD	13.05.19
Revision	Description	Initials	Date

APPROVAL ISSUE

Planning Permit PLP/2018/525

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Planning and Environment Act 1987 BALLARAT PLANNING SCHEME

This plan is endorsed in accordance with condition 5+8 of

Planning Permit No. PLP/2018/525

Planning Permit Issue Date 13/11/18

Plan 5 of 7

Signed [Signature]

Authorised Officer for and on behalf of the
CITY OF BALLARAT

Date 12/12/19

Legend

- Tree planted as part of another stage of works.
- Proposed Street Trees - *Eucalyptus leucocylon* ssp. *megalocarpa* (Large-fruited 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.
- Plant Label and Code
- Service Offsets



Client / Project:



Stage G3
Lucas, Ballarat

Drawing Title:

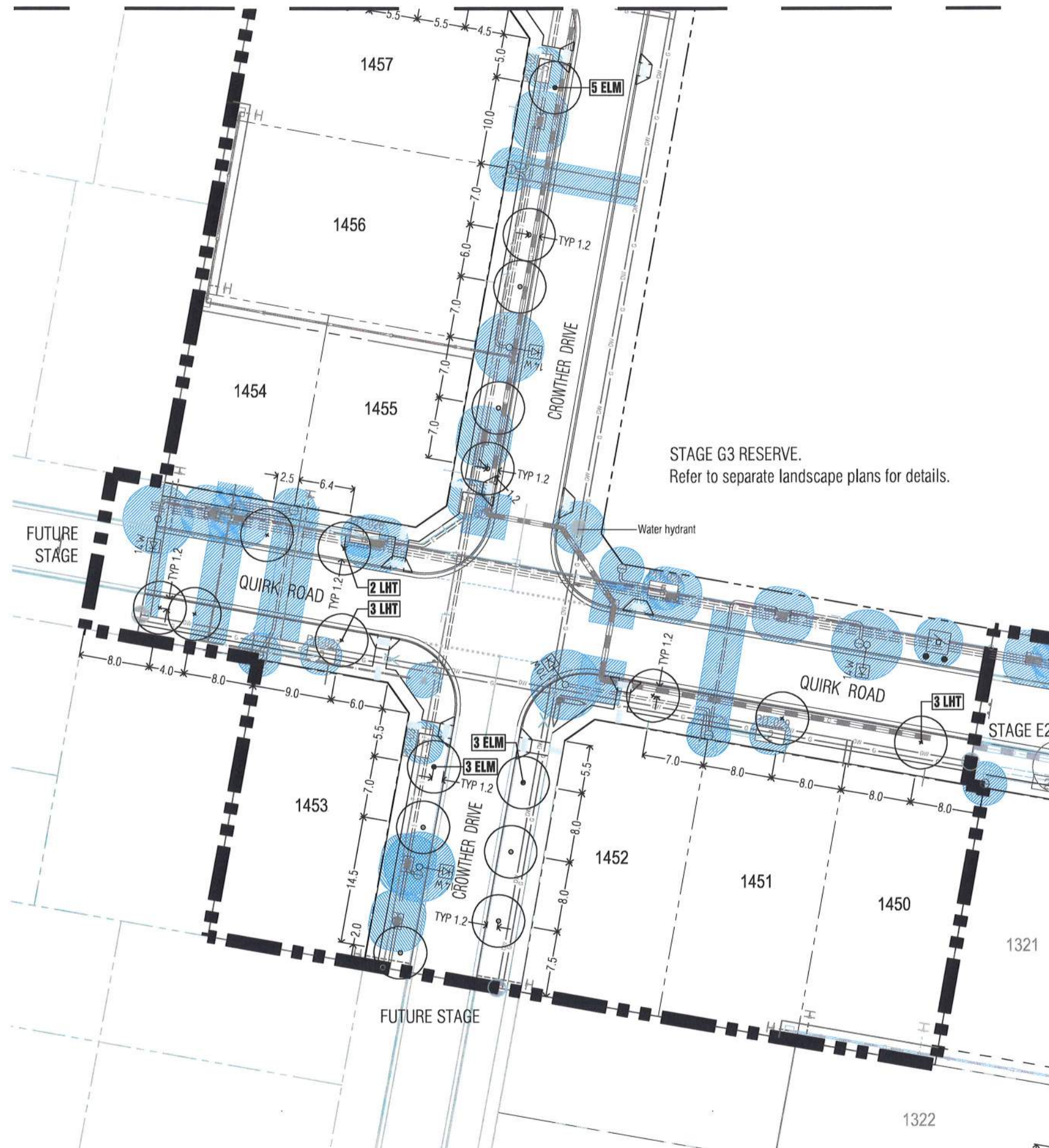
Street Tree Plan 03

Drawn: AD, Approved: RH, Date: 23.07.2019, North

Scale (A1): 1:250, Scale (A3): 1:500, Sheet: 5 of 6

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Drawn Number: PLA292-L05, Revision: TP1



STAGE G3 RESERVE.
Refer to separate landscape plans for details.

**Planning and Environment Act 1987
BALLARAT PLANNING SCHEME**

This plan is endorsed in accordance with condition 5+8 of
Planning Permit No. PLP/2018/525

Planning Permit Issue Date 13/11/18

Plan 6 of 7

Signed [Signature]

Authorised Officer for and on behalf of the
CITY OF BALLARAT

Date 12/12/19

Legend

- Tree planted as part of another stage of works.
- Proposed Street Trees - *Eucalyptus leucosylon* ssp. *megacarpa* (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.
- Plant Label and Code
- Service Offsets

TP1	Town Planning Approval	AD	23.07.19
P2	Revisions re: Power, Civil and NBN plans	AD	19.06.19
P1	Preliminary Issue	AD	13.05.19
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APPROVAL ISSUE

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Client / Project:



Stage G3
Lucas, Ballarat

Drawing Title:

Street Tree Plan 04

Drawn:	Approved:	Date:	North
AD	RH	23.07.2019	
Scale (A1)	Scale (A3)	Sheet:	
1:250	1:500	6 of 6	

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Drawing Number: **PLA290-L06** Revision: **TP1**

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BALLARAT PLANNING SCHEME

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Planning Permit Issue Date 13/11/18

Works CANOPY COVERAGE ASSESSMENT

Project Stage G3, Lucas
Date Tuesday, 23 July 2019
PLOT Drawing PLA292-L01-L06_TP1

Plan 7
Signed [Signature]

Authorised Officer for and on behalf of the
CITY OF BALLARAT

Date 12/12/19

Road Evans Way

Code	Tree Species	Quantity	Radius (m)	Canopy Area (m2)	TOTAL CANOPY
FOR	<i>Fraxinus ornus</i>	3	5	79	236

Total 236
Road Reserve Area 611

Canopy Coverage for Evans Way 39%

Road Lee Promenade

Code	Tree Species	Quantity	Radius (m)	Canopy Area (m2)	TOTAL CANOPY
AFJ	<i>Acer fraxinus</i> 'Jeffersred'	7	4	50	352

Total 352
Road Reserve Area 780

Canopy Coverage for Lee Promenade 45%

Road Crowther Drive

Code	Tree Species	Quantity	Radius (m)	Canopy Area (m2)	TOTAL CANOPY
ELM	<i>Eucalyptus leucoxylon</i> ssp. <i>megalocarpa</i>	60	3.5	38	2309

Total 2309
Road Reserve Area 6389

Canopy Coverage for Crowther Drive 36%

Road Quirk Road

Code	Tree Species	Quantity	Radius (m)	Canopy Area (m2)	TOTAL CANOPY
LHT	<i>Lagerstroemia Hybrid</i> 'Tuscarora'	8	3	28	226

Total 226
Road Reserve Area 962

Canopy Coverage for Quirk Road 24%

Road Soderstrom Place

Code	Tree Species	Quantity	Radius (m)	Canopy Area (m2)	TOTAL CANOPY
OES	<i>Olea europaea</i> 'Swan Hill'	6	2.5	20	118

Total 118
Road Reserve Area 522

Canopy Coverage for Soderstrom Place 23%

Stage Total 34.98%