



This plan is endorsed as forming part of  
Planning Permit No PLP/...../.....  
6/6/19  
Planning Permit Issue Date  
Page 2 of 3  
Signed [Signature]  
Authorised Officer for and on behalf of the  
CITY OF BALLARAT  
Date 4/3/21

TP1	Town Planning Approval	AD	11/02/21
P3	Revisions re NBN and Power plans	AD	21/12/20
P2	Revisions re NBN plans	AD	02/12/20
P1	Preliminary Issue for Client Review	AD	05/11/20
Notes	Issues		
APPROVAL ISSUE			
Planning Permit PLP/2019/194			

**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 details.  
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 Offset.
  - Minimum offset from the back of kerb is 1.2m unless otherwise shown.
  - If it is assumed that the Underground Cable in place especially in the vicinity of the proposed driveway will be installed within curbs or have cover slabs to provide a higher level of infrastructure protection, (Refer 12.0 Infrastructure Construction Standard Underground Trenching G42717 by Citypower and Powercor).
  - Minimum setback of 2.5m to underground electricity cable and gas services.
  - Minimum setback of 2.0m to service assets including pits and consult crossings.
  - Minimum setback of 0.75m to domestic service tapping points and 2.0m to stormwater outlets.
  - Minimum setback of 1.2m to locust crossings and 3.0m to locusts where they are existing or known.
  - Minimum setback of 3.0m to light poles.
  - Minimum setback of 4.0m to light poles.
- 5. Proposed Street Trees.
  - Tree position in front of lots may change slightly due to actual location of services, and constructed driveway crossings.
  - Standard intersection (left) shall be a minimum of 10m to accordance with City of Ballarat Landscape Design Manual (LDM).
  - Follow-up City of Ballarat approval of these landscape plans approved by City of Ballarat.
- 7. Planting. All trees, shrubs and grasses shall be planted in accordance with the LDM unless otherwise specified.
- 8. Mulch. Mulch shall be recycled barkwood (or similar approved) in general accordance with LDM, unless otherwise specified.
- 9. Grass Seeding. Reseed native shrubs and other grassed areas where there has been disturbance due to landscape works with a proprietary grass seed mix in accordance with the LDM.
- 10. Refer to drawing L01 for Plan Scheme.

**Legend**

	Tree planted as part of another stage of works.
	Proposed Street Tree - Juniperus communis hybrid 'truncata' (Tasmanian Cape Myrtle) [HT]
	Proposed Street Tree - Calli arbutus (European Nettle Tree) [CAU]
	Alternative tree location if driveway is located where street tree is proposed.
	Plant Label and Code
	Service Offset



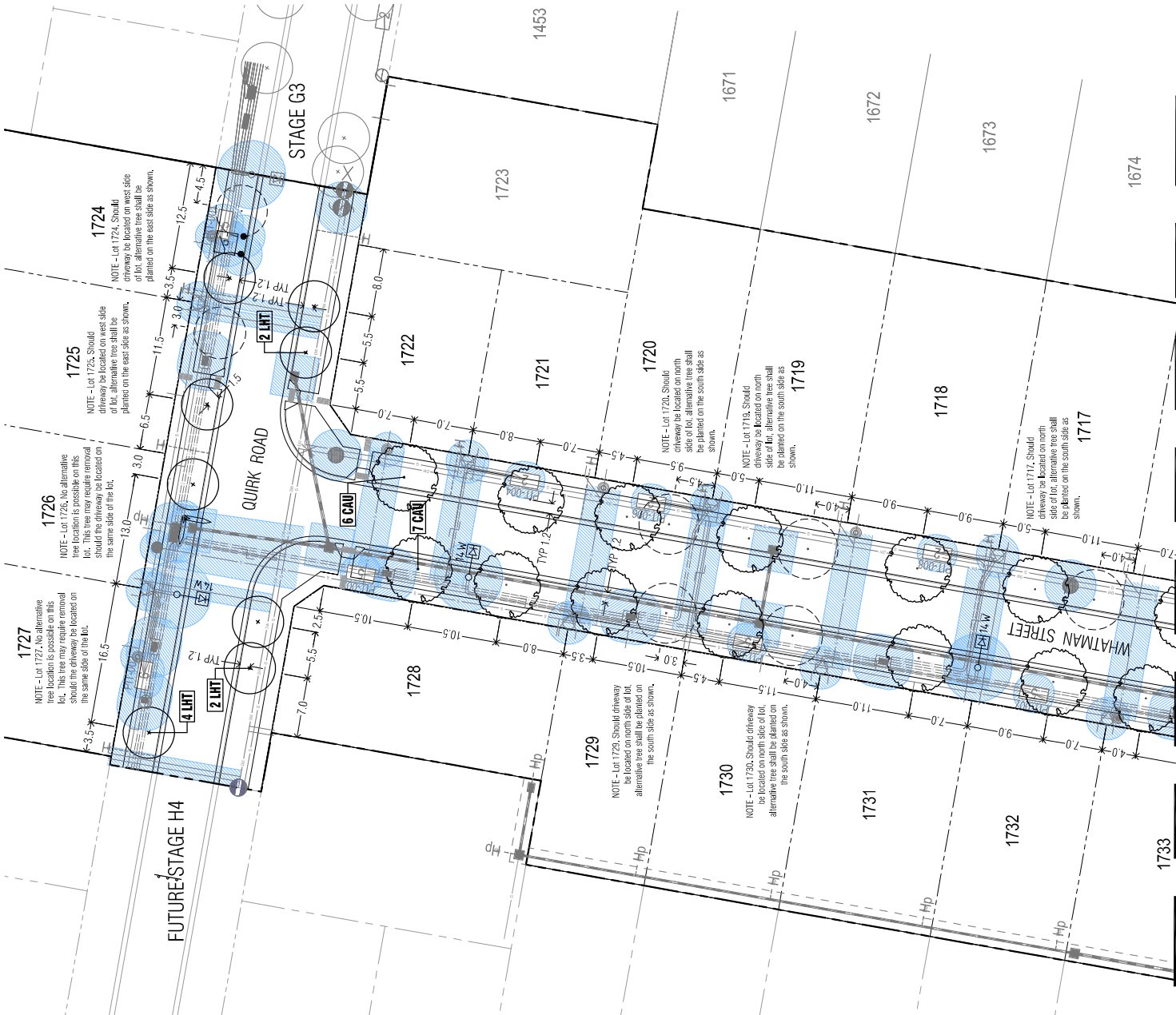
Client Project

**Intega**  
Stage H3  
Lucas, Ballarat

Drawn: [Name]  
Date: 11/02/2021  
AD: [Name]  
RH: [Name]  
Scale: 1:250  
Sheet: 2 of 3  
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**Street Tree Plan 01**

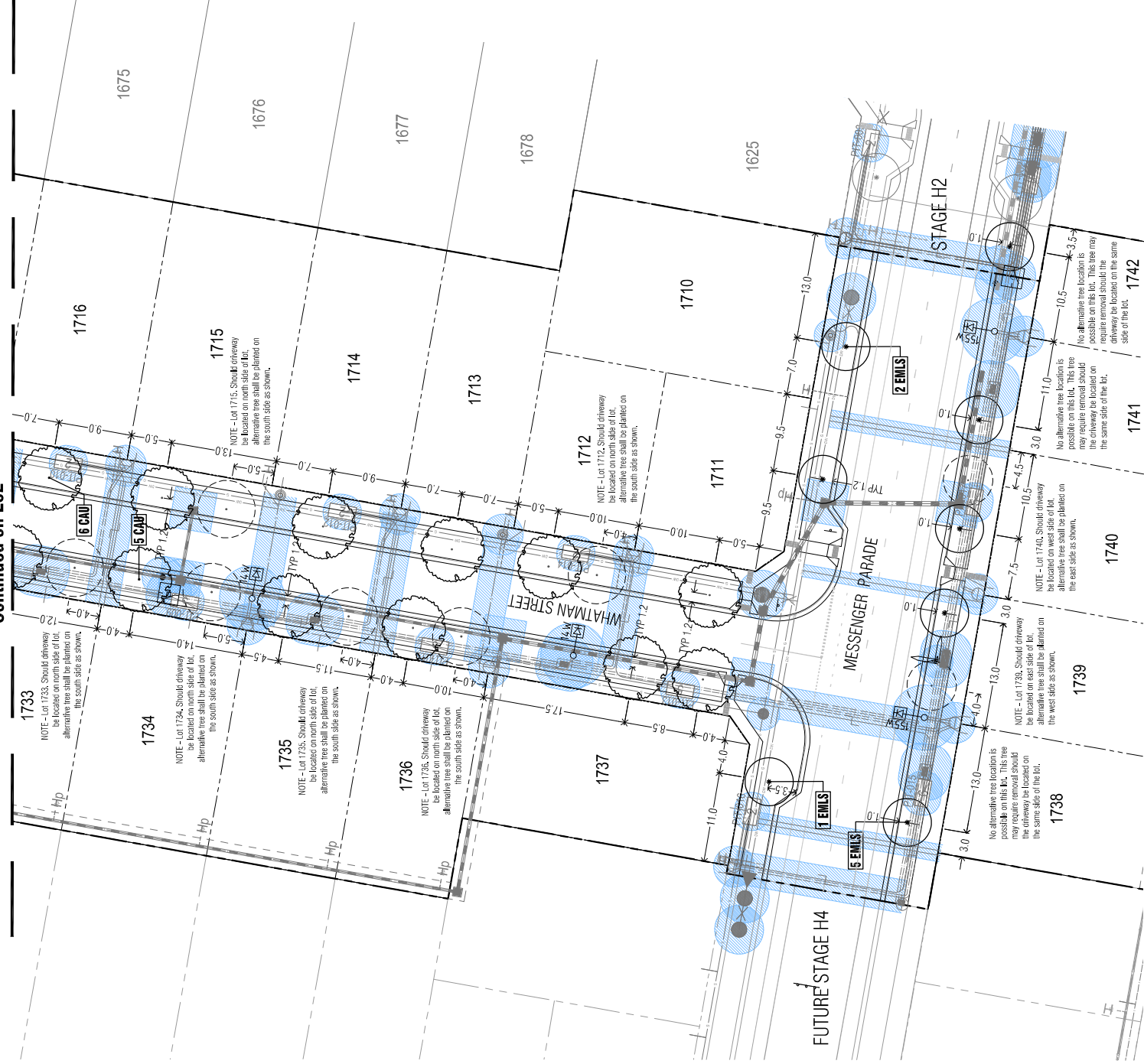
Project: PLA400-L02  
Title: TP1



Continued on L03



Continued on L02



Planning and Environment Act 1987  
BALLARAT PLANNING SCHEME

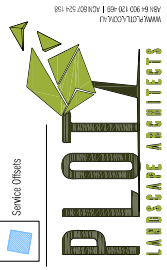
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Revision			
Issue			
APPROVAL ISSUE			
Planning Permit PLP/2019/194			

- Notes**
- All dimensions to be checked on site before commencing work.
  - All measurements are in metres, unless otherwise shown.
  - The locations of underground services and light poles are indicative only - refer to engineering drawings for design service details.
  - 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.
  - Standard Street Tree Offset.
  - Standard offset from the back of kerb is 1.2m unless otherwise shown.
  - It is assumed that all Underground Cable in place especially in the vicinity of the proposed driveway shall be protected within curbs or have cover slabs to provide a higher level of infrastructure protection. (Refer 12.0 Infrastructure Construction Standard Underground Trenching G4217 by Citypower and Powercor).
  - Minimum setback of 2.5m to underground electricity cable and gas services.
  - Minimum setback of 2.5m to service assets including pits and consult 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 footpaths where they are existing or known.
  - Minimum setback of 3.0m to light poles.
  - Minimum setback of 4.0m to light poles.
  - Proposed Street Trees.
  - Tree position in front of lots may change slightly due to actual location of services, and constructed driveway crossings.
  - Driveway intersection (level) shall be a minimum of 100m 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, Mulch, Stakes and grassdowns shall be planted in accordance with LDM, unless otherwise specified.
  - Mulch. Mulch shall be recycled barkwood (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 grass seed mix in accordance with the LDM.
  - Refer to drawing L01 for Plan Scheme.

**Legend**

- Tree planted as part of another stage of works.
- Proposed Street Trees - Cells available (European Nettle Tree) [CAU]
- Proposed Street Trees - Eucalyptus manillensis Little Sperry (Little Sperry Gum) [EAS]
- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Service Offset



Client Project

Intega Stage H3  
Lucas, Ballarat

Drawn by: [Signature]

Street Tree Plan 02

Drawn: [Signature] Date: 11/02/2021

AD: [Signature] RH: [Signature]

Scale: 1:250 1:500 3 of 3

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Project: PLA400-L03 TP1