

CONTENTS:

Drawing Number

PLA576-L01 Context, Plant Schedule and Tree Detail

PLA576-L02 Street Tree Plan 01

PLA576-L03 Street Tree Plan 02

PLA576-L04 Street Tree Plan 03

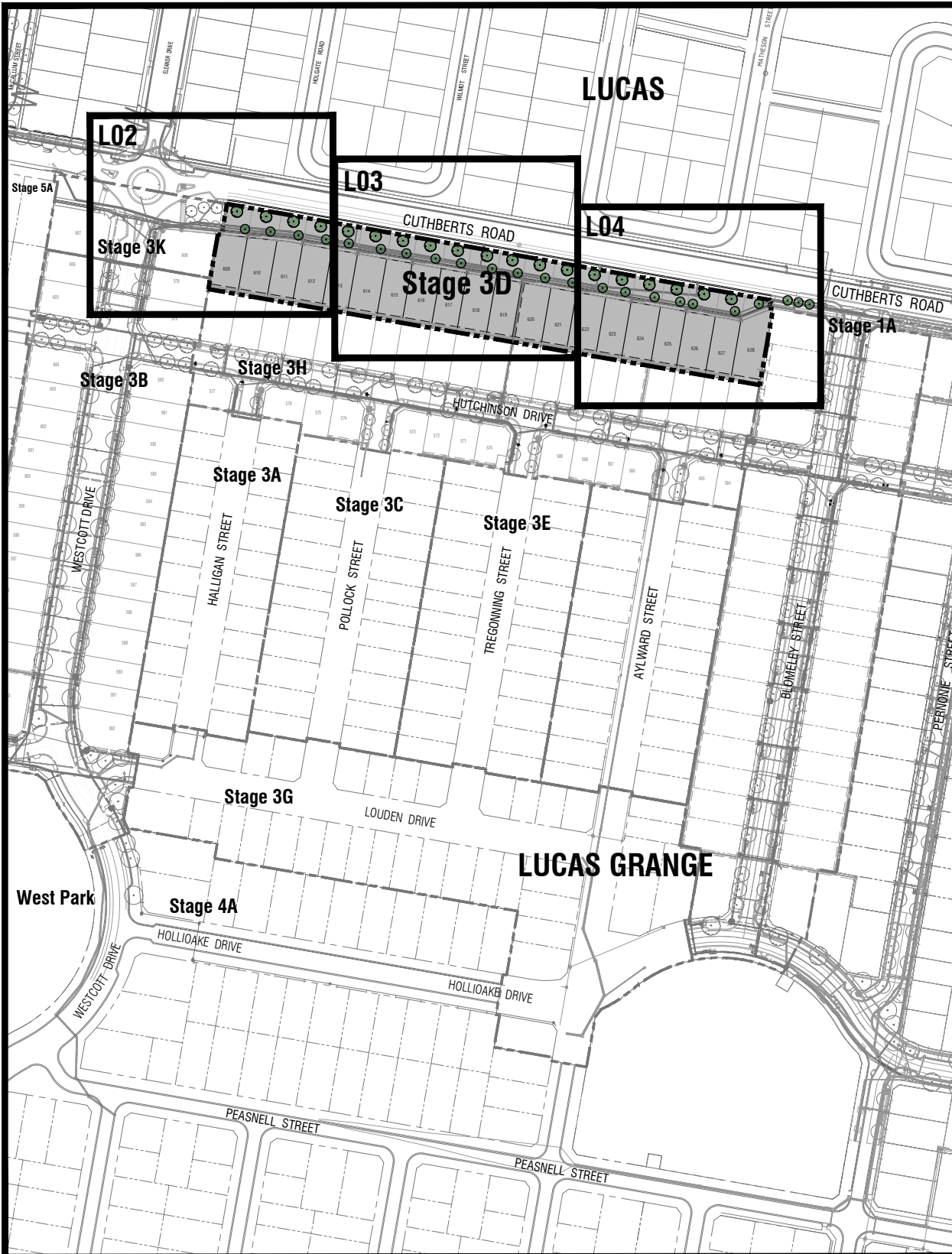
TP1	Town Planning Approval	AD	17.06.24
P2	Revisions re: Client comments	AD	18.09.23
P1	Preliminary Issue for Client Review	AD	11.09.23
Revision	Description	Initials	Date

APPROVAL ISSUE

Planning Permit PLP/2020/177/A

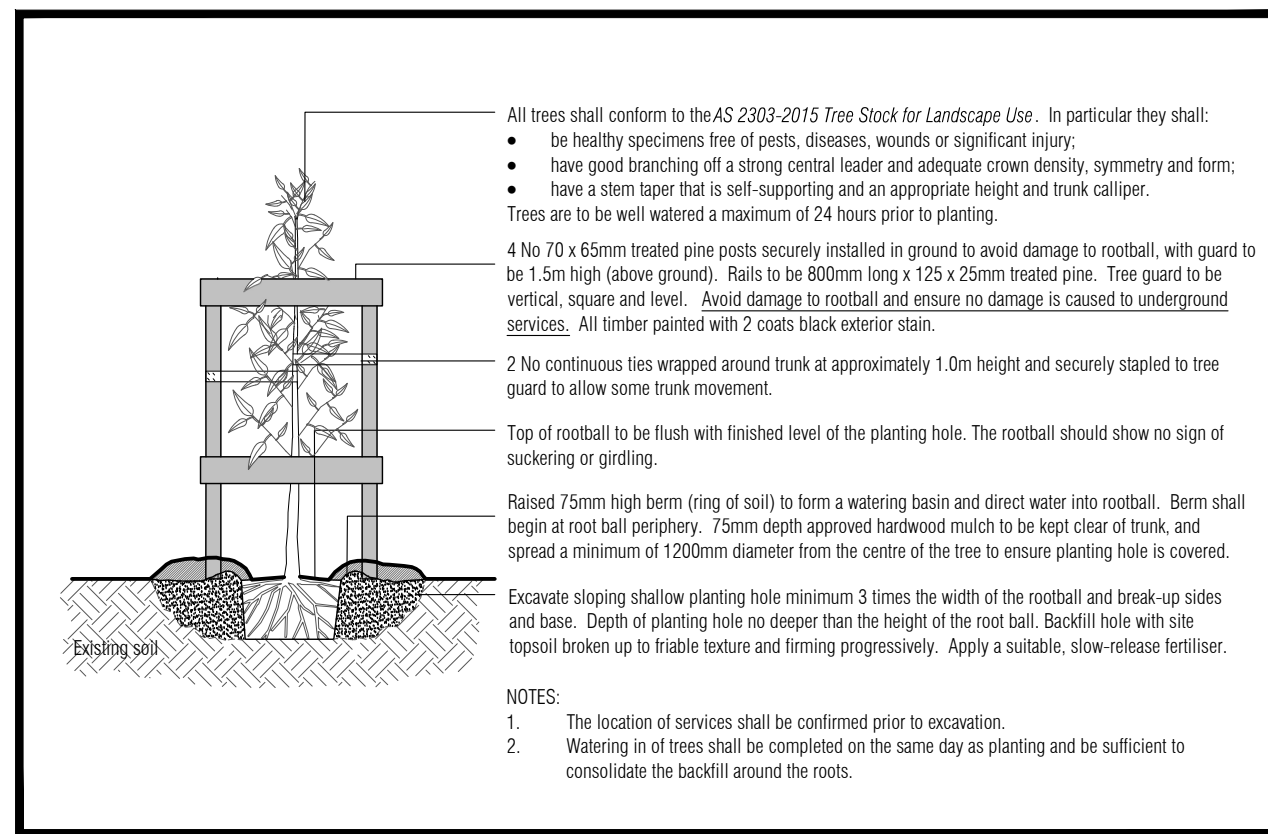
Notes

- 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 offsets.
- 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 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.
 - 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.
- 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.
- Planting. All trees, shrubs and groundcovers 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 grass seed mix in accordance with the LDM.



MASTER PLANT SCHEDULE

Code	Botanical Name	Common Name	Plant Size	Qty
Trees				
EML	<i>Eucalyptus mannifera</i> 'Little Spotty'	'Little Spotty' Dwarf Spotted Gum	18-20 ltr container, min. 1.2m high	23
PCA	<i>Pyrus calleryana</i> 'Aristocrat'	'Aristocrat' Flowering Pear	45 ltr container, min. 2.2m high	19



TYPICAL TREE PLANTING DETAIL

NOT TO SCALE.

CONTEXT AND SHEET LAYOUT - Stage 3D Lucas Grange



Client / Project

Intega

Stage 3D
Lucas Grange, Ballarat

Drawing Title

Context, Plant Schedule and Tree Detail

Drawn	Approved	Date	North
AD	RH	17/06/2024	
Scale (A1)	Scale (A3)	Sheet	
NTS	NTS	1 of 4	

Drawing Number

PLA576-L01

Revision

TP1

TP1	Town Planning Approval	AD	17.06.24
P2	Revisions re: Client comments	AD	18.09.23
P1	Preliminary Issue for Client Review	AD	11.09.23
Revision	Description	Initials	Date

APPROVAL ISSUE

Planning Permit PLP/2020/177/A

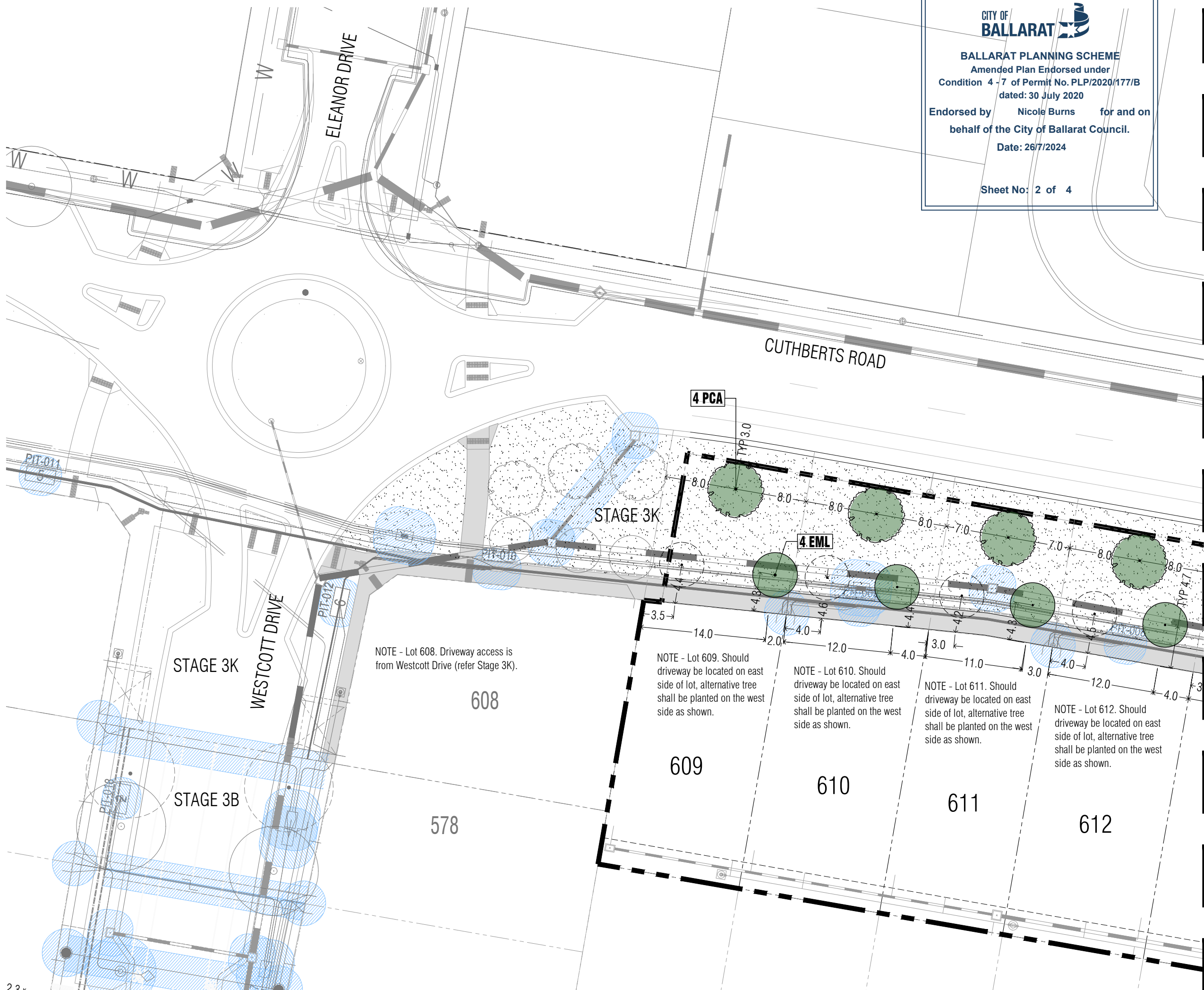
Notes

- 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 offsets.
- 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 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.
 - 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.
- 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.
- Planting. All trees, shrubs and groundcovers 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 grass seed mix in accordance with the LDM.
- Refer to drawing L01 for Plant Schedule.

Legend

- Street Trees planted as another stage.
- Proposed Street Trees - *Pyrus calleryana* 'Aristocrat' [PCA]. NOTE: trees to be removed should future road widening works occur.
- Proposed Street Trees - *Eucalyptus mannifera* 'Little Spotty' [EML]
- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Service Offsets

Continued on L03



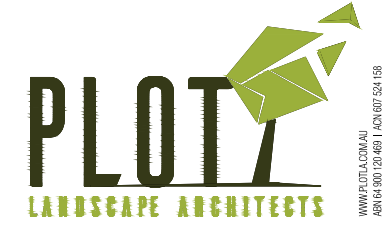
NOTE - Lot 608. Driveway access is from Westcott Drive (refer Stage 3K).

NOTE - Lot 609. Should driveway be located on east side of lot, alternative tree shall be planted on the west side as shown.

NOTE - Lot 610. Should driveway be located on east side of lot, alternative tree shall be planted on the west side as shown.

NOTE - Lot 611. Should driveway be located on east side of lot, alternative tree shall be planted on the west side as shown.

NOTE - Lot 612. Should driveway be located on east side of lot, alternative tree shall be planted on the west side as shown.



Client / Project
Intega
Stage 3D
Lucas Grange, Ballarat

Street Tree Plan 01

Drawn	Approved	Date	North
AD	RH	17/06/2024	
Scale (A1)	Scale (A3)	Sheet	
1:200	1:400	2 of 4	

Drawing Number
PLA576-L02

Revision
TP1

TP1	Town Planning Approval	AD	17.06.24
P2	Revisions re: Client comments	AD	18.09.23
P1	Preliminary Issue for Client Review	AD	11.09.23
Revision	Description	Initials	Date

APPROVAL ISSUE

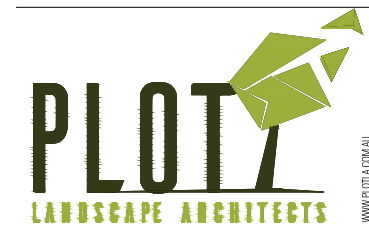
Planning Permit PLP/2020/177/A

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 offsets.
- 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 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.
 - 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.
- 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.
- Planting. All trees, shrubs and groundcovers 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 grass seed mix in accordance with the LDM.
- Refer to drawing L01 for Plant Schedule.

Legend

- Street Trees planted as another stage.
- Proposed Street Trees - *Pyrus calleryana* 'Aristocrat' [PCA]. NOTE: trees to be removed should future road widening works occur.
- Proposed Street Trees - *Eucalyptus mannifera* 'Little Spotty' [EML]
- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Service Offsets



Client / Project

Intega
Stage 3D
Lucas Grange, Ballarat

Street Tree Plan 02

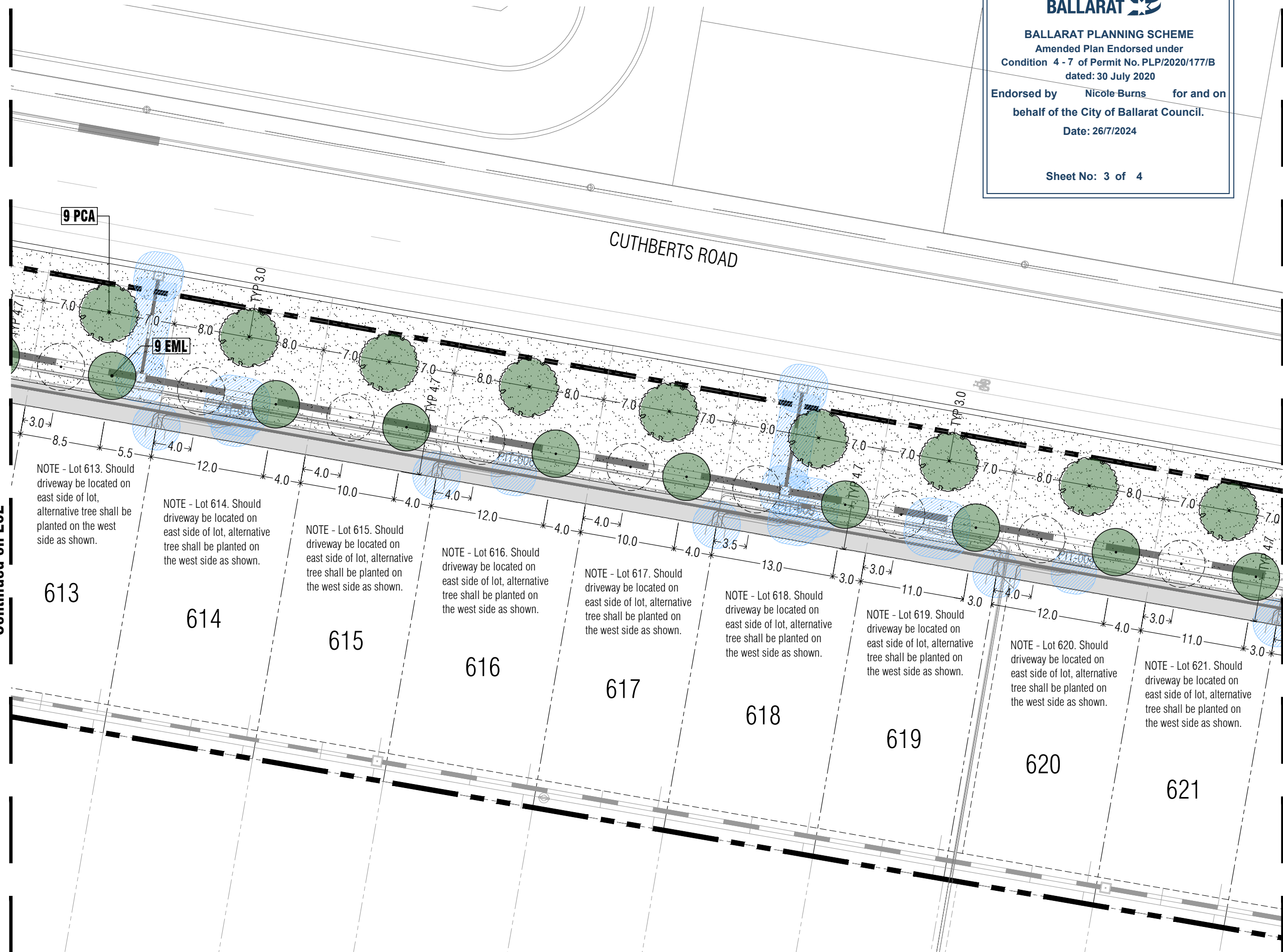
Drawn	Approved	Date	North
AD	RH	17/06/2024	
Scale (A1)	Scale (A3)	Sheet	
1:200	1:400	3 of 4	

This drawing and design is protected by copyright © PLOT Landscape Architects Pty Ltd.

Drawing Number: **PLA576-L03** Revision: **TP1**

Continued on L02

Continued on L04



NOTE - Lot 613. Should driveway be located on east side of lot, alternative tree shall be planted on the west side as shown.

NOTE - Lot 614. Should driveway be located on east side of lot, alternative tree shall be planted on the west side as shown.

NOTE - Lot 615. Should driveway be located on east side of lot, alternative tree shall be planted on the west side as shown.

NOTE - Lot 616. Should driveway be located on east side of lot, alternative tree shall be planted on the west side as shown.

NOTE - Lot 617. Should driveway be located on east side of lot, alternative tree shall be planted on the west side as shown.

NOTE - Lot 618. Should driveway be located on east side of lot, alternative tree shall be planted on the west side as shown.

NOTE - Lot 619. Should driveway be located on east side of lot, alternative tree shall be planted on the west side as shown.

NOTE - Lot 620. Should driveway be located on east side of lot, alternative tree shall be planted on the west side as shown.

NOTE - Lot 621. Should driveway be located on east side of lot, alternative tree shall be planted on the west side as shown.

TP1	Town Planning Approval	AD	17.06.24
P2	Revisions re: Client comments	AD	18.09.23
P1	Preliminary Issue for Client Review	AD	11.09.23
Revision	Description	Initials	Date

APPROVAL ISSUE

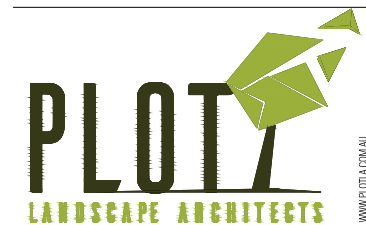
Planning Permit PLP/2020/177/A

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 offsets.
- 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 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.
 - 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.
- 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.
- Planting. All trees, shrubs and groundcovers 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 grass seed mix in accordance with the LDM.
- Refer to drawing L01 for Plant Schedule.

Legend

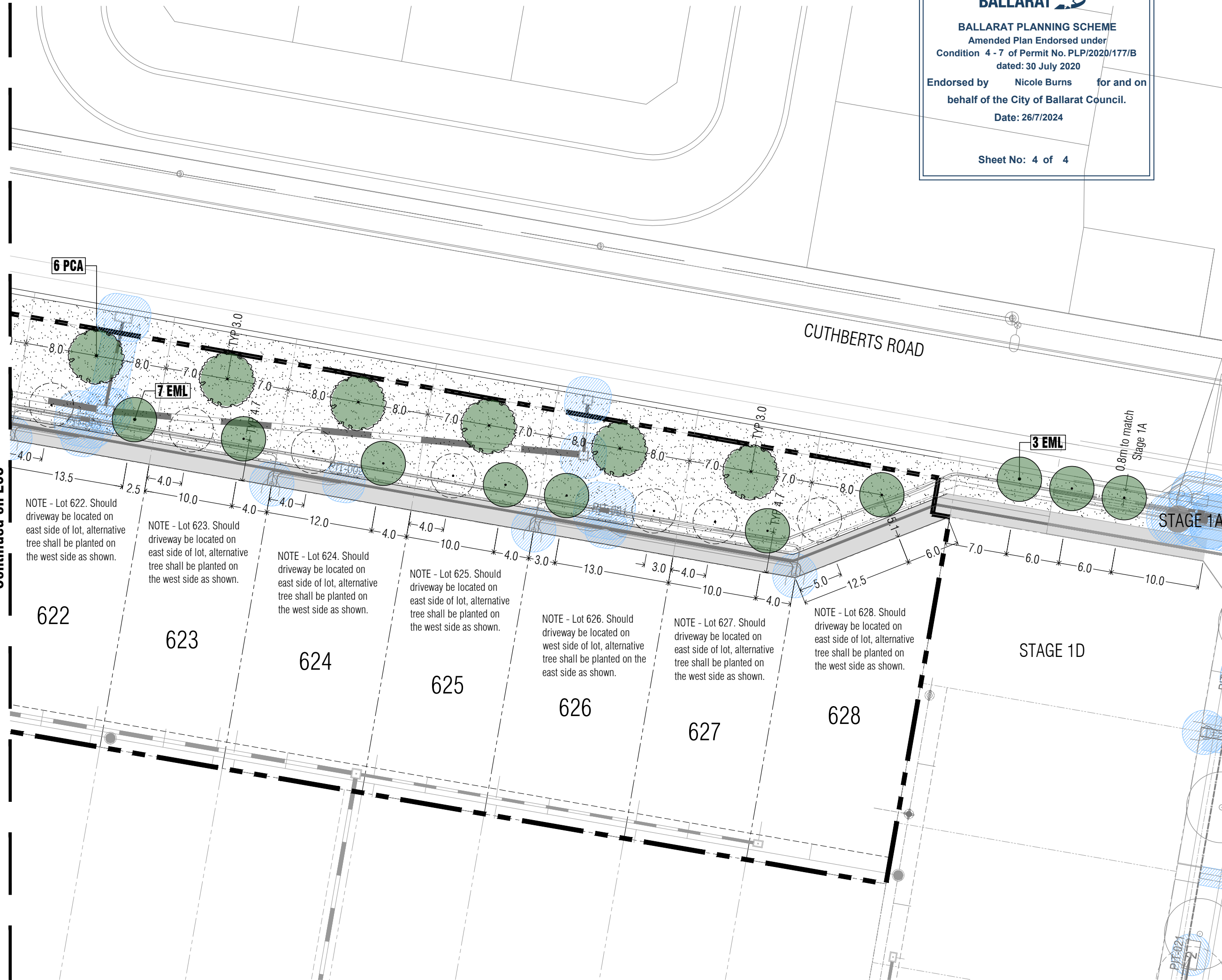
- Street Trees planted as another stage.
- Proposed Street Trees - *Pyrus calleryana* 'Aristocrat' [PCA]. NOTE: trees to be removed should future road widening works occur.
- Proposed Street Trees - *Eucalyptus mannifera* 'Little Spotty' [EML]
- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Service Offsets



Client / Project
Intega
Stage 3D
Lucas Grange, Ballarat

Street Tree Plan 03			
Drawn	Approved	Date	North
AD	RH	17/06/2024	
Scale (A1)	Scale (A3)	Sheet	
1:200	1:400	4 of 4	
This drawing and design is protected by copyright © PLOT Landscape Architects Pty Ltd.			
Drawing Number	Revision		
PLA576-L04	TP1		

Continued on L03



NOTE - Lot 622. Should driveway be located on east side of lot, alternative tree shall be planted on the west side as shown.

NOTE - Lot 623. Should driveway be located on east side of lot, alternative tree shall be planted on the west side as shown.

NOTE - Lot 624. Should driveway be located on east side of lot, alternative tree shall be planted on the west side as shown.

NOTE - Lot 625. Should driveway be located on east side of lot, alternative tree shall be planted on the west side as shown.

NOTE - Lot 626. Should driveway be located on west side of lot, alternative tree shall be planted on the east side as shown.

NOTE - Lot 627. Should driveway be located on east side of lot, alternative tree shall be planted on the west side as shown.

NOTE - Lot 628. Should driveway be located on east side of lot, alternative tree shall be planted on the west side as shown.