

CONTEXT AND SHEET LAYOUT PLAN - Stage 3A Lucas Grange

CITY OF BALLARAT

BALLARAT PLANNING SCHEME
Amended Plan Endorsed under
Condition 5 of Permit No. PLP/2020/177/C
dated: 30/7/2020

Endorsed by **Vicky Lu** for and on
behalf of the City of Ballarat Council.
Date: 17/9/2024

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P3	Revisions re: civil base	AD	23.05.24
P2	Revisions re: lot layout redesign	AD	08.05.24
P1	Preliminary Issue for Client Review	AD	09.02.23
Revision	Description	Initials	Date

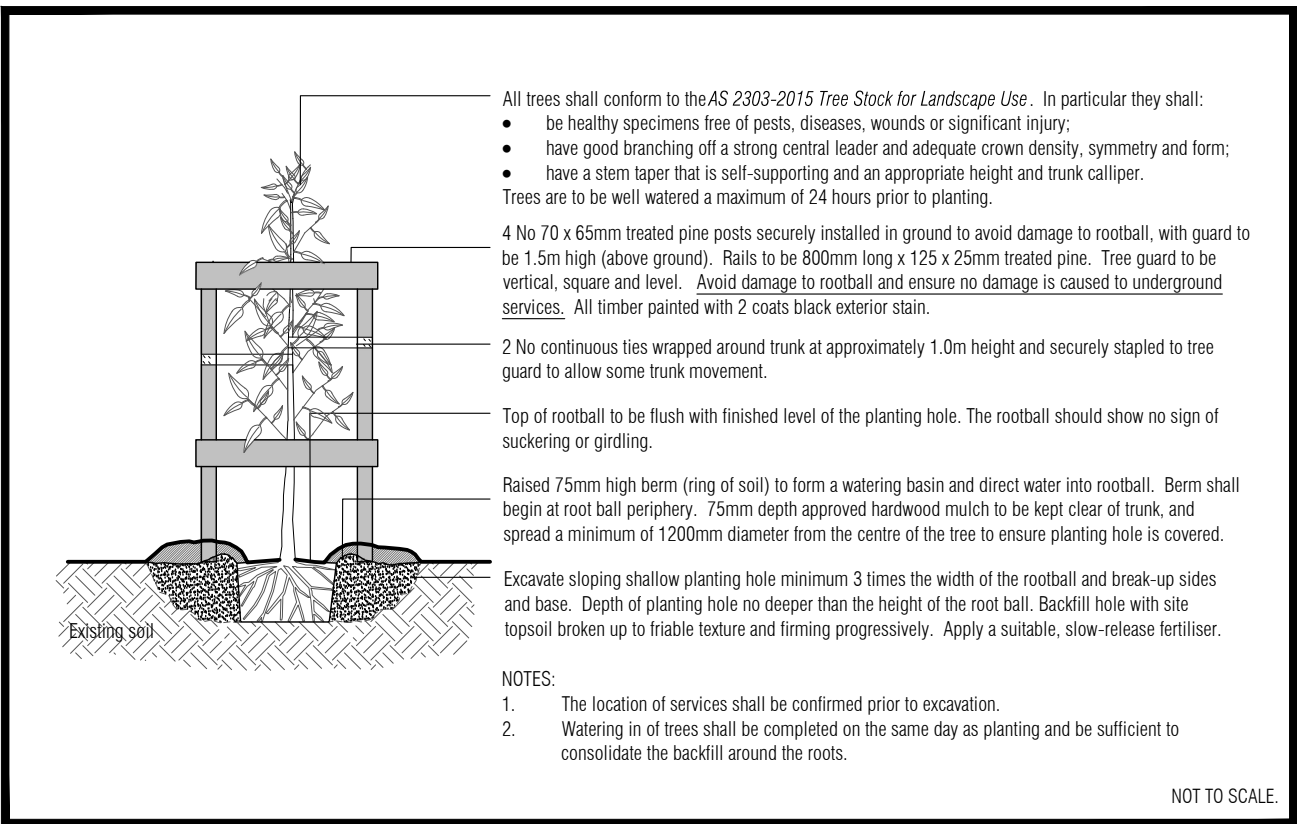
APPROVAL ISSUE

Planning Permit PLP/2020/177/B

- 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				
APE	<i>Acacia pendula</i>	Weeping Myall	18-20 ltr container, min. 1.2m high	25



TYPICAL TREE PLANTING DETAIL



Client / Project

Integra

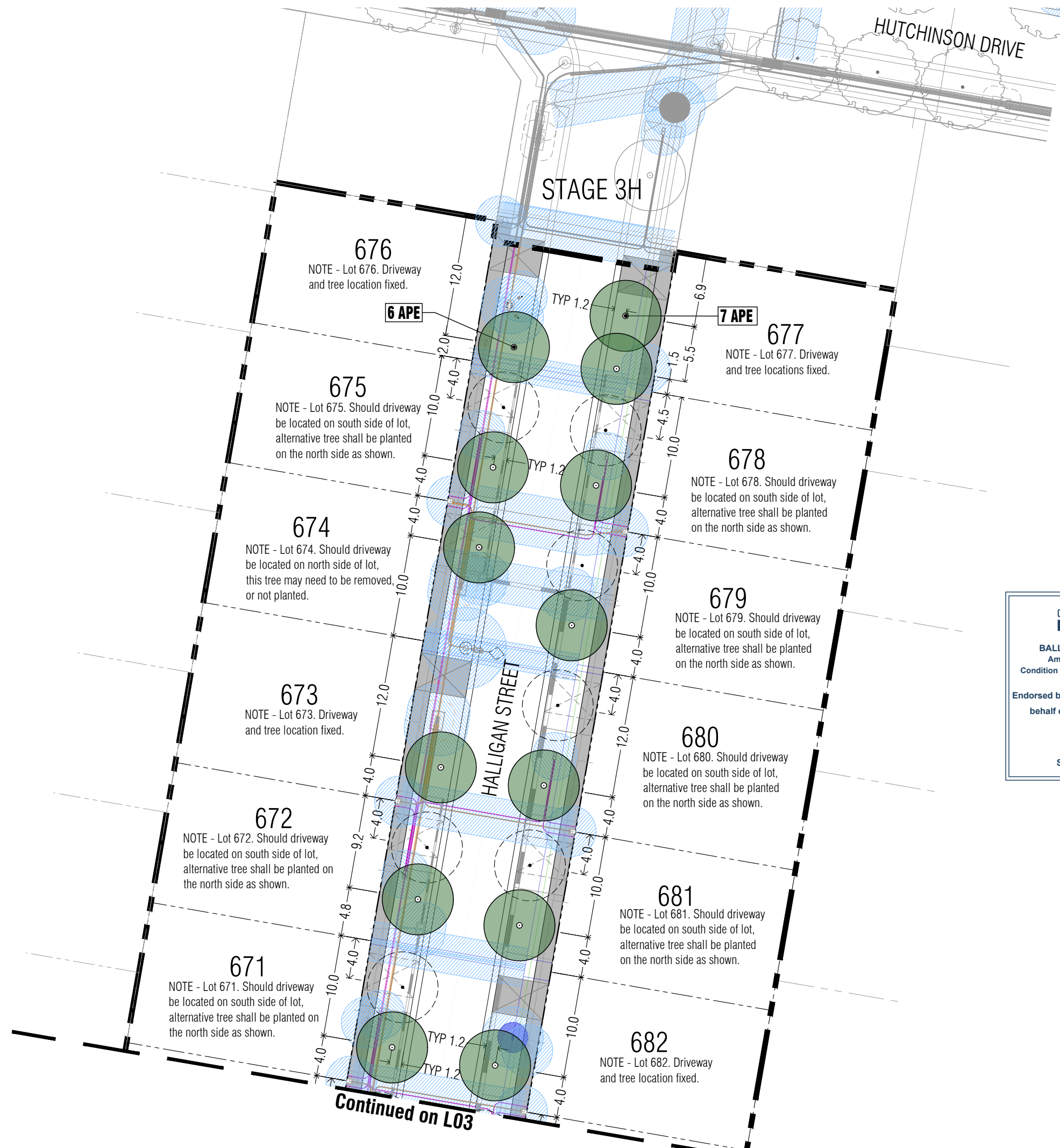
Stage 3A
Lucas Grange, Ballarat

Contents, Context, Schedule and Detail

Drawn	Approved	Date	North
AD	RH	09.09.2024	
Scale (A1)	Scale (A3)	Sheet	
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Drawing Number **PLA551-L01** Revision **TP1**



HUTCHINSON DRIVE

STAGE 3H

HALLIGAN STREET

Continued on L03

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Sheet No: 2 of 3

Legend

- Proposed Street Trees - *Acacia pendula* [APE]
- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Service Offsets
- Driveway location (fixed)
- Probable driveway location



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Stage 3A
Lucas Grange, Ballarat

Street Tree Plan 1			
Drawn	Approved	Date	North
AD	RH	09.09.2024	
Scale (A1)	Scale (A3)	Sheet	
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Drawing Number: **PLA551-L02** Revision: **TP1**

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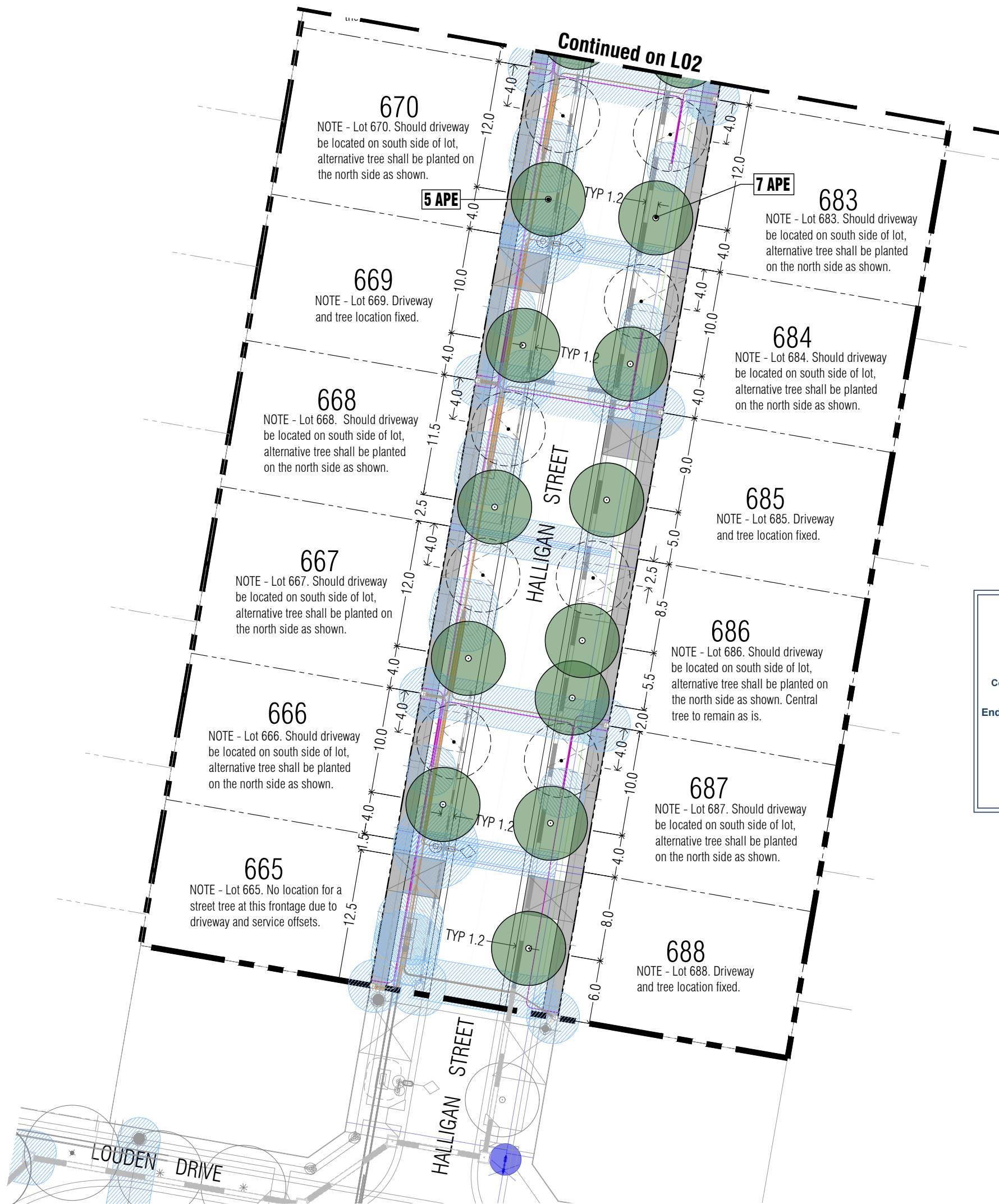
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Client / Project

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Stage 3A
Lucas Grange, Ballarat

Street Tree Plan 2

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PLA551-L03 **TP1**