



TP1	Town Planning Approval	AD	10.09.24
P5	Revisions re: civil plans	AD	29.07.24
P4	Revisions re: NBN and power plans	AD	12.07.24
P3	Revisions - Lot re-design	AD	06.05.24
P2	Revisions re: power and NBN plans	AD	23.02.23
P1	Preliminary Issue for Client Review	AD	25.01.23
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.
- Refer to drawing L01 for Plant Schedule.

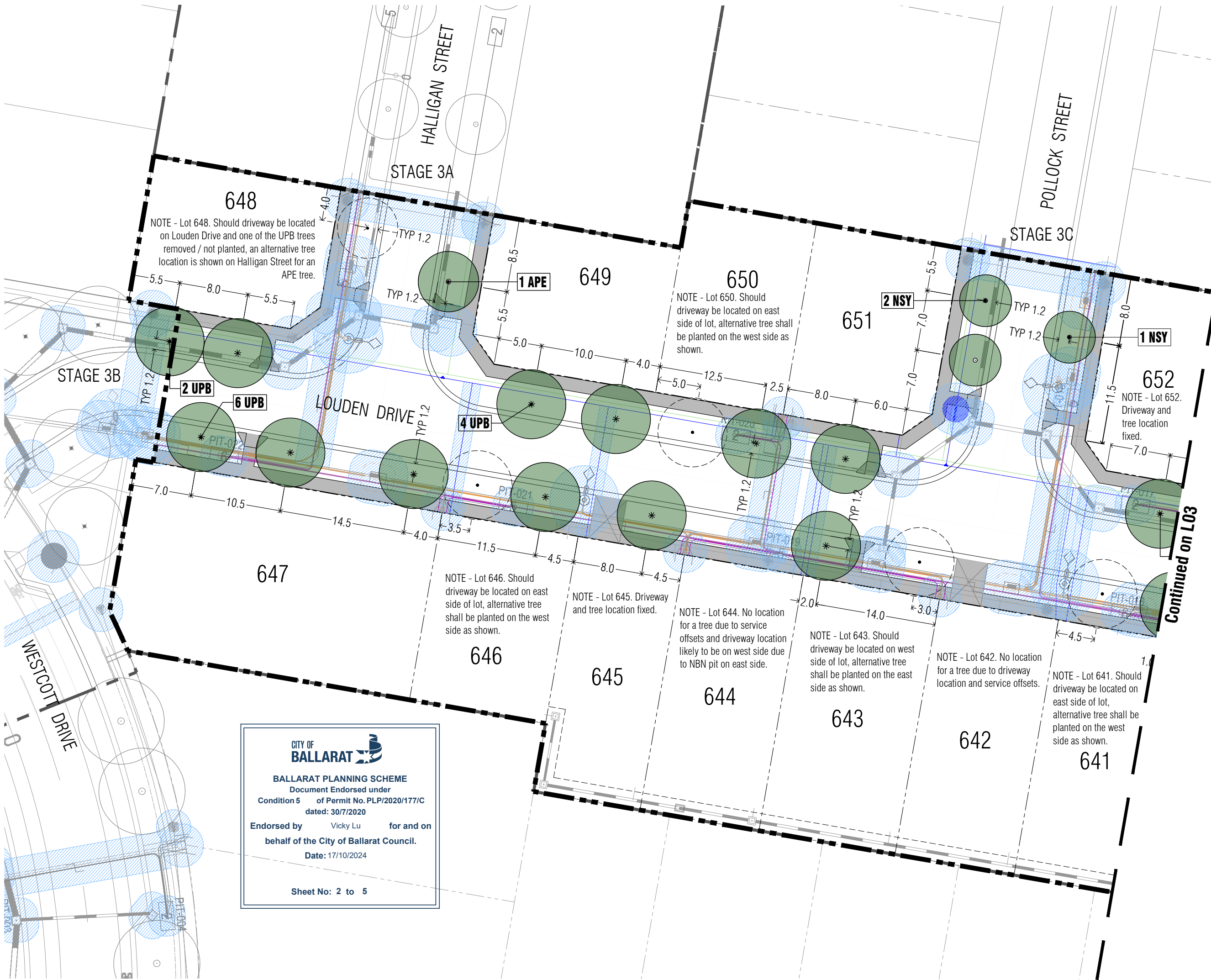
**Legend**

- Proposed Street Trees - *Ulmus parvifolia* 'Burnley Select' [UPB]
- Proposed Street Trees - *Acacia pendula* [APE]
- Proposed Street Trees - *Nyssa sylvatica* [NSY]
- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Service Offsets
- Driveway location (fixed)



Client / Project  
 Intega  
 Stage 3G  
 Lucas Grange, Ballarat

<b>Street Tree Plan 1</b>			
Drawn	Approved	Date	North
AD	RH	10/09/2024	
Scale (A1)	Scale (A3)	Sheet	
1:200	1:400	2 of 5	
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Drawing Number	Revision		
<b>PLA552-L02</b>	<b>TP1</b>		



**CITY OF BALLARAT**  
 BALLARAT PLANNING SCHEME  
 Document 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: 17/10/2024  
 Sheet No: 2 to 5

TP1	Town Planning Approval	AD	10.09.24
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Revision	Description	Initials	Date

**APPROVAL ISSUE**

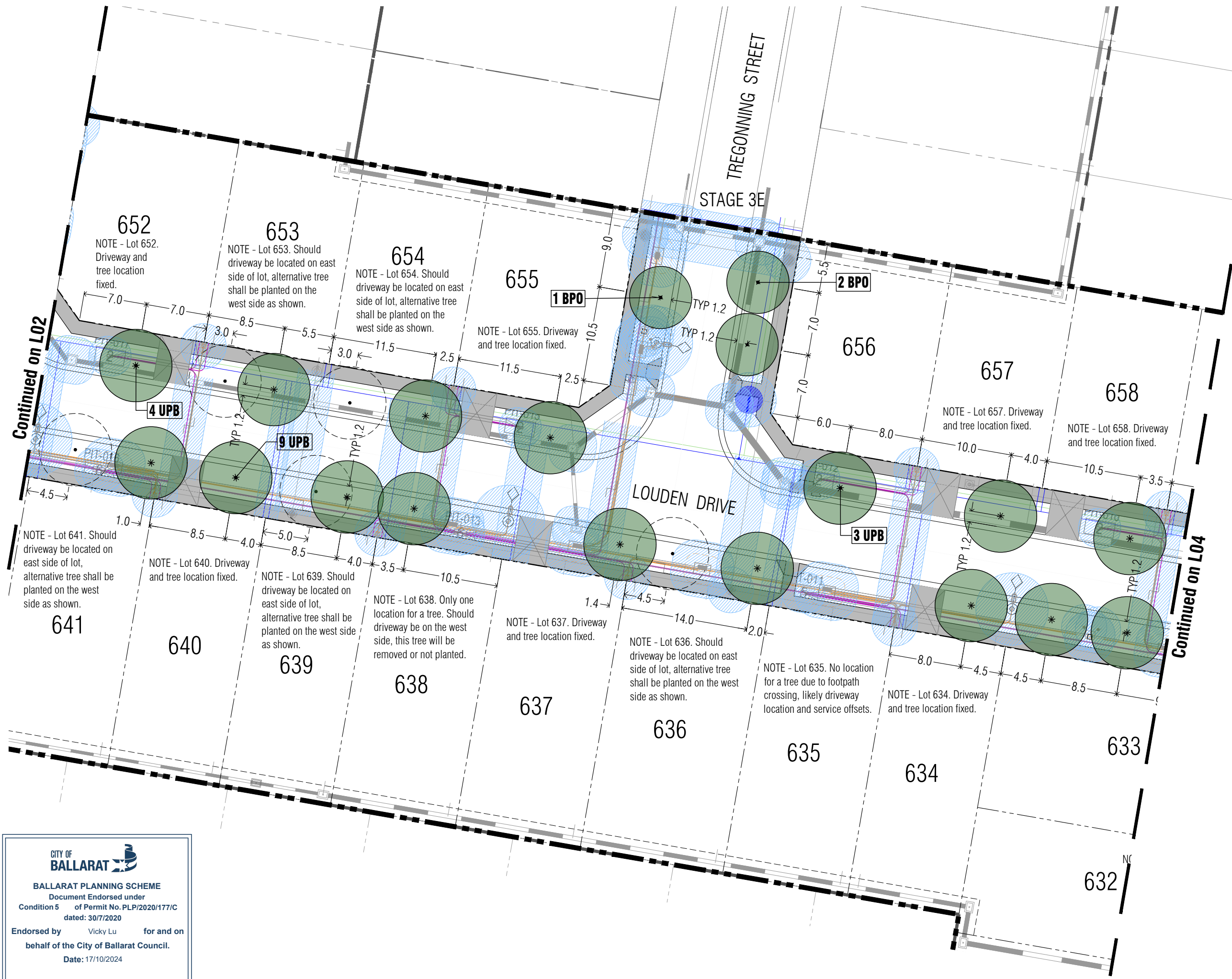
Planning Permit PLP/2020/177/B

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- 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**

- Proposed Street Trees - *Ulmus parvifolia* 'Burnley Select' [UPB]
- Proposed Street Trees - *Brachycton populneus* [BPO]
- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Service Offsets
- Driveway location (fixed)



**CITY OF BALLARAT**

**BALLARAT PLANNING SCHEME**  
Document 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: 17/10/2024

Sheet No: 3 to 5

**PLOT LANDSCAPE ARCHITECTS**

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Client / Project

**Integra**  
Stage 3G  
Lucas Grange, Ballarat

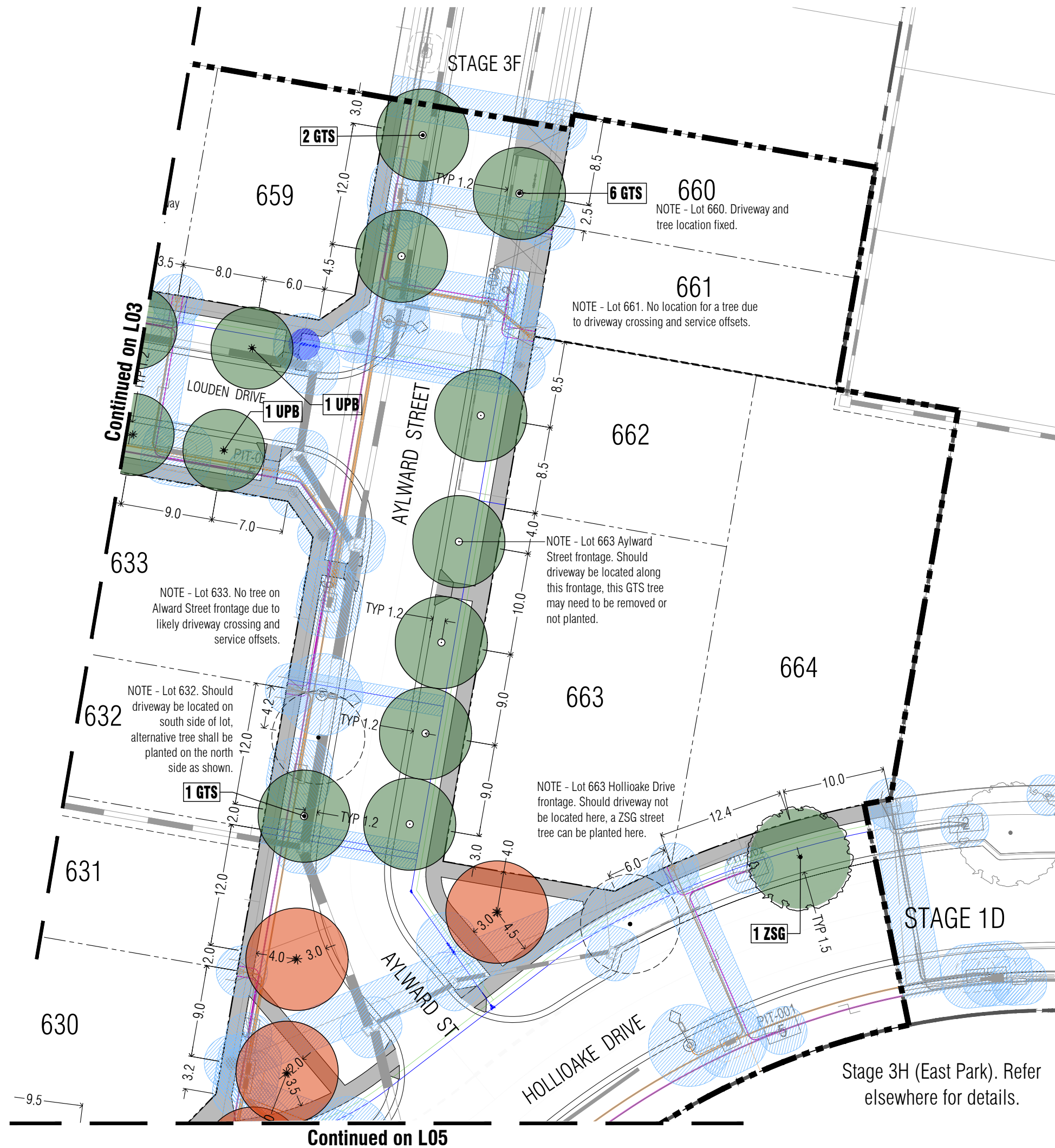
Drawing Title

**Street Tree Plan 2**

Drawn	Approved	Date	North
AD	RH	10/09/2024	
Scale (A1)	Scale (A3)	Sheet	
1:200	1:400	3 of 5	

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Drawing Number	Revision
<b>PLA552-L03</b>	<b>TP1</b>



**Notes**

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P1	Preliminary Issue for Client Review	AD	25.01.23

**APPROVAL ISSUE**

Planning Permit PLP/2020/177/B

**Notes continued**

- Standard Street Tree Offsets.
  - Standard offset from the back of kerb is 1.2m unless otherwise shown.
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- 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**

- Existing street trees planted as part of another stage.
- Proposed Street Trees - *Zelkova serrata* 'Greenvase' [ZSG]
- Proposed Street Trees - *Ulmus parvifolia* 'Burnley Select' [UPB]
- Proposed Street Trees - *Quercus palustris* [OPA]
- Proposed Street Trees - *Gleditsia hybrid* 'Shademaster' [GTS]
- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Service Offsets
- Driveway location (fixed)

**CITY OF BALLARAT**

**BALLARAT PLANNING SCHEME**  
Document Endorsed under  
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dated: 30/7/2020

Endorsed by Vicky Lu for and on  
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Date: 17/10/2024

Sheet No: 4 to 5

**PLOT LANDSCAPE ARCHITECTS**

Client / Project

**Intega**  
Stage 3G  
Lucas Grange, Ballarat

Drawing Title		
<b>Street Tree Plan 3</b>		
Drawn	Approved	Date
AD	RH	10/09/2024
Scale (A1)	Scale (A3)	Sheet
1:200	1:400	4 of 5
Drawing Number		Revision
<b>PLA552-L04</b>		<b>TP1</b>

**Notes**

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**APPROVAL ISSUE**

Planning Permit PLP/2020/177/B

**Notes continued**

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- Refer to drawing L01 for Plant Schedule.

**Legend**

- Existing street trees planted as part of another stage.
- Proposed Street Trees - *Zelkova serrata* 'Greenwase' [ZSG]
- Proposed Street Trees - *Tilia cordata* 'Greenspire' [TCG]
- Proposed Street Trees - *Quercus palustris* [OPA]
- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Service Offsets
- Driveway location (fixed)



**CITY OF BALLARAT**  
**BALLARAT PLANNING SCHEME**  
 Document Endorsed under  
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 Date: 17/10/2024  
 Sheet No: 5 to 5

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Stage 3G  
 Lucas Grange, Ballarat

**Street Tree Plan 4**  
 Drawn: AD, Approved: RH, Date: 10/09/2024, North  
 Scale (A1): 1:200, Scale (A3): 1:400, Sheet: 5 of 5  
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 Drawing Number: **PLA552-L05**, Revision: **TP1**