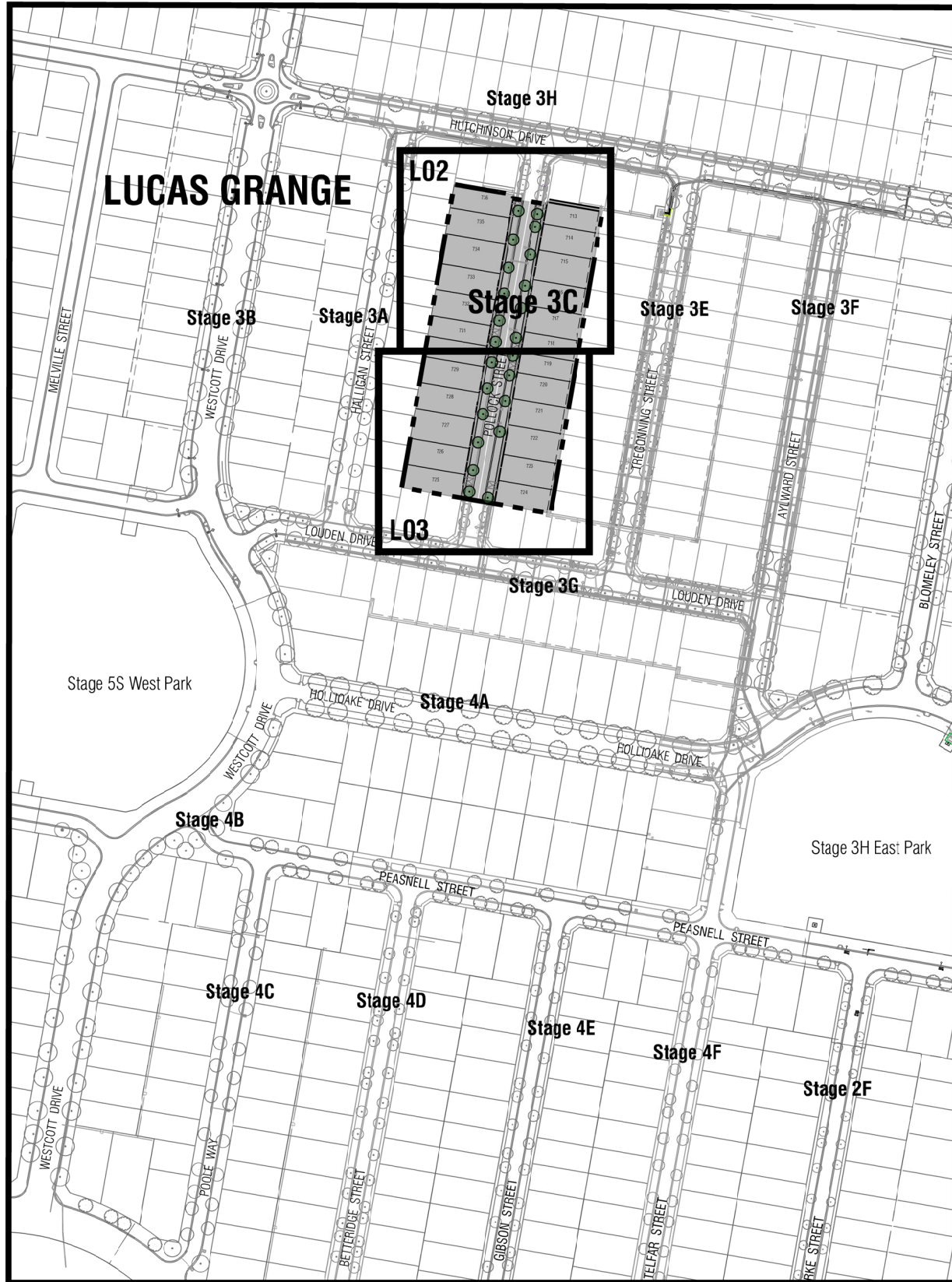


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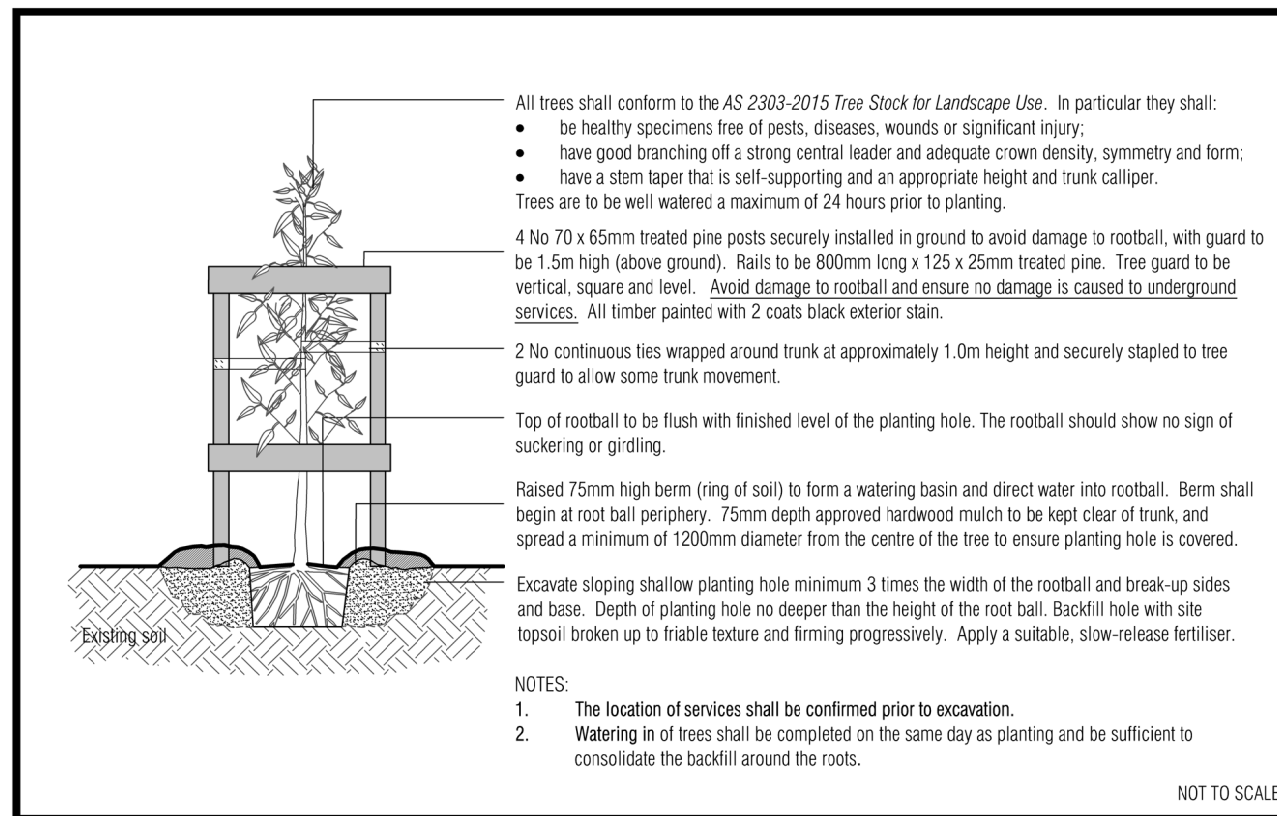
Drawing Number
PLA584-L01 Contents, Context, Schedule and Detail
PLA584-L02 Street Tree Plan 1
PLA584-L03 Street Tree Plan 2



CONTEXT AND SHEET LAYOUT PLAN - Stage 3C Lucas Grange

MASTER PLANT SCHEDULE

Code	Botanical Name	Common Name	Plant Size	Qty
Trees				
NSY	<i>Nyssa sylvatica</i>	Tupelo	45 ltr container, min. 2.2m high	23



TYPICAL TREE PLANTING DETAIL

TP1	Town Planning Approval	AD	03.02.25
P2	Revisions re: NBN and Power plans	AD	28.08.24
P1	Preliminary Issue for Client Review	AD	06.08.24
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 Standards 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.

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: 10/2/2025

Sheet No: 1 to 3



Client / Project

Integra
 Stage 3C
 Lucas Grange, Ballarat

Drawing Title
Contents, Context, Schedule and Detail

Drawn	Approved	Date	North
AD	RH	03/02/2025	
Scale (A1)	Scale (A3)	Sheet	
NTS	NTS	1 of 3	

Drawing Number
PLA584-L01

Revision
TP1

NOT TO SCALE

TP1	Town Planning Approval	AD	03.02.25
P2	Revisions re: NBN and Power plans	AD	28.08.24
P1	Preliminary Issue for Client Review	AD	06.08.24
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- Refer to drawing L01 for Plant Schedule.

Legend

- Trees planted as part of another stage
- Proposed Street Trees - *Nyssa sylvatica* [NSY]
- Alternative tree location if driveway is located where street tree is proposed.
- Plant Label and Code
- Service Offsets
- Probable driveway location



Client / Project
Integra
 Stage 3C
 Lucas Grange, Ballarat

Street Tree Plan 1			
Drawn	Approved	Date	North
AD	RH	03/02/2025	
Scale (A1)	Scale (A3)	Sheet	
1:200	1:400	2 of 3	

Drawing Number: **PLA584-L02** Revision: **TP1**

CITY OF BALLARAT

BALLARAT PLANNING SCHEME
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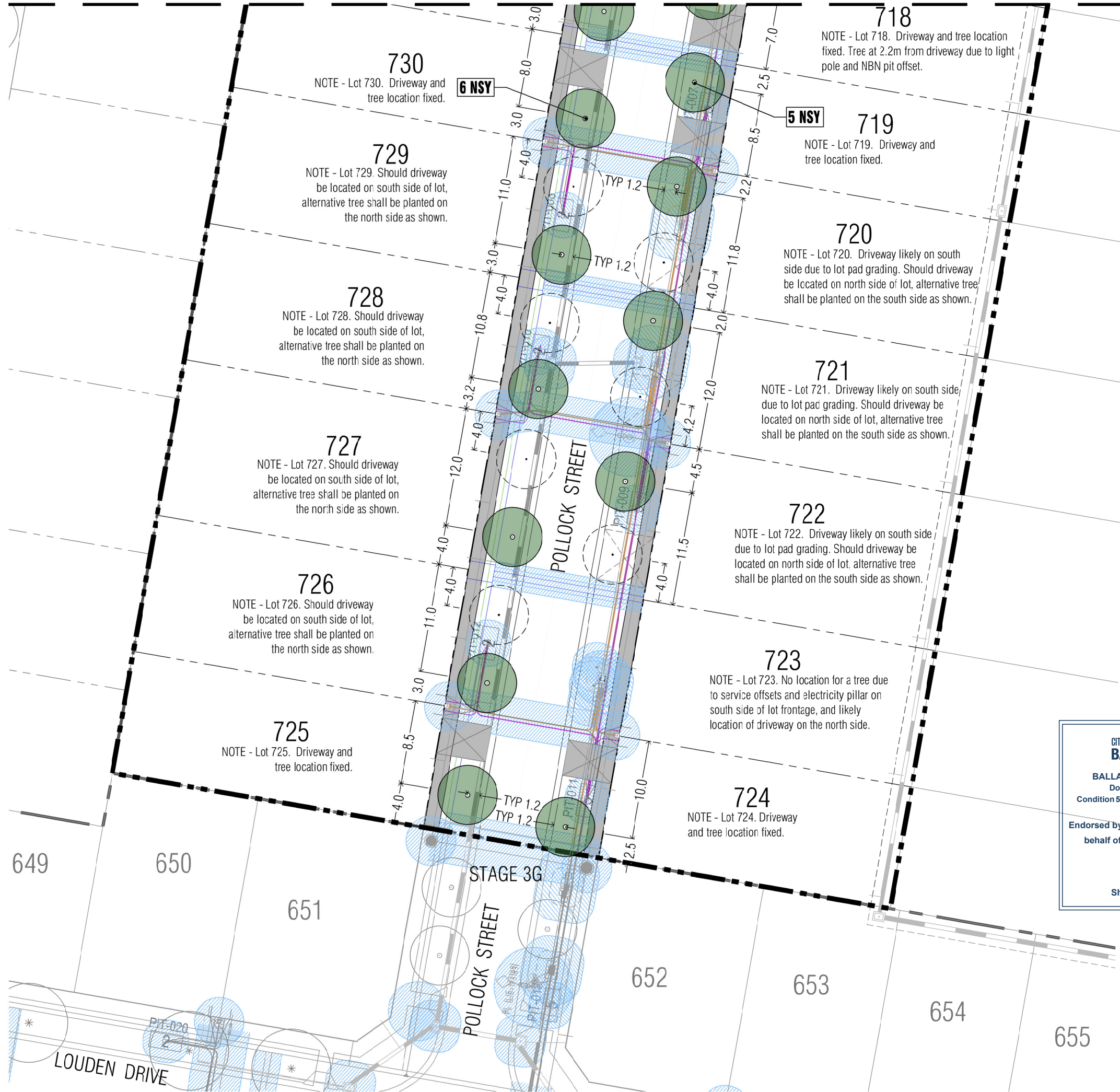
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 Date: 10/2/2025

Sheet No: 2 to 3



Continued on L03

Continued on L02



TP1	Town Planning Approval	AD	03.02.25
P2	Revisions re: NBN and Power plans	AD	28.08.24
P1	Preliminary Issue for Client Review	AD	06.08.24
Revision	Description	Initials	Date
			APPROVAL ISSUE

Planning Permit PLP/2020/177/B

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CITY OF BALLARAT

BALLARAT PLANNING SCHEME
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Date: 10/2/2025

Sheet No: 3 to 3



Client / Project

Integra
Stage 3C
Lucas Grange, Ballarat

Street Tree Plan 2

Drawn	Approved	Date	North
AD	RH	03/02/2025	
Scale (A1)	Scale (A3)	Sheet	
1:200	1:400	3 of 3	

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Drawing Number: **PLA584-L03** Revision: **TP1**