

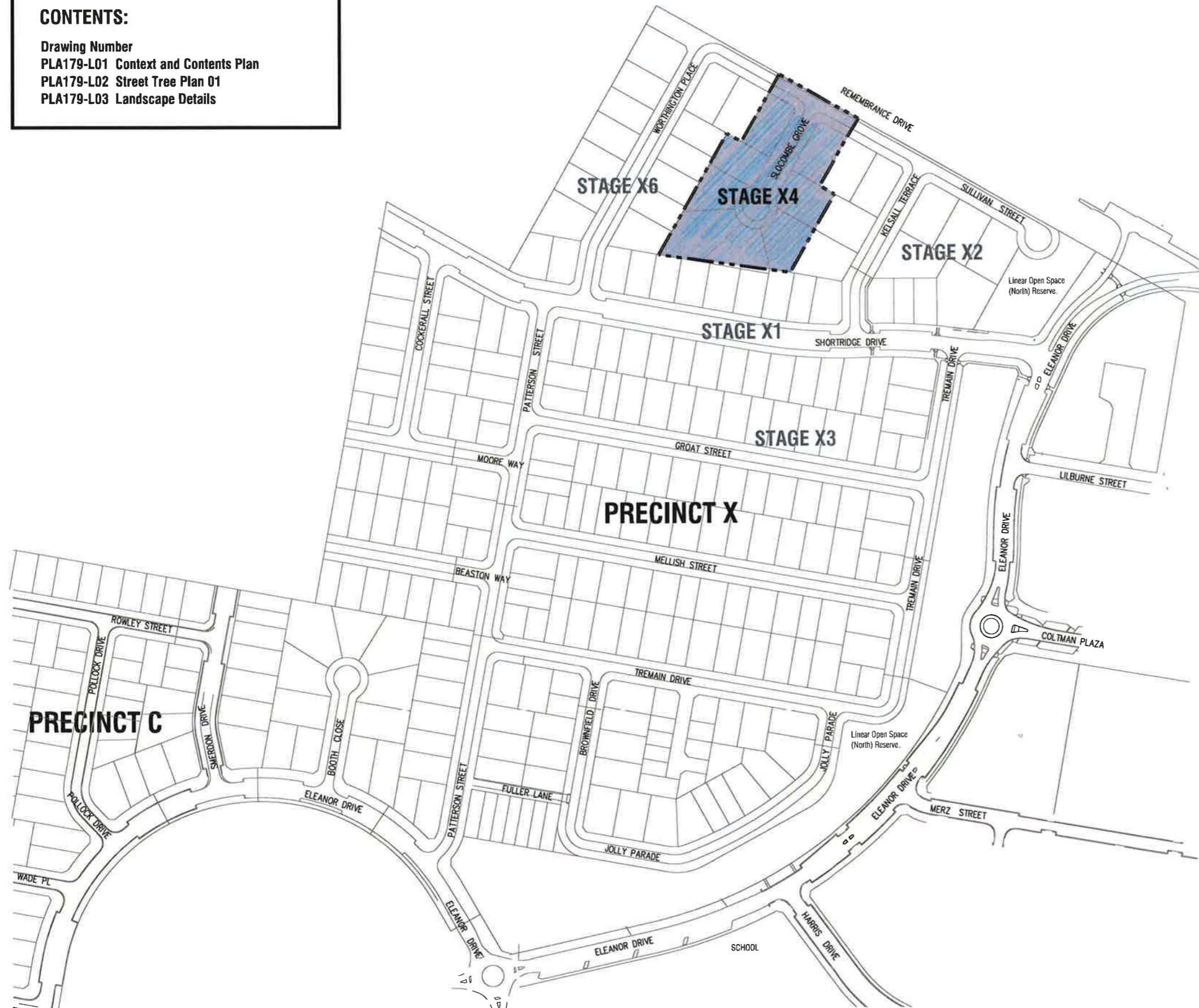
CONTENTS:

Drawing Number
 PLA179-L01 Context and Contents Plan
 PLA179-L02 Street Tree Plan 01
 PLA179-L03 Landscape Details

TP1	Town Planning Approval	AD	04.06.17
P1	Preliminary Issue	AD	30.05.17
Revision	Description	Issue	Date
APPROVAL ISSUE			

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.



Planning and Environment Act 1987

BALLARAT PLANNING SCHEME

This plan is endorsed in accordance with condition 3 of

Planning Permit No PLP/2016/141

Planning Permit Issue Date 21/8/2016

Signed [Signature]

Authorised Officer for and on behalf of

CITY OF BALLARAT

Date 31/7/2017

Page 1 of 3

CONTEXT PLAN - Stage X4 Lucas (nts)



Client / Project:
Integra
 Stage X4
 Lucas, Ballarat

Drawing Title:
Context and Contents Plan

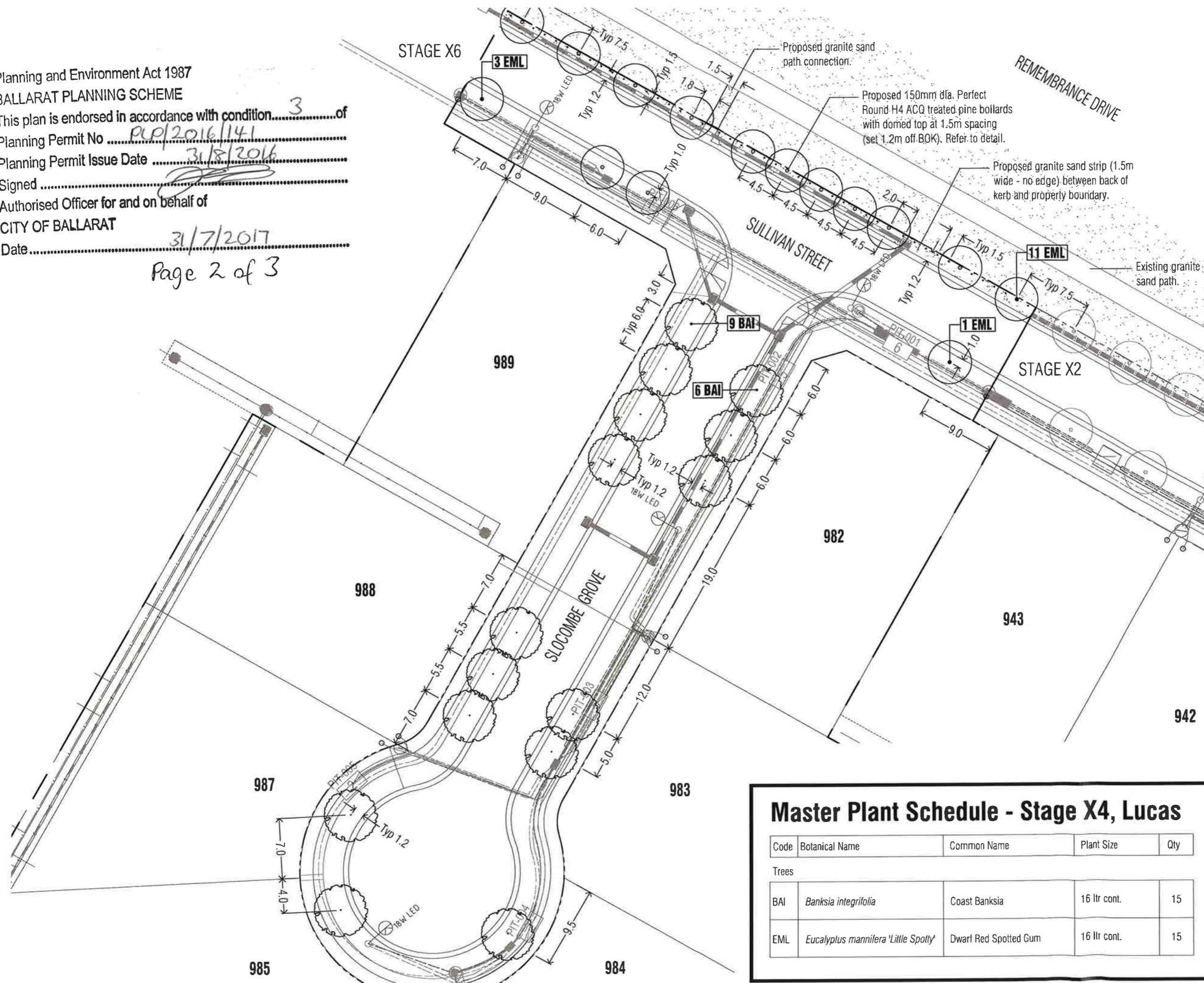
Drawn	Approved	Date	North
AD	RH	04.06.17	
Scale (A1)	Scale (A3)	Sheet	
NTS	NTS	1 of 3	

Drawing Number: **PLA179-L01** Revision: **TP1**

Planning and Environment Act 1987
BALLARAT PLANNING SCHEME

This plan is endorsed in accordance with condition 3 of
Planning Permit No PP/2016/141
Planning Permit Issue Date 31/8/2016
Signed [Signature]
Authorised Officer for and on behalf of
CITY OF BALLARAT
Date 31/7/2017

Page 2 of 3



TP1 Town Planning Approval	AD 04.06.17
P1 Preliminary Issue	AD 30.05.17
Revision Description	Issue
APPROVAL ISSUE	

- 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.
 - 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 Clippower and Powercor).
 - Standard offset from the back of kerb is 1.2m unless otherwise shown.
 - Minimum setback of 2.0m to service assets including pits and conduit crossings.
 - Minimum setback of 2.0m to domestic service lapping points and 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 5.0m to light poles.
 - Proposed Street Trees.
 - Trees are planted to allow a driveway within 7.0m from the Title Boundary where possible.
 - 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).
 - Planting. All trees 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 50:50 ryegrass mix, unless otherwise specified.

- Legend**
- Trees planted as part of another stage.
 - Proposed Street Trees - *Banksia integrifolia* (Coast Banksia)
 - Proposed Street Trees - *Eucalyptus mannifera* 'Little Spotty' (Dwarf Red Spotted Gum)
 - Plant Label and Code
 - Timber bollards in granite sand surface with no edging (refer to detail).

Master Plant Schedule - Stage X4, Lucas				
Code	Botanical Name	Common Name	Plant Size	Qty
Trees				
BAI	<i>Banksia integrifolia</i>	Coast Banksia	16 ltr cont.	15
EML	<i>Eucalyptus mannifera</i> 'Little Spotty'	Dwarf Red Spotted Gum	16 ltr cont.	15



Client: Public

Integra

Stage X4
Lucas, Ballarat

Drawing Title: **Street Tree Plan 01**

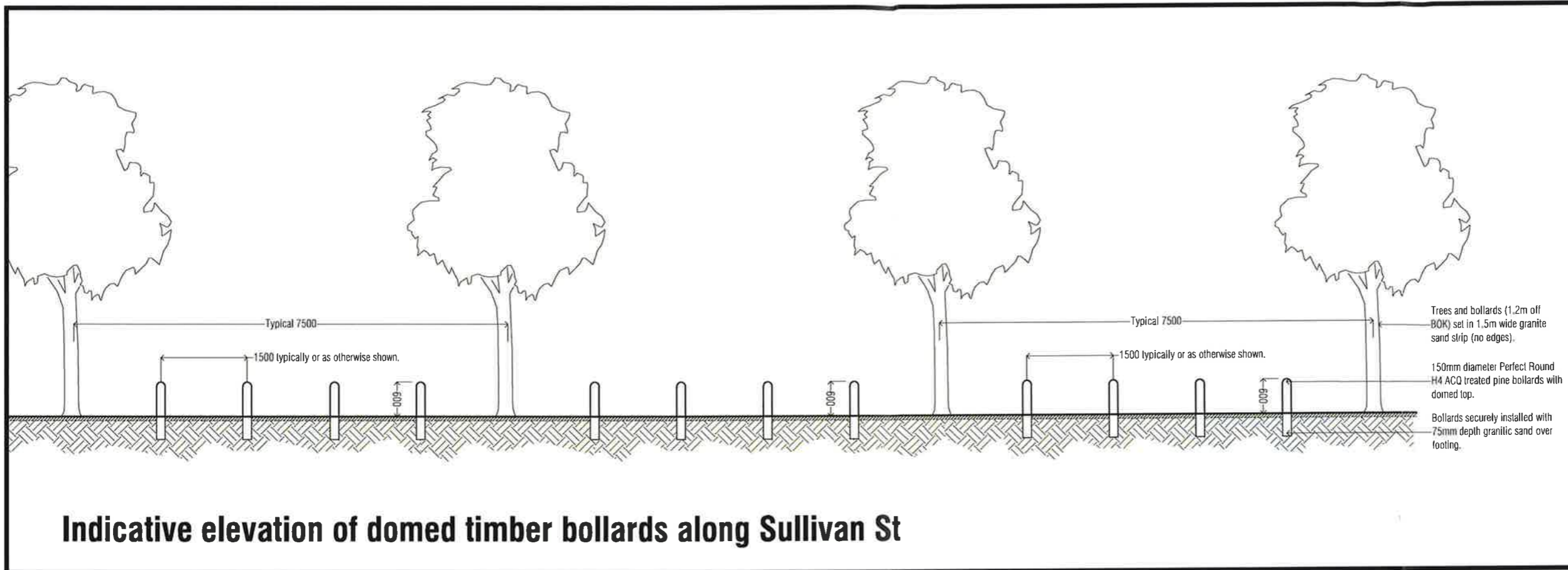
Drawn: AD	Approved: RH	Date: 04.06.17	North
Scale (A1): 1:200	Scale (A3): 1:400	Sheet: 2 of 3	

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

Drawing Number: **PLA179-L02** Revision: **TP1**

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.**
 - 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 GA21' by Citypower and Powercor).
 - Standard offset from the back of kerb is 1.2m unless otherwise shown.
 - Minimum setback of 2.0m to service assets including pits and conduit crossings.
 - Minimum setback of 2.0m to domestic service tapping points and 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 5.0m to light poles.
- Proposed Street Trees.**
 - Trees are planted to allow a driveway within 7.0m from the Title Boundary where possible.
 - 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).
- Planting.** All trees 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 50:50 ryegrass mix, unless otherwise specified.



Planning and Environment Act 1987

BALLARAT PLANNING SCHEME

This plan is endorsed in accordance with condition 3 of

Planning Permit No PIP/2016/141

Planning Permit Issue Date 31/8/2016

Signed [Signature]

Authorised Officer for and on behalf of

CITY OF BALLARAT

Date 31/7/2017

Page 3 of 3



Client / Project:

Integra
Stage X4
Lucas, Ballarat

Landscape Details

Drawn	Approved	Date	North
AD	RH	04.06.17	
Scale (A1)	Scale (A3)	Sheet	
NTS	NTS	3 of 3	

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

Drawing Number: **PLA179-L03** Revision: **TP1**