

# CONTENTS:

Drawing Number  
PLA248-L01 Content, Context Plan and Plant Schedule  
PLA248-L02 Street Tree Plan 01  
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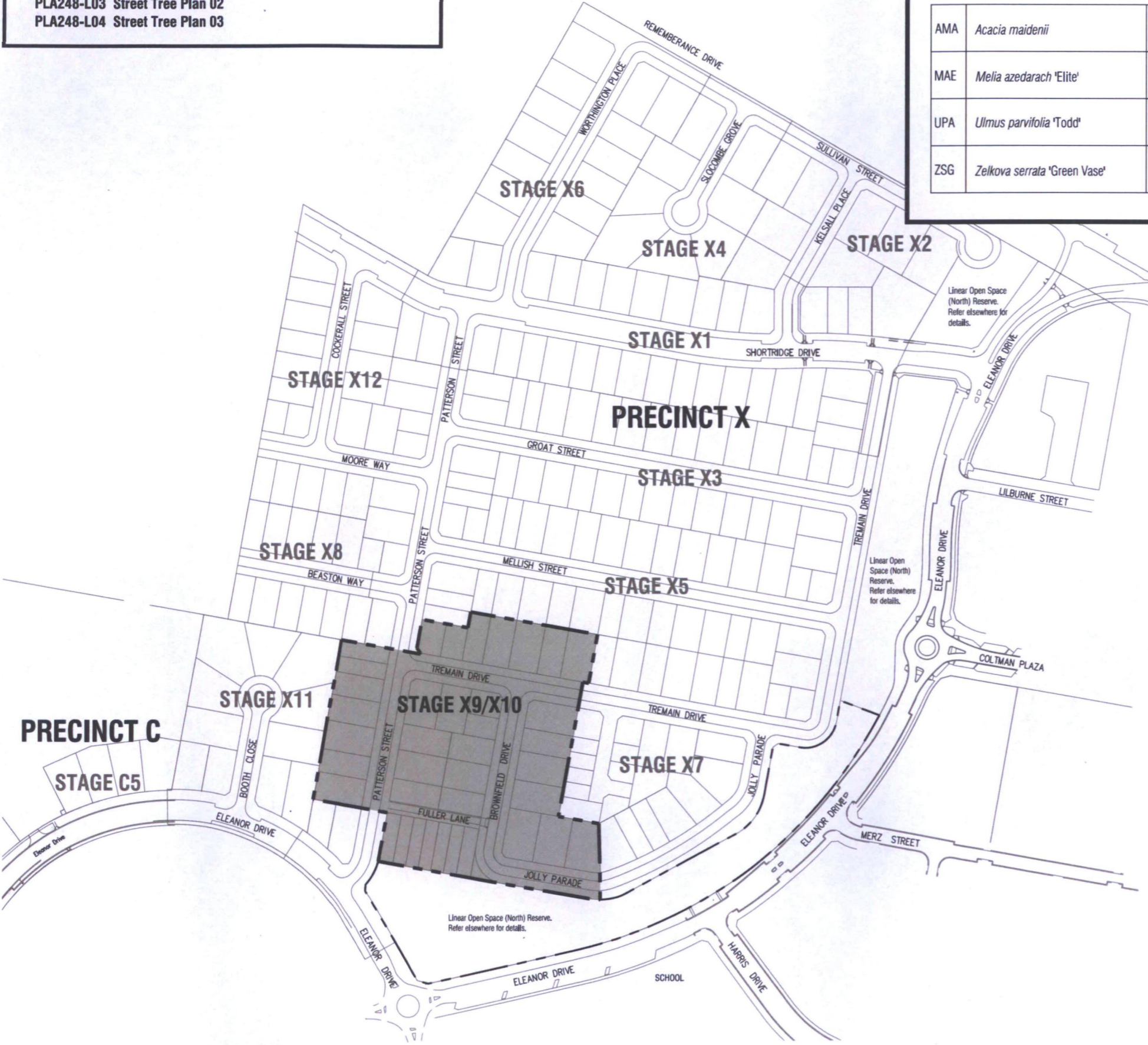
# Master Plant Schedule - Stage X9/X10

Code	Botanical Name	Common Name	Plant Size	Qty
Trees				
AMA	Acacia maidenii	Maiden's Wattle	16-18 ltr cont.	17
MAE	Melia azedarach 'Elite'	'Elite' White Cedar	40 ltr cont.	13
UPA	Ulmus parvifolia 'Todd'	'Todd' Chinese Elm	40 ltr cont.	15
ZSG	Zelkova serrata 'Green Vase'	'Green Vase' Japanese Elm	40 ltr cont.	4

TP1	Town Planning Approval	AD	02.10.18
P2	Revisions re: power and NBN plans	AD	12.09.18
P1	Preliminary Issue - Client Review	AD	26.06.18
Revision	Description	Initials	Date
APPROVAL ISSUE			

Notes

1. All dimensions to be checked on site before commencing work. All measurements are in metres, unless otherwise shown.
2. The locations of underground services and light poles are indicative only - refer to engineering drawings for design service offsets.
3. 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.
4. 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.



Planning and Environment Act 1987  
BALLARAT PLANNING SCHEME

This plan is endorsed in accordance with condition 4 of  
Planning Permit No. PLP/2016/141  
Planning Permit Issue Date 31/8/16  
Plan 1 of 4  
Signed [Signature]  
Authorised Officer for and on behalf of the  
CITY OF BALLARAT  
Date 4/12/18  
**STAGE X9/X10**

CONTEXT PLAN - Stage X9/X10 Lucas (nts)

WWW.PLOT.AU  
PHN 03 500 125 465 | A201007524 1/18

Client / Project

Stage X9/X10  
Lucas, Ballarat

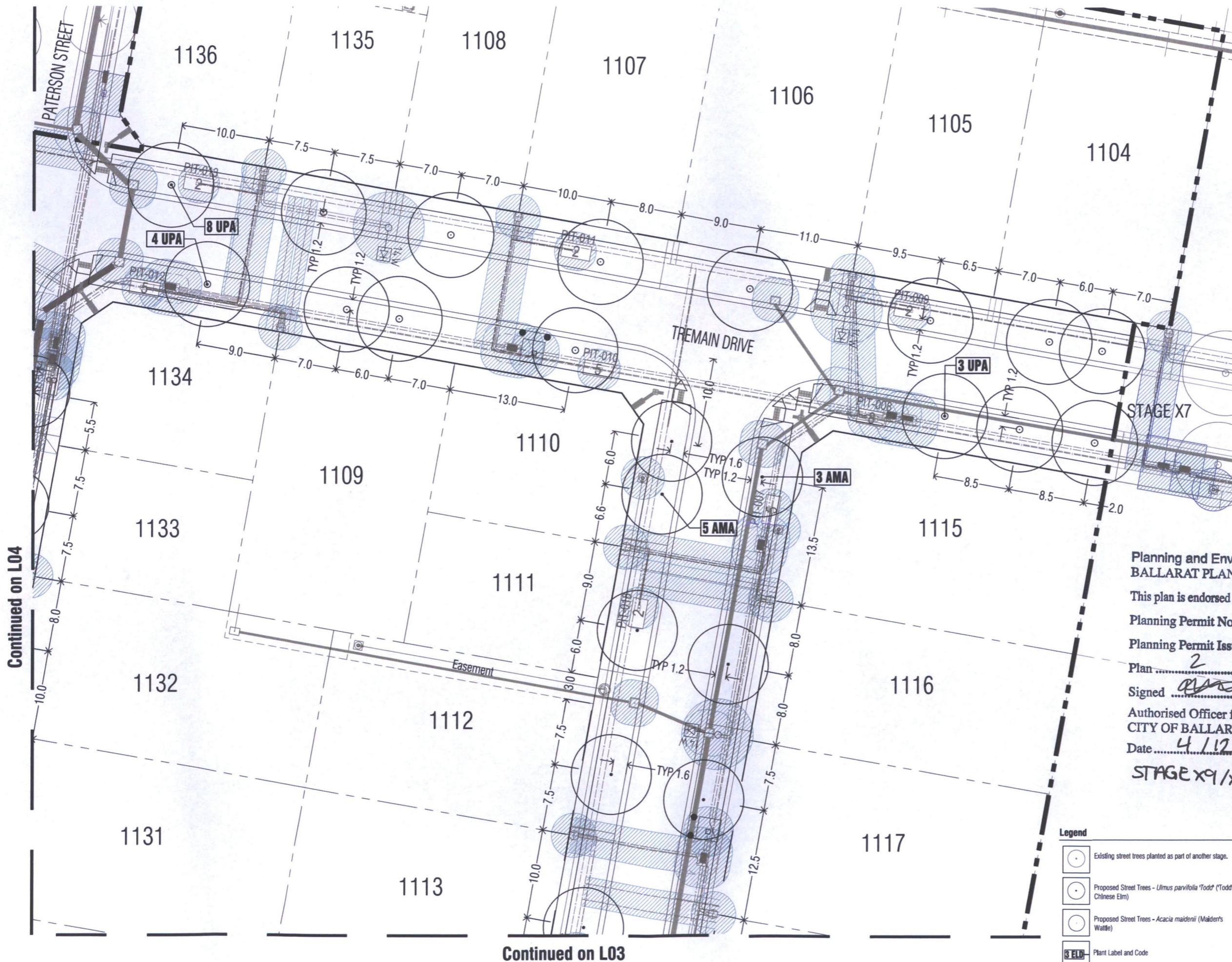
Drawing Title

**Contents and Context Plan and Plant Schedule**

Drawn	Approved	Date	North
AD	RH	02.10.18	
Scale (A1)	Scale (A3)	Sheet	
NTS	NTS	1 of 4	

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Drawing Number	Revision
<b>PLA248-L01</b>	<b>TP1</b>



Continued on L04

Continued on L03

TP1	Town Planning Approval	AD	02.10.18
P2	Revisions re: power and NBN plans	AD	12.09.18
P1	Preliminary Issue - Client Review	AD	26.06.18
Revision	Description	Initials	Date

# APPROVAL ISSUE

## Notes

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- 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.
  - Species are in general accordance with the Lucas Landscape Masterplan, Precinct X (dated 13 February 2017).
  - 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).
  - 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 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 hardy seed mix in accordance with the LDM, unless otherwise specified.

## Planning and Environment Act 1987 BALLARAT PLANNING SCHEME

This plan is endorsed in accordance with condition 4 of  
 Planning Permit No. PLP/2016/141  
 Planning Permit Issue Date 31/8/16  
 Plan 2 of 4  
 Signed [Signature]  
 Authorised Officer for and on behalf of the  
 CITY OF BALLARAT  
 Date 4/12/18  
 STAGE X9/X10

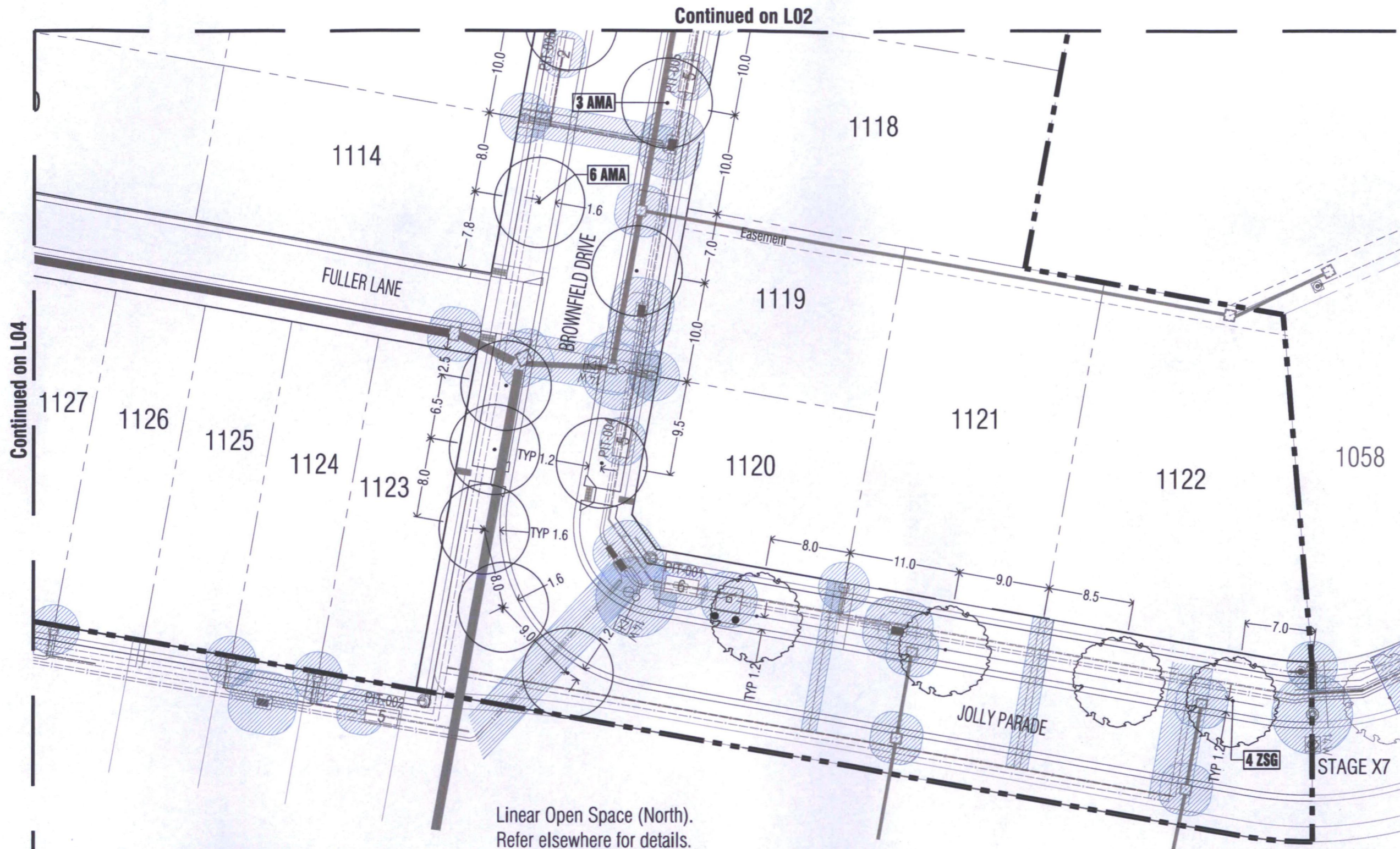
## Legend

- Existing street trees planted as part of another stage.
- Proposed Street Trees - *Ulmus parvifolia* 'Todd' (Todd's Chinese Elm)
- Proposed Street Trees - *Acacia maidenii* (Maiden's Wattle)
- Plant Label and Code
- Service offsets / setbacks



Client / Project  
 Integra  
 Stage X9/X10  
 Lucas, Ballarat

Drawing Title			
Drawn	Approved	Date	North
AD	RH	02.10.18	
Scale (A1)	Scale (A3)	Sheet	
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Drawing Number	Revision		
PLA248-L02	TP1		



Continued on L04

Continued on L02

TP1	Town Planning Approval	AD	02.10.18
P2	Revisions re: power and NBN plans	AD	12.09.18
P1	Preliminary Issue - Client Review	AD	26.06.18
Revision	Description	Initials	Date

# APPROVAL ISSUE

## Notes

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8. Grass Seeding. Reseed nature strips and other grassed areas where there has been disturbance due to landscape works with a proprietary hardy seed mix in accordance with the LDM, unless otherwise specified.
9. Plant Schedule. Refer to sheet PLA248-L01 for Plant Schedule.

## Legend

- Proposed Street Trees - Zelkova serrata 'Green Vase' (Japanese Elm)
- Proposed Street Trees - Acacia maidenii (Maiden's Wattle)
- Plant Label and Code
- Service offsets / setbacks



Client / Project  
**Integra**  
 Stage X9/X10  
 Lucas, Ballarat

## Drawing Title

Drawn	Approved	Date	North
AD	RH	02.10.18	
Scale (A1)	Scale (A3)	Sheet	
1:200	1:400	3 of 4	

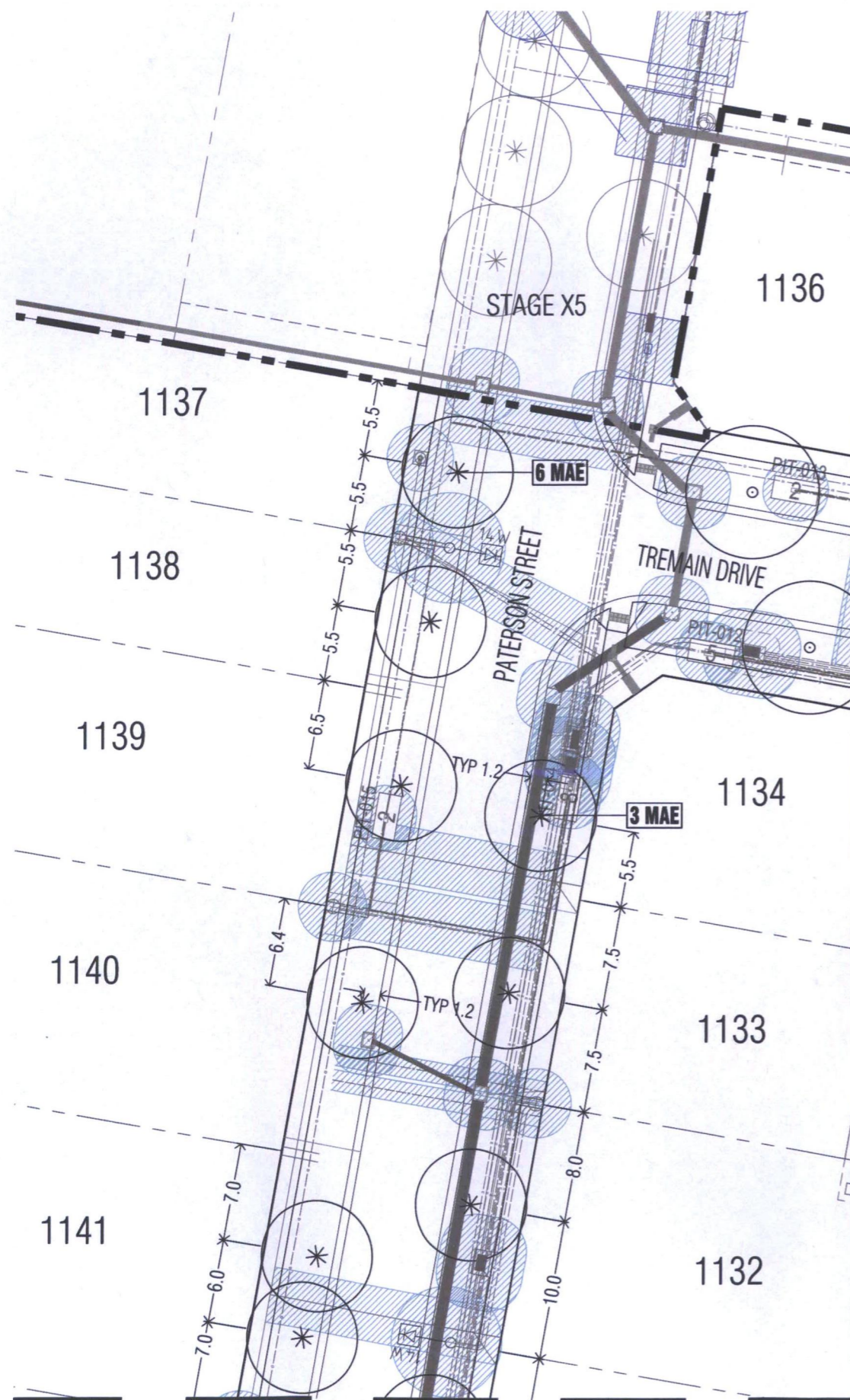
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Drawing Number  
**PLA248-L03**  
 Revision  
**TP1**

Planning and Environment Act 1987  
 BALLARAT PLANNING SCHEME

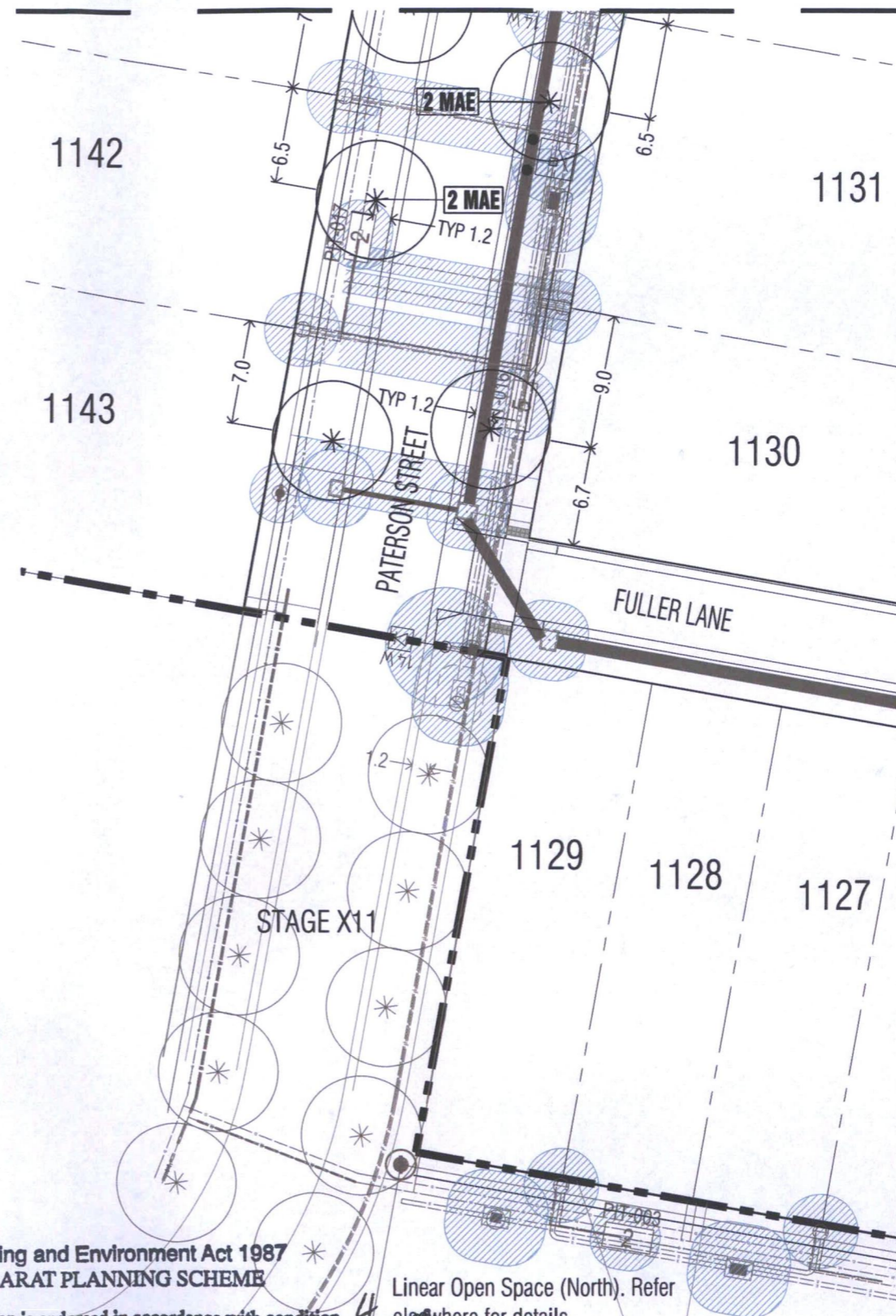
This plan is endorsed in accordance with condition 4 of  
 Planning Permit No. PLP/2016/141  
 Planning Permit Issue Date 31/8/16  
 Plan 3 of 4  
 Signed [Signature]  
 Authorised Officer for and on behalf of the  
 CITY OF BALLARAT  
 Date 4/12/18  
**STAGE X9/X10**

Continued below left



Continued above right

Continued on L02



Continued on L03

Planning and Environment Act 1987  
BALLARAT PLANNING SCHEME

This plan is endorsed in accordance with condition 4 elsewhere for details.

Planning Permit No. PLP/2016/141

Planning Permit Issue Date 31/8/16

Plan 4 of 4

Signed [Signature]

Authorised Officer for and on behalf of the  
CITY OF BALLARAT

Date 4/12/18

STAGE X9/X10

Linear Open Space (North). Refer

TP1	Town Planning Approval	AD	02.10.18
P2	Revisions re: power and NBN plans	AD	12.09.18
P1	Preliminary Issue - Client Review	AD	26.06.18
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APPROVAL ISSUE

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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 hardy seed mix in accordance with the LDM, unless otherwise specified.
- Plant Schedule. Refer to sheet PLA248-L01 for Plant Schedule.

#### Legend

- Existing street trees planted as part of another stage
- Proposed Street Trees - *Melia azedarach* 'Ellie' ('Ellie' White Cedar)
- Plant Label and Code
- Service offsets / setbacks



Client / Project  
Integra  
Stage X9/X10  
Lucas, Ballarat

Drawing Title  
Street Tree Plan 03

Drawn	Approved	Date	North
AD	RH	02.10.18	
Scale (A1)	Scale (A3)	Sheet	
1:200	1:400	4 of 4	

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Drawing Number  
PLA248-L04

Revision  
TP1

## Chloe Moorcroft

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**From:** David Grant  
**Sent:** 20 November 2018 9:42 AM  
**To:** Chloe Moorcroft  
**Subject:** FW: Landscape Plan for Approval - Stage X9/X10, Lucas (PLP/2016/141)  
**Attachments:** LUC-X9X10-LDM-schedules.docx; PLA248-L01-L04\_TP1-Stage X9-X10 Lucas.pdf; PLP2016141 Precinct X Endorsed Landscape Masterplan.pdf; 180516 Precinct X Development Plan version 11-UNAPPROVED.pdf

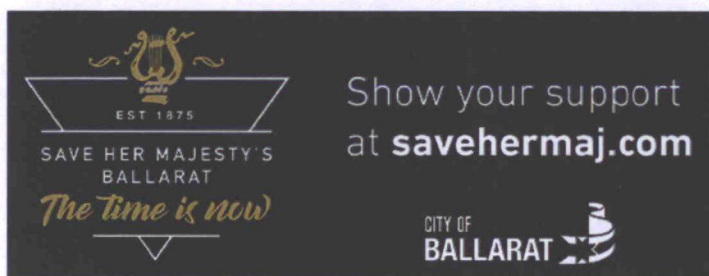
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Chloe.

Just had a good look over the plans for Stages X9 and X10. The tree species are correct for each street and the number of street trees is adequate to get near our 40% canopy cover target so I am happy to have these plans endorsed.

Cheers,  
**David Grant** | Vegetation Planning and Management Officer

**City of Ballarat** | PO Box 655, Ballarat, Victoria, 3353  
**P:** (03) 5320 7457 | **M:** 0419 131 746 | <http://www.ballarat.vic.gov.au>



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*The City of Ballarat respectfully acknowledges the Wadawurrung and Dja Dja Wurrung people - traditional custodians of the land on which we live and work.*

**Please consider the environment before printing this email.**

---

**From:** Angela Day <angela@plotla.com.au>  
**Sent:** Wednesday, 3 October 2018 8:16 AM  
**To:** Info@Ballarat.vic.gov.au  
**Cc:** David Grant <davidgrant@ballarat.vic.gov.au>; Natasha O'Brien <Natasha@integragroup.com.au>; Liam Gibcus <Liam@integragroup.com.au>; Matt Reynolds <MattR@integragroup.com.au>; Richard Howell <richard@plotla.com.au>  
**Subject:** Landscape Plan for Approval - Stage X9/X10, Lucas (PLP/2016/141)

To whom it may concern,

We refer to the above project and, on behalf of Integra Land Pty Ltd, are pleased to attach the **Landscape Plans (revision TP1) for approval** in accordance with conditions 3 – 6 of **planning permit PLP/2016/141**.

We have also attached the following documents to support this submission.

- The endorsed *Landscape Masterplan* in accordance with condition 2 of planning permit PLP/2016/141. We have also included the *Precinct X Development Plan Version 11* which shows the combined stages of X9 and X10.

- LDM checklists along with the maintenance schedule.

We also note the following Street Tree Canopy Coverage percentages.

- Paterson Street planted with *Melia azedarach* 'Elite' (4.0m canopy radius) = 33%
- Tremain Drive planted with *Ulmus parvifolia* 'Todd' (5.0m canopy radius) = 58%
- Brownfield Drive planted with *Acacia maidenii* (4.0m canopy radius) = 35%
- Jolly Parade planted with *Zelkova serrata* 'Green Vase' (5.0m canopy radius) = 43%

These combined make a **total average canopy cover percentage of 42%** for Stage X9/X10.

Should you have any queries or require further information, please do not hesitate to contact Richard Howell (0412 854 007) or myself at this office.

Kind regards,

Angela Day, Registered Landscape Architect AILA  
M. 0428 327 304

**PLOT Landscape Architects Pty Ltd**  
ACN 607 524 158 ABN 64 900 120 469

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