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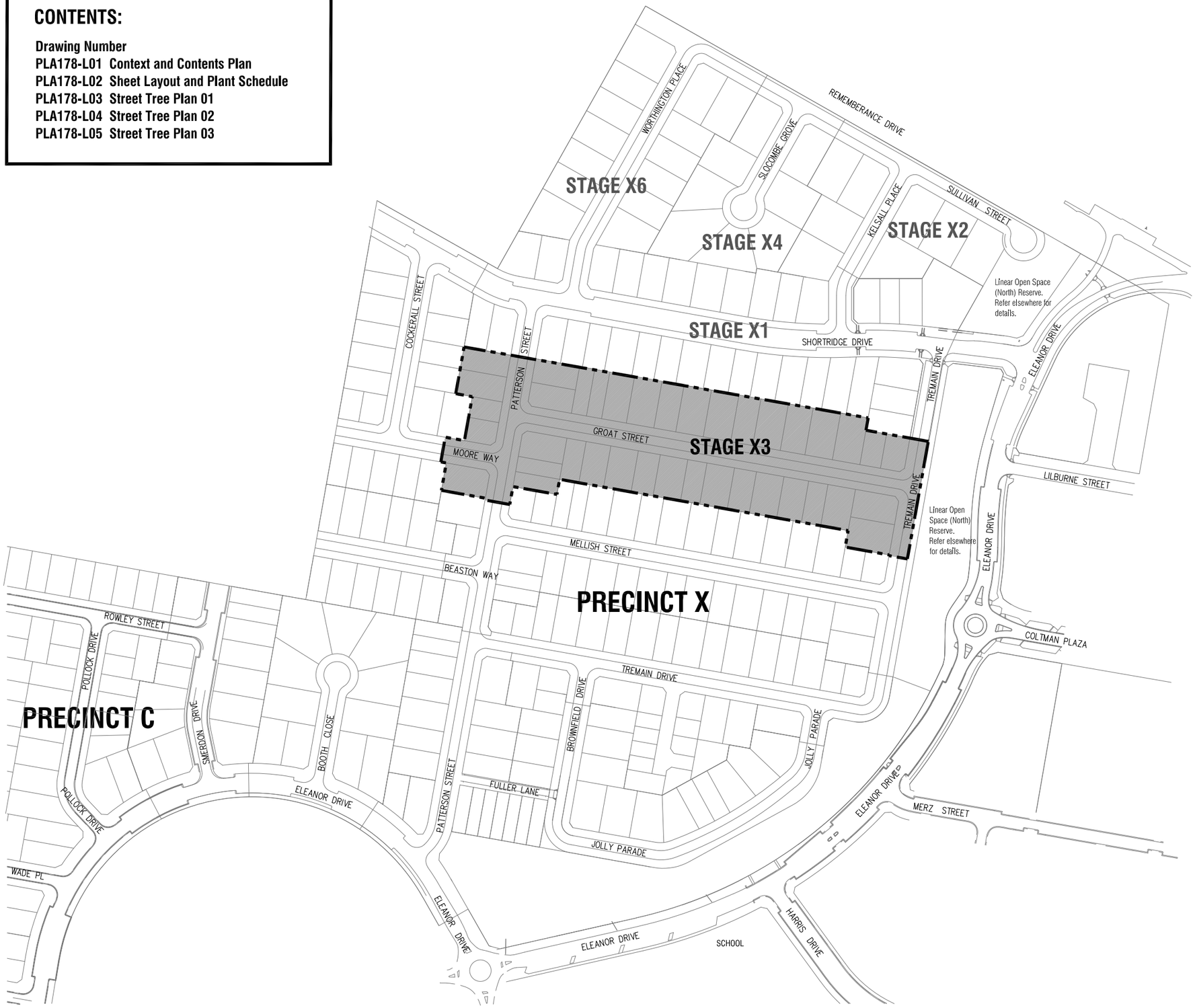

CONTEXT PLAN - Stage X3 Lucas (nts)

Revision	Description	Initials	Date
TP1	Town Planning Approval	AD	28.08.17
P1	Preliminary Issue	AD	21.08.17

Status: **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.*

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Client / Project: Integra
Stage X3
Lucas, Ballarat

Drawing Title: **Context and Contents Plan**

Drawn	Approved	Date
AD	RH	28.08.17

Scale (A1)	Scale (A3)	Sheet
NTS	NTS	1 of 5

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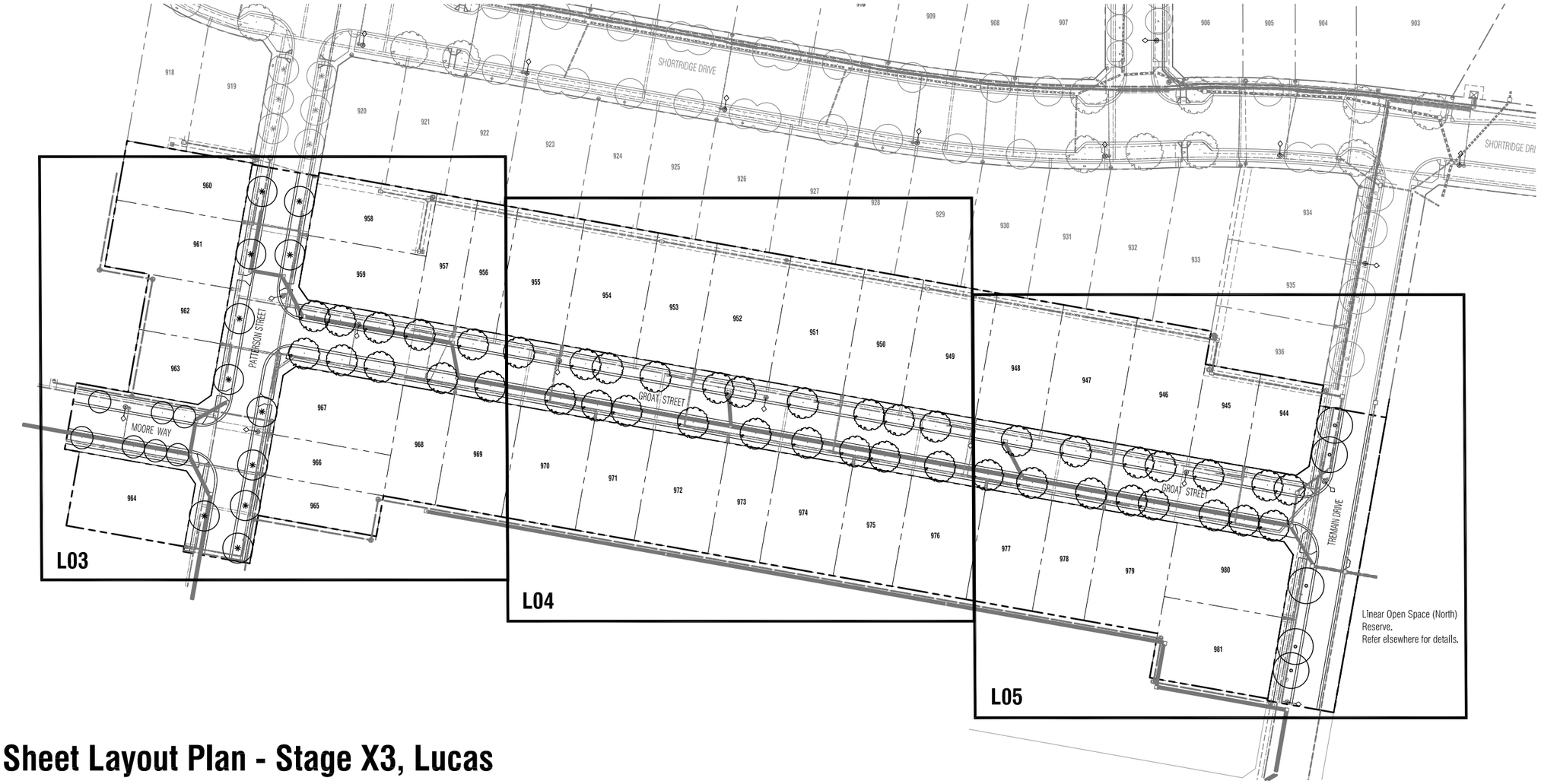
North

Drawing Number: **PLA178-L01** Revision: **TP1**



Sheet Layout Plan - Stage X3, Lucas

Master Plant Schedule - Stage X3, Lucas

Code	Botanical Name	Common Name	Plant Size	Qty
Trees				
ACE	*Acer campastre 'Elsrijk'*	Elsrijk Field Maple	40 ltr cont.	7
FPC	*Fraxinus pennsylvanica 'Cimmzam'*	Cimmaron Ash	40 ltr cont.	44
MAE	*Melia azedarach* 'Elite'	White Cedar	40 ltr cont.	11
UPA	*Ulmus parvifolia* 'Todd'	'Todd' Chinese Elm	40 ltr cont.	5

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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. **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 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.
5. **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).
6. **Planting.** All trees shall be planted in accordance with LDM, unless otherwise specified.
7. **Mulch.** Mulch shall be recycled hardwood (or similar approved) in general accordance with LDM, unless otherwise specified.
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.

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Lucas, Ballarat

Drawing Title

Sheet Layout and Plant Schedule

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NTS	NTS	2 of 5

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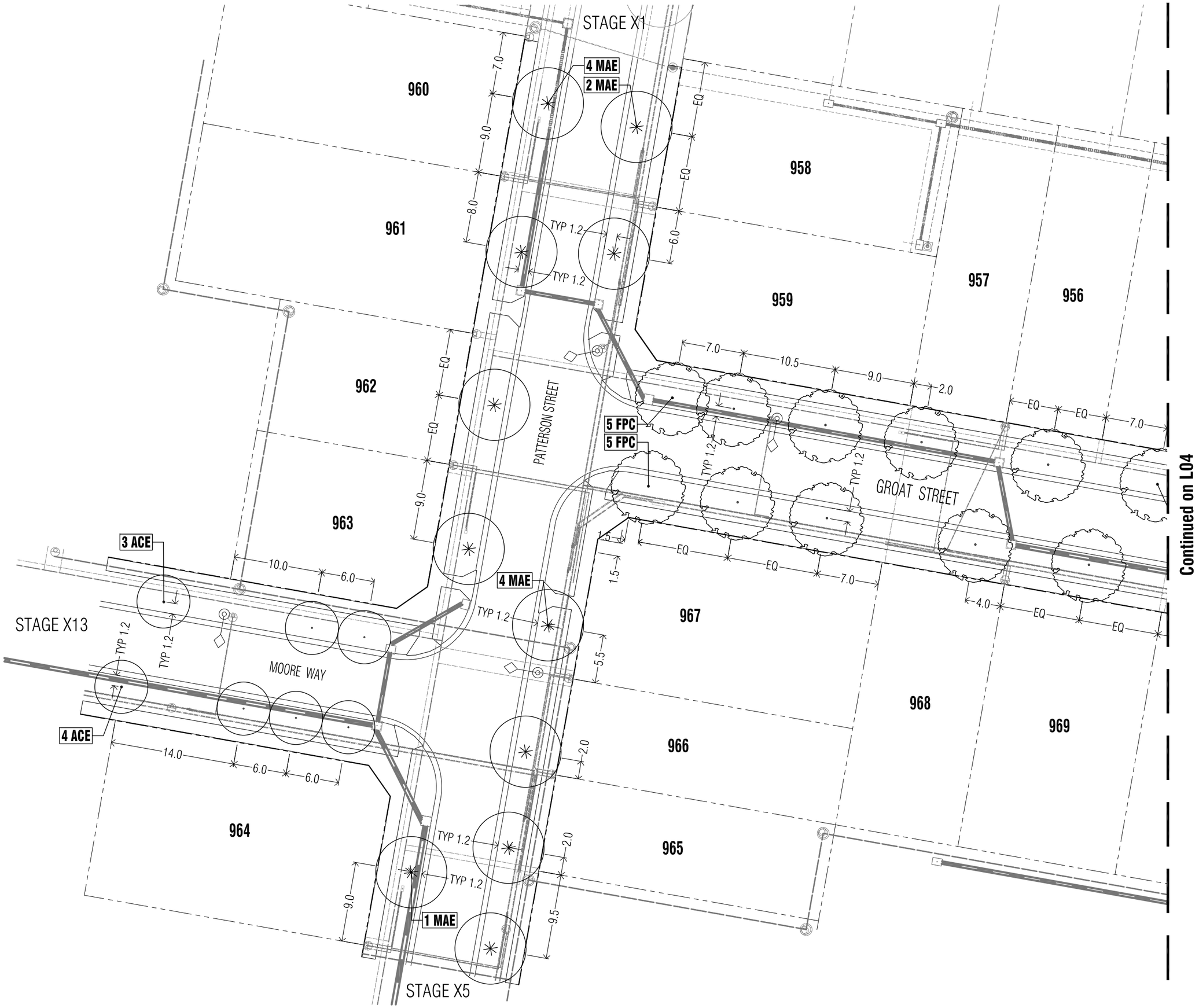
Drawing Number **PLA178-L02**

Revision **TP1**



TP1	Town Planning Approval	AD	28.08.17
P1	Preliminary Issue	AD	21.08.17
Revision	Description	Initials	Date

Status **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. 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 GA21*' 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 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.
5. 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).
6. **Planting.** All trees shall be planted in accordance with LDM, unless otherwise specified.
7. **Mulch.** Mulch shall be recycled hardwood (or similar approved) in general accordance with LDM, unless otherwise specified.
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 PLA178-L02 for Plant Schedule.

Legend

- Proposed Street Trees - *Acer campastre 'Elsrijk'* (Elsrijk Field Maple)
- Proposed Street Trees - *Fraxinus pennsylvannica 'Cimmzam'* (Cimmaron Ash)
- Proposed Street Trees - *Melia azedarach* 'Elite' ('Elite' White Cedar)
- 3 ELD — Plant Label and Code

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Stage X3
Lucas, Ballarat

Drawing Title
Street Tree Plan 01

Drawn	Approved	Date
AD	RH	28.08.17

Scale (A1)	Scale (A3)	Sheet
1:200	1:400	3 of 5

North

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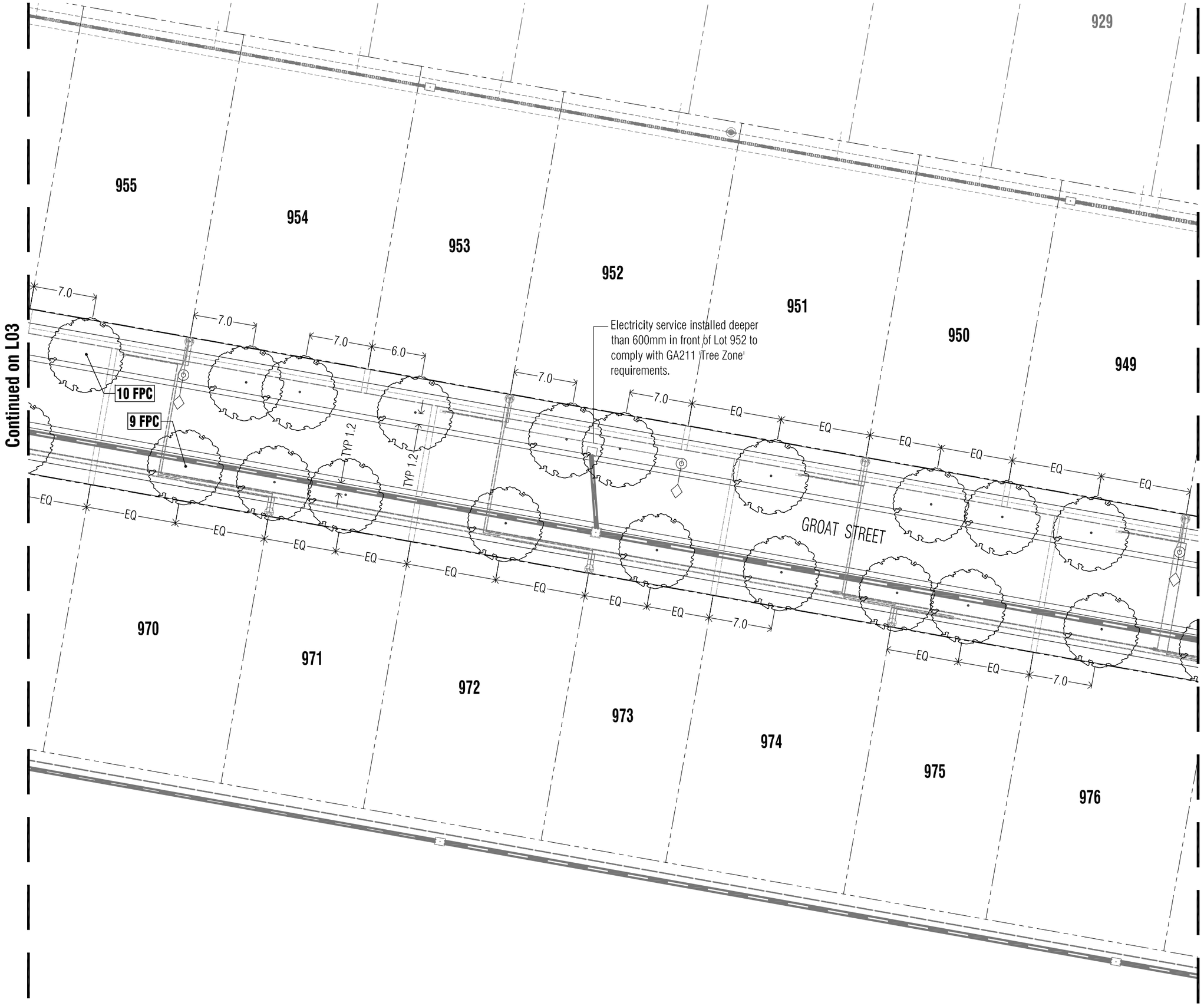
Drawing Number **PLA178-L03** Revision **TP1**



Revision	Description	Initials	Date
TP1	Town Planning Approval	AD	28.08.17
P1	Preliminary Issue	AD	21.08.17

Status: **APPROVAL ISSUE**

Notes

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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. **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 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.
5. **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).
6. **Planting.** All trees shall be planted in accordance with LDM, unless otherwise specified.
7. **Mulch.** Mulch shall be recycled hardwood (or similar approved) in general accordance with LDM, unless otherwise specified.
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 PLA178-L02 for Plant Schedule.

Legend

- Proposed Street Trees - *Fraxinus pennsylvannica 'Cimmzam'* (Cimmaron Ash)
- 3 ELD — Plant Label and Code

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Stage X3
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Drawing Title: **Street Tree Plan 02**

Drawn	Approved	Date
AD	RH	28.08.17

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1:200	1:400	4 of 5

North

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Drawing Number: **PLA178-L04** Revision: **TP1**

Revision	Description	Initials	Date
TP1	Town Planning Approval	AD	28.08.17
P1	Preliminary Issue	AD	21.08.17

Status: **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.*
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4. **Standard Street Tree Offsets.**
   - Standard offset from the back of kerb is 1.2m unless otherwise shown.
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   - 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 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.
5. **Proposed Street Trees.**
   - Species are in general accordance with the Lucas Landscape Masterplan, Precinct X (dated 13 February 2017).
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   - Tree position in front of lots may change slightly due to 'actual' location of services, and constructed driveway crossings.
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6. **Planting.** All trees shall be planted in accordance with LDM, unless otherwise specified.
7. **Mulch.** Mulch shall be recycled hardwood (or similar approved) in general accordance with LDM, unless otherwise specified.
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 PLA178-L02 for Plant Schedule.

Legend

- Proposed Street Trees - *Fraxinus pennsylvannica* '*Cimmzam*' (Cimmaron Ash)
- Proposed Street Trees - *Ulmus parvifolia* 'Todd' (Chinese Elm)
- 3 ELD — Plant Label and Code

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Client / Project: Integra
Stage X3
Lucas, Ballarat

Drawing Title: **Street Tree Plan 03**

Drawn	Approved	Date	North
AD	RH	28.08.17	

Scale (A1)	Scale (A3)	Sheet
1:200	1:400	5 of 5

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Drawing Number: **PLA178-L05** Revision: **TP1**