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Integra Land Pty Ltd
PO Box 4226
ALFREDTON VIC 3350

Date: 3 May 2016
Our Ref: PLP/2014/298
Enquiries: 03 5320 5669
Writer's 03 5320 5825
Direct Fax:

Dear Sir/Madam

**Re: PLANNING PERMIT APPLICATION NO. PLP/2014/298
STAGED RESIDENTIAL SUBDIVISION
LOT 1 CUTHBERTS ROAD, LUCAS VIC 3350, LOT M CUTHBERTS
ROAD, LUCAS VIC 3350**

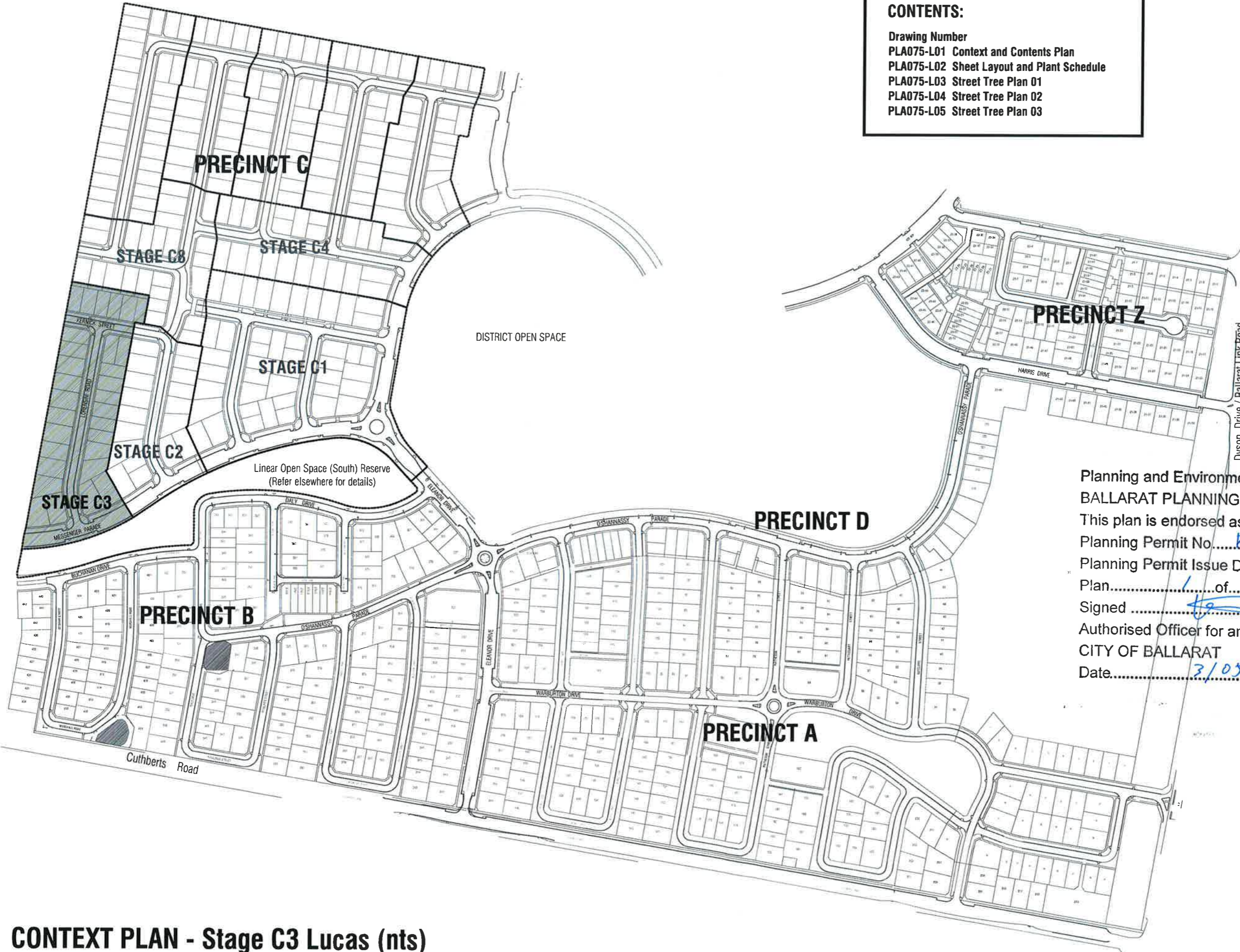
Please find enclosed one copy of endorsed plans to be read in conjunction with the Planning Permit issued on 19-Jun-2014.

Should you have any questions in relation to this matter, please contact Seo Kun-Ho email seokunho@ballarat.vic.gov.au or Ph: 03 5320 5669.

Yours faithfully,

A handwritten signature in black ink, appearing to read "Leanne Wilson".

Leanne Wilson
Manager Statutory Planning



CONTENTS:

Drawing Number
PLA075-L01 Context and Contents Plan
PLA075-L02 Sheet Layout and Plant Schedule
PLA075-L03 Street Tree Plan 01
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PLA075-L05 Street Tree Plan 03

TP1	Town Planning Approval	AD	07.12.15
P1	Preliminary Issue	AD	17.11.15
Revision	Description	Initials	Date
State	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.
 - 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.
 - Species are in general accordance with the Lucas Landscape Masterplan, Precinct C (dated 02 July 2015).
 - 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.
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 - 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 50:50 ryegrass mix, unless otherwise specified.

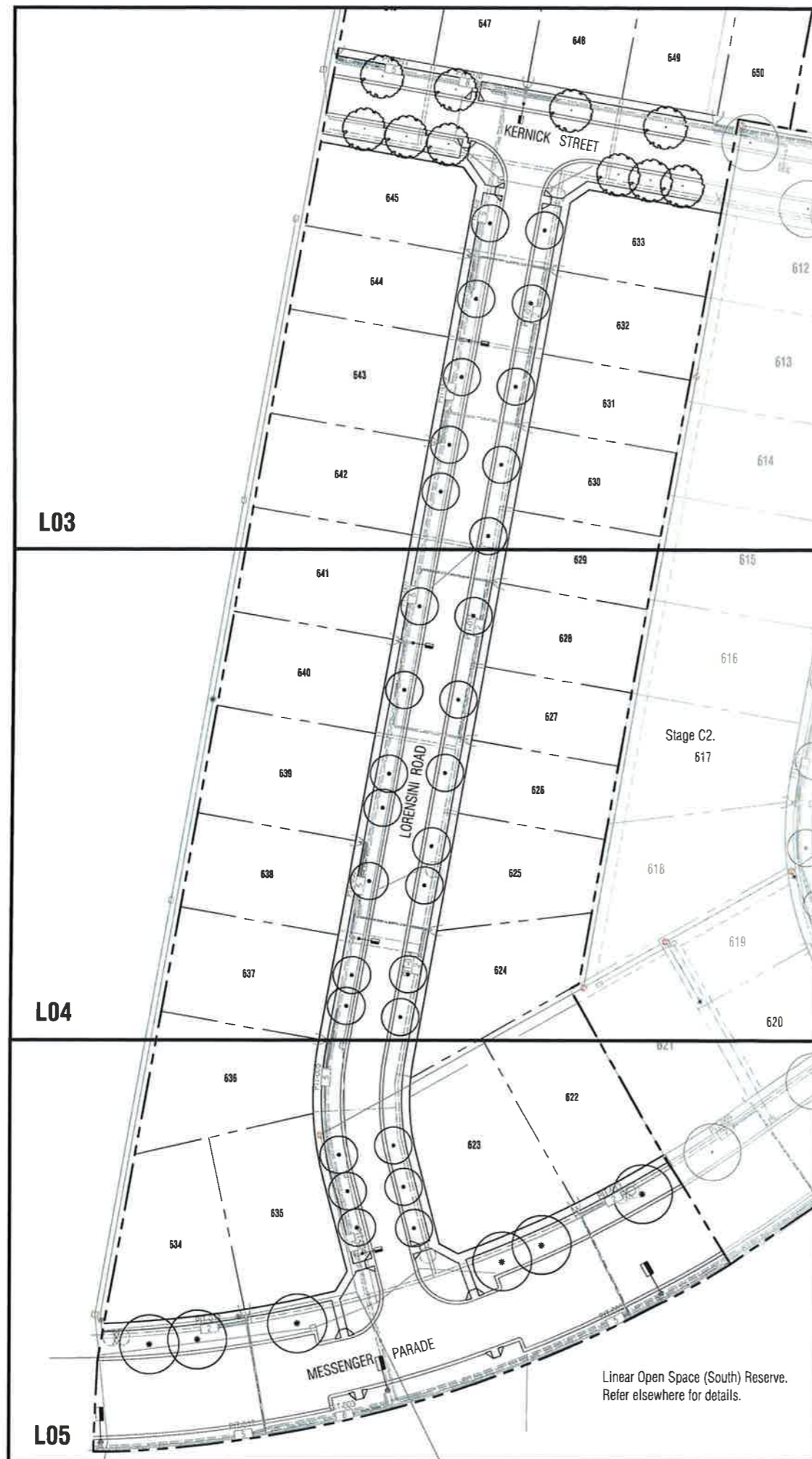
Planning and Environment Act 1987
 BALLARAT PLANNING SCHEME
 This plan is endorsed as forming part of
 Planning Permit No. PLP/2014/298
 Planning Permit Issue Date 19/06/2014
 Plan 1 of 5
 Signed [Signature]
 Authorised Officer for and on behalf of
 CITY OF BALLARAT
 Date 3/05/2016



Client / Project
Integra
 Stage C3
 Lucas, Ballarat

Context and Contents Plan		
Approved	Date	North
AD	07.12.15	
Scale (AS)	Spec.	
NTS	NTS	1 of 5
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Drawing Number	Revision	
PLA075-L01	TP1	

CONTEXT PLAN - Stage C3 Lucas (nts)



SHEET LAYOUT PLAN - Stage C3, Lucas

TP1	Town Planning Approval	AD	07.12.15
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Master Plant Schedule - Stage C3, Lucas

Code	Botanical Name	Common Name	Plant Size	Qty
Trees				
CMA	<i>Corymbia maculata</i>	Spotted Gum	16 ltr cont.	6
FPC	<i>Fraxinus pennsylvanica</i> 'Cimmaron'	Cimmaron™ Ash	40 ltr cont.	10
MAE	<i>Melia azedarach</i> 'Elite'	White Cedar	40 ltr cont.	30

Planning and Environment Act 1987
 BALLARAT PLANNING SCHEME
 This plan is endorsed as forming part of
 Planning Permit No. 64/12-14/298
 Planning Permit Issue Date 19/06/2014
 Plan 2 of 5
 Signed [Signature]
 Authorised Officer for and on behalf of
 CITY OF BALLARAT
 Date 3/05/2016



Client / Project: **Integra**
 Stage C3
 Lucas, Ballarat

Sheet Layout and Plant Schedule

Approved	Date	North
AD	07.12.15	
Scale (A1)	Scale (A2)	Sheet
1:500	1:1000	2 of 5
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Drawing Number	Revision	

PLA075-L02 TP1

TP1	Town Planning Approval	AD	07.12.15
P1	Preliminary Issue	AD	17.11.15
Revision	Description	Initials	Date

APPROVAL ISSUE

Notes

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- Grass Seeding. Reseed nature strips and other grassed areas where there has been disturbance due to landscape works with a 50:50 rye:couch mix, unless otherwise specified.
- Plant Schedule. Refer to sheet PLA075-L02 for Plant Schedule.

Legend

- Tree planted as part of another stage of works.
- Proposed Street Trees - *Melia azedarach* 'Elite' (White Cedar)
- Proposed Street Trees - *Fraxinus pennsylvannica* 'Cimmaron' (Cimmaron™ Ash)
- Plant Label and Code



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 Planning and Environment Act 1987
 BALLARAT PLANNING SCHEME
 This plan is endorsed as forming part of
 Planning Permit No. P49/2014/298
 Planning Permit Issue Date 19/06/2014
 Plan 3 of 5
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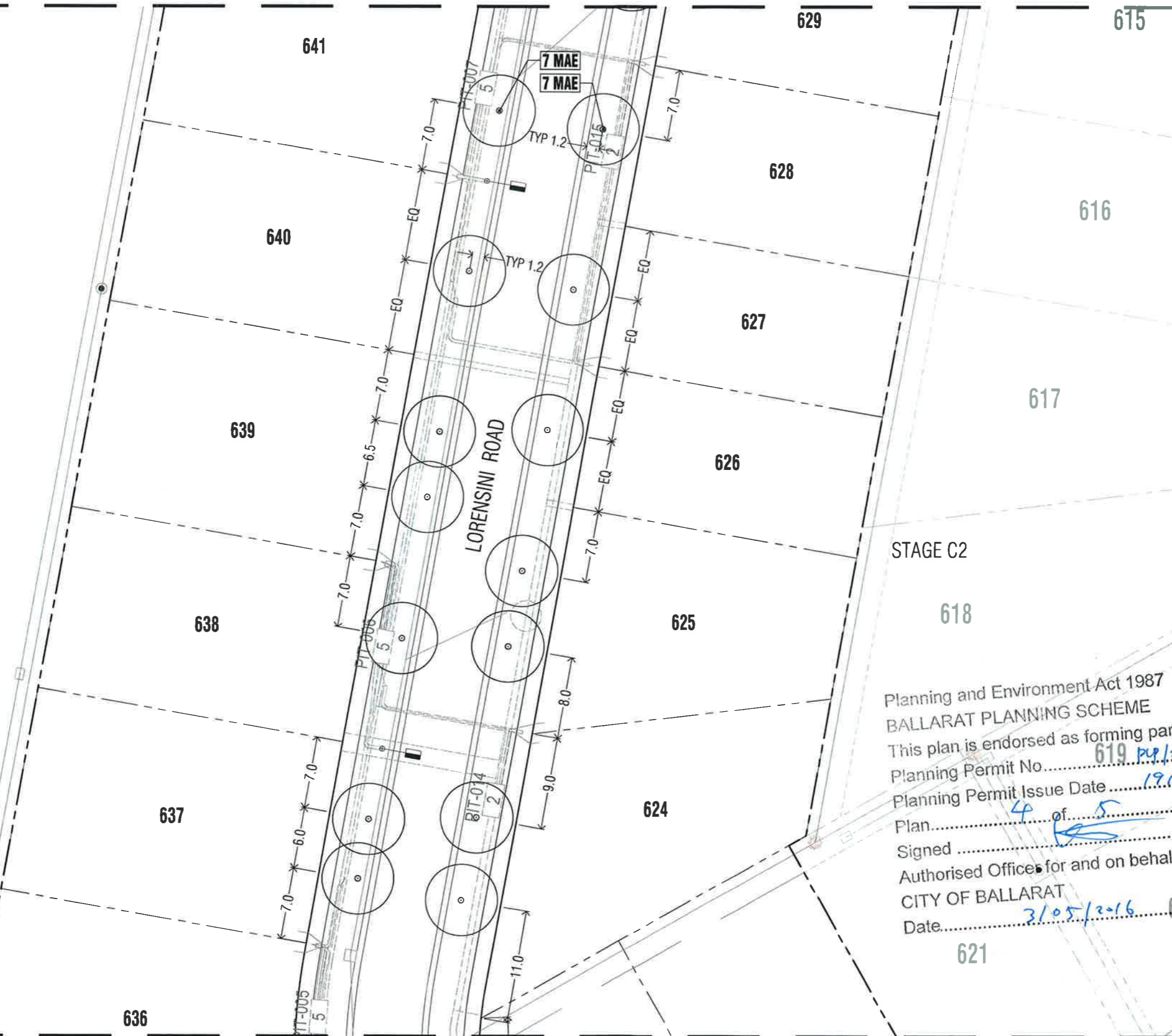


Client / Project:
Integra
 Stage C3
 Lucas, Ballarat

Drawing Title		Street Tree Plan 01	
Approved	Date	North	
AD	07.12.15		
Scale (A1)	Scale (A3)	Sheet	
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Drawing Number: **PLA075-L03** Revision: **TP1**

Continued on L04



TP1	Town Planning Approval	AD	07.12.15
P1	Preliminary Issue	AD	17.11.15
Revision	Description	Issue	Date
Scale	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 50:50 ryecouch mix, unless otherwise specified.
 - Plant Schedule. Refer to sheet PLA075-L02 for Plant Schedule.

Legend

- Proposed Street Trees - Melia azedarach 'Etille' (White Cedar)
- Plant Label and Code

Planning and Environment Act 1987
 BALLARAT PLANNING SCHEME
 This plan is endorsed as forming part of
 Planning Permit No. 619 P.P./2.14/298.
 Planning Permit Issue Date 19/06/2014
 Plan 4 of 5
 Signed
 Authorised Officer for and on behalf of
 CITY OF BALLARAT
 Date 3/05/2016



Client/Project: **Integra**
 Stage C3
 Lucas, Ballarat

Drawing Title: **Street Tree Plan 02**

Approval	Date	North
AD	07.12.15	
Scale (A1)	Scale (A3)	Sheet
1:200	1:400	4 of 5

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Drawing Number: **PLA075-L04** Revision: **TP1**

TP1	Town Planning Approval	AD	07.12.15
P1	Preliminary Issue	AD	17.11.15
Revision	Description	Initials	Date
Status			APPROVAL ISSUE

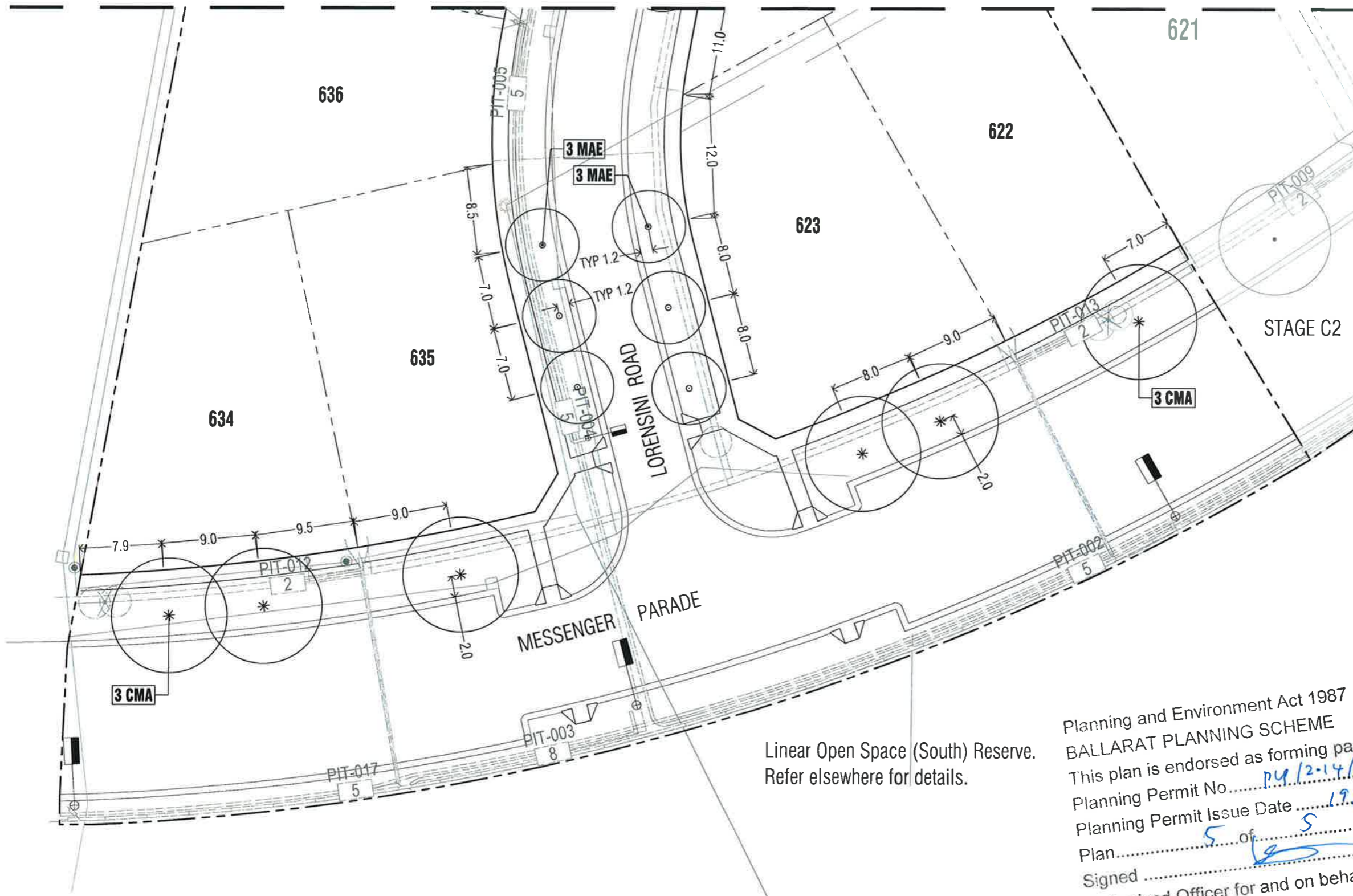
Notes

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- Plant Schedule. Refer to sheet PLA075-L02 for Plant Schedule.

Legend

- Tree planted as part of another stage of works.
- Proposed Street Trees - Melia azedarach 'Elite' (White Cedar)
- Proposed Street Trees - Corymbia maculata (Spotted Gum)
- Plant Label and Code

Continued on L04



Linear Open Space (South) Reserve.
Refer elsewhere for details.

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 Planning Permit No. P4/2-14/298
 Planning Permit Issue Date 19/06/2014
 Plan 5 of 5
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 Authorised Officer for and on behalf of
 CITY OF BALLARAT
 Date 3/05/2016



Integra
 Stage C3
 Lucas, Ballarat

Drawing Title: Street Tree Plan 03		
Approved: AD	Date: 07.12.15	North
Scale (A1): 1:200	Scale (A3): 1:400	Sheet: 5 of 5
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Drawing Number: PLA075-L05	Revision: TP1	