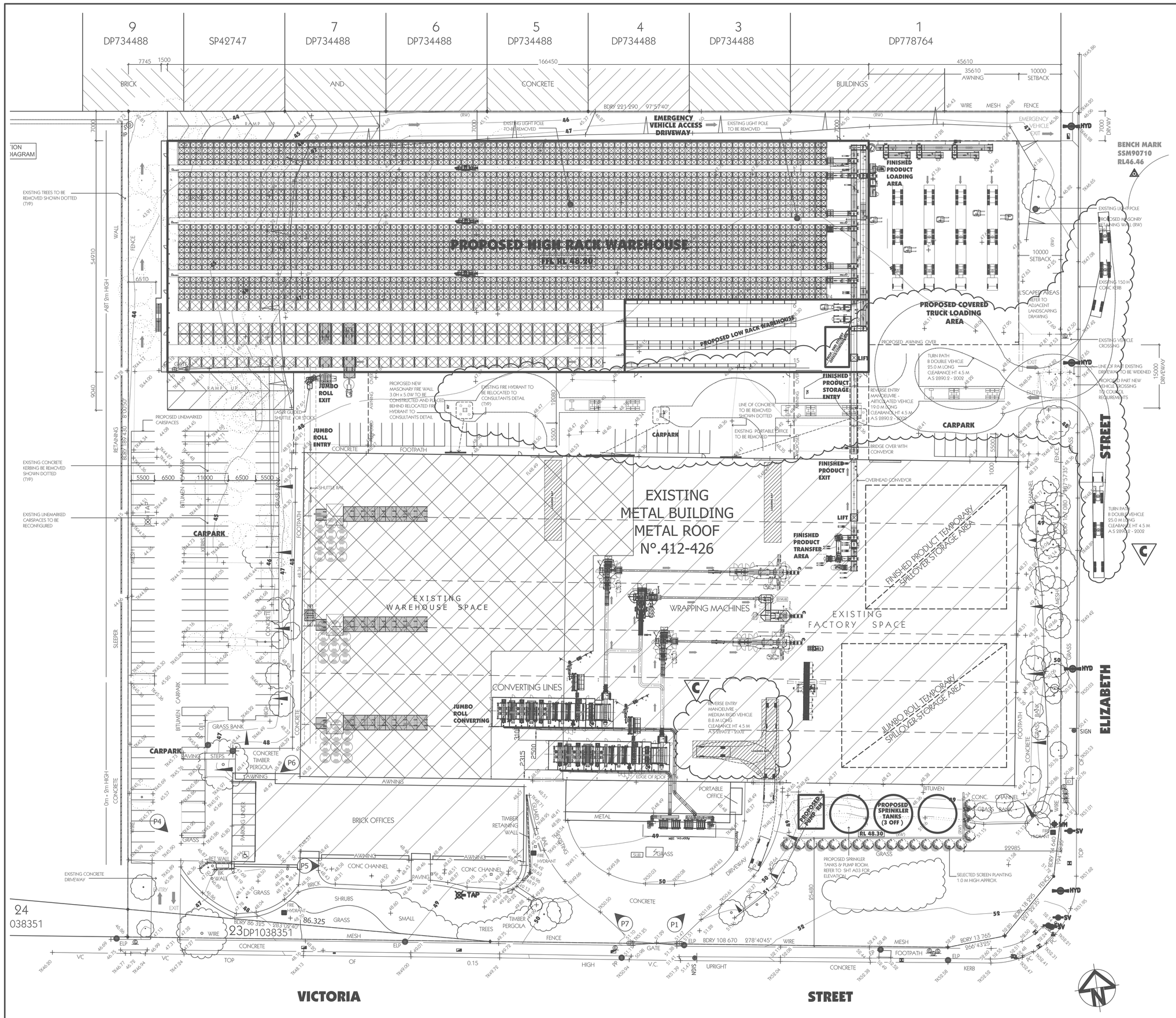
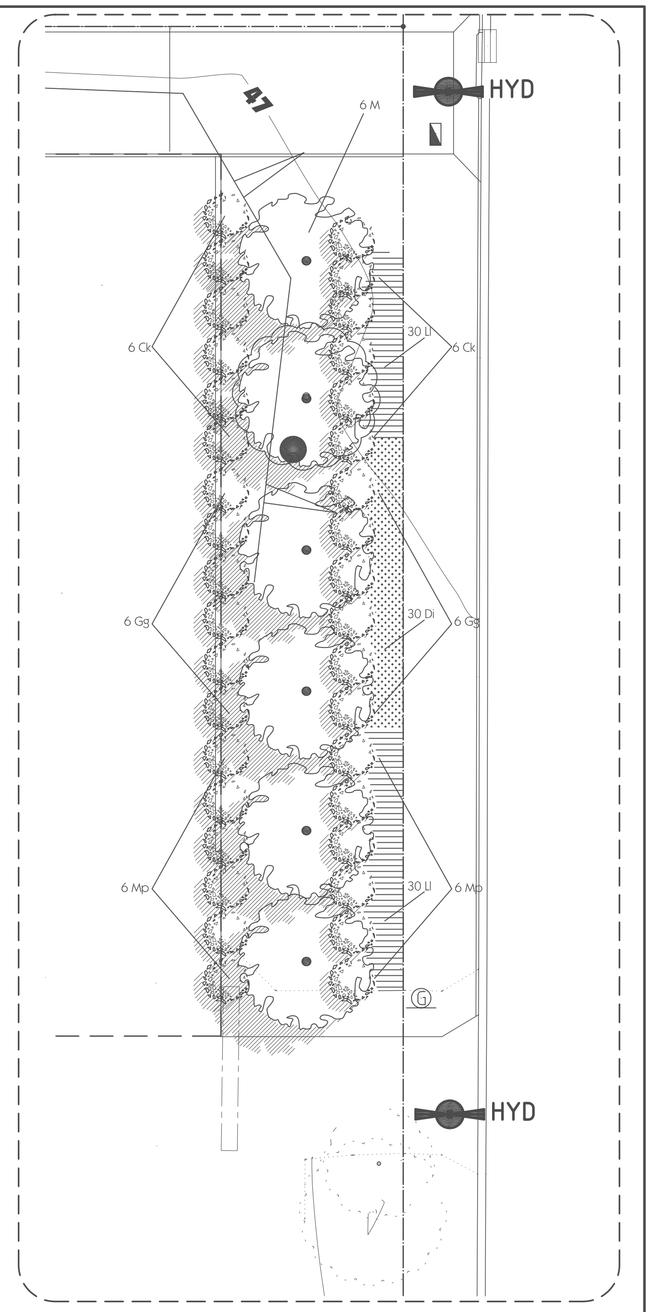


SITE PLAN

DEVELOPMENT DATA			
SITE AREA	**4.323 ha**		
FLOOR AREAS	**PROP. WAREHOUSE**	**EXIST. WAREHOUSE**	**EXIST. FACTORY**
OFFICE / AMEN	63.2 M2	---	---
GR FL. ENTRY / AMEN	---	1580 M2	---
WAREHOUSE AREA	9043.8 M2	4 790 M2	8 250 M2
TOTAL GROSS FLOOR AREA	9107 M2	6 370 M2	8 250 M2
TOTAL GROSS FLOOR AREA LESS LOADING	**9107 M2**	**6 210 M2**	**8 090 M2**
LOADING BAYS		2 x 80 = 160 M2	2 x 80 = 160 M2
CARPARKING REQUIRED	TOTAL GROSS FLOOR AREA LESS ANCILLARY / 300	TOTAL GROSS FLOOR AREA LESS ANCILLARY / 300	TOTAL GROSS FLOOR AREA LESS ANCILLARY / 70
	= **9107 / 300**	= **6210 / 300**	= **8090 / 70**
	= **30.3**	= **20.7**	= **115.5**
TOTAL REQUIRED			= **166.5**
TOTAL PROVDED			= **167**
F. S R	TOTAL BUILDING AREA / TOTAL SITE AREA	0.51: 1	



PART LANDSCAPING PLAN

1:200

NOTE: RETAIN CONSTANT FALL TO BRICK-ON-FLAT

LANDSCAPING NOTES

IRRIGATION

Landscaped areas indicated on the landscape plan are to be covered by a fully automatic irrigation system. The system is to provide a full coverage with no overspray onto paved areas, structures or buildings. The controller is to be equal to a 'Richdell 446 PR' and is to be housed in a control box adjacent to the electricity meter. All sprinkler heads are to be pop-up. All pipework is to be PVC to satisfy AS 1477. All installation is to satisfy the Sydney Water Code and AS 3500. The system is to be guaranted for a minimum period of 12 months.

PLANTING AREAS

Ensure that the mass planting areas have been excavated to 300 below finished levels. Rip to a further depth of 150mm. Apply gypsum at a rate of 300 grams/m sq. to subgrade and cultivate into a depth of 150mm. Supply and install 300mm soil mix. Soil mix to comprise of one part approved compost to three parts topsoil. Topsoil shall be either imported topsoil or stockpiled site topsoil (if suitable ie: No Clay). Install 75mm depth of selected mulch.

GARDEN EDGING

Garden edging to be either timber, brick or concrete (as selected by the owner) the edges are to be laid in even curves and straight lines as shown on the plan. The top of the edge is to finish flush with the adjacent turf and mulch levels.

TURF

Excavate/grade all areas to be turfed to 120mm below required finished levels. Do not excavate within 1500mm of the trunk of any existing tree to be retained. Ensure that all surface water runoff is directed towards inlet pits, kerbs etc and away from buildings. Ensure that no pooling or ponding will occur. Rip the sub grade to a depth of 150mm install 100mm depth of imported topsoil. Just prior to laying of turf, spread "Shirleys No.17 lawn fertiliser" over the topsoil at the recommended rate. Lay "Kikuyu"turf rolls closely butted. Fill any small gaps with topsoil. Water thoroughly.

MAINTENANCE

All landscape works are to be maintained for a period of three months from the date of completion. This includes the following:-

Watering:

Which is to be done once a week for 2 months, then once a fortnight for 8 months.

Weeds:

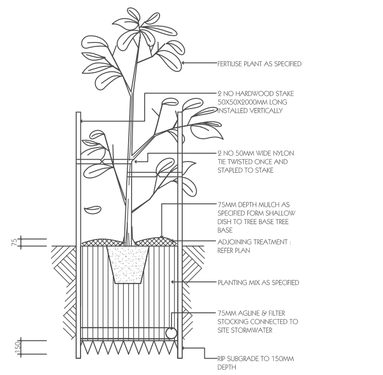
Which are to be removed and mulch replaced to maintain a depth of 50mm.

Mowing:

Which is to be done at 2 week intervals during Spring and 4 week intervals during Winter

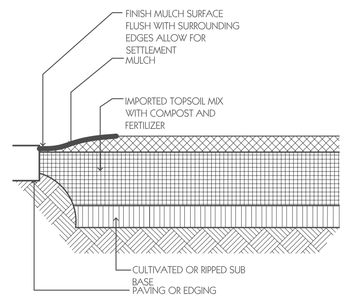
Pruning:

Which is to be done to encourage shape and size. Any plants or turf which fails during this period are to be replaced at no extra cost.



TREE PLANTING DETAIL 75-200 LITRES

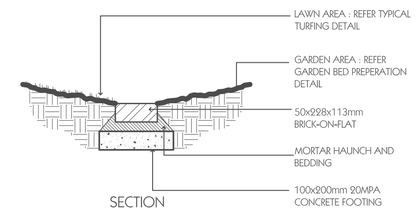
NOT TO SCALE



GROUND PREPERATION DETAIL

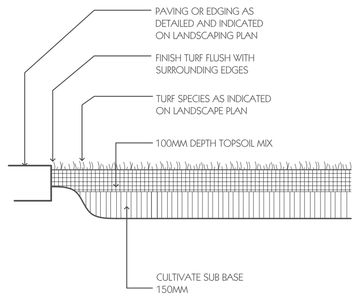
PLANTING AREA : USING IMPORTED TOPSOIL

NOT TO SCALE



BRICK GARDEN EDGE DETAIL

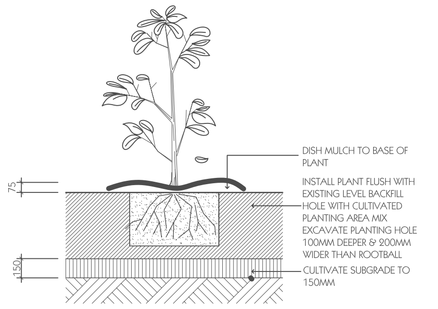
NOT TO SCALE



GROUND PREPERATION DETAIL

GRASSED AREA : TURF USING IMPORTED TOPSOIL

NOT TO SCALE

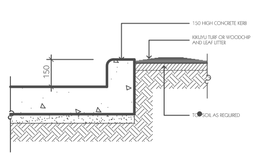


PLANTING IN GARDEN BEDS DETAIL

NOT TO SCALE

LANDSCAPING LEGEND

SYMB	BOTANICAL NAME	COMMON NAME	HT (m)	QTY	POT SIZE	STAKE
	TREES					
M	EUCALYPTUS MACULATA	SPOTTED GUM	12	6	35 LTR	YES
	SHRUBS					
CK	CALLISTEMON "CAPTAIN COOK"	BOTTLEBRUSH	2.0	12	15 LTR	YES
GG	GREVILLEA SANDRA GORDON	GREVILLEA	2.0	12	15 LTR	—
MP	MURRAYA PANICULATA	ORANGE JESSAMINE	2.0	12	15 LTR	—
	GROUND COVER					
DI	DIETES IRIDOIDES	IRIS	0.7	30		
LL	LOMANDRA LONGIFOLIA	LOMANDRA	1	60	150 mm pots	
K.T.A	KIKUYU TURF	AS REQUIRED				



KERB DETAIL N.T.S.

Issue	By	Description	Date
A	CZ	FOR DA	03/05/10
B	CZ	FOR DA	09/07/10
C	CZ	AMENDED FOR COUNCIL REQUIREMENTS FOR D.A	29/09/10

GENERAL NOTES

1) All dimensions and floor areas are to be verified by the Builder prior to the commencement of any building work. Any discrepancies are to be brought to the attention of the designer.
2) Levels shown are approximate unless accompanied by reduced levels.
3) Figured dimensions must be taken in preference to scaling.
4) All boundary clearances must be verified by the surveyor prior to the commencement of any building works.
5) Where engineering drawings are required such must take preference to this drawing.
6) Stormwater to be discharged to Councils' requirements and AS 3500.3–1990.
7) All services to be located and verified by the Builder with relevant authorities before any building work commences.

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Consultants

Date	APRIL 2010
Scale	1:500 UNO
Drawn	J.LARIA
Checked	C.ZAPPIA
Certified	

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Project: PROPOSED HIGH RACK WAREHOUSE WITH AWNING & OFFICE
LOT 14 DP 1038351 NO.412-426 VICTORIA ST
CNR ELIZABETH ST , WETHERILL PARK

Client: ABC TISSUE PRODUCTS — Project No. P3249

Title: DEVELOPMENT APPLICATION PLANS & ELEVATIONS

Activity Type:	Job No.:	Sheet No.:	Issue
DA	1138-10	A01	C