

# DEVELOPMENT APPLICATION DOCUMENTATION

## PROPOSED INDUSTRIAL DEVELOPMENT

### No. 5 MOORAMBA AVENUE TUGGERAH

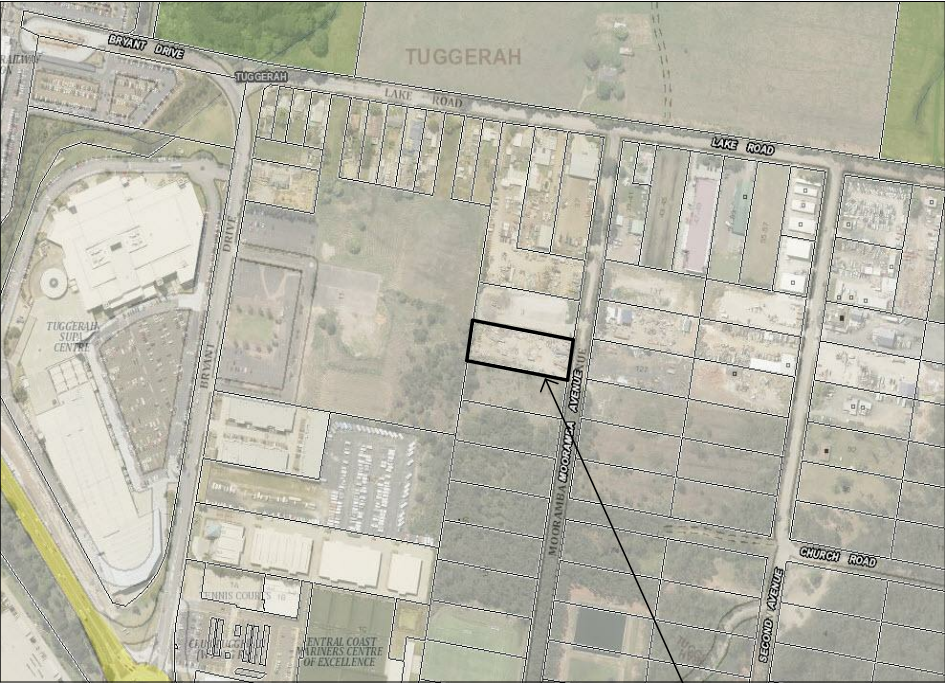
### LOT 90 DP 4008



## SHEET INDEX

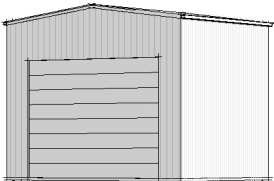
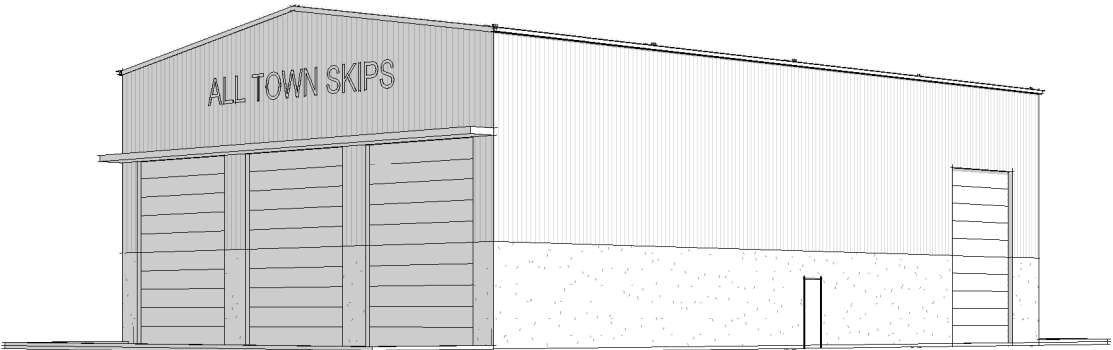
SHEET No.	CONTENTS	REVISION	DATE
A00	COVER SHEET	C	23-11-2018
A01	EXISTING SITE PLAN	C	23-11-2018
A02	STAGE 1 SITE PLAN	C	23-11-2018
A03	STAGE 2 SITE PLAN	C	23-11-2018
A04	STAGE 3 SITE PLAN	C	23-11-2018
A05	AWNING PLAN AND ELEVATIONS	C	23-11-2018
A06	AWNING ELEVATIONS	C	23-11-2018
A07	MATERIAL SHED PLAN	C	23-11-2018
A08	MATERIAL SHED SECTION	C	23-11-2018
A09	MATERIAL SHED ELEVATIONS	C	23-11-2018
A10	MATERIAL SHED ELEVATION	C	23-11-2018
A11	MATERIAL SHED ELEVATION	C	23-11-2018
A12	OFFICE PLAN, ELEVATIONS AND SECTION	C	23-11-2018
A13	STORAGE SHED PLAN, ELEVATIONS AND SECTION	C	23-11-2018

## LOCATION MAP



COURTESY OF SIX MAPS

SUBJECT SITE



**THOMAS**  
BUILDING DESIGN

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REV

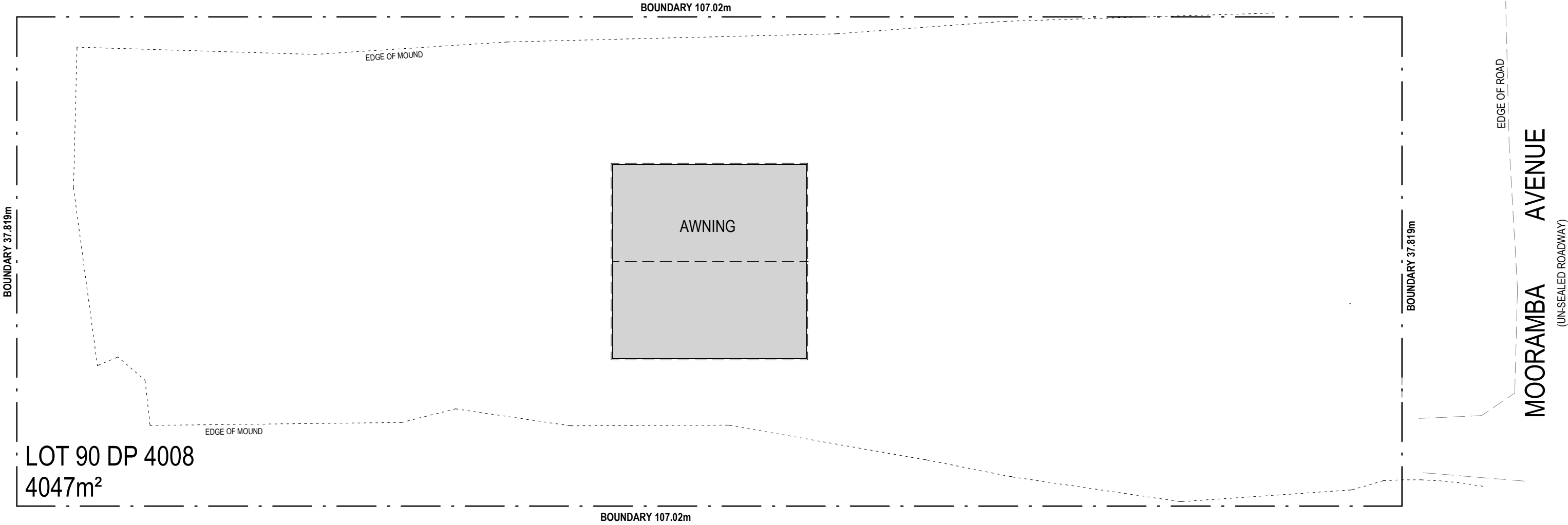
FOR APPROVAL  
DRAFT DA PLANS  
CONCEPT - FOR REVIEW  
DESCRIPTION

23-11-2018  
03-10-2018  
26-07-2018  
DATE

PROJECT:  
PROPOSED INDUSTRIAL DEVELOPMENT  
SITE ADDRESS:  
LOT 90 DP4008 No.5 MOORAMBA AVENUE TUGGERAH  
CLIENT:  
ALL TOWN SKIPS

DRAWN:  
AE Dip. Arch. Tech.  
DATE:  
23-11-2018  
SHEET SIZE:  
A3

PROJECT No:  
180361  
SHEET No:  
A00  
1-14



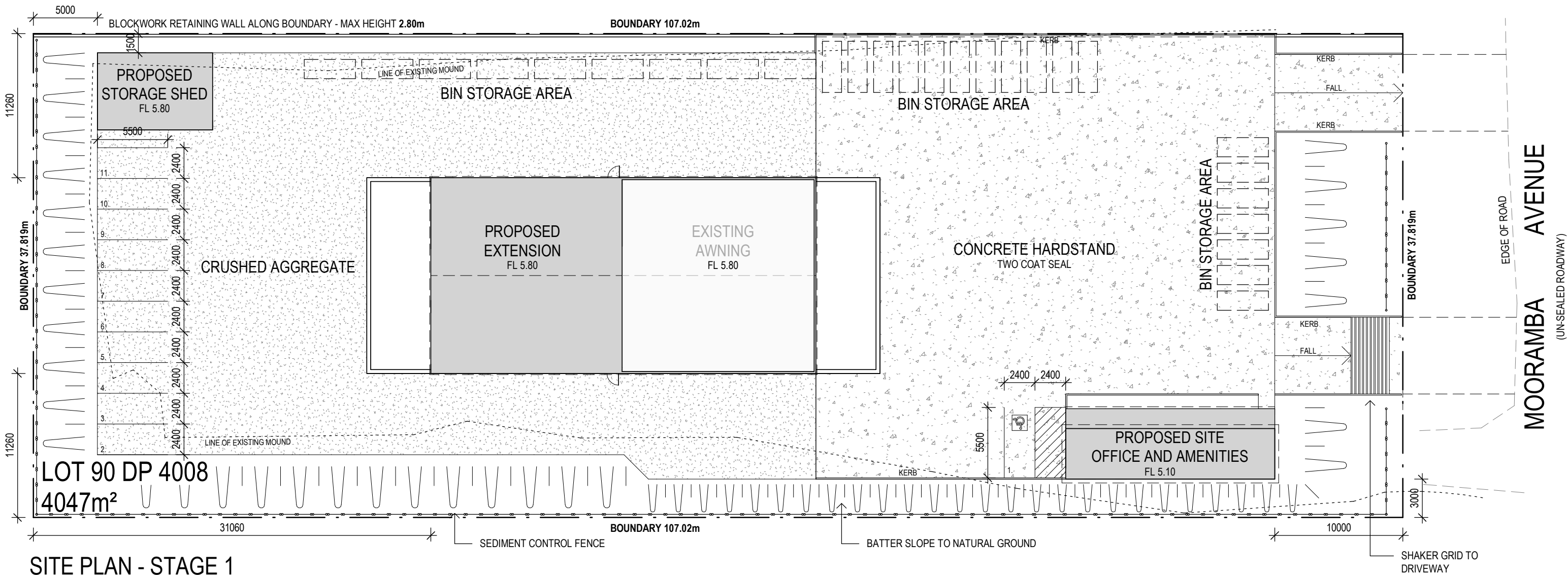
LOT 90 DP 4008  
4047m²

EXISTING SITE PLAN

SCALE AT A3: 1 : 300

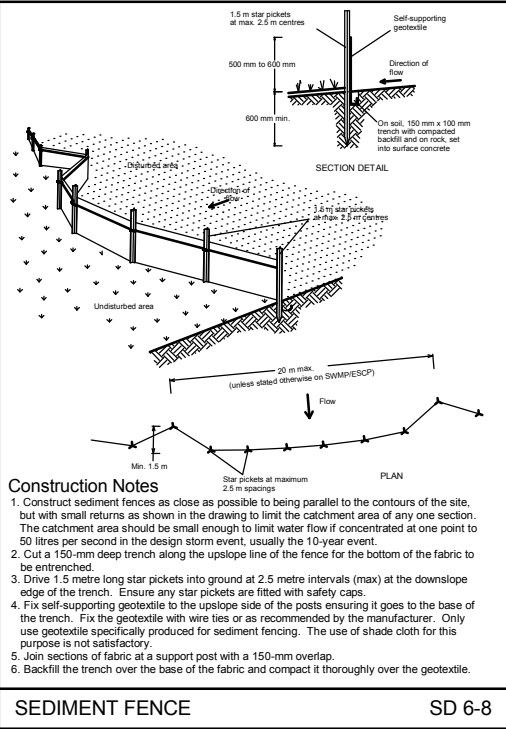
**NOTE**  
- PLANS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DOCUMENTS

<b>AREA</b>	
SITE AREA	4047m²
AWNING AREA:	225m²

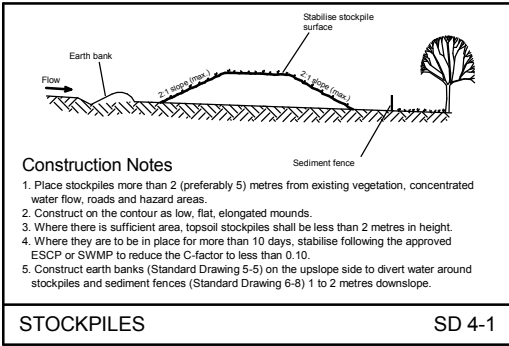


## SITE PLAN - STAGE 1

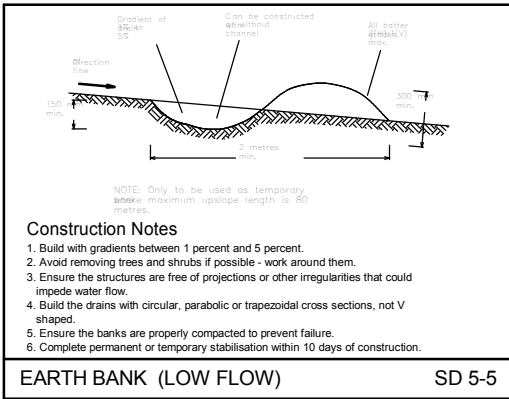
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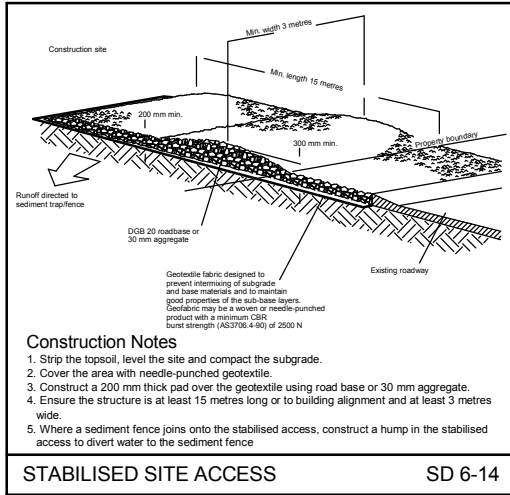
SEDIMENT FENCE SD 6-8



STOCKPILES SD 4-1



EARTH BANK (LOW FLOW) SD 5-5



STABILISED SITE ACCESS SD 6-14

## MINIMUM PARKING REQUIREMENTS

**RATE**  
BUSINESS PREMISES - 1 SPACE PER EMPLOYEE + 1 SPACE PER 40m² GFA  
INDUSTRIAL - 1 SPACE PER 100m² GFA

**AREAS**  
OFFICE AND AMENITIES - 55m²  
MATERIAL SHED- 447m²  
STORAGE SHED - 49.5m²

**CALCULATIONS**  
 $38m^2 \text{ (USEABLE SPACE)} / 10m^2 \text{ (m}^2 \text{ PER PERSON FOR OFFICE AS PER BCA)} = 3.8 \text{ SPACES}$   
 $55m^2 / 40m^2 = 1.4 \text{ SPACES}$   
 $447m^2 / 100m^2 = 4.47 \text{ SPACES}$   
 $49.5m^2 / 100m^2 = 0.495 \text{ SPACES}$   
**TOTALS**  
TOTAL = 10.165 (10) SPACES + 1 DISABLED SPACE

## NOTE

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## AREA

SITE AREA	4047m²
MATERIAL SHED AREA:	447m²
OFFICE AND AMENITIES AREA:	55m²
STORAGE SHED AREA:	49.5m²
CONCRETE HARDSTAND AREA:	1162m²
CRUSHED AGGREGATE AREA:	1132m²
LANDSCAPED AREA:	900m²

**THOMAS**  
BUILDING DESIGN

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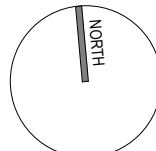
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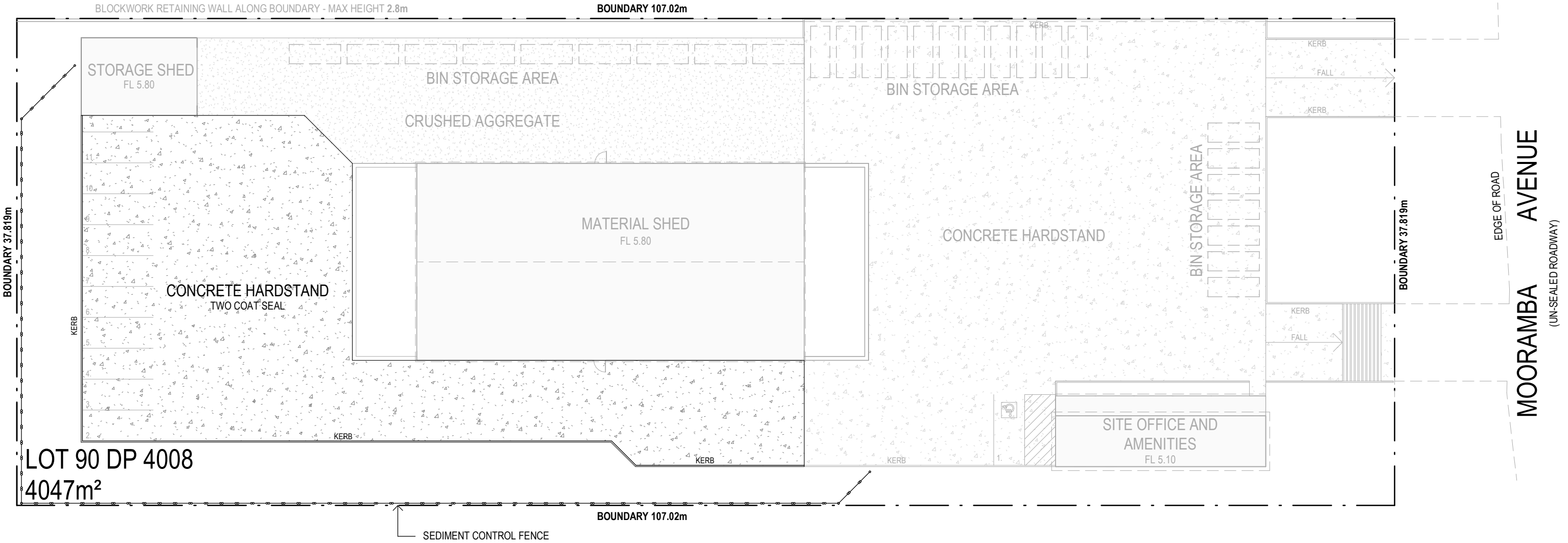
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PROPOSED INDUSTRIAL DEVELOPMENT  
SITE ADDRESS:  
LOT 90 DP4008 No.5 MOORAMBA AVENUE TUGGERAH  
CLIENT:  
ALL TOWN SKIPS

DRAWN:  
AE Dip. Arch. Tech.  
DATE:  
23-11-2018  
SHEET SIZE:  
A3

PROJECT No:  
**180361**  
SHEET No:  
**A02**  
3-14







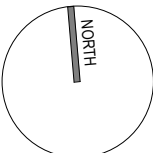
SITE PLAN - STAGE 2

SCALE AT A3: 1 : 300

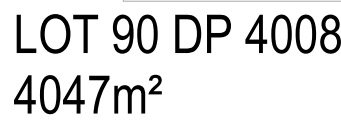
NOTE

- PLANS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DOCUMENTS

AREA	
SITE AREA	4047m <sup>2</sup>
CONCRETE HARDSTAND AREA:	837m <sup>2</sup>







SCALE AT A3: 1 : 300

# AREA

SITE AREA	4047m <sup>2</sup>
CONCRETE HARDSTAND AREA:	487m <sup>2</sup>

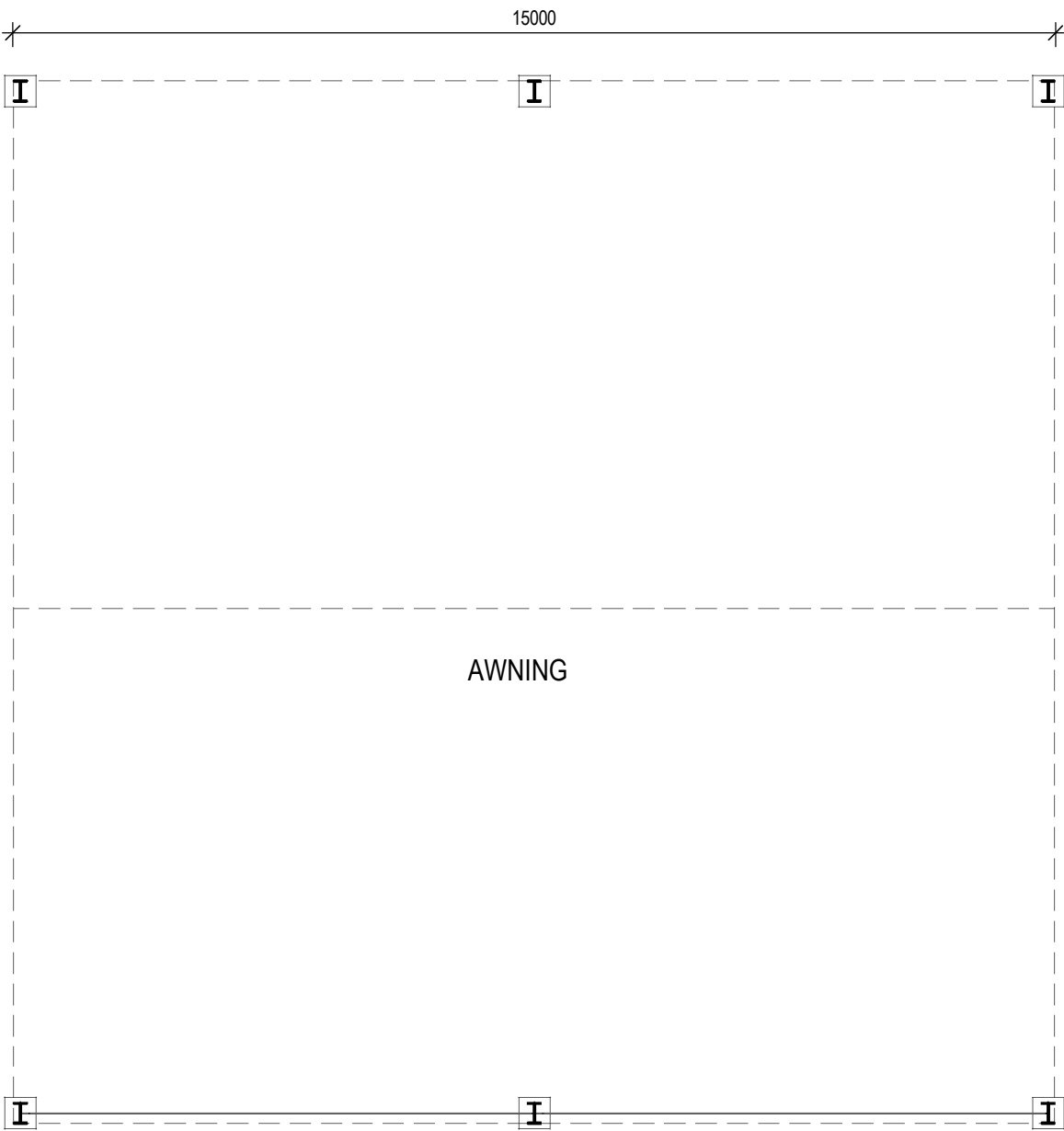
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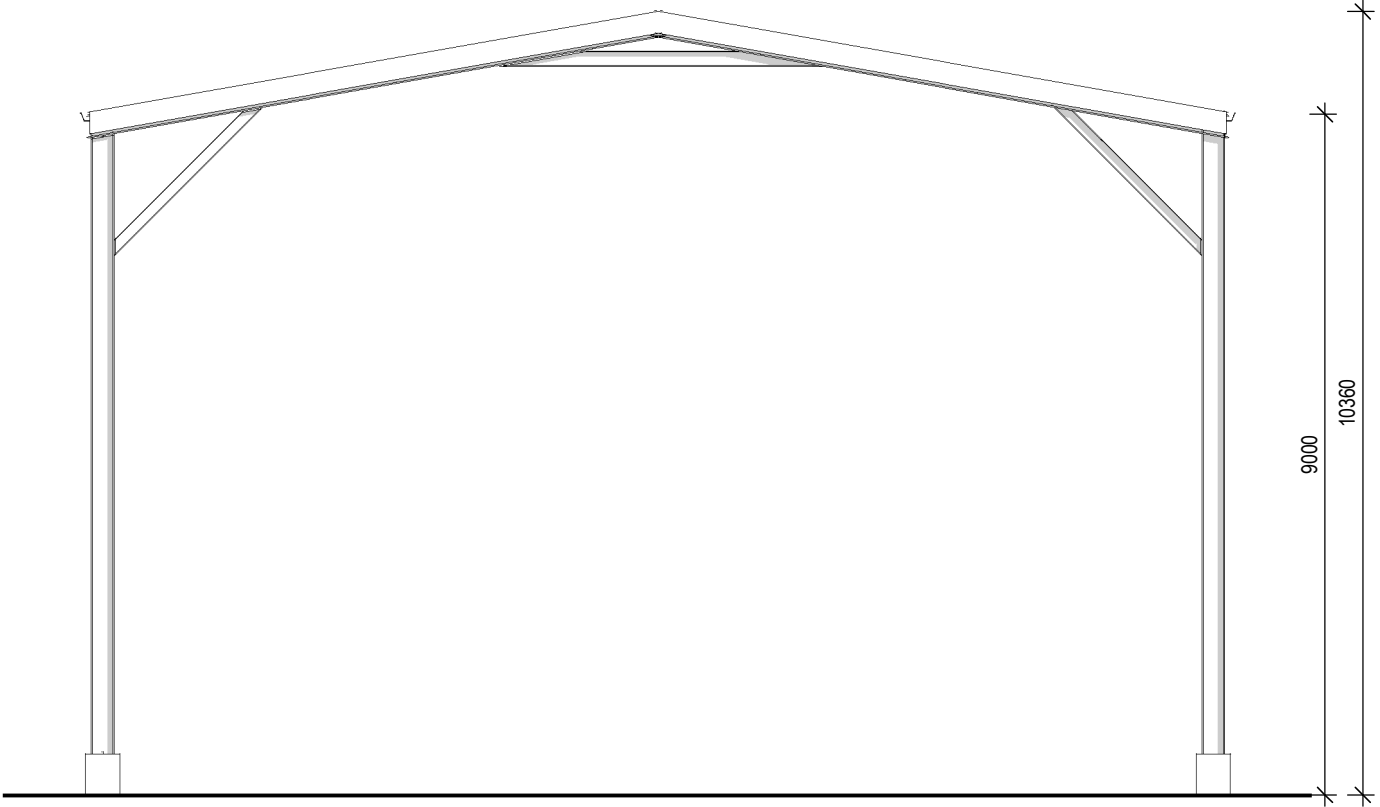
AREA

AWNING AREA: 225m²



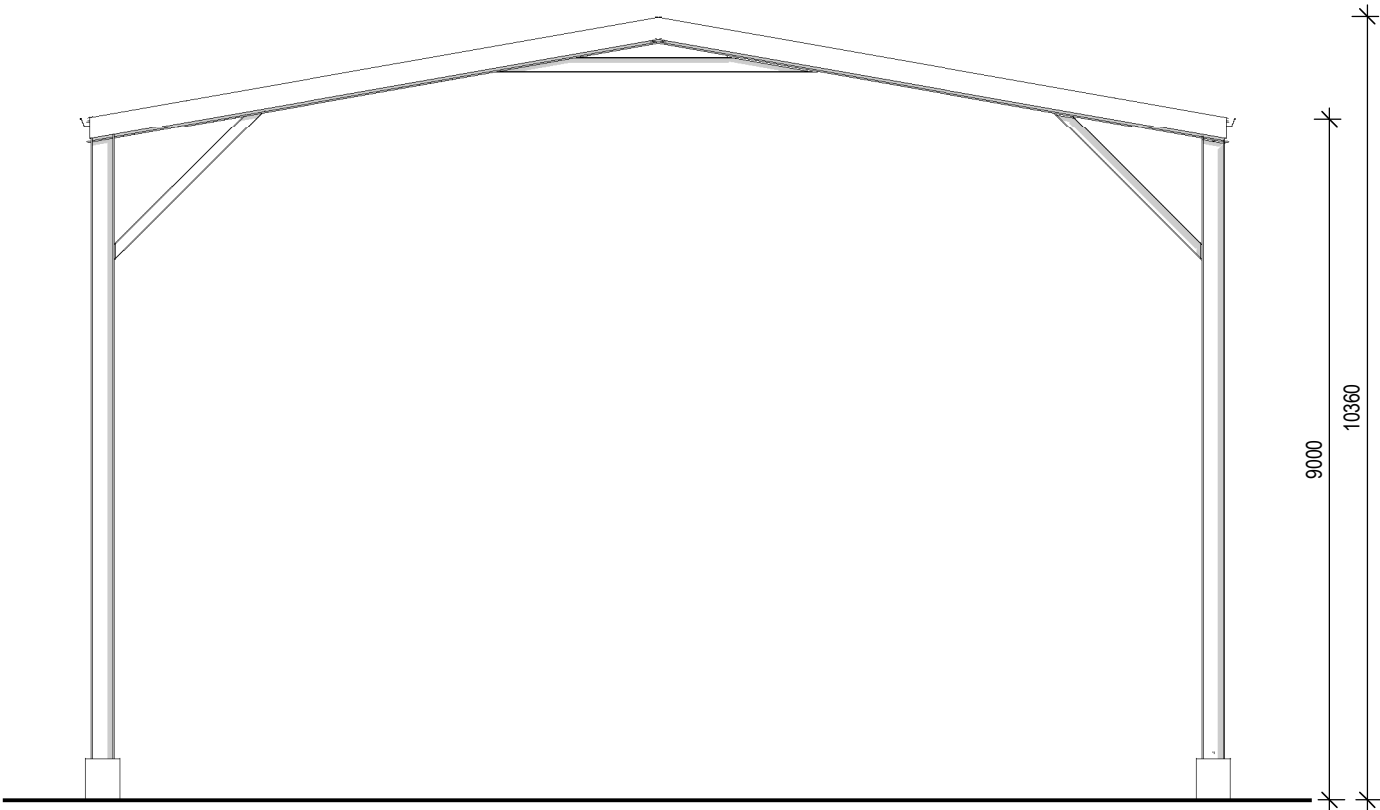
EXISTING AWNING PLAN

SCALE AT A3: 1 : 100



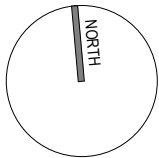
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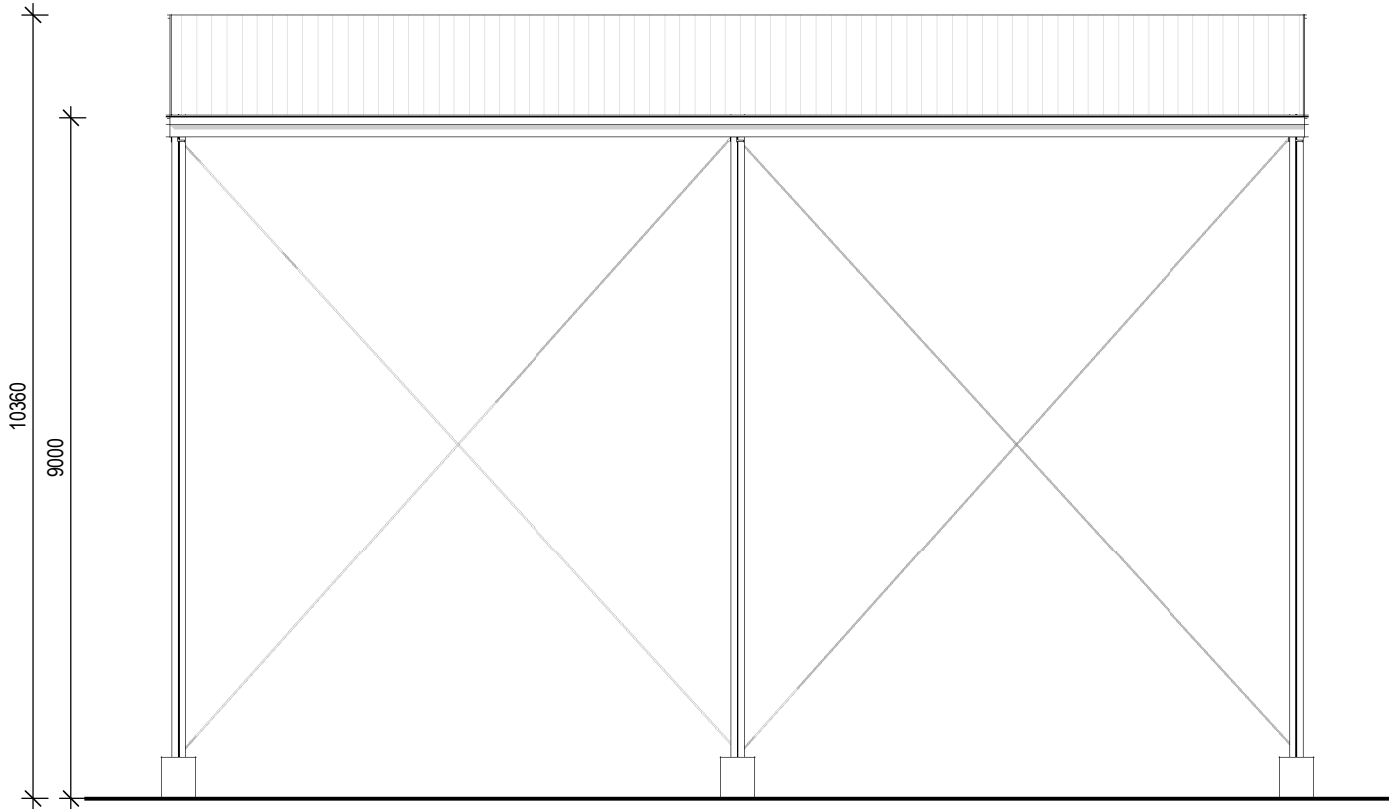


EXISTING WEST ELEVATION

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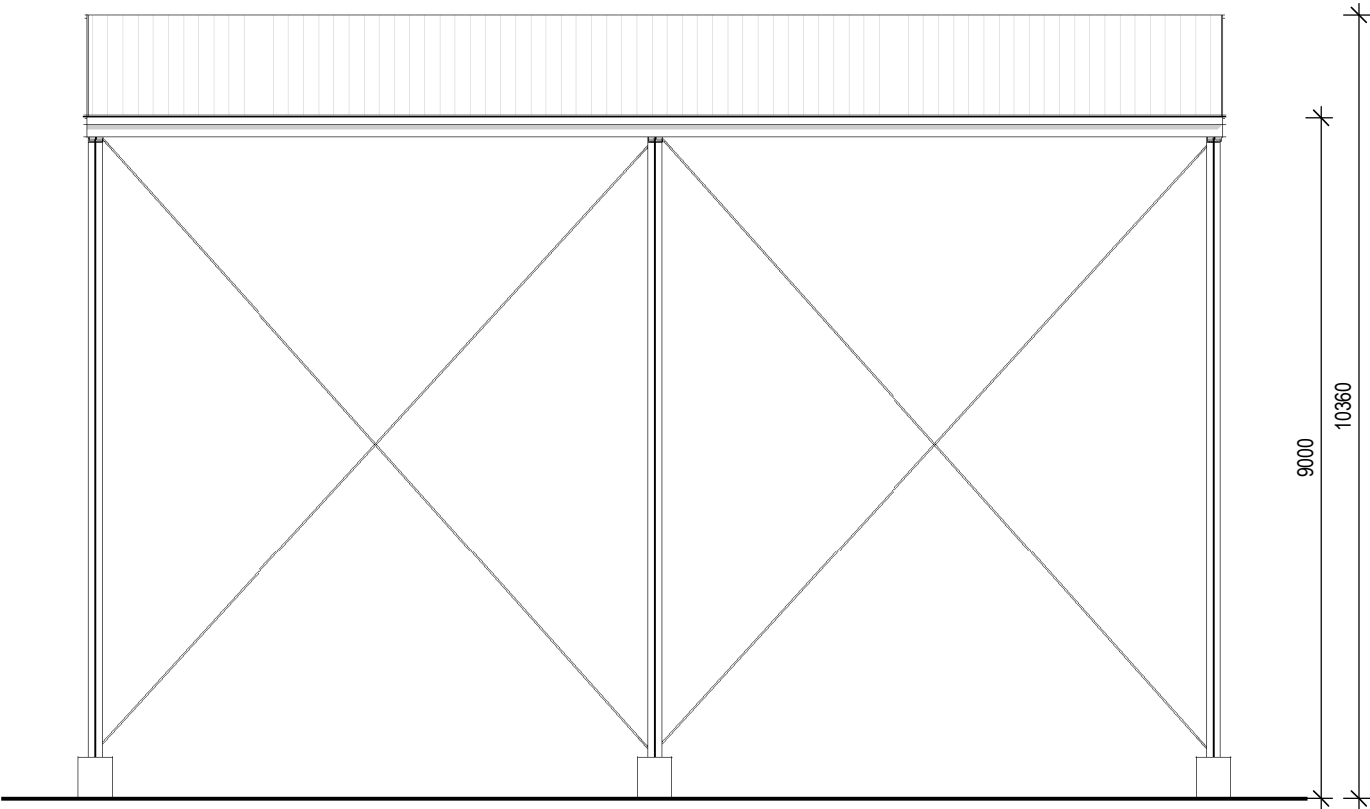


**NOTE**  
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EXISTING NORTH ELEVATION

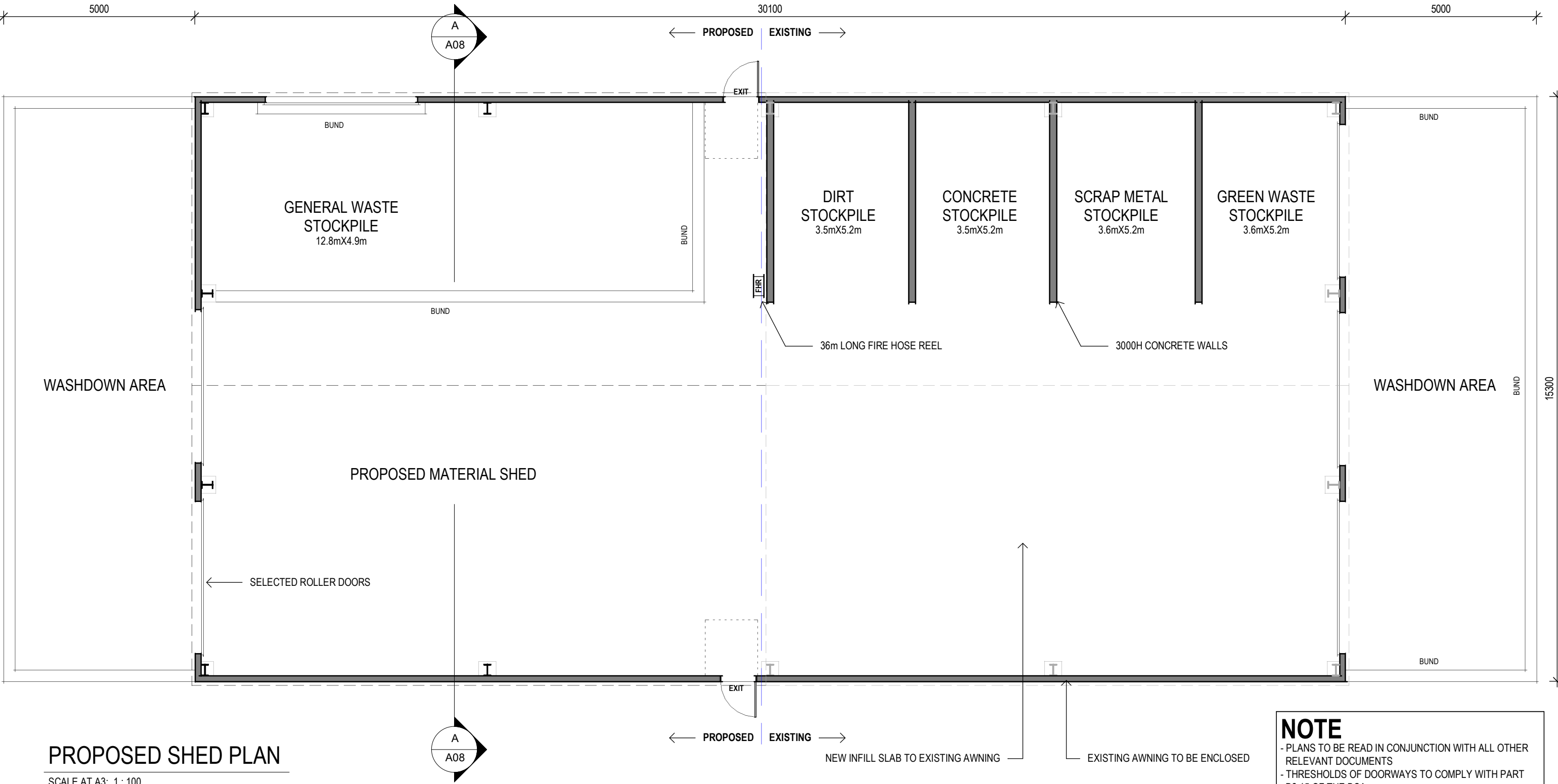
SCALE AT A3: 1 : 100



EXISTING SOUTH ELEVATION

SCALE AT A3: 1 : 100





PROPOSED SHED PLAN

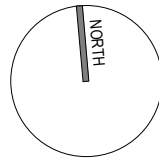
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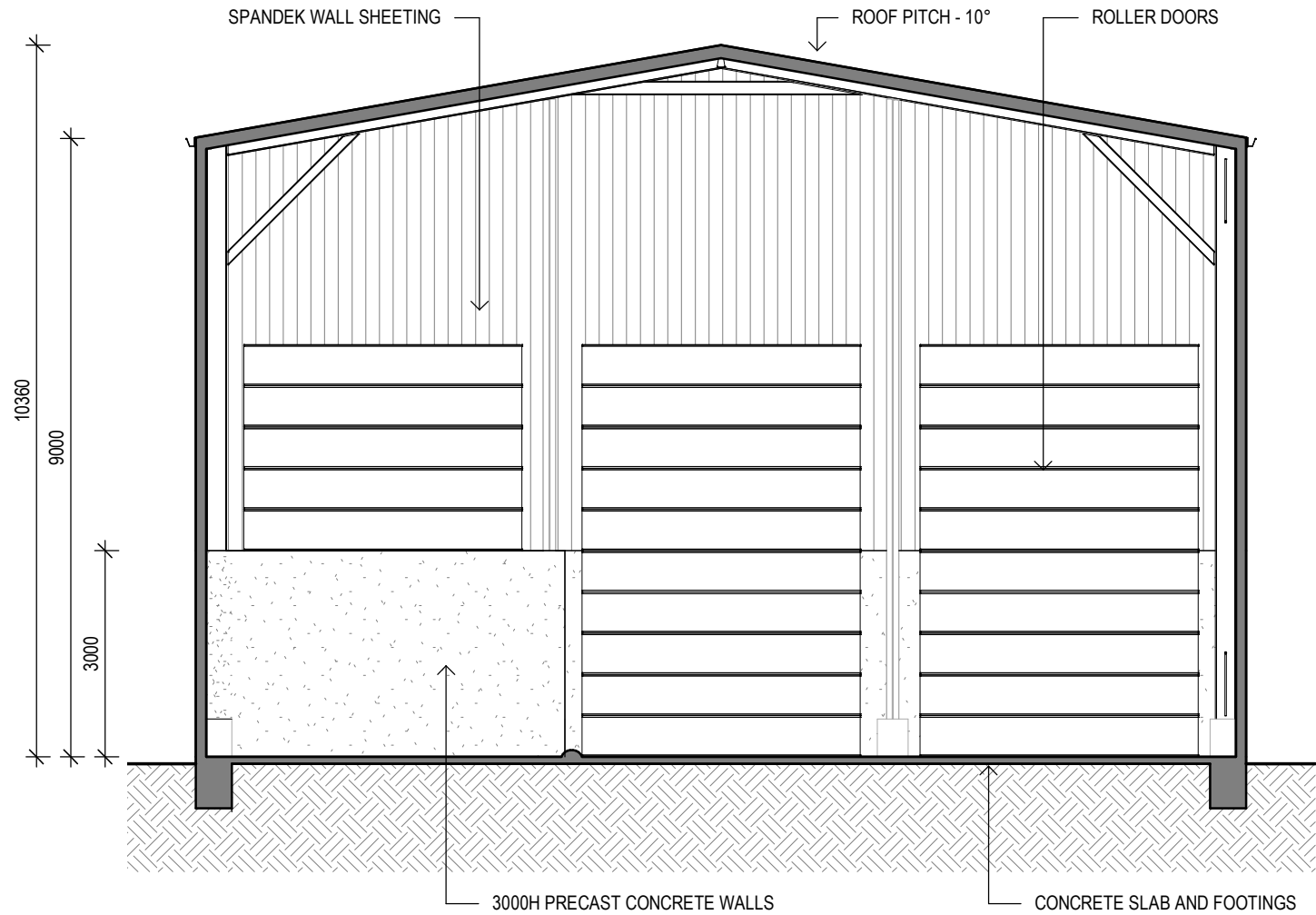
**NOTE**

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- THRESHOLDS OF DOORWAYS TO COMPLY WITH PART D2.15 OF THE BCA
- DISABLED ACCESS TO COMPLY WITH PART D3 OF THE BCA
- PORTABLE FIRE EXTINGUISHERS TO BE PROVIDED IN ACCORDANCE WITH PART E1.6 OF THE BCA
- EXIT DOORS TO BE IN ACCORDANCE WITH BCA CLAUSE D2.20
- EMERGENCY LIGHTING AND EXIT SIGNS TO BE PROVIDED IN ACCORDANCE WITH PART E4 OF THE BCA

**AREA**

MATERIAL SHED AREA: 447m<sup>2</sup>





SECTION A-A

SCALE AT A3: 1 : 100

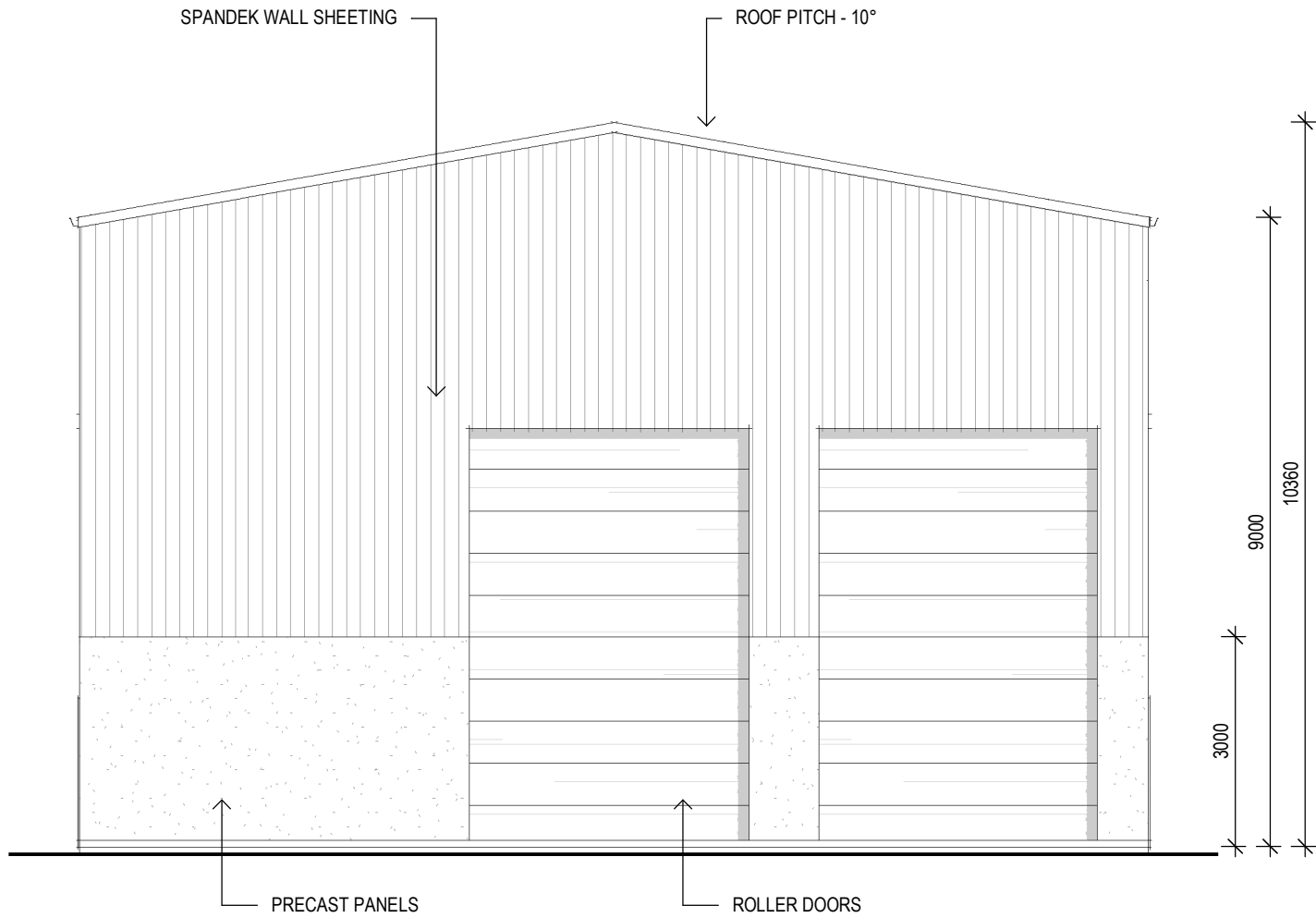
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## EAST ELEVATION

SCALE AT A3: 1 : 100



## WEST ELEVATION

SCALE AT A3: 1 : 100

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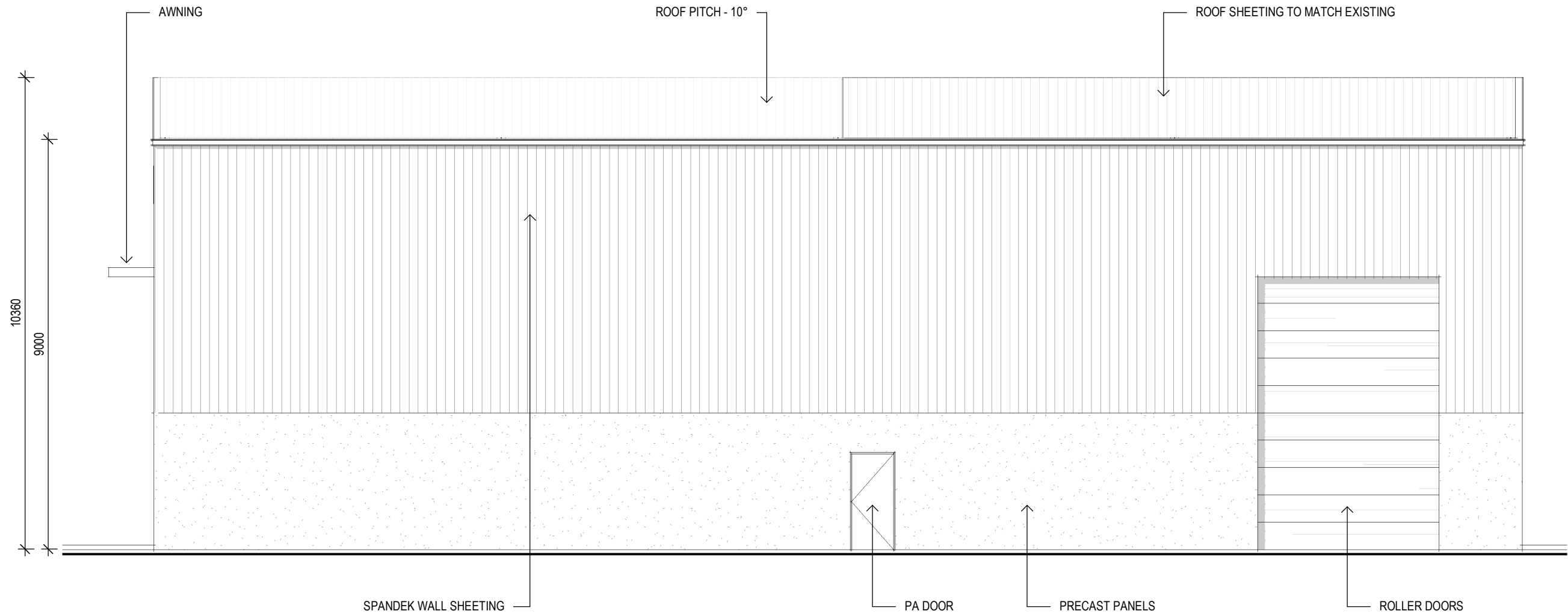
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SHEET No:  
**A09**

10-14



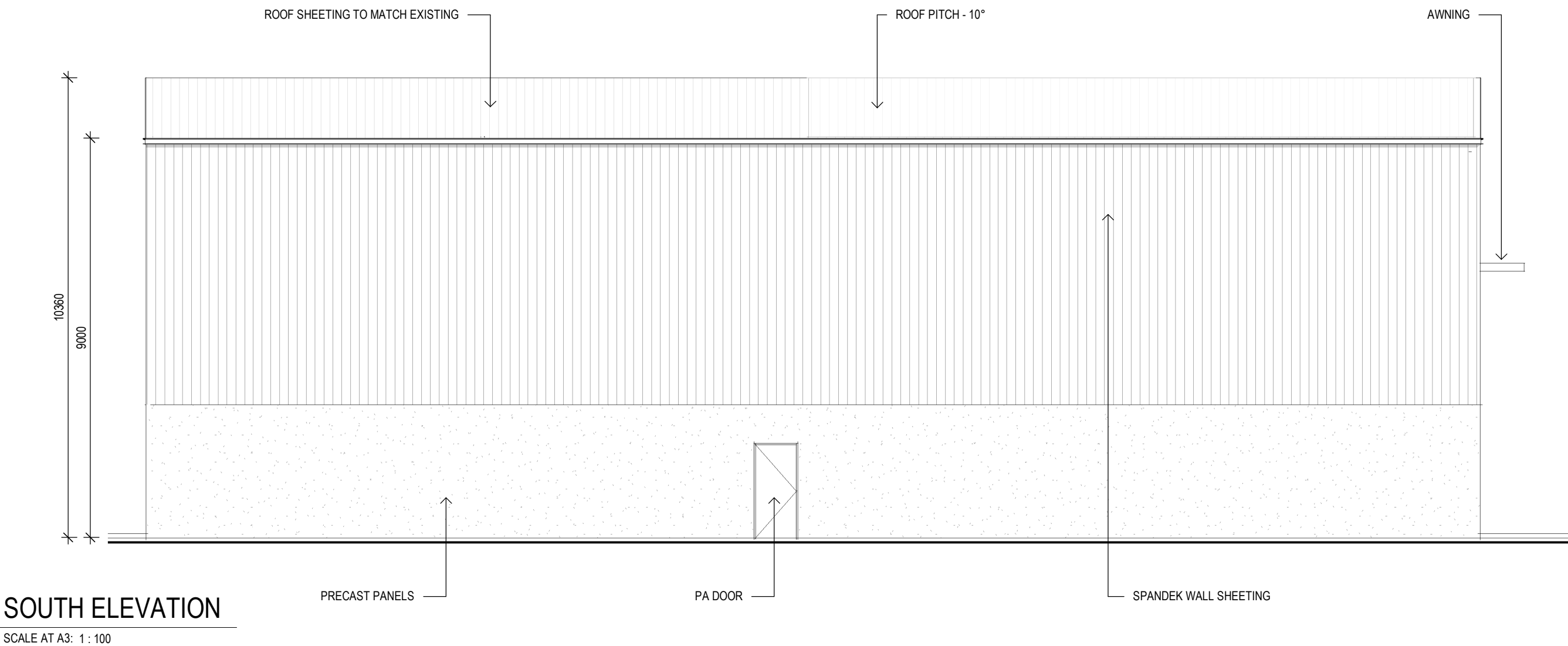


NORTH ELEVATION

SCALE AT A3: 1 : 100

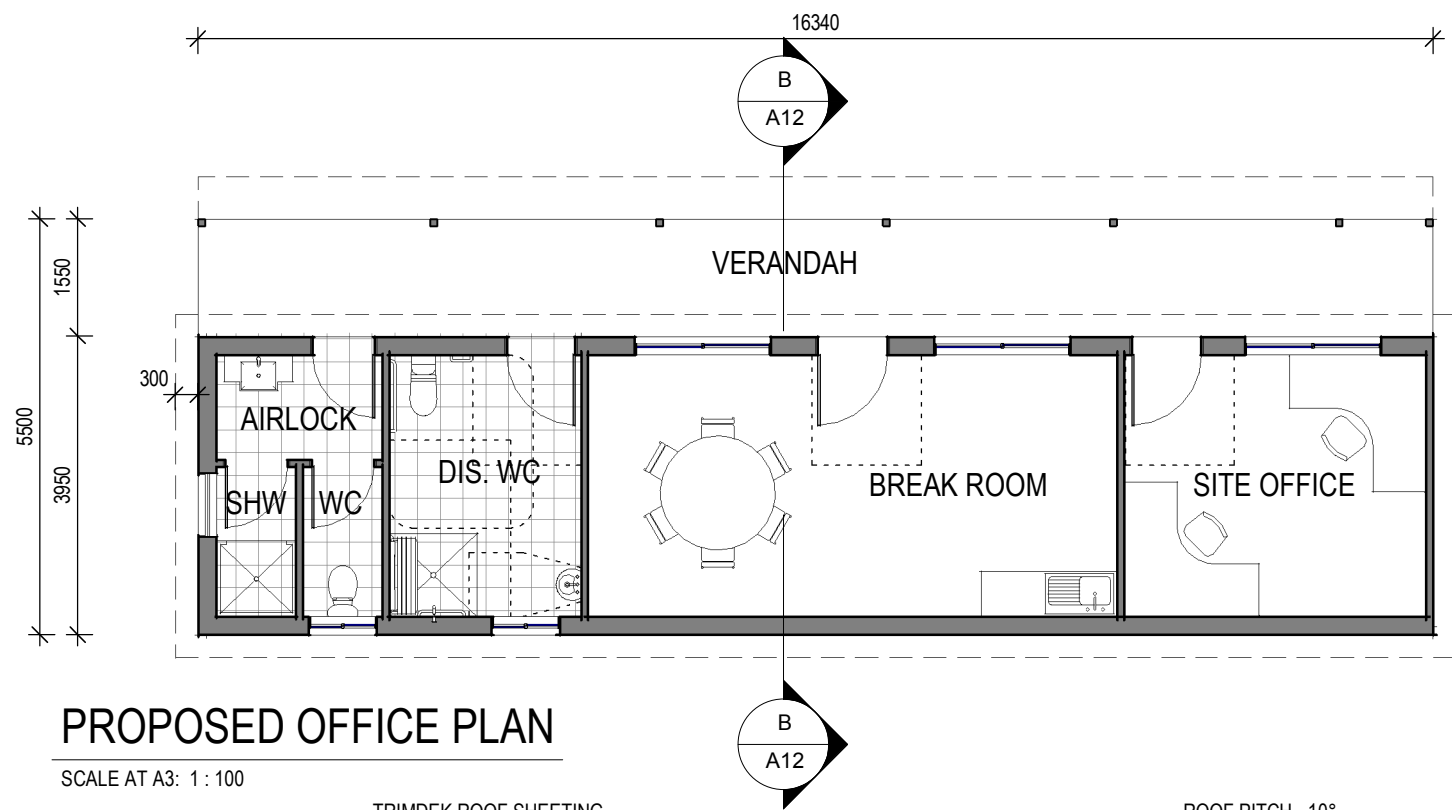
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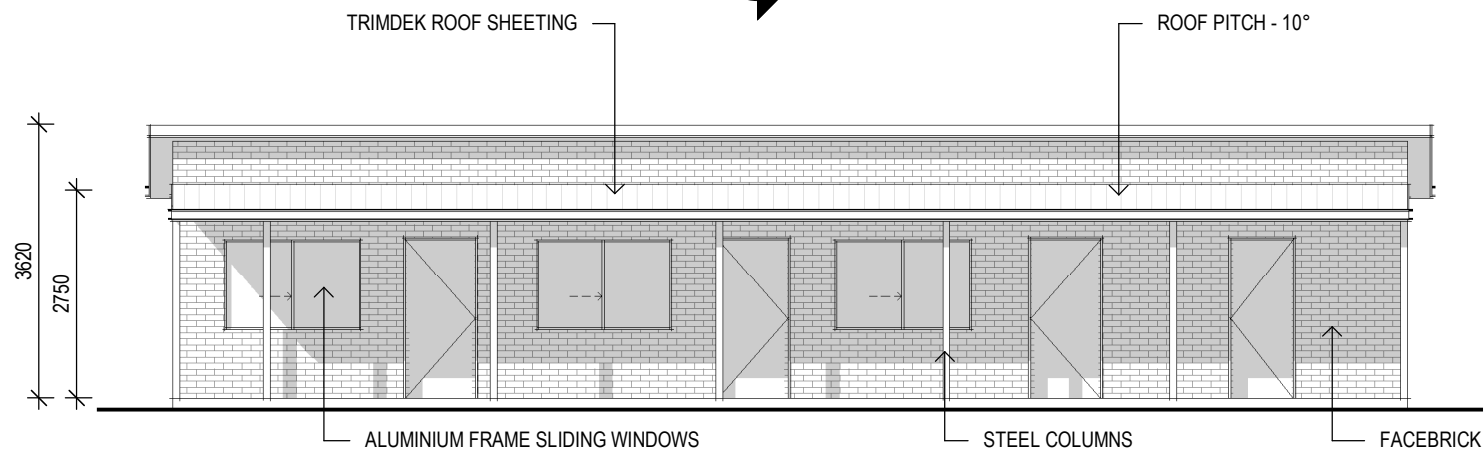
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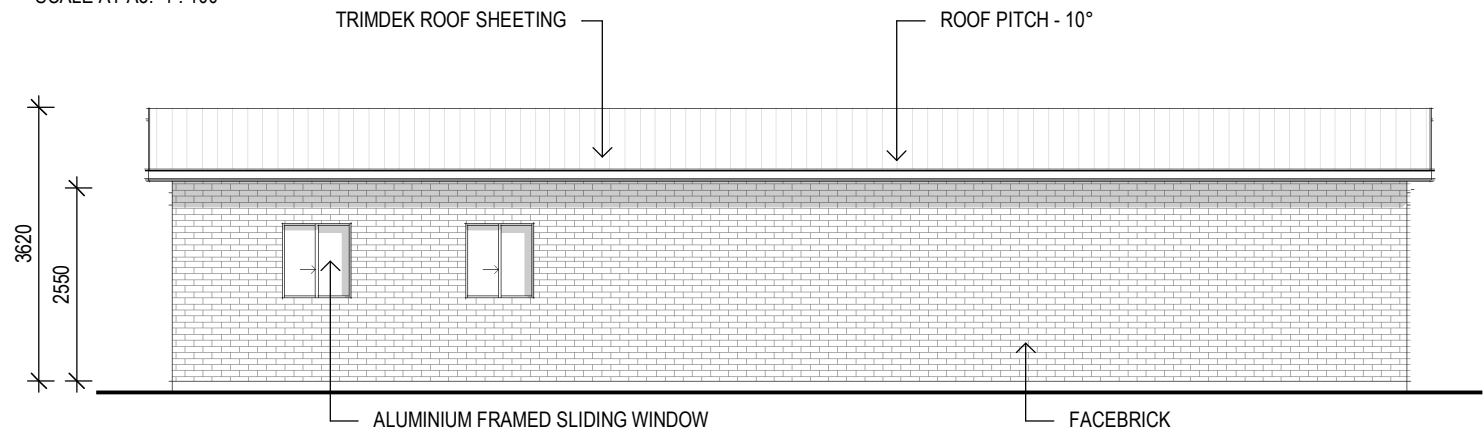
## PROPOSED OFFICE PLAN

SCALE AT A3: 1 : 100



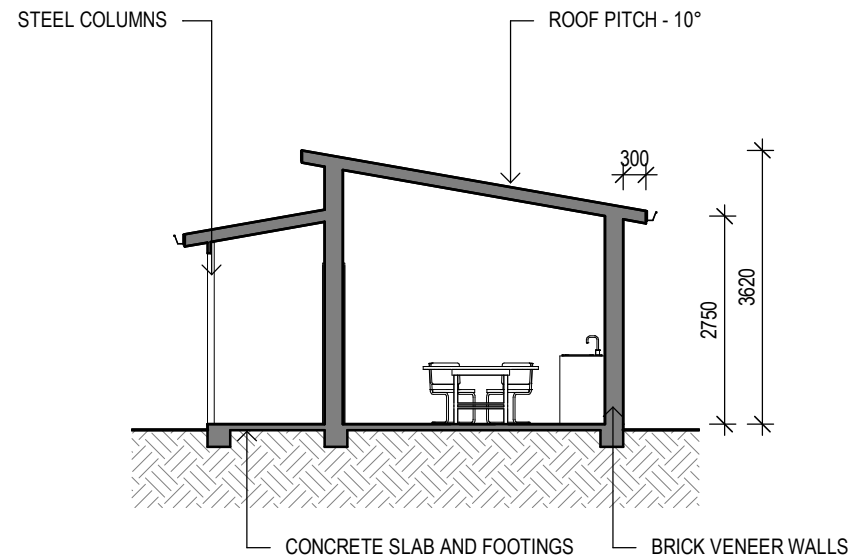
## NORTH ELEVATION

SCALE AT A3: 1 : 100



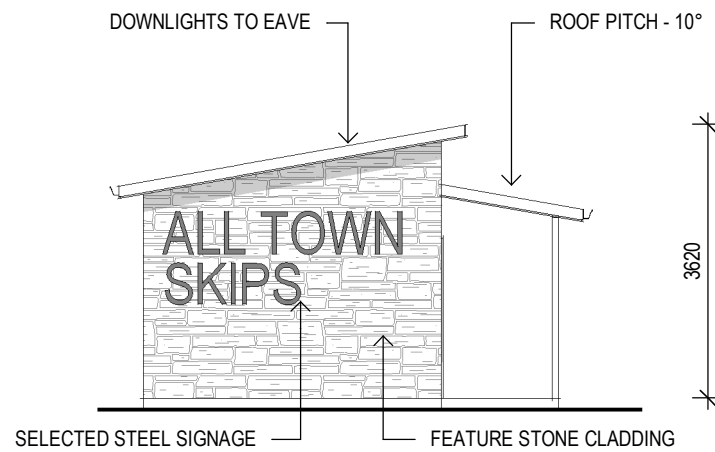
## SOUTH ELEVATION

SCALE AT A3: 1 : 100



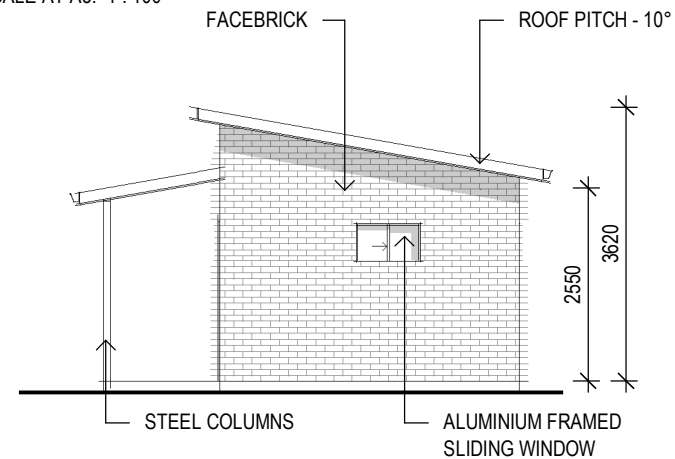
## SECTION B-B

SCALE AT A3: 1 : 100



## EAST ELEVATION

SCALE AT A3: 1 : 100



## WEST ELEVATION

SCALE AT A3: 1 : 100

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- EMERGENCY LIGHTING AND EXIT SIGNS TO BE PROVIDED IN ACCORDANCE WITH PART E4 OF THE BCA
- MECHANICAL VENTILATION TO AMENITIES IN ACCORDANCE WITH AS1668.2

## AREA

FLOOR AREA: 55m<sup>2</sup>  
VERANDAH AREA: 25m<sup>2</sup>

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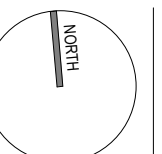
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CONCEPT - FOR REVIEW  
DESCRIPTION

23-11-2018  
03-10-2018  
26-07-2018  
DATE

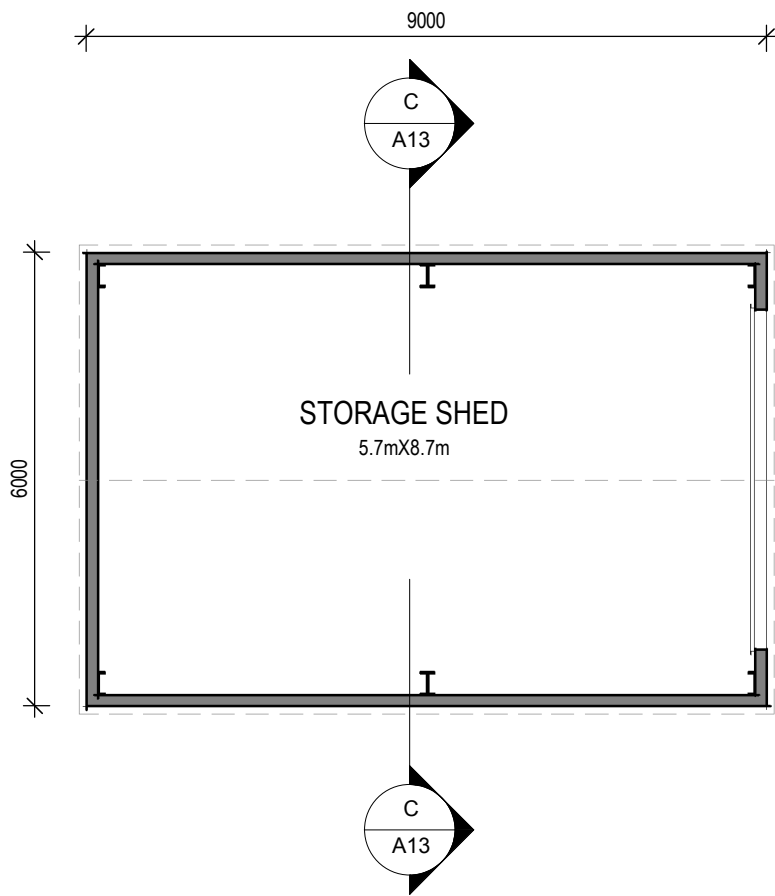
PROJECT:  
PROPOSED INDUSTRIAL DEVELOPMENT  
SITE ADDRESS:  
LOT 90 DP4008 No.5 MOORAMBA AVENUE TUGGERAH  
CLIENT:  
ALL TOWN SKIPS

DRAWN:  
AE Dip. Arch. Tech.  
DATE:  
23-11-2018  
SHEET SIZE:  
A3

PROJECT No:  
**180361**  
SHEET No:  
**A12**  
13-14

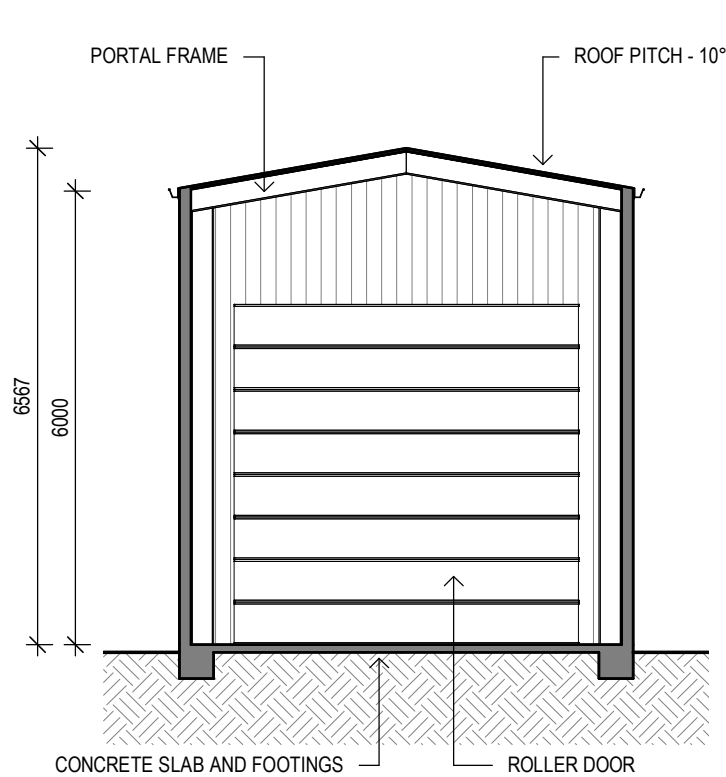






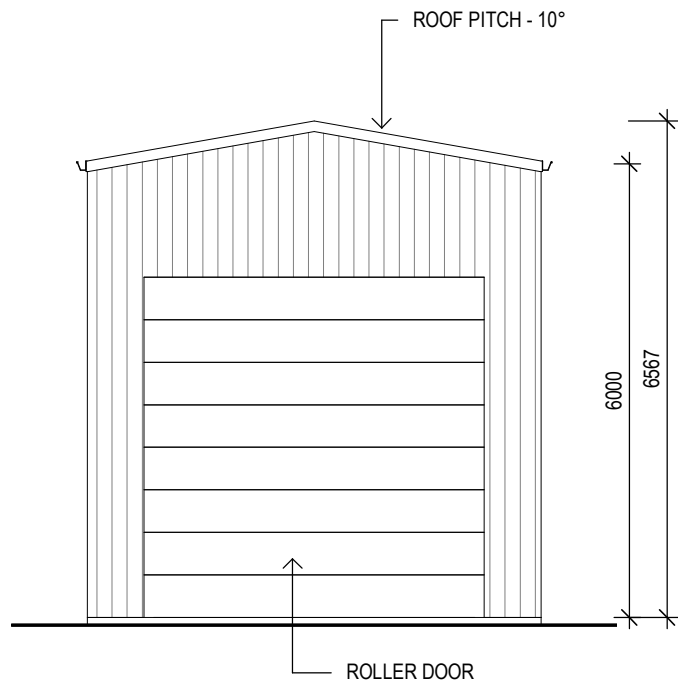
## PROPOSED STORAGE SHED PLAN

SCALE AT A3: 1 : 100



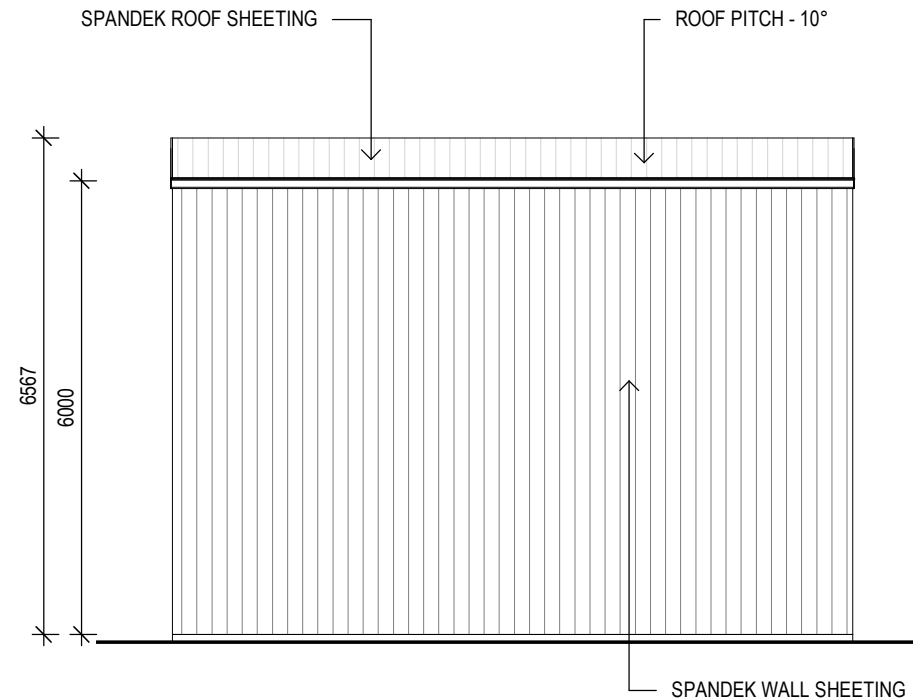
## SECTION C-C

SCALE AT A3: 1 : 100



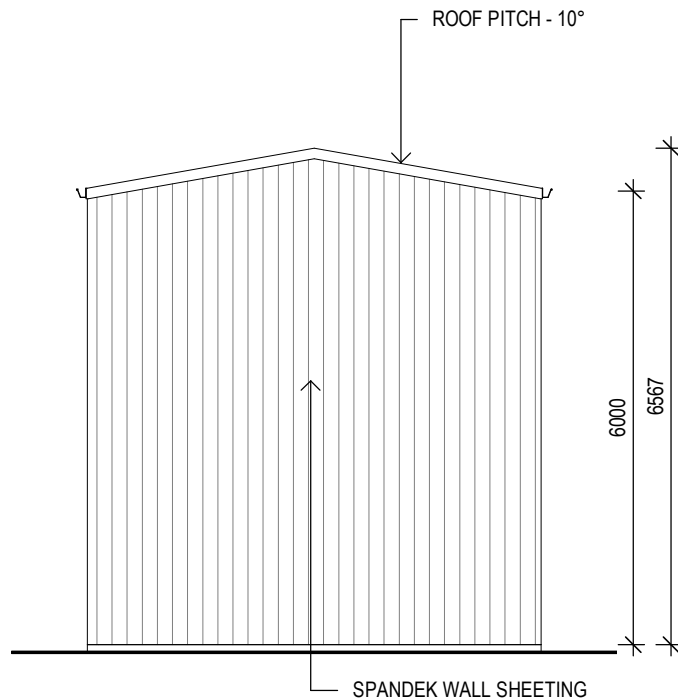
## EAST ELEVATION

SCALE AT A3: 1 : 100



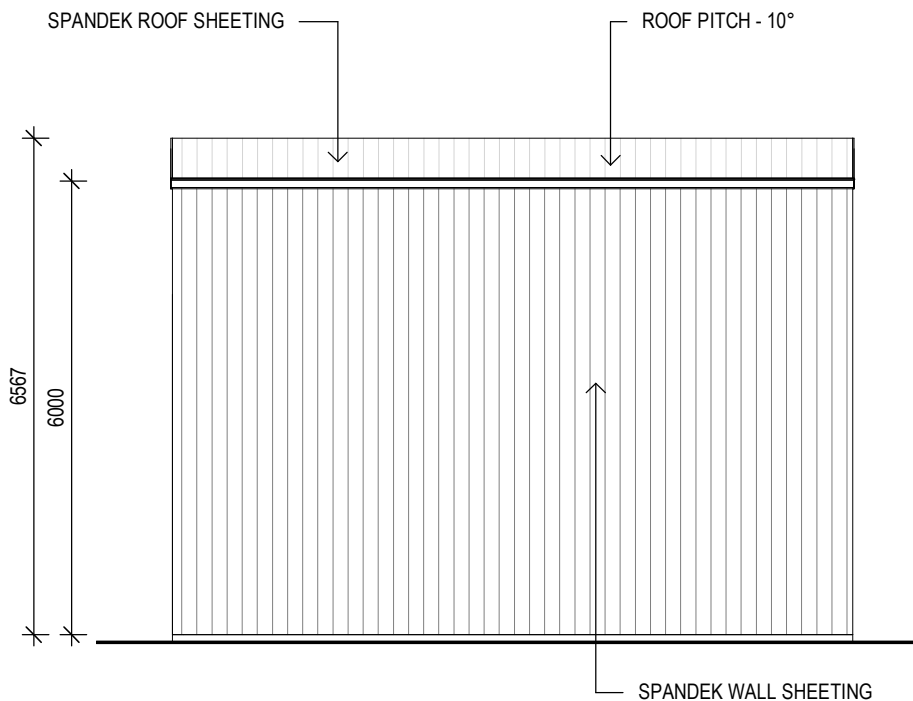
## SOUTH ELEVATION

SCALE AT A3: 1 : 100



## WEST ELEVATION

SCALE AT A3: 1 : 100



## NORTH ELEVATION

SCALE AT A3: 1 : 100

## AREA

SHED AREA:

49.5m<sup>2</sup>

**THOMAS**  
BUILDING DESIGN

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### GENERAL NOTE

FIGURED DIMENSIONS ARE TO BE USED IN PREFERENCE TO SCALE READINGS. CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE JOB BEFORE COMMENCING ANY WORK. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT DOCUMENTS. INCORRECT INCLUSIONS OR OMISSIONS OR TYPOGRAPHICAL ERRORS ARE NOT TO BE USED IN THE INTERPRETATION OF ANY INFORMATION IN THESE DRAWINGS. NOR CAN THEY BE USED TO CLAIM ANY ADDITIONAL OR ALTERNATE ITEMS OR SERVICES AS A RESULT OF SUCH ERRORS. THE INCORRECT OR OMITTED DETAILS SHALL BE SUBJECT TO SUBSEQUENT CORRECTION BY THOMAS AND ASSOCIATES CONSULTING PTY. LTD. AND THE DOCUMENTATION TO BE RE-ISSUED. ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE RELEVANT AND CURRENT BUILDING CODES, AUSTRALIAN STANDARDS AND OTHER DOCUMENTATION PROVIDED BY BUILDER AND SUPPLIERS. WHILST EVERY CARE HAS BEEN TAKEN IN THE PREPARATION OF THIS DOCUMENT THE CLIENT SHOULD UNDERTAKE THEIR OWN REVIEW OF THE DOCUMENTATION IN ORDER TO SATISFY THEMSELVES AS TO THE ACCURACY OF THE DETAILS.

C  
B  
A  
REV

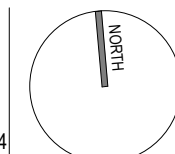
FOR APPROVAL  
DRAFT DA PLANS  
CONCEPT - FOR REVIEW  
DESCRIPTION

23-11-2018  
03-10-2018  
26-07-2018  
DATE

PROJECT:  
PROPOSED INDUSTRIAL DEVELOPMENT  
SITE ADDRESS:  
LOT 90 DP4008 No.5 MOORAMBA AVENUE TUGGERAH  
CLIENT:  
ALL TOWN SKIPS

DRAWN:  
AE Dip. Arch. Tech.  
DATE:  
23-11-2018  
SHEET SIZE:  
A3

PROJECT No:  
**180361**  
SHEET No:  
**A13**  
14-14





LEGEND

LOT BOUNDARY

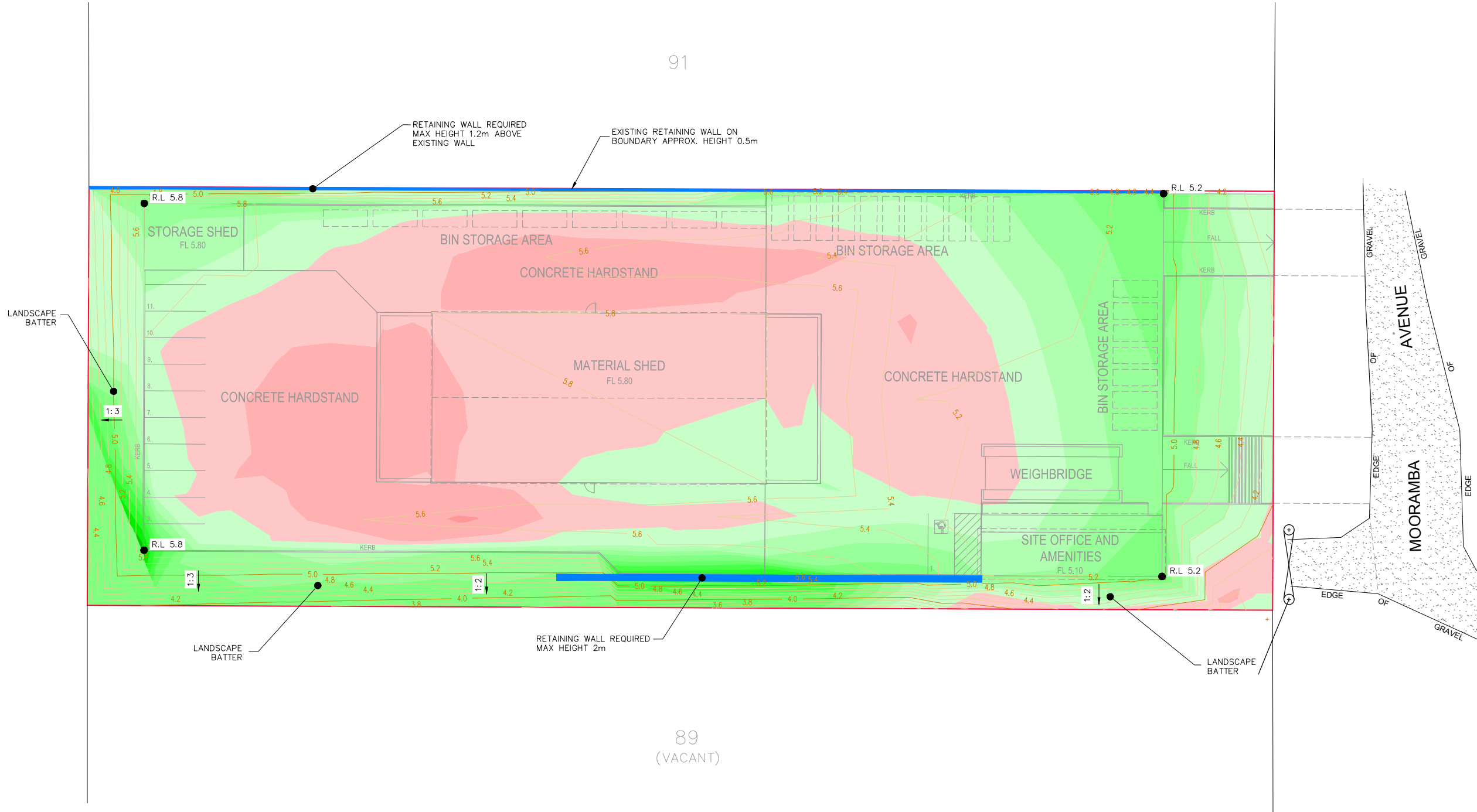
EXISTING LOT BOUNDARY

MINOR CONTOUR LINE

MAJOR CONTOUR LINE

PROPOSED RETAINING WALL

LEGEND (+ FILL - CUT)			
Lower_value	Upper_value		Colour
-0.75	to -0.5	m	
-0.5	to -0.25	m	
-0.25	to 0	m	
0	to 0.250	m	
0.250	to 0.5	m	
0.500	to 0.75	m	
0.75	to 1	m	
1	to 1.25	m	
1.25	to 1.5	m	
1.5	to 1.75	m	
1.75	to 2	m	
2	to 2.5	m	



SITE REGRADE PLAN  
SCALE 1:200



ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
D	30.07.2020	RETAINING WALL UPDATE	MH	JY	DATUM: N/A CONTOUR INTERVAL: 0.2m	A1 1:200 0 5.0 10.0m A3 1:400	

- project management
- civil engineering
- infrastructure
- superintendency
- economic analysis
- social impact
- town planning
- surveying
- development feasibility
- visualisation
- urban design

drawing title:  
SITE REGRADE PLAN

location: LOT 90 IN DP 4008  
No.5 MOORAMBA AVE.,  
TUGGERAH  
council: CENTRAL COAST COUNCIL  
dwg ref: 190110-ESK-004  
client:

ALL TOWN SKIPS



central coast office ph: (02) 4305 4300  
hunter office ph: (02) 4978 5100  
sydney office ph: (02) 8046 7411

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LEGEND

LOT BOUNDARY

EXISTING SEWER

MINOR CONTOUR LINE

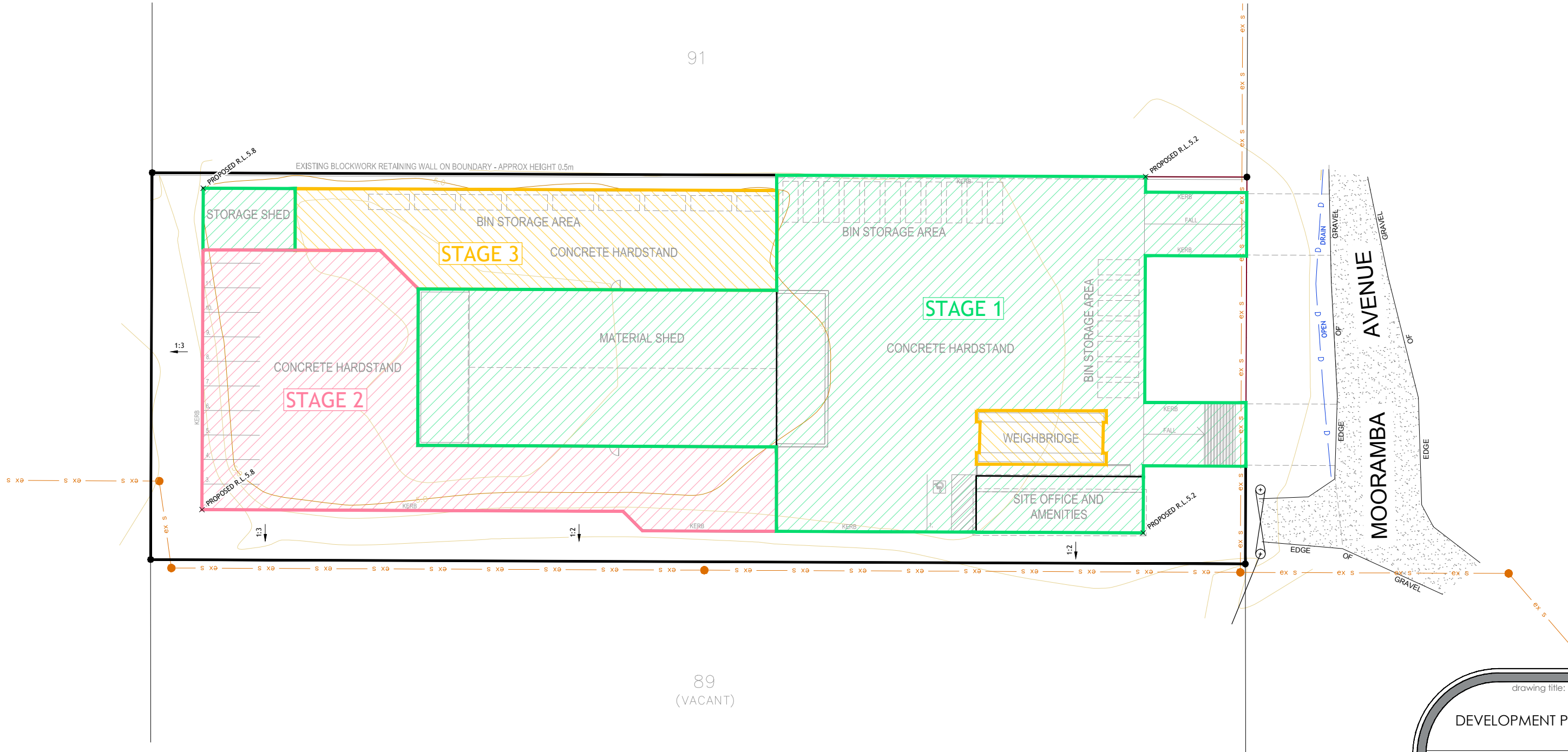
MAJOR CONTOUR LINE

STAGE 1 = EARTHWORKS & GRAVEL  
PAVEMENT FOR REMAINING HARDSTAND

STAGE 2 = FORMALISING GRAVEL  
PAVEMENT TO CONCRETE HARDSTAND

STAGE 3 = FORMALISING GRAVEL  
PAVEMENT TO CONCRETE HARDSTAND  
AND WEIGHBRIDGE

NOTE: ALL AREAS NOT HATCHED TO BE  
LANDSCAPED & STABILISED



DEVELOPMENT PLAN  
SCALE 1:200



ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
E	30.07.2020	RETAINING WALL UPDATE	MH	JY	DATUM: N/A CONTOUR INTERVAL: 0.5m	0 5.0 10.0m SCALE: 1:200 (FULL)	

- project management
- civil engineering
- infrastructure
- superintendency
- economic analysis
- social impact
- town planning
- surveying
- development feasibility
- visualisation
- urban design

drawing title:

DEVELOPMENT PLAN

location: LOT 90 IN DP 4008  
No.5 MOORAMBA AVE.,  
TUGGERAH

council: CENTRAL COAST COUNCIL

dwg ref: 190110-REP-002

client:

ALL TOWN SKIPS



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hunter office ph: (02) 4978 5100  
sydney office ph: (02) 8046 7411

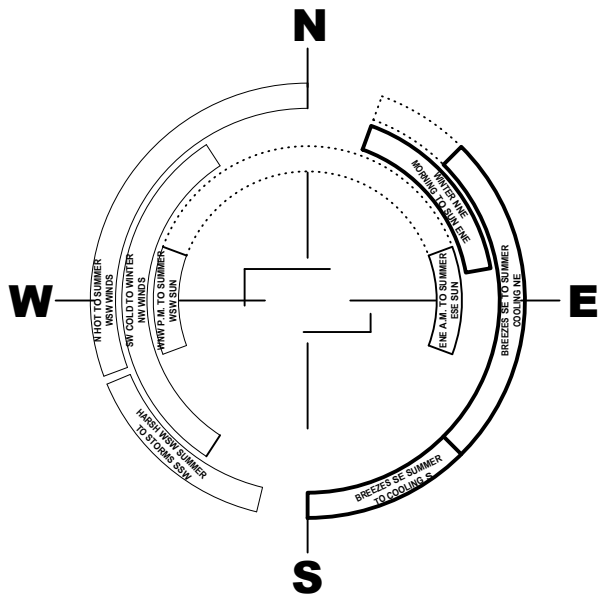
www.adwjohanson.com.au



# development application

tuggerah waste transfer station

L01



**DESIREABLE**  
LIMIT SUMMER SUN ENTRY  
PROMOTE WINTER SUN ENTRY  
PROMOTE SUMMER BREEZES ENTRY

**UNDESIREABLE**  
SCREEN SUMMER EAST SUN ENTRY  
SCREEN WINTER WEST SUN ENTRY  
SCREEN WINTER STORM ENTRY

**CONTROLLED**  
LIMIT SUMMER SUN ENTRY  
PROMOTE WINTER SUN ENTRY

SITE ANALYSIS DIAGRAM CLIMATIC GUIDE

E	06/08/20	rev. retaining wall
D	22/07/20	retaining walls
C	16/07/20	DA - sections
B	07/02/19	DA
A	30/01/19	preliminary
REV	DATE	COMMENTS

PROJECT:  
**tuggerah waste transfer station**  
site analysis

SITE:  
**5 mooramba avenue**  
tuggerah

CLIENT:  
**all town skips**

DRAWN: DATE: SCALE:  
gf 22.07.20 1:500@ a3

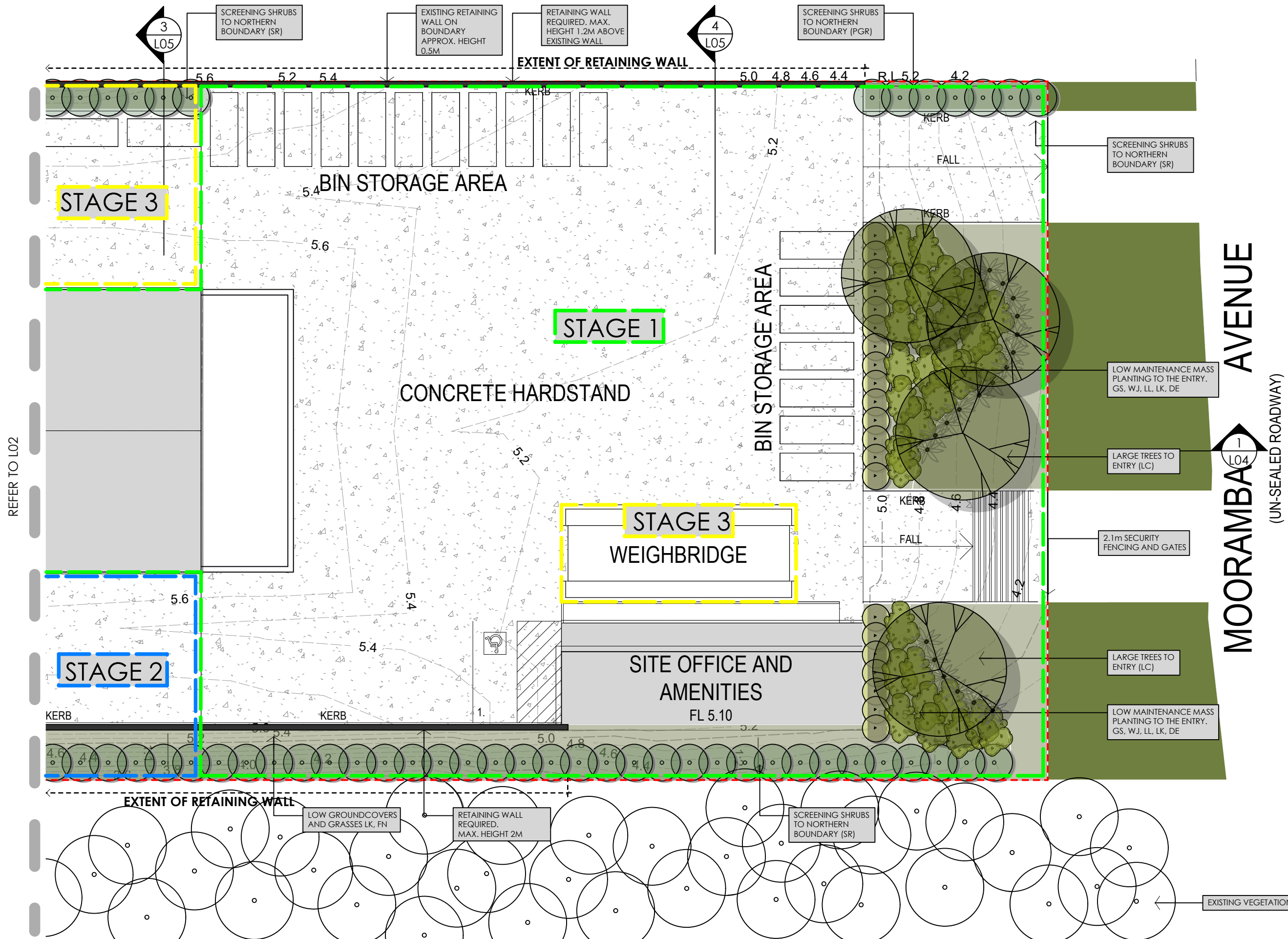
JOB NUMBER: PHASE: DWG No: REV:  
**12315.5 DA L01 E**



# development application

tuggerah waste transfer station

# L02



## LEGEND

- EXISTING VEGETATION - (OUTSIDE PROPERTY BOUNDARY)
- CAR PARK SHADE TREES - LOPHOSTEMON CONFERTUS (LC)
- FEATURE TREES - ELAEOCARPUS EUMUNDII (EE)
- PROPOSED SCREENING SHRUBS - REFER TO PLANT SCHEDULE
- SMALL SHRUBS / FEATURE PLANTING - REFER TO PLANT SCHEDULE

PROPOSED MASS PLANTING - REFER TO PLANT SCHEDULE

TURF -

2.1m BLACK PALISADE SECURITY FENCING

RETAINING WALL

STAGE 1 STAGE 1 WORKS

STAGE 2 STAGE 2 WORKS

STAGE 3 STAGE 3 WORKS

NOTE: LANDSCAPE PLANS SHOWS OVERALL DEVELOPMENT PROPOSAL AFTER THE IMPLEMENTATION OF ALL 3 STAGES.

E	06/08/20	rev. retaining wall
D	22/07/20	retaining walls
C	16/07/20	DA - sections
B	07/02/19	DA
A	30/01/19	preliminary
REV	DATE	COMMENTS

PROJECT:  
tuggerah waste transfer station  
landscape concept plan 01

SITE:  
5 mooramba avenue  
tuggerah

CLIENT:  
all town skips

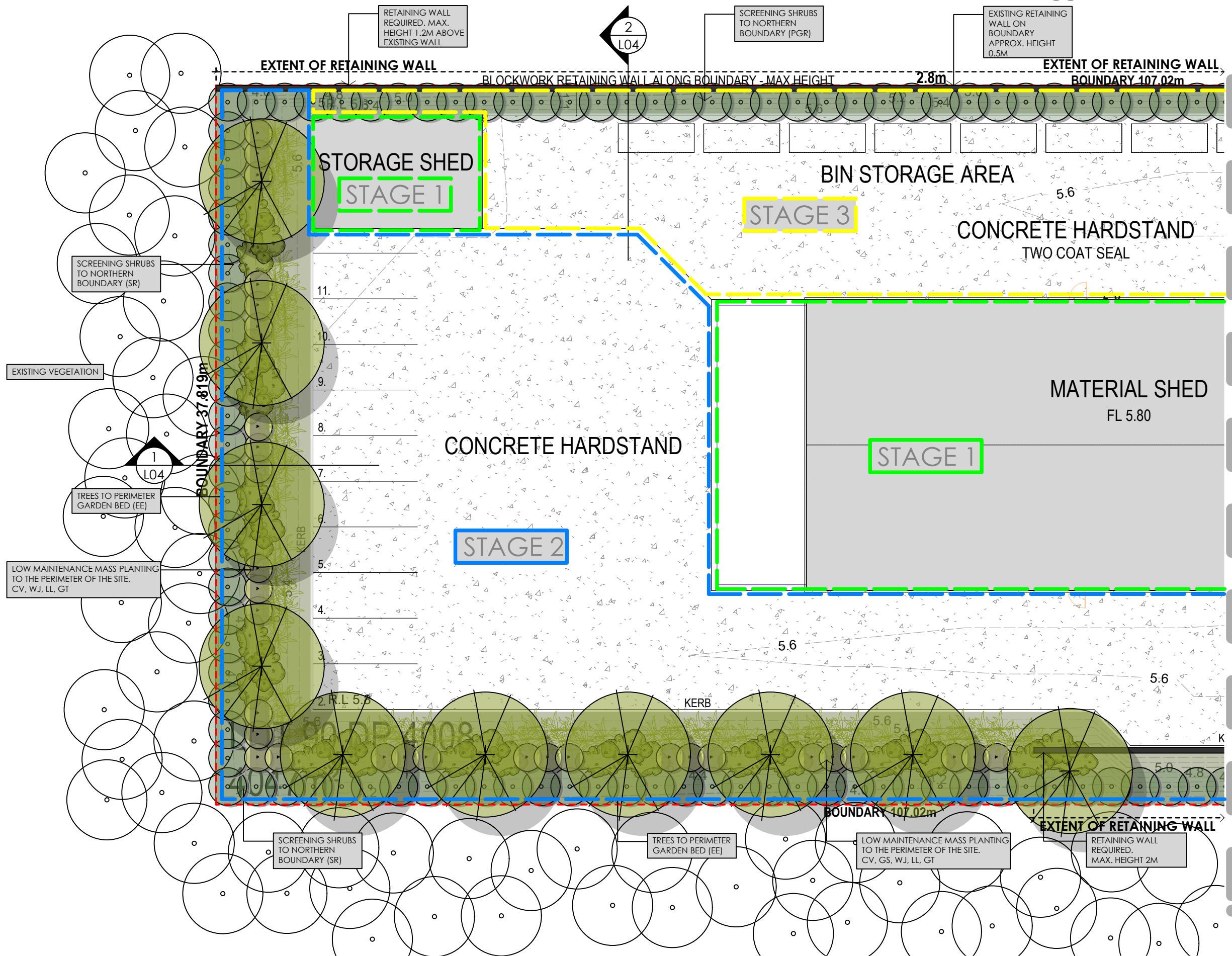
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JOB NUMBER: 12315.5 DA L02 E PHASE: DWG No: REV:

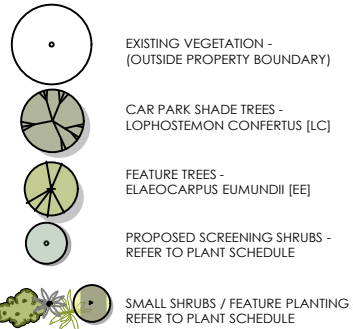
# development application

# L03

tuggerah waste transfer station



## LEGEND



PROPOSED MASS PLANTING - REFER TO PLANT SCHEDULE

TURF -

2.1m BLACK PALISADE SECURITY FENCING

RETAINING WALL

STAGE 1 STAGE 1 WORKS

STAGE 2 STAGE 2 WORKS

STAGE 3 STAGE 3 WORKS

NOTE: LANDSCAPE PLANS SHOWS OVERALL DEVELOPMENT PROPOSAL AFTER THE IMPLEMENTATION OF ALL 3 STAGES.

E	06/08/20	rev. retaining wall
D	22/07/20	retaining walls
C	16/07/20	DA - sections
B	07/02/19	DA
A	30/01/19	preliminary
REV	DATE	COMMENTS

PROJECT:  
**tuggerah waste transfer station**  
**landscape concept plan 02**

SITE:  
**5 mooramba avenue**  
**tuggerah**

CLIENT:  
**all town skips**

DRAWN: DATE: SCALE:  
gf 22.07.20 1:200@ a3

JOB NUMBER: PHASE: DWG No: REV:  
**12315.5 DA L03 E**



**terras**  
landscape architects

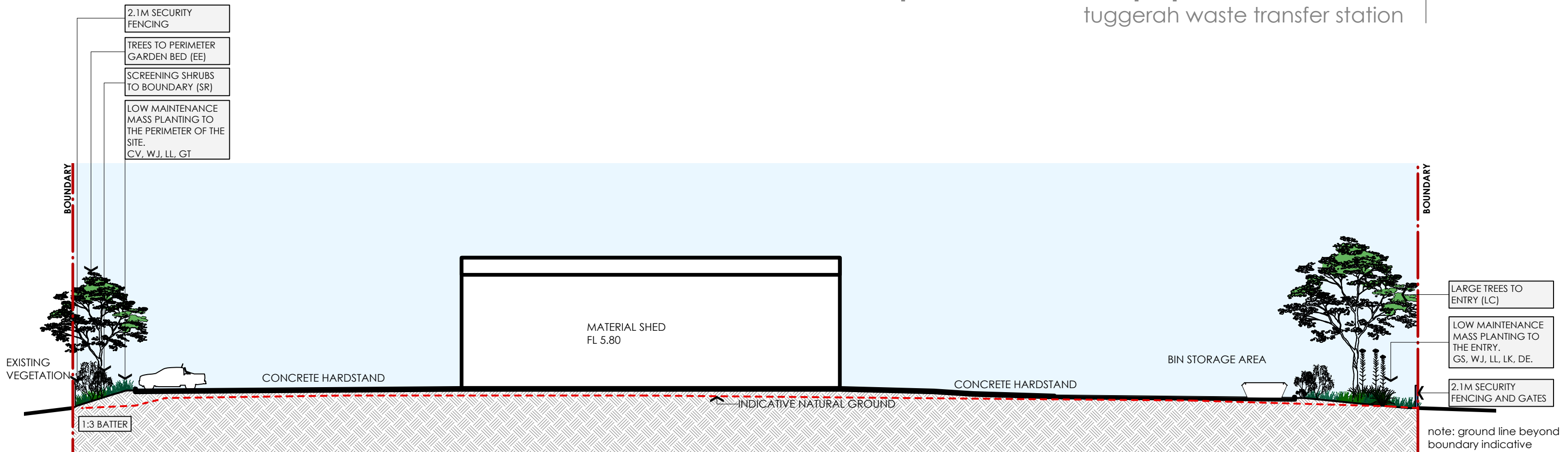
412 KING STREET NEWCASTLE NSW AUSTRALIA 2300  
TERRAS.COM.AU PH: 49 294 926 FAX: 49 263 069



# development application

tuggerah waste transfer station

# L04



01 SECTION 1  
long section

Scale 1:300

E	06/08/20	rev. retaining wall
D	22/07/20	retaining walls
C	16/07/20	DA - sections
B	07/02/19	DA
A	30/01/19	preliminary
REV	DATE	COMMENTS

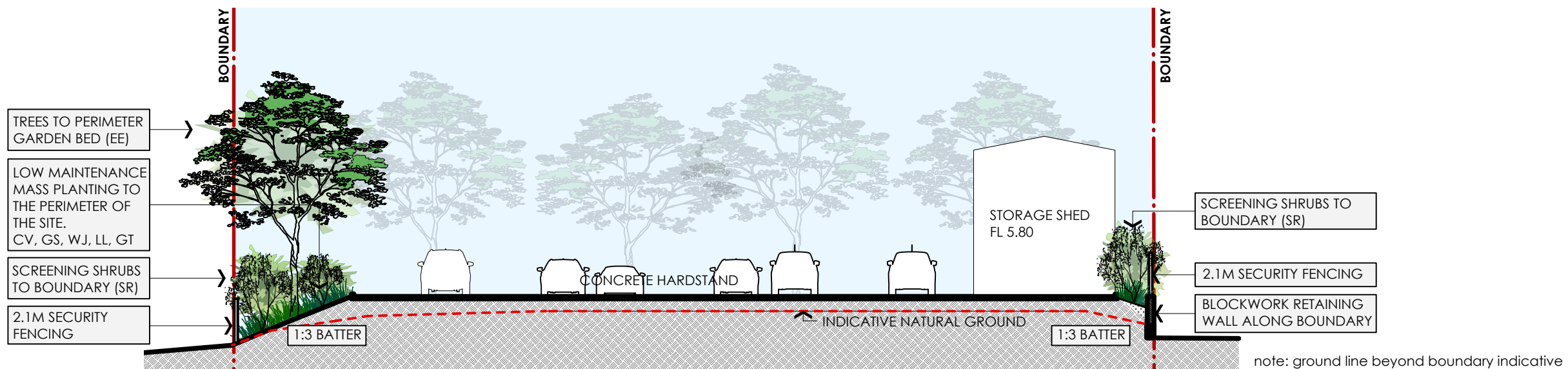
PROJECT:  
**tuggerah waste transfer station**  
sections AA & BB

SITE:  
**5 mooramba avenue**  
**tuggerah**

CLIENT:  
**all town skips**

DRAWN: DATE: SCALE:  
gf 22.07.20 nts@ a3

JOB NUMBER: PHASE: DWG No: REV:  
**12315.5 DA L04 E**



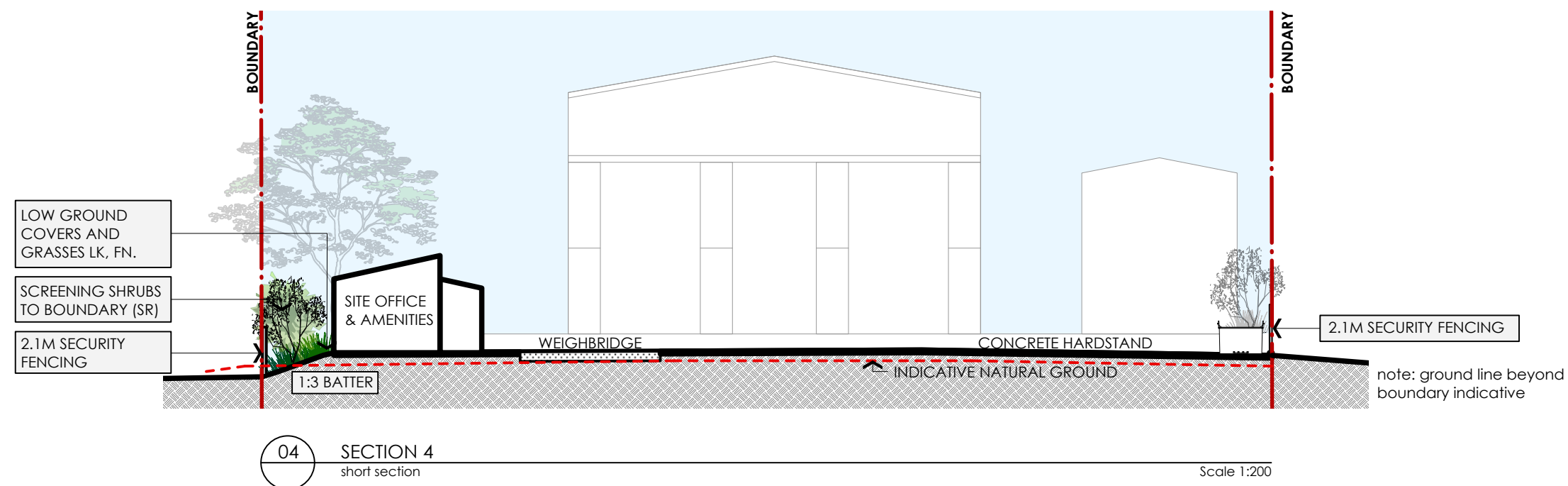
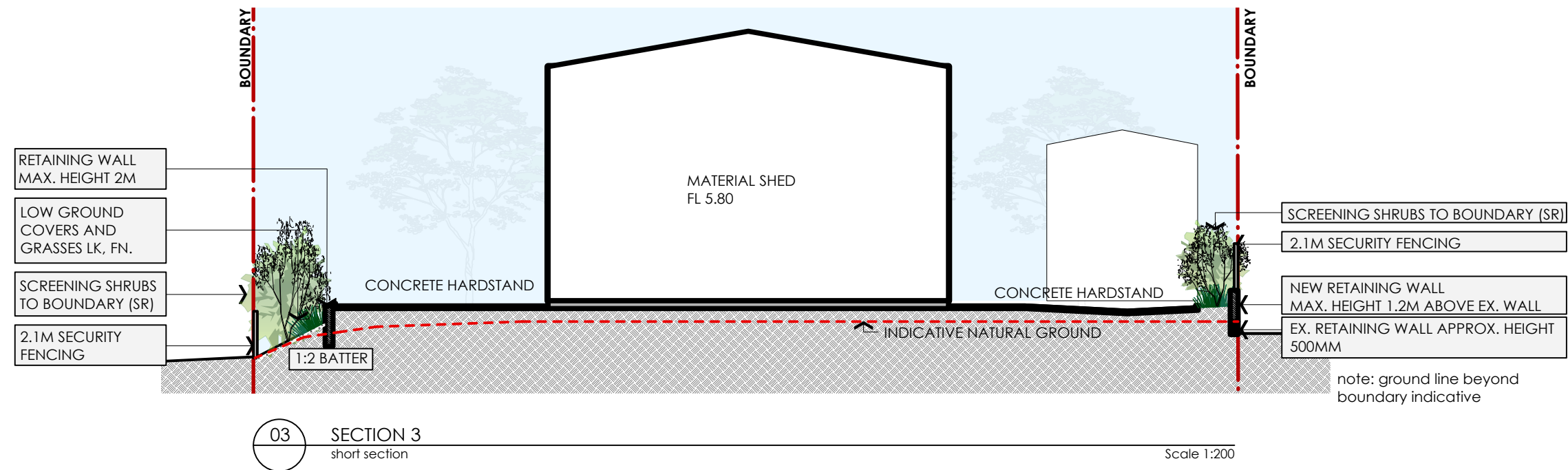
02 SECTION 2  
short section

Scale 1:200

# development application

tuggerah waste transfer station

L05



E	06/08/20	rev. retaining wall
D	22/07/20	retaining walls
C	16/07/20	DA - sections
B	07/02/19	DA
A	30/01/19	preliminary
REV	DATE	COMMENTS

PROJECT:  
**tuggerah waste transfer station  
sections**

SITE:  
**5 mooramba avenue  
tuggerah**

CLIENT:  
**all town skips**

DRAWN: DATE: SCALE:  
gf 22.07.20 1:200@ a3

JOB NUMBER: PHASE: DWG No: REV:  
**12315.5 DA L05 E**



development application | L05

tuggerah waste transfer station



Lophostemon confertus



Elaeocarpus eumundii



Grevillea 'Scarlet Sprite'



Lomandra 'Tanika'



Westringia 'Jervis Gem'



Syzygium 'Resilience'



Casuarina 'Cousin IT'



Gazania tomentosa



Grevillea 'Scarlet Sprite'

PLANT SCHEDULE					
All trees supplied are to comply with NATSPEC's "Specifying Trees a guide to assessment of tree quality"					
	BOTANICAL NAME	COMMON NAME	HEIGHT	POT SIZE	SPACING
TREES					
EE	Elaeocarpus eumundii	Quandong	10m	45L	as shown
LC	Lophostemon confertus	Brush Box	10-15m	75L	as shown
SHRUBS					
CL	Callistemon 'Red Alert'	Red Alert	2m	5L	1/m²
GS	Grevillea 'Scarlet Sprite'	Scarlet Sprite	2m	5L	1/m²
	Photinia glabra	Photinia	4m	5L	1/m²
SR	Syzygium australe 'Resilience'	Resilience	3m	5L	1/m²
PQR	Westringia 'Jervis Gem'	Jervis Gem	1m	5L	4/m²
ACCENTS / PERENNIALS / GROUNDCOVERS					
CC	Casuarina 'Cousin IT'	Cousin IT	0.2m	2.5 L	2/m²
DE	Doryanthes excelsa	Gymea Lilly	1.5m	2.5 L	2/m²
GT	Gazania tomentosa	Gazania	0.3m	2.5 L	4/m²
GP	Grevillea poorinda 'Royal Mantle'	Grevillea 'Royal Mantle'	0.5-1m	2.5 L	2/m²
HS	Hibbertia scandens	Snake Vine	0.3m	2.5 L	4/m²
FN	Ficinia nodosa	Knobby club rush	0.8m	2.5 L	6/m²
LT	Lomandra longifolia	Mat Rush	1m	2.5 L	3/m²
LK	Lomandra 'Katrinus'	Lomandra Katrinus	0.8m	2.5 L	6/m²
MP	Myoporum parvifolium	Creeping boobialla	0.4m	2.5 L	3/m²
TJ	Trachelospermum jasminoides	Star Jasmine	0.3m	2.5 L	2/m²
This schedule shall be read in conjunction with the landscape plans. Refer to the written specification for further information. Contractor shall check the schedule with the quantities shown on the drawing. Quantities shown in the plant schedule shall take precedence over quantities shown on the drawing. Refer all discrepancies, should they exist, to the superintendent before commencement. Order plants as soon as the head contract for the works has been let. Do not make substitutions unless approved.					

E	06/08/20	rev. retaining wall
D	22/07/20	retaining walls
C	16/07/20	DA - sections
B	07/02/19	DA
A	30/01/19	preliminary
REV	DATE	COMMENTS

PROJECT:  
tuggerah waste transfer station  
materials palette

SITE:  
5 mooramba avenue  
tuggerah

CLIENT:  
all town skips

DRAWN: DATE: SCALE:  
gf 22.07.20 nts@ a3

JOB NUMBER: PHASE: DWG No: REV:  
12315.5 DA L04 E