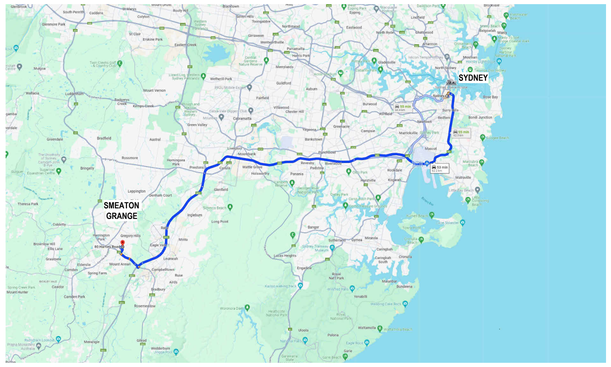


No.	DATE:	REVISION:	BY:	CHK:
P1	31.10.2024	ISSUED FOR APPROVAL	BF	JF
A	11.11.2024	FOR LODGEMENT	RF	JF

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects P/L Melbourne | Perth | Sydney 03 9516 8555 ACN: 111398700
8 Grattan Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
INDUSTRIAL DEVELOPMENT
80 HARTLEY ROAD
SMEATON GRANGE, NSW 2567

TITLE:
SITE LOCALITY PLAN

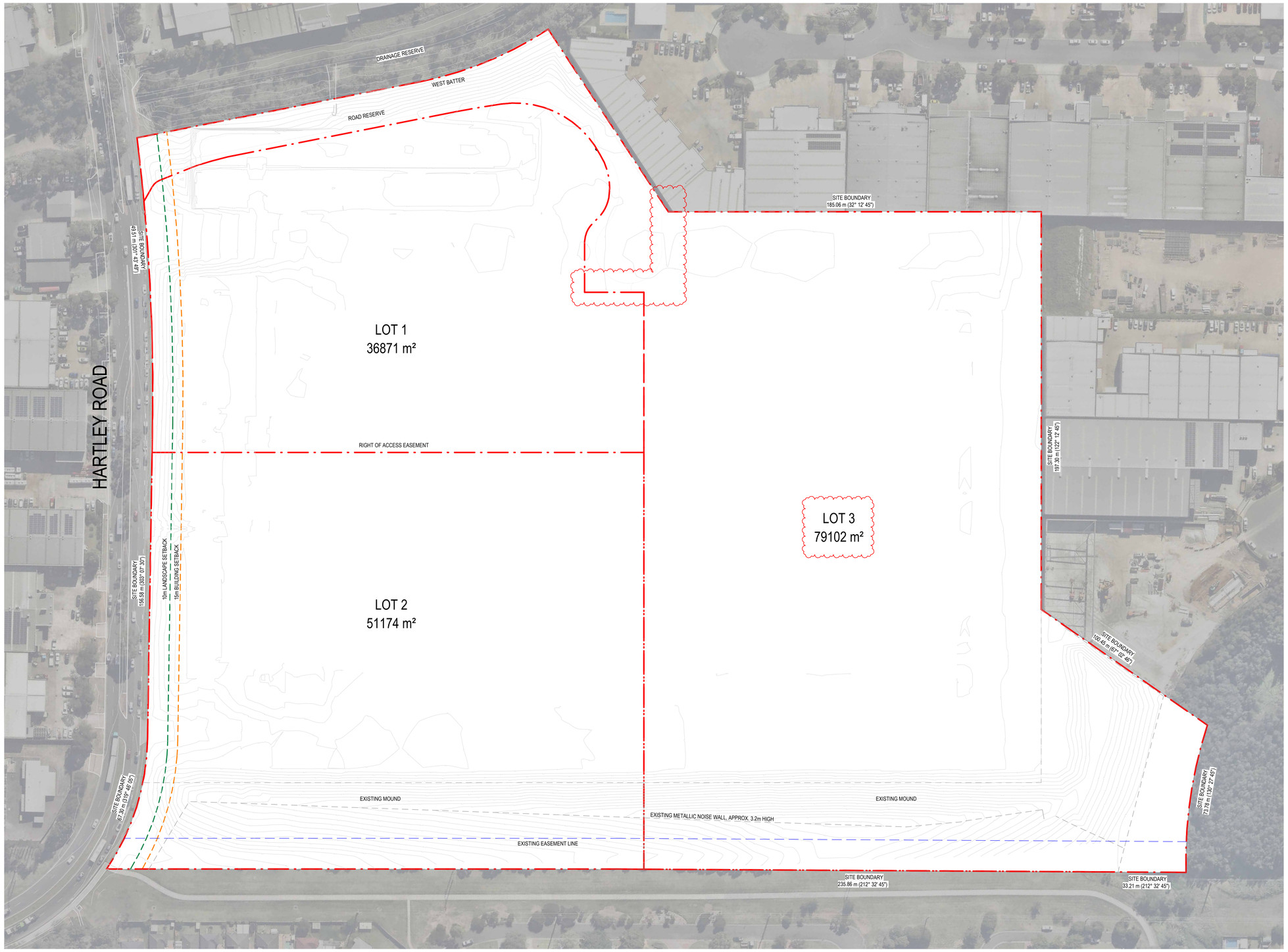
NORTH

CLIENT:
Charter Hall

DATE: JANUARY 23, 2025
DRAWN BY: BH
SCALE: 1 : 5000 @ A1
SCALE: 1 : 10000 @ A3

JOB NO: 24178
DRAWING NO: DA001
REVISION: A

watson young



DEVELOPMENT SUMMARY

TOTAL SITE AREA	167,146 m²
LOT 1	36,871 m²
LOT 1 NET DEV. AREA	36,871 m²
LOT 2	51,174 m²
RESIDUAL LAND / MOUND / TRANSMISSION EASEMENT	10,969 m²
LOT 2 NET DEV. AREA	40,205 m²
LOT 3	79,102 m²
ROAD RESERVE	7,073 m²
RESIDUAL LAND / MOUND / TRANSMISSION EASEMENT	16,410 m²
LOT 3 NET DEV. AREA	55,619 m²
TOTAL NET DEVELOPABLE AREA	**132,999 m²**

No.	DATE:	REVISION:	BY:	CHK:
P1	31.10.2024	ISSUED FOR APPROVAL	BF	JF
A	11.11.2024	FOR LODGEMENT	RF	JF
P2	13.12.2024	UPDATED ROAD LOT SUBDIVISION	BF	JF
B	25.02.2025	UPDATES	BH	JF

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects P/L Melbourne | Perth | Sydney 03 9516 8555 ACN: 111398700
8 Grattan Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
INDUSTRIAL DEVELOPMENT
80 HARTLEY ROAD
SMEATON GRANGE, NSW 2567

TITLE:
SUBDIVISION PLAN

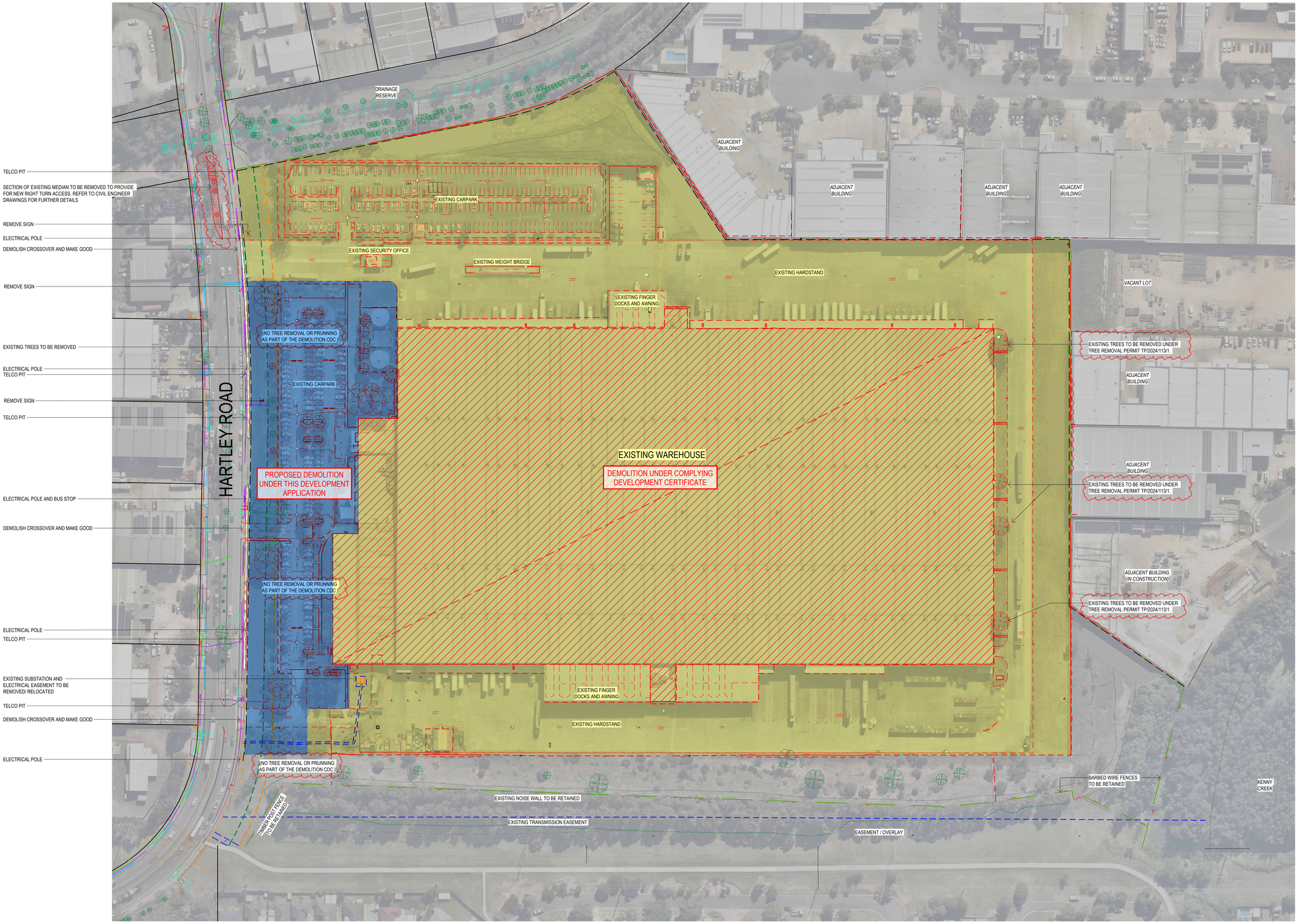
NORTH

CLIENT:
Charter Hall

DATE: JANUARY 23, 2025
DRAWN BY: BH
SCALE: 1 : 1000 @ A1
SCALE: 1 : 2000 @ A3

JOB NO: 24178
DRAWING NO: DA002
REVISION: B

watson young



NOTES: DEMOLITION

CONTRACTOR IS TO ALLOW TO DEMOLISH ALL STRUCTURES AND TERMINATE ALL SERVICES ABOVE GROUND. ALL FOOTINGS, FOUNDATIONS AND IN GROUND SERVICES ETC., WILL BE THE RESPONSIBILITY OF BUILDING WORKS HEAD CONTRACTOR.

CONTRACTOR IS TO CONFIRM LOCATION OF ALL EXISTING IN GROUND SERVICES PRIOR TO COMMENCEMENT OF WORKS.

CONTRACTOR IS TO VISIT THE SITE AND ASCERTAIN ALL ON SITE CONDITIONS. NO VARIATION WILL BE APPROVED CAUSED BY A MISUNDERSTANDING OF SCOPE OF WORKS.

ALL DEMOLITION WORKS ARE TO BE IN ACCORDANCE WITH APPLICABLE PORTIONS OF THE LATEST FOLLOWING CURRENT AUSTRALIAN STANDARDS:
- AS-2187
- AS-2436
- AS-2601

AND ALSO MUST COMPLY WITH THE REQUIREMENTS OF:
- NCC
- LOCAL COUNCIL
- BASE BUILDING GUIDELINES

MAKE GOOD TO ORIGINAL CONDITION. DAMAGE TO STRUCTURES TO BE RETAINED AND TO ADJACENT PROPERTY WITH RESULTS FROM DEMOLITION OPERATIONS. ALL RESTORATION WORK IS TO BE PERFORMED WITH OUT EXPENSES TO THE PROPRIETOR.

ANY DAMAGE TO PATHS, NATURE STRIPS, GARDEN BEDS ETC. TO ADJOINING STREETS, ARE TO BE MADE GOOD AT THE CONTRACTORS EXPENSE.

PROVIDE BEFORE AND AFTER PHOTOGRAPHIC RECORD OF PROGRESS OF WORKS INCLUDING DILAPIDATION REPORT ON ADJOINING PROPERTIES.

DEMOLISHED MATERIALS BECOME PROPERTY OF THE CONTRACTOR AND ARE TO BE REMOVED FROM SITE.

DEMOLITION WORKS WILL BE DEEMED COMPLETE WHEN CONTRACTOR LEAVES SITE IN CLEAN AND LEVELED STATE.

CONTRACTOR IS TO PROVIDE SOLID HOARDING TO ENTIRE SITE BOUNDARY DURING ALL DEMOLITION WORKS.

REMOVAL OF TREES IS TO INCLUDE GRUBBING OF ROOTS.

CONTRACTOR IS TO ALLOW FOR AN INSPECTION TO ASCERTAIN WHETHER ANY ASBESTOS IS PRESENT ON SITE AND MAKE PROVISION FOR ITS REMOVAL IN STRICT ACCORDANCE WITH AUSTRALIAN STANDARDS.

LEGEND: DEMOLITION

- EXISTING BUILDINGS/ STRUCTURES TO BE DEMOLISHED
- EXISTING EXTERNAL PAVEMENTS/ HARDSTAND TO BE DEMOLISHED
- DETECTED COMMS
- DETECTED ELECTRICAL UNDERGROUND
- DETECTED STORMWATER
- DETECTED WATER
- EXISTING ELECTRICAL SERVICES
- EXISTING ELECTRICAL SERVICES UNDERGROUND
- EXISTING GAS SERVICES
- PROPOSED DEMOLITION UNDER THIS DEVELOPMENT APPLICATION
- DEMOLITION UNDER COMPLYING DEVELOPMENT CERTIFICATE

No.	DATE:	REVISION:	BY:	CHK:
P1	13.09.2024	PRELIMINARY ISSUE	BF	JF
P2	31.10.2024	ISSUED FOR APPROVAL	BF	JF
A	11.11.2024	FOR LODGEMENT	RF	JF
B	25.02.2025	UPDATES	BH	JF
C	2025.03.10	DEMOLITION EXTENT UNDER DA	JF	

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects P/L Melbourne | Perth | Sydney 03 9516 8555 ACN: 111398700
8 Grattan Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
INDUSTRIAL DEVELOPMENT
80 HARTLEY ROAD
SMEATON GRANGE, NSW 2567

TITLE:
EXISTING CONDITIONS & DEMOLITION PLAN

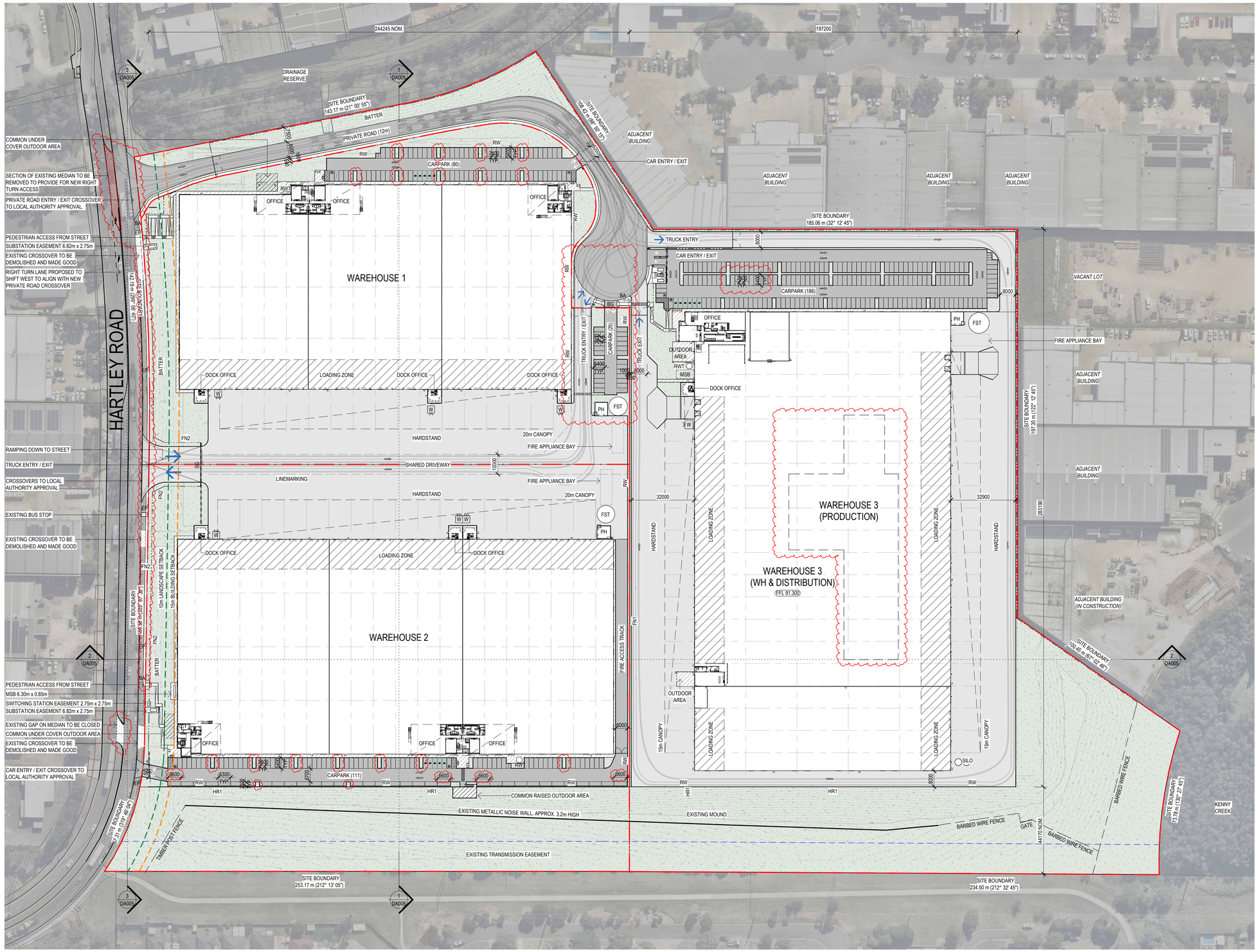
NORTH

CLIENT: Charter Hall

DATE: JANUARY 23, 2025
DRAWN BY: BH
SCALE: 1 : 1000 @ A1
SCALE: 1 : 2000 @ A3

JOB NO: 24178
DRAWING NO: DA003
REVISION: C

watson young



DEVELOPMENT ANALYSIS

BUILDING	GFA
WAREHOUSE 1	16,871 m²
WAREHOUSE 2	20,288 m²
WAREHOUSE 3 (PRODUCTION)	4,302 m²
WAREHOUSE 3 (WH & DISTRIBUTION)	19,744 m²
WAREHOUSE	61,205 m²
DOCK OFFICE WH1	138 m²
DOCK OFFICE WH2	138 m²
DOCK OFFICE WH3	46 m²
OFFICE WH1	1,468 m²
OFFICE WH2	1,468 m²
OFFICE WH3	1,045 m²
WH1 SHARED LOBBY	60 m²
WH2 SHARED LOBBY	60 m²
OFFICE	4,423 m²
TOTAL AREA	65,628 m²

EXTERNAL AREAS (APPROX)	
CANOPIES	12,765 m²
HARDSTAND	51,517 m²
LIGHT DUTY	11,118 m²
PAVING	2,120 m²

CAR PARKING	
WH1	105
WH2	111
WH3	186
TOTAL BAYS PROVIDED	402
MOTORBIKE BAYS	7

SITE COVERAGE	
TOTAL SITE AREA	167,146 m²
LOT 1	36,871 m²
LOT 1 NET DEV. AREA	36,871 m²
LOT 2	51,174 m²
RESIDUAL LAND / MOUND / TRANSMISSION EASEMENT	10,969 m²
LOT 2 NET DEV. AREA	40,205 m²
LOT 3	79,102 m²
ROAD RESERVE	7,073 m²
RESIDUAL LAND / MOUND / TRANSMISSION EASEMENT	16,410 m²
LOT 3 NET DEV. AREA	55,619 m²
TOTAL NET DEVELOPABLE AREA	**132,999 m²**
TOTAL BUILDING FOOTPRINT EXCL. PUMP HOUSES	75,459 m²
TOTAL SITE COVERAGE (OF NDA)	56.7%

LEGEND

- INDICATES EXTENT OF HEAVY DUTY HARDSTAND TO CIVIL ENGINEERS DETAILS
- INDICATES EXTENT OF LIGHT DUTY PAVEMENT TO CIVIL ENGINEERS DETAILS
- CONCRETE PAVING WITH EXPOSED AGGREGATE FINISH OR SIMILAR
- SEALED FIRE TRUCK ACCESS TRACK TO BRIGADE APPROVAL
- AREA OF GRASS / LANDSCAPING, REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LANDSCAPE LAYOUT AND DETAILS

BA FIRE HYDRANT BOOSTER ASSEMBLY
EV ELECTRIC VEHICLE (EV) CHARGING STATION
FST FIRE STORAGE TANK
PH PUMP HOUSE
FN1 1800mm HIGH BLACK VINYL COATED CYCLONE WIRE FENCE, 3 BARB WIRES TO 2100mm HIGH
FN2 1800mm HIGH BLACK PAINTED METAL PICKET (DIPLOMAT / PALISADE STYLE) FENCING
FN3 2100mm HIGH OUTDOOR AREA FEATURE SCREEN
HR1 HANDRAIL / BALUSTRADE TO TOP OF RW
RWT 10,000L CAPACITY RAINWATER TANK
NOTE: TANKS WILL BE USED FOR TOILETS, LANDSCAPE IRRIGATION AND WASH DOWN
WHERE SUITABLE. REFER TO SUSTAINABLE MANAGEMENT PLAN (SMP) FOR FURTHER INFORMATION
W WASTE AREA
RW RETAINING WALL, TO CIVIL ENGINEER'S DETAILS

No.	DATE:	REVISION:	BY:	CHK:
P11	30.10.2024	PRELIMINARY ISSUE	BF	JF
P12	31.10.2024	ISSUED FOR APPROVAL	BF	JF
A	11.11.2024	FOR LODGEMENT	RF	JF
B	13.02.2025	ROAD RESERVE AND LOT 1 BOUNDARY	BH	JF
C	17.02.2025	COUNCIL RESPONCE UPDATES	BH	JF

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects P/L Melbourne | Perth | Sydney 03 9516 8555 ACN: 111398700
8 Grattan Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
INDUSTRIAL DEVELOPMENT
80 HARTLEY ROAD
SMEATON GRANGE, NSW 2567

TITLE:
OVERALL SITE PLAN

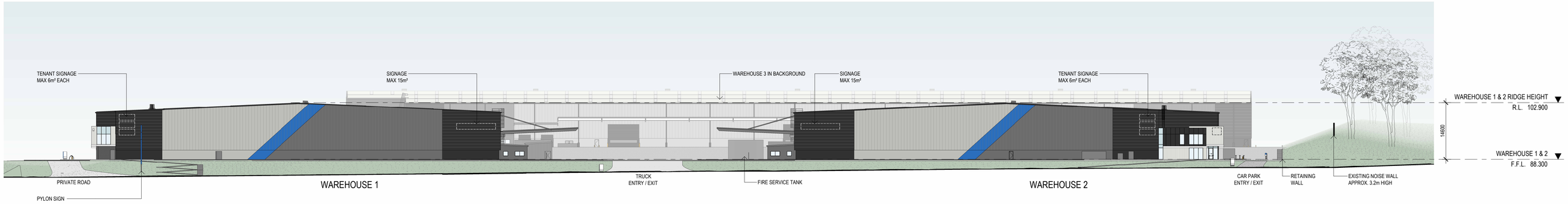
NORTH

CLIENT:
Charter Hall

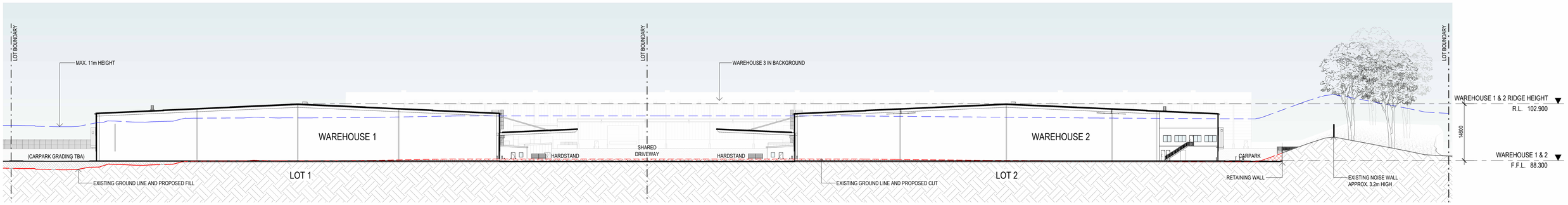
DATE: JANUARY 23, 2025
DRAWN BY: BH
SCALE: 1 : 1000 @ A1
SCALE: 1 : 2000 @ A3

JOB NO: 24178
DRAWING NO: DA004
REVISION: C

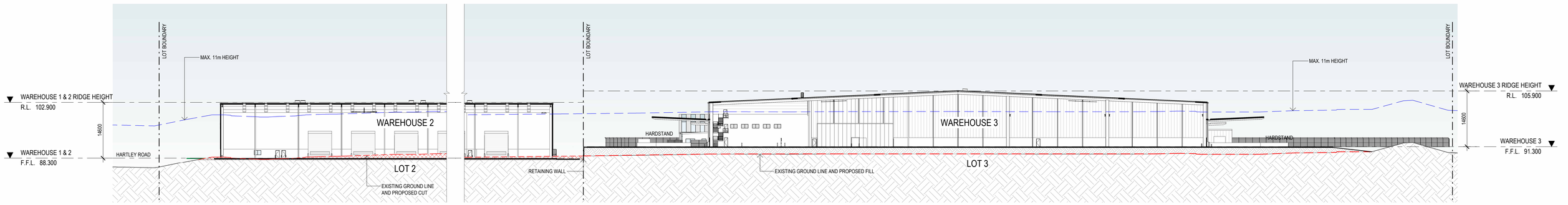
watson young



HARTLEY ROAD STREETSCAPE ELEVATION
SCALE: 1 : 500



SECTION 1 - WAREHOUSE 1 & 2
SCALE: 1 : 500



SECTION 2 - WAREHOUSE 2 & 3
SCALE: 1 : 500

No.	DATE:	REVISION:	BY:	CHK:
P2	14.08.2024	PRELIMINARY ISSUE	BF	JF
P3	03.09.2024	PRELIMINARY ISSUE	BF	JF
P4	13.09.2024	PRELIMINARY ISSUE	BF	JF
P5	31.10.2024	ISSUED FOR APPROVAL	BF	JF
A	11.11.2024	FOR LODGEMENT	RF	JF

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects P/L Melbourne | Perth | Sydney 03 9516 8555 ACN: 111398700
8 Grattan Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
INDUSTRIAL DEVELOPMENT
80 HARTLEY ROAD
SMEATON GRANGE, NSW 2567

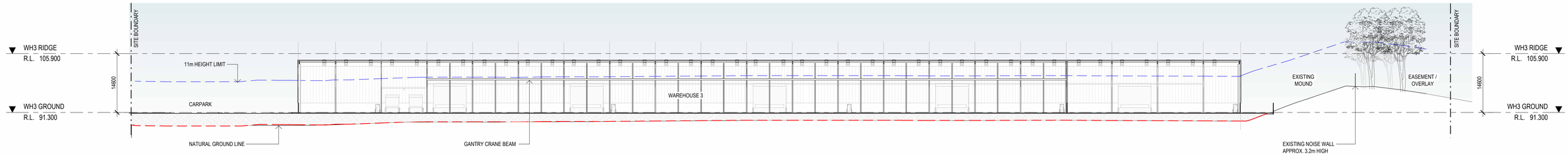
TITLE:
STREETSCAPE & OVERALL SECTIONS

CLIENT:
Charter Hall

DATE: JANUARY 23, 2025
DRAWN BY: BF
SCALE: 1 : 500 @ A1
SCALE: 1 : 1000 @ A3

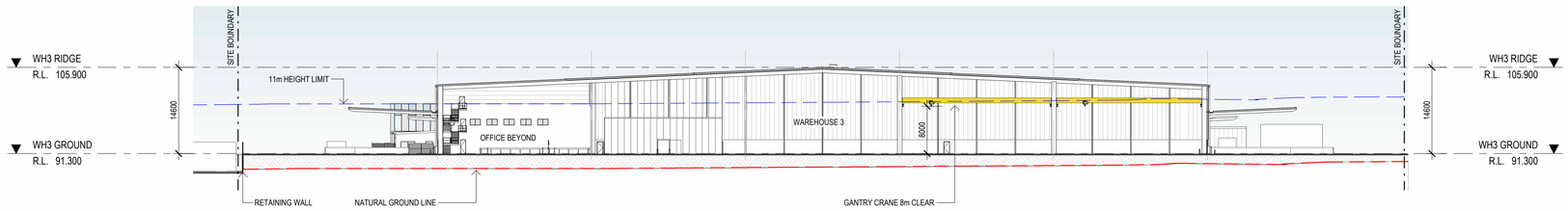
JOB NO: 24178
DRAWING NO: DA005
REVISION: A

watson young



WAREHOUSE 3 SECTION 1

SCALE: 1 : 500



WAREHOUSE 3 SECTION 2

SCALE: 1 : 500

No.	DATE:	REVISION:	BY:	CHK:
P1	13.09.2024	PRELIMINARY ISSUE	BH	JF
P2	31.10.2024	ISSUED FOR APPROVAL	BF	JF
A	11.11.2024	FOR LODGEMENT	RF	JF

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects P/L Melbourne | Perth | Sydney 03 9516 8555 ACN: 111398700
8 Grattan Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
INDUSTRIAL DEVELOPMENT
80 HARTLEY ROAD
SMEATON GRANGE, NSW 2567

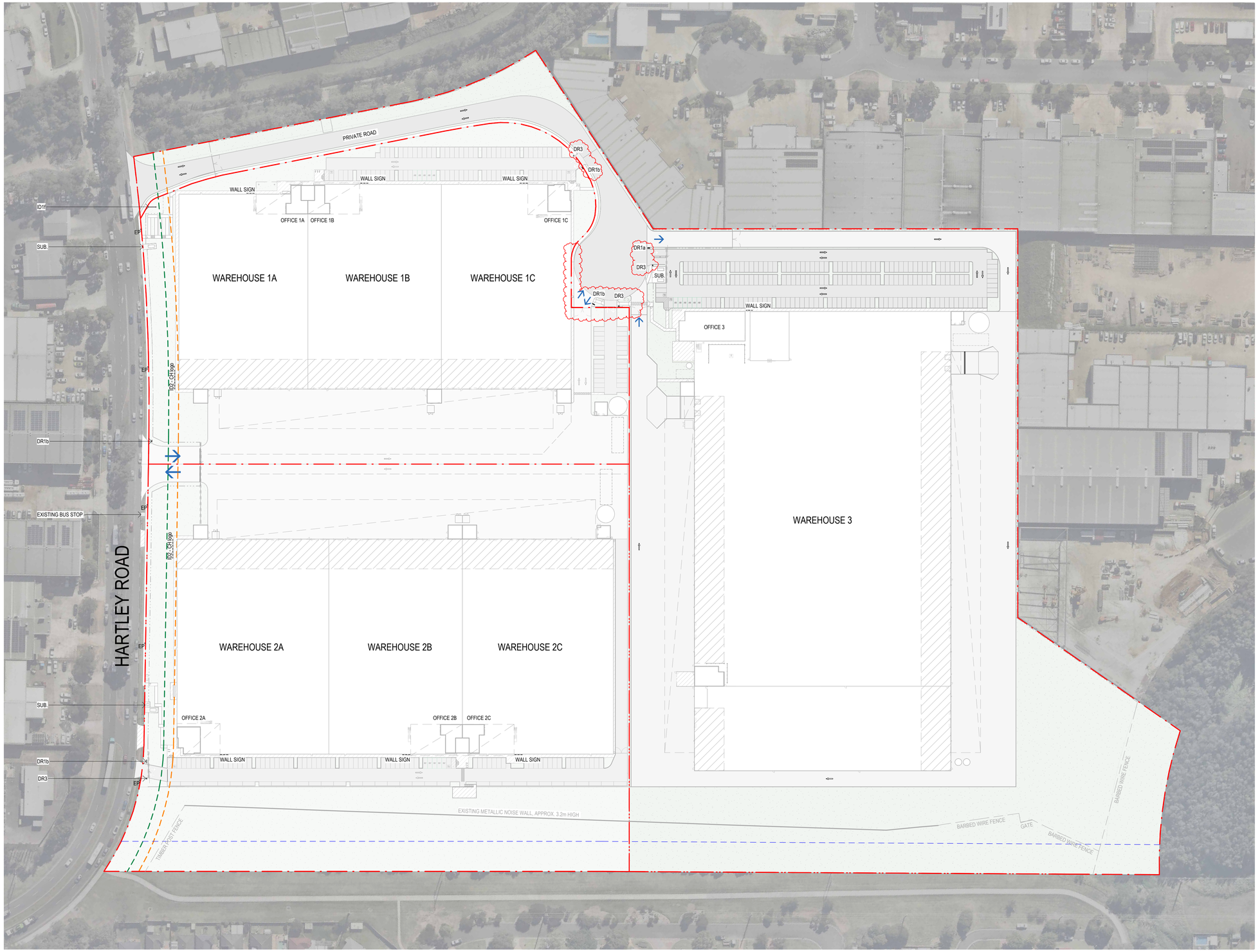
TITLE:
OVERALL SECTIONS WH3

CLIENT:
Charter Hall

DATE: NOVEMBER 22, 2024
DRAWN BY: BH
SCALE: 1 : 500 @ A1
SCALE: 1 : 1000 @ A3

JOB NO: 24178
DRAWING NO: DA006
REVISION: A

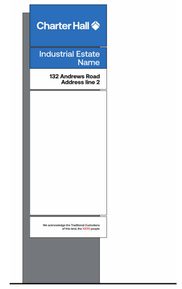
watson young



DR1a
Directional Totem
1,200mm high x
990mm wide
Non-illuminated

DR1b
Directional Totem
2,000mm high x
990mm wide
Non-illuminated

DR3
Car Park Entry
1,500mm high x
405mm wide
Non-illuminated



ID1f
Site ID
12,000 mm high x
3,600mm wide
Non-illuminated

ID2
Aluminium channel logo,
internally illuminated. Opal
acrylic face, concealed fixings.
1500mm X 9750mm

No.	DATE:	REVISION:	BY:	CHK:
P1	13.09.2024	PRELIMINARY ISSUE	BF	JF
P2	31.10.2024	ISSUED FOR APPROVAL	BF	JF
A	11.11.2024	FOR LODGEMENT	RF	JF
B	25.02.2025	UPDATES	BH	JF

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects P/L Melbourne | Perth | Sydney 03 9516 8555 ACN: 111398700
8 Grattan Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
INDUSTRIAL DEVELOPMENT
80 HARTLEY ROAD
SMEATON GRANGE, NSW 2567

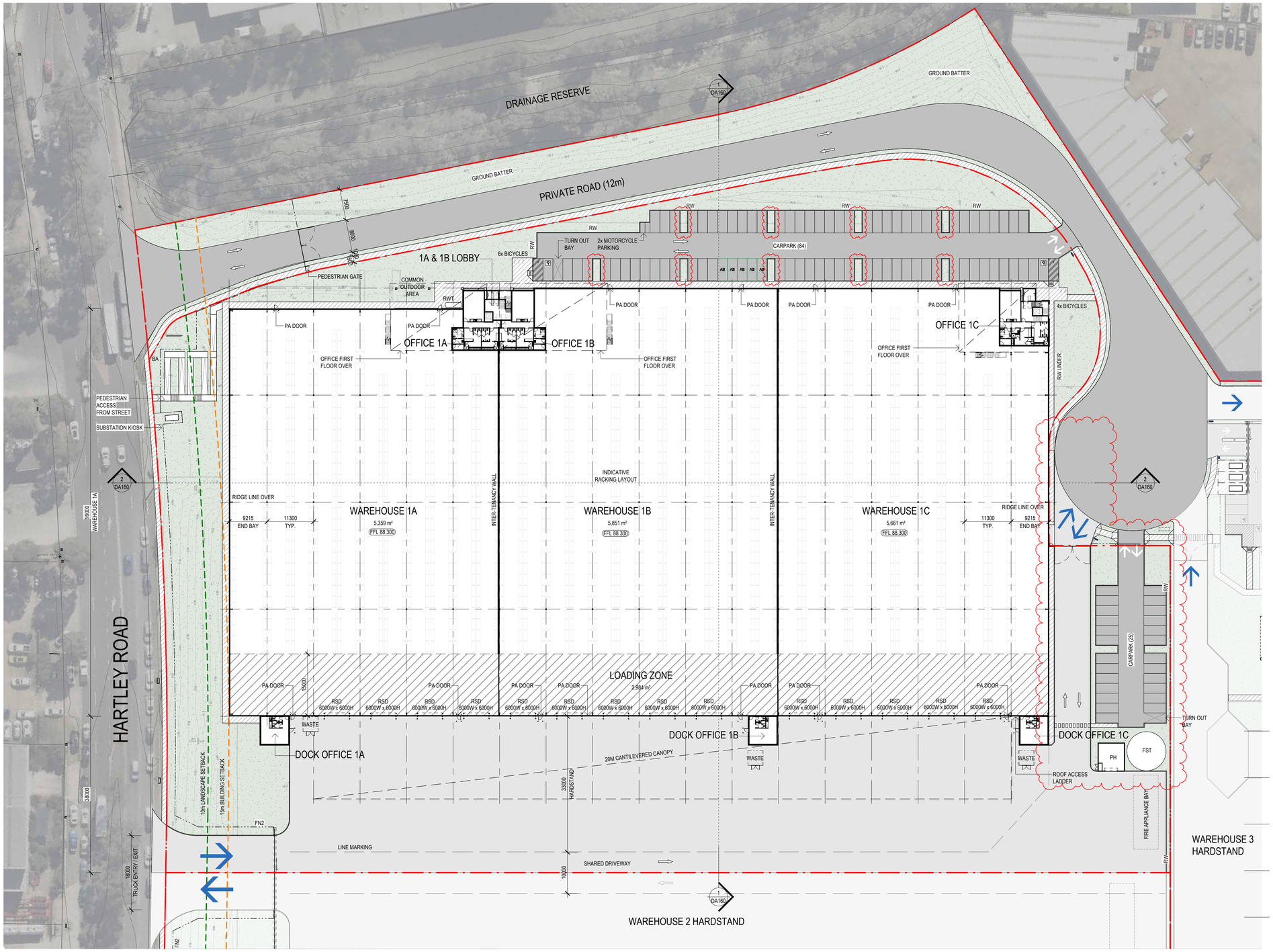
TITLE:
SIGNAGE PLAN

CLIENT:
Charter Hall

DATE: JANUARY 23, 2025
DRAWN BY: BH
SCALE: 1 : 1000 @ A1
SCALE: 1 : 2000 @ A3

JOB NO: 24178
DRAWING NO: DA007
REVISION: B

watson young



DEVELOPMENT ANALYSIS

BUILDING	GFA
WAREHOUSE 1A	5,359 m²
WAREHOUSE 1B	5,851 m²
WAREHOUSE 1C	5,661 m²
WAREHOUSE	16,871 m²
1A & 1B LOBBY	60 m²
DOCK OFFICE 1A	46 m²
DOCK OFFICE 1B	46 m²
DOCK OFFICE 1C	46 m²
OFFICE 1A	500 m²
OFFICE 1B	502 m²
OFFICE 1C	466 m²
OFFICE	1,666 m²
TOTAL AREA	18,537 m²

EXTERNAL AREAS (APPROX)	
CANOPIES	3,400m²
HARDSTAND	16,555 m²
LIGHT DUTY	2,542 m²
PAVING	728 m²

PARKING	
BAYS PROVIDED	105
BAYS REQUIRED (1 PER 300m² OF WH & 1 PER 40m² OF OFFICE)	98
BICYCLE PARKING	10
MOTORCYCLE PARKING	2

SITE COVERAGE	
SITE AREA (LOT 1)	36,871 m²
NET DEVELOPABLE AREA	36,871 m²
BUILDING FOOTPRINT (EXCL. PUMP HOUSE)	20,578 m²
SITE COVERAGE (OF NDA)	55.8%

NOTES

ALL NEW CROSSOVERS IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS

ALL PARKING SPACES IN ACCORDANCE WITH AS 2890.1

ALL DISABLED PARKING SPACES IN ACCORDANCE WITH AUSTRALIAN STANDARD AS 2890 (5.4m x 2.4m)

SITE STORMWATER DRAINAGE IN ACCORDANCE WITH LOCAL AUTHORITY & COUNCIL REQUIREMENTS

ALL RELATIVE LEVELS ARE SHOWN TO A.H.D. (Australian Height Datum)

REFERENCE LEVELS ARE INDICATIVE ONLY, SUBJECT DETAIL DESIGN AND MIGHT VARY +/- 0.5m

LEGEND

- INDICATES EXTENT OF HEAVY DUTY HARDSTAND TO CIVIL ENGINEERS DETAILS
- INDICATES EXTENT OF LIGHT DUTY PAVEMENT TO CIVIL ENGINEERS DETAILS
- CONCRETE PAVING WITH EXPOSED AGGREGATE FINISH OR SIMILAR
- SEALED FIRE TRUCK ACCESS TRACK TO BRIGADE APPROVAL
- AREA OF GRASS / LANDSCAPING, REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LANDSCAPE LAYOUT AND DETAILS

BA	FIRE HYDRANT BOOSTER ASSEMBLY
BG	BOOM GATE
SG	SLIDING GATE
EV	ELECTRIC VEHICLE (EV) CHARGING STATION
FST	FIRE STORAGE TANK
PA	PERSONAL ACCESS
PH	PUMP HOUSE
RWT	RAINWATER TANK
FN1	1800mm HIGH BLACK VINYL COATED CYCLONE WIRE FENCE, 3 BARB WIRES TO 2100mm HIGH
FN2	1800mm HIGH BLACK PAINTED METAL PICKET (DIPLOMAT / PALISADE STYLE) FENCING
FN3	2100mm HIGH OUTDOOR AREA FEATURE SCREEN

No.	DATE:	REVISION:	BY:	CHK:
P1	13.09.2024	PRELIMINARY ISSUE	BF	JF
P2	22.10.2024	PRELIMINARY ISSUE	BF	JF
P3	31.10.2024	ISSUED FOR APPROVAL	BF	JF
A	11.11.2024	FOR LODGEMENT	RF	JF
B	25.02.2025	UPDATES	BH	JF

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects P/L Melbourne | Perth | Sydney 03 9516 8555 ACN: 111398700
8 Grattan Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
INDUSTRIAL DEVELOPMENT
80 HARTLEY ROAD
SMEATON GRANGE, NSW 2567

TITLE:
SITE & GROUND FLOOR PLAN WH1

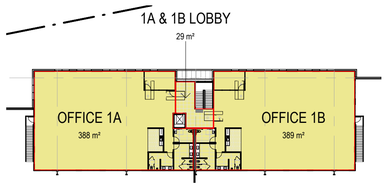
NORTH

CLIENT:
Charter Hall

DATE: NOVEMBER 19, 2024
DRAWN BY: BF
SCALE: 1 : 500 @ A1
SCALE: 1 : 1000 @ A3

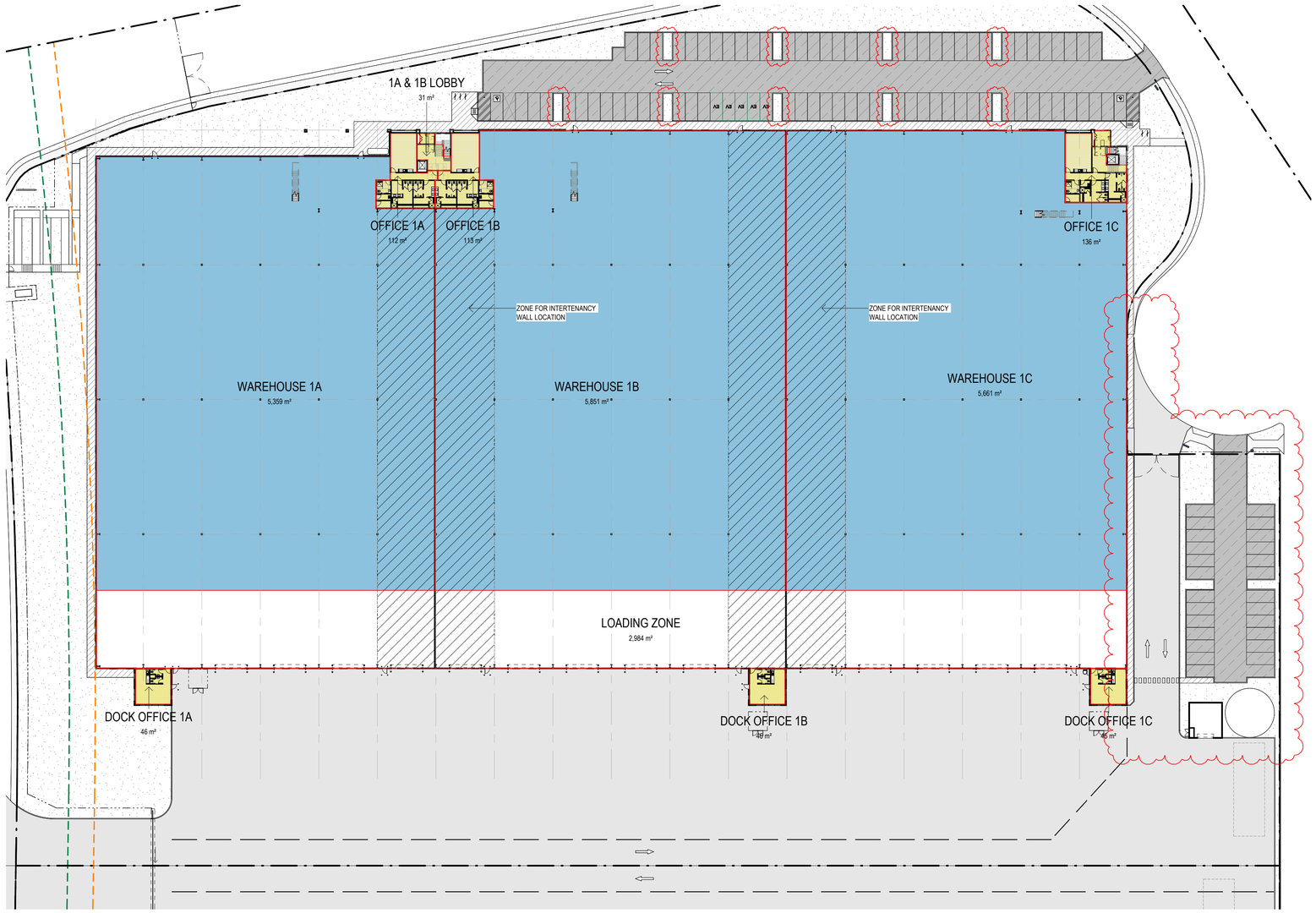
JOB NO: 24178
DRAWING NO: DA110
REVISION: B

watson young



GFA AREA PLAN_FIRST FLOOR OFFICE 1A & 1B
SCALE: 1 : 500

GFA AREA PLAN_FIRST FLOOR OFFICE 1C
SCALE: 1 : 500



GFA AREA PLAN_GROUND FLOOR
SCALE: 1 : 500

DEVELOPMENT ANALYSIS

BUILDING	GFA
WAREHOUSE 1A	5,359 m²
WAREHOUSE 1B	5,851 m²
WAREHOUSE 1C	5,661 m²
WAREHOUSE TOTAL	16,871 m²
1A & 1B LOBBY	60 m²
DOCK OFFICE 1A	46 m²
DOCK OFFICE 1B	46 m²
DOCK OFFICE 1C	46 m²
OFFICE 1A	500 m²
OFFICE 1B	502 m²
OFFICE 1C	466 m²
OFFICE TOTAL	1,666 m²
TOTAL AREA	18,537 m²
LOADING ZONE AREA	2,984 m²

EXTERNAL AREAS (APPROX)	
CANOPIES	3,400m²
HARDSTAND	16,555 m²
LIGHT DUTY	2,542 m²
PAVING	728 m²

PARKING	
BAYS PROVIDED	105
BICYCLE PARKING	10

SITE COVERAGE	
SITE AREA (LOT 1)	36,871 m²
NET DEVELOPABLE AREA	36,871 m²
BUILDING FOOTPRINT EXCL. PUMP HOUSE	20,578 m²
SITE COVERAGE	55.8%

G.F.A. METHOD OF MEASUREMENT

AS PER THE NSW LEGISLATION DEFINITION

GROSS FLOOR AREA (GFA) MEANS THE SUM OF THE FLOOR AREA OF EACH FLOOR OF A BUILDING MEASURED FROM THE INTERNAL FACE OF EXTERNAL WALLS, OR FROM THE INTERNAL FACE OF WALLS SEPARATING THE BUILDING FROM ANY OTHER BUILDING, MEASURED AT A HEIGHT OF 1.4 METRES ABOVE THE FLOOR, AND INCLUDES:
(A) THE AREA OF A MEZZANINE, AND
(B) HABITABLE ROOMS IN A BASEMENT OR AN ATTIC, AND
(C) ANY SHOP, AUDITORIUM, CINEMA, AND THE LIKE, IN A BASEMENT OR ATTIC, BUT EXCLUDES:
(D) ANY AREA FOR COMMON VERTICAL CIRCULATION, SUCH AS LIFTS AND STAIRS, AND
(E) ANY BASEMENT:
(I) STORAGE, AND
(II) VEHICULAR ACCESS, LOADING AREAS, GARBAGE AND SERVICES, AND
(F) PLANT ROOMS, LIFT TOWERS AND OTHER AREAS USED EXCLUSIVELY FOR MECHANICAL SERVICES OR DUCTING, AND
(G) CAR PARKING TO MEET ANY REQUIREMENTS OF THE CONSENT AUTHORITY (INCLUDING ACCESS TO THAT CAR PARKING), AND
(H) ANY SPACE USED FOR THE LOADING OR UNLOADING OF GOODS (INCLUDING ACCESS TO IT), AND
(I) TERRACES AND BALCONIES WITH OUTER WALLS LESS THAN 1.4 METRES HIGH, AND
(J) VOIDS ABOVE A FLOOR AT THE LEVEL OF A STOREY OR STOREY ABOVE.

NOTE: AREAS DISCLAIMER

AREAS SHOWN ARE BASED ON WATSON YOUNG ARCHITECT'S INTERPRETATION OF THE METHOD OF MEASUREMENT. ALL CARE HAS BEEN TAKEN IN DETERMINING THIS AREA.

THIS PLAN HAS BEEN PREPARED FOR THE PURPOSES OF CALCULATING THE SPECIFIED AREA TYPE ONLY. FINAL AREAS AND METHOD OF MEASUREMENT SHOULD BE VERIFIED BY THE CLIENT AND/OR LICENSED SURVEYOR

No.	DATE:	REVISION:	BY:	CHK:
P1	31.10.2024	ISSUED FOR APPROVAL	BF	JF
A	11.11.2024	FOR LODGEMENT	RF	JF
B	25.02.2025	UPDATES	BH	JF

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects Pt/L Melbourne | Perth | Sydney 03 9516 8555 ACN: 111398700
8 Grattan Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
INDUSTRIAL DEVELOPMENT
80 HARTLEY ROAD
SMEATON GRANGE, NSW 2567

TITLE:
GFA PLAN WH1

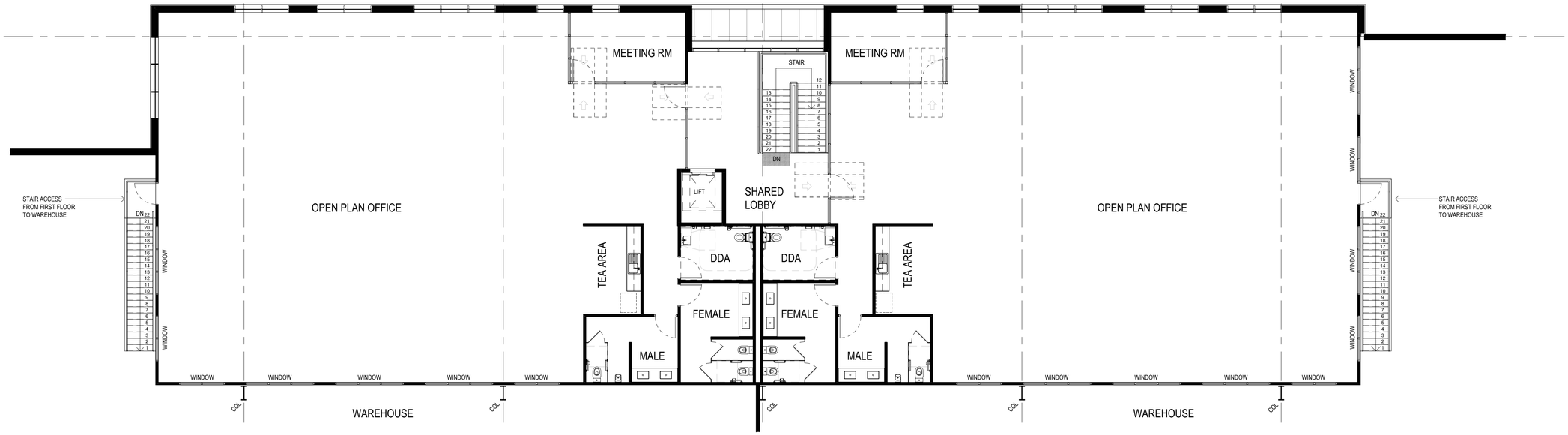
NORTH

CLIENT: Charter Hall

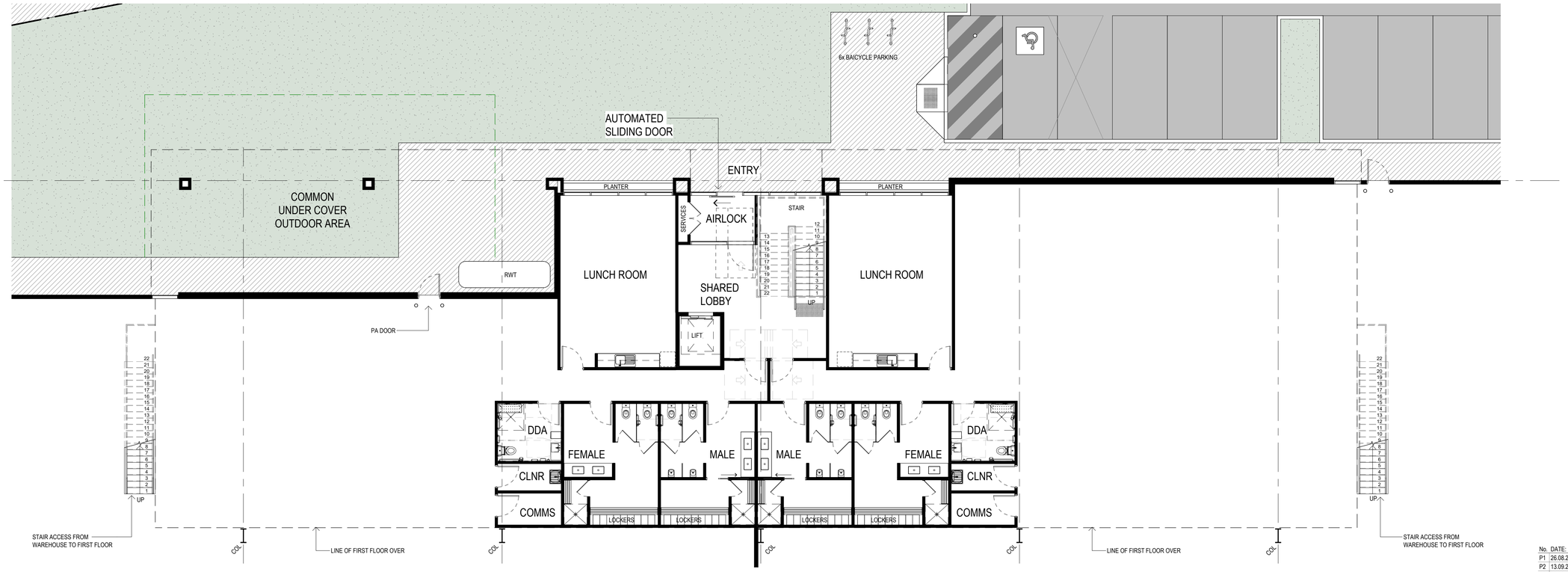
DATE: NOVEMBER 19, 2024
DRAWN BY: BF
SCALE: 1 : 500 @ A1
SCALE: 1 : 1000 @ A3

JOB NO: 24178
DRAWING NO: DA111
REVISION: B

watson young



OFFICE 1A & 1B FIRST FLOOR PLAN
SCALE: 1 : 100



OFFICE 1A & 1B GROUND FLOOR PLAN
SCALE: 1 : 100

No.	DATE:	REVISION:	BY:	CHK:
P1	26.08.2024	PRELIMINARY ISSUE	BF	JF
P2	13.09.2024	PRELIMINARY ISSUE	BF	JF
P3	22.10.2024	PRELIMINARY ISSUE	BF	JF
P4	31.10.2024	ISSUED FOR APPROVAL	BF	JF
A	11.11.2024	FOR LODGEMENT	RF	JF

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects P/L Melbourne | Perth | Sydney 03 9516 8555 ACN: 111398700
8 Grattan Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
INDUSTRIAL DEVELOPMENT
80 HARTLEY ROAD
SMEATON GRANGE, NSW 2567

TITLE:
OFFICE 1A & 1B FLOOR PLANS

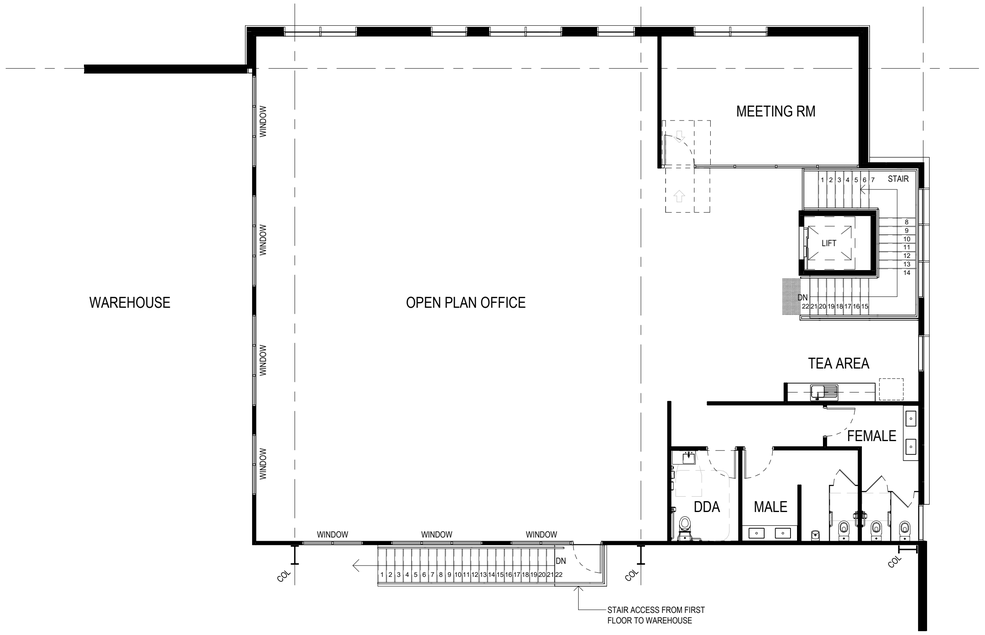
NORTH

CLIENT:
Charter Hall

DATE: NOVEMBER 19, 2024
DRAWN BY: BF
SCALE: 1 : 100 @ A1
SCALE: 1 : 200 @ A3

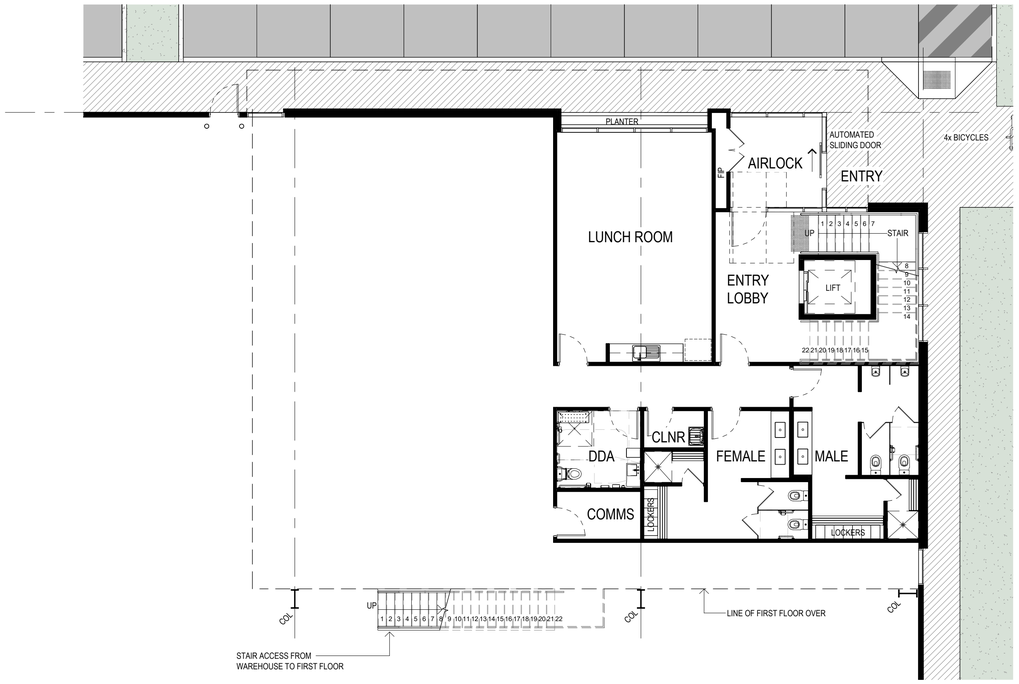
JOB NO: 24178
DRAWING NO: DA120
REVISION: A

watson young



OFFICE 1C FIRST FLOOR PLAN

SCALE: 1 : 100



OFFICE 1C GROUND FLOOR PLAN

SCALE: 1 : 100

No.	DATE:	REVISION:	BY:	CHK:
P1	26.08.2024	PRELIMINARY ISSUE	BF	JF
P2	13.09.2024	PRELIMINARY ISSUE	BF	JF
P3	22.10.2024	PRELIMINARY ISSUE	BF	JF
P4	31.10.2024	ISSUED FOR APPROVAL	BF	JF
A	11.11.2024	FOR LODGEMENT	RF	JF

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects P/L Melbourne | Perth | Sydney 03 9516 8555 ACN: 111398700
8 Grattan Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
INDUSTRIAL DEVELOPMENT
80 HARTLEY ROAD
SMEATON GRANGE, NSW 2567

TITLE:
OFFICE 1C FLOOR PLANS

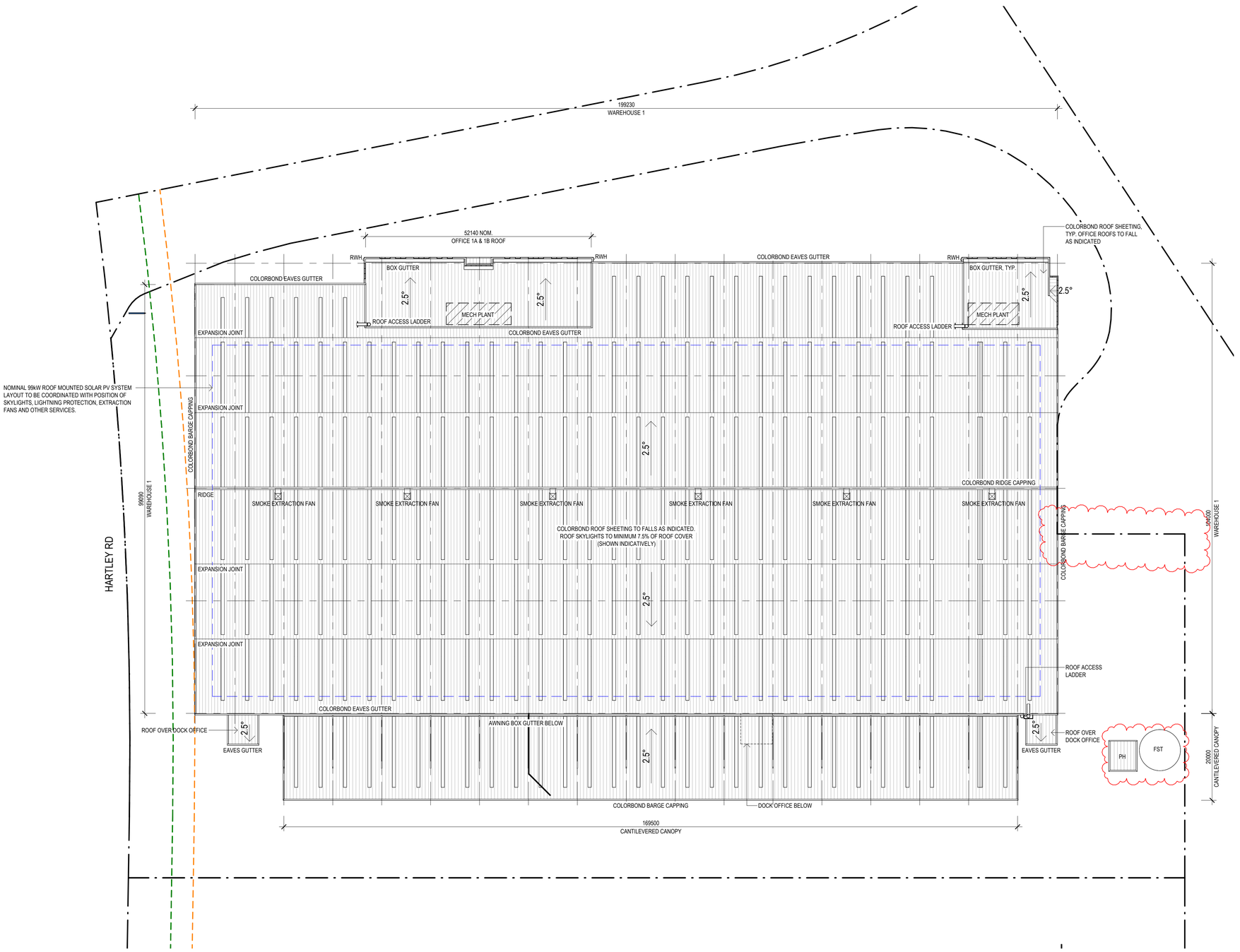
NORTH

CLIENT:
Charter Hall

DATE: NOVEMBER 19, 2024
DRAWN BY: BF
SCALE: 1 : 100 @ A1
SCALE: 1 : 200 @ A3

JOB NO: 24178
DRAWING NO: DA121
REVISION: A

watson young



No.	DATE:	REVISION:	BY:	CHK:
P2	13.09.2024	PRELIMINARY ISSUE	BF	JF
P3	28.10.2024	PRELIMINARY ISSUE	RF	JF
P4	31.10.2024	ISSUED FOR APPROVAL	BF	JF
A	11.11.2024	FOR LODGEMENT	RF	JF
B	25.02.2025	UPDATES	BH	JF

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects P/L Melbourne | Perth | Sydney 03 9516 8555 ACN: 111398700
8 Gratton Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
INDUSTRIAL DEVELOPMENT
80 HARTLEY ROAD
SMEATON GRANGE, NSW 2567

TITLE:
ROOF PLAN WH1

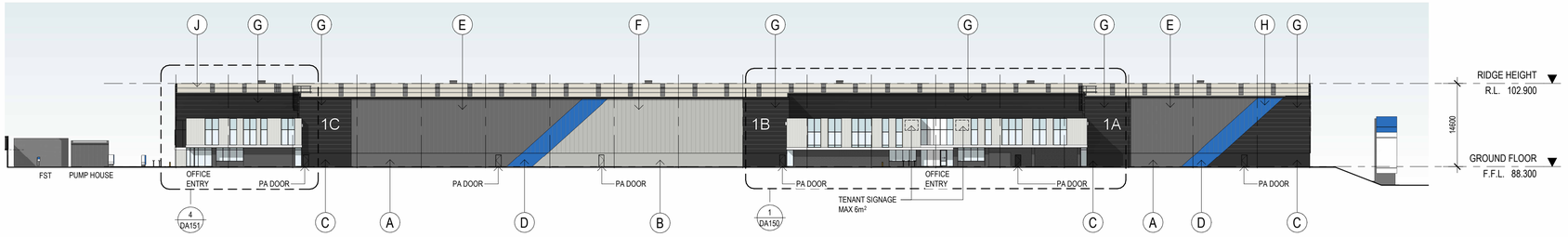
NORTH

CLIENT:
Charter Hall

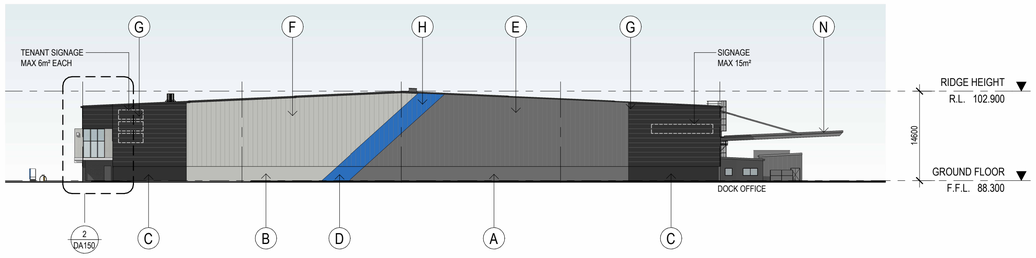
DATE: NOVEMBER 19, 2024
DRAWN BY: RF
SCALE: 1 : 500 @ A1
SCALE: 1 : 1000 @ A3

JOB NO: 24178
DRAWING NO: DA130
REVISION: B

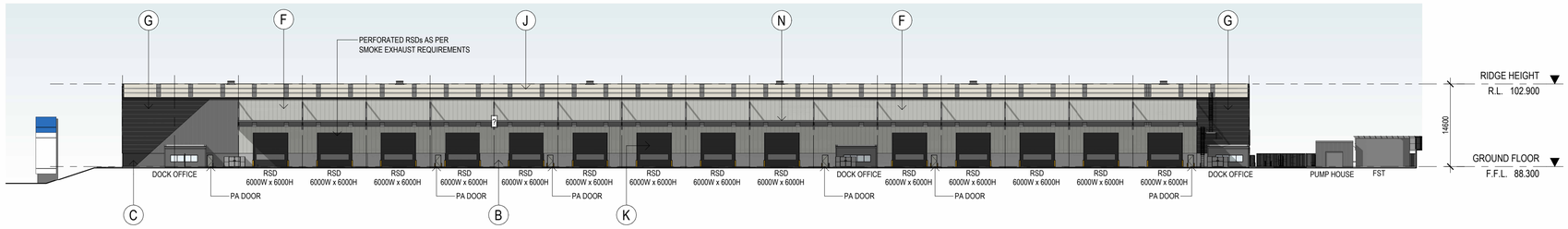
watson young



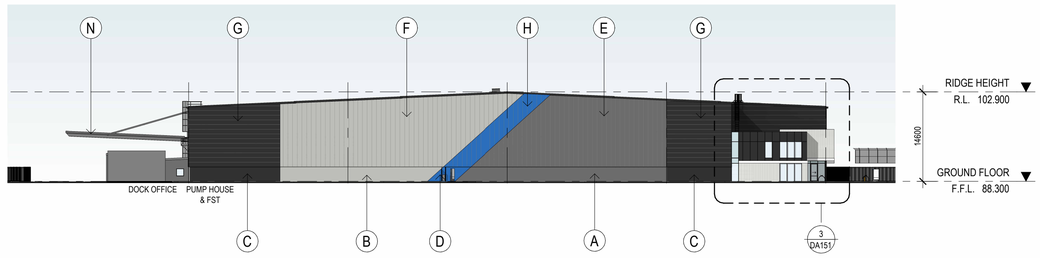
OVERALL NORTH-WEST ELEVATION
SCALE: 1 : 500



OVERALL SOUTH-WEST ELEVATION
SCALE: 1 : 500



OVERALL SOUTH-EAST ELEVATION
SCALE: 1 : 500



OVERALL NORTH-EAST ELEVATION
SCALE: 1 : 500

EXTERNAL FINISHES (WAREHOUSE)

A	PRECAST CONCRETE PANEL, PAINT FINISH	COLORBOND BASALT
B	PRECAST CONCRETE PANEL, PAINT FINISH	COLORBOND SHALE GREY
C	PRECAST CONCRETE PANEL, PAINT FINISH	COLORBOND MONUMENT
D	PRECAST CONCRETE PANEL, PAINT FINISH	BLUE
E	COLORBOND WALL CLADDING	COLORBOND BASALT
F	COLORBOND WALL CLADDING	COLORBOND SHALE GREY
G	COLORBOND WALL CLADDING	COLORBOND MONUMENT
H	COLORBOND WALL CLADDING	BLUE
J	ROOF CLADDING	METAL DECK ROOF SHEETING
K	ROLLER SHUTTER DOOR CLADDING	COLORBOND MONUMENT
L	PA DOORS	METAL FINISH TO MATCH BACKGROUND WALL
M	GUTTERS, CAPPINGS & DOWNPIPES	COLORBOND MONUMENT
N	AWNINGS / CANOPIES	COLORBOND BASALT
O	BOLLARDS	SAFETY YELLOW

No.	DATE:	REVISION:	BY:	CHK:
P1	13.09.2024	PRELIMINARY ISSUE	BF	JF
P2	28.10.2024	PRELIMINARY ISSUE	RF	JF
P3	31.10.2024	ISSUED FOR APPROVAL	BF	JF
A	11.11.2024	FOR LODGEMENT	RF	JF

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects P/L Melbourne | Perth | Sydney 03 9516 8555 ACN: 111398700
8 Grattan Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
INDUSTRIAL DEVELOPMENT
80 HARTLEY ROAD
SMEATON GRANGE, NSW 2567

TITLE:
ELEVATIONS WH1

CLIENT:
Charter Hall

DATE: NOVEMBER 19, 2024
DRAWN BY: RF
SCALE: 1 : 500 @ A1
SCALE: 1 : 1000 @ A3

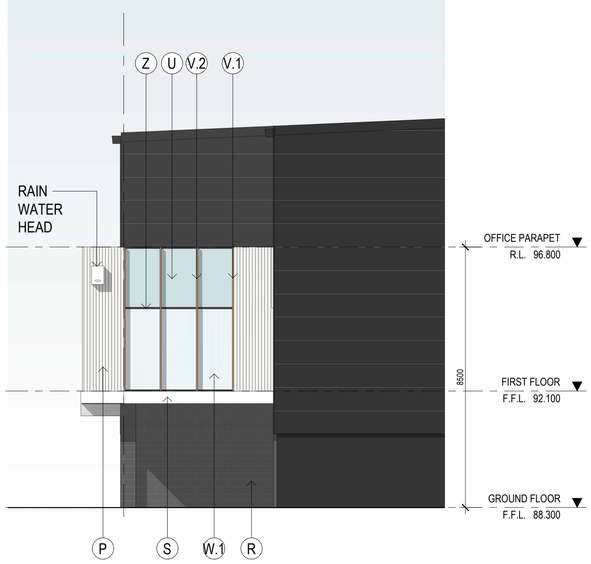
JOB NO: 24178
DRAWING NO: DA140
REVISION: A

watson young

OFFICE 1A & 1B NORTH-WEST ELEVATION
SCALE: 1 : 100

EXTERNAL FINISHES (OFFICE)

P	LIGHT WEIGHT CLADDING	LIGHT GREY
Q	LIGHT WEIGHT CLADDING	MONUMENT
R	SNAP BRICK	DARK GREY
S	METAL CLADDING	WHITE
T	PERFORATED METAL SCREENS	BLACK
U	ALUMINIUM FRAMED COLORBACK GLAZING	DARK GREY
V.1	WINDOW REVEAL	TIMBER LOOK CLADDING
V.2	ALUMINIUM VERTICAL BATTENS	TIMBER LOOK CLADDING
W.1	ALUMINIUM FRAMED GLAZING	CLEAR GLAZING
W.2	TRANSLUCENT PANEL	TRANSLUCENT
Y	SCREEN FENCE	MODWOOD OR SIMILAR
Z	WINDOW FRAMES	MONUMENT



OFFICE 1A SOUTH-WEST ELEVATION
SCALE: 1 : 100

No.	DATE:	REVISION:	BY:	CHK:
P1	28.10.2024	PRELIMINARY ISSUE	RF	JF
P2	31.10.2024	ISSUED FOR APPROVAL	BF	JF
A	11.11.2024	FOR LODGEMENT	RF	JF

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects P/L Melbourne | Perth | Sydney 03 9516 8555 ACN: 111398700
8 Grattan Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
INDUSTRIAL DEVELOPMENT
80 HARTLEY ROAD
SMEATON GRANGE, NSW 2567

TITLE:
OFFICE 1A & 1B ELEVATIONS

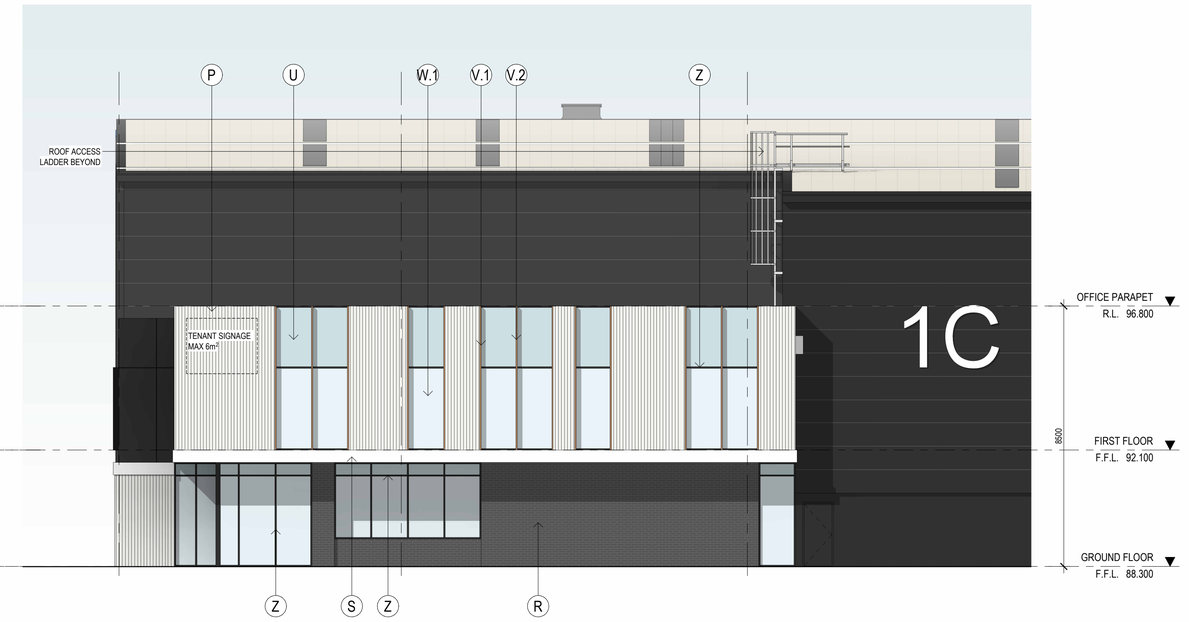
CLIENT:
Charter Hall

DATE: NOVEMBER 19, 2024
DRAWN BY: RF
SCALE: 1 : 100 @ A1
SCALE: 1 : 200 @ A3

JOB NO: 24178
DRAWING NO: DA150
REVISION: A

watson young

OFFICE 1C NORTH-EAST ELEVATION
SCALE: 1 : 100



OFFICE 1C NORTH-WEST ELEVATION
SCALE: 1 : 100

EXTERNAL FINISHES (OFFICE)

P	LIGHT WEIGHT CLADDING	LIGHT GREY
Q	LIGHT WEIGHT CLADDING	MONUMENT
R	SNAP BRICK	DARK GREY
S	METAL CLADDING	WHITE
T	PERFORATED METAL SCREENS	BLACK
U	ALUMINIUM FRAMED COLORBACK GLAZING	DARK GREY
V.1	WINDOW REVEAL	TIMBER LOOK CLADDING
V.2	ALUMINIUM VERTICAL BATTENS	TIMBER LOOK CLADDING
W.1	ALUMINIUM FRAMED GLAZING	CLEAR GLAZING
W.2	TRANSLUCENT PANEL	TRANSLUCENT
Y	SCREEN FENCE	MODWOOD OR SIMILAR
Z	WINDOW FRAMES	MONUMENT

No.	DATE:	REVISION:	BY:	CHK:
P1	28.10.2024	PRELIMINARY ISSUE	RF	JF
P2	31.10.2024	ISSUED FOR APPROVAL	BF	JF
A	11.11.2024	FOR LODGEMENT	RF	JF

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects P/L Melbourne | Perth | Sydney 03 9516 8555 ACN: 111398700
8 Grattan Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
INDUSTRIAL DEVELOPMENT
80 HARTLEY ROAD
SMEATON GRANGE, NSW 2567

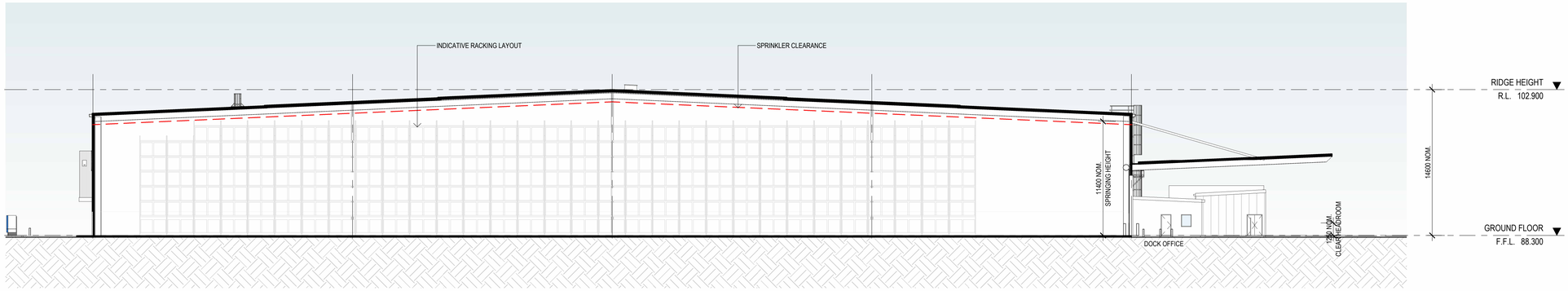
TITLE:
OFFICE 1C ELEVATIONS

CLIENT:
Charter Hall

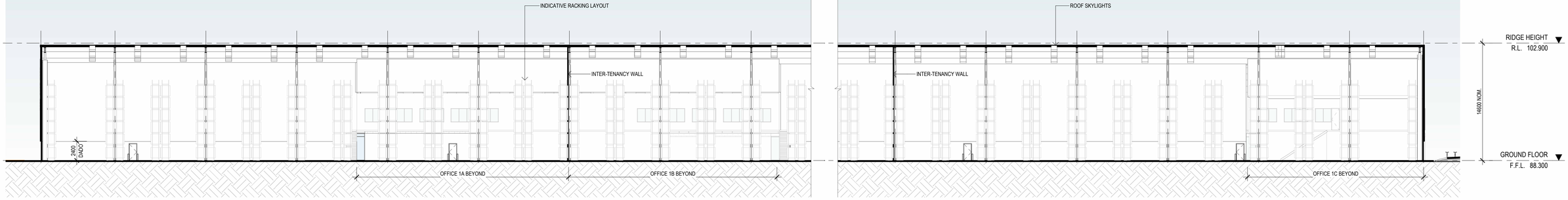
DATE: NOVEMBER 19, 2024
DRAWN BY: RF
SCALE: 1 : 100 @ A1
SCALE: 1 : 200 @ A3

JOB NO: 24178
DRAWING NO: DA151
REVISION: A

watson young



SECTION 1
SCALE: 1 : 250



SECTION 2
SCALE: 1 : 250

No.	DATE:	REVISION:	BY:	CHK:
P1	13.09.2024	PRELIMINARY ISSUE	BF	JF
P2	28.10.2024	PRELIMINARY ISSUE	RF	JF
P3	31.10.2024	ISSUED FOR APPROVAL	BF	JF
A	11.11.2024	FOR LODGEMENT	RF	JF

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects P/L Melbourne | Perth | Sydney 03 9616 8555 ACN: 111398700
8 Grattan Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
INDUSTRIAL DEVELOPMENT
80 HARTLEY ROAD
SMEATON GRANGE, NSW 2567

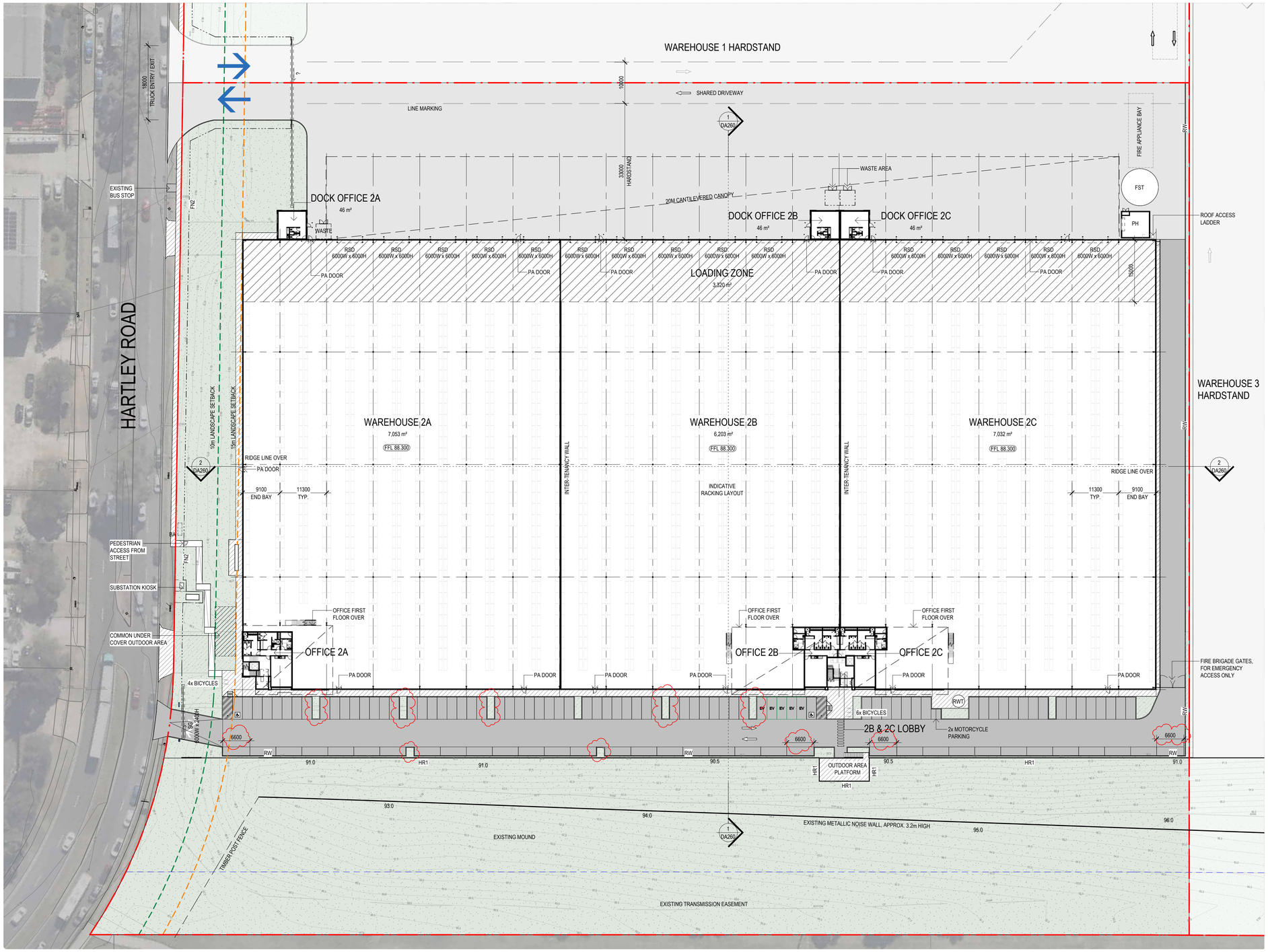
TITLE:
SECTIONS WH1

CLIENT:
Charter Hall

DATE: NOVEMBER 19, 2024
DRAWN BY: RF
SCALE: 1 : 250 @ A1
SCALE: 1 : 500 @ A3

JOB NO: 24178
DRAWING NO: DA160
REVISION: A

watson young



DEVELOPMENT ANALYSIS

BUILDING	GFA
WAREHOUSE 2A	7,053 m²
WAREHOUSE 2B	6,203 m²
WAREHOUSE 2C	7,032 m²
WAREHOUSE	20,288 m²
2B & 2C LOBBY	60 m²
DOCK OFFICE 2A	46 m²
DOCK OFFICE 2B	46 m²
DOCK OFFICE 2C	46 m²
OFFICE 2A	466 m²
OFFICE 2B	502 m²
OFFICE 2C	500 m²
OFFICE	1,666 m²
TOTAL AREA	21,954 m²

EXTERNAL AREAS (APPROX)	
CANOPIES	3,842m²
HARDSTAND	16,598 m²
LIGHT DUTY	3,878 m²
PAVING	762 m²

PARKING	
BAYS PROVIDED	111
BAYS REQUIRED	110
(1 PER 300m² OF WH & 1 PER 40m² OF OFFICE)	
BICYCLE PARKING	10
MOTORCYCLE PARKING	2

SITE COVERAGE	
SITE AREA (LOT 2)	51,174m²
RESIDUAL LAND	10,969m²
NET DEVELOPABLE AREA	40,205m²
BUILDING FOOTPRINT (EXCL. PUMP HOUSE)	24,340 m²
SITE COVERAGE (OF NDA)	60.5%

NOTES

ALL NEW CROSSOVERS IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS

ALL PARKING SPACES IN ACCORDANCE WITH AS 2890.1

ALL DISABLED PARKING SPACES IN ACCORDANCE WITH AUSTRALIAN STANDARD AS 2890 (5.4m x 2.4m)

SITE STORMWATER DRAINAGE IN ACCORDANCE WITH LOCAL AUTHORITY & COUNCIL REQUIREMENTS

ALL RELATIVE LEVELS ARE SHOWN TO A.H.D. (Australian Height Datum)

REFERENCE LEVELS ARE INDICATIVE ONLY, SUBJECT DETAIL DESIGN AND MIGHT VARY +/- 0.5m

LEGEND

- INDICATES EXTENT OF HEAVY DUTY HARDSTAND TO CIVIL ENGINEERS DETAILS
- INDICATES EXTENT OF LIGHT DUTY PAVEMENT TO CIVIL ENGINEERS DETAILS
- CONCRETE PAVING WITH EXPOSED AGGREGATE FINISH OR SIMILAR
- SEALED FIRE TRUCK ACCESS TRACK TO BRIGADE APPROVAL
- AREA OF GRASS / LANDSCAPING, REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LANDSCAPE LAYOUT AND DETAILS

BA	FIRE HYDRANT BOOSTER ASSEMBLY
BG	BOOM GATE
SG	SLIDING GATE
EV	ELECTRIC VEHICLE (EV) CHARGING STATION
FST	FIRE STORAGE TANK
PA	PERSONAL ACCESS
PH	PUMP HOUSE
RWT	RAINWATER TANK
FN1	1800mm HIGH BLACK VINYL COATED CYCLONE WIRE FENCE, 3 BARB WIRES TO 2100mm HIGH
FN2	1800mm HIGH BLACK PAINTED METAL PICKET (DIPLOMAT / PALISADE STYLE) FENCING
FN3	2100mm HIGH OUTDOOR AREA FEATURE SCREEN

No.	DATE:	REVISION:	BY:	CHK:
P1	13.09.2024	PRELIMINARY ISSUE	BF	JF
P2	31.10.2024	ISSUED FOR APPROVAL	BF	JF
A	11.11.2024	FOR LODGEMENT	RF	JF
B	25.02.2025	UPDATES	BH	JF

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects P/L Melbourne | Perth | Sydney 03 9516 8555 ACN: 111398700
8 Grattan Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
INDUSTRIAL DEVELOPMENT
80 HARTLEY ROAD
SMEATON GRANGE, NSW 2567

TITLE:
SITE & GROUND FLOOR PLAN WH2

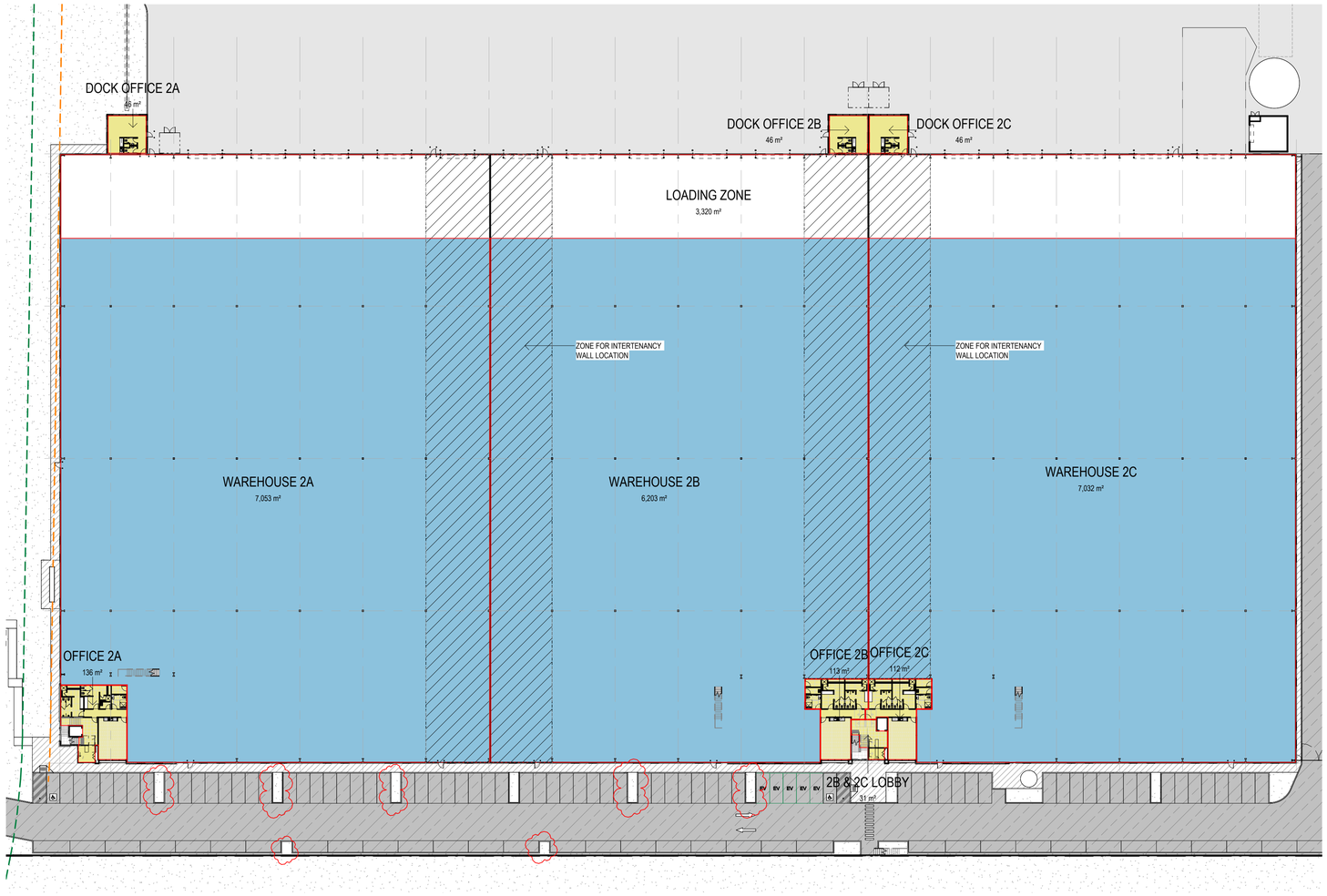
NORTH

CLIENT:
Charter Hall

DATE: NOVEMBER 19, 2024
DRAWN BY: BF
SCALE: 1 : 500 @ A1
SCALE: 1 : 1000 @ A3

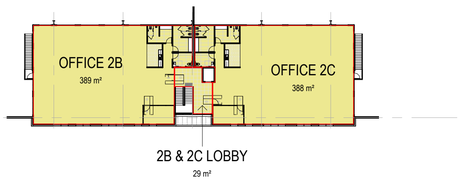
JOB NO: 24178
DRAWING NO.: DA210
REVISION: B

watson young



GFA AREA PLAN_GROUND FLOOR
SCALE: 1 : 500

GFA AREA PLAN_FIRST FLOOR OFFICE 2A
SCALE: 1 : 500



GFA AREA PLAN_FIRST FLOOR OFFICE 2B & 2C
SCALE: 1 : 500

DEVELOPMENT ANALYSIS

BUILDING	GFA
WAREHOUSE 2A	7,053 m²
WAREHOUSE 2B	6,203 m²
WAREHOUSE 2C	7,032 m²
WAREHOUSE TOTAL	20,288 m²
2B & 2C LOBBY	60 m²
DOCK OFFICE 2A	46 m²
DOCK OFFICE 2B	46 m²
DOCK OFFICE 2C	46 m²
OFFICE 2A	466 m²
OFFICE 2B	502 m²
OFFICE 2C	500 m²
OFFICE TOTAL	1,666 m²
TOTAL AREA	21,954 m²
LOADING ZONE AREA	3,320 m²
EXTERNAL AREAS (APPROX)	
CANOPIES	3,842 m²
HARDSTAND	16,598 m²
LIGHT DUTY	3,878 m²
PAVING	762 m²
PARKING	
BAYS PROVIDED	111
BICYCLE PARKING	10
SITE COVERAGE	
SITE AREA (LOT 2)	51,174m²
RESIDUAL LAND	10,969m²
NET DEVELOPABLE AREA	40,205m²
BUILDING FOOTPRINT EXCL. PUMP HOUSE	24,340 m²
SITE COVERAGE (OF NDA)	60.5%

G.F.A. METHOD OF MEASUREMENT

AS PER THE NSW LEGISLATION DEFINITION

GROSS FLOOR AREA (GFA) MEANS THE SUM OF THE FLOOR AREA OF EACH FLOOR OF A BUILDING MEASURED FROM THE INTERNAL FACE OF EXTERNAL WALLS, OR FROM THE INTERNAL FACE OF WALLS SEPARATING THE BUILDING FROM ANY OTHER BUILDING, MEASURED AT A HEIGHT OF 1.4 METRES ABOVE THE FLOOR, AND INCLUDES:
(A) THE AREA OF A MEZZANINE, AND
(B) HABITABLE ROOMS IN A BASEMENT OR AN ATTIC, AND
(C) ANY SHOP, AUDITORIUM, CINEMA, AND THE LIKE, IN A BASEMENT OR ATTIC, BUT EXCLUDES:
(D) ANY AREA FOR COMMON VERTICAL CIRCULATION, SUCH AS LIFTS AND STAIRS, AND
(E) ANY BASEMENT:
(I) STORAGE, AND
(II) VEHICULAR ACCESS, LOADING AREAS, GARBAGE AND SERVICES, AND
(F) PLANT ROOMS, LIFT TOWERS AND OTHER AREAS USED EXCLUSIVELY FOR MECHANICAL SERVICES OR DUCTING, AND
(G) CAR PARKING TO MEET ANY REQUIREMENTS OF THE CONSENT AUTHORITY (INCLUDING ACCESS TO THAT CAR PARKING), AND
(H) ANY SPACE USED FOR THE LOADING OR UNLOADING OF GOODS (INCLUDING ACCESS TO IT), AND
(I) TERRACES AND BALCONIES WITH OUTER WALLS LESS THAN 1.4 METRES HIGH, AND
(J) VOIDS ABOVE A FLOOR AT THE LEVEL OF A STOREY OR STOREY ABOVE.

NOTE: AREAS DISCLAIMER

AREAS SHOWN ARE BASED ON WATSON YOUNG ARCHITECT'S INTERPRETATION OF THE METHOD OF MEASUREMENT. ALL CARE HAS BEEN TAKEN IN DETERMINING THIS AREA.

THIS PLAN HAS BEEN PREPARED FOR THE PURPOSES OF CALCULATING THE SPECIFIED AREA TYPE ONLY. FINAL AREAS AND METHOD OF MEASUREMENT SHOULD BE VERIFIED BY THE CLIENT AND/OR LICENSED SURVEYOR

No.	DATE:	REVISION:	BY:	CHK:
P1	31.10.2024	ISSUED FOR APPROVAL	BF	JF
A	11.11.2024	FOR LODGEMENT	RF	JF
B	25.02.2025	UPDATES	BH	JF

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects P/L Melbourne | Perth | Sydney 03 9616 8555 ACN: 111398700
8 Grattan Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
INDUSTRIAL DEVELOPMENT
80 HARTLEY ROAD
SMEATON GRANGE, NSW 2567

TITLE:
GFA PLAN WH2

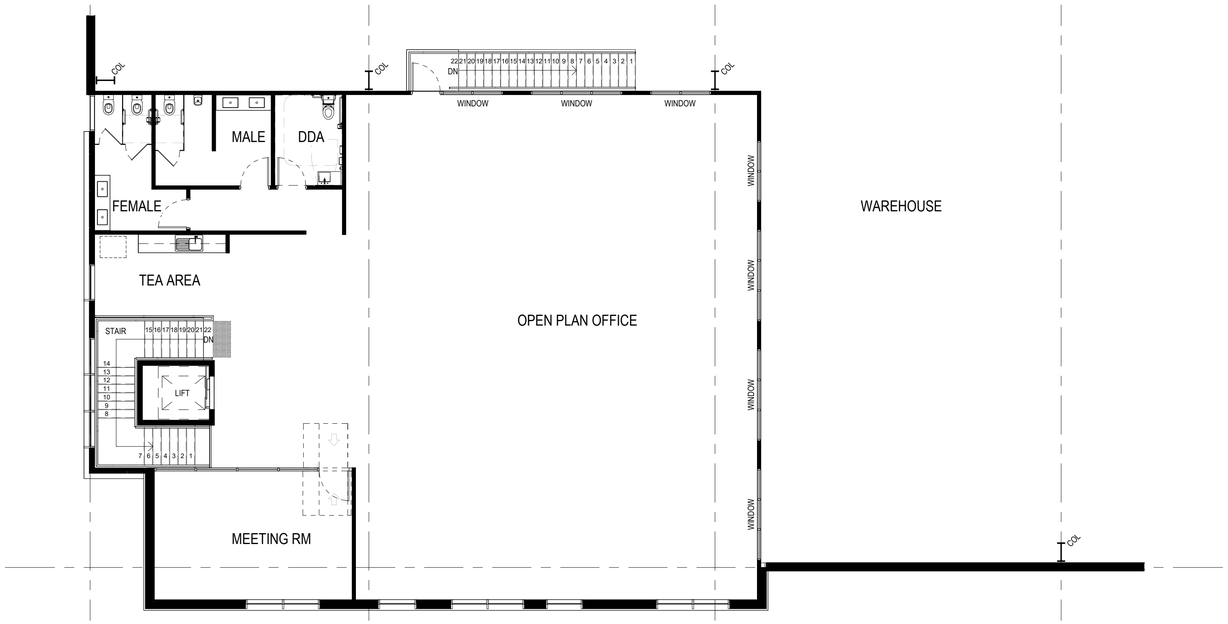
NORTH

CLIENT:
Charter Hall

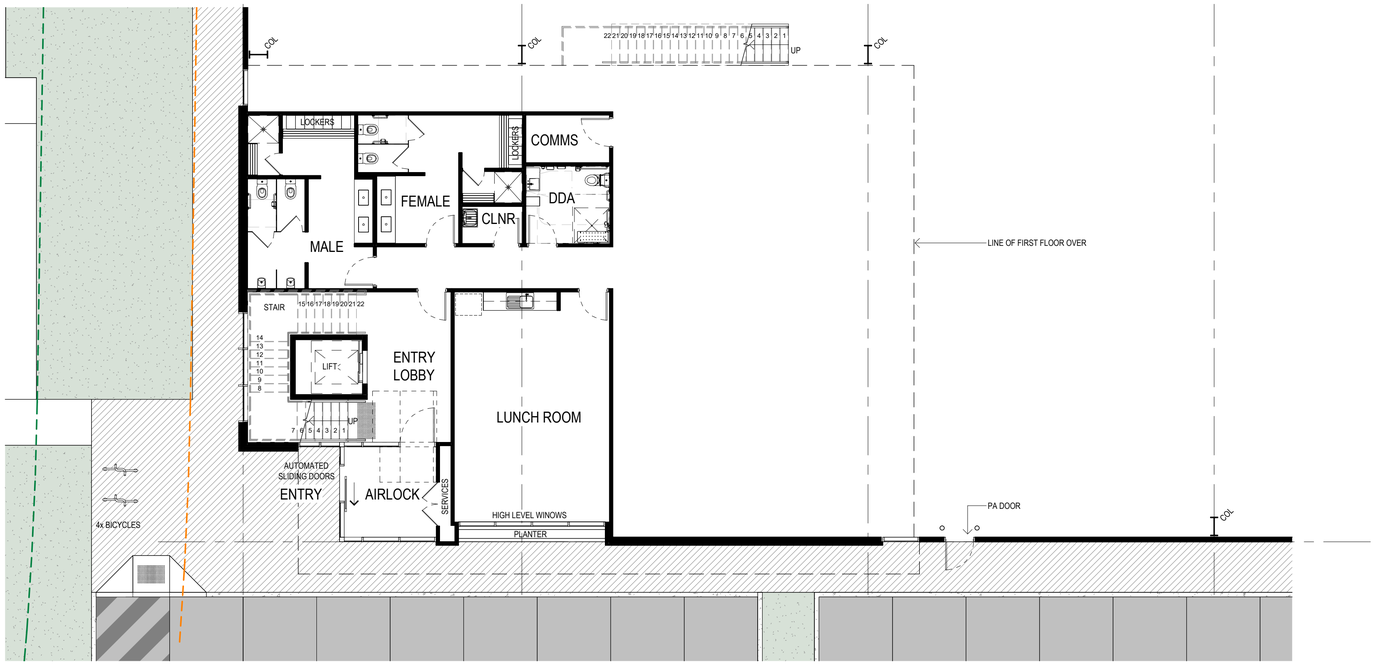
DATE: NOVEMBER 19, 2024
DRAWN BY: BF
SCALE: 1 : 500 @ A1
SCALE: 1 : 1000 @ A3

JOB NO: 24178
DRAWING NO: DA211
REVISION: B

watson young



OFFICE 2A FIRST FLOOR PLAN
SCALE: 1 : 100



OFFICE 2A GROUND FLOOR PLAN
SCALE: 1 : 100

No.	DATE:	REVISION:	BY:	CHK:
P1	26.08.2024	PRELIMINARY ISSUE	BF	JF
P2	13.09.2024	PRELIMINARY ISSUE	BF	JF
P3	31.10.2024	ISSUED FOR APPROVAL	BF	JF
A	11.11.2024	FOR LODGEMENT	RF	JF

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects P/L Melbourne | Perth | Sydney 03 9516 8555 ACN: 111398700
8 Grattan Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
INDUSTRIAL DEVELOPMENT
80 HARTLEY ROAD
SMEATON GRANGE, NSW 2567

TITLE:
OFFICE 2A FLOOR PLANS

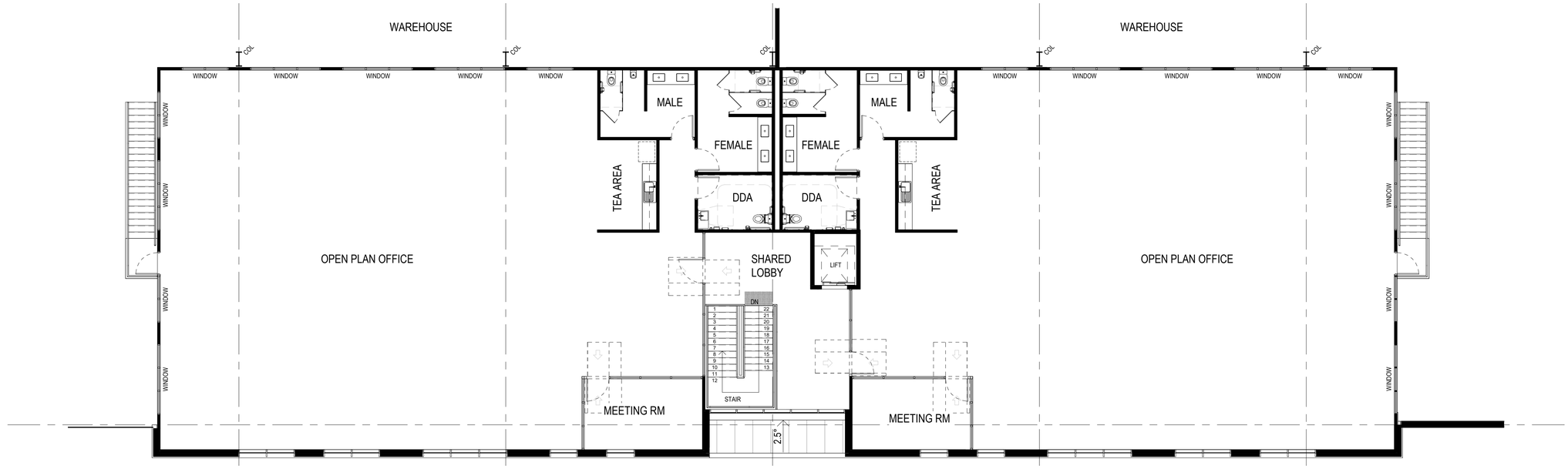
NORTH

CLIENT:
Charter Hall

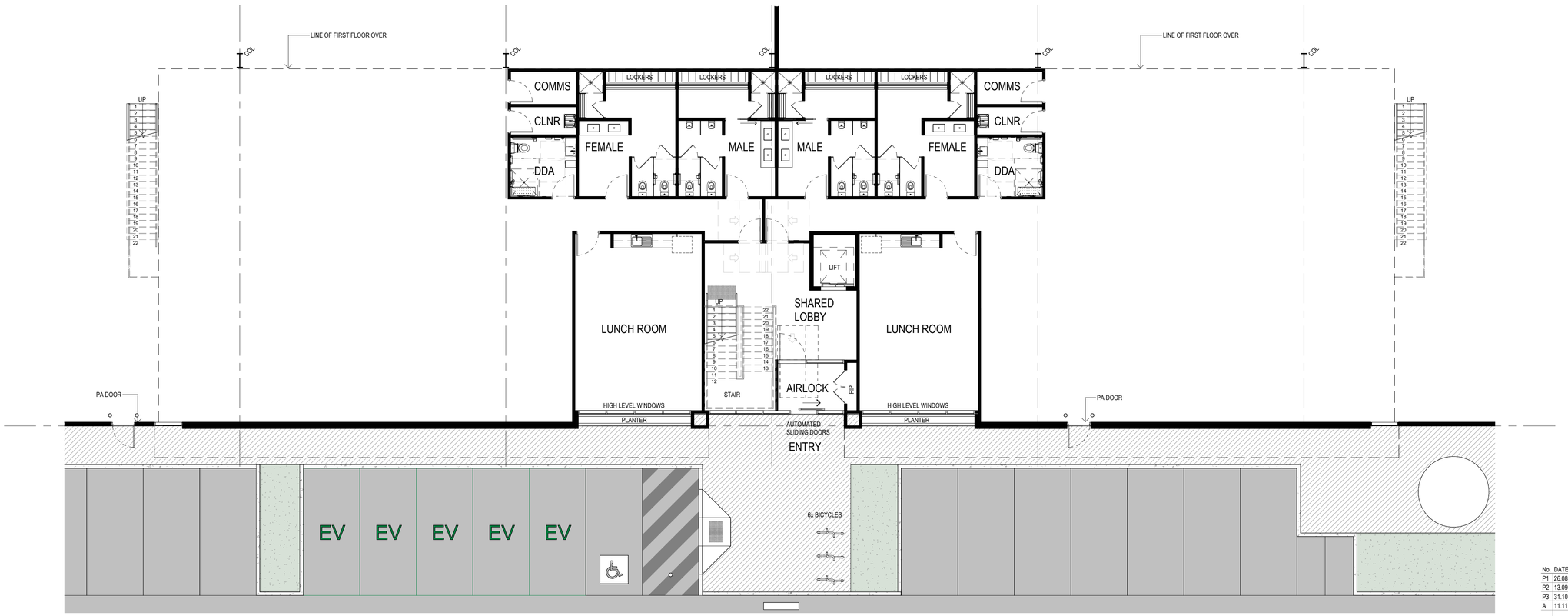
DATE: NOVEMBER 19, 2024
DRAWN BY: BF
SCALE: 1 : 100 @ A1
SCALE: 1 : 200 @ A3

JOB NO: 24178
DRAWING NO: DA220
REVISION: A

watson young



OFFICE 2B & 2C FIRST FLOOR PLAN
SCALE: 1 : 100



OFFICE 2B &2C GROUND FLOOR PLAN
SCALE: 1 : 100

No.	DATE:	REVISION:	BY:	CHK:
P1	26.08.2024	PRELIMINARY ISSUE	BF	JF
P2	13.09.2024	PRELIMINARY ISSUE	BF	JF
P3	31.10.2024	ISSUED FOR APPROVAL	BF	JF
A	11.11.2024	FOR LODGEMENT	RF	JF

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects P/L Melbourne | Perth | Sydney 03 9516 8555 ACN: 111398700
8 Grattan Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
INDUSTRIAL DEVELOPMENT
80 HARTLEY ROAD
SMEATON GRANGE, NSW 2567

TITLE:
OFFICE 2B & 2C FLOOR PLANS

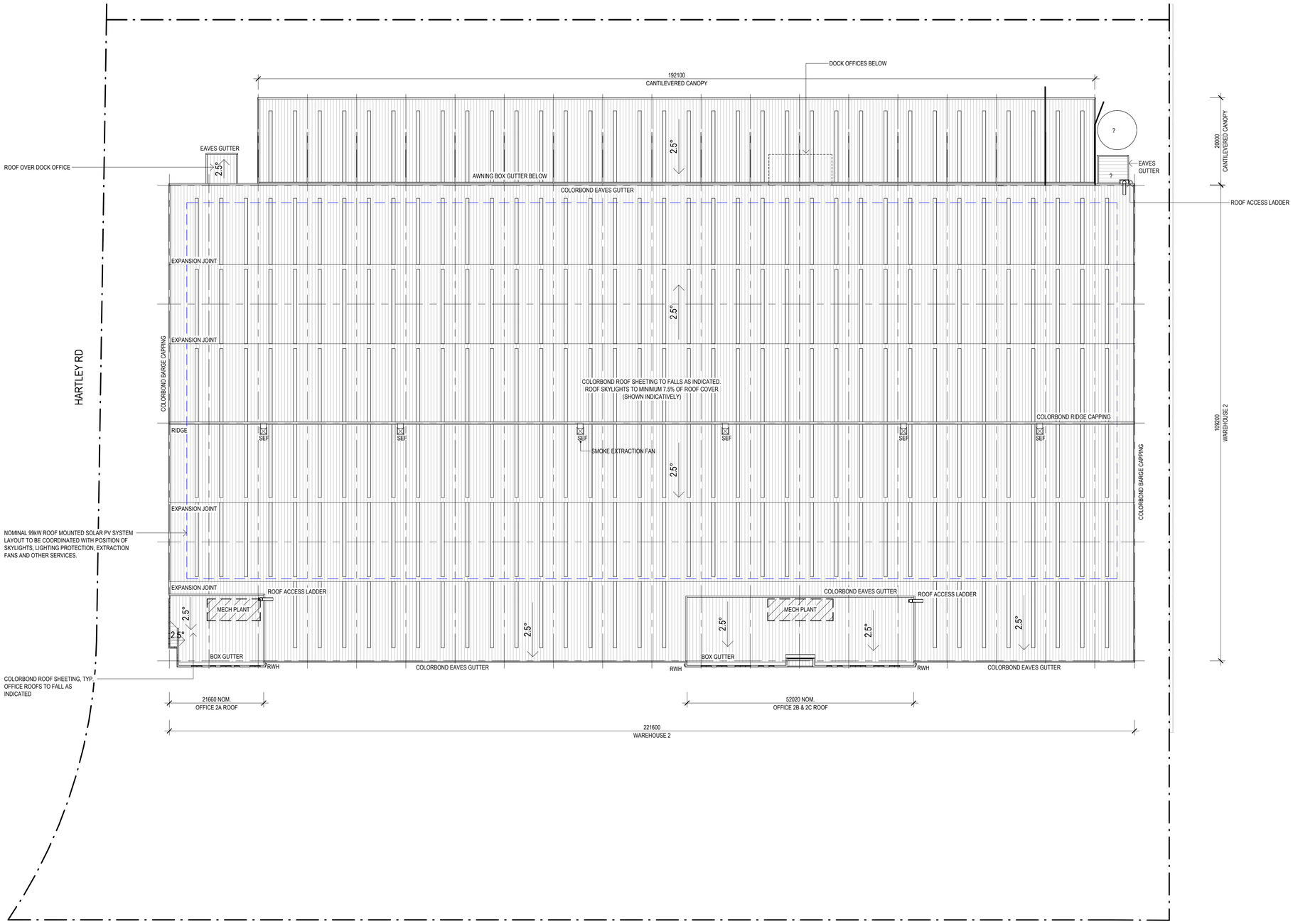
NORTH

CLIENT:
Charter Hall

DATE: NOVEMBER 19, 2024
DRAWN BY: BF
SCALE: 1 : 100 @ A1
SCALE: 1 : 200 @ A3

JOB NO: 24178
DRAWING NO: DA221
REVISION: A

watson young



No.	DATE:	REVISION:	BY:	CHK:
P1	26.08.2024	PRELIMINARY ISSUE	BF	JF
P2	13.09.2024	PRELIMINARY ISSUE	BF	JF
P3	28.10.2024	PRELIMINARY ISSUE	ST	JF
P4	31.10.2024	ISSUED FOR APPROVAL	BF	JF
A	11.11.2024	FOR LODGEMENT	RF	JF

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects P/L Melbourne | Perth | Sydney 03 9516 8555 ACN: 111398700
8 Grattan Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
INDUSTRIAL DEVELOPMENT
80 HARTLEY ROAD
SMEATON GRANGE, NSW 2567

TITLE:
ROOF PLAN WH2

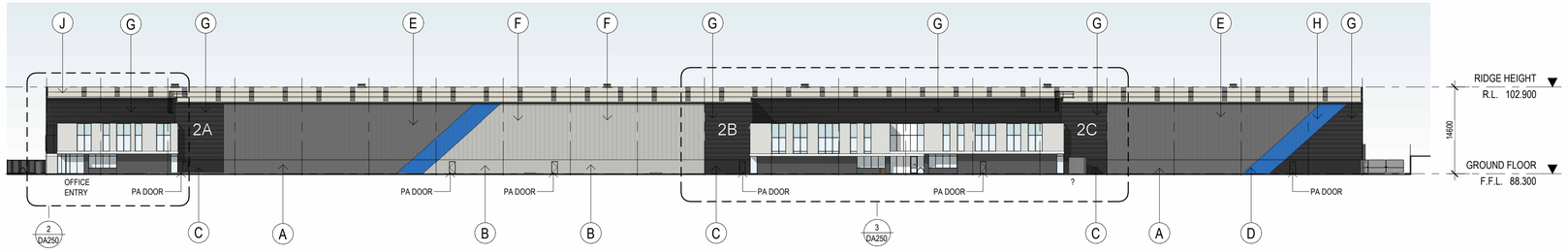
NORTH

CLIENT:
Charter Hall

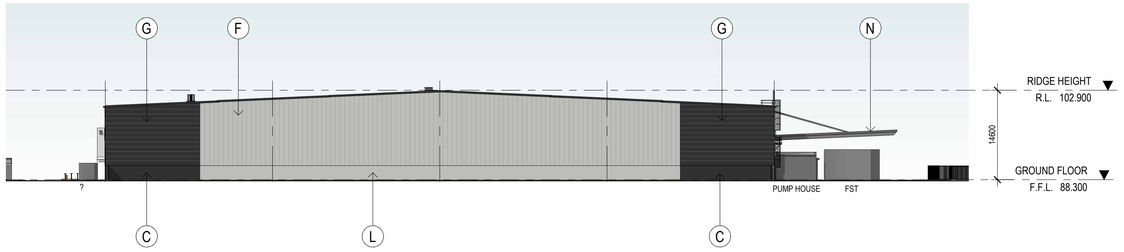
DATE: NOVEMBER 19, 2024
DRAWN BY: ST
SCALE: 1 : 500 @ A1
SCALE: 1 : 1000 @ A3

JOB NO: 24178
DRAWING NO: DA230
REVISION: A

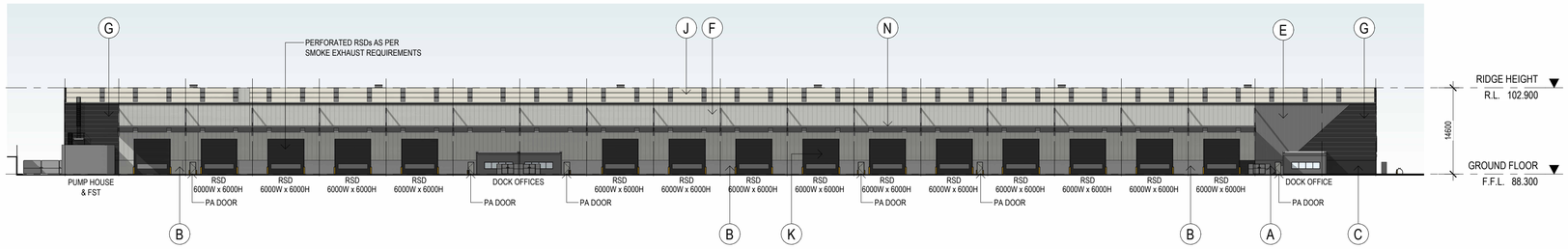
watson young



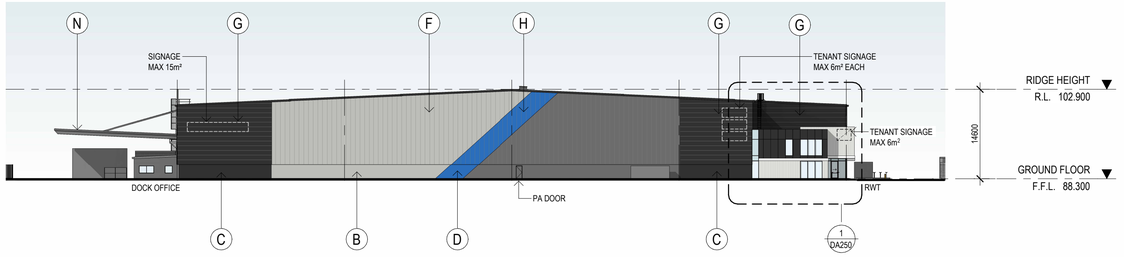
OVERALL SOUTH-EAST ELEVATION
SCALE: 1 : 500



OVERALL NORTH-EAST ELEVATION
SCALE: 1 : 500



OVERALL NORTH-WEST ELEVATION
SCALE: 1 : 500



OVERALL SOUTH-WEST ELEVATION
SCALE: 1 : 500

EXTERNAL FINISHES (WAREHOUSE)

A	PRECAST CONCRETE PANEL, PAINT FINISH	COLORBOND BASALT
B	PRECAST CONCRETE PANEL, PAINT FINISH	COLORBOND SHALE GREY
C	PRECAST CONCRETE PANEL, PAINT FINISH	COLORBOND MONUMENT
D	PRECAST CONCRETE PANEL, PAINT FINISH	BLUE
E	COLORBOND WALL CLADDING	COLORBOND BASALT
F	COLORBOND WALL CLADDING	COLORBOND SHALE GREY
G	COLORBOND WALL CLADDING	COLORBOND MONUMENT
H	COLORBOND WALL CLADDING	BLUE
J	ROOF CLADDING	METAL DECK ROOF SHEETING
K	ROLLER SHUTTER DOOR CLADDING	COLORBOND MONUMENT
L	PA DOORS	METAL FINISH TO MATCH BACKGROUND WALL
M	GUTTERS, CAPPINGS & DOWNPIPES	COLORBOND MONUMENT
N	AWNINGS / CANOPIES	COLORBOND BASALT
O	BOLLARDS	SAFETY YELLOW

No.	DATE:	REVISION:	BY:	CHK:
P1	13.09.2024	PRELIMINARY ISSUE	BF	JF
P2	28.10.2024	PRELIMINARY ISSUE	ST	JF
P3	31.10.2024	ISSUED FOR APPROVAL	BF	JF
A	11.11.2024	FOR LODGEMENT	RF	JF

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects P/L Melbourne | Perth | Sydney 03 9516 8555 ACN: 111398700
8 Grattan Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
INDUSTRIAL DEVELOPMENT
80 HARTLEY ROAD
SMEATON GRANGE, NSW 2567

TITLE:
ELEVATIONS WH2

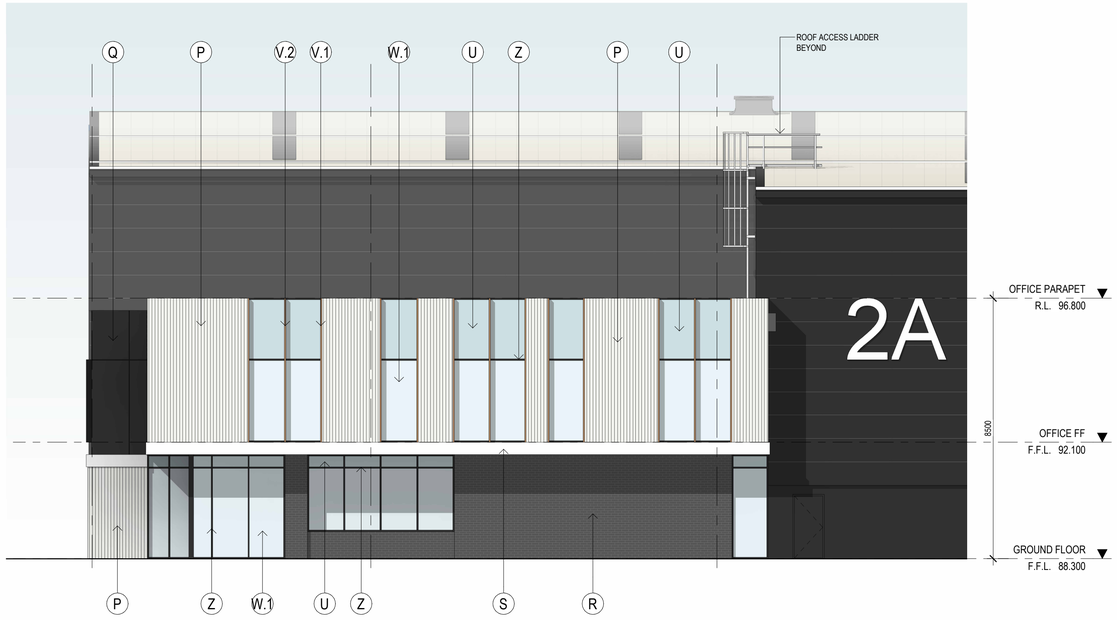
CLIENT:
Charter Hall

DATE: NOVEMBER 19, 2024
DRAWN BY: ST
SCALE: 1 : 250 @ A1
SCALE: 1 : 500 @ A3

JOB NO: 24178
DRAWING NO: DA240
REVISION: A

watson young

OFFICE 2A SOUTH-WEST ELEVATION
SCALE: 1 : 100



OFFICE 2A SOUTH-EAST ELEVATION
SCALE: 1 : 100

EXTERNAL FINISHES (OFFICE)

P	LIGHT WEIGHT CLADDING	LIGHT GREY
Q	LIGHT WEIGHT CLADDING	MONUMENT
R	SNAP BRICK	DARK GREY
S	METAL CLADDING	WHITE
T	PERFORATED METAL SCREENS	BLACK
U	ALUMINIUM FRAMED COLORBACK GLAZING	DARK GREY
V.1	WINDOW REVEAL	TIMBER LOOK CLADDING
V.2	ALUMINIUM VERTICAL BATTENS	TIMBER LOOK CLADDING
W.1	ALUMINIUM FRAMED GLAZING	CLEAR GLAZING
W.2	TRANSLUCENT PANEL	TRANSLUCENT
X	TENANT SIGNAGE	TO TENANT GUIDELINES
Y	SCREEN FENCE	MODWOOD OR SIMILAR
Z	WINDOW FRAMES	MONUMENT

OFFICE 2B & 2C SOUTH-EAST ELEVATION
SCALE: 1 : 100

No.	DATE:	REVISION:	BY:	CHK:
P1	28.10.2024	PRELIMINARY ISSUE	ST	JF
P2	31.10.2024	ISSUED FOR APPROVAL	BF	JF
A	11.11.2024	FOR LODGEMENT	RF	JF

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects P/L Melbourne | Perth | Sydney 03 9616 8555 ACN: 111398700
8 Grattan Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
INDUSTRIAL DEVELOPMENT
80 HARTLEY ROAD
SMEATON GRANGE, NSW 2567

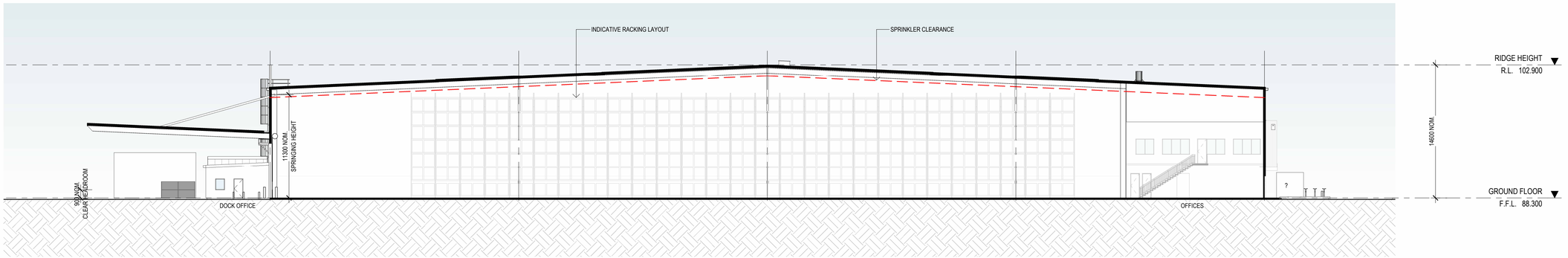
TITLE:
OFFICE 2A, 2B & 2C ELEVATIONS

CLIENT:
Charter Hall

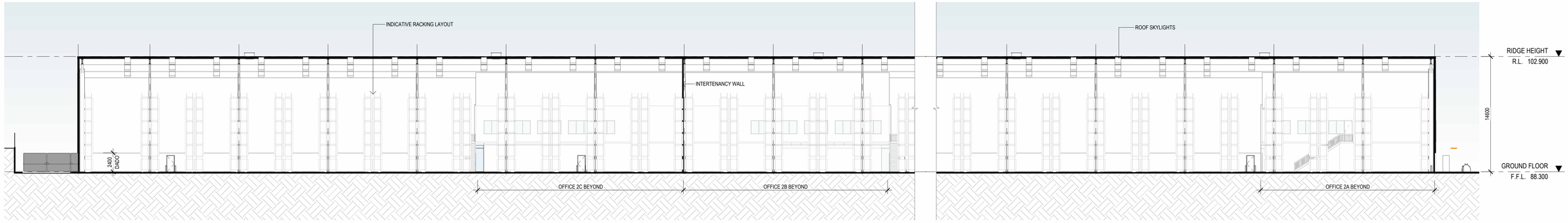
DATE: NOVEMBER 19, 2024
DRAWN BY: ST
SCALE: 1 : 100 @ A1
SCALE: 1 : 200 @ A3

JOB NO: 24178
DRAWING NO: DA250
REVISION: A

watson young



SECTION 1
SCALE: 1 : 250



SECTION 2
SCALE: 1 : 250

No.	DATE:	REVISION:	BY:	CHK:
P1	13.09.2024	PRELIMINARY ISSUE	BF	JF
P2	28.10.2024	PRELIMINARY ISSUE	ST	JF
P3	31.10.2024	ISSUED FOR APPROVAL	BF	JF
A	11.11.2024	FOR LODGEMENT	RF	JF

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects P/L Melbourne | Perth | Sydney 03 9516 8555 ACN: 111398700
8 Grattan Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
INDUSTRIAL DEVELOPMENT
80 HARTLEY ROAD
SMEATON GRANGE, NSW 2567

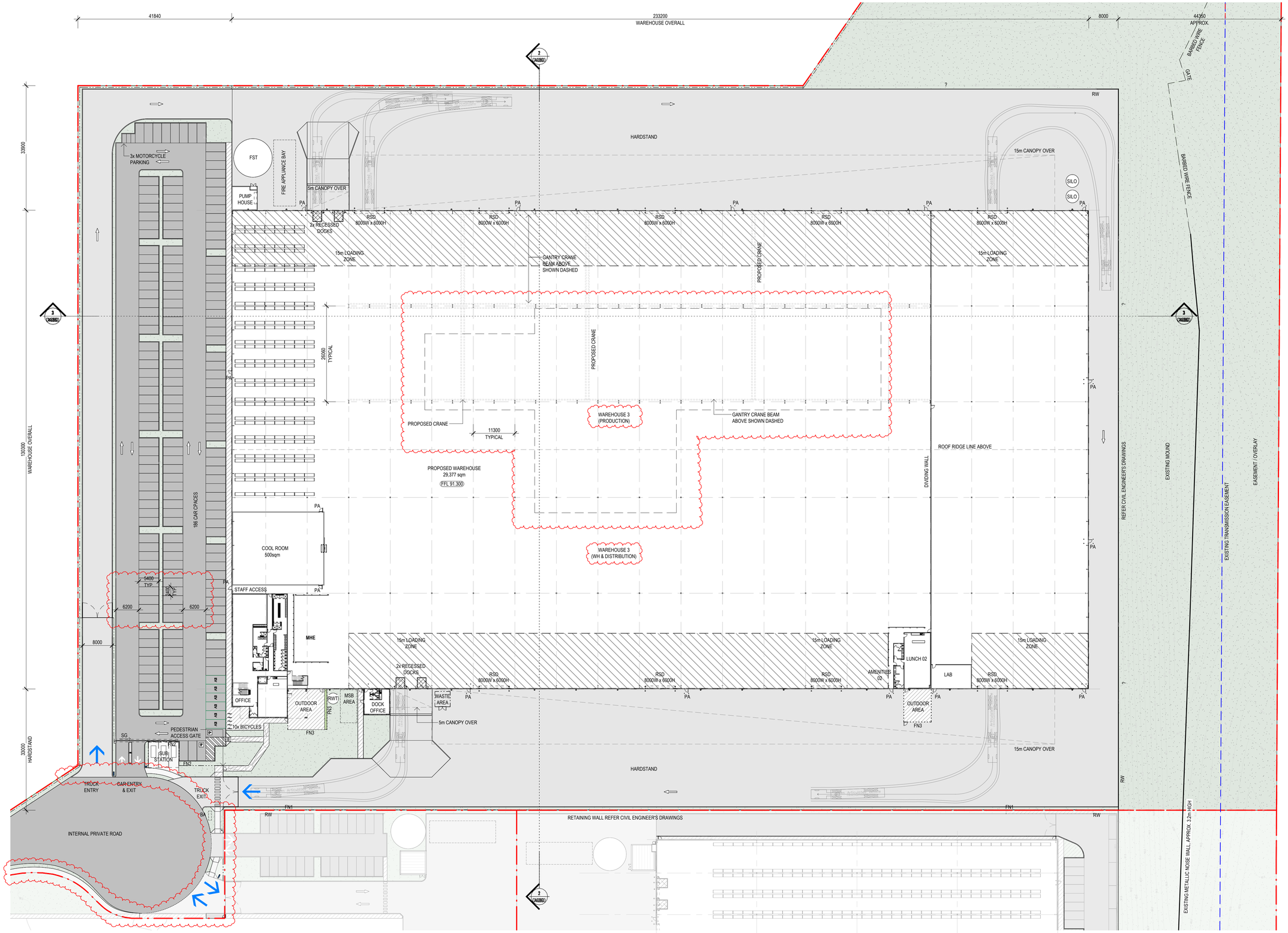
TITLE:
SECTIONS WH2

CLIENT:
Charter Hall

DATE: NOVEMBER 19, 2024
DRAWN BY: ST
SCALE: 1 : 250 @ A1
SCALE: 1 : 500 @ A3

JOB NO: 24178
DRAWING NO: DA260
REVISION: A

watson young



DEVELOPMENT ANALYSIS

BUILDING	GLA
WAREHOUSE 3 (WH & DISTRIBUTION)	19,744 m²
WAREHOUSE 3 (PRODUCTION)	4,302 m²
OFFICE GF	464 m²
DOCK OFFICE	46 m²
OFFICE FF	442 m²
LUNCH 02	106 m²
AMENITIES 02	33 m²
TOTAL AREA	25,137 m²

EXTERNAL AREAS (APPROX)	
CANOPIES	5,537m²
HARDSTAND	17,515 m²
LIGHT DUTY	4,698 m²
PAVING	519 m²

PARKING	
BAYS PROVIDED	186
BAYS REQUIED (1per 300sqm of WH & 1per 40sqm of office)	108
BICYCLE PARKING	10
MOTORCYCLE PARKING	3

SITE COVERAGE	
SITE AREA LOT 3	79,102 m²
ROAD RESERVE	7,073 m²
RESIDUAL LAND / MOUND / TRANSMISSION EASEMENT	16,410 m²
NET DEVELOPABLE AREA	55,619 m²
BUILDING FOOTPRINT (EXCL. PUMP HOUSE)	30,541 m²
SITE COVERAGE (OF NDA)	54.9%

NOTES

ALL NEW CROSSOVERS IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS

ALL PARKING SPACES IN ACCORDANCE WITH AS 2890.1

ALL DISABLED PARKING SPACES IN ACCORDANCE WITH AUSTRALIAN STANDARD AS2890 (5.4m x 2.4m)

SITE STORMWATER DRAINAGE IN ACCORDANCE WITH LOCAL AUTHORITY & COUNCIL REQUIREMENTS

ALL RELATIVE LEVELS ARE SHOWN TO A.H.D. (Australian Height Datum)

REFERENCE LEVELS ARE INDICATIVE ONLY, SUBJECT DETAIL DESIGN AND MIGHT VARY +/- 0.5m

LEGEND

- INDICATES EXTENT OF HEAVY DUTY HARDSTAND TO CIVIL ENGINEERS DETAILS
- INDICATES EXTENT OF LIGHT DUTY PAVEMENT TO CIVIL ENGINEERS DETAILS
- CONCRETE PAVING WITH EXPOSED AGGREGATE FINISH OR SIMILAR
- AREA OF GRASS / LANDSCAPING, REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LANDSCAPE LAYOUT AND DETAILS

BA	FIRE HYDRANT BOOSTER ASSEMBLY
BG	BOOM GATE
EV	ELECTRIC VEHICLE (EV) CHARGING STATION
FST	FIRE STORAGE TANK
PA	PERSONAL ACCESS
PH	PUMP HOUSE
ISD	INSULATED SLIDING DOOR
RRD	RAPID ROLLER DOOR
RWT	RAINWATER TANK
FN1	FENCE TYPE 1 - 1800MM HIGH CHAIN MESH FENCE WITH 3 ROWS BARBED WIRE OVER TO 2100MM HIGH
FN2	FENCE TYPE 2 - 2100MM HIGH METAL FRAMED FENCING
FN3	FENCE TYPE 3 - OUTDOOR AREA FENCING

No.	DATE:	REVISION:	BY:	CHK:
P8	17.10.2024	FOR SIGN OFF	BH	JF
P9	22.10.2024	PRELIMINARY ISSUE	BH	JF
P10	31.10.2024	ISSUED FOR APPROVAL	BF	JF
A	11.11.2024	FOR LODGEMENT	RF	JF
P11	25.02.2025	UPDATES	BH	JF

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects P/L Melbourne | Perth | Sydney 03 9516 8555 ACN: 111398700
8 Grattan Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
INDUSTRIAL DEVELOPMENT
80 HARTLEY ROAD
SMEATON GRANGE, NSW 2567

TITLE:
SITE & GROUND FLOOR PLAN WH3

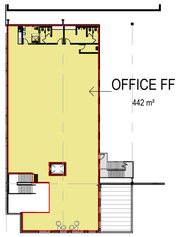
NORTH

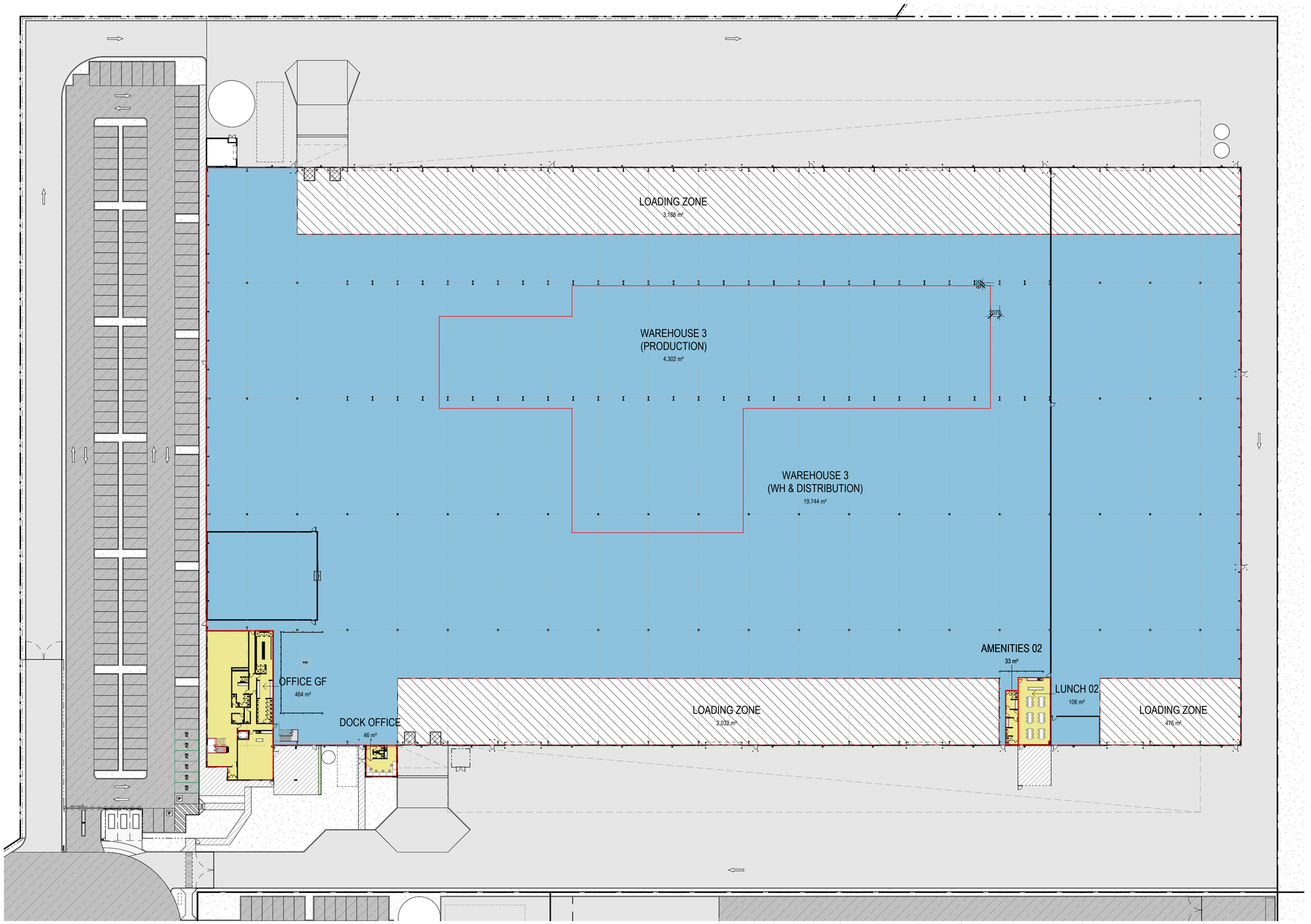
CLIENT:
Charter Hall

DATE: NOVEMBER 22, 2024
DRAWN BY: BH
SCALE: 1 : 500 @ A1
SCALE: 1 : 1000 @ A3

JOB NO: 24178
DRAWING NO: DA310
REVISION: P11

watson young





GFA AREA PLAN_FIRST FLOOR
SCALE: 1 : 500

GFA AREA PLAN_GROUND FLOOR
SCALE: 1 : 500

DEVELOPMENT ANALYSIS

BUILDING		GFA
WAREHOUSE 3 (WH & DISTRIBUTION)	(WH &	19,744 m²
WAREHOUSE 3 (PRODUCTION)		4,302 m²
OFFICE GF		464 m²
DOCK OFFICE		46 m²
OFFICE FF		442 m²
LUNCH 02		106 m²
AMENITIES 02		33 m²
TOTAL AREA		25,137 m²
LOADING ZONE AREA		5,696 m²

EXTERNAL AREAS (APPROX)	
CANOPIES	5,537m²
HARDSTAND	17,515 m²
LIGHT DUTY	4,698 m²
PAVING	519 m²

PARKING	
BAYS PROVIDED	186
BICYCLE PARKING	10

SITE COVERAGE	
SITE AREA LOT 3	79,102 m²
ROAD RESERVE	7,073 m²
RESIDUAL LAND	16,410 m²
NET DEVELOPABLE AREA	55,619 m²
BUILDING FOOTPRINT EXCL. PUMP HOUSE	30,541 m²
SITE COVERAGE (OF NDA)	54.9%

G.F.A. METHOD OF MEASUREMENT

AS PER THE NSW LEGISLATION DEFINITION

GROSS FLOOR AREA (GFA) MEANS THE SUM OF THE FLOOR AREA OF EACH FLOOR OF A BUILDING MEASURED FROM THE INTERNAL FACE OF EXTERNAL WALLS, OR FROM THE INTERNAL FACE OF WALLS SEPARATING THE BUILDING FROM ANY OTHER BUILDING, MEASURED AT A HEIGHT OF 1.4 METRES ABOVE THE FLOOR, AND INCLUDES:
(A) THE AREA OF A MEZZANINE, AND
(B) HABITABLE ROOMS IN A BASEMENT OR AN ATTIC, AND
(C) ANY SHOP, AUDITORIUM, CINEMA, AND THE LIKE, IN A BASEMENT OR ATTIC,
BUT EXCLUDES:
(D) ANY AREA FOR COMMON VERTICAL CIRCULATION, SUCH AS LIFTS AND STAIRS, AND
(E) ANY BASEMENT:
(I) STORAGE, AND
(II) VEHICULAR ACCESS, LOADING AREAS, GARBAGE AND SERVICES, AND
(F) PLANT ROOMS, LIFT TOWERS AND OTHER AREAS USED EXCLUSIVELY FOR MECHANICAL SERVICES OR DUCTING, AND
(G) CAR PARKING TO MEET ANY REQUIREMENTS OF THE CONSENT AUTHORITY (INCLUDING ACCESS TO THAT CAR PARKING), AND
(H) ANY SPACE USED FOR THE LOADING OR UNLOADING OF GOODS (INCLUDING ACCESS TO IT), AND
(I) TERRACES AND BALCONIES WITH OUTER WALLS LESS THAN 1.4 METRES HIGH, AND
(J) VOIDS ABOVE A FLOOR AT THE LEVEL OF A STOREY OR STOREY ABOVE.

NOTE: AREAS DISCLAIMER

AREAS SHOWN ARE BASED ON WATSON YOUNG ARCHITECT'S INTERPRETATION OF THE METHOD OF MEASUREMENT. ALL CARE HAS BEEN TAKEN IN DETERMINING THIS AREA.

THIS PLAN HAS BEEN PREPARED FOR THE PURPOSES OF CALCULATING THE SPECIFIED AREA TYPE ONLY. FINAL AREAS AND METHOD OF MEASUREMENT SHOULD BE VERIFIED BY THE CLIENT AND/OR LICENSED SURVEYOR

No.	DATE:	REVISION:	BY:	CHK:
P1	17.10.2024	FOR SIGN OFF	BH	JF
P2	31.10.2024	ISSUED FOR APPROVAL	BF	JF
A	11.11.2024	FOR LODGEMENT	RF	JF
P3	25.02.2025	UPDATES	BH	JF

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects P/L Melbourne | Perth | Sydney 03 9516 8555 ACN: 111398700
8 Grattan Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
INDUSTRIAL DEVELOPMENT
80 HARTLEY ROAD
SMEATON GRANGE, NSW 2567

TITLE:
GFA PLAN WH3

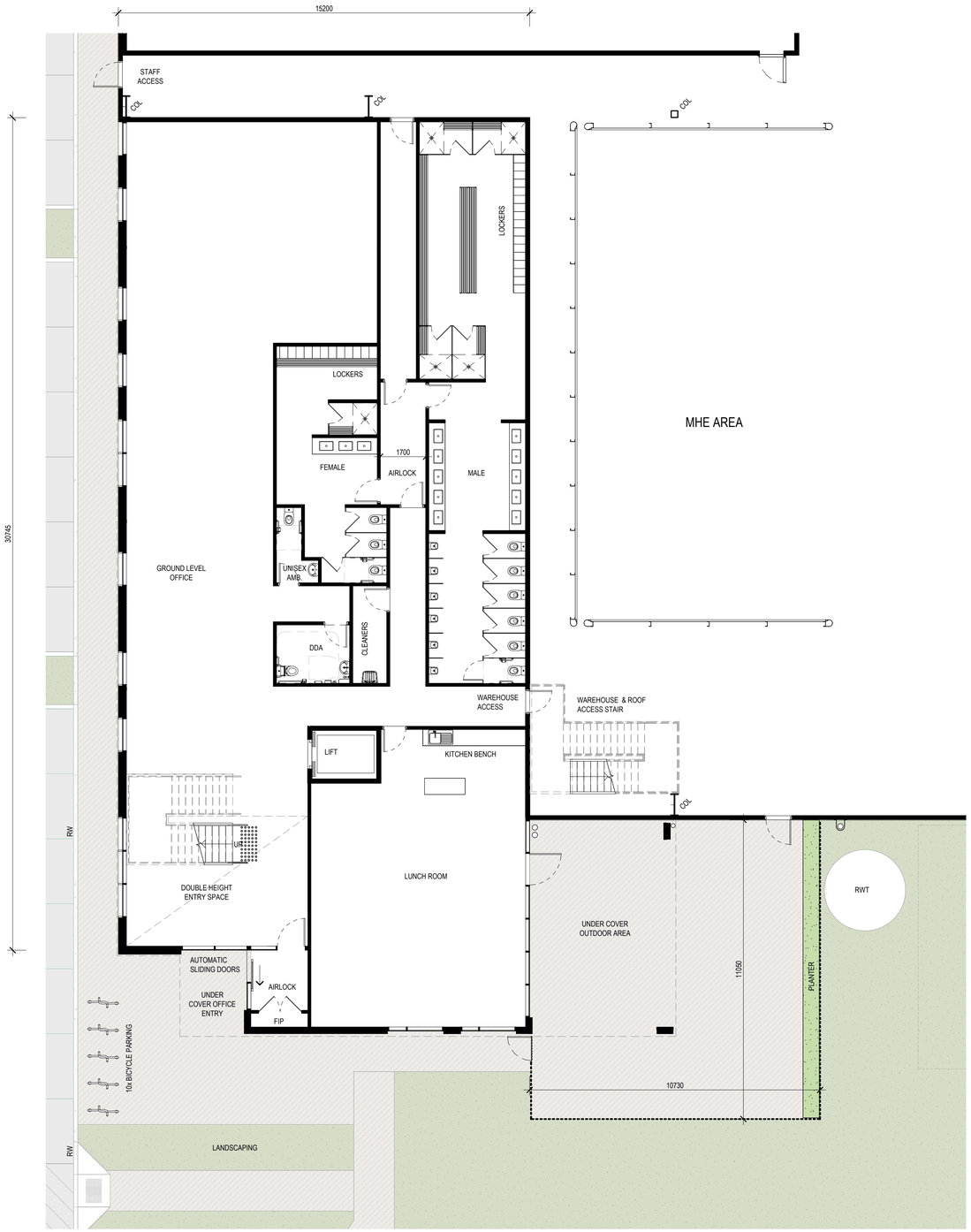
NORTH

CLIENT:
Charter Hall

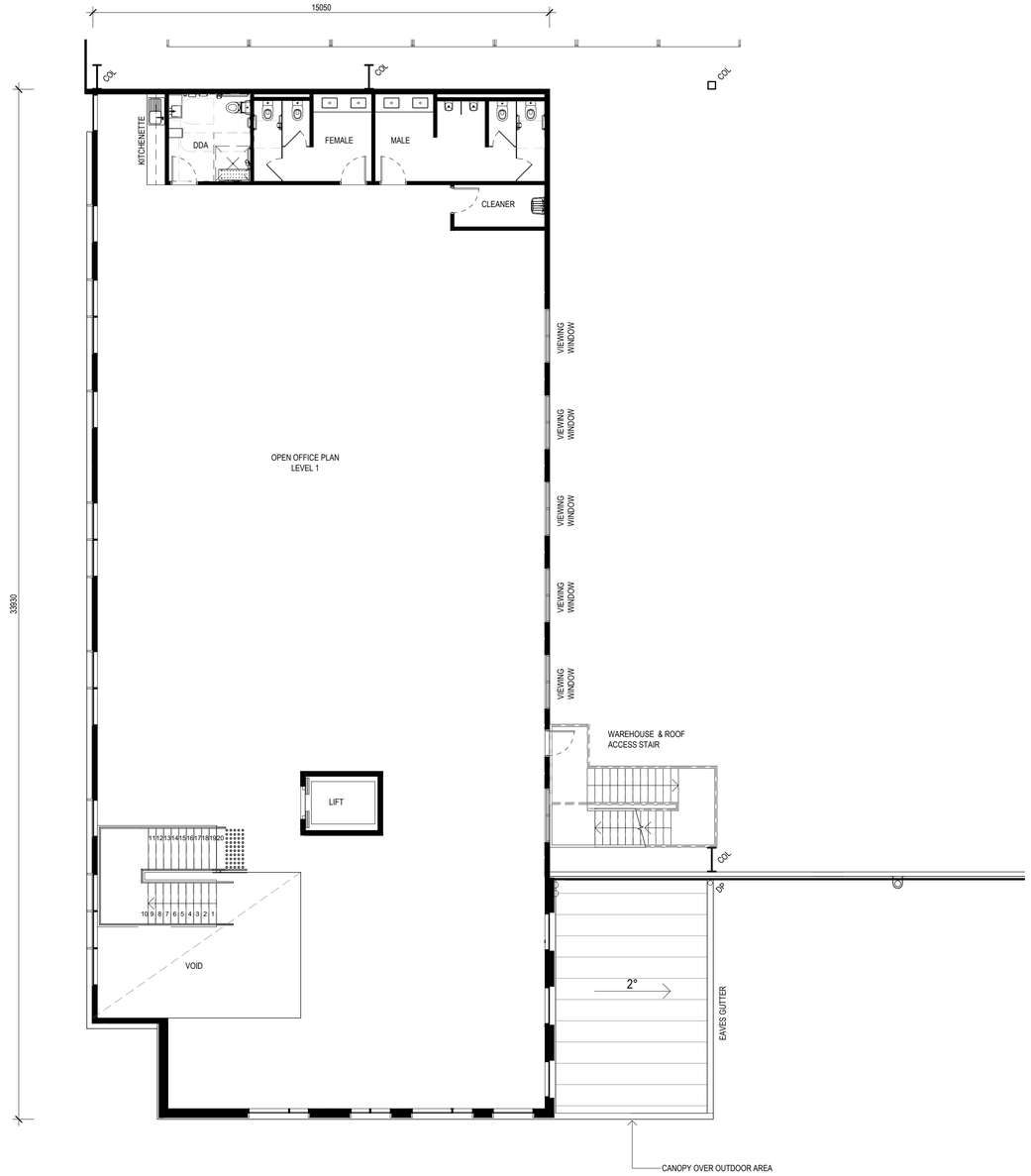
DATE: NOVEMBER 22, 2024
DRAWN BY: BH
SCALE: 500 @ A1
SCALE: 1000 @ A3

JOB NO: 24178
DRAWING NO: DA311
REVISION: P3

watson young



OFFICE GROUND FLOOR PLAN
SCALE: 1 : 100



OFFICE FIRST FLOOR PLAN
SCALE: 1 : 100

No.	DATE:	REVISION:	BY:	CHK:
P4	08.10.2024	PRELIMINARY ISSUE	BH	JF
P5	17.10.2024	FOR SIGN OFF	BH	JF
P6	22.10.2024	PRELIMINARY ISSUE	BH	JF
P7	31.10.2024	ISSUED FOR APPROVAL	BF	JF
A	11.11.2024	FOR LODGEMENT	RF	JF

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects P/L Melbourne | Perth | Sydney 03 9516 8555 ACN: 111398700
8 Grattan Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
INDUSTRIAL DEVELOPMENT
80 HARTLEY ROAD
SMEATON GRANGE, NSW 2567

TITLE:
OFFICE 3 FLOOR PLANS

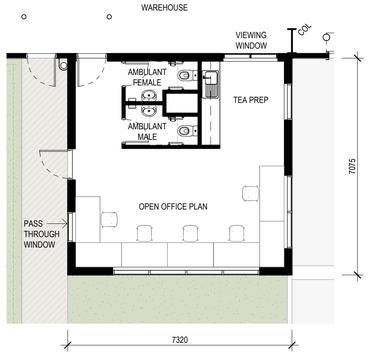
NORTH

CLIENT:
Charter Hall

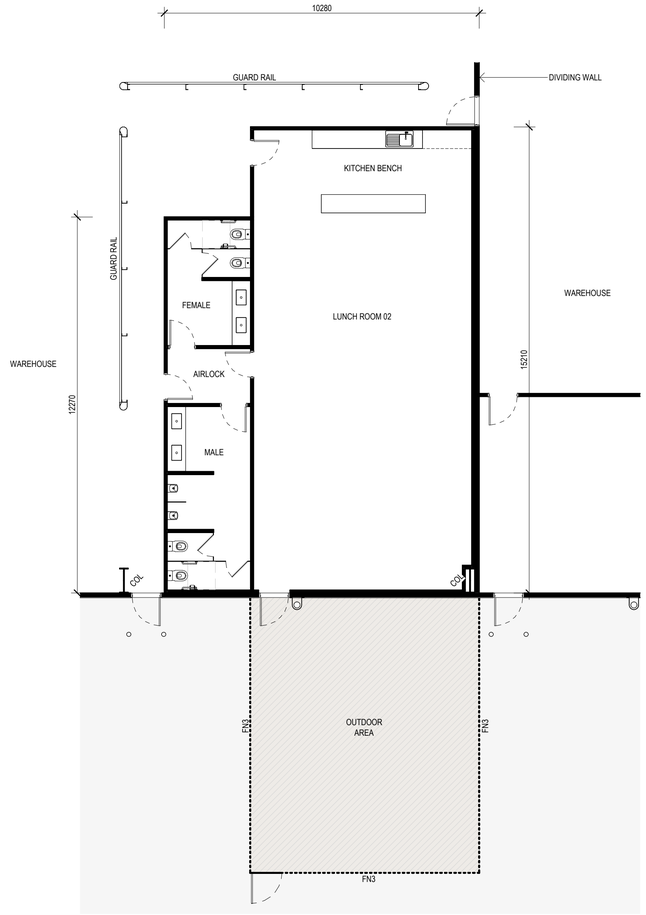
DATE: NOVEMBER 22, 2024
DRAWN BY: BH
SCALE: 1 : 100 @ A1
SCALE: 1 : 200 @ A3

JOB NO: 24178
DRAWING NO: DA320
REVISION: A

watson young



DOCK OFFICE FLOOR PLAN
SCALE: 1 : 100



LUNCH 02 & AMENITIES 02 FLOOR PLAN
SCALE: 1 : 100

No.	DATE:	REVISION:	BY:	CHK:
P1	13.09.2024	PRELIMINARY ISSUE	BH	JF
P2	17.10.2024	FOR SIGN OFF	BH	JF
P3	22.10.2024	PRELIMINARY ISSUE	BH	JF
P4	31.10.2024	ISSUED FOR APPROVAL	BF	JF
A	11.11.2024	FOR LODGEMENT	RF	JF

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects P/L Melbourne | Perth | Sydney 03 9516 8555 ACN: 111398700
8 Grattan Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
INDUSTRIAL DEVELOPMENT
80 HARTLEY ROAD
SMEATON GRANGE, NSW 2567

TITLE:
DOCK OFFICE & LUNCH 02 FLOOR PLANS

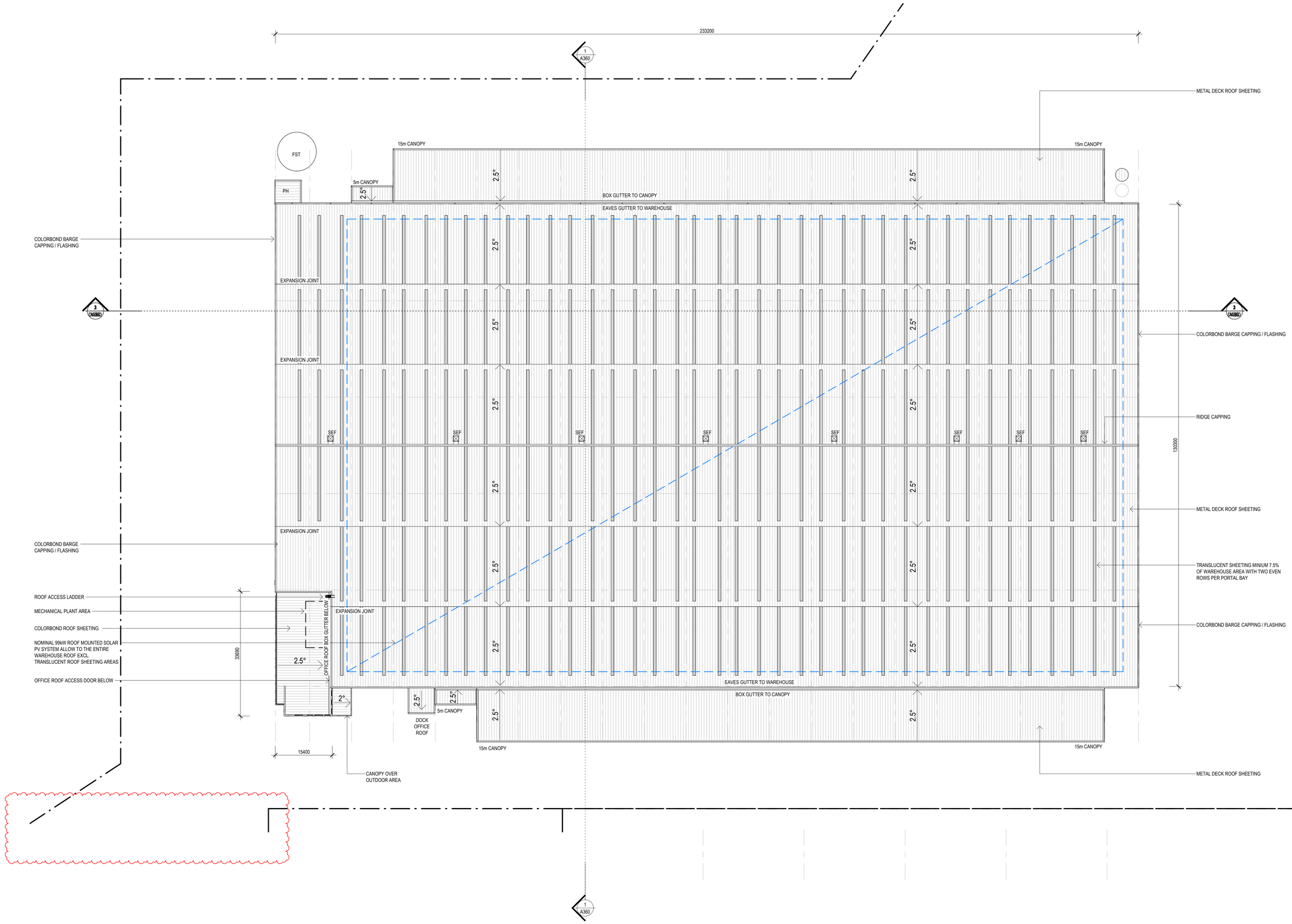
NORTH

CLIENT:
Charter Hall

DATE: NOVEMBER 22, 2024
DRAWN BY: BH
SCALE: 1 : 100 @ A1
SCALE: 1 : 200 @ A3

JOB NO: 24178
DRAWING NO: DA321
REVISION: A

watson young



No.	DATE:	REVISION:	BY:	CHK:
P3	13.09.2024	PRELIMINARY ISSUE	BH	JF
P4	17.10.2024	FOR SIGN OFF	BH	JF
P5	31.10.2024	ISSUED FOR APPROVAL	BF	JF
A	11.11.2024	FOR LODGEMENT	RF	JF
P6	25.02.2025	UPDATES	BH	JF

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects P/L Melbourne | Perth | Sydney 03 9516 8555 ACN: 111398700
8 Grattan Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
INDUSTRIAL DEVELOPMENT
80 HARTLEY ROAD
SMEATON GRANGE, NSW 2567

TITLE:
ROOF PLAN WH3

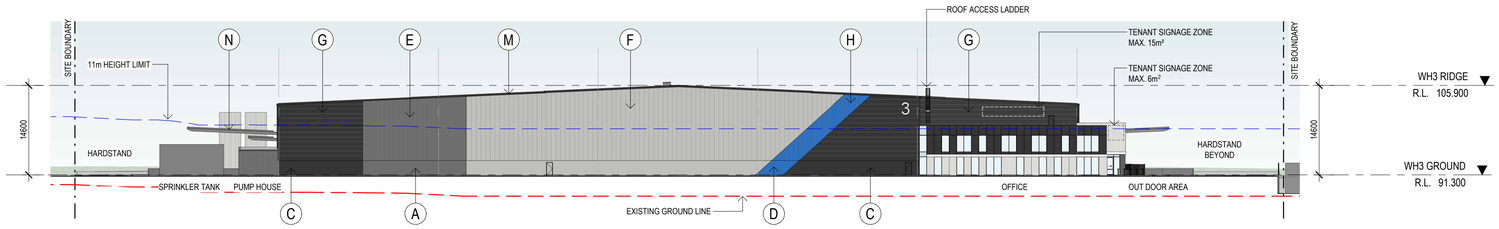
NORTH

CLIENT:
Charter Hall

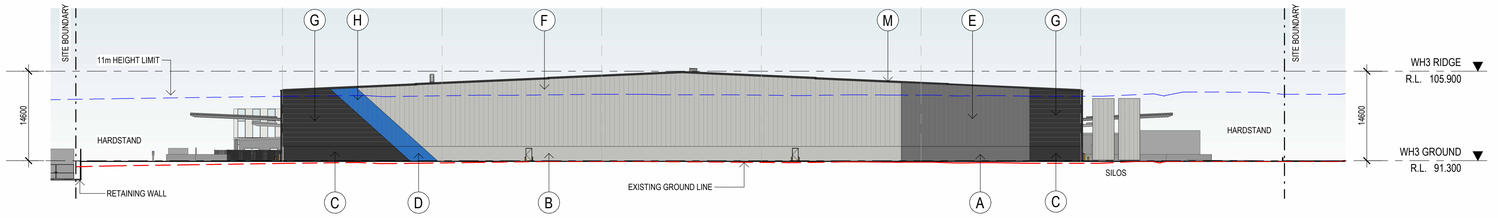
DATE: NOVEMBER 22, 2024
DRAWN BY: BH
SCALE: 1 : 500 @ A1
SCALE: 1 : 1000 @ A3

JOB NO: 24178
DRAWING NO: DA330
REVISION: P6

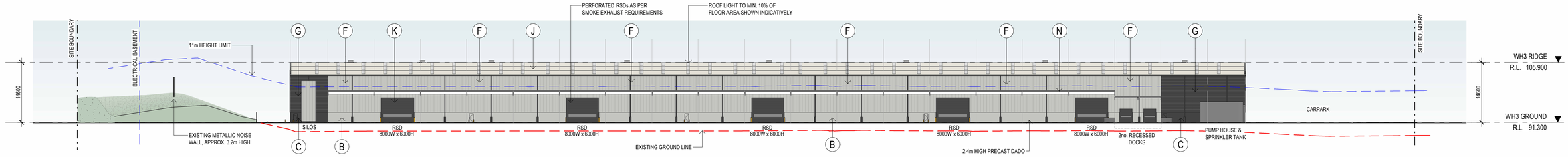
watson young



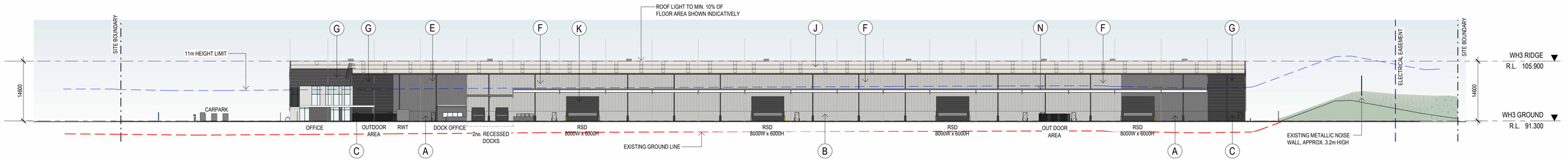
BUILDING ELEVATION WEST
SCALE: 1 : 500



BUILDING ELEVATION EAST
SCALE: 1 : 500



BUILDING ELEVATION NORTH
SCALE: 1 : 500



BUILDING ELEVATION SOUTH
SCALE: 1 : 500

EXTERNAL FINISHES (WAREHOUSE)

A	PRECAST CONCRETE PANEL, PAINT FINISH	COLORBOND BASALT
B	PRECAST CONCRETE PANEL, PAINT FINISH	COLORBOND SHALE GREY
C	PRECAST CONCRETE PANEL, PAINT FINISH	COLORBOND MONUMENT
D	PRECAST CONCRETE PANEL, PAINT FINISH	BLUE
E	COLORBOND WALL CLADDING	COLORBOND BASALT
F	COLORBOND WALL CLADDING	COLORBOND SHALE GREY
G	COLORBOND WALL CLADDING	COLORBOND MONUMENT
H	COLORBOND WALL CLADDING	BLUE
J	ROOF CLADDING	METAL DECK ROOF SHEETING
K	ROLLER SHUTTER DOOR CLADDING	COLORBOND MONUMENT
L	PA DOORS	COLORBOND COLOUR TO MATCH BACKGROUND WALL
M	GUTTERS, CAPPINGS & DOWNPIPES	COLORBOND MONUMENT
N	AWNINGS / CANOPIES	COLORBOND BASALT
O	BOLLARDS	SAFETY YELLOW

No.	DATE:	REVISION:	BY:	CHK:
P2	26.08.2024	PRELIMINARY ISSUE	BH	JF
P3	13.09.2024	PRELIMINARY ISSUE	BH	JF
P4	17.10.2024	FOR SIGN OFF	BH	JF
P5	31.10.2024	ISSUED FOR APPROVAL	BF	JF
A	11.11.2024	FOR LODGEMENT	RF	JF

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects P/L Melbourne | Perth | Sydney 03 9516 8555 ACN: 111398700
8 Grattan Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
INDUSTRIAL DEVELOPMENT
80 HARTLEY ROAD
SMEATON GRANGE, NSW 2567

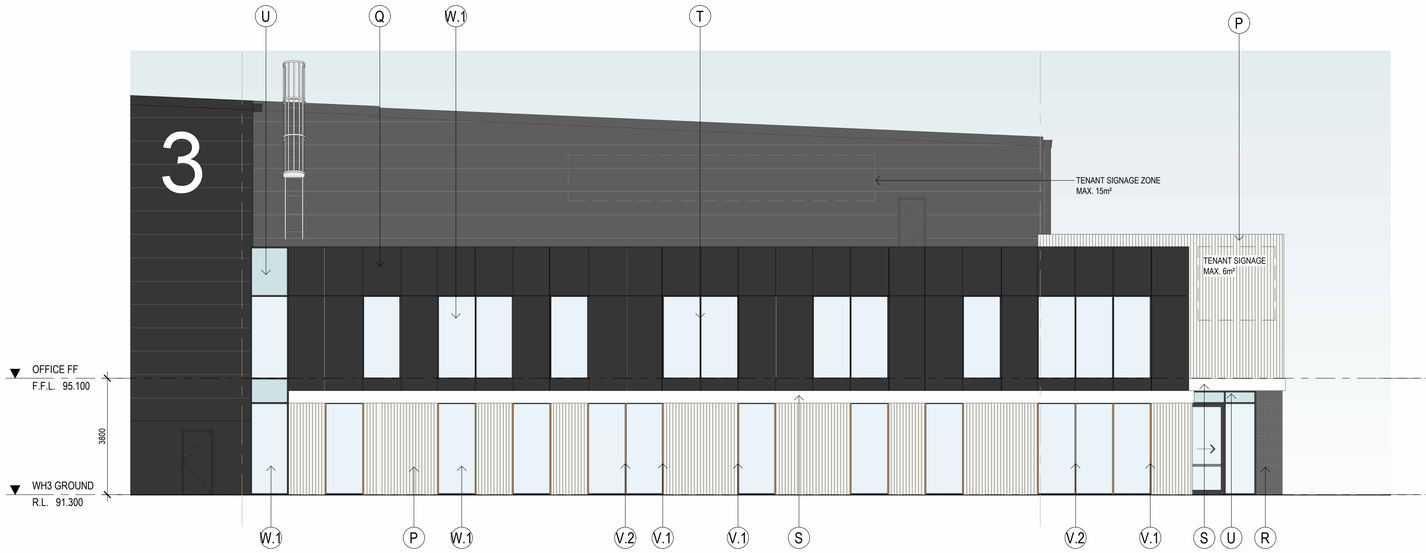
TITLE:
ELEVATIONS WH3

CLIENT:
Charter Hall

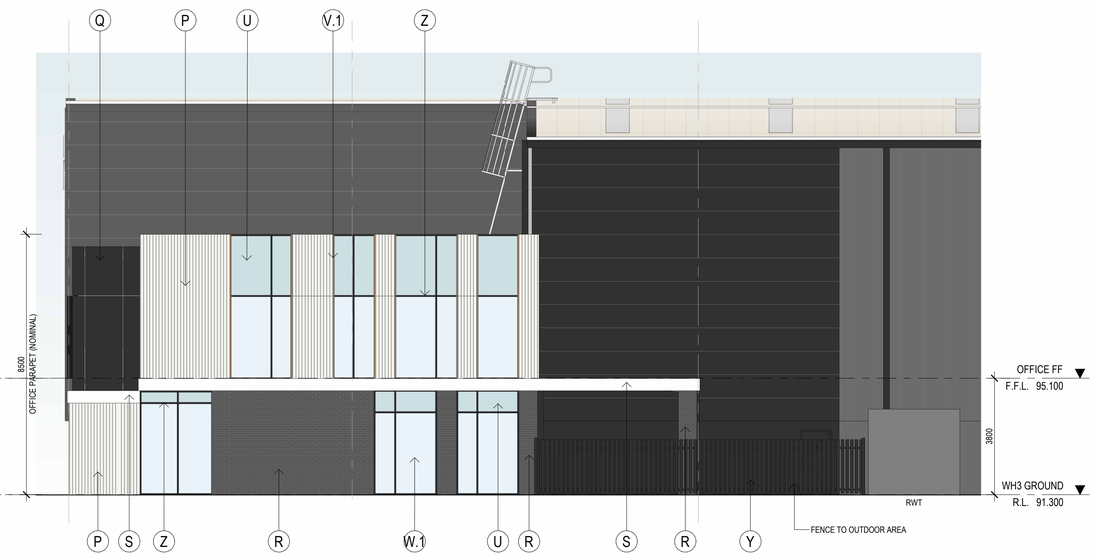
DATE: NOVEMBER 22, 2024
DRAWN BY: BH
SCALE: 1 : 500 @ A1
SCALE: 1 : 1000 @ A3

JOB NO: 24178
DRAWING NO: DA340
REVISION: A

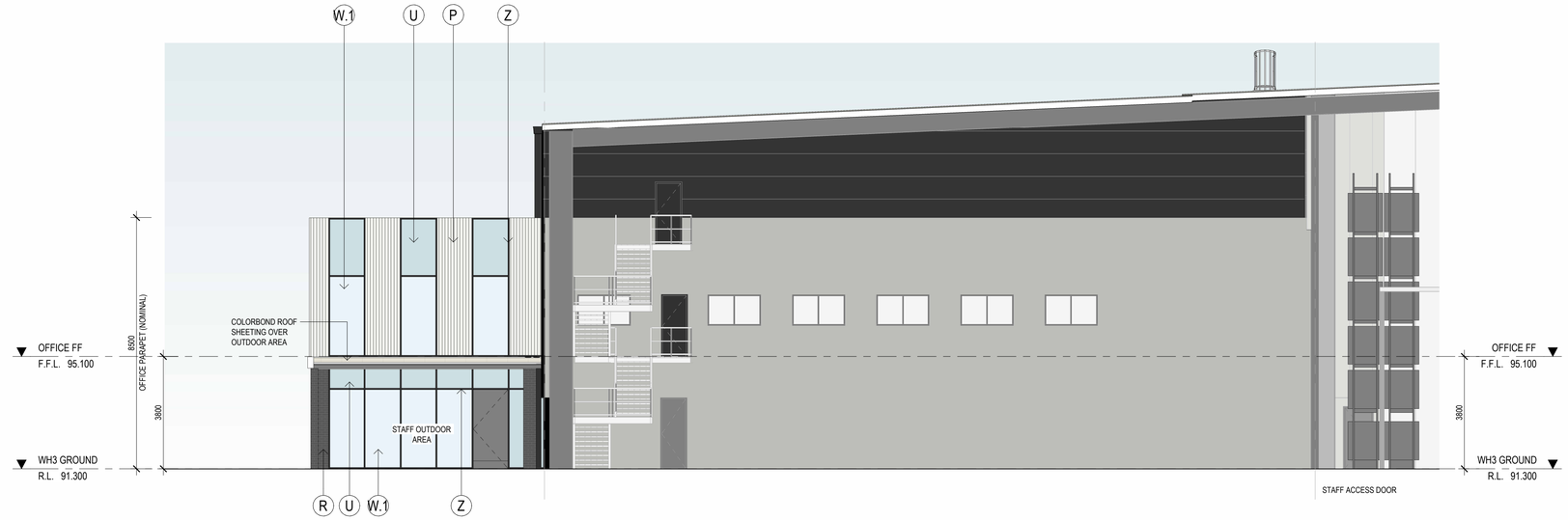
watson young



OFFICE ELEVATION WEST
SCALE: 1 : 100



OFFICE ELEVATION SOUTH
SCALE: 1 : 100



OFFICE ELEVATION EAST
SCALE: 1 : 100

EXTERNAL FINISHES (OFFICE)

P	LIGHT WEIGHT CLADDING	LIGHT GREY
Q	LIGHT WEIGHT CLADDING	MONUMENT
R	SNAP BRICK	DARK GREY
S	METAL CLADDING	WHITE
T	PERFORATED METAL SCREENS	BLACK
U	ALUMINIUM FRAMED COLORBACK GLAZING	DARK GREY
V.1	WINDOW REVEAL	TIMBER LOOK CLADDING
V.2	ALUMINIUM VERTICAL BATTENS	TIMBER LOOK CLADDING
W.1	ALUMINIUM FRAMED GLAZING	CLEAR GLAZING
W.2	TRANSLUCENT PANEL	BLACK
Y	SCREEN FENCE	MODWOOD OR SIMILAR
Z	WINDOW FRAMES	MONUMENT

No.	DATE:	REVISION:	BY:	CHK:
P1	17.10.2024	FOR SIGN OFF	BH	JF
P2	31.10.2024	ISSUED FOR APPROVAL	BF	JF
A	11.11.2024	FOR LODGEMENT	RF	JF

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects P/L Melbourne | Perth | Sydney 03 9516 8555 ACN: 111398700
8 Grattan Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
INDUSTRIAL DEVELOPMENT
80 HARTLEY ROAD
SMEATON GRANGE, NSW 2567

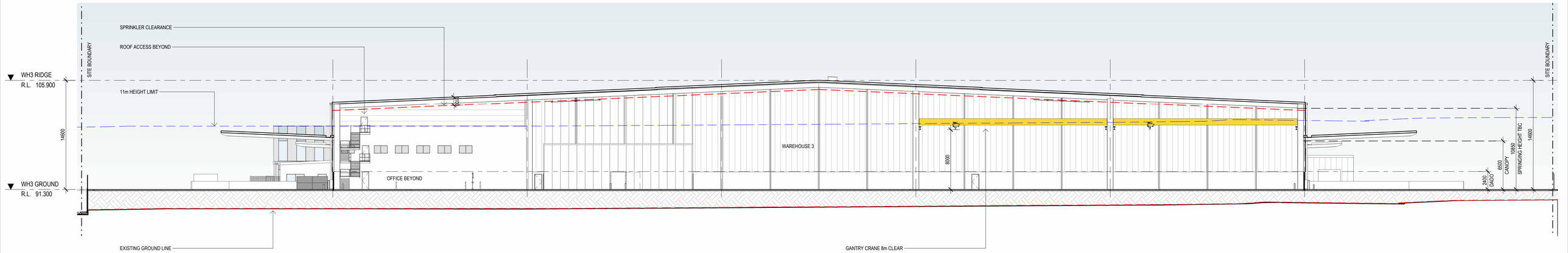
TITLE:
OFFICE 3 ELEVATIONS

CLIENT:
Charter Hall

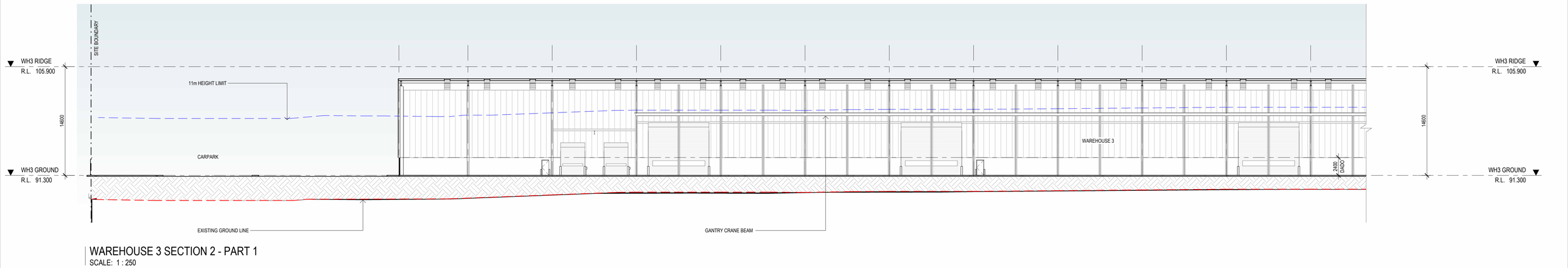
DATE: NOVEMBER 22, 2024
DRAWN BY: BH
SCALE: 1 : 100 @ A1
SCALE: 1 : 200 @ A3

JOB NO: 24178
DRAWING NO: DA350
REVISION: A

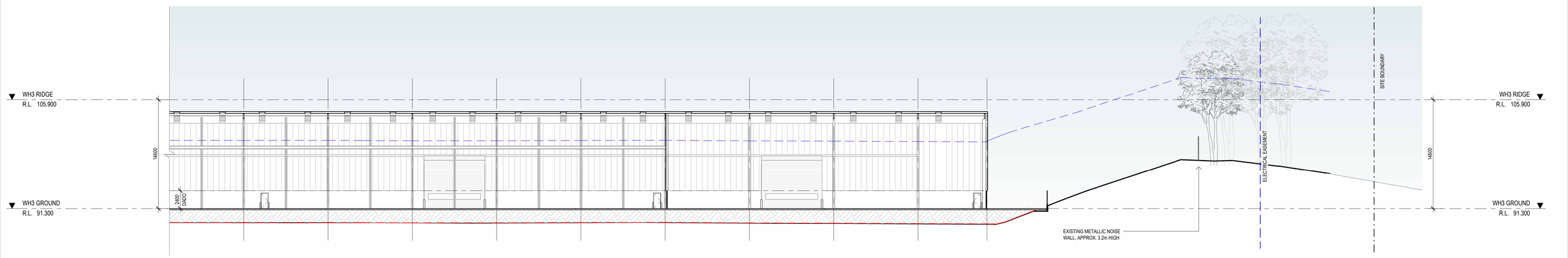
watson young



WAREHOUSE 3 SECTION 1
SCALE: 1 : 250



WAREHOUSE 3 SECTION 2 - PART 1
SCALE: 1 : 250



WAREHOUSE 3 SECTION 2 - PART 2
SCALE: 1 : 250

No.	DATE:	REVISION:	BY:	CHK:
P4	03.09.2024	PRELIMINARY ISSUE	BH	JF
P5	13.09.2024	PRELIMINARY ISSUE	BH	JF
P6	17.10.2024	FOR SIGN OFF	BH	JF
P7	31.10.2024	ISSUED FOR APPROVAL	BF	JF
A	11.11.2024	FOR LODGEMENT	RF	JF

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects P/L Melbourne | Perth | Sydney 03 9516 8555 ACN: 111398700
8 Grattan Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
INDUSTRIAL DEVELOPMENT
80 HARTLEY ROAD
SMEATON GRANGE, NSW 2567

TITLE:
SECTIONS WH3

CLIENT:
Charter Hall

DATE: NOVEMBER 22, 2024
DRAWN BY: BH
SCALE: 1 : 250 @ A1
SCALE: 1 : 500 @ A3

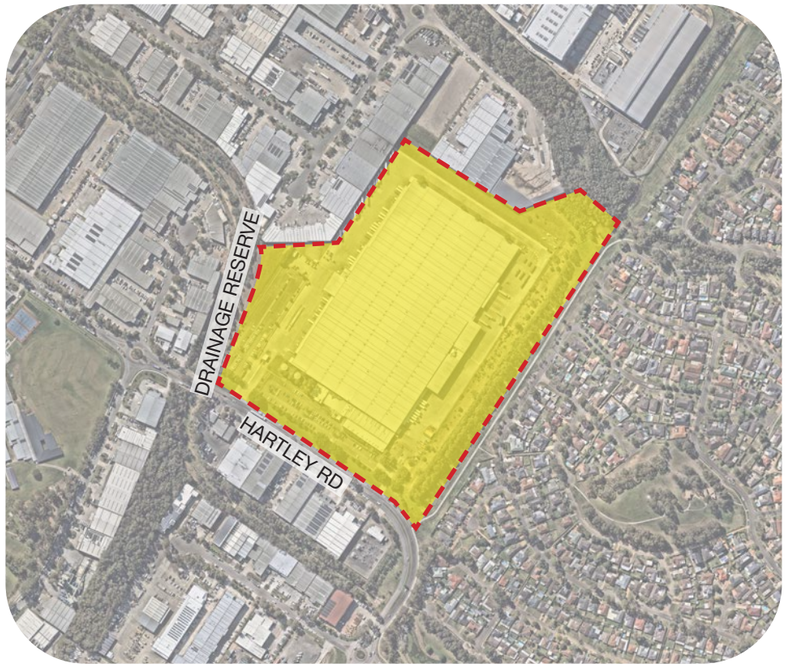
JOB NO: 24178
DRAWING NO: DA360
REVISION: A

watson young

PROPOSED INDUSTRIAL ESTATE

80 HARTLEY ROAD, SMEATON GRANGE, NSW 2567

LANDSCAPE CONCEPT PLAN
DA SUBMISSION
10.03.2025
ISSUE H



DRAWING LIST:

L-01	Coversheet
L-02	Design Precedent Images
L-03	Landscape Concept Masterplan
L-04	Landscape Planting Strategy
L-05	Tree Canopy Analysis
L-06	Landscape Concept Plan: Warehouse 1
L-07	Landscape Concept Plan: Warehouse 2
L-08	Landscape Concept Plan: Warehouse 3
L-09	Landscape Detail Plan: Setback Planting On Private Road
L-10	Landscape Detail Plan: Outdoor Staff Area - A
L-11	Landscape Detail Plan: Outdoor Staff Area - B
L-12	Landscape Detail Plan: Front Setback (Typical)
L-13	Landscape Sections AA + BB
L-14	Landscape Section C-C
L-15	Indicative Plant Schedules
L-16	Indicative Plant Schedule: Riparian Area
L-17	Charter Hall Standard Specification + Maintenance Notes
L-18	Charter Hall Standard Details
L-19	Typical Landscape Details

CLIENT:

Charter Hall

LANDSCAPE ARCHITECT:

HABIT8
Landscape Architecture & Urbanism
SYDNEY (Gadigal country)
BYRON BAY (Bundjalung country)
MELBOURNE (Wurundjeri country)
SE QUEENSLAND (Yugambeh country)
www.habit8.com.au

LANDSCAPE CONCEPT MASTERPLAN

KEY

- SITE BOUNDARY
- 1800mm HT. BLACK PAINTED METAL PALISADE FENCING TO ARCHITECT'S DETAILS
- 2100mm HT. BLACK VINYL COATED CYCLONE WIRE FENCE TO ARCHITECT'S DETAILS
- STEEL EDGING
- RETAINING WALL
- EXISTING METALLIC NOISE WALL (APPROX. 3.2m HT.)
- BARED WIRE FENCE
- TIMBER POST FENCE
- PROPOSED CANOPY TREE PLANTING REFER TO PLANT SCHEDULE
- MASS PLANTING BEDS REFER TO PLANT SCHEDULE
- TURF
- CONCRETE SURFACE TO ENGINEER'S DETAILS
- PAVED SURFACE TO ARCHITECT'S DETAILS
- EXISTING TREES TO BE RETAINED REFER TO ARBORIST REPORT
- EXISTING TREES TO BE REMOVED REFER TO ARBORIST REPORT

DESIGN NOTES

1. TRUCK ENTRY / EXIT
1a. TRUCK ENTRY
1b. TRUCK EXIT
2. CAR ENTRY / EXIT
3. PRIVATE ROAD ENTRY / EXIT
4. CARPARK
5. HARDSTAND
6. SHARED DRIVEWAY
7. OUTDOOR AREA
8. EXISTING LANDSCAPE ON EXISTING MOUND TO BE RETAINED
9. CONSERVATION AREA
10. RIPARIAN ZONE
11. SITE FRONTAGE LANDSCAPE SETBACK
12. PEDESTRIAN ACCESS FROM STREET
13. SUBSTATIONS
14. PEBBLES ON BOUNDARY
15. PROPOSED STREET TREES IN VERGE

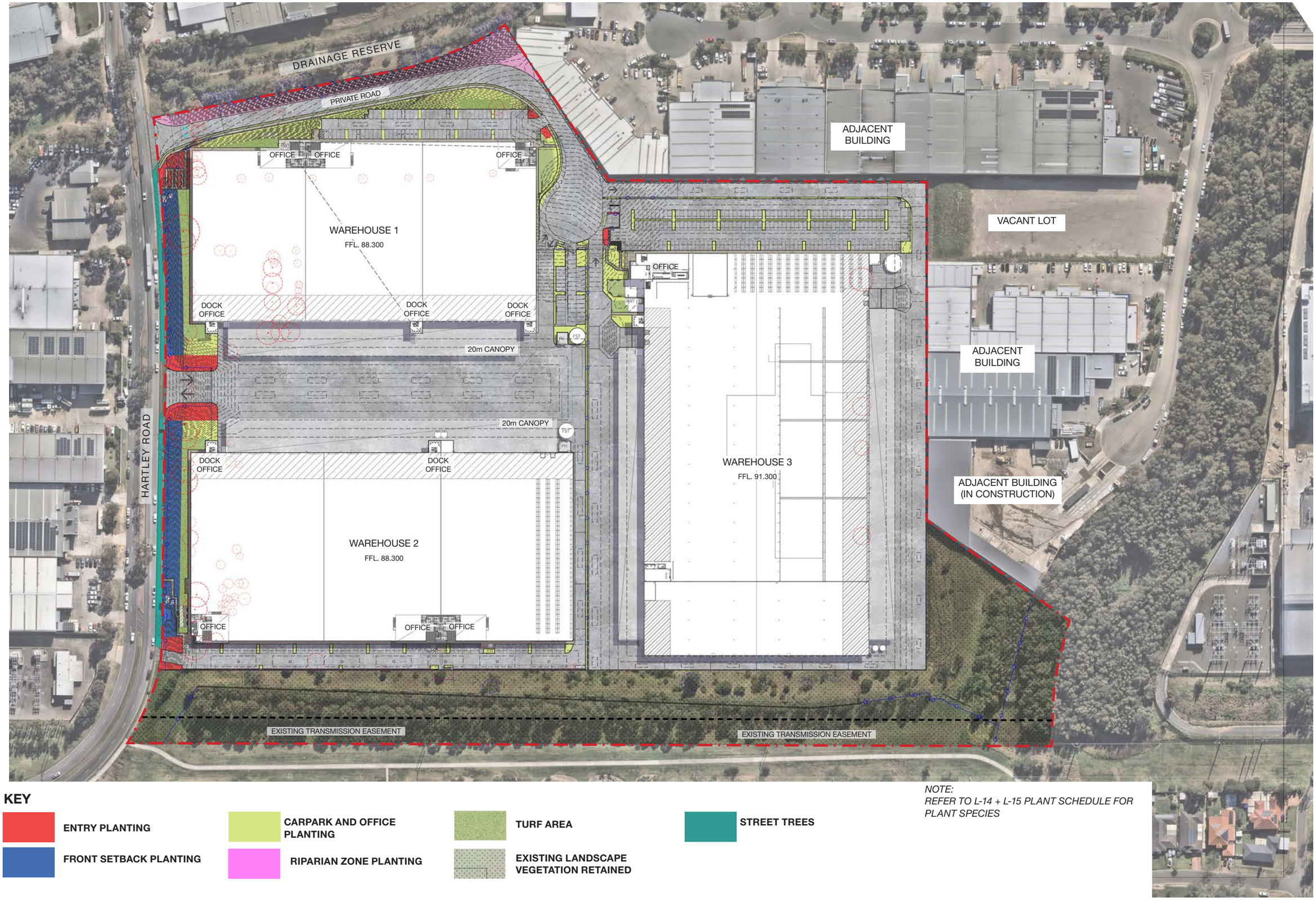
PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
PROPOSED INDUSTRIAL ESTATE **80 HARTLEY ROAD, SMEATON GRANGE, NSW 2567**	LANDSCAPE CONCEPT MASTERPLAN	H8-24036	DA SUBMISSION	1:2000@A3	H	10.03.2025	KM/DF	DV	L03	Charter Hall

0 20 40 60 80 100m

SCALE 1:2000 AT A3

HABIT8
Landscape Architecture & Urbanism
SYDNEY (Gadigal country)
BYRON BAY (Bundjalung country)
MELBOURNE (Wurundjeri country)
SE QUEENSLAND (Yugambeh country)
www.habit8.com.au

LANDSCAPE PLANTING STRATEGY



KEY

- ENTRY PLANTING
- FRONT SETBACK PLANTING
- CARPARK AND OFFICE PLANTING
- RIPARIAN ZONE PLANTING
- TURF AREA
- EXISTING LANDSCAPE VEGETATION RETAINED
- STREET TREES

NOTE:
REFER TO L-14 + L-15 PLANT SCHEDULE FOR PLANT SPECIES

PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
PROPOSED INDUSTRIAL ESTATE **80 HARTLEY ROAD, SMEATON GRANGE, NSW 2567**	LANDSCAPE PLANTING STRATEGY	H8-24036	DA SUBMISSION	1:2000@A3	H	10.03.2025	KM/DF	DV	L04	Charter Hall

0 20 40 60 80 100m

SCALE 1:2000 AT A3

HABIT8
Landscape Architecture & Urbanism
SYDNEY (Gadigal country)
BYRON BAY (Bundjalung country)
MELBOURNE (Wurundjeri country)
SE QUEENSLAND (Yugambeh country)
www.habit8.com.au

TREE CANOPY ANALYSIS

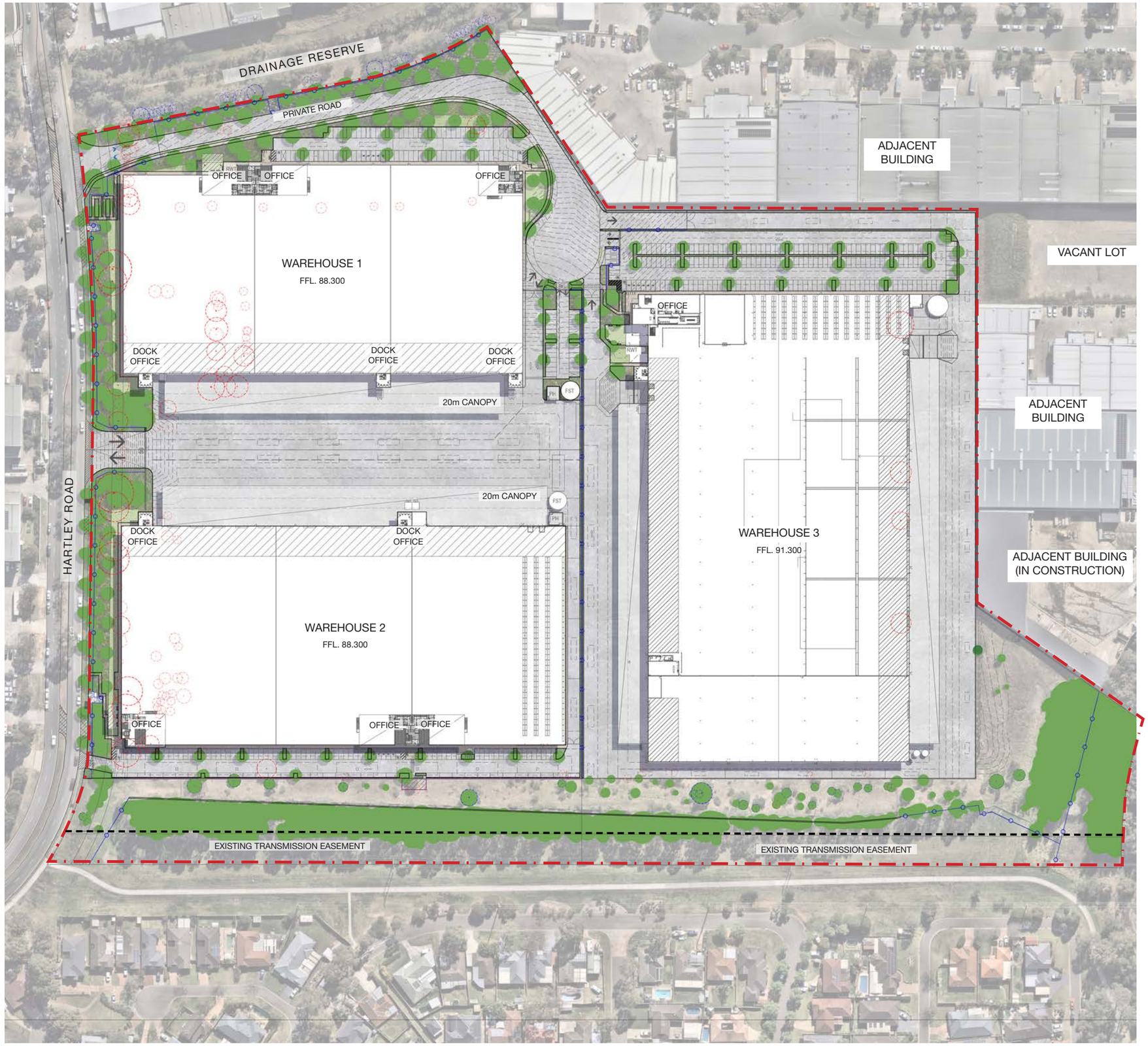
TREE REMOVAL ARE OFFSET BY REPLACEMENT TREE PLANTING

PRE-DEVELOPMENT:	***15,218.54***
EXISTING SITE CANOPY COVER (SQM)	*6,748.58*
EXISTING TRANSMISSION EASEMENT TREES (SQM)	*8,469.96*
POST-DEVELOPMENT:	***19,063.23***
RETAINED CANOPY COVER (SQM)	*1,013.27*
PROPOSED TREE CANOPY COVER (SQM)	*9,580.00*
EXISTING TRANSMISSION EASEMENT TREES (SQM)	*8,469.96*

PROPOSED TREE CANOPY COVER

TREE NO.	TREE CANOPY	CANOPY AREA (M2)	TOTAL CANOPY COVER
55	6m	30	1,650
65	8m	50	3,250
60	10m	78	4,680

SITE AREA:	*167,686.19m²*
TOTAL PROPOSED TREE NO.	*180*
TOTAL PROPOSED TREE CANOPY COVER	*9,580m²*
TOTAL EXISTING TREE CANOPY COVER	*9,483.23m²*
(EXISTING TRANSMISSION EASEMENT + RETAINED CANOPY COVER)	
TOTAL CANOPY COVER	***19,063.23m²***
TOTAL CANOPY PERCENTAGE	***11.37%***



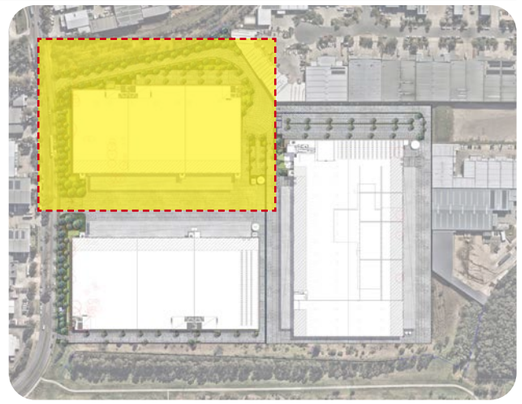
PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
PROPOSED INDUSTRIAL ESTATE **80 HARTLEY ROAD, SMEATON GRANGE, NSW 2567**	TREE CANOPY ANALYSIS	H8-24036	DA SUBMISSION	1:2000@A3	H	10.03.2025	KM/DF	DV	L05	Charter Hall

0 20 40 60 80 100m

SCALE 1:2000 AT A3

HABIT8
Landscape Architecture & Urbanism
SYDNEY (Gadigal country)
BYRON BAY (Bundjalung country)
MELBOURNE (Wurundjeri country)
SE QUEENSLAND (Yugambeh country)
www.habit8.com.au

LANDSCAPE CONCEPT PLAN: WAREHOUSE 1



KEY PLAN

KEY

- SITE BOUNDARY
- 1800mm HT. BLACK PAINTED METAL PALISADE FENCING TO ARCHITECT'S DETAILS
- 2100mm HT. BLACK VINYL COATED CYCLONE WIRE FENCE TO ARCHITECT'S DETAILS
- STEEL EDGING
- RETAINING WALL
- EXISTING METALLIC NOISE WALL (APPROX. 3.2m HT.)
- BARED WIRE FENCE
- TIMBER POST FENCE
- PROPOSED CANOPY TREE PLANTING REFER TO PLANT SCHEDULE
- MASS PLANTING BEDS REFER TO PLANT SCHEDULE
- TURF
- CONCRETE SURFACE TO ENGINEER'S DETAILS
- PAVED SURFACE TO ARCHITECT'S DETAILS
- EXISTING TREES TO BE RETAINED REFER TO ARBORIST REPORT
- EXISTING TREES TO BE REMOVED REFER TO ARBORIST REPORT

DESIGN NOTES

1. TRUCK ENTRY / EXIT
1a. TRUCK ENTRY
1b. TRUCK EXIT
2. CAR ENTRY / EXIT
3. PRIVATE ROAD ENTRY / EXIT
4. CARPARK
5. HARDSTAND
6. SHARED DRIVEWAY
7. OUTDOOR AREA
8. RIPARIAN ZONE
9. SITE FRONTAGE LANDSCAPE SETBACK
10. PEDESTRIAN ACCESS FROM STREET
11. SUBSTATION
12. PEBBLES ON BOUNDARY
13. STREET TREES IN TURF

PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
PROPOSED INDUSTRIAL ESTATE **80 HARTLEY ROAD, SMEATON GRANGE, NSW 2567**	LANDSCAPE CONCEPT PLAN: WAREHOUSE 1	H8-24036	DA SUBMISSION	1:1000@A3	H	10.03.2025	KM/DF	DV	L06	Charter Hall

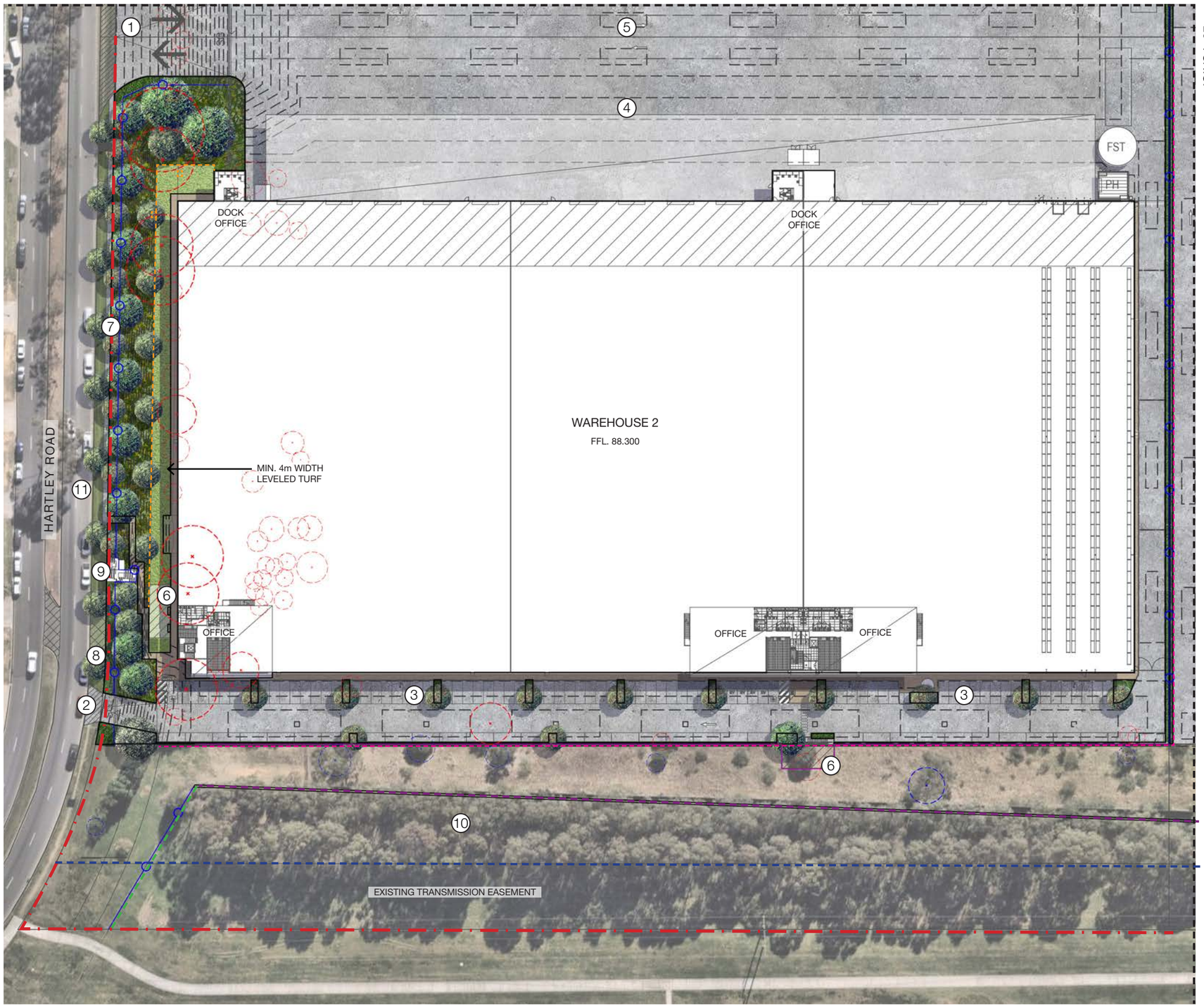
0 10 20 30 40 50m

SCALE 1:1000 AT A3

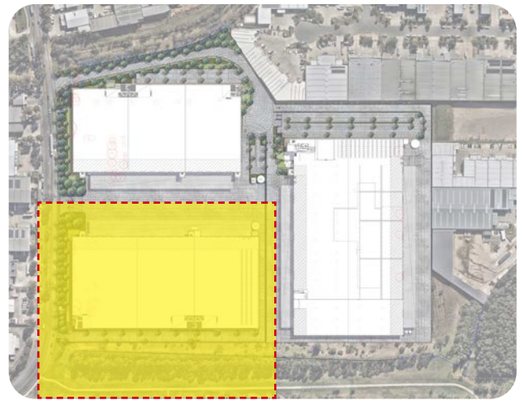
HABIT8
Landscape Architecture & Urbanism
SYDNEY (Gadigal country)
BYRON BAY (Bundjalung country)
MELBOURNE (Wurundjeri country)
SE QUEENSLAND (Yugambeh country)
www.habit8.com.au

LANDSCAPE CONCEPT PLAN: WAREHOUSE 2

JOINS L-05



JOINS L-07



KEY PLAN

KEY

- SITE BOUNDARY
- 1800mm HT. BLACK PAINTED METAL PALISADE FENCING TO ARCHITECT'S DETAILS
- 2100mm HT. BLACK VINYL COATED CYCLONE WIRE FENCE TO ARCHITECT'S DETAILS
- STEEL EDGING
- RETAINING WALL
- EXISTING METALLIC NOISE WALL (APPROX. 3.2m HT.)
- BARED WIRE FENCE
- TIMBER POST FENCE
- PROPOSED CANOPY TREE PLANTING REFER TO PLANT SCHEDULE
- MASS PLANTING BEDS REFER TO PLANT SCHEDULE
- LEVELED WTURF AREA MIN. 4m WIDTH
- CONCRETE SURFACE TO ENGINEER'S DETAILS
- PAVED SURFACE TO ARCHITECT'S DETAILS
- EXISTING TREES TO BE RETAINED REFER TO ARBORIST REPORT
- EXISTING TREES TO BE REMOVED REFER TO ARBORIST REPORT

DESIGN NOTES

1. TRUCK ENTRY / EXIT
1a. TRUCK ENTRY
1b. TRUCK EXIT
2. CAR ENTRY / EXIT
3. CARPARK
4. HARDSTAND
5. SHARED DRIVEWAY
6. UNDER COVER OUTDOOR AREA
7. SITE FRONTAGE LANDSCAPE SETBACK
8. PEDESTRIAN ACCESS FROM STREET
9. SUBSTATION
10. EXISTING LANDSCAPE ON EXISTING MOUND TO BE RETAINED
11. STREET TREES IN TURF

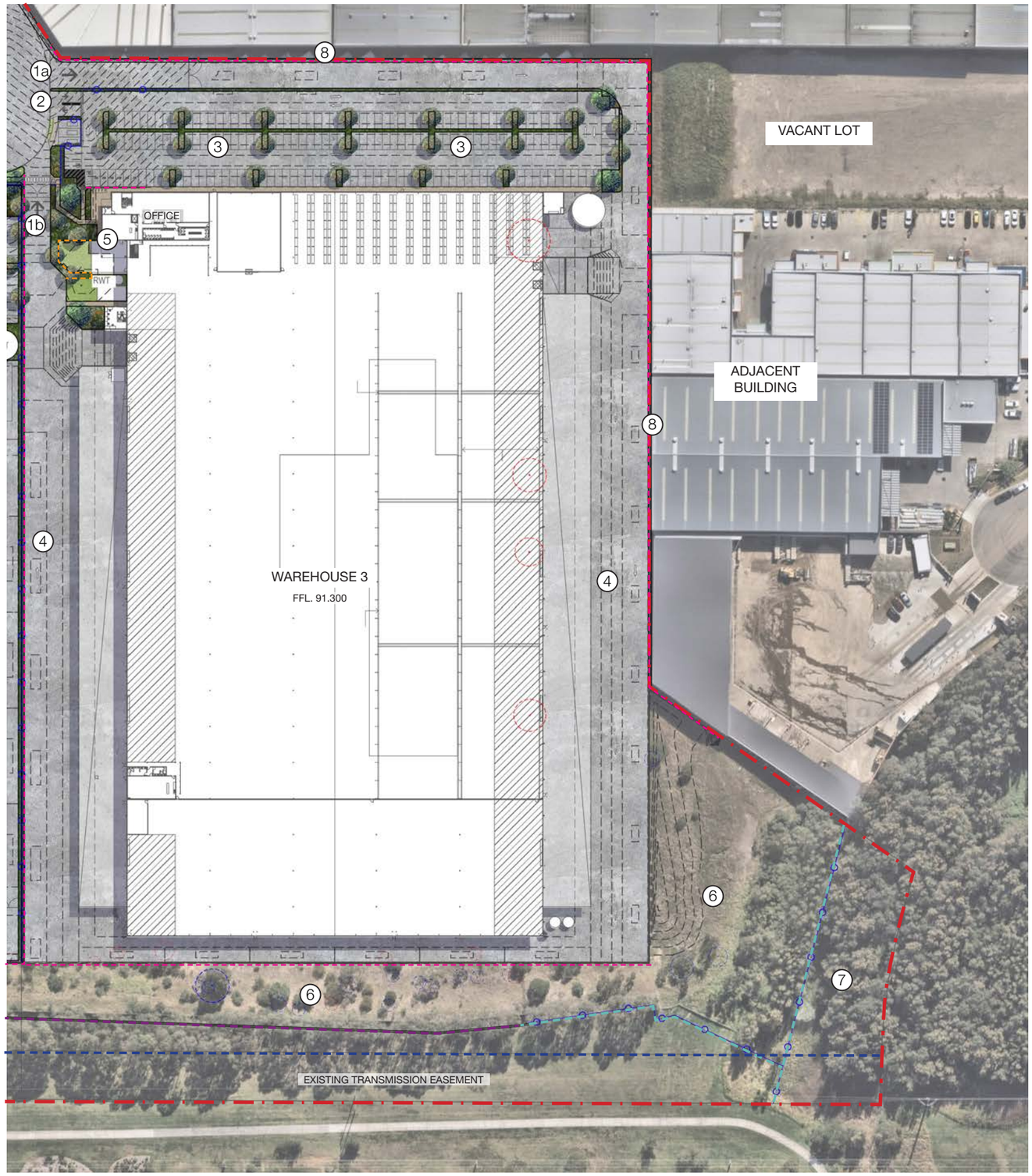
PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
PROPOSED INDUSTRIAL ESTATE **80 HARTLEY ROAD, SMEATON GRANGE, NSW 2567**	LANDSCAPE CONCEPT PLAN: WAREHOUSE 2	H8-24036	DA SUBMISSION	1:1000@A3	H	10.03.2025	KM/DF	DV	L07	Charter Hall

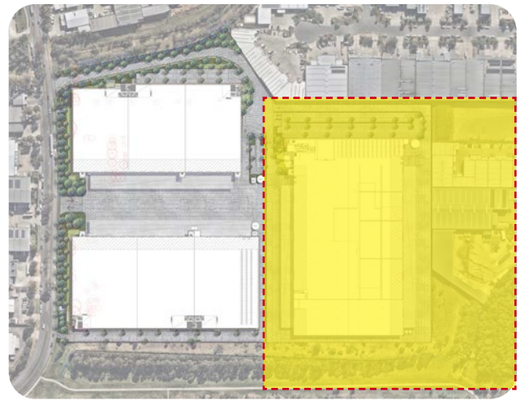
0 10 20 30 40 50m

SCALE 1:1000 AT A3

HABIT8
Landscape Architecture & Urbanism
SYDNEY (Gadigal country) BYRON BAY (Bundjalung country)
MELBOURNE (Wurundjeri country) SE QUEENSLAND (Yugambeh country)
www.habit8.com.au

LANDSCAPE CONCEPT PLAN: WAREHOUSE 3





KEY PLAN

KEY

- SITE BOUNDARY
- 1800mm HT. BLACK PAINTED METAL PALISADE FENCING TO ARCHITECT'S DETAILS
- 2100mm HT. BLACK VINYL COATED CYCLONE WIRE FENCE TO ARCHITECT'S DETAILS
- STEEL EDGING
- RETAINING WALL
- EXISTING METALLIC NOISE WALL (APPROX. 3.2m HT.)
- BARED WIRE FENCE
- TIMBER POST FENCE
- PROPOSED CANOPY TREE PLANTING REFER TO PLANT SCHEDULE
- MASS PLANTING BEDS REFER TO PLANT SCHEDULE
- TURF
- CONCRETE SURFACE TO ENGINEER'S DETAILS
- PAVED SURFACE TO ARCHITECT'S DETAILS
- EXISTING TREES TO BE RETAINED REFER TO ARBORIST REPORT
- EXISTING TREES TO BE REMOVED REFER TO ARBORIST REPORT

DESIGN NOTES

1. TRUCK ENTRY / EXIT
1a. TRUCK ENTRY
1b. TRUCK EXIT
2. CAR ENTRY / EXIT
3. CARPARK
4. HARDSTAND
5. OUTDOOR AREA
6. EXISTING LANDSCAPE ON EXISTING MOUND TO BE RETAINED
7. CONSERVATION AREA
8. PEBBLES ON BOUNDARY

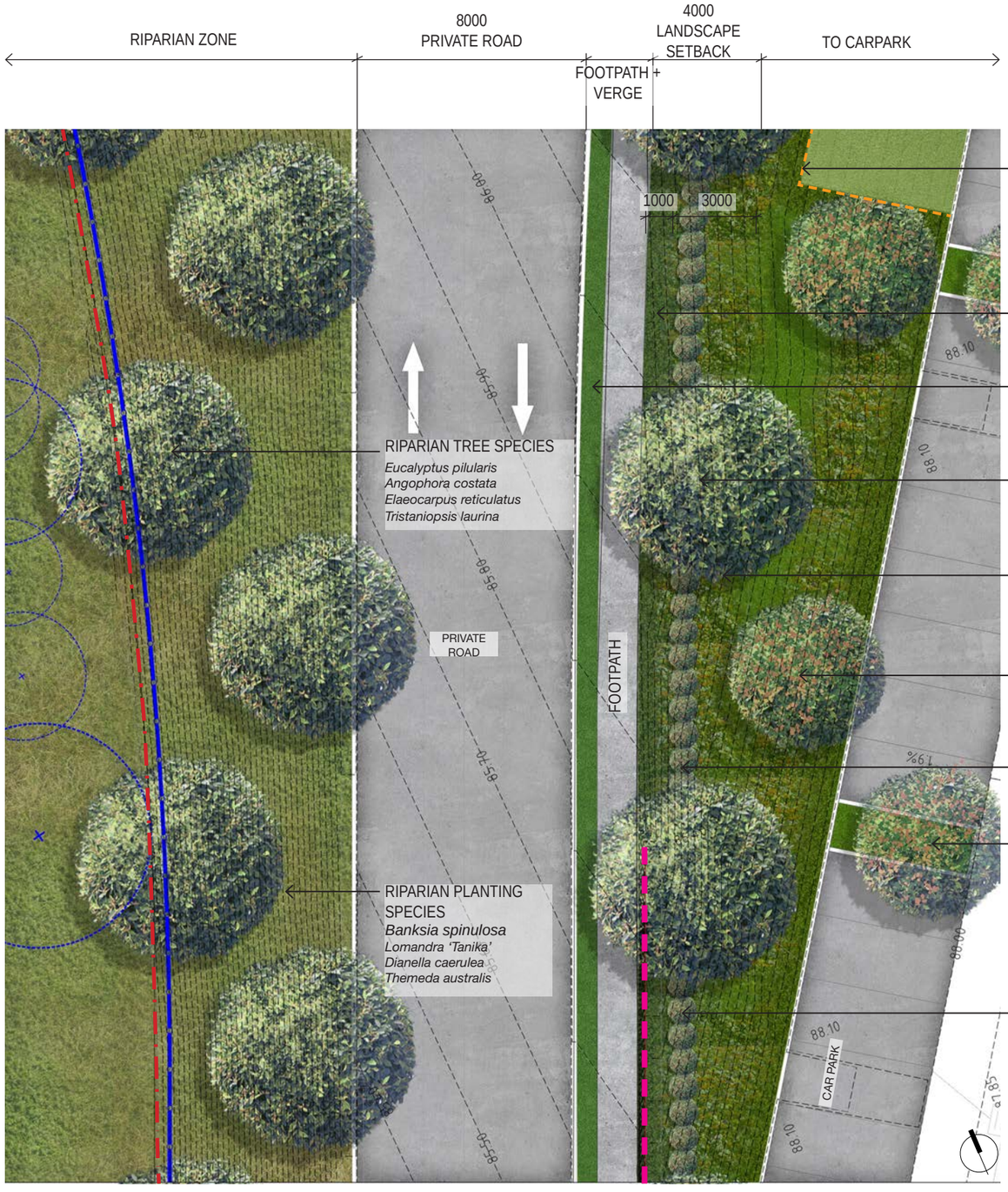
PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
PROPOSED INDUSTRIAL ESTATE **80 HARTLEY ROAD, SMEATON GRANGE, NSW 2567**	LANDSCAPE CONCEPT PLAN: WAREHOUSE 3	H8-24036	DA SUBMISSION	1:1500@A3	H	10.03.2025	KM/DF	DV	L08	Charter Hall

0 5 10 20 50 75m

SCALE 1:1500 AT A3

HABIT8
Landscape Architecture & Urbanism
SYDNEY (Gadigal country)
BYRON BAY (Bundjalung country)
MELBOURNE (Wurundjeri country)
SE QUEENSLAND (Yugambeh country)
www.habit8.com.au

LANDSCAPE DETAIL PLAN: SETBACK PLANTING ON PRIVATE ROAD



01 **LANDSCAPE CONCEPT PLAN: SETBACK PLANTING ON PRIVATE ROAD**
Scale 1:200@A3 / 1:100@A1

NOTE:

TREE CANOPIES SHOULD BE SEPARATED BY 2 TO 5m

EUC PIL

ANG COS

ELA RET

TRI LAU

EUC LEU

LOM TAN

THE AUS

BAN SPI

DIA CAE

HAR VIO

MYO PAR

WES FRU

ACM SMI

KEY PLAN

KEY

- SITE BOUNDARY
- 1800mm HT. BLACK PAINTED METAL PALISADE FENCING TO ARCHITECT'S DETAILS
- STEEL EDGING
- RETAINING WALL
- PROPOSED CANOPY TREE PLANTING REFER TO PLANT SCHEDULE
- MASS PLANTING BEDS REFER TO PLANT SCHEDULE
- TURF
- CONCRETE SURFACE TO ENGINEER'S DETAILS

PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
PROPOSED INDUSTRIAL ESTATE **80 HARTLEY ROAD, SMEATON GRANGE, NSW 2567**	LANDSCAPE DETAIL PLAN: SETBACK PLANTING ON PRIVATE ROAD	H8-24036	DA SUBMISSION	1:200 @A3	H	10.03.2025	KM/DF	DV	L09	Charter Hall

0 2 4 6 8 10m
SCALE 1:200 AT A3

HABIT8 Landscape Architecture & Urbanism
SYDNEY (Gadigal country) BYRON BAY (Bundjalung country)
MELBOURNE (Wurundjeri country) SE QUEENSLAND (Yugambeh country)
www.habit8.com.au

LANDSCAPE DETAIL PLAN: OUTDOOR STAFF AREA - A

01 LANDSCAPE CONCEPT PLAN: OUTDOOR STAFF AREA - A
Scale 1:200@A3 / 1:100@A1

MAG COL

VID ODO

SYZ AUS

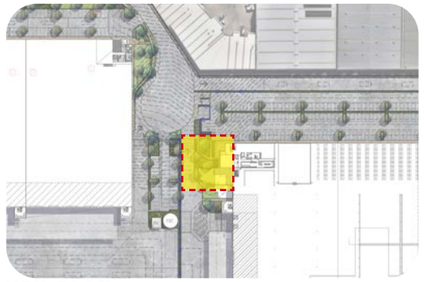
BAN SPI

ERI VAR

HAR VIO

TRA JAS

MYO PAR



KEY PLAN

KEY

- SITE BOUNDARY
- 1800mm HT. BLACK PAINTED METAL PALISADE FENCING TO ARCHITECT'S DETAILS
- STEEL EDGING
- PROPOSED CANOPY TREE PLANTING REFER TO PLANT SCHEDULE
- MASS PLANTING BEDS REFER TO PLANT SCHEDULE
- TURF
- CONCRETE SURFACE TO ENGINEER'S DETAILS
- PAVED SURFACE TO ARCHITECT'S DETAILS

NOTE:

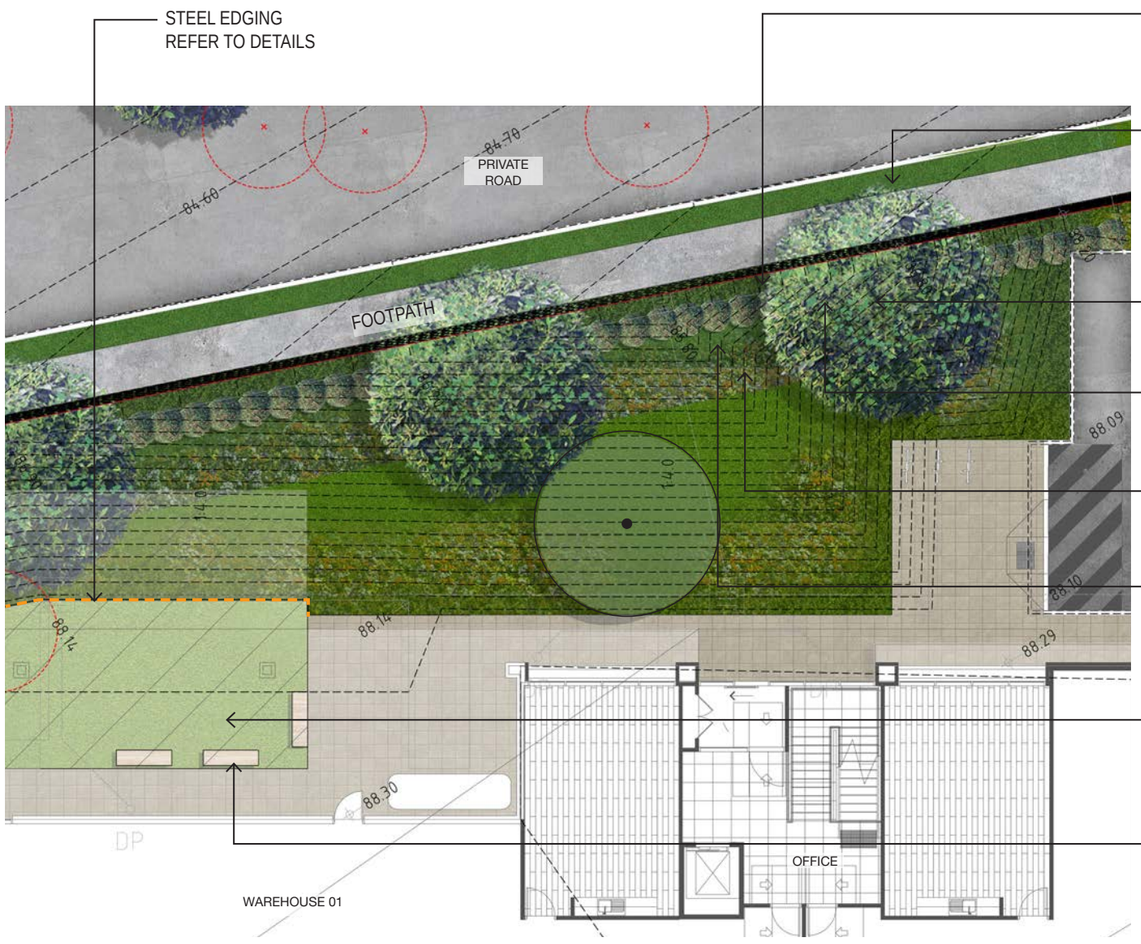
TREE CANOPIES SHOULD BE SEPARATED BY 2 TO 5m

PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
PROPOSED INDUSTRIAL ESTATE **80 HARTLEY ROAD, SMEATON GRANGE, NSW 2567**	LANDSCAPE DETAIL PLAN: OUTDOOR STAFF AREA - A	H8-24036	DA SUBMISSION	1:200 @A3	H	10.03.2025	KM/DF	DV	L010	Charter Hall

0 2 4 6 8 10m
SCALE 1:200 AT A3

HABIT8 Landscape Architecture & Urbanism
SYDNEY (Gadigal country) · BYRON BAY (Bundjalung country)
MELBOURNE (Wurundjeri country) · SE QUEENSLAND (Yugambeh country)
www.habit8.com.au

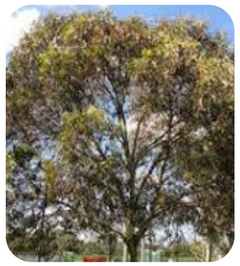
LANDSCAPE DETAIL PLAN: OUTDOOR STAFF AREA - B



01 **LANDSCAPE CONCEPT PLAN: OUTDOOR STAFF AREA - B**
Scale 1:200@A3 / 1:100@A1

KEY PLAN

ANG COS



EUC LEU

BAN SPI

HAR VIO

WES FRU

ACM SMI

MYO PAR

KEY

- SITE BOUNDARY
- 1800mm HT. BLACK PAINTED METAL PALISADE FENCING TO ARCHITECT'S DETAILS
- STEEL EDGING
- PROPOSED CANOPY TREE PLANTING REFER TO PLANT SCHEDULE
- MASS PLANTING BEDS REFER TO PLANT SCHEDULE
- TURF
- CONCRETE SURFACE TO ENGINEER'S DETAILS
- PAVED SURFACE TO ARCHITECT'S DETAILS

NOTE:

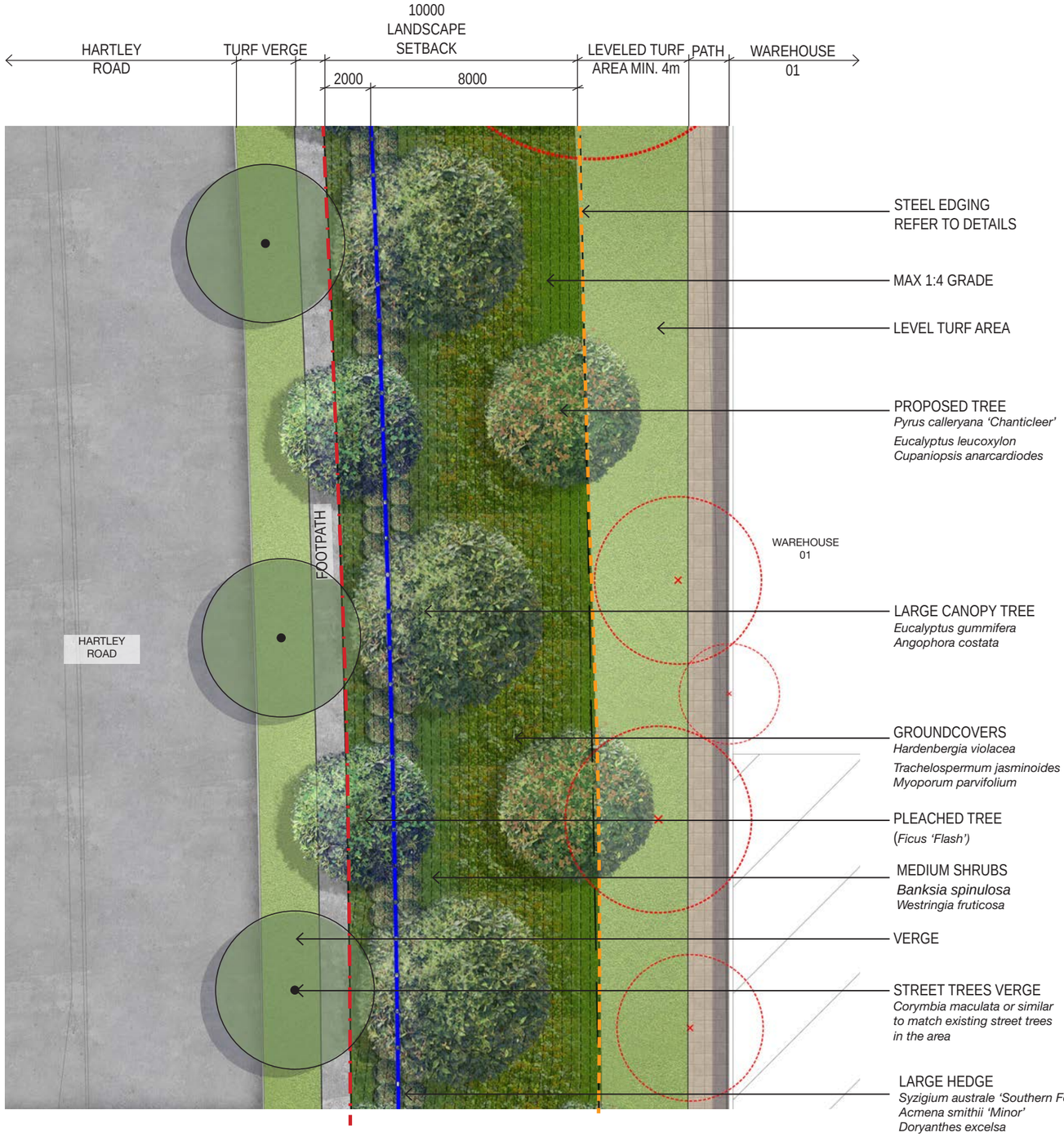
TREE CANOPIES SHOULD BE SEPARATED BY 2 TO 5m

PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
PROPOSED INDUSTRIAL ESTATE **80 HARTLEY ROAD, SMEATON GRANGE, NSW 2567**	LANDSCAPE DETAIL PLAN: OUTDOOR STAFF AREA - B	H8-24036	DA SUBMISSION	1:200 @A3	H	10.03.2025	KM/DF	DV	L 11	Charter Hall

0 2 4 6 8 10m
SCALE 1:200 AT A3

HABIT8
Landscape Architecture & Urbanism
SYDNEY (Gadigal country)
BYRON BAY (Bundjalung country)
MELBOURNE (Wurundjeri country)
SE QUEENSLAND (Yugambeh country)
www.habit8.com.au

LANDSCAPE DETAIL PLAN: FRONT SETBACK (TYPICAL)



01 LANDSCAPE CONCEPT PLAN: FRONT SETBACK (TYPICAL)
Scale 1:200@A3 / 1:100@A1

COR MAC

EUC GUM

FIC FLA

PYR CAL

ANG COS

CUP ANA

EUC LEU

SYZ AUS

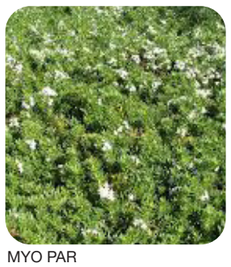
ACM SMI

DOR EXC

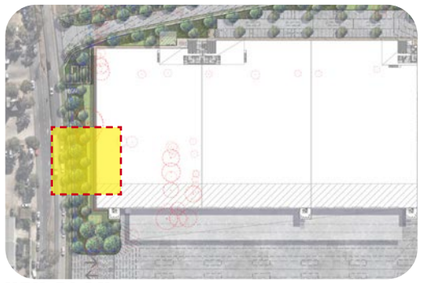
WES FRU

HAR VIO

TRA JAS


MYO PAR

BAN SPI



KEY PLAN

KEY

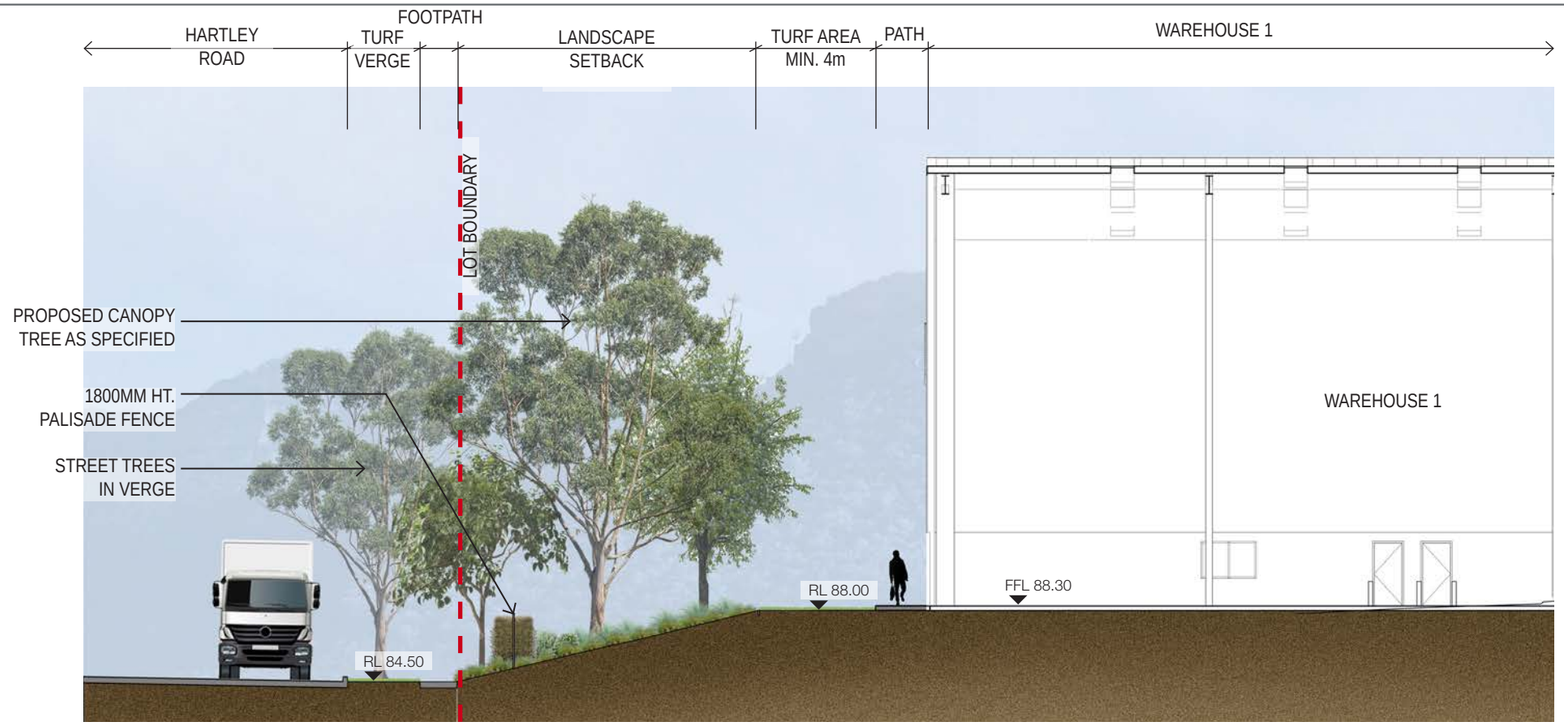
- SITE BOUNDARY
- 1800mm HT. BLACK PAINTED METAL PALISADE FENCING TO ARCHITECT'S DETAILS
- STEEL EDGING
- PROPOSED CANOPY TREE PLANTING REFER TO PLANT SCHEDULE
- MASS PLANTING BEDS REFER TO PLANT SCHEDULE
- TURF
- CONCRETE SURFACE TO ENGINEER'S DETAILS
- PAVED SURFACE TO ARCHITECT'S DETAILS

PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
PROPOSED INDUSTRIAL ESTATE **80 HARTLEY ROAD, SMEATON GRANGE, NSW 2567**	LANDSCAPE DETAIL PLAN: FRONT SETBACK (TYPICAL)	H8-24036	DA SUBMISSION	1:200 @A3	H	10.03.2025	KM/DF	DV	L 12	Charter Hall

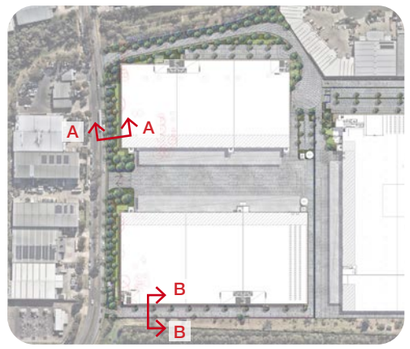
0 2 4 6 8 10m
SCALE 1:200 AT A3

HABIT8 Landscape Architecture & Urbanism
SYDNEY (Gadigal country) · BYRON BAY (Bundjalung country)
MELBOURNE (Wurundjeri country) · SE QUEENSLAND (Yugambeh country)
www.habit8.com.au

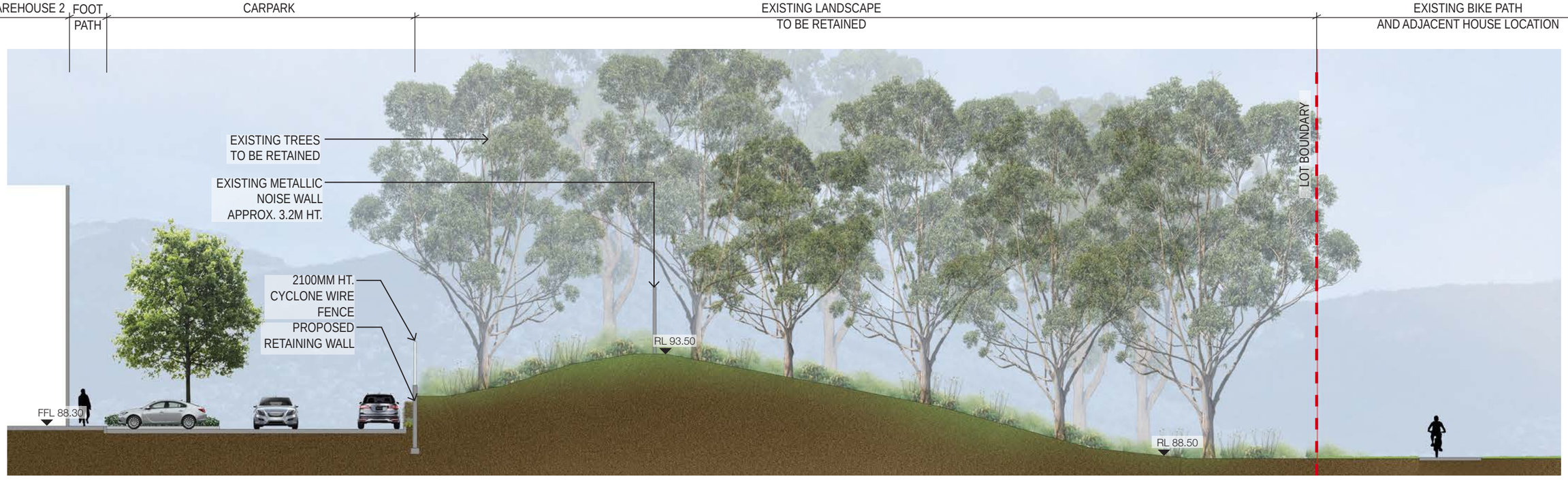
LANDSCAPE SECTIONS AA + BB



01 SECTION A-A
Scale 1:200@A3 / 1:100@A1



KEY PLAN



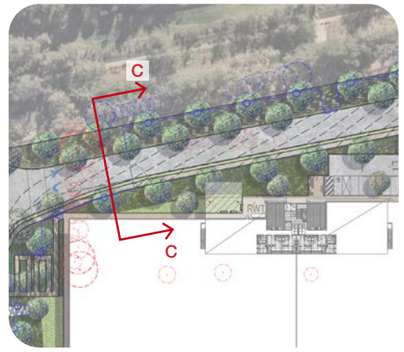
01 SECTION B-B
Scale 1:200@A3 / 1:100@A1

PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
PROPOSED INDUSTRIAL ESTATE **80 HARTLEY ROAD, SMEATON GRANGE, NSW 2567**	LANDSCAPE SECTIONS AA + BB	H8-24036	DA SUBMISSION	1:200 @A3	H	10.03.2025	KM/DF	DV	L 13	Charter Hall

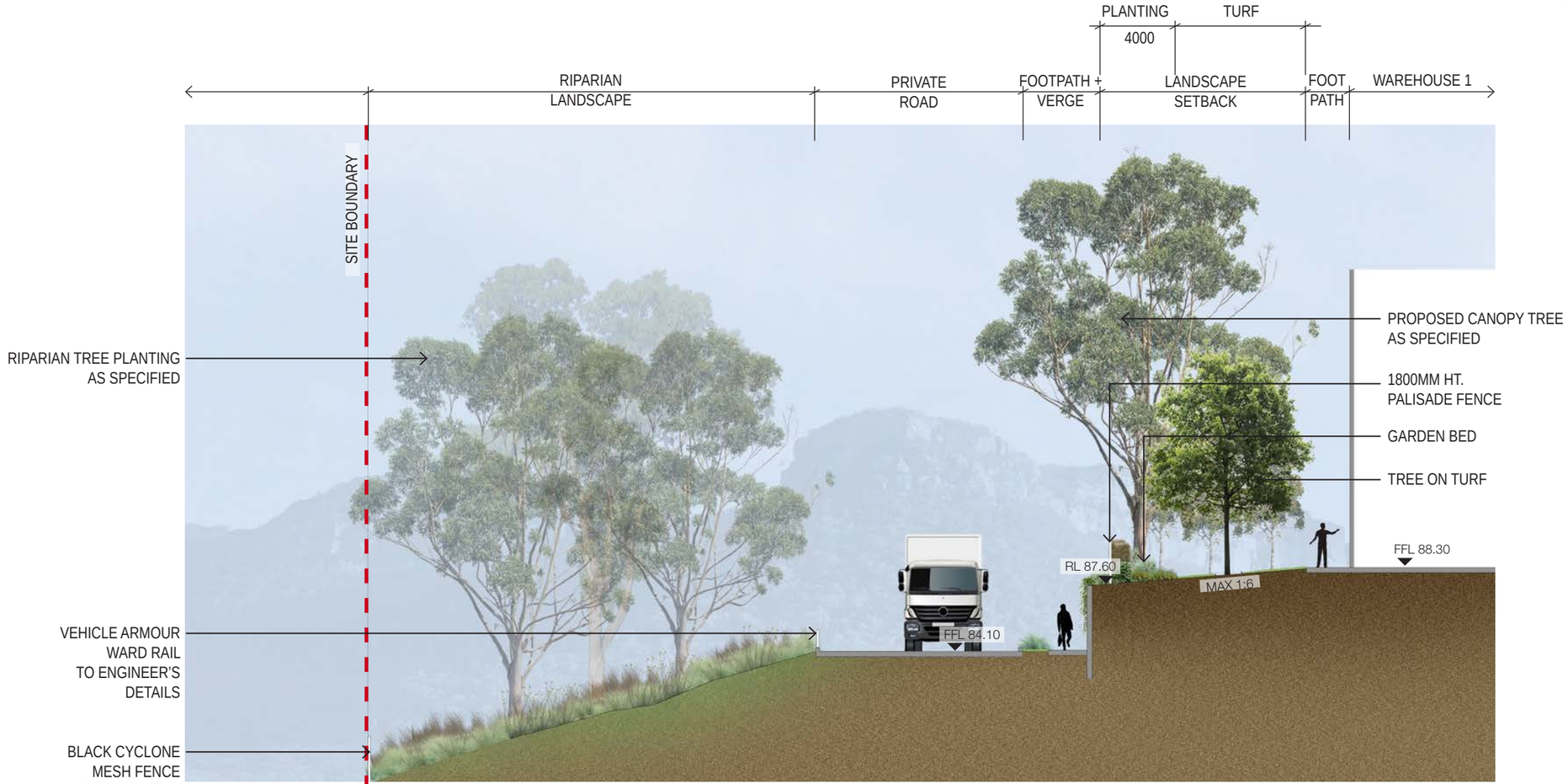
0 2 4 6 8 10m
SCALE 1:200 AT A3

HABIT8
Landscape Architecture & Urbanism
SYDNEY (Gadigal country)
BYRON BAY (Bundjalung country)
MELBOURNE (Wurundjeri country)
SE QUEENSLAND (Yugambeh country)
www.habit8.com.au

LANDSCAPE SECTION C-C



KEY PLAN



02 SECTION C-C
Scale 1:200@A3 / 1:100@A1

PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
PROPOSED INDUSTRIAL ESTATE **80 HARTLEY ROAD, SMEATON GRANGE, NSW 2567**	LANDSCAPE SECTION C-C	H8-24036	DA SUBMISSION	1:200 @A3	H	10.03.2025	KM/DF	DV	L 14	Charter Hall

0 2 4 6 8 10m
SCALE 1:200 AT A3

HABIT8
Landscape Architecture & Urbanism
SYDNEY (Gadigal country)
BYRON BAY (Bundjalung country)
MELBOURNE (Wurundjeri country)
SE QUEENSLAND (Yugambeh country)
www.habit8.com.au

INDICATIVE PLANT SCHEDULES

AREA KEY	CODE	BOTANICAL NAME	POT SIZE	DENSITY
	TREES			
	COR MAC	*Corymbia maculata*	75L	As Shown
	EUC GUM	*Eucalyptus gummifera*	75L	As Shown
	EUC VIM	*Eucalyptus viminalis*	75L	As Shown
	EUC LEU	*Eucalyptus leucoxylon*	75L	As Shown
	EUC PIL	*Eucalyptus pilularis*	75L	As Shown
	PYR CAL	*Pyrus calleryana 'Chanticleer'*	200L	As Shown
	MAG EXM	*Magnolia 'Exmouth'*	200L	As Shown
	LAG NAT	*Lagerstroemia natchez*	100L	As Shown
	TRI LAU	*Tristaniopsis laurina*	100L	As Shown
	ANG COS	*Angophora costata*	100L	As Shown
	ELA RET	*Elaeocarpus reticulatus*	100L	As Shown
	LOP CON	*Lophostemon confertus*	100L	As Shown
	CUP ANA	*Cupaniopsis anarcardiodes*	100L	As Shown
	FRA RAY	*Fraxinus oxycarpa 'Raywoodii'*	200L	As Shown
	MAG COL	*Magnolia 'Coolwyn Gloss'*	200L	As Shown
	FIC FLA	*Ficus 'Flash'*	200L	As Shown
	SHRUBS			
	NAN BLU	*Nandina 'Blush*	300mm	3/m²
	VIB ODO	*Viburnum odoratissimum*	200mm	2/m²
	SYZ AUS	*Syzigium australe 'Southern Form'*	300mm	2/m²
	WES FRU	*Westringia fruticosa*	200mm	2/m²
	DOR EXC	*Doryanthes excelsa*	200mm	2/m²
	BAN SPI	*Banksia spinulosa*	200mm	3/m²
	ACM SMI	*Acmena smithii 'Minor'*	300mm	2/m²
	GROUNDCOVERS			
	DIC REP	*Dichondra repens*	150mm	4/m²
	HAR VIO	*Hardenbergia violacea*	140mm	4/m²
	LOM TAN	*Lomandra 'Tanika'*	140mm	4/m²
	TRA JAS	*Trachelospermum jasminoides*	140mm	4/m²
	DIA CAE	*Dianella caerulea*	140mm	4/m²
	THE AUS	*Themeda australis*	140mm	4/m²
	MYO PAR	*Myoporum parvifolium*	140mm	4/m²

NOTE:

1. Plant list sourced from Plant list sourced from Camden Council Tree Management Policy 2015

2. Refer to page L-04 Landscape Planting Strategy for planting area key plan.

COR MAC

EUC GUM

EUC VIM

EUC PIL

PYR CAL

MAG EXM

LAG SPE

TRI LAU

ANG COS

FRA RAY

ELA RET

LOP CON

CUP ANA

MAG COL

FIC FLA

EUC LEU

NAN BLU

VID ODO

SYZ AUS

ACM SMI

WES FRU

DOR EXC

BAN SPI

DIC REP

HAR VIO

LOM TAN

TRA JAS

DIA CAE

THE AUS

MYO PAR

PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
PROPOSED INDUSTRIAL ESTATE **80 HARTLEY ROAD, SMEATON GRANGE, NSW 2567**	INDICATIVE PLANT SCHEDULES	H8-24036	DA SUBMISSION	NTS	H	10.03.2025	KM/DF	DV	L 15	Charter Hall

HABIT8
Landscape Architecture & Urbanism
SYDNEY (Gadigal country)
BYRON BAY (Bundjalung country)
MELBOURNE (Wurundjeri country)
SE QUEENSLAND (Yugambeh country)
www.habit8.com.au

INDICATIVE PLANT SCHEDULE: RIPARIAN AREA

CODE	BOTANICAL NAME	POT SIZE	DENSITY
TREES			
ACA DEC	*Acacia decurrens*	100L	As Shown
ACA PAR	*Acacia parramattensis*	100L	As Shown
ALL LIT	*Allocasuarina littoralis*	100L	As Shown
ALL TOR	*Allocasuarina torulosa*	100L	As Shown
ANG FLO	*Angophora floribunda*	100L	As Shown
BRA POP	*Brachychiton populneus*	100L	As Shown
CAS CUN	*Casuarina cunninghamiana*	100L	As Shown
CAS GLA	*Casuarina glauca*	100L	As Shown
COR MAC	*Corymbia maculata*	100L	As Shown
EUC AMP	*Eucalyptus amplifolia*	100L	As Shown
EUC CRE	*Eucalyptus crebra*	100L	As Shown
EUC EUG	*Eucalyptus eugenioides*	100L	As Shown
EUC FIB	*Eucalyptus fibrosa*	200L	As Shown
EUC GLO	*Eucalyptus globoidea*	200L	As Shown
EUC MOL	*Eucalyptus moluccana*	200L	As Shown
EUC TER	*Eucalyptus tereticornis*	200L	As Shown
MEL DEC	*Melaleuca decora*	100L	As Shown
MEL STY	*Melaleuca styphelioides*	100L	As Shown
SHRUBS			
ACA BRO	*Acacia brownii*	200mm	2/m²
ACA ELO	*Acacia elongata*	200mm	2/m²
ACA IMP	*Acacia implexa*	200mm	2/m²
BUR SPI	*Bursaria spinosa*	200mm	2/m²
CAL LIN	*Callistemon linearis*	200mm	2/m²
DAV SQU	*Daviesia squarrosa*	200mm	2/m²
DAV ULI	*Daviesia ulicifolia*	200mm	2/m²
DOD TRI	*Dodonaea triquetra*	200mm	2/m²
DOD VIS	*Dodonaea viscosa*	200mm	2/m²
IND AUS	*Indigofera australis*	200mm	2/m²
KUN AMB	*Kunzea ambigua*	200mm	3/m²
MEL THY	*Melaleuca thymifolia*	200mm	2/m²
PIT UND	*Pittosporum undulatum*	200mm	2/m²
PIT REV	*Pittosporum revolutum*	200mm	2/m²

CODE	BOTANICAL NAME	POT SIZE	DENSITY
GROUNDCOVERS + GRASSES			
ARI RAM	*Aristida ramosa*	150mm	4/m²
CAR APP	*Carex appressa*	140mm	4/m²
CYM REF	*Cymbopogon refractus*	140mm	4/m²
DIA CAE	*Dianella caerulea*	140mm	4/m²
DIA LON	*Dianella longifolia*	140mm	4/m²
DIA REV	*Dianella revoluta*	140mm	4/m²
IMP CYL	*Imperata cylindrica*	140mm	4/m²
LOM FIL	*Lomandra filiformis*	140mm	4/m²
LOM LON	*Lomandra longifolia*	140mm	4/m²
LOM MUL	*Lomandra multiflora*	140mm	4/m²
POA LAB	*Poa labillardierei*	140mm	4/m²
PHR AUS	*Phragmites australis*	140mm	4/m²

ACA DEC

ACA PAR

ALL LIT

ANG FLO

COR MAC

EUC CRE

EUC MOL

MEL DEC

BUR SPI

DOD TRI

DOD VIS

IND AUS

CAR APP

CYM REF

DIA CAE

DIA REV

IMP CYL

LOM FIL

LOM LON

POA LAB

PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
PROPOSED INDUSTRIAL ESTATE **80 HARTLEY ROAD, SMEATON GRANGE, NSW 2567**	INDICATIVE PLANT SCHEDULE: RIPARIAN AREA	H8-24036	DA SUBMISSION	NTS	H	10.03.2025	KM/DF	DV	L 16	Charter Hall

HABIT8
Landscape Architecture & Urbanism
SYDNEY (Gadigal country)
BYRON BAY (Bundjalung country)
MELBOURNE (Wurundjeri country)
SE QUEENSLAND (Yugambeh country)
www.habit8.com.au

CHARTER HALL STANDARD SPECIFICATION + MAINTENANCE NOTES

The Charter Hall and Sprout KOP Annexure G is to be the over-riding document in any instance.

- A high standard of mature landscaping is expected leading to the customer entry. A fully designed low maintenance landscape plan with no turf shall be provided after reviewing the most recent copy of the Charter Hall Kit of Parts, to then be sent to Charter Hall for review and approval.
- The landscaping design consider ongoing maintenance, clear lines of sight and general tidiness. For example - preference to gravel beds in car park landscaping. All stone products are to be environmentally friendly ie no river rocks.
- The D&C Contractor shall provide an automatic watering system, connected to the rain water tanks and mains water back up, for the site with all landscaping and irrigation as per the applicable landscape drawings but not less than one tap per major garden bed and one within 30m of minor beds for hose access The Landscape Architect is to review irrigation design to ensure it is a performance based specification and adequate.
- Irrigation to be linked to the water re-use system.
- The contractor is to allow for all turfing and landscaping in the nature strip as required by Council.
- 12 months' full maintenance is required after PC including a 3 month plant warranty.
- All new trees shall be staked and tied. Existing trees deemed to remain shall be protected during construction and documented with an arborist report.
- A follow up arborist report shall be undertaken prior to the conclusion of the 12 month defects liability period.
- Landscape beds are to be clear of builders rubble which is not to be disposed of throughout the site.
- Soil inside of the landscape beds are to be raised to a level that allows for importation of topsoil. Costs to remove excess filling to allow suitable topsoil placement will be charged to the builder.

SERVICES
Landscaping is to be completed to Authority requirements. Building & Estate Landscaping to be in line with the Charter Hall landscape specification and Assets Presentation Guidelines Annexure G
Remove all weed and other debris from planter beds and areas to be landscaped. Remove rocks and branches larger than 75mm.
Before landscape work is commenced the Landscape Contractor is to establish the position of all service lines and ensure tree planting is carried out at least 3 metres away from these services. Service lids, vents and hydrants shall be left exposed and not covered by any landscape finishes (turfing, paving, garden beds etc.) Finish adjoining surfaces flush with pit lids.

PLANTING MIXTURE - (300mm DEPTH)
Imported Garden Mix.
Type: Premium
Available: Australian Native Landscapes (ANL)

MULCH
APPLICATION: Place mulch to the required depth, (refer to drawings) clear of plant stems, and rake to an even surface finishing 25mm below adjoining levels. Ensure mulch is watered in and tamped down during installation.
MULCH TYPE:
Pine bark: From mature trees, graded in size from 15mm to 30mm, free from wood slivers. Dark brown in colour and texture.

COMPOST
Shall be "GO Compost" as available from Soilco or approved equal.

PLANT MATERIAL
All plants supplied are to conform with those species listed in the Plant Schedule on the drawings. Generally plants shall be vigorous, well established, hardened off, of good form consistent with species or variety, not soft or forced, free from disease or insect pests with large healthy root systems and no evidence of having been restricted or damaged. Trees shall have a leading shoot. Immediately reject dried out, damaged or unhealthy plant material before planting. All stock is to be container grown for a minimum of six (6) months prior to delivery to site.

- All plant material shall be obtained from an approved reputable nursery/supplier where plants are exposed and have been hardened-off in the open.
- Plants are to be healthy, well-grown specimens, free of pest, injury and diseases.
- Carry out the supply and installation of all planting as specified including preparation of tree holes, back filling, planting of trees, staking and tying and planting of garden beds as set out and scheduled on the Drawings.
- It is the Contractors responsibility to adequately protect and maintain vegetative material against any adverse or damaging climatic conditions before and during the planting procedure.
- Hardwood stakes, as per details are to be installed immediately after tree planting. Stakes are to be driven 600mm into the ground or deep enough to ensure that the stake will remain stable and vertical. Tie tree to stakes using 2 "figure eight" ties of canvas or approved equivalent.

FERTILISER
MASS PLANTING AREAS: Fertiliser shall be 'Nutricote' or approved equivalent in granule form intended for slow release of plant nutrients over a period of approximately nine months. Thoroughly mix fertiliser with planting mixture at the recommended rate, prior to installing plants.
TURF: Shall be Shirleys No. 17 or approved equal thoroughly mixed into the topsoil prior to placing turf.
SUPER ADVANCED TREES: Pellets shall be in the form intended to uniformly release plant food elements for a period of approximately nine months equal to Shirleys Kokei pellets, analysis 6.3:1.8:2.9. Kokei pellets shall be placed at the time of planting to the base of the plant, 50mm minimum from the root ball at a rate of two pellets per 300mm of top growth to a maximum of 8 pellets per tree.

STAKING AND TYING
Stakes shall be straight hardwood, free from knots and twists, pointed at one end and sized according to size of plants to be staked.
a. 5-15 litre size plant 1x(1200x25x25mm)
b. 35-75 litre size plant 2x(1500x38x38mm)
c. 100-greater than 200litre 3x(1800x50x50mm)
Ties shall be 50mm wide hessian webbing or approved equivalent nailed or stapled to stake. Drive stakes a minimum one third of their length, avoiding damage to the root system, on the windward side of the plant.

TURF
Obtain turf from a specialist grower of cultivated turf. turf shall be of even thickness, free from weeds and other foreign matter; lay in stretcher pattern with joints staggered and close butted, perpendicular to gradient of FSL. Water immediately after laying.
TURF TYPE: Kikuyu (Confirm with Council)

- All turf to be laid within 24hrs after delivery to site.
- Roll soil to achieve an even and firm but not compacted surface before laying of turf. Finish topsoil so as to be 15mm below adjoining pavement surfaces to allow for turf thickness. Stagger joins in each new row and make sure all joints are tightly butt jointed together. Immediately water turf after laying of turf. On gradients, turf to be laid diagonally across the slope, peg turf in areas with slopes greater than 1:3. Ensure pegs are removed after turf has established.
- Water turf a minimum once a day for the first 7 days of installation and every 2 days thereafter from day 8-21 of installation. Additional hand sprigging will be required to any areas that have failed or where coverage is noticeably inconsistent.
- Turfing is undertaken between the months of November and March, ensure grassing is watered daily (at a minimum) for the first two weeks subsequent to laying.

LANDSCAPE MAINTENANCE PROGRAM

Maintenance shall mean the care and maintenance of the landscape works by accepted horticultural practice as rectifying any defects that become apparent in the landscape works under normal use. This shall include, but shall not be limited to, watering, mowing, fertilising, re-seeding, returfing, weeding, pest and disease control, staking and tying, replanting, cultivation, pruning, aerating, renovating, top dressing, maintaining the site in a neat and tidy condition as follows:-

GENERAL
The landscape contractor shall maintain the landscape works for the term of the maintenance (or Plant establishment) period to the satisfaction of the council. The landscape contractor shall attend to the site on a weekly basis. The maintenance period shall commence at practical completion and continue for a period of twenty six (26) weeks.

WATERING
Grass, trees and garden areas shall be watered regularly so as to ensure continuous healthy growth.

RUBBISH REMOVAL
During the term of the maintenance period the landscape contractor shall remove rubbish that may occur and reoccur throughout the maintenance period. This work shall be carried out regularly so that at weekly intervals the area may be observed in a completely clean and tidy condition.

REPLACEMENTS
The landscape contractor shall replace all plants that are missing, unhealthy or dead at the Landscape Contractor's cost. Replacements shall be of the same size, quality and species as the plant that has failed unless otherwise directed by the Landscape Architect. Replacements shall be made on a continuing basis not exceeding two (2) weeks after the plant has died or is seen to be missing.

STAKES AND TIES
The landscape contractor shall replace or adjust plant stakes, and tree guards as necessary or as directed by the Landscape Architect. Remove stakes and ties at the end of the maintenance period if so directed.

PRUNING
General: Prune to reflect the natural growth flowering and regrowth habit of the individual species. Shrubs: Prune after flowering - Spring and Summer and on a spot basis as required.
Hedge trimming: Schedule trimming at times which will maintain the character and design of hedges. Allow up to three times per season.
Tip pruning: To encourage development of new shoots during the active growing season. Do not remove buds before the flowering season in those plants that have terminal flowers.
Radical pruning: To maintain a hedge or formal shape or when a particular problem, growth habit, damage, or disease requires branch removal.
Trees: Prune to eliminate diseased or damaged growth, avoid inter-branch contact and thin out crowns in a natural manner, maintain sight lines to signs and lights, or maintain visibility for personal security. Tree branch removal to AS 4373. Give notice and engage a suitably qualified 'arborist'.

MULCHED SURFACES
All mulched surfaces shall be maintained in a clean and tidy condition and be reinstated if necessary to ensure that a depth of 75mm is maintained. Ensure mulch is kept clear of plant stems at all times. Remove all mulching materials off lawn or paved areas and maintain a clean and tidy appearance when viewed on a weekly basis.

PEST AND DISEASE CONTROL
The landscape contractor shall spray against insect and fungus infestation with all spraying to be carried out in accordance with the manufacturer's directions. Report all instances of pests and diseases (immediately that they are detected) to the Landscape Architect.

GRASS AND TURF AREAS
The landscape contractor shall maintain all grass and turf areas by watering, weeding, re-seeding, rolling, mowing, trimming or other operations as necessary. Seed and turf species shall be the same as the original specified mixture. Grass and turf areas shall be sprayed with approved selective herbicide against broad leafed weeds as required by the Landscape Architect and in accordance with the manufacturer's directions. Grass and turf areas shall be fertilised once a year in autumn with "Dynamic Lifter" for lawns at a rate of 20kg per 100m2. Fertiliser shall be watered in immediately after application. Irregularities in the grass and turf shall be watered in immediately after application.
Grass and turf areas shall be kept mown to maintain a healthy and vigorous sward. Mowing height: 30-50mm.

WEED ERADICATION
Eradicate weeds by environmentally acceptable methods using a non-residual glyphosate herbicide (eg. 'Roundup') in any of its registered formulae, at the recommended maximum rate. Regularly remove by hand, weed growth that may occur or recur throughout grassed, planted and mulched areas. Remove weed growth from an area 750mm diameter around the base of trees in grassed areas. Continue eradication throughout the course of the works and during the maintenance period.

SOIL SUBSIDENCE
Any soil subsidence or erosion which may occur after the soil filling and preparation operations shall be made good by the landscape contractor at no cost to the client.

MAINTENANCE PERIOD:
The maintenance period for all landscaping is 12 months from Practical Completion and an establishment warranty period of 3 months from Practical Completion.
During the maintenance period:
· The Contractor is responsible for the satisfactory establishment of all soft works and parts thereof prior to the issuance of the Final Completion Certificate.
· Establishment shall mean the care and maintenance of the contract area by accepted horticultural practices, as well as rectifying any defects that may become apparent in the Works under normal use within 14 days of the defect being noted.
· Keep a log book recording when and what maintenance work has been done and what materials, including toxic materials, have been used. Make the log book available for inspection on request.
During the warranty period:
· The Landscape Contractor is responsible for all losses of plant material due to nursery stock failure or improper horticultural care during the landscape maintenance / plant establishment period. If plants die as a result of poor horticultural practice, they are to be replaced within 48 hours. If plants die or are removed for other reasons, such as theft or vandalism, the Contractor is to notify the Superintendent immediately and replace the effected planting within 48 hours.

IRRIGATION (PERFORMANCE SPECIFICATION)

IRRIGATION OVERVIEW - Confirm with Project Manager at tender stage.

EXTENT (All Landscaped Areas)
All mass planting landscape areas and trees are to have full coverage by a fully automatic irrigation system. The design, materials and installation are to be in accordance with Sydney Water Codes and all relevant Australian Standards.

1. An automatic irrigation system is to be installed to all turf and garden bed areas.
2. The irrigation system shall be designed and installed by a licensed contractor to relevant Australian standards and Sydney water guidelines.
3. The irrigation system shall be connected into the rainwater tank system and pump

DRIPLINE
Provide 13mm dripline to all garden bed areas with appropriate 13mm joiners. Dripline to be Toro drip or similar with 400mm centre drippers. Install line at 500mm spacings with the first line to be 150mm in from edge.
Install dripline after planting and prior to mulching to allow for an adequate mulch cover. Anchor at 1.5m maximum intervals with u-shaped stakes. Dripline pattern to suit planting.

CONTROL VALVES
24v solenoid actuated hydraulic valve with flow control. Control valves to be Toro ezflow series solenoids 25mm or approved equal. Provide a gate valve of the same size immediately upstream of each valve. House both valves in a high impact plastic valve box with a high impact plastic cover at finished ground level. Support the box with bricks on each side.
Controller to be Toro greenkeeper or approved equal with a rain switch.
Install a master valve/pressure regulating valve equal to Toro p220 with exreg pressure regulation valve. Filter to be installed equal to Toro y filter 75mm screen filter.

CONTROL WIRES
Connect the control valves and soil moisture sensor to the controller with double insulated underground cables laid alongside piping where possible. Lay intertwined for their full length without joints except at the valves and branches off common wires. Provide waterproof connectors.

Provide a backflow prevention device to Australian standards AS 3500.

DEFECTS LIABILITY PERIOD
The irrigation system shall be subject to a 12 month defects and liability period.

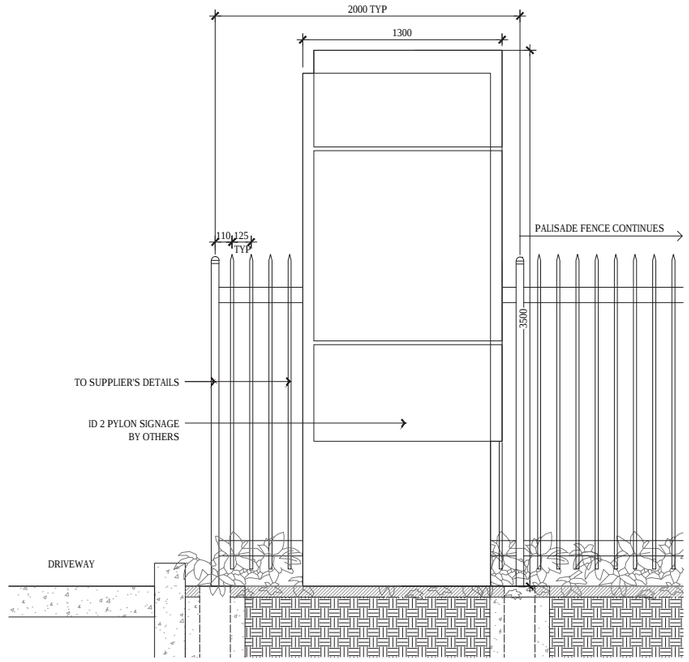
RELEVANT AUSTRALIAN STANDARDS

Soil: AS4419, AS3743, AS4454
Mulch: AS4454
Tree: AS2303
Pruning: AS4373
Tree Protection: AS4970
Contractor to comply with the above Australian Standards

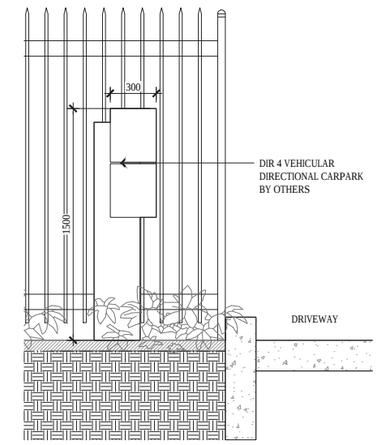
PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
PROPOSED INDUSTRIAL ESTATE **80 HARTLEY ROAD, SMEATON GRANGE, NSW 2567**	CHARTER HALL STANDARD SPECIFICATION + MAINTENANCE NOTES	H8-24036	DA SUBMISSION	NTS	H	10.03.2025	KM/DF	DV	L 17	Charter Hall

HABIT8
Landscape Architecture & Urbanism
SYDNEY (Gadigal country) BYRON BAY (Bundjalung country)
MELBOURNE (Wurundjeri country) SE QUEENSLAND (Yugambeh country)
www.habit8.com.au

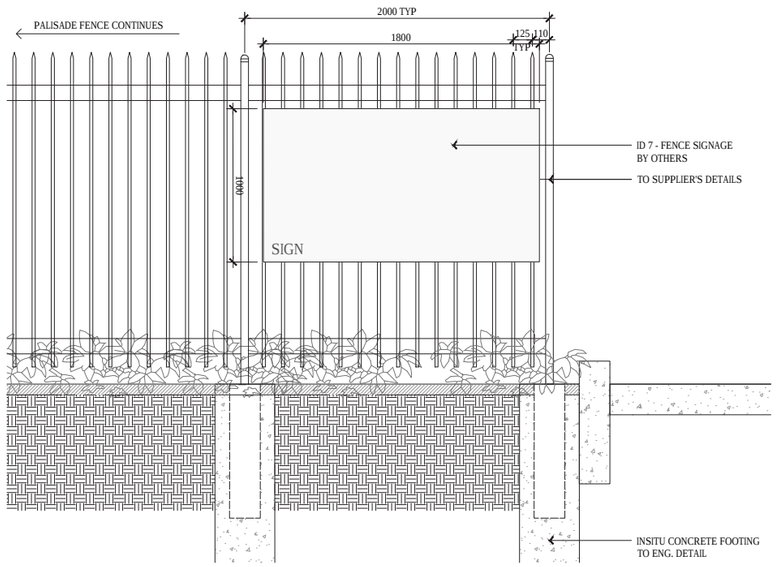
CHARTER HALL STANDARD DETAILS



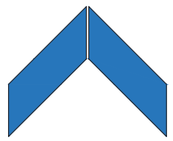
01 ID 2 PYLON SIGNAGE
1:20 @ A1 / 1:40 @ A3



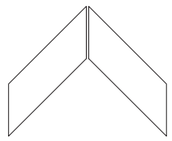
03 DIR 4 VEHICULAR DIRECTIONAL CARPARK
1:20 @ A1 / 1:40 @ A3



02 ID 7 - FENCE SIGNAGE DETAIL
1:20 @ A1 / 1:40 @ A3



04 ENT 1 TRUCK DRIVEWAY MARKER
1:50 @ A1 / 1:100 @ A3

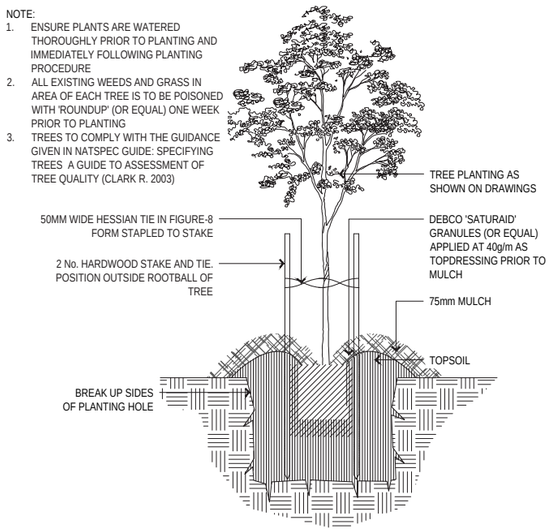


05 ENT 3 CAR DRIVEWAY MARKER
1:50 @ A1 / 1:100 @ A3

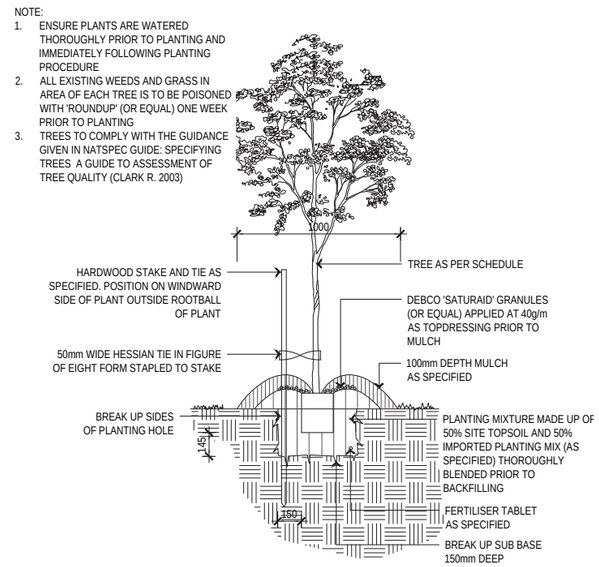
PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
PROPOSED INDUSTRIAL ESTATE **80 HARTLEY ROAD, SMEATON GRANGE, NSW 2567**	CHARTER HALL STANDARD DETAILS	H8-24036	DA SUBMISSION	AS SHOWN	H	10.03.2025	KM/DF	DV	L 18	Charter Hall

HABIT8
Landscape Architecture & Urbanism
SYDNEY (Gadigal country)
BYRON BAY (Bundjalung country)
MELBOURNE (Wurundjeri country)
SE QUEENSLAND (Yugambeh country)
www.habit8.com.au

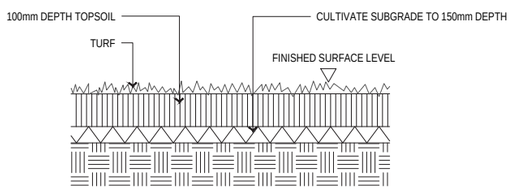
TYPICAL LANDSCAPE DETAILS



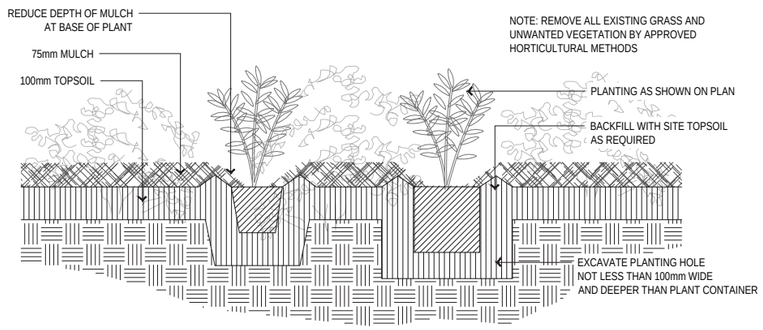
01 TYPICAL TREE PLANTING DETAIL UNDER 100L
1:20 @ A1 / 1:40 @ A3
(IN GARDEN BED)



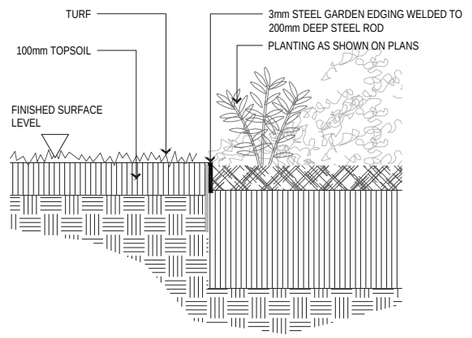
02 TYPICAL TREE PLANTING DETAIL OVER 100L
1:20 @ A1 / 1:40 @ A3



03 TURF DETAIL
1:10 @ A1 / 1:20 @ A3



04 MASS PLANTING DETAIL
1:10 @ A1 / 1:20 @ A3



05 STEEL EDGE DETAIL
1:10 @ A1 / 1:20 @ A3

PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
PROPOSED INDUSTRIAL ESTATE **80 HARTLEY ROAD, SMEATON GRANGE, NSW 2567**	TYPICAL LANDSCAPE DETAILS	H8-24036	DA SUBMISSION	AS SHOWN	H	10.03.2025	KM/DF	DV	L 19	Charter Hall

HABIT8
Landscape Architecture & Urbanism
SYDNEY (Gadigal country)
BYRON BAY (Bundjalung country)
MELBOURNE (Wurundjeri country)
SE QUEENSLAND (Yugambeh country)
www.habit8.com.au

PROPOSED DEVELOPMENT

80 HARTLEY ROAD, SMEATON GRANGE, NSW 2567

CIVIL DEVELOPMENT APPLICATION

DRAWING LIST

DRAWING NO.	DRAWING TITLE
C012948.03-DA10	DRAWING LIST & GENERAL NOTES
C012948.03-DA200	EROSION & SEDIMENT CONTROL PLAN
C012948.03-DA250	EROSION & SEDIMENT CONTROL DETAILS
C012948.03-DA301	BULK EARTHWORKS CUT & FILL PLAN-SHEET 1
C012948.03-DA302	BULK EARTHWORKS CUT & FILL PLAN-SHEET 2
C012948.03-DA400	DRAWING KEY PLAN
C012948.03-DA401	CONCEPT STORMWATER DRAINAGE PLAN - SHEET 1
C012948.03-DA402	CONCEPT STORMWATER DRAINAGE PLAN - SHEET 2
C012948.03-DA403	CONCEPT STORMWATER DRAINAGE PLAN - SHEET 3
C012948.03-DA404	CONCEPT STORMWATER DRAINAGE PLAN - SHEET 4
C012948.03-DA405	CONCEPT STORMWATER DRAINAGE PLAN - SHEET 5
C012948.03-DA411	WATER QUALITY CATCHMENT PLAN - SHEET 1
C012948.03-DA412	WATER QUALITY CATCHMENT PLAN - SHEET 2
C012948.03-DA420	STORMWATER DRAINAGE CATCHMENT PLAN
C012948.03-DA430	1% AEP FLOOD EXTENT OVERLAY PLAN
C012948.03-DA451	CONCEPT STORMWATER DRAINAGE DETAILS-SHEET 1
C012948.03-DA452	CONCEPT STORMWATER DRAINAGE DETAILS-SHEET 2
C012948.03-DA500	ACCESS ROAD LONG SECTIONS AND TYPICAL CROSS SECTION
C012948.03-DA501	FINISHED LEVELS PLAN - SHEET 1
C012948.03-DA502	FINISHED LEVELS PLAN - SHEET 2
C012948.03-DA503	FINISHED LEVELS PLAN - SHEET 3
C012948.03-DA504	FINISHED LEVELS PLAN - SHEET 4
C012948.03-DA505	FINISHED LEVELS PLAN - SHEET 5
C012948.03-DA601	RETAINING WALL LAYOUT PLAN - SHEET 1
C012948.03-DA602	RETAINING WALL LAYOUT PLAN - SHEET 2
C012948.03-DA603	RETAINING WALL ELEVATIONS - SHEET 1
C012948.03-DA604	RETAINING WALL ELEVATIONS - SHEET 2
C012948.03-DA650	RETAINING WALL DETAILS
C012948.03-SK01	ROADWORKS FUNCTIONAL LAYOUT PLAN

EXISTING SERVICES NOTES:

1. DURING THE EXECUTION OF WORKS, THE CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF EXISTING SERVICES. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED TO THE EXISTING SERVICES TO THE SATISFACTION OF THE SUPERINTENDENT AND THE RELEVANT SERVICE AUTHORITY, AT NO COST TO THE PRINCIPAL.
2. WHERE IT IS NECESSARY TO REMOVE, DIVERT OR CUT INTO ANY EXISTING SERVICE, THE CONTRACTOR SHALL GIVE AT LEAST THREE (3) DAYS NOTICE OF ITS REQUIREMENTS TO THE SUPERINTENDENT, WHO WILL ADVISE WHAT ARRANGEMENTS SHOULD BE MADE FOR THE ALTERATION OF SUCH EXISTING WORKS.
3. EXISTING SERVICES HAVE BEEN PLOTTED FROM SUPPLIED DATA. THE ACCURACY IS NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH THE LOCATION AND LEVEL OF ALL EXISTING SERVICES PRIOR TO COMMENCING WORK. ALL CLEARANCES AND APPROVALS SHALL ALSO BE OBTAINED FROM THE RELEVANT SERVICE AUTHORITY PRIOR TO THE COMMENCEMENT OF WORK.
4. ALL NEW AND EXHUMED SERVICES THAT CROSS EXISTING AND FUTURE ROADS/PAVEMENTS WITHIN THE SITE SHALL BE BACKFILLED WITH DGB20 MATERIAL TO SUBGRADE LEVEL AND COMPACTED TO 98% STANDARD DENSITY RATIO. SUBJECT TO PRIOR APPROVAL FROM RELEVANT AUTHORITY.
5. ON COMPLETION OF SERVICES INSTALLATION. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL, INCLUDING KERBS, FOOTPATHS, CONCRETE AREAS, GRAVEL AREAS, GRASSED AREAS AND ROAD PAVEMENTS.
6. CARE TO BE TAKEN WHEN EXCAVATING NEAR UTILITY SERVICES. NO MECHANICAL EXCAVATION TO BE UNDERTAKEN OVER SERVICES. LIAISE WITH RELEVANT AUTHORITY.
7. THE CONTRACTOR SHALL ALLOW FOR THE CAPPING OFF, EXCAVATION AND REMOVAL IF REQUIRED OF ALL EXISTING SERVICES IN AREAS AFFECTED BY THE WORKS WITHIN THE CONTRACT AREA AS SHOWN ON THE DRAWINGS UNLESS DIRECTED OTHERWISE BY THE SUPERINTENDENT. ALL TO REGULATORY AUTHORITY STANDARDS AND APPROVAL.
8. THE CONTRACTOR IS TO MAINTAIN EXISTING STORMWATER DRAINAGE FLOWS THROUGH THE ROADS AT ALL TIMES. MAKE DUE ALLOWANCE FOR ALL SUCH FLOWS AT ALL TIMES.
9. PRIOR TO COMMENCEMENT OF ANY WORKS THE CONTRACTOR SHALL OBTAIN THE SUPERINTENDENT'S APPROVAL OF THE PROGRAM FOR THE RELOCATION/CONSTRUCTION OF TEMPORARY SERVICES.
10. CONTRACTOR SHALL CONSTRUCT TEMPORARY SERVICES AS REQUIRED TO MAINTAIN EXISTING SUPPLY TO BUILDINGS REMAINING IN OPERATION DURING WORKS TO THE SATISFACTION AND APPROVAL OF THE SUPERINTENDENT. ONCE DIVERSION IS COMPLETE AND COMMISSIONED THE CONTRACTOR SHALL REMOVE ALL SUCH TEMPORARY SERVICES AND MAKE GOOD TO THE SATISFACTION OF THE SUPERINTENDENT.
11. INTERRUPTION TO SUPPLY OF EXISTING SERVICES SHALL BE DONE SO AS NOT TO CAUSE ANY INCONVENIENCE OR DAMAGE TO THE ADJACENT RESIDENCES. CONTRACTOR TO GAIN APPROVAL OF THE SUPERINTENDENT FOR TIME OF INTERRUPTION.
12. THE CONTRACTOR SHALL UNDERTAKE A DIAL BEFORE YOU DIG (DBYD 1100) SERVICES SEARCH BEFORE THE COMMENCEMENT OF ANY WORKS.

GENERAL NOTES:

1. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE RELEVANT AND CURRENT STANDARDS AUSTRALIA CODES AND WITH THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITIES EXCEPT WHERE VARIED BY THE PROJECT SPECIFICATION.
3. ALL DIMENSIONS SHOWN SHALL BE VERIFIED BY THE BUILDER ON SITE.
   ENGINEER'S DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS. ENGINEER'S DRAWINGS ISSUED IN ANY ELECTRONIC FORMAT MUST NOT BE USED FOR DIMENSIONAL SETOUT.
   REFER TO THE ARCHITECT'S DRAWINGS FOR ALL DIMENSIONAL SETOUT INFORMATION.
4. DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED. TEMPORARY BRACING SHALL BE PROVIDED BY THE BUILDER TO KEEP THE WORKS AND EXCAVATIONS STABLE AT ALL TIMES.
5. UNLESS NOTED OTHERWISE ALL LEVELS ARE IN METRES AND ALL DIMENSIONS ARE IN MILLIMETRES.
6. ALL WORKS SHALL BE UNDERTAKEN IN ACCORDANCE WITH ACCEPTABLE SAFETY STANDARDS & APPROPRIATE SAFETY SIGNS SHALL BE INSTALLED AT ALL TIMES DURING THE PROGRESS OF THE JOB.

ELECTRONIC INFORMATION NOTES:

1. THE ISSUED DRAWINGS IN HARD COPY OR PDF FORMAT TAKE PRECEDENCE OVER ANY ELECTRONICALLY ISSUED INFORMATION, LAYOUTS OR DESIGN MODELS.
2. THE CONTRACTOR'S DIRECT AMENDMENT OR MANIPULATION OF THE DATA OR INFORMATION THAT MIGHT BE CONTAINED WITHIN AN ENGINEER-SUPPLIED DIGITAL TERRAIN MODEL AND ITS SUBSEQUENT USE TO UNDERTAKE THE WORKS WILL BE SOLELY AT THE DISCRETION OF AND THE RISK OF THE CONTRACTOR.
3. THE CONTRACTOR IS REQUIRED TO HIGHLIGHT ANY DISCREPANCIES BETWEEN THE DIGITAL TERRAIN MODEL AND INFORMATION PROVIDED IN THE CONTRACT AND/OR DRAWINGS AND IS REQUIRED TO SEEK CLARIFICATION FROM THE SUPERINTENDENT.
4. THE ENGINEER WILL NOT BE LIABLE OR RESPONSIBLE FOR THE POSSIBLE ON-GOING NEED TO UPDATE THE DIGITAL TERRAIN MODEL, SHOULD THERE BE ANY AMENDMENTS OR CHANGES TO THE DRAWINGS OR CONTRACT INITIATED BY THE CONTRACTOR.

EROSION CONTROL NOTES:

ALL CONTROL WORK INCLUDING DIVERSION BANKS AND CATCH DRAINS, V-DRAINS AND SILT FENCES SHALL BE COMPLETED DIRECTLY FOLLOWING THE COMPLETION OF THE EARTHWORKS.

1. SILT FENCES AND SILT FENCE RETURNS SHALL BE ERECTED CONVEX TO THE CONTOUR TO POND WATER.
2. HAY BALE BARRIERS AND GEOFABRIC FENCES ARE TO BE CONSTRUCTED TO TOE OF BATTER, PRIOR TO COMMENCEMENT OF EARTHWORKS, IMMEDIATELY AFTER CLEARING OF VEGETATION AND BEFORE REMOVAL OF TOP SOIL.
3. ALL TEMPORARY EARTH BERMS, DIVERSION AND SILT DAM EMBANKMENTS ARE TO BE MACHINE COMPACTED, SEEDED AND MULCHED FOR TEMPORARY VEGETATION COVER AS SOON AS THEY HAVE BEEN FORMED.
4. CLEAR WATER IS TO BE DIVERTED AWAY FROM DISTURBED GROUND AND INTO THE DRAINAGE SYSTEM.
5. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND PROVIDING ON GOING ADJUSTMENT TO EROSION CONTROL MEASURES AS REQUIRED DURING CONSTRUCTION.
6. ALL SEDIMENT TRAPPING STRUCTURES AND DEVICES ARE TO BE INSPECTED AFTER STORMS FOR STRUCTURAL DAMAGE OR CLOGGING, TRAPPED MATERIAL IS TO BE REMOVED TO A SAFE, APPROVED LOCATION.
7. ALL FINAL EROSION PREVENTION MEASURES INCLUDING THE ESTABLISHMENT OF GRASSING ARE TO BE MAINTAINED UNTIL THE END OF THE DEFECTS LIABILITY PERIOD.
8. ALL EARTHWORKS AREAS SHALL BE ROLLED ON A REGULAR BASIS TO SEAL THE EARTHWORKS.
9. ALL FILL AREAS ARE TO BE LEFT WITH A BUND AT THE TOP OF THE SLOPE AT THE END OF EACH DAYS EARTHWORKS. THE HEIGHT OF THE BUND SHALL BE A MINIMUM OF 200mm.
10. ALL CUT AND FILL SLOPES ARE TO BE SEEDED AND HYDROMULCHED WITHIN 10 DAYS OF COMPLETION OF FORMATION.
11. AFTER REVEGETATION OF THE SITE IS COMPLETE AND THE SITE IS STABLE IN THE OPINION OF A SUITABLY QUALIFIED PERSON ALL TEMPORARY WORK SUCH AS SILT FENCE, DIVERSION DRAINS ETC SHALL BE REMOVED.
12. ALL TOPSOIL STOCKPILES ARE TO BE SUITABLY COVERED TO THE SATISFACTION OF THE SITE MANAGER TO PREVENT WIND AND WATER EROSION.
13. ANY AREA THAT IS NOT APPROVED BY THE CONTRACT ADMINISTRATOR FOR CLEARING OR DISTURBANCE BY THE CONTRACTOR'S ACTIVITIES SHALL BE CLEARLY MARKED AND SIGN POSTED, FENCED OFF OR OTHERWISE APPROPRIATELY PROTECTED AGAINST ANY SUCH DISTURBANCE.
14. ALL STOCKPILE SITES SHALL BE SITUATED IN AREAS APPROVED FOR SUCH USE BY THE SITE MANAGER. A 6m BUFFER ZONE SHALL EXIST BETWEEN STOCKPILE SITES AND ANY STREAM OR FLOW PATH. ALL STOCKPILES SHALL BE ADEQUATELY PROTECTED FROM EROSION AND CONTAMINATION OF THE SURROUNDING AREA BY USE OF THE MEASURES APPROVED IN THE EROSION AND SEDIMENTATION CONTROL PLAN.
15. ACCESS AND EXIT AREAS SHALL INCLUDE SHAKE-DOWN OR OTHER METHODS APPROVED BY THE SITE MANAGER FOR THE REMOVAL OF SOIL MATERIALS FORM MOTOR VEHICLES.
16. THE CONTRACTOR IS TO ENSURE RUNOFF FROM ALL AREAS WHERE THE NATURAL SURFACE IS DISTURBED BY CONSTRUCTION, INCLUDING ACCESS ROADS, DEPOT AND STOCKPILE SITES, SHALL BE FREE OF POLLUTANTS BEFORE IT IS EITHER DISPERSED TO STABLE AREAS OR DIRECTED TO NATURAL WATERCOURSES.
17. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN SLOPES, CROWNS AND DRAINS ON ALL EXCAVATIONS AND EMBANKMENTS TO ENSURE SATISFACTORY DRAINAGE AT ALL TIMES WATER SHALL NOT BE ALLOWED TO POND ON THE WORKS UNLESS SUCH PONDING IS PART OF AN APPROVED ESCP / SWMP.

DUST CONTROL NOTES:

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE DUST CONTROL MEASURES ARE APPLIED AND MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN.
2. THE APPLICATION OF LIQUID BASED DUST SUPPRESSION MEASURES MUST BE SUCH THAT SEDIMENT LADEN RUNOFF RESULTING FROM SUCH MEASURES DOES NOT CREATE A TRAFFIC OR ENVIRONMENTAL HAZARD. (EG USING HAY BALES)
3. DUST GENERATION ASSOCIATED WITH WIND EROSION TO BE CONTROLLED USING WATER TRUCKS, DUST SUPPRESSING FOG, MIST GENERATORS, SEALANT PLACED OVER THE SOIL, SURFACE ROUGHENING OR RE-VEGETATION.
4. THE FOLLOWING ACTIVITIES SHALL BE ADOPTED, IF NECESSARY, TO MANAGE DUST CONTROL ON SITE:
   - LIMITING THE AREA OF SOIL DISTURBANCE AT ANY GIVEN TIME
   - REPLACING TOPSOIL AFTER COMPLETION OF EARTHWORKS.
   - PROGRAMMING WORK TO MINIMISE THE LIFE OF STOCKPILES.
   - TEMPORARILY STABILISING LONG-TERM STOCKPILES.
   - GRAVELLING UNSEALED ACCESS AND HAUL ROADS.
   - MINIMISING TRAFFIC MOVEMENT ON EXPOSED SURFACES.
   - LIMITING VEHICULAR TRAFFIC TO 15km/h.
   - RETAINING EXISTING VEGETATION AS WIND BREAKS.
5. OIL, LANDFILL GAS CONDENSATE OR ANY CONTAMINATED LEACHATE OR STORMWATER IS NOT TO BE USED FOR DUST SUPPRESSION.

LOCALITY PLAN
NOT TO SCALE

FOR DEVELOPMENT APPLICATION

AMENDMENTS	DATE	ISSUE
ISSUED FOR DEVELOPMENT APPLICATION	31.10.24	B
ISSUED FOR DEVELOPMENT APPLICATION	13.09.24	A

ARCHITECT: watson young

CLIENT: Charter Hall

PROJECT: PROPOSED DEVELOPMENT
80 HARTLEY ROAD, SMEATON GRANGE
NSW, 2567

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF
MC	MC	AUG '24	XC	A0	AS SHOWN	C012948.03-DA100

CONSULT AUSTRALIA

Costin Roe Consulting Pty Ltd.
ABN 50 003 696 446
PO Box N419 Sydney NSW 1220
Level 4, 8 Windmill Street, Millers Point NSW 2000
p: +61 2 9251 7699 f: +61 2 9241 3731
e: mail@costinroe.com.au w: costinroe.com.au
COSTIN ROE CONSULTING | CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE: DRAWING LIST & GENERAL NOTES

DRAWING No: C012948.03-DA100 ISSUE: B

THE CONTRACTOR/BUILDER IS RESPONSIBLE FOR MAINTAINING AND PROVIDING ON GOING ADJUSTMENT TO EROSION CONTROL MEASURES AS REQUIRED DURING CONSTRUCTION. ADJUSTMENTS TO ESC MEASURES ARE TO BE MADE IN ACCORDANCE WITH THE GENERAL REQUIREMENTS OF THE CSMP. SITE ACCESS POINTS ARE TO BE MAINTAINED IN WORKABLE ORDER TO THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER. THE CONTRACTOR/BUILDER IS TO ENSURE SEDIMENT RUNOFF IS NOT DIRECTED ONTO THE ROAD AND ESTATE STORMWATER SYSTEM.

EROSION CONTROL NOTES:

REFER TO DRAWING DA100 FOR NOTES

DUST CONTROL NOTES:

REFER TO DRAWING DA100 FOR NOTES

LEGEND:

PROVIDE 1m RETURNS TO SILT FENCE AT 30m MAX. INTERVALS.
TYPICAL (N.S.O.P.)

- DENOTES DIVERSION DRAIN
- CLEAN WATER DIVERSION DRAIN
- DENOTES CATCHMENT BOUNDARY
- DENOTES SILT FENCE WITH CATCH DRAIN
- DENOTES SILT FENCE ONLY
- DENOTES CONSTRUCTION ENTRY
- OVERLAND FLOW DIRECTION
- SEDIMENT BASIN (REFER TO PLAN)
- KERB INLET CONTROL

SEDIMENT CONTROL BASIN NOTES:

FOR SEDIMENT & EROSION CONTROL DETAILS REFER TO DRAWING C012948.03-DA250.

SEDIMENTATION BASIN SIZING BASED ON RECOMMENDATIONS OF 'SOILS AND CONSTRUCTION, MANAGING URBAN STORMWAER-THE BLUE BOOK'. CAPACITY BASED ON 5-DAY RAINFALL DEPTHS AT 85TH PERCENTILE INTENSITY (32mm) IN THE CAMDEN CATCHMENT AREA.

SEDIMENT BASIN 1:

CATCHMENT AREA	= 4.34ha
DISTURBED AREA	= 4.34ha
REQUIRED BASIN VOLUME	= 1042m³
BASE DIMENSION (LxB)	= 23.0m x 21.0m
TOP DIMENSION (LxB)	= 32.0m x 30.0m
MAX SIDE SLOPE	= 1V:3H
DEPTH	= 1.5m
PROVIDED BASIN VOLUME	= 1062 m³

SEDIMENT BASIN 2:

CATCHMENT AREA	= 2.26ha
DISTURBED AREA	= 2.26ha
REQUIRED BASIN VOLUME	= 542m³
BASE DIMENSION (LXB)	= 20.0m x 10.0m
TOP DIMENSION (LXB)	= 29.0m x 19.0m
MAX SIDE SLOPE	= 1V:3H
DEPTH	= 1.5m
PROVIDED BASIN VOLUME	= 542 m³

SEDIMENT BASIN 3:

CATCHMENT AREA	= 3.47ha
DISTURBED AREA	= 3.47ha
REQUIRED BASIN VOLUME	= 833m³
BASE DIMENSION (LXB)	= 35.0m X 10.0m
TOP DIMENSION (LXB)	= 44.0m X 19.0m
MAX SIDE SLOPE	= 1V:3H
DEPTH	= 1.5m
PROVIDED BASIN VOLUME	= 863 m³

SEDIMENT BASIN 4:

CATCHMENT AREA	= 2.64ha
DISTURBED AREA	= 2.64ha
REQUIRED BASIN VOLUME	= 634m³
BASE DIMENSION (LXB)	= 25.0m X 10.0m
TOP DIMENSION (LXB)	= 34.0m X 19.0m
MAX SIDE SLOPE	= 1V:3H
DEPTH	= 1.5m
PROVIDED BASIN VOLUME	= 649 m³

SEDIMENT BASIN 5:

CATCHMENT AREA	= 2.14ha
DISTURBED AREA	= 2.14ha
REQUIRED BASIN VOLUME	= 514m³
BASE DIMENSION (LXB)	= 25.0m X 7.0m
TOP DIMENSION (LXB)	= 34.0m X 16.0m
MAX SIDE SLOPE	= 1V:3H
DEPTH	= 1.5m
PROVIDED BASIN VOLUME	= 514 m³

SEDIMENTATION BASINS TO COLLECT RUN-OFF IN EXTREME RAINFALL EVENTS. COLLECTED RUN-OFF TO BE ASSESSED BY A QUALIFIED LABORATORY FOR DOUSING RATES OF ALUM OR GYPSUM TO ENSURE COAGULATION OF SEDIMENTS PRIOR TO WATER BEING DISCHARGED TO COUNCIL STORMWATER SYSTEM.

EACH BASIN IS TO HAVE A MARKER PLACED AS PER THE DETAIL TO INDICATE WHEN SEDIMENT IS TO BE REMOVED. REMOVED SEDIMENT IS TO BE CLASSED AND DEWATERED PRIOR TO REMOVAL FROM SITE.

ALLOWANCE TO BE MADE DURING BENCHING OF SITE TO ENSURE RUN-OFF IS DIRECTED TO SEDIMENTATION BASINS.

NOTES:
1. ASSUME TYPE D SOIL (CLAY/SILTY CLAY)
2. ASSUME GROUP D SOIL (HIGH PLASTICITY AND SHRINK/SWELL PROPERTIES)
3. Cv = 0.56 & LENGTH TO WIDTH RATIO OF 2 (MIN.)

SOIL TYPE TO BE ASSESSED BY A GEOTECHNICAL ENGINEER

SP66111
SAMANTHA PLACE
SP67496
SP65188
1 DP1012350
823 DP1051116
691
SP94641
307 DP1117230
SP92546
SP85665
316 DP1117230
317 DP1117230
318 DP1117230
HARTLEY ROAD
PROVIDE SILT FENCE ALONG BOUNDARY LINE
SEDIMENT BASIN 5 REFER TO NOTES AND DETAILS.
CONSTRUCTION ENTRY FINAL LOCATION T.B.C ON SITE
PROPOSED WAREHOUSE 1 FFL RL 88.30 +/-500mm
SEDIMENT BASIN 3 REFER TO NOTES AND DETAILS.
PROPOSED WAREHOUSE 3 FFL RL 91.30 +/-500mm
SEDIMENT BASIN 2 REFER TO NOTES AND DETAILS.
SEDIMENT BASIN 1 REFER TO NOTES AND DETAILS.
PROPOSED WAREHOUSE 2 FFL RL 88.30 +/-500mm
DIVERSION DRAIN
SITE RUNOFF TO BE DIRECTED TO SEDIMENT BASIN. CONTRACTOR TO MAKE NECESSARY ADJUSTMENTS THROUGHOUT THE DURATION OF WORKS AS REQUIRED.
TYPICAL
RWT
FST
LOT BOUNDARY
BREAKLINE - REFER TO DRAWING DA202 FOR CONTINUATION

EROSION & SEDIMENT CONTROL PLAN-SHEET 1
SCALE 1:500

5m 0 10 20 30 40 50m
SCALE 1:500 AT A0 SIZE SHEET

FOR DEVELOPMENT APPLICATION

AMENDMENTS	DATE	ISSUE
ISSUED FOR DEVELOPMENT APPLICATION	31.10.24	B
ISSUED FOR DEVELOPMENT APPLICATION	13.09.24	A

ARCHITECT: watson young
CLIENT: Charter Hall
PROJECT: PROPOSED DEVELOPMENT
80 HARTLEY ROAD, SMEATON GRANGE
NSW, 2567

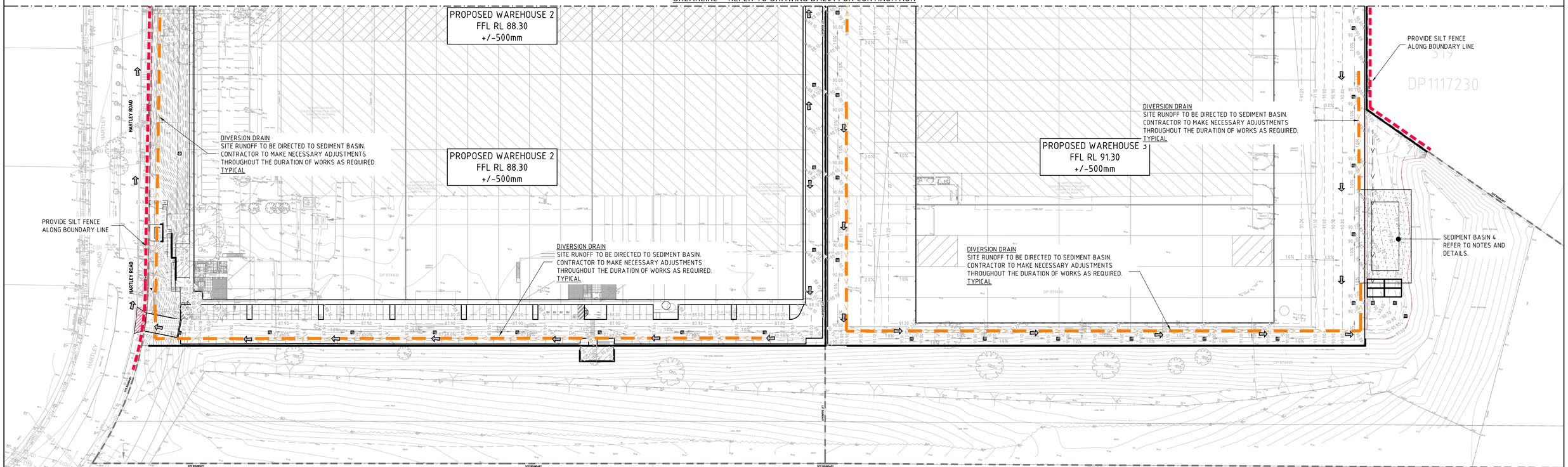
DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
MC	MC	AUG '24	XC	A0	AS SHOWN	C012948.03-DA201

CONSULT AUSTRALIA

Costin Roe Consulting Pty Ltd.
ABN 50 003 696 446
PO Box N419 Sydney NSW 1220
Level 4, 8 Windmill Street, Millers Point NSW 2000
p: +61 2 9251 7699 f: +61 2 9241 3731
e: mail@costinroe.com.au w: costinroe.com.au
COSTIN ROE CONSULTING
CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE: EROSION & SEDIMENT CONTROL PLAN SHEET 1
DRAWING NO: C012948.03-DA201
ISSUE: B

BREAKLINE – REFER TO DRAWING DA201 FOR CONTINUATION



EROSION & SEDIMENT CONTROL PLAN–SHEET 2

SCALE 1:500

EROSION CONTROL NOTES:

REFER TO DRAWING DA100 FOR NOTES

DUST CONTROL NOTES:

REFER TO DRAWING DA100 FOR NOTES

LEGEND:

PROVIDE 1m RETURNS TO SILT FENCE AT 30m MAX. INTERVALS.
TYPICAL (N.S.O.P.)

- DENOTES DIVERSION DRAIN
- CLEAN WATER DIVERSION DRAIN
- DENOTES CATCHMENT BOUNDARY
- DENOTES SILT FENCE WITH CATCH DRAIN
- DENOTES SILT FENCE ONLY
- DENOTES CONSTRUCTION ENTRY
- OVERLAND FLOW DIRECTION
- SEDIMENT BASIN (REFER TO PLAN)
- KERB INLET CONTROL

THE CONTRACTOR/BUILDER IS RESPONSIBLE FOR MAINTAINING AND PROVIDING ON GOING ADJUSTMENT TO EROSION CONTROL MEASURES AS REQUIRED DURING CONSTRUCTION. ADJUSTMENTS TO ESC MEASURES ARE TO BE MADE IN ACCORDANCE WITH THE GENERAL REQUIREMENTS OF THE CSMP. SITE ACCESS POINTS ARE TO BE MAINTAINED IN WORKABLE ORDER TO THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER. THE CONTRACTOR/BUILDER IS TO ENSURE SEDIMENT RUNOFF IS NOT DIRECTED ONTO THE ROAD AND ESTATE STORMWATER SYSTEM.

SEDIMENT CONTROL BASIN NOTES:

FOR SEDIMENT & EROSION CONTROL DETAILS REFER TO DRAWING C012948.03-DA250.

SEDIMENTATION BASIN SIZING BASED ON RECOMMENDATIONS OF 'SOILS AND CONSTRUCTION, MANAGING URBAN STORMWAER–THE BLUE BOOK'. CAPACITY BASED ON 5-DAY RAINFALL DEPTHS AT 85TH PERCENTILE INTENSITY (32mm) IN THE CAMDEN CATCHMENT AREA.

SEDIMENT BASIN 1:

CATCHMENT AREA	= 4.34ha
DISTURBED AREA	= 4.34ha
REQUIRED BASIN VOLUME	= 1042m³
BASE DIMENSION (LxB)	= 23.0m x 21.0m
TOP DIMENSION (LxB)	= 32.0m x 30.0m
MAX SIDE SLOPE	= 1V:3H
DEPTH	= 1.5m
PROVIDED BASIN VOLUME	= 1062 m³

SEDIMENT BASIN 2:

CATCHMENT AREA	= 2.26ha
DISTURBED AREA	= 2.26ha
REQUIRED BASIN VOLUME	= 542m³
BASE DIMENSION (LXB)	= 20.0m x 10.0m
TOP DIMENSION (LXB)	= 29.0m x 19.0m
MAX SIDE SLOPE	= 1V:3H
DEPTH	= 1.5m
PROVIDED BASIN VOLUME	= 542 m³

SEDIMENT BASIN 3:

CATCHMENT AREA	= 3.47ha
DISTURBED AREA	= 3.47ha
REQUIRED BASIN VOLUME	= 833m³
BASE DIMENSION (LXB)	= 35.0m X 10.0m
TOP DIMENSION (LXB)	= 44.0m X 19.0m
MAX SIDE SLOPE	= 1V:3H
DEPTH	= 1.5m
PROVIDED BASIN VOLUME	= 863 m³

SEDIMENT BASIN 4:

CATCHMENT AREA	= 2.64ha
DISTURBED AREA	= 2.64ha
REQUIRED BASIN VOLUME	= 634m³
BASE DIMENSION (LXB)	= 25.0m X 10.0m
TOP DIMENSION (LXB)	= 34.0m X 19.0m
MAX SIDE SLOPE	= 1V:3H
DEPTH	= 1.5m
PROVIDED BASIN VOLUME	= 649 m³

SEDIMENT BASIN 5:

CATCHMENT AREA	= 2.14ha
DISTURBED AREA	= 2.14ha
REQUIRED BASIN VOLUME	= 514m³
BASE DIMENSION (LXB)	= 25.0m X 7.0m
TOP DIMENSION (LXB)	= 34.0m X 16.0m
MAX SIDE SLOPE	= 1V:3H
DEPTH	= 1.5m
PROVIDED BASIN VOLUME	= 514 m³

SEDIMENTATION BASINS TO COLLECT RUN-OFF IN EXTREME RAINFALL EVENTS. COLLECTED RUN-OFF TO BE ASSESSED BY A QUALIFIED LABORATORY FOR DOUSING RATES OF ALUM OR GYPSUM TO ENSURE COAGULATION OF SEDIMENTS PRIOR TO WATER BEING DISCHARGED TO COUNCIL STORMWATER SYSTEM.

EACH BASIN IS TO HAVE A MARKER PLACED AS PER THE DETAIL TO INDICATE WHEN SEDIMENT IS TO BE REMOVED. REMOVED SEDIMENT IS TO BE CLASSED AND DEWATERED PRIOR TO REMOVAL FROM SITE.

ALLOWANCE TO BE MADE DURING BENCHING OF SITE TO ENSURE RUN-OFF IS DIRECTED TO SEDIMENTATION BASINS.

NOTES:

1. ASSUME TYPE D SOIL (CLAY/SILTY CLAY)
2. ASSUME GROUP D SOIL (HIGH PLASTICITY AND SHRINK/SWELL PROPERTIES)
3. Cv = 0.56 & LENGTH TO WIDTH RATIO OF 2 (MIN.)

SOIL TYPE TO BE ASSESSED BY A GEOTECHNICAL ENGINEER

5m 0 10 20 30 40 50m

SCALE 1:500 AT A0 SIZE SHEET

FOR DEVELOPMENT APPLICATION

AMENDMENTS	DATE	ISSUE
ISSUED FOR DEVELOPMENT APPLICATION	31.10.24	B
ISSUED FOR DEVELOPMENT APPLICATION	13.09.24	A

ARCHITECT: watson young

CLIENT: Charter Hall

PROJECT: PROPOSED DEVELOPMENT
80 HARTLEY ROAD, SMEATON GRANGE
NSW, 2567

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
MC	MC	AUG '24	XC	A0	AS SHOWN	C012948.03-DA202

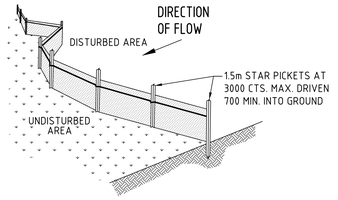
CONSULT AUSTRALIA

Costin Roe Consulting Pty Ltd.
ABN 50 003 696 446
PO Box N419 Sydney NSW 1220
Level 4, 8 Windmill Street, Millers Point NSW 2000
p: +61 2 9251 7699 f: +61 2 9241 3731
e: mail@costinroe.com.au w: costinroe.com.au

CRC COSTIN ROE CONSULTING — CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE: EROSION & SEDIMENT CONTROL PLAN
SHEET 2

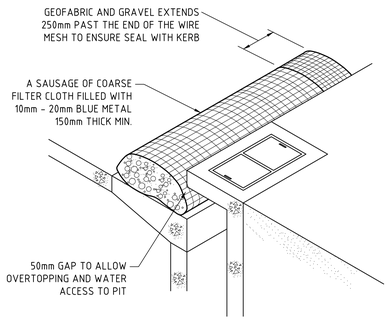
DRAWING NO: C012948.03-DA202 ISSUE: B



TYPICAL SILT FENCE DETAIL

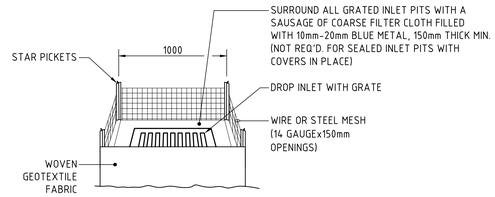
N.T.S

NOTE: PROVIDE 1m RETURNS AT 30m INTERVALS. TYPICAL



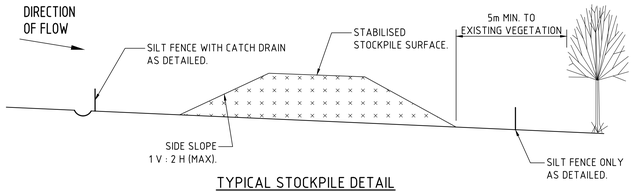
KERB INLET CONTROL

N.T.S



GRATED INLET PIT FILTER DETAIL

N.T.S



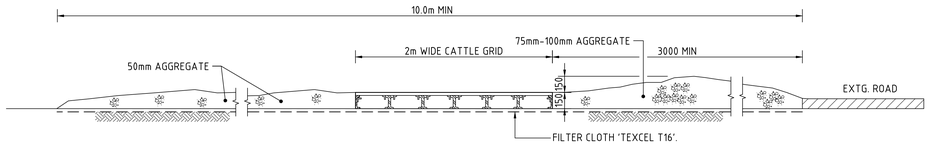
TYPICAL STOCKPILE DETAIL

N.T.S

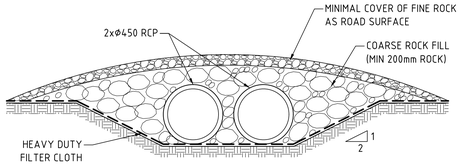
STOCKPILE NOTES

1. PLACE ALL STOCKPILES IN LOCATIONS MORE THAN 5m FROM EXISTING VEGETATION, ROADS & HAZARD AREAS.
2. CONSTRUCT ON THE CONTOUR AS LOW, FLAT ELONGATED MOUNDS. SIDE SLOPE TO BE 1 V: 2 H MAX.
3. WHERE THERE IS SUFFICIENT AREA, TOPSOIL STOCKPILES SHALL BE LESS THAN 2m IN HEIGHT.
4. WHERE STOCKPILES ARE TO BE IN PLACE FOR MORE THAN 10 DAYS, STABILISE USING WOOD CHIP MULCH - 16 TONNE/Ha.
5. CONSTRUCT SILT FENCE WITH CATCH DRAIN ON UPSLOPE SIDE TO DIVERT WATER AROUND STOCKPILES & SILT FENCE ONLY 1 TO 2m DOWNSLOPE AS SHOWN.

NOTE :
ADOPT ABOVE DETAILS AROUND ALL PITS WITHIN AREA ENCOMPASSED BY SILT FENCE & TO PITS ON THE ROAD ADJACENT TO SITE BOUNDARY.

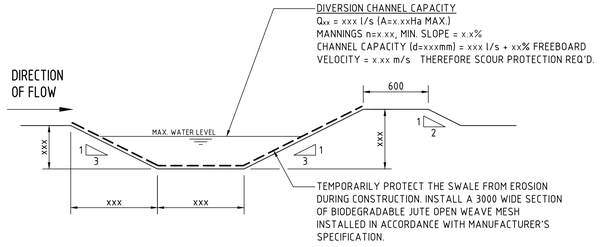


SECTION 1:20 (1 / DA200) : STABILISED CONSTRUCTION ENTRANCE 'TRUCK SHAKER'



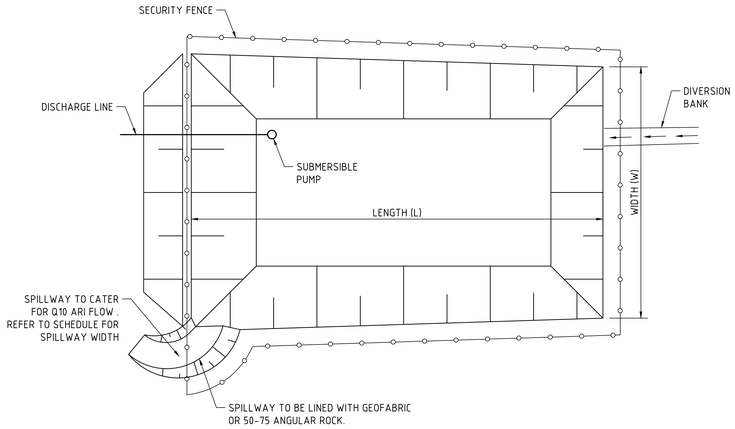
TYPICAL CROSSING OVER DIVERSION CHANNEL

SCALE 1:20



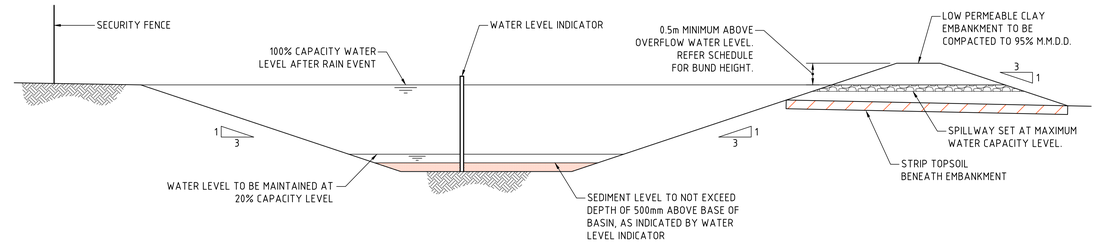
DIVERSION DRAIN SECTION

SCALE 1:20



TYPICAL SEDIMENT CONTROL POND PLAN

SCALE 1:250

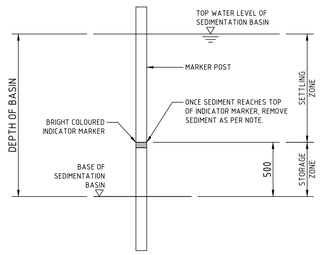


TYPICAL SEDIMENT CONTROL BASIN SECTION

SCALE 1:50

SPILLWAY DETAIL & SCHEDULE

CATCHMENT (Ha)	FLOW (m^3/s)	WIDTH (mm)	FLOW DEPTH (mm)	ROCK SIZE (mm)	BUND HEIGHT ABOVE SPILLWAY (mm)
0.20	0.14	1000	200	-	600
0.5	0.2	2000	200	-	600
1	0.3	2000	200	-	700
2	0.6	4000	200	-	700
5	1.4	5000	300	200	800
10	2.8	8000	350	200	850
20	5.5	14000	400	250	900
40	11.0	20000	500	250	1000



SEDIMENT STORAGE MARKER

SCALE 1:20

NOTES:

ALL EROSION & SEDIMENT CONTROL MEASURES TO BE INSPECTED & MAINTAINED DAILY BY SITE MANAGER.

MINIMISE DISTURBED AREAS.

ROADS & FOOTPATHS TO BE SWEPT DAILY.

1.2m TURF TO BE PLACED BEHIND KERBS.

DUST MINISIMISATION CONTROL BY WATERING TO BE IMPLEMENTED BY SITE MANAGER AS REQUIRED OR AS DIRECTED BY THE EPA.

200mm 0 500 1000 1500 2000mm
SCALE 1:20 AT A0 SIZE SHEET

500mm 0 1 2 3 4 5m
SCALE 1:50 AT A0 SIZE SHEET

2m 0 5 10 15 20 25m
SCALE 1:250 AT A0 SIZE SHEET

FOR DEVELOPMENT APPLICATION

AMENDMENTS	DATE	ISSUE
ISSUED FOR DEVELOPMENT APPLICATION	31.10.24	B
ISSUED FOR DEVELOPMENT APPLICATION	13.09.24	A

ARCHITECT: watson young

CLIENT: Charter Hall

PROJECT: PROPOSED DEVELOPMENT
80 HARTLEY ROAD, SMEATON GRANGE
NSW, 2567

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
MC	MC	AUG '24	XC	A0	AS SHOWN	C012948.03-DA250

CONSULT AUSTRALIA

Costin Roe Consulting Pty Ltd.
ABN 30 003 696 446
PO Box N419 Sydney NSW 1220
Level 4, 8 Windmill Street, Millers Point NSW 2000
p: +61 2 9251 7699 f: +61 2 9241 3731
e: mail@costinroe.com.au w: costinroe.com.au
COSTIN ROE CONSULTING
CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE: EROSION & SEDIMENT CONTROL DETAILS

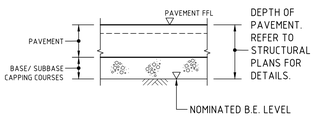
DRAWING No: C012948.03-DA250 ISSUE: B

LEGEND:

LEVELS DATUM IS AHD.

EXISTING SITE LEVELS AND DETAILS BASED ON SURVEY INFORMATION PROVIDED BY LTS DATED 16.11.2022.

- 50.00 – EXISTING CONTOUR (0.2m INTERVAL)
- 50.00 – B.E.L. CONTOUR (MAJOR 1.0m)
- 50.10 – B.E.L. CONTOUR (MINOR 0.25m)
- +59.90 – B.E.L. SPOT LEVEL



NOMINATED B.E.L. DETAIL
NTS

DEPTH RANGE

No.	FROM DEPTH	TO DEPTH	COLOUR
1	+4.000	+3.500	
2	+3.500	+3.000	
3	+3.000	+2.500	
4	+2.500	+2.000	
5	+2.000	+1.500	
6	+1.500	+1.000	
7	+1.000	+0.500	
8	+0.500	0.000	
9	0.000	0.500	
10	0.500	1.000	
11	1.000	1.500	
12	1.500	2.000	
13	2.000	2.500	
14	2.500	3.000	
15	3.000	3.500	

SITE PREPARATION NOTES:

1. ALL EARTHWORKS SHALL BE COMPLETED GENERALLY IN ACCORDANCE WITH THE GUIDELINES SPECIFIED BY THE GEOTECHNICAL REPORT PSM5429-007S REV 1 PROVIDED BY PSM DATED 13.11.24.
2. EXISTING LEVELS ARE BASED ON INFORMATION PROVIDED BY LTS TITLED 51885 001 DT DATED16.11.2022.
3. STRIP ANY TOP SOIL OR DELETERIOUS MATERIAL AND DISPOSE OF FROM SITE OR STORE AS DIRECTED. TOPSOIL BLENDING IS NOT ACCEPTABLE. ANY BLENDING PROPOSAL IS TO BE REFERRED TO THE ENGINEER.
4. COMPLETE CUT TO FILL EARTHWORKS TO ACHIEVE THE REQUIRED LEVELS AS INDICATED ON THE DRAWINGS WITHIN A TOLERANCE OF +0mm/-10mm THROUGH BUILDING PADS/PAVEMENTS AND +0mm/-20mm ELSEWHERE.
5. PREPARE STEEP BATTERS TO RECEIVE FILL BY CONSTRUCTING BENCHING TO FACILITATE FILL PLACEMENT AND COMPACTION. WHERE EXPOSED ROCK (WEATHERED SHALE OR SANDSTONE) IS ENCOUNTERED AT CUT SUBGRADE LEVEL, THE EARTHWORKS CONTRACTOR IS TO ALLOW TO RIP THE SURFACE TO A NOMINAL 0.3-0.4m DEPTH AND RECOMPACT (PER THE ENGINEERING SPEC) AS REQUIRED.
6. AREAS TO RECEIVE FILL (THAT ARE NOT ON BENCHED BATTERS) AND AREAS IN CUT SHALL BE PROOF ROLLED TO IDENTIFY ANY SOFT HEAVING MATERIAL. SOFT MATERIAL SHALL BE BOXED OUT AND REMOVED PRIOR TO FILL PLACEMENT. PROOF ROLLING TO BE INSPECTED BY A GEOTECHNICAL ENGINEER OR THE EARTHWORKS DESIGNER.
7. SITE WON FILL SHALL BE COMPACTED IN MAXIMUM 300mm LAYERS AND TO DRY OR HILF DENSITY RATIOS (STANDARD COMPACTION) OF BETWEEN 98% AND 103%. THE PLACEMENT MOISTURE VARIATION OR HILF MOISTURE VARIATION SHALL BE CONTROLLED TO BE BETWEEN 2% DRY AND 2% WET.
8. IMPORTED FILL SHALL BE COMPACTED IN MAXIMUM 300mm LAYERS AND TO DRY OR HILF DENSITY RATIOS (STANDARD COMPACTION) OF BETWEEN 98% AND 103%. THE PLACEMENT MOISTURE VARIATION OR HILF MOISTURE VARIATION SHALL BE CONTROLLED TO BE BETWEEN 2% DRY AND 2% WET.
9. ALL ENGINEERED FILL PARTICLES SHALL BE ABLE TO BE INCORPORATED WITHIN A SINGLE LAYER. FURTHER, LESS THAN 30% OF PARTICLES SHALL BE RETAINED ON THE 37.5 mm SIEVE. ENGINEERED FILL SHALL BE ABLE TO BE TESTED IN ACCORDANCE WITH THE STANDARD COMPACTION METHOD (AS1289.5.4.1) OR HILF TEST METHOD (AS1289.5.7.1). THESE METHODS REQUIRE LESS THAN 20% RETAINED ON THE 37.5 mm SIEVE. WHERE BETWEEN 20% AND 30% OF PARTICLES ARE RETAINED ON THE 37.5 mm SIEVE THE ABOVE TEST METHODS SHALL STILL BE ADOPTED AND TEST REPORTS ANNOTATED APPROPRIATELY. THESE REQUIREMENTS SHOULD BE MET BY THE MATERIAL AFTER PLACEMENT AND COMPACTION
10. ALL EARTHWORKS SHALL BE COMPLETED UNDER LEVEL 1 CONTROL IN ACCORDANCE WITH AS 3798-2007.
11. PRIOR TO ANY EARTHWORKS, EROSION CONTROL AS OUTLINED IN THE EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE COMPLETED.
12. EXISTING ROCK, IF ANY, SHALL BE REMOVED BY HEAVY ROCK BREAKING OR RIPPING.
13. MATCH EXISTING LEVELS AT BATTER INTERFACE.
14. CONTRACTOR TO MATCH EXISTING LEVELS AT THE INTERFACE OF EARTHWORKS AND EXISTING SURFACE AT BATTER LOCATIONS OR WHERE NO RETAINING WALLS ARE PRESENT. ANY DISCREPANCY BETWEEN DESIGN AND EXISTING LEVELS TO BE REFERRED TO THE ENGINEER FOR DIRECTION OR ADJUSTMENTS TO DESIGN LEVELS.
15. DURING EARTHWORKS THE CONTRACTOR IS TO ENSURE ALL AREAS ARE FREE DRAINING & WILL NOT RETAIN WATER DURING RAINFALL. PROVIDE TEMPORARY MEASURES AS REQUIRED TO ENSURE FREE FLOWING RUNOFF THROUGH MANAGED DRAINAGE PATHS, DIVERSION DRAINS OR OTHER SUITABLE DISPOSAL METHOD AS AGREED DURING THE WORKS. REFER ANY CONCERNS TO THE ENGINEER. REFER TO EROSION AND SEDIMENT CONTROL DRAWINGS AND NOTES.

EARTHWORK ESTIMATES

SITE WORKS AREA	= 14.1 Ha
DELETERIOUS MATERIAL STRIP (200mm OVER 14.1 Ha)	=(-28,200m³) (TO BE EXPORTED)
CUT	= -76 600m³
FILL	= +97 950m³
ALLOWANCES	
DETAILED EXCAVATION (1,250m³/Ha)	= -17,650m³
DIFFERENCE	= +3 700m³ (i.e. FILL OVER CUT)

NOTE:
VOLUMES BASED ON 200mm DELETERIOUS MATERIAL STRIP OVER THE NOMINATED AREA. EARTHWORKS VOLUMES ARE APPROXIMATE ONLY.
NO ALLOWANCE HAS BEEN MADE FOR DELETERIOUS MATERIAL, EROSION AND SEDIMENT CONTROL, BULKING OR COMPACTION OF FILLED SOILS, THE REMOVAL OF UNCONTROLLED OR CONTAMINATED MATERIAL OR ANY OTHER UNSPECIFIED EXCAVATION RELATED TO CONSTRUCTION ACTIVITIES. DETAILED EXCAVATION ALLOWANCE IS APPROXIMATE ONLY AND ACCOUNTS FOR STORMWATER/SERVICES TRENCHING AND FOUNDATIONS. THE DETAILED EXCAVATION VOLUMES ARE TO BE CONFIRMED BY THE CONTRACTOR. REFER ANY CONCERNS TO ENGINEER.

RETAINING WALL 5
WALL IN FILL/CUT
MAX HEIGHT = 3.6m

RETAINING WALL 3
WALL IN FILL
MAX HEIGHT = 2.4m

PROPOSED WAREHOUSE 1
BEL RL88.00
+/-500mm

RETAINING WALL 9
WALL IN FILL
MAX HEIGHT = 3.2m

RETAINING WALL 1
WALL IN FILL
MAX HEIGHT = 3.2m

PROPOSED WAREHOUSE 3
BEL RL91.00
+/-500mm

RETAINING WALL 3
WALL IN FILL
MAX HEIGHT = 2.4m

HARTLEY ROAD

SITE BOUNDARY

DP 874499

BREAKLINE – REFER TO DRAWING DA302 FOR CONTINUATION

BULK EARTHWORKS PLAN-SHEET 1
1:500 SCALE

5m 0 10 20 30 40 50m
SCALE 1:500 AT A0 SIZE SHEET

FOR DEVELOPMENT APPLICATION

AMENDMENTS	DATE	ISSUE
ISSUED FOR DEVELOPMENT APPLICATION	28.03.25	C
ISSUED FOR DEVELOPMENT APPLICATION	31.10.24	B
ISSUED FOR DEVELOPMENT APPLICATION	13.09.24	A

ARCHITECT: watson young
CLIENT: Charter Hall
PROJECT: PROPOSED DEVELOPMENT
80 HARTLEY ROAD, SMEATON GRANGE
NSW, 2567

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
MC	MC	AUG '24	XC	A0	AS SHOWN	C012948.03- DA301

CONSULT AUSTRALIA

Costin Roe Consulting Pty Ltd.
ABN 50 003 696 446
PO Box N419 Sydney NSW 1220
Level 4, 8 Windmill Street, Millers Point NSW 2000
p: +61 2 9251 7699 f: +61 2 9241 3731
e: mail@costinroe.com.au w: costinroe.com.au
CRC COSTIN ROE CONSULTING | CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE: BULK EARTHWORKS PLAN
SHEET 1

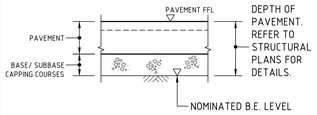
DRAWING No: C012948.03-DA301 ISSUE: C

LEGEND:

LEVELS DATUM IS AHD.

EXISTING SITE LEVELS AND DETAILS BASED ON SURVEY INFORMATION PROVIDED BY LTS DATED 16.11.2022.

- 50.00 – EXISTING CONTOUR (0.2m INTERVAL)
- 50.00 – B.E.L. CONTOUR (MAJOR 1.0m)
- 50.10 – B.E.L. CONTOUR (MINOR 0.25m)
- 50.99 – B.E.L. SPOT LEVEL

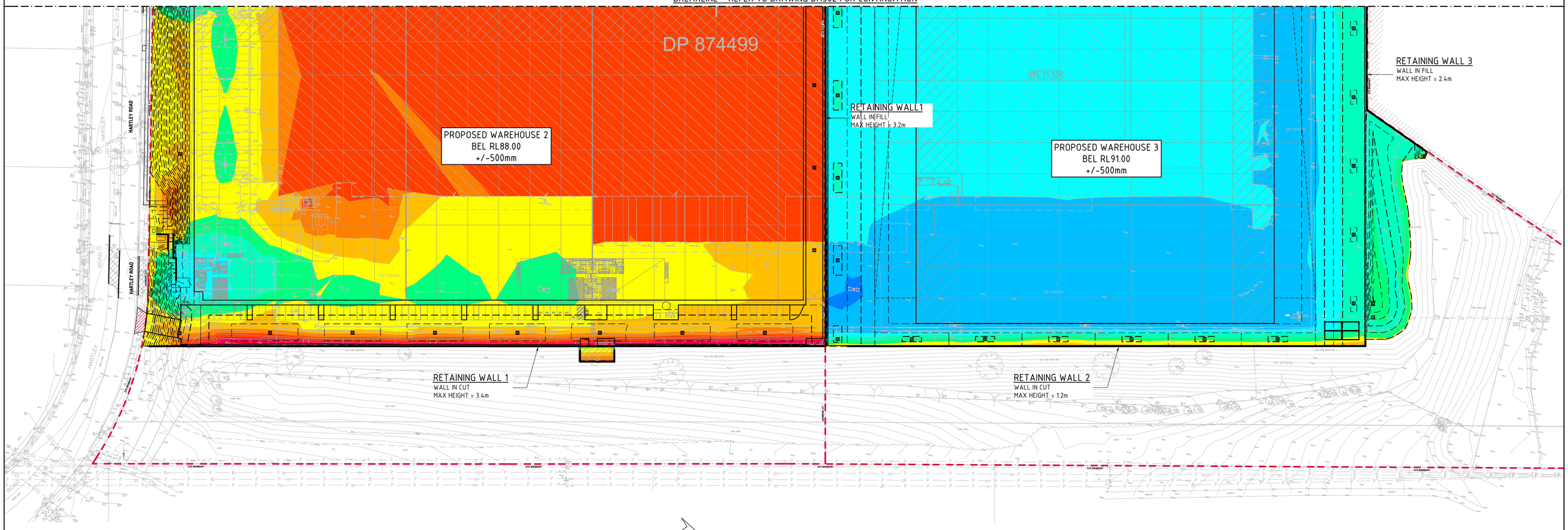


DEPTH OF PAVEMENT. REFER TO STRUCTURAL PLANS FOR DETAILS.

NOMINATED B.E.L. DETAIL
NTS

DEPTH RANGE			
No.	FROM DEPTH	TO DEPTH	COLOUR
1	-4.000	-3.500	
2	-3.500	-3.000	
3	-3.000	-2.500	
4	-2.500	-2.000	
5	-2.000	-1.500	
6	-1.500	-1.000	
7	-1.000	-0.500	
8	-0.500	0.000	
9	0.000	0.500	
10	0.500	1.000	
11	1.000	1.500	
12	1.500	2.000	
13	2.000	2.500	
14	2.500	3.000	
15	3.000	3.500	

BREAKLINE – REFER TO DRAWING DA302 FOR CONTINUATION



BULK EARTHWORKS PLAN–SHEET 2
1:500 SCALE

5m 0 10 20 30 40 50m
SCALE 1:500 AT A0 SIZE SHEET

FOR DEVELOPMENT APPLICATION

AMENDMENTS	DATE	ISSUE
ISSUED FOR DEVELOPMENT APPLICATION	28.03.25	C
ISSUED FOR DEVELOPMENT APPLICATION	31.10.24	B
ISSUED FOR DEVELOPMENT APPLICATION	13.09.24	A

ARCHITECT: watson young

CLIENT: Charter Hall

PROJECT: PROPOSED DEVELOPMENT
80 HARTLEY ROAD, SMEATON GRANGE
NSW, 2567

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
MC	MC	AUG '24	XC	A0	AS SHOWN	C012948.03-DA302

CONSULT AUSTRALIA

Costin Roe Consulting Pty Ltd.
ABN 50 003 696 446
PO Box 1419 Sydney NSW 1220
Level 4, 8 Windmill Street, Millers Point NSW 2000
p: +61 2 9251 7699 f: +61 2 9241 3731
e: mail@costinroe.com.au w: costinroe.com.au

COSTIN ROE CONSULTING | CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE: BULK EARTHWORKS PLAN
SHEET 2

DRAWING NO: C012948.03-DA302 ISSUE: C

LEGEND:

LEVELS DATUM IS AHD.

EXISTING SITE LEVELS AND DETAILS BASED ON SURVEY INFORMATION PROVIDED BY LTS DATED 16.11.2022.

- SGGP, SINGLE GRATED GULLY PIT
- SJP, SEALED JUNCTION PIT
- KIP, KERB INLET PIT
- GD, GRATED DRAIN (300W x 225D UNO)
- SW - PROPOSED DRAINAGE LINE
- SW - EXISTING DRAINAGE LINE
- DP - ROOFWATER DOWNPIPE (INDICATIVE)
- RW - ROOFWATER LINE
- RW - AERIAL ROOFWATER LINE
- SS - SUBSOIL LINE
- OVERLAND FLOW DIRECTION
- 50.00 - FINISHED PAVEMENT CONTOUR (MAJOR) 0.5m INTERVALS
- 50.10 - FINISHED PAVEMENT CONTOUR (MINOR) 0.1m INTERVALS

STORMWATER DRAINAGE NOTES:

REFER TO DRAWING DA400 FOR STORMWATER DRAINAGE NOTES

PIT SCHEDULE - SYSTEM A

PIT No.	GRATE RL	TYPE	SIZE	COMMENT
PIT A1	88.20	SGGP	900x900	○
PIT A2	87.50	SGGP	900x900	○
PIT A3	87.85	SGGP	900x900	○
PIT A4	87.85	SGGP	900x900	○
PIT A5	87.85	SGGP	900x900	○
PIT A6	87.85	SGGP	900x900	○
PIT A7	88.07	SJP	900x900	
PIT A8	88.14	SGGP	900x900	○
PIT A9	88.25	SGGP	900x900	○
PIT A10	88.10	SGGP	900x900	○
PIT A11	85.80	SGGP	450x450	
PIT A12	87.00	SGGP	450x450	
PIT A13	86.40	SGGP	450x450	
PIT A14	88.45	SGGP	900x900	○
PIT A15	88.05	SGGP	900x900	○
PIT A16	87.65	SGGP	900x900	○
PIT A17	87.65	SGGP	900x900	○
PIT A18	87.65	SGGP	900x900	○
PIT A19	87.65	SGGP	900x900	○
PIT A20	87.65	SGGP	900x900	○
PIT A21	87.65	SGGP	1200x1200	○
PIT A22	87.00	SGGP	1200x1200	○
PIT A23	85.35	SGGP	1500x1500	○
PIT A24	88.30	SGGP	900x900	○
PIT A25	88.27	SGGP	900x900	○
PIT A26	88.27	SGGP	900x900	○
PIT A27	88.27	SGGP	900x900	○

○ -DENOTES PIT T BE FITTED WITH OCEAN PROTECT OCEANGUARD 200 MICRON PIT BASKET

PIT SCHEDULE - SYSTEM B

PIT No.	GRATE RL	TYPE	SIZE	COMMENT
PIT B1	87.80	SGGP	900x900	○
PIT B2	87.80	SGGP	900x900	○
PIT B3	87.80	SGGP	900x900	○
PIT B4	87.80	SGGP	900x900	○
PIT B5	87.80	SGGP	900x900	○
PIT B6	87.80	SGGP	900x900	○
PIT B7	87.80	SJP	900x900	
PIT B8	87.50	SGGP	900x900	○
PIT B9	87.70	SJP	900x900	
PIT B10	87.40	SJP	900x900	
PIT B11	88.20	SGGP	1200x1200	○
PIT B12	87.65	SGGP	1200x1200	○
PIT B13	87.00	SGGP	1200x1200	○
PIT B14	85.35	SGGP	1200x1200	○
PIT B15	87.95	SGGP	900x900	○
PIT B16	87.95	SGGP	900x900	○
PIT B17	87.95	SGGP	900x900	○
PIT B18	87.95	SGGP	900x900	○
PIT B19	88.05	SGGP	900x900	○
PIT B20	87.65	SGGP	900x900	○
PIT B21	87.65	SGGP	900x900	○
PIT B22	87.65	SGGP	900x900	○
PIT B23	87.65	SGGP	1200x1200	○
PIT B24	87.65	SGGP	1200x1200	○
PIT B25	88.25	SGGP	900x900	○
PIT B26	88.25	SGGP	900x900	○

○ -DENOTES PIT T BE FITTED WITH OCEAN PROTECT OCEANGUARD 200 MICRON PIT BASKET

PIT SCHEDULE - SYSTEM C

PIT No.	GRATE RL	TYPE	SIZE	COMMENT
PIT C1	90.68	SGGP	900x900	○
PIT C2	90.68	SGGP	900x900	○
PIT C3	90.92	SJP	900x900	
PIT C4	90.68	SGGP	900x900	○
PIT C5	90.20	SGGP	900x900	○
PIT C6	90.20	SGGP	900x900	○
PIT C7	90.17	SGGP	900x900	
PIT C8	90.17	SGGP	900x900	○
PIT C9	90.17	SGGP	900x900	
PIT C10	90.17	SGGP	900x900	
PIT C11	89.40	SGGP	1200x1200	○
PIT C12	89.95	SGGP	900x900	○
PIT C13	90.60	SGGP	900x900	○
PIT C14	90.60	SGGP	900x900	○
PIT C15	90.60	SGGP	900x900	○
PIT C16	90.60	SGGP	900x900	○
PIT C17	90.60	SGGP	900x900	○
PIT C18	90.02	SGGP	900x900	○
PIT C19	90.75	SGGP	900x900	○
PIT C20	91.05	SGGP	900x900	○
PIT C21	90.85	SGGP	900x900	○
PIT C22	89.90	SGGP	900x900	○
PIT C23	89.95	SGGP	900x900	○
PIT C24	91.00	SGGP	600x600	○
PIT C25	90.75	SGGP	900x900	○
PIT C26	90.68	SGGP	900x900	○
PIT C27	90.68	SGGP	900x900	○
PIT C28	90.75	SGGP	900x900	○
PIT C29	90.68	SGGP	900x900	○

○ -DENOTES PIT T BE FITTED WITH OCEAN PROTECT OCEANGUARD 200 MICRON PIT BASKET

PIT SCHEDULE - SYSTEM D

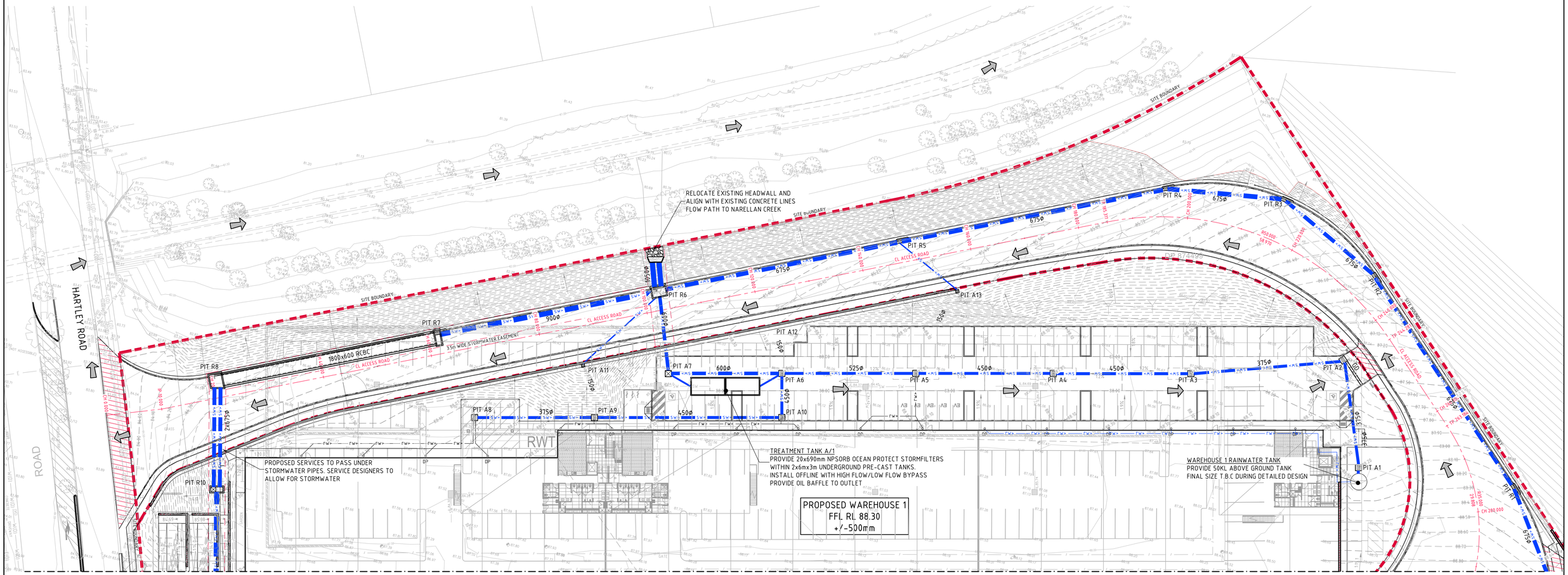
PIT No.	GRATE RL	TYPE	SIZE	COMMENT
PIT D1	NOT USED			
PIT D2	NOT USED			
PIT D3	NOT USED			
PIT D4	90.75	SGGP	900x900	○
PIT D5	90.75	SGGP	900x900	○
PIT D6	90.97	SGGP	900x900	○
PIT D7	90.97	SGGP	1200x1200	○
PIT D8	90.97	SGGP	1200x1200	○
PIT D9	90.97	SGGP	1200x1200	○
PIT D10	90.97	SGGP	1200x1200	○
PIT D11	90.97	SGGP	1200x1200	○
PIT D12	90.68	SGGP	1200x1200	○
PIT D13	90.49	SGGP	1200x1200	○
PIT D14	90.80	SJP	1200x1200	
PIT D15	90.90	SJP	1200x1200	
PIT D16	NOT USED			
PIT D17	NOT USED			
PIT D18	90.68	SGGP	900x900	○
PIT D19	90.68	SGGP	900x900	○
PIT D20	90.68	SGGP	900x900	○

○ -DENOTES PIT T BE FITTED WITH OCEAN PROTECT OCEANGUARD 200 MICRON PIT BASKET

PIT SCHEDULE - SYSTEM R

PIT No.	GRATE RL	TYPE	SIZE	COMMENT
PIT R1	88.13	KIP	900x900	○ 1800 LINTEL
PIT R2	86.69	KIP	900x900	○ 1800 LINTEL
PIT R3	86.30	KIP	900x900	○ 1800 LINTEL
PIT R4	86.07	KIP	900x900	○ 1800 LINTEL
PIT R5	85.40	KIP	900x900	○ 1800 LINTEL
PIT R6	84.77	KIP	900x900	○ 1800 LINTEL
PIT R7	84.35	KIP	900x900	○ 1800 LINTEL
PIT R8	83.93	KIP	900x900	○ 1800 LINTEL
PIT R9	88.57	SGGP	1200x1200	○

○ -DENOTES PIT T BE FITTED WITH OCEAN PROTECT OCEANGUARD 200 MICRON PIT BASKET



BREAKLINE - REFER TO DRAWING DA402 FOR CONTINUATION

CONCEPT STORMWATER DRAINAGE PLAN-SHEET 1
1:250 SCALE

2m 0 5 10 15 20 25m
SCALE 1:250 AT A0 SHEET SIZE

FOR DEVELOPMENT APPLICATION

ISSUE	DATE	ISSUE
ISSUED FOR DEVELOPMENT APPLICATION	21.02.25	E
ISSUED FOR DEVELOPMENT APPLICATION	31.10.24	D
ISSUED FOR DEVELOPMENT APPLICATION	24.09.24	C
ISSUED FOR DEVELOPMENT APPLICATION	13.09.24	B
ISSUED FOR INFORMATION	29.08.24	A

AMENDMENTS | DATE | ISSUE | AMENDMENTS | DATE | ISSUE | AMENDMENTS | DATE | ISSUE

ARCHITECT: watson young

CLIENT: Charter Hall

PROJECT: PROPOSED DEVELOPMENT
80 HARTLEY ROAD, SMEATON GRANGE
NSW, 2567

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
MC	MC	AUG '24	XC	A0	AS SHOWN	C012948.03-DA401

CONSULT AUSTRALIA

Costin Roe Consulting Pty Ltd.
ABN 50 003 696 446
PO Box N419 Sydney NSW 1220
Level 4, 8 Windmill Street, Millers Point NSW 2000
p: +61 2 9251 7699 e: +61 2 9241 3731
e: mail@costinroe.com.au w: costinroe.com.au
CRC COSTIN ROE CONSULTING | CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE: CONCEPT STORMWATER DRAINAGE PLAN SHEET 1

DRAWING No: C012948.03-DA401 | ISSUE: E

BREAKLINE - REFER TO DRAWING DA401 FOR CONTINUATION

PROPOSED WAREHOUSE 1
FFL RL 88.30
+/-500mm

PROPOSED WAREHOUSE 1
FFL RL 88.30
+/-500mm

PROPOSED WAREHOUSE 2
FFL RL 88.30
+/-500mm

LEGEND:

LEVELS DATUM IS AHD.

EXISTING SITE LEVELS AND DETAILS BASED ON SURVEY INFORMATION PROVIDED BY LTS DATED 16.11.2022.

- SGGP, SINGLE GRATED GULLY PIT
- SJP, SEALED JUNCTION PIT
- KIP, KERB INLET PIT
- GD, GRATED DRAIN (300W x 225D UNO)
- PROPOSED DRAINAGE LINE
- EXISTING DRAINAGE LINE
- ROOFWATER DOWNPIPE (INDICATIVE)
- ROOFWATER LINE
- AERIAL ROOFWATER LINE
- SUBSOIL LINE
- OVERLAND FLOW DIRECTION
- FINISHED PAVEMENT CONTOUR (MAJOR) 0.5m INTERVALS
- FINISHED PAVEMENT CONTOUR (MINOR) 0.1m INTERVALS

STORMWATER DRAINAGE NOTES:

REFER TO DRAWING DA400 FOR STORMWATER DRAINAGE NOTES.

TREATMENT TANK A/2
PROVIDE 30x690mm NPSORB OCEAN PROTECT STORMFILTERS WITHIN 3x6mx3m UNDERGROUND PRE-CAST TANKS.
INSTALL OFFLINE WITH HIGH FLOW/LOW FLOW BYPASS
PROVIDE OIL BAFFLE TO OUTLET

TREATMENT TANK B
PROVIDE 55x690mm NPSORB OCEAN PROTECT STORMFILTERS WITHIN 4x6mx3m UNDERGROUND PRE-CAST TANKS.
INSTALL OFFLINE WITH HIGH FLOW/LOW FLOW BYPASS
PROVIDE OIL BAFFLE TO OUTLET

PIT E2 · PIT E1 · PIT A23 · PIT A22 · PIT A27 · PIT A26 · PIT A25 · PIT A21 · PIT A20 · PIT A19 · PIT A18 · PIT A17 · PIT A16 · PIT A15 · PIT A14 · PIT A24 · PIT B14 · PIT B13 · PIT B12 · PIT B24 · PIT B23 · PIT B22 · PIT B21 · PIT B20 · PIT B19 · PIT B18 · PIT B10 · PIT B11 · PIT B26 · PIT B25 · PIT R9 · PIT C22 · PIT C21 · PIT C20 · PIT C19 · PIT C25

HARTLEY ROAD · HARTLEY ROAD

LOT BOUNDARY

DP 874499

BREAKLINE - REFER TO DRAWING DA403 FOR CONTINUATION

BREAKLINE - REFER TO DRAWING DA404 FOR CONTINUATION

CONCEPT STORMWATER DRAINAGE PLAN-SHEET 2
1:250 SCALE

2m 0 5 10 15 20 25m
SCALE 1:250 AT A0 SHEET SIZE

FOR DEVELOPMENT APPLICATION

AMENDMENTS	DATE	ISSUE
ISSUED FOR DEVELOPMENT APPLICATION	21.02.25	E
ISSUED FOR DEVELOPMENT APPLICATION	31.10.24	D
ISSUED FOR DEVELOPMENT APPLICATION	24.09.24	C
ISSUED FOR DEVELOPMENT APPLICATION	13.09.24	B
ISSUED FOR INFORMATION	29.08.24	A

AMENDMENTS | DATE | ISSUE | AMENDMENTS | DATE | ISSUE | AMENDMENTS | DATE | ISSUE

ARCHITECT: watson young

CLIENT: Charter Hall

PROJECT: PROPOSED DEVELOPMENT
80 HARTLEY ROAD, SMEATON GRANGE
NSW, 2567

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
MC	MC	AUG '24	XC	A0	AS SHOWN	C012948.03-DA402

CONSULT AUSTRALIA

Costin Roe Consulting Pty Ltd.
ABN 50 003 696 446
PO Box N419 Sydney NSW 1220
Level 4, 8 Windmill Street, Millers Point NSW 2000
p: +61 2 9251 7699 e: +61 2 9241 3731
e: mail@costinroe.com.au w: costinroe.com.au
COSTIN ROE CONSULTING | CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE: CONCEPT STORMWATER DRAINAGE PLAN SHEET 2

DRAWING No: C012948.03-DA402 | ISSUE: E

BREAKLINE - REFER TO DRAWING DA402 FOR CONTINUATION

PROPOSED WAREHOUSE 2
FFL RL 88.30
+/-500mm

PROPOSED WAREHOUSE 2
FFL RL 88.30
+/-500mm

DP 874499

HARTLEY ROAD

HARTLEY ROAD

HARTLEY

ROAD

SITE BOUNDARY

SITE BOUNDARY

LAKEWOOD LOT

LAKEWOOD LOT

PIT B9

PIT B8 525ø PIT B7 450ø PIT B6 450ø PIT B5 375ø PIT B4 375ø PIT B3 300ø PIT B2 300ø PIT B1

PIT C2 375ø PIT B17 300ø PIT C28 PIT B16 PIT D3 225ø PIT B15 375ø PIT D4 PIT D5 450ø

WAREHOUSE 2 RAINWATER TANK
PROVIDE 50KL ABOVE GROUND TANK
FINAL SIZE T.B.C DURING DETAILED DESIGN

RWT

DP 874499

BREAKLINE - REFER TO DRAWING DA405 FOR CONTINUATION

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

LEGEND:

LEVELS DATUM IS AHD.

EXISTING SITE LEVELS AND DETAILS BASED ON SURVEY INFORMATION PROVIDED BY LTS DATED 16.11.2022.

- SGGP, SINGLE GRATED GULLY PIT
- SJP, SEALED JUNCTION PIT
- KIP, KERB INLET PIT
- GD, GRATED DRAIN (300W x 225D UNO)
- PROPOSED DRAINAGE LINE
- EXISTING DRAINAGE LINE
- ROOFWATER DOWNPIPE (INDICATIVE)
- ROOFWATER LINE
- AERIAL ROOFWATER LINE
- SUBSOIL LINE
- OVERLAND FLOW DIRECTION
- FINISHED PAVEMENT CONTOUR (MAJOR) 0.5m INTERVALS
- FINISHED PAVEMENT CONTOUR (MINOR) 0.1m INTERVALS

STORMWATER DRAINAGE NOTES:

REFER TO DRAWING DA400 FOR STORMWATER DRAINAGE NOTES

CONCEPT STORMWATER DRAINAGE PLAN-SHEET 3

1:250 SCALE

2m 0 5 10 15 20 25m
SCALE 1:250 AT A0 SHEET SIZE

FOR DEVELOPMENT APPLICATION

AMENDMENTS	DATE	ISSUE
ISSUED FOR DEVELOPMENT APPLICATION	21.02.25	E
ISSUED FOR DEVELOPMENT APPLICATION	31.10.24	D
ISSUED FOR DEVELOPMENT APPLICATION	24.09.24	C
ISSUED FOR DEVELOPMENT APPLICATION	13.09.24	B
ISSUED FOR INFORMATION	29.08.24	A

ARCHITECT watson young

CLIENT Charter Hall

PROJECT
PROPOSED DEVELOPMENT
80 HARTLEY ROAD, SMEATON GRANGE
NSW, 2567

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
MC	MC	AUG '24	XC	A0	AS SHOWN	C012948.03-DA403

CONSULT AUSTRALIA

Costin Roe Consulting Pty Ltd.
ABN 50 003 696 446
PO Box N419 Sydney NSW 1220
Level 4, 8 Windmill Street, Millers Point NSW 2000
p: +61 2 9251 7699 f: +61 2 9241 3731
e: mail@costinroe.com.au w: costinroe.com.au

CRC COSTIN ROE CONSULTING | CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE
CONCEPT STORMWATER DRAINAGE PLAN
SHEET 3

DRAWING No C012948.03-DA403

ISSUE E

TREATMENT TANK C
PROVIDE 55x690mm NPSORB OCEAN PROTECT STORMFILTERS
WITHIN 4x6mx3m UNDERGROUND PRE-CAST TANKS.
INSTALL OFFLINE WITH HIGH FLOW/LOW FLOW BYPASS
PROVIDE OIL BAFFLE TO OUTLET

PROVIDE 1m WIDE BEAK IN MEDIAN FOR OVERLAND FLOW

PROVIDE 1m WIDE BEAK IN MEDIAN FOR OVERLAND FLOW

PROVIDE 1m WIDE BEAK IN MEDIAN FOR OVERLAND FLOW

PROVIDE 1m WIDE BEAK IN MEDIAN FOR OVERLAND FLOW

PROVIDE 1m WIDE BEAK IN MEDIAN FOR OVERLAND FLOW

SITE BOUNDARY

PIT R9 · PIT C11 · PIT C10 · PIT C9 · PIT C8 · PIT C7 · PIT C6 · PIT C5

PIT C18 · PIT C17 · PIT C16 · PIT C15 · PIT C14 · PIT C13

PIT C22 · PIT C4

PIT C21 · PIT C24

WAREHOUSE 3 RAINWATER TANK
PROVIDE 50KL ABOVE GROUND TANK
FINAL SIZE T.B.C DURING DETAILED DESIGN

PIT C20 · PIT C23 · PIT C12 · PIT C3

PROPOSED WAREHOUSE 3
FFL RL 91.30
+/-500mm

PIT C19 · PIT C1

PIT B19 · PIT C27

PIT B18 · PIT C25 · PIT C26 · PIT C2

DP 874499

BREAKLINE - REFER TO DRAWING DA402 FOR CONTINUATION

BREAKLINE - REFER TO DRAWING DA405 FOR CONTINUATION

LEGEND:

LEVELS DATUM IS AHD.

EXISTING SITE LEVELS AND DETAILS BASED ON SURVEY INFORMATION PROVIDED BY LTS DATED 16.11.2022.

- SGGP, SINGLE GRATED GULLY PIT
- SJP, SEALED JUNCTION PIT
- KIP, KERB INLET PIT
- GD, GRATED DRAIN (300W x 225D UNO)
- PROPOSED DRAINAGE LINE
- EXISTING DRAINAGE LINE
- ROOFWATER DOWNPIPE (INDICATIVE)
- ROOFWATER LINE
- AERIAL ROOFWATER LINE
- SUBSOIL LINE
- OVERLAND FLOW DIRECTION
- FINISHED PAVEMENT CONTOUR (MAJOR) 0.5m INTERVALS
- FINISHED PAVEMENT CONTOUR (MINOR) 0.1m INTERVALS

STORMWATER DRAINAGE NOTES:

REFER TO DRAWING DA400 FOR STORMWATER DRAINAGE NOTES

CONCEPT STORMWATER DRAINAGE PLAN-SHEET 4
1:250 SCALE

2m 0 5 10 15 20 25m
SCALE 1:250 AT A0 SHEET SIZE

FOR DEVELOPMENT APPLICATION

AMENDMENTS	DATE	ISSUE
ISSUED FOR DEVELOPMENT APPLICATION	21.02.25	D
ISSUED FOR DEVELOPMENT APPLICATION	31.10.24	C
ISSUED FOR DEVELOPMENT APPLICATION	13.09.24	B
ISSUED FOR INFORMATION	29.08.24	A

ARCHITECT: watson young
CLIENT: Charter Hall
PROJECT: PROPOSED DEVELOPMENT
80 HARTLEY ROAD, SMEATON GRANGE
NSW, 2567

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
MC	MC	AUG '24	XC	A0	AS SHOWN	C012948.03-DA404

CONSULT AUSTRALIA

Costin Roe Consulting Pty Ltd.
ABN 50 003 696 446
PO Box N419 Sydney NSW 1220
Level 4, 8 Windmill Street, Millers Point NSW 2000
p: +61 2 9251 7699 f: +61 2 9241 3731
e: mail@costinroe.com.au w: costinroe.com.au
COSTIN ROE CONSULTING | CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE: CONCEPT STORMWATER DRAINAGE PLAN SHEET 4
DRAWING NO: C012948.03-DA404
ISSUE: D

BREAKLINE - REFER TO DRAWING DA404 FOR CONTINUATION

BREAKLINE - REFER TO DRAWING DA403 FOR CONTINUATION

FFL 91.300

PROPOSED WAREHOUSE 3
FFL RL 91.30
+/-500mm

DP 874499

SITE BOUNDARY

LEGEND:

LEVELS DATUM IS AHD.

EXISTING SITE LEVELS AND DETAILS BASED ON SURVEY INFORMATION PROVIDED BY LTS DATED 16.11.2022.

- SGGP, SINGLE GRATED GULLY PIT
- SJP, SEALED JUNCTION PIT
- KIP, KERB INLET PIT
- GD, GRATED DRAIN (300W x 225D UNO)
- PROPOSED DRAINAGE LINE
- EXISTING DRAINAGE LINE
- ROOFWATER DOWNPIPE (INDICATIVE)
- ROOFWATER LINE
- AERIAL ROOFWATER LINE
- SUBSOIL LINE
- OVERLAND FLOW DIRECTION
- FINISHED PAVEMENT CONTOUR (MAJOR) 0.5m INTERVALS
- FINISHED PAVEMENT CONTOUR (MINOR) 0.1m INTERVALS

PIT C25 PIT C27 PIT C28 PIT B17 PIT B16 PIT B15 PIT D3 PIT D4 PIT D5 PIT C26 PIT C29 PIT D19 PIT D20 PIT D12 PIT D13 PIT D14 PIT D6 PIT D7 PIT D8 PIT D9 PIT D10 PIT D11

375ø 225ø 300ø 225ø 450ø 525ø 600ø 675ø 675ø 675ø 675ø 675ø 450ø 750ø 300ø 675ø EX 750ø

RE-GRADE EXISTING LANDSCAPE AREA AND PROVIDE SWALE/FALL TO STORMWATER

CONNECT TO EXISTING 750ø STORMWATER PIPES AND DISCHARGE TO KENNY CREEK EX I.L 87.65 APPROX. T.B.C ON SITE

EXISTING HEADWALL DISCHARGE TO KENNY CREEK. APPROX I.L 87.59

TREATMENT TANK D
PROVIDE 42x690mm NPSORB OCEAN PROTECT STORMFILTERS WITHIN 4x6mx3m UNDERGROUND PRE-CAST TANKS.
INSTALL OFFLINE WITH HIGH FLOW/LOW FLOW BYPASS
PROVIDE OIL BAFFLE TO OUTLET

STORMWATER DRAINAGE NOTES:

REFER TO DRAWING DA400 FOR STORMWATER DRAINAGE NOTES

2m 0 5 10 15 20 25m
SCALE 1:250 AT A0 SHEET SIZE

CONCEPT STORMWATER DRAINAGE PLAN-SHEET 5
1:250 SCALE

FOR DEVELOPMENT APPLICATION

AMENDMENTS	DATE	ISSUE
ISSUED FOR DEVELOPMENT APPLICATION	21.02.25	E
ISSUED FOR DEVELOPMENT APPLICATION	31.10.24	D
ISSUED FOR DEVELOPMENT APPLICATION	24.09.24	C
ISSUED FOR DEVELOPMENT APPLICATION	13.09.24	B
ISSUED FOR INFORMATION	29.08.24	A

AMENDMENTS DATE ISSUE | AMENDMENTS DATE ISSUE | AMENDMENTS DATE ISSUE

ARCHITECT watson young

CLIENT Charter Hall

PROJECT
PROPOSED DEVELOPMENT
80 HARTLEY ROAD, SMEATON GRANGE
NSW, 2567

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF
MC	MC	AUG '24	XC	A0	AS SHOWN	C012948.03-DA405

CONSULT AUSTRALIA

Costin Roe Consulting Pty Ltd.
ABN 50 003 696 446
PO Box N419 Sydney NSW 1220
Level 4, 8 Windmill Street, Millers Point NSW 2000
p: +61 2 9251 7699 f: +61 2 9241 3731
e: mail@costinroe.com.au w: costinroe.com.au
CRC COSTIN ROE CONSULTING
CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE
CONCEPT STORMWATER DRAINAGE PLAN
SHEET 5

DRAWING No C012948.03-DA405 ISSUE E

LEGEND:

- DENOTES BASIN CATCHMENT BOUNDARY
- WAREHOUSE 1 ROOF CATCHMENT TO RAINWATER TANK 1/TREATMENT SYSTEM 1/1
- WAREHOUSE 1 ROOF CATCHMENT TO TREATMENT SYSTEM 1/1
- WAREHOUSE 1 GROUND CATCHMENT TO TREATMENT SYSTEM 1/1
- WAREHOUSE 1 ROOF CATCHMENT TO TREATMENT SYSTEM 1/2
- WAREHOUSE 1 GROUND CATCHMENT TO TREATMENT SYSTEM 1/2
- WAREHOUSE 1 GROUND CATCHMENT BYPASS TREATMENT
- WAREHOUSE 2 ROOF CATCHMENT TO TREATMENT SYSTEM 2
- WAREHOUSE 2 GROUND CATCHMENT TO TREATMENT SYSTEM 2
- WAREHOUSE 1 ROOF CATCHMENT TO RAINWATER TANK 2/TREATMENT SYSTEM 2
- WAREHOUSE 2 GROUND CATCHMENT BYPASS TREATMENT
- WAREHOUSE 3 ROOF CATCHMENT TO RAINWATER TANK 3/TREATMENT SYSTEM 3/1
- WAREHOUSE 3 ROOF CATCHMENT TO TREATMENT SYSTEM 3/1
- WAREHOUSE 3 GROUND CATCHMENT TO TREATMENT SYSTEM 3/1
- WAREHOUSE 3 ROOF CATCHMENT TO TREATMENT SYSTEM 3/2
- WAREHOUSE 3 GROUND CATCHMENT TO TREATMENT SYSTEM 3/2
- WAREHOUSE 3 GROUND CATCHMENT BYPASS TREATMENT
- ACCESS ROAD CATCHMENT TO TREATMENT
- ACCESS ROAD CATCHMENT BYPASS TREATMENT

BYPASS ROAD
0.233HA

CAT ROAD
0.519HA

CAT WH1/1
0.335HA

ROOF
WH1/1
0.638HA

ROOF
WH1 RWT
0.369HA

BYPASS
WH1
0.220HA

ROOF
WH1/2
1.385HA

CAT WH1/2
0.709HA

CAT WH2
1.171HA

CAT WH3/1
1.473HA

ROOF
WH3 RWT
0.390HA

ROOF
WH3/1
2.061HA

BREAKLINE - REFER TO DRAWING DA412 FOR CONTINUATION

WATER QUALITY CATCHMENT PLAN-SHEET 1
1:500 SCALE

5m 0 10 20 30 40 50m
SCALE 1:500 AT A0 SHEET SIZE

FOR DEVELOPMENT APPLICATION

AMENDMENTS	DATE	ISSUE
ISSUED FOR DEVELOPMENT APPLICATION	31.10.24	B
ISSUED FOR DEVELOPMENT APPLICATION	13.09.24	A

ARCHITECT: watson young

CLIENT: Charter Hall

PROJECT: PROPOSED DEVELOPMENT
80 HARTLEY ROAD, SMEATON GRANGE
NSW, 2567

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
MC	MC	AUG '24	XC	A0	AS SHOWN	C012948.03- DA411

CONSULT AUSTRALIA

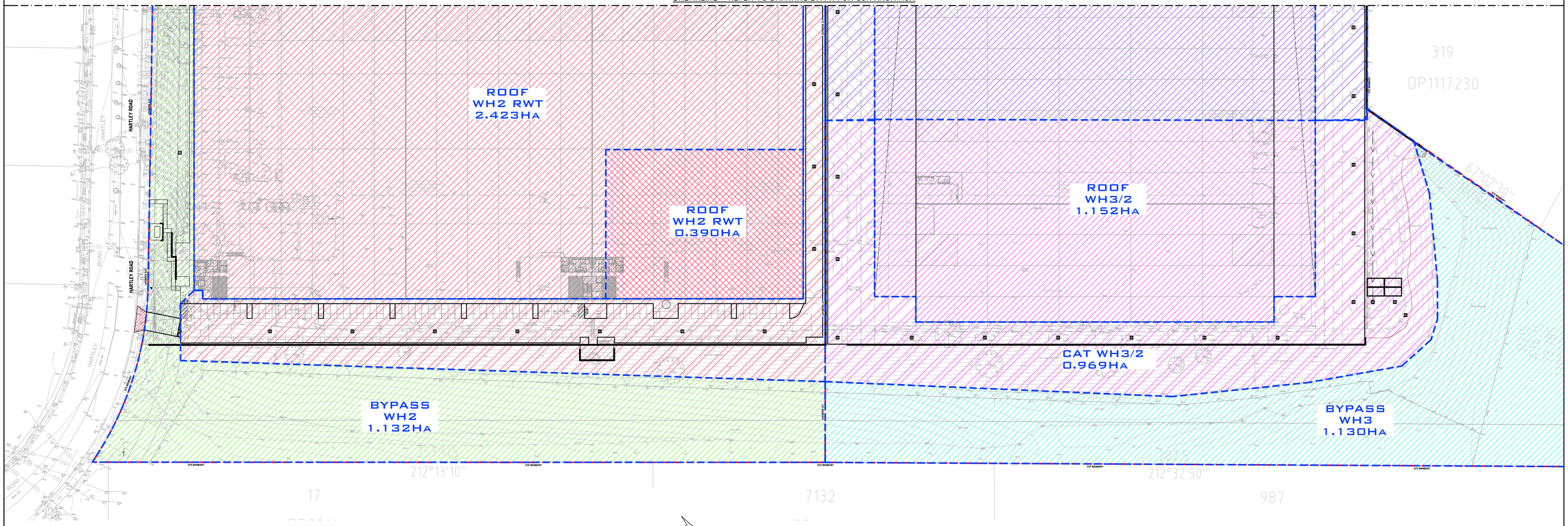
Costin Roe Consulting Pty Ltd.
ABN 50 003 696 446
PO Box N419 Sydney NSW 1220
Level 4, 8 Windmill Street, Millers Point NSW 2000
p: +61 2 9251 7699 f: +61 2 9241 3731
e: mail@costinroe.com.au w: costinroe.com.au

COSTIN ROE CONSULTING — CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE: WATER QUALITY CATCHMENT PLAN SHEET 1

DRAWING NO: C012948.03-DA411 ISSUE: B

BREAKLINE – REFER TO DRAWING DA411 FOR CONTINUATION



WATER QUALITY CATCHMENT PLAN-SHEET 2
1:500 SCALE

LEGEND:

- DENOTES BASIN CATCHMENT BOUNDARY
- WAREHOUSE 1 ROOF CATCHMENT TO RAINWATER TANK 1/TREATMENT SYSTEM 1/1
- WAREHOUSE 1 ROOF CATCHMENT TO TREATMENT SYSTEM 1/1
- WAREHOUSE 1 GROUND CATCHMENT TO TREATMENT SYSTEM 1/1
- WAREHOUSE 1 ROOF CATCHMENT TO TREATMENT SYSTEM 1/2
- WAREHOUSE 1 GROUND CATCHMENT TO TREATMENT SYSTEM 1/2
- WAREHOUSE 1 GROUND CATCHMENT BYPASS TREATMENT
- WAREHOUSE 2 ROOF CATCHMENT TO TREATMENT SYSTEM 2
- WAREHOUSE 2 GROUND CATCHMENT TO TREATMENT SYSTEM 2
- WAREHOUSE 1 ROOF CATCHMENT TO RAINWATER TANK 2/TREATMENT SYSTEM 2
- WAREHOUSE 2 GROUND CATCHMENT BYPASS TREATMENT
- WAREHOUSE 3 ROOF CATCHMENT TO RAINWATER TANK 3/TREATMENT SYSTEM 3/1
- WAREHOUSE 3 ROOF CATCHMENT TO TREATMENT SYSTEM 3/1
- WAREHOUSE 3 GROUND CATCHMENT TO TREATMENT SYSTEM 3/1
- WAREHOUSE 3 ROOF CATCHMENT TO TREATMENT SYSTEM 3/2
- WAREHOUSE 3 GROUND CATCHMENT TO TREATMENT SYSTEM 3/2
- WAREHOUSE 3 GROUND CATCHMENT BYPASS TREATMENT
- ACCESS ROAD CATCHMENT TO TREATMENT
- ACCESS ROAD CATCHMENT BYPASS TREATMENT

5m 0 10 20 30 40 50m
SCALE 1:500 AT A0 SHEET SIZE

FOR DEVELOPMENT APPLICATION

AMENDMENTS	DATE	ISSUE
ISSUED FOR DEVELOPMENT APPLICATION	31.10.24	B
ISSUED FOR DEVELOPMENT APPLICATION	13.09.24	A

ARCHITECT watson young

CLIENT Charter Hall

PROJECT
PROPOSED DEVELOPMENT
80 HARTLEY ROAD, SMEATON GRANGE
NSW, 2567

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF
MC	MC	AUG '24	XC	A0	AS SHOWN	C012948.03-DA412

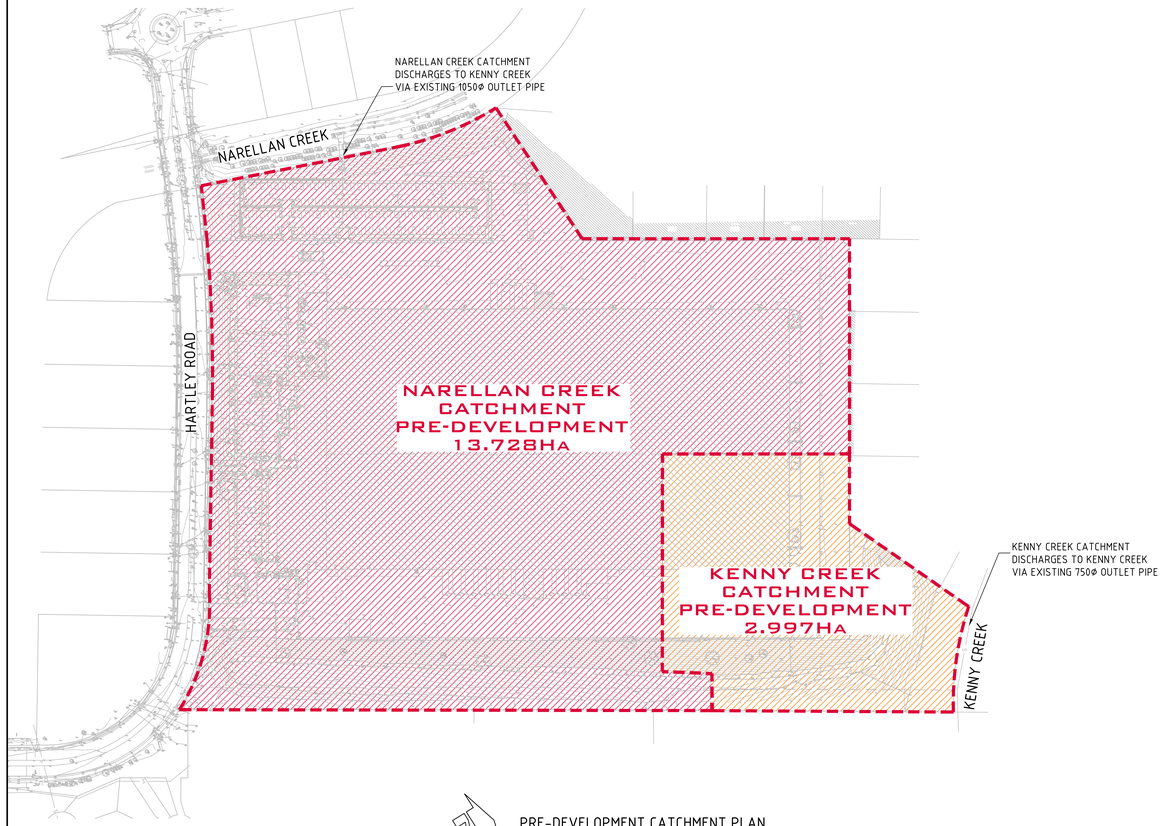
CONSULT AUSTRALIA

Costin Roe Consulting Pty Ltd.
ABN 50 003 696 446
PO Box N419 Sydney NSW 1220
Level 4, 8 Windmill Street, Millers Point NSW 2000
p: +61 2 9251 7699 f: +61 2 9241 3731
e: mail@costinroe.com.au w: costinroe.com.au

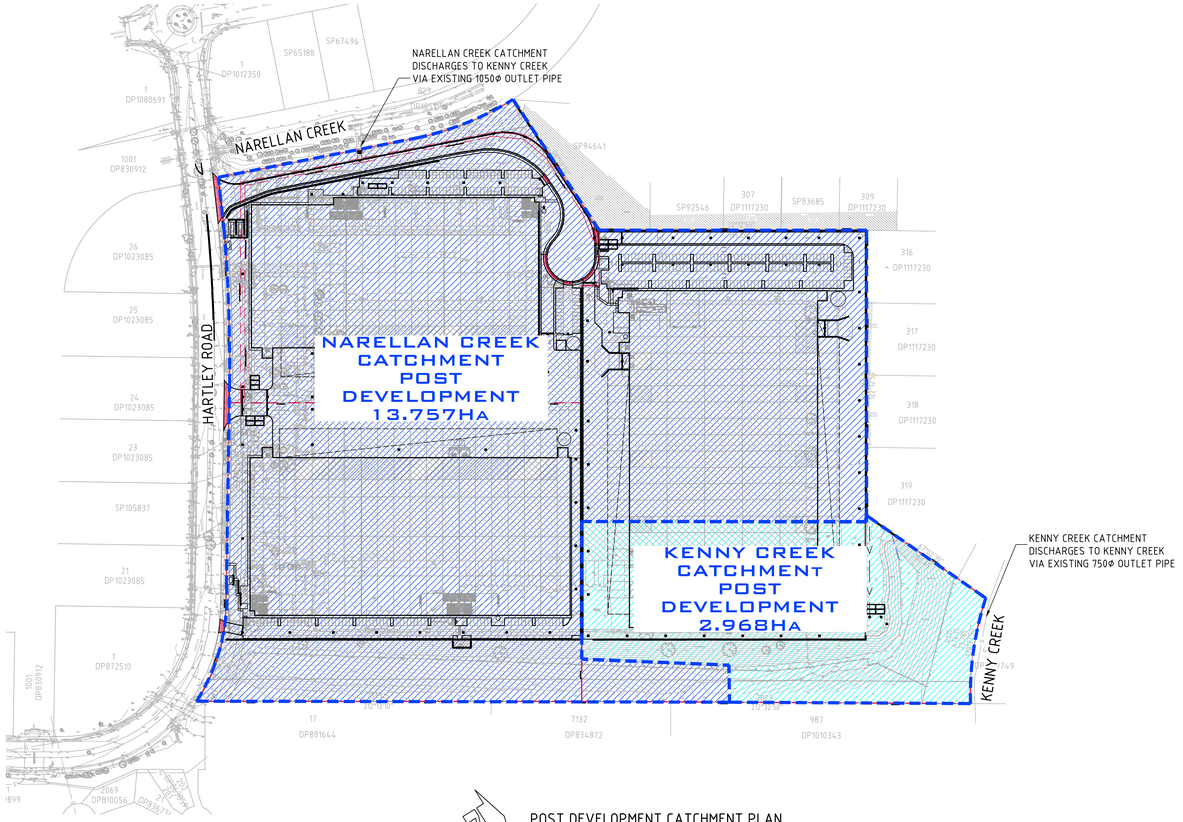
COSTIN ROE CONSULTING | CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE
WATER QUALITY CATCHMENT PLAN
SHEET 2

DRAWING No C012948.03-DA412 ISSUE B



PRE-DEVELOPMENT CATCHMENT PLAN
SCALE 1:1500



POST DEVELOPMENT CATCHMENT PLAN
SCALE 1:1500

NARELLAN CREEK CATCHMENT PEAK DISCHARGE FLOWRATE

STORM EVENT	PRE-DEVELOPMENT PEAK FLOW	POST DEVELOPMENT PEAK FLOW	DIFFERENCE
Q2 ARI	3.07m3/s	3.07m3/s	0m3/s (0%)
Q5 ARI	3.98m3/s	3.99m3/s	+0.01m3/s (0.2%)
Q10 ARI	4.51m3/s	4.52m3/s	+0.01m3/s (0.2%)
Q20 ARI	5.23m3/s	5.24m3/s	+0.01m3/s (0.2%)
Q100 ARI	6.36m3/s	6.37m3/s	+0.01m3/s (0.1%)

KENNY CREEK CATCHMENT PEAK DISCHARGE FLOWRATE

STORM EVENT	PRE-DEVELOPMENT PEAK FLOW	POST DEVELOPMENT PEAK FLOW	DIFFERENCE
Q2 ARI	0.66m3/s	0.66m3/s	0m3/s (0%)
Q5 ARI	0.87m3/s	0.86m3/s	-0.01m3/s (1.1%)
Q10 ARI	0.98m3/s	0.97m3/s	-0.01m3/s (1.0%)
Q20 ARI	1.14m3/s	1.13m3/s	-0.01m3/s (0.8%)
Q100 ARI	1.39m3/s	1.38m3/s	-0.01m3/s (0.7%)

15m 0 15 30 45 60 75 90 105 120 135 150m
SCALE 1:1500 AT A0 SIZE SHEET

FOR DEVELOPMENT APPLICATION

AMENDMENTS	DATE	ISSUE
ISSUED FOR DEVELOPMENT APPLICATION	29.10.24	B
ISSUED FOR DEVELOPMENT APPLICATION	13.09.24	A

AMENDMENTS DATE ISSUE | AMENDMENTS DATE ISSUE

ARCHITECT watson young

CLIENT Charter Hall

PROJECT
PROPOSED DEVELOPMENT
80 HARTLEY ROAD, SMEATON GRANGE
NSW, 2567

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF
MC	MC	AUG '24	XC	A0	AS SHOWN	C012948.03-DA420

CONSULT AUSTRALIA

Costin Roe Consulting Pty Ltd.
ABN 50 003 696 446
PO Box N419 Sydney NSW 1220
Level 4, 8 Windmill Street, Millers Point NSW 2000
p: +61 2 9251 7699 f: +61 2 9241 3731
e: mail@costinroe.com.au w: costinroe.com.au
COSTIN ROE CONSULTING
CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE
STORMWATER DRAINAGE CATCHMENT PLAN

DRAWING No C012948.03-DA420 ISSUE B

NOTE:
1% AEP FLOOD EXTENT AS PER RESULTS OF THE 'FINAL FLOODPLAIN RISK MANAGEMENT STUDY AND PLAN - NEPEAN RIVER FLOODPLAIN RISK MANAGEMENT STUDY AND PLAN' BY CARDNO DATED 13 NOVEMBER 2022

Legend

- Study Area
- Cadastre
- Excluded from flood mapping due to landform changes after commencement of the study
- Water Level Contours (m AHD)

Water Level

- Flood Extent

1% AEP FLOOD EXTENT OVERLAY PLAN
1:1000 SCALE

10m 0 10 20 30 40 50 60 70 80 90 100m
SCALE 1:1000 AT A0 SHEET SIZE

FOR DEVELOPMENT APPLICATION

AMENDMENTS	DATE	ISSUE
ISSUED FOR DEVELOPMENT APPLICATION	21.02.25	B
ISSUED FOR DEVELOPMENT APPLICATION	X.X.24	A

ARCHITECT watson young

CLIENT Charter Hall

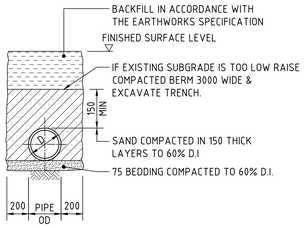
PROJECT
PROPOSED DEVELOPMENT
80 HARTLEY ROAD, SMEATON GRANGE
NSW, 2567

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
MC	MC	AUG '24	XC	A0	AS SHOWN	C012948.03-DA430

CONSULT AUSTRALIA
Costin Roe Consulting Pty Ltd.
ABN 50 003 696 446
PO Box N419 Sydney NSW 1220
Level 4, 8 Windmill Street, Millers Point NSW 2000
p: +61 2 9251 7699 E: +61 2 9241 3731
e: mail@costinroe.com.au w: costinroe.com.au
CRC COSTIN ROE CONSULTING
CIVIL & STRUCTURAL ENGINEERS

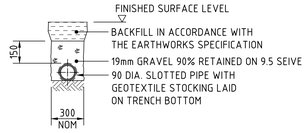
DRAWING TITLE
1% AEP FLOOD EXTENT OVERLAY PLAN

DRAWING No: C012948.03-DA430 ISSUE: B



SUPPORT TO uPVC PIPES

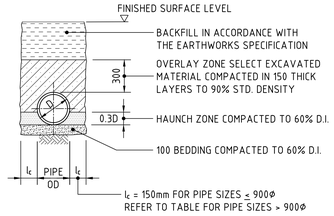
SCALE 1:20



SUPPORT TO AGRICULTURAL DRAIN

SCALE 1:20

SIDE ZONE MATERIAL GRADING	
SIEVE SIZE (mm)	WEIGHT PASSING (%)
75.0	100
9.5	100 TO 50
2.36	100 TO 30
0.60	50 TO 15
0.075	25 TO 0
SELECT FILL MATERIAL IN ACCORDANCE WITH TABLE 1 AS 3725	

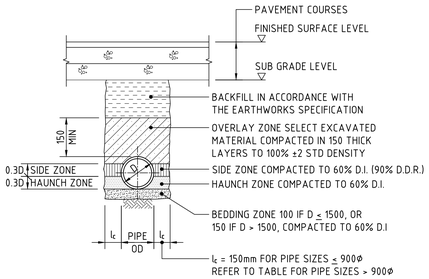


TYPE H1 SUPPORT TO CONCRETE PIPES AT LANDSCAPED AREAS

SCALE 1:20

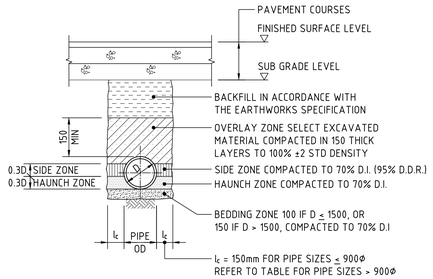
BEDDING & HAUNCH MATERIAL GRADING	
SIEVE SIZE (mm)	WEIGHT PASSING (%)
19.0	100
2.36	100 TO 50
0.60	90 TO 20
0.30	60 TO 10
0.15	25 TO 0
0.075	10 TO 0

SIDE ZONE WIDTH	
PIPE SIZE (mm)	l_c (mm)
≤ 900Φ	150
1050Φ	175
1200Φ	200
1350Φ	225
1500Φ	250
1650Φ	275
1800Φ	300
ENGINEER TO SPECIFY TRENCH WIDTHS FOR PIPE SIZES GREATER THAN 1800Φ	



TYPE HS2 SUPPORT TO CONCRETE PIPES UNDER PAVEMENT

SCALE 1:20
D ≤ 1350, MAX FILL = 4.0m
D > 1350, MAX FILL = 3.0m



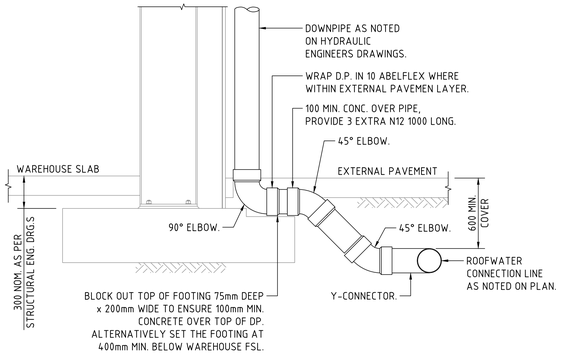
TYPE HS3 SUPPORT TO CONCRETE PIPES UNDER PAVEMENT

SCALE 1:20
D ≤ 1050, MAX FILL = 6.0m
D > 1050, MAX FILL = 4.8m

BEDDING & HAUNCH MATERIAL GRADING	
SIEVE SIZE (mm)	WEIGHT PASSING (%)
19.0	100
2.36	100 TO 50
0.60	90 TO 20
0.30	60 TO 10
0.15	25 TO 0
0.075	10 TO 0

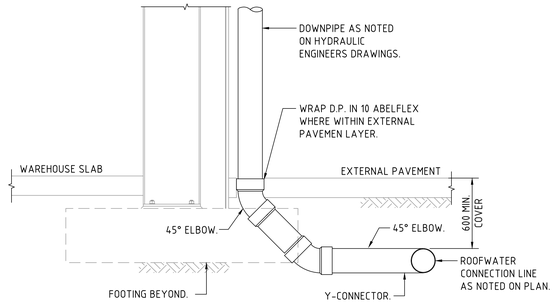
SIDE ZONE WIDTH	
PIPE SIZE (mm)	l_c (mm)
≤ 900Φ	150
1050Φ	175
1200Φ	200
1350Φ	225
1500Φ	250
1650Φ	275
1800Φ	300
ENGINEER TO SPECIFY TRENCH WIDTHS FOR PIPE SIZES GREATER THAN 1800Φ	

SIDE ZONE MATERIAL GRADING	
SIEVE SIZE (mm)	WEIGHT PASSING (%)
75.0	100
9.5	100 TO 50
2.36	100 TO 30
0.60	50 TO 15
0.075	25 TO 0
SELECT FILL MATERIAL IN ACCORDANCE WITH TABLE 1 AS 3725	



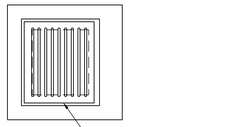
DOWNPIPE TURN-UP DETAIL A

(AT FOOTING LOCATION)
SCALE 1:20



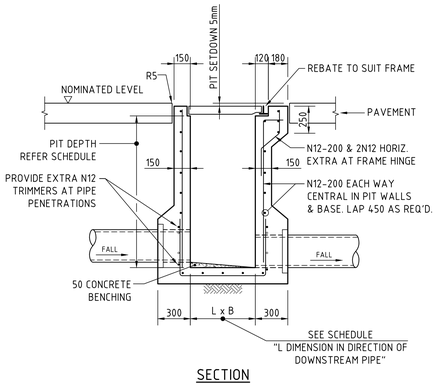
DOWNPIPE TURN-UP DETAIL B

(CLEAR OF FOOTING)
SCALE 1:20



PLAN

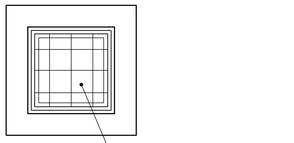
SCALE 1:20



SECTION

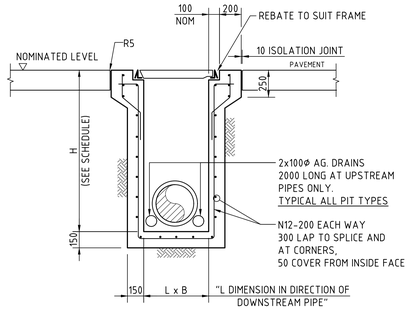
SCALE 1:20

SINGLE GRATED GULLY PIT - SGGP



PLAN

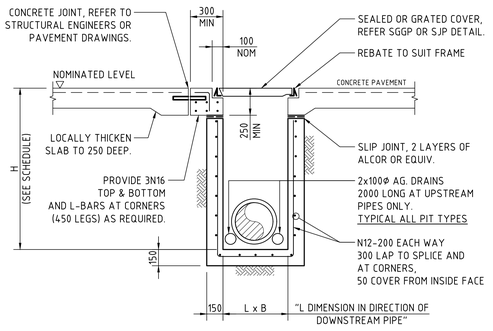
SCALE 1:20



SECTION

SCALE 1:20

SEALED JUNCTION PIT - SJP

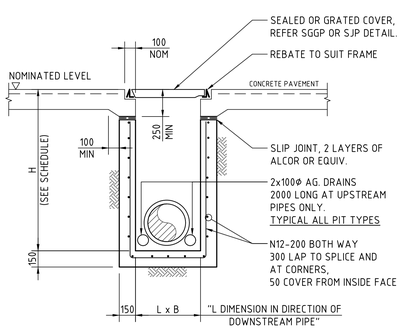


SECTION

SCALE 1:20

SJP/CIS & SGGP/CIS (CAST IN SLAB) PIT DETAIL GRATE/COVER SUPPORT CAST-INTO PAVEMENT SLAB

(ADOPT IN CONCRETE PAVEMENT FOR SGGP's & SJP's, WHERE PITS ARE LOCATED IN THE CORNER OF SLAB PANELS OR ADJACENT TO SLAB PANEL JOINTS)



SECTION

SCALE 1:20

SJP/CIS & SGGP/CIS (CAST IN SLAB) PIT DETAIL GRATE/COVER SUPPORT CAST-INTO PAVEMENT SLAB

(ADOPT IN CONCRETE PAVEMENTS FOR SGGP's & SJP's, WHERE JOINTS ARE NOT LOCATED WITHIN PROXIMITY OF THE GRATE)

200mm 0 500 1000 1500 2000mm

SCALE 1:20 AT A0 SIZE SHEET

FOR DEVELOPMENT APPLICATION

AMENDMENTS	DATE	ISSUE
ISSUED FOR DEVELOPMENT APPLICATION	31.10.24	B
ISSUED FOR DEVELOPMENT APPLICATION	13.09.24	A

AMENDMENTS DATE ISSUE | AMENDMENTS DATE ISSUE | AMENDMENTS DATE ISSUE

ARCHITECT: watson young

CLIENT: Charter Hall

PROJECT: PROPOSED DEVELOPMENT
80 HARTLEY ROAD, SMEATON GRANGE
NSW, 2567

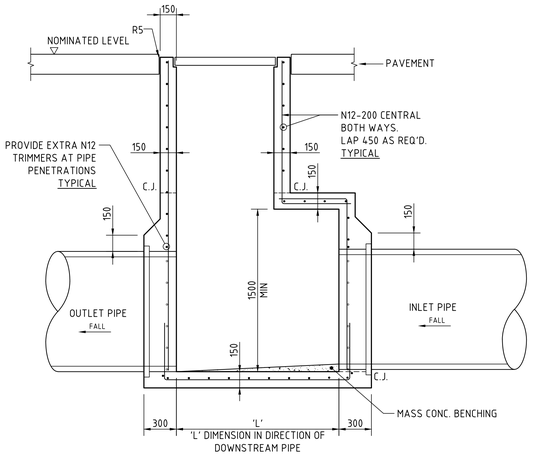
DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
MC	MC	AUG '24	XC	A0	AS SHOWN	C012948.03-DA451

CONSULT AUSTRALIA

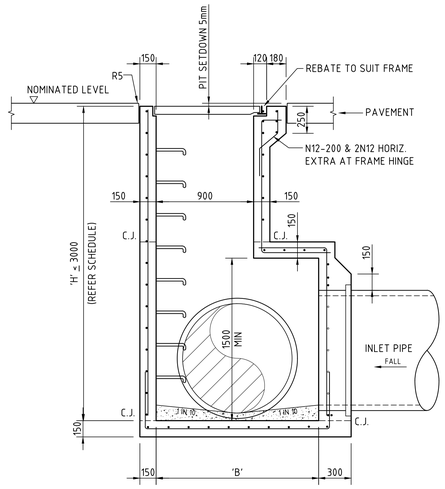
Costin Roe Consulting Pty Ltd.
ABN 50 003 696 446
PO Box N419 Sydney NSW 1220
Level 4, 8 Windmill Street, Millers Point NSW 2000
p: +61 2 9251 7699 e: +61 2 9241 3731
e: mail@costinroe.com.au w: costinroe.com.au
COSTIN ROE CONSULTING | CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE: CONCEPT STORMWATER DRAINAGE DETAILS SHEET 1

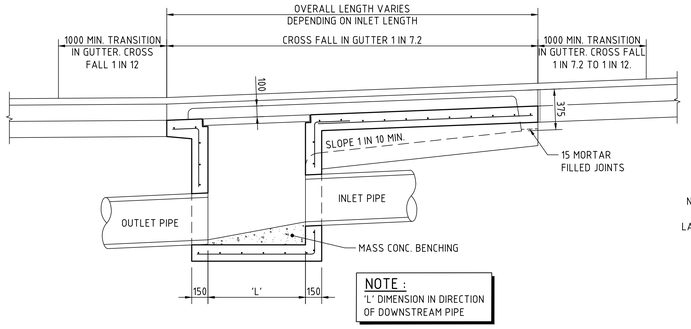
DRAWING No: C012948.03-DA451 ISSUE: B



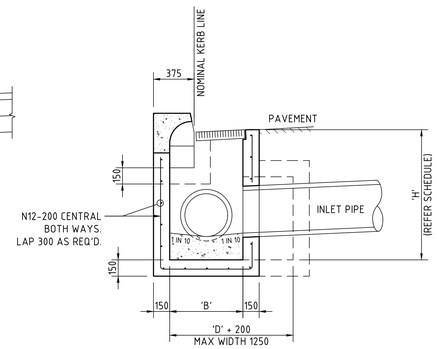
LONG SECTION
SCALE 1:20



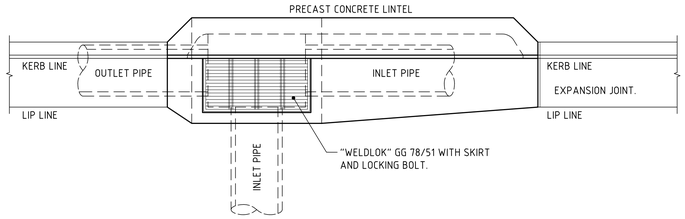
CROSS SECTION
SCALE 1:20



LONG SECTION
SCALE 1:20



CROSS SECTION
SCALE 1:20



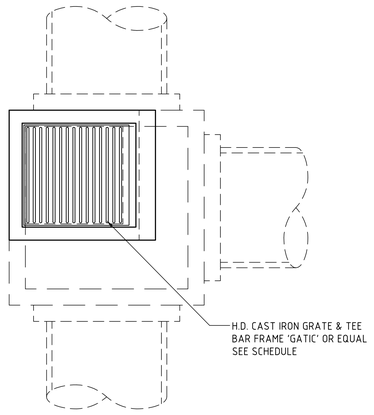
PLAN
SCALE 1:20

CONCRETE QUALITY					
ELEMENT	SLUMP	AGGREGATE (MAX. SIZE)	CEMENT TYPE	ADMIXTURE	F'c (MPa)
PIT	80	20	GP	NIL	32

NOTE :

1. WHERE GULLY PIT IS LOCATED ON KERB RETURNS OR BULB OF CUL-DE-SACS PROVIDE CURVED PRECAST CONCRETE LINTELS.
2. SAG PITS SHALL HAVE LINTEL PLACED CENTRALLY ABOUT THE GRATE.
3. ALL REINFORCING TO HAVE 30 MIN. CLAER CONCRETE COVER.
4. FOR PITS DEEPER THAN 1000mm CLIMB RAILS SHALL BE PROVIDED.

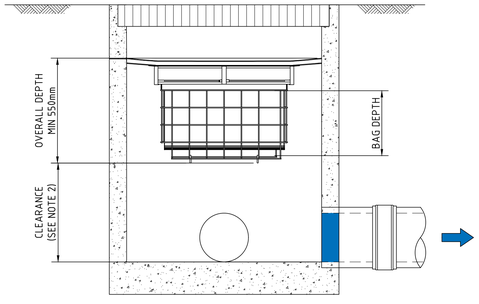
KERB INLET PIT - KIP



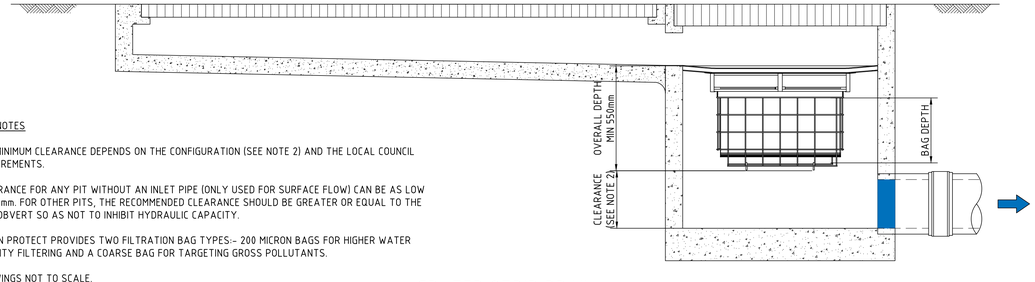
PLAN
SCALE 1:20

TAPERED SINGLE GRATED GULLY PIT - SGGP

SUBSOIL NOT SHOWN
FOR CLARITY



SURFACE FLOW
CONFIGURATION



GRATED STRIP DRAIN
CONFIGURATION

GENERAL NOTES

1. THE MINIMUM CLEARANCE DEPENDS ON THE CONFIGURATION (SEE NOTE 2) AND THE LOCAL COUNCIL REQUIREMENTS.
2. CLEARANCE FOR ANY PIT WITHOUT AN INLET PIPE (ONLY USED FOR SURFACE FLOW) CAN BE AS LOW AS 50mm. FOR OTHER PITS, THE RECOMMENDED CLEARANCE SHOULD BE GREATER OR EQUAL TO THE PIPE OBVERT SO AS NOT TO INHIBIT HYDRAULIC CAPACITY.
3. OCEAN PROTECT PROVIDES TWO FILTRATION BAG TYPES:- 200 MICRON BAGS FOR HIGHER WATER QUALITY FILTERING AND A COARSE BAG FOR TARGETING GROSS POLLUTANTS.
4. DRAWINGS NOT TO SCALE.

OCEAN PROTECT OCEANGUARD DETAILS

200mm 0 500 1000 1500 2000mm
SCALE 1:20 AT A0 SIZE SHEET

FOR DEVELOPMENT APPLICATION

AMENDMENTS	DATE	ISSUE
ISSUED FOR DEVELOPMENT APPLICATION	31.10.24	C
ISSUED FOR DEVELOPMENT APPLICATION	24.09.24	B
ISSUED FOR DEVELOPMENT APPLICATION	13.09.24	A

ARCHITECT: watson young

CLIENT: Charter Hall

PROJECT: PROPOSED DEVELOPMENT
80 HARTLEY ROAD, SMEATON GRANGE
NSW, 2567

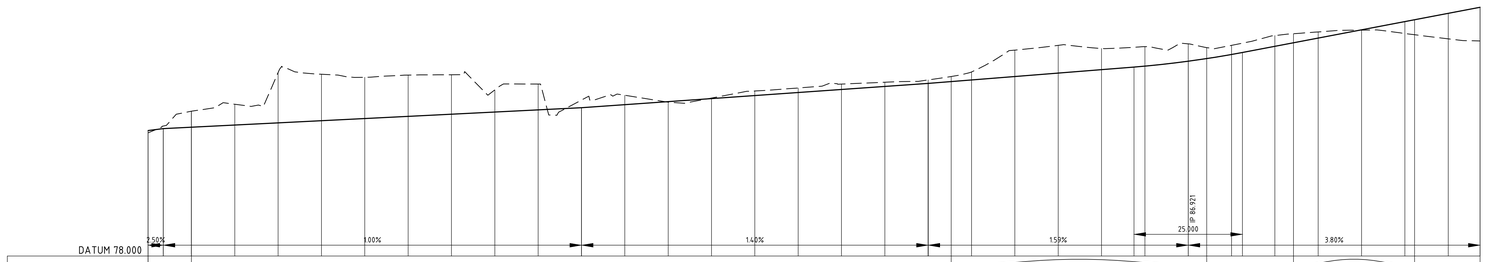
DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
MC	ME	AUG '24	XC	A0	AS SHOWN	C012948.03-DA452

CONSULT AUSTRALIA
Costin Roe Consulting Pty Ltd.
ABN 50 003 696 446
PO Box N419 Sydney NSW 1220
Level 4, 8 Windmill Street, Millers Point NSW 2000
p: +61 2 9251 7699 f: +61 2 9241 3731
e: mail@costinroe.com.au w: costinroe.com.au
CRC COSTIN ROE CONSULTING
CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE: CONCEPT STORMWATER DRAINAGE DETAILS SHEET 2

DRAWING No: C012948.03-DA452

ISSUE: C


DATUM 78.000
2.50%
1.00%
1.40%
1.59%
3.80%
25.000
R=86.921

| | | |

LEGEND:

LEVELS DATUM IS AHD.

- SGGP, SINGLE GRATED GULLY PIT
- SJP, SEALED JUNCTION PIT
- KIP, KERB INLET PIT
- GD, GRATED DRAIN (300W x 225D UNO)
- 50.00 – FINISHED PAVEMENT CONTOUR (MAJOR) 0.5m INTERVALS
- 50.10 – FINISHED PAVEMENT CONTOUR (MINOR) 0.1m INTERVALS
- +50.10 – FINISHED PAVEMENT SPOT HEIGHT

NOTE
BATTER IN AREAS OF GRADIENT IN EXCESS OF 1V:2.5H IS TO BE STABILISED WITH LANDLOK 450 INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS SHOWN HATCHED

ADJUST EXISTING MEDIAN TO ALLOW RIGHT-TURN IN FROM HARTLEY DRIVE. REFER TO DRAWING SK01

PROVIDE INDUSTRIAL DRIVE CROSSING IN ACCORDANCE WITH CAMDEN COUNCIL REQUIREMENTS

HARTLEY ROAD

ROAD

SITE BOUNDARY

CL ACCESS ROAD

3.5m WIDE STORMWATER EASEMENT

RWT

RETAINING WALL 5
REFER TO DRAWING DA601&DA602

PROPOSED WAREHOUSE 1
FFL RL 88.30
+/-500mm

START BUILDING RETAINING

BREAKLINE - REFER TO DRAWING C502 FOR CONTINUATION

FINISHED LEVELS PLAN NOTES:

REFER TO DRAWING DA400 FOR FINISHED LEVELS NOTES

FINISHED LEVELS PLAN-SHEET 1
1:250 SCALE

2m 0 5 10 15 20 25m
SCALE 1:250 AT A0 SHEET SIZE

FOR DEVELOPMENT APPLICATION

AMENDMENTS	DATE	ISSUE
ISSUED FOR DEVELOPMENT APPLICATION	21.02.25	E
ISSUED FOR DEVELOPMENT APPLICATION	31.10.24	D
ISSUED FOR DEVELOPMENT APPLICATION	24.09.24	C
ISSUED FOR DEVELOPMENT APPLICATION	13.09.24	B
ISSUED FOR INFORMATION	29.08.24	A

AMENDMENTS DATE ISSUE | AMENDMENTS DATE ISSUE | AMENDMENTS DATE ISSUE

ARCHITECT watson young

CLIENT Charter Hall

PROJECT
PROPOSED DEVELOPMENT
80 HARTLEY ROAD, SMEATON GRANGE
NSW, 2567

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
MC	ME	AUG '24	XC	A0	AS SHOWN	C012948.03- DA501

CONSULT AUSTRALIA

Costin Roe Consulting Pty Ltd.
ABN 50 003 696 446
PO Box N419 Sydney NSW 1220
Level 4, 8 Windmill Street, Millers Point NSW 2000
p: +61 2 9251 7699 e: +61 2 9241 3731
e: mail@costinroe.com.au w: costinroe.com.au
COSTIN ROE CONSULTING | CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE
FINISHED LEVELS PLAN
SHEET 1

DRAWING No: C012948.03-DA501 ISSUE: E

BREAKLINE - REFER TO DRAWING C501 FOR CONTINUATION

RETAINING WALL 5
REFER TO DRAWING DA601&DA602

PROPOSED WAREHOUSE 1
FFL RL 88.30
+/-500mm

START BUILDING RETAINING

WAREHOUSE 1 PRE-CAST WALL PANEL TO PROVIDE RETAINING UP TO 2m HIGH

PROPOSED WAREHOUSE 1
FFL RL 88.30
+/-500mm

END BUILDING RETAINING

HARTLEY ROAD

HARTLEY

ROAD

DP 874499

LOT BOUNDARY

SITE BOUNDARY

PROVIDE INDUSTRIAL DRIVE CROSSING IN ACCORDANCE WITH CAMDEN COUNCIL REQUIREMENTS
LEFT IN/LEFT OUT ONLY

PROPOSED WAREHOUSE 2
FFL RL 88.30
+/-500mm

FINISHED LEVELS PLAN-SHEET 2
1:250 SCALE

BREAKLINE - REFER TO DRAWING C504 FOR CONTINUATION

BREAKLINE - REFER TO DRAWING C503 FOR CONTINUATION

LEGEND:

LEVELS DATUM IS AHD.

- SGGP, SINGLE GRATED GULLY PIT
- SJP, SEALED JUNCTION PIT
- KIP, KERB INLET PIT
- GD, GRATED DRAIN (300W x 225D UNO)
- 50.00 – FINISHED PAVEMENT CONTOUR (MAJOR) 0.5m INTERVALS
- 50.10 – FINISHED PAVEMENT CONTOUR (MINOR) 0.1m INTERVALS
- +50.10 – FINISHED PAVEMENT SPOT HEIGHT

2m 0 5 10 15 20 25m
SCALE 1:250 AT A0 SHEET SIZE

FOR DEVELOPMENT APPLICATION

FINISHED LEVELS PLAN NOTES:
REFER TO DRAWING DA400 FOR FINISHED LEVELS NOTES

AMENDMENTS	DATE	ISSUE
ISSUED FOR DEVELOPMENT APPLICATION	21.02.25	E
ISSUED FOR DEVELOPMENT APPLICATION	31.10.24	D
ISSUED FOR DEVELOPMENT APPLICATION	24.09.24	C
ISSUED FOR DEVELOPMENT APPLICATION	13.09.24	B
ISSUED FOR INFORMATION	29.08.24	A

AMENDMENTS	DATE	ISSUE

AMENDMENTS	DATE	ISSUE

ARCHITECT watson young

CLIENT Charter Hall

PROJECT
PROPOSED DEVELOPMENT
80 HARTLEY ROAD, SMEATON GRANGE
NSW, 2567

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF
MC	MC	AUG '24	XC	A0	AS SHOWN	C012948.03-DA502

CONSULT AUSTRALIA

Costin Roe Consulting Pty Ltd.
ABN 50 003 696 446
PO Box N419 Sydney NSW 1220
Level 4, 9 Windmill Street, Millers Point NSW 2000
p: +61 2 9251 7699 f: +61 2 9241 3731
e: mail@costinroe.com.au w: costinroe.com.au

COSTIN ROE CONSULTING | CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE
FINISHED LEVELS PLAN
SHEET 2

DRAWING No. C012948.03-DA502

ISSUE E

BREAKLINE - REFER TO DRAWING C502 FOR CONTINUATION

PROPOSED WAREHOUSE 2
FFL RL 88.30
+/-500mm

PROPOSED WAREHOUSE 2
FFL RL 88.30
+/-500mm

DP 874499

HARTLEY ROAD

HARTLEY ROAD

HARTLEY

ROAD

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

ARTHUR ST

END RETAINING WALL 1

PROVIDE INDUSTRIAL DRIVE CROSSING IN ACCORDANCE WITH CAMDEN COUNCIL REQUIREMENTS LEFT IN/LEFT OUT ONLY

RETAINING WALL 1
REFER TO DRAWING
DA601&DA602

RWT

BREAKLINE - REFER TO DRAWING C505 FOR CONTINUATION

LEGEND:

LEVELS DATUM IS AHD.

- SGGP, SINGLE GRATED GULLY PIT
- SJP, SEALED JUNCTION PIT
- KIP, KERB INLET PIT
- GD, GRATED DRAIN (300W x 225D UNO)
- 50.00 - FINISHED PAVEMENT CONTOUR (MAJOR) 0.5m INTERVALS
- 50.10 - FINISHED PAVEMENT CONTOUR (MINOR) 0.1m INTERVALS
- +50.10 - FINISHED PAVEMENT SPOT HEIGHT

FINISHED LEVELS PLAN NOTES:

REFER TO DRAWING DA400 FOR FINISHED LEVELS NOTES

FINISHED LEVELS PLAN-SHEET 3
1:250 SCALE

2m 0 5 10 15 20 25m
SCALE 1:250 AT A0 SHEET SIZE

FOR DEVELOPMENT APPLICATION

AMENDMENTS	DATE	ISSUE
ISSUED FOR DEVELOPMENT APPLICATION	21.02.25	E
ISSUED FOR DEVELOPMENT APPLICATION	31.10.24	D
ISSUED FOR DEVELOPMENT APPLICATION	24.09.24	C
ISSUED FOR DEVELOPMENT APPLICATION	13.09.24	B
ISSUED FOR INFORMATION	29.08.24	A

ARCHITECT: watson young

CLIENT: Charter Hall

PROJECT: PROPOSED DEVELOPMENT
80 HARTLEY ROAD, SMEATON GRANGE
NSW, 2567

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
MC	MC	AUG '24	XC	A0	AS SHOWN	C012948.03-DA503

CONSULT AUSTRALIA

Costin Roe Consulting Pty Ltd.
ABN 50 003 696 446
PO Box N419 Sydney NSW 1220
Level 4, 8 Windmill Street, Millers Point NSW 2000
p: +61 2 9251 7699 f: +61 2 9241 3731
e: mail@costinroe.com.au w: costinroe.com.au

CRC COSTIN ROE CONSULTING | CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE: FINISHED LEVELS PLAN SHEET 3

DRAWING No: C012948.03-DA503

ISSUE: E

END RETAINING WALL 3

NOTE
WALL POSITION TO BE COORDINATED WITH ADJACENT PROPERTY AND BUILDING AND ENSURE DRAINAGE IS POSSIBLE BETWEEN NEW WALL AND EXISTING BUILDING

RETAINING WALL 3
REFER TO DRAWING DA601&DA602

SITE BOUNDARY

START RETAINING WALL 1

RETAINING WALL 9
REFER TO DRAWING DA601&DA602

PROPOSED WAREHOUSE 3
FFL RL 91.30
+/-500mm

RETAINING WALL 1
WALL IN FILL
MAX HEIGHT = 3.2m

DP 874499

BREAKLINE - REFER TO DRAWING C502 FOR CONTINUATION

BREAKLINE - REFER TO DRAWING C505 FOR CONTINUATION

RETAINING WALL 3
REFER TO DRAWING DA601&DA602

NOTE
WALL POSITION TO BE COORDINATED WITH ADJACENT PROPERTY AND BUILDING AND ENSURE DRAINAGE IS POSSIBLE BETWEEN NEW WALL AND EXISTING BUILDING

RETAINING WALL 3
REFER TO DRAWING DA601&DA602

LEGEND:
LEVELS DATUM IS AHD.

- SGGP, SINGLE GRATED GULLY PIT
- SJP, SEALED JUNCTION PIT
- KIP, KERB INLET PIT
- GD, GRATED DRAIN (300W x 225D UNO)
- 50.00 - FINISHED PAVEMENT CONTOUR (MAJOR) 0.5m INTERVALS
- 50.10 - FINISHED PAVEMENT CONTOUR (MINOR) 0.1m INTERVALS
- +50.10 - FINISHED PAVEMENT SPOT HEIGHT

FINISHED LEVELS PLAN NOTES:

REFER TO DRAWING DA400 FOR FINISHED LEVELS NOTES

FOR DEVELOPMENT APPLICATION

FINISHED LEVELS PLAN-SHEET 4
1:250 SCALE

2m 0 5 10 15 20 25m
SCALE 1:250 AT A0 SHEET SIZE

AMENDMENTS	DATE	ISSUE
DOCK SECTIONS ADDED	21.02.25	F
DOCK SECTIONS ADDED	08.11.24	E
ISSUED FOR DEVELOPMENT APPLICATION	31.10.24	D
ISSUED FOR DEVELOPMENT APPLICATION	24.09.24	C
ISSUED FOR DEVELOPMENT APPLICATION	13.09.24	B
ISSUED FOR INFORMATION	29.08.24	A

ARCHITECT: watson young

CLIENT: Charter Hall

PROJECT: PROPOSED DEVELOPMENT
80 HARTLEY ROAD, SMEATON GRANGE
NSW, 2567

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
MC	MC	AUG '24	XC	A0	AS SHOWN	C012948.03-DA504

CONSULT AUSTRALIA

Costin Roe Consulting Pty Ltd.
ABN 50 003 690 446
PO Box N419 Sydney NSW 1220
Level 4, 8 Windmill Street, Millers Point NSW 2000
p: +61 2 9251 7699 f: +61 2 9241 3731
e: mail@costinroe.com.au w: costinroe.com.au

CRC COSTIN ROE CONSULTING | CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE: FINISHED LEVELS PLAN SHEET 4

DRAWING NO: C012948.03-DA504

ISSUE: F

BREAKLINE - REFER TO DRAWING C504 FOR CONTINUATION

BREAKLINE - REFER TO DRAWING C503 FOR CONTINUATION

FFL 91.300

PROPOSED WAREHOUSE 3
FFL RL 91.30
+/-500mm

RETAINING WALL 1
REFER TO DRAWING
DA601&DA602

RETAINING WALL 3
REFER TO DRAWING
DA601&DA602

START RETAINING WALL 3

RE-GRADE EXISTING LANDSCAPE AREA AND PROVIDE SWALE/FALL TO STORMWATER

END RETAINING WALL 2

START RETAINING WALL 2

RETAINING WALL 2
REFER TO DRAWING
DA601&DA602

LOT BOUNDARY

SITE BOUNDARY

DP 874499

LEGEND:

LEVELS DATUM IS AHD.

- SGGP, SINGLE GRATED GULLY PIT
- SJP, SEALED JUNCTION PIT
- KIP, KERB INLET PIT
- GD, GRATED DRAIN (300W x 225D UNO)
- 50.00 - FINISHED PAVEMENT CONTOUR (MAJOR) 0.5m INTERVALS
- 50.10 - FINISHED PAVEMENT CONTOUR (MINOR) 0.1m INTERVALS
- +50.10 - FINISHED PAVEMENT SPOT HEIGHT

2m 0 5 10 15 20 25m
SCALE 1:250 AT A0 SHEET SIZE

FINISHED LEVELS PLAN NOTES:

REFER TO DRAWING DA400 FOR FINISHED LEVELS NOTES

FINISHED LEVELS PLAN-SHEET 5
1:250 SCALE

FOR DEVELOPMENT APPLICATION

AMENDMENTS	DATE	ISSUE
ISSUED FOR DEVELOPMENT APPLICATION	21.02.25	E
ISSUED FOR DEVELOPMENT APPLICATION	31.10.24	D
ISSUED FOR DEVELOPMENT APPLICATION	24.09.24	C
ISSUED FOR DEVELOPMENT APPLICATION	13.09.24	B
ISSUED FOR INFORMATION	29.08.24	A

AMENDMENTS	DATE	ISSUE

AMENDMENTS	DATE	ISSUE

ARCHITECT
watson young

CLIENT
Charter Hall

PROJECT
PROPOSED DEVELOPMENT
80 HARTLEY ROAD, SMEATON GRANGE
NSW, 2567

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF
MC	MC	AUG '24	XC	A0	AS SHOWN	C012948.03-DA505

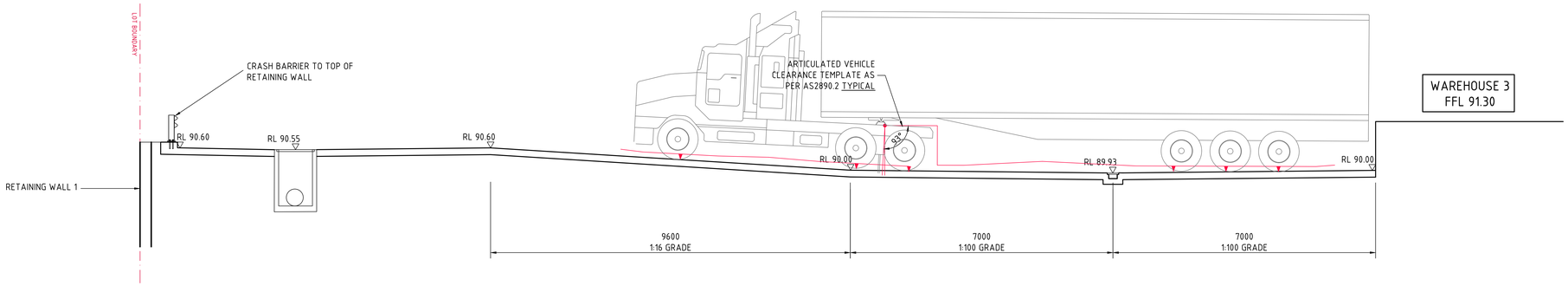
CONSULT AUSTRALIA

Costin Roe Consulting Pty Ltd.
ABN 50 003 696 446
PO Box N419 Sydney NSW 1220
Level 4, 8 Windmill Street, Millers Point NSW 2000
p: +61 2 9251 7699 f: +61 2 9241 3731
e: mail@costinroe.com.au w: costinroe.com.au

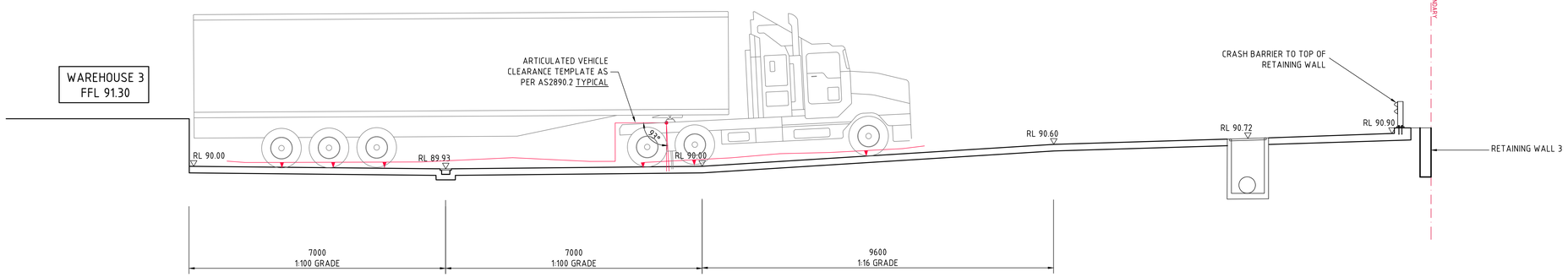
COSTIN ROE CONSULTING
CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE
FINISHED LEVELS PLAN
SHEET 5

DRAWING No C012948.03-DA505 ISSUE D



SECTION 1:50 — 1 / 504



SECTION 1:50 — 2 / 504

FOR DEVELOPMENT APPLICATION

500mm 0 1 2 3 4 5m
SCALE 1:50 AT A0 SIZE SHEET

AMENDMENTS	DATE	ISSUE
ISSUED FOR DEVELOPMENT APPLICATION	08.11.24	A

ARCHITECT: watson young

CLIENT: Charter Hall

PROJECT: PROPOSED DEVELOPMENT
80 HARTLEY ROAD, SMEATON GRANGE
NSW, 2567

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF
MC	MC	AUG '24	XC	A0	AS SHOWN	C012948.03-DA550

CONSULT AUSTRALIA

Costin Roe Consulting Pty Ltd.
ABN 50 003 696 446
PO Box N419 Sydney NSW 1220
Level 4, 8 Windmill Street, Millers Point NSW 2000
p: +61 2 9251 7699 f: +61 2 9241 5731
e: mail@costinroe.com.au w: costinroe.com.au

COSTIN ROE CONSULTING — CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE: TYPICAL SECTIONS
SHEET 1

DRAWING No: C012948.03-DA550 ISSUE: A

NOTES:
REFER TO DA602 FOR RETAINING WALL LAYOUT NOTES.

SAMANTHA PLACE

HARTLEY ROAD

RETAINING WALL 5

START RETAINING WALL 5

NOTE
PROVIDE 600 WIDE CONCRETE SPOON DRAIN ATOP RETAINING WALL 5

END RETAINING WALL 5

PROPOSED WAREHOUSE 1
FFL RL 88.30
+/-500mm

START BUILDING RETAINING

RETAINING TO BE PROVIDED BY WAREHOUSE 1 PRE-CAST WALL PANEL

PROPOSED WAREHOUSE 1
FFL RL 88.30
+/-500mm

END BUILDING RETAINING

PROPOSED WAREHOUSE 2
FFL RL 88.30
+/-500mm

NOTE
WALL POSITION TO BE COORDINATED WITH ADJACENT PROPERTY AND BUILDING AND ENSURE DRAINAGE IS POSSIBLE BETWEEN NEW WALL AND EXISTING BUILDING

END RETAINING WALL 3

RETAINING WALL 3

RETAINING WALL 4

START RETAINING WALL1

PROPOSED WAREHOUSE 3
FFL RL 91.30
+/-500mm

NOTE
WALL POSITION TO BE COORDINATED WITH ADJACENT PROPERTY AND BUILDING AND ENSURE DRAINAGE IS POSSIBLE BETWEEN NEW WALL AND EXISTING BUILDING

DP 874499

BREAKLINE - REFER TO DRAWING DA601 FOR CONTINUATION

RETAINING WALL LAYOUT PLAN - SHEET 1
1:500 SCALE

5m 0 10 20 30 40 50m
SCALE 1:500 AT A0 SIZE SHEET

FOR DEVELOPMENT APPLICATION

AMENDMENTS	DATE	ISSUE
ISSUED FOR DEVELOPMENT APPLICATION	21.02.25	C
ISSUED FOR DEVELOPMENT APPLICATION	31.10.24	B
ISSUED FOR DEVELOPMENT APPLICATION	13.09.24	A

ARCHITECT: watson young
CLIENT: Charter Hall
PROJECT: PROPOSED DEVELOPMENT
80 HARTLEY ROAD, SMEATON GRANGE
NSW, 2567

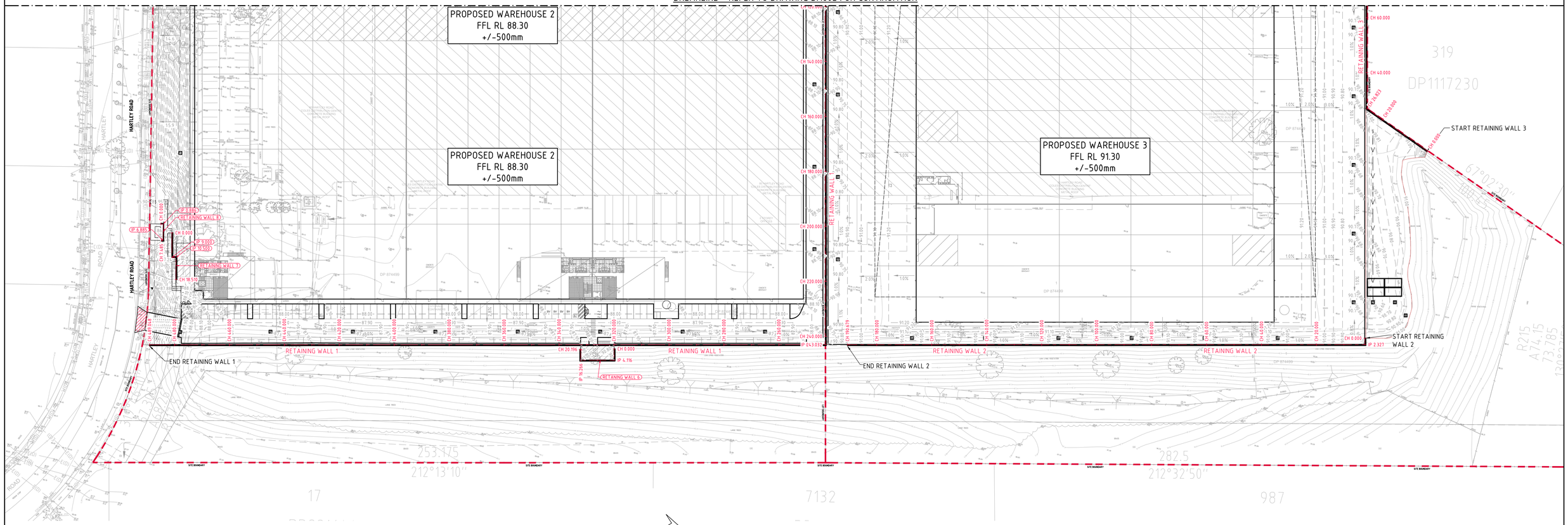
DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
MC	MC	AUG '24	XC	A0	AS SHOWN	C012948.03-DA601

CONSULT AUSTRALIA

Costin Roe Consulting Pty Ltd.
ABN 50 003 696 446
PO Box N419 Sydney NSW 1220
Level 4, 8 Windmill Street, Millers Point NSW 2000
p: +61 2 9251 7699 f: +61 2 9241 3731
e: mail@costinroe.com.au w: costinroe.com.au
COSTIN ROE CONSULTING | CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE: RETAINING WALL LAYOUT PLAN SHEET 1
DRAWING No: C012948.03-DA601
ISSUE: C

BREAKLINE - REFER TO DRAWING DA602 FOR CONTINUATION



RETAINING WALL LAYOUT PLAN - SHEET 2
1:500 SCALE

RETAINING WALL NOTES:

1. ALL COMPONENTS AND INSTALLATION SHALL COMPLY WITH AS4678 AND THE STANDARDS REFERRED TO THEREIN.
2. MINIMUM BEARING CAPACITY OF FOUNDATION TO BE AS FOLLOWS :
   a. H MAX. 2.0m = 100 kPa
   b. H MAX. 3.5m = 150 kPa
   c. H MAX. 5.0m = 200 kPa
3. BEFORE COMMENCEMENT OF CONSTRUCTION THE FOUNDATION SHALL BE INSPECTED AND VERIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER.
4. WHERE MINIMUM BEARING IS NOT ACHIEVABLE OR NOT MEETING DESIGN REQUIREMENT, THE FOUNDATION MATERIAL IS TO BE EXCAVATED AND REPLACED WITH APPROVED MATERIAL PLACED IN ACCORDANCE WITH THE FILLING SPECIFICATION TO A MINIMUM COMPACTION OF 100% SMDD AND PLACED WITHIN 2% OF OMC.
5. MINIMUM SURCHARGE LOADS TO BE APPLIED AS FOLLOWS U.N.O.
   ON PLAN :
   a. LIVE LOAD = 20 kPa
   b. DEAD LOAD = 5 kPa
   c. CONSTRUCTION TRAFFIC LIVE LOAD = 10 kPa
6. MINIMUM WALL EMBEDMENT AT THE TOE OF THE WALL TO BE 300mm MINIMUM UNLESS NOTED OTHERWISE.
7. DESIGN LIFE OF STRUCTURE IS TO BE 100 YEARS.
8. TIED WALLS ARE TO BE TEMPORARILY PROPPED AT TOP UNTIL SUCH TIME THE TOP OF WALL IS TIED TO THE SLAB AND 28-DAY CONCRETE STRENGTH HAS BEEN ACHIEVED.
9. CONSTRUCTION EQUIPMENT WEIGHING MORE THAN 500KG STATIC WEIGHT IS TO BE KEPT BACK 1.5m FROM THE REAR FACE OF THE WALL FACING UNITS. COMPACTION OF THE SELECT FILL MATERIAL WITHIN THE 1.5m STRIP ADJACENT TO THE WALL SHALL BE ACHIEVED BY LIGHT MECHANICAL TAMPERS (VIBRATING PLATE, TRENCH COMPACTOR OR SIMILAR) TO GIVE THE SAME DENSITY AS IN THE REMAINDER OF THE SELECT FILL.
10. ALL DESIGN AND CONSTRUCT WALL SYSTEM TO BE COMPLETED IN ACCORDANCE WITH THESE NOTES.
11. WALL ELEVATIONS ALLOW FOR NOMINAL EMBEDMENT DEPTHS. WHERE DESIGN AND CONSTRUCT (D+C) WALL SYSTEMS ARE PROPOSED IT IS THE CONTACTORS RESPONSIBILITY TO ALLOW FOR THE FINAL EMBEDMENT DEPTHS AS PER THE D+C DESIGN. ALLOWANCE FOR OVERALL WALL AREAS TO CONSIDER THE FINAL EMBEDMENT DEPTH.
12. WALL ELEVATIONS AND AREAS ARE BASED ON THE VERTICAL PLAN AREA. CONTRACTOR TO ALLOW ADDITIONAL SURFACE AREA WHERE WALLS ARE NOT VERTICAL OR HAVE BACKSLOPES.

REINFORCED EARTH RETAINING WALL NOTES:

1. ALL COMPONENTS AND INSTALLATION SHALL COMPLY WITH AS4678 AND THE STANDARDS REFERRED TO THEREIN.
2. MINIMUM HEIGHT (H) TO GEOGRID REINFORCEMENT LENGTH (L) TO BE 1.0.
3. MINIMUM BEARING CAPACITY OF FOUNDATION (BASED ON MINIMUM H/L RATIO OF 1.0) TO BE AS FOLLOWS :
   a. H MAX. 2.0m = 100 kPa
   b. H MAX. 3.5m = 150 kPa
   c. H MAX. 5.0m = 200 kPa
   BEFORE COMMENCEMENT OF CONSTRUCTION THE FOUNDATION SHALL BE INSPECTED AND VERIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER.
4. WHERE MINIMUM BEARING IS NOT ACHIEVABLE OR NOT MEETING DESIGN REQUIREMENT, THE FOUNDATION MATERIAL IS TO BE EXCAVATED AND REPLACED WITH APPROVED MATERIAL PLACED IN ACCORDANCE WITH THE FILLING SPECIFICATION TO A MINIMUM COMPACTION OF 100% SMDD AND PLACED WITHIN 2% OF OMC.
5. MINIMUM SURCHARGE LOADS TO BE APPLIED AS FOLLOWS U.N.O. ON PLAN:
   a. LIVE LOAD = 20 kPa
   b. DEAD LOAD = 5 kPa
   c. CONSTRUCTION TRAFFIC LIVE LOAD = 10 kPa
6. THE GEOGRIDS SHALL BE OF THE TYPE AND INDEX STRENGTH NOMINATED ON THE DRAWINGS. THE MINIMUM GEOGRIDS SHALL BE A SINGLE LENGTH IN THE DIRECTION OF DESIGN TENSION, NOT LAPPED, MAKING PROVISION FOR CONNECTION TO THE FACING ACROSS THE WHOLE WIDTH OF THE FACING AND PROVIDING FOR THE SPECIFIED ANCHORAGE WITHIN THE DESIGNATED ANCHORAGE ZONE. GEOGRIDS SHALL COVER THE WHOLE OF THE PLAN AREA BEHIND THE WALL FOR THE SPECIFIED ANCHORAGE LENGTH AND SHALL BE LAPPED WITH ADJACENT SECTIONS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
7. MINIMUM WALL EMBEDMENT AT THE TOE OF THE WALL TO BE 300mm.
8. DESIGN LIFE OF STRUCTURE IS TO BE 100 YEARS.
9. SELECT BACKFILL MATERIAL WITHIN THE REINFORCED SOIL BLOCK SHALL BE SOUND GRANULAR MATERIAL OF NATURAL OR INDUSTRIAL ORIGIN, NON-EXPANSIVE, FREE FROM ORGANIC OR OTHER DELETERIOUS MATERIAL CONFORMING TO THE PHYSICAL, CHEMICAL AND ELECTROCHEMICAL LIMITS AS SPECIFIED AND SHALL NOT BE SUBJECT TO BREAKDOWN UNDER COMPACTION. THE SELECT BACKFILL MATERIAL IS TO HAVE THE FOLLOWING PARAMETERS:
   a. MINIMUM INTERNAL FRICTION, Ø = 34°
   b. EFFECTIVE COHESION, C'= 0 kPa
   c. UNIT WEIGHT = 21 kN/m^3
   d. PH BETWEEN 4 AND 9.
10. SELECT BACKFILL IS TO BE PLACED AND COMPACTED IN LAYERS NOT MORE THAN 300mm (LOOSE). COMPACTION TO NOT LESS THAN 100% SMDD WILL BE ACHIEVED AND MATERIAL PLACED WITHIN 2% OF OMC. DENSITY TESTING SHALL BE PERFORMED IN EACH COMPACTED LIFT IN ACCORDANCE WITH AS3798.
11. PROVIDE A DRAINAGE LAYER DIRECTLY BEHIND THE FACING UNITS IN A MINIMUM 300mm WIDE 12-20mm AGGREGATE LAYER. FACING UNIT VOIDS TO BE FILLED WITH AGGREGATE. PROVIDE 100mm MINIMUM AG. DRAIN IN GEOTEXTILE SOCK AT TOE OF WALL FACING AND CONNECT TO DRAINAGE SYSTEM AT 30m MAX. SPACING.
12. THE NEED FOR A CHIMNEY DRAIN OR DRAINAGE AT THE REAR OF THE MASS SOIL BLOCK IS TO BE CONFIRMED ON SITE BY THE GEOTECHNICAL ENGINEER AND DESIGNER FOLLOWING PREPARATION OF THE FOUNDATION AND PRIOR TO CONSTRUCTION OF THE MASS SOIL BLOCK.
13. CONSTRUCTION EQUIPMENT WEIGHING MORE THAN 500kG STATIC WEIGHT IS TO BE KEPT BACK 1.5m FROM THE REAR FACE OF THE WALL FACING UNITS. COMPACTION OF THE SELECT FILL MATERIAL WITHIN THE 1.5m STRIP ADJACENT TO THE WALL SHALL BE ACHIEVED BY LIGHT MECHANICAL TAMPERS (VIBRATING PLATE, TRENCH COMPACTOR OR SIMILAR) TO GIVE THE SAME DENSITY AS IN THE REMAINDER OF THE SELECT FILL.
14. ALL DESIGN AND CONSTRUCT WALL SYSTEM TO BE COMPLETED IN ACCORDANCE WITH THESE NOTES.
15. TOP OF WALL HEIGHTS ARE NOTED TO ALIGN WITH FINISHED PAVEMENT HEIGHTS. THE CONTRACTOR AND THEIR DESIGN AND CONSTRUCT WALLING CONTRACTORS ARE TO ENSURE THAT ALL WALL STRAPS ARE INSTALLED BELOW THE DESIGN EARTHWORKS SUBGRADE. CONTRACTOR TO ALLOW FOR WALL STRAPS TO BE GRADED AWAY FROM THE FACE OF THE WALL OR OTHERWISE INSTALLED TO SUIT EARTHWORKS DESIGN LEVELS AND GRADES.
16. DIFFERENTIAL SETTLEMENT NOTE:
    FUTURE BUILDING AND SERVICE DESIGNERS TO CONSIDER DIFFERENTIAL SETTLEMENT OF REINFORCED EARTH WALL BLOCK AND GENERAL FILL AREAS. PARTICULAR ATTENTION TO BE DRAWN TO HEAVILY LOADED AREAS, OR DIFFERING LOADED AREAS (INCLUDING SPRINKLER TANK AND TRUCK PAVEMENT AREAS) AND WHERE SIGNIFICANT CHANGES IN OVERALL WALL HEIGHT OR FILL AMOUNTS ARE EXPERIENCED. IT IS THE RESPONSIBILITY OF THE FUTURE DESIGNERS TO ENSURE APPROPRIATE DESIGN CONSIDERATION TO DIFFERENTIAL SETTLEMENT ARE MADE DEPENDING ON THE DESIGN ELEMENT AND INTERACTION WITH RETAINED ELEMENTS AND GENERAL FILL MATERIAL.

5m 0 10 20 30 40 50m
SCALE 1:500 AT A0 SIZE SHEET

FOR DEVELOPMENT APPLICATION

AMENDMENTS	DATE	ISSUE
ISSUED FOR DEVELOPMENT APPLICATION	31.10.24	B
ISSUED FOR DEVELOPMENT APPLICATION	13.09.24	A

ARCHITECT: watson young

CLIENT: Charter Hall

PROJECT: PROPOSED DEVELOPMENT
80 HARTLEY ROAD, SMEATON GRANGE
NSW, 2567

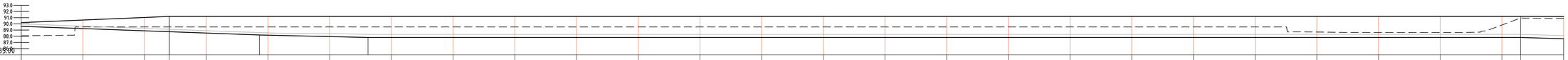
DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF
MC	MC	AUG '24	XC	A0	AS SHOWN	C012948.03-DA602

CONSULT AUSTRALIA

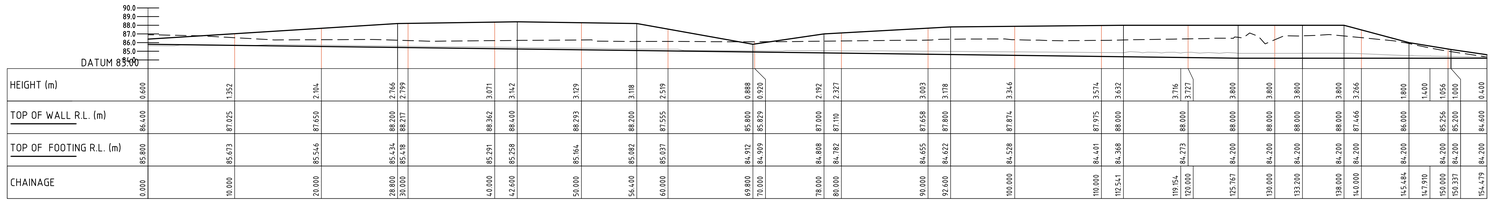
Costin Roe Consulting Pty Ltd.
ABN 50 003 696 446
PO Box N419 Sydney NSW 1220
Level 4, 9 Windmill Street, Millers Point NSW 2000
p: +61 2 9251 7699 f: +61 2 9241 3731
e: mail@costinroe.com.au w: costinroe.com.au
COSTIN ROE CONSULTING
CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE: RETAINING WALL LAYOUT PLAN SHEET 2

DRAWING No: C012948.03-DA602 ISSUE: B


93.0
92.0
91.0
90.0
89.0
88.0
87.0
DATUM 85.000

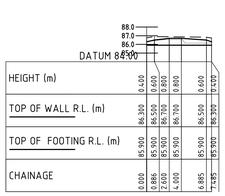
| | | |



RETAINING WALL 5

SCALE 1:250

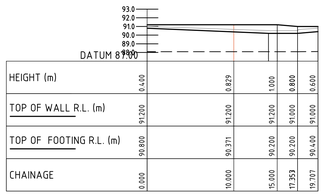
APPROX SURFACE AREA = 380m²



RETAINING WALL 8

SCALE 1:250

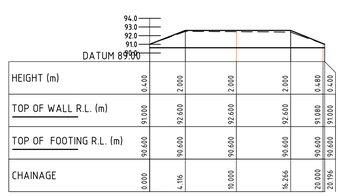
APPROX SURFACE AREA = 5m²



RETAINING WALL 9

SCALE 1:250

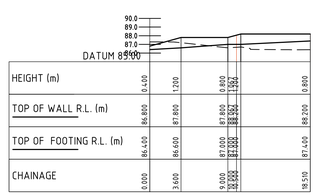
APPROX SURFACE AREA = 14m²



RETAINING WALL 6

SCALE 1:250

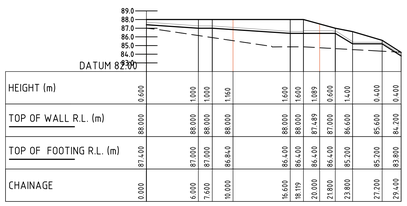
APPROX SURFACE AREA = 34m²



RETAINING WALL 7

SCALE 1:250

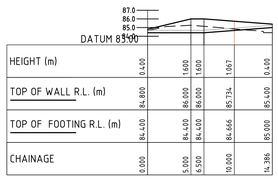
APPROX SURFACE AREA = 17m²



RETAINING WALL 10

SCALE 1:250

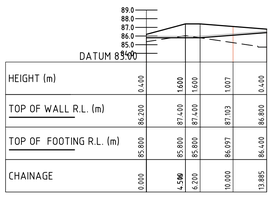
APPROX SURFACE AREA = 30m²



RETAINING WALL 11

SCALE 1:250

APPROX SURFACE AREA = 15m²



RETAINING WALL 12

SCALE 1:250

APPROX SURFACE AREA = 15m²

2m 0 5 10 15 20 25m

SCALE 1:250 AT A0 SIZE SHEET

FOR DEVELOPMENT APPLICATION

AMENDMENTS	DATE	ISSUE
ISSUED FOR DEVELOPMENT APPLICATION	21.02.25	C
ISSUED FOR DEVELOPMENT APPLICATION	31.10.24	B
ISSUED FOR DEVELOPMENT APPLICATION	13.09.24	A

ARCHITECT watson young

CLIENT Charter Hall

PROJECT
PROPOSED DEVELOPMENT
80 HARTLEY ROAD, SMEATON GRANGE
NSW, 2567

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
MC	MC	AUG '24	XC	A0	AS SHOWN	C012948.03-DA604

CONSULT AUSTRALIA

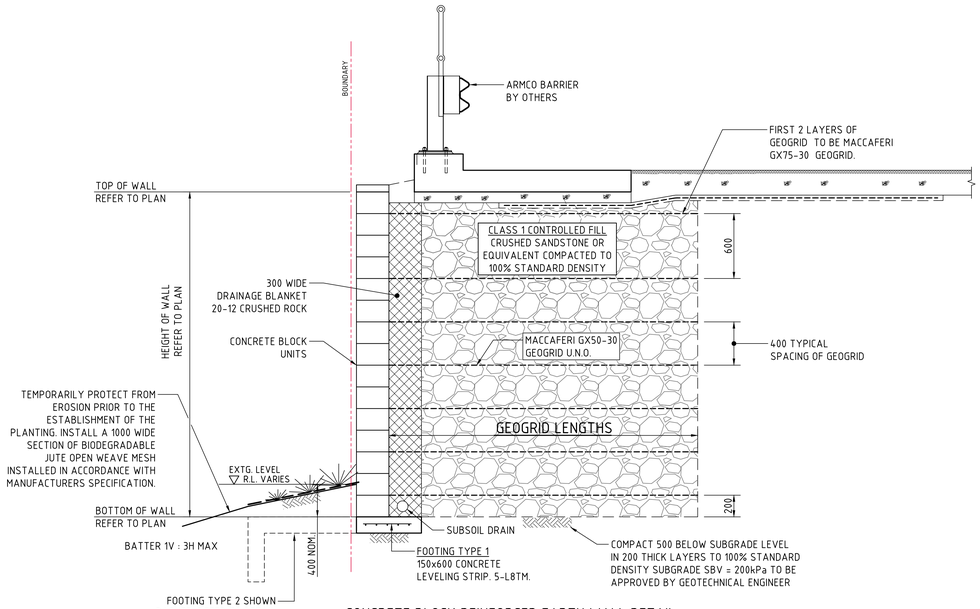
Costin Roe Consulting Pty Ltd.
ABN 50 003 696 446
PO Box N419 Sydney NSW 1220
Level 4, 8 Windmill Street, Millers Point NSW 2000
p: +61 2 9251 7699 f: +61 2 9241 3731
e: mail@costinroe.com.au w: costinroe.com.au

CRC COSTIN ROE CONSULTING | CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE
RETAINING WALL ELEVATIONS
SHEET 2

DRAWING No C012948.03-DA604

ISSUE C

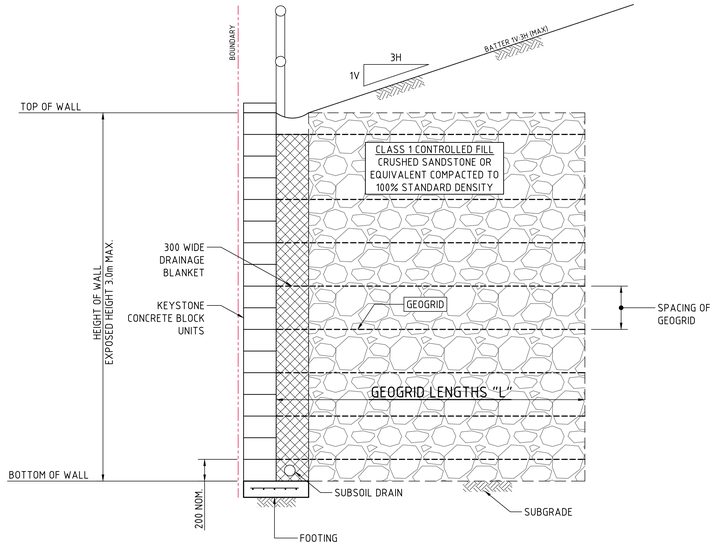


CONCRETE BLOCK REINFORCED EARTH WALL DETAIL UP TO 5m MAXIMUM HIGH

SCALE 1:20

GEOGRID LENGTHS:
H= 4500-5000, GEOGRID LENGTH = 4000
H= 4000-4500, GEOGRID LENGTH = 3600
H= 3500-4000, GEOGRID LENGTH = 3200
H = 3000-3500, GEOGRID LENGTH = 2900
H = <3000, GEOGRID LENGTH = 2700

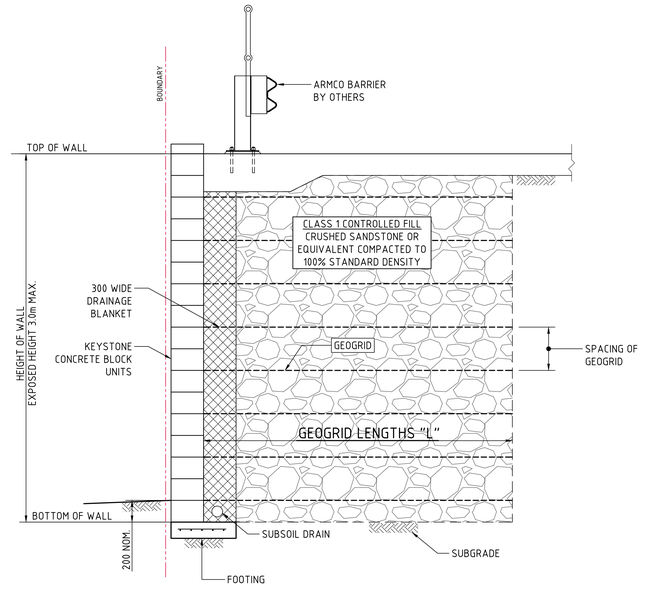
NOTE :
INDICATIVE REINFORCEMENT LENGTHS SHOWN. DESIGN TO BE CONFIRMED / PROVIDED BY D+C CONTRACTOR.



RETAINING WALL TYPE 1 (REINFORCED EARTH WALL)

SCALE 1:20

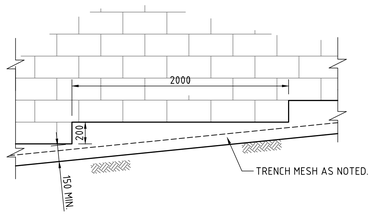
NOTE :
INDICATIVE REINFORCEMENT LENGTHS SHOWN. DESIGN TO BE CONFIRMED / PROVIDED BY D+C CONTRACTOR.



RETAINING WALL TYPE 2 (REINFORCED EARTH WALL)

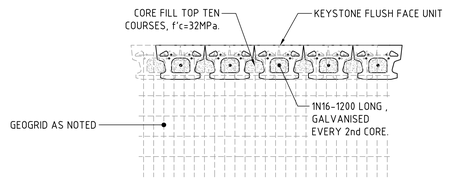
SCALE 1:20

NOTE :
INDICATIVE REINFORCEMENT LENGTHS SHOWN. DESIGN TO BE CONFIRMED / PROVIDED BY D+C CONTRACTOR.

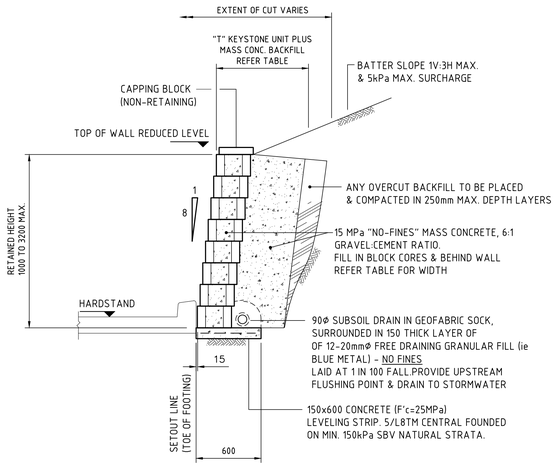


REINFORCED EARTH WALL TYPICAL LEVELLING STRIP STEP DETAIL

SCALE 1:20



SECTION 1:20 (1)



TYPICAL THRU' KEYSTONE RETAINING WALL (1000 TO 2500 MAXIMUM RETAINED HEIGHT)

KEYSTONE WALL SPECIFICATIONS :

RETAINED HEIGHT (mm)	OVERALL THICKNESS "T" (mm)
UP TO 1000	600 - NO FINES MASS. CONC. FILL
1000 TO 1200	700 - NO FINES MASS. CONC. FILL
1200 TO 1800	950 - NO FINES MASS. CONC. FILL
1800 TO 2400	1200 - NO FINES MASS. CONC. FILL
2400 TO 2500	1450 - NO FINES MASS. CONC. FILL

NOTE :
INDICATIVE NO-FINES THICKNESS SHOWN. DESIGN TO BE CONFIRMED / PROVIDED BY D+C CONTRACTOR.

2m 0 5 10 15 20 25m

SCALE 1:250 AT A0 SIZE SHEET

FOR DEVELOPMENT APPLICATION

AMENDMENTS	DATE	ISSUE
ISSUED FOR DEVELOPMENT APPLICATION	31.10.24	C
ISSUED FOR DEVELOPMENT APPLICATION	16.09.24	B
ISSUED FOR DEVELOPMENT APPLICATION	13.09.24	A

ARCHITECT: watson young

CLIENT: Charter Hall

PROJECT: PROPOSED DEVELOPMENT
80 HARTLEY ROAD, SMEATON GRANGE
NSW, 2567

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
MC	MC	AUG '24	XC	A0	AS SHOWN	C012948.03-DA650

CONSULT AUSTRALIA

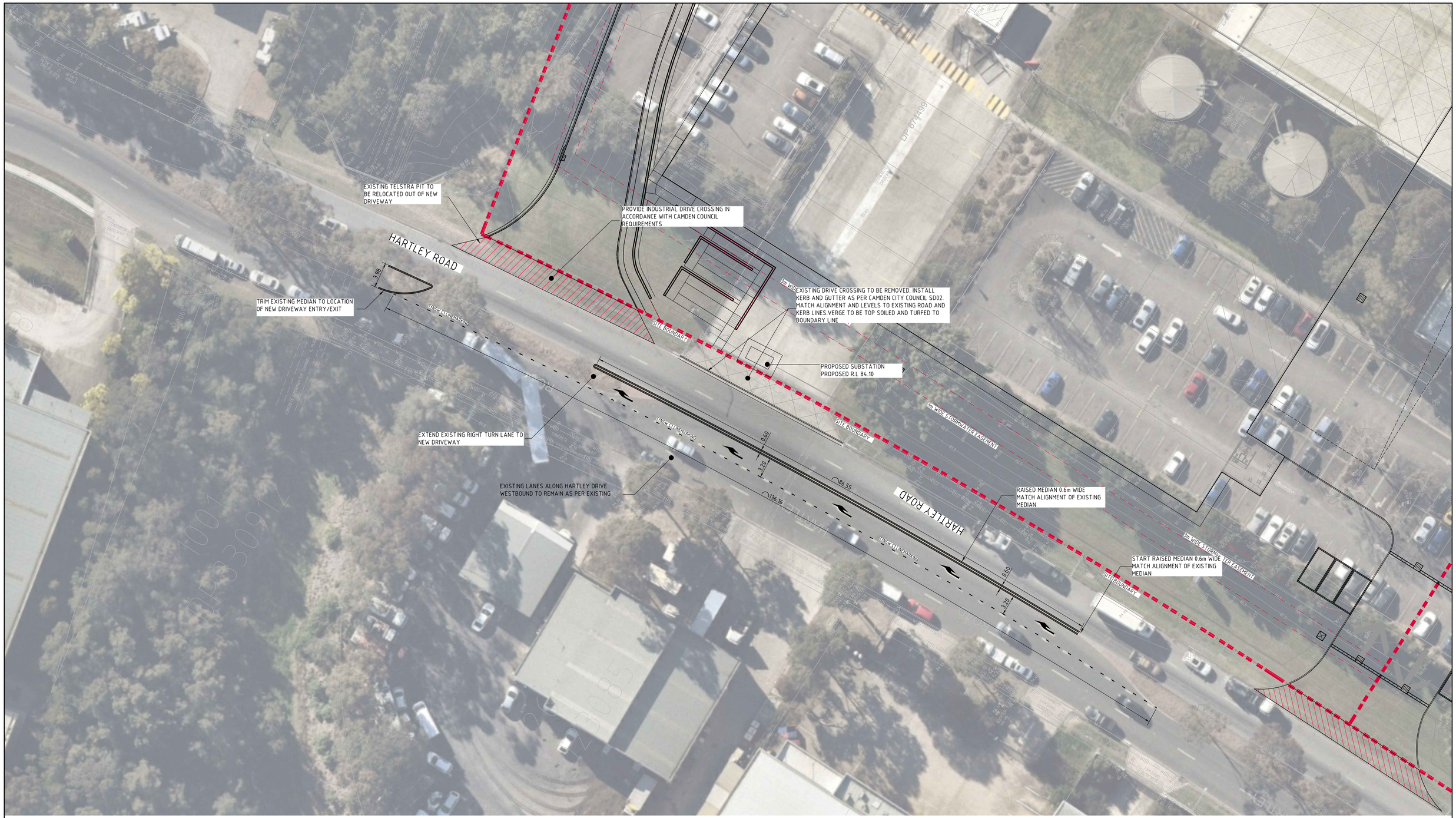
Costin Roe Consulting Pty Ltd.
ABN 50 003 696 446
PO Box N419 Sydney NSW 1220
Level 4, 8 Windmill Street, Millers Point NSW 2000
p: +61 2 9251 7699 f: +61 2 9241 3731
e: mail@costinroe.com.au w: costinroe.com.au

COSTIN ROE CONSULTING — CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE: RETAINING WALL DETAILS

DRAWING No: C012948.03-DA650

ISSUE: C



FUNCTIONAL LAYOUT PLAN - ACCESS DRIVEWAY INTERSECTION

1:200 SCALE

2m 0 5 10 15 20m

SCALE 1:200 AT A0 SIZE SHEET

FOR DEVELOPMENT APPLICATION

AMENDMENTS	DATE	ISSUE
ISSUED FOR DEVELOPMENT APPLICATION	31.10.24	B
ISSUED FOR DEVELOPMENT APPLICATION	17.09.24	A

AMENDMENTS DATE ISSUE | AMENDMENTS DATE ISSUE

ARCHITECT: watson young

CLIENT: Charter Hall

PROJECT: PROPOSED DEVELOPMENT
80 HARTLEY ROAD, SMEATON GRANGE NSW, 2567

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF
MC	MC	AUG '24	XC	A0	AS SHOWN	C012948.03- SK01

CONSULT AUSTRALIA

Costin Roe Consulting Pty Ltd.
ABN 50 003 696 446
PO Box N419 Sydney NSW 1220
Level 4, 8 Windmill Street, Millers Point NSW 2000
p: +61 2 9251 7699 f: +61 2 9241 3731
e: mail@costinroe.com.au w: costinroe.com.au
COSTIN ROE CONSULTING | CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE: FUNCTIONAL LAYOUT PLAN
ACCESS DRIVEWAY INTERSECTION

DRAWING No: C012948.03-SK01 ISSUE: B