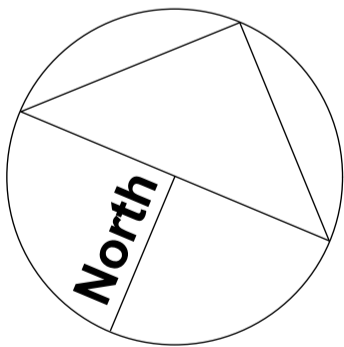


Drawing Schedule	
DA01 Title Sheet	
3D View 2	
3D View 4	
Drawing List	
Site Plan	1:500
DA02 Proposed Ground Floor Plan	
Ground Floor Level	1:200
DA03 Ground Floor Level 1:100	
Ground Floor Level	1:100
Warehouse A driveway	1:100
Warehouse B driveway	1:100
DA04 Elevations	
East Elevation	1:100
North Elevation	1:100
South Elevation	1:100
West Elevation	1:100
West Elevation	1:100
DA05 Section A-A, B-B & C-C	
Section A-A	1:100
Section B-B	1:100
Section C-C	1:100
DA06 Landscape Plan	
Landscape Plan	1:200



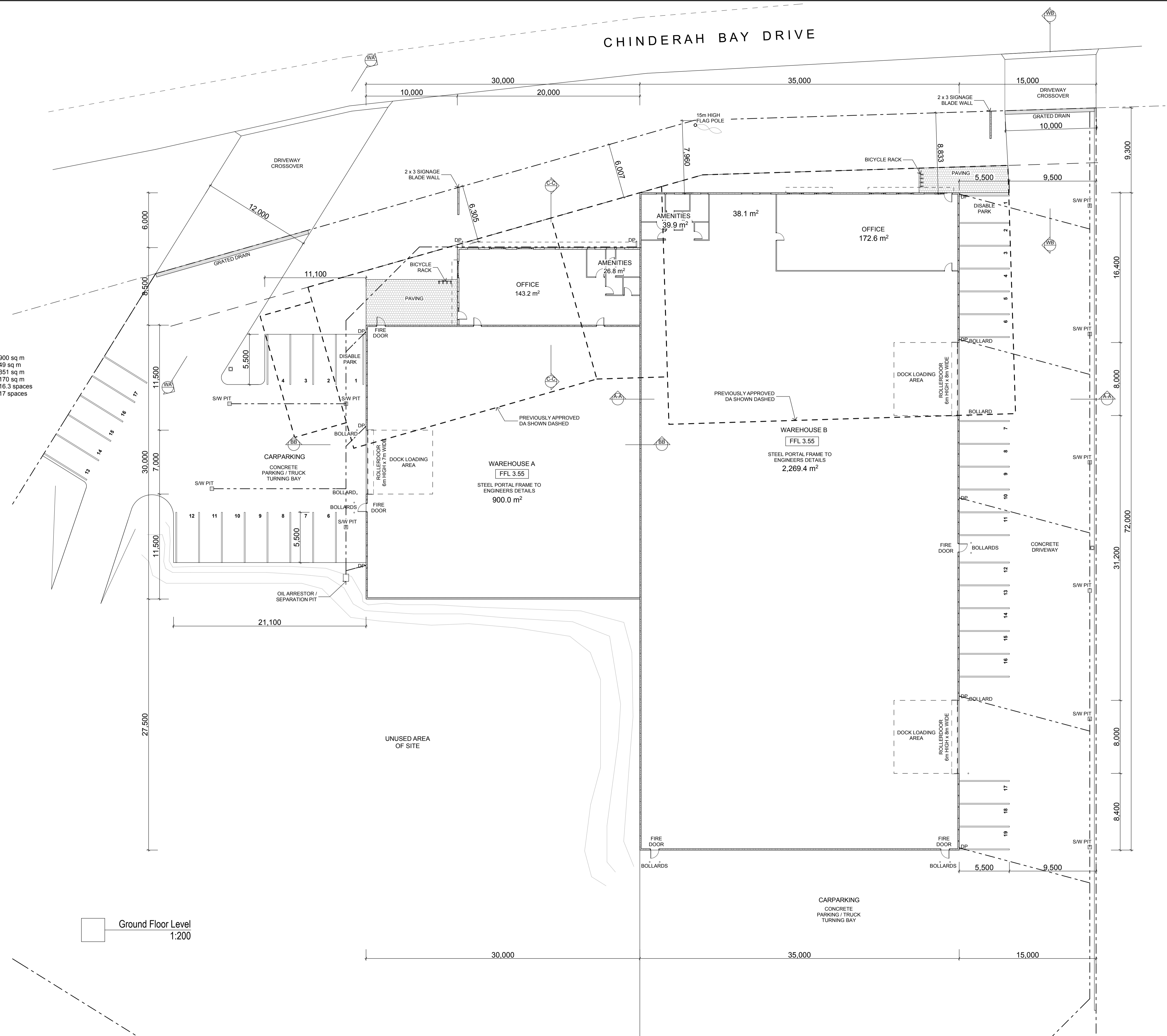
PROPOSED:
INDUSTRIAL DEVELOPMENT

LOT:
220 - 228 CHINDERAH BAY DRIVE,
CHINDERAH, NSW

FOR:
WHITBOURN HOLDINGS P/L
DAVID WHITBOURN; 0412 343 435

Title Sheet

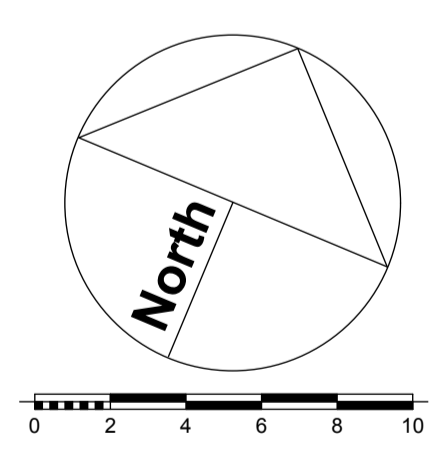
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1:210.32
DA01



AREA	
SITE AREA	=14,915m²
WAREHOUSE A	
WAREHOUSE AREA	900 sq m
INTERNAL LOADING DOCK	49 sq m
NETT FLOOR AREA	851 sq m
OFFICE/AMENS AREA	170 sq m
CAR PARKING REQUIRED	16.3 spaces
CAR PARKING PROPOSED	17 spaces

WAREHOUSE B	
WAREHOUSE AREA	2269.4 sq m
INTERNAL LOADING DOCKS	112 sq m
NETT FLOOR AREA	2157.4 sq m
OFFICE AREA	172.6 sq m
CAR PARKING REQUIRED	35.14 spaces
CAR PARKING PROPOSED	35 spaces

Ground Floor Level
1:200



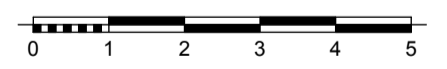
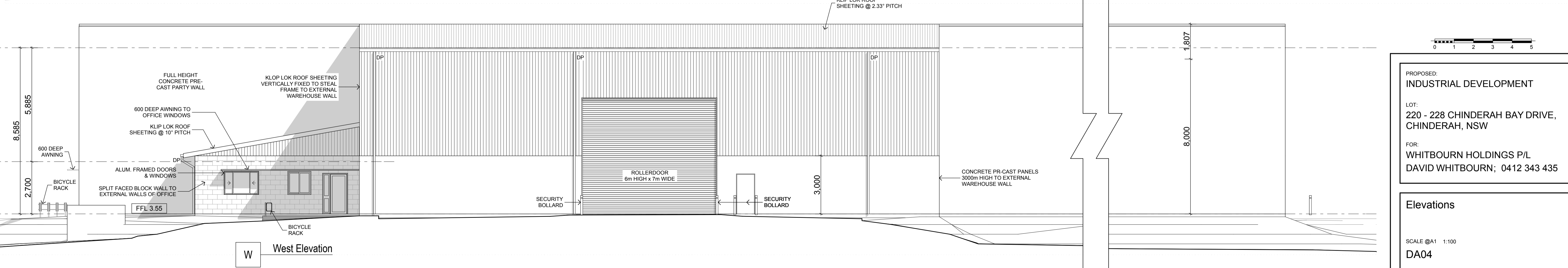
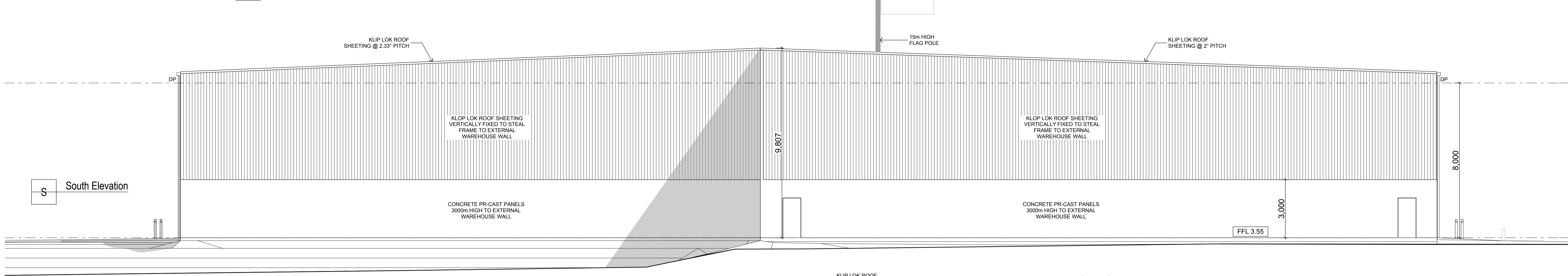
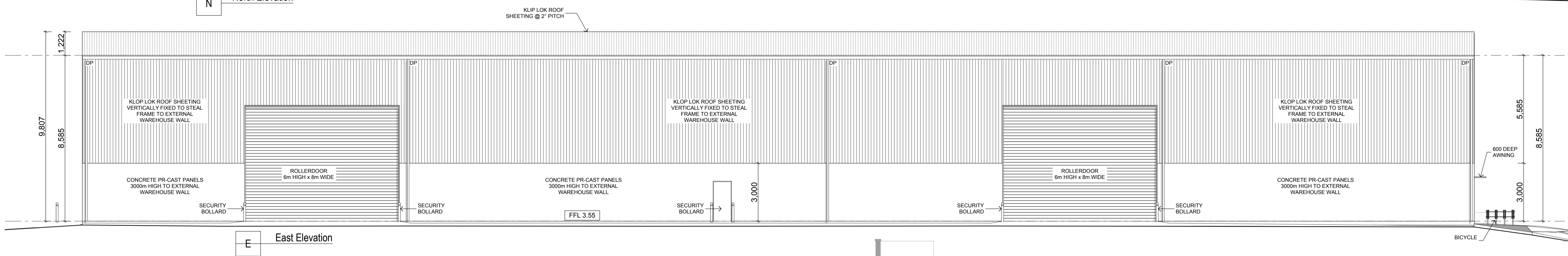
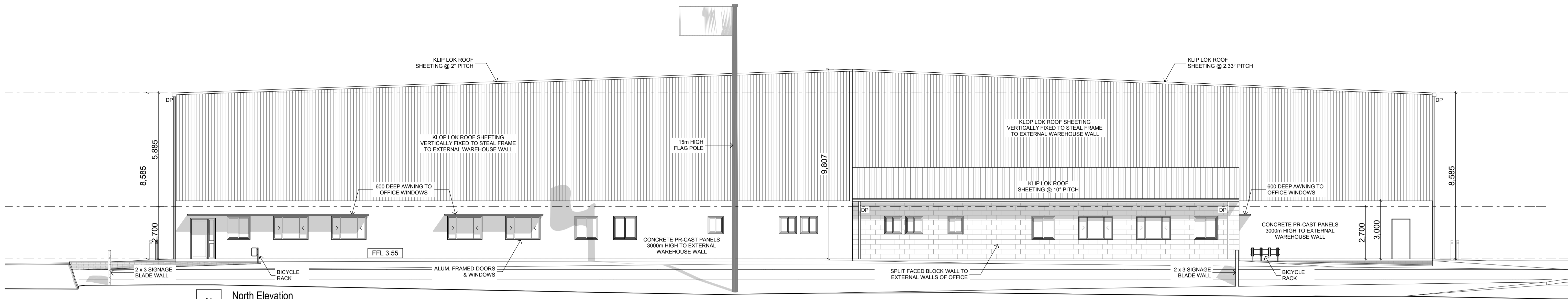
PROPOSED:
INDUSTRIAL DEVELOPMENT

LOT:
**220 - 228 CHINDERAH BAY DRIVE,
CHINDERAH, NSW**

FOR:
**WHITBOURN HOLDINGS P/L
DAVID WHITBOURN; 0412 343 435**

Proposed Ground Floor Plan

SCALE @A1 1:200
DA02



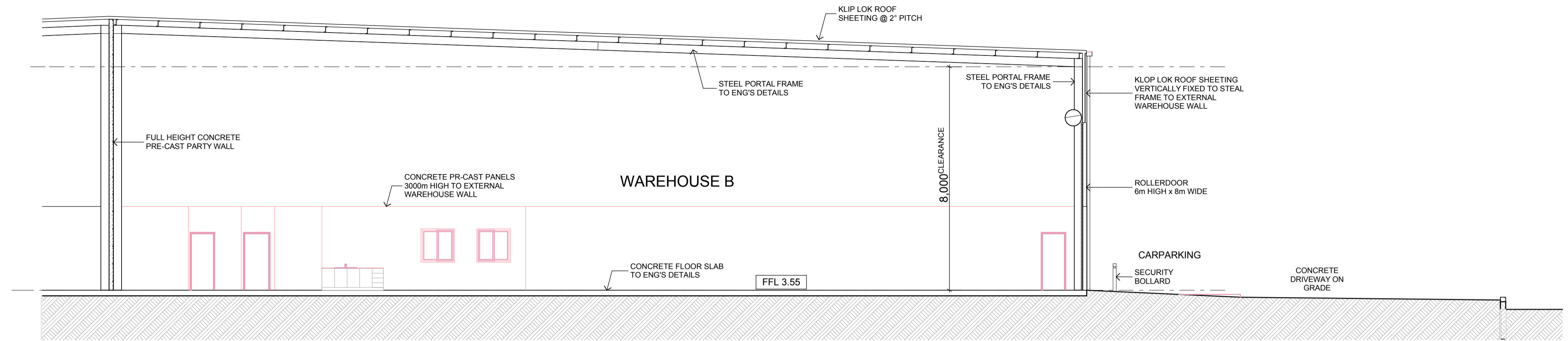
PROPOSED:
INDUSTRIAL DEVELOPMENT

LOT:
220 - 228 CHINDERAH BAY DRIVE,
CHINDERAH, NSW

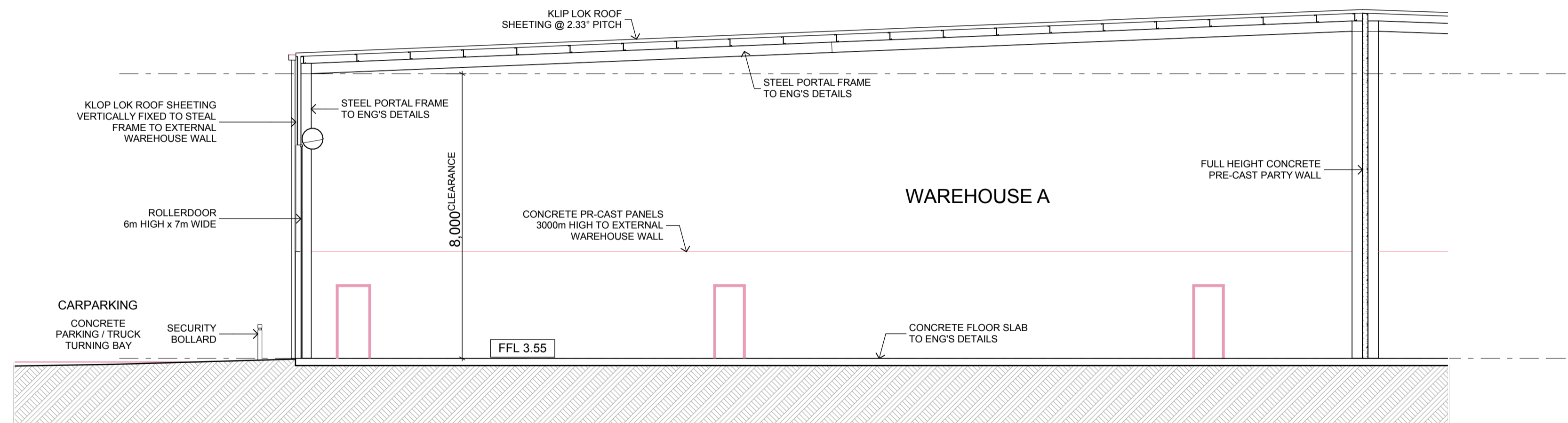
FOR:
WHITBOURN HOLDINGS P/L
DAVID WHITBOURN; 0412 343 435

Elevations

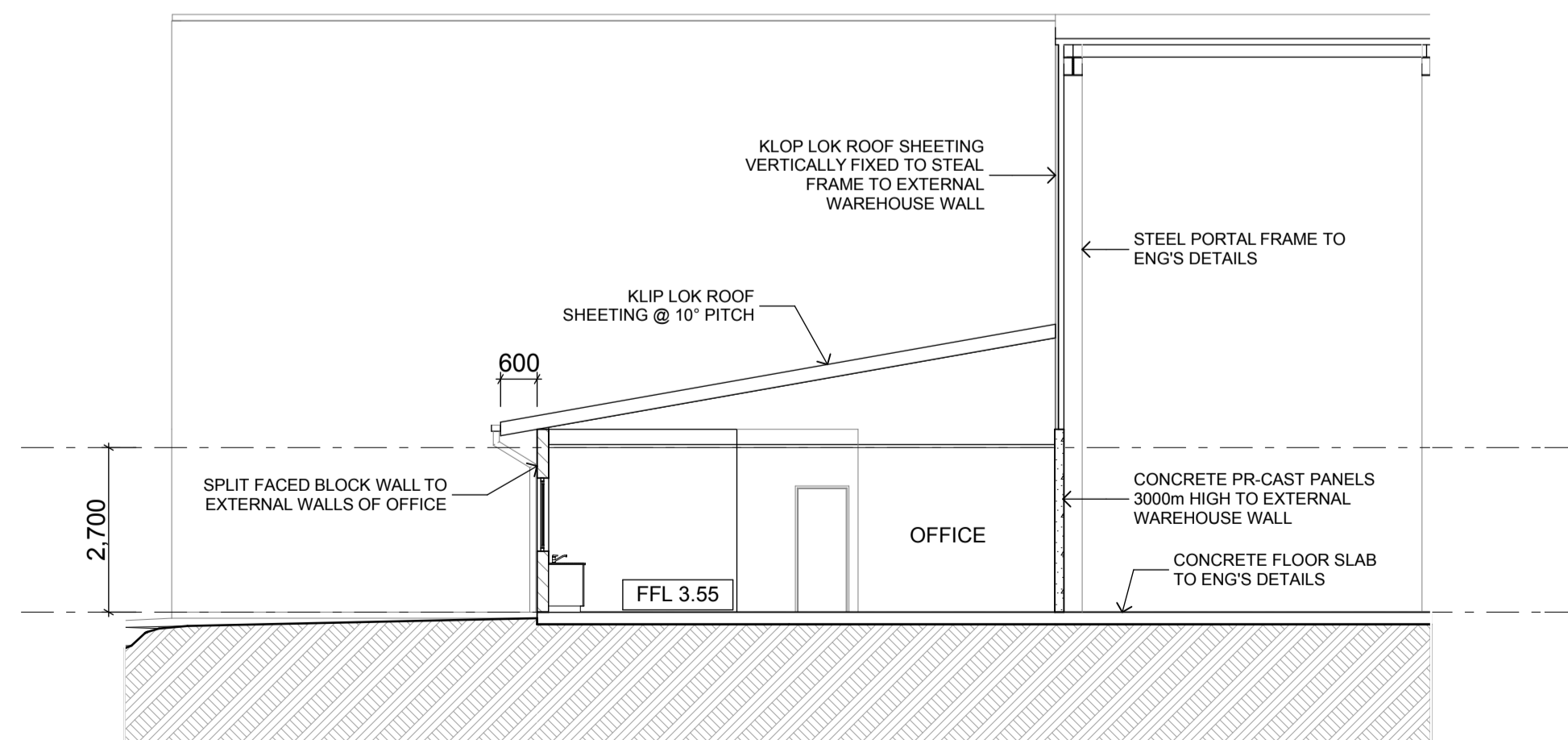
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DA04



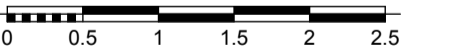
AA Section A-A
1:100



BB Section B-B
1:100



CC Section C-C
1:100



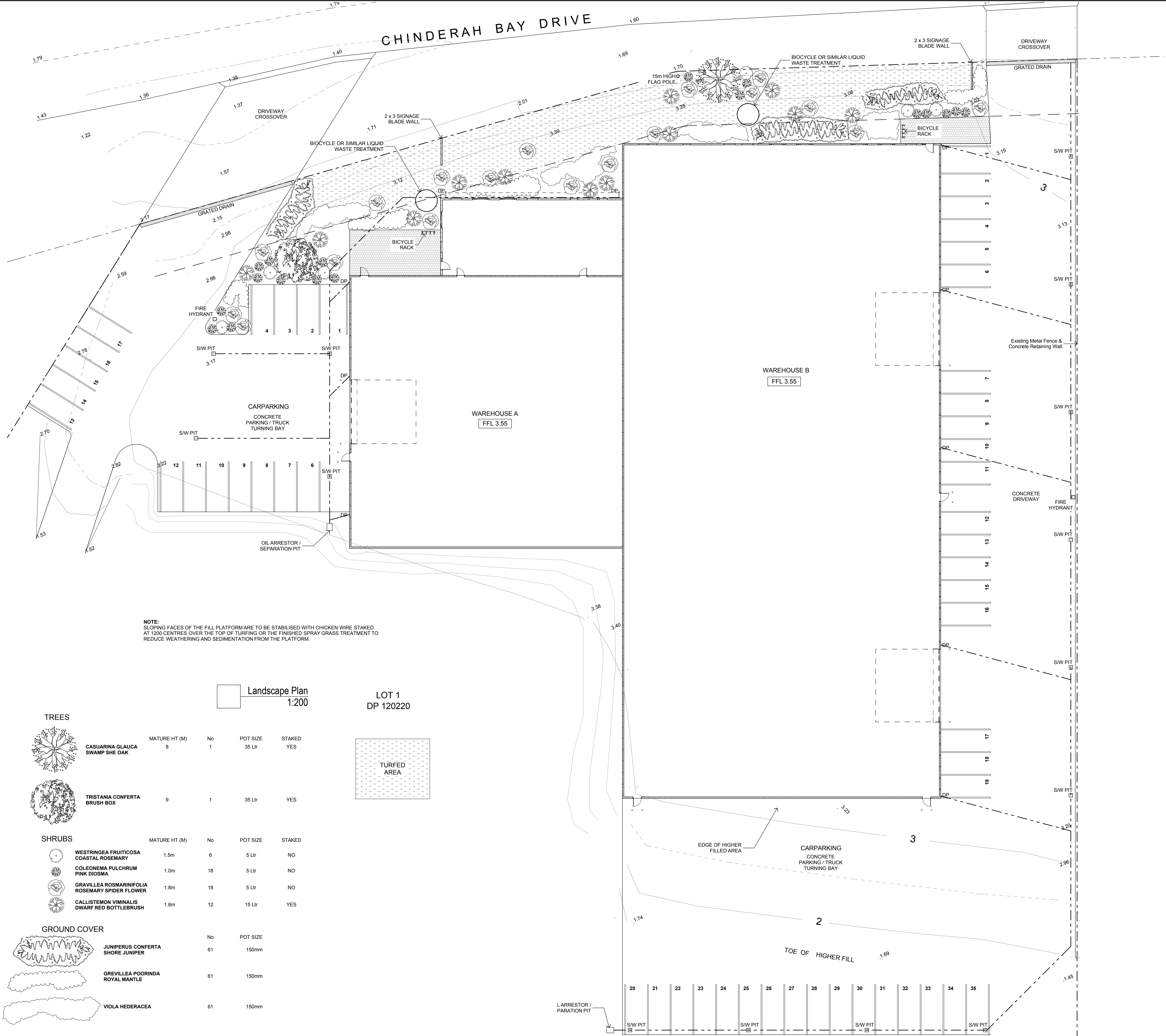
PROPOSED:
INDUSTRIAL DEVELOPMENT

LOT:
**220 - 228 CHINDERAH BAY DRIVE,
CHINDERAH, NSW**

FOR:
**WHITBOURN HOLDINGS P/L
DAVID WHITBOURN; 0412 343 435**

Section A-A, B-B & C-C

SCALE @A1 1:100
DA05

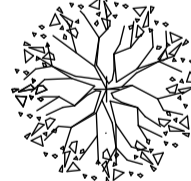


NOTE:
SLOPING FACES OF THE FILL PLATFORM ARE TO BE STABILISED WITH CHICKEN WIRE STAKED AT 1200 CENTRES OVER THE TOP OF TURFING OR THE FINISHED SPRAY GRASS TREATMENT TO REDUCE WEATHERING AND SEDIMENTATION FROM THE PLATFORM.

Landscape Plan
1:200

LOT 1
DP 120220

TREES



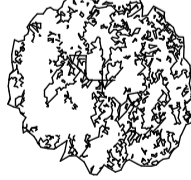
CASUARINA GLAUCA
SWAMP SHE OAK

MATURE HT (M)
8

No
1

POT SIZE
35 Ltr

STAKED
YES



TRISTANIA CONFERTA
BRUSH BOX

9


1

35 Ltr

YES

TURFED
AREA

SHRUBS




WESTRINGIA FRUTICOSA
COASTAL ROSEMARY

1.5m

6

5 Ltr

NO




COLEONEMA PULCHRUM
PINK DIOSMA

1.0m

18

5 Ltr

NO




GRAVILLEA ROSMARINIFOLIA
ROSEMARY SPIDER FLOWER

1.8m

18

5 Ltr

NO



CALLISTEMON VIMINALIS
DWARF RED BOTTLEBRUSH


1.8m

12

15 Ltr

YES

GROUND COVER

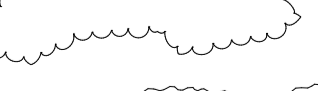


JUNIPERUS CONFERTA
SHORE JUNIPER

No

61


POT SIZE
150mm



GREVILLEA POORINDA
ROYAL MANTLE

61

150mm



VIOLA HEDERACEA

61

150mm

SITE PREPERATION

THIS SPECIFICATION SHALL COVER THE WORK AND MATERIALS TO BE USED IN THIS PROJECT. THESE NOTES ARE TO BE READ IN CONJUNCTION WITH THE DRAWINGS. ALL MINOR EARTHWORKS ARE TO BE CARRIED OUT BY THE LANDSCAPE CONTRACTOR LEAVING THE AREA READY FOR FINAL FINISHES. PROVIDE ADEQUATE WATERING POINTS THROUGHOUT THE SITE TO ENABLE THE LANDSCAPE CONTRACTOR TO MAINTAIN THE PLANTED AREAS DURING THE MAINTENANCE PERIOD. WEEDS ARE TO BE SPRAYED WITH "ROUNDUP" AND USED STRICTLY IN ACCORDANCE WITH THE MAKERS DIRECTIONS. DO NOT DISTURB WEEDS UNTIL THEY ARE DEAD.

DEMOLITION

ALL MAJOR EARTHWORKS ARE TO BE BY THE BUILDER WITH FINISHED LEVELS ACHIEVED FROM MATERIAL ARISING FROM THE SITEWORKS. MINOR TRIMMING ONLY IS TO BE BY LANDSCAPE CONTRACTOR.

SOIL PREPERATION

GARDEN AREAS:
WHERE PLANTS ARE TO BE PROVIDED, EXCAVATE TO A DEPTH OF 300 BELOW FINISHED GROUND LEVELS. RIP AN ADDITIONAL 150 DEEP AND APPLY 300 Grams/ Sqm GYPSUM CULTIVATED INTO THE SUBGRADE. PROVIDE 250 DEPTH OF TOPSOIL WITH 100mm DEPTH OF IMPORTED TOPSOIL (SUCH AS ORGANIC GARDEN MIX FROM AUSTRALIAN NATIVE LANDSCAPES OR EQUIVALENT) MIXED INTO THE TOP 100mm DEPTH.
TURFED OR GRASS SEED AREAS:
TO TURFED AREAS, EXCAVATE TO A DEPTH OF 120 BELOW FINISHED GROUND LEVELS. RIP A FURTHER 150 DEPTH AND APPLY GYPSUM AS NOTED ABOVE. PROVIDE 100 DEPTH OF TOPSOIL (SUCH AS NITRO-TOP FROM AUSTRALIAN NATIVE LANDSCAPES OR EQUIVALENT) AND MIX INTO THE EXISTING TOPSOIL.

EDGING

150 CONCRETE EDGING IS TO BE PROVIDED WHERE SHOWN TO EDGES OF THE DRIVEWAY. EDGING TO GARDEN PLANTING BEDS IS TO BE LAID IN SMOOTH. CURVED LINES AS SHOWN ON THE PLANS. EDGING TO BE 100 x 35 HARDWOOD, HELD IN PLACE WITH 35 x 35 STAKES (MIN 300 LONG) WITH GALV NAILS AND TOP OF EDGING TO FINISH FLUSH WITH ADJACENT TURF OR MULCH SURFACES TO CURVED PROFILES SHOWN ON DRAWINGS.

TURF AND GRASS-SEEDED AREAS

TO AREAS NOTED "TURFED AREA" EXCAVATE TO 120 BELOW FINISHED GROUND SURFACE, BREAKING UP A FURTHER DEPTH OF 150 WHERE REQUIRED.
PROVIDE 100 DEPTH OF TOPSOIL, GRADED TO PITS AND GRADED TO PREVENT PONDING. BEFORE LAYING TURF, SPREAD SHIRLEY'S No 17 FERTILISER (OR EQUIVALENT) AT THE RATE STATED BY THE MAKER. TURF TO BE IN ROLLS OF COUCH WITH NARROW STRIPS BETWEEN ROWS FILLED WITH TOPSOIL AND WATERED THOROUGHLY.
ALTERNATIVE TO TURF IS A SPRAY-GRASS SYSTEM BY REPUTABLE APPLICATORS WITH EXPERIENCE AND RECORD OF THIS APPLICATION.
SPRAYED GRASS SEED AND NUTIENTS SHALL BE GUARANTEED FOR COVERAGE AND HAVE SOIL PREPARED TO THE APPLICATORS DIRECTIONS.

PLANTING

TREES AND PLANTING SHALL BE AS NOTED ON DRAWINGS WITH NO SUBSTITUTIONS. INSTALL PLANTS IN A HEALTHY STATE, FREE FROM INSECTS AND DISEASES AND ROOT SYSTEM WELL ESTABLISHED. PLANTING IS NOT TO BE CARRIED OUT INTO DRY SOIL OR HARSH WEATHER CONDITIONS. EXCAVATE TO 200 DEPTH AND BREAK UP A FURTHER 150 DEEP IN THE AREA OF THE PLANTING, APPLY GYPSUM AT THE RATE OF 300 GRAMS/Sqm TO THE SUBGRADE AND CULTIVATE TO A DEPTH OF 150. PROVIDE 150 DEPTH OF TOPSOIL COMPRISING 3:1 TOPSOIL : MUSHROOM COMPOST.
ROOT SYSTEM MUST BE MOIST BEFORE PLANTING AND SHALL BE REMOVED FROM THEIR POTS WITH MINIMAL DISTURBANCE. INSTALL PLANTS AT THE SAME DEPTH AS THEY WERE IN THEIR POTS ALLOWING FOR A LOCAL DISHING AROUND STEMS TO ASSIST WATERING. DO NOT MOUND SOIL AROUND PLANT STEMS.
FIRM DOWN SOIL AROUND ROOT BALL AND THOROUGHLY SOAK AFTER PLANTING.
ON COMPLETION, CULTIVATE AND RAKE THE AREA, LEAVING IT CLEAN AND TIDY, REMOVING OLD POTS.
FERTILISE WITH A SLOW-RELEASE AGENT SUCH AS 'NUTRICOTE' OR 'OSMOCOTE' WHICH IS TO BE MIXED IN WITH THE TOPSOIL BEFORE PLANTING. APPLY AT THE RATE SPECIFIED BY THE MAKERS ACCORDING TO POT SIZE AND PLANT TYPE.

STAKING & MAINTENANCE

STAKE EACH PLANT ACCORDING TO THE PLANT SCHEDULE WITH EACH STAKE 1800 LONG IN HARDWOOD. SECURE PLANTS WITH HESSIAN TIES LOOPED AROUND THE PLANT AND STAPLED TO THE STAKES.
MULCH SHALL BE APPLIED TO ALL PLANTING BEDS AND AROUND TREES. MULCH TO BE FRESH LEAF LITTER AND EUCALYPTUS WOOD CHIPS. MULCH TO BE SPREAD AFTER RAKING AND SMOOTHING OF PLANTED SURFACES AND SHALL BE APPLIED 100 THICK, TAKING CARE NOT TO MIX MULCH AND SOIL.
REMOVE ALL SURPLUS LANDSCAPE MATERIAL FROM THE SITE, SWEEPING PAVED AREAS AND HOSING DOWN. REPLACE PLANTS THAT FALL AND REGULARLY WATER AND MAINTAIN LANDSCAPED AREAS FOR 3 MONTHS FROM COMPLETION TO ENSURE ESTABLISHMENT OF PLANTED AREAS.
REMOVE ALL NAMETAGS AND MAINTAIN PLANTS AND TIES FOR THE DURATION OF THE MAINTENANCE PERIOD.

IRRIGATION SYSTEM

AN AUTOMATIC DRIP LINE IRRIGATION SYSTEM IS TO BE INSTALLED IN GARDEN AND LAWN AREAS. DRIP HEADS TO BE POPE OR EQUIVALENT AND PIPING TO BE 25mm BLACK PVC. INSTALL APPROPRIATE FILTERS AND PRESSURE REDUCTION VALVES IF REQUIRED.
IRRIGATION SYSTEMS MUST BE DESIGNED AND INSTALLED BY LICENCED IRRIGATION CONTRACTORS AND SHALL COMPLY WITH TWEED CITY COUNCIL STANDARDS AND REQUIREMENTS.
DESIGN THE LOCATIONS OF DRIP LINES TO COVER THE ENTIRE LAWN AND GARDEN AREAS WITH MINIMAL WETTING OF PAVING OR OVERFLOW INTO THE STORMWATER DRAINAGE SYSTEM.

GENERALLY

LANDSCAPING IS TO BE MAINTAINED FOR 12 MONTHS FROM COMPLETION AND IS TO INCLUDE:
WATERING WEEKLY FOR 2 MONTHS THEN FORTNIGHTLY FOR 8 MONTHS.
WEEDS TO BE REMOVED AND TOPSOIL REPLACED TO WEED HOLES.
MOWING OF GRASS/TURF EACH 2 WEEKS IN SPRING AND EACH 4 WEEKS IN WINTER.
FERTILISE 2 WEEKS AFTER PLANTING AND AGAIN AT 6 MONTHS.
REPLACE DEFECTIVE PLANT MATERIAL AND PRUNE AS REQUIRED TO DEVELOP SHAPE AND SIZE.

PROPOSED:

INDUSTRIAL DEVELOPMENT

LOT:

**220 - 228 CHINDERAH BAY DRIVE,
CHINDERAH, NSW**

FOR:

**WHITBOURN HOLDINGS P/L
DAVID WHITBOURN; 0412 343 435**

Landscape Plan

SCALE @A1 1:200

DA06