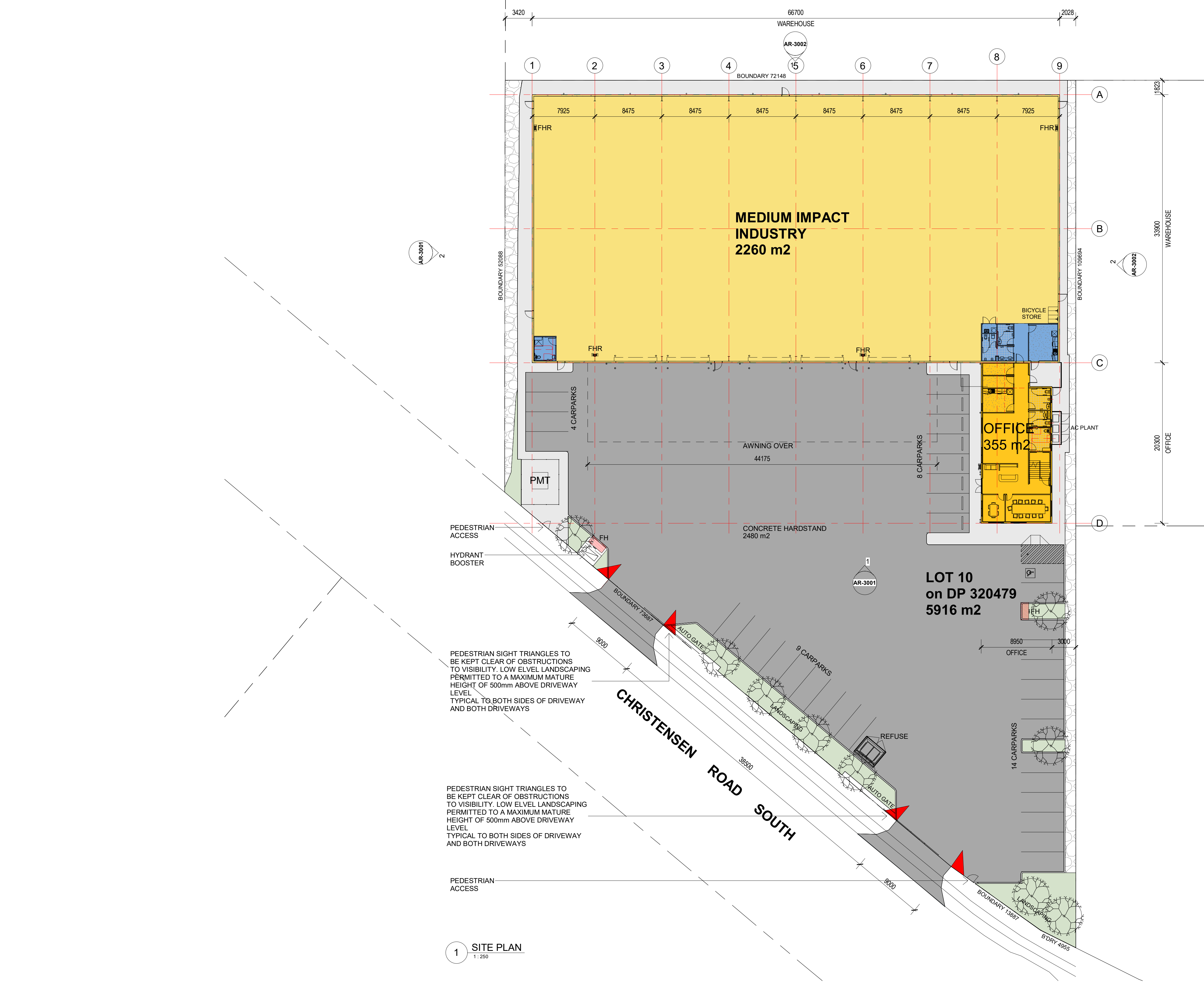




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DEVELOPMENT SUMMARY

LOT 10 CHRISTENSEN ROAD
on DP 320479
SITE AREA 5916 m2

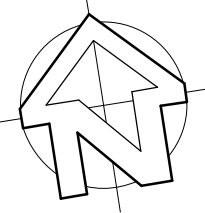
PROPOSED DEVELOPMENT
CLASS 8 AND 5
TYPE B CONSTRUCTION

MEDIUM IMPACT INDUSTRY TOTAL	2260 m2	GFA 2230 m2
OFFICE - GROUND FLOOR	173 m2	GFA 150 m2
OFFICE - FIRST FLOOR	182 m2	GFA 157 m2
OFFICE TOTAL	355 m2	GFA 307 m2
AWNING	442 m2	442 m2
TOTAL	3057 m2	GFA 2979 m2

CARPARKING REQUIRED	34
PROVIDED	35

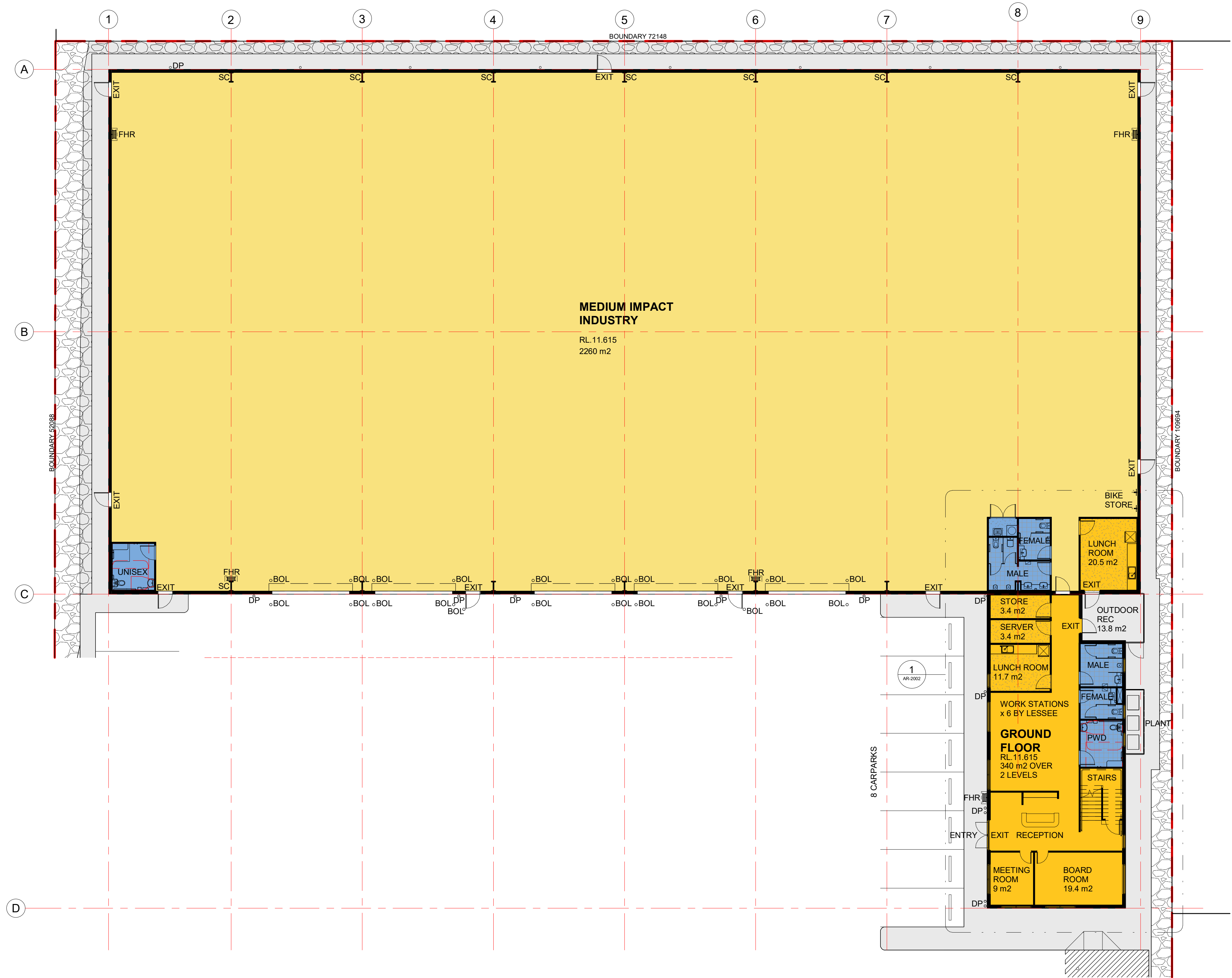
LANDSCAPING	200 m2 / 3.4%
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0 5 10 15 20 25m 1:250 @ A1



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1 GROUND FLOOR
1:150

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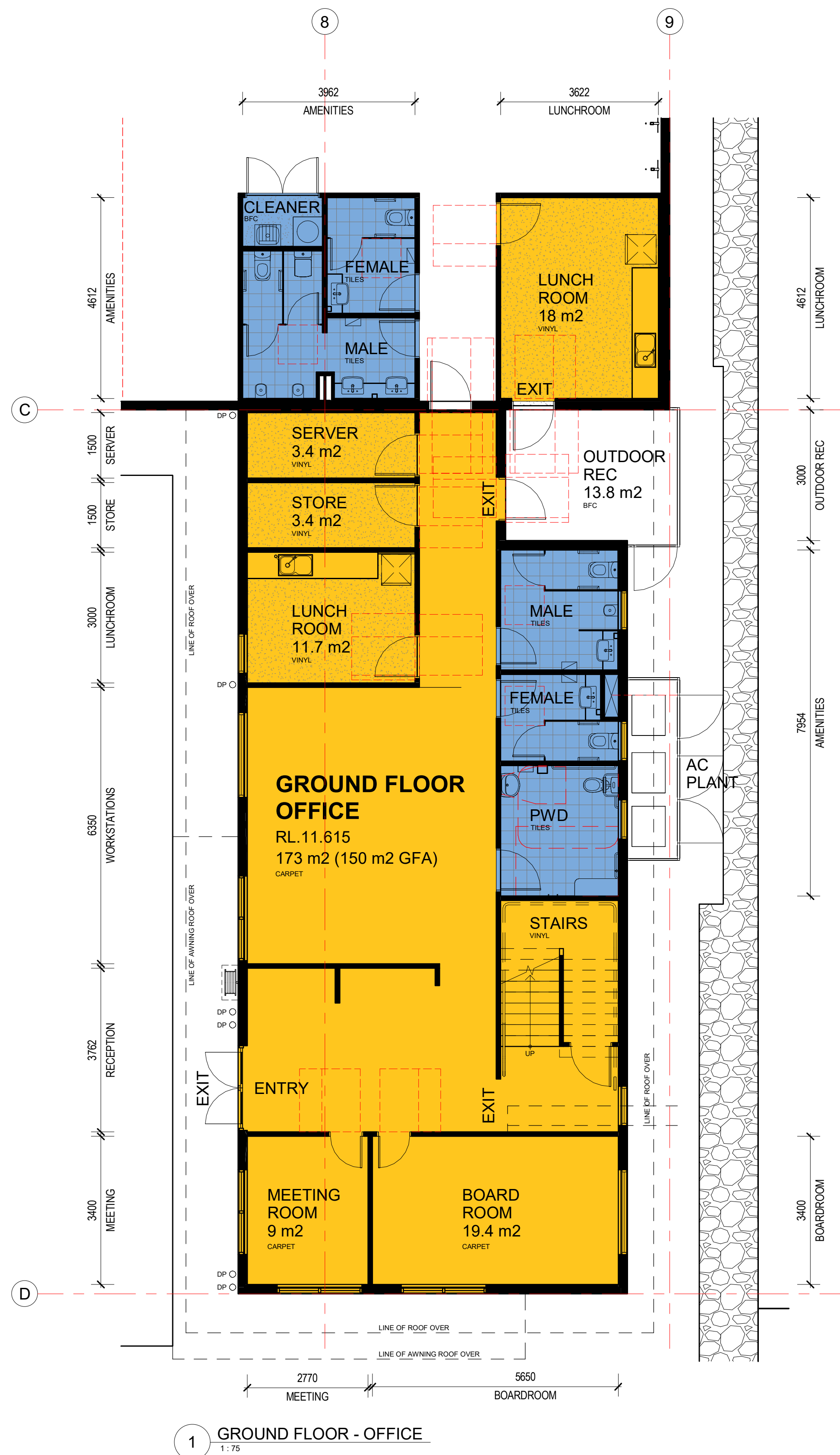
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MEDIUM IMPACT INDUSTRY & OFFICE

SITE ADDRESS:
LOT 10 CHRISTENSEN ROAD

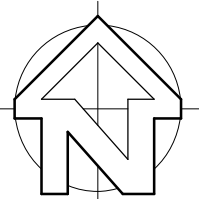
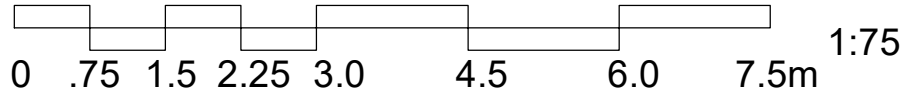
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GROUND FLOOR PLAN

REV	DATE	DESCRIPTION	BY
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D	21.08.23	GCCC RFI RESPONSE	AR
C	12.07.23	AMENDED LANDSCAPE PLANTING	GR
B	12.07.23	DETAILING AMENDED	AR
A	30.06.23	DA ISSUE	AR

SCALE: 1 : 150	@ A1	DRAWN: AR	CHECKED: DH
PROJECT NUMBER: 5180	PROJECT START DATE: 28.04.23	PROJECT STAGE: SK	DRAWING NUMBER: -AR-2001
AMENDMENTS	REVISION: E		



1 GROUND FLOOR - OFFICE
1:75



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CLIENT:

MS PROJECTS

SITE ADDRESS:

LOT 10 CHRISTENSEN ROAD

PROJECT DESCRIPTION:

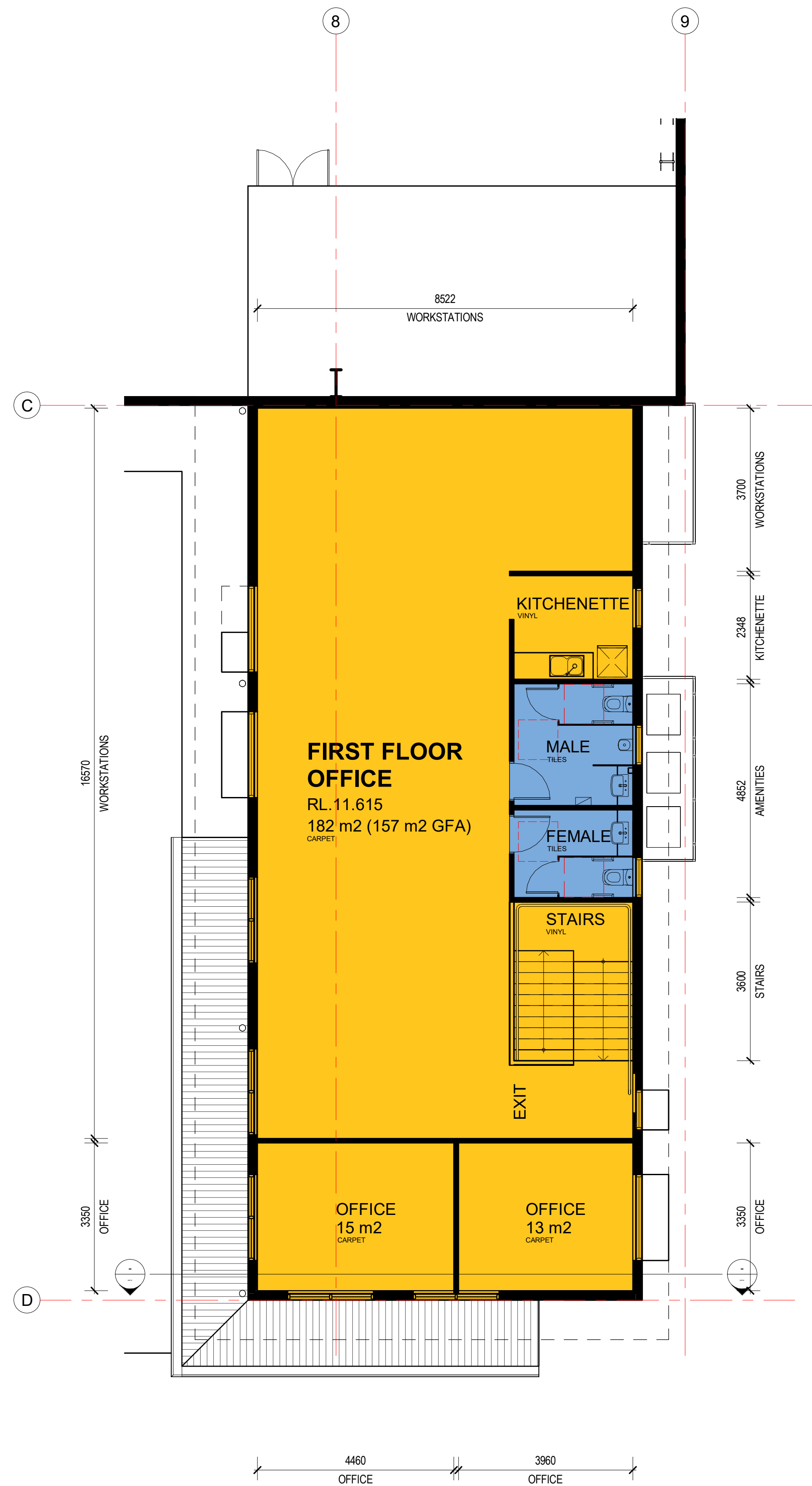
MEDIUM IMPACT INDUSTRY &
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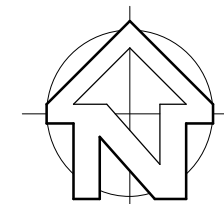
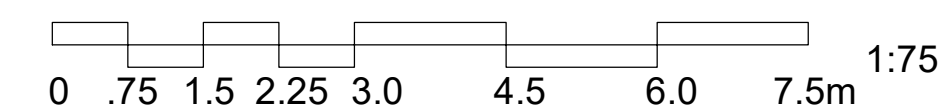
GROUND FLOOR OFFICE

REV	DATE	DESCRIPTION	BY
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B	12.07.23	DETAILING AMENDED	AR
A	30.06.23	DA ISSUE	AR

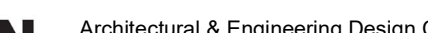
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REVISION: C			

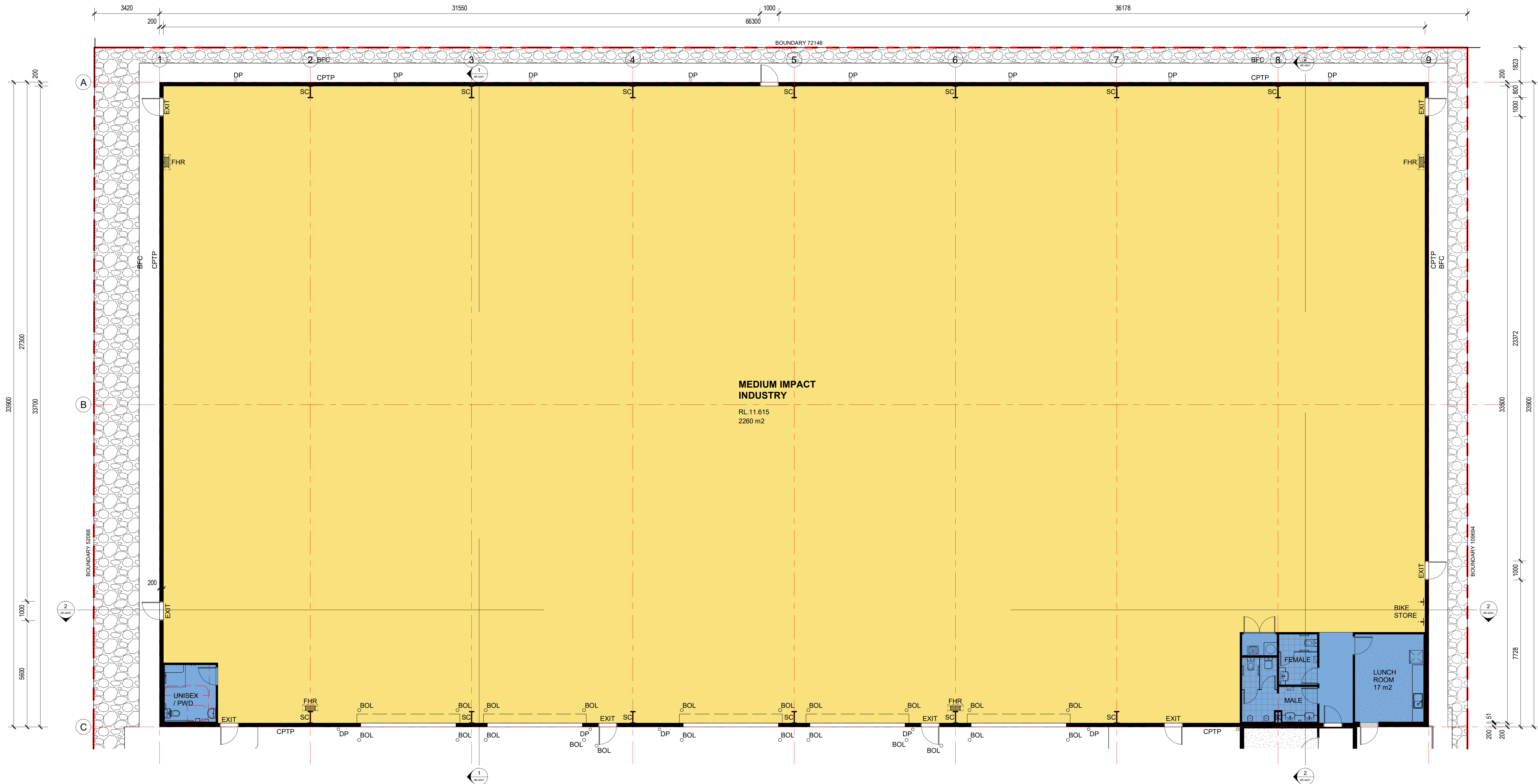


1 FIRST FLOOR - OFFICE
1 : 75



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					<table><tr><th>REV</th><th>DATE</th><th>DESCRIPTION</th><th>BY</th></tr><tr><td>C</td><td>25.09.23</td><td>PRELIMINARY DA ISSUE</td><td>AR</td></tr><tr><td>B</td><td>12.07.23</td><td>DETAILING AMENDED</td><td>AR</td></tr><tr><td>A</td><td>30.06.23</td><td>DA ISSUE</td><td>AR</td></tr></table>					REV	DATE	DESCRIPTION	BY	C	25.09.23	PRELIMINARY DA ISSUE	AR	B	12.07.23	DETAILING AMENDED	AR	A	30.06.23	DA ISSUE	AR
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1 GROUND FLOOR - WAREHOUSE
1:100

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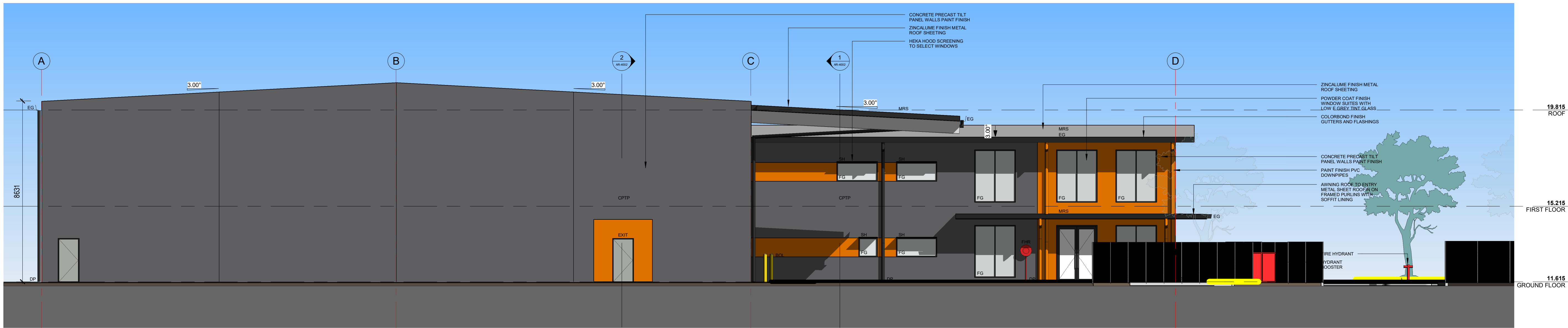
SITE ADDRESS:
LOT 10 CHRISTENSEN ROAD

DRAWING TITLE(S):
GROUND FLOOR WAREHOUSE

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			PROJECT NUMBER: 5180		PROJECT START DATE: 28.04.23										
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AMENDMENTS										PROJECT STAGE: SK		DRAWING NUMBER: - AR-2004		REVISION: A	

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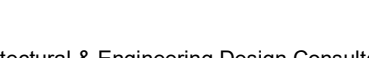


2 WEST ELEVATION
1:100



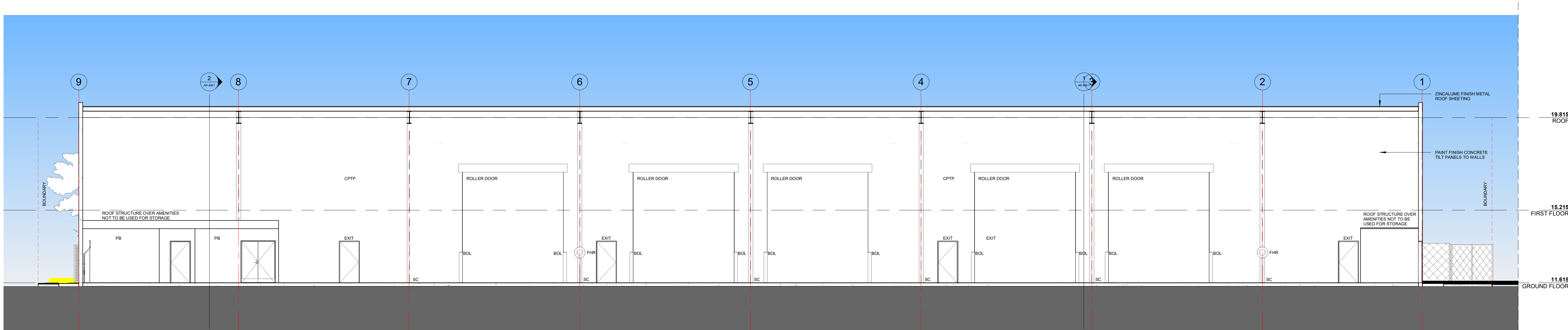
1 SOUTH ELEVATION
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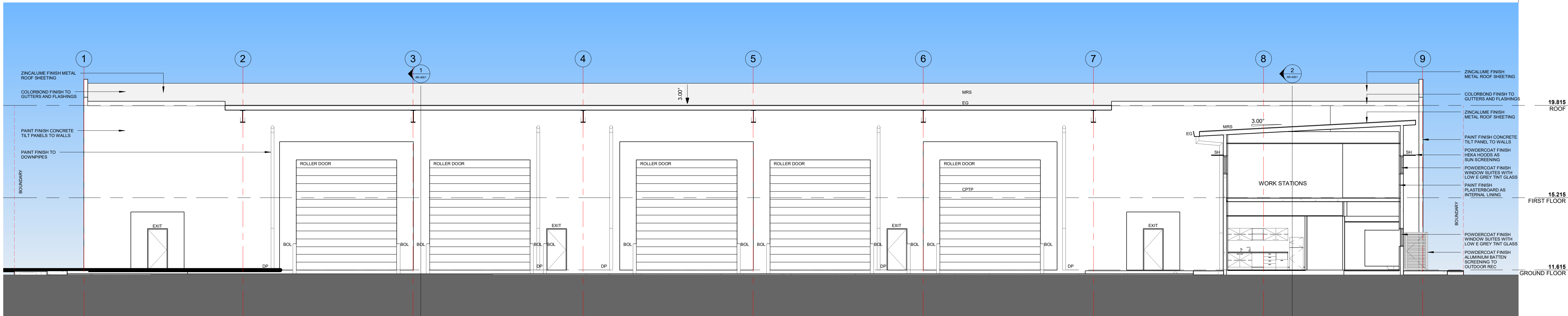
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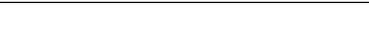


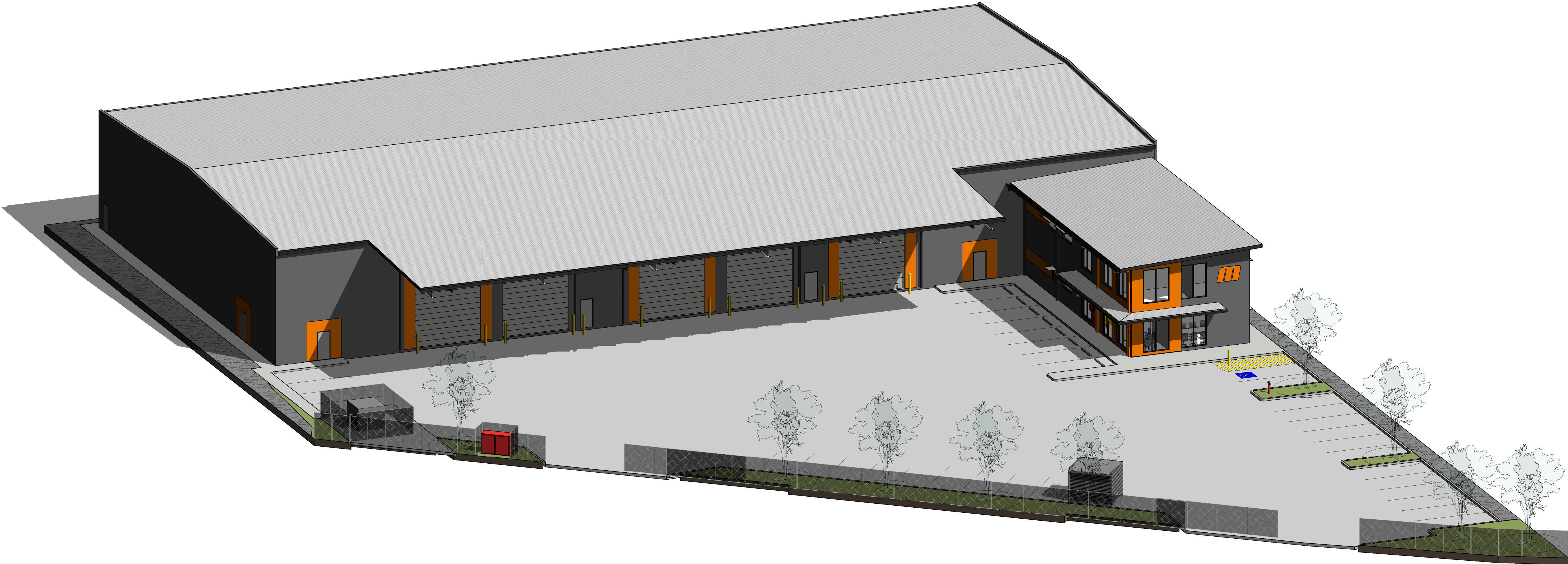
2 SECTION 4
1:100



1 SECTION 3
1:100

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				PROJECT DESCRIPTION:	MEDIUM IMPACT INDUSTRY & OFFICE	DRAWING TITLE(S):	SECTIONS 2	SCALE:	1 : 100	PROJECT NUMBER:	5180	PROJECT START DATE:	28.04.23			
				REV	25.09.23	DATE	PRELIMINARY DA ISSUE	DESCRIPTION	AR	BY	PROJECT STAGE:	SK	DRAWING NUMBER:	- AR-4002	REVISION:	A
				AMENDMENTS												



1 PERSPECTIVE

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DEVELOPMENT SUMMARY

LOT 10 CHRISTENSEN ROAD
on DP 320479

SITE AREA 5916 m2

PROPOSED DEVELOPMENT

CLASS 8 AND 5
TYPE B CONSTRUCTION

MEDIUM IMPACT INDUSTRY TOTAL 2260 m2 GFA 2230 m2

OFFICE - GROUND FLOOR 173 m2 GFA 150 m2

OFFICE - FIRST FLOOR 182 m2 GFA 157 m2

OFFICE TOTAL 355 m2 GFA 307 m2

AWNING 442 m2 442 m2

TOTAL 3057 m2 GFA 2979 m2

CARPARKING

REQUIRED 34

PROVIDED 35

LANDSCAPING 200 m2 / 3.4%

LANDSCAPE NOTES

FALLS & DRAINAGE
- PROVIDE FALLS TO ALL LANDSCAPE AREAS. FALL TO DRAINS AS INDICATED AND AWAY FROM BUILDING AND NEIGHBOURING PROPERTIES. PONDING IS NOT ACCEPTABLE AND NOTIFY IF ADDITIONAL DRAINAGE MAY BE REQUIRED.
- MIN CROSSFALL TO PLANTING AREAS IS 1:40
- MIN CROSSFALL TO PAVED AREAS TO BE 1:100

GARDEN EDGING
- PROVIDE CONCRETE EDGING TO ALL LANDSCAPE AREAS AND ADJOINING CARPARK AND TURFED AREAS.

PLANTING BEDS
- REFER TO LANDSCAPE PLANS AND SCHEDULE FOR PLANTING AREAS AND SPECIES.
- CULTIVATE ALL PLANTING BEDS TO MIN 150mm DEEP.
- MULCH AND SOIL TO MEET AS4454 AND AS4419 AND ENSURE SOIL MEDIA IS AMELIORATED TO INCREASE WATER HOLDING CAPACITIES.
- APPLY GYPSUM TO THE SUB GRADE AT A RATE OF 100 GRAMS/m2.
- APPLY BLOOD AND BONE TO THE SUB GRADE AT A RATE OF 100 GRAMS/m2.
- SPREAD A MIN DEPTH OF 350mm OF IMPORTED ORGANIC WEED FREE SOIL MIX TO PLANTING BEDS DIRECTLY AFTER CULTIVATION WORKS.
- CROWN BEDS IN THE CENTRE.
- POSITION PLANTS GENERALLY IN ACCORDANCE WITH THE LANDSCAPE PLAN.
- MULCH GARDEN BEDS TO 100mm USING QUALITY TEA TREE MULCH.
- WATER PLANTING BEDS.
- FERTILISE WITH A LONG TERM SLOW RELEASE FERTILISER.

LEVELS
- ALL SUFACES ABUTTING BUILDINGS TO BE A MIN 75mm BELOW WEEPHOLES.

TURF
- CULTIVATE ALL TURF AREAS TO MIN 150mm DEEP.
- SPREAD A MIN DEPTH OF 100mm OF IMPORTED ORGANIC WEED FREE SOIL MIX TO TURF AREAS DIRECTLY AFTER CULTIVATION WORKS.
- LAY TURF IN AREAS INDICATED ON PLAN.
- WATER TURF AREAS.

ROCKS/PEBBLES
- ALL GARDEN BEDS AGAINST A BUILDING SHALL BE SEPARATED BY A MIN 150mm STRIP OF PEBBLES.
- ALL PEBBLES AREAS TO HAVE WEED MATTING INSTALLED UNDER.

SERVICES
- LANDSCAPE CONTRACTOR TO LIAISE WITH SITE PROJECT MANAGER/SUPERVISOR TO DETERMINE LOCATION OF ALL AS CONSTRUCTED SERVICES PRIOR TO COMMENCING WORKS.

ESTABLISHMENT & MAINTENANCE
- 12 WEEK ESTABLISHMENT PERIOD TO ALL TURF AND PLANTING AREAS COMMENCING FROM BUILDERS PRACTICAL COMPLETION DATE.
- REFER TO LOCAL AUTHORITY REQUIREMENTS IN RELATION TO WATER USAGE RESTRICTIONS TO ENSURE WATER REGIME IS NOT IN BREACH.
- WATER TWICE WEEKLY FOR FIRST 3 WEEKS AND ONCE WEEKLY THEREAFTER.



WAT flo



SYZ cas



SYZ aus



DIA cae



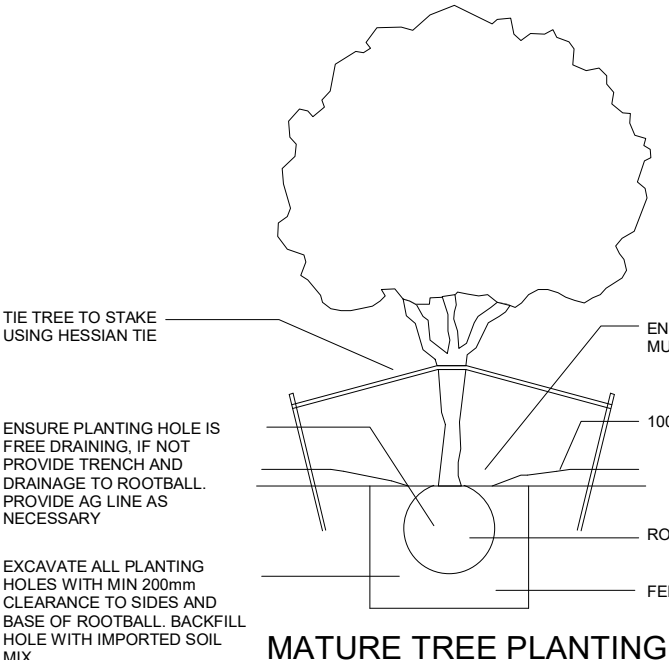
JUN usi



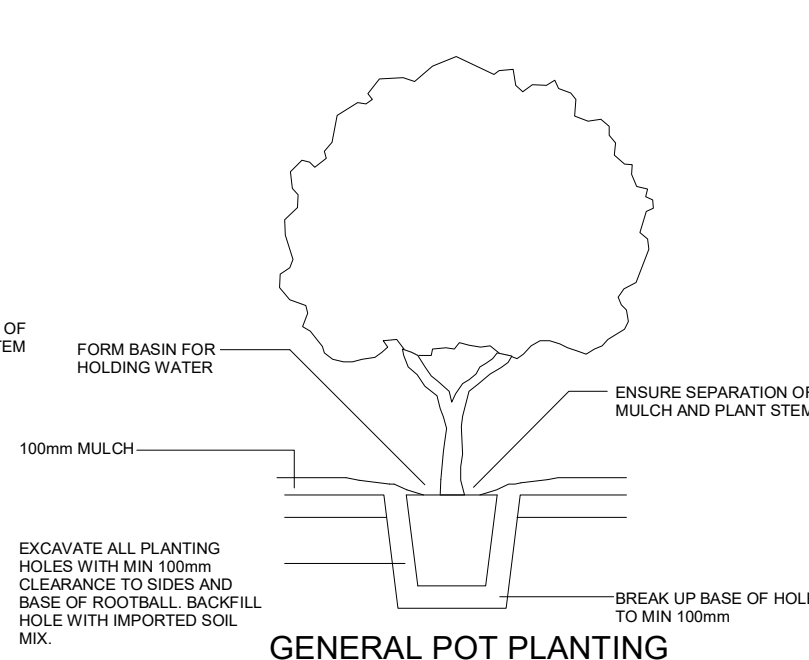
LIR mus



LOM hys



MATURE TREE PLANTING



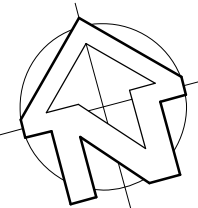
GENERAL POT PLANTING

PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	APPROX MATURE HEIGHT	SPREAD	NOMINAL POT SIZE	QTY
TREES						
WAT flo	WATERHOUSIA floribunda	WEeping LILLY PILLY	8000	5000	100L	9
SHRUBS						
SYZ aus	SYZYGIUM australe	BABY BOOMER	1500	1500	200mm	26
SYZ cas	SYZYGIUM cascade	CASCADE LILLY PILLY	3000	2000	200mm	7
GROUND COVERS						
DIA cae	DIANELLA caerulea	BLUE FLAX LILY	700	600	140mm	33
JUN usi	JUNCUS usitatus	USITATUS	500	400	140mm	32
LIR mus	LIRIOPE MUSCARI	JUST RIGHT	500	500	140mm	53
LOM hys	LOMANDRA hystrix	MAT RUSH	1000	1000	140mm	81

1 LANDSCAPE PLAN
1 : 250

0 5 10 15 20 25m 1:250 @ A1



PRELIMINARY ONLY
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CLIENT:

MS PROJECTS

PROJECT DESCRIPTION:

MEDIUM IMPACT INDUSTRY &
OFFICE

SITE ADDRESS:

LOT 10 CHRISTENSEN ROAD

DRAWING TITLE(S):

LANDSCAPE PLAN

SCALE:		@	AS indicated	A1	DRAWN:	CHECKED:
PROJECT NUMBER:			5180		GR	AR
PROJECT STAGE:			SK		PROJECT START DATE:	
DRAWING NUMBER:			-LS-1501		REVISION:	
AMENDMENTS						