

LOCALITY PLAN

PROPERTY DESCRIPTION

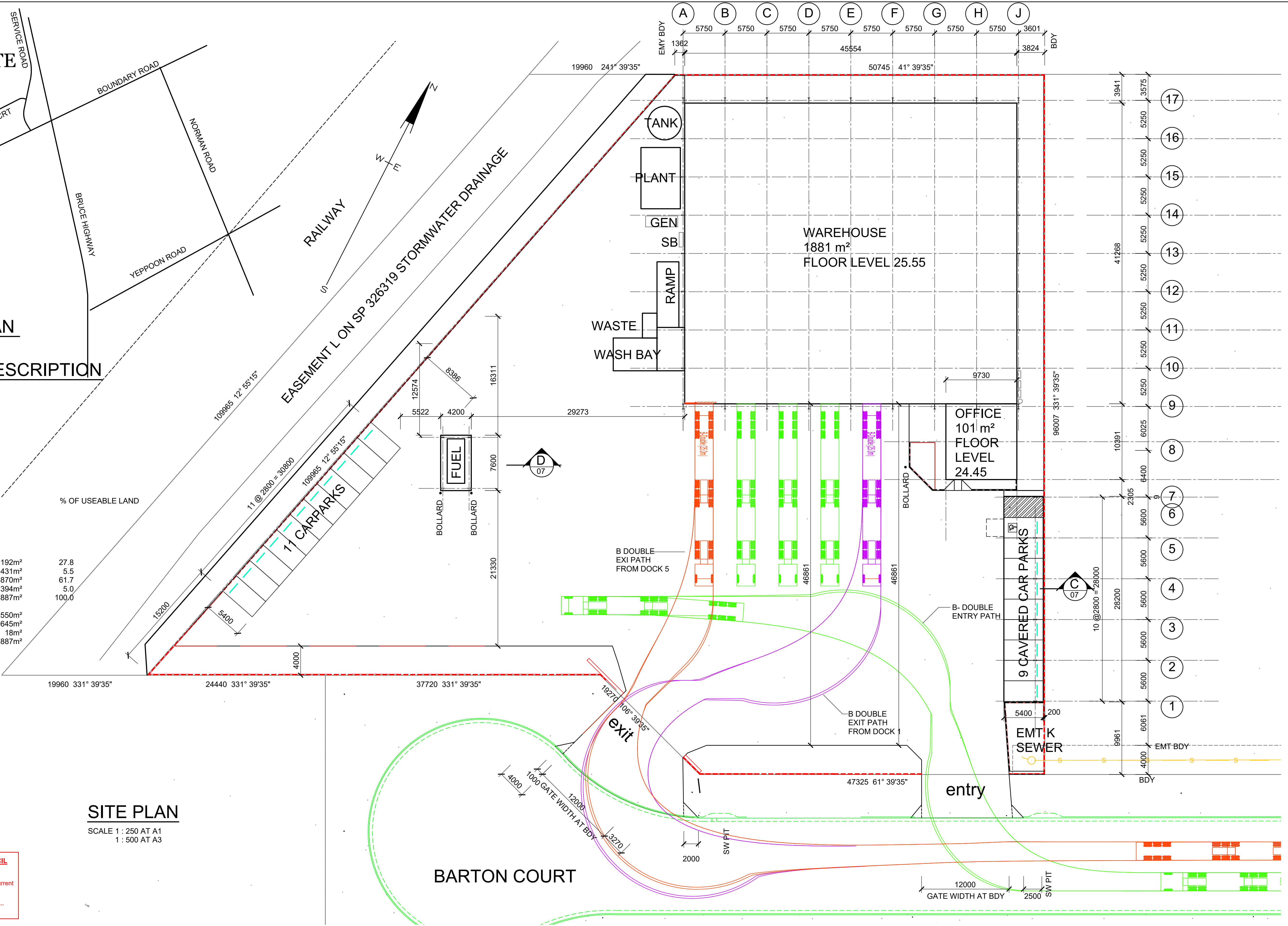
LOT 9 ON SP 326319
LOCALITY OF PARKHURST
AREA 9550m²

CARPARKS

18 REQUIRED
19 SUPPLIED

AREAS

	Area (m ²)	% OF USEABLE LAND
WAREHOUSE	1881	27.8
OFFICE	101	5.5
WASTE HOUSE	8	61.7
STAFF AMENITIES	18	5.0
COVERED CAR PARKING	152	7887
FUEL STATION	32	
BUILDING FOOTPRINTS	2192	
PATHS	431	
ACCESS AND PARKING	4870	
LANDSCAPING	394	
TOTAL	7887	100.0
SITE AREA	9550	
DRAINAGE EASEMENT (EMT L)	1645	
SEWER EASEMENT (EMT K)	18	
USEABLE LAND	7887	



SITE PLAN

SCALE 1 : 250 AT A1
1 : 500 AT A3

ROCKHAMPTON REGIONAL COUNCIL
APPROVED PLANS
These plans are approved subject to the current conditions of approval associated with
Development Permit No.: D/178-2023
Dated: 29 May 2024

No.	Amendment	Date	By
D	CLIENT AMENDMENTS	22.01.24	WB
C	CLIENT AMENDMENTS	18.01.24	WB
B	CLIENT AMENDMENTS	20.11.23	WB
A	FOR MCU	10.11.23	WB

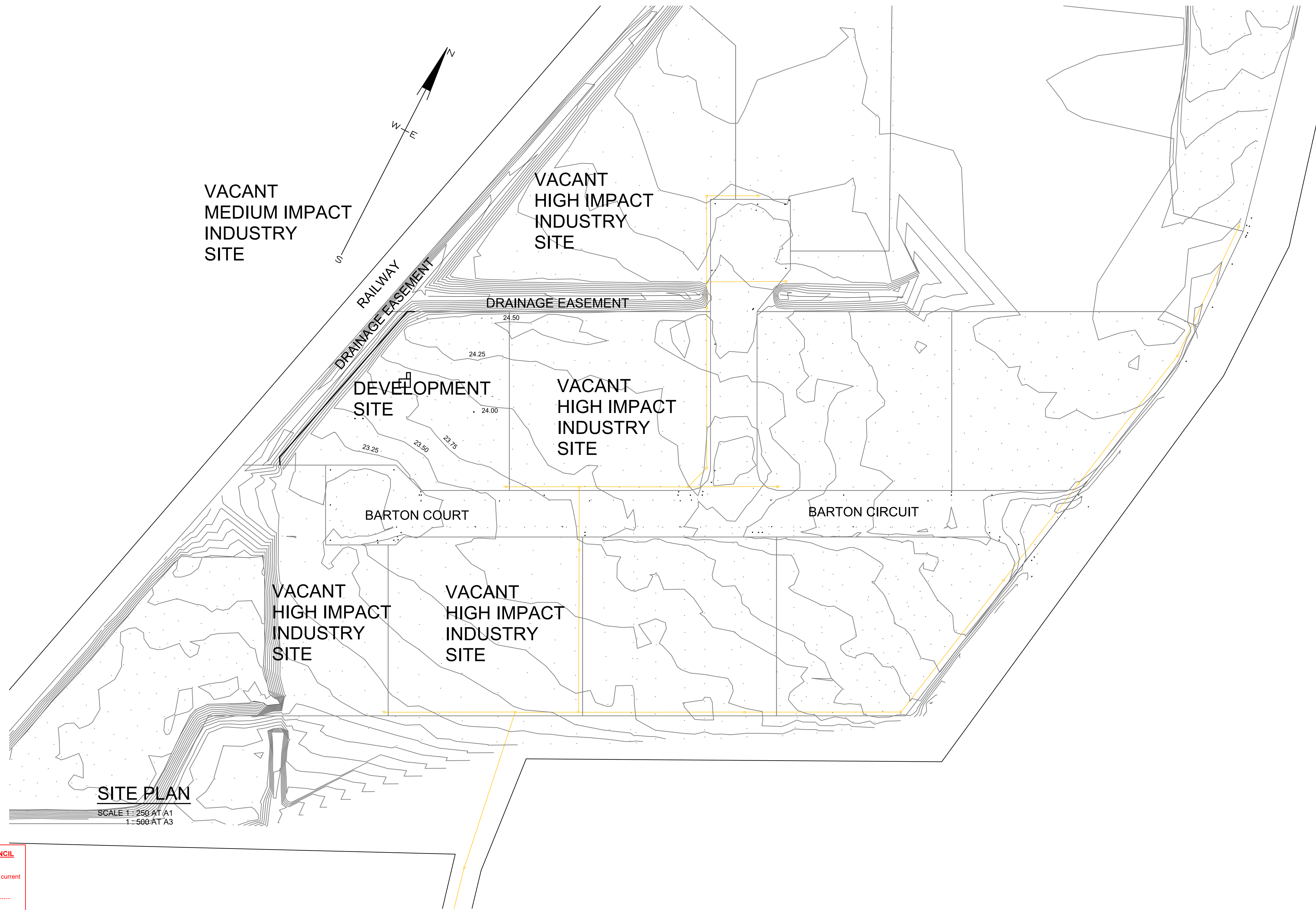
NOTES:

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5. Confirm the location of underground services prior to the start of work

BILL BARBER
DESIGN & DRAFTING
W.L.Barber Lic. No. 65800 expires June 2023
Lic. under QBSA Act 1991
Building Design - Medium Rise
P.O. BOX 706,
AITKENVAKE, TOWNSVILLE. 4814
M. 0418 759 019 E. Bill.Barber@bigpond.com

DESIGNED	CHECKED
DRAWN WB	APPROVED
HT. DATUM	DATE
AZIMUTH	DISK FILE

BLENNERS INVESTMENTS PTY LTD	
WAREHOUSE AND OFFICE 14 BARTON COURT PARKHURST	
SCALE:- AS SHOWN	BL4821SKG/01D



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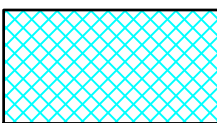


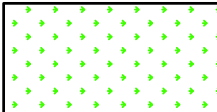
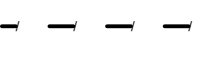













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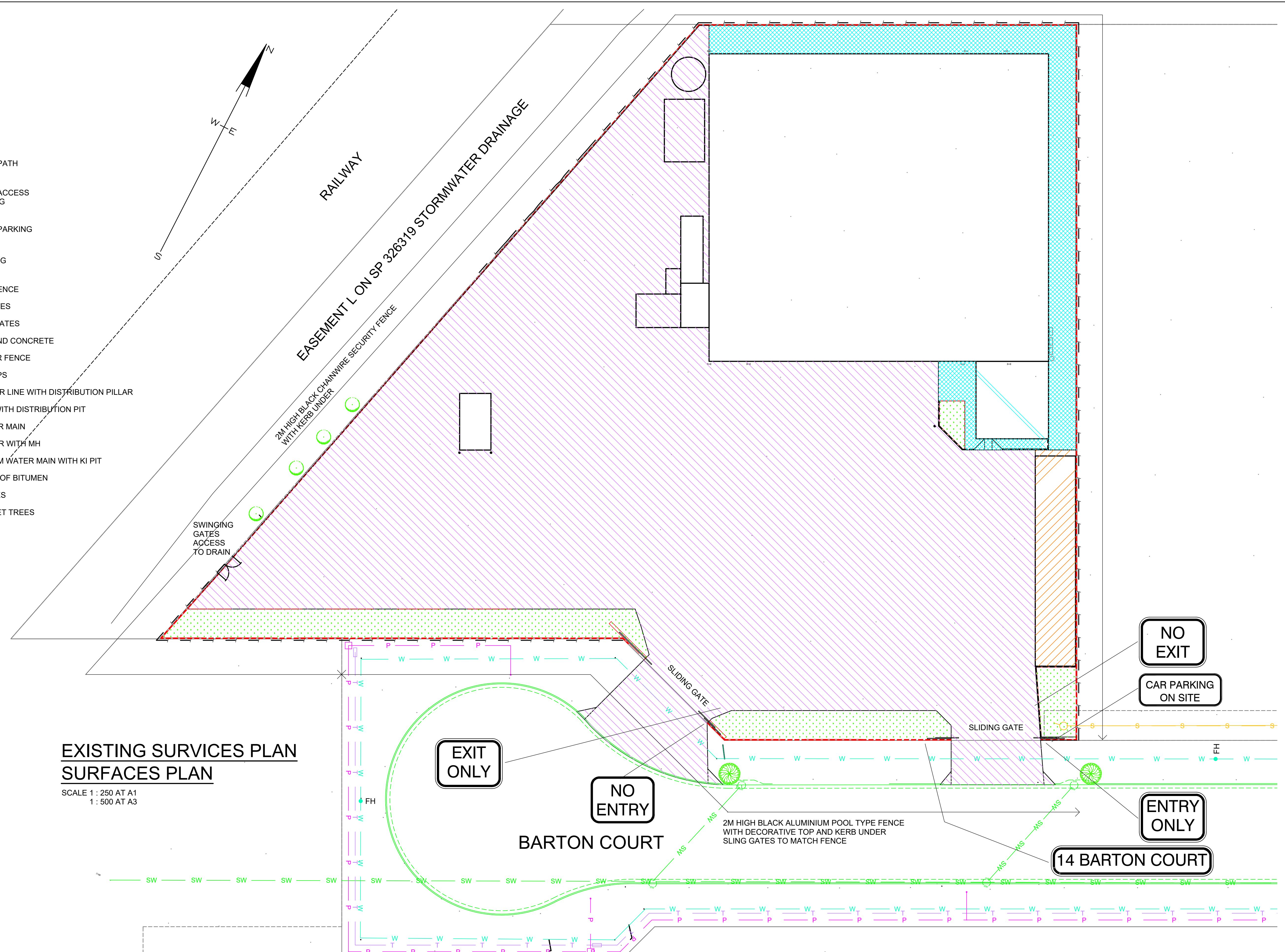
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WAREHOUSE AND OFFICE
14 BARTON COURT
PARKHURST
 SCALE:- AS SHOWN
 BL4821SKG/02B

LEGEND

-  CONCRETE PATH
-  CONCRETE ACCESS AND PARKING
-  CONCRETE PARKING
-  LANDSCAPING
-  SECURITY FENCE
-  SLIDING GATES
-  SWINGING GATES
-  KERB AROUND CONCRETE
-  KERB UNDER FENCE
-  WHEEL STOPS
-  EXIST POWER LINE WITH DISTRIBUTION PILLAR
-  EXIST NBN WITH DISTRIBUTION PIT
-  EXIST WATER MAIN
-  EXIST SEWER WITH MH
-  EXIST STORM WATER MAIN WITH KI PIT
-  EXIST EDGE OF BITUMEN
-  SHADE TREES
-  EXIST STREET TREES



EXISTING SURVICES PLAN SURFACES PLAN

SCALE 1 : 250 AT A1
1 : 500 AT A3

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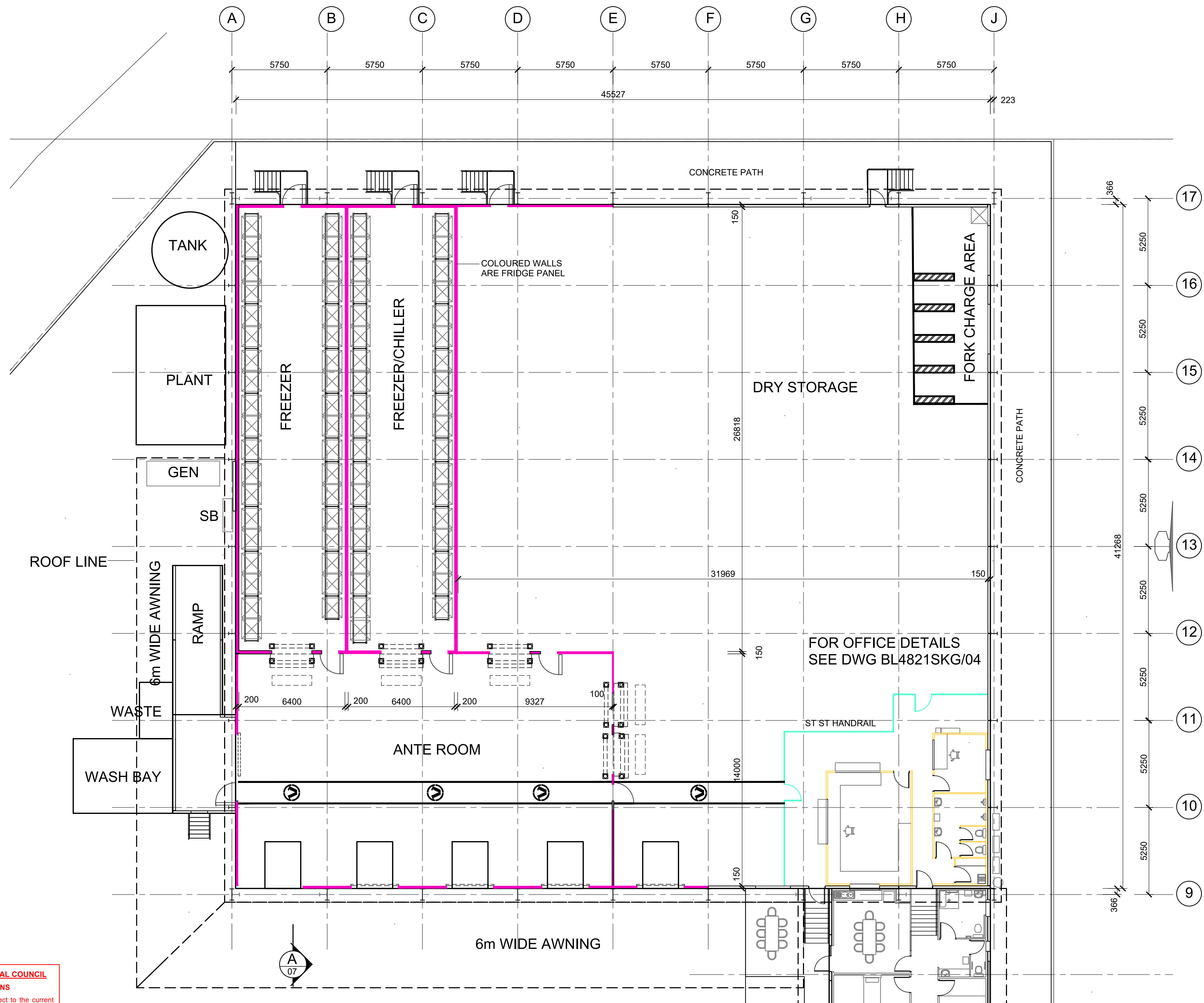
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SHED FLOOR PLAN
 SCALE 1 : 125 AT A1
 1 : 250 AT A3

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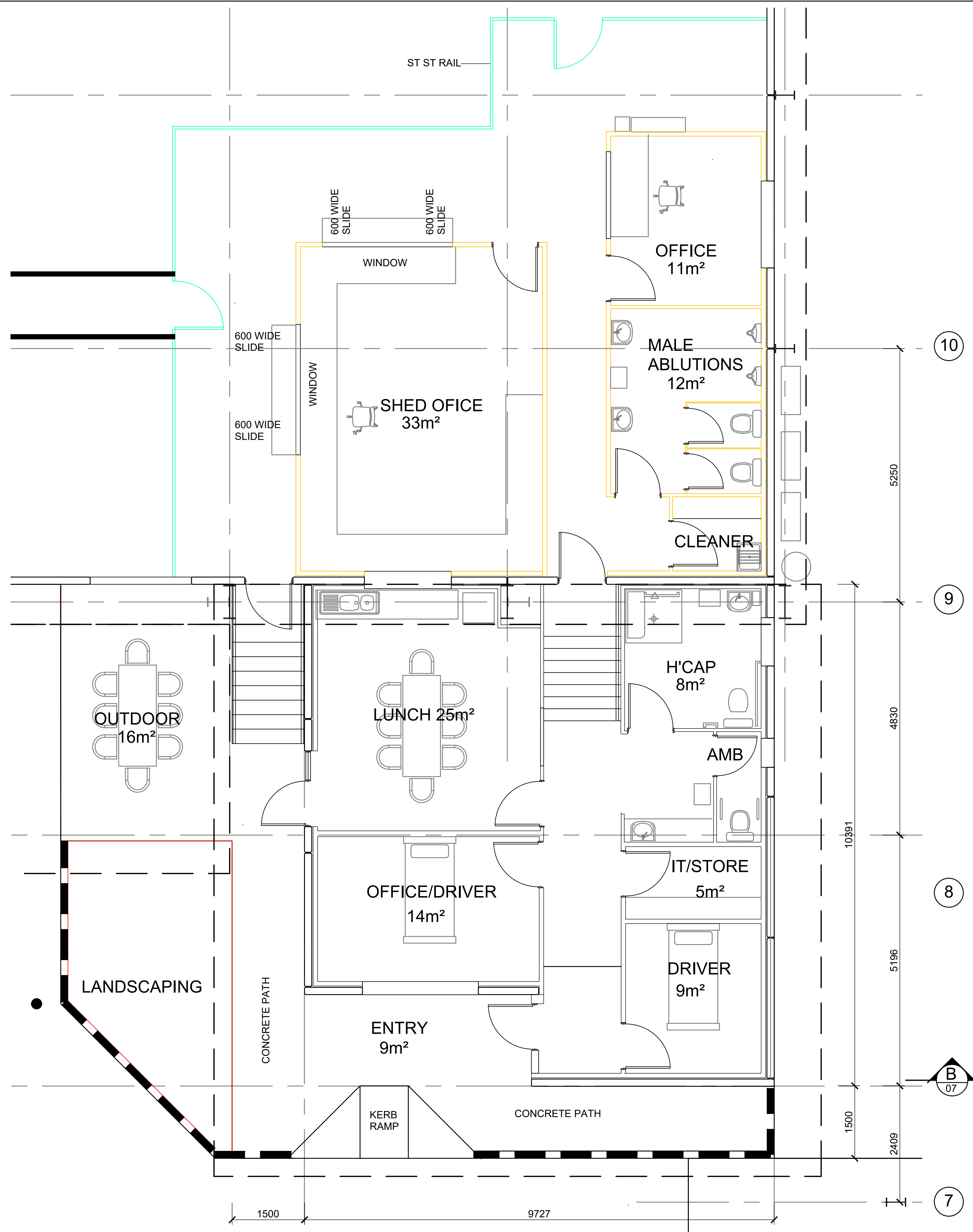
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OFFICE FLOOR PLAN
 SCALE 1 : 50 AT A1
 1 : 100 AT A3

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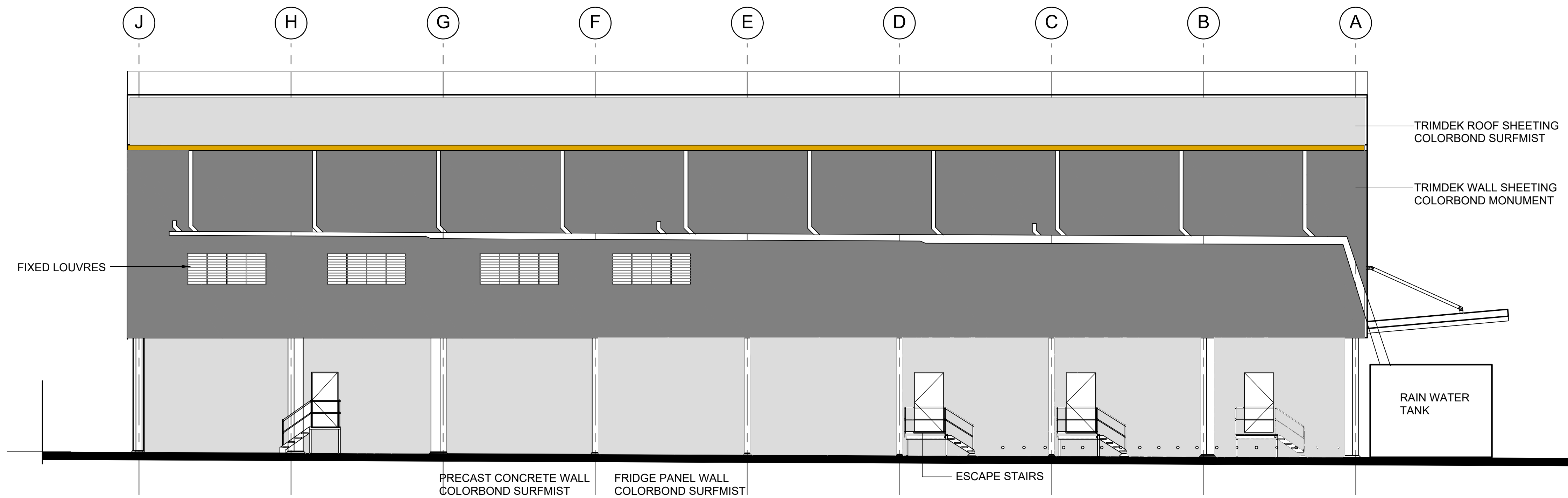
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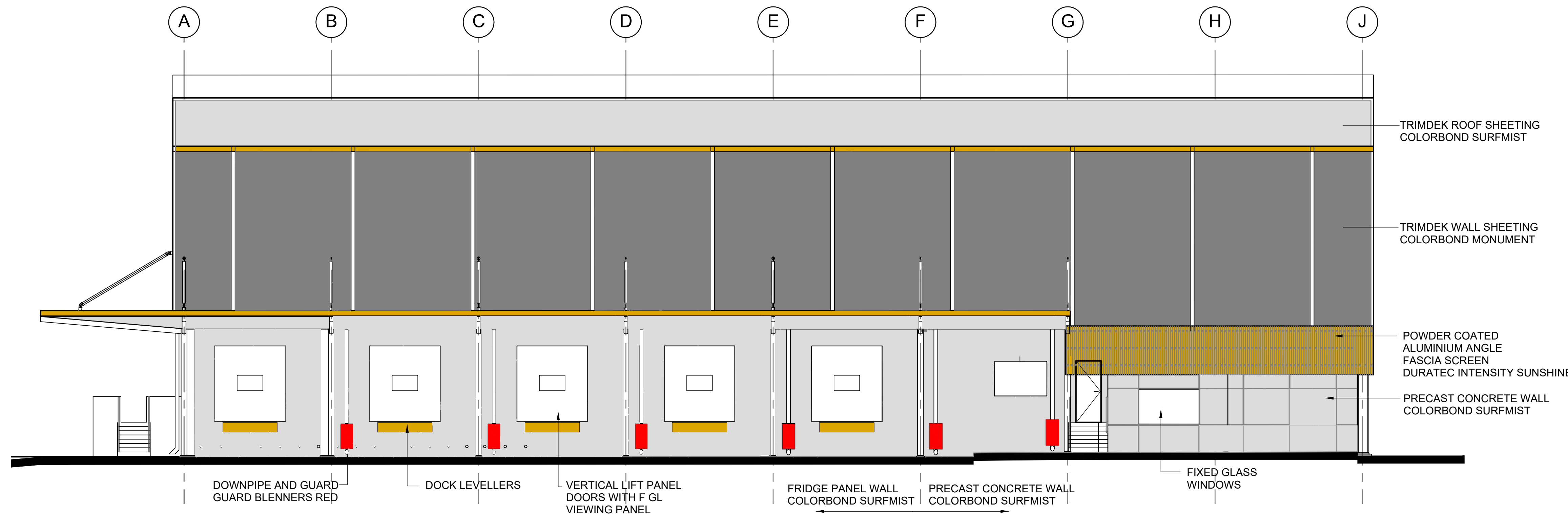
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NORTHERN ELEVATION

SCALE 1 : 50 AT A1
1 : 100 AT A3



SOUTHERN ELEVATION

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1 : 100 AT A3

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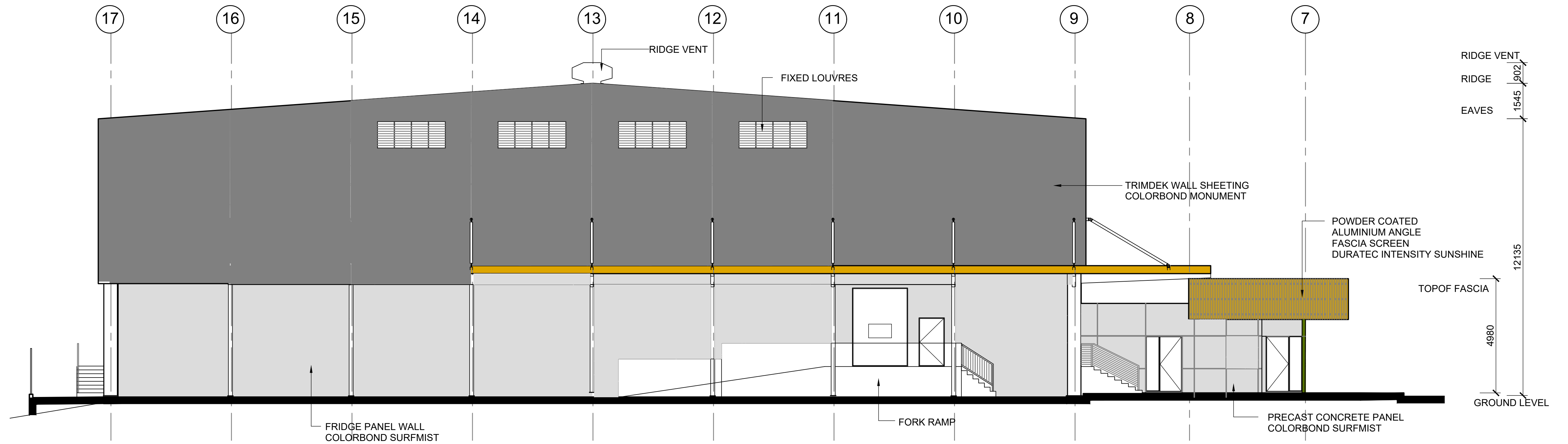
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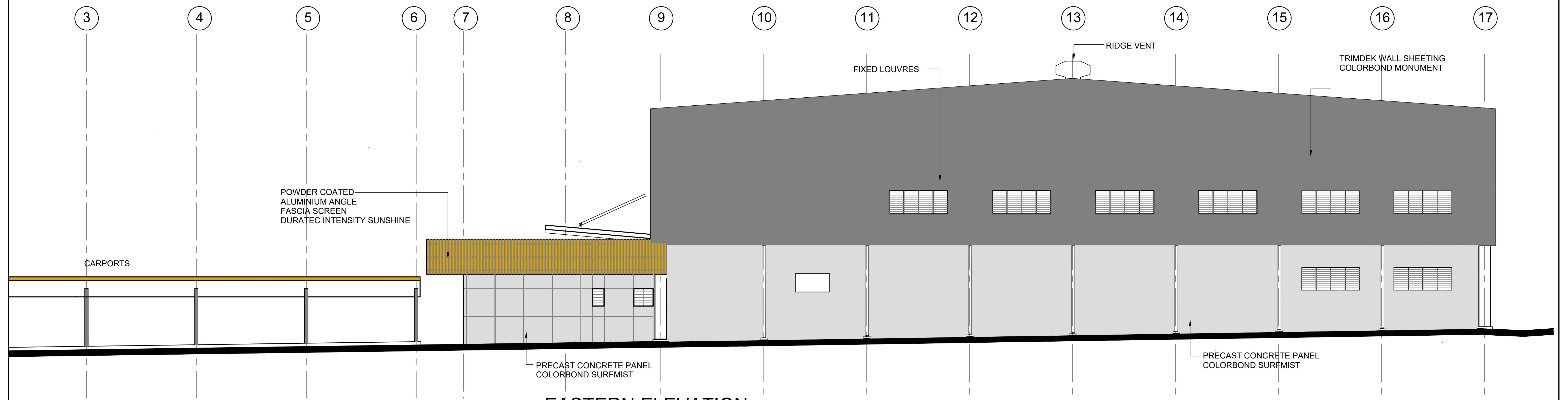
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WESTERN ELEVATION
 SCALE 1 : 50 AT A1
 1 : 100 AT A3



EASTERN ELEVATION
 SCALE 1 : 50 AT A1
 1 : 100 AT A3

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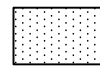


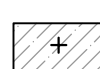


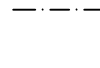


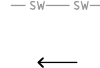
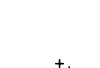
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legend

-  **TURFED AREAS**
A grade Green Couch or similar on minimum 75mm depth of imported topsoil on prepared subgrade - ensure turf areas fall towards back of kerb on footpaths at 2% grade
-  **PLANTING BEDS - Type 1**
Typically 300mm depth of imported topsoil and 75mm depth of organic mulch over prepared subgrade - refer Specification Notes
-  **PLANTING BEDS - Type 2**
Typically 500mm depth of imported topsoil and 75mm depth of organic mulch over prepared subgrade - refer Specification Notes
-  **TREE PLANTERS - Street and Easement**
Typically 900mm depth of imported topsoil and 100mm depth of organic mulch over prepared subgrade - refer detail on this drawing
-  **EXISTING STREET TREES RETAINED (Cupaniopsis*) -**
retain and protect from damage existing street trees - confirm species*, no.s, locations and health of trees - where health of a tree is poor seek advice from Council and if required replace with a new tree as per the Planting Plan - install a protective fence (1200mm high, 1.5 metres from tree) around each existing tree consisting of star pickets (4 no.) and 3 strands of wire with flagging - remove fence on completion of all works
-  **CONCRETE GARDEN EDGE - Street and Easement Trees**
refer detail on this drawing
-  **IRRIGATION CONDUITS**
Class 9 PVC pipe at 450mm cover - extent, location and size determined by irrigation contractor
-  **NEW TREES**
refer Planting Plan on LA-WD-03 and details on this drawing
-  **EXISTING/NEW SERVICES**
confirm locations and depths of all underground services prior to any excavation works - Note - not all services may be shown on this plan
-  **DIRECTION of surface fall -**
cut, trim, fill as required to achieve min. 2% fall across footpath to kerb lines as shown - refer Civil Dwgs for all other finished levels, falls, swales etc
-  **EQUAL Levels -**
denotes equal levels between adjacent surfaces

SPECIFICATION NOTES

Generally refer to and comply with Rockhampton Regional Council Specification **SC6.12 Landscape Design and Street Trees Planning Scheme Policy** for all the works as detailed and more specifically in accordance with the general specification notes following.

SITE PREPARATION WORKS:

Prepare areas for turfing and planting as follows:
Remove all weeds, rubbish, builders rubble, existing grass cover etc from areas of turf and planting, including to footpath and area in easement to extent shown/as required.
Allow to excavate and remove existing subgrade materials to a depth to accommodate new topsoil, mulch and turf depths etc to suit finished levels of existing/new kerbing/paths as follows:
Turf Areas - excavate and remove subgrade material as required to achieve free draining turfed areas with specified depths of topsoil (minimum 75mm) - trim and grade subgrade to ensure all turf areas have minimum 2% fall in direction towards kerbs as shown on the plans - any/all new turf in the easement to be placed to existing grade and to finish neatly with all existing grass cover
Planting Beds - excavate and remove subgrade material to 400mm depth (Type 1), 600mm depth (Type 2) and 1000mm depth for street and easement trees all as required to achieve free draining site with specified depths of topsoil (300mm, 500mm and 900mm) and mulch (75mm and 100mm) - note that planting beds can be mounded with topsoil where room permits to minimise excavation works.
Subgrade Cultivation - to 'clay' subgrade, allow to cultivate subgrade to 150mm depth (planting beds) or 100mm depth (turfed areas) and add gypsum at rate of 2kg.sq.metre during cultivation works;
to 'sandy' subgrade, allow to add Dynamic Lifter plus or equal product to subgrade at rates recommended by Manufacturer prior to topsoiling.

CONCRETE EDGE:

Refer to detail this drawing.

IRRIGATION SYSTEM:

Refer Specification note on this drawing.

EXISTING SERVICES:

The contractor is responsible for ascertaining the types, locations and depths of all underground services on the footpath, in the easement and within the site prior to commencing any excavation works. Some services are shown on the plans (based on Site Survey data) but other services may be present and not shown on these plans.

STREET/EASEMENT TREES:

Allow to plant all specified street/easement trees as per the detail on this drawing.

TREES in PLANTING BEDS:

Allow to plant all specified trees in planting beds as per the detail on this drawing.

MULCHES:

Organic mulch to Planting Beds and Street/Easement trees to be a pine chip of 25mm size typically free of all weeds, soil, sticks, litter and other deleterious matter. Finely shredded waste mulch will not be approved for use.

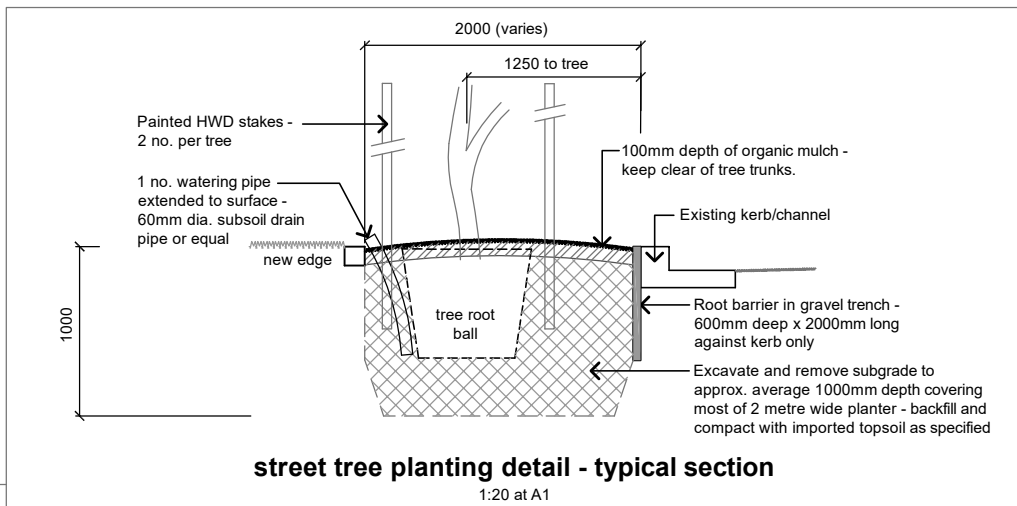
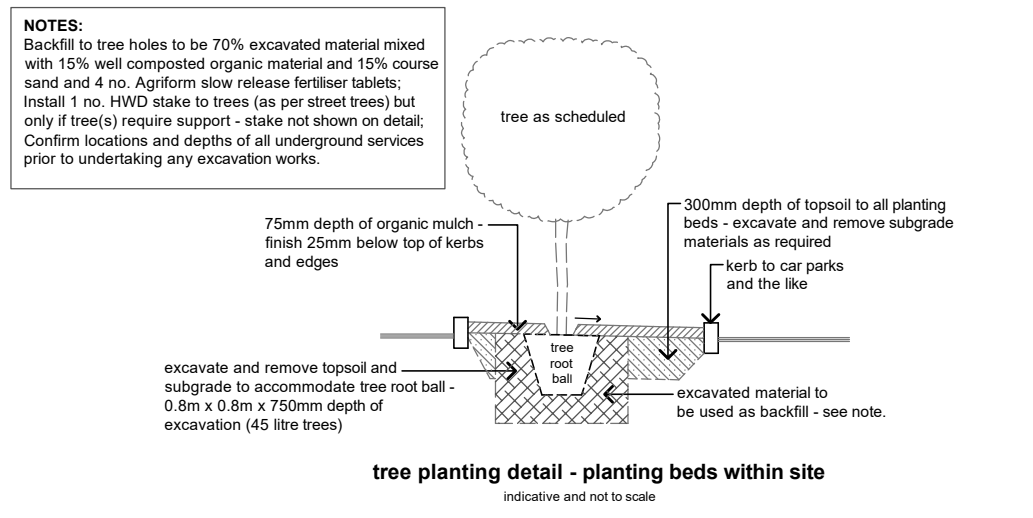
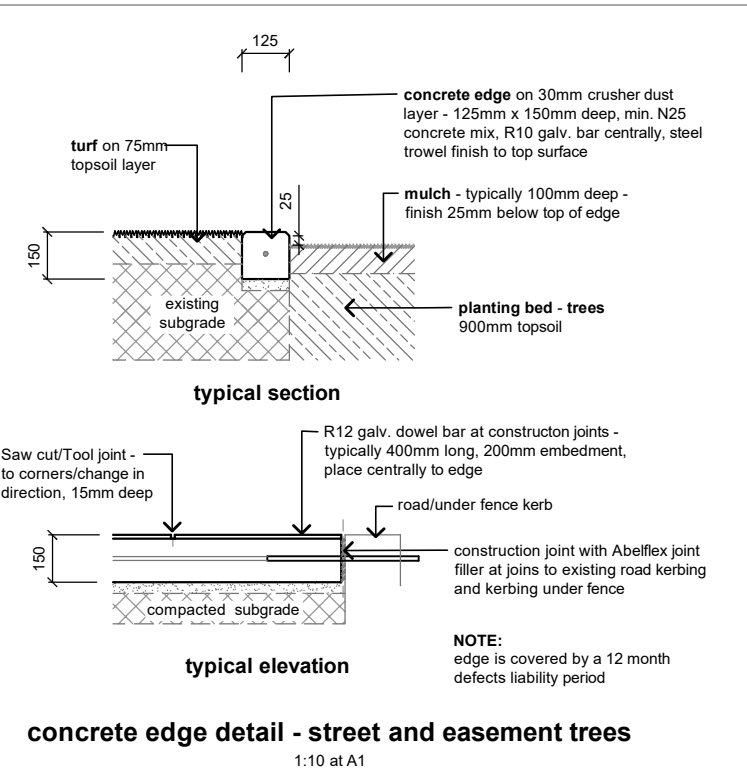
TOPSOIL:

Refer standard Council specification but generally planting bed topsoil to be free draining with a minimum 20% organic material and free of all weeds and the like. Turf topsoil to be a free draining sandy loam with a minimum 5% organic content suitable for use under turf.

IRRIGATION SYSTEM:

Generally refer to and comply with Rockhampton Regional Council Specification **SC6.12 Landscape Design and Street Trees Planning Scheme Policy** for all the works as detailed and more specifically in accordance with the general specification notes following.

The Contractor is to design and install a fully automatic, underground and permanent irrigation system to deliver 32mm of water per week to all planting beds and turfed areas shown on the drawings, including the footpath and street/easement trees. Any/all new turf in the easement is not included as an area to be covered by the new irrigation system (this turf to be hand watered for establishment only).
The contractor is to supply a design (CAD) drawing of the proposed irrigation system - prepared by a suitably experienced irrigation designer - to the Superintendent for Client approval prior to commencing any works.
Minimum system requirements as follows:
pop-up sprinklers to turfed areas spaced head to head and positioned to avoid overspray onto roadways, driveways, planting beds and the like;
drip irrigation (16mm 'Netafim' techline at 500mm ccs and 50mm soil cover) to planting beds and including to street/easement tree planters - see note below;
2 no. drip rings (12 drippers in total) around base of each street and easement tree - place drip ring under 100mm depth of mulch and stake drip lines in place with galv. stakes to prevent drip rings becoming exposed thru mulch layer;
mainlines at 450mm cover, lateral lines at 300mm cover;
single automatic Controller, of appropriate size, in a lockable and weatherproof meter box fixed to a wall as directed by the Superintendent - source/install 10 amp power supply for controller and position within meter box;
Council approved backflow/RPZV/filter installed by a licensed plumber and located after town water supply (meter) as advised by the Superintendent - approx. location only shown on the plan.
Allow to install irrigation conduits under driveways/pavements where shown - exact sizes and numbers to be determined by contractor - co-ordinate with the civil contractor.
Provide a scaled CAD drawn "as-built" irrigation plan (2 copies) to the Superintendent showing all infrastructure with dimensions/offsets as required on completion of the works.
Allow to provide instructions/training to the Client's landscape maintenance staff, if required, on how to operate and maintain the system.
Maintain and operate the system for 13 weeks (commencing date of Practical Completion of both landscape and irrigation works) and warrant all materials and workmanship for a further 39 weeks.



NOTES: Street Trees
locate and identify any existing underground services prior to commencing any excavation works for street trees - **(Note - a reduced area and/or depth of excavation may be approved to avoid existing services);** do not damage existing kerbing (and subsoil drains) when installing root barriers or undertaking excavation works - repair any damage as instructed by Council Field Officers;
excavate and remove subgrade material to approx. 1000mm depth - dispose of material off site;
install approved root barrier product, 600mm deep, 2000mm long approx., against kerb as recommended by Manufacturer and prior to placing topsoil backfill;
supply imported garden loam/topsoil - mixed with compost/manure - and place into excavated tree holes and planting areas generally - lightly compact soil during placement to avoid settlement after planting;
install 1 no. pipe to the surface as a watering pipe and install irrigation drip rings at the appropriate time;
excavate into new topsoil layer for tree root balls and place tree in position and plumb vertical and at a depth that root ball is covered by 50mm mulch layer after settlement - **do not plant trees too low;**
backfill and compact topsoil around root ball, placing 8 no. Agriform slow release fertiliser tablets around rootball during backfilling;
supply and place 100mm depth of organic mulch to planter and to cover root ball of trees;
install 2 no. HWD painted stakes - 50x50x2000mm long (400mm into ground), colour "Heritage Green" - install parallel to kerb (not as shown on detail) and 400mm from tree trunk.

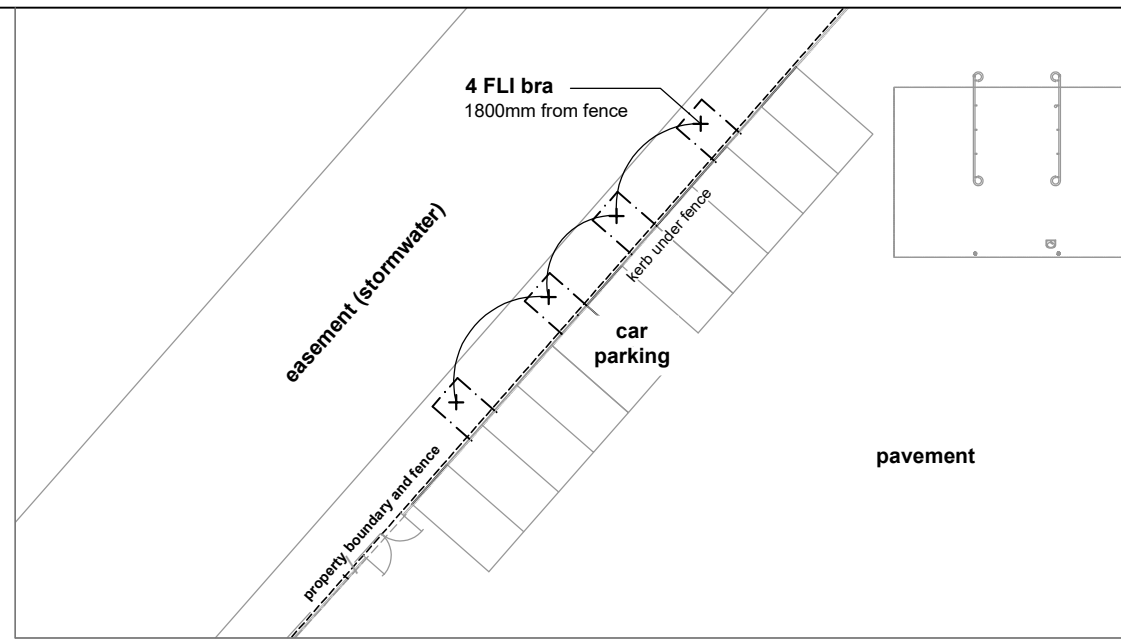
NOTES: Easement Trees
allow to plant easement trees on 1:4 existing batter slope with garden edge surround as shown on the plans;
the above detail to be used for these trees with regards excavation depth, topsoil and mulch depths, watering pipe and irrigation drip rings, fertiliser tablets, hardwood stakes (2 no.) and so on - **no root barrier required for these trees;**
locate and identify any existing underground services prior to commencing any excavation works for easement trees - **(Note - a reduced area and/or depth of excavation may be approved to avoid existing services);**
do not damage existing kerbing and fencing when installing trees or undertaking excavation works.

<p>MADDEN Landscape Architects Pty Ltd Sunshine Coast</p> <p>M: 0407 632833 Email: lawrie@blgpond.net.au</p>	<p>status: Dec 2023 Plan issued for OP Works approval and construction</p> <p>revisions: REV A Feb 29 2024 Change in carpark layout and Office size reduced</p>	<p>project: WAREHOUSE and OFFICE 14 Barton Court, Parkhurst</p> <p>client: Blenner Investments Pty Ltd</p>	<p>drawing title: LANDSCAPE WORKS Legend, Specification Notes and Details</p> <p>drawing no.: LA-WD-02(A)</p>	<p>date: December 2023</p> <p>job no.: BAR-017</p> <p>rev no.:</p> <p>scale:</p>	<p>ROCKHAMPTON REGIONAL COUNCIL APPROVED PLANS</p> <p>These plans are approved subject to the current conditions of approval associated with Development Permit No.: D/178-2023 Dated: 29 May 2024</p>
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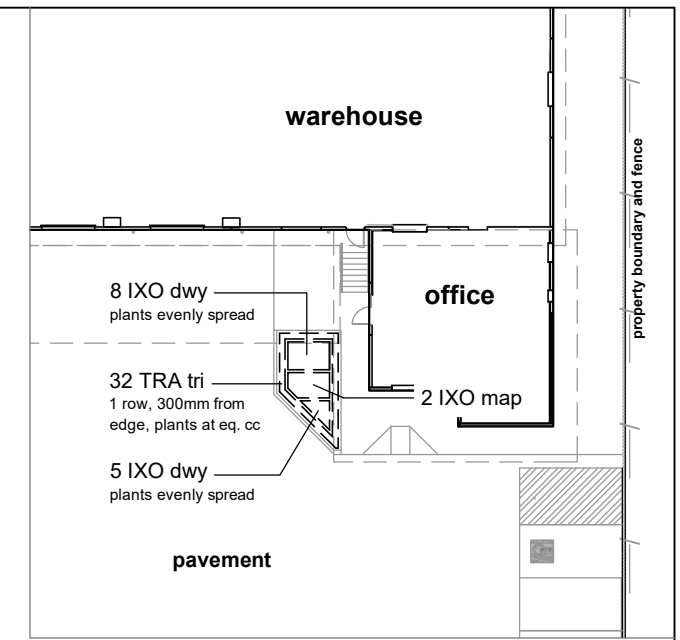
PLANT SCHEDULE

Code	Species	Size	No.
CUP ana	CUPANIOPSIS anacardoides*	45 litre	2 + 1
FLI bra	FLINDERSIA brayleana	45 litre	5
XAN chr	XANTHESTEMON chrysanthus	45 litre	9
AUS dul	AUSTROMYRTUS dulcis	140mm	228
CAL cac	CALLISTEMON Captain Cook	140mm	102
CAL psp	CALLISTEMON Purple Splendour	200mm	28
CAL wif	CALLISTEMON Wildfire	200mm	45
DIA cae	DIANELLA caerulea	tube	188
IXO dwy	IXORA dwarf yellow	140mm	13
IXO map	IXORA Malay Pink	200mm	2
LIR evg	LIRIOPE Evergreen Giant	125mm	56
MEL cit	MELALEUCA Claret Tops	140mm	70
MEL ldr	MELALEUCA Little Red	200mm	5
TRA tri	TRACHELOSPERMUM tricolor	125mm	32

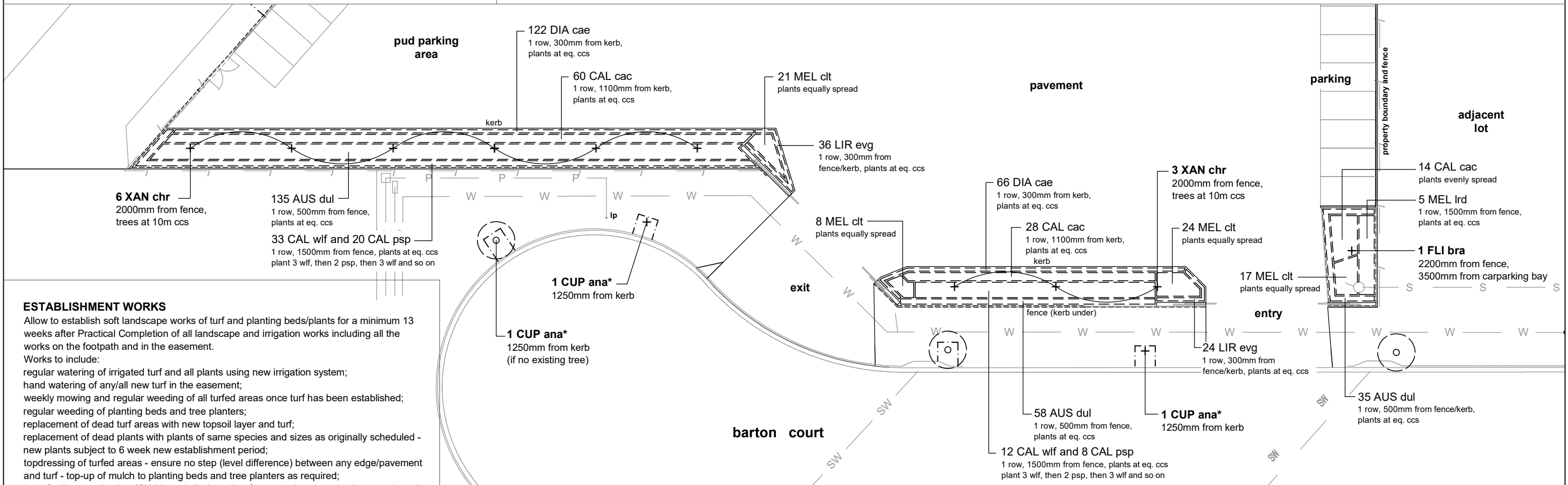
NOTES:
 * denotes assumed species of existing street trees based on Google Street View - if an alternative species, new trees to match existing tree species;
 an additional street tree may be required if the existing street tree where shown is unhealthy and requires replacement - confirm any replacement with Council;
 plant species have been selected on the basis that a permanent, underground irrigation system is to be installed as part of these works;
 staking - stake street/easement trees as specified and as detailed - all other trees only require staking if tree requires support (where these trees require staking use only a single stake as per street tree stakes and tie tree to stake with hessian or similar material).



planting plan - inset A
1:200 at A1



planting plan - inset B
1:200 at A1



surface finishes plan - inset C
1:200 at A1

ESTABLISHMENT WORKS

Allow to establish soft landscape works of turf and planting beds/plants for a minimum 13 weeks after Practical Completion of all landscape and irrigation works including all the works on the footpath and in the easement.
 Works to include:
 regular watering of irrigated turf and all plants using new irrigation system;
 hand watering of any/all new turf in the easement;
 weekly mowing and regular weeding of all turfed areas once turf has been established;
 regular weeding of planting beds and tree planters;
 replacement of dead turf areas with new topsoil layer and turf;
 replacement of dead plants with plants of same species and sizes as originally scheduled - new plants subject to 6 week new establishment period;
 topdressing of turfed areas - ensure no step (level difference) between any edge/pavement and turf - top-up of mulch to planting beds and tree planters as required;
 lawn fertiliser application (CK 88 or similar) to all turf at week 6 and week 12 - water in well;
 application of Dynamic Lifter or equal plant fertiliser at week 8 to all plants/planting beds at rates as recommended by Manufacturer;
 remove any/all coppice growth from all trees - tree to achieve high growing canopy - do not topiary trees;
 leave site in clean condition with healthy plants and all turf exhibiting strong growth and all areas are weed free.

ROCKHAMPTON REGIONAL COUNCIL
APPROVED PLANS
 These plans are approved subject to the current conditions of approval associated with
Development Permit No.: D/178-2023
Dated: 29 May 2024

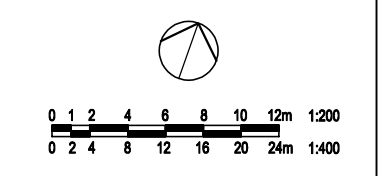
MADDEN
 Landscape Architects Pty Ltd
 Sunshine Coast
 M: 0407 632833
 Email: lawrie@bigpond.net.au

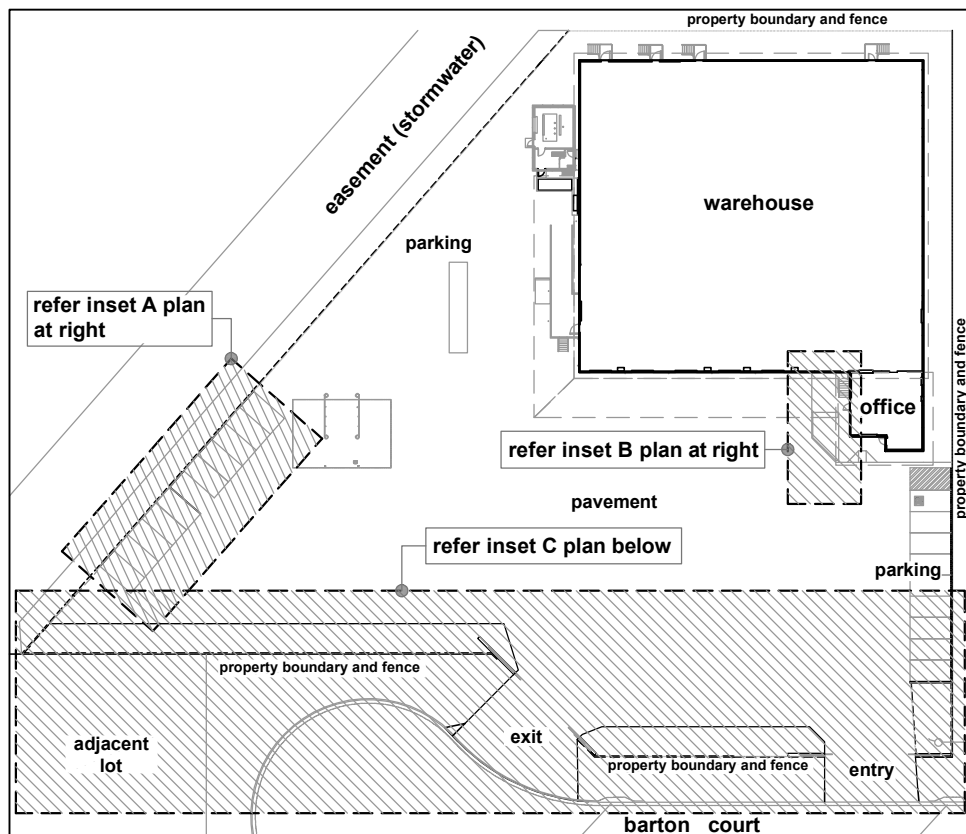
status:
 Dec 2023 Plan issued for OP Works approval and construction
 revisions:
 REV A Feb 29 2024 Change in carpark layout and Office size reduced

project:
WAREHOUSE and OFFICE
 14 Barton Court, Parkhurst
 client:
Blenner Investments Pty Ltd

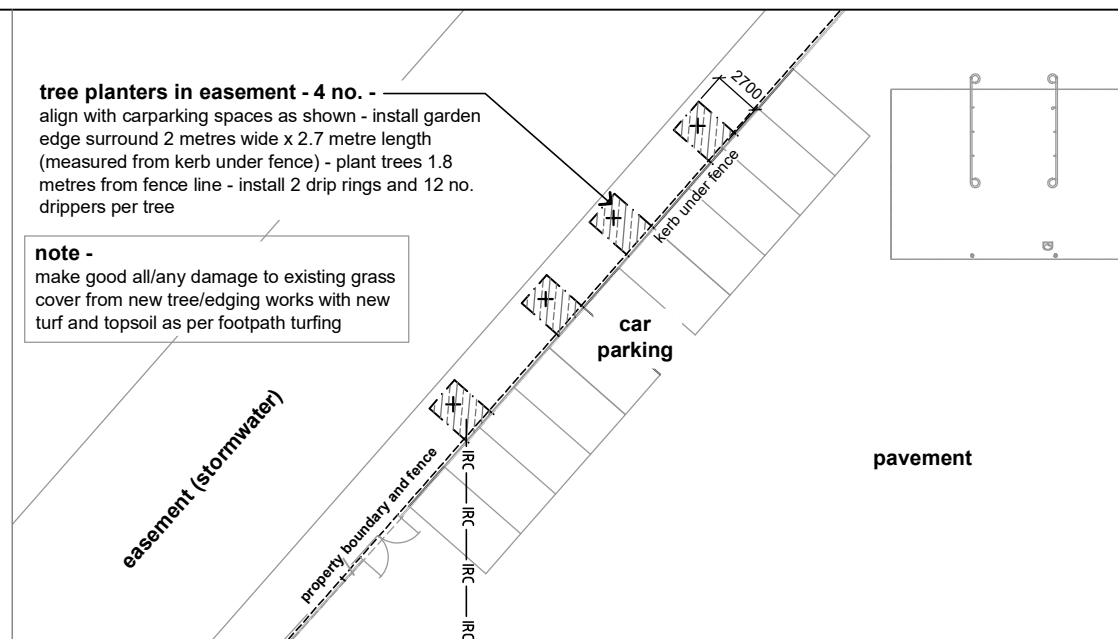
drawing title:
LANDSCAPE WORKS
 Planting Plans, Schedules and Specification
 drawing no.:
LA-WD-03(A)

date:
 December 2023
 job no.:
 BAR-017
 rev no.:
 scale:
 1:200 at A1, 1:400 at A3

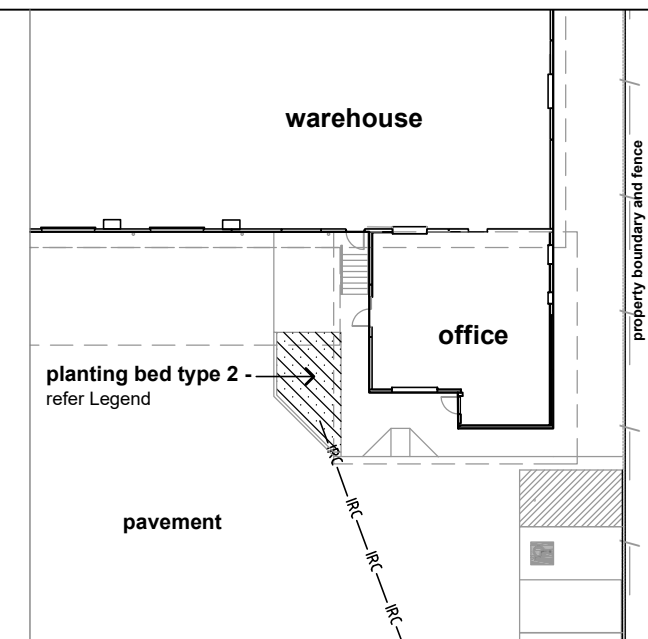




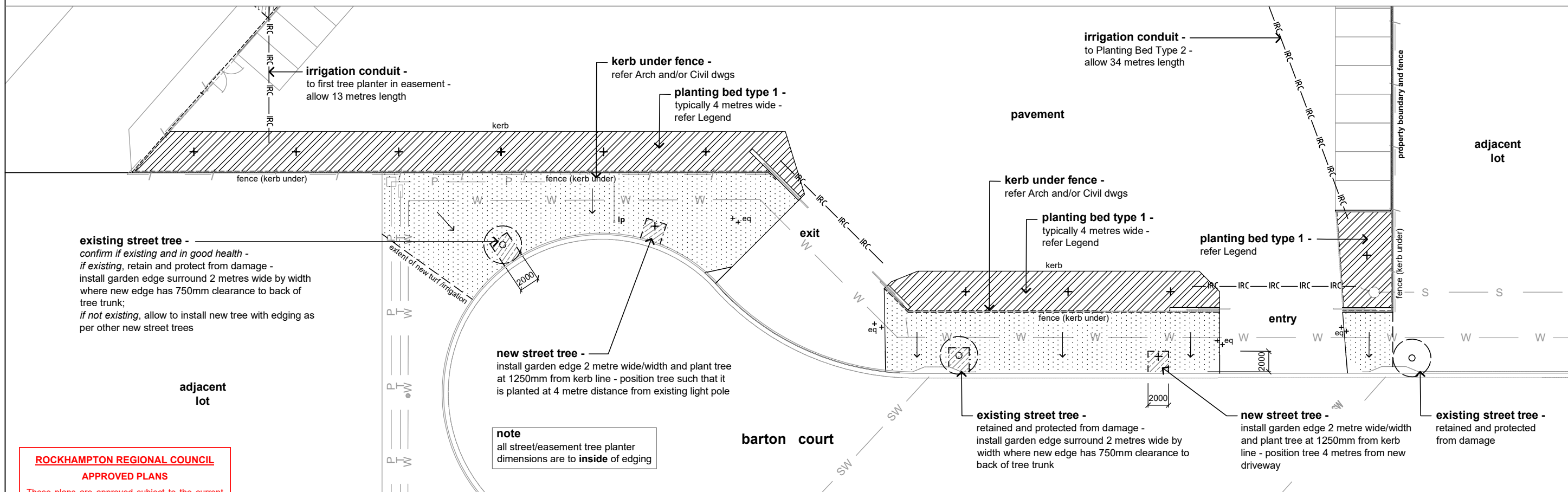
site plan
1:1000 at A1



surface finishes plan - inset A
1:200 at A1



surface finishes plan - inset B
1:200 at A1



surface finishes plan - inset C
1:200 at A1

ROCKHAMPTON REGIONAL COUNCIL

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drawing title:
LANDSCAPE WORKS
Site Plan and Surface Finishes Plan
drawing no.:
LA-WD-01(A)

date:
December 2023
job no.:
BAR-017
rev no.:
scale:
1:200 at A1, 1:400 at A3

