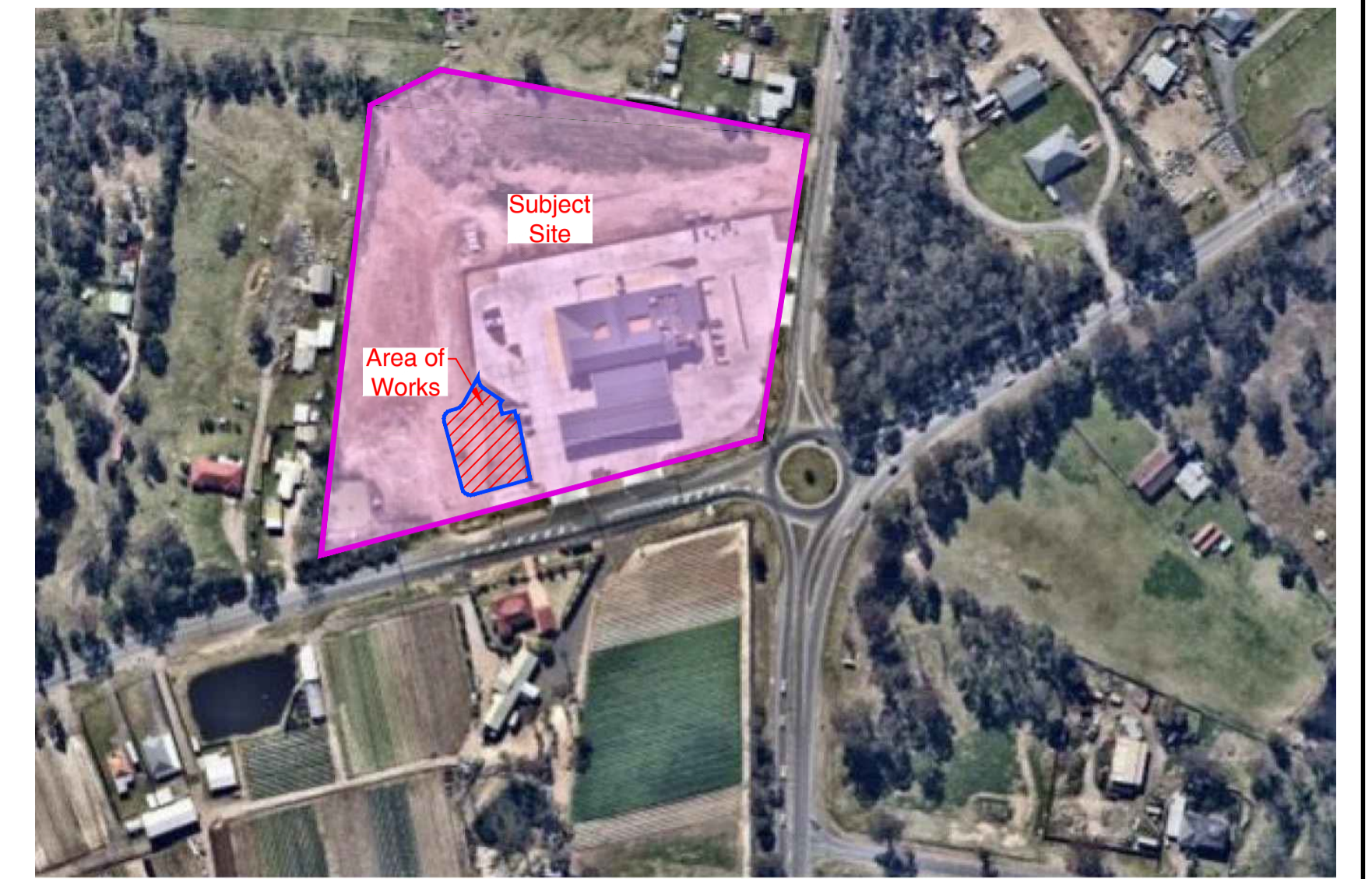


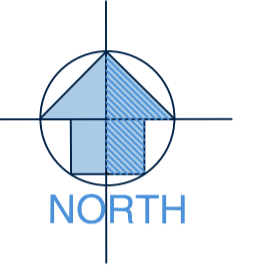
No. 1-21  
DP 215949, Lot 3  
36,300 M<sup>2</sup>

# EXISTING CONDITIONS OVERALL SITE PLAN

SCALE 1 : 500



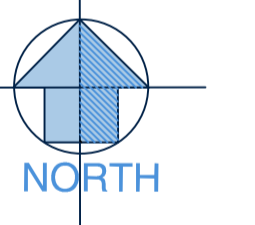
## AERIAL IMAGE



SCALE- NTS  
Source: Neapmap, Image Date: 7th Oct 2020



## LOCALITY PLAN

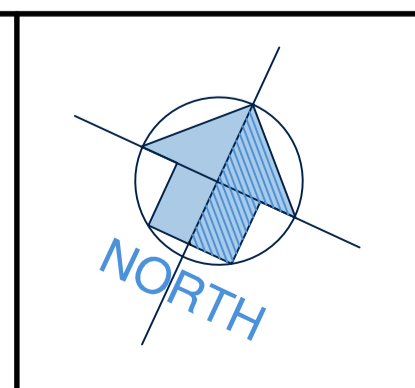


SCALE- NTS  
Source: SixMap, Image Date: 7th Oct 2020

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**PROPOSED CAR WASH ADDITION**

AT: LOT 3, 1-21 CRANE BROOK ROAD,  
CRANE BROOK, NSW, 2749.  
FOR: CARWASH WORLD PTY LTD  
Drawn: T. MICHAELS  
Designed: T. MICHAELS

MEMBER  
**bda.v.**  
Building Designers Association Victoria

**TMC Building Design Group**  
P.O. Box 3494, Mornington, VIC, 3931. Phone No. 0416 114 573  
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Scale: 1:100 (A1) Date: NOV 2020 Issue:  
Sheet No: 1 of 8. Job No: 20-026 DA **A**



### SERVICES LEGEND

- ESWD Existing Stormwater Drainage
- E Existing Power Lines

**WARNING:**  
The existing services shown on this plan have been derived either from field survey or plotted from records of the relevant authorities and no guarantee is given as to their accuracy. It is the responsibility of the contractor to verify on site the location of all services prior to the commencement of works.



SITE ANALYSIS	
BUILDING TYPE - CAR WASH	ROOF AREA
Auto Bay Roofed Areas	95.8 M <sup>2</sup>
Auto Bay Entry Canopy Roofed Area	55.8 M <sup>2</sup>
Self-Serve Wash Bay Roofed Areas	182.3 M <sup>2</sup>
Secure Storage/Plant Room Roofed Area	60.8 M <sup>2</sup>
Plant Room Entry Door Roofed Area	3.8 M <sup>2</sup>
Vending /Change Roofed Area	7.7 M <sup>2</sup>
Vacuum Bay Roofed Area	139.0 M <sup>2</sup>
Oil Separator Roofed Area	7.4 M <sup>2</sup>
Storage Shed	15.0 M <sup>2</sup>
Car spaces provided in Carwash Bays	5 Car Spaces
Car spaces queuing for Carwash (MIN)	13 Car Spaces
Car spaces provided in Vacuum Bays	4 Car Spaces
Car space provided for Employee/s	2 Car Spaces
<b>Total Car Wash Roofed Area</b>	<b>567.6 M<sup>2</sup></b>
<b>Total Car Wash Floor Area</b>	<b>451.0 M<sup>2</sup></b>
<b>Total Car Wash Site Area</b>	<b>1,607 M<sup>2</sup></b>
Existing Service Station + Fuel Canopy Area	3,237.9 M <sup>2</sup>
Existing Service Station Overall Site Area*	14,494 M <sup>2</sup>
<b>Total Site Area</b>	<b>36,300 M<sup>2</sup></b>
Percentage Site Coverage- Car Wash	4.4 %
Percentage Service Station Area	39.9 %
Percentage Un-Developed Area	55.6 %

\*The Car Wash development takes up 864 M<sup>2</sup> of the existing Service Station site. The total service station site has therefore been reduced by this amount from the original size of 14,494M<sup>2</sup>.

### CARWASH & VACUUM BAY AREA MATERIALS SCHEDULE

Walls	Concrete panels with painted (or similar) finish
Roof	Steel deck roof curved for the Self-Serve Wash Bay roof. Steel deck roof sloped at 2° for the Auto Wash Bay + Plant Room roofed areas. Steel deck roof sloped at 5° for other buildings. To drain into suitable sized gutters.
Fascias	Alucobond panel cladding (or similar) to all fascia trusses.
Doors	Commercial Security door + Solid core metal clad Security door to Secure Storage/Plant Room. Commercial Security roller doors to Storage Shed & Oil Separator. Auto Wash Bay clear roller doors (as required).
Rainwater Goods	Colorbond zincalume
Driveway	Coloured concrete in all Wash Bays & Vac Bays. Standard concrete in all other Driveway areas.

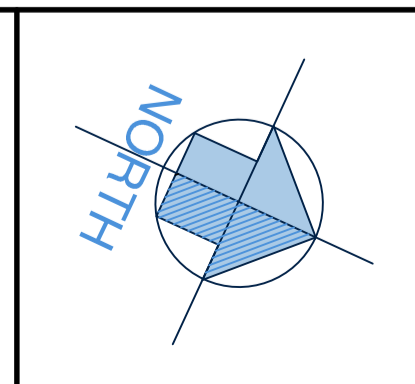
# PROPOSED CAR WASH SITE PLAN

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**PROPOSED CAR WASH ADDITION**

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CRANBROOK, NSW, 2749.  
FOR: CARWASH WORLD PTY LTD  
Drawn: T. MICHAELS  
Designed: T. MICHAELS

**TMC Building Design Group**  
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Scale: 1:100 (A1) Date: NOV 2020 Issue: 3 of 8  
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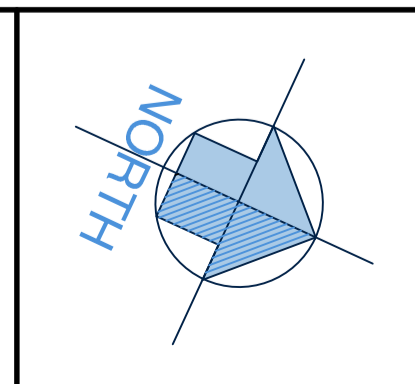
# PROPOSED CAR WASH LAYOUT PLAN

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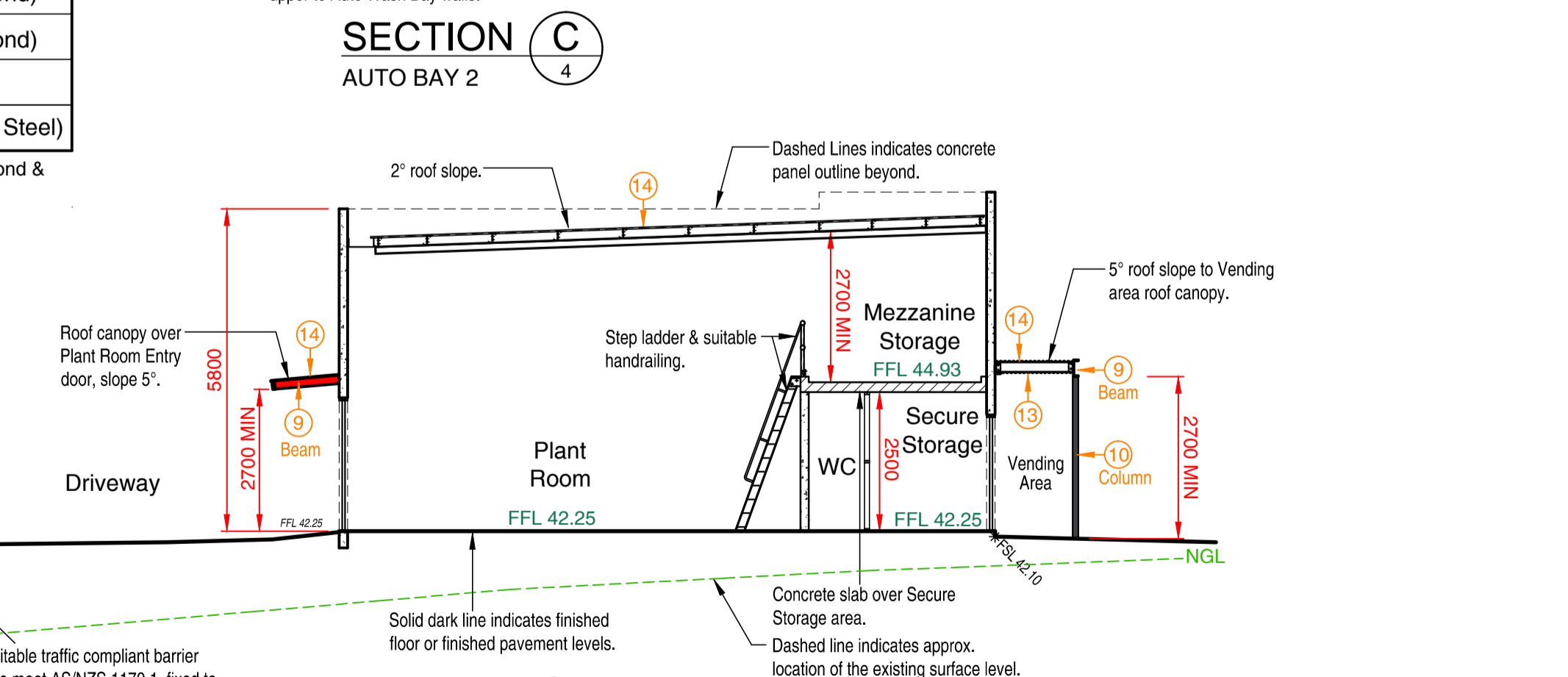
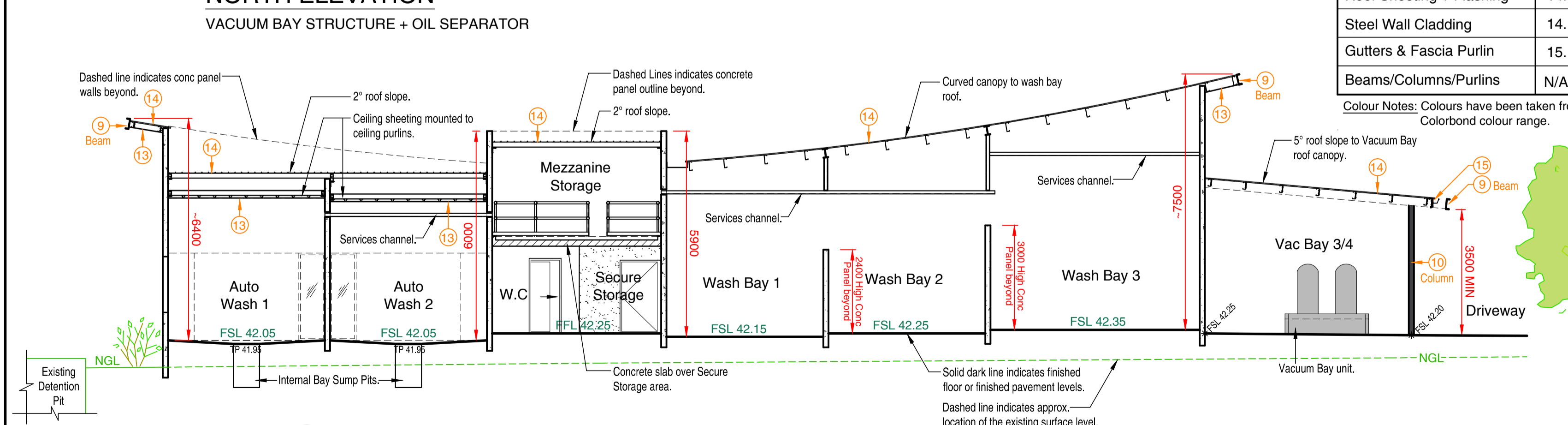
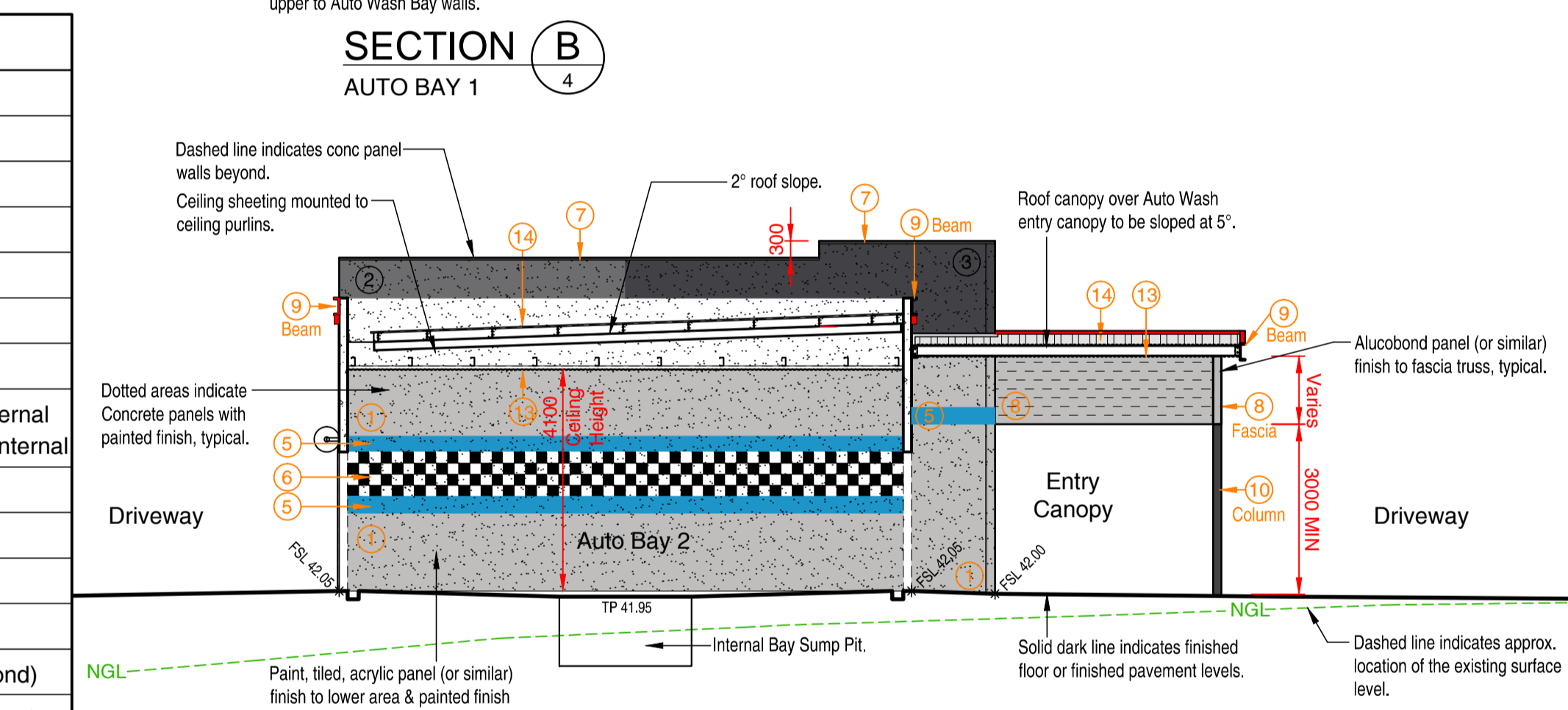
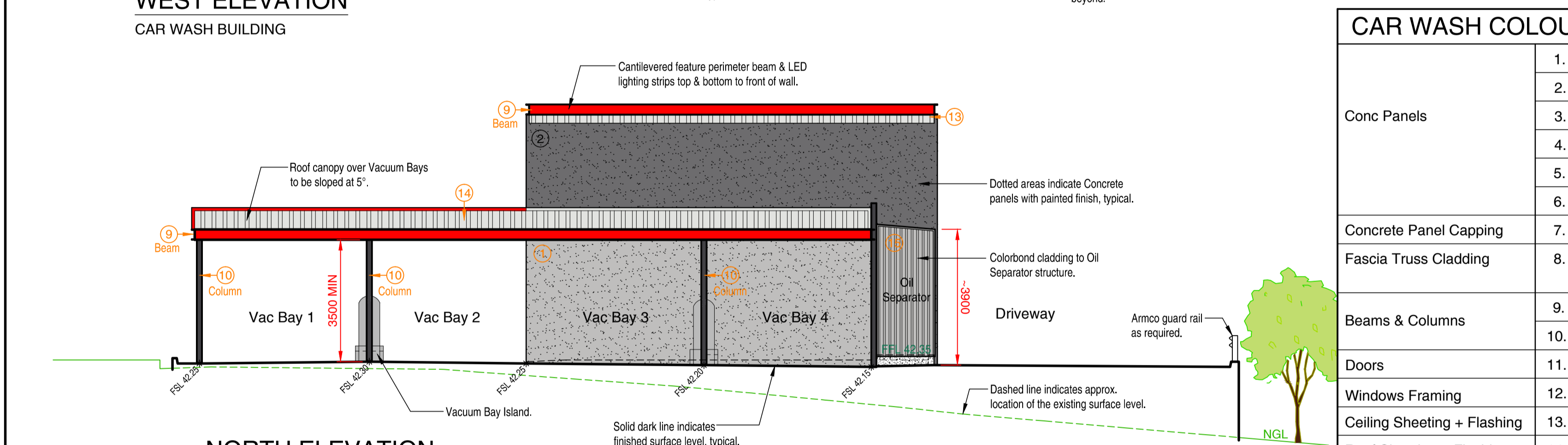
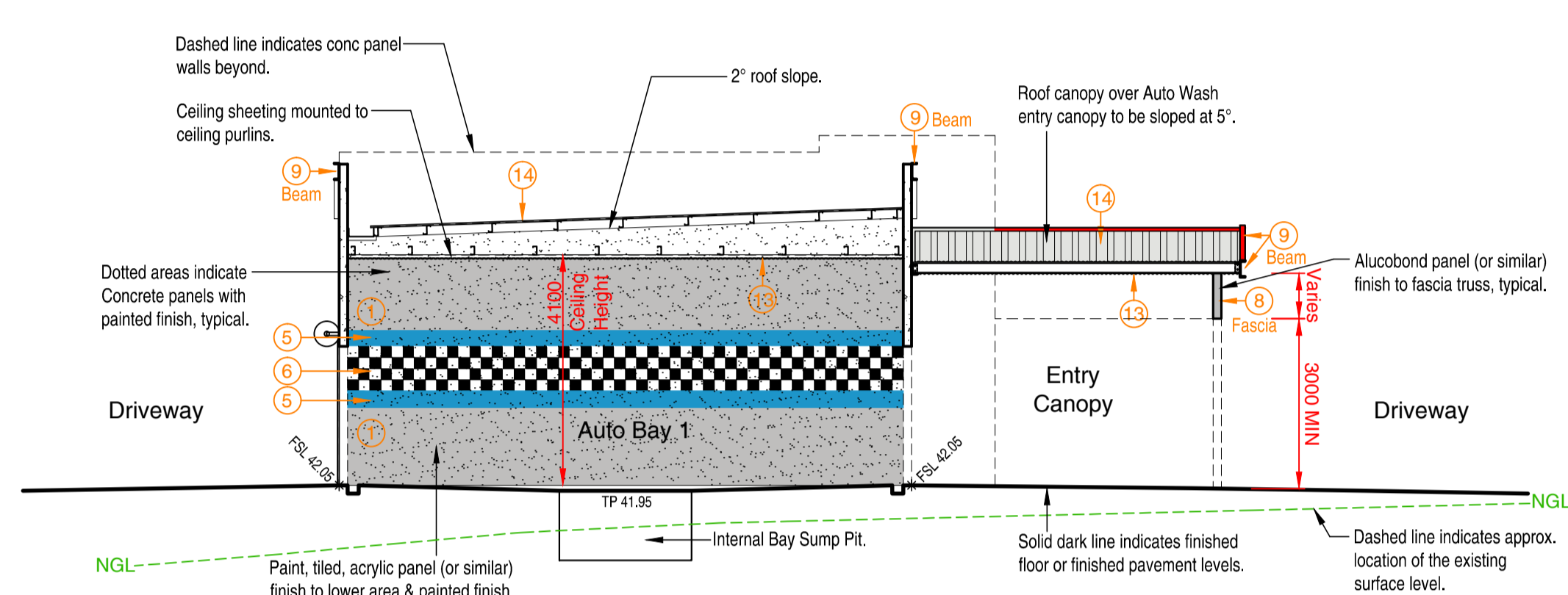
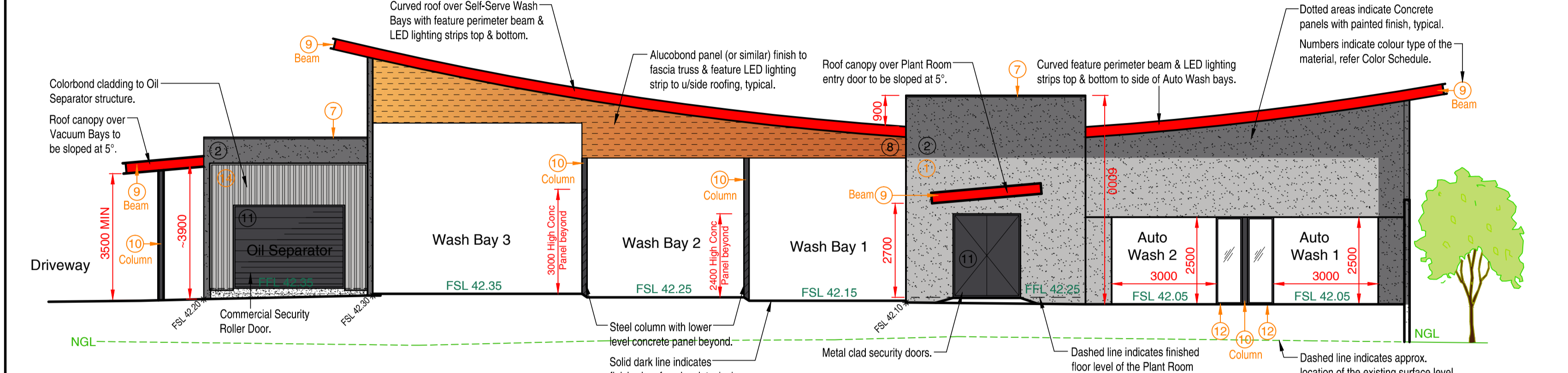
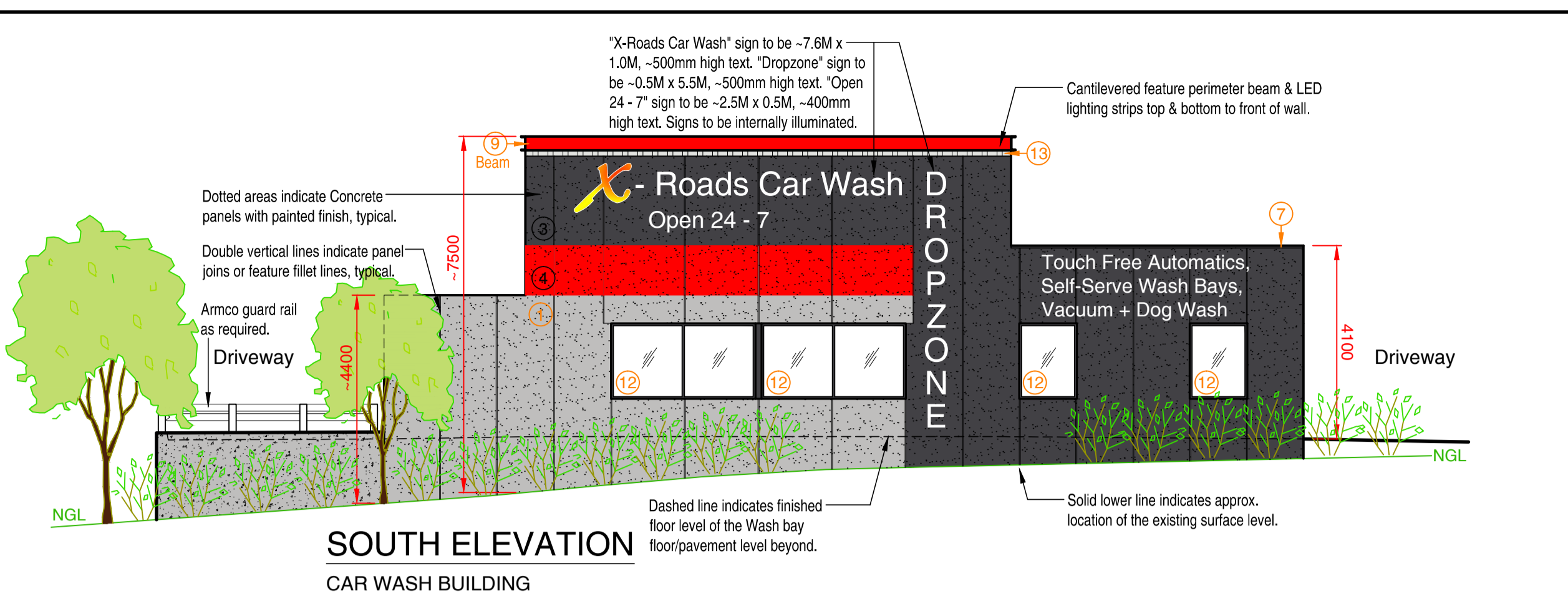
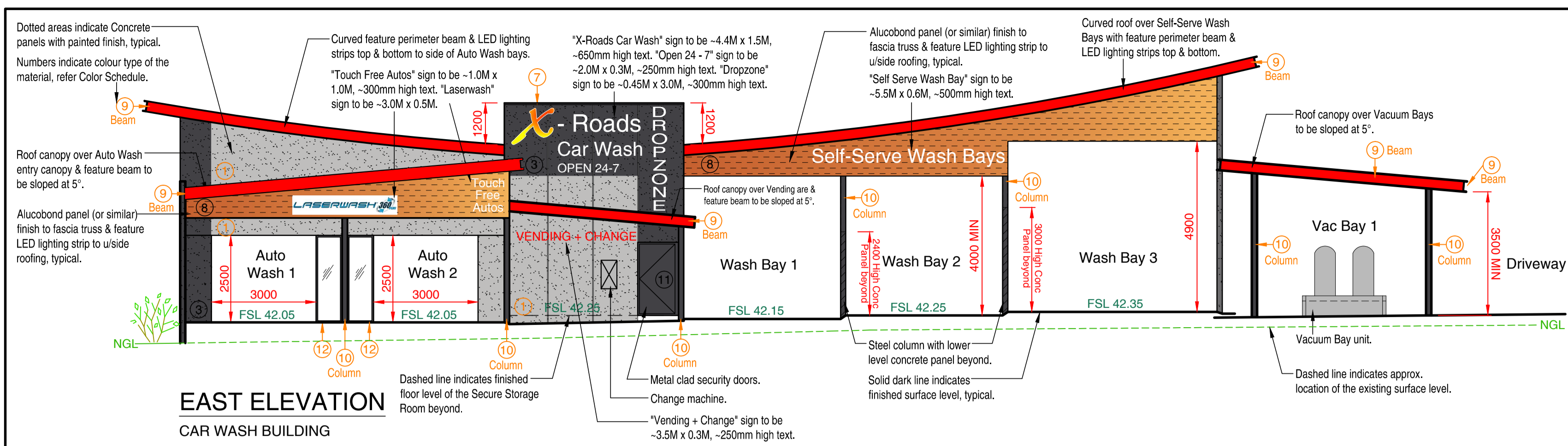
**PROPOSED CAR WASH ADDITION**

AT: LOT 3, 1-21 CRANBROOK ROAD,  
 CRANBROOK, NSW, 2749.  
 FOR: CARWASH WORLD PTY LTD

Drawn: T. MICHAELS  
 Designed: T. MICHAELS

**TMC Building Design Group**  
 P.O. Box 3494, Mornington, VIC, 3931. Phone No. 0416 114 573  
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**CAR WASH COLOUR SCHEDULE**

1.	Light Grey "Shale Grey"
2.	Medium Grey "Basalt"
3.	Dark Grey "Monument"
4.	Red
5.	Blue
6.	White/Black checkers
7.	Dark Grey "Monument"
8.	Orange-Red "Cupral"- External Light Grey "Shale Grey"- Internal
9.	Red
10.	Dark Grey "Monument"
11.	Dark Grey "Monument"
12.	Dark Grey "Monument"
13.	Cream "Surfmist" (Colorbond)
14.	Cream "Surfmist" (Colorbond)
15.	Dark Grey "Monument"
N/A	Natural finish (Galvanised Steel)

Colour Notes: Colours have been taken from the Bristol Paint Range, Alucobond & Colorbond colour range.

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TC 29 Nov 2020 8:41 PM - T:\TMC\2020\20-026 John Sewerle- Cranebrook, NSW\20-026 DA Rev A.DWG

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**PROPOSED CAR WASH ADDITION**

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FOR: CARWASH WORLD PTY LTD

Drawn: T. MICHAELS  
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MEMBER  
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# LANDSCAPING NOTES

## LANDSCAPING GENERAL NOTES:

- Contractor to verify location of all underground services prior to commencement of work (including excavating & driving tree stakes).
- All works performed must be by licensed contractors in accordance with all Australian Standards, Natspec & local Government codes & standards, and the site management plan in regard to the protection from sediment movement off the site into waterways and stormwater systems.
- These notes do not waive any responsibilities or approvals required by other authorities.
- Plant selection shall be as per Council recommendations in areas shown as landscaping on the Landscaping Layout Plan, Sh: 7.
- All plants are to be true to species and the best of their respective kinds. Plants are to have well developed root systems and plant and all other material shall be free of pests, diseases & pathogens.
- Site preparation for all garden bed areas involves 2 applications of a non-residue contact herbicide (Glyphosate or similar approved) following Manufacturer's specifications- 2 months prior to planting (the second application should be 1 month after the first). The herbicide shall be dyed red to identify exposed areas. Leave sprayed areas for a period of 10 days prior to being worked. Re-spray any weeds still alive after 10 days. Treat any nutgrass with sennapra sprayed at regular intervals applied in accordance with the Manufact spec.
- Determine pH of soil using pH kit available at most nurseries. pH should be slightly acidic to neutral - PH - 5.5 to 7.0. If pH is outside of this range contact your local nursery to obtain advice on how to improve the pH level. Some plants tolerate high or low pH levels.
- Follow up weed control is recommended after development.
- It is the proprietor's responsibility to ensure all relevant authorities are notified and requirements are met.
- There shall be a 13 week Plant Establishment Period following the approval of Practical Completion by the responsible authority & will commence following an 'On Maintenance' inspection of the 'As Constructed' landscape works. During this period the landscape contractor shall make good all defects in the scope of works. Maintenance and Establishment means the care & maintenance of the contract area by accepted horticultural practices, as well as rectifying any defects that become apparent in the work under normal use. This shall include, but shall not be limited to watering, fertilising, weeding, pruning, pest and disease control, cultivation, re-staking and replacement of any plants that fail or are damaged with plants of the same species and size.
- The Builder is to remove all trees on the site except otherwise noted on the Landscaping Plan.
- Irrigation for all Landscaped areas is to be a design and construct package (if required by the client) in accordance with local Council guidelines. If required; an approved drip irrigation system is to be supplied to all garden beds. It is the responsibility of the contractor to ensure that all irrigation meets manufacturer specs. The system is to be connected to the mains water supply or nearby stormwater overflow dam.
- Kerbing should be provided to protect all landscaped areas from vehicle encroachment by a proprietary 150mm high concrete kerb or similar.

NOTE: The Mature height and width of plants will vary according to climate, soil conditions and rainfall.

## TURF AREAS:

Install timber edging (or approved similar equivalent) between all lawn areas and garden beds as per details if required.

Where required; areas of turf are to be re-graded to provide smooth contours and are to be raked to eliminate soil clods, rubble, rock, weeds, seeds, roots (including nut grass and oxalis), material toxic to plant growth & extraneous material for a depth of 25mm MIN within the topsoil zone.

Thoroughly eradicate weeds prior to the installation of turf by approved methods such as manual removal, non-residual systemic or knock-down herbicides.

The soil attached to the turf shall be free from rubbish, sticks and other deleterious material, cut with a full 25mm remaining below the thatch of the turf.

The moisture level in the turf should be kept relatively consistent so that it is not saturated or severely dried out when laying.

The turf shall be supplied as rolls in long lengths of uniform width, not less than 300mm, and shall be in sound unbroken condition.

The moisture level in the cut turf should be kept relatively consistent so that it is not saturated or severely dried out when laying. Both of these situations can cause turf to fall apart during laying.

The type of turf to be used shall as stated on the approved Project Drawings, where not stated broad leaf buffalo shall be used for un-irrigated areas and couch for irrigated areas.

Acceptable species for this region are as follows: Kikuyu. Alternate blends or seeding techniques will be considered and must be approved by the Council Representative.

If grass on Council verge area is damaged during construction, turf should be selected to match the existing lawn type.

**When Laying Turf:**  
Sections to be turfed shall be watered within 24 hours prior to turfing at an approximate rate of 10mm of water in not less than 1 hour.

Watering is to be carried out in such a way as to not cause any scouring or erosion.

Excavate/grade all proposed new turf areas to 120mm below the desired surface level.

DO NOT excavate the surface level within 1500mm MIN or within the structural root zone (whichever is greater) of any existing tree to be retained onsite.

Rip the subgrade to 150mm, place 100mm deep imported top soil (as per Top Soil Notes). Immediately prior to laying the turf spread "Shirley's No: 17 Lawn Fertiliser" over the top soil at the recommended rate. Place the turf. Fill all joints in turf with topsoil dressing. Water thoroughly in accordance with the current weather conditions and as per the Manufacturers recommendations.

Excavate a shallow planting hole with rough & sloping sides 3 times the Ø of the root ball in highly compacted soils & 2 times the Ø minimum in all other soils where space is available & break up sides & base. Refirm base. Depth of planting hole no deeper than the height of the root ball. Plant root ball in the soil and never in the mulch. Backfill with 50/50 blend imported topsoil/site topsoil broken up to friable texture, firming progressively.

Use a slow release fertiliser (for exotic species only), or apply fertiliser specific to the individual plant's requirements. Mix slow release fertiliser with backfill material to prevent direct contact of fertiliser with tree roots.

NOTE: All trees to be healthy well grown specimens free of pests & diseases with acceptable root to shoot ratios. On sloping sites greater than 1:8 and if root ball is raised above grade, form a raised ring of soils & mulch to direct water into the root ball.

## GARDEN BED MULCH:

Mulch for all planting areas shall be forest bark mulch or similar (no fines) approved by Council. 80% of particles shall be in the size range 20-35mm in plan & 5-10mm in thickness. No particle is to exceed 50mm in plan. Mulch is to be stockpiled and thoroughly weathered prior to delivery to site. Mulch is to be free of weed material and seed, debris and foreign matter.

Contractor is to submit a 5kg bag sample to the Council Representative & Client for approval prior to delivery to site. All mulch used shall comply with the approved sample. Note: Rare timber species such as Jarrah and Red Gum must not be used.

The stems of all plants shall be kept free (ie: 100mm minimum back from tree stems) of mulch to protect the stem from possible collar rot. Top of the mulch is to be level with adjacent surface where appropriate.

All trees to be healthy specimens free of pests & diseases. Trees to be well watered a MAX of 24 hours prior to planting.

Planting shall be carried out using accepted horticultural practices with all plants conforming to the species, size and quantities indicated on the Landscape Plan and Schedule. Plants shall be thoroughly soaked through immersion in water prior to planting and if the planting soil is very dry then the planting hole is also to be filled with water and allowed to drain completely. The rootball of semi-advanced trees is to be well irrigated rather than immersed.

Backfill the hole gently. Do not tread-in any plants/trees/shrubs.

Tree watering post planting (and prior to mulching), provide a MIN of 10 litres or water for tree in a 45 litre pot to the newly planted tree per 7 days. Water at a slow rate so as not to displace mulch. For trees in pot size larger than 45 litres. Provide quantity of water one third of that pot size.

Tree watering post planting (and prior to mulching), provide a MIN of 10 litres or water for tree in a 45 litre pot to the newly planted tree per 7 days. Water at a slow rate so as not to displace mulch. For trees in pot size larger than 45 litres. Provide quantity of water one third of that pot size.

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## GARDEN BEDS:

All garden beds shall be excavated to a minimum depth of 300mm. Where possible, site soil should be stockpiled and used for the garden beds. Subgrade within planting areas is to be ripped to a minimum depth of 150mm and cultivated with gypsum at a rate of 2.5kg/m<sup>2</sup>. All soil, whether existing on site or imported must meet the requirements as stated in the "Top Soil & Testing" notes.

The subsoil is to be graded & lightly compacted to re-establish a finished soil level of a minimum of 300mm below paving level throughout. The soil is to be evenly compacted throughout to approximately 70% modified maximum dry density.

Supply and place 200mm minimum depth of approved garden soil, compliant with Technical Note 4 of the 'Subdivision Landscape works Practical Completion & Handover Procedures Manual' to establish a finished grade that is 100mm below paving and general levels throughout.

Supply and place 100mm depth of approved mulch.

The recommended fertiliser is Agriform pellets applied at a rate of 20H 21G tablets per planting hole. Fertiliser is to be placed in the bottom of the hole & covered with some soil prior to planting to prevent the fertiliser coming into direct contact with the roots.

Place water crystals at a rate of 250mm expanded crystals per planting hole.

The recommended fertiliser is Agriform pellets applied at a rate of 20H 21G tablets per planting hole. Fertiliser is to be placed in the bottom of the hole & covered with some soil prior to planting to prevent the fertiliser coming into direct contact with the roots.

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## TOP SOIL & TESTING:

Where possible site topsoil should be used for the garden beds. In acquiring site soil, the top 100mm layer shall be stripped of soil and vegetation and stockpiled on the site.

All top soil shall conform to AS 4419 "Soils for landscaping & Garden Use" & shall be a good quality landscaping soil mix imported from an approved source.

Soil for use in garden beds may then be obtained from the site provided the soil meets the requirements below:

**Existing Soil:**

- Free from perennial weeds and their roots, bulbs or rhizomes;
- Free from building rubble, including bricks, concrete, plaster, timber, oil or any other matter deleterious to plant growth;
- Free from rocks or stones greater than 5mm Ø, but in any case, to have less than 5% stone by dry weight;
- Texture to be light to medium friable.

It is imperative that existing site topsoil be used in tree planting areas to help reduce the risk of root girdling and subsequent tree failure.

**Imported Soil:**

- Top soil is to be laid over a prepared sub-base which has had any materials damaging to plant growth (eg: rubble and large rocks) removed;
- Should imported soils be required, provide samples of a one litre bag for approval;
- The subsoil shall be ripped and cultivated to a depth of 300mm minimum to combine with existing soil/base;
- No imported top soil is to be used within the root zones of trees or shrubs to be retained. No cultivation of existing soil is to take place within this area. Holes (eg: as the result of plant removal) and uneven soil levels may be patched using imported topsoil as specified;
- Imported top soil is to be lightly and uniformly compacted in 150mm layers to a minimum depth of 300mm on excavated planting beds, 450mm in tree planting areas and cultivated into the existing site soil to a minimum depth of 150mm;
- Free from perennial weeds & their roots, bulbs, rhizomes or salts;
- Free from building rubble, including bricks, concrete, plaster, timber, oil or any other matter deleterious to plant growth;
- Free from rocks or stones greater than 5mm Ø, but in any case, to have less than 5% stone by dry weight;
- Texture to be light to medium friable (sandy loam);
- It shall contain approximately 70% sandy loam & 30% composted or mature organic matter;
- PH to be 5.5 - 7.0;
- It shall be free from silt/clay material & not contain chemical fertilizers;
- Non-hydrophobic.

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# LANDSCAPING NOTES

## LANDSCAPING GENERAL NOTES:

- Contractor to verify location of all underground services prior to commencement of work (including excavating & driving tree stakes).
- All works performed must be by licensed contractors in accordance with all Australian Standards, Natspec & local Government codes & standards, and the site management plan in regard to the protection from sediment movement off the site into waterways and stormwater systems.
- These notes do not waive any responsibilities or approvals required by other authorities.
- Plant selection shall be as per Council recommendations in areas shown as landscaping on the Landscaping Layout Plan, Sh: 7.
- All plants are to be true to species and the best of their respective kinds. Plants are to have well developed root systems and plant and all other material shall be free of pests, diseases & pathogens.
- Site preparation for all garden bed areas involves 2 applications of a non-residue contact herbicide (Glyphosate or similar approved) following Manufacturer's specifications- 2 months prior to planting (the second application should be 1 month after the first). The herbicide shall be dyed red to identify exposed areas. Leave sprayed areas for a period of 10 days prior to being worked. Re-spray any weeds still alive after 10 days. Treat any nutgrass with sennapra sprayed at regular intervals applied in accordance with the Manufact spec.
- Determine pH of soil using pH kit available at most nurseries. pH should be slightly acidic to neutral - PH - 5.5 to 7.0. If pH is outside of this range contact your local nursery to obtain advice on how to improve the pH level. Some plants tolerate high or low pH levels.
- Follow up weed control is recommended after development.
- It is the proprietor's responsibility to ensure all relevant authorities are notified and requirements are met.
- There shall be a 13 week Plant Establishment Period following the approval of Practical Completion by the responsible authority & will commence following an 'On Maintenance' inspection of the 'As Constructed' landscape works. During this period the landscape contractor shall make good all defects in the scope of works. Maintenance and Establishment means the care & maintenance of the contract area by accepted horticultural practices, as well as rectifying any defects that become apparent in the work under normal use. This shall include, but shall not be limited to watering, fertilising, weeding, pruning, pest and disease control, cultivation, re-staking and replacement of any plants that fail or are damaged with plants of the same species and size.
- The Builder is to remove all trees on the site except otherwise noted on the Landscaping Plan.
- Irrigation for all Landscaped areas is to be a design and construct package (if required by the client) in accordance with local Council guidelines. If required; an approved drip irrigation system is to be supplied to all garden beds. It is the responsibility of the contractor to ensure that all irrigation meets manufacturer specs. The system is to be connected to the mains water supply or nearby stormwater overflow dam.
- Kerbing should be provided to protect all landscaped areas from vehicle encroachment by a proprietary 150mm high concrete kerb or similar.

NOTE: The Mature height and width of plants will vary according to climate, soil conditions and rainfall.

## TURF AREAS:

Install timber edging (or approved similar equivalent) between all lawn areas and garden beds as per details if required.

Where required; areas of turf are to be re-graded to provide smooth contours and are to be raked to eliminate soil clods, rubble, rock, weeds, seeds, roots (including nut grass and oxalis), material toxic to plant growth & extraneous material for a depth of 25mm MIN within the topsoil zone.

Thoroughly eradicate weeds prior to the installation of turf by approved methods such as manual removal, non-residual systemic or knock-down herbicides.

The soil attached to the turf shall be free from rubbish, sticks and other deleterious material, cut with a full 25mm remaining below the thatch of the turf.

The moisture level in the turf should be kept relatively consistent so that it is not saturated or severely dried out when laying.

The turf shall be supplied as rolls in long lengths of uniform width, not less than 300mm, and shall be in sound unbroken condition.

The moisture level in the cut turf should be kept relatively consistent so that it is not saturated or severely dried out when laying. Both of these situations can cause turf to fall apart during laying.

The type of turf to be used shall as stated on the approved Project Drawings, where not stated broad leaf buffalo shall be used for un-irrigated areas and couch for irrigated areas.

Acceptable species for this region are as follows: Kikuyu. Alternate blends or seeding techniques will be considered and must be approved by the Council Representative.

If grass on Council verge area is damaged during construction, turf should be selected to match the existing lawn type.

**When Laying Turf:**  
Sections to be turfed shall be watered within 24 hours prior to turfing at an approximate rate of 10mm of water in not less than 1 hour.

Watering is to be carried out in such a way as to not cause any scouring or erosion.

Excavate/grade all proposed new turf areas to 120mm below the desired surface level.

DO NOT excavate the surface level within 1500mm MIN or within the structural root zone (whichever is greater) of any existing tree to be retained onsite.

Rip the subgrade to 150mm, place 100mm deep imported top soil (as per Top Soil Notes). Immediately prior to laying the turf spread "Shirley's No: 17 Lawn Fertiliser" over the top soil at the recommended rate. Place the turf. Fill all joints in turf with topsoil dressing. Water thoroughly in accordance with the current weather conditions and as per the Manufacturers recommendations.

Excavate a shallow planting hole with rough & sloping sides 3 times the O of the root ball in highly compacted soils & 2 times the O minimum in all other soils where space is available & break up sides & base. Refirm base. Depth of planting hole no deeper than the height of the root ball. Plant root ball in the soil and never in the mulch. Backfill with 50/50 blend imported topsoil/site topsoil broken up to friable texture, firming progressively.

Use a slow release fertiliser (for exotic species only), or apply fertiliser specific to the individual plant's requirements. Mix slow release fertiliser with backfill material to prevent direct contact of fertiliser with tree roots.

NOTE: All trees to be healthy well grown specimens free of pests & diseases with acceptable root to shoot ratios. On sloping sites greater than 1:8 and if root ball is raised above grade, form a raised ring of soils & mulch to direct water into the root ball.

## GARDEN BED MULCH:

Mulch for all planting areas shall be forest bark mulch or similar (no fines) approved by Council. 80% of particles shall be in the size range 20-35mm in plan & 5-10mm in thickness. No particle is to exceed 50mm in plan. Mulch is to be stockpiled and thoroughly weathered prior to delivery to site. Mulch is to be free of weed material and seed, debris and foreign matter.

Contractor is to submit a 5kg bag sample to the Council Representative & Client for approval prior to delivery to site. All mulch used shall comply with the approved sample. Note: Rare timber species such as Jarrah and Red Gum must not be used.

The stems of all plants shall be kept free (ie: 100mm minimum back from tree stems) of mulch to protect the stem from possible collar rot. Top of the mulch is to be level with adjacent surface where appropriate.

All trees to be healthy specimens free of pests & diseases. Trees to be well watered a MAX of 24 hours prior to planting.

Planting shall be carried out using accepted horticultural practices with all plants conforming to the species, size and quantities indicated on the Landscape Plan and Schedule. Plants shall be thoroughly soaked through immersion in water prior to planting and if the planting soil is very dry then the planting hole is also to be filled with water and allowed to drain completely. The rootball of semi-advanced trees is to be well irrigated rather than immersed.

Backfill the hole gently. Do not tread-in any plants/trees/shrubs.

Tree watering post planting (and prior to mulching), provide a MIN of 10 litres or water for tree in a 45 litre pot to the newly planted tree per 7 days. Water at a slow rate so as not to displace mulch. For trees in pot size larger than 45 litres. Provide quantity of water one third of that pot size.

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## GARDEN BEDS:

All garden beds shall be excavated to a minimum depth of 300mm. Where possible, site soil should be stockpiled and used for the garden beds. Subgrade within planting areas is to be ripped to a minimum depth of 150mm and cultivated with gypsum at a rate of 2.5kg/m<sup>2</sup>. All soil, whether existing on site or imported must meet the requirements as stated in the "Top Soil & Testing" notes.

The subsoil is to be graded & lightly compacted to re-establish a finished soil level of a minimum of 300mm below paving level throughout. The soil is to be evenly compacted throughout to approximately 70% modified maximum dry density.

Supply and place 200mm minimum depth of approved garden soil, compliant with Technical Note 4 of the 'Subdivision Landscape works Practical Completion & Handover Procedures Manual' to establish a finished grade that is 100mm below paving and general levels throughout.

Supply and place 100mm depth of approved mulch.

The recommended fertiliser is Agriform pellets applied at a rate of 20H 21G tablets per planting hole. Fertiliser is to be placed in the bottom of the hole & covered with some soil prior to planting to prevent the fertiliser coming into direct contact with the roots.

Place water crystals at a rate of 250mm expanded crystals per planting hole.

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## TOP SOIL & TESTING:

Where possible site topsoil should be used for the garden beds. In acquiring site soil, the top 100mm layer shall be stripped of soil and vegetation and stockpiled on the site.

All top soil shall conform to AS 4419 "Soils for landscaping & Garden Use" & shall be a good quality landscaping soil mix imported from an approved source.

Soil for use in garden beds may then be obtained from the site provided the soil meets the requirements below:

**Existing Soil:**

- Free from perennial weeds and their roots, bulbs or rhizomes;
- Free from building rubble, including bricks, concrete, plaster, timber, oil or any other matter deleterious to plant growth;
- Free from rocks or stones greater than 5mm Ø, but in any case, to have less than 5% stone by dry weight;
- Texture to be light to medium friable.

It is imperative that existing site topsoil be used in tree planting areas to help reduce the risk of root girdling and subsequent tree failure.

**Imported Soil:**

- Top soil is to be laid over a prepared sub-base which has had any materials damaging to plant growth (eg: rubble and large rocks) removed;
- Should imported soils be required, provide samples of a one litre bag for approval;
- The subsoil shall be ripped and cultivated to a depth of 300mm minimum to combine with existing soil/base;
- No imported top soil is to be used within the root zones of trees or shrubs to be retained. No cultivation of existing soil is to take place within this area. Holes (eg: as the result of plant removal) and uneven soil levels may be patched using imported topsoil as specified;
- Imported top soil is to be lightly and uniformly compacted in 150mm layers to a minimum depth of 300mm on excavated planting beds, 450mm in tree planting areas and cultivated into the existing site soil to a minimum depth of 150mm;
- Free from perennial weeds & their roots, bulbs, rhizomes or salts;
- Free from building rubble, including bricks, concrete, plaster, timber, oil or any other matter deleterious to plant growth;
- Free from rocks or stones greater than 5mm Ø, but in any case, to have less than 5% stone by dry weight;
- Texture to be light to medium friable (sandy loam);
- It shall contain approximately 70% sandy loam & 30% composted or mature organic matter;
- PH to be 5.5 - 7.0;
- It shall be free from silt/clay material & not contain chemical fertilizers;
- Non-hydrophobic.

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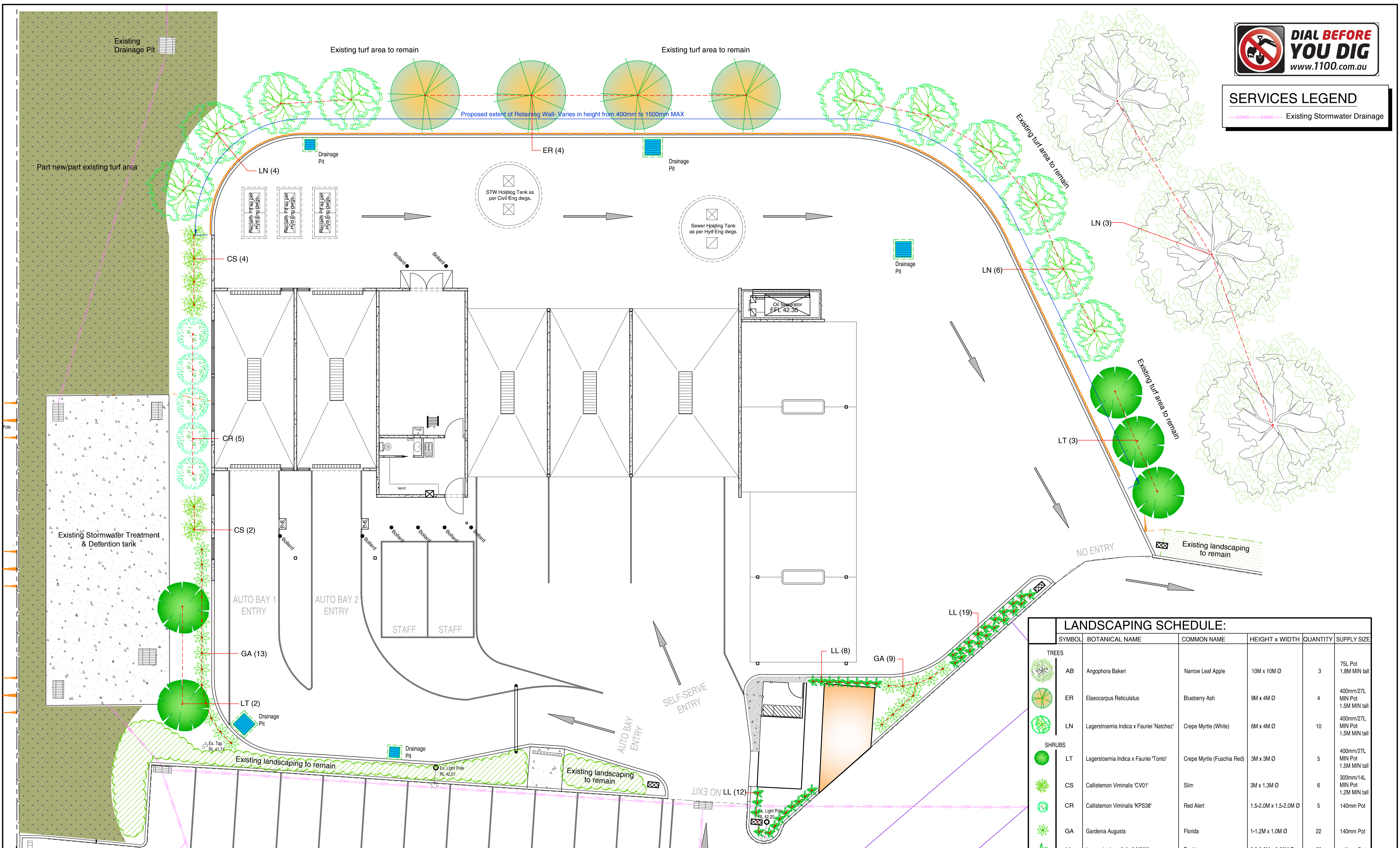
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- If the material is



**SERVICES LEGEND**

— ESWD — ESWD — Existing Stormwater Drainage



LANDSCAPING SCHEDULE:					
SYMBOL	BOTANICAL NAME	COMMON NAME	HEIGHT x WIDTH	QUANTITY	SUPPLY SIZE
<b>TREES</b>					
AB	Angophora Bakeri	Narrow Leaf Apple	10M x 10M Ø	3	75L Pot 1.8M MIN tall
ER	Elaeocarpus Reticulatus	Blueberry Ash	9M x 4M Ø	4	400mm/27L MIN Pot 1.5M MIN tall
LN	Lagerstroemia Indica x Fauriei 'Natchez'	Crepe Myrtle (White)	6M x 4M Ø	10	400mm/27L MIN Pot 1.5M MIN tall
<b>SHRUBS</b>					
LT	Lagerstroemia Indica x Fauriei 'Tonto'	Crepe Myrtle (Fuschia Red)	3M x 3M Ø	5	400mm/27L MIN Pot 1.5M MIN tall
CS	Callistemon Viminalis 'CV01'	Slim	3M x 1.3M Ø	6	300mm/14L MIN Pot 1.2M MIN tall
CR	Callistemon Viminalis 'KPS38'	Red Alert	1.5-2.0M x 1.5-2.0M Ø	5	140mm Pot
GA	Gardenia Augusta	Florida	1-1.2M x 1.0M Ø	22	140mm Pot
LL	Lomandra Longifolia 'LM300'	Tankia	0.5-0.6M x 0.65M Ø	39	140mm Pot
<b>TURF</b>					
KG	Kikuyu Grass	Green John	N/A	As needed	N/A

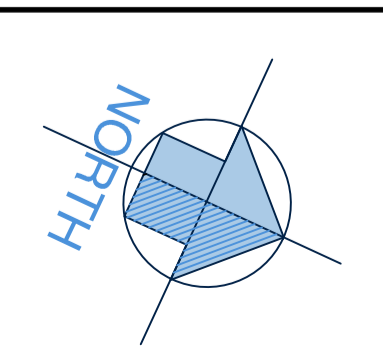
**PROPOSED CAR WASH LANDSCAPING PLAN**

SCALE 1 : 100



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ISSUE	DESCRIPTION	DATE
A	Issued For DA Planning Approval	29-11-2020
TC 29 Nov 2020 8:41 PM - T:\TMC\2020\20-026 John Sewerle- Cranebrook, NSW\20-026 DA Rev A.DWG		

**ISSUED FOR PLANNING APPROVAL**  
NOT TO BE USED FOR CONSTRUCTION PURPOSES



**PROPOSED CAR WASH ADDITION**

AT: LOT 3, 1-21 CRANEBROOK ROAD,  
CRANEBROOK, NSW, 2749.  
FOR: CARWASH WORLD PTY LTD  
Drawn: T. MICHAELS  
Designed: T. MICHAELS

**TMC Building Design Group**  
P.O. Box 3494, Mornington, VIC, 3931. Phone No. 0416 114 573  
E: mail-tracey@tmcdesign.com.au  
Scale: 1:100 (A1) Date: NOV 2020 Issue: A  
Sheet No: 7 of 8 Job No: 20-026 DA