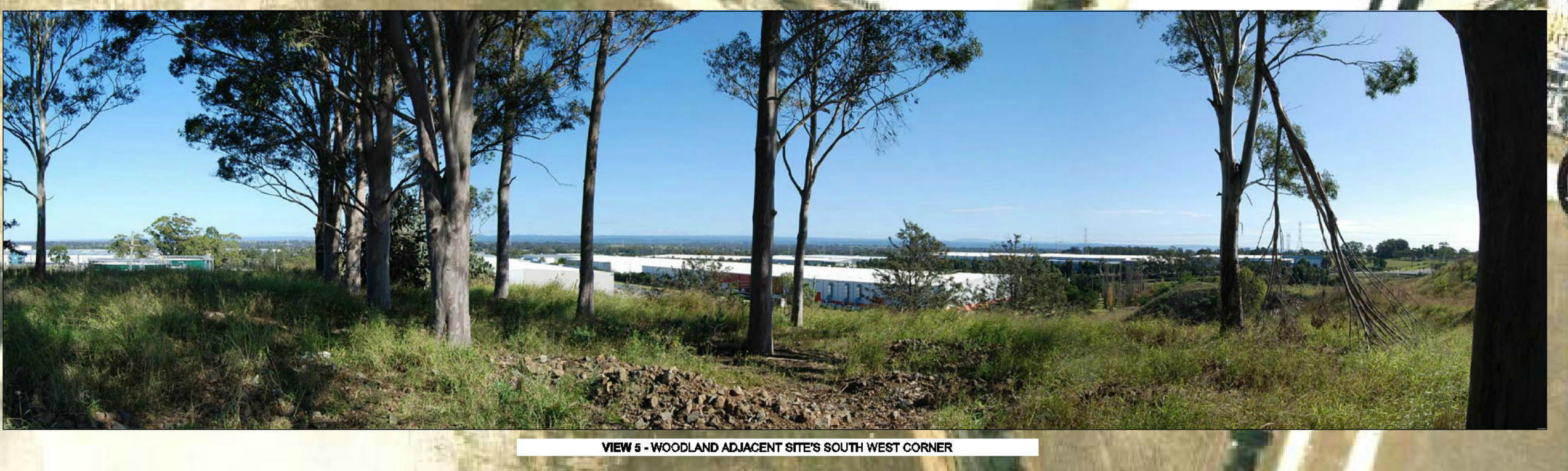




NOTES

SITE ANALYSIS
 Site inspection and analysis has been undertaken. The site is void of any significant vegetation. The predominant vegetation comprises degraded pasture land with pasture weeds. It is likely that there is a substantial weed seed bank within site topsoils. Surrounding degraded pasture land will also continue to spread weeds across the site.
 Site soils have also been heavily modified with substantial fill works evident. Visual topsoil inspection revealed compacted clays. Garden areas will require appropriate soil works to ensure long term health of plant species.
 A vegetated floodway is located to the north of Tyrone Place. Inspection revealed a mix of indigenous and weed species, however, the floodway serves to provide local biodiversity. The site's frontage is well placed to support the floodway in terms of expanding indigenous vegetation and canopy tree planting. Due to the current height of the site's landform expansive views are afforded.



Issue amendments		Client
No.	Date	
A	11.03.16	DA

Consultants				
STRUCTURAL	ELECTRICAL & LIGHTING	CIVIL	IRRIGATION	PUBLIC ART
CONSERVATION ARCHITECTURE	WATER FEATURES	HERITAGE STONEMASONRY	ACCESS	QUANTITY SURVEYOR

Designed by	SI
Drawn by	SI
Verified by	SI
Authorised by	<i>[Signature]</i>

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 Urban Horticulture | Arboriculture
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Project
Warehouse and office facility
 Lot 201 Tryone Place, Erskine Park, NSW

Drawing Title
Landscape analysis plan

Scale 1:600@A1	Date 11-03-16	Issue A
Proj. No. 1611	Drg. No. DA-L01	



PLANTING LEGEND & SCHEDULE

NEW TREE PLANTINGS

Sym.	Botanical Name	Qty.	Pot Size
Eth	Eucalyptus intercedens	7	200mm
Emo	Eucalyptus moluccana	5	200mm
Epa	Eucalyptus paniculata	5	200mm
Ecr	Eucalyptus crebra	4	200mm
Ala	Allocasuarina torulosa	18	200mm
Ada	Acacia decurrens / parramattana	37	200mm
ME	Melaleuca linariifolia	33	200mm
Mat	Melaleuca styphellobides	18	200mm
Abi	Acacia binervia	27	200mm
For	Fraxinus corymbosa 'Raywood'	11	200mm
Loa	Lopholaimium confertus	3	45 lit

NEW SHRUB & GROUND COVER PLANTINGS

Sym.	Botanical Name	Area m²	Spacing	Pot Size	Qty.
	Provide an even mix of: Impatiens cylindrica Thymus australis Poa labillardieri Grevillea juniperina 'Molango' Senna odorata Melaleuca thymifolia Galvnia darlingii	550	800mm	Vitocoll	1,027
	Provide an even mix of: Melaleuca linariifolia 'Snow Storm' Melaleuca linariifolia 'Coral Top' Melaleuca linariifolia 'Purple Compacta' Grevillea 'Red Kelly'	470	700mm	150mm	659
	Provide an even mix of: Raphidolepis fergusonii Lomandra longifolia	115	700mm	160mm	234
	Provide an even mix of: Dianella revoluta Callistemon 'White Anzac'	300	700mm	Vitocoll & 160mm	795
	Provide an even mix of: Melaleuca nodosa Grevillea juniperina	274	1m	150mm	274
	Provide an even mix of: Lindlophora australis Bursaria spinifera Eriochloa virens Bryonia oblongifolia	93	700mm	Vitocoll	180
WB	Lawn				

NOTES

DESIGN STATEMENT
The landscape design seeks to provide a robust and resilient mix of plant species hardy to the site and local climate. The streetscape seeks to incorporate the already established planting further west on Tryone Place.

GENERAL
The general site concept proposed across the site comprises predominantly evergreen and native species to ensure long term viability. Large trees have been situated where space permits and to provide shade to the local urban forest.

SOIL PREPARATION
Excavate weed species.
Tins levels to allow for soil works.
Rip all garden and lawn areas to a depth of 50mm to break up ground and seal water an oxygen exchange.
For garden areas, import 150mm overlay of imported topsoil equal to beneficial Special Blend Garden Mix Low P. Cultivate topsoil equal to the site topsoil to assist root hardiness. Cultivate to a depth of 300mm. Garden beds within car park bays are to be provided with 400mm soil depth consisting of an A and B horizon, and subsoil drainage. Topsoil type A to be equal to Beneficial Special Blend Garden Mix. Topsoil type B to be equal to Beneficial 8000 soil.

UNDEGRADED SERVICES must be located prior to any cultivation being undertaken. Unlocated services to be marked with A3 4019 and A3 4016.

FINISHED LEVELS
For finished levels refer architectural drawings.
Finished garden levels (indicated surface) to be set at 100mm above adjacent surfaces. Gardens to be graded between adjacent surfaces on a 1% fall.
Grades along all bays must grade away from basins and toward drainage points.

EROSION AND SEDIMENT CONTROL
The Contractor must implement effective erosion and sediment control preventing the ingress of turbid water and grass pollutants from entering the stormwater system. For basins greater than 1.5m³ install silt fencing.

PLANT SPECIES
Plant species included are to be the species nominated in the plant schedule. Substitutes must be included without approval of ERM Design.
All plant species must be healthy with no evidence of pest, chemical damage, poor planting practices and shading roots.
Trees must have strong enough stems to support their own weight. Shading is therefore not required.

POT SIZES
Pot sizes shown are indicative. The contractor must advise of those sourced at tender. Quality checks are required to monitor root-to-soil ratio and soil, and root-to-soil ratio must be established.
Pot sizes will be inspected at completion. Undersized plants from those approved will be deleted.

PLANTING PROCEDURE
Ensure soils are tested prior to planting.
Leave plants in pots until immediately before planting. Do not expose root system in sun. Mulch-in during planting operations.
Place the top of the root ball flush with the topsoil.
DO NOT PLANT ANY LOWER OR HIGHER THAN THE POTTED SOIL SURFACE.
DO NOT COVER THE TRUNK/ MAIN STEM WITH MULCH. It will match back away from the stem.
Carefully backfill around the plant with hands to fill all pockets.
Additional to mulching it, water immediately after planting.
The contractor must not spray all live species at installation by cutting back the root area bound by the pot by 10%.
For shrub species leave out root systems to prevent girdling roots.

NEW LAWN
New lawn to be G22 couch (except for the 100m² of imported topsoil equal to A3L turf underlay. Prior to installing lawn rip subsoil to 100mm depth.

MULCH
All garden areas must be mulched with hardwood chip to a depth of 75mm.

PLANT ESTABLISHMENT
The Contractor must maintain plants and general landscape areas for a period of 24 weeks to ensure the landscape establishes to a self-maintaining state. Maintenance works must include watering - ensure water access of the additional watering over summer months. Do not over-water. Test soil moisture prior to every watering session. Over watering is a common cause of death in newly establishing planting areas. Fertilise lawns with proprietary slow release fertiliser to maintain lawn occurrence. Replace failed plants (same size). Continually suppress weed growth. Undertake informative planting to establish healthy lawn forms, and keeping the gardens neat and tidy.
All maintenance works to be undertaken by a qualified horticulturist with a minimum of 5 years field experience.

CONSTRUCTION DOCUMENTATION
This document has been produced for DA lodgement only. ERM Design does not warrant its accuracy at tender or construction.

Issue amendments		Client
No.	Date	
A	11.03.16	DA

Consultants				
STRUCTURAL	ELECTRICAL & LIGHTING	CIVIL	IRRIGATION	PUBLIC ART
CONSERVATION ARCHITECTURE	WATER FEATURES	HERITAGE STONEMASONRY	ACCESS	QUANTITY SURVEYOR

Designed by	SI
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Authorised by	

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Project
Warehouse and office facility
Lot 201 Tryone Place, Erskine Park, NSW

Drawing Title
Landscape site plan

Scale: 1:600 @ A1
Date: 11-03-16
Proj. No.: 1611
Drg. No.: DA-L02
Issue: A

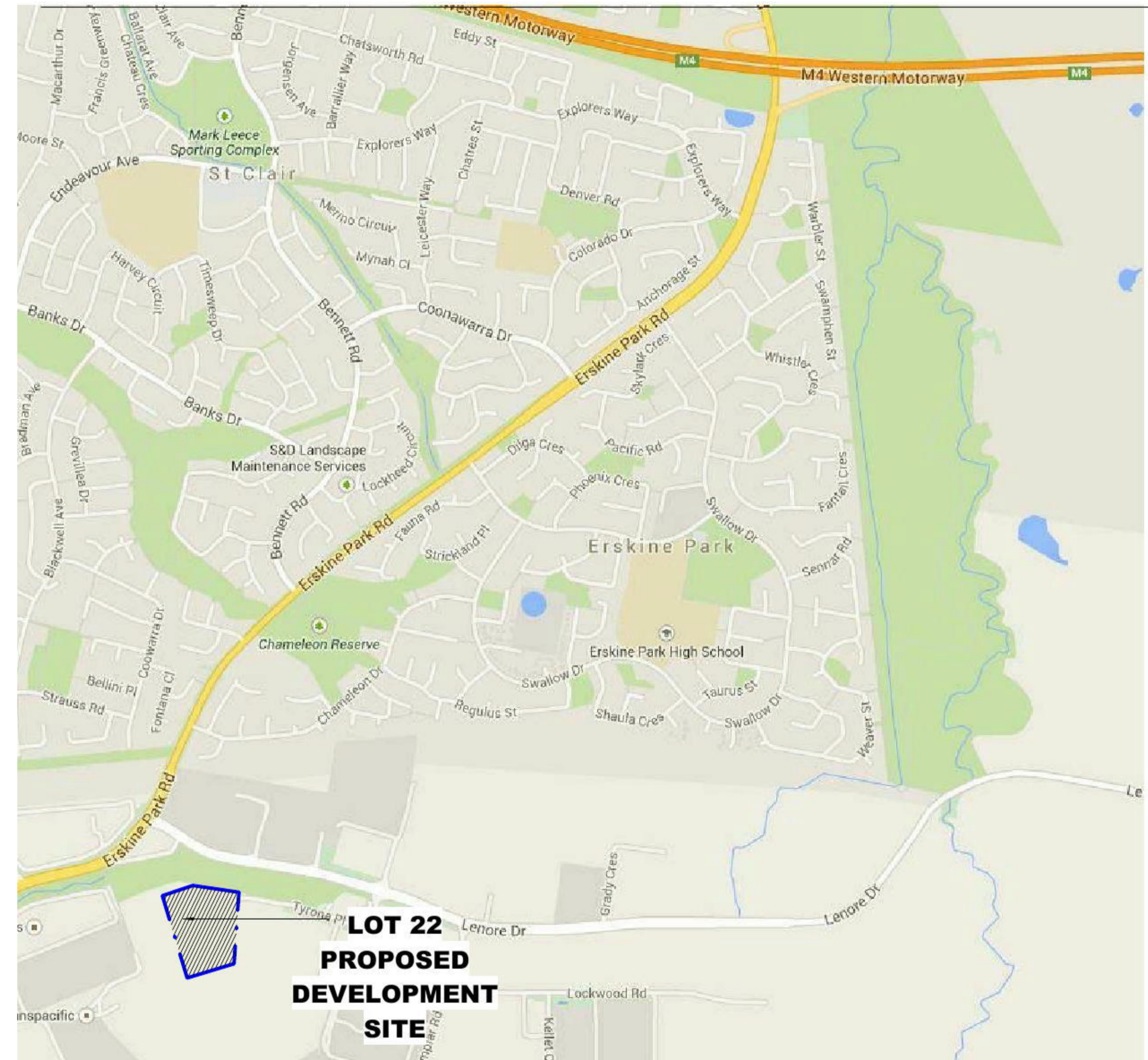
INDUSTRIAL FACILITY FOR LOSCAM

LOT 22 DP 1120114, TYRONE ROAD, ERSKINE PARK, NSW

ARCHITECTURAL DRAWING SCHEDULE

DRAWING NO.	DRAWING NAME	ISSUE
DA-001	COVER SHEET	1
DA-002	OVERALL SITE PLAN	1
DA-004	SITE PLAN	5
DA-101	WAREHOUSE PLAN	2
DA-102	OFFICE FLOOR PLANS	3
DA-103	ROOF PLAN	1
DA-201	ELEVATIONS	1
DA-301	SECTIONS	1
DA-401	PERSPECTIVES	1
DA-402	EXTERNAL FINISHES	1

CONTEXT PLAN



DEVELOPMENT APPLICATION

Issue	Description	Date	Ver	Auth
1	DA APPLICATION	13/04/2016		

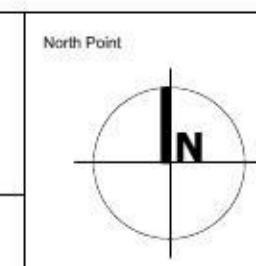
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DEVELOPMENT APPLICATION

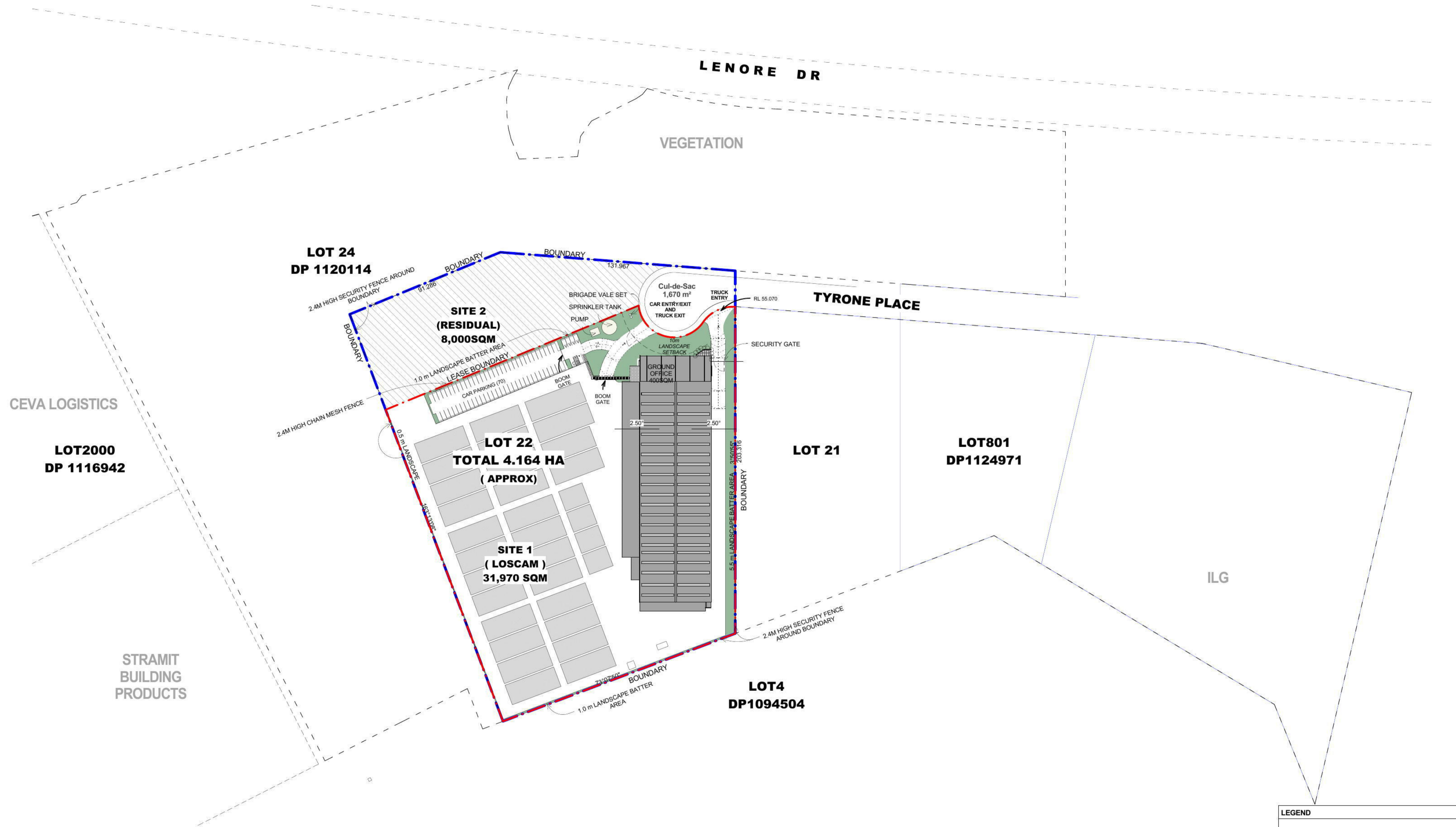
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Project
INDUSTRIAL FACILITY FOR LOSCAM
 LOT 22 DP 1120114, TYRONE ROAD, ERSKINE PARK, NSW
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Drawing Title
COVER SHEET
 Drawing Number: 115110_A DA-001 Issue: 1



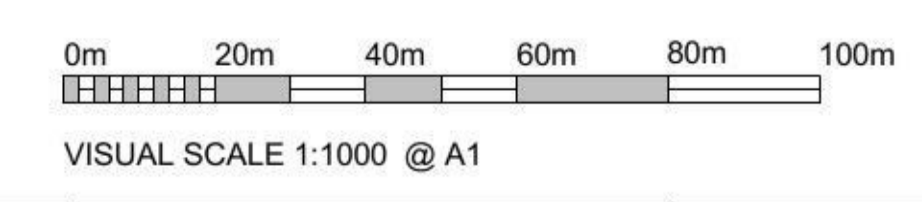
LEGEND

— — — — — OVERALL SITE BOUNDARY
 — — — — — LOSCAM LEASE SITE BOUNDARY

ALL LEVELS ARE INDICATIVE AND SHOULD BE READ IN CONJUNCTION WITH CIVIL ENGINEER'S DRAWINGS FOR FINAL LEVELS AND EARTHWORKS.

SURVEY DETAILED INFORMATION REFER TO SURVEY DRAWING FOR FURTHER INFORMATION

ALL LEVELS ARE TO BE +/- 500mm



Issue	DA APPLICATION	Description	Date	Ver	Auth
1			18/03/2016		

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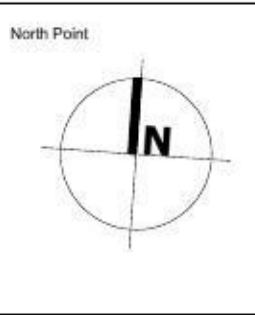
DEVELOPMENT APPLICATION

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Project
 INDUSTRIAL FACILITY FOR LOSCAM
 LOT 22 DP 1120114, TYRONE ROAD, ERSKINE PARK, NSW

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 Print Date
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Drawing Title
OVERALL SITE PLAN

Drawing Number
115110_A DA-002

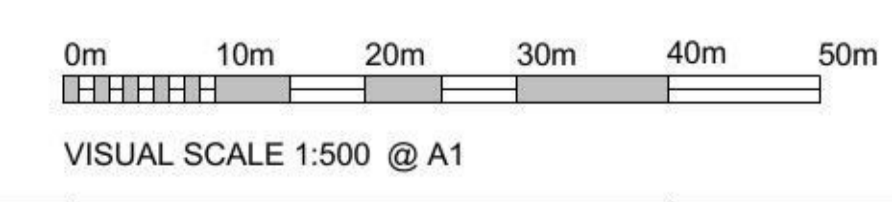
Issue
1



DEVELOPMENT AREA SCHEDULE	
Lot 22 Total Site Area	Approx 4.164 Ha
Site 1: Loscam Site (excl. Cul-de-sac)	31,970 sqm
Site 2: Residual Site	8,000 sqm
Cul-de-sac	1,670 sqm
Warehouse (including 400sqm office/lunch rm/ amenities)	4,400 sqm
Washbay	1,000 sqm
Main Office (Mezzanine Level)	600sqm
Total Building Area	6000 sqm
Hardstand Area (including parking)	22,090 sqm
Carparking Provided	70 spaces
Coucil Required	60 spaces
SITE COVERAGE (Building footprint/Site Area)	18.7%

LOT 2000
DP 1116942

LOT 21



LEGEND	
	OVERALL SITE BOUNDARY
	LOSCAM LEASE SITE BOUNDARY
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SURVEY DETAILED INFORMATION REFER TO SURVEY DRAWING FOR FURTHER INFORMATION	
ALL LEVELS ARE TO BE +/- 500mm	

Issue	Description	Date	Ver	Auth
1	ISSUE FOR DISCUSSION	15.01.2015		
2	ISSUE FOR DISCUSSION	12.02.2015		
3	EAST SIDE BATTER INCREASED	10.09.2016		
4	WAREHOUSE LEVEL CHANGED	22.02.2016		
5	DA APPLICATION	1.03.2016		

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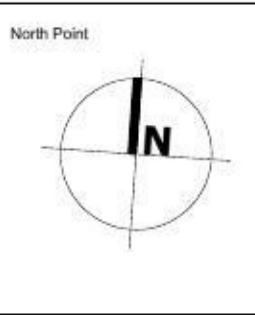
DEVELOPMENT APPLICATION

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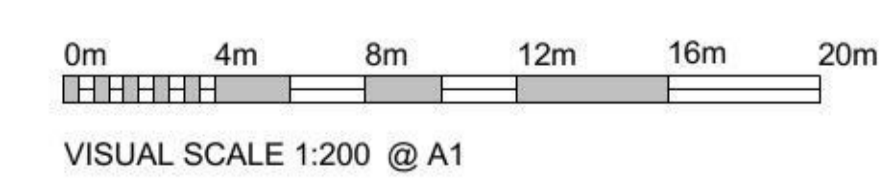
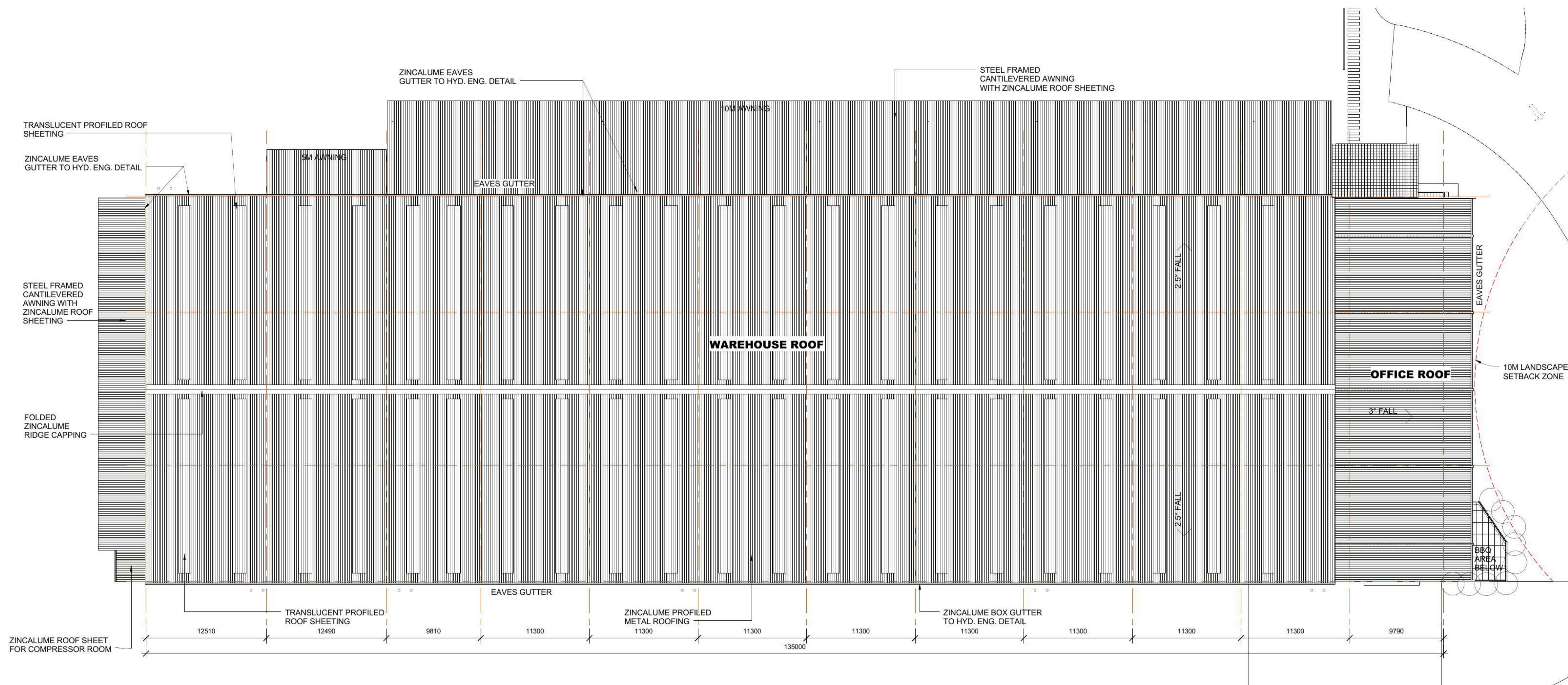
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INDUSTRIAL FACILITY FOR LOSCAM
LOT 22 DP 1120114, TYRONE ROAD, ERSKINE PARK, NSW

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Drawing Title
SITE PLAN

Drawing Number: 115110_A DA-004 Issue: 5



Issue	DA APPLICATION	Description	Date	Ver	Auth
1	DA APPLICATION		1.03.2016		

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DEVELOPMENT APPLICATION

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Project
INDUSTRIAL FACILITY FOR LOSCAM
LOT 22 DP 1120114, TYRONE ROAD, ERSKINE PARK, NSW

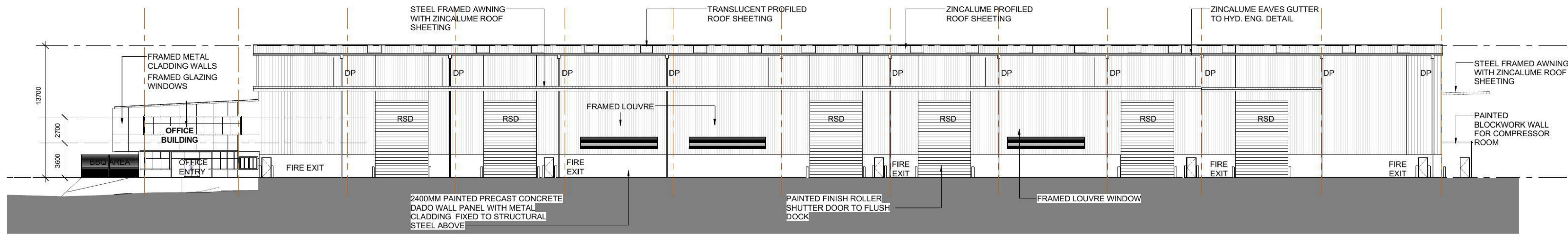
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North Point

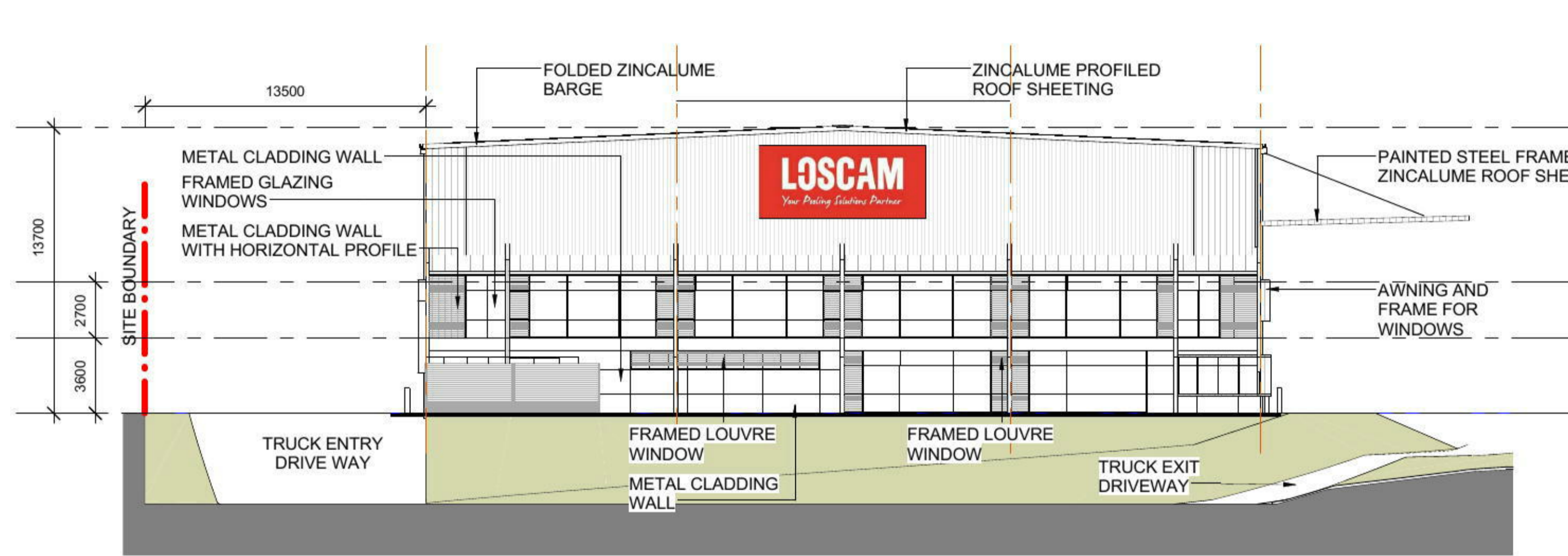
Drawing Title
ROOF PLAN

Drawing Number: 115110_A Issue: DA-103

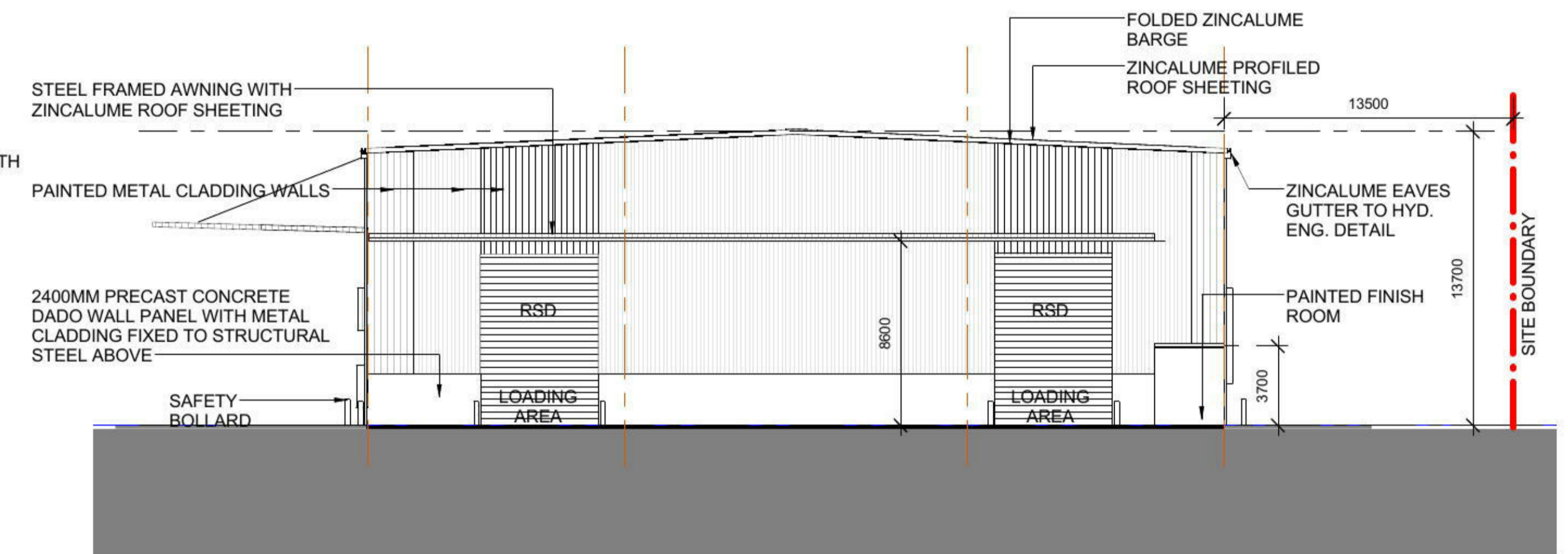
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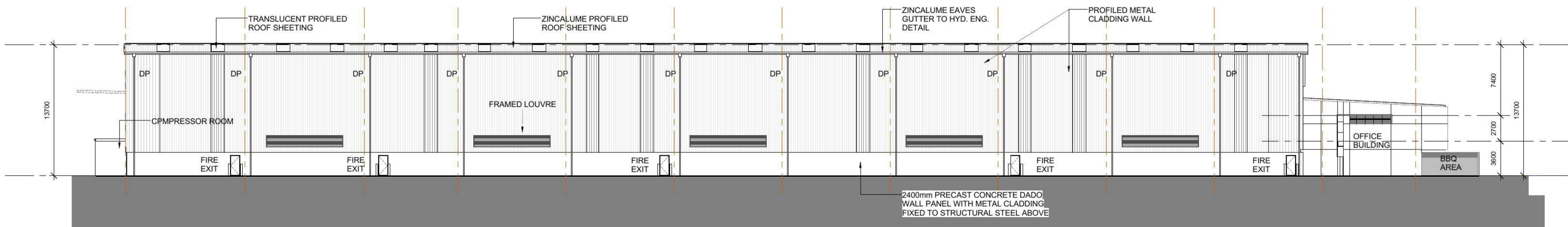
1 WEST ELEVATION
1 : 200



2 NORTH ELEVATION
1 : 200



3 SOUTH ELEVATION
1 : 200



4 EAST ELEVATION
1 : 200

Issue	DA APPLICATION	Description	Date	Ver	Auth
1	DA APPLICATION		1/03/2016		

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DEVELOPMENT APPLICATION

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Project
INDUSTRIAL FACILITY FOR LOSCAM
LOT 22 DP 1120114, TYRONE ROAD, ERSKINE PARK, NSW

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Drawing Title
ELEVATIONS

Drawing Number: 115110_A DA-201 Issue: 1



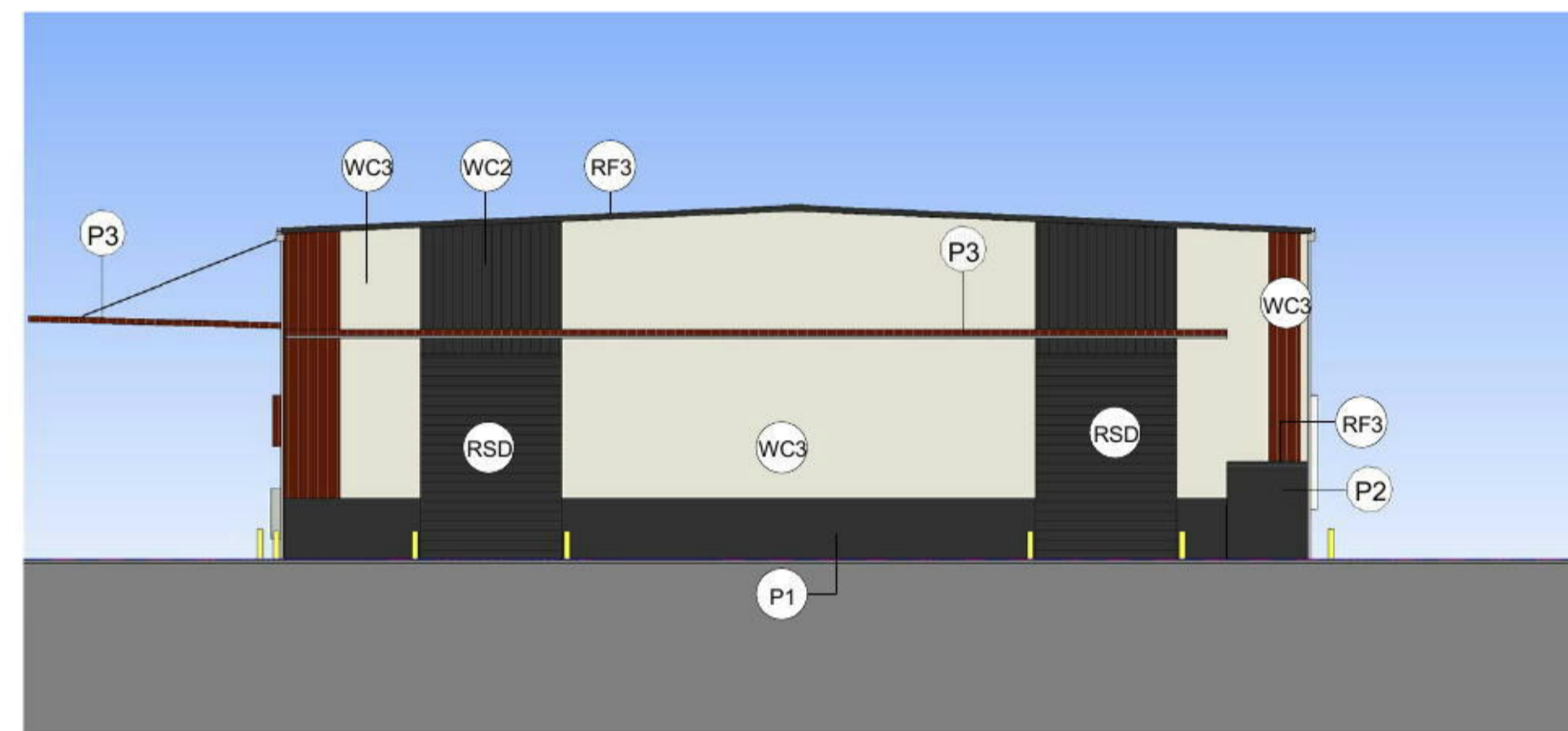
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	Issue	DA APPLICATION	Description	Date	Ver	Auth													
1			13/03/2016																
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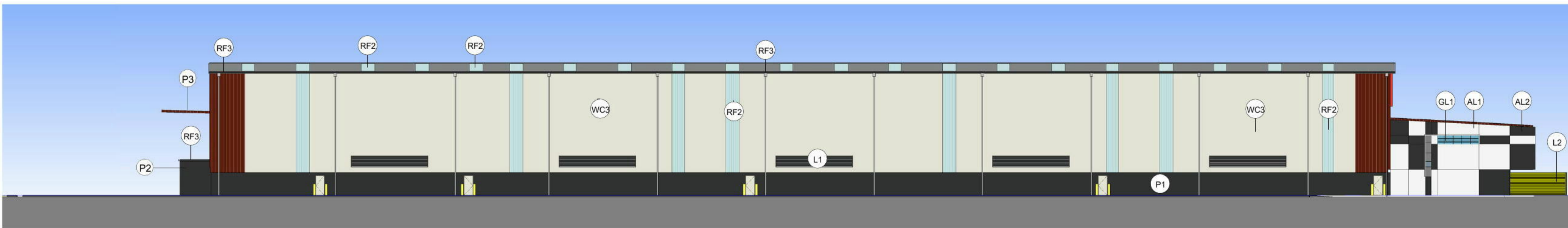
1 C-WEST ELEVATION
1 : 250














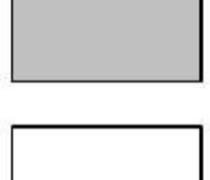




2 C-NORTH ELEVATION
1 : 250



3 C-SOUTH ELEVATION
1 : 250



4 C-EAST ELEVATION
1 : 250

-  WC1
COLORBOND SHEETING
"MANOR RED"
-  WC2
COLORBOND SHEETING
"MONUMENT"
-  WC3
COLORBOND SHEETING
"SURFMIST"
-  RF1
ZINCALUME PROFILED
ROOF SHEETING
-  RF2
ROOFING
TRANSLUCENT
ROOF SHEETING
-  RF3
DOWNPIPE AND EAVE
GUTTER "WINDSPRAY"
-  P1
PAINTED PRECAST
CONCRETE TO MATCH
COLORBOND
"MONUMENT"
-  P2
PAINTED BLOCKWORK
MATCH COLORBOND
"MONUMENT"
-  P3
PAINTED STEEL FRAME
COLORBOND
"MANOR RED"
-  GL1
VISION GLASS
-  GL2
COLORBACK GLASS/
OR METAL CLADDING
-  AL1
FRAMED METAL
CLADDING PANEL
"LIGHT GREY"
-  AL2
FRAMED METAL
CLADDING SHEET
"MONUMENT"
-  L1
POWDERCOATED
FRAMED LOUVRE
"WINDSPRAY"
-  L2
POWDERCOATED
FRAMED LOUVRE
"SAFTY YELLOW"
-  RSD
ROLLER SHUTTER
DOORS
"MONUMENT"

Issue	DA APPLICATION	Description	Date	Ver	Auth
1	DA APPLICATION		1.03.2016		

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**DEVELOPMENT
APPLICATION**

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Project
INDUSTRIAL FACILITY FOR LOSCAM
LOT 22 DP 1120114, TYRONE ROAD, ERSKINE PARK, NSW
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North Point
Drawing Title
EXTERNAL FINISHES
Drawing Number
115110_A
Issue
DA-402
1