

SITE FEATURES AND LEVELS SHOWN ARE INDICATIVE AS AT TIME OF SITE INSPECTION AND SHALL BE CONFIRMED PRIOR TO COMMENCEMENT OF ANY WORKS.  
REFER TO PLAN OF RE-ESTABLISHMENT FEATURE & LEVEL SURVEY PROVIDED BY:  
- DEVERIDGE WILLIAMS  
- SURVEYORS REF. 1801267  
NOTE: LEVELS ARE TO AHD  
LEGEND

- V VACANT LAND AT TIME OF INSPECTION
- SPOS SECLUDED PRIVATE OPEN SPACE

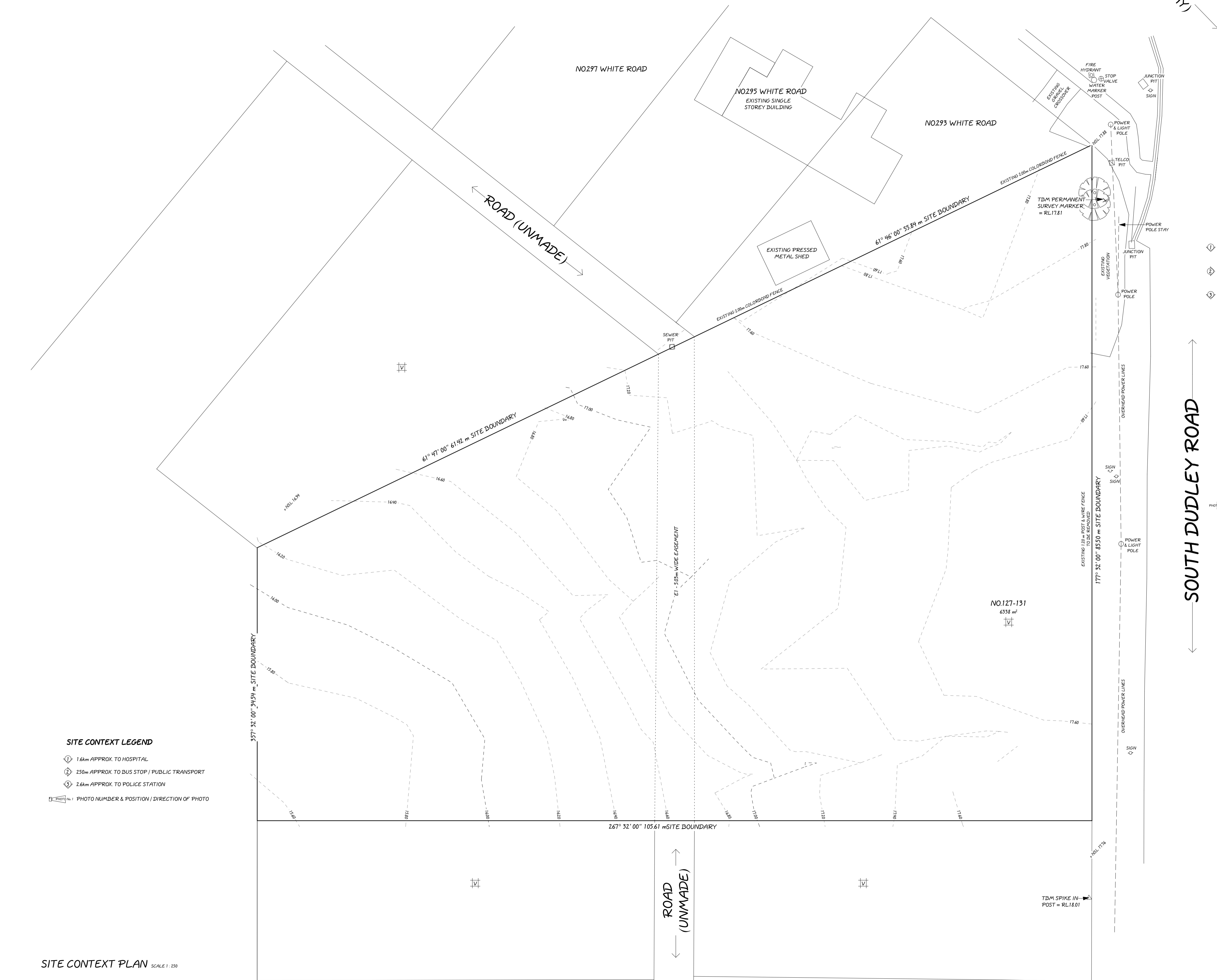


PHOTO 2 - ADJOINING PROPERTY  
293-295 WHITE ROAD (BASS HIGHWAY)

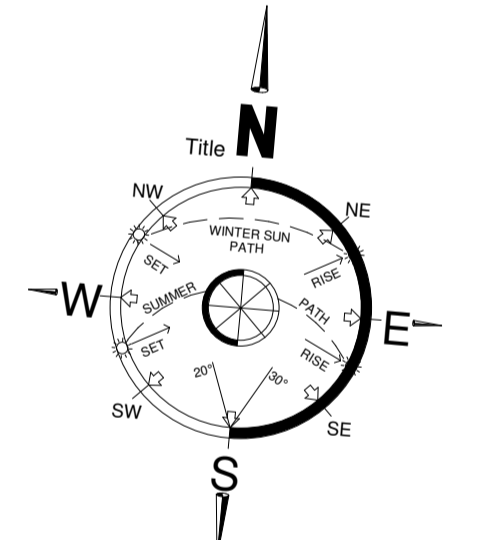


LOCATION PLAN

- NO1 - SUBJECT SITE 127-131 SOUTH DUDLEY ROAD
- NO2 - WONTHAGGI CHISHOLM TAFE
- NO3 - WONTHAGGI VETERINARY CLINIC



PHOTO 1 - SUBJECT SITE  
127-131 SOUTH DUDLEY ROAD



SITE CONTEXT LEGEND

- ① 1.6km APPROX TO HOSPITAL
- ② 250m APPROX TO BUS STOP / PUBLIC TRANSPORT
- ③ 2.6km APPROX TO POLICE STATION
- PHOTO 1: PHOTO NUMBER & POSITION / DIRECTION OF PHOTO

PD16	Client Changes	05-12-20	r1
PD15	Level Changes	27-11-20	r1
PD14	Client Changes	23-06-20	r1
PD13	Entry Gate Change	20-12-19	r1
PD12	Office Changes	06-11-19	r1
PD11	Client Changes	27-06-19	r1
PD10	Client Changes	19-06-19	r1
PDR	Revised Design	18-06-19	r1
PDR	Landscaping Details Added	01-02-19	r1
PDI	Town Planning Drawings	23-01-19	r1
PD6	Revised Design Concept	19-11-18	db
PDS	Revised Design Concept	29-11-18	db
PDH	Revised Design Concept	13-11-18	db
PD9	Revised Design Concept	17-10-18	db
PD2	Revised Design Concept	16-10-18	db
PDI	Design Concept/ Site Yield	03-09-18	db

REVISIONS:  
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TITLE:  
**PRELIMINARY DRAWINGS**  
PROJECT:  
**STORAGE FACILITY**  
ADDRESS:  
127-131 SOUTH DUDLEY ROAD WONTHAGGI  
CLIENT:  
ELS FAMILY SMSF P/L



DRAWN	r1	CHECKED	db
SHEET SIZE	A1	SHEET No	1 of 3
REF No	D18129	ISSUE	PD16

**TOWN PLANNING ONLY**  
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 - DEVERIDGE WILLIAMS  
 - SURVEYORS REF: 1801261  
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**LEGEND**

V	VACANT LAND AT TIME OF INSPECTION
SP05	SECLUDED PRIVATE OPEN SPACE

LANDSCAPE LEGEND		
<b>TALL SHRUBS</b>	<b>COMMON NAME</b>	<b>QTY 2 - 5m</b>
BM BANKSIA SPINOSA	SWEET BURSARIA	5
<b>LOW SHRUBS</b>		<b>&lt; 2m</b>
HS HAKEA NODOSA	YELLOW HAKEA	8
LBU LEUCOPHYTA BROWNII	CUSHION BUSH	7
CAL CORREA REFLEXA	COMMON CORREA	9
FGL ALLOCASUARINA PUSILLA	DWARF SHEOK	3
<b>GRASSES / TUFTED PLANTS</b>		
PL POA LABILLARDIERI	COMMON TUSSUK GRASS	21
AD ANGOZANTHOS BUSH GEMS	KANGAROO PAW ASSORTED	24
DR DIANELLA REVOLUTA	FLAX LILY	11
LL LOMANDRA LONGIFOLIA	SPINY MAT RUSH	10

**LANDSCAPING NOTES**

**SOIL PREPARATION**

INTRODUCED MATERIAL SUCH AS CRUSHED ROCK, CONCRETE SPILLAGE, CONSTRUCTION WASTE AND ANY OTHER MATERIAL LIKELY TO INHIBIT PLANT GROWTH SHALL BE REMOVED FROM THE SITE OF ANY PLANTING BEDS AND LAWN AREAS. ALL RUBBISH / VEGETATIVE SPOIL IS TO BE REMOVED FROM THE SITE. ANY WEED GROWTH IN EXISTING TOP SOIL IS TO BE APPROPRIATELY CONTROLLED USING PHYSICAL OR CHEMICAL MEANS. EXISTING TOP SOIL IN PLANTING AREAS IS TO BE PRESERVED SO THAT IT IS NOT FURTHER COMPACTED BY SITE MACHINERY AND SO THAT NO RUBBLE OR BUILDING SUPPLIES ARE STORED IN THESE AREAS. EXISTING SOIL WHICH IS ALREADY COMPACTED IS TO BE CULTIVATED THROUGH RIPPING OR OTHER APPROPRIATE MEASURES TO A MINIMUM DEPTH OF 400mm.  
 ANY IMPORTED SOIL IS TO BE FREE OF WEEDS, RUBBLE AND ANY OTHER MATERIAL LIKELY TO INHIBIT PLANT GROWTH AND IS TO BE OF A MEDIUM TEXTURE (SANDY LOAM) WITH A pH OF 6.0-7.0.  
 ANY IMPORTED SOIL IS TO BE LAID OVER A PREPARED SUB-BASE WHICH HAS HAD ANY MATERIALS LIKELY TO INHIBIT PLANT GROWTH (e.g. RUBBLE AND LARGE ROCKS) REMOVED. THIS SOIL IS THEN TO BE SPREAD TO THE APPROPRIATE DEPTH AND CULTIVATED INTO THE EXISTING TOP SOIL TO A MINIMUM DEPTH OF 150mm. IMPORTED TOP SOIL IS TO BE LIGHTLY AND UNIFORMLY COMPACTED IN 150mm LAYERS TO A MINIMUM DEPTH OF 300mm ON EXCAVATED PLANTING BEDS AND 450mm IN TREE PLANTING AREAS.

**MULCHING**

ORGANIC MULCH IS TO BE SUPPLIED TO ALL GARDEN BEDS. IT IS TO BE OF CHIPPED OR SHREDDED VEGETATIVE MATERIAL WITH PARTICLES IN THE SIZE RANGE 25 TO 50mm IN PLAN AND 5 TO 10mm IN THICKNESS. MULCH IS TO BE FREE OF EXTRANEOUS MATTER SUCH AS SOIL, WEEDS AND STICKS. MULCH IS TO BE STOCKPILED AND THOROUGHLY WEATHERED PRIOR TO DELIVERY. THIS MULCH SHALL BE LAID TO A MINIMUM DEPTH OF 75mm AND IS NOT TO COME INTO CONTACT WITH PLANT STEMS, BUT SHALL BE KEPT BACK 100mm FROM THE STEMS OF ALL PLANTS TO PREVENT COLLAR ROT.

**PLANTING**

PLANTING SHALL BE CARRIED OUT USING ACCEPTED HORTICULTURAL PRACTICES WITH ALL PLANTS CONFORMING TO THE SPECIES, SIZE AND QUANTITIES INDICATED IN THE PLANT SCHEDULE. APPEARING ON THIS PLAN. 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.  
 PLANTING HOLES FOR SHRUBS AND GROUNDCOVERS ARE TO BE A MINIMUM OF 75mm LARGER THAN THE PLANTING HOLE IN ALL DIRECTIONS. SEMI-ADVANCED TREE PLANTING HOLES ARE TO BE THE SAME DEPTH AS THE ROOTBALL AND 2-3 TIMES ITS DIAMETER, WITH THE TOP OF THE ROOTBALL BEING AT GRADE. A 150mm HIGH BERM IS TO BE CONSTRUCTED AT THE EDGE OF THE ROOTBALL TO HOLD WATER. ALL PLANTS ARE TO BE THOROUGHLY WATERED AFTER PLANTING AND SLOW RELEASE FERTILISER ADDED AT THE QUANTITIES SPECIFIED BY THE MANUFACTURE.

**SITE YIELD:**

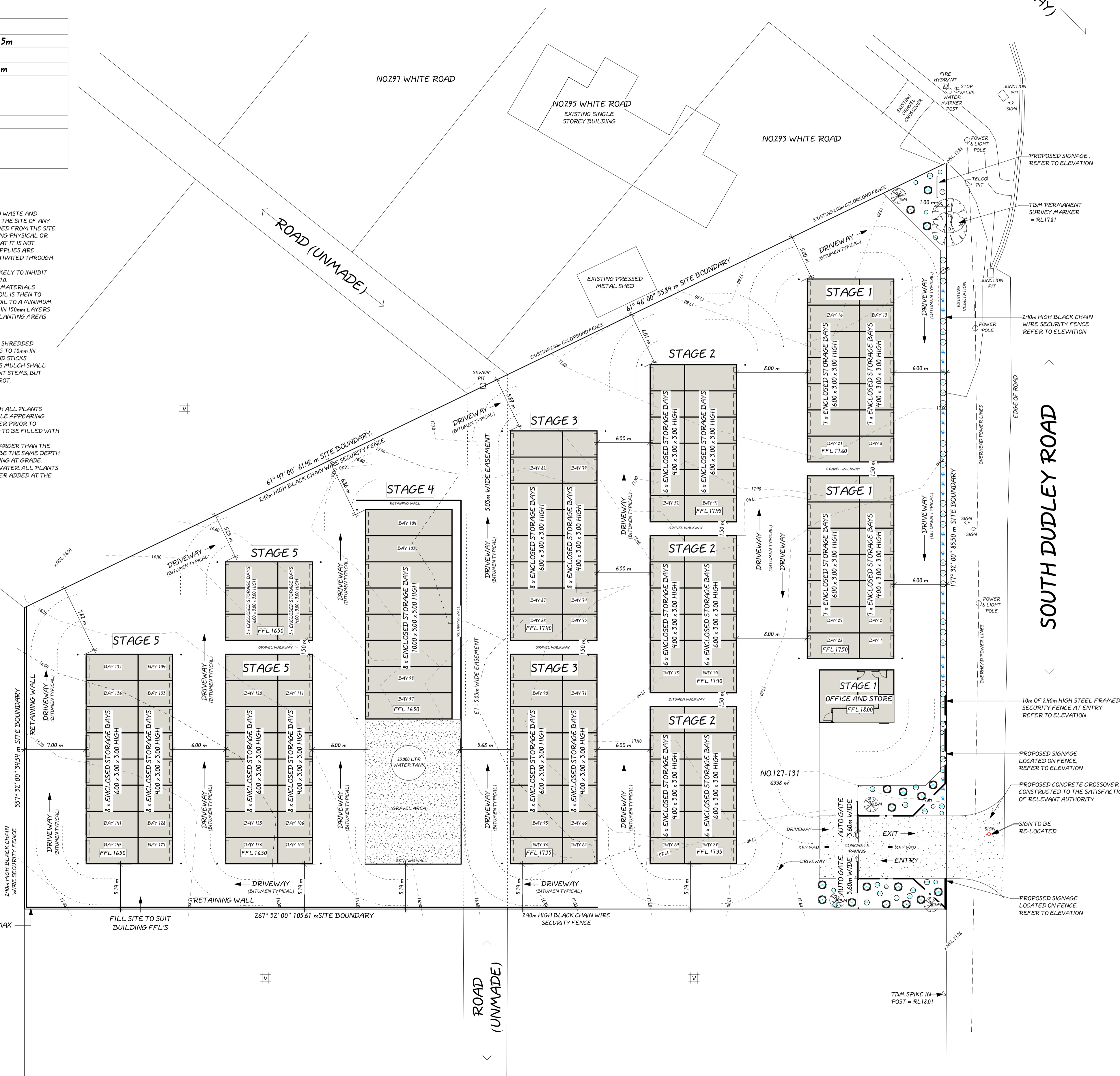
- STAGE 1:**
- OFFICE AND STORE
  - 800m x 400m
  - 14 x ENCLOSED STORAGE BAYS
  - 600 x 300 x 300 HIGH
  - 14 x ENCLOSED STORAGE BAYS
  - 400 x 300 x 300 HIGH
- STAGE 2:**
- 18 x ENCLOSED STORAGE BAYS
  - 600 x 300 x 300 HIGH
  - 18 x ENCLOSED STORAGE BAYS
  - 400 x 300 x 300 HIGH
- STAGE 3:**
- 16 x ENCLOSED STORAGE BAYS
  - 600 x 300 x 300 HIGH
  - 16 x ENCLOSED STORAGE BAYS
  - 400 x 300 x 300 HIGH
- STAGE 4:**
- 8 x ENCLOSED STORAGE BAYS
  - 1000 x 300 x 300 HIGH
- STAGE 5:**
- 19 x ENCLOSED STORAGE BAYS
  - 600 x 300 x 300 HIGH
  - 19 x ENCLOSED STORAGE BAYS
  - 400 x 300 x 300 HIGH

**TOTAL SITE YIELD:**

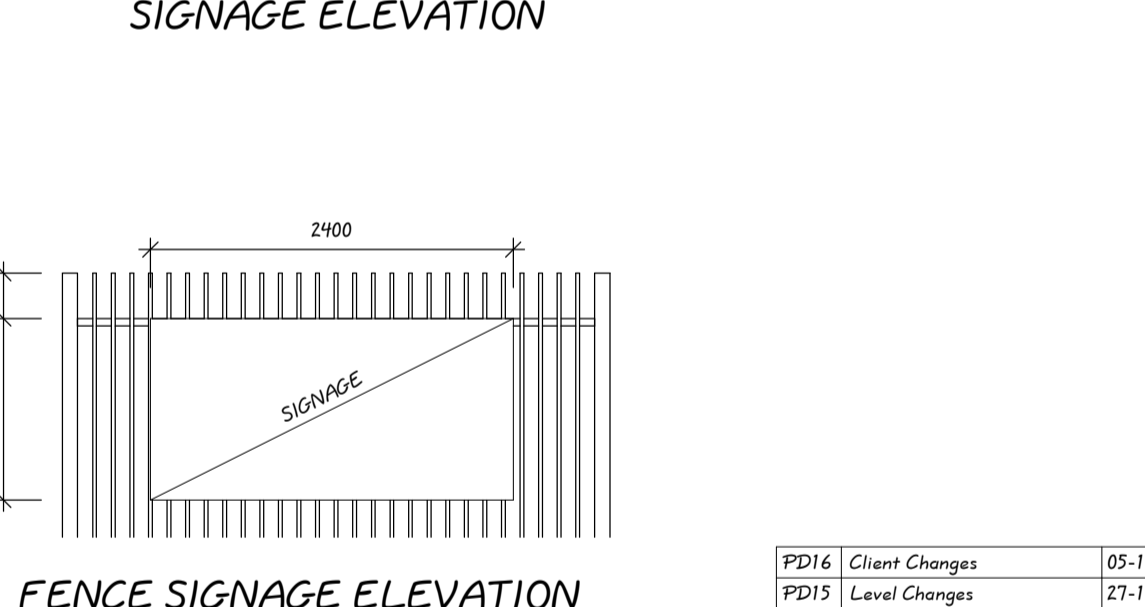
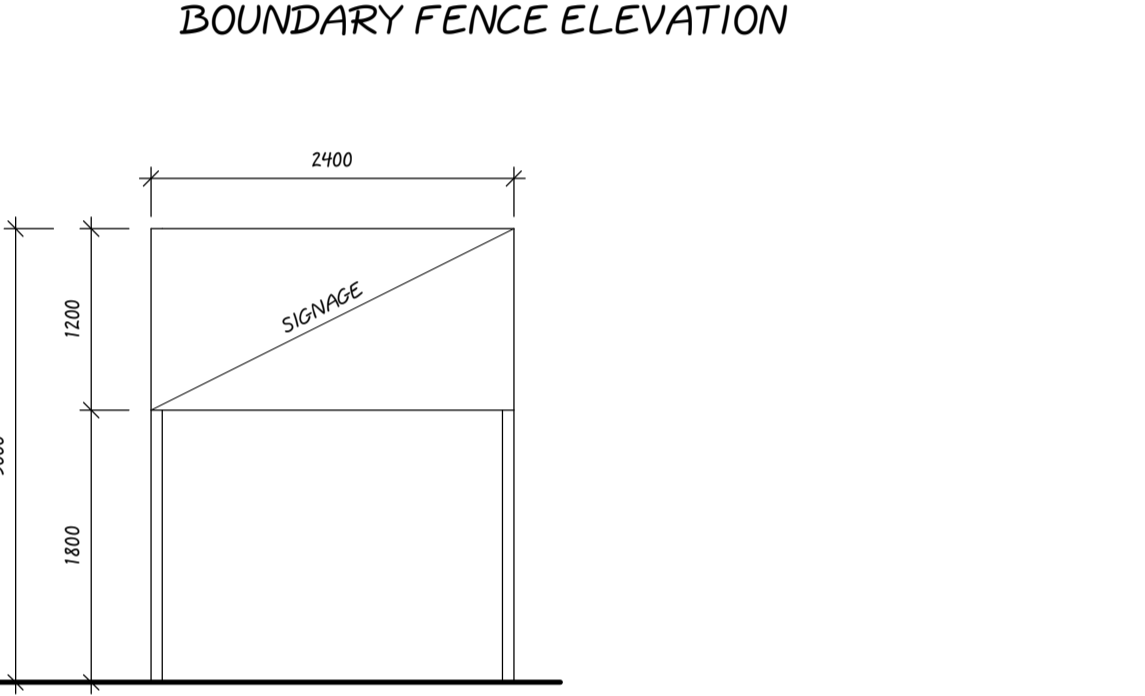
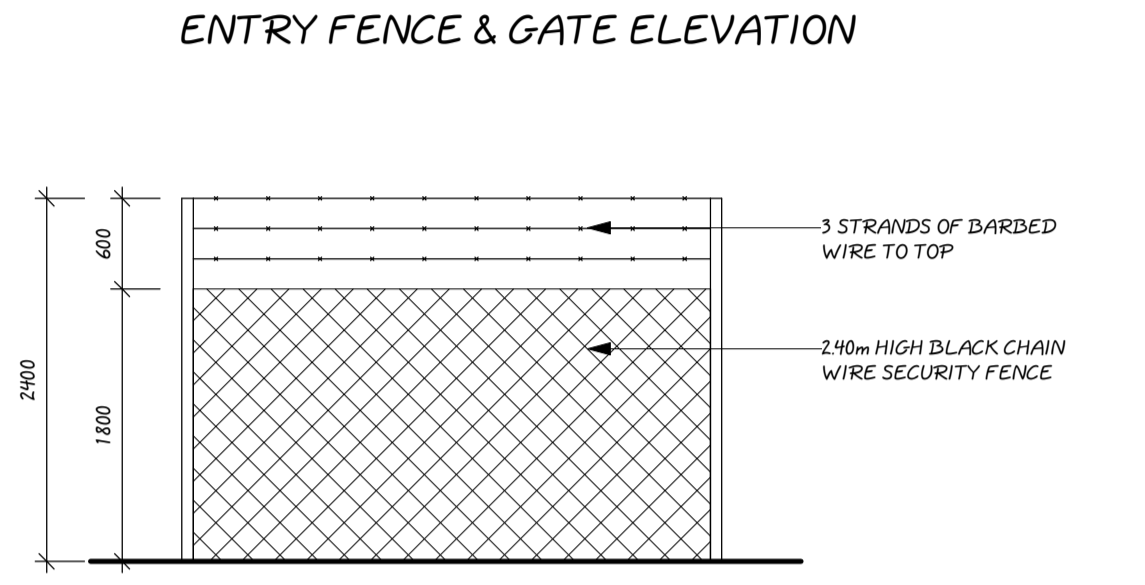
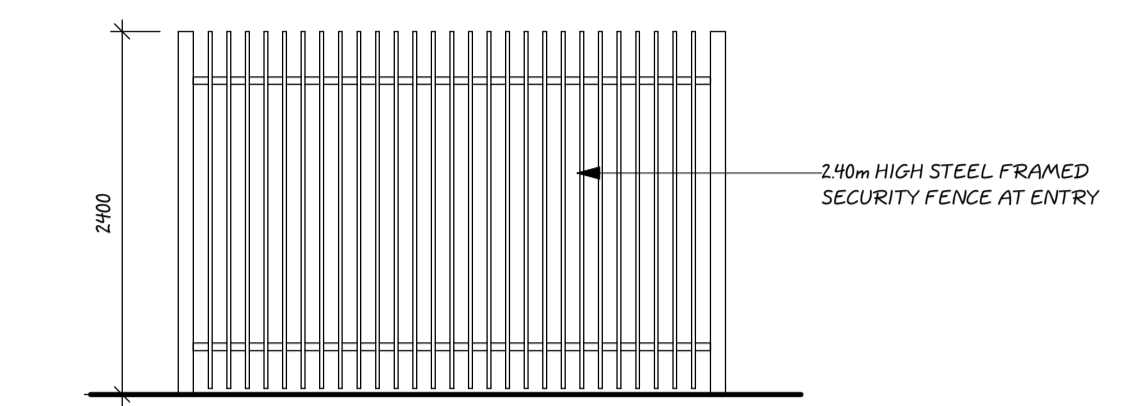
- OFFICE AND STORE
- 800m x 400m
- 8 x ENCLOSED STORAGE BAYS
- 1000 x 300 x 300 HIGH
- 67 x ENCLOSED STORAGE BAYS
- 600 x 300 x 300 HIGH
- 67 x ENCLOSED STORAGE BAYS
- 400 x 300 x 300 HIGH

SITE AREA	6336m <sup>2</sup>
SITE COVERAGE	231196m <sup>2</sup> (36.47%)
PAVED AREAS	451.82
TOTAL	276328m <sup>2</sup> (43.60%)
PERMEABILITY	357472m <sup>2</sup> (56.40%)

**PROPOSED SITE PLAN** SCALE: 1:250



INDICATIVE ENTRY FENCE & GATE IMAGE



REV	DESCRIPTION	DATE	BY
PD16	Client Changes	05-12-20	PI
PD15	Level Changes	27-11-20	PI
PD14	Client Changes	23-06-20	PI
PD13	Entry Gate Change	20-12-19	PI
PD12	Office Changes	06-11-19	PI
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PD8	Landscaping Details Added	01-02-19	PI
PD7	Town Planning Drawings	23-01-19	PI
PD6	Revised Design Concept	19-11-18	db
PD5	Revised Design Concept	29-11-18	db
PD4	Revised Design Concept	13-11-18	db
PD3	Revised Design Concept	17-10-18	db
PD2	Revised Design Concept	16-10-18	db
PD1	Design Concept/ Site Yield	03-09-18	db

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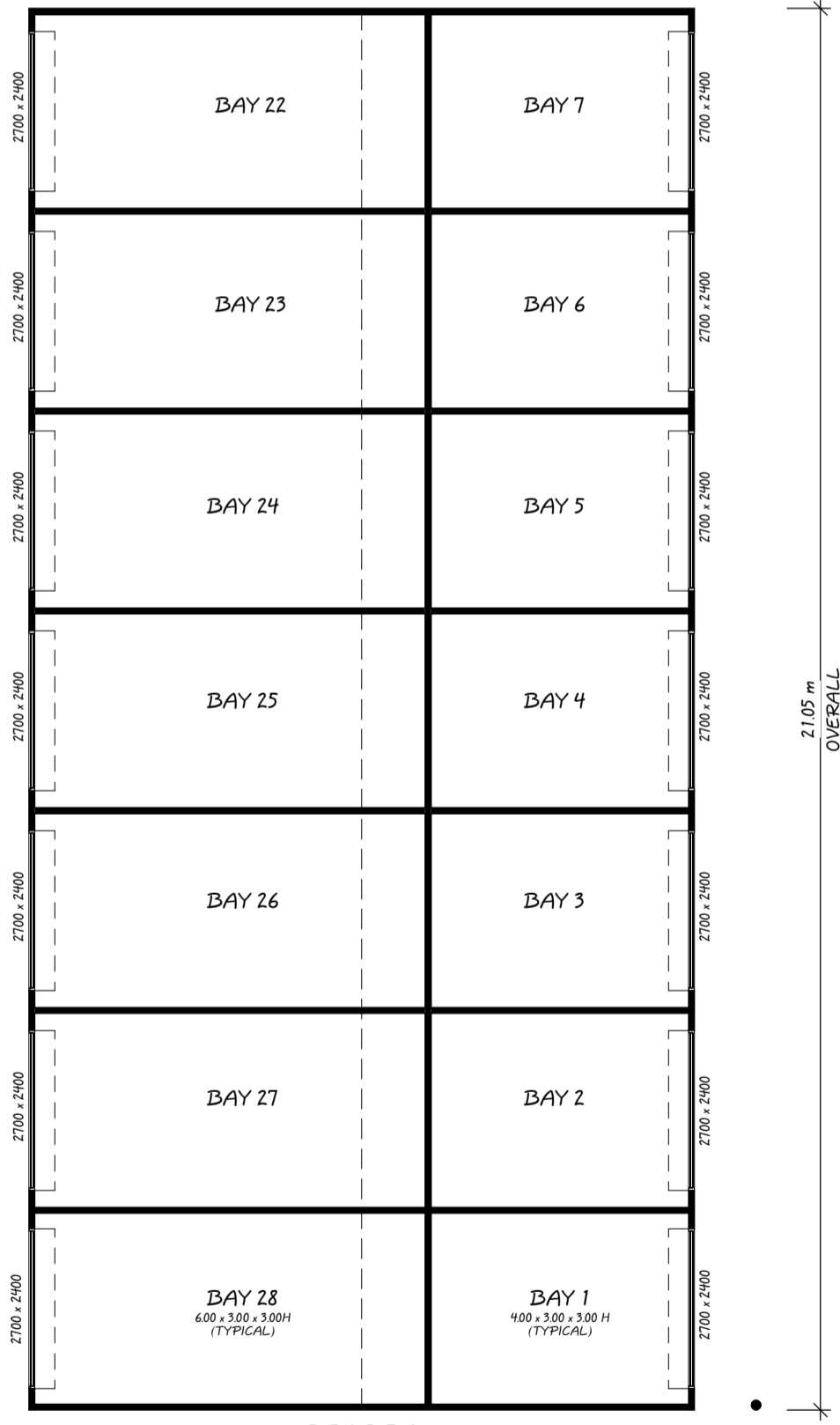
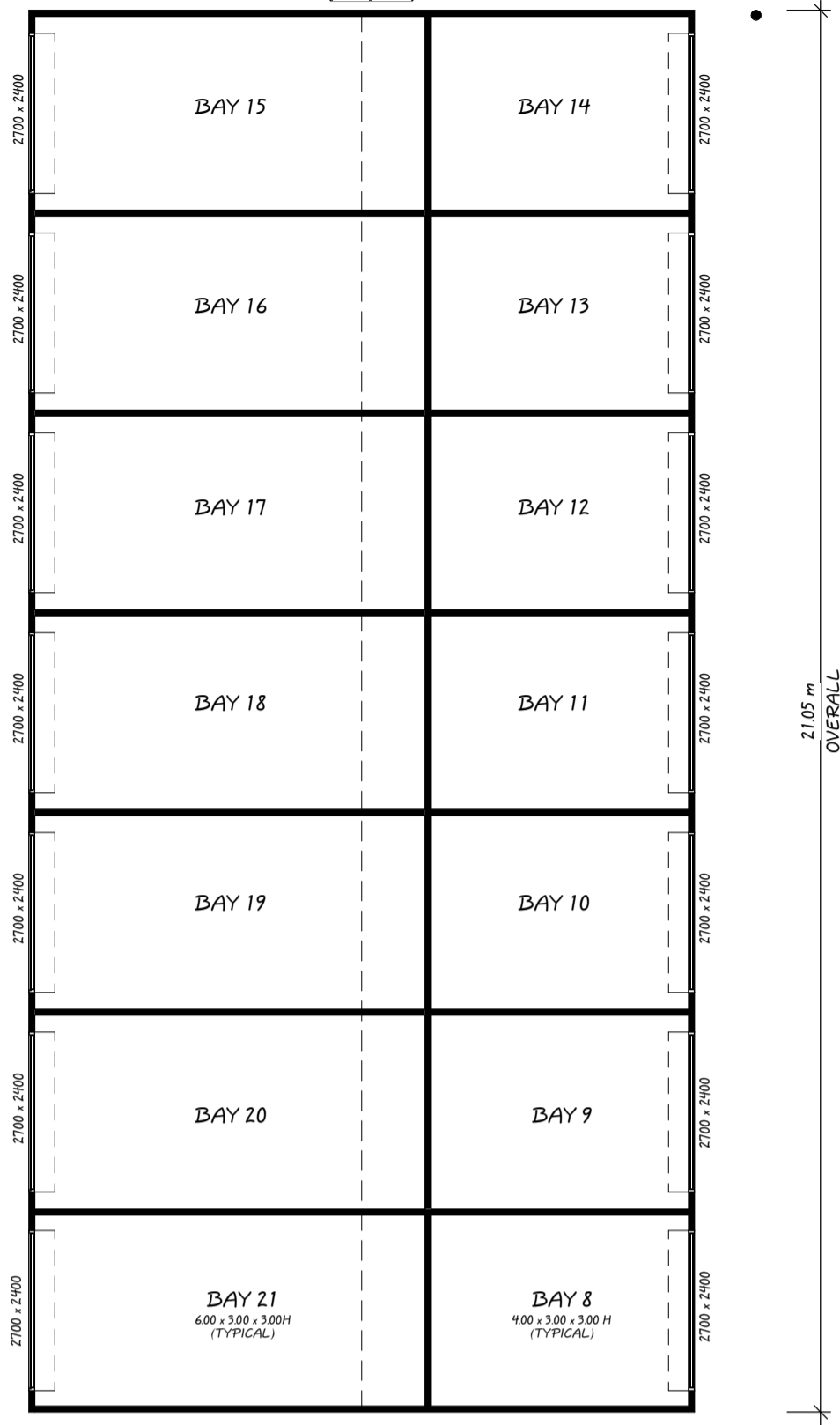
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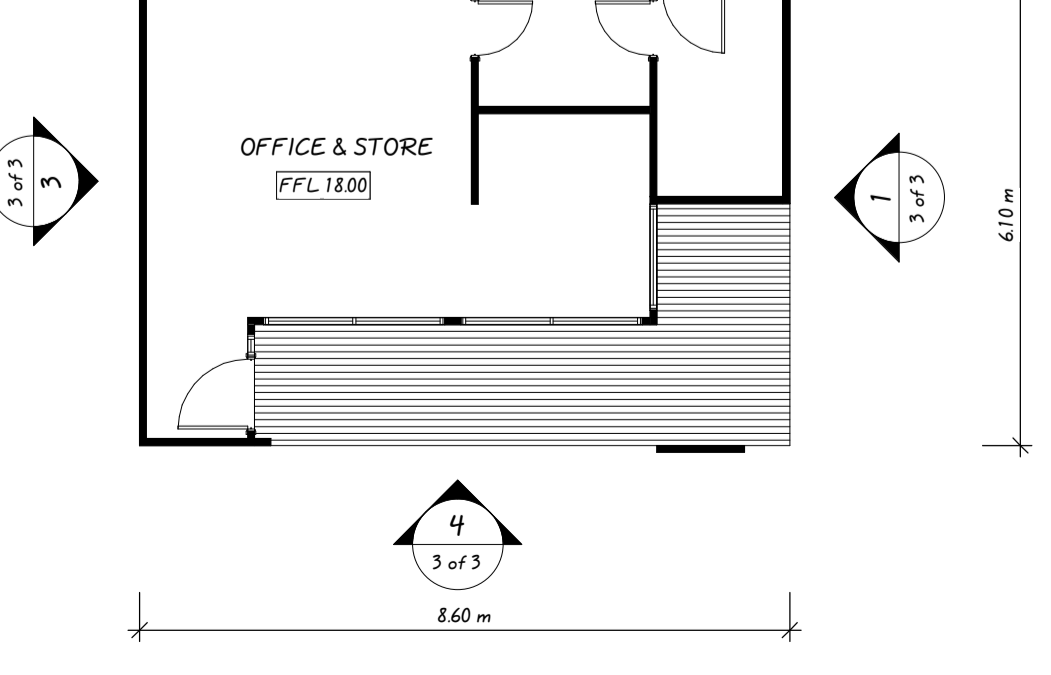
DRAWN	PI	CHECKED	db
SHEET SIZE	A1	SHEET No	2 of 3
REF No	D18129	ISSUE	PD16

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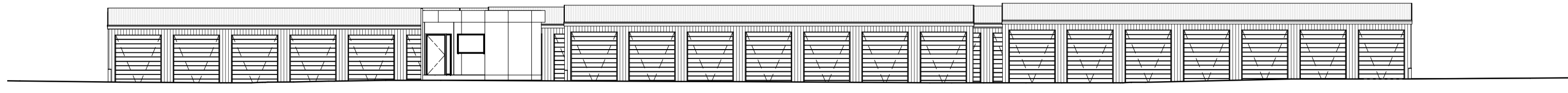


FLOOR PLAN - STORAGE  
(STAGE 2, 3, 4 & 5 LAYOUT'S SIMILAR. FLOOR LEVELS DIFFER REFER TO SITE RESPONSE PLAN)

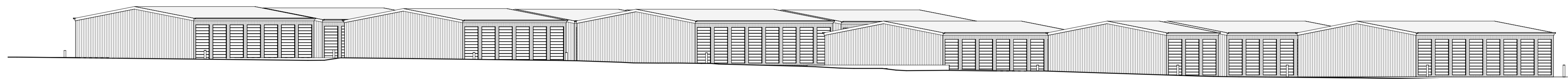
NAME	AREA	SQUARE
STAGE 1 - TOTAL FLOOR AREA	42090 m <sup>2</sup>	4531
STAGE 1 - OFFICE	5246 m <sup>2</sup>	565
STAGE 2 - TOTAL FLOOR AREA	47336 m <sup>2</sup>	5095
STAGE 2 - OFFICE	54270 m <sup>2</sup>	5842
STAGE 3 - TOTAL FLOOR AREA	48180 m <sup>2</sup>	5186
STAGE 3 - OFFICE	48180 m <sup>2</sup>	5186
STAGE 4 - TOTAL FLOOR AREA	24090 m <sup>2</sup>	2593
STAGE 4 - OFFICE	24090 m <sup>2</sup>	2593
STAGE 5 - TOTAL FLOOR AREA	57270 m <sup>2</sup>	6165
STAGE 5 - OFFICE	57270 m <sup>2</sup>	6165
GRAND TOTAL	231146 m <sup>2</sup>	24881



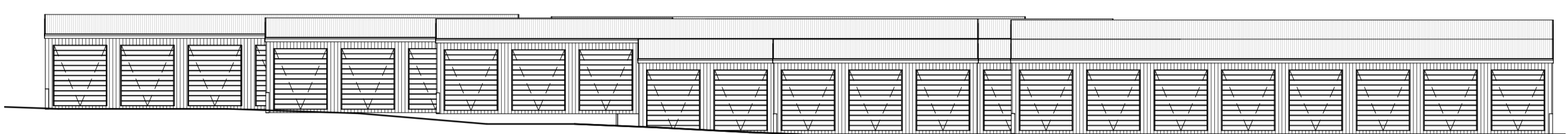
FLOOR PLAN - OFFICE SCALE 1:100



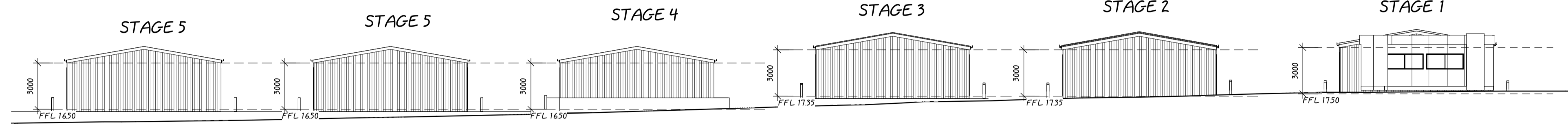
STREETScape 1 - EAST SCALE 1:200



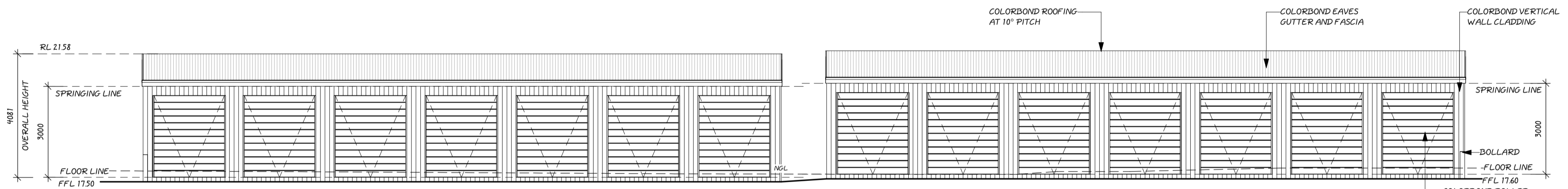
STREETScape 2 - NORTH SCALE 1:200



STREETScape 3 - WEST SCALE 1:200

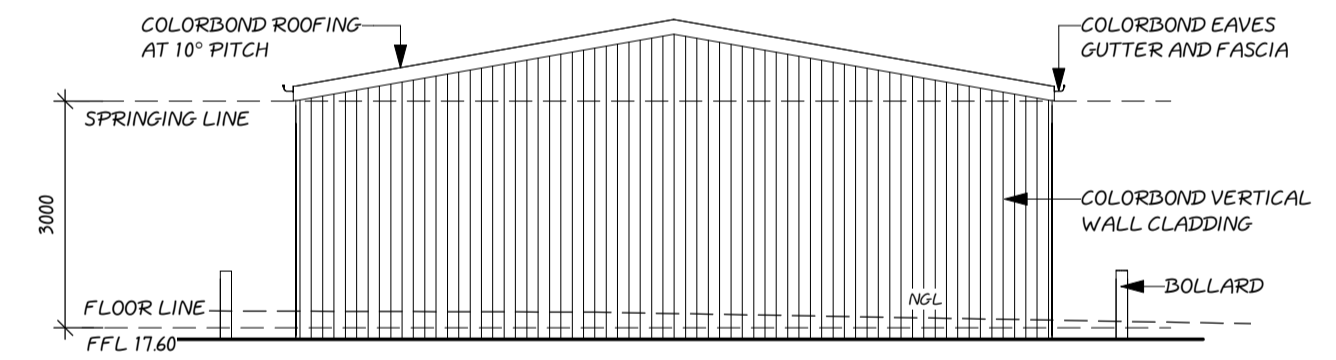


STREETScape 4 - SOUTH SCALE 1:200

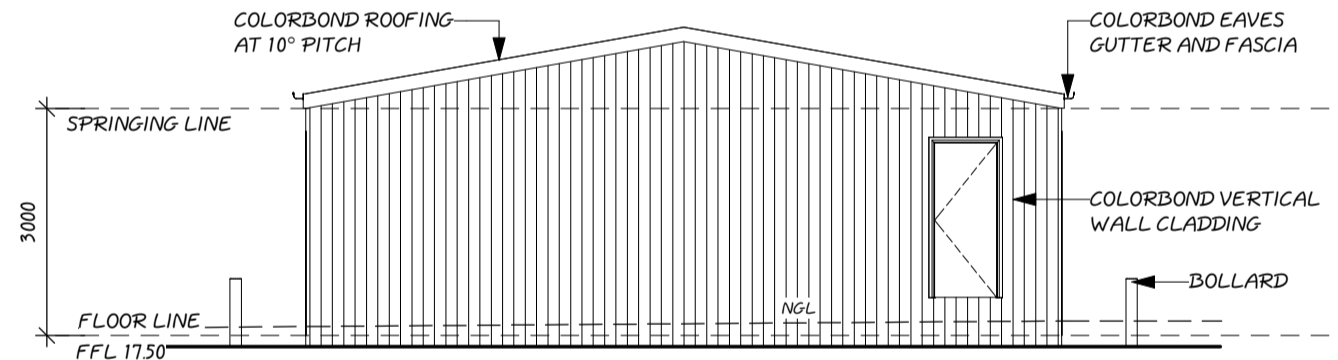


ELEVATION 5 - EAST STORAGE SCALE 1:100

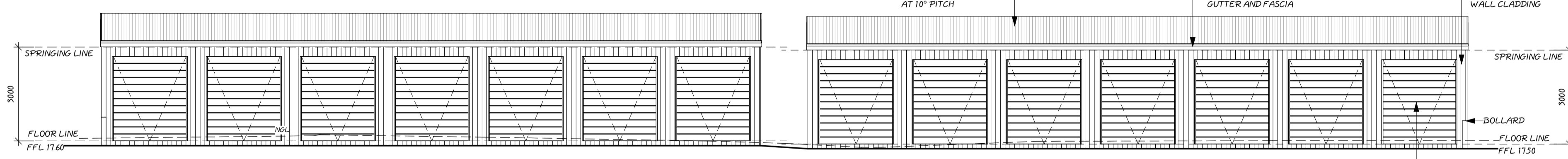
(STAGE 2, 3, 4 & 5 ELEVATIONS SIMILAR. FLOOR LEVELS DIFFER REFER TO SITE RESPONSE PLAN)



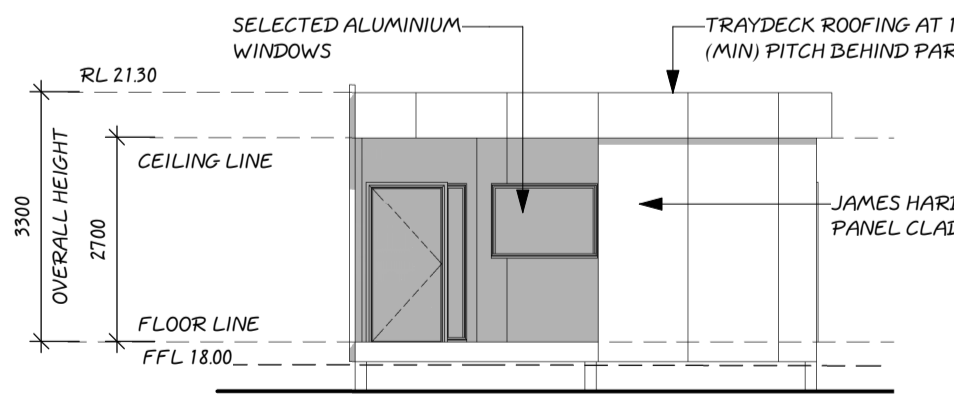
ELEVATION 6 - NORTH STORAGE SCALE 1:100



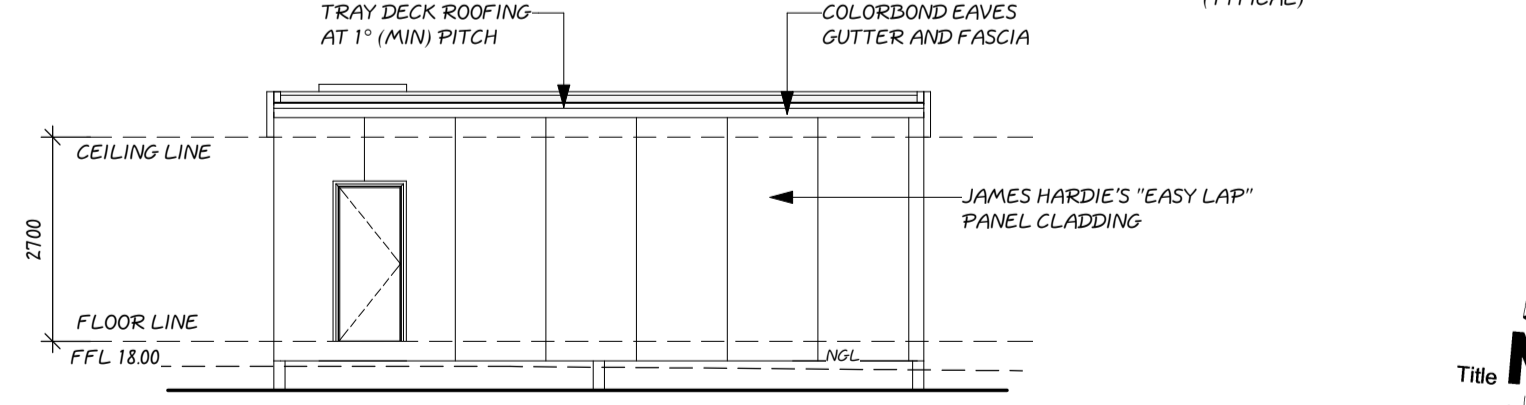
ELEVATION 8 - SOUTH STORAGE SCALE 1:100



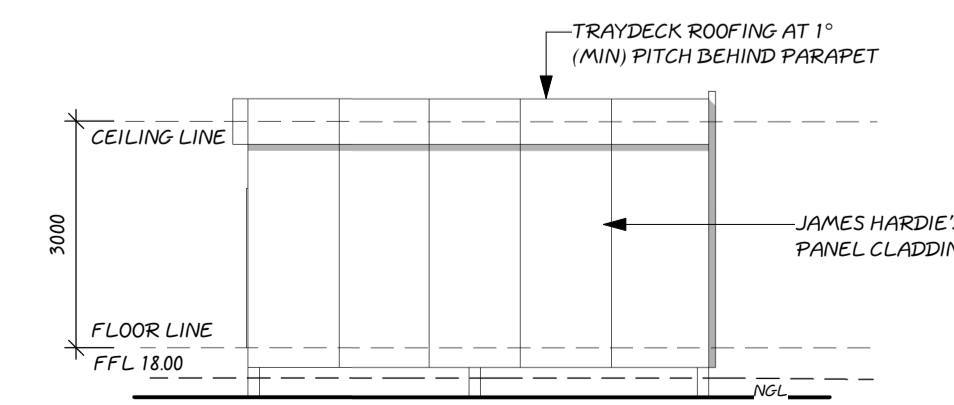
ELEVATION 7 - WEST STORAGE SCALE 1:100



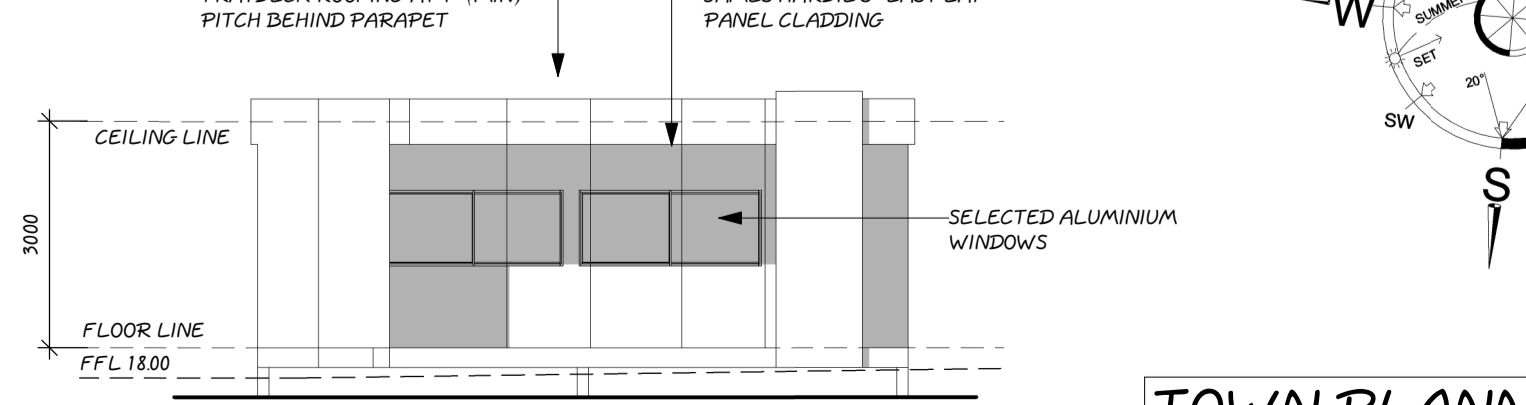
ELEVATION 1 - EAST OFFICE SCALE 1:100



ELEVATION 2 - NORTH OFFICE SCALE 1:100



ELEVATION 3 - WEST OFFICE SCALE 1:100



ELEVATION 4 - SOUTH OFFICE SCALE 1:100



INDICATIVE STORAGE IMAGE

ELEMENT	MATERIAL	COLOR
ROOFING	COLORBOND CUSTOM GRD	C'BOND WOODLAND GREY
GUTTERS	COLORBOND CUSTOM GRD	C'BOND WOODLAND GREY
FASCIA	COLORBOND	C'BOND WOODLAND GREY
WINDOW FRAMES	POWDERCOATED ALUMINIUM	C'BOND DUNE
EXTERNAL WALLS	COLORBOND VERTICAL WALL CLADDING	C'BOND DUNE
ROLLER DOORS	COLORBOND	C'BOND WOODLAND GREY

COLOURS & FINISHES ARE INDICATIVE AND MAY CHANGE DUE TO AVAILABILITY OF PRODUCTS AND FINAL APPROVAL BY OWNER

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PDT	Town Planning Drawings	23-01-19	rl
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DRAWN: rl CHECKED: db  
SHEET SIZE: A1 SHEET No: 3 of 3  
REF No: D18129 ISSUE: PD16

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