



Locality Plan 1:750



3D Streetscape Perspective NTS

Mitchell Shire Council
ENDORSED PLAN
 Planning Permit No: PLP295/19
 Date Permit Issued: 23/06/2020
 Sheet 1 of 11
 Signed: Richard Glawitsch
 Date: 22/10/2020

No.	DATE	DESCRIPTION	APPD.
A	18.10.19	TOWN PLANNING - FIRSIT ISSUE	N.S
B	29.07.20	PLANNING PERMIT CONDITION RESPONSE	N.S

TOWN PLANNING ISSUE

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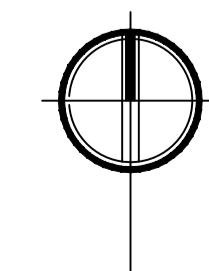
bdaa
 BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
 'Creating a Working & Living Environment'

PROJECT
PROPOSED MULTI WAREHOUSE DEVELOPMENT AT: 1 THEODORE COURT, WANDONG

CLIENT
ALPINE PETROLEUM PTY. LTD.

DRAWING TITLE
LOCALITY PLAN & 3D PERSPECTIVE

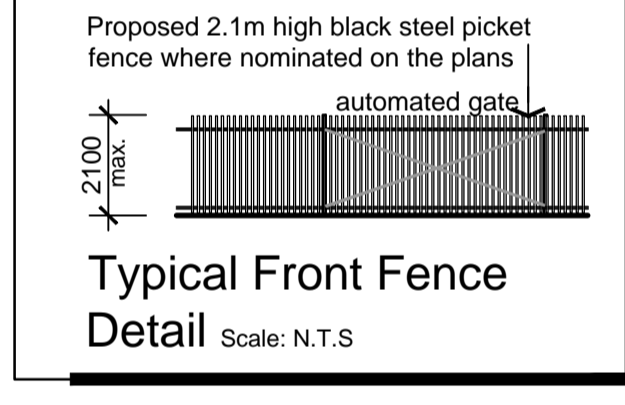
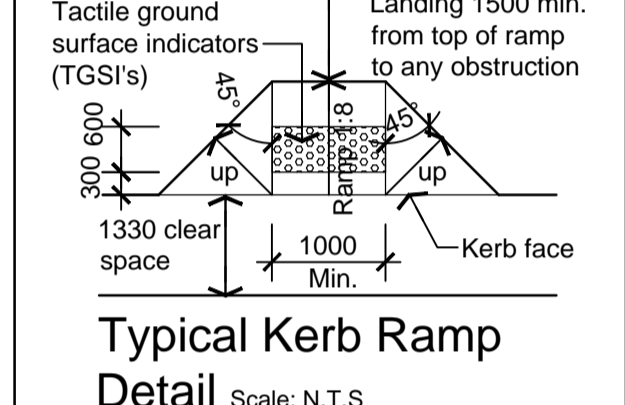
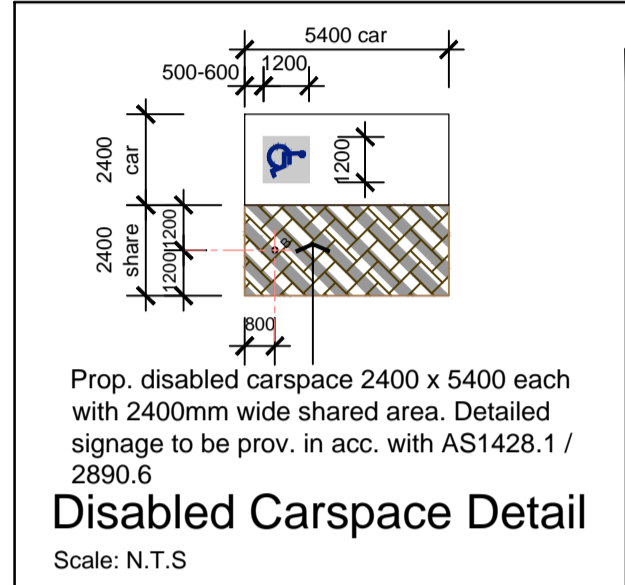
DATE	SCALE	DRG NO.
OCT.2019	NOTED	TP01
DRAWN	CHECKED	JOB NO.
N.S	B.B.	190615





Proposed Site Plan 1:200

- Legend**
- HATCH DENOTES ALL WEATHER SEALED CONCRETE PATTERN PAVED PATHS WITH "CHARCOAL" COLOR FINISH AS SELECTED
 - DENOTES SIGNAGE. SIGNAGE TO HAVE FOLLOWING: "ALL VEHICLES MUST EXIT OR ENTER IN A FORWARD FACING DIRECTION."
 - EXTERNAL "PILLAR BAFFLED" LED LIGHTING TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY
 - EXTERNAL HIGH EFFICIENT WALL MOUNTED LED LIGHTING TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY



LANDSCAPE DESIGN
REFER TO LANDSCAPE PLAN PREPARED BY ETCHED PROJECTS TO BE IN ACCORDANCE WITH LOCAL AUTHORITY VEGETATION REQUIREMENTS.

Mitchell Shire Council
ENDORSED PLAN

Planning Permit No: PLP295/19
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DIRECTIONAL SIGNAGE NOTES:

Where directional signage is provided consistent colour and layout to assist people find & use the signage.

Matt finishes shall be used to assist people with vision impairment.

Colours with high luminance contrast are to be used.

Standardized symbols to be used where possible to reinforce written words.

Sans Serif font to be used.

EMERGENCY SERVICES NOTES:

All emergency services and warning systems to be in accordance with NCC 2019 requirements.

All lighting levels are to comply with S1428.1 CLAUSE 17.1 and be consistent with AS1680.0 to provide for safe movement within the warehouse.

GENERAL CONSTRUCTION NOTES:

Light switches to be located between 900mm - 1100mm above FL, horizontally aligned with door handles and not less than 500mm from internal corners.

Carpet to have a max. pile height of 6mm.

Vinyl flooring if proposed to be slip resistive comply with AS1428.1:2009 Clause 7.

DISABLED STANDARD NOTES:

Signage to designated car spaces to be in accord. with AS 1428.1 and 2890.6

Maximum cross-fall to designated car spaces for persons with disabilities not to exceed 1:40 in both directions.

Drainage grates not to be in path of travel b/w designated car space for persons with disabilities and any paths to entry doors.

Provide level transition b/w car space and landing to entry doors.

If any door closers are fitted to any door requiring accessibility, then the force to open not to exceed 20N.

Disabled amenity room size and internal fit-out to comply with AS 1428.1:2009.

Cross-fall on designated car spaces, paths and level landings at entry doors not to exceed 1:40.

All door circulation spaces & disabled amenities to comply with AS1428.1:2009.

All Pavement pathways are to be flush with roadways and parking areas with otherwise disabled compliant kerb ramps are to be provided.

All entry & internal doors to provide minimum 850mm clear opening.

Provide level threshold at entry door/landing junction and maximum fall on landing at 1:40.

All joinery fitout to be by tenant.

Raised tactile and Braille signage to be provided in accord. with NCC 2019 D3.6 and Spec. D3.6 to all sanitary facilities with all to be positioned between 1200-1600mm on latchside of door in accordance with AS 1428.1:2009 Clause 8.1.

All Doors & handles to comply with AS 1428.1:2009 and door frame to have 30% luminance contrast to the adjacent surface. Safety decals to door leaves, sidelights and any other areas which can be mistaken for openings. Min. solid non-transparent band no less than 75mm wide req. with the lower edge of the band to be 900-1000mm above FL.

Tactile indicators to footpaths either side of crossovers, as required by local authority.

BUSINESS IDENTIFICATION SIGN

The total advertisement area of all signs to each premises must not exceed 8 sq. m.

This does not include a sign with an advertisement area not exceeding 1.5 sq. m that is below a verandah or, if no verandah, that is less than 3.7 m above pavement level.

AREA ANALYSIS:

TOTAL SITE AREA	= 2,798.00m ²
PROPOSED BUILDING:	
First Floor Office Total =	378.00m ²
Warehouse Total =	1,295.00m ²
TOTAL PROPOSED BUILDING	1,673.00m²
SITE COVERAGE:	59.79%

CARPARK ANALYSIS

TOTAL WAREHOUSE AREA :	1295.00m ²
(962.00 m ² net - minus loading bays & stair voids 333.00m ²)	
TOTAL OFFICE AREA:	378.00m ²
(288.00 m ² net - minus stair voids 90.00m ²)	
Carspaces Required:	1.5 x 1250.00/100m ² + 2 per WH = 36 Cars
TOTAL CARSPACE REQUIRED :	36
TOTAL CARSPACE PROVIDED :	18

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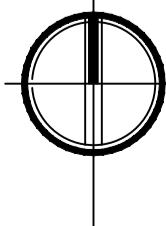
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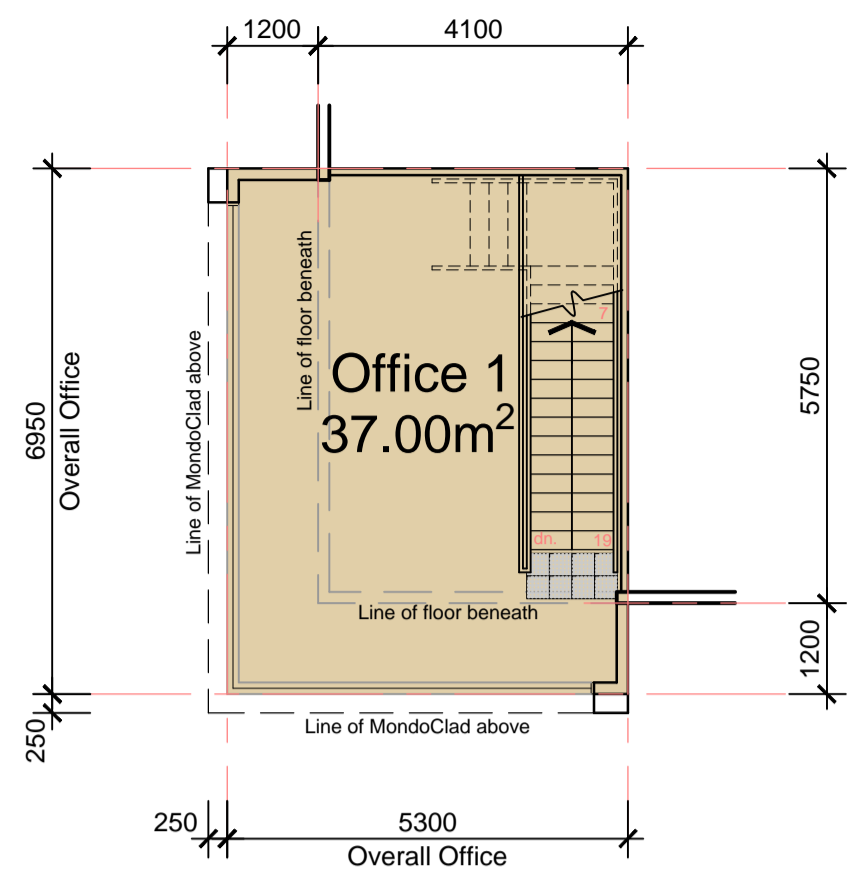
PROPOSED MULTI WAREHOUSE DEVELOPMENT
AT: 1 THEODORE COURT, WANDONG

CLIENT
ALPINE PETROLEUM PTY. LTD.

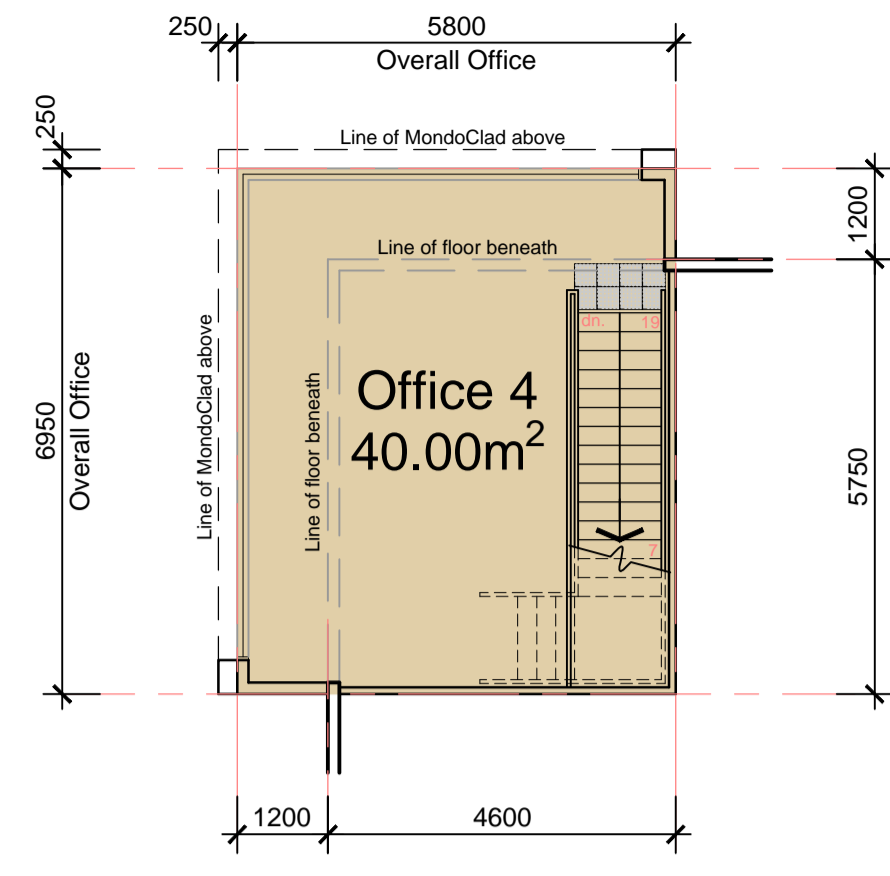
DRAWING TITLE
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DRAWN	CHECKED	JOB NO.
N.S	B.B.	190615

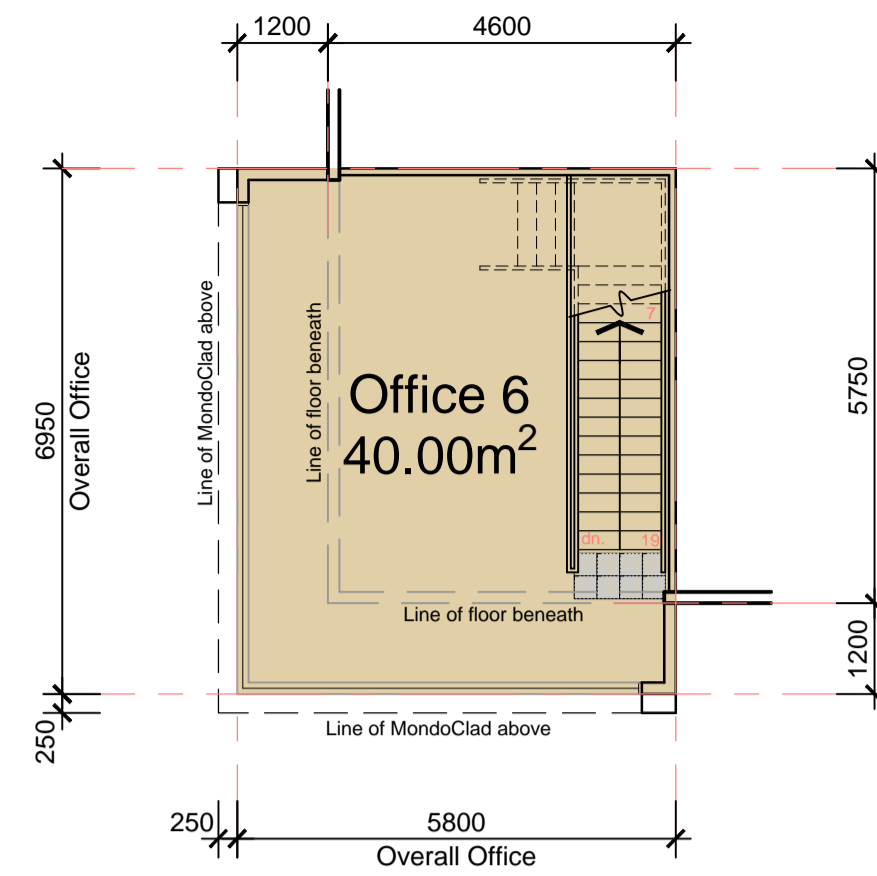




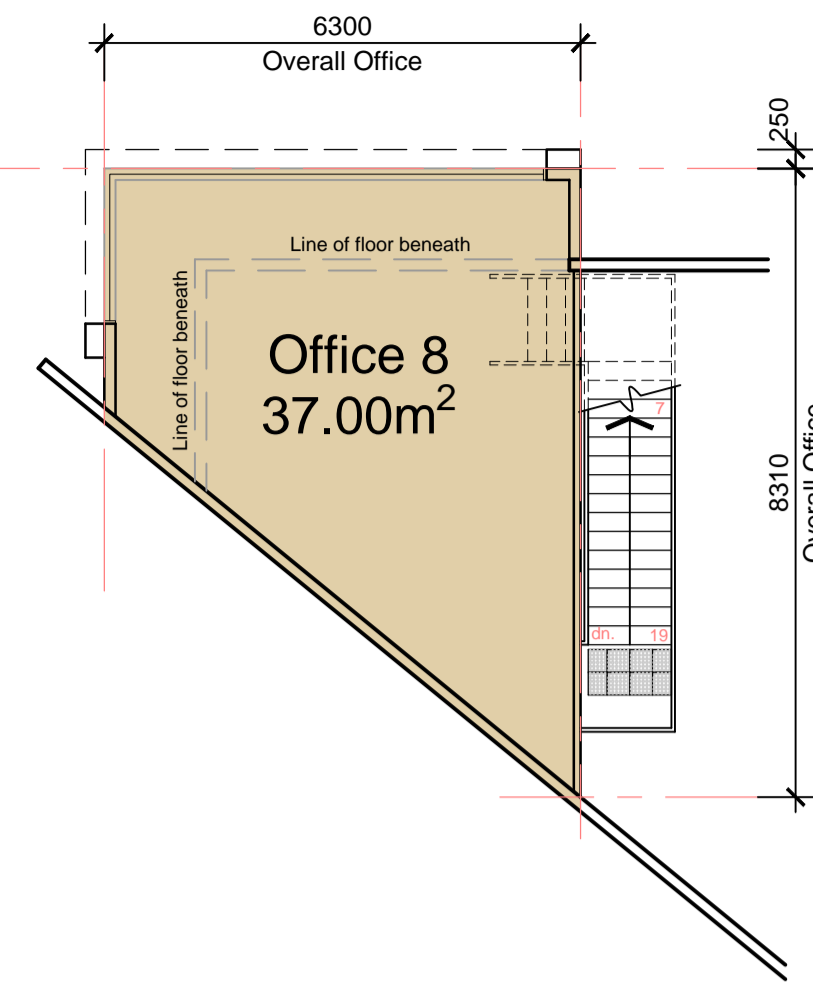
First Fl. Office Plan 1:100



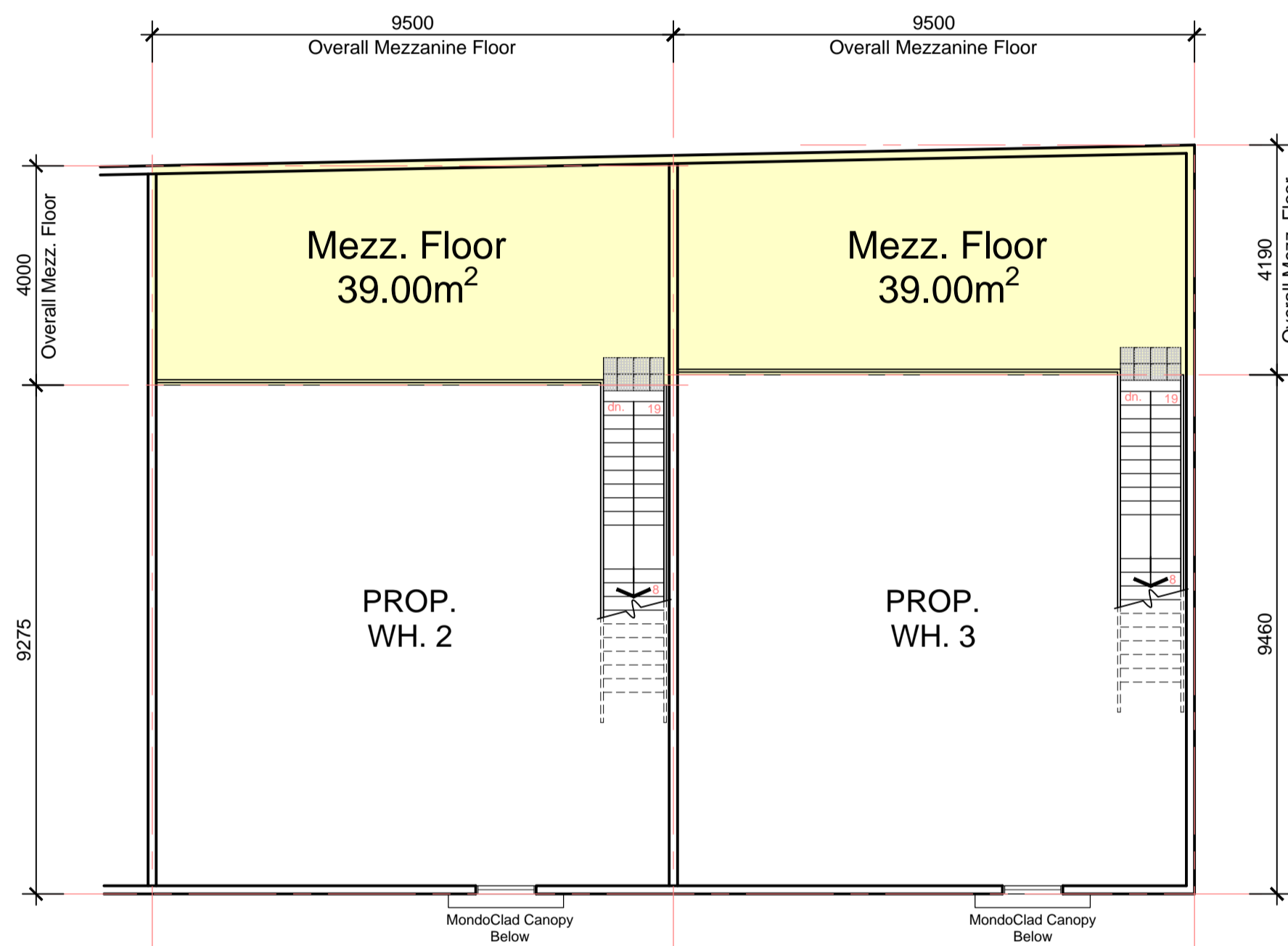
First Fl. Office Plan 1:100



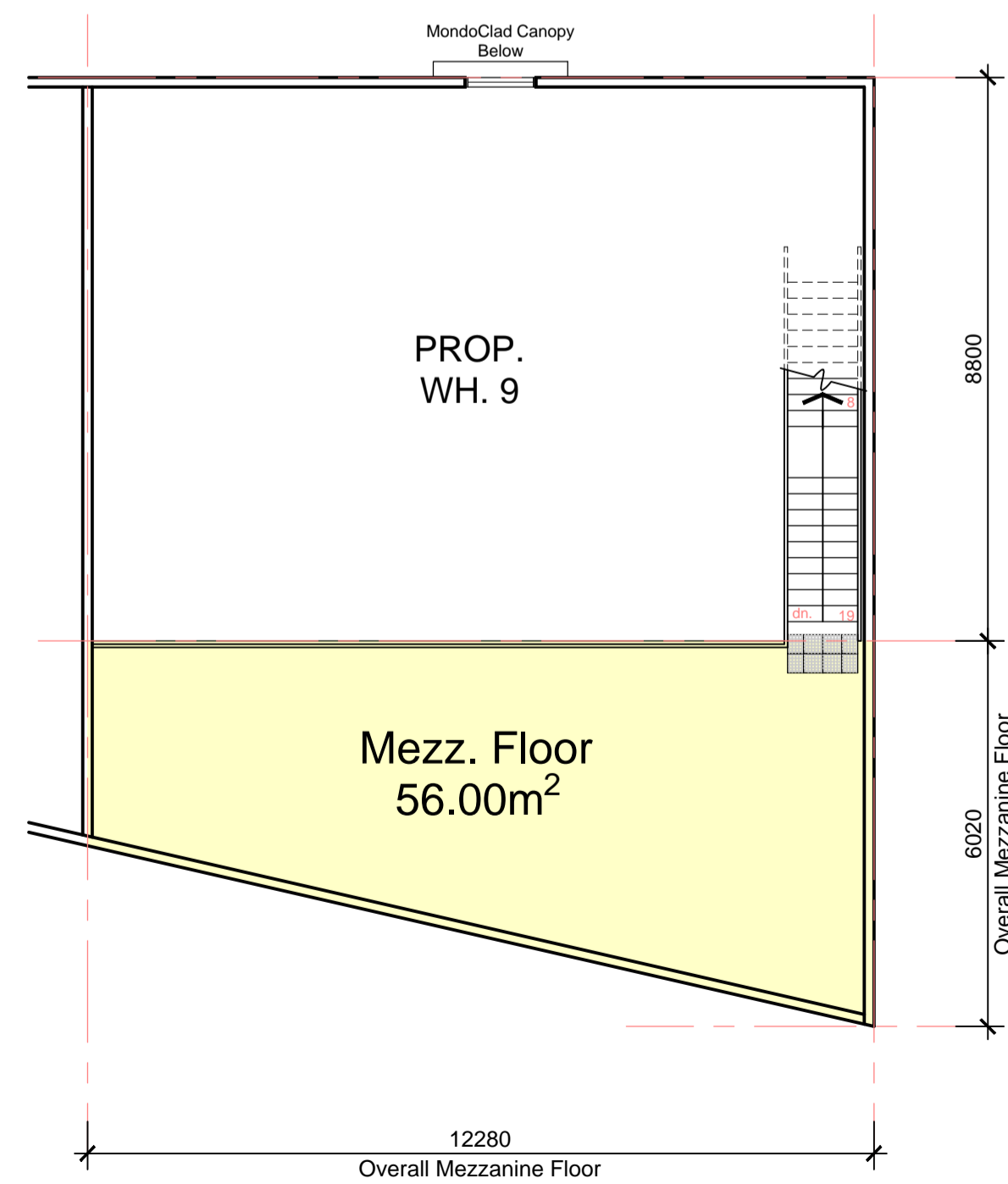
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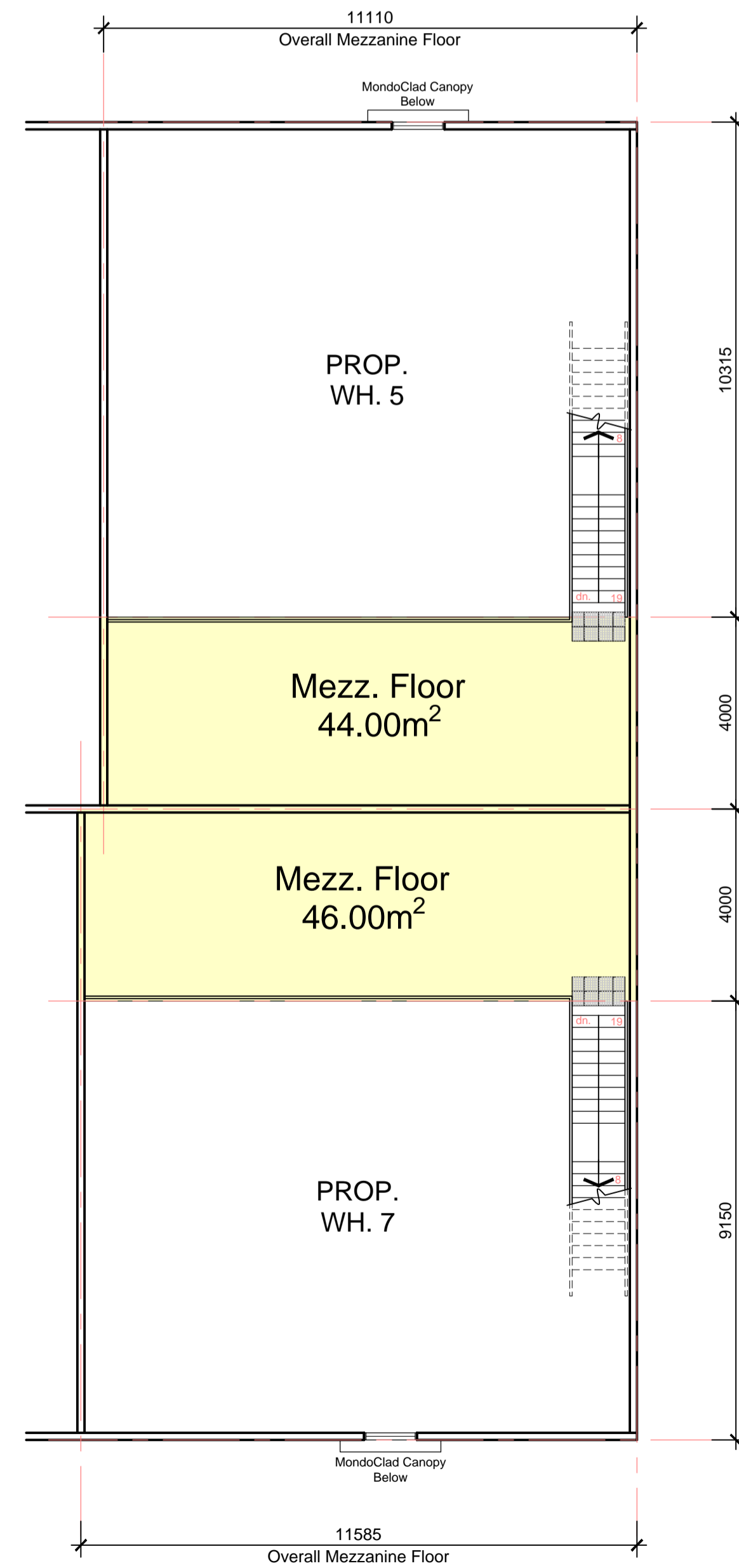
First Fl. Office Plan 1:100



Prop. Mezz. Floor Plan 1:100



Prop. Mezz. Floor Plan 1:100



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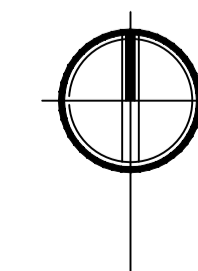
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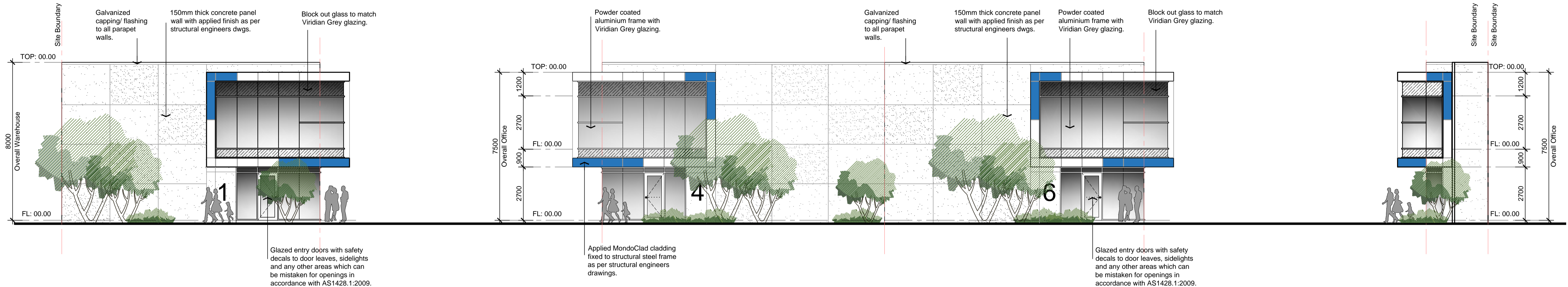
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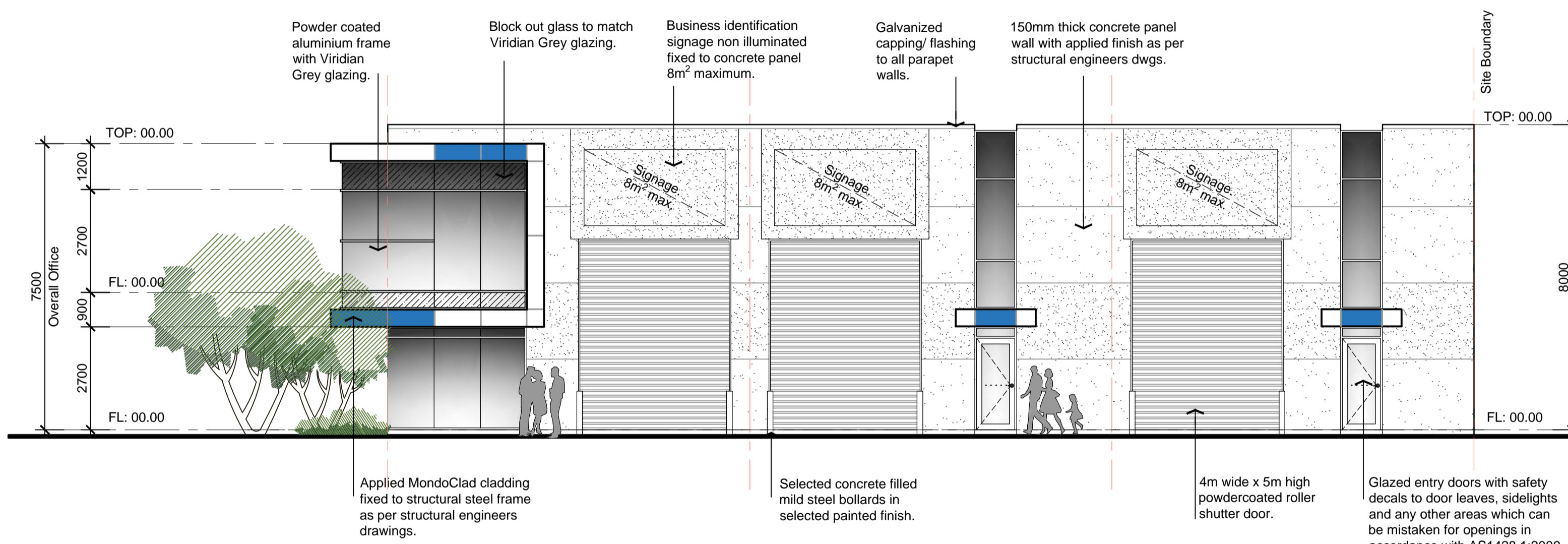
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N.S	B.B.	190615

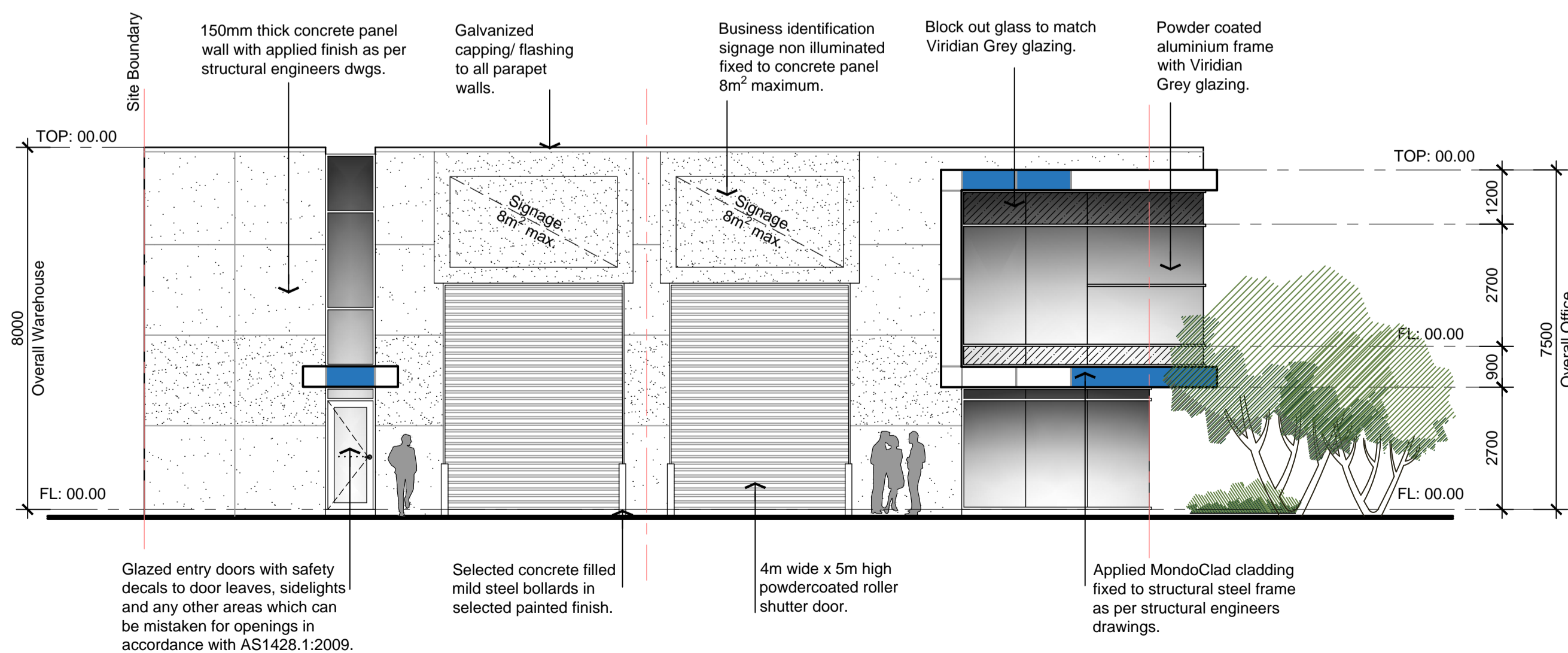




West Elevation 1:100



Internal South Elevation (Warehouse 1-3) 1:100



Internal North Elevation (Warehouse 4 & 5) 1:100

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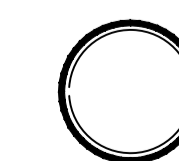
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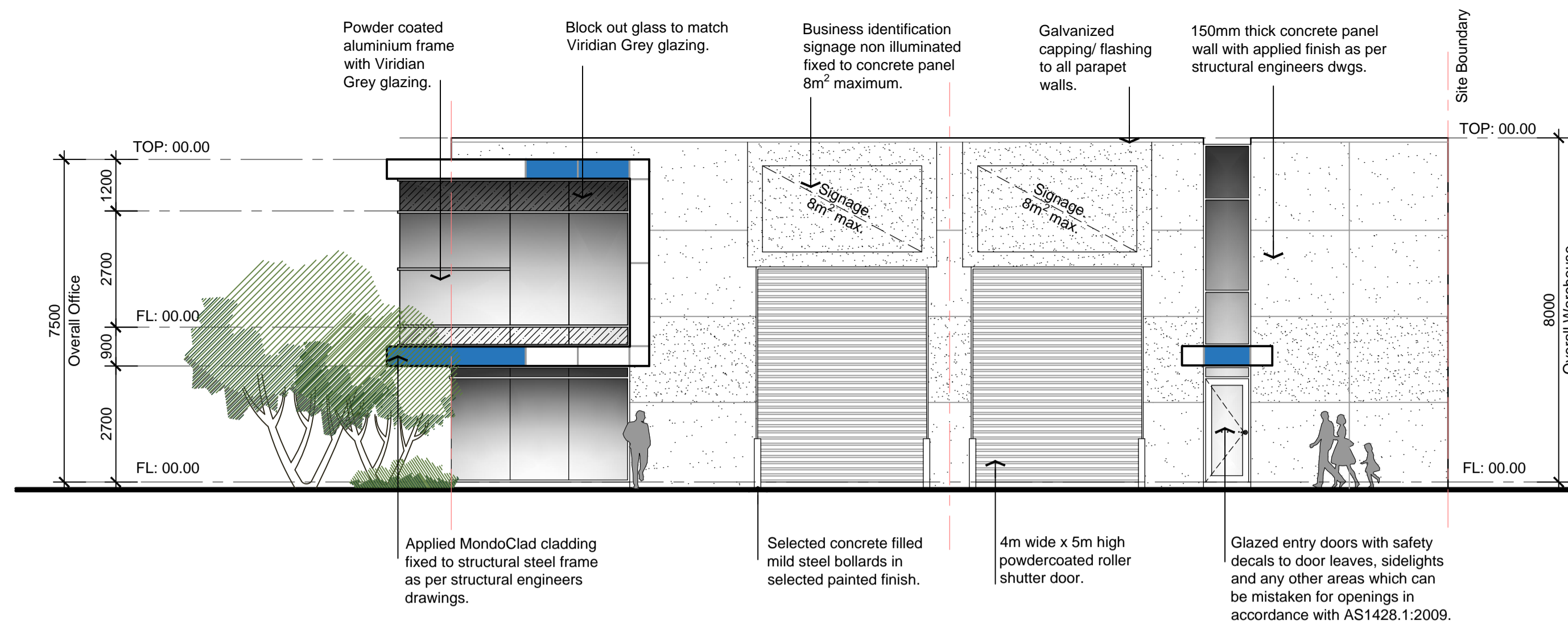
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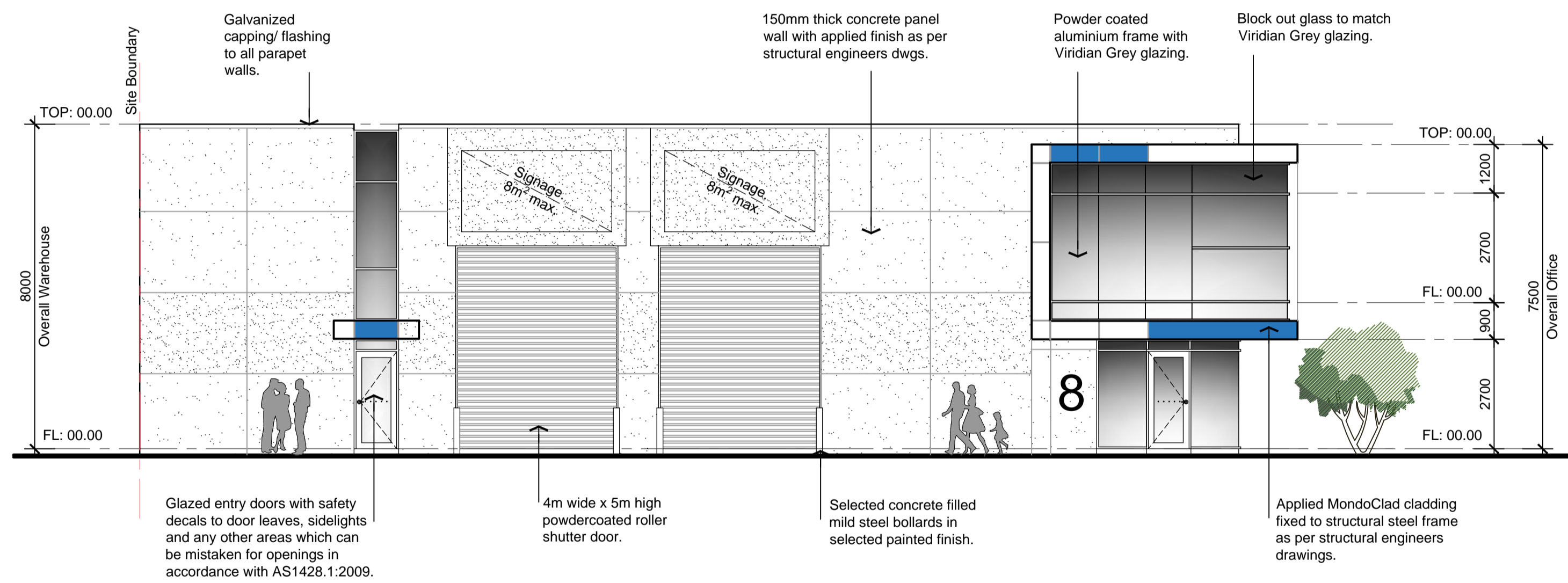
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ELEVATIONS 1 OF 3

DATE	SCALE	DRG NO.
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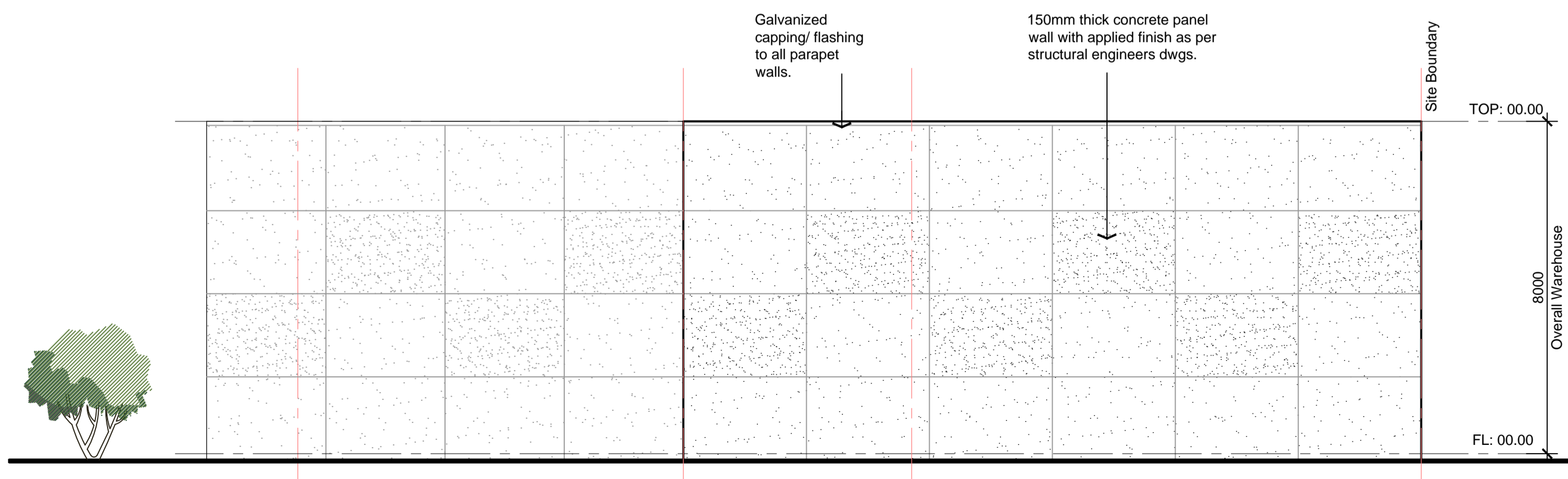




Internal South Elevation
(Warehouse 6 & 7) 1:100



Internal North Elevation
(Warehouse 8 & 9) 1:100



South Elevation 1:100

Mitchell Shire Council
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Sheet 5 of 11
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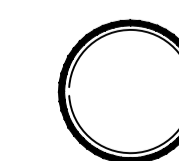
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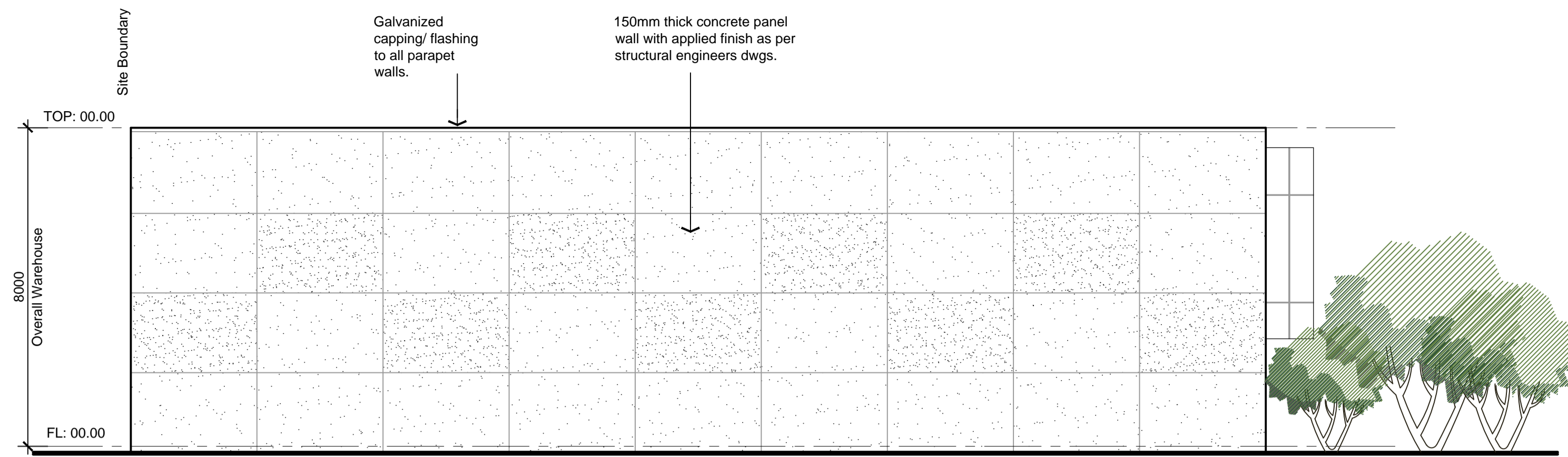
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DRAWING TITLE
ELEVATIONS 2 OF 3

DATE	SCALE	DRG NO.
OCT.2019	1:100	TP05
DRAWN	CHECKED	JOB NO.
N.S	B.B.	190615





North Elevation 1:100

Mitchell Shire Council
ENDORSED PLAN

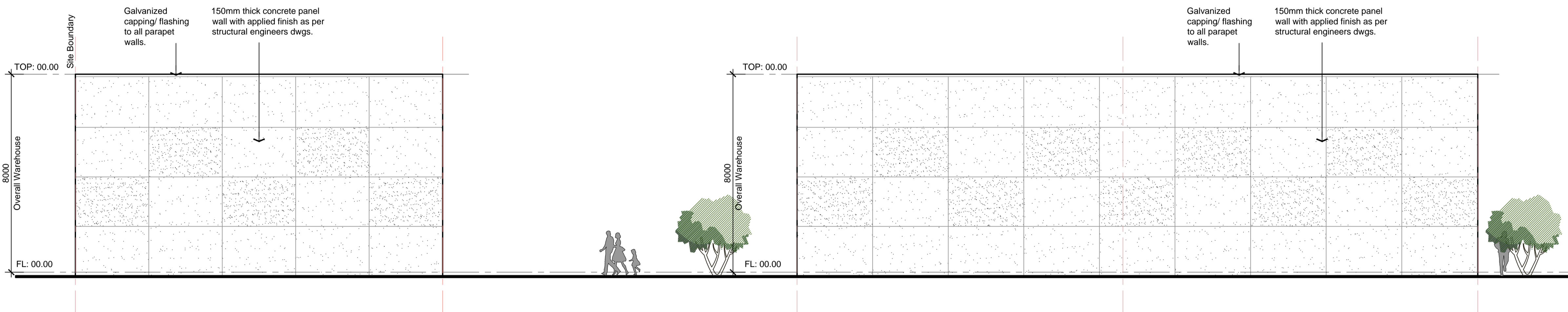
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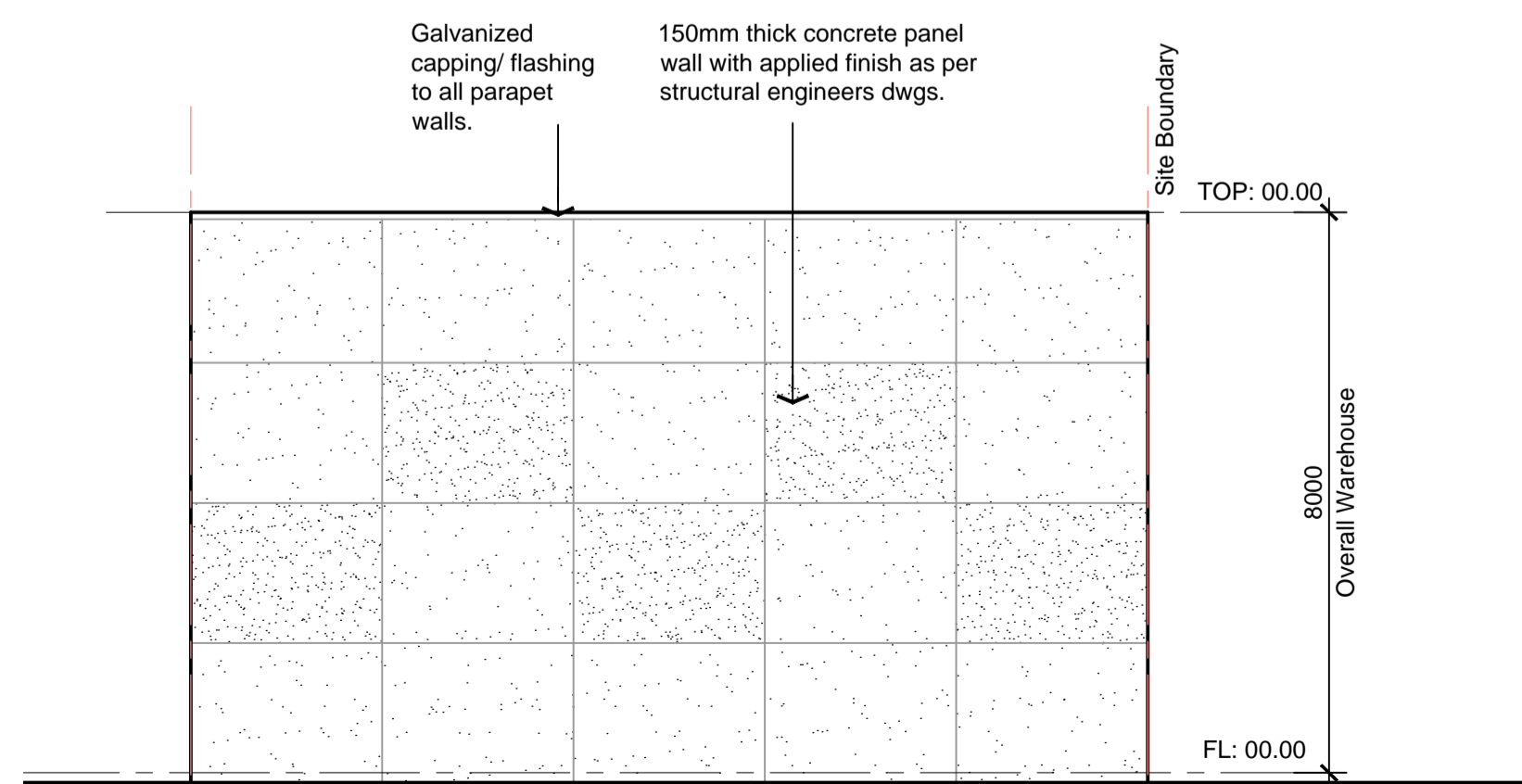
Sheet 6 of 11

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Part East Elevation 1:100



Part East Elevation 1:100

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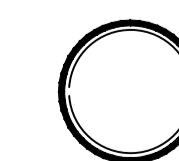
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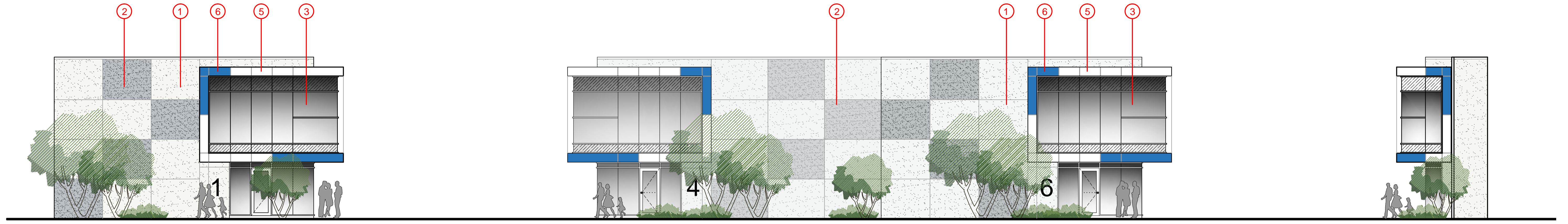
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DRAWING TITLE

ELEVATIONS 3 OF 3

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N.S	B.B.	190615

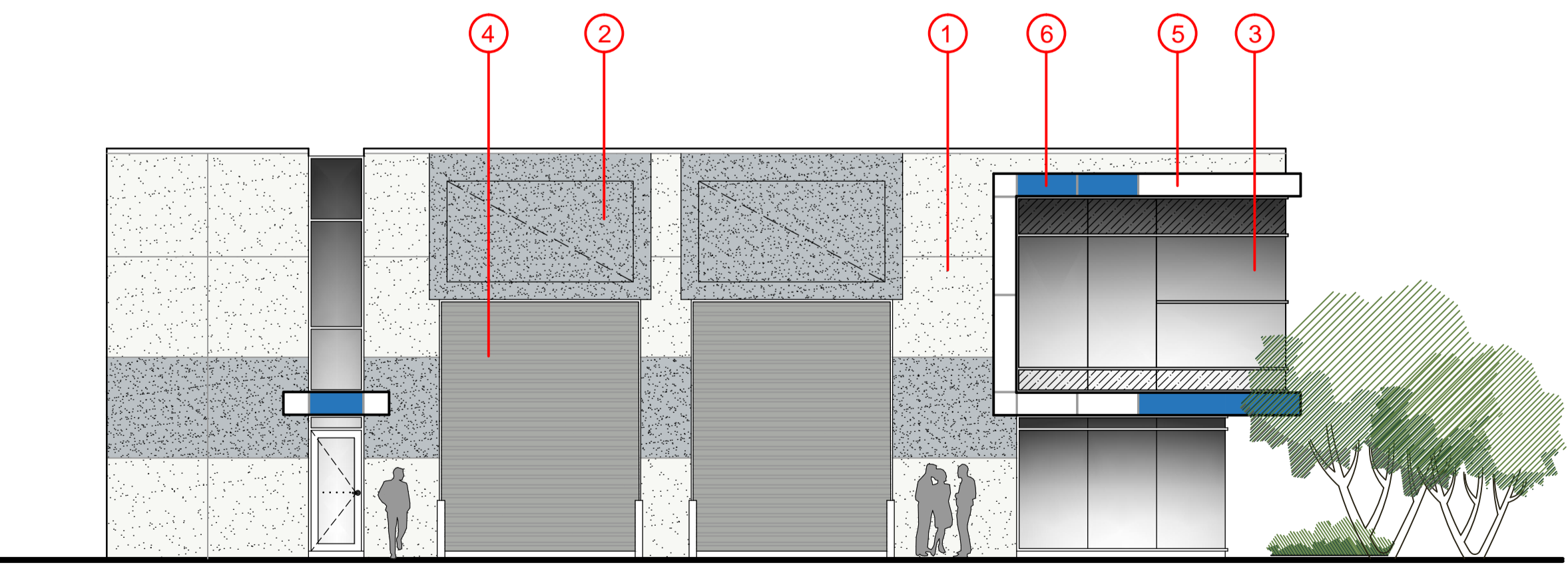




West Elevation 1:100



Internal South Elevation (Warehouse 1-3) 1:100



Internal North Elevation (Warehouse 4 & 5) 1:100

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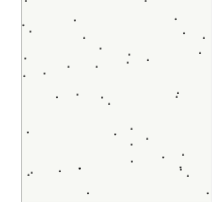

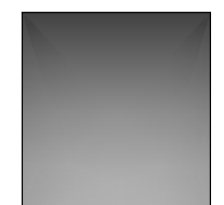
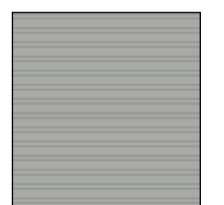
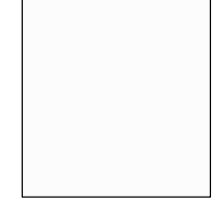
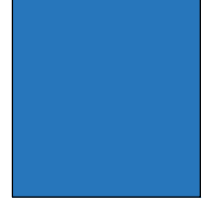
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FINISHES SCHEDULE

 1. DULUX "Vivid White" Warehouse Concrete Panel Finish R Value: 247 G Value: 248 B Value: 244	 2. DULUX "Silver Twilight" Warehouse Concrete Panel Finish R Value: 187 G Value: 193 B Value: 197
 3. GLAZING AND FRAMING Viridian Grey glazing with powder coated Colorbond Shale Grey Aluminium frames. (As per Image shown)	 4. COLORBOND "Shale Grey" Roller shutter doors.
 5. MondoClad "White"	 6. MondoClad "Ultramarine Blue"

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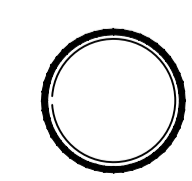
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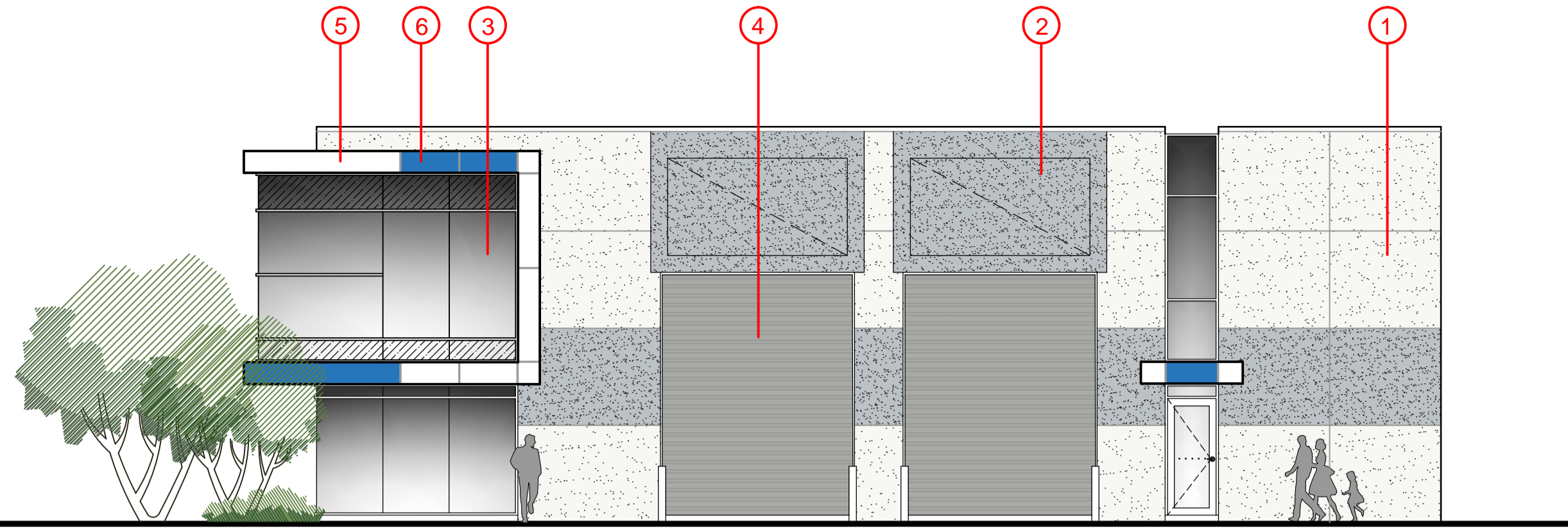
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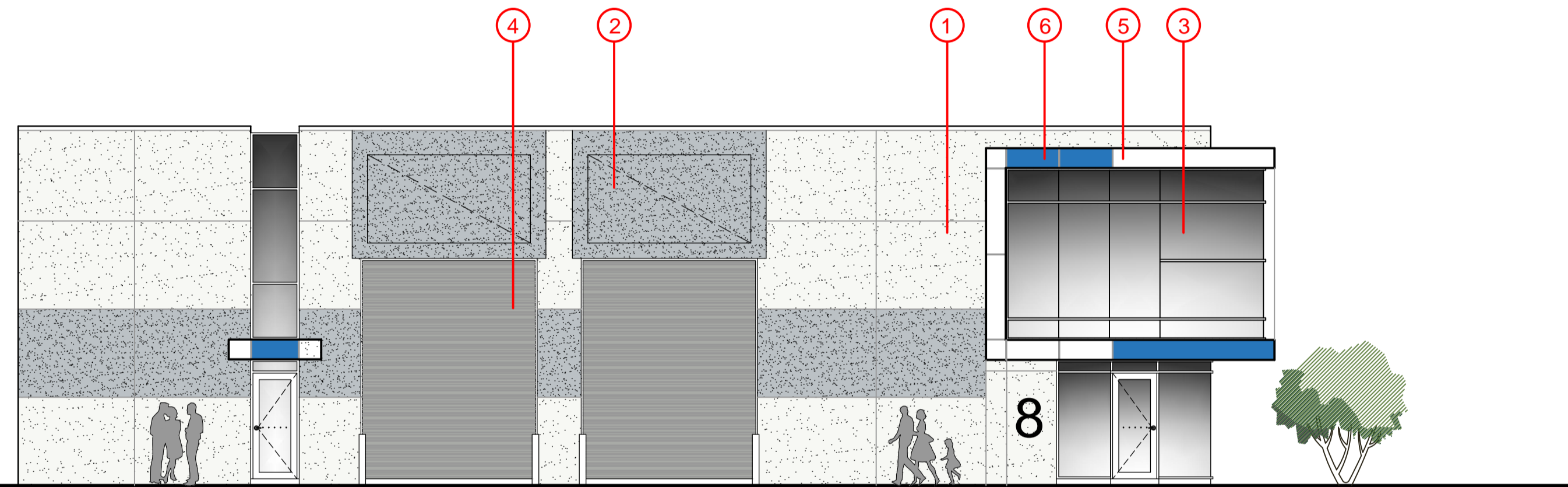
FINISHES SCHEDULE

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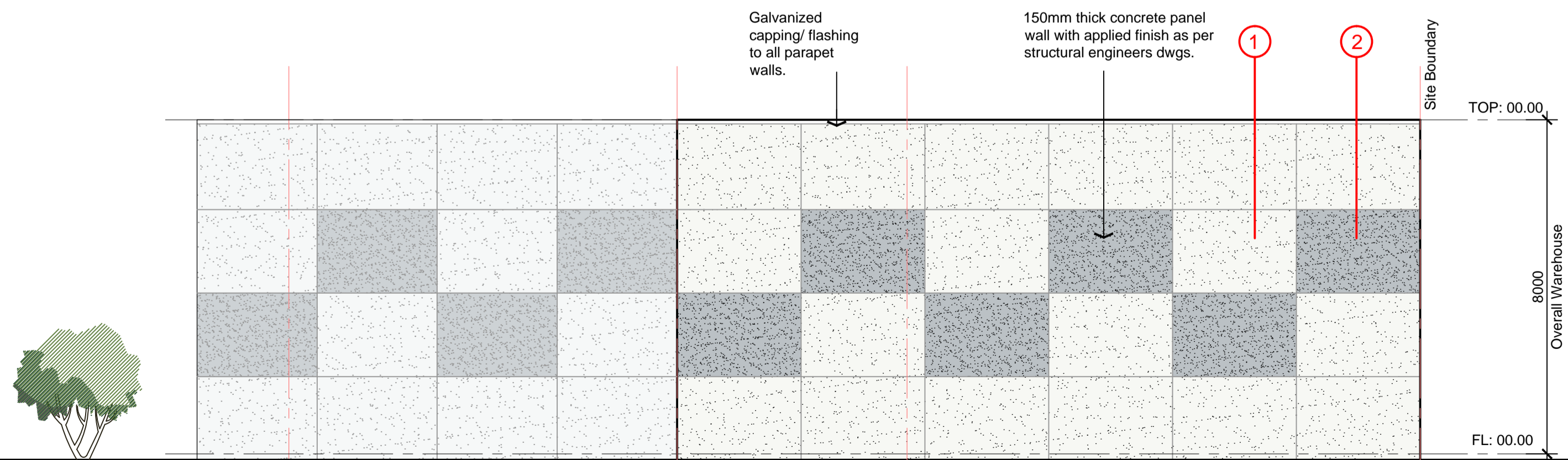




Internal South Elevation
(Warehouse 6 & 7) 1:100



Internal North Elevation
(Warehouse 8 & 9) 1:100



South Elevation 1:100

Mitchell Shire Council
ENDORSED PLAN

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Sheet 8 of 11

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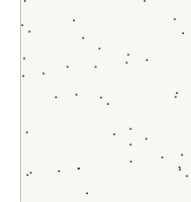
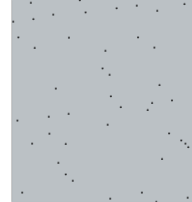


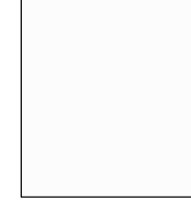

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TOWN PLANNING ISSUE
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bdoo
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
'Creating a Working & Living Environment'

FINISHES SCHEDULE	
 1. DULUX "Vivid White" Warehouse Concrete Panel Finish R Value: 247 G Value: 248 B Value: 244	 2. DULUX "Silver Twilight" Warehouse Concrete Panel Finish R Value: 187 G Value: 193 B Value: 197
 3. GLAZING AND FRAMING Viridian Grey glazing with powder coated Colorbond Shale Grey Aluminium frames. (As per Image shown)	 4. COLORBOND "Shale Grey" Roller shutter doors.
 5. MondoClad "White"	 6. MondoClad "Ultramarine Blue"

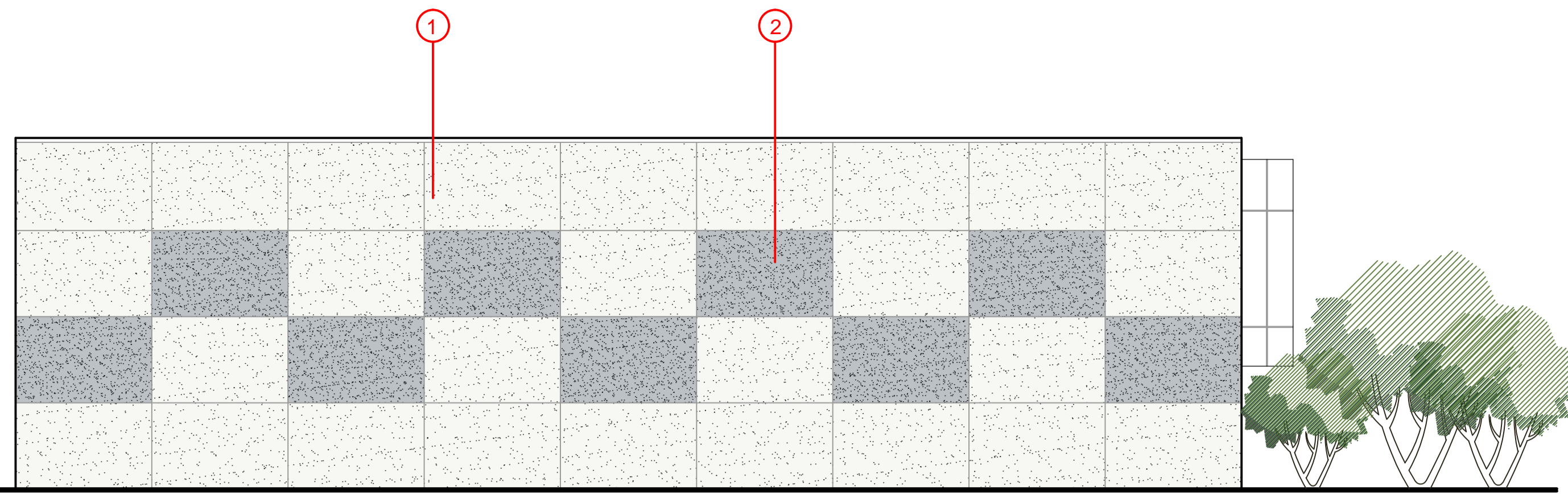
PROJECT

PROPOSED MULTI WAREHOUSE DEVELOPMENT AT: 1 THEODORE COURT, WANDONG

CLIENT
ALPINE PETROLEUM PTY. LTD.

DRAWING TITLE
FINISHES SCHEDULE

DATE	SCALE	DRG NO.
OCT.2019	1:100	TP08
DRAWN	CHECKED	JOB NO.
N.S	B.B.	190615



North Elevation 1:100

Mitchell Shire Council
ENDORSED PLAN

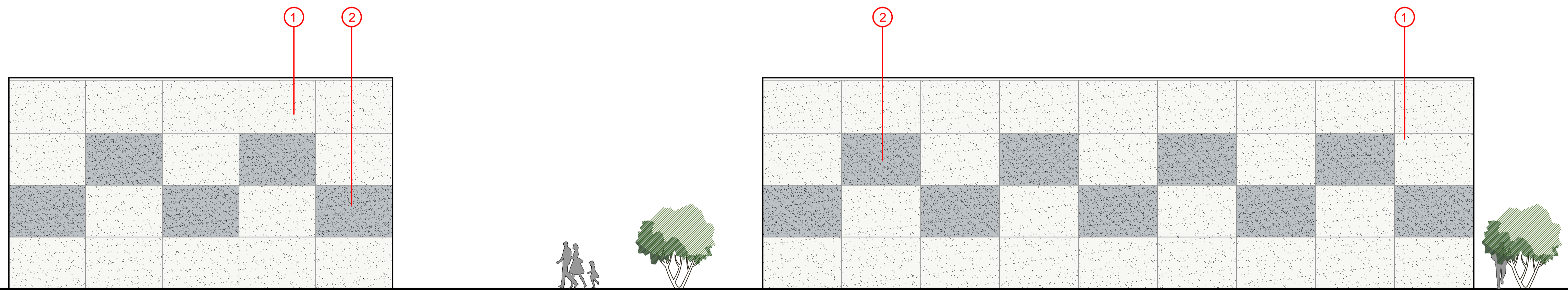
Planning Permit No: PLP295/19

Date Permit Issued: 23/06/2020

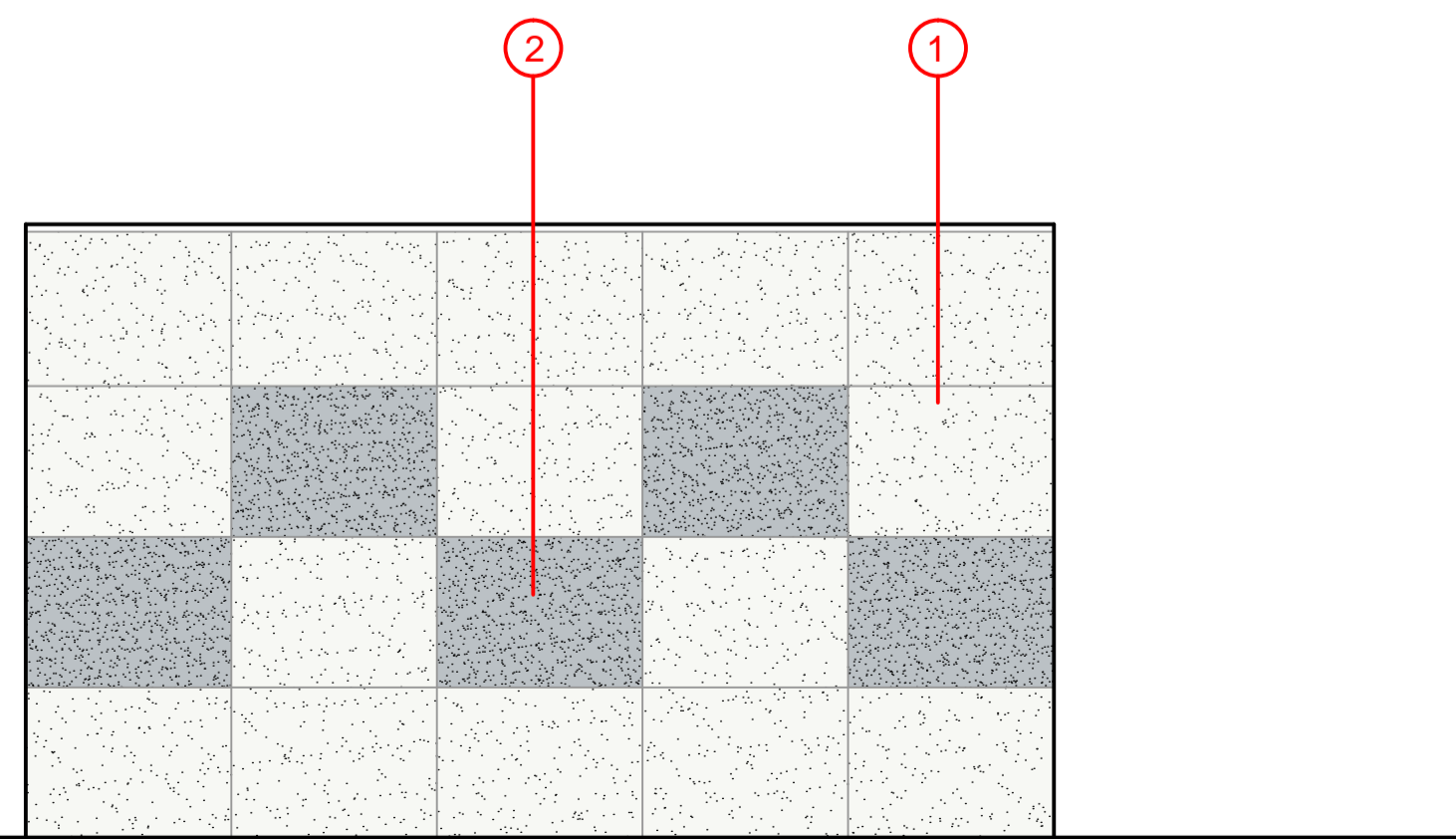
Sheet 9 of 11

Signed: Richard Glawitsch

Date: 22/10/2020



Part East Elevation 1:100



Part East Elevation 1:100

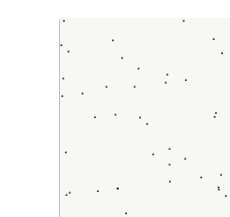
No.	DATE	DESCRIPTION	APPD.
A	18.10.19	TOWN PLANNING - FIRSIT ISSUE	N.S
B	29.07.20	PLANNING PERMIT CONDITION RESPONSE	N.S

TOWN PLANNING ISSUE

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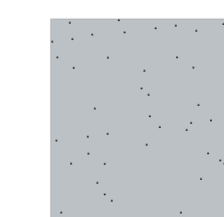
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FINISHES SCHEDULE



1. DULUX
 "Vivid White"
 Warehouse Concrete
 Panel Finish

R Value: 247
 G Value: 248
 B Value: 244



2. DULUX
 "Silver Twilight"
 Warehouse Concrete
 Panel Finish

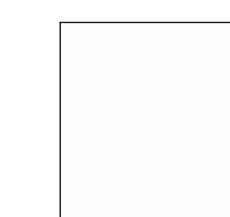
R Value: 187
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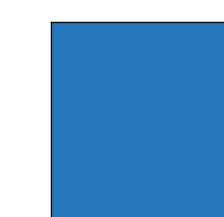
3. GLAZING AND FRAMING
 Viridian Grey glazing with
 powder coated Colorbond
 Shale Grey
 Aluminium frames.
 (As per Image shown)



4. COLORBOND
 "Shale Grey"
 Roller shutter doors.



5. MondoClad
 "White"



6. MondoClad
 "Ultramarine Blue"

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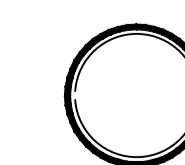
'Creating a Working & Living Environment'

PROJECT

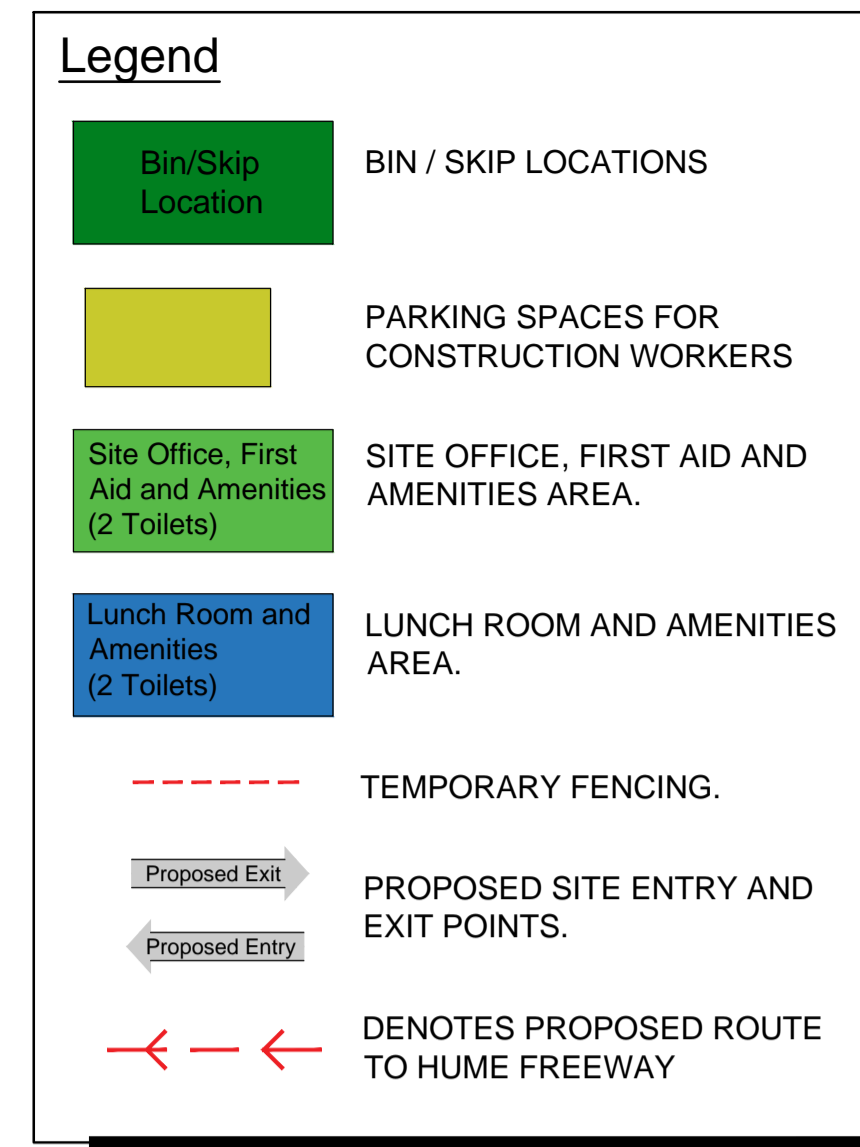
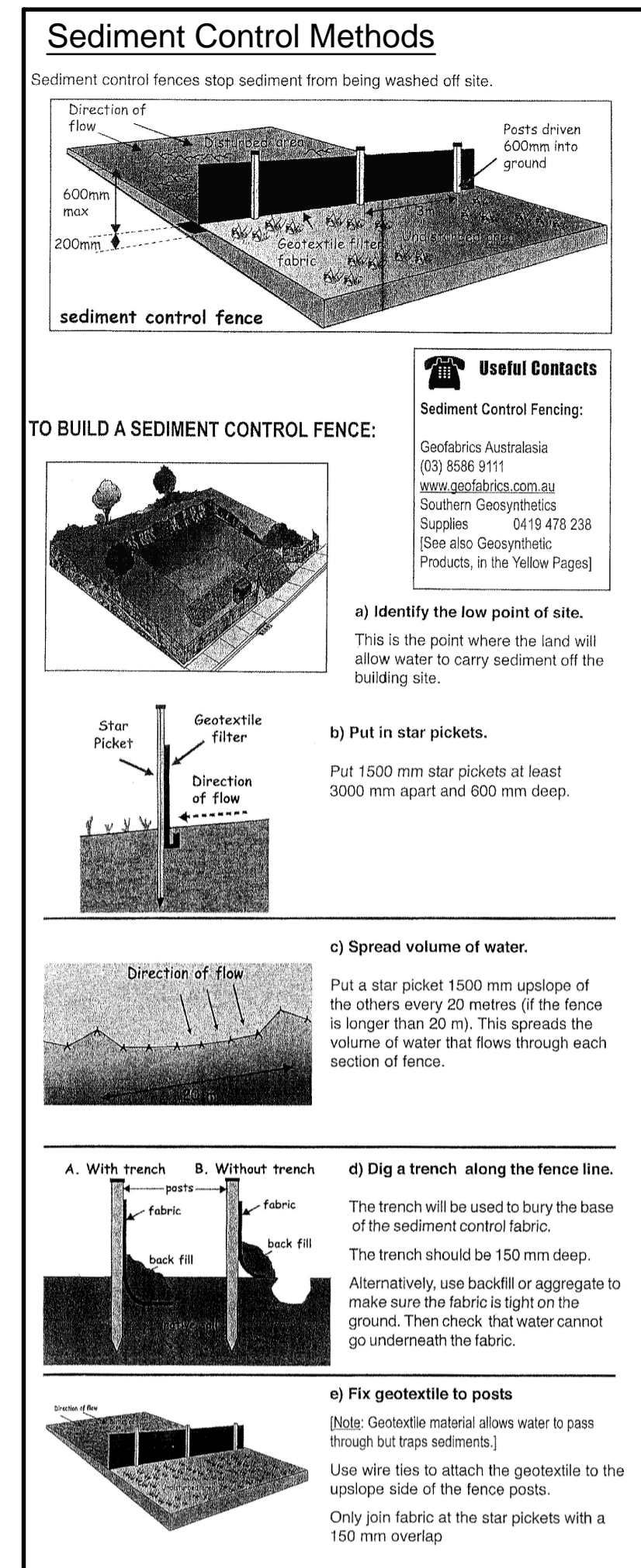
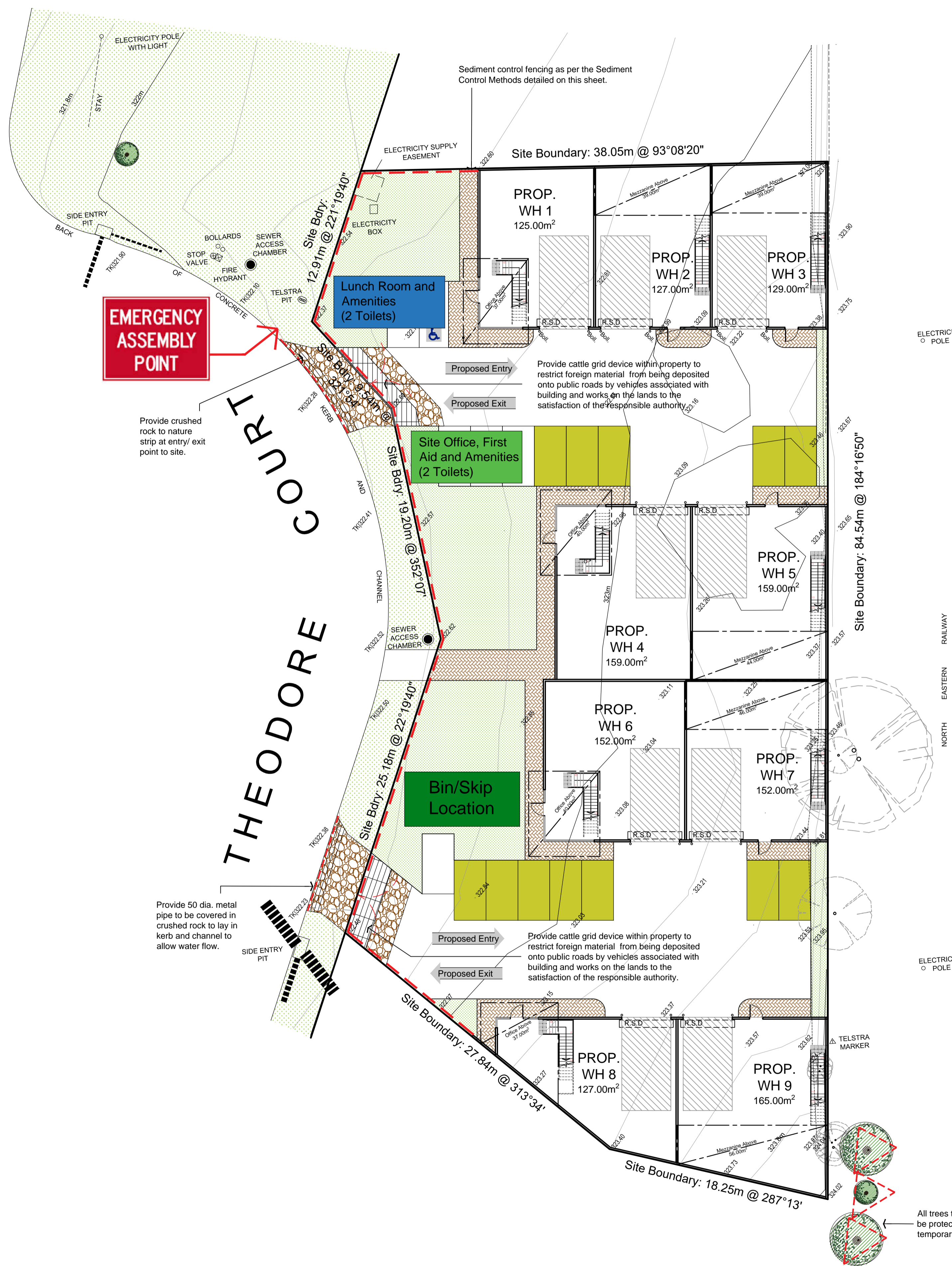
**PROPOSED MULTI WAREHOUSE
 DEVELOPMENT
 AT: 1 THEODORE COURT,
 WANDONG**

CLIENT
**ALPINE PETROLEUM
 PTY. LTD.**

DRAWING TITLE
FINISHES SCHEDULE



DATE	SCALE	DRG NO.
OCT.2019	1:100	TP09
DRAWN	CHECKED	JOB NO.
N.S	B.B.	190615



Vehicle access to the site must be by way of a vehicle crossing constructed in accordance with councils vehicle crossing specification to suit the proposed driveway and the vehicles that will be using the crossover. The location, design and constructions of the vehicle crossover must be approved by the responsible authority. Any existing unused or redundant crossings must be removed and replaced with concrete kerb, channel and nature strip to the satisfaction of the responsible authority. All vehicles crossing works are to be carried out with council supervision under a road opening permit.

During the construction phase, a truck wheel washing facility or similar device must be installed and used to the satisfaction of the responsible authority so that vehicles leaving the site do not deposit mud or other materials on the roadways. Any mud or other materials deposited on the roadways as a result of construction works on the site must be cleaned to the satisfaction of the responsible authority within 2 hours of it being deposited.

Noise Control - Working hours:
 Weekdays 7am to 5pm
 Saturdays 7am to 1pm, No noise before 9am.

Mitchell Shire Council
ENDORSED PLAN
 Planning Permit No: PLP295/19
 Date Permit Issued: 23/06/2020
 Sheet 10 of 11
 Signed: Richard Glawitsch
 Date: 22/10/2020

No.	DATE.	DESCRIPTION.	APPD.
B	29.07.20	PLANNING PERMIT CONDITION RESPONSE	N.S

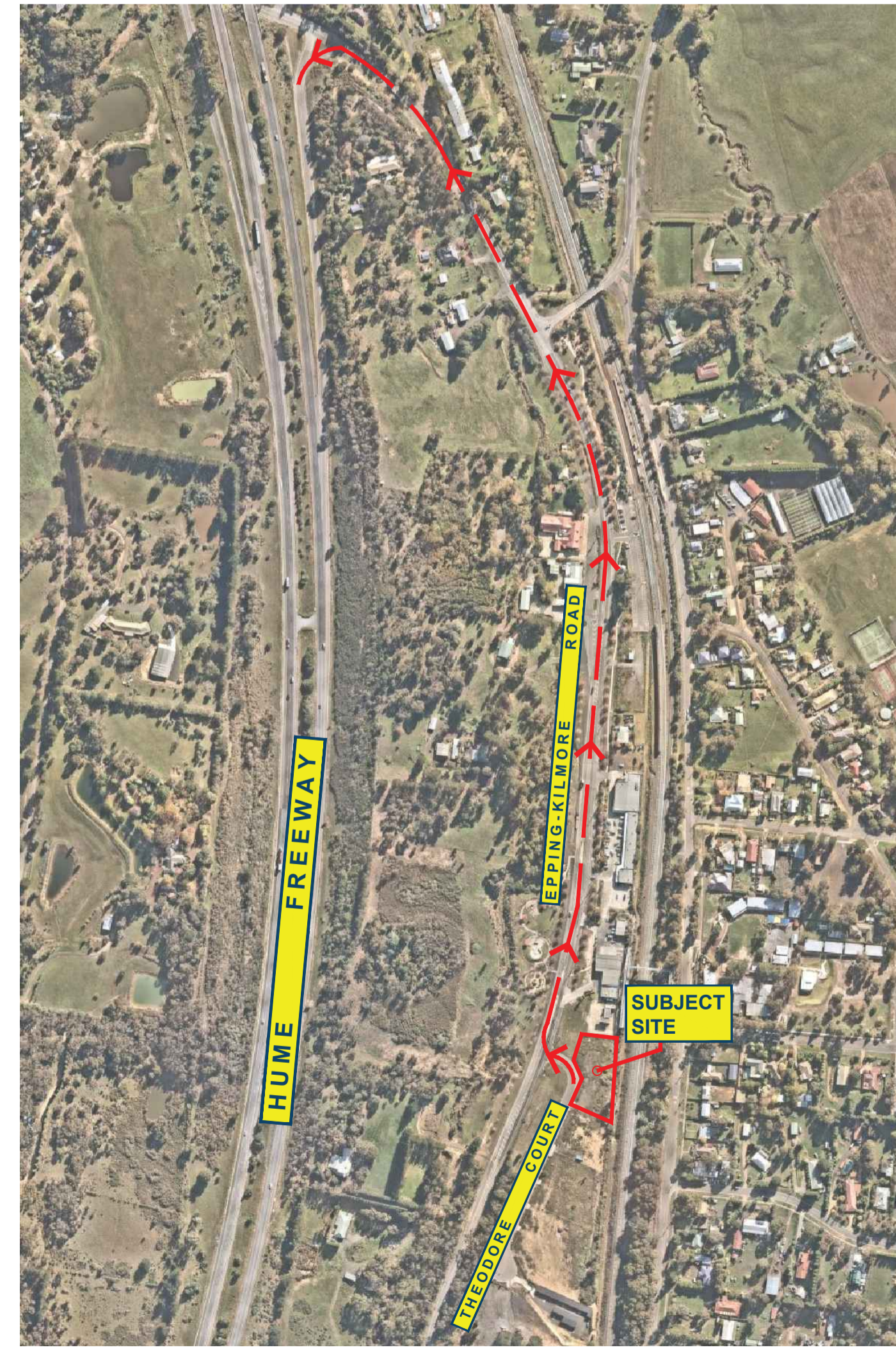
TOWN PLANNING ISSUE
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PROJECT

PROPOSED MULTI WAREHOUSE DEVELOPMENT AT: 1 THEODORE COURT, WANDONG

CLIENT
 ALPINE PETROLEUM PTY. LTD.

DRAWING TITLE
 SITE MANAGEMENT PLAN

DATE	SCALE	DRG NO.
OCT.2019	1:200	SMP01

DRAWN	CHECKED	JOB NO.
N.S	B.B.	190916

Mitchell Shire Council
ENDORSED PLAN

Planning Permit No: PLP295/19

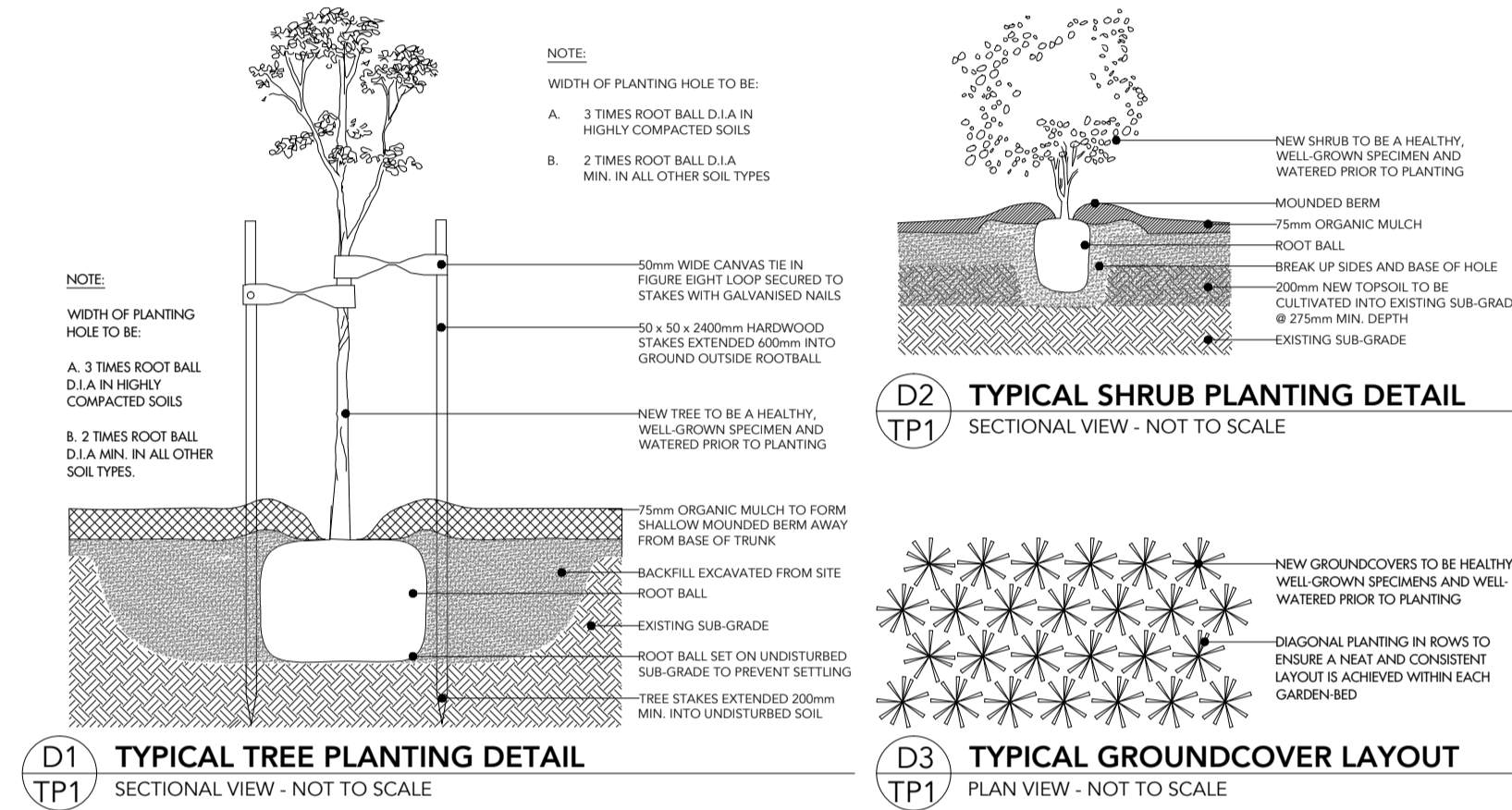
Date Permit Issued: 23/06/2020

Sheet 11 of 11

Signed: Richard Glawitsch

Date: 22/10/2020

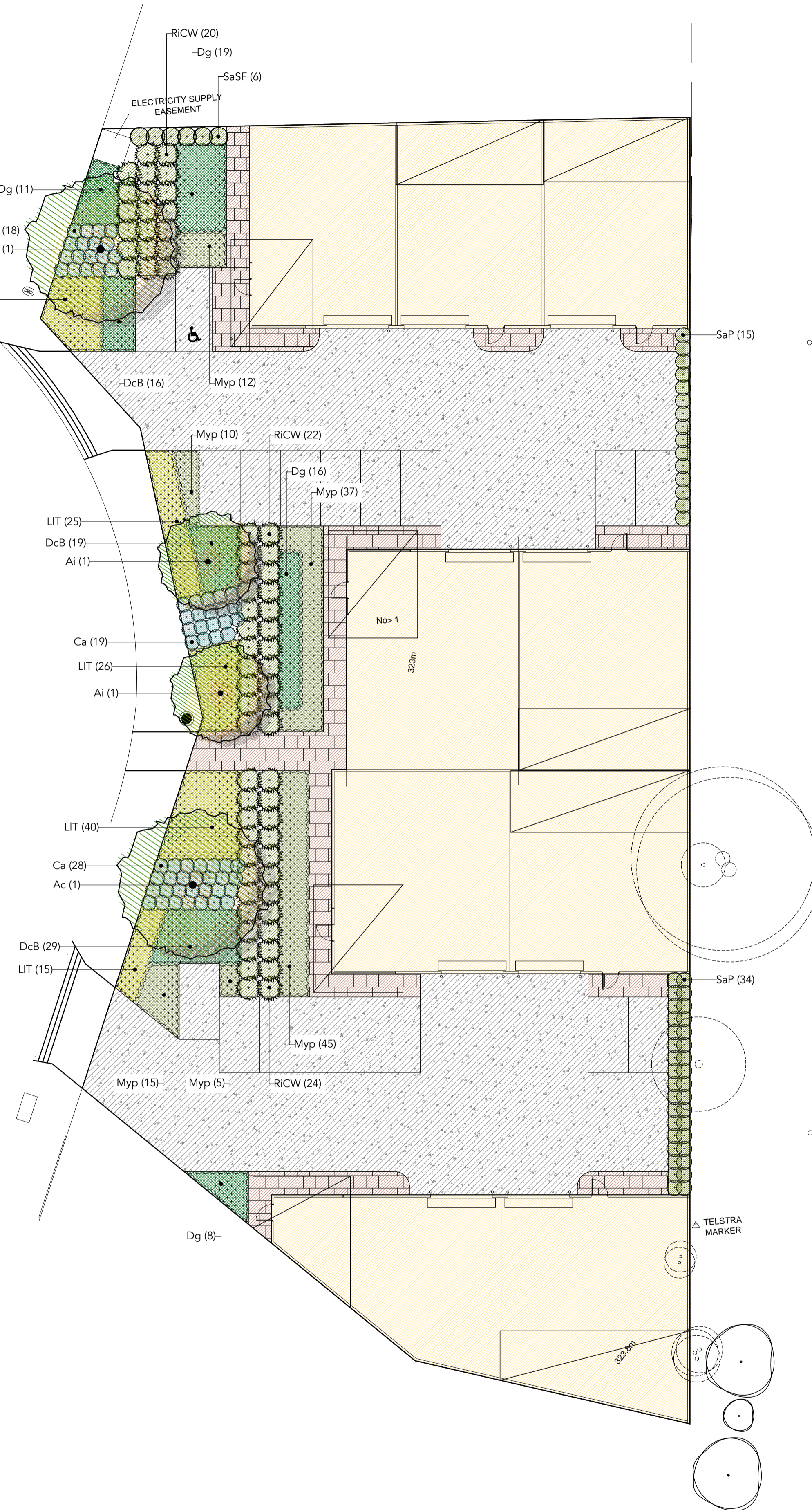
INDICATIVE PLANTING DETAILS



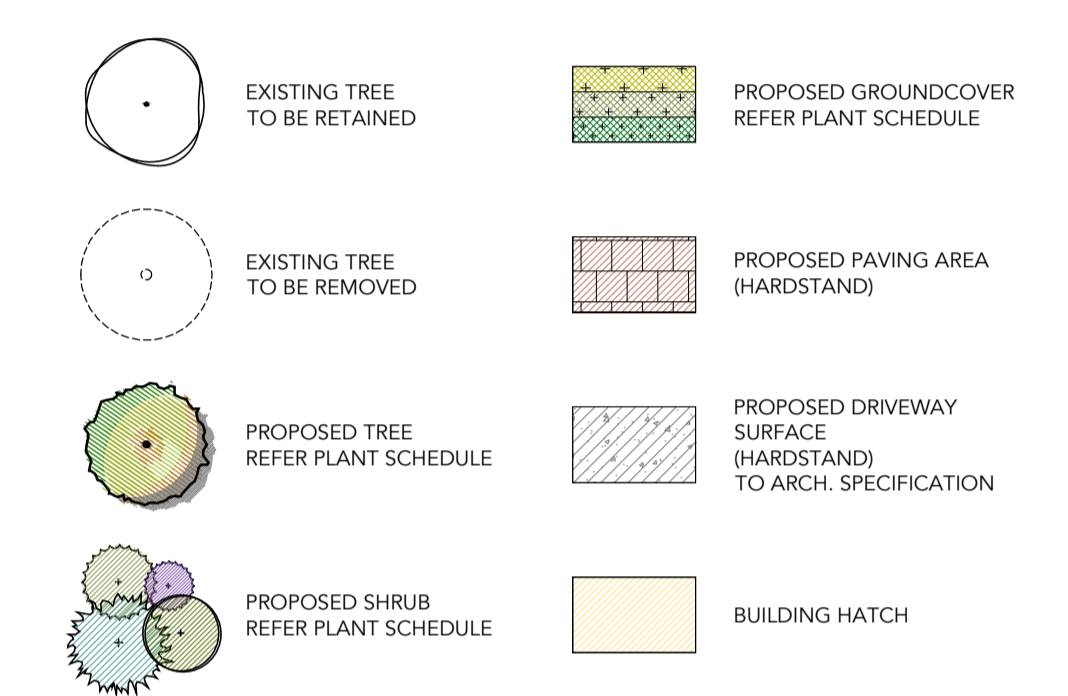
PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	DECIDUOUS (D) EVERGREEN (E)	HEIGHT x WIDTH @ MATURITY	SUPPLY SIZE	DENSITY	QTY
TREES							
Ac	<i>Angophora costata</i>	Smooth Barked Apple	E	15.0 x 9.0m	2.0m Height	--	2
Ai	<i>Acacia implexa</i>	Lightwood	E	8.0 x 6.0m	2.0m Height	--	2
SHRUBS							
Ca	<i>Correa alba</i>	White Correa	E	1.0 x 1.0m	140mm Pots	--	65
RiCW	<i>Rhaphiolepis indica</i> 'Cosmic White'	Cosmic White Indian Hawthorn	E	1.5 x 1.5m	140mm Pots	--	66
SaP	<i>Syzygium australe</i> 'Pinnacle'	Pinnacle Lilly Pilly	E	4.0 x 1.0m	140mm Pots	--	49
SaSF	<i>Syzygium australe</i> 'Select Form'	Select Form Lilly Pilly	E	3.0 x 1.2m (clipped)	200mm Pots	--	6
GROUNDCOVERS							
DcB	<i>Dianella caerulea</i> 'Breeze'	Breeze Paroo Lily	E	0.6 x 0.7m	140mm Pots	1.5 p/m ²	64
Dg	<i>Dietes grandiflora</i>	Wild Iris	E	0.7 x 0.7m	140mm Pots	1.0 p/m ²	54
LIT	<i>Lomandra longifolia</i> 'Tanika'	Tanika Lomandra	E	0.6 x 0.6m	140mm Pots	1.5 p/m ²	131
Myp	<i>Myoporum parvifolium</i>	Creeping Boobialla	E	0.2 x 0.7m	140mm Pots	1.5 p/m ²	124

THEODORE COURT



LEGEND



SPECIFICATION NOTES

Site Preparation
 Remove any on-site building material, rubbish and weeds from planting areas that will be restrictive to plant growth. Stump ground all trees marked as 'to be removed'. Imported topsoil to be a medium texture sandy loam.

Garden Beds
 Existing subgrade to be dug to a depth of no less than 275mm below finished grade in garden beds to allow for 200mm topsoil and 75mm mulch. Gypsum to be spread if there is a clay sub surface. Use organic mulch on all garden bed areas.

Trees
 Use three 50 x 50 x 2400 HW stakes per tree. Fasten trees to stakes with 50mm fabric tie in figure 8 loop. Existing street trees to be suitably protected. Maintain existing ground levels at the interface between the ground and the tree trunk. Area beneath the canopy should be fenced prior to the commencement of the construction activities. No excavation, filling, machinery or storage of materials shall occur within the fenced off area. Roots requiring severance beyond the tree canopy shall be clean cut with hand saw, and kept moist. All roots over 40mm dia. Any roots within the fenced area should not be cut without the approval from an experienced arborist.

Planting
 All plants used throughout the development are to be supplied by a nursery which specialises in native and exotic plants. Plants being relocated to be trimmed prior to lifting and located in a protected position during the works. Ensure an adequate root system is retained and any damaged roots to be pruned cleanly. Season to be used on a fortnightly basis to assist in transplant shock and keep the plants healthy during the works and for 3 months after final planting.

Mulch
 Pebble Mulch is to be supplied to all garden beds (above organic mulch layer). Mulch is to be a 30mm layer of pebble mulch (min. 20mmØ Torquay Pebbles or similar). All mulch shall be free of damaging matter such as soil, weeds and sticks and is to be stockpiled and thoroughly weathered prior to delivery. All mulch is to be sloped towards plant stems but shall be kept back 100mm from the stems of all plants to prevent collar rot.

Fertilizer
 Use 6-9 month osmocote suitable for Australian plants and applied at following rates:
 Advanced trees: 200g per tree. 200 dia pots: 20g per pot. 150 dia pots: 15g per pot.

Irrigation
 Drip irrigation to be supplied. For all shrub/tree areas include a battery operated timer, water filter, pressure regulator backflow preventer, vacuum breakers and master valve.

Maintenance Schedule
 To follow for a two year period after final completion. Work to be carried out by the owner or body corporate. Plants to be regularly checked for pests and diseases and appropriate treatments applied. Where necessary:
 i. prune every 3 months to ensure good shape and remove dead limbs
 ii. additional applications of osmocote as per manufacturers recommendations
 iii. regular watering during summer months and dry periods
 iv. replace dead plants with equally sized plants within maintenance period
 v. control weeds throughout maintenance via hand and chemical means
 vi. replenish mulch
 vii. remove tree stakes after establishment to ensure successful ongoing health & shape of trees

REVISION	DATE	DRAWN
- TOWN PLANNING ISSUE	13.12.2019	RM
A. AMENDED ARCHITECTURAL FOOTPRINT	27.07.2020	RM

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 LANDSCAPE ARCHITECTURE
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Etched

1 THEODORE COURT, WANDONG - PROPOSED INDUSTRIAL DEVELOPMENT

Project	191209		1:200 @ A1
Drawing	Job N°	Scale	
ALPINE PETROLEUM PTY. LTD.	JULY 2020	RM	
Client	Date	Drawn	

