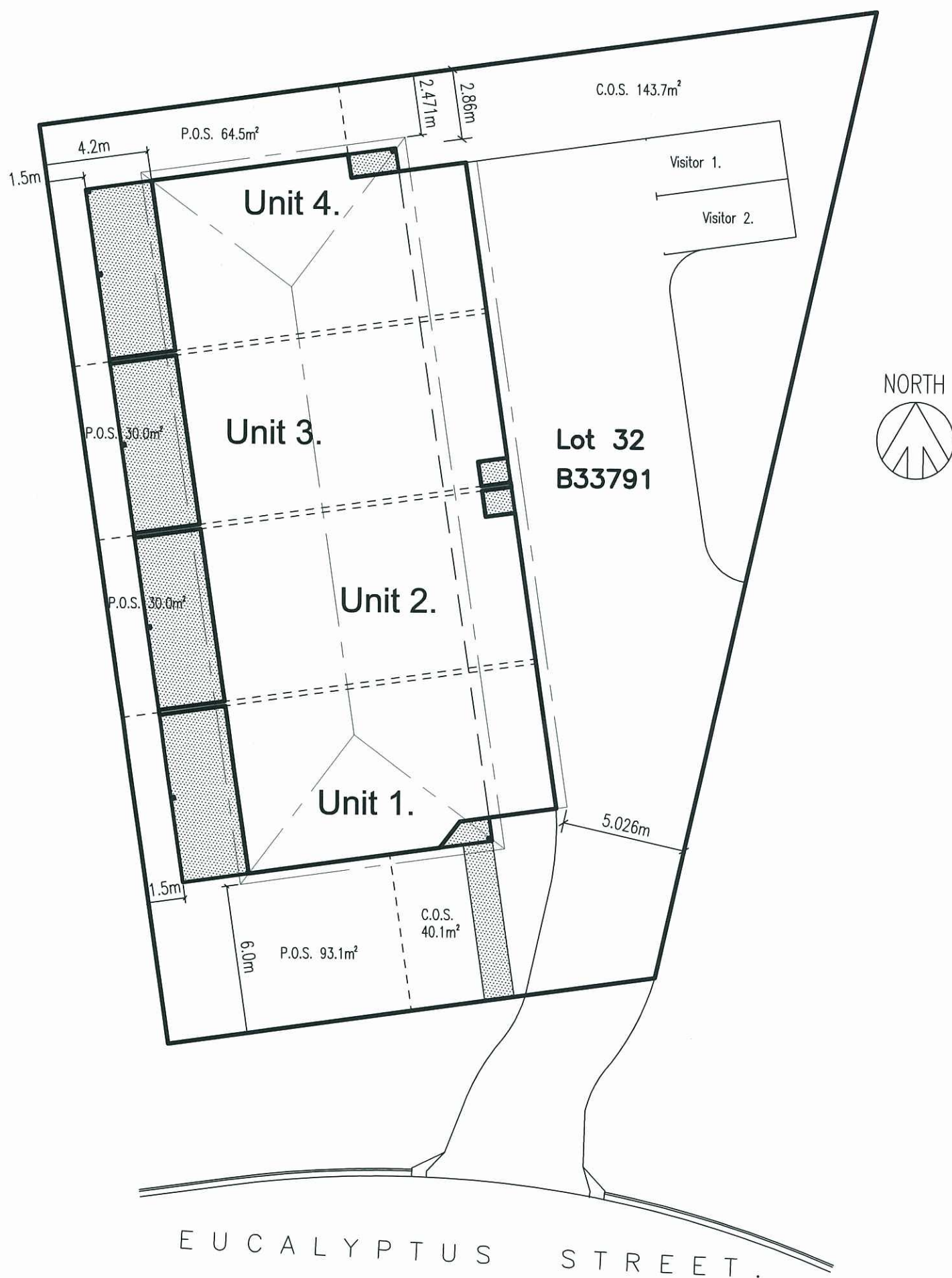
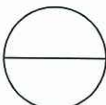




Area Calculations:

Site Area : 1026.0m²
 Proposed Site Cover : 435.3m² (42.4%)
 Proposed C.O.S. : 183.8m² (17.9%)
 Proposed P.O.S. : 217.6m² (21.2%)
 2x Onsite Visitor Carparks.

 **SITE PLAN.**
 scale 1:200

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated / /

All unsigned drawings are to be presumed "Unapproved for construction". Any manually sketched changes or details that have not been initialled by the designer have NOT been approved by the designer.

Signed:

Revision No:

A

Drawing No:

2536-01

Revision A: Additional information requested by ULDA (02/07/12)



Q.B.S.A. No: 1010905

P.O. Box 1530 Bundaberg, 4670
 Ph: (07) 41531183 Fax: (07) 41523958

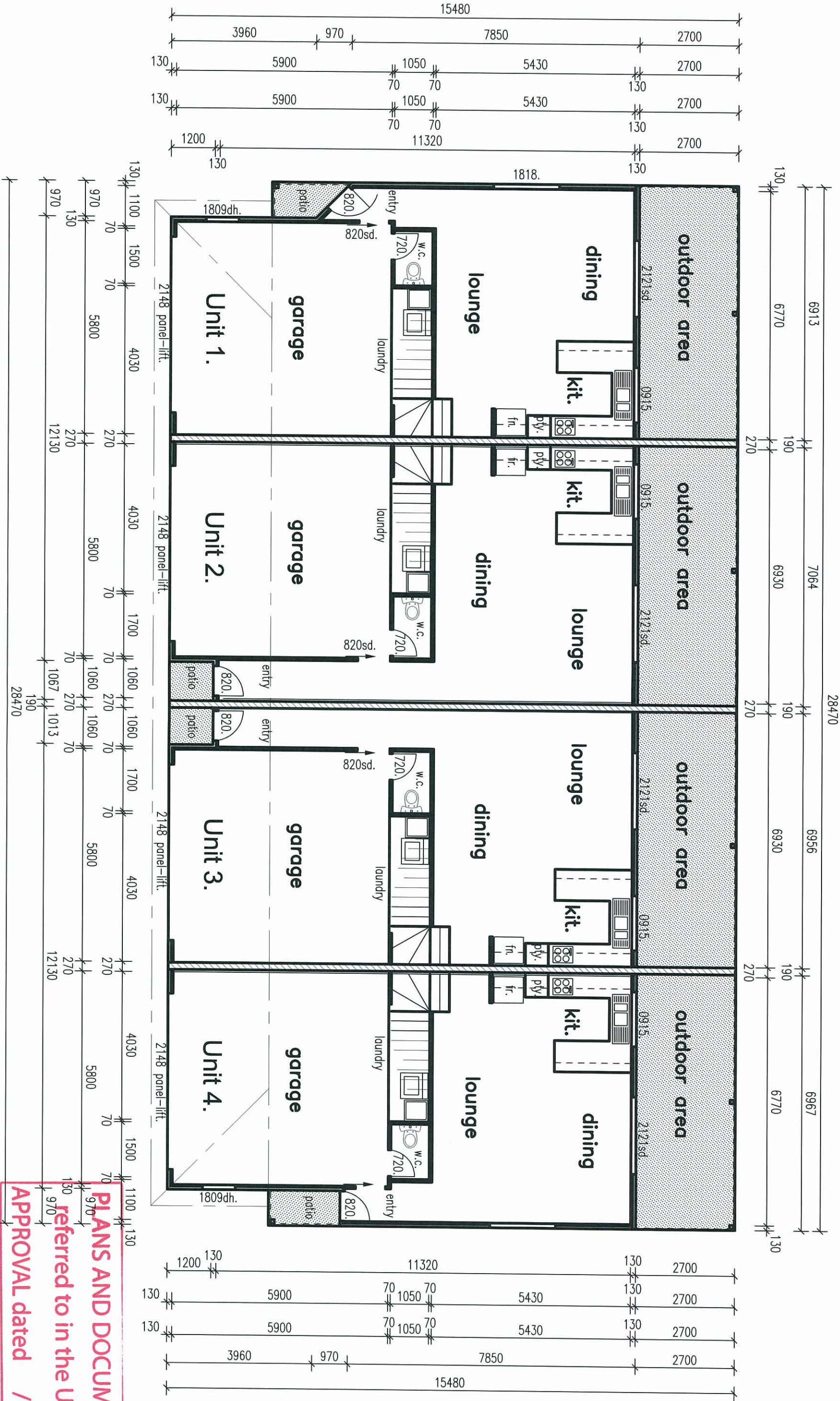
Title:

Unit Development - Barcris Pty Ltd/G & R Barritt
 Lot 32 Eucalyptus St, Blackwater.
 Site Plan.

Drawn by: **M.J.**

Scale: **1:200**

Date: **16/01/12**

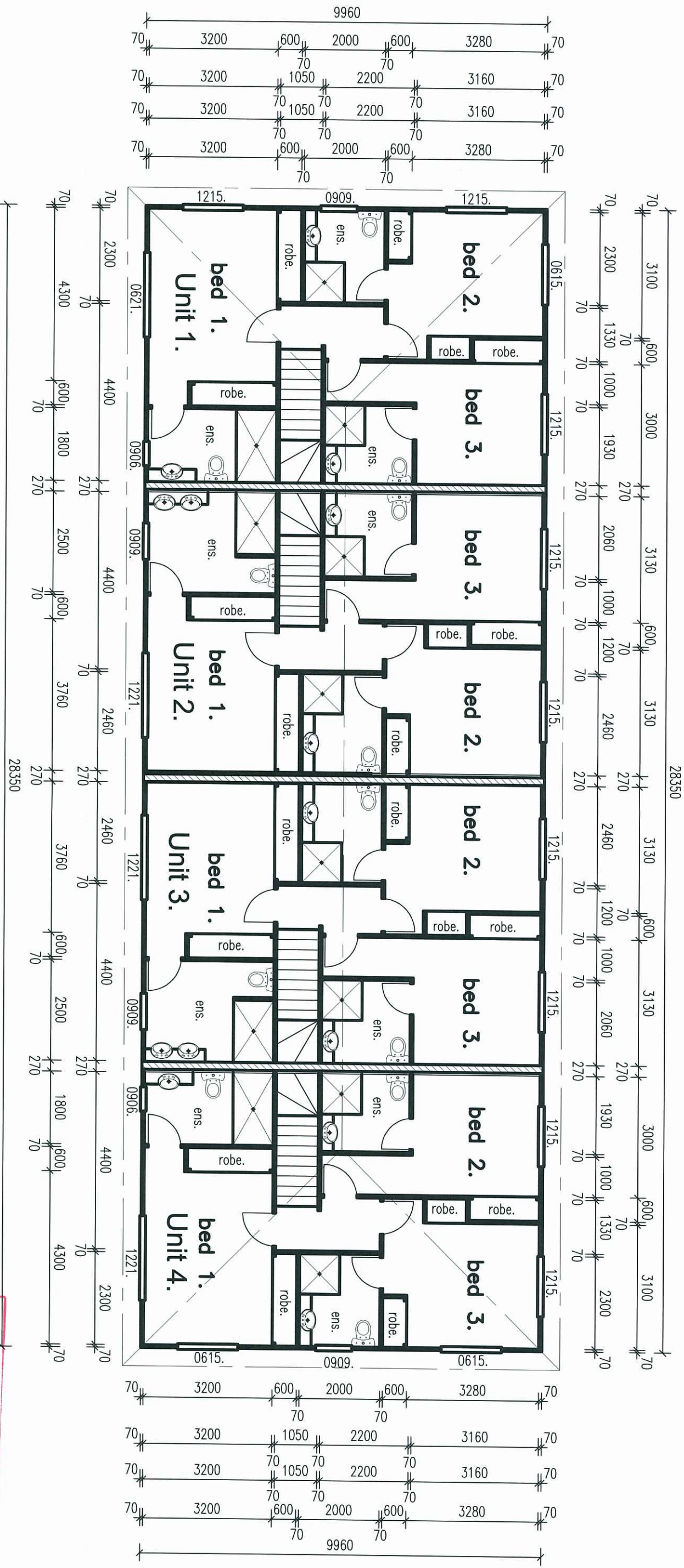


LOWER FLOOR PLAN.

scale 1:100

Revision A: Additional information requested by ULDA (02/07/12)

PLANS AND DOCUMENTS
referred to in the ULDA
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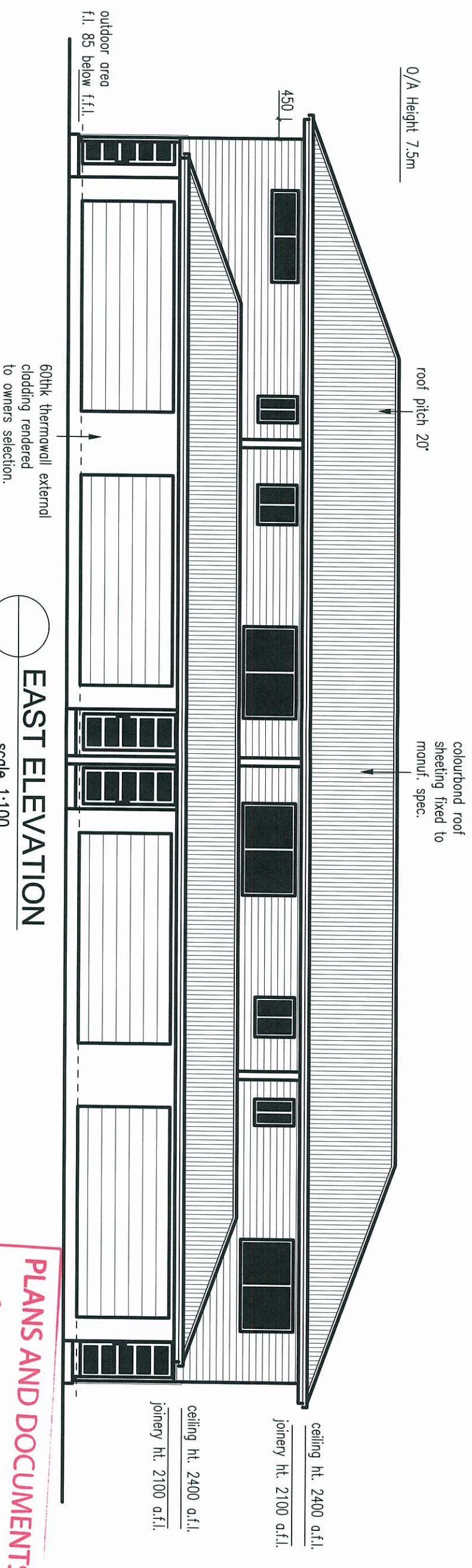
LOWER UPPER PLAN.

scale 1:100

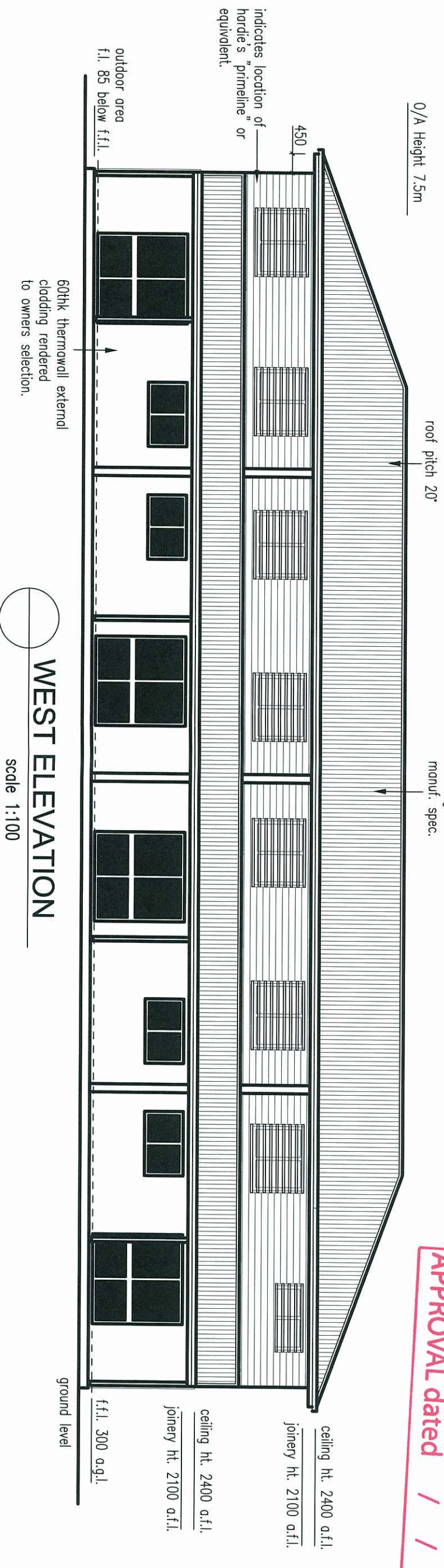
PLANS AND DOCUMENTS
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Revision A: Additional information requested by ULDA (02/07/12)

 JOHN GATLEY BUILDING DESIGNS P.O. Box 1530 Bundberg, 4670 Ph: (07) 41531183 Fax: (07) 41523958		Title: Unit Development – Barcris Pty Ltd/G & R Barritt Lot 32 Eucalyptus St, Blackwater Upper Floor Plan (units 1,2,3 & 4).	
Drawn by:	M.J.	Revision No:	A
Scale:	1:100	Drawing No:	2536-03
Date:	16/01/12	Signed:	All unsigned drawings are to be presumed Unapproved for construction. Any manually stated changes or details that have not been initialed by the designer have NOT been approved by the designer.



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Revision A: Additional information requested by ULDA (02/07/12)

Title:



**JOHN
GATELEY**
BUILDING DESIGNS

Q.B.S.A. No: 1010905

P.O. Box 1530 Bundaberg, 4670
Ph: (07) 41531183 Fax: (07) 41523958

Unit Development – Barcris Pty Ltd/G & R Barritt
Lot 32 Eucalyptus St, Blackwater.
Elevations

Drawn by: M.J.

Scale: 1:100

Date: 23/11/11

Revision No:

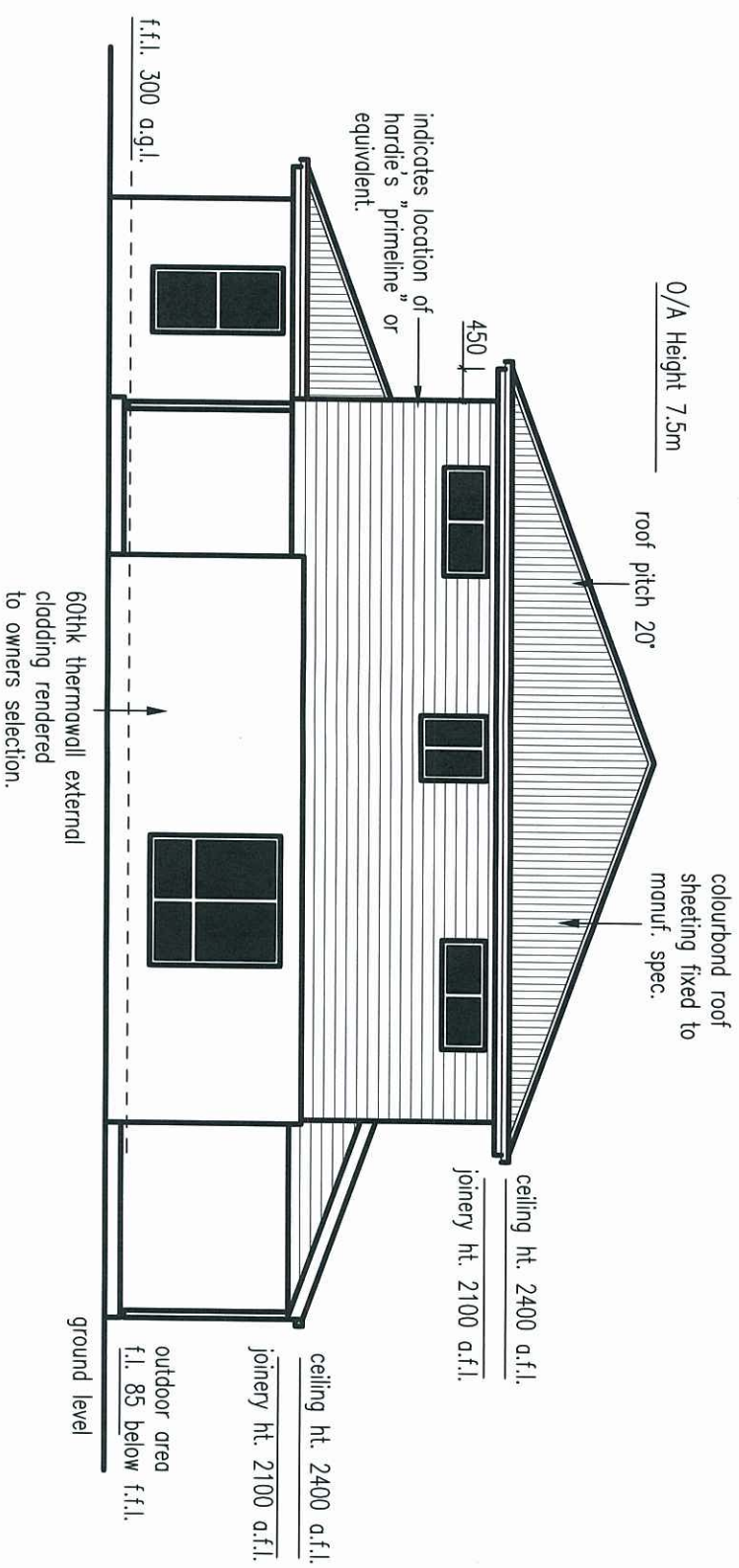
A

Drawing No:

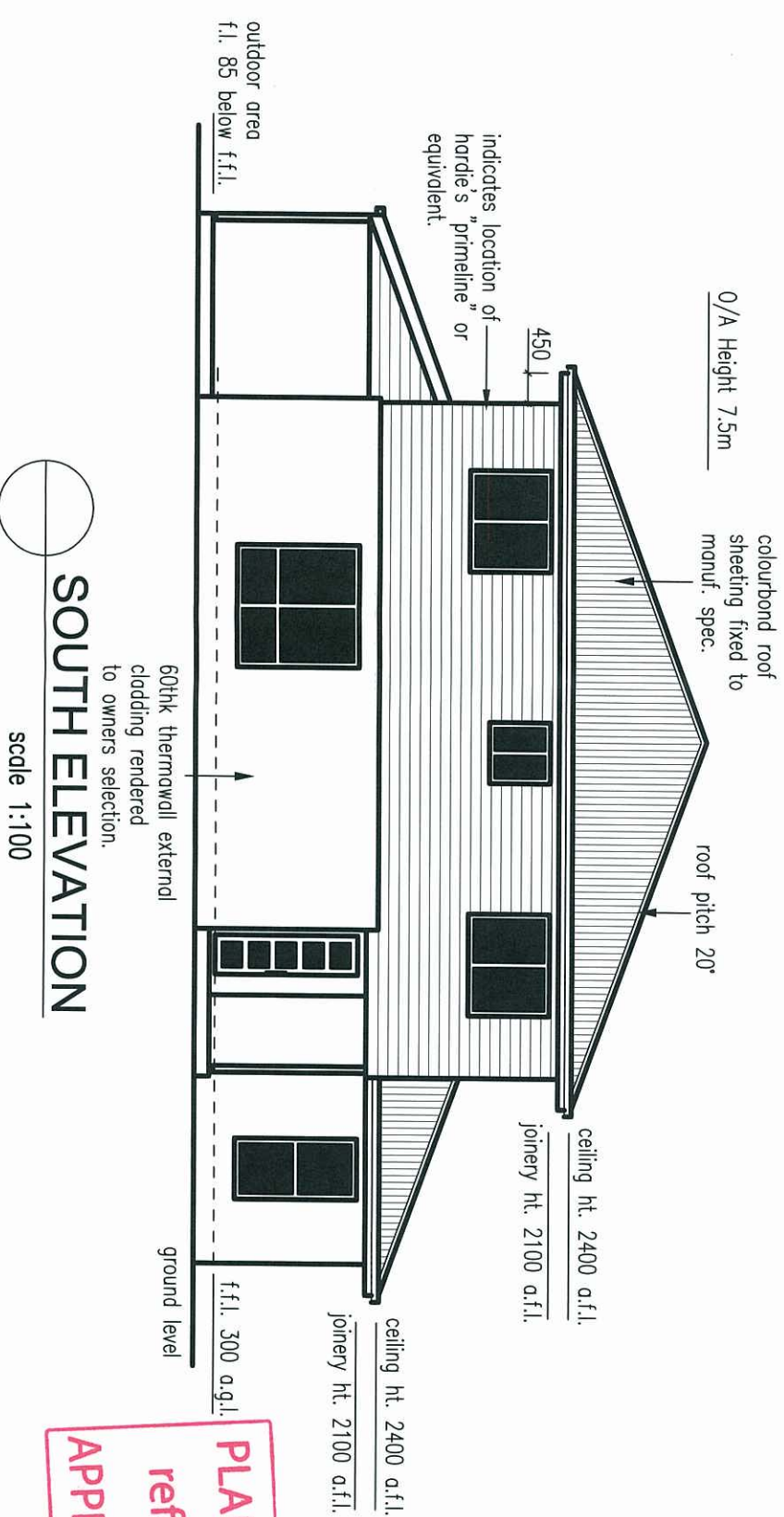
2536-04

Signed: _____

All unsigned drawings are to be presumed "unapproved for construction". Any manually sketched changes or details that have not been initialed by the designer have NOT been approved by the designer.



NORTH ELEVATION
scale 1:100



SOUTH ELEVATION
scale 1:100

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APPROVAL dated / /

Revision A: Additional information requested by ULDA (02/07/12)



JOHN GATELEY BUILDINGS
P.O. Box 1530 Bundaberg, 4670
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Title: Unit Development – Barcris Pty Ltd/G & R Barritt
Lot 32 Eucalyptus St, Blackwater.
Elevations

Drawn by: M.J.
Scale: 1:100
Date: 23/11/11

Revision No: A
Drawing No: 2536-05

All unsigned drawings are to be presumed
unapproved for construction. Any manually sketched
changes or details that have not been initiated by the
designer have NOT been approved by the designer.
Signed:

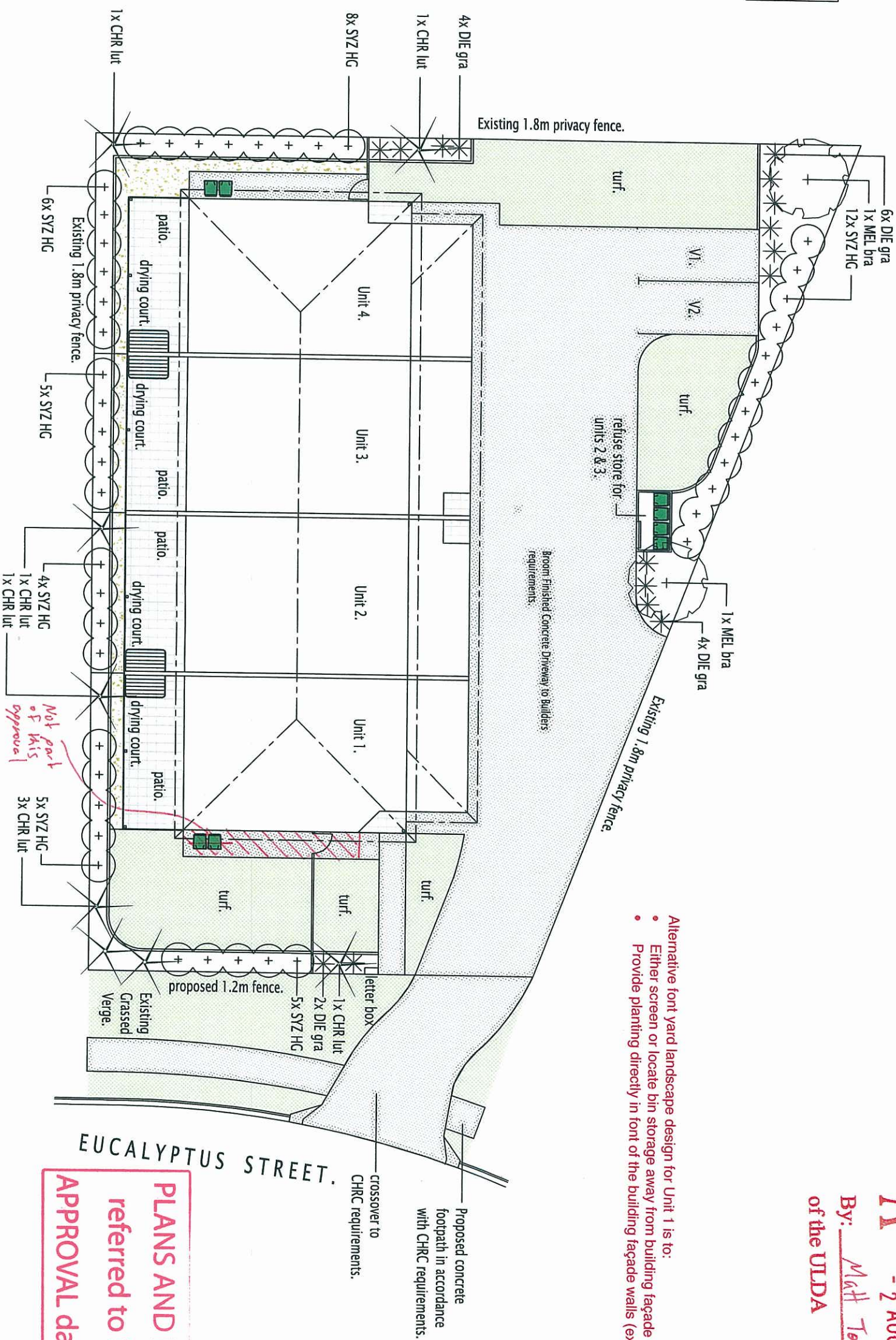
LEGEND:



Proposed Lawn areas
or existing grassed area.

Proposed Pebble Mulch
refer spec for details.

NOTE: Prior to carrying out work, contractor
to contact dial before you dig for
latest information on underground
service location.



Alternative front yard landscape design for Unit 1 is to:

- Either screen or locate bin storage away from building facade frontage the street; and
- Provide planting directly in front of the building facade walls (excluding front window).

AMENDED IN RED
- 2 AUG 2012
By: Matt Teo (name)
of the ULDA

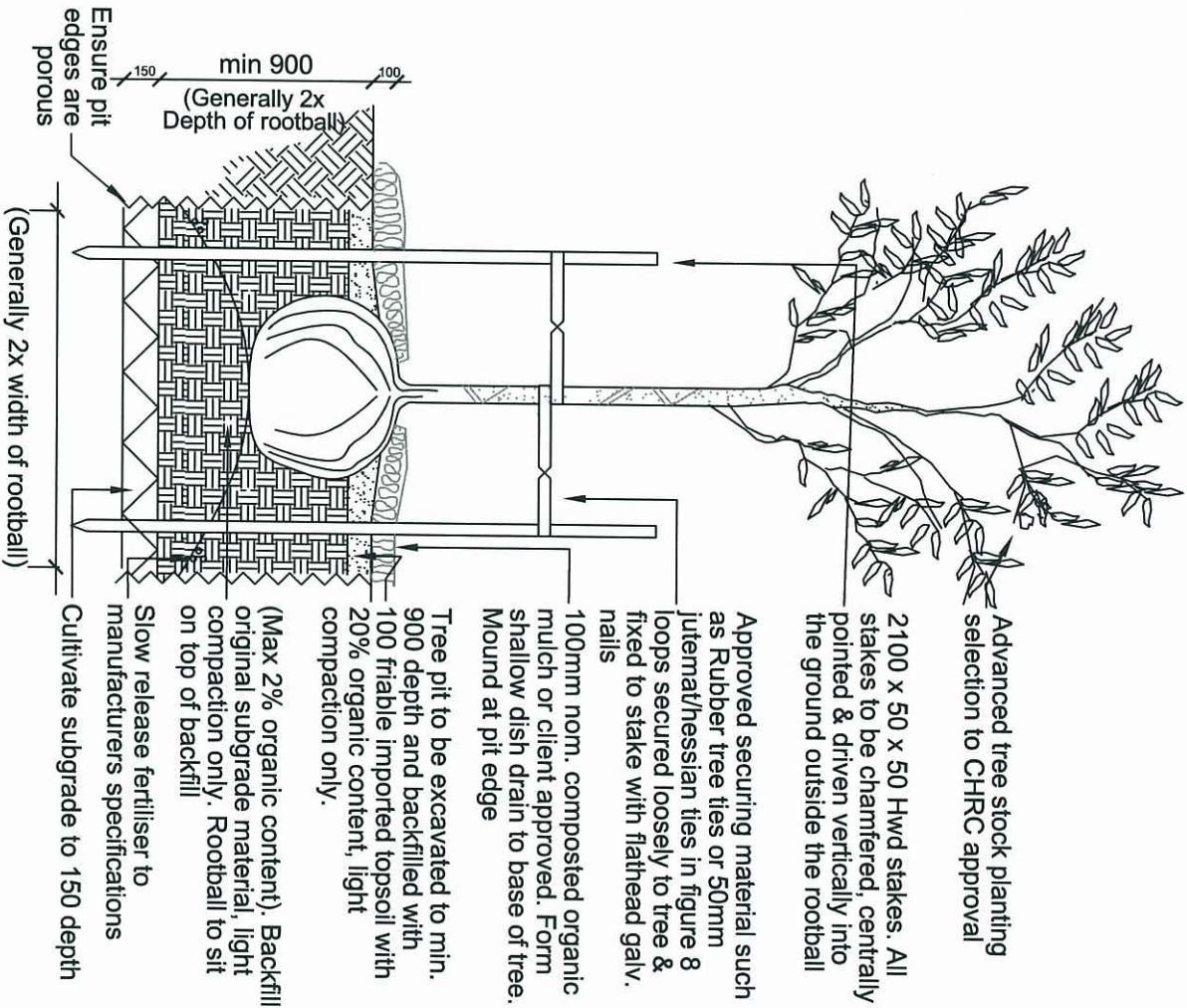
PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated / /

AMENDMENTS			DRAWN
ISSUE	DATE	DESCRIPTION	
A	30/06/12	Original Issue	ML

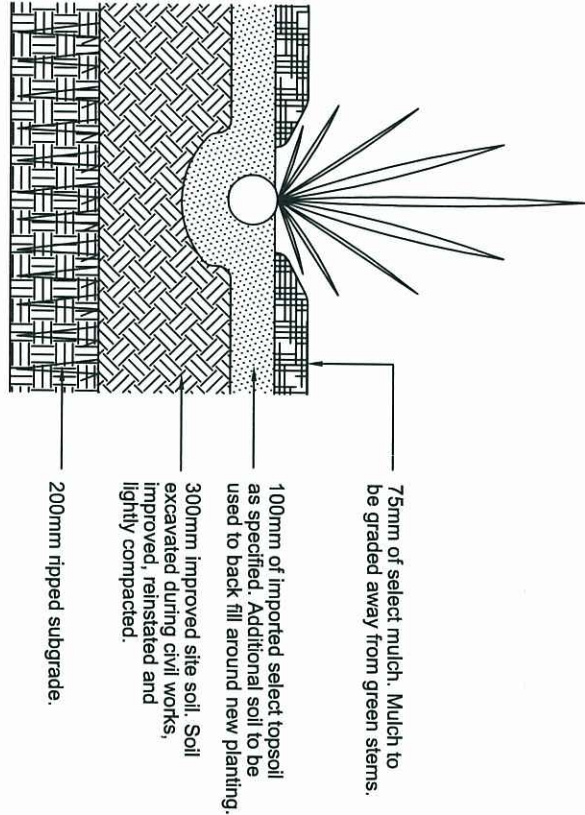
Project: Proposed 4 Unit Development, Lot 32 Eucalyptus St, Blackwater.		Client: Barcrys Pty Ltd.
Principal Consultant: John Galley Building Designs.		Drawing Title: LANDSCAPE CONSTRUCTION PLANS.
Design By: M.L.		Date: May '12
Job No.: GDBH 7512		Sheet No.: 02 of 04
		Issue: A
		Scale: 1:200

SH02 - LANDSCAPE PLAN

4 Unit Development Lot 32 Eucalyptus St, Blackwater.



PLANTING DETAILS - ADVANCED STOCK NTS



UNDERSTORY PLANTING - Typical Detail

nts.

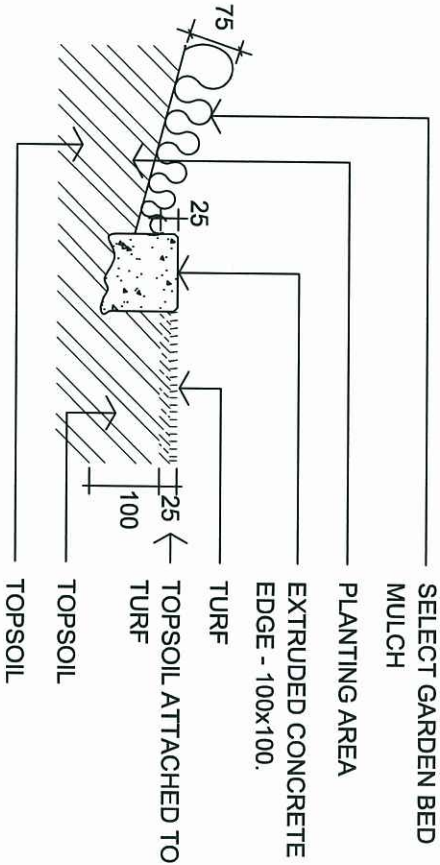
Plants Schedule - Issue A.

GDBH 7512 : Proposed 4 Unit Development Lot 32 Eucalyptus St, Blackwater.
From the Office of Greenscape Design, Bundaberg.

TREES & PALMS				
CODE	BOTANICAL NAME	COMMON NAME	POT SIZE	MAT HT QTY
CHR lut	Chrysaliocarpus lutescens	Golden Cane Palm	200 Pot	4.5m 08
MEL bra	Melaleuca bracteata	Revolution Gold	25L bag	6.0m 02
TOTAL 10				
SHRUBS & FEATURE PLANTS				
CODE	BOTANICAL NAME	COMMON NAME	POT SIZE	MAT HT QTY
SYZ HG	Syzygium 'Hinterland Gold'	Hiterland Gold Lilly Pilly	1 40 pot	3.0m 45
TOTAL 45				
GROUNDCOVERS / EDGE PLANTING				
CODE	BOTANICAL NAME	COMMON NAME	POT SIZE	MAT HT QTY
DIE gra	Diets grandeflora	Wild Iris	1 40 pot	0.6m 16
TOTAL 16				

NOTE: Contractor to verify plant numbers prior to ordering.

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated / /



EXTRUDED CONCRETE EDGE DETAIL NTS

SH03 - LANDSCAPE PLAN

4 Unit Development Lot 32 Eucalyptus St, Blackwater.

AMENDMENTS			Project: Proposed 4 Unit Development, Lot 32 Eucalyptus St, Blackwater.		
ISSUE	DATE	DESCRIPTION	Client:	Barotis Pty Ltd.	
A	30-05-12	Original Issue	Principal Consultant:	John Gailley Building Designs.	
			Drawing Title:	LANDSCAPE CONSTRUCTION PLANS.	
			Design By:	M.J.	Drawn By: M.J.
			Job No.:	GDBH 7512	Date: May '12
				Sheet No.:	03 of 04
				Issue:	A
					Scale: N/A



LANDSCAPE SOLUTIONS FOR THE DEVELOPMENT INDUSTRY
Member of the Australian Institute of Landscape Designers & Managers

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A: 9 Princess St, Bundaberg
T: (07) 41313275
F: (07) 41323558
E: greenscapemail@optusnet.com.au

SPECIFICATION Issue A

GDBH 7512: Proposed 4 Unit Development, Lot 32 Eucalyptus St, Blackwater.
From the office of Greenscape Design - Bundaberg.

EXTENT OF WORKS

Contractor should take full account of documentation of Civil Engineering, Hydraulic Engineering and Electrical Engineering Works. Landscape works are to include the following:

- 1. Excavation and Drainage of Planting Areas
- 2. Topsoil - Supply and Incorporation
- 3. Edging to Planting Areas
- 4. Irrigation
- 5. Shaping of Garden Areas
- 6. Containerised Plant Material Supply and Installation
- 7. Garden Mulch - Supply and Spread
- 8. Boulders
- 9. Turf - Supply and Lay
- 10. Maintenance of Landscape Works (90days)

EXCAVATION AND DRAINAGE

Break up and remove any asphalt, roadbase material or excess concrete slurry from curbing works to a chieve required planting depths. Excavate site soil to a depth of 100mm. Break up remaining subgrade to a depth of 300mm. Drainage is to be incorporated to all planting areas that are enclosed by hard edging and not otherwise drained. Contractor should allow for overland gravel drains through mulched areas to stormwater catchment pit.

TOPSOIL - SUPPLY AND INCORPORATION

Planting areas are to be progressively filled with blended organic garden soil mix with an allowance made for 100mm. Soil to be in accordance with AS419 Soils for Landscaping. Soil is to be mounded to facilitate good drainage to hardstand areas (max. 1:3 grade) and is to finish 50mm below edging after settlement. Organic additive "dynamic lifter" is to be incorporated throughout the soil mix at the recommended rate to achieve high nitrogen levels for spring growth. A slow release fertiliser "osmocote" or its equivalent is also to be incorporated with individual plantings in accordance with the manufacturers recommendations.

EDGING TO PLANTING AREAS

Edging to planting beds to be a flat profile 100x100 extruded concrete as detailed. Line of edging to be set out and approved by site superintendant prior to installing. Edging can be substituted with suitable treated hardwood alternative if required.

IRRIGATION SYSTEM

No formal irrigation is intended to be installed. It is proposed to manually water the plantings and lawn areas during the establishment period by way of hose. Plantings to be constantly monitored for moisture stress. Plantings are to initially watered in accordance with the following regime:

- 1. 4 times in the first & second week.
- 2. 3 times in the third & fourth week.
- 3. 2 times in the fifth & sixth week.
- 4. 1 time for each successive week during the 'On Maintenance' period or until determined that it is not required. At this point the contractor is to monitor and water as required.

The above is a guide only and supplementary watering may be required during extended dry periods to maintain plant health and vigor.

SHAPING OF GARDEN AREAS & COURTYARDS

Planting areas are to be finished in a gently mounded fashion to facilitate drainage of excess water and to show planting to best advantage. Contractor is to seek confirmation of finished levels prior to final plantings and application of mulch.

Note: Where required, profile gardens & courtyards to drain to onsite gully pits.

CONTAINERISED PLANT MATERIAL

Plant material is to be approved by superintendent prior to planting. Planting is to be carried out in a manner consistent with good horticultural practice. All 300mm and larger plant material is to be staked using double stakes with hessian straps (as per Detail - Advanced Container Planting). Smaller plant stock is to be staked as necessary. Stakes shall not pass through rootball of plant at time of planting or any time thereafter.

NOTES

Container sizes are noted with Pots in millimetres and Bags in litres.

- a) Undersized proportional to specified container size or if the root system is underdeveloped
- b) Oversized proportional to specified container size or severely root bound
- c) Unbalanced or uncharacteristic of normal or specified growth pattern for the species
- d) Not suitably acclimatised for the specific environment
- e) diseased, infested with pests or suffering from other form of significant stress

GARDEN MULCH

Organic Mulch : Mulch shall be 25mm Slash Pine Bark or approved alternative, to predominant depth of 75 mm. Mulch is to be graded to avoid placement against green plant stems and overflow from purpose formed edges, kerbs and pathways.

Mulch to be in accordance with AS4454.

Inorganic Mulch : Mulch to court areas shall be 20-40mm River pebble or. It is approved alternative. It is recommended that a geofabric underlay be placed down prior to installing pebble mulch to act as a weed suppressant.

TURF - SUPPLY AND LAY - where required

- a. 'A' Grade Green Couch min. sod depth of - 25mm
- b. Turf to be laid within 24 hours of being cut.
- c. Allow for ground preparation and deposition of 50 mm imported garden loam topsoil.
- d. Turf to be close butted and rolled in accordance with accepted practice to ensure a smooth even surface.

MAINTENANCE OF LANDSCAPE WORKS - 90 DAYS

- a. Maintenance inspection frequencies are minimum
- b. Monitor plant performance and stress constantly and take appropriate remedial action. Soil moisture levels are critical during early establishment.
- c. Mow turf every 2 weeks or as required
- d. Prune and shape all shrubs and trees as required
- e. Remove all stakes at 90 day inspection
- f. Fertilise all garden beds at 90 days

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated / /

NORTH:

ISSUE	DATE	DESCRIPTION	ISSUED BY
A	30-05-12	Original Issue	MJ



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Project:	Proposed 4 Unit Development, Lot 32 Eucalyptus St, Blackwater.						
Client:	Barciss Pty Ltd.						
Principal Consultant:	John Gailley Building Designs.						
Drawing Title:	LANDSCAPE CONSTRUCTION PLANS.						
Design By:	MJ.	Drawn By:	MJ.	Date:	May '12	Scale:	N/A
Job No.:	GDBH 7512	Sheet No.:	04 of 04	Issue:	A		

SH04 - LANDSCAPE PLAN

4 Unit Development Lot 32 Eucalyptus St, Blackwater.