Received
12/11/2024

Provide water meter within front landscape setback, install to local authority requirements

Provide mail box insert into proposed front fence as per image, install to local authority requirements

Arborist Notes:

B

Development Impact & Recommendations
Tree 1 will be subject to an encroachment into the allocated Tree Protection Zone from the establishment of the car parking area. The TPZ encroachment results in a loss of 9% of allocated TPZ area which is considered to be a minor encroachment, AS4970 The protection of trees on development sites.
The development will locate a parking bay at 5.5m from the tree at the nearest point and will be in the location of a current informal parking bay. Current conditions of this car parking area present with a leveled area with a compacted crushed rock surface that has been in use as a car park for a long period of time. The tree has been tolerant of these conditions and the likelihood of any substantial tree roots being located in this area is highly unlikely due to the distance from the tree to the car parking bay and the hostile environment for tree root establishment. The car park will be located outside of the dripline of the tree and there will be no requirement for canopy pruning. The area between the car parking bay and the front boundary will remain permeable and will be landscaped.
The installation of the car park as proposed will have no impact upon tree stability and nil or negligible impact on tree health, noting that the tree is currently displaying some canopy decline and further tree decline is not unexpected in this tree that has been assessed as having a 'short' Useful Life Expectancy.
This tree will be tolerant of the installation of the car park as proposed.
There is no canopy pruning requirement for this tree and no specific tree protection measures are required on the subject site or on the road reserve.

SMP INITIATIVES

B

SITE DELINEATION
Site area of 947.8m2:
- Roof area runoff for warehouse of 638.7m2 which will be diverted into rainwater tank(s);
- Entire Exposed driveway / carpark of 201.7m2 will be diverted to a raingarden
- Permeable area (Excluding Car spaces) of 96.8m2 comprised of landscape area
- The remainder of impervious areas of 10.6m2 comprised of the other impervious areas around the site

Rainwater Tank
(16,000L Rainwater tank)
The roof catchments of each warehouse will be diverted to rainwater tank(s) with a minimum total effective capacity of 16,000L per warehouse and will be used for toilet flushing throughout the development.

Envis Sentinel Pit
A minimum of 201.7m2 of driveway runoff will be diverted towards a minimum of 4 Envis sensinel pits before being released at the legal point of discharge. This will reduce course and fine sediment levels

Water Efficient Fittings
The development will include efficient fittings and fixtures to reduce the volume of mains water used in the development. The following WELS star ratings will be specified;
- Toilets – 4 Star;
- Taps (bathroom and kitchen) – 5 Star; and
- Showerhead if provided – 3 Star with aeration device (6.0-7.5L/min)

Energy Efficiency
- Commitment to exceeding section J energy efficient requirements of NCC 2022
- Maximum illumination power density (W/m2) of the development meets the requirements of NCC 2022
- Lighting sensors for external lighting (motion detectors, timers etc.)
- 2kW Solar System for renewable energy to be provided on the roof of each warehouse. Panels angled 10° to face north
- All electric development

IEQ
- Translucent roof sheet with minimum 50% VLT in warehouse (10% of roof area)
- Note showing commitment to Outside Air Fan in office providing O/A rates 50% above minimum from AS1668
- Glazing to improce daylight performance by maxamising VLT to acheive a minimum 40%

Transport
- Bike space location for employees in the warehouse (2 for the development)

Urban Ecology
- Show extent of vegetated areas around the site (includes lawn)

Proposed Accessible car space 2400 x 5400 each with 2400mm wide shared area. Detailed signage to be prov. in accordance with AS1428.1 / 2890.6

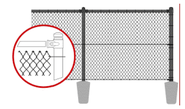
Provide white international symbol of access 800-1000mm high on a blue rectangle 1200 x 1200mm max. Place centrally, 500-600mm in from front of space.

Provide yellow lines 80-100mm wide around the edge of the space and 150-200mm wide diagonal lines set 200-300mm apart in the shared space.

Provide 1300mm high and in colour that achieves 30% luminance contrast between bollard and pavement colour.

Accessible Car Space

Scale: N.T.S



Proposed steel mesh or alike construction with maximum height of 1.5 meters Boundary Fence

B

Proposed 1.5meter high black aluminium picket style front fence where shown on plan

B

Fence Elevation Not To Scale

Town Planning Legend

- Location of proposed rubbish bins
- Location of area allocated for proposed landscaping. Note refer to landscape design for further details
- Denotes location of existing trees
- Denotes location of existing tree to be removed from site
- Denotes location of LED energy efficient wall mounted lighting to local authority requirements
- Provide building mounted LED flood lighting to external perimeter of the building
- Denotes location of LED energy efficient baffled car park bollard lighting to local authority requirements
- SL — Dotted line denotes outline of translucent roof sheeting above to achieve min. 10% natural light and in accordance with PartJ3.3 of the NCC
- Denotes all weather sealed plain grey concrete driveway and pavement
- Denotes all weather sealed plain pattern paved concrete path to delineate driveway from pedestrian access way
- Location of area allocated for proposed landscaping. Note refer to landscape design for further details

Note: All levels are taken from A.H.D
FFL - Finished Floor Level
RL: - Proposed Reduced Level
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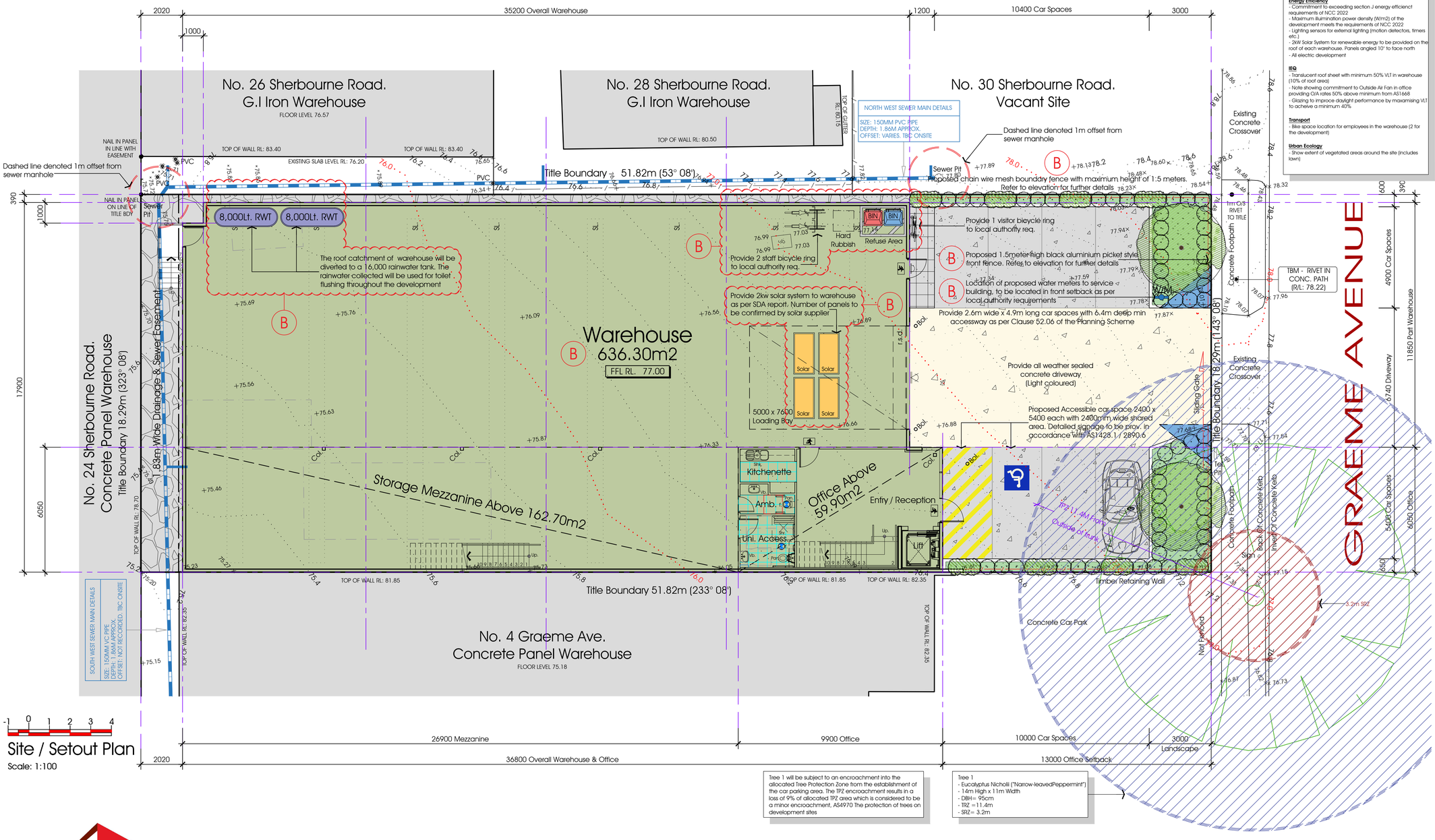

-1 0 1 2 3 4

Site / Setout Plan

Scale: 1:100

2020 | 26900 Mezzanine | 9900 Office | 10000 Car Spaces | 3000 Landscape
2020 | 36800 Overall Warehouse & Office | 13000 Office Setback

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Tree 1
- Eucalyptus Nicholii ("Narrow-leavedPeppermint")
- 14m High x 11m Width
- DBH= 95cm
- TRZ =11.4m
- SRZ= 3.2m

Area Analysis

Total site area- 947.80m2

Proposed Area

Warehouse Area:	-636.30 m2
First Floor Office Area:	- 59.90 m2
Storage Mezzanine Area:	- 162.70 m2
Overall Building Area-	858.90 m2

Total site coverage - 636.30m2 = 67.13 %

Car Parking Analysis

Proposed Warehouse
WAREHOUSE / OFFICE : 858.90m2
(**810.90** m2 net - minus loading bays 38m2 & stair void 10.00m2)

Car Parking Required for Factory
810.90 x 1 (Cars) ÷100m2= 8.1 + 2 = 10.1

TOTAL CARSPACES REQUIRED : 10
TOTAL CARSPACES PROVIDED : 7

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Rev.	Date:	Amendments:
A	18.06.2024	TOWN PLANNING SUBMISSION / FIRST ISSUE
B	10.10.2024	TOWN PLANNING RFI AMENDMENTS

Project:
PROPOSED WAREHOUSE & OFFICE DEVELOPMENT

At:
2 GRAEME AVENUE, MONTMORENCY

Client:
BILLINGS LONG PTY. LTD.

Drawing Name:
SITE / SETOUT PLAN

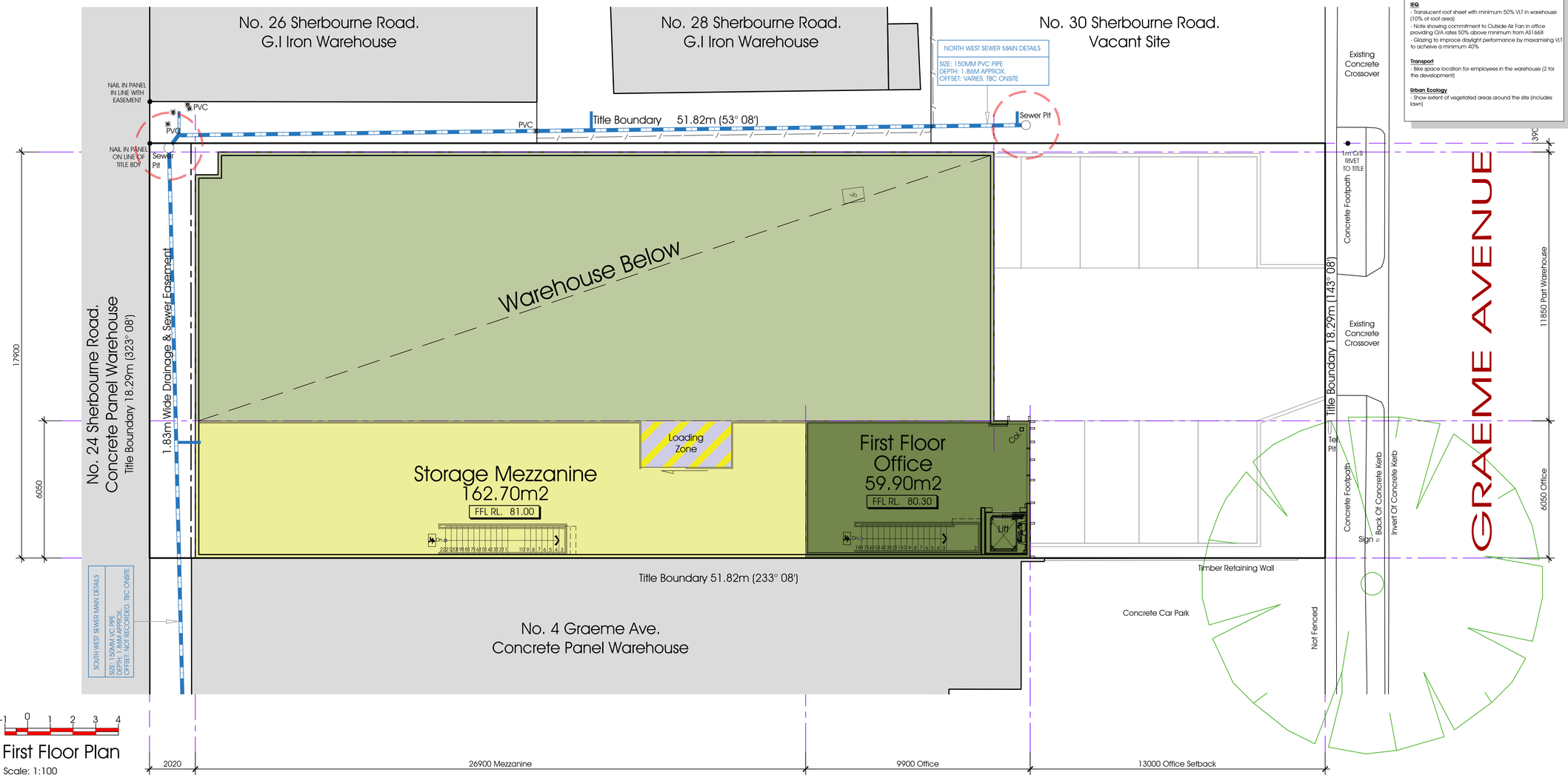
Job No:	240406
Date:	31.05.2024
Scale:	1:100 @ A1
Drawn:	A.M
Checked:	A.M

Orientation

Drawing No:
TP01

TOWN PLANNING
DRAWINGS ISSUED FOR TOWN PLANNING

Received
12/11/2024



-1 0 1 2 3 4

First Floor Plan
Scale: 1:100

SMP INITIATIVES

B

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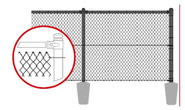

Proposed steel mesh or alike construction with maximum height of 2.1 meters Boundary Fence

Proposed 2.1meter high black aluminium picket style front fence where shown on plan

Fence Elevation Not To Scale

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TOTAL CARSPACES REQUIRED	: 10
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Project:
PROPOSED WAREHOUSE & OFFICE DEVELOPMENT

At:
2 GRAEME AVENUE, MONTMORENCY

Client:
BILLINGS LONG PTY. LTD.

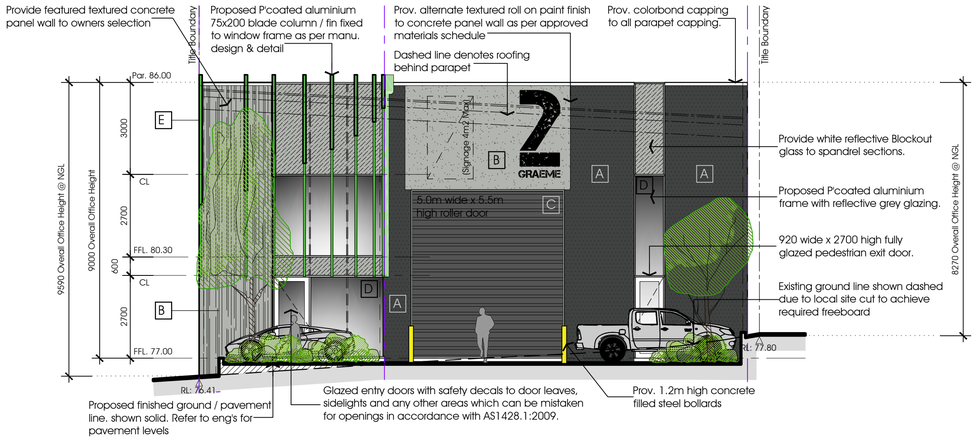
Drawing Name:
FIRST FLOOR PLAN

Job No:	240406
Date:	31.05.2024
Scale:	1:100 @ A1
Drawn:	A.M
Checked:	A.M

Orientation

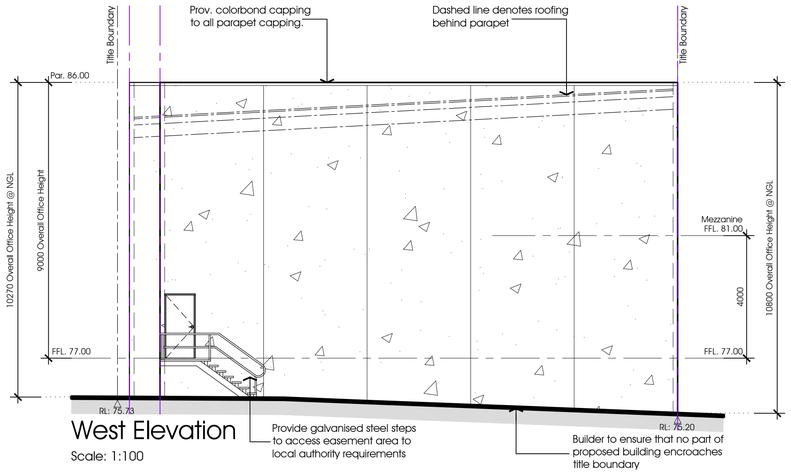
Drawing No:
TP02

TOWN PLANNING
DRAWINGS ISSUED FOR TOWN PLANNING



East Elevation

Scale: 1:100

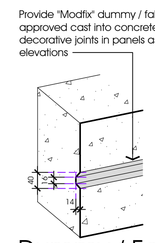


West Elevation

Scale: 1:100

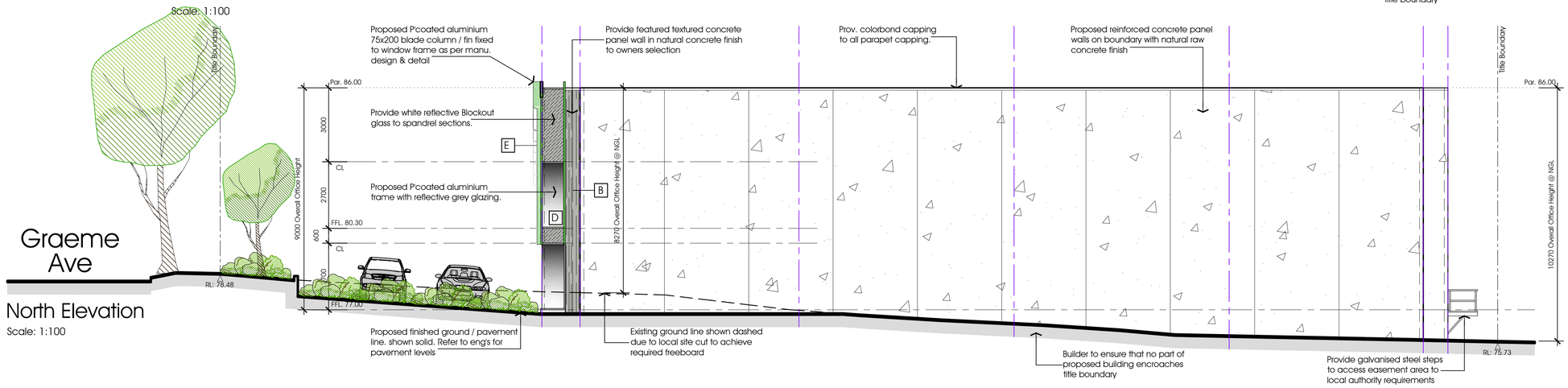
B

Colour Materials Schedule	
Material Description	Material Sample
A Rolled on textured finish- 'DULUX MONUMENT' (R: 64, G: 65, B: 65, LRV: 8)	
B Rolled on textured finish- 'DULUX SHALE GREY' (R: 178, G: 180, B: 175, LRV: 50)	
C Colorbond Powdercoate Roller Door / Window frames - 'MONUMENT'	
D Grey tint glazing	
E Powdercoate Aluminium Louvers 'DYNAMIC GREEN'	
F Provide Zincalume 'TRIMDEK' roof sheeting at 3° pitch	



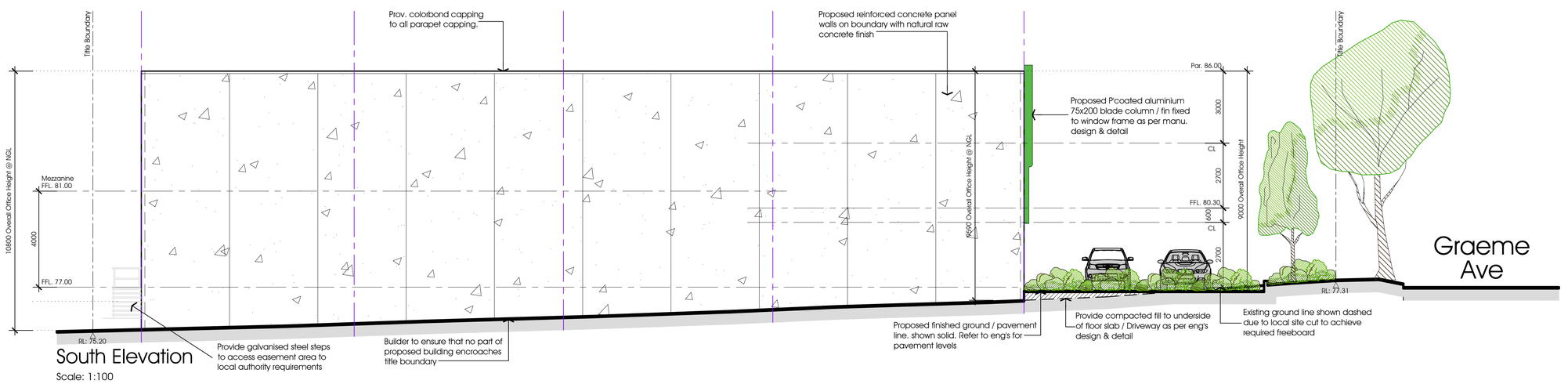
Dummy / False Joint Detail

Scale: 1:10



North Elevation

Scale: 1:100



South Elevation

Scale: 1:100

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Project:
PROPOSED WAREHOUSE & OFFICE DEVELOPMENT

At:
2 GRAEME AVENUE, MONTMORENCY

Client:
BILLINGS LONG PTY. LTD.

Drawing Name:
ELEVATIONS

Job No:	240406
Date:	31.05.2024
Scale:	1:100 @ A1
Drawn:	A.M
Checked:	A.M

Orientation

Drawing No:
TP03

TOWN PLANNING
DRAWINGS ISSUED FOR TOWN PLANNING

Colour Materials Schedule

Material Description	Material Sample
A Rolled on textured finish- 'DULUX MONUMENT' (R: 64, G: 65, B: 65, LRV: 8)	
B Rolled on textured finish- 'DULUX SHALE GREY' (R: 178, G: 180, B: 175, LRV: 50)	
C Colorbond Powdercoate Roller Door / Window frames - 'MONUMENT'	
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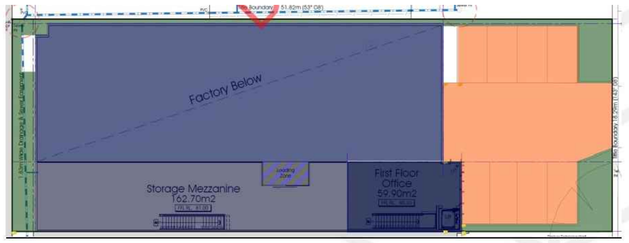


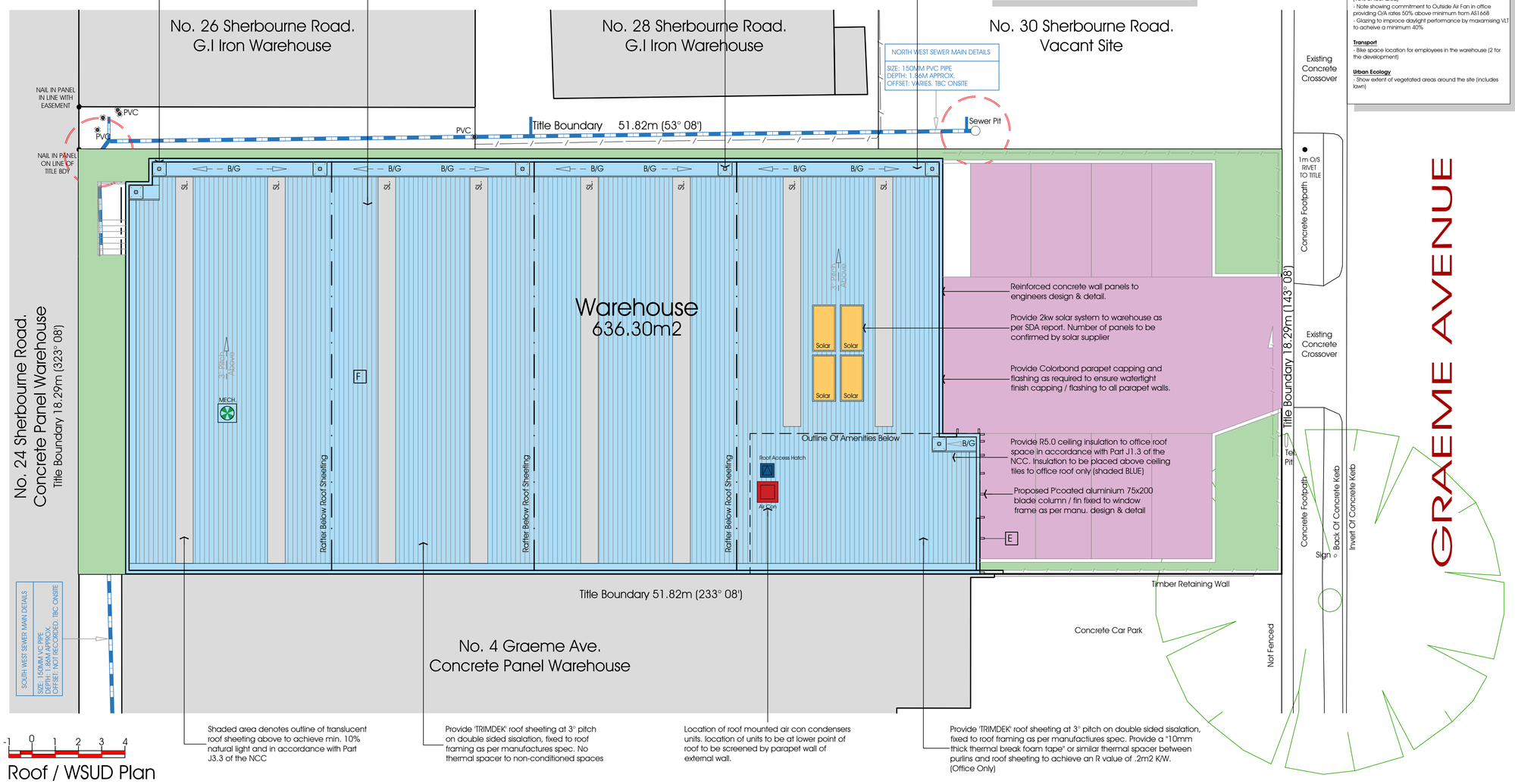
Figure 2: Entire roof catchment area is to be diverted into RWTs (light and dark blue), permeable areas (Green), driveway diverted (orange) into Enviss pits and impervious areas (Uncoloured-driveway and exterior stairs)

Roof Cathment Plan

Not To Scale

WSUD Legend

- Roof catchments area for warehouse diverted to rain water tank (Shaded Blue)
- Driveway / car parking area diverted treatment pit (Shaded Purple)
- Permeable area (Shaded Green)
- Impervious area (Un Shaded)



-1 0 1 2 3 4

Roof / WSUD Plan

Scale: 1:100

SMP INITIATIVES

B

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Transport
- Bike space location for employees in the warehouse (2 for the development)

Urban Ecology
- Show extent of vegetated areas around the site (includes lawn)

Natural Ventilation

MECH.

Warehouse floor area of 636.3m2 requires 5% ventilation =31.81m2

1 roller door @ 27.5m2 each and 1 PA doors @ 1.9m2 each provide a total area of 29.4m2.

29.4m2 Provides 78.27% Natural ventilation
Therefore, a 21.73% shortfall of required ventilation.

21.73% of the total floor area of 636.3m2 = 138.26m2 still required.

138.26 x Average roof height of 7.6 metres = 1,050.77m3.

1,050.77m3 x 4 air changes per hour / 3.6 = a requirement of 1,167.52 litres per second.

Provide 1 x SV600 Ampelair rotary ventilator exhausting 1486 litres per second
Will provide a total of 1486 litres per second. (or similar approved)

Roof Plan Notes

ROOF AND WALL PLUMBING

ALL ROOF AND WALL CLADDING AND ASSOCIATED ACCESSORIES TO BE INSTALLED TO MANU. SPECIFICATIONS AND AUSTRALIAN STANDARDS.

ROOF AND WALL CLADDING TO BE INSTALLED IN CONTINUOUS LENGTHS. EXPANSIONS JOINTS TO BE PLACED IN CENTERS AS PER MANU,. SPECIFICATIONS.

EXTEND ROOF SHEETS 50MM MINIMUM INTO BOX GUTTERS AND TURN SHEETS DOWN.

INSULATIONS SISALATION AND SAFETY MESH

SUPPLY AND INSTALL ALL SPECIFIED INSULATION, SISALATION AND SAFETY MESH OVER PURLINS PRIOR TO LAYING AND FIXING OF ROOF SHEETING.

SAFETY MESH TO BE FIXED TO RIDGE PURLIN AND PULLED TIGHT IN CONTINUOUS LENGTH FOR FULL SPAN OF ROOF, LAY SISALATION AND/OR INSULATION OVER SAFETY MESH IMMEDIATELY PRIOR TO LAYING ROOF SHEETS.

ENSURE SISALATION / INSULATION IS ADEQUATELY LAPPED WITH ADJACENT SHEETS TO PROVIDE A CONTINUOUS INSULATION BARRIER TO THE FULL EXTENT OF ROOF. ENSURE INSULATION IS CONTINUED UNDER BOX GUTTERS AND FIXED IN POSITION. CHECK ALL INTERNAL EXPOSED SURFACES OF INSULATION FOR CONTINUITY AND MAKE GOOD AS REQUIRED.

RAIN WATER GOODS

INSTALL BOX GUTTERS AND EAVE GUTTERS IN LOCATIONS SHOWN ON ARCHITECTURAL AND ENGINEERING DRAWINGS.

GUTTERS SHOULD BE SUPPLIED IN LONG LENGTHS WITH ANY JOINTS TO BE LOCATED AT THE HIGH END OF THE GUTTER. ENSURE ALL JOINTS ARE ADEQUATELY SEALED TO PROVIDE A WATER TIGHT FINISH NO LEAKS.

BOX GUTTERS ARE TO BE SUPPORTED WITH "SPANDEK" GUTTER BOARDS AND GUTTER STRAPS AT CENTERS SUFFICIENT TO SUPPORTING AND IMPOSED LIVE LOADS.

EAVE GUTTERS TO HAVE GUTTER BRACKETS OF MATCHING MATERIAL AT CENTERS AS SPECIFIED BY MANUFACTURE.

PROVIDE OVERFLOW POPS OF SUFFICIENT SIZE AND NUMBER TO PREVENT OVERFLOW IN THE INVENT OF BLOCKAGES.

FLASHING & CAPPING

ALL FLASHING AND CAPPING TO BE COMPLETED WITH THE ROOF AND WALL CLADDING. ENSURE SUFFICIENT COVER TO ALL SURFACES TO PREVENT THE INGRESS OF WATER, DUST AND VERMIN.

ALL VISIBLE FLASHING AND CAPPING TO BE FABRICATED IN THE SAME MATERIAL AS THE ADJACENT ROOF AND WALL CLADDING. ALL FLASHING AND CAPPING TO BE INSTALLED IN CONTINUES LENGTHS. ALL JOINTS TO BE LAPPED TO MAINTAIN SEAL.

ROOF LIGHTS / SKY LIGHTS

INSTALL ROOF LIGHTS TO POSITIONS AS SHOWN ON ARCHITECTURAL DRAWINGS. ENSURE ROOF LIGHTS EXTEND TO THE FULL SPAN AND ADEQUATELY FLASHED AT RIDGE. SEAL ALL JOTS IN ROOF LIGHTS WITH 2 BEADS OF APPROVED SILICON TO PREVENT CAPILLARY ACTION BETWEEN SHEETS.

ROOF PENETRATIONS

CUT ROOF PENETRATIONS & INSTALL UNDER FLASHING WHERE DIRECTED OR AS SHOWN ON ARCHITECTURAL & MECHANICAL DRAWINGS. ENSURE UNDER FLASHING HAS SUFFICIENT UPTURN TO ALLOW OVER FLASHING TO BE SECURELY FIXED IN FINAL POSITION.

ROOF DRAINAGE AS PER AS 3500.3 & NATIONAL PLUMBING AND DRAINAGE CODE.

ALL DOWN PIPE / SUMP / OVERFLOW SIZES AS PER CIVIL ENGINEERS DRAWINGS.

ALL INTERNAL DOWN PIPES TO BE UPVC & EXTERNAL DOWN PIPES TO BE COLORBOND.

BOX GUTTER AND EXPANSION JOINTS PROPRIETY SYSTEMS POLYURETHANE RUBBER WITH ZINCALUME COVER PLATES.

REFER TO MECHANICAL AND SERIVES DRAWINGS FOR FURTHER DETAILS FOR OTHER ITEMS REQUIRING ROOF PENETRATIONS.

RAH PROVIDE AH100 SPACEGATE ROOF ACCESS HATCH OR SIMILAR APPROVED FOR INDUSTRIAL/COMMERCIAL USE. INDUSTRIAL /COMMERCIAL RATED METAL HATCH THAT PROVIDES SAFE ACCESS TO ROOF AREAS, CAN BE INCORPORATED WITH THE SKYCLIMB LADDER SYSTEM TO COMPLY WITH AUSTRALIAN STANDARD.

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Drawing Name:
ROOF / WSUD PLAN

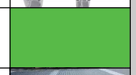
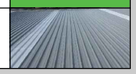
Job No:	240406
Date:	31.05.2024
Scale:	1:100 @ A1
Drawn:	A.M
Checked:	A.M

Orientation

Drawing No:
TP04

TOWN PLANNING
DRAWINGS ISSUED FOR TOWN PLANNING

Colour Materials Schedule

	Material Description	Material Sample
A	Rolled on textured finish- 'DULUX MONUMENT' (R: 64, G: 65, B: 65, LRV: 8)	
B	Rolled on textured finish- 'DULUX SHALE GREY' (R: 178, G: 180, B: 175, LRV: 50)	
C	Colorbond Powdercoate Roller Door / Window frames - 'MONUMENT'	
D	Grey tint glazing	
E	Powdercoate Aluminium Louvers 'DYNAMIC GREEN'	
F	Provide Zincalume 'TRIMDEK' roof sheeting at 3° pitch	

jdz. Building Design
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Rev.	Date:	Amendments:
A	18.06.2024	TOWN PLANNING SUBMISSION / FIRST ISSUE
B	10.10.2024	TOWN PLANNING RFI AMENDMENTS

Rev.	Date:	Amendments:

Project:
PROPOSED WAREHOUSE & OFFICE DEVELOPMENT

At:
2 GRAEME AVENUE, MONTMORENCY

Client:
BILLINGS LONG PTY. LTD.

Drawing Name:
MATERIALS SCHEDULE

Job No:	240406
Date:	31.05.2024
Scale:	1:100 @ A3
Drawn:	A.M
Checked:	A.M

Orientation

Drawing No:
TP05

TOWN PLANNING
DRAWINGS ISSUED FOR TOWN PLANNING