



CONTEXT SITE PLAN

DEVELOPMENT
114 - 122 YORK STREET
SALE

COMMERCIAL AND RESIDENTIAL

SMB

DESIGN AND CONSTRUCTION

TITLE

SITE CONTEXT PLAN

Scale 1:250 @ A3 Date JULY 23

Cad. Ref. YORK ST SALE

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NORTH

Drawing

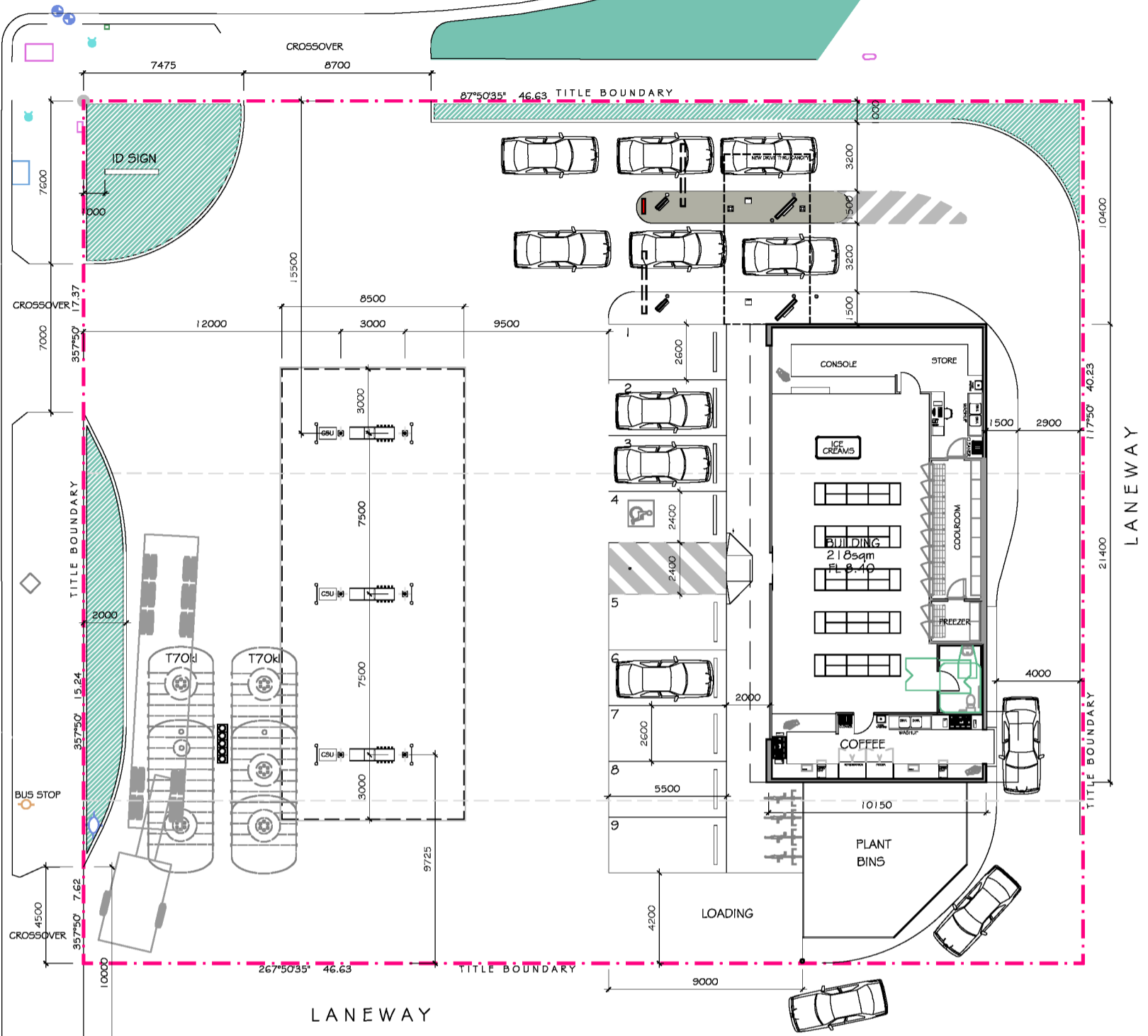
230724 PP1

Rev.

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MACALISTER STREET

YORK STREET
PRINCES HIGHWAY



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LANDSCAPING

SITE LAYOUT

The Service Station will be operating 24 hours a day, 7 days a week.

TOWN PLANNING

ZONE MUZ
OVERLAYS DDO2 EAO
SIGNAGE CATEGORY 3 HIGH AMENITY AREA
SECTION 2 PERMIT REQUIRED
USE - SERVICE STATION WITH TAKE AWAY FOOD PREMISES

AREAS

GROSS SITE AREA 1875 sqm
BUILDING AREA 218 sqm
CANOPY AREA 180 sqm
LANDSCAPING 97 sqm
SERVICE YARD 50 sqm
BIN ENCLOSURE

PARKING

CAR PARKING SPACES 9 Spaces
ADDITIONAL UNDER CANOPY PARKING 6 Space
DISABLED PARKING 1 Space
BICYCLE 4

FINISHES

ROOF METAL DECK COLOURBOND
FACADE PAINTED FC SHEET/ DECORATIVE CLADDING
SHOP FRONT ALUMINIUM FRAME POWDERCOATED
FASCIA ALUCABOND / PAINTED FC SHEET
CANOPY LINING METAL TRAY COLOURBOND

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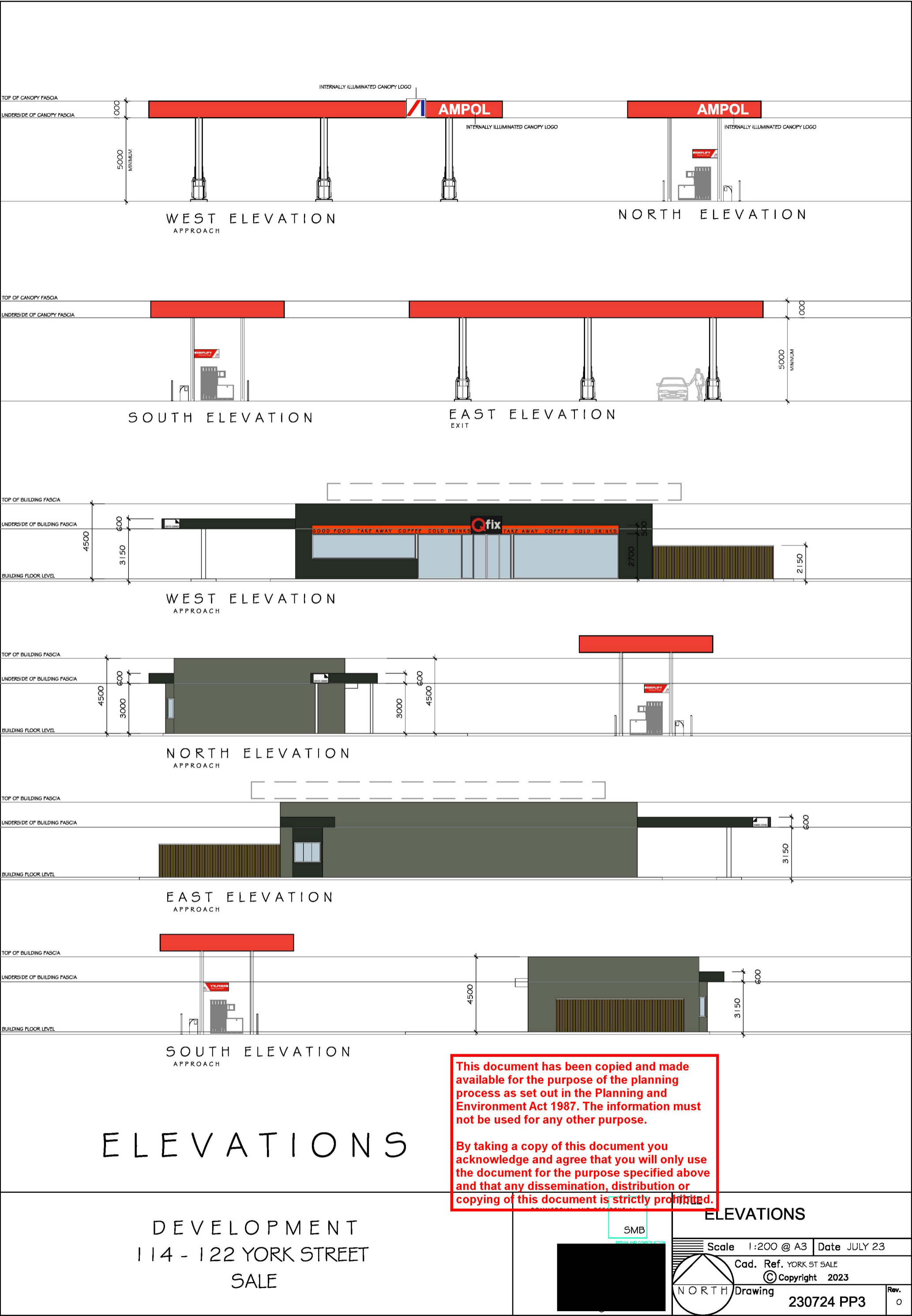
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230724 PP2

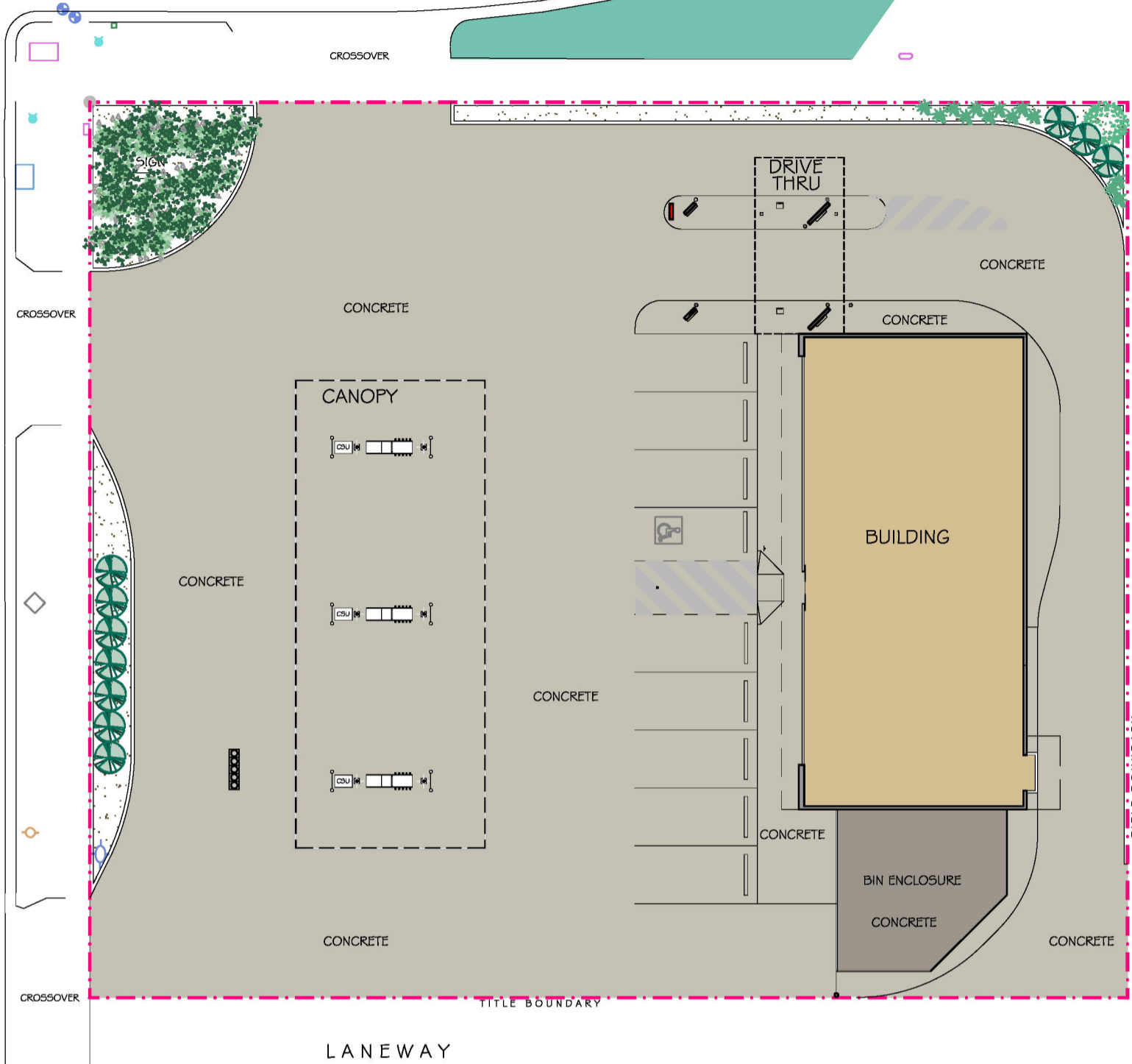
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ADJACENT BUILDING

LANDSCAPING NOTES

WEED CONTROL- Eradication prior to site works commencing, of all pest plants and weeds by either mechanical removal and/or application of a non-residual, glyphosphate herbicide. (Application in strict accordance with manufactures instructions.)

SOIL CULTIVATION DEPTHS- Garden beds in a minimum of 250mm.

SOIL CONDITIONING- Planting hole cultivation, fertiliser, compost and mulching (75 to 100mm) for all garden beds.

GRAVEL BEDS- To a depth of 75mm.

PLANTING- Planting shall be carried out in the months between April and October. Plants shall be thoroughly watered 24 hours prior to and immediately after planting.

MAINTENANCE- Maintenance of the landscaping shall include, replanting of dying plants, weed control, watering to encourage vigorous growth, pest and disease control, mulching and pruning. The maintenance period shall continue indefinitely.

THERE IS NO REQUIREMENT FOR AN IRRIGATION SYSTEM AS SELECTED PLANTS DO NOT REQUIRE REGULAR WATERING AFTER INITIAL 3 MONTH ESTABLISHMENT PERIOD DUE TO THEIR DROUGHT RESISTANT PROPERTIES



BLUE FESCUE



CALLISTEMON All Glow



CORREA Alba



MESEMBRYANTHEMUM CRYSTALLINUM Pig Face Pink

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PLANTING SCHEDULE

- PINE BARK MULCH Colour - Golden Brown
- MESEMBRYANTHEMUM CRYSTALLINUM (PIG FACE PINK) 10 OFF GROUND COVER 100mm DIA POT
- CORREA ALBA 10 OFF 1.5m X 1.5m 100mm DIA POT
- CALLISTEMON ALL GLOW 1 OFF 1.5m X 2.5m High 100mm DIA POT
- BLUE FESCUE GRASS 12 OFF 0.3m X 0.3m 100mm DIA POT

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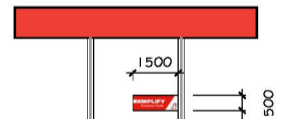
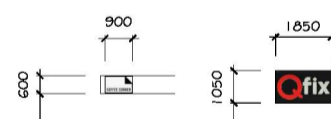
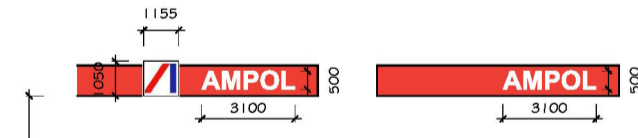
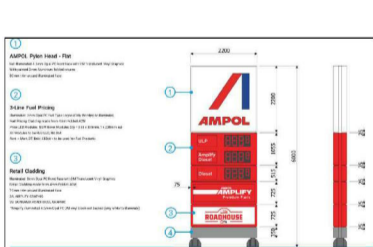
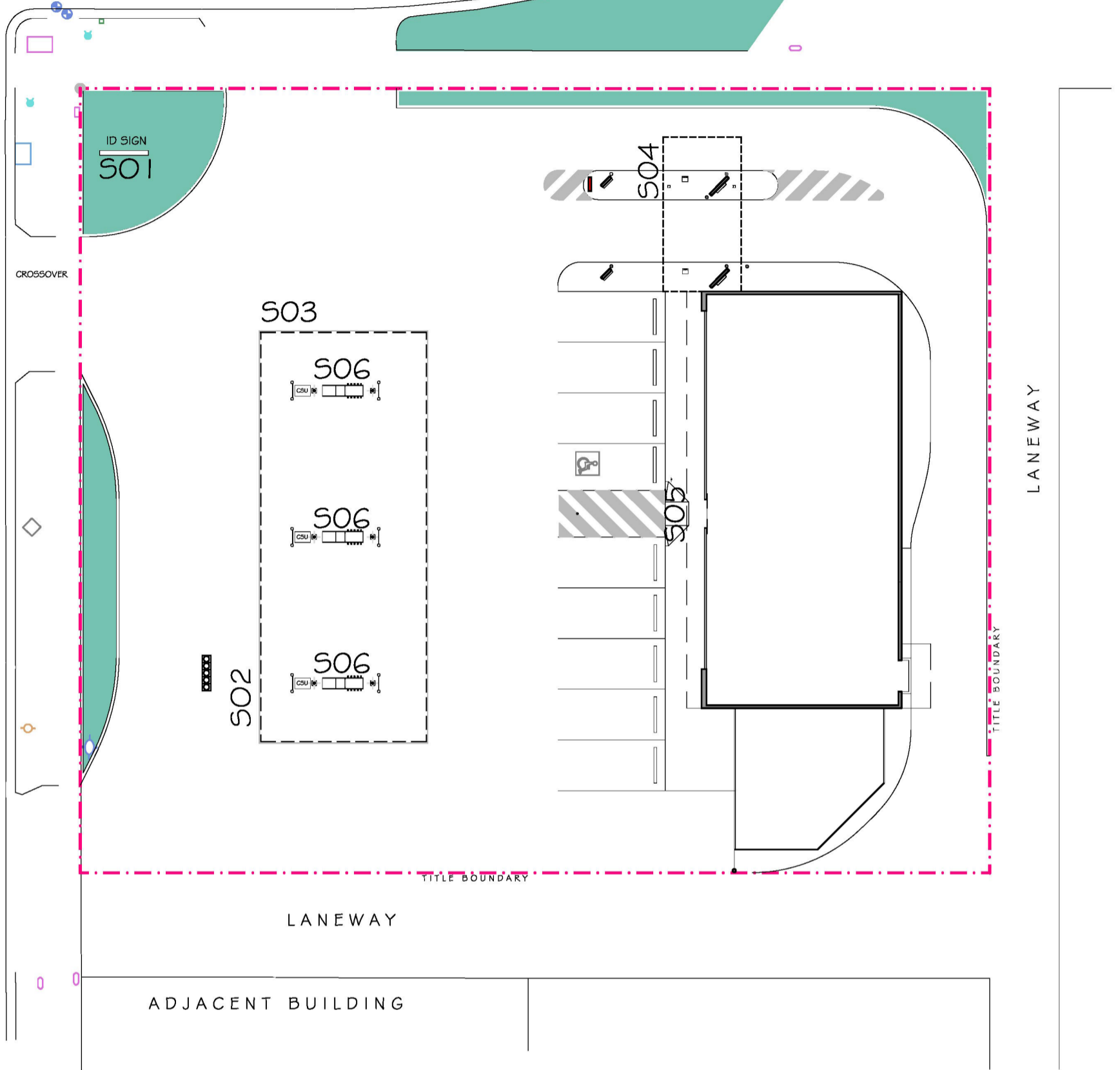
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YORK STREET
PRINCES HIGHWAY



SO1
ID SIGN
ILLUMINATED

SO2
CANOPY SIGNAGE
ILLUMINATED

SO3
CANOPY SIGNAGE
ILLUMINATED

SO4
DRIVE THRU
NON - ILLUMINATED

SO5
ID SIGN
ILLUMINATED

SO6
PUMP SPREADER SIGN
ILLUMINATED

SIGNAGE PLAN

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