



ILLAWARRA REGIONAL BUSINESS PARK

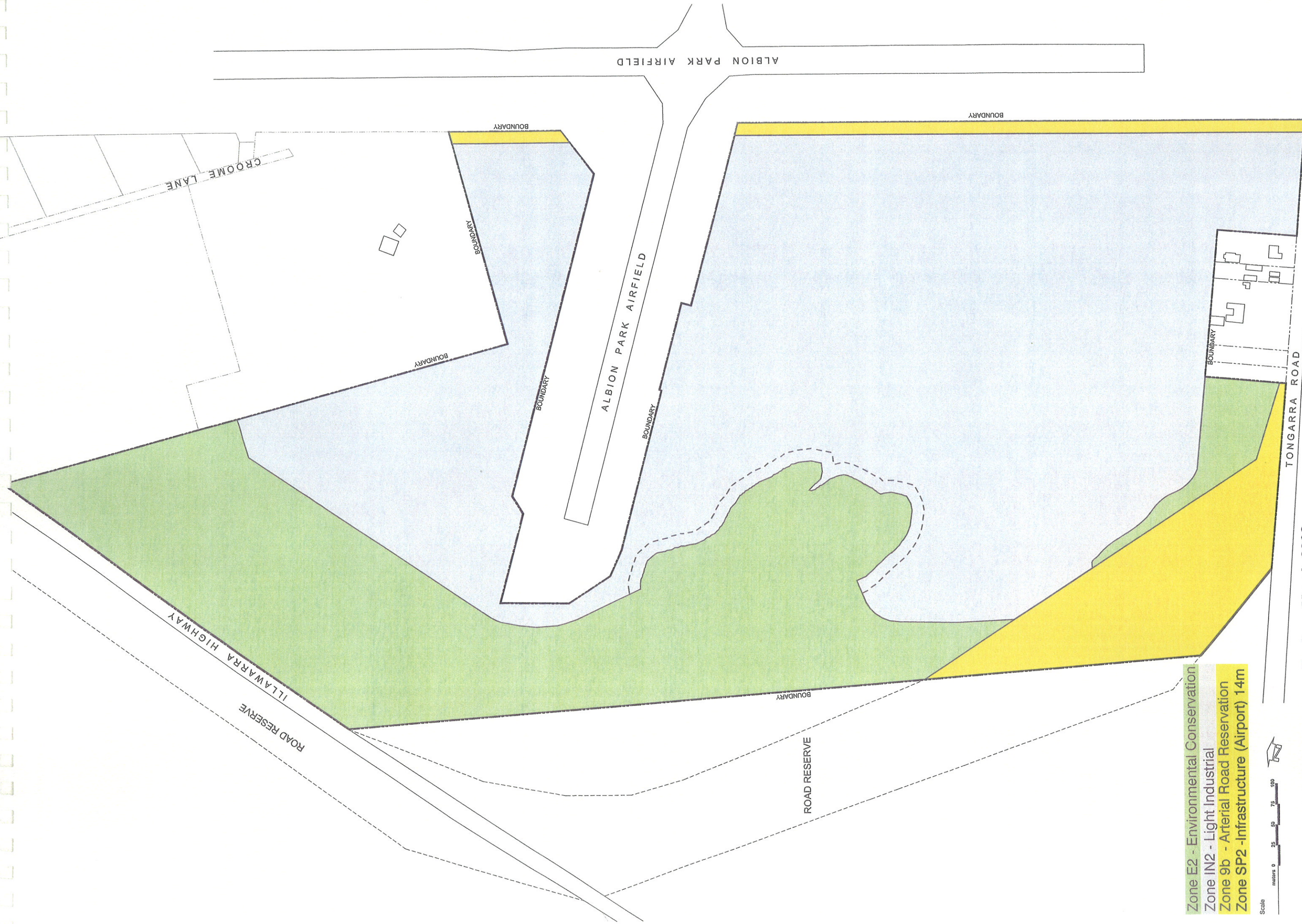
study in support of state significant site and concept plan A3 Plans



[illegible]

SKETCH SHOWING EXTERNAL LOT
DIMENSIONS FOR THE
ILLAWARRA REGIONAL BUSINESS
PARK AT ALBION PARK.

SCALE : 1:5000 (AT A3 SIZE)
CONTOUR INTERVAL : NA
DATUM : NA
DRAWING : No 005 (A)
DATE : 2nd April 2007



- Zone E2 - Environmental Conservation
- Zone IN2 - Light Industrial
- Zone 9b - Arterial Road Reservation
- Zone SP2 - Infrastructure (Airport) 14m

Scale
meters 0 25 50 75 100

JULIUS BOKOR ARCHITECT PTY LTD

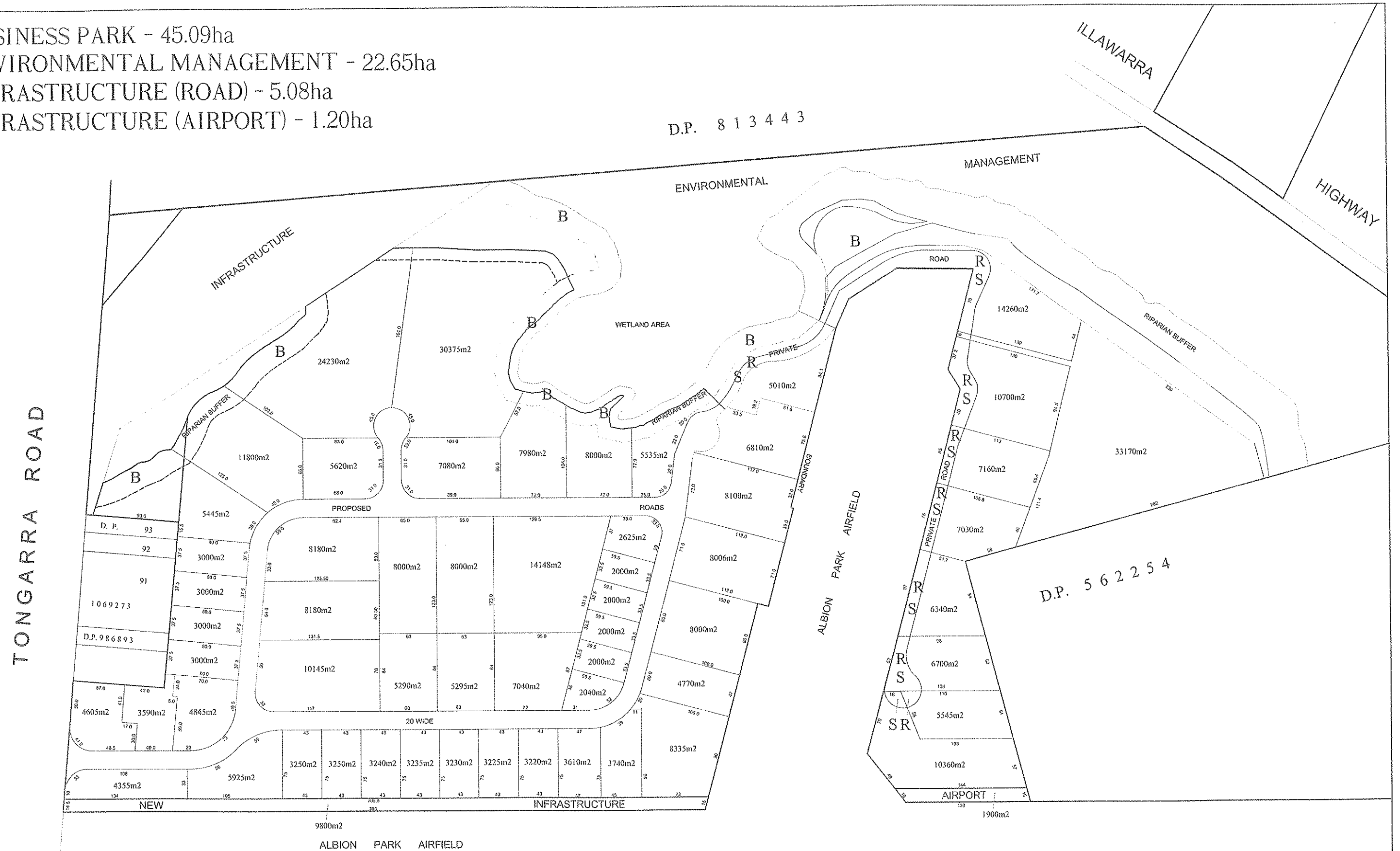
Zoning - March 2008

Level 1, 88 Foveaux Street, Surry Hills NSW, 2101
t: 02 9212 6606 f: 02 9212 6670 m: 0419 258 432 e: jbokor@juliusbokor.com.au

Illawarra Regional Business Park For Delmo Albion Park Pty Ltd - 78 Tongarra Road, Albion Park

BUSINESS PARK - 45.09ha
ENVIRONMENTAL MANAGEMENT - 22.65ha
INFRASTRUCTURE (ROAD) - 5.08ha
INFRASTRUCTURE (AIRPORT) - 1.20ha

D.P. 8 1 3 4 4 3



B DENOTES RIPARIAN BUFFER
R DENOTES RECIPROCAL RIGHT OF WAY
S DENOTES RECIPROCAL EASEMENT FOR SERVICES

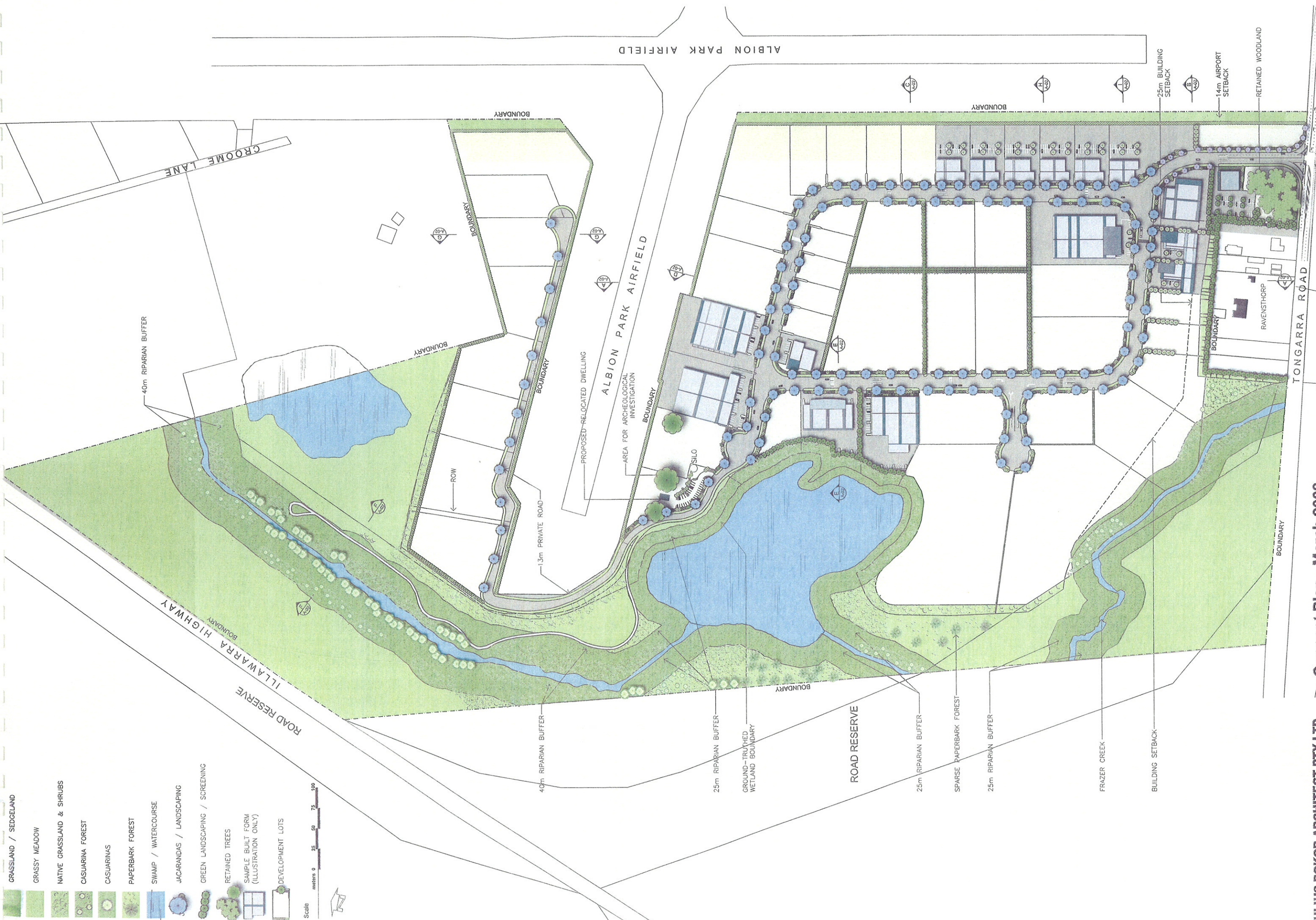
DAVID YATES & ASSOCIATES
ph 42321940 fax 42323026
PO Box 178 KIAMA 2533

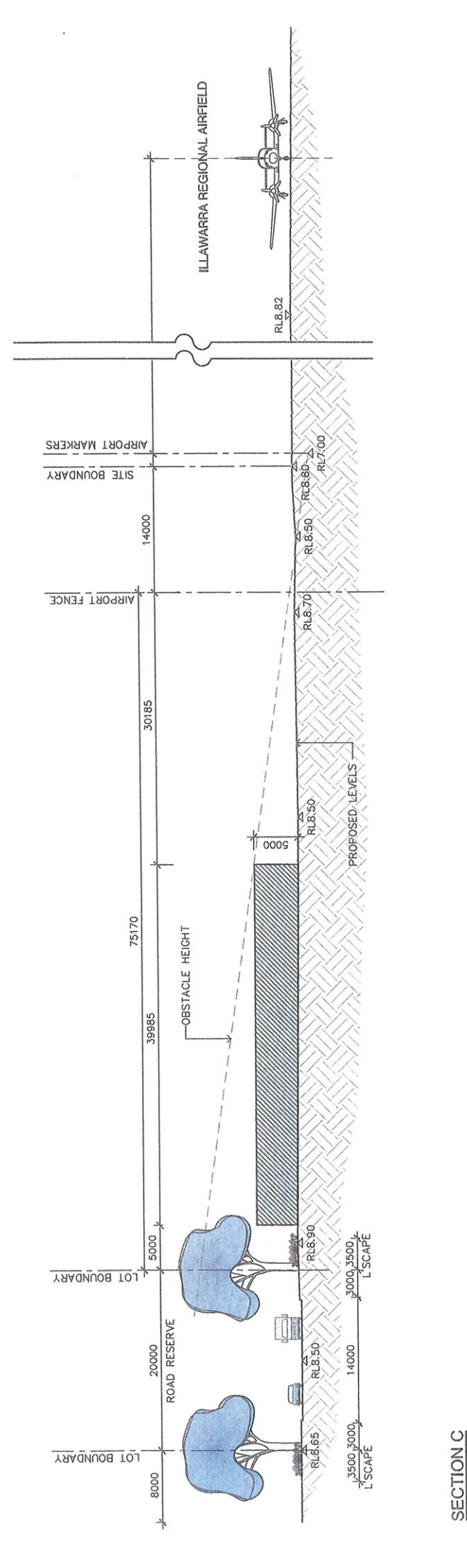
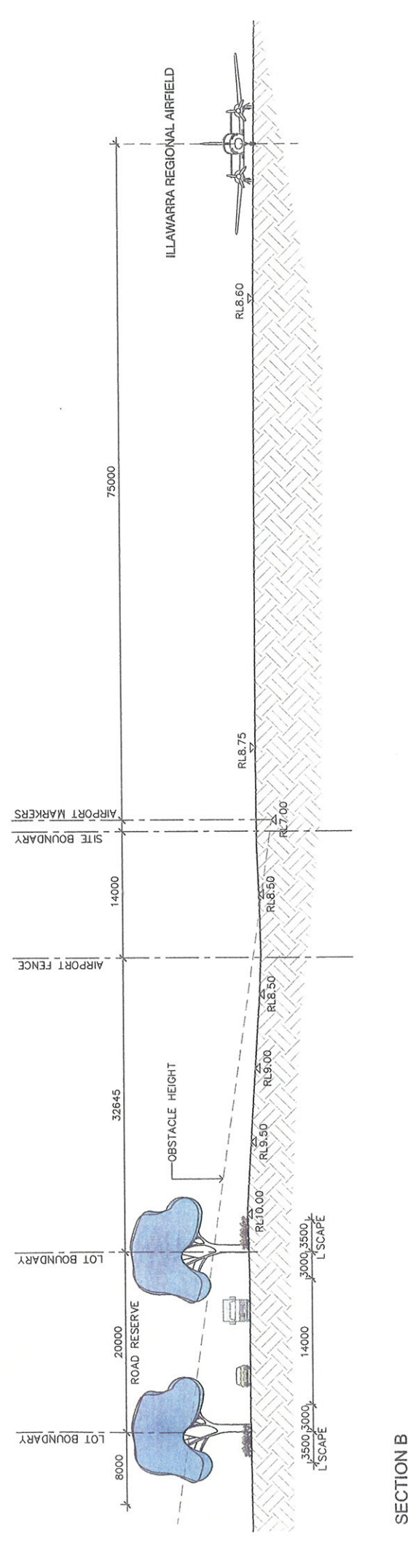
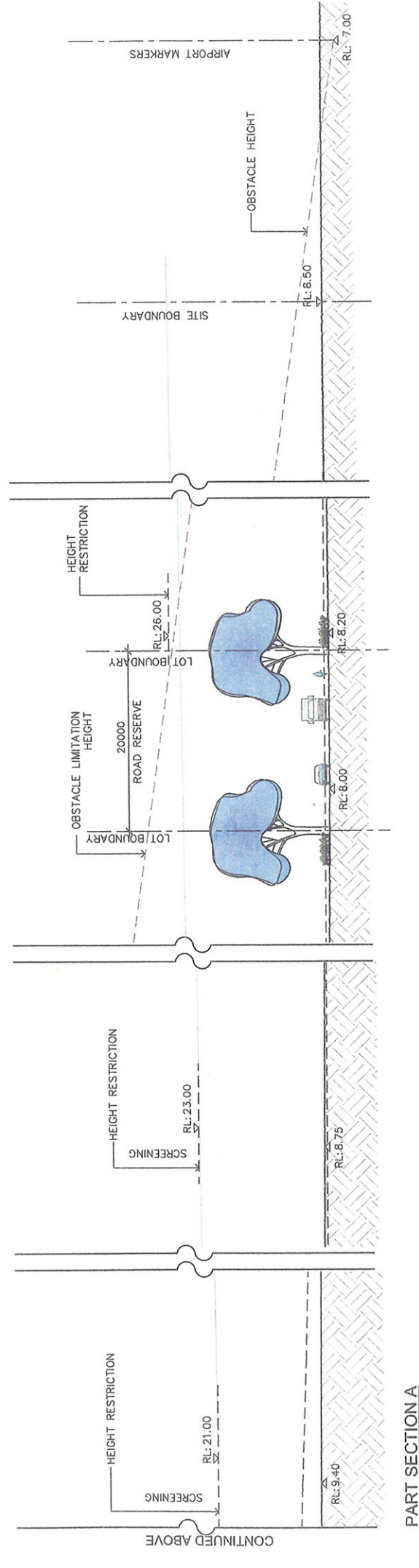
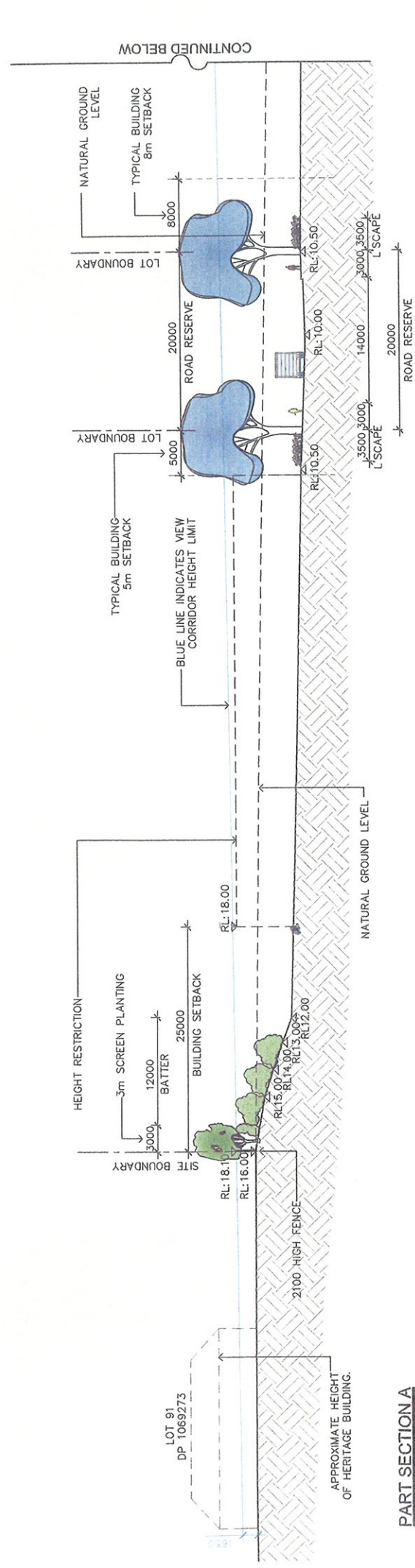
SKETCH SHOWING PROPOSED LOT
LAYOUT FOR THE ILLAWARRA
REGIONAL BUSINESS PARK AT
ALBION PARK.

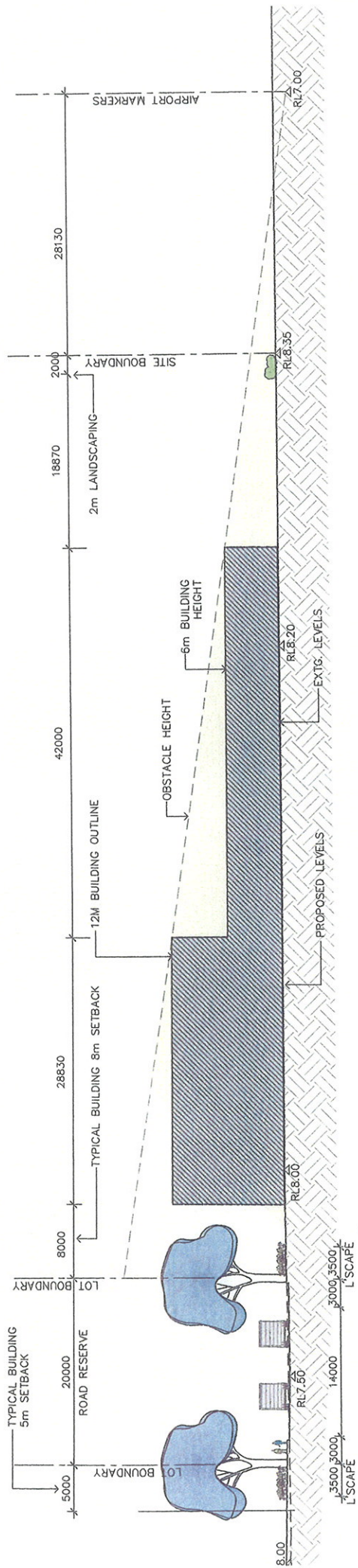
SCALE : 1:4000 (AT A3 SIZE)
CONTOUR INTERVAL : NA
DATUM : NA
DRAWING : No 007
DATE : 11th March 2008
Dimensions & Areas subject to final survey

- GRASSLAND / SEDGELAND
- GRASSY MEADOW
- NATIVE GRASSLAND & SHRUBS
- CASUARINA FOREST
- CASUARINAS
- PAPERBARK FOREST
- SWAMP / WATERCOURSE
- JACARANDAS / LANDSCAPING
- GREEN LANDSCAPING / SCREENING
- RETAINED TREES
- SAMPLE BUILT FORM (ILLUSTRATION ONLY)
- DEVELOPMENT LOTS

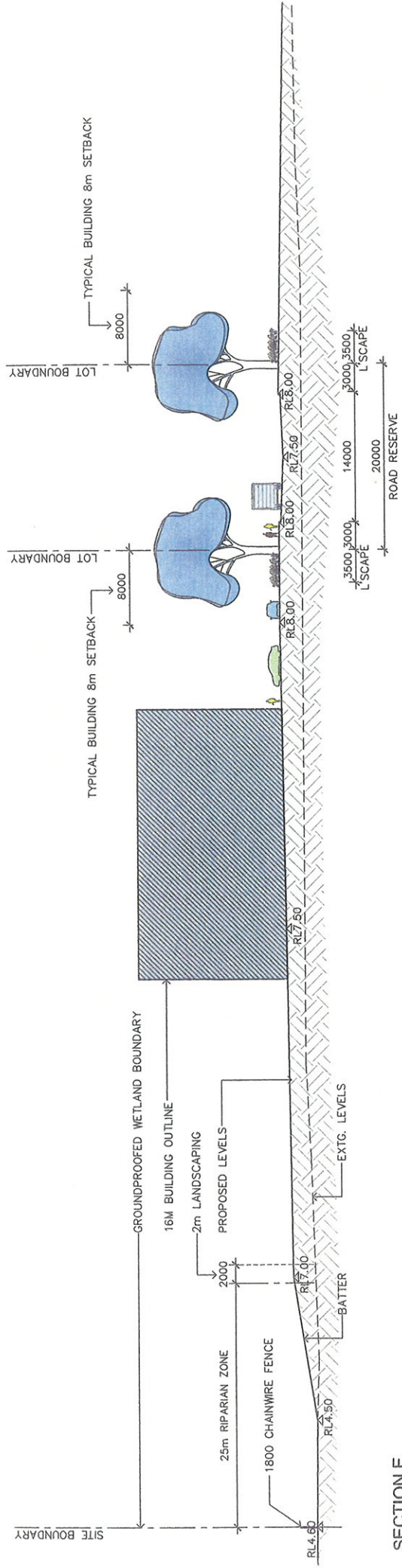
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meters 0 25 50 75 100



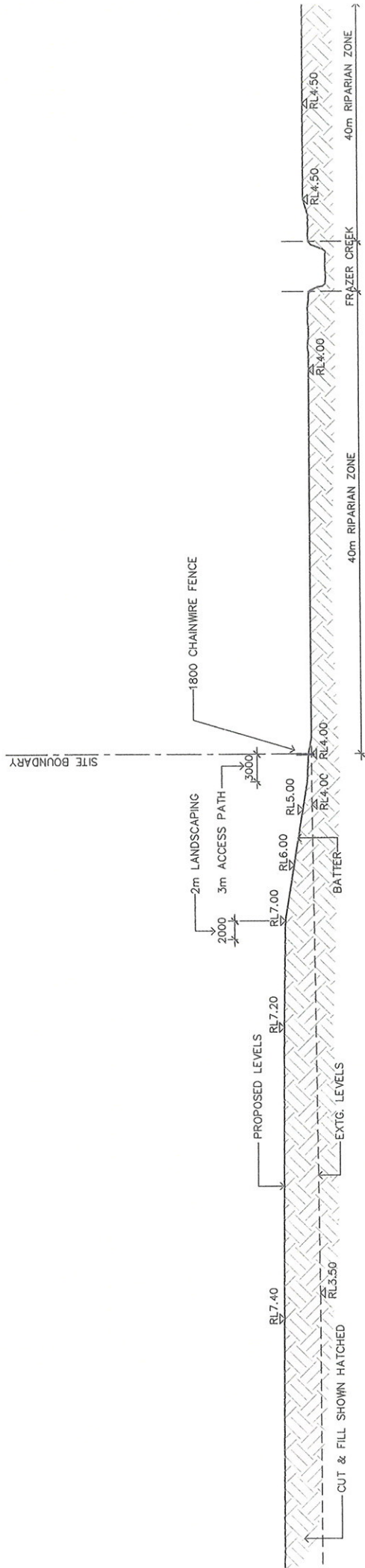




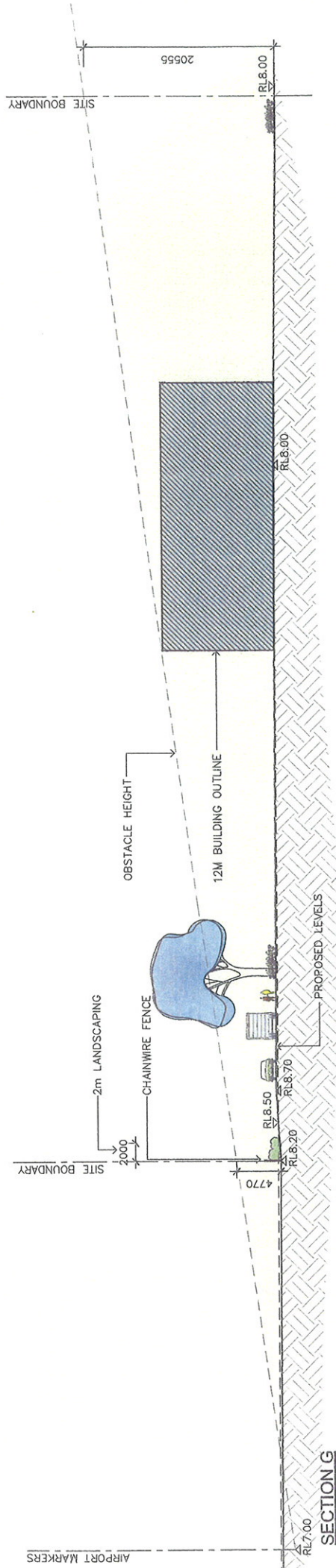
SECTION D



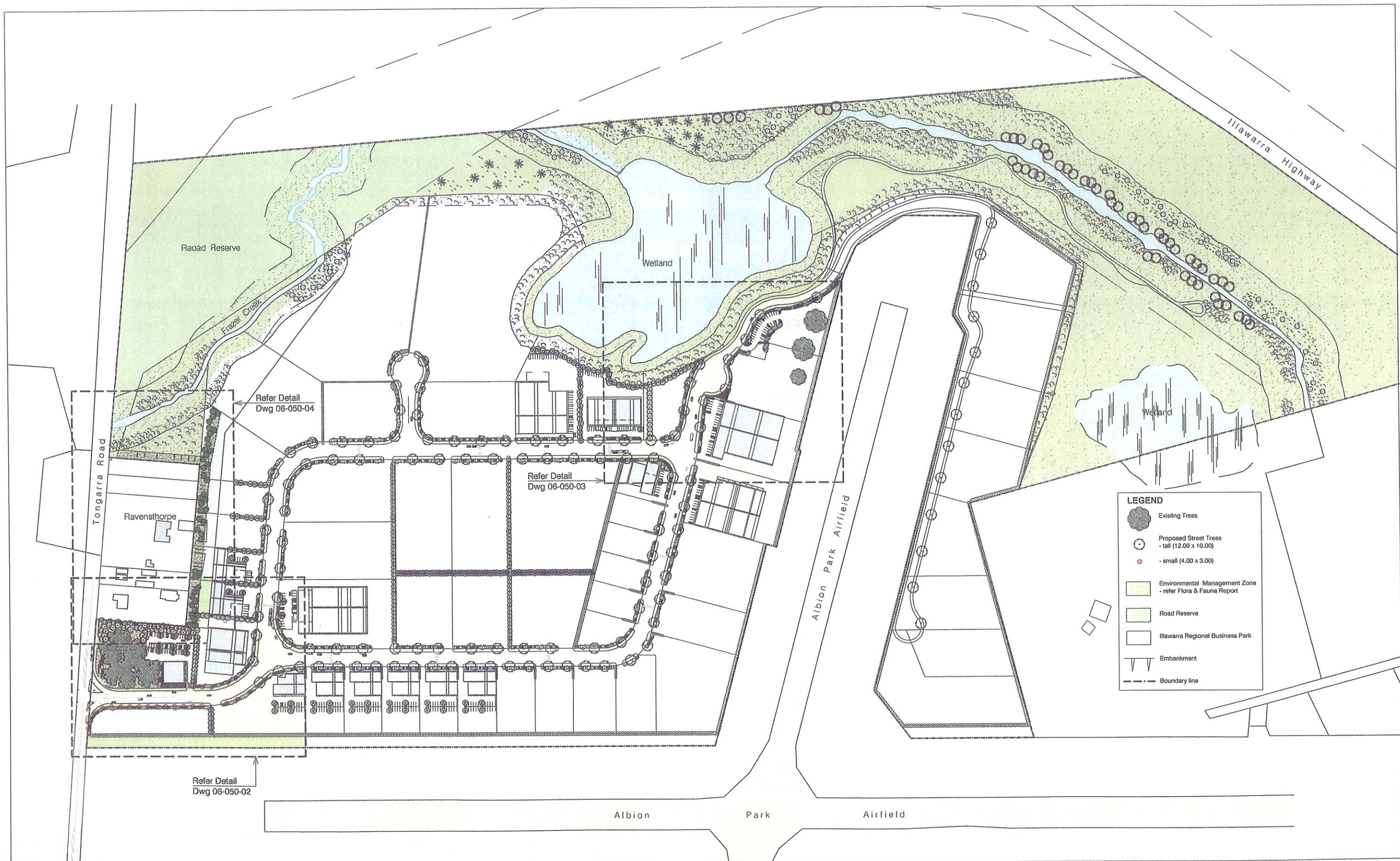
SECTION E



SECTION F



SECTION G



Landscape Site Plan

SCALE 1:2000

DA SUBMISSION

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Amendments			
Issue	Description	By	Date
A	Road alignment amended	DS	08.03.07
B	For DA Submission	DS	20.04.07
C	For DA Submission	DS	09.05.07
D	Base Changed	SJG	13.11.07
E	Base Changed	DS	10.03.08

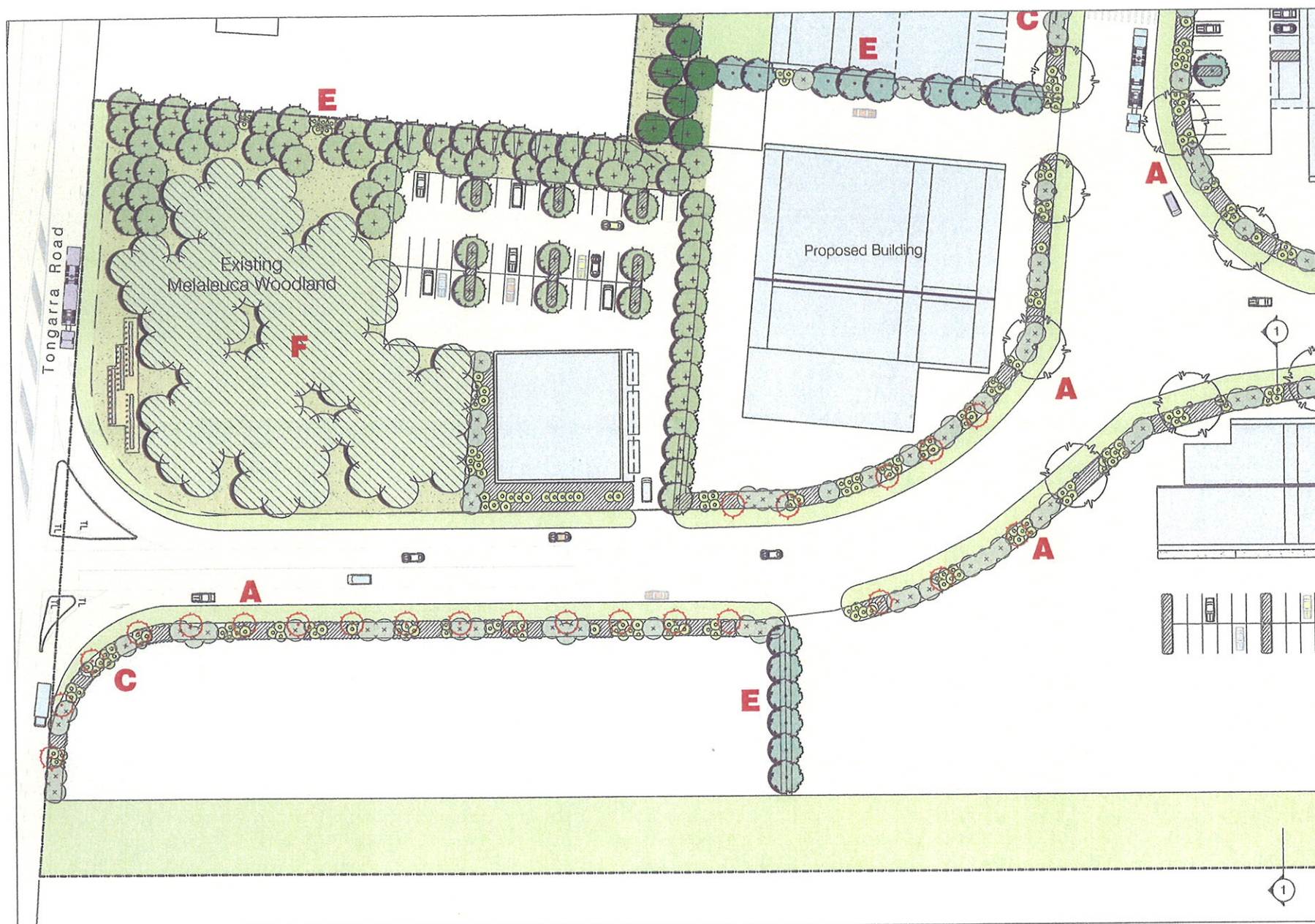


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James Pfeiffer Landscape Architects Pty Ltd ABN 83 088 399 580

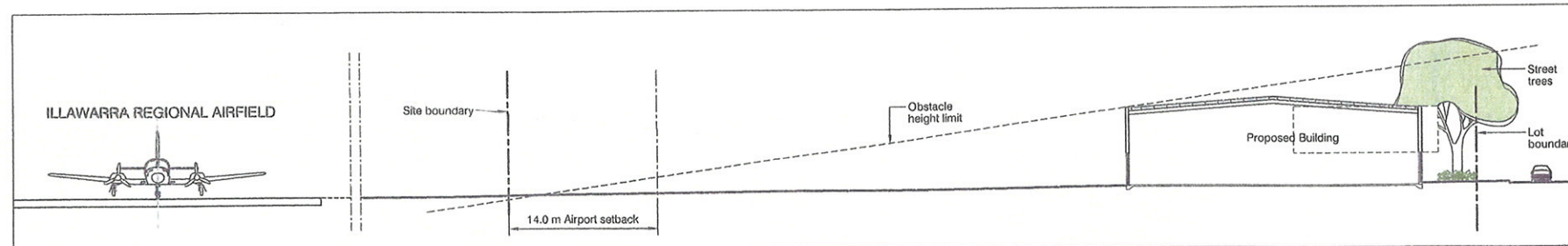
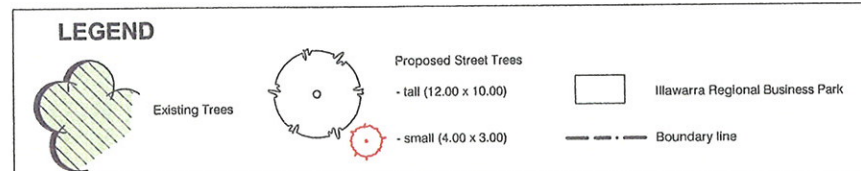
PROJECT TITLE:
Illawarra Regional Business Park
CLIENT:
Delmo Albion Park Pty Ltd

ADDRESS:
**78 Tongarra Road
Albion Park**
DRAWING TITLE:
Landscape Site Plan

SCALE: 1:2000	DATE: 19.02.07
DRAWN: D.S.	CHECKED: J.P.
DRAWING NO: 06-050-01	ISSUE: E



Landscape Detail Plan SCALE 1:500



Section 1 SCALE 1:300



Jacaranda mimosifolia (Jackaranda)



Backhousia citrifolia (Lemon-scented Myrtle)



Calodendrum capense (Cape Chestnut)



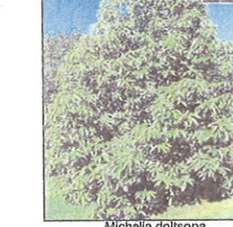
Flindersia australis (Australia Teak)



Livistonia australis (Cabbage Palm)



Magnolia grandiflora (Bull Bay Magnolia)



Michelia doltsopa (Michelia)

ZONE A - STREET TREES

Street trees are a major visual and environmental element to any development. The purpose of street trees is to:

- Visually soften the built form, especially building mass and extensive back & car parking areas - the canopy must be sufficiently light and airy to allow visual contact between private and public spaces;
- Enhance the human scale and human psychological comfort within an otherwise large and open physical environment;
- Establish an aesthetically attractive landscape setting;
- Ameliorate the physical environment, especially solar penetration to buildings and parking area, and wind; and
- Highlight vehicular and pedestrian access points.

Two major constraints regarding the selection of street trees for this development include:

- Selected tree must minimize bird habitat, especially food supply for birds because of planning controls associated with the Albion Park Airfield; and
- The mature height of the tree must remain lower than obstacle height limit, to comply with aircraft safety associated with the Albion Park Airfield.

Preferred street tree species are:

- trees no higher than 4.0 m - Crepe Myrtle (*Lagerstroemia indica* 'Osage')
- tall trees away from Albion Park Airfield - Jacaranda (*Jacaranda mimosifolia*)

ZONE C - 3.5 metre LANDSCAPE STRIP ALONG INTERNAL ROADS

The 3.5 metre wide landscape strip along the street boundary to each individual lot is to provide visual and environmental amenity to the common streetscape. The landscape strip, combined with the proposed street trees, will visually soften the built form and ameliorate the climatic conditions within the development, providing the users with a visually attractive and environmentally comfortable environment. Visual access between private and public domain should be maintained in order to enhance security and provide visual access to businesses. Selected plants for this zone should share the following characteristics:

- Evergreen;
- Shrub and groundcover strata should generally be no taller than 1.0 m because visual access between public and private domain must not be obscured in order to assist business recognition and security;
- Birdstrike to aircraft is a potential hazard, plant species for this development, being located beside Albion Park Airfield, must minimize the production of flowers and fruit which will attract birds and bats;
- Drought tolerant; and
- Hardy, well suited to the site, and relatively low maintenance.

ZONE E - LANDSCAPE STRIP BETWEEN LOTS

The landscape strip between lots is to provide a dense, evergreen, visual screen, in order to block visual access between neighbouring properties. The screen planting has no need to be more than 6.0 to 8.0 metres high; at this height an effective visual screen can be provided without establishing plants that will grow too large in relatively small and confined spaces. Selected plants for this zone should share the following characteristics:

- Evergreen;
- Dense up-right form apart from the palm trees;
- Birdstrike to aircraft is a potential hazard, plant species for this development, being located beside Albion Park Airfield, must minimize the production of flowers and fruit which will attract birds and bats;
- Drought tolerant; and
- Hardy, well suited to the site, and relatively low maintenance.

ZONE F - EXISTING MELALEUCA WOODLAND

The existing Melaleuca woodland, located south east corner of the site, adjacent to the proposed vehicular entry to the estate, is composed of a monoculture of *Melaleuca decora*. The Melaleuca woodland has been classified as an endangered community, which means its conservation is an important ecological requirement. At present the woodland is degraded since grazing stock have been allowed access to this zone for in excess of 100 years, which has removed the endemic groundcover plants, compacted the soil, and inhibited regeneration of the woodland community.

It is proposed to retain as much of the existing woodland as possible and implement management strategies to promote the conservation of this endangered plant community. Priority shall be given to establishing endemic grasses beneath the woodland canopy and promoting regeneration of the existing trees.

INDICATIVE SCHEDULE OF PLANTS

The following plants minimize the production of flowers and fruit, and therefore, minimize available food for birds; birds and bats are a potential hazard to the safe management of Albion Park Airfield

Street Trees		
Jacaranda mimosifolia	Jacaranda	12.00 x 10.00
Lagerstroemia indica 'Osage'	Crepe Myrtle	4.00 x 3.00
Evergreen Trees		
Calodendrum capense	Cape Chestnut	10.00 x 5.00
Flindersia australis	Australia Teak	12.00 x 6.00
Magnolia grandiflora	Bull Bay Magnolia	12.00 x 8.00
Michelia doltsopa	Michelia	12.00 x 8.00
Small Evergreen Trees		
Backhousia citrifolia	Lemon-scented Myrtle	6.00 x 4.00
Macadamia integrifolia	Macadamia	8.00 x 4.00
Magnolia grandiflora Little Gem	Bull Bay	5.00 x 3.00
Michelia lipo	Port wine Magnolia	4.00 x 4.00
Phoradendron serratifolia	Chinese Hawthorn	6.00 x 6.00
Xylocarpus serrulata	Xylocarpus	6.00 x 6.00
Palm Trees		
Howea forsteriana	Kentia Palm	18.00 x 4.00
Livistonia australis	Cabbage Palm	20.00 x 4.00
Hedging		
Murraya paniculata	Murraya	1.80 x 1.20
Photinia sp	Photinia	1.80 x 1.20
Xylocarpus serrulata	Xylocarpus	1.80 x 1.80
Shrubs		
Abelia grandiflora	Abelia	1.80 x 1.80
Baeckea sp	Baeckea	3.00 x 2.00
Camellia japonica	Camellia	1.00 x 1.50
Colsonomya pulchellum	Desma	1.80 x 1.40
Escalonia macranthus Rosea	Escalonia	1.20 x 1.20
Euonymus fortunei	Looking Glass Plant	1.00 x 1.00
Euryops pectinatus	Golden Daisy	1.00 x 1.00
Hebe sp	Veronica	1.80 x 1.20
Metrosideros Thomasii	N Z Christmas Tree	1.80 x 1.80
Murraya paniculata	Orange Jasmine	1.80 x 1.80
Photinia sp	Photinia	1.80 x 1.50
Viburnum odoratissimum	Sweet Viburnum	3.00 x 2.00
Groundcover		
Citrus pendunculatum	Swamp Lily	0.90 x 0.90
Homocallis hybrida	Day Lily	0.80 x 0.50
Juniperus sp	Dwarf Juniper	0.80 x 1.50
Liriodendron muscari	Lily Turf	0.40 x 0.40
Lomandra longifolia	Spiny-headed Mat Rush	0.90 x 0.90
Ophiopogon japonicus	Mondo Grass	0.30 x 0.30
Stellaria reginae	Bird of Paradise	1.00 x 1.00
Trachelospermum sp	Jasmine	1.50 x 0.20

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Amendments			
Issue	Description	By	Date
A	For DA Submission	DS	20.04.07
B	Section 1 amended	DS	26.04.07
C	Base Changed	SJG	13.11.07
D	Base Changed	DS	10.03.08
E	Section 1 amended	DS	18.03.08
F	Section 1 amended & Zone D deleted	DS	20.03.08



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James Pfeiffer Landscape Architects Pty Ltd ABN 83 068 399 580

PROJECT TITLE:

Illawarra Regional Business Park

CLIENT:

Delmo Albion Park Pty Ltd

ADDRESS:

78 Tongarra Road
Albion Park

DRAWING TITLE:

Landscape Detail Plan

SCALE:

As shown

DATE:

19.02.07

DRAWN:

D.S.

CHECKED:

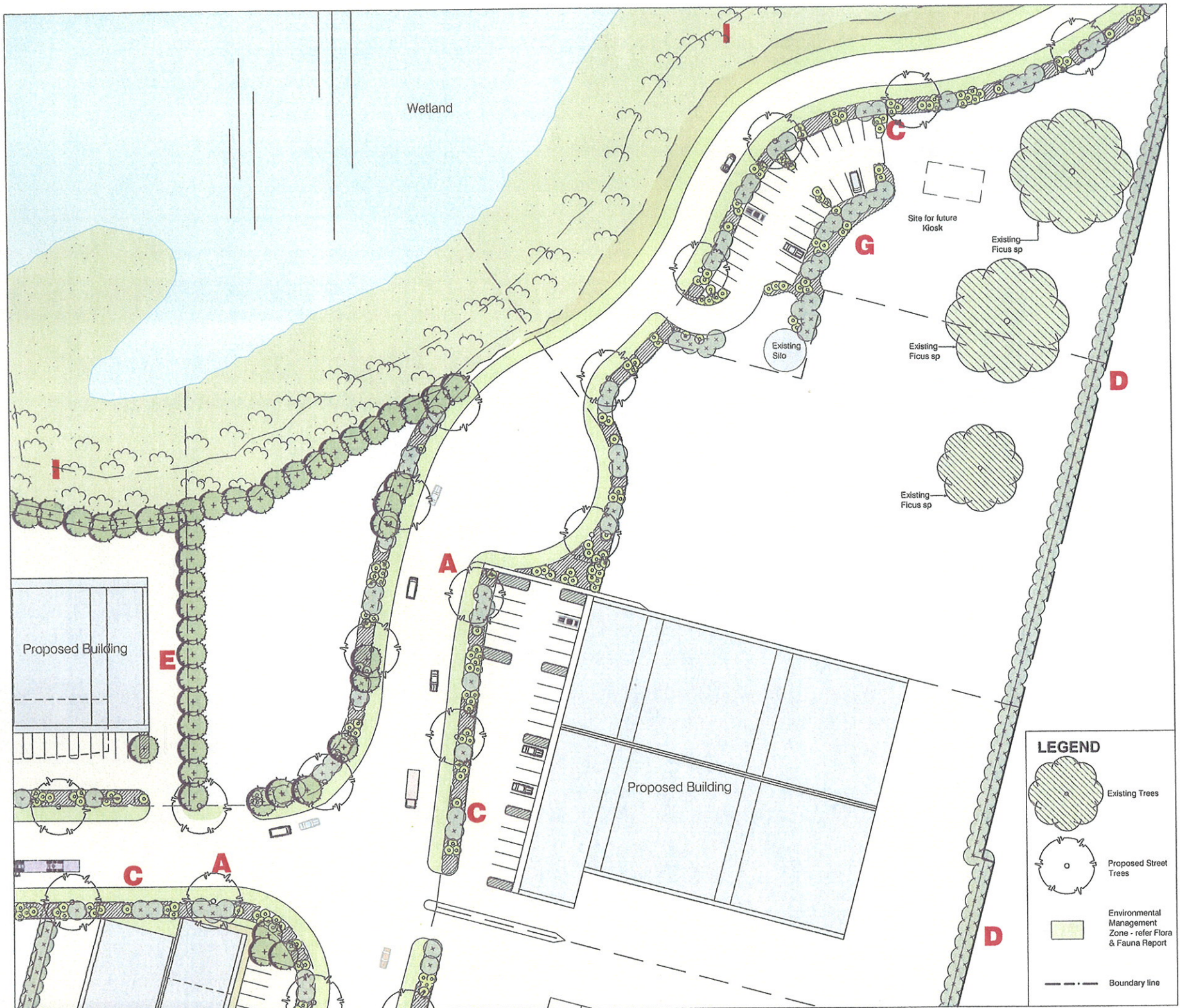
J.P.

DRAWING NO:

06-050-02

ISSUE:

F



Landscape Detail Plan

SCALE 1:500



Camellia japonica
(Camellia)



Coleanema pulchellum
(Diosma)



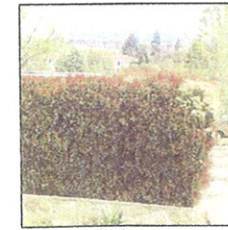
Hobe sp.
(Veronica)



Juniperus sp.
(Dwarf Juniper)



Murraya paniculatum
(Orange Jessamine)



Photinea sp.
(Photinea)



Strelitzia reginae
(Bird of Paradise)



Magnolia grandiflora
(Bull Bay Magnolia)



Jacaranda mimosifolia
(Jackaranda)



Backhousia citrifolia
(Lemon-scented Myrtle)



Calodendrum capense
(Cape Chestnut)



Flindersia australis
(Australia Teak)



Livistonia australis
(Cabbage Palm)



Magnolia grandiflora
(Bull Bay Magnolia)

ZONE A - STREET TREES

Street trees are a major visual and environmental element to any development. The purpose of street trees is to:

- Visually soften the built form, especially building mass and extensive truck & car parking areas - the canopy must be sufficiently light and airy to allow visual contact between private and public spaces;
- Enhance the human scale and human psychological comfort within an otherwise large and open physical environment;
- Establish an aesthetically attractive landscape setting;
- Amalgamate the physical environment, especially solar penetration to buildings and parking area, and wind; and
- Highlight vehicular and pedestrian access points.

Two major constraints regarding the selection of street trees for this development include:

- Selected tree must minimize bird habitat, especially food supply for birds because of planning controls associated with the Albion Park Airfield; and
- The mature height of the tree must remain lower than 15 metres, to comply with aircraft safety associated with the Albion Park Airfield.

Preferred street tree species is the Jacaranda (Jacaranda mimosifolia)

ZONE B - 3.5 metre LANDSCAPE STRIP ALONG INTERNAL ROADS

The 3.5 metre wide landscape strip along the street boundary to each individual lot is to provide visual and environmental amenity to the common streetscape. The landscape strip, combined with the proposed street trees, will visually soften the built form and ameliorate the climatic conditions within the development, providing the users with a visually attractive and environmentally comfortable environment. Visual access between private and public domain should be maintained in order to enhance security and provide visual access to businesses. Selected plants for this zone should share the following characteristics:

- Evergreen;
- Shrub and groundcover strata should generally be no taller than 1.0 m because visual access between public and private domain must not be obscured in order to assist business recognition and security;
- Birdstrike to aircraft is a potential hazard, plant species for this development, being located beside Albion Park Airfield, must minimize the production of flowers and fruit which will attract birds and bats;
- Drought tolerant; and
- Hardy, well suited to the site, and relatively low maintenance.

ZONE C - LANDSCAPE STRIP TO ALBION PARK AIRFIELD

The landscape strip along the boundary line shared with the Albion Park Airfield is to provide a low, dense, evergreen, visual screen, in order to help visual screen the development from the airfield. The screen planting can be no more than 3.5 metres high because of regulatory requirements imposed as a result of proximity to an airfield. Selected plants for this zone should share the following characteristics:

- Evergreen;
- Dense upright form to a mature height no greater than 3.5 metres;
- Birdstrike to aircraft is a potential hazard, plant species for this development, being located beside Albion Park Airfield, must minimize the production of flowers and fruit which will attract birds and bats;
- Drought tolerant; and
- Hardy, well suited to the site, and relatively low maintenance.

ZONE D - LANDSCAPE STRIP BETWEEN LOTS

The landscape strip between lots is to provide a dense, evergreen, visual screen, in order to block visual access between neighbouring properties. The screen planting has no need to be more than 6.0 to 8.0 metres high; at this height an effective visual screen can be provided without establishing plants that will grow too large in relatively small and confined spaces. Selected plants for this zone should share the following characteristics:

- Evergreen;
- Dense upright form apart from the palm trees;
- Birdstrike to aircraft is a potential hazard, plant species for this development, being located beside Albion Park Airfield, must minimize the production of flowers and fruit which will attract birds and bats;
- Drought tolerant; and
- Hardy, well suited to the site, and relatively low maintenance.

ZONE G - PLANTING TO CAFÉ - FUTURE CAR PARK

Amenity planting to car park must provide a multi-strata of small trees, shrubs and ground cover plants in order to visually soften the built environment, without creating a visual screen, and ameliorate the climatic conditions. Selected plants for this zone should share the following characteristics:

- Trees can be either deciduous and evergreen;
- Shrubs and groundcover plants shall be evergreen;
- Shrubs to have a dense upright form;
- Birdstrike to aircraft is a potential hazard, plant species for this development, being located beside Albion Park Airfield, must minimize the production of flowers and fruit which will attract birds and bats;
- Drought tolerant; and
- Hardy, well suited to the site, and relatively low maintenance.

ZONE I - RIPARIAN ZONE

For detail refer Flora & Fauna Report

INDICATIVE SCHEDULE OF PLANTS

The following plants minimize the production of flowers and fruit, and therefore, minimize available food for birds; birds and bats are a potential hazard to the safe management of Albion Park Airfield.

Deciduous Trees	Jacaranda	12.00 x 10.00
Evergreen Trees	Cape Chestnut	10.00 x 5.00
Calodendrum capense	Australia Teak	12.00 x 8.00
Flindersia australis	Bull Bay Magnolia	12.00 x 8.00
Magnolia grandiflora	Michelia	12.00 x 8.00
Small Evergreen Trees	Lemon-scented Myrtle	6.00 x 4.00
Backhousia citrifolia	Macadamia	8.00 x 4.00
Macadamia integrifolia	Bull Bay	5.00 x 3.00
Magnolia grandiflora Little Gem	Port wine Magnolia	4.00 x 4.00
Michelia figo	Chinese Hawthorn	6.00 x 6.00
Photinea serratifolia	Xylosma	6.00 x 6.00
Xylosma serrulata	Kentia Palm	10.00 x 4.00
Palm Trees	Cabbage Palm	20.00 x 4.00
Howea forsteriana	Murraya	1.80 x 1.20
Livistonia australis	Photinea	1.80 x 1.20
Hedging	Xylosma	1.80 x 1.80
Murraya paniculata	Abelia	1.80 x 1.80
Photinea sp	Baccharis	3.00 x 2.00
Xylosma serrulata	Camellia	1.00 x 1.50
Shrubs	Diosma	1.80 x 1.40
Abelia grandiflora	Escallonia	1.20 x 1.20
Baccharis sp	Looking Glass Plant	1.00 x 1.00
Camellia japonica	Golden Daisy	1.00 x 1.00
Coleonema pulchellum	Veronica	1.80 x 1.20
Escallonia macranthus Rosea	N Z Christmas Tree	1.80 x 1.80
Eucynymus fortunei	Orange Jessamine	1.80 x 1.80
Euonymus pectinatus	Photinea	1.80 x 1.50
Hebe sp	Sweet Viburnum	3.00 x 2.00
Metrosideros Thomasii		
Murraya paniculata		
Photinea sp		
Viburnum odoratissimum		
Groundcover		
Crinum pandunculatum	Swamp Lily	0.90 x 0.60
Hemerocallis hybrida	Day Lily	0.60 x 0.50
Juniperus sp	Dwarf Juniper	0.60 x 1.50
Liriodendron muscari	Lily Turf	0.40 x 0.40
Lomandra longifolia	Spiny-headed Mat Rush	0.90 x 0.90
Ophiopogon japonicus	Mondo Grass	0.30 x 0.30
Strelitzia reginae	Bird of Paradise	1.00 x 1.00
Trachelospermum sp	Jasmine	1.50 x 0.20

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Issue	Description	By	Date
A	For DA Submission	DS	20.04.07
B	Cartoon moved	SJG	13.11.07

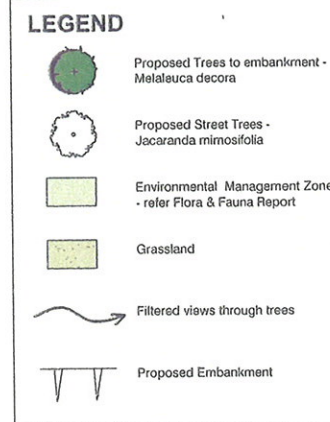


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Email: jpla@hi.net.au
James Pfeiffer Landscape Architects Pty Ltd ABN 63 068 399 580

PROJECT TITLE:
Illawarra Regional Business Park
CLIENT:
Delmo Albion Park Pty Ltd

ADDRESS:
78 Tongarra Road
Albion Park
DRAWING TITLE:
Landscape Detail Plan

SCALE:	1:500	DATE:	19.02.07
DRAWN:	D.S.	CHECKED:	J.P.
DRAWING NO:	06-050-03	ISSUE:	B



ZONE A - STREET TREES

Street trees are a major visual and environmental element to any development. The purpose of street trees is too:

- Visually soften the built form, especially building mass and extensive truck & car parking areas - the canopy must be sufficiently light and airy to allow visual contact between private and public spaces;
- Enhance the human scale and human psychological comfort within an otherwise large and open physical environment;
- Establish an aesthetically attractive landscape setting;
- Ameliorate the physical environment, especially solar penetration to buildings and parking area, and wind; and
- Highlight vehicular and pedestrian access points.

Two major constraints regarding the selection of street trees for this development include:

- Selected tree must minimize bird habitat, especially food supply for birds because of planning controls associated with the Albion Park Airfield; and
- The mature height of the tree must remain lower than 15 metres, to comply with aircraft safety associated with the Albion Park Airfield.

Preferred street tree species is the *Jacaranda* (*Jacaranda mimosifolia*)

ZONE B - 12.0 metre LANDSCAPE BUFFER TO RAVENSTHORPE BOUNDARY

A 12.0 metre wide landscape buffer zone has been designated along northern boundary with Ravensthorpe, a culturally significant house & garden. Views to & from Ravensthorpe, to the north and west, across the Illawarra Business Park, have been identified as part of the historic setting of Ravensthorpe. Views of particular importance include:

- Western views, from Ravensthorpe - the western view is important because it provides visual access to the escarpment from Ravensthorpe as well as providing views of the Ravensthorpe house & garden for people to the west especially when travelling east along Tongarra Road;
- Narrow framed view align with Ravensthorpe's entrance driveway - the driveway view is important to the landscape setting of Ravensthorpe & should be maintained, unobstructed;
- General northern views, from Ravensthorpe, onto escarpment - preservation of escarpment views and maintaining as much of the rural setting as possible, is important to Ravensthorpe.

In response to the above mentioned issues, the following landscape treatment, within the Illawarra Business Park precinct, is proposed:

- Western boundary to Ravensthorpe - due to the need not to obstruct views and the close proximity of the riparian conservation zone, along Frazer Creek, the best landscape treatment for the narrow zone along the western boundary is to incorporate it with the Environmental Management Zone (refer Flora & Fauna Report) and plant grasses & shrubs, such as *Lomandra* and *Poa*, - no trees;
- Narrow framed view align with Ravensthorpe's entrance driveway - due to the aim of not obstructing views within this zone, no trees will be planted within the designated 12.0 metre wide planting buffer zone - ground treatment shall be mass planted native grasses such as *Lomandra* and *Poa*;
- General northern views - the preferred landscape treatment to enhance the northern views from Ravensthorpe, other than the narrow framed view mentioned above, is to filter the view through random groups of native trees:

- trees which have a light branch and foliage texture to allow visual access through the canopy
- trees need to be grouped in small copses and spaced apart so that views are framed between trees. Recommended tree for this application is the naturally occurring Paper bark (*melaleuca decora*) for the following reasons:

- expected mature height is approx. 8.0 metres, therefore, it will not adversely shade Ravensthorpe
- branch & foliage texture is visually light and will allow visual access through the tree
- endemic to the site and therefore will foster sense of environmental harmony

- ground treatment shall be mass planted native grasses such as *Lomandra* and *Poa*.

The recommended planting described above shall be established on a proposed embankment, excavated in order to allow buildings to be constructed on level terraces below the view corridor as seen from Ravensthorpe. It is proposed that a strip of undisturbed land will be preserved along the boundary lines with Ravensthorpe in order minimize damage to root structure of existing trees growing within Ravensthorpe.

ZONE C - 3.5 metre LANDSCAPE STRIP ALONG INTERNAL ROADS

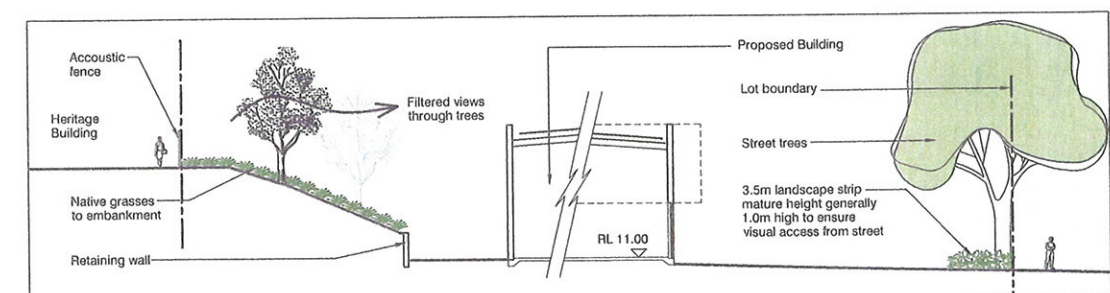
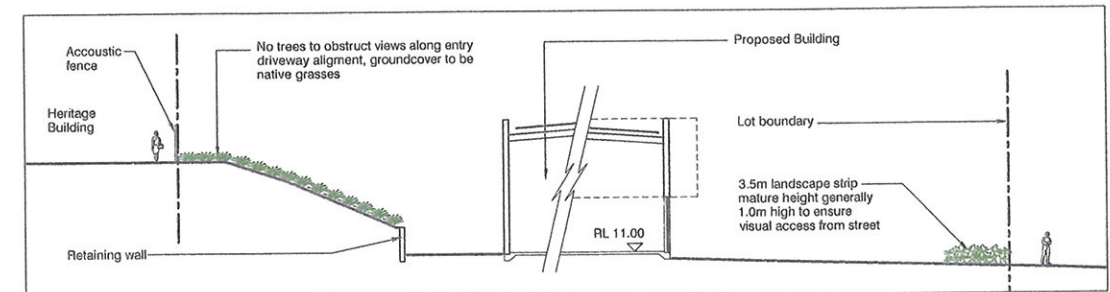
The 3.5 metre wide landscape strip along the street boundary to each individual lot is to provide visual and environmental amenity to the common streetscape. The landscape strip, combined with the proposed street trees, will visually soften the built form and ameliorate the climatic conditions within the development, providing the users with a visually attractive and environmentally comfortable environment. Visual access between private and public domain should be maintained in order to enhance security and provide visual access to businesses. Selected plants for this zone should share the following characteristics:

- Evergreen;
- Shrub and groundcover strata should generally be no taller than 1.0 m because visual access between public and private domain must not be obscured in order to assist business recognition and security;
- Birdstrike to aircraft is a potential hazard, plant species for this development, being located beside Albion Park Airfield, must minimize the production of flowers and fruit which will attract birds and bats;
- Drought tolerant; and
- Hardy, well suited to the site, and relatively low maintenance.

ZONE E - LANDSCAPE STRIP BETWEEN LOTS

The landscape strip between lots is to provide a dense, evergreen, visual screen, in order to block visual access between neighbouring properties. The screen planting has no need to be more than 6.0 to 8.0 metres high; at this height an effective visual screen can be provided without establishing plants that will grow too large in relatively small and confined spaces. Selected plants for this zone should share the following characteristics:

- Evergreen;
- Dense up-right form apart from the palm trees;
- Birdstrike to aircraft is a potential hazard, plant species for this development, being located beside Albion Park Airfield, must minimize the production of flowers and fruit which will attract birds and bats;
- Drought tolerant; and
- Hardy, well suited to the site, and relatively low maintenance.



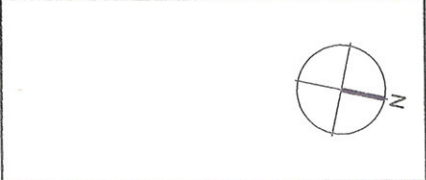
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If any discrepancies arise they are to be reported to the author prior to commencement of work.

Do not scale from drawings, written dimensions take precedence.

This drawing is only to be used for its designated purpose. Unless otherwise stated this drawing is not to be used for construction.

Amendments			
Issue	Description	By	Date
A	For DA Submission	S.G	16.11.07



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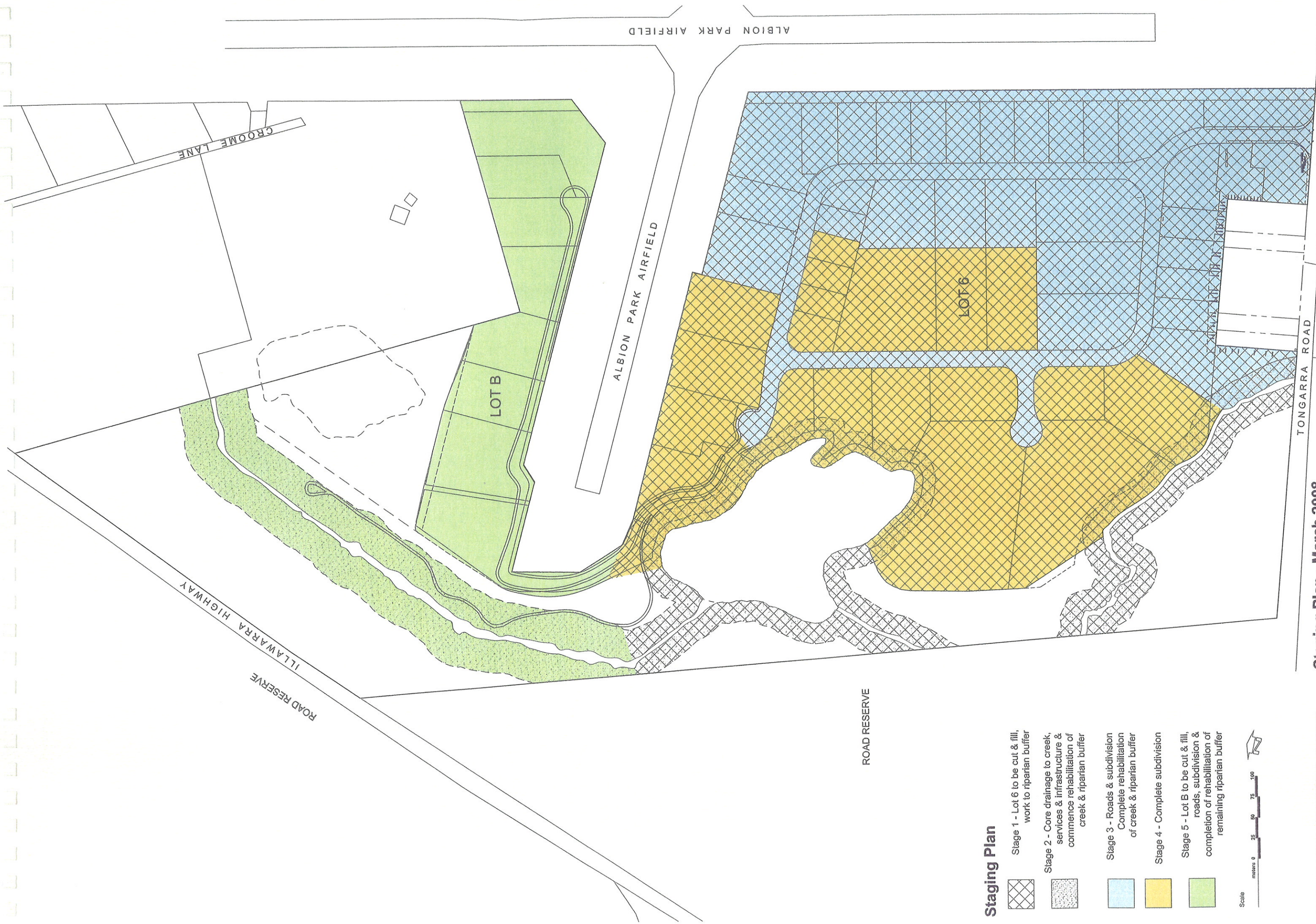
PROJECT TITLE:
Illawarra Regional Business Park

CLIENT:
Delmo Albion Park Pty Ltd

ADDRESS:
**78 Tongarra Road
Albion Park**

DRAWING TITLE:
**Landscape Detail Plan
Boundary to Ravensthorpe**

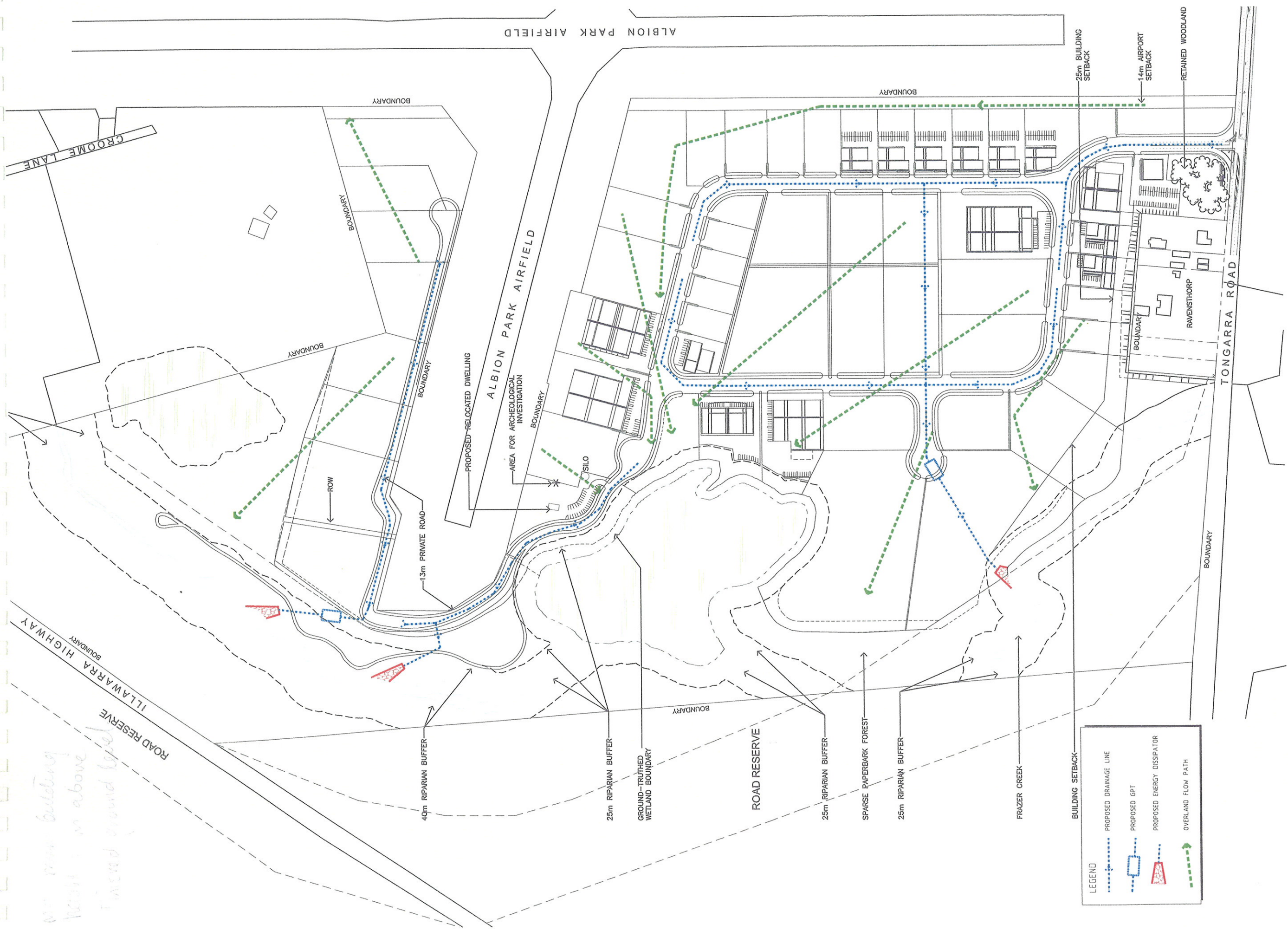
SCALE: As shown	DATE: 19.02.07
DRAWN: D.S.	CHECKED: J.P.
DRAWING NO: 06-050-04	ISSUE: A



Staging Plan

-  Stage 1 - Lot 6 to be cut & fill, work to riparian buffer
-  Stage 2 - Core drainage to creek, services & infrastructure & commence rehabilitation of creek & riparian buffer
-  Stage 3 - Roads & subdivision Complete rehabilitation of creek & riparian buffer
-  Stage 4 - Complete subdivision
-  Stage 5 - Lot B to be cut & fill, roads, subdivision & completion of rehabilitation of remaining riparian buffer





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REVISED TO LATEST ARCHITECT'S SETOUT	14.03.08	C
BOUNDARY LINES REVISED	15.11.07	B
FOR INFORMATION	NOV 07	A
AMENDMENT	DATE	ISSUE

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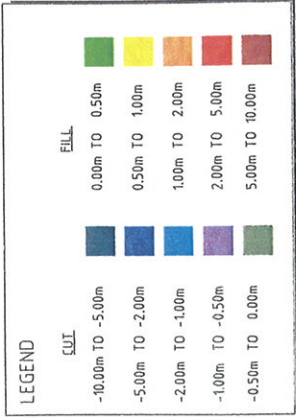
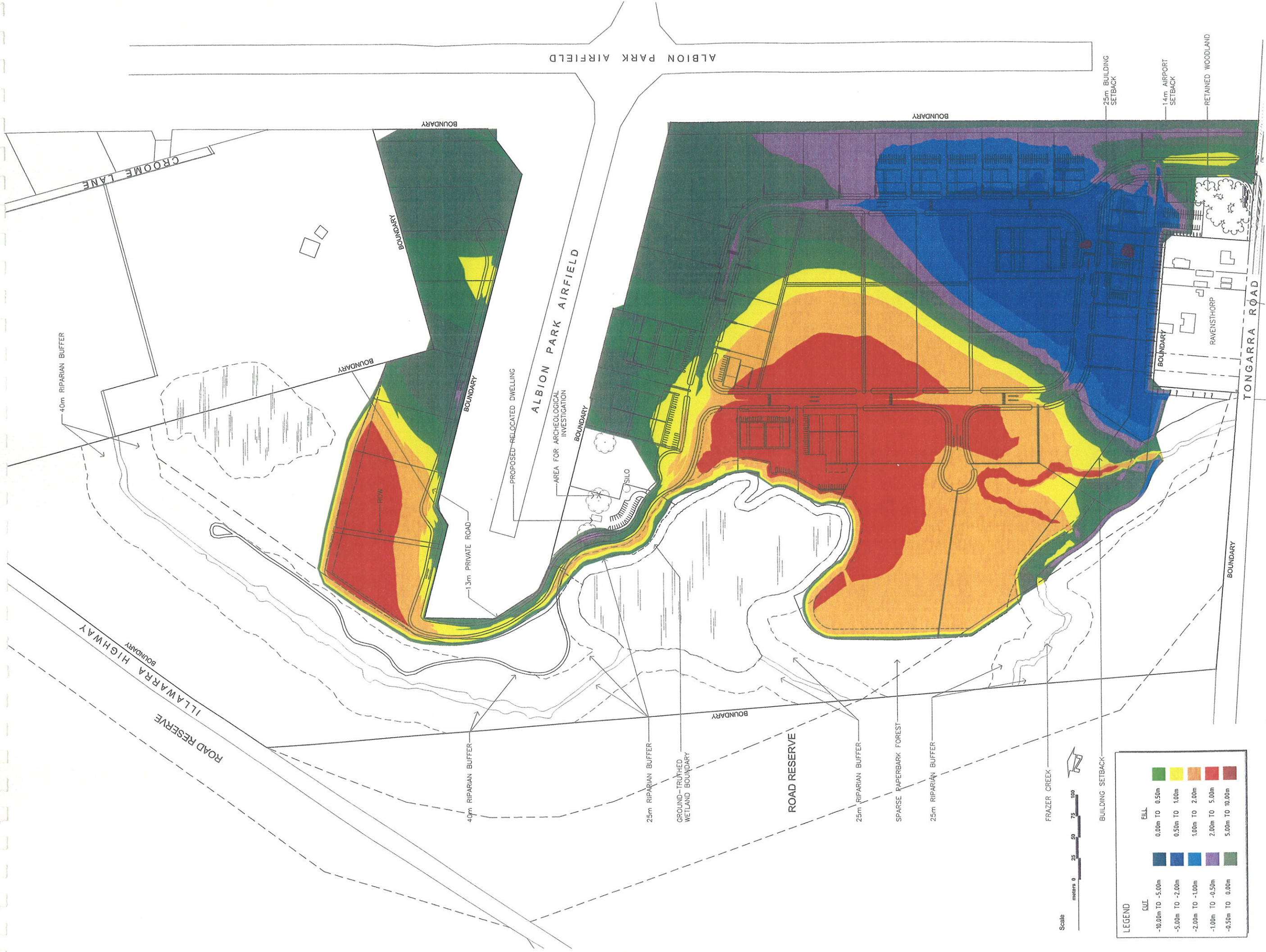
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STORMWATER DRAINAGE PLAN

C02

C

Illawarra Regional Business Park For Delmo Albion Park Pty Ltd - 78 Tongarra Road, Albion Park



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CUT TO FILL PLAN

C06 C

REVISED LATEST ARCHITECTS LAYOUT	14.03.08	C
BOUNDARY LINES REVISED	15.11.07	B
FOR INFORMATION	NOV. 07	A
APPENDIX	DATE	ISSUE

Illawarra Regional Business Park For Delmo Albion Park Pty Ltd - 78 Tongarra Road, Albion Park



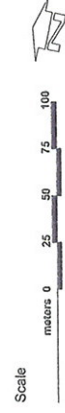
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PROPOSED LEVELS CONTOUR PLAN C03 C

Illawarra Regional Business Park For Delmo Albion Park Pty Ltd - 78 Tongarra Road, Albion Park