

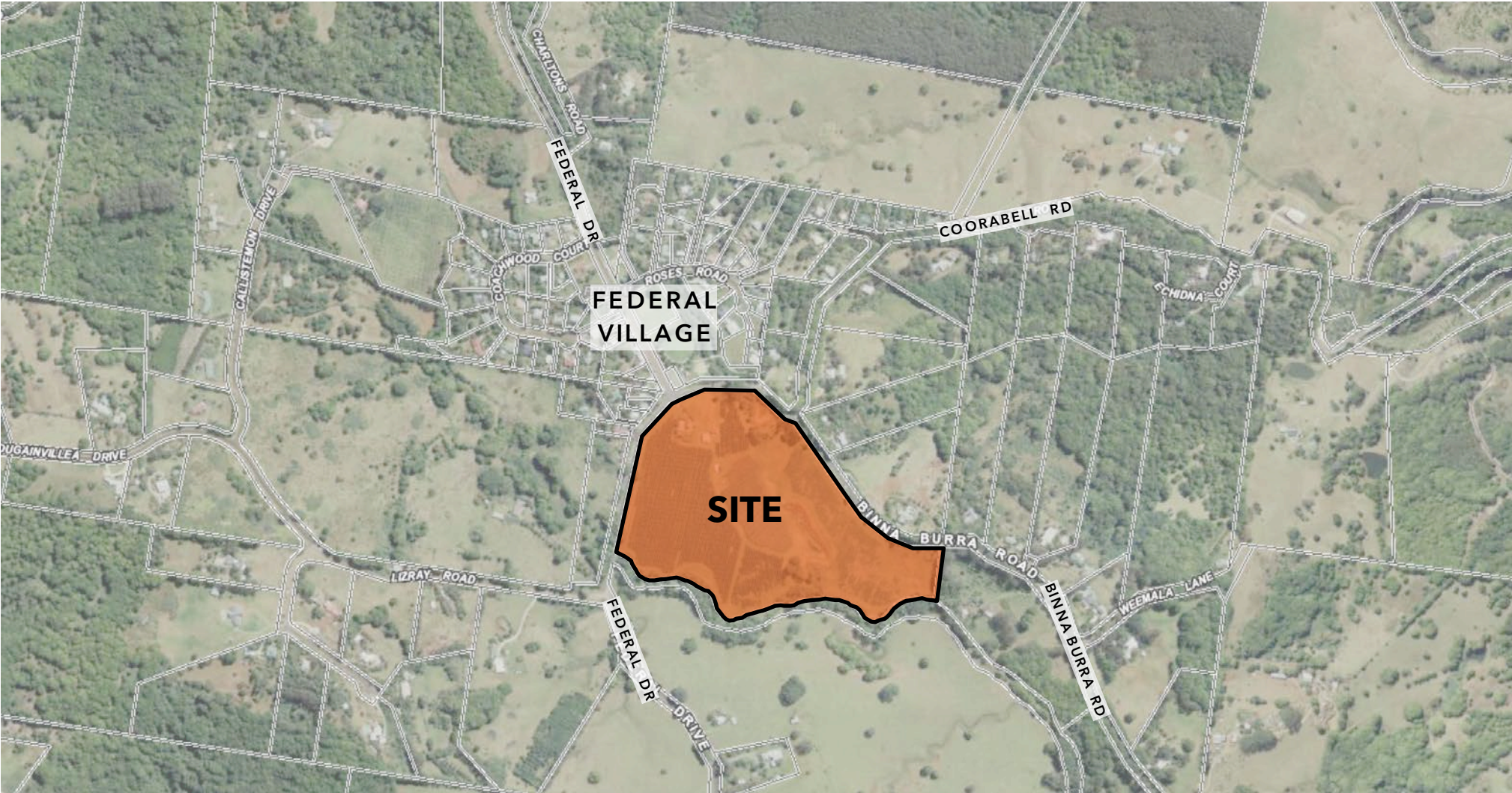
PROPOSED FARM CAFE & VISITOR ACCOMMODATION

LOT 2 DP 869145
'PEABERRY FARM'
911 BINNA BURRA RD, FEDERAL, NSW

DRAWING SCHEDULE

NO.	NAME	SCALE
DA.0.01	Cover Sheet	Varies
DA.1.01	Context Plan	1:1500
DA.1.10	Site / Management Zones	1:1500
DA.1.11	Site Plan (Aerial Imagery)	1:1500
DA.1.12	Detail Site Plan	1:500
DA.1.20	Cafe Site & Car Park Plan	1:200
DA.1.21	Cafe Plan	1:100
DA.1.22	Cafe Elevations 01	1:100
DA.1.23	Cafe Elevations 02	1:100
DA.1.31	Cabin Type A	1:100
DA.1.32	Cabin Type B	1:100
DA.1.39	Window Schedule	1:50
DA.1.40	Pool Plan & Section	N/A
DA.V.01	3D Site Photomontage	N/A
DA.V.02	3D Detail Render	N/A
DA.MB.01	Materials Boards	N/A

LOCATION PLAN



SCALE (AT A2) 1:10,000

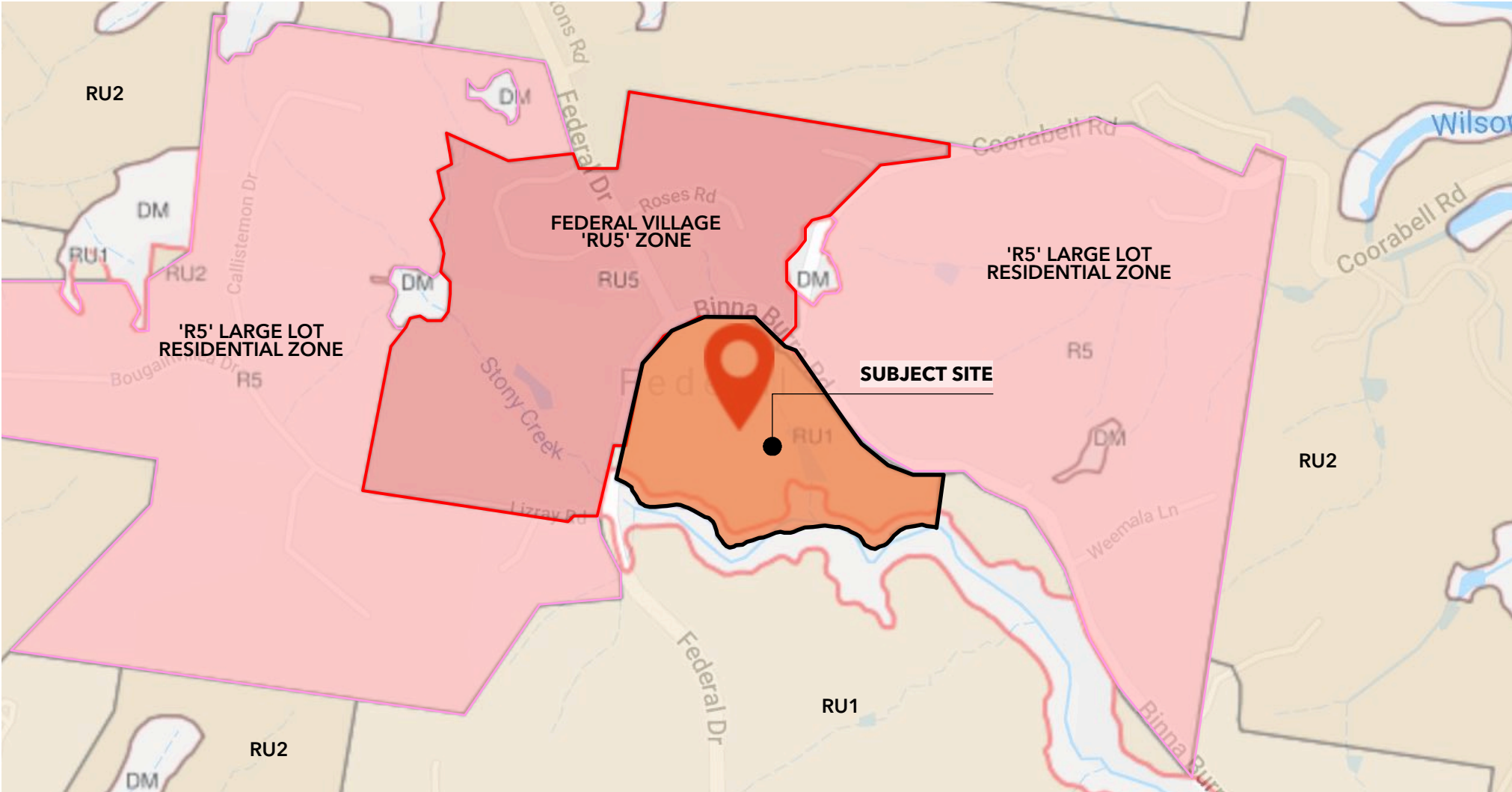
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BUSHFIRE	Helen Robinson Sustainable Home Solutions	p: 0449 893 239 e: helen@homesolutions.org.auau	SURVEYOR	Chris Abbott Chris Abbott Surveying	p: 02 6686 8939 e: office@chrisabbottsurveying.com.au

PHOTOMONTAGE



ZONING PLAN

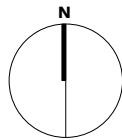


SCALE (AT A2) 1:10,000

PROJECT	PEABERRY FARM CAFE & ACCOM.	DRAWING	COVER SEET
ADDRESS	911 BINNA BURRA RD.	JOB NO.	1818
	FEDERAL, NSW	DATE	10.04.20
DOCUMENT	DEVELOPMENT APPLICATION	DRAWING NO.	DA.0.01
		REV NO.	A

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PLAN:
CONTEXT PLAN

SCALE (AT A2) 1:1500

LEGEND

SITE BOUNDARY	EXISTING STRUCTURES (ON SUBJECT SITE)	'OPEN SPACE AREA' (DCP MAP - 2014 CHAPTER E6)	FEDERAL VILLAGE TENNIS COURT 0m SETBACK	FEDERAL COMMUNITY CHILDRENS CENTRE	MOONSHINE COFFEE ROASTERS SINGLE STOREY WAREHOUSE - COFFEE SHOP	UNDEVELOPED 'VILLAGE CENTRE' LOT	STONY CREEK CORRIDOR
SURROUNDING CADASTRAL BOUNDARIES	EXISTING STRUCTURES TO BE DEMOLISHED (ON SUBJECT SITE)	'VILLAGE CENTRE AREA' (DCP MAP - 2014 CHAPTER E6)	PLAYGROUND, SKATE PARK & BASKETBALL COURTS	GALLERY 2 STOREY BUILDING	FEDERAL GENERAL STORE SINGLE STOREY TIMBER BUILDING	JASPER CORNER TIMBER COMMUNITY HALL & OLD CHURCH BUILDING	
SURROUNDING STRUCTURES	PROPOSED STRUCTURES	'RESIDENTIAL AREA' (BORDER SHOWN) (DCP MAP - 2014 CHAPTER E6)	VILLAGE GREEN	THE HILLS EMPORIUM SINGLE STOREY WAREHOUSE - HOMEWARES STORE	DOMA CAFE & RESTAURANT SINGLE STOREY TIMBER BUILDING	PROPOSED 'FEDERAL COMMUNITY CENTRE' AFFORDABLE HOUSING PROJECT	

LOT 2 DP 869145

911 BINNA BURRA RD

FEDERAL, NSW, 2480

DEVELOPMENT APPLICATION:
FARM CAFE & VISITOR ACCOMMODATION

PLAN:
CONTEXT

NOTES

Summary of Revision B Amendments:

- Setback to Cafe Building Increased by 3m
- Cabin 01 Relocated Away from Binna Burra Rd Frontage
- Wastewater System Location Adjusted to Clear LV Powerlines
- Roundabout Design Updated to Show Council's Recently Adopted 'Federal Drive Concept Plan'

Summary of Revision C Amendments:

- Cabins Relocated to Clear 38m APZ to HEV Vegetation
- Car Parking and Paths Reconfigured Accordingly
- Wastewater System Location Adjusted to Suit Relocated Cabins
- Setbacks to HEV and Intermittent Watercourse Added

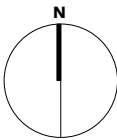
REV NO.	DATE	REVISIONS	BY	CHK
A	10.04.20	DA Issue	VEN	JD
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PROJECT	PEABERRY FARM CAFE & ACCOM.
ADDRESS	911 BINNA BURRA RD.
	FEDERAL, NSW
DOCUMENT	DEVELOPMENT APPLICATION

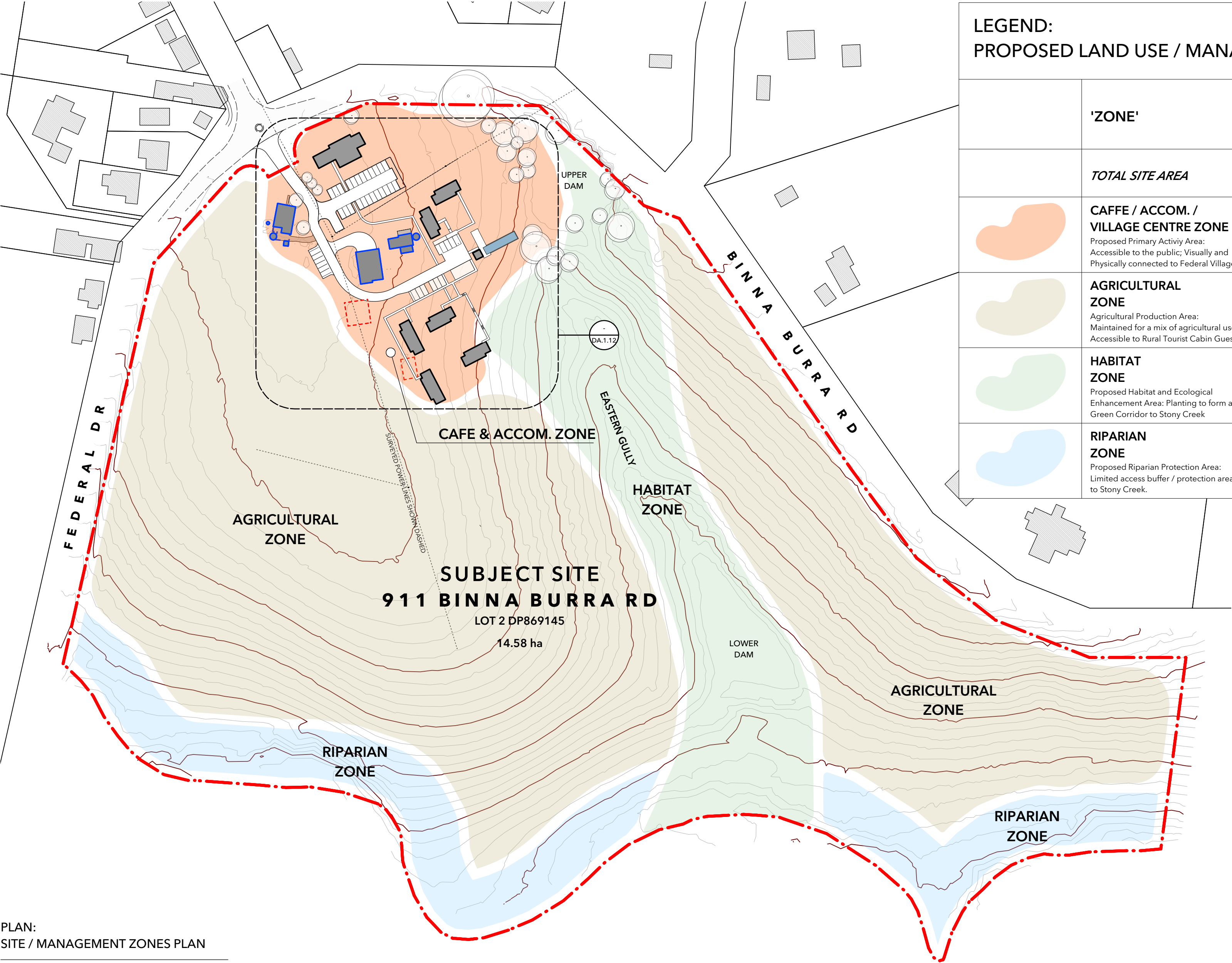
DRAWING	CONTEXT PLAN		
JOB NO.	1818		
DATE	24.08.22	SCALE (A2)	1:1500
DRAWING NO.	DA.1.01	REV NO.	C

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LEGEND:
PROPOSED LAND USE / MANAGEMENT ZONES

	'ZONE'	AREA	SITE COVERAGE
	TOTAL SITE AREA	14.58 ha	100%
	CAFFE / ACCOM. / VILLAGE CENTRE ZONE Proposed Primary Activiy Area: Accessible to the public; Visually and Physically connected to Federal Village	1.27 ha	8%
	AGRICULTURAL ZONE Agricultural Production Area: Maintained for a mix of agricultural uses. Accessible to Rural Tourist Cabin Guests.	9.50 ha	65%
	HABITAT ZONE Proposed Habitat and Ecological Enhancement Area: Planting to form a Green Corridor to Stony Creek	2.17 ha	15%
	RIPARIAN ZONE Proposed Riparian Protection Area: Limited access buffer / protection area to Stony Creek.	1.64 ha	12%

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DEVELOPMENT APPLICATION:
FARM CAFE & VISITOR ACCOMMODATION

PLAN:
SITE / MANAGEMENT ZONES PLAN

NOTES

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- Roundabout Design Updated to Show Council's Recently Adopted 'Federal Drive Concept Plan'

Summary of Revision C Amendments:

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- Wastewater System Location Adjusted to Suit Relocated Cabins
- Setbacks to HEV and Intermittent Watercourse Added

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A	10.04.20	DA Issue	VEN	JD
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		Request - Cabins Relocated as per RFS Comments & HEV Constraints		

PLAN:
SITE / MANAGEMENT ZONES PLAN

SCALE (AT A2) 1:1500

LEGEND

	SITE BOUNDARY		EXISTING BUILDINGS (ON SUBJECT SITE)		SURVEYED POWER LINES		STONY CREEK
	SURROUNDING CADASTRAL BOUNDARIES		EXISTING STRUCTURES TO BE DEMOLISHED		BLANK		CONTOUR - 5m
	SURROUNDING BUILDINGS		PROPOSED NEW STRUCTURES		BLANK		CONTOUR - 1m

PROJECT	PEABERRY FARM CAFE & ACCOM.
ADDRESS	911 BINNA BURRA RD.
	FEDERAL, NSW
DOCUMENT	DEVELOPMENT APPLICATION

DRAWING	SITE / MANAGEMENT ZONES PLAN		
JOB NO.	1818		
DATE	24.08.22	SCALE (A2)	1:1500
DRAWING NO.	DA.1.10	REV NO.	C

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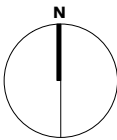
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LOT 2 DP 869145
911 BINNA BURRA RD
FEDERAL, NSW, 2480

DEVELOPMENT APPLICATION:
FARM CAFE & VISITOR ACCOMMODATION

PLAN:
SITE PLAN + AERIAL IMAGERY

- NOTES**
Summary of Revision B Amendments:
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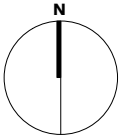
SITE BOUNDARY	EXISTING BUILDINGS (ON SUBJECT SITE)	SURVEYED POWER LINES	STONY CREEK
SURROUNDING CADASTRAL BOUNDARIES	EXISTING STRUCTURES TO BE DEMOLISHED	PROPOSED ROUNDABOUT WORKS	CONTOUR - 5m
SURROUNDING BUILDINGS	PROPOSED NEW STRUCTURES	PROPOSED INTERNAL ACCESS DRIVE	VEGETATION SCREEN

PROJECT	PEABERRY FARM CAFE & ACCOM.
ADDRESS	911 BINNA BURRA RD.
	FEDERAL, NSW
DOCUMENT	DEVELOPMENT APPLICATION

DRAWING	SITE PLAN + AERIAL IMAGERY		
JOB NO.	1818		
DATE	24.08.22	SCALE (A2)	1:1500
DRAWING NO.	DA.1.11	REV NO.	C

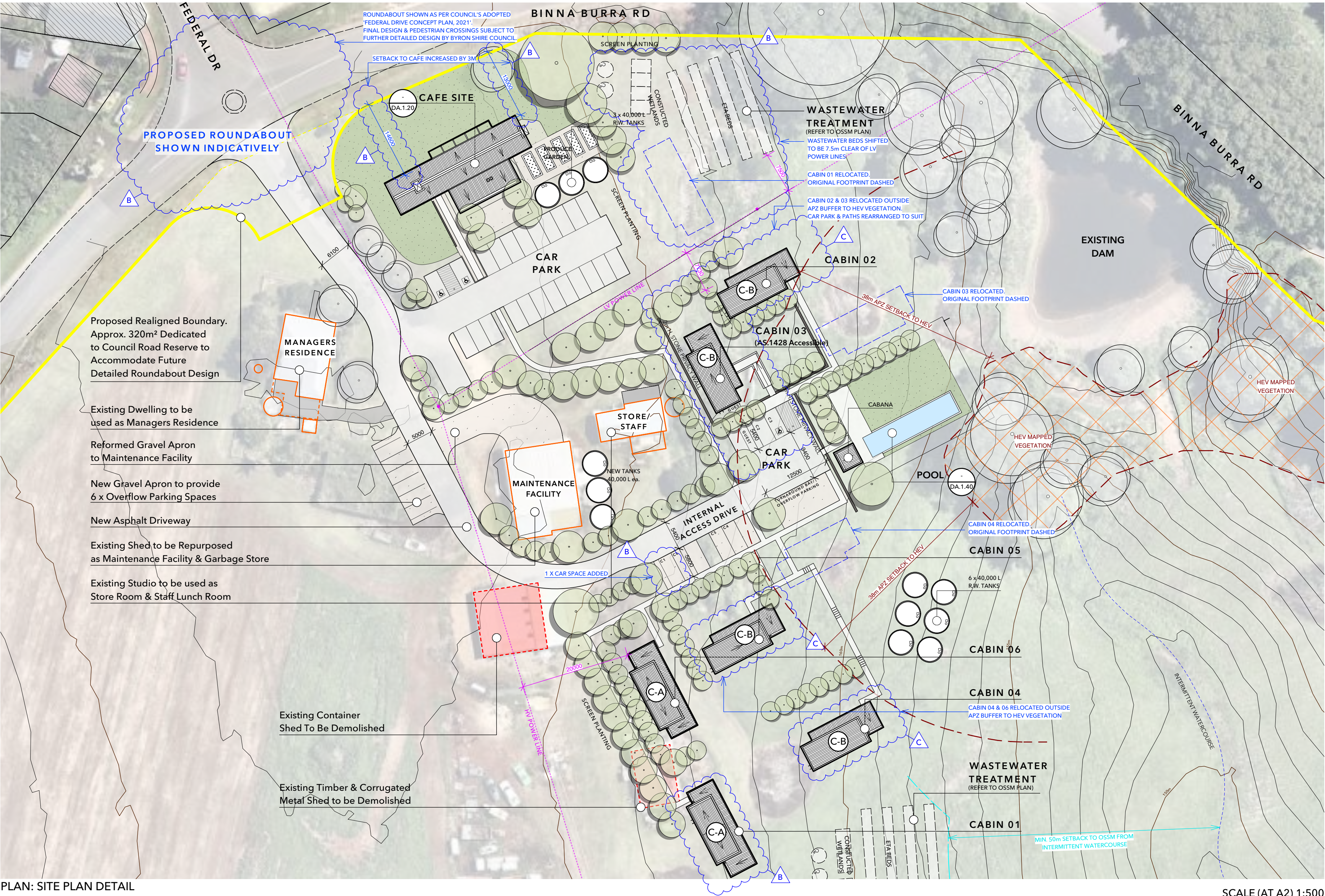
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SCALE (AT A2) 1:1500



PLAN: SITE PLAN DETAIL

SCALE (AT A2) 1:500

LEGEND

- SITE BOUNDARY

SURROUNDING CADASTRAL BOUNDARIES

SURROUNDING BUILDINGS

EXISTING BUILDINGS (ON SUBJECT SITE)

EXISTING STRUCTURES TO BE DEMOLISHED

PROPOSED NEW STRUCTURES

SURVEYED POWER LINES

PROPOSED ROUNDABOUT WORKS

PROPOSED INTERNAL ACCESS DRIVE

CONTOUR - 5m

CONTOUR - 1m

LAWN

TREE - EXISTING

TREE - PROPOSED SCREEN PLANTING

CABIN TYPE

REVISION B AMENDMENTS

REVISION C AMENDMENTS

PROJECT	PEABERRY FARM CAFE & ACCOM.	DRAWING	SITE PLAN DETAIL
ADDRESS	911 BINNA BURRA RD.	JOB NO.	1818
	FEDERAL, NSW	DATE	24.08.22
DOCUMENT	DEVELOPMENT APPLICATION	SCALE (A2)	1:500
		DRAWING NO.	DA.1.12
		REV NO.	C

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911 BINNA BURRA RD
FEDERAL, NSW, 2480

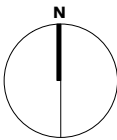
DEVELOPMENT APPLICATION:
FARM CAFE & VISITOR ACCOMMODATION

PLAN:
SITE PLAN DETAIL

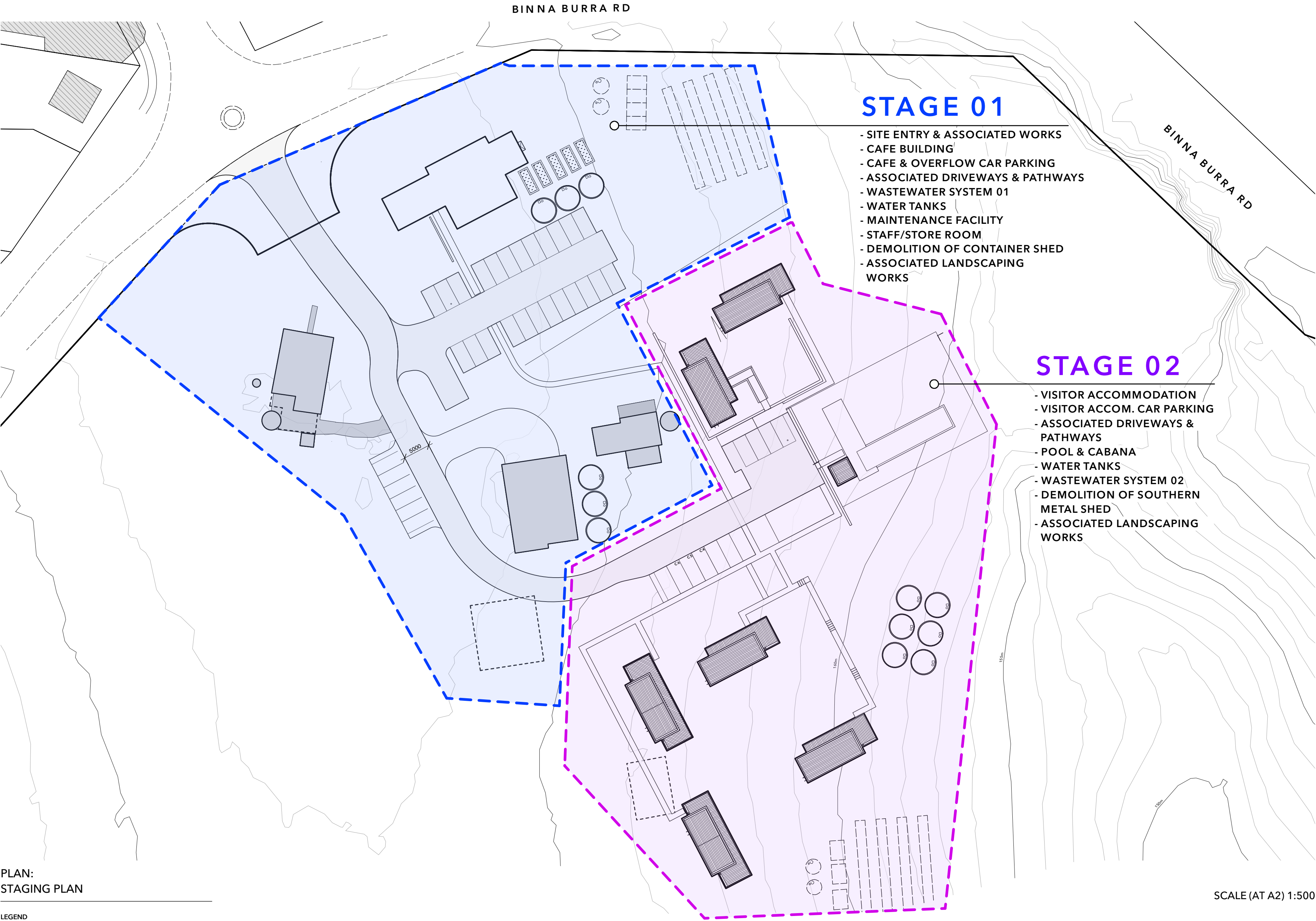
NOTES

- Summary of **Revision B** Amendments:
- Setback to Cafe Building Increased by 3m
 - Cabin 01 Relocated Away from Binna Burra Rd Frontage
 - Wastewater System Location Adjusted to Clear LV Powerlines
 - Roundabout Design Updated to Show Council's Recently Adopted 'Federal Drive Concept Plan'
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REV NO.	DATE	REVISIONS	BY	CHK
A	10.04.20	DA Issue	VEN	JD
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C	24.08.22	Response to Council & RFS	VEN	JD
		Request - Cabins Relocated as per RFS Comments & HEV Constraints		



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PLAN:
STAGING PLAN

LEGEND

	SITE BOUNDARY		EXISTING BUILDINGS (ON SUBJECT SITE)		PROPOSED ROUNDABOUT WORKS		PROPOSED STAGE 01 WORK AREA
	SURROUNDING CADASTRAL BOUNDARIES		EXISTING STRUCTURES TO BE DEMOLISHED		PROPOSED INTERNAL ACCESS DRIVES		PROPOSED STAGE 02 WORK AREA
	SURROUNDING BUILDINGS		PROPOSED NEW STRUCTURES		CONTOURS		

PROJECT	PEABERRY FARM CAFE & ACCOM.
ADDRESS	911 BINNA BURRA RD.
	FEDERAL, NSW
DOCUMENT	DEVELOPMENT APPLICATION

DRAWING	SITE STAGING PLAN		
JOB NO.	1818		
DATE	15.09.22	SCALE (A2)	1:500
DRAWING NO.	DA.1.13	REV NO.	D

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LOT 2 DP 869145
911 BINNA BURRA RD
FEDERAL, NSW, 2480

DEVELOPMENT APPLICATION:
FARM CAFE & VISITOR ACCOMMODATION

PLAN:
STAGING PLAN

NOTES

Summary of Revision B Amendments:

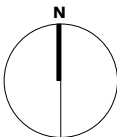
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REV NO.	DATE	REVISIONS	BY	CHK
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C	24.08.22	Response to Council & RFS	VEN	JD
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D	15.09.22	Response to Council - Staging Plan: Staff/Store moved to Stage 1	VEN	JD

SCALE (AT A2) 1:500



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LOT 2 DP 869145
911 BINNA BURRA RD
FEDERAL, NSW, 2480

DEVELOPMENT APPLICATION:
FARM CAFE & VISITOR ACCOMMODATION

PLAN:
CAFE SITE, CAR PARK, & ROOF PLAN
& CONCEPT LANDSCAPE PLAN

CONCEPT LANDSCAPE PLAN LEGEND

	LANDSCAPE TYPE 01 Turfed lawn
	LANDSCAPE TYPE 02 Mix of Low Groundcovers: DIANELLA sp., PHILODENDRON xanadu, ZOYZIA tenuifolia
	LANDSCAPE TYPE 03 Mix of Shrubs: ALOCASIA brisbanensis, PHILODENDRON xanadu, MONSTERA deliciosa, RHAPHIS excelsa, DORYANTHES palmeri
	LANDSCAPE TYPE 04 Mix of Grasses: PENNISETUM sp., ISOLEPSIS nodosa, LOMANDRA sp.

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	BOUNDARY - SUBJECT SITE		EXISTING DRIVE TO BE REFORMED		CRUSHED GRAVEL PATH/GROUNDCOVER		TREE - EXISTING
	BOUNDARY - DEDICATED TO ROAD RESERVE		PROPOSED INTERNAL ACCESS DRIVE		LAWN		TREE - NEW
	EXISTING SITE BUILDINGS		PROPOSED BIO-RETENTION SWALE DRAIN		BLANK		

SCALE (AT A2) 1:200

PROJECT	PEABERRY FARM CAFE & ACCOM.	DRAWING	CAFE SITE, ROOF, & LSCAPE PLAN
ADDRESS	911 BINNA BURRA RD.	JOB NO.	1818
	FEDERAL, NSW	DATE	20.04.22
DOCUMENT	DEVELOPMENT APPLICATION	SCALE (A2)	1:200
		DRAWING NO.	DA.1.20
		REV NO.	B

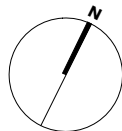
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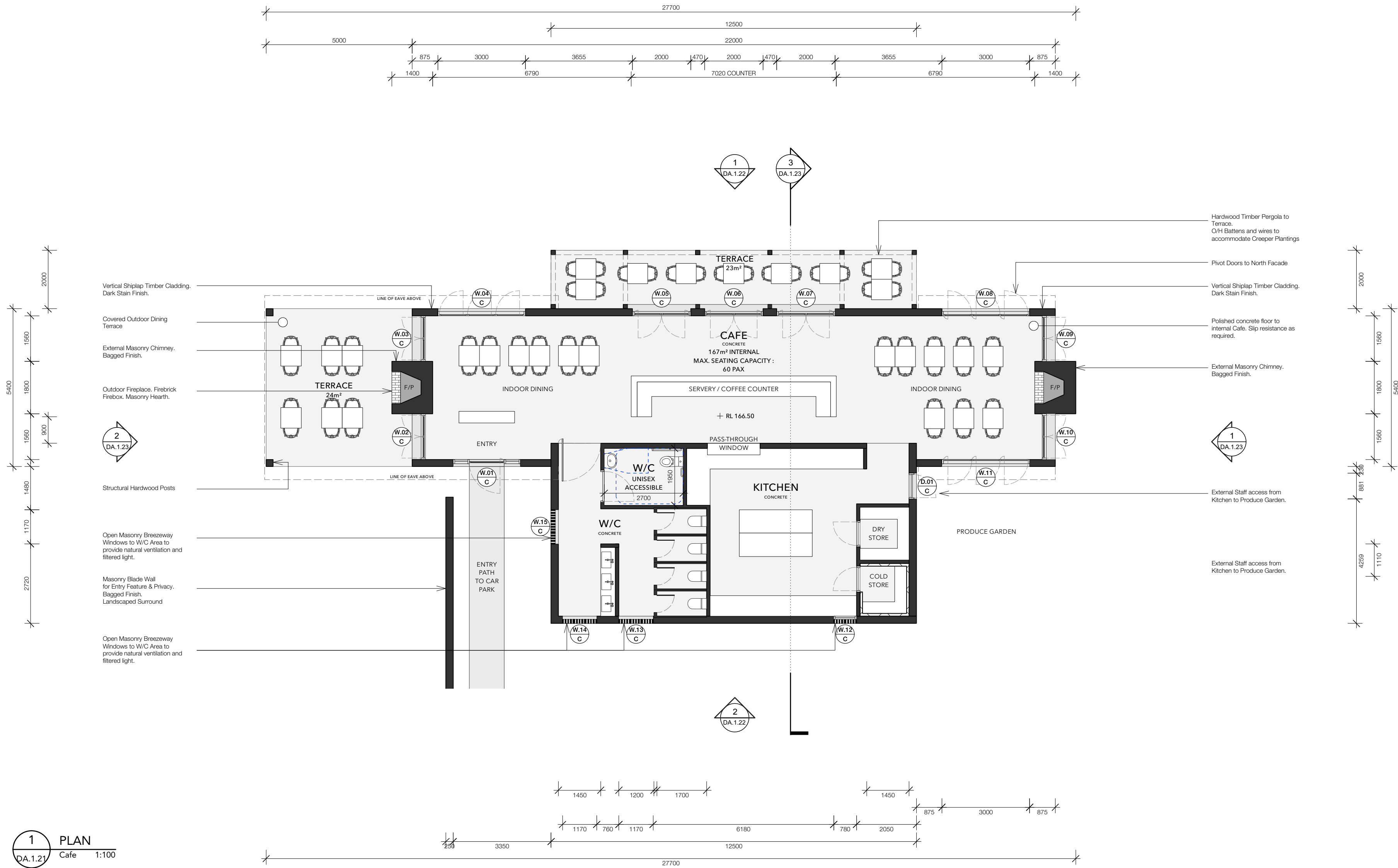
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GFA SCHEDULE
CAFE INTERNAL DINING AREA: 95m²
CAFE KITCHEN & W/C AREA: 71m²
TOTAL CAFE INTERNAL AREA: 166m²
TOTAL TERRACE DINING AREAS: 48m²

NOTES

Blank

REV NO.	DATE	REVISIONS	BY	CHK
A	10.04.20	DA Issue	VEN	JD

LEGEND

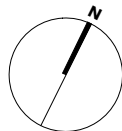
	PROPOSED WALL		WINDOW REFERENCE
	PROPOSED FLOOR		AS 1428 CIRCULATION ZONE
	BULKHEAD/ROOF LINE		blank

SCALE (AT A2) 1:100

PROJECT	PEABERRY FARM CAFE & ACCOM.	DRAWING	CAFE PLAN
ADDRESS	911 BINNA BURRA RD.	JOB NO.	1818
	FEDERAL, NSW	DATE	10.04.20
DOCUMENT	DEVELOPMENT APPLICATION	SCALE (A2)	1:100
		DRAWING NO.	DA.1.21
		REV NO.	A

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LOT 2 DP 869145
911 BINNA BURRA RD
FEDERAL, NSW, 2480

DEVELOPMENT APPLICATION:
FARM CAFE & VISITOR ACCOMMODATION

ELEVATIONS 01
CAFE BUILDING

1 ELEVATION
North (Binna Burra Rd) 1:100



2 ELEVATION
South 1:100

NOTES				
Blank				

LEGEND

	Lightweight Cladding - Shiplap Vertical Timber. Stained Finish, Grey/Black		Steel Framing - Dark Ferrodor Paint Finish, or Similar
	Brick - Bagged Grey/Limewashed		Window - Glazing
	Concrete - Natural Smooth/Polished Finish		Internal Wall - Plasterboard/ Paint Finish, White

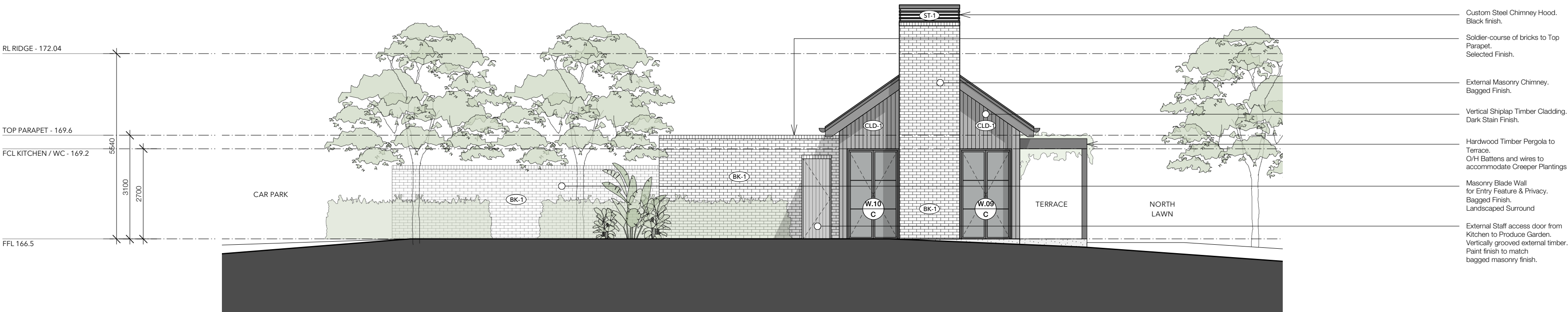
SCALE (AT A2) 1:100

PROJECT	PEABERRY FARM CAFE & ACCOM.
ADDRESS	911 BINNA BURRA RD.
	FEDERAL, NSW
DOCUMENT	DEVELOPMENT APPLICATION

DRAWING	CAFE ELEVATIONS 01		
JOB NO.	1818		
DATE	10.04.20	SCALE (A2)	1:100
DRAWING NO.	DA.1.22	REV NO.	A

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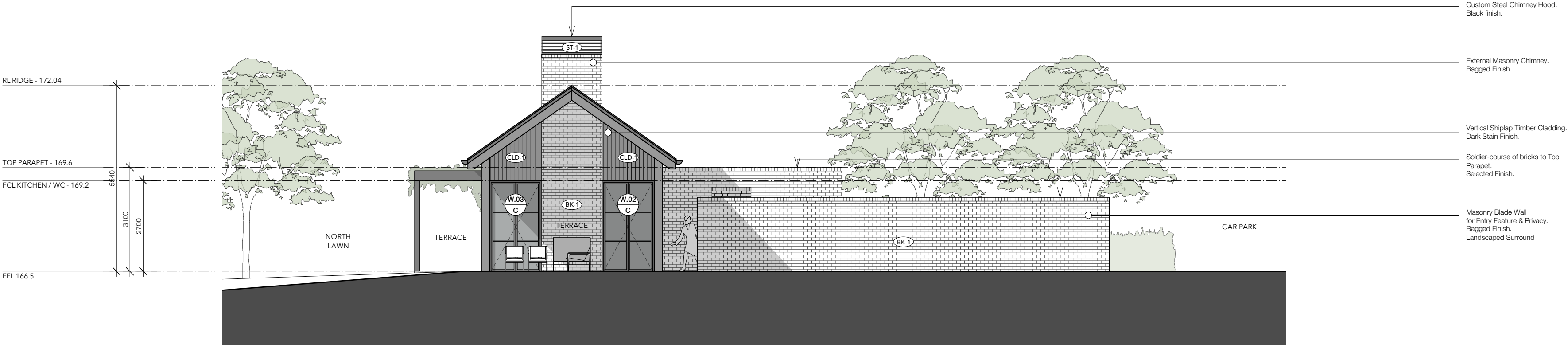
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LOT 2 DP 869145
911 BINNA BURRA RD
FEDERAL, NSW, 2480

DEVELOPMENT APPLICATION:
FARM CAFE & VISITOR ACCOMMODATION

ELEVATIONS 02
& SECTION



Custom Steel Chimney Hood.
Black finish.

Soldier-course of bricks to Top
Parapet.
Selected Finish.

External Masonry Chimney.
Bagged Finish.

Vertical Shiplap Timber Cladding.
Dark Stain Finish.

Hardwood Timber Pergola to
Terrace.
O/H Battens and wires to
accommodate Creeper Plantings

Masonry Blade Wall
for Entry Feature & Privacy.
Bagged Finish.
Landscaped Surround

External Staff access door from
Kitchen to Produce Garden.
Vertically grooved external timber.
Paint finish to match
bagged masonry finish.

Custom Steel Chimney Hood.
Black finish.

External Masonry Chimney.
Bagged Finish.

Vertical Shiplap Timber Cladding.
Dark Stain Finish.

Soldier-course of bricks to Top
Parapet.
Selected Finish.

Masonry Blade Wall
for Entry Feature & Privacy.
Bagged Finish.
Landscaped Surround

LEGEND

CLD-1 Lightweight Cladding - Shiplap Vertical
Timber. Stained Finish, Grey/Black

BK-1 Brick - Bagged
Grey/Limewashed

CON-1 Concrete - Natural
Smooth/Polished Finish

ST-1 Steel Framing - Dark
Ferrodor Paint Finish, or Similar

GLZ-1 Window - Glazing

PT-1 Internal Wall - Plasterboard/
Paint Finish, White

NOTES

Blank

REV NO.	DATE	REVISIONS	BY	CHK
A	10.04.20	DA Issue	VEN	JD

SCALE (AT A2) 1:100

PROJECT	PEABERRY FARM CAFE & ACCOM.
ADDRESS	911 BINNA BURRA RD.
	FEDERAL, NSW
DOCUMENT	DEVELOPMENT APPLICATION

DRAWING	CAFE ELEVATIONS & SECTION			
JOB NO.	1818			
DATE	10.04.20	SCALE (A2)	1:100	
DRAWING NO.	DA.1.23	REV NO.	A	

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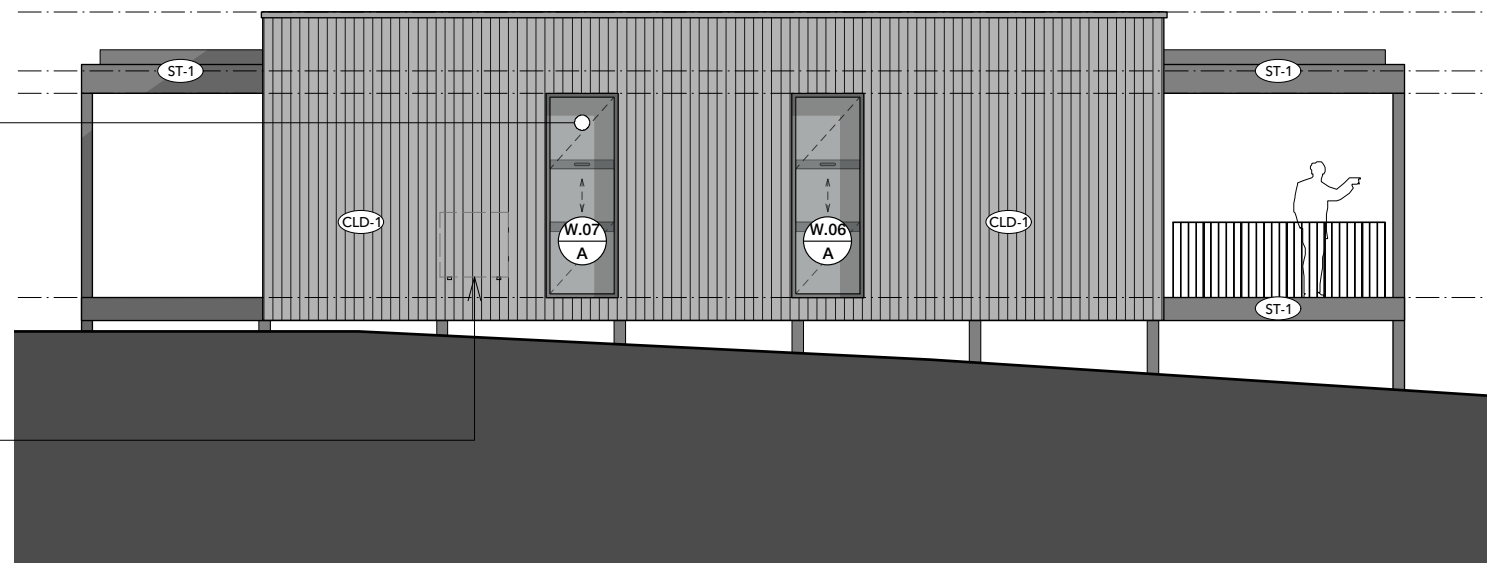
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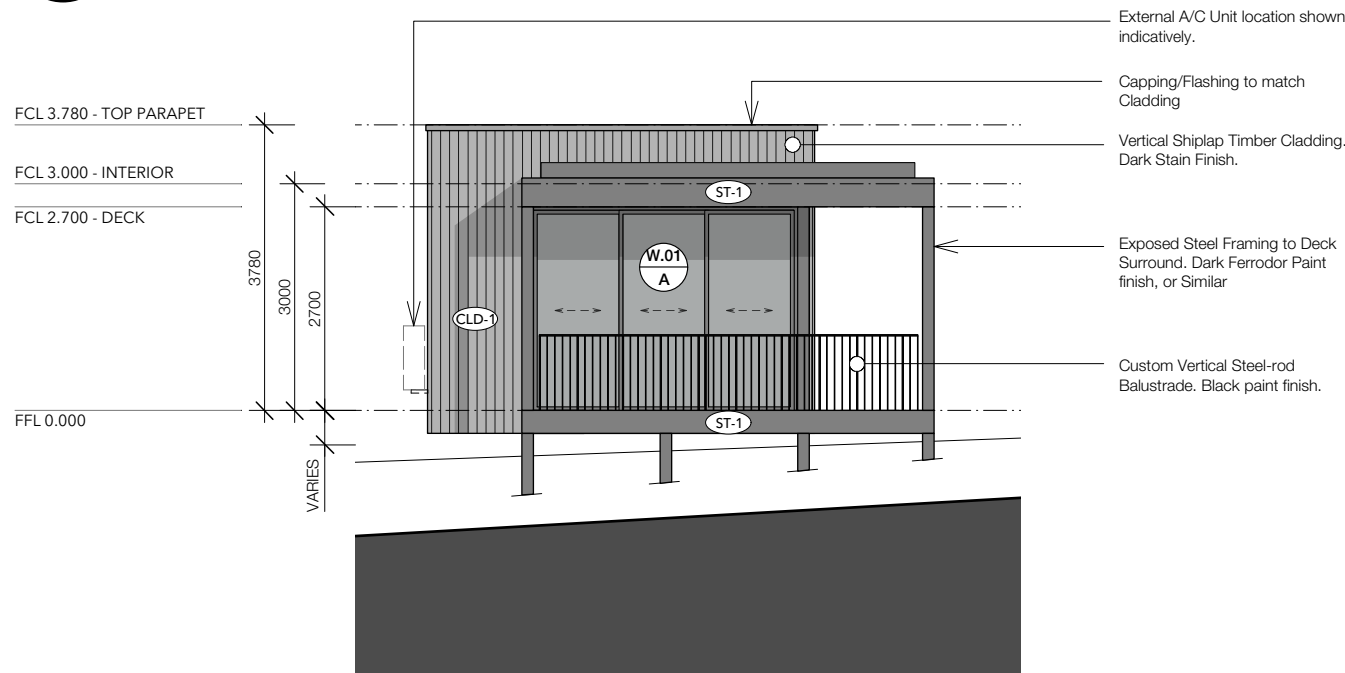
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THERMAL COMFORT COMMITMENTS:	
FLOORS	Suspended timber floor with open subfloor.

Blank

[illegible]

The diagram illustrates a total length of 17500 units. This length is partitioned into three main sections. The first section on the left has a length of 2280 units. The middle section has a length of 12040 units. The final section on the right has a length of 3180 units. These three sections are further subdivided into smaller segments. The first section is subdivided into segments of 3430 and 2400 units. The second section is subdivided into segments of 2400 and 5330 units. The third section is subdivided into a single segment of 5330 units. The total length of 17500 units is the sum of all these individual segments.



The diagram illustrates a cross-section of a building facade. On the left, vertical dimensions are provided: 3780 for the top parapet, 3000 for the interior section, and 2700 for the deck section, all measured from the Finished Floor Level (FFL) 0.000. The width of the section is labeled as 'VARIES'. The facade features a window unit with a label 'ST-1' above it and 'W.04 A' on the window itself. To the right of the window is a vertical shiplap timber cladding section labeled 'CLD-1'. Callouts on the right side specify: 'Balustrade. Black paint finish.' for the top edge; 'Capping/Flashing to match Cladding' for the top of the cladding; 'Exposed Steel Framing to Deck Surround. Dark Ferrodor Paint finish, or Similar' for the framing; 'External A/C Unit location shown indicatively.' for a small circle on the cladding; and 'Vertical Shiplap Timber Cladding. Dark Stain Finish.' for the cladding itself.

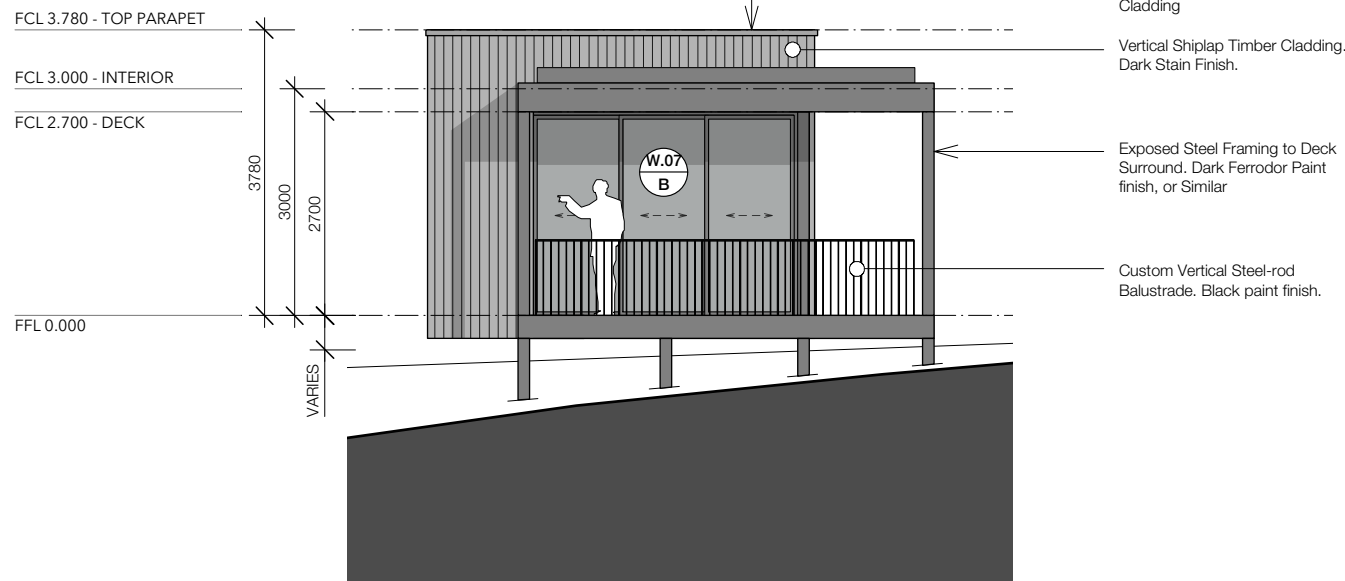
1 PLAN
DA.1.31 Cabin Type A 1:100

SCALE (AT A2) 1:100

SCALE (AT A2) 1:100

ENERGY COMMITMENTS:	
HOT WATER	Supply Solar Hot Water system to each dwelling (cabin). Electric booster 21 to 25 STCs.
VENTILATION	Bathroom & Kitchen - Individual Fan, not ducted.
NATURAL LIGHTING	Natural Lighting to Kitchen & Bathroom
THERMAL COMFORT COMMITMENTS:	
FLOORS	Suspended timber floor with open subfloor.

Blank

[illegible]

Architectural elevation drawing of a building facade. The drawing shows a balcony with a parapet and a large window. The following labels and dimensions are present:

- Labels on the left (from top to bottom):**
 - FCL 3.780 - TOP PARAPET
 - FCL 3.000 - INTERIOR
 - FCL 2.700 - DECK
 - FFL 0.000
- Dimensions on the left (from top to bottom):**
 - 3780 (Total height from FFL 0.000 to Top Parapet)
 - 3000 (Height from FCL 3.000 to Top Parapet)
 - 2700 (Height from FCL 2.700 to Top Parapet)
 - VARIES (Indicated for the height from FFL 0.000 to FCL 2.700)
- Labels on the right (from top to bottom):**
 - Balustrade. Black paint finish.
 - Capping/Flashing to match Cladding
 - Vertical Shiplap Timber Cladding. Dark Stain Finish.
 - External A/C Unit location shown indicatively.
- Internal Labels:**
 - ST-1 (Structural member label)
 - CLD-1 (Cladding label)

1 PLAN
DA.1.31 Cabin Type A 1:100

PROJECT	PEABERRY FARM CAFE & ACCOM.	DRAWING	CABIN TYPE B		
ADDRESS	911 BINNA BURRA RD.	JOB NO.	1818		
	FEDERAL, NSW	DATE	10.04.20	SCALE (A2)	1:100
DOCUMENT	DEVELOPMENT APPLICATION	DRAWING NO.	DA.1.32	REV NO.	A

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WINDOW SCHEDULE - CABINS

NOTES

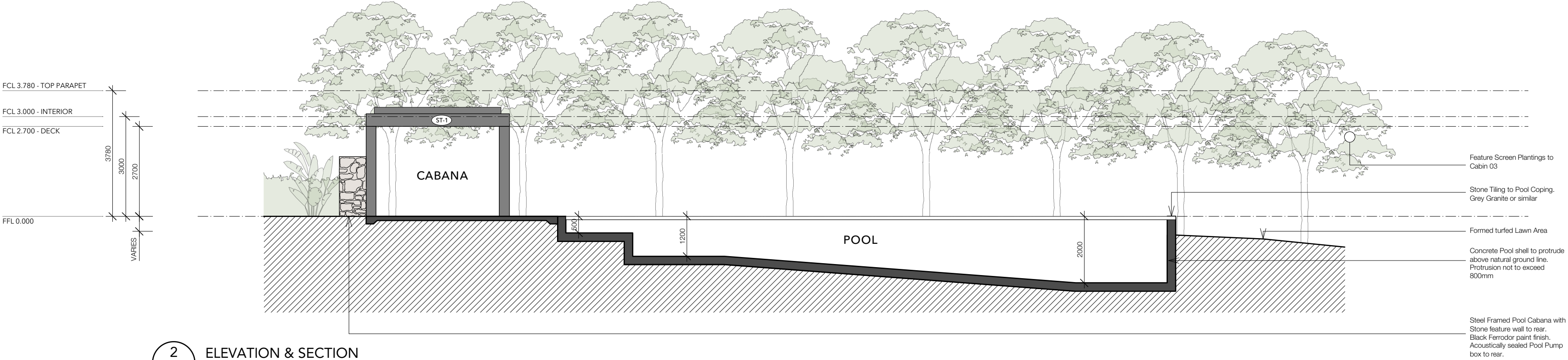
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LOT 2 DP 869145
911 BINNA BURRA RD
FEDERAL, NSW, 2480

DEVELOPMENT APPLICATION:
FARM CAFE & VISITOR ACCOMMODATION

POOL DETAILS



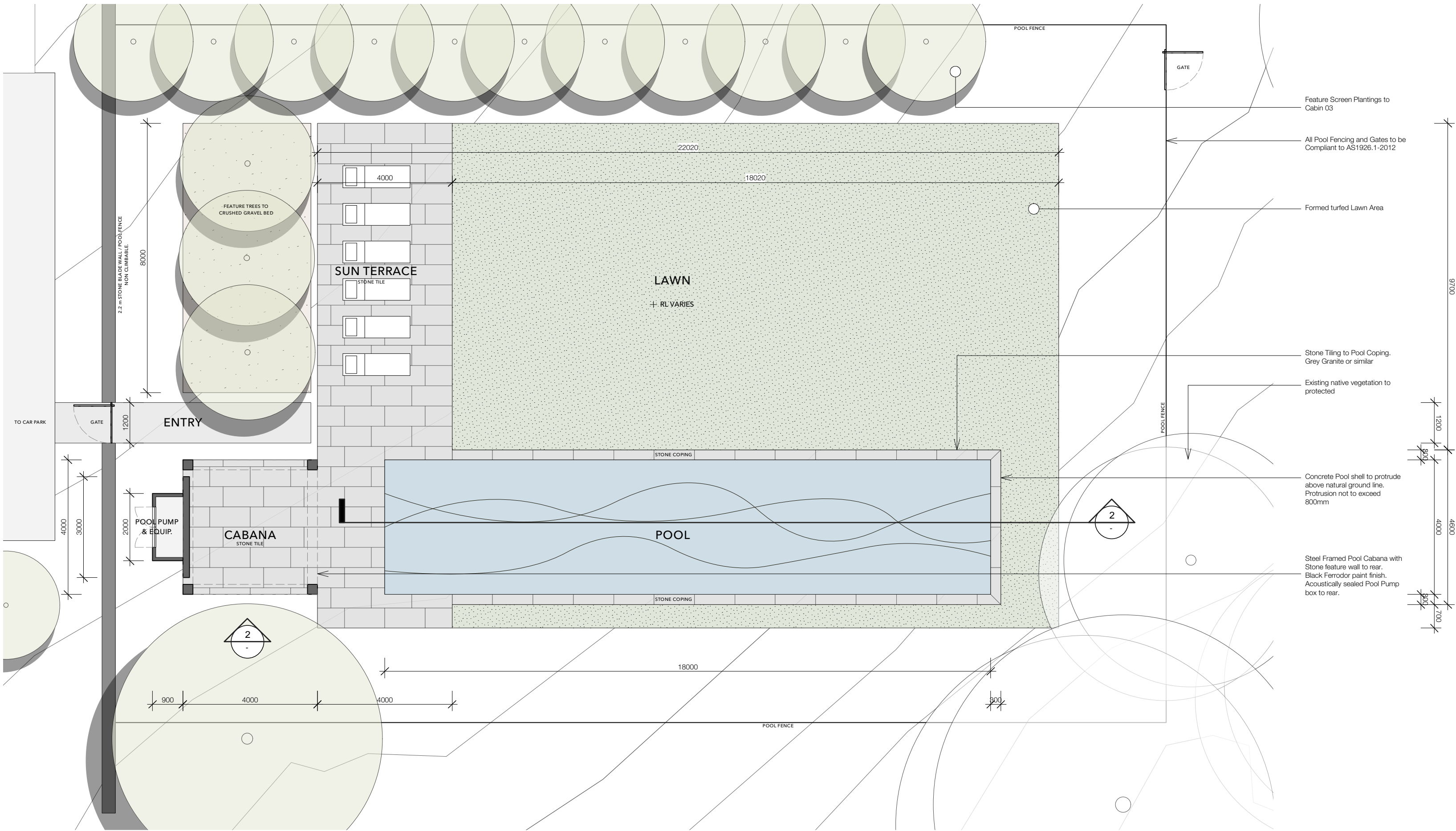
BASIX' COMMITMENTS		
	BASIX 'TARGETS'	PROJECT SCORE
'WATER'	TARGET 40	50
'THERMAL COMFORT'	TARGET PASS	PASS
'ENERGY'	TARGET 45	47
WATER COMMITMENTS :		
WATER SUPPLY	Each dwelling (cabin), and common areas to be supplied by central rainwater tank system.	
POOL	Pool volume to not exceed 115,000L. Pool to be located as specified.	
LANDSCAPING	Common area landscape - planted with indigenous or low water species	
FIXTURES	Shower Heads: 3 Star (>4.5 but <=4.9/min); Toilets: 3 Star, all Taps 3 Star	
ENERGY COMMITMENTS:		
HOT WATER	Supply Solar Hot Water system to each dwelling (cabin). Electric booster 21 to 25 STCs.	
VENTILATION	Bathroom & Kitchen - Individual Fan, not ducted.	
NATURAL LIGHTING	Natural Lighting to Kitchen & Bathroom	
THERMAL COMFORT COMMITMENTS:		
FLOORS	Suspended timber floor with open subfloor.	

NOTES

Blank

REV NO.	DATE	REVISIONS	BY	CHK
A	10.04.20	DA Issue	VEN	JD

1 PLAN
DA.1.40 Pool Area 1:100



PROJECT	PEABERRY FARM CAFE & ACCOM.
ADDRESS	911 BINNA BURRA RD.
	FEDERAL, NSW
DOCUMENT	DEVELOPMENT APPLICATION

DRAWING	POOL DETAILS		
JOB NO.	1818		
DATE	10.04.20	SCALE (A2)	1:100
DRAWING NO.	DA.1.40	REV NO.	A

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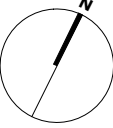
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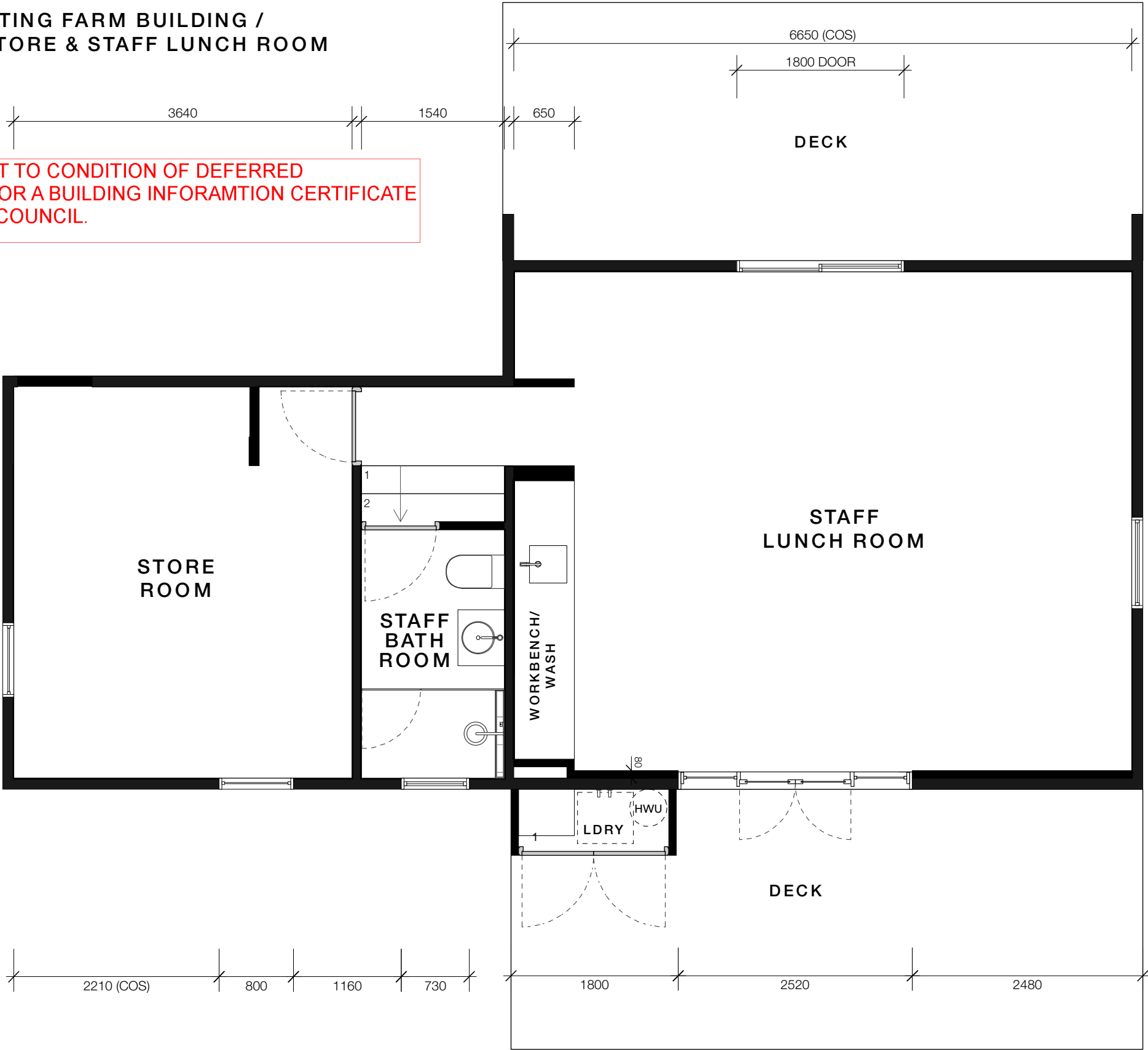


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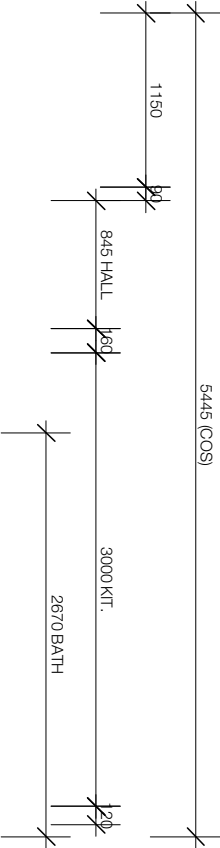
NOT APPROVED FOR HABITATION

PALN OF EXISTING FARM BUILDING /
PROPOSED STORE & STAFF LUNCH ROOM

BUILDING SUBJECT TO CONDITION OF DEFERRED
COMMENCMET FOR A BUILDING INFORAMTION CERTIFICATE
TO BE ISSUED BY COUNCIL.



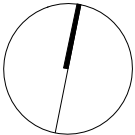
AREAS		
EXISTING INTERNAL	59m ²	
EXISTING EXTERNAL	25m ²	



PROJECT	PEABERRY FARM
ADDRESS	911 BINNA BURRA RD
	FEDERAL, NSW
DOCUMENT	DEVELOPMENT APPLICATION

DRAWING	EXISTING FARM BUILDING		
JOB NO.	1818		
DATE	08.09.22	SCALE	1:50 at A3
DRAWING NO.	RFI.101	REV NO.	A

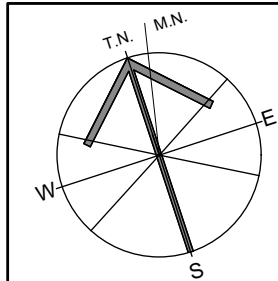
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PLAN FOR INFROMATION ONLY.
NO PROPOSED WORKS TO
EXISITING DWELLING HOUSE ON
SITE.

Septic Tank
Top 167.05



NOTES:
Do not scale from the drawings.
Written dimensions shall take
precedence over scale.
Builder to verify dimensions on site prior
to the commencement of construction.
The Architect is to be notified of any
discrepancies prior to construction

Issue	Revision	Date

Project:

EXISTING RESIDENCE
911 BINNA BURRA ROAD
FEDERAL
LOT 2 DP869145

Drawing Title:
FLOOR PLAN 1:100

LUIS CRISTIA DESIGNS

P.O. BOX 774 MULLUMBIMBY NSW 2482
MOBILE 0403 564 721
EMAIL: luisc@bigpond.com

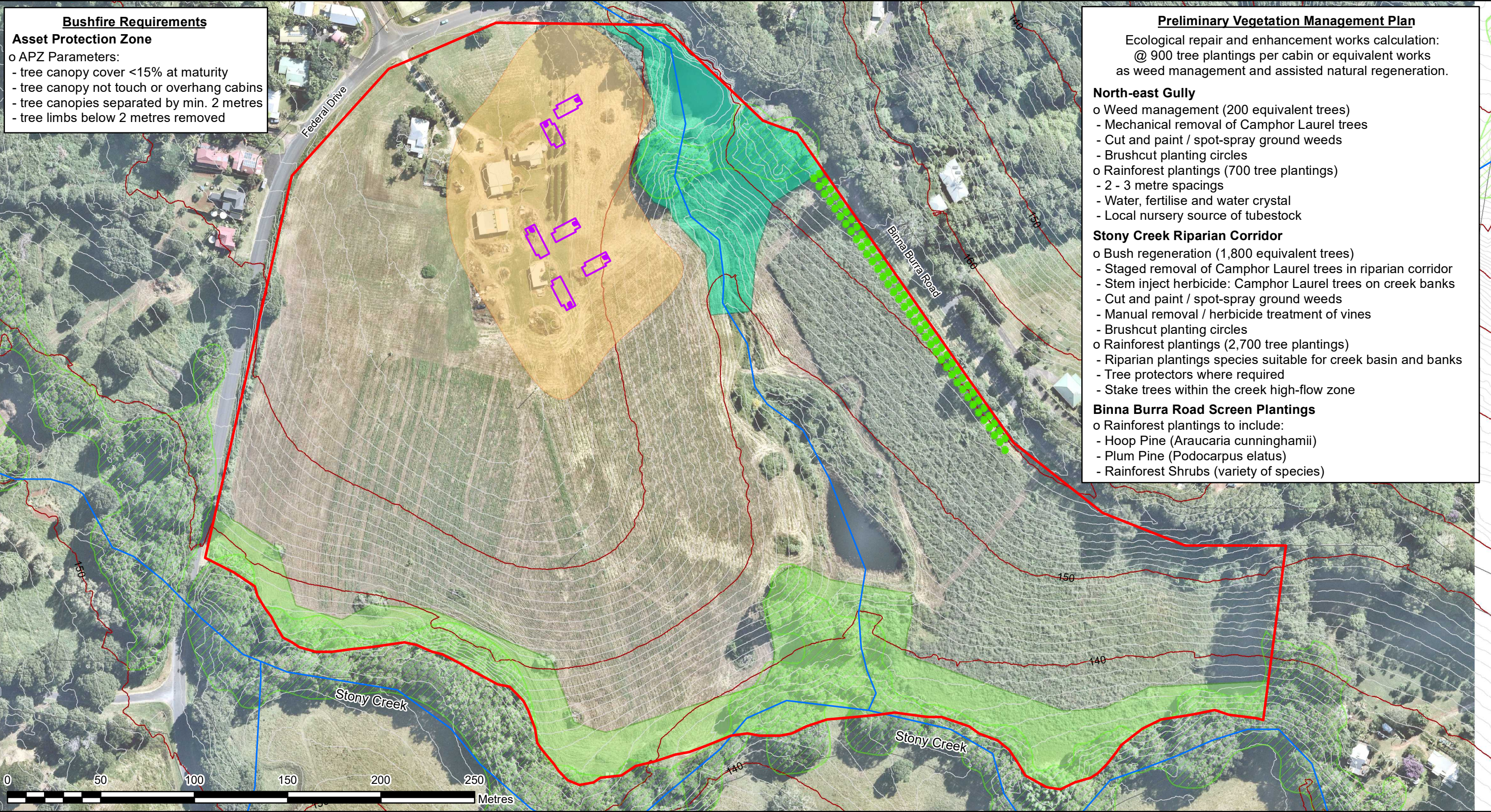
Scale:
@ A3

Date:
31.01.2018

Issue:

Drawn:
LC

Dwg. No.:














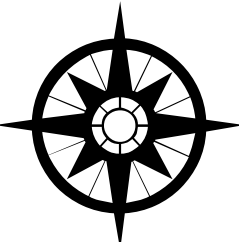

Bushfire Requirements
Asset Protection Zone
o APZ Parameters:
- tree canopy cover <15% at maturity
- tree canopy not touch or overhang cabins
- tree canopies separated by min. 2 metres
- tree limbs below 2 metres removed

Preliminary Vegetation Management Plan
Ecological repair and enhancement works calculation:
@ 900 tree plantings per cabin or equivalent works
as weed management and assisted natural regeneration.

North-east Gully
o Weed management (200 equivalent trees)
- Mechanical removal of Camphor Laurel trees
- Cut and paint / spot-spray ground weeds
- Brushcut planting circles
o Rainforest plantings (700 tree plantings)
- 2 - 3 metre spacings
- Water, fertilise and water crystal
- Local nursery source of tubestock

Stony Creek Riparian Corridor
o Bush regeneration (1,800 equivalent trees)
- Staged removal of Camphor Laurel trees in riparian corridor
- Stem inject herbicide: Camphor Laurel trees on creek banks
- Cut and paint / spot-spray ground weeds
- Manual removal / herbicide treatment of vines
- Brushcut planting circles
o Rainforest plantings (2,700 tree plantings)
- Riparian plantings species suitable for creek basin and banks
- Tree protectors where required
- Stake trees within the creek high-flow zone

Binna Burra Road Screen Plantings
o Rainforest plantings to include:
- Hoop Pine (*Araucaria cunninghamii*)
- Plum Pine (*Podocarpus elatus*)
- Rainforest Shrubs (variety of species)

<p>Lot 2 DP 869145 911 Binna Burra Road Federal</p> <p>Rural Tourist Cabins</p> <p>Illustration: Vegetation Management Plan</p>	<p> Site Boundary  Cadastre  Watercourse  Contour (10m)  Contour (1m)</p> <p> Tourist Cabins Footprint  Tourist Cabins Bushfire APZ</p> <p>Environmental Management Zone  North-east Gully (0.7 ha)  Stony Creek Riparian Corridor (2.0 ha)  Landscape Plantings  Byron HEV Vegetation</p>	<p>Scale: A3 Datum: GDA94 Projection: MGA Zone 56</p> <p>Date: August 2022</p> <p>Version E</p> <p>LGA: Byron</p> <p>Parish: Jasper</p> <p>Data Source: Cadastral, Topographic Data: LPI NSW 2019 LIDAR Data: NSW Spatial Services Imagery: Nearmap 2020</p>	<p> 1:2,000</p>	<p> <small>DISCLAIMER This map was produced for the client for planning purposes and should not be used for any other purpose. The information shown in this figure should not be assumed to be completely accurate for detailed design purposes. Balanced Systems hereby disclaims liability for the use of information obtained from this figure for any purpose. This note is an integral part of this plan.</small></p>
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LOT 2 DP 869145
911 BINNA BURRA RD
FEDERAL, NSW, 2480

DEVELOPMENT APPLICATION:
FARM CAFE & VISITOR ACCOMMODATION

SITE PHOTOMONTAGE 01

NOTES

Blank

REV NO.	DATE	REVISIONS	BY	CHK
A	10.04.20	DA Issue	VEN	JD

1 PHOTOMONTAGE 01
DA.V.01 Detail Render Visualisation

PROJECT	PEABERRY FARM CAFE & ACCOM.
ADDRESS	911 BINNA BURRA RD.
	FEDERAL, NSW
DOCUMENT	DEVELOPMENT APPLICATION

DRAWING	PHOTOMONTAGE 01			
JOB NO.	1818			
DATE	10.04.20	SCALE (A2)	1:100	
DRAWING NO.	DA.V.01	REV NO.	A	

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