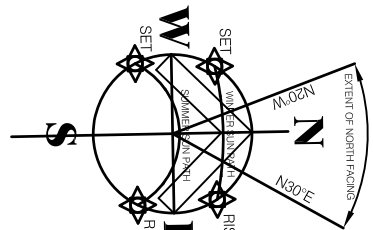


PROPOSED AMENDMENT TO DEVELOPMENT



Site area	325.00 sq.m
<b>Warehouse 1</b>	
Ground Floor Area -	102.06 sq.m
First Floor Area -	119.40 sq.m
Balcony Area -	24.24 sq.m
Total Floor Area -	245.70 sq.m
<b>Warehouse 2</b>	
Ground Floor Area -	102.06 sq.m
First Floor Area -	119.40 sq.m
Balcony Area -	24.24 sq.m
Total Floor Area -	245.70 sq.m
Total Build Area -	292.00 sq.m
total site cover	89.84%
Car park provided -	3 No.

NOTE:-  
Landscape shown is indicative only. Refer to landscape drawings for further details.

NOTE:-  
Allow external landscaping for adequate security. All existing trees to be located, measured and valued to inform any special landscape site considerations.

NOTE:-  
The location of any redundant existing vehicle spaces and any other areas within the site to be located within the road reserve, adjacent to the subject land, which require relocation is to be relocated or modified at the cost of the developer.

NOTE: PROPOSED BUILDING AND EXTERNAL CAR PARK ARE TO BE PROVIDED WITH ADEQUATE SECURITY. NO CLIMB WALL SHALL BE USED TO PROVIDE SECURITY. ALL DRAWING COLLECTION FITS

Note:-  
External sensor lighting (building mounted) must be provided with suitable baffles and located so that no direct light is emitted outside the site.

NOTE:-  
All building & site entrances are in accordance with AS1428-2001- Design rule for access by the disabled

NOTE:-  
All car parking spaces and loading bays are to be line marked.

NOTE:-  
All bin storage are to be located within each warehouse. (NO OUTDOOR STORAGE IS PROPOSED)

NOTE:-  
All existing and proposed vehicle crossings to be according to local council standards & requirements.

CITY OF MARIBYRNONG  
ADVERTISED PLAN

REVISION

A

Existing Layout Plan

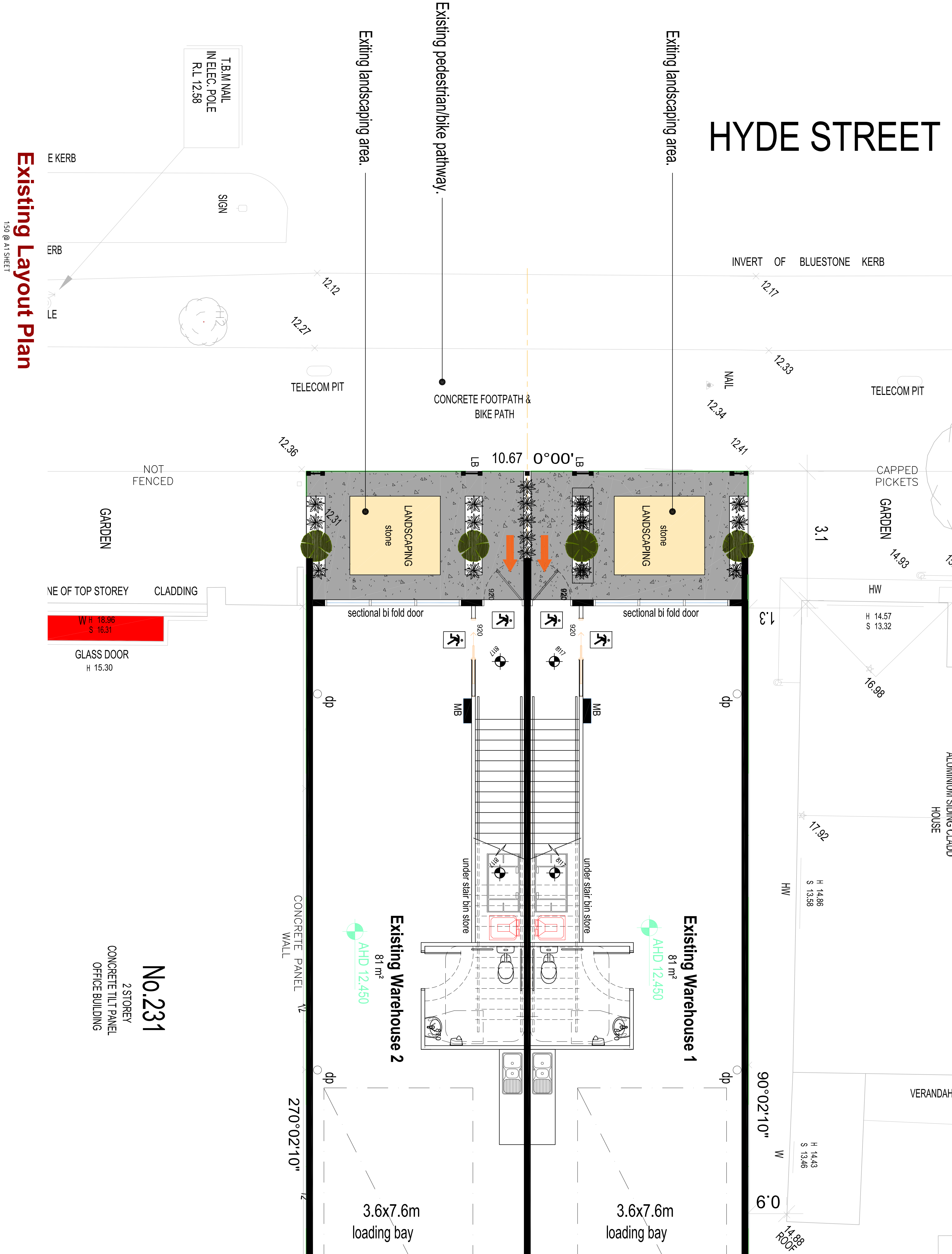
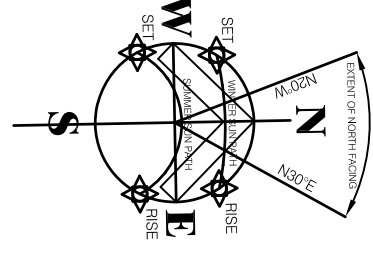
1100 @ A1 SHEET

LAYOUT PLANS  
AT:- 229 Hyde Street, Yarraville

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PROPOSED AMENDMENT TO DEVELOPMENT

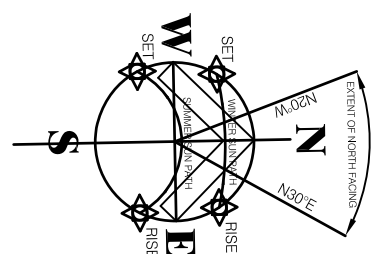


REVISION

A



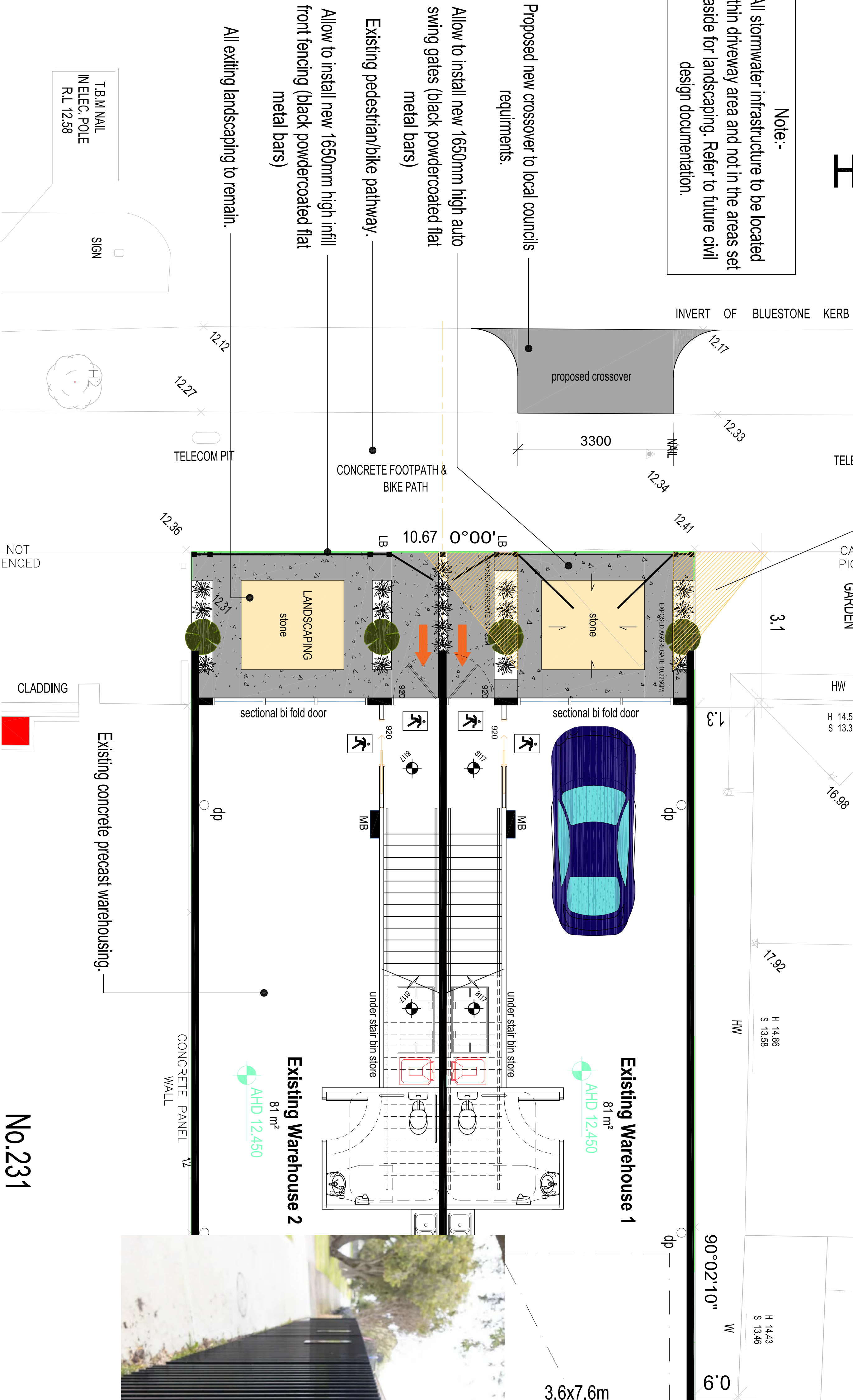
PROPOSED AMENDMENT TO DEVELOPMENT



HYDE STREET

A corner Splay Area at least 50% clear of visual obstruction (or with a height of less than 900mm), at least 2m long x 2.5m deep (within property) on both sides of vehicle crossing to provide a clear view of pedestrians on the footpath of the road frontage

Note:-  
All stormwater infrastructure to be located within driveway area and not in the areas set aside for landscaping. Refer to future civil design documentation.

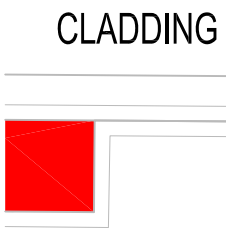


Typical front swing gate

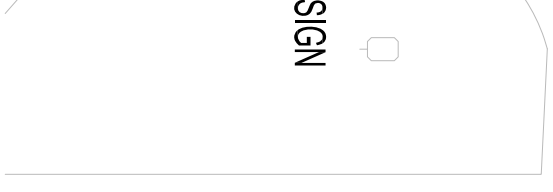
NIS @ A1 SHEET

No.231

Existing concrete precast warehousing.



NOT ENCED



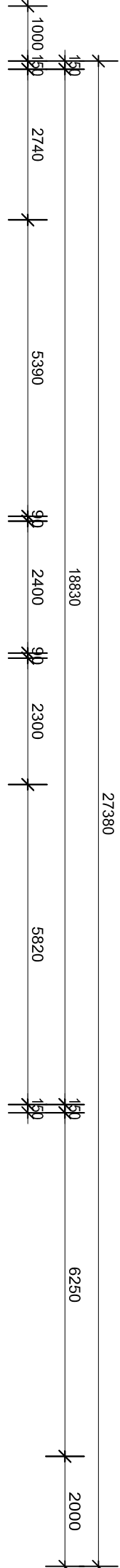
T.B.M. NAIL  
IN ELEC. POLE  
R.L. 12.58

Proposed Layout Plan

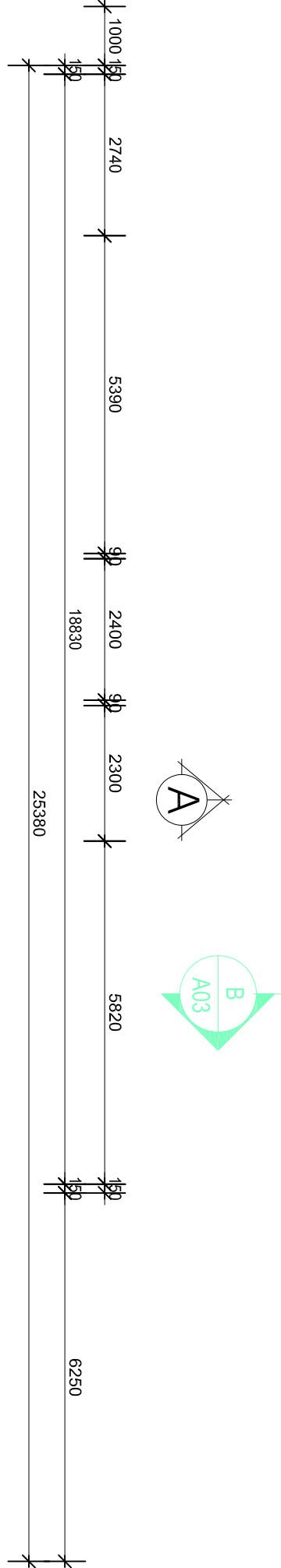
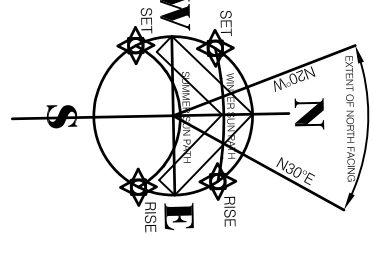
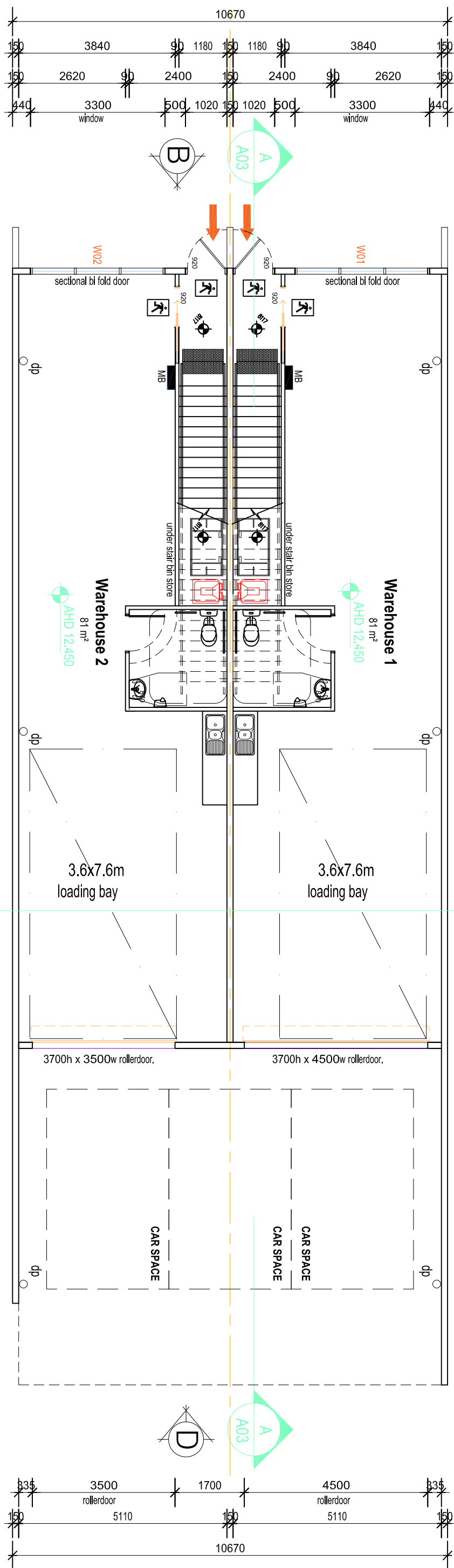
150 @ A1 SHEET



PROPOSED AMENDMENT TO DEVELOPMENT



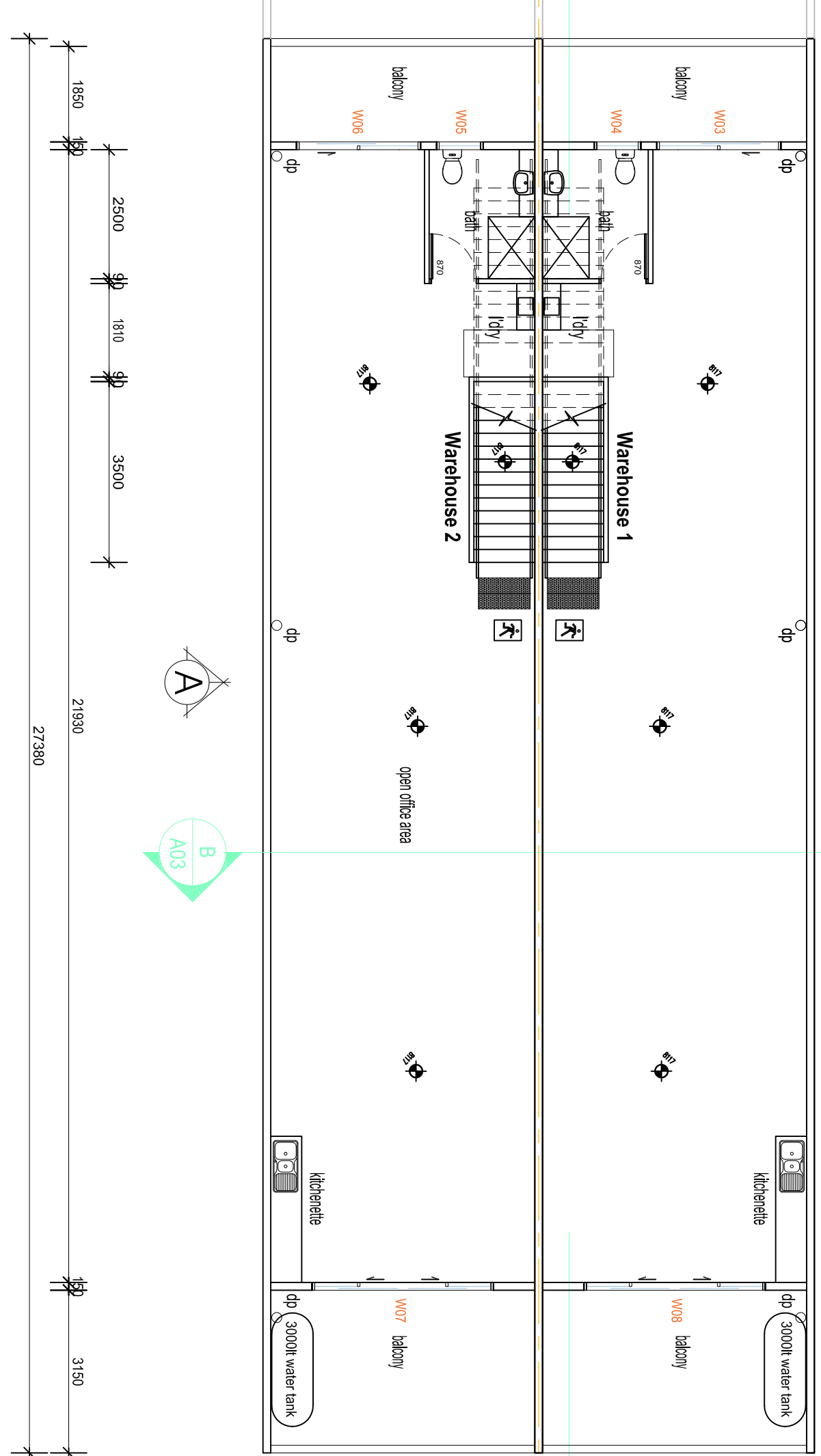
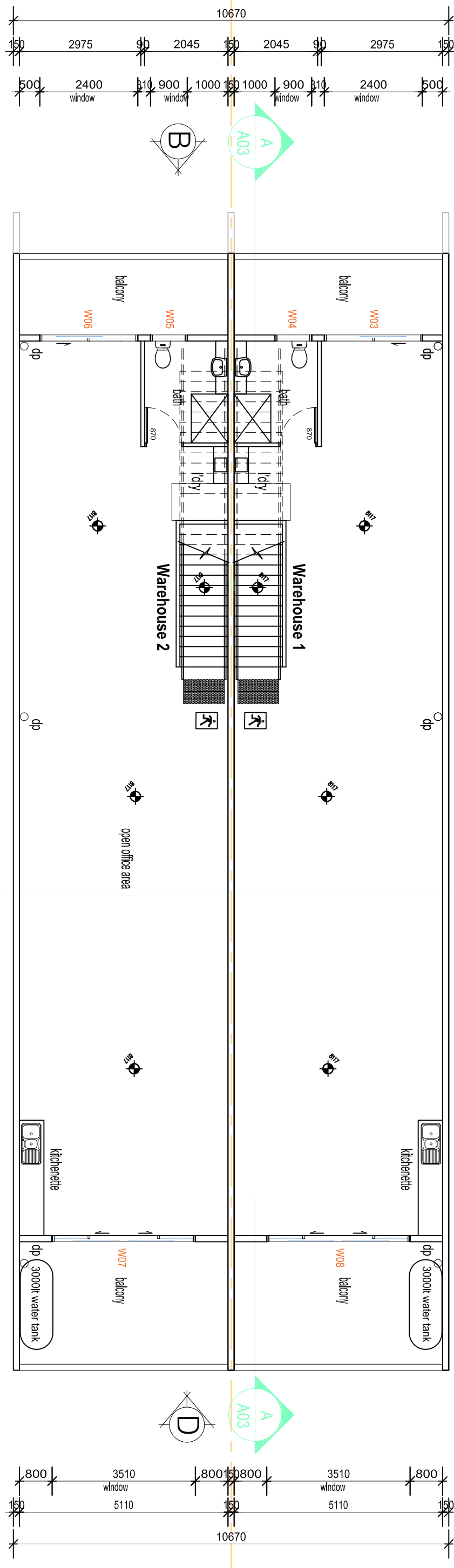
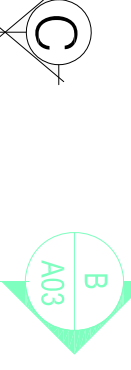
NOTE: ACCESS TO THE PREMISES IN ACCORDANCE WITH AS 1428.1  
2009 & AS 1428.4.1 2009



Existing Warehouse Floor Plan - Ground

1:100 @ A1 SHEET

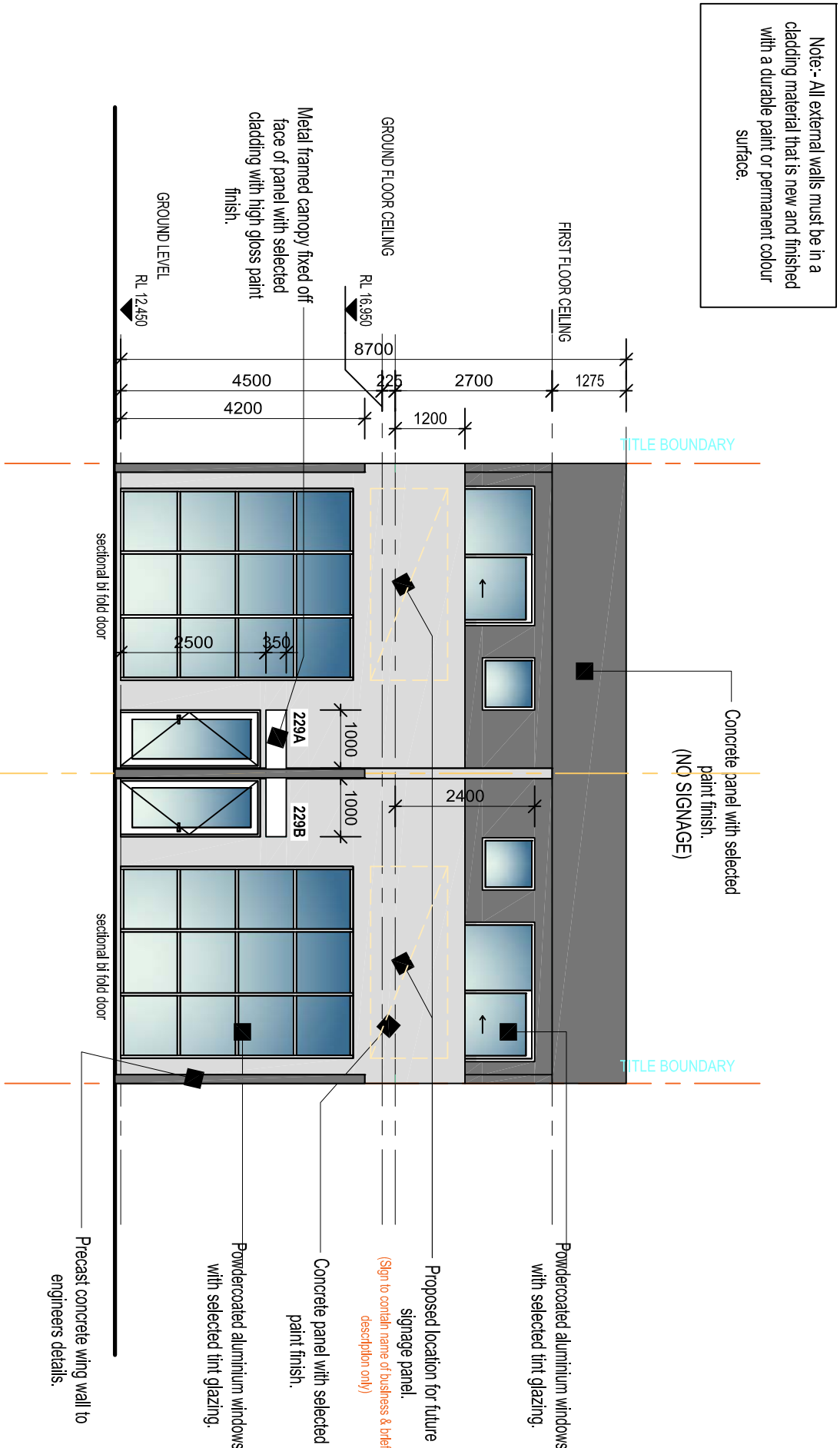
NOTE: ACCESS TO THE PREMISES IN ACCORDANCE WITH AS 1428.1  
2009 & AS 1428.4.1 2009



Existing Warehouse Floor Plan - First

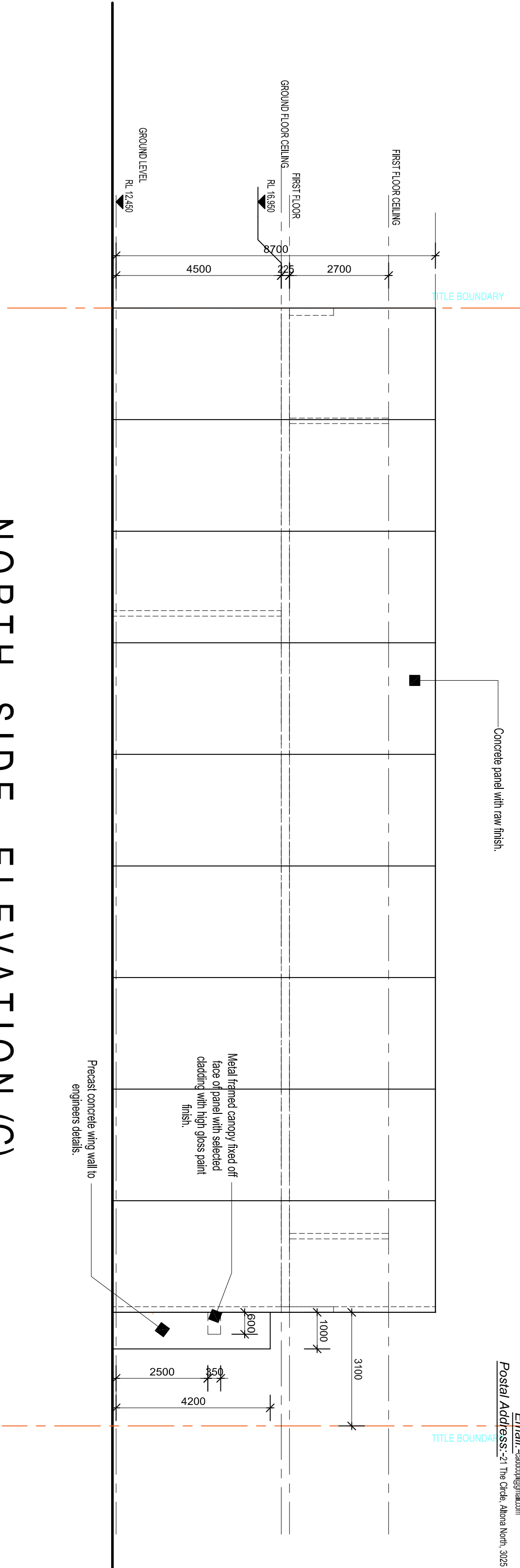
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PROPOSED AMENDMENT TO DEVELOPMENT



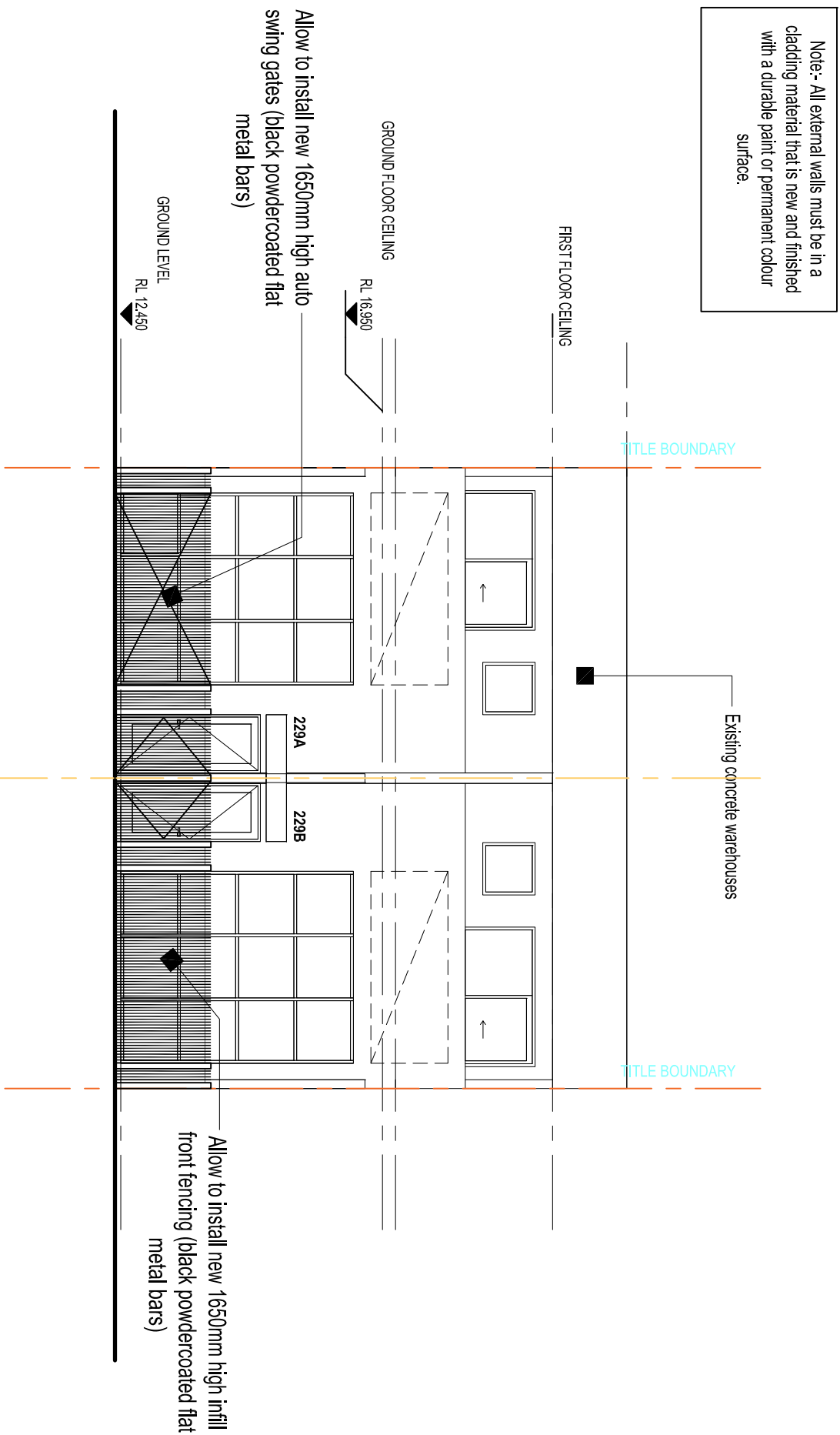
HYDE STREET ELEVATION (B)

Scale 1 : 100



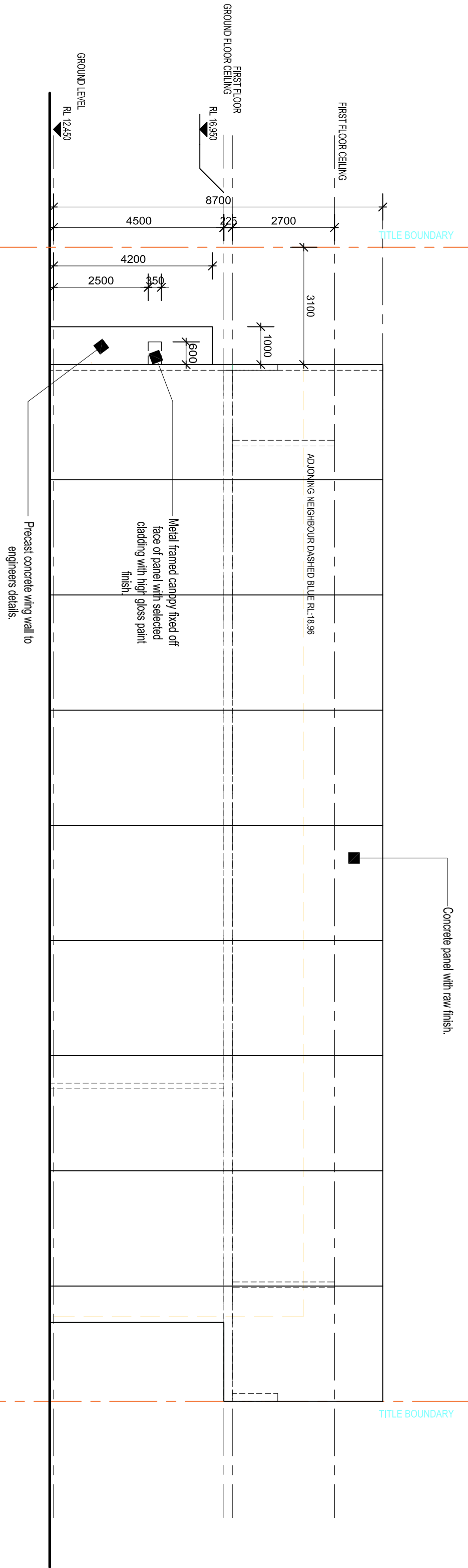
NORTH SIDE ELEVATION (C)

Scale 1 : 100



HYDE STREET ELEVATION (B)

Scale 1 : 100



SOUTH SIDE ELEVATION (A)

Scale 1 : 100

REVISION

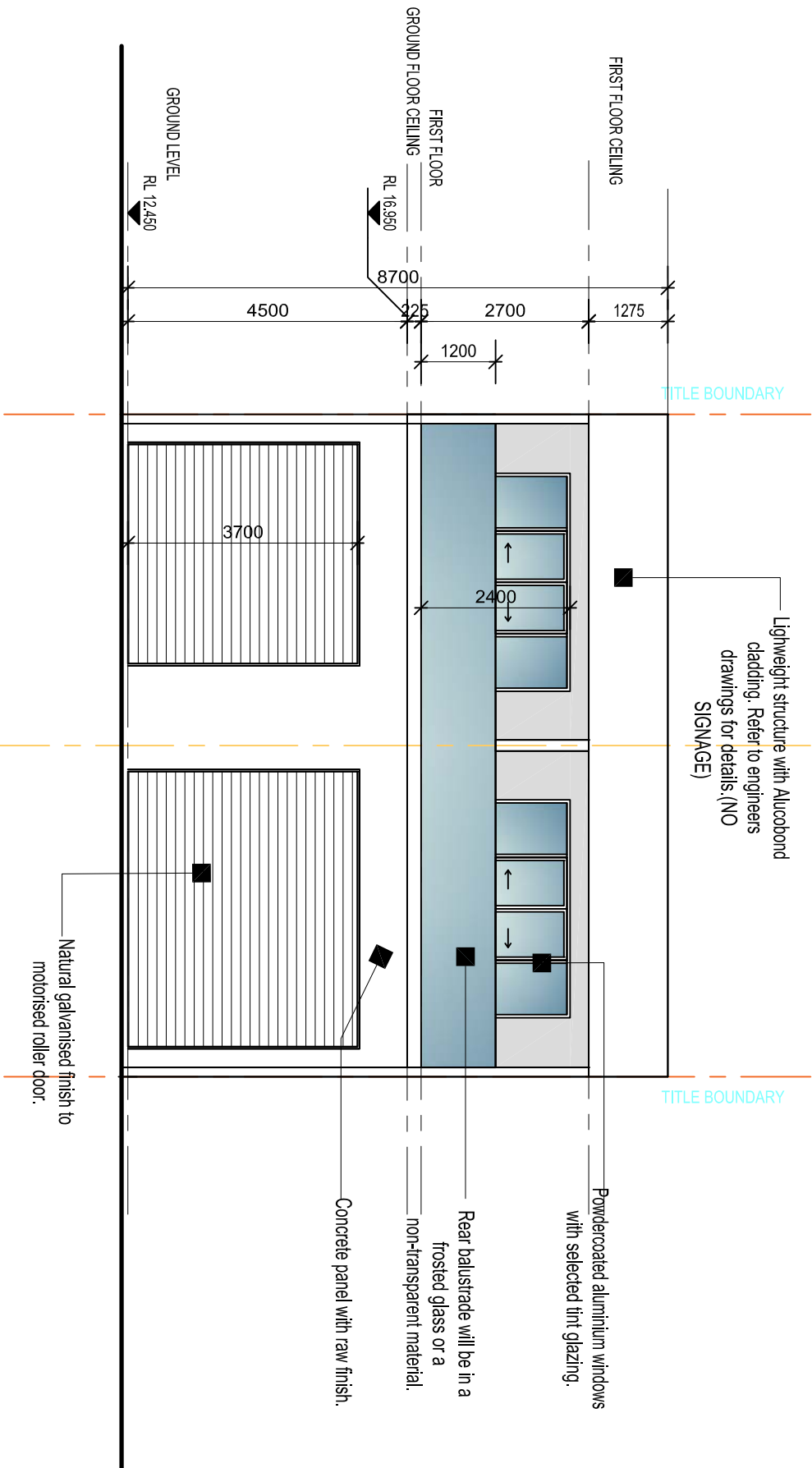
A

Existing Warehouse Elevations

1:100 @ A1 SHEET

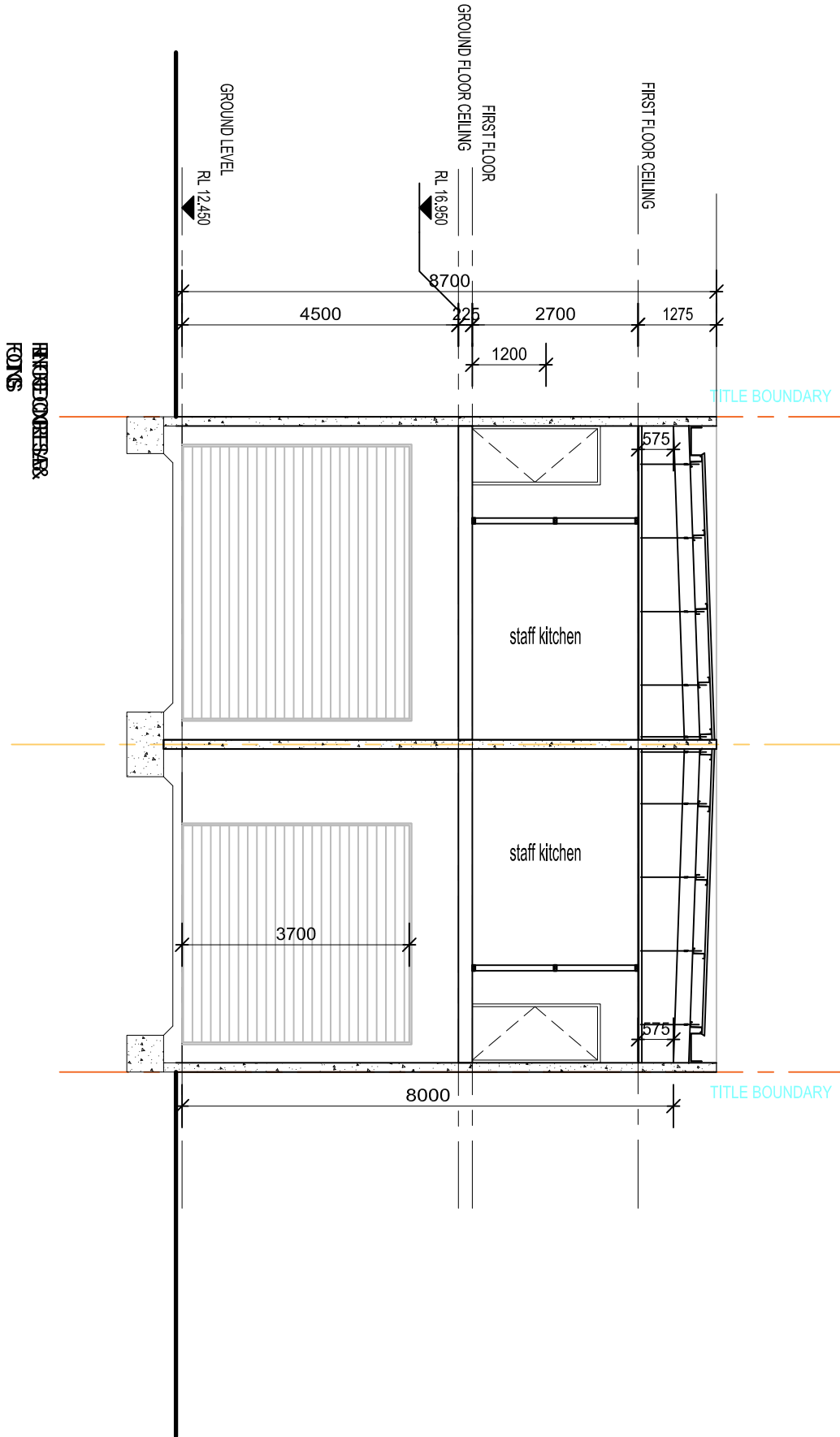
LAYOUT PLANS  
AT:- 229 Hyde Street, Yarraville

PROPOSED AMENDMENT TO DEVELOPMENT



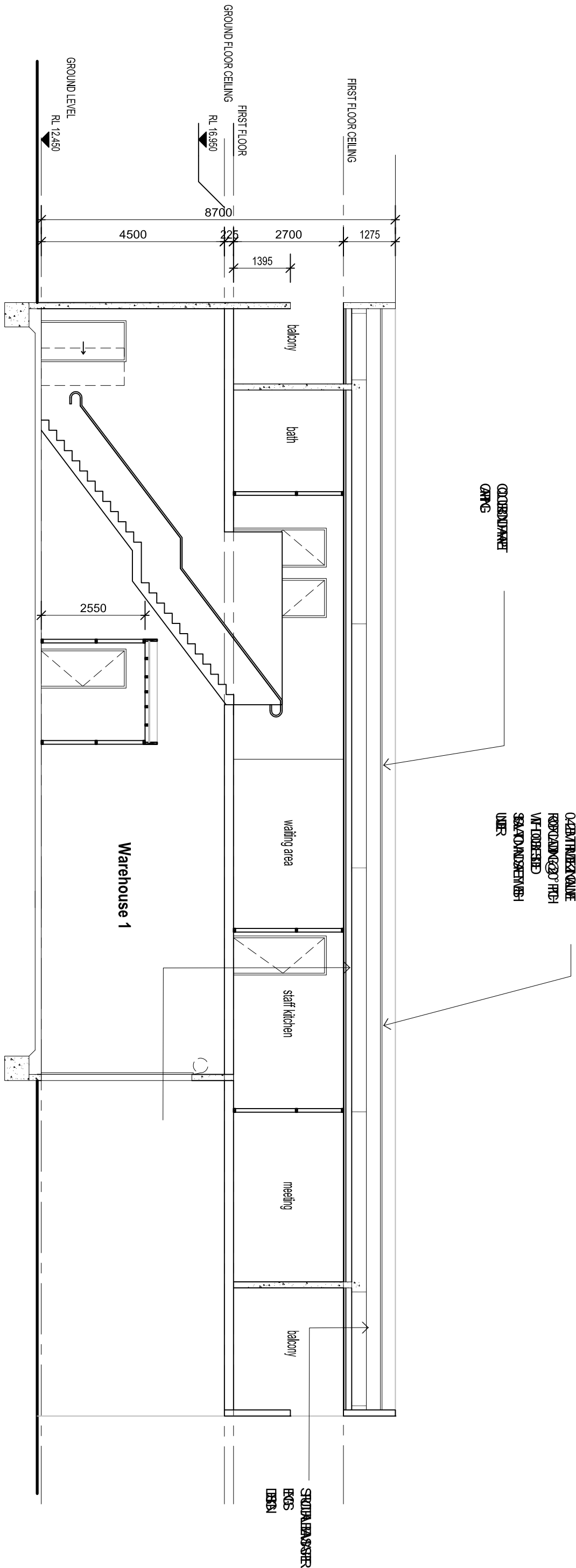
REAR LANE ELEVATION (D)

Scale 1 : 100



SECTION B-B

SCALE 1:100



SECTION A-A

SCALE 1:100

REVISION

A

Existing Warehouse Elevations

1:100 @ A1 SHEET

LAYOUT PLANS  
AT:- 229 Hyde Street, Yarraville