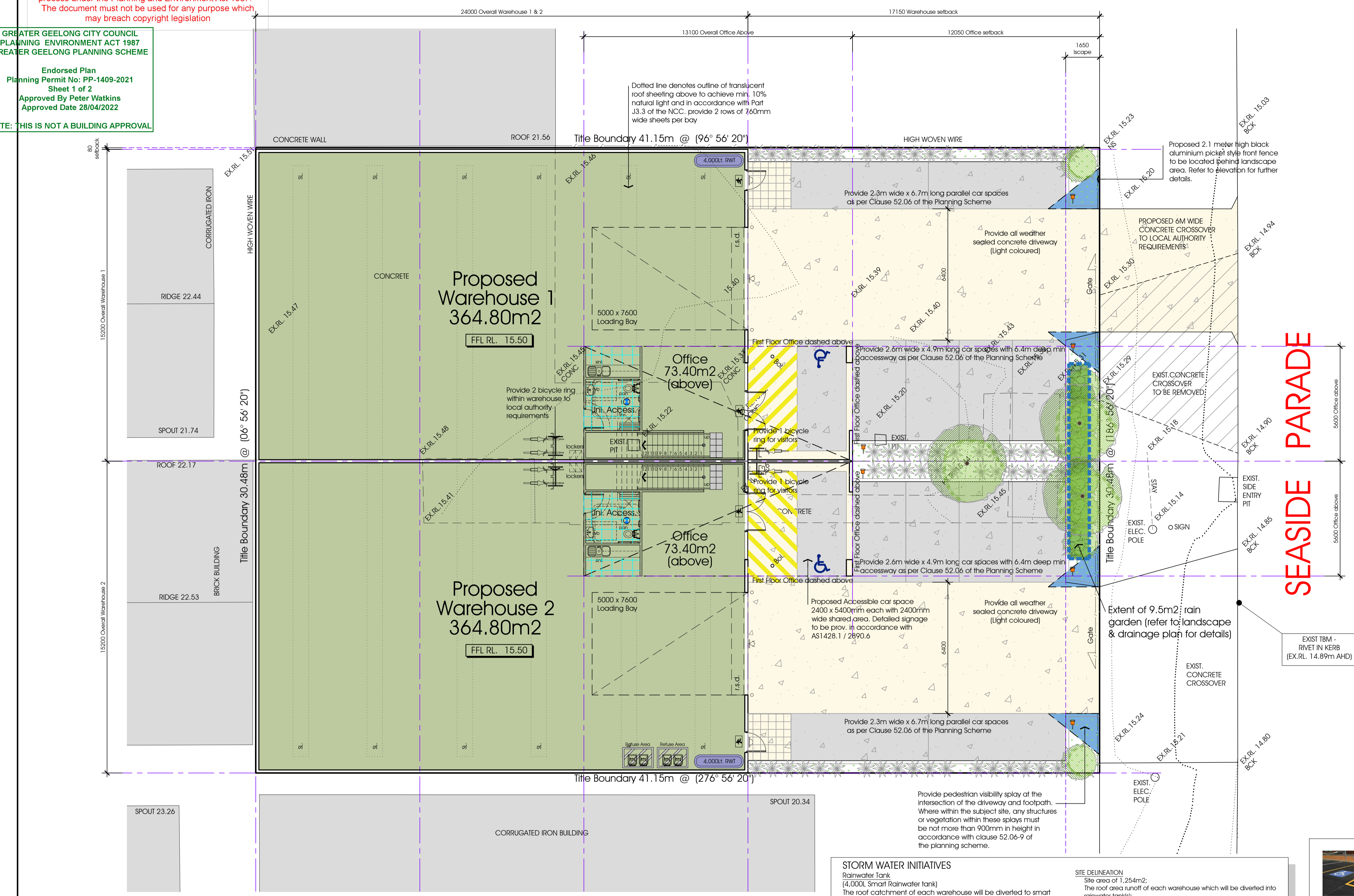


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GREATER GEELONG CITY COUNCIL
 PLANNING ENVIRONMENT ACT 1987
 GREATER GEELONG PLANNING SCHEME

Endorsed Plan
 Planning Permit No: PP-1409-2021
 Sheet 1 of 2
 Approved By Peter Watkins
 Approved Date 28/04/2022

NOTE: THIS IS NOT A BUILDING APPROVAL



Area Analysis

Total site area (23-25 SEASIDE PDE) - 1,254.00m²

| Proposed Warehouse | Area |
|-------------------------|-------------------------------|
| Warehouse Area | 729.60 m ² (TOTAL) |
| First Floor Office Area | 146.80 m ² (TOTAL) |
| Total Building Area | 876.40 m ² (TOTAL) |
| Total site coverage | 69.89 % |

Car Parking Analysis

Proposed Warehouse/ Office
 WAREHOUSE & OFFICE: 390.20m²
 (438.20 m² net - minus loading bay/
 stair void 38.00m² & 10.00m².)

Car Parking Required for Warehouses
 390.20 x 1.5 (Cars) ÷ 100m² + 2 = 7.85 Cars.

| | |
|---------------------------|--------|
| TOTAL CARSPACE REQUIRED : | 7 each |
| TOTAL CARSPACE PROVIDED: | 7 each |

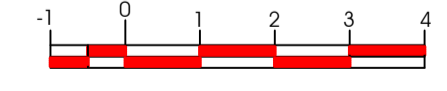


- ### Town Planning Legend
- Location of proposed rubbish bins
 - Location of area allocated for proposed landscaping. Note refer to landscape design for further details
 - Denotes location of existing trees
 - Denotes location of existing tree to be removed from site
 - Denotes location of LED energy 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 bollard car park bollard lighting to local authority requirements
 - Dotted line denotes outline of translucent roof sheeting above to achieve min. 10% natural light and in accordance with Part 3.3 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
 EX RL - Existing Reduced Level
 A.H.D. - Australian Height Datum



Site Development Plan

Scale: 1:100



NOTE: Ensure adequate maintenance of proprietary systems, and water efficient landscaping

NOTE: At least 80% of all construction and demolition waste to be recycled

STORM WATER INITIATIVES

Rainwater Tank
 (4,000L Smart Rainwater tank)
 The roof catchment of each warehouse will be diverted to smart rainwater tank(s)
 with a minimum total effective capacity of 4,000L.
 4,000L of the rainwater collected will be used for toilet flushing throughout the development.

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 (6.0-7.5U/min)

SITE DELINEATION

Site area of 1,254m².
 The roof area runoff of each warehouse which will be diverted into rainwater tank(s).
 All car park pavement to be directed to 9.5m² rain garden.
 Refer to future landscape plan for details on species, to be native / drought tolerant where possible.

Energy Efficiency

Commitment to 10% reduction in the overall NCC section J energy efficiency requirement
 Commitment to 20% reduction in the NCC lighting density requirements
 2kW Solar PV system on the roof of each warehouse
 Lighting sensors for external lighting (motion detectors, timers etc.)
 Light roofing material must have a minimum initial solar reflective index of 82. (Colourbond 'Surfmist' colour or similar.)



JDZ Building Design Pty Ltd
 1/19 Radnor Drive,
 Deer Park Victoria 3023
 (03) 9465 7047
 admin@jdzbuildingdesign.com.au
 www.jdzbuildingdesign.com.au

| Rev. | Date: | Amendments: | Rev. | Date: | Amendments: |
|------|----------|--|------|-------|-------------|
| A | 18.11.21 | TOWN PLANNING APPLICATION ISSUE | | | |
| B | 19.01.22 | AMENDED AS PER WSUD ASSESSMENT | | | |
| C | 23.02.22 | AMENDED AS PER COUNCIL / WSUD ASSESSMENT | | | |

Project:
PROPOSED WAREHOUSE & OFFICE DEVELOPMENT

Client:
AAA ABOVE PLUMBING PTY LTD

Drawing Name:
SITE DEVELOPMENT PLAN

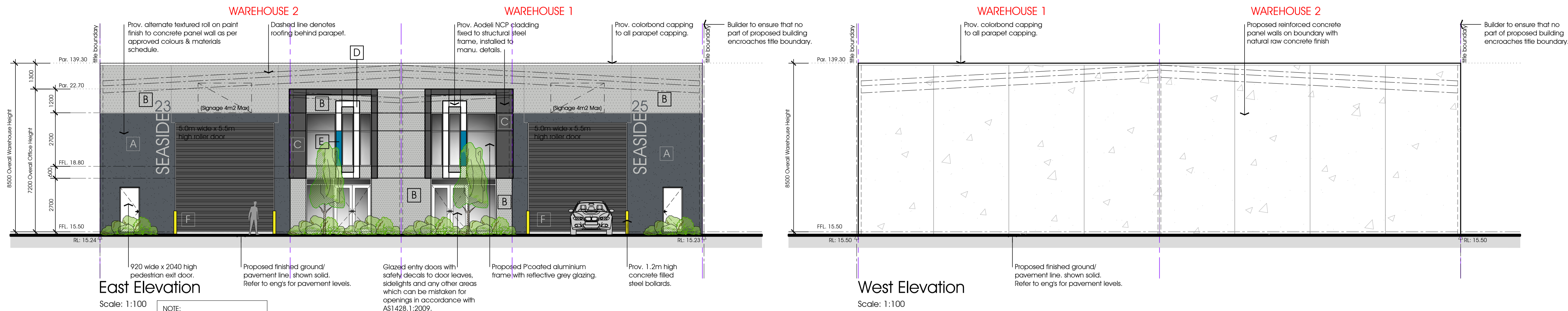
At:
23-25 SEASIDE PARADE, NORTH SHORE

Job No: 210406
 Date: 18.11.2021
 Scale: 1:100 @ A1
 Drawn: J.D.Z.
 Checked: J.D.Z.



Drawing No:
TP01

TOWN PLANNING
 ISSUED FOR COUNCIL SUBMISSION 18.11.2021



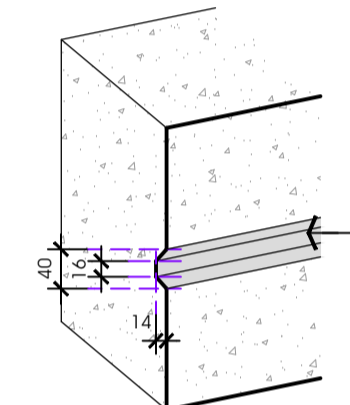
East Elevation
Scale: 1:100

West Elevation
Scale: 1:100

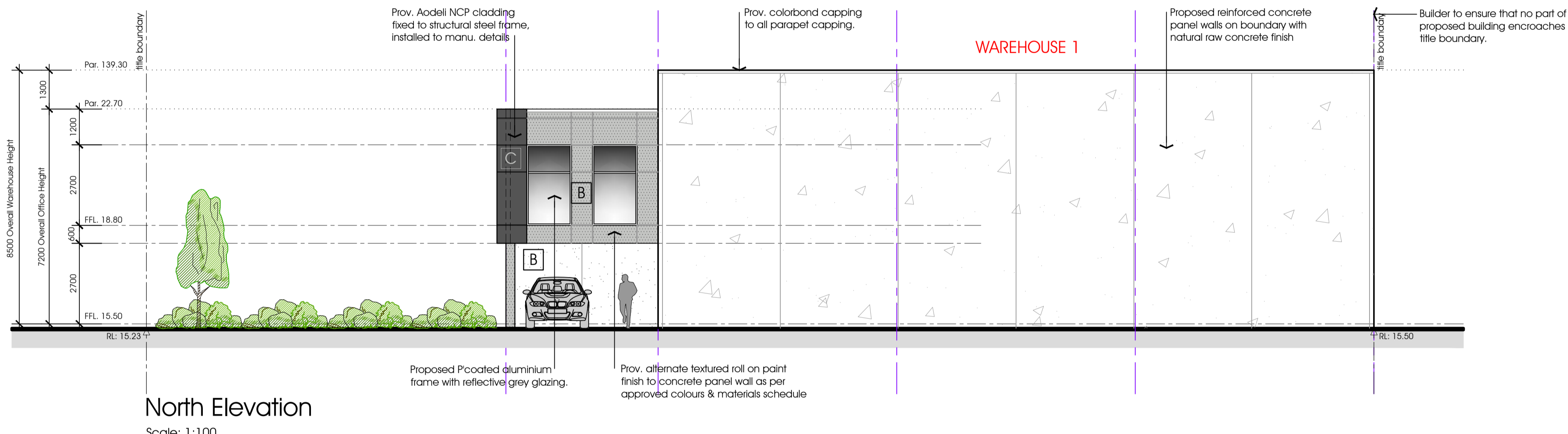
NOTE:
MAXIMUM REFLECTIVITY OF ANY
GLAZING WILL NOT EXCEED 20%

Colour & Finishes Sched.

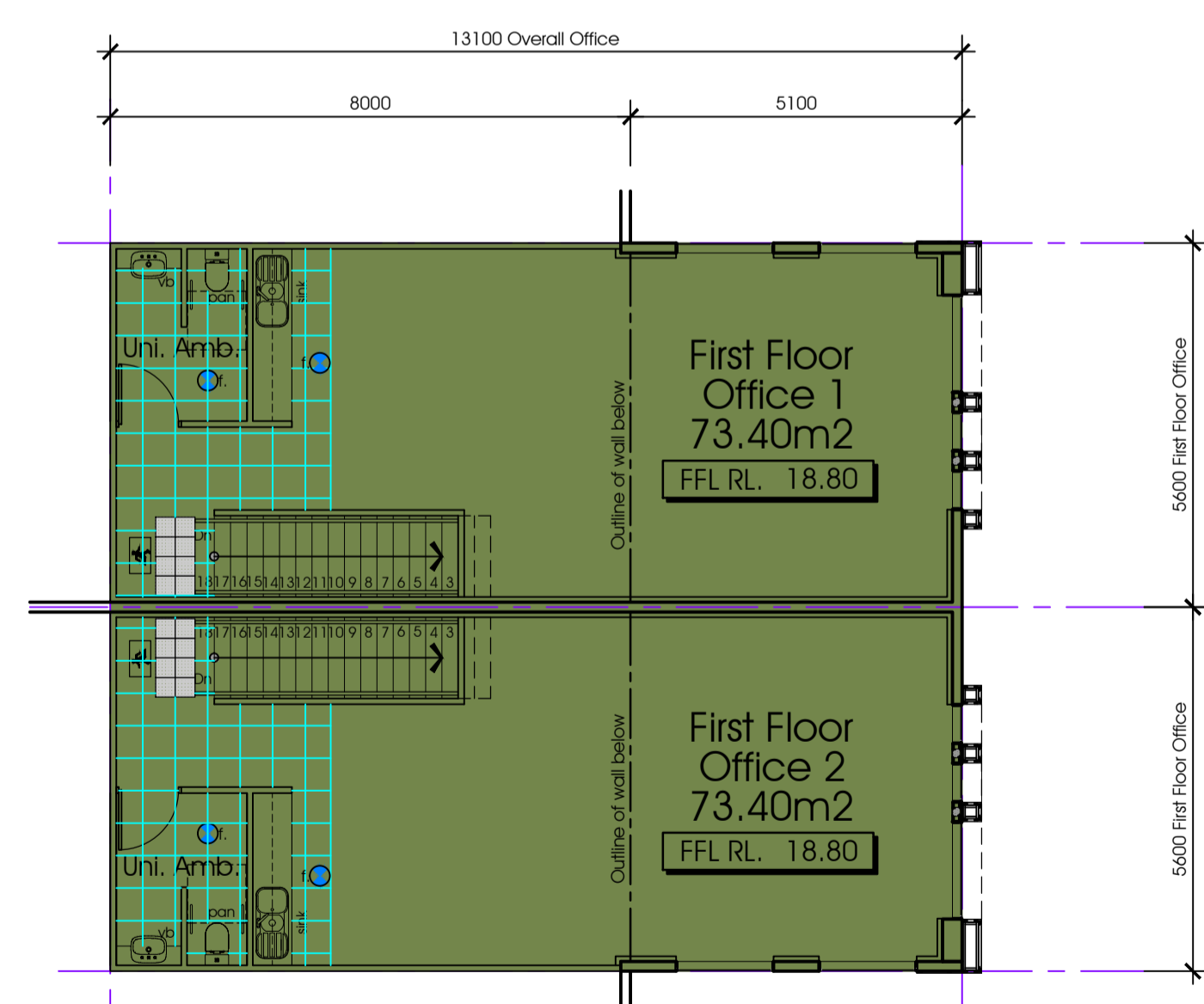
- A** Rolled on textured finish- 'DULUX GREY SOOT' (R: 85, G: 91, B: 97, LRV: 14)
- B** Rolled on textured finish- 'DULUX SILVER PONY' (R: 183, G: 190, B: 194, LRV: 55)
- C** Aodeli NCP- 'TANK GREY'
- D** Aodeli NCP- 'PEARL WHITE'
- E** Aodeli NCP- 'PROCESS BLUE'
- F** Colorbond Powdercoate Window frames & Roller Door 'Monument'



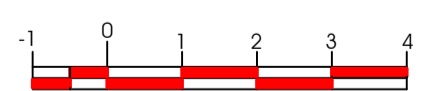
Dummy / False Joint Detail
Scale: 1:10



North Elevation
Scale: 1:100



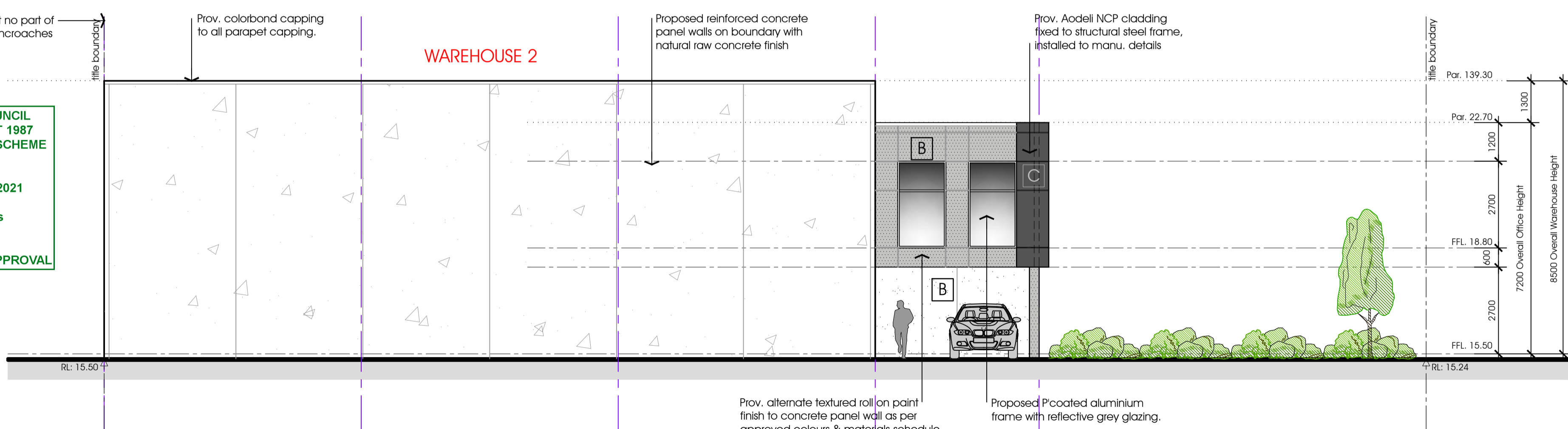
First Floor Office Plan
Scale: 1:100



**GREATER GEELONG CITY COUNCIL
PLANNING ENVIRONMENT ACT 1987
GREATER GEELONG PLANNING SCHEME**

Endorsed Plan
Planning Permit No: PP-1409-2021
Sheet 2 of 2
Approved By Peter Watkins
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South Elevation
Scale: 1:100



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| | | |
| | | |

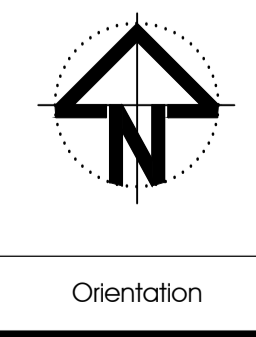
Project:
PROPOSED WAREHOUSE & OFFICE DEVELOPMENT

At:
23-25 SEASIDE PARADE, NORTH SHORE

Client:
AAA ABOVE PLUMBING PTY LTD

Drawing Name:
FIRST FL. PLANS & ELEVATIONS

| | |
|----------|------------|
| Job No: | 210406 |
| Date: | 18.11.2021 |
| Scale: | 1:100 @ A1 |
| Drawn: | J.D.Z. |
| Checked: | J.D.Z. |



Drawing No:
TP02

TOWN PLANNING
ISSUED FOR COUNCIL SUBMISSION 18.11.2021