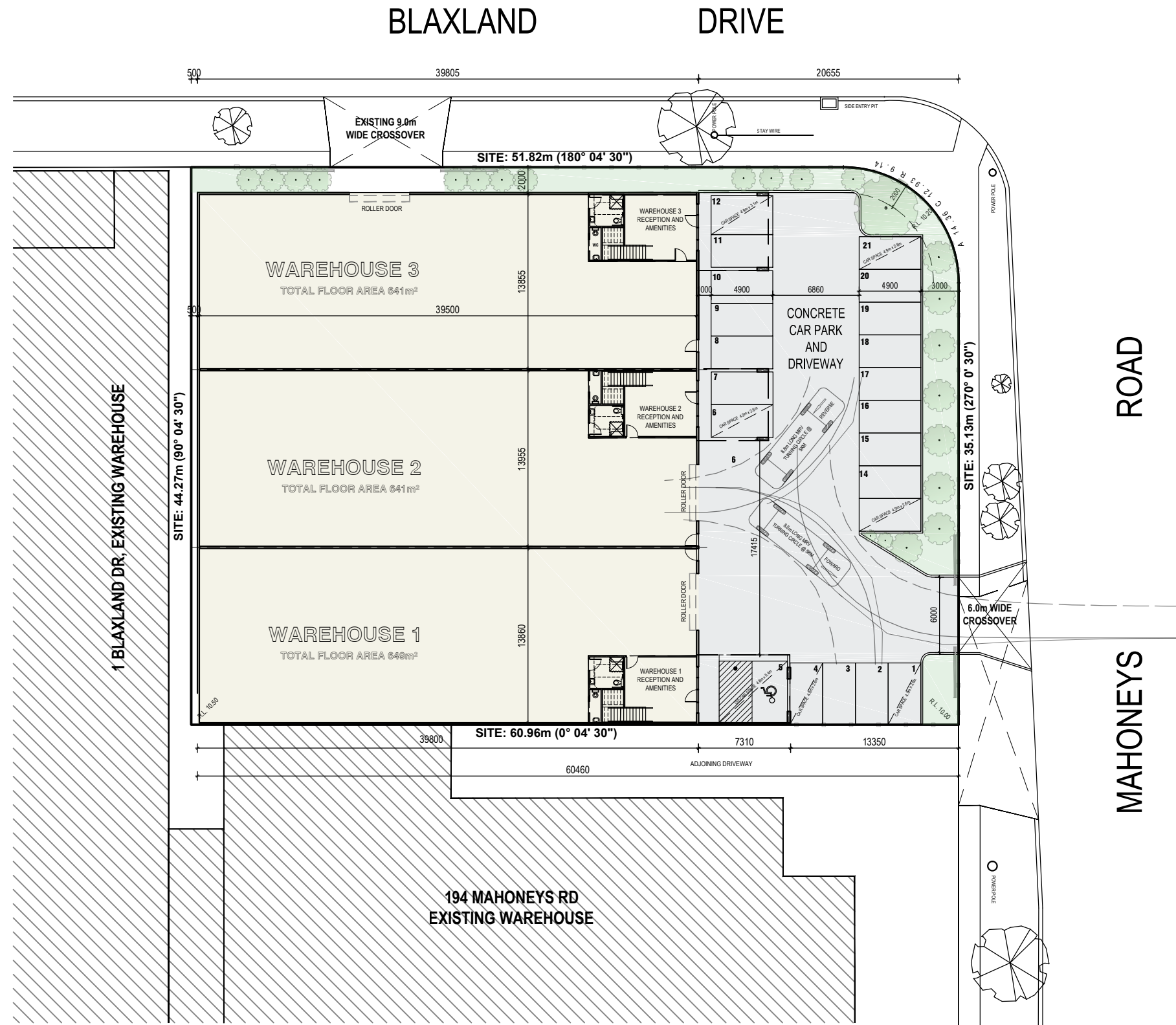


196 MAHONEYS RD, THOMASTOWN	
SITE AREA ANALYSIS	
TOTAL SITE AREA	2681.0 m ²
TOTAL SITE COVERAGE AREA	1694.0 m ²
SITE COVERAGE	63 %
BUILDING AREA	
<u>WAREHOUSE 1</u>	
GROUND FLOOR RECEPTION AND WAREHOUSE AREA	561.0 m ²
FIRST FLOOR OFFICE / SHOWROOM	88.0 m ²
TOTAL AREA	649 m ²
TOTAL AREA LESS LOADING AND STAIR (50M ²)	599 m ²
AT 1 CAR PER 100M ² + 2	7 CAR SPACES
<u>WAREHOUSE 2</u>	
GROUND FLOOR RECEPTION AND WAREHOUSE AREA	561.0 m ²
FIRST FLOOR OFFICE / SHOWROOM	80.0 m ²
TOTAL AREA	641m ²
TOTAL AREA LESS LOADING AND STAIR (50M ²)	591 m ²
AT 1 CAR PER 100M ² + 2	7 CAR SPACES
<u>WAREHOUSE 3</u>	
GROUND FLOOR RECEPTION AND WAREHOUSE AREA	561.0 m ²
FIRST FLOOR OFFICE / SHOWROOM	80.0 m ²
TOTAL AREA	641 m ²
TOTAL AREA LESS LOADING AND STAIR (50M ²)	591 m ²
AT 1 CAR PER 100M ² + 2	7 CAR SPACES
TOTAL CAR SPACES REQUIRED	21 CAR SPACES
TOTAL CAR SPACES PROVIDED	21 CAR SPACES



BLAXLAND DRIVE

SIDE ENTRY PIT

EXISTING 9M WIDE CROSSOVER

SITE: 51.82m (180° 04' 30")

2.0m HIGH SECURITY FENCE

2.0m HIGH SECURITY FENCE AND GATE

2.0m WIDE LANDSCAPE BUFFER - REFER SHEET 6 - LANDSCAPE PLAN

14.36 C 12.93 R 9.14

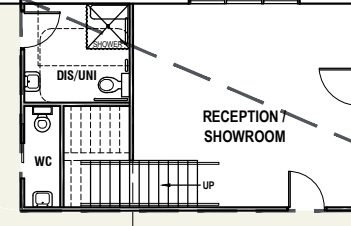
POWER POLE

STAY WIRE

ADJOINING WAREHOUSE

ROLLER DOOR 4.8m H x 4.5m W

LOADING BAY 7.80 x 4.0



12 CAR SPACE 4.9m x 3.1m

11 OFFICE OVER

21 CAR SPACE 4.9m x 2.5m

WAREHOUSE 3

6860 AISLE WIDTH

CONCRETE CAR PARK AND DRIVEWAY

STORMWATER PIPE - LOCATION TO BE DETERMINED
SITE: 44.27m (90° 04' 30")

13855

30910

2545

2600

2700

5715

1m WIDE PEDESTRIAN WALKWAY

10

9

8

7

6 OFFICE OVER

2545

2600

2700

5715



LOADING BAY 8.0 x 4.0

ROLLER DOOR 4.8m H x 4.5m W



8.8m LONG MRV TURNING CIRCLE @ 90M



8.8m LONG MRV TURNING CIRCLE @ 50M

17 CAR SPACE 4.9m x 2.5m

WAREHOUSE 2

13855

30910

2545

2600

2700

5715

SITE: 35.13m (270° 0' 30")

2.0m HIGH SECURITY FENCE

3.0m WIDE LANDSCAPE BUFFER - REFER SHEET 6 - LANDSCAPE PLAN

6.0m WIDE CROSSOVER

EXISTING CROSSOVER TO BE EXTENDED 1500mm TO EAST TO ALLOW 6m WIDE CROSSOVER

BEAM OVER

BEAM OVER

BEAM OVER

BEAM OVER

BEAM OVER

BEAM OVER

BEAM OVER

13860

30910

2545

2600

2700

5715

LOADING BAY 8.0 x 4.0

ROLLER DOOR 4.8m H x 4.5m W

5 SHARED AREA

4 CAR SPACE 4.9m x 2.5m

3

2

1

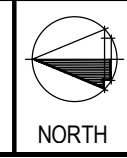
CAR SPACE 4.9m x 2.5m

ADJOINING WAREHOUSE

SITE: 60.96m (0° 04' 30")

EXISTING CYCLONE WIRE FENCE
AMENDMENT A - MINOR CHANGES TO DRAWINGS AS PER CONDITIONS ON ENFORCED TOWN PLANNING PERMIT 22.03.2019

PROJECT:
3 PROPOSED WAREHOUSES
ADDRESS:
196 MANHONEYS RD, THOMASTOWN



C.C.D. DRAFTING PTY. LTD.
Shop 4/39 DINAH PDE, EAST KEILOR 3033
D.P.A.D. 2323
PH. 9331 4280 BUS. EMAIL. ccdraft@bigpond.com
DRAWN: M.R. SCALE: 1:100 @ A1
SH. NO: 2 of 6 DATE: MAY 18 JOB No. 18-025A

GROUND FLOOR PLAN | SCALE 1:100

BLAXLAND DRIVE

SITE: 51.82m (180° 04' 30")

SIDE ENTRY PIT

POWER POLE

STAY WIRE

EXISTING 9M WIDE CROSSOVER

2.0m WIDE LANDSCAPE BUFFER - REFER SHEET 6 - LANDSCAPE PLAN

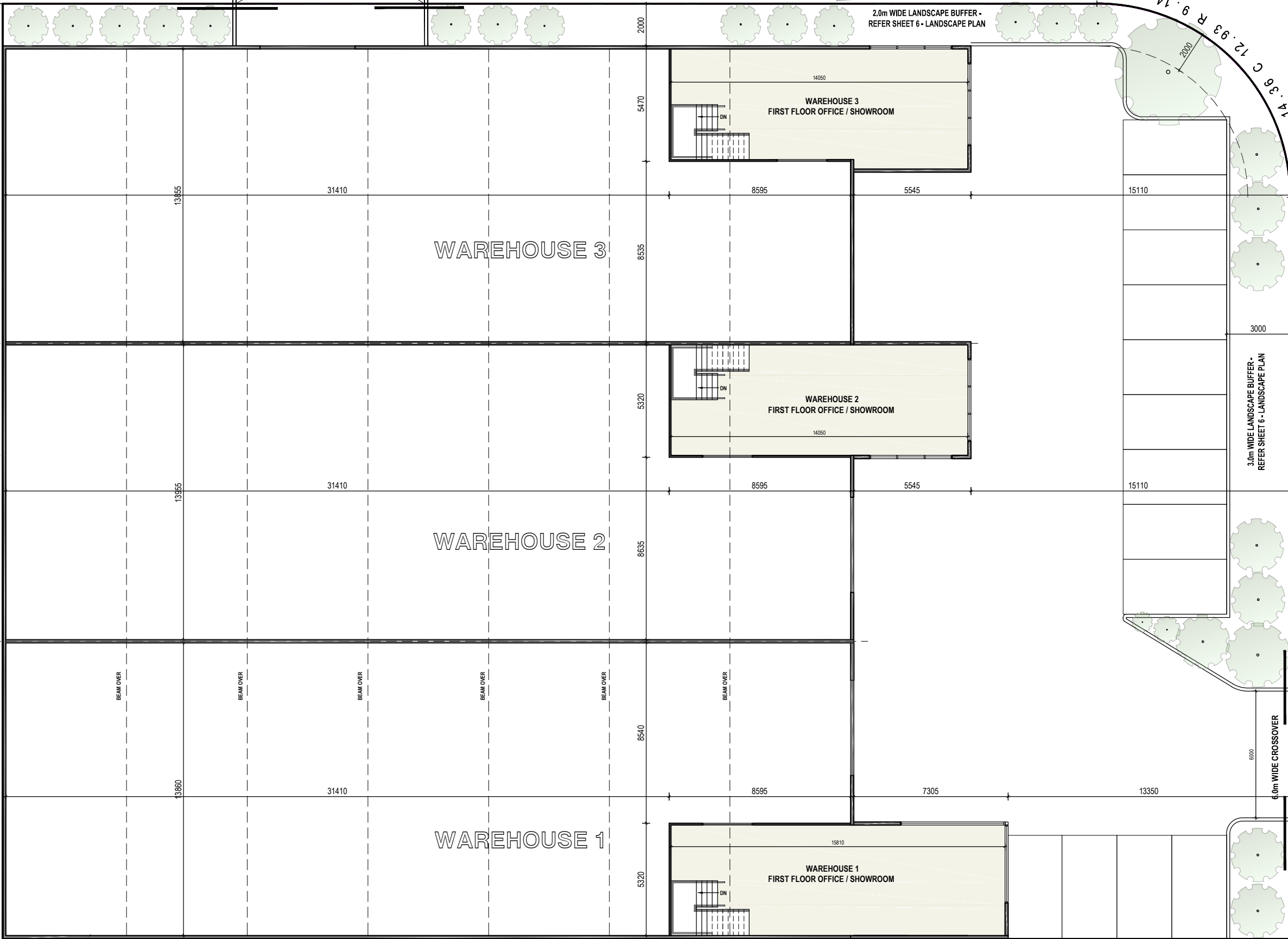
3.0m WIDE LANDSCAPE BUFFER - REFER SHEET 6 - LANDSCAPE PLAN

SITE: 35.13m (270° 0' 30")

6.0m WIDE CROSSOVER

SITE: 60.96m (0° 04' 30")

AMENDMENT A - MINOR CHANGES TO DRAWINGS AS PER CONDITIONS ON ENFORCED TOWN PLANNING PERMIT 22.03.2019



WAREHOUSE 3

WAREHOUSE 3
FIRST FLOOR OFFICE / SHOWROOM

WAREHOUSE 2

WAREHOUSE 2
FIRST FLOOR OFFICE / SHOWROOM

WAREHOUSE 1

WAREHOUSE 1
FIRST FLOOR OFFICE / SHOWROOM

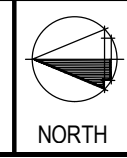
MAHONEYS ROAD

STORMWATER PIPE - LOCATION TO BE DETERMINED
SITE: 44.27m (90° 04' 30")

FIRST FLOOR PLAN | SCALE 1:100

PROJECT:
3 PROPOSED WAREHOUSES

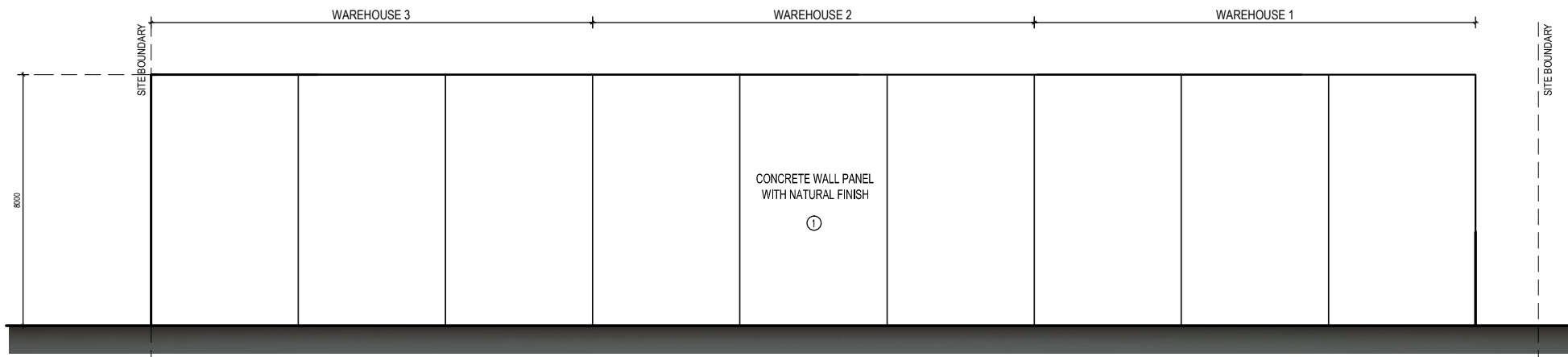
ADDRESS:
196 MANHONEYS RD, THOMASTOWN



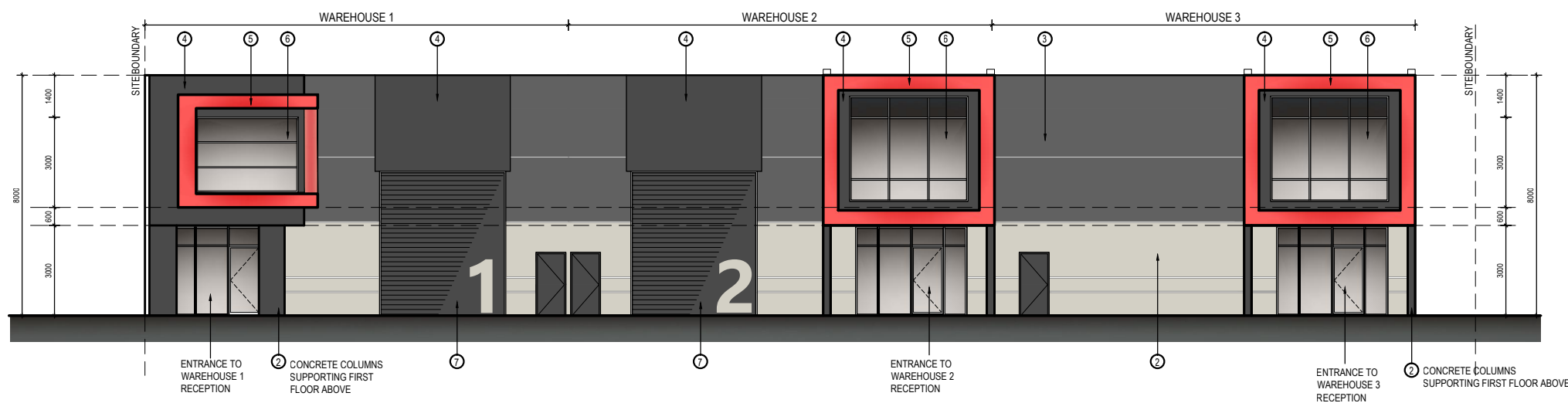
C.C.D. DRAFTING PTY. LTD.
Shop 4/39 DINAH PDE. EAST KEILOR 3033

PH. 9331 4280 BUS. D.P.A.D. 2323
EMAIL. ccddraft@bigpond.com

DRAWN: M.R. SCALE: 1:100 @ A1
SH. NO. 3 of 6 DATE: MAY 18 JOB No. 18-025A



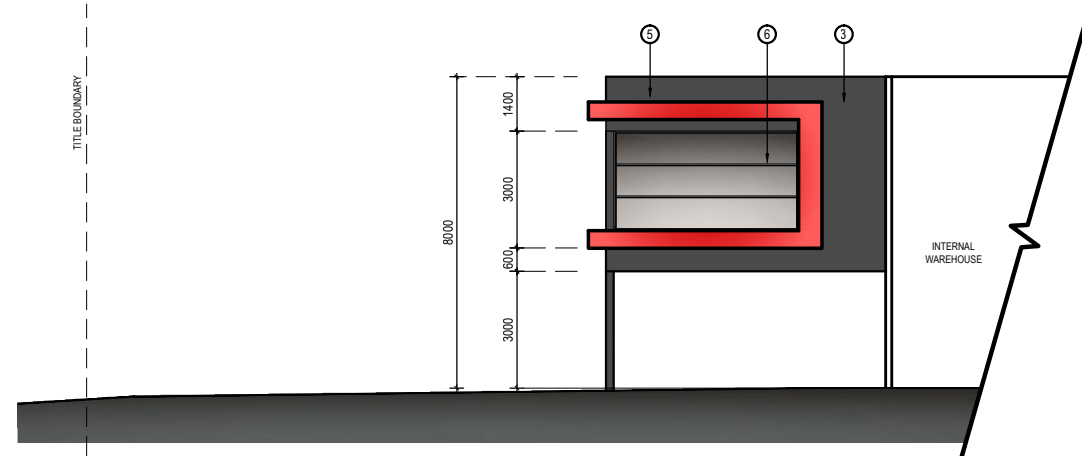
NORTH ELEVATION | SCALE 1:100



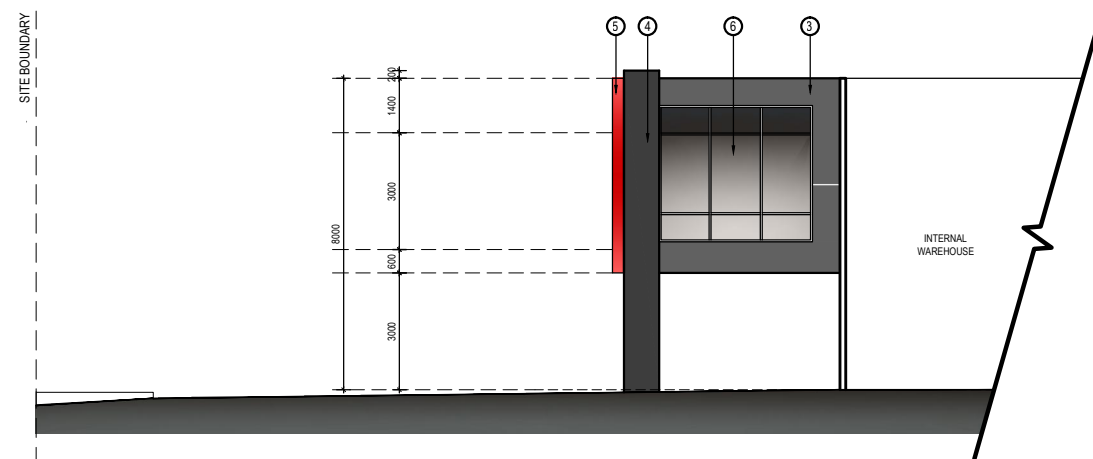
SOUTH ELEVATION | SCALE 1:100

COLOURS & MATERIALS			
NO	ITEM	MATERIAL	COLOUR
1	MAIN / BOUNDARY WALL	CONCRETE PANEL	NATURAL CONCRETE COLOUR
2	MAIN WALL	PAINTED CONCRETE PANEL	NATURAL WHITE
3	MAIN WALL	PAINTED CONCRETE PANEL	WESTERN MYALL
4	MAIN WALL	PAINTED CONCRETE PANEL	DOMINO
5	SURROUNDS	METAL CLADDING	RED
6	ROLLER DOOR	COLORBOND	WOODLAND GREY
7	WINDOWS	ALUMINIM / GLASS	NATURAL ALUMINIMUM FRAME / GREY TINT GLAZING
7	MAIN WALL	PAINTED CONCRETE PANEL	RED
	ROOF (NOT VISIBLE)	SHEETMETAL	ZINCALUME

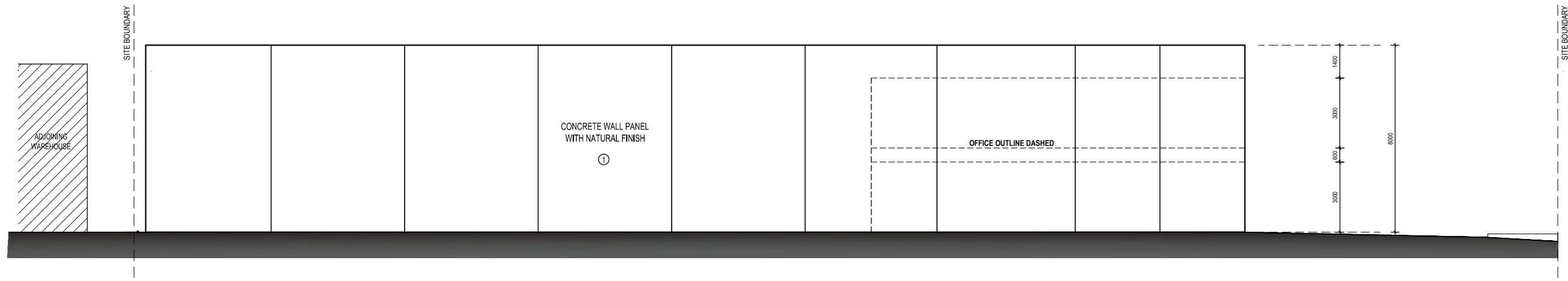
NOTE:
 ALL VISABLE PARTS OF THE BUILDING TO BE CONSTRUCTED OF CONCRETE, GLASS & OTHER HIGH GRADE CONSTRUCTION MATERIALS & TO BE PAINTED OR FINISHED WITH A HIGH QUALITY TEXTURED COATING
 ALL COLOURS TAKEN FROM DULUX COLOUR CHARTS



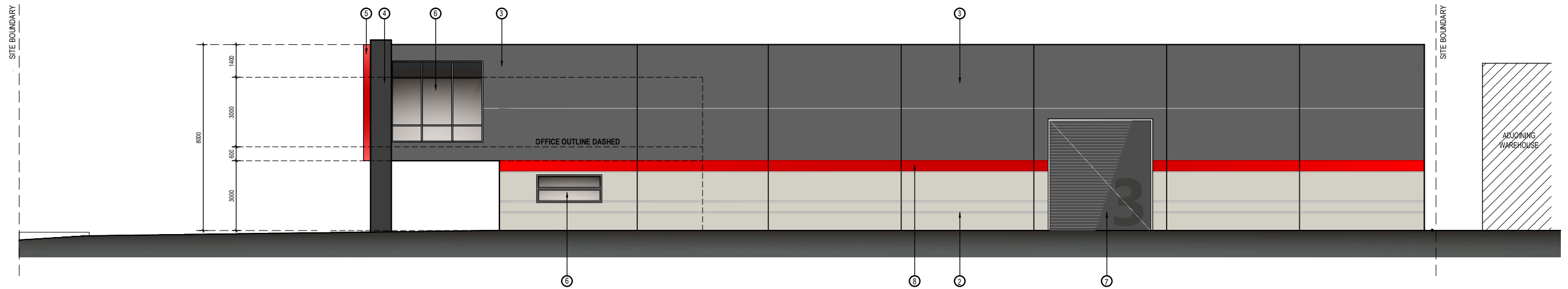
WAREHOUSE 1 - WEST ELEVATION | SCALE 1:100



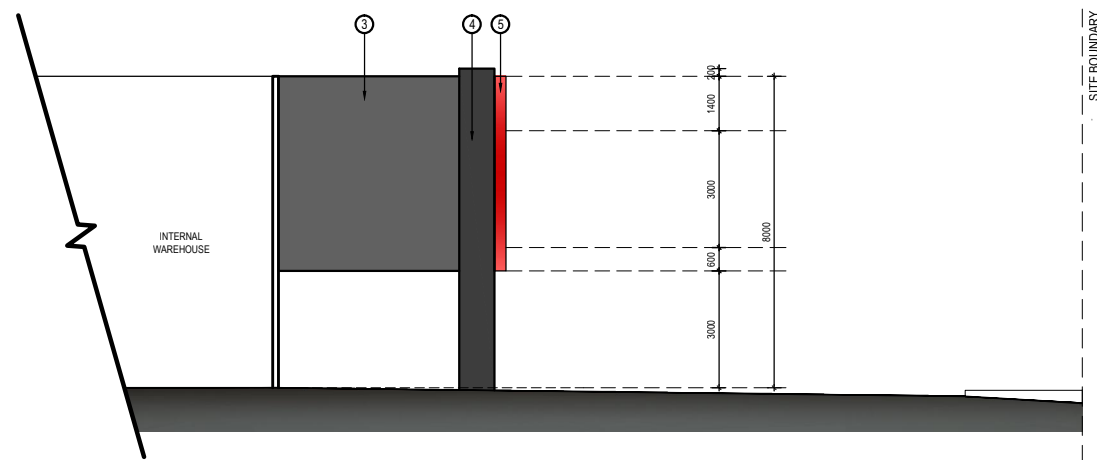
WAREHOUSE 2 - WEST ELEVATION | SCALE 1:100



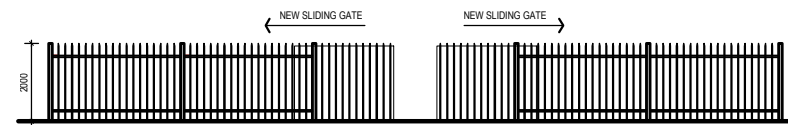
EAST ELEVATION | SCALE 1:100



WEST ELEVATION | SCALE 1:100



WAREHOUSE 2 & 3 - EAST ELEVATION | SCALE 1:100



TYPICAL FENCE ELEVATION SCALE 1:100

NEW 2.0m HIGH SECURITY TRANSPARENT BLACK TUBULAR FENCE WITH MATCHING SLIDING GATES

AMENDMENT A - MINOR CHANGES TO DRAWINGS AS PER CONDITIONS ON ENFORCED TOWN PLANNING PERMIT 22.03.2019

PROJECT:
3 PROPOSED WAREHOUSES
ADDRESS:
196 MANHONEY'S RD, THOMASTOWN

C.C.D. DRAFTING PTY. LTD.
Shop 4/39 DINAH PDE, EAST KEILOR 3033
D.P.A.D. 2323
PH. 9331 4280 BUS. EMAIL. ccddraft@bigpond.com
DRAWN: M.R. SCALE: 1:100 @ A1
SH. NO: 5 of 6 DATE: MAY 18 JOB No. 18-025A