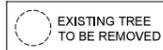




NOTE: ALL ACCESSIBLE (DISABLED) CAR SPACES TO BE PROVIDED IN ACCORDANCE WITH AS/NZ 2890.6:2009 (PARKING FACILITIES - OFF-STREET PARKING FOR PEOPLE WITH DISABILITIES).

ALL PEDESTRIAN ACCESS TO THE BUILDING AND THROUGHOUT THE DEVELOPMENT TO BE DDA COMPLIANT.



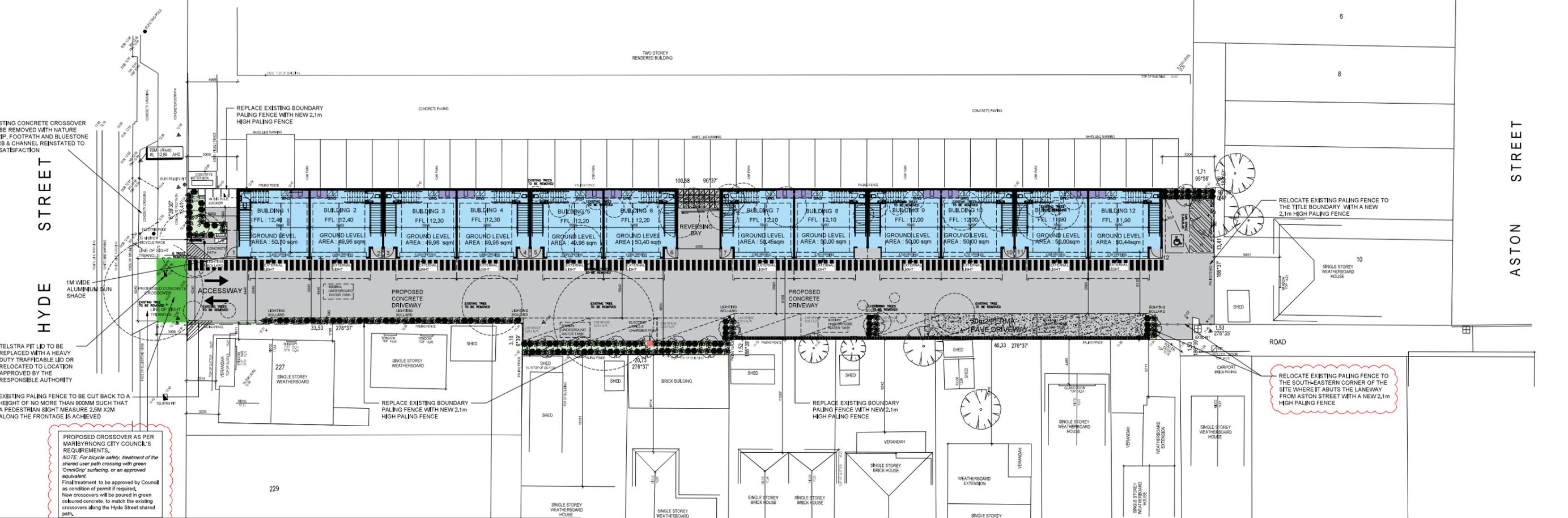
OFFICE BUILDING 1	OFFICE BUILDING 2	OFFICE BUILDING 3	OFFICE BUILDING 4	OFFICE BUILDING 5	OFFICE BUILDING 6	OFFICE BUILDING 7	OFFICE BUILDING 8	OFFICE BUILDING 9	OFFICE BUILDING 10	OFFICE BUILDING 11	OFFICE BUILDING 12
GROUND FLOOR: 48.61sqm FIRST FLOOR: 62.86sqm	GROUND FLOOR: 48.96sqm FIRST FLOOR: 64.43sqm SECOND FLOOR: 51.22sqm BALCONY: 12.20sqm	GROUND FLOOR: 48.96sqm FIRST FLOOR: 64.43sqm SECOND FLOOR: 51.22sqm BALCONY: 12.20sqm	GROUND FLOOR: 48.96sqm FIRST FLOOR: 64.43sqm SECOND FLOOR: 51.22sqm BALCONY: 12.20sqm	GROUND FLOOR: 48.96sqm FIRST FLOOR: 64.43sqm SECOND FLOOR: 51.22sqm BALCONY: 12.20sqm	GROUND FLOOR: 48.96sqm FIRST FLOOR: 64.43sqm SECOND FLOOR: 51.22sqm BALCONY: 12.20sqm	GROUND FLOOR: 42.83sqm FIRST FLOOR: 52.83sqm SECOND FLOOR: 41.68sqm BALCONY: 10.84sqm	GROUND FLOOR: 42.83sqm FIRST FLOOR: 52.83sqm SECOND FLOOR: 41.68sqm BALCONY: 10.84sqm	GROUND FLOOR: 42.83sqm FIRST FLOOR: 52.83sqm SECOND FLOOR: 41.68sqm BALCONY: 10.84sqm	GROUND FLOOR: 42.83sqm FIRST FLOOR: 52.83sqm SECOND FLOOR: 41.68sqm BALCONY: 10.84sqm	GROUND FLOOR: 42.83sqm FIRST FLOOR: 52.83sqm SECOND FLOOR: 41.68sqm BALCONY: 10.84sqm	GROUND FLOOR: 42.83sqm FIRST FLOOR: 52.83sqm SECOND FLOOR: 41.68sqm BALCONY: 10.84sqm

OFFICE BUILDING 1	OFFICE BUILDING 2	OFFICE BUILDING 3	OFFICE BUILDING 4	OFFICE BUILDING 5	OFFICE BUILDING 6
GROUND FLOOR: 44.88sqm FIRST FLOOR: 51.53sqm	GROUND FLOOR: 42.83sqm FIRST FLOOR: 52.83sqm SECOND FLOOR: 41.68sqm BALCONY: 10.84sqm	GROUND FLOOR: 42.83sqm FIRST FLOOR: 52.83sqm SECOND FLOOR: 41.68sqm BALCONY: 10.84sqm	GROUND FLOOR: 42.83sqm FIRST FLOOR: 52.83sqm SECOND FLOOR: 41.68sqm BALCONY: 10.84sqm	GROUND FLOOR: 42.83sqm FIRST FLOOR: 52.83sqm SECOND FLOOR: 41.68sqm BALCONY: 10.84sqm	GROUND FLOOR: 42.83sqm FIRST FLOOR: 52.83sqm SECOND FLOOR: 41.68sqm BALCONY: 10.84sqm

TOTAL GROSS GROUND FLOOR AREAS	601.39sqm
TOTAL GROSS FIRST FLOOR AREAS	762.06sqm
TOTAL GROSS SECOND FLOOR AREAS	513.79sqm
TOTAL GROSS SECOND FLOOR BALCONY AREAS	122.56sqm
TOTAL GROSS FLOOR AREAS	2,003.31sqm
LESS WALLS/STAIRCASES	328.80sqm
TOTAL NET FLOOR AREAS	1,674.51sqm
SITE COVERAGE (BASED ON FIRST FLOOR AREA)	762.80sqm (51.07%)

TOTAL NET GROUND FLOOR AREAS	517.45sqm
TOTAL NET FIRST FLOOR AREAS	630.05sqm
TOTAL NET SECOND FLOOR AREAS	415.25sqm
TOTAL NET SECOND FLOOR BALCONY AREAS	108.75sqm
TOTAL NET FLOOR AREAS	1,671.51sqm

AREA	1,493.05sqm
LANDSCAPED AREA	80.70sqm
CARS	54 CAR SPACES



SMP REQUIREMENTS

- Water & Stormwater Management**
 - The entire roof to be diverted to be diverted to the rainwater tank for each unit (4 x 6000 litre under ground tank totaling 24000litre)
 - Water tanks to be connected to all toilets
 - The use of native or drought tolerant species for landscaped area. Watering will not be required after an initial period when plants are getting established. Irrigation if required to be connected to the water tanks.
- Water Fixtures:**
 - Shower heads: 4 Star WELS (>=6.0 but <= 7.5)
 - Kitchen Taps: >= 5 Star WELS
 - Dishwashers: >= 5 Star WELS
 - Bathroom Taps: >= 5 Star WELS
 - WC: >= 4 Star WVELSells
- Energy Efficiency**
 - During the building construction stage of the project, energy modelling will occur with the aim of exceeding requirement of NCC 2019, using a NCC JV3 modelling process. This will be achieved through the use of high performance building fabric and glazing, low energy lighting and building services.
 - The maximum illumination power density (W/m2) of the development will meet NCC 2019 requirements in by the use of LED throughout the development, Lighting levels will not exceed 4.5 W/m2 for all office space and 4 W/m2 for warehouse.
 - Lighting sensors for external lighting (motion detectors, timers etc.)
 - Light Roofing material and light-coloured driveway
 - 2kW Solar PV system on the roofs of each unit
- Indoor Environment Quality**
 - External Adjustable shading for unit 1 second floor west window.
 - Note showing commitment to Outside Air Fan in office providing O/A rates 50% above minimum from AS1668 or O/A provision to ensure CO2 concentration remains below 800ppm
- Transport**
 - Bike space location for employees & two lockers minimum per unit (2 per unit)
 - Bike space location for visitor (minimum 4 in front of café)
 - 1 shower in each unit
 - Electric vehicle charging infrastructure (1 minimum for development)
- Urban Ecology**
 - Show extent of vegetated areas around the site (includes lawn)

- ALL EXTERNAL LIGHTING TO BE BAFFLED TO LIMIT LIGHT SPILL BEYOND THE SITE BOUNDARIES
- NOTE: BICYCLE PARKING TO BE SECURELY FIXED TO A WALL OR TO THE FLOOR WITHIN EACH BUILDING.
- NOTE: SHOWER TO BE PROVIDED WITHIN AMENITIES
- NOTE: ALL SIGNAGE TO BE IN ACCORDANCE WITH MARIBYRNONG CITY COUNCIL PLANNING SCHEME.
- CORNER SPLAYS AND KERB RADIALS TO THE PROPOSED CROSSOVERS AND AT ALL TRANSITION AREAS OF THE CIRCULATING ROADWAY AS PER MARIBYRNONG CITY COUNCIL'S REQUIREMENTS.
- ANTI-GRAFFITI (PAINT) COATING TO BE APPLIED TO ALL EXTERNAL WALLS AND ROLLER DOORS TO A MINIMUM HEIGHT OF 3 METRES.
- ALL ENTRANCES TO BUILDINGS ARE TO BE PROVIDED WITH A MINIMUM CLEAR DOOR OPENING WIDTH OF 850mm.
- ALL UTILITY METERS ARE TO BE LOCATED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.
- ALL SECURITY LIGHTING WILL BE TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.
- ALL BASIC SERVICES, INCLUDING WATER, ELECTRICITY, GAS, SEWERAGE AND TELEPHONE TO BE INSTALLED UNDERGROUND.
- ALL BUILDING ENTRANCES ARE TO BE IN ACCORDANCE WITH THE AUSTRALIAN STANDARDS 1428-2009 - DESIGN RULE FOR ACCESS BY THE DISABLED.
- LOCATION OF ANY EXTERNAL PLANT WILL BE SCREENED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

ENDORSEMENT
PLANNING AND ENVIRONMENT ACT 1987
MARIBYRNONG PLANNING SCHEME

THIS DOCUMENT IS HEREBY ENDORSED AND FORMS PAGE 1 OF 6 OF THE PLAN REFERRED TO IN PLANNING PERMIT NO: TP 283/2021(1)

SIGNED FOR AND ON BEHALF OF THE RESPONSIBLE AUTHORITY

27/06/2023 DATE

NOTE: FINISHED LEVELS ARE TO AHD

PROPOSED SITE & GROUND FLOOR PLAN

SCALE : 1:200 @ A1

E.J.Grech & Associates Pty Ltd

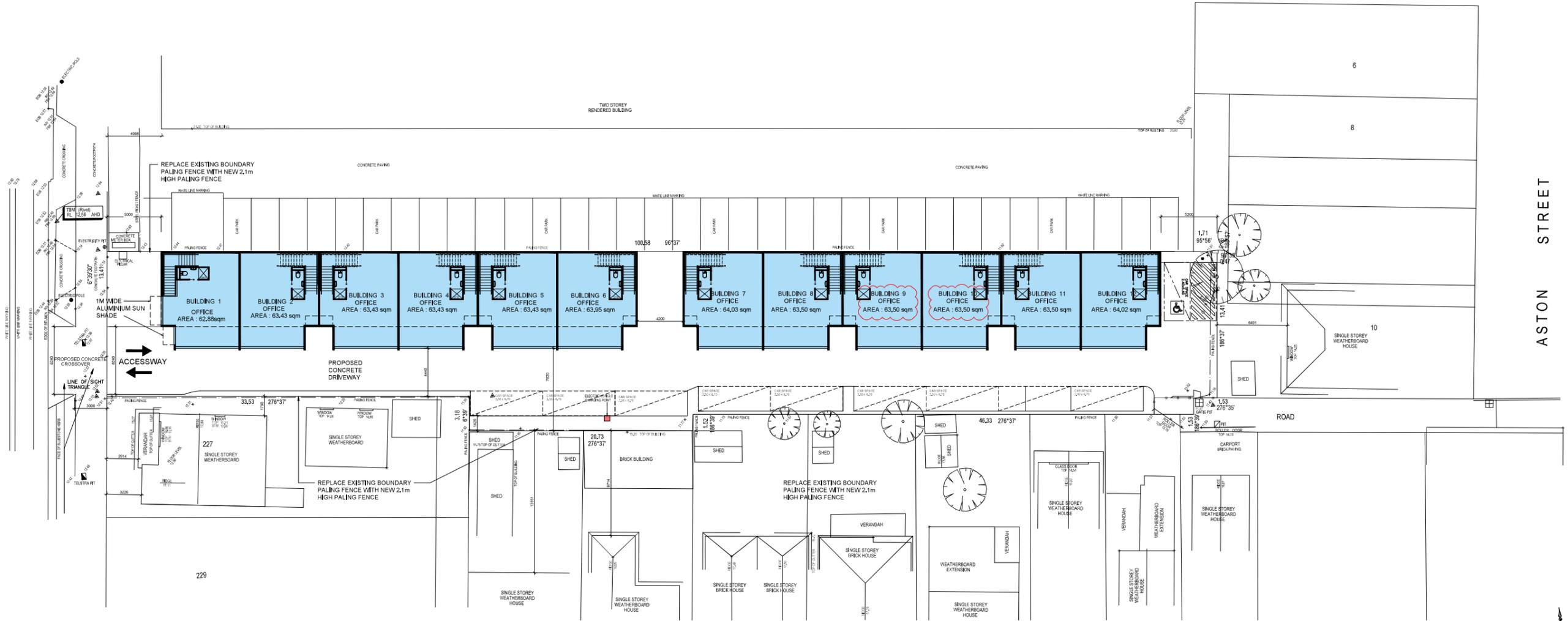
23 Railway Road Blackburn 3130 Ph - 9878 3500 Fax- 9894 4425

DATE	AMENDMENT	ISSUE
19/4/23	PLANNING PERMIT CONDITIONS	E
22/11/22	NEW LAYOUT	D
7/12/21	COUNCIL RFI AMENDMENTS	C
8/10/21	COUNCIL RFI	B
21/8/21	COUNCIL RFI	A

CLIENT :	SECTOR PROPERTY GROUP	DATE :	APRIL 2023
PROJECT :	PROPOSED THREE LEVEL OFFICE SUITE DEVELOPMENT	DRAWN:	MARK FARCHONE
SITE :	No. 213, HYDE STREET, YARRAVILLE	SCALE:	1:200 @ A1
		SHEET	1 OF 5
		JOB No	1691/5

HYDE STREET

ASTON STREET



PROPOSED SITE & FIRST FLOOR PLAN

SCALE : 1:200 @ A1



E.J.Grech & Associates Pty Ltd

23 Railway Road
Blackburn 3130

Ph - 9878 3500
Fax - 9894 4425

DATE	AMENDMENT	ISSUE
19/4/23	PLANNING PERMIT CONDITIONS	E
22/11/22	NEW LAYOUT	D
7/12/21	COUNCIL RFI AMENDMENTS	C
8/10/21	COUNCIL RFI	B
21/8/21	COUNCIL RFI	A

CLIENT :	SECTOR PROPERTY GROUP	DATE : APRIL 2023
PROJECT :	PROPOSED THREE LEVEL OFFICE SUITE DEVELOPMENT	DRAWN: MARK FARPHONE
SITE :	No. 213, HYDE STREET, YARRAVILLE	SCALE: 1:200 @ A1
		SHEET 2 OF 5
		JOB No
		1691/5

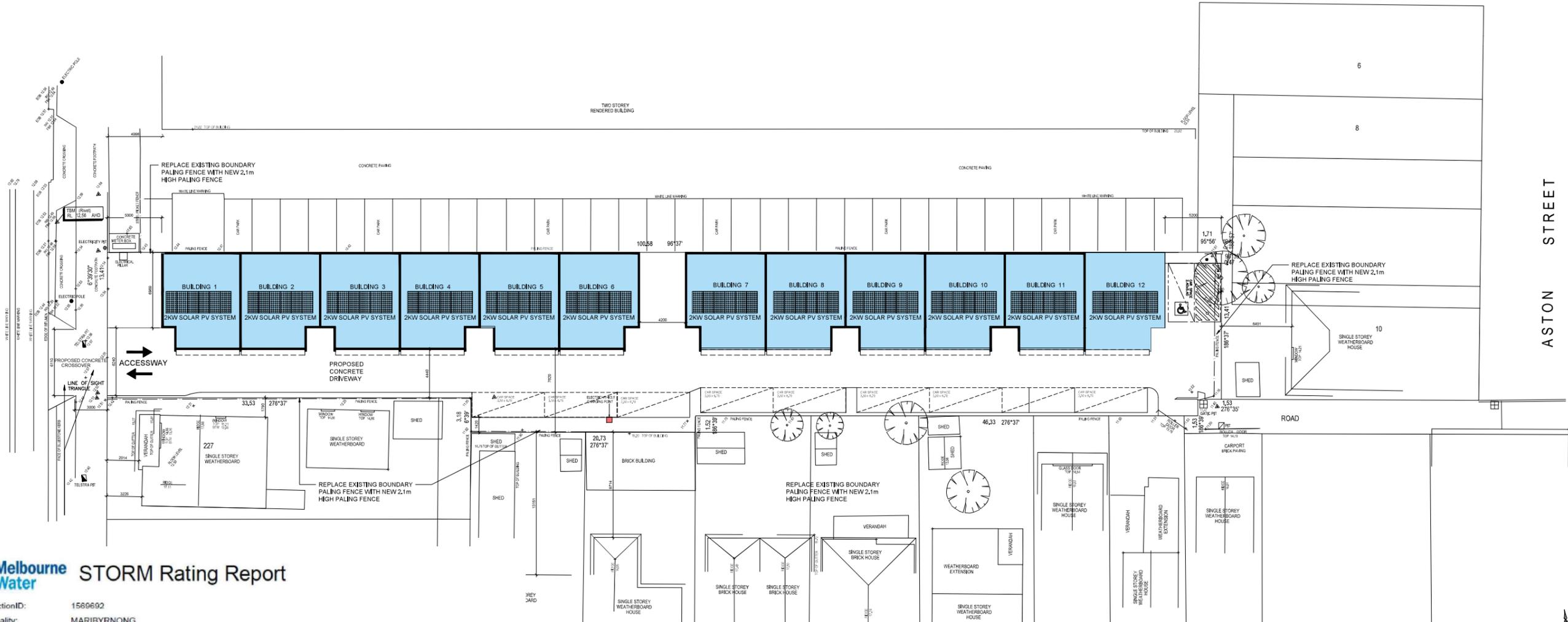
ENDORSEMENT
 PLANNING AND ENVIRONMENT ACT 1987
 MARIBYRNONG PLANNING SCHEME

THIS DOCUMENT IS HEREBY ENDORSED AND FORMS
 PAGE 2 of 6 OF THE PLAN REFERRED TO IN
 PLANNING PERMIT NO: TP 283/2021(1)

[Signature] 27/06/2023
 SIGNED FOR AND ON BEHALF OF THE RESPONSIBLE AUTHORITY

HYDE STREET

ASTON STREET



Melbourne Water STORM Rating Report

TransactionID: 1569692
 Municipality: MARIBYRNONG
 Rainfall Station: MARIBYRNONG
 Address: 213 Hyde Street

Yarraville
 VIC 3013
 Assessor: Frater Consulting Services
 Development Type: Industrial
 Allotment Site (m2): 1,493.00
 STORM Rating %: 100

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Combined roof catchment	800.70	Rainwater Tank	24,000.00	45	170.00	82.00
Remainder of the impervious area	560.60	None	0.00	0	0.00	0.00

LEGEND

 ENTIRE ROOF AREA TO BE DIVERTED TO THE RAINWATER TANK FOR EACH OFFICE

PROPOSED SITE & ROOF PLAN

SCALE : 1:200 @ A1



E.J.Grech & Associates Pty Ltd

23 Railway Road
 Blackburn 3130

Ph - 9878 3500
 Fax - 9894 4425

DATE	AMENDMENT	ISSUE
19/4/23	PLANNING PERMIT CONDITIONS	E
22/11/22	NEW LAYOUT	D
7/12/21	COUNCIL RFI AMENDMENTS	C
8/10/21	COUNCIL RFI	B
21/8/21	COUNCIL RFI	A

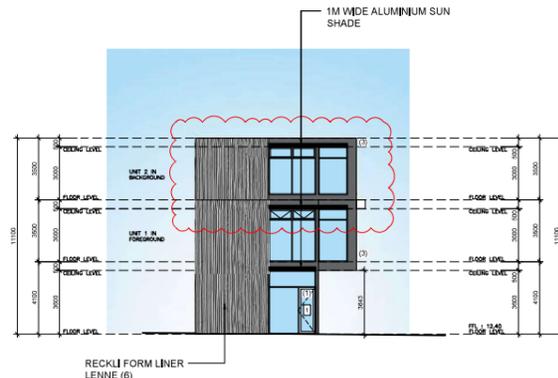
ENDORSEMENT
 PLANNING AND ENVIRONMENT ACT 1987
 MARIBYRNONG PLANNING SCHEME

THIS DOCUMENT IS HEREBY ENDORSED AND FORMS PAGE 4 of 6 OF THE PLAN REFERRED TO IN PLANNING PERMIT NO: TP_283/2021(1)

 27/06/2023
 SIGNED FOR AND ON BEHALF OF THE RESPONSIBLE AUTHORITY DATE

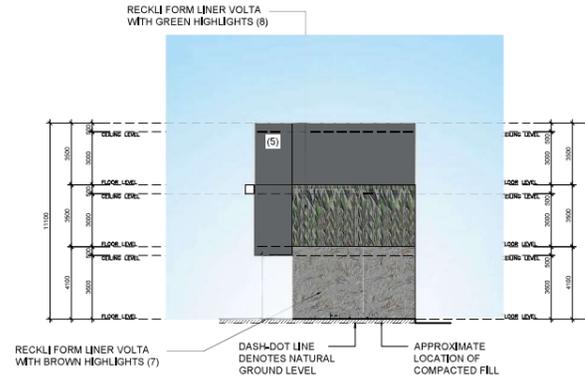
CLIENT : SECTOR PROPERTY GROUP	DATE : APRIL 2023
PROJECT : PROPOSED THREE LEVEL OFFICE SUITE DEVELOPMENT	DRAWN: MARK FARCHONE
SITE : No. 213, HYDE STREET, YARRAVILLE	SCALE: 1:200 @ A1
	SHEET 4 OF 5
	JOB No 1691/5





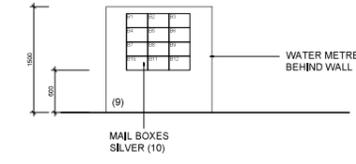
WEST ELEVATION

SCALE : 1:200 @ A1



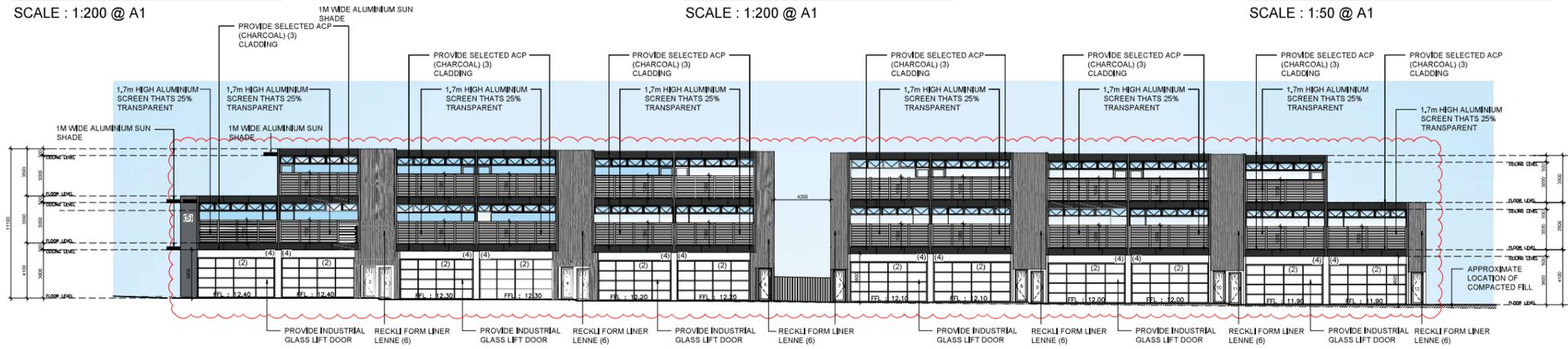
EAST ELEVATION

SCALE : 1:200 @ A1



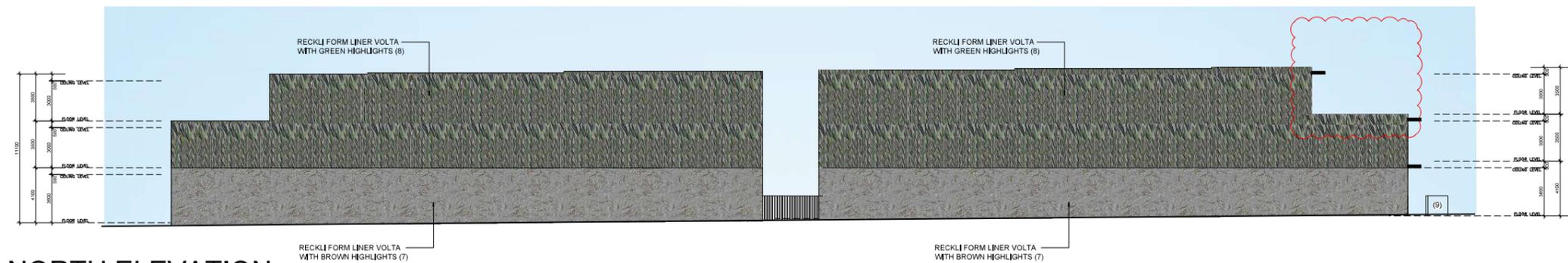
MAIL BOX ELEVATION

SCALE : 1:50 @ A1



SOUTH ELEVATION

SCALE : 1:200 @ A1



NORTH ELEVATION

SCALE : 1:200 @ A1



SECTION A

SCALE : 1:200 @ A1

ENDORSEMENT
 PLANNING AND ENVIRONMENT ACT 1987
 MARIYBYRNONG PLANNING SCHEME

THIS DOCUMENT IS HEREBY ENDORSED AND FORMS
 PAGE 5 of 6 OF THE PLAN REFERRED TO IN
 PLANNING PERMIT NO: TP 289/2021(1)


 SIGNED FOR AND ON BEHALF OF THE RESPONSIBLE AUTHORITY
 27/08/2023
 DATE

PROPOSED COLOUR SCHEDULE

									
(1) DOORS AND WINDOW FRAMES BLACK - (DULUX POWDER COATINGS)	(2) GLASS LIFT DOORS FRAME BLACK	(3) ACP CLADDING CHARCOAL (DULUX)	(4) CONCRETE PANELS WHITE (DULUX)	(5) CONCRETE PANELS WALLABY (DULUX)	(6) RECKLI FORM LINER (LENNE)	(7) RECKLI FORM LINER (VOLTA WITH BROWN HIGHLIGHTS)	(8) RECKLI FORM LINER (VOLTA WITH GREEN HIGHLIGHTS)	(9) WHITE (DULUX)	(10) MAIL BOXES SILVER



E.J.Grech & Associates Pty Ltd

23 Railway Road
Blackburn 3130

Ph - 9878 3500
Fax - 9894 4425

DATE	AMENDMENT	ISSUE
19/4/23	PLANNING PERMIT CONDITIONS	E
22/11/22	NEW LAYOUT	D
7/12/21	COUNCIL RFI AMENDMENTS	C
8/10/21	COUNCIL RFI	B
21/8/21	COUNCIL RFI	A

CLIENT :
 SECTOR PROPERTY GROUP

PROJECT :
 PROPOSED THREE LEVEL OFFICE SUITE
 DEVELOPMENT

SITE :
 No. 213, HYDE STREET,
 YARRAVILLE

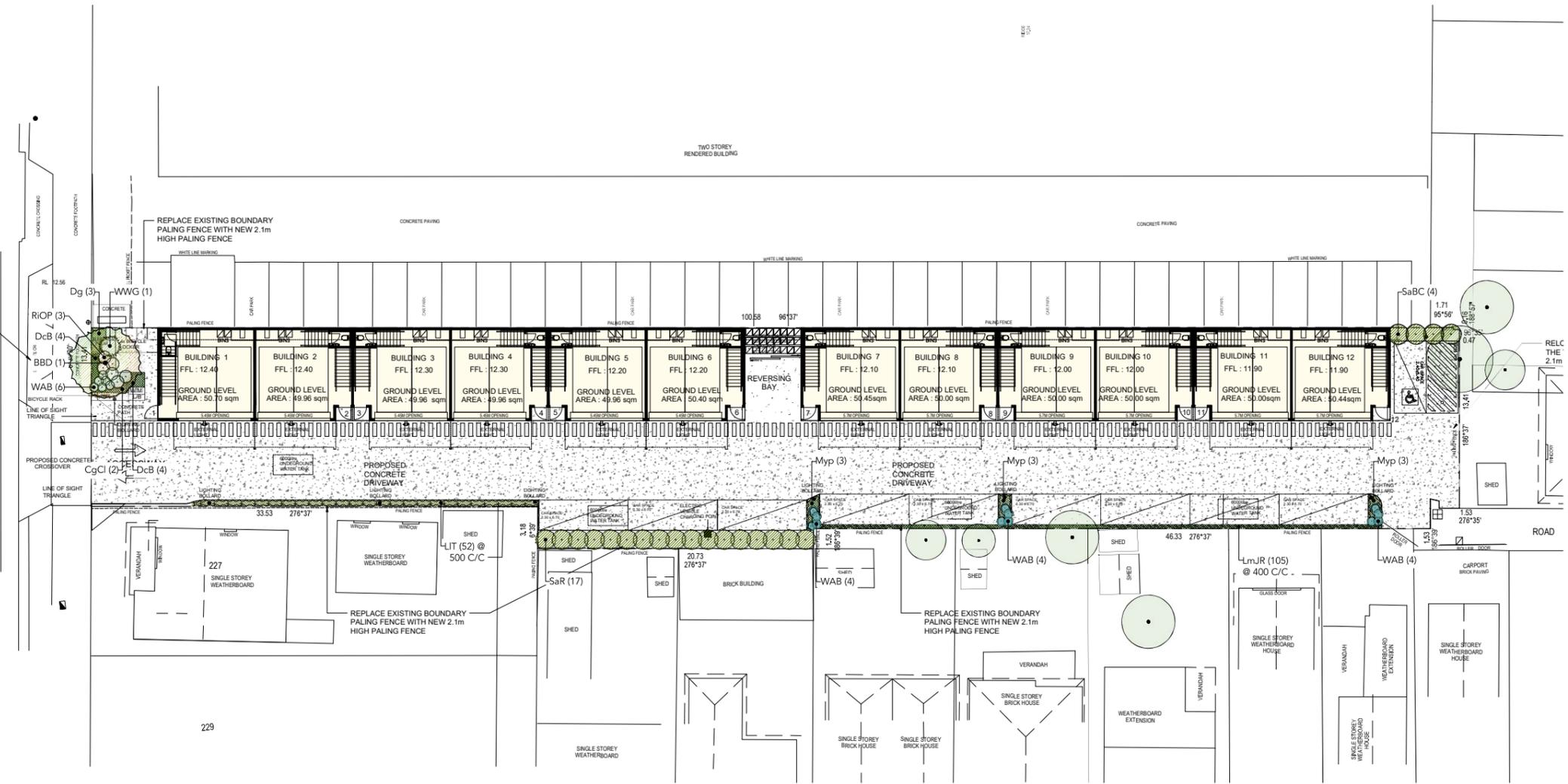
DATE : APRIL 2023
 DRAWN: MARK FARCHONE
 SCALE: 1:200 @ A1
 SHEET 5 OF 5
 JOB No
 1691/5

LEGEND

- EXISTING TREE TO BE RETAINED
- PROPOSED TREE REFER PLANT SCHEDULE
- PROPOSED SHRUB REFER PLANT SCHEDULE
- PROPOSED GROUND COVER REFER PLANT SCHEDULE
- PROPOSED DRIVEWAY SURFACE TO ARCHITECT SPECIFICATION
- BUILDING HATCH

ETE CROSSOVER WITH NATURE LAND BLUESTONE REINSTATED TO

HYDE STREET



SPECIFICATION NOTES

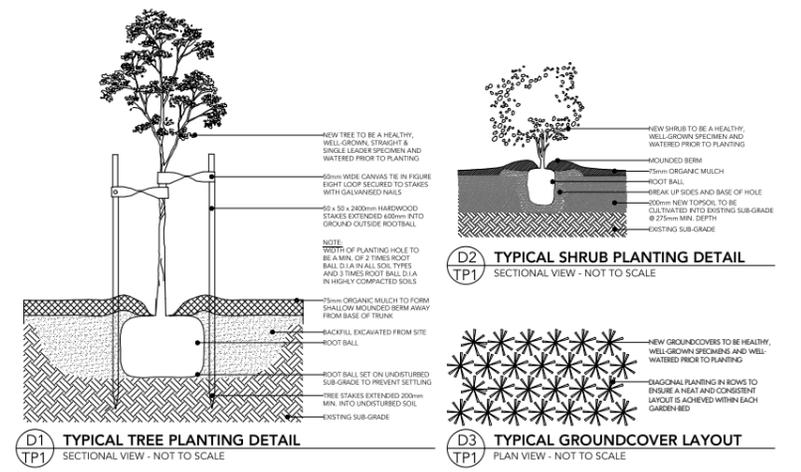
- Site Preparation**
Remove any on-site building material, rubbish and weeds from planting areas that will be restrictive to plant growth. Stump ground all trees marked as 'to be removed'. Imported topsoil to be a medium texture sandy loam.
- Garden Beds**
Existing subgrade to be dug to a depth of no less than 275mm below finished grade in garden beds to allow for 200mm topsoil and 75mm mulch. Original sub-base to be cultivated where possible. Gypsum to be spread if there is a clay sub surface. Use organic mulch on all garden bed areas.
- Trees**
Use three 50 x 50 x 2600 HW stakes per tree. Fasten trees to stakes with 50mm fabric tie in figure 8 loop. Existing street trees to be suitably protected. Maintain existing ground levels at the interface between the ground and the tree trunk. Area beneath the canopy should be fenced prior to the commencement of the construction activities. No excavation, filling, machinery or storage of materials shall occur within the fenced off area. Roots requiring severance beyond the tree canopy shall be clean cut with hand saw and kept moist. All roots over 40mm dia. Any roots within the fenced area should not be cut without the approval from an experienced arborist.
- Planting**
All plants used throughout the development are to be supplied by a nursery which specialises in native and exotic plants. Plants being relocated to be trimmed prior to lifting and located in a protected position during the works. Ensure an adequate root system is retained and any damaged roots to be pruned cleanly. Seal to be used on a fortnightly basis to assist in pruned stock and keep the plants healthy during the works and for 3 months after final planting.
- Mulch**
Mulch is to be applied to all garden beds and is to be an organic type laid to a minimum depth of 75mm, consisting of fine dark coloured chipped or shredded pine bark or similar with 80% of particles in the size range 10 to 20mm in plan and 5mm in thickness. No particles are to exceed 30mm in plan. Mulch shall be free of damaging matter such as soil, weeds and sticks and is to be stockpiled and thoroughly weathered prior to delivery. All mulch is to be sloped towards plant stems but shall be kept back 100mm from the stems of all plants to prevent collar rot.
- Fertiliser**
Use 6-9 month osmocote suitable for Australian plants and applied at following rates:
Advanced trees: 200g per tree, 200 dia pots: 20g per pot, 150 dia pots: 15g per pot.
- Irrigation**
Drip irrigation to be supplied. For all shrub/ tree areas include a battery operated timer, water filter, pressure regulator backflow preventer, vacuum breakers and master valve.
- Maintenance Schedule**
To follow for a two year period after final completion. Work to be carried out by the owner or body corporate. Plants to be regularly checked for pests and diseases and appropriate treatments applied. Where necessary:
i. prune every 3 months to ensure good shape and remove dead limbs
ii. additional applications of osmocote as per manufacturers recommendations
iii. regular watering during summer months and dry periods
iv. replace dead plants with equally sized plants within maintenance period
v. control weeds throughout maintenance via hand and chemical means
vi. replenish mulch
vii. remove tree stakes after establishment to ensure successful ongoing health & shape of trees

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	DECIDUOUS (D) EVERGREEN (E)	HEIGHT x WIDTH (@ MATURITY)	SUPPLY SIZE (MINIMUM)	DENSITY	QTY
TREES							
BBD	<i>Brachycton 'Bella Donna'</i>	Bella Donna	E	7.0 x 5.0m	2.0m Height	--	1
SHRUBS							
Ca	<i>Correa alba</i>	White Correa	E	1.0 x 1.0m	140mm Pots	--	3
RiOP	<i>Rhaphiolepis indica 'Oriental Pearl'</i>	Oriental Pearl Indian Hawthorn	E	1.0 x 1.0m	140mm Pots	--	3
SaBC	<i>Syzygium australe 'Bush Christmas'</i>	Bush Christmas Lilly Pilly	E	1.5 x 1.5m	140mm Pots	--	4
SaR	<i>Syzygium australe 'Resilience'</i>	Resilience Lilly Pilly	E	3.0 x 1.5m	140mm Pots	--	17
WAB	<i>Westringia 'Aussie Box'</i>	Aussie Box	E	0.7 x 0.7m	140mm Pots	--	18
WWG	<i>Westringia 'Wynabbie Gem'</i>	Wynabbie	E	1.5 x 1.5m	140mm Pots	--	1
GROUNDCOVERS							
CgCl	<i>Casuarina glauca 'Cousin It'</i>	Cousin It	E	0.4 x 1.0m	140mm Pots	1 p/m ²	2
DcB	<i>Dianella caerulea 'Breeze'</i>	Breeze Paroo Lily	E	0.6 x 0.7m	140mm Pots	2.5 p/m ²	8
Dg	<i>Diets grandiflora</i>	Wild Iris	E	0.7 x 0.7m	140mm Pots	1.5 p/m ²	3
LIT	<i>Lomandra longifolia 'Tanika'</i>	Tanika Lomandra	E	0.6 x 0.6m	140mm Pots	2.5 p/m ²	52
LmJR	<i>Liriope muscari 'Just Right'</i>	Just Right Turf Lily	E	0.5 x 0.5m	140mm Pots	2.5 p/m ²	105
Myp	<i>Myoporum parvifolium</i>	Creeping Boobialla	E	0.2 x 0.7m	140mm Pots	2.0 p/m ²	9

All plants must be signed off by the client/ landscape architect prior to delivery & installation to ensure adequate size and maturity.

INDICATIVE PLANTING DETAILS



ENDORSEMENT
PLANNING AND ENVIRONMENT ACT 1987
MARIBYRNONG PLANNING SCHEME

 THIS DOCUMENT IS HEREBY ENDORSED AND FORMS
 PAGE 6 of 6 OF THE PLAN REFERRED TO IN
 PLANNING PERMIT NO: TP 283/2021(1)

 SIGNED FOR AND ON BEHALF OF THE RESPONSIBLE AUTHORITY
 27/06/2023
 DATE

ETCHED PROJECTS PTY. LTD.	REVISION	DATE	DRAWN
LANDSCAPE ARCHITECTURE STUDIO 7, 6 BROMHAM PLACE, RICHMOND VIC 3121 INFO@ETCHEDPROJECTS.COM ETCHEDPROJECTS.COM	-- TOWN PLANNING ISSUE	23.12.2022	RM

THIS DRAWING MUST NOT BE COPIED IN WHOLE OR PART WITHOUT THE WRITTEN CONSENT OF ETCHED PROJECTS. REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.
CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK. DO NOT SCALE OFF DRAWINGS. IT IS THE OWNERS RESPONSIBILITY TO ACCURATELY LOCATE SERVICES.

Etched

213 HYDE STREET, YARRAVILLE -- PROPOSED INDUSTRIAL DEVELOPMENT

Project
 Landscape Plan
 Drawing 221207
 Job N° 1:100
 Scale 1:100
 TOWN PLANNING ISSUE
 Issue HH A1
 Drawn Sheet

NOT FOR CONSTRUCTION
 L-TP1 --
 Drawing N°: Revision