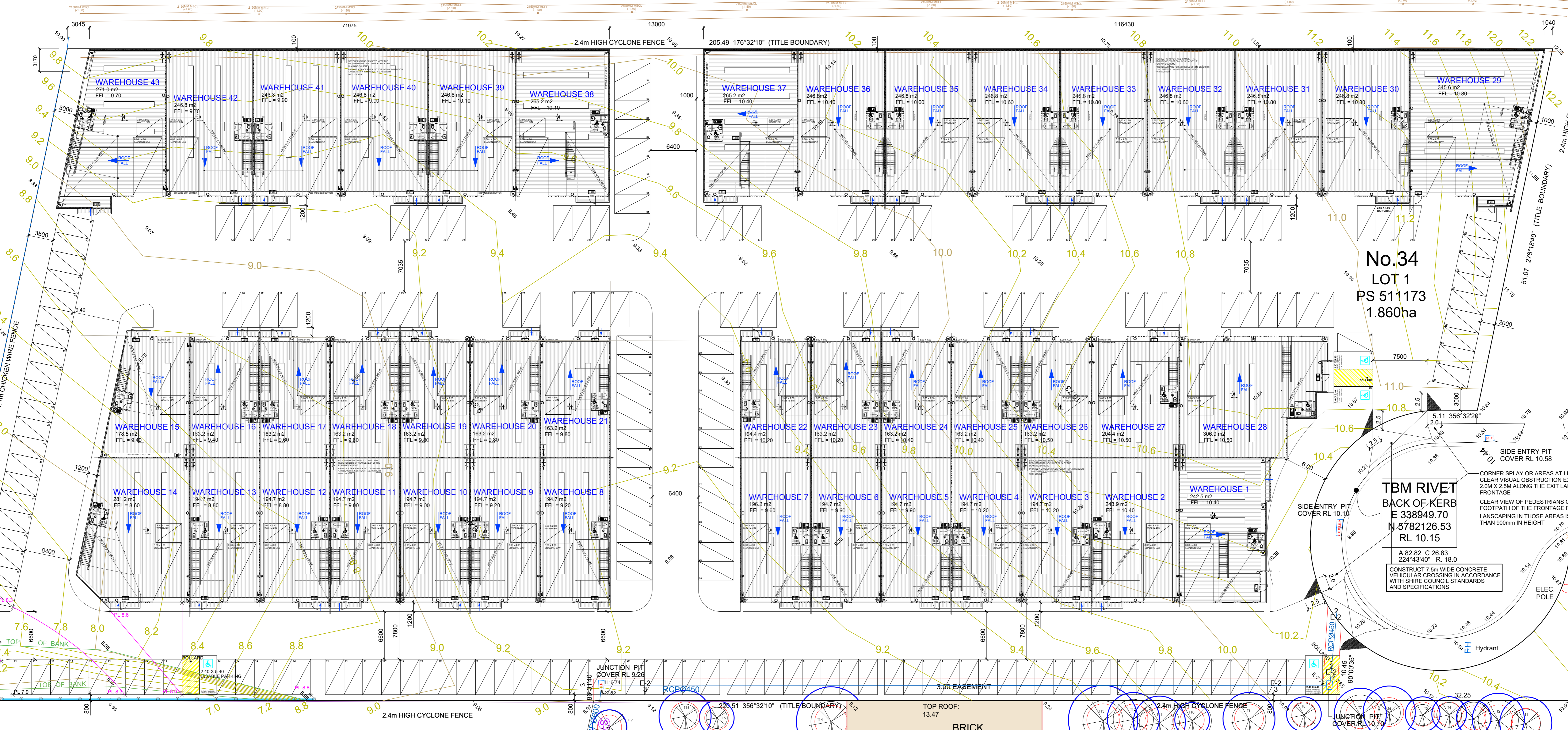




RESERVE

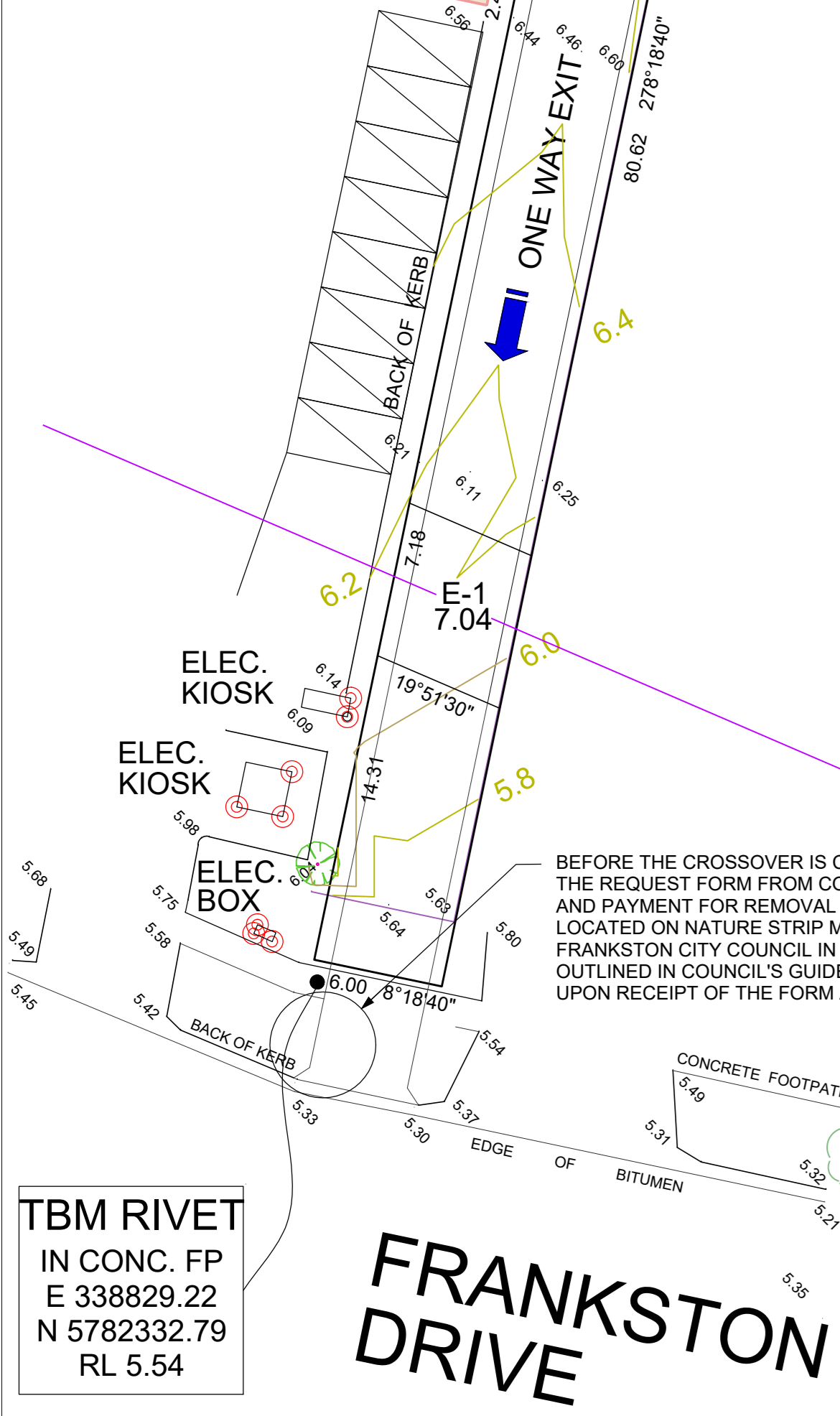
- ALL WAREHOUSE UNITS ARE UNCONDITIONED SPACES ONLY
  - HOT WATER SYSTEMS TO BE ELECTRIC COMPACT UNITS
  - LIGHTING TO BE EFFICIENT LAMPS WITH MINIMUM 10% IMPROVEMENT OVER NCCM REQUIREMENTS
  - INCLUDED USE OF OCCUPANT SENSORS, 4W/2Z OVERALL
  - EXTERNAL LAMPS TO HAVE MOTION SENSING AND DAYLIGHT SENSOR DEVICES
  - SUB-METERING WILL BE PROVIDED FOR ELECTRICAL AND WATER MAIN SERVICES TO EACH RESIDENCE
  - TAPWARE TO BE 5 STAR WELS RATED, SHOWERS 4 STAR WELS RATED AND TOILETS DUAL FLUSH 4 STAR WELS RATED
  - LANDSCAPE PLANS TO SHOW WATER EFFICIENT SPECIES
  - ALL TIMBERS USED WILL HAVE COME FROM RENEWABLE PLANTATIONS
- ALL THE SUSTAINABLE DESIGN INITIATIVES OUTLINED ABOVE ARE TO BE INCORPORATED INTO THIS PROJECT AND THEREAFTER MAINTAINED & MONITORED AS REQUIRED BY THE OCCUPANTS.



LEVELS ARE TO A.H.D  
**SITE PLAN 1 : 250**  
 DIMENSIONS & LEVELS TO BE VERIFIED BY CERTIFIED COPY OF TITLE OR RELOCATION SURVEY OR APPROVED PLAN OF SUB-DIVISION

**COUNCIL TREE PROTECTION NOTES**

- The protection must be carried out in accordance with AS 4373-2009 Protection of trees on development sites to the satisfaction of the Responsible Authority.
  - Before works start (including any demolition, leveling of the site, excavations, tree removal, delivery of building/construction materials and/or temporary buildings):
    - Tree Protection Fence defined by a 1.8 metre High (minimum) temporary fence constructed using steel or timber posts fixed in the ground or to a concrete pad, with the fence's panels to be constructed of cyclone mesh wire or similar strong metal mesh or netting with a high visibility plastic hazard tape. Must be installed at the radial RPD distances for trees 1 - 17 to the satisfaction of the Responsible Authority. A 'Tree Protection Zone' sign is to be provided on all visible sides of the 'Tree Protection Zone'.
    - No entry without permission from Frankston City Council.
  - The requirements below must be observed within this area:
    - Coarse mulch or crushed rock laid to a depth of 100mm.
    - No vehicle or pedestrian access.
    - The existing soil level must not be altered either by fill or excavation.
    - The soil must not be compacted or the soil's drainage changed.
    - No fuels, oils, chemicals, poisons, rubbish or other materials harmful to trees are to be disposed of or stored.
  - No storage of equipment, machinery or materials to occur.
  - Open trenching to lay underground services (e.g. drainage, water, gas, etc.) must not be used unless approved by the Responsible Authority to tunnel beneath.
  - Nothing whatsoever, including temporary services wires, nails, screws or any other fixing device, is to be attached to any tree.
  - Tree roots must not be severed or injured.
  - Machinery must not be used to remove any existing concrete, bricks or other materials.
- The tree protection fence must remain in place for the duration of building and works to the satisfaction of the Responsible Authority.
- If before the construction is completed the Request Form - Council Tree Removal for Private Development and payment for the removal of the Council Street Tree located on the notice strip must be provided to Frankston City Council in accordance with the fees for a small Street Tree outlined in Council's Guidelines for Council Tree Removal for Private Development. Upon receipt of the form and payment the street tree removal will be actioned.



**TBM RIVET IN CONC. PP**  
 E 338829.22  
 N 5782332.79  
 RL 5.54

THE CARPARKS ADJACENT WAREHOUSES 1 - 12 AND TREES 1 - 17 MUST BE CONSTRUCTED ABOVE THE EXISTING NATURAL GROUND LEVEL (NGL) TO REMOVE THE REQUIREMENT FOR EXCAVATIONS AND ASSOCIATED ROOT DAMAGE. MINOR EXCAVATIONS REMOVING NO MORE THAN THE TOP SOLEM OF ORGANIC MATERIAL CAN BE UNDERTAKEN TO FACILITATE UNDERLYING SUB-GRADE.

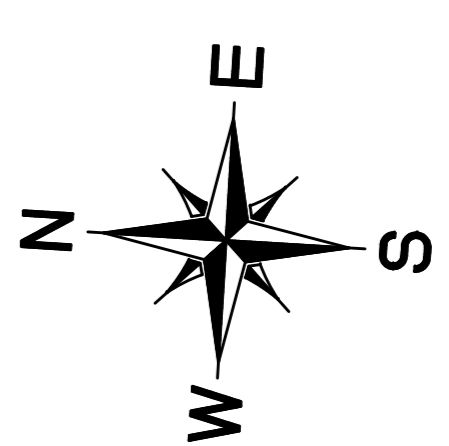
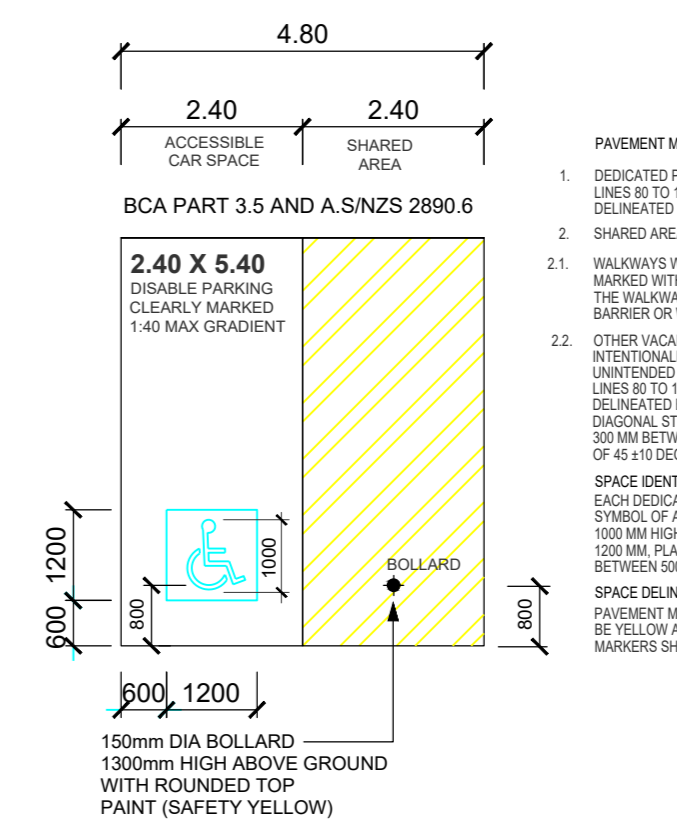
PITS TO BE RE-CONSTRUCTED AT FINISHED SURFACE LEVEL WHERE CAR PARK IS PROPOSED OVER AN EXISTING PIT ALONG THE WEST BOUNDARY

WAREHOUSE	MEZZ	TOTAL	CARPARKS REQUIRED	
WAREHOUSE 1	242.5	55.5	298.0	5
WAREHOUSE 2	243.9	52.2	296.1	5
WAREHOUSE 3	194.7	36.0	230.7	4
WAREHOUSE 4	194.7	36.0	230.7	4
WAREHOUSE 5	194.7	36.0	230.7	4
WAREHOUSE 6	194.7	36.0	230.7	4
WAREHOUSE 7	196.2	35.0	231.2	4
WAREHOUSE 8	194.7	36.0	230.7	4
WAREHOUSE 9	194.7	36.0	230.7	4
WAREHOUSE 10	194.7	36.0	230.7	4
WAREHOUSE 11	194.7	36.0	230.7	4
WAREHOUSE 12	194.7	36.0	230.7	4
WAREHOUSE 13	194.7	36.0	230.7	4
WAREHOUSE 14	281.2	60.0	365.3	6
WAREHOUSE 15	178.5	45.2	226.8	4
WAREHOUSE 16	163.2	36.6	199.8	4
WAREHOUSE 17	163.2	36.6	199.8	4
WAREHOUSE 18	163.2	36.6	199.8	4
WAREHOUSE 19	163.2	36.6	199.8	4
WAREHOUSE 20	163.2	36.6	199.8	4
WAREHOUSE 21	163.2	42.9	206.1	4
WAREHOUSE 22	164.4	36.0	200.4	4
WAREHOUSE 23	163.2	36.6	199.2	4
WAREHOUSE 24	163.2	36.6	199.2	4
WAREHOUSE 25	163.2	36.6	199.2	4
WAREHOUSE 26	163.2	36.6	199.2	4
WAREHOUSE 27	204.4	54.3	258.7	5
WAREHOUSE 28	306.9	57.8	364.7	6
WAREHOUSE 29	345.6	83.0	428.6	7
WAREHOUSE 30	246.8	60.3	307.1	5
WAREHOUSE 31	246.8	60.3	307.1	5
WAREHOUSE 32	246.8	60.3	307.1	5
WAREHOUSE 33	246.8	60.3	307.1	5
WAREHOUSE 34	246.8	60.3	307.1	5
WAREHOUSE 35	246.8	60.3	307.1	5
WAREHOUSE 36	246.8	60.3	307.1	5
WAREHOUSE 37	265.2	43.5	308.7	5
WAREHOUSE 38	268.5	48.3	316.8	5
WAREHOUSE 39	246.8	65.6	312.4	5
WAREHOUSE 40	246.8	65.6	312.4	5
WAREHOUSE 41	246.8	65.6	312.4	5
WAREHOUSE 42	246.8	65.6	312.4	5
WAREHOUSE 43	271.0	71.3	342.3	6

**NOTES**

STATISTICS	M2
SITE AREA	19388.0
WAREHOUSE 1 - 43	9262.1
SITE COVER	9262.1
SITE COVER RATIO	(0.477) 47.7%

**CARPARKING:**  
 TOTAL No. REQUIRED 197  
 TOTAL No. PROVIDED 204



**BRETTS DRIVE**  
 CLEAR VIEW OF PEDESTRIANS ON FOOTPATH OF THE FRONTAGE ROAD  
 CLEAR VIEW OF PEDESTRIANS ON FOOTPATH OF THE FRONTAGE ROAD  
 LANDSCAPING IN THOSE AREAS IS LESS THAN 900mm IN HEIGHT

**BRICK FACTORY**

Issue: [ ] Date: [ ] Amendments: [ ]

**TAMBRY CONSTRUCTION**

This is sheet 1 of the drawings referred to in the contract dated: [ ]

Signed Owner: [ ]  
 Signed Builder: [ ]

Drawing Title: **TOWN PLANNING**  
 Project: **Proposed warehouse factory development**  
 Client: **TAMBRY CONSTRUCTIONS**  
 Address: **LOT 1 BRETTS DRIVE CARRUM DOWNS**

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 W: www.tad.com.au

Scale: A0  
 Date: FEB 2023  
 Drawn: MARIO  
 Checked: [ ]

Job No: 21-0661 Sheet No: 1 Issue No: C