

NOTES

- ALL NEW CROSSOVERS IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS
- ALL PARKING SPACES IN ACCORDANCE WITH VICTORIAN PLANNING SCHEME
- ALL DISABLED PARKING SPACES IN ACCORDANCE WITH AUSTRALIAN STANDARD AS2890 (5.4m x 2.4m)
- SITE STORMWATER DRAINAGE IN ACCORDANCE WITH LOCAL AUTHORITY & COUNCIL REQUIREMENTS
- ALL RELATIVE LEVELS ARE SHOWN TO A.H.D. (Australian Height Datum)

LEGEND

- INDICATES EXTENT OF HEAVY DUTY HARDSTAND TO CIVIL ENGINEERS DETAILS
- INDICATES EXTENT OF LIGHT DUTY PAVEMENT TO CIVIL ENGINEERS DETAILS
- CONCRETE PAVING WITH EXPOSED AGGREGATE FINISH OR SIMILAR
- CRUSHED ROCK TO FIRE TRUCK ACCESS TRACK
- AREA OF GRASS / LANDSCAPING. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LANDSCAPE LAYOUT AND DETAILS
- FN-01 1800MM HIGH BLACK VINYL COATED CYCLONE WIRE FENCE, 3 BARB WIRES
- FN-02 1800MM HIGH BLACK PAINTED STEEL DIPLOMAT / PALISADE FENCING
- RWT 10,000L CAPACITY RAINWATER TANK. NOTE: TANKS WILL BE USED FOR TOILETS, LANDSCAPE IRRIGATION AND WASH DOWN WHERE SUITABLE
- A MINIMUM OF ONE CANOPY TREE FOR EVERY FOUR LINEAR CAR PARKING SPACES WITH UNDERSTOREY PLANTING TO GARDEN BEDS TO LANDSCAPE ARCHITECTS DRAWINGS
- LARGE TREE - TO REMAIN REFER TO LANDSCAPE ARCHITECTS DRAWINGS

DEVELOPMENT ANALYSIS

BUILDING	GLA
EXISTING WAREHOUSE	1195 m²
WAREHOUSE	600 m²
OFFICE GF	250 m²
MEZZANINE STORAGE	50m²
TOTAL AREA	2,095m²
EXTERNAL AREAS (APPROX)	
CANOPY	54m²
HARDSTAND	1,504m²
PARKING	
RATE PROVIDED (PER 100m² GLA)	1.5
BAYS REQUIRED	32
BAYS PROVIDED	32
BICYCLE SPACES PROVIDED	4
SITE COVERAGE	
TOTAL SITE AREA	4,401m²
TOTAL BUILDING FOOTPRINT	2,045m²
SITE COVERAGE	46.46%

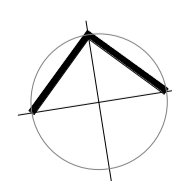
NO.	DATE	REVISION	BY	CHK
A	16.12.2021	TOWN PLANNING ISSUE	BM	CW
B	19.01.2022	TP ISSUE - SURVEY COORDINATED	BM	CW
C	16.02.2022	TP-RFI	BM	CW
D	12.04.2022	UPDATED EXISTING PARKING	BM	CW
E	15.09.2022	FOR ENDORSEMENT	BM	CW

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

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PROJECT:
HALLAM WAREHOUSE EXTENSION
 79 Star Crescent Hallam VIC 3803

TITLE:
SITE PLAN



CLIENT:
MOSHIO INVESTMENTS
 PTY LTD

DATE: DECEMBER, 2021
 DRAWN BY: BM
 SCALE: 1 : 250 @A1
 SCALE: 1 : 500 @A3

JOB NO:	21457
DRAWING NO:	TP03
REVISION:	E

