

EXISTING SERVICE LEGENT

- F.H STREET FIRE HYDRANT
- SE SEWER PIT
- SW STORMWATER PIT
- NBN NBN PIT
- SW STORMWATER PIT (SIDE ENTRY)
- STREET LIGHT POLE
- STORMWATER GRATE
- S.S STREET SIGNAGE
- E.P ELECTRICAL PIT
- 23.27 EXISTING LEVEL
- 24.11 PROPOSED LEVEL
- W WATER METER
- ELECTRICAL SWITCHBOARD

PROPOSED FENCING

- 2100MM HEIGHT - BLACK PLASTIC COATED CYCLONE FENCE
- 2100MM HEIGHT - BLACK PAINTED STEEL PICKET FENCE

EXISTING TREE

- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED

USE OF LAND REQUIREMENTS

- THE PROPOSED DEVELOPMENT IS SPECULATIVE ONLY WITH NOT KNOW OCCUPY
- THERE WILL NOT LIKELY EFFECT, IF ANY, ON THE NEIGHBOURHOOD, INCLUDING:
 - NOISE LEVELS
 - AIR-BORNE EMISSIONS
 - EMISSIONS TO LAND OR WATER
 - TRAFFIC, INCLUDING THE HOURS OF DELIVERY AND DESPATCH
 - LIGHT SPILL OR GLARE

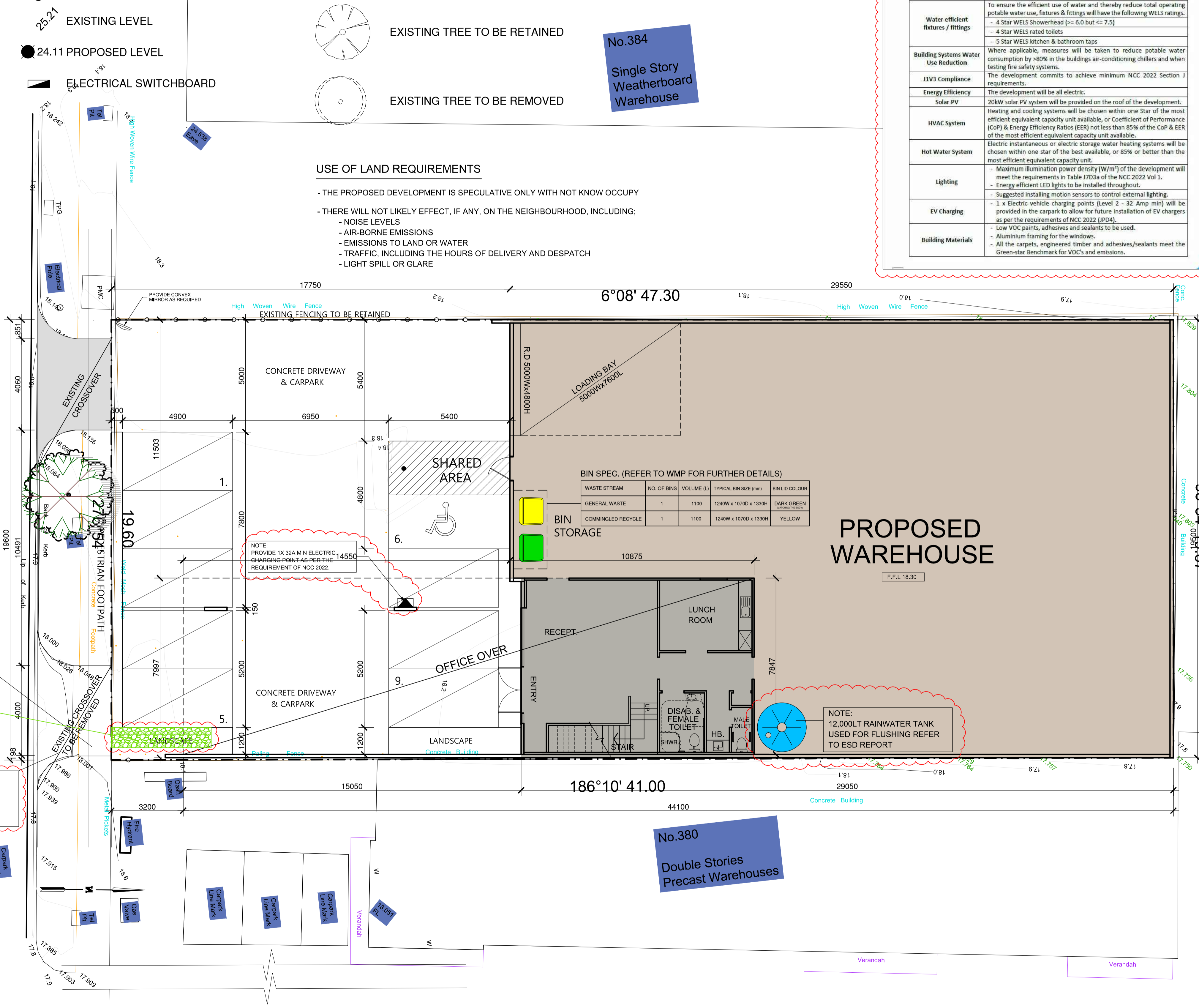
CITY OF MARIBYRNONG
ADVERTISED PLAN

ESD Initiatives	
Proposed Industrial Development	382 Somerville Rd, West Footscray VIC 3012
Category	Implementations
Rainwater harvesting and stormwater management system	- 12,000L Rainwater harvesting tanks for the industrial development. - All Rainwater tanks connected to toilet flushing throughout the development. 4 m ² of Raingarden treating at least 206 m ³ of run-off from the Roof.
Water efficient fixtures / fittings	- To ensure the efficient use of water and thereby reduce total operating potable water use, fixtures & fittings will have the following WELS ratings: - 4 Star WELS Showerhead (>= 6.0 but <= 7.5) - 4 Star WELS rated toilets - 5 Star WELS Kitchen & bathroom taps
Building Systems Water Use Reduction	Where applicable, measures will be taken to reduce potable water consumption by >80% in the buildings air-conditioning chillers and when testing fire safety systems.
J1V3 Compliance	The development commits to achieve minimum NCC 2022 Section J requirements.
Energy Efficiency	The development will be all electric.
Solar PV	20KW solar PV system will be provided on the roof of the development. Heating and cooling systems will be chosen within one Star of the most efficient equivalent capacity unit available, or Coefficient of Performance (CoP) & Energy Efficiency Ratios (EER) not less than 85% of the CoP & EER of the most efficient equivalent capacity unit available.
HVAC System	Electric instantaneous or electric storage water heating systems will be chosen within one star of the best available, or 85% or better than the most efficient equivalent capacity unit.
Hot Water System	Electric instantaneous or electric storage water heating systems will be chosen within one star of the best available, or 85% or better than the most efficient equivalent capacity unit.
Lighting	- Maximum illumination power density (W/m ²) of the development will meet the requirements in Table J7D3a of the NCC 2022 Vol 1. - Energy efficient LED lights to be installed throughout. - Suggested installing motion sensors to control external lighting.
EV charging	- 1 x Electric vehicle charging points (Level 2 - 32 Amp min) will be provided in the carpark to allow for future installation of EV chargers as per the requirements of NCC 2022 (PD4). - Low VOC paints, adhesives and sealants to be used. - Aluminium framing for the windows.
Building Materials	- All the carpets, engineered timber and adhesives/sealants meet the Green-star Benchmark for VOC's and emissions.

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IEQ	- Use of engineered wood products of E1 or E0 grade (MDF, plywood, engineered-wood flooring). - Use of timber certified by the Forest Stewardship Council (FSC) or Program for the Endorsement of Forest Certification (PEFC) or recycled/reused. 39% of the floor area of the proposed development has at least 2% daylight factor (applicable to regularly occupied spaces in the conditioned area - office). Mechanical ventilation will be provided in the conditioned spaces - office. All HVAC systems will provide outside air at a rate that exceeds the minimum required rate per person outlined in AS 1668.2:2012, by a minimum of 50%, to provide a comfortable and healthy internal environment to the occupants throughout (applicable to regularly occupied spaces in the conditioned area - office). 100% of north, east and west facades to effectively shaded by external vertical shading (applicable to regularly occupied spaces in the conditioned area - office).*
Waste	The development will be provided with a food/garden waste bin in addition to general waste and recycling bins. The recycling and general waste will be provided in the same storage area.
Urban Ecology	53 m ² of reception and lunch room areas are considered as communal space for the development.
Urban heat island	Light or Medium coloured roof and driveway will be provided to mitigate urban heat island impact, where possible.

* Please note that the drawings will be amended as per SDA report suggestions.

SOMERVILLE ROAD



No.384
Single Story
Weatherboard
Warehouse

Double Stories
Precast Wareho

No.380
Double Stories
Precast Warehouses

PROVIDE 4.0m2 RAINGARDEN AREA. THE LOCATION OF RAINGARDEN SHALL BE FINALISED BY CIVIL ENGINEER.

NOTE:
EXISTING CROSSOVER TO BE DEMOLISHED, AND IT SHOULD BE REINSTATED WITH KERB CHANNEL, PAVED FOOTPATH AND NATURE STRIP AS PER THE COUNCIL STANDARDS.

NOTE:
PROVIDE 1X 32A MIN ELECTRIC CHARGING POINT AS PER THE REQUIREMENT OF NCC 2022.

NOTE:
12,000LT RAINWATER TANK USED FOR FLUSHING REFER TO ESD REPORT

SITE COVERAGE

TOTAL SITE AREA - 925 SQ.M.	
SITE AREA	925 SQ.M.
WAREHOUSE	489 SQ.M.
OFFICE	83 SQ.M.
TOTAL GROUND FLOOR	572 SQ.M.

FIRST FLOOR

OFFICE	199 SQ.M.
TOTAL FLOOR AREA (GROUND & FIRST FL)	771 SQ.M.

CAR PARKING ANALYSIS FLOOR AREA

SUBTRACT	
LOADING BAY	38 SQ.M.
STAIR & VOID	15 SQ.M.
CARPARKING REQUIRE @1.5/100 SQ.M. + 2	12 SPACES
CARPARKING SPACES PROVIDED ON SITE	9 SPACES

LAE STREET

PROPOSED DEVELOPMENT GROUND FLOOR PLAN

SCALE 1:100

No.	DESCRIPTION	DATE	APPROVAL
B	COUNCILS RFI-2	16.08.24	

PROJECT: PROPOSED WAREHOUSE DEVELOPMENT
 SITE: 382 SOMERVILLE RD WEST FOOTSCRAY
 CLIENT: SHAUN MARCHESE

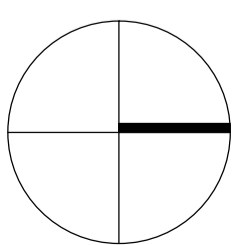
DATE: MAY 2023
 ISSUE DATE: 16.08.2024
 SCALE: AS SHOWN
 PROJECT NO: SHA23051-A

REV. B
 STATUS TP
 DWG NO. 01

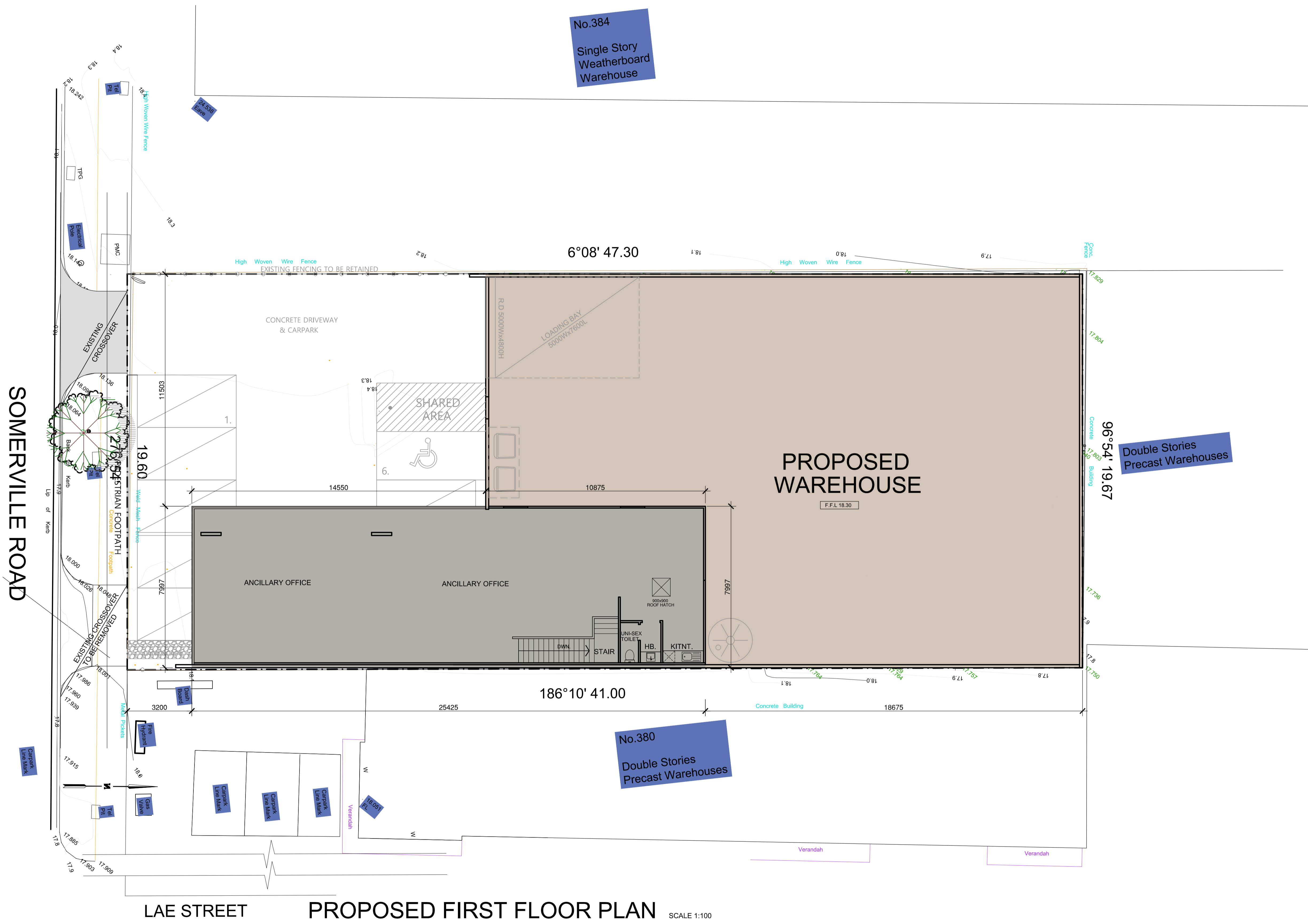


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**CITY OF MARIBYRNONG
ADVERTISED PLAN**



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LAE STREET PROPOSED FIRST FLOOR PLAN SCALE 1:100

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REVISIONS			
No.	DESCRIPTION	DATE	APPROVAL
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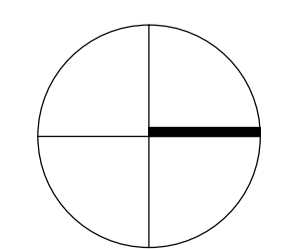
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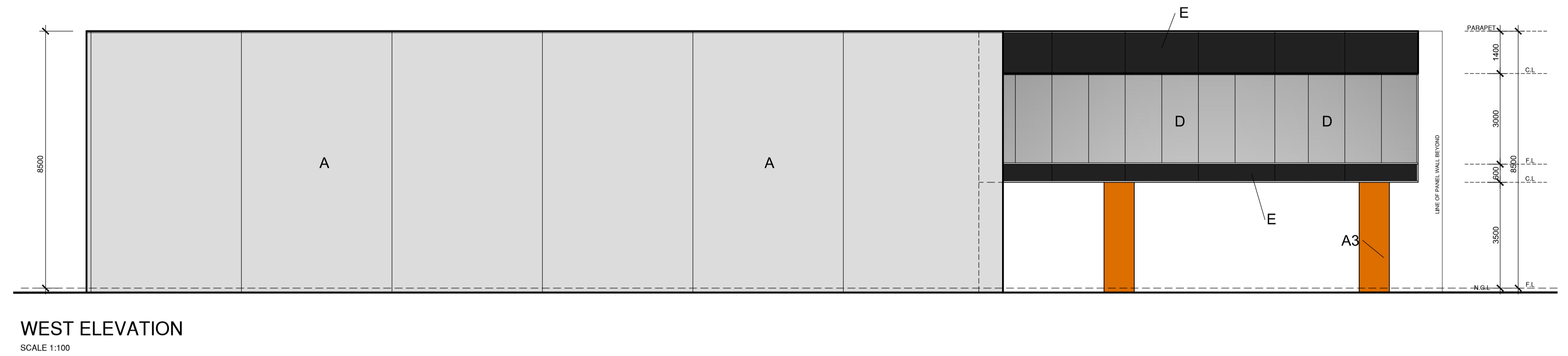
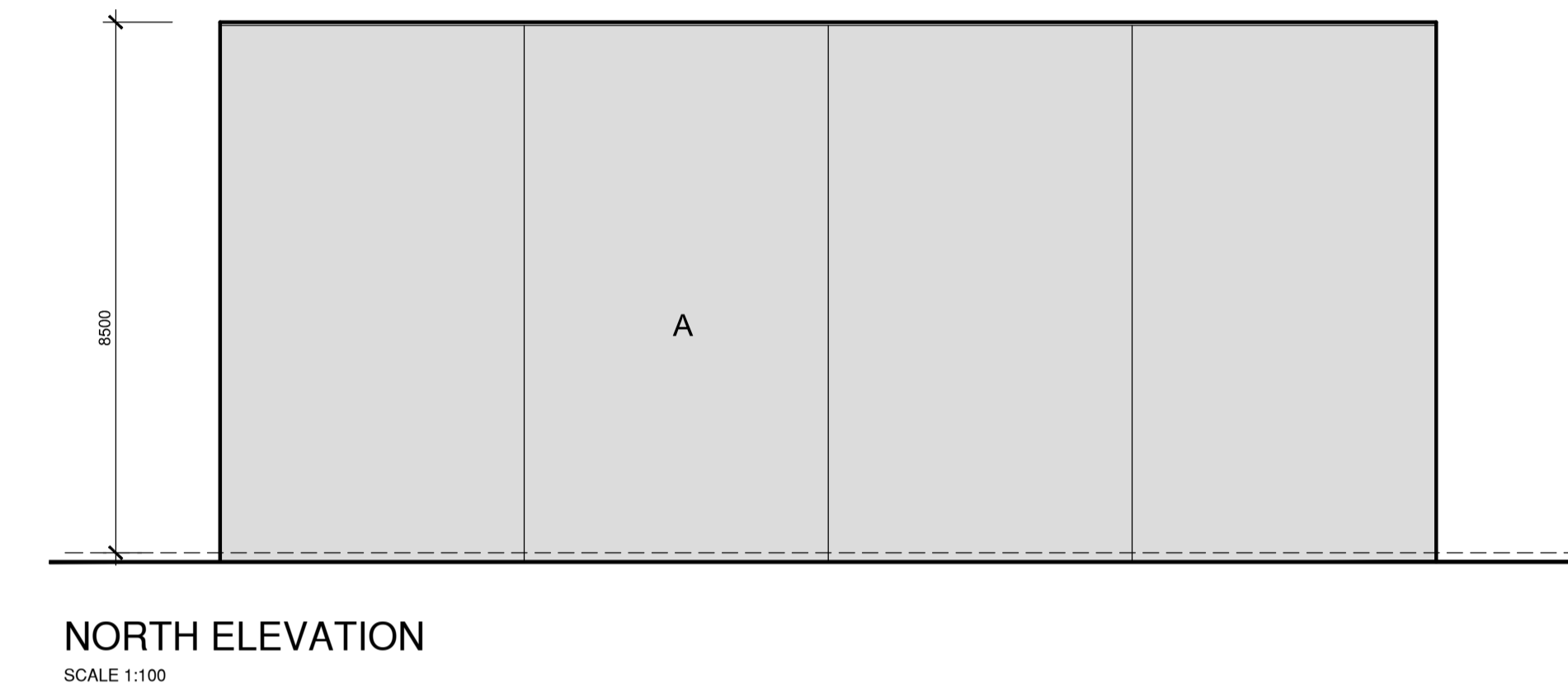
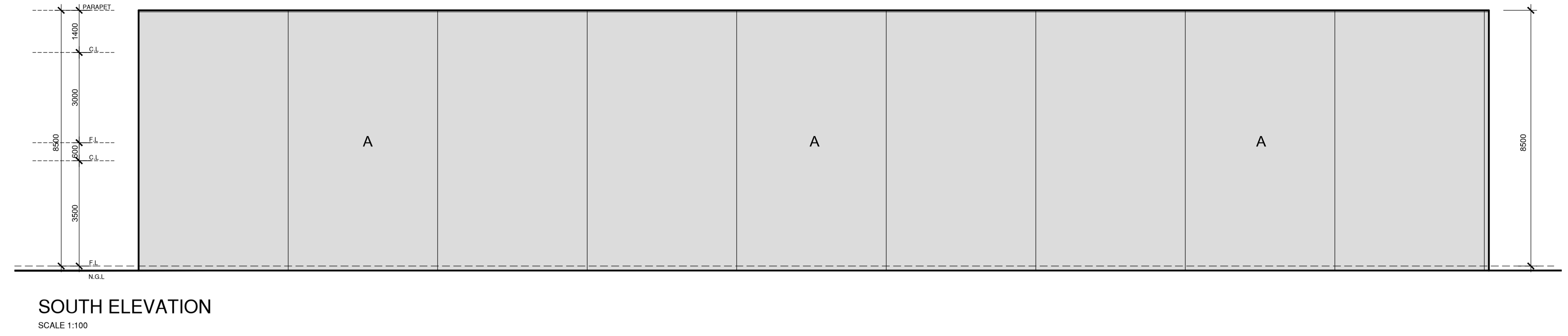
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 SCALE: AS SHOWN
 PROJECT NO: SHA23051-A

STATUS: TP
 DWG NO: 02



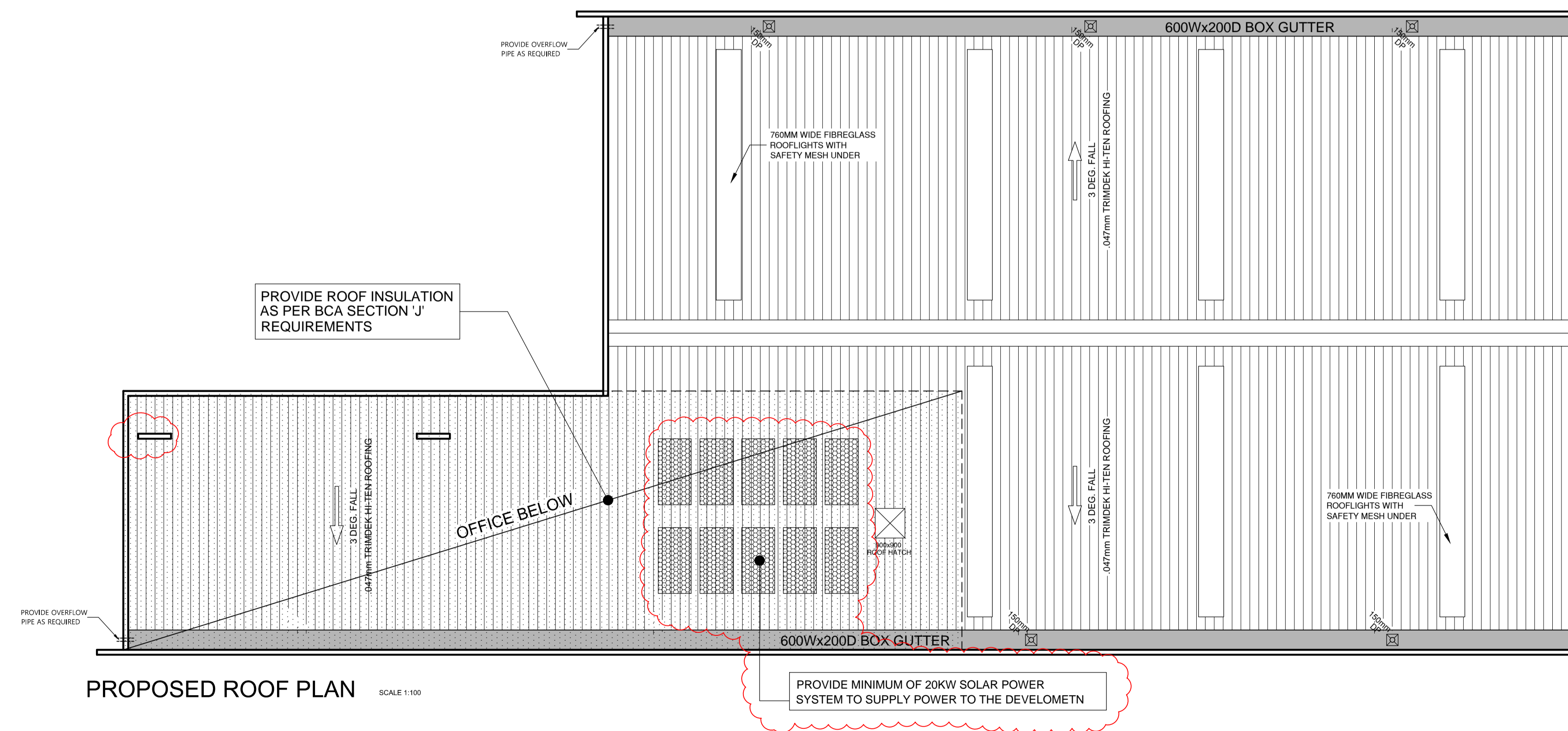
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MATERIAL & COLOUR FINISHES SCHEDULE

LEGEND	EXTERNAL MATERIAL	COLOUR
A	PLAIN CONCRETE PANEL WALL	PLAIN CONCRETE
A1	TEXTURE PAINTED CONCRETE WALL	DULUX, TICKING
A2	TEXTURE PAINTED CONCRETE WALL	DULUX, TIMELESS GREY
A3	TEXTURE PAINTED CONCRETE WALL	DULUX, GOLDEN ORANGE
C	COLOURBOND CLADDING	BASALT
D	TINTED WINDOW GLAZING TO COMPLY WITH ENERGY RATING	DARK GREY TINTED
E	SPANDREL GLAZING	BLACK PAINTED
F	COLOURBOND ROLLER DOOR	COLOURBOND MONUMENT



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PROPOSED WAREHOUSE DEVELOPMENT

SITE:
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WEST FOOTSCRAY

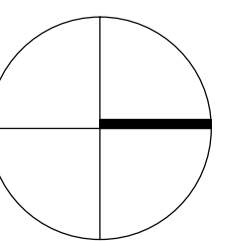
CLIENT:
SHAUN MARCHESE

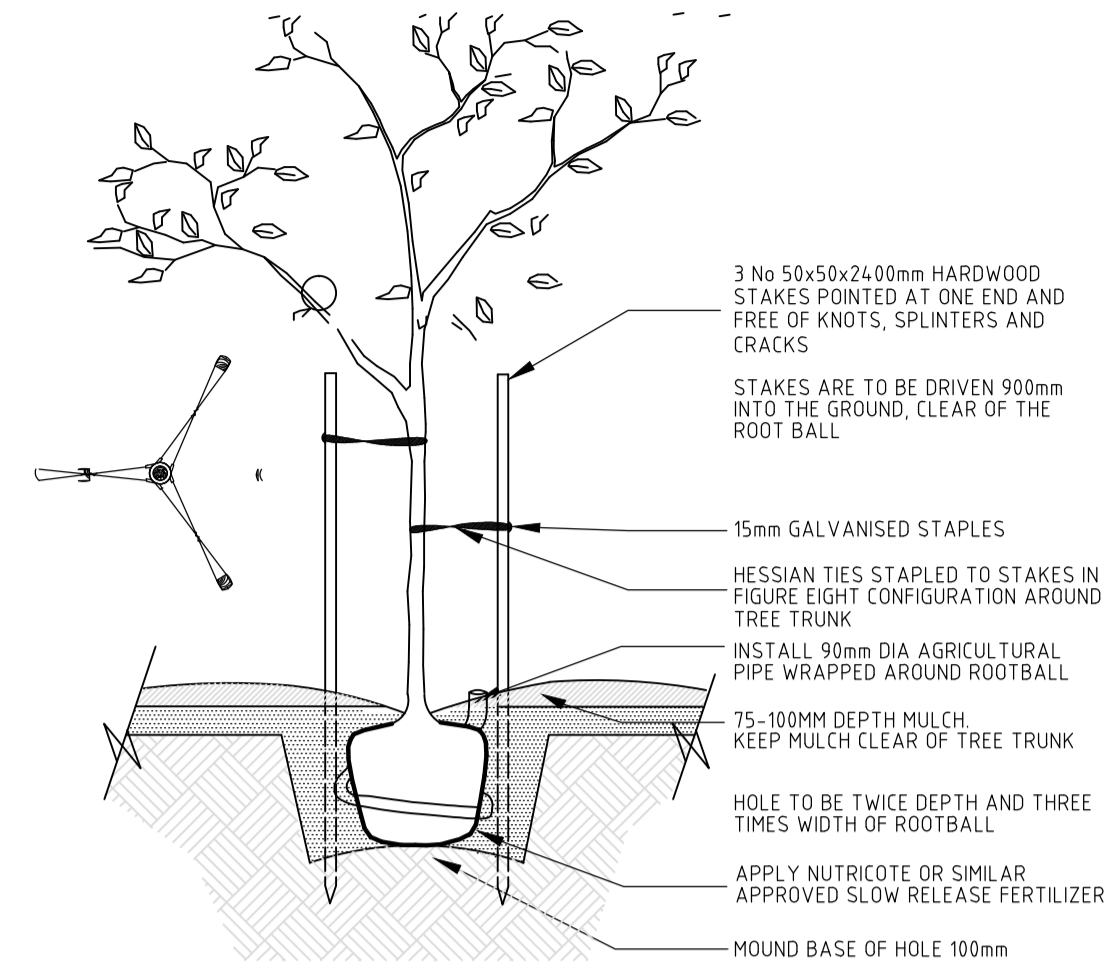
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STATUS TP
DATE MAY 2023
ISSUE DATE 16.08.2024
SCALE AS SHOWN
PROJECT NO. SHA23051-A

DWG NO. 03

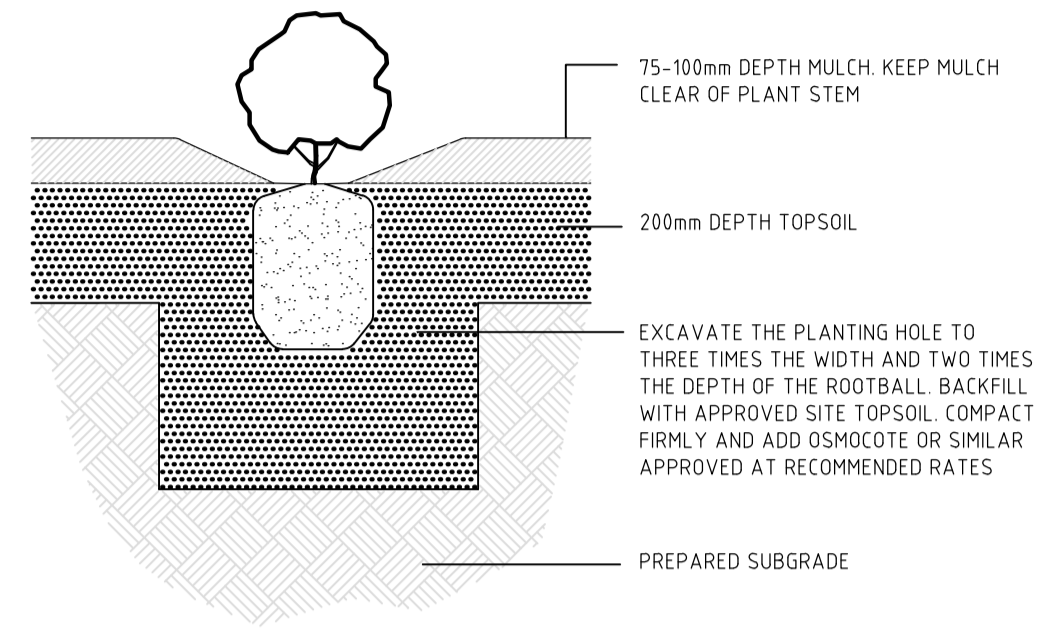


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ADVANCED TREE DETAIL
NOT TO SCALE

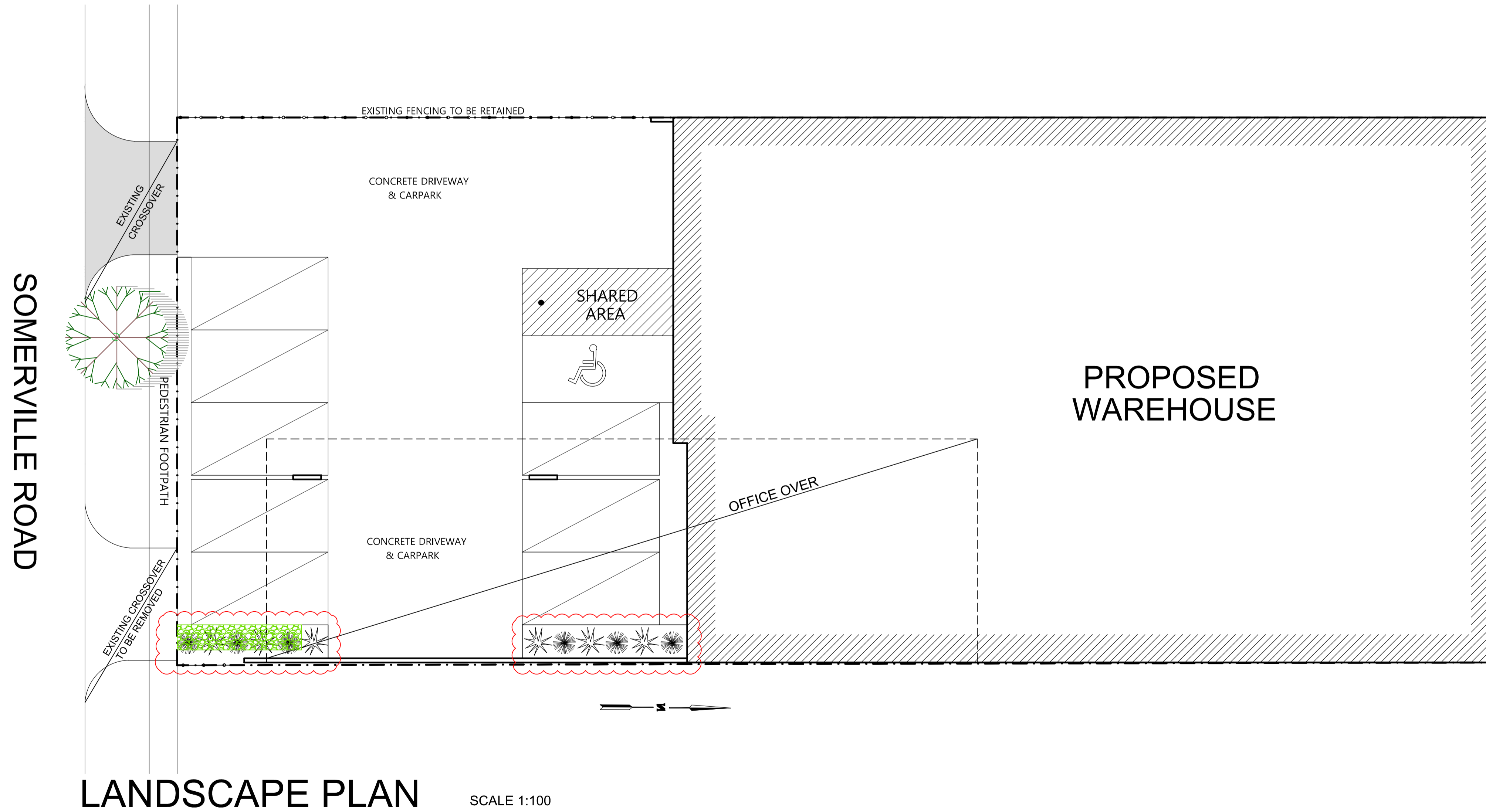
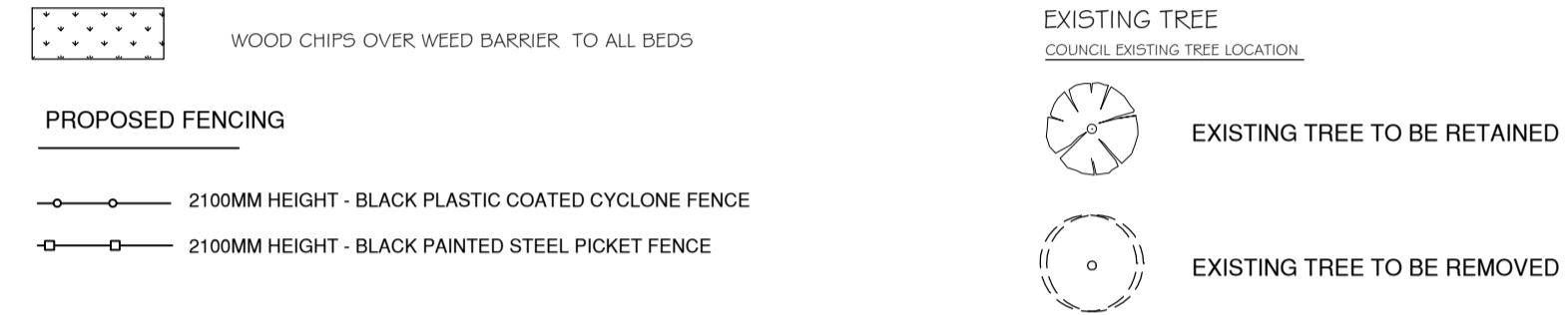


SHRUB PLANTING DETAIL
NOT TO SCALE

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE AT INSTALLATION	MATURE HEIGHT & SPREAD/WIDTH (M)	QTY	LEGEND
SHRUBS						
A	LOMANDRA LONGIFOLIA	MAT RUSH	150MM POT	1.2 M HEIGHT x 1M WIDE	6	
B	POA LABILLARDIERI	COMMON TUSsock-GRASS	150MM POT	0.1-1.0 M HEIGHT x 0.8 M WIDE	6	

NOTE: ALL SELECTED PLANTS ARE NATIVE DROUGHT TOLERANT SPECIES. WATERING WILL NOT BE REQUIRED AFTER INITIAL PERIOD WHEN PLANTS ARE GETTING ESTABLISHED.



LANDSCAPE PLAN SCALE 1:100

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PROPOSED WAREHOUSE
DEVELOPMENT

SITE:
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WEST FOOTSCRAY

CLIENT:
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STATUS: TP
DWG NO. 04



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