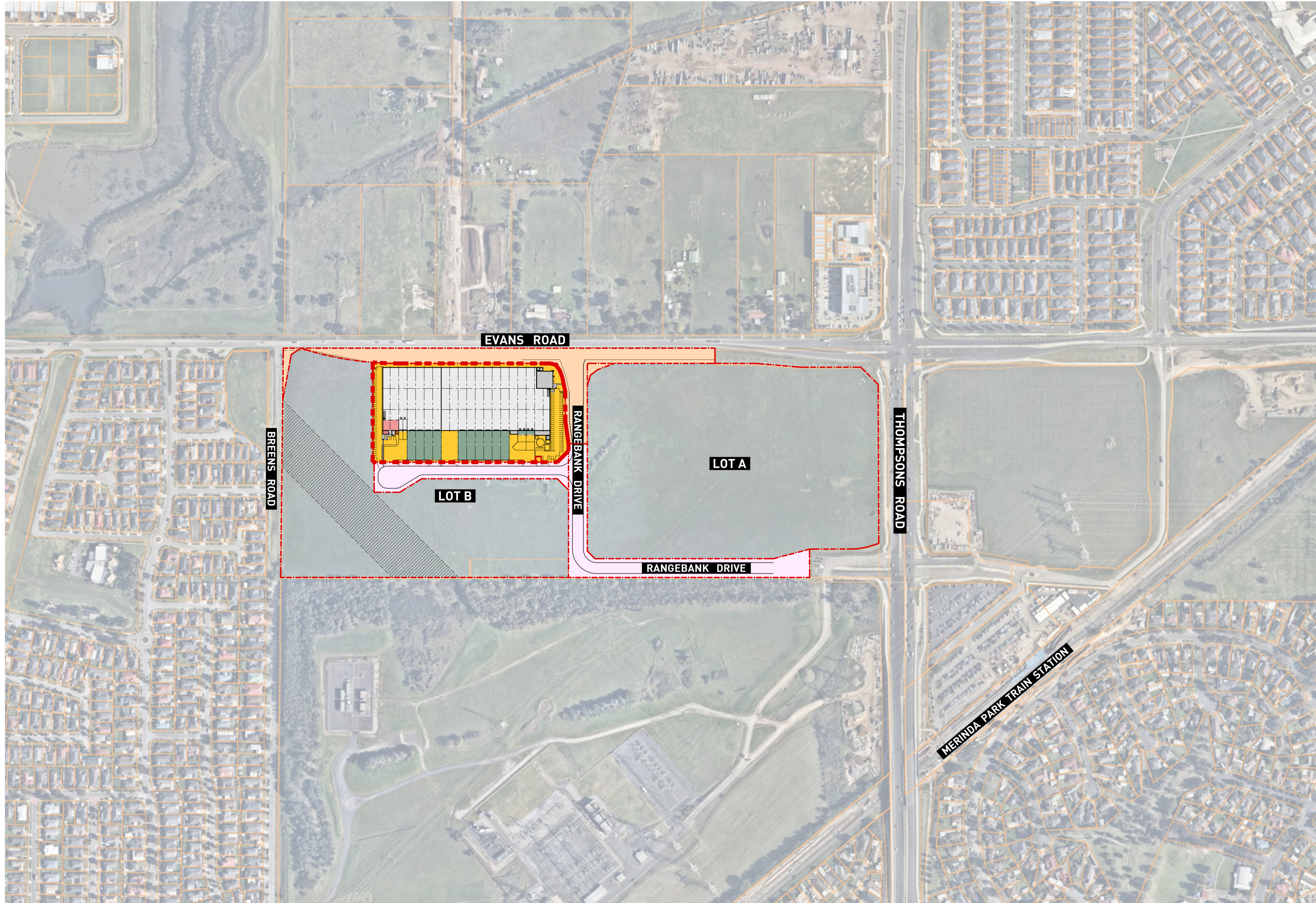






ADVERTISED
 PLAN

FOR DEVELOPMENT
 APPLICATION ONLY
 SUBJECT TO STATUTORY APPROVAL



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-  SUBJECT SITE
-  PROPOSED ESTATE ROAD RESERVE
-  FUTURE EVANS ROAD WIDENING AREA
-  EXTENT OF EXISTING POWERLINE EASEMENT

- NOTE:**
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 - No assurance is given as to the features, attributes, feasibility or accuracy of anything shown on or disclosed in this plan.
 - All existing & proposed features, dimensions, areas and boundaries are approximate only and subject to verification via detailed site survey by licensed surveyor.

CLIENT: _____



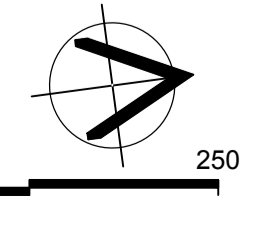
AERIAL IMAGERY COURTESY OF NEARMAP.
 IMAGERY CAPTURE DATE: 29 APRIL 2021.

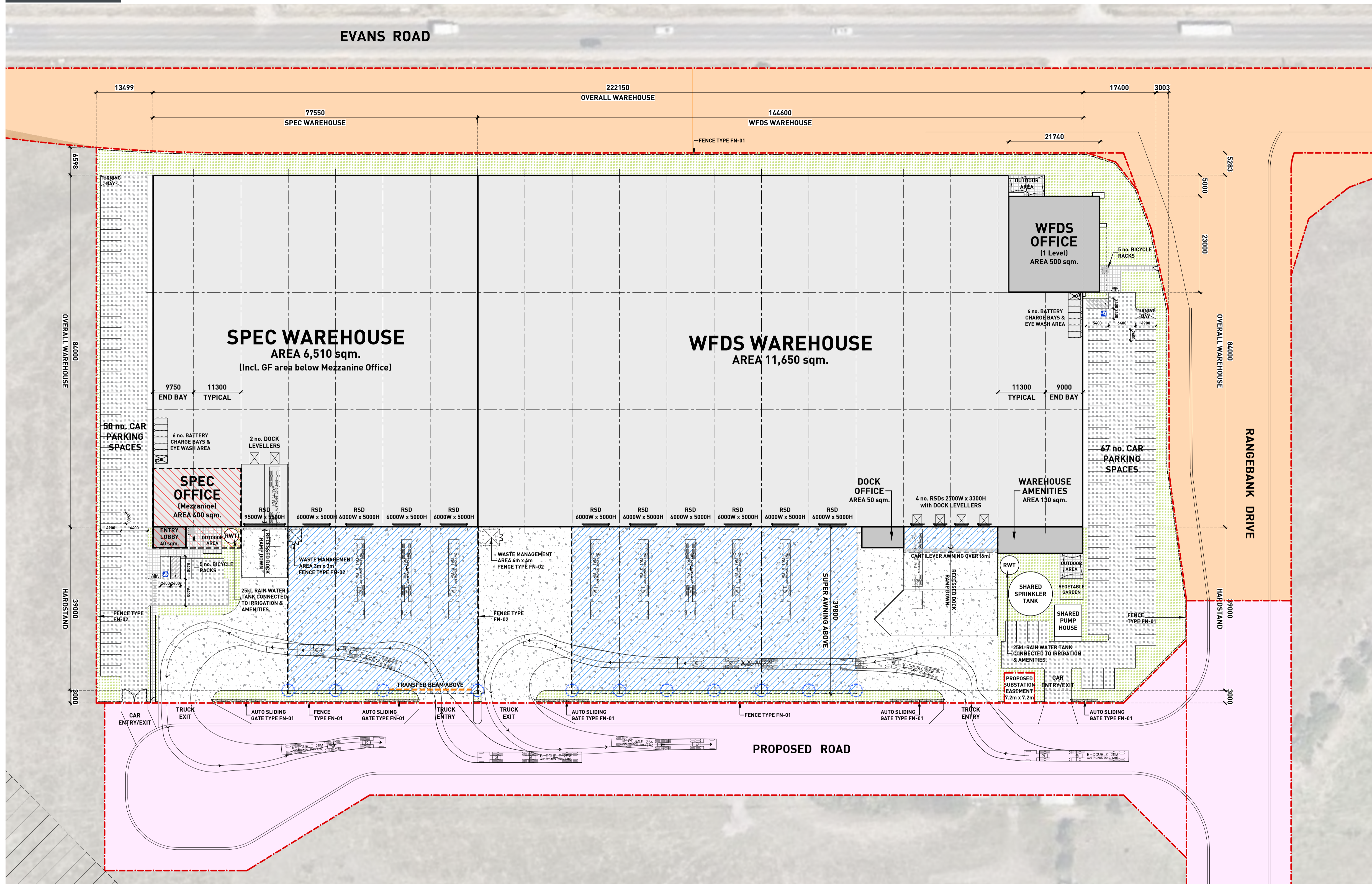
PROPOSED DEVELOPMENT

Part Lot B Rangebank Estate, 280 Evans Road, Cranbourne West VIC

LOCALITY PLAN

DRAWING TYPE:
 DEVELOPMENT APPLICATION
 DRAWING NUMBER: 2108-213-DA-010
 REVISION: B

DATE: 28.05.2021
 SCALE: 1:2500 @ A1 / 1:5000 @ A3




DEVELOPMENT SUMMARY (WFDS Warehouse)

SITE AREA	21,531 sqm. approx.
WFDS Warehouse	11,650 sqm.
WFDS Office (1 Level)	500 sqm.
Warehouse Amenities (1 Level)	130 sqm.
Dock Office (1 Level)	50 sqm.
TOTAL BUILDING AREA	12,330 sqm.
Total Heavy Duty Paving Area	4,880 sqm. approx.
Total Light Duty Paving Area	1,670 sqm. approx.
Total Cantilever Awning Area (6m)	135 sqm. approx.
Total Super Awning Area	2,710 sqm. approx.
Total Car Parking Provided	67 spaces

DEVELOPMENT SUMMARY (Spec Warehouse)

SITE AREA	11,968 sqm. approx.
Spec Warehouse (Incl. GF area below Mezz. Office)	6,510 sqm.
Spec Office (Mezzanine)	400 sqm.
Office Entry Lobby (Ground Floor)	40 sqm.
TOTAL BUILDING AREA	6,950 sqm.
Total Heavy Duty Paving Area	2,645 sqm. approx.
Total Light Duty Paving Area	1,600 sqm. approx.
Total Super Awning Area	1,815 sqm. approx.
Total Car Parking Provided	50 spaces

LANDSCAPING
 Landscaping to be in accordance with requirements of Casey City Council. Refer to Landscape Consultant's drawings and specifications for full details.

LIGHTING
 External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the Responsible Authority. Building mounted flood lights to be provided within the car park area.

CAR PARKING
 Car parking spaces to be 4900mm long x 2600mm wide (unless noted otherwise) and be in accordance with Table 2 to Clause 52.06 of Casey City Council Planning Scheme.

Disabled car parking spaces to be 5400mm long x 2400mm wide, with a shared vacant space of equal size to one side of the allocated disabled space in accordance with A.S. 2890.6 (2009). Disabled car parking spaces may encroach into an accessway width by 500mm as specified in Table 2 to Clause 52.06 of Hume City Council Planning Scheme.

All car parking bays to be line marked in 80mm wide white weatherproof paint in accordance with A.S. 2890.1 (2004).

VEHICLE CROSSINGS AND ACCESS
 All new vehicle crossings shall be to the requirements of the relevant Statutory Authority.

LOADING BAYS
 All loading bays to be 7600mm long x 3600mm wide and line marked in accordance with A.S. 2890.1 (2004).

PLANT & EQUIPMENT
 All external plant and equipment to be screened or positioned to prevent unreasonable visual impact.

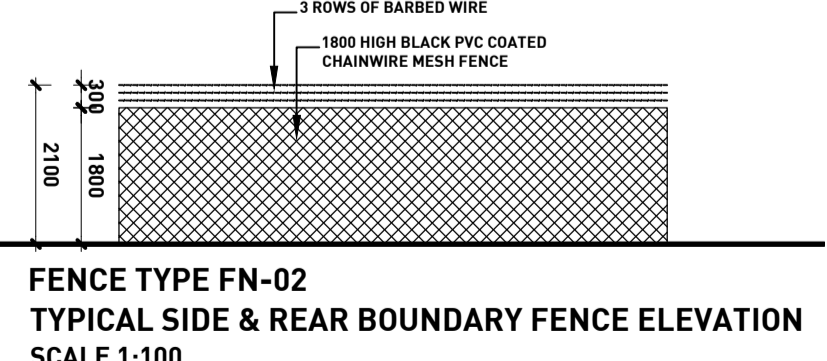
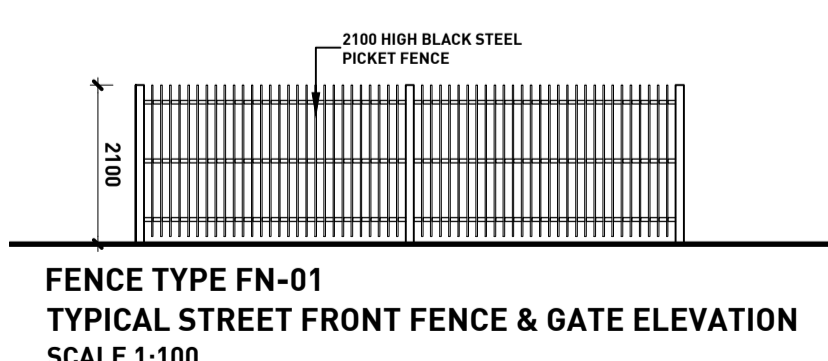
DISABILITY ACCESS
 All building entrances are to be in accordance with A.S. 1428.1 (2009).

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- EXTENT OF HEAVY DUTY PAVING AREA
- EXTENT OF LIGHT DUTY PAVING AREA
- EXTENT OF LANDSCAPE AREA
- EXTENT OF WAREHOUSE AWNING AREA
- EXTENT OF SUPER AWNING PROP COLUMN LOCATION
- PROPOSED ESTATE ROAD RESERVE
- FUTURE EVANS ROAD WIDENING AREA
- EXTENT OF EXISTING POWERLINE EASEMENT