

Change of use from Warehouse to Medical Centre – Physiotherapist or Osteopath

PLEASE NOTE: The plan/s that are being provided to you may not reflect what is ultimately approved by Council however they are the most recent version as at the date shown below:

Date Plans Provided: 19/07/2023

Proposal by:

Melbourne Athletic

Addressed To:

Wyndham City Council

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation.

PLEASE NOTE: The plan/s that are being provided to you may not reflect what is ultimately approved by Council however they are the most recent version as at the date shown below:

Date Plans Provided: 19/07/2023

Melbourne Athletic
22 Concorde Crescent, Werribee

To Wyndham Council,

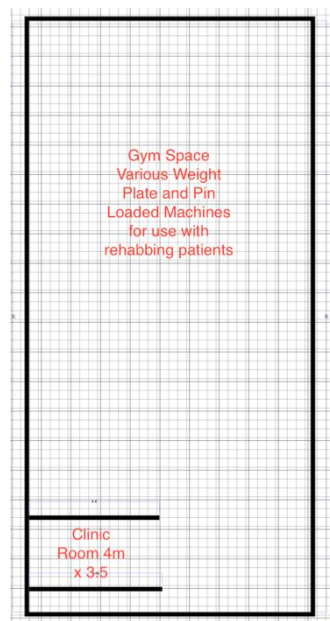
This letter is a formal submission outlining information required for the Wyndham Planning Scheme. We currently lease/occupy 22b Concorde Crescent, which is used as a Recreation Gym, and are looking to occupy 22a Concorde Crescent as a secondary facility which we plan to have clinic spaces for Physiotherapy & Osteo. This would allow our members and athletes with readily available Physiotherapy & private health treatment as we look to expand our business. The space behind the clinic rooms will include some basic gym equipment and flooring for clinicians to show athletes/patients through more functional exercises. Please see the information required below;

Application Form

Details provided were the same as last years application.

Mactram Developments Pty Ltd.
Matt Christodoulou

Site layout



Staff Numbers

- 1 Practitioner at any one time (acting as own receptionist)

Operating hours

10am-3pm is that both weekdays, and 9am – 12pm on Saturdays.

Waste Management Plan

Waste management is organised privately through Happy Sacks inc. This is a weekly pick-up service. We also have a sanitary bin and collection service which is located in the bathroom on-site and collected monthly by Spruce Hygiene Thursdays.

Signage

Signage will be at the front of the warehouse, above front upstairs window and be 4sqm displaying our “MA” logo.

General Notes:

These drawings shall be read in conjunction with all relevant structural & all other consultants' drawings/ details and specifications with any written instructions issued in the course of the contract.

The builder/ sub contractor shall check & verify all dimensions, setbacks, levels, legal point of discharge & specifications & all other relevant documentation prior to commencement of any works. Any discrepancies must be resolved prior to construction or ordering of materials. The builder shall be responsible for ensuring all building works comply with the current construction codes if IN DOUBT PLEASE ASK.

Do not scale drawings, use written dimensions which are indicated in millimetres unless otherwise noted. Figured dimensions take precedence over scaled dimensions.

All materials & work practices shall comply with, but not limited to the Building Regulations NCC 2019 & all relevant current Australian Standards (as amended) referred to therein.

Installation of all services shall comply with the respective supply authority requirements.

All structural timber to comply to A.S. 1684 Light Timber Framing Code, also refer A.S. 1720, B.C.A. 1.3.

Where installed, provide an impervious substrate and select surface finish to floors within 1500mm of an unenclosed shower and same to walls at 1800mm above floors and 150mm above bath, sinks, basins, and trough splash backs and the like.

Electrical switchboards located in the path of travel to exits to be enclosed in a metal or other non combustible cabinet with smoke proof doors. Provide a 2A20B (E) Dry Chemical fire extinguisher complete with extinguisher identification signage all within 1.5m from the switchboard.

Refer to fire services design for all hydrants, hose reels and extinguisher details.

Refer to Civil Engineer's design and details for all stormwater, car parking and driveway construction requirements.

Step sizes (other than for spiral stairs) to be:

- Riser (R) 150mm maximum and 115mm minimum
- Gauging (G) 355mm maximum and 250mm minimum for Public stairways and 355mm maximum and 240mm minimum for Private stairways
- 2R + G = 700mm maximum & 550mm minimum
- Constructed with a less than 125mm gap to open treads

All treads, landings & the like to have non slip finish or suitable non skid strip near edge of nosing.

Provide balustrades where change in level exceeds 1000mm above the surface beneath landings, ramps and/or treads. Balustrades (other than tensioned are balustrades) to be:

- 1100mm min. above finished surface level of balconies, landings or the like, and
- 800mm min. above finished surface level of stair nosing or ramp, and
- Vertical with a less than 125mm gap between, and
- Any horizontal element within the balustrade between 150mm and 760mm above the floor must not facilitate climbing where changes in level exceeds 400mm above the surface beneath landings, ramps and/or treads

Hand rails to be 865mm minimum above stair nosing and landings

12mm expansion control joints @ 6.0m max ctrs & located beside full height openings & behind downpipes in accordance with CH9 of the Cement & Concrete Association.

All downpipes, max 1.20m apart, to connect to stormwater drain & discharge to Local Authority Approval.

The builder/ subcontractor shall ensure that all stormwater drains, sewer pipes and the like are located at a sufficient distance from any buildings footing and/or slab edge beams so as to prevent general ground moisture penetration, dampness, weakening and undermining of any building and its footing system.

Glazing, including safety glazing, shall be installed to a size, type & thickness so as to comply with:

- NCC 2:09 Part 3, 1.10.1
- Class 1 & 10 buildings with a design wind speed of not more than N3, and
- NCC 2019 for Class 1 & 10 buildings

Wall framing (as per AS 4600) shall be installed to ensure the stability and general wall tightness of all new and existing walls.

For buildings in marine or coastal environments shall have masonry units, mortar & all built in complying with the durability requirements of Table 5.1.1 of A.S.3700.

These plans have been prepared for the exclusive use by the Client of 22 Concorde Crescent, Werribee for the purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation.

The approval of this drawing is not a guarantee of the material, work practice, variation or the like in not an authorization to use or a contract variation. Any said variations must be accepted by all parties to the agreement & where applicable the Relevant Building Surveyor prior to implementation of the said variations.

Fire hazard properties of materials and assemblies to comply with NCC Specifications C1.10.

Mechanical ventilation or air conditioning of rooms to be provided with a system complying with A.S. 1684.2 and A.S/N Z.S.3666.1 as amended. Exhaust outlets to be located no closer than 6.0m to fresh air inlets.

NOTE WALL TYPES:

- ALL WALL SYSTEMS SHALL BE CONSTRUCTED STRICTLY IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS TO ACHIEVE THE PRESCRIBED FIRE & ACOUSTIC PERFORMANCE RATINGS. WRITTEN CERTIFICATION SHALL BE PROVIDED BY THE CONTRACTOR TO THE BUILDING SURVEYOR ON COMPLETION OF WORKS.
- IF GPDS ARE LOCATED WITHIN FIRE RESISTING WALLS THEY WILL REQUIRE FIREBOXES (AS SPECIFIED IN ELECTRICAL ENGINEERS DESIGN) TO MAINTAIN THE PRESCRIBED FRL.

WALL TYPE 01

150mm REINFORCED CONCRETE PANELS. REFER TO ENGINEERING DRAWINGS FOR FURTHER DETAIL.

FRL: <240/240/240

WALL TYPE 02

150mm REINFORCED CONCRETE PANELS. REFER TO ENGINEERING DRAWINGS FOR FURTHER DETAIL.

WALL IS TO BE INTERNALLY LINED WITH 10mm PLASTERBOARD.

FRL: <240/240/240

OFFICE AREA

WALL TYPE 03

90mm LIGHTWEIGHT TIMBER STUD WALL FRAME. WALL IS TO BE INTERNALLY & EXTERNALLY LINED WITH 1 x LAYERS OF 10mm PLASTERBOARD

WALL TYPE 04

90mm LIGHTWEIGHT TIMBER STUD WALL FRAME. WALL IS TO BE INTERNALLY LINED WITH 1 x LAYER OF 10mm WET AREA PLASTERBOARD & EXTERNALLY LINED WITH 1 x LAYERS OF 10mm PLASTERBOARD

TYPICAL FLOOR/CEILING DETAIL CSR557

200MM BONDUR OR SIMILAR CONCRETE FLOOR TO HAVE 1 LAYER OF 10mm PLASTERBOARD FIXED TO RONDOR OR SIMILAR SUSPENDED CEILING SYSTEM. REFER TO MANUFACTURERS INSTALLATION DETAILS.

FRL: REFER AS3600

ACOUSTIC OPINION: PKA-056

RW/RW+CTR: 67/59

BAKE FLOOR L_W+C₁: 55-60

CARFET + UNDERLAY L_W+C₁: 40-45

NOTE:

CEILING LEVEL INSULATION: - BRADFORD GOLD CEILING BATTS 185mm OR APPROVED EQUIVALENT.

ROOF LEVEL INSULATION: - ROOF FOIL SARKING OR APPROVED EQUIVALENT.

WINDOW NOTES:

GLAZING, INCLUDING SAFETY GLAZING, SHALL BE INSTALLED TO A SIZE, TYPE & THICKNESS SO AS TO COMPLY WITH:

- NCC 2019 PART 3.12.2 FOR CLASS 1 & 10 BUILDINGS WITHIN A DESIGN WIND SPEED OF NOT MORE THAN N3, AND
- NCC 2019 FOR CLASS 2 & 9 BUILDINGS

OPENABLE WINDOWS WITH SILL HEIGHTS OF LESS THAN 1.7M ABOVE FINISHED FLOOR LEVEL LOCATED ABOVE 4.0M FROM GROUND LEVEL TO HAVE A MAXIMUM OPENING SIZE OF 125MM

DOOR NOTES:

ALL STAIRWELL DOORS TO HAVE AN RW30 RATING

ALL DOORS THAT OPEN INTO SANITARY COMPARTMENTS ARE TO HAVE DEMOUNTABLE HINGES OR ARE TO OPEN OUTWARDS, UNLESS THERE IS A CLEAR SPACE OF 1.2M BETWEEN A CLOSET PAN AND THE NEAREST PART OF A DOORWAY

ALL EXIT DOORS AND ALL DOORS FORMING PART OF A REQUIRED EXIT MUST BE READILY OPENABLE WITHOUT THE USE OF A KEY FROM THE SIDE THAT FACES A PERSON SEEKING EGRESS, BY A SINGLE HAND DOWN ACTION OR PUSHING ACTION ON A SINGLE DEVICE WHICH IS LOCATED BETWEEN 900mm & 1.2M FROM THE FLOOR TO COMPLY WITH D2.21 OF THE NCC. (INCLUDES FRONT ENTRY DOORS)

NOTE:

A TERMITE BARRIER OR COMBINATION OF BARRIERS MUST BE INSTALLED IN ACCORDANCE WITH AS 3660.1 2000 & PART 3.1 OF BCA.

NOTE:

CONTRACTOR TO PROVIDE DETAILS IN RELATION TO THE PICTORIAL, BRAILLE AND TACTILE SIGNAGE FOR EXITS, LIFTS AND COMMON ROOMS IN ACCORDANCE WITH AS 1428.1, AS 1428.4 AND D3.6 OF THE BCA.

NOTES:

ALL LEVELS SHOWN ON THESE DRAWINGS ARE TO AHD, AND ARE IN REFERENCE TO FINISHED SURFACE SITE LEVELS AS PROVIDED BY SUPERIOR DESIGN

NOTE:

PLEASE REFER TO CIVIL DRAWINGS DESIGN FOR LOCATION OF DOWN PIPES, FITS AND STORM WATER PIPE RUN TO DISCHARGE LOCATION AS REFERRED BY COUNCIL

DOOR NOTES:

DOOR HARDWARE TO EXIT DOORS AND DOORS IN PATH OF TRAVEL TO AN EXIT MUST COMPLY WITH D2.21 OF THE NCC. (INCLUDES FRONT ENTRY DOORS)

A DOOR IN A REQUIRED EXIT MUST BE READILY OPENABLE WITHOUT A KEY FROM THE SIDE THAT FACES A PERSON SEEKING EGRESS, BY A SINGLE HAND DOWN ACTION OR PUSHING ACTION ON A SINGLE DEVICE WHICH IS LOCATED BETWEEN 900mm & 1.2M FROM THE FLOOR TO COMPLY WITH D2.21 OF THE NCC. (INCLUDES FRONT ENTRY DOORS)

PROJECT: PROPOSED 2 WAREHOUSES

Address: No.22 (LOT13) CONCORDE CRESCENT, WERRIBEE

Drawing Title: GROUND & FIRST FLOOR PLANS

Client: MACTRAM DEVELOPMENTS P/L

Builder:

Building Surveyor:

Engineer: STRUCTPLAN

Amendment:

Rev	By	Date	Amendment Description
A	EC	8/7/2020	BUILDING FURTHER INFO
B	EC	30/1/2021	SEWER TIES ALTERATION

Date: 03-02-2023

Scale: 1:100@A1
1:200@A3

Drawn By: E.C.

WYNDHAM CITY COUNCIL

Town Planning

Advised Documents

WD02

Plan: 5 of 7

ISSUED FOR CONSTRUCTION

THESE DRAWINGS TO BE USED FOR CONSTRUCTION PURPOSES. IF ANY DISCREPANCIES ARE FOUND ON DRAWINGS PLEASE ASK/CONFIRM, PRIOR TO CONSTRUCTION.

LEGEND

EXIT SIGN: MAINTAINED TYPE AND FIXED FROM 2.1M TO 2.5M ABOVE FLOOR LEVEL.

EXISTING EXIT SIGN

EM-2 EMERGENCY LIGHT, CLEVELTRONICS

EM-1 EMERGENCY & EVACUATING LED LIGHTING. CO=D40, C90=C40

HOSE REEL, 36M LENGTH (REFER TO FIRE SERVICES DRAWINGS)

INSTALL A 9KG, 3A WATER EXTINGUISHER AS PER SYMBOL LOCATION ON DRAWING

INSTALL A 4.5KG, 2A 40B(D) DRY POWDER EXTINGUISHER, ADJACENT TO THE ELECTRICAL SWITCHBOARD (2M AWAY)

A DOOR IN A REQUIRED EXIT MUST BE READILY OPENABLE WITHOUT A KEY FROM THE SIDE THAT FACES A PERSON SEEKING EGRESS, BY A SINGLE HAND DOWN ACTION OR PUSHING ACTION ON A SINGLE DEVICE WHICH IS LOCATED BETWEEN 900mm & 1.2M FROM THE FLOOR TO COMPLY WITH D2.21 OF THE NCC. DENOTES SMOKE DETECTORS INSTALLED IN ACCORDANCE WITH AS 3786

NATURAL VENTILATION PROVIDED BASED ON ROLLER SHUTTER DOORS, EXIT DOORS & WINDOW OPENINGS.

LEGEND

DP DOWNPIPE

SP SPREADER

B.G. BOX GUTTER

RWH RAIN WATER HEAD

SD SUMP DRAIN

FW FLOOR WASTE

SB ELEC SWITCH BOARD

HW HOT WATER UNIT

EM-1 ILLUMINATED EXIT SIGN

PH FIRE HYDRANT

CEILING FAN

SEWER VENT RISER

ABE PORTABLE FIRE EXTINGUISHER IN ACCORD. WITH AS 2444

EM-1 EMERGENCY LIGHT

EM-2 EMERGENCY LIGHT

150 dia BOLLARD

EXHAUST RISER

COLUMN

CONCRETE WALL

SHOTCRETE

IMPACT WALL

BLOCKWORK WALL

INSULATED WALL

HEBEL PANEL

EXISTING GROUND LEVELS

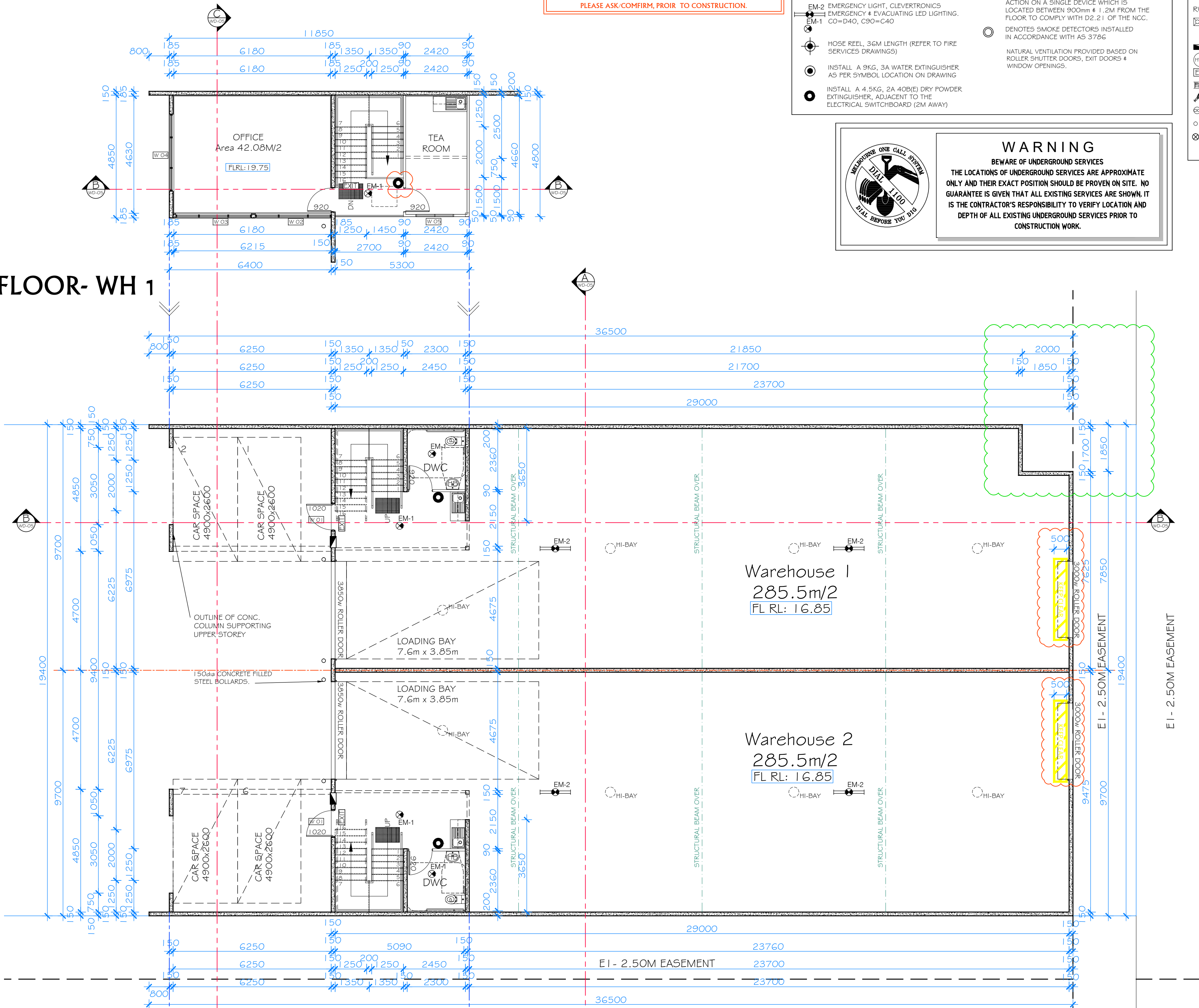
S/D SPRINKLER DRENCHER.

WARNING

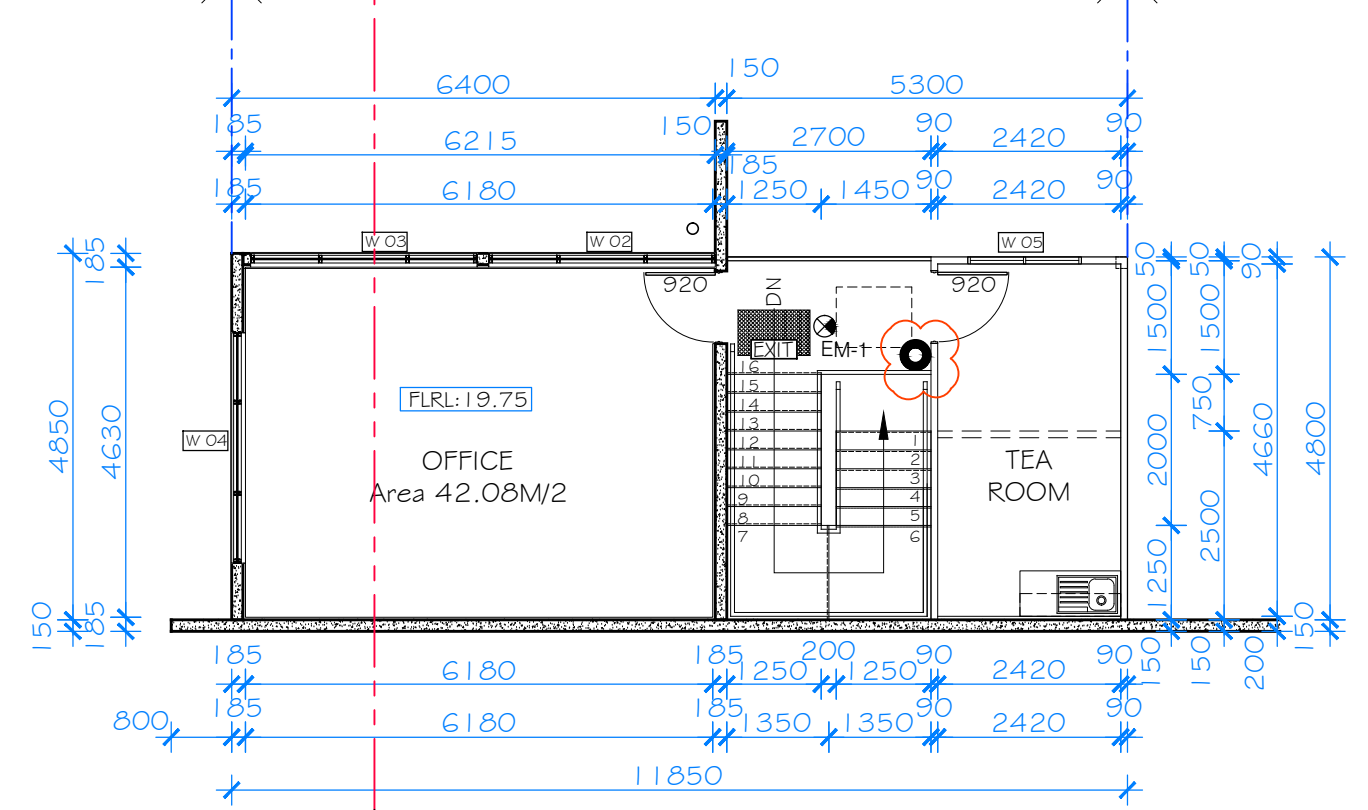
BEWARE OF UNDERGROUND SERVICES

THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND SERVICES PRIOR TO CONSTRUCTION WORK.

FIRST FLOOR- WH 1



GROUND FLOOR PLAN



FIRST FLOOR- WH 2

FLOOR PLANS

SITE AREAS:

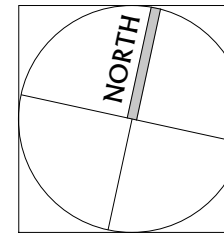
Area	Area (m²)
BUILDING FOOTPRINT	567m²
SITE AREA	931m²
GND SITE COVERAGE	60.90%
HARD STAND	279.15m²

AREAS:

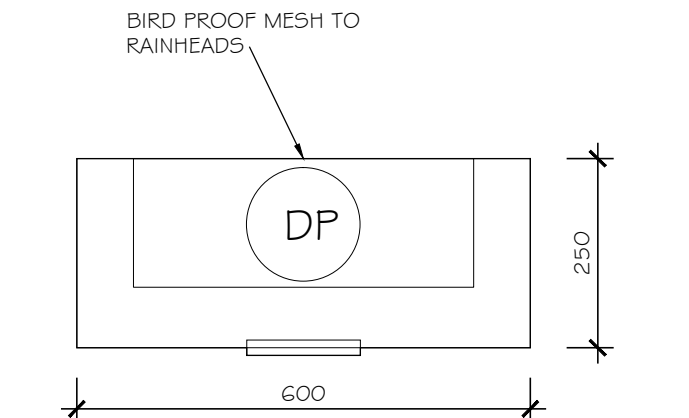
Area	Area (sq.m)
WAREHOUSE 1 GROUND FL:	281.8
WAREHOUSE 1 FIRST FL:	56.3
TOTAL:	338.10
WAREHOUSE 2 GROUND FL:	285.5
WAREHOUSE 2 FIRST FL:	56.3
TOTAL:	341.80

PARKING CALC.:

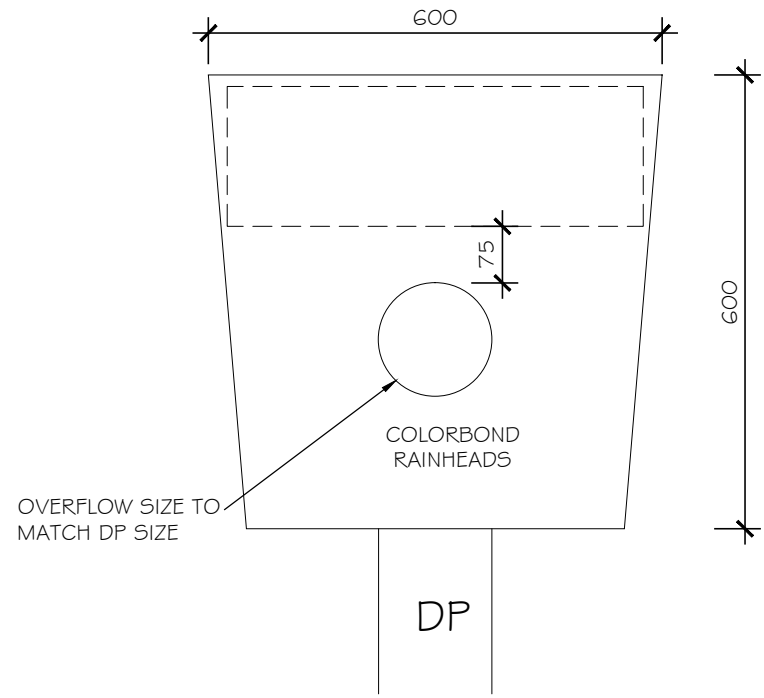
Area	Req. 2+1.5 Per 100m²=3.37
NETT FLOOR AREA: WAREHOUSE 1 : 224.94m²	5.0
NETT FLOOR AREA: OFFICE 1 : 28.04m²	0.0
NETT FLOOR AREA: WAREHOUSE 2 : 224.94m²	5.0
NETT FLOOR AREA: OFFICE 2 : 28.04m²	0.0
CARS SPACES REQ.	10
CARS PROVIDED	9



ITEM	PROPOSED	EXISTING
STORMWATER DRAIN		
INSPECTION OPENING TO SURFACE		
STORMWATER PIT (concrete cover)		
STORMWATER PIT (grated cover)		
STORMWATER PIT (grated cover)		
HEEL GUARD (grated cover)		
STORMWATER DOWNPIPE		
EXISTING SURFACE LEVEL		
PAVEMENT OR SURFACE LEVEL X P.52.95		
DRAIN INVERT LEVEL X IL.51.95		
EXPANSION JOINT (S.C.J.)		
CONTROL JOINT (S.C.J.)		



RAINHEAD DETAIL PLAN SCALE 1:10



RAINHEAD DETAIL ELEVATION SCALE 1:10

Note:
A TERMITE BARRIER OR COMBINATION OF BARRIERS MUST BE INSTALLED IN ACCORDANCE WITH AS 3660.1 2000 & PART 3.1 OF BCA.

Note:
CONTRACTOR TO PROVIDE DETAILS IN RELATION TO THE PICTORIAL, BRAILLE AND TACTILE SIGNAGE FOR EXITS, LIFTS AND COMMON ROOMS IN ACCORDANCE WITH AS 1428.1, AS 1428.4 AND D3.6 OF THE BCA.

NOTES:
ALL LEVELS SHOWN ON THESE DRAWINGS ARE TO AHD, AND ARE IN REFERENCE TO FINISHED SURFACE SITE LEVELS AS PROVIDED BY SUPERIOR DESIGN.

NOTE:
PLEASE REFER TO CIVIL DRAWINGS DESIGN FOR LOCATION OF DOWN PIPES, PITS AND STORM WATER PIPE RUN TO DISCHARGE LOCATION AS REFERRED BY COUNCIL.

LEGEND	
DP	DOWNPIPE
SP	SPREADER
B.G.	BOX GUTTER
RWH	RAIN WATER HEAD
SD	SUMP DRAIN
FW	FLOOR WASTE
SB	ELEC SWITCH BOARD
HWU	HOT WATER UNIT
ES	ILLUMINATED EXIT SIGN
HR	FIRE HOSE REEL
PH	FIRE HYDRANT
CF	CEILING FAN
SV	SEWER VENT RISER
ABE	ABE PORTABLE FIRE EXTINGUISHER IN ACCORD WITH AS 2444
EM-1	EMERGENCY LIGHT
EM-2	EMERGENCY LIGHT
B	150 dia BOLLARD
ER	EXHAUST RISER
C	COLUMN
CCW	CONCRETE WALL
SC	SHOTCRETE
IPW	IMPACT WALL
BW	BLOCKWORK WALL
IW	INSULATED WALL
HP	HEBEL PANEL
GL	EXISTING GROUND LEVELS
SD	SPRINKLER DRENCHER

ISSUED FOR CONSTRUCTION
THESE DRAWINGS TO BE USED FOR CONSTRUCTION PURPOSES.
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Date Plans Provided: 19/07/2023

Level 1, Factory 6/ 25-27 Graham Crt, Hoppers Crossing Vic. 3029
PO Box 4104 Hoppers Crossing, VIC 3029
e: Info@superior-design.com.au p: 03 9369 9552
e: E@superior-design.com.au m: 0419 320 073
Ettore Carraro: DP-1729

General Notes:

These drawings shall be read in conjunction with all relevant structural & all other consultants drawings details and specifications with any written instructions issued in the course of the contract.

The builder/sub contractor shall check & verify all dimensions, setbacks, levels, legal point of discharge & specifications & all other relevant documentation prior to commencement of any works. Any discrepancies must be resolved prior to construction or ordering of materials. The builder shall be responsible for ensuring all building works comply with the current construction codes if IN DOUBT PLEASE ASK.

Do not scale drawings, use written dimensions which are indicated in millimetres unless otherwise noted. Figured dimensions take precedence over scaled dimensions.

All materials & work practices shall comply with, but not limited to the Building Regulations NCC 2019 & all relevant current Australian Standards (as amended) referred to therein.

Installation of all services shall comply with the respective supply authority requirements.

All structural timber to comply to A.S.1 G64 Light Timber Framing Code, also refer A.S.1720, B.C.A. D1.3

Where installed, provide an impervious substrate and select surface finish to floors within 1500mm of an unenclosed shower and same to walls at 1800mm above floors and 150mm above bath, sinks, basins, and trough splash backs and the like.

Electrical switchboards located in the path of travel to exits to be enclosed in a metal or other non combustible cabinet with smoke proof doors. Provide a 2A20B (E) Dry Chemical fire extinguisher complete with extinguisher identification signage all within 1.5m from the switchboard.

Refer to fire services design for all hydrant, hose reels and extinguisher details.

Refer to Civil Engineer's design and details for all stormwater, car parking and driveway construction requirements.

Step sizes (other than for spiral stairs) to be:

- Riser (R) 150mm maximum and 115mm minimum
- Going (G) 355mm maximum and 250mm minimum for Public stairways and 355mm maximum and 240mm minimum for Private stairways
- 2R + G = 700mm maximum & 550mm minimum
- Constructed with a less than 125mm gap to open treads

All treads, landings & the like to have non slip finish or suitable non skid strip near edge of nosing.

Provide balustrades where change in level exceeds 1000mm above the surface beneath landings, ramps and/or treads. Balustrades (other than tensioned wire balustrades) to be:

- 1100mm min. above finished surface level of balconies, landings or the like, and
- 900mm min. above finished surface level of stair nosing or ramp, and
- Vertical with a less than 125mm gap between, and
- Any horizontal element within the balustrade between 150mm and 760mm above the floor must not facilitate climbing where changes in level exceeds 4000mm above the surface beneath landing, ramps and/or treads.

Hand rails to be 865mm minimum above stair nosing and landings

12mm expansion control joints @ 6.0m max ctrs & located beside full height openings & behind downpipes in accordance with CH9 of the Cement & Concrete Association.

90mm diameter stormwater drain P.V.C. with 300mm cover set to falls of 1:100 connected to Legal Point of Discharge & comply with Local Stormwater Policy. Inspection openings at bends @ 9.0m runs.

All downpipes, max 12.0m apart, to connect to stormwater drain & discharge to Local Authority Approval.

The builder/subcontractor shall ensure that all stormwater drains, sewer pipes and the like are located at a sufficient distance from any buildings footing and/or slab edge beams so as to prevent general moisture penetration, dampness, warping and undermining of any building and its footing system.

Glazing, including safety glass, shall be installed to a size, type & thickness so as to comply with:

- NCC 2:109 Part 3.1 for Class 1 & 10 buildings within a design wind speed of not more than N3, and
- NCC 2019 for Class 1 & 10 buildings within a design wind speed of not more than N3, and
- NCC 2019 for Class 1 & 10 buildings within a design wind speed of not more than N3, and

Wall framing (as per AS 4600) shall be installed to ensure the stability and general watertightness of all new and existing walls.

For buildings in marine or coastal environments shall have masonry units, mortar & all built in complying with the durability requirements of Table 5.1.1 of A.S.3700.

These plans have been prepared for the exclusive use by the Client of 22 Concorde Crescent, Werribee for the purpose of obtaining a Building Permit. No other person shall use these plans without the written consent of SUPERIOR DESIGN. SUPERIOR DESIGN shall not be responsible for any use of these plans for any purpose other than that intended.

The approval of this drawing by the Building Surveyor is not an authorization to build or a contract variation. Any said variations must be accepted by all parties to the Building Agreement & where applicable the Relevant Building Surveyor prior to implementation of the said variations.

Fire hazard properties of materials and assemblies to comply with NCC Specifications C1.10

Mechanical ventilation or air conditioning of rooms to be provided with a system complying with A.S.1 G64.2 and A.S/N Z.S.3666.1 as amended. Exhaust outlets to be located no closer than 6.0m to fresh air inlets.

Project: PROPOSED 2 WAREHOUSES

Address: No.22 (LOT13) CONCORDE CRESCENT, WERRIBEE

Drawing Title: ROOF PLAN

Client: MACTRAM DEVELOPMENTS P/L

Builder:

Building Surveyor:

Engineer: STRUCTPLAN

Rev	By	Date	Amendment Description
A	EC	8/7/2020	BUILDING FURTHER INFO
B	EC	20/1/2021	SEWER TIES ALTERATION

Date: 03-02-2023

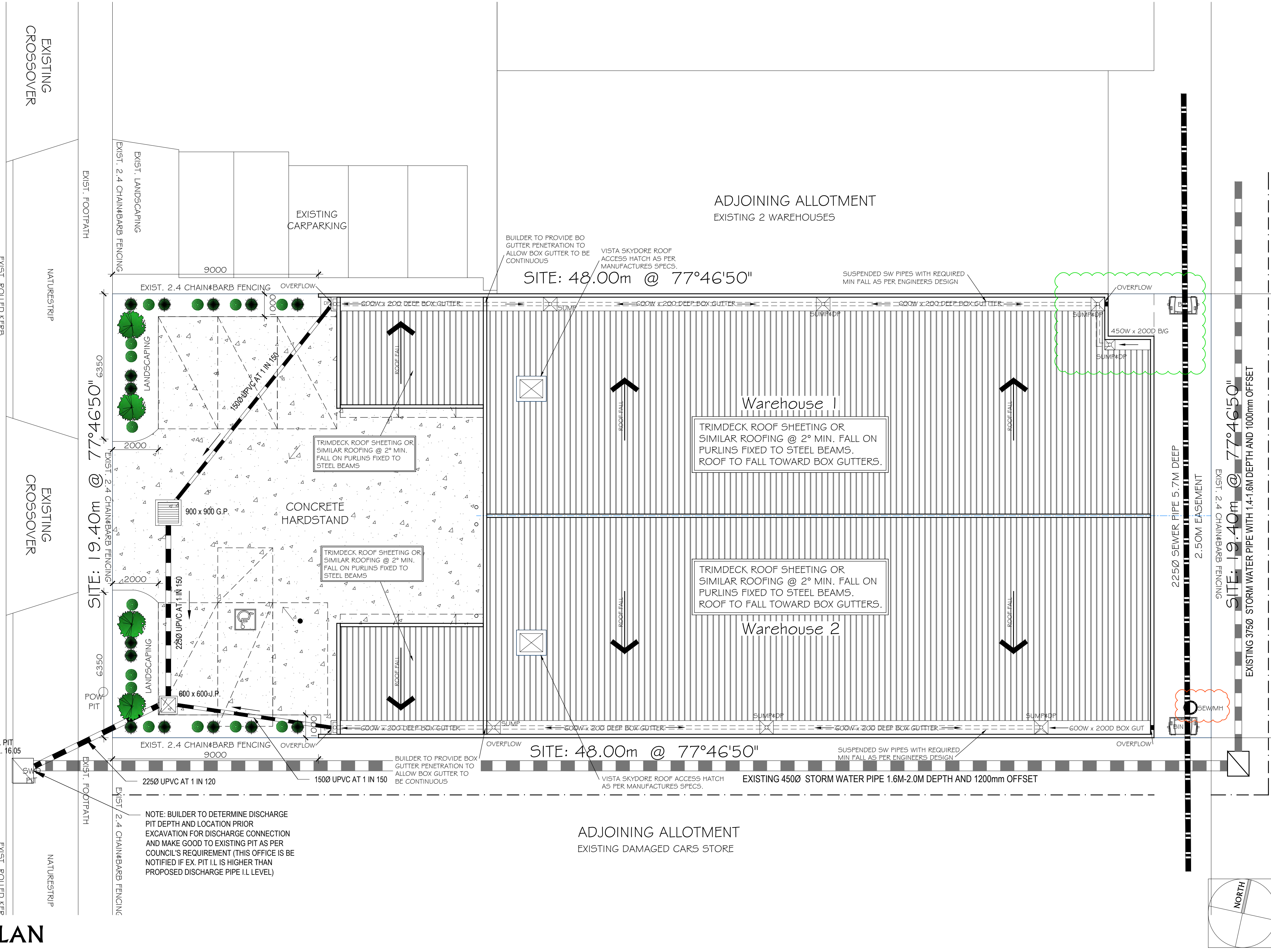
Scale: 1:100@A1
1:200@A3

Drawn By: E.C.

WYNDHAM CITY COUNCIL
Town Planning
Advised Documents
WD03
Plan: 6 of 7

CONCORDE CRES


ROOF PLAN



Level 1, Factory 6/ 25-27 Graham Crt, Hoppers Crossing Vic. 3029
PO Box 4104 Hoppers Crossing. MDC. Vic. 3029

e: Info@superior-design.com.au p: 03 9369 9552
e: Ett@superior-design.com.au m: 0419 320 073

Ettore Carraro: DP-1729

 **bdcV**
Building Dangerous
Accident Victims

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point of discharge • specifications • and all other relevant documentation prior to commencement of any works. Any discrepancies must be resolved prior to construction or ordering of materials. The builder shall be responsible for ensuring all building works comply with the current construction codes IF IN DOUBT PLEASE ASK

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- Going (G) 355mm maximum and 250mm minimum for Public stairways and 355mm maximum and 240mm minimum for Private stairways
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The builder shall take all steps necessary to ensure the stability and general water tightness of all new and existing structures during all works.

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accepted by all parties to the agreement & where applicable the Relevant Building Surveyor prior to implementation of the said variations

Fire hazard properties of materials and assemblies to comply with NCC Specifications C1.10

be located no closer than 6.0m to fresh air inlets

Project: **PROPOSED 3 WAREHOUSES**

No.22 (LOT13) CONCORDE CRESCENT, WERRIBEE

Drawing Title:

Client: **MACTRAM DEVELOPMENTS P/L**

Builder:

Building Surveyor:

STRUCTIPAN

Rev	By	Date	Amendment Description
A	EC	6/7/2020	BUILDING FURTHER INFO

Date: 03-02-2020 Job No: 19003

1:100@A1
1:200@A3

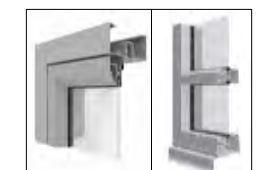
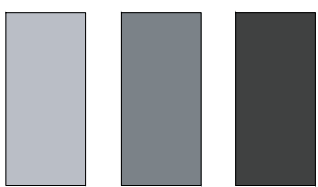
Plan: 7 of 7

MATERIALS AND FINISHES

ROOF SHEETING
LYSAGHT TRIMDECK METAL ROOF OR
APPROVED SIMILAR

CONCRETE PANELS-
QUALITY DULUX PAINT FINISH TO WALLS
AS PER SPECIFIED COLORS OR SIMILAR
DULUX SG6E1 'MIRRORED EDGE
DULUX SG6G4 'SIMONE WEIL'
DULUX C29 COLORBOND MONUMENT

CONCRETE PAVING-NATURAL CONC
RAW CONCRETE HIGH QUALITY STIPLE FINISH



Note:
CONTRACTOR TO PROVIDE DETAILS IN RELATION TO THE
PICTORIAL, BRAILLE AND TACTILE SIGNAGE FOR EXITS,
LIFTS AND COMMON ROOMS IN ACCORDANCE WITH
AS 1428.1, AS 1428.4 AND D3.6 OF THE BCA.

ALL LEVELS SHOWN ON THESE DRAWINGS ARE TO AHD,
AND ARE IN REFERENCE TO FINISHED SURFACE SITE
LEVELS AS PROVIDED BY SUPERIOR DESIGN

NOTE:
PLEASE REFER TO CIVIL DRAWINGS DESIGN FOR LOCATION
OF DOWN PIPES, PITS AND STORM WATER PIPE RUN TO
DISCHARGE LOCATION AS REFERRED BY COUNCIL