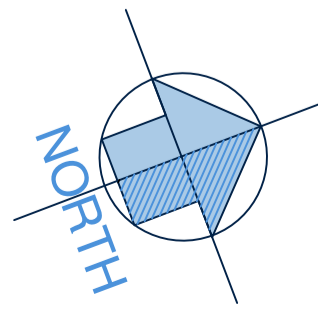


PROPOSED SITE LAYOUT PLAN

SCALE 1:100

PRELIMINARY DRAWING
NOT TO BE USED FOR CONSTRUCTION PURPOSES



PROPOSED FUEL & CAR WASH DEVELOPMENT

AT: 2420 WARBURTON HIGHWAY,
YARRA JUNCTION, VIC, 3797.

FOR: ECO WASH AUSTRALIA PTY LTD

Drawn: T. MICHAELS Designed: T. MICHAELS

WARNING:
The existing services shown on this plan have been derived either from field survey or plotted from records of the relevant authorities. No guarantee is given as to their accuracy. It is the responsibility of the contractor to verify on site the location of all services prior to the commencement of works.

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TREE LEGEND

- H#- Height of the tree
- Tree #- Arborist Tree Number
- Extent of existing tree canopy

SERVICES LEGEND

- ES - Existing Sewer Pipe
- E - Existing Above Ground Power
- GAS - Existing Gas Mains
- EW - Existing Water Mains Pipe
- TEL - Existing Telstra/NBN Cables
- ESWD - Existing Stormwater Pipe

ISSUE	DESCRIPTION	DATE
B	Drainage Reserve re-named to 'Unreserved Crown Land' - Plan updated	22-07-2022
A	Issued For Council Planning Approval	21-04-2022

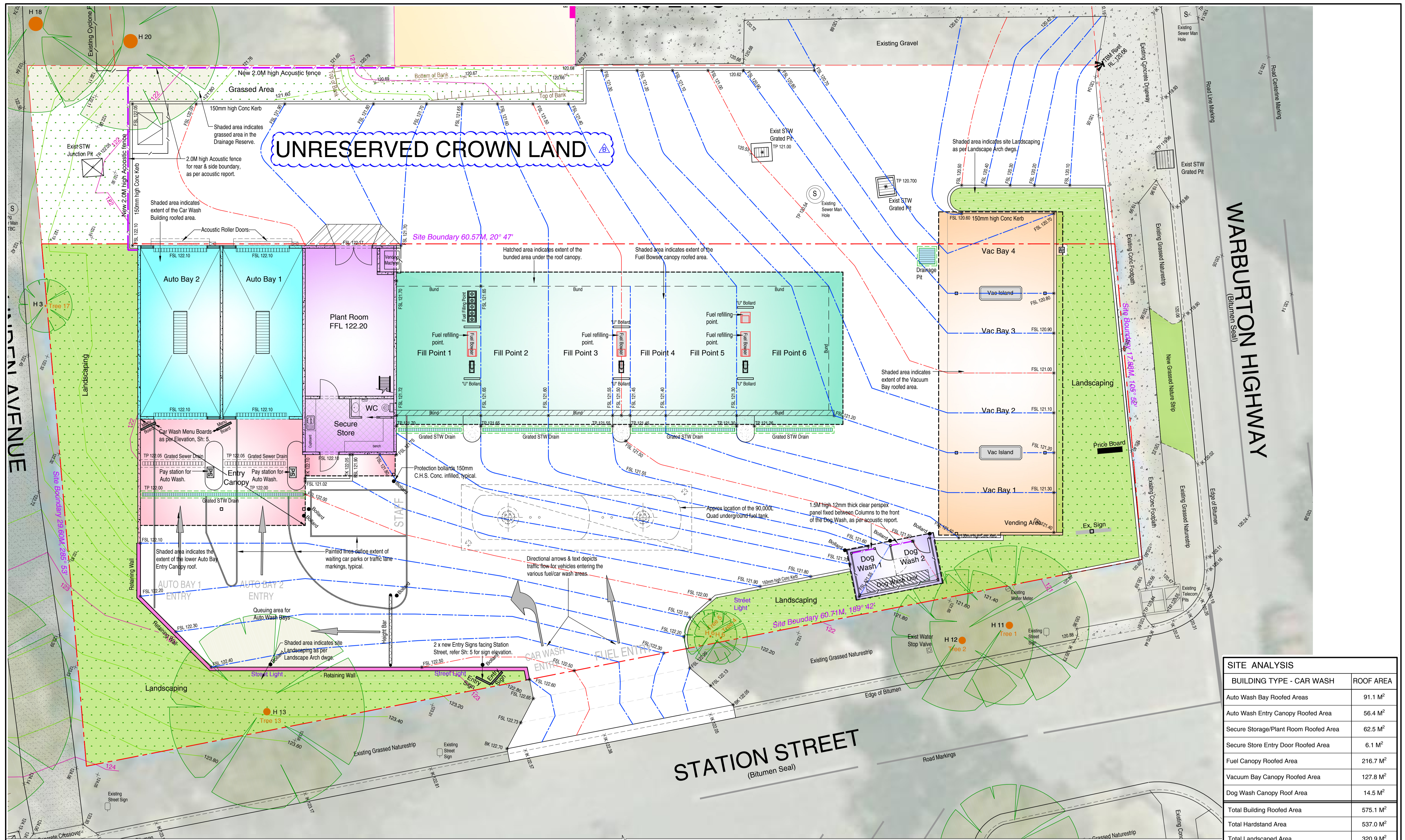
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Scale: 1:100 (A1) Date: JULY 2022 Issue: B
Sheet No: 2 of 7 Job No: 21-037 TP



PROPOSED CAR WASH LAYOUT PLAN

SCALE 1 : 100
 All external lighting in Carwash, Vac Bays & around the Car Wash site will be connected to light sensing devices and will only operate once the natural light falls below a certain level, typical.

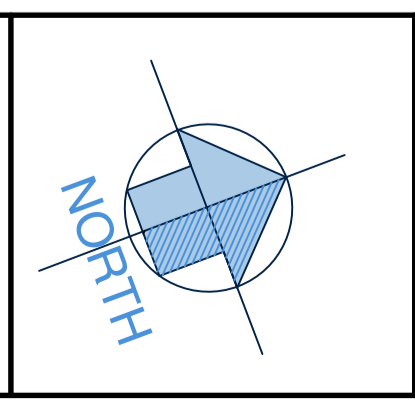


SITE ANALYSIS	
BUILDING TYPE - CAR WASH	ROOF AREA
Auto Wash Bay Roofed Areas	91.1 M ²
Auto Wash Entry Canopy Roofed Area	56.4 M ²
Secure Storage/Plant Room Roofed Area	62.5 M ²
Secure Store Entry Door Roofed Area	6.1 M ²
Fuel Canopy Roofed Area	216.7 M ²
Vacuum Bay Canopy Roofed Area	127.8 M ²
Dog Wash Canopy Roof Area	14.5 M ²
Total Building Roofed Area	575.1 M²
Total Hardstand Area	537.0 M²
Total Landscaped Area	320.9 M²
Car Wash Site Area	1433.0 M ²
Percentage Landscaped Area	22.4 %
Percentage Total Roofed Area	40.1 %
Percentage Hardstand Area	37.5 %

ISSUE	DESCRIPTION	DATE
B	Drainage Reserve' re-named to 'Unreserved Crown Land'- Plan updated	22-07-2022
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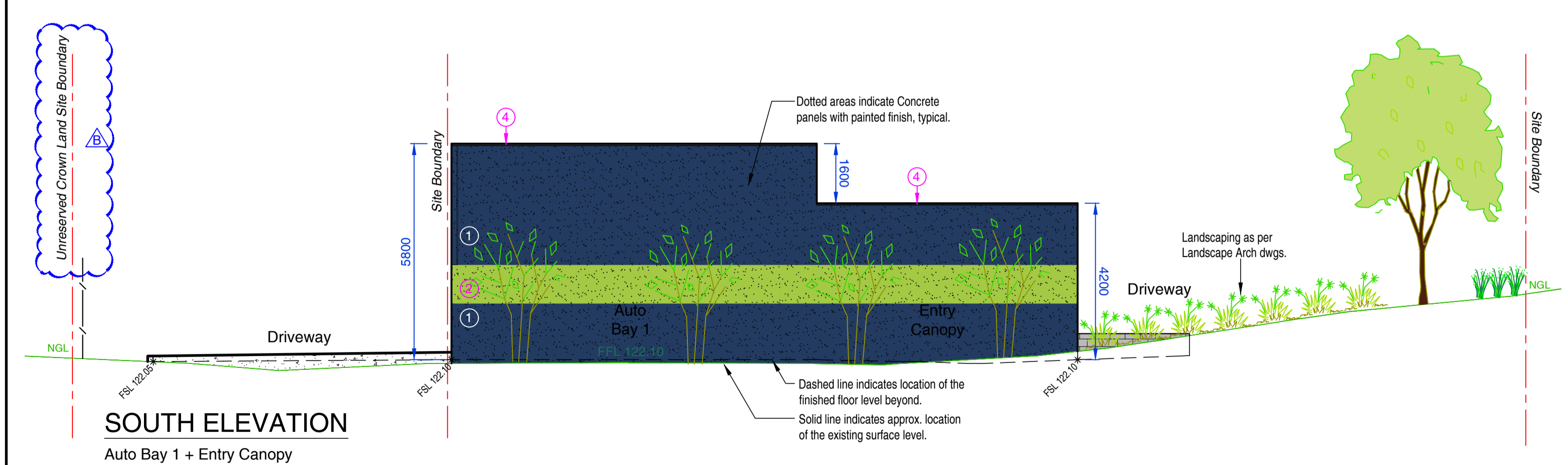
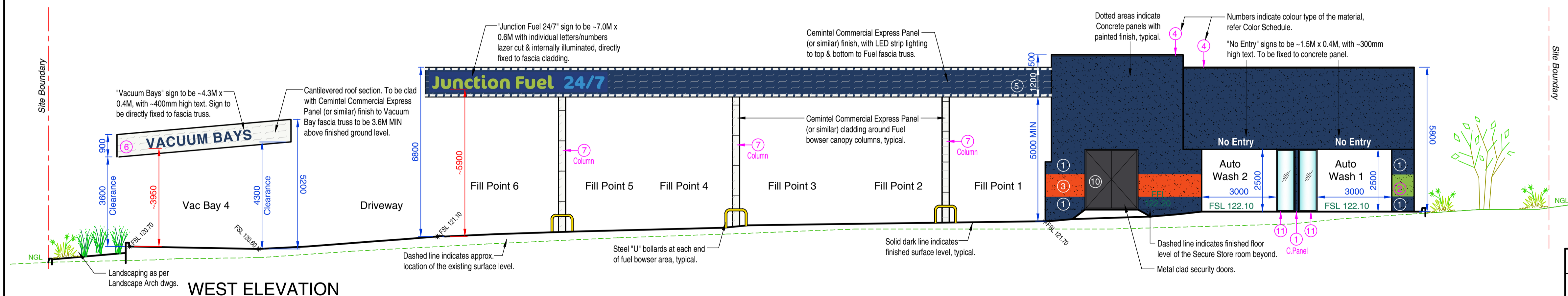
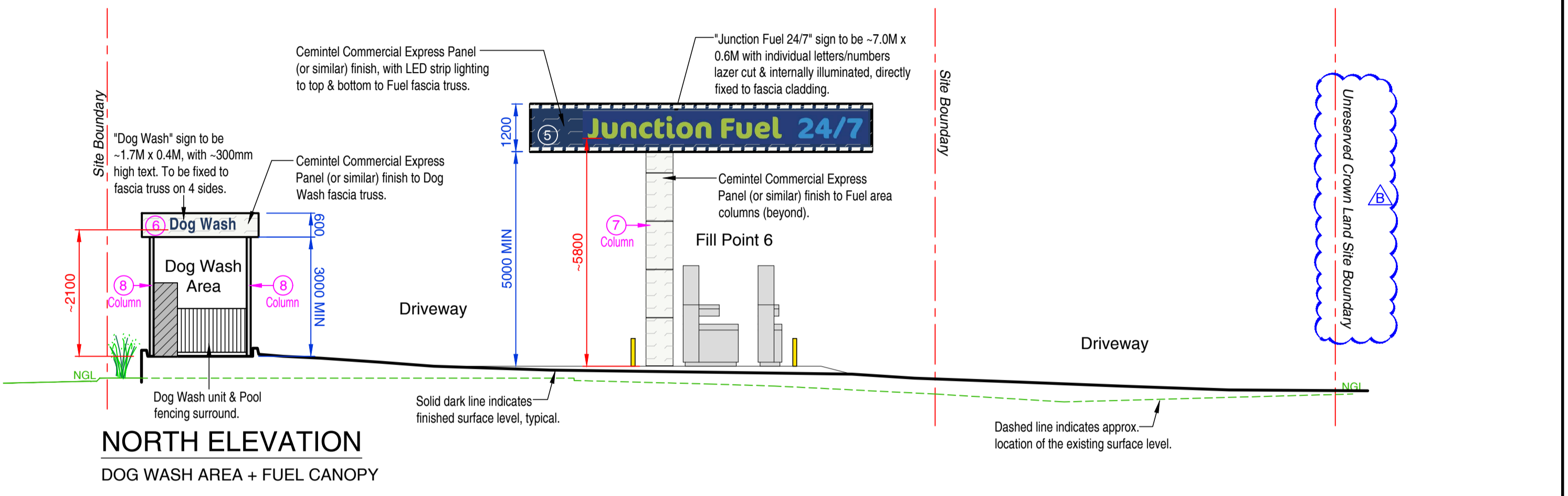
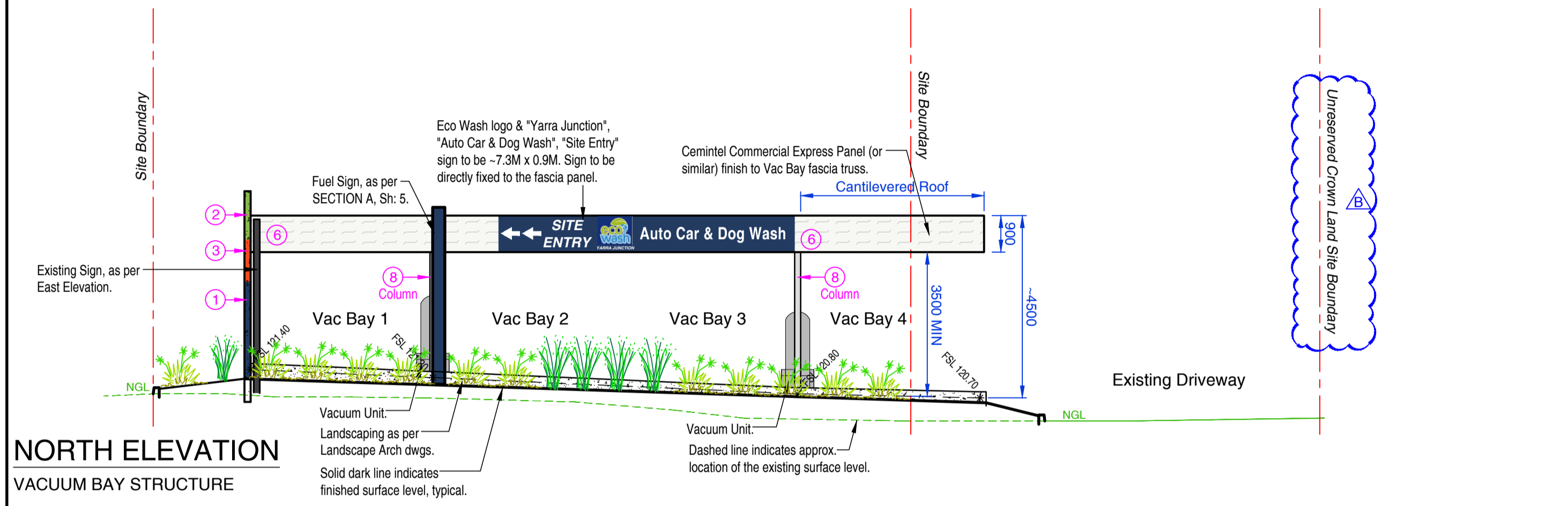
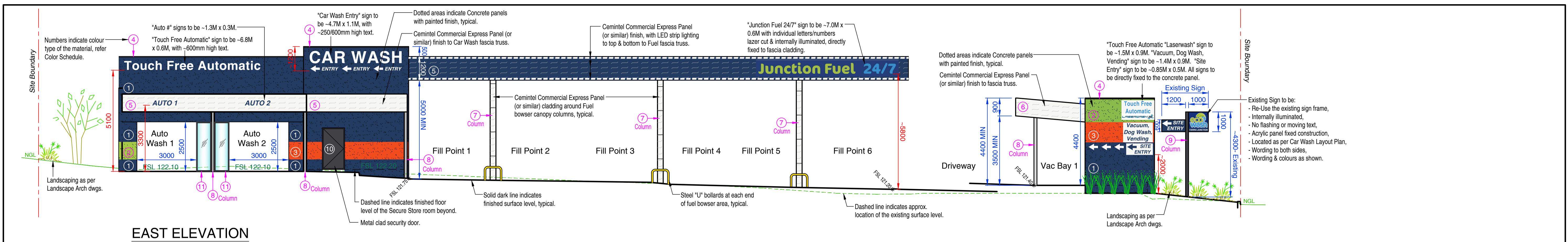
PROPOSED FUEL & CAR WASH DEVELOPMENT

AT: 2420 WARBURTON HIGHWAY,
 YARRA JUNCTION, VIC, 3797.
 FOR: ECO WASH AUSTRALIA PTY LTD
 Drawn: T. MICHAELS
 Designed: T. MICHAELS

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 Sheet No: 3 of 7. Job No: 21-037 TP B



MATERIAL COLOUR SCHEDULE

Conc Panels	1. Dark Blue "Olympian Blue"- Haymes Paints
	2. Lime Green "Spring Sprout Green"- Dulux
	3. Orange "Vibrant Orange"- Dulux
	3A. Wash Bay Tiles- Mixed Colours as shown
Concrete Panel Capping	4. Dark Grey "Monument"
Fascia Truss Cladding	5. Dark Blue "Olympian Blue"- Haymes Paints
	6. Off White "Vivid White"- Dulux
Beams & Columns	7. Off White "Vivid White"- Dulux
	8. Natural Galvanised Finish
	9. Dark Grey "Monument"
Doors	10. Dark Grey "Monument"
Windows Framing	11. Dark Grey "Monument"
Ceiling Sheeting + Flashing	12. Cream "Surfmist" (Colorbond)
Roof Sheeting + Flashing	13. Off White "Surfmist" (Colorbond)
Fencing & Bin Gates	14. Dark Grey "Monument" (Colorbond)
Acoustic Fence	15. Natural Timber finish

Colour Notes: Colours have been taken from the Dulux + Haymes Paint Range & Colorbond colour range.

BUILDING MATERIALS SCHEDULE

Walls	Concrete panels with painted/tiled finish
Roof	Car Wash- Steel deck roof pitched at 2%. Vacuum Bay- Steel deck roof pitched at 5%. Fuel Canopy- Steel deck roof pitched at 2%. To drain into suitably sized Colorbond gutters.
Fascias	Cemintel Commercial Express Panel with painted finish
Doors	Commercial Security door + Solid core metal clad Security door to Secure Storage & Plant Room. Auto Wash Bays- clear roller doors to exit end.
Rainwater Goods	Colorbond zincalume
Driveway	Coloured concrete in both Auto Wash Bays. Natural concrete finish in all other Driveway/Hardstand areas

REVISIONS

ISSUE	DESCRIPTION	DATE
B	'Drainage Reserve' re-named to 'Unreserved Crown Land'- Elevations updated	22-07-2022
A	Issued For Council Planning Approval	21-04-2022

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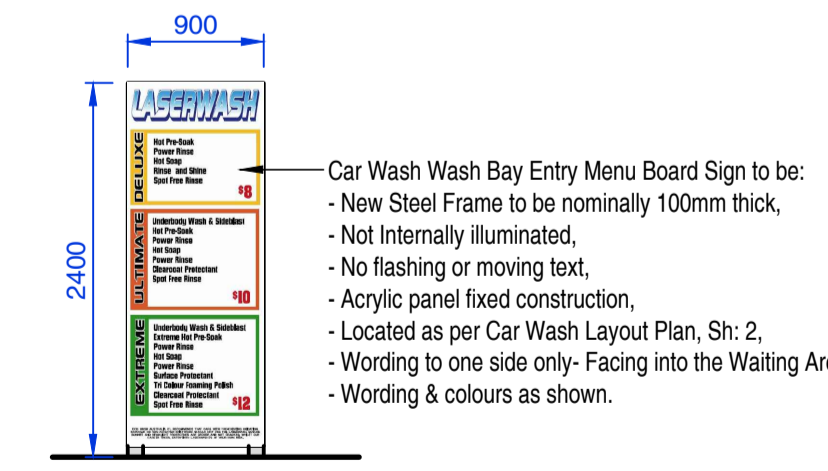
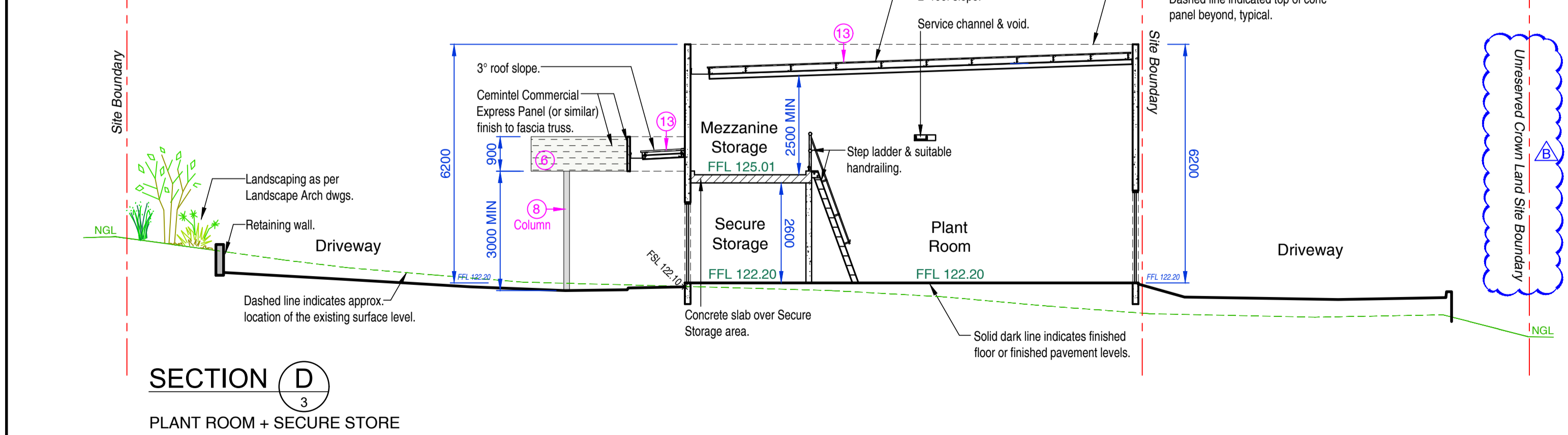
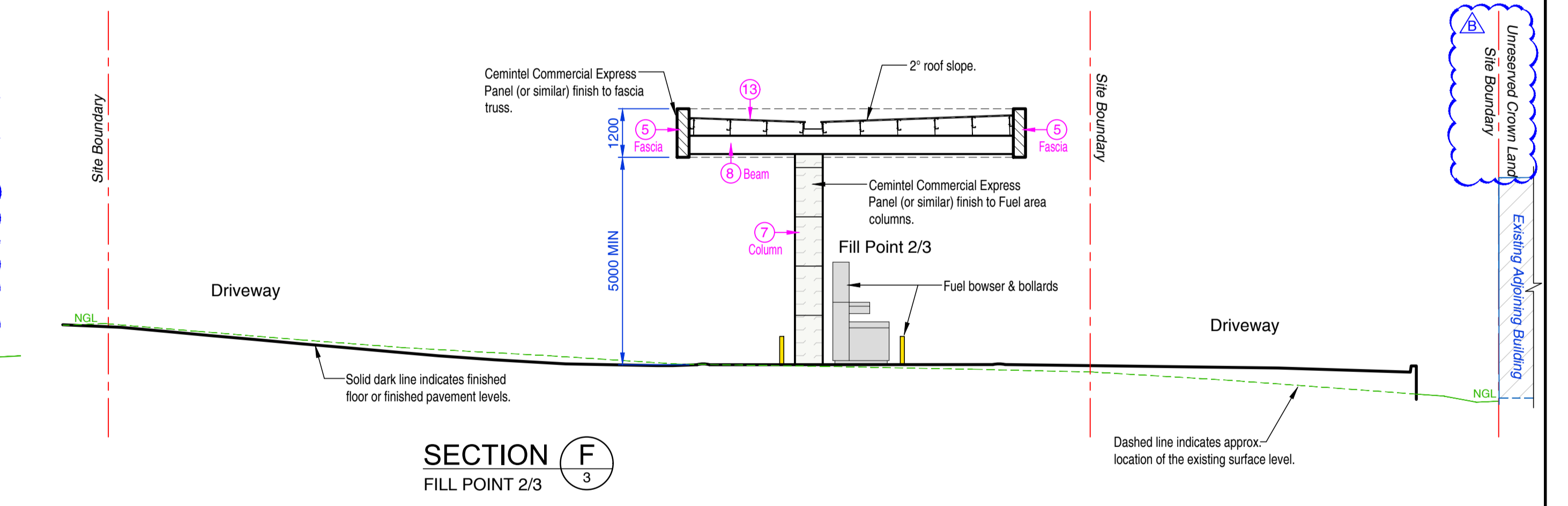
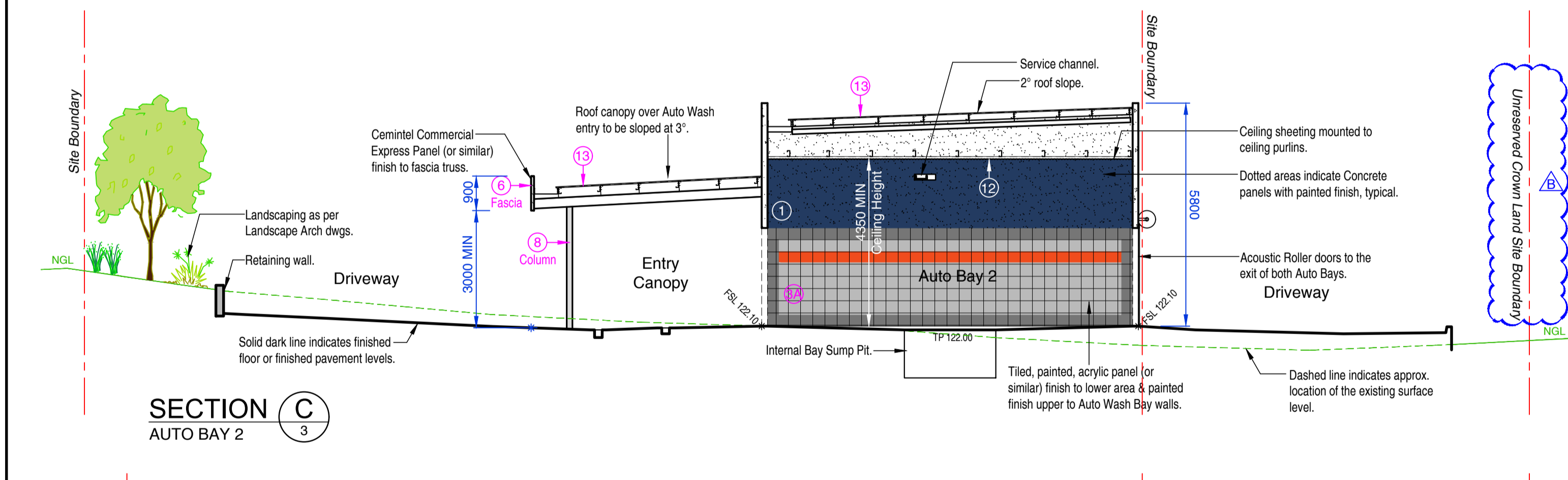
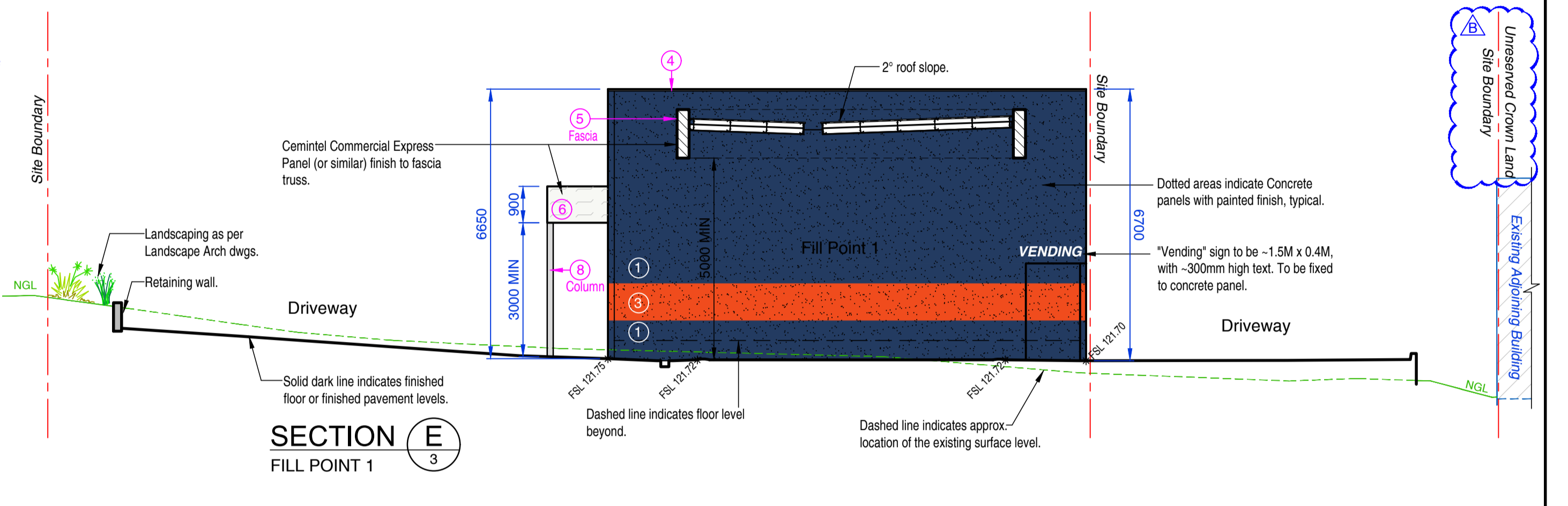
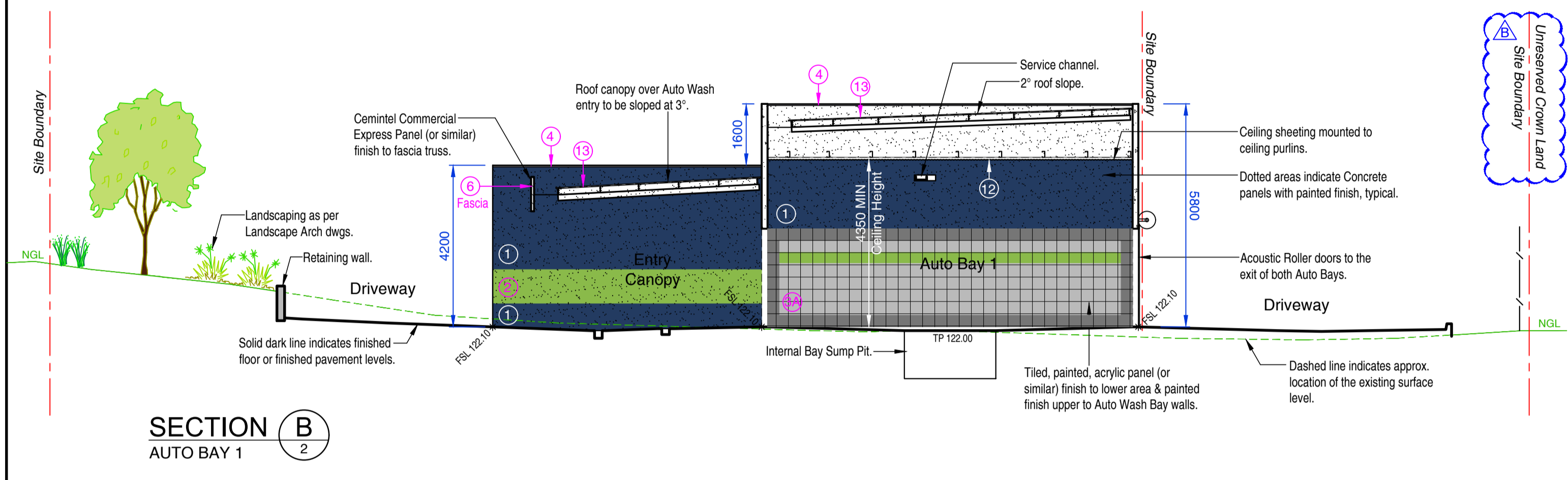
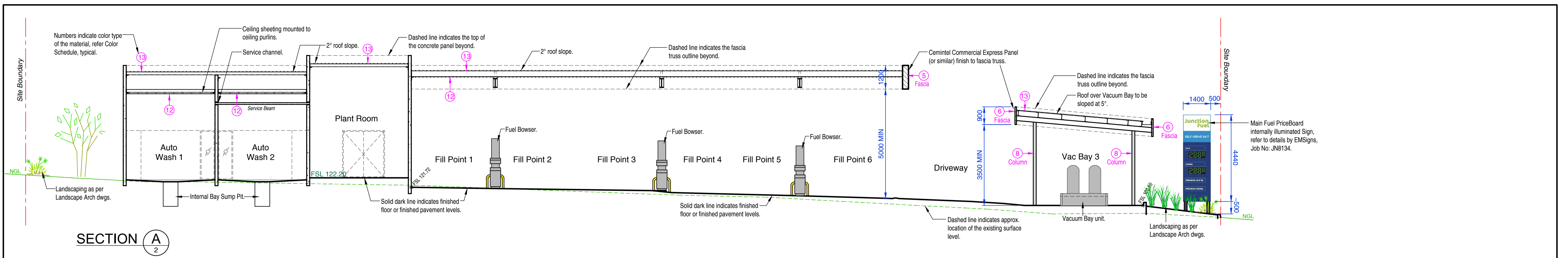
PROPOSED FUEL & CAR WASH DEVELOPMENT

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 FOR: ECO WASH AUSTRALIA PTY LTD
 Drawn: T. MICHAELS
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Scale: 1:100 (A1) Date: JULY 2022 Issue:
 Sheet No: 4 of 7 Job No: 21-037 TP B



ISSUE	DESCRIPTION	DATE
B	'Drainage Reserve' re-named to 'Unreserved Crown Land'- Sections updated	22-07-2022
A	Issued For Council Planning Approval	21-04-2022

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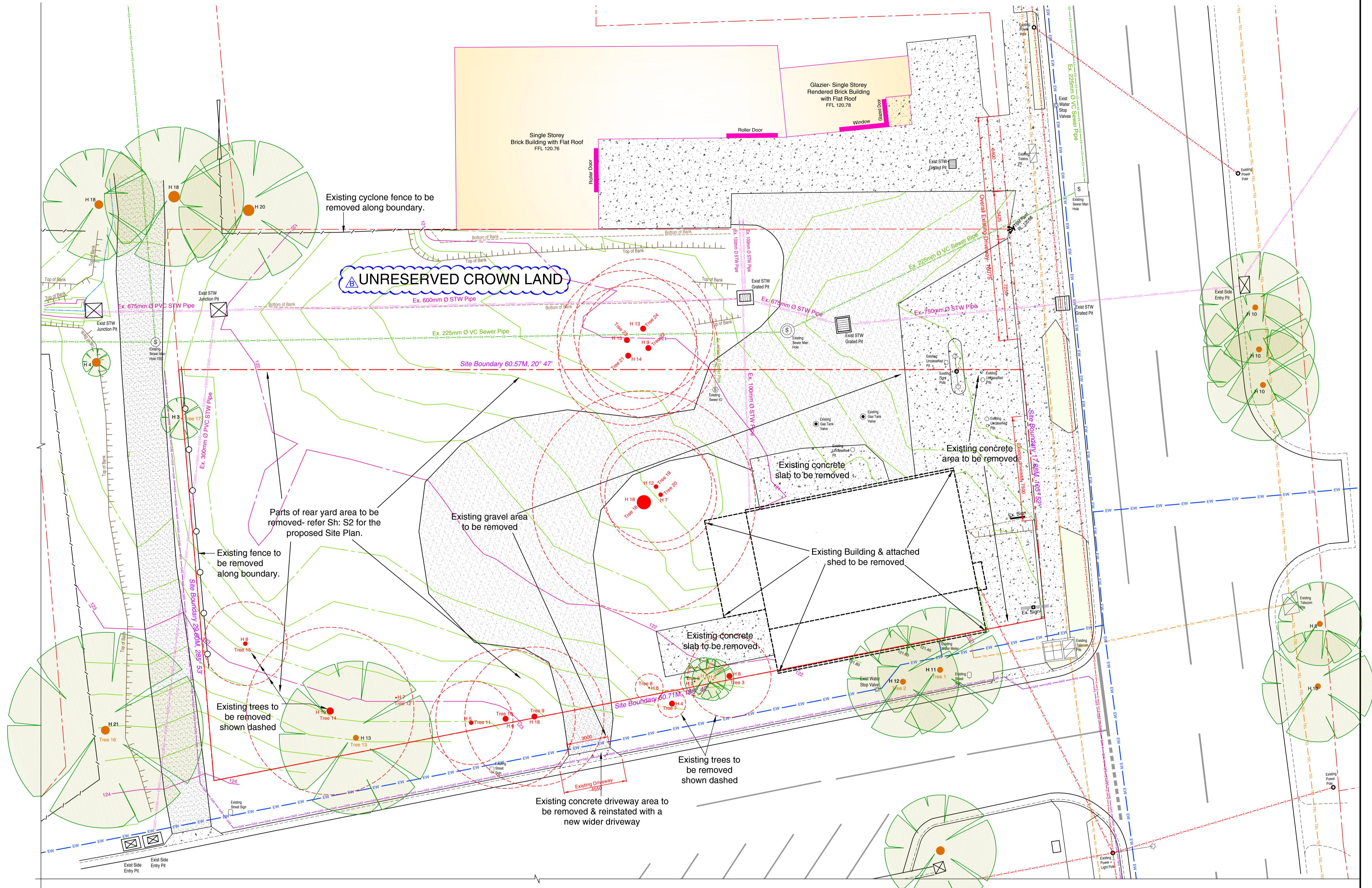
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DEMOLITION NOTES

- All materials and work practices shall comply with, but not limited to, the Building Regulations 2018, the National Construction Code Series Building Code of Australia Vol 1 & all relevant current Australian Standards (as amended) referred to therein. These specifications specify only the minimum standard of work for the demolition works on residential projects, and all workmanship and precautions shall be to best trade practice.
- Precautions must be taken before and during demolition in accordance with AS 2601-2001: *The Demolition of Structures*.
- During the progress of the demolition the works shall be under the continuous supervision of the Demolisher or of an experienced foreman & demolition shall be executed storey by storey commencing at the roof and working downwards.
- The demolition must not be commenced until the precautionary measures have been inspected and approved by the Relevant Authority.
- The Demolisher shall construct a temporary crossing placed over the footpath, as required by the Council (if applicable).
- No part of any external wall on or within 3M of a street alignment may be pulled down, except during the hours that the Relevant Authority specify.
- Protective outriggers, fences, awnings, hoardings, barricades and the like must be installed where necessary to guard against danger to life or property or when required by the Relevant Authority.
- Dust creating material (unless thoroughly dampened down) shall not be thrown or dropped from the building but shall be lowered by hoisting apparatus or removed by material chutes. All chutes shall be completely enclosed and a danger sign shall be at the discharge end of every chute.
- All practicable precautions shall be taken to avoid danger from collapse of a building when any part of a framed or partly framed building is removed.
- Demolished material shall not be allowed to remain on any floor or structure if the weight of the material exceeds the safe carrying capacity of the floor or structure, and such material shall not be so piled or stacked that it will endanger workmen or other persons, and shall be removed as soon as practicable from the site.
- No wall, chimney or other structure or part of a structure shall be left unattended or unsupported in such a condition that it may collapse due to wind or vibration or otherwise become dangerous.
- Before demolition is commenced (and also during the progress of such works) all electrical cable or apparatus which are liable to be a source of danger (other than cable or apparatus used for the demolition works) shall be disconnected.
- Arrangements shall be made with the Relevant Electrical Supply Authority for the disconnection of electrical mains supply except that, where partial demolition is proposed, the licensed Electrical Contractor shall satisfy the Relevant Electrical Supply Authority that the portion of the building to be demolished has been isolated.
- The Demolisher shall be responsible for the disconnection of all telecommunication supplies.
- The Demolisher shall be responsible to cut and seal any storm water, sewer pipes, water services, gas services and the like.
- The position of capped sewer and storm water drains, sealed-off water supply lines, gas supply lines and the like are to be clearly marked on the site.
- Any septic tank(s) on the demolition site shall be emptied and filled with clean sand, or removed entirely, and any soak wells, leach drains or similar apparatus shall be removed or filled with clean sand.
- Materials removed or displaced from the building shall not be placed in any street, road or right of way and, before commencement (where required) shall be kept sprayed with water so as to prevent any nuisance from dust.
- Materials removed or displaced from the building being demolished or materials left standing shall not be burned on the demolition site.
- Removal of buildings by road must be approved by Relevant Councils Traffic Engineer.
- A Site Management Plan is to be implemented during demolition works to control sediment run-off in accordance with the relevant State EPA requirements. Where required provide 'proplex' or equivalent silt fences to the low side of the allotment and around all soil stockpiles and storm water inlet pits/sumps and install 'silt stop' filter bags over all storm water entry pits during demolition works. 'Supergro' or equivalent erosion control fabric to be placed over garden beds to prevent surface erosion during re-vegetation period.
- It is the Builder's responsibility to carry out an audit prior to the commencement of any works to determine if asbestos is present in the existing works. Where any asbestos product is found in the proposed works area during initial inspection or during the course of the demolition works the builder shall engage an authorised and registered contractor for safe removal and lawful disposal.



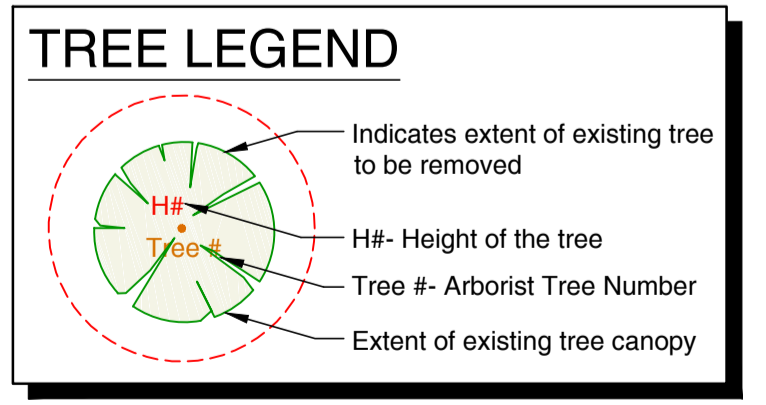
PROPOSED DEMOLITION PLAN

SCALE 1 : 150

SERVICES LEGEND

- ES - Existing Sewer Pipe
- EAG - Existing Above Ground Power
- GAS - Existing Gas Mains
- EW - Existing Water Mains Pipe
- TEL - Existing Telstra/NBN Cables
- ESWO - Existing Stormwater Pipe

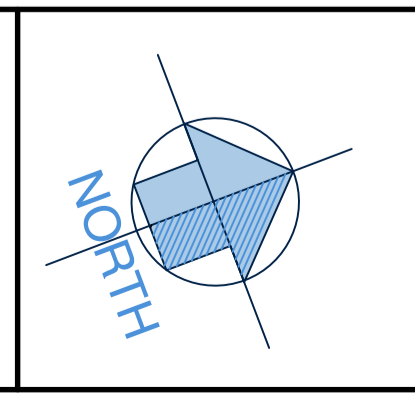
WARNING:
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ISSUE	DESCRIPTION	DATE
B	Drainage Reserve' re-named to 'Unreserved Crown Land'- Plan updated	22-07-2022
A	Issued For Council Planning Approval	21-04-2022

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PROPOSED FUEL & CAR WASH DEVELOPMENT

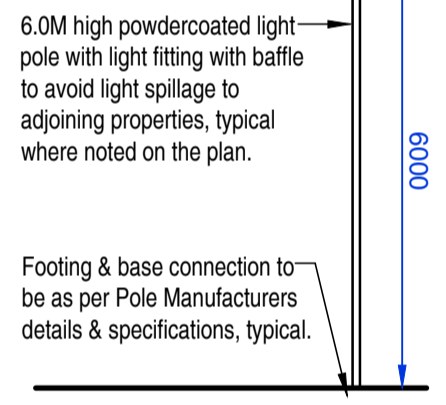
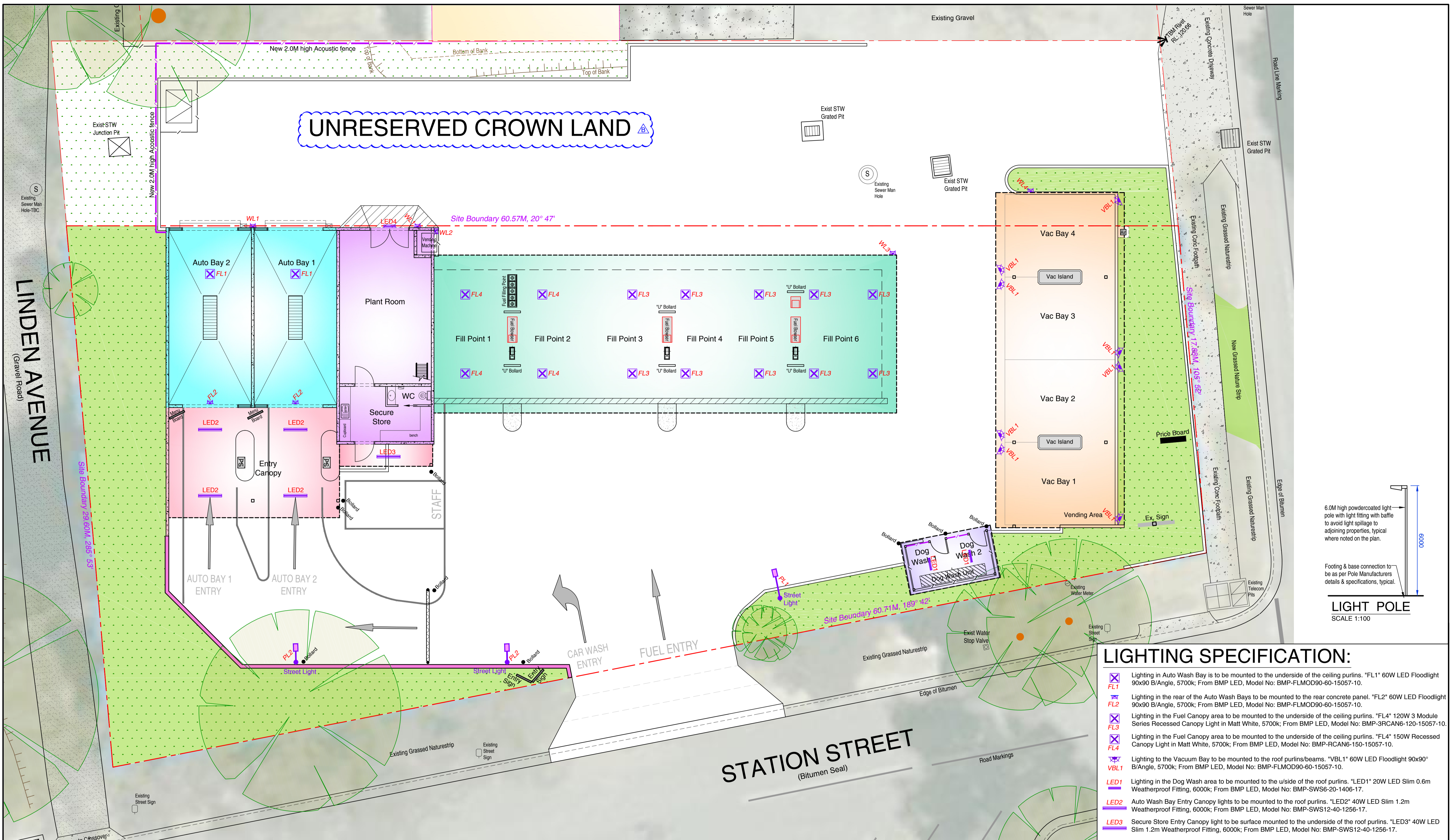
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Sheet No: 6 of 7 Job No: 21-037 TP B

UNRESERVED CROWN LAND



LIGHT POLE
SCALE 1:100

LIGHTING SPECIFICATION:

- FL1** Lighting in Auto Wash Bay is to be mounted to the underside of the ceiling purlins. "FL1" 60W LED Floodlight 90x90 B/Angle, 5700k; From BMP LED, Model No: BMP-FLMOD90-60-15057-10.
- FL2** Lighting in the rear of the Auto Wash Bays to be mounted to the rear concrete panel. "FL2" 60W LED Floodlight 90x90 B/Angle, 5700k; From BMP LED, Model No: BMP-FLMOD90-60-15057-10.
- FL3** Lighting in the Fuel Canopy area to be mounted to the underside of the ceiling purlins. "FL3" 120W 3 Module Series Recessed Canopy Light in Matt White, 5700k; From BMP LED, Model No: BMP-3RCAN6-120-15057-10.
- FL4** Lighting in the Fuel Canopy area to be mounted to the underside of the ceiling purlins. "FL4" 150W Recessed Canopy Light in Matt White, 5700k; From BMP LED, Model No: BMP-RCAN6-150-15057-10.
- VBL1** Lighting to the Vacuum Bay to be mounted to the roof purlins/beams. "VBL1" 60W LED Floodlight 90x90 B/Angle, 5700k; From BMP LED, Model No: BMP-FLMOD90-60-15057-10.
- LED1** Lighting in the Dog Wash area to be mounted to the u/side of the roof purlins. "LED1" 20W LED Slim 0.6m Weatherproof Fitting, 6000k; From BMP LED, Model No: BMP-SWS6-20-1406-17.
- LED2** Auto Wash Bay Entry Canopy lights to be mounted to the roof purlins. "LED2" 40W LED Slim 1.2m Weatherproof Fitting, 6000k; From BMP LED, Model No: BMP-SWS12-40-1256-17.
- LED3** Secure Store Entry Canopy light to be surface mounted to the underside of the roof purlins. "LED3" 40W LED Slim 1.2m Weatherproof Fitting, 6000k; From BMP LED, Model No: BMP-SWS12-40-1256-17.
- LED4** Plant Room Entry Canopy light to be surface mounted to the concrete panel 300mm above the door. "LED4" 20W LED Slim 0.6m Weatherproof Fitting, 6000k; From BMP LED, Model No: BMP-SWS6-20-1406-17.
- WL1** Light to be mounted to the top of the concrete panel wall & angled downward towards the driveway area. "WL1" 60W LED Floodlight 90x40 B/Angle, 5700k; From BMP LED, Model No: BMP-FLMOD211-60-15057-10.
- WL2** Light to be mounted to the top of the concrete panel wall & angled downward towards the driveway area. "WL2" 80W LED Floodlight 25x25 B/Angle, 5700k; From BMP LED, Model No: BMP-FLMOD25-80-15057-10.
- WL3** Light to be mounted to the top of the fascia truss & angled downward towards the driveway area. "WL3" 100W LED Floodlight 90x40 B/Angle, 5700k; From BMP LED, Model No: BMP-FLMOD2211-100-15057-10.
- WL4** Light to be mounted to the top of the fascia truss & angled downward towards the driveway area. "WL4" 60W LED Floodlight 90x40 B/Angle, 5700k; From BMP LED, Model No: BMP-FLMOD2211-60-15057-10.

PROPOSED SITE LIGHTING PLAN

SCALE 1 : 100

SCALE 1 : 100 AT ORIGINAL SIZE

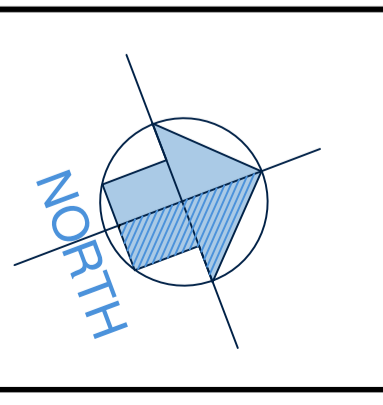
EXTERNAL LIGHTING NOTE:
All external lighting in Carwash, Vac Bays & around the site is to be connected to light sensing devices and will only operate once the natural light falls below a certain level. Where required; all site lighting provided must be suitably baffled from spilling direct light onto adjoining properties or roadways. The Owner/Builder & Electrician are to liaise to determine which lights they would like to remain on when/if the car wash is closed (ie: security lighting). A selection of Wash Bay lights may be used (for Security Lighting) or separate night security lighting may be installed which is to be designed by others (in consultation with the Camera Security company is highly recommended) to comply with AS 4282.

STREET LIGHTING SPECIFICATION:

- PL1** Driveway Street light to be mounted from 6.0M high light pole, with 1200mm long outrigger arm with a 40-50mm Ø adaptor & set to a 15° upcast. "PL1" 60W LED, 150° x 90° forward throw, Weatherproof Fitting, 5700k; From BMP LED, Model No: BMP-StreetlightM-60-15057-10.
- PL2** Driveway Street light to be mounted from 6.0M high light pole, with 600mm long outrigger arm with a 40-50mm Ø adaptor & set to a 15° upcast. "PL2" 60W LED, 150° x 90° forward throw, Weatherproof Fitting, 5700k; From BMP LED, Model No: BMP-StreetlightM-60-15057-10.

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ISSUE	DESCRIPTION	DATE
A	Issued For Council Planning Approval	14-06-2022
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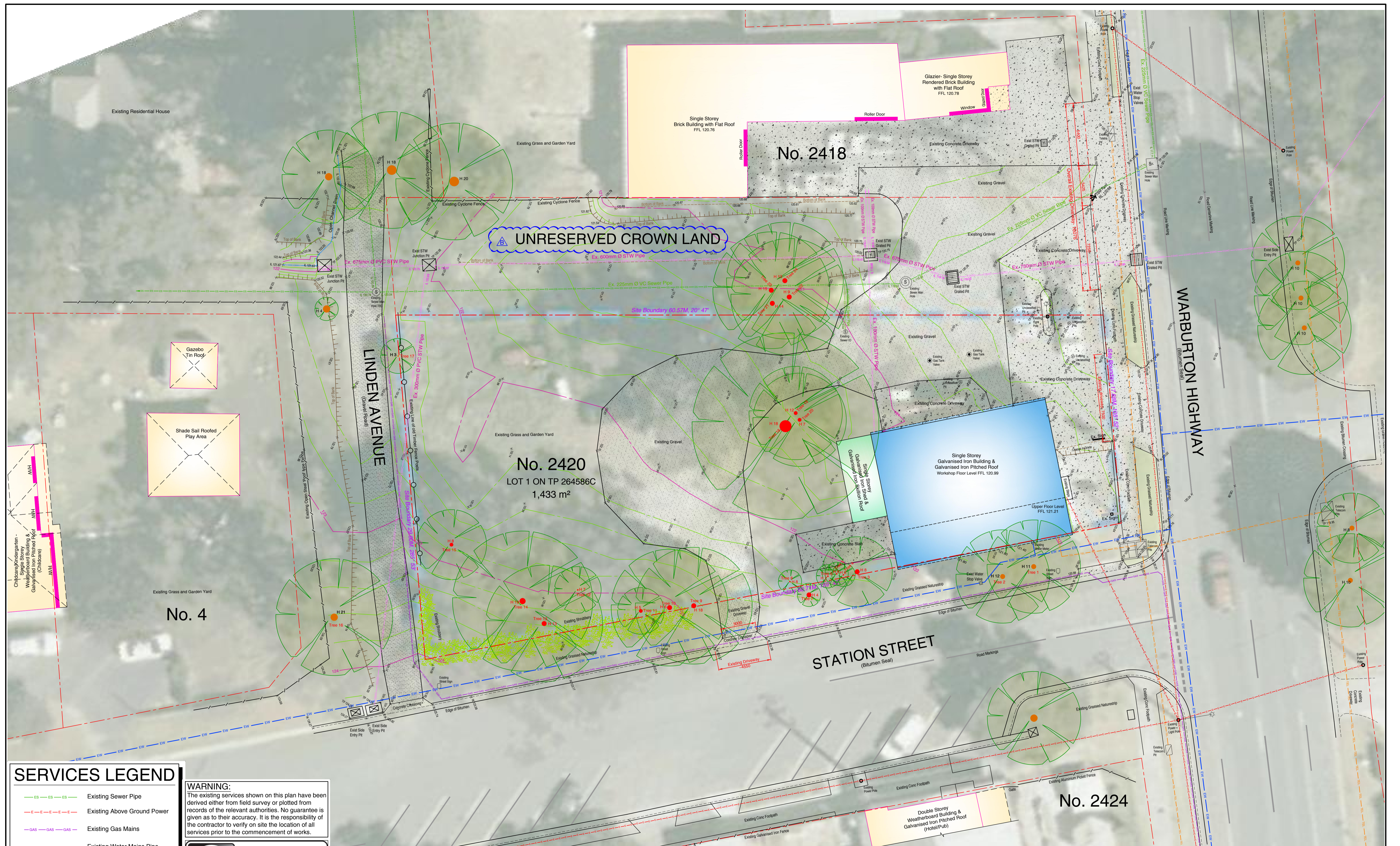
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PROPOSED FUEL & CAR WASH DEVELOPMENT

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Drawn: T. MICHAELS
Designed: T. MICHAELS

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E-mail: tracey@tmcdesign.com.au
Scale: 1:100 (A1) Date: JULY 2022 Issue:
Sheet No: 7 of 7 Job No: 21-037 TP B



SERVICES LEGEND

- Existing Sewer Pipe
- Existing Above Ground Power
- Existing Gas Mains
- Existing Water Mains Pipe
- Existing Telstra/NBN Cables
- Existing Stormwater Pipe

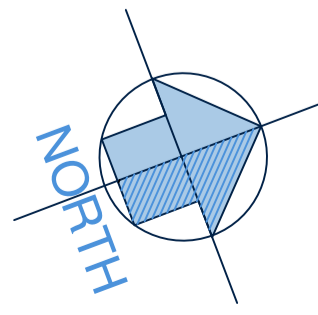
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EXISTING CONDITIONS PLAN

SCALE 1 : 150

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PROPOSED FUEL & CAR WASH DEVELOPMENT

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ISSUE	DESCRIPTION	DATE
B	Drainage Reserve' re-named to 'Unreserved Crown Land'- Plan updated	22-07-2022
A	Issued For Council Planning Approval	21-04-2022

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