

GENERAL NOTES - PLANNING

ALL NEW CROSSOVERS IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS

ALL PARKING SPACES IN ACCORDANCE WITH VICTORIAN PLANNING SCHEME, U.N.O.

SITE STORMWATER DRAINAGE IN ACCORDANCE WITH LOCAL AUTHORITY & COUNCIL REQUIREMENTS - REFER TO CIVIL ENGINEER'S DOCUMENTATION FOR FURTHER INFORMATION

ALL RELATIVE LEVELS ARE SHOWN TO A.H.D. (Australian Height Datum)

AREAS CALCULATED HAVE BEEN TAKEN TO OUTSIDE FACE OF PRECAST WALL TO WAREHOUSE AREAS AND OUTSIDE FACE OF EXTERNAL WALL TO ALL OTHER OFFICE AREAS.

LEVELS SHOWN ARE INDICATIVE ONLY AND ARE SUBJECT TO FURTHER CIVIL ENGINEER DETAILED DESIGN. LEVELS MAY VARY +/- 100mm

ALL EXTERNAL LIGHTING TO BE ENERGY EFFICIENT, WITH SUITABLE BAFFLES, INSTALLED AS PER AS1158.4 AND LOCATED SO THAT NO DIRECT LIGHT IS EMITTED OUTSIDE THE SITE.

LEGEND

- REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR PLANTING LAYOUT AND DETAILS
- EXTENT OF HEAVY DUTY HARDSTAND TO CIVIL ENGINEER'S DETAILS
- CONCRETE PAVING WITH EXPOSED AGGREGATE FINISH OR SIMILAR
- EXTENT OF OFFICE (NFA)
- EXTENT OF WAREHOUSE (NFA)

DEVELOPMENT SUMMARY

AREA SUMMARY	NFA	GFA
WAREHOUSE	2746 m²	2746 m²
OFFICE GROUND	219 m²	232 m²
OFFICE FIRST FLOOR	220 m²	232 m²
TOTAL:	3165 m²	3210 m²
SITE AREA	4549 m²	
SITE COVERAGE	2978 m² (65.5%)	
PERMEABILITY	629 m² (13.8%)	

*AREAS NOTED ARE BASED ON TITLE PLAN LP214393A

CAR PARKING:

ASSUMED COUNCIL CAR PARKING REQUIREMENTS (COLUMN B):

- WAREHOUSE 1 / 100 m² + 2 PER PREMISE
- OFFICE 3 / 100 m²

WAREHOUSE	2746 m² x (1.0 / 100)	= 27 + 2
OFFICE	439 m² x (3.0 / 100)	= 12
ACCESSIBLE		= 1
TOTAL REQUIRED		= 41
TOTAL PROVIDED		= 10
RATE PER 100 m²		= 0.32

CAR PARKING NUMBERS INDICATIVE ONLY; REFER TO TRAFFIC ENGINEER'S REPORT AND ADVICE.

BICYCLE PARKING

ASSUMED COUNCIL BIKE PARKING REQUIREMENTS:

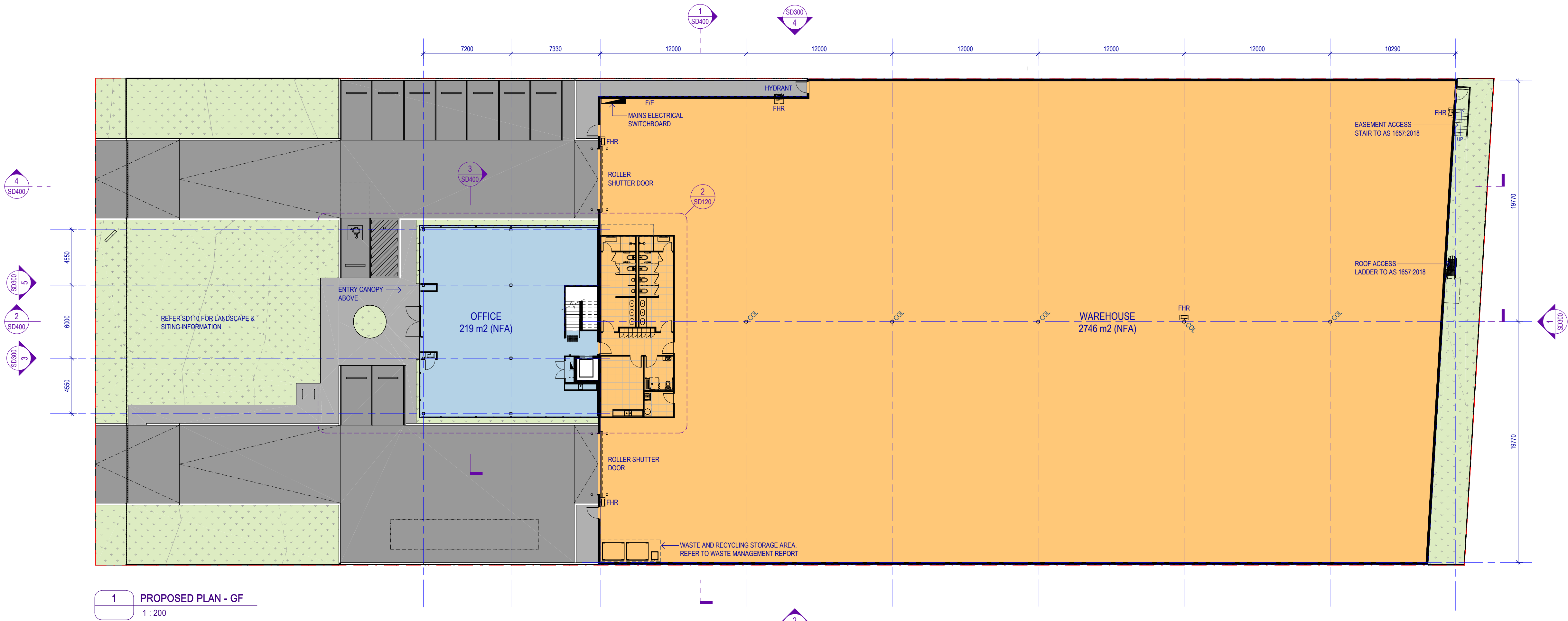
- OFFICE (EMPLOYEE) 1 / 300 m² - IF NFA > 1000 m²
- OFFICE (VISITOR) 1 / 1000 m² - IF NFA > 1000 m²
- WAREHOUSE (EMPLOYEE) 1 / 1000 m²
- WAREHOUSE (VISITOR) - NIL

WAREHOUSE (EMPLOYEE)	2746 m² x (1 / 1000)	= 3
WAREHOUSE (VISITOR)	-	= NIL
OFFICE (EMPLOYEE)	-	= NIL
OFFICE (VISITOR)	-	= NIL
TOTAL (EMPLOYEE) REQUIRED		= 3
TOTAL (VISITOR) REQUIRED		= NIL
TOTAL (EMPLOYEE) PROVIDED		= 3
TOTAL (VISITOR) PROVIDED		= 4

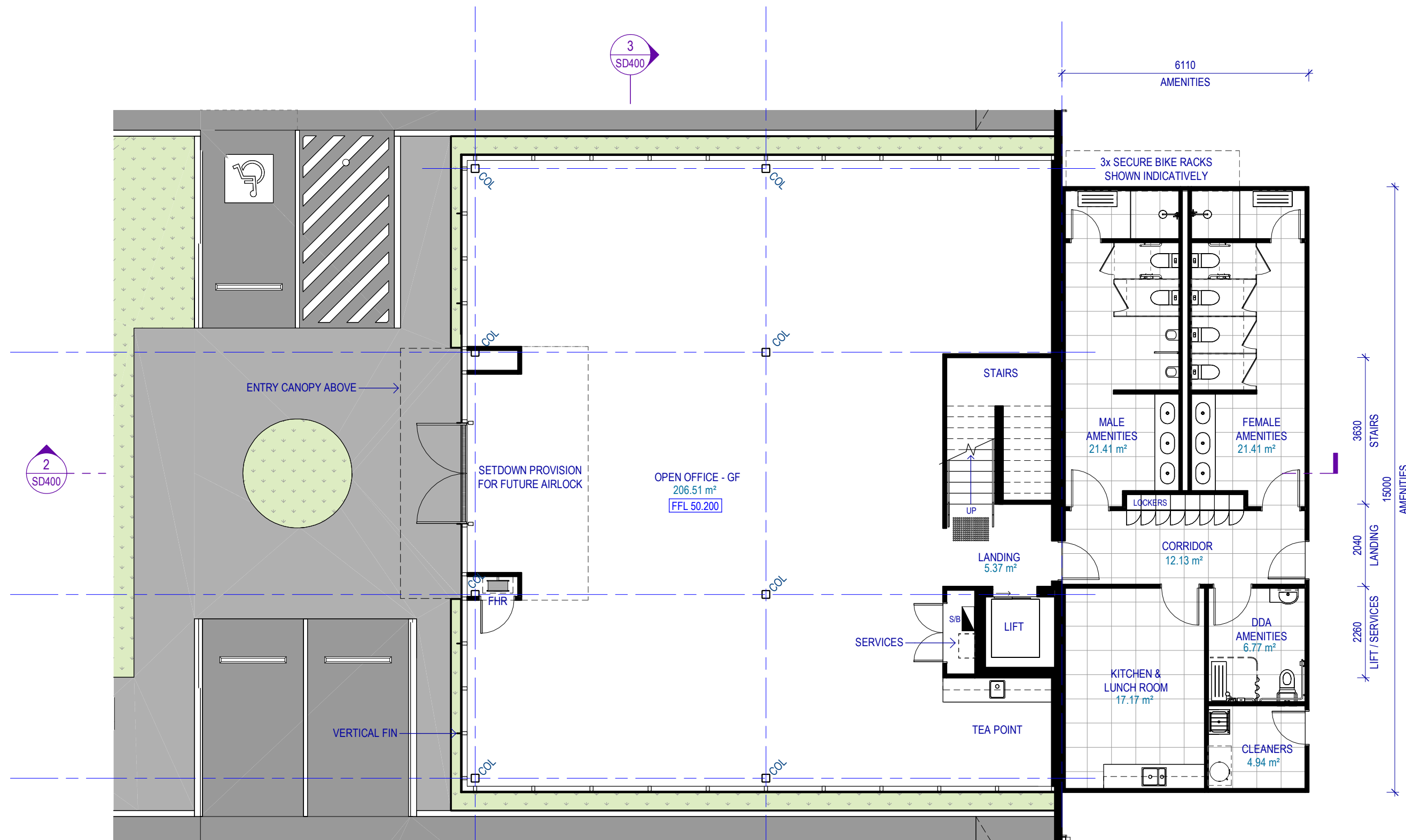
METHOD OF MEASUREMENT - NFA

AS PER THE VICTORIAN PLANNING & ENVIRONMENT ACT 1987

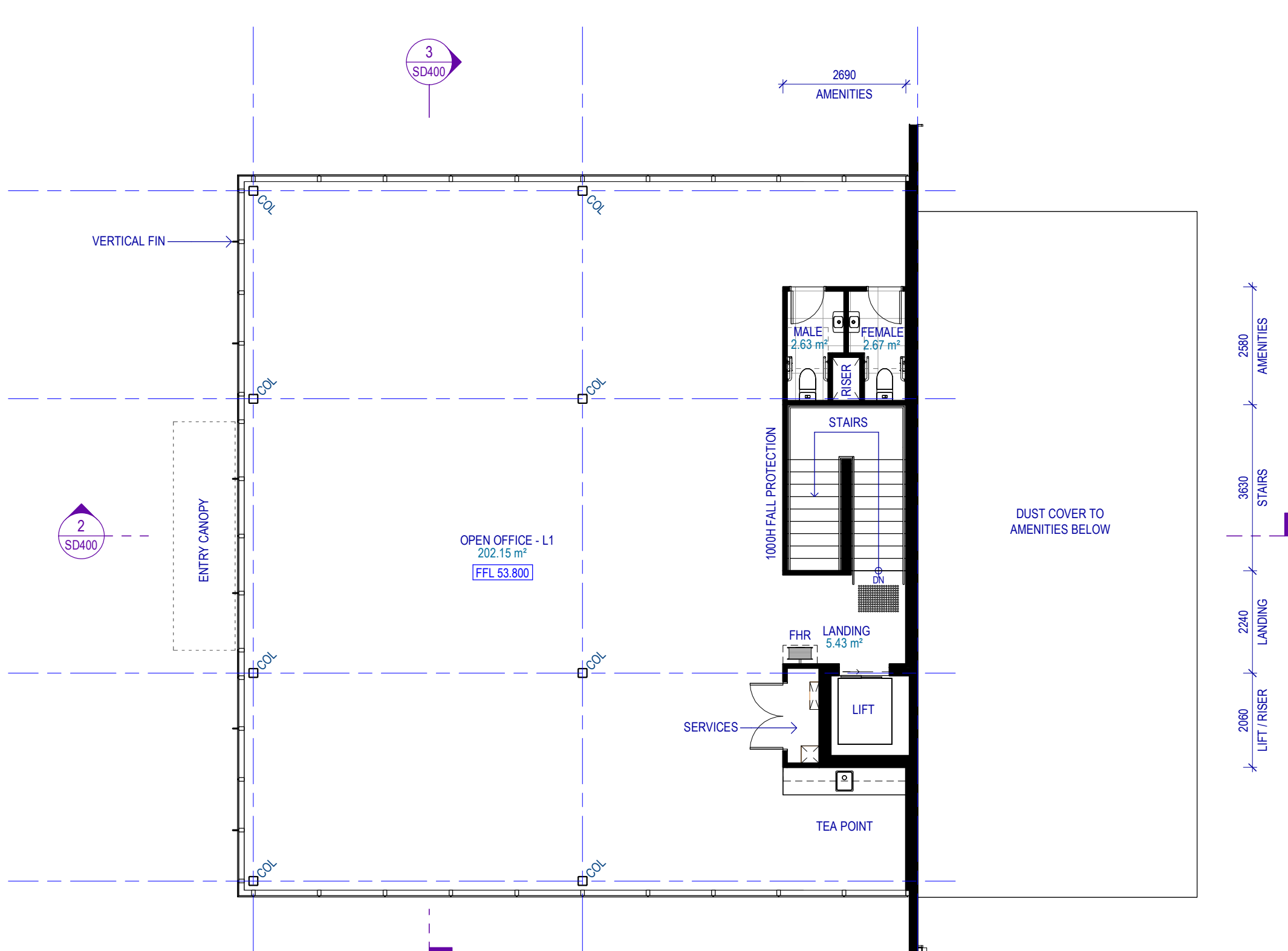
THE TOTAL FLOOR AREA OF ALL FLOORS OF ALL BUILDINGS ON A SITE. IT INCLUDES HALF OF THE WIDTH OF ANY PARTY WALL AND THE FULL WIDTH OF ALL OTHER WALLS. IT DOES NOT INCLUDE THE AREA OF STAIRS, LOADING BAYS, ACCESSWAYS, OR CAR PARKING AREAS, OR ANY AREA OCCUPIED BY MACHINERY REQUIRED FOR AIR CONDITIONING, HEATING, POWER SUPPLY, OR LIFTS



1 PROPOSED PLAN - GF
1 : 200



2 PROPOSED PLAN - OFFICE GF
1 : 100



3 PROPOSED PLAN - OFFICE L1
1 : 100

REV.	DESCRIPTION	DATE
P1	PRELIMINARY	19.12.2025
P2	DRAWING UPDATE	13.01.2026
P3	CONCEPT DESIGN ISSUE	16.01.2026
P4	DRAWING UPDATE	13.02.2026
TP1	FOR TOWN PLANNING	16.02.2026

DO NOT SCALE OFF THIS DRAWING. USE FIGURED DIMENSIONS ONLY. DRAWINGS ARE NOT INTENDED FOR USE AS SHOP DRAWINGS. CONTRACTORS TO CHECK AND VERIFY ALL MEASUREMENTS, DIMENSIONS, SITE CONDITIONS AND INTENT PRIOR TO COMMENCING ANY WORK.

ALL WORKS TO BE CARRIED OUT AND MATERIALS USED ARE TO BE IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS, THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIA STANDARDS.

ONLY USE THIS DRAWING IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTURAL AND OTHER CONSULTANT DOCUMENTATION. SCHEDULES, SPECIFICATIONS, REPORTS AND INFORMATION. ANY DISCREPANCIES BETWEEN DRAWINGS ARE TO BE REFERRED TO THE ARCHITECT AND HEAD CONTRACTOR FOR REVIEW PRIOR TO FABRICATION OR CONSTRUCTION.

THIS DRAWING IS THE INTELLECTUAL PROPERTY OF PETER RYAN ARCHITECTS PTY LTD AND MAY NOT BE ALTERED, USED OR REPRODUCED WITHOUT EXPRESS PERMISSION.

DESIGN:
Peter Ryan Architects
Level 1 West, 15 Queen St, Melbourne VIC 3000
T: +61 3 8527 2488 E: office@p-r.com.au

CLIENT:
CARIBBEAN PARK

PROJECT:
887 WELLINGTON RD

PROJECT ADDRESS:
887 WELLINGTON ROAD, ROWVILLE VIC 3178

DRAWING STATUS:
TOWN PLANNING
NOT FOR CONSTRUCTION

DRAWING TITLE :
ARCHITECTURAL FLOOR PLANS

JOB NO.
25024

SHEET @ A1
As indicated

DATE:
18.02.2026

REVISION:
TP1

DRAWING NO.

SD120



DRW.

CHK.

APPROVED:

