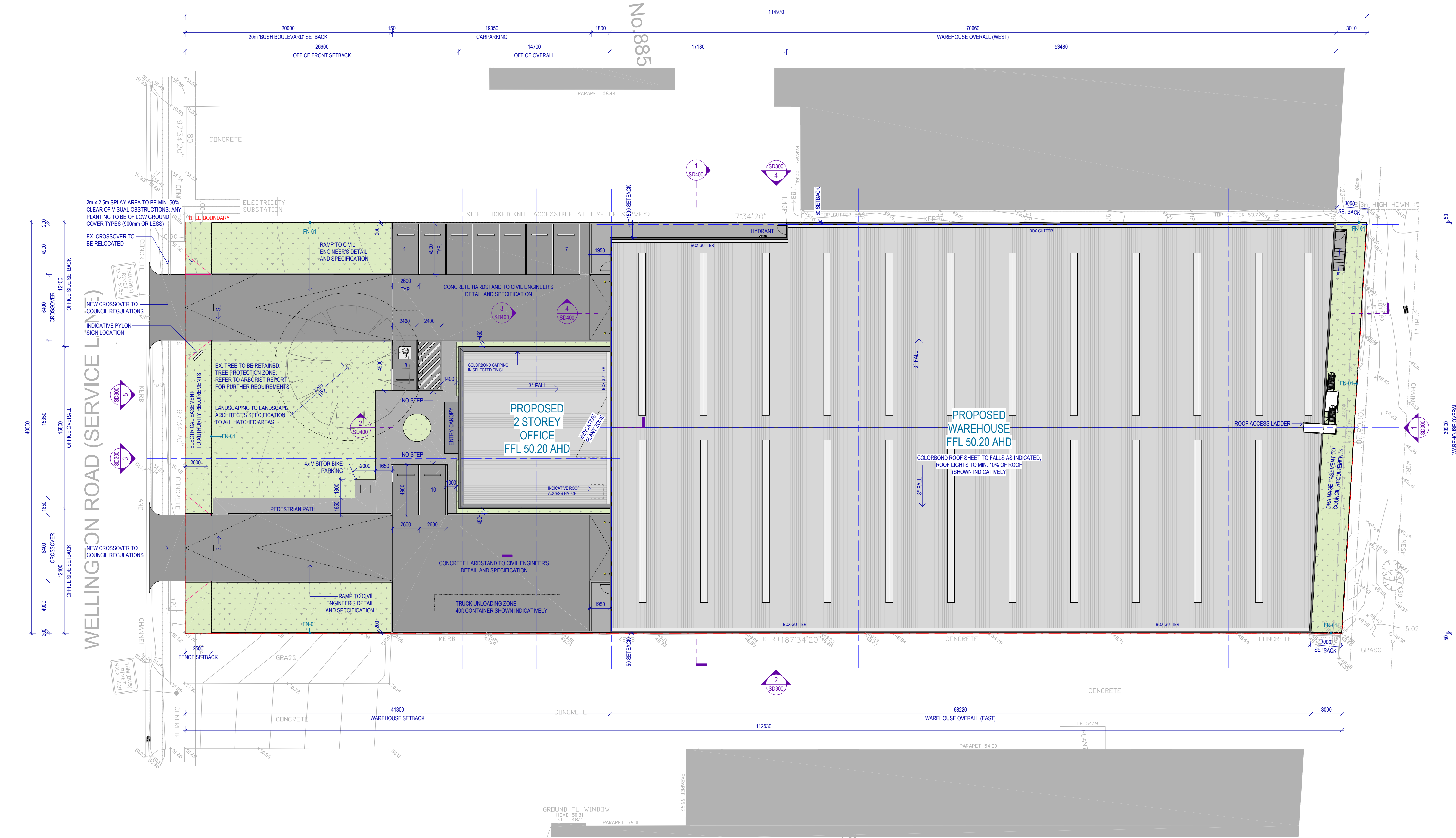




1 SITE PLAN & ROOF PLAN
1 : 200

GENERAL NOTES - PLANNING

ALL NEW CROSSEOVERS 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
- FENCE TYPE 01
2.1m HIGH METAL PICKET FENCE (DIPLOMAT / PALISADE) IN DARK GREY

DEVELOPMENT SUMMARY

AREA SUMMARY	NFA	GFA
WAREHOUSE	2746 m ²	2746 m ²
OFFICE GROUND	219 m ²	232 m ²
OFFICE FIRST FLOOR	220 m ²	232 m ²
TOTAL:	3165 m ²	3210 m ²
SITE AREA	4549 m ²	
SITE COVERAGE	2978 m ² (65.5%)	
PERMEABILITY	629 m ² (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 m ² x (1.0 / 100)	= 27 + 2
OFFICE	439 m ² x (3.0 / 100)	= 12
ACCESSIBLE		= 1

TOTAL REQUIRED

TOTAL PROVIDED	= 10
RATE PER 100 m ²	= 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 m ² 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

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.

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REV.	DESCRIPTION	DATE
P1	CONCEPT DESIGN ISSUE	16.01.2026
P2	DRAWING UPDATE	13.02.2026
TP1	FOR TOWN PLANNING	18.02.2026

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
SITE & ROOF PLAN

JOB NO.
25024

SHEET @ A1
As indicated

DATE:
18.02.2026

DRAWING NO.

SD110



DRW. CHK. APPROVED.

