

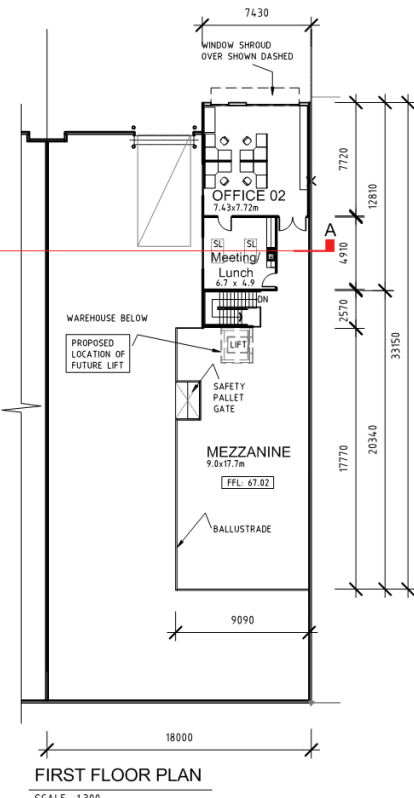
FEASIBILITY ANALYSIS

TOTAL SITE AREA 2237m²

		AREA m ²
WAREHOUSE		
WH 1		612m ²
WH 2		700m ²
WHZ MEZZANINE		171m ²
TOTAL WH		1,483m²
OFFICE - ANCILARY		
OFF 1 (2-LEVEL)		216m ²
OFF 2 (LEVEL 1)		57m ²
TOTAL OFFICE		273m²
TOTAL BLDG		1,766m²
LESS LB	2 X 4.5 X 7.6	68m ²
AREA FOR CARPARK CALCULATION		1,698m²
RATE	CARPARKING	
1.5/100 + 4	CARS REQ	28
TOTAL CARS	CARS PROVI	28

THIS IS A PRELIMINARY SKETCH PROPOSAL AND FURTHER INVESTIGATIONS ARE REQUIRED INCLUDING SITE INVESTIGATIONS AND PLANNING INPUT. PROSPECTIVE PURCHASERS ARE NOT TO RELY ON ANYTHING SHOWN ON THIS DRAWING INCLUDING ALL BUILDINGS, SET-BACKS, LANDSCAPING AND CAR PARKING & CAR ACCESS WHICH ARE ALL SUBJECT TO A TOWN PLANNING PROCESS AND PERMIT.

- CMF CHAIN WIRE FENCING TO BE NO GREATER
- PF BLACK POWDERCOAT PALISADE FENCE 1.5 HT TO FRONTAGE
- SG THAN 1.5M HT. AS PER CLAUSE 22.15-2 SLIDING GATE
- BIKE ALLOW 2 NO. BICYCLE PARKING TO EACH TENANCY



PROPOSED DEVELOPMENT AT 23 WESTWOOD DRIVE RAVENHALL

CLIENT: MELTON CITY COUNCIL | DATE: NOV 2020 | SCALE: 1:300 | DRAWING TITLE: SITE PLAN | JOB NO.: 000 | DRAWING NO.: TP010-A

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LOCALITY PLAN

SCALE 1:1500

TOWN PLANNING DRAWING SCHEDULE

TP-A001	LOCALITY PLAN	1: 1500
TP-A010	PROPOSED SITE PLAN/FLOOR PLANS	1: 300
TP-A200	PROPOSED ELEVATIONS	1: 200
TP-A400	PERSPECTIVES	
TP-A410	PERSPECTIVES	

PROPOSED DEVELOPMENT
 AT 23 WESTWOOD DRIVE RAVENHALL

CLIENT	DATE	SCALE	DRAWING TITLE
MELTON CITY COUNCIL	NOV 2020	1:1500	LOCALITY PLAN

JOB NO.	DRAWING NO.
20639	TP001-A



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