

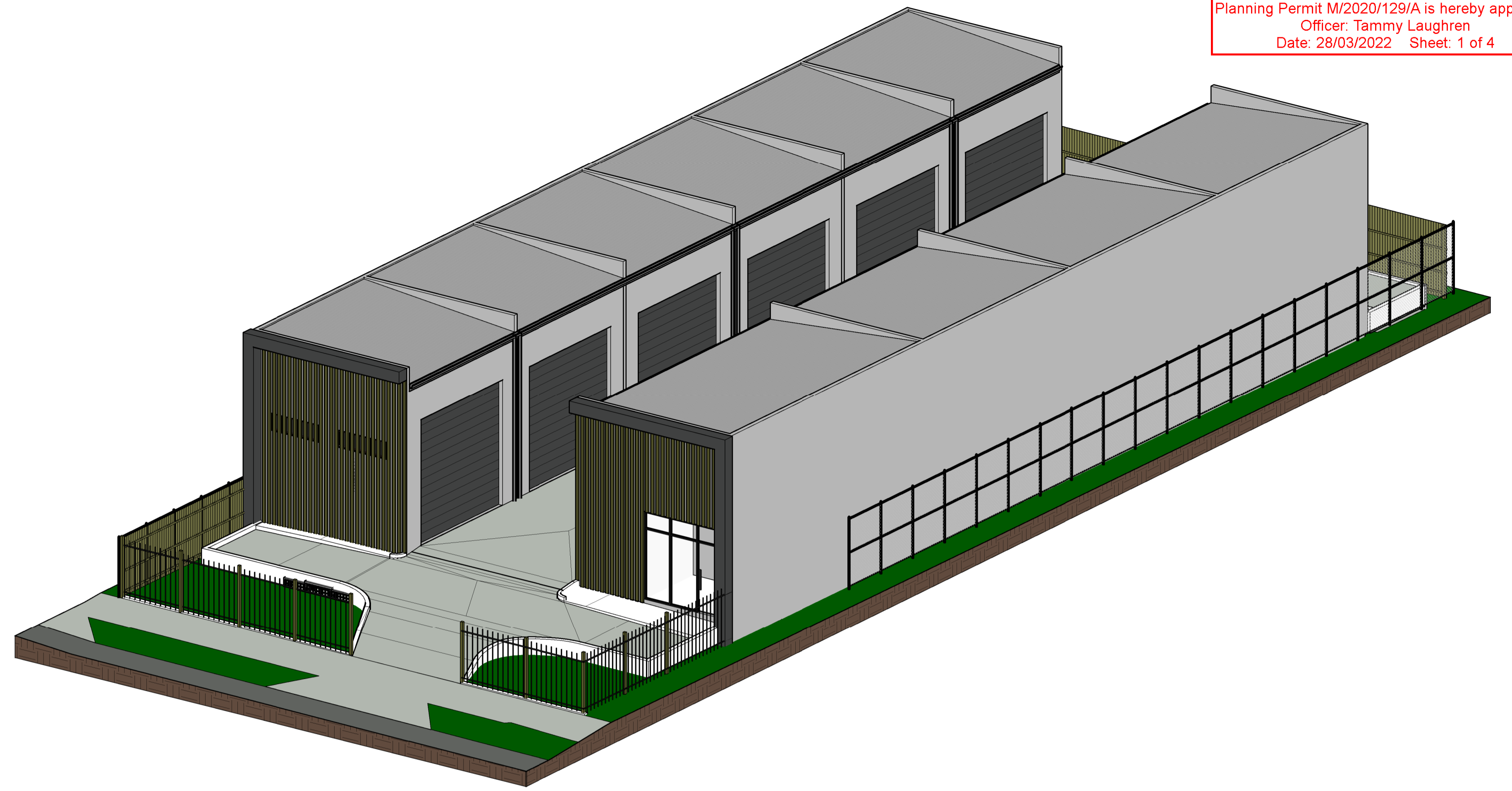
26 WINDSOR ROAD, CROYDON
 PROPOSED SELF-STORAGE FACILITY

TOWN PLANNING SECONDARY CONSENT SUBMISSION

MAROONDAH PLANNING SCHEME
 This Amended Plan referred to in
 Planning Permit M/2020/129/A is hereby approved.
 Officer: Tammy Laughren
 Date: 28/03/2022 Sheet: 1 of 4

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- TP-01 NEIGHBOURHOOD CHARACTER
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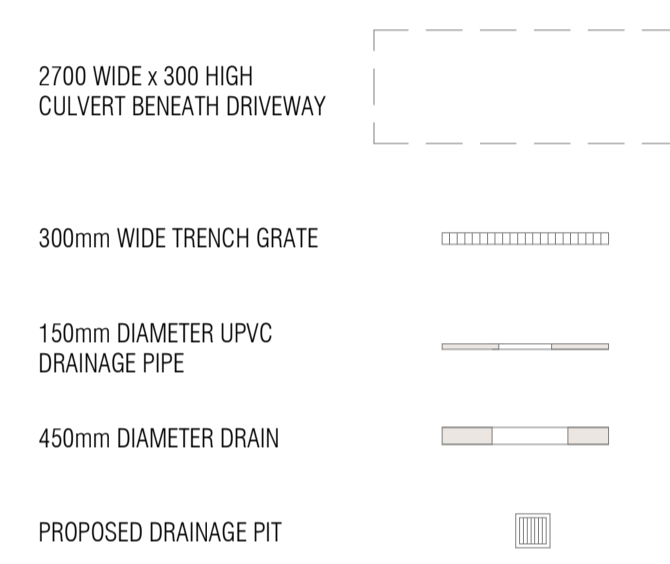


No.	Revision Description	Drawn	Approved	Date
A	New Layout to Respond to Council RFI	HK	DC	13.11.20
D	REVISED LEVELS	HK	DC	03.06.21
E	COUNCIL COMMENTS	HK	DC	02.08.21
F	COUNCIL COMMENTS 2	HK	DC	07.10.21
G	SECONDARY CONSENT	HK	DC	07.02.22

PROPOSED SITE LEGEND



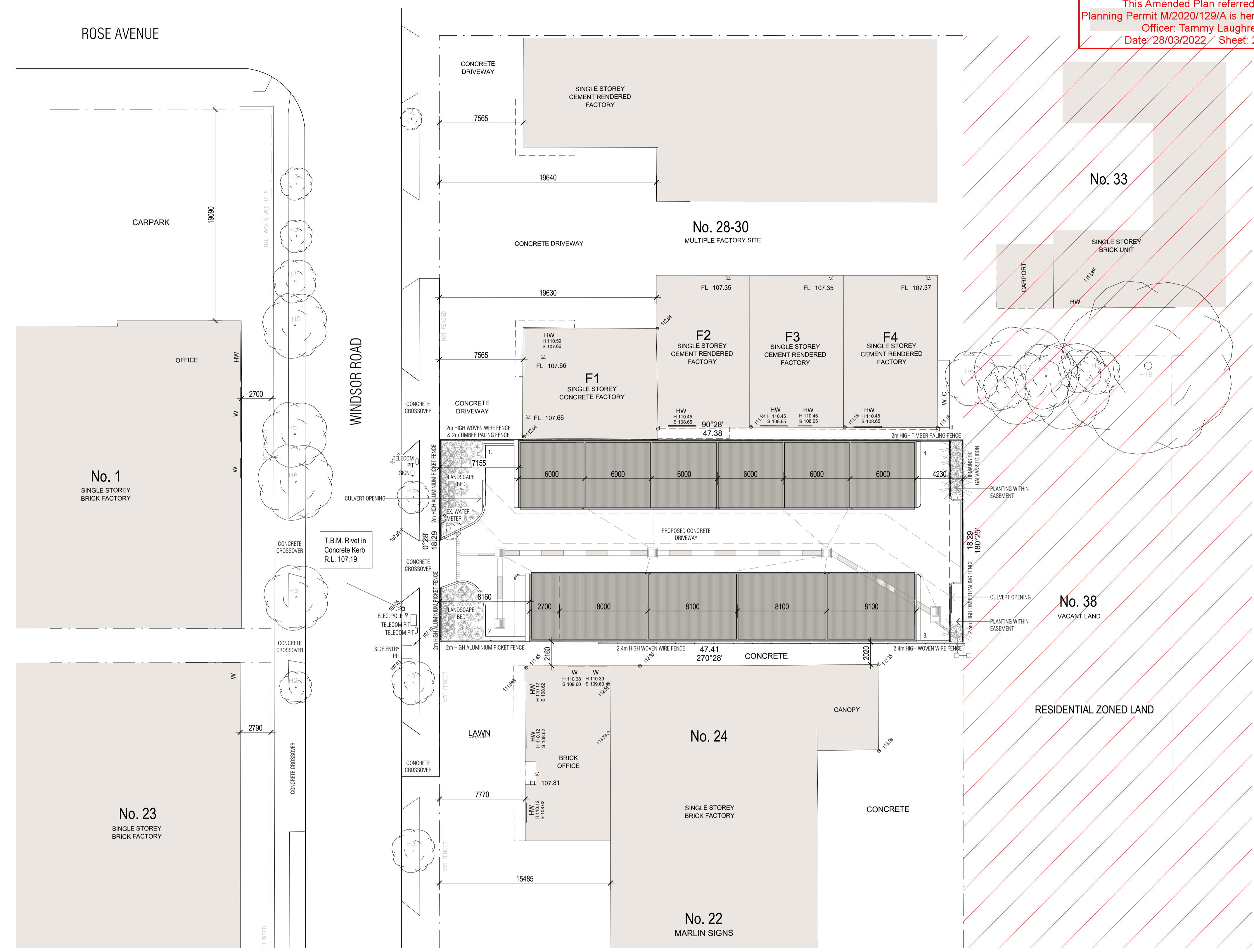
CIVIL LEGEND
 REFER TO CIVIL DESIGN PREPARED BY SJF & ASSOCIATES FOR FURTHER INFORMATION



CAR PARKING SUMMARY
 PROPOSED CAR SPACES: 4
 CAR PARKING AREAS TREATED WITH AN ALL WEATHER SEALED SURFACE, APPROPRIATELY DRAINED AND LINE MARKED.

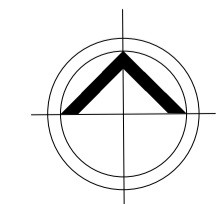
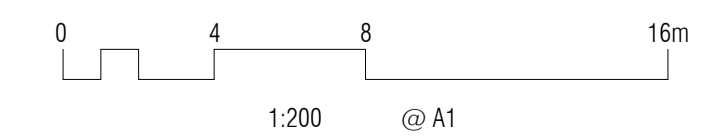
PROPOSED SITE AREA SCHEDULE

Name	Area
SITE	866.51 m ²
SITE COVER	436.15 m ²
IMPERMEABLE	797.99 m ²
PERMEABLE	68.47 m ²
GARDEN AREA	66.56 m ²



1 DESIGN RESPONSE
 TP-04 1:200

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A	New Layout to Respond to Council RFI	HK	DC	13.11.20
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E	COUNCIL COMMENTS	HK	DC	02.08.21
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1 PROPOSED FLOOR PLAN
 TP-04 1:100

PROPOSED SITE AREA SCHEDULE	
Name	Area
SITE	866.51 m ²
SITE COVER	436.15 m ²
IMPERMEABLE	797.99 m ²
PERMEABLE	68.47 m ²
GARDEN AREA	66.56 m ²

PROPOSED BUILDING SCHEDULE	
Name	Area
DDA WC	6.06 m ²
OFFICE	8.31 m ²
SELF STORE 1	33.19 m ²
SELF STORE 2	33.63 m ²
SELF STORE 3	33.63 m ²
SELF STORE 4	33.63 m ²
SELF STORE 5	33.63 m ²
SELF STORE 6	33.19 m ²
SELF STORE 7	44.69 m ²
SELF STORE 8	45.70 m ²
SELF STORE 9	45.70 m ²
SELF STORE 10	45.26 m ²

CAR PARKING REQUIREMENT UNDER CLAUSE 52.06
 PARKING REQUIRED = 10% OF SITE AREA
 10% OF 866m² = 86.6m² OF PARKING

PARKING PROVIDED
 4 CAR SPACES @ 2.0 x 4.9 EACH = 50.96m²
 PLUS ROAD ACCESSWAY TO CAR SPACES = 92.36m²
 (10.67% OF SITE AREA)

CALCULATED AREA SHOWN HATCHED ON PLANS

NOTES:
 PROPOSED BOX CULVERT (300mm HIGH x 2700mm WIDE CLEAR OPENING) MUST BE CONSTRUCTED FROM THE WESTERN SIDE TO THE EASTERN SIDE OF THE DEVELOPMENT AND IN ACCORDANCE WITH THE FLOOD IMPACT ASSESSMENT REPORT COMPLETED BY ENGENY WATER MANAGEMENT DATE 07/09/2021.

FINISHED FLOOR LEVELS OF SELF-STORAGE UNITS MUST BE CONSTRUCTED A MINIMUM OF 300mm ABOVE THE APPLICABLE FLOOD LEVEL (107.70 AHD). THIS REQUIRES A MINIMUM FINISHED FLOOR LEVEL OF 108.00 AHD.

AREAS AROUND AND IN FRONT OF THE BOX CULVERT INLETS AND OUTLETS ARE TO BE CONSTRUCTED AND MAINTAINED FREE AND CLEAR OF BUILDINGS, WORKS, VEGETATION AND DEBRIS THAT CAN BLOCK OR REDUCE THE INLET CAPACITY OF THE BOX CULVERT.

ANY PROPOSED FRONT AND INTERNAL FENCING MUST BE OF AN OPEN STYLE (50% OF CONSTRUCTION TO ALLOW FOR THE CONVEYANCE OF OVERLAND FLOW.

ANY GAS UNITS, AIR CONDITIONING UNITS, BUILDING VENTS OR OTHER ELECTRICAL INFRASTRUCTURE MUST BE INSTALLED ABOVE THE APPLICABLE FLOOD LEVEL (107.70 AHD).

CIVIL PLANS PREPARED BY SJF & ASSOCIATES TO TAKE PRECEDENCE FOR CIVIL AND STORMWATER DESIGN

PROPOSED LEGEND

PROPOSED LANDSCAPED AREAS		CAR TURNING CIRCLE SWEPT PATHS	
PROPOSED CONCRETE DRIVEWAY		PROPOSED CONCRETE WALLS	
PROPOSED CONCRETE KERB		EXISTING TREES	
INDICATIVE LOCATION OF PROPOSED BOX CULVERT			

PROPOSED CONCRETE DRIVEWAY
 - REFER TO DRAINAGE AND PAVING PLAN PREPARED BY SJF & ASSOCIATES FOR SLOPES, RLS AND FURTHER CIVIL INFORMATION

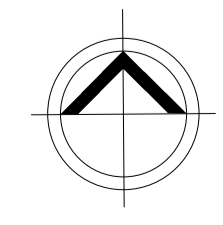
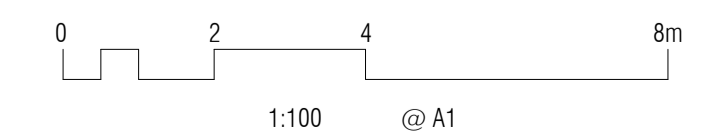
PROPOSED CONCRETE KERB

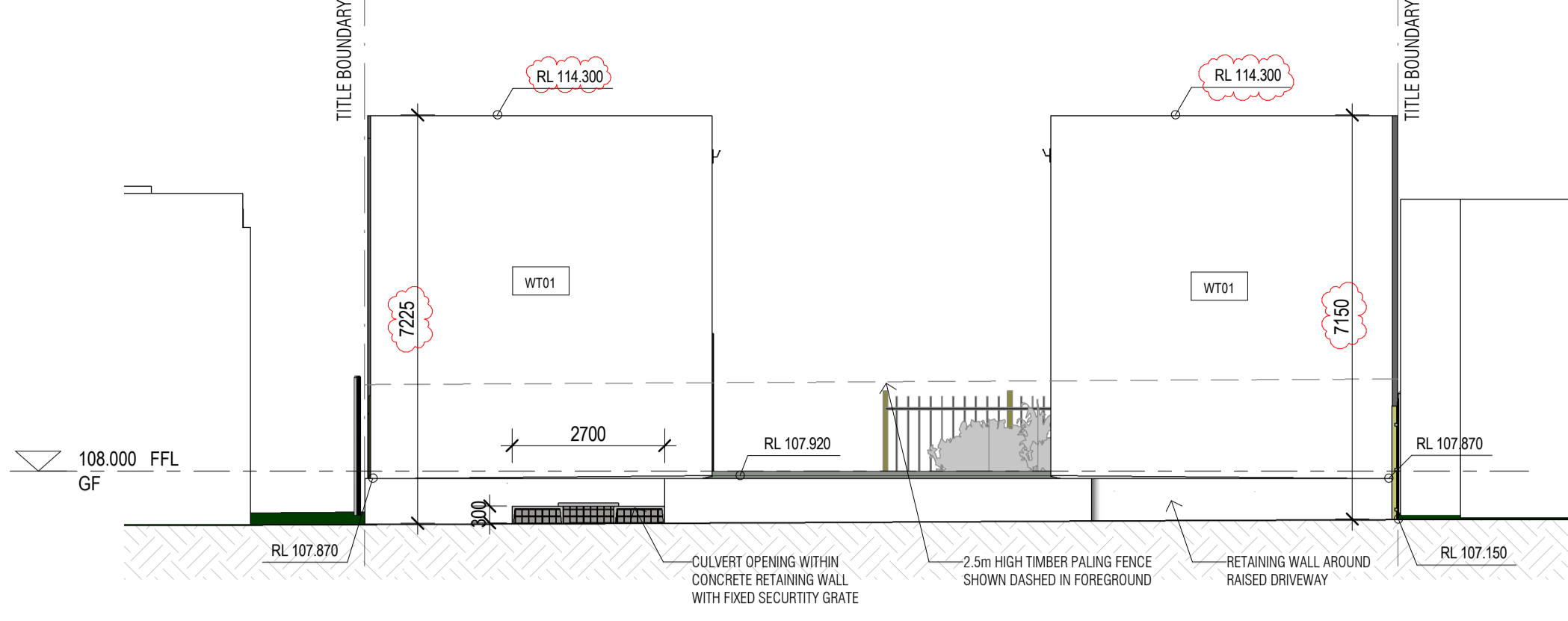
INDICATIVE LOCATION OF PROPOSED BOX CULVERT
 - REFER TO REPORT PREPARED BY ENGENY WATER MANAGEMENT FOR FURTHER INFORMATION

- LANDSCAPE CONTRACTOR TO ENSURE NO VEGETATION IS PLACED WITHIN CLOSE PROXIMITY OF THE CULVERT OPENINGS SO THAT THE CAPACITY OF THE CULVERT IS NOT HINDERED

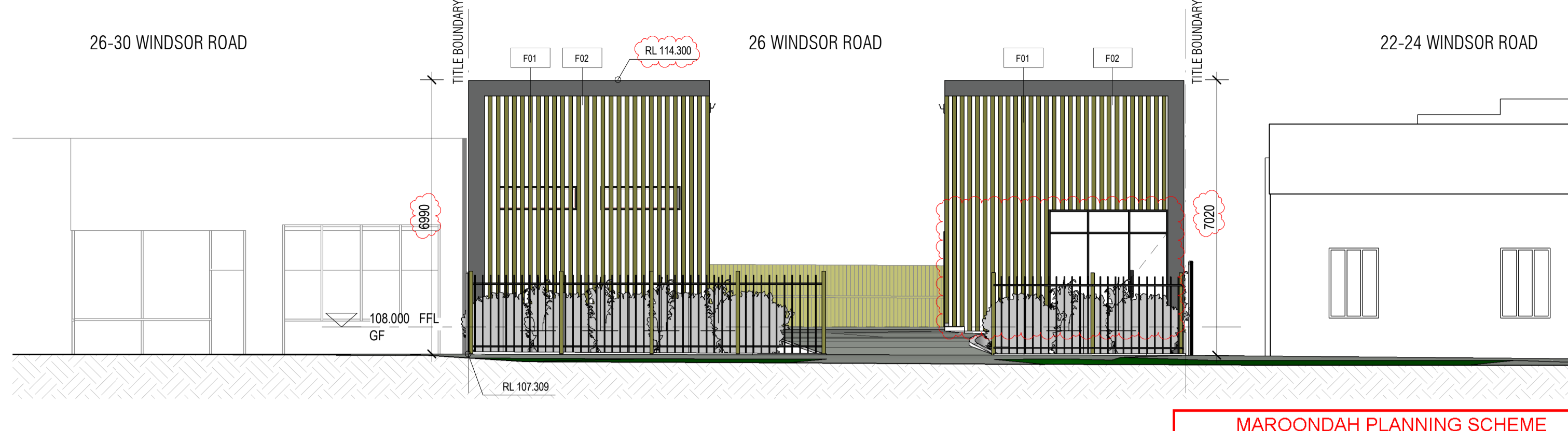
- REFER TO DRAINAGE AND PAVING PLAN PREPARED BY SJF & ASSOCIATES FOR FURTHER CIVIL INFORMATION

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A	New Layout to Respond to Council RFI	HK	DC	13.11.20
B	COND 1	HK	DC	19.02.21
C	RAISED LEVELS	HK	DC	14.05.21
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E	COUNCIL COMMENTS	HK	DC	02.08.21
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G	SECONDARY CONSENT	HK	DC	07.02.22

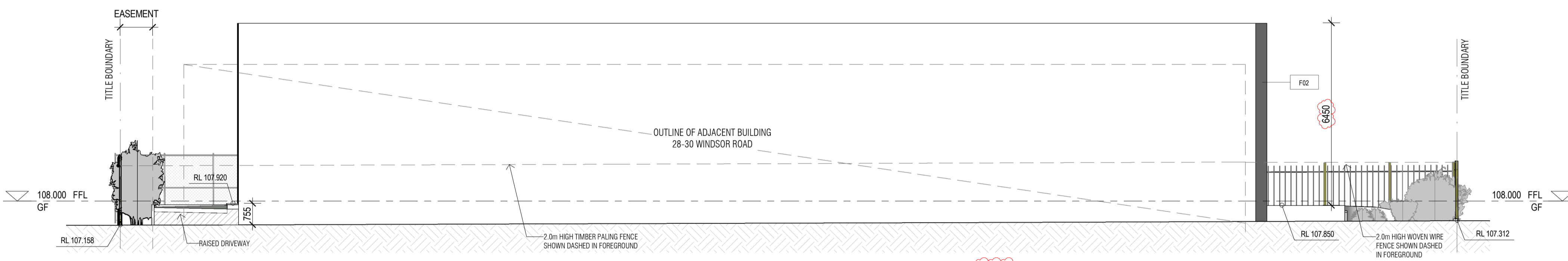




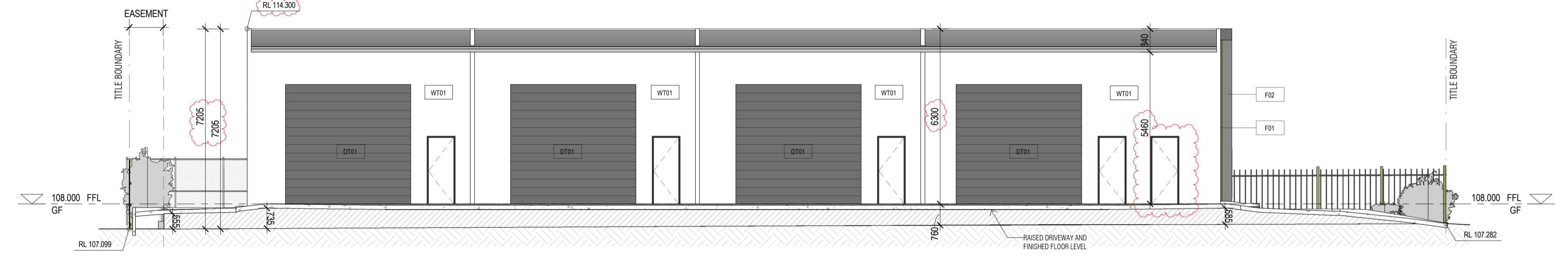
1 EAST ELEVATION
TP-03 1:100



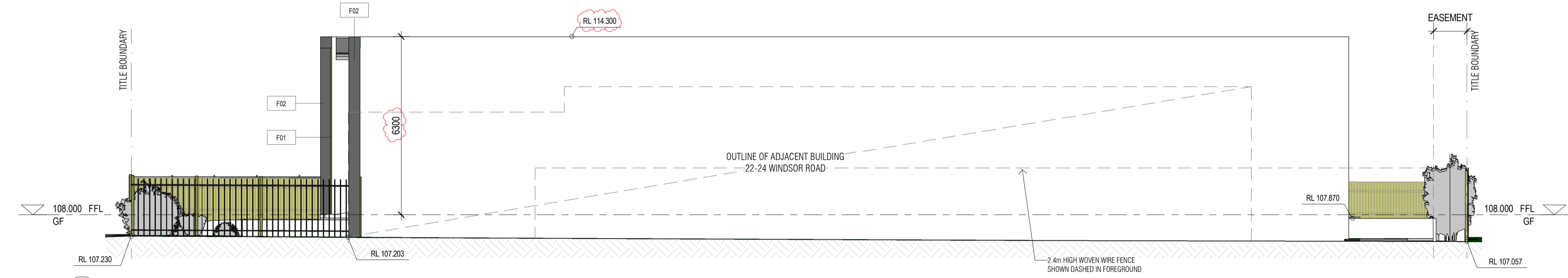
2 WEST ELEVATION
TP-03 1:100



3 NORTH ELEVATION
TP-03 1:100



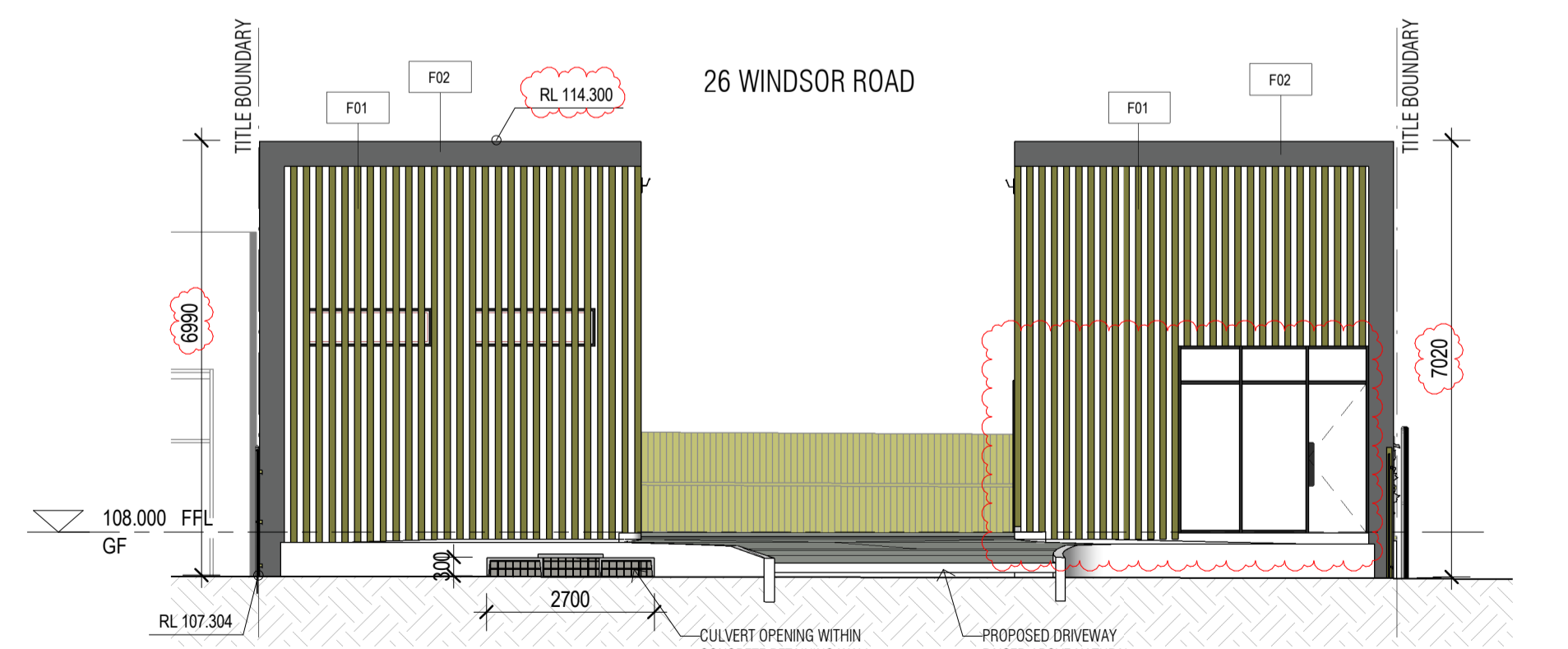
4 INTERNAL NORTH ELEVATION
TP-03 1:100



5 SOUTH ELEVATION
TP-03 1:100



6 INTERNAL SOUTH ELEVATION
TP-03 1:100



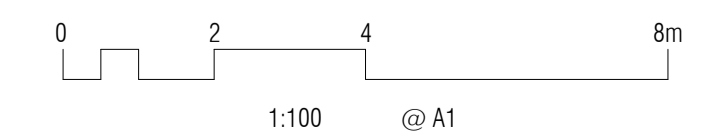
7 WEST ELEVATION 1
TP-03 1:100

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MATERIALS & FINISHES SCHEDULE

- WT01 CONCRETE PRECAST PANELS
- F01 ALUMINIUM TIMBER-LOOK BATTENS
- ALUMINIUM FRAMES BLACK
- F02 ALUMINIUM CLADDING COLORBOND MONUMENT
- DT01 METAL ROLLER DOOR COLORBOND MONUMENT

LANDSCAPE CONTRACTOR TO ENSURE NO VEGETATION IS PLACED WITHIN CLOSE PROXIMITY OF THE CULVERT OPENINGS SO THAT THE CAPACITY OF THE CULVERT IS NOT HINDERED
REFER TO CIVIL DESIGN PREPARED BY SJF & ASSOCIATES FOR FURTHER INFORMATION



DCA Design
Building Design Consultants
PO Box 155
Brunswick East, Vic 3057
(03) 9682-6655
email@dcaesign.com.au
www.dcaesign.com.au

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PROJECT: PROPOSED SELF-STORAGE FACILITY JOB NO.: 5079
ADDRESS: 26 WINDSOR ROAD, CROYDON
CLIENT: CHIPPA CONSTRUCTIONS
SHEET TITLE: ELEVATIONS
DRAWN: HK SCALE: 1:100 @ A1 PAPER SIZE DWG NO: TP-04
DATE: FEB 2022 REV: G
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