

SERVICES LEGEND

- Existing Sewer Pipe
- Existing Above Ground Power
- Existing Water Mains Pipe
- Existing Gas Mains
- Existing Stormwater Pipe (External)
- Existing Telecom Cables
- Existing Stormwater Pipe (Internal)

WARNING:
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No.1B
DOUBLE STOREY
CONCRETE PANEL BUILDING
GALVANISED IRON FLAT ROOF

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No.41
DOUBLE STOREY
CONCRETE PANEL BUILDING
GALVANISED IRON FLAT ROOF

No. 43, LOT 1
(LP143434)
1,407 m²

STAMFORD ROAD

EXISTING SITE LAYOUT PLAN

Scale 1 : 100

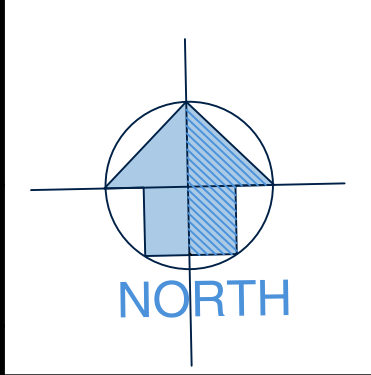
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**PROPOSED CAR WASH
EXTENSION & ALTERATIONS**

0 1 2 3 4 5 10M
SCALE 1 : 100 AT ORIGINAL SIZE

AT: 43 STAMFORD ROAD,
OAKLEIGH, VIC, 3166

FOR: JET CLEAN CAR WASH

Drawn: T. MICHAELS
Designed: T. MICHAELS

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Member

TMC Building Design Group
P.O. Box 3494, Mornington, VIC, 3931. Phone No. 0416 114 573
E-mail: tracey@tmcdesign.com.au

Scale: 1:100 (A1)
Date: SEPT 2024
Sheet No: 1 of 5
Job No: 24-018 TP

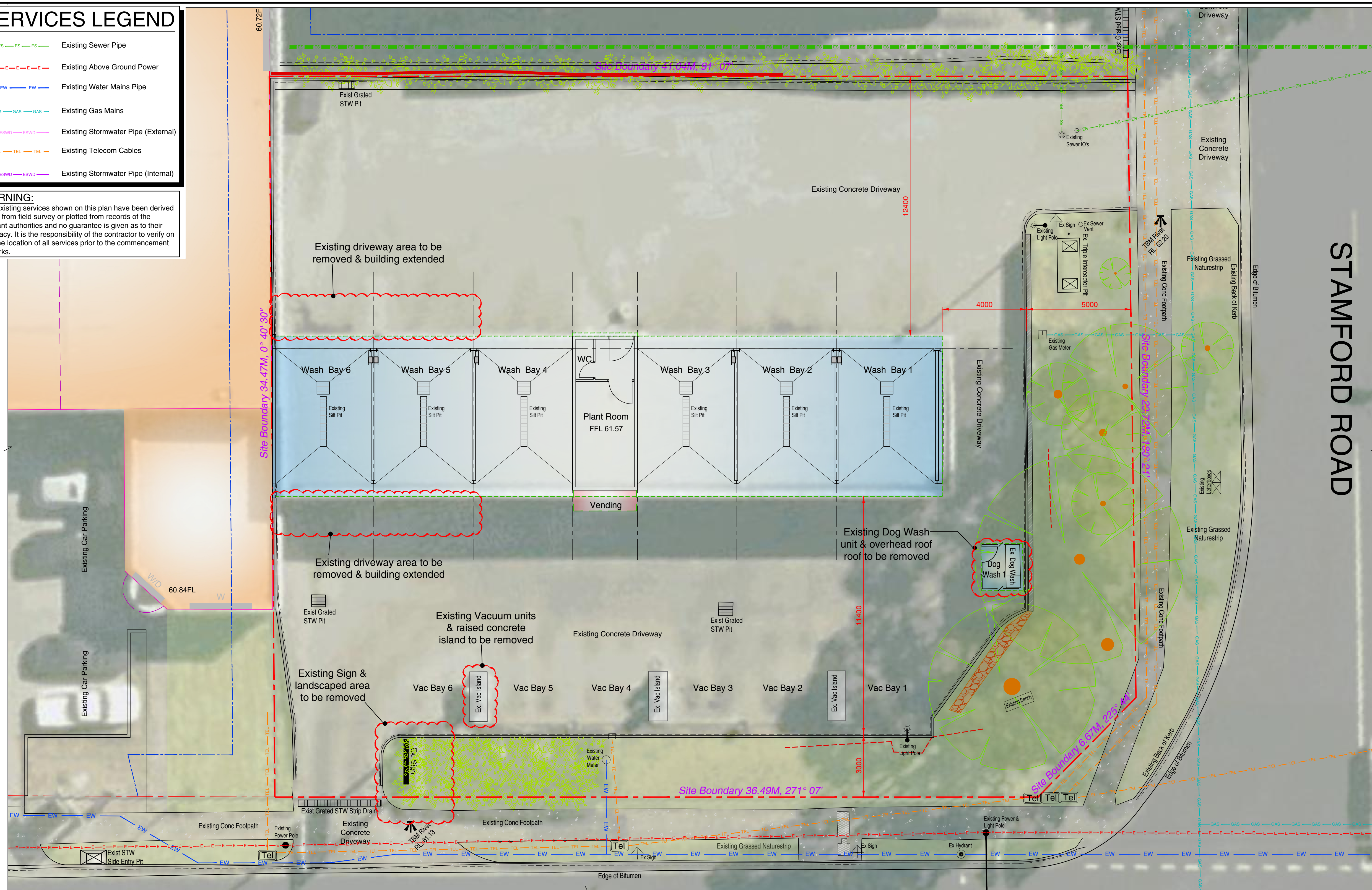
Issue:
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SERVICES LEGEND

- ES ES ES Existing Sewer Pipe
- E E E Existing Above Ground Power
- EW EW Existing Water Mains Pipe
- GAS GAS GAS Existing Gas Mains
- ESWD ESWD Existing Stormwater Pipe (External)
- TEL TEL TEL Existing Telecom Cables
- ESWD ESWD Existing Stormwater Pipe (Internal)

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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 & 2, and the relevant current Australian Standards (as amended). This document is for the purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act. The document must not be used for any purpose which may breach copyright.
- 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, hoarding, 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 other-wise 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 'propex' 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.

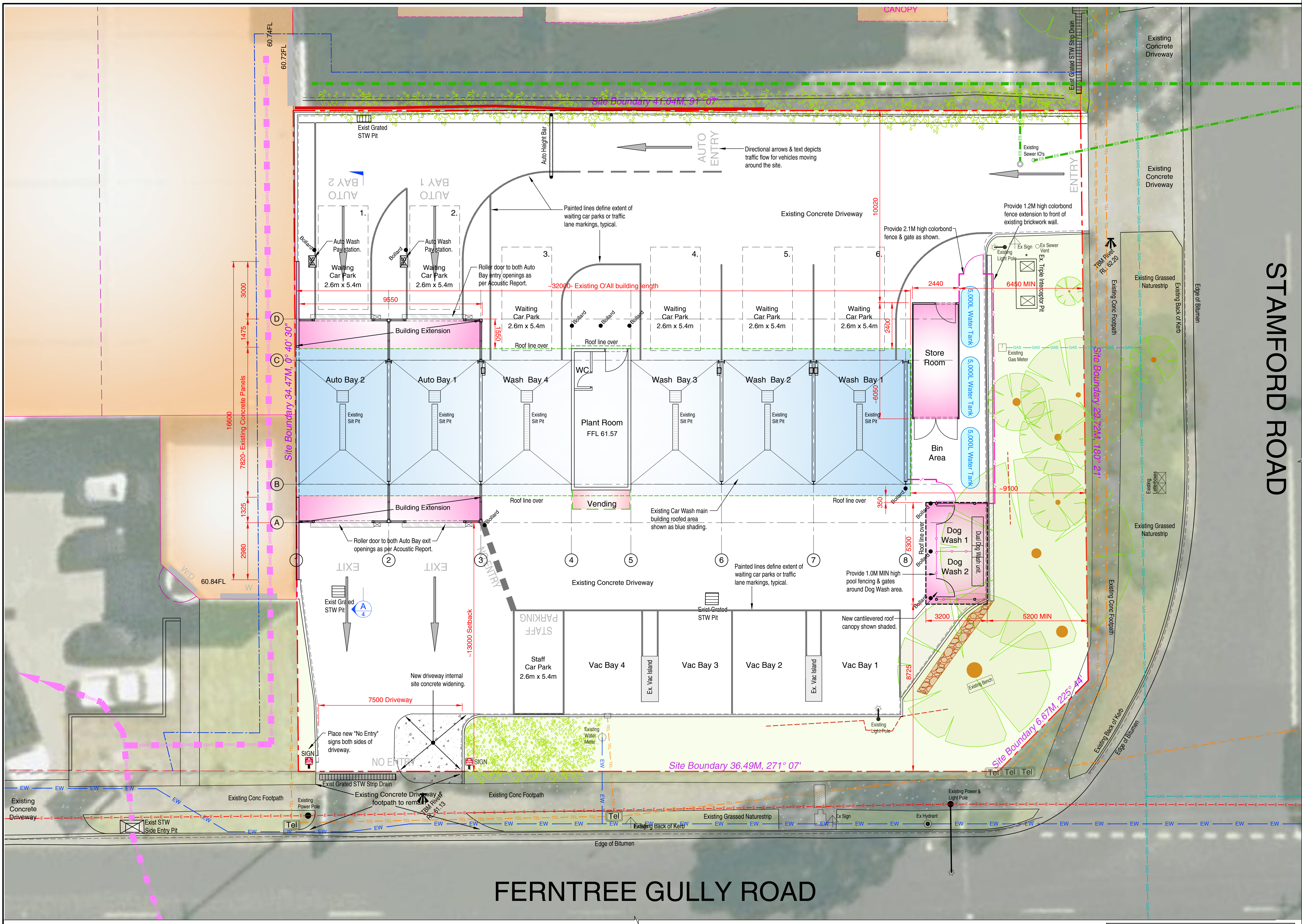
PROPOSED DEMOLITION PLAN

Scale 1 : 100

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0 1 2 3 4 5 10M
SCALE 1 : 100 AT ORIGINAL SIZE

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| A | Issued For Town Planning Approval | 11-09-2024 | TC 11 Sept 2024 11:12 PM - T:\TMC\2024\24-018 Carl Dullard, Oakleigh\24-018 Rev A.DWG | | NORTH | | Drawn: T. MICHAELS | | Designed: T. MICHAELS | | Scale: 1:100 (A1) Date: SEPT 2024 | |
| ISSUE DESCRIPTION REVISIONS | | | | | | | | | | | Sheet No: 2 of 5 Job No: 24-018 TP A | |



PROPOSED SITE LAYOUT PLAN

Scale 1 : 100

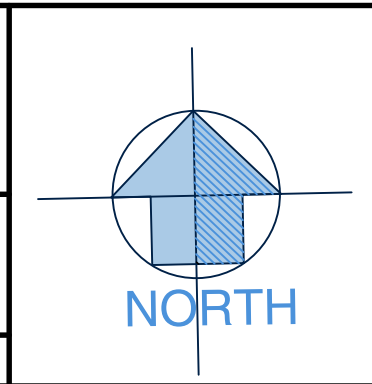
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**PROPOSED CAR WASH
EXTENSION & ALTERATIONS**

0 1 2 3 4 5 10M

SCALE 1 : 100 AT ORIGINAL SIZE

AT: 43 STAMFORD ROAD,
OAKLEIGH, VIC, 3166

FOR: JET CLEAN CAR WASH

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SERVICES LEGEND

- ES Existing Sewer Pipe
- E Existing Above Ground Power
- EW Existing Water Mains Pipe
- GAS Existing Gas Mains
- ESWD Existing Stormwater Pipe (External)
- TEL Existing Telecom Cables

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| CAR WASH SITE ANALYSIS | |
|---------------------------------|------------------------------|
| BUILDING TYPE- Car Wash | ROOF AREA |
| Existing Car Wash Building Roof | 246.1 M ² |
| New Auto Bay Roof Extension | 28.6 M ² |
| New Store Room Roofed Area | 14.8 M ² |
| New Dog Wash Roofed Area | 17.0 M ² |
| Total Building Roofed Area | 306.5 M ² (21.8%) |
| Total Hardstand Area | 853.5 M ² (60.6%) |
| Total Landscaped Area | 247.0 M ² (17.6%) |
| Total Site Area | 1,407 M ² |

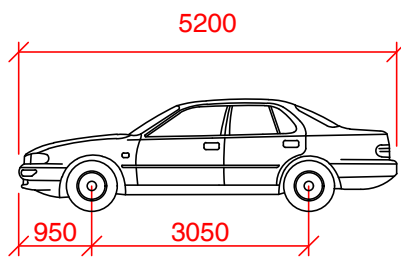
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CRITICAL VEHICLE SWEPT PATH PLAN

Scale 1 : 150

| VEHICLE SWEPT PATH LEGEND | |
|---------------------------|----------------------------------|
| | Path centreline |
| | Path direction of forward travel |
| | Path direction of reverse travel |
| | Vehicle body envelope |
| | Front tyre envelope |
| | Rear tyre envelope |



CAR - B99 Vehicle
Width : 1940mm
Track : 1840mm
Lock to Lock Time : 6.0 sec
Steering Angle : 33.9°

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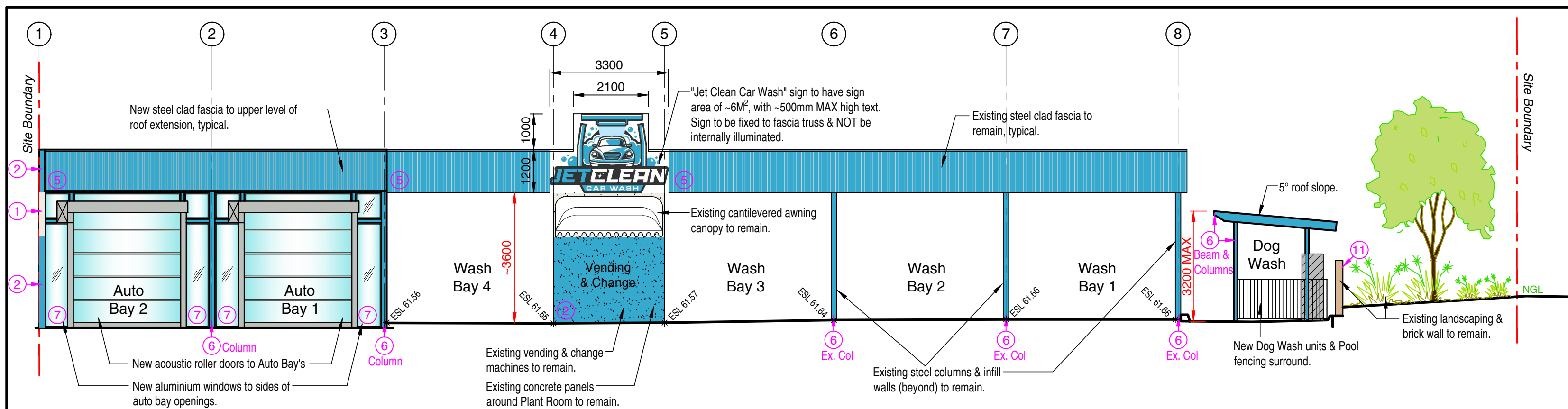
FOR: JET CLEAN CAR WASH

Drawn: T. MICHAELS
Designed: T. MICHAELS

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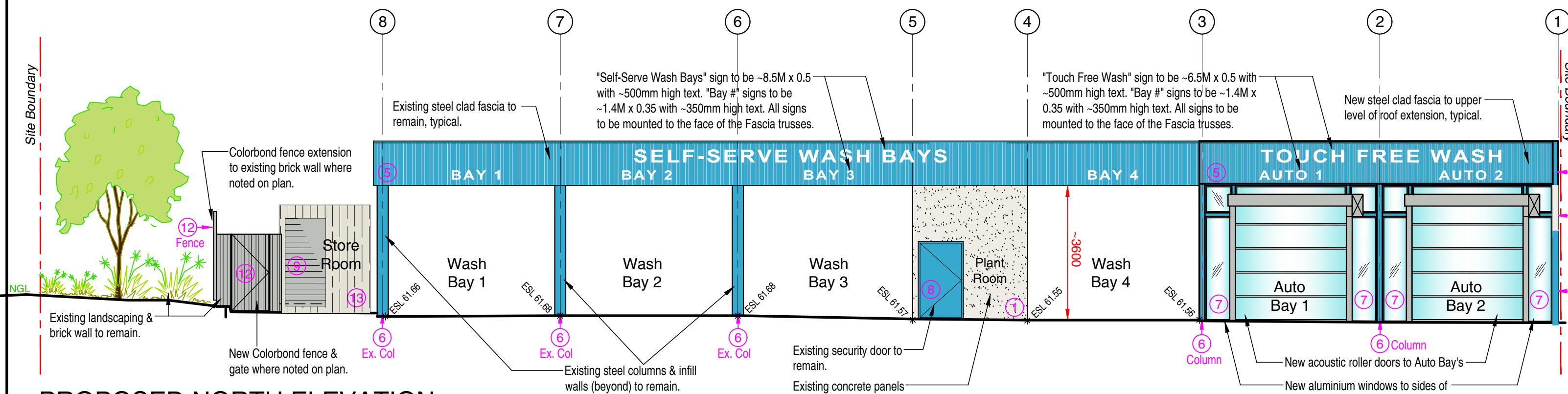
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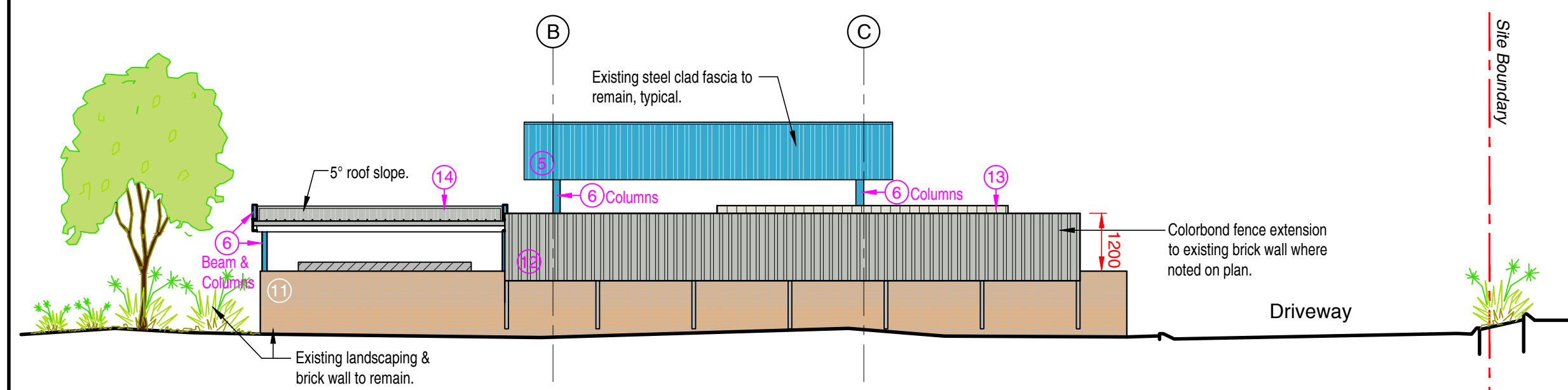
PROPOSED SOUTH ELEVATION

SCALE 1 : 100



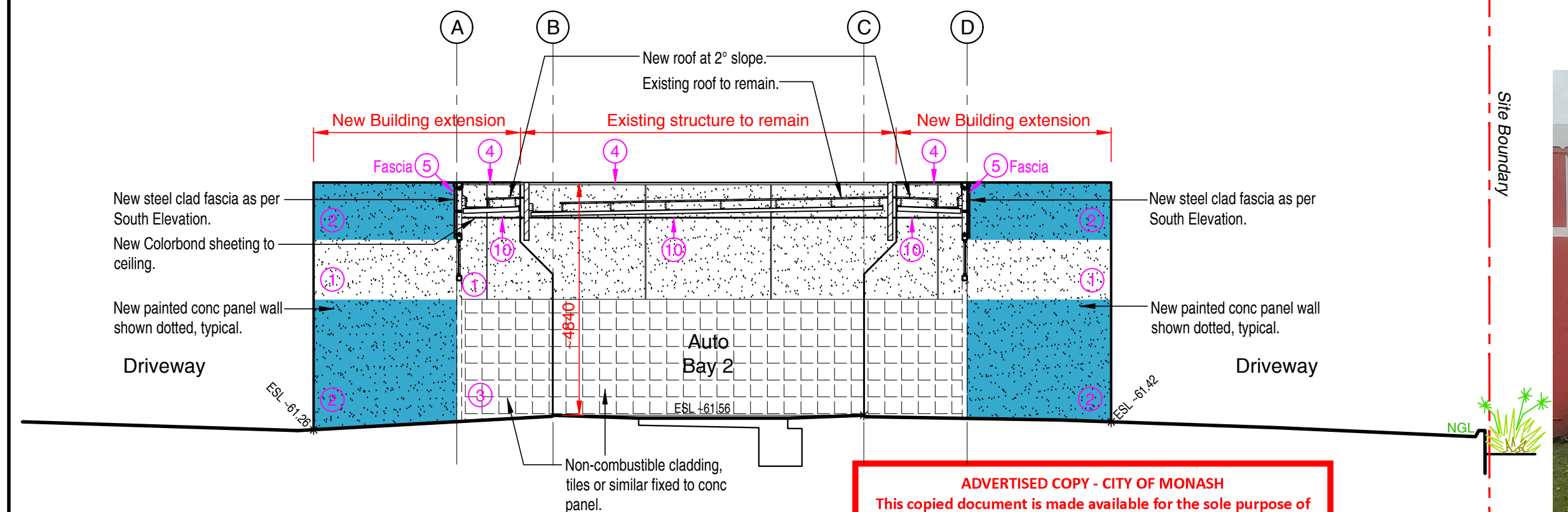
PROPOSED NORTH ELEVATION

SCALE 1 : 100



PROPOSED EAST ELEVATION

SCALE 1 : 100



SECTION A-A

Auto Bay 2

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Photo 1 Existing South Elevation



Photo 2 Existing North-East Elevation

| CAR WASH BUILDING COLOUR SCHEDULE | | |
|-----------------------------------|-----|------------------------------------|
| Conc Panels | 1. | Off White "Natural White" |
| | 2. | Blue "Liberty Blue" |
| Wash Bay Cladding/Tiles | 3. | White |
| Roof Capping & Steel Flashing | 4. | Light Grey "Shale Grey" |
| Fascia Truss Cladding | 5. | Blue "Liberty Blue" |
| Beams & Columns | 6. | Blue "Liberty Blue" |
| Glazed Window/Door Framing | 7. | Dark Grey "Monument" |
| Doors | 8. | Blue "Liberty Blue" |
| | 9. | Light Grey "Shale Grey" |
| Ceiling Sheeting & Flashing | 10. | Off White "Surfmist" |
| Existing Brickwork | 11. | Existing Brown/Tan brick to remain |
| Colorbond Steel Fence Cladding | 12. | Light Grey "Shale Grey" |
| Container Steel Cladding | 13. | Off White "Surfmist" |
| Roof Sheeting & Flashing | 14. | Light Grey "Shale Grey" |

Colour Notes: Colours have been taken from the Dulux & Colorbond colour range.



Photo 3 Existing South-East Elevation



Photo 4 Existing South-West Elevation (from existing exit driveway)



Photo 5 Existing North-West Elevation

| | | |
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PROPOSED CAR WASH EXTENSION & ALTERATIONS

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