

SERVICES LEGEND

- ES — ES — ES — Existing Sewer Pipe
- E — 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)

WARNING:
The existing services shown on this plan have been derived either from field survey or plotted from records of the relevant authorities and no guarantee is given as to their accuracy. It is the responsibility of the contractor to verify on site the location of all services prior to the commencement of works.

No.1B

DOUBLE STOREY

CONCRETE PANEL BUILDING

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No.41 DOUBLE STOREY CONCRETE PANEL BUILDING

GALVANISED IRON FLAT ROOF

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

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No. 43, LOT 1 (LP143434) 1,407 m²

STAMFORD ROAD

EXISTING SITE LAYOUT PLAN

FERNTREE GULLY ROAD

The plan shows the existing site layout for the building, including the building footprint, wash bays, plant room, vending area, and various utility points. It also shows the site boundaries, existing concrete driveway, and surrounding infrastructure such as roads, gas and telephone lines, and existing trees.

Scale 1 : 100

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Page 1 of 1

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Carl Dillard, Oakleigh\24-018

ISSUE	DESCR	REVIS



PROPOSED CAR WASH EXTENSION & ALTERATIONS

A diagram of a circle with a radius drawn from the center to the circumference. The angle at the center is shaded in blue. The corresponding sector of the circle is shaded with diagonal lines. The rest of the circle is white.

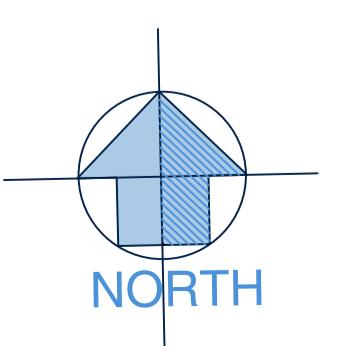
SCALE 1 : 100 AT ORIGINAL SIZE

AT: 43 STAMFORD ROAD,
OAKLEIGH, VIC, 3166

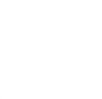
FOR: IET CLEAN CAR WASH

FOR: JET CLEAN CAR WASH

Drawn: T. MICHAELS Designed: T. MICHAELS



1 | Page



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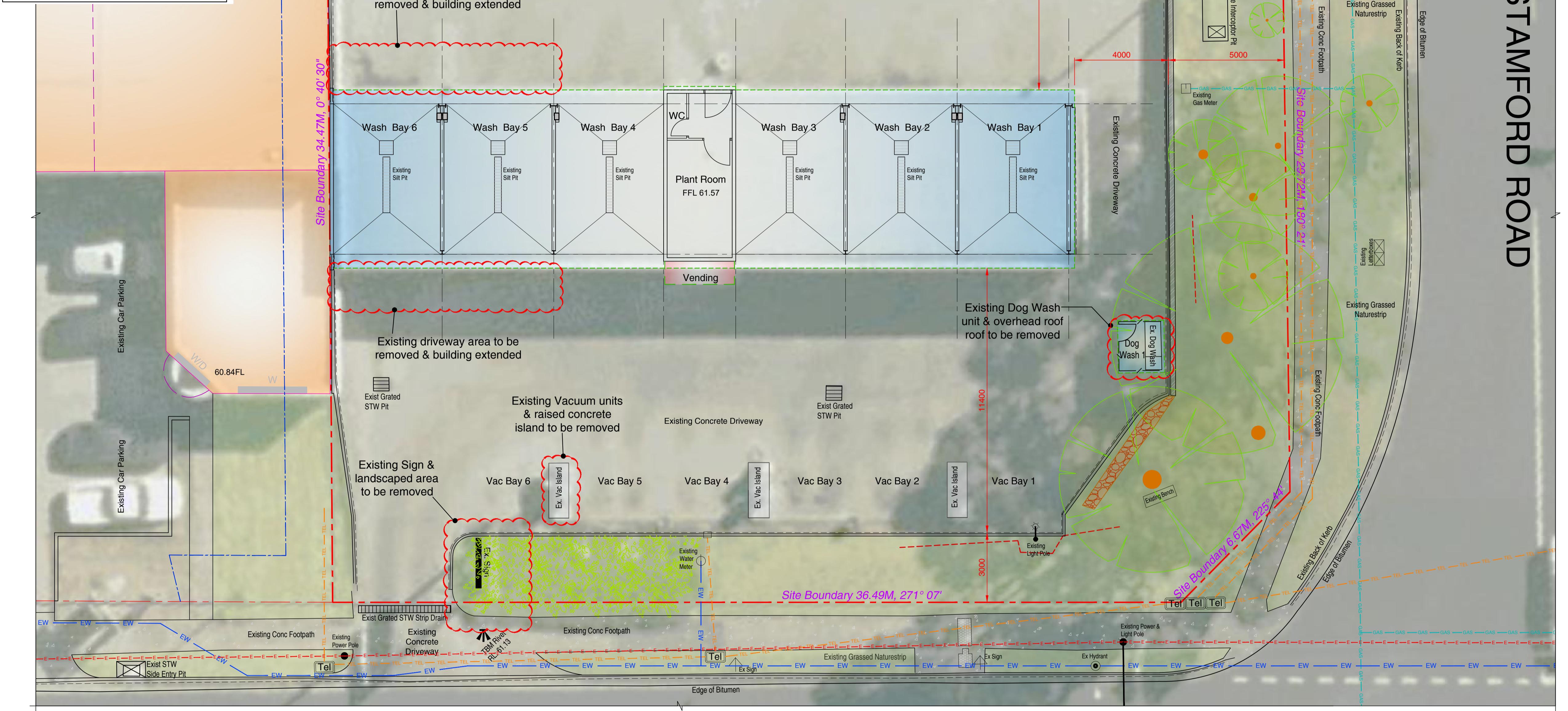
P.O. Box 3494, Mornington, VIC, 3931. Phone No. 0416 114 573
E:mail- tracey@tmcdesign.com.au

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

SERVICES LEGEND

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

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PROPOSED DEMOLITION PLAN

Scale 1 : 100

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DEMOLITION NOTES

- All materials and work practices shall comply with, but not limited to, the Building Regulations of the National Construction Code Series Building Code of Australia Vol 1 & all relevant current Australian Standards (as amended) referred to therein. These specifications specify only the minimum standard of work for the demolition works on residential projects, and all workmanship and precautions shall be to best trade practice.
- Precautions must be taken before and during demolition in accordance with AS 2601-2001: *The Demolition of Structures*.
- During the progress of the demolition 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 otherwise 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 Council's 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.

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

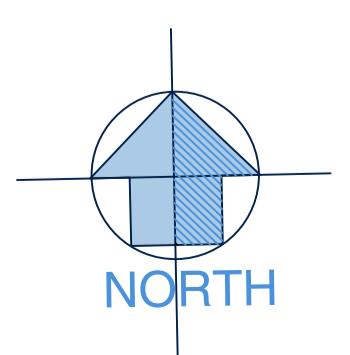
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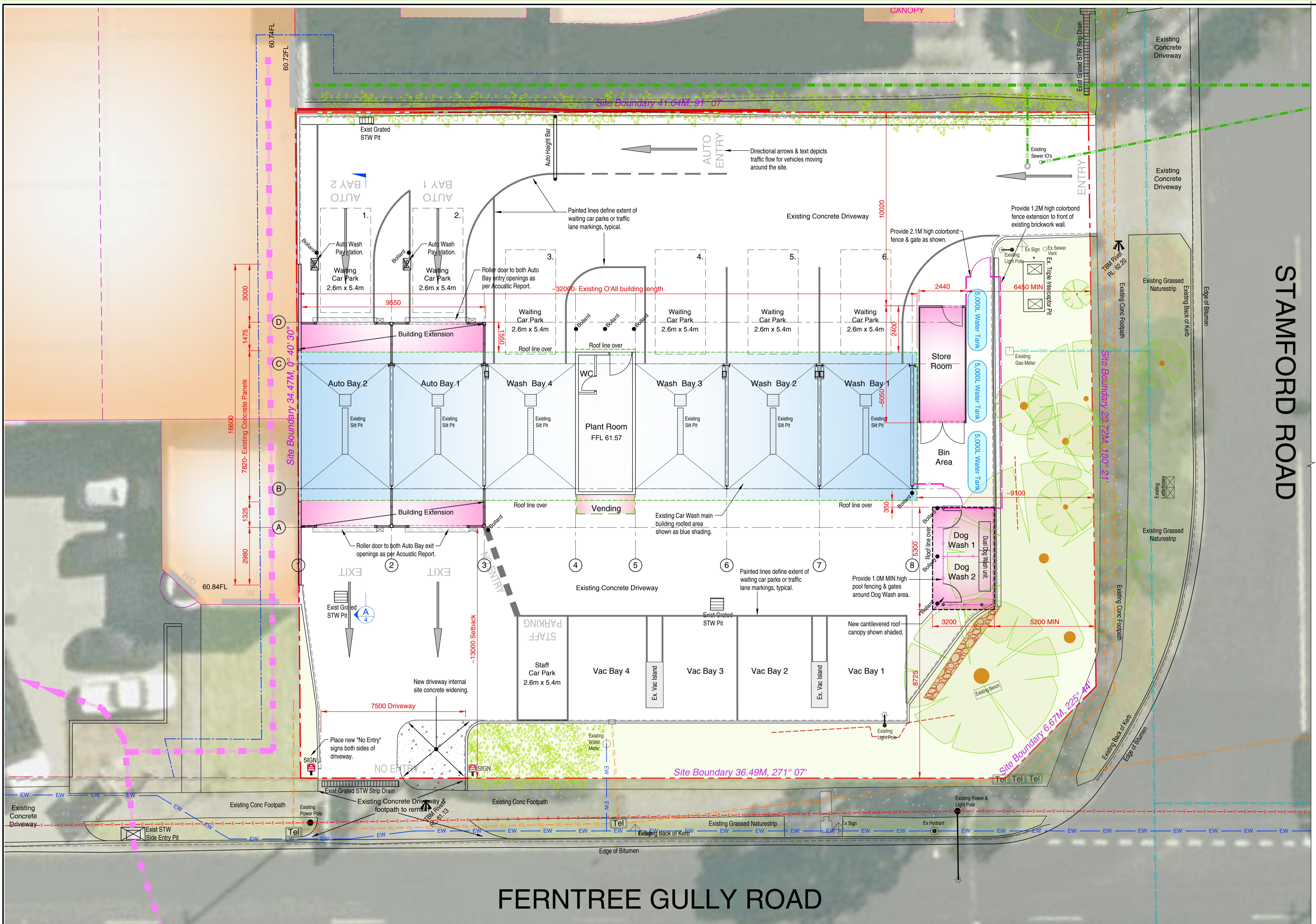
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PROPOSED CAR WASH EXTENSION & ALTERATIONS

AT: 43 STAMFORD ROAD,
OAKLEIGH, VIC, 3166
FOR: JET CLEAN CAR WASH

Drawn: T. MICHAELS Designed: T. MICHAELS

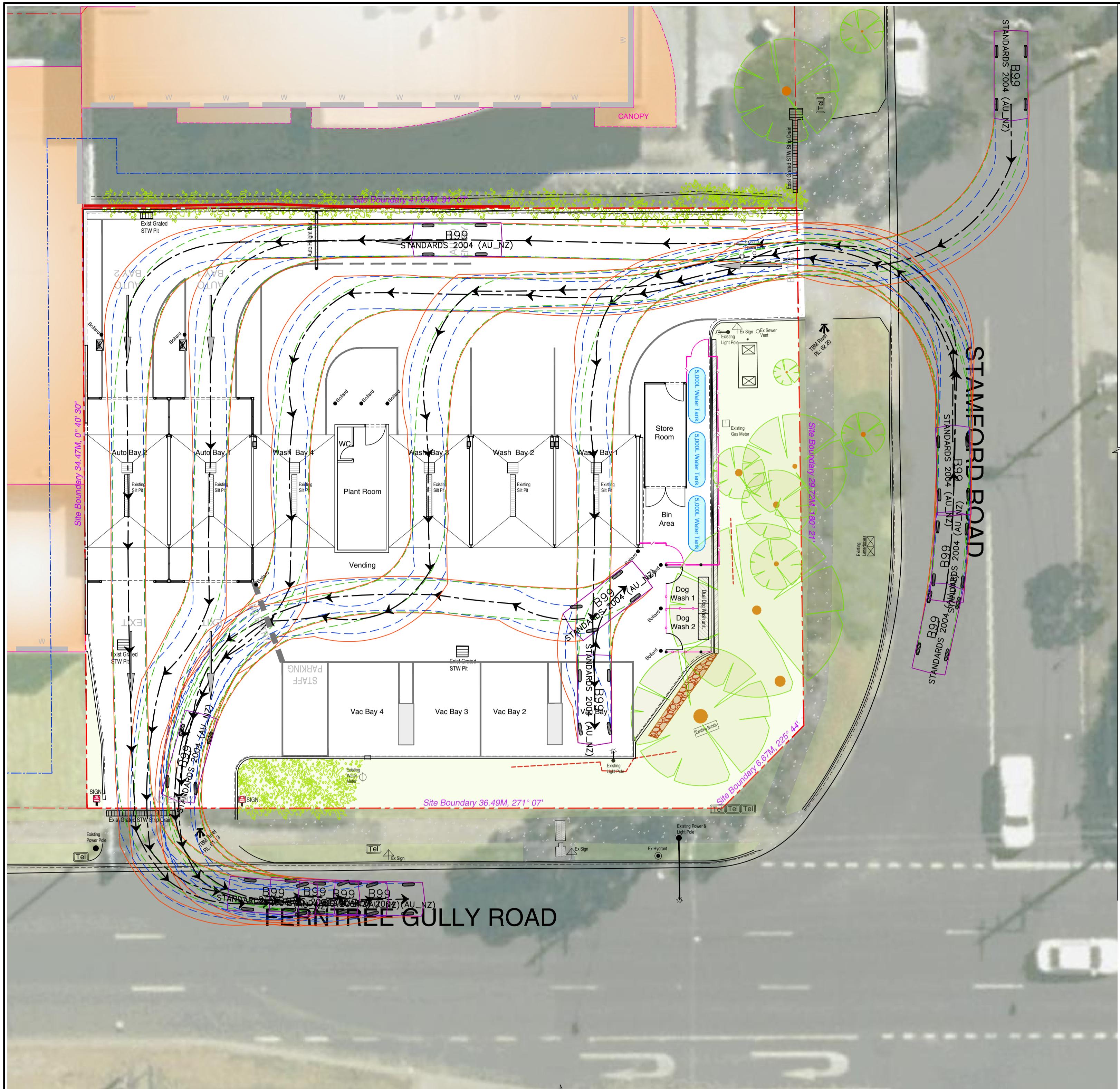


CAR WASH SITE ANALYSIS	
BUILDING TYPE- Car Wash	ROOF AREA
Existing Car Wash Building Roof	246.1 M ²
New Auto Bay Roof Extension	28.6 M ²
New Store Room Roofed Area	14.8 M ²
New Dog Wash Roofed Area	17.0 M ²
Total Building Roofed Area	306.5 M ² (21.8%)
Total Hardstand Area	853.5 M ² (60.6%)
Total Landscaped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

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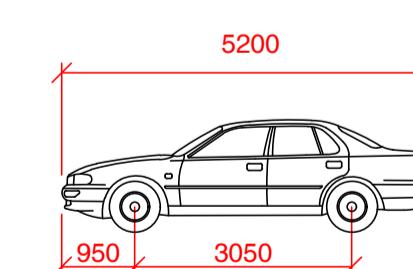
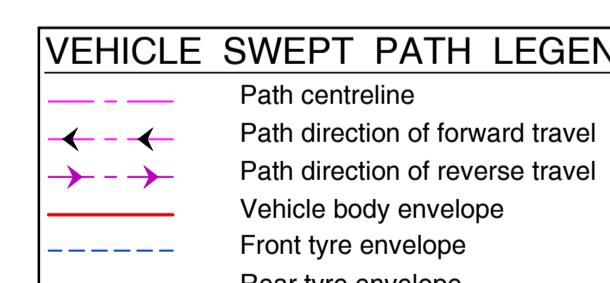
STAMFORD ROAD

SERVICES LEGEND	
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TEL	Existing Telecom Cables



CRITICAL VEHICLE SWEPT PATH PLAN

Scale 1 : 150



CAR - B99 Vehicle

Width : 1940mm
Track : 1840mm
Lock to Lock Time : 6.0 sec
Steering Angle : 33.9°



CARPARKING LAYOUT PLAN

Scale 1 : 150

NOTE:
Vehicles shown parked in Bays and driveway areas are the 99th Percentile design vehicle (ie: 5.2M long vehicle).

CAR PARKING ANALYSIS	
PARKING AREA	Parking Spaces
Car spaces provided in Carwash Bays	6 Car Spaces
Car spaces queuing for Carwash (MIN)	14+ Cars
Car spaces provided in Vacuum Bays	4 Car Spaces
Car spaces provided for Dog Wash Parking	N/A
Car spaces provided for Car Wash Staff	1 Car Space

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SCALE 1 : 150 AT A1 ORIGINAL SIZE

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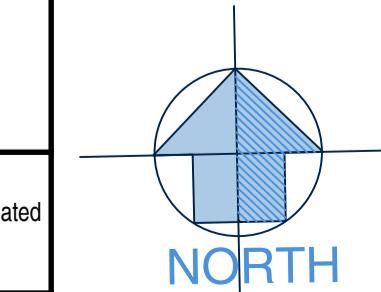
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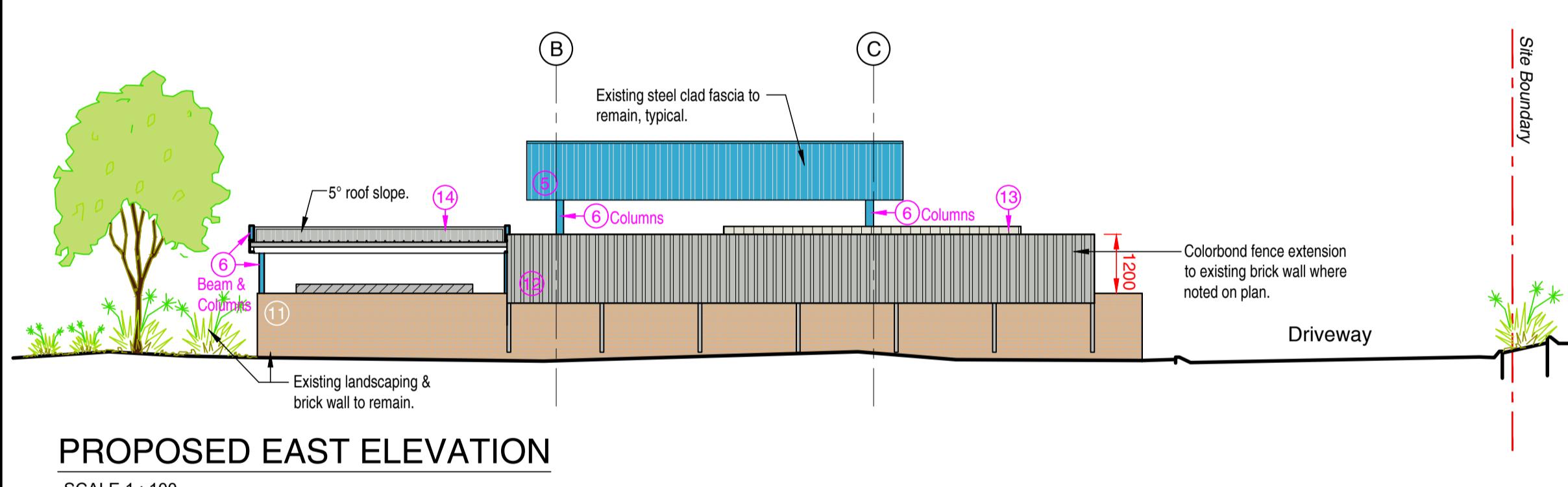
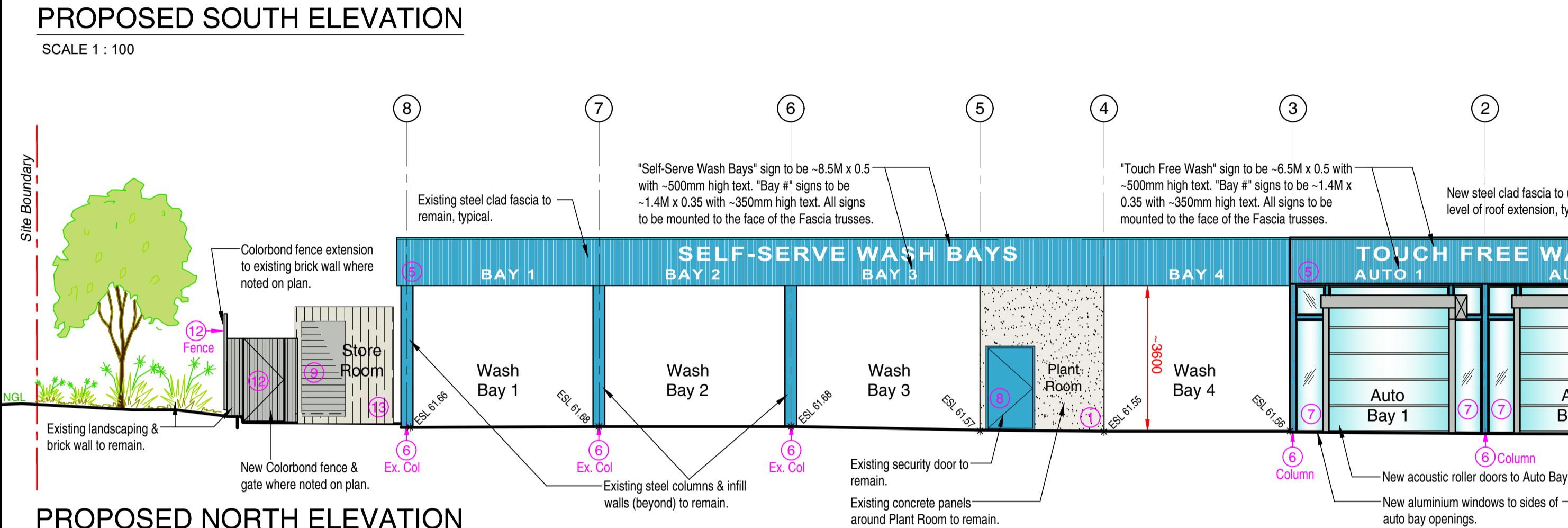
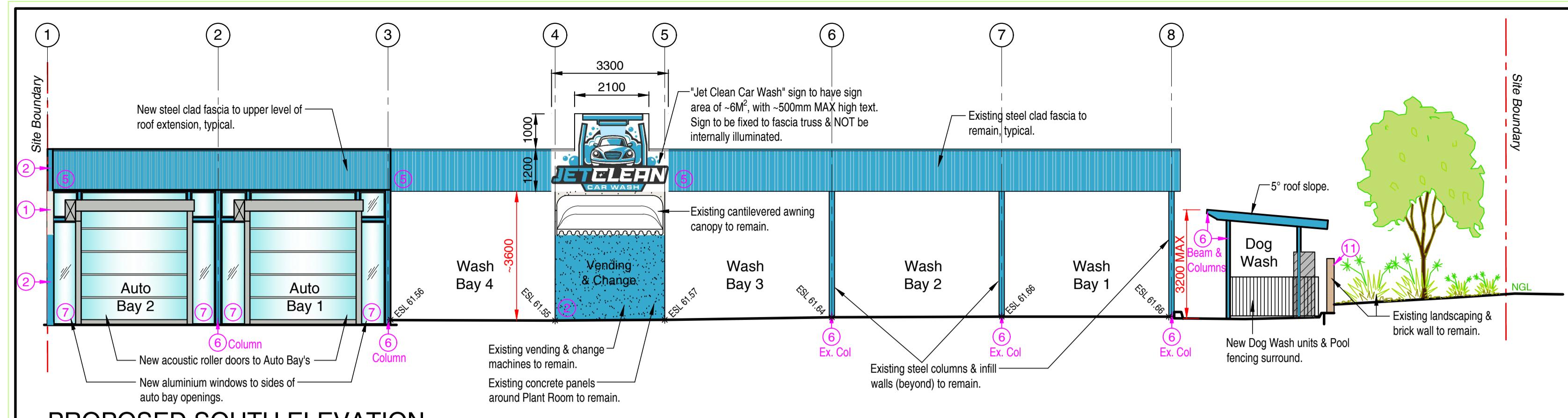
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PROPOSED CAR WASH EXTENSION & ALTERATIONS

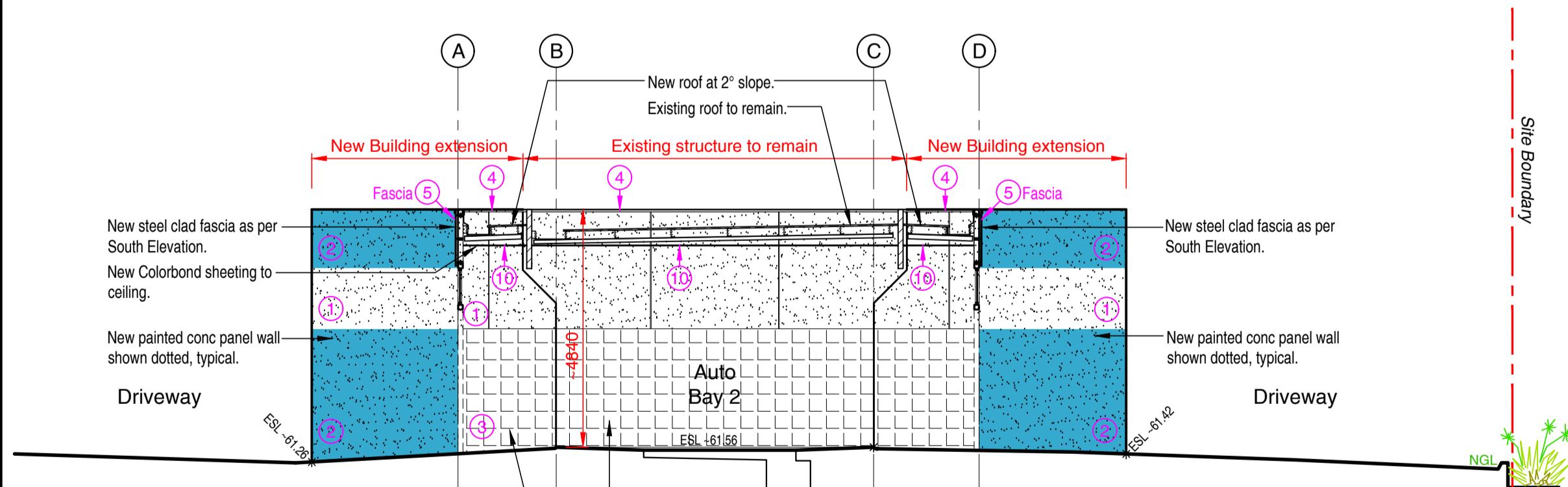
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OAKLEIGH, VIC, 3166
FOR: JET CLEAN CAR WASH

Drawn: T. MICHAELS
Designed: T. MICHAELS



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.



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