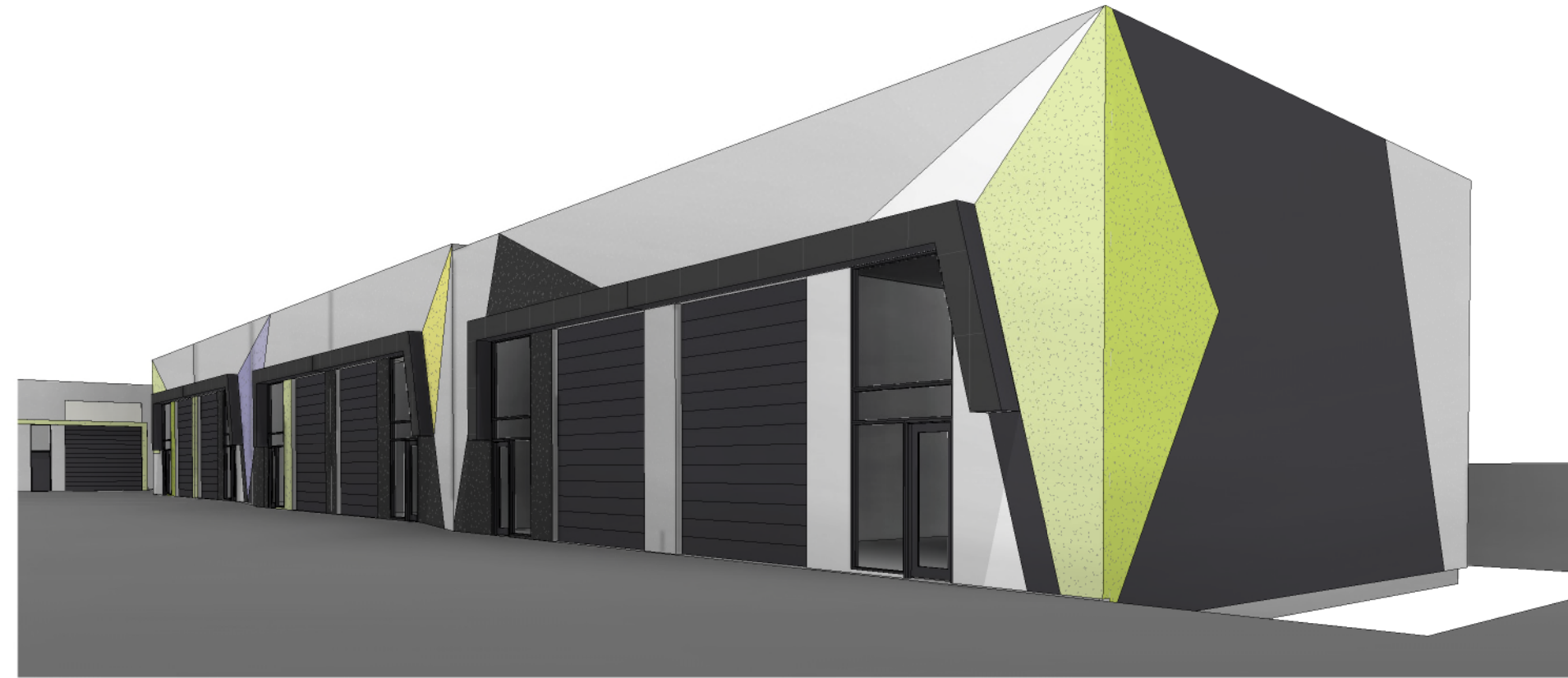




A PERSPECTIVE VIEW A



B PERSPECTIVE VIEW B



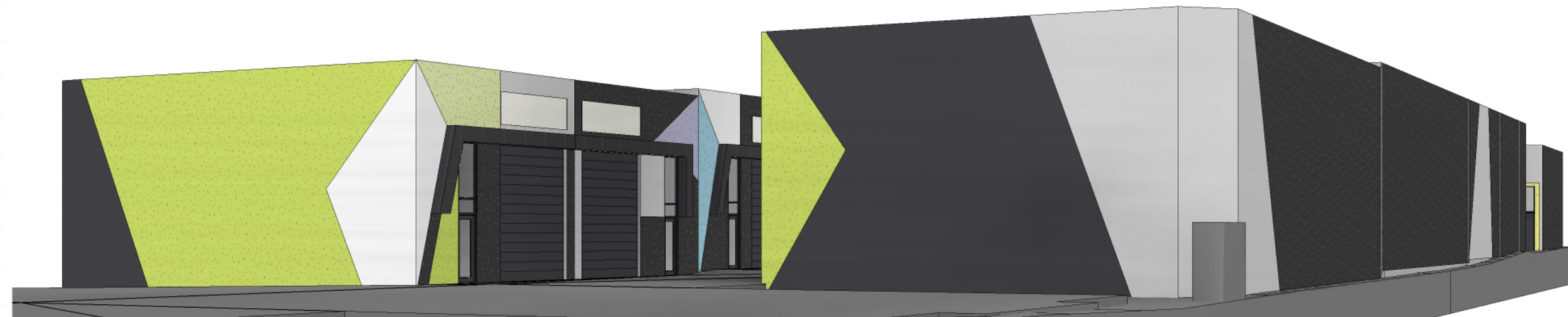
C PERSPECTIVE VIEW C



D PERSPECTIVE VIEW D



E PERSPECTIVE VIEW E

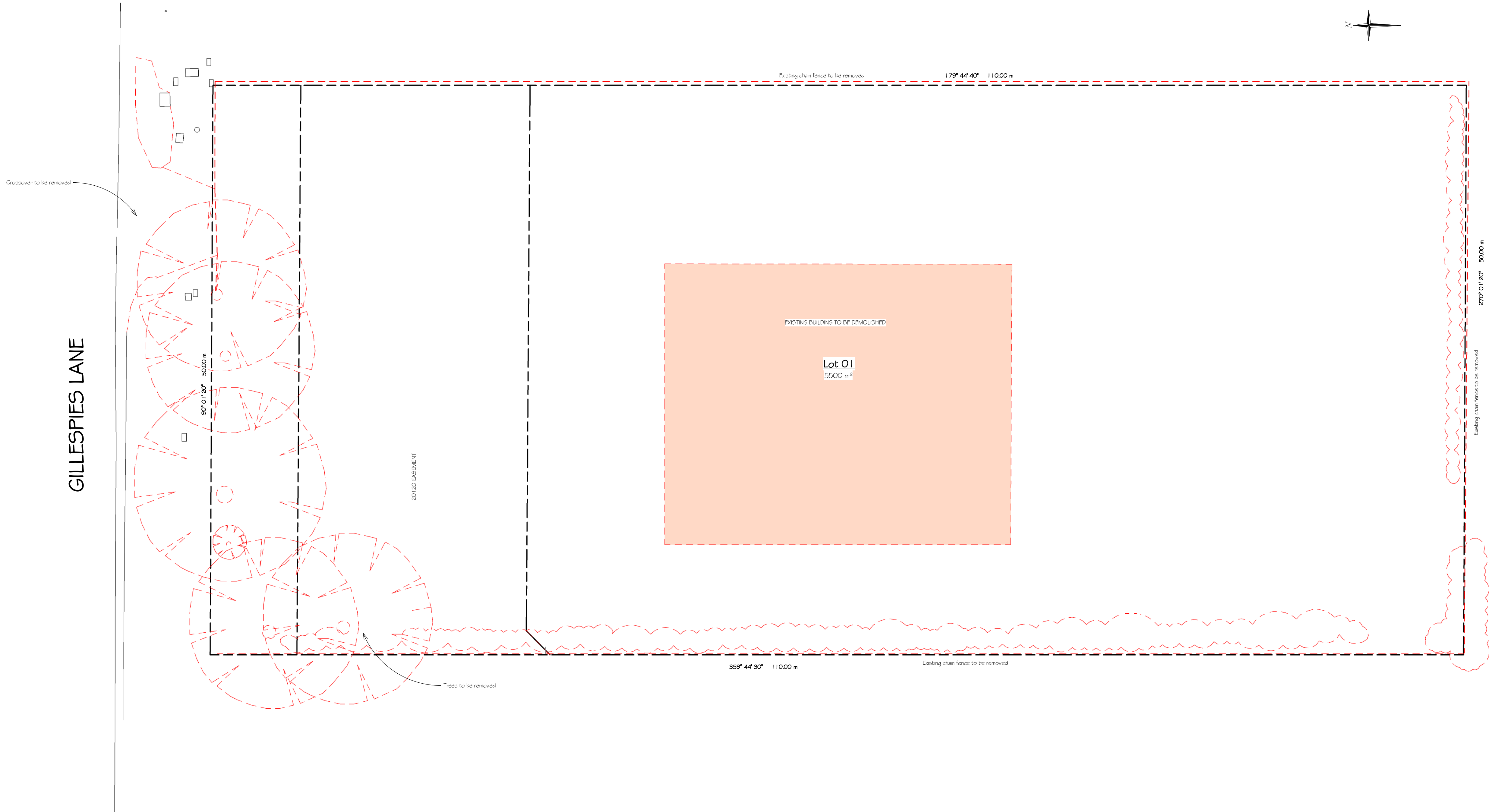


F PERSPECTIVE VIEW F

SHEET LIST				
Sheet No.	Sheet Name	Issue Date	Revision	Revision Date
TP01	PERSPECTIVE VIEWS	12 December 2025	A	1/05/2026
TP02	SITE CONTEXT PLAN	12 December 2025		
TP03	EXISTING SITE/DEMO PLAN	12 December 2025		
TP04	SITE PLAN	12 December 2025	A	1/05/2026
TP05	FLOOR PLANS	12 December 2025	B	6/07/2026
TP06.1	ELEVATIONS	12 December 2025	A	6/07/2026
TP06.2	ELEVATIONS	12 December 2025	A	6/07/2026
TP07	LANDSCAPE PLAN	12 December 2025	A	1/05/2026



2 SITE CONTEXT PLAN
1 : 1000



1 EXISTNG/DEMO PLAN
1 : 200

SITE AREAS:	
Site area:	5500.00m ²
Building area:	2539.20m ²
Coverage:	46.17%
Fermeability:	15.14%



A	Revisions to address council further information	BM	1/05/2026
REV.	REVISION DESCRIPTION	BY	DATE

DraftCompsServices
ARCHITECTURAL DRAFTING & ENGINEERING SOLUTIONS
146 COBURNS ROAD, MELTON - P.O. BOX 256, MELTON, VIC. 3337
Ph: 9743 3863 Fax: 9743 3489 email: plans@draftcomps.com.au

DRAWN	BM
CHECKED	Ted Lord
Building Practitioners Board Reg No DP - AD1195	

PROPOSED:	Warehouses
ISSUE DATE:	12 December 2025
ISSUE STATUS:	Town Planning

FOR:	Maddingley Property Investments P/L
AT:	No. 31 Gillespies Lane, Ballan 3342

SHEET SIZE:	A1	SHEET NO:	TP04
JOB NO:	23402	REVISION:	A

TOTAL BUILDING AREA SCHEDULE		
Name	Area	Squares
STORE 1	75.6 m ²	8.1
STORE 2	74.6 m ²	8.0
STORE 3	74.6 m ²	8.0
STORE 4	74.6 m ²	8.0
STORE 5	74.6 m ²	8.0
STORE 6	74.6 m ²	8.0
STORE 7	75.6 m ²	8.1
WAREHOUSE 1	159.2 m ²	17.1
WAREHOUSE 2	159.2 m ²	17.1
WAREHOUSE 3	159.2 m ²	17.1
WAREHOUSE 4	159.2 m ²	17.1
WAREHOUSE 5	159.2 m ²	17.1
WAREHOUSE 6	159.2 m ²	17.1
WAREHOUSE 7	160.6 m ²	17.3
WAREHOUSE 8	150.2 m ²	16.2
WAREHOUSE 9	149.6 m ²	16.1
WAREHOUSE 10	149.6 m ²	16.1
WAREHOUSE 11	149.6 m ²	16.1
WAREHOUSE 12	149.6 m ²	16.1
WAREHOUSE 13	150.6 m ²	16.2
Grand total	2539.2 m ²	273.3

NET FLOOR AREA SCHEDULE		
Name	Area	
STORE 1	75.6 m ²	
STORE 2	74.6 m ²	
STORE 3	74.6 m ²	
STORE 4	74.6 m ²	
STORE 5	74.6 m ²	
STORE 6	74.6 m ²	
STORE 7	75.6 m ²	
WAREHOUSE 1	130.6 m ²	
WAREHOUSE 2	131.3 m ²	
WAREHOUSE 3	131.3 m ²	
WAREHOUSE 4	131.3 m ²	
WAREHOUSE 5	131.3 m ²	
WAREHOUSE 6	131.3 m ²	
WAREHOUSE 7	132.7 m ²	
WAREHOUSE 8	121.9 m ²	
WAREHOUSE 9	121.7 m ²	
WAREHOUSE 10	121.7 m ²	
WAREHOUSE 11	121.7 m ²	
WAREHOUSE 12	121.7 m ²	
WAREHOUSE 13	122.7 m ²	



1 FLOOR PLAN
1:150

B	FFL to storage units amended for pedestrian pathways to comply with AS 1428.1	BM	6/07/2026
A	Revisions to address council further information	BM	1/05/2026
REV.	REVISION DESCRIPTION	BY	DATE

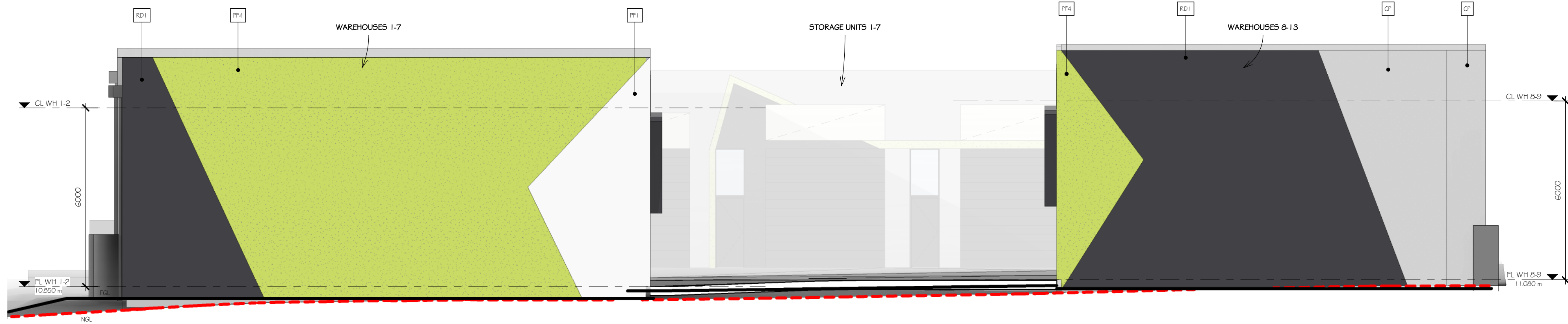
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DRAWN	BM
CHECKED	Ted Lord
Building Practitioners Board Reg No DP - AD1195	

PROPOSED:	Warehouses
ISSUE DATE:	12 December 2025
ISSUE STATUS:	Town Planning

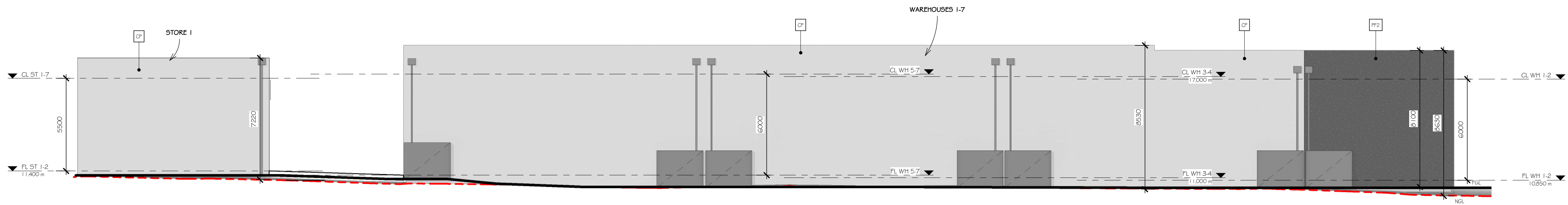
FOR:	Maddingley Property Investments P/L
AT:	No. 31 Gillespies Lane, Ballan 3342

SHEET SIZE:	A1	SHEET NO:	TP05
JOB NO:	23402	REVISION:	B

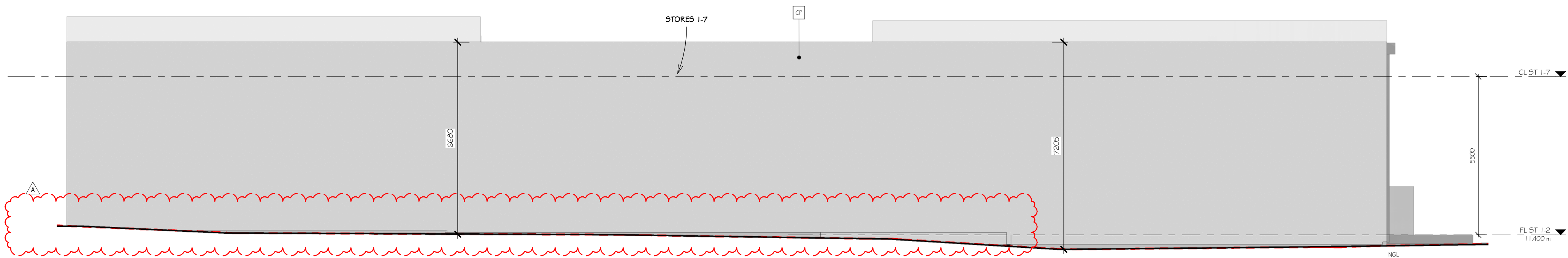


1 NORTH ELEVATION
1 : 100

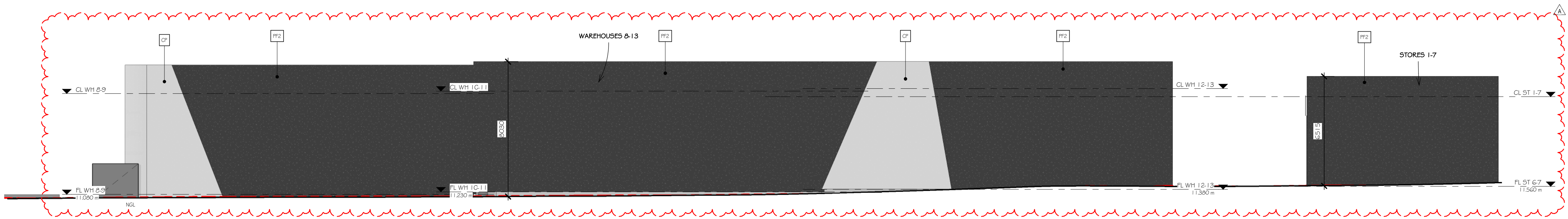
MATERIAL COLOUR SCHEDULE	
CP	Concrete panel - Natural finish
EX1	Expressed joint cladding - Monument
FN1	Window/door - Monument
PF1	Painted finish over concrete panel - White
PF2	Painted finish over concrete panel - Monument
PF3	Painted finish over concrete panel - Green Muted
PF4	Painted finish over concrete panel - Green
PF5	Painted finish over concrete panel - Yellow
PF6	Painted finish over concrete panel - Muted purple
PF7	Painted finish over concrete panel - Purple
PF9	Painted finish over concrete panel - Blue Muted
RD1	Roller door - Monument



2 EAST ELEVATION
1 : 150

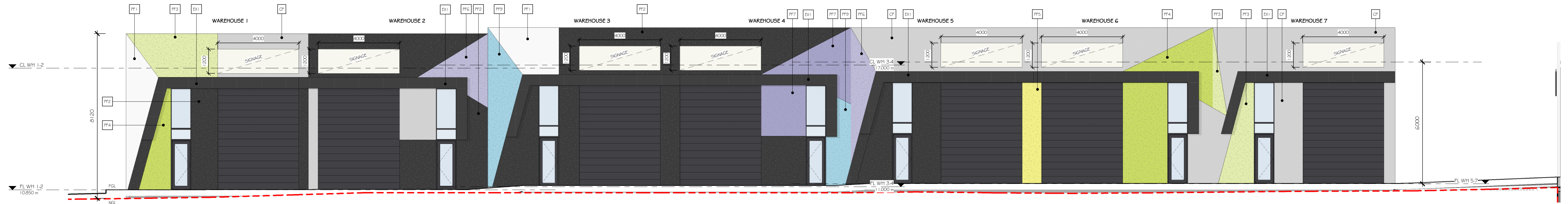


3 SOUTH ELEVATION
1 : 100

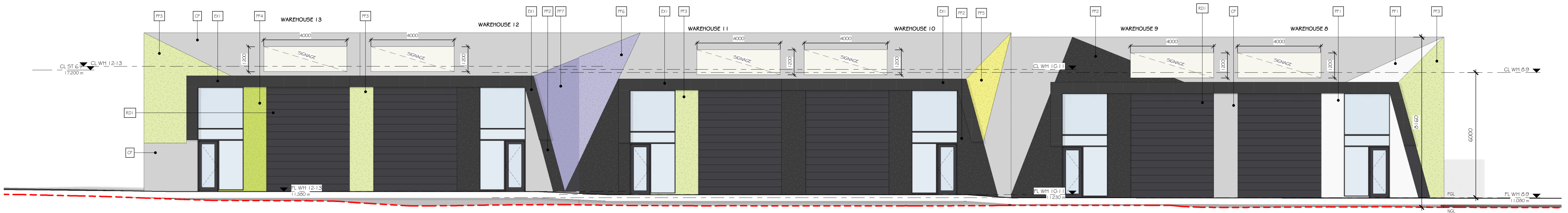


4 WEST ELEVATION
1 : 150

A	FFL to storage units amended for pedestrian pathways to comply with AS 1428.1	DM	6/07/2026
REV.	REVISION DESCRIPTION	BY	DATE



5 INTERNAL WEST ELEVATION
1 : 100

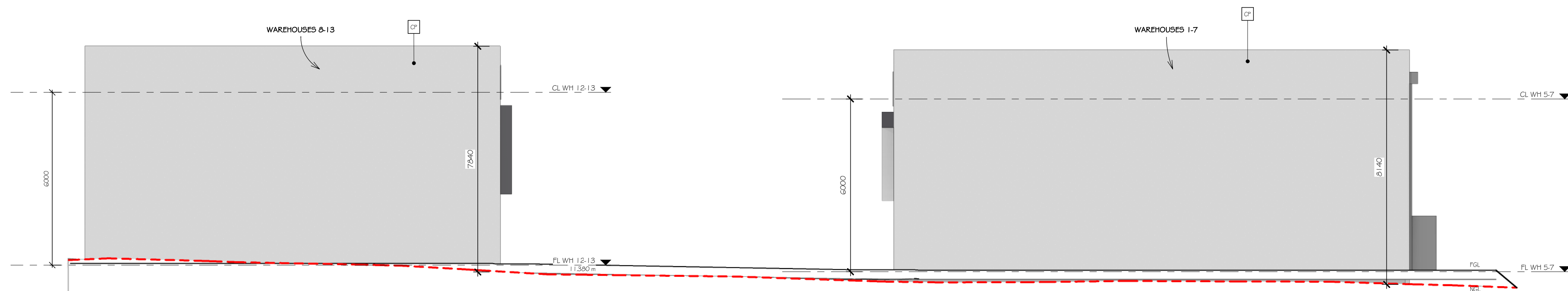


6 INTERNAL EAST ELEVATION
1 : 100

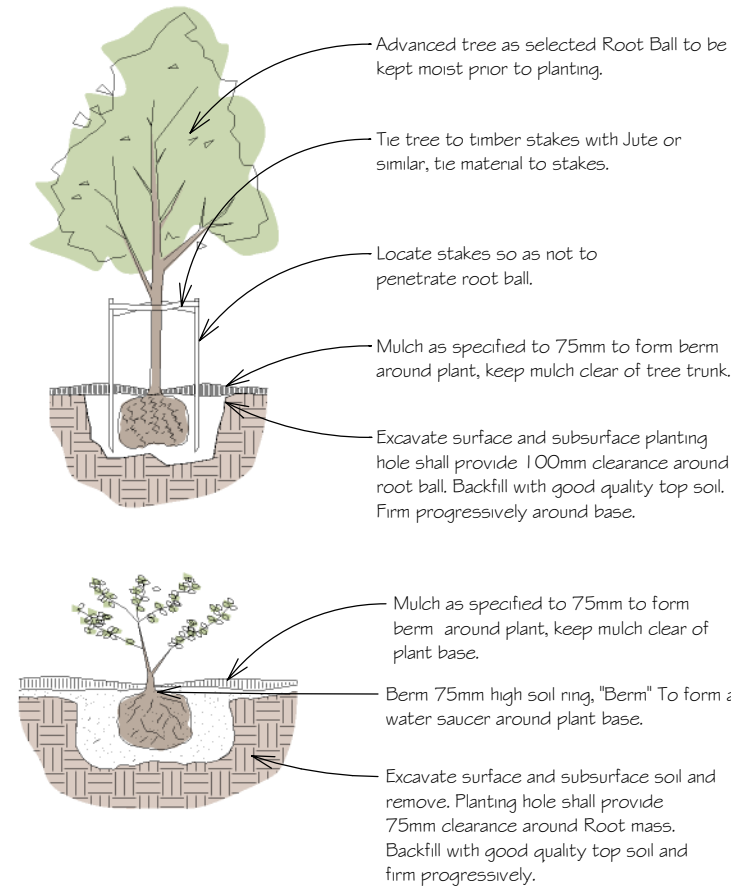


MATERIAL COLOUR SCHEDULE	
CP	Concrete panel - Natural finish
EX1	Expressed joint cladding - Monument
FN1	Window/door - Monument
PF1	Painted finish over concrete panel - White
PF2	Painted finish over concrete panel - Monument
PF3	Painted finish over concrete panel - Green Muted
PF4	Painted finish over concrete panel - Green
PF5	Painted finish over concrete panel - Yellow
PF6	Painted finish over concrete panel - Muted purple
PF7	Painted finish over concrete panel - Purple
PF9	Painted finish over concrete panel - Blue Muted
RD1	Roller door - Monument

7 INTERNAL NORTH ELEVATION
1 : 100



8 INTERNAL SOUTH ELEVATION
1 : 100



DETAILED LANDSCAPE NOTES

SUBGRADE PREPARATION

Site to be prepared in accordance with best horticultural practice and under appropriate conditions disturbance to native soil structure is to be minimised, the use of machinery that may damage soil structure or profile is not acceptable. All law and planted areas sub-grade is to be cultivated to a minimum depth of 150mm. drainage falls to be shaped prior to top soiling test sub-grade to be to determine pH, salinity and gypsum requirement prior to preparation and conditioning, any gypsum required is to be distributed according to manufacturers recommended rate and cultivated into the sub-grade at a minimum depth of 150mm. topping areas to be graded / drained to avoid water discharge into adjoining properties.

WEED CONTROL

Environmental weeds to be removed and disposed off of site prior to sub-grade preparation, topsoiling and planting works.

SOIL PREPARATION

Spread topsoil in maximum 150mm layers, lightly compacted by use of a 150 - 200kg roller, or by carefully walking until it is settled at finished kerb levels or to within 75mm below edging levels to accommodate mulch. Imported topsoil for garden beds is to be medium texture general purpose garden soil and lightly compacted to minimum 300mm depth to garden beds. soil is to comply with as 2223:1978, and as follows:

- Free from perennial weeds and their roots, bulbs and rhizomes
- Free from building rubble and any other matter deleterious to plant growth
- pH to be 6.0-7.0
- Texture to be light to medium friable loam
- Free from all material

Imported topsoil for lawn regeneration / establishment shall have the above characteristics, but shall be a free draining sandy loam, lightly compact to minimum depth of 100mm.

MULCH

Mulch for garden beds is to be an aged organic material with 60 - 80 percent wood chips particles in a size range of 25 - 150 mm maximum by volume, spread mulch at a consolidated depth of 75mm.

PLANTING PROCEDURE

Fill planting hole with water and allow to drain completely if soil is dry, tree roots are to be teased outwards if matted or circling occurs prior to backfilling place tree in centre of hole on firm soil to prevent sinking, ensuring top of the rootball is flush with the surrounding soil surface and the trunk is vertical. backfill material is to be a loose, friable state, with no bricks, rocks or foreign material. If sufficient material is not available form the original hole to backfill, a similar soil type must be sourced and used. Prevent large air pockets in soil from occurring by firmly backfilling soil in layers then thoroughly watered in. trees to be staked with two 2250mm x 70mm hardwood stakes driven firmly into the ground, do not tie the stake through the rootball area. trees are to be secured to each stake with a strong, soft and flexible material, tight enough to support the tree in windy conditions but flexible enough to simulate development of a good supportive root system. tree tie material must not damage tree bark or restrict trunk growth for a minimum period of three years, slow release fertiliser (35% north formulation) such as Tomecocel is to be applied to the top of the rootball area away from the trunk / stem to manufacturers specifications and watered in immediately. all trees to be mulched to a diameter of 1000mm wide and to a depth of 100mm but must not be in contact with the tree trunk, mulch is to be an aged organic material with 60 - 80 percent of its volume being wood chip particles in a size range of 25 - 50mm maximum, mulch is to be spread at a consolidated depth of 75mm, the planting hole surface is to be shaped to minimise waterlogging/excessive water retention but retain the mulch material neatly, the site must be left in a clean and safe condition.

PLANT ESTABLISHMENT PERIOD

The landscape is to be maintained by applying best horticultural practice to promote healthy plant performance for a 15 week establishment period following the approval of practical completion by the responsible authority including but not limited to the following tasks:- pruning as necessary to maintain plants in a healthy and structurally sound manner, pest and diseases - vegetation to be pest and disease free, mulching, staking and tying maintained 75mm mulch depth around tree bases throughout maintenance period, water as often as necessary to ensure healthy and vigorous growth in accordance with current local watering regulations, maintain weed free state over the entire mulch area by spraying or mechanical weeding, fertilising - 35% x monthly slow release fertiliser in accordance with manufacturers recommended application rates, replacement of dead/diseased, stolen or vandalised plants beyond repair or regrowth with the same species as specified in the plant schedule within the agreed maintenance period.

IRRIGATION

If applicable, install in-ground automatic drip irrigation system to all garden areas and planter boxes in accordance with current local watering regulations.

TIMBER DOING

Timber edging to be 75mm x 25mm treated pine secured to 300mm long treated pine stakes at 900mm / 1000mm spacings with galvanised screws and installed to all junctions between garden beds, lawn and topping / pedic areas.

DRAINAGE

Landscape and / or building contractor(s) are responsible for civil and hydraulic computations for landscape building works including, but not limited to surface and sub surface drainage for all landscape areas prior to commencement of works.

GENERAL

While care has been taken to select tree species with non-invasive root systems it is recommended that root control barriers be installed for any trees located within two metres of any building (this includes plants if applicable) are to be transplanted to appropriate mesh, wire or lattice fixed over entire fence section from base to top do not scale from plan - contractor to verify all dimensions on site prior to commencing construction.

PLANTS - QUALITY OF TREES AND SHRUBS

Provide plants at specified plant heights and pot sizes, at minimum provide larger stock if plant material is unavailable in these sizes, trees and shrubs shall be healthy nursery stock free from pests, insects, diseases and weeds, substandard plant material and not acceptable by the responsible authority in writing, some mature trees to be supplied to meet the following criteria have a minimum planted height to sizes as indicated in the plant schedule, have a minimum trunk caliper of 50mm at ground level, be undamaged and free of diseases and insect pests, not be root bound or have circling or girdling roots but have roots grown to the edge of the container, should bear a single straight trunk, strong branching pattern, and full canopy, show healthy, vigorous growth.

PROTECTION OF EXISTING TREES

All existing vegetation shown on the endorsed plan on both subject site and neighbouring properties to be retained must be suitably marked and protected (if required) prior to commencement of development on site including demolition. vegetation must not be removed, destroyed or topped without the written consent of the responsible authority. before the commencement of works including demolition, tree protection barriers must be erected around trees on both subject site and adjoining properties to form a defined tree protection zone during demolition and construction in accordance with tree protection measures as per as 487C:2003 any required pruning must be carried out by a trained and competent arborist with a thorough knowledge of tree physiology and pruning methods, pruning to be carried out as per as 4573:2007, all tree protection practices must meet the requirements of a consulting arborist and / or to the satisfaction of the responsible authority.

GILLESPIES LANE

1 PROPOSED SITE PLAN

1 : 200

PLANT SCHEDULE					
MARK	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE WIDTH	COUNT
TREES					
Cm	Corymba eximia Nana	Dwarf Yellow Bloodwood	10000	8000	4
Gf	Corymba ficifolia dwarf cultivar	Wildfire	6000	4000	5
SHRUBS					
Ac	Acacia cognata 'Lumelight' 2	Lumelight Wattle	1000	1000	18
As	Acmena smithii 'Cherry surprise'	Cherry Surprise	2000	1500	22
Ash	Acmena smithii 'Hedgemaster' 2	Lilly Pilly dwarf	1000	2000	13
Ed	Eremophila deserti	Turkey Bush	2000	2000	8

LEGEND

- Concreted area
- Barked garden bed
- Crushed rock