

SHEET LIST:

TP00	COVER SHEET
TP01	SITE LOCALITY PLAN
TP02	MASTER PLAN
TP03	LOT 2 + 3 PROPOSED SITE PLAN
TP04	LOT 2 UNIT A SITE & GROUND FLOOR PLAN
TP05	LOT 2 UNIT B SITE & GROUND FLOOR PLAN
TP06	LOT 3 UNIT C SITE & GROUND FLOOR PLAN
TP07	LOT 2 + 3 ROOF PLAN
TP08	LOT 2 UNIT A OFFICE - FLOOR PLANS
TP09	LOT 2 UNIT B OFFICE - FLOOR PLANS
TP10	LOT 3 UNIT C OFFICE - FLOOR PLANS
TP11	OVERALL ELEVATIONS
TP12	LOT 2 UNIT A WAREHOUSE ELEVATIONS
TP13	LOT 2 UNIT B WAREHOUSE ELEVATIONS
TP14	LOT 3 UNIT C WAREHOUSE ELEVATIONS
TP15	LOT 2 UNIT A OFFICE - ELEVATIONS
TP16	LOT 2 UNIT B OFFICE - ELEVATIONS
TP17	LOT 3 UNIT C OFFICE - ELEVATIONS
TP18	TYPICAL SECTIONS
TP19	TYPICAL SECTIONS
TP21	FAÇADE ARTICULATION DETAILS WHA
TP22	FAÇADE ARTICULATION DETAILS WHB
TP23	FAÇADE ARTICULATION DETAILS WHC
TP24	MATERIAL DETAILS



ARTISTS IMPRESSION ONLY
SCALE : NTS

WESTERN AVENUE WAREHOUSES
140-204 WESTERN AVENUE, WESTMEADOWS, VIC



SITE LOCALITY PLAN
SCALE: 1 : 5000

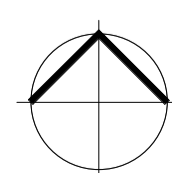
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PT	22.08.03	PRELIMINARY TP SET	BM	BM
A	22.08.17	FOR SUBMISSION	BM	CS
B	22.08.19	FOR SUBMISSION	BM	CS

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PROJECT:
WESTERN AVENUE WAREHOUSES
140-204 WESTERN AVENUE, WESTMEADOWS, VIC

TITLE:
SITE LOCALITY PLAN



CLIENT:
MAB

DATE: OCTOBER 2022
DRAWN BY: PH
SCALE: 1 : 5000 @ A1
SCALE: 1 : 10000 @ A3

JOB NO:
22203
DRAWING NO:
TP01
REVISION:
B

watson young



MASTER PLAN
SCALE: 1 : 1500

DEVELOPMENT ANALYSIS

BUILDING	GLA
UNIT A LOT 2	
WAREHOUSE A	4282 m ²
OFFICE A - GF	204 m ²
OFFICE A - FF	196 m ²
DOCK OFFICE	30 m ²
TOTAL AREA	4712 m²
UNIT B LOT 2	
WAREHOUSE B	4593 m ²
OFFICE B - GF	198 m ²
OFFICE B - FF	199 m ²
DOCK OFFICE	30 m ²
TOTAL AREA	5020 m²
UNIT C LOT 3	
WAREHOUSE C	4190 m ²
OFFICE - GF	199 m ²
OFFICE - FF	195 m ²
DOCK OFFICE	30 m ²
TOTAL AREA	4614 m²
EXTERNAL AREAS (APPROX)	
CANOPIES	4,807m ²
HARDSTAND	7,839m ²
LIGHT DUTY	3,982m ²
PARKING	
WHA RATE (PER 100m ²)	1.06
BAYS PROVIDED	50
WHB RATE (PER 100m ²)	1.13
BAYS PROVIDED	57
WHC RATE (PER 100m ²)	0.65
BAYS PROVIDED	30
TOTAL BAYS PROVIDED	137
SITE COVERAGE	
TOTAL SITE AREA - LOT 2	21,196m ²
TOTAL SITE AREA - LOT 3	10,023m ²
TOTAL SITE AREA	31,219m²
TOTAL BUILDING FOOTPRINT	13,755m²
DOES NOT INCL. PUMP HOUSE	
SITE COVERAGE	44.05%

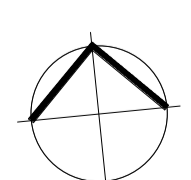
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A	22.08.17	FOR SUBMISSION	BM	CS
B	22.08.19	FOR SUBMISSION	BM	CS
C	22.11.07	RFI	RH	CS

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PROJECT:
WESTERN AVENUE WAREHOUSES
140-204 WESTERN AVENUE, WESTMEADOWS, VIC

TITLE:
MASTER PLAN

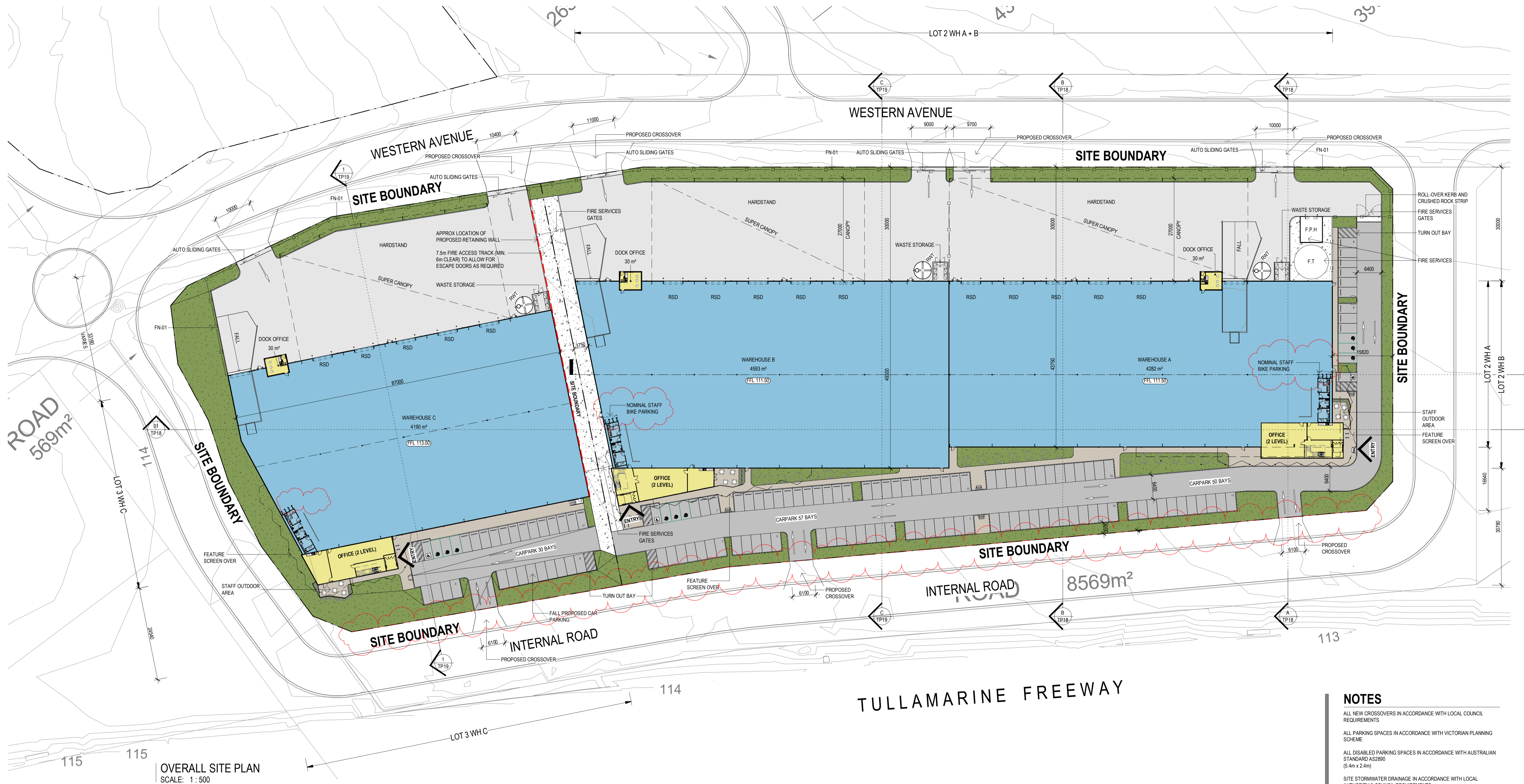


CLIENT:
MAB

DATE: OCTOBER 2022
DRAWN BY: BM
SCALE: 1 : 1500 @ A1
SCALE: 1 : 3000 @ A3

JOB NO:	22203
DRAWING NO:	TP02
REVISION:	C





OVERALL SITE PLAN
SCALE: 1 : 500

DEVELOPMENT ANALYSIS

BUILDING	GLA	BUILDING	GLA	BUILDING	GLA	PARKING	SITE COVERAGE
UNIT A		UNIT B		UNIT C		WHA RATE (PER 100m ²)	TOTAL SITE AREA - LOT 2
WAREHOUSE A	4282 m ²	WAREHOUSE B	4593 m ²	WAREHOUSE C	4190 m ²	BAYS PROVIDED	21,196m ²
OFFICE A - GF	204 m ²	OFFICE B - GF	198 m ²	OFFICE - GF	199 m ²	WHA RATE (PER 100m ²)	TOTAL SITE AREA - LOT 3
OFFICE A - FF	196 m ²	OFFICE B - FF	199 m ²	OFFICE - FF	195 m ²	BAYS PROVIDED	10,023m ²
DOCK OFFICE	30 m ²	DOCK OFFICE	30 m ²	DOCK OFFICE	30 m ²	WHB RATE (PER 100m ²)	TOTAL SITE AREA
TOTAL AREA	4712 m ²	TOTAL AREA	5020 m ²	TOTAL AREA	4614 m ²	BAYS PROVIDED	31,219m ²
						WHC RATE (PER 100m ²)	TOTAL BUILDING FOOTPRINT
						BAYS PROVIDED	13,755m ²
						TOTAL BAYS PROVIDED	SITE COVERAGE
							44.05%

NOTES

- ALL NEW CROSSOVERS IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS
- ALL PARKING SPACES IN ACCORDANCE WITH VICTORIAN PLANNING SCHEME
- ALL DISABLED PARKING SPACES IN ACCORDANCE WITH AUSTRALIAN STANDARD AS2890 (5.4m x 2.4m)
- SITE STORMWATER DRAINAGE IN ACCORDANCE WITH LOCAL AUTHORITY & COUNCIL REQUIREMENTS
- ALL RELATIVE LEVELS ARE SHOWN TO A.H.D. (Australian Height Datum)
- GROSS FLOOR AREA AS DEFINED BY LOCAL COUNCIL IS THE TOTAL FLOOR AREA OF A BUILDING, MEASURED FROM THE OUTSIDE OF EXTERNAL WALLS OR THE CENTRE OF PARTY WALLS AND INCLUDES ALL ROOFED AREAS.

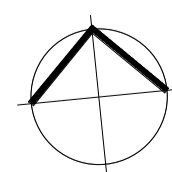
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PROJECT:
WESTERN AVENUE WAREHOUSES
140-204 WESTERN AVENUE, WESTMEADOWS, VIC

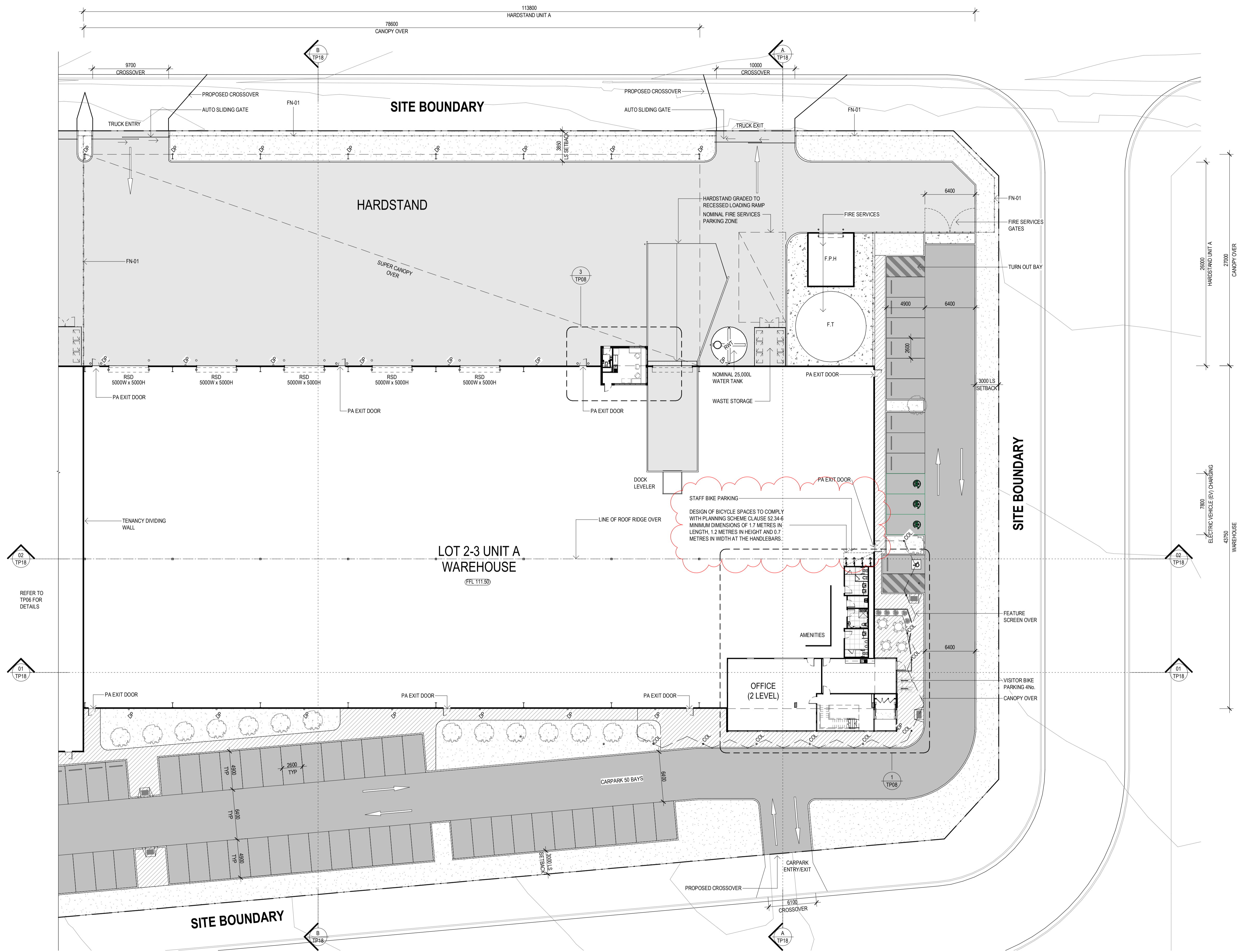
TITLE:
LOT 2 + 3 PROPOSED SITE
PLAN



DATE: OCTOBER 2022
DRAWN BY: JM
SCALE: 1:500 @ A1
SCALE: 1:1000 @ A3

JOB NO:
22203
DRAWING NO:
TP03
REVISION:
C





LEGEND

- INDICATES EXTENT OF HEAVY DUTY HARDSTAND TO CIVIL ENGINEERS DETAILS
- INDICATES EXTENT OF LIGHT DUTY PAVEMENT TO CIVIL ENGINEERS DETAILS
- CONCRETE PAVING WITH EXPOSED AGGREGATE FINISH OR SIMILAR
- CRUSHED ROCK TO FIRE TRUCK ACCESS TRACK
- AREA OF GRASS / LANDSCAPING. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LANDSCAPE LAYOUT AND DETAILS
- EV ELECTRIC VEHICLE (EV) CHARGING STATION
- FEV FUEL EFFICIENT VEHICLE (FEV) PARKING BAY
- FN-01 1800mm HIGH BLACK VINYL COATED CYCLONE WIRE FENCE, 3 BARB WIRES TO 2100mm HIGH
- FN-02 1800mm HIGH BLACK PAINTED METAL PICKET (DIPLOMAT / PALISADE STYLE) FENCING
- FN-03 2100mm HIGH OUTDOOR AREA FEATURE SCREEN
- RWT 25,000L CAPACITY RAINWATER TANK
NOTE: TANKS WILL BE USED FOR TOILETS, LANDSCAPE IRRIGATION AND WASH DOWN WHERE SUITABLE.
REFER TO SUSTAINABLE MANAGEMENT PLAN (SMP) FOR FURTHER INFORMATION
- WL INDICATIVE LOCATION OF WALL MOUNTED LIGHTING
- WS CAR BAY WHEEL STOP

NOTES

- ALL NEW CROSSOVERS IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS
- ALL PARKING SPACES IN ACCORDANCE WITH VICTORIAN PLANNING SCHEME
- ALL DISABLED PARKING SPACES IN ACCORDANCE WITH AUSTRALIAN STANDARD AS2890 (5.4m x 2.4m)
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DEVELOPMENT ANALYSIS

BUILDING	GLA
UNIT A LOT 2 WAREHOUSE A	4282 m ²
OFFICE A - GF	204 m ²
OFFICE A - FF	196 m ²
DOCK OFFICE	30 m ²
TOTAL AREA	4712 m ²
UNIT B LOT 2 WAREHOUSE B	4593 m ²
OFFICE B - GF	198 m ²
OFFICE B - FF	199 m ²
DOCK OFFICE	30 m ²
TOTAL AREA	5020 m ²
UNIT C LOT 3 WAREHOUSE C	4190 m ²
OFFICE - GF	199 m ²
OFFICE - FF	195 m ²
DOCK OFFICE	30 m ²
TOTAL AREA	4614 m ²
EXTERNAL AREAS (APPROX)	
CANOPIES	4,807m ²
HARDSTAND	7,839m ²
LIGHT DUTY	3,982m ²
PARKING	
WHA RATE (PER 100m ²)	1.06
BAYS PROVIDED	50
WHB RATE (PER 100m ²)	1.13
BAYS PROVIDED	57
WHC RATE (PER 100m ²)	0.65
BAYS PROVIDED	30
TOTAL BAYS PROVIDED	137
SITE COVERAGE	
TOTAL SITE AREA - LOT 2	21,196m ²
TOTAL SITE AREA - LOT 3	10,023m ²
TOTAL SITE AREA	31,219m ²
TOTAL BUILDING FOOTPRINT	13,755m ²
DOES NOT INCL. PUMP HOUSE	
SITE COVERAGE	44.05%

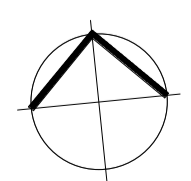
No.	DATE	REVISION	BY	CHK
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P2	22.08.03	PRELIMINARY TP SET	BM	BM
A	22.08.17	FOR SUBMISSION	BM	CS
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PROJECT:
WESTERN AVENUE WAREHOUSES
140-204 WESTERN AVENUE, WESTMEADOWS, VIC

TITLE:
LOT 2 UNIT A SITE & GROUND FLOOR PLAN

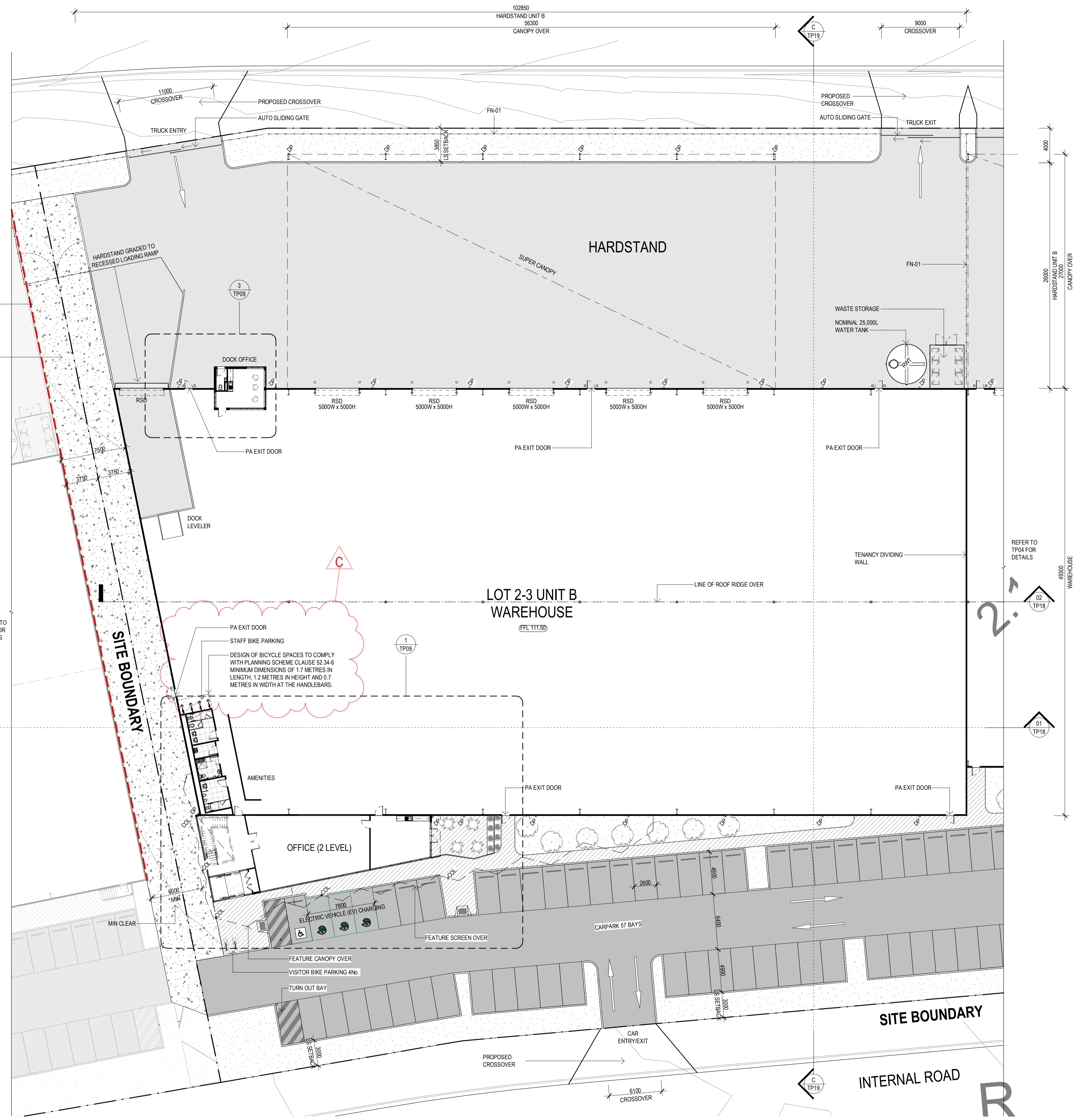


CLIENT:
MAB

DATE: OCTOBER 2022
DRAWN BY: PH
SCALE: 1 : 250 @ A1
SCALE: 1 : 500 @ A3

JOB NO:	22203
DRAWING NO:	TP04
REVISION:	C





- ### LEGEND
- INDICATES EXTENT OF HEAVY DUTY HARDSTAND TO CIVIL ENGINEERS DETAILS
 - INDICATES EXTENT OF LIGHT DUTY PAVEMENT TO CIVIL ENGINEERS DETAILS
 - CONCRETE PAVING WITH EXPOSED AGGREGATE FINISH OR SIMILAR
 - CRUSHED ROCK TO FIRE TRUCK ACCESS TRACK
 - AREA OF GRASS / LANDSCAPING, REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LANDSCAPE LAYOUT AND DETAILS
 - EV ELECTRIC VEHICLE (EV) CHARGING STATION
 - FEV FUEL EFFICIENT VEHICLE (FEV) PARKING BAY
 - FN-01 1800mm HIGH BLACK VINYL COATED CYCLONE WIRE FENCE, 3 BARB WIRES TO 2100mm HIGH
 - FN-02 1800mm HIGH BLACK PAINTED METAL PICKET (DIPLOMAT / PALISADE STYLE) FENCING
 - FN-03 2100mm HIGH OUTDOOR AREA FEATURE SCREEN
 - RWT 25,000L CAPACITY RAINWATER TANK
NOTE: TANKS WILL BE USED FOR TOILETS, LANDSCAPE IRRIGATION AND WASH DOWN WHERE SUITABLE. REFER TO SUSTAINABLE MANAGEMENT PLAN (SMP) FOR FURTHER INFORMATION
 - WL INDICATIVE LOCATION OF WALL MOUNTED LIGHTING
 - WS CAR BAY WHEEL STOP

- ### NOTES
- ALL NEW CROSSOVERS IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS
 - ALL PARKING SPACES IN ACCORDANCE WITH VICTORIAN PLANNING SCHEME
 - ALL DISABLED PARKING SPACES IN ACCORDANCE WITH AUSTRALIAN STANDARD AS2890 (5.4m x 2.4m)
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DEVELOPMENT ANALYSIS

BUILDING	GLA
UNIT A LOT 2	
WAREHOUSE A	4282 m ²
OFFICE A - GF	204 m ²
OFFICE A - FF	196 m ²
DOCK OFFICE	30 m ²
TOTAL AREA	4712 m ²
UNIT B LOT 2	
WAREHOUSE B	4593 m ²
OFFICE B - GF	198 m ²
OFFICE B - FF	199 m ²
DOCK OFFICE	30 m ²
TOTAL AREA	5020 m ²
UNIT C LOT 3	
WAREHOUSE C	4190 m ²
OFFICE - GF	199 m ²
OFFICE - FF	195 m ²
DOCK OFFICE	30 m ²
TOTAL AREA	4614 m ²
EXTERNAL AREAS (APPROX)	
CANOPIES	4,807m ²
HARDSTAND	7,839m ²
LIGHT DUTY	3,982m ²
PARKING	
WHA RATE (PER 100m ²)	1.06
BAYS PROVIDED	50
WHB RATE (PER 100m ²)	1.13
BAYS PROVIDED	57
WHC RATE (PER 100m ²)	0.65
BAYS PROVIDED	30
TOTAL BAYS PROVIDED	137
SITE COVERAGE	
TOTAL SITE AREA - LOT 2	21,196m ²
TOTAL SITE AREA - LOT 3	10,023m ²
TOTAL SITE AREA	31,219m ²
TOTAL BUILDING FOOTPRINT	13,755m ²
DOES NOT INCL. PUMP HOUSE	
SITE COVERAGE	44.05%

No.	DATE	REVISION	BY	CHK
P1	22.07.22	PRELIMINARY TP SET	BM	BM
P2	22.08.03	PRELIMINARY TP SET	BM	BM
A	22.08.17	FOR SUBMISSION	BM	CS
B	22.08.19	FOR SUBMISSION	BM	CS
C	22.11.07	RFI	RH	CS

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PROJECT:
WESTERN AVENUE WAREHOUSES
 140-204 WESTERN AVENUE, WESTMEADOWS, VIC

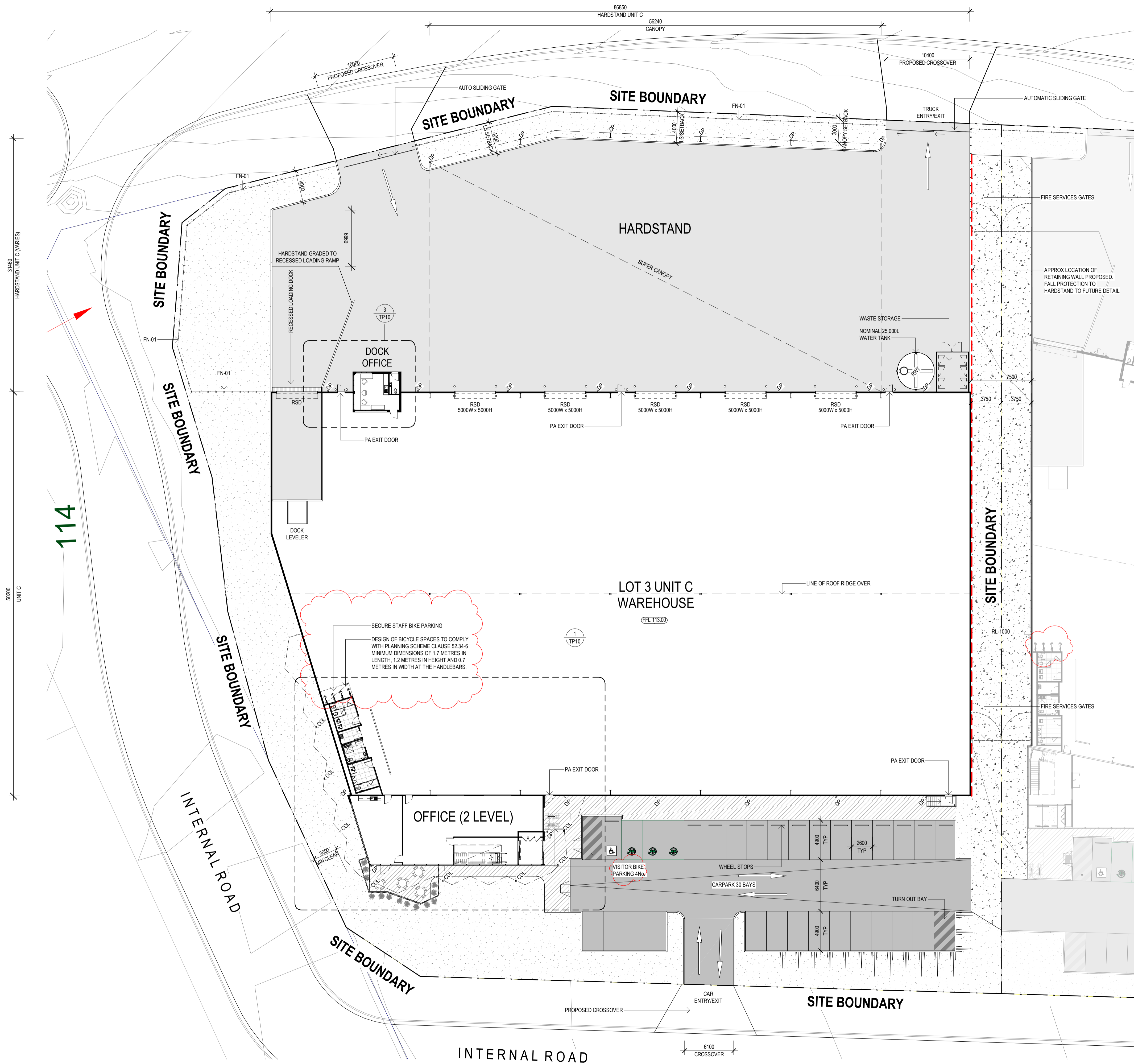
TITLE:
LOT 2 UNIT B SITE & GROUND FLOOR PLAN



DATE: OCTOBER 2022
 DRAWN BY: PH
 SCALE: 1:250 @ A1
 SCALE: 1:500 @ A3

JOB NO:	22203
DRAWING NO:	TP05
REVISION:	C





LEGEND

- INDICATES EXTENT OF HEAVY DUTY HARDSTAND TO CIVIL ENGINEERS DETAILS
- INDICATES EXTENT OF LIGHT DUTY PAVEMENT TO CIVIL ENGINEERS DETAILS
- CONCRETE PAVING WITH EXPOSED AGGREGATE FINISH OR SIMILAR
- CRUSHED ROCK TO FIRE TRUCK ACCESS TRACK
- AREA OF GRASS / LANDSCAPING. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LANDSCAPE LAYOUT AND DETAILS
- EV** ELECTRIC VEHICLE (EV) CHARGING STATION
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- FN-01** 1800mm HIGH BLACK VINYL COATED CYCLONE WIRE FENCE, 3 BARB WIRES TO 2100mm HIGH
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- RWT** 25,000L CAPACITY RAINWATER TANK
NOTE: TANKS WILL BE USED FOR TOILETS, LANDSCAPE IRRIGATION AND WASH DOWN WHERE SUITABLE. REFER TO SUSTAINABLE MANAGEMENT PLAN (SMP) FOR FURTHER INFORMATION
- WL** INDICATIVE LOCATION OF WALL MOUNTED LIGHTING
- WS** CAR BAY WHEEL STOP

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DEVELOPMENT ANALYSIS

BUILDING	GLA
UNIT A LOT 2 WAREHOUSE A	4282m ²
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OFFICE FF	196m ²
DOCK OFFICE	30m ²
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UNIT B LOT 2 WAREHOUSE B	4593m ²
OFFICE GF	198m ²
OFFICE FF	199m ²
DOCK OFFICE	30m ²
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OFFICE FF	195m ²
DOCK OFFICE	30m ²
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WH2 RATE (PER 100m ²)	1.13
BAYS PROVIDED	57
WH3 RATE (PER 100m ²)	0.65
BAYS PROVIDED	30
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TOTAL SITE AREA	31,219m²
TOTAL BUILDING FOOTPRINT	13,755m²
DOES NOT INCL. PUMP HOUSE	
SITE COVERAGE	44.05%

No.	DATE	REVISION	BY	CHK
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PROJECT:
WESTERN AVE WAREHOUSES DEVELOPMENT, VIC

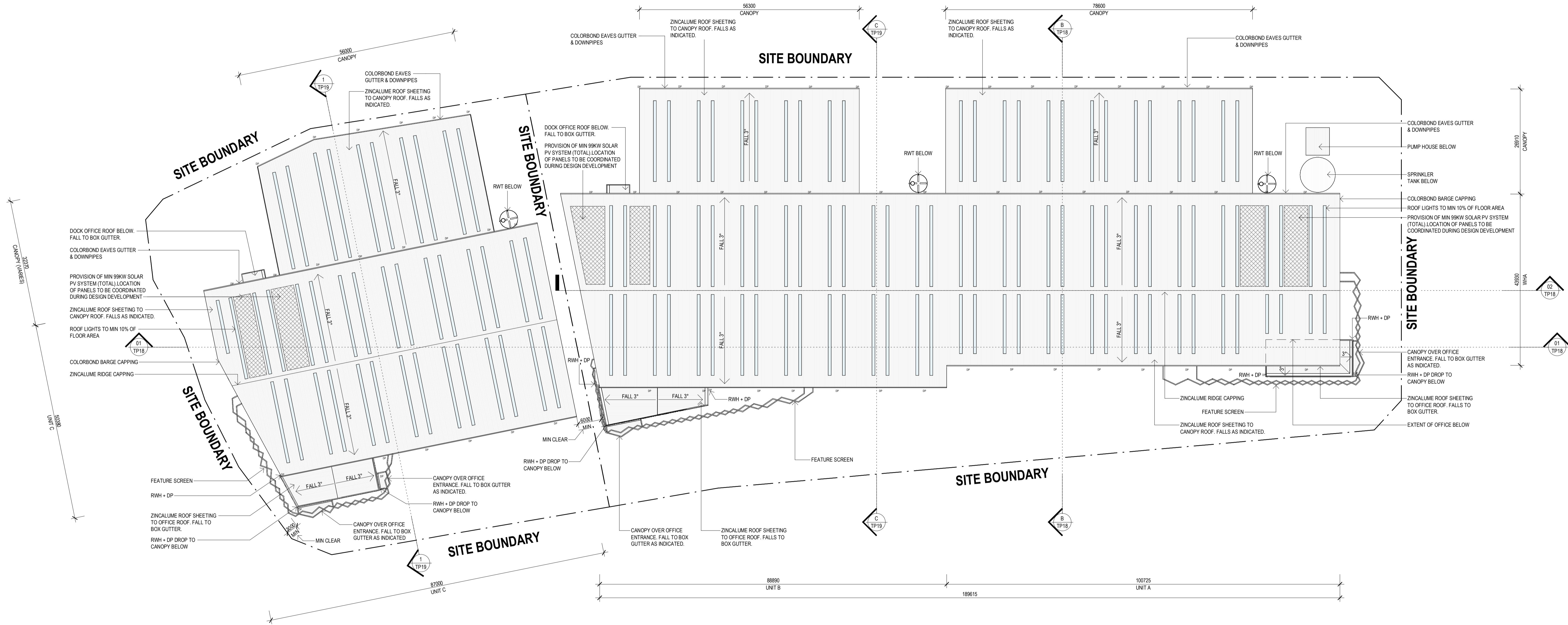
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LOT 3 UNIT C SITE & GROUND FLOOR PLAN



DATE: JULY, 2022
 DRAWN BY: PH
 SCALE: 1:500 @ A1
 SCALE: 1:1000 @ A3

JOB NO:	22203
DRAWING NO:	TP06
REVISION:	C





PROJECT:
WESTERN AVENUE WAREHOUSES
140-204 WESTERN AVENUE, WESTMEADOWS, VIC

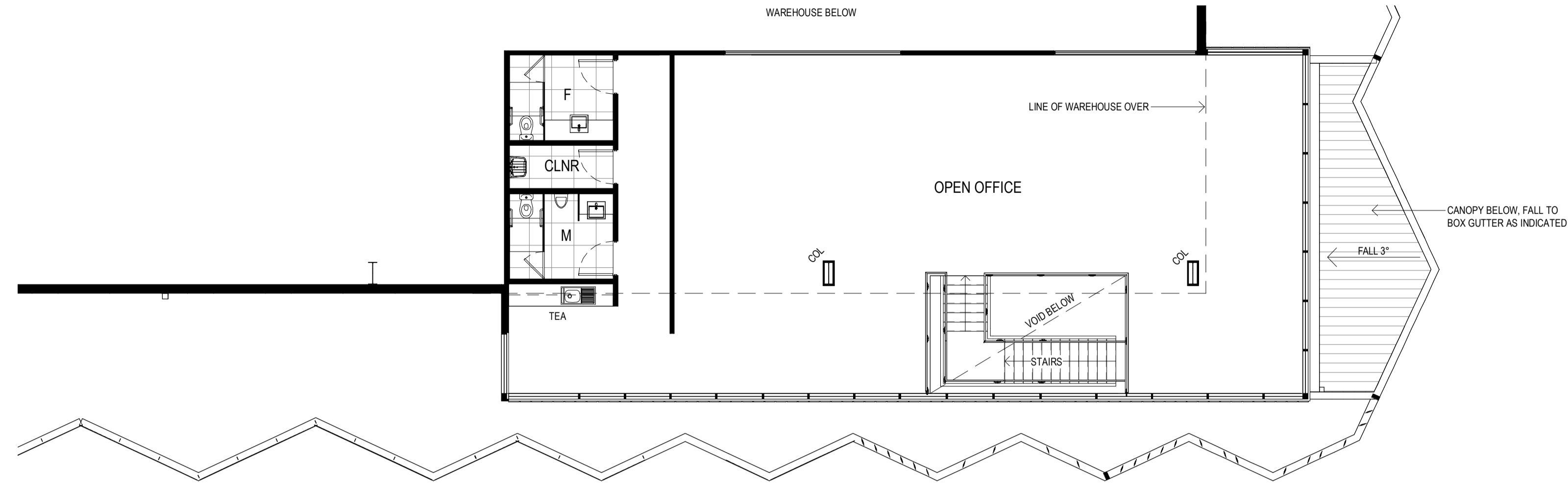
TITLE:
LOT 2 + 3 ROOF PLAN



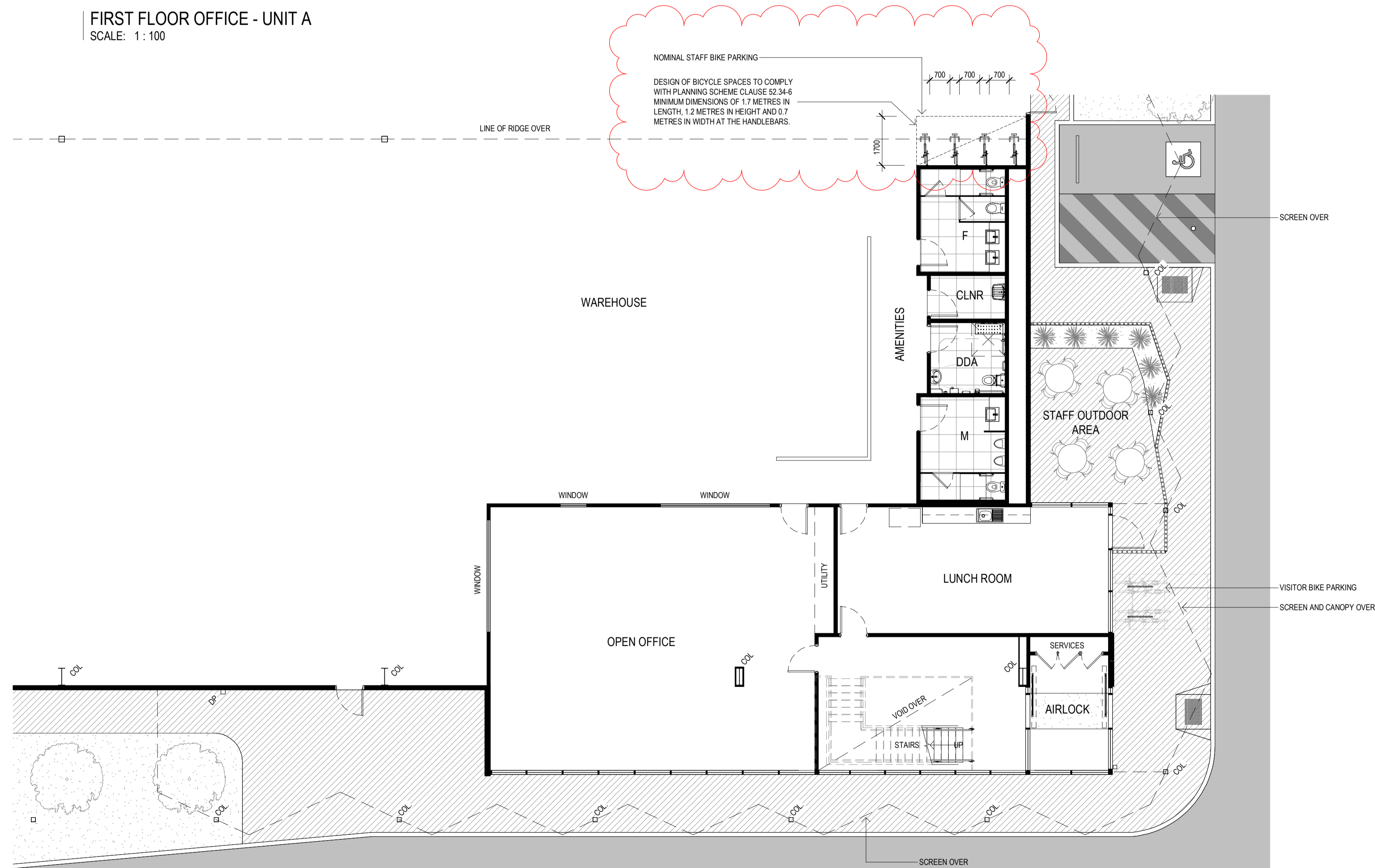
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DRAWN BY: PH
SCALE: 1 : 500 @ A1
SCALE: 1 : 1000 @ A3

Job No:	22203
Drawing No:	TP07
Revision:	C

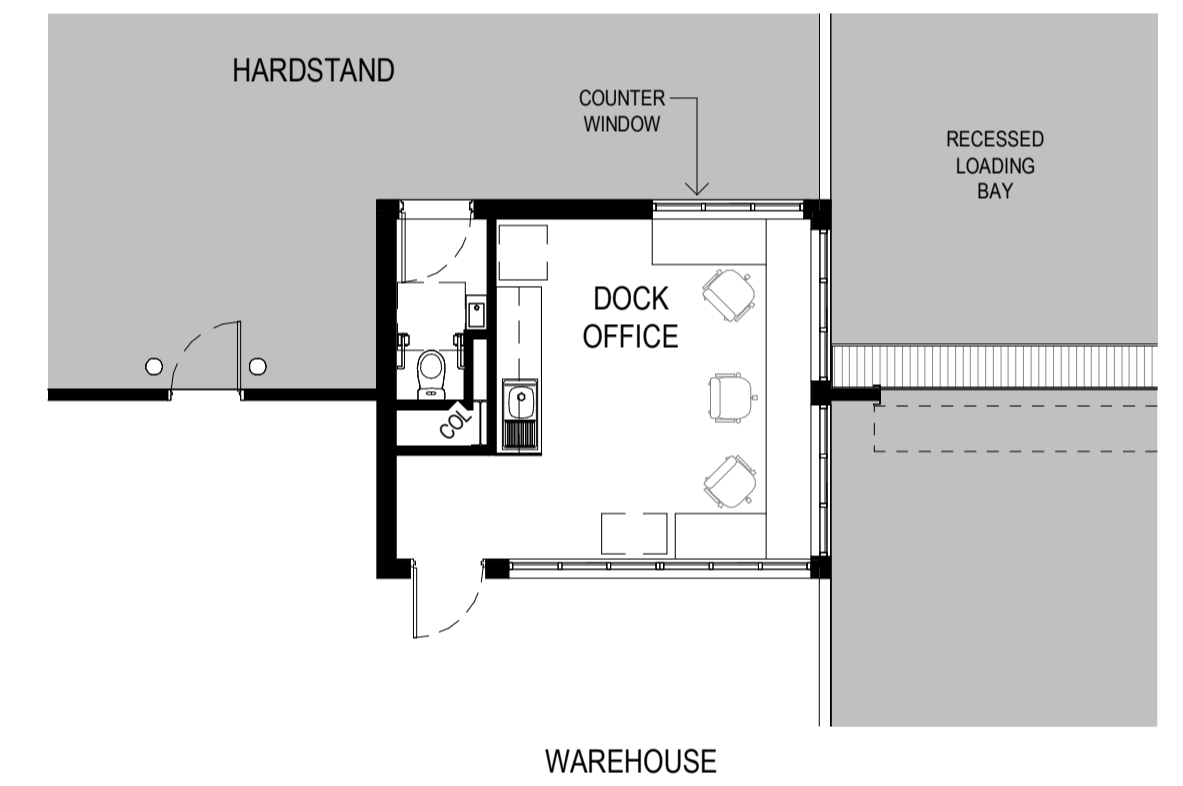




FIRST FLOOR OFFICE - UNIT A
SCALE: 1 : 100



GROUND FLOOR OFFICE - UNIT A
SCALE: 1 : 100



DOCK OFFICE PLAN - UNIT A
SCALE: 1 : 100

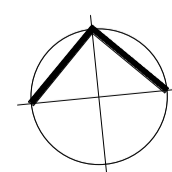
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P2	22.08.03	PRELIMINARY TP SET	BM	BM
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C	22.11.07	RFI	RH	CS

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PROJECT:
WESTERN AVENUE WAREHOUSES
140-204 WESTERN AVENUE, WESTMEADOWS, VIC

TITLE:
LOT 2 UNIT A OFFICE -
FLOOR PLANS

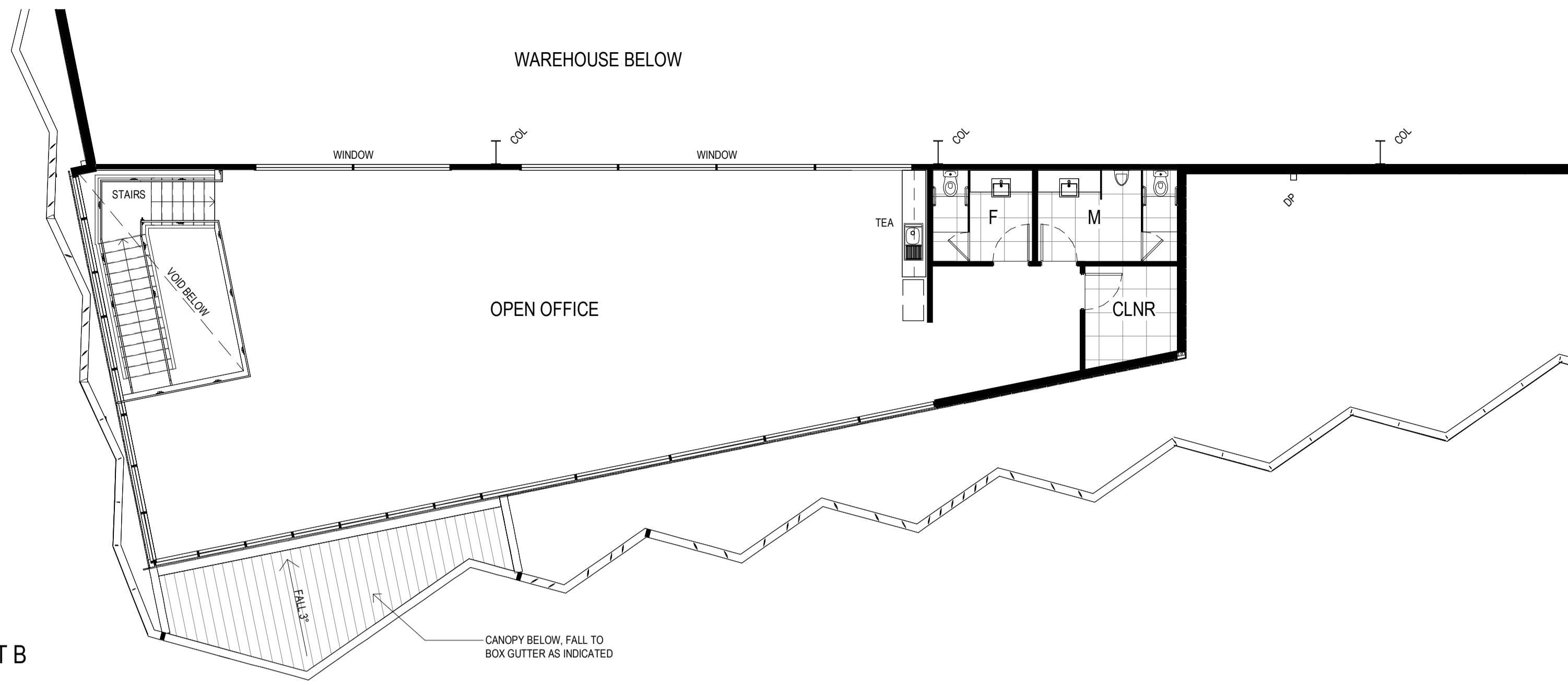


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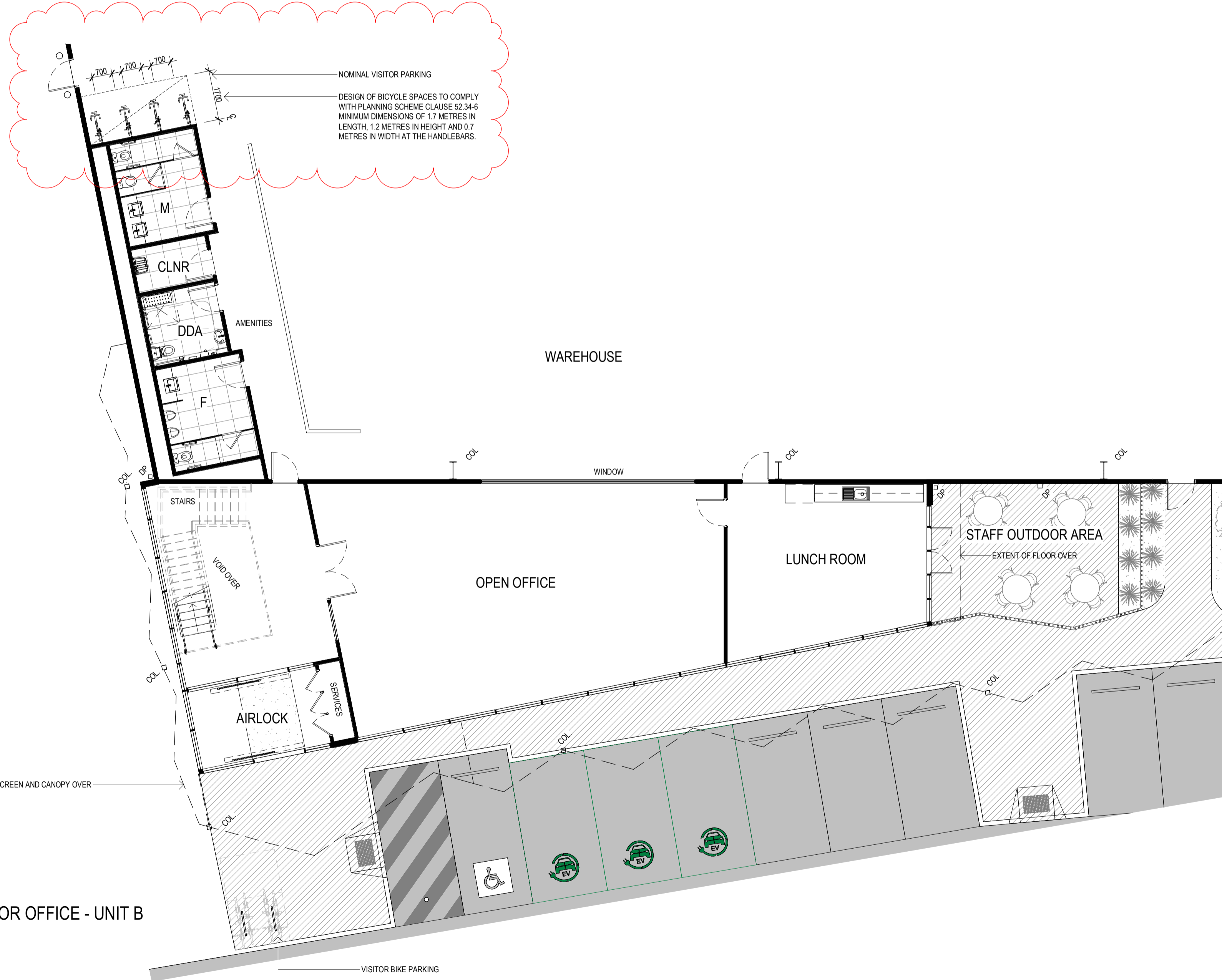
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JOB NO:
22203
DRAWING NO:
TP08
REVISION:
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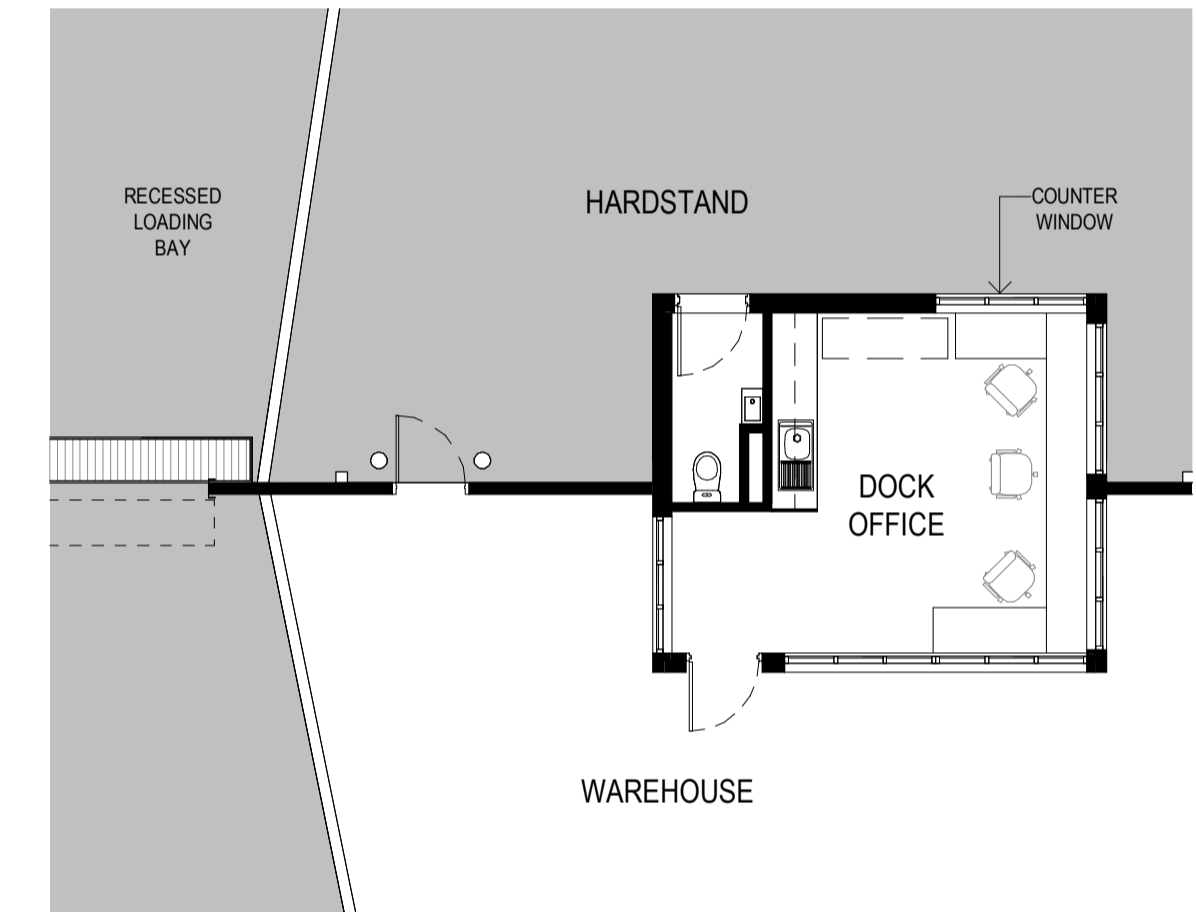
watson young



MEZZANINE OFFICE - UNIT B
SCALE: 1 : 100



GROUND FLOOR OFFICE - UNIT B
SCALE: 1 : 100



DOCK OFFICE PLAN - UNIT B
SCALE: 1 : 100

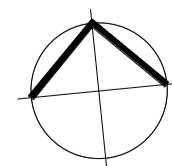
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P2	22.08.03	PRELIMINARY TP SET	BM	BM
A	22.08.17	FOR SUBMISSION	BM	CS
B	22.08.19	FOR SUBMISSION	BM	CS
C	22.11.07	RFI	RH	CS

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PROJECT:
WESTERN AVENUE WAREHOUSES
140-204 WESTERN AVENUE, WESTMEADOWS, VIC

TITLE:
LOT 2 UNIT B OFFICE -
FLOOR PLANS

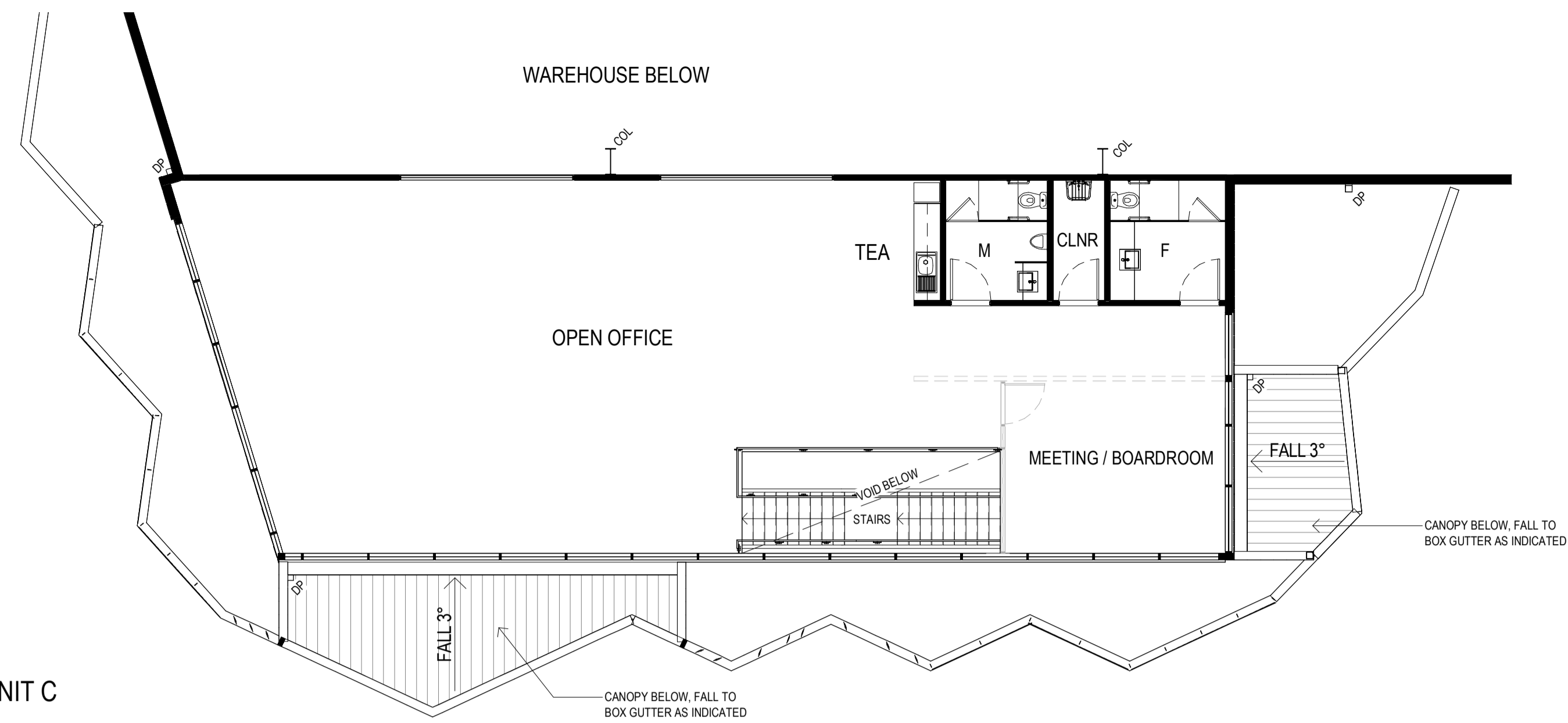


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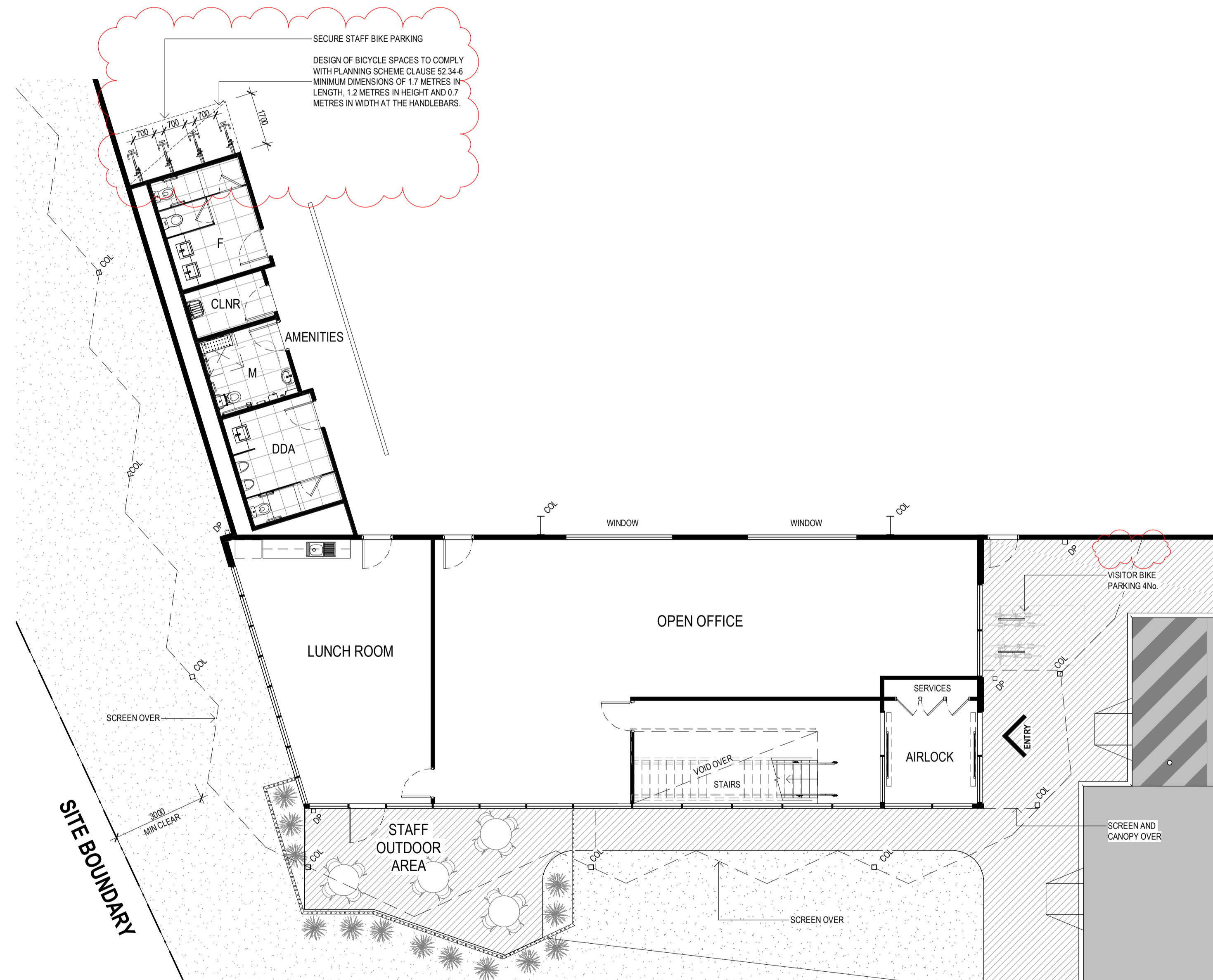
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JOB NO:
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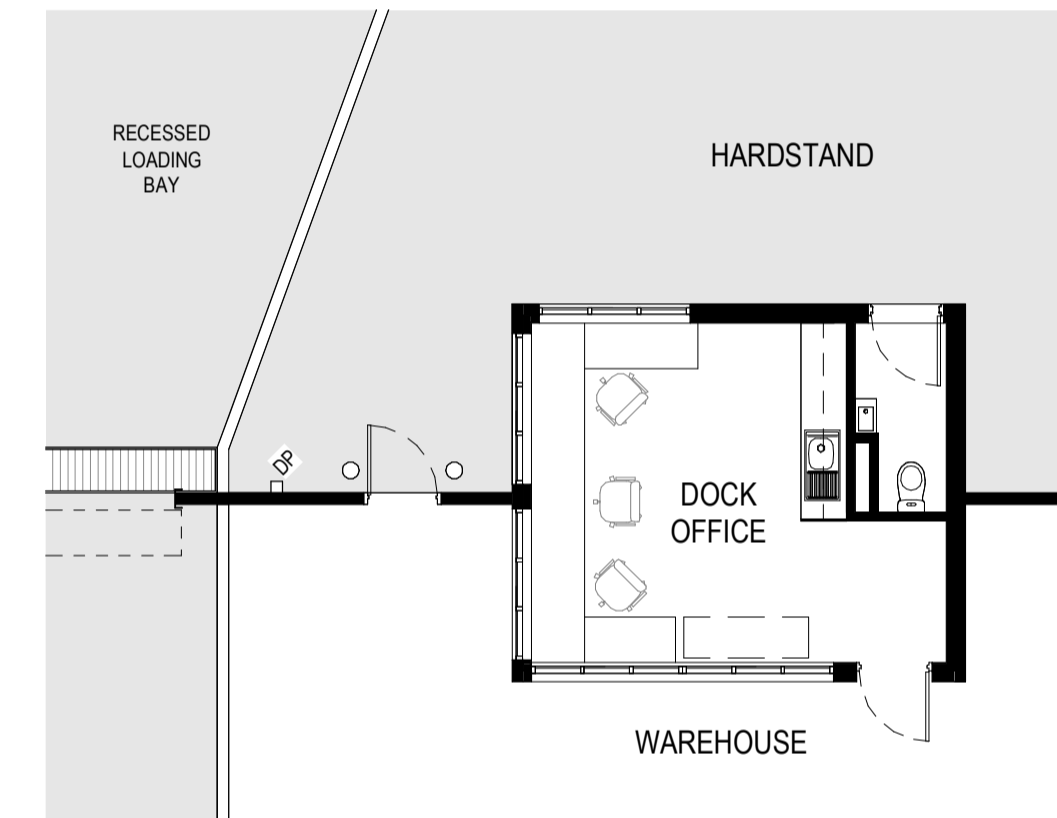
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MEZZANINE OFFICE - UNIT C
SCALE: 1 : 100



GROUND FLOOR OFFICE - UNIT C
SCALE: 1 : 100



DOCK OFFICE - UNIT C
SCALE: 1 : 100

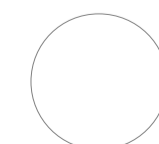
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B	22.08.19	FOR SUBMISSION	BM	CS
C	22.11.07	RFI	RH	CS

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PROJECT:
WESTERN AVE WAREHOUSES
DEVELOPMENT, VIC

TITLE:
LOT 3 UNIT C OFFICE -
FLOOR PLANS



CLIENT:
MAB

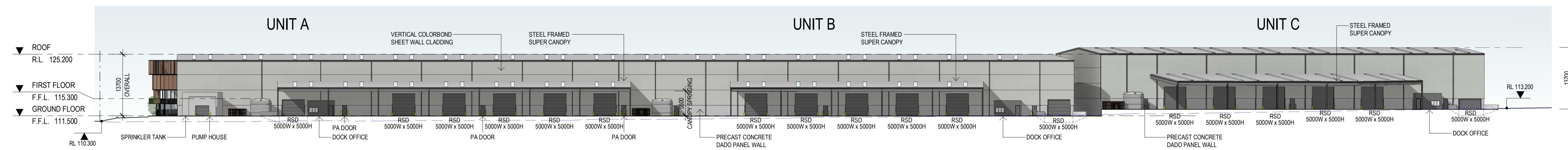
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JOB NO:
22203
DRAWING NO:
TP10
REVISION:
C

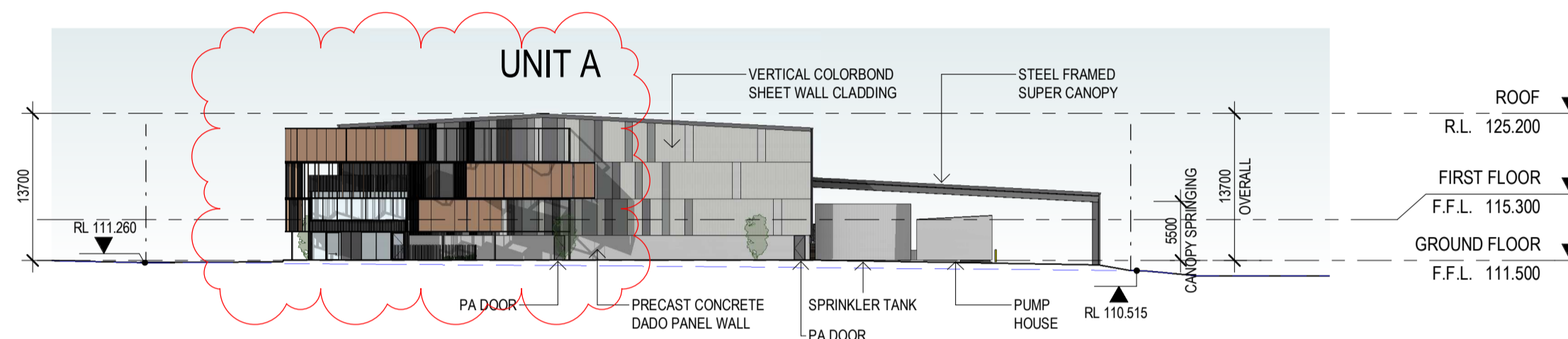
**watson
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EXTERNAL FINISHES

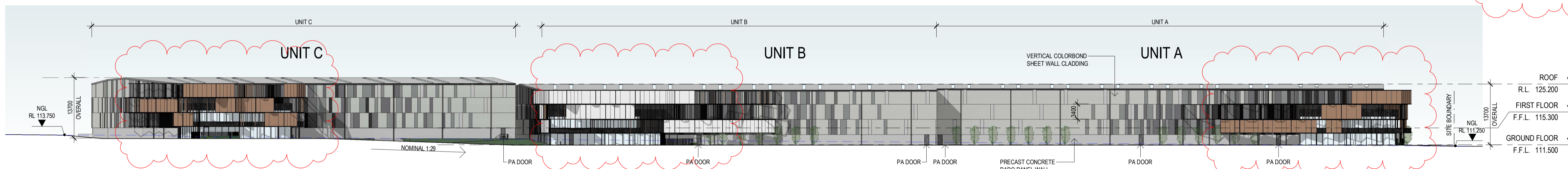
- (A) ALUMINIUM FRAMED GLAZING CLEAR
- (B) PRECAST CONCRETE PANEL, TEXTURE PAINT COLORBOND SHALE GREY
- (C) COLORBOND WALL CLADDING COLORBOND SHALE GREY
- (D) COLORBOND WALL CLADDING COLORBOND WINDSPRAY
- (E) COLORBOND WALL CLADDING COLORBOND BASALT
- (F) COLORBOND WALL CLADDING COLORBOND MONUMENT
- (G) COLORBOND WALL CLADDING NIGHT SKY
- (H) ROOF CLADDING ZINCALUME
- (J) ROLLER SHUTTER DOOR CLADDING COLORBOND BASALT
- (K) DOWNPIPES / CAPPINGS / PA DOORS COLORBOND BASALT
- (L) BOLLARDS SAFETY YELLOW
- (M) ALUMINIUM CLADDING MONUMENT
- (N) POWDERCOAT FINISH BRONZE
- (P) POWDERCOAT FINISH NIGHT SKY
- (Q) POWDERCOAT FINISH COLORBOND MONUMENT
- (R) POLYCARBONATE PANEL TRANSLUCENT
- (S) ALUMINIUM PERFORATED PANEL BRONZE
- (T) ALUMINIUM PERFORATED PANEL WHITE



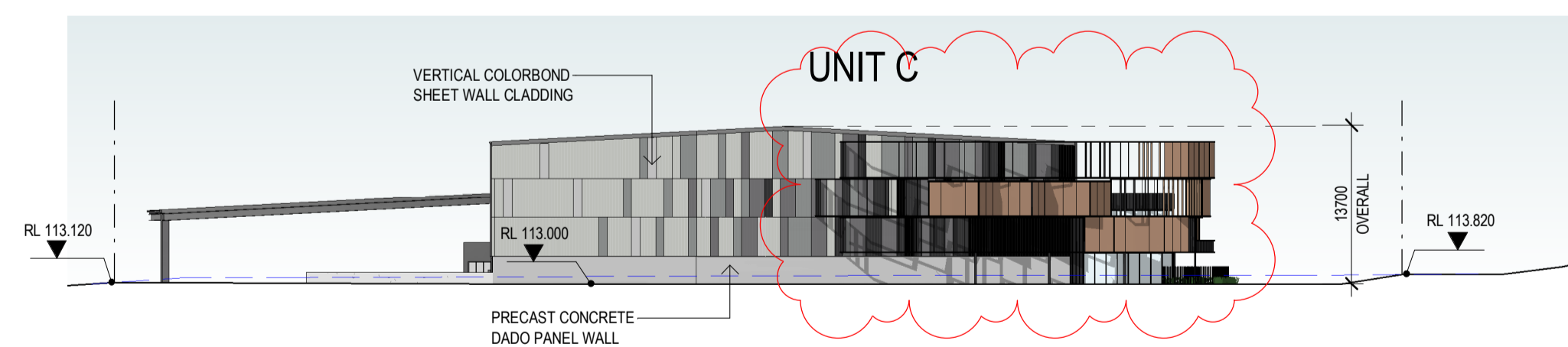
LOT 2-3/4 NORTH ELEVATION
SCALE: 1 : 500



LOT 2-3/4 EAST ELEVATION
SCALE: 1 : 500



LOT 2-3/4 SOUTH ELEVATION
SCALE: 1 : 500



LOT 2-3/4 WEST ELEVATION
SCALE: 1 : 500

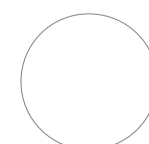
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A	22.08.17	FOR SUBMISSION	BM	CS
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C	22.11.07	RFI	RH	CS

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PROJECT:
WESTERN AVENUE WAREHOUSES
140-204 WESTERN AVENUE, WESTMEADOWS, VIC

TITLE:
OVERALL ELEVATIONS

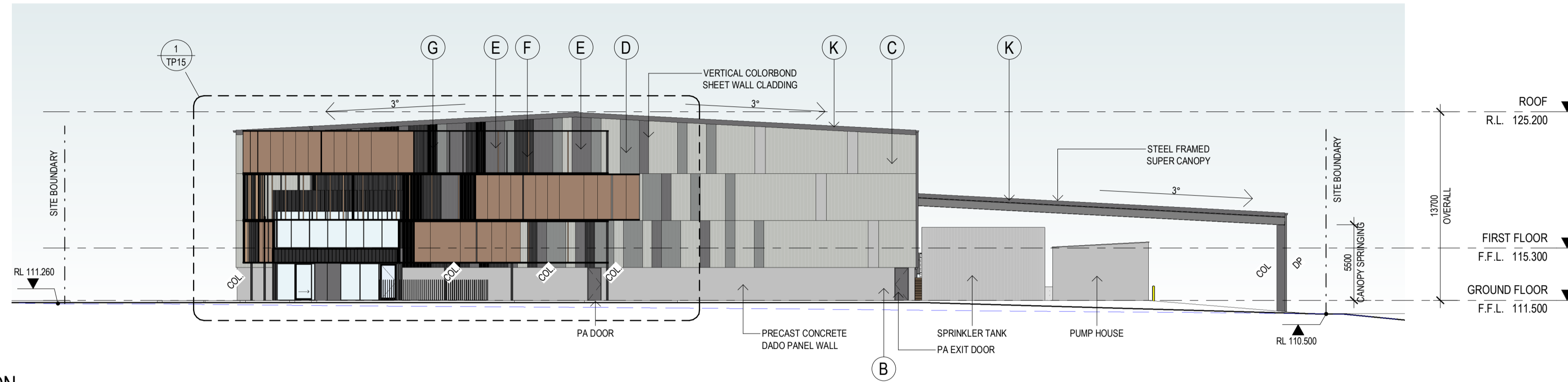


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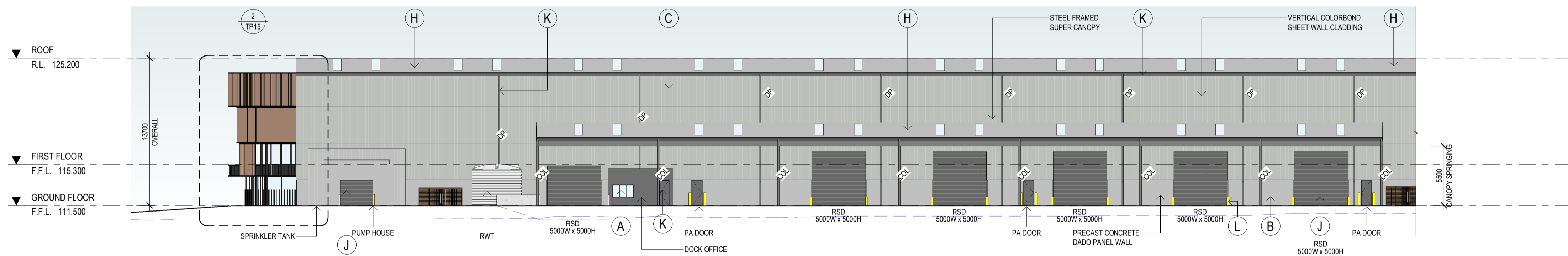
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DRAWN BY: PH
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SCALE: 1 : 1000 @ A3

JOB NO:
22203
DRAWING NO:
TP11
REVISION:
C

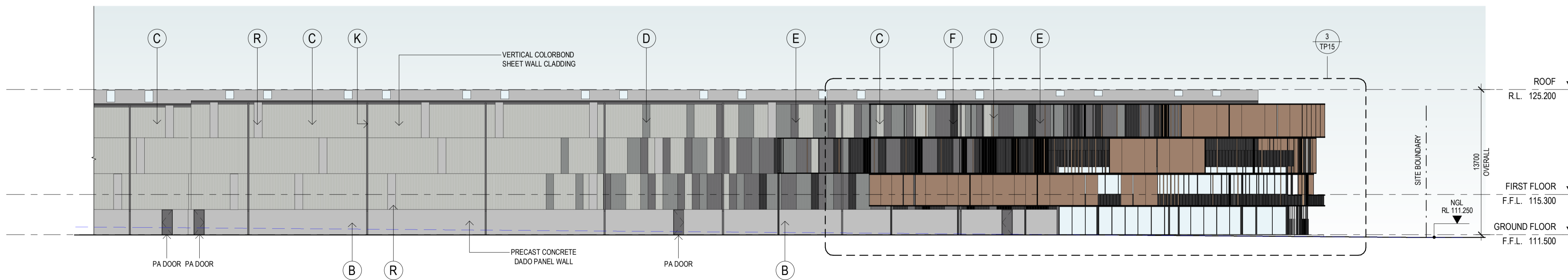
watson young



EAST ELEVATION
SCALE: 1 : 250



NORTH ELEVATION
SCALE: 1 : 250



SOUTH ELEVATION
SCALE: 1 : 250

EXTERNAL FINISHES

(A)	ALUMINIUM FRAMED GLAZING	CLEAR
(B)	PRECAST CONCRETE PANEL, TEXTURE PAINT	COLORBOND SHALE GREY
(C)	COLORBOND WALL CLADDING	COLORBOND SHALE GREY
(D)	COLORBOND WALL CLADDING	COLORBOND WINDSPRAY
(E)	COLORBOND WALL CLADDING	COLORBOND BASALT
(F)	COLORBOND WALL CLADDING	COLORBOND MONUMENT
(G)	COLORBOND WALL CLADDING	NIGHT SKY
(H)	ROOF CLADDING	ZINCALUME
(J)	ROLLER SHUTTER DOOR CLADDING	COLORBOND BASALT
(K)	DOWNPIPES / CAPPINGS / PA DOORS	COLORBOND BASALT
(L)	BOLLARDS	SAFETY YELLOW
(M)	ALUMINIUM CLADDING	MONUMENT
(N)	POWDERCOAT FINISH	BRONZE
(P)	POWDERCOAT FINISH	NIGHT SKY
(Q)	POWDERCOAT FINISH	COLORBOND MONUMENT
(R)	POLYCARBONATE PANEL	TRANSLUCENT
(S)	ALUMINIUM PERFORATED PANEL	BRONZE
(T)	ALUMINIUM PERFORATED PANEL	WHITE

No.	DATE	REVISION	BY	CHK
P1	22.07.22	PRELIMINARY TP SET	BM	BM
P2	22.08.03	PRELIMINARY TP SET	BM	BM
A	22.08.17	FOR SUBMISSION	BM	CS
B	22.08.19	FOR SUBMISSION	BM	CS
C	22.11.07	RFI	RH	CS

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PROJECT:
WESTERN AVENUE WAREHOUSES
140-204 WESTERN AVENUE, WESTMEADOWS, VIC

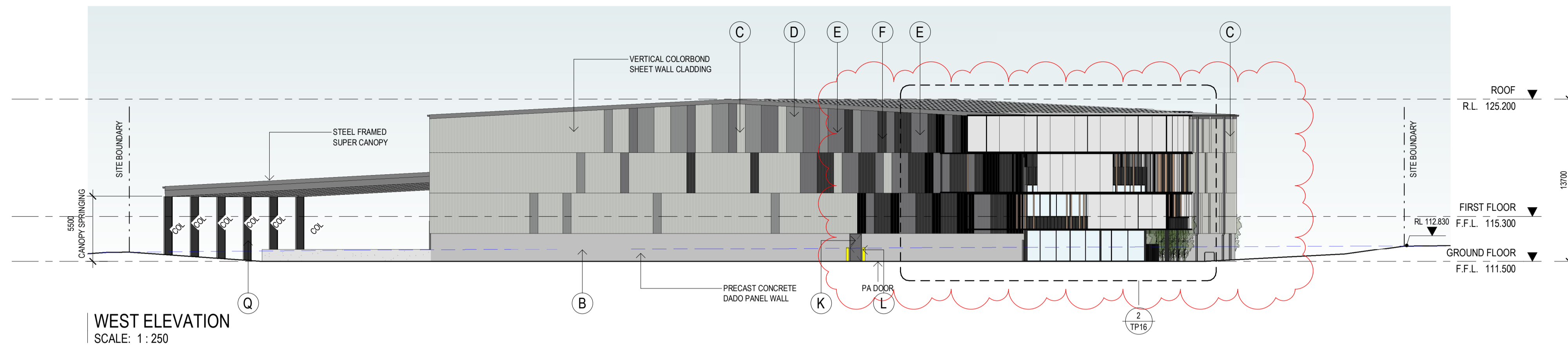
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LOT 2 UNIT A WAREHOUSE
ELEVATIONS

CLIENT:
MAB

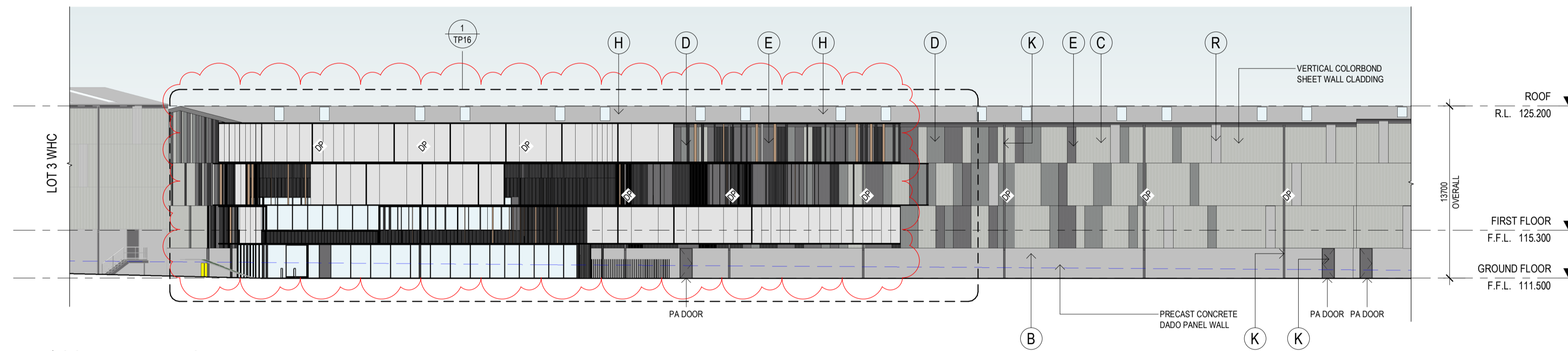
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JOB NO:
22203
DRAWING NO:
TP12
REVISION:
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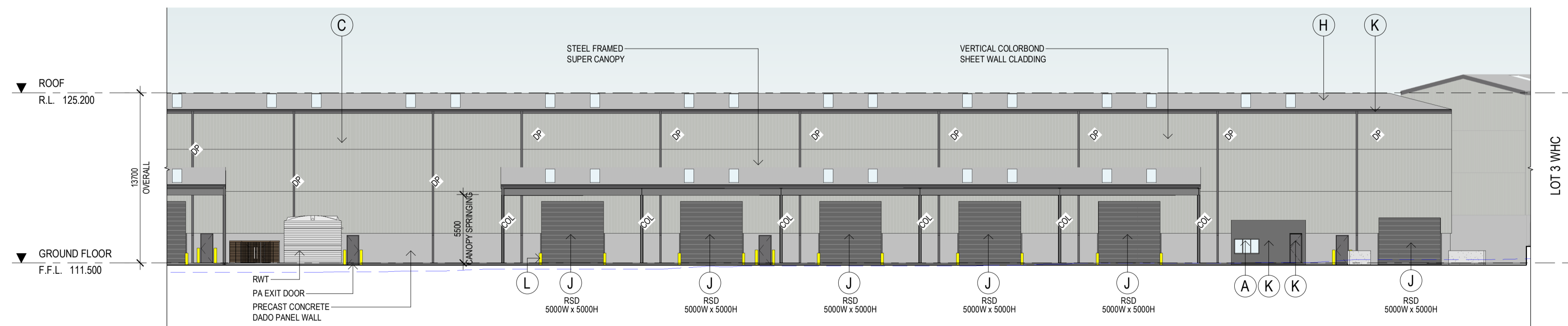
watson young



WEST ELEVATION
SCALE: 1 : 250



SOUTH ELEVATION
SCALE: 1 : 250



NORTH ELEVATION
SCALE: 1 : 250

EXTERNAL FINISHES

(A)	ALUMINIUM FRAMED GLAZING	CLEAR
(B)	PRECAST CONCRETE PANEL, TEXTURE PAINT	COLORBOND SHALE GREY
(C)	COLORBOND WALL CLADDING	COLORBOND SHALE GREY
(D)	COLORBOND WALL CLADDING	COLORBOND WINDSPRAY
(E)	COLORBOND WALL CLADDING	COLORBOND BASALT
(F)	COLORBOND WALL CLADDING	COLORBOND MONUMENT
(G)	COLORBOND WALL CLADDING	NIGHT SKY
(H)	ROOF CLADDING	ZINCALUME
(J)	ROLLER SHUTTER DOOR CLADDING	COLORBOND BASALT
(K)	DOWNPIPES / CAPPINGS / PA DOORS	COLORBOND BASALT
(L)	BOLLARDS	SAFETY YELLOW
(M)	ALUMINIUM CLADDING	MONUMENT
(N)	POWDERCOAT FINISH	BRONZE
(P)	POWDERCOAT FINISH	NIGHT SKY
(Q)	POWDERCOAT FINISH	COLORBOND MONUMENT
(R)	POLYCARBONATE PANEL	TRANSLUCENT
(S)	ALUMINIUM PERFORATED PANEL	BRONZE
(T)	ALUMINIUM PERFORATED PANEL	WHITE

No.	DATE	REVISION	BY:	CHK:
P1	22.07.22	PRELIMINARY TP SET	BM	BM
P2	22.08.03	PRELIMINARY TP SET	BM	BM
A	22.08.17	FOR SUBMISSION	BM	CS
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C	22.11.07	RFI	RH	CS

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PROJECT:
WESTERN AVENUE WAREHOUSES
140-204 WESTERN AVENUE, WESTMEADOWS, VIC

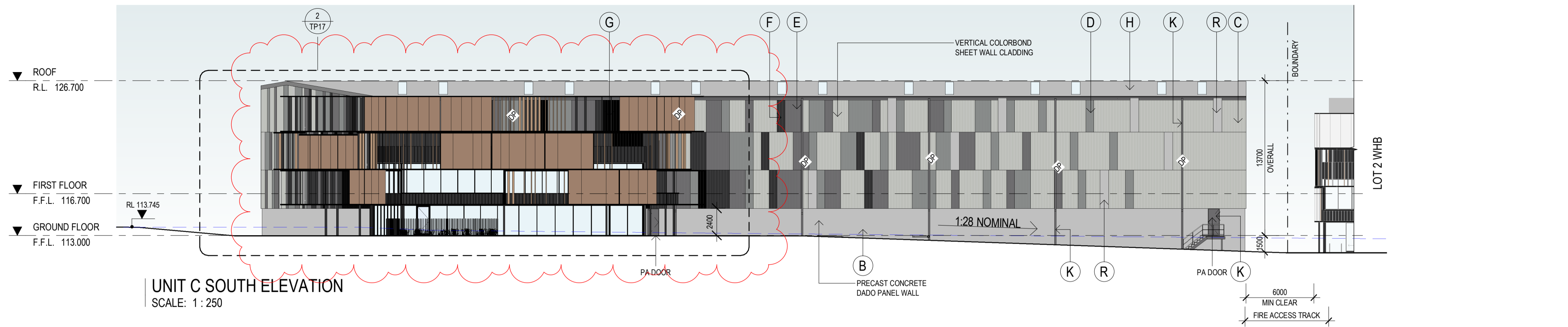
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LOT 2 UNIT B WAREHOUSE
ELEVATIONS

CLIENT:
MAB

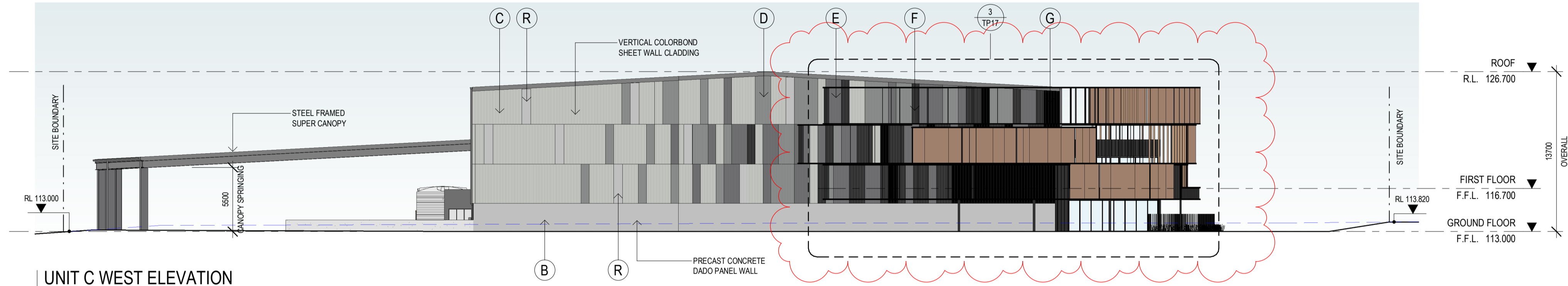
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JOB NO:
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DRAWING NO:
TP13
REVISION:
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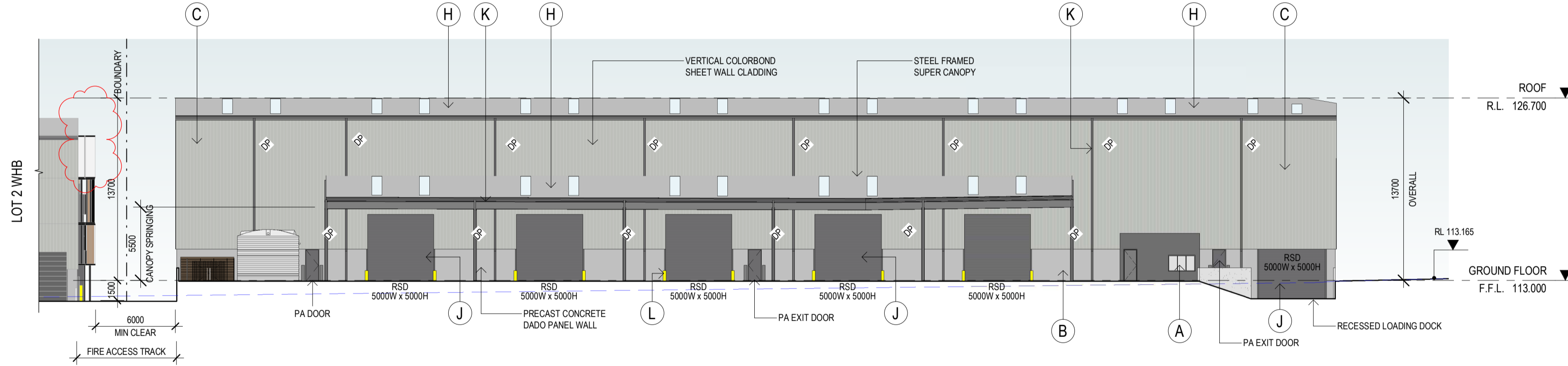
watson young



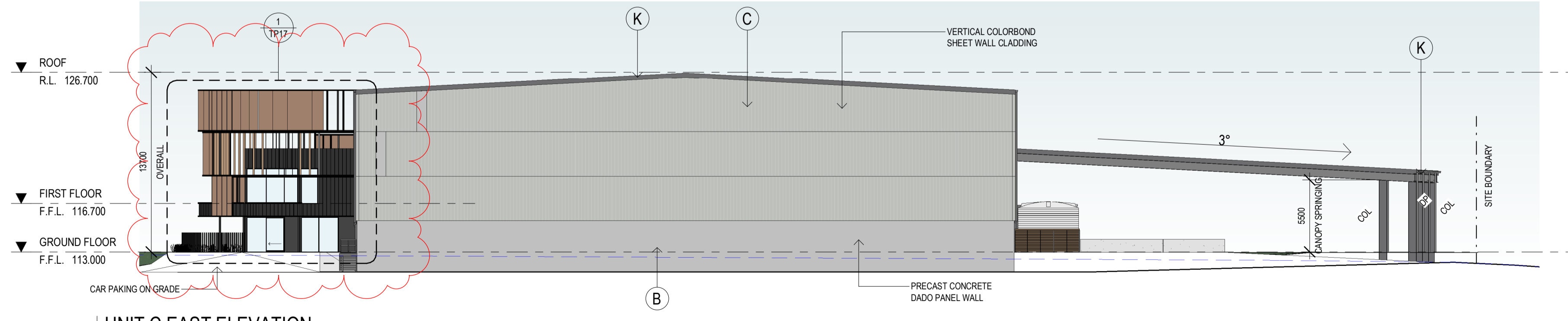
UNIT C SOUTH ELEVATION
SCALE: 1 : 250



UNIT C WEST ELEVATION
SCALE: 1 : 250



UNIT C NORTH ELEVATION
SCALE: 1 : 250



UNIT C EAST ELEVATION
SCALE: 1 : 250

EXTERNAL FINISHES

(A)	ALUMINIUM FRAMED GLAZING	CLEAR
(B)	PRECAST CONCRETE PANEL, TEXTURE PAINT	COLORBOND SHALE GREY
(C)	COLORBOND WALL CLADDING	COLORBOND SHALE GREY
(D)	COLORBOND WALL CLADDING	COLORBOND WINDSPRAY
(E)	COLORBOND WALL CLADDING	COLORBOND BASALT
(F)	COLORBOND WALL CLADDING	COLORBOND MONUMENT
(G)	COLORBOND WALL CLADDING	NIGHT SKY
(H)	ROOF CLADDING	ZINCALUME
(J)	ROLLER SHUTTER DOOR CLADDING	COLORBOND BASALT
(K)	DOWNPIPES / CAPPINGS / PA DOORS	COLORBOND BASALT
(L)	BOLLARDS	SAFETY YELLOW
(M)	ALUMINIUM CLADDING	MONUMENT
(N)	POWDERCOAT FINISH	BRONZE
(P)	POWDERCOAT FINISH	NIGHT SKY
(Q)	POWDERCOAT FINISH	COLORBOND MONUMENT
(R)	POLYCARBONATE PANEL	TRANSLUCENT
(S)	ALUMINIUM PERFORATED PANEL	BRONZE
(T)	ALUMINIUM PERFORATED PANEL	WHITE

No.	DATE:	REVISION:	BY:	CHK:
P1	22.07.22	PRELIMINARY ISSUE	PH	BM
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C	22.11.07	RFI	RH	CS

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PROJECT:
**WESTERN AVE WAREHOUSES
DEVELOPMENT, VIC**

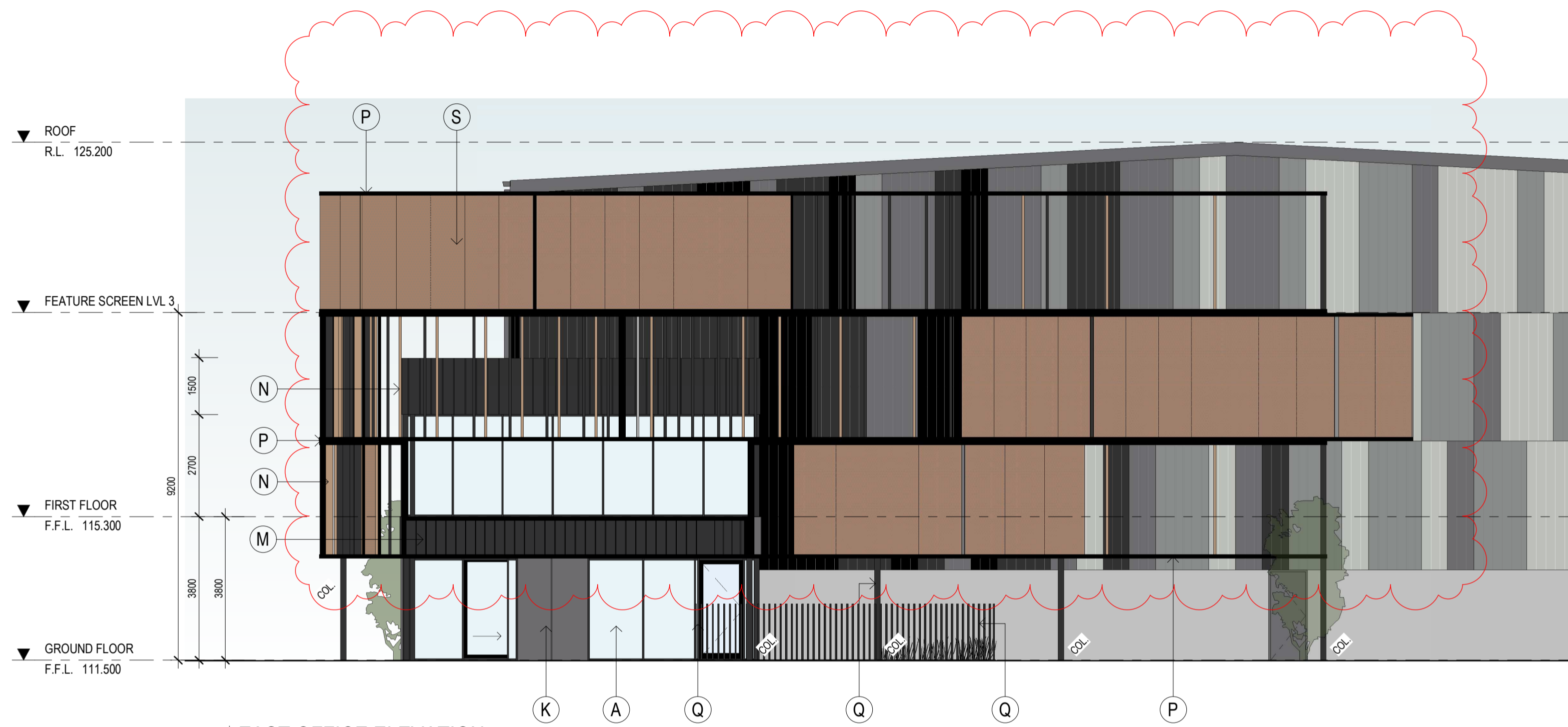
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**LOT 3 UNIT C WAREHOUSE
ELEVATIONS**

CLIENT:
MAB

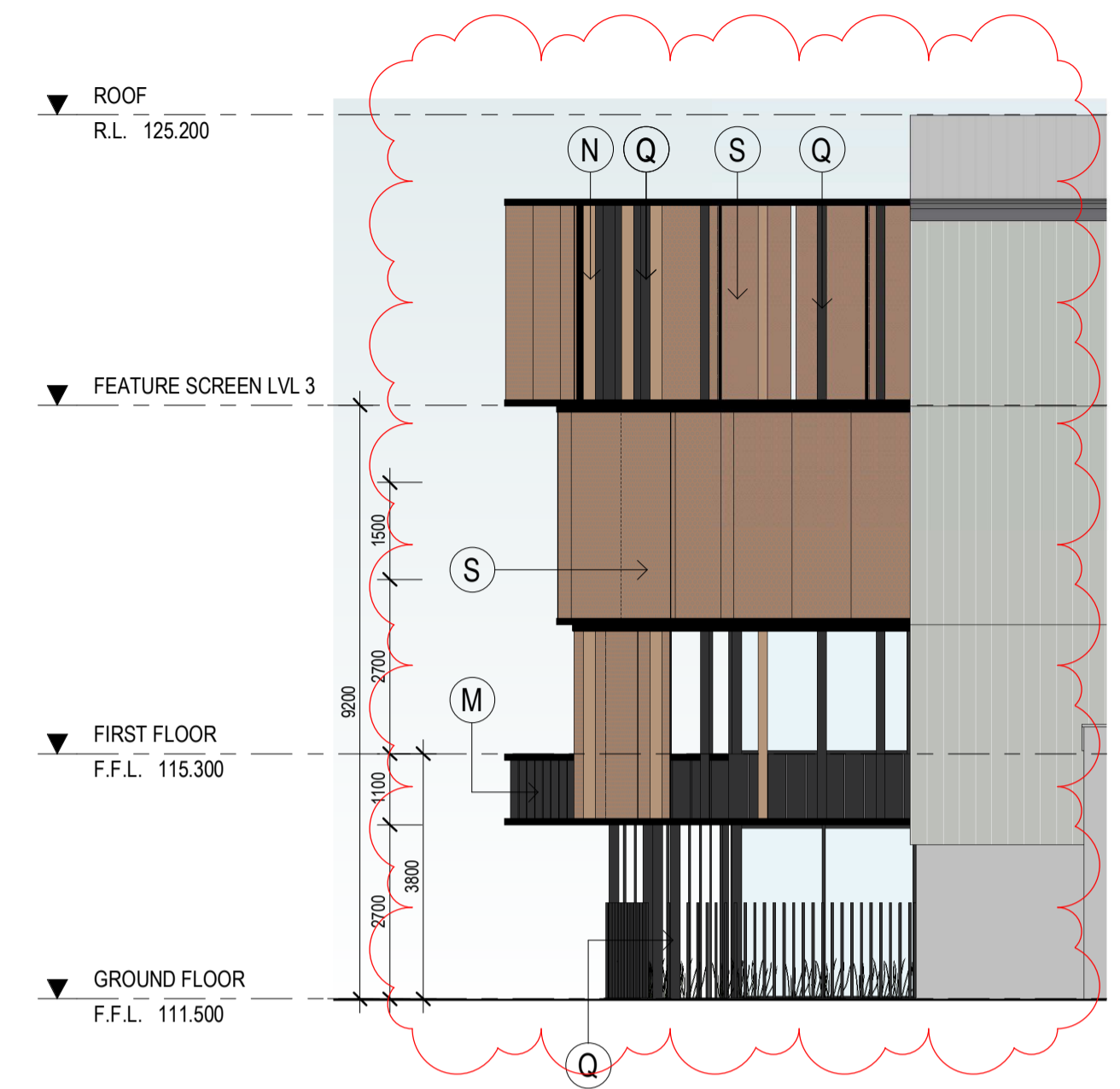
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22203
DRAWING NO:
TP14
REVISION:
C

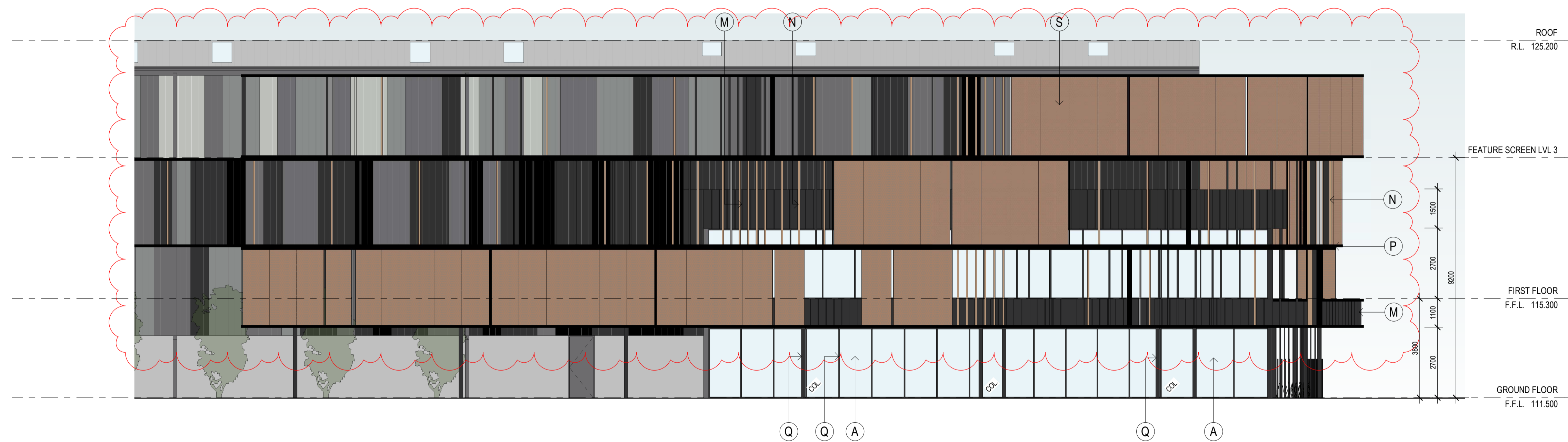
**watson
young**



EAST OFFICE ELEVATION
SCALE: 1:100



NORTH OFFICE ELEVATION
SCALE: 1:100



SOUTH OFFICE ELEVATION
SCALE: 1:100

EXTERNAL FINISHES

(A)	ALUMINIUM FRAMED GLAZING	CLEAR
(B)	PRECAST CONCRETE PANEL, TEXTURE PAINT	COLORBOND SHALE GREY
(C)	COLORBOND WALL CLADDING	COLORBOND SHALE GREY
(D)	COLORBOND WALL CLADDING	COLORBOND WINDSPRAY
(E)	COLORBOND WALL CLADDING	COLORBOND BASALT
(F)	COLORBOND WALL CLADDING	COLORBOND MONUMENT
(G)	COLORBOND WALL CLADDING	NIGHT SKY
(H)	ROOF CLADDING	ZINCALUME
(J)	ROLLER SHUTTER DOOR CLADDING	COLORBOND BASALT
(K)	DOWNPIPES / CAPPINGS / PA DOORS	COLORBOND BASALT
(L)	BOLLARDS	SAFETY YELLOW
(M)	ALUMINIUM CLADDING	MONUMENT
(N)	POWDERCOAT FINISH	BRONZE
(P)	POWDERCOAT FINISH	NIGHT SKY
(Q)	POWDERCOAT FINISH	COLORBOND MONUMENT
(R)	POLYCARBONATE PANEL	TRANSLUCENT
(S)	ALUMINIUM PERFORATED PANEL	BRONZE
(T)	ALUMINIUM PERFORATED PANEL	WHITE

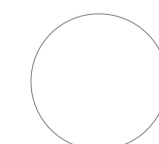
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C	22.11.07	RFI	RH	CS

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PROJECT:
WESTERN AVENUE WAREHOUSES
140-204 WESTERN AVENUE, WESTMEADOWS, VIC

TITLE:
LOT 2 UNIT A OFFICE -
ELEVATIONS

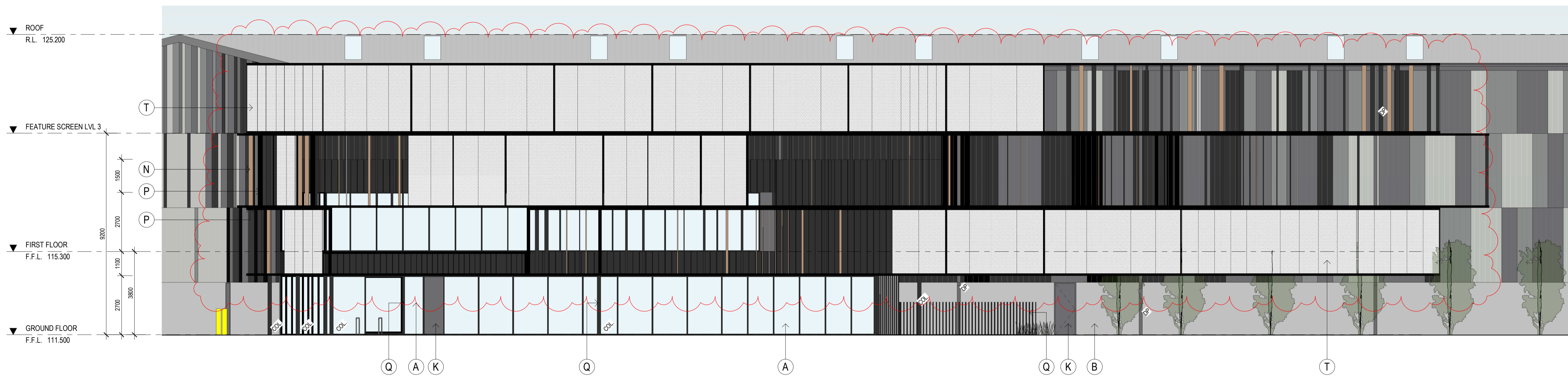


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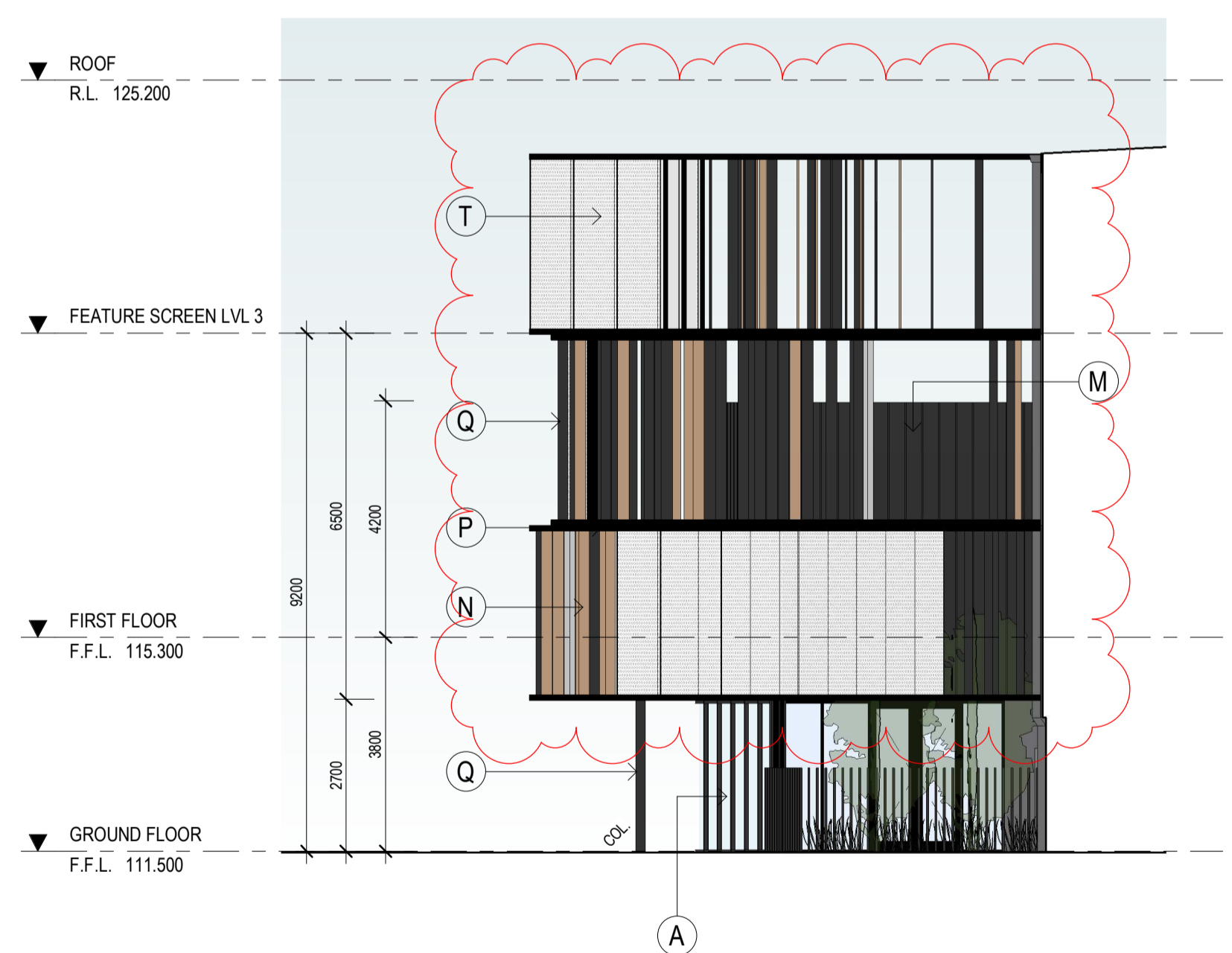
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REVISION:
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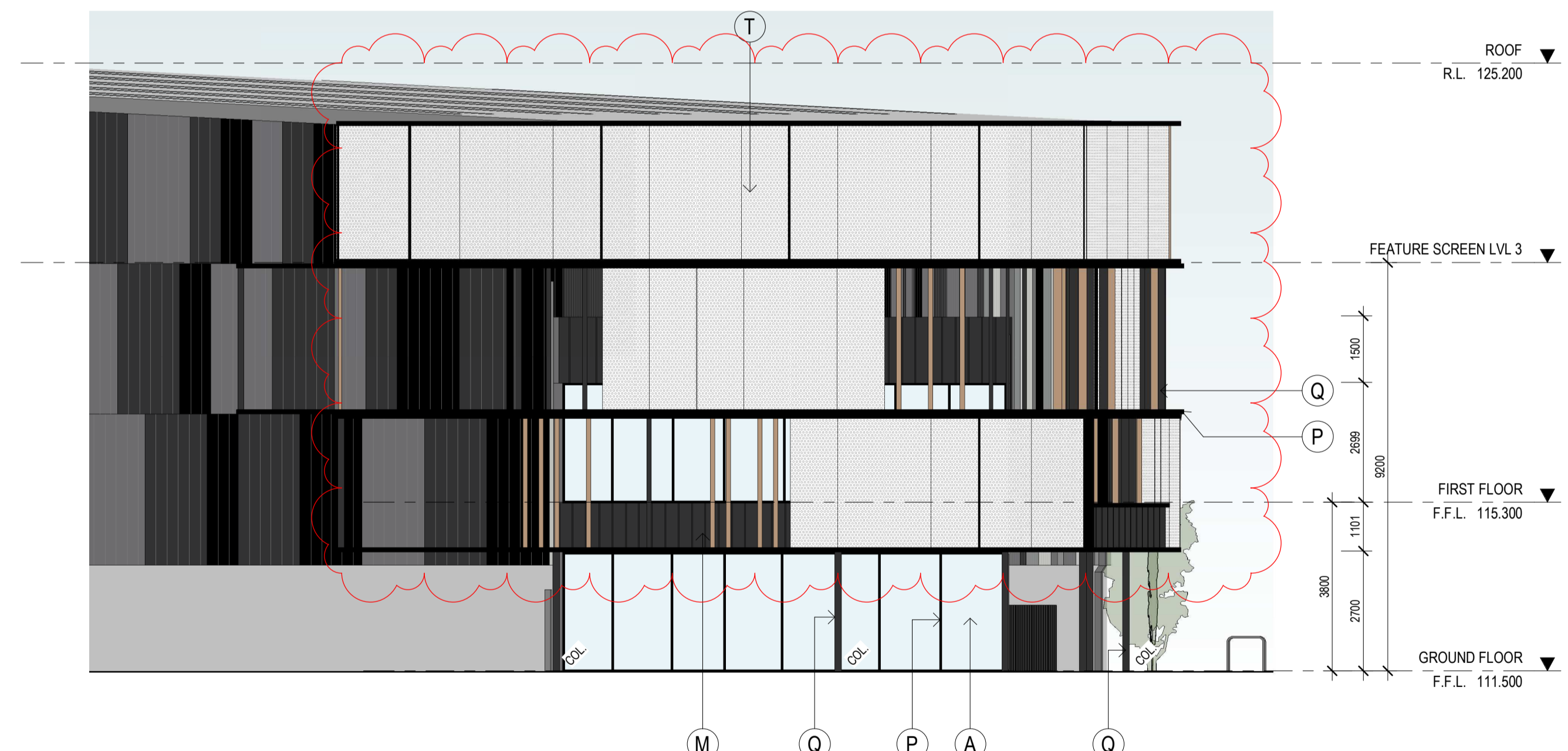
watson young



SOUTH OFFICE ELEVATION
SCALE: 1 : 100



EAST OFFICE ELEVATION
SCALE: 1 : 100



WEST OFFICE ELEVATION
SCALE: 1 : 100

EXTERNAL FINISHES

(A)	ALUMINIUM FRAMED GLAZING	CLEAR
(B)	PRECAST CONCRETE PANEL, TEXTURE PAINT	COLORBOND SHALE GREY
(C)	COLORBOND WALL CLADDING	COLORBOND SHALE GREY
(D)	COLORBOND WALL CLADDING	COLORBOND WINDSPRAY
(E)	COLORBOND WALL CLADDING	COLORBOND BASALT
(F)	COLORBOND WALL CLADDING	COLORBOND MONUMENT
(G)	COLORBOND WALL CLADDING	NIGHT SKY
(H)	ROOF CLADDING	ZINCALUME
(J)	ROLLER SHUTTER DOOR CLADDING	COLORBOND BASALT
(K)	DOWNPIPES / CAPPINGS / PA DOORS	COLORBOND BASALT
(L)	BOLLARDS	SAFETY YELLOW MONUMENT
(M)	ALUMINIUM CLADDING	
(N)	POWDERCOAT FINISH	BRONZE
(P)	POWDERCOAT FINISH	NIGHT SKY
(Q)	POWDERCOAT FINISH	COLORBOND MONUMENT
(R)	POLYCARBONATE PANEL	TRANSLUCENT
(S)	ALUMINIUM PERFORATED PANEL	BRONZE
(T)	ALUMINIUM PERFORATED PANEL	WHITE

No.	DATE	REVISION	BY:	CHK:
P1	22.07.22	PRELIMINARY TP SET	BM	BM
P2	22.08.03	PRELIMINARY TP SET	BM	BM
A	22.08.17	FOR SUBMISSION	BM	CS
B	22.08.19	FOR SUBMISSION	BM	CS
C	22.11.07	RFI	RH	CS

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PROJECT:
WESTERN AVENUE WAREHOUSES
140-204 WESTERN AVENUE, WESTMEADOWS, VIC

TITLE:
LOT 2 UNIT B OFFICE - ELEVATIONS

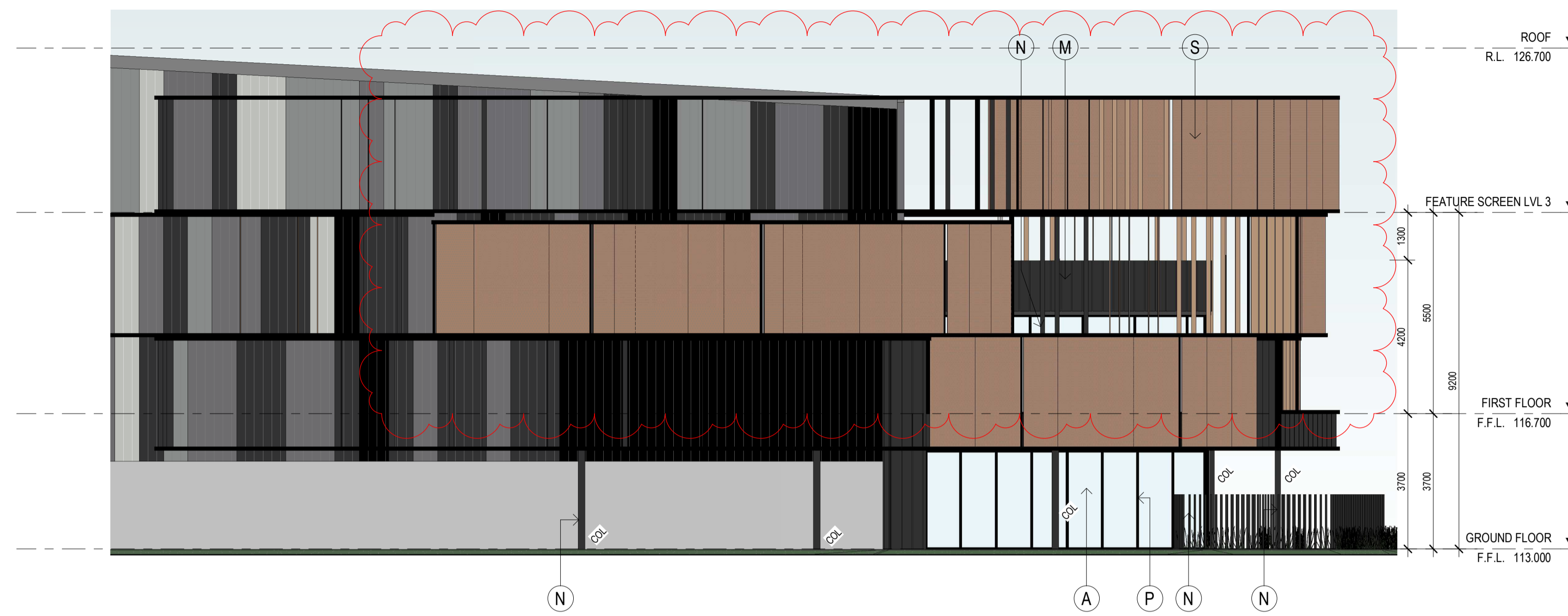


CLIENT:
MAB

DATE: OCTOBER 2022
DRAWN BY: BM
SCALE: 1:250 @ A1
SCALE: 1:500 @ A3

JOB NO:	22203
DRAWING NO:	TP16
REVISION:	C

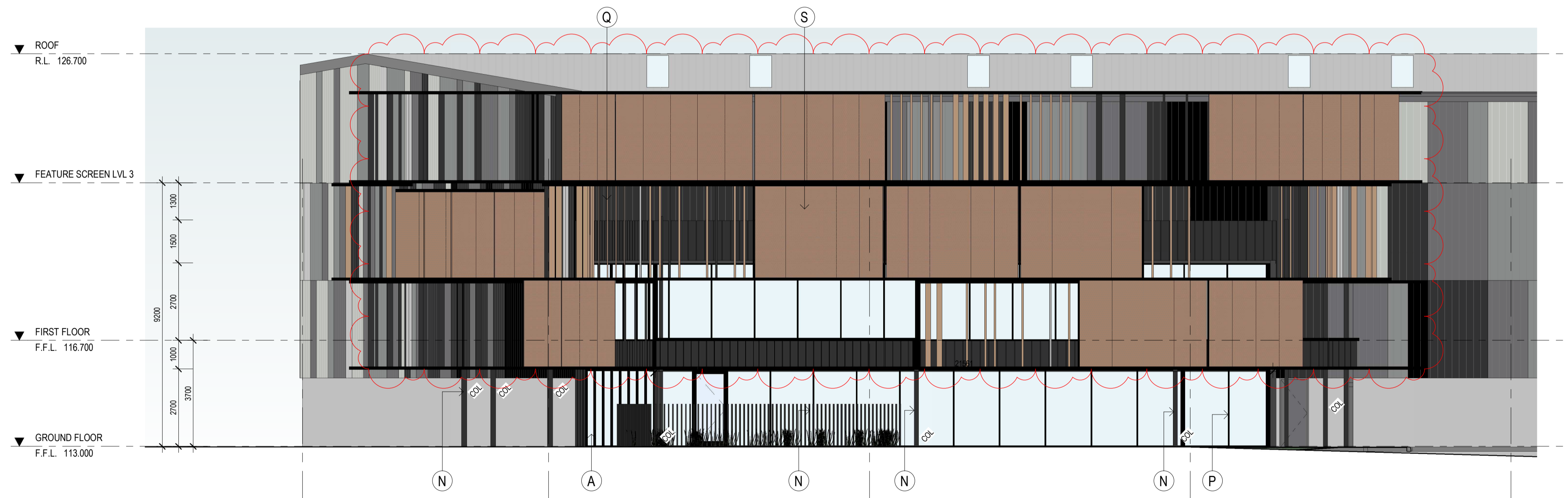




WEST OFFICE ELEVATION
SCALE: 1 : 100



EAST OFFICE ELEVATION
SCALE: 1 : 100



SOUTH OFFICE ELEVATION
SCALE: 1 : 100

EXTERNAL FINISHES

(A)	ALUMINIUM FRAMED GLAZING	CLEAR
(B)	PRECAST CONCRETE PANEL, TEXTURE PAINT	COLORBOND SHALE GREY
(C)	COLORBOND WALL CLADDING	COLORBOND SHALE GREY
(D)	COLORBOND WALL CLADDING	COLORBOND WINDSPRAY
(E)	COLORBOND WALL CLADDING	COLORBOND BASALT
(F)	COLORBOND WALL CLADDING	COLORBOND MONUMENT
(G)	COLORBOND WALL CLADDING	NIGHT SKY
(H)	ROOF CLADDING	ZINCALUME
(J)	ROLLER SHUTTER DOOR CLADDING	COLORBOND BASALT
(K)	DOWNPIPES / CAPPINGS / PA DOORS	COLORBOND BASALT
(L)	BOLLARDS	SAFETY YELLOW
(M)	ALUMINIUM CLADDING	MONUMENT
(N)	POWDERCOAT FINISH	BRONZE
(P)	POWDERCOAT FINISH	NIGHT SKY
(Q)	POWDERCOAT FINISH	COLORBOND MONUMENT
(R)	POLYCARBONATE PANEL	TRANSLUCENT
(S)	ALUMINIUM PERFORATED PANEL	BRONZE
(T)	ALUMINIUM PERFORATED PANEL	WHITE

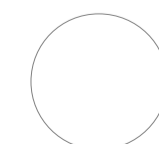
No.	DATE	REVISION	BY:	CHK:
PT	22.08.03	PRELIMINARY ISSUE	BM	BM
A	22.08.17	FOR SUBMISSION	BM	CS
B	22.08.19	FOR SUBMISSION	BM	CS
C	22.11.07	RFI	RH	CS

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PROJECT:
WESTERN AVE WAREHOUSES
DEVELOPMENT, VIC

TITLE:
LOT 3 UNIT C OFFICE -
ELEVATIONS

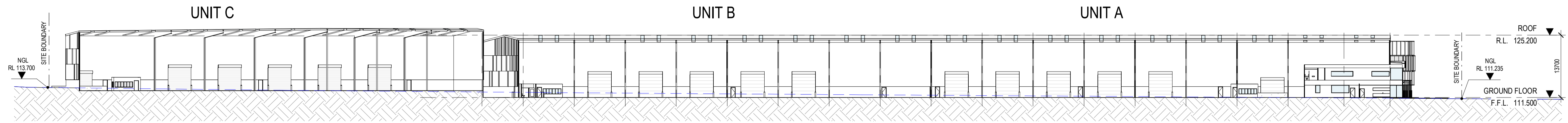


CLIENT:
MAB

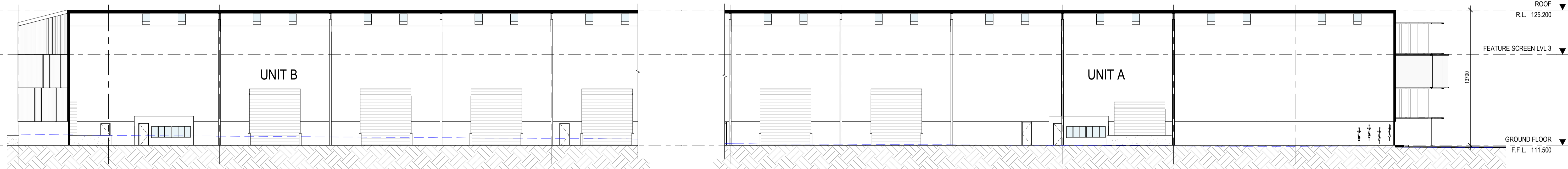
DATE: JULY, 2022
DRAWN BY: PH
SCALE: 1 : 100 @ A1
SCALE: 1 : 200 @ A3

JOB NO:
22203
DRAWING NO:
TP17
REVISION:
C

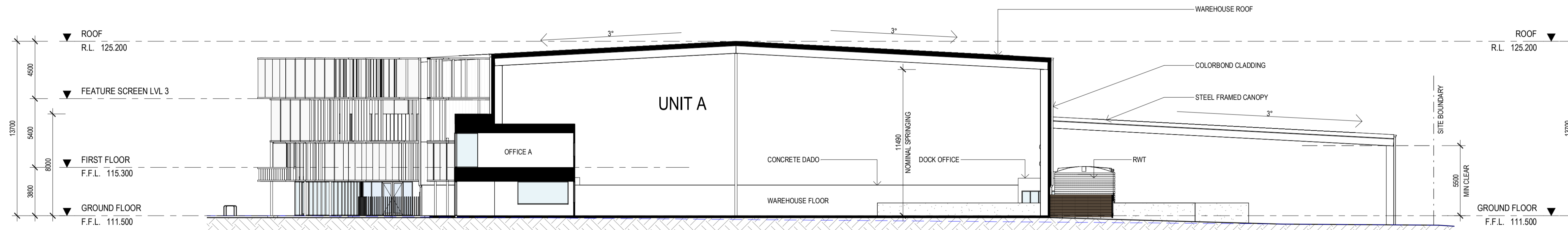
**watson
young**



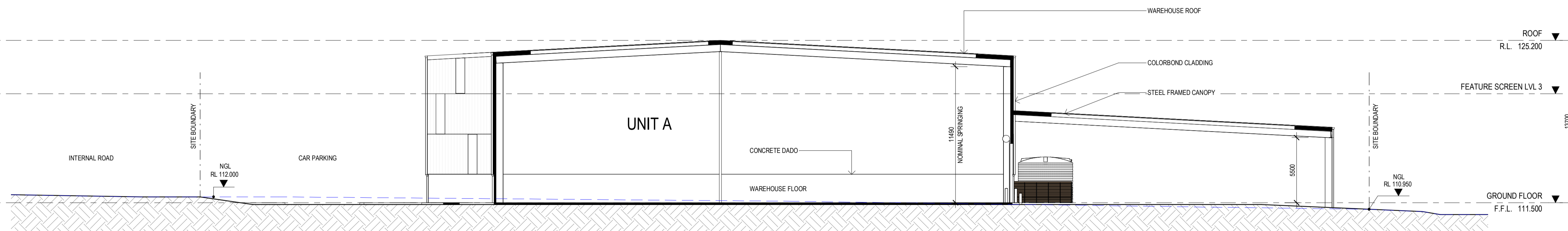
SECTION - OVERALL LONG 1-1
SCALE: 1 : 500



LOT 2 UNIT A & B - SECTION LONG 2-2
SCALE: 1 : 200



LOT 2 UNIT A - SECTION A-A
SCALE: 1 : 200



LOT 2 UNIT A - SECTION B-B
SCALE: 1 : 200

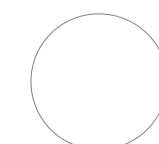
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P2	22.08.03	PRELIMINARY TP SET	BM	BM
A	22.08.17	FOR SUBMISSION	BM	CS
B	22.08.19	FOR SUBMISSION	BM	CS
C	22.11.07	RFI	RH	CS

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PROJECT:
WESTERN AVENUE WAREHOUSES
140-204 WESTERN AVENUE, WESTMEADOWS, VIC

TITLE:
TYPICAL SECTIONS

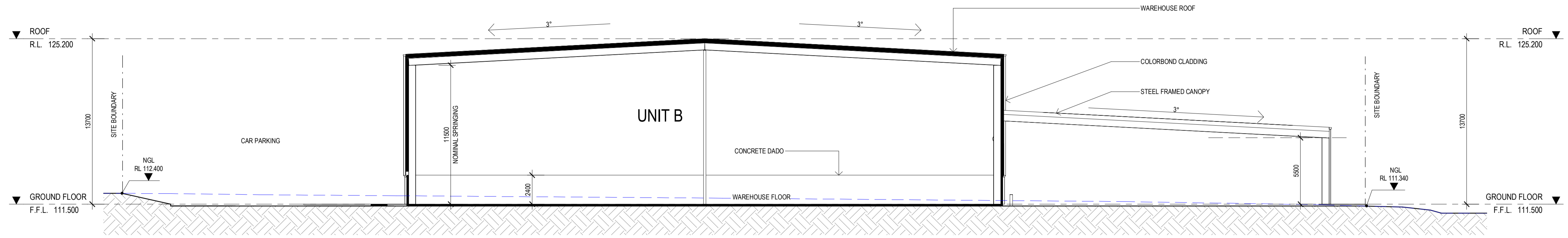


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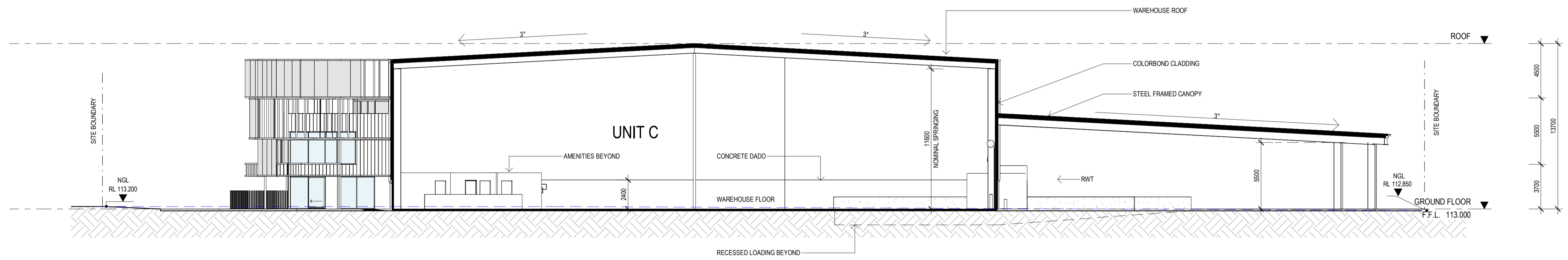
DATE: OCTOBER 2022
DRAWN BY: BM
SCALE: 1:500/1:200 @ A1
SCALE: 1:1000/1:400 @ A3

JOB NO:
22203
DRAWING NO:
TP18
REVISION:
C

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LOT 2 UNIT B - SECTION C-C
SCALE: 1 : 200



LOT 3 UNIT C - SECTION D-D
SCALE: 1 : 200

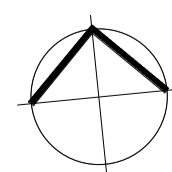
No.	DATE	REVISION	BY:	CHK:
PT	22.08.03	PRELIMINARY TP SET	BM	BM
A	22.08.17	FOR SUBMISSION	BM	CS
B	22.08.19	FOR SUBMISSION	BM	CS
C	22.11.07	RFI	Rh	CS

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PROJECT:
WESTERN AVENUE WAREHOUSES
140-204 WESTERN AVENUE, WESTMEADOWS, VIC

TITLE:
TYPICAL SECTIONS

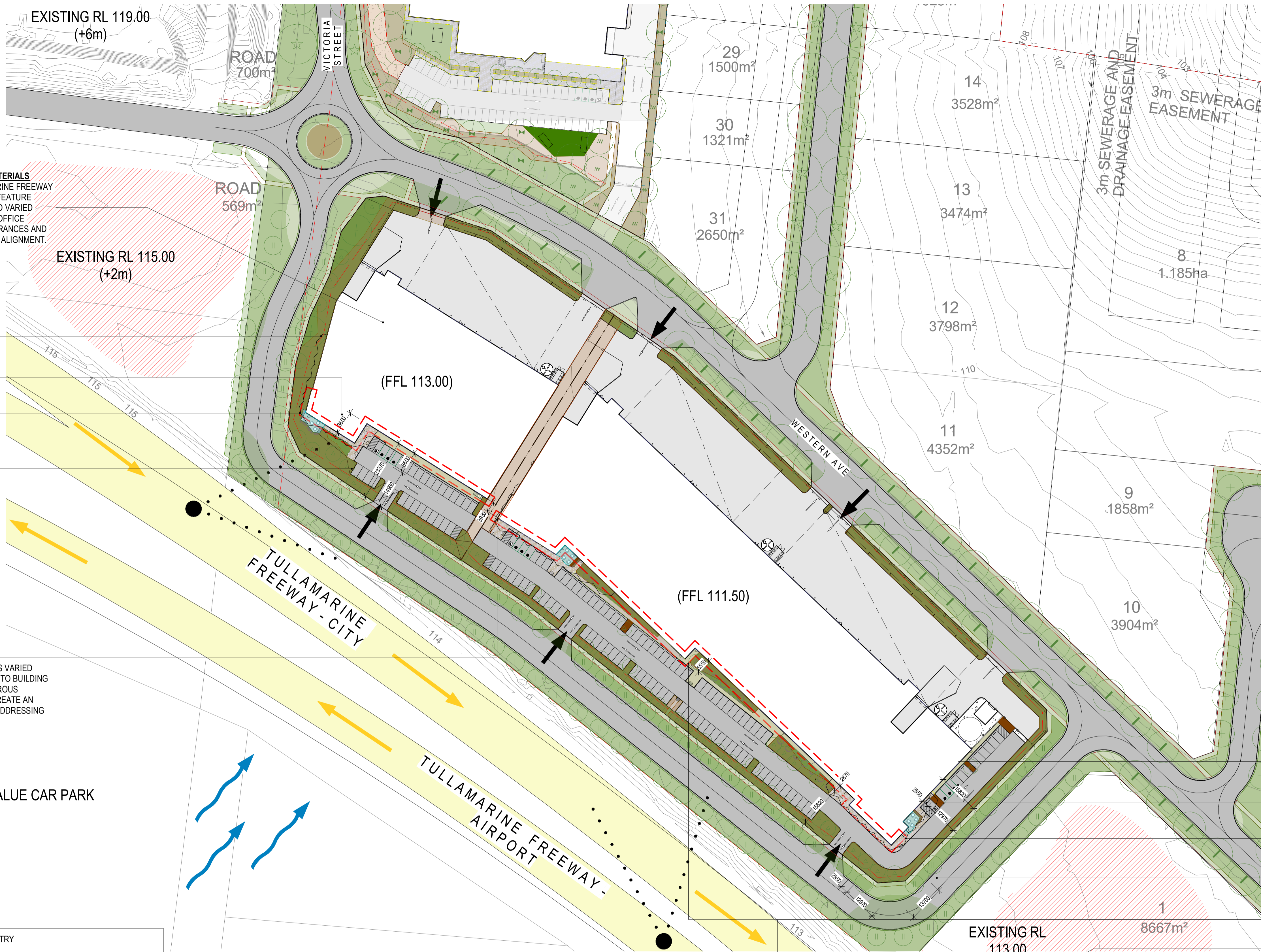


CLIENT:
MAB

DATE: OCTOBER 2022
DRAWN BY: BM
SCALE: 1 : 200 @ A1
SCALE: 1 : 400 @ A3

JOB NO:
22203
DRAWING NO:
TP19
REVISION:
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LEGEND

- CAR / TRUCK ENTRY POINTS →
- WIND DIRECTION →
- KEY PUBLIC VIEW POINTS ●
- ACTIVE FRONTAGES - - -
- VISION - OBSTRUCTING LANDFORM //
- HIGHWAY TRAFFIC DIRECTION →

FORMS, BUILDING ARTICULATION & MATERIALS
 THE BUILDINGS RESPOND TO TULLAMARINE FREEWAY TRAFFIC THROUGH THE INCLUSION OF FEATURE CLADDING, LIGHT EMITTING PANELS AND VARIED FACADE ALIGNMENT. ADMINISTRATION/OFFICE FEATURES PROVIDE LEGIBILITY TO ENTRANCES AND VARIATION TO THE FACADE DETAIL AND ALIGNMENT.

LOCATION OF FEATURE CLADDING AND SCREEN WHICH RETURNS AROUND AND DEFINES THE CORNER OF THE BUILDING.

WESTERN UNIT C OFFICE ARTICULATION

WESTERN UNIT C OFFICE FEATURE SCREEN EXTENT OVER TO INCREASE ARTICULATION

WESTERN UNIT C BUILDING ARTICULATION

BUILT FORM RHYTHM
 THE PROPOSED BUILDING ALIGNMENT IS VARIED WITH STEPS AND BREAKS TO RESPOND TO BUILDING LENGTH BUILDING SETBACK AND GENEROUS LANDSCAPING WITHIN THE SITE WILL CREATE AN APPROPRIATE RHYTHM OF BUILDINGS ADDRESSING THE FREEWAY.

BUILDING FACADE, CLADDING DESIGN
 TO DRAW EMPHASIS TO OFFICE AND ENTRY LOCATION AND PROVIDE A SENSE OF MOVEMENT TO PASSING TRAFFIC. FEATURE SCREEN TO PROVIDE HIGH QUALITY PRESENTATION TO TULLAMARINE FREEWAY

EASTERN UNIT C FEATURE CLADDING AND SCREEN EXTENT OVER TO RETURN ALONG STREET ELEVATION

EASTERN UNIT C OFFICE ARTICULATION

EASTERN UNIT C OFFICE FEATURE SCREEN EXTENT OVER TO INCREASE ARTICULATION

EASTERN UNIT A BUILDING ARTICULATION

FACADE BUILDING ARTICULATION

BUILDING FACADE NIGHT TIME ACTIVATION. FEATURE DANPALON CLADDING



No.	DATE	REVISION	BY	CHK
A	22.11.07	RFI	RH	CS
B	22.11.23	DESIGN RESPONSE	BM	BM

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PROJECT:
WESTERN AVENUE WAREHOUSES
 140-204 WESTERN AVENUE, WESTMEADOWS, VIC

TITLE:
DESIGN RESPONSE PLAN



DATE: OCTOBER 2022
 DRAWN BY: BM
 SCALE: 1:800 @ A1
 SCALE: 1:1600 @ A3

JOB NO:	22203
DRAWING NO:	TP20
REVISION:	B

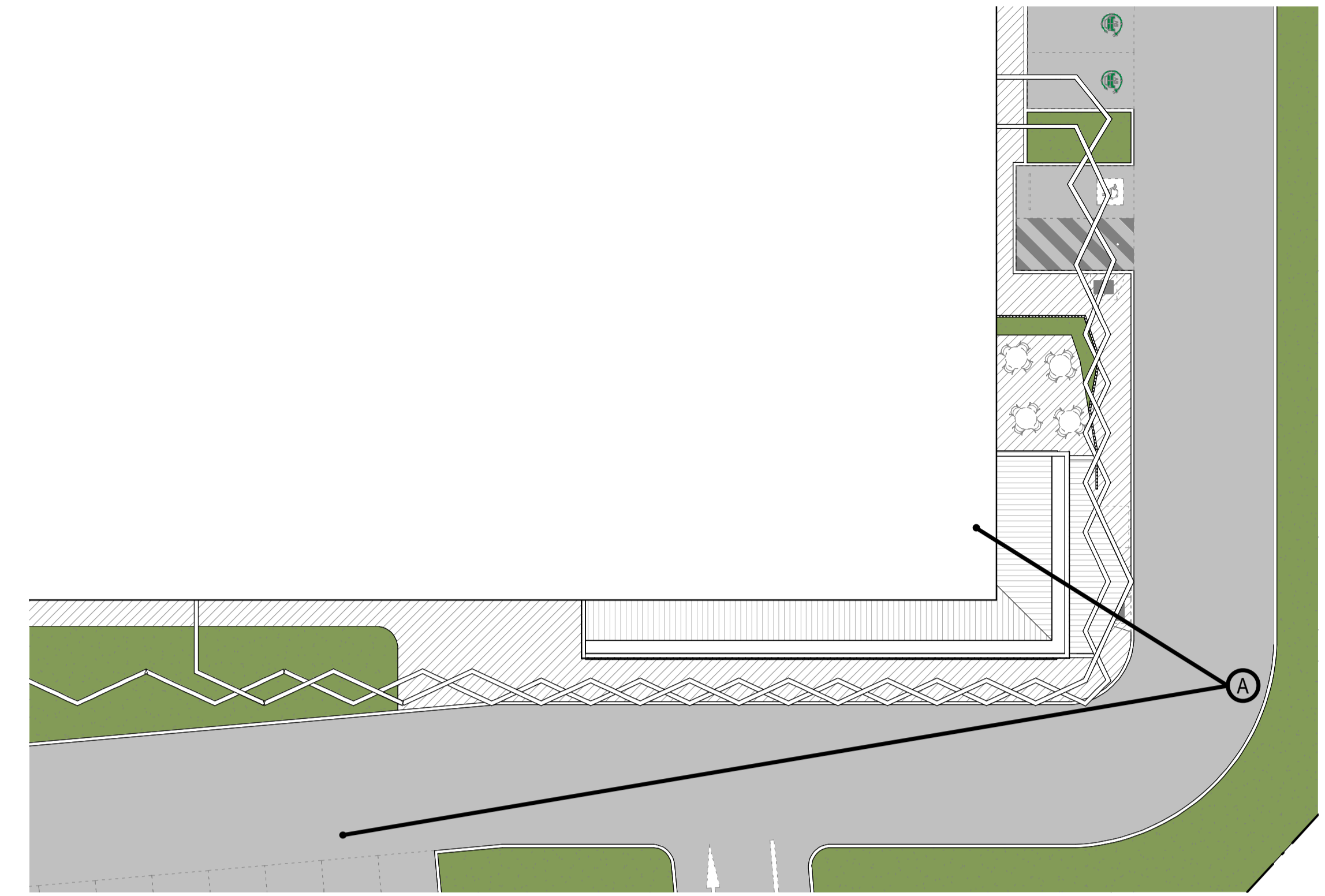




(A) DAY-TIME FACADE ARTICULATION AND ACTIVATION SOUTH-EAST



(A) NIGHT-TIME FACADE ARTICULATION AND ACTIVATION SOUTH-EAST



TP_200_ROOF PLAN WHA
SCALE: 1:200

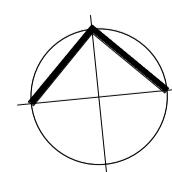
No.	DATE	REVISION	BY:	CHK:
A	22.11.07	RF1	RH	CS

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PROJECT:
WESTERN AVENUE WAREHOUSES
140-204 WESTERN AVENUE, WESTMEADOWS, VIC

TITLE:
FACADE ARTICULATION
DETAILS WHA



CLIENT:
MAB

DATE: OCTOBER 2022
DRAWN BY: BM
SCALE: 1:200 @ A1
SCALE: 1:400 @ A3

JOB NO:	22203
DRAWING NO:	TP21
REVISION:	A

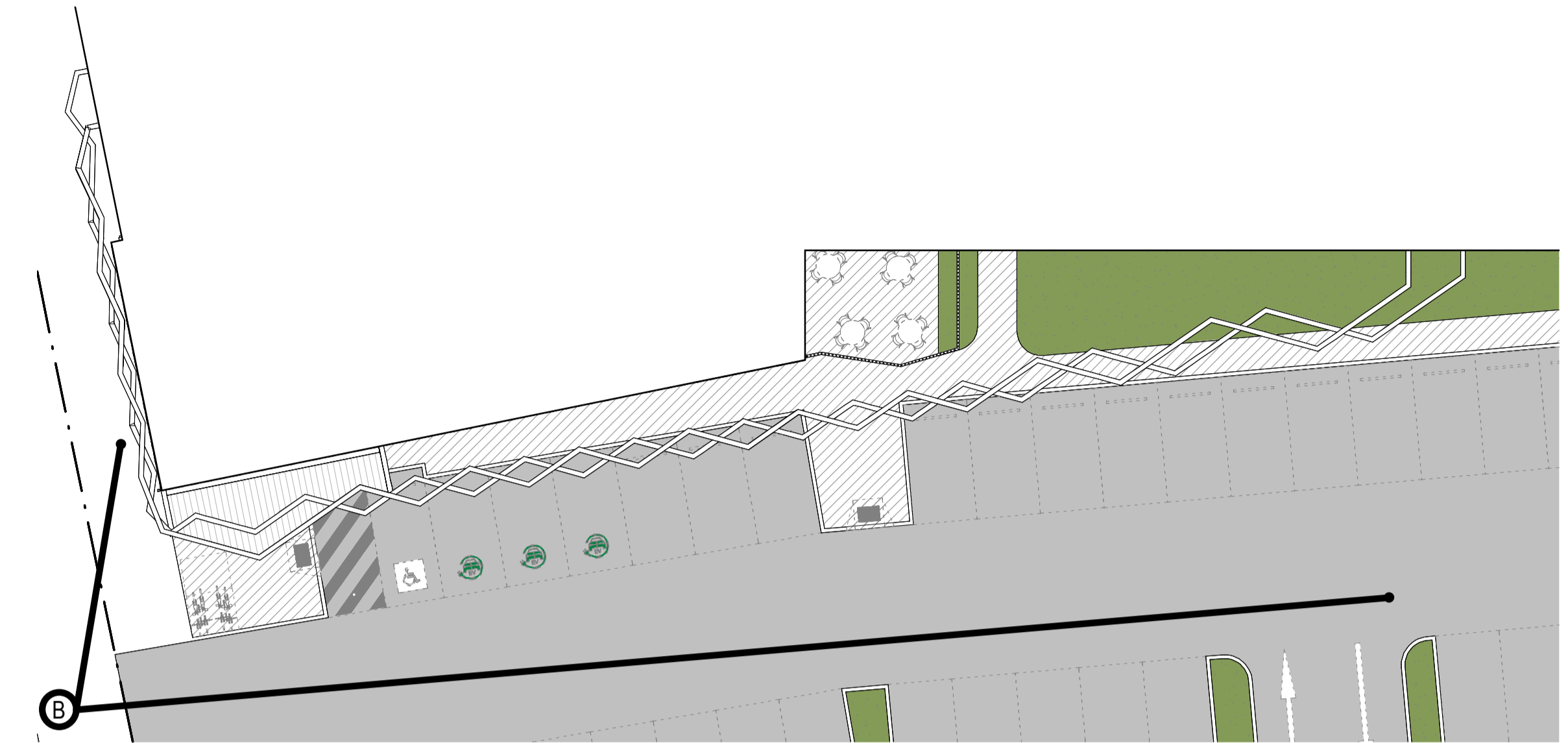
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young**



(B) DAY-TIME FACADE ARTICULATION AND ACTIVATION SOUTH-WEST



(B) NIGHT-TIME FACADE ARTICULATION AND ACTIVATION SOUTH-WEST



TP_200_ROOF PLAN WHB
SCALE: 1:200

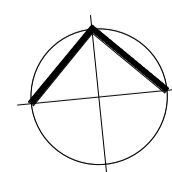
No.	DATE	REVISION	BY:	CHK:
A	22.11.07	RFI	RH	CS

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PROJECT:
WESTERN AVENUE WAREHOUSES
140-204 WESTERN AVENUE, WESTMEADOWS, VIC

TITLE:
FACADE ARTICULATION
DETAILS WHB



CLIENT:
MAB

DATE: OCTOBER 2022
DRAWN BY: BM
SCALE: 1:200 @ A1
SCALE: 1:400 @ A3

JOB NO:	22203
DRAWING NO:	TP22
REVISION:	A

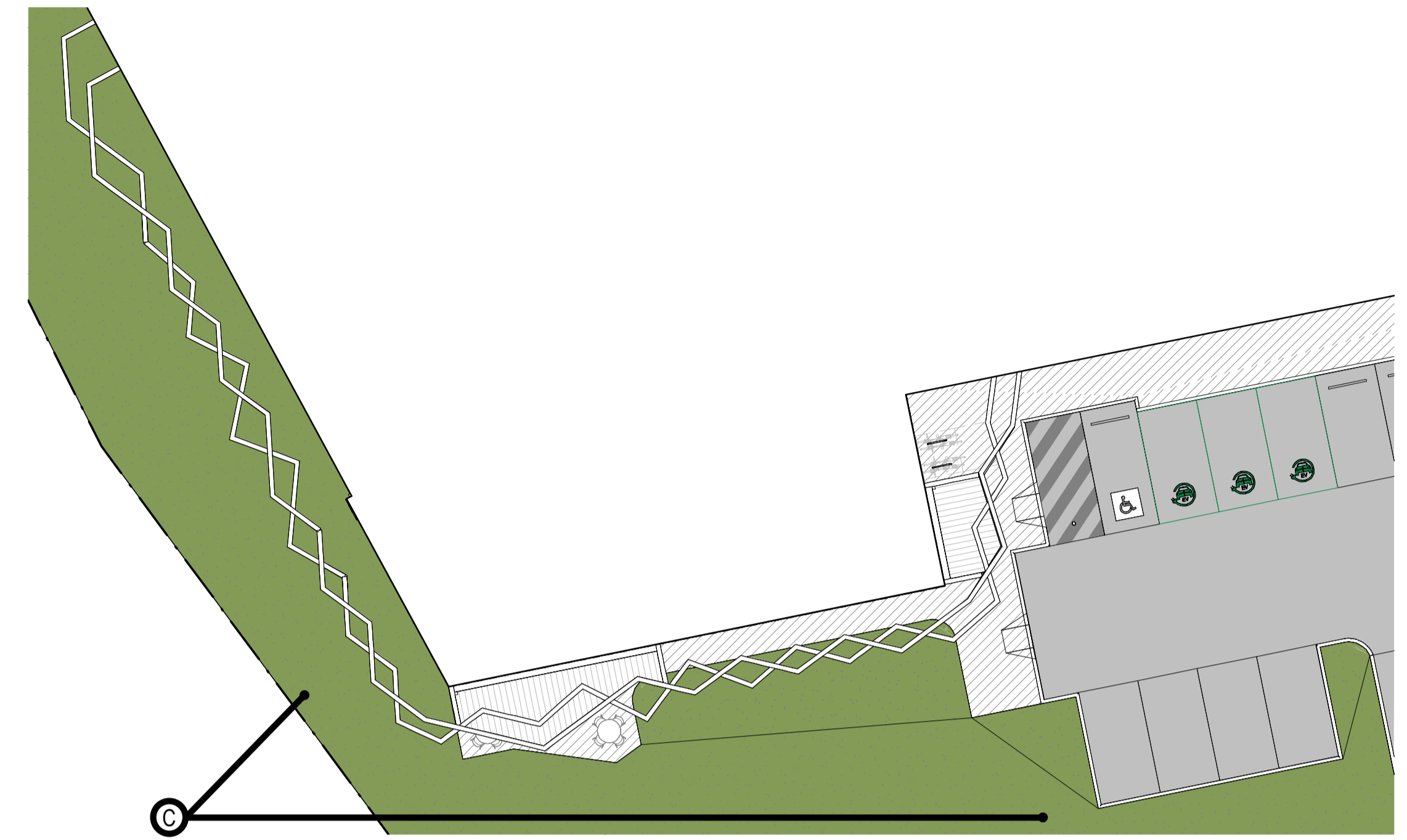
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(C) DAY-TIME FACADE ARTICULATION AND ACTIVATION SOUTH-EAST



(C) NIGHT-TIME FACADE ARTICULATION AND ACTIVATION SOUTH-EAST



TP_200_ROOF PLAN WHC
SCALE: 1:200

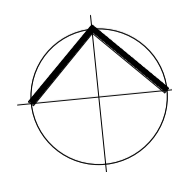
No.	DATE	REVISION	BY:	CHK:
A	22.11.07	RFI	RH	CS

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PROJECT:
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140-204 WESTERN AVENUE, WESTMEADOWS, VIC

TITLE:
FACADE ARTICULATION
DETAILS WHC



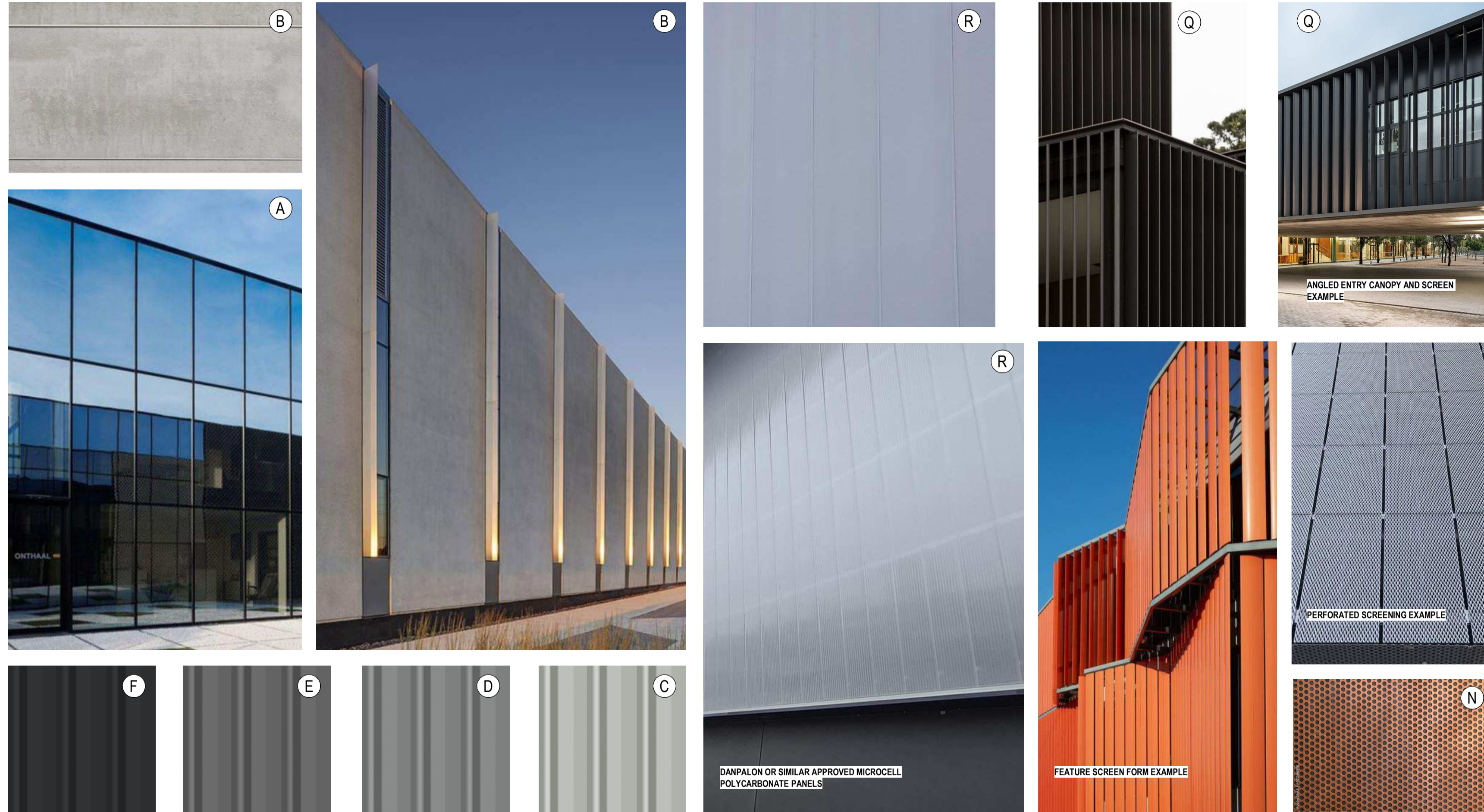
CLIENT:
MAB

DATE: OCTOBER 2022
DRAWN BY: BM
SCALE: 1:200 @ A1
SCALE: 1:400 @ A3

JOB NO:	22203
DRAWING NO:	TP23
REVISION:	A

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MATERIAL DETAILS LEGEND



EXTERNAL FINISHES

(A)	ALUMINIUM FRAMED GLAZING	CLEAR
(B)	PRECAST CONCRETE PANEL, TEXTURE PAINT	COLORBOND SHALE GREY
(C)	COLORBOND WALL CLADDING	COLORBOND SHALE GREY
(D)	COLORBOND WALL CLADDING	COLORBOND WINDSPRAY
(E)	COLORBOND WALL CLADDING	COLORBOND BASALT
(F)	COLORBOND WALL CLADDING	COLORBOND MONUMENT
(G)	COLORBOND WALL CLADDING	NIGHT SKY
(H)	ROOF CLADDING	ZINCALUME
(J)	ROLLER SHUTTER DOOR CLADDING	COLORBOND BASALT
(K)	DOWNPIPES / CAPPINGS / PA DOORS	COLORBOND BASALT
(L)	BOLLARDS	SAFETY YELLOW MONUMENT
(M)	ALUMINIUM CLADDING	BRONZE
(N)	POWDERCOAT FINISH	NIGHT SKY
(P)	POWDERCOAT FINISH	COLORBOND MONUMENT
(Q)	POWDERCOAT FINISH	COLORBOND MONUMENT
(R)	POLYCARBONATE PANEL	TRANSLUCENT
(S)	ALUMINIUM PERFORATED PANEL	BRONZE
(T)	ALUMINIUM PERFORATED PANEL	WHITE

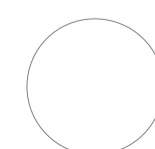
No.	DATE	REVISION	BY:	CHK:
A	22.11.07	RF1	RH	CS

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PROJECT:
WESTERN AVENUE WAREHOUSES
140-204 WESTERN AVENUE, WESTMEADOWS, VIC

TITLE:
MATERIAL DETAILS



CLIENT:
MAB

DATE: OCTOBER 2022
DRAWN BY: BM
SCALE: NTS @ A1
SCALE:

JOB NO:
22203
DRAWING NO:
TP24
REVISION:
A

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