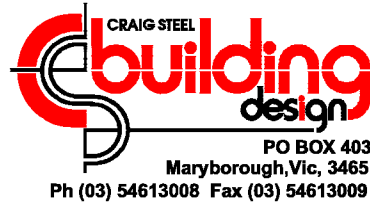


PROPOSED 3 LOT SUBDIVISION & DEVELOPMENT
FOR : A BEATON, 4215 PYRENEES HIGHWAY
FLAGSTAFF , VIC, 3465

DRAWING NUMBER	DESCRIPTION
B1221/24/01	COVER SHEET & DRAWING INDEX
B1221/24/02	WAREHOUSE 1 - LAYOUT PLAN
B1221/24/03	WAREHOUSE 1 - ELEVATIONS A & C
B1221/24/04	WAREHOUSE 1 - ELEVATIONS B & D
B1221/24/05	WAREHOUSE 2 - LAYOUT PLAN
B1221/24/06	WAREHOUSE 2 - ELEVATIONS A & C
B1221/24/07	WAREHOUSE 2 - ELEVATIONS B & D
B1221/24/08	ACCESSIBLE WC & OFFICE LAYOUT PLAN
B1221/24/09	EXISTING SITE PLAN
B1221/24/10	OVERALL SITE PLAN
B1221/24/11	CARPARK DETAILS
B1221/24/12	PROPOSED LOT LAYOUT
B1221/24/13	SHADOW DETAILS



PROPOSED 3 LOT SUBDIVISION &
DEVELOPMENT FOR : A BEATON,
4215 PYRENEES HIGHWAY FLAGSTAFF ,
VIC, 3465

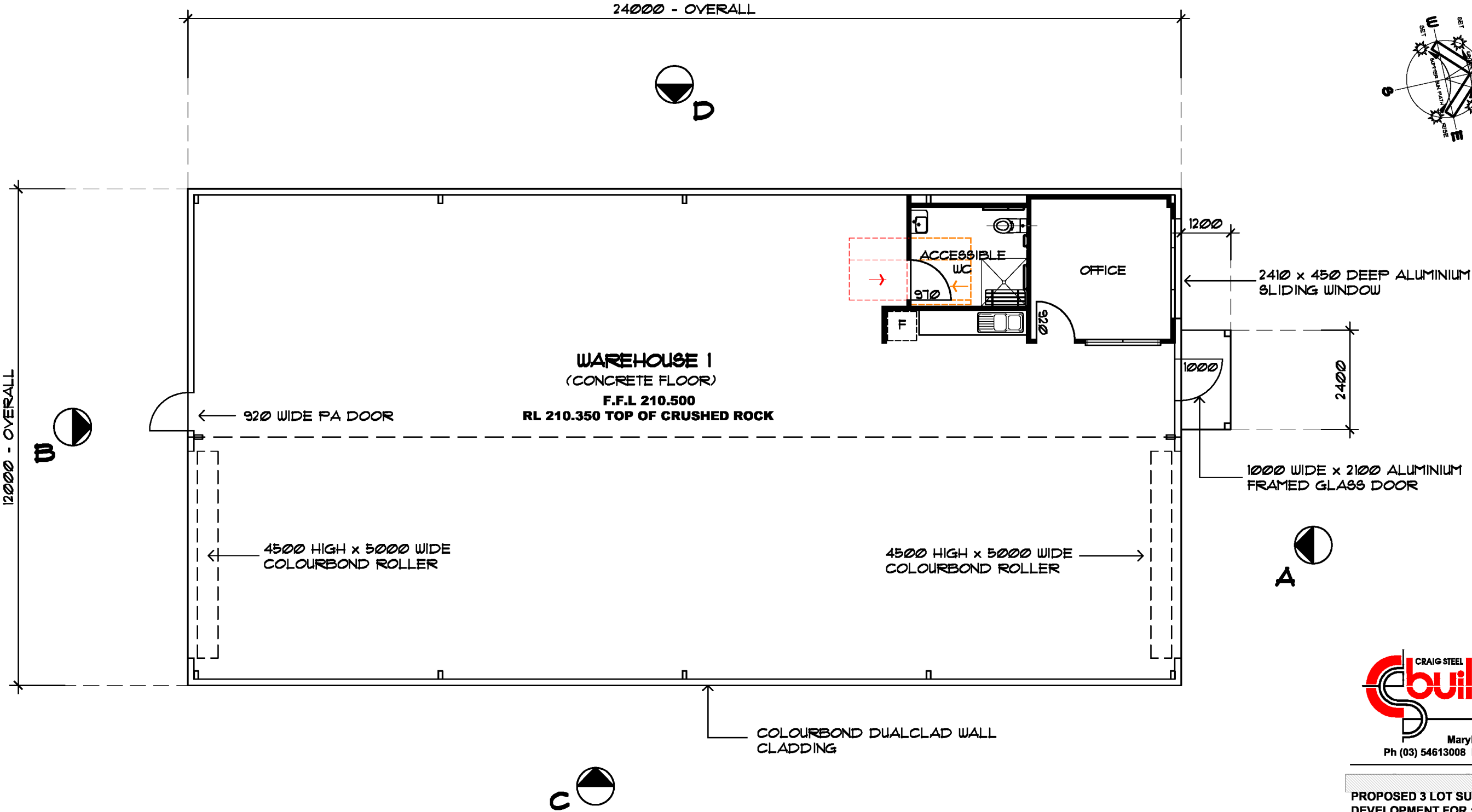
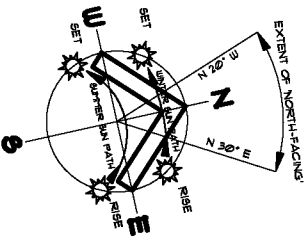
COVER SHEET /
DRAWAING INDEX

Designed C STEEL MAY 2025
Checked C STEEL Date 20 MAY 2025



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Sheet 1 OF 13 Scale NTS (A3)



WAREHOUSE 1 - LAYOUT PLAN 1 : 100

SUGGESTED FLOOR LEVELS:		
TOP CRUSHED ROCK	-	RL 210.350
CONCRETE FLOOR	-	F.F.L 210.500

COLOUR SCHEDULE :		
ROOFING	-	COLOURBOND "SHALE GREY"
WALLING	-	COLOURBOND "WINDSPRAY"
ROLLER DOORS	-	COLOURBOND "BASALT"
MATRIX PANAL	-	COLOUR "BASALT"
FLASHINGS	-	COLOURBOND "WINDSPRAY"
SPOUTING	-	COLOURBOND "WINDSPRAY"

BUILDING AREAS :	
WAREHOUSE	- 288m ²

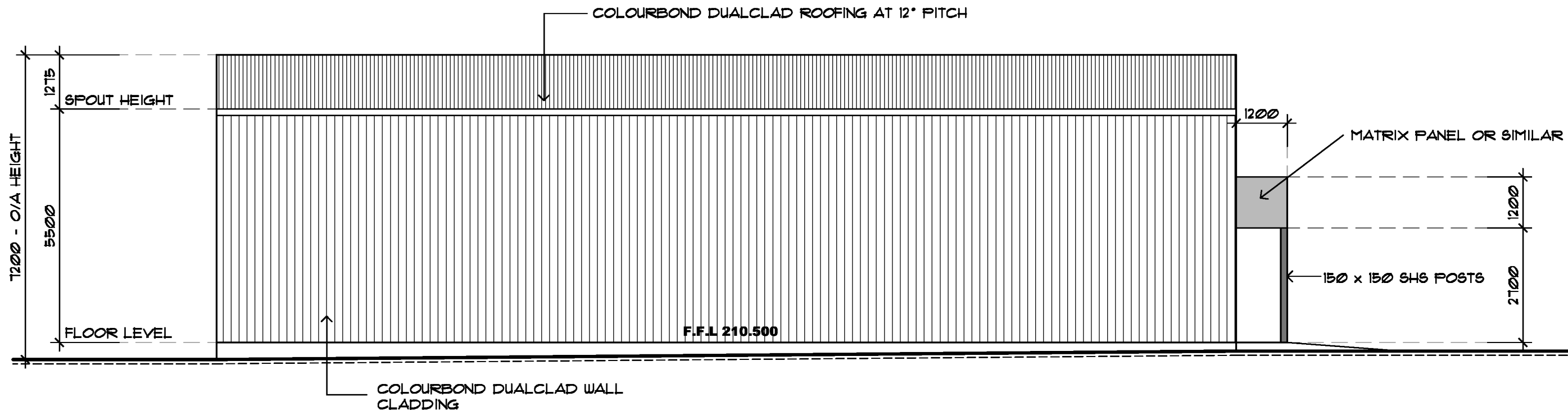


PROPOSED 3 LOT SUBDIVISION &
DEVELOPMENT FOR : A BEATON,
4215 PYRENEES HIGHWAY FLAGSTAFF ,
VIC, 3465

WAREHOUSE 1 - LAYOUT
PLAN

Designed C STEEL MAY 2025
Checked C STEEL Date 20 MAY 2025

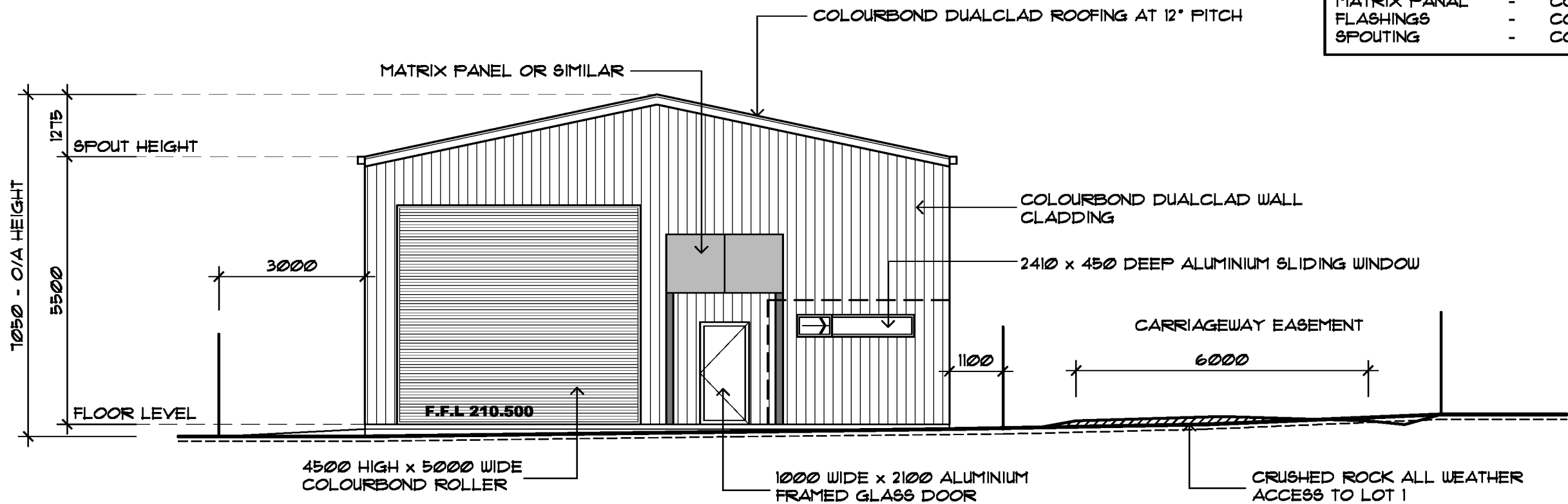




ELEVATION C 1 : 100

SUGGESTED FLOOR LEVELS:		
TOP CRUSHED ROCK	-	RL 210.350
CONCRETE FLOOR	-	FFL 210.500

COLOUR SCHEDULE :		
ROOFING	-	COLOURBOND "SHALE GREY"
WALLING	-	COLOURBOND "WINDSPRAY"
ROLLER DOORS	-	COLOURBOND "BASALT"
MATRIX PANEL	-	COLOUR "BASALT"
FLASHINGS	-	COLOURBOND "WINDSPRAY"
SPOUTING	-	COLOURBOND "WINDSPRAY"



ELEVATION A 1 : 100

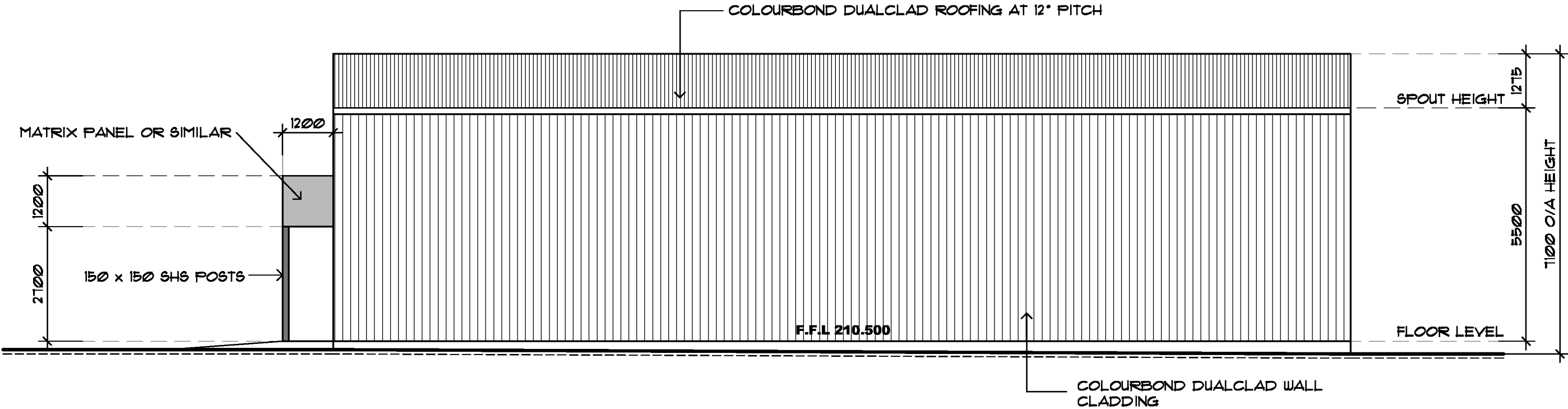


PROPOSED 3 LOT SUBDIVISION &
DEVELOPMENT FOR : A BEATON,
4215 PYRENEES HIGHWAY FLAGSTAFF ,
VIC, 3465

WAREHOUSE 1 -
ELEVATIONS A & C

Designed C STEEL MAY 2025
Checked C STEEL Date 20 MAY 2025

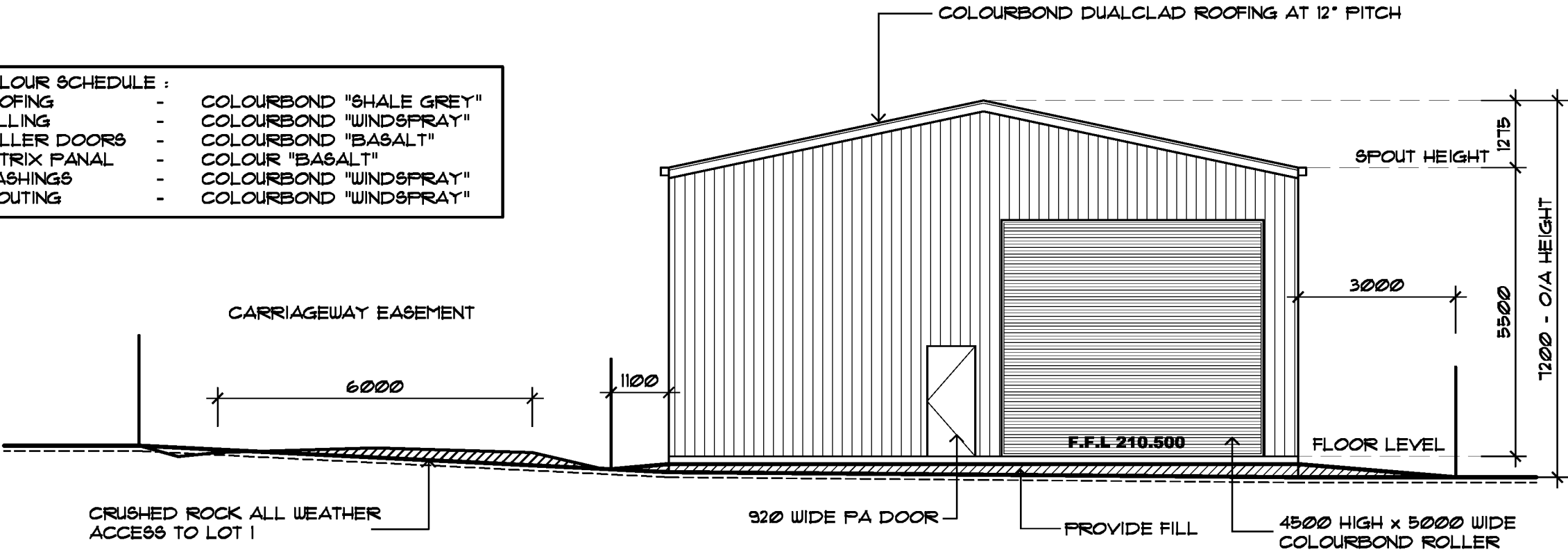




ELEVATION D 1 : 100

SUGGESTED FLOOR LEVELS:		
TOP CRUSHED ROCK	-	RL 210.350
CONCRETE FLOOR	-	FFL 210.500

COLOUR SCHEDULE :		
ROOFING	-	COLOURBOND "SHALE GREY"
WALLING	-	COLOURBOND "WINDSPRAY"
ROLLER DOORS	-	COLOURBOND "BASALT"
MATRIX PANEL	-	COLOUR "BASALT"
FLASHINGS	-	COLOURBOND "WINDSPRAY"
SPOUTING	-	COLOURBOND "WINDSPRAY"



ELEVATION B 1 : 100



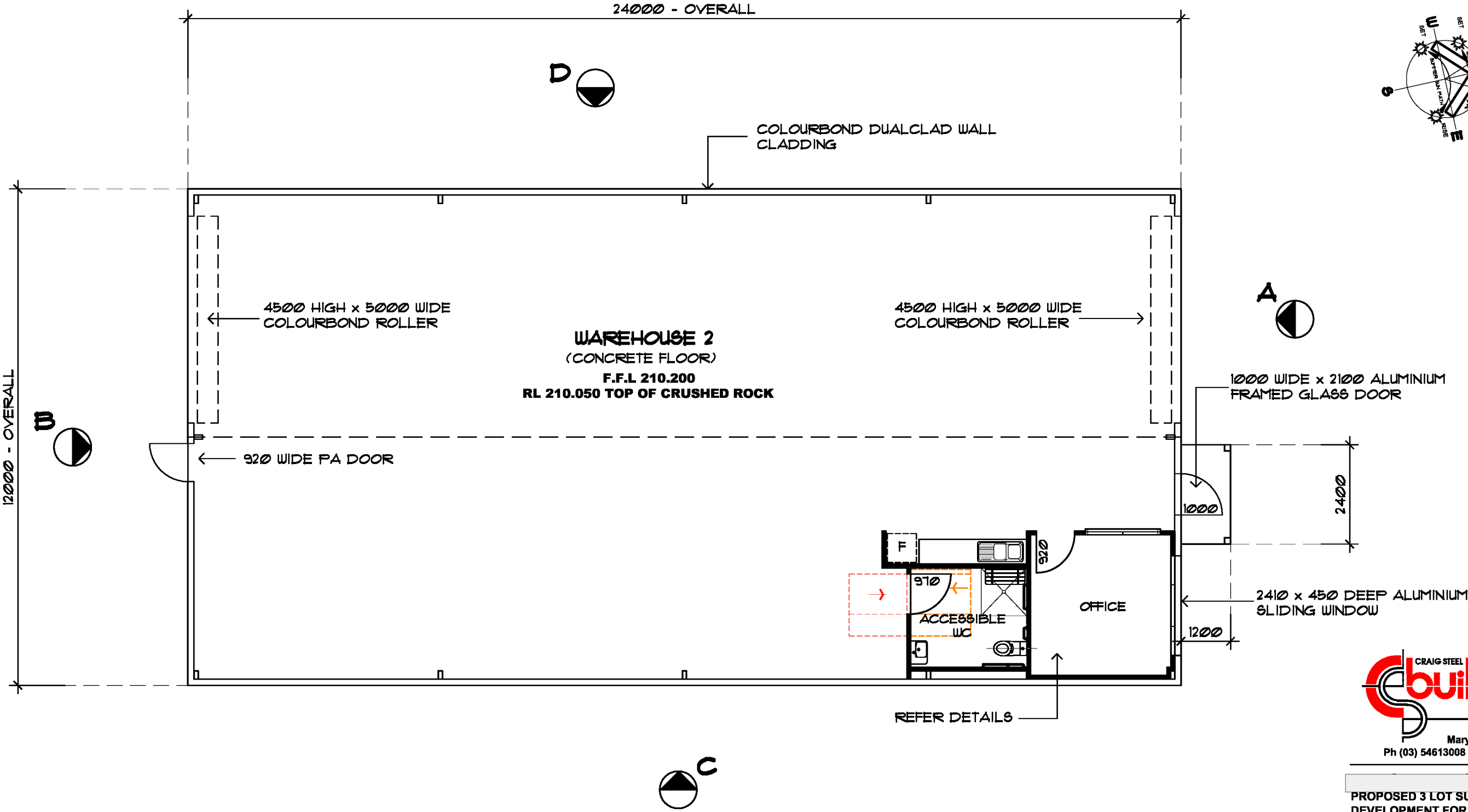
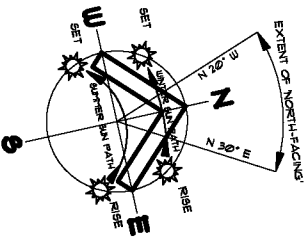
PROPOSED 3 LOT SUBDIVISION &
DEVELOPMENT FOR : A BEATON,
4215 PYRENEES HIGHWAY FLAGSTAFF,
VIC, 3465

WAREHOUSE 1 -
ELEVATIONS B & D

Designed C STEEL MAY 2025
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WAREHOUSE 2 - LAYOUT PLAN 1 : 100

SUGGESTED FLOOR LEVELS:		
TOP CRUSHED ROCK	-	RL 210.050
CONCRETE FLOOR	-	FFL 210.200

COLOUR SCHEDULE :		
ROOFING	-	COLOURBOND "SHALE GREY"
WALLING	-	COLOURBOND "WINDSPRAY"
ROLLER DOORS	-	COLOURBOND "BASALT"
MATRIX PANAL	-	COLOUR "BASALT"
FLASHINGS	-	COLOURBOND "WINDSPRAY"
SPOUTING	-	COLOURBOND "WINDSPRAY"

BUILDING AREAS :	
WAREHOUSE	- 288m ²



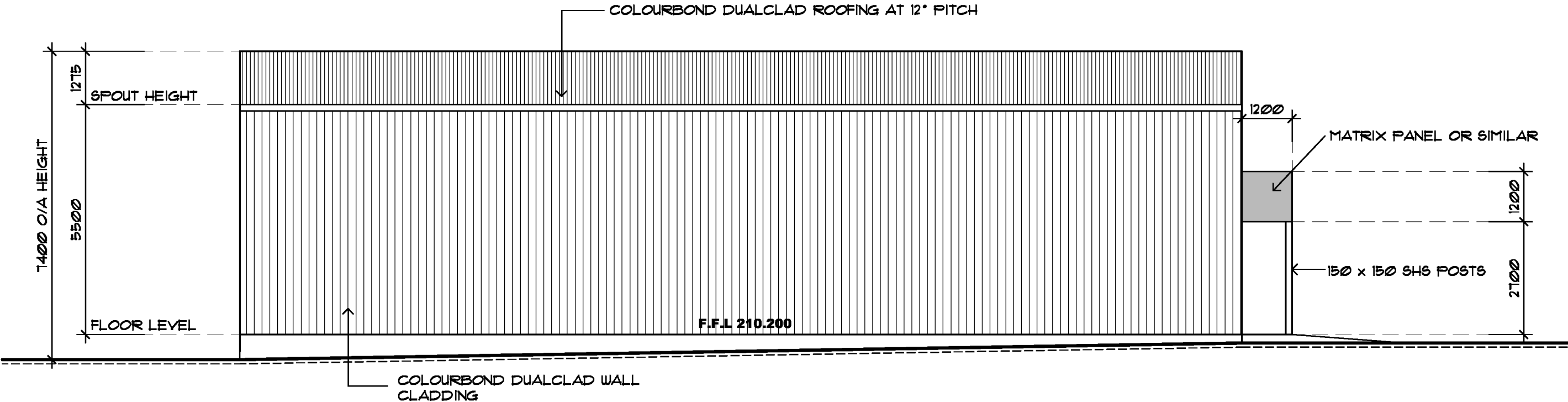
PROPOSED 3 LOT SUBDIVISION &
DEVELOPMENT FOR : A BEATON,
4215 PYRENEES HIGHWAY FLAGSTAFF ,
VIC, 3465

WAREHOUSE 2 - LAYOUT
PLAN

Designed C STEEL MAY 2025
Checked C STEEL Date 20 MAY 2025



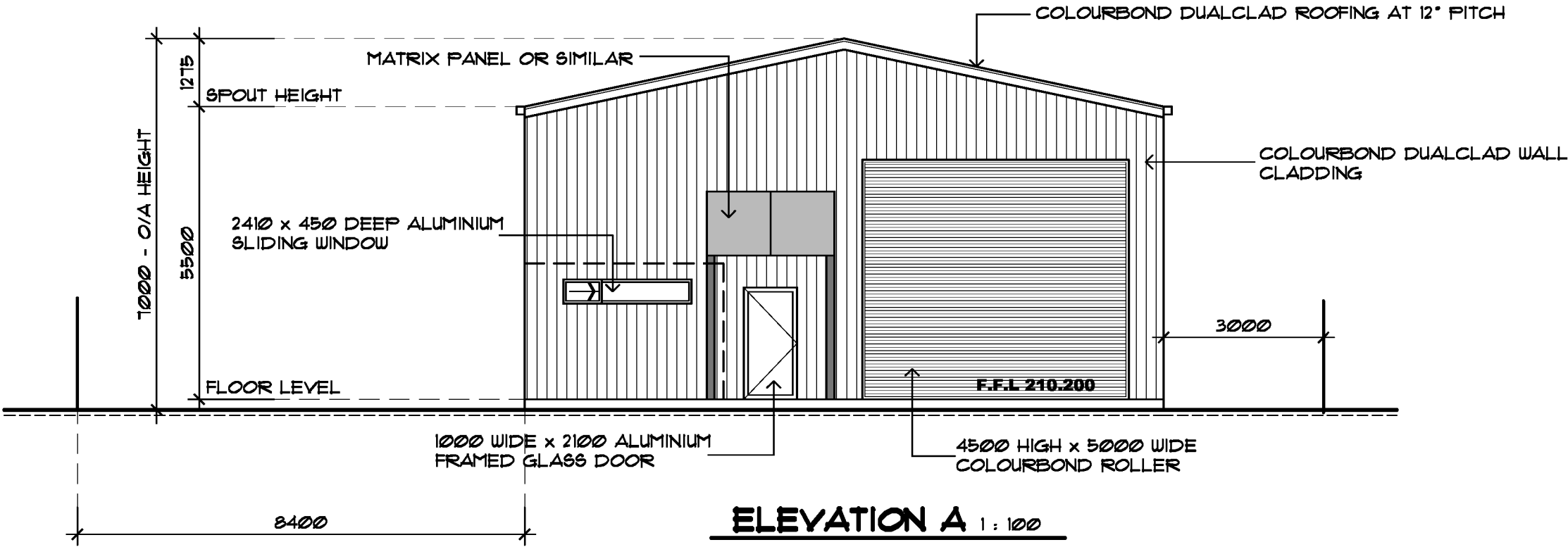
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ELEVATION C 1 : 100

SUGGESTED FLOOR LEVELS:
TOP CRUSHED ROCK - RL 210.050
CONCRETE FLOOR - F.F.L 210.200

COLOUR SCHEDULE :		
ROOFING	-	COLOURBOND "SHALE GREY"
WALLING	-	COLOURBOND "WINDSPRAY"
ROLLER DOORS	-	COLOURBOND "BASALT"
MATRIX PANEL	-	COLOUR "BASALT"
FLASHINGS	-	COLOURBOND "WINDSPRAY"
SPOUTING	-	COLOURBOND "WINDSPRAY"



ELEVATION A 1 : 100

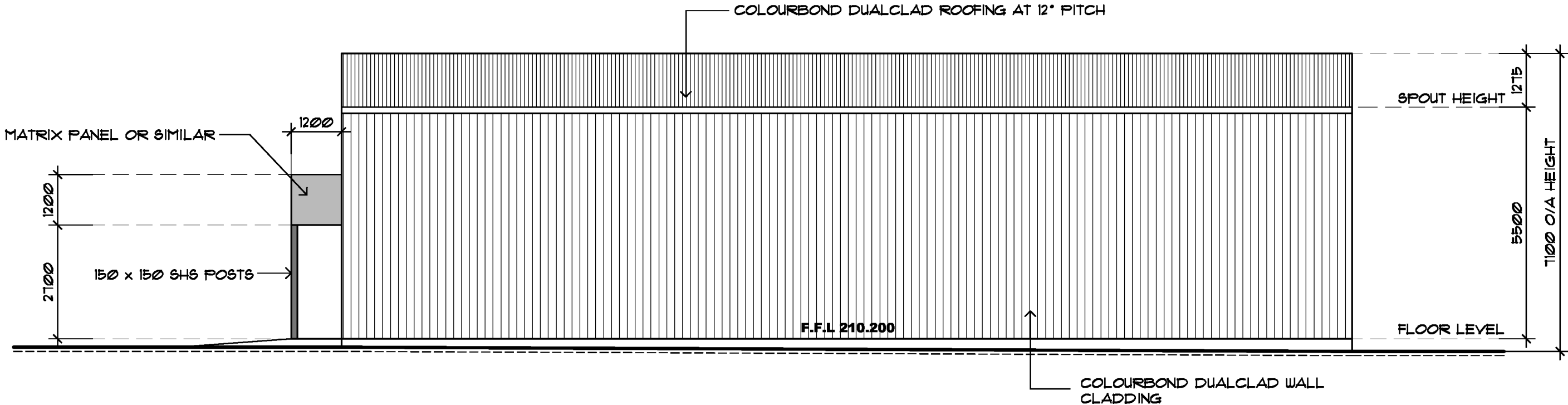


PROPOSED 3 LOT SUBDIVISION &
DEVELOPMENT FOR : A BEATON,
4215 PYRENEES HIGHWAY FLAGSTAFF,
VIC, 3465

WAREHOUSE 2 -
ELEVATIONS A & C

Designed C STEEL MAY 2025
Checked C STEEL Date 20 MAY 2025

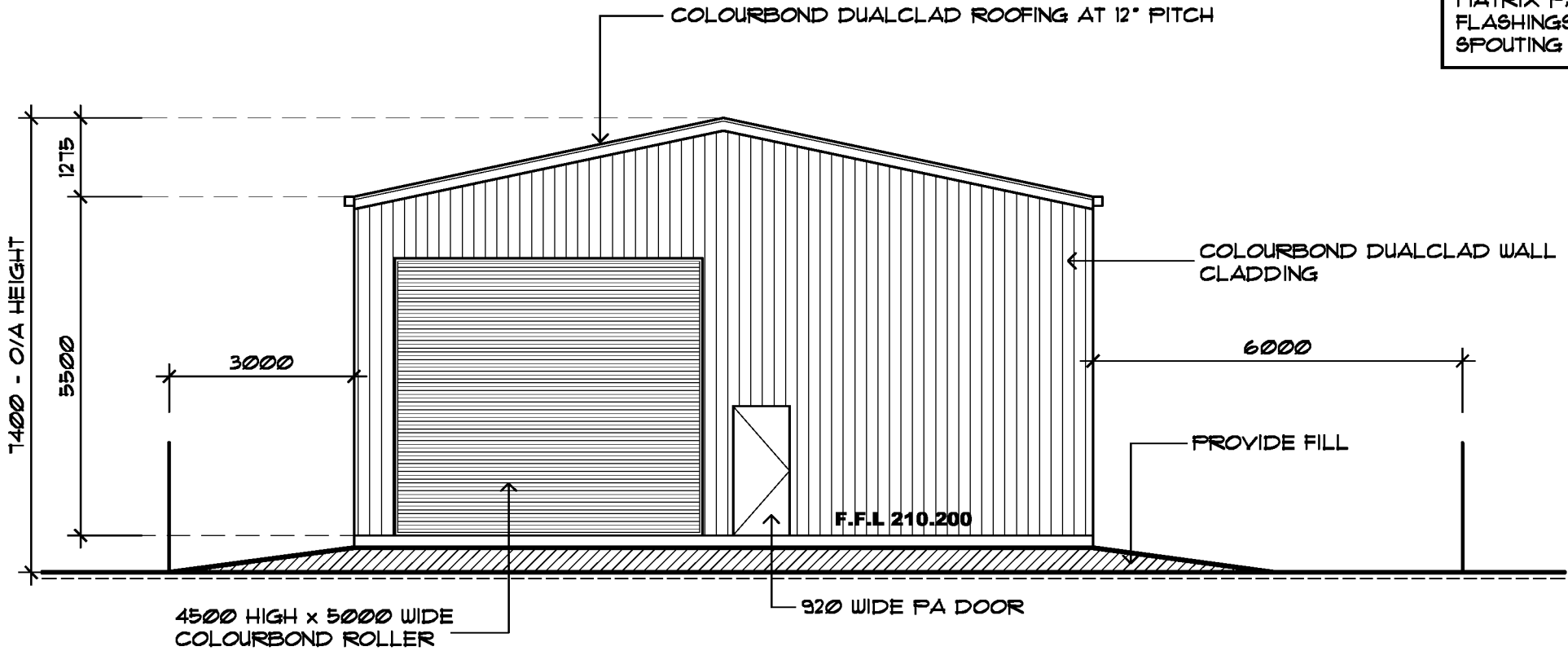




ELEVATION D 1 : 100

SUGGESTED FLOOR LEVELS:		
TOP CRUSHED ROCK	-	RL 210.050
CONCRETE FLOOR	-	F.F.L 210.200

COLOUR SCHEDULE :		
ROOFING	-	COLOURBOND "SHALE GREY"
WALLING	-	COLOURBOND "WINDSPRAY"
ROLLER DOORS	-	COLOURBOND "BASALT"
MATRIX PANAL	-	COLOUR "BASALT"
FLASHINGS	-	COLOURBOND "WINDSPRAY"
SPOUTING	-	COLOURBOND "WINDSPRAY"



ELEVATION B 1 : 100

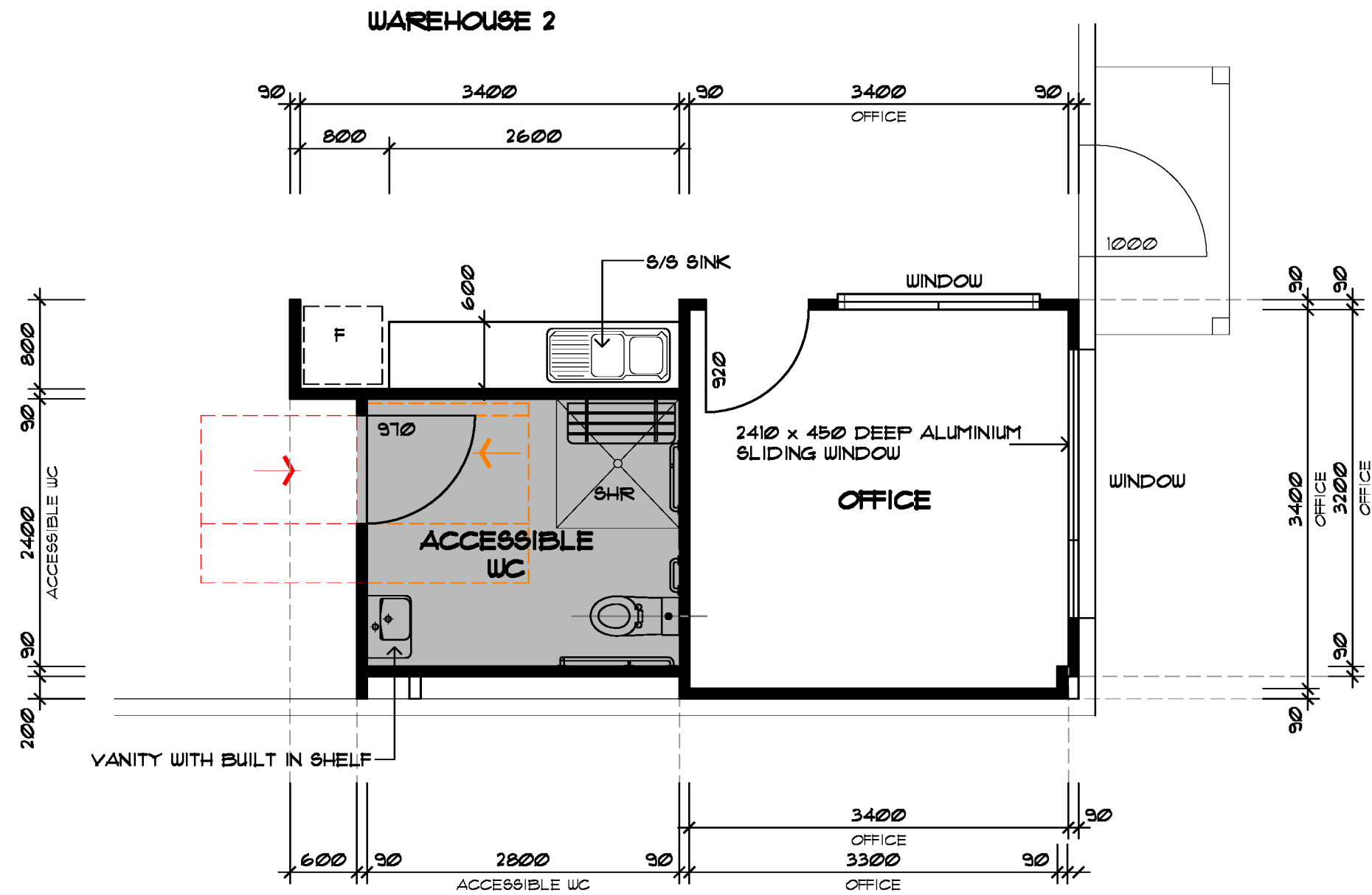


PROPOSED 3 LOT SUBDIVISION &
DEVELOPMENT FOR : A BEATON,
4215 PYRENEES HIGHWAY FLAGSTAFF ,
VIC, 3465

WAREHOUSE 2 -
ELEVATIONS B & D

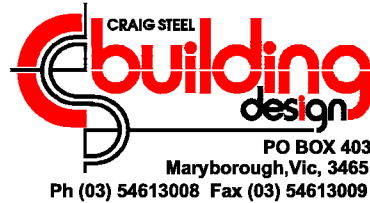
Designed C STEEL MAY 2025
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ACCESSIBLE TOILET LAYOUT 1 : 50

IMPORTANT NOTE :
WAREHOUSE 1 MIRROR IMAGE OF WAREHOUSE 2

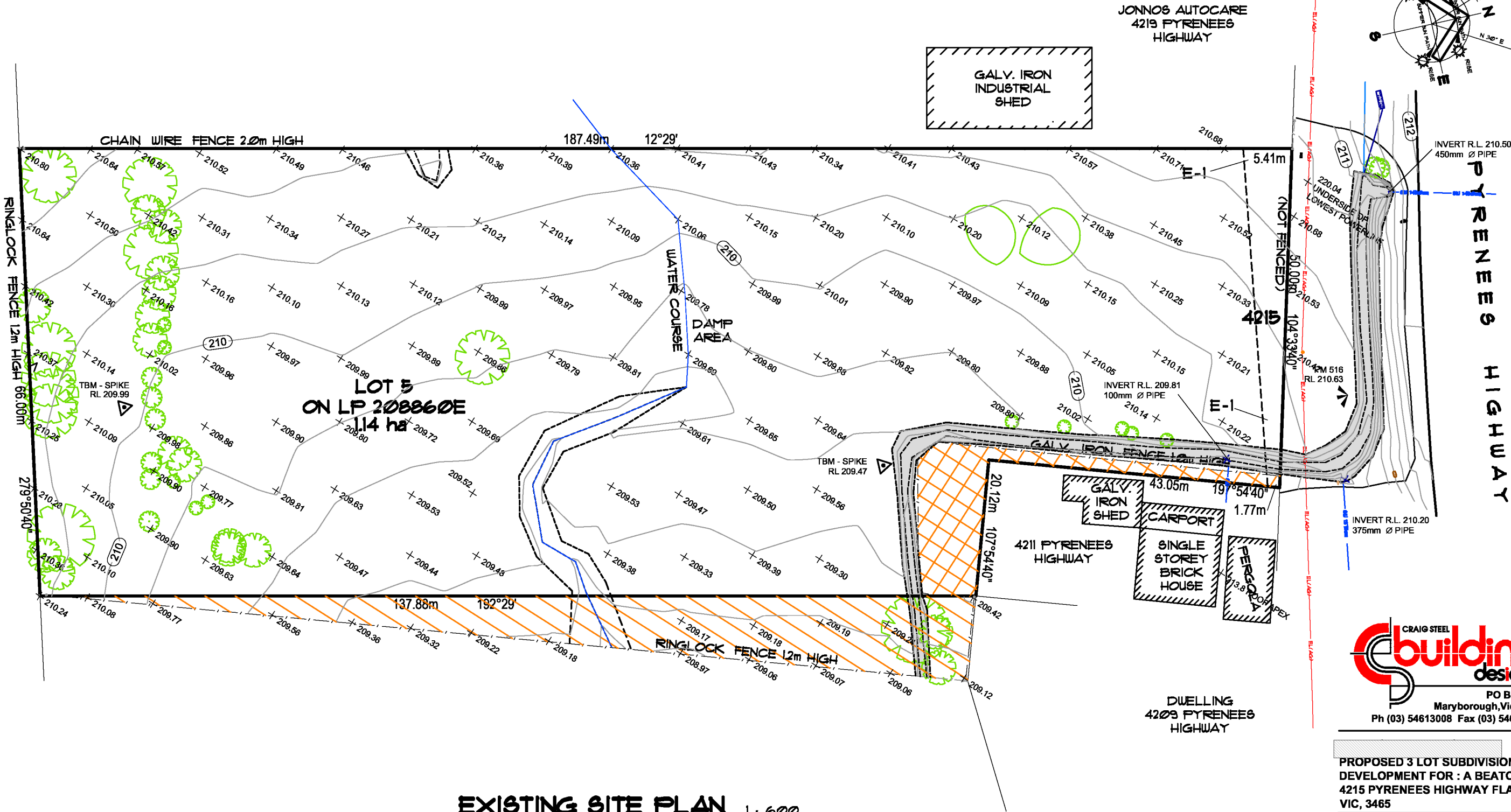
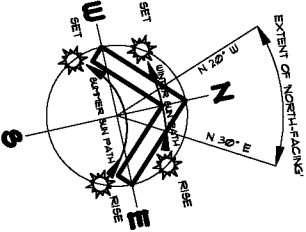


PROPOSED 3 LOT SUBDIVISION &
DEVELOPMENT FOR : A BEATON,
4215 PYRENEES HIGHWAY FLAGSTAFF ,
VIC, 3465

ACCESSIBLE WC & OFFICE -
LAYOUT PLAN

Designed C STEEL MAY 2025
Checked C STEEL Date 20 MAY 2025





EXISTING SITE PLAN 1 : 600

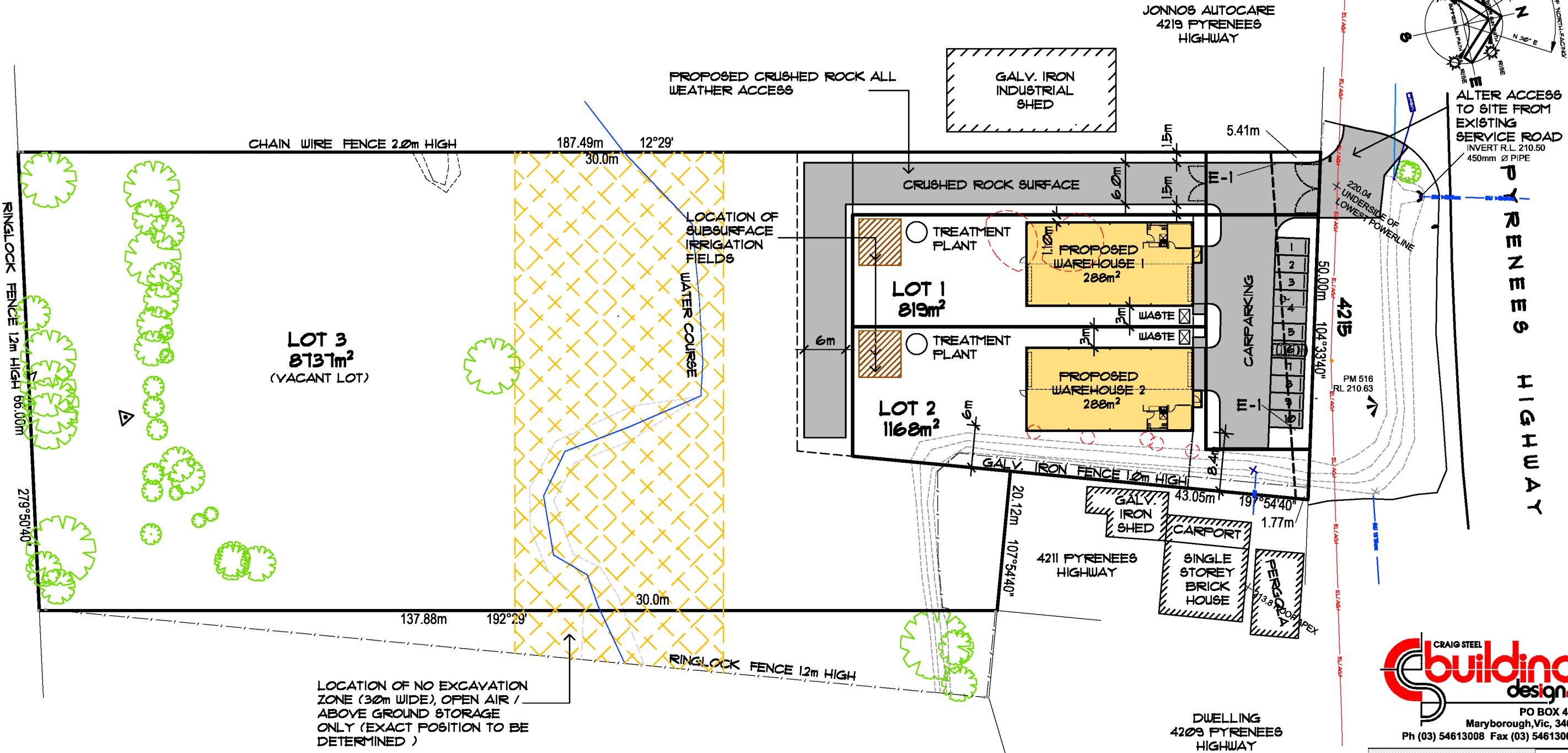
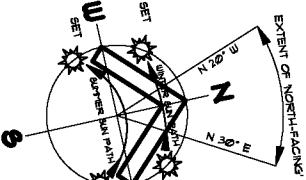
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building design
PO BOX 403
Maryborough, Vic, 3465
Ph (03) 54613008 Fax (03) 54613009

PROPOSED 3 LOT SUBDIVISION &
DEVELOPMENT FOR : A BEATON,
4215 PYRENEES HIGHWAY FLAGSTAFF ,
VIC, 3465

EXISTING SITE PLAN

Designed C STEEL MAY 2025
Checked C STEEL Date 20 MAY 2025

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OVERALL SITE PLAN 1 : 600

- EXISTING TREES TO BE RETAINED
- EXISTING TREES TO BE REMOVED
- NO EXCAVATION ZONE
- PROPOSED BUILDINGS
- CRUSHED ROCK ALL WEATHER SURFACE

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VIC, 3465

OVERALL SITE PLAN

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Checked C STEEL Date 20 MAY 2025



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**PROPOSED 3 LOT SUBDIVISION &
DEVELOPMENT FOR : A BEATON,
4215 PYRENEES HIGHWAY FLAGSTAFF
VIC. 3465**

Designed	C STEEL	MAY 2025
Checked	C STEEL	Date 20 MAY 2025

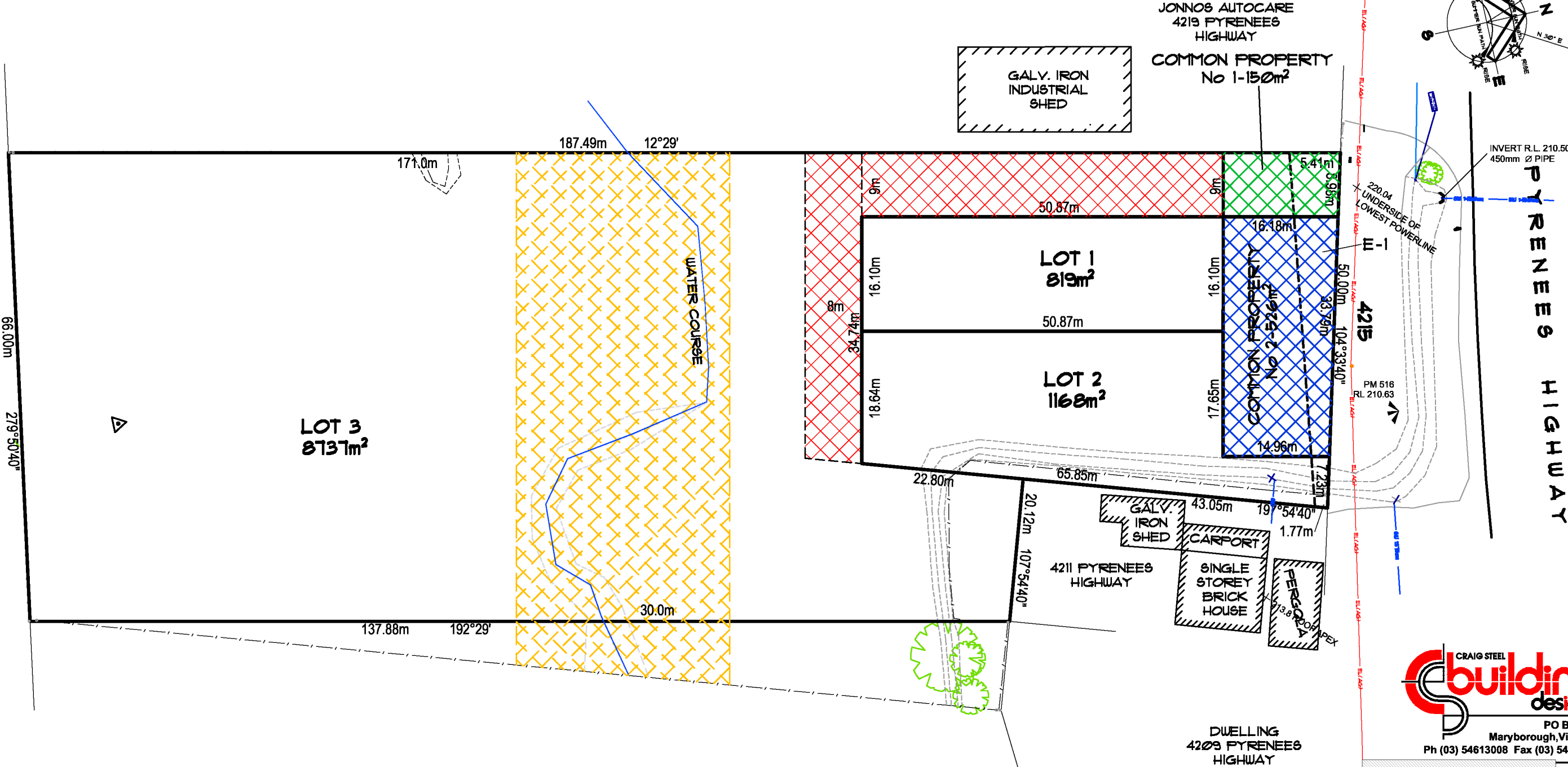
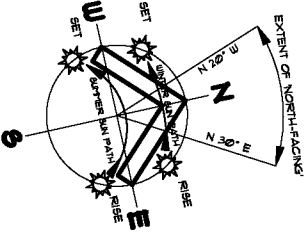


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B1221/24/11



-  CRUSHED ROCK HARD STAND PARKING / DRIVEWAY AREAS
 PROPOSED LANDSCAPED AREAS
 2m HIGH CHAINMESH FENCE



PROPOSED LOT LAYOUT 1 : 600

- NO EXCAVATION ZONE (30m WIDE)
- CARRAGEWAY EASEMENT IN FAVOUR OF LOT 1 & 2
- COMMON PROPERTY No 1 - OWNERS CORPORATION CONSISTING OF ALL LOT OWNERS
- COMMON PROPERTY No 2 - OWNERS CORPORATION CONSISTING OF LOT 1 & 2 OWNERS

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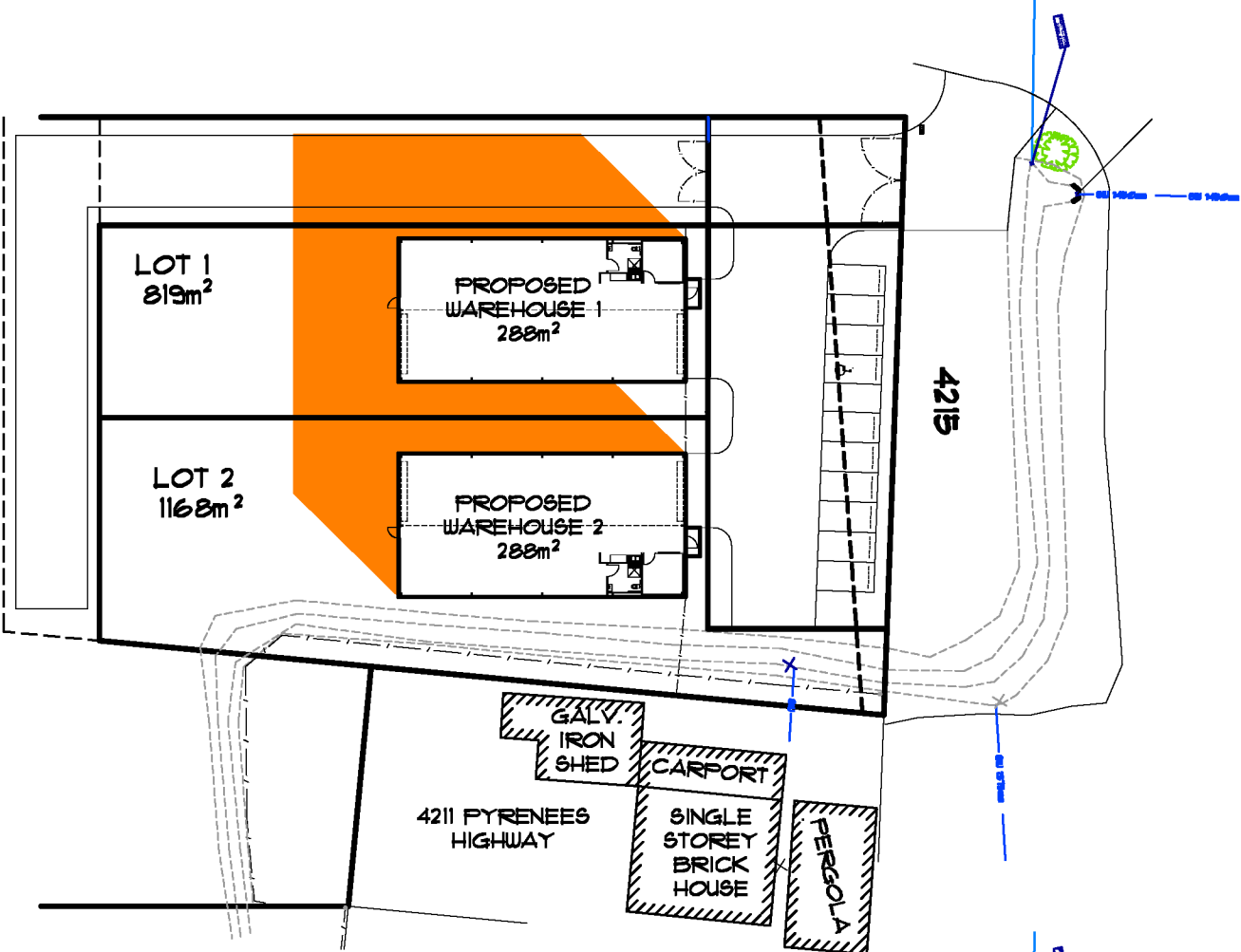
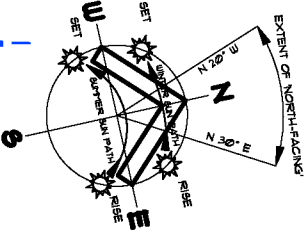
PROPOSED 3 LOT SUBDIVISION &
DEVELOPMENT FOR : A BEATON,
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VIC, 3465

PROPOSED LOT LAYOUT

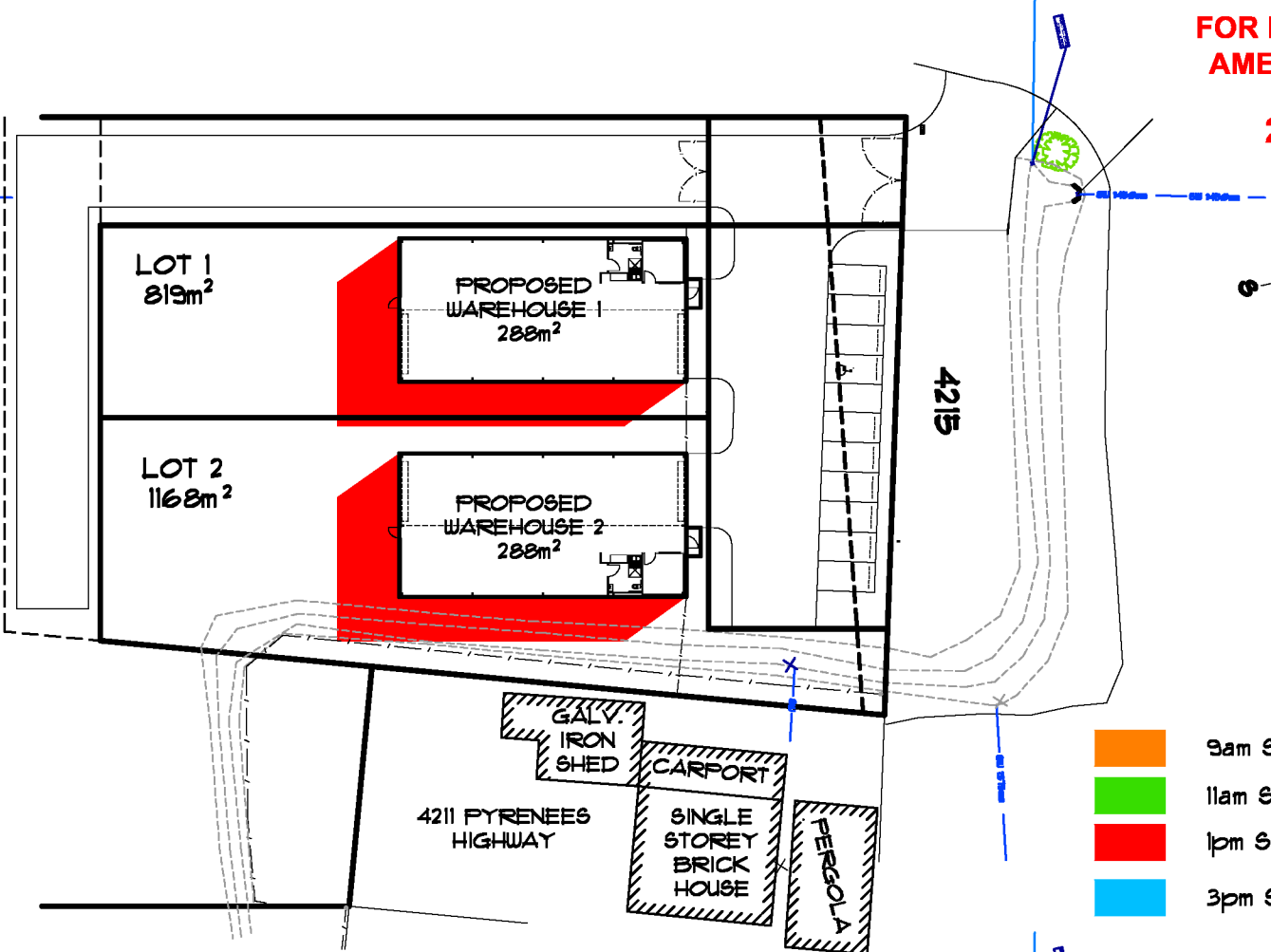
Designed	C STEEL	MAY 2025
Checked	C STEEL	Date 20 MAY 2025

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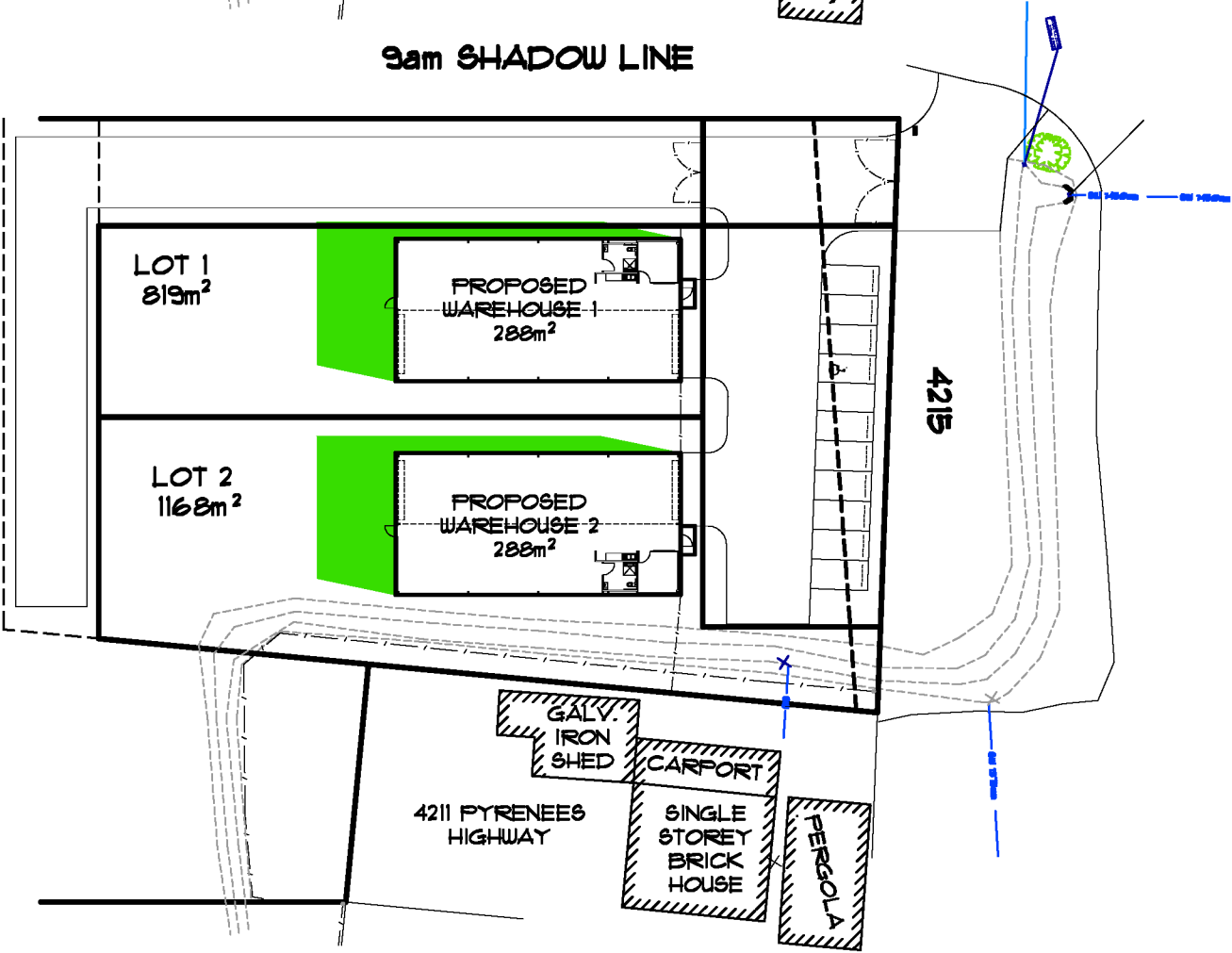
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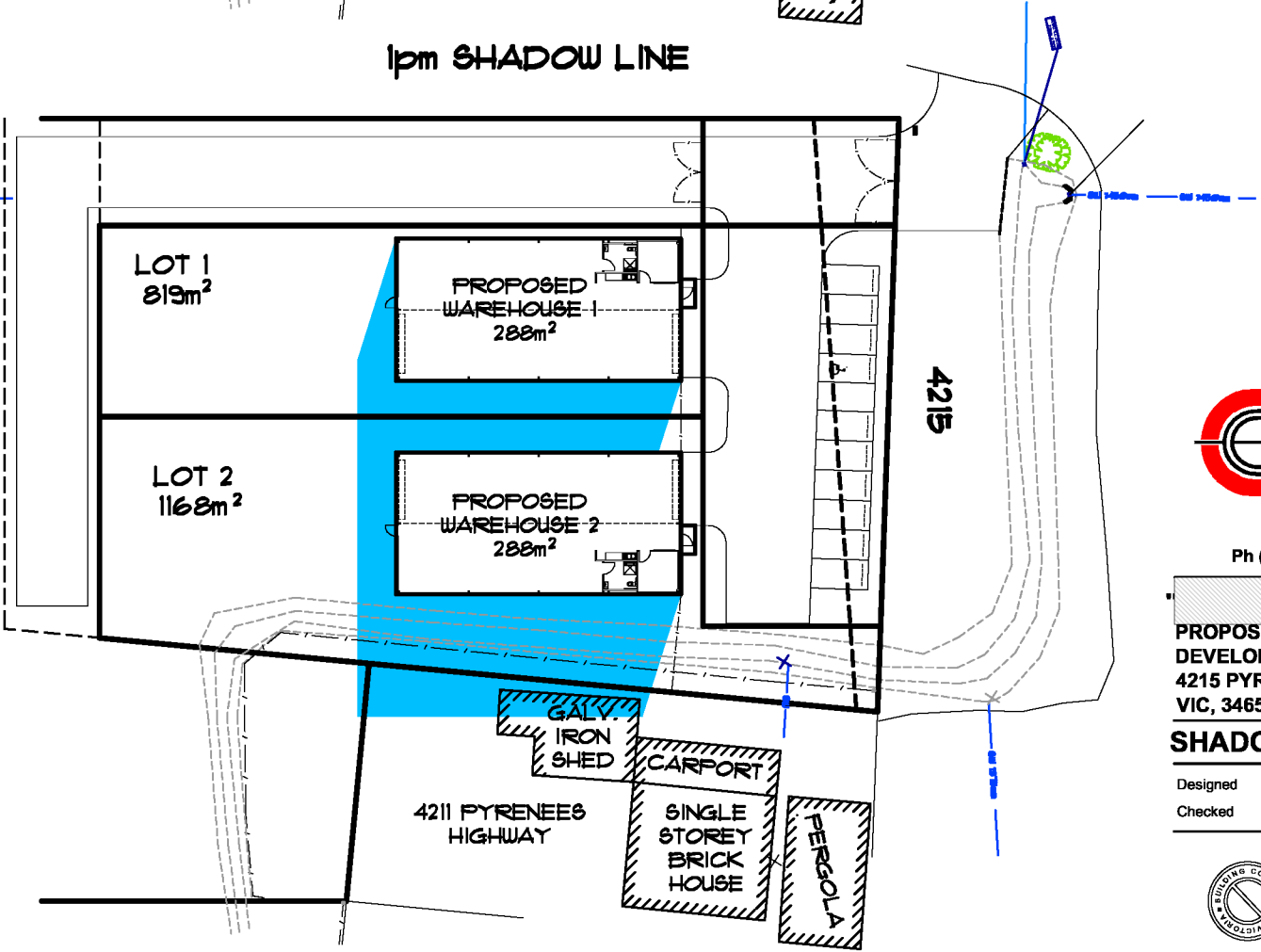
9am SHADOW LINE



1pm SHADOW LINE



11am SHADOW LINE



3pm SHADOW LINE

- 9am SHADOW LINE
- 11am SHADOW LINE
- 1pm SHADOW LINE
- 3pm SHADOW LINE

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SHADOW DETAILS

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