



**LEGEND:**

- PROPOSED PEDESTRIAN PAVEMENT
- EXISTING BUILDING
- NEW BUILDING
- PROPOSED CAR PARK ALTERATIONS
- PROPOSED LANDSCAPING
- TREES
- TREE PROTECTION ZONE (TPZ)

NOTE: ALL STAFF AND CONTRACTORS ARE TO BE AWARE OF THE RESPONSIBILITY TO PROTECT TREES THROUGHOUT DESIGN, DEVELOPMENT AND DELIVERY OF THE PROJECT.

**1 PROPOSED SITE - MASTER PLAN**  
 A1 SCALE: 1 : 500

SITE COVERAGE (APPROXIMATE)	AREA
EXISTING APPROVED BUILDING	13 652m <sup>2</sup>
PROPOSED FAST FOOD BUILDINGS	1 306m <sup>2</sup>
PROPOSED IMPERVIOUS AREA	32 743m <sup>2</sup>
<b>SITE AREA</b>	<b>54 161m<sup>2</sup></b>

NOTE: IMPERVIOUS AREAS INCLUDE BUILDING COVERAGE AND BUILDING AREAS ARE TAKEN FROM TOTAL EXTENT OF ROOFED SPACE.  
 AREAS WITHIN SITE PLAN ARE TO INTERNAL WALLS AND DO NOT INCLUDE SERVICE YARDS.

CAR PARKING ANALYSIS	
EXISTING SELF STORAGE	16
EXISTING GYM	15
EXISTING RESTRICTED RETAIL	38
EXISTING MEDICAL CENTRE	27
EXISTING SHOP	15
EXISTING CONVENIENCE RESTAURANTS	45
<b>TOTAL REQUIRED</b>	<b>156</b>
<b>TOTAL PROVIDED</b>	<b>249</b>
SURPLUS	93

NOTE: TAKEN FROM TRAFFIC IMPACT ASSESSMENT REVISION F

**NOTES:**  
 ALL LEVELS, CONTOURS, SURVEY AND CADASTRAL INFORMATION PROVIDED BY LAND SURVEYORS.  
 THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS AND SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT AND THE CONSTRUCTION OF THE WORKS. THE DIMENSIONS AND PROFILES SHOWN ON THE DRAWINGS ARE BELIEVED TO BE CORRECT. IT IS THE RESPONSIBILITY OF THOSE WORKING ON SITE TO VERIFY THE DIMENSIONS AND PROFILES AND LOCATE ALL SERVICES ON SITE PRIOR TO COMMENCING WORKS.  
 ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE USE FIGURED DIMENSIONS ONLY. DO NOT SCALE. IF ANY DISCREPANCIES EXIST IN DIMENSIONING, COORDINATION BETWEEN SCHEDULES, SPECIFICATIONS AND / OR DRAWINGS, OR ANY OTHER DISCREPANCY, NOTIFY MCHP ARCHITECTS BEFORE PROCEEDING WITH WORK. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.  
 ALL BUILDING WORKS, ASSOCIATED WORKS, MATERIALS AND WORKMANSHIP IN THIS PROJECT ARE TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, THE RULES AND REQUIREMENTS OF THE WATER BOARD, COUNCIL, ALL OTHER RELEVANT AUTHORITIES AND THE RELEVANT STANDARDS ASSOCIATION OF AUSTRALIA CODES AND SPECIFICATIONS.

**DRAFT**  
 NOT FOR CONSTRUCTION

IN ACCEPTING AND UTILISING THIS DOCUMENT, THE RECIPIENT AGREES THAT MCHP ARCHITECTS PTY LTD (ACN 096 632 450) RETAIN ALL COMMON LAW, STATUTORY LAW AND OTHER RIGHTS INCLUDING COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS. THE RECIPIENT AGREES NOT TO USE THIS DOCUMENT FOR ANY PURPOSE OTHER THAN THE ORIGINAL INTENDED USE. TO WAIVE ALL CLAIMS AGAINST MCHP ARCHITECTS RESULTING FROM UNAUTHORISED CHANGES, OR TO RELIEVE THE DOCUMENT ON OTHER PROJECTS WITHOUT THE PRIOR WRITTEN CONSENT OF MCHP ARCHITECTS. UNDER NO CIRCUMSTANCES SHALL TRANSFER OF THIS DOCUMENT BE DEEMED A SALE. MCHP ARCHITECTS MAKES NO WARRANTIES OF FITNESS FOR ANY PURPOSE.  
 THE CONTRACTOR SHALL VERIFY JOB DIMENSIONS PRIOR TO ANY WORK COMMENCING. DO NOT SCALE DRAWINGS.



No	Date	Description	By
A	17/04/2024	MASTER PLAN	SG

**MCHP ARCHITECTS**  
 ABN: 21 096 632 450  
 SUITE 5, 38-46 ALBANY STREET  
 ST LEONARDS NSW 2065  
 02 9436 2222 mchp.com.au

NOMINATED ARCHITECTS:  
 Craig Ridgeway: 8100 NSW | 2871 SA | 800779 Vic | 2871 ACT  
 David Cahill: 7135 NSW | 3870 SA | 16212 Vic | 2805 ACT | 5724 Qld  
 MCHP Architects Company Registration: 600137 Vic | 3879 SA

Client  
**KENNARDS SELF STORAGE**

Project  
**PROPOSED FAST FOOD DEVELOPMENT**

**1550 PASCOE VALE ROAD, ROXBURGH PARK VICTORIA 3048**

Drawing Title  
**PROPOSED SITE - MASTER PLAN**

A1 Scale **As indicated** A3 Scale **HALF A1 SCALE** Date **14.07.2023** Drawn **SG**

Drawing No **23-017 SK010** Revision **A**