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UNDERGROUND SERVICES HAVE NOT BEEN LOCATED UNLESS SPECIFICALLY SHOWN.

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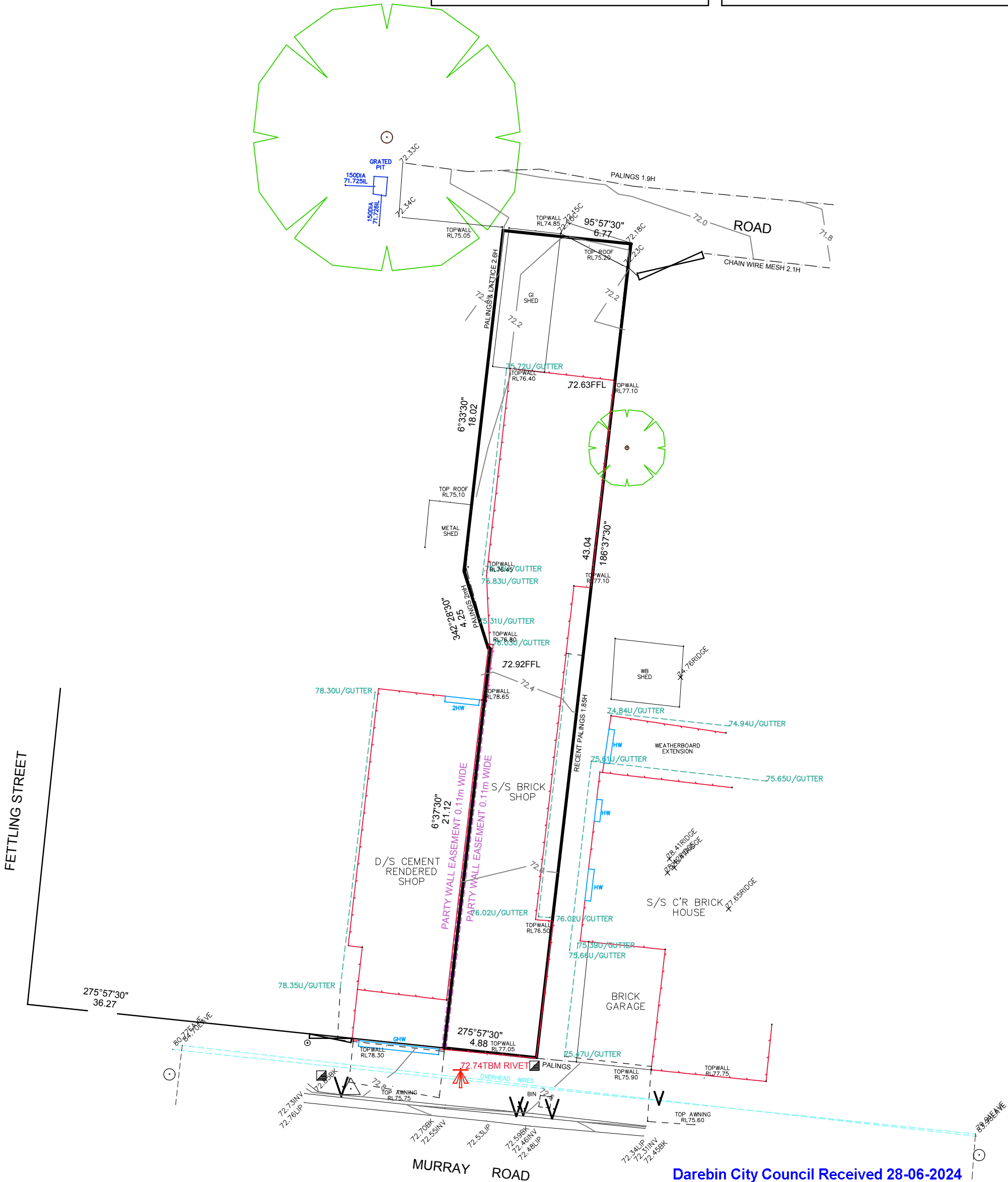
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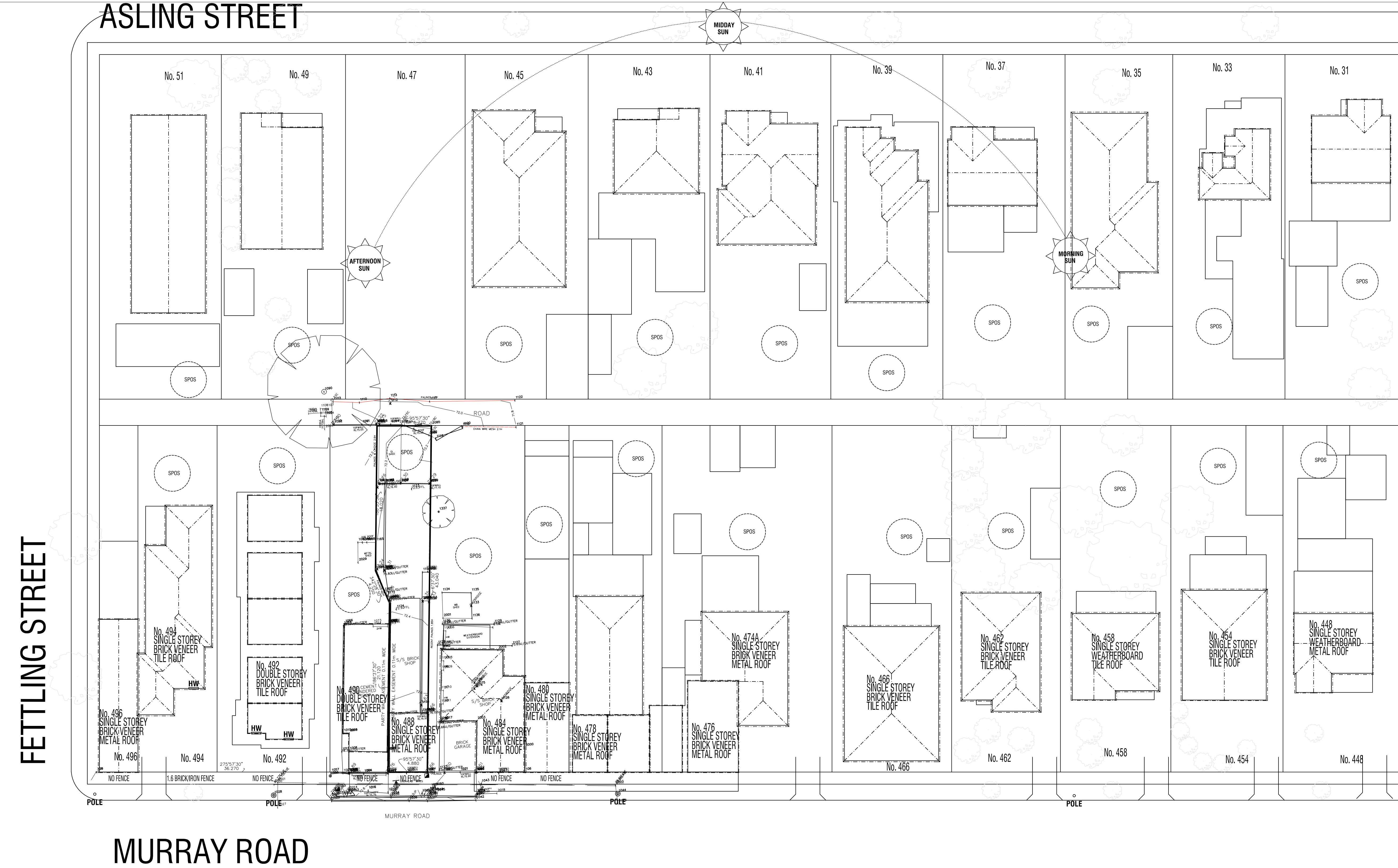
AHD LEVELS DERIVED FROM CONNECTION TO JKA JKA PM 625 (RL 61.635 SMES 19/07/2023) BY GNSS OBSERVATION SURVEY

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SYMBOL	DESCRIPTION
	T.B.M.
	TREE (TRUNK & SPREAD)
	POWER POLE
	STOP VALVE
	TELSTRA PIT
	SIGN
1500DIA	PIPE SIZE DIAMETER (mm)
71.725IL	PIPE INVERT LEVEL
BA.65BK	BACK OF KERB LEVEL
BA.76LIP	LIP OF KERB LEVEL
BA.64INV	INVERT OF KERB LEVEL
88.21C	CONCRETE LEVEL
72.92FFL	FINISH FLOOR LEVEL
HW	HABITABLE WINDOW
NHW	NON HABITABLE WINDOW
GHW	GROUND LEVEL HW
2HW	SECOND STOREY HW



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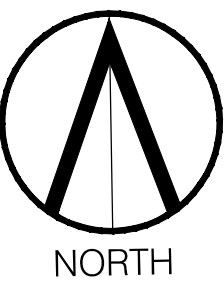
KEY

- P.O.S PRIVATE OPEN SPACE
- S.P.O.S SECLUDED PRIVATE OPEN SPACE
- HW HABITABLE WINDOWS
- CANOPY TREES
- 8.2 BUILDING SETBACKS TO BOUNDARY FENCE LINE
- V1 PHOTO VIEW ANGLE
- POLE POWER POLE
- PIT PHONE PIT

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Revisions

Rev-A	12.02.2024	TOWN PLANNING SUBMISSION
Rev-B	28.06.2024	RESPOND TO COUNCIL'S RFI
Rev-C	21.08.2024	RESPOND TO COUNCIL'S RFI

P L A N N I N G &
DESIGN

DATE	SCALE	DRAWN BY	PROJECT No.
FEB 2024	1:250@A1 1:500@A3	C.M	7661

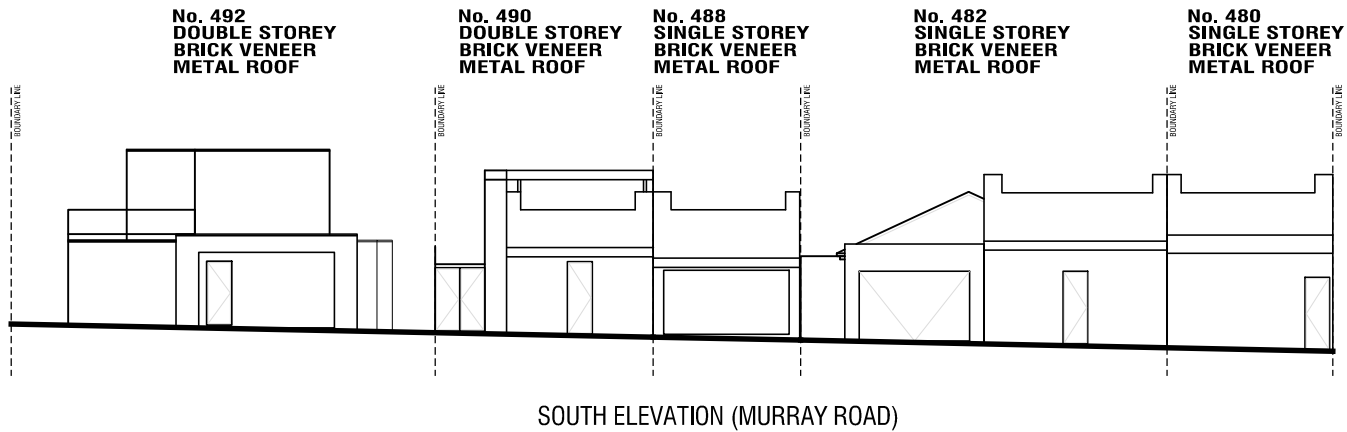
NEIGHBOURHOOD AND SITE
DESCRIPTION PLAN

DEVELOPMENT
488 MURRAY ROAD, PRESTON









SOUTH ELEVATION (MURRAY ROAD)

EXISTING ELEVATIONS



SOUTH ELEVATION (MURRAY ROAD)

PROPOSED ELEVATIONS

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P L A N N I N G &
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FEB 2024	1:250@A3	C.M	7661

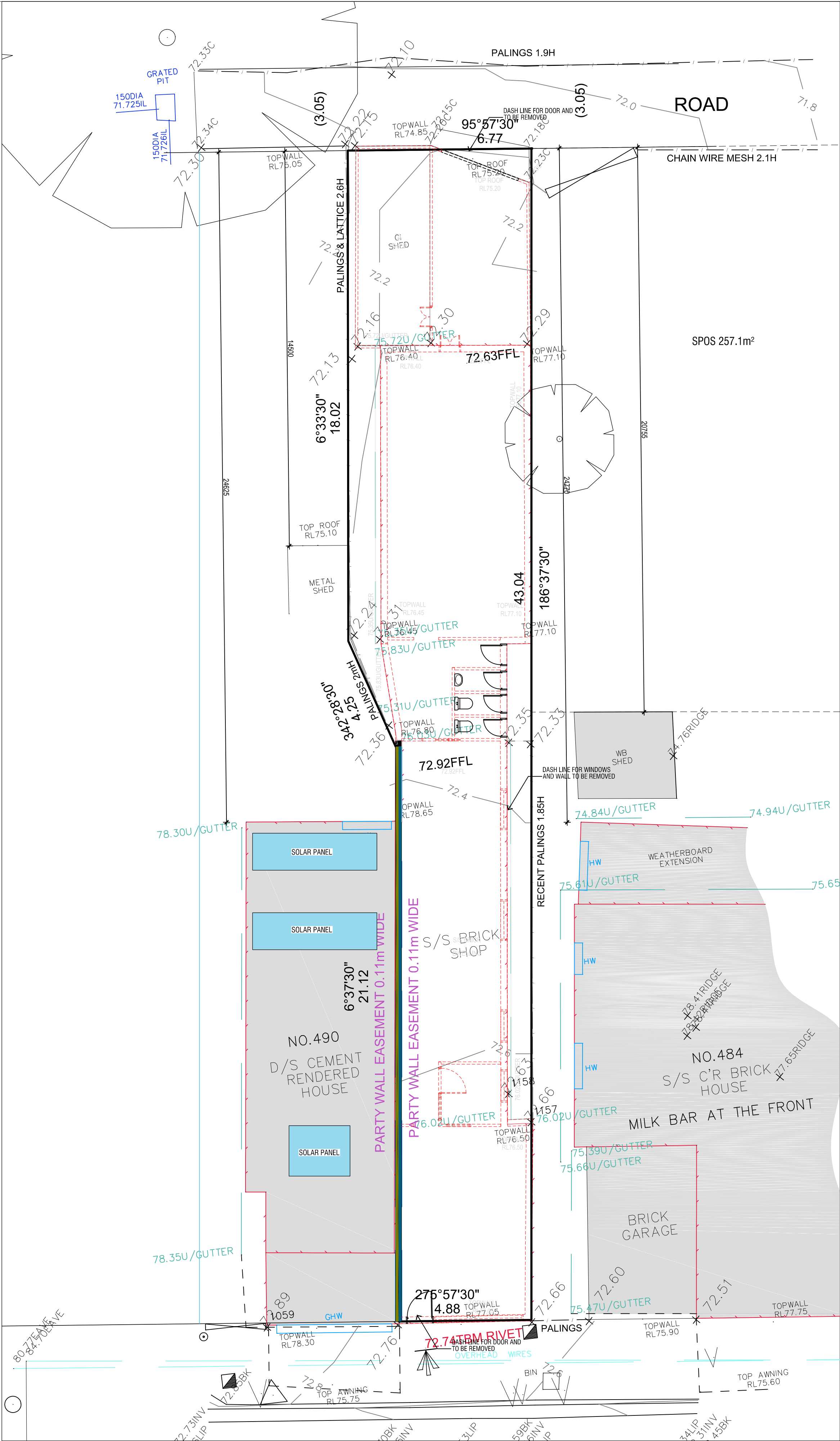
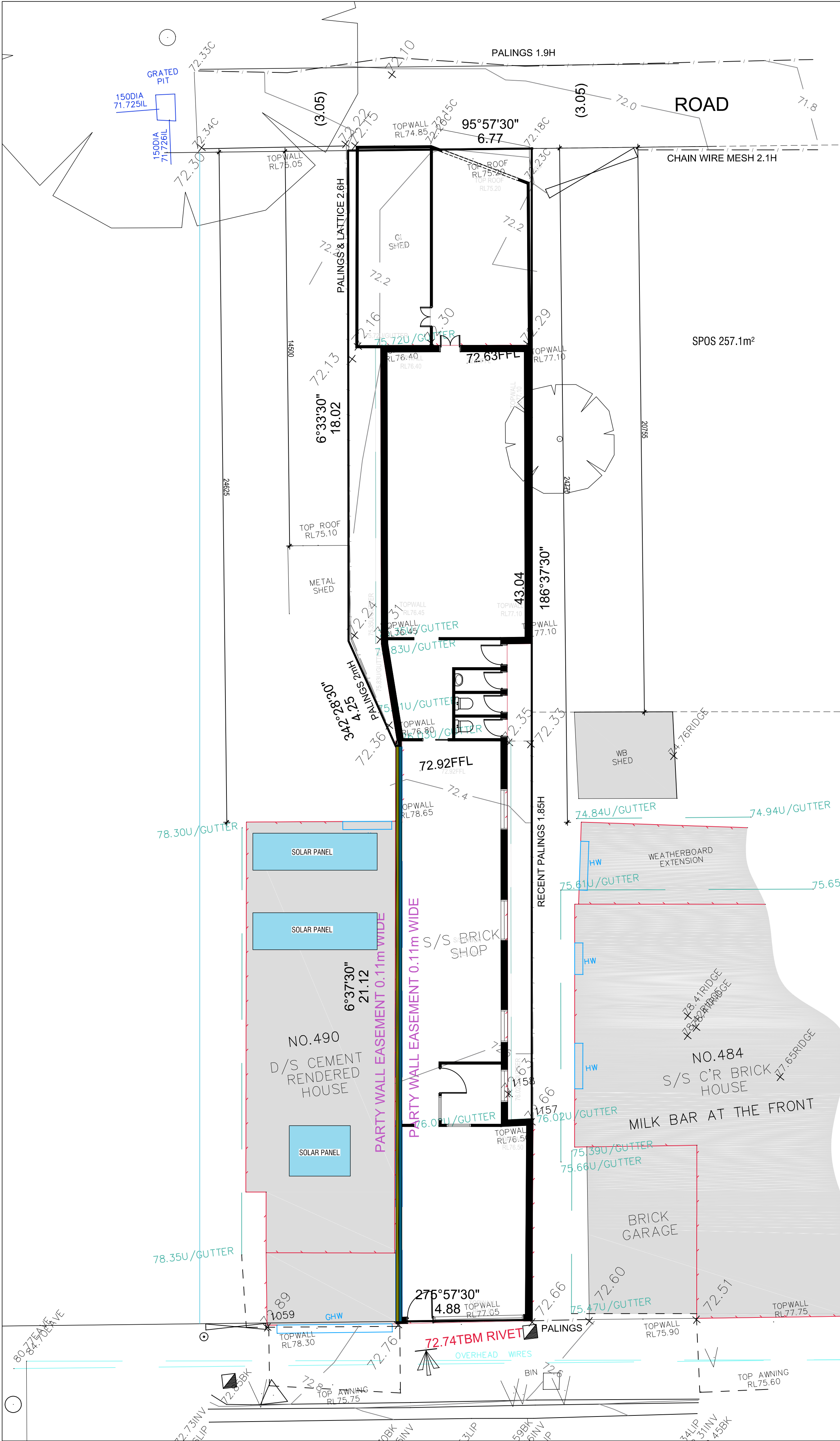
STREET ELEVATIONS

DEVELOPMENT

31 MURRAY ROAD PRESTON

SE
REV C

Darebin City Council Received 22/8/24



LEGEND

EXISTING STRUCTURE TO BE RETAINED

EXISTING STRUCTURE TO BE DEMOLISHED

NOTE: ALL DIMENSIONS MUST BE MEASURED ON SITE DURING CONSTRUCTION ESPECIALLY ROOF TRUSS

Revisions			
Rev-A	12.02.2024	TOWN PLANNING SUBMISSION	
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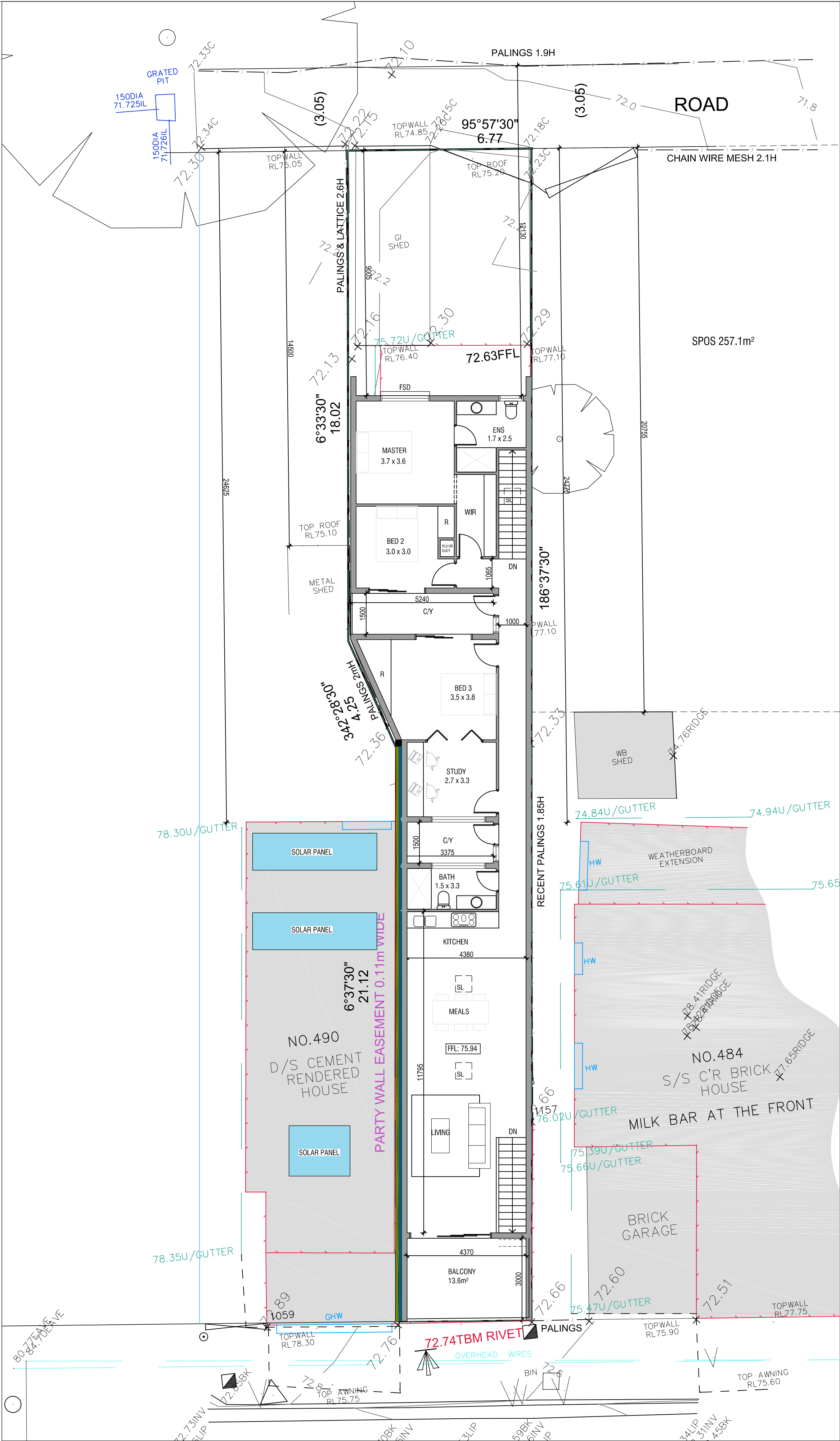
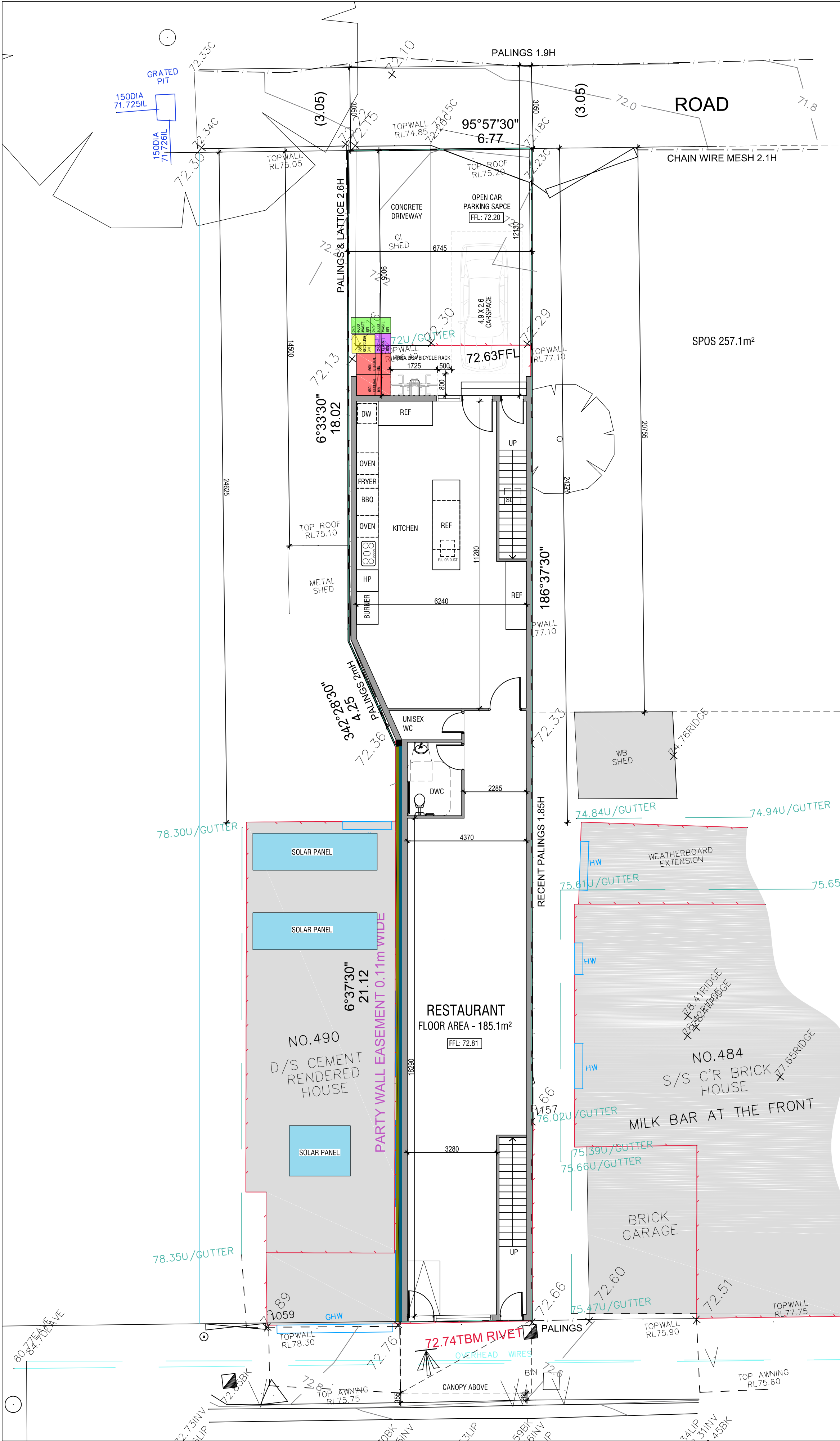
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P L A N N I N G & DESIGN				DATE	SCALE	DRAWN BY	CHECKED BY	PROJECT NO.
				JULY 2023	1:100(BA1)	WM	C.M	7661
				EXISTING AND DEMOLISH PLAN				
				MIXED USED DEVELOPMENT				
				488 MURRAY ROAD, PRESTON				
				TP01 REV-C				

AREA SCHEDULE	
RESTAURANT/CARETAKER	
GROUND FLOOR	185.1m²
FIRST FLOOR	162.4m²
BALCONY	14.7m²
TOTAL AREA:	39.0SQ 362.2m²
SITE	
SITE AREA	247.3m²
SITE COVERAGE	74.9% 185.1m²
SITE PERMEABILITY	0% 0m²



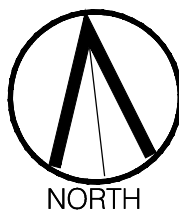
MONA LISA BICYCLE RACK



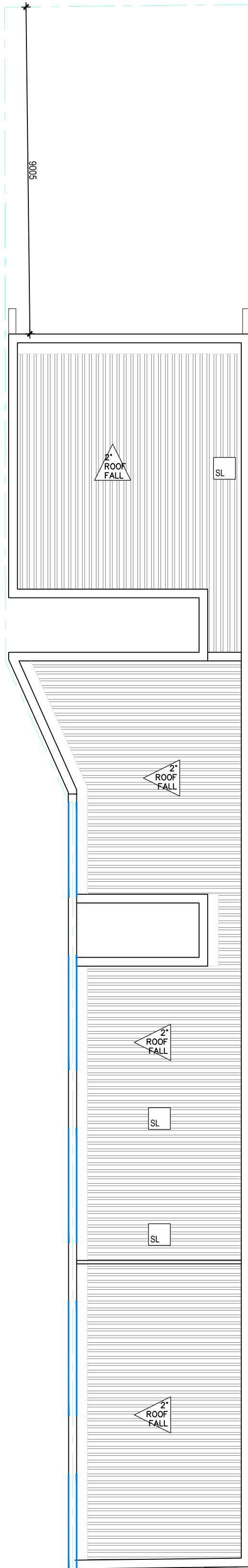
Revisions	
Rev-A	12.02.2024 TOWN PLANNING SUBMISSION
Rev-B	28.06.2024 RESPOND TO COUNCIL'S RFI
Rev-C	27.08.2024 RESPOND TO COUNCIL'S RFI

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DATE	SCALE	DRAWN BY	CHECKED BY	PROJECT NO.
JULY 2023	1:100@A1	WM	CJM	7661
GROUND & FIRST FLOOR PLAN				
MIXED USED DEVELOPMENT 488 MURRAY ROAD, PRESTON				TP02 REV-C



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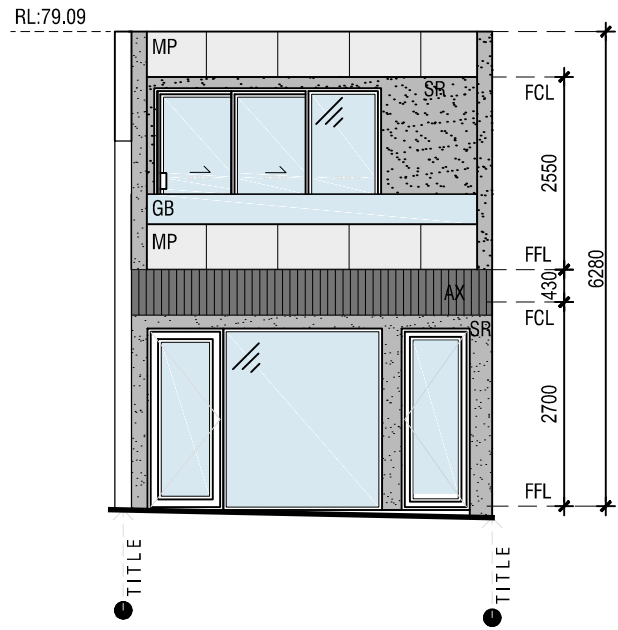


SL SKYLIGHT

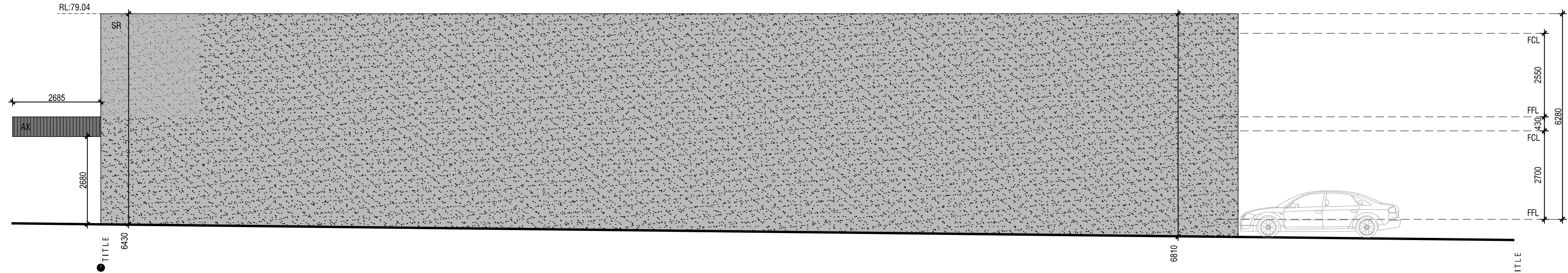
ROOF PLAN
SCALE 1:100

Revisions			PLANNING & DESIGN PT. 31 Enfield Ave, Preston 3072 T-9018 1529 E: admin@planninganddesign.com.au		P L A N N I N G & DESIGN		DATE JULY 2023		SCALE 1:100@A1	DRAWN BY WM	CHECKED BY C.M	PROJECT No. 7661
Rev-A	12.02.2024	TOWN PLANNING SUBMISSION										
Rev-B	28.06.2024	RESPOND TO COUNCIL'S RFI										
Rev-C	21.08.2024	RESPOND TO COUNCIL'S RFI										
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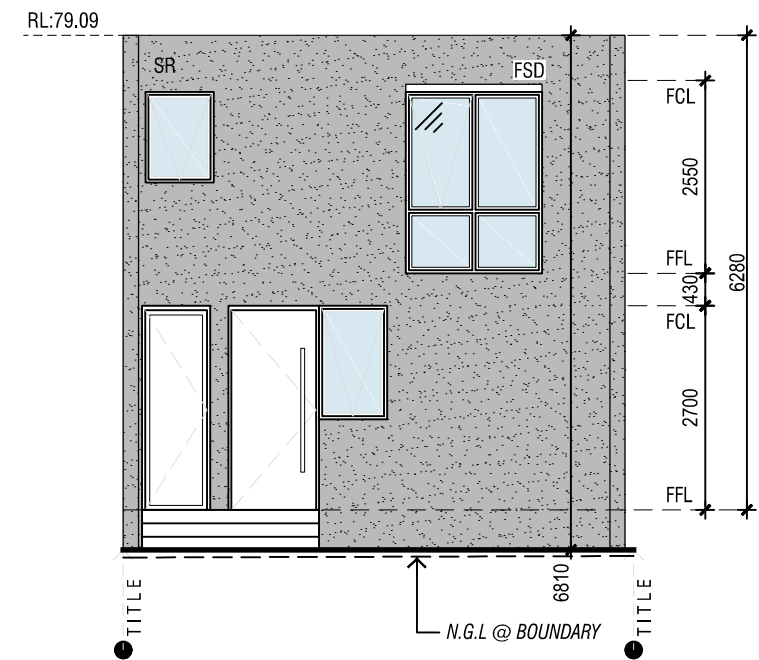
MIXED USED DEVELOPMENT 488 MURRAY ROAD, PRESTON		TP03 REV-C
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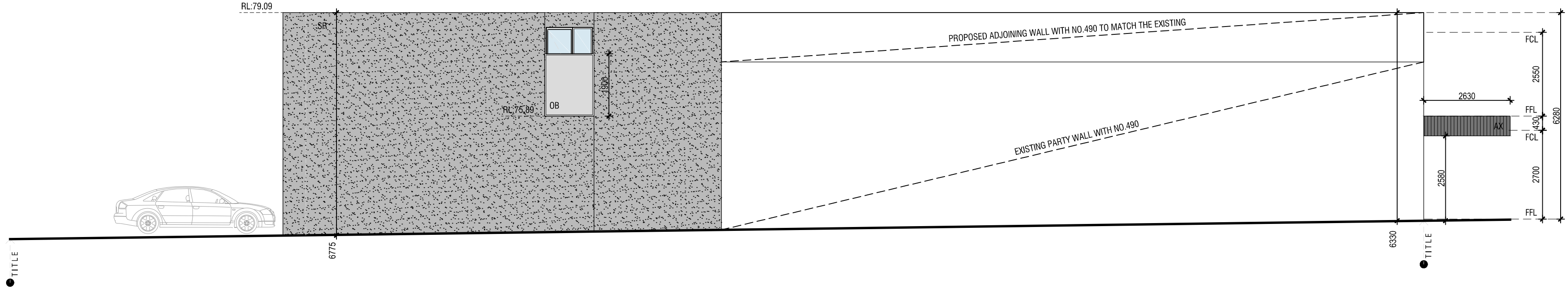
SOUTH ELEVATION
SCALE 1:100



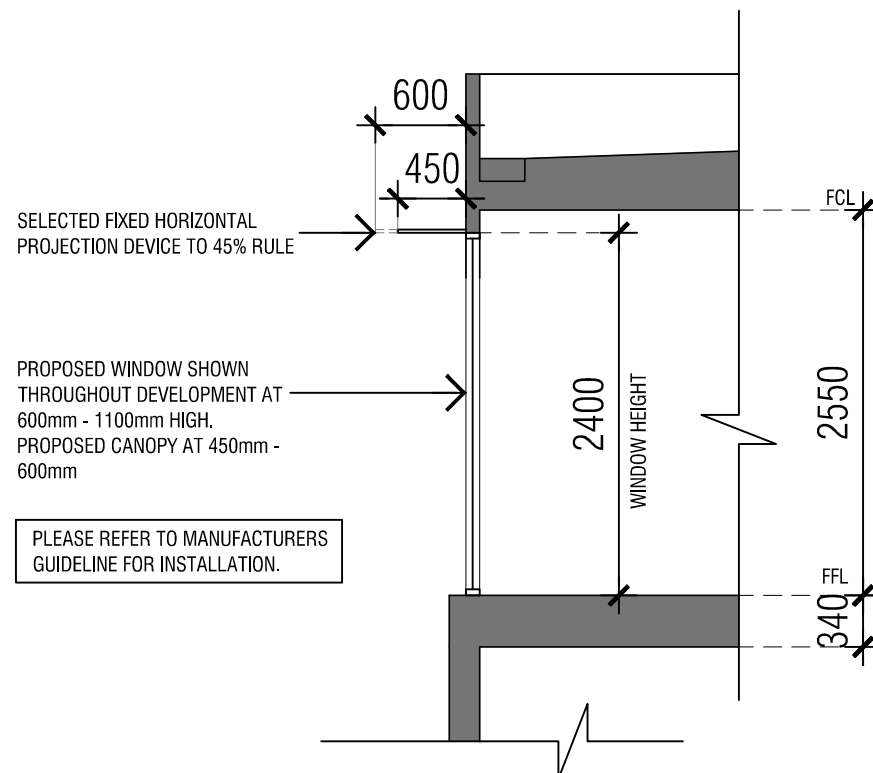
EAST ELEVATION
SCALE 1:100



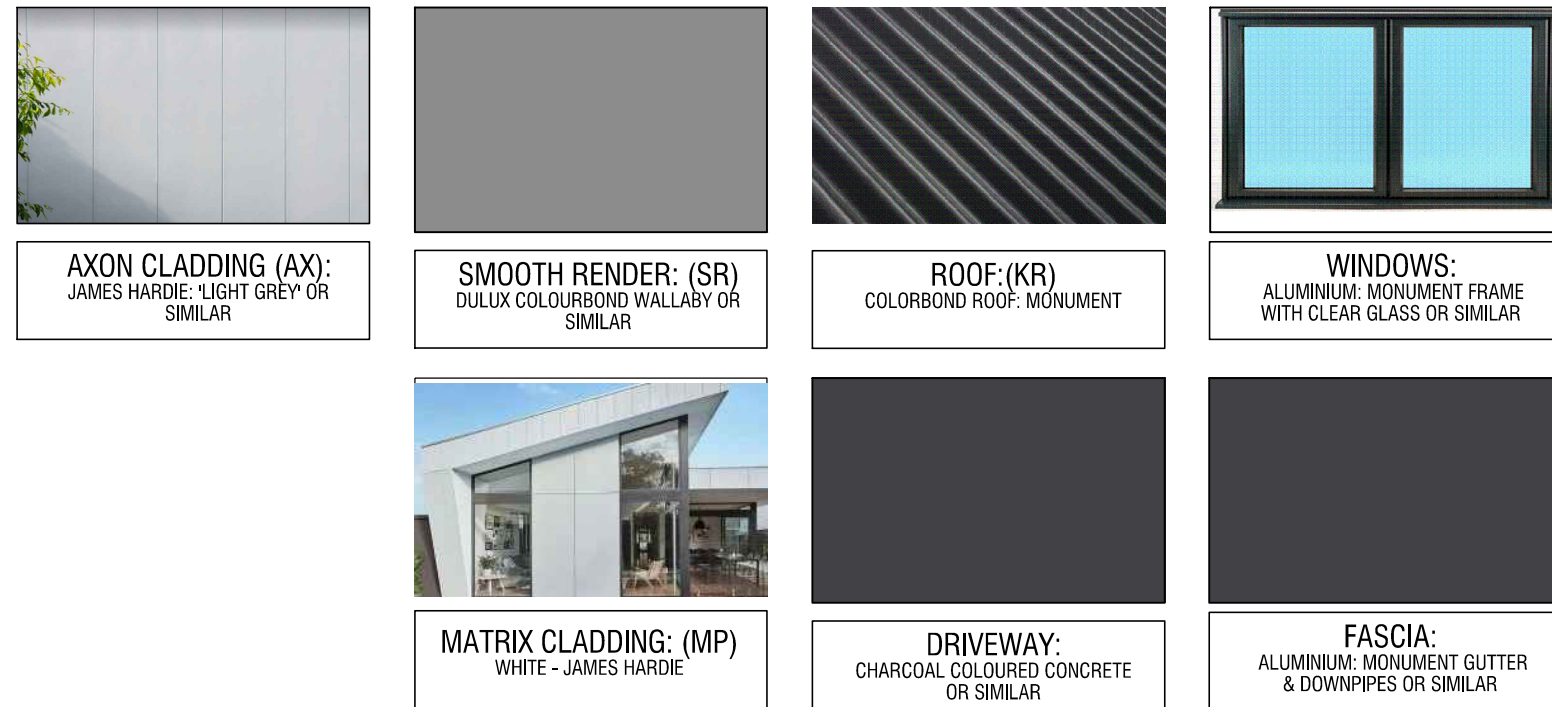
NORTH ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100



FIXED EXTERNAL SHADING DEVICE
SCALE 1:50



MATERIAL SCHEDULE:

- SR SMOOTH RENDER FINISH
AX AXON CLADDING
MP MATRIX CLADDING PANEL
GB CLEAR GLASS BALUSTRADE
OB OBSCURE GLASS
KR KLIP-LOK ROOF AT 2 DEGREE PITCH
FSD EXTERNAL FIXED SHADING DEVICE

ALUMINIUM WINDOWS THROUGH-OUT

COLORBOND GUTTERS, FASCIA'S AND DOWNPIPES

Revisions	
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P L A N N I N G & DESIGN	
MIXED USED DEVELOPMENT 488 MURRAY ROAD, PRESTON	

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ELEVATIONS				
TP04 REV-C				