

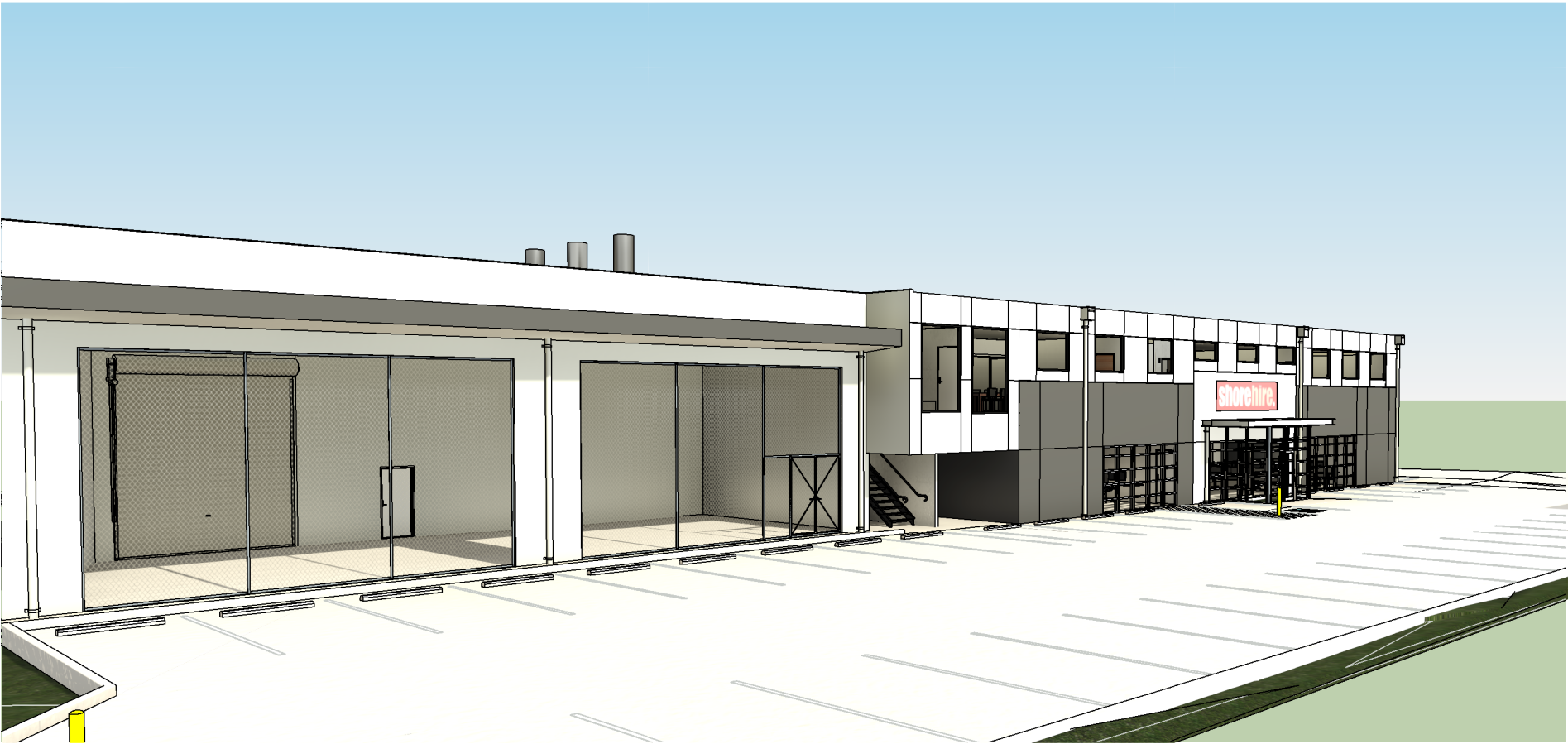


PLANNING DRAWINGS

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Date Plans Provided: 28/05/2024

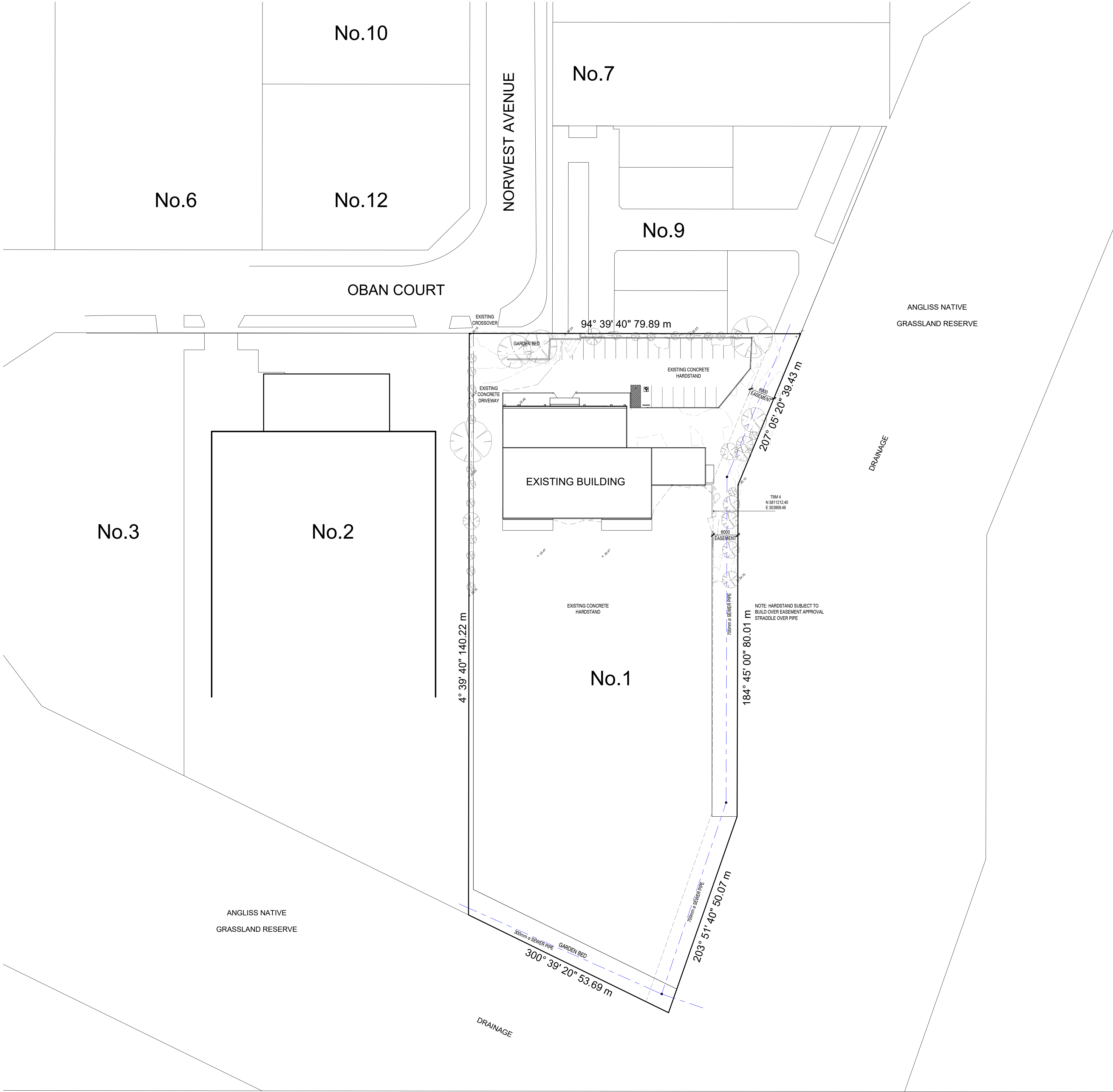
SHEET LIST					
SHEET NO.	SHEET NAME	REV	DATE	REVISION	
				DESCRIPTION	
TP00	COVER SHEET	B	17.11.2023	TP RFI	
TP01	EXISTING SITE PLAN	B	17.11.2023	TP RFI	
TP02	PROPOSED SITE PLAN	B	17.11.2023	TP RFI	
TP03	EXISTING GROUND FLOOR PLAN	B	17.11.2023	TP RFI	
TP04	PROPOSED GROUND FLOOR PLAN	B	17.11.2023	TP RFI	
TP05	PROPOSED FIRST FLOOR PLAN	B	17.11.2023	TP RFI	
TP06	ELEVATIONS	B	17.11.2023	TP RFI	



PROPOSED BUILDING EXTENSION

1 OBAN COURT,
LAVERTON NORTH

PROJECT No: 10980 ISSUE: B
DATE: 28.09.2023



SITE AREA SCHEDULE

SITE AREA	9,924.74 m ²
EXISTING SITE COVER	2,556.41 m ²
PROPOSED SITE COVER	2,556.41 m ²

BUILDING AREA SCHEDULE

AREA	GROSS GROUND (m ²)	NET GROUND (m ²)	GROSS FIRST FLOOR OFFICE (m ²)	NET FIRST FLOOR OFFICE (m ²)	TOTAL GROSS AREA (m ²)	TOTAL NET AREA (m ²)
OFFICE	328.10	314.00	351.05	322.40	679.15	636.40
WAREHOUSE	612.00	557.28	-	-	612.00	557.28
SPRAY BOOTH	98.32	98.32	-	-	98.32	98.32
WASH BAYS	187.96	187.96	-	-	187.96	187.96

ALL NET FLOOR AREAS ARE LESS INTERNAL LOADING BAYS & STAIR VOIDS

CAR PARKING

CAR PARKING AREA ALLOCATION
PORTION OF SITE ALLOCATED TO CAR SPACES AND 6.4m WIDE ACCESSWAYS AS PER CLAUSE 52.06 REQUIREMENTS.
REQUIREMENT: 10% OF SITE AREA (992.47m²)
PROPOSED PARKING AREA SHOWN HATCHED: 1074m²

EXISTING PARKING SPACES ON SITE	24 SPACES
PROPOSED PARKING SPACES PROVIDED ON SITE	39 SPACES
CAR SPACES 1-3, 32-35 TO BE 4800L x 2700W	
CAR SPACES 4-30 TO BE 4900L x 2600W	
CAR SPACES 36-39 TO BE PARALLEL PARKING	

1 ACCESSIBLE CAR SPACE (5400x2400W) + SHARED SPACE
LEGEND:

- 5400 X 2400 DISABLED PARKING ACCESS ZONE, MARKINGS AND BOLLARD TO A.S.2890.6
- 5400 X 2400 DISABLED PARKING ZONE, MARKINGS AND SIGNAGE TO A.S.2890.6
- EXISTING ELECTRICITY PIT
- JUNCTION PIT
- SIDE ENTRY PIT
- TELECOM PIT
- HYDRANT
- SEWER EXISTING
- SEWER I/O
- PROPOSED CONCRETE HARDSTAND
- EXISTING TREES
- EXISTING TREES TO BE REMOVED
- POLE & LIGHT
- ELECTRICITY POLE
- PROPOSED ELECTRICITY PIT
- STEEL PROTECTION BOLLARDS PAINTED YELLOW
- EXISTING LANDSCAPE/GRASS
- EXISTING CONCRETE HARDSTAND

BR BICYCLE RACK
PLEASE NOTE: ANY PROPOSED FENCE LOCATIONS AND SETBACKS TO TITLE BOUNDARIES SHALL BE SUBJECT TO RE-ESTABLISHMENT SURVEY.

RE-ESTABLISHMENT SURVEY DETAILS
SURVEYOR: MOONLAND GROUP - ROBERT MCCAULEY
REF: M2728
DATE: 28/04/2023

No.	DATE:	REVISION / ISSUE:
A	28.09.2023	FOR TOWN PLANNING SUBMISSION
B	17.11.2023	TP RFI

PROJECT:
PROPOSED BUILDING
EXTENSION

LOCATION:
1 OBAN COURT,
LAVERTON NORTH

CLIENT:

DRAWING:
EXISTING SITE PLAN

DATE: 28.09.2023	DRAWN: SC
SCALE: As indicated @ A1	CHECKED: SG
DRAWING No: 10980 TP01	VERSION/ISSUE: B

PLEASE NOTE: The plan/s that are being provided to you may not reflect what is ultimately approved by Council however they are the most recent versions at the date shown below:

SITE AREA

EXISTING SITE COVERAGE PLEASE NOTE: The plan/s that are being

PROPOSED SITE COVERAGE

BUILDING AREA COVERED: 11,100 sq. ft.

AREA	GROSS	NET	GROSS	NET
------	-------	-----	-------	-----

ALL NET FLOOR AREAS ARE LESS INTERNAL LOADING BAYS & STAIR VOIDS

CAR PARKING AREA ALLOCATION

PORTION OF SITE ALLOCATED TO CAR SPACES AND 6.4m WIDE
ACCESSWAYS AS PER CLAUSE 52.06 REQUIREMENTS.

REQUIREMENT: 10% OF SITE AREA (992.47m²)
PROPOSED PARKING AREA SHOWN HATCHED: 1074m²

PROPOSED PARKING SPACES PROVIDED ON SITE 39 SPACES

CAR SPACES 4-30 TO BE 4900L x 2600W

1. ACCESSIBLE CAR SPACE (5'100-9'100W) : CHARGED SPACE

LEGEND:

BR BICYCLE RACK
PLEASE NOTE: ANY PROPOSED FENCE LOCATIONS AND SETBACKS TO TITLE BOUNDARIES SHALL BE SUBJECT TO RE-ESTABLISHMENT SURVEY.

RE-ESTABLISHMENT SURVEY DETAILS
SURVEYOR: MOONLAND GROUP
REF: M2728
DATE: 28/04/2023

OBJECT:

CONCLUSION:

OBAN COURT, AVERTON NORTH

PROPOSED SITE PLAN

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PLANNING DRAWING



DOHERTYS ROAD

EXISTING SITE COVERAGE	1035.65m ² (10.44%)
PROPOSED SITE COVERAGE	1255.04m ² (12.65%)

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Date Plans Provided: 28/05/202

AREA	GROSS		NET		TOTAL GROSS AREA (m ²)	TOTAL NET AREA (m ²) (Inc. First Floor Office)
	GROUND (m ²)	FIRST FLOOR OFFICE (m ²)	GROUND (m ²)	FIRST FLOOR OFFICE (m ²)		
OFFICE	328.10	314.00	351.05	322.40	679.15	636.40
WAREHOUSE	612.00	557.28	-	-	612.00	557.28
SPRAY BOOTH	98.32	98.32	-	-	98.32	98.32
WASH BAYS	187.96	187.96	-	-	187.96	187.96

ALL NET FLOOR AREAS ARE LESS INTERNAL LOADING BAYS & STAIR VOIDS

CAR PARKING AREA ALLOCATION

PORTION OF SITE ALLOCATED TO CAR SPACES AND 6.4m WIDE
ACCESSWAYS AS PER CLAUSE 52.06 REQUIREMENTS.
REQUIREMENT: 10% OF SITE AREA (992.47m²)
PROPOSED PARKING AREA SHOWN HATCHED: 1074m²

EXISTING PARKING SPACES ON SITE

PROPOSED PARKING SPACES PROVIDED

PROPOSED PARKING SPACES PROVIDED FOR THE PROJECT

CAR SPACES 1-3, 32-35 TO BE 4800L :

CAR SPACES 4-30 TO BE 4900L x 2600

CAR SPACES 36-39 TO BE PARALLEL

1 ACCESSIBLE CAR SPACE (5400x2400)

STORMWATER

DURING CONSTRUCTION A LITTER TRAP TO BE PROVIDED IN THE TERMINAL STORMWATER PIT BEFORE DISCHARGING TO THE LEGAL POINT OF DISCHARGE.

SKYLIGHTS AND INTERNAL LIGHTING

TO WAREHOUSE SPACES - PROVIDE SKYLIGHTS TO MINIMUM 10% OF THE TOTAL ROOF AREA, TO BE DISTRIBUTED EVENLY.

TO OFFICE AREAS - PROVIDE IMPROVED ALUMINIUM FRAMED WINDOWS WITH PERFORMANCE DOUBLE GLAZING AND ARTIFICIAL LIGHTING

EXTERNAL LIGHTING

EXTERNAL SECURITY LIGHTING - AS INDICATED ON THE LIGHTING PLAN

 BICYCLE PARKING

BICYCLE PARKING - AS INDICATED ON THE PROPOSED FLOOR PLANS




















PATHWAYS

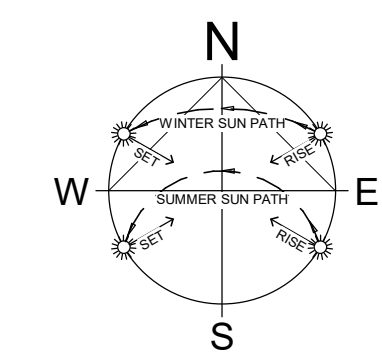
ALL PEDESTRIAN PATHWAYS AND APRONS TO BE CONCRETE PAVED,
UNLESS OTHERWISE NOTED IN THE LANDSCAPE PLAN.

LANDSCAPING

LANDSCAPING SHOWN ON THIS DRAWING IS INDICATIVE ONLY. REFER TO THE LANDSCAPE PLAN FOR ALL PROPOSED VEGETATION DETAILS AND TREE LOCATIONS.

LEGEND:

- |  5400 X 2400 DISABLED PARKING ACCESS ZONE, MARKINGS AND BOLLARD TO A.S.2890.6 | |  5400 X 2400 DISABLED PARKING ZONE, MARKINGS AND SIGNAGE TO A.S.2890.6 | |
|--|-------------------------------|---|--|
| 25 | PARKING BAY NO. |  | EXISTING TREES |
|  | EXISTING ELECTRICITY PIT |  | EXISTING TREES TO BE REMOVED |
|  | JUNCTION PIT |  | POLE & LIGHT |
|  | SIDE ENTRY PIT |  | ELECTRICITY POLE |
|  | TELECOM PIT |  | PROPOSED ELECTRICITY PIT |
| SL | SKYLIGHTS - 10% NATURAL LIGHT |  | STEEL PROTECTION BOLLARDS PAINTED YELLOW |
|  | HYDRANT | --- | EASEMENT |
| --- | SEWER EXISTING |  | EXISTING LANDSCAPE/GRASS |
|  | SEWER I/O |  | EXISTING CONCRETE HARDBAND |
|  | EXISTING BUILDING STRUCTURE |  | PROPOSED CONCRETE HARDBAND |
|  | PROPOSED BUILDING STRUCTURE | --- | PROPOSED CANOPY |



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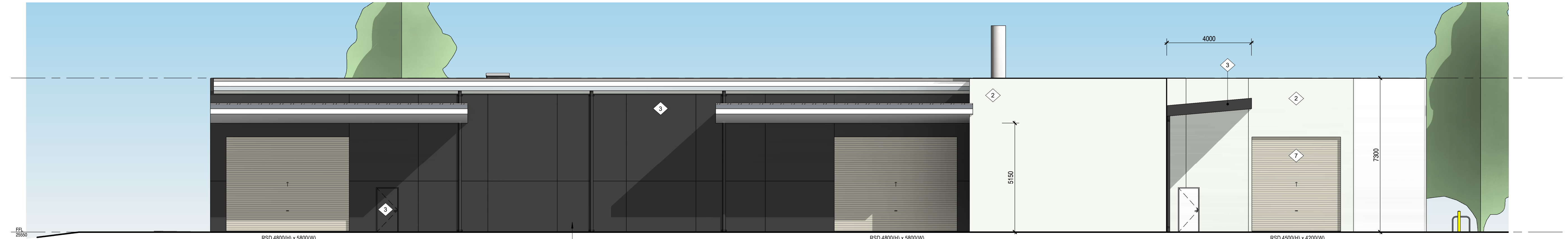
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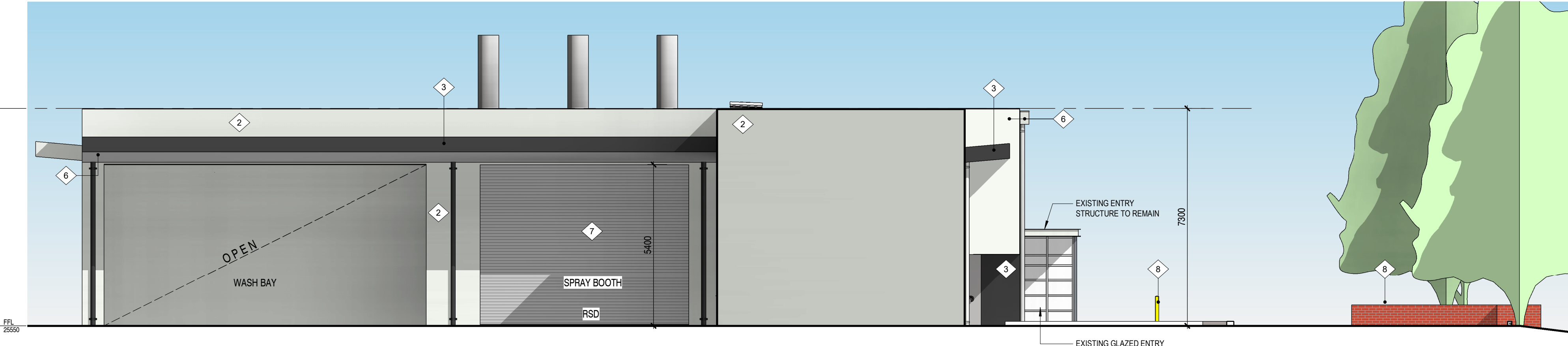


PROPOSED NORTH ELEVATION
1 : 100

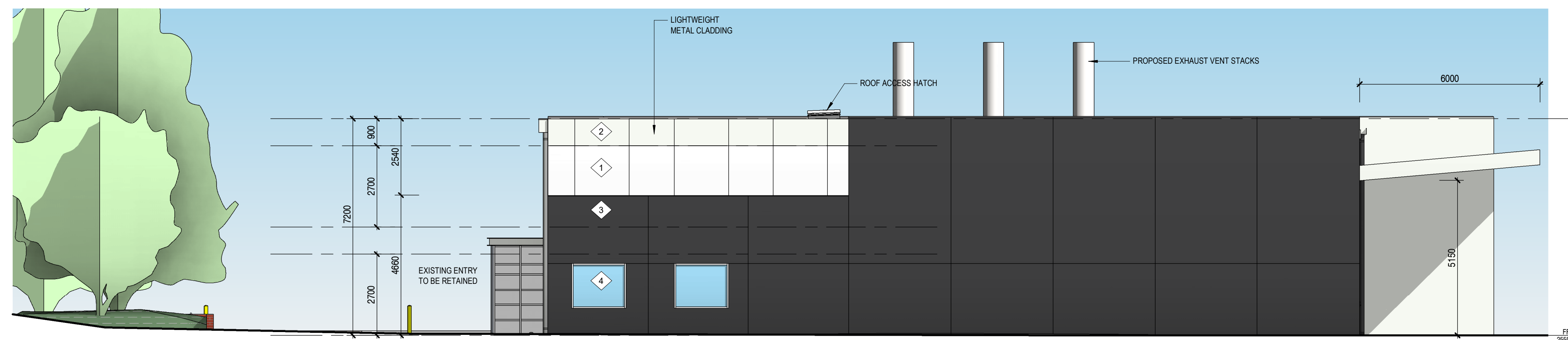
ALL OFFICE GROUND FLOOR EXTERNAL WALLS AND WINDOWS ARE EXISTING. WALLS TO BE RE-PAINTED AS PER SCHEDULE.



PROPOSED SOUTH ELEVATION
1 : 100



PROPOSED EAST ELEVATION
1 : 100



PROPOSED WEST ELEVATION
1 : 100

EXTERIOR FINISHES SCHEDULE

PAINT COLOUR			
1	COLOUR: DULUX VIVID WHITE	6	METAL WORK - FASCIA/GUTTER/CAPPINGS/FLASHINGS - COLOUR: COLORBOND SHALE GREY
2	CONCRETE PANEL WALLS OR METAL CLADDING COLOUR: COLORBOND SHALE GREY	7	COMMERCIAL GRADE ROLLER DOOR - COLORBOND WINDSPRAY OR SIMILAR
3	COLOUR: COLORBOND MONUMENT	8	STEEL BOLLARD COLOUR: SAFETY YELLOW
4	WINDOW / DOOR FRAMES COLOUR: COLORBOND MONUMENT. GLASS TO BE CLEAR	9	ROOF LYSAGHT TRIMDEK OR SIMILAR COLOUR: COLORBOND SURFMIST OR SIMILAR
5	METAL WORK - FASCIA/GUTTER/CAPPINGS/FLASHINGS - COLOUR: COLORBOND MONUMENT	10	CHAINLINK MESH

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PROJECT:
**PROPOSED BUILDING
EXTENSION**

DRAWING:
ELEVATIONS

LOCATION:
**1 OBAN COURT,
LAVERTON NORTH**

DATE: 28.09.2023
SCALE: As indicated @ A1
DRAWING No:
10980 TP06

DRAWN: SC
CHECKED: SG
VERSION:
B

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DEVELOPMENT**
PROFESSIONAL
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