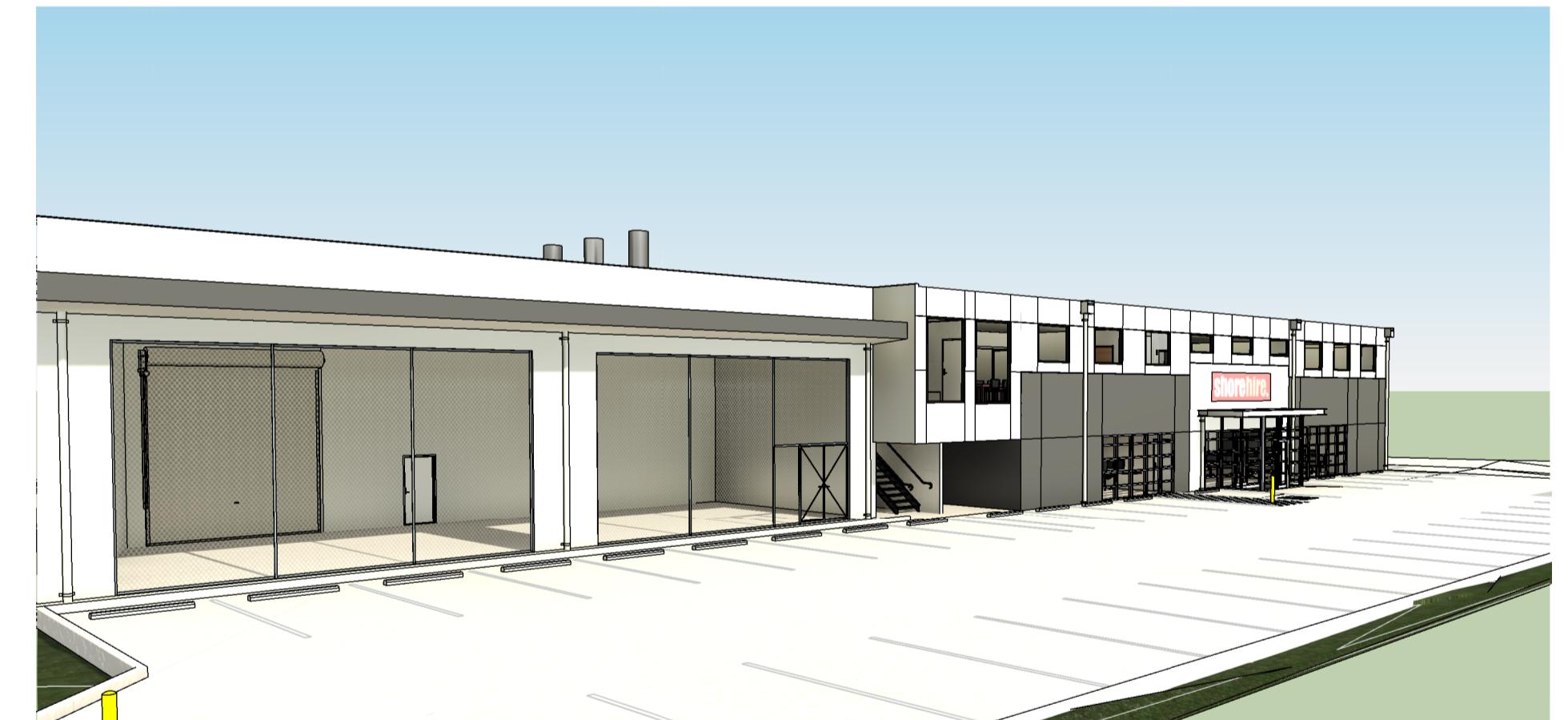


# PLANNING DRAWINGS

## SHEET LIST

SHEET NO.	SHEET NAME	REVISION		
		REV	DATE	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 9,524.74 m<sup>2</sup>

EXISTING SITE COVER **NOTE:** The plan/s drawing provided to you may not reflect what is ultimately approved by Council however

PROPOSED SITE COVER **NOTE:** The most recent version of the plan/s drawing provided to you

**BUILDING AREA SCHEDULE** Date Provided: 28/05/2024

AREA	GROSS		NET		GROSS AREA (m <sup>2</sup> )	TOTAL NET AREA (m <sup>2</sup> )	(incl. Fld For Office)
	GROUND (m <sup>2</sup> )	GROUND (m <sup>2</sup> )	FIRST FLOOR (m <sup>2</sup> )	FIRST FLOOR (m <sup>2</sup> )			
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 (992.47m<sup>2</sup>)  
PROPOSED PARKING AREA SHOWN HATCHED: 1074m<sup>2</sup>

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		EXISTING TREES
	JUNCTION PIT		EXISTING TREES TO BE REMOVED
	SIDE ENTRY PIT		POLE & LIGHT
	TELECOM PIT		ELECTRICITY POLE
	HYDRANT		PROPOSED ELECTRICITY PIT
	SEWER EXISTING		STEEL PROTECTION BOLLARDS PAINTED YELLOW
	SEWER I/O		EXISTING LANDSCAPE/GRASS
	PROPOSED CONCRETE HARDSTAND		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 McCUALEY  
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

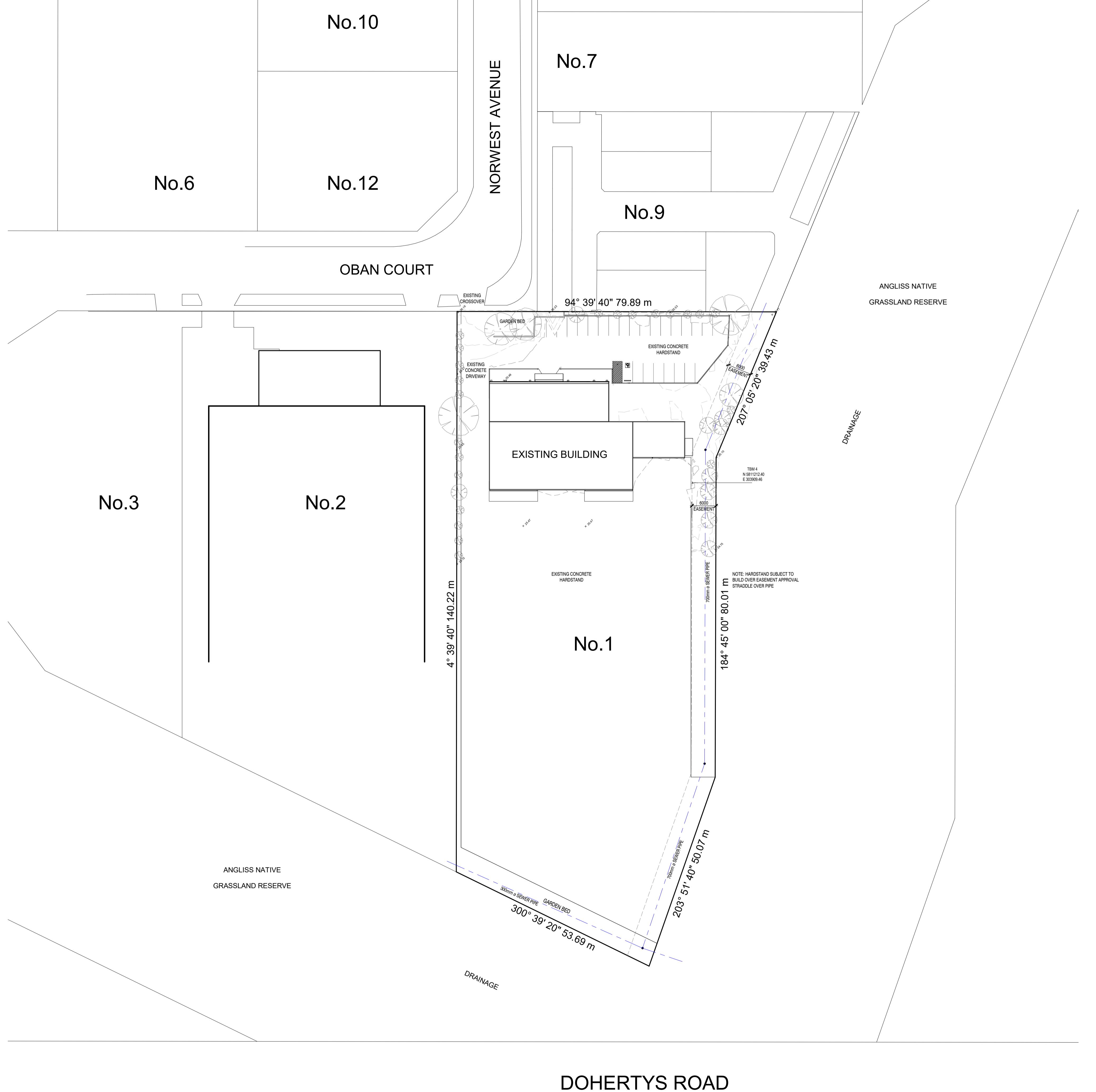
SCALE: As indicated @ A1 CHECKED: SG

DRAWING No: 10980 TP01 VERSION/ISSUE: B

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APPLICATION AND ASSESSMENT PURPOSES ONLY.

**enviro** DEVELOPMENT **Design** **Matters** **National**  
PROFESSIONAL Member The peak body for the building design and

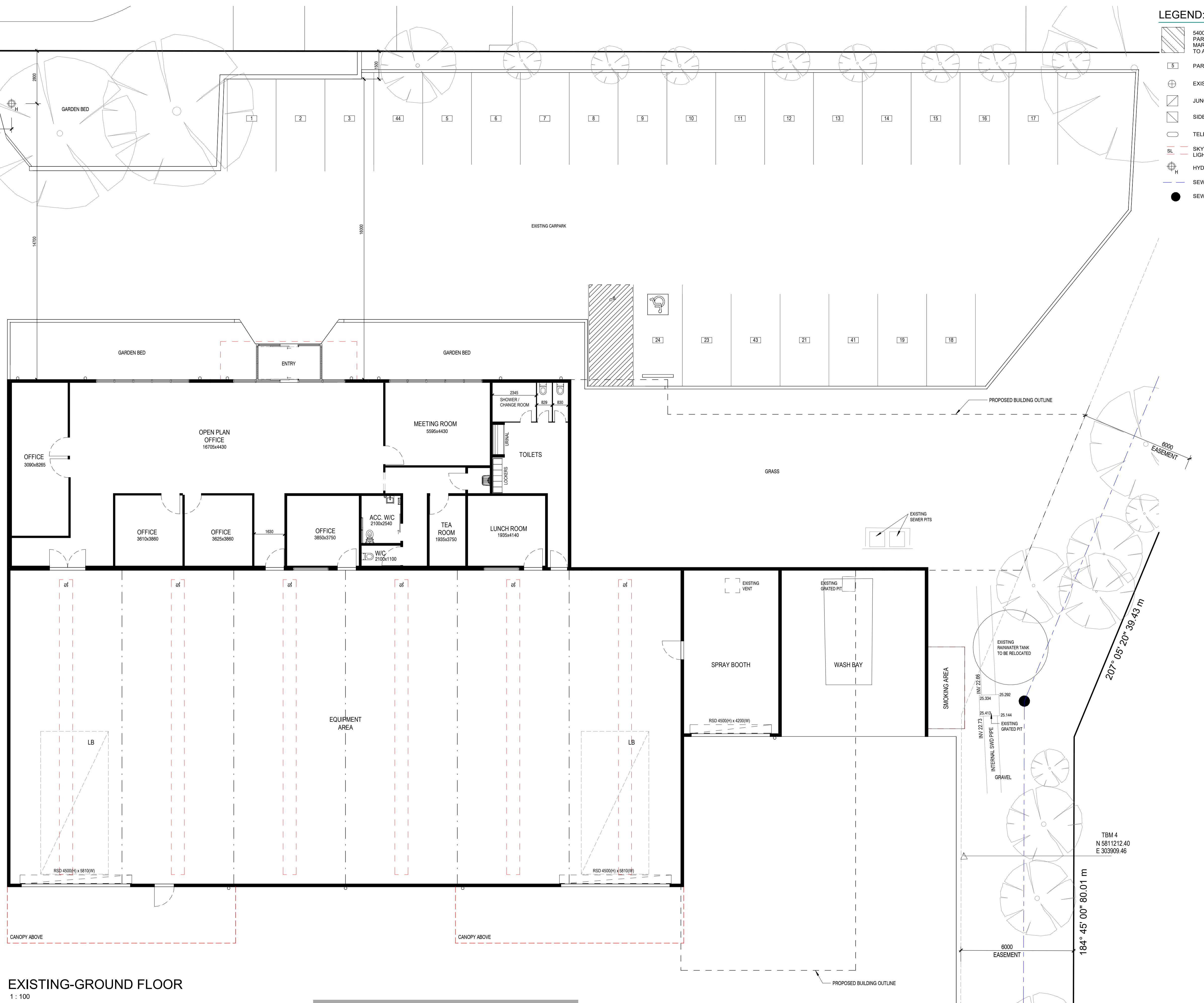
**KLM SPATIAL** LAND DEVELOPMENT INTELLIGENCE



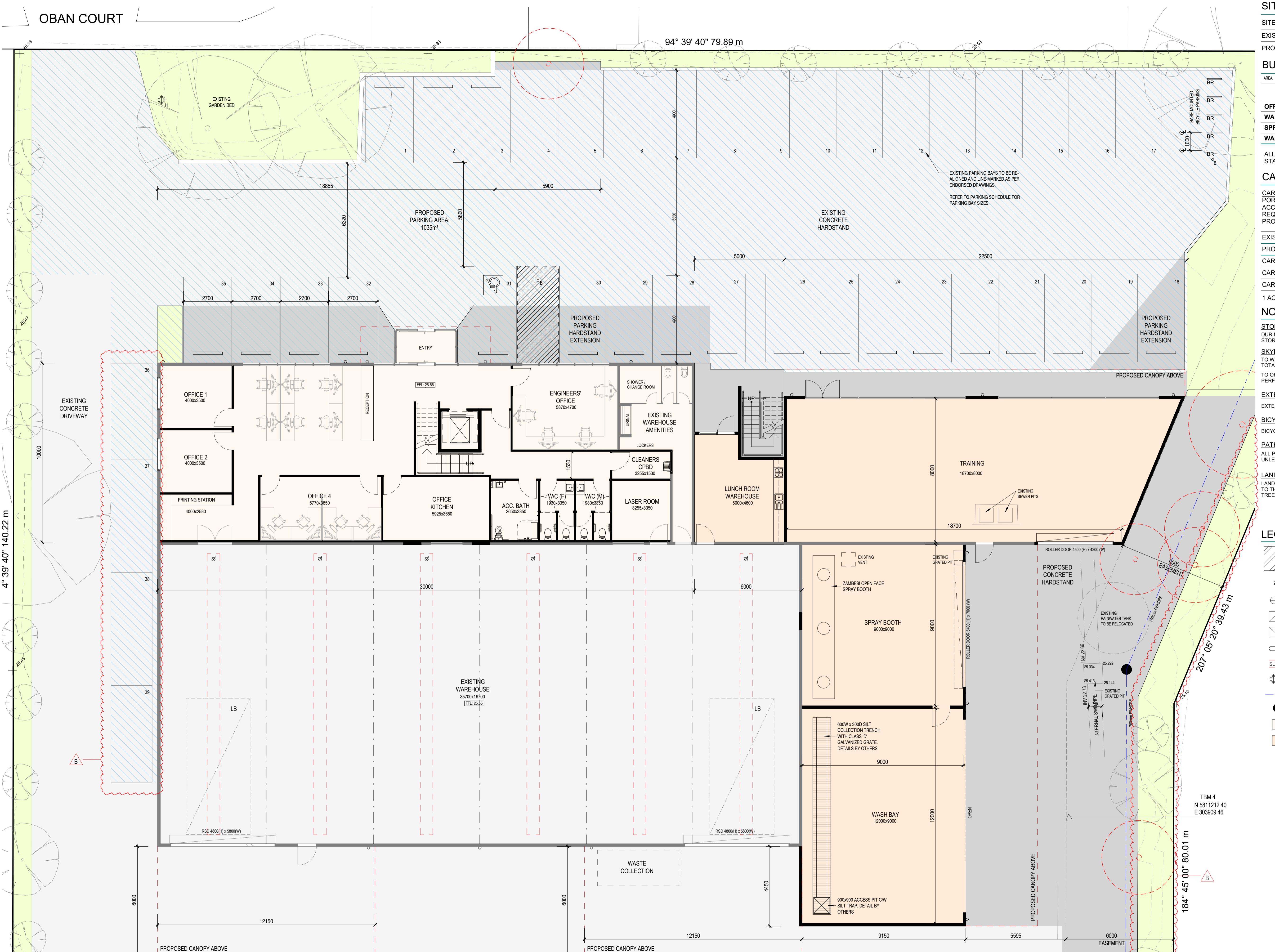


LEGEND:

	5400 X 2400 DISABLED PARKING ACCORDING TO A.S.2890.1	5400 X 2400 DISABLED PARKING ACCORDING TO A.S.2890.1
	EXISTING TREES	EXISTING TREES
	EXISTING ELECTRICITY PIT	EXISTING ELECTRICITY PIT
	JUNCTION PIT	JUNCTION PIT
	SIDE ENTRY PIT	SIDE ENTRY PIT
	TELECOM PIT	TELECOM PIT
	SKYLIGHTS - 10% NATURAL LIGHT	SKYLIGHTS - 10% NATURAL LIGHT
	HYDRANT	HYDRANT
	SEWER EXISTING	SEWER EXISTING
	SEWER I/O	SEWER I/O



# OBAN COURT



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## SITE AREA SCHEDULE

### SITE AREA

EXISTING SITE COVERAGE: 1036.65m<sup>2</sup> (10.44%).

PROPOSED SITE COVERAGE: 1036.65m<sup>2</sup> (10.44%).

PROPOSED SITE COVERAGE: 1036.65m<sup>2</sup> (10.44%).

## BUILDING AREA SCHEDULE

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

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

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

CAR SPACES 36-39 TO BE PARALLEL PARKING

1 ACCESSIBLE CAR SPACE (5400x2400W) + SHARED SPACE

## NOTES:

**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.

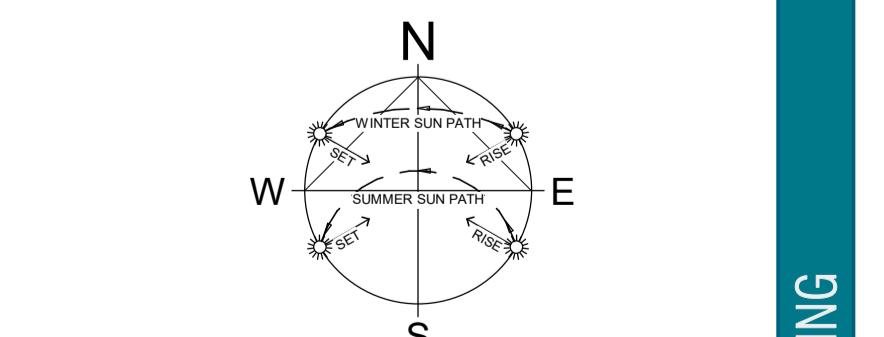
**BICYCLE PARKING**  
BICYCLE PARKING - AS INDICATED ON THE PROPOSED FLOOR PLANS.

**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
	EXISTING TREES
	EXISTING ELECTRICITY PIT
	JUNCTION PIT
	SIDE ENTRY PIT
	POLE & LIGHT
	TELECOM PIT
	SKYLIGHTS - 10% NATURAL LIGHT
	STEEL PROTECTION BOLLARDS PAINTED YELLOW
	EASEMENT
	SEWER EXISTING
	SEWER I/O
	EXISTING BUILDING STRUCTURE
	PROPOSED BUILDING STRUCTURE
	PROPOSED CANOPY



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

PROJECT:  
**PROPOSED BUILDING EXTENSION**

DRAWING:  
**PROPOSED GROUND FLOOR PLAN**

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

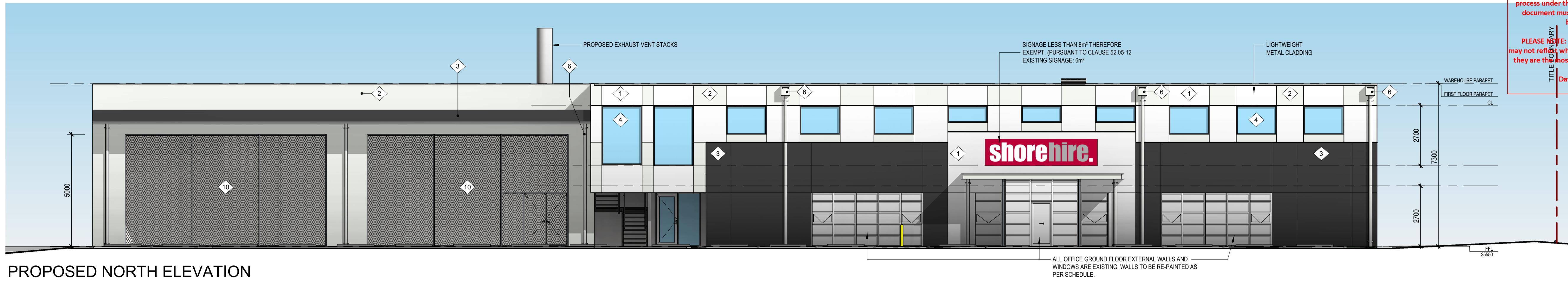
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SCALE: 1: 100 @ A1 CHECKED: SG  
DRAWING No: 10980 TP04 VERSION: B

**enviro**  
DEVELOPMENT

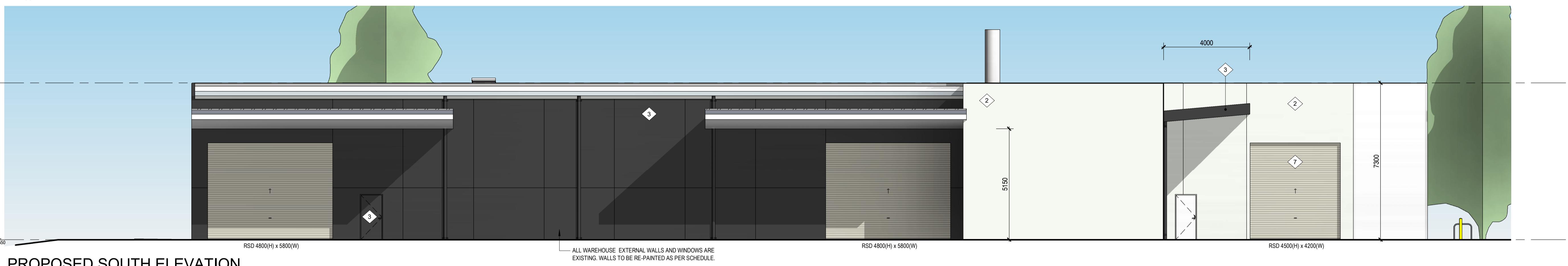
**Design Matters**  
National  
Professional  
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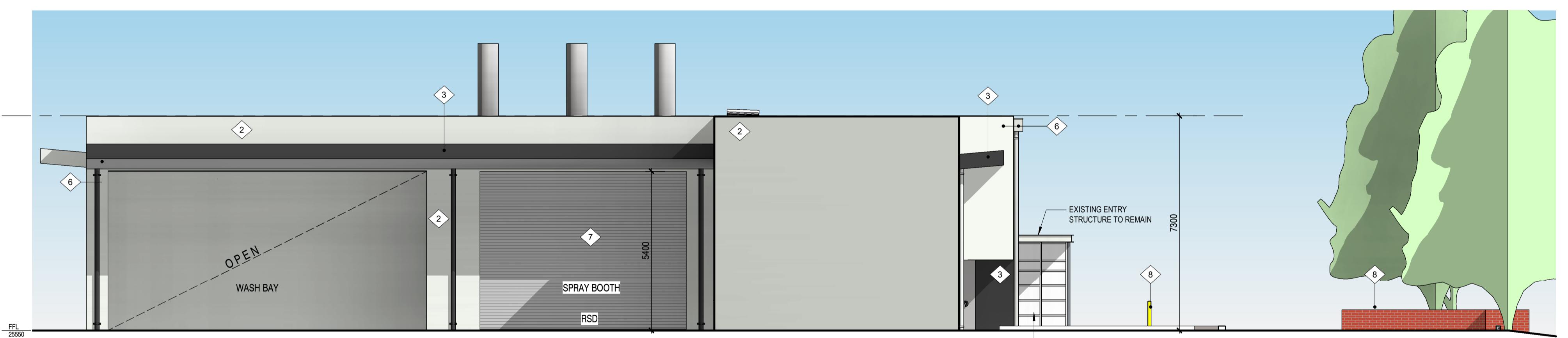




PROPOSED NORTH ELEVATION



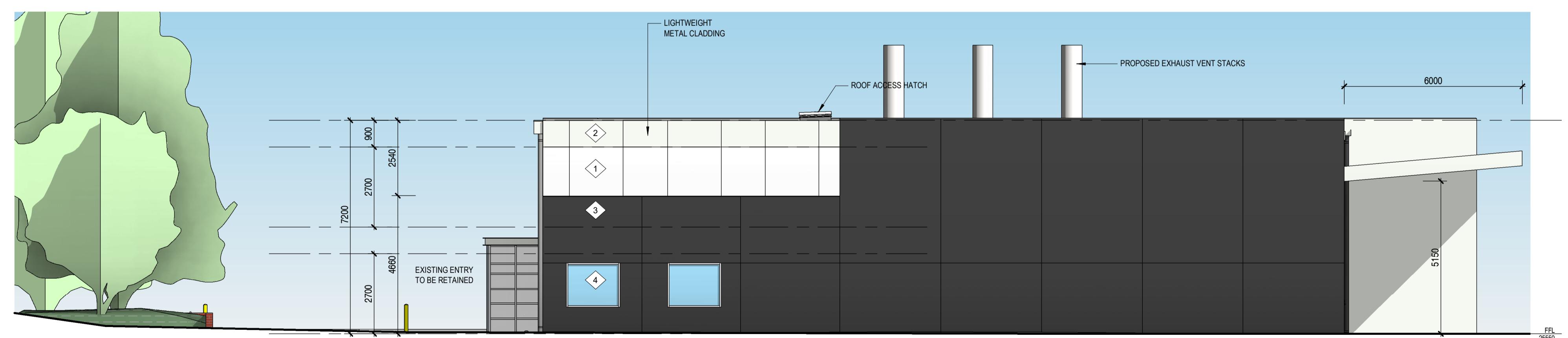
PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION

EXTERIOR FINISHES SCHEDULE

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



PROPOSED WEST ELEVATION

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

PROJECT:  
PROPOSED BUILDING  
EXTENSION

DRAWING:  
ELEVATIONS

LOCATION:  
1 OBAN COURT,  
LAVERTON NORTH

DATE: 28.09.2023 DRAWN: SC  
SCALE: As indicated @ A1 CHECKED: SG  
DRAWING No: 10980 TP06 VERSION: B

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