

SECTION AA
1:100



STREET PERSPECTIVE VIEW 1



STREET PERSPECTIVE VIEW 2

NOTES:

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5. All construction is to be carried out in accordance with the requirements of the local council, Energy Australia, Water board and associated authorities
6. All construction is to be carried out in accordance with the Building code of Australia, relevant and current Australian Standards and other appropriate codes
7. Fixings, studs, walling walls, structural steelwork and other structural items are to be constructed in accordance with Structural Engineers details

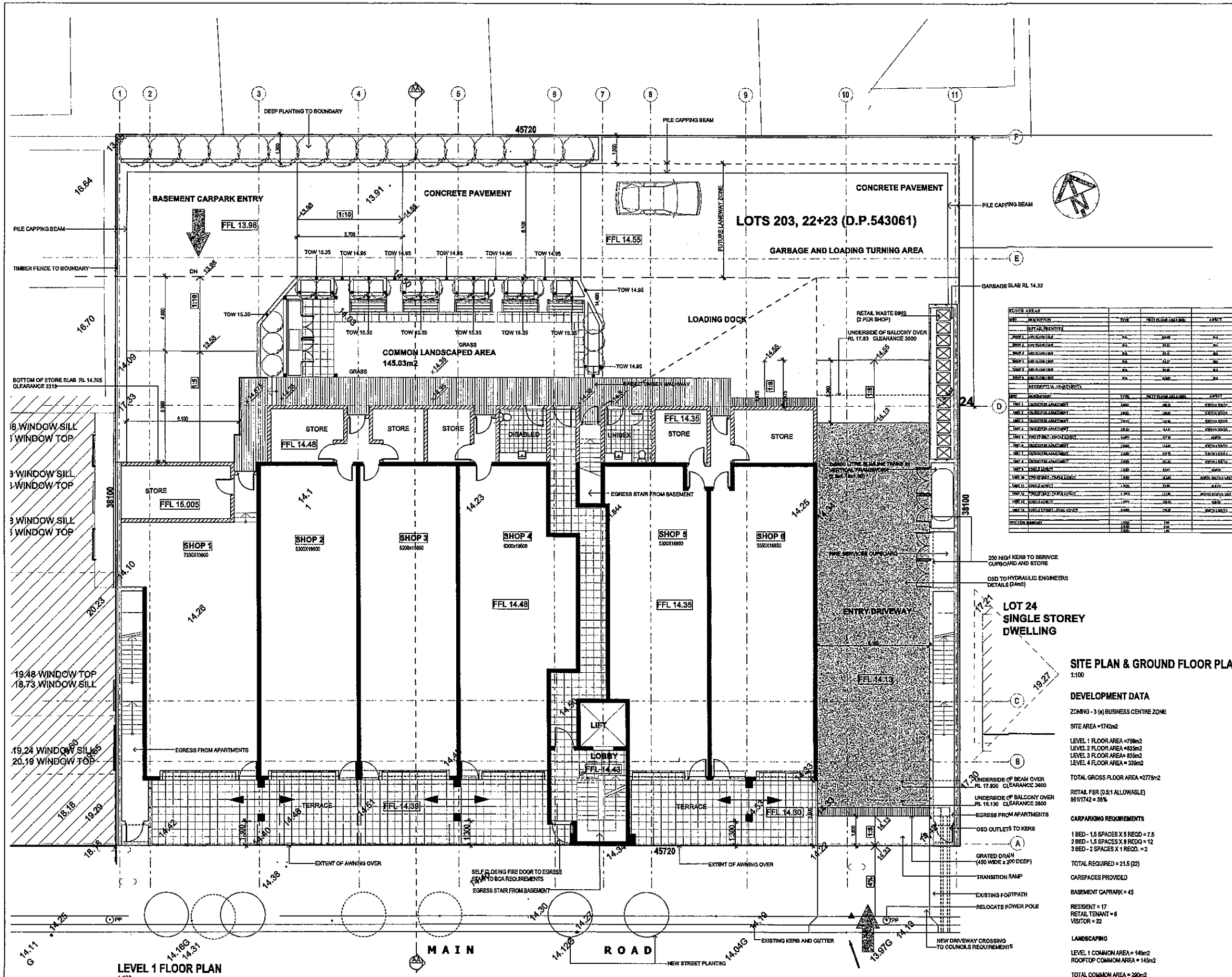
D	19/04/17	PENTHOUSE ROOF HEIGHT REDUCED
C	22/04/17	AMENDED TO COUNCIL'S REQUIREMENTS
B	03/06/16	AMENDED DEVELOPMENT APPLICATION
A	28/11/16	DEVELOPMENT APPLICATION ISSUE

CLIENT	M/R R. GATELLARI
PROJECT	MIXED USE DEVELOPMENT
	356-358 MAIN RD
	TOUKLEY
DRAWING	NORTH-SOUTH SECTION
	PERSPECTIVE VIEWS

Zaia architects

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DESIGNED	PCZ	DATE	26-7-05	JOB NO.	GAT-08	REV.	D
DRAWN	DL	SCALE	AS SHOWN				



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FLOOR AREA	TYPE	NET FLOOR AREA	AREA
LEVEL 1 COMMON AREA	COMMON	145.03	145.03
LEVEL 1 SHOP AREA	SHOP	798.00	798.00
LEVEL 1 STORE AREA	STORE	835.00	835.00
LEVEL 1 LOBBY AREA	LOBBY	835.00	835.00
LEVEL 1 ENTRY DRIVEWAY	DRIVEWAY	339.00	339.00
LEVEL 1 TERRACE	TERRACE	14.38	14.38
LEVEL 1 TOTAL		2779.41	2779.41
LEVEL 2 COMMON AREA	COMMON	145.03	145.03
LEVEL 2 SHOP AREA	SHOP	798.00	798.00
LEVEL 2 STORE AREA	STORE	835.00	835.00
LEVEL 2 LOBBY AREA	LOBBY	835.00	835.00
LEVEL 2 ENTRY DRIVEWAY	DRIVEWAY	339.00	339.00
LEVEL 2 TERRACE	TERRACE	14.38	14.38
LEVEL 2 TOTAL		2779.41	2779.41
LEVEL 3 COMMON AREA	COMMON	145.03	145.03
LEVEL 3 SHOP AREA	SHOP	798.00	798.00
LEVEL 3 STORE AREA	STORE	835.00	835.00
LEVEL 3 LOBBY AREA	LOBBY	835.00	835.00
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LEVEL 5 TOTAL		2779.41	2779.41

SITE PLAN & GROUND FLOOR PLAN
1:100

DEVELOPMENT DATA

ZONING - 3 (a) BUSINESS CENTRE ZONE
 SITE AREA = 1742m²
 LEVEL 1 FLOOR AREA = 798m²
 LEVEL 2 FLOOR AREA = 835m²
 LEVEL 3 FLOOR AREA = 835m²
 LEVEL 4 FLOOR AREA = 835m²
 TOTAL GROSS FLOOR AREA = 2779m²
 RETAIL FFR (0.51 ALLOWABLE) 951/1742 = 54.6%
CARPARKING REQUIREMENTS
 1 BED - 1.5 SPACES X 3 REQD = 7.5
 2 BED - 1.5 SPACES X 8 REQD = 12
 3 BED - 2 SPACES X 1 REQD = 2
 TOTAL REQUIRED = 21.5 (22)
CARSPACES PROVIDED
 BASEMENT CARPARK = 45
 RESIDENT = 17
 RETAIL TENANT = 6
 VISITOR = 22
LANDSCAPING
 LEVEL 1 COMMON AREA = 145m²
 ROOFTOP COMMON AREA = 145m²
 TOTAL COMMON AREA = 290m²

REV	DATE	DESCRIPTION
F	22/07	AMENDED TO COUNCILS REQUIREMENTS
E	19/06	AMENDMENTS TO SUIT HYDRAULIC DESIGN
D	12/09	SITE ALIGNMENT ADJUSTED
C	24/08	PLANTER BOX ADJUSTED TO TRAFFIC ENGINEERS REQUIREMENTS
B	03/06	AMENDED DEVELOPMENT APPLICATION
A	25/1/05	DEVELOPMENT APPLICATION ISSUE

CLIENT: **MIR R. GATELLARI**

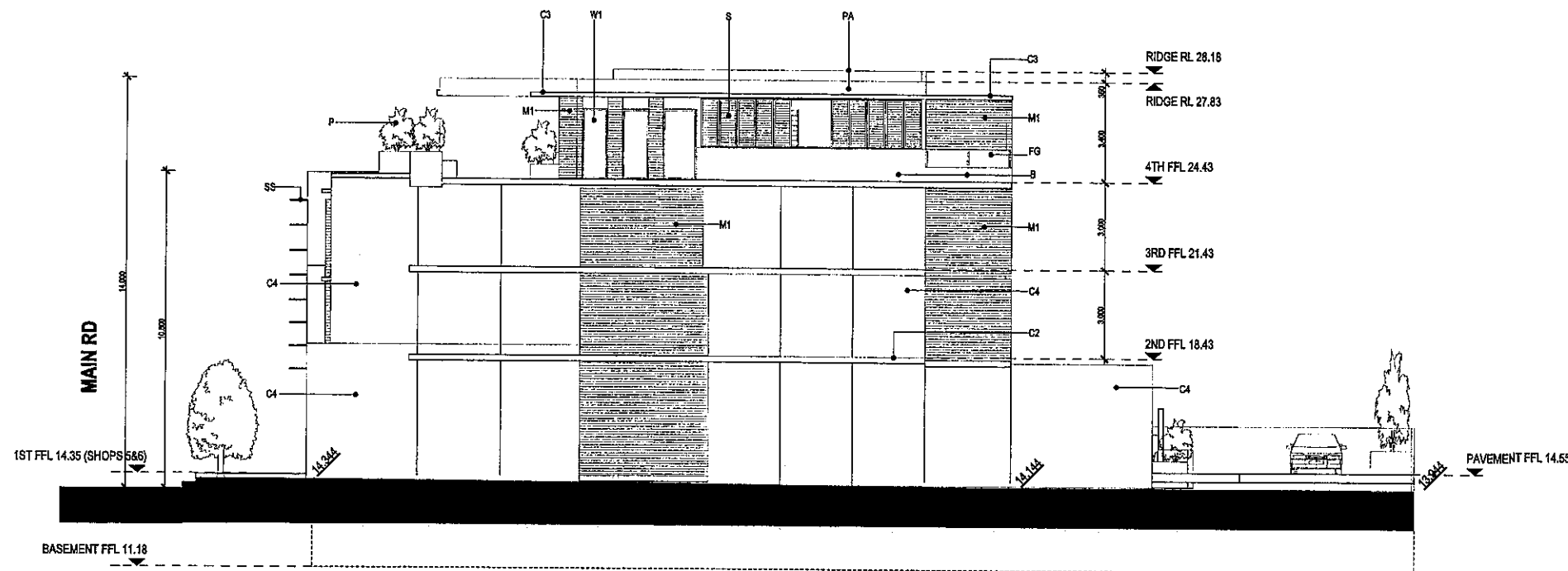
PROJECT: **MIXED-USE DEVELOPMENT**

356-358 MAIN RD
TOUKLEY

DRAWING: **LEVEL 1 FLOOR PLAN**
SITE PLAN

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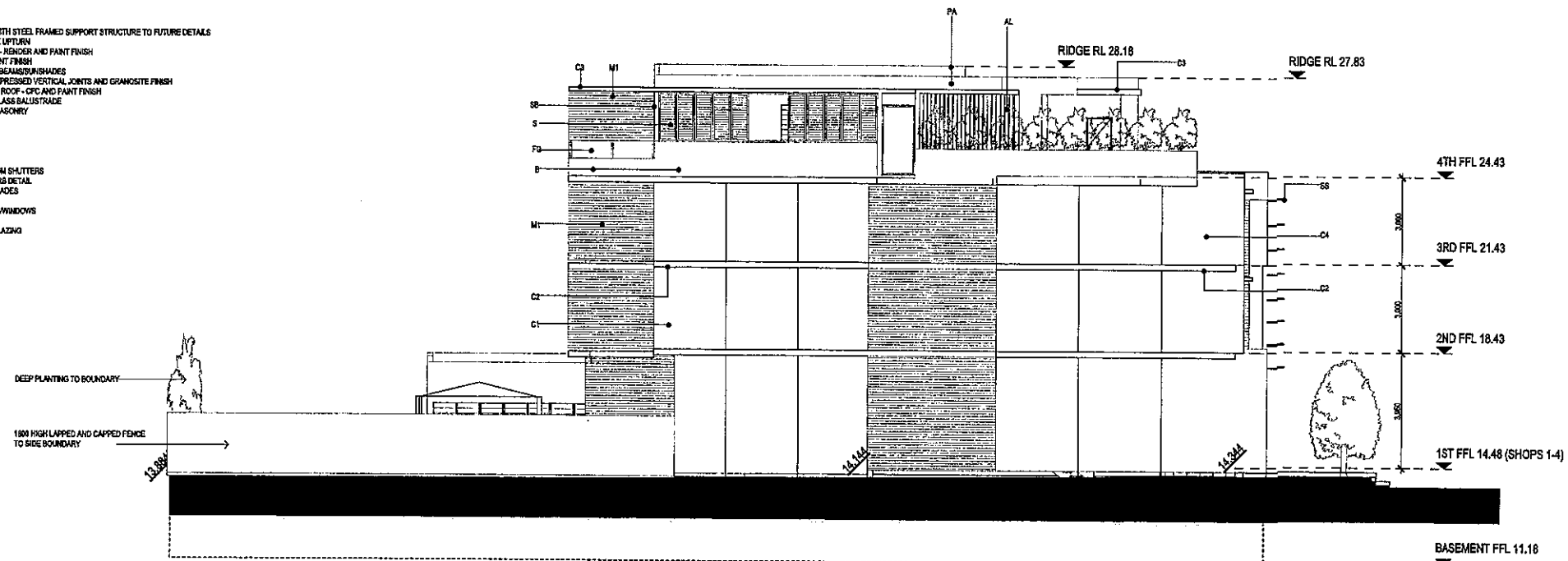
DESIGNED	PGZ	DATE	JOB NO.	REV.
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DRAWN	DL	SCALE	AS SHOWN	



EAST ELEVATION
1:100

MATERIAL SCHEDULE

- AL POWDERCOATED ALUMINIUM SLATS WITH STEEL FRAMED SUPPORT STRUCTURE TO FUTURE DETAILS
- B RENDERED AND PAINTED BLOCKWORK (UPTURN)
- C1 CAVITY BLOCKWORK EXTERNAL WALL - RENDER AND PAINT FINISH
- C2 EXPOSED CONCRETE SLAB EDGE - PAINT FINISH
- C3 IN-SITU CONCRETE COLUMNS/FRAMES/SUNSHADES
- C4 PRECAST CONCRETE PANELS WITH EXPRESSED VERTICAL JOINTS AND GRANOSITE FINISH
- FC STEEL FRAMED STUD WALL TO POPUP ROOF - CPC AND PAINT FINISH
- FG FRAMELESS OBSCURE TONED/ENHANCED GLASS BALUSTRADE
- M1 80mm HIGH IN-SITU CASTED FEATURING MASONRY
- M2 150mm HIGH SPLIT FACE BLOCKWORK
- M3 PAINTED 150mm BLOCKWORK
- P PLANTING TO BALCONY EDGE
- PA IN-SITU CONCRETE PARAPET
- PE STEEL FRAMED SOLAR PERGOLA
- S OPERABLE POWDERCOATED ALUMINIUM SHUTTERS
- SB STEEL WORK BEAM/SUPPORT TO ENGINEERS DETAIL
- SS METAL FRAMED FIBRE CEMENT SUNSHADES
- T TIMBER CLADDING
- W1 ANODISED ALUMINIUM SLIDING DOOR/WINDOWS
- W2 ANODISED ALUMINIUM LOUVRES
- W3 COMMERCIAL FRAMED SHOPFRONT GLAZING



WEST ELEVATION
1:100

MATERIAL SCHEDULE

- AL POWDERCOATED ALUMINIUM SLATS WITH STEEL FRAMED SUPPORT STRUCTURE TO FUTURE DETAILS
- B RENDERED AND PAINTED BLOCKWORK (UPTURN)
- C1 CAVITY BLOCKWORK EXTERNAL WALL - RENDER AND PAINT FINISH
- C2 EXPOSED CONCRETE SLAB EDGE - PAINT FINISH
- C3 IN-SITU CONCRETE COLUMNS/FRAMES/SUNSHADES
- C4 PRECAST CONCRETE PANELS WITH EXPRESSED VERTICAL JOINTS AND GRANOSITE FINISH
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AMENDMENTS		

CLIENT	MRR. GATELLARI
PROJECT	MIXED-USE DEVELOPMENT
	356-358 MAIN RD
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DRAWING	ELEVATIONS
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