



- GENERAL NOTES**
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 - ALL LEVELS RELATIVE TO AUSTRALIAN HEIGHT DATUM.
 - DO NOT SCALE DRAWINGS.
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legend



fjmt DEVELOPMENT APPLICATION		
	Drawing Scales	Revision
10000 Cover Sheet		
10000	Drawing Register	
12000 Project Siting		
12000	Context Aerial	
12001	Neighbourhood Description	1:500
12002	Existing Context Photos	
12003	Demolition Plan	1:200
12004	Site Plan	1:200, 1:100
12005	Design Response Ground Floor	1:200, 1:500
12006	Design Response Level 01	1:200, 1:500
12007	Design Response Elevation	1:500, 1:100
20000 GA Floor Plans		
20000	Ground Floor Plan	1:100
20001	Level 1 Plan	1:100
20002	Roof Plan	1:100
31000 1:100 Elevations		
31000	Elevations	1:100
31001	Elevations	1:100
41000 1:100 Sections		
41000	Sections	1:100
41001	Sections	1:100
90000 Schedules		
90000	Materials Schedule	1:1, 1:200

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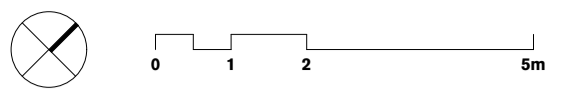
project
KORUMBURRA COMMUNITY HUB
 15 Lt Commercial Street
 Korumburra VIC 3950

title
Cover Sheet
Drawing Register

scale first issued 03/04/2020

project code sheet no. revision

<KCH> **10000**



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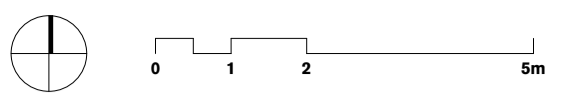
project
KORUMBURRA COMMUNITY HUB
15 Lt Commercial Street
Korumburra VIC 3950

title
Project Siting
Context Aerial

scale 1:100 @ A1 first issued 03/04/2020

project code sheet no. revision

<KCH> 12000



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Legend

1 - SUBJECT SITE - 15 LITTLE COMMERCIAL STREET - GRASSED SLOPING SITE WITH STONE RETAINING WALLS AT ROADS EDGE AND A NUMBER OF ESTABLISHED EXISTING TREES (REFER TO ARBORISTS REPORT FOR DETAILS).

2 - 2 VICTORIA STREET - SINGLE STOREY BRICK DWELLING WITH TILED ROOF

3 - 11 LITTLE COMMERCIAL STREET - LARGE SINGLE STOREY COLORBOND COMMERCIAL SHED

4 - SOUTH GIPPSLAND MASONIC CENTRE

5 - EXISTING ON-STREET PARKING - FUTURE STREET/PARKING/FOOTPATH UPGRADES

6 - COMMERCIAL STREET - KORUMBURRA COMMERCIAL AND RETAIL CENTRE

7 - EXISTING NEIGHBOURS CROSSOVER

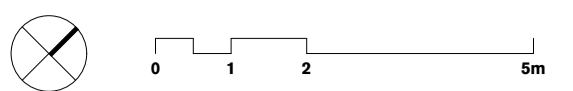
8 - EXISTING CONCRETE FOOTPATH

PREDOMINANTLY 1-2 STOREY BRICK COMMERCIAL/RETAIL/HOSPITALITY

PREDOMINANTLY SINGLE STOREY DETACHED/SEMI DETACHED WEATHERBOARD DWELLINGS

CONTEXT PHOTOGRAPHS (REFER 12002 - EXISTING CONTEXT FOR DETAILS)





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01



02



03



04



05



06



07



08



09



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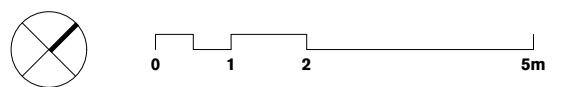


project
KORUMBURRA COMMUNITY HUB
15 Lt Commercial Street
Korumburra VIC 3950

title
**Project Siting
Demolition Plan**

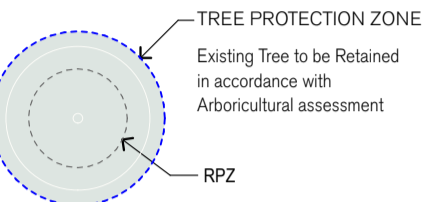
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project code sheet no. revision
<KCH> 12003



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GENERAL NOTES
SITE BOUNDARY
DESIGN BOUNDARY
Boundary of proposed works for assessment under planning application. Works outside boundary (Lt Commercial St / Boston Place) included as indicative only based on proposed masterplan and Korumburra Town Centre Framework Plan.



EXTERNAL FINISHES
REFER A9000 SERIES FOR EXTERNAL FINISHES
LANDSCAPE FINISHES
REFER LANDSCAPE DRAWINGS FOR FINISHES
LEVELS
ALL PAVING LEVELS ARE SUBJECT TO FINAL LT COMMERCIAL ST MASTERPLAN LEVELS BEING CONFIRMED



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project
KORUMBURRA COMMUNITY HUB
15 Lt Commercial Street
Korumburra VIC 3950

title
**Project Siting
Site Plan**

scale 1:100 @ A1 first issued 03/04/2020

project code sheet no. revision

<KCH> **12004**

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SUBJECT SITE - 15 LITTLE COMMERCIAL STREET - GRASSED SLOPING SITE WITH STONE RETAINING WALLS AT ROADS EDGE AND A NUMBER OF ESTABLISHED EXISTING TREES (REFER TO ARBORISTS REPORT FOR DETAILS)

SITE COVERAGE

SITE AREA	-	3,391m ²
COVERED SITE AREA	-	848m ²
SITE COVERAGE	-	25%

- 1 - SEPT/MAR 23RD SUN PATH
- 2 - EXISTING TREES RETAINED AND PROTECTED DURING CONSTRUCTION (DASHED LINES SHOW TPZ)
- 3 - EXISTING SITE LEVELS RETAINED WHERE POSSIBLE
- 4 - CURVED FROM RESPONDING TO LOCATION SIZE OF EXISTING TREES/TREE PROTECTION ZONES
- 5 - DOUBLE STOREY FLOOR PLATE WITH MAIN ENTRIES ON BOTH LEVELS RESPONDS TO SLOPE ACROSS SITE AND DIMENSION OF FLOOR PLATE DESIGNED TO MINIMISE CUT/FILL
- 6 - NARROW FLOOR PLATE ALLOWS FOR GOOD NATURAL LIGHT LEVELS DURING THE DAY AND MINIMISED NEED FOR ARTIFICIAL LIGHTING
- 7 - LARGE AREAS OF NORTH FACING GLAZING WITH OVERHANG/SCREENING ARE USED TO TAKE ADVANTAGE OF PASSIVE SOLAR HEATING
- 8 - LARGE, FULL HEIGHT WINDOWS ARE USED TO CAPTURE KEY VIEW OF EXISTING TREES AND CREATE CONNECTION TO LANDSCAPE
- 9 - GLAZING AREA MINIMISED ON SOUTH EASTERN FACADE TO MINIMISE HEAT LOSS
- 10 - ROOF SLOPES DOWN TOWARD SOUTH EASTERN FACADE AND BUILDING SET BACK TO REDUCE BULK ALONG NEIGHBOURING BOUNDARY.
- 11 - BUILDING HEIGHT MAINTAINED LOW SO AS NOT TO DOMINATE THE EXISTING TREE CANOPY
- 12 - ACCESSIBLE ENTRY PATHS AND PARKING ARE PROVIDED FOR BOTH UPPER AND LOWER BUILDING ENTRIES
- 13 - BUILDING SERVICES/AMMENITIES ARE COMBINED AND SHARED BY TENANTS TO MINIMISE TOTAL BUILDING FOOTPRINT TO MAXIMISE RETAINED LANDSCAPE AREA
- 14 - NORTH FACING PUBLIC GATHERING AND SEATING AREA ALONGSIDE THE MAIN ENTRY FACES ONTO A EXISTING OAK TREE AND ENCOURAGES OCCUPATION OF THE LANDSCAPE
- 15 - EXISTING CONCRETE FOOTPATH RETAINED
- 16 - NEW BUS DROP OFF POINT AND LOADING ZONE (INCLUDED IN PROPOSED MASTERPLAN)
- 17 - PUBLIC BIKE PARKING



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project
KORUMBURRA COMMUNITY HUB
 15 Lt Commercial Street
 Korumburra VIC 3950

title
**Project Siting
 Design Response Ground Floor**

scale 1:100 @ A1 first issued 03/04/2020

project code sheet no. revision
<KCH> 12005

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TREE PROTECTION ZONE
 Existing Tree to be Retained in accordance with Arboricultural assessment
 RPZ

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LANDSCAPE FINISHES
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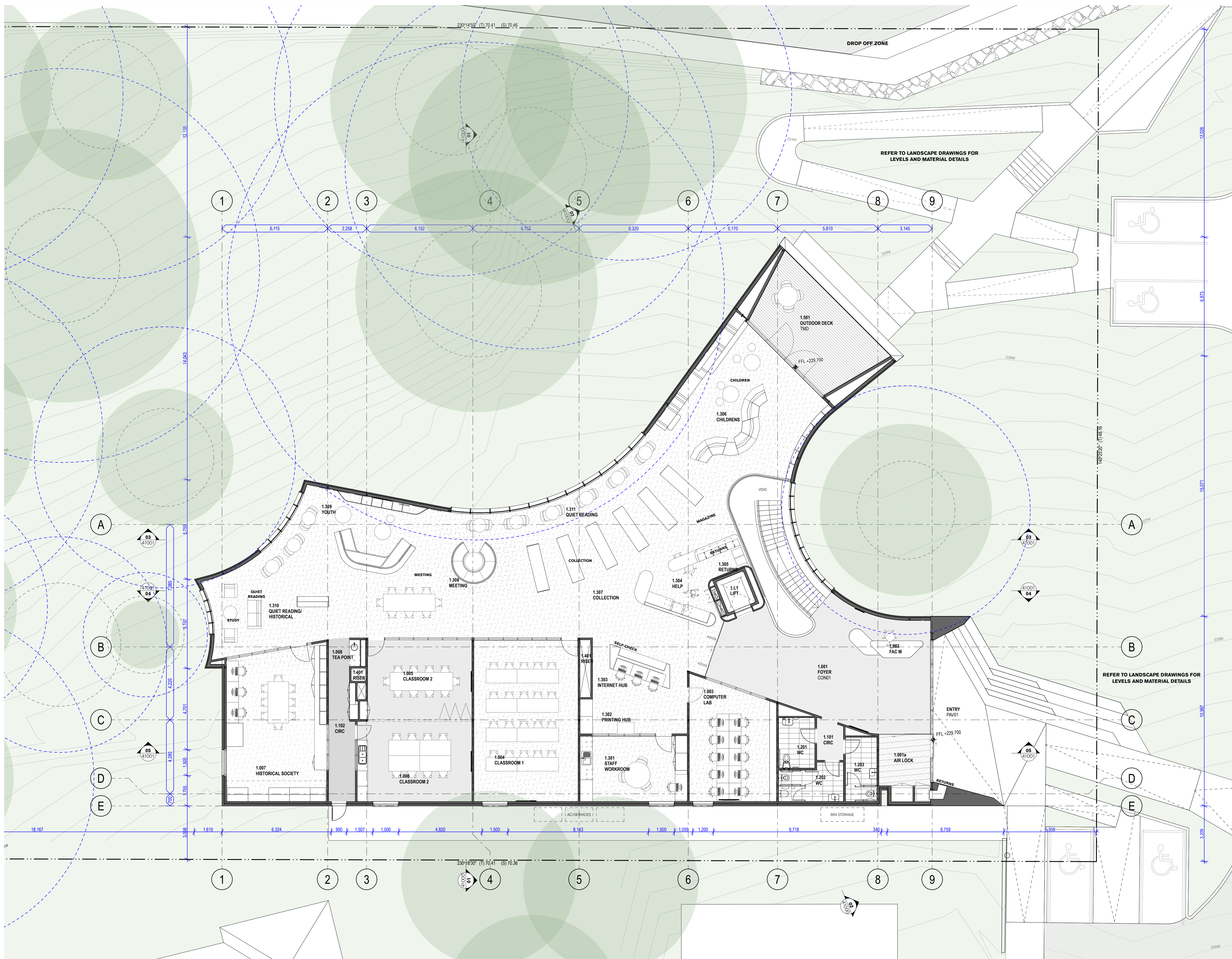


project
KORUMBURRA COMMUNITY HUB
 15 Lt Commercial Street
 Korumburra VIC 3950

title
GA Floor Plans
Ground Floor Plan

scale 1:100 @ A1 first issued 03/04/2020

project code sheet no. revision
<KCH> 20000

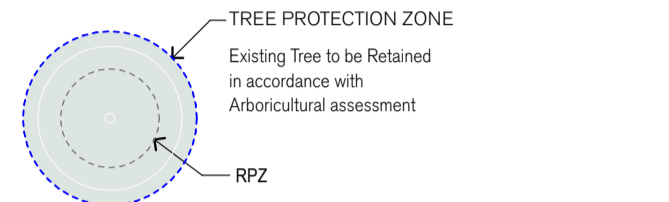


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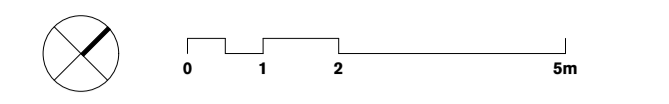
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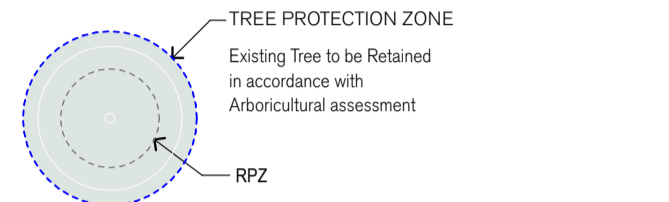
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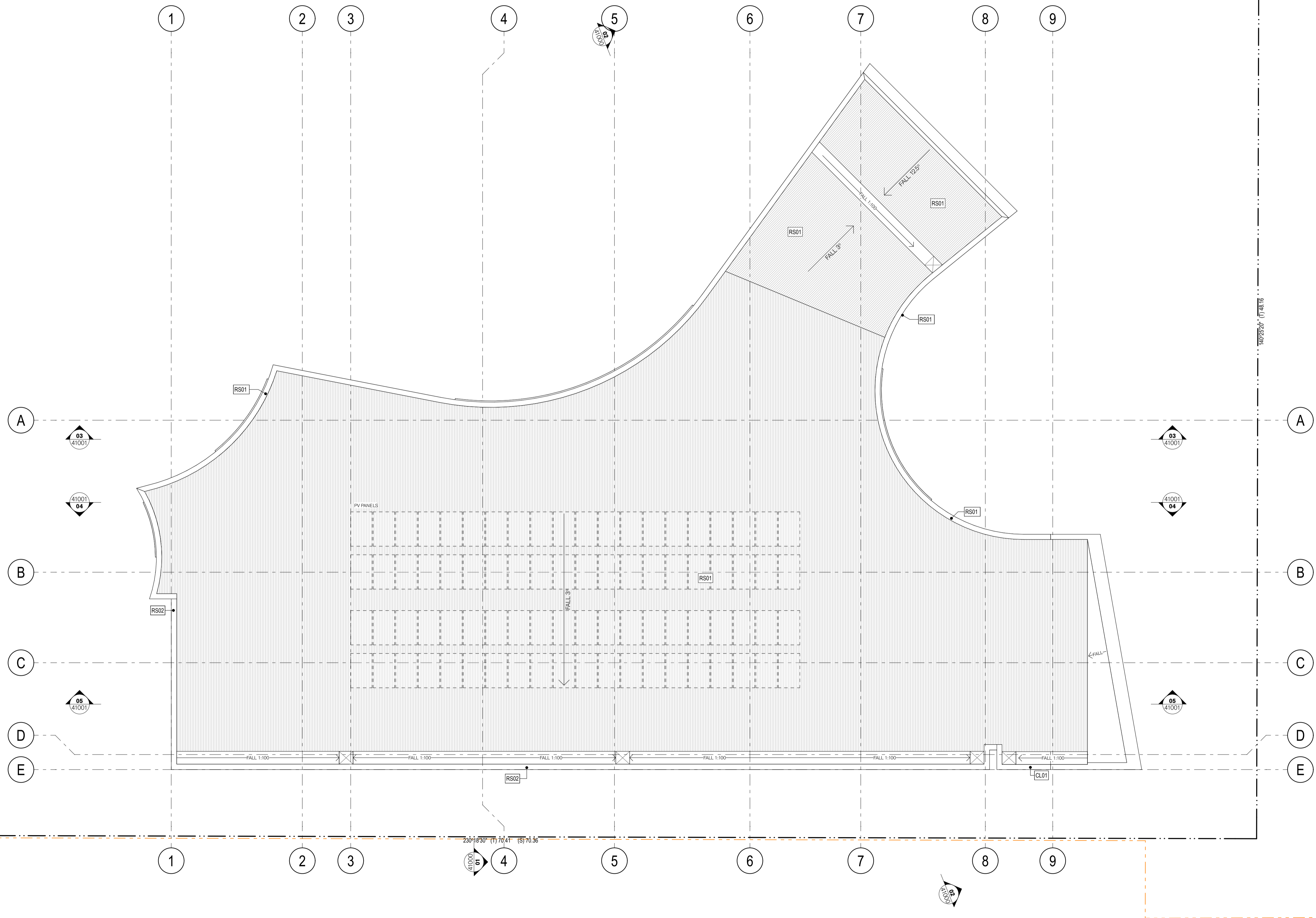


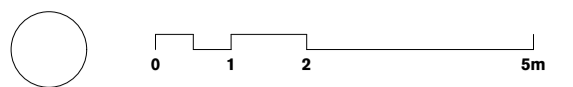
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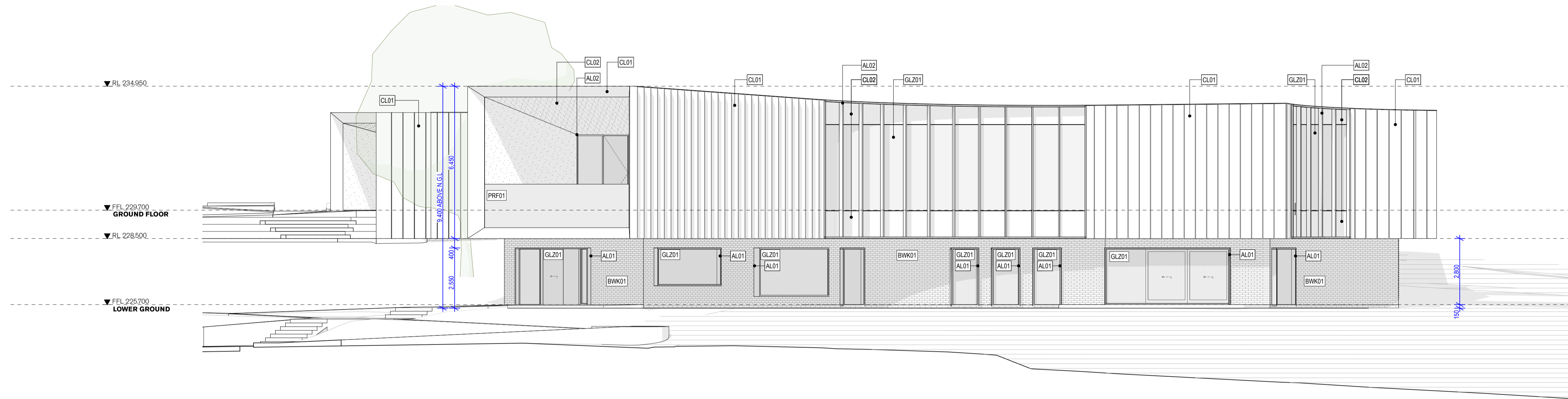
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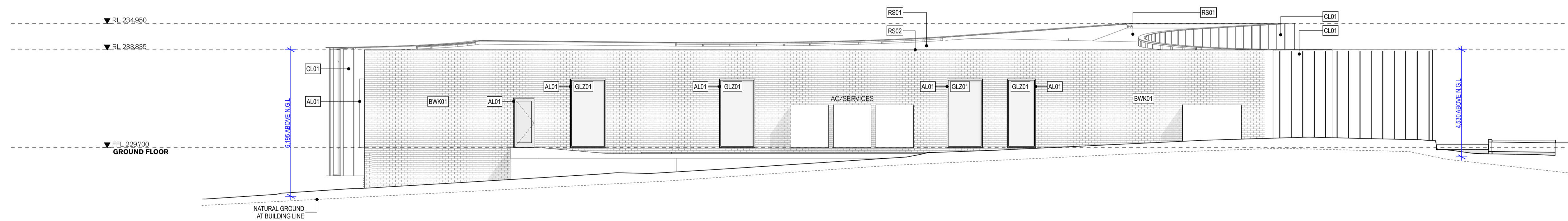


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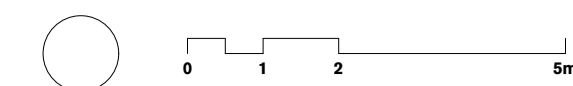


NW ELEVATION North West Elevation
1:100



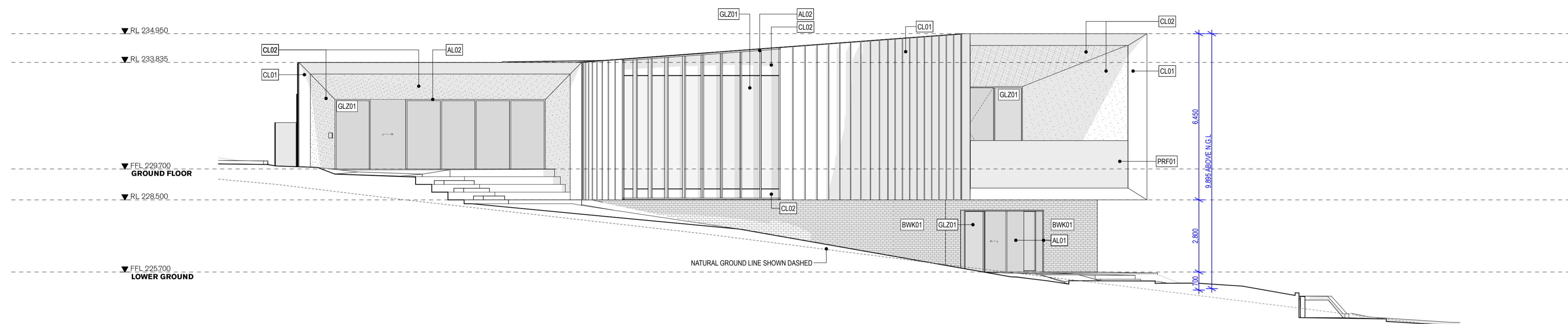
SE ELEVATION South East Elevation
1:100



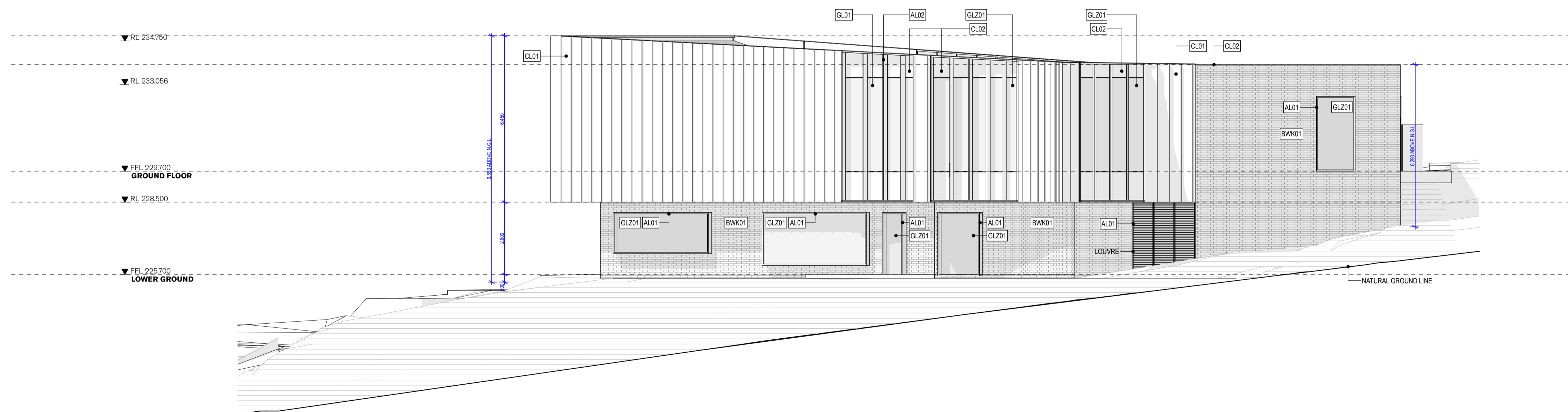


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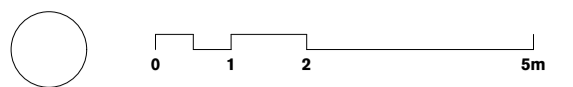
Legend



NE ELEVATION North East Elevation
1:100

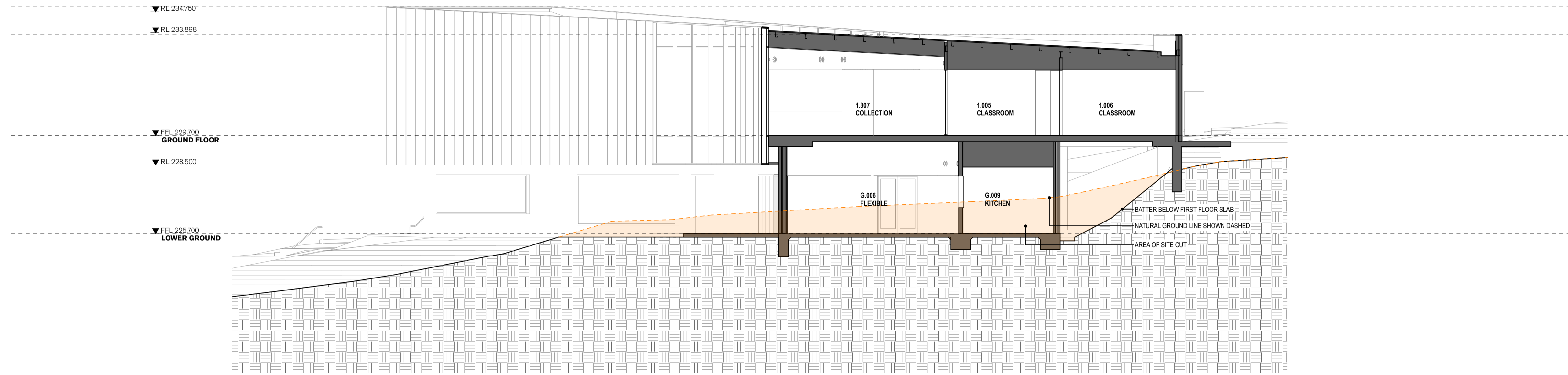


SW ELEVATION South West Elevation
1:100

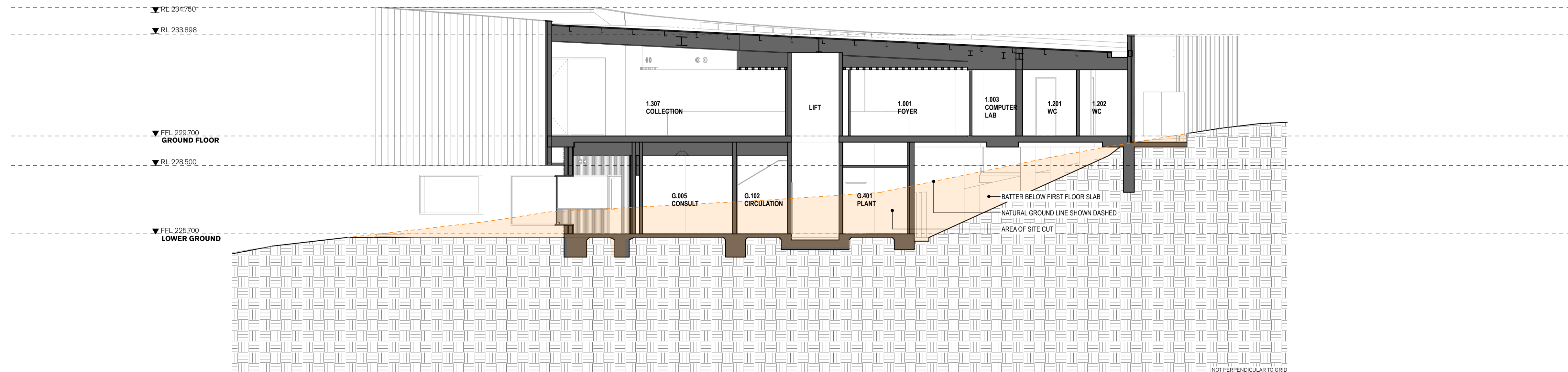


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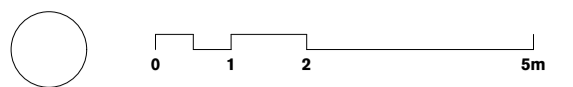


01 ELEVATION Section 01 - 1:100



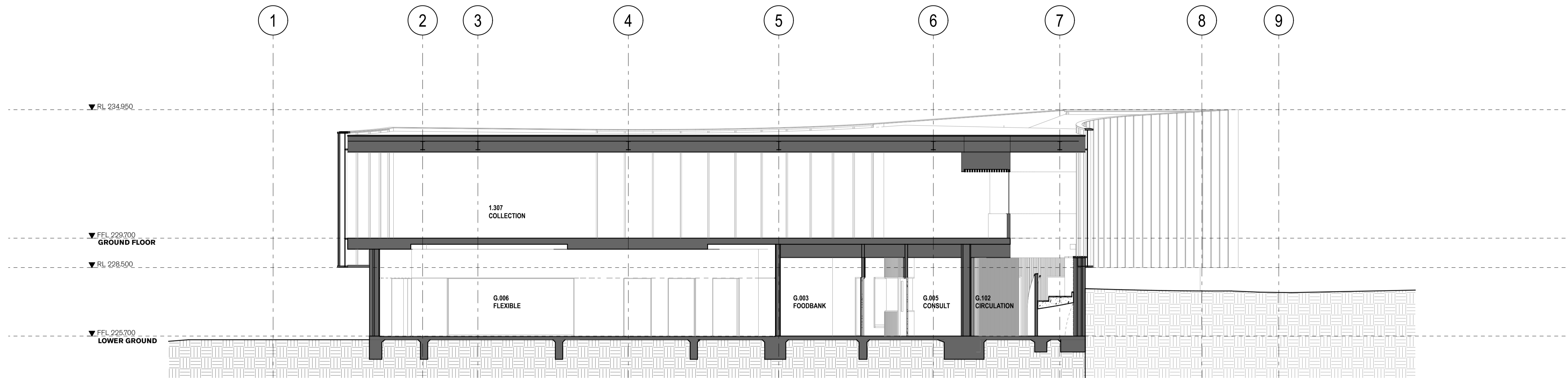
02 ELEVATION Section 02 - 1:100



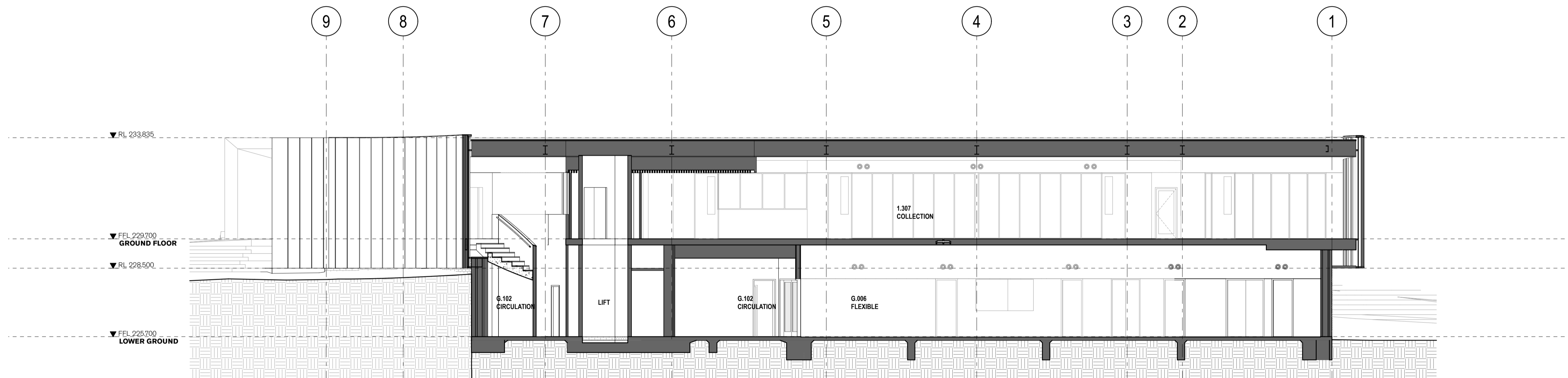


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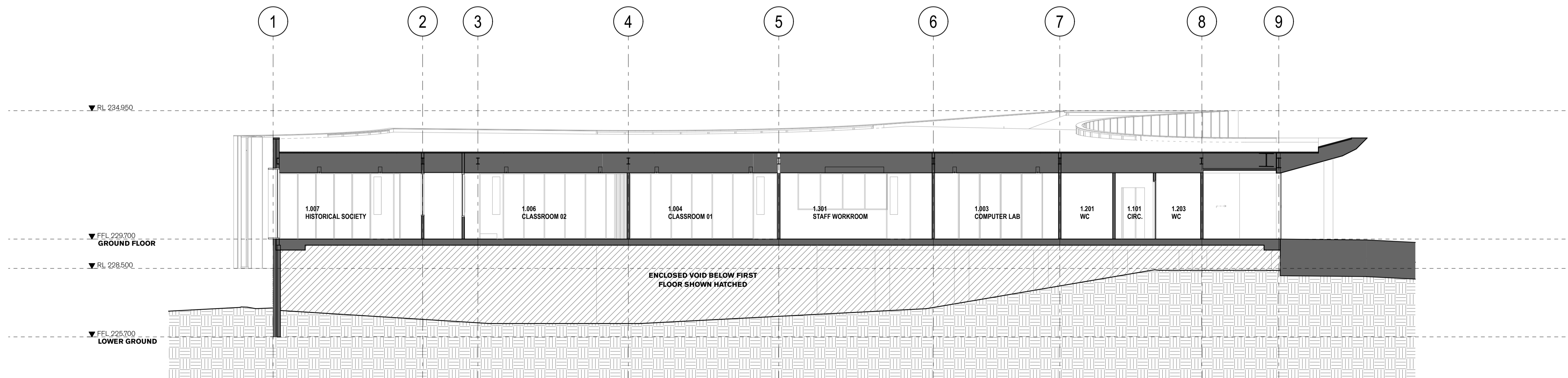
Legend



03 ELEVATION Section 03 - 1:100

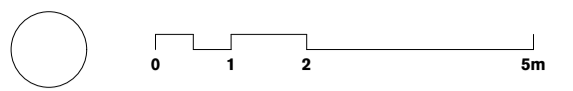


04 ELEVATION Section 04 - 1:100



05 ELEVATION Section 05 - 1:100





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CL02 - COLOURED CEMENT SHEET CLADDING



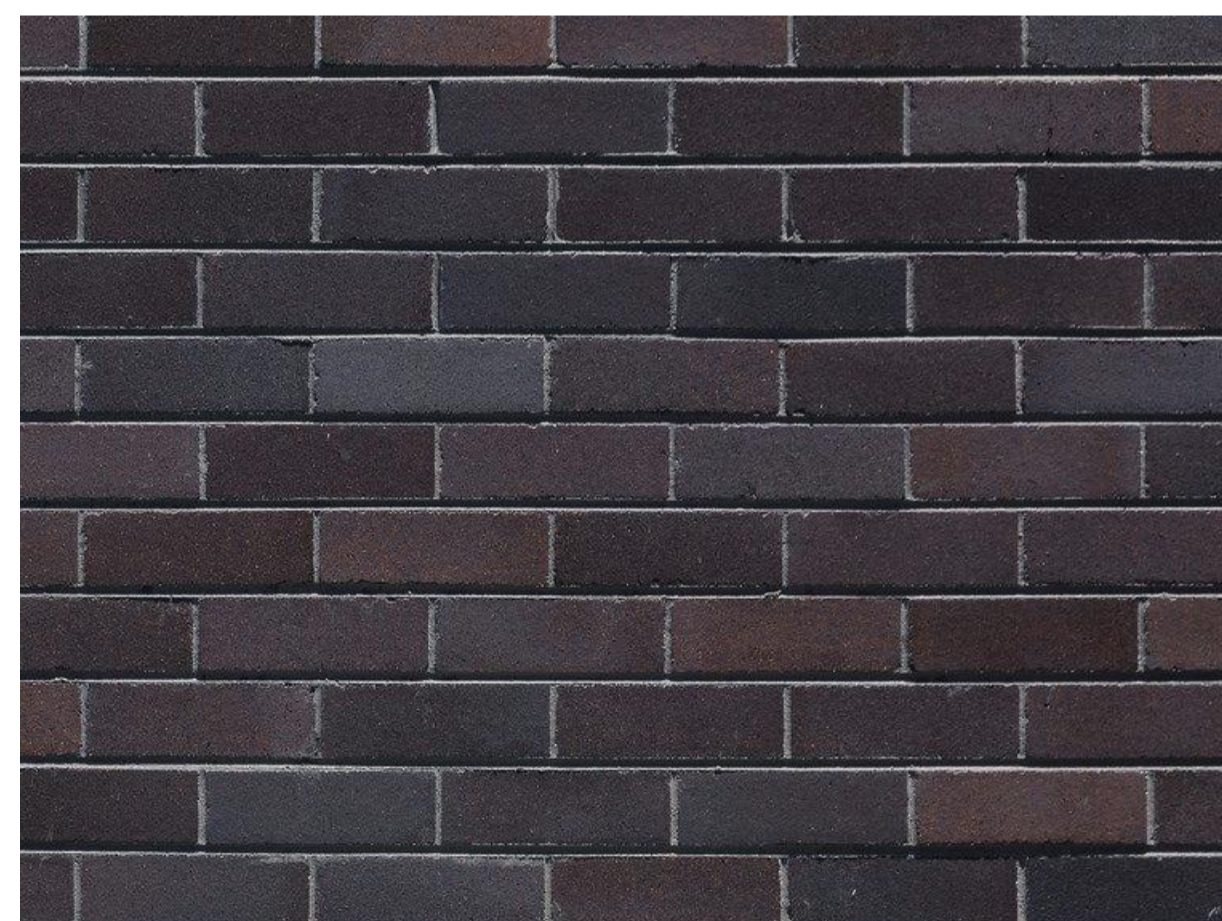
RS01 - LIGHT COLORBOND ROOFING/FLASHING

CL01 - LIGHT COLORBOND STANDING SEAM CLADDING

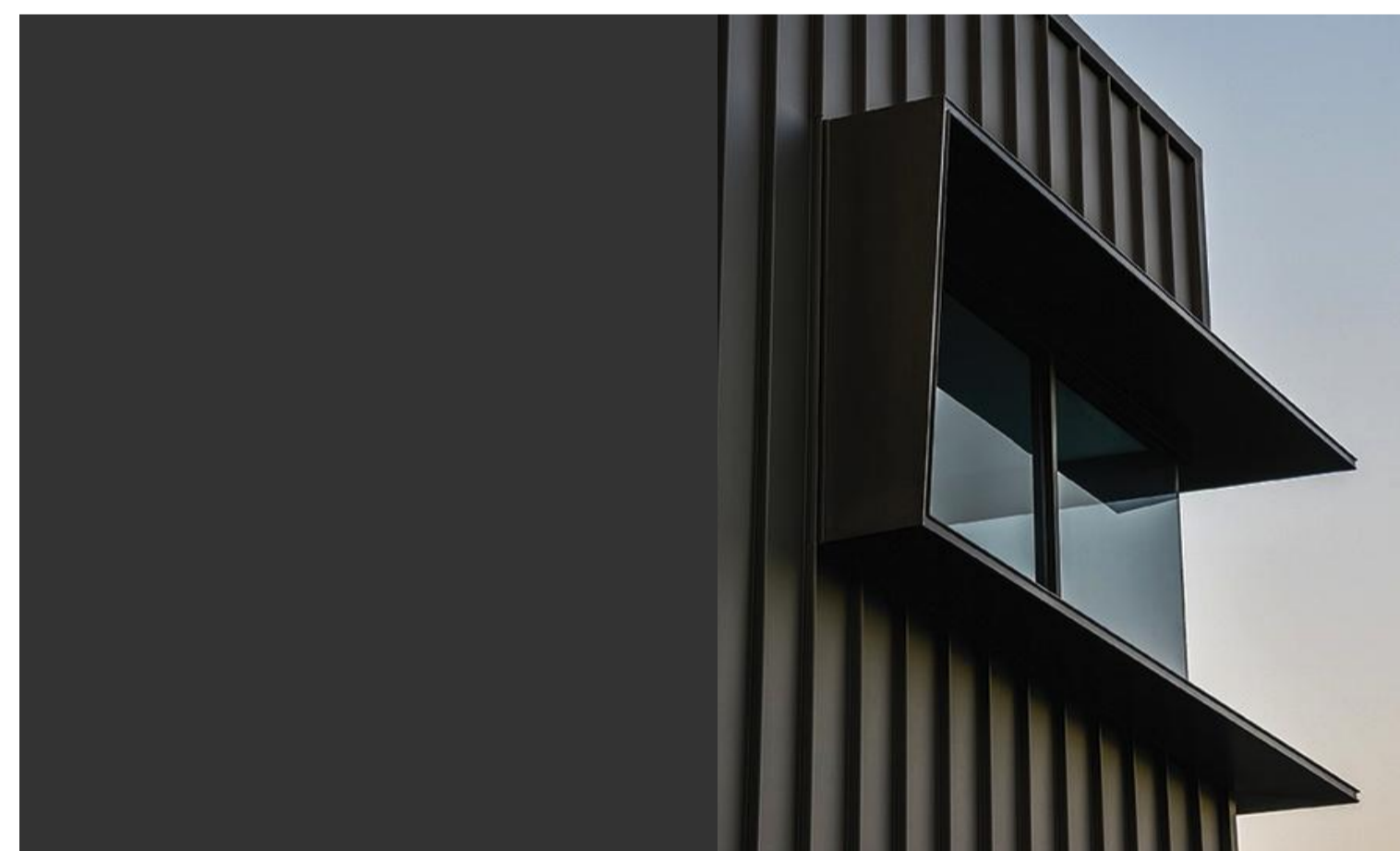


AL02 - POWDERCOATED ALUMINIUM - COLOUR TO MATCH CL02

PRF01 - POWDERCOATED PERFORATED ALUMINIUM - COLOUR TO MATCH CL02

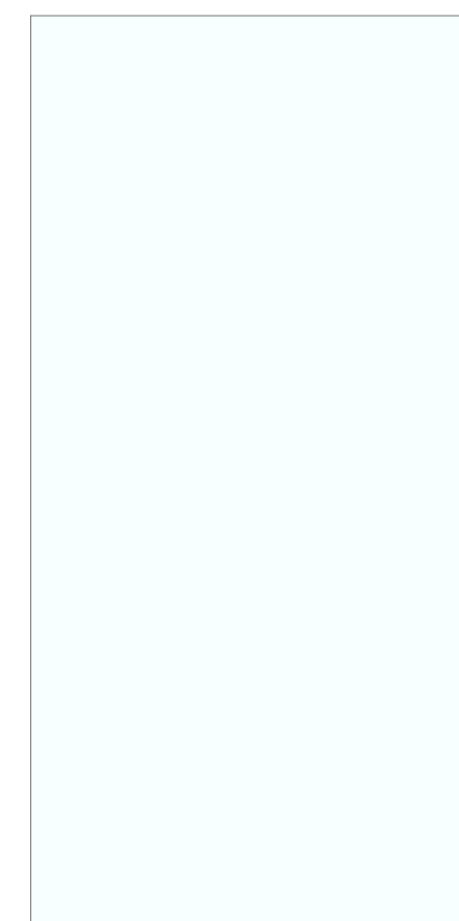


BWK01 - DARK BRICK WITH MATCHING MORTAR



RS02 - DARK COLORBOND FLASHING

AL01 - DARK POWDERCOATED ALUMINIUM



GLZ01 - CLEAR GLAZING TO WINDOWS AND DOORS



TMD - TIMBER DECKING



PAV01 - CONCRETE PAVING