

Planning Zone - C1Z- Commercial 1 Zone
 Planning Overlay - DCP02
 Garden Area - Not Required



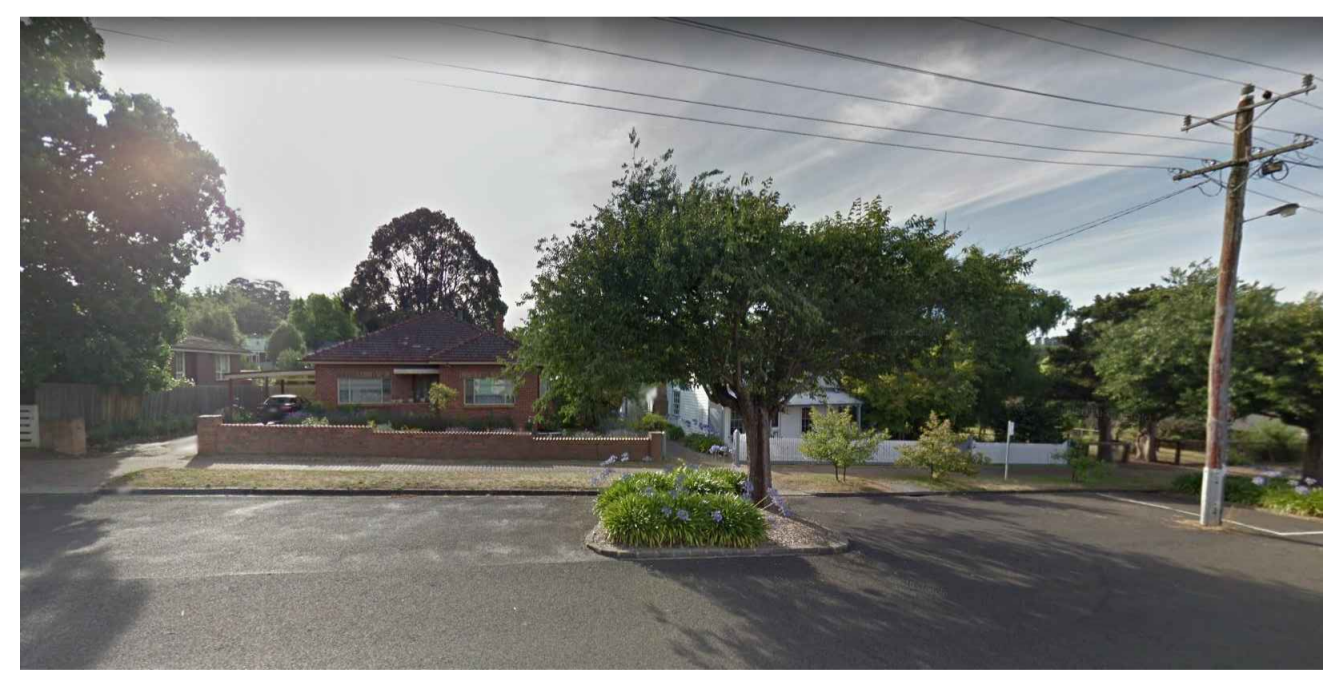
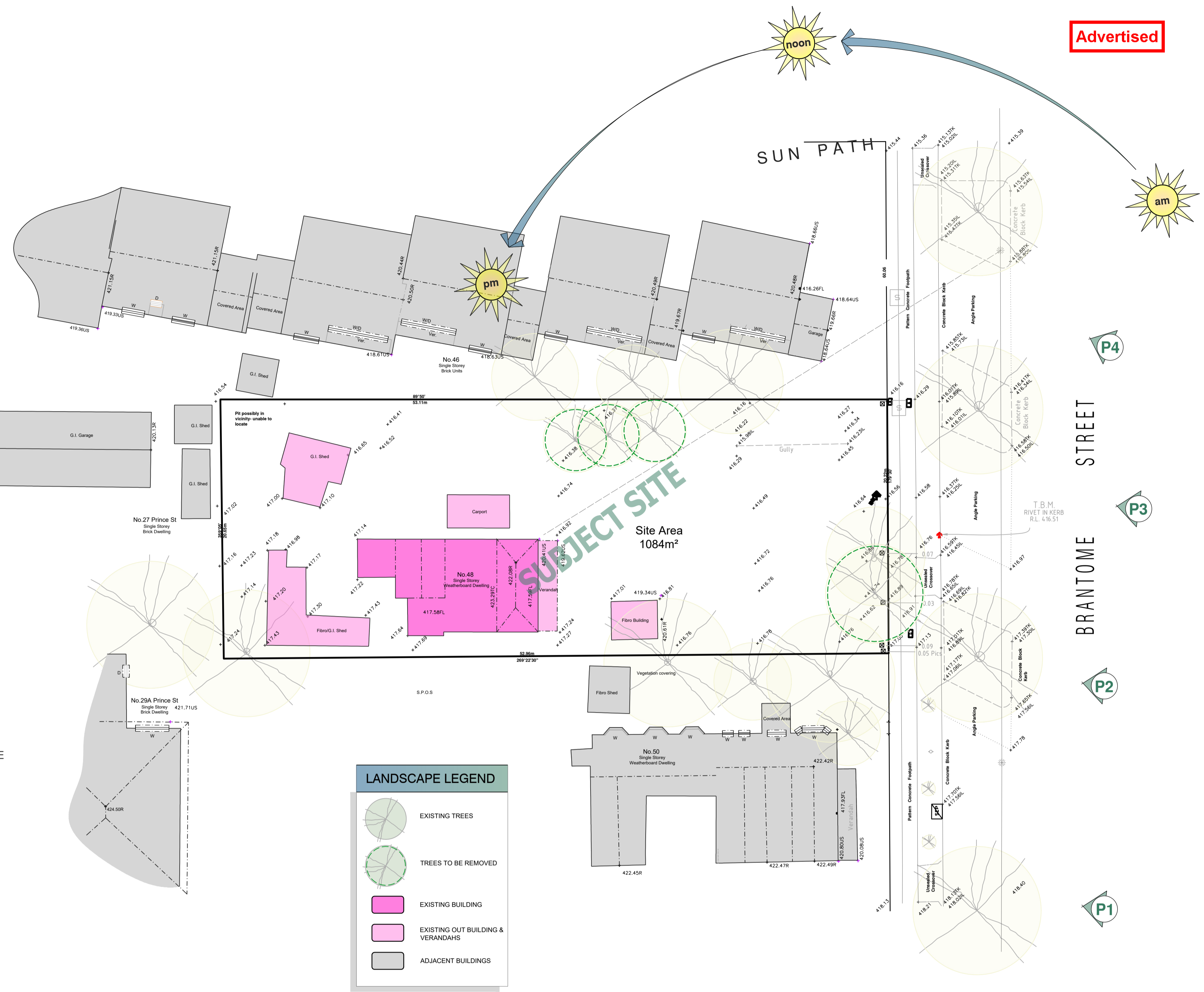
AERIAL VIEW



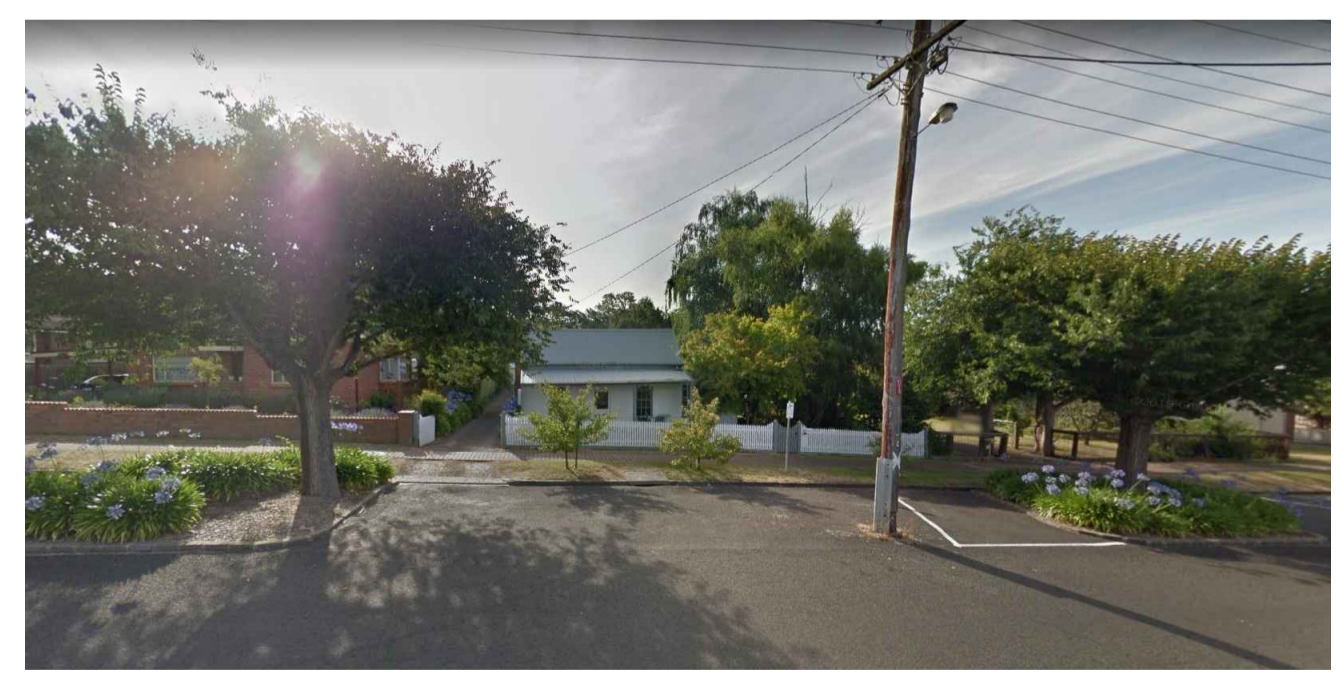
PLANNING ZONES MAP

SCHOOL INFORMATION	
CLOSEST PRIVATE SCHOOLS	
St Brigid's School (267m)	
Holy Cross Primary School (3690m)	
Gisborne Montessori School (4000m)	
CLOSEST PRIMARY SCHOOL	
Gisborne Primary School (272m)	
CLOSEST SECONDARY SCHOOL	
Gisborne Secondary College (1112m)	
PLANNING INFORMATION	
PLANNING ZONES	PLANNING OVERLAYS
C1Z	DCP02
LATEST PLANNING PERMIT	
No Planning Permit Information Available For This Property.	
CULTURAL HERITAGE SENSITIVITY	BUSHFIRE PRONE AREA
No	No

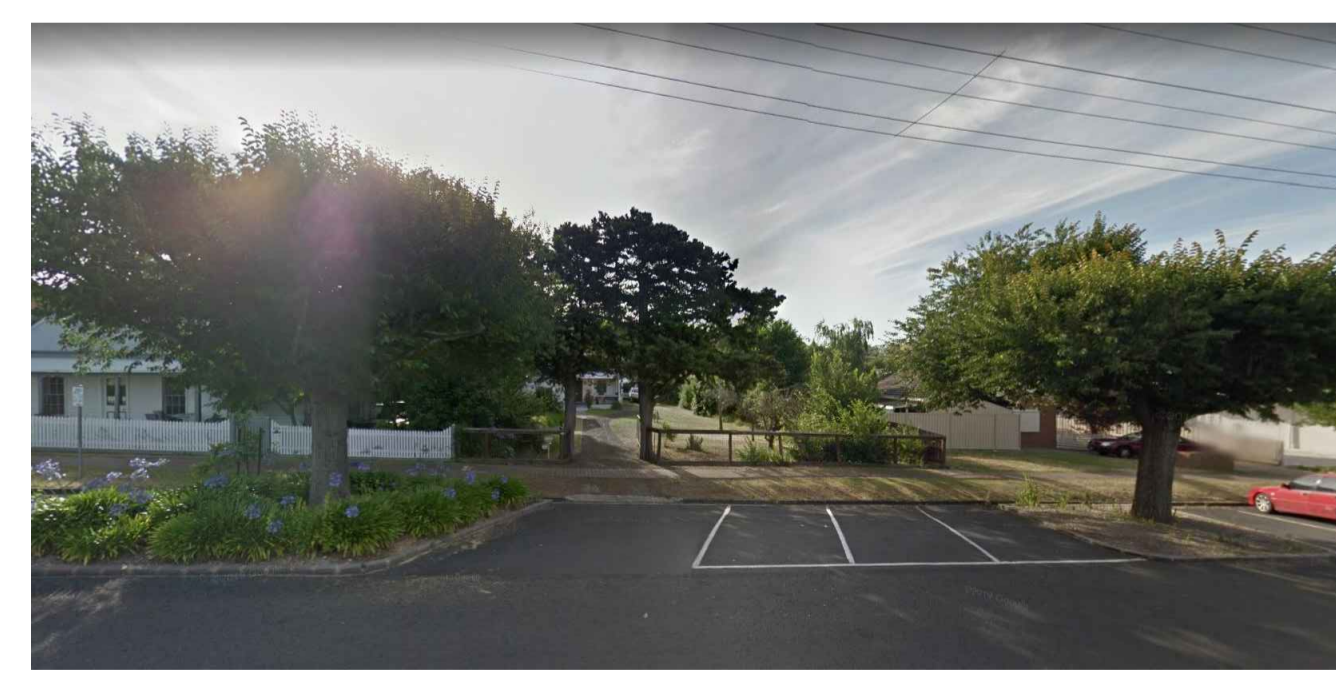
- SUNBURY AIRPORT
7KM
- TOWN CENTER SHOPS
50M
- GISBORNE SECONDARY COLLEGE
1KM
- GISBORNE CEMETERY
600M
- GISBORNE GOLFCLUB
1KM
- WILLOWBANK ESTATE RESERVE
1.2KM



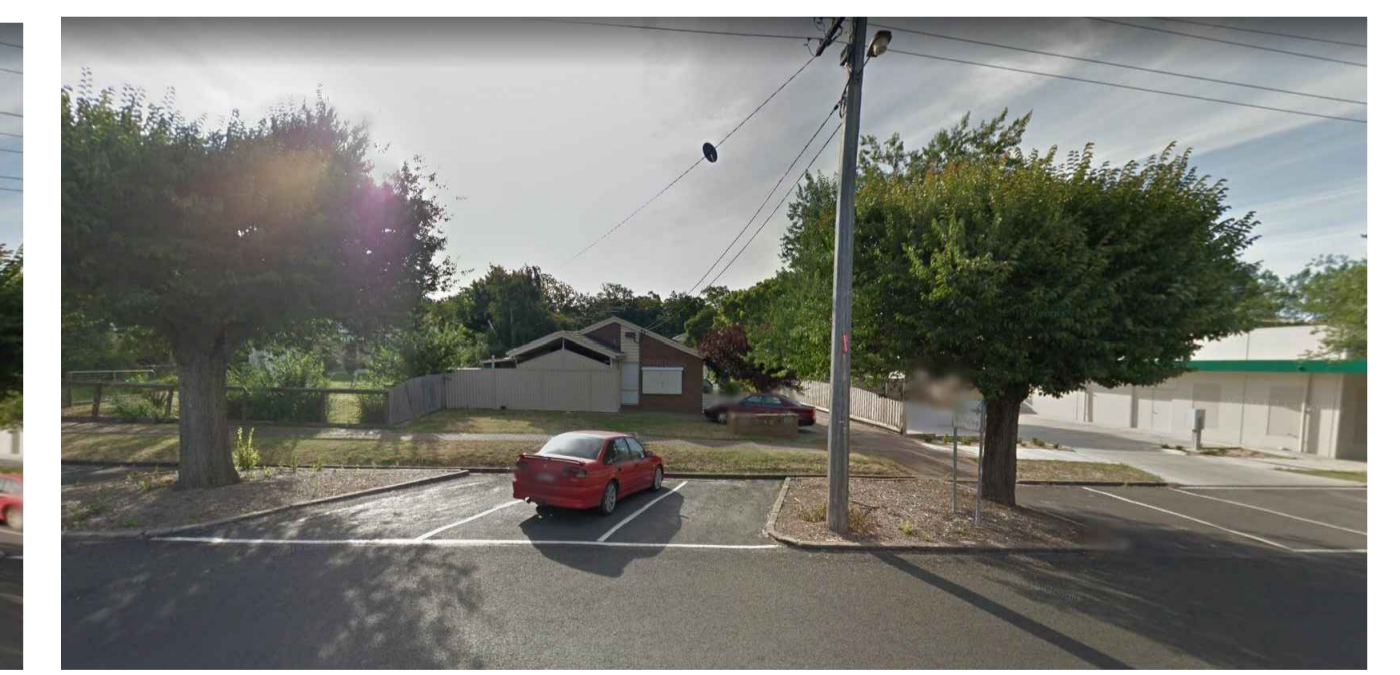
P1



P2



P3



P4

SITE ANALYSIS

DATE	ISSUE	REVISION
28.04.21	A	RFI RESPONSE

DATE	ISSUE	REVISION
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Issued for:
TOWN PLANNING

ORIGINAL SHEET SIZE A1 - 841 horiz X 594 vert
 WHEN PRINTED AT ORIGINAL SCALE

Client:
BILLBUTT P/L

Project Address:
**48 BRANTOME STREET
 GISBORNE**

Project:
PROPOSED OFFICE DEVELOPMENT

Dwg Title:
SITE ANALYSIS

Drawn: AP, JB
 Checked: BJ

Scale:
 1:150 @ A1

Date: 28.04.21
 Sheets in Set: 8

Sheet No:
TP01

Job No:
201005

Revision:
RFI

BILL JACOBS PTY LTD
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 ESSENDE, VICTORIA. 3040

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DEVELOPMENT SUMMARY

EXISTING SITE AREA:	1083.5 sqm
SITE COVERAGE:	46.4% 503.1 sqm
PERMEABILITY:	354.2 sqm 32.7 %

LANDSCAPE LEGEND

- EXISTING TREES
- TREES TO BE REMOVED
- PROPOSED LARGE TREES
- PROPOSED SMALL/MEDIUM TREES
- PROPOSED PLANTS
- LAWN/ GARDEN AREA

DESIGN RESPONSE/ SITE PLAN

DATE	ISSUE	REVISION
28.04.21	A	RFI RESPONSE

DATE	ISSUE	REVISION

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Issued for:
TOWN PLANNING

North:

Client:
BILLBUTT P/L

Project Address:
48 BRANTOME STREET GISBORNE

Project:
PROPOSED OFFICE DEVELOPMENT

Dwg Title:
DESIGN RESPONSE/ SITE PLAN

Drawn: AP, JB
 Checked: BJ

Date: 28.04.21
 Sheets in Set: 8

Scale: 1:100 @ A1

Job No:
201005

Revision:
RFI

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TELEPHONE : (03) 9331-4444
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OFFICE	DWELLING 1	DWELLING 2	DWELLING 3	DWELLING 4
GROUND FLOOR: 13.22 sqm	GROUND FLOOR: 61.8 sqm	GROUND FLOOR: 61.8 sqm	GROUND FLOOR: 61.8 sqm	GROUND FLOOR: 65.2 sqm
PORCH: 5.6 sqm	PORCH: 2.2 sqm	PORCH: 2.2 sqm	PORCH: 2.2 sqm	PORCH: 2.2 sqm
	CARPORT: 37.0 sqm	CARPORT: 37.0 sqm	CARPORT: 37.0 sqm	CARPORT: 37.0 sqm
FIRST FLOOR: 71.2 sqm	FIRST FLOOR: 63.8 sqm	FIRST FLOOR: 63.8 sqm	FIRST FLOOR: 63.8 sqm	FIRST FLOOR: 66.5 sqm
BALCONY: 14.8 sqm	BALCONY: 2.1 sqm	BALCONY: 2.1 sqm	BALCONY: 2.1 sqm	BALCONY: 2.1 sqm
TOTAL: (net area excluding balcony) 84.42 sqm	TOTAL: 166.9 sqm	TOTAL: 166.9 sqm	TOTAL: 166.9 sqm	TOTAL: 173.0 sqm
GROUND FLOOR AREA 13.22 m ² FIRST FLOOR AREA - 71.2 m ² 3.5 CARS/100 = 2.95 CARS REQUIRED	CAR SPACES REQUIRED: 2	CAR SPACES REQUIRED: 2	CAR SPACES REQUIRED: 2	CAR SPACES REQUIRED: 2
CARPARKING REQUIRED: 2	CAR SPACES PROVIDED: 2	CAR SPACES PROVIDED: 2	CAR SPACES PROVIDED: 2	CAR SPACES PROVIDED: 2
CARPARKING PROVIDED: 3				

DESIGN DESCRIPTION:

- x4 TWO STOREY WEATHERBOARD DWELLINGS
- OFFICE SPACE, 2 STOREY TO FRONT OF SITE
- 2 CAR SPACES PER UNIT
- 2 CAR SPACES PROVIDED FOR OFFICE SPACE
- AMPLE STREET PARKING ALSO

INTERNAL LIGHTING: THE MAXIMUM ILLUMINATION POWER DENSITY (W/m²) FOR AT LEAST 90% OF THE RELEVANT BUILDING CLASS IS TO ACHIEVE AT LEAST 20% LOWER THAN REQUIRED BY TABLE J6.2a OF THE NCC BCA (2016) VOLUME 1 SECTION J (CLASS 2 TO 9)

BUILDER TO PROVIDE & INSTALL MIN.5 STAR RATED DISHWASHERS THROUGHOUT DEVELOPMENT

WATER EFFICIENT LANDSCAPING TO BE INSTALLED PROJECT WIDE AS PER ENDORSED BESS REPORT



PROPOSED GROUND FLOOR PLANS

DATE	ISSUE	REVISION
28.04.21	A	RFI RESPONSE

DATE	ISSUE	REVISION
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ORIGINAL SHEET SIZE A1 - 841 horiz X 594 vert
 WHEN PRINTED AT ORIGINAL SCALE

North:

Client:
BILLBUTT P/L

Project Address:
**48 BRANTOME STREET
 GISBORNE**

Project:
PROPOSED OFFICE DEVELOPMENT

Dwg Title:
GROUND FLOOR PLANS

Drawn: AP, JB
 Checked: BJ

Scale:
 1:100 @ A1

Date: 28.04.21
 Sheets in Set: 08

Sheet No:
TP03

Job No:
201005

Revision:
RFI

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 ESSENDON, VICTORIA, 3040

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 EMAIL: info@billjacobs.com.au ABN: 19 007 453 401

OFFICE	DWELLING 1	DWELLING 2	DWELLING 3	DWELLING 4
GROUND FLOOR: 13.22 sqm	GROUND FLOOR: 61.8 sqm	GROUND FLOOR: 61.8 sqm	GROUND FLOOR: 61.8 sqm	GROUND FLOOR: 65.2 sqm
PORCH: 5.6 sqm	PORCH: 2.2 sqm	PORCH: 2.2 sqm	PORCH: 2.2 sqm	PORCH: 2.2 sqm
	CARPORT: 37.0 sqm	CARPORT: 37.0 sqm	CARPORT: 37.0 sqm	CARPORT: 37.0 sqm
FIRST FLOOR: 71.2 sqm	FIRST FLOOR: 63.8 sqm	FIRST FLOOR: 63.8 sqm	FIRST FLOOR: 63.8 sqm	FIRST FLOOR: 66.5 sqm
BALCONY: 14.8 sqm	BALCONY: 2.1 sqm	BALCONY: 2.1 sqm	BALCONY: 2.1 sqm	BALCONY: 2.1 sqm
TOTAL: (net area excluding balcony) 84.42 sqm				
GROUND FLOOR AREA 13.22 m2	TOTAL: 166.9 sqm	TOTAL: 166.9 sqm	TOTAL: 166.9 sqm	TOTAL: 173.0 sqm
FIRST FLOOR AREA - 71.2 m2				

- DESIGN DESCRIPTION:
- x4 THREE BEDROOM DWELLINGS, WITH 2 BATHROOMS
 - 2 CAR SPACES PER UNIT
 - ARTICULATED FIRST FLOOR FOOTPRINT
 - OFFICE SPACE WITH BALCONY TO FACADE
 - MINIMAL GLAZING TO WEST ELEVATIONS



PROPOSED FIRST FLOOR PLANS

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 TOWN PLANNING
 ORIGINAL SHEET SIZE A1 - 841 horiz X 594 vert WHEN PRINTED AT ORIGINAL SCALE

Client:
 BILL/BUTT P/L
 Project Address:
 48 BRANTOME STREET
 GISBORNE

Project:
 PROPOSED OFFICE DEVELOPMENT
 Dwg Title:
 FIRST FLOOR PLANS

Drawn: AP, JB
 Checked: BJ
 Date: 29.04.21
 Sheets in Set: 8
 Scale: 1:100 @ A1
 Sheet No:
 TP04
 Job No:
 201005
 Revision:
 RFI

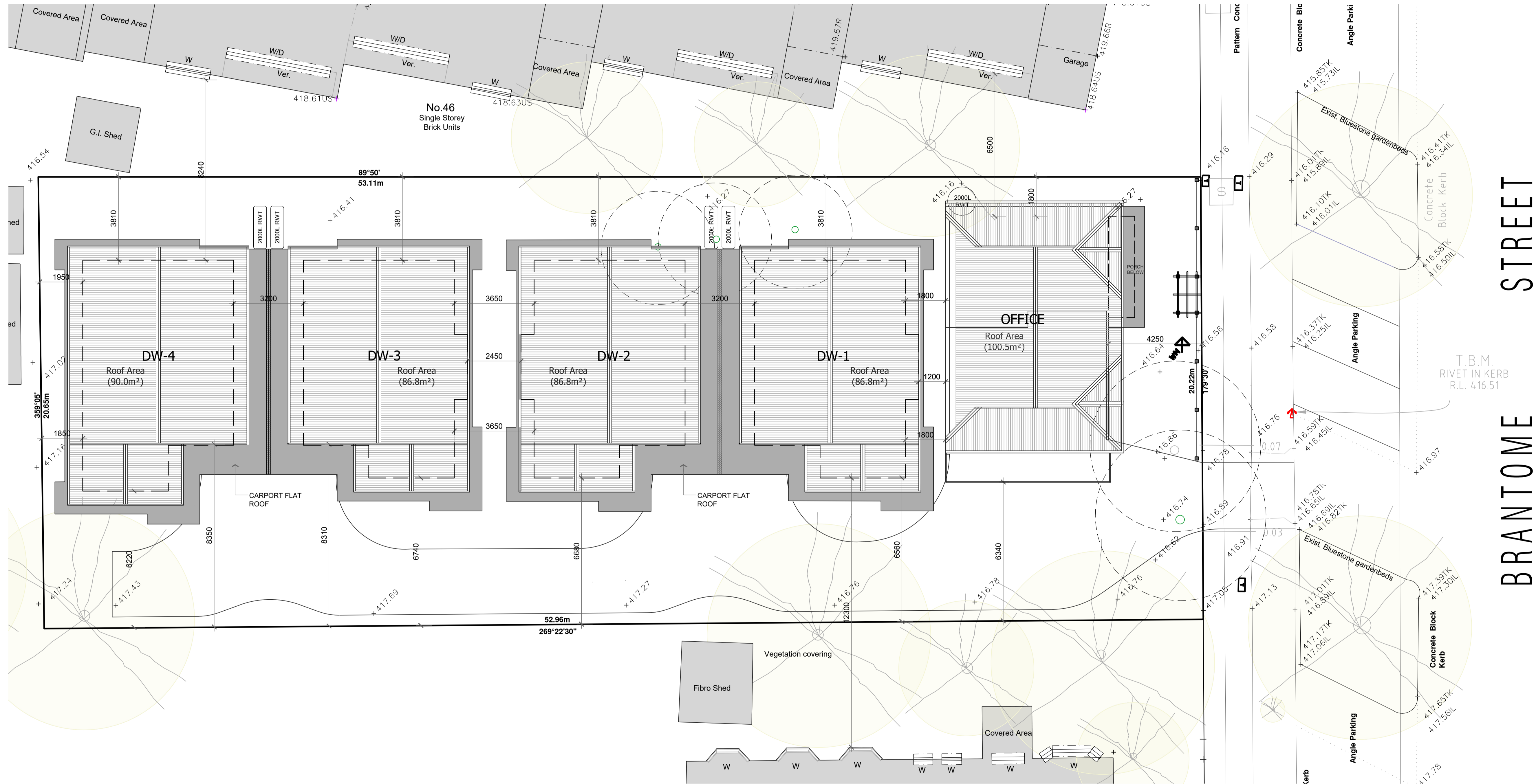
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NOTE:
THE RAINWATER FROM ROOF CATCHMENT AREA OF 508m² IS TO BE COLLECTED AND DISCHARGED VIA A MECHANICALLY PUMPED SYSTEM INTO EACH 2000L RAIN WATER TANKS WHICH IS TO BE CONNECTED TO ALL TOILETS FOR FLUSHING.

NOTE:
IMPERVIOUS AREAS, BALCONIES UNTREATED

NOTE:
REFER TO BESS & STORM REPORTS FOR ALL ESD & WSUD REQUIREMENTS INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

ALL MAJOR COMMON AREA SERVICES ARE TO BE SEPARATELY SUB-METERED



ROOF PLANS

DATE	ISSUE	REVISION
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DATE	ISSUE	REVISION

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TOWN PLANNING

ORIGINAL SHEET SIZE A1 - 841 horiz X 594 vert
WHEN PRINTED AT ORIGINAL SCALE

Client:
BILLBUTT P/L

Project Address:
**48 BRANTOME STREET
GISBORNE**

Project:
PROPOSED OFFICE DEVELOPMENT

Dwg Title:
ROOF PLANS

Drawn: AP, JB
Checked: BJ

Scale:
1:100 @ A1

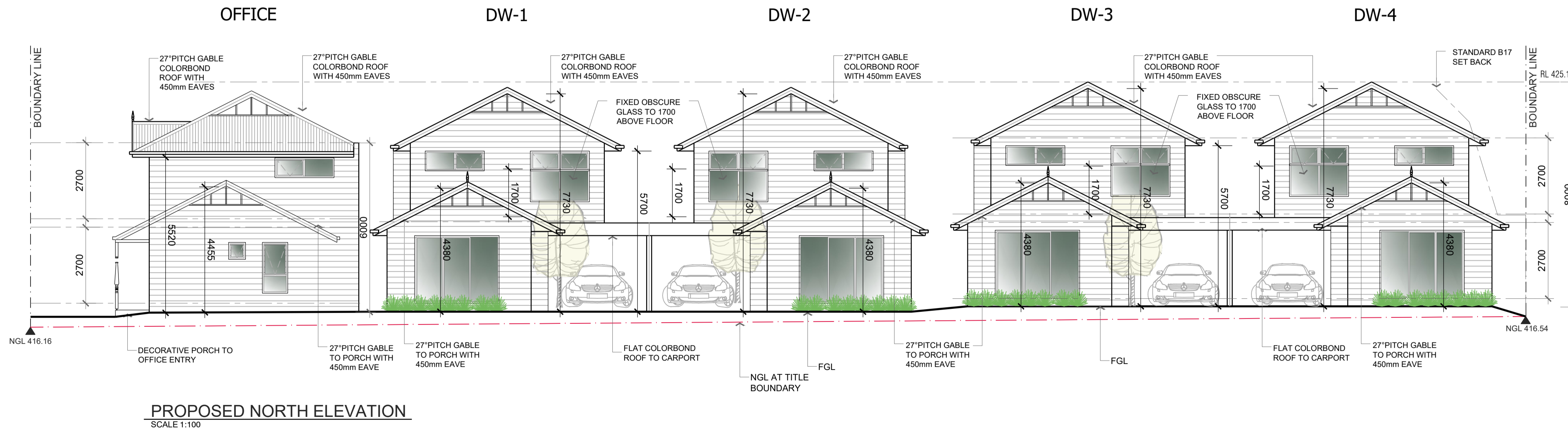
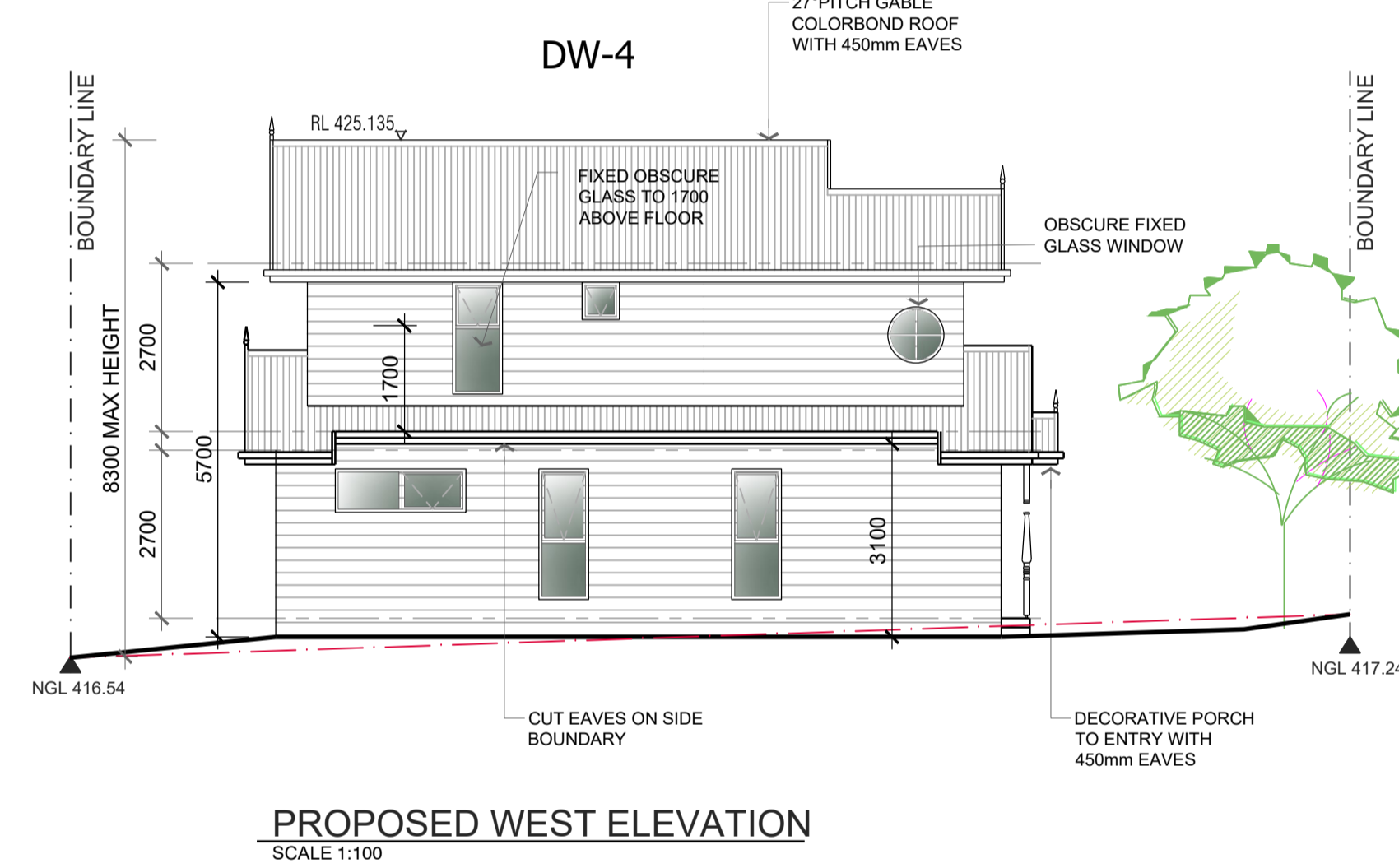
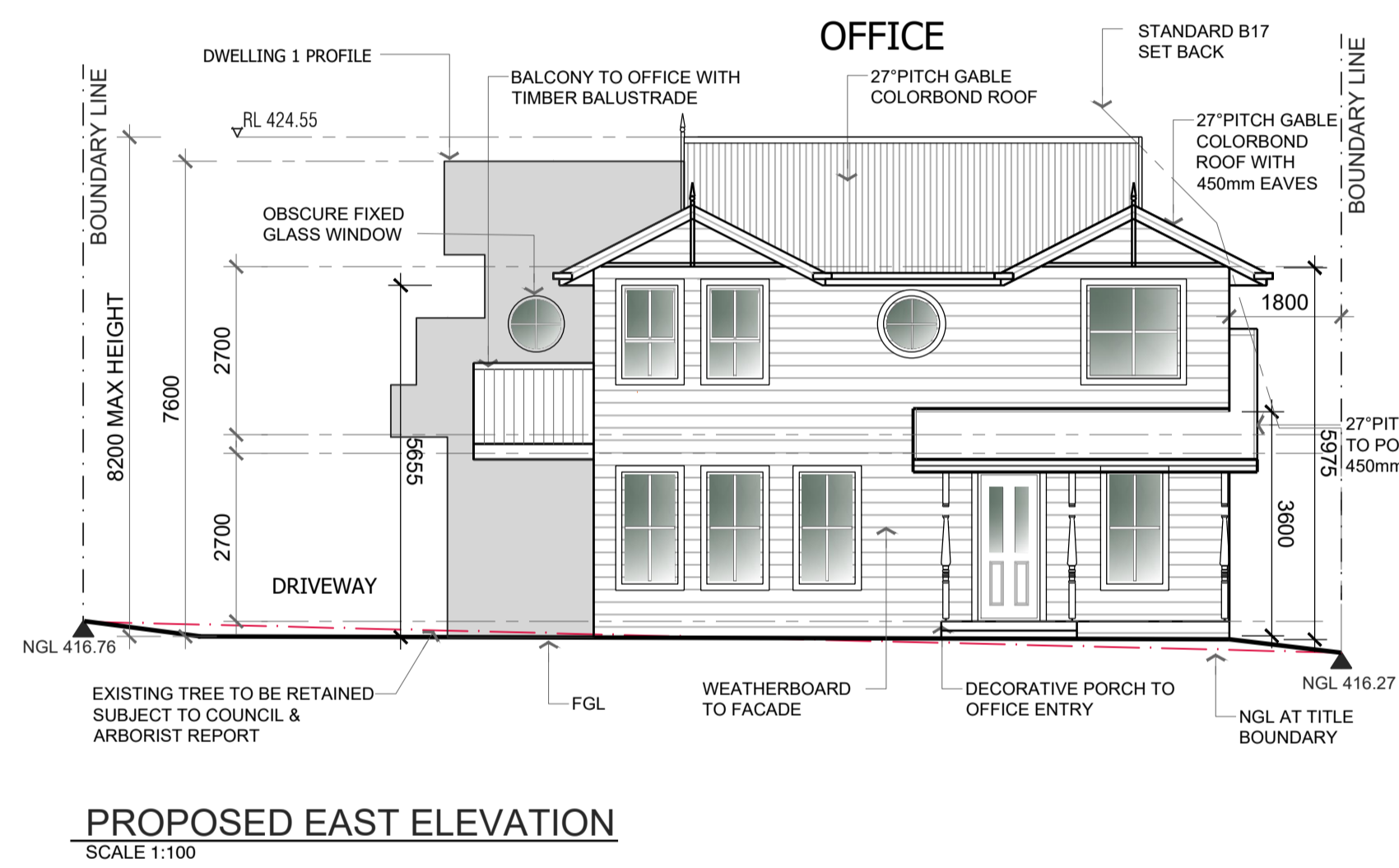
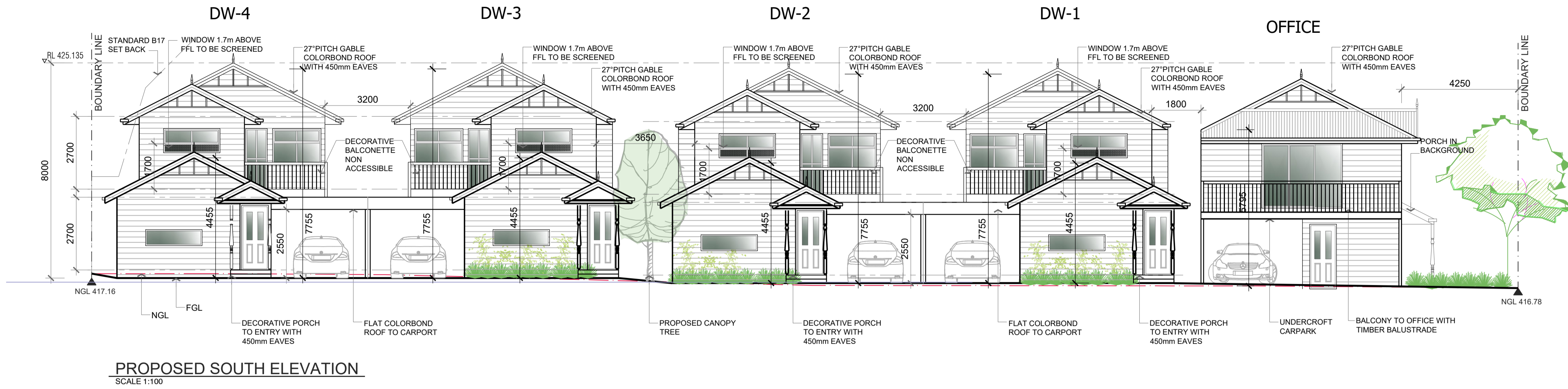
Date: 28.04.21
Sheets in Set: 8
Sheet No:
TP05

Job No:
201005

Revision:
RFI

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PROPOSED ELEVATIONS

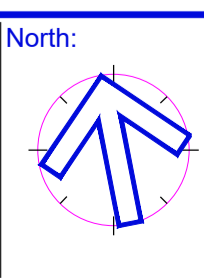
DATE	ISSUE	REVISION
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Issued for:
TOWN PLANNING

ORIGINAL SHEET SIZE A1 - 841 horiz X 594 vert
 WHEN PRINTED AT ORIGINAL SCALE



Client:
BILLBUTT P/L

Project Address:
**48 BRANTOME STREET
 GISBORNE**

Project:
PROPOSED OFFICE DEVELOPMENT

Dwg Title:
ELEVATIONS

Drawn: AP, JB
 Checked: BJ

Scale:
 1:100 @ A1

Date: 28.04.21
 Sheets in Set: 8

Sheet No:
TP06

Job No:
201005

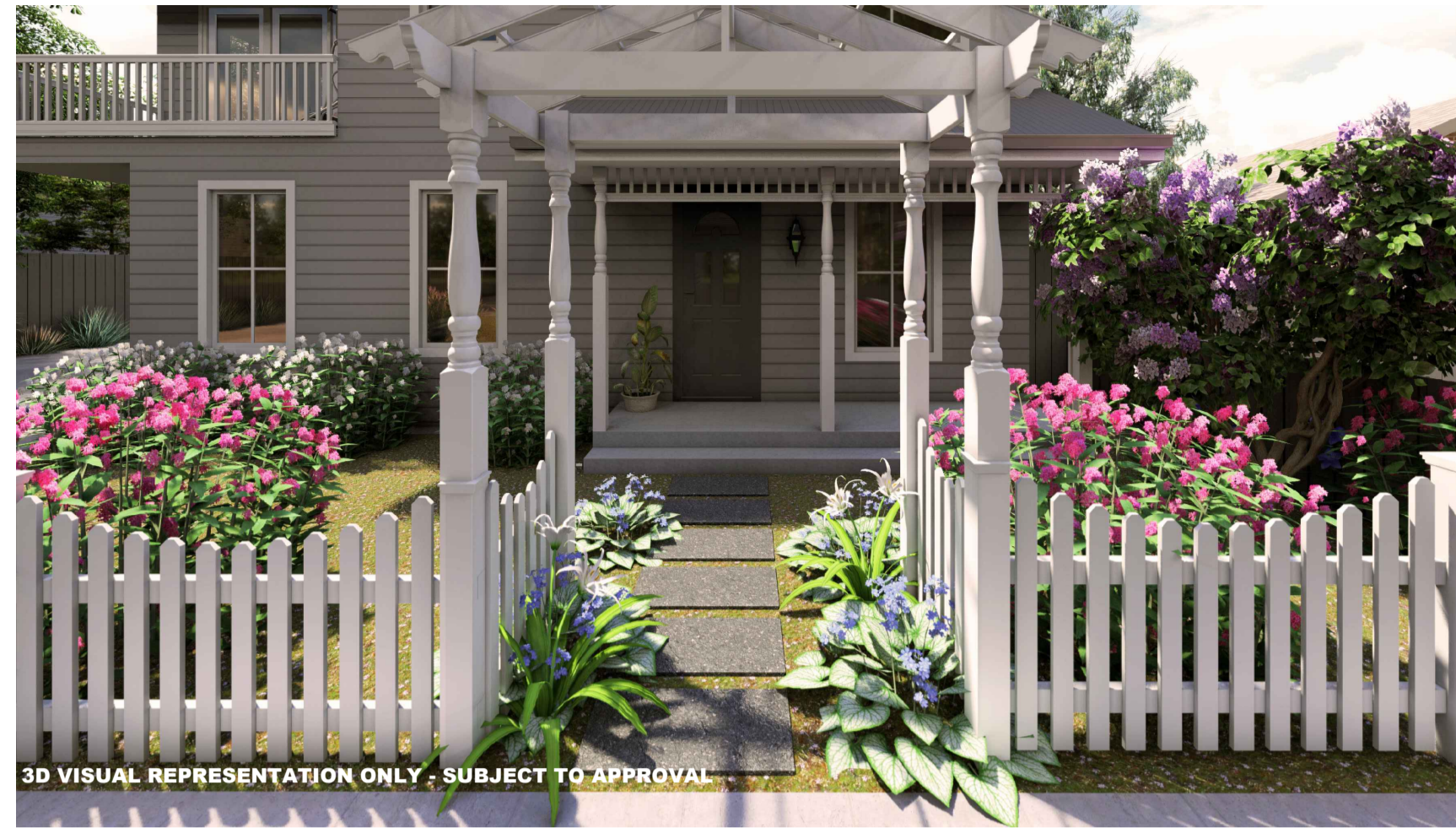
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COLOUR INSPIRATION



3D VISUAL REPRESENTATION ONLY - SUBJECT TO APPROVAL

PROPOSED COLOUR SCHEME/ OFFICE ENTRY

COLOURS & FINISHES SCHEDULE

C2	Selected Weatherboard Horizontal on Walls: DULUX 'Timeless Grey'(or similar)	P2	Selected. Downpipes To Match Render: COLORBOND 'Surfmist'(or similar)	S3	Selected Driveway Coloured Concrete: Charcoal'(or similar)	Z	Selected Roof, Gutters, Facia Trimdeck & corrugated: COLORBOND 'Wallaby'(or similar) *Plumbing to match
D1	Selected Entry Door Timber Painted: DULUX 'Western Myall'(or similar)	S1	Selected Pavers & Porch Stone or Coloured Concrete: 'Bluestone'(or similar)	T	Selected Timber Decking Blackbutt timber: 'Light Brown Tint'(or similar)		
P1	Feature Posts Timber Painted 'Lexicon 1/4'(or similar)	S2	Selected Driveway Exposed Aggregate: MIDWAY 'Foreshore'(or similar)	W	Selected Windows & Facia Aluminium, timber trim to facade 'Lexicon 1/4'(or similar)		



EXISTING STREETSCAPE - SOURCE: Google Maps

STREETSCAPES & COLOURS-FINISHES

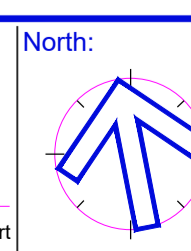
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ORIGINAL SHEET SIZE A1 - 841 horiz X 594 vert
WHEN PRINTED AT ORIGINAL SCALE



Client:
BILLBUTT P/L

Project Address:
**48 BRANTOME STREET
GISBORNE**

Project:
PROPOSED OFFICE DEVELOPMENT

Dwg Title:
STREETSCAPES, COLOURS / FINISHES

Drawn: AP, IB
Checked: BJ

Scale:
1:100 @ A1

Date: 20.04.21
Sheets in Set: 8

Sheet No:
TP07

Job No:
201005

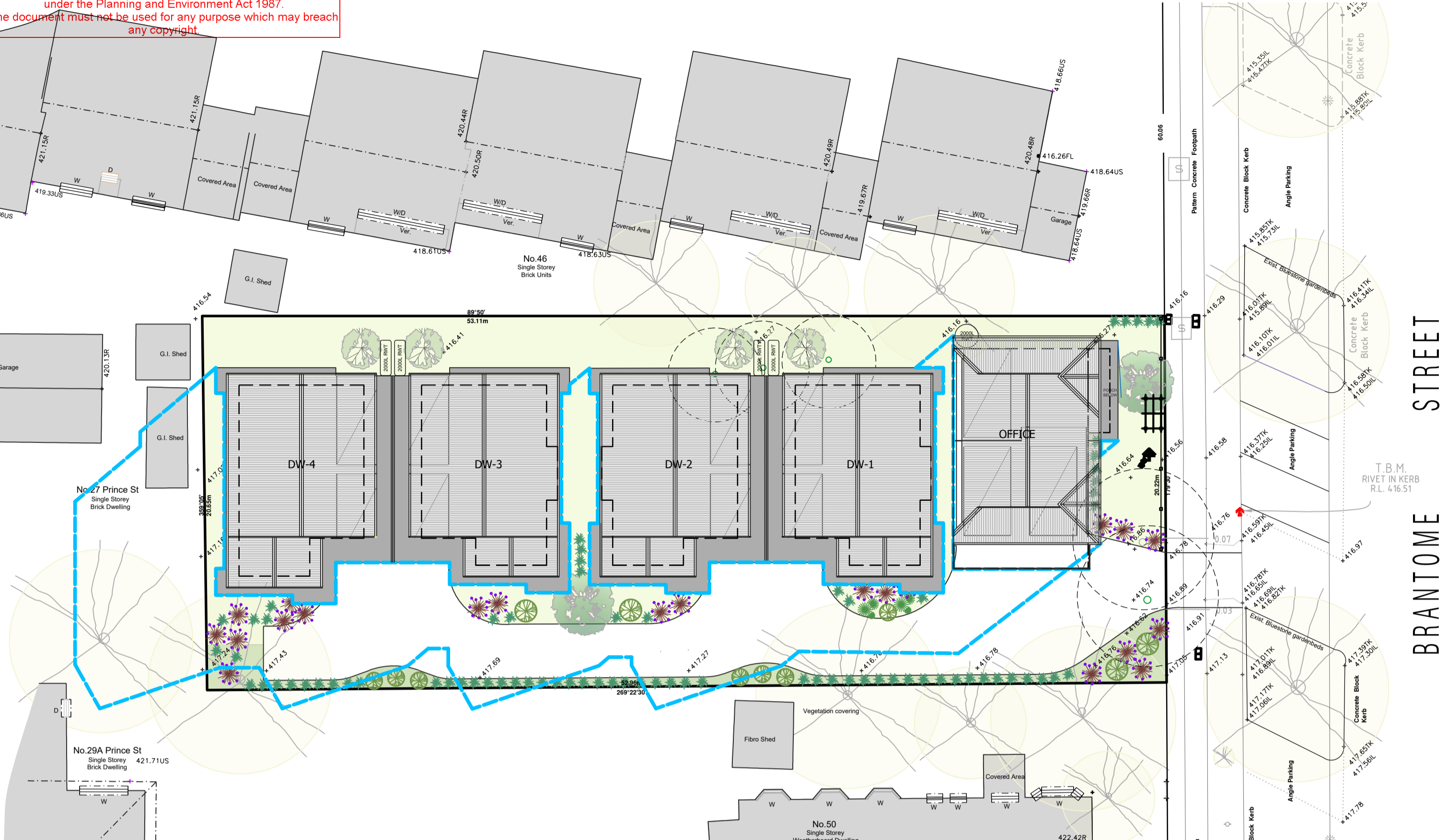
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9am SHADOW

SHADOW DIAGRAM

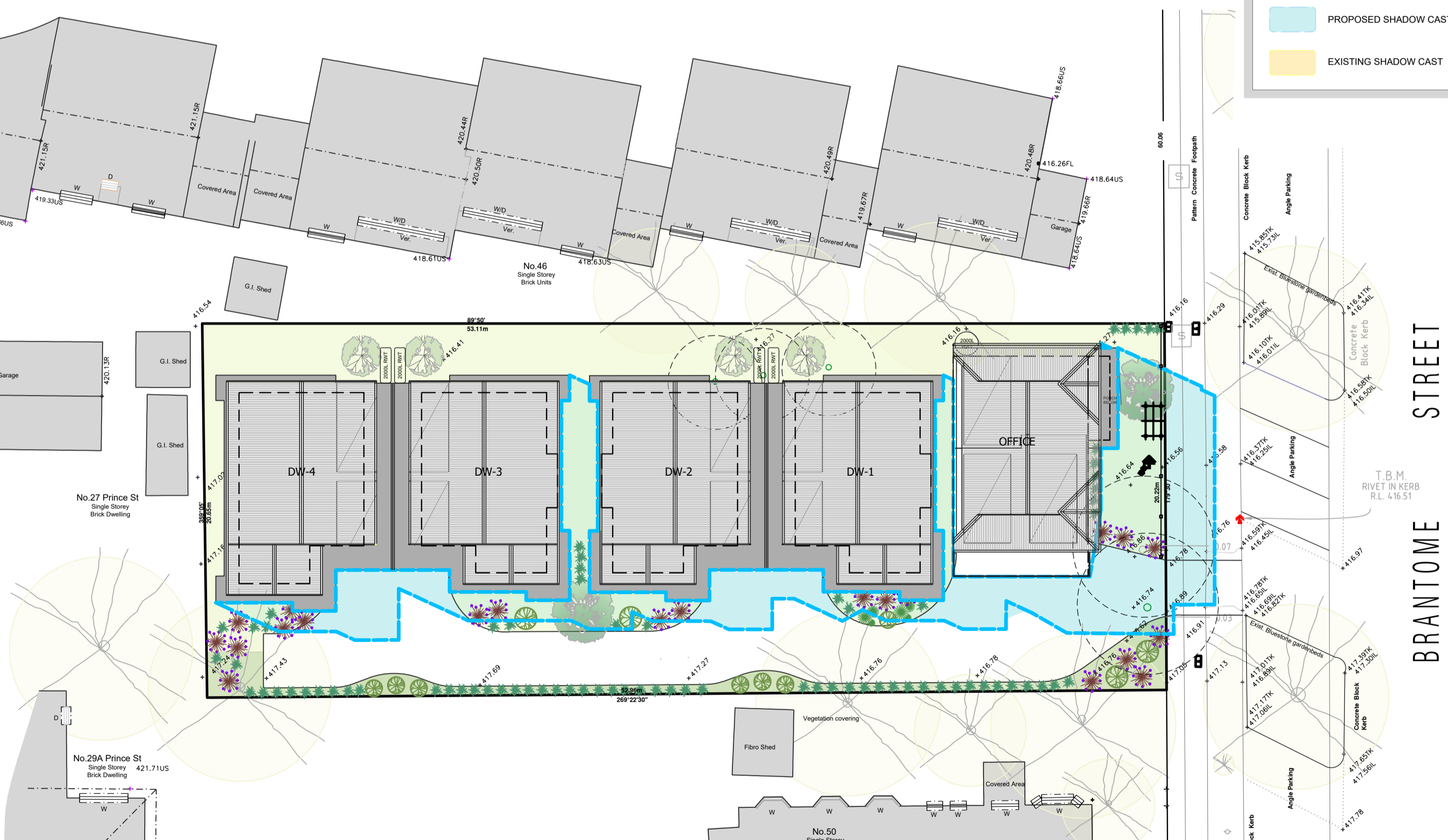
- PROPOSED SHADOW CAST
- EXISTING SHADOW CAST



12pm SHADOW

OVERLOOKING DIAGRAM

- OVERLOOKING ARCS FROM HABITABLE WINDOWS & HABITABLE AREAS



3pm SHADOW



OVERLOOKING DIAGRAM

OVERLOOKING DIAGRAM

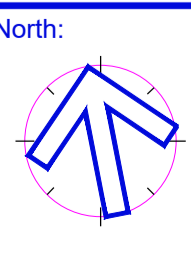
SHADOW & OVERLOOKING DIAGRAMS

DATE	ISSUE	REVISION
28.04.21	A	RFI RESPONSE

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Client:
 BILLBUTT P/L

Project Address:
 48 BRANTOME STREET
 GISBORNE

Project:
 PROPOSED OFFICE DEVELOPMENT

Dwg Title:
 SHADOW & OVERLOOKING DIAGRAMS

Drawn: AP, JB
 Checked: BJ

Scale:
 1:100 @ A1

Date: 28.04.21
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 TP08

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 201005

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