

# PROPOSED BUNNINGS WAREHOUSE

## 145 GLENLYON RD BRUNSWICK EAST



GROSS AREA SCHEDULE	
Name	Area
MAIN ENTRY	233 m²
MAIN WAREHOUSE GROUND LEVEL	1857 m²
MAIN WAREHOUSE L1	2603 m²
WAREHOUSE AREA	4692 m²
TIMBER TRADE SALES	1855 m²
TIMBER TRADE SALES	1855 m²
OUTDOOR NURSERY	781 m²
NURSERY AREA	781 m²
BAGGED GOODS	1113 m²
BAGGED GOODS	1113 m²
MEZZANINE OFFICE & AMENITIES	255 m²
	255 m²
BUNNINGS	8696 m²
CARPARK B1	4958 m²
CARPARK B2	4958 m²
CARPARK ENTRY	502 m²
LOADING	659 m²
LOADING	381 m²
CARPARK	11458 m²
CARPARK	11458 m²

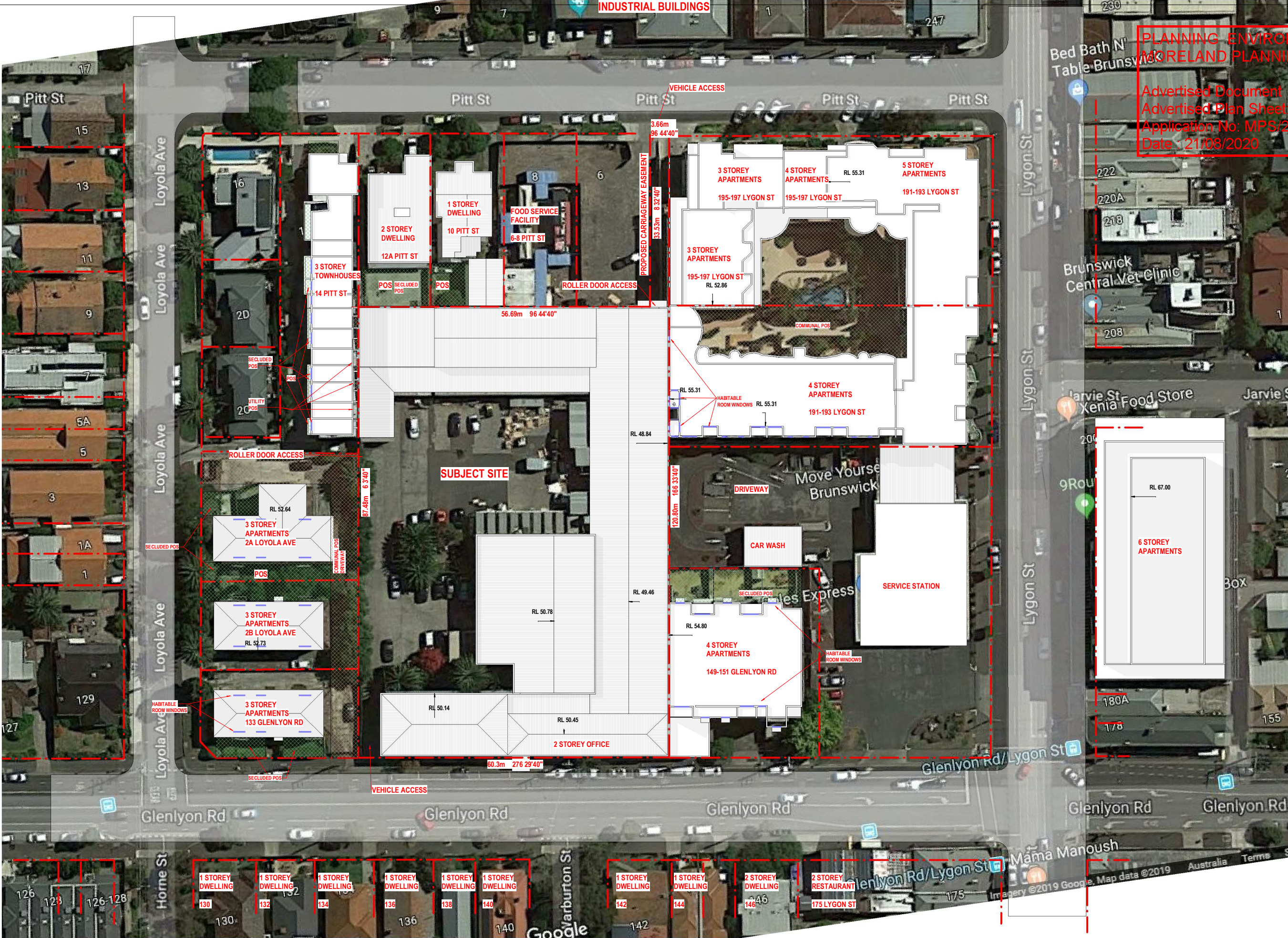
PARKING SCHEDULE		
Level	Mark	Count
B2	CAR SPACE	129
B1	CAR SPACE	115
	CAR SPACE	244
B2	DISABLED SPACE	2
B1	DISABLED SPACE	2
	DISABLED SPACE	4
B2	TRAILER BAY	1
B1	TRAILER BAY	1
	TRAILER BAY	2
TOTAL SPACES		250
B2	DISABLED SPARE	1
B1	DISABLED SPARE	1
	DISABLED SPARE	2
		2

DRAWING SCHEDULE	
TP 00	SURVEY
TP 01	SITE PLAN
TP 02	BASEMENT 01 & 02 PLAN
TP 03	PROPOSED GROUND FLOOR PLAN
TP 04	PROPOSED LEVEL 01 PLAN
TP 05	PROPOSED ROOF PLAN
TP 10	SOUTH ELEVATION
TP 11	WEST ELEVATION
TP 12	NORTH ELEVATIONS
TP 13	EAST ELEVATION
TP 15	SECTIONS
TP 16	SECTIONS
TP 17	SECTIONS
TP 18	SECTIONS
TP 19	NEIGHBOUR SECTIONS
TP 20	9AM SHADOWS
TP 21	10AM SHADOWS
TP 22	11AM SHADOWS
TP 23	12PM SHADOWS
TP 24	1 PM SHADOWS
TP 25	2PM SHADOWS
TP 26	3PM SHADOWS
TP 27	PERSPECTIVES
TP 28	PERSPECTIVES
TP 29	PERSPECTIVES

NET LETTABLE AREA	
Name	Area
BAGGED GOODS NLA	1118 m²
ENTRY NLA	63 m²
MAIN WAREHOUSE GRND NLA	1702 m²
MAIN WAREHOUSE L1 NLA	2401 m²
NURSERY NLA	770 m²
TRADE SALES NLA	1793 m²
RETAIL AREA: 6	7847 m²
OFFICE L1 NLA	253 m²
INTERNAL: 1	253 m²
Grand total: 7	8100 m²

AREA SUMMARY	
SITE AREA	5395sqm
EXISTING BUILDING NLA	5000 sqm
PROPOSED BUILDING NLA	8100 sqm





PLANNING ENVIRONMENT ACT 1987  
MORLAND PLANNING SCHEME

Advised Document  
Advised Plan Sheet 2 of 30  
Application No: MPS/2020/260  
Date: 21/03/2020

Stokes A

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Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant.

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ISSUE  
B CONTRACT ISSUE  
C CONSULTANT ISSUE  
D COORDINATION ISSUE  
F TP ISSUE  
G TP RFI UPDATE

date  
09.07.2019  
13.12.2019  
2.04.2020  
17.04.2020  
08.05.2020  
20.07.2020

project  
NEW BUNNINGS WAREHOUSE  
client  
for CAPSTONE PROPERTY

address  
145 GLENLYON RD  
BRUNSWICK EAST

EXISTING CONDITIONS

Dwg No. R 01  
G  
PLOT Date 23/07/2020 5:19:00 PM  
Scale 1: 350  
Half Scale  
© A1  
© A3









Advertised Document  
Advertised Plan Sheet:4 of 30  
Application No: MPS/2020/260  
Date : 21/08/2020

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## Stokes Architects

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date
13.12.2019
17.03.2020
 2.04.2020
17.04.2020
08.05.2020
20.07.2020

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address  
**145 GLENLYON RD  
BRUNSWICK EAST**

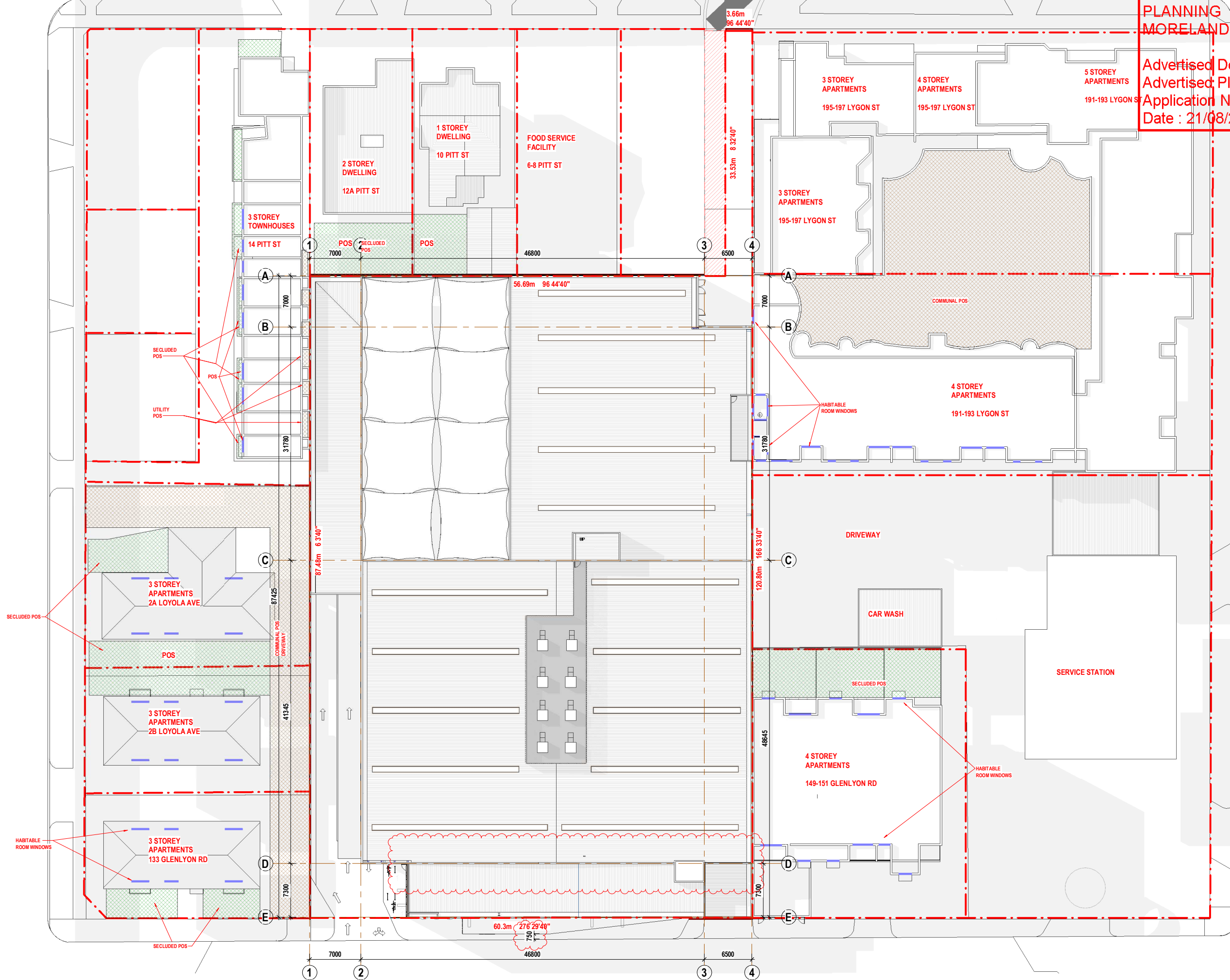
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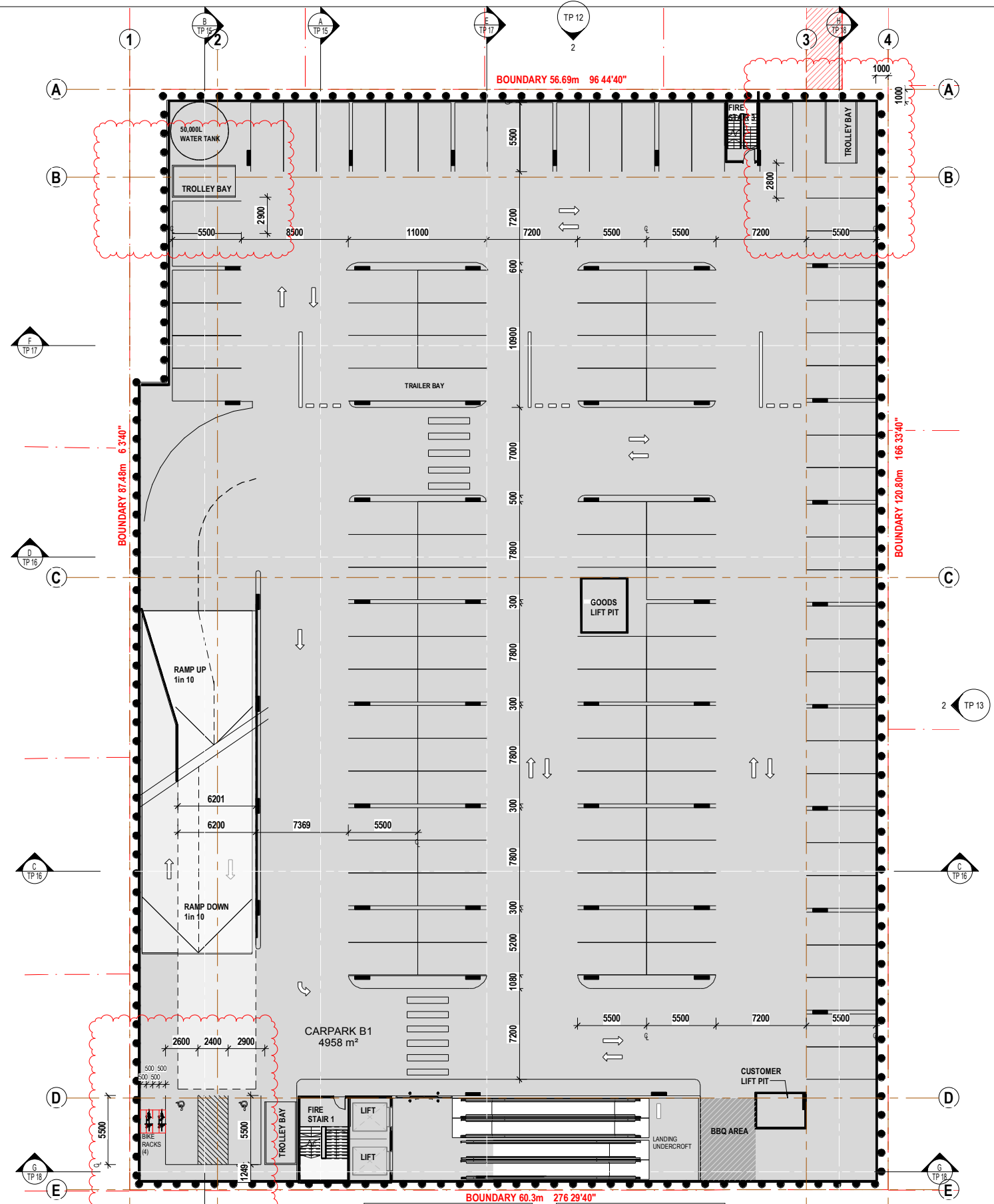


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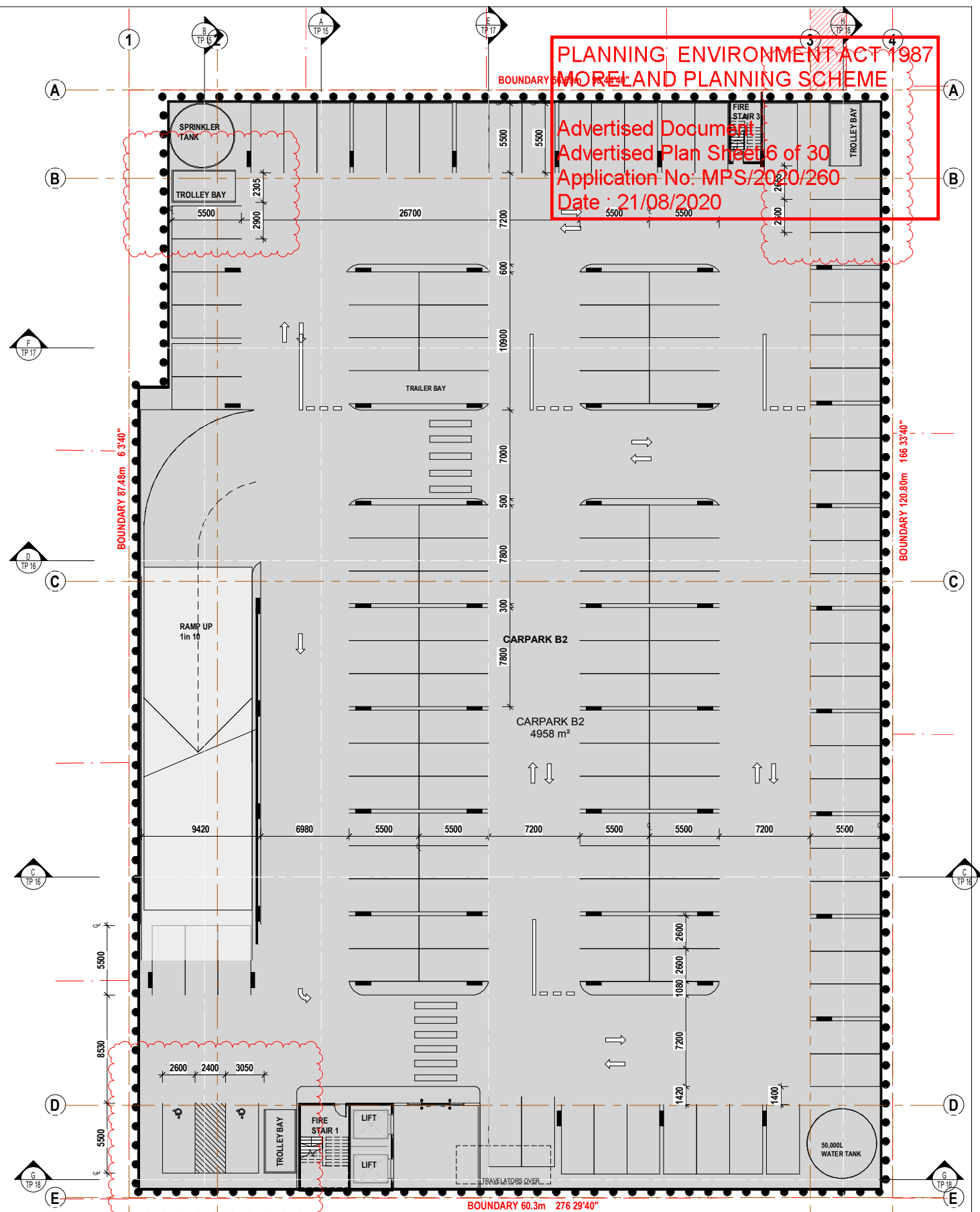




PARKING SCHEDULE		
Level	Mark	Count
B2	CAR SPACE	129
B1	CAR SPACE	115
CAR SPACE: 244		244
B2	DISABLED SPACE	2
B1	DISABLED SPACE	2
DISABLED SPACE: 4		4
B2	TRAILER BAY	1
B1	TRAILER BAY	1
TRAILER BAY: 2		2
TOTAL SPACES		250

PARKING SCHEDULE		
Level	Mark	Count
B2	DISABLED SPARE	1
B1	DISABLED SPARE	1
DISABLED SPARE: 2		2
		2

1 B1 CARPARK PLAN  
1 : 200



2 B2 CARPARK PLAN  
1 : 200

PLANNING ENVIRONMENT ACT 1987  
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Advised Plan Sheet 6 of 30  
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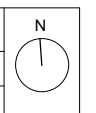
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C	13.12.2019
D	17.03.2020
E	2.04.2020
F	17.04.2020
G	08.05.2020
H	20.07.2020

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BASEMENT 01 & 02 PLAN

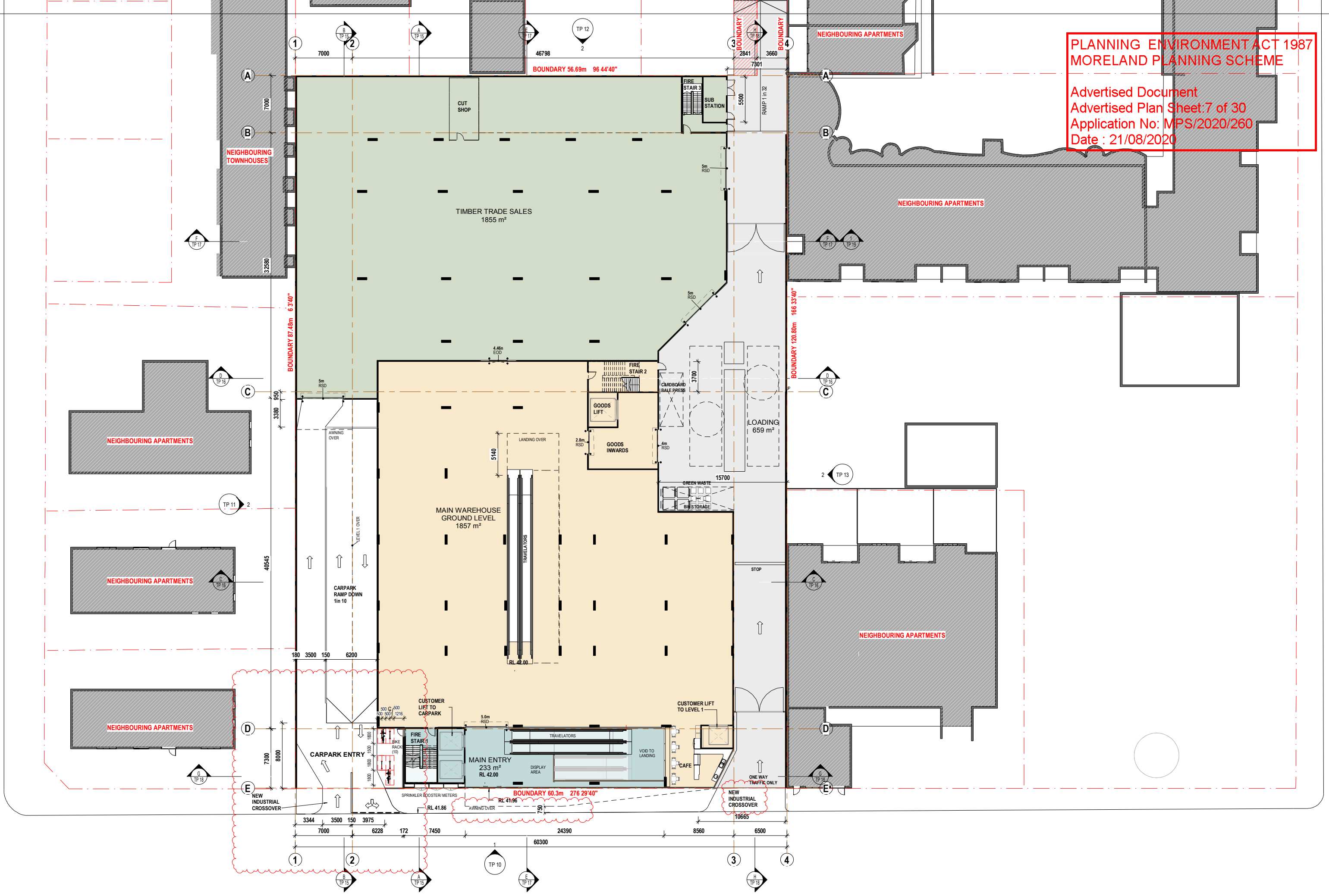
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MORELAND PLANNING SCHEME

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Advertised Plan Sheet: 7 of 30  
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ISSUE  
F ISSUE UPDATE  
G ISSUE UPDATE  
H COORDINATION ISSUE  
J TP ISSUE  
K TP RFI UPDATE

date  
23.03.2020  
26.03.2020  
2.04.2020  
17.04.2020  
08.05.2020  
20.07.2020

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BRUNSWICK EAST

PROPOSED GROUND FLOOR PLAN

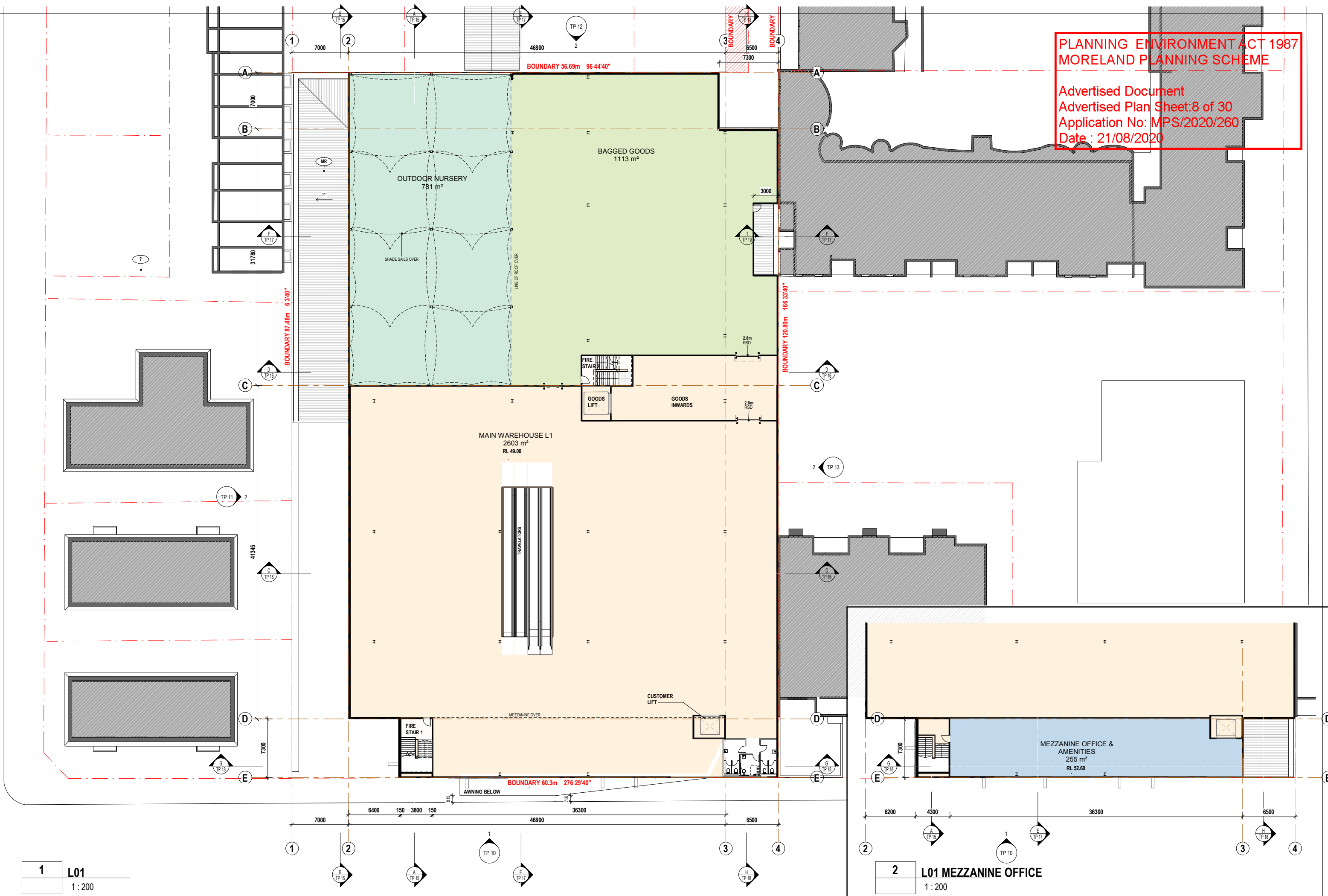
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MORELAND PLANNING SCHEME

Advertised Document  
Advertised Plan Sheet: 8 of 30  
Application No: MPS/2020/260  
Date : 21/08/2020

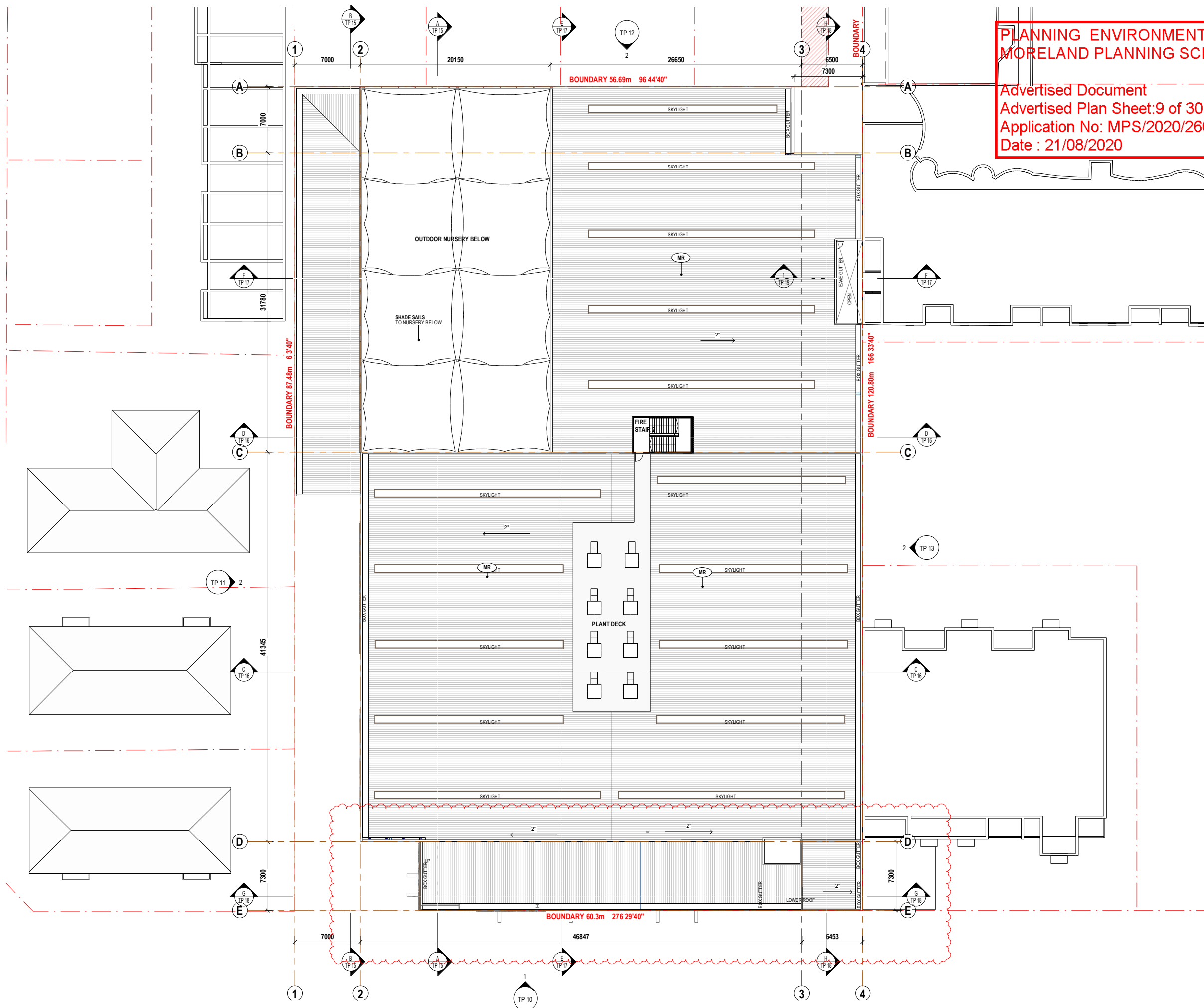


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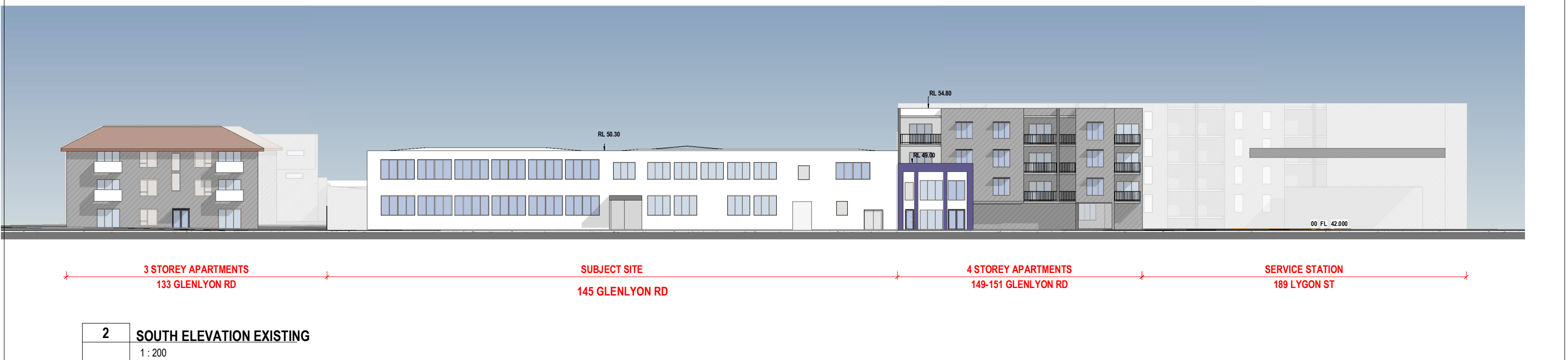
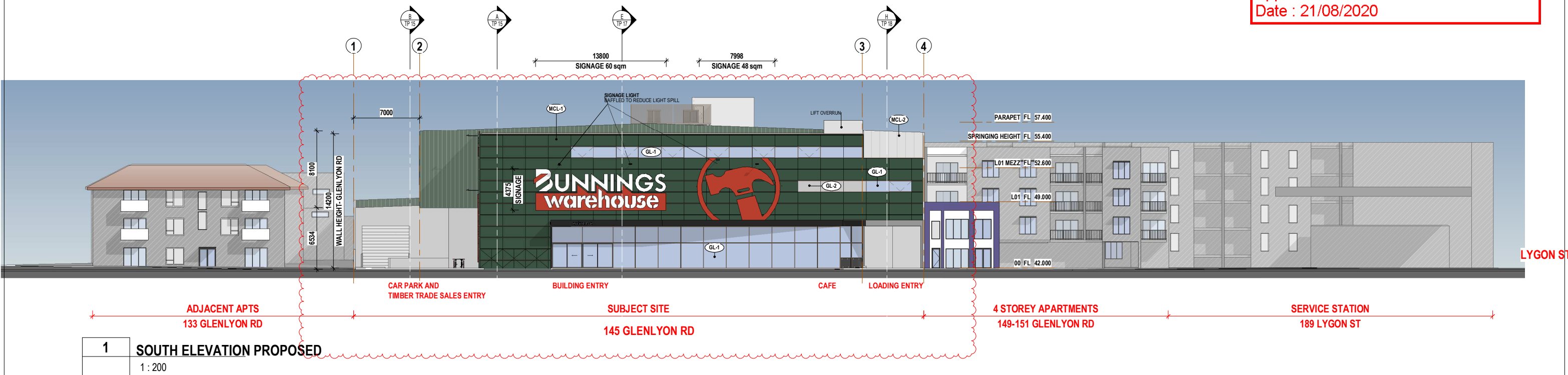
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Advertised Document  
Advertised Plan Sheet:9 of 30  
Application No: MPS/2020/260  
Date : 21/08/2020



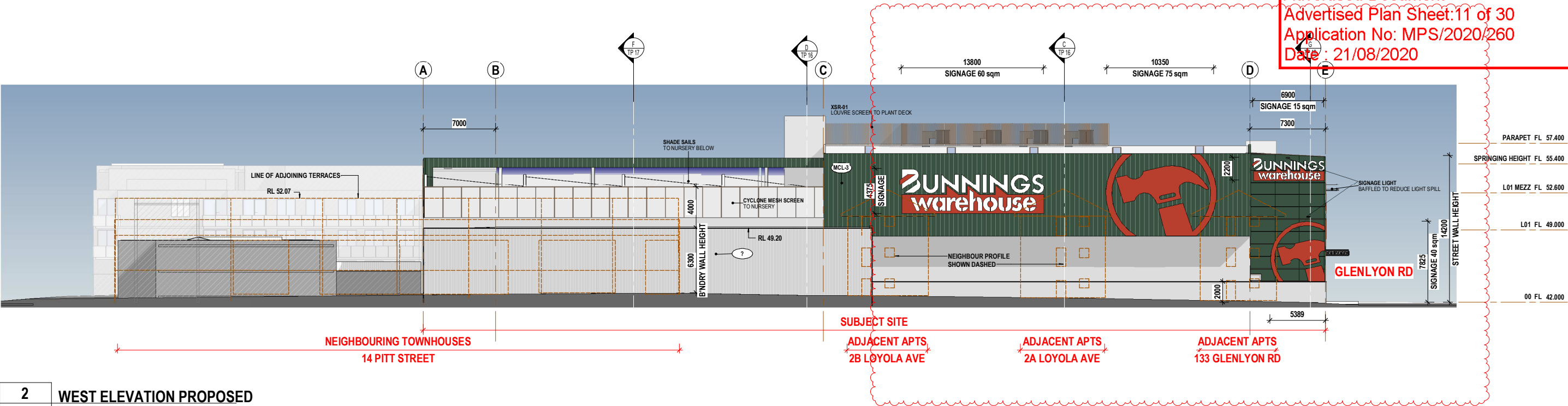




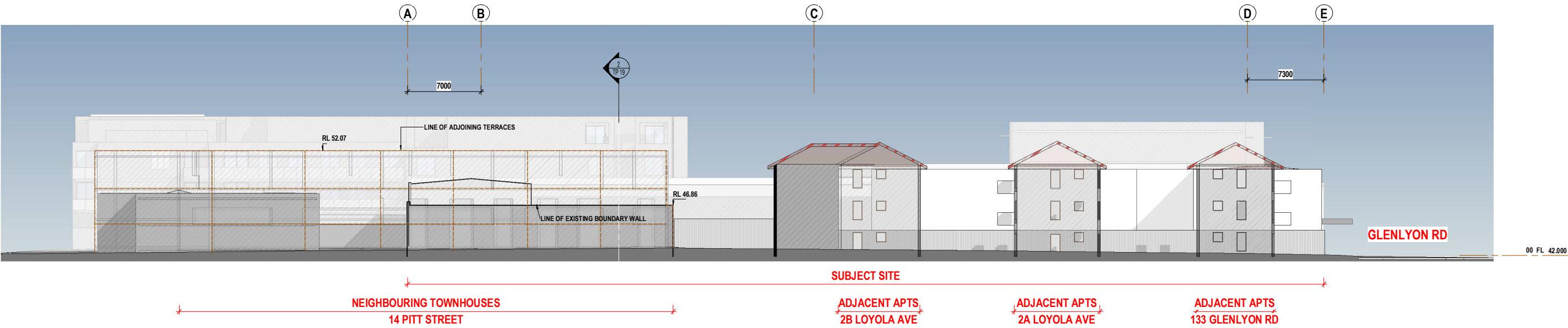
FINISHES LEGEND

GLS-1	TINTED DOUBLE GLAZING TO ALUMINIUM FRAMES
GLS-2	TRANSLUCENT GLAZING TO ALUMINIUM FRAMES
MCL-1	BUNNINGS GREEN METAL PANEL WITH EXPRESSED JOINTS
MCL-2	OFF WHITE METAL PANEL WITH EXPRESSED JOINTS
MCL-3	BUNNINGS GREEN PROFILED METAL WALLING
FCP-1	NATURAL CONCRETE PRECAST WALL PANEL
FCP-2	NATURAL CONCRETE PROFILED PRECAST WALL PANEL
MR	COLORBOND WIDE PAN METAL ROOFING AND CLADDING





2 WEST ELEVATION PROPOSED  
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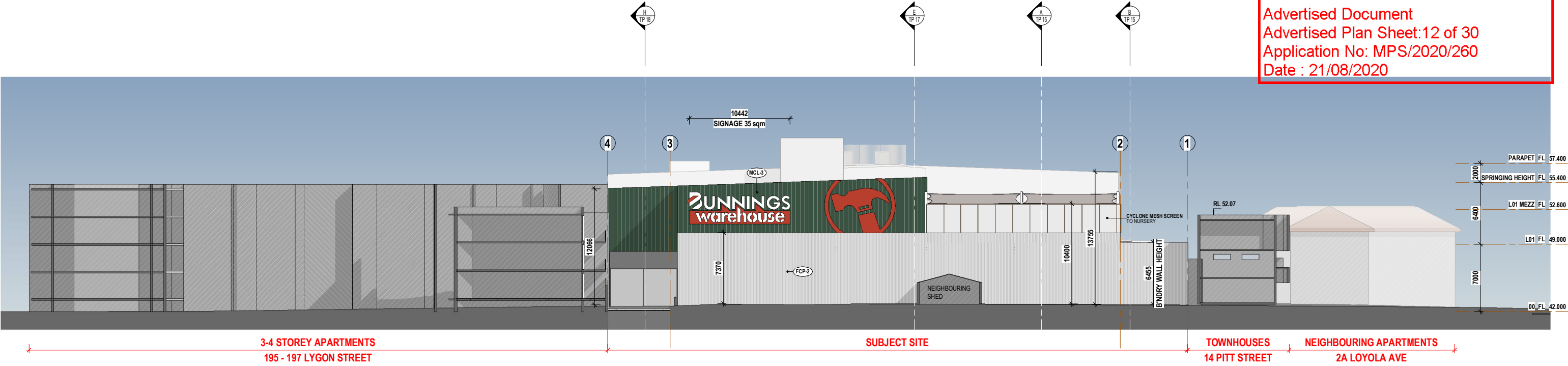


1 WEST ELEVATION EXISTING  
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FINISHES LEGEND

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GLS-2	TRANSLUCENT GLAZING TO ALUMINIUM FRAMES
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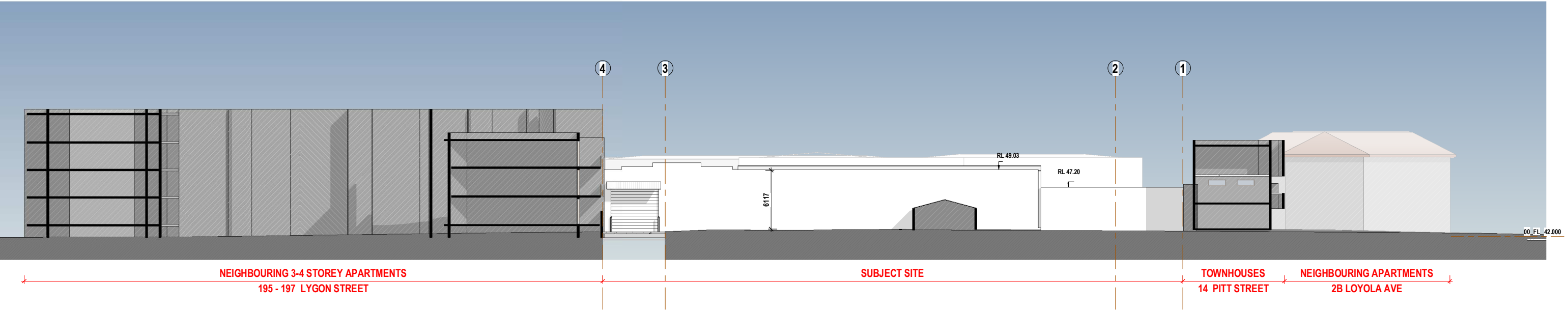




2

NORTH ELEVATION PROPOSED

1 : 200



1

NORTH ELEVATION EXISTING

1 : 200

FINISHES LEGEND			
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GLS-2	TRANSLUCENT GLAZING TO ALUMINIUM FRAMES		
MCL-1	BUNNINGS GREEN METAL PANEL WITH EXPRESSED JOINTS		
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ISSUE	date
A	17.03.2020
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C	17.04.2020
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project  
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address  
**145 GLENLYON RD  
BRUNSWICK EAST**

**NORTH ELEVATIONS**

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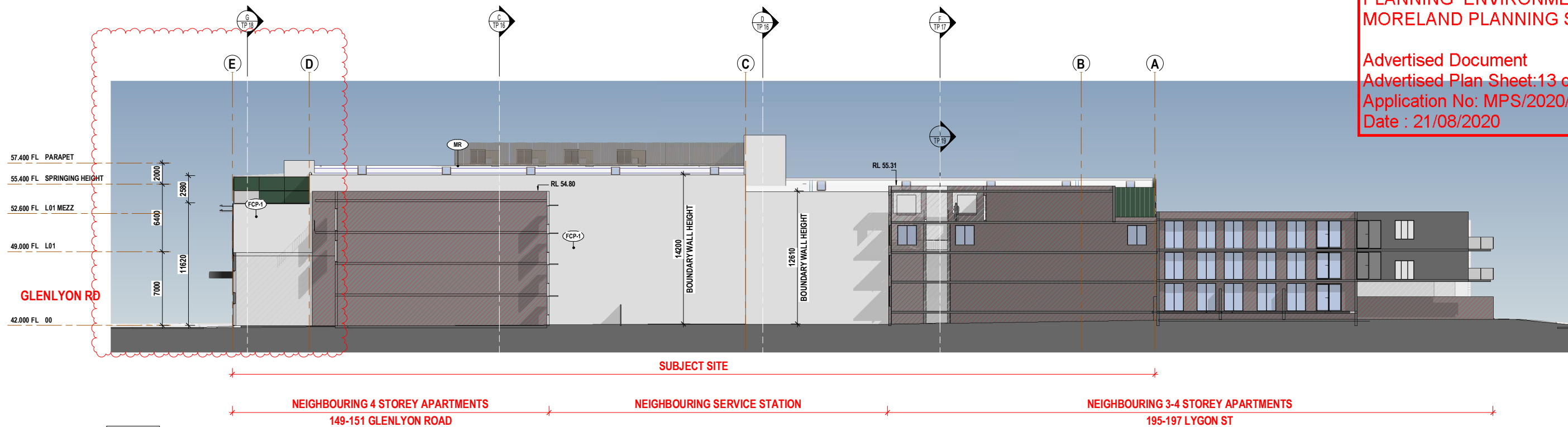
**Stokes A**

**Stokes Architects**

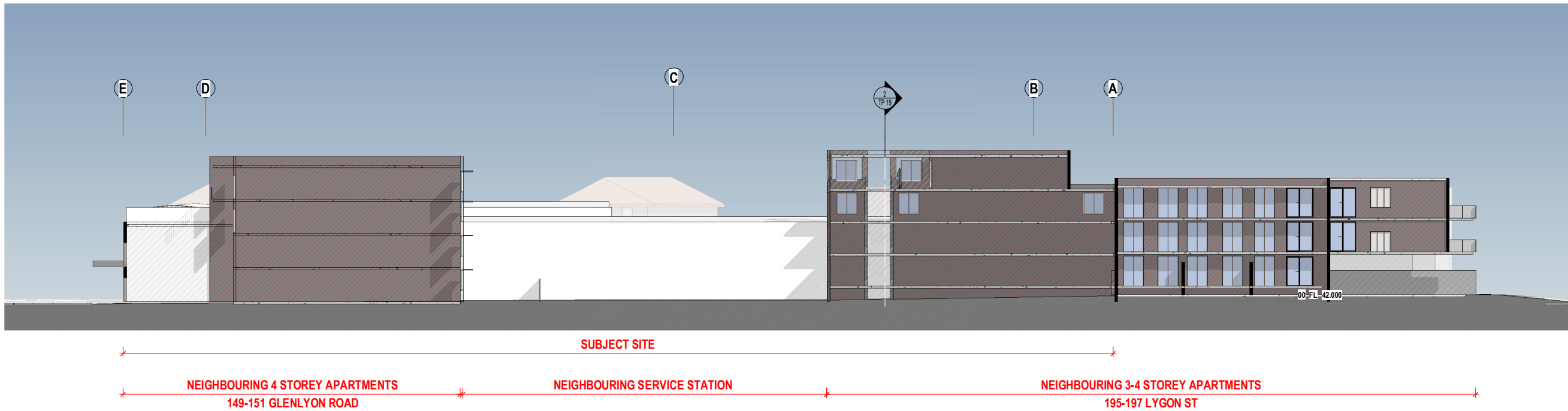
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2	EAST ELEVATION PROPOSED
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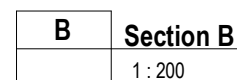
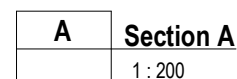


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FINISHES LEGEND		
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GLS-2	TRANSLUCENT GLAZING TO ALUMINIUM FRAMES	
MCL-1	BUNNINGS GREEN METAL PANEL WITH EXPRESSED JOINTS	
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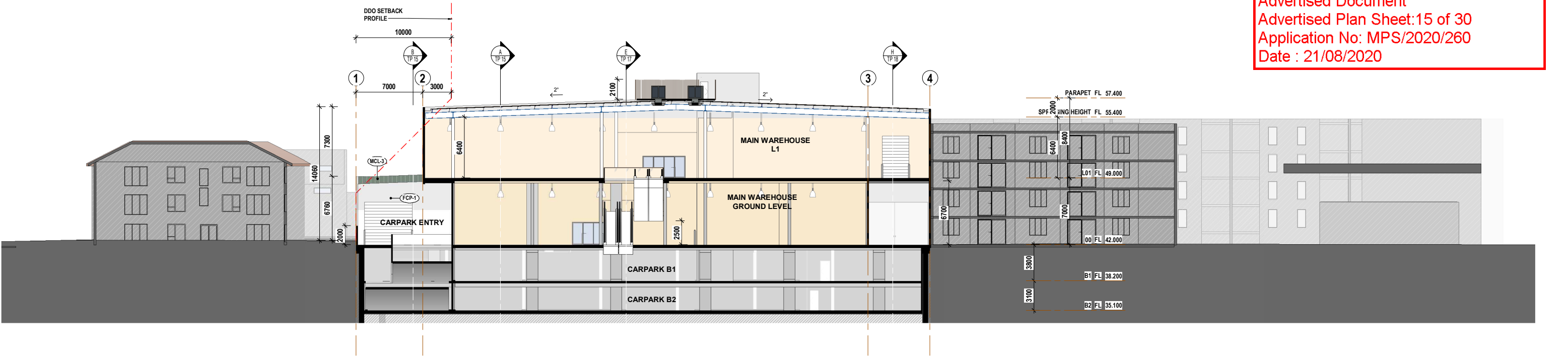


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Advertised Plan Sheet: 14 of 30  
Application No: MPS/2020/260  
Date : 21/08/2020

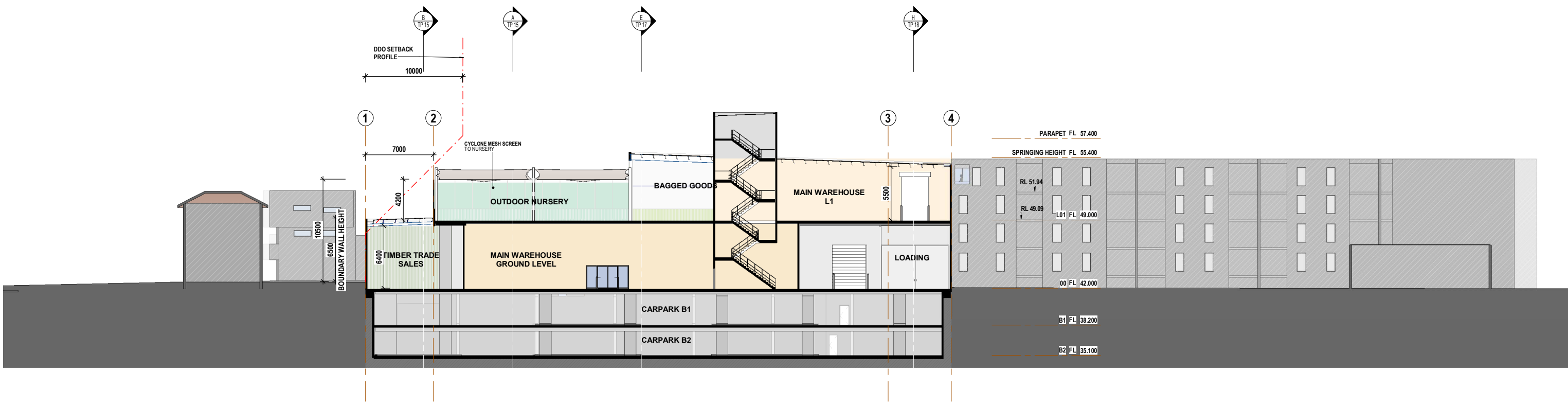




Advertised Document  
Advertised Plan Sheet:15 of 30  
Application No: MPS/2020/260  
Date : 21/08/2020



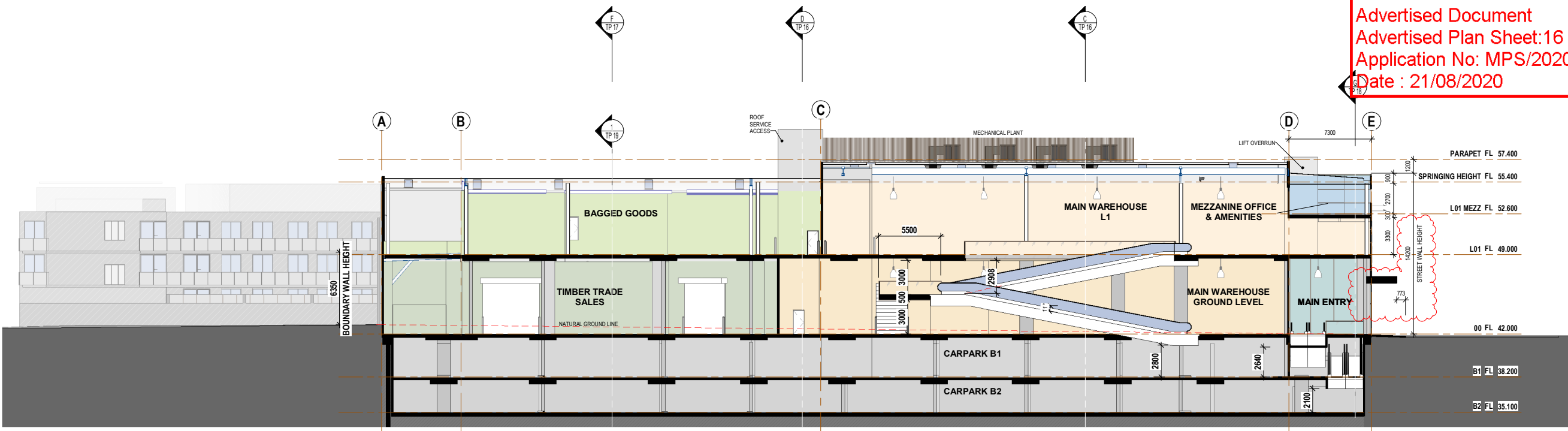
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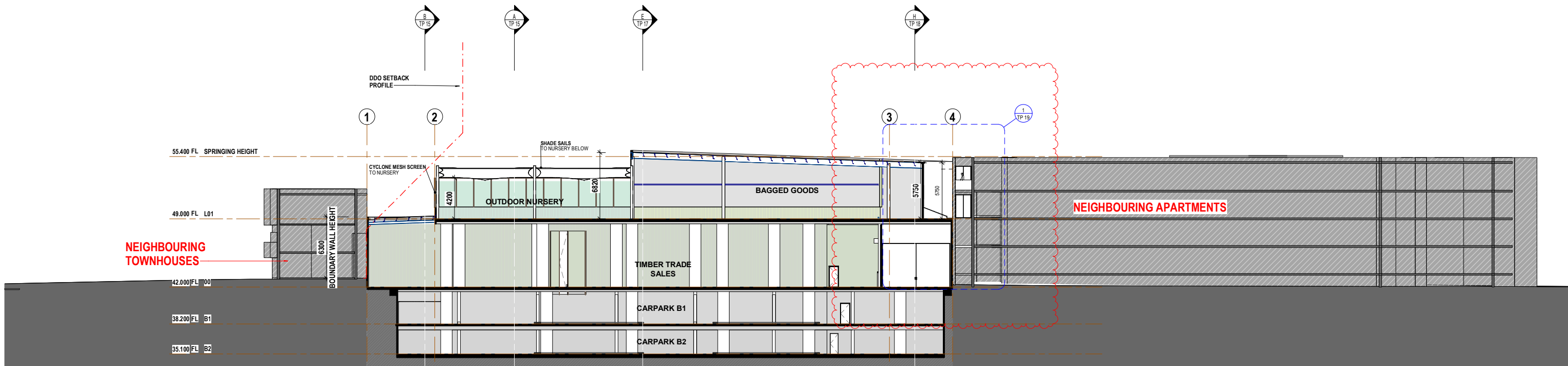
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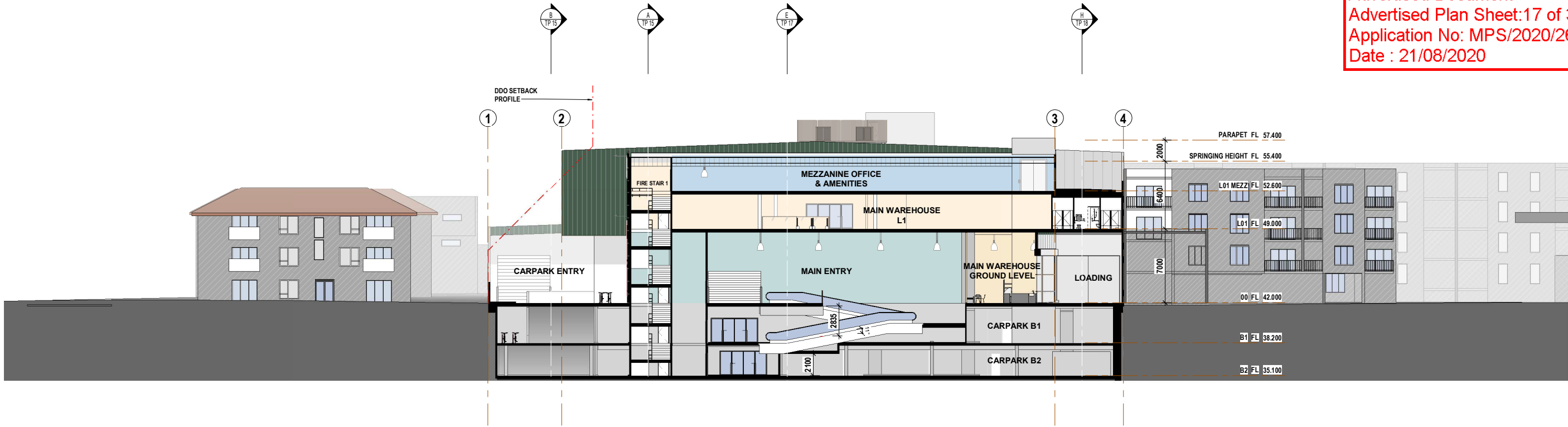


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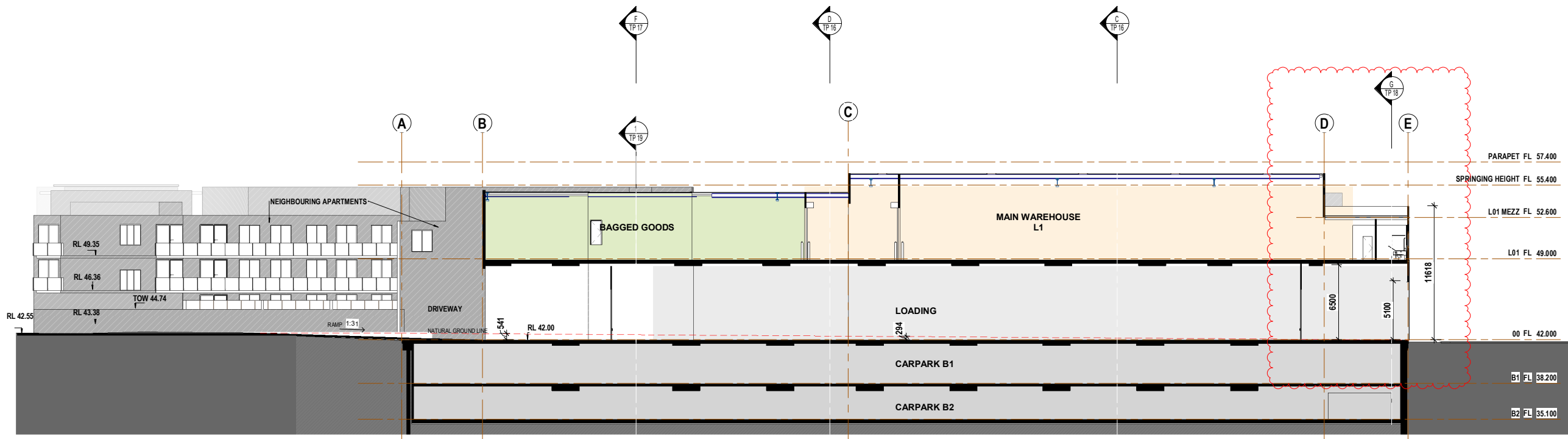


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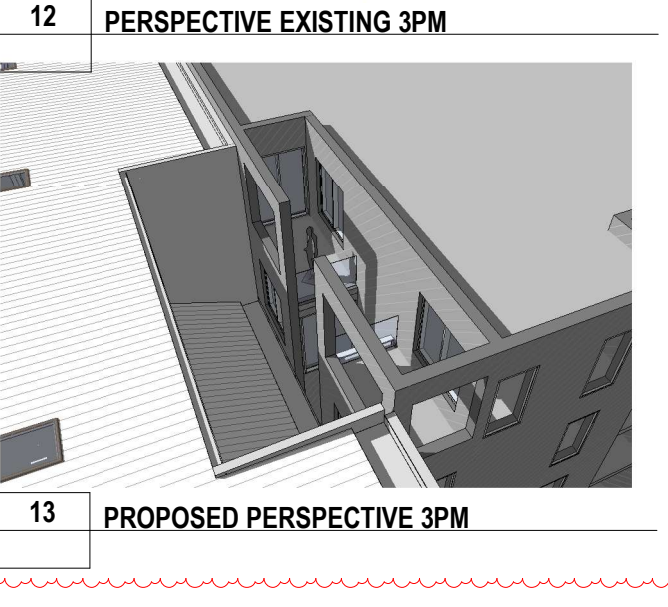
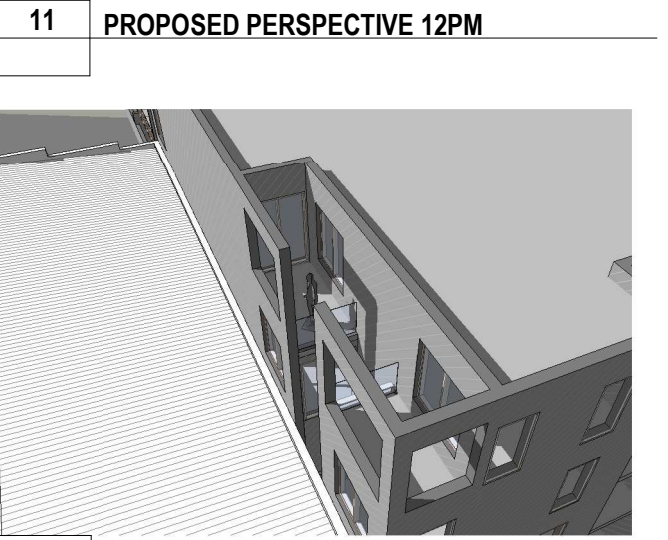
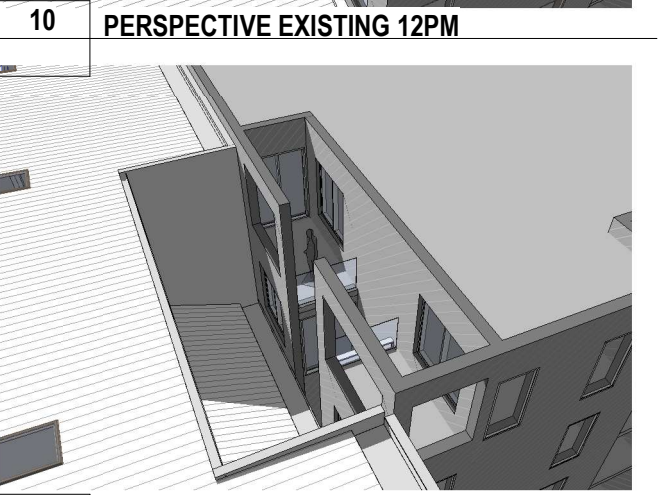
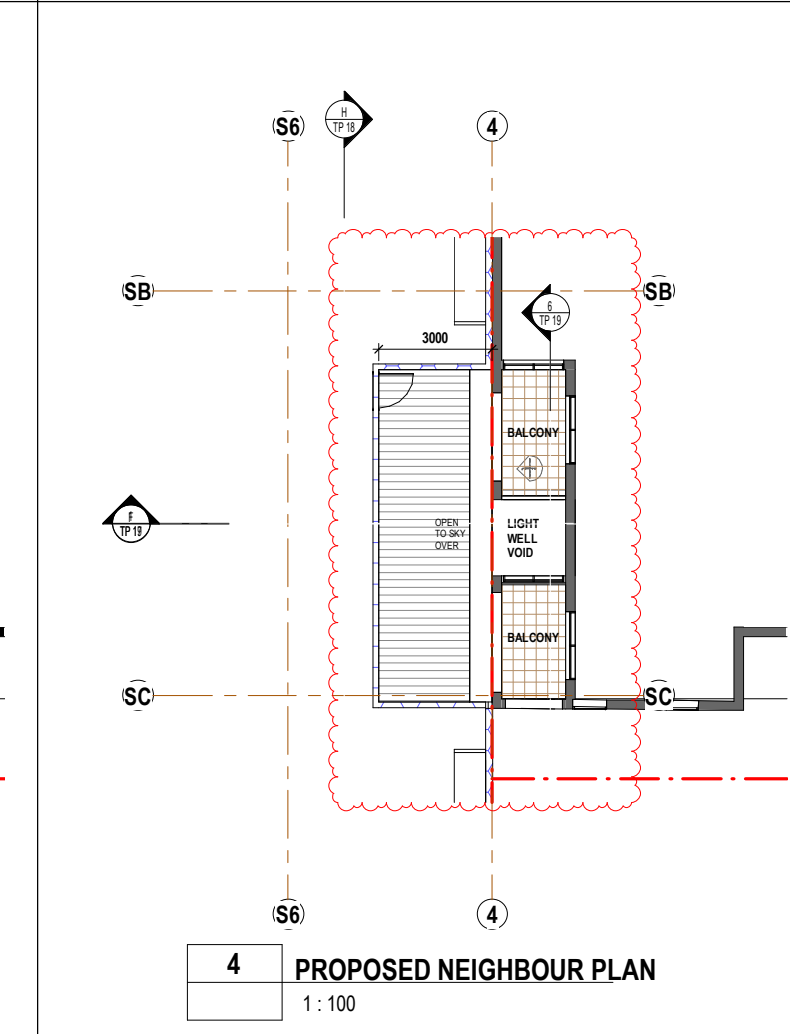
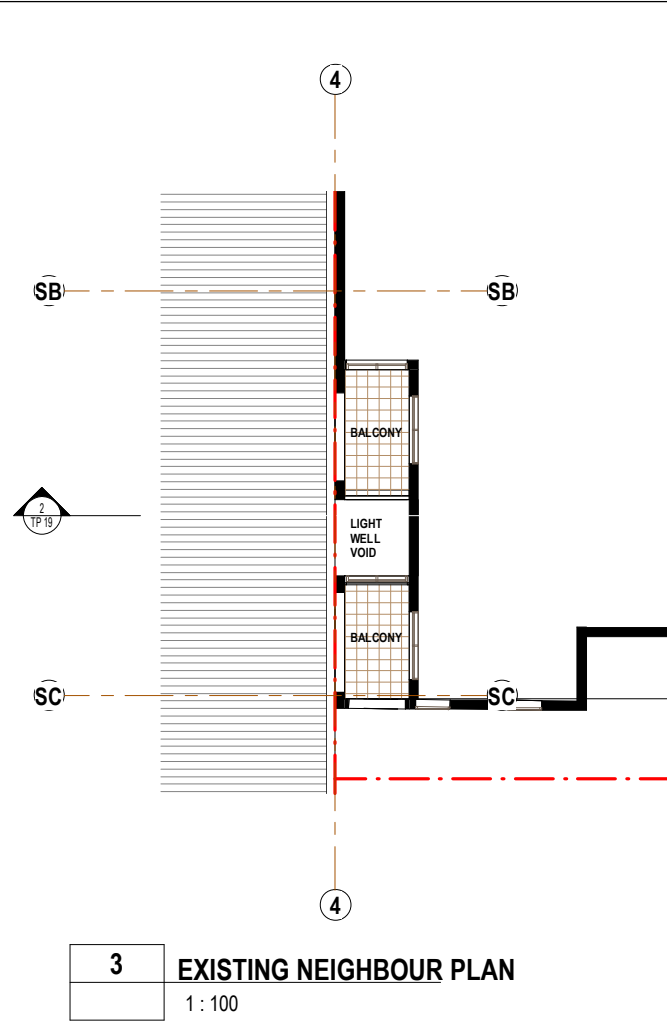
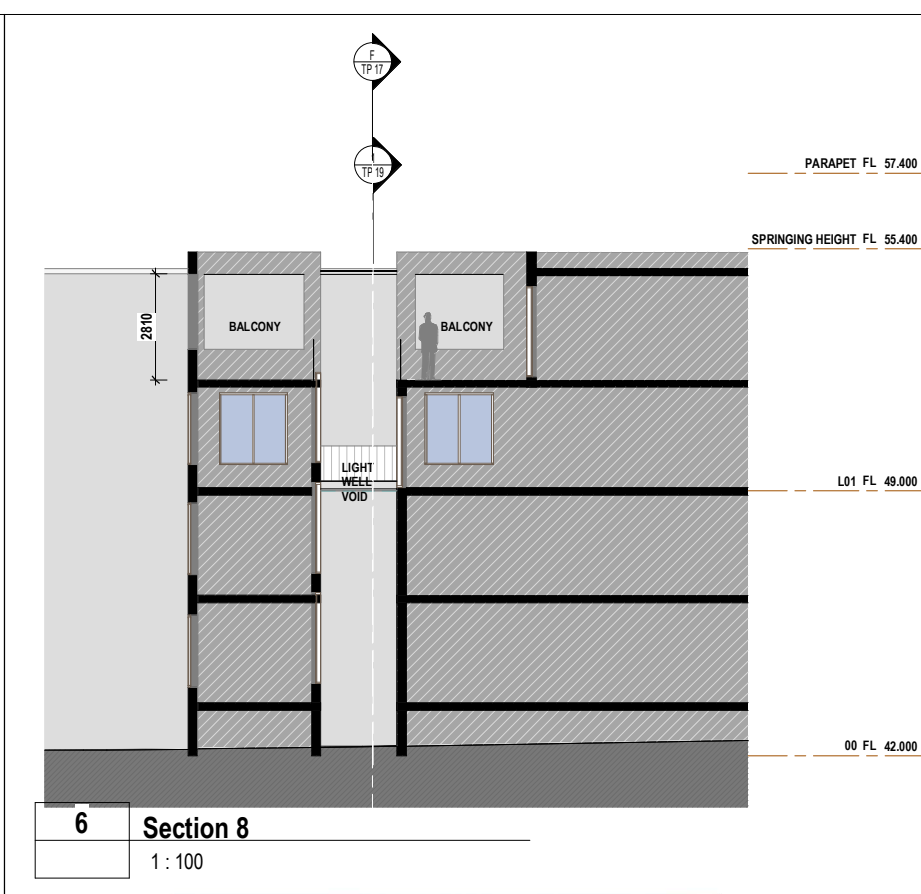
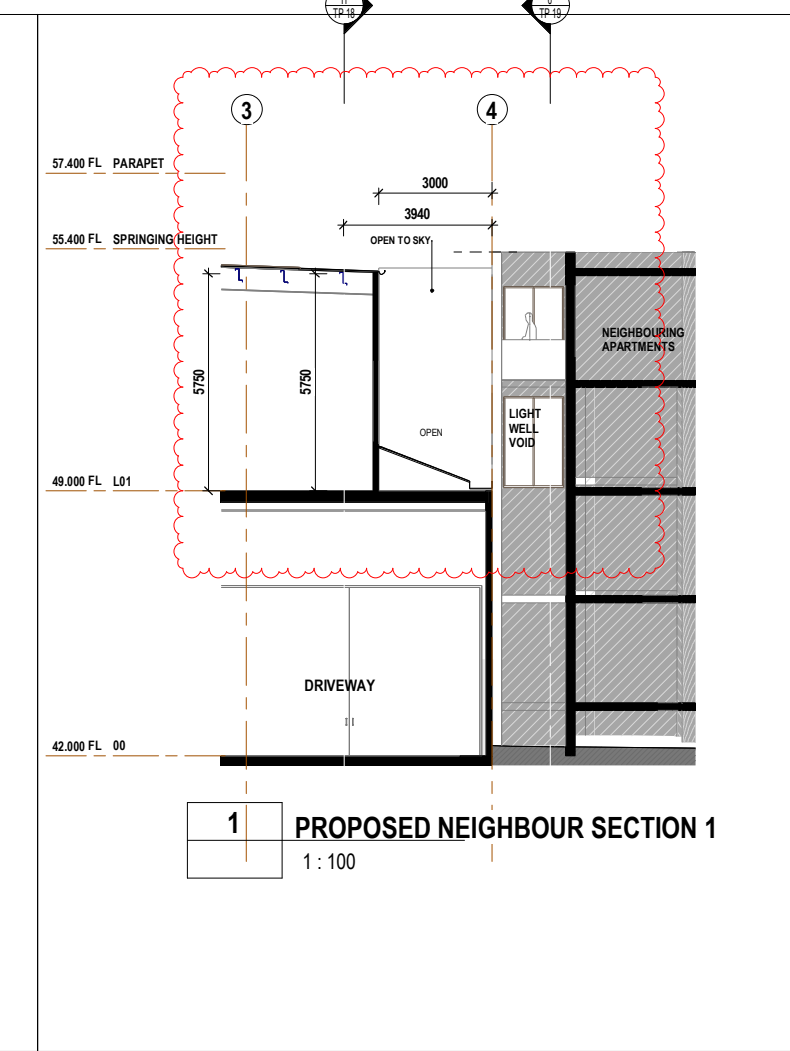
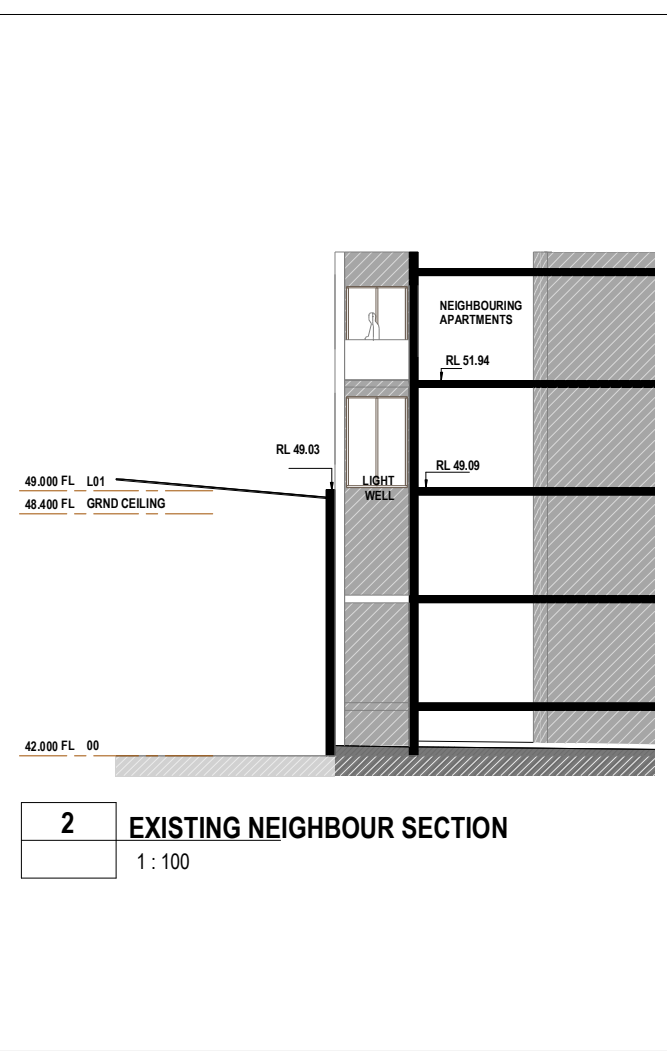




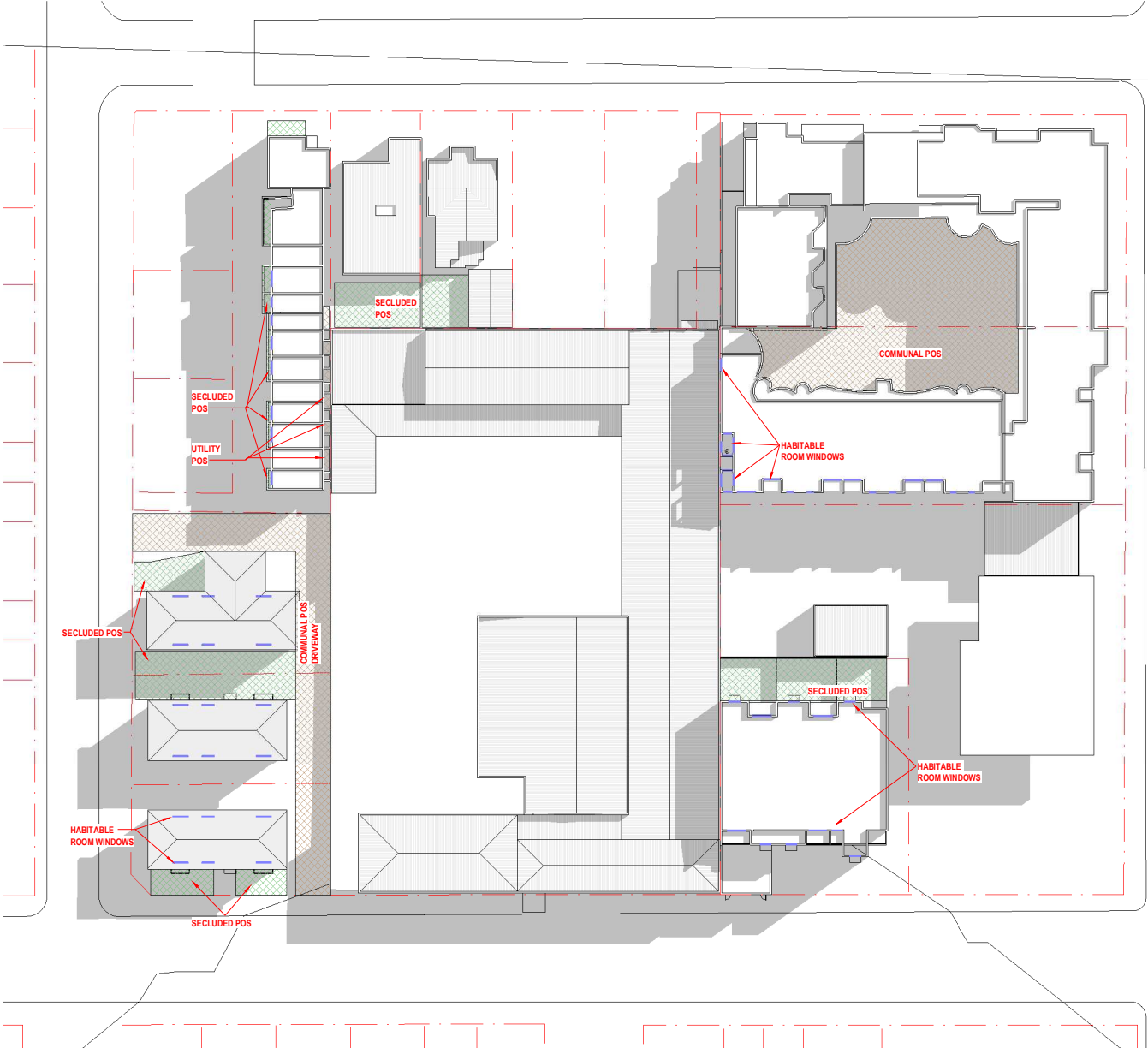
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**H** Section H  
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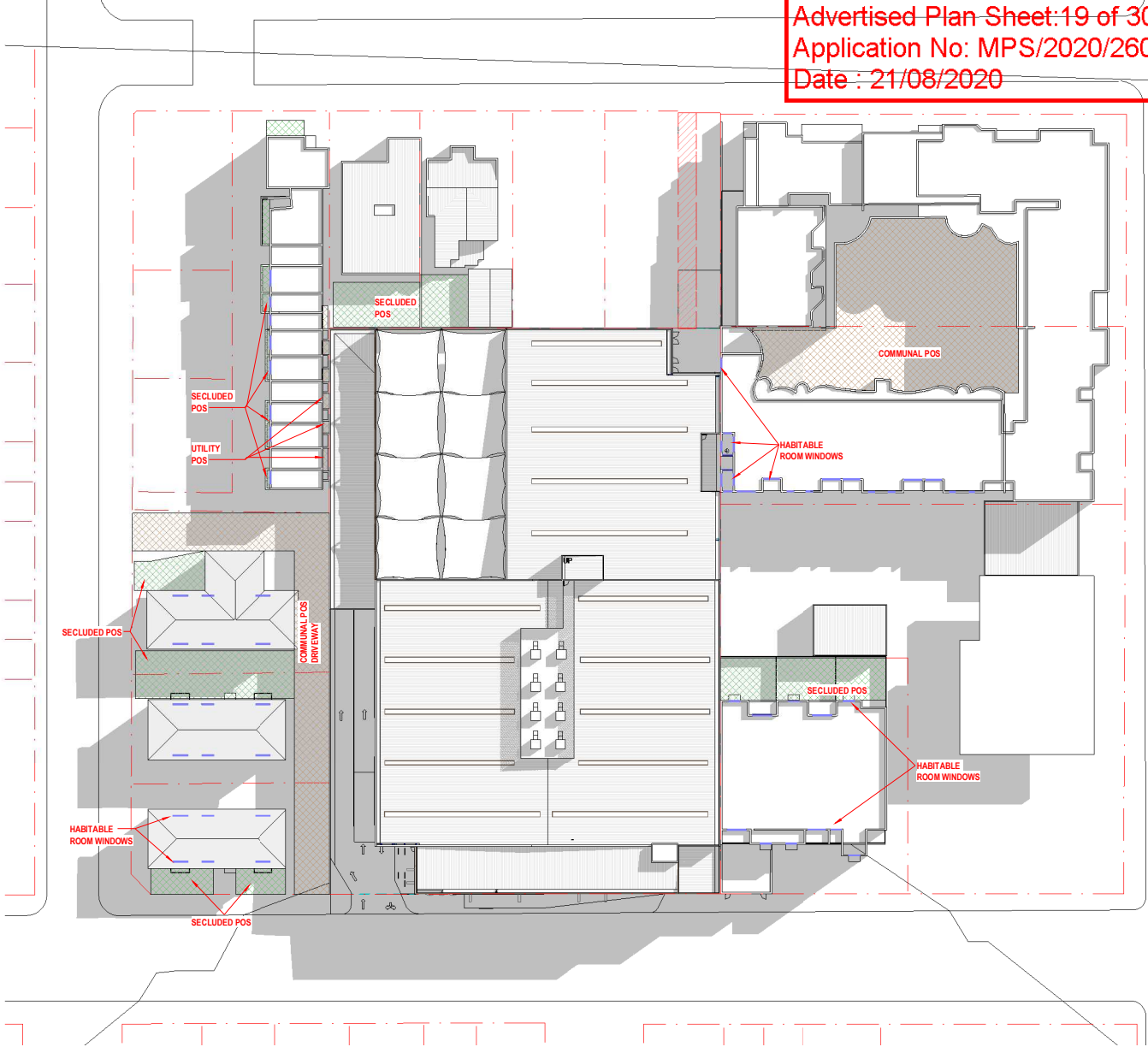




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EXISTING SHADOWS - 9AM

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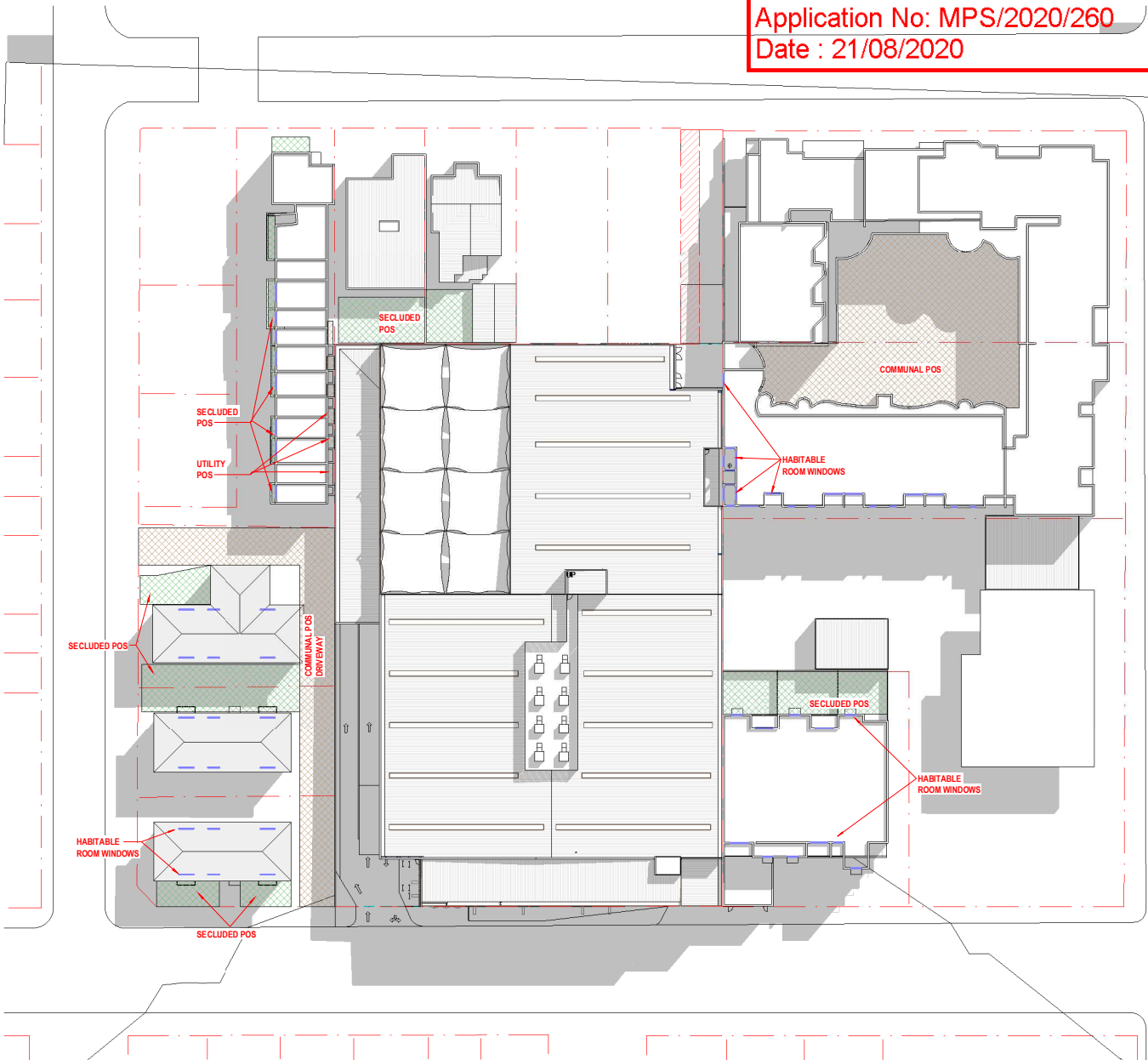
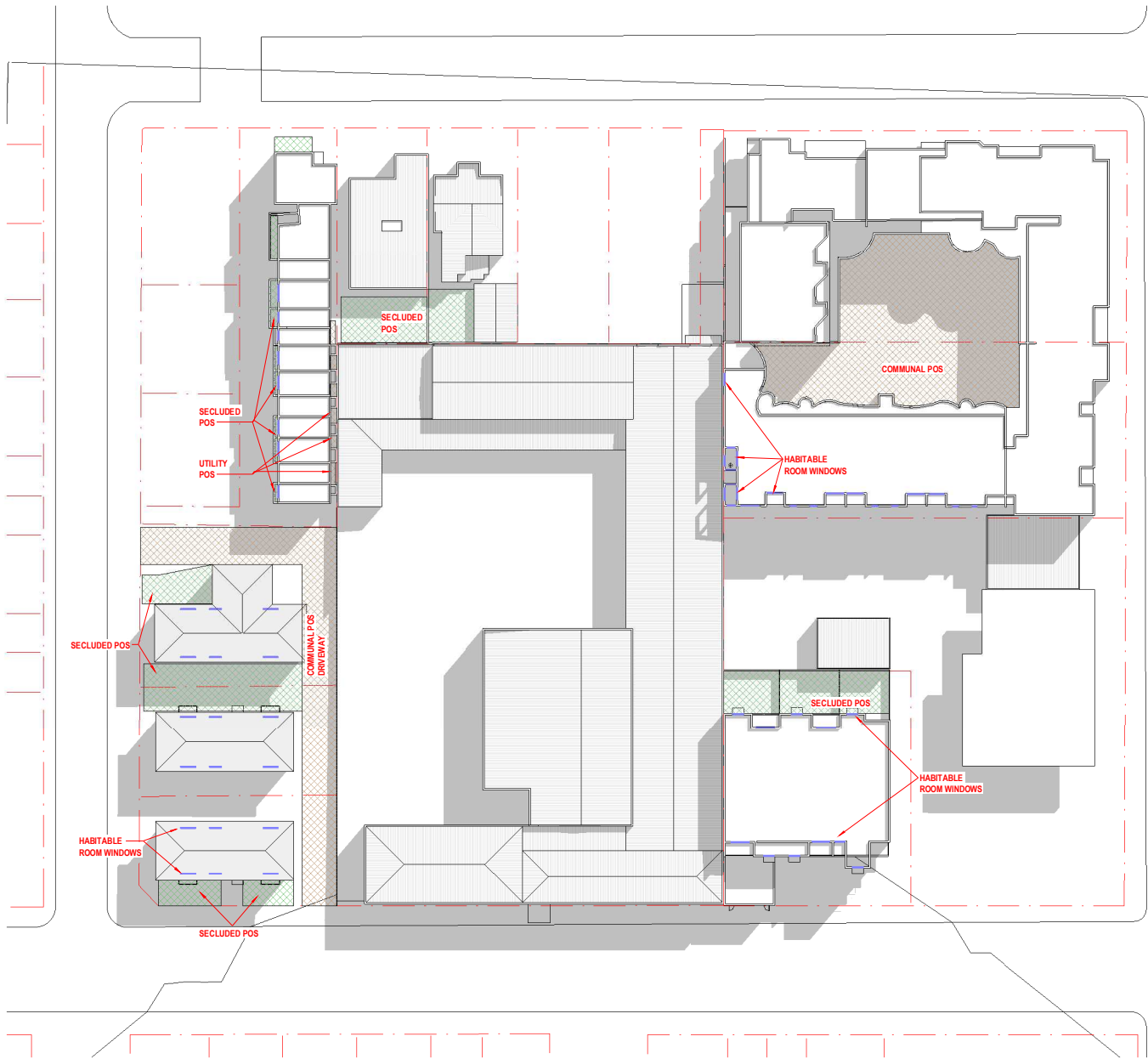


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PROPOSED SHADOWS - 9AM

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1

EXISTING SHADOWS - 10AM

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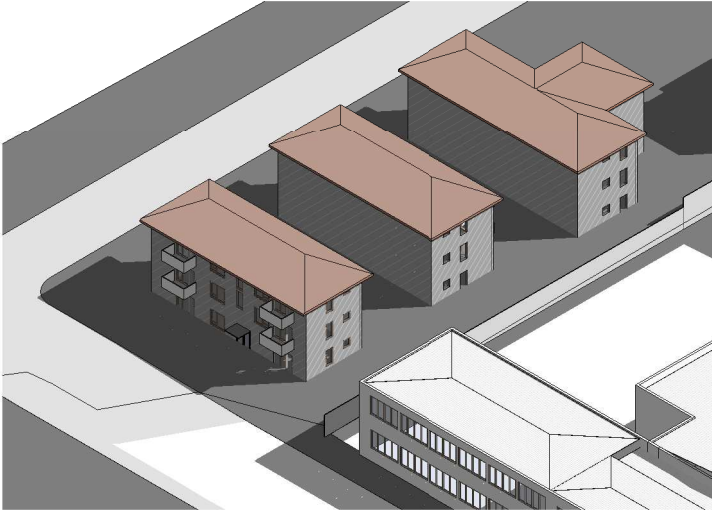
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PROPOSED SHADOWS - 10AM

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10AM SHADOW PERSPECTIVE EXISTING

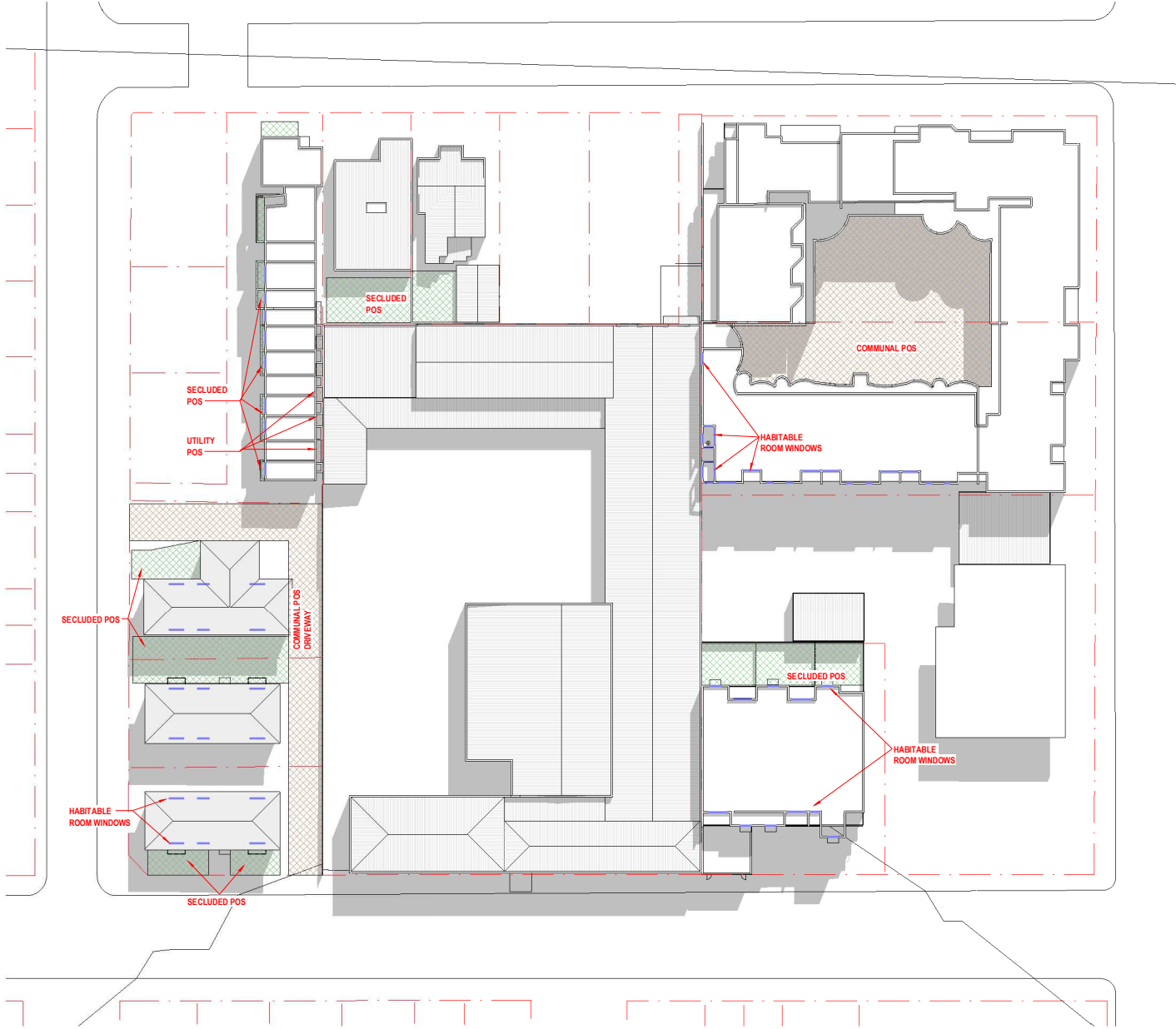


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10AM SHADOW PERSPECTIVE



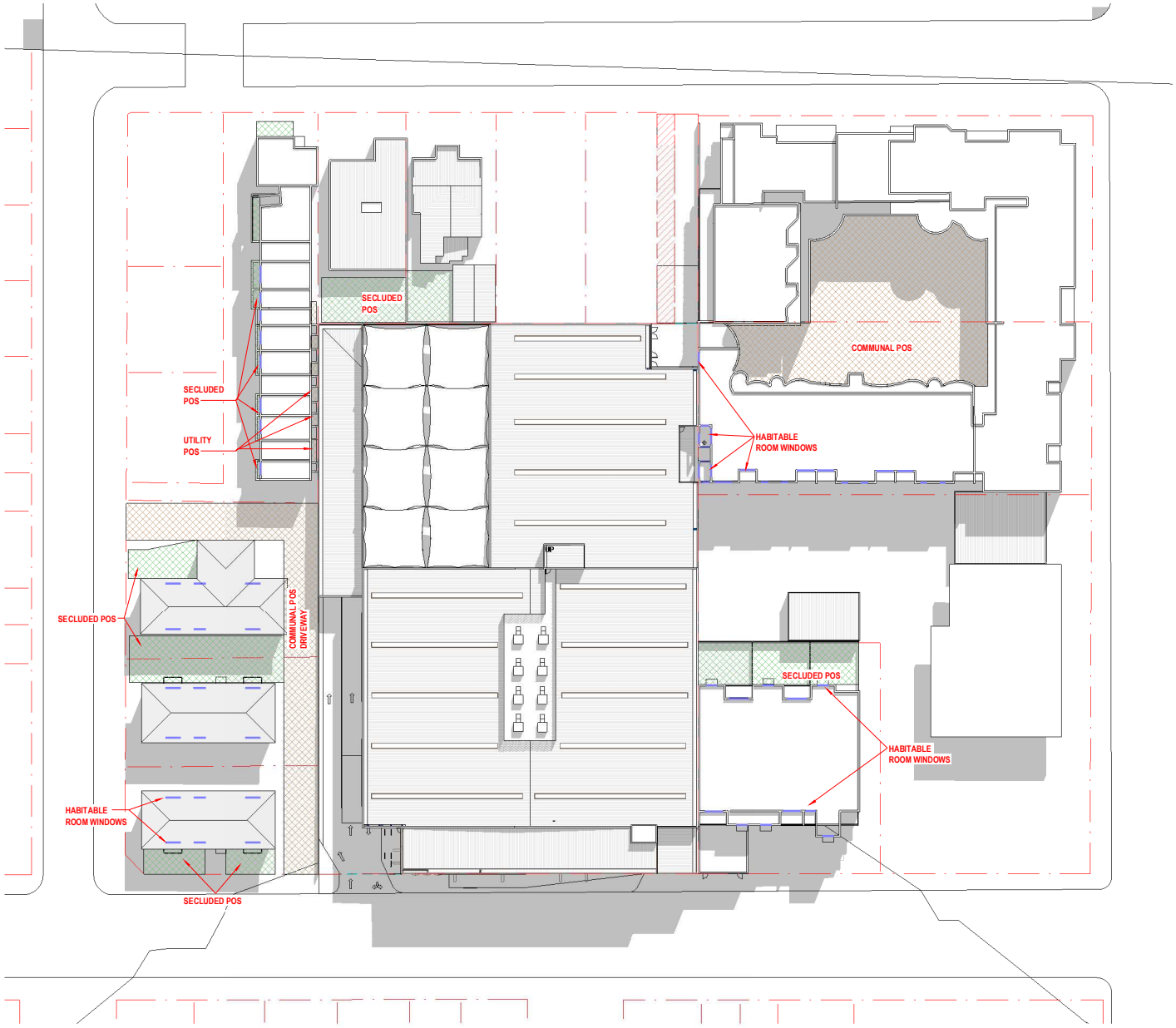




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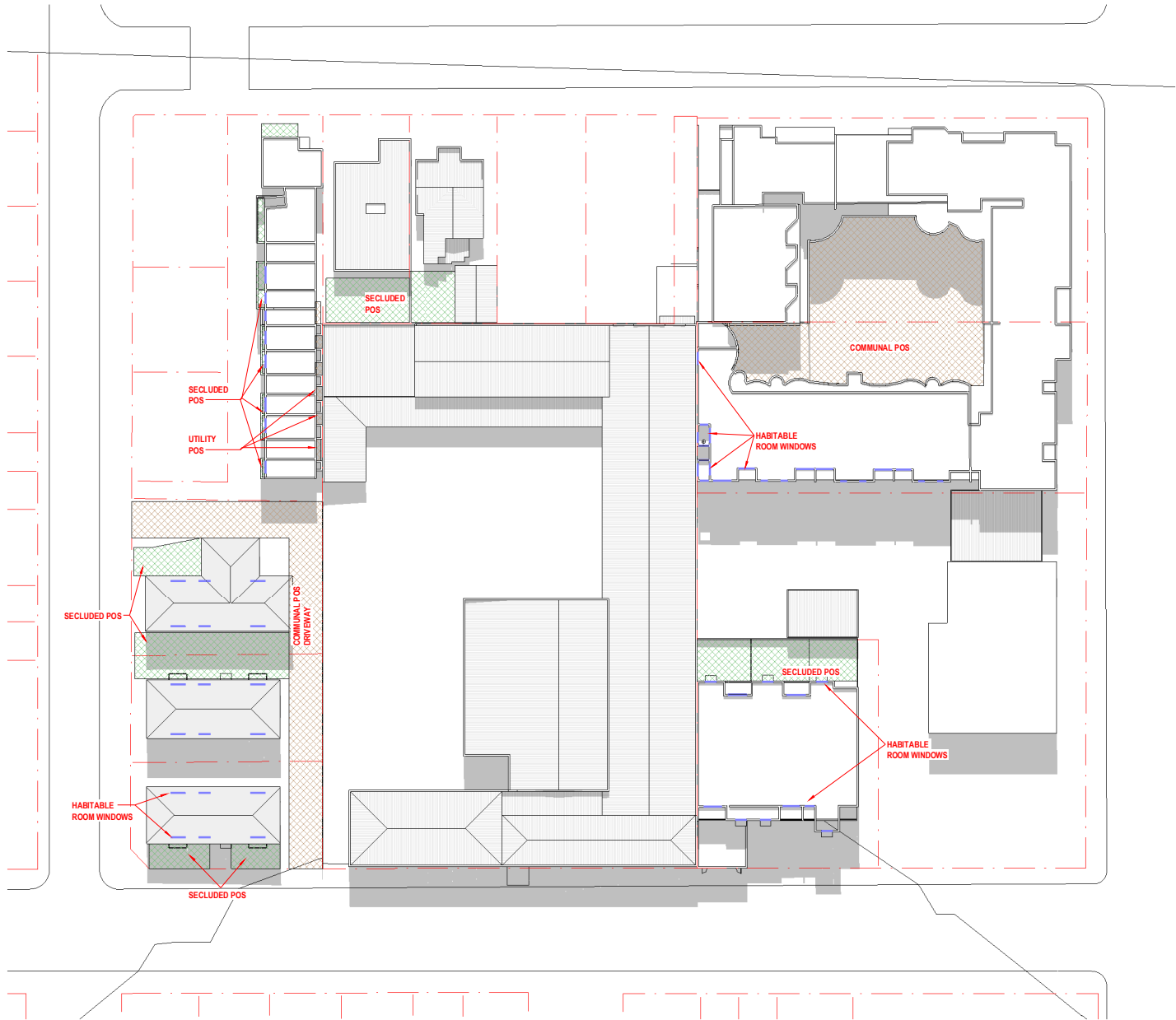
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PROPOSED SHADOWS - 11AM

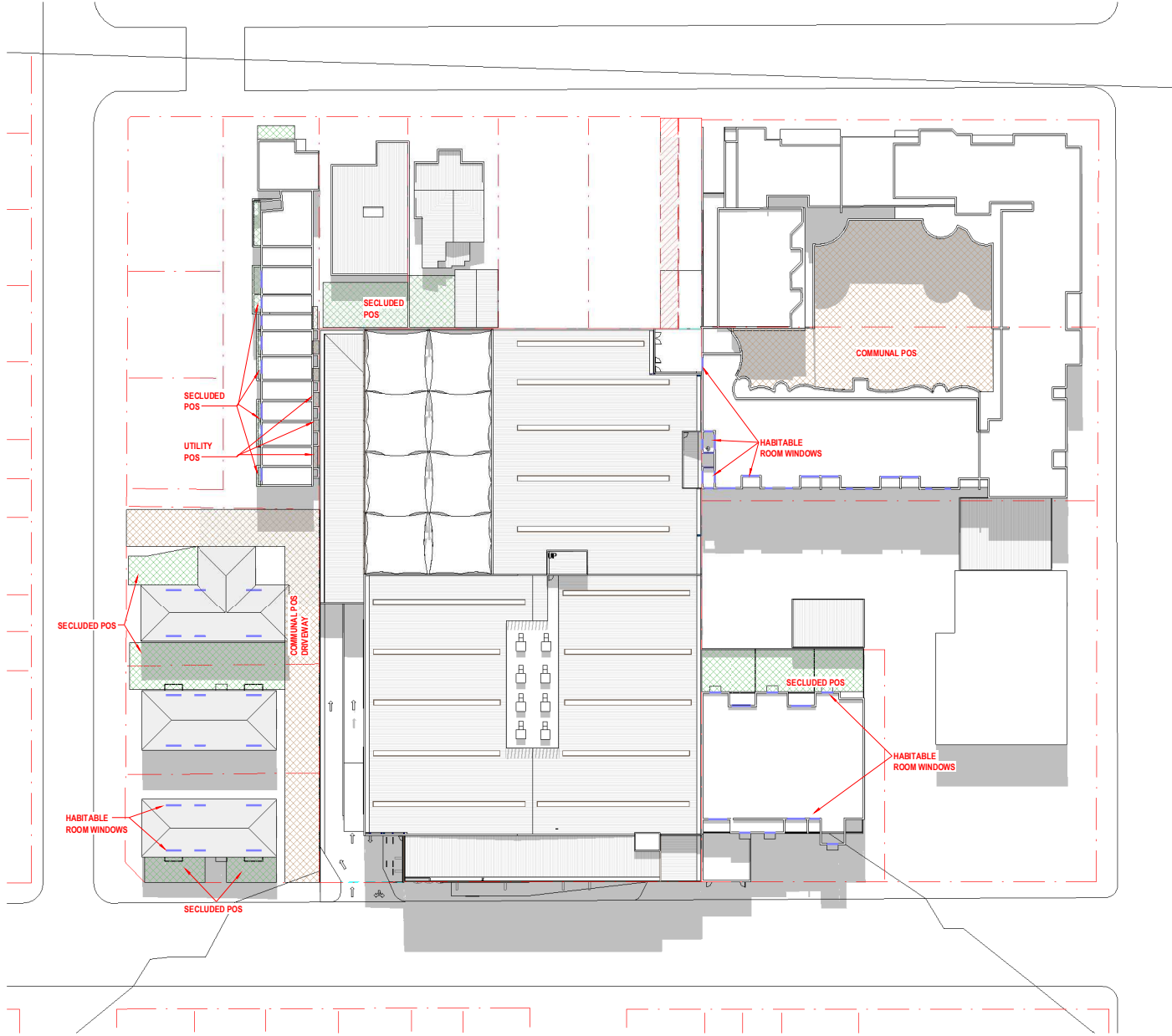
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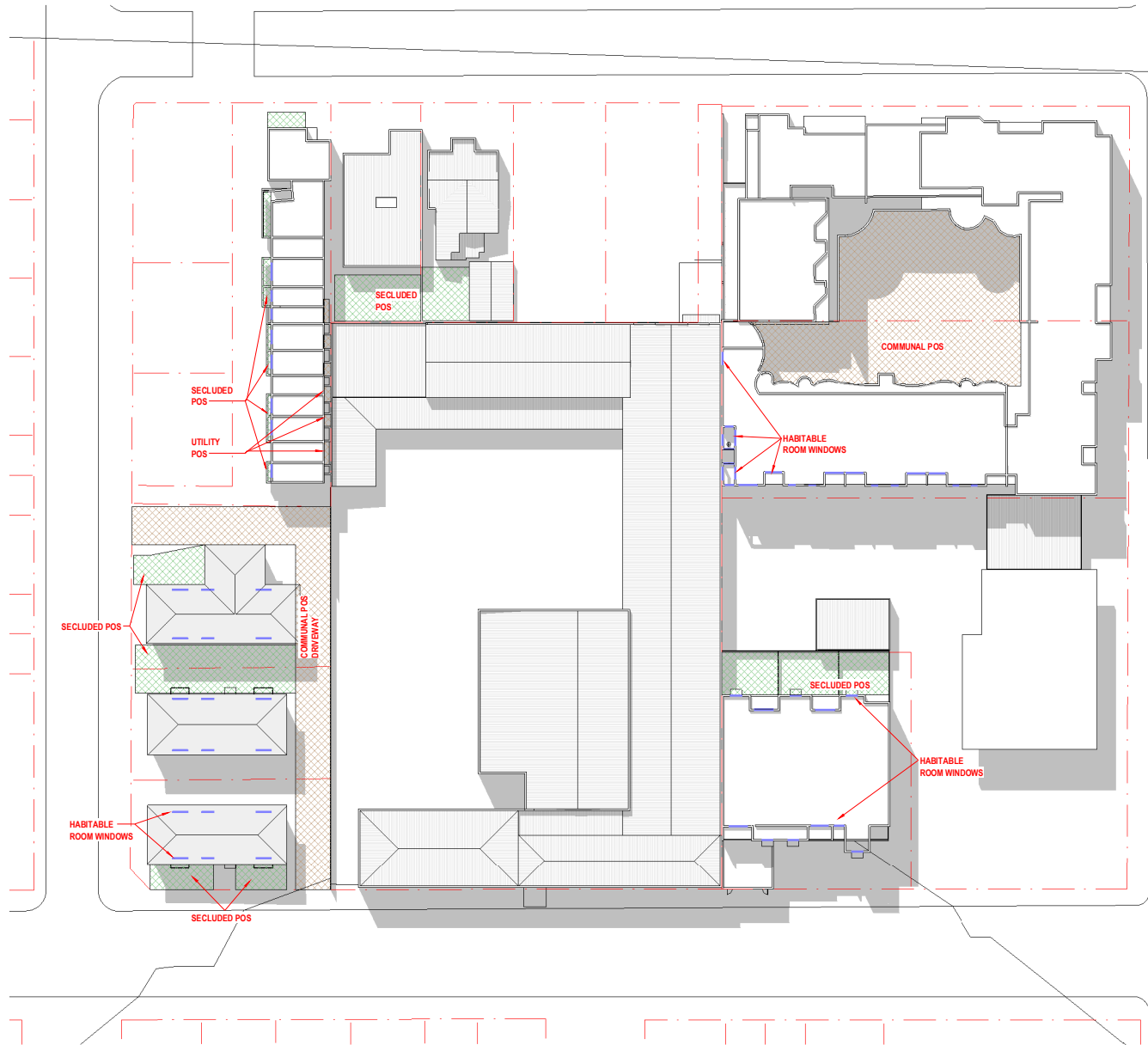


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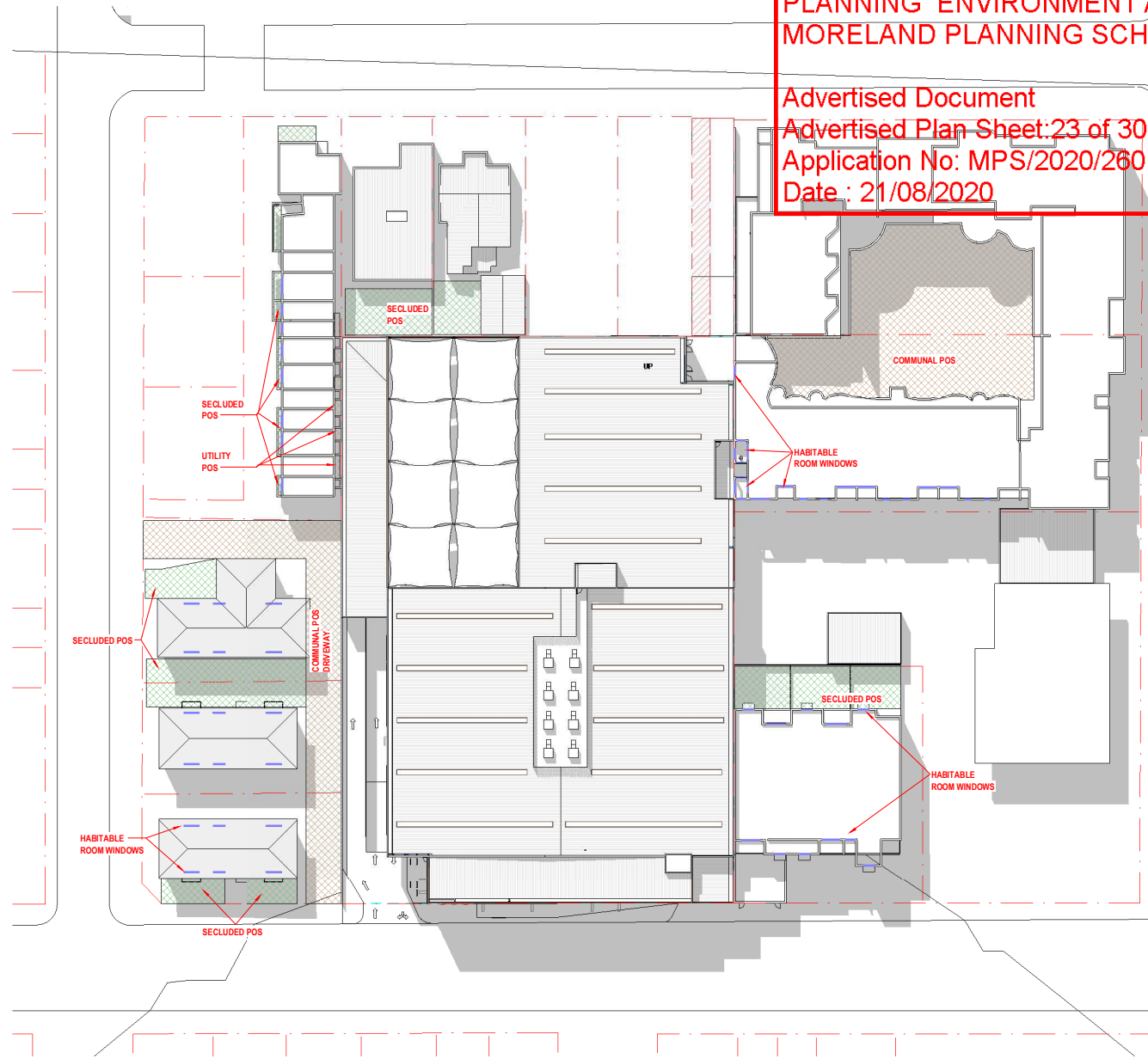
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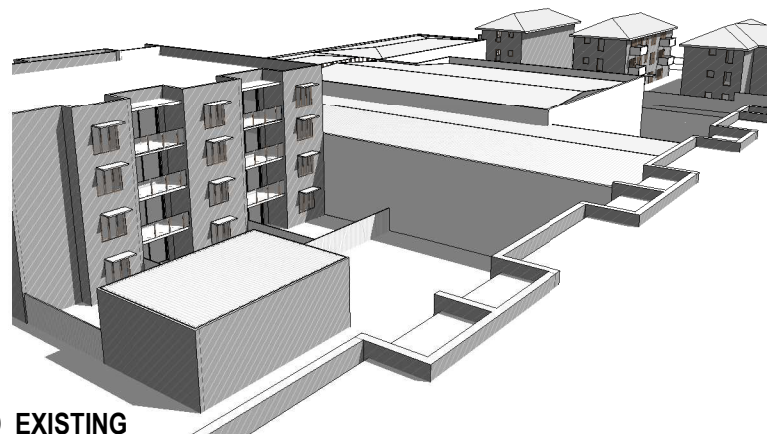




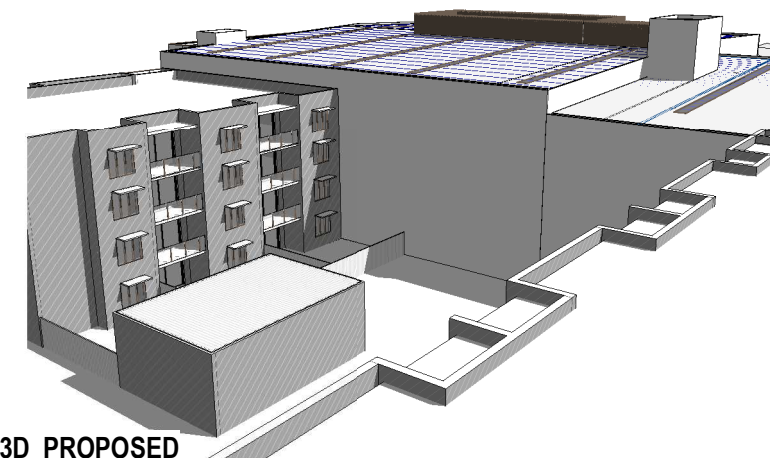
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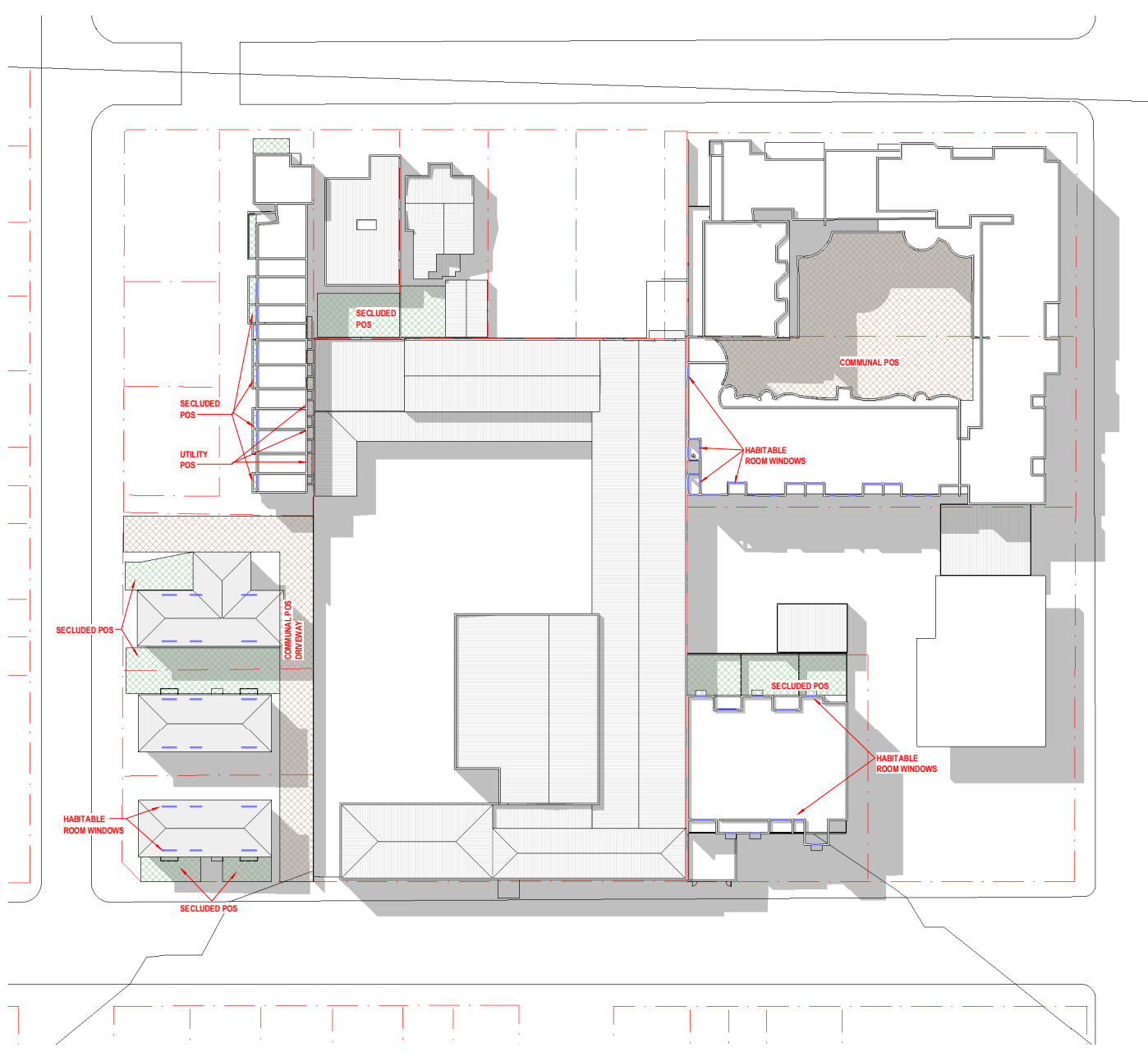
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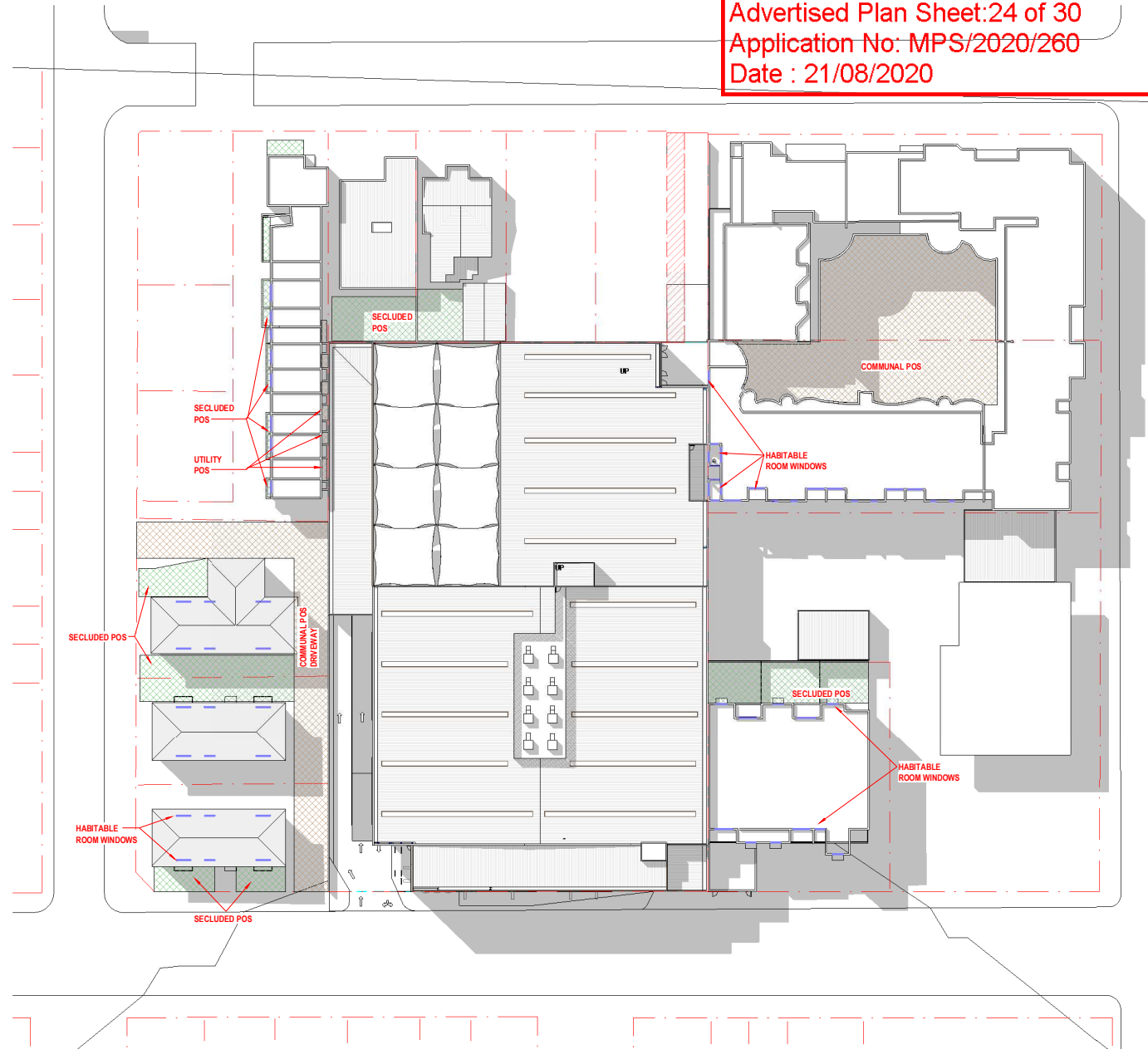
3 1PM 149-151 GLENLYON RD 3D EXISTING



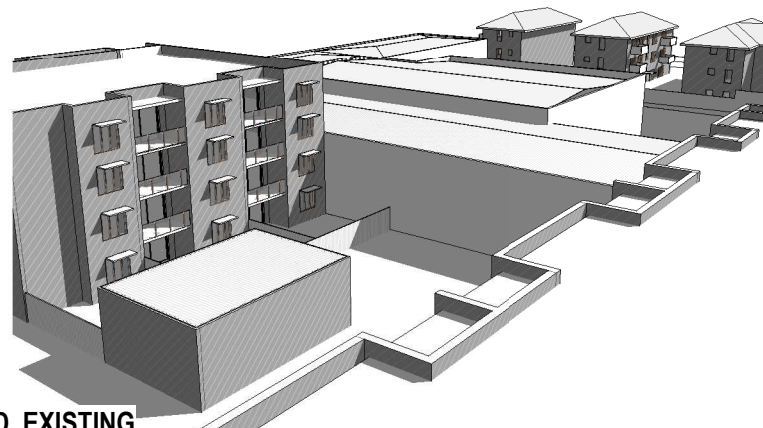
4 1PM 149-151 GLENLYON RD 3D PROPOSED



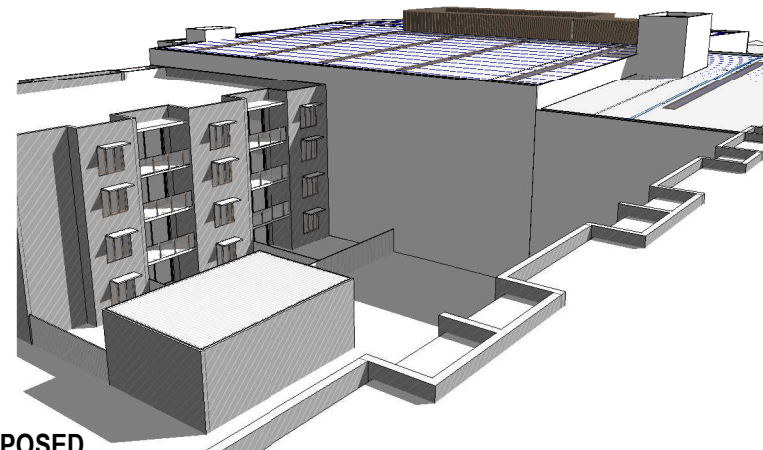
1 EXISTING SHADOWS - 2PM  
1 : 500



2 PROPOSED SHADOWS - 2PM  
1 : 500

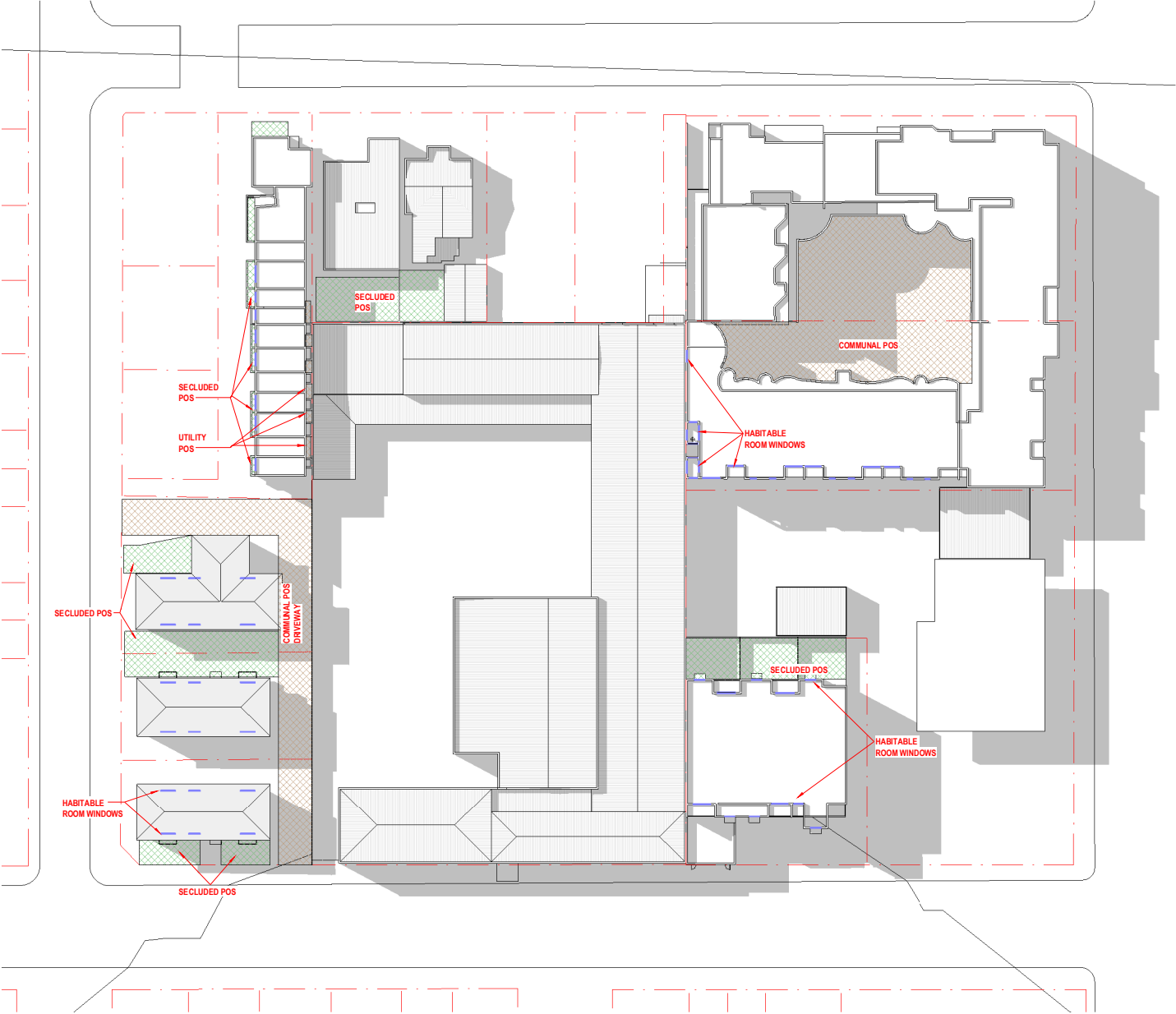


3 2PM 149-151 GLENLYON RD 3D EXISTING

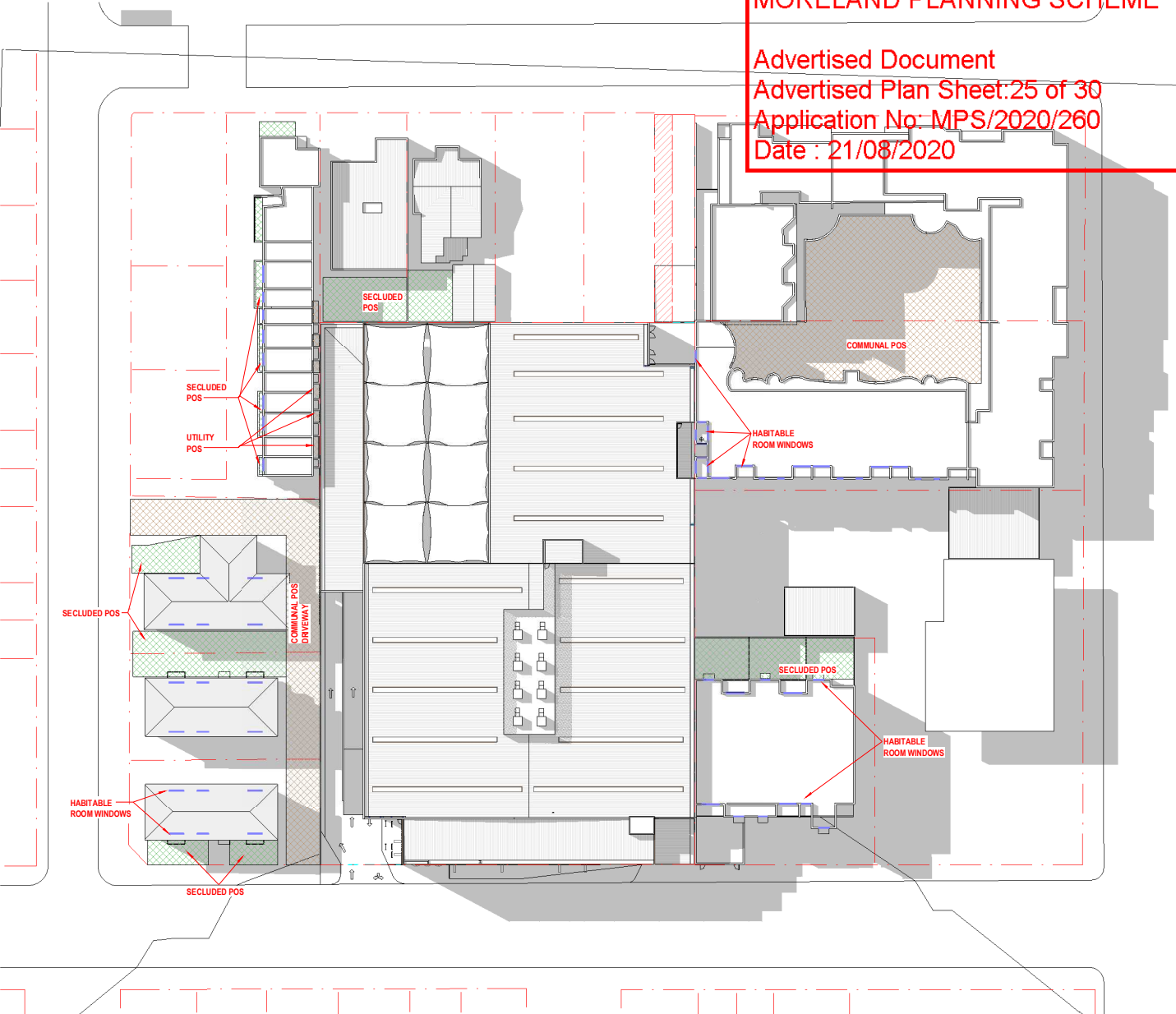


4 2PM 149-151 GLENLYON RD 3D PROPOSED

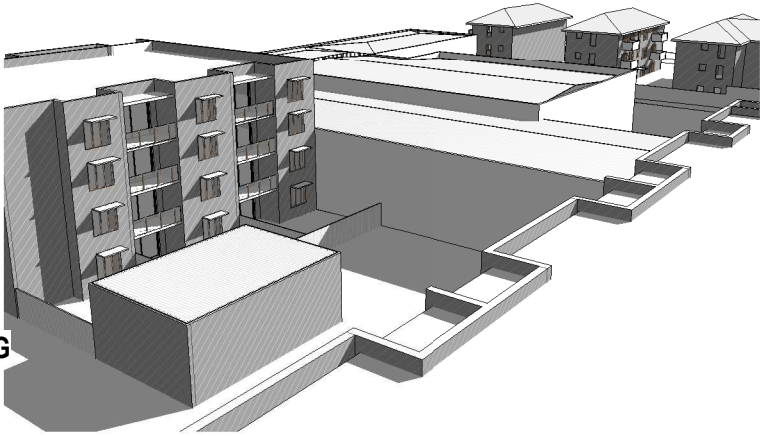




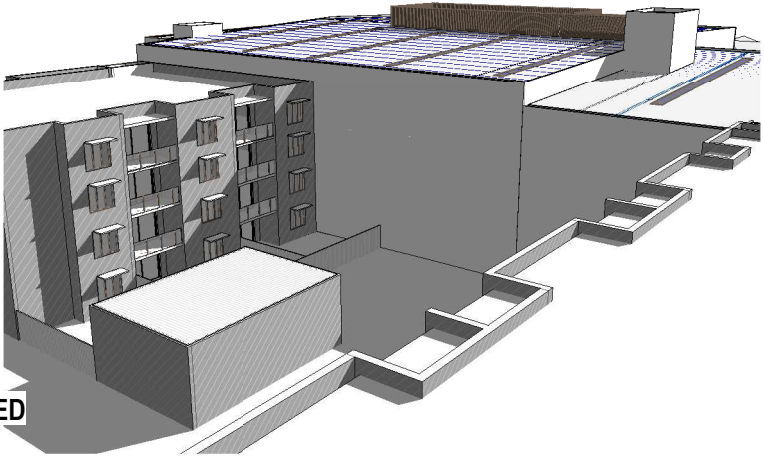
1 EXISTING SHADOWS - 3PM  
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2 PROPOSED SHADOWS - 3PM  
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3 3PM 149-151 GLENLYON RD 3D EXISTING



4 3PM 149-151 GLENLYON RD 3D PROPOSED



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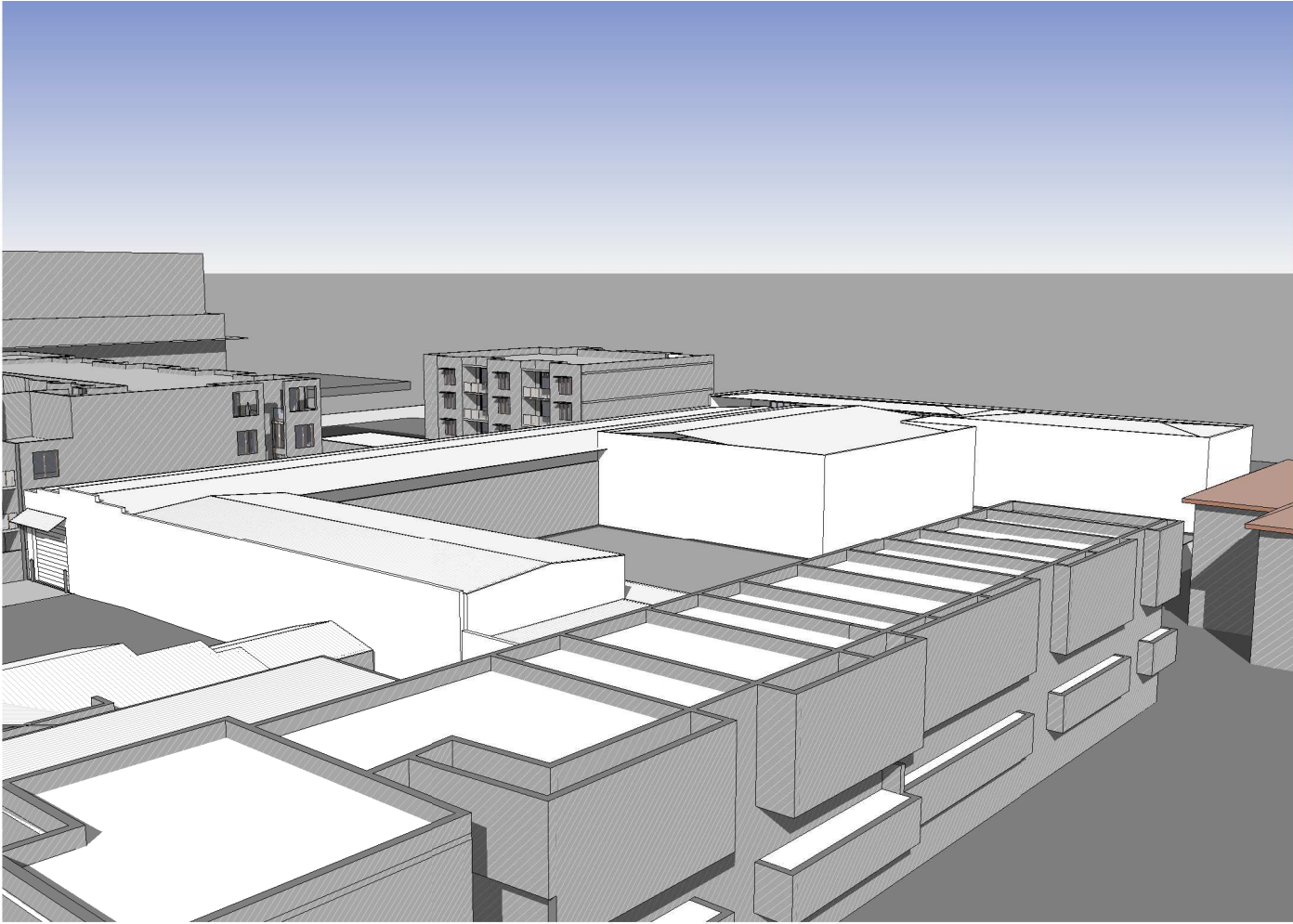
SOUTH-EAST GLENLYON RD VIEW



2

SOUTH-WEST STREET VIEW





1

NORTH-WEST AERIAL VIEW EXISTING



2

NORTH-WEST AERIAL VIEW PROPOSED



1

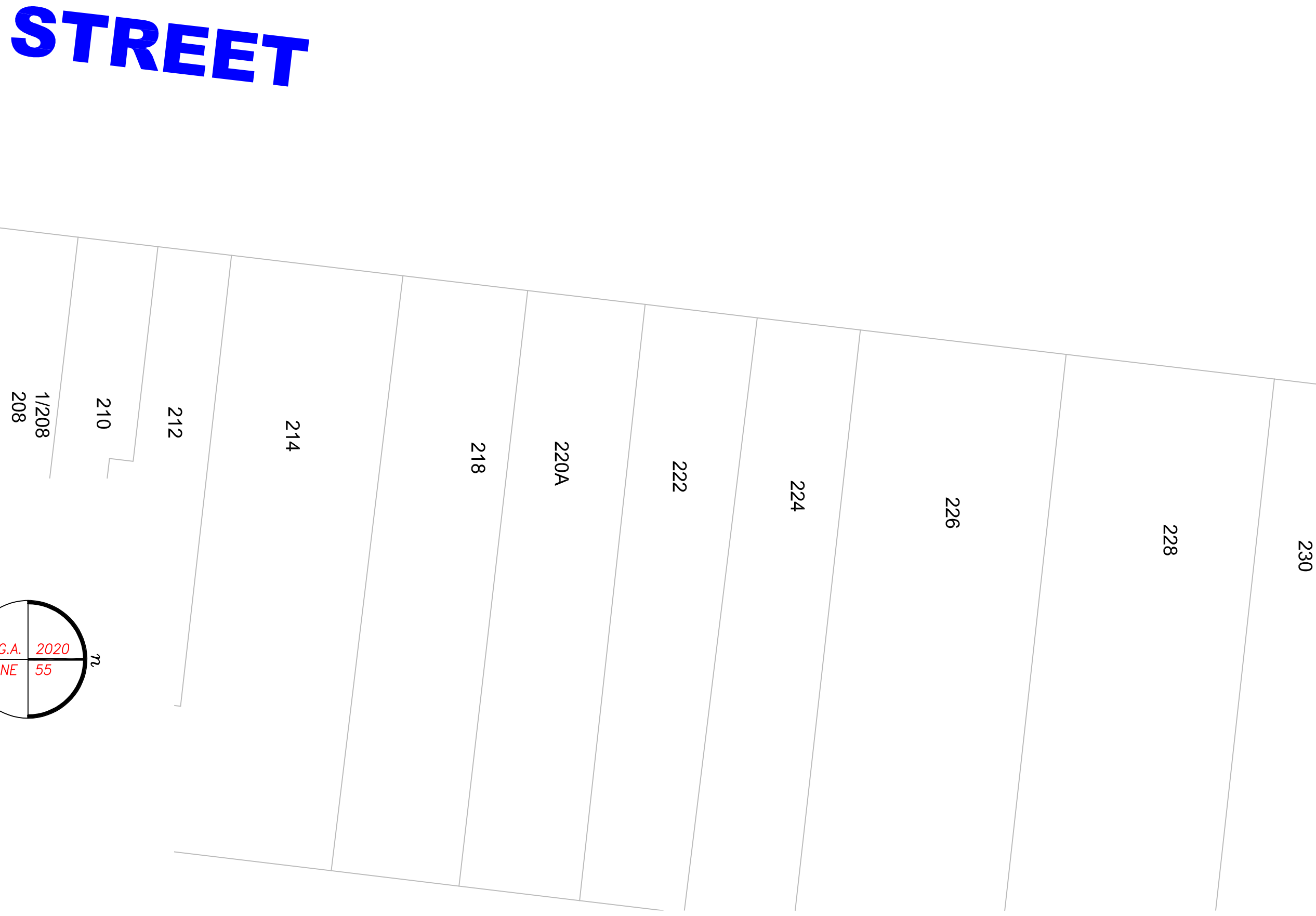
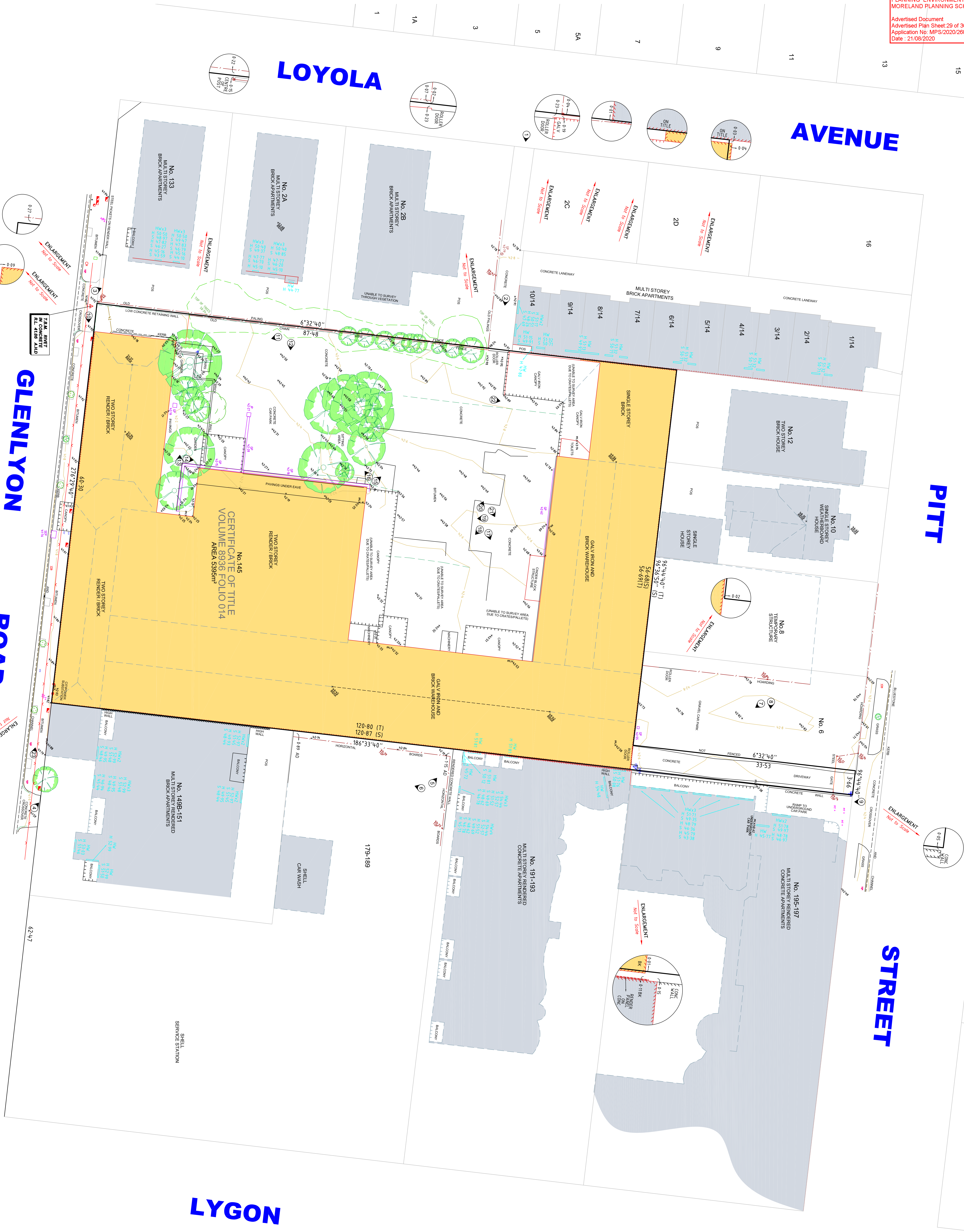
PITT ST ENTRY VIEW EXISTING



2

PITT ST ENTRY VIEW PROPOSED





Services	
Services that were not visible at the time of survey may not be shown on this Plan. Reference should be made to service authority plans prior to the survey.	
In all instances, it is assumed that the position of underground services (whether or not shown on this Plan) be verified on site and adjusted prior to any other design or commencement of works. This survey is not to be used in conjunction with all relevant Service Authorities.	
<b>Notes</b>	
Date of Survey August 2019	
Land Subject to Easement	
This Plan is to be read in conjunction with the attached Surveyors Report.	
The location of buildings beyond site boundaries are indicative only.	
Information relating to adjoining properties has only been shown where visible or accessible.	
Aerial photograph (Layer 64.1) is approximate only (derived from an aerial photograph).	
The Digital Cadastral Map Base Network (Layer 998) is approximate only and should not be used for design purposes only and should not be used for development.	
Where boundary dimensions differ from Title dimensions, Land Registry approval must be sought for the survey based dimensions prior to development.	
<b>Legend</b>	
104	Emergency Power Mains
107	Existing Surface
110	Change of Grade
120	Drain
200	Drainage
204	Bush
212	Top of Trees
308	Site Entry Pt
310	Boundary Pt
317	Owner's Corner
321	Inner Fence Pt
322	Inner Fence
400	Water Course
406	Line of Watercourse
407	Back of Kerb/Channel
410	Footway
419	Footway
500	Sign
521	Barbed
601	Tenure Structure
602	Building
603	Building
604	Boundary / Corridor
605	Window
606	Doorway
617	Opening
621	Rebelling Wall - Conc
628	Sliver / Steps
632	Foot of Wall
633	Foot of Wall
634	Foot of Wall
635	Scouring
641	Actual Photo Network
712	Electricity Pole with Light
713	Electricity Pole
714	Electricity Pole
715	Electricity Pole
716	Electricity Pole
717	Electricity Pole
721	Telcom Pole
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PLAN OF CREATION OF EASEMENT				EDITION		PLANNING ENVIRONMENT ACT 1987 MORELAND PLANNING SCHEME  Advertised Document Advertised Plan Sheet:30 of 30 Application No: MPS/2020/260 Date : 21/08/2020	
LOCATION OF LAND							
PARISH: JIKA JIKA							
TOWNSHIP: -							
SECTION: -							
CROWN ALLOTMENT: -							
CROWN PORTION: 99 (PART)							
TITLE REFERENCE: VOL 7357 FOL 314							
LAST PLAN REFERENCE: TP533324M (LOT 1)							
POSTAL ADDRESS: 6 PITT STREET (at time of subdivision) BRUNSWICK 3056							
MGA 94 CO-ORDINATES: E 321275      ZONE: 55 (approx. centre of land in plan) N 5817610							
EASEMENT INFORMATION						NOTATIONS	
E - ENCUMBERING EASEMENT, CONDITION IN CROWN GRANT IN THE NATURE OF AN EASEMENT OR OTHER ENCUMBRANCE    A - APPURTENANT EASEMENT						SURVEY    THIS PLAN IS NOT BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NO(S) - IN PROCLAIMED SURVEY AREA NO. -  DEPTH LIMITATION    DOES NOT APPLY  PURPOSE OF PLAN: TO CREATE CARRIAGEWAY EASEMENT E-1  GROUNDS FOR CREATION OF EASEMENT: MORELAND CITY COUNCIL PLANNING PERMIT No.	
SUBJECT LAND	PURPOSE	WIDTH (metres)	ORIGIN	LAND BENEFITED/IN FAVOUR OF			
E-1	CARRIAGEWAY	SEE DIAG.	THIS PLAN	VOL 8936 FOL 014			

PITT STREET

90°15'

(14.17)

3.66

2.84

E-1

33.53

180°03'

2.84

(14.17)

270°15'

0°03'

33.53

475m²

120.80

180°04'

62.47

90°03'

LYGON STREET

n

Level 3, 1 Southbank Boulevard Southbank, Victoria 3006 03) 7019 8400 www.veris.com.au  DEVELOP WITH CONFIDENCE™  Formerly <b>Bosco Jonson</b>	LICENSED SURVEYOR	ROGER BRUCE BLAKEMAN	SCALE	1:400	<div><div>40816</div><div>LENGTHS ARE IN METRES</div></div>	
	DATE	30/03/2020	REFERENCE	301614		
	VERSION	A	DRAWING	301614-DA	ORIGINAL SHEET SIZE A3	
					SHEET 1 OF 1 SHEETS	