



1075 HEIDELBERG-KINGLAKE ROAD, HURSTBRIDGE

**ADVERTISED
PLAN**

Attachment 3 Updated Site Plans

PREPARED FOR LAUNCH COMMUNITY LTD

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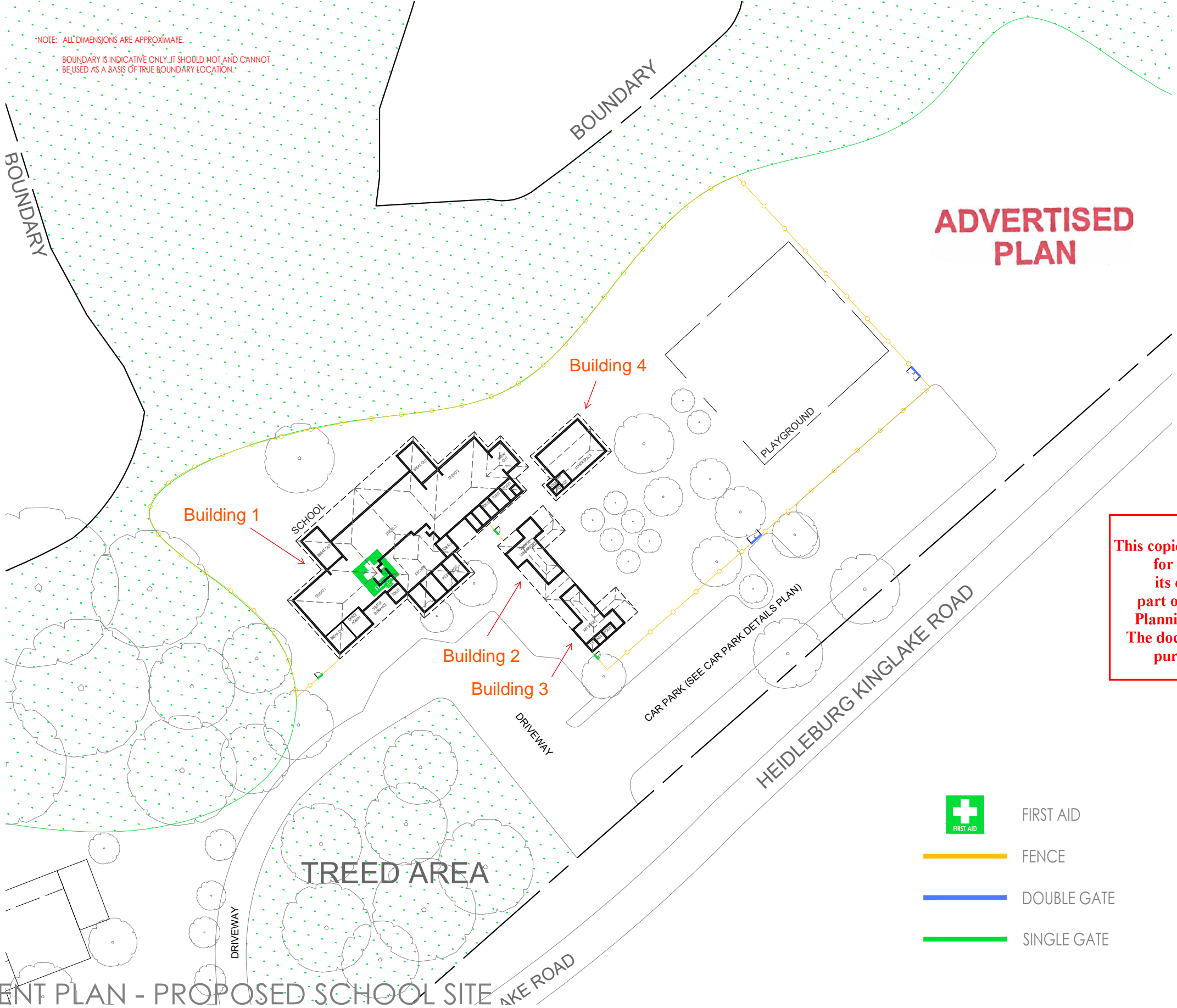
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M. 0409 962 001

SPOT
PLANNING

NOTES

-CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY SITE WORKS OR THE PREPARATION OF ANY SHOP DRAWINGS. ALL DISCREPANCIES MUST BE REPORTED TO THE OFFICE OF HILLBROOK PROJECTS
-DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
-ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BCA 2-19, ALL RELEVANT AUSTRALIAN STANDARD CODES & ALL LOCAL COUNCIL BY- LAWS.
-TIMBER CONSTRUCTION TO BE IN ACCORDANCE WITH THE NATIONAL TIMBER FRAMING CODE (AS 1684).
-ALL ROOF & WALL GLAZING TO BE SELECTED, SUPPLIED & FITTED IN ACCORDANCE WITH AS 1288.
-ALL BRICKWORK TO BE IN ACCORDANCE WITH AS 3700.
-SMOKE DETECTORS TO BE PROVIDED IN ACCORDANCE WITH AS 3786. ALL NEW DETECTORS TO BE IN MAINS POWER SUPPLIED WITH BATTERY BACK UP. LOCATIONS AS DESIGNATED ON FLOOR PLANS.
-ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH SPECIFICATIONS, CONSULTANTS COMPUTATIONS & DRAWINGS & ALL OTHER RELEVANT DOCUMENTATION AS APPLICABLE.
-WINDOW SIZES SHOWN ARE NOMINAL & SHALL BE CONFIRMED PRIOR TO THE CONSTRUCTION OF OPENINGS. SIZES MAY VARY marginally DEPENDENT ON MANUFACTURER
-STAIRS/STEPS- RISER 190MM MAX. TREADS 240MM MIN. LANDINGS SHALL BE PROVIDED TO DOORS WHERE STEP EXCEEDS 190MM OVER N.G.L. IF DOOR SWINGS OVER THE SAID STEP. HANDRAILS & BALUSTRADING TO BE AT 100MM MIN. LANDINGS & FLOOR LEVELS, 865MM MIN. ABOVE NOSING LINE OF STAIRS. CLEAR SPACE SHALL NOT EXCEED 125MM BETWEEN ANY MEMBERS FORMING PART OF THE STAIRS, STEPS OR BALUSTRADING. BALUSTRADING SHALL BE PROVIDED WHERE STEPS, LANDINGS OR DECKS EXCEED 1000MM ABOVE NATURAL GROUND SURFACE.
-ALL WET AREAS ARE TO BE IN CONSTRUCTED AS REQUIRED AND WATERPROOFING
-PROVIDED AS SETOUT IN AUST. STANDARD AS 3740-2010.
-ALL SITE EXCAVATION BATTERS TO BE IN ACCORDANCE WITH THE BCA 2019 ALTERNATIVELY, TO BE IN ACCORDANCE WITH THE ENGINEER'S RECOMMENDATIONS
-THE AREA TO THE UNDERSIDE OF BUILDING AND PERIMETER IS TO BE TREATED AGAINST TERMITE ATTACK IN ACCORDANCE WITH AUSTRALIAN STANDARD CODES & AS DIRECTED BY LOCAL COUNCIL AND/OR MUNICIPAL/ AUTHORIZED BUILDING SURVEYOR.



RESCODE ANALYSIS		
SITE AREA	66 000	m ²
BUILDING AREA	--	m ²
SITE COVERAGE	--	%
IMPERMEABLE SURFACE (- %)	--	m ²
PERMEABILITY:	--	%

AREA ANALYSIS	
AREA ANALYSIS	m ²
SITE AREA	66 000
GROUND FLOOR	--
FIRST FLOOR	--
TOTAL HOUSE AREA	--
PORTICO	--
BALCONY	--
TOTAL AREA	--

LOT	2
PLAN	LP67998
AREA	6.6 Ha
PERIMETER	1 831 m
STUDIO 1	F TO 2
STUDIO 2	3 TO 6
STUDIO 3	7 TO 8

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SITE DEVELOPMENT PLAN - PROPOSED SCHOOL SITE

HILLBROOK

GENERAL NOTES:
DRAWINGS TO BE READ IN CONJUNCTION WITH RELEVANT STRUCTURAL, FIRE SERVICE, MECHANICAL, HYDRAULIC, ELECTRICAL, CIVIL AND LANDSCAPING DOCUMENTS. TECHNICAL DRAWINGS TO BE READ IN CONJUNCTION WITH APPROPRIATE SECTIONS OF TECHNICAL SPECIFICATION. COPYRIGHT OF DESIGNS SHOWN HEREIN IS RETAINED BY HILLBROOK. WRITTEN AUTHORITY IS REQUIRED FOR ANY REPRODUCTION.
CONTRACTOR TO VERIFY ALL DIMENSION / CONDITIONS ON SITE PRIOR TO COMMENCEMENT OF WORK OR SHOP DRAWINGS. ALL DIMENSIONS IN MILLIMETRES UNLESS STATED OTHERWISE. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE TO SCALED DIMENSIONS. ALL WORK TO BE DONE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND ALL LOCAL AUTHORITY REGULATIONS. EXECUTE ALL WORK TO THE SATISFACTION OF THE SUPERINTENDENT.

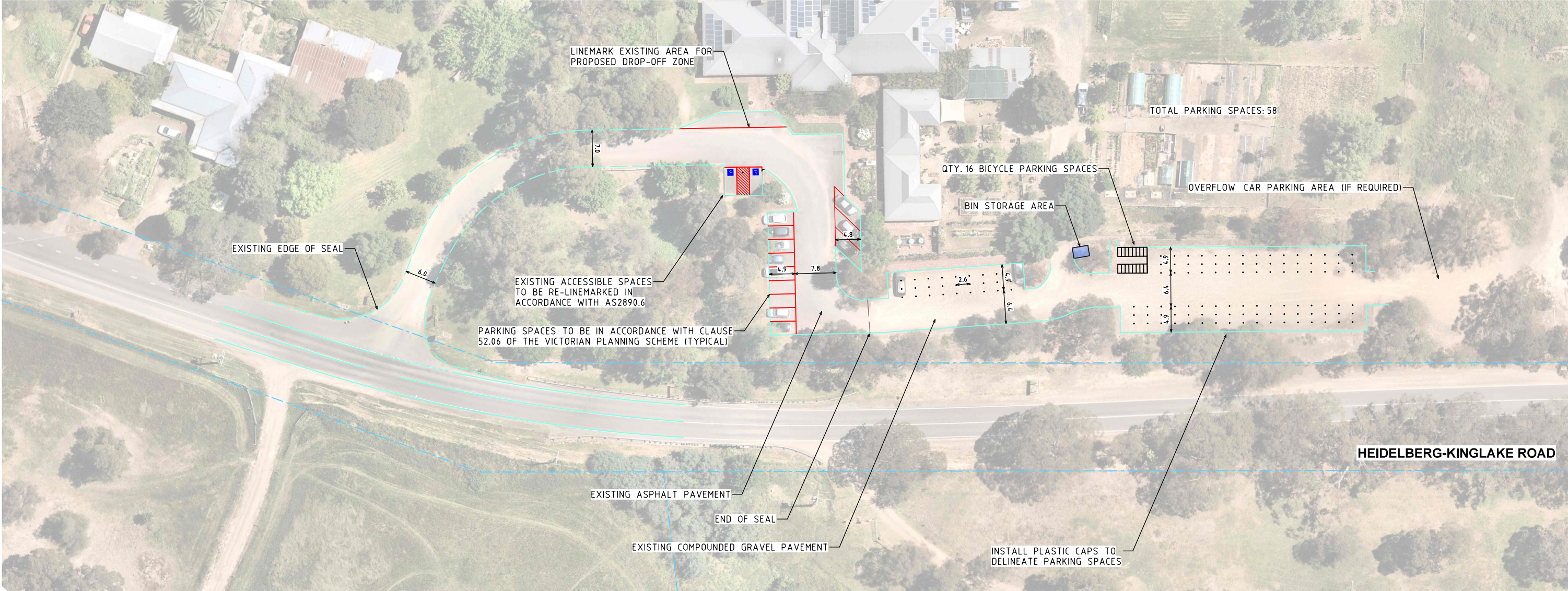
PROJECT TITLE
LAUNCH CAMPUS
PROJECT LOCATION ADDRESS
1065 - 1075 Heideberg - Kinglake Road,
Hurstbridge 3099

SHEET CONTENT
SITE DEVELOPMENT PLAN
FILE NAME : Hurstbridge_Draft_2021.12.24
CHECKED BY : AA SCALE : 1:750 @ A3 Paper size
DRAWN BY : VLA DATE : 24 December 2021

REV	ISSUE	DATE

APPROVED BY : TA
PROJECT NO. :
AR-3

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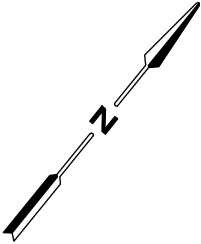
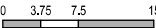
ADVERTISED PLAN

GENERAL NOTES

1. ALL DIMENSIONS TO FACE OF KERB AND CHANNEL UNLESS NOTED.
2. SIGNS AND LINE MARKING TO BE INSTALLED IN ACCORDANCE WITH VICROADS SUPPLEMENT TO AS1742.2.
3. BICYCLE FACILITY SIGNS AND LINE MARKING TO BE INSTALLED IN ACCORDANCE WITH AS1742.9.
4. ADOPT VICROADS SUPPLEMENT TO AUSTRALIAN STANDARDS AS REQUIRED.
5. REMOVE ALL REDUNDANT SIGNS AND LINE MARKING.



Scale 1:750 @ A3



Drawing Title
1075 HEIDELBERG-KINGLAKE ROAD, JURSTBRIDGE
CAR PARKING LAYOUT AND ACCESS ROAD
CONCEPT LAYOUT PLAN

Designed DK	Approved JMS	Metway Ref 263 B7
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Project Number 210606	Drawing Number CLP103	Revision A
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