

- GENERAL NOTES**
- ALL DIMENSIONS AND EXISTING CONDITIONS
 - SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
 - ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'.
 - DO NOT SCALE DRAWINGS.
 - USE FIGURED DIMENSIONS ONLY.

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

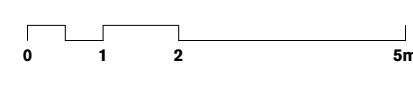
fjmt studio architecture interiors landscape urban community
melbourne sydney uk
Level 2, 56 Hardware Lane t +61 3 9604 2500 w fjmtstudio.com



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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1

2

5m

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- 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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KORUMBURRA COMMUNITY HUB
15 Lt Commercial Street
Korumburra VIC 3950

title

Project Siting
Neighbourhood Description

scale

1:100 @ A1

first issued

03/04/2020

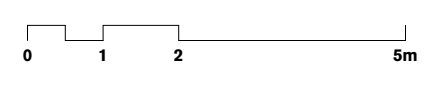
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sheet no.

revision

<KCH>

12001



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01



02



03



04



05



06



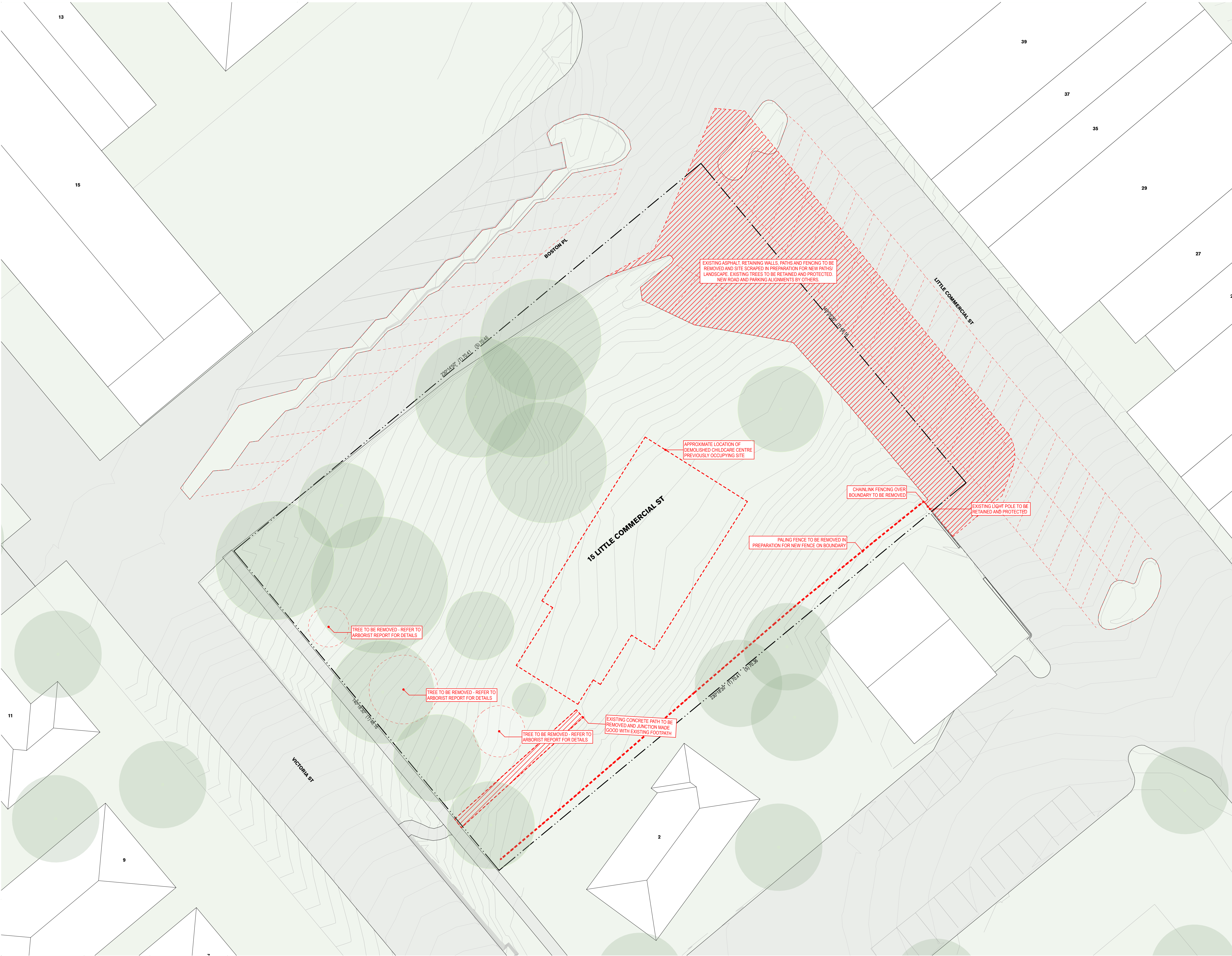
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08



09





0125m

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legend

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project

KORUMBURRA COMMUNITY HUB
15 Lt Commercial Street
Korumburra VIC 3950

title

**Project Siting
Demolition Plan**

scale1:100 @ A1

first issued03/04/2020

project code12003

sheet no.<KCH>

revision



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GENERAL NOTES

SITE BOUNDARY

DESIGN BOUNDARY

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

TREE PROTECTION ZONE

Existing Tree to be Retained in accordance with Arboricultural assessment

RPZ

EXTERNAL FINISHES

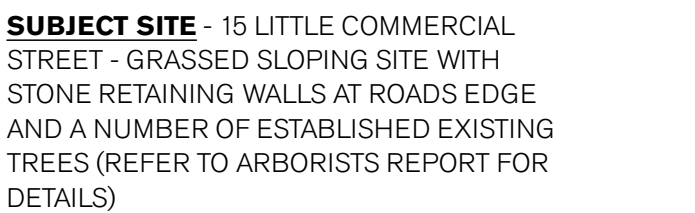
REFER A9000 SERIES FOR EXTERNAL FINISHES

LANDSCAPE FINISHES

REFER LANDSCAPE DRAWINGS FOR FINISHES

LEVELS

ALL PAVING LEVELS ARE SUBJECT TO FINAL LT COMMERCIAL ST MASTERPLAN LEVELS BEING CONFIRMED



SITE COVERAGE		
SITE AREA	-	3,391m2
COVERED SITE AREA	-	848m2
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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EXTERNAL FINISHES

REFER A8000 SERIES FOR EXTERNAL FINISHES

LANDSCAPE FINISHES

REFER LANDSCAPE DRAWINGS FOR FINISHES

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15 Lt Commercial Street
Korumburra VIC 3950

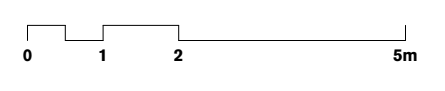
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GA Floor Plans
Ground Floor Plan

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

project code sheet no. revision

<KCH> **20000**

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Legend

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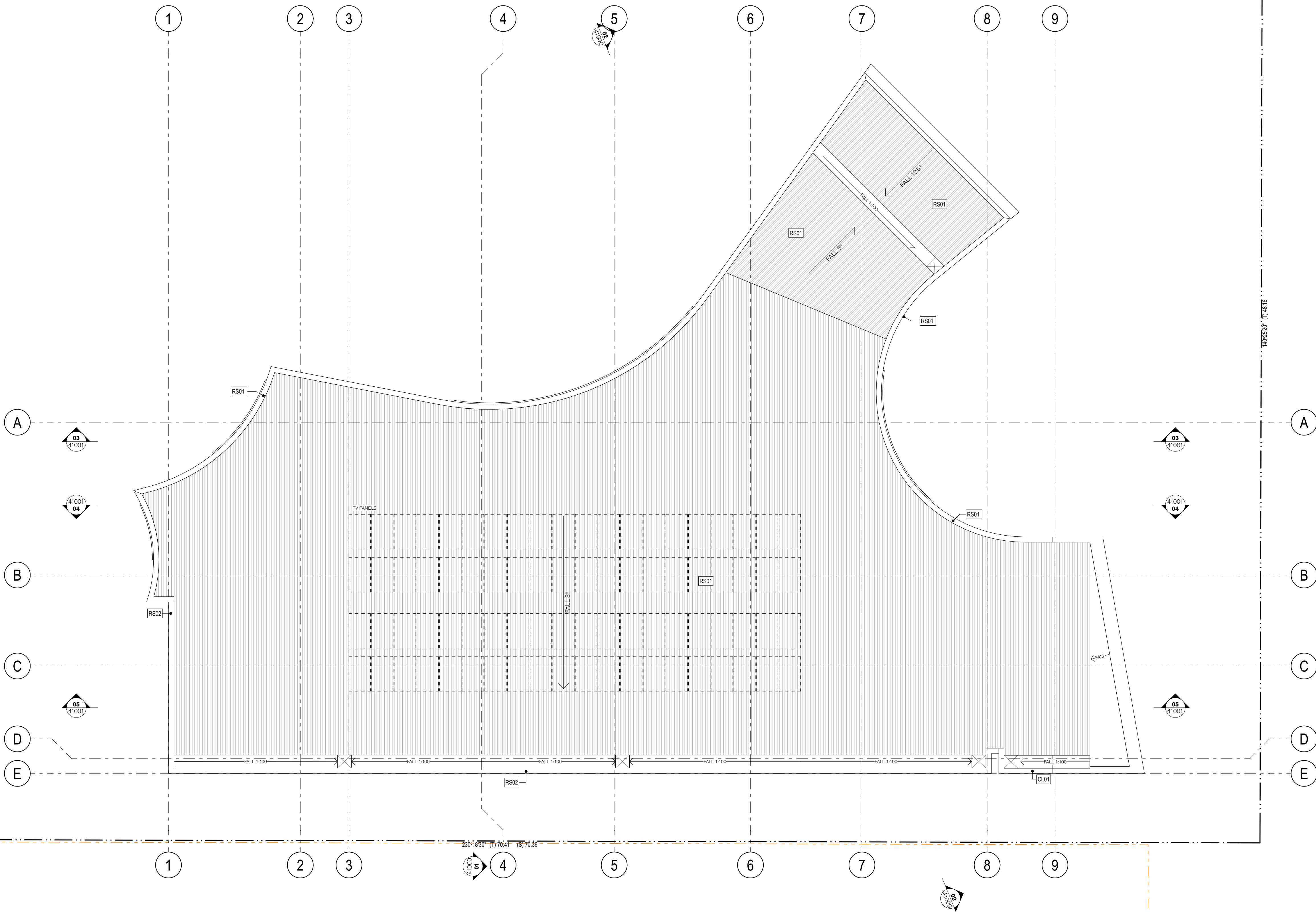
REFER A9000 SERIES FOR EXTERNAL FINISHES

LANDSCAPE FINISHES

REFER LANDSCAPE DRAWINGS FOR FINISHES

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project
KORUMBURRA COMMUNITY HUB
19 Lt Commercial Street
Korumburra VIC 3950

title
GA Floor Plans
Roof Plan

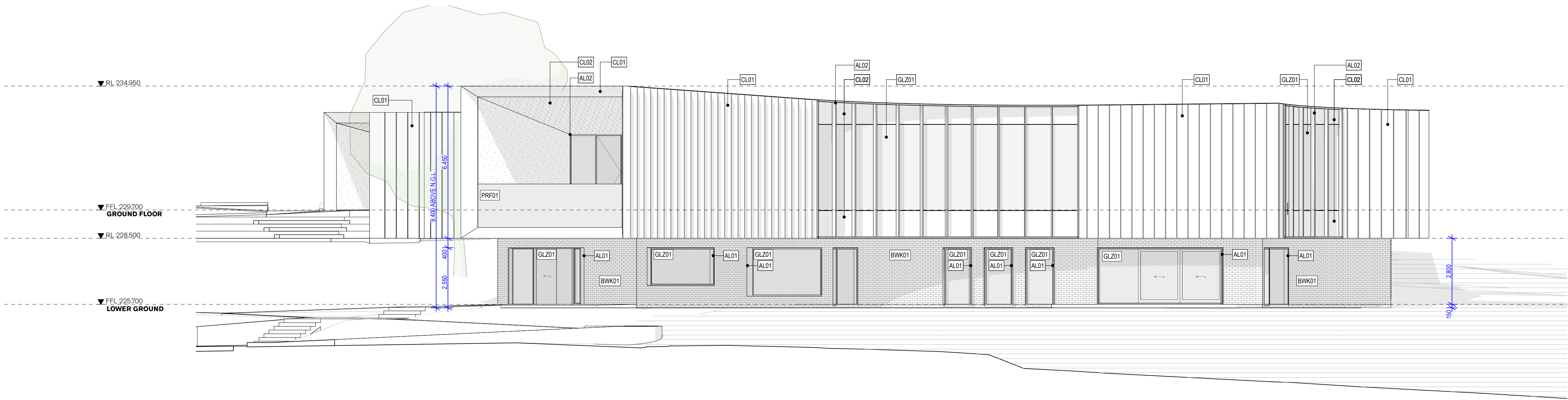
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0125m

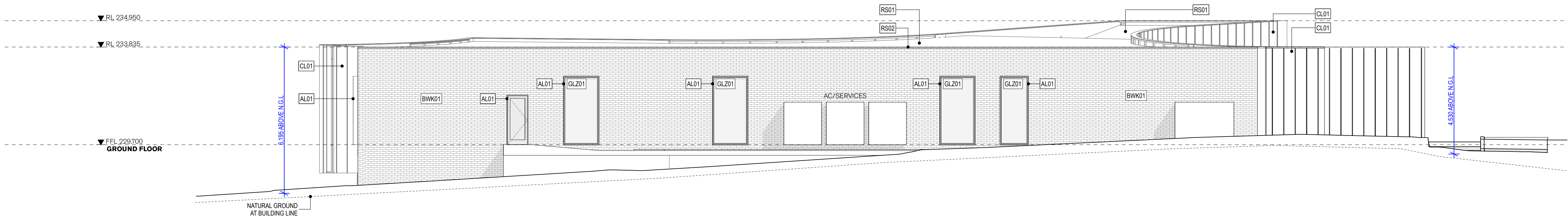
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legend



NW ELEVATION North West Elevation
1:100



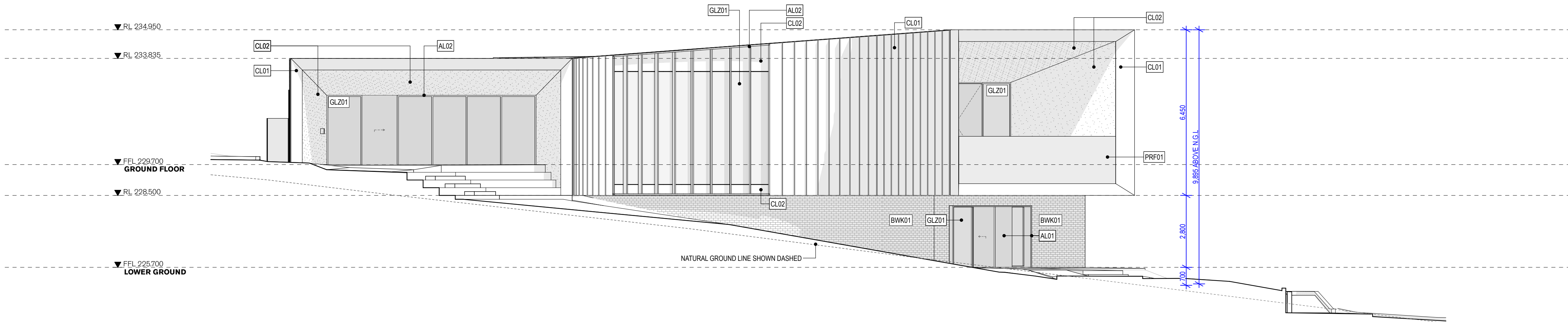
SE ELEVATION South East Elevation
1:100

0125m

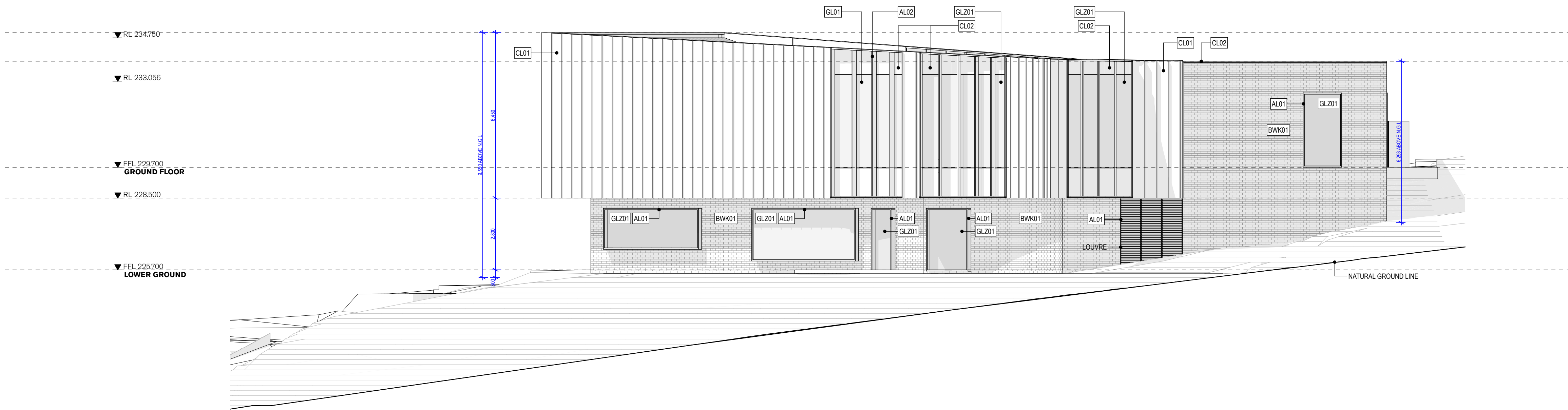
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NE ELEVATION North East Elevation
1:100



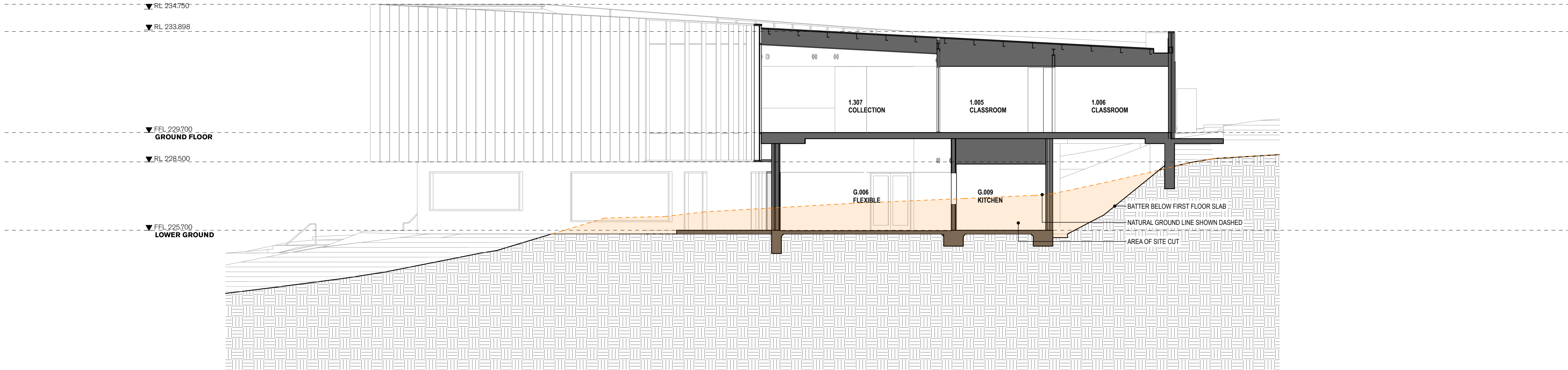
SW ELEVATION South West Elevation
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0125m

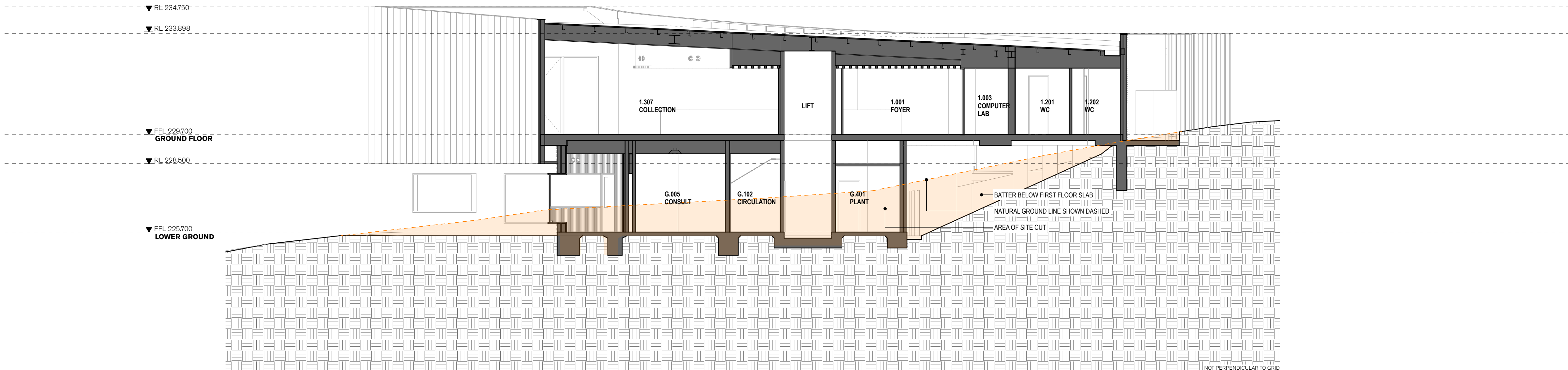
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01 ELEVATION Section 01 -
1:100



02 ELEVATION Section 02 -
1:100

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15 Lt Commercial Street
Korumburra VIC 3950

title

**1:100 Sections
Sections**

scale

1:100 @ A1

first issued

03/04/2020

project code

sheet no.

revision

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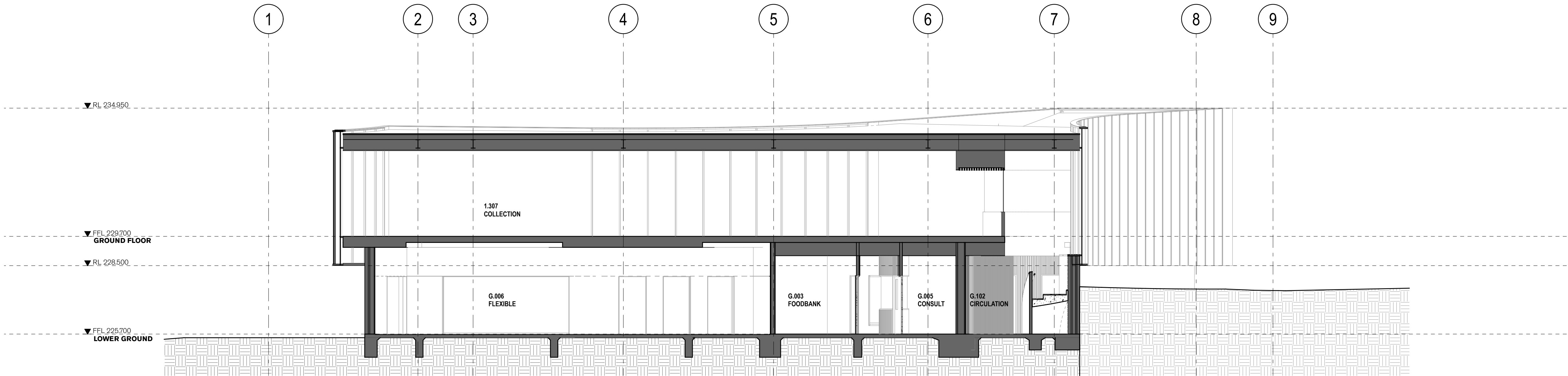
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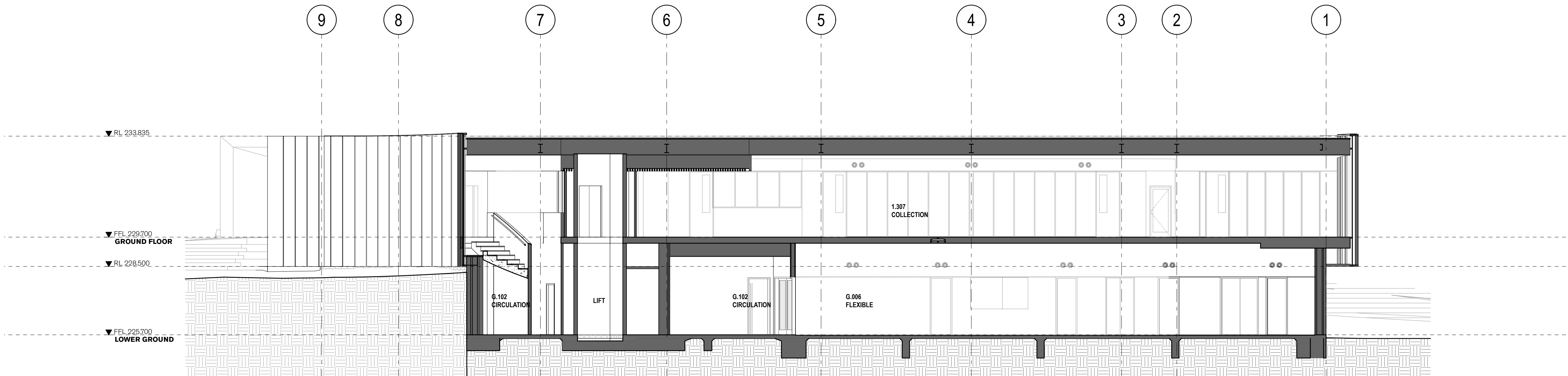
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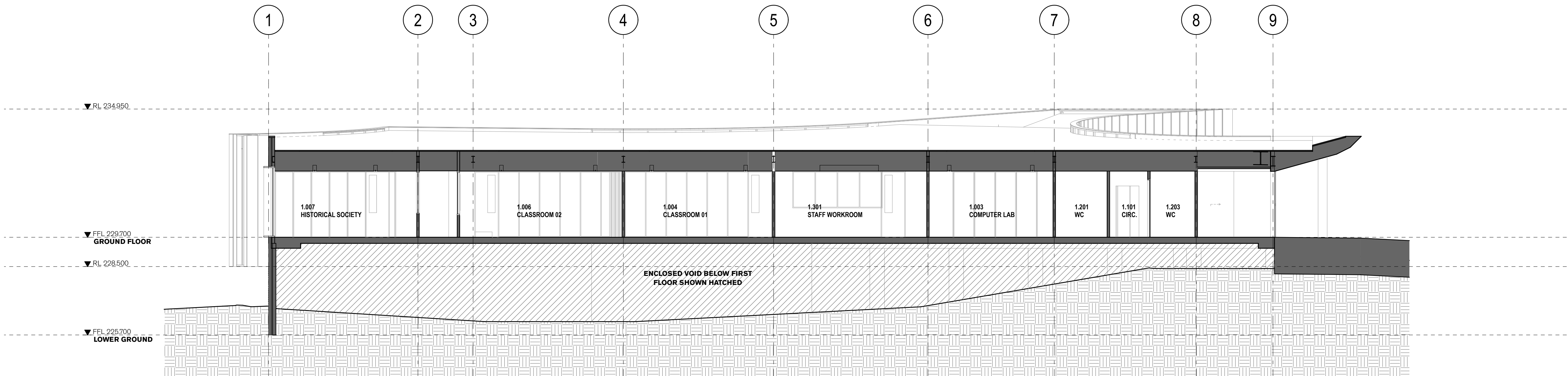
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03 ELEVATION Section 03 - 1:100



04 ELEVATION Section 04 - 1:100



05 ELEVATION Section 05 - 1:100

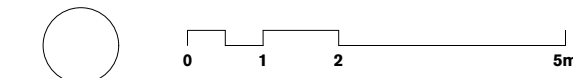
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KORUMBURRA COMMUNITY HUB
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Korumburra VIC 3950

title
**1:100 Sections
Sections**

scale	1:100 @ A1	first issued	03/04/2020
project code		sheet no.	revision
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CL02 - COLOURED CEMENT SHEET CLADDING



RS01 - LIGHT COLORBOND ROOFING/FLASHING

CL01 - LIGHT COLORBOND STANDING SEAM CLADDING

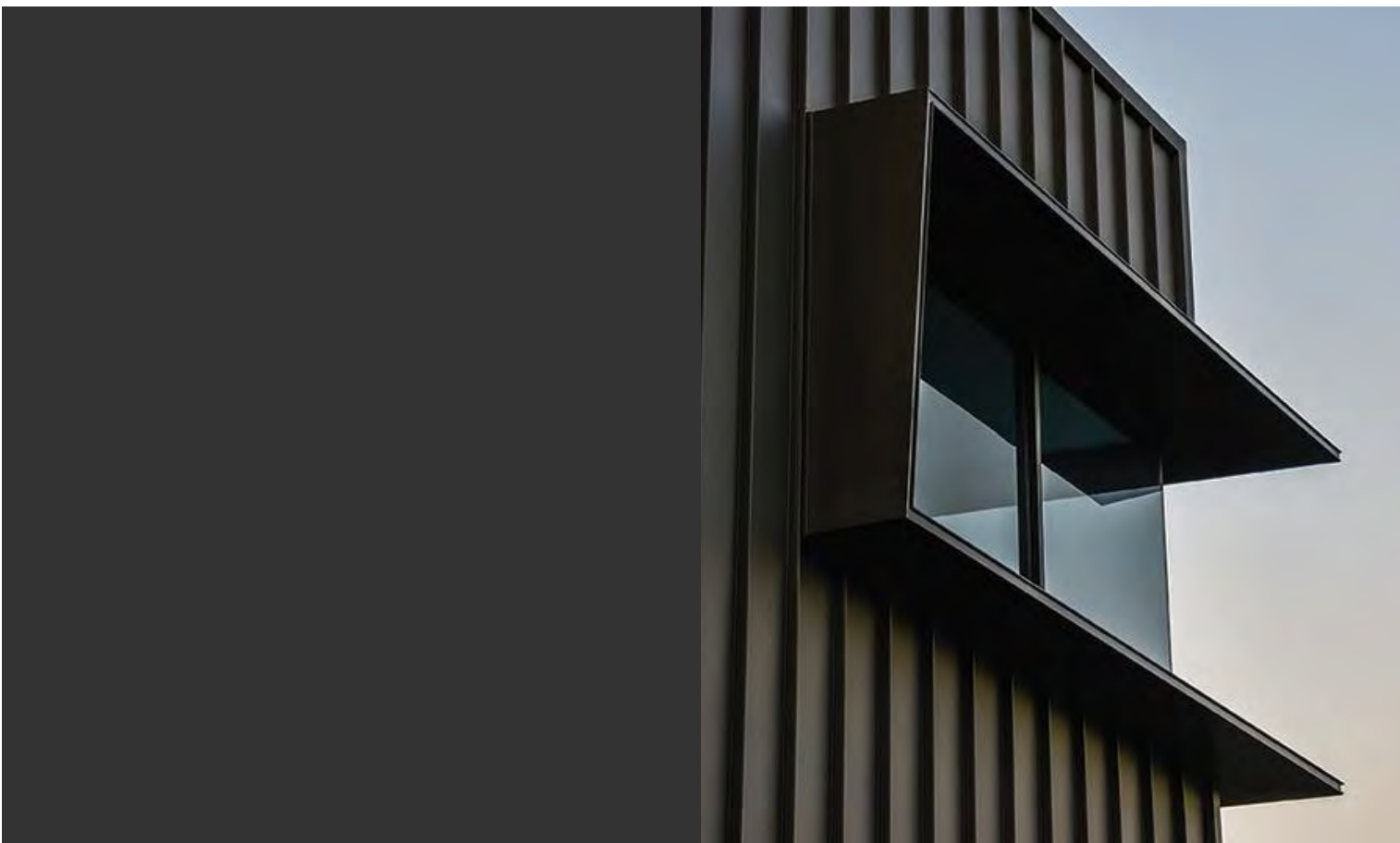


AL02 - POWDERCOATED ALUMINIUM - COLOUR TO MATCH CL02

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

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title
Schedules
Materials Schedule

scale	1:100 @ A1	first issued	03/04/2020
project code	sheet no.	revision	
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