

DRAWINGS	
NO	SHEET
A01	PROPOSED SITE PLAN
A05	PROPOSED ROOFPLAN
A06	PROPOSED WEST ELEVATION
A07	PROPOSED EAST ELEVATION
A08	PROPOSED NORTH ELEVATION
A09	PROPOSED SOUTH ELEVATION
A10	PROPOSED SECTION A
A11	PROPOSED SECTION B
A12	PROPOSED SECTION C & D
A13	SOLAR SHADOWS
A30	DETAILS
E01	EXISTING SITE PLAN
E02	EXISTING & DEMOLITION FLOORPLAN
E03	EXISTING ELEVATIONS
E04	EXISTING ELEVATIONS



28/04/2022 3:24:20 PM

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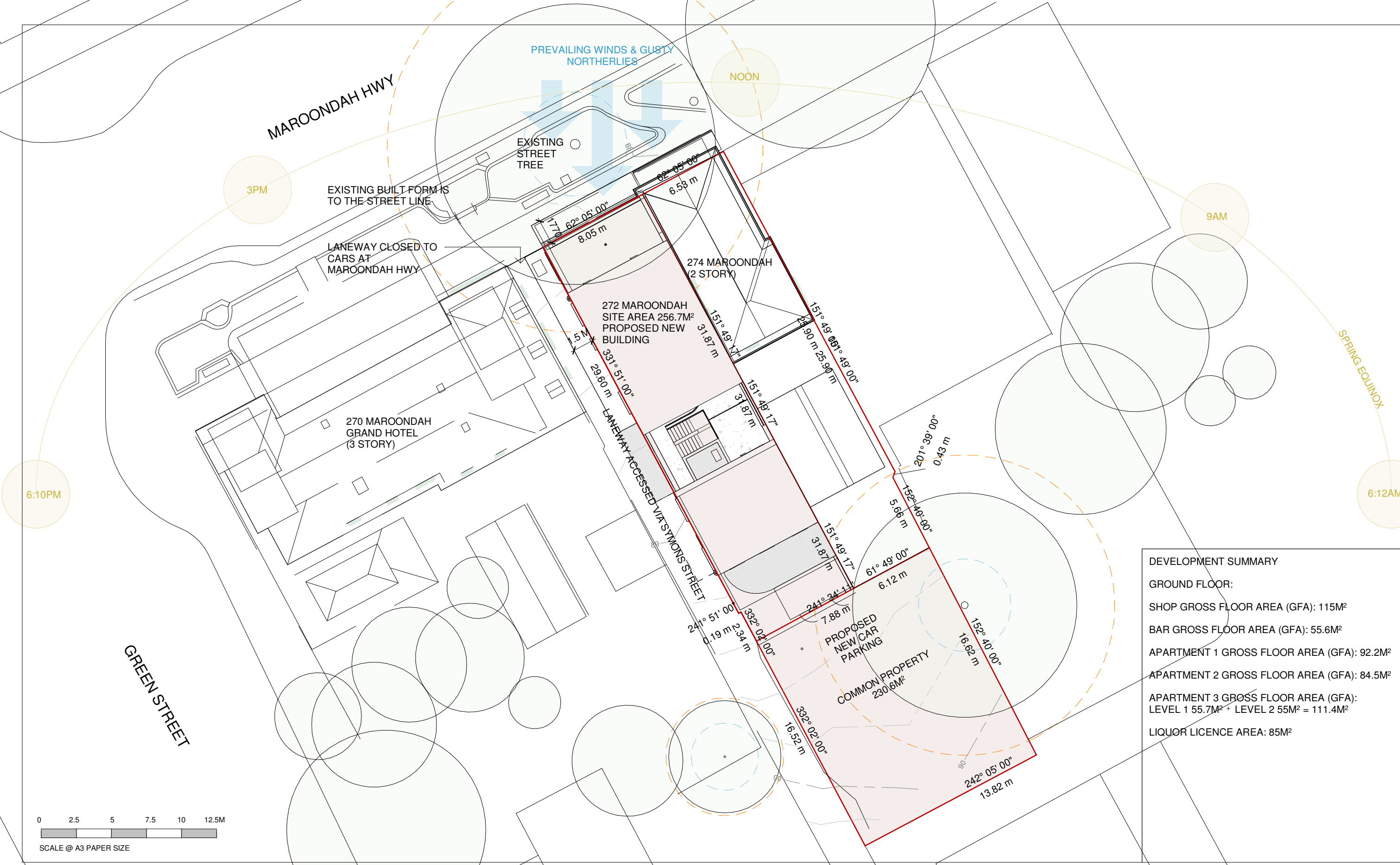
issued  
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DBF - SHOP  
 272 MAROONDAH HWY HEALESVILLE  
 COVER SHEET

sheet A 0 0  
 scale @ A3  
 date APR 2022  
 drawn JN

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DEVELOPMENT SUMMARY	
GROUND FLOOR:	
SHOP GROSS FLOOR AREA (GFA):	115M <sup>2</sup>
BAR GROSS FLOOR AREA (GFA):	55.6M <sup>2</sup>
APARTMENT 1 GROSS FLOOR AREA (GFA):	92.2M <sup>2</sup>
APARTMENT 2 GROSS FLOOR AREA (GFA):	84.5M <sup>2</sup>
APARTMENT 3 GROSS FLOOR AREA (GFA):	LEVEL 1 55.7M <sup>2</sup> + LEVEL 2 55M <sup>2</sup> = 111.4M <sup>2</sup>
LIQUOR LICENCE AREA:	85M <sup>2</sup>

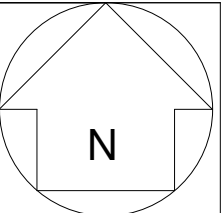
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**PROPOSED SITE PLAN**

sheet A 0 1  
 scale @ A3 1 : 250  
 date APR 2022  
 drawn JN



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ELECTRIC RETAIL HEATING & COOLING WITHIN 1 STAR OF MOST EFFICIENT AVAILABLE

RETAIL OUTDOOR AIR MIN 50% GREATER THAN AS1668.2:2012

NON-RESIDENTIAL RETAIL LIGHTING, LED TYPE, MAX ILLUMINATION POWER DENSITY OF 11.2W/M2

**SUSTAINABILITY NOTES**

EXTERNAL WALLS MIN R2.5 BULK INSULATIONS ADDED

ROOF MIN R2.5 BULK INSULATION ADDED

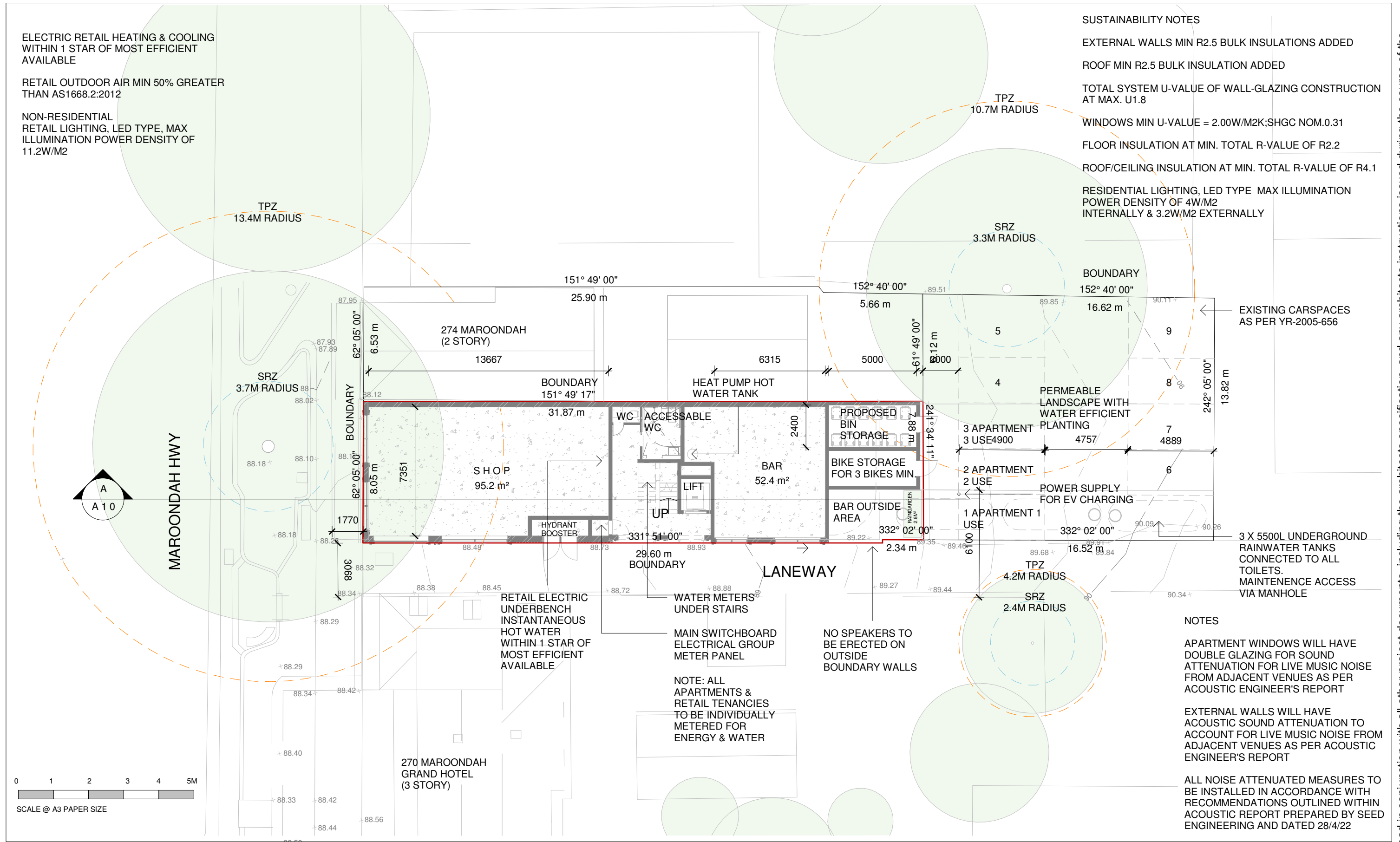
TOTAL SYSTEM U-VALUE OF WALL-GLAZING CONSTRUCTION AT MAX. U1.8

WINDOWS MIN U-VALUE = 2.00W/M2K; SHGC NOM.0.31

FLOOR INSULATION AT MIN. TOTAL R-VALUE OF R2.2

ROOF/CEILING INSULATION AT MIN. TOTAL R-VALUE OF R4.1

RESIDENTIAL LIGHTING, LED TYPE MAX ILLUMINATION POWER DENSITY OF 4W/M2 INTERNALLY & 3.2W/M2 EXTERNALLY



EXISTING CARSPACES AS PER YR-2005-656

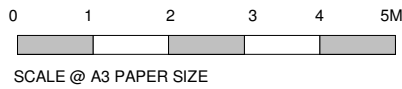
3 X 5500L UNDERGROUND RAINWATER TANKS CONNECTED TO ALL TOILETS. MAINTENANCE ACCESS VIA MANHOLE

**NOTES**

APARTMENT WINDOWS WILL HAVE DOUBLE GLAZING FOR SOUND ATTENUATION FOR LIVE MUSIC NOISE FROM ADJACENT VENUES AS PER ACOUSTIC ENGINEER'S REPORT

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ALL NOISE ATTENUATED MEASURES TO BE INSTALLED IN ACCORDANCE WITH RECOMMENDATIONS OUTLINED WITHIN ACOUSTIC REPORT PREPARED BY SEED ENGINEERING AND DATED 28/4/22

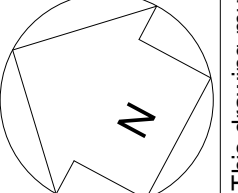


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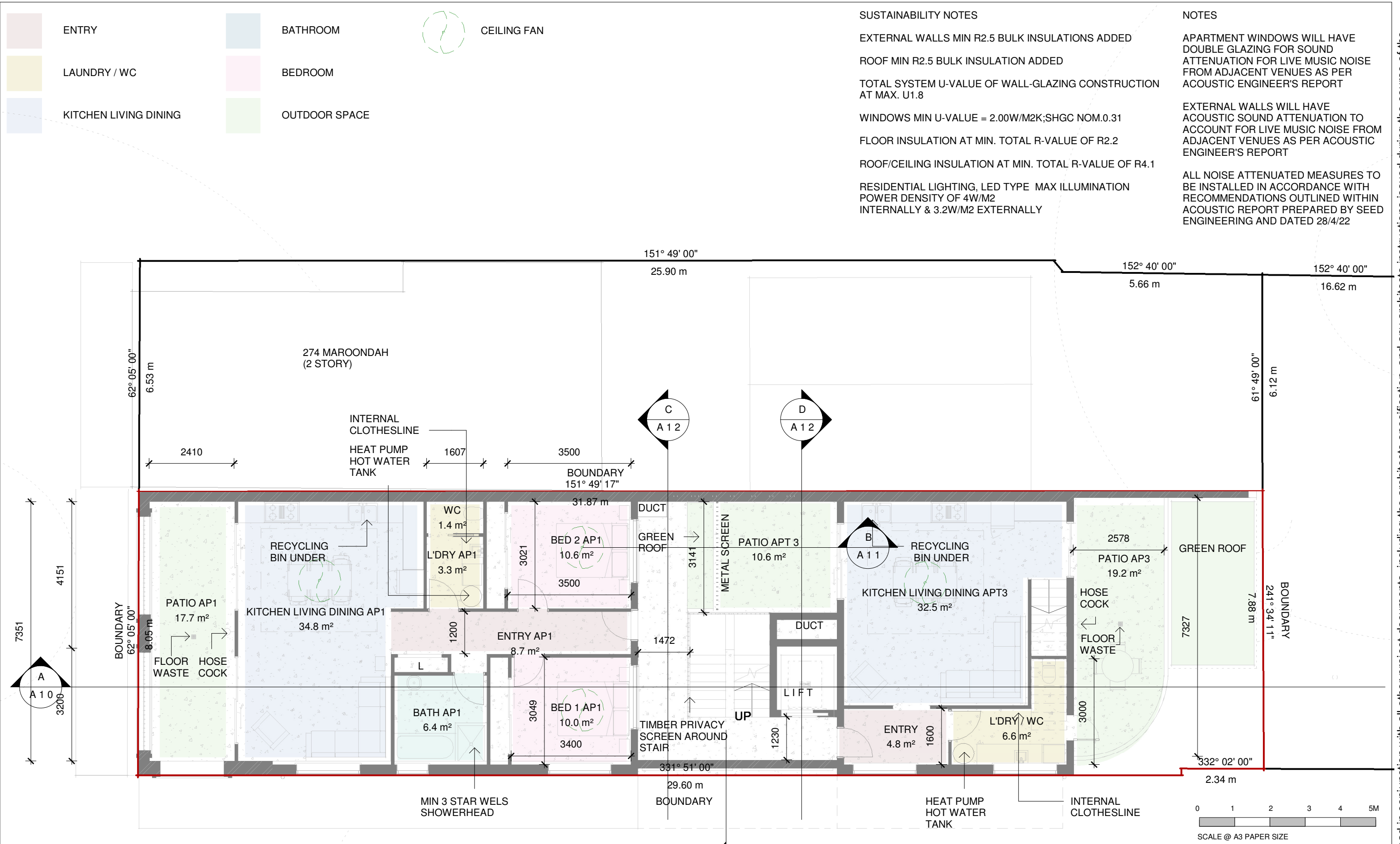
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**PROPOSED GROUND FLOOR**

sheet A 0 2  
 scale @ A3 1 : 200  
 date APR 20 22  
 drawn JN



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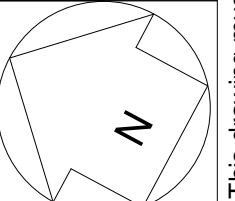
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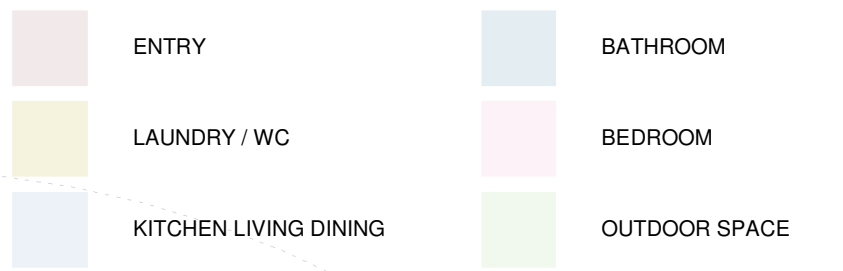
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**PROPOSED LEVEL 1**

sheet **A 0 3**  
 scale @ A3 **1 : 100**  
 date **APR 2022**  
 drawn **JN**



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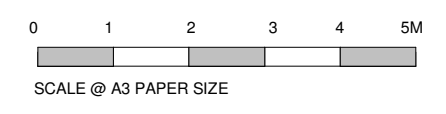
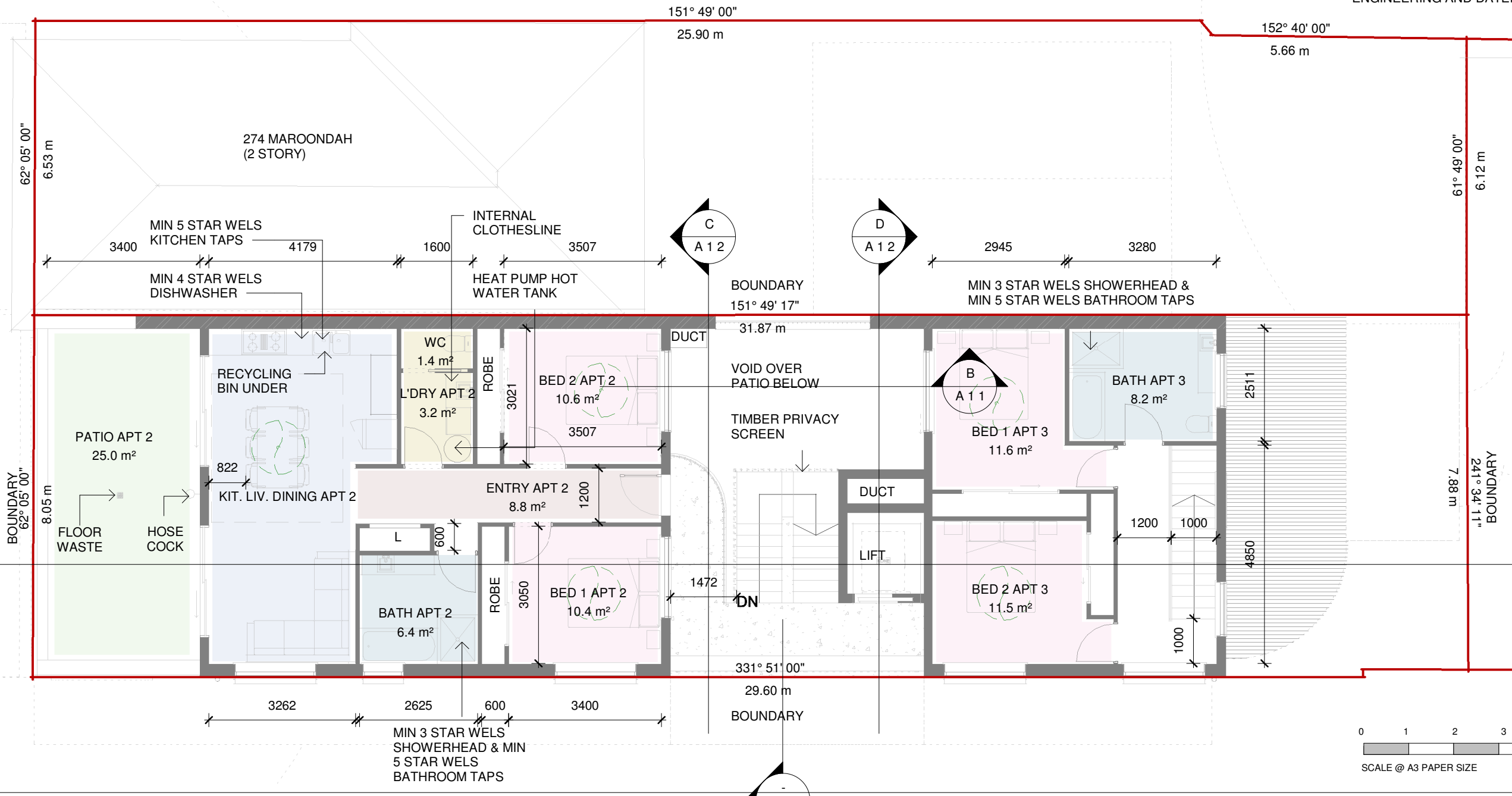


**SUSTAINABILITY NOTES**

- EXTERNAL WALLS MIN R2.5 BULK INSULATIONS ADDED
- ROOF MIN R2.5 BULK INSULATION ADDED
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- WINDOWS MIN U-VALUE = 2.00W/M2K; SHGC NOM.0.31
- FLOOR INSULATION AT MIN. TOTAL R-VALUE OF R2.2
- ROOF/CEILING INSULATION AT MIN. TOTAL R-VALUE OF R4.1
- RESIDENTIAL LIGHTING, LED TYPE MAX ILLUMINATION POWER DENSITY OF 4W/M2 INTERNALLY & 3.2W/M2 EXTERNALLY

**NOTES**

- APARTMENT WINDOWS WILL HAVE DOUBLE GLAZING FOR SOUND ATTENUATION FOR LIVE MUSIC NOISE FROM ADJACENT VENUES AS PER ACOUSTIC ENGINEER'S REPORT
- EXTERNAL WALLS WILL HAVE ACOUSTIC SOUND ATTENUATION TO ACCOUNT FOR LIVE MUSIC NOISE FROM ADJACENT VENUES AS PER ACOUSTIC ENGINEER'S REPORT
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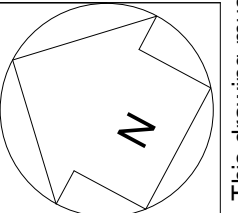
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**PROPOSED LEVEL 2**

sheet **A 0 4**  
 scale @ A3 **1 : 100**  
 date **APR 2022**  
 drawn **JN**



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W1

CORTEN



WINDOW FRAME & FLASHING  
COLOURBOND "GULLY GREY"



W2

RECYCLED RED BRICK

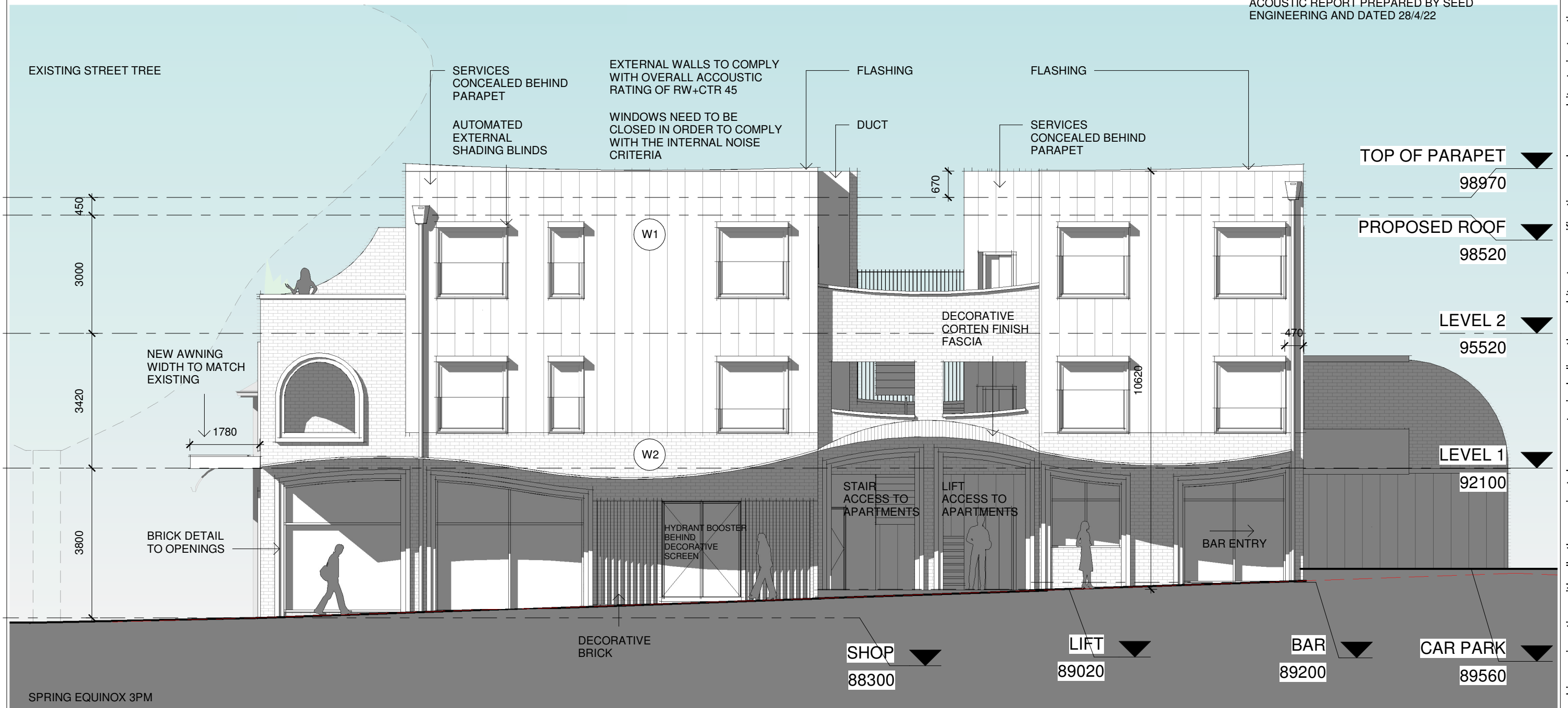


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272 MAROONDAH HWY HEALESVILLE  
PROPOSED WEST ELEVATION

sheet	A 0 6
scale @ A3	1 : 100
date	APR 2022
drawn	JN

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W1

CORTEN



W2

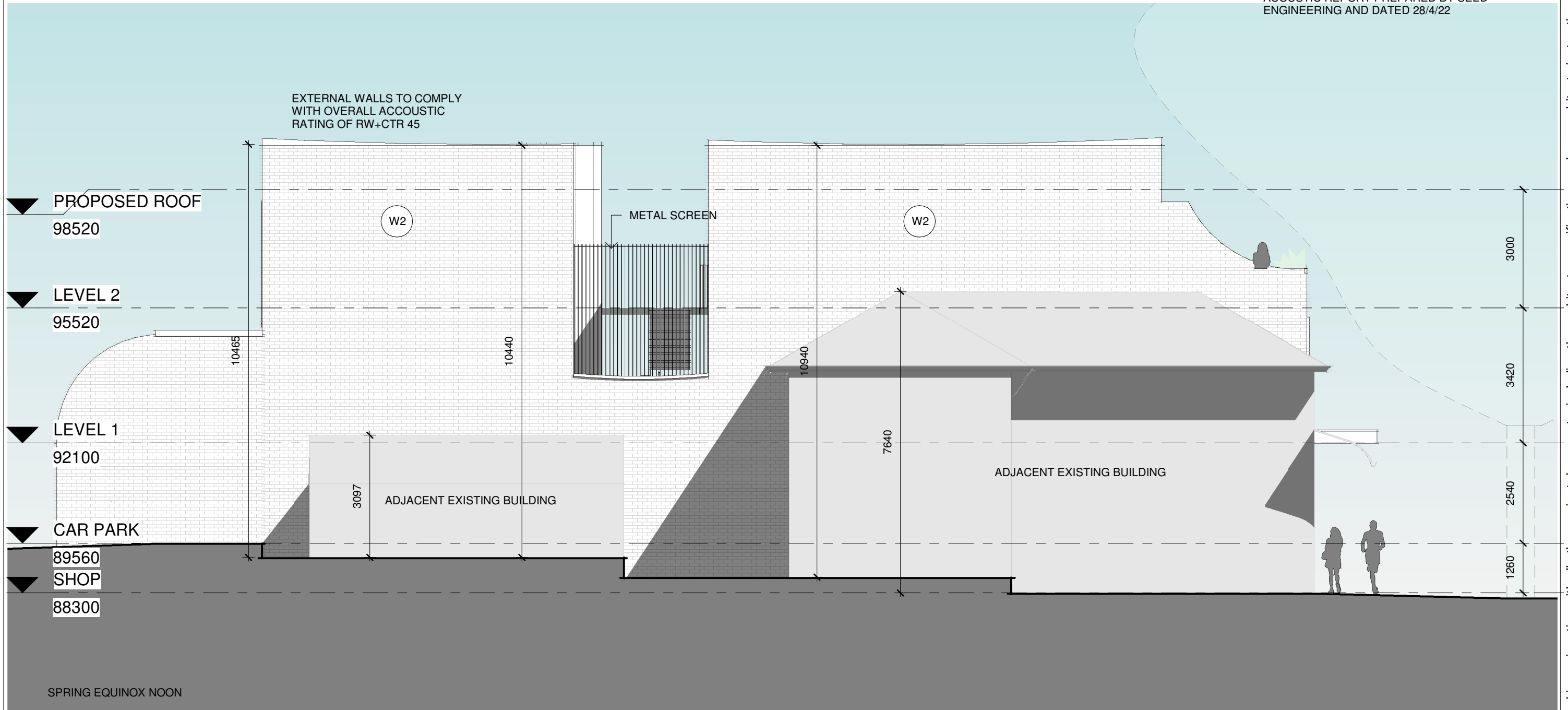
RECYCLED RED BRICK

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DBF - SHOP  
272 MAROONDAH HWY HEALESVILLE  
PROPOSED EAST ELEVATION

sheet	A 0 7
scale @ A3	1 : 100
date	APR 2022
drawn	JN

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W1

CORTEN



W2

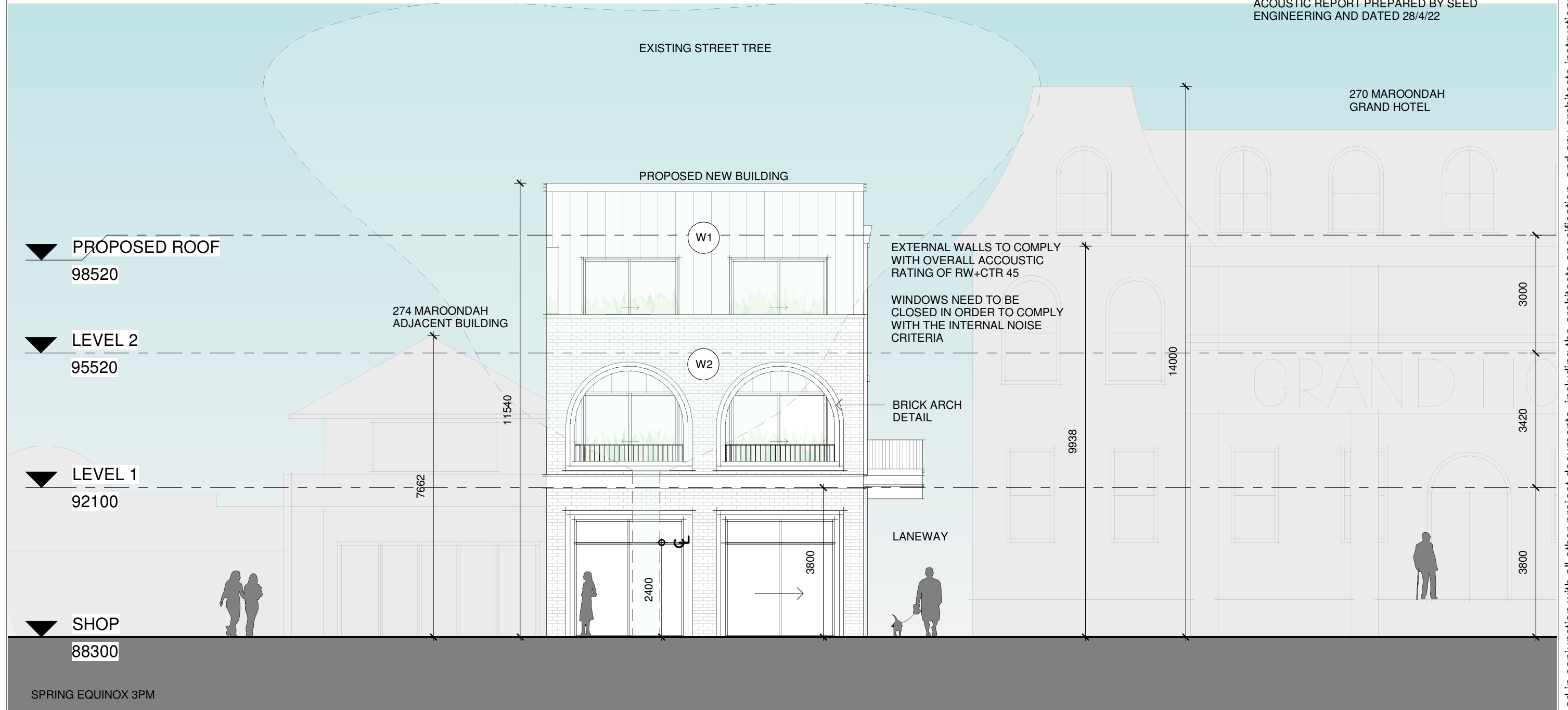
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DBF - SHOP
272 MAROONDAH HWY HEALESVILLE
<b>PROPOSED NORTH ELEVATION</b>

sheet	A 0 8
scale @ A3	1 : 100
date	APR 2022
drawn	JN

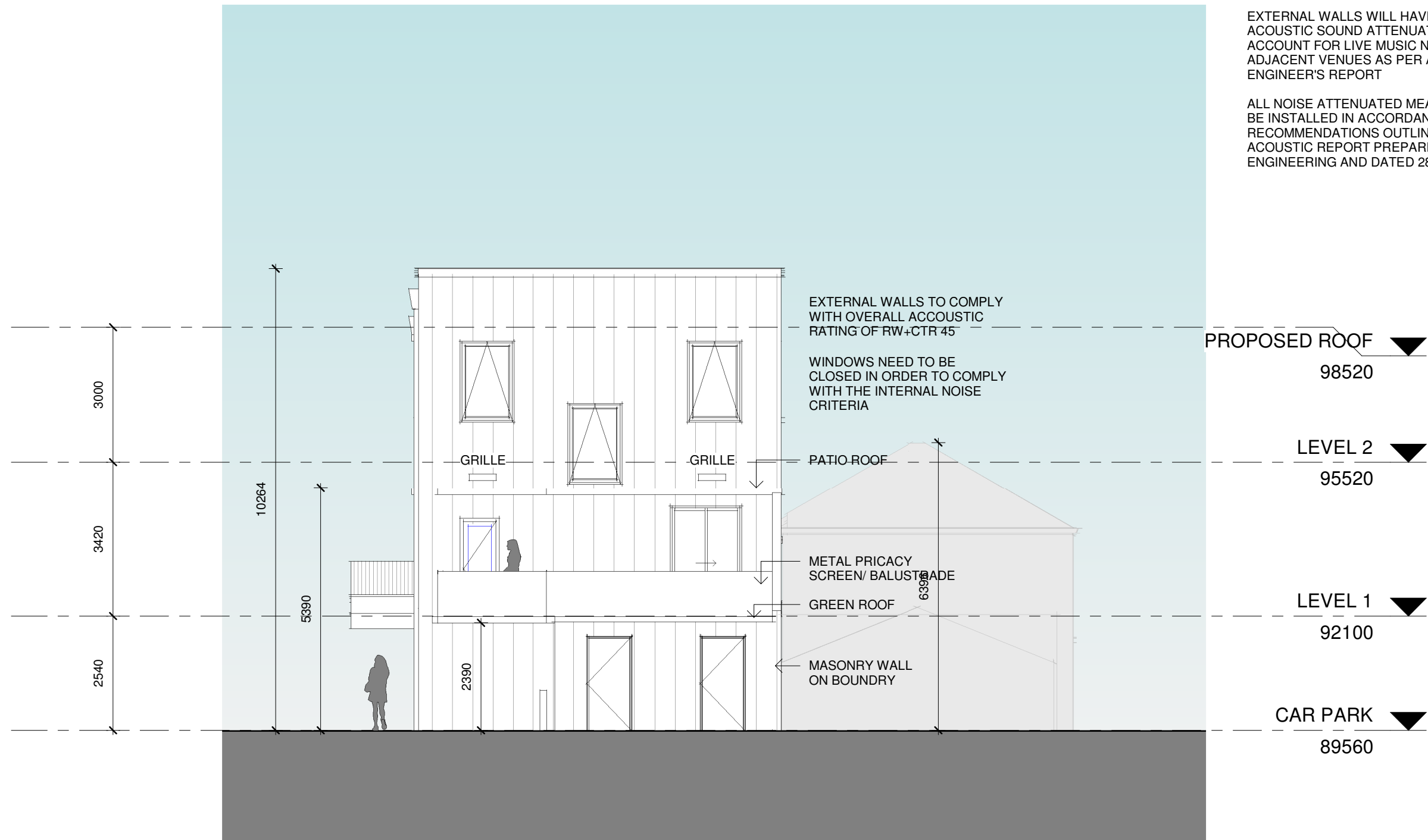
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SUMMER SOLSTICE 10AM

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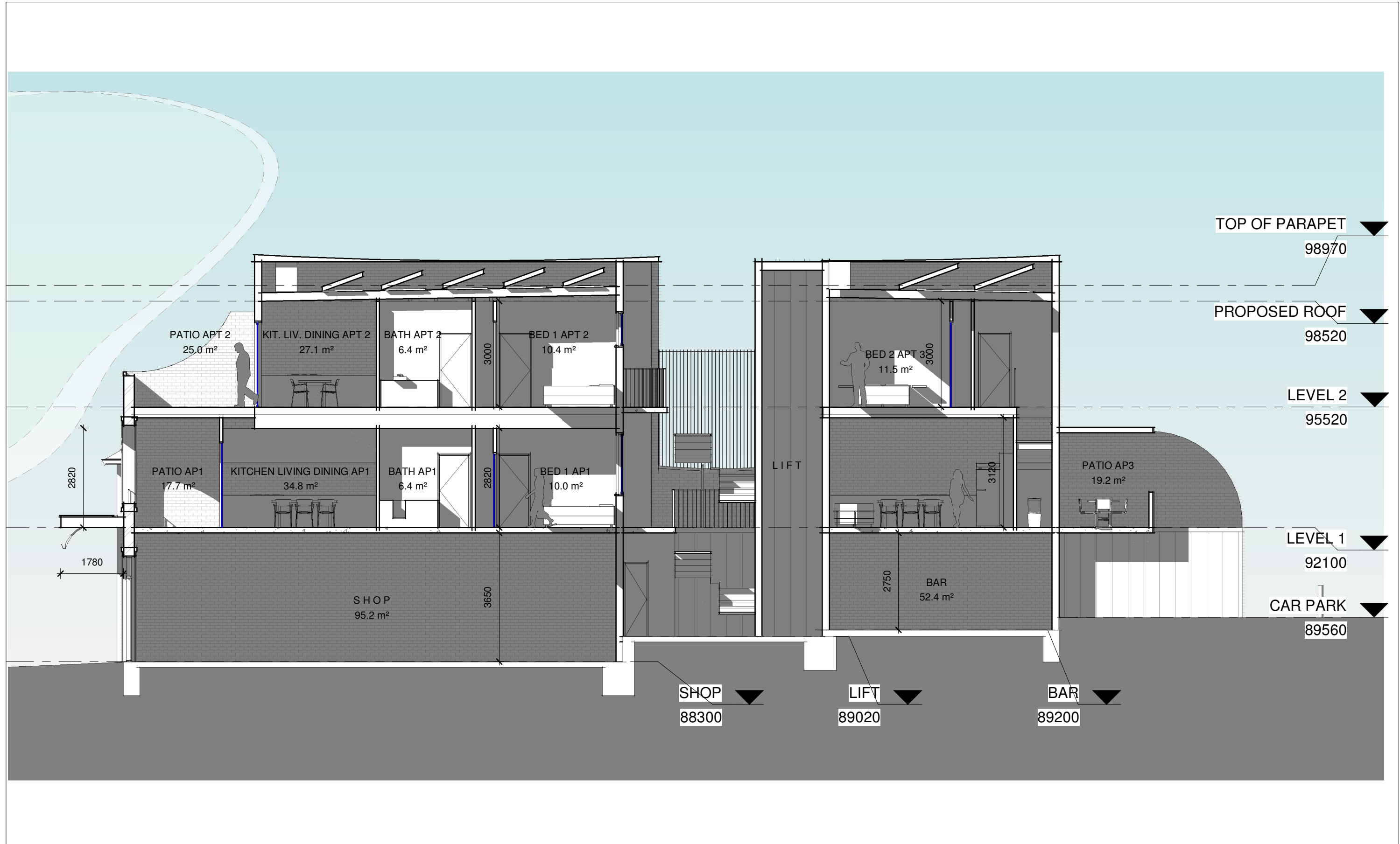
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PLANNING APPLN 28/4/2022	272 MAROONDAH HWY HEALESVILLE
<b>NOT FOR CONSTRUCTION</b>	<b>PROPOSED SOUTH ELEVATION</b>

sheet	A 0 9
scale @ A3	1 : 100
date	APR 2022
drawn	JN

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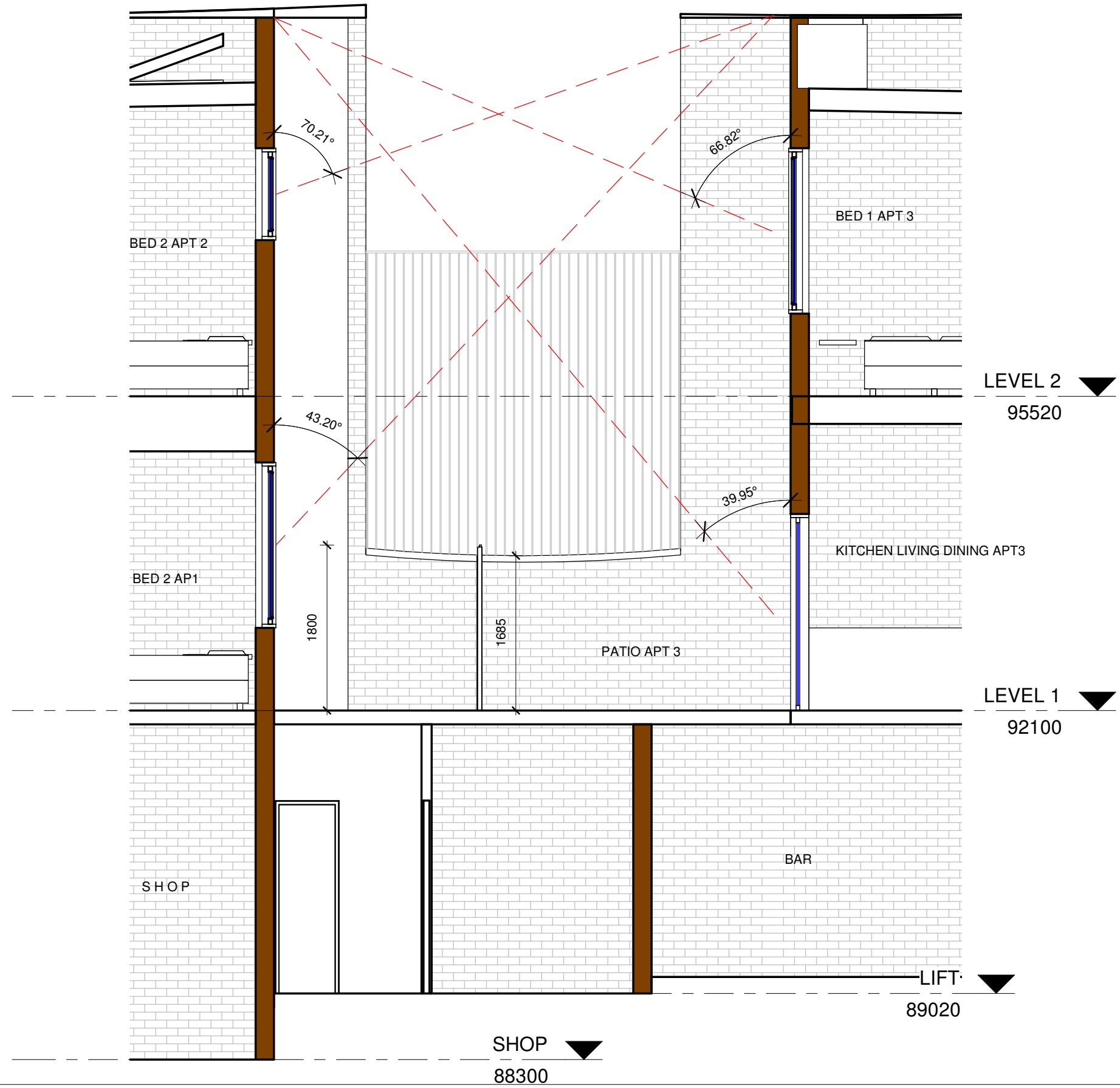
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**PROPOSED SECTION A**

sheet	A 1 0
scale @ A3	1 : 100
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drawn	JN





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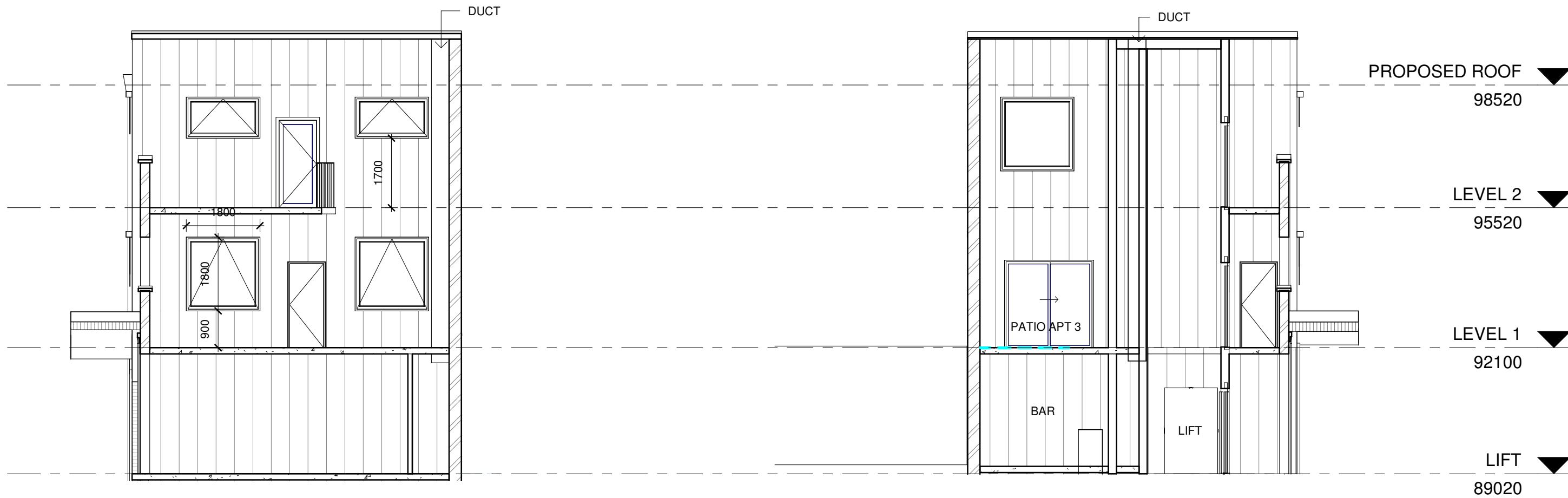
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DBF - SHOP  
 272 MAROONDAH HWY HEALESVILLE

## PROPOSED SECTION B

sheet	A 1 1
scale @ A3	1 : 50
date	APR 2022
drawn	JN

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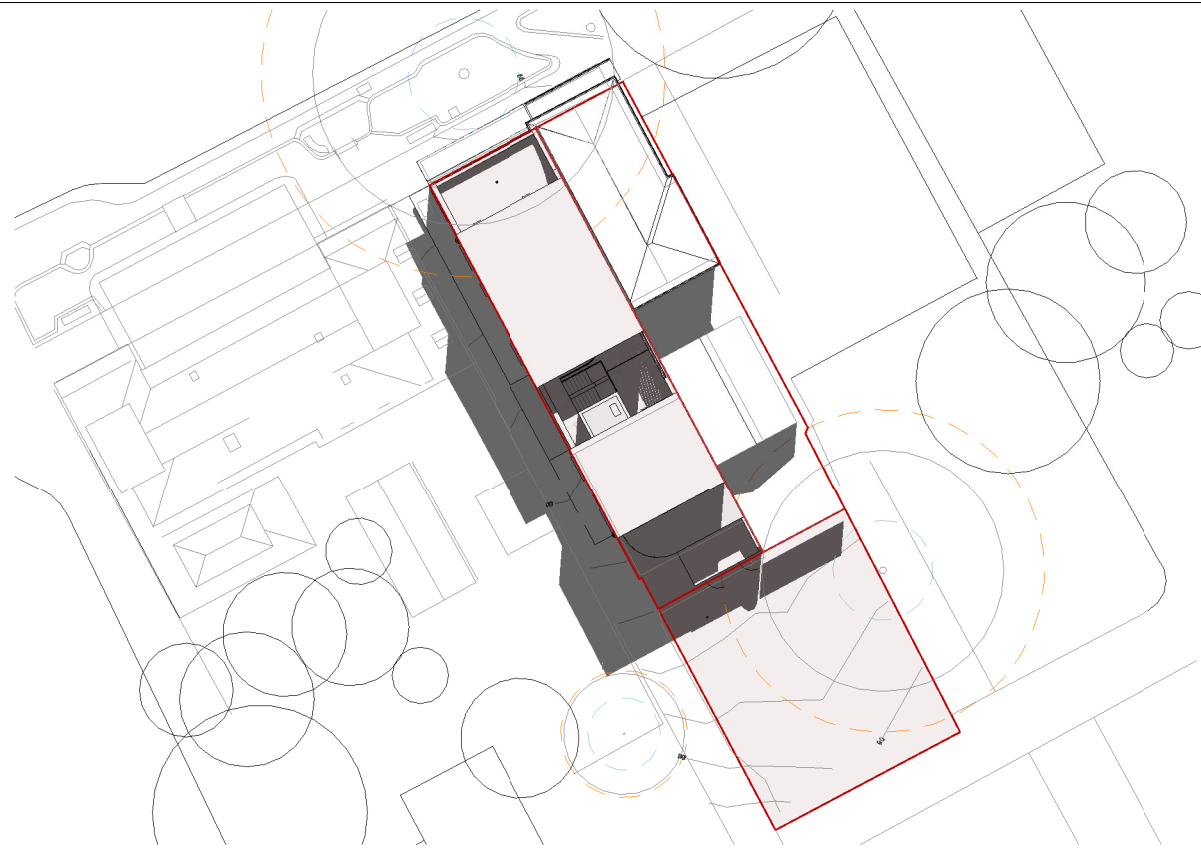
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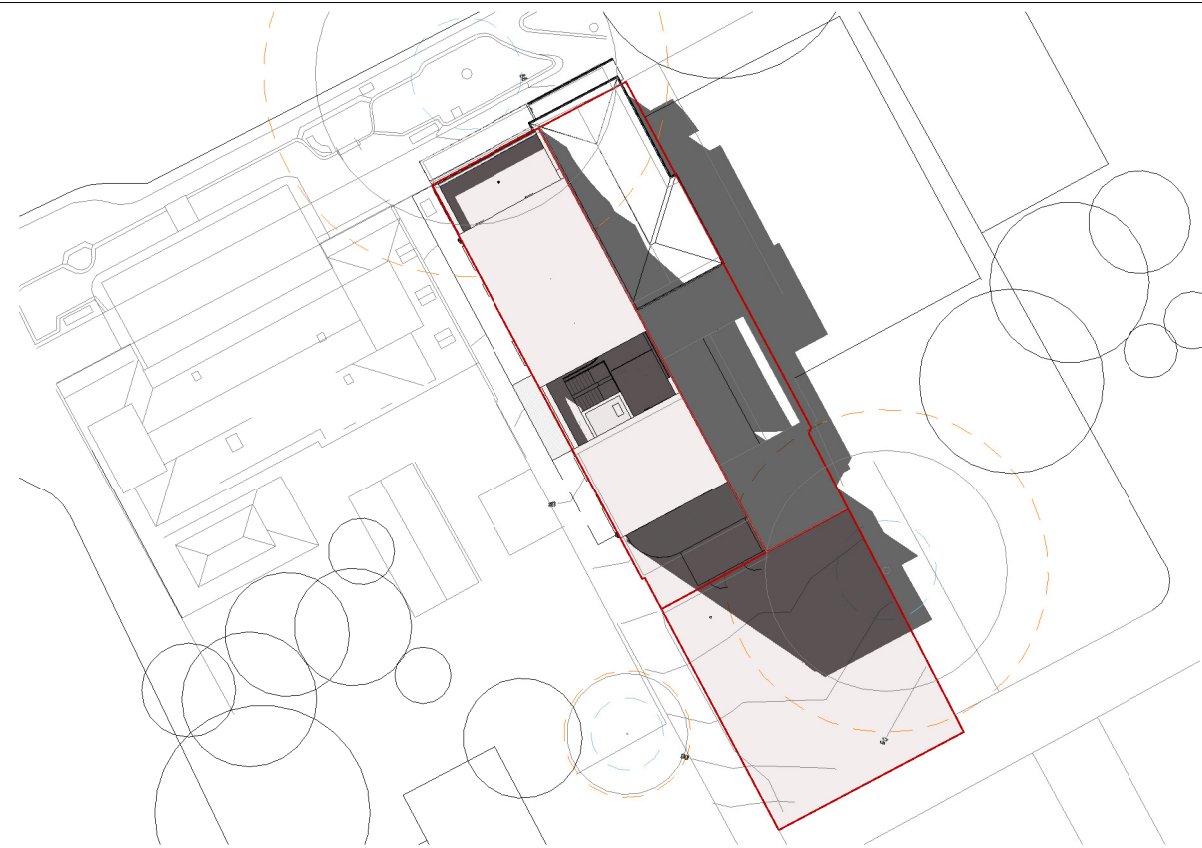
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272 MAROONDAH HWY HEALESVILLE
<b>PROPOSED SECTION C &amp; D</b>

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date	APR 2022
drawn	JN

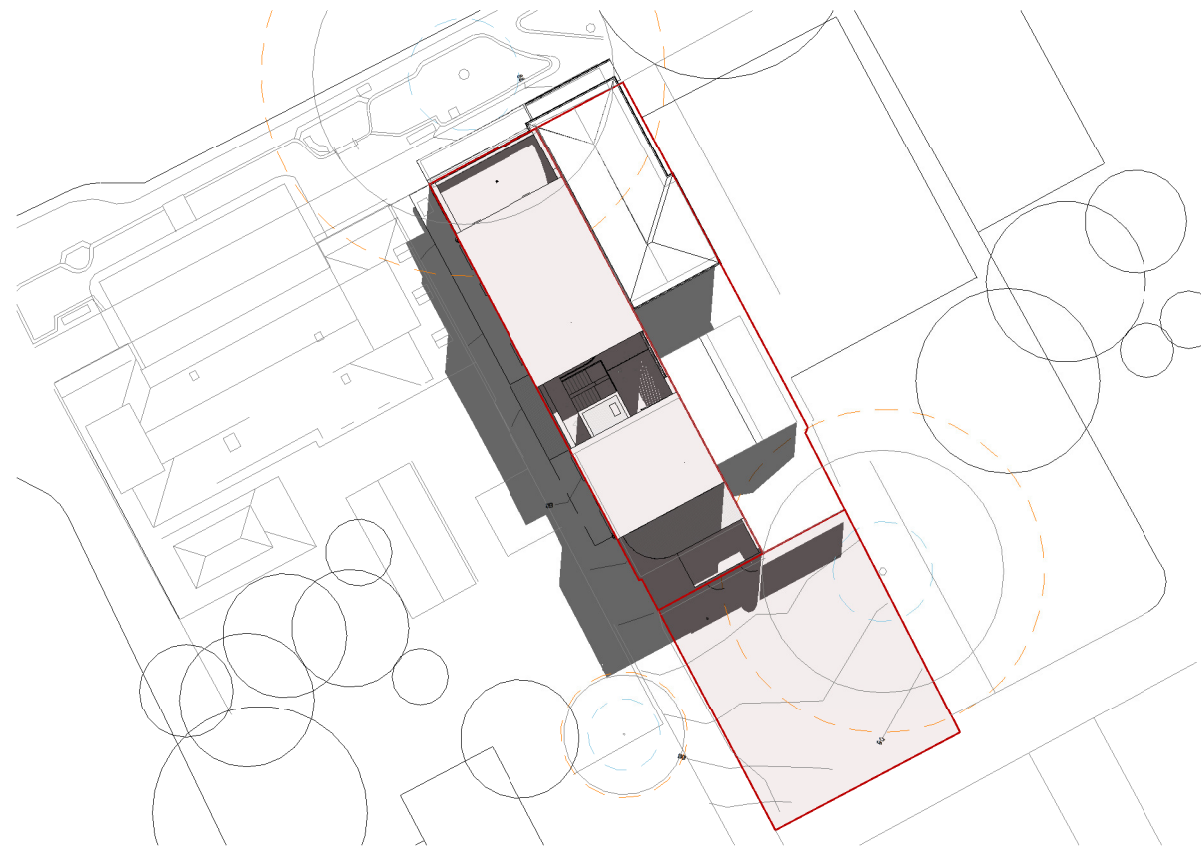
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SPRING EQUINOX 9AM



SPRING EQUINOX 3PM



SPRING EQUINOX NOON

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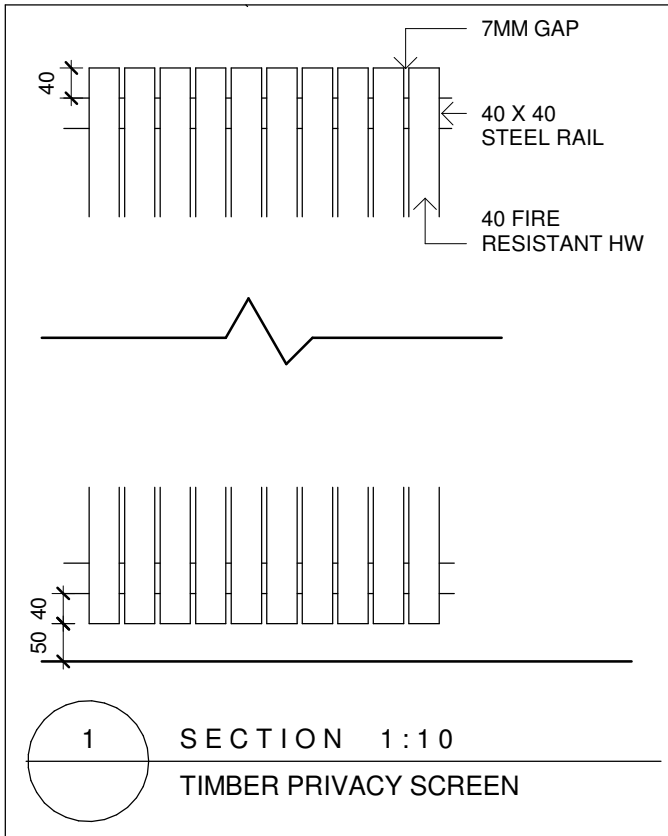
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**SOLAR SHADOWS**

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date	APR 2022
drawn	JN

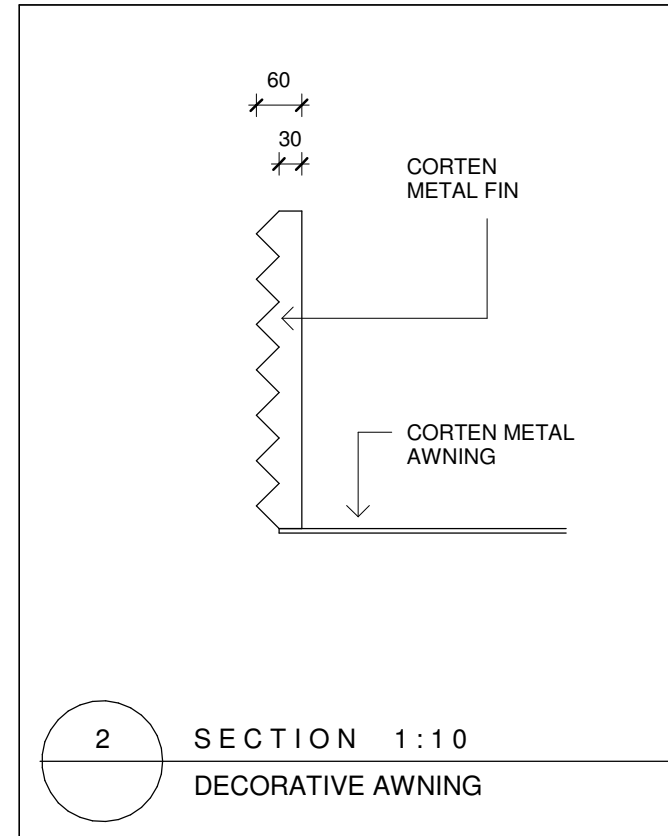
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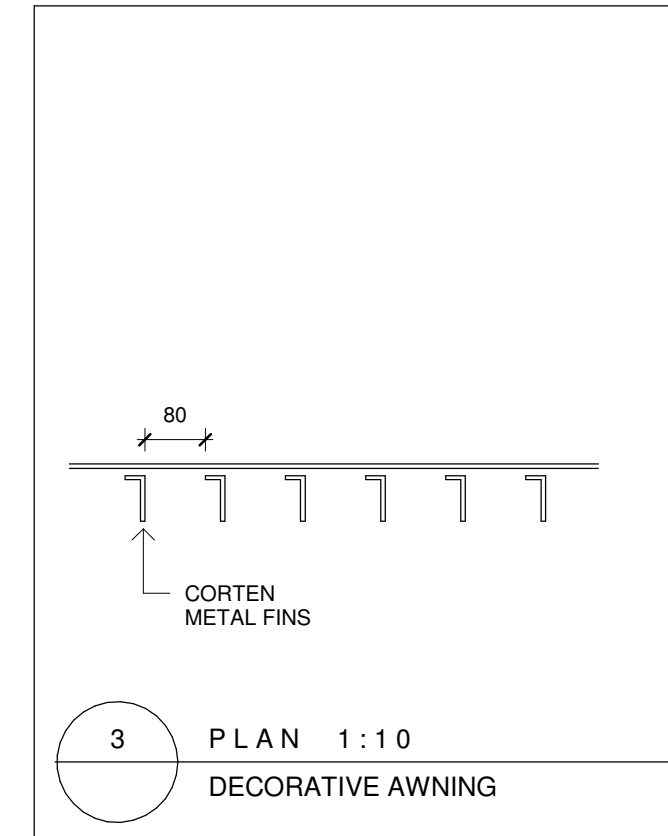




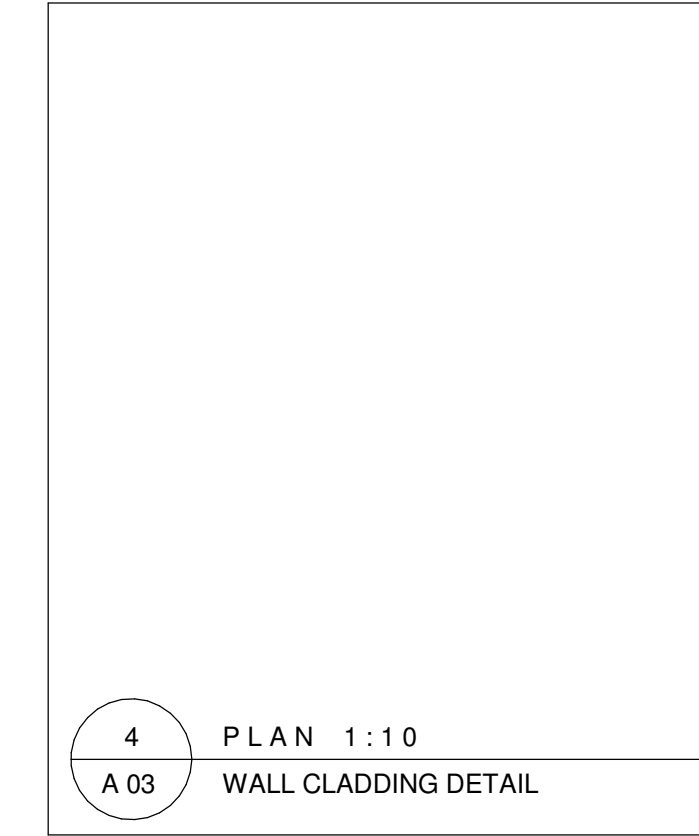
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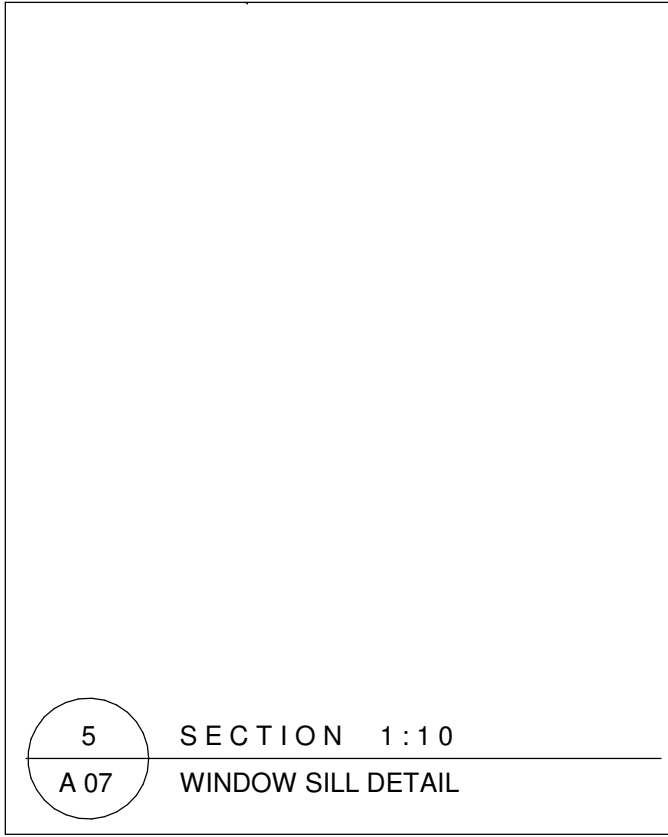
2 SECTION 1:10  
DECORATIVE AWNING



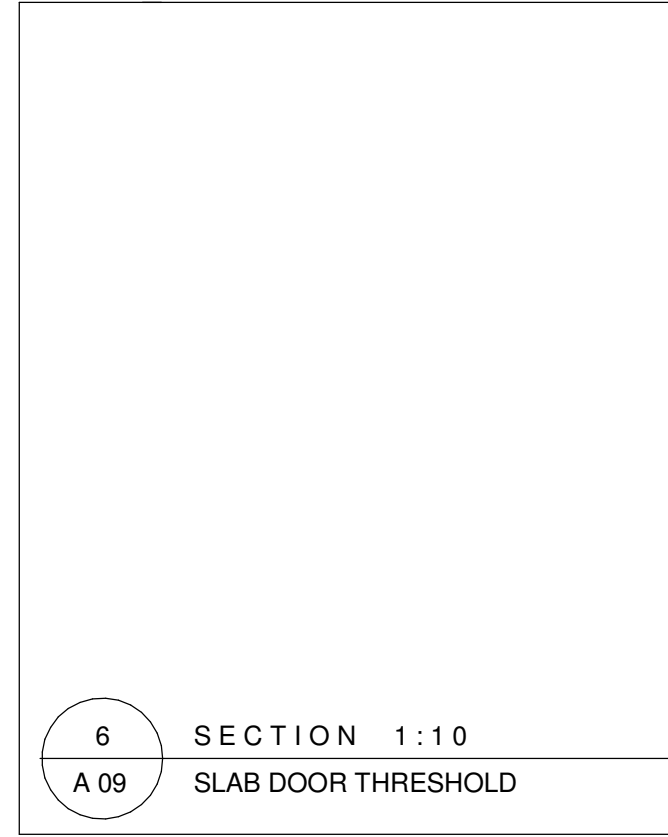
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DECORATIVE AWNING



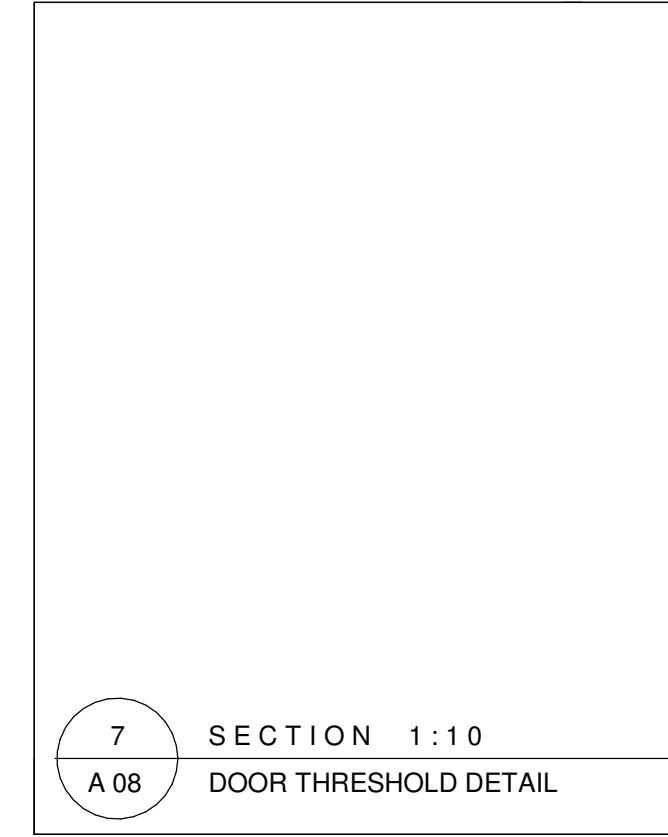
4 PLAN 1:10  
A 03 WALL CLADDING DETAIL



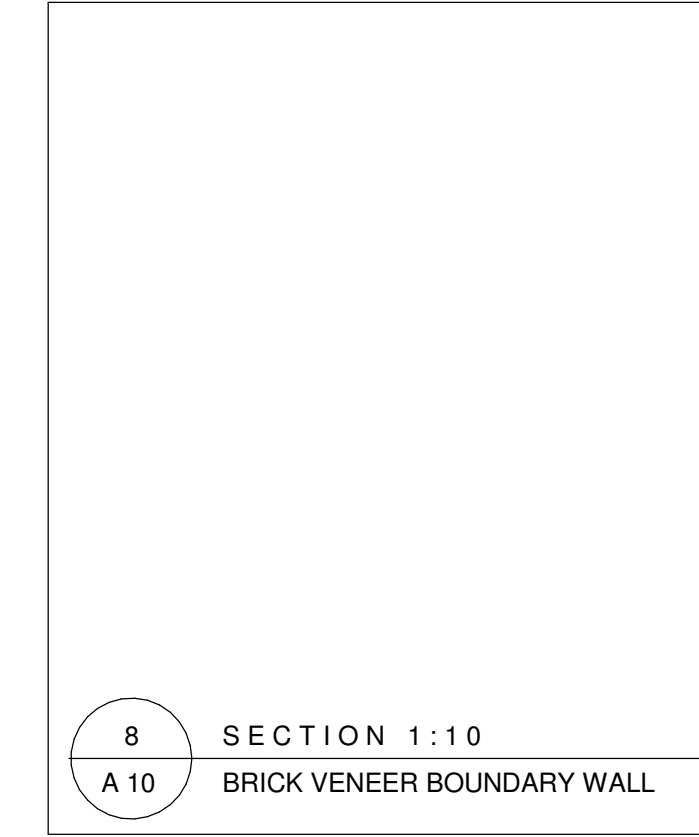
5 SECTION 1:10  
A 07 WINDOW SILL DETAIL



6 SECTION 1:10  
A 09 SLAB DOOR THRESHOLD



7 SECTION 1:10  
A 08 DOOR THRESHOLD DETAIL



8 SECTION 1:10  
A 10 BRICK VENEER BOUNDARY WALL

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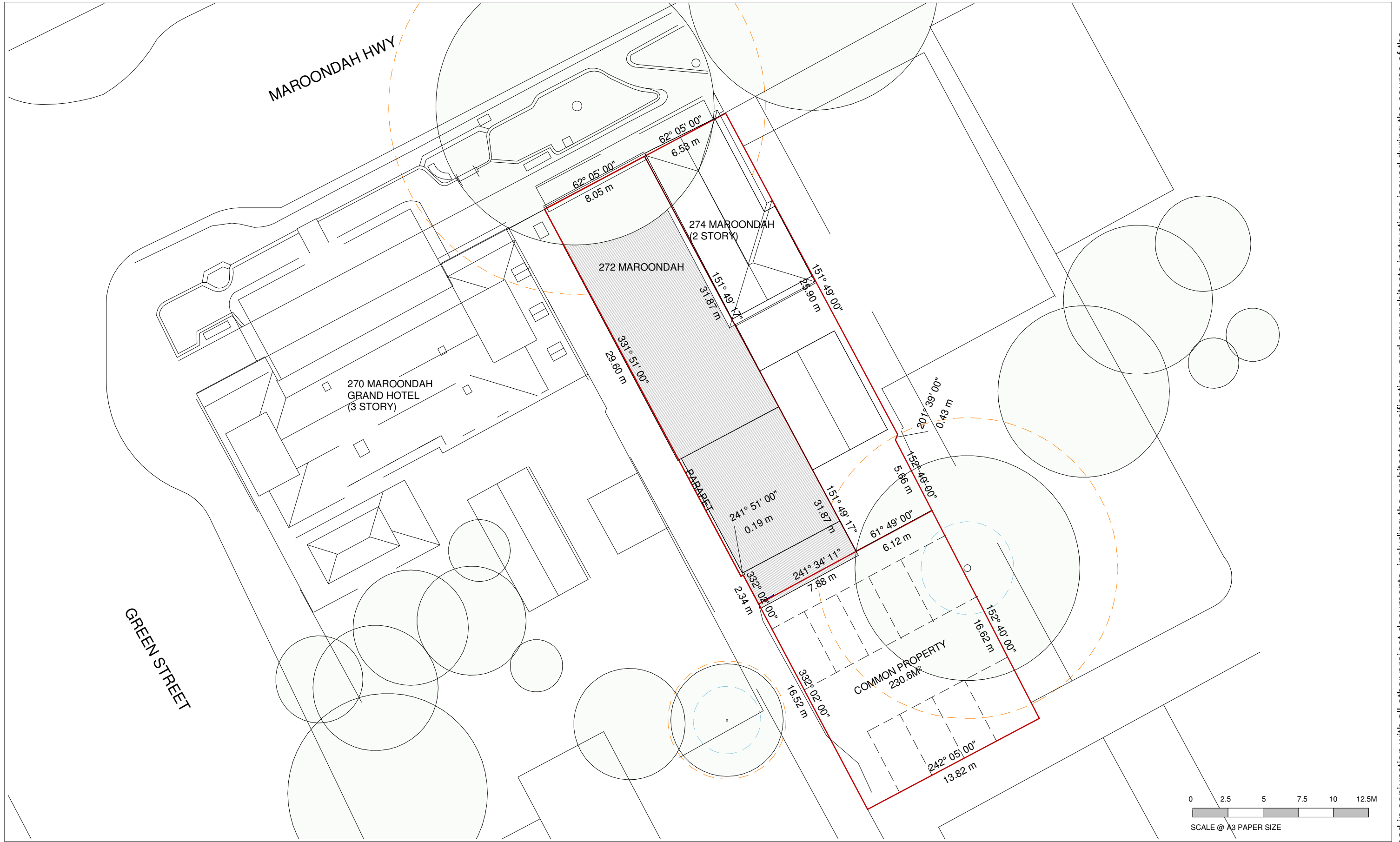
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DETAILS

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date APR 2022  
drawn Author

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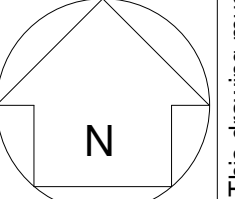
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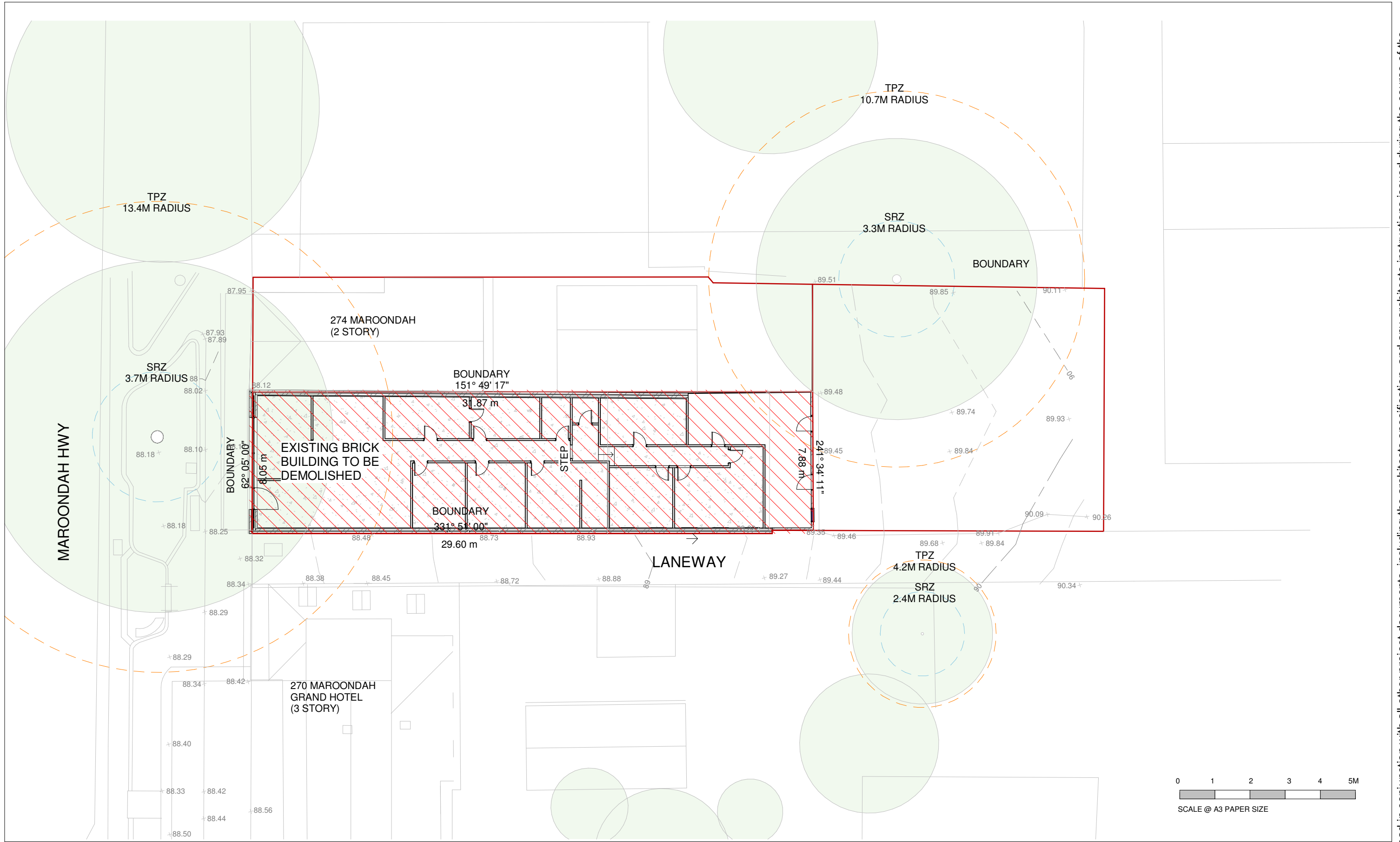
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<b>NOT FOR CONSTRUCTION</b>	

DBF - SHOP	272 MAROONDAH HWY HEALESVILLE
EXISTING SITE PLAN	

sheet	E 0 1
scale @ A3	1 : 250
date	APR 2022
drawn	JN



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28/04/2022 3:24:57 PM

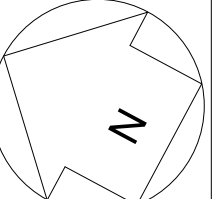
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issued	PLANNING APPLN 28/4/2022
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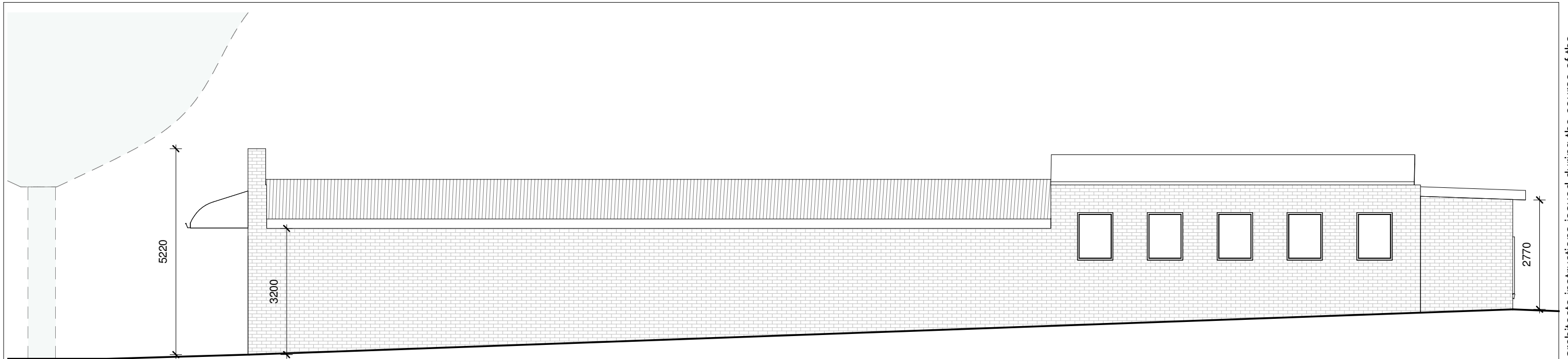
DBF - SHOP	272 MAROONDAH HWY HEALESVILLE
EXISTING & DEMOLITION FLOORPLAN	

sheet	E 0 2
scale @ A3	1 : 200
date	APR 2022
drawn	JN

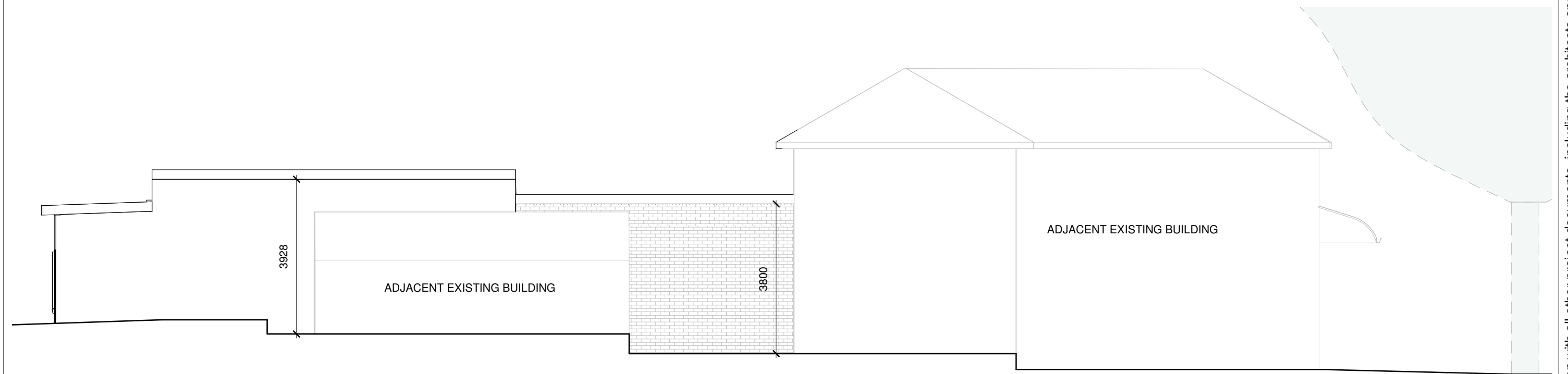


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WEST ELEVATION



EAST ELEVATION

28/04/2022 3:24:59 PM

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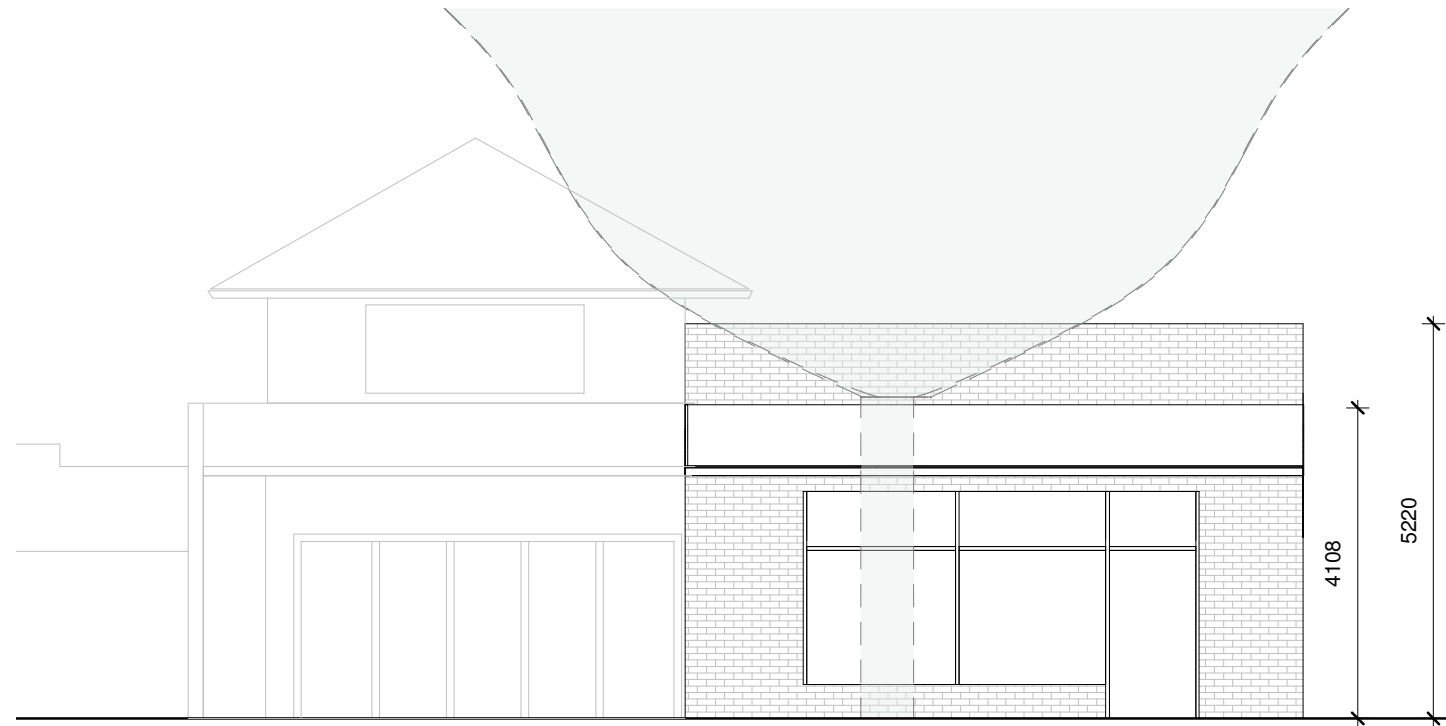
issued  
 PLANNING APPLN 28/4/2022  
**NOT FOR CONSTRUCTION**

DBF - SHOP  
 272 MAROONDAH HWY HEALESVILLE

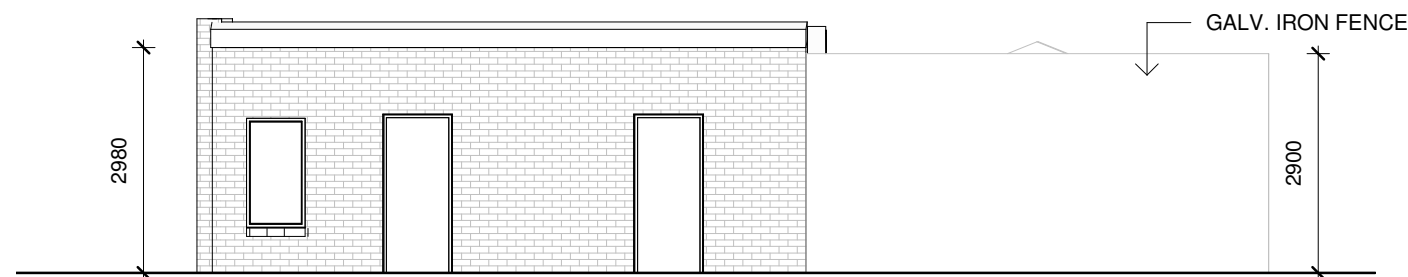
EXISTING ELEVATIONS

sheet	E 03
scale @ A3	1 : 100
date	APR 2022
drawn	JN

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NORTH ELEVATION



EAST ELEVATION

28/04/2022 3:25:00 PM

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DBF - SHOP  
 272 MAROONDAH HWY HEALESVILLE

EXISTING ELEVATIONS

sheet	E 0 4
scale @ A3	1 : 100
date	APR 2022
drawn	JN

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