

CLIENT:



**ADDRESS: 51 BURNS STREET
MARYBOROUGH**

DATE: 28/06/2024

JOB No: 2024-17



AMENDMENT SCHEDULE

DATE	VARIATION	REVISION
31/07/24	PRELIMINARY	A
12/08/24	PRELIMINARY	B
03/10/24	PLANNING	C
26/02/25	PLANNING FIR	D
24/03/25	AMENDMENTS	E
05/05/25	AMENDMENTS	F

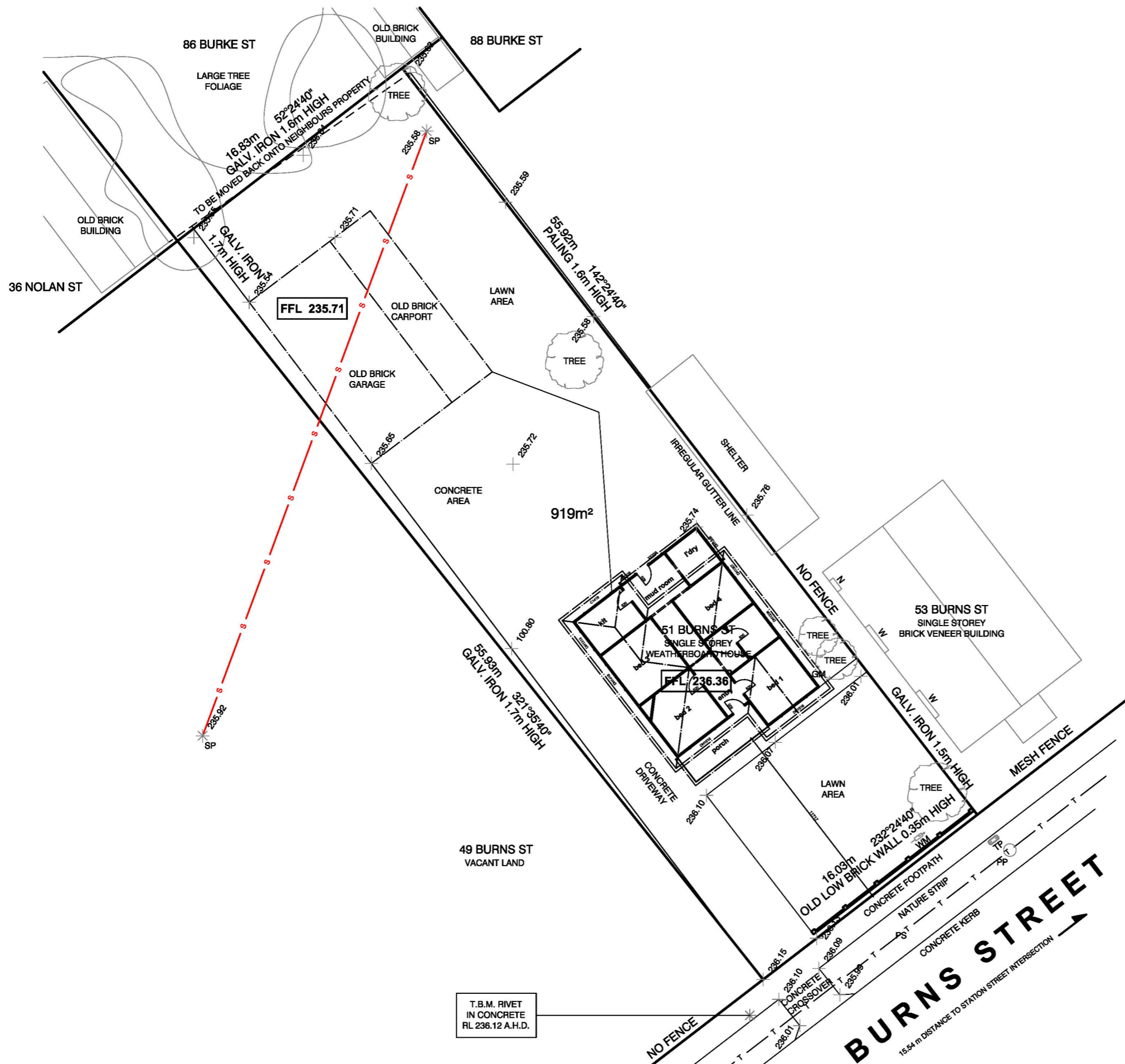
zarif

Zarif Design Group Address: 2/300B Gillies Street North, Wendouree, VIC 3355

Business: 03 5339 1114 Website: www.zarifdesigngroup.com.au

A.B.N: 11 669 416 539 Practitioner Registration: CPD-AD 53373





- S — SEWER LINE
- T — O/HEAD POWER LINES
- PP - POWER POLE
- PS - POLE STAY
- GM - GAS METER
- N - NON HABIT. WINDOW
- SP - SEWER PIT
- TP - TELECOM. PIT
- WM - WATER METER
- W - HABIT. WINDOW

NOTES:
 TERMITE COLLARS TO PIPES BEFORE SLAB POUR
 REFER TO LCA REPORT FOR SUB-SURFACE IRRIGATION

ITEMS TBC:
 FFL CUT AND FILL
 ALL SERVICES - LPOD

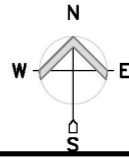
WARNING
BEWARE OF UNDERGROUND SERVICES
 THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

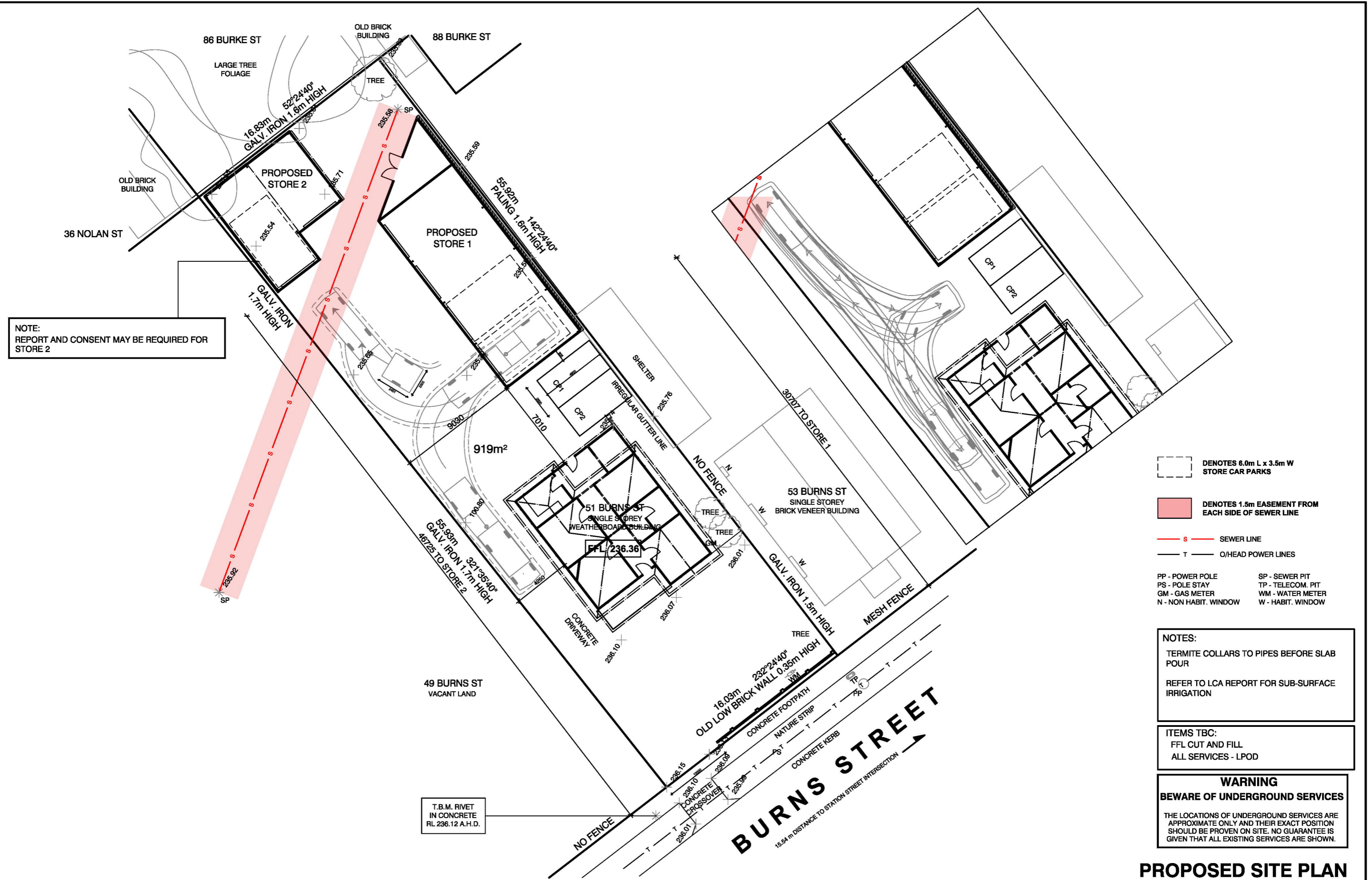
T.B.M. RIVET
 IN CONCRETE
 RL 236.12 A.H.D.

EXISTING SITE PLAN
 Scale: 1:250 Drawn: E.M
 Project No: 2024-17
 Status: **PRELIMINARY**
 Plot Date: 05/05/2025
 Sheet Size: A3 Sheet No: 1 of 11

Property Information		Floor Areas:		Revision:	
FLOOD PRONE AREA:	TBC	STORE 1:	125.23 m ²	A. PRELIMINARY FOR CLIENT REVIEW	31/07/2024
TERMITE PRONE AREA:	TBC	MEZZANINE:	52.70 m ²	B. PRELIMINARY FOR CLIENT REVIEW	12/08/2024
ALPINE AREA:	TBC	STORE 2:	62.00 m ²	C. PLANNING	03/10/2024
WIND SPEED:	TBC	TOTAL:	268.00 m²	D. FIR	26/02/2025
SOIL CLASSIFICATION:	TBC			E. AMENDMENTS	24/03/2025
BAL RATING:	TBC			F. AMENDMENTS	05/05/2025

Client: [Redacted]
 Project: Proposed Commercial Building at Front and Proposed Stores at Rear at: 51 BURNS ST MARYBOROUGH, 3465





NOTE:
REPORT AND CONSENT MAY BE REQUIRED FOR
STORE 2

- DENOTES 6.0m L x 3.5m W STORE CAR PARKS
- DENOTES 1.5m EASEMENT FROM EACH SIDE OF SEWER LINE
- S — SEWER LINE
- T — O/HEAD POWER LINES
- PP - POWER POLE SP - SEWER PIT
- PS - POLE STAY TP - TELECOM. PIT
- GM - GAS METER WM - WATER METER
- N - NON HABIT. WINDOW W - HABIT. WINDOW

NOTES:
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REFER TO LCA REPORT FOR SUB-SURFACE IRRIGATION

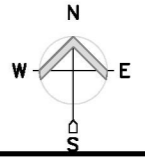
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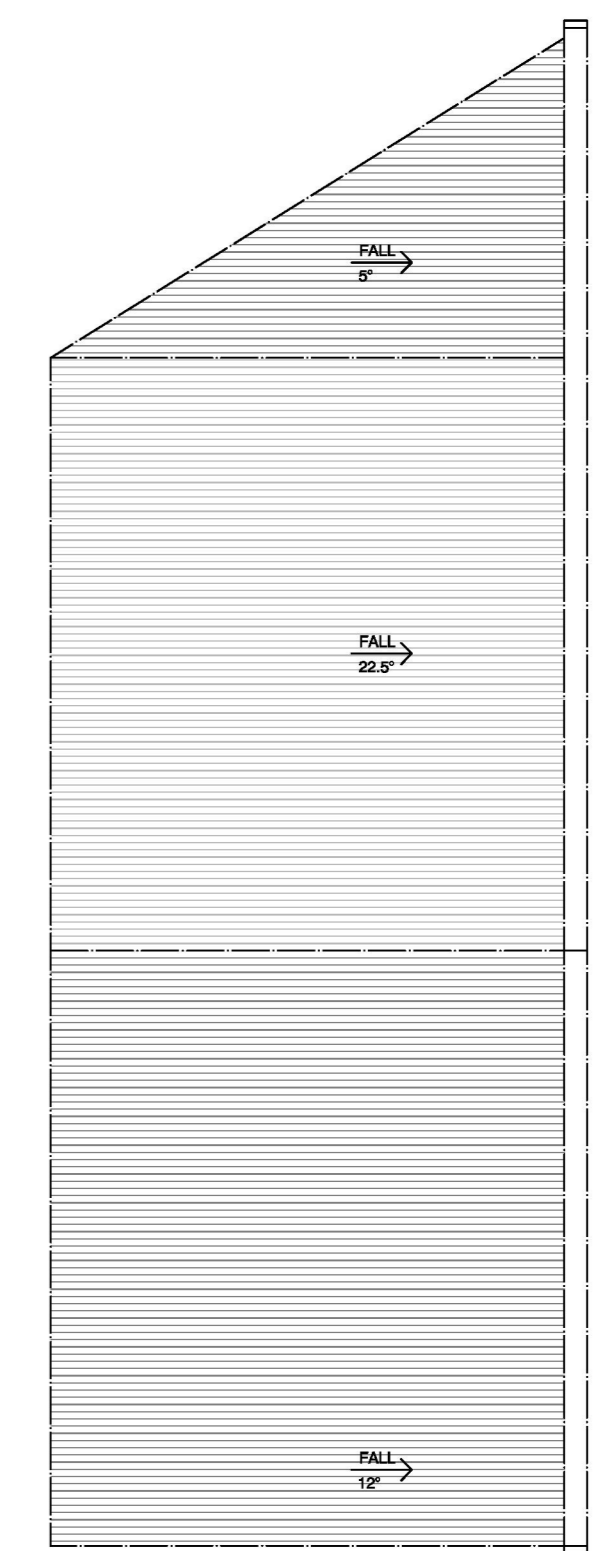
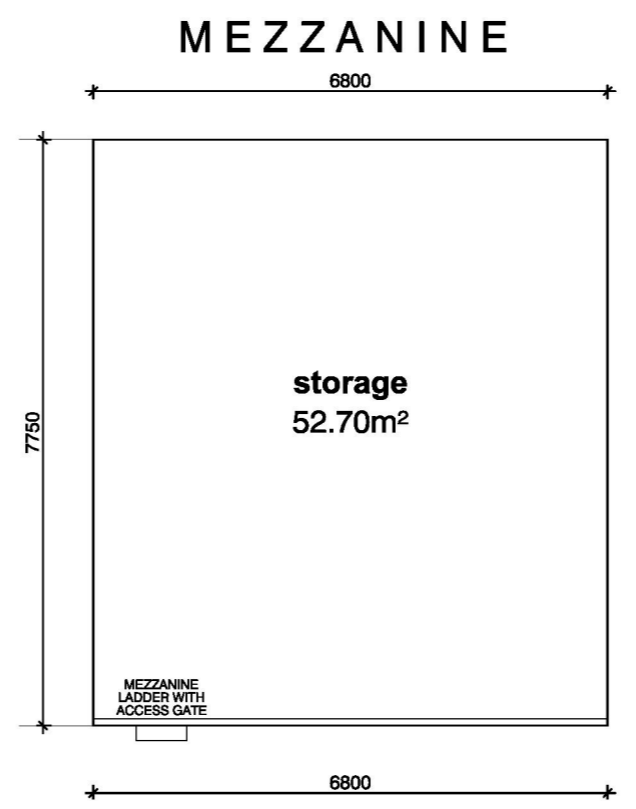
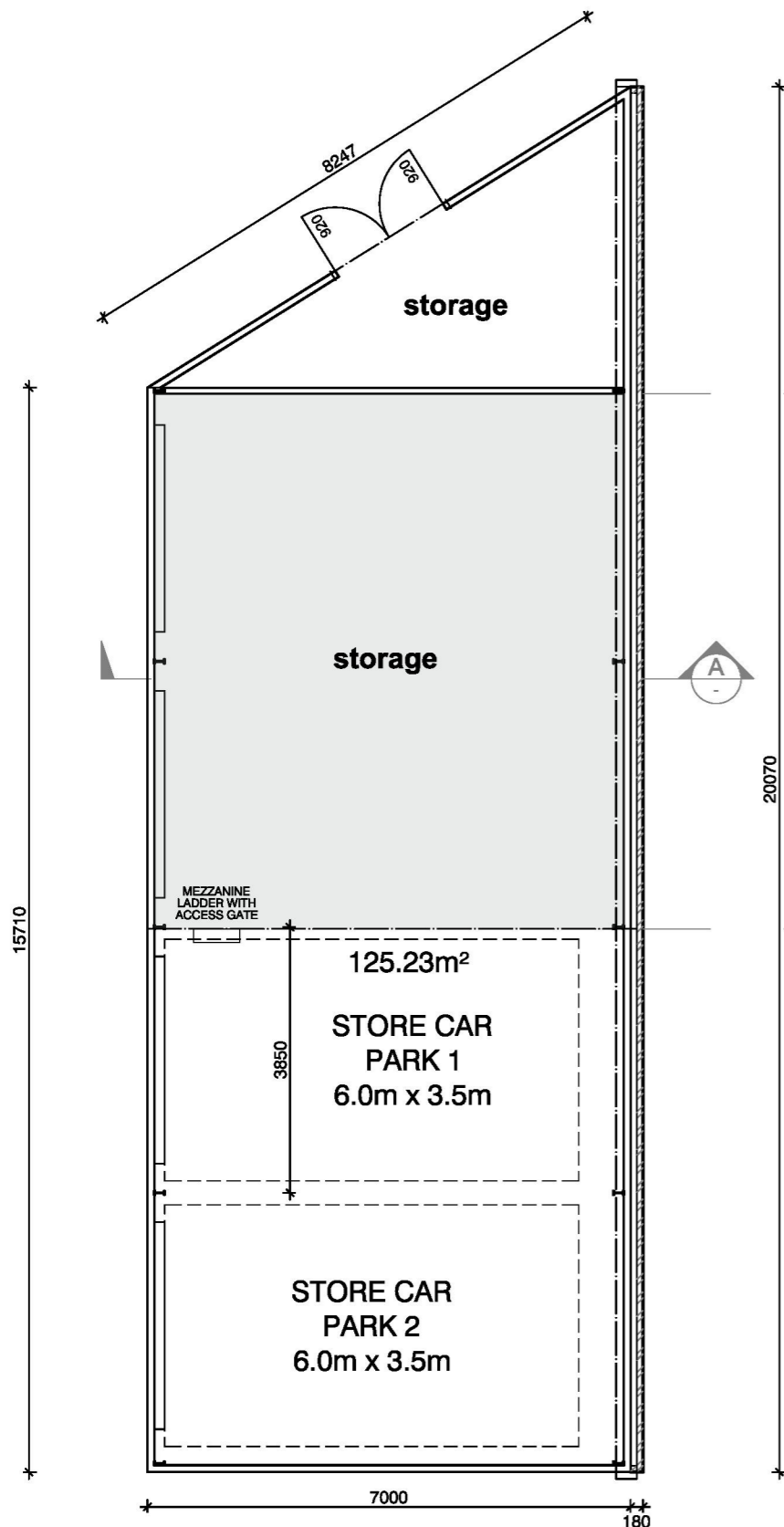
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RL 236.12 A.H.D.

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BAL RATING:	TBC			F. AMENDMENTS	05/05/2025		

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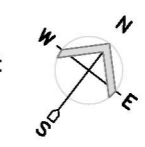


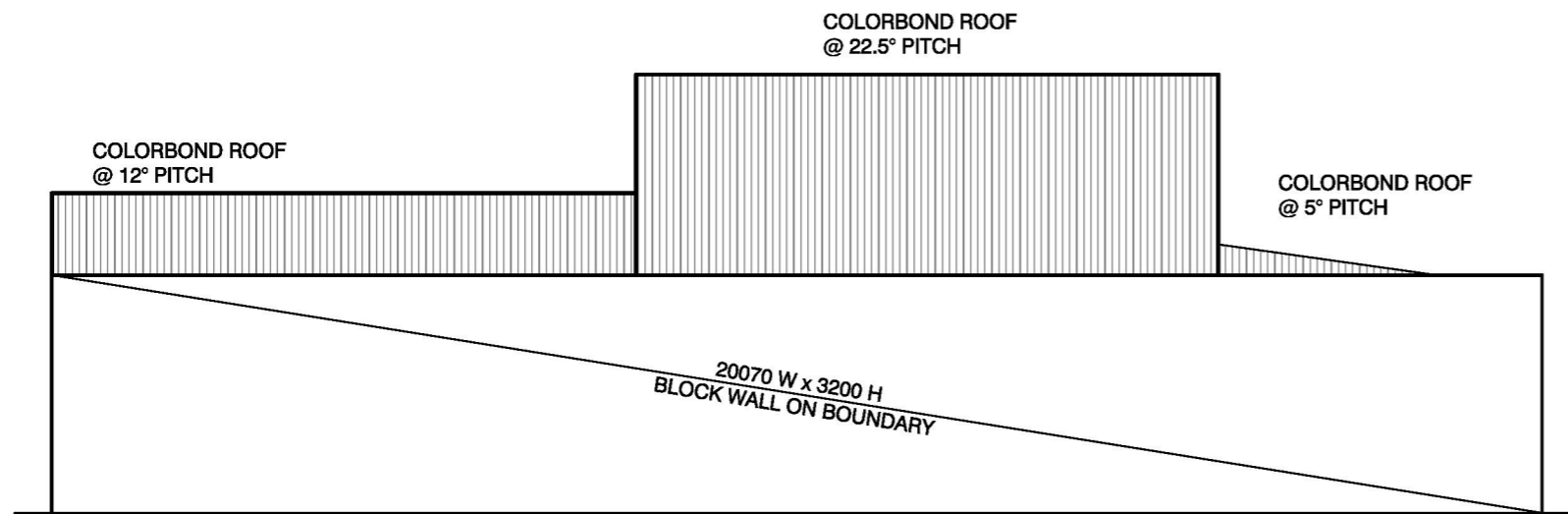
PROPOSED SITE PLAN
Scale: 1:250 Drawn: E.M
Project No: 2024-17
Status: **PRELIMINARY**
Plot Date: 05/05/2025
Sheet Size: A3 Sheet No: **2** of 11



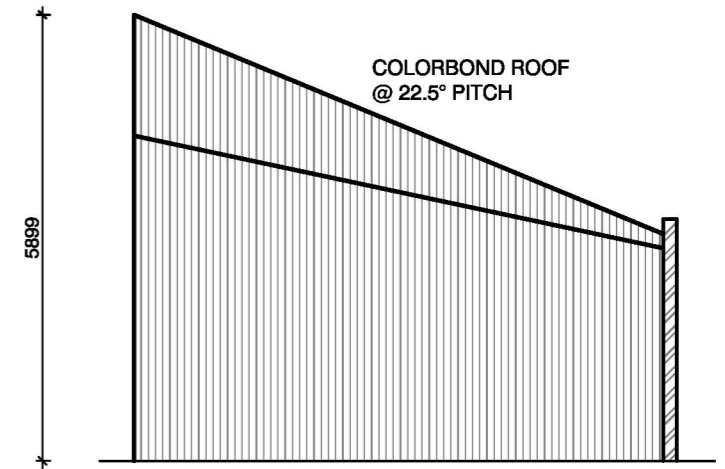
STORE 1 FLOOR / ROOF PLAN

Scale: 1:100 Drawn: E.M
 Project No: 2024-17
 Status: PRELIMINARY
 Plot Date: 05/05/2025
 Sheet Size: A3 Sheet No: 3 of 11



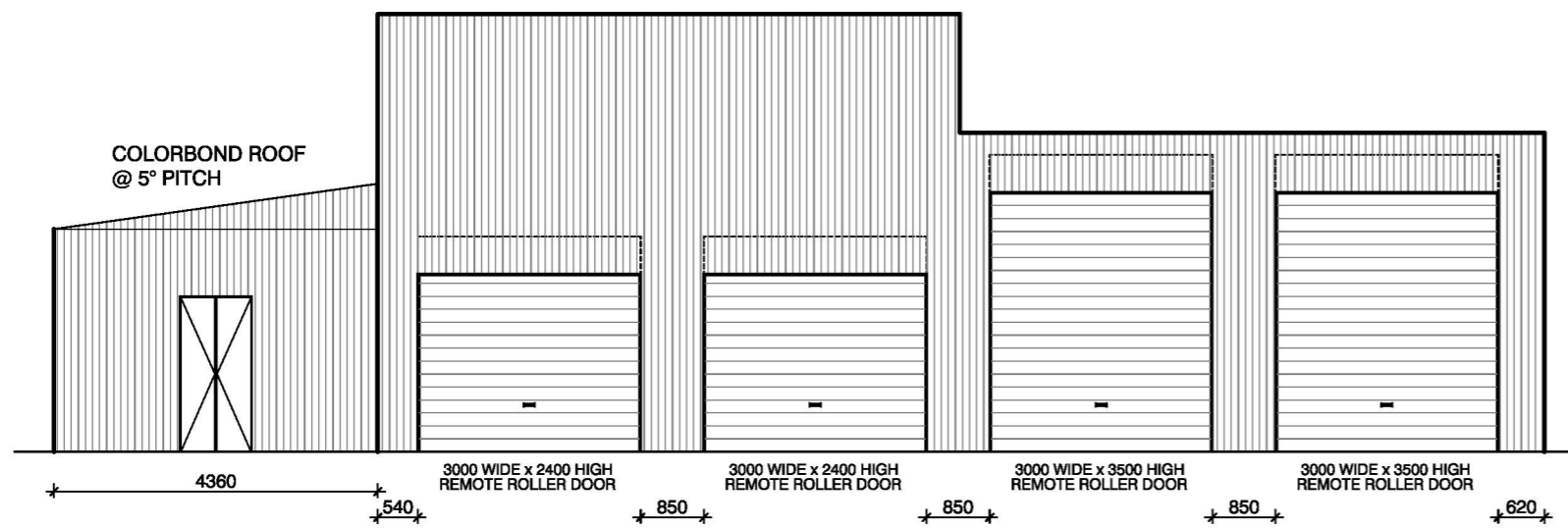


NORTH EAST ELEVATION

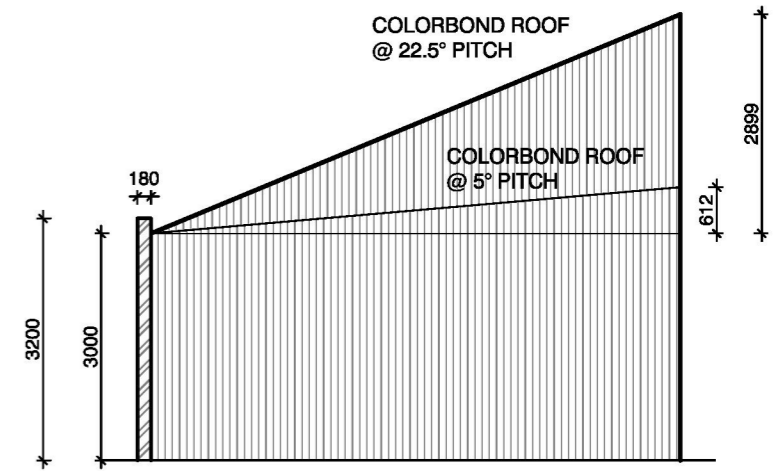


SOUTH EAST ELEVATION

MATERIALS & FINISHES SCHEDULE				
I.D.	Component	Manufacturer	Material	Colour
1	WALLS	COLORBOND	STEEL	SHALE GREY
2	ROOF	COLORBOND	STEEL	WOODLAND GREY
3	ROLLER DOORS	COLORBOND	STEEL	WOODLAND GREY



SOUTH WEST ELEVATION



NORTH WEST ELEVATION

STORE 1 ELEVATIONS

Scale: 1:100 Drawn: E.M
 Project No: 2024-17
 Status: PRELIMINARY
 Plot Date: 05/05/2025
 Sheet Size: A3 Sheet No: 4 of 11

BOX GUTTER TO ENGINEERS DESIGN

COLOURBOND ROOF

TOP HAT PURLINS

PLATE FOR BEAM TO ENGINEERS DESIGN

MEZZANINE

STRUCTURAL BEAM TO ENGINEERS DESIGN

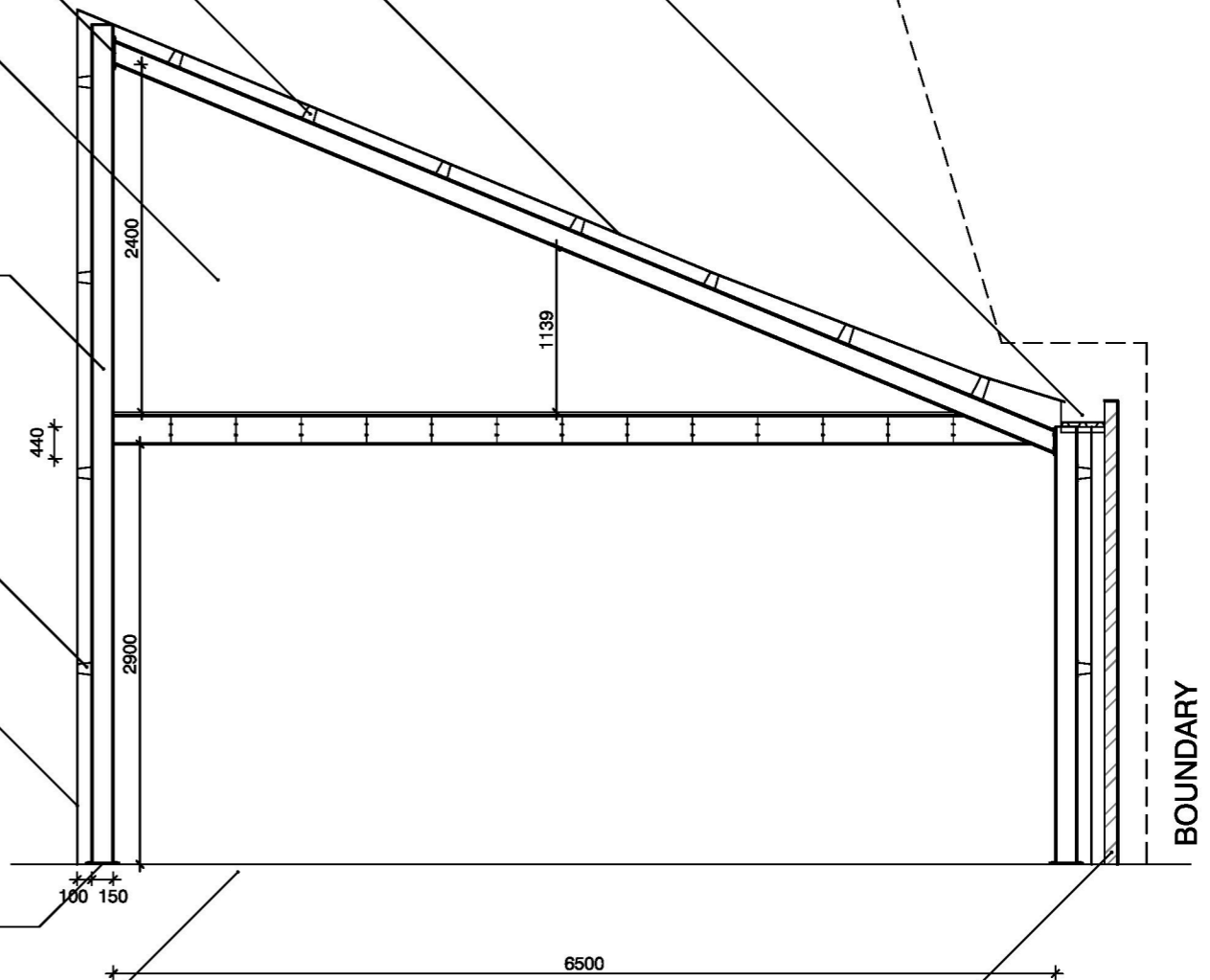
TOP HAT GIRTS

COLORBOND SHEETING FOR EXTERIOR

BASE PLATE AND SCREWS TO ENGINEERS DESIGN

SLAB TYPE & FOUNDATIONS TO ENGINEERS SPECIFICATIONS

BLOCK WALL 3200mm ON BOUNDARY



STORE 1 SECTION

Scale: 1:50 Drawn: E.M
 Project No: 2024-17
 Status: **PRELIMINARY**
 Plot Date: 05/05/2025
 Sheet Size: A3 Sheet No: **5** of 11

Property Information

FLOOD PRONE AREA:	TBC
TERMITE PRONE AREA:	TBC
ALPINE AREA:	TBC
WIND SPEED:	TBC
SOIL CLASSIFICATION:	TBC
BAL RATING:	TBC

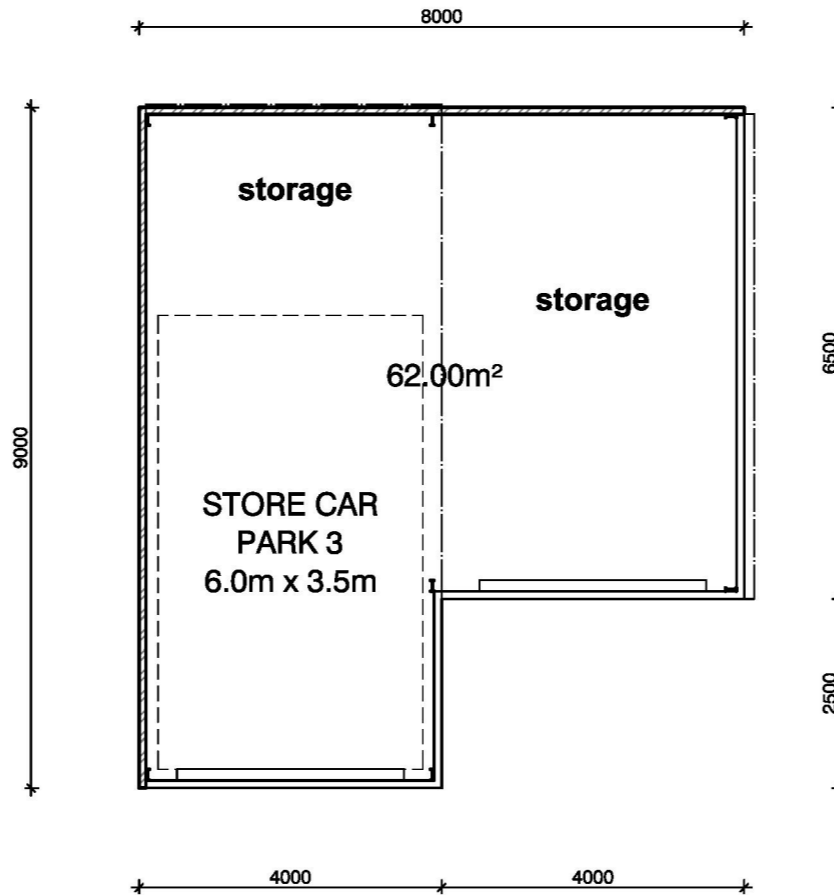
Floor Areas:

STORE 1:	125.23 m ²
MEZZANINE:	52.70 m ²
STORE 2:	62.00 m ²
TOTAL:	268.00 m²

Revision:

A.	PRELIMINARY FOR CLIENT REVIEW	31/07/2024
B.	PRELIMINARY FOR CLIENT REVIEW	12/08/2024
C.	PLANNING	03/10/2024
D.	FIR	26/02/2025
E.	AMENDMENTS	24/03/2025
F.	AMENDMENTS	05/05/2025

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STORE 2 FLOOR PLAN

Scale: 1:100 Drawn: E.M
 Project No: 2024-17
 Status: **PRELIMINARY**
 Plot Date: 05/05/2025
 Sheet Size: A3 Sheet No: **6** of 11

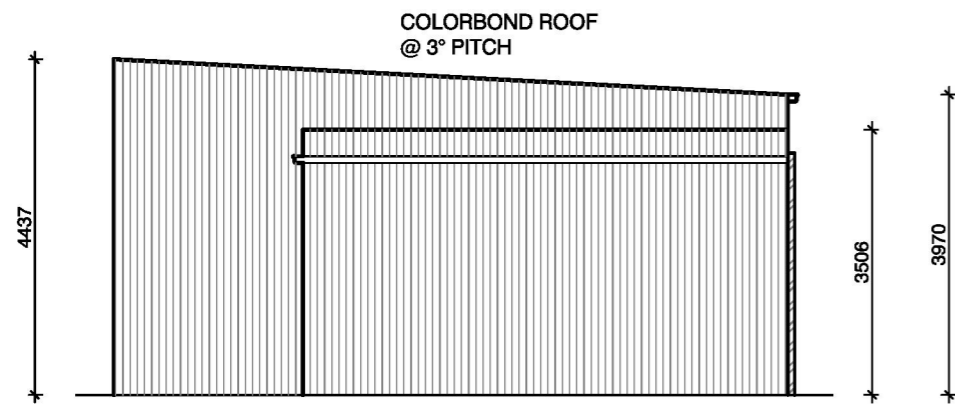


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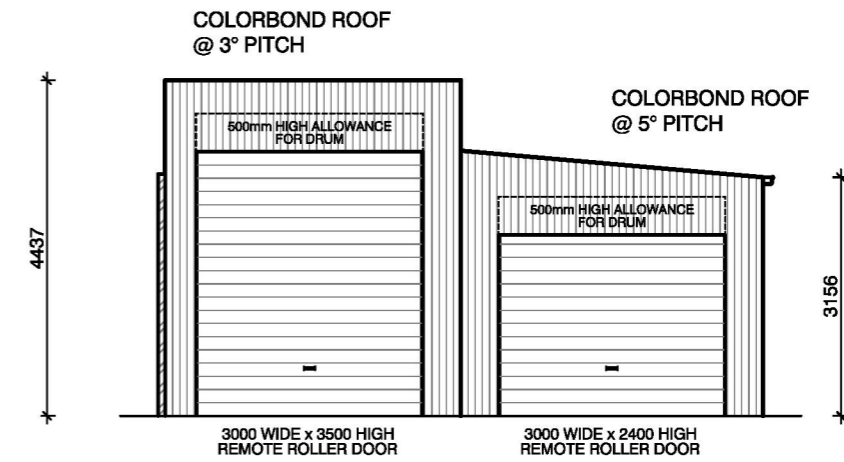
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Floor Areas:		
STORE 1:	125.23 m ²	TBC
MEZZANINE:	52.70 m ²	TBC
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TOTAL:	268.00 m²	TBC

Property Information		
FLOOD PRONE AREA:	TBC	
TERMITE PRONE AREA:	TBC	
ALPINE AREA:	TBC	
WIND SPEED:	TBC	
SOIL CLASSIFICATION:	TBC	
BAL RATING:	TBC	

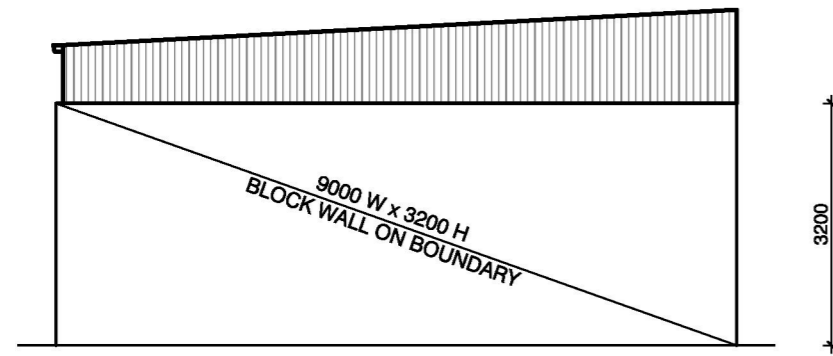


NORTH EAST ELEVATION

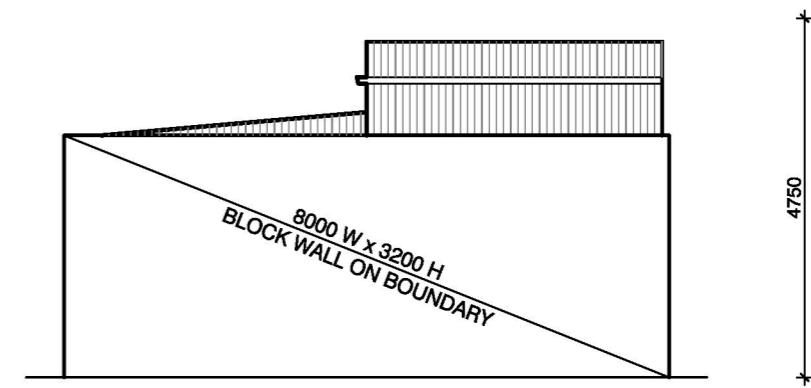


SOUTH EAST ELEVATION

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3	ROLLER DOORS	COLORBOND	STEEL	WOODLAND GREY



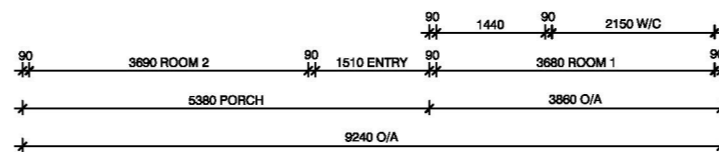
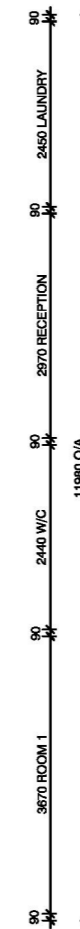
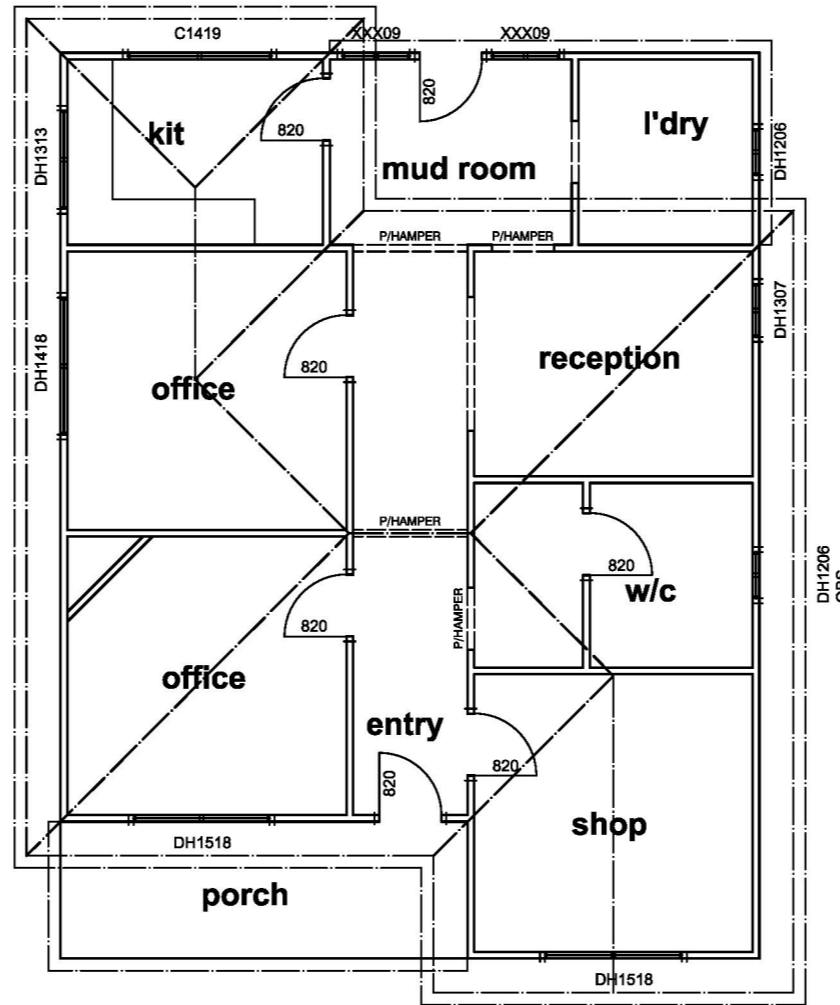
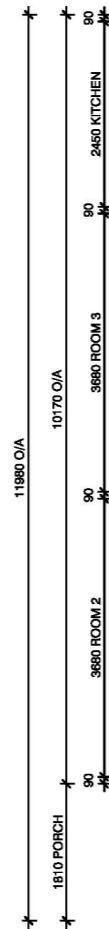
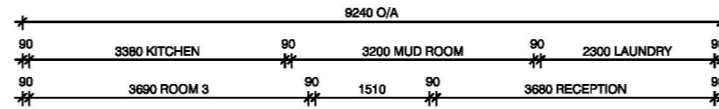
SOUTH WEST ELEVATION



NORTH WEST ELEVATION

STORE 2 ELEVATIONS

Scale: 1:100 Drawn: E.M
 Project No: 2024-17
 Status: **PRELIMINARY**
 Plot Date: 05/05/2025
 Sheet Size: A3 Sheet No: **7** of 11



PROPOSED FLOOR PLAN

Scale: 1:100 Drawn: E.M
 Project No: 2024-17
 Status: PRELIMINARY
 Plot Date: 05/05/2025
 Sheet Size: A3 Sheet No: 8 of 11



Property Information

FLOOD PRONE AREA: TBC
 TERMITE PRONE AREA: TBC
 ALPINE AREA: TBC
 WIND SPEED: TBC
 SOIL CLASSIFICATION: TBC
 BAL RATING: TBC

Floor Areas:

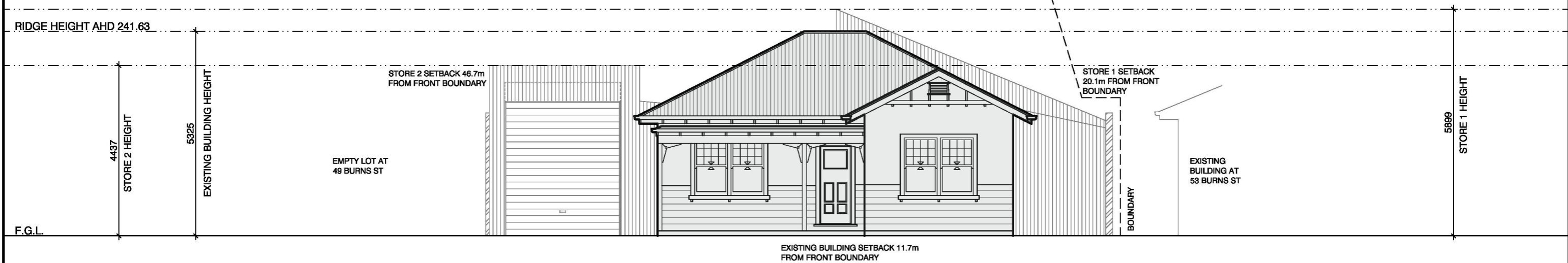
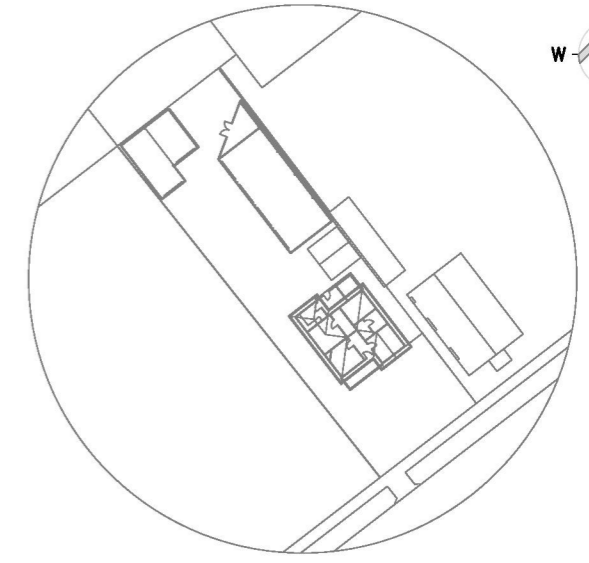
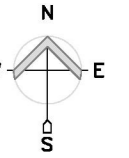
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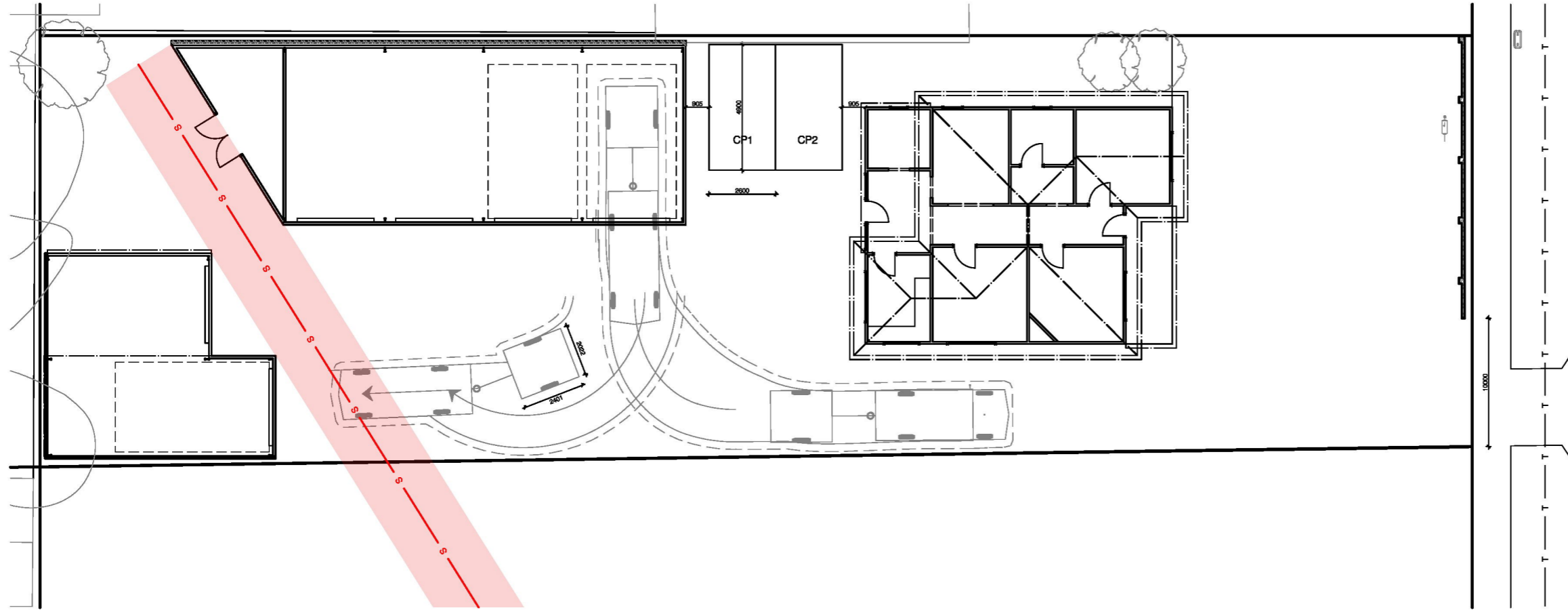
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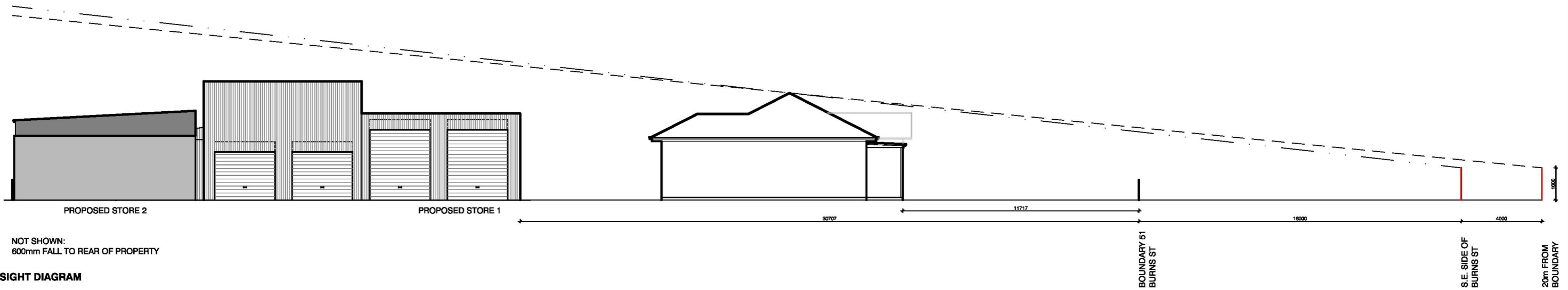


SOUTH EAST ELEVATION

STREETSCAPE ELEVATION



CAR ACCESS & PARKING



NOT SHOWN:
600mm FALL TO REAR OF PROPERTY

LINE OF SIGHT DIAGRAM

Property Information

FLOOD PRONE AREA: TBC
 TERMITES PRONE AREA: TBC
 ALPINE AREA: TBC
 WIND SPEED: TBC
 SOIL CLASSIFICATION: TBC
 BAL RATING: TBC

Floor Areas:

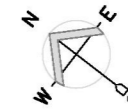
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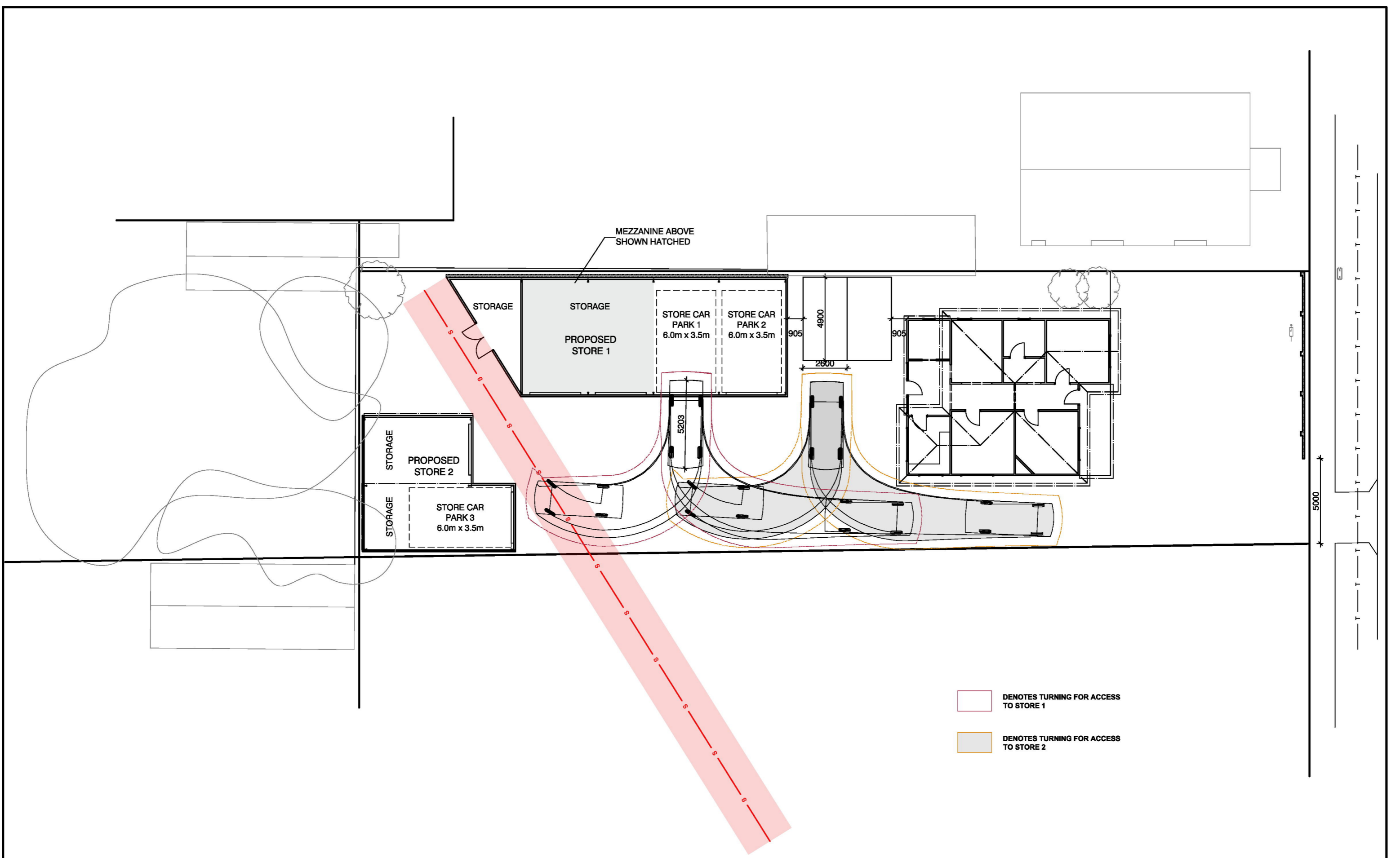
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**CAR ACCESS
LINE OF SIGHT**

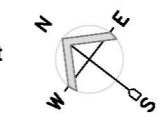
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 Sheet Size: A3 Sheet No: **10** of 11



DENOTES TURNING FOR ACCESS TO STORE 1
 DENOTES TURNING FOR ACCESS TO STORE 2

TURNING DIAGRAM

Scale: 1:200 Drawn: E.M.
 Project No: 2024-17
 Status: **PRELIMINARY**
 Plot Date: 05/05/2025
 Sheet Size: A3 Sheet No: **11** of 11



Property Information

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