

CITY OF MARIBYRNONG  
RECEIVED  
10/02/2025  
URBAN PLANNING

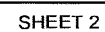
GYMNASTICS CENTRE "TEAM ADRENALIN"  
(AS BUILT & PROPOSED CONDITIONS)  
AT LOT 2, NO 88 GORDON STREET, FOOTSCRAY  
FOOTSCRAY VIC 3011

CITY OF MARIBYRNONG  
ADVERTISED PLAN



<b>A1 House Plans</b> Address; PO Box 211, Blackburn South Vic 3130 Mob; 0434 030 592 E-mail; steve@a1houseplans.com.au Draftsperson; S Hanson - DPAD273 - B/Practitioner Contact; Steve	Project Address  NO 88 (LOT 2) GORDON STREET, FOOTSCRAY	Client  STEPHEN SANTO - TEAM ADERNALIN	Title  ADDRESS & PROJECT DESCRIPTION	Scale/s  N.T.S	Drawing No  P1
		Project No  88GORDON		Project Date  20 JANUARY 2025	

## TOWN PLANNING DRAWINGS



NEIGHBOURHOOD CHARACTER DESCRIPTION - PROPERTIES

NO 88 (LOT 2) GORDON STREET, FOOTSCRAY - EXISTING GYMNASISTICS CENTRE - EXISTING COMMERCIAL BUILDING - SINGLE STOREY BUILDING - SKILLION ROOF STRUCTURE

- 54-82 GORDON STREET, MARIBYRNONG - EXISTING SINGLE STOREY COMMERCIAL BUILDING - SERVICE STATION - SKILLION ROOF STRUCTURE
- 86 GORDON STREET, FOOTSCRAY - EXISTING SINGLE STOREY COMMERCIAL BUILDING - SKILLION ROOF STRUCTURE
- 84 GORDON STREET, FOOTSCRAY - EXISTING SINGLE STOREY COMMERCIAL BUILDING - SKILLION ROOF STRUCTURE
- REAR 84-90 GORDON STREET, FOOTSCRAY - EXISTING SINGLE STOREY COMMERCIAL BUILDING - SKILLION ROOF STRUCTURE
- 90 GORDON STREET, FOOTSCRAY - EXISTING SINGLE STOREY COMMERCIAL BUILDING - SKILLION ROOF STRUCTURE
- 92 GORDON STREET, FOOTSCRAY - EXISTING SINGLE STOREY COMMERCIAL BUILDING - GABLE ROOF STRUCTURE
- 96 GORDON STREET, FOOTSCRAY - EXISTING SINGLE STOREY RESIDENCE - GABLE METAL ROOF STRUCTURE
- 98 GORDON STREET, FOOTSCRAY - VACANT LAND
- 100 GORDON STREET, FOOTSCRAY - VACANT LAND
- 102 GORDON STREET, FOOTSCRAY - VACANT LAND

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- 17 GORDON STREET, FOOTSCRAY - EXISTING 3 STOREY RESIDENTIAL APARTMENT BUILDING - SKILLION ROOF
- 15 GORDON STREET, FOOTSCRAY - EXISTING SINGLE STOREY RESIDENCE - ROOF TILES - PITCHED ROOF
- 13 GORDON STREET, FOOTSCRAY - EXISTING 2 STOREY RESIDENTIAL APARTMENT BUILDING - PITCHED ROOF - ROOF TILES
- 11 GORDON STREET, FOOTSCRAY - EXISTING 2 STOREY RESIDENTIAL APARTMENT BUILDING - PITCHED ROOF - ROOF TILES
- 9 GORDON STREET, FOOTSCRAY - EXISTING 2 STOREY RESIDENTIAL APARTMENT BUILDING - PITCHED ROOF - ROOF TILES
- 7 GORDON STREET, FOOTSCRAY - EXISTING 2 STOREY RESIDENTIAL APARTMENT BUILDING - SKILLION ROOF
- 5 GORDON STREET, FOOTSCRAY - EXISTING 2 STOREY RESIDENTIAL APARTMENT BUILDING - PITCHED ROOF - ROOF TILES
- 3 GORDON STREET, FOOTSCRAY - EXISTING 2 STOREY RESIDENTIAL APARTMENT BUILDING - PITCHED ROOF - ROOF TILES
- 1 GORDON STREET, FOOTSCRAY - EXISTING 2 STOREY RESIDENTIAL TOWN HOUSE BUILDING - PITCHED ROOF - ROOF TILES

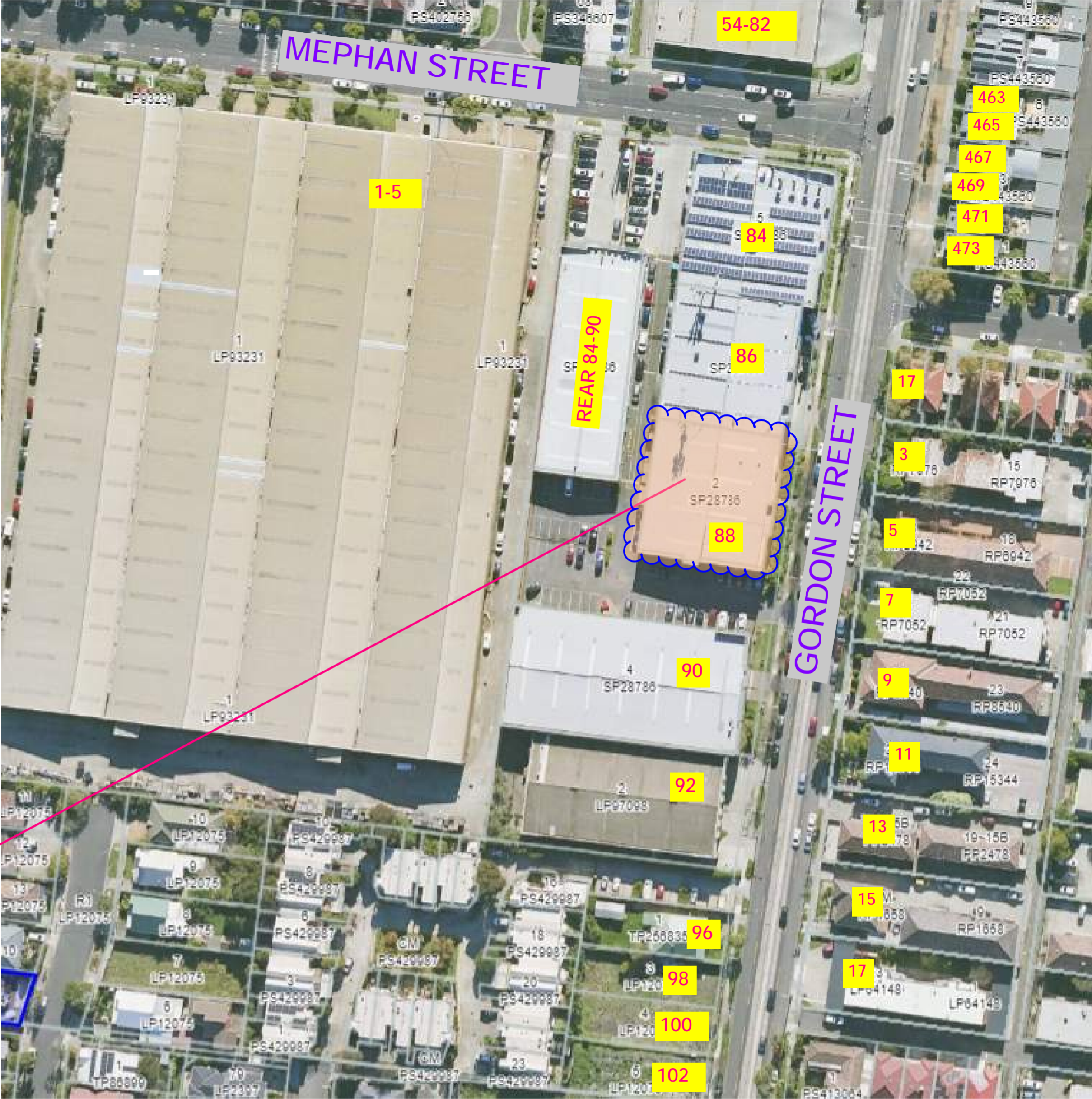
- 473 GORDON STREET, MARIBYRNONG - EXISTING 2 STOREY COMMERCIAL BUILDING - SKILLION ROOF STRUCTURE
- 471 GORDON STREET, MARIBYRNONG - EXISTING 2 STOREY COMMERCIAL BUILDING - FLAT METAL DECK ROOF STRUCTURE
- 469 GORDON STREET, MARIBYRNONG - EXISTING 2 STOREY COMMERCIAL BUILDING - FLAT METAL DECK ROOF STRUCTURE
- 467 GORDON STREET, MARIBYRNONG - EXISTING 2 STOREY COMMERCIAL BUILDING - FLAT METAL DECK ROOF STRUCTURE
- 465 GORDON STREET, MARIBYRNONG - EXISTING 2 STOREY COMMERCIAL BUILDING - FLAT METAL DECK ROOF STRUCTURE
- 463 GORDON STREET, MARIBYRNONG - EXISTING 2 STOREY COMMERCIAL BUILDING - FLAT METAL DECK ROOF STRUCTURE

NOTE:

1. THE SITES AND BUILDINGS ACROSS GORDON STREET ARE COMMERCIAL PROPERTIES
2. THE SUBJECT SITE WAS INITIALLY A FACTORY USED FOR MANUFACTURING AND PACKAGING AND HAS BEEN USED AS A GYMNASASTIC CENTRE SINCE AT LEAST 2011
3. THE SITE IS LOCATED IN A INDUSTRIAL 3 ZONE (IN3Z)
4. THE SITE IS SUBJECT TO A DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)

SUBJECT SITE AT NO 88 (LOT 2)  
GORDON STREET, FOOTSCRAY

NEIGHBOURHOOD CHARACTER PLAN & SITE DESCRIPTION





SITE ANALYSIS - 88 GORDON STREET, FOOTSCRAY

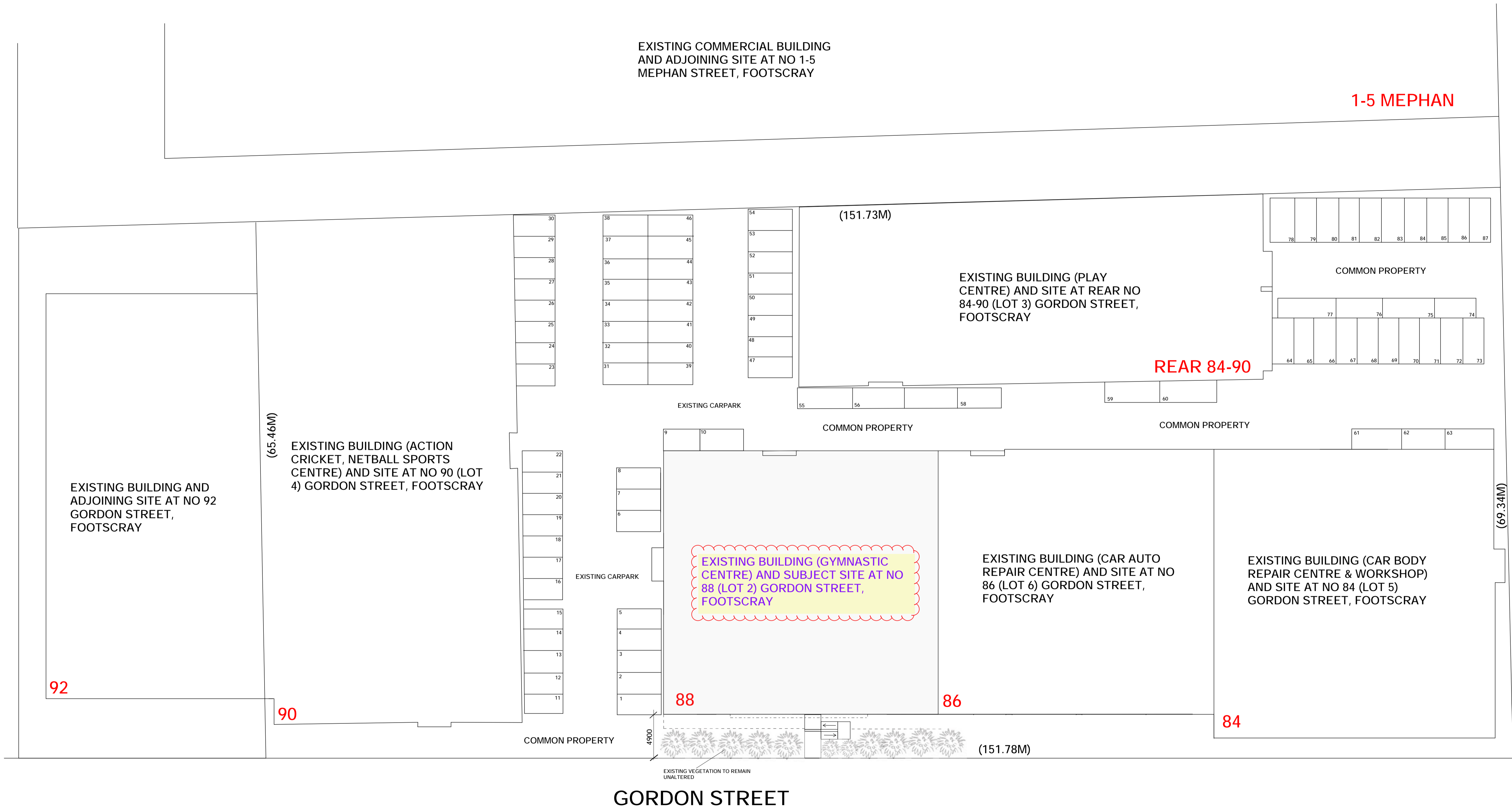
- 1. AREA OF THE SITE AT 88 GORDON STREET, FOOTSCRAY = 1104M2
- 2. SITE COVERAGE = 1100M2 = 1100/1100 = 100%
- 3. GROUND FLOOR PLAN LAYOUT = 1100M2
- 4. FIRST FLOOR PLAN LAYOUT = 315M2
- 5. TOTAL GROUND & FIRST FLOOR PLAN LAYOUT = 1,415M2

SITE PLAN LAYOUT

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Contact; Steve

Project Address

NO 88 (LOT 2) GORDON STREET, FOOTSCRAY

Client

STEPHEN SANTO - TEAM ADERNALIN

Project No

88GORDON

Title

SITE PLAN LAYOUT

Scale/s

1:250

AT A1 SIZE

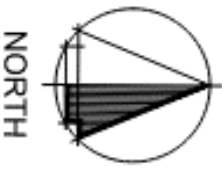
Project Date

20 JANUARY 2025

Drawing No

P4



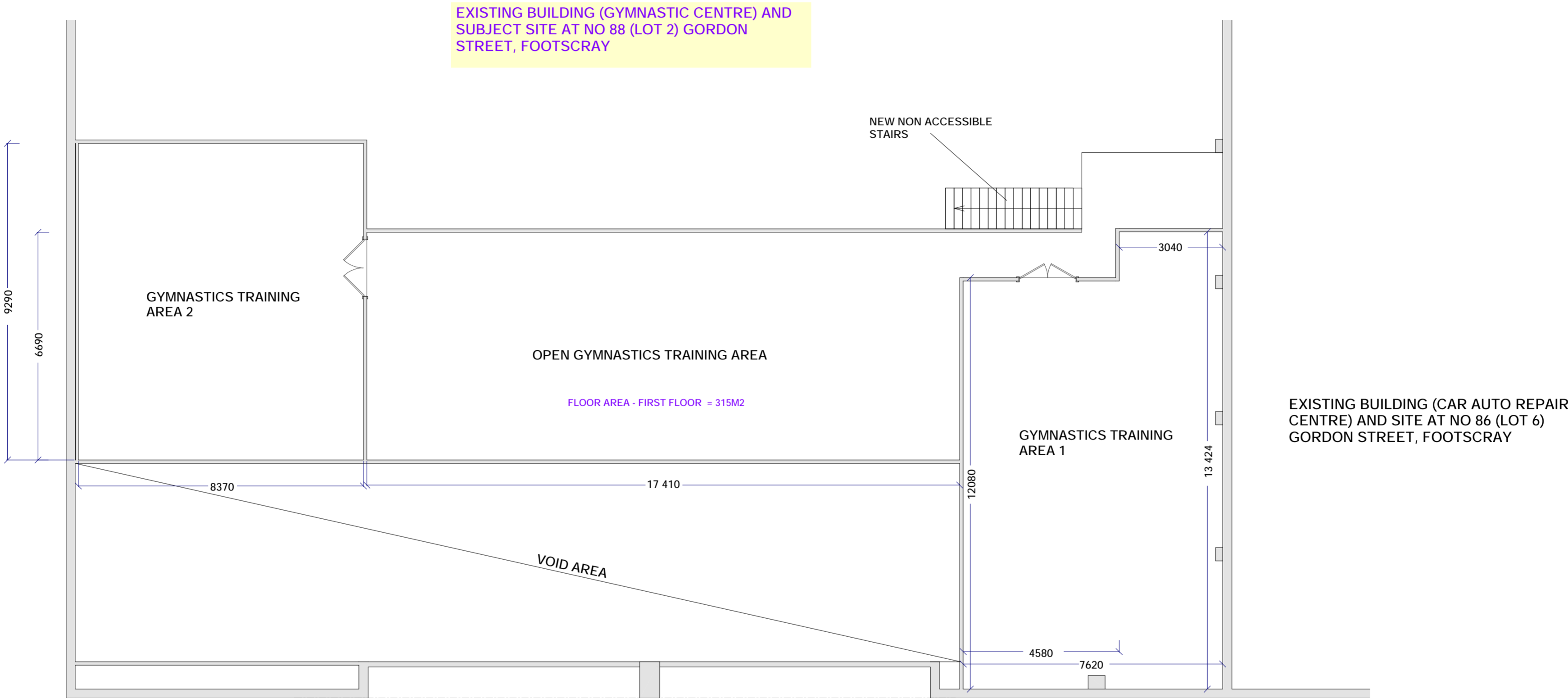


PROPOSED FIRST FLOOR PLAN LAYOUT

TOWN PLANNING DRAWINGS

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NO 88 (LOT 2) GORDON STREET, FOOTSCRAY

Client  
STEPHEN SANTO - TEAM ADERNALIN  
Project No  
88GORDON

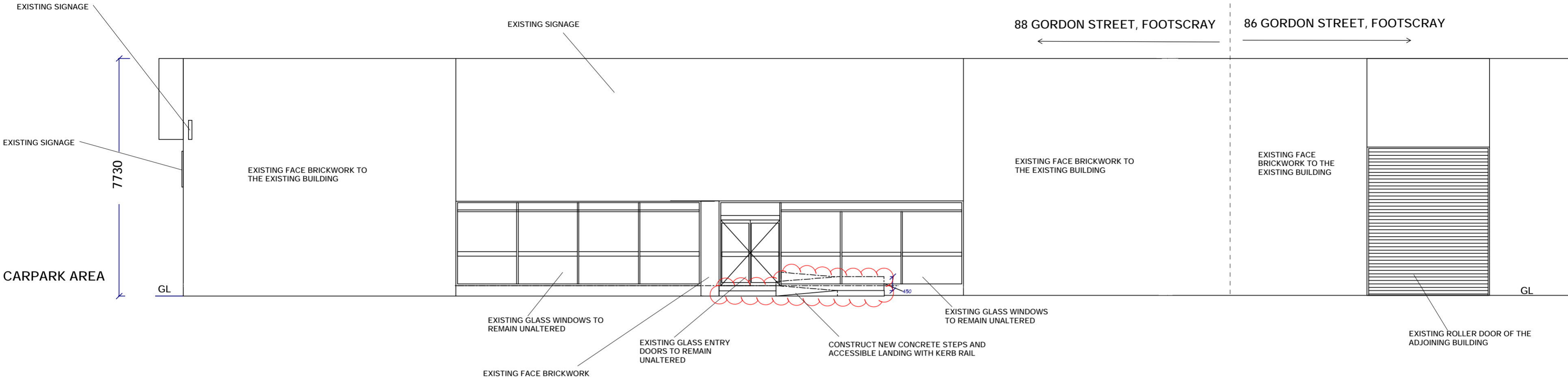
Title  
PROPOSED FIRST FLOOR PLAN LAYOUT

Scale/s  
1:100  
AT A2 SIZE  
Project Date  
20 JANUARY 2025

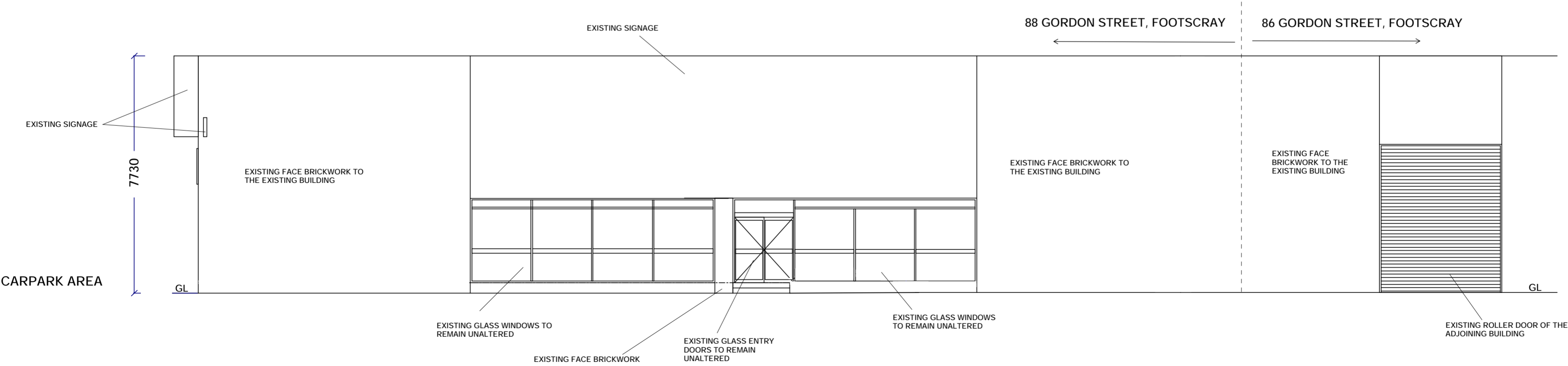
Drawing No  
P6

GORDON STREET FRONTAGE - EAST ELEVATION - PROPOSED

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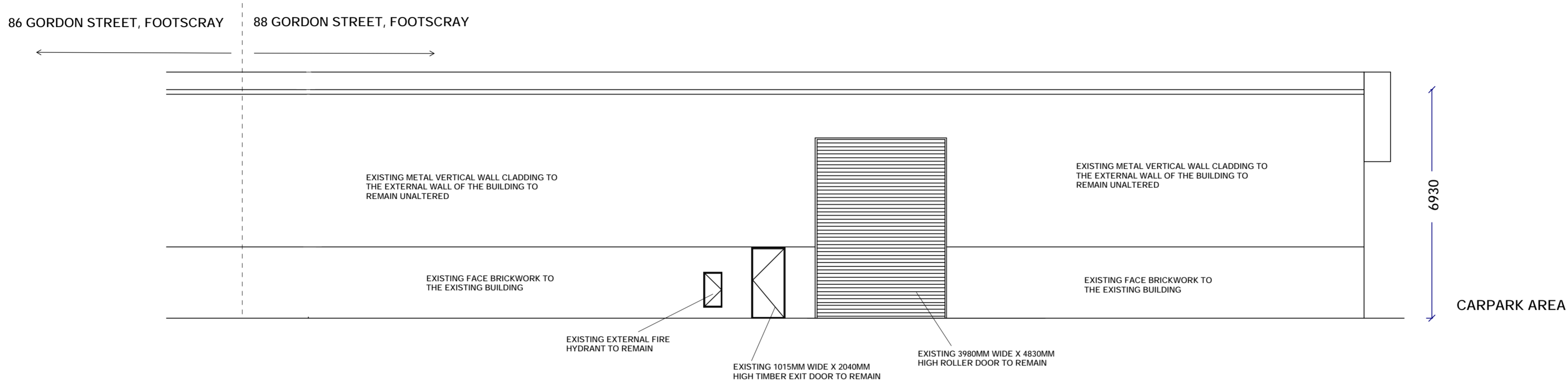
GORDON STREET FRONTAGE - EAST ELEVATION - EXISTING



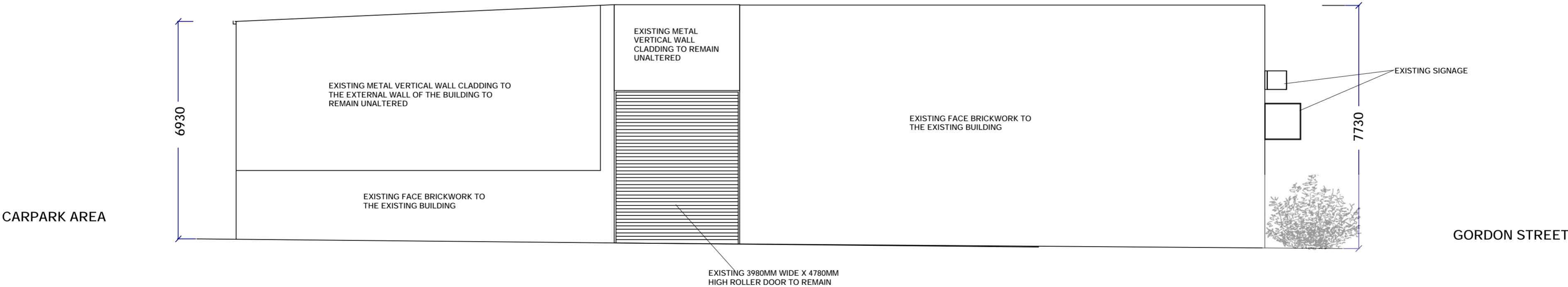
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		STEPHEN SANTO - TEAM ADERNALIN		1:100		
		Project No		EXISTING AND PROPOSED EAST ELEVATION	AT A2 SIZE	P7
					88GORDON	
	NO 88 (LOT 2) GORDON STREET, FOOTSCRAY			20 JANUARY 2025		

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WEST ELEVATION EXISTING



SOUTH ELEVATION - EXISTING



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	NO 88 (LOT 2) GORDON STREET, FOOTSCRAY	STEPHEN SANTO - TEAM ADERNALIN	EXISTING WEST AND SOUTH ELEVATION	1:100	P8
		Project No		AT A2 SIZE	
		88GORDON		Project Date	
				20 JANUARY 2025	