

# TOWN PLANNING DRAWINGS

68-72 GWELO STREET, TOTTENHAM  
PROPOSED MEZZANINES

CITY OF MARIBYRNONG  
ADVERTISED PLAN

Project no **A-2402**

68-72 Gwelo Street,  
Tottenham VIC 3012

LUCIA CAI

Scale @ A2

North Point

Revision **C**

## Revision Description

C 17/02/2025 TP RFI RESPONSE

Date 17/02/2025

EVOKA  
STUDIO

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TOWN PLANNING

COVER PAGE

Page No **00**



### DRAWING SET INDEX

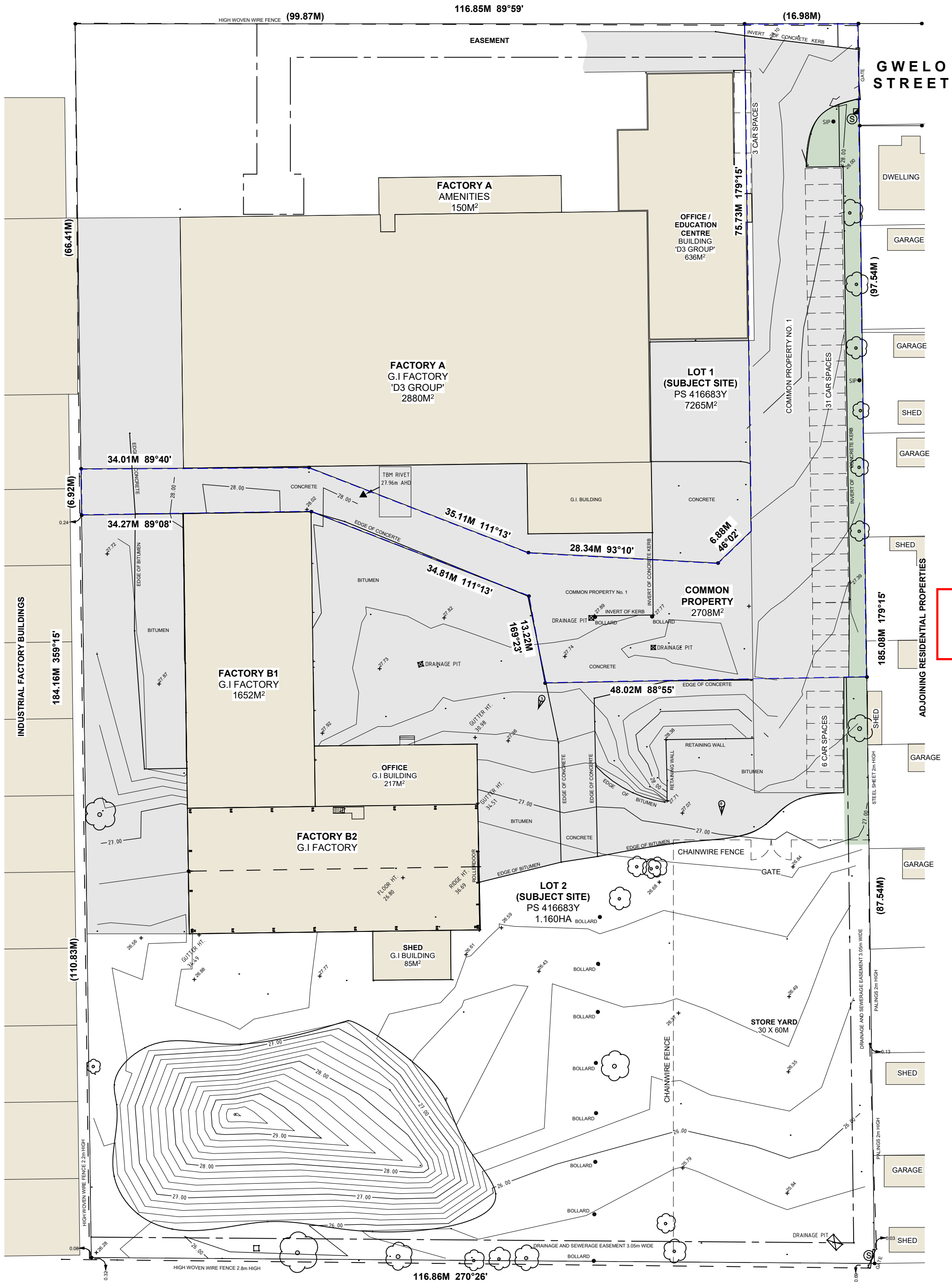
| Sheet Number | Sheet Name                      | Current Revision |
|--------------|---------------------------------|------------------|
| 00           | COVER PAGE                      | C                |
| 01           | PREVIOUSLY ENDORSED SITE PLAN   | B                |
| 02           | AS BUILT SITE PLAN              | B                |
| 03           | AS BUILT ROOF SITE PLAN         | B                |
| 04           | AS BUILT FLOOR PLAN - FACTORY A | A                |
| 05           | AS BUILT FLOOR PLAN - FACTORY B | A                |
| 06           | EXISTING ELEVATIONS - FACTORY A | A                |
| 07           | EXISTING ELEVATIONS - FACTORY A | A                |
| 08           | EXISTING ELEVATIONS - FACTORY B | A                |
| 09           | AS BUILT SECTIONS - FACTORY A   | A                |
| 10           | AS BUILT SECTIONS - FACTORY B   | A                |

| CODE LEGEND |              |        |                    |      |                       |
|-------------|--------------|--------|--------------------|------|-----------------------|
| WB          | WEATHERBOARD | GR     | GRAVEL             | P    | PORCH                 |
| BR          | BRICK        | CONC   | CONCRETE           | G    | GARAGE                |
| REND        | RENDER       | C/OVER | CROSSOVER          | AL   | ALFRESCO              |
| TL          | TILE         | DR     | DRIVEWAY           | BALC | BALCONY               |
| MT          | METAL        | SS     | SINGLE STOREY      | SH   | SHED                  |
| CB          | COLORBOND    | DS     | DOUBLE STOREY      | G.I  | GALVANIZED IRON       |
| PKT         | PICKET       | POS    | PRIVATE OPEN SPACE | 1    | IMAGE DIRECTION & NO. |

| LEGEND |                                   |
|--------|-----------------------------------|
|        | EXISTING BUILDINGS                |
|        | COMMON PROPERTY                   |
|        | EXISTING CONCRETE/PAVED AREA      |
|        | EXISTING LANDSCAPED AREA          |
|        | MEZZANINE AREA (ABOVE)            |
|        | CANOPY FIXED TO CONTAINER (ABOVE) |

| CAR PARK ANALYSIS                      |               |
|----------------------------------------|---------------|
| EXISTING CAR SPACES WITHIN COMMON AREA | 34 CAR SPACES |
| EXISTING CAR SPACES ON SITE            | 6 CAR SPACES  |
| TOTAL CAR SPACES                       | 40 CAR SPACES |

| AREA ANALYSIS - LOT 1 |                       |
|-----------------------|-----------------------|
| SITE AREA             | 7,265 M <sup>2</sup>  |
| COMMON PROPERTY       | 2,708 M <sup>2</sup>  |
| FACTORY A             | 3,030 M <sup>2</sup>  |
| EDUCATION CENTRE      | 636 M <sup>2</sup>    |
| TOTAL                 | 3,666 M <sup>2</sup>  |
| SITE COVER            | 50.46%                |
| AREA ANALYSIS - LOT 2 |                       |
| SITE AREA             | 11,600 M <sup>2</sup> |
| FACTORY B             | 1,652 M <sup>2</sup>  |
| OFFICE                | 217 M <sup>2</sup>    |
| SHED                  | 85 M <sup>2</sup>     |
| TOTAL                 | 1,954 M <sup>2</sup>  |
| SITE COVER            | 16.85%                |



1 EXISTING SITE PLAN  
SCALE 1 : 500

68-72 Gwelo Street,  
Tottenham VIC 3012

LUCIA CAI

Scale @ A2 As indicated

North Point

Revision B

Revision Description

B 11/11/2024 RE-ISSUE FOR TP SUBMISSION

CITY OF MARIBYRNONG  
ADVERTISED PLAN

Date 17/02/2025



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TOWN PLANNING

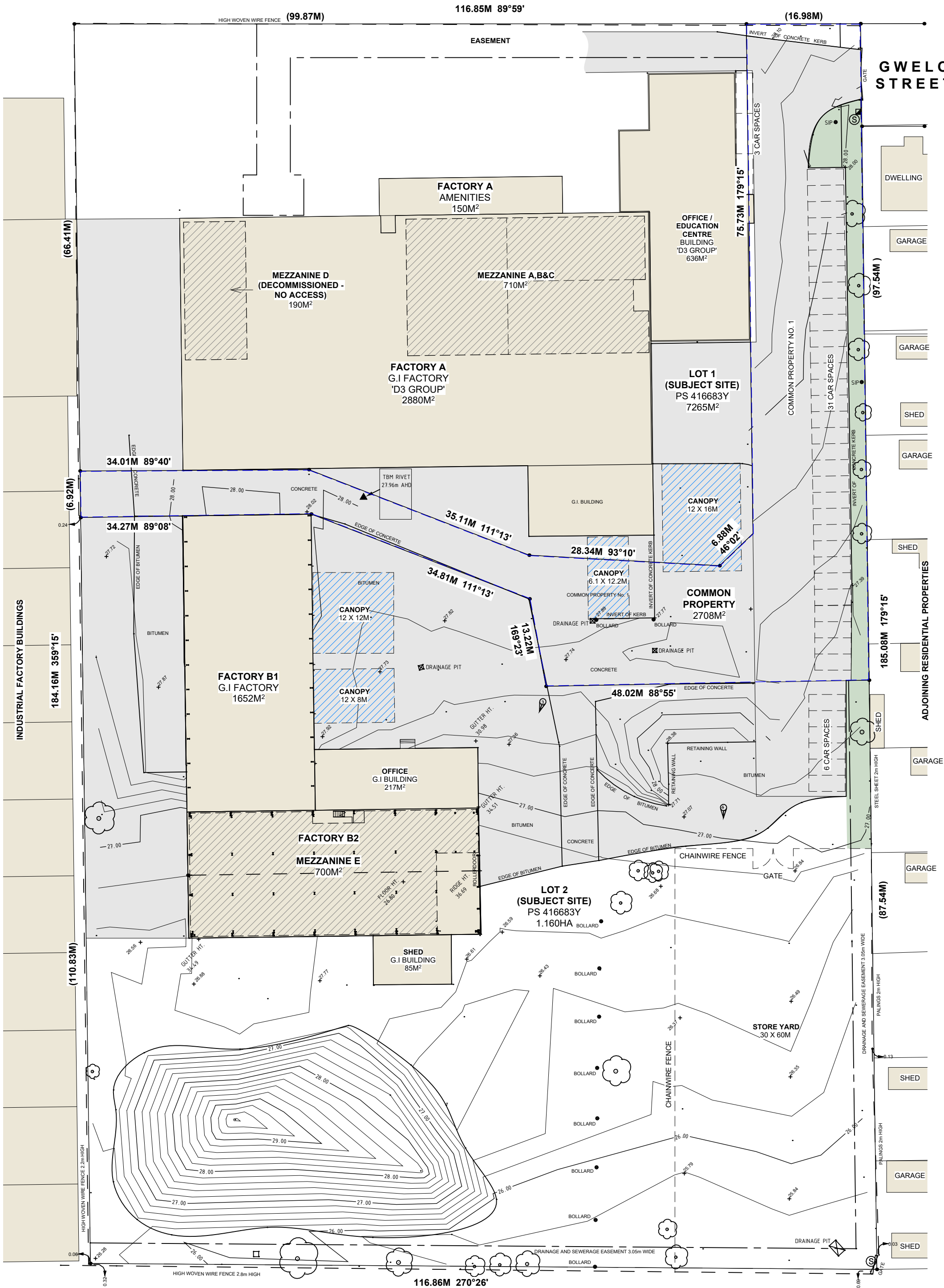
PREVIOUSLY  
ENDORSED SITE  
PLAN

| CODE LEGEND |              |        |                    |      |                       |
|-------------|--------------|--------|--------------------|------|-----------------------|
| WB          | WEATHERBOARD | GR     | GRAVEL             | P    | PORCH                 |
| BR          | BRICK        | CONC   | CONCRETE           | G    | GARAGE                |
| REND        | RENDER       | C/OVER | CROSSOVER          | AL   | ALFRESCO              |
| TL          | TILE         | DR     | DRIVEWAY           | BALC | BALCONY               |
| MT          | METAL        | SS     | SINGLE STOREY      | SH   | SHED                  |
| CB          | COLORBOND    | DS     | DOUBLE STOREY      | G.I  | GALVANIZED IRON       |
| PKT         | PICKET       | POS    | PRIVATE OPEN SPACE | 1    | IMAGE DIRECTION & NO. |

| LEGEND |                                   |
|--------|-----------------------------------|
|        | EXISTING BUILDINGS                |
|        | COMMON PROPERTY                   |
|        | EXISTING CONCRETE/PAVED AREA      |
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| FACTORY A             | 3,030 M <sup>2</sup>  |
| EDUCATION CENTRE      | 636 M <sup>2</sup>    |
| TOTAL                 | 3,666 M <sup>2</sup>  |
| SITE COVER            | 50.46%                |
| AREA ANALYSIS - LOT 2 |                       |
| SITE AREA             | 11,600 M <sup>2</sup> |
| FACTORY B             | 1,652 M <sup>2</sup>  |
| OFFICE                | 217 M <sup>2</sup>    |
| SHED                  | 85 M <sup>2</sup>     |
| TOTAL                 | 1,954 M <sup>2</sup>  |
| SITE COVER            | 16.85%                |



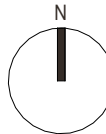
68-72 Gwelo Street,  
Tottenham VIC 3012

LUCIA CAI

Scale @ A2

As indicated

North Point



Revision

B

Revision Description

B 11/11/2024 RE-ISSUE FOR TP SUBMISSION

CITY OF MARIBYRNONG  
ADVERTISED PLAN

Date

17/02/2025

EVOKA  
STUDIO

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TOWN PLANNING

AS BUILT SITE PLAN

CODE LEGEND

|      |              |        |                    |      |                       |
|------|--------------|--------|--------------------|------|-----------------------|
| WB   | WEATHERBOARD | GR     | GRAVEL             | P    | PORCH                 |
| BR   | BRICK        | CONC   | CONCRETE           | G    | GARAGE                |
| REND | RENDER       | C/OVER | CROSSOVER          | AL   | ALFRESCO              |
| TL   | TILE         | DR     | DRIVEWAY           | BALC | BALCONY               |
| MT   | METAL        | SS     | SINGLE STOREY      | SH   | SHED                  |
| CB   | COLORBOND    | DS     | DOUBLE STOREY      | G.I  | GALVANIZED IRON       |
| PKT  | PICKET       | POS    | PRIVATE OPEN SPACE | 1    | IMAGE DIRECTION & NO. |

LEGEND

|  |                                   |
|--|-----------------------------------|
|  | EXISTING BUILDINGS                |
|  | COMMON PROPERTY                   |
|  | EXISTING CONCRETE/PAVED AREA      |
|  | EXISTING LANDSCAPED AREA          |
|  | MEZZANINE AREA (ABOVE)            |
|  | CANOPY FIXED TO CONTAINER (ABOVE) |

CAR PARK ANALYSIS

|                                        |               |
|----------------------------------------|---------------|
| EXISTING CAR SPACES WITHIN COMMON AREA | 34 CAR SPACES |
| EXISTING CAR SPACES ON SITE            | 6 CAR SPACES  |
| TOTAL CAR SPACES                       | 40 CAR SPACES |

ROOF PLAN LEGEND

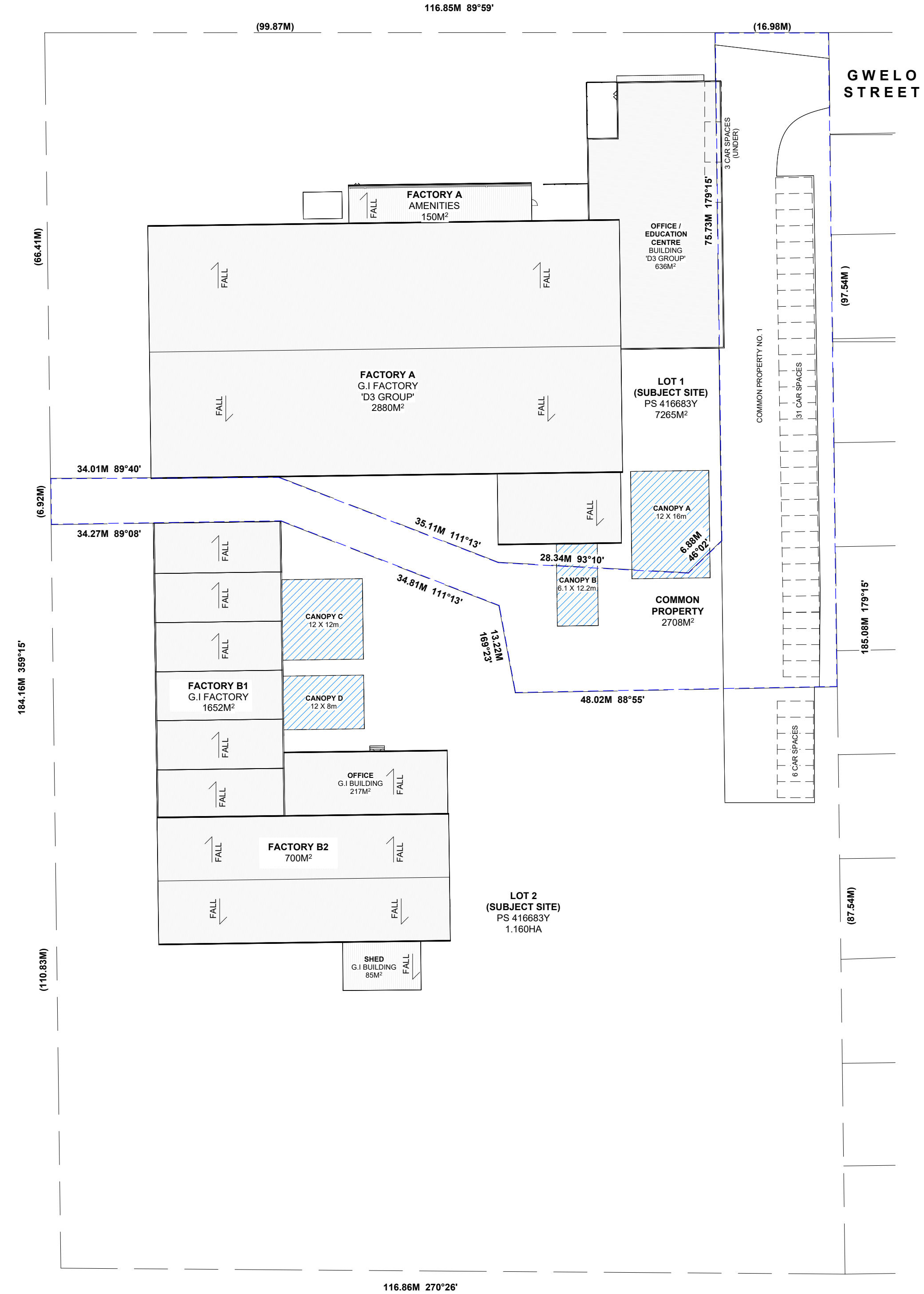
|            |                                         |
|------------|-----------------------------------------|
| DP         | DOWNPIPE                                |
| DP/<br>RWH | DOWNPIPE W/ RAINWATER HEAD              |
| DP/<br>SPR | DOWNPIPE W/ SPREADER                    |
| DP<br>BALC | DOWNPIPE TO BALCONY STRIP DRAIN         |
| BG         | BOX GUTTER 300MM WIDE                   |
|            | BOX GUTTER SUMP                         |
|            | FALL DIRECTION                          |
|            | EAVE WIDTH MM                           |
| SP         | SOLAR HOT WATER PANELS                  |
| NGL        | NATURAL GROUND LEVEL                    |
| COS        | CONFIRM ON SITE                         |
|            | EXISTING TREE LOCATION (INDCATIVE ONLY) |

AREA ANALYSIS - LOT 1

|                  |          |
|------------------|----------|
| SITE AREA        | 7,265 M² |
| COMMON PROPERTY  | 2,708 M² |
| FACTORY A        | 3,030 M² |
| EDUCATION CENTRE | 636 M²   |
| TOTAL            | 3,666 M² |
| SITE COVER       | 50.46%   |

AREA ANALYSIS - LOT 2

|            |           |
|------------|-----------|
| SITE AREA  | 11,600 M² |
| FACTORY B  | 1,652 M²  |
| OFFICE     | 217 M²    |
| SHED       | 85 M²     |
| TOTAL      | 1,954 M²  |
| SITE COVER | 16.85%    |



Project no

A-2402

68-72 Gwelo Street,  
Tottenham VIC 3012

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As indicated

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Revision

B

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CITY OF MARIBYRNONG  
ADVERTISED PLAN

Date

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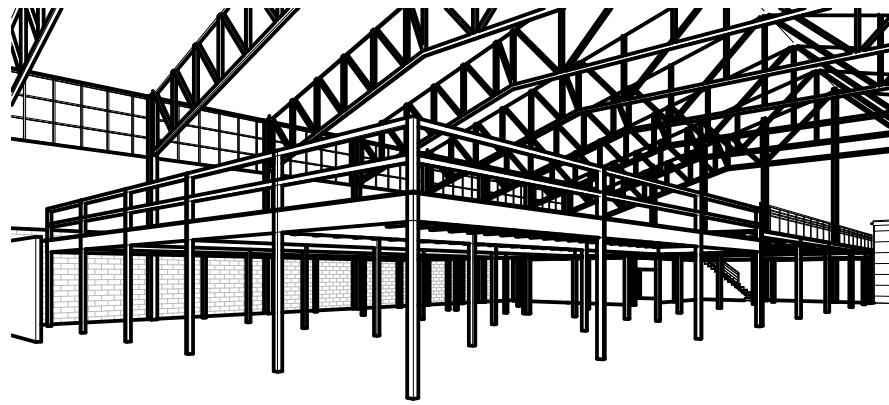
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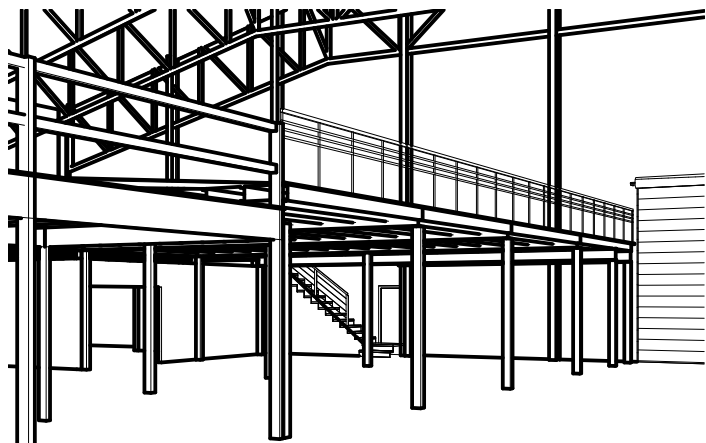
AS BUILT ROOF  
SITE PLAN

Page No

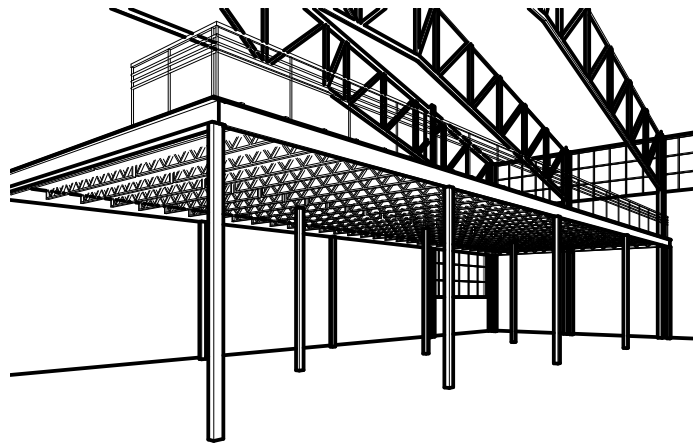
03



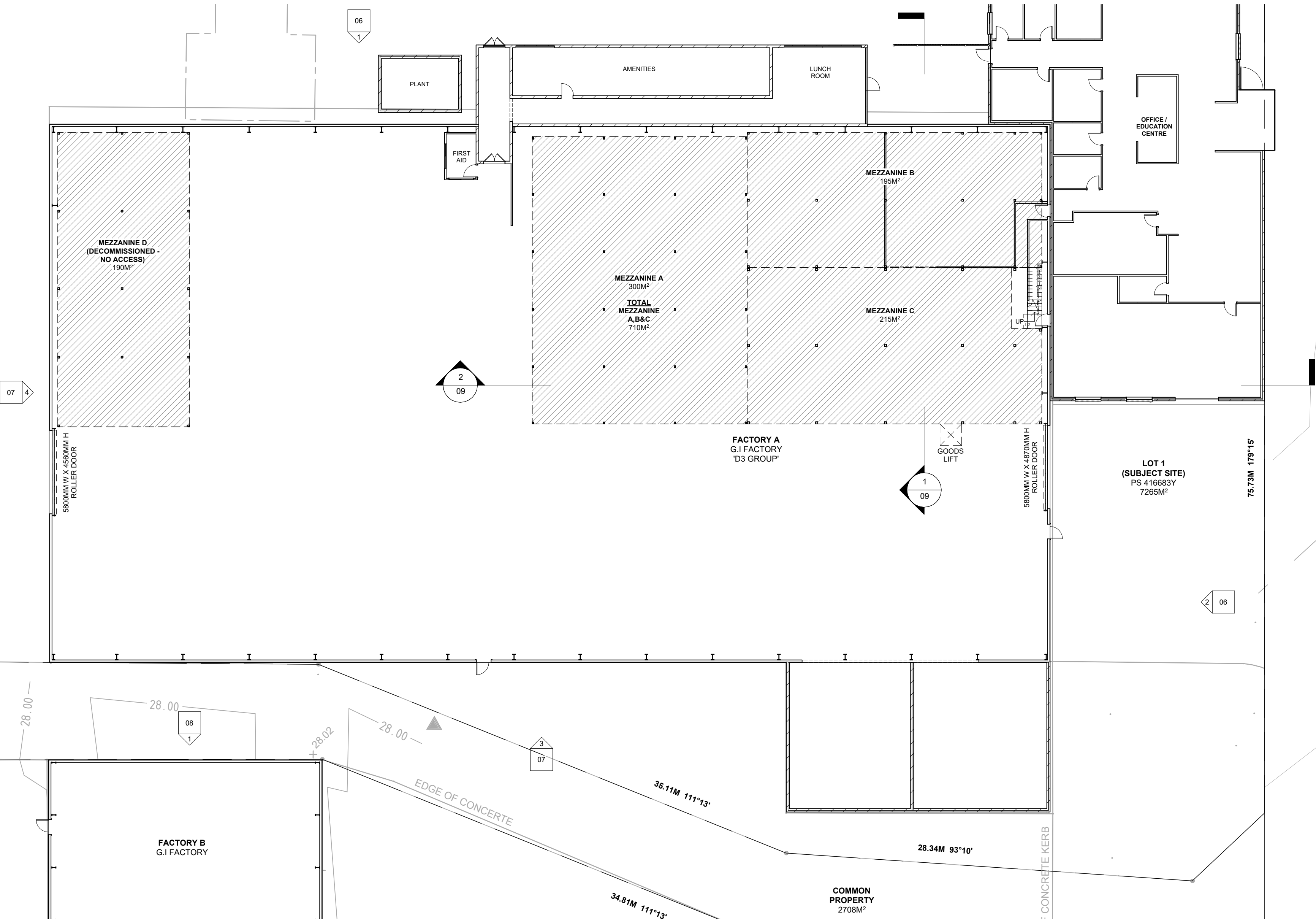
MEZZANINE A,B&C



MEZZANINE C

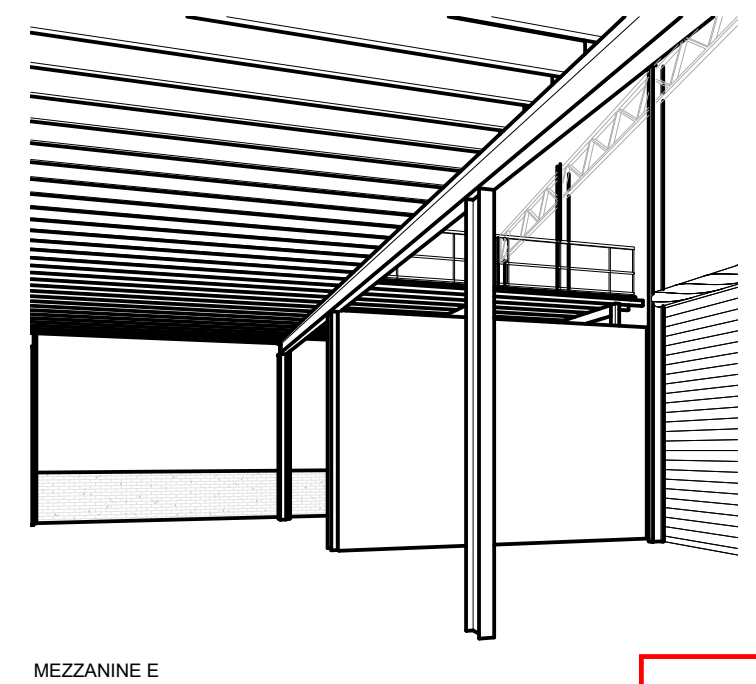
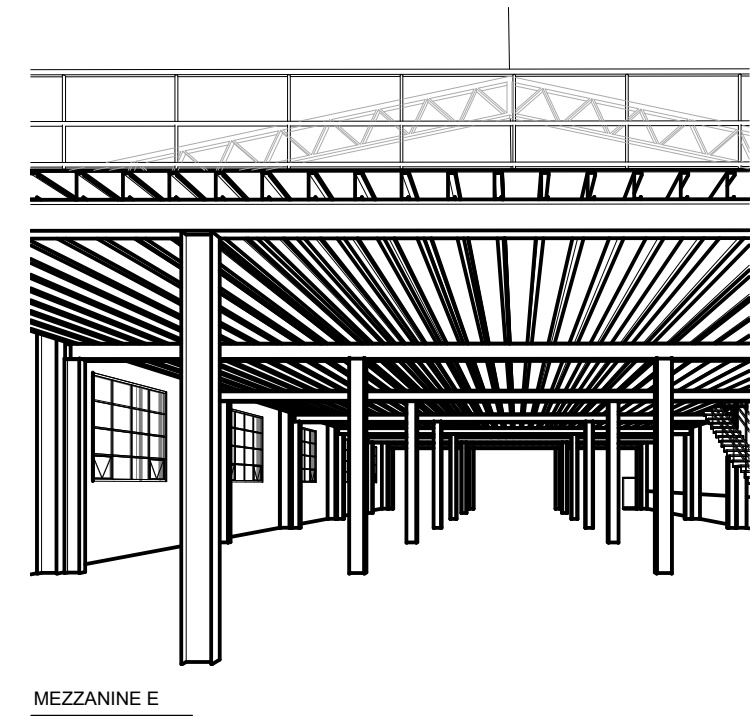
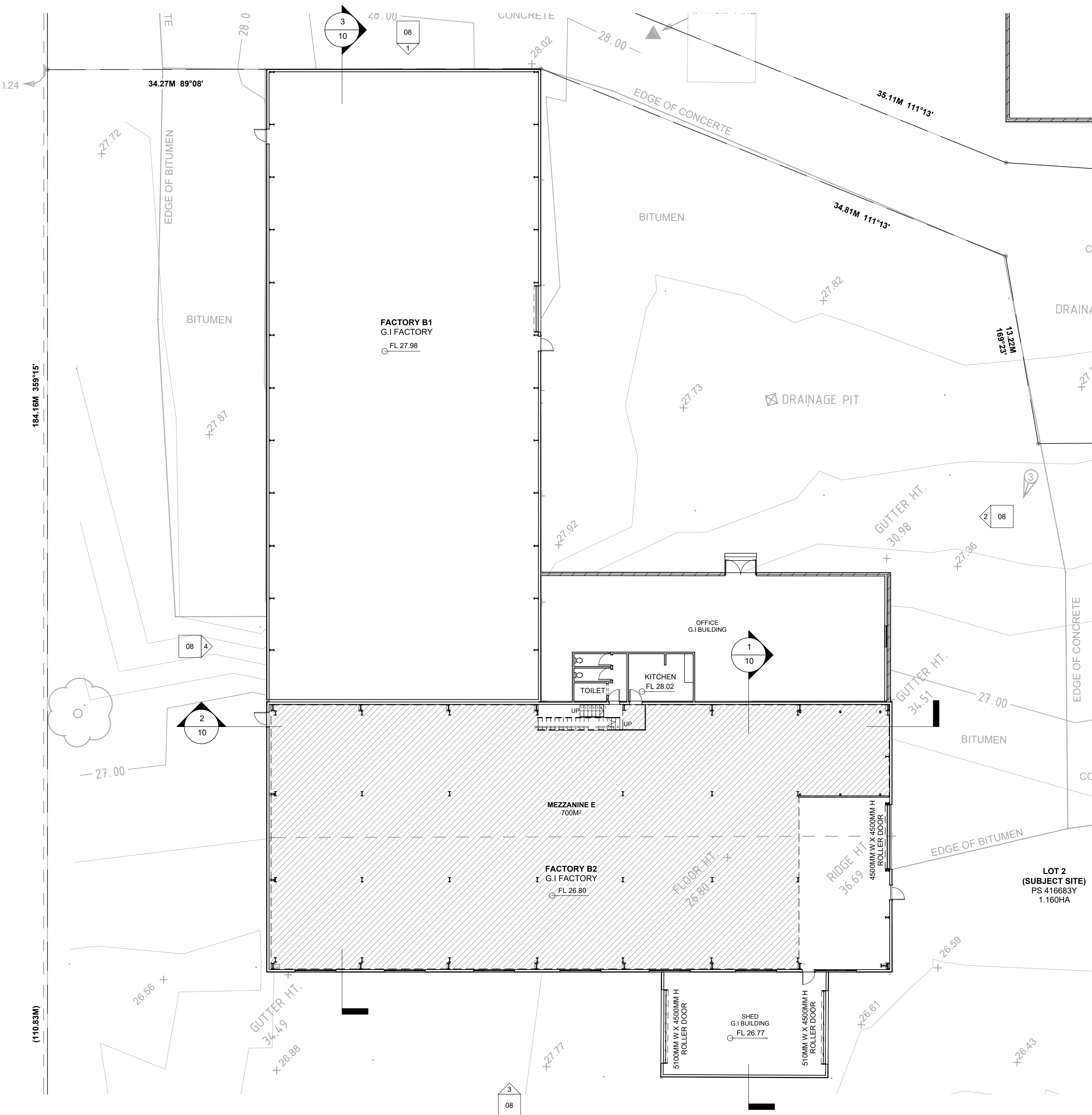


MEZZANINE D



**CITY OF MARIBYRNONG  
ADVERTISED PLAN**





CITY OF MARIBYRNONG  
ADVERTISED PLAN



68-72 Gwelo Street,  
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Scale @ A2

As indicated

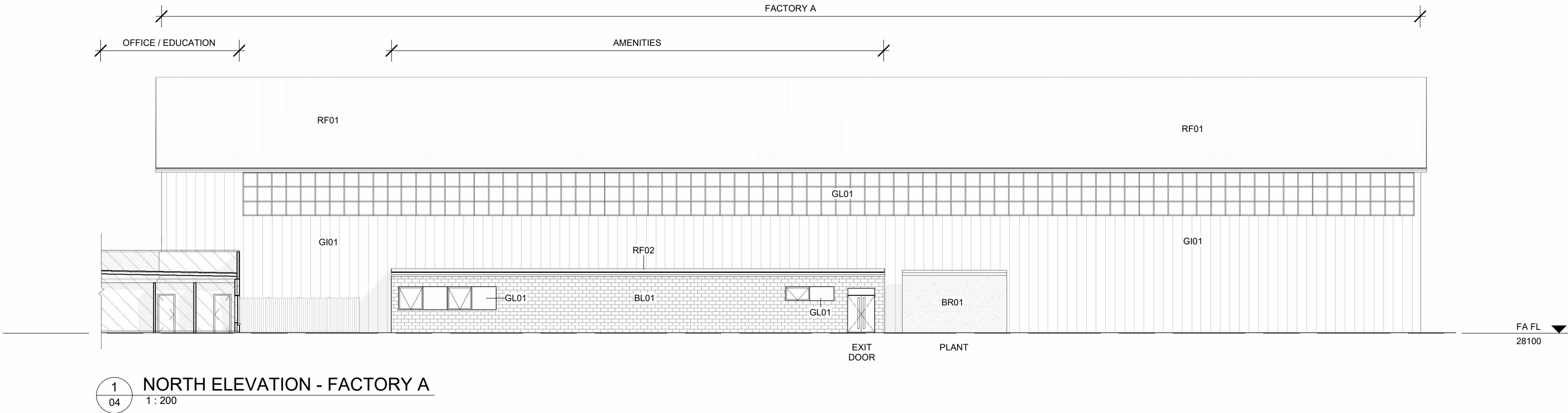
North Point

Revision

A

Revision Description

A 16/08/2024 ISSUE FOR TP SUBMISSION

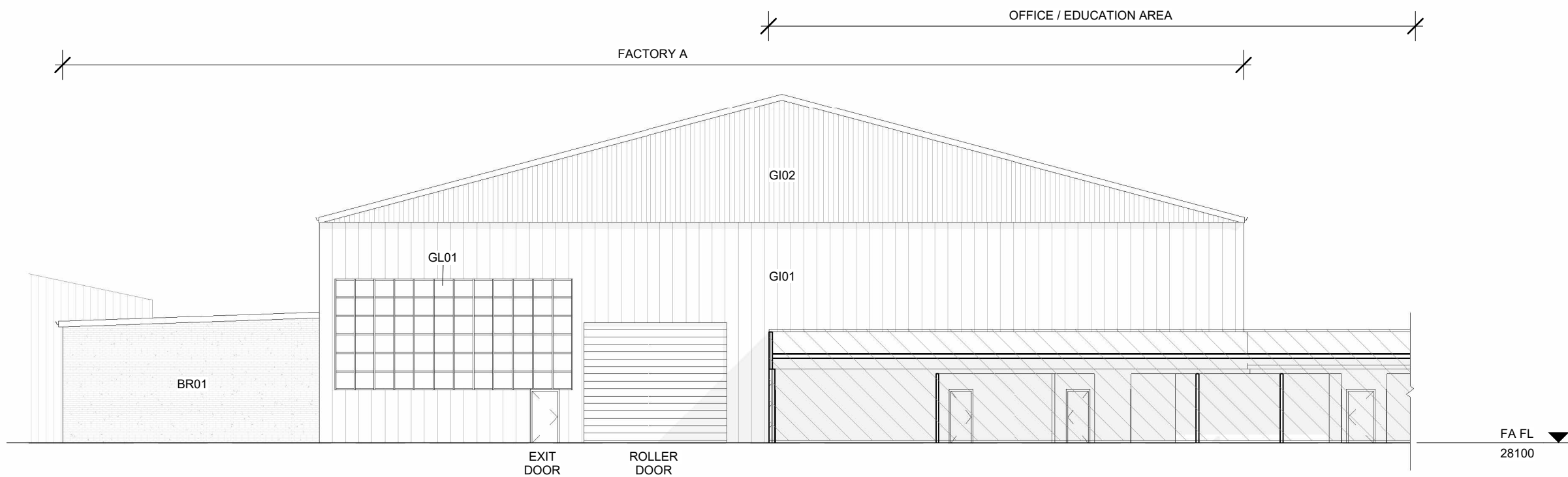


1  
04

NORTH ELEVATION - FACTORY A

1 : 200

CITY OF MARIBYRNONG  
ADVERTISED PLAN



2  
04

EAST ELEVATION - FACTORY A

1 : 200

ELEVATION LEGEND

|      |                                 |
|------|---------------------------------|
| T/B  | TITLE BOUNDARY                  |
| OA   | OVERALL                         |
| NGL  | NATURAL GROUND LEVEL            |
| EX.W | EXISTING WINDOW                 |
| EX.D | EXISTING DOOR                   |
|      | EXISTING BUILDING, NOT IN WORKS |

NOTES:

\*ALL TITLE BOUNDARIES SHOWN AS PER LAND SURVEY

\*ALL LEVELS SHOWN AS PER LAND SURVEY

MATERIAL LEGEND

BR01 - EXISTING BRICK VENEER SKIN, IN ORANGE/RED

BR02 - EXISTING BRICK VENEER SKIN, IN CHARCOAL

BL01 - EXISTING BLOCKWORK, IN GREY

GI01 - GALVANISED IRON FLAT PROFILE, IN GREY

GI02 - GALVANISED IRON CUSTOM ORB PROFILE, IN SILVER

GI03 - GALVANISED IRON CUSTOM ORB PROFILE, IN WHITE

RF01 - GALVANISED IRON CUSTOM ORB ROOF, IN SILVER

RF02 - TRIMDEK ROOF, IN SILVER

GL01 - CLEAR GLAZED GLASS, CLEAR FINISH

GL02 - OBSCURE GLAZED GLASS, CLEAR FINISH

Date

17/02/2025

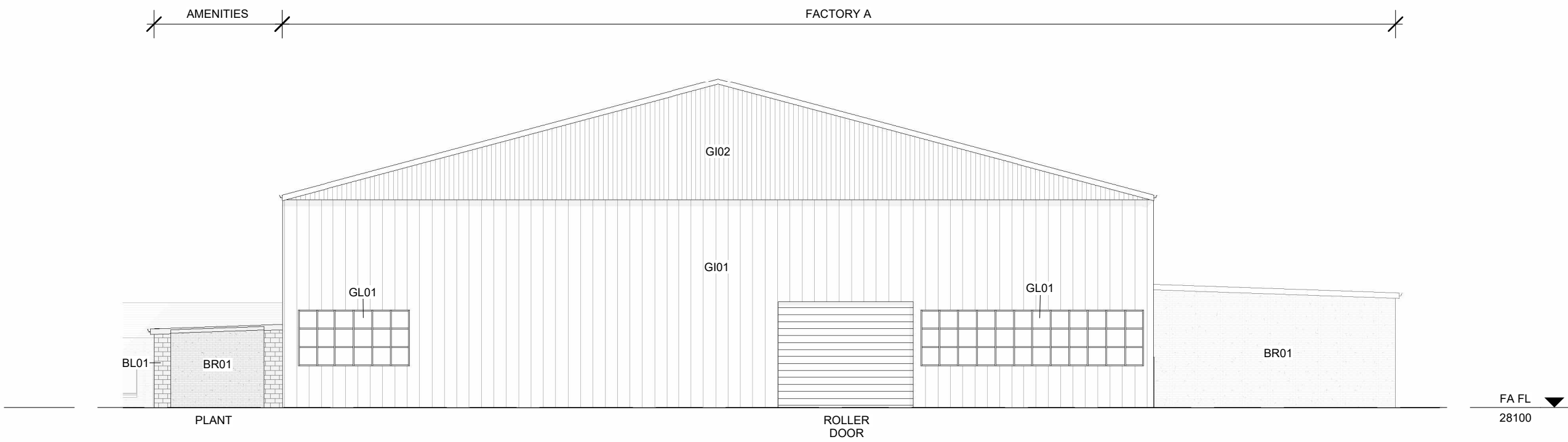
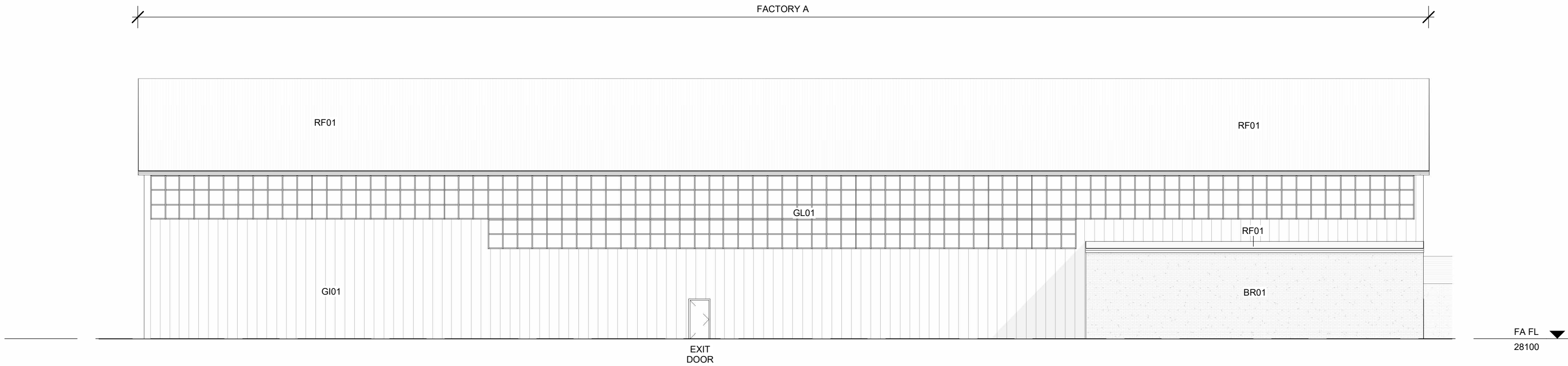


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TOWN PLANNING

EXISTING  
ELEVATIONS -  
FACTORY A

CITY OF MARIBYRNONG  
ADVERTISED PLAN



#### ELEVATION LEGEND

|      |                                 |
|------|---------------------------------|
| T/B  | TITLE BOUNDARY                  |
| OA   | OVERALL                         |
| NGL  | NATURAL GROUND LEVEL            |
| EX.W | EXISTING WINDOW                 |
| EX.D | EXISTING DOOR                   |
|      | EXISTING BUILDING, NOT IN WORKS |

NOTES:

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#### MATERIAL LEGEND

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BR02 - EXISTING BRICK VENEER SKIN, IN CHARCOAL

BL01 - EXISTING BLOCKWORK, IN GREY

GI01 - GALVANISED IRON FLAT PROFILE, IN GREY

GI02 - GALVANISED IRON CUSTOM ORB PROFILE, IN SILVER

GI03 - GALVANISED IRON CUSTOM ORB PROFILE, IN WHITE

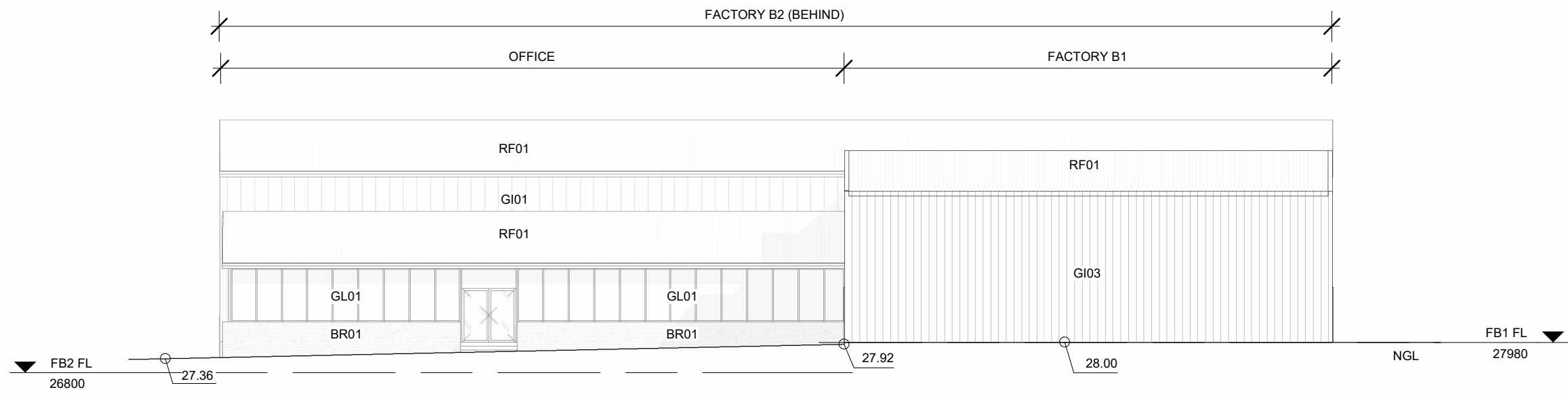
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RF02 - TRIMDEK ROOF, IN SILVER

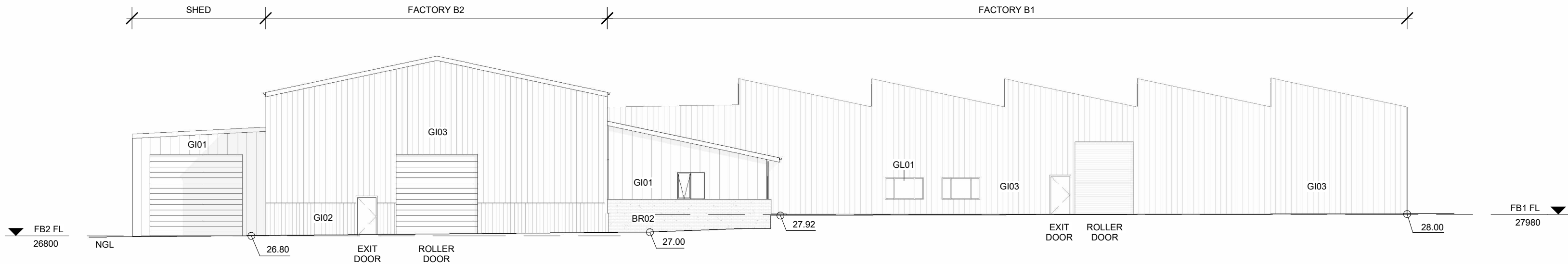
GL01 - CLEAR GLAZED GLASS, CLEAR FINISH

GL02 - OBSCURE GLAZED GLASS, CLEAR FINISH

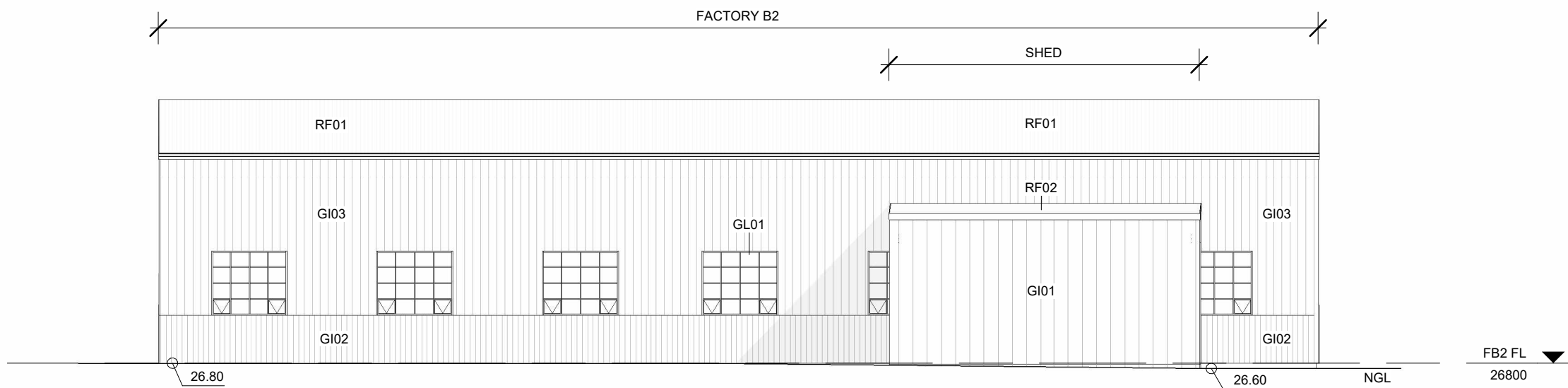




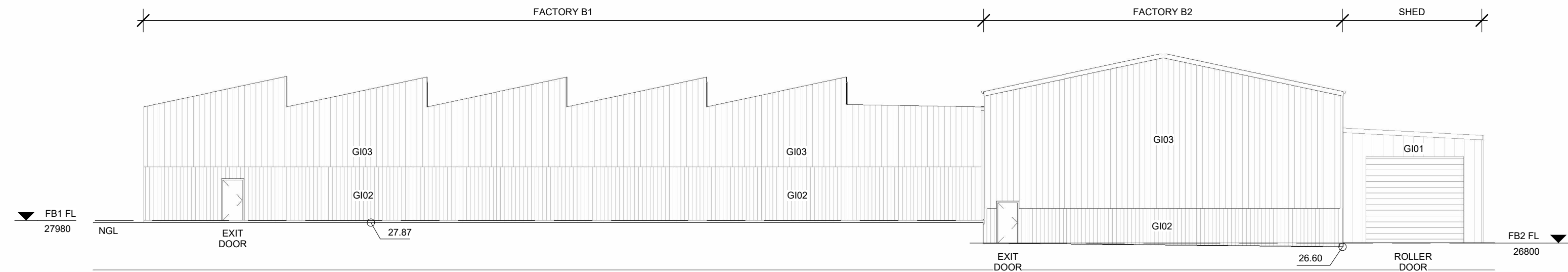
1 NORTH ELEVATION - FACTORY B  
04 1 : 200



2 EAST ELEVATION - FACTORY B  
04 1 : 200



3 WEST ELEVATION - FACTORY B  
05 1 : 200



4 SOUTH ELEVATION - FACTORY B  
05 1 : 200

CITY OF MARIBYRNONG  
ADVERTISED PLAN

ELEVATION LEGEND

|      |                                 |
|------|---------------------------------|
| T/B  | TITLE BOUNDARY                  |
| OA   | OVERALL                         |
| NGL  | NATURAL GROUND LEVEL            |
| EX.W | EXISTING WINDOW                 |
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TOWN PLANNING

EXISTING  
ELEVATIONS -  
FACTORY B

68-72 Gwelo Street,  
Tottenham VIC 3012

LUCIA CAI

Scale @ A2

1 : 200

North Point

Revision

A

Revision Description

A 16/08/2024 ISSUE FOR TP SUBMISSION

CITY OF MARIBYRNONG  
ADVERTISED PLAN

Date

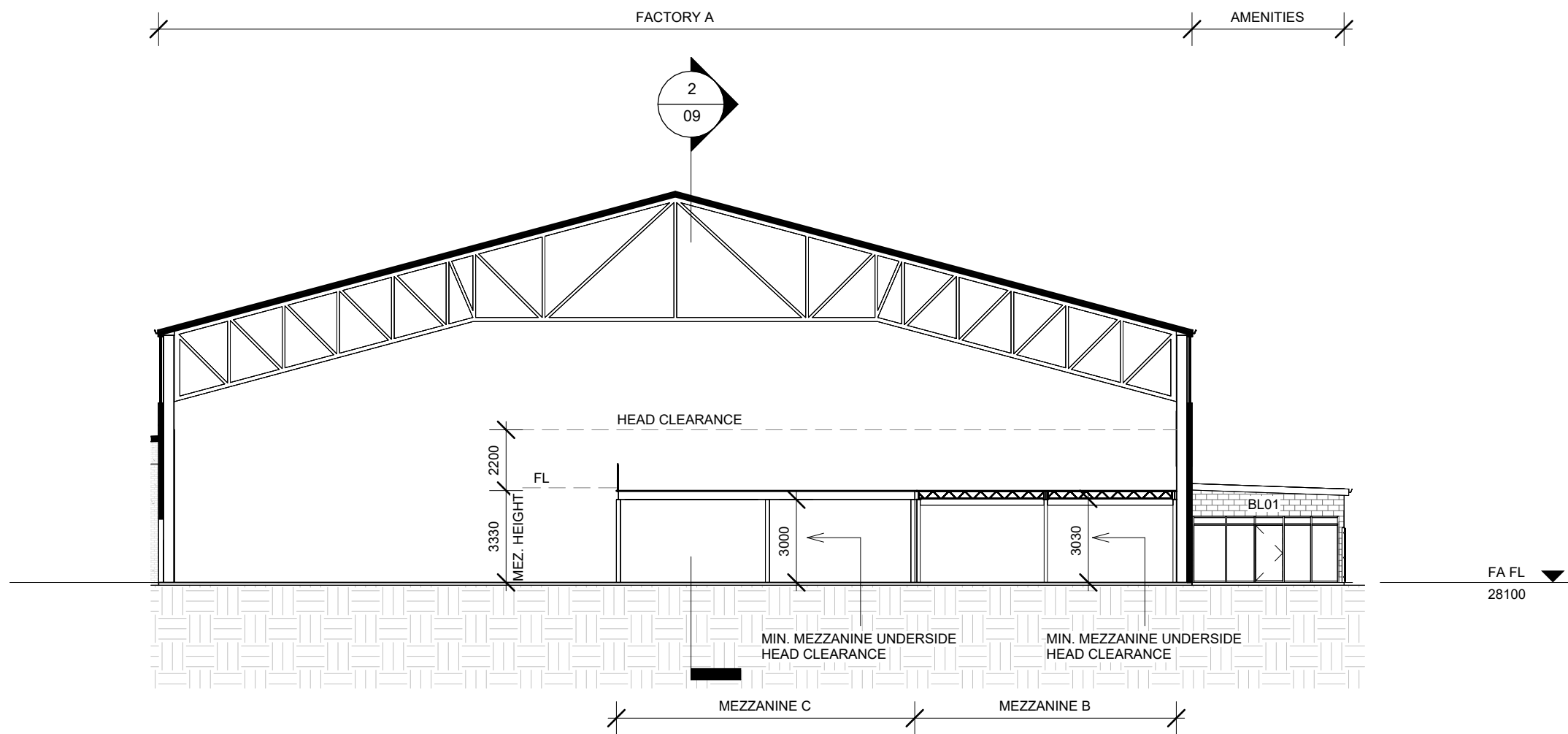
17/02/2025

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STUDIO

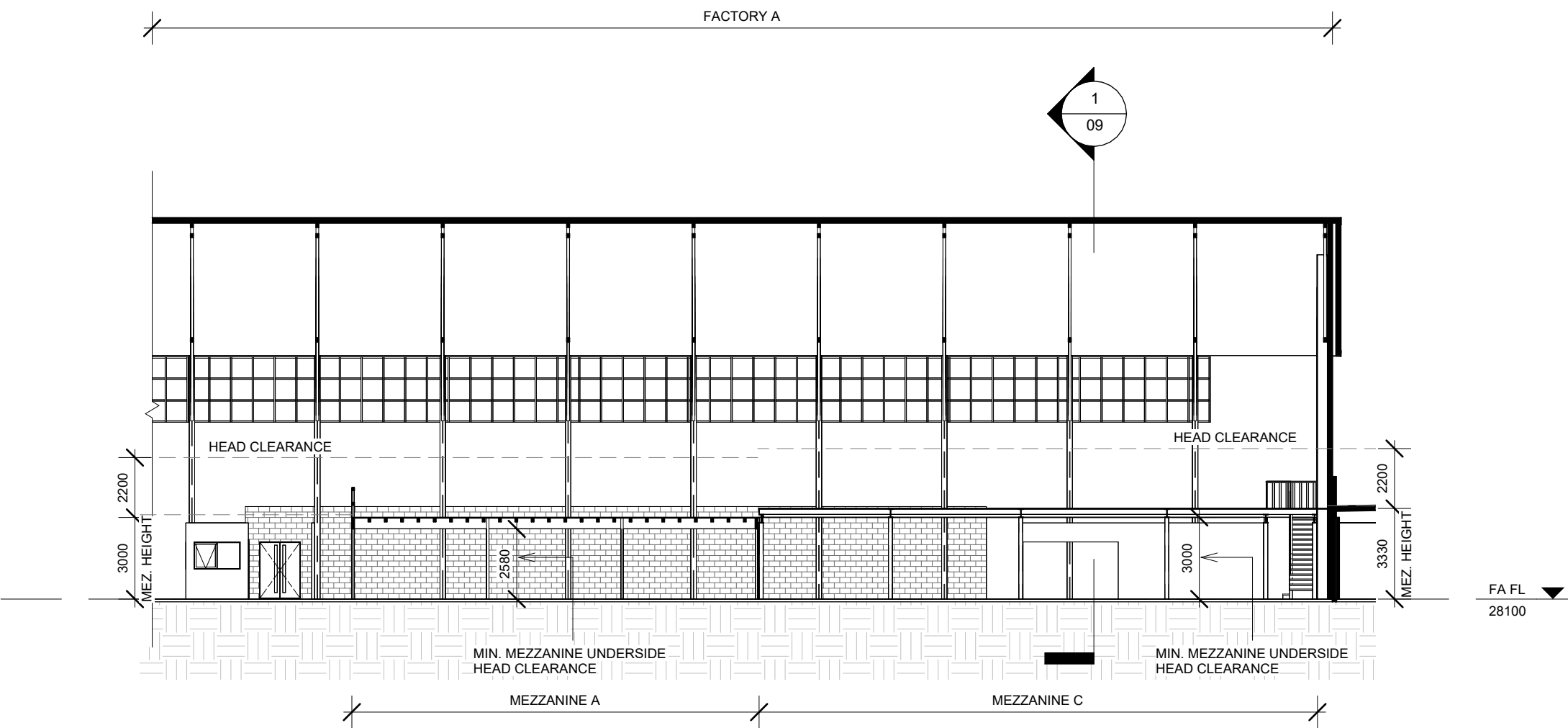
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TOWN PLANNING

AS BUILT SECTIONS  
- FACTORY A



1  
04  
FACTORY A - SECTION 1  
1 : 200



2  
04  
FACTORY A - SECTION 2  
1 : 200

68-72 Gwelo Street,  
Tottenham VIC 3012

LUCIA CAI

Scale @ A2

1 : 200

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A

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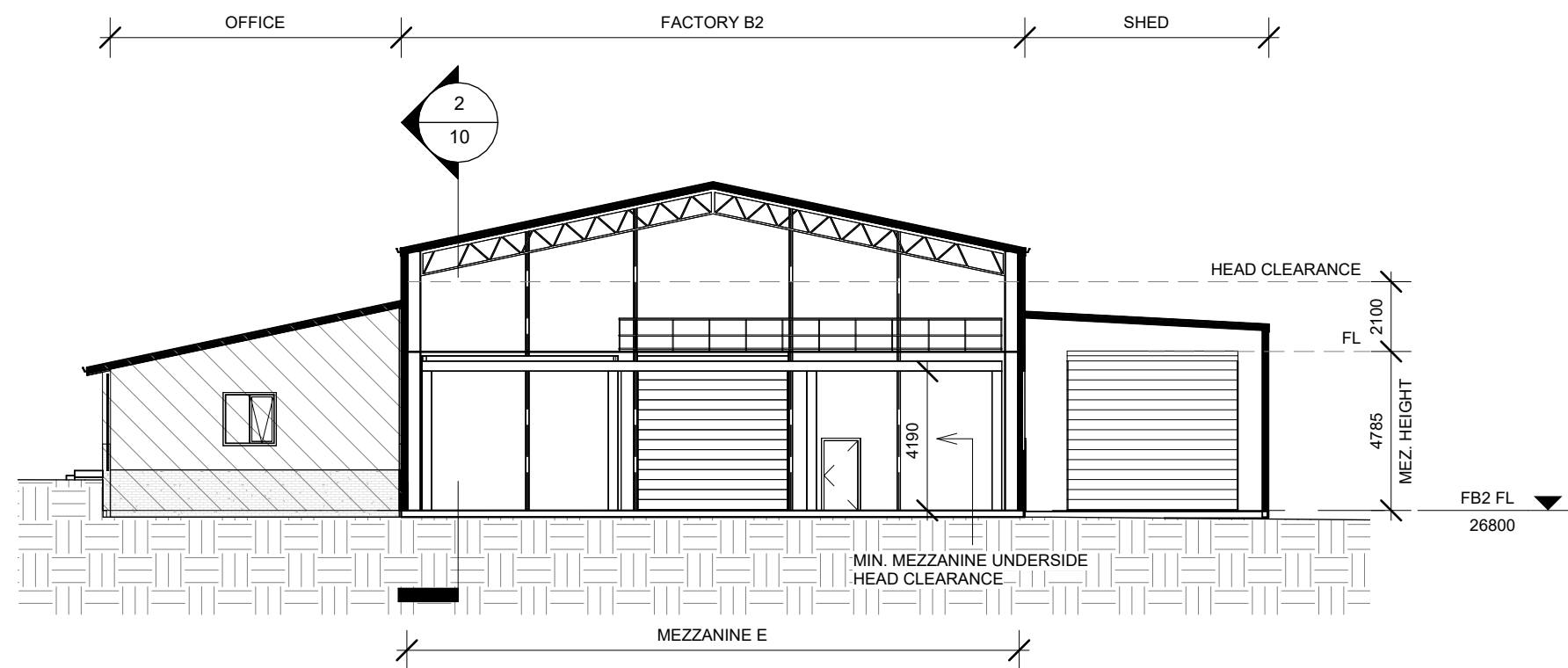
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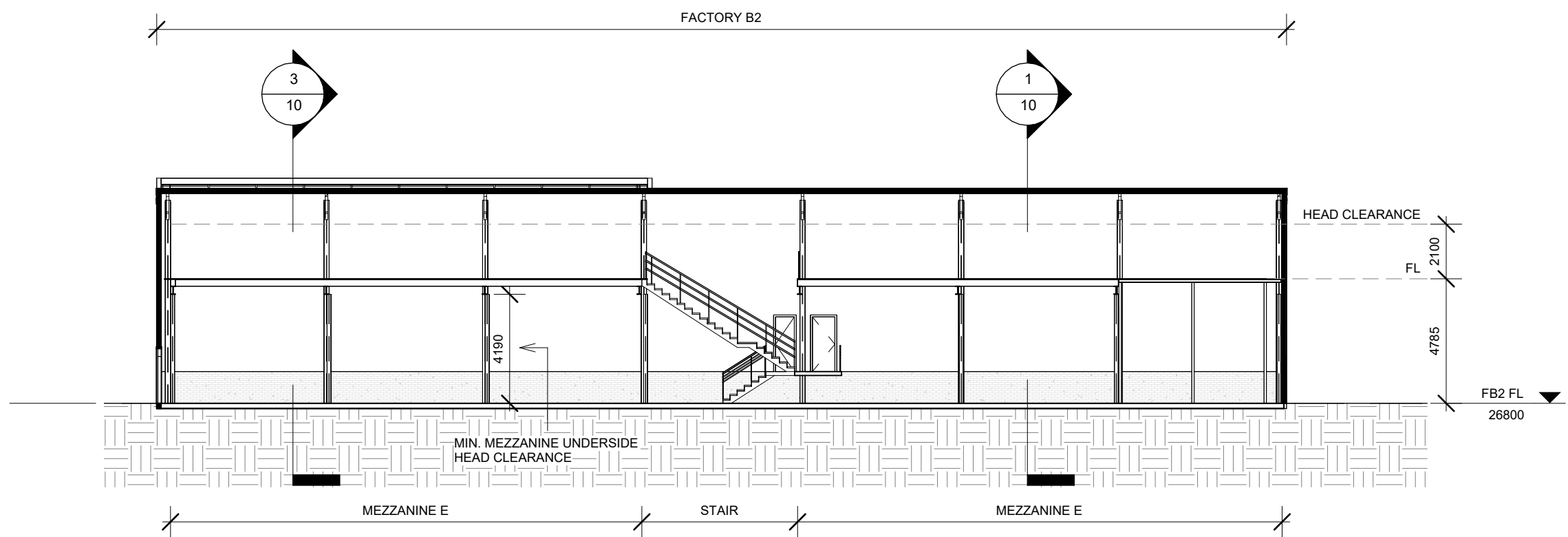
AS BUILT SECTIONS  
- FACTORY B



1  
05

FACTORY B2 - SECTION 1

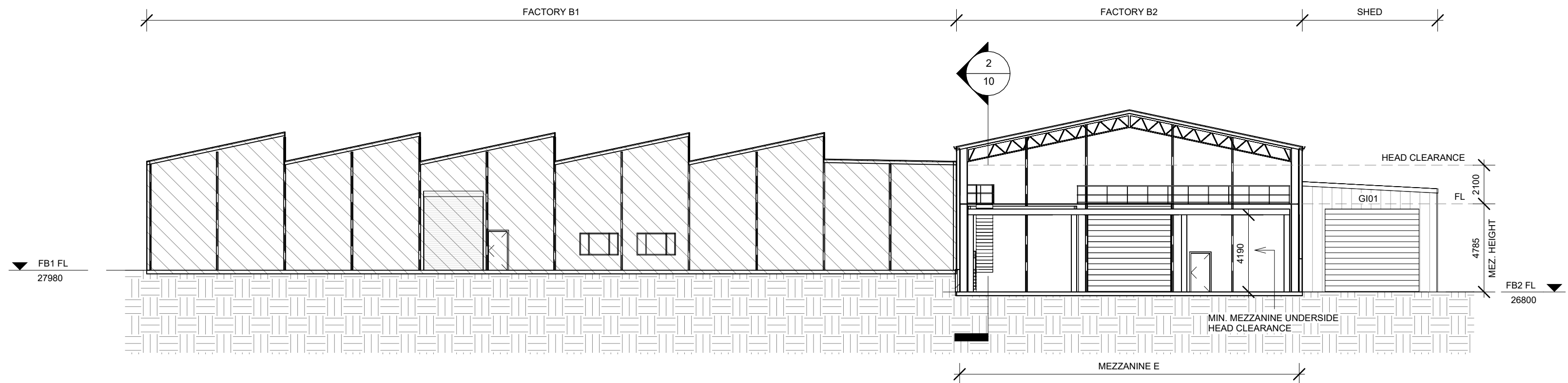
1 : 200



2  
05

FACTORY B2 - SECTION 2

1 : 200



3  
05

FACTORY B1 & B2 - SECTION 3

1 : 200