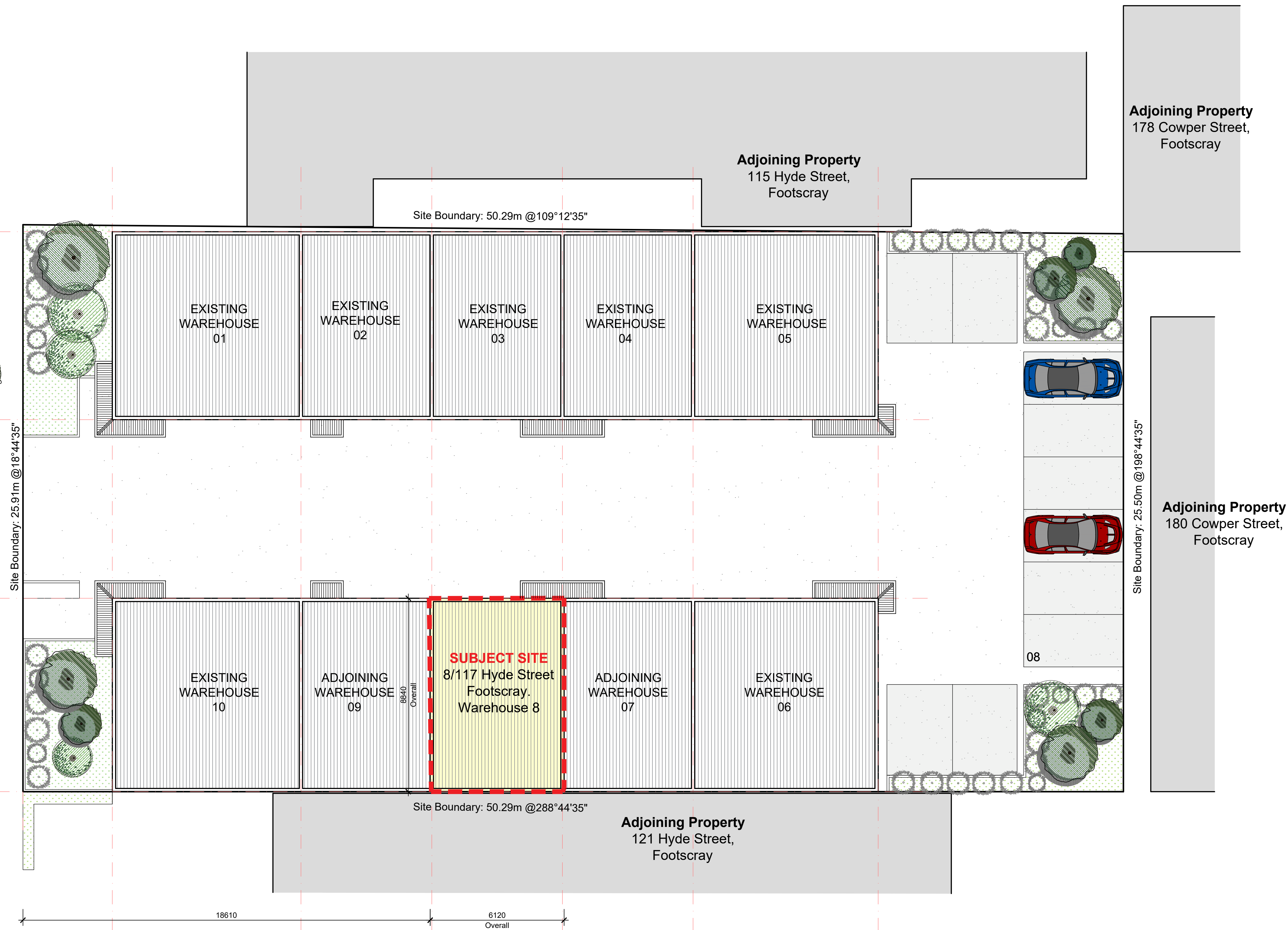


CITY OF MARIBYRNONG
ADVERTISED PLAN

HYDE STREET



Locality Plan
Scale: 1:100

No.	DATE	DESCRIPTION	APPROVED
A	05.06.2025	TOWN PLANNING SUBMISSION	J.S.
B	23.07.2025	RFI RESPONSE	J.S.

TOWN PLANNING ISSUE
NOT TO BE USED FOR CONSTRUCTION

Copyright in all material, including drawings, plans and written works, produced by BB Design Group Pty. Ltd. You may not reproduce, publish, broadcast, adapt (in the case of written works) or exercise any other of the exclusive rights of the copyright owner in relation to these materials without obtaining the prior written permission of BB Design Group Pty. Ltd.

BB
DESIGN
GROUP

312a Bell Street, Coburg, Vic. 3058
PO Box 283, Batman, Vic. 3058
(03) 9354 1544
info@bbdesigngroup.com.au
www.bbdesigngroup.com.au

bdaa
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

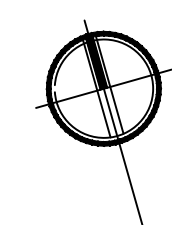
'Creating a Working & Living Environment'

PROPOSED OFFICE
DEVELOPMENT AT: 8/117 HYDE
STREET, FOOTSCRAY,
VICTORIA

CLIENT
GM PROPERTY
GROUP

DRAWING TITLE
LOCALITY PLAN

DATE	SCALE	DRG NO.
JUN 2025	1:100	TP00
DRAWN	CHECKED	JOB NO.
J.S.	B.B.	250206



HYDE STREET



Existing Ground Floor
Scale: 1:100

CITY OF HAMBURG
RECEIVED
11/08/2025
URBAN PLANNING

Legend

- Denotes proposed walls
- Denotes existing wall.
- Denotes existing Warehouses
- Denotes proposed change of use from warehouse to office

AREA ANALYSIS:

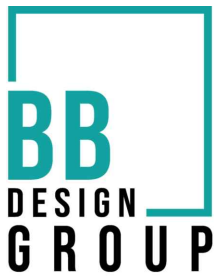
TOTAL SITE AREA =	1292.70m ²
BUILDING AREA:	
WAREHOUSE 1:	
Warehouse 1 Ground floor Area =	74.00m ²
Warehouse 1 First Floor Area =	74.00m ²
WAREHOUSE 2:	
Warehouse 2 Ground floor Area =	51.40m ²
Warehouse 2 First Floor Area =	51.40m ²
WAREHOUSE 3:	
Warehouse 3 Ground floor Area =	51.20m ²
Warehouse 3 First Floor Area =	51.20m ²
WAREHOUSE 4:	
Warehouse 4 Ground floor Area =	51.30m ²
Warehouse 4 First Floor Area =	51.30m ²
WAREHOUSE 5:	
Warehouse 5 Ground floor Area =	72.70m ²
Warehouse 5 First Floor Area =	72.70m ²
WAREHOUSE 6:	
Warehouse 6 Ground floor Area =	74.00m ²
Warehouse 6 First Floor Area =	74.00m ²
WAREHOUSE 7:	
Warehouse 7 Ground floor Area =	52.70m ²
Warehouse 7 First Floor Area =	52.70m ²
WAREHOUSE 8:	
Warehouse 8 Ground floor Area =	54.10m ²
Warehouse 8 First Floor Area =	54.10m ²
WAREHOUSE 9:	
Warehouse 9 Ground floor Area =	52.70m ²
Warehouse 9 First Floor Area =	52.70m ²
WAREHOUSE 10:	
Warehouse 10 Ground floor Area =	76.20m ²
Warehouse 10 First Floor Area =	76.20m ²
TOTAL EXISTING BUILDING	1220.60m ²
SITE COVERAGE: 47.20%	

No.	DATE.	DESCRIPTION.	APPD.
A	05.06.2025	TOWN PLANNING SUBMISSION	J.S.
B	23.07.2025	RFI RESPONSE	J.S.

TOWN PLANNING ISSUE

NOT TO BE USED FOR CONSTRUCTION

Copyright in all material, including drawings, plans and written works, produced by BB Design Group Pty. Ltd. You may not reproduce, publish, broadcast, adapt (in the case of written works) or exercise any other of the exclusive rights of the copyright owner in relation to these materials without obtaining the prior written permission of BB Design Group Pty. Ltd.



312a Bell Street, Coburg, Vic. 3058
PO Box 283, Batman, Vic. 3058
(03) 9354 1544
info@bbdesigngroup.com.au
www.bbdesigngroup.com.au



'Creating a Working & Living Environment'

PROJECT

PROPOSED OFFICE
DEVELOPMENT AT: 8/117 HYDE
STREET, FOOTSCRAY,
VICTORIA

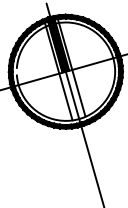
CLIENT

GM PROPERTY
GROUP

DRAWING TITLE

EXISTING GROUND
FLOOR PLAN

DATE	SCALE	DRG NO.
JUN 2025	1:100	TP01
DRAWN	CHECKED	JOB NO.
J.S.	B.B.	250206



HYDE STREET



Proposed Ground Floor
Scale: 1:100

CITY OF BARRAMUNDRA
RECEIVED
11/08/2025
URBAN PLANNING

Legend

- Denotes proposed walls
- Denotes existing wall.
- Denotes existing Warehouses
- Denotes proposed change of use from warehouse to office

AREA ANALYSIS:

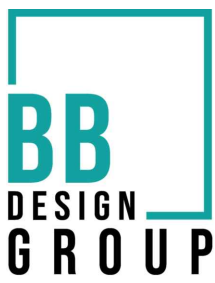
TOTAL SITE AREA =	1292.70m ²
BUILDING AREA:	
WAREHOUSE 1:	
Warehouse 1 Ground floor Area =	74.00m ²
Warehouse 1 First Floor Area =	74.00m ²
WAREHOUSE 2:	
Warehouse 2 Ground floor Area =	51.40m ²
Warehouse 2 First Floor Area =	51.40m ²
WAREHOUSE 3:	
Warehouse 3 Ground floor Area =	51.20m ²
Warehouse 3 First Floor Area =	51.20m ²
WAREHOUSE 4:	
Warehouse 4 Ground floor Area =	51.30m ²
Warehouse 4 First Floor Area =	51.30m ²
WAREHOUSE 5:	
Warehouse 5 Ground floor Area =	72.70m ²
Warehouse 5 First Floor Area =	72.70m ²
WAREHOUSE 6:	
Warehouse 6 Ground floor Area =	74.00m ²
Warehouse 6 First Floor Area =	74.00m ²
WAREHOUSE 7:	
Warehouse 7 Ground floor Area =	52.70m ²
Warehouse 7 First Floor Area =	52.70m ²
WAREHOUSE 8:	
Office Ground floor Area =	54.10m ²
Office First Floor Area =	54.10m ²
WAREHOUSE 9:	
Warehouse 9 Ground floor Area =	52.70m ²
Warehouse 9 First Floor Area =	52.70m ²
WAREHOUSE 10:	
Warehouse 10 Ground floor Area =	76.20m ²
Warehouse 10 First Floor Area =	76.20m ²
TOTAL EXISTING BUILDING	1220.60m ²
SITE COVERAGE: 47.20%	

No.	DATE	DESCRIPTION	APPD.
A	05.06.2025	TOWN PLANNING SUBMISSION	J.S.
B	23.07.2025	RFI RESPONSE	J.S.

TOWN PLANNING ISSUE

NOT TO BE USED FOR CONSTRUCTION

Copyright in all material, including drawings, plans and written works, produced by BB Design Group Pty. Ltd. You may not reproduce, publish, broadcast, adapt (in the case of written works) or exercise any other of the exclusive rights of the copyright owner in relation to these materials without obtaining the prior written permission of BB Design Group Pty. Ltd.



312a Bell Street, Coburg, Vic. 3058
PO Box 283, Batman, Vic. 3058
(03) 9354 1544
info@bbdesigngroup.com.au
www.bbdesigngroup.com.au



'Creating a Working & Living Environment'

PROJECT

PROPOSED OFFICE
DEVELOPMENT AT: 8/117 HYDE
STREET, FOOTSCRAY,
VICTORIA

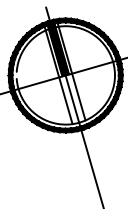
CLIENT

GM PROPERTY
GROUP

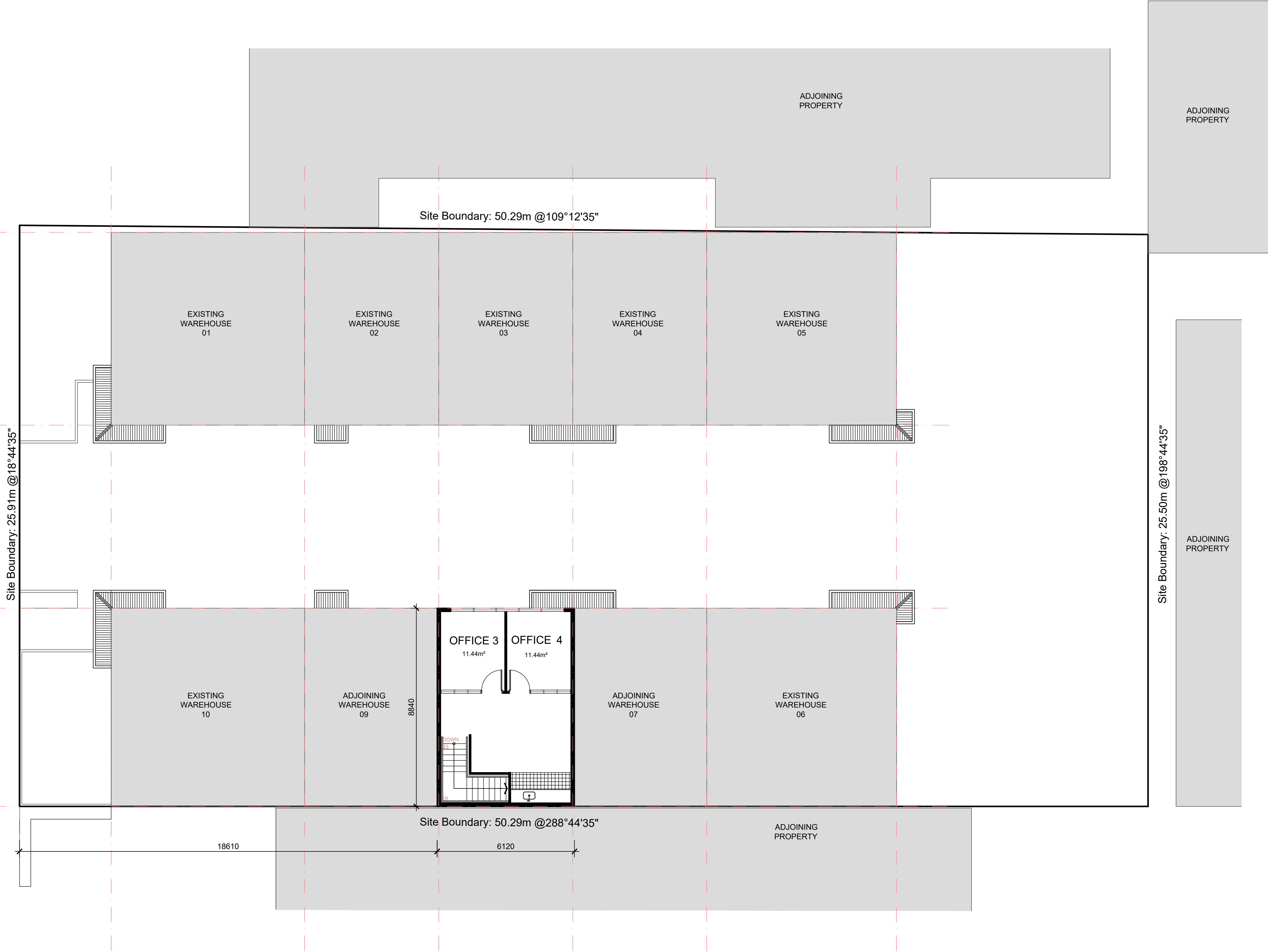
DRAWING TITLE

PROPOSED GROUND
FLOOR PLAN

DATE	SCALE	DRG NO.
JUN 2025	1:100	TP02
DRAWN	CHECKED	JOB NO.
J.S.	B.B.	250206



HYDE STREET



Existing First Floor
Scale: 1:100

CITY OF MARENGONG
RECEIVED
11/08/2025
URBAN PLANNING

Legend

- Denotes Existing to remain unchanged
- Denotes existing wall.
- Denotes existing Warehouses

AREA ANALYSIS:

TOTAL SITE AREA =	1292.70m ²
BUILDING AREA:	
WAREHOUSE 1:	
Warehouse 1 Ground floor Area =	74.00m ²
Warehouse 1 First Floor Area =	74.00m ²
WAREHOUSE 2:	
Warehouse 2 Ground floor Area =	51.40m ²
Warehouse 2 First Floor Area =	51.40m ²
WAREHOUSE 3:	
Warehouse 3 Ground floor Area =	51.20m ²
Warehouse 3 First Floor Area =	51.20m ²
WAREHOUSE 4:	
Warehouse 4 Ground floor Area =	51.30m ²
Warehouse 4 First Floor Area =	51.30m ²
WAREHOUSE 5:	
Warehouse 5 Ground floor Area =	72.70m ²
Warehouse 5 First Floor Area =	72.70m ²
WAREHOUSE 6:	
Warehouse 6 Ground floor Area =	74.00m ²
Warehouse 6 First Floor Area =	74.00m ²
WAREHOUSE 7:	
Warehouse 7 Ground floor Area =	52.70m ²
Warehouse 7 First Floor Area =	52.70m ²
WAREHOUSE 8:	
Office Ground floor Area =	54.10m ²
Office First Floor Area =	54.10m ²
WAREHOUSE 9:	
Warehouse 9 Ground floor Area =	52.70m ²
Warehouse 9 First Floor Area =	52.70m ²
WAREHOUSE 10:	
Warehouse 10 Ground floor Area =	76.20m ²
Warehouse 10 First Floor Area =	76.20m ²
TOTAL EXISTING BUILDING	1220.60m ²
SITE COVERAGE: 47.20%	

No.	DATE	DESCRIPTION	APPRO.
A	05.06.2025	TOWN PLANNING SUBMISSION	J.S.
B	23.07.2025	RFI RESPONSE	J.S.

TOWN PLANNING ISSUE

NOT TO BE USED FOR CONSTRUCTION

Copyright in all material, including drawings, plans and written works, produced by BB Design Group Pty. Ltd. You may not reproduce, publish, broadcast, adapt (in the case of written works) or exercise any other of the exclusive rights of the copyright owner in relation to these materials without obtaining the prior written permission of BB Design Group Pty. Ltd.



312a Bell Street, Coburg, Vic. 3058
PO Box 283, Batman, Vic. 3058
(03) 9354 1544
info@bbdesigngroup.com.au
www.bbdesigngroup.com.au



'Creating a Working & Living Environment'

PROJECT

PROPOSED OFFICE
DEVELOPMENT AT: 8/117 HYDE
STREET, FOOTSCRAY,
VICTORIA

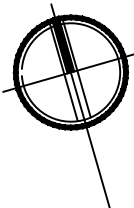
CLIENT

GM PROPERTY
GROUP

DRAWING TITLE

EXISTING FIRST
FLOOR PLAN

DATE	SCALE	DRG NO.
JUN 2025	1:100	TP03
DRAWN	CHECKED	JOB NO.
J.S.	B.B.	250206





Existing North Elevation

Scale: 1:50

No.	DATE	DESCRIPTION	APPRD.
A	05.06.2025	TOWN PLANNING SUBMISSION	J.S.
B	23.07.2025	RFI RESPONSE	J.S.

TOWN PLANNING ISSUE

NOT TO BE USED FOR CONSTRUCTION

Copyright in all material, including drawings, plans and written works, produced by BB Design Group Pty. Ltd. You may not reproduce, publish, broadcast, adapt (in the case of written works) or exercise any other of the exclusive rights of the copyright owner in relation to these materials without obtaining the prior written permission of BB Design Group Pty. Ltd.

BB

DESIGN GROUP

312a Bell Street, Coburg, Vic. 3058
PO Box 283, Batman, Vic. 3058
(03) 9354 1544
info@bbdesigngroup.com.au
www.bbdesigngroup.com.au

bdaa

BUILDING DESIGNERS ASSOCIATION AUSTRALIA

PROJECT		
PROPOSED OFFICE DEVELOPMENT AT: 8/117 HYDE STREET, FOOTSCRAY, VICTORIA		
CLIENT		
GM PROPERTY GROUP		
DRAWING TITLE		
EXISTING ELEVATION		
DATE	SCALE	DRG NO.
JUN 2025	1:50	TP04
DRAWN	CHECKED	JOB NO.
J.S.	B.B.	250206

