

AURA BUSINESS PARK - BULKY GOODS CENTRE
AURA BLVD, GRAF DR, PACKER RD, EDISON CRES,
BARINGA 4551

THESE DRAWINGS ARE ARCHITECTURAL ONLY AND MUST BE READ IN CONJUNCTION WITH THE TOWN PLANNING REPORT & DOCUMENTS BY THE OTHER SPECIALIST CONSULTANTS.

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EXISTING MCDONALDS SITE

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2023/1379
Date: 1 September 2023



LOCATION PLAN
AURA BULKY GOODS

Status: **FOR TOWN PLANNING APPROVAL**
Path: C:\Users\arifayanti\Documents\63166 Aura Bulky Goods_arifayanti.rvt

Scale: NTS



Project Number: 63166
Drawing Number: DA101
Revision: F
Date: 05/07/2023



Building 1 End of trip facilities (EOT) to provide:

- Separate male and female change rooms
 - 1 changing room with minimum of 1 shower, 1 WC, 1 wash basin with associated socket outlet and mirror
 - Capacity for 10 persons each change room
 - Shower/s, sanitary devices and taps to be water efficient
 - Shower/s to include bench seating and hook provision
- Lockers at 1.6 x bicycle parking space
- Lockers to have a minimum dimension - 900mm (H) X 300(w) x 450m (D)
- Sufficient secure bike parking spaces for each change room to meet the intended capacity

PARKING REQUIREMENT

SHOWROOM USE
(1 BAY / 20m² GFA (WHERE ≤ 100 m² GFA) + 1 BAY / 50m² GFA (FOR COMPONENT > 100 m² GFA)
GFA = 14308m²
PARKING BAYS REQUIRED = 289

GYM USE
2,000m² POTENTIAL GYM (1BAY / 20m²)
PARKING BAYS REQUIRED = 100

FOOD PREMISES
(1 SPACE / 15m² GFA)
GFA = 258 m²
PARKING BAYS REQUIRED = 18

TOTAL PARKING BAY REQUIRED = 407 BAYS

PARKING SCHEDULE	
Type	Count
STANDARD - DISABLED	15
STANDARD	350
EXISTING - PARALLEL	7
EXISTING	28
Total: 400	

MCDONALD'S CARPARK NOT INCLUDED IN PARKING SCHEDULE

BICYCLE SCHEDULE

32 CUSTOMER BICYCLE PARKS
8 SECURED STAFF BICYCLE PARKS

AURA BOULEVARD SITE FRONTAGE: 173m
AURA BOULEVARD BUILDING FRONTAGE: 92m
PERCENTAGE OF BUILDING FRONTAGE: 53%

TOTAL SITE AREA: 38,079.34 m²
TOTAL LANDSCAPED AREA: 4816 m²
PERCENTAGE OF LANDSCAPED AREA: 12.65%

GFA SCHEDULE	
Name	Area
AMENITIES	59 m ²
BOH	86 m ²
EOT	39 m ²
F & B	258 m ²
MAJOR	2999 m ²
STORE	47 m ²
TENANCIES	12928 m ²
WC	12 m ²
Total	16428 m ²

GLAR SCHEDULE	
Name	Area
TENANCY	12720 m ²
MAJOR	2951 m ²
F & B	245 m ²
TOTAL	15916 m ²

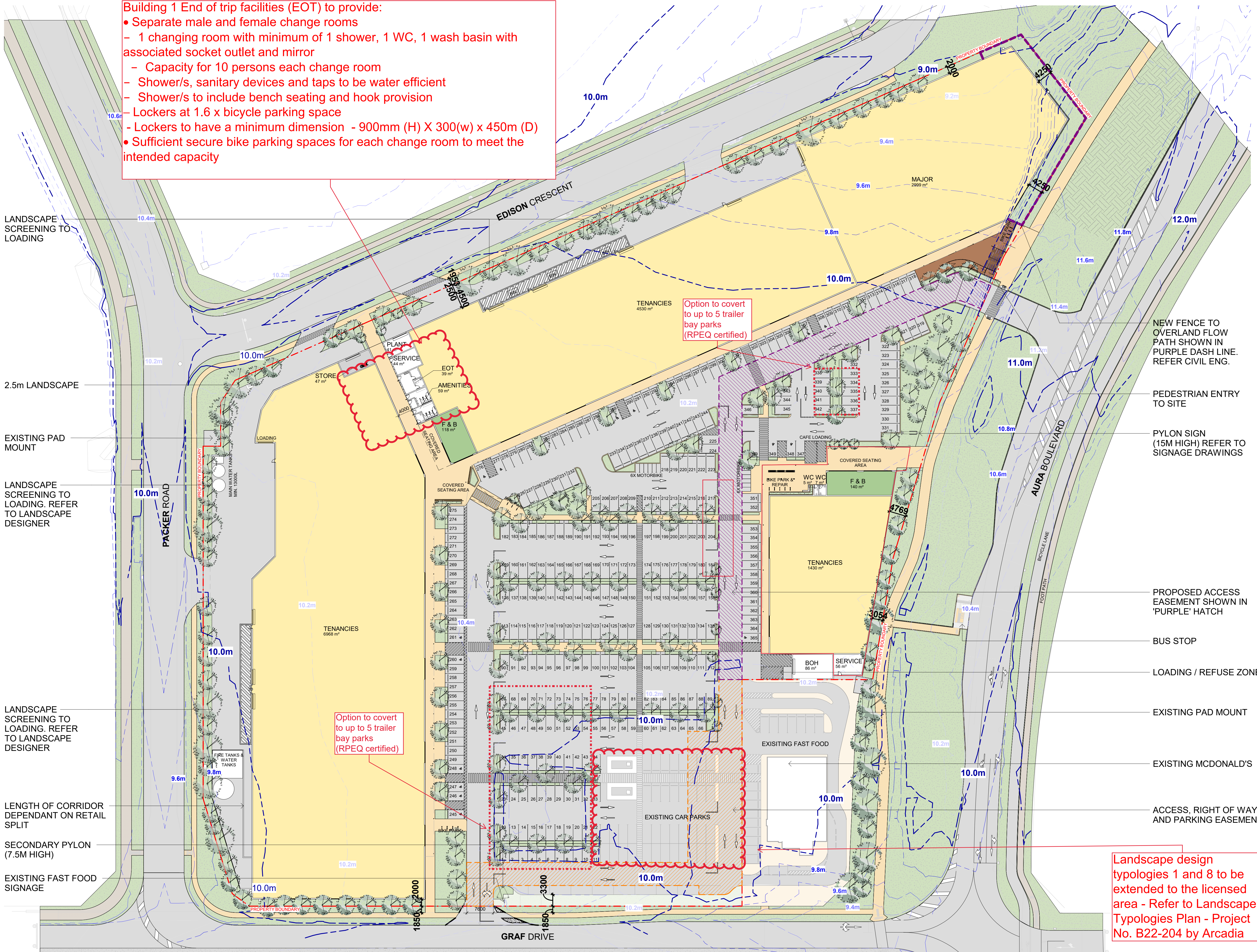
APPROVED LAND USES

	SHOWROOM INDOOR SPORT & RECREATION (MAXIMUM 2,000sqm)
	FOOD PREMISES (MAXIMUM 200sqm)
	FOOD PREMISES

Landscape design typologies 1 and 8 to be extended to the licensed area - Refer to Landscape Typologies Plan - Project No. B22-204 by Arcadia

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2023/1379
Date: 1 September 2023

AMENDED IN RED
By: Andrew McKnight
Date: 11 August 2023





PROPOSED ACCESS
EASEMENT SHOWN IN
'PURPLE' HATCH

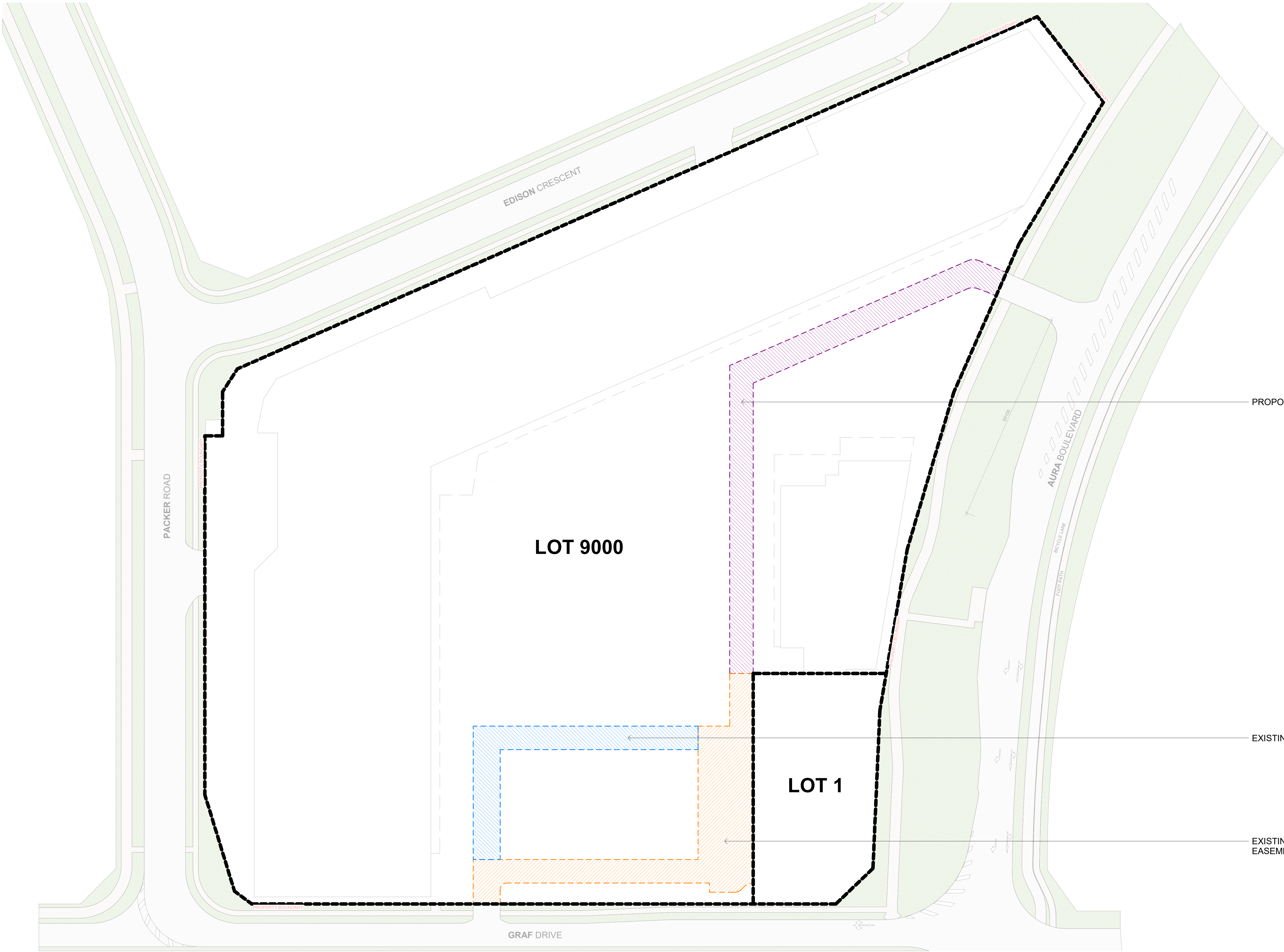
NEW BUS STOP

EXISTING MCDONALD'S

ACCESS, RIGHT OF WAY
AND PARKING EASEMENT

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PROPOSED ACCESS EASEMENT

EXISTING ACCESS EASEMENT AZ

EXISTING ACCESS AND PARKING
EASEMENT AY

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SITE PLAN - EASEMENT PLAN
AURA BULKY GOODS

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Goods_arifayanti.rvt

Scale: 1:200 @ A1
0 16
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Project Number: 63166
Drawing Number: DA212
Revision: B
Date: 05/07/2023



STEP IN ROOF

ROOFTOP PLANT DECK
SCREEN WITH ALUMINIUM
LOUVRES

ROOFTOP PLANT DECK
SCREEN WITH ALUMINIUM
LOUVRES

PROFILE METAL ROOFING

ROOFTOP PLANT DECK
SCREEN WITH ALUMINIUM
LOUVRES

ROOFTOP PLANT DECK
SCREEN WITH ALUMINIUM
LOUVRES

ROOFTOP PLANT DECK
SCREEN WITH ALUMINIUM
LOUVRES

NOTE: FINAL LOCATION OF
ROOF PLANT IS SUBJECT TO
FINAL TENANCY SPLIT.
ROOF SAFETY SYSTEMS AND
ROOF ACCESS IS SUBJECT TO
THESES LOCATIONS

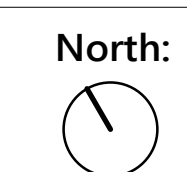
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ROOF PLAN
AURA BULKY GOODS

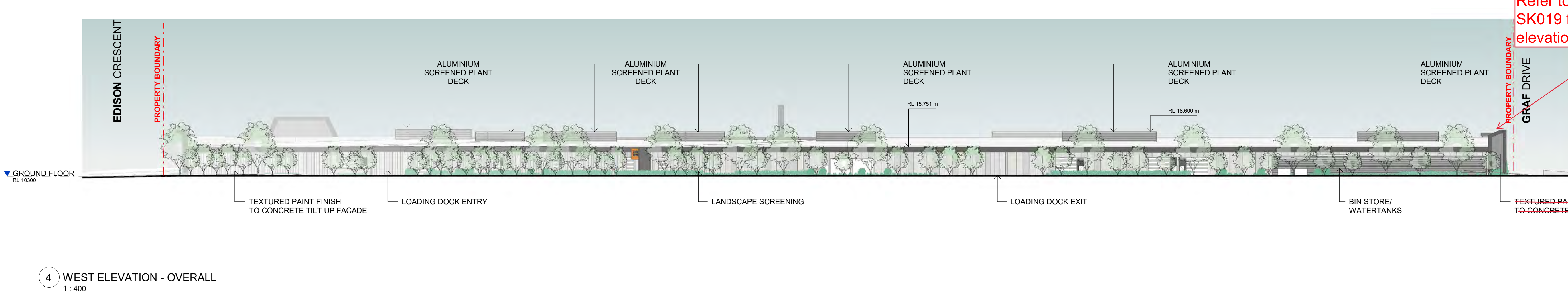
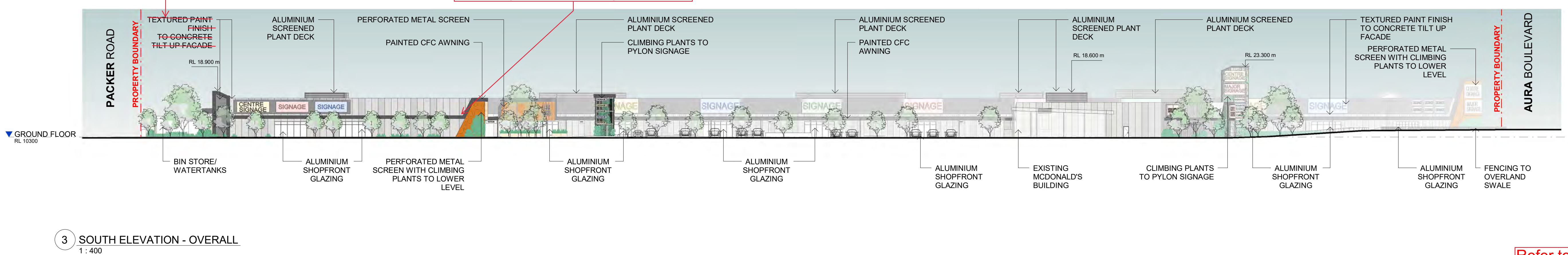
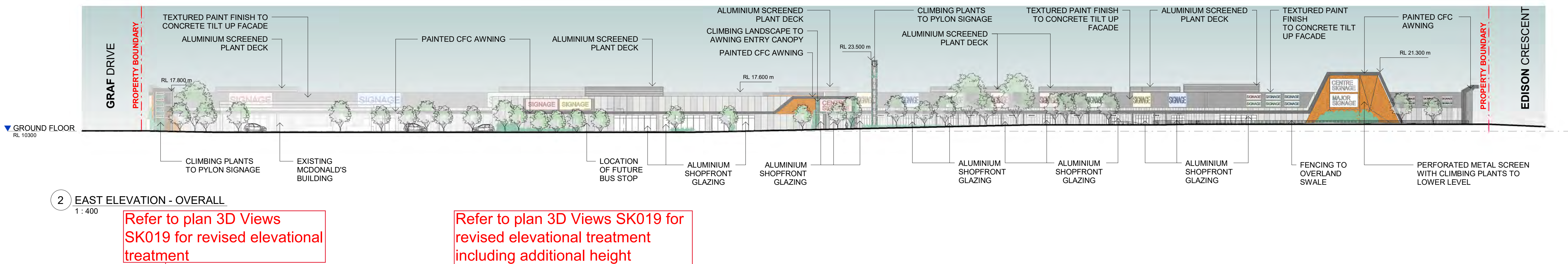
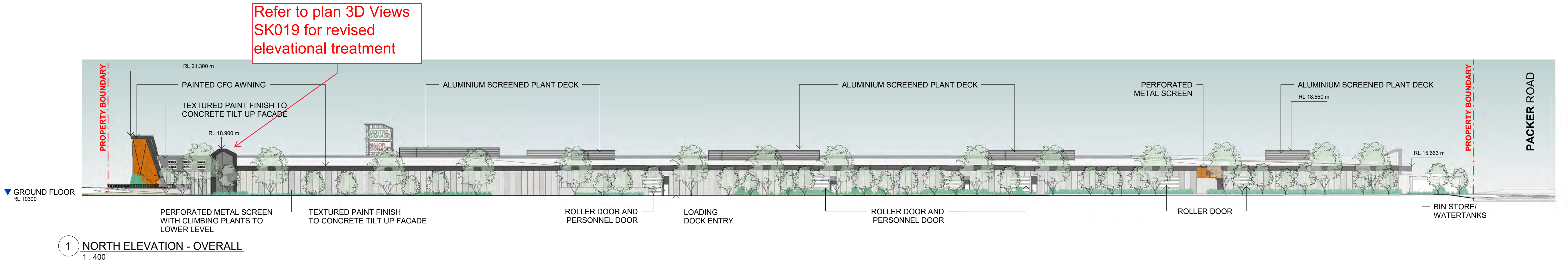
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Project Number: 63166
Drawing Number: DA230
Revision: H
Date: 05/07/2023





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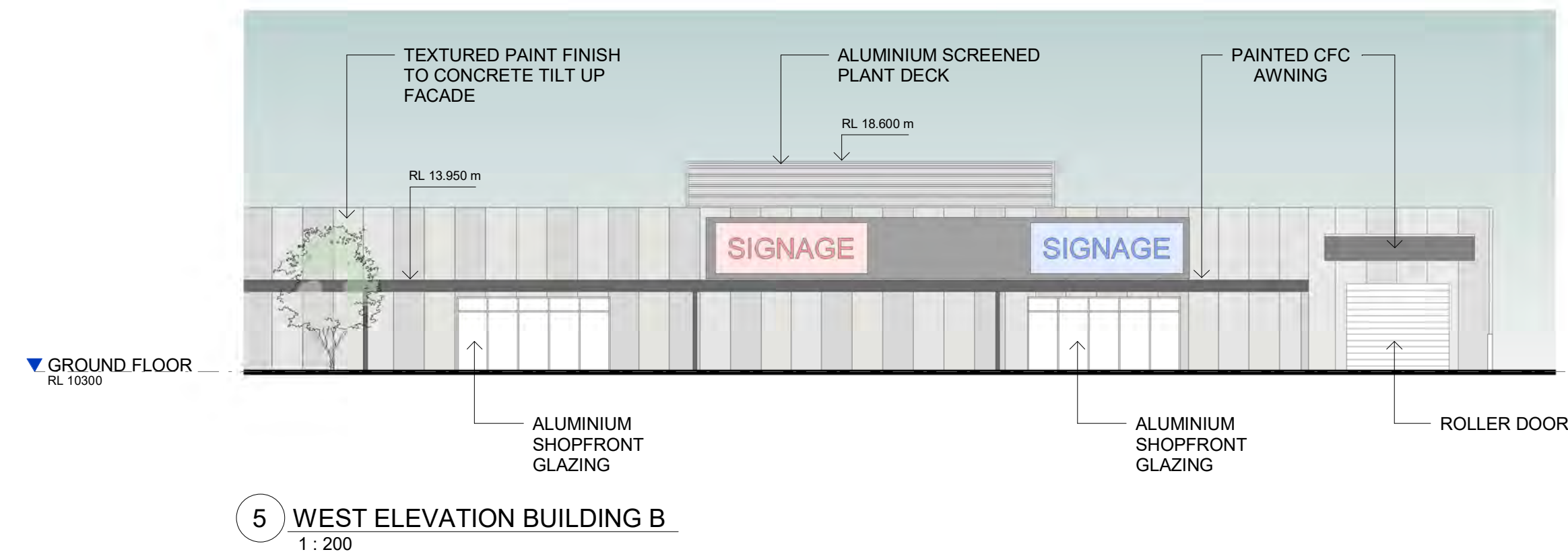
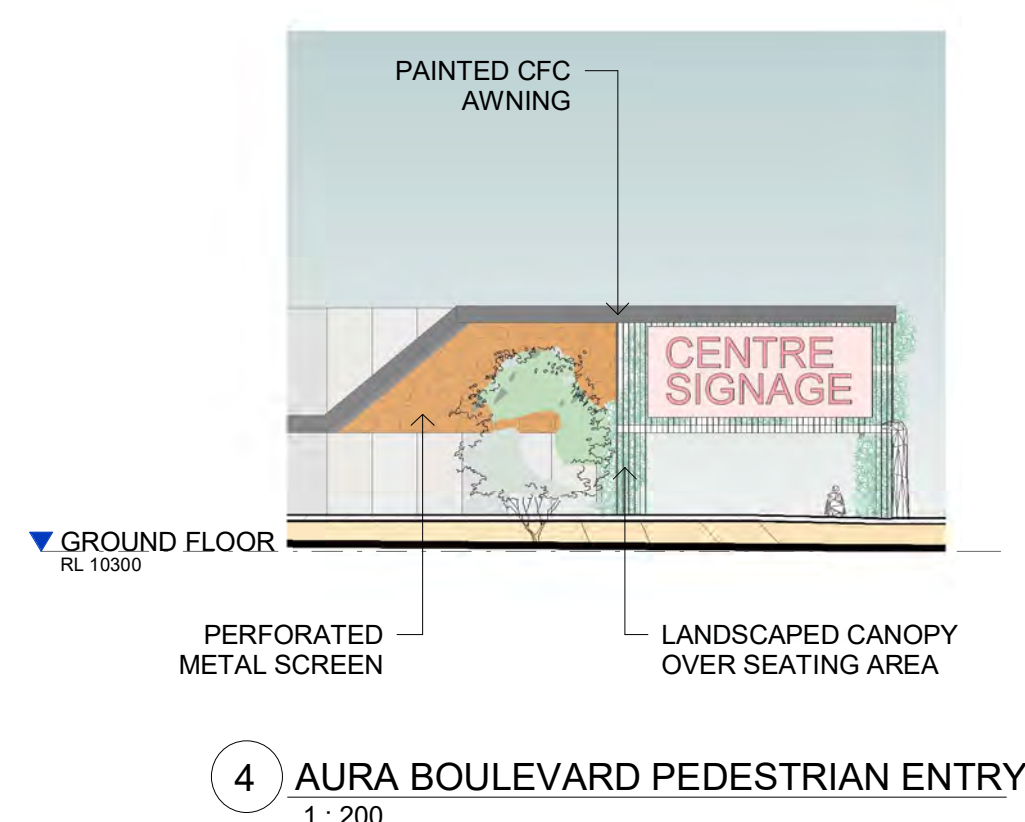
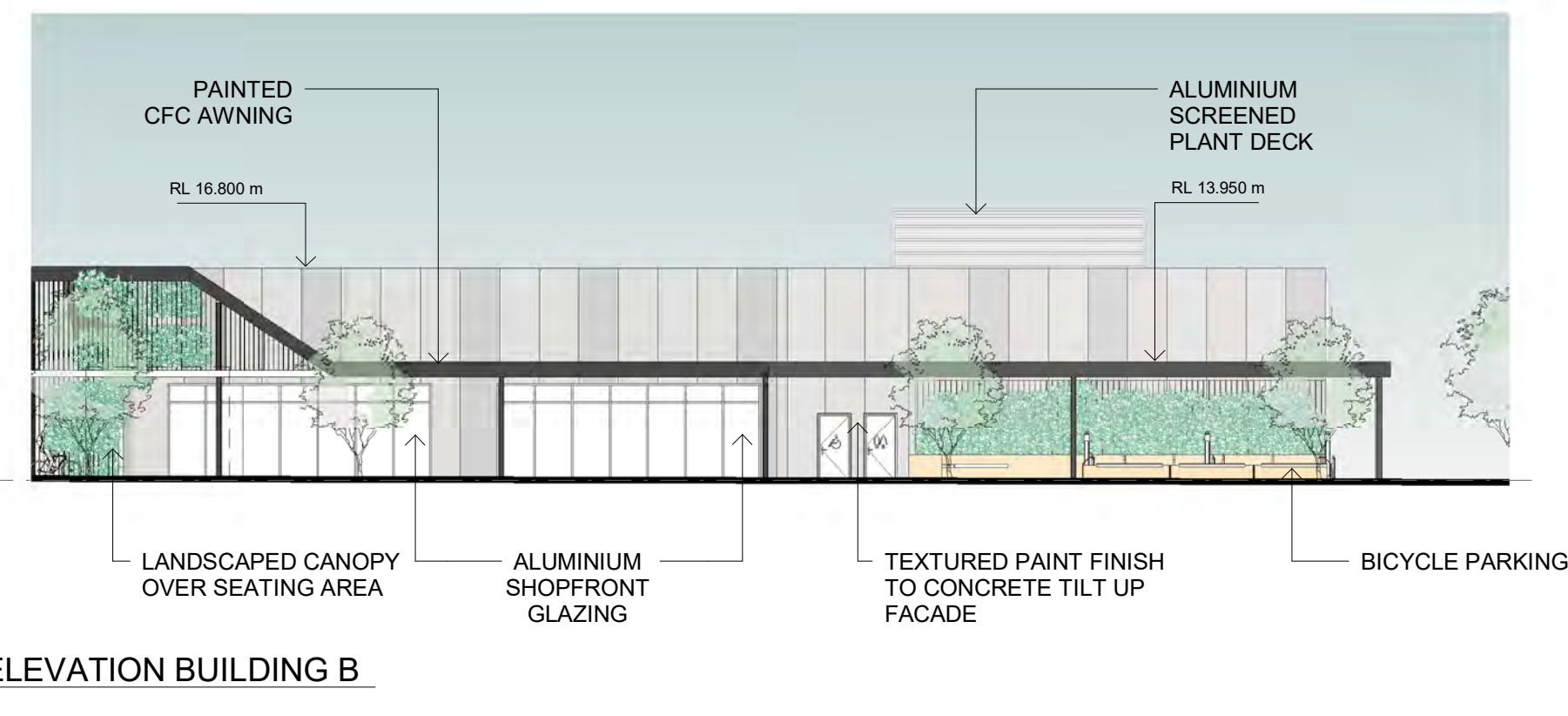
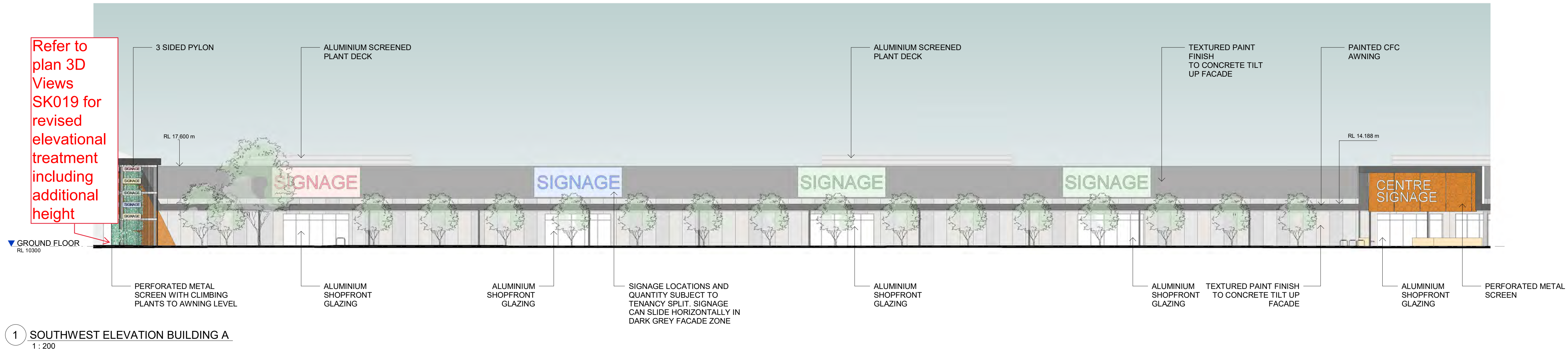
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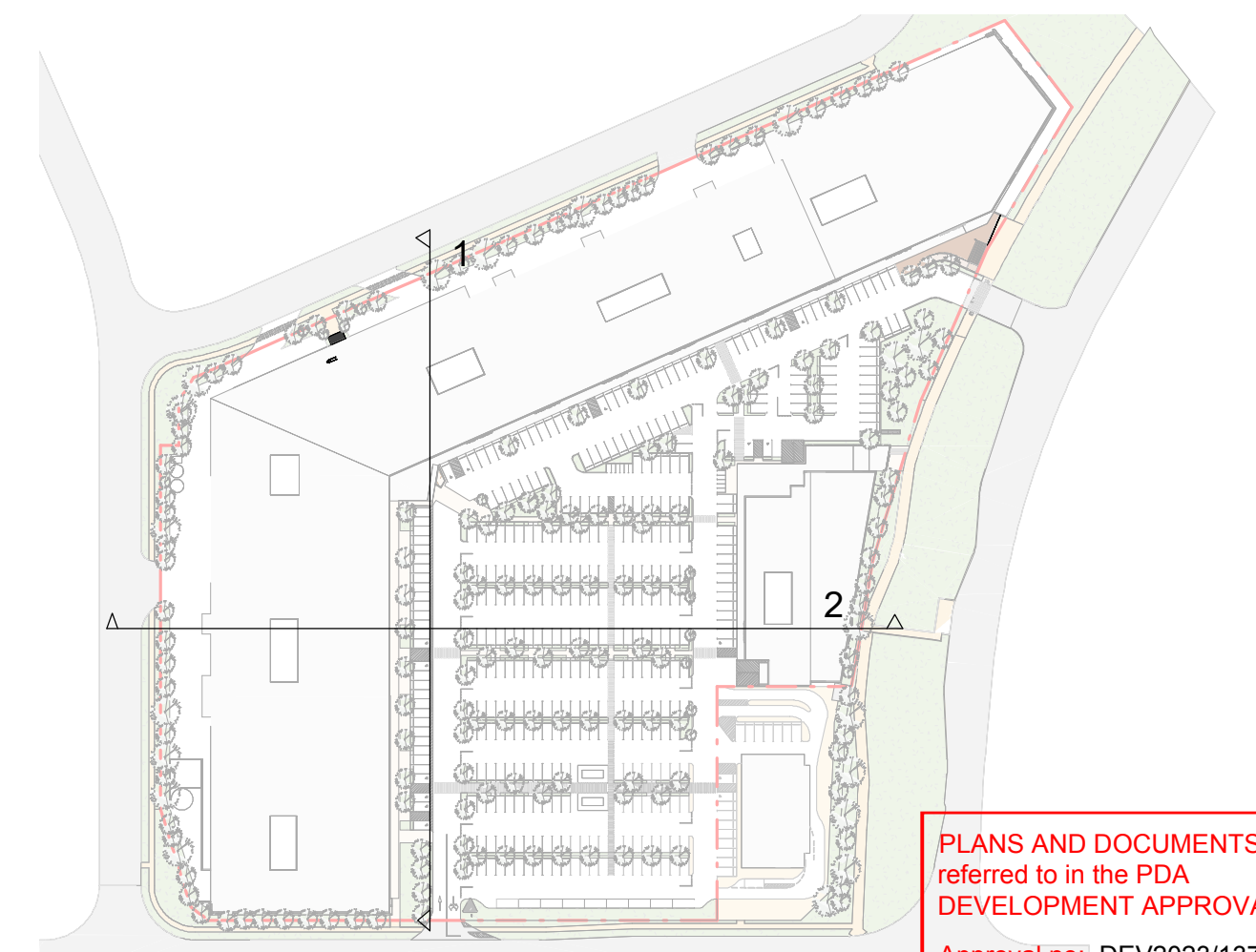
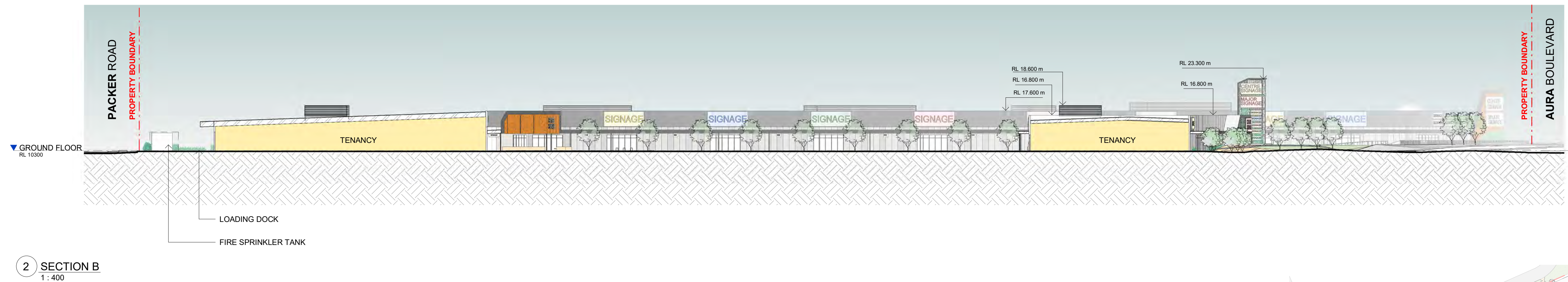
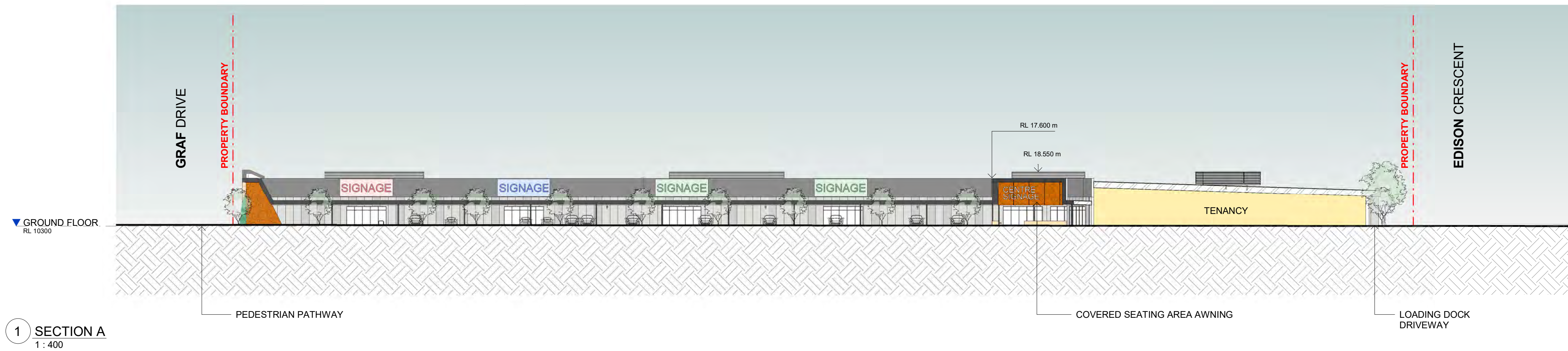
By: Andrew McKnight

Date: 11 August 2023

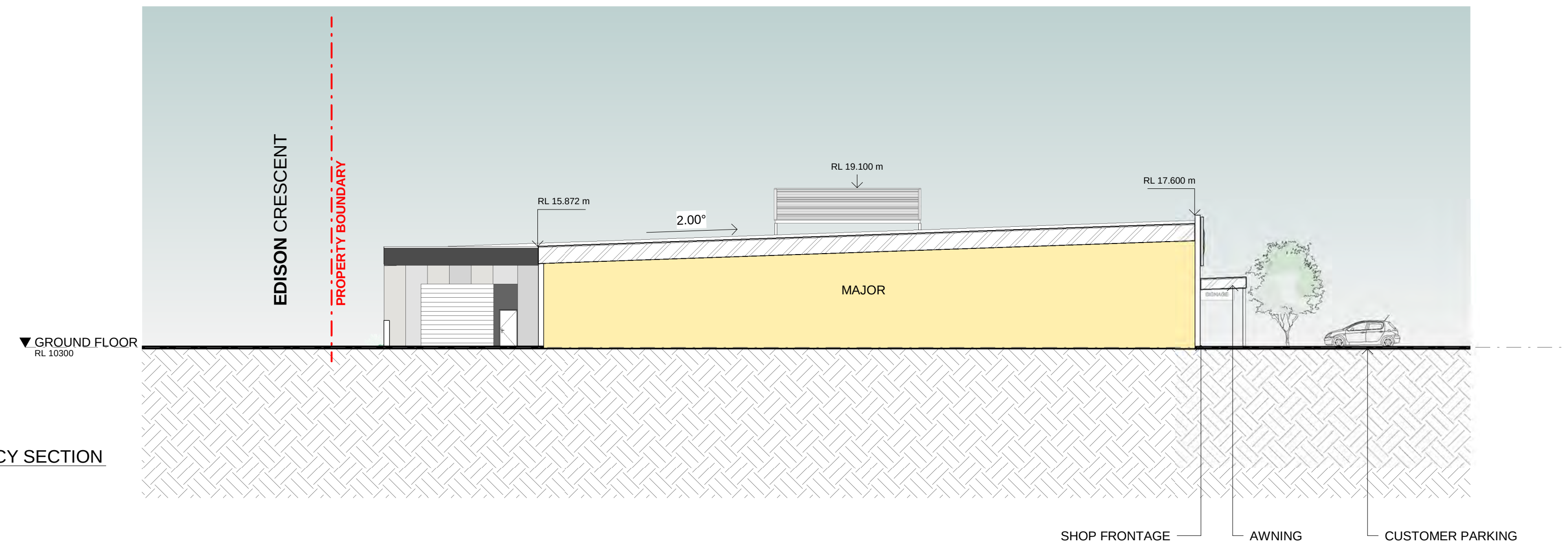


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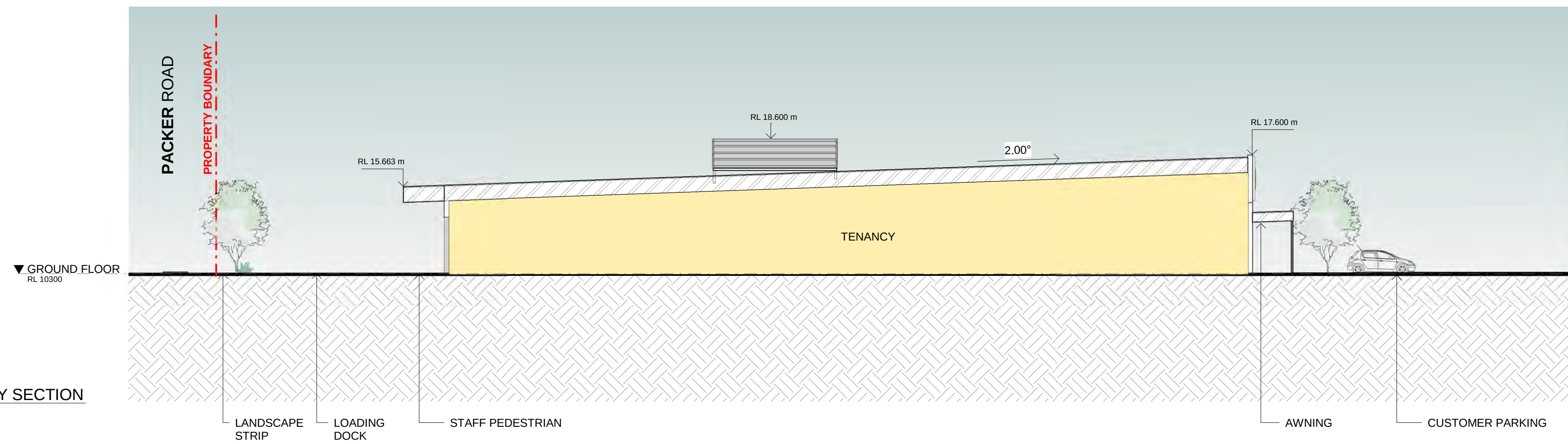
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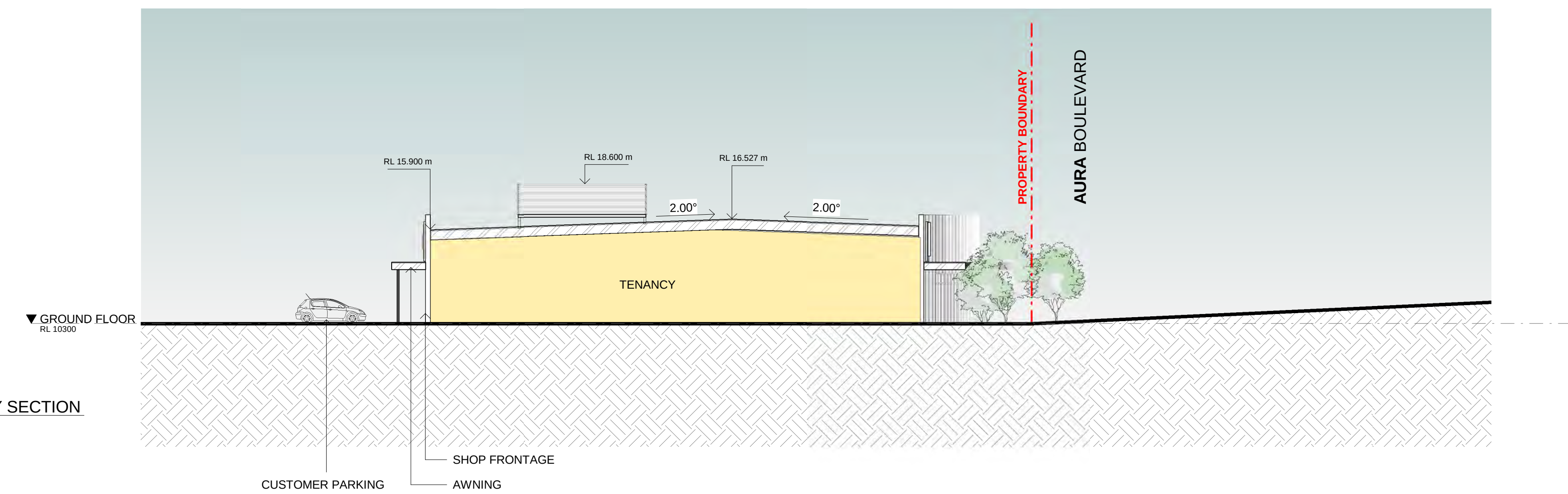
1 MAJOR TENANCY SECTION
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2 WEST TENANCY SECTION
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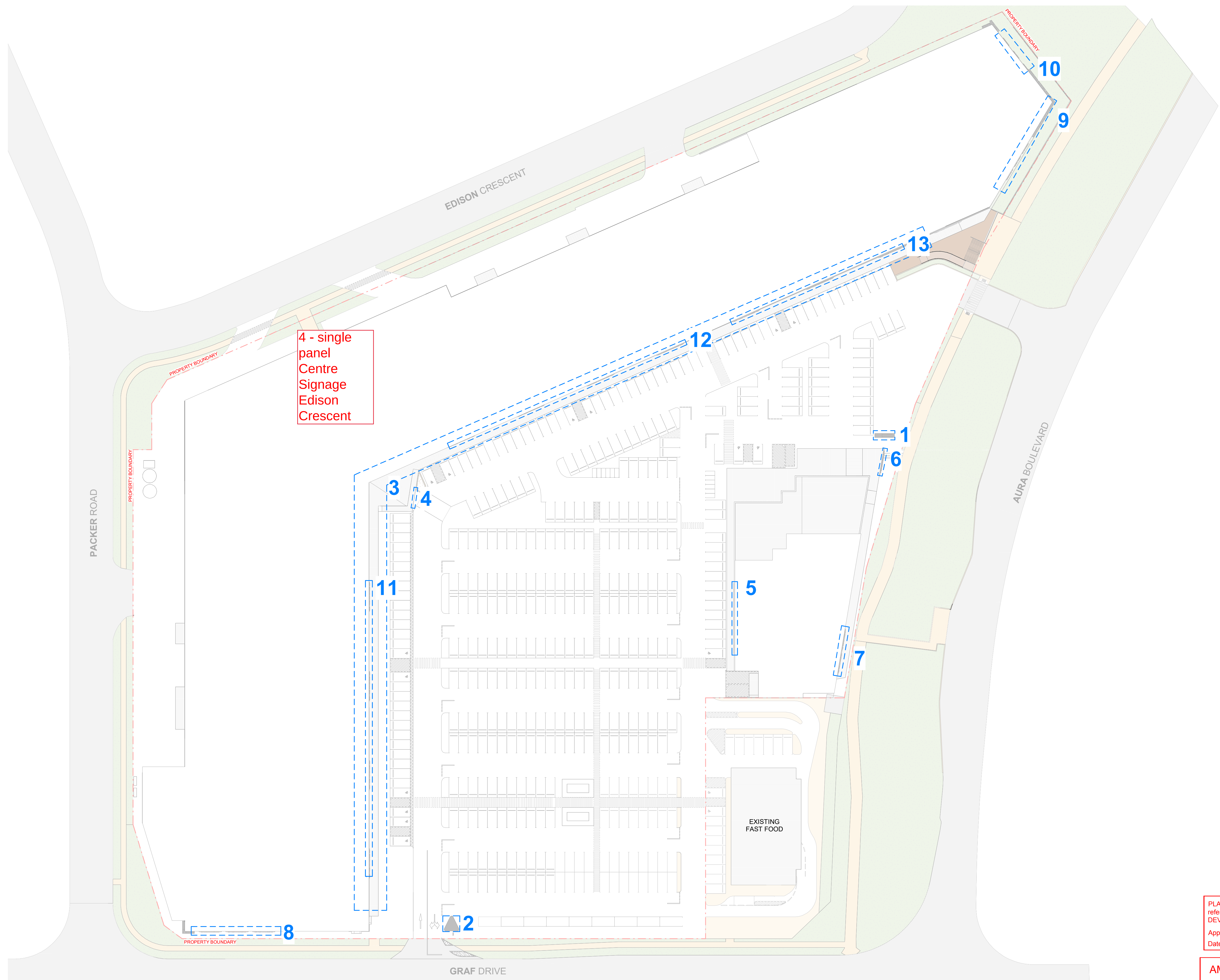


3 EAST TENANCY SECTION
1 : 200



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SIGNAGE - LAYOUT PLAN

AURA BULKY GOODS

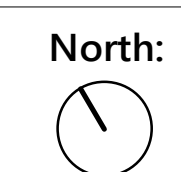
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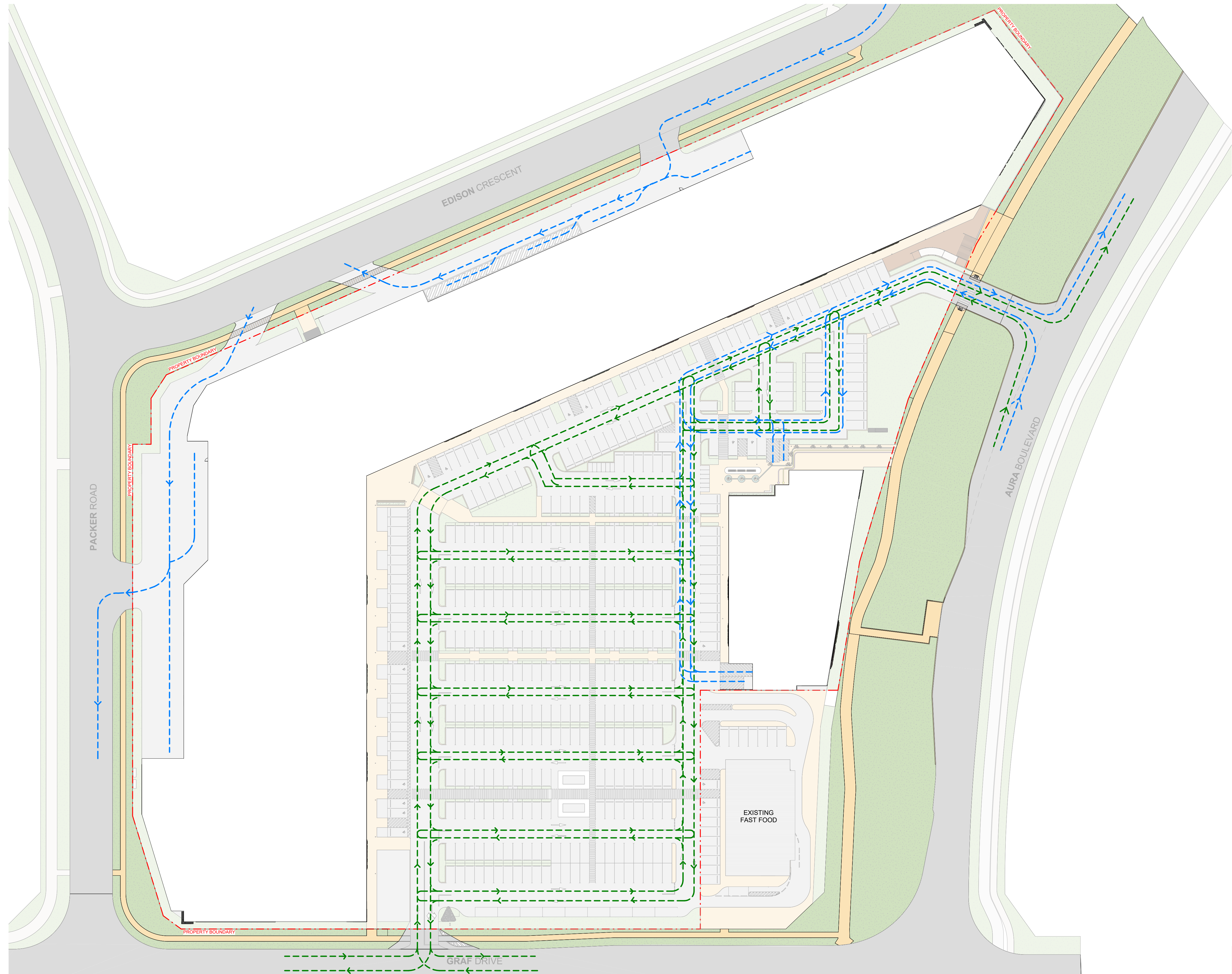
Project Number: 63166

Drawing Number: DA800

Revision: E

Date: 05/07/2023





CIRCULATION LEGEND

- CIRCULATION OF PATRONS VEHICLES
- CIRCULATION OF LOADING VEHICLES

CIRCULATION DIAGRAM - VEHICLES
AURA BULKY GOODS

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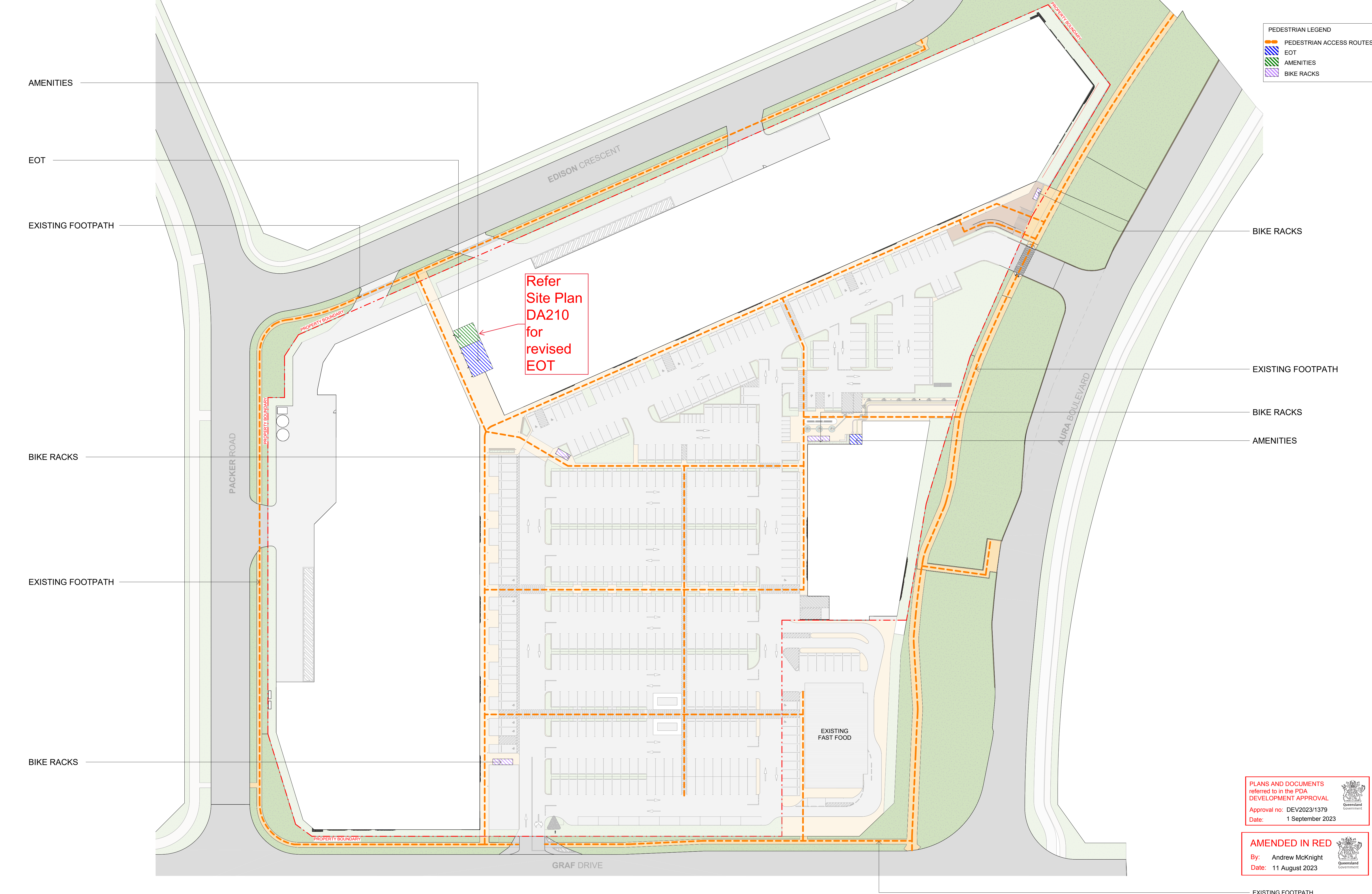
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Project Number: 63166
 Drawing Number: DA900
 Revision: F
 Date: 05/07/2023

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PEDESTRIAN LEGEND

- PEDESTRIAN ACCESS ROUTES
- EOT
- AMENITIES
- BIKE RACKS

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1. ALUMINIUM SHOPFRONT GLAZING



2. ALUMINIUM PLANT SCREENING



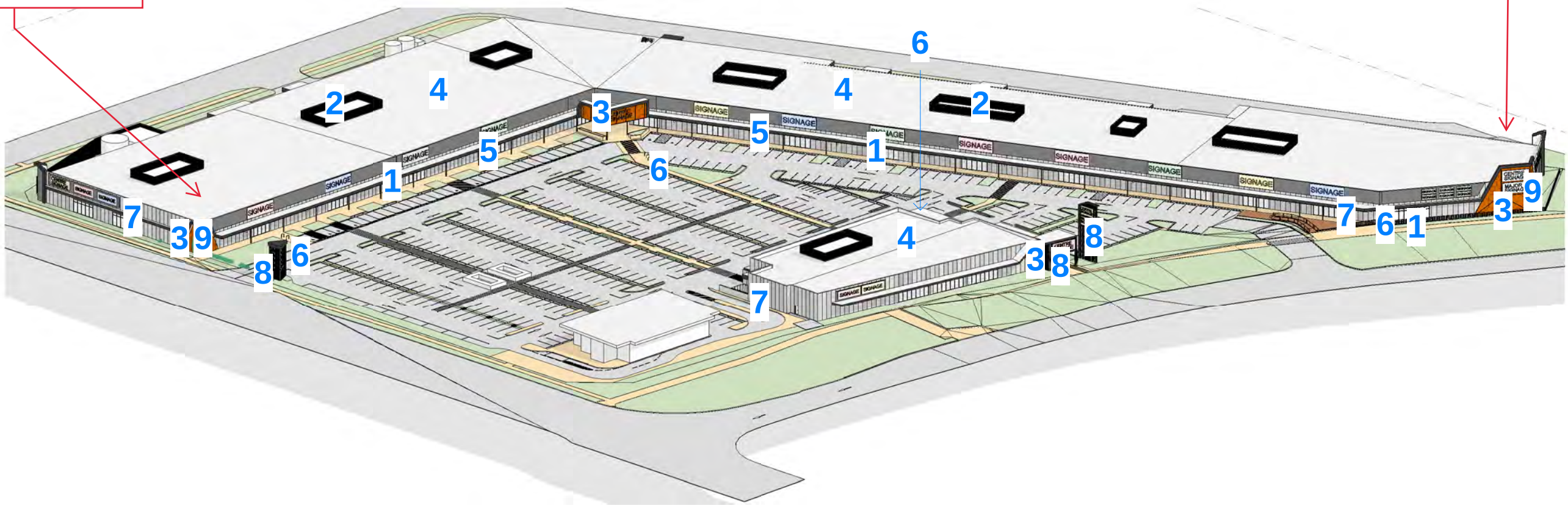
3. PERFORATED METAL



4. PROFILED METAL ROOFING

Refer 3D Views SK019 for revised elevational treatments

Refer 3D Views SK019 for revised elevational treatments



8. CLIMBING PLANTS ON METAL FRAME



5. EXPOSED AGGREGATE CONCRETE PAVING



6. SS BIKE LOOPS



7. PAINT FINISH CONCRETE TILT-UP PANELS



9. CLIMBING PLANTS ON PERFORATED METAL



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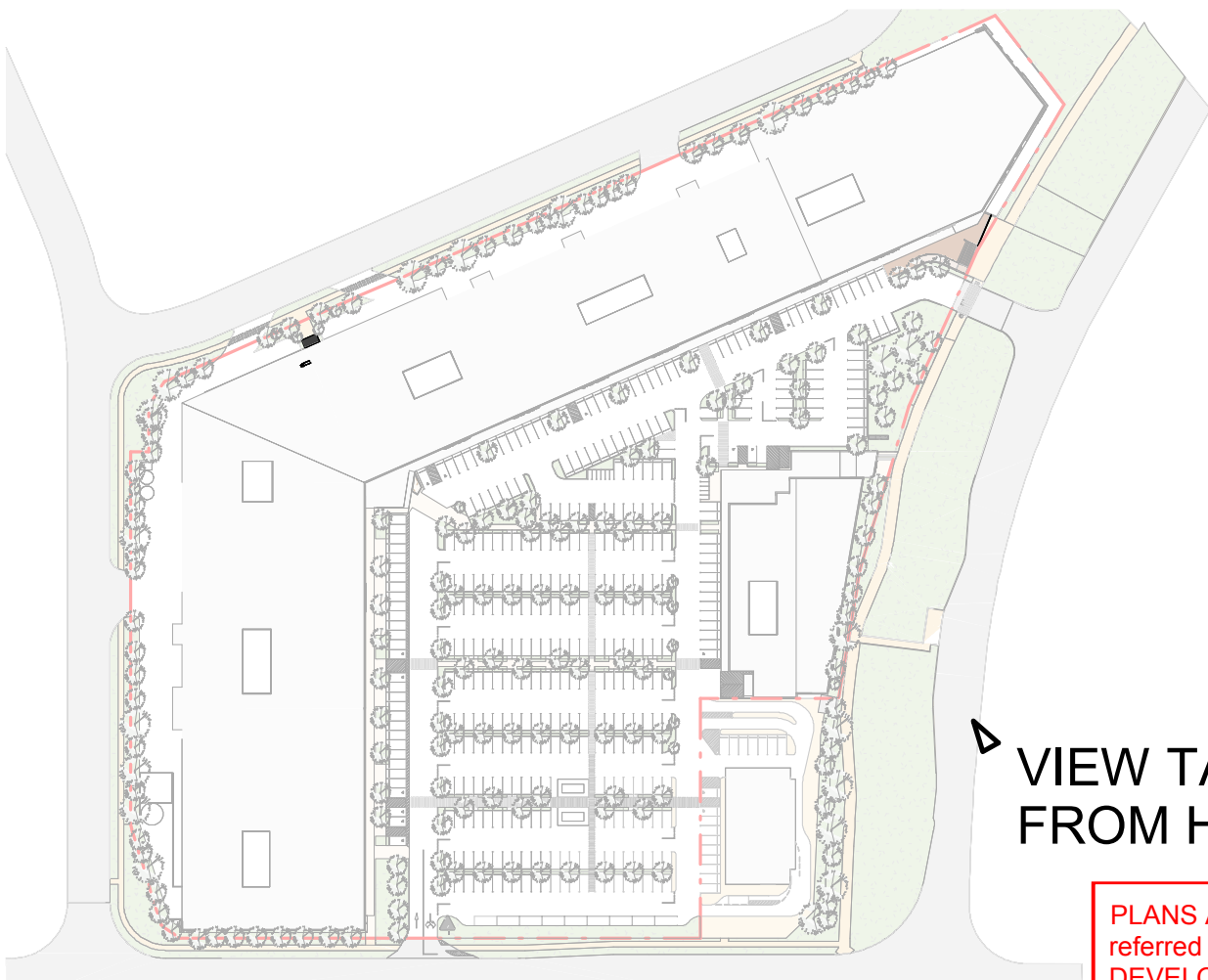


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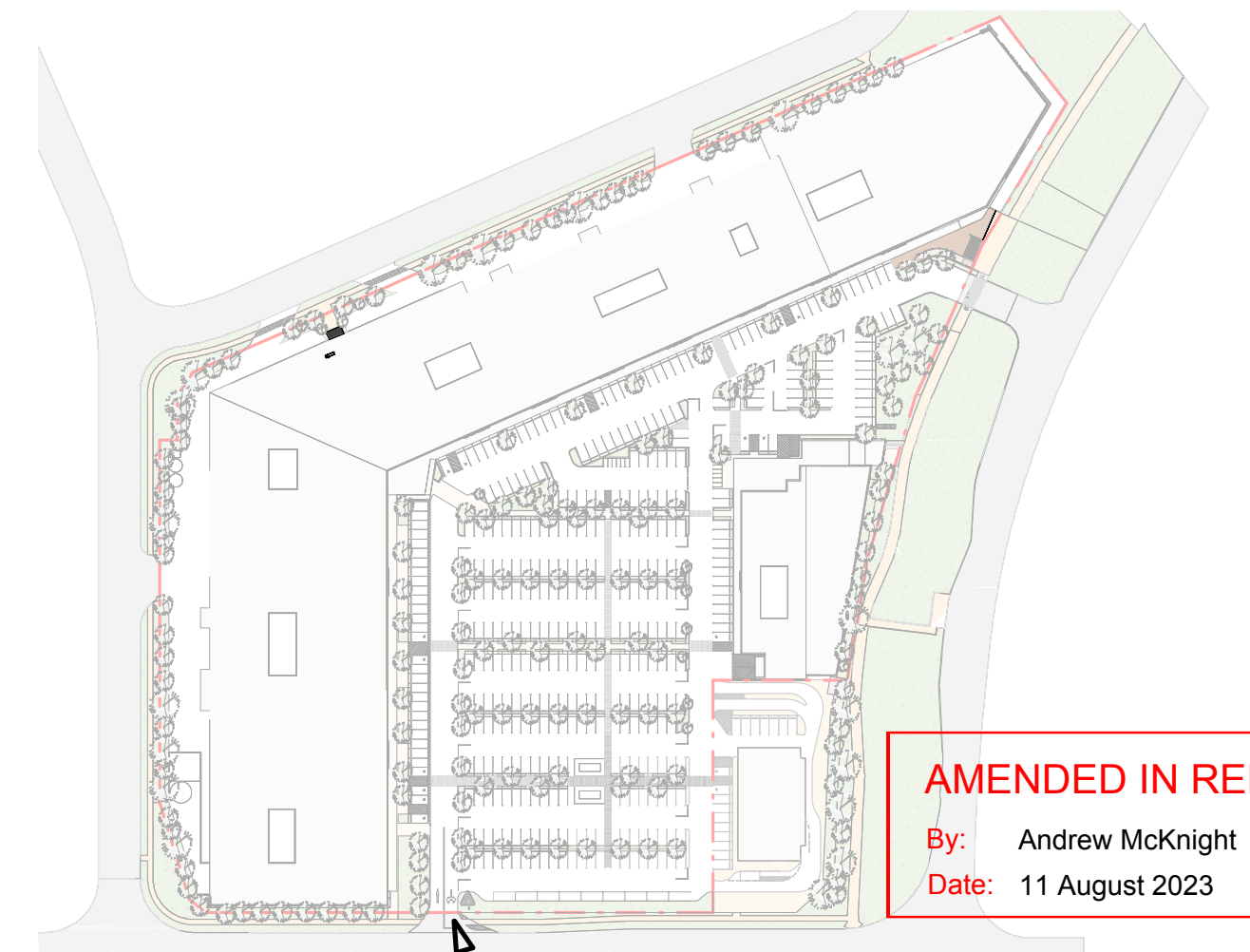




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PERSPECTIVE
AURA BULKY GOODS

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Goods_a.rifayanti.rvt

Scale: NTS

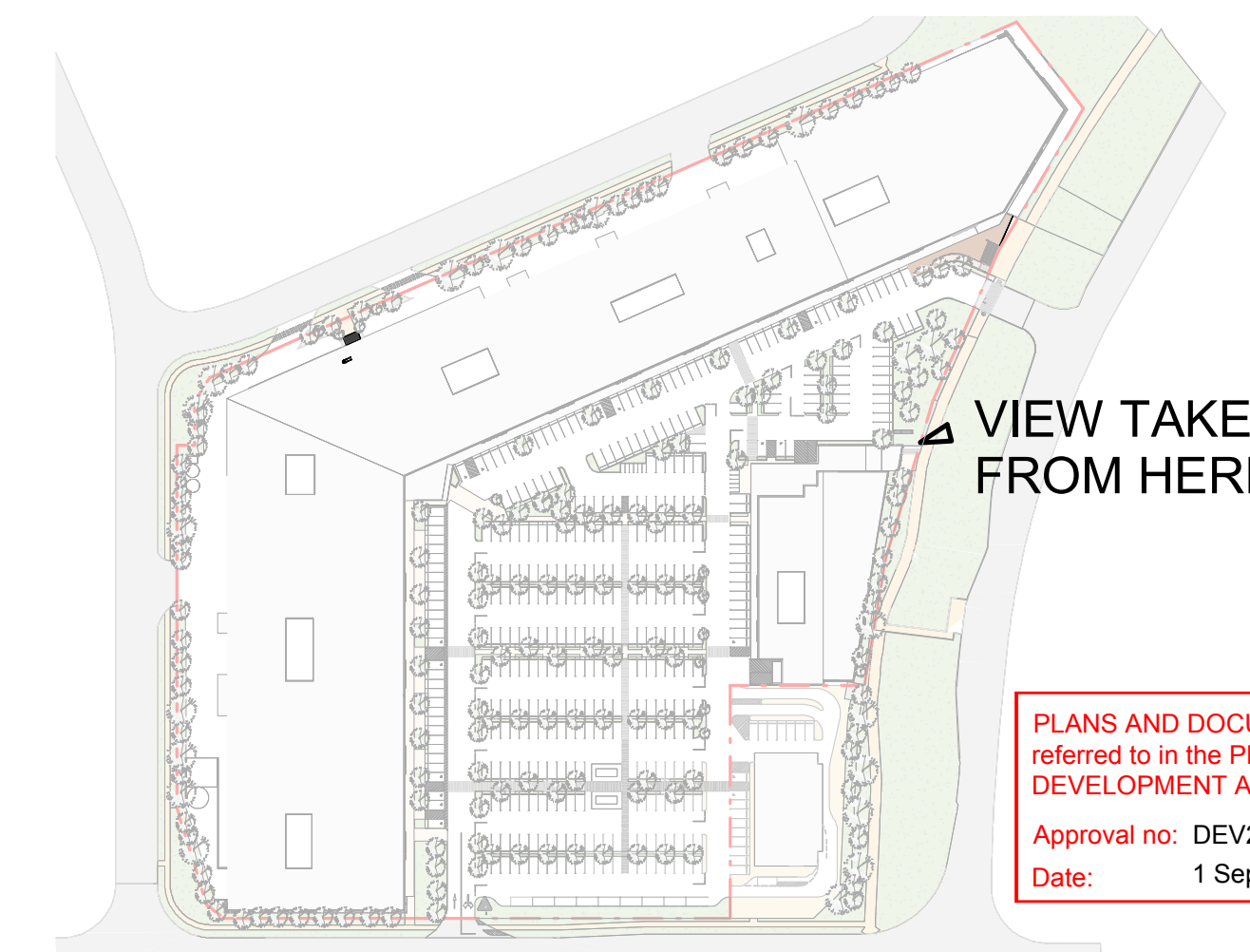
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Drawing Number: DA922
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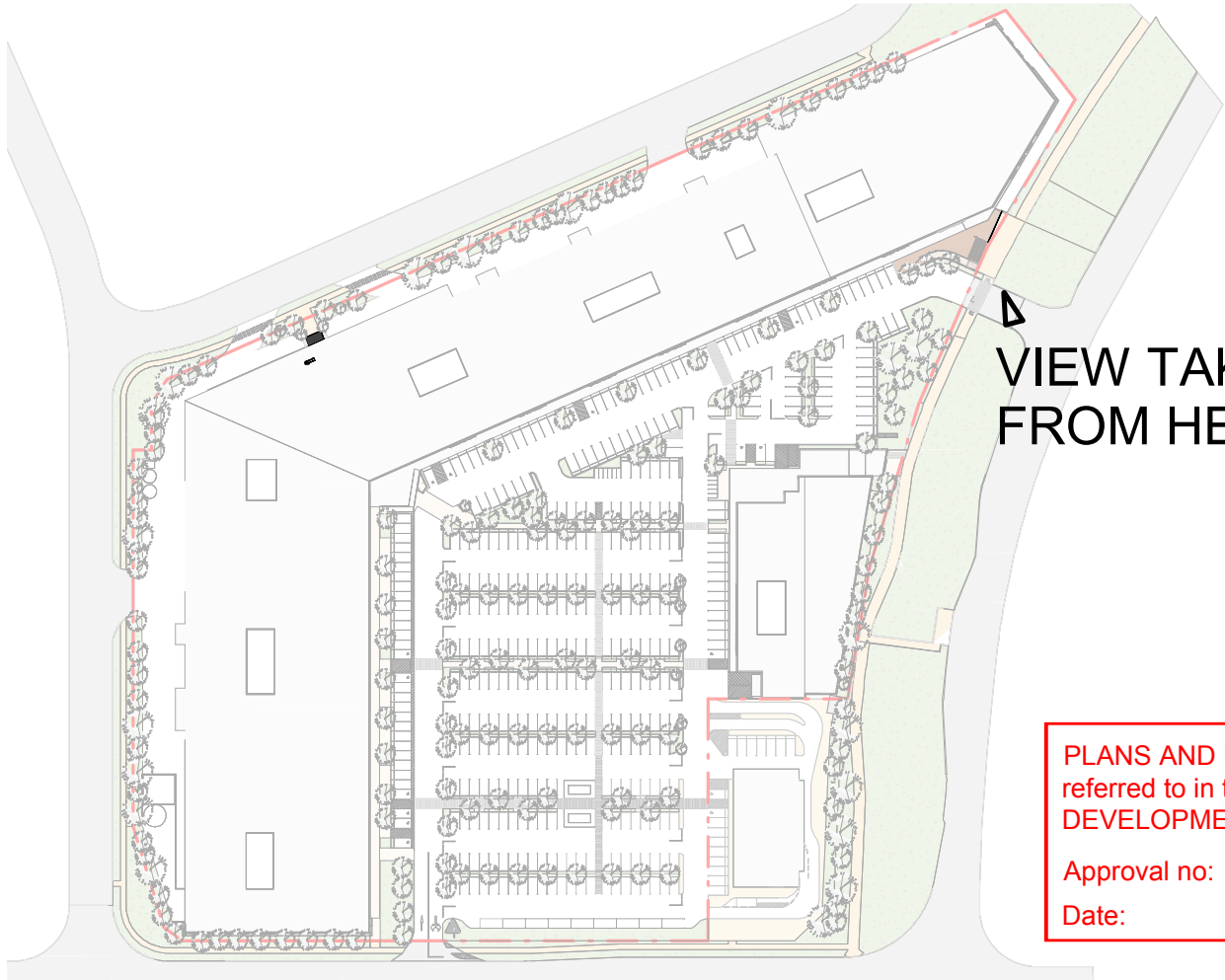
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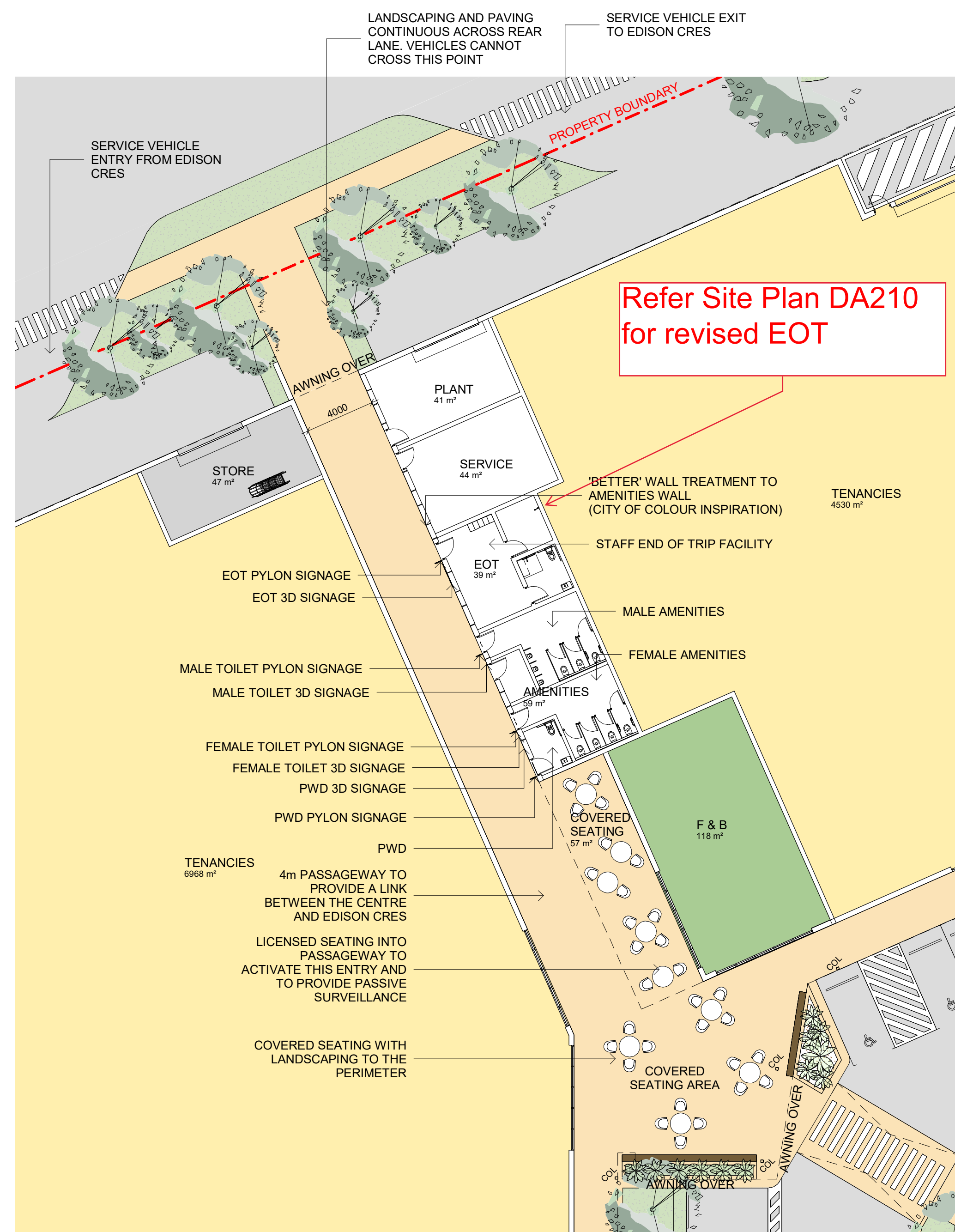


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VIEW FROM EDISON CRESCENT



VIEW FROM CENTRE CARPARK

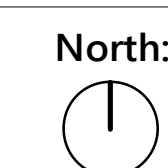
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PEDESTRIAN ACCESS TO EDISON CRESCENT
AURA BULKY GOODS

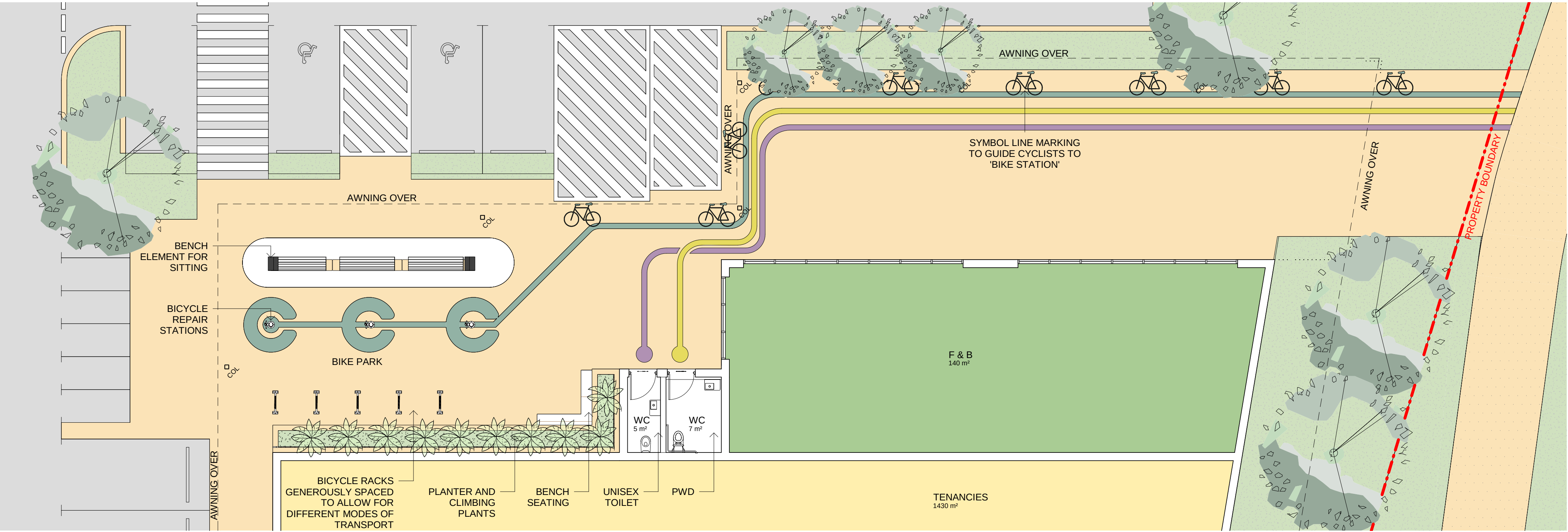
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Project Number: 63166
Drawing Number: DA925
Revision: A
Date: 05/07/2023

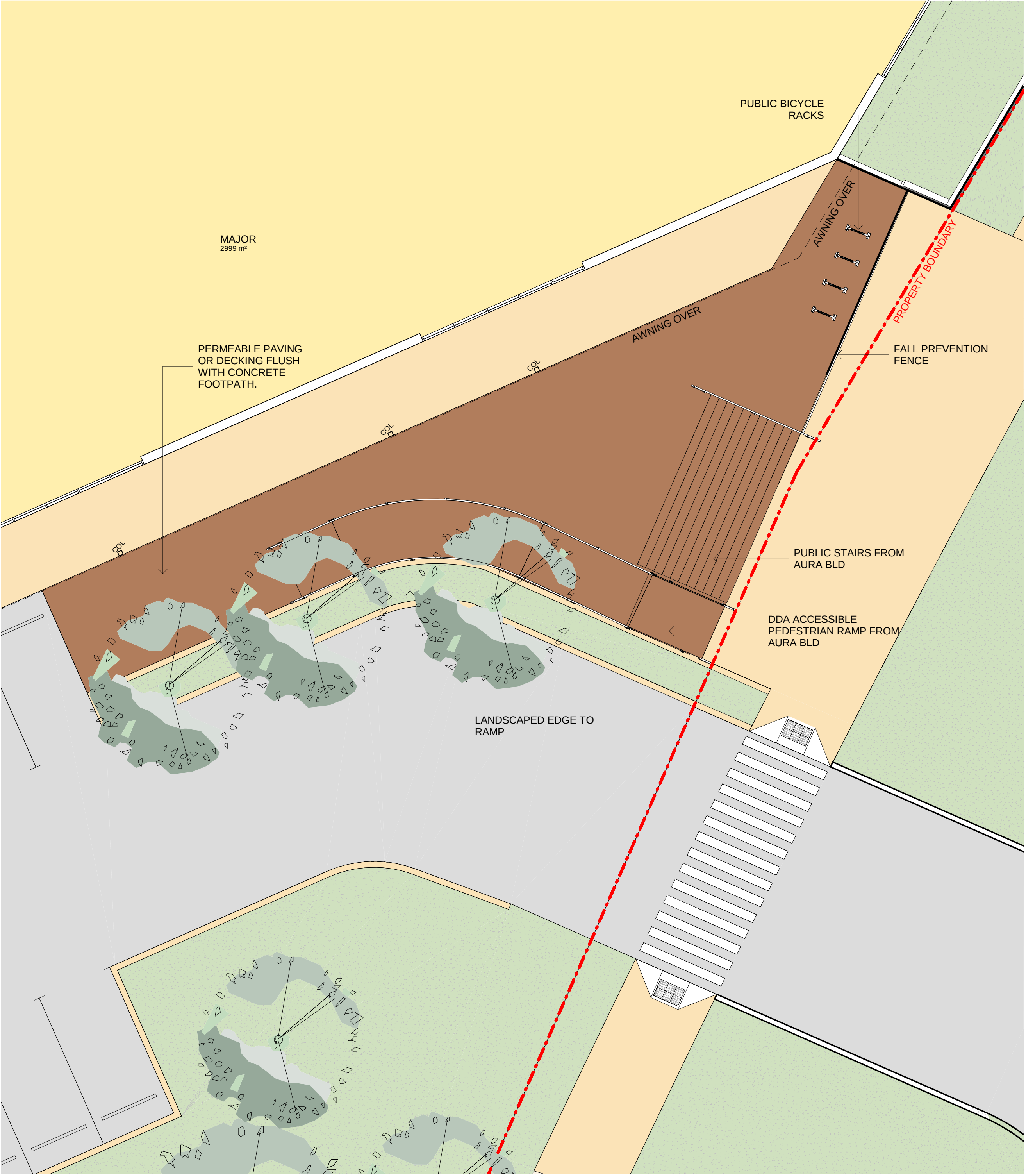




VIEW LOOKING TOWARDS THE CENTRE



VIEW LOOKING TOWARDS AURA BLD



VIEW TOWARD NORTHERN CORNER OF CENTRE



VIEW TOWARDS AURA BOULEVARD



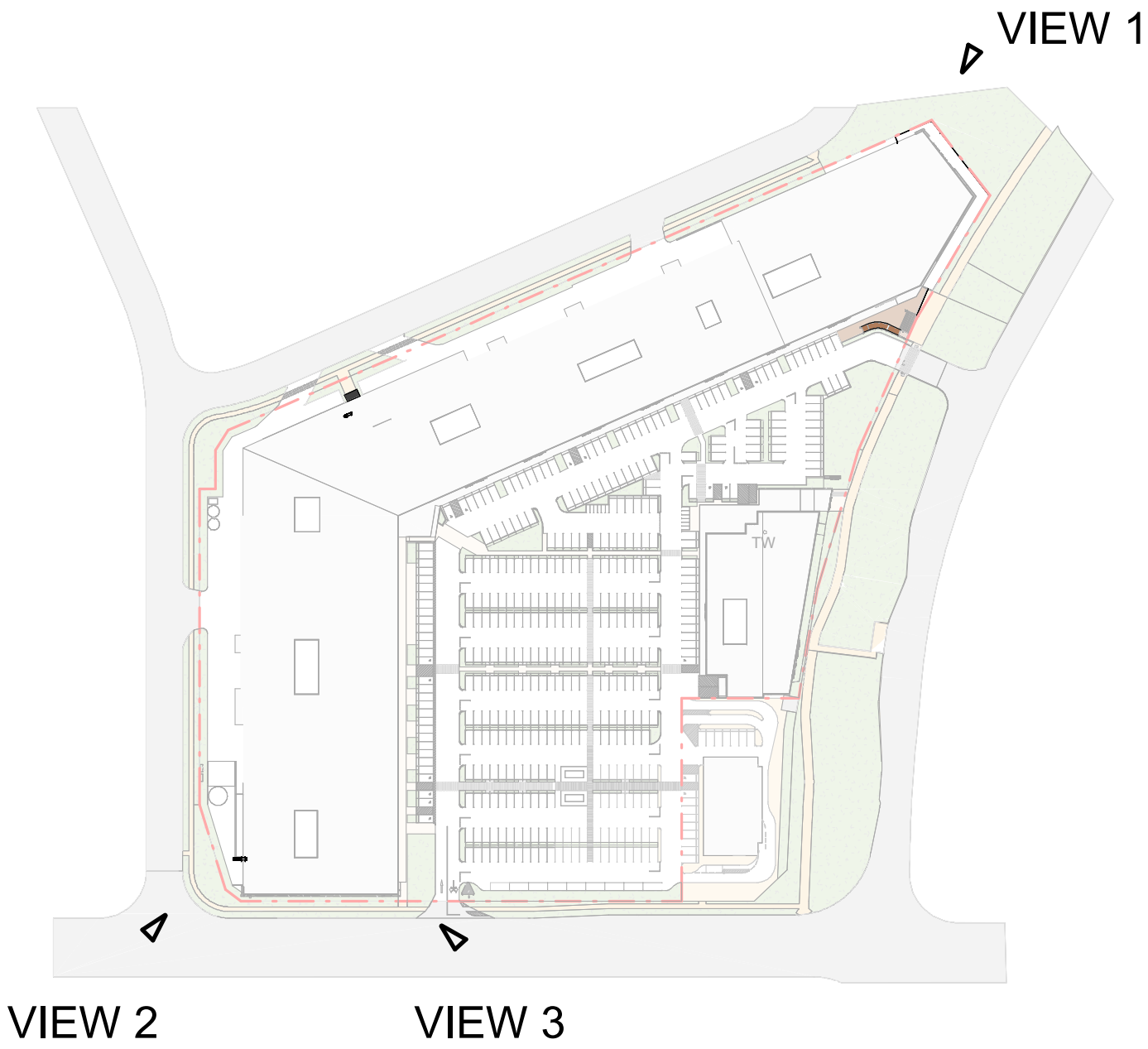
VIEW 1 - NORTHERN ELEVATION



VIEW 2 - SOUTHERN ELEVATION



VIEW 3 - ENTRY FROM GRAF DRIVE



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