

EXISTING BCF TENANCY - PROPOSED EXPANSION

WODONGA HOMEMAKER CENTRE

285 VICTORIA CROSS PARADE, WODONGA VIC

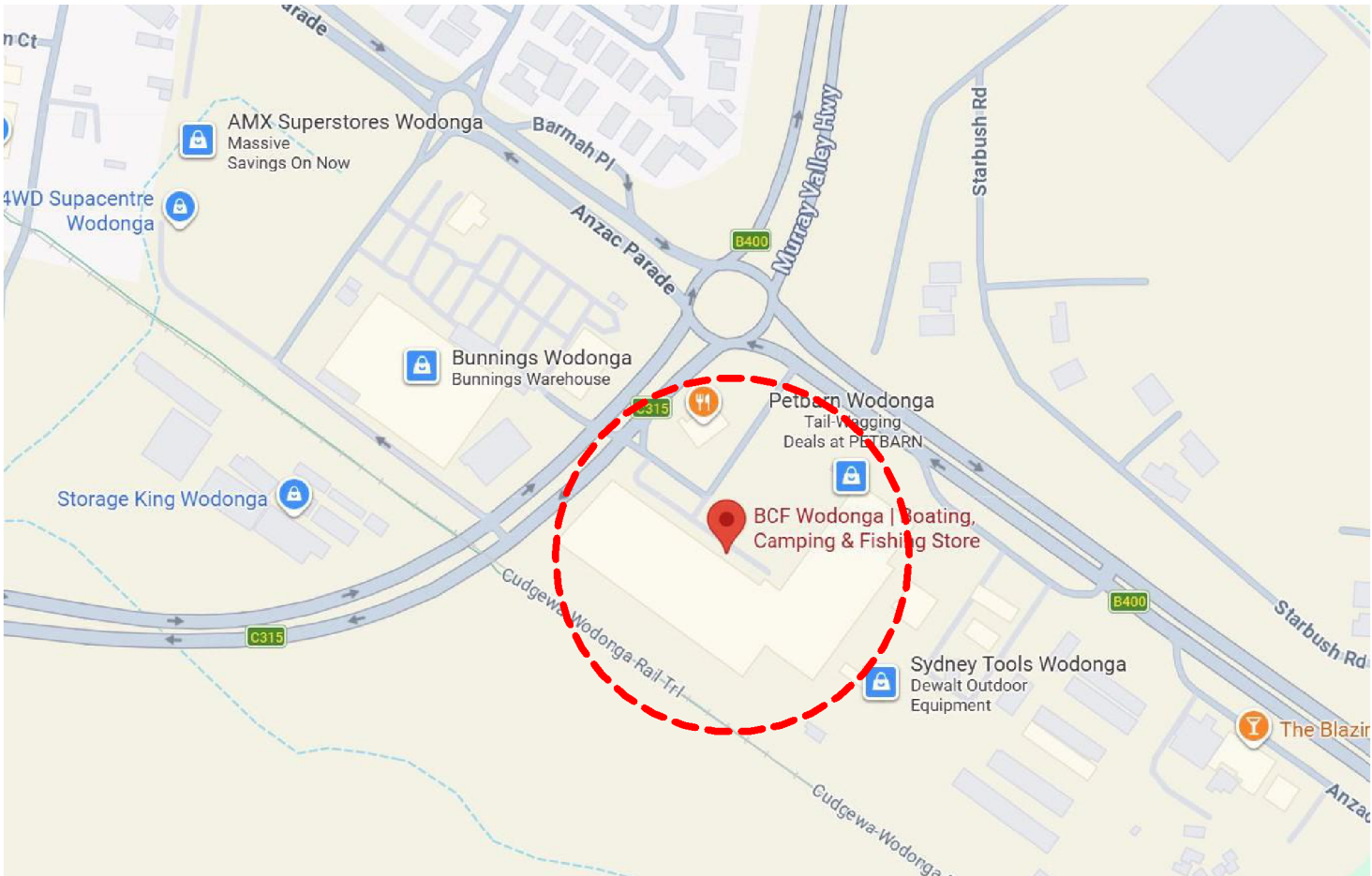
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PRELIMINARY ISSUE			
ISSUE	AMENDMENT	DATE	CHK'D
P1	PRELIMINARY ISSUE	05.06.26	SJE

CONSTRUCTION DRAWING LIST		
SHEET N°	SHEET NAME	SCALE
A001	COVER SHEET	N/A
A002	SPECIFICATION & CODES & WALL TYPE	N/A
A015	EXISTING SITE PLAN	1:500
A020	PROPOSED SITE PLAN	1:500
A100	EXISTING & DEMOLITION FLOOR PLAN	1:200
A101	PROPOSED FLOOR PLAN	1:200
A160	EXISTING/DEMO & PROPOSED SECTIONS	1:200
A200	EXISTING & DEMOLITION RCP	1:200
A201	PROPOSED RCP	1:200
A451	AMENITIES DETAILS SHEET - 1	1:25
A452	AMENITIES DETAILS SHEET - 2	1:25
A901	T4 & T5 INTERNAL PAINTING COLOUR PLAN	1:200



LOCALITY PLAN

IMAGE SOURCE: GOOGLE

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Harvey Norman

PROJECT

PROPOSED BCF TENANCY EXPANSION

285 VICTORIA CROSS PARADE, WODONGA VIC

DRAWING
COVER SHEET

DATE	SCALE @ A1	DRAWN
APR '26		MF
PROJECT No.	PROJECT No.	ISSUE
5473	A001	P1

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LEFFLER SIMES ARCHITECTS

LEGEND/FINISHES SCHEDULE

REFERENCE	DESCRIPTION	PRODUCT/SYSTEM DESCRIPTION
CEILING		
CLG-07	CEILING TILES, BCF CODE: ACT	ARMSTRONG FINE FISURED 600x1200x15mm SUSPENDED CEILING, EDGE DETAIL-BOARD, PEAKFORM PRELUDE XL STEEL 24mm TEE GRID SYSTEM, COLOUR WHITE.

CONCRETE FINISH		
CF-06	POLISHED CONCRETE (RETAIL AREA FLOOR), BCF CODE: AF_01	NAME: POLISHED CONCRETE COLOUR: GREY FINISH: GRIND & SEAL POLISH TO ACHIEVE P2 SLIP RATING SEAL SPECIFICATION: MARKHAM GLOBAL SLAB-TECT FOR EXISTING SLAB. REFER TO TENANT SPECIFICATION ON DOCUMENT '251125_BCF NEW TEMPLATE MOD_24077_P2', DWG 600_P2 ADDENDUM - 2
CF-07	POLISHED CONCRETE (STORE ROOM / DOCK AREA FLOOR), BCF CODE: AF_01	NAME: POLISHED CONCRETE COLOUR: GREY FINISH: GRIND & SEAL POLISH TO ACHIEVE P3 SLIP RATING SEAL SPECIFICATION: MARKHAM GLOBAL SLAB-TECT FOR EXISTING SLAB. REFER TO TENANT SPECIFICATION ON DOCUMENT '251125_BCF NEW TEMPLATE MOD_24077_P2', DWG 600_P2 ADDENDUM - 2

FLOOR FINISHES		
FF-01	VINYL FLOORING - T.R./OFFICE, BCF CODE: AF_7.2	VINYL PLANK - POLYFLOR SASSAFRAS 9413 PLANK SIZE 185 x 1505mm

INTERNAL WALL FRAMING		
IW-01	92MM METAL STUD PARTITION	92MM LIPPED STEEL STUDS AT MAX. 600MM CENTRES
IW-02	150MM METAL STUD PARTITION	150MM LIPPED STEEL STUDS AT MAX. 600MM CENTRES

INTERNAL LINING		
IL-01	13MM PLASTERBOARD	13MM GYPSUM CORE PLASTERBOARD BY BORAL, CSR OR APPROVED EQUIVALENT
IL-02	13MM MOISTURE RESISTANT PLASTERBOARD	13MM GYPSUM CORE MOISTURE RESISTANT PLASTERBOARD BY BORAL, CSR OR APPROVED EQUIVALENT
IL-03	MDF	13MM IMPACT-RESISTANT MDF WALL LINING

SKIRTING		
SK-01	VINYL SKIRTING, BCF CODE: AF_07.5	ARMSTRONG FEATHER EDGE VINYL SKIRTING 100mm HIGH, COLOUR: BLACK
SK-02	VINYL SKIRTING, BCF CODE: AF_07.3	ARMSTRONG FEATHER EDGE VINYL SKIRTING 100mm HIGH, COLOUR: GREY

PAINT & SEALER FINISH		
PT-06	INTERIOR ACRYLIC PAINT - LOW SHEEN (WALLS)	DULUX WASH & WEAR ACRYLIC PAINT SYSTEM COMPRISING ACRYLIC PRIMER SEALER UNDERCOAT AND 2 TOP COATS OF DULUX WASH & WEAR. TO WET AREAS APPLY DULUX WASH & WEAR +PLUS KITCHEN & BATHROOM LOW SHEEN IN LIEU OF THE WASH & WEAR. COLOURS AS SCHEDULED
PT-08	ACRYLIC ENAMEL PAINT TO INTERNAL METALWORK - LOW GLOSS (COLUMNS)	ONE COAT DULUX QUIET RUST GALVANIZED IRON PRIMER FOLLOWED BY 2 COATS DULUX AQUANAMEL LOW GLOSS
PT-14	CLEAR COAT - GLOSS (STOCK ROOM WALLS)	DULUX DESIGN EFFECTS, SURFACE PREPARATION & COATING TO BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

JOINERY FINISH		
LAM-01	LAMINATE - JOINERY, BCF CODE: IF_07	LAMINEX WHITE JOINERY
LAM-02	LAMINATE - JOINERY, BCF CODE: IF_09	LAMINEX BLACK MELAMINE BOARD
LAM-03	LAMINATE - JOINERY, BCF CODE: IF_11	LAMINEX FRENCH NAVY JOINERY

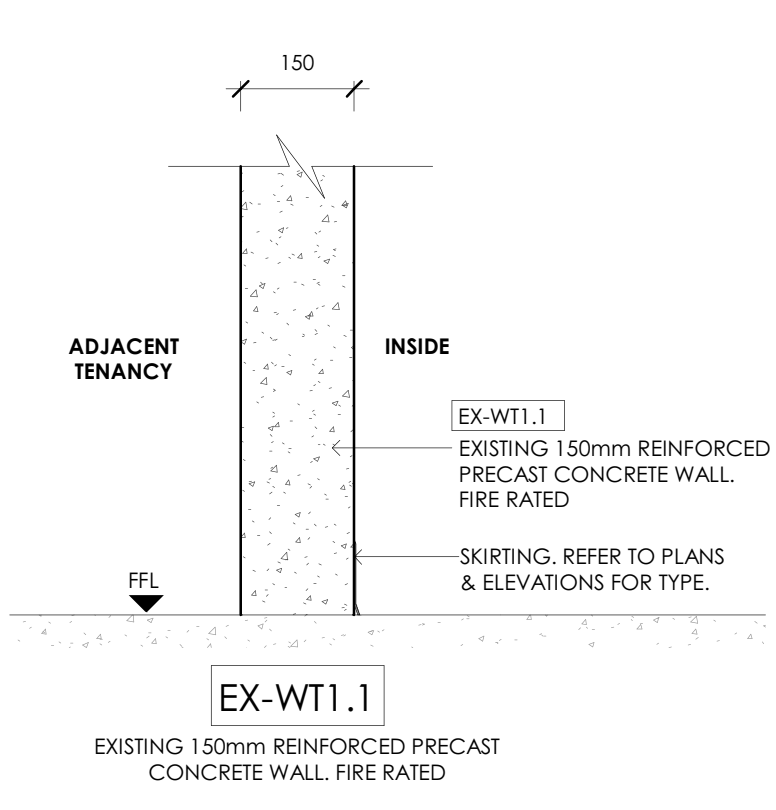
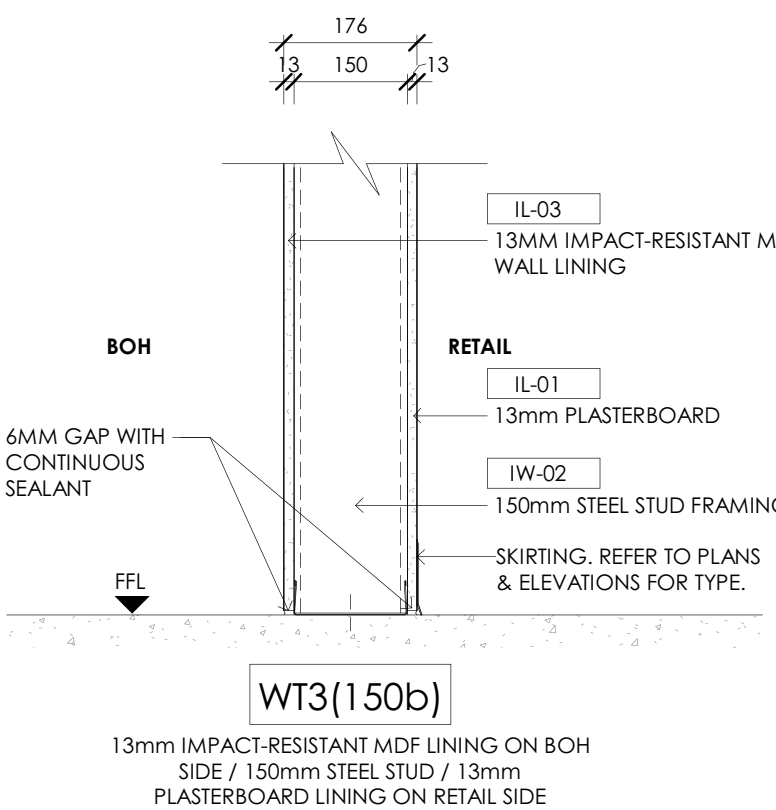
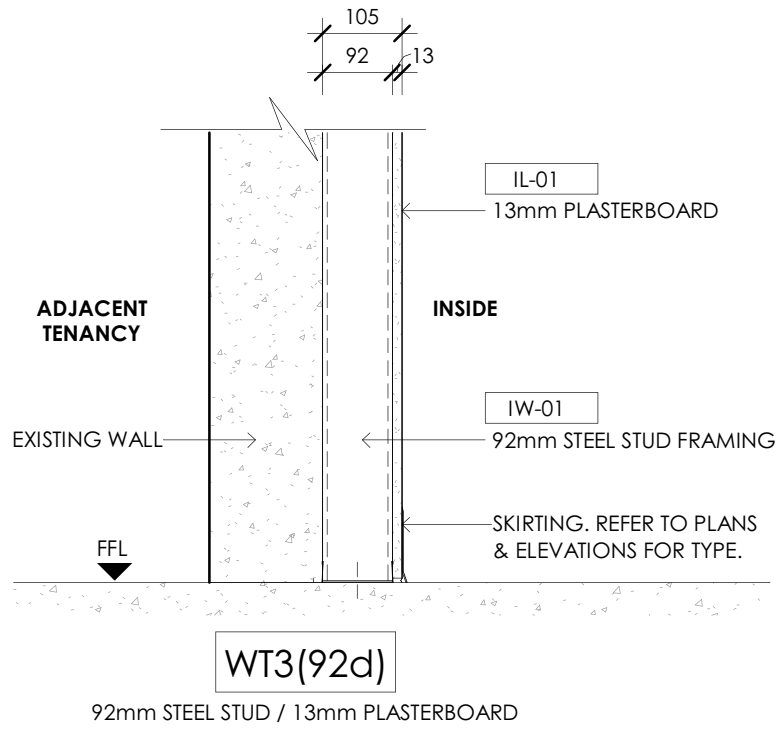
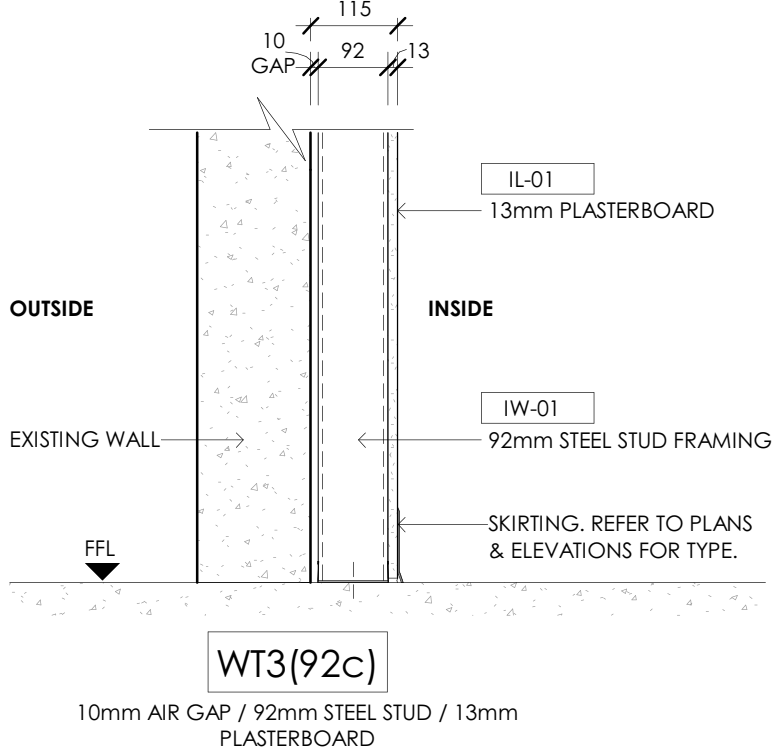
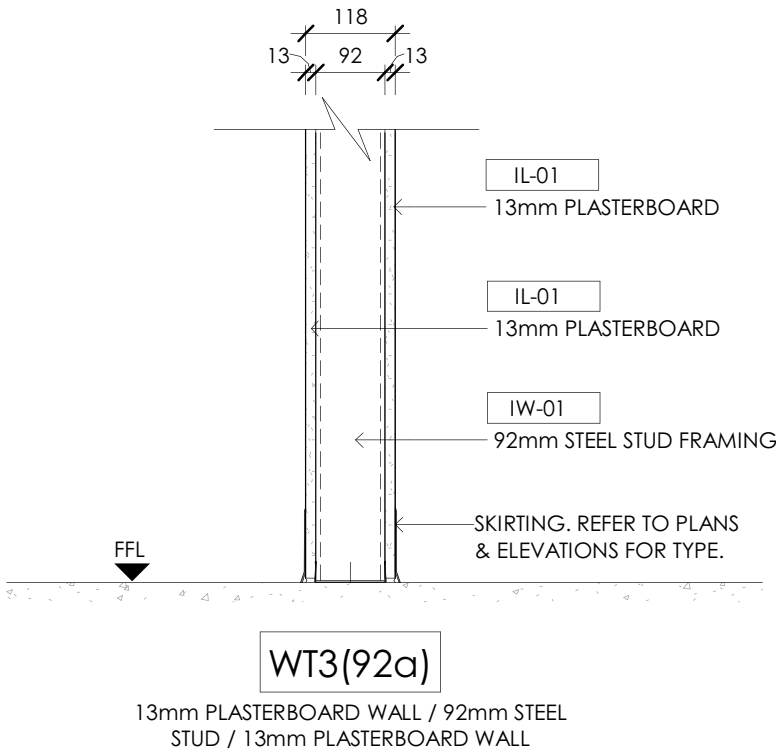
SPLASHBACK		
SB-01	SPLASHBACK, BCF CODE: IF_04	MITCHELLS PLASTICS - WHITE ACRYLIC SPLASHBACK

KITCHEN EQUIPMENT SCHEDULE		
HY_12	KITCHEN SINK	DOUBLE BOWL SINK WITH DRAINER
HY_13	KITCHEN SINK MIXER	CAROMA ACQUA SINK MIXER COLOUR CHROME
EQ_02	HOT WATER UNIT	INSTANTANEOUS HOT WATER UNIT 280MMx270MMx500MM
EQ_11	CHILL WATER TAP-UNDERSINK UNIT	BRAND: ZIP CODE: CT28XCXC2AU
FEQ_1	FIRE EXTINGUISHER	ABE DRY CHEMICAL EXTINGUISHER - 9KG
FEQ_2	FIRE EXTINGUISHER	CO2 EXTINGUISHER

NOTE: REFER TO BCF DRAWINGS FOR ADDITIONAL INFORMATION
- DETAIL - TEAM ROOM/ DDA
- SCHEDULE - FINISHES - ARCHITECTURAL & INTERIORS
- SCHEDULE - FIXTURES / SANITARY FIXTURES

NOTE: ALL WET AREAS TO BE WATERPROOFED IN ACCORDANCE WITH AS 3740.

WALL TYPE SCHEDULE



PRELIMINARY ISSUE			
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EXPANSION

285 VICTORIA CROSS
PARADE, WODONGA VIC

DRAWING
SPECIFICATION & CODES &
WALL TYPE

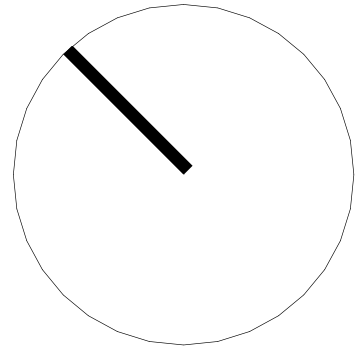
DATE SCALE @ A1 DRAWN
Month Years indicated Author

PROJECT No. PROJECT No. ISSUE
5473 A002 P1

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LEFFLER SIMES ARCHITECTS



PRELIMINARY ISSUE

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KEYPLAN



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PROJECT

**PROPOSED BCF TENANCY
EXPANSION**

**285 VICTORIA CROSS
PARADE, WODONGA VIC**

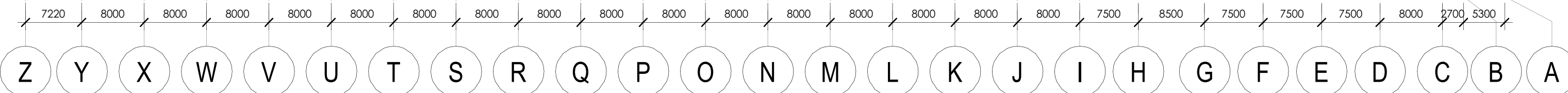
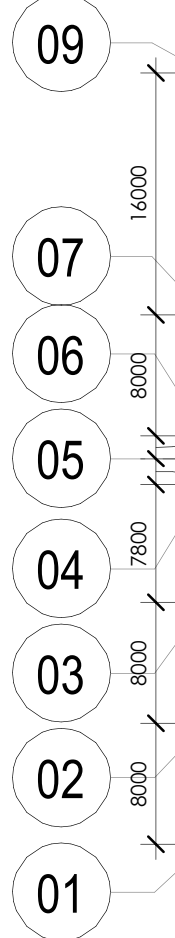
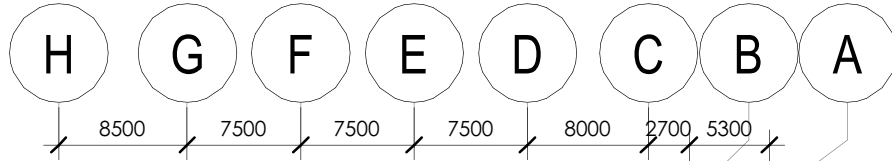
DRAWING

EXISTING SITE PLAN

DATE FEB '26	SCALE @ A1 1 : 500	DRAWN MF
PROJECT No. 5473	PROJECT No. A015	ISSUE P1

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LEFFLER SIMES ARCHITECTS





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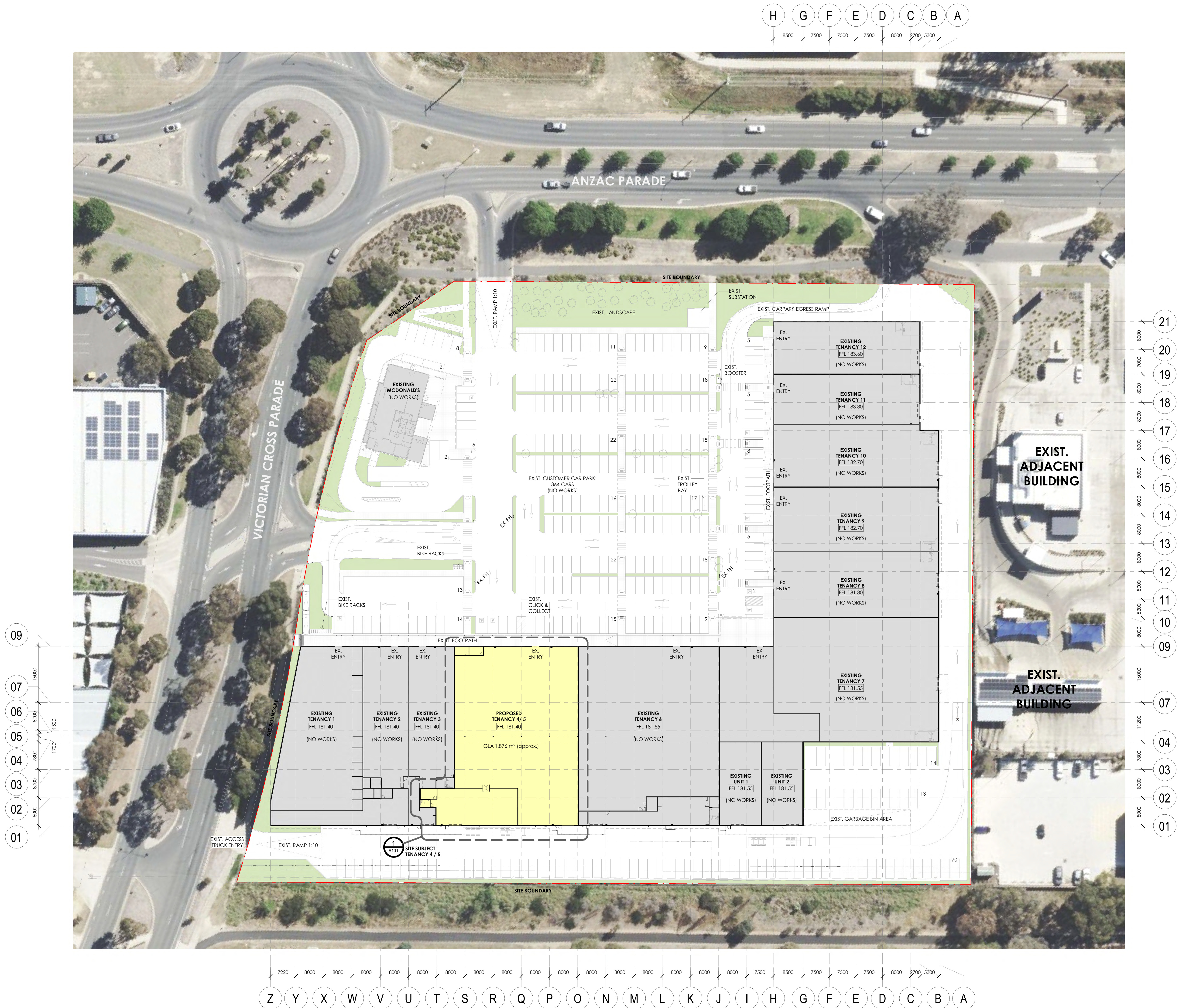
285 VICTORIA CROSS
PARADE, WODONGA VIC

DATE	SCALE @ A1	DRAWN
FEB '26	1 : 500	MF

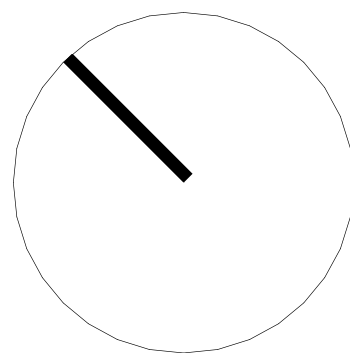
PROJECT No.	PROJECT No.	ISSUE
5473	A020	P1

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LEFFLER SIMES ARCHITECTS

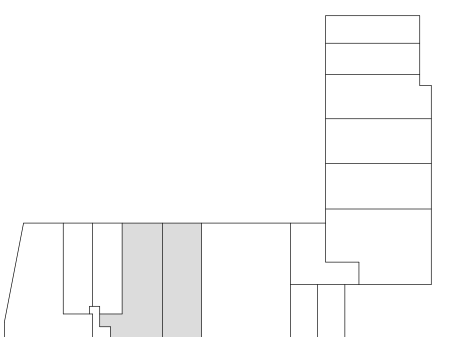


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ISSUE	AMENDMENT	DATE	CHK'D
P1	ISSUE FOR INFORMATION	25.02.26	SJE
P2	ISSUE FOR INFORMATION	21.05.26	SJE
P3	ISSUE FOR INFORMATION	01.06.26	SJE
P4	PRELIMINARY ISSUE	05.06.26	SJE

KEYPLAN



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PROJECT

285 VICTORIA CROSS
PARADE, WODONGA VIC

DRAWING

DATE SCALE @ A1 DRAWN
FEB '26 As indicated MF

PROJECT No.	PROJECT No.	ISSUE
5473	A100	P4

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NOTE: DIMENSIONS & AREAS
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NOTE 01: PREPARATION OF EXISTING CONCRETE FLOOR SLAB FOR POLISHED FINISH

EXISTING CONCRETE SLAB TO BE RETAINED & FULLY PREPARED PRIOR TO APPLICATION OF GRIND & SEAL POLISHED CONCRETE FINISH.

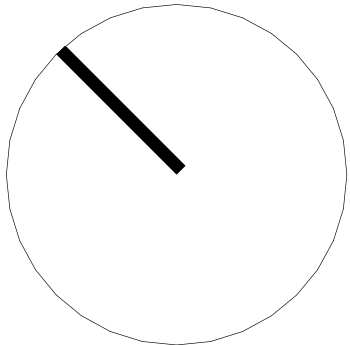
PREPARATION WORKS TO INCLUDE GRINDING & CLEANING OF SLAB TO REMOVE ALL SURFACE CONTAMINATION, DISCOLOURATION, UNEVEN AREAS & HIGH SPOTS, INCLUDING REMOVAL OF EXISTING STAINING & SIMILAR MARKINGS. ALL PROTRUSIONS TO BE REMOVED & SLAB TO BE LEFT SMOOTH & SUITABLE FOR POLISHING.

ALL DEFECTS INCLUDING CHIPS, SPALLS & VOIDS (INCLUDING AT CONTROL & SAW CUT JOINTS) TO BE REPAIRED & MADE GOOD. EXISTING FAILED OR DETERIORATED CONTROL JOINT SEALANT TO BE REMOVED & REPLACED WITH COMPATIBLE FLEXIBLE SEALANT SUITABLE FOR POLISHED CONCRETE SYSTEMS. ALL HOLES & SURFACE IMPERFECTIONS TO BE FILLED PRIOR TO FINAL FINISH.

ALL INFILL, SPALL & CRACK REPAIRS TO EXISTING SLAB TO BE STRUCTURAL GRADE NON-SHRINK REPAIR SYSTEM, TO STRUCTURAL ENGINEER'S SPECIFICATION.

NOTE: FINISHES SCHEDULE
REFER TO DRAWING A002 FOR LEGEND & FINISHES SCHEDULE.

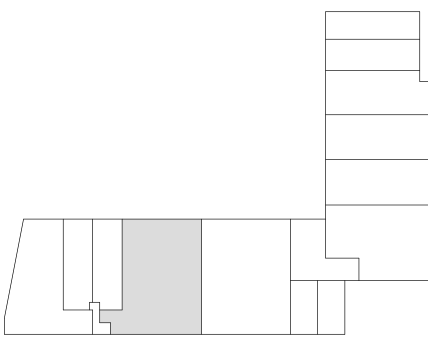
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P1	ISSUE FOR INFORMATION	25.02.26	SJE
P2	ISSUE FOR INFORMATION	21.05.26	SJE
P3	ISSUE FOR INFORMATION	01.06.26	SJE
P4	PRELIMINARY ISSUE	05.06.26	SJE

KEYPLAN



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Harvey Norman

PROJECT

PROPOSED BCF TENANCY EXPANSION

285 VICTORIA CROSS PARADE, WODONGA VIC

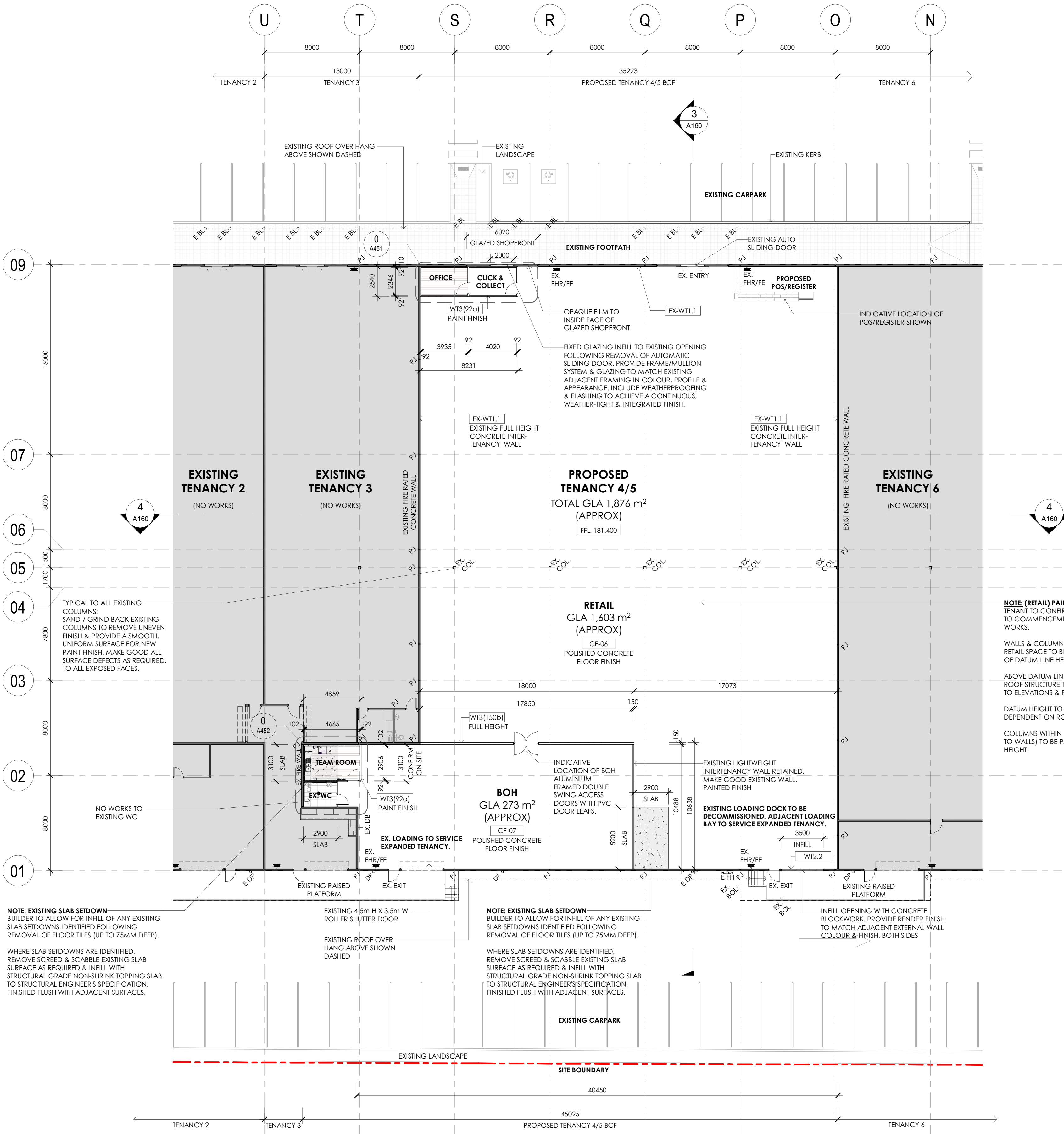
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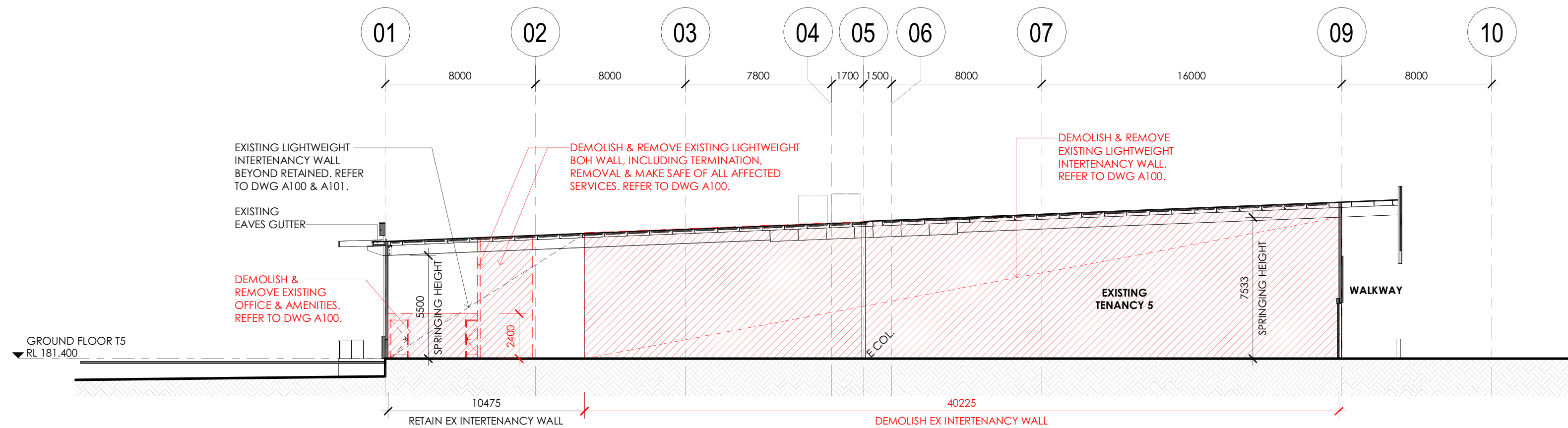
PROPOSED FLOOR PLAN

DATE FEB '26	SCALE @ A1 As indicated MF	DRAWN MF
PROJECT No. 5473	PROJECT No. A101	ISSUE P4

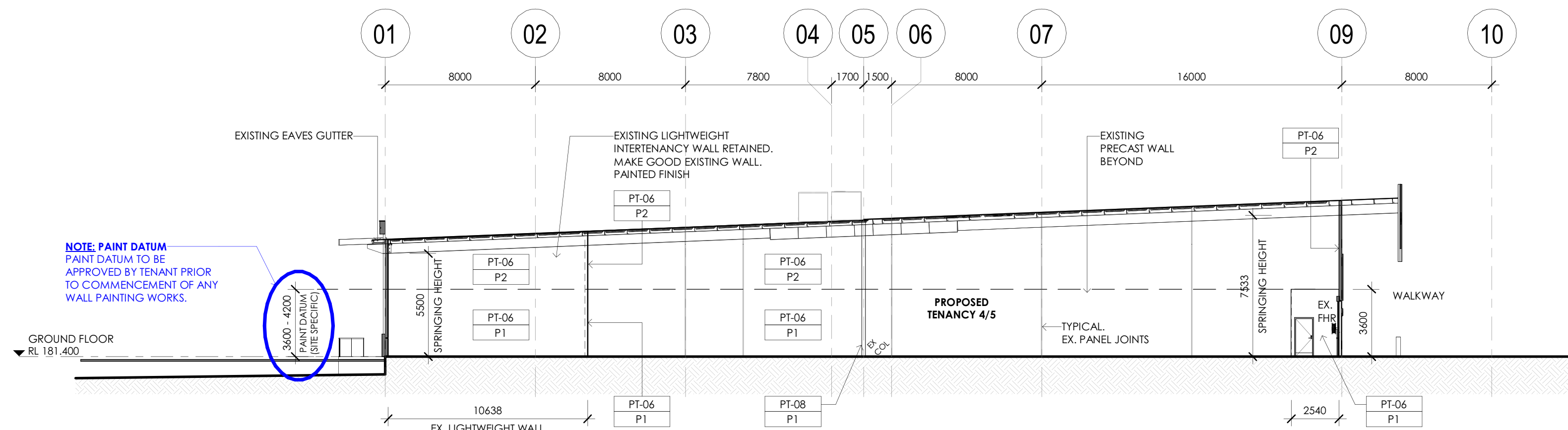
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LEFFLER SIMES ARCHITECTS

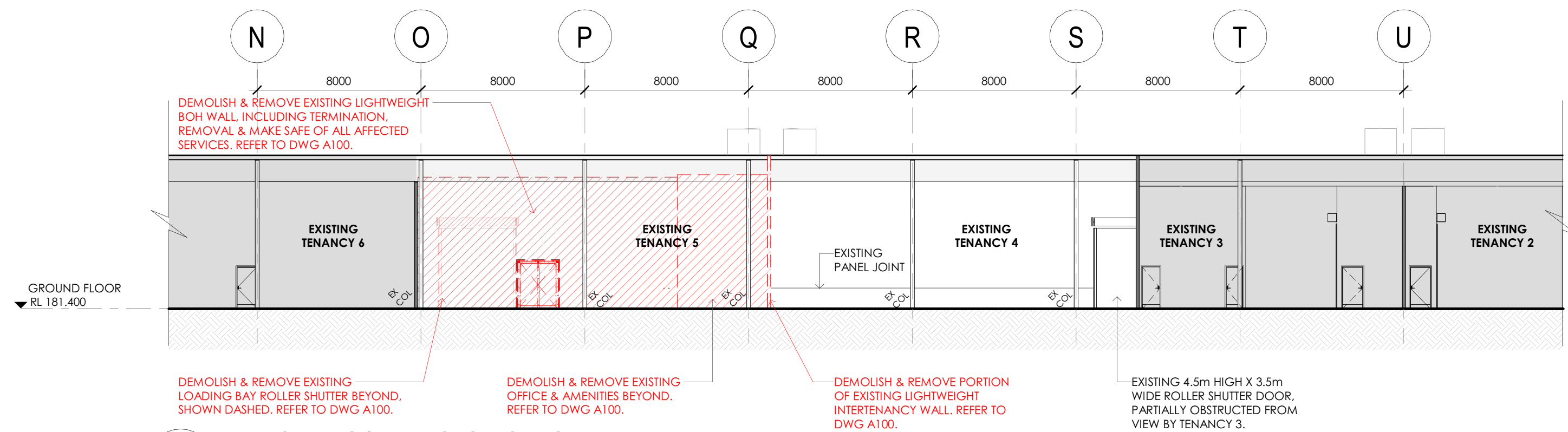




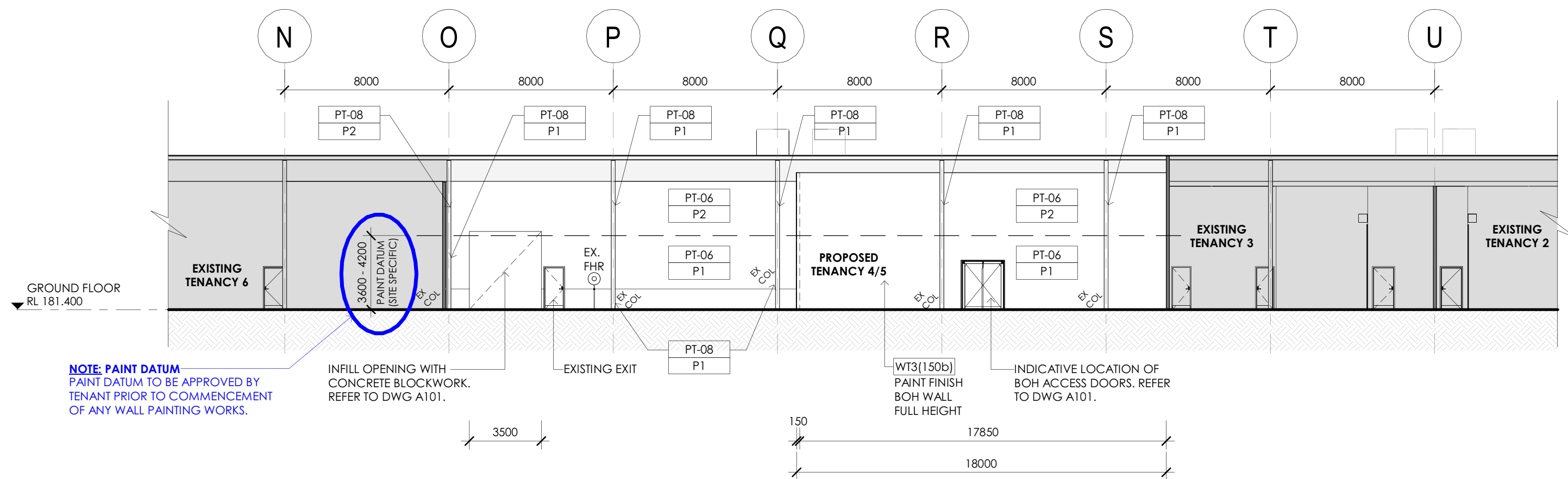
1 **EXISTING/DEMO SECTION A-A**
A100 Scale: 1 : 200



3 **PROPOSED SECTION A-A**
A101 Scale: 1 : 200



2 **EXISTING/DEMO SECTION B-B**
A100 Scale: 1 : 200



4 **PROPOSED SECTION B-B**
A101 Scale: 1 : 200

NOTE: DIMENSIONS & AREAS
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NOTE: FINISHES SCHEDULE
REFER TO DRAWING A002 FOR LEGEND
& FINISHES SCHEDULE.

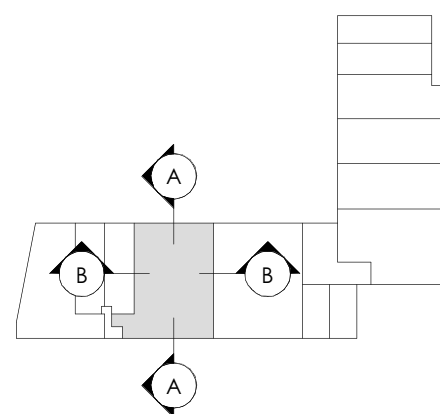
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P1	ISSUE FOR INFORMATION	01.06.26	SJE
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KEYPLAN



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PROJECT

**PROPOSED BCF TENANCY
EXPANSION**

**285 VICTORIA CROSS
PARADE, WODONGA VIC**

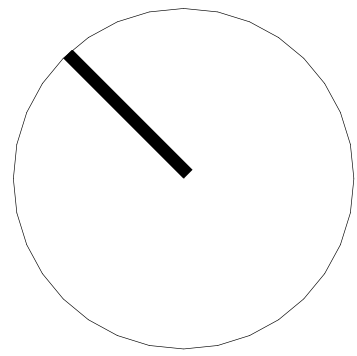
DRAWING

**EXISTING/DEMO & PROPOSED
SECTIONS**

DATE	SCALE @ A1	DRAWN
APR '26	As indicated	MF
PROJECT No.	PROJECT No.	ISSUE
5473	A160	P2

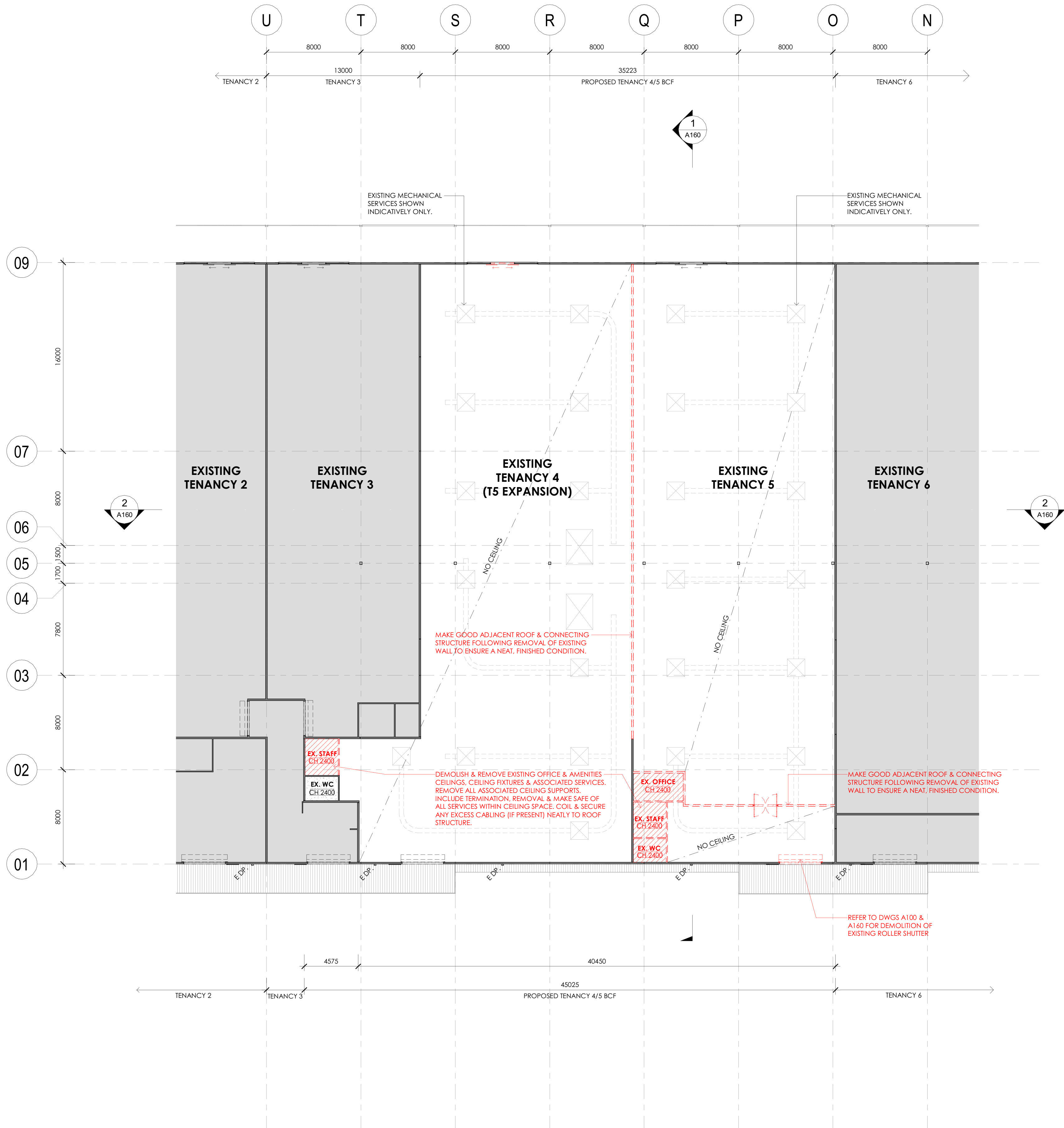
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LEFFLER SIMES ARCHITECTS



PRELIMINARY ISSUE

ISSUE	AMENDMENT	DATE	CHK'D
P1	ISSUE FOR INFORMATION	21.05.26	SJE
P2	PRELIMINARY ISSUE	05.06.26	SJE



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PROPOSED BCF TENANCY
EXPANSION

285 VICTORIA CROSS
PARADE, WODONGA VIC

DRAWING

EXISTING & DEMOLITION RCP

DATE	SCALE @ A1	DRAWN
APR '26	1 : 200	MF
PROJECT No.	PROJECT No.	ISSUE
5473	A200	P2

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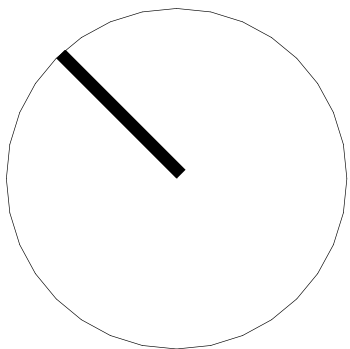
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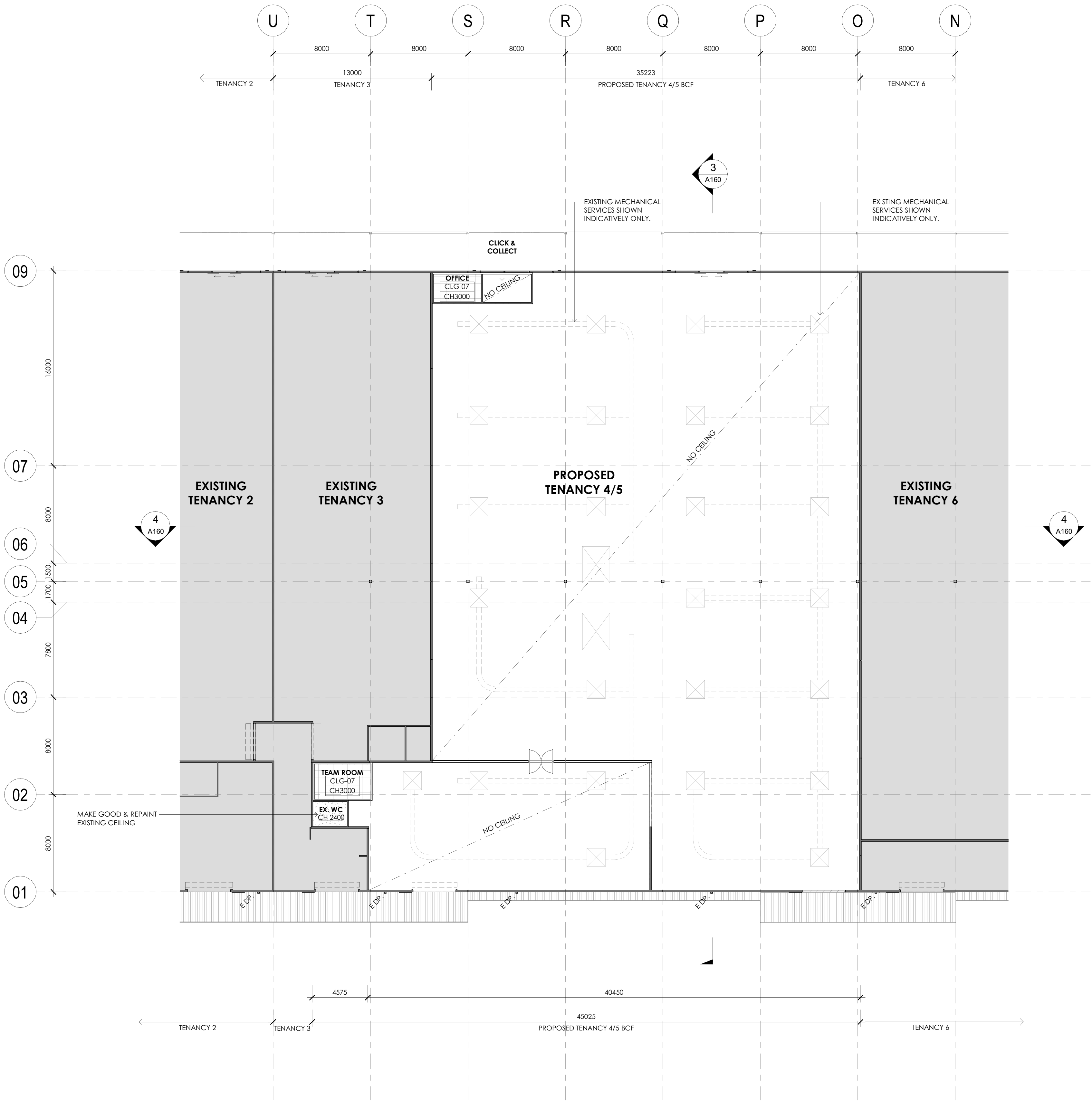
NOTE: FINISHES SCHEDULE
REFER TO DRAWING A002 FOR LEGEND
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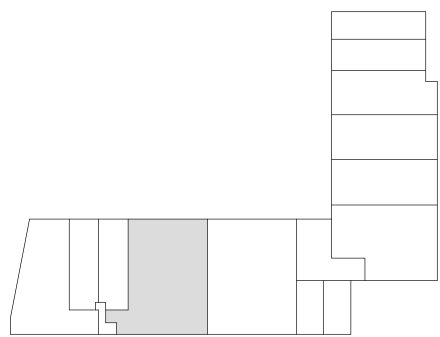


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285 VICTORIA CROSS
PARADE, WODONGA VIC

DRAWING

PROPOSED RCP

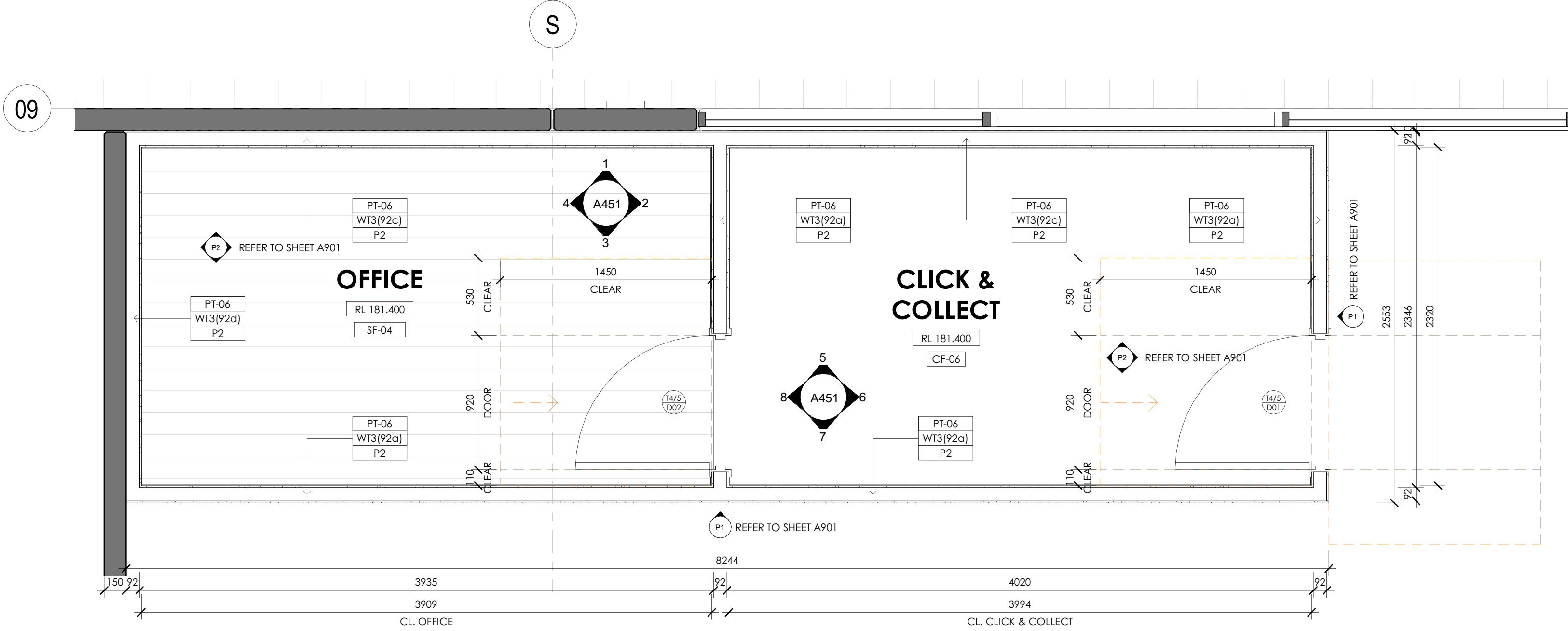
DATE	SCALE @ A1	DRAWN
APR '26	As indicated	MF
PROJECT No.	PROJECT No.	ISSUE
5473	A201	P1

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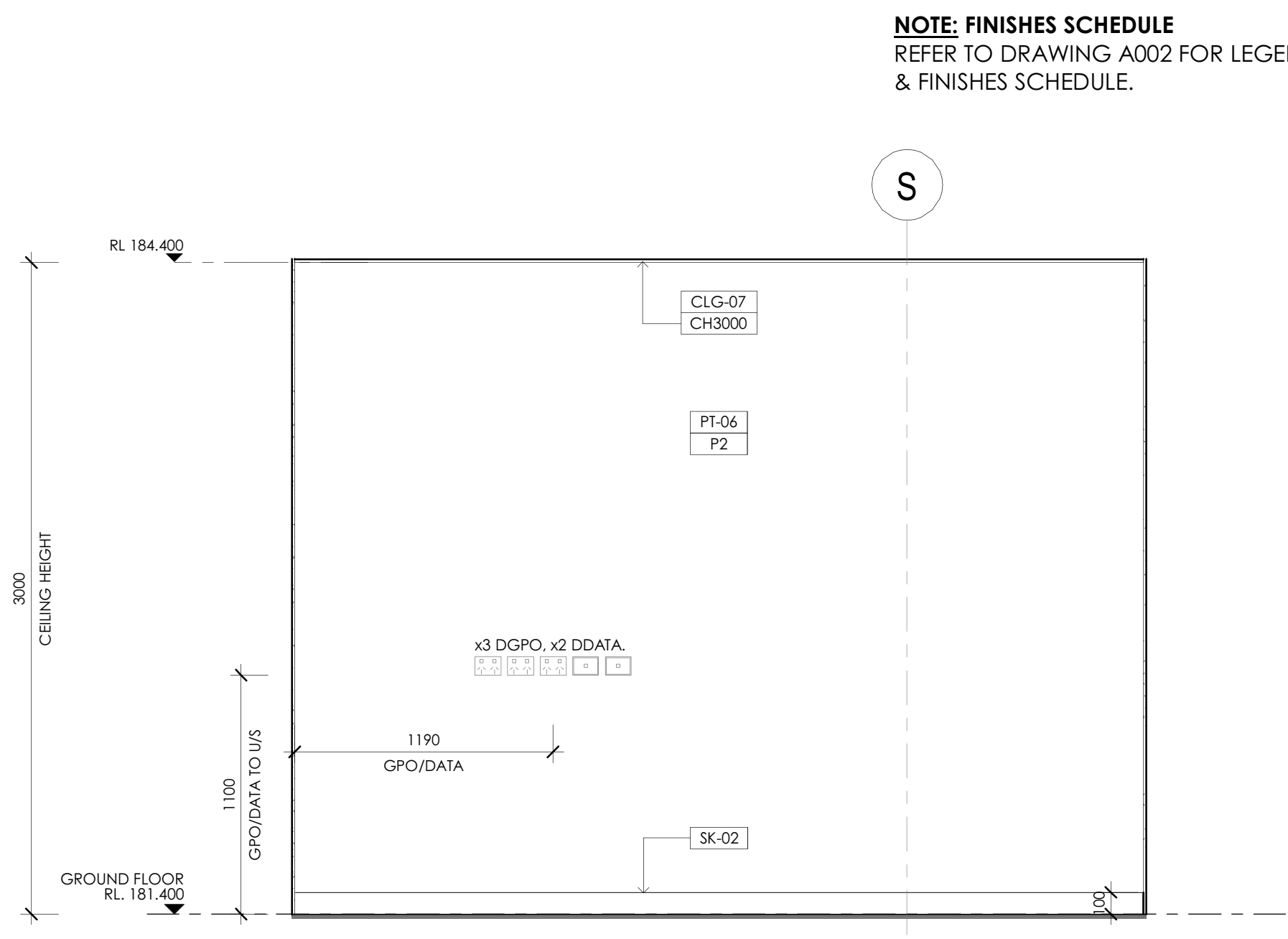
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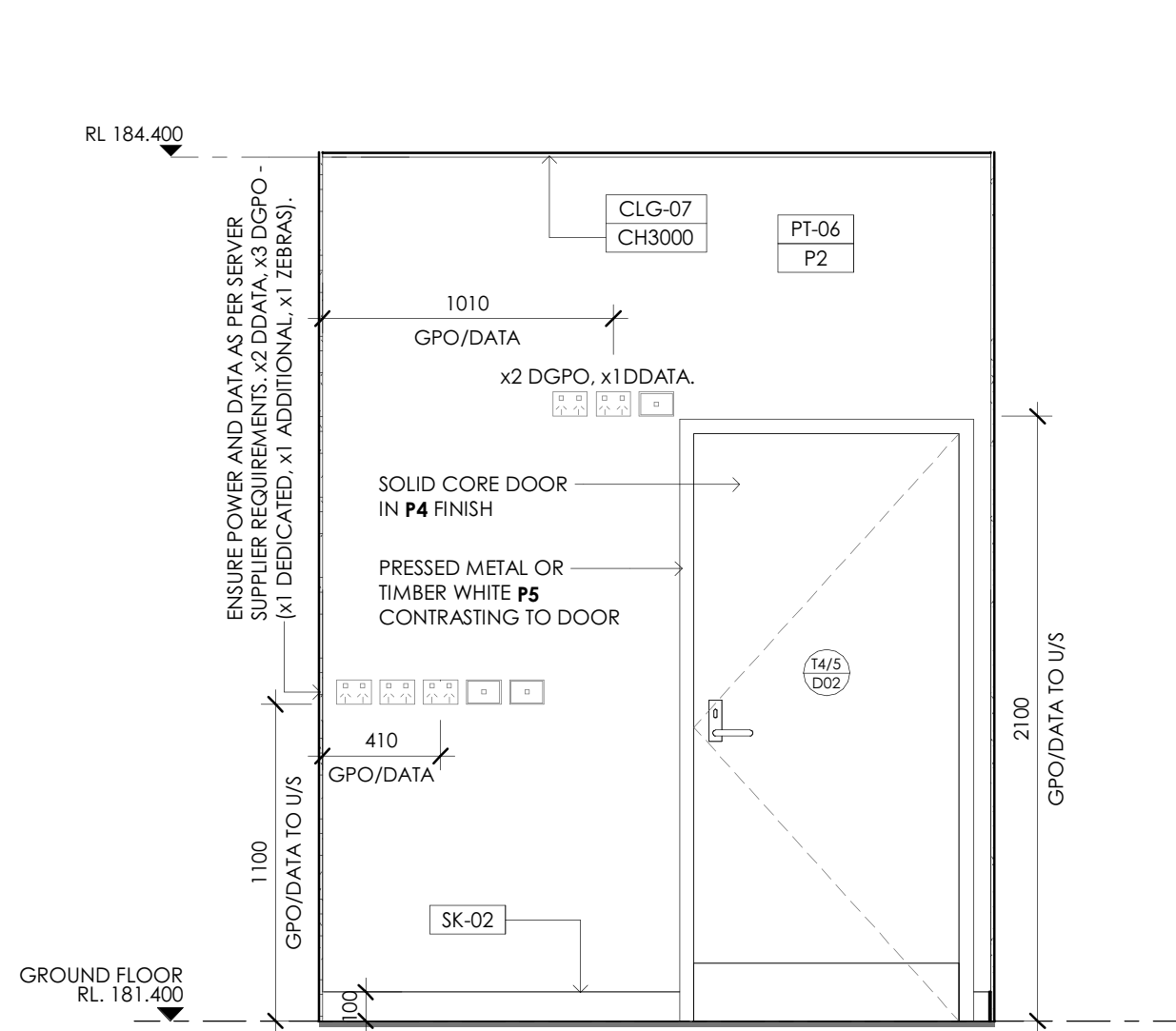
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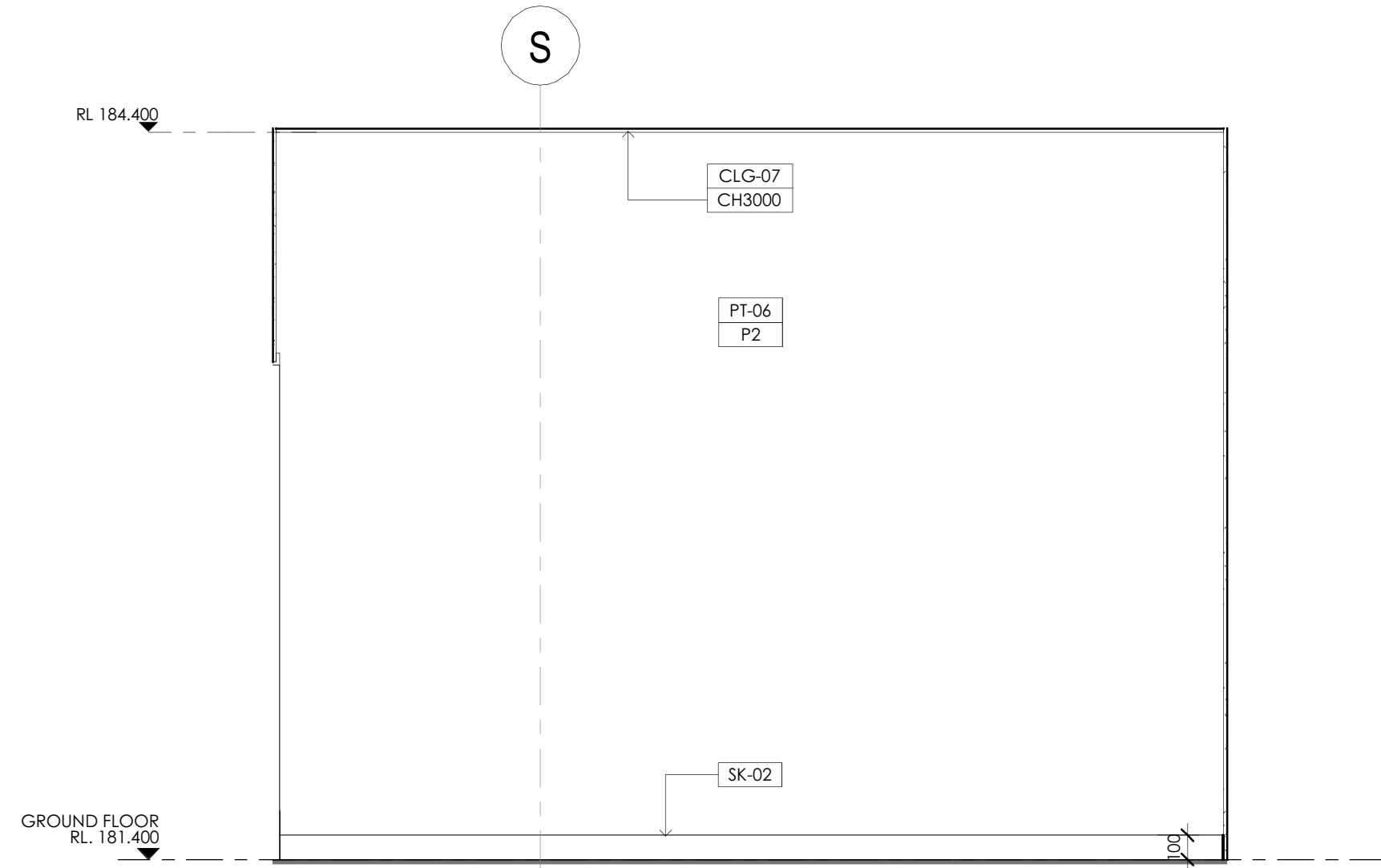
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Scale: 1 : 25



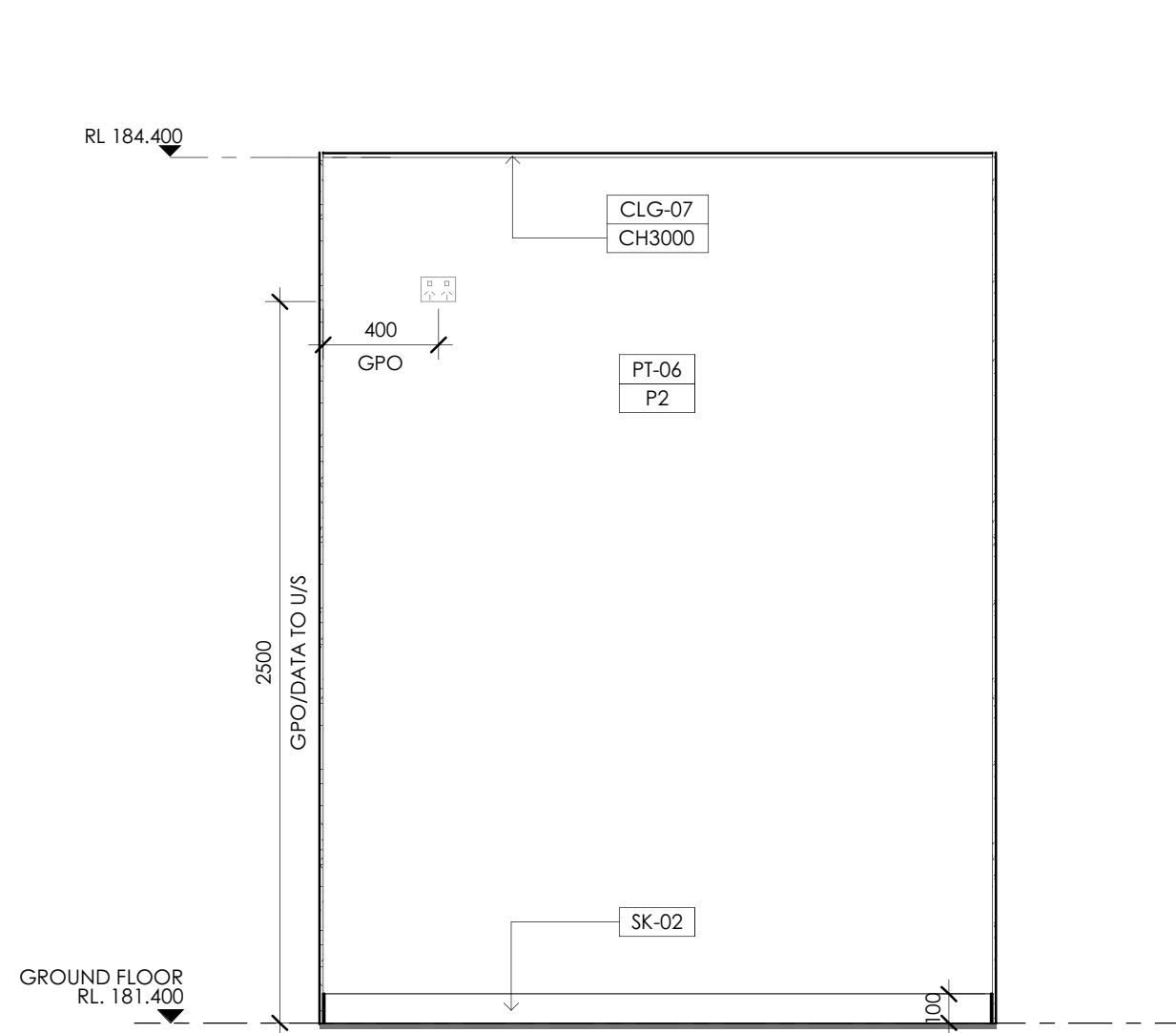
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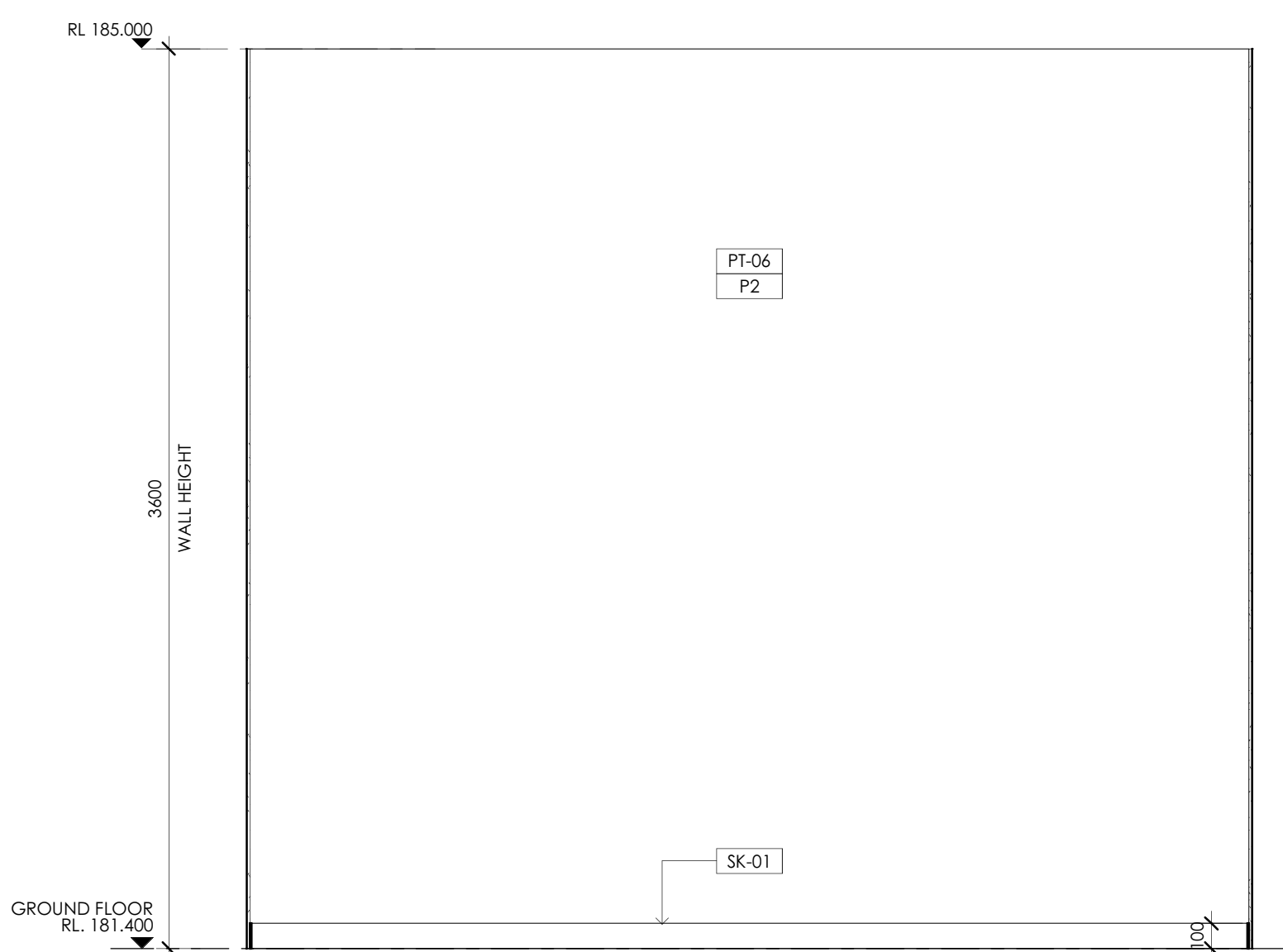
2 OFFICE ELEVATION
Scale: 1 : 25



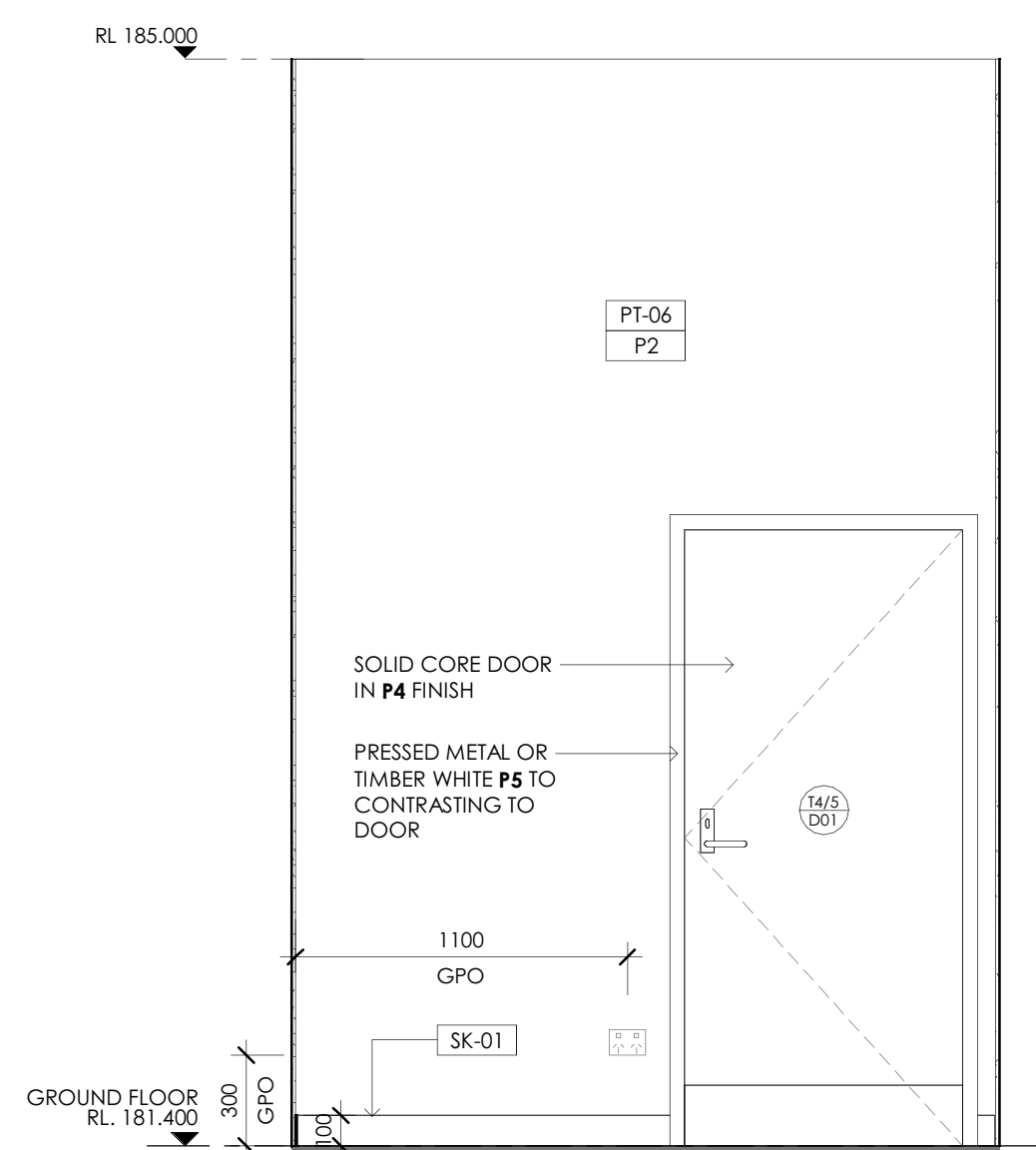
3 OFFICE ELEVATION
Scale: 1 : 25



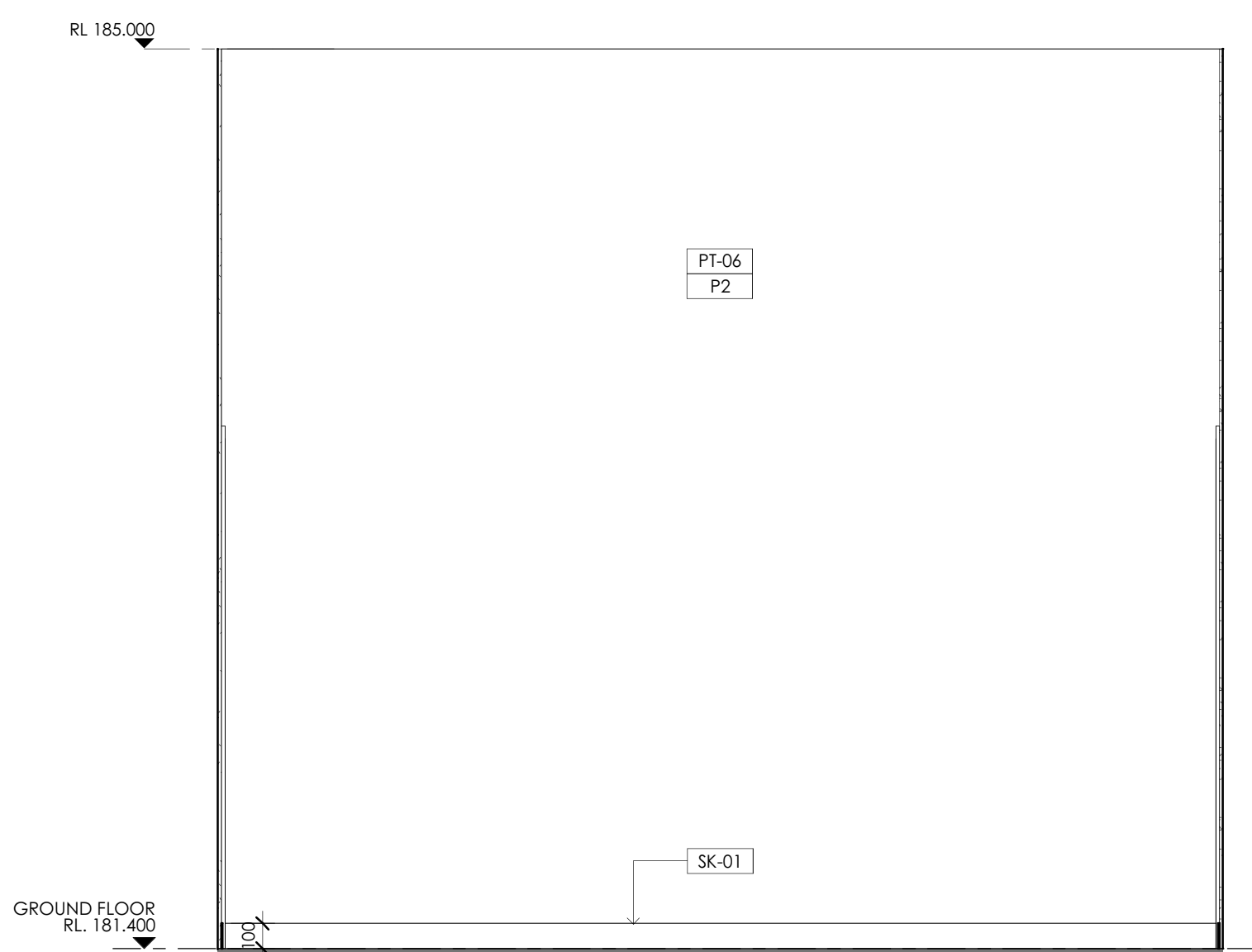
4 OFFICE ELEVATION
Scale: 1 : 25



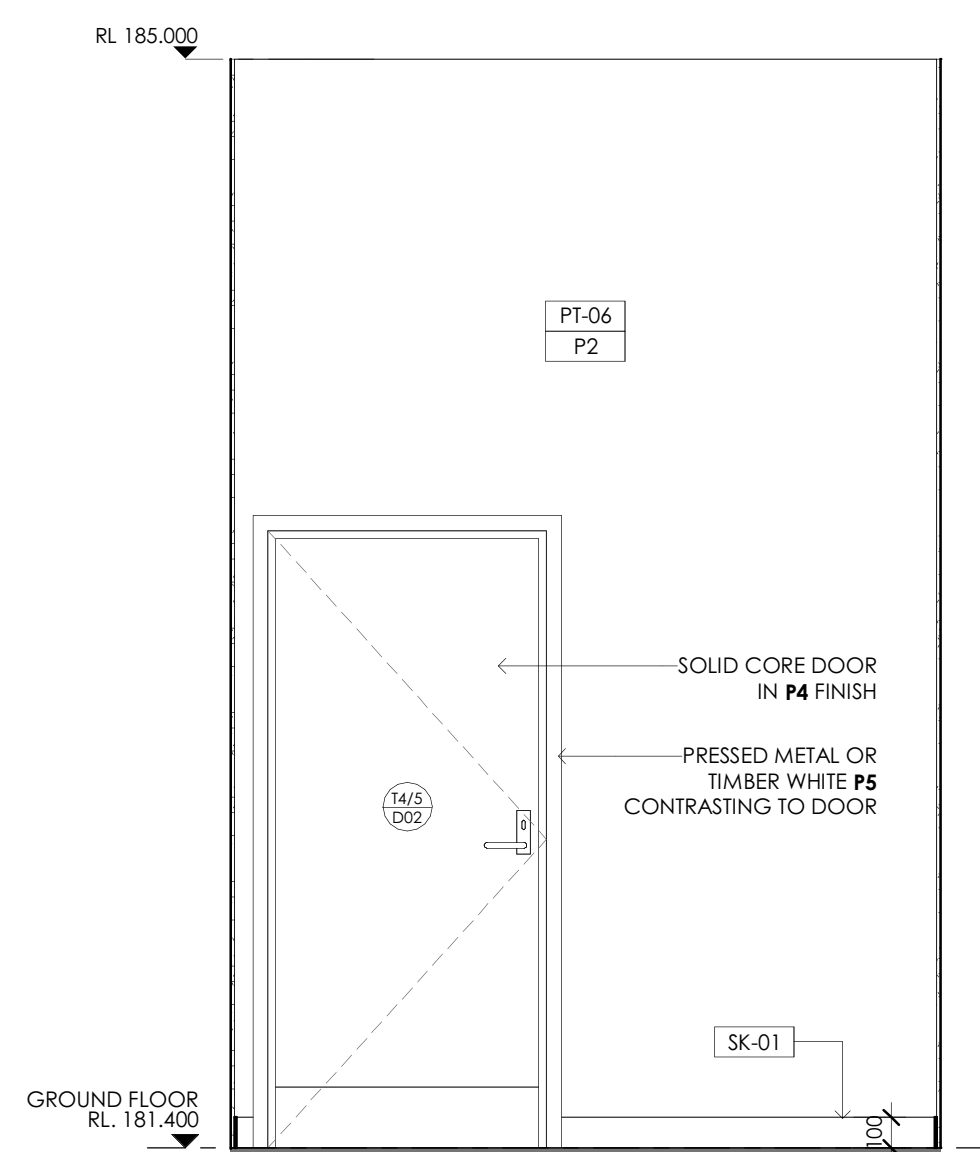
5 CLICK & COLLECT ELEVATION
Scale: 1 : 25



6 CLICK & COLLECT ELEVATION
Scale: 1 : 25



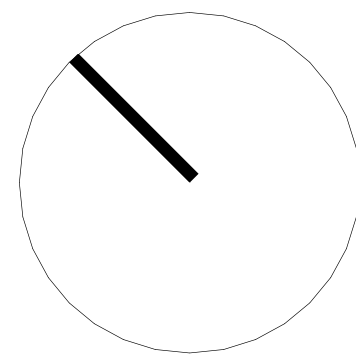
7 CLICK & COLLECT ELEVATION
Scale: 1 : 25



8 CLICK & COLLECT ELEVATION
Scale: 1 : 25

NOTE: FINISHES SCHEDULE
REFER TO DRAWING A002 FOR LEGEND
& FINISHES SCHEDULE.

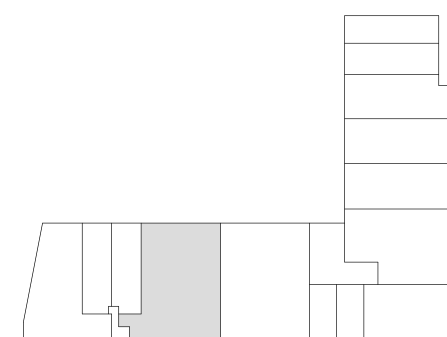
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PRELIMINARY ISSUE

ISSUE	AMENDMENT	DATE	CHK'D
P1	PRELIMINARY ISSUE	05.06.26	SJE

KEYPLAN



CLIENT

Harvey Norman

PROJECT

PROPOSED BCF TENANCY
EXPANSION

285 VICTORIA CROSS
PARADE, WODONGA VIC

DRAWING

AMENITIES DETAILS SHEET - 1

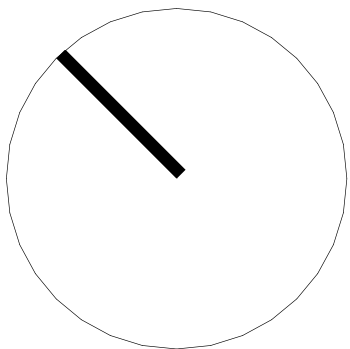
DATE	SCALE @ A1	DRAWN
JUNE '26	As indicated	JAF
PROJECT No.	PROJECT No.	ISSUE
5473	A451	P1

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LEFFLER SIMES ARCHITECTS

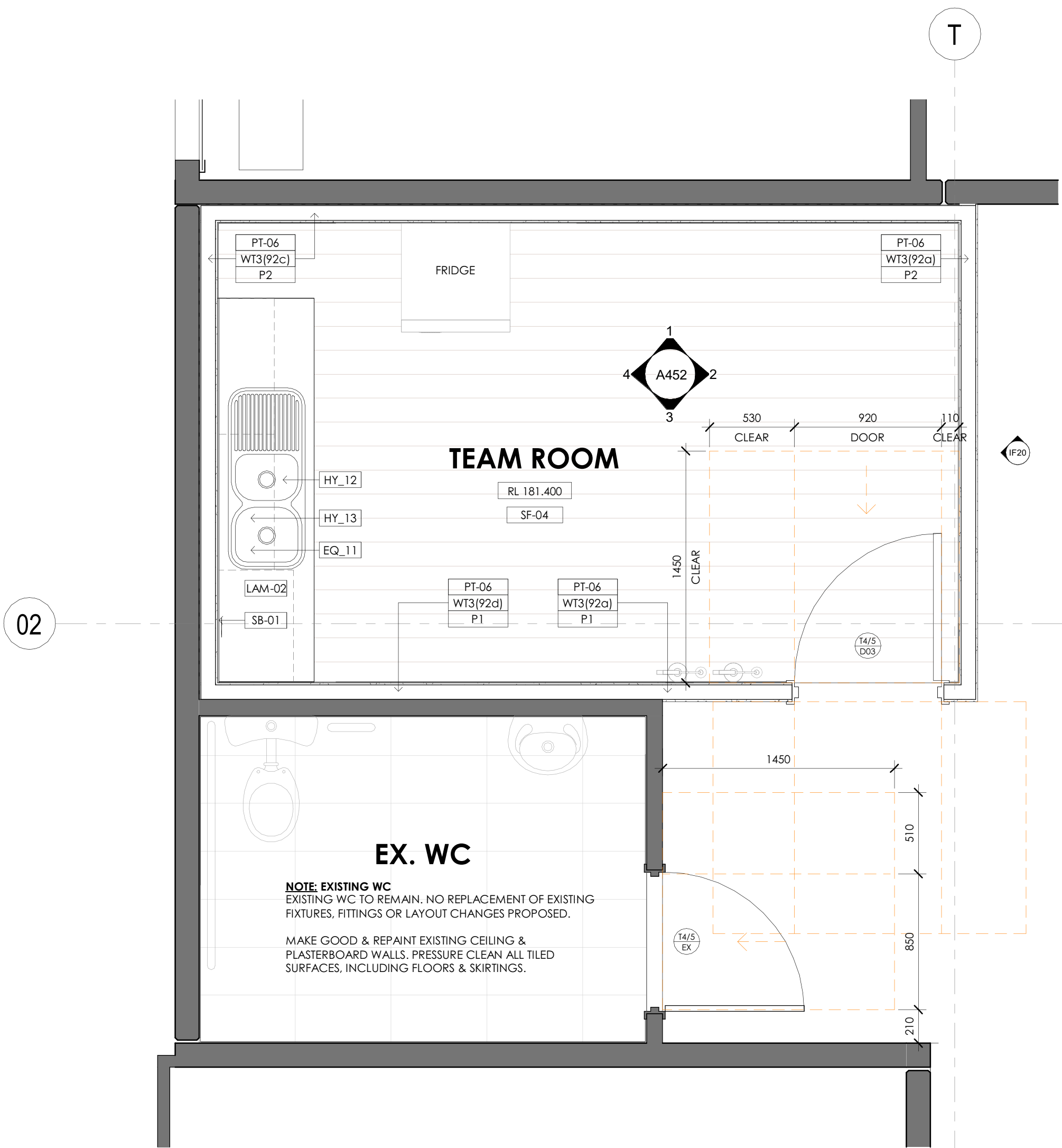
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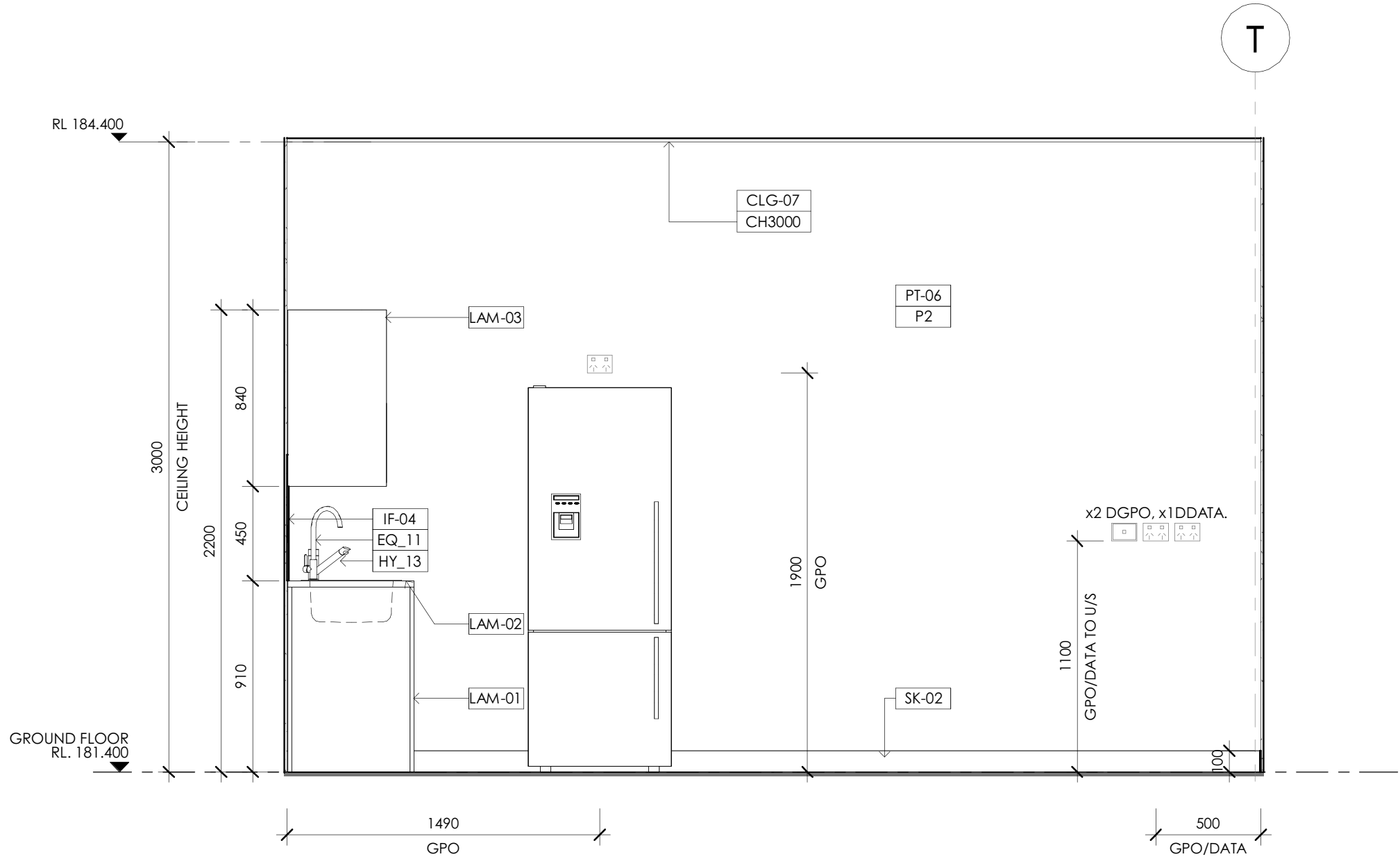


PRELIMINARY ISSUE

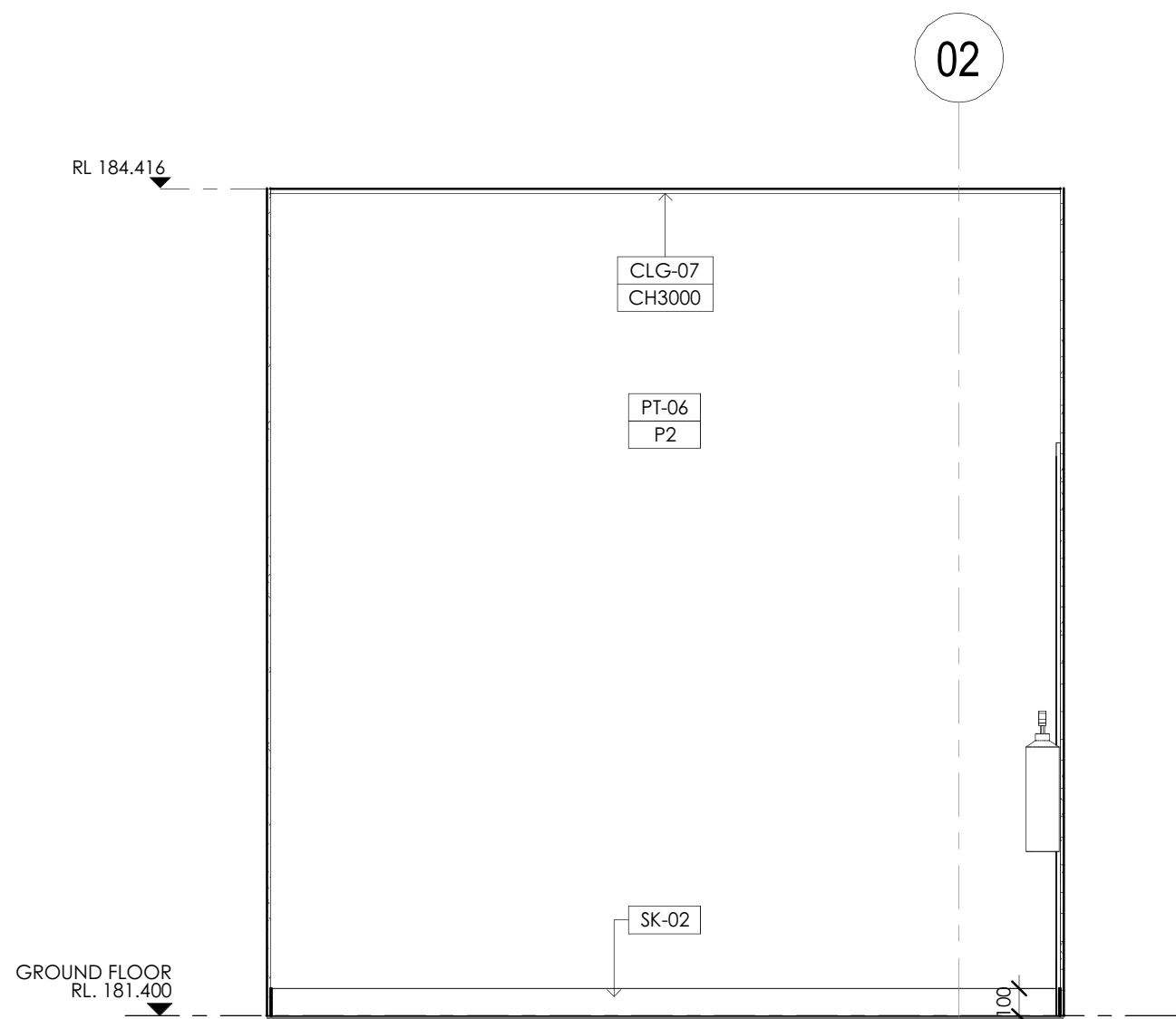
ISSUE	AMENDMENT	DATE	CHK'D
P1	PRELIMINARY ISSUE	05.06.26	SJE



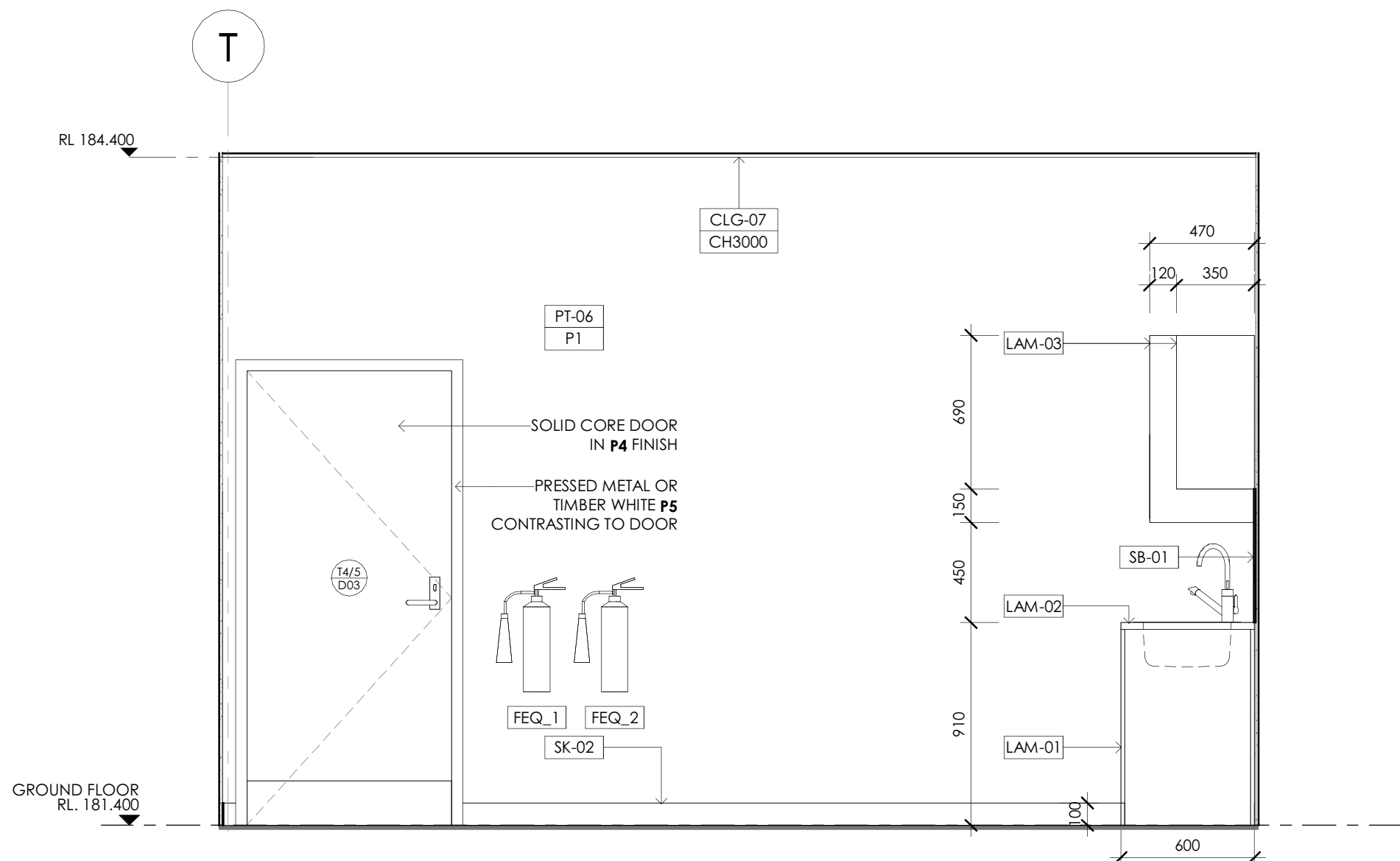
0 PROPOSED TEAM ROOM / EX. WC GROUND FLOOR
A101 Scale: 1 : 25



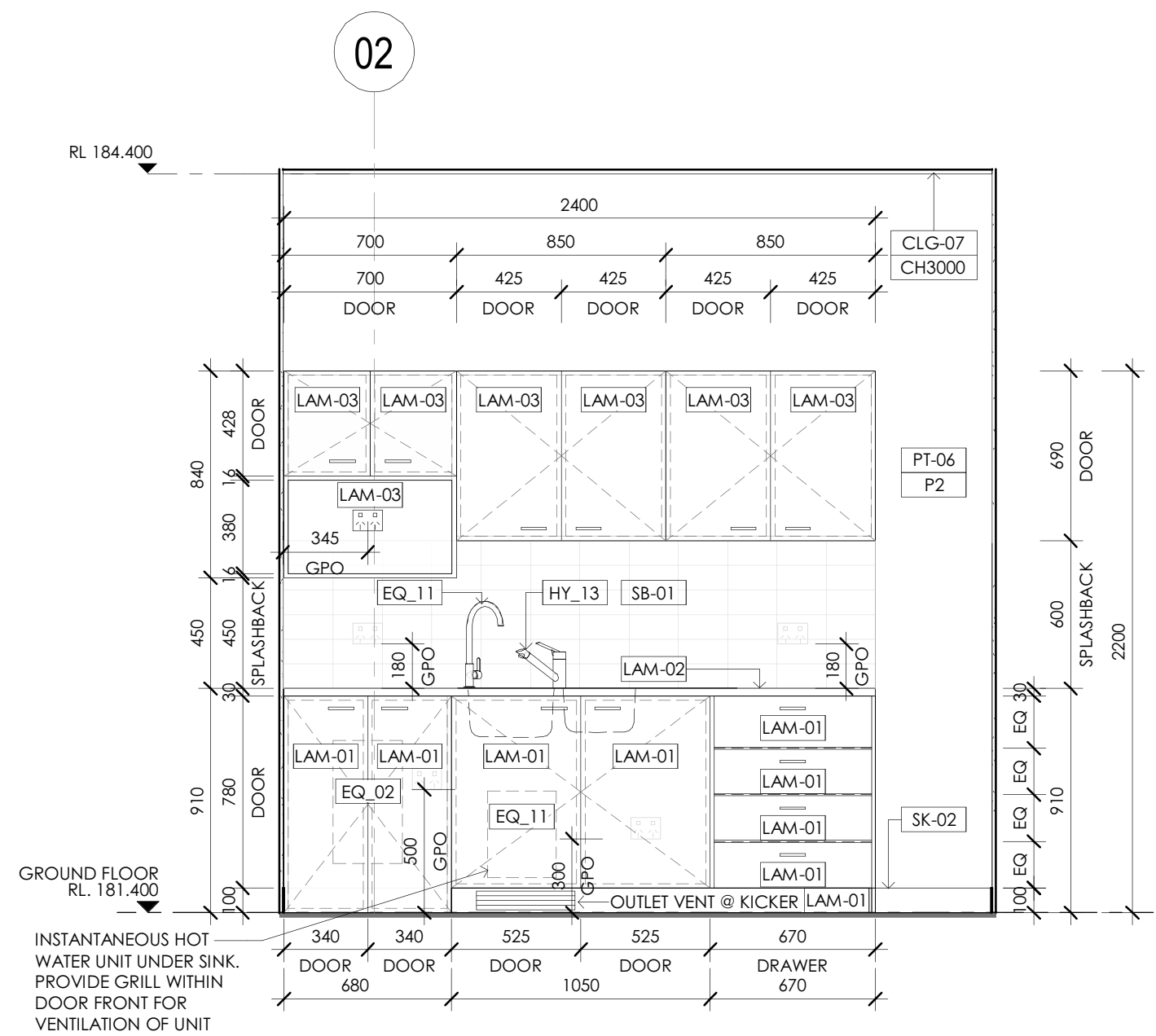
1 TEAM ROOM ELEVATION
A452 Scale: 1 : 25



2 TEAM ROOM ELEVATION
A452 Scale: 1 : 25



3 TEAM ROOM ELEVATION
A452 Scale: 1 : 25



4 TEAM ROOM ELEVATION
A452 Scale: 1 : 25

KEYPLAN



CLIENT

Harvey Norman

PROJECT

PROPOSED BCF TENANCY
EXPANSION

285 VICTORIA CROSS
PARADE, WODONGA VIC

DRAWING

AMENITIES DETAILS SHEET - 2

DATE	SCALE @ A1	DRAWN
JUNE '26	As indicated	JAF
PROJECT No.	PROJECT No.	ISSUE
5473	A452	P1

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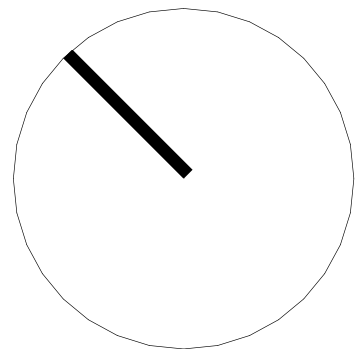
ABN 39 001 043 992

LEFFLER SIMES ARCHITECTS

NOTE: DIMENSIONS & AREAS
ALL DIMENSIONS & AREAS ARE APPROXIMATE ONLY &
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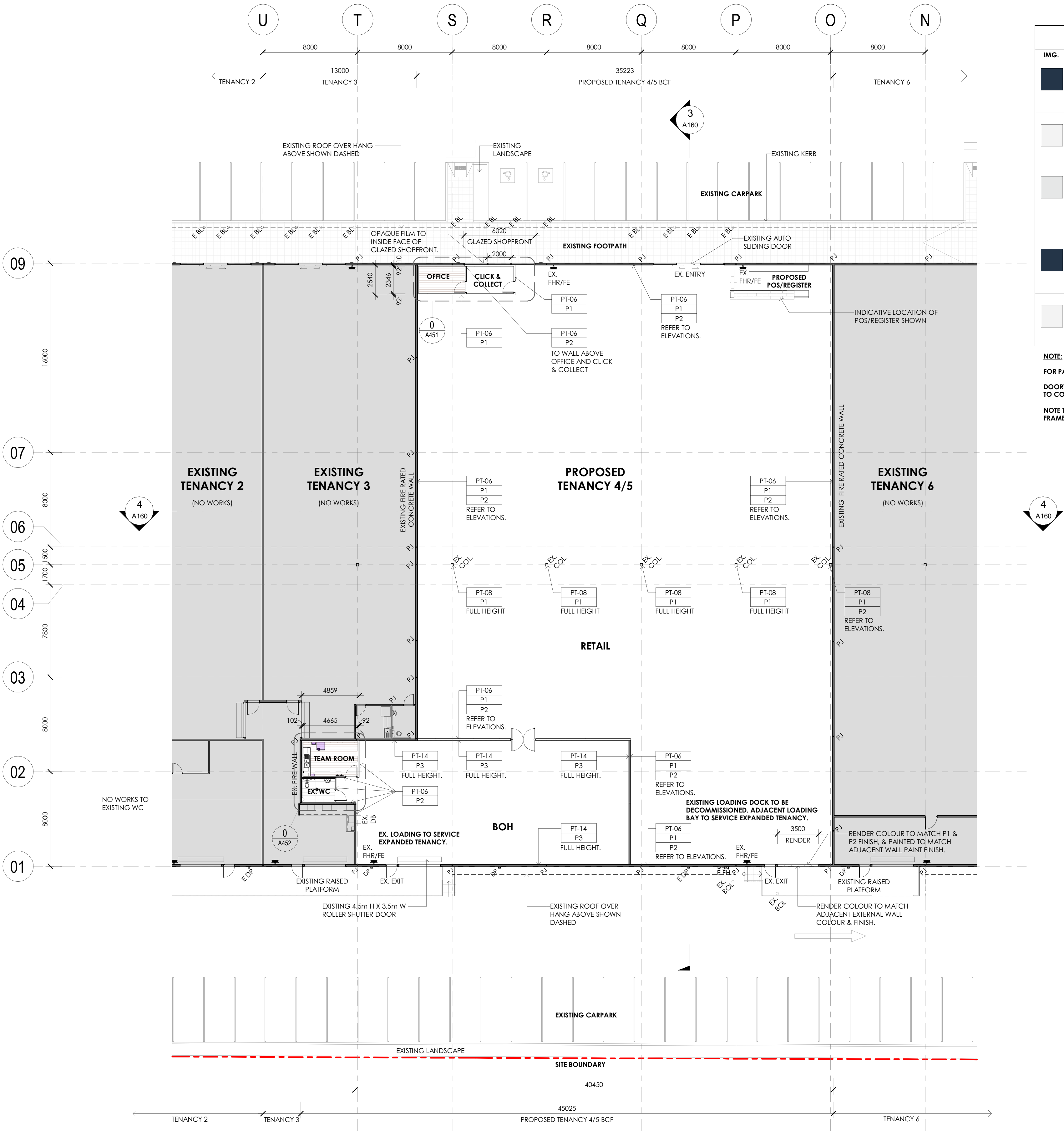


PRELIMINARY ISSUE

ISSUE	AMENDMENT	DATE	CHK'D
P1	PRELIMINARY ISSUE	05.06.26	SJE

INTERNAL PAINT COLOUR SCHEDULE - TENANCY 4 & 5					
IMG.	CODE	COLOUR DESCRIPTION	LVR	CONTRAST ACHIEVED	LOCATION
	P1	COLOUR: DULUX BCF NEXT GEN BLUE RANGE: DULUX WASH & WEAR SHADE: A5108 FINISH: LOW SHEEN PRIMER: 2 COATS BCF CODE: IF_18	18-20	N/A	INTERNAL WALLS & COLUMNS IN RETAIL SPACE FROM FFL TO DATUM LINE
	P2	COLOUR: TAUBMANS COTTON TOUCH RANGE: DULUX WASH & WEAR CODE: 43339 FINISH: LOW SHEEN PRIMER: 2 COATS BCF CODE: IF_19	83.69	N/A	INTERNAL WALLS & COLUMNS IN RETAIL SPACE ABOVE DATUM LINE TO UNDERSIDE OF ROOF STRUCTURE
	P3	COLOUR: CLEAR COAT RANGE: DULUX DESIGN EFFECTS FINISH: GLOSS PREP / COAT: DULUX DESIGN EFFECTS. SURFACE PREPARATION & COATING TO BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. BCF CODE: IF_20	0	N/A	INTERNAL WALLS IN BOH
	P4	COLOUR: DULUX BCF NEXT GEN BLUE RANGE: DULUX WASH & WEAR SHADE: A5108 FINISH: GLOSS PRIMER: 2 COATS BCF CODE: IF_16	18-20	N/A	DOOR FRAMES & ARCHITRAVES
	P5	COLOUR: TAUBMANS COTTON TOUCH RANGE: DULUX WASH & WEAR CODE: 43339 FINISH: GLOSS PRIMER: 2 COATS BCF CODE: IF_17	83.69	N/A	DOOR FRAMES & ARCHITRAVES

NOTE:
FOR PAINT TYPE (PT...) DESCRIPTION, REFER TO DRAWING NO.A002 FINISHES SCHEDULE.
DOORWAYS TO HAVE A MINIMUM LUMINANCE CONTRAST OF 30% TO ADJACENT WALL TO COMPLY WITH THE LATEST AS 1428.1
NOTE THAT CONTRAST ACHIEVED BETWEEN COLOUR P1 & P2 IS 61.86% DOOR LEAF TO FRAME TO WALL.



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PROJECT
PROPOSED BCF TENANCY
EXPANSION
285 VICTORIA CROSS
PARADE, WODONGA VIC

DRAWING
T4 & T5 INTERNAL PAINTING
COLOUR PLAN

DATE	SCALE @ A1	DRAWN
JUNE '26	As indicated	MD
PROJECT No.	PROJECT No.	ISSUE
5473	A901	P1

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