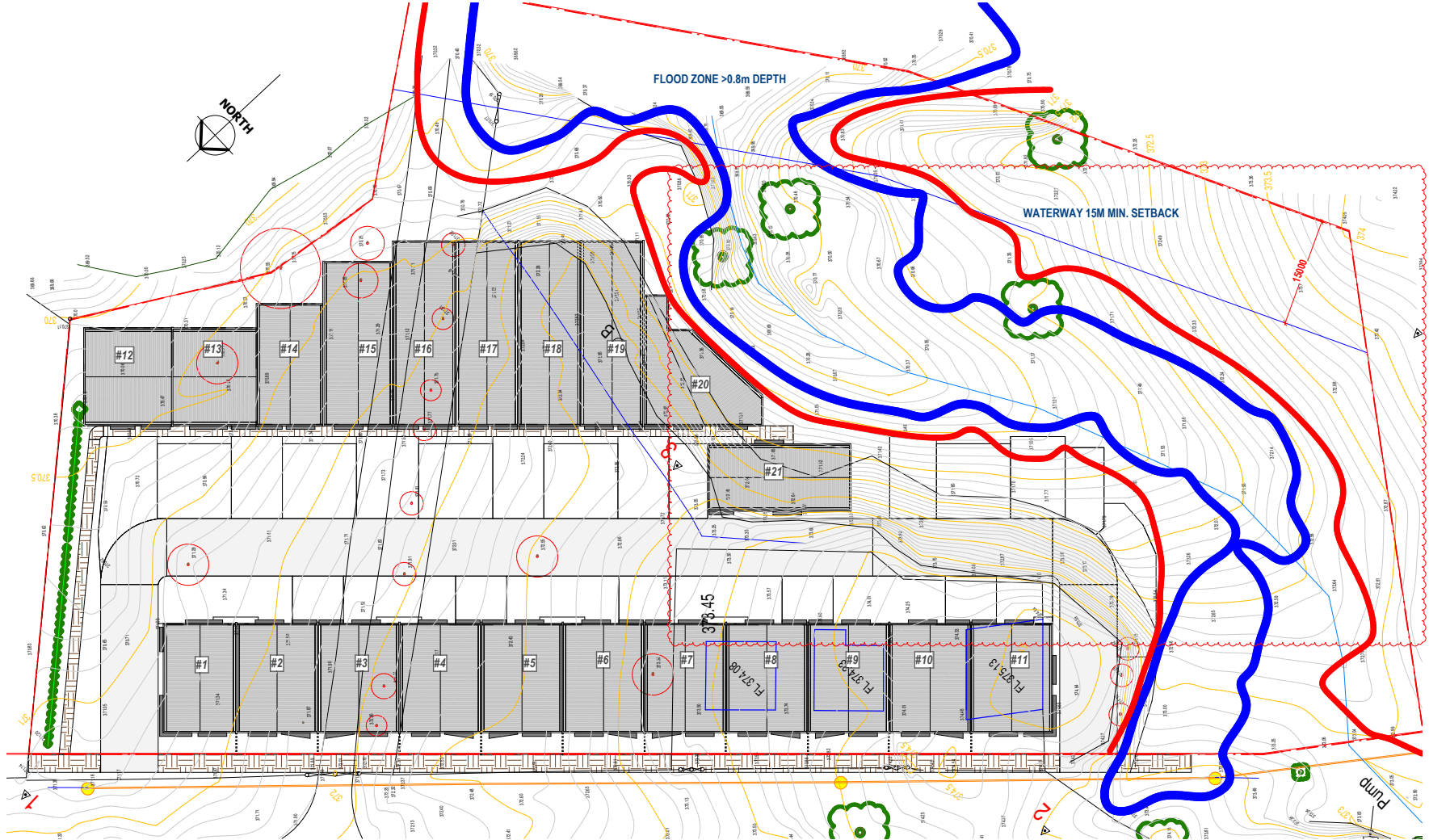
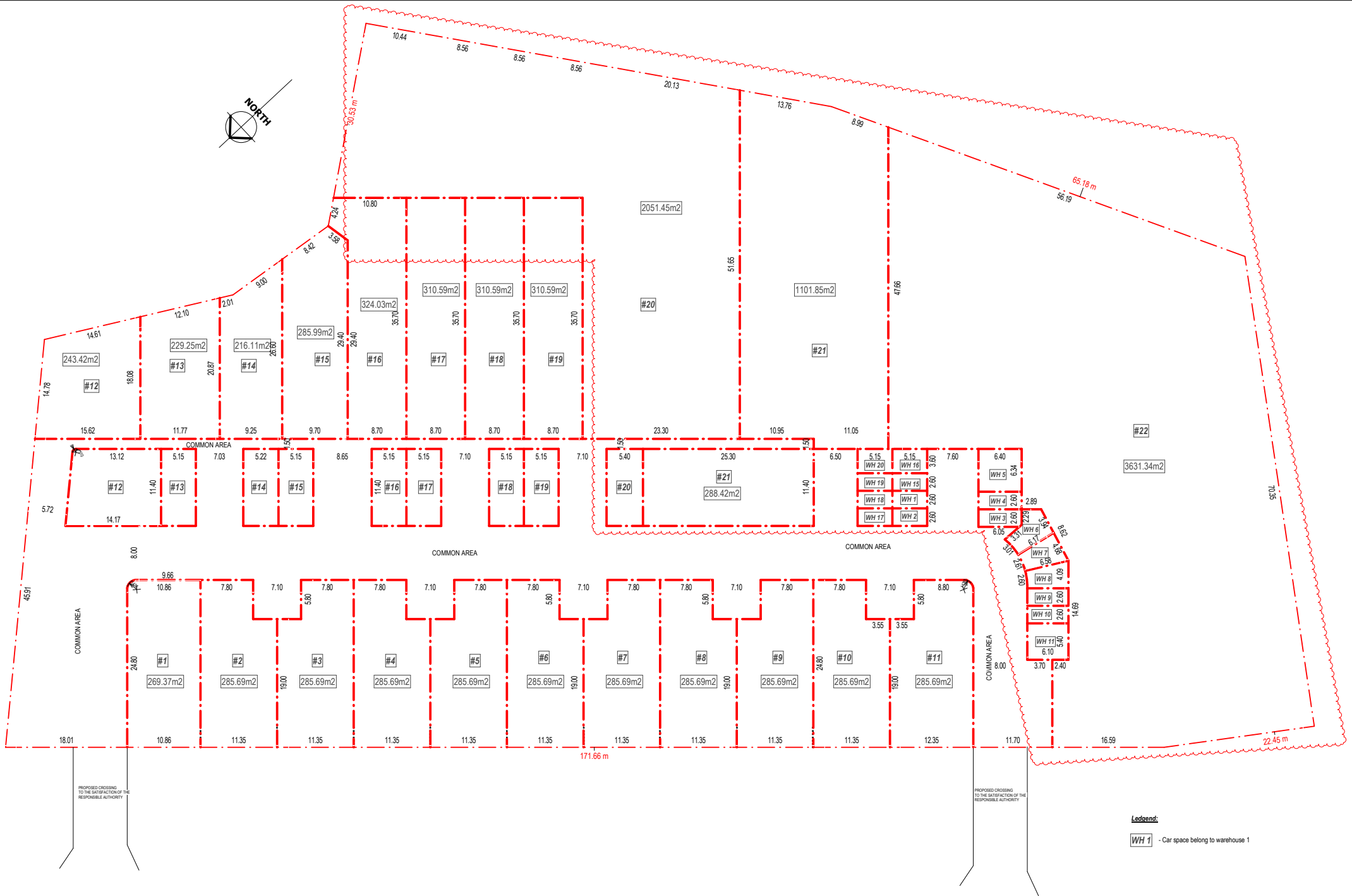


INDUSTRIAL LAND DEVELOPMENT
151-155 Monkey Gully Rd. Mansfield

WD	Current Revision	Sheet Name
TP - 00		Cover Page
TP - 01	B	Site Plan
TP - 02	B	Plan of Subdivision
TP - 03	B	Ground Floor Plan / Concept Landscape Plan
TP - 04	B	Elevations / Sections
TP - 05	A	Ground Floor Warehouses







Legend:

WH 1 - Car space belong to warehouse 1

NOTE:

Any services/easement to be created under the common area.



43 Genoa St.
Melbourne VIC 3189
0412 336 411

NOTE:

Original dimensions take precedence over scaled dimensions. All dimensions and areas shown are approximate and subject to change. The contractor is to verify all dimensions on site prior to commencing work. Drawings are to be read in conjunction with the technical specifications. The drawings have been prepared where plans and setbacks are located by the survey boundaries. Should any discrepancy arise the due to the location of fence on the boundary, the owner shall relocate the fence on the boundary should any contractual breach arise.
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Rev.	Description	Date
A	RFI dated 17/10/2024	28/10/2024
B	RFI letter dated 17/03/2025	20/03/2025

Project: Proposed Development

Address: 151-155 Monkey Gully Rd. Mansfield

Scale	1 : 250 @A1
Project number	
Date	25/10/2024
Drawn by	Author

TOWN PLANNING

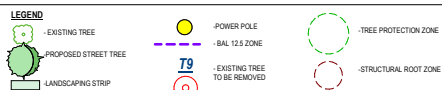
Plan of Subdivision

TP - 02

19/09/2025 11:02:52 AM

#1=	154.46m2 - 30.10m2 (loading zone) =	124.36m2	
	124.36(100%)15 + 2 = 1.86+2 =		4 carpascos
#2-11=	172.52m2 - 30.00m2 (loading zone) =	142.52m2	
	142.52(100%)15 + 2 = 2.14+2 =		4 carpascos
#12=	167.53m2 - 30.02m2 (loading zone) =	137.51m2	
	137.51(100%)15 + 2 = 2.06+2 =		4 carpascos
#13=	167.32m2 - 30.00m2 (loading zone) =	137.32m2	
	137.32(100%)15 + 2 = 2.06+2 =		4 carpascos
#14=	157.29m2 - 30.00m2 (loading zone) =	127.29m2	
	127.29(100%)15 + 2 = 1.91+2 =		4 carpascos
#15=	221.74m2 - 30.00m2 (loading zone) =	191.74m2	
	191.74(100%)15 + 2 = 2.87+2 =		5 carpascos
#16-19=	223.63m2 - 30.00m2 (loading zone) =	193.63m2	
	193.63(100%)15 + 2 = 2.90+2 =		5 carpascos
	194.52m2 - 30.00m2 (loading zone) =	164.52m2	
	164.52(100%)15 + 2 = 2.46+2 =		5 carpascos
#21=	187.06m2 - 30.60m2 (loading zone) =	156.46m2	
	156.46(100%)15 + 2 = 2.35+2 =		4 carpascos

TOTAL AREA =	3430.48m²
3430.48/100*1.5 + 44 = 51.45+44=	95 carspaces



Fire hydrant to be installed within 120m of the buildings as per Bushfire Development Report.



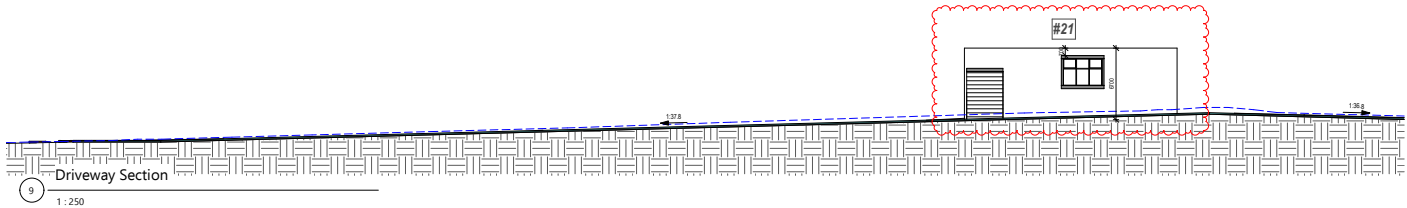
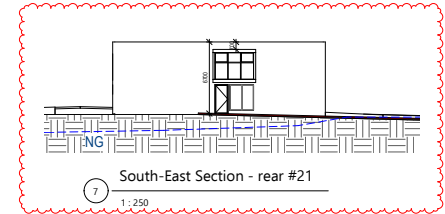
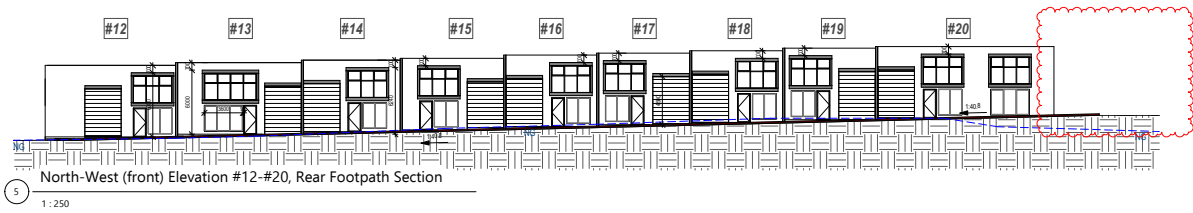
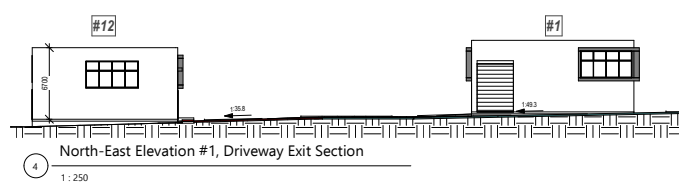
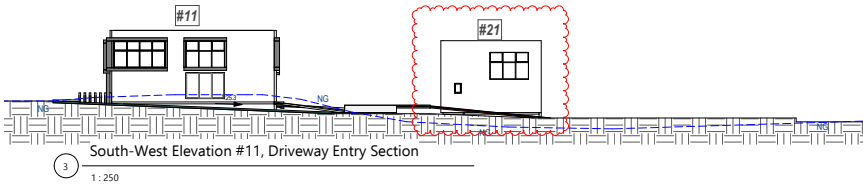
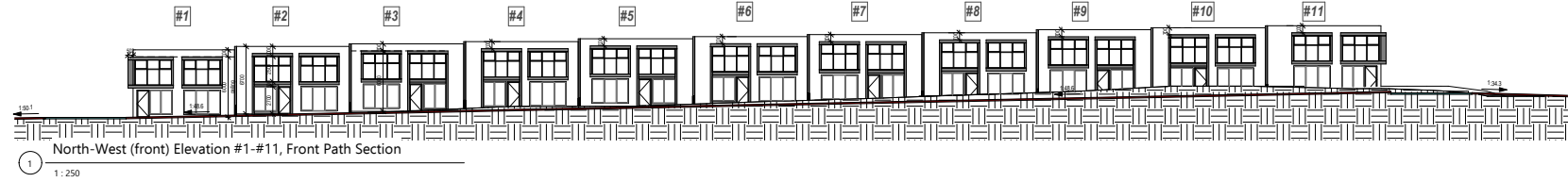
NOTES
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Project: Proposed Development	
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Drawn by _____

TOWN PLANNING

TP - 03



MATERIALS & FINISHES SCHEDULES

	BLACK FINISH
	CONCRETE RENDER WHITE
	COMMERCIAL WINDOWS COLOUR BLACK
	STAMPED CONCRETE DRIVEWAY (main driveway)
	GRAVEL DRIVEWAY (car parks)
	CONCRETE TILES PEDESTRIAN PATH

