

SITE PLAN - EXISTING

1:300

ISSUE: TOWN PLANNING

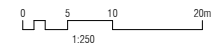
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No.	Revision Description	Drawn	Approved	Date
A	Town Planning amendment	CM		2.16.24
B	Town Planning 101	CM		13.07.25

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 Environmental Design
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PROJECT: PROPOSED RETAIL STORE & PETROL FILLING STATION JOB NO. 5021
ADDRESS: 140 HIGH STREET MANSFIELD
CLIENT: 140 HIGH ST MANSFIELD PTY LTD
SHEET TITLE: EXISTING SITE PLAN
DRAWN: CM SCALE: 1:250 @ B1 PAPER SIZE DWG NO. TP01
DATE: OCTOBER 2024 REV. 13/10/2024

Lighting Legend:

- PROPOSED FLOODLIGHTS ON 4.8M HIGH POLES FACING DIRECTION SHOWN LIGHTS TO BE 230V
- NOTE: ALL LIGHTS TO BE FITTED WITH BAFFLES OR SIMILAR DEVICE TO ENSURE LIGHT DOES NOT SPILL INTO NEIGHBORING PROPERTIES

Landscape Legend:

- EXISTING TREES TO BE RETAINED
- PROPOSED LANDSCAPING TO FUTURE DETAIL BY LANDSCAPE DESIGNER
- PROPOSED PERMEABLE GRASS SURFACE AREA
- PROPOSED PERMEABLE GRAVEL LANDSCAPING

Site Analysis

SITE AREA	:3867m ²
PETROL STATION CONVENIENCE STORE	:316m ² (8.2% of site)
SHOP	:193m ² (5% of site)
CONCRETE PAVING	:2492m ² (64.4% of site)
PERMEABLE SURFACE	:866m ² (22.4% of site)

Parking

PETROL STATION PARKING	:13
SHOP PARKING	:6

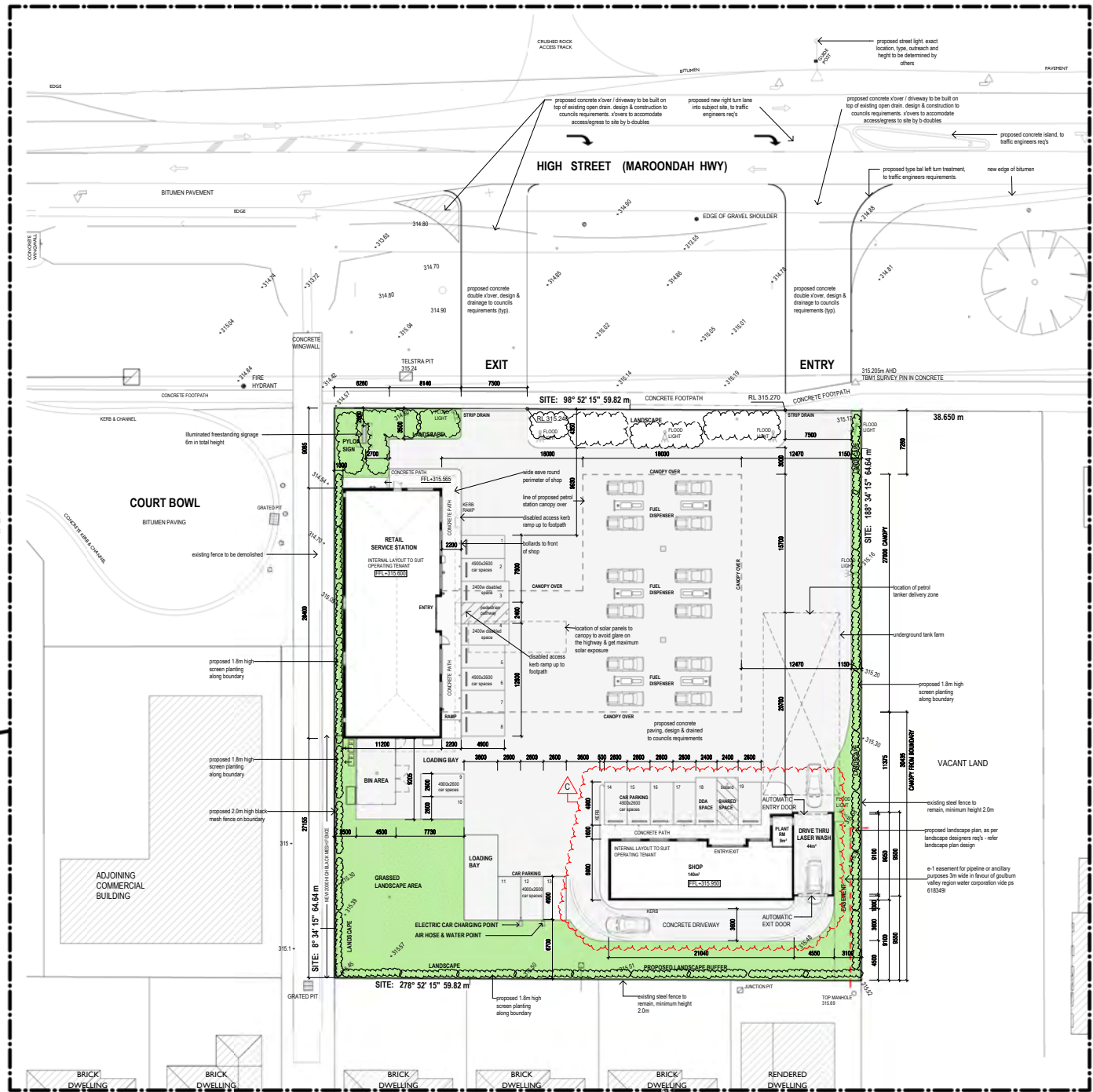
Location Plan

1:500



SITE PLAN

1:200



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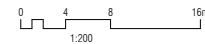
No.	Revision Description	Drawn	Approved	Date
A	Town Planning Amendment	CM		7.16.24
B	Town Planning SW	CM		13.03.25
C	Additional Shop Building	CM		29.09.25

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PROJECT: PROPOSED RETAIL STORE & PETROL FILLING STATION JOB NO.: 5021
 ADDRESS: 140 HIGH STREET MANSFIELD
 CLIENT: 140 HIGH ST MANSFIELD PTY LTD.
 SHEET TITLE: SITE PLAN
 DRAWN: CM SCALE: As indicated @ B1 PAPER SIZE DWG NO.: TP02
 DATE: OCTOBER 2024 REV: 13/10/2025 02:59

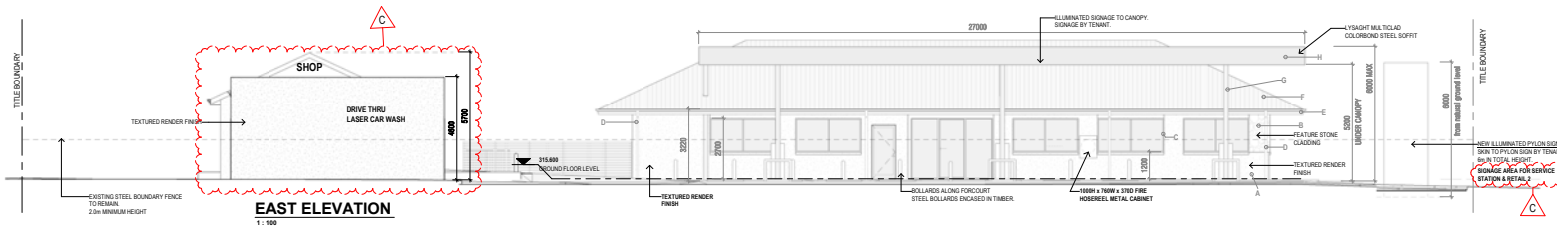


EXTERNAL FINISHES/MATERIALS SCHEDULE:

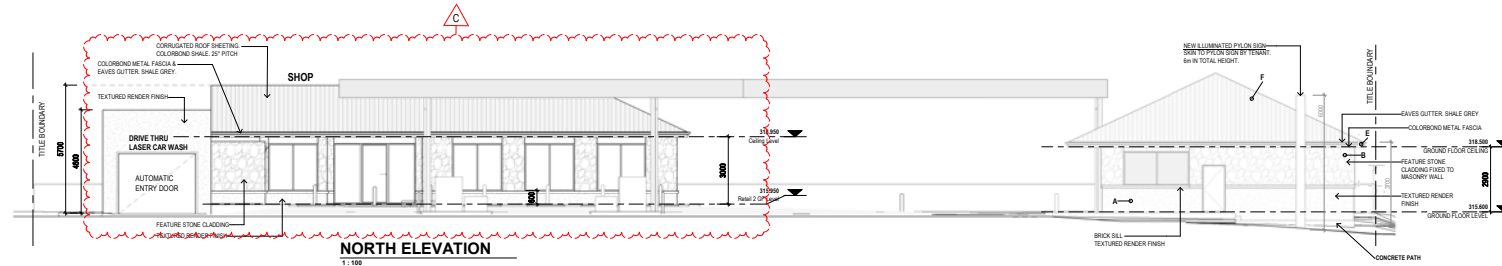
- A TEXTURED RENDER FINISH
- B FEATURE STONE CLADDING
- C SHOP FRONT WINDOWS & DOORS WHITE POWDERCOATED ALUMINIUM FRAME
- D DOWNPIPE - COLORBOND SHALE GREY
- E FASCIA & GUTTER - COLORBOND SHALE GREY FINISH
- F RETAIL BUILDING ROOF - CORRUGATED IRON COLORBOND SHALE GREY.
- G STEEL COLUMN, PAINTED WHITE COLOUR
- H CANOPY FASCIA LYSAGHT PANEL/IRB METAL CLADDING. TO TENANTS OFFICIAL COLOURS.
- I RETAIL BUILDING SOFFIT - FIBRE CEMENT LINING. PAINTED WHITE COLOUR.
- J CANOPY SOFFIT - LYSAGHT MULTICLAD COLORBOND METAL SOFFIT.

Material & Finishes Schedule

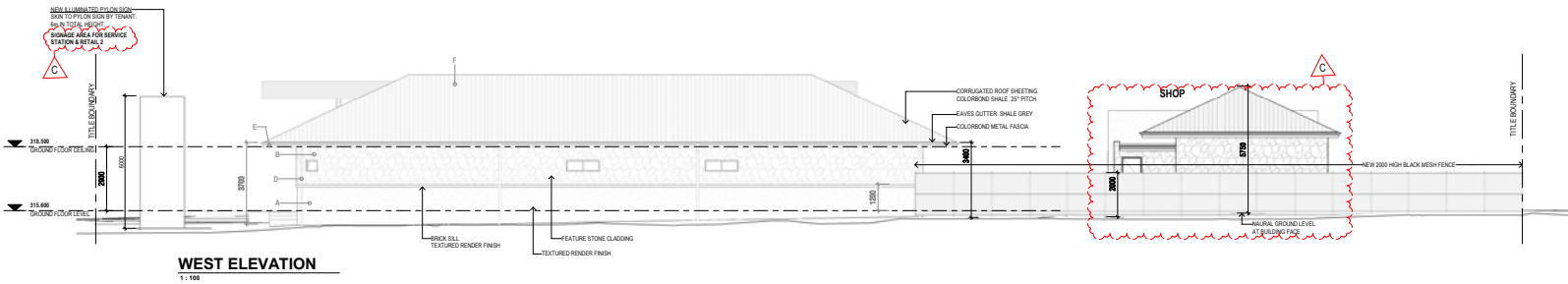
-  selected river stone wall cladding
-  Iysaght custom corrugated roofing in colorbond shale grey finish, or similar
-  selected 'shale grey', or similar render to external walls where not stone cladding



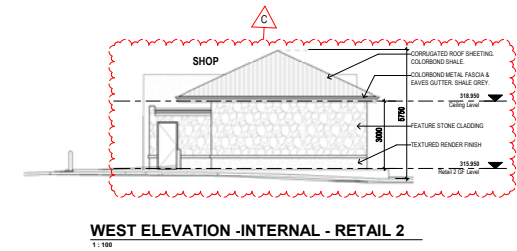
EAST ELEVATION
1:100



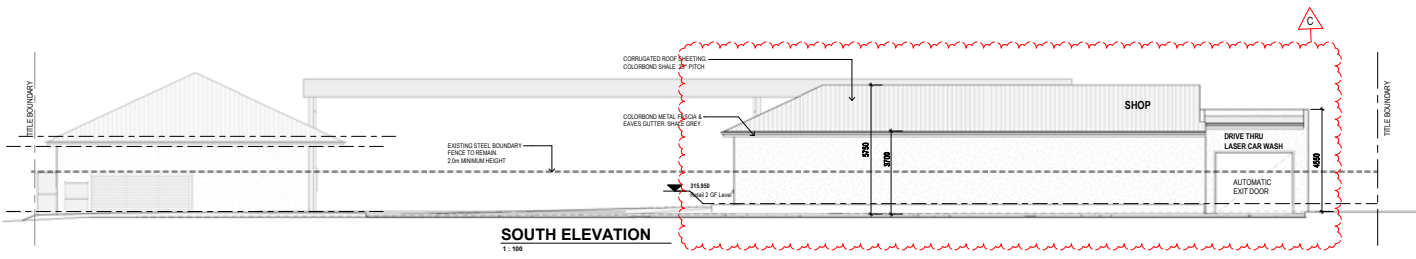
NORTH ELEVATION
1:100



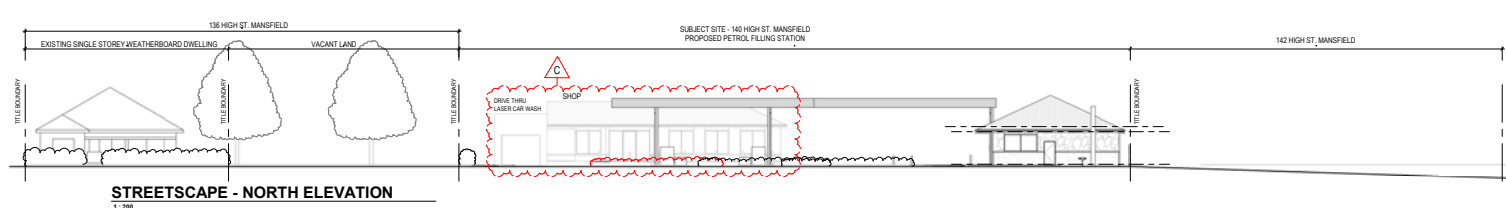
WEST ELEVATION
1:100



WEST ELEVATION - INTERNAL - RETAIL 2
1:100



SOUTH ELEVATION
1:100



STREETSCAPE - NORTH ELEVATION
1:200

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A	Town Planning Amendment	CM		2.16.24
B	Town Planning SSI	CM		13.03.25
C	Additional Shop Building	CM		29.09.25

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PROJECT: PROPOSED RETAIL STORE & PETROL FILLING STATION JOB NO.: 5021
ADDRESS: 140 HIGH STREET MANSFIELD
CLIENT: 140 HIGH ST MANSFIELD PTY LTD.
SHEET TITLE: ELEVATIONS
DRAWN: CM SCALE: As indicated @ B1 PAPER SIZE DWG NO.: TPO3
DATE: OCTOBER 2024 REV: 13/10/2025 09:52