

AMENDED PLANS endorsed pursuant to the Planning Environment Act 1987 Mansfield Planning Scheme
 Permit Number P164-17
 Plan 1 of 3 referred to in the above permit
 For and on behalf of the Responsible Authority
 Date: 22 January 2025

SITE PLAN - EXISTING

1:250

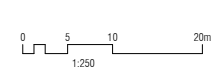
No.	Revision Description	Drawn	Approved	Date
A	Town Planning amendment	CM		2.16.24
B	Town Planning 161	CM		13.07.25

ISSUE: TOWN PLANNING
 DCA Design authorize the use of this drawing only for the purpose described by the status stamp shown above. This drawing should be read in conjunction with all relevant contracts, specifications, reports & drawings. DCA Design

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 Residential
 Homes/Villa Units/Apartments
 Commercial
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 Environmental Design
 Project Planning
 Contract Admin
 Registered Building Practitioners DP-AD 1040

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DCA
 Elegant | Functional | Responsible | Design



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.: TPO1
 DATE: OCTOBER 2024 REV: 13/10/2025

Lighting Legend:

- PROPOSED FLOODLIGHTS ON 4.8M HIGH POLES FACING DIRECTION SHOWN LIGHTS TO BE 250W
- NOTE: ALL LIGHTS TO BE FITTED WITH Baffles OR SIMILAR DEVICE TO ENSURE LIGHT DOES NOT SPILL INTO NEIGHBOURING PROPERTIES

Landscape Legend:

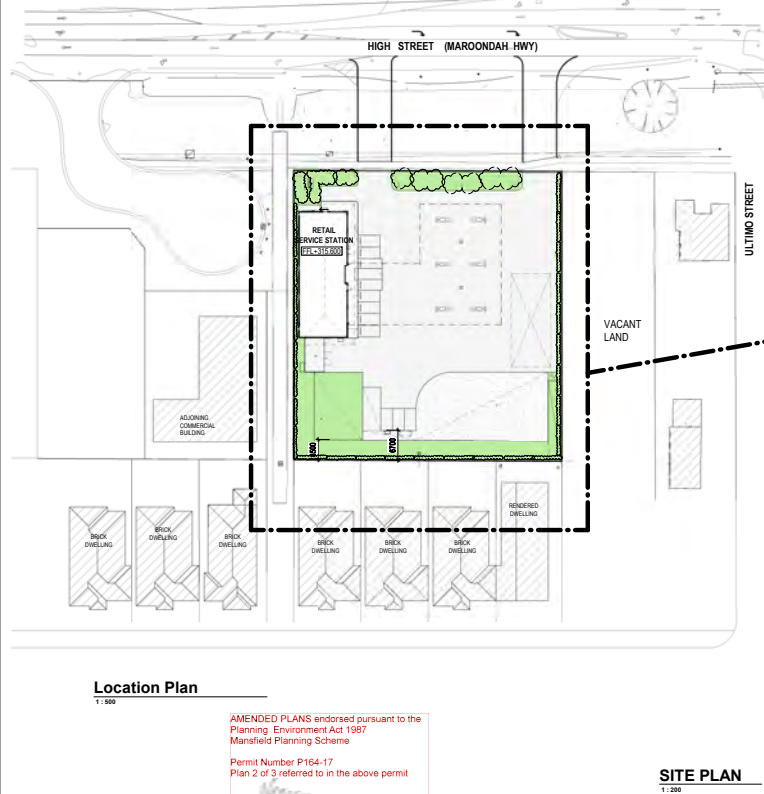
- EXISTING TREES TO BE RETAINED
- PROPOSED LANDSCAPING TO FUTURE DETAIL BY LANDSCAPE DESIGNER
- PROPOSED PERMEABLE GRASS SURFACE AREA
- PROPOSED PERMEABLE GRAVEL LANDSCAPING

Site Analysis

SITE AREA	:3867m ²
PETROL STATION CONVENIENCE STORE	:316m ² (8.2% of site)
CONCRETE PAVING	:2242m ² (58% of site)
PERMEABLE SURFACE	:1309m ² (33.8% of site)

Parking

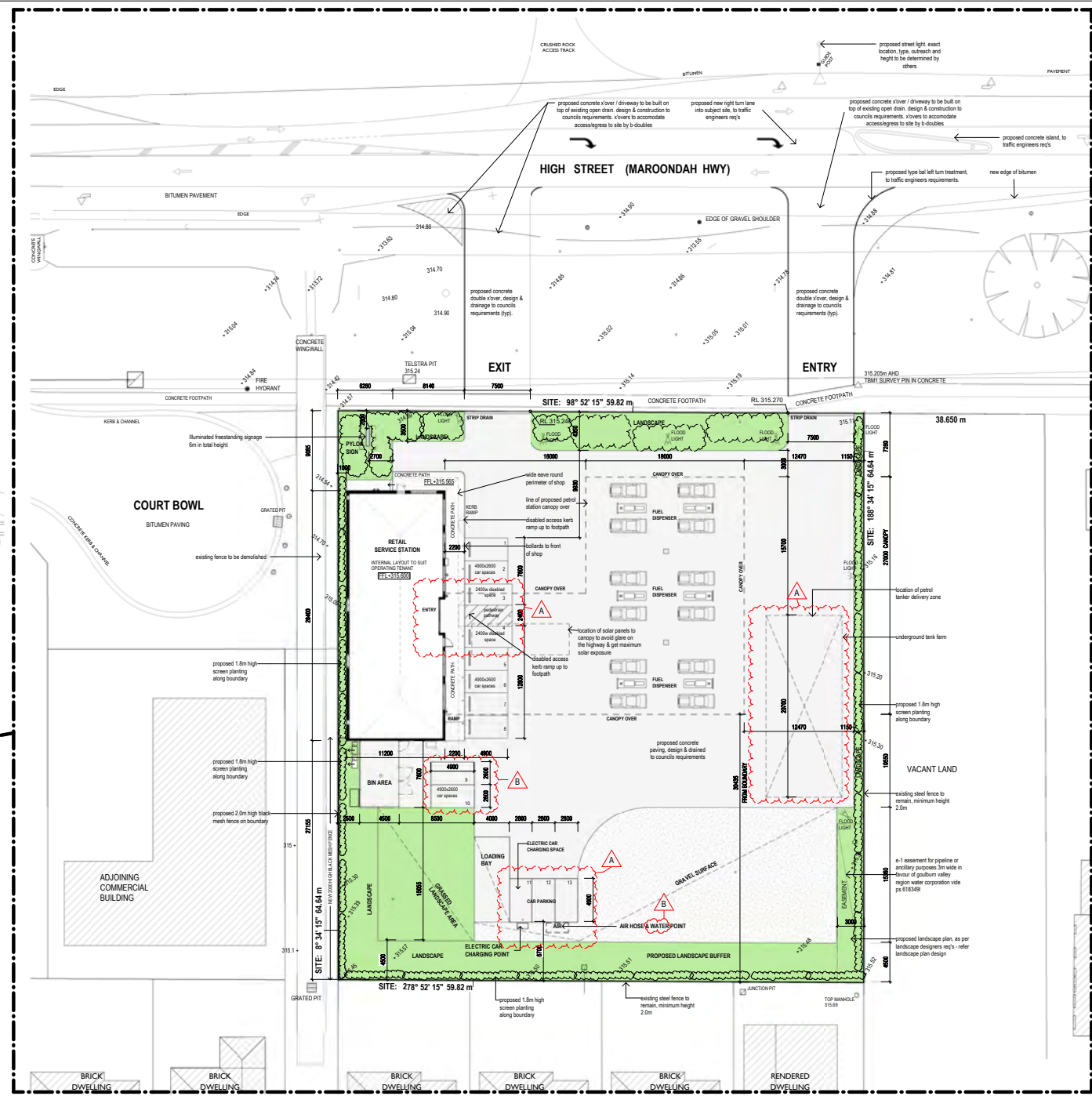
PETROL STATION PARKING	:13
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Location Plan
1:500

AMENDED PLANS endorsed pursuant to the Planning Environment Act 1987 Mansfield Planning Scheme
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 Plan 2 of 3 referred to in the above permit
 For and on behalf of the Responsible Authority
 Date: 22 January 2025

SITE PLAN
1:200

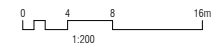


No.	Revision Description	Drawn	Approved	Date
A	Town Planning Amendment	CM		2:16:24
B	Town Planning 501	CM		13:07:25

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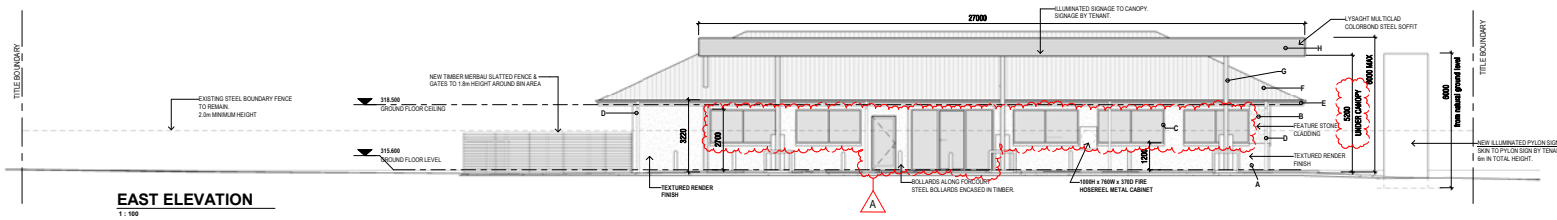
PROJECT: PROPOSED RETAIL STORE & PETROL FILLING STATION JOB NO. 5021
 ADDRESS: 140 HIGH STREET MANSFIELD
 CLIENT: 140 HIGH ST MANSFIELD PTY LTD.
 SHEET TITLE: SITE PLAN
 DRAWN: CM SCALE: As indicated @ B1 PAPER SIZE DWG NO: TP02
 DATE: OCTOBER 2024 REV: 13/10/2024 8

EXTERNAL FINISHES/MATERIALS SCHEDULE:

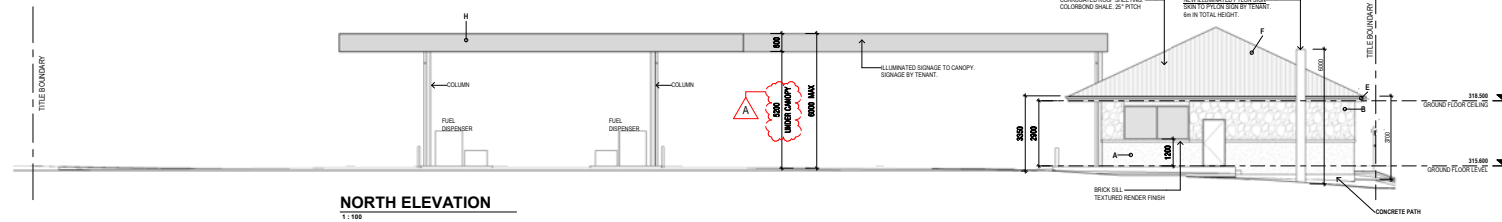
- A TEXTURED RENDER FINISH
 - B FEATURE STONE CLADDING
 - C SHAP FRONT WINDOWS & DOORS WHITE POWDERCOATED ALUMINIUM FRAME
 - D DOWNPIPE - COLORBOND SHALE GREY
 - E FASCIA & GUTTER - COLORBOND SHALE GREY FINISH
 - F RETAIL BUILDING ROOF - CORRUGATED IRON COLORBOND SHALE GREY.
 - G STEEL COLUMN, PAINTED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

Material & Finishes Schedule

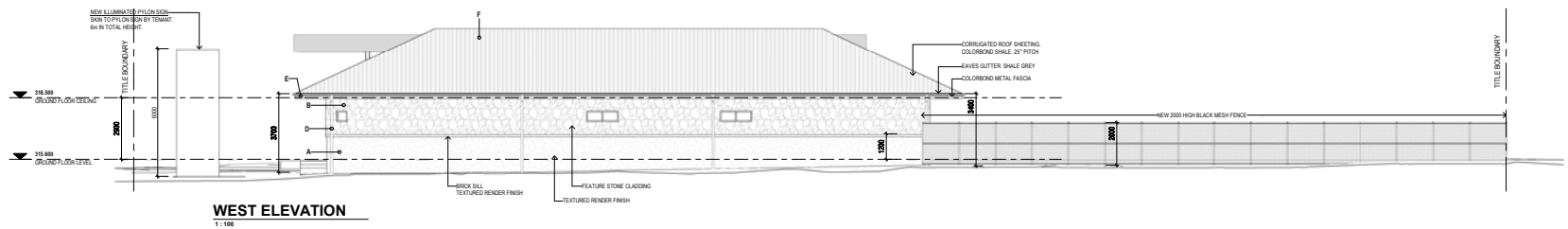
-  selected river stone wall cladding
-  lysaght custom corrugated roofing in colorbond shale grey finish, or similar
-  selected 'shale grey', or similar render to external walls where not stone cladding



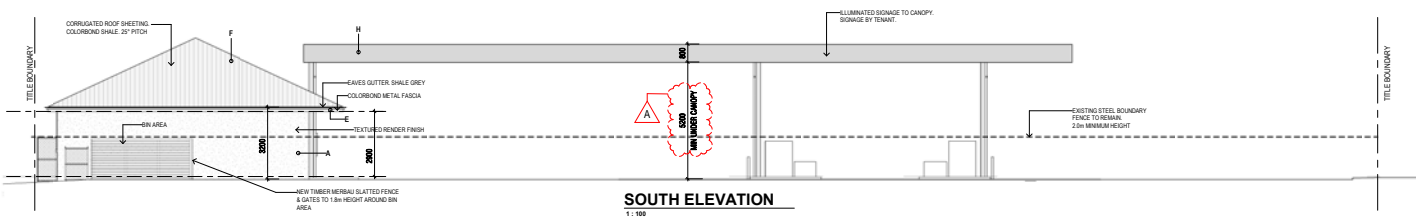
EAST ELEVATION
1:100




NORTH ELEVATION
1:100

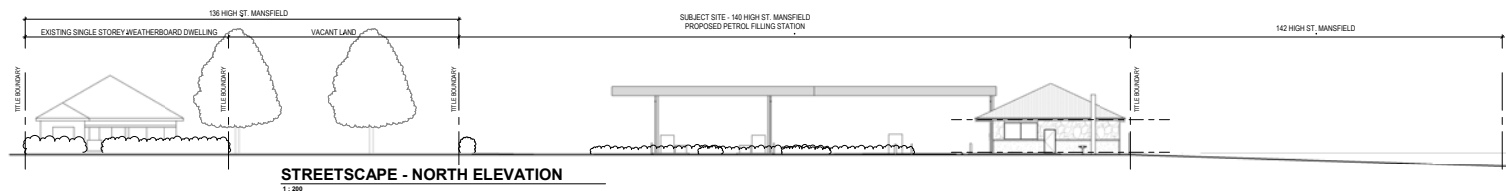


WEST ELEVATION
1:100



SOUTH ELEVATION
1:100

AMENDED PLANS endorsed pursuant to the Planning Environment Act 1987 Mansfield Planning Scheme
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Plan 3 of 3 referred to in the above permit

For and on behalf of the Responsible Authority
Date: 22 January 2025



STREETSCAPE - NORTH ELEVATION
1:200

No.	Revision Description	Drawn	Approved	Date
	Issue	CM		2:16:24
A	Zone Planning amendment	CM		13.07.23
B	Zone Planning 161	CM		

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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.: TP03
DATE: OCTOBER 2024 REV: 13/10/2024 09:29