

57 STOCK ROUTE MANSFIELD VIC 3722

**25005 Mansfield Community Centre**  
TOWN PLANNING SUBMISSION

DATE	ISSUE	REV
23/05/2025	FOR TOWN PLANNING	-

**DRAWING LIST**

SHEET NO.	SHEET NAME
TP.001	COVER
TP.003	AERIAL VIEW
TP.004	SITE SURVEY
TP.013	HOUSING DESIGN PRECEDENTS
TP.014	CLUBHOUSE DESIGN PRECEDENTS
TP.015	CLUBHOUSE MATERIAL PALETTE
TP.016	DESIGN STATEMENT
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TP.018	HOUSE TYPE A/C/D/E - FACADE OPTION 1B
TP.019	HOUSE TYPE A/C/D/E - FACADE OPTION 2A
TP.020	HOUSE TYPE A/C/D/E - FACADE OPTION 2B
TP.021	HOUSE TYPE A/C/D/E - FACADE OPTION 3A
TP.022	HOUSE TYPE A/C/D/E - FACADE OPTION 4B
TP.023	HOUSE TYPE B - FACADE OPTION 4A
TP.024	HOUSE TYPE B - FACADE OPTION 3B
TP.025	CLUBHOUSE - RENDER 01
TP.026	CLUBHOUSE - RENDER 02
TP.027	CLUBHOUSE - RENDER 03
TP.028	CLUBHOUSE - RENDER 04
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TP.111	HOUSE TYPE A - PLANS
TP.115	HOUSE TYPE B - PLANS
TP.120	HOUSE TYPE C - PLANS
TP.121	HOUSE TYPE C - PLANS
TP.125	HOUSE TYPE D - PLANS
TP.126	HOUSE TYPE D - PLANS
TP.140	ELEVATIONS & SECTION - 12.5m WIDE LOT
TP.140	ELEVATIONS & SECTION - 12.5m WIDE LOT
TP.141	ELEVATIONS AND SECTIONS - 15m WIDE LOT
TP.150	CLUBHOUSE - SITE PLAN
TP.155	CLUBHOUSE - GROUND FLOOR PLAN
TP.156	CLUBHOUSE - ROOF PLAN
TP.200	CLUBHOUSE - ELEVATIONS
TP.201	CLUBHOUSE - ELEVATIONS
TP.220	CLUBHOUSE - SECTIONS
TP.221	CLUBHOUSE - SECTIONS

SITE SUMMARY	AREA
TOTAL SITE AREA	83,080 m <sup>2</sup>
UNITS	
HOUSE TYPE A - 3 BED 3 BATH SINGLE GARAGE	150 m <sup>2</sup>
HOUSE TYPE B - 3 BED 3 BATH DOUBLE GARAGE	167 m <sup>2</sup>
HOUSE TYPE C - 2 BED 2 BATH	136m <sup>2</sup>
HOUSE TYPE D - 2 BED 2 BATH + STUDY	136 m <sup>2</sup>
TOTAL COMMUNITY CENTRE SITE AREA	8,300 m <sup>2</sup>
BUILDING 01 AREA	520 m <sup>2</sup>
BUILDING 02 AREA	544 m <sup>2</sup>
TOTAL BUILDING AREA	1064 m <sup>2</sup>



Millar Merrigan assumes no liability for reproduction of this plan. The accuracy, suitability and value for the purposes intended by the client shall be the responsibility of the client unless otherwise stated.	Surveyed	Issue	Date
Checked	LS	17.04.2023	
Checked	LS	22.04.2023	
Checked	LS	24.04.2023	

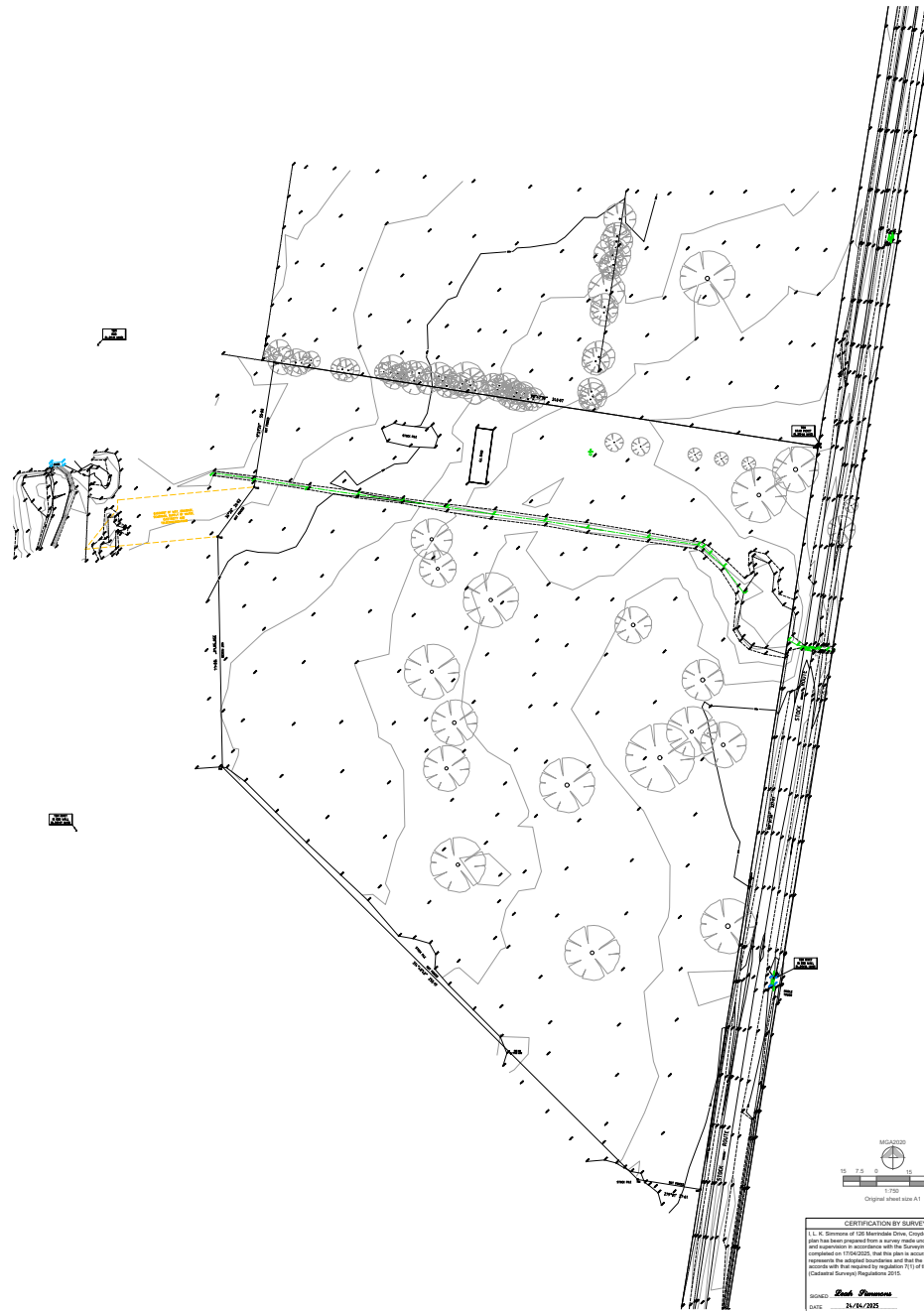
**Millar Merrigan**  
Land Development Consultants

**FINAL PLAN**

**LEGEND**

---	INVERT OF DRAIN
---	BACK INVERT AND LIP OF CONCRETE KERB AND CHANNEL
---	TOP OF BANK
---	TOE OF BANK
□ JP	JUNCTION PIT
■ FH	FIRE HYDRANT
■ SV	STOP VALVE
○ EPT	ELECTRICITY PNT
○ LP	LIGHT POLE
○ ELP	ELECTRICITY LIGHT POLE
○ TPT	TELE PO
○ SAC	SEWER ACCESS CHAMBER
○ SD	SEWER INSPECTION SHAFT
○ SR	SEWER RELIEVER
□	GATE

- NOTES**
1. THE TITLE BOUNDARIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED BY A TITLE RE-ESTABLISHMENT SURVEY UNDER THE DIRECTION OF A LICENSED SURVEYOR.
  2. THE LOCATION OF SURFACE PITS, VALVE COVERS, ETC. SHOWN HEREON HAVE BEEN DETERMINED BY THIS SURVEY.
  3. THE PRECISE LOCATION OF THE SEWER PIPE SHOWN AS **S** HAS NOT BEEN DETERMINED BY THIS SURVEY. ITS PLOTTED POSITION HAS BEEN INTERPOLATED FROM INFORMATION OBTAINED FROM GOULBURN VALLEY WATER.
  4. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ASCERTAIN THE POSSIBLE LOCATIONS OF FURTHER SERVICES AND DETAILED LOCATIONS OF ALL SERVICES.
  5. LEVELS SHOWN THIS **▲** ARE IN METRES TO THE AUSTRALIAN HEIGHT DATUM.
  6. DATUM FOR LEVELS BEING MANSFIELD PM 71 (RL-318.656 AHD).
  7. CONTOUR VERTICAL INTERVAL 0.20 METRES.



**CERTIFICATION BY SURVEYOR**

I, L. R. Simmons of 126 Moorabie Drive, Croydon certify that this plan has been prepared from an accurate field sketch and expansion in accordance with the Surveying Act 2004 and compliance with 175(4)(2)(b), that this plan is accurate and correct, represents the adopted boundaries and that the survey accuracy records with that required by regulation 11 of the Surveying (General Survey) Regulations 2015.

SIGNED: *Leah Simmons* Licensed Surveyor  
 DATE: 24/04/2023 Drawing No: 2024

**TELHA CLARKE**  
ARCHITECTURE & DESIGN

59 GARDEN STREET  
SOUTH YARRA VIC 3141  
PH: 03 8672 5999  
E: contact@telhaclarke.com.au

**TP.004 / SITE SURVEY**

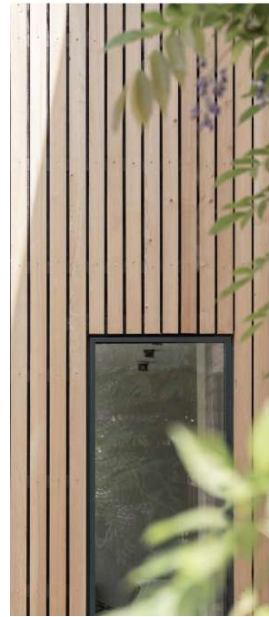
57 STOCK ROUTE MANSFIELD VIC 3722  
Tangurung Country



HIGHLIGHTING ANGLED ROOF LINES WITH CONTRASTING TRIMS



WARM, INVITING MATERIALS TO COMPLIMENT THE ALPINE CONTEXT



NATIVE STONE FEATURE MARKING ENTRANCE



LIGHTWEIGHT, COST EFFECTIVE MODULAR HOME DESIGN



EXAGGERATED METAL ROOF OVERHANG



TEXTURED RENDER & WINDOW  
DETAILING



SEPARATION OF BUILDING AREAS & USES THROUGH  
ROOF ARTICULATION



NATURAL LOCAL MATERIALS THAT  
CELEBRATE THE CONTEXT



LIGHTWEIGHT COVERED WALKWAYS



WARM RAMMED EARTH TO  
EXTERNAL WALLS



TEXTURED RENDER TO  
COMPLIMENT RAMMED  
EARTH



DARK TIMBER CLADDING



DARK STANDING SEAM  
METAL ROOF



WEATHERED STEEL FRAMES TO  
EXTERNAL GLAZING



NEUTRAL EXTERNAL PERIMETRE PAVING



### MANSFIELD COMMUNITY LIFESTYLE VILLAGE

57 Stock Route, Mansfield is located in a general residential and neighbourhood residential zone in the Mansfield Shire Council, on the lands of the Taungurung People. The area is in close proximity to Mount Buller, with the site being framed by panoramic views and several large Eucalyptus and Plain trees being retained. The site sits within a bushfire prone area.

The proposal refashions the site for a lifestyle village targetted towards over 55s, comprising of new roads and amenities connecting housing and a community clubhouse sitting to the east of the site.

The clubhouse continues the regions tradition of pitched roofs, covered outdoor walkways or verandahs and the use of rammed earth. The plan is in the shape of an 'L' and orientated to the north and east for optimal solar orientation in the winter months. The primary entry is pronounced by a rammed earth blade wall and a canopy. Upon entry, the lobby space is framed by a rammed earth wall and opens views up to the north east, catching glimpses of the lawn bowls, garden and back to the main community entry. Two verandah spaces and internal corridors act as spines within the building, supporting the circulation to the club house functions. At the ends of each wing of the building, outdoor walkways blur the edges of the landscape and building, allowing one to ramp back down to the garden and external facilities.

The houses are imagined as Victorian highland homes. Particular emphasis has been placed on the design of the various housing types, with variations in interior programme. The facade treatment of each housing type echoes a similar architectural language to the clubhouse, offering different material compositions for residents to personalise and create a sense of address to each property.











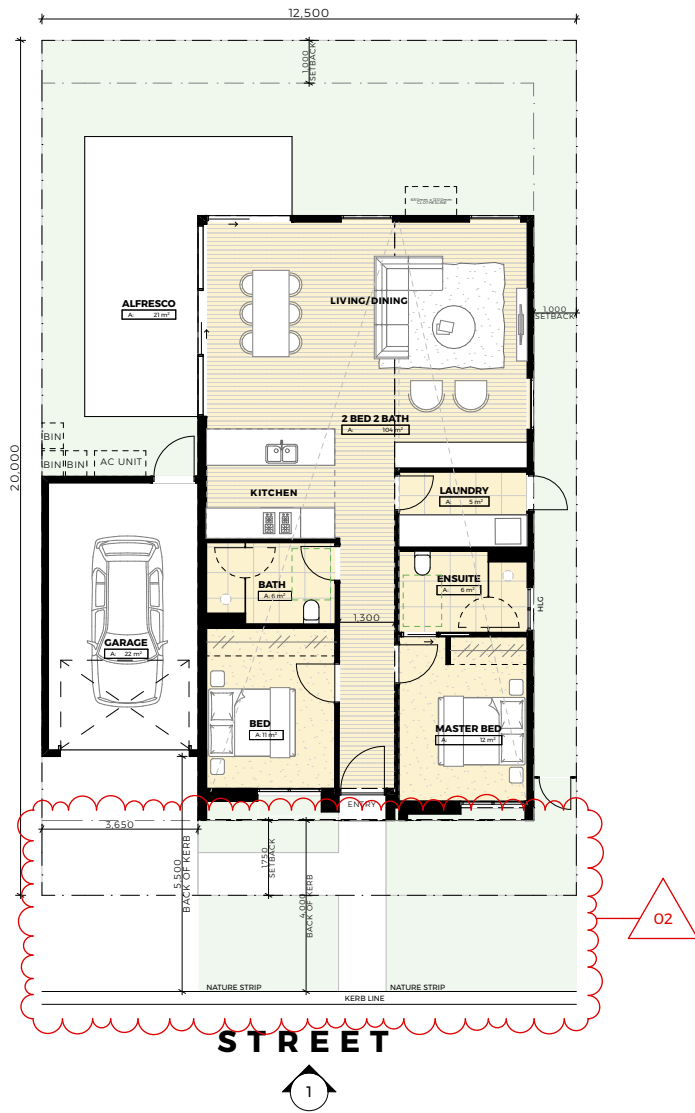




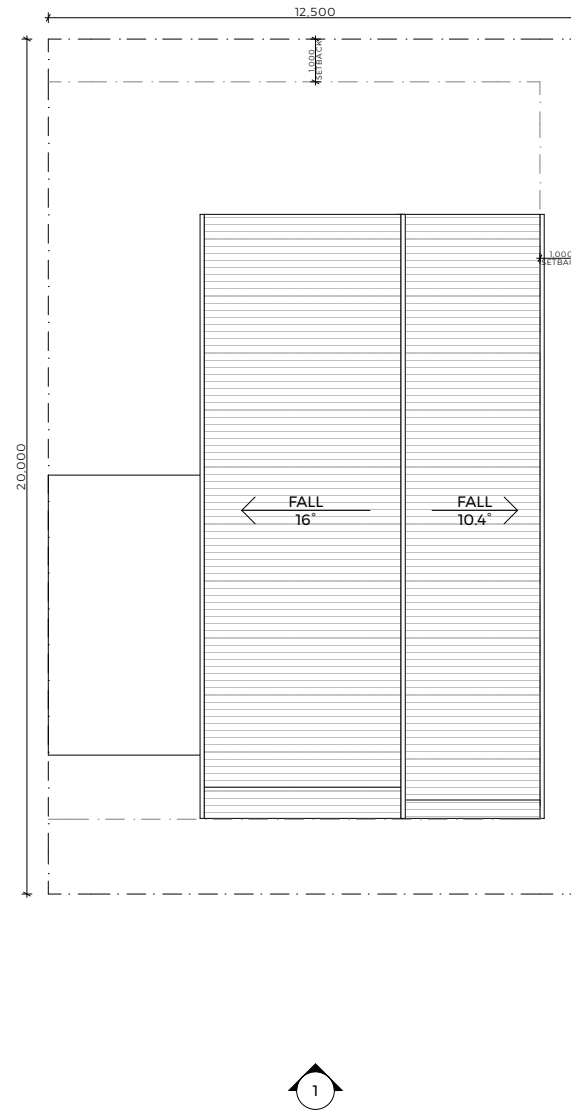








0 GROUND FLOOR PLAN  
SCALE: 1:125@A3



1 ROOF PLAN - FACADE OPT 1  
SCALE: 1:125@A3

HOUSE TYPE E		
LOT TYPE 12m x 20m 250 m		
INTERNAL AREA	104 m <sup>2</sup>	
GARAGE	22 m <sup>2</sup>	
<b>TOTAL</b>	<b>126 m<sup>2</sup></b>	

**LIST OF CHANGES**

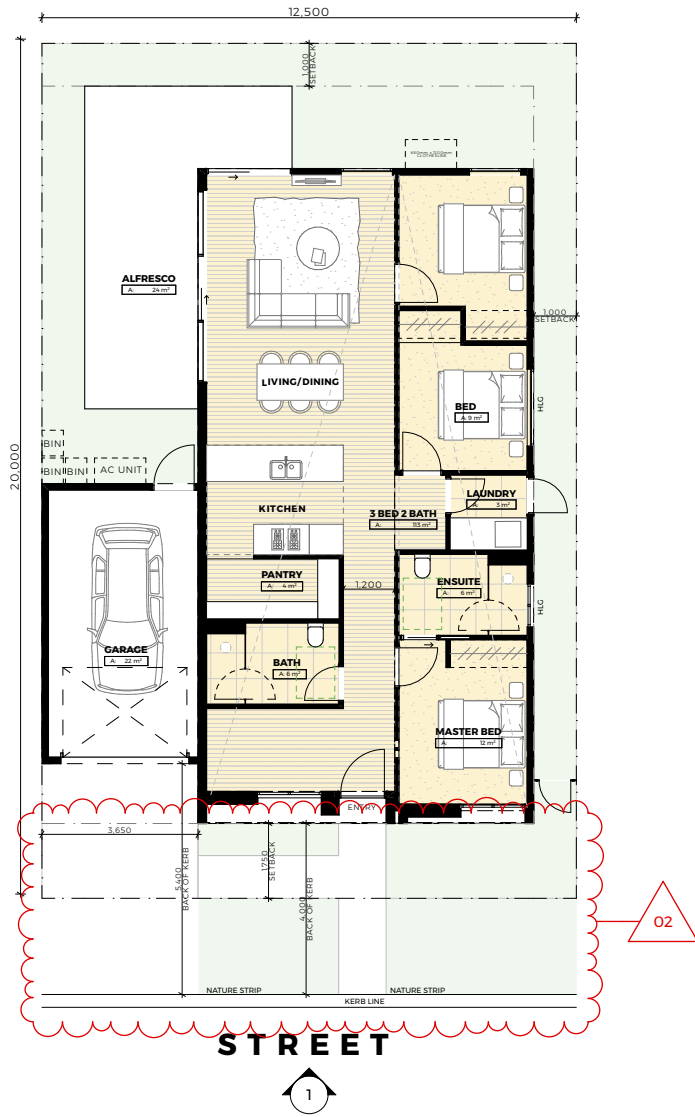
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NOTE: HOUSE FACADE OPTIONS 1,2 AND 3 ARE INTERCHANGEABLE BETWEEN 12.5M WIDE LOTS

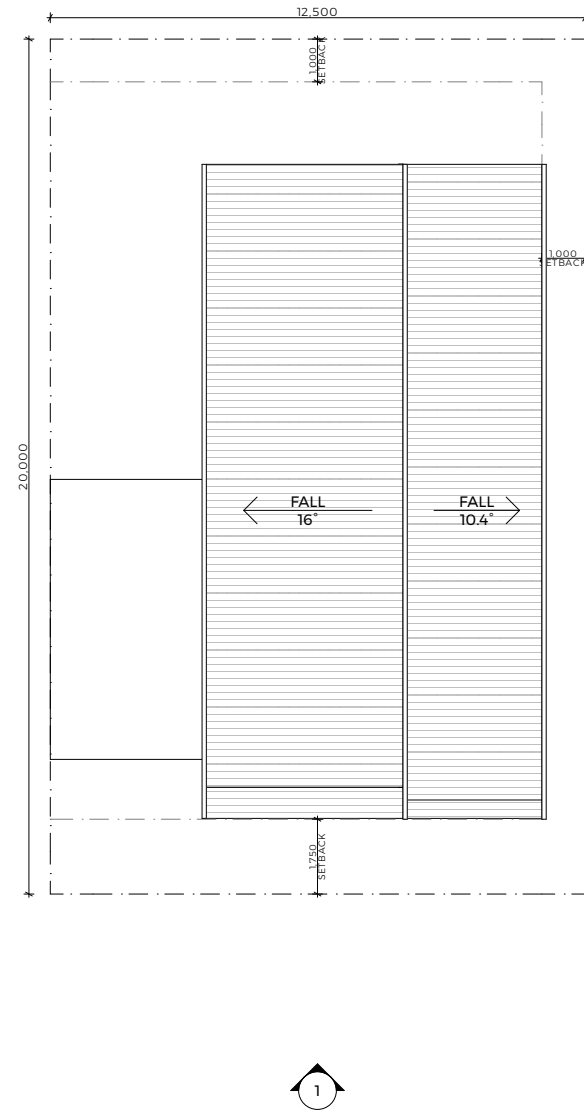
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TP02	3/6/2025	DA RFI - FOR TOWN PLANNING	SL	TC

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1:125 @A3	3/6/2025	SL	TC	
<b>25005</b>		<b>TP.227</b>		<b>TP02</b>





0 GROUND FLOOR PLAN  
SCALE: 1:125@A3



1 ROOF PLAN - FACADE OPT 1  
SCALE: 1:125@A3

HOUSE TYPE A		
<b>LOT TYPE 12m x 20m</b>		
INTERNAL AREA	113 m <sup>2</sup>	
GARAGE	22 m <sup>2</sup>	
<b>TOTAL</b>	<b>135 m<sup>2</sup></b>	

**LIST OF CHANGES**

- KERB TO DRIVEWAY DISTANCE ADJUSTED TO FIT ADDITIONAL PARKED VEHICLE

NOTE: HOUSE FACADE OPTIONS 1,2 AND 3 ARE INTERCHANGEABLE BETWEEN 12.5M WIDE LOTS



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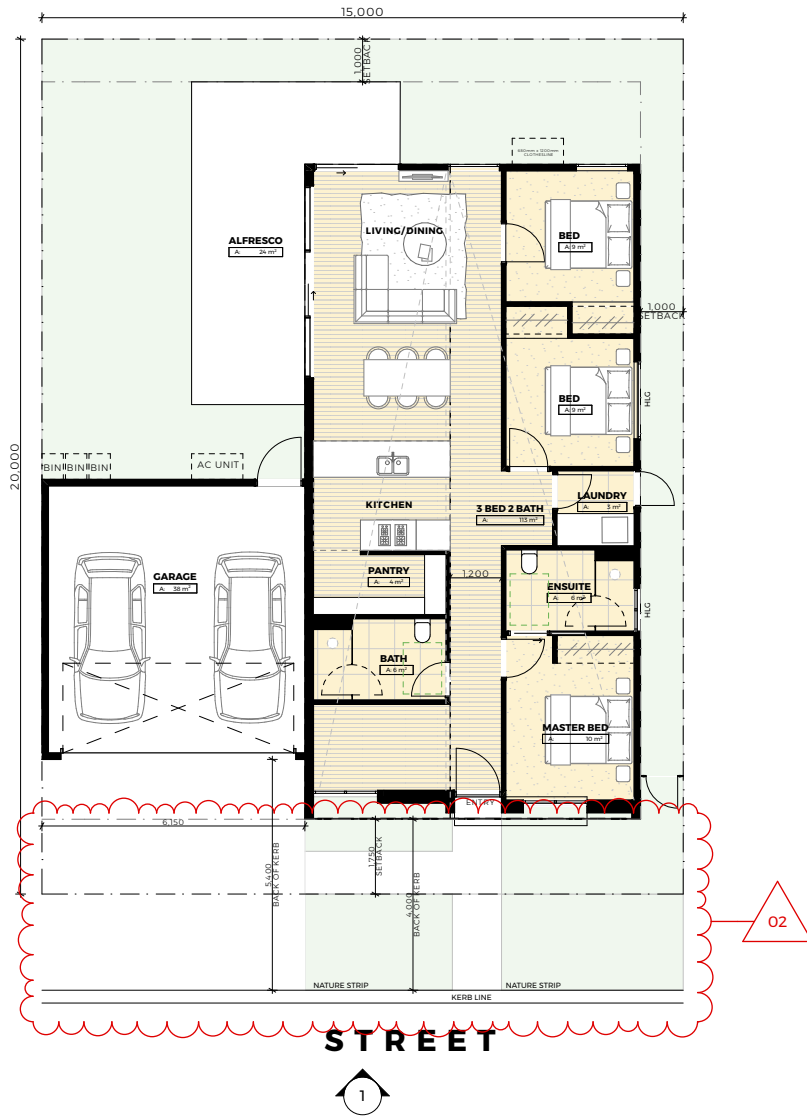
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TP02	3/6/2025	DA RFI - FOR TOWN PLANNING	SL	TC

PROJECT  
25005 Mansfield  
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MANSFIELD VIC 3722  
Tasmanian Country

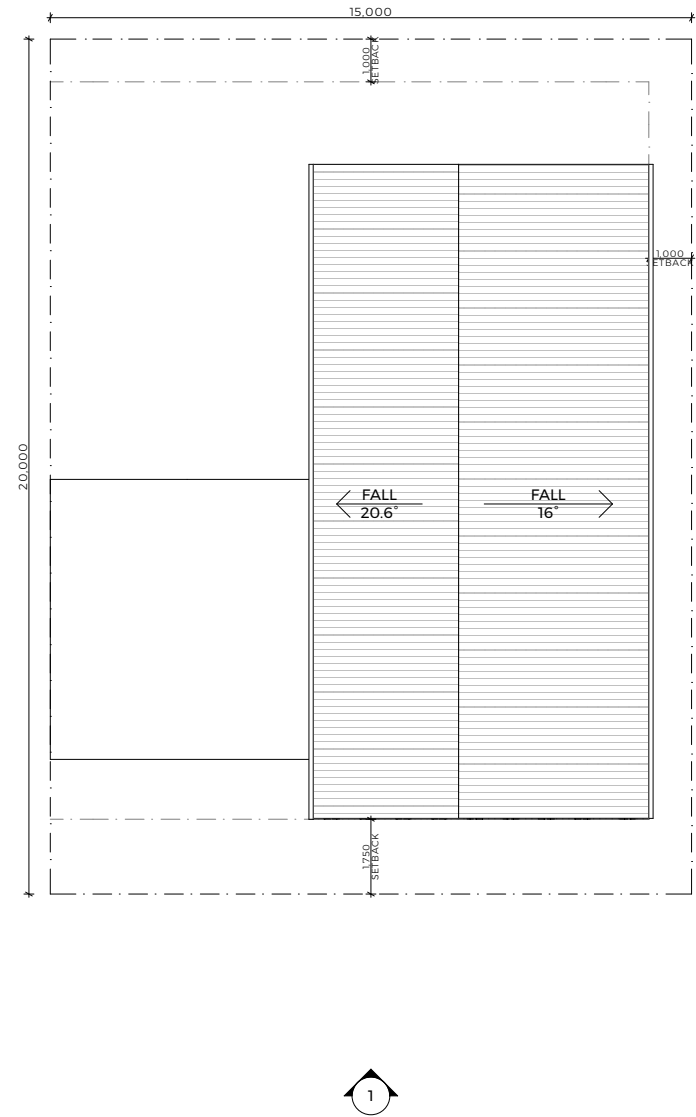
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HOUSE TYPE A - PLANS

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JOB NO.	25005	DRAWING NO. TP.220
		REVISION TP02





0 GROUND FLOOR PLAN  
SCALE: 1:125@A3



1 ROOF PLAN - FACADE OPT 04  
SCALE: 1:125@A3

HOUSE TYPE B		
LOT TYPE 15m x 20m		300 m <sup>2</sup>
INTERNAL AREA	113 m <sup>2</sup>	
GARAGE	38 m <sup>2</sup>	
TOTAL	151 m <sup>2</sup>	

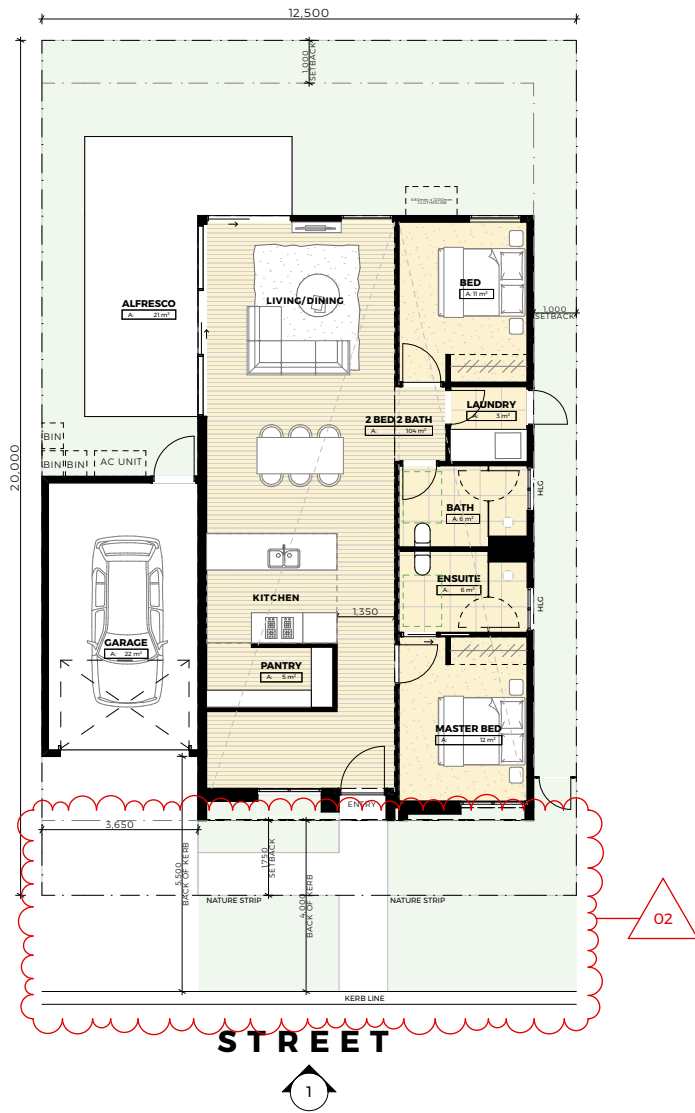
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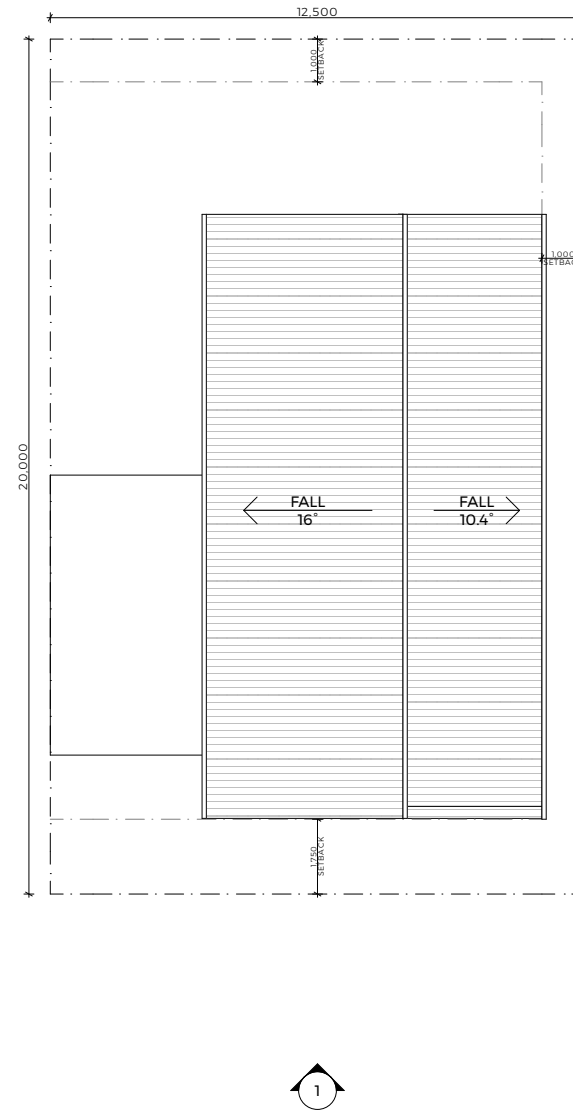
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SCALE	1:125 @A3
DATE	3/6/2025
DRAWN	SL
CHECKED	TC
JOB NO.	25005
DRAWING NO.	TP.222
REVISION	TP02





0 GROUND FLOOR PLAN  
SCALE: 1:125@A3



1 ROOF PLAN - FACADE OPT 1  
SCALE: 1:125@A3

HOUSE TYPE C		
LOT TYPE 12m x 20m 250 m		
INTERNAL AREA	104 m <sup>2</sup>	
GARAGE	22 m <sup>2</sup>	
<b>TOTAL</b>	<b>126 m<sup>2</sup></b>	

**LIST OF CHANGES**

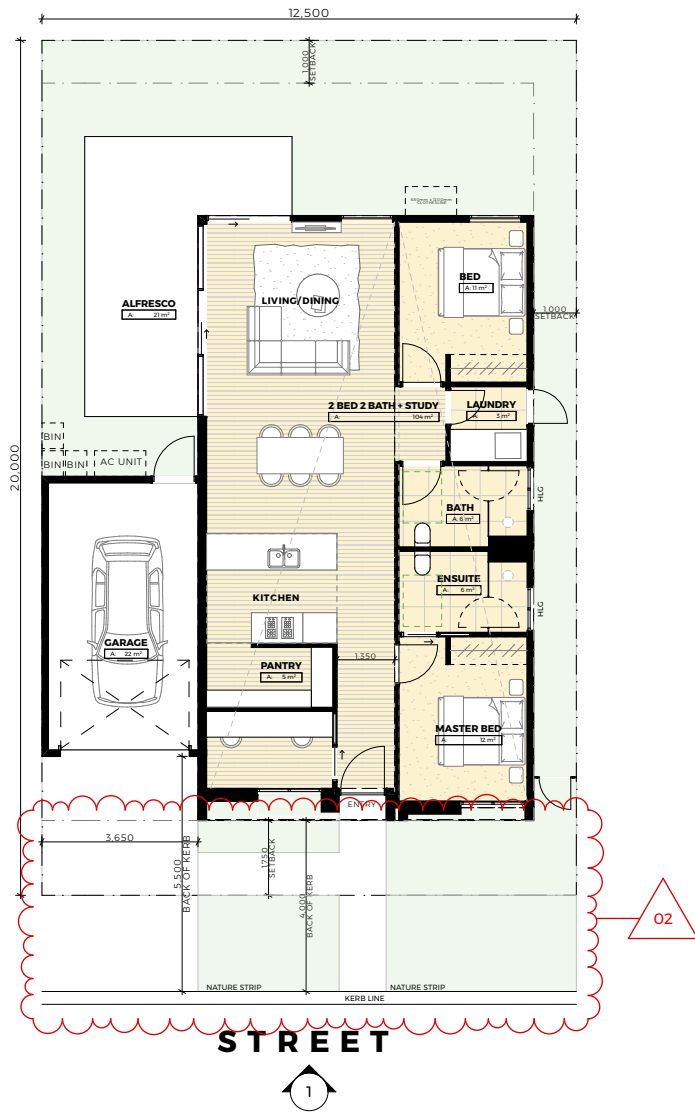
- KERB TO DRIVEWAY DISTANCE ADJUSTED TO FIT ADDITIONAL PARKED VEHICLE

NOTE: HOUSE FACADE OPTIONS 1,2 AND 3 ARE INTERCHANGEABLE BETWEEN 12.5M WIDE LOTS

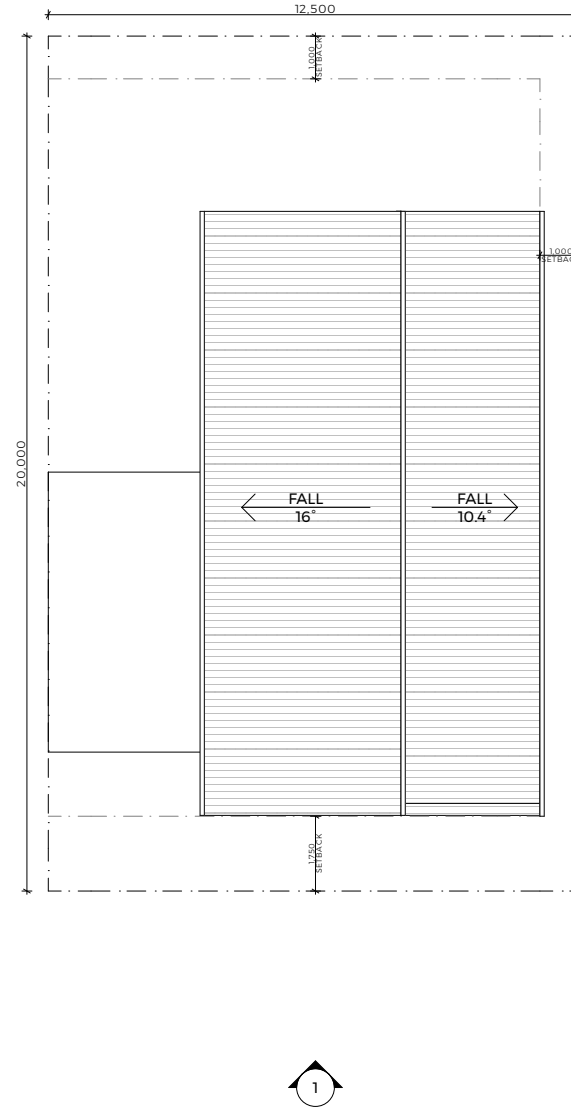
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JOB NO.	DRAWING NO.			
<b>25005</b>	<b>TP.223</b>	<b>TP02</b>		





0 GROUND FLOOR PLAN  
SCALE: 1:125@A3



1 ROOF PLAN - FACADE OPT 1  
SCALE: 1:125@A3

HOUSE TYPE D		
LOT TYPE 12m x 20m		250 m
INTERNAL AREA		104 m <sup>2</sup>
GARAGE		22 m <sup>2</sup>
TOTAL		126 m <sup>2</sup>

**LIST OF CHANGES**

- KERB TO DRIVEWAY DISTANCE ADJUSTED TO FIT ADDITIONAL PARKED VEHICLE

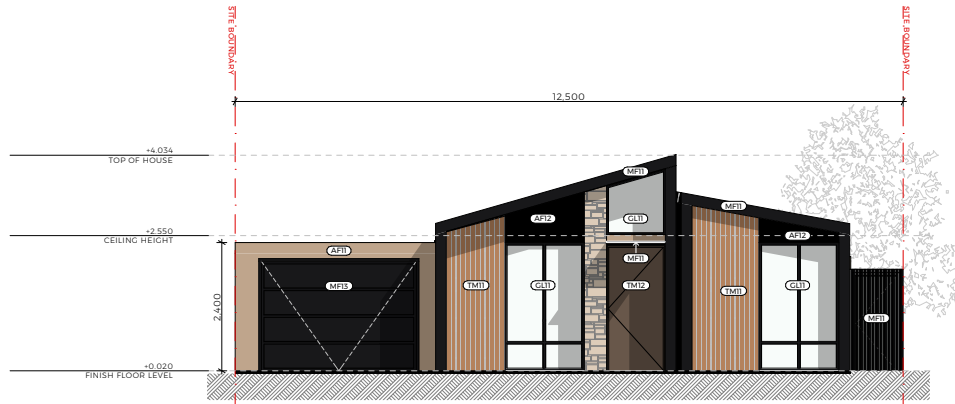
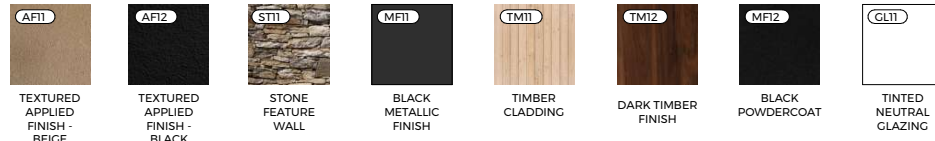
NOTE: HOUSE FACADE OPTIONS 1,2 AND 3 ARE INTERCHANGEABLE BETWEEN 12.5M WIDE LOTS

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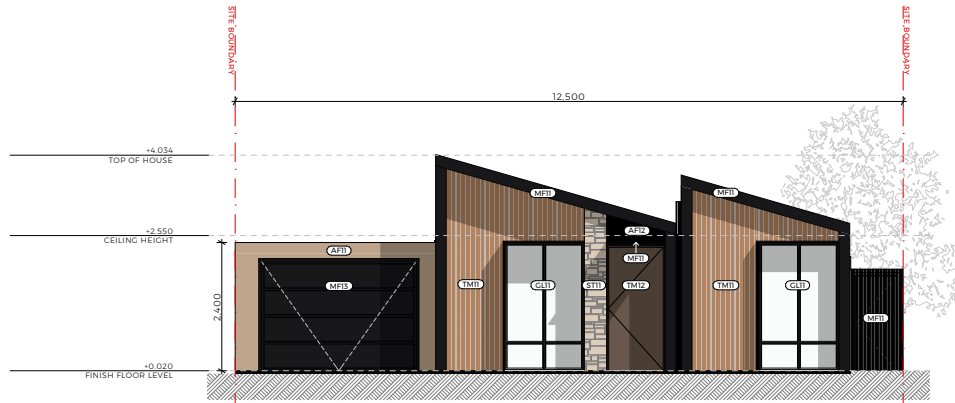
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JOB NO.	25005	DRAWING NO. TP.225
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DARK: MATERIAL SCHEDULE

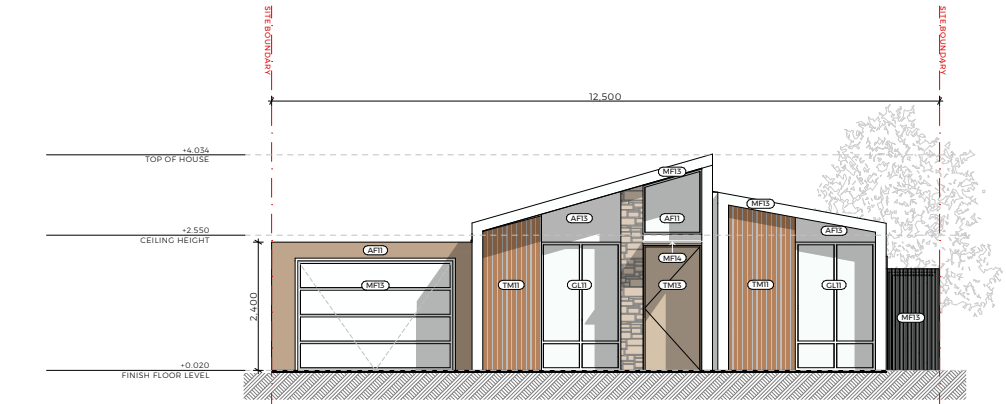


1 OPTION 1A  
 SCALE: @A1

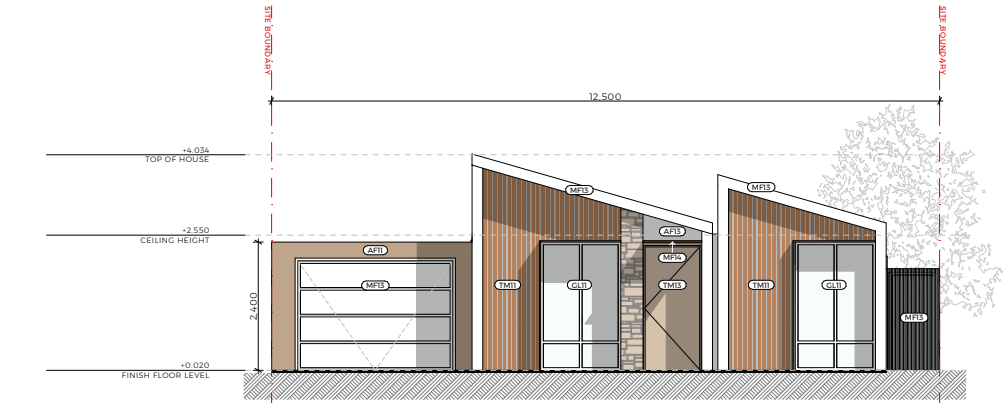


3 OPTION 2A  
 SCALE: @A1

LIGHT: MATERIAL SCHEDULE



2 OPTION 1B  
 SCALE: @A1



4 OPTION 2B  
 SCALE: @A1

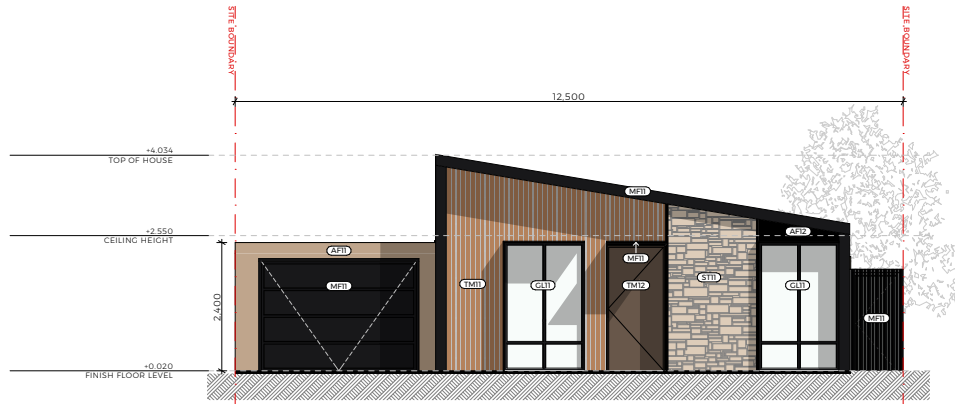
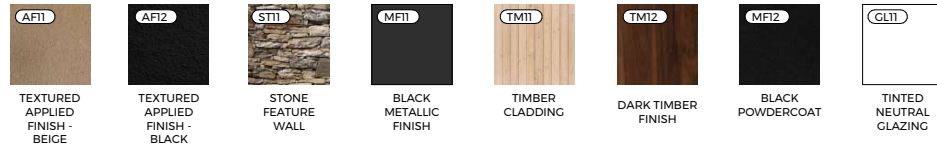
NOTES:

ALL FACADE TIMBER TO COMPLY WITH BAL REQUIREMENTS SPECIFIC TO THE AREA.

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-	23/05/2025	FOR TOWN PLANNING	VAR	TC

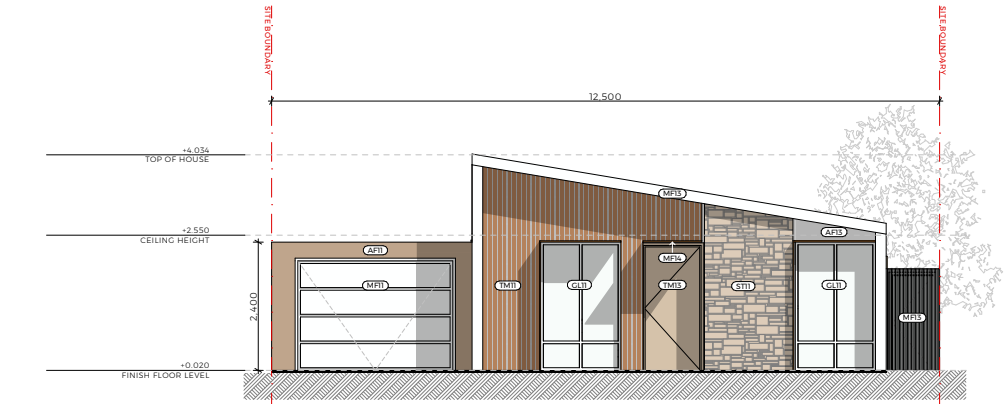
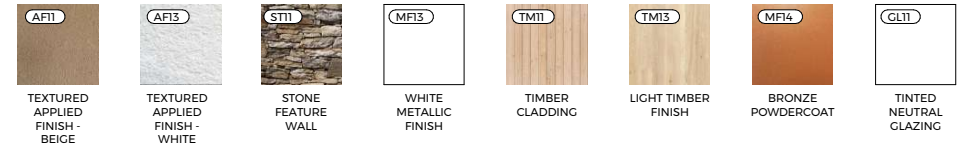
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@A3	23/05/2025	VAR	TC	25005	TP.140	-

DARK: MATERIAL SCHEDULE



1 OPTION 3A  
 SCALE: @A1

LIGHT: MATERIAL SCHEDULE



2 OPTION 3B  
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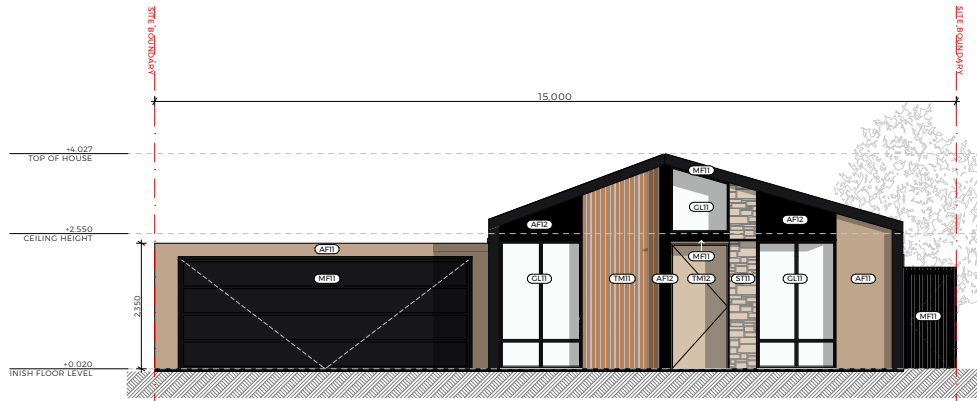
NOTES:

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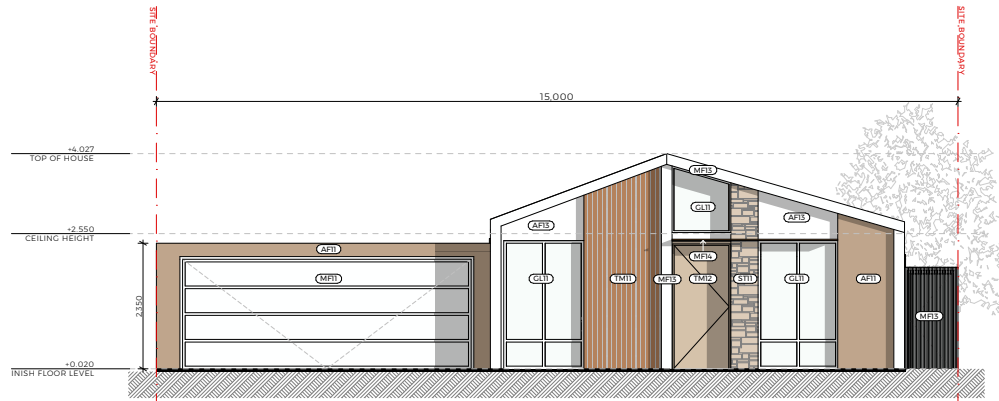
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@A3	23/05/2025	VAR	TC	25005	TP.141	-

**DARK: MATERIAL SCHEDULE**



**1** OPTION 04A  
SCALE: @A1

**LIGHT: MATERIAL SCHEDULE**



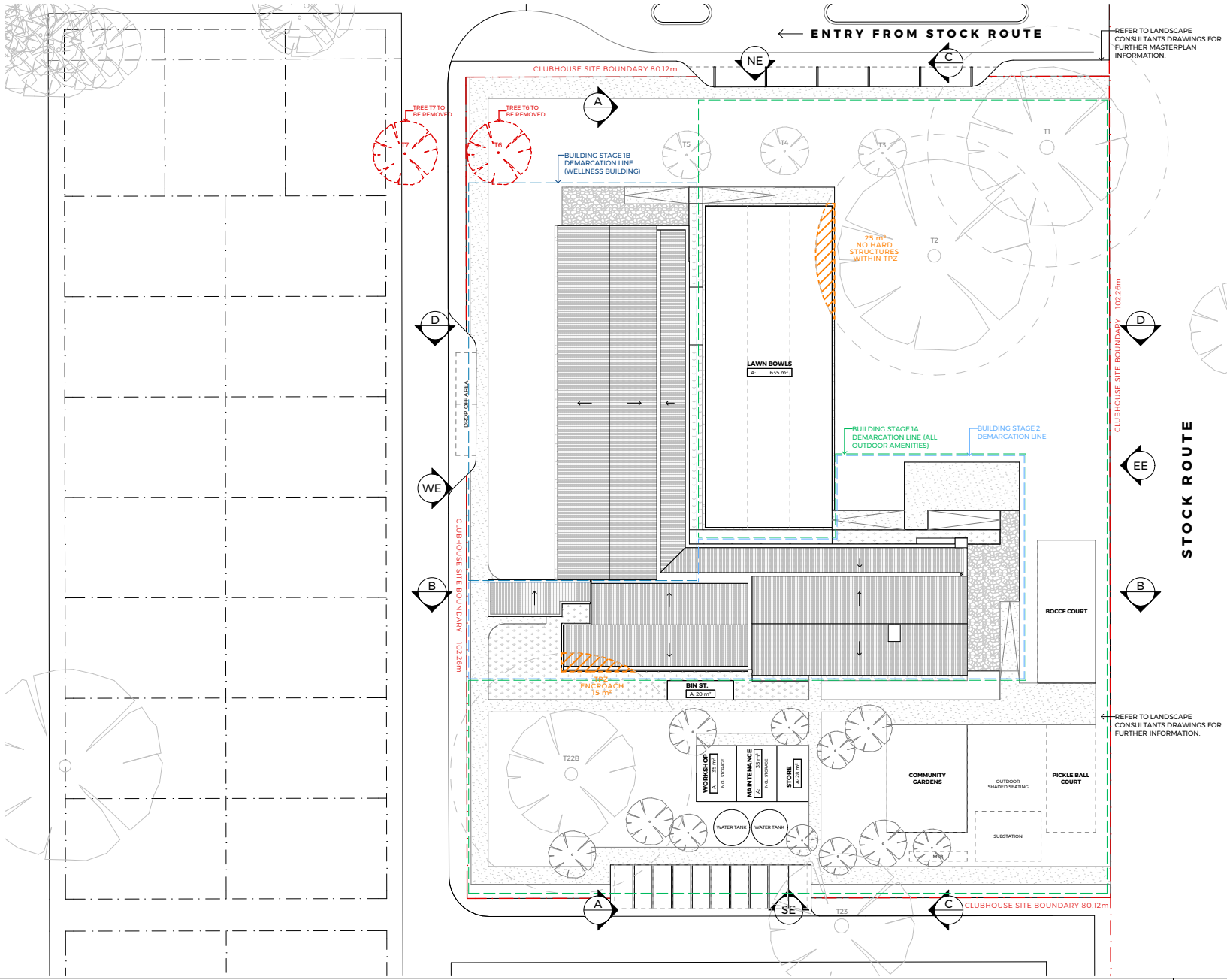
**2** OPTION 04B  
SCALE: @A1

**NOTES:**

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REV	DATE	ISSUED FOR	DRAWN	CHECKED
-	23/05/2025	FOR TOWN PLANNING	VAR	TC

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@A3	23/05/2025	VAR	TC	25005	TP.142	-



REFER TO LANDSCAPE CONSULTANTS DRAWINGS FOR FURTHER MASTERPLAN INFORMATION.

REFER TO LANDSCAPE CONSULTANTS DRAWINGS FOR FURTHER INFORMATION.

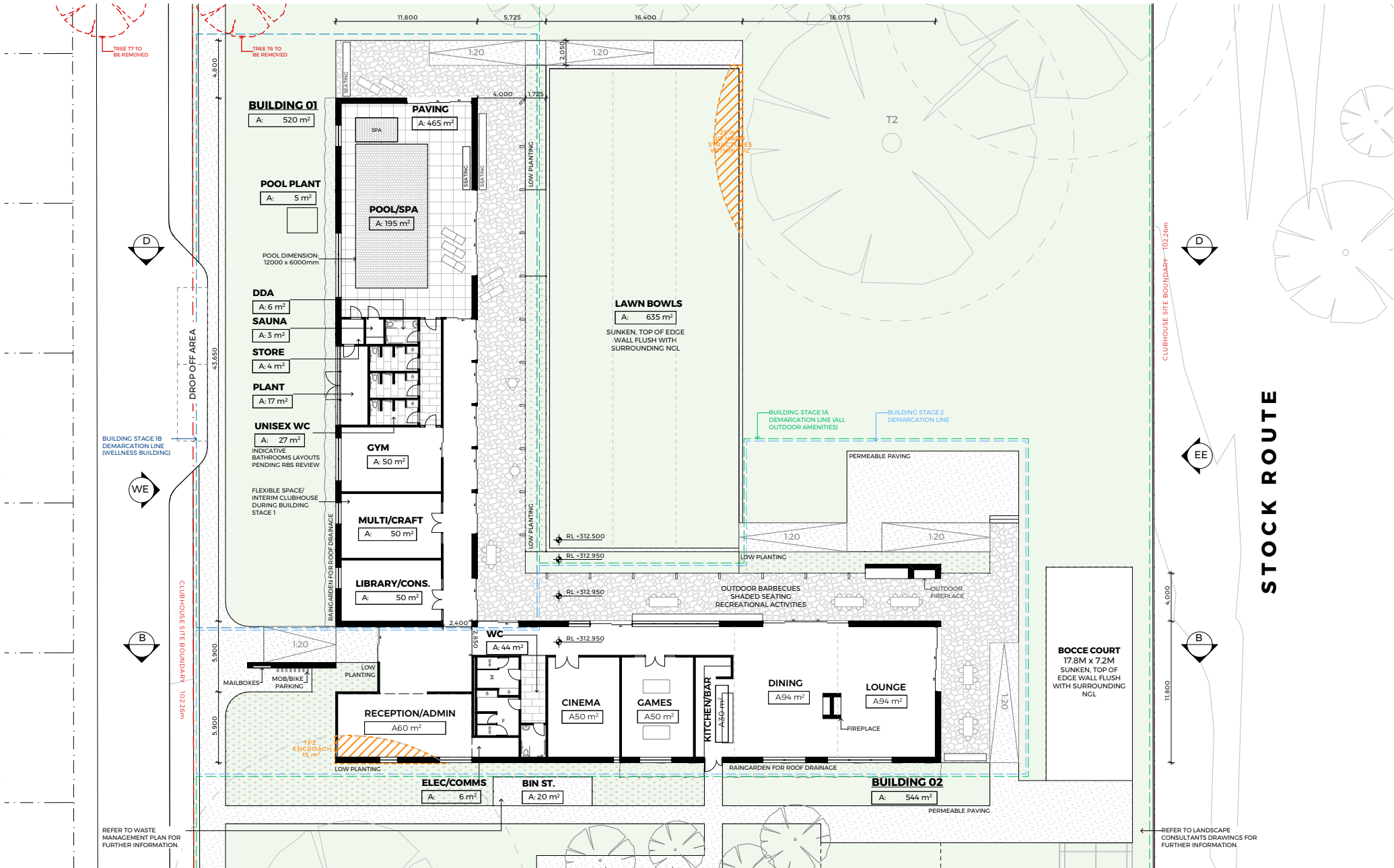
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Taurungurung Country

DRAWING TITLE  
**CLUBHOUSE - SITE PLAN**

SCALE	DATE	DRAWN	CHECKED	JOB NO.	DRAWING NO.	REVISION
0A3	23/05/2025	VAR	TC	25005	TP.150	-





REFER TO WASTE MANAGEMENT PLAN FOR FURTHER INFORMATION.

REFER TO LANDSCAPE CONSULTANTS DRAWINGS FOR FURTHER INFORMATION.

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PROJECT  
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Community Centre

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Tasmanian Country

DRAWING TITLE  
**CLUBHOUSE - GROUND FLOOR PLAN**

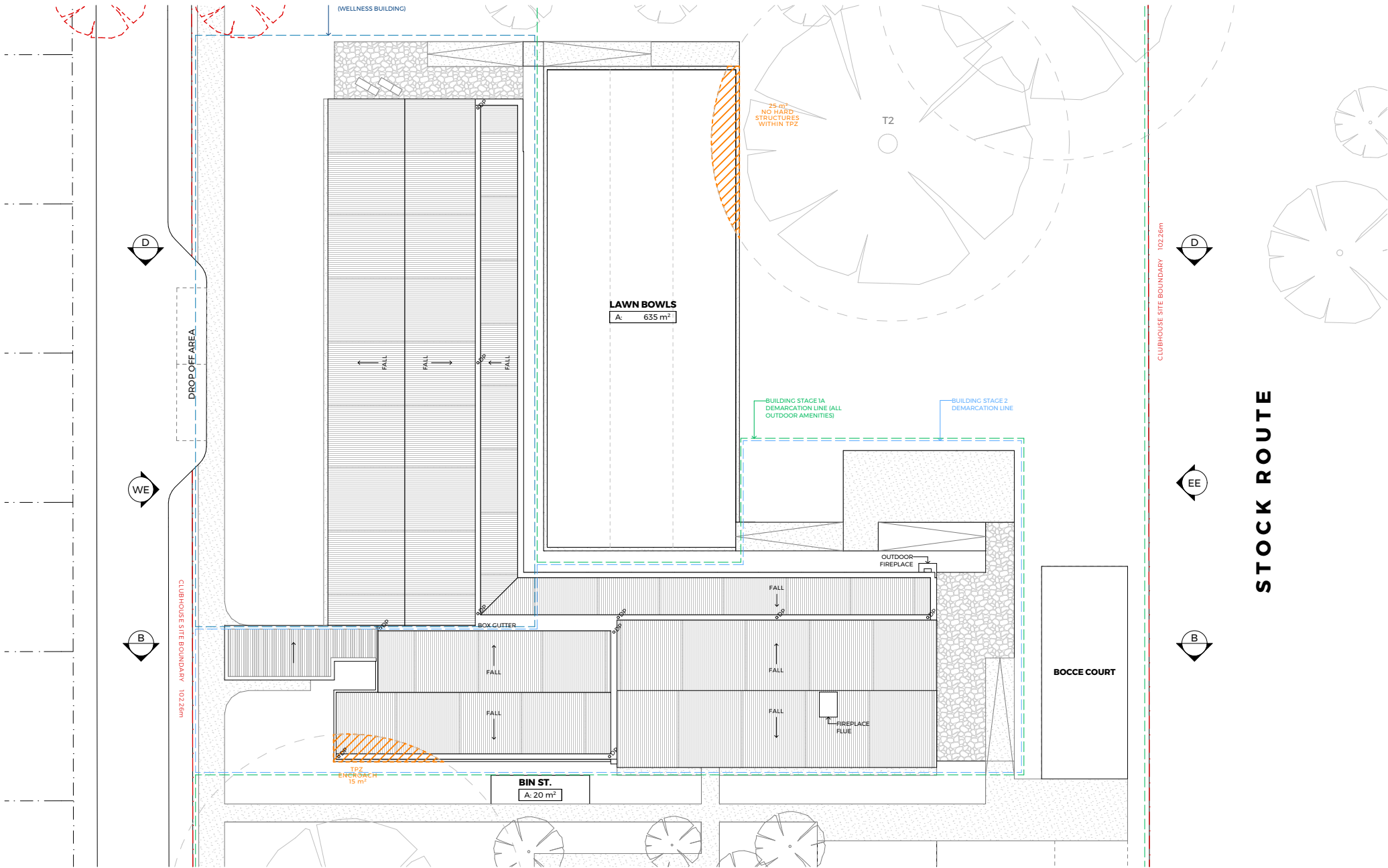
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23/05/2025

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JOB NO.	DRAWING NO.
<b>25005</b>	<b>TP.155</b>



REVISION

-



**STOCK ROUTE**

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-	23/05/2025	FOR TOWN PLANNING	VAR	TC

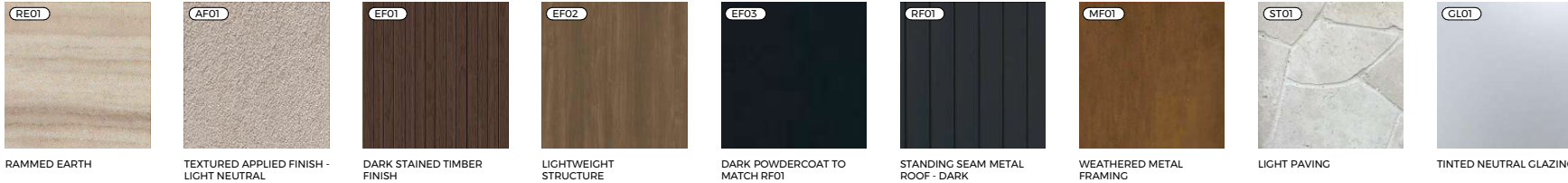
PROJECT  
25005 Mansfield  
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Taurungurung Country

DRAWING TITLE  
**CLUBHOUSE - ROOF PLAN**

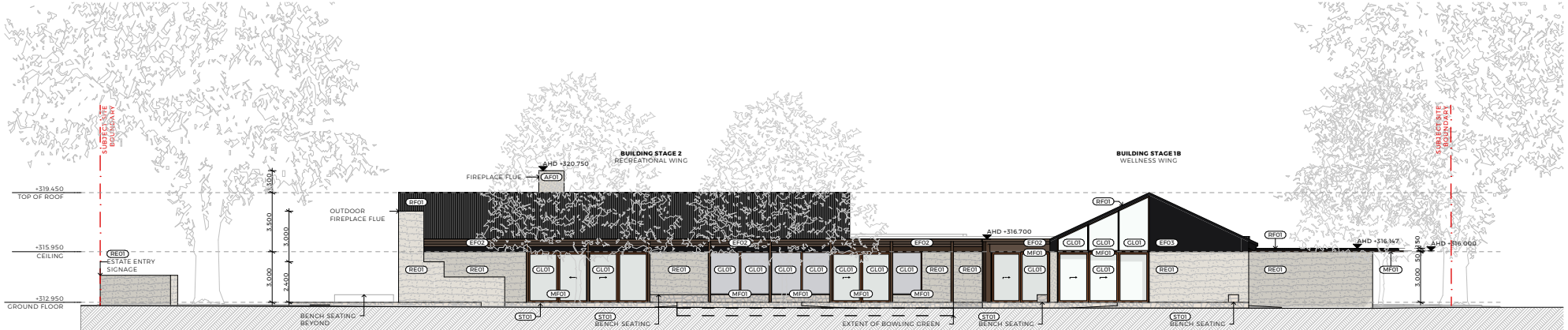
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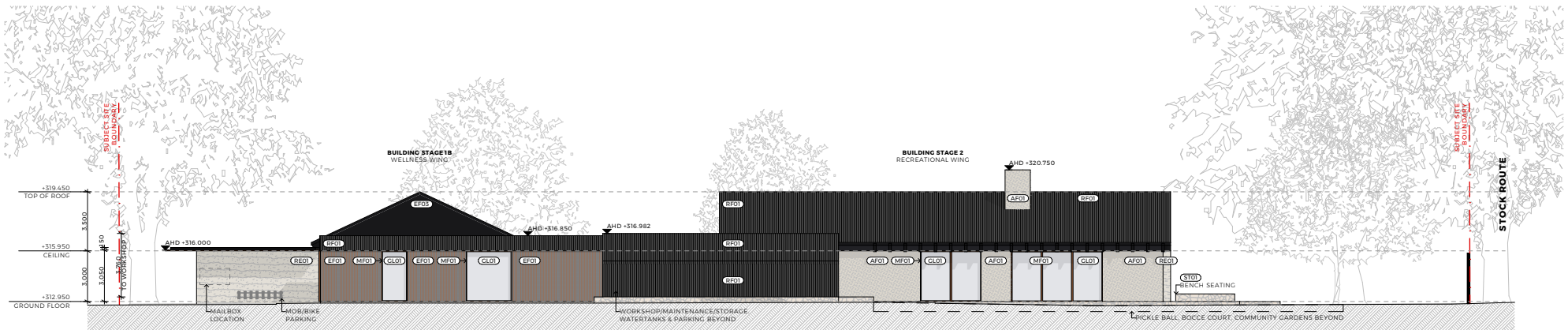
MATERIAL SCHEDULE



NOTES:  
ALL FACADE TIMBER TO COMPLY WITH BAL REQUIREMENTS SPECIFIC TO THE AREA.



**N** NORTH ELEVATION  
SCALE: @A1



**S** SOUTH ELEVATION  
SCALE: @A1

**TELHA CLARKE**  
ARCHITECTURE & DESIGN

59 GARDEN STREET  
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DRAWING TITLE  
**CLUBHOUSE - ELEVATIONS**

SCALE	DATE	DRAWN	CHECKED
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JOB NO.	DRAWING NO.	REVISION	
<b>25005</b>	<b>TP.200</b>	-	

MATERIAL SCHEDULE



RAMMED EARTH



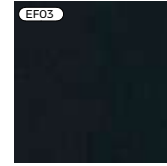
TEXTURED APPLIED FINISH - LIGHT NEUTRAL



DARK STAINED TIMBER FINISH



LIGHTWEIGHT STRUCTURE



DARK POWDERCOAT TO MATCH RF01



STANDING SEAM METAL ROOF - DARK



WEATHERED METAL FRAMING



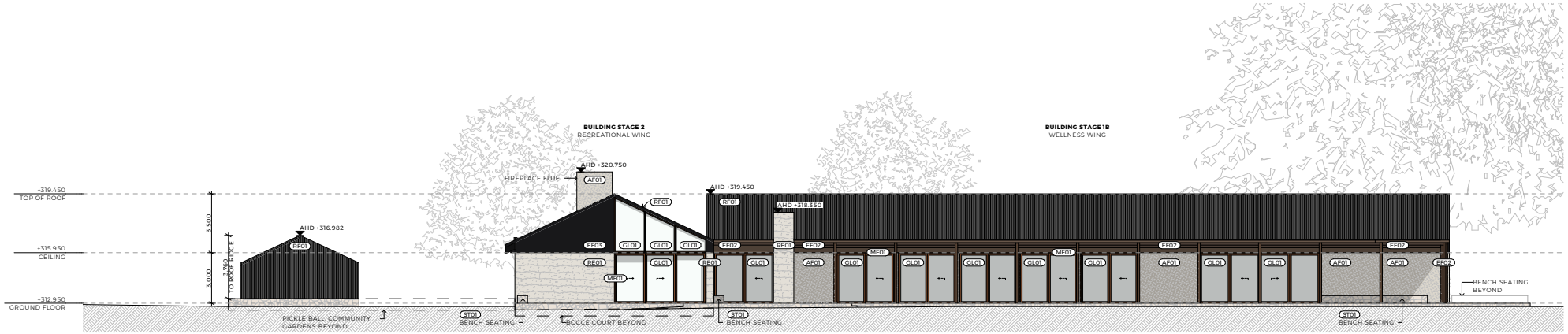
LIGHT PAVING



TINTED NEUTRAL GLAZING

NOTES:

ALL FACADE TIMBER TO COMPLY WITH BAL REQUIREMENTS SPECIFIC TO THE AREA.



**E** EAST ELEVATION  
SCALE: @A1



**W** WEST ELEVATION  
SCALE: @A1



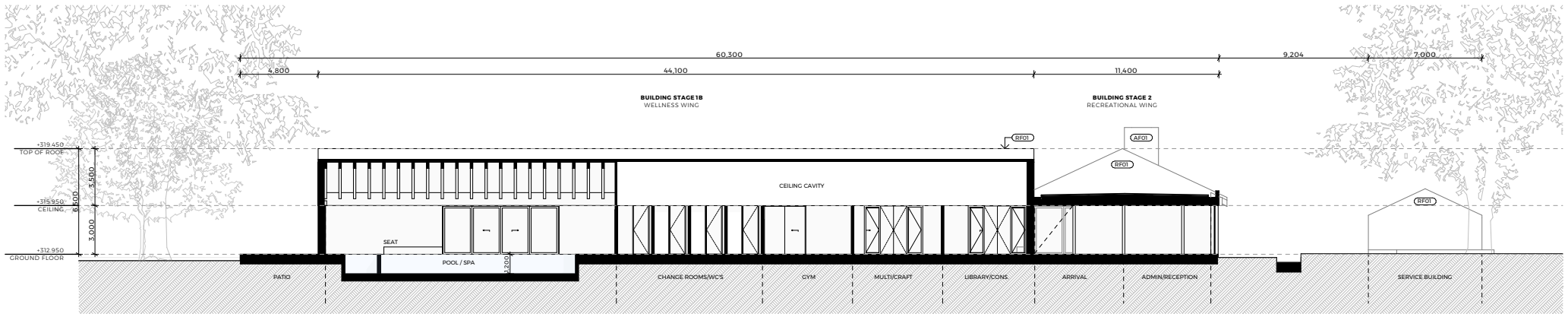
59 GARDEN STREET  
SOUTH YARRA VIC 3141  
PH: 03 8672 5999  
E: contact@telhaclarke.com.au

REV	DATE	ISSUED FOR	DRAWN	CHECKED
-	23/05/2025	FOR TOWN PLANNING	VAR	TC

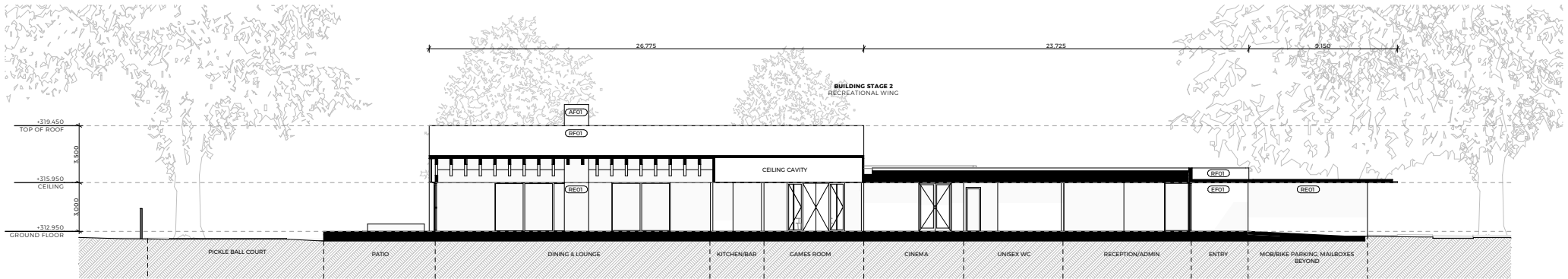
PROJECT  
25005 Mansfield  
Community Centre  
57 STOCK ROUTE  
MANSFIELD VIC 3722  
Tasmanian Country

DRAWING TITLE  
**CLUBHOUSE - ELEVATIONS**

SCALE	DATE	DRAWN	CHECKED	JOB NO.	DRAWING NO.	REVISION
@A3	23/05/2025	VAR	TC	25005	TP.201	-



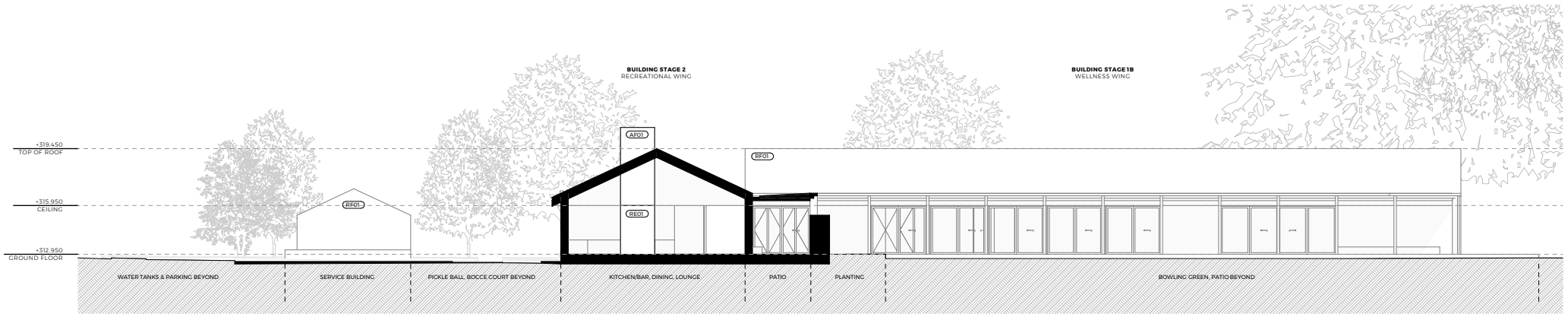
**A** SECTION A  
SCALE: @A1



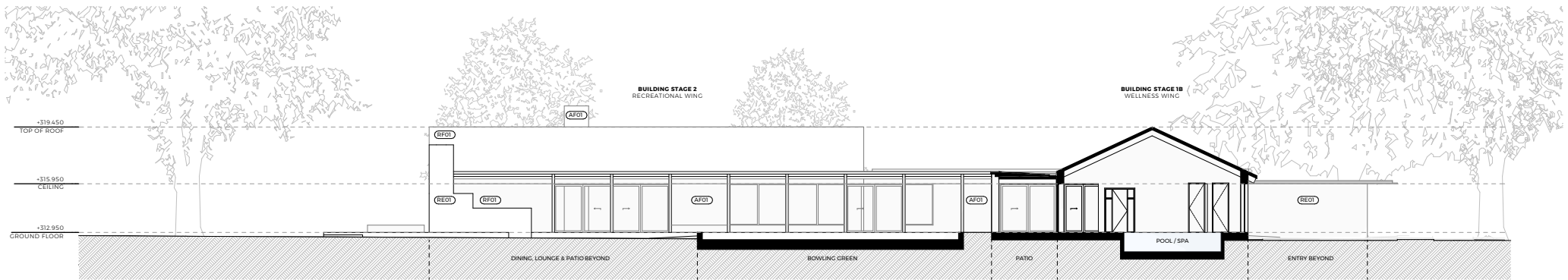
**B** SECTION B  
SCALE: @A1

REV	DATE	ISSUED FOR	DRAWN	CHECKED
-	23/05/2025	FOR TOWN PLANNING	VAR	TC

SCALE	DATE	DRAWN	CHECKED	JOB NO.	DRAWING NO.	REVISION
<b>@A3</b>	<b>23/05/2025</b>	<b>VAR</b>	<b>TC</b>	<b>25005</b>	<b>TP.220</b>	-



**C** SECTION C  
SCALE: @A1



**D** SECTION D  
SCALE: @A1

REV	DATE	ISSUED FOR	DRAWN	CHECKED
-	23/05/2025	FOR TOWN PLANNING	VAR	TC

SCALE	DATE	DRAWN	CHECKED	JOB NO.	DRAWING NO.	REVISION
<b>@A3</b>	<b>23/05/2025</b>	<b>VAR</b>	<b>TC</b>	<b>25005</b>	<b>TP.221</b>	-