



ATTACHMENT 10.2.2

**P164/17 – DA6232 - 140 High Street,
Mansfield - Use and Development of
Land for a Service Station, Display of
Business Identification Signage and
Creation of Access to a Road Zone
Category 1**

**ATTACHMENT
(2 PAGES)**

Lighting Legend:

PROPOSED FLOODLIGHTS ON 4.8M HIGH POLES
FACING DIRECTION SHOWN
LIGHTS TO BE 350W

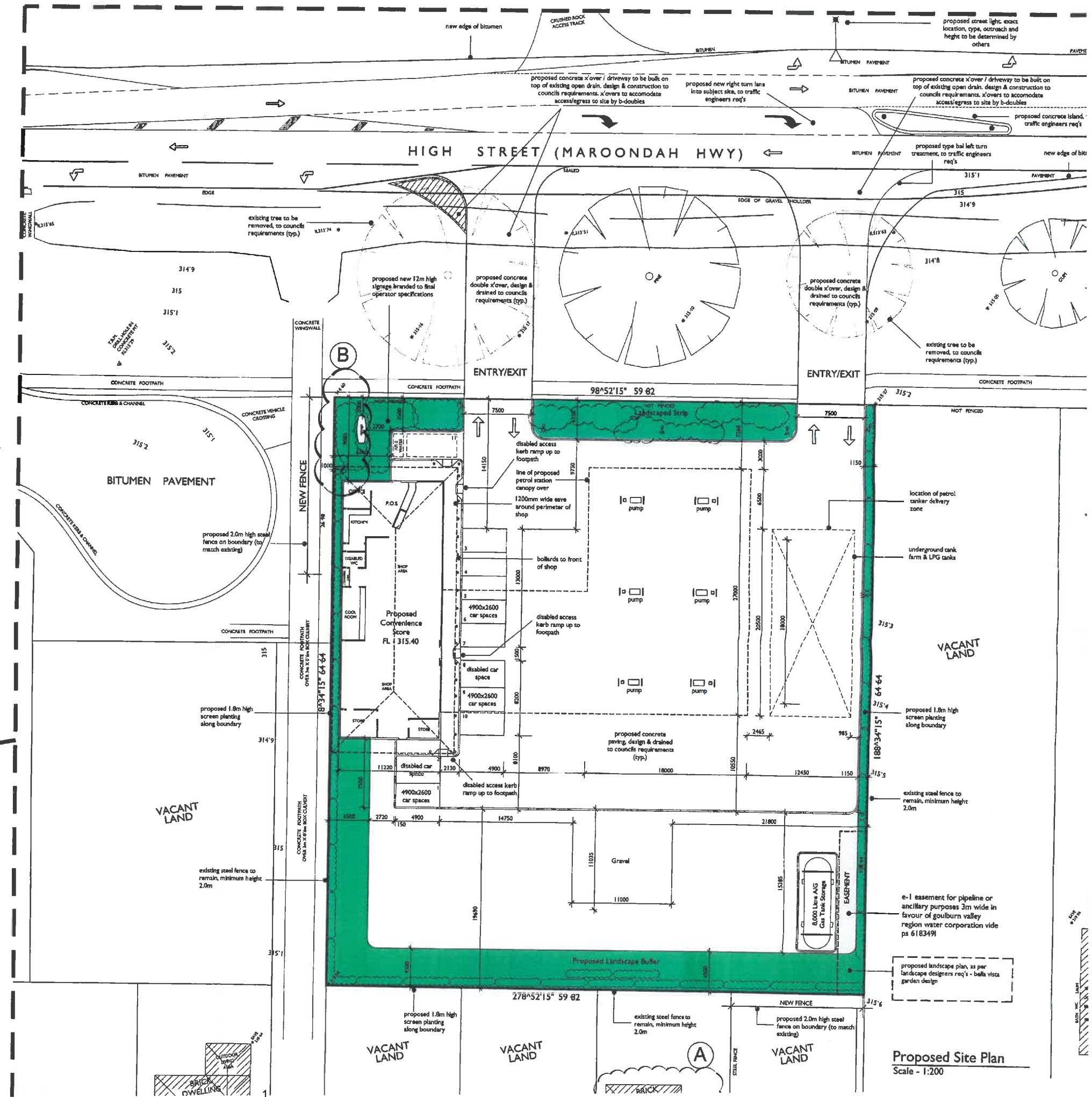
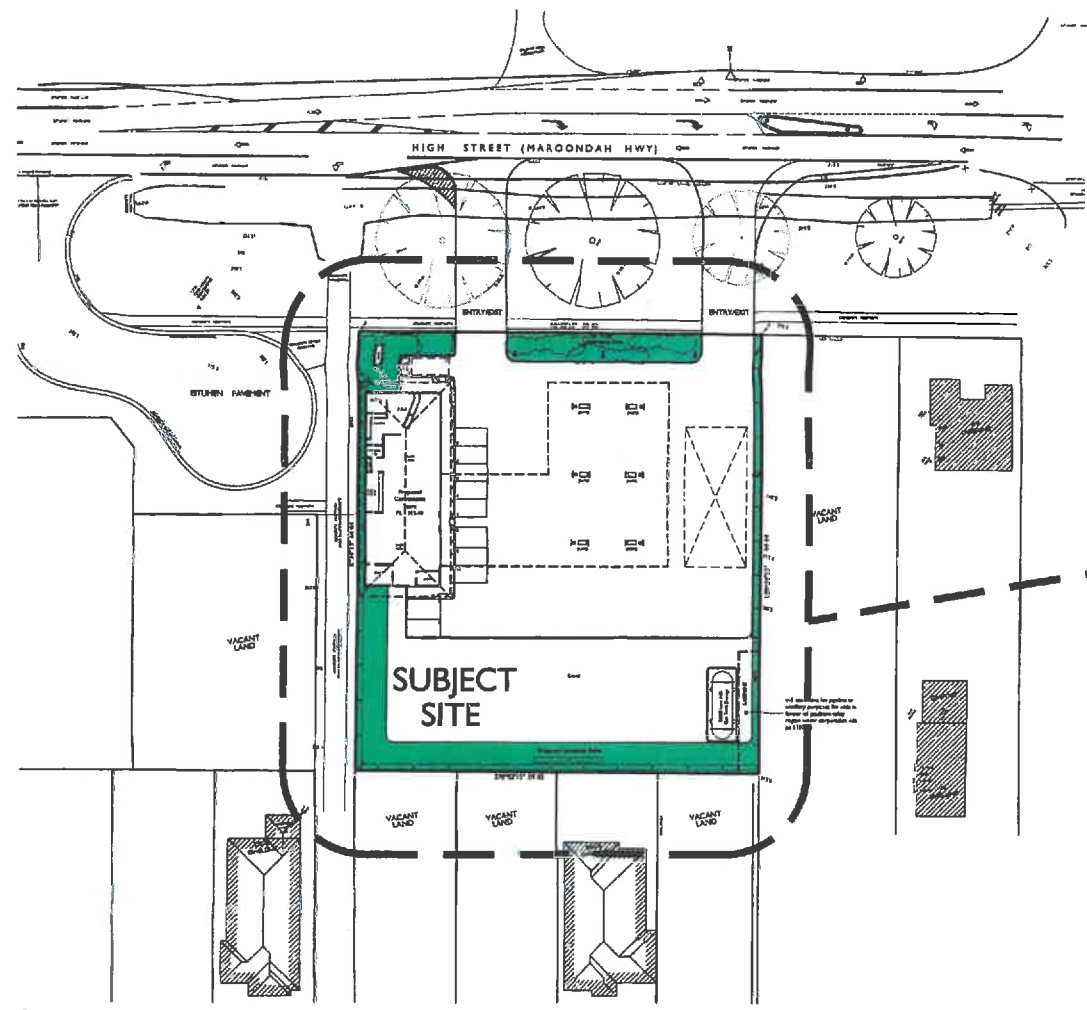
NOTE
ALL LIGHTS TO BE FITTED WITH BAFFLES OR SIMILAR
DEVICE TO ENSURE LIGHT DOES NOT SPILL INTO
NEIGHBOURING PROPERTIES

Landscape Legend:

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

Site Analysis:

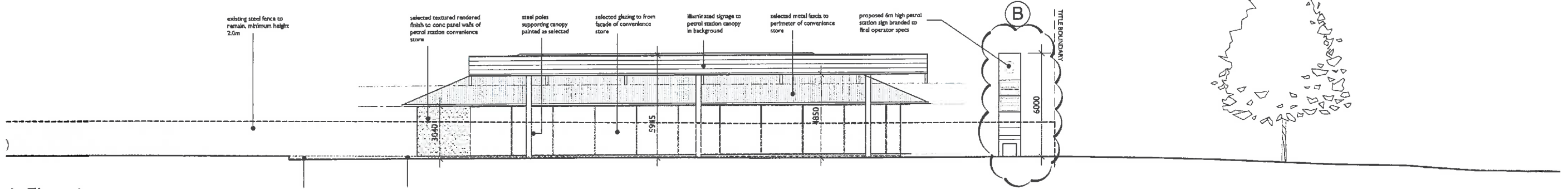
site area	
site area	: 3866m ²
proposed building areas	
petrol station convenience store	: 325m ² (8.50% of site)
concrete paving	: 2057m ² (53% of site)
permeable surface	: 1484m ² (47% of site)
proposed parking	
petrol station parking	: 11



Proposed Site Plan
Scale - 1:200

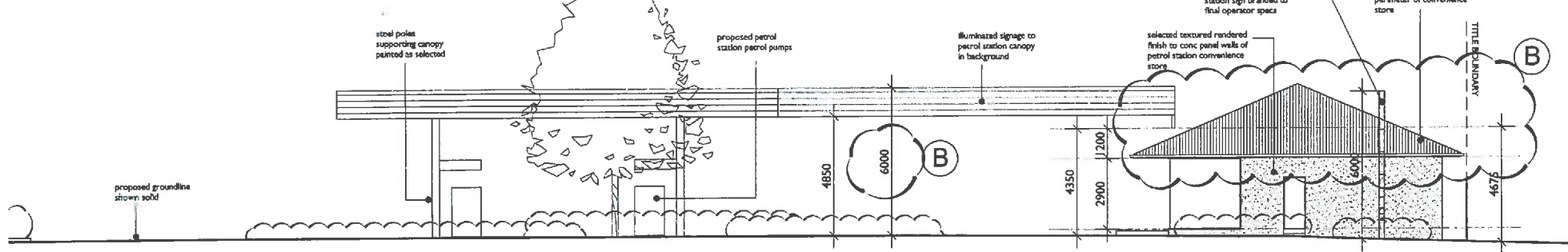
Elevation

1:100



th Elevation

1:100

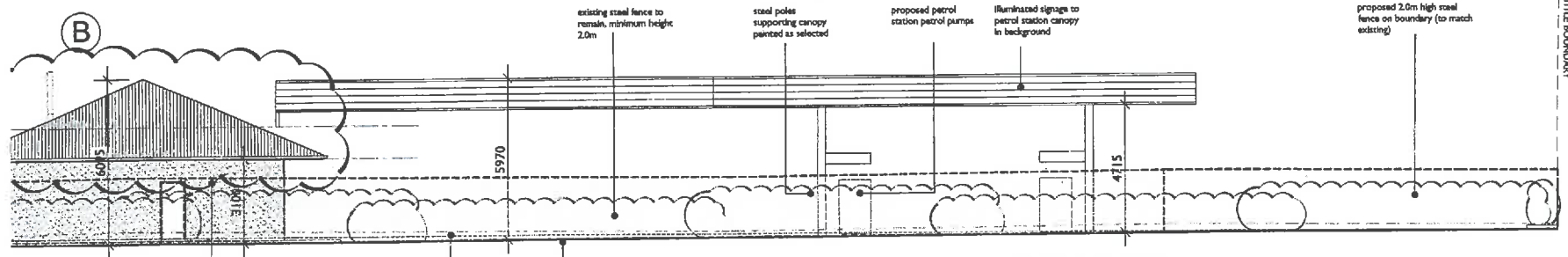
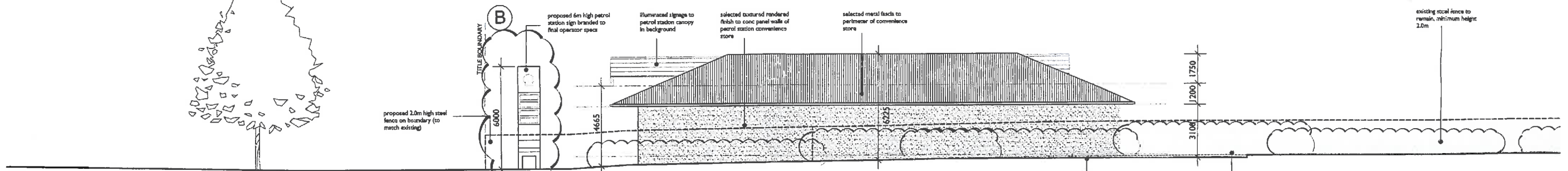


Materials & Finishes

- textured render in borral sepia oxide finish or similar
- lyagic custom orb corrugated roofing in colorbond shade grey finish or similar
- canopy fascia and surrounds in shell corporate colours

t Elevation

1:100



North Streetscape Elevation
Scale - 1:200

h Elevation

1:100



CLIENT	No.	Revision Description	Drawn	Approved	Date
authorize the drawing only for scribed by no shown ring should nction with xtracts, reports & js. ign. ©	B	condition 1 items	edg	d.c.	15 / 05 / 15
	A	issue to council	edg	d.c.	08 / 05 / 14
	-	issue to council	m.m.	d.c.	10 / 01 / 14

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Project Planning
Contract Admin
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PROPOSED CONVENIENCE STORE & PETROL FILLING ST.
TOWN PLAN
PROPOSED ELEV/
140 HIGH ST, MANS
FOR: GIANGINIS INVESTM
JOB NO: 4711 SHEET NUMB1
DATE: AUGUST 201

0 1 5 10
AS SHOWN @ B1