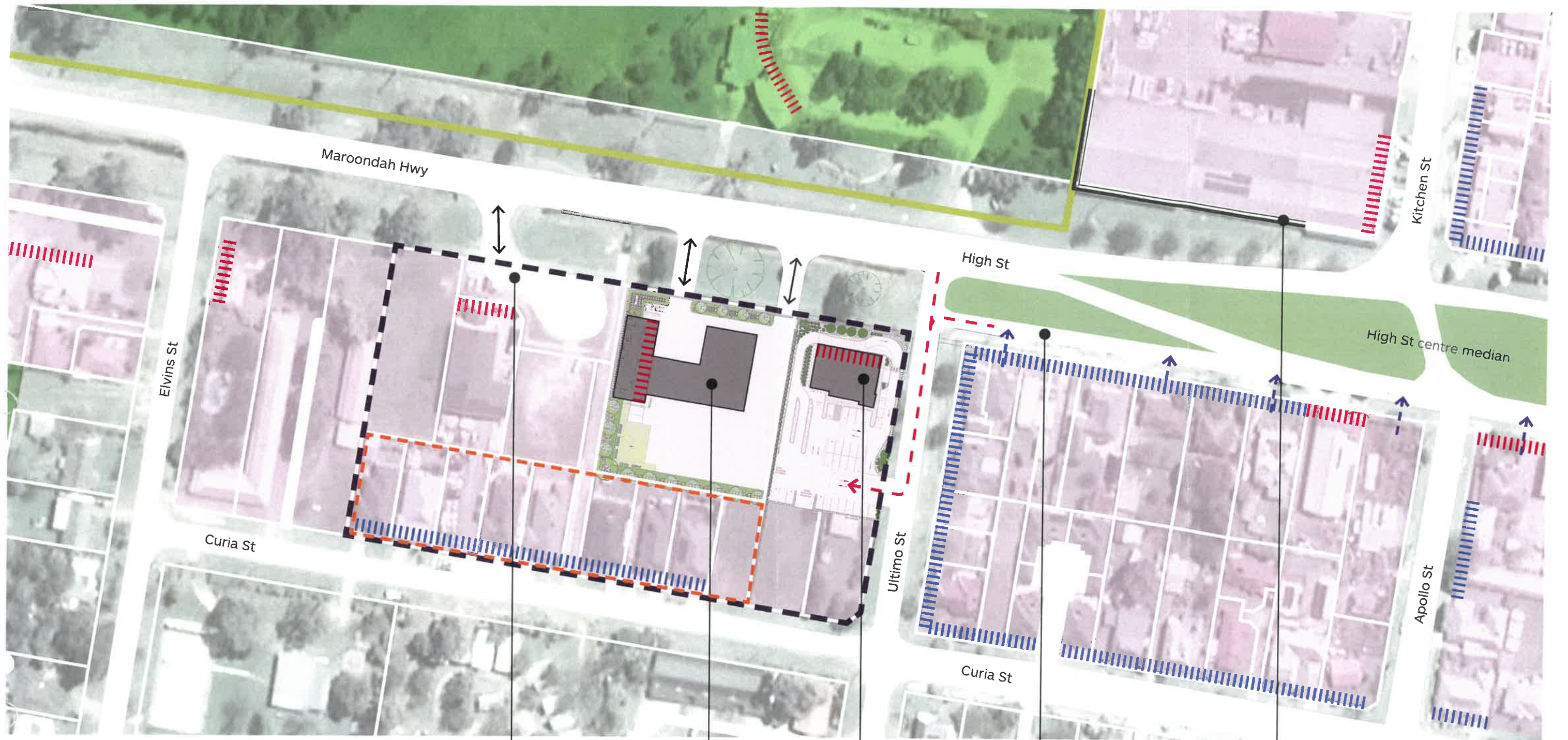


Attachment 1 Locality plan





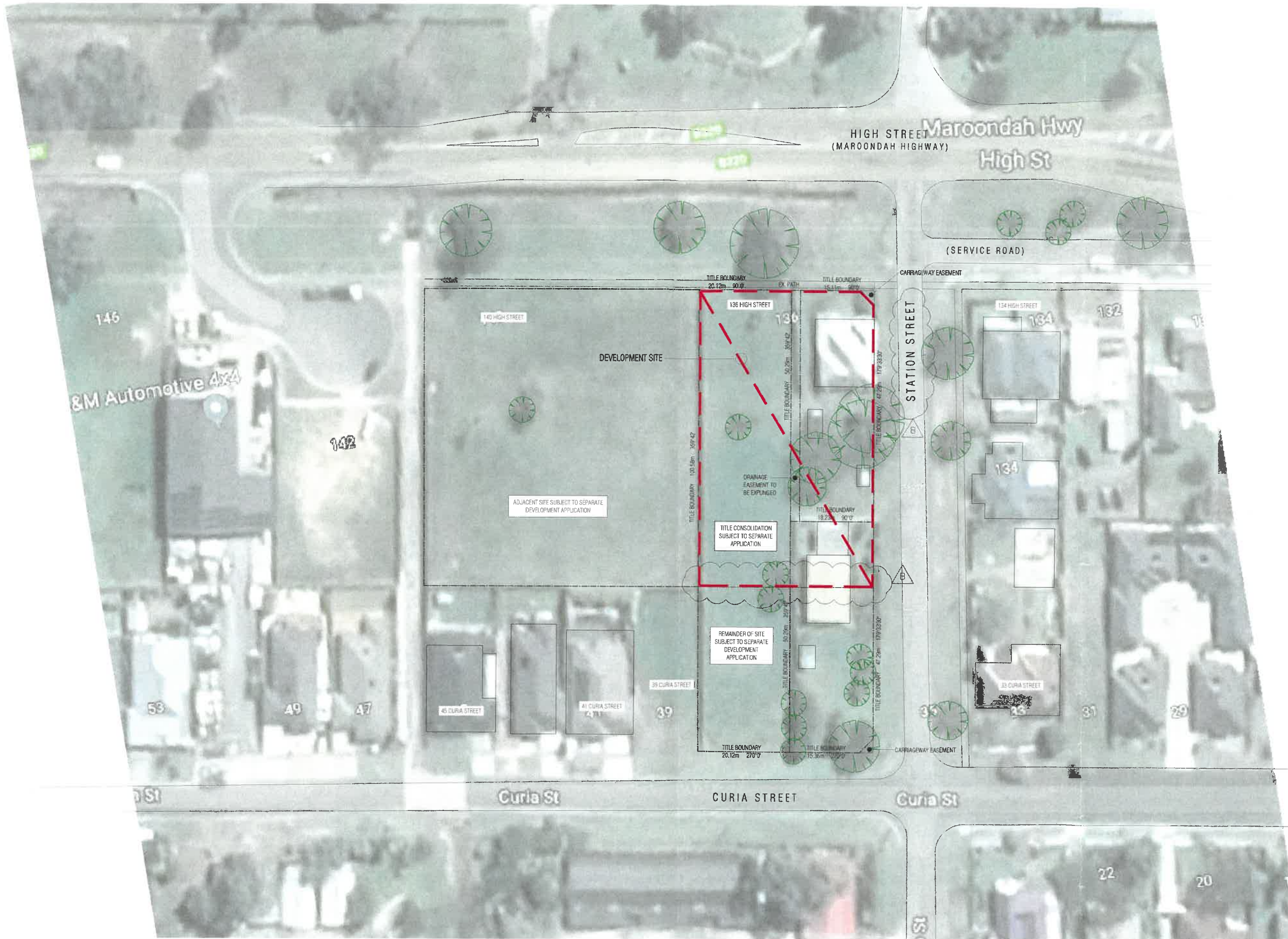
LEGEND

- Commercial 1 Zone
- Public Park and Recreation Zone (PPRZ)
- Design and Development Overlay (DDO1)
- Heritage Overlay (HO31)
Mansfield Railway Station Historic Reserve
- Existing dwellings within C1Z and DDO1
- Preferred access to Subjet Site
- Opportunities for active frontages to High Street
- Crossovers to High Street / discontinued footpath

- Existing dead end street
No opportunities for active frontage to High street
- Service Station approved
Permit No P164/17
Two new cross-overs to High St
- Subject Site
2-4 Station Street, Mansfield
- Service road access to dwellings / Opportunity for active frontages
- Existing warehouse
Blind wall to High Street
- Primary building outlook (commercial use)
- Primary building outlook (residential use)



ratio:consultants 8 Gwynne Street Cremorne VIC 3121 ABN 93 983 380 225	Ratio.com.au T +61 3 9429 3111 F +61 3 9429 3011 mail@ratio.com.au	PROJECT ADDRESS: 2-4 Station Street, Mansfield	PROJECT NO. 16578P	
		DRAWING TITLE: Urban Context Plan	DRAWN: AUJW	
ratio:				

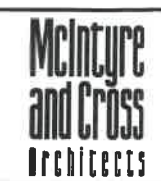


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REV	AMENDMENT	DRN	DATE
A	ISSUED FOR TOWN PLANNING	DM	18.10.2019
B	SITE ADJUSTMENT, STREET RENAME	DM	17.12.2019

PROJECT
PROPOSED SITE LAYOUT
HIGH STREET (CNR OF STATION STREET)
MANSFIELD, VIC. 3722

TITLE
LOCATION PLAN



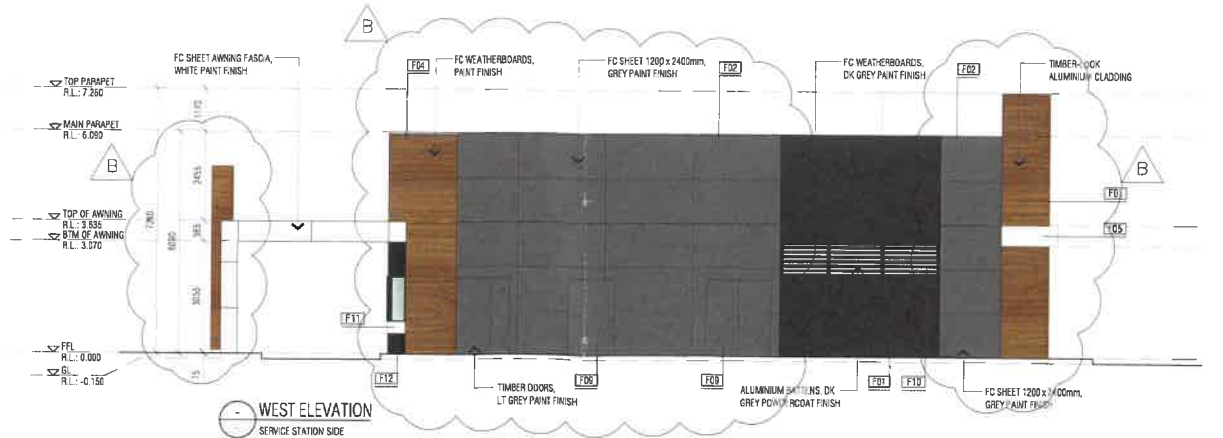
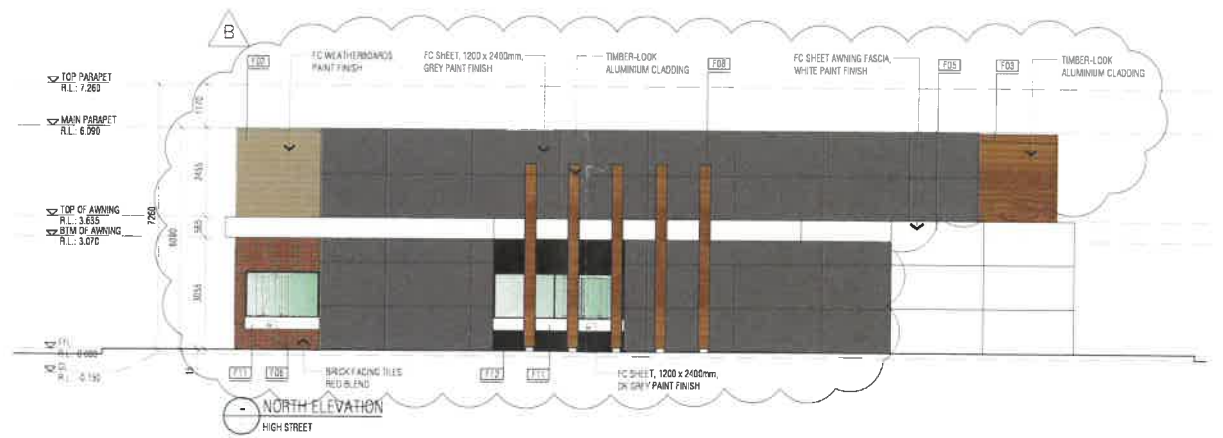
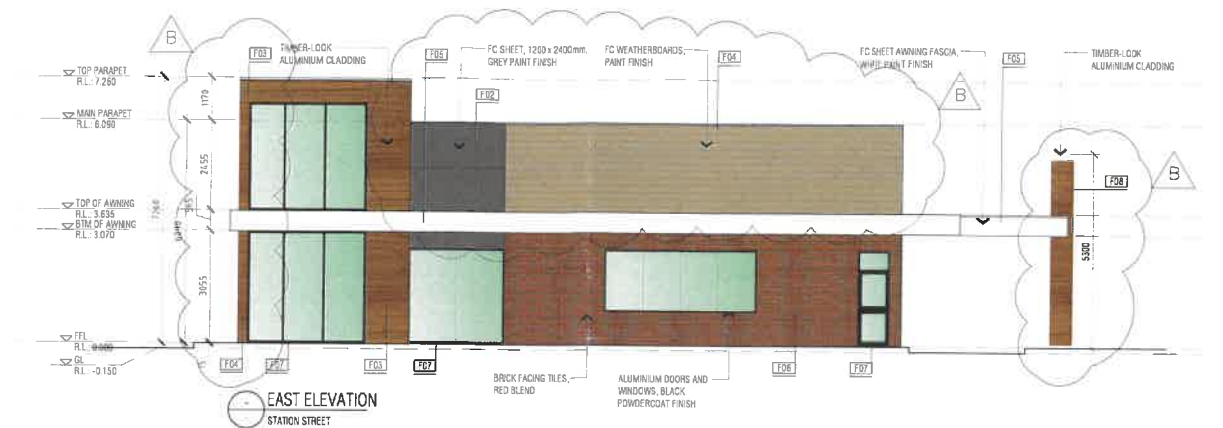
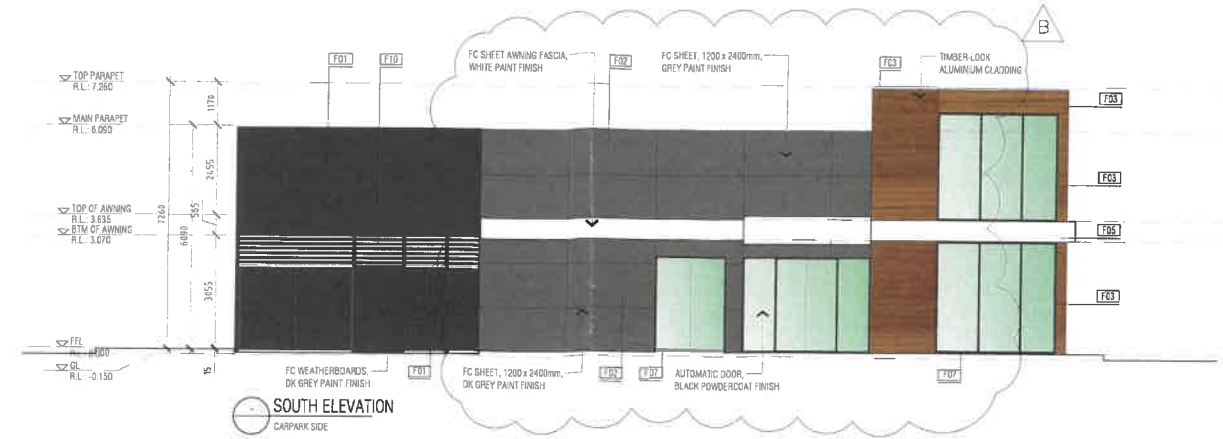
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 Collingwood Vic. 3066
 office@mcintyrecross.com.au
 Telephone : 03 9418 5537
 Facsimile : 03 9418 5511
 A.B.N. 57 128 213 285



TOWN PLANNING	
SCALE @ A1 1:400	DATE SEPTEMBER 2019
JOB No. 18-052	REVISION B
	DRAWING No. TP-01

AREAS:	
BUILDING	377m ²
DINING	94.3m ²
PLAY AREA	20.2m ²
AMENITIES	27.5m ²
BACK OF HOUSE	196.8m ²
SERVICES	21.1m ²

NOTES
APPROX SEATING 49



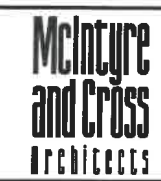
TAG	AREA	DESCRIPTION	COLOUR
F01	SERVICE YARD	JAMES HARDIE PRIMELINE NEWPORT FIBRE CEMENT WEATHERBOARD - ACRYLIC PAINT FINISH	DULUX COLOUR: WAYWARD GREY S658
F02	MAIN BUILDING WALLS (REFER ELEVATION FOR EXTENT)	JAMES HARDIE EXOTEC FACADE PANEL - EXPRESSED JOINTS - ACRYLIC PAINT FINISH	DULUX COLOUR: BILBY S656
F03	PRIMARY FEATURE WALLS (REFER ELEVATION FOR EXTENT)	DECOCAD TIMBER-LOOK ALUMINUM CLADDING SYSTEM SHADOWLINE PROFILE	DECOWOOD: CASUARINA
F04	HIGHLIGHT (REFER ELEVATION FOR EXTENT)	JAMES HARDIE PRIMELINE NEWPORT FIBRE CEMENT WEATHERBOARD - ACRYLIC PAINT FINISH	DULUX COLOUR: SHATTEL S1204
F05	AWNING DRIVE THRU TUNNEL (REFER ELEVATION FOR EXTENT)	JAMES HARDIE EXOTEC FACADE PANEL - EXPRESSED JOINTS - ACRYLIC PAINT FINISH	DULUX COLOUR: VIVID WHITE SW161
F06	SECONDARY FEATURE WALL (REFER ELEVATION FOR EXTENT)	ROBERTSON'S BUILDING PRODUCTS BRICK FACING TILE	RUSTIC RED
F07	ALUMINUM WINDOW AND DOOR FRAMES	PREFABRICATED ALUMINUM FRAMING - POWDERCOAT FINISH	DURATEC ZEUS LUNAR ECLIPSE SATW 95087734
F08	DRIVE THRU FEATURE COLUMNS	DECOCAD TIMBER-LOOK ALUMINUM CLADDING SYSTEM	DECOWOOD: CASUARINA
F09	DELIVERY DOORS	SOLID TIMBER	DULUX COLOUR: BILBY S656
F10	SERVICE YARD	ALUMINUM BATTENS - POWDERCOAT FINISH	TO MATCH WAYWARD GREY S658
F11	DRIVE THRU BOOTH BENCH TOP/TURN DOWN AND WINDOW TRIM	STONE FINISH	SLESTONE: YUKON (OR EQUIV.)
F12	DRIVE THRU BOOTHS	JAMES HARDIE EXOTEC FACADE PANEL - EXPRESSED JOINTS - ACRYLIC PAINT FINISH	DULUX COLOUR: WAYWARD GREY S658

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REV	AMENDMENT	DRN	DATE
A	ISSUED FOR TOWN PLANNING	DM	18.10.2019
B	EXTERNAL FINISHES, WASTE STORE, GARDEN BED	DM	17.12.2019

PROJECT
**PROPOSED SITE LAYOUT
 HIGH STREET (CNR OF STATION STREET)
 MANSFIELD, VIC. 3722**

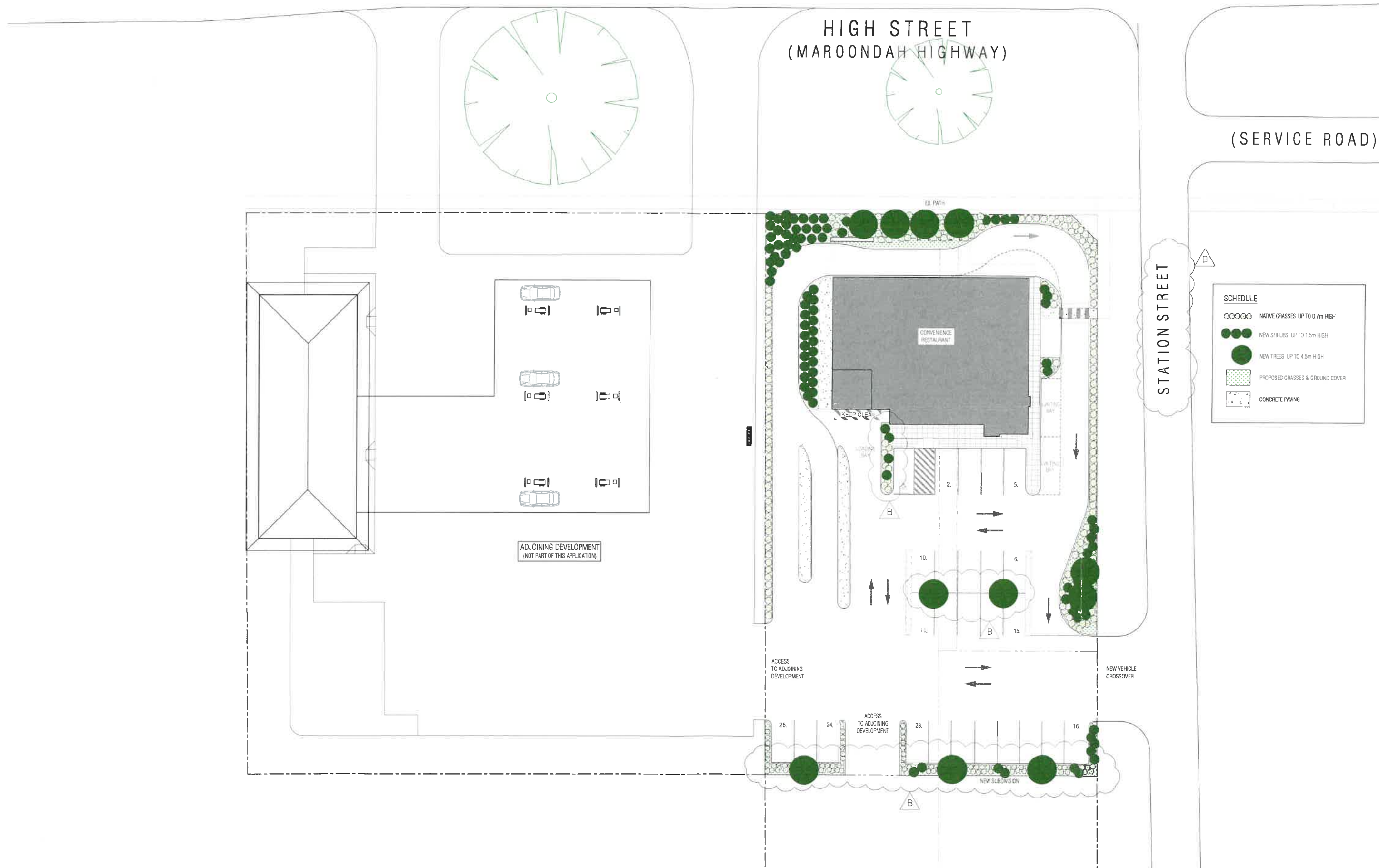
TITLE
**PROPOSED FLOOR PLAN,
 PROPOSED ELEVATIONS
 AND FINISHES SCHEDULE**



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TOWN PLANNING	
SCALE @ A1 1:100	DATE SEPTEMBER 2019
JOB No. 18-052	REVISION B
	DRAWING No. TP-03

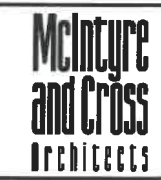


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REV	AMENDMENT	DRN	DATE
A	ISSUED FOR TOWN PLANNING	DM	18.10.2019
B	REVISED LANDSCAPING	DM	17.12.2019

PROJECT
PROPOSED SITE LAYOUT
 HIGH STREET (CNR OF STATION STREET)
 MANSFIELD, VIC. 3722

TITLE
CONCEPT LANDSCAPE PLAN



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TOWN PLANNING
 SCALE @ A1
 1:200
 DATE
 SEPTEMBER 2019
 REVISION
 B
 JOB No.
 18-052
 DRAWING No.
 TP-04