



No. 10 HUNTER STREET, MANSFIELD



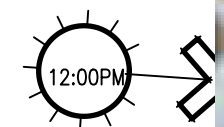
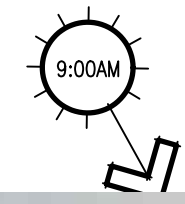
No. 12 HUNTER STREET, MANSFIELD



No. 14 HUNTER STREET, MANSFIELD

EXISTING STREETSCAPE - HUNTER STREET, MANSFIELD

SCALE APPROX 1:100



DESCRIPTION PLAN LEGEND



- S.O.S LOCATION OF ADJOINING SECLUDED OPEN SPACE AREAS.
- R/W RETAINING WALL.
- SS SINGLE STOREY DWELLING.
- SPL SPLIT LEVEL DWELLING.
- DS DOUBLE STOREY DWELLING.
- TS TRIPLE STOREY DWELLING.
- B/V BRICK VENEER CLADDING.
- W/B WEATHERBOARD CLADDING.
- AC CLAD ASB. SHEET WALL CLADDING.
- REND. RENDERED FINISH.
- TILED TILED ROOFS.
- SHEET SHEET ROOFS.
- SHING SHINGLE ROOFS.
- SLATE SLATE ROOFS.

NOTE: WHERE NO FENCING STYLES HAVE BEEN SHOWN THIS INDICATES THE PROPERTY DOES NOT CONTAIN A FRONT FENCE.

NEIGHBOURHOOD CHARACTER

THE PROPOSED SITE IS WITHIN THE SHIRE OF MANSFIELD AND LOCATED WITHIN THE 'INFILL DEVELOPMENT' NEIGHBOURHOOD CHARACTER AREA.

THE PROPOSED SITE IS ALSO WITHIN WALKING DISTANCE TO THE FOLLOWING PUBLIC FACILITIES:

- MANSFIELD TOWN CENTRE INCLUDING NUMEROUS RETAIL OUTLETS ALONG HIGH STREET AND HIGHETT STREET.
- MANSFIELD BOTANIC PARK NAD MANSFIELD RECREATION RESERVE
- SAINT MARY'S CATHOLIC PRIMARY SCHOOL AND MANSFIELD PRIMARY SCHOOL

SOILS

FROM A VISUAL INSPECTION OF THE PROPOSED SITE, THERE SEEMS TO BE NO AREAS OF CONTAMINATED SOILS OR FILL.

LEVELS

THE PROPOSED SITE AND SURROUNDING AREA CONSISTS OF SLIGHT UNDULATIONS THRU-OUT.

THE PROPOSED SITE HAS APPROXIMATELY 890MM FALL ON IT FROM SOUTH-WEST CORNER TO NORTH-EAST CORNER.

FROM A VISUAL INSPECTION THERE DOES NOT APPEAR TO BE ANY DIFFERENCES IN LEVELS FROM THE PROPOSED SITE TO THE ADJOINING PROPERTIES.

TREES

ALL SIGNIFICANT TREES HAVE BEEN SHOWN ON AND AROUND THE PROPOSED SITE. TO OUR KNOWLEDGE, NO TREES HAVE BEEN REMOVED FROM THE PROPOSED SITE WITHIN THE LAST 12 MONTHS.

PLANNING SCHEME

THE PROPOSED SITE IS LOCATED AT No. 12 HUNTER STREET, MANSFIELD AND IS COVERED BY THE 'MANSFIELD SHIRE PLANNING SCHEME'.

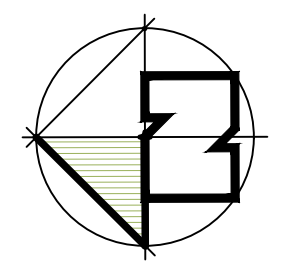
THE LAND IS INCLUDED IN A GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1).

NO OTHER OVERLAYS AFFECT THE PROPOSED SITE.

THERE ARE NO AMENDMENTS SPECIFIED IN THE SCHEDULE TO THE GRZ1.

Issue	Date	Amendment	Prints	Date	For
P	15.09.20	PRELIMINARY ISSUE - GS	1 X P	15.09.20	CLIENT SIGN-OFF
A	02.10.20	ORIGINAL ISSUE A - GS	PDF	02.10.20	COUNCIL SUBMISSION

Drawing Title		Date
NEIGHBOURHOOD & SITE DESCRIPTION PLAN		2 OCTOBER 2020
Scale		1:600 & 1:100 @A1
Designer		M.W.
Drawn		M.D.A
Checked		G.S.

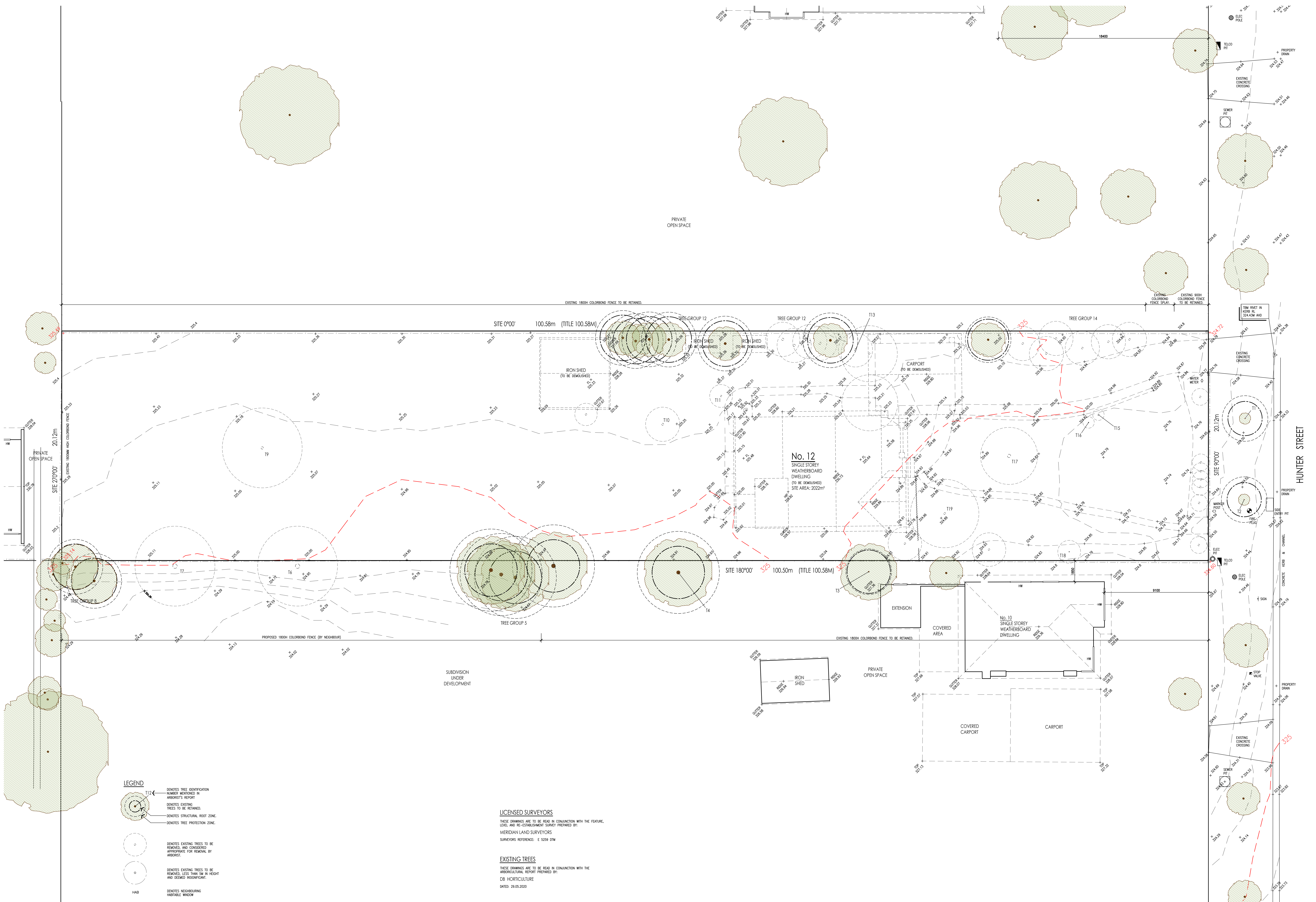


SUITE 6 / 1016 DONCASTER ROAD,  
DONCASTER EAST, VICTORIA, 3109.  
(03) 9842 6650  
info@archestralsdesigns.com.au  
ARCHESTRAL DESIGNS P/L  
RBP NO: DP AD 15443 (STEPHEN J QUON)



Project	PROPOSED SEVEN DWELLING DEVELOPMENT AT:	Drawing Number	TP01 of 10
Address	12 HUNTER STREET, MANSFIELD	Job Number	20-018
Client	MLS PROPERTY DEVELOPMENT PTY. LTD.	Issue	A





- LEGEND**
- DENOTES TREE IDENTIFICATION NUMBER, MENTIONED IN ARCHITECT'S REPORT.
  - DENOTES EXISTING TREES TO BE RETAINED.
  - DENOTES STRUCTURAL ROOT ZONE.
  - DENOTES TREE PROTECTION ZONE.
  - DENOTES EXISTING TREES TO BE REMOVED, AND CONSIDERED APPROPRIATE FOR REMOVAL BY ARCHITECT.
  - DENOTES EXISTING TREES TO BE REMOVED, LESS THAN 5M IN HEIGHT AND DEEMED INSIGNIFICANT.
  - DENOTES NEIGHBOURING HABITABLE WINDOW.

**LICENSED SURVEYORS**  
 THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE FEATURE, LEVEL AND RE-ESTABLISHMENT SURVEY PREPARED BY:  
 MERIDIAN LAND SURVEYORS  
 SURVEYORS REFERENCE: E 5259 DTM

**EXISTING TREES**  
 THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARBORCULTURAL REPORT PREPARED BY:  
 DB HORTICULTURE  
 DATED: 29.05.2020

Issue	Date	Amendment	Prints	Date	For
1	10.10.20	PRELIMINARY ISSUE - E/S	1 x 1	10.10.20	CITY OF DONCASTER
2	12.10.20	FINAL ISSUE - E/S	1 x 1	12.10.20	COUNCIL SUBMISSION

Drawing Title		Date
EXISTING CONDITIONS / DEMOLITION PLAN.		2 OCTOBER 2020
Scale		1:100 @ A0
Designer		M.W.
Drawn	Checked	G.S.



SUITE 6 / 1016 DONCASTER ROAD, DONCASTER EAST, VICTORIA, 3109. (03) 9842 6650 info@archestralsdesigns.com.au ARCHESTRAL DESIGNS P/L RBP NO: DP AD 15443 (STEPHEN J QUON)		<p><b>Design Matters</b> National The most highly rated Landscape design professionals Member</p>	PROJECT PROPOSED SEVEN DWELLING DEVELOPMENT AT 12 HUNTER STREET, MANSFIELD	Drawing Number TP02 of 10 Job Number 20-018 Issue A
CLIENT MLS PROPERTY DEVELOPMENT PTY. LTD.			CLIENT ADDRESS 12 HUNTER STREET, MANSFIELD	



DWELLING 1	DWELLING 2	DWELLING 3	DWELLING 4
GROUND FLOOR 117.2 m <sup>2</sup> 12.6 SQUARES	GROUND FLOOR 71.4 m <sup>2</sup> 7.7 SQUARES	GROUND FLOOR 71.3 m <sup>2</sup> 7.7 SQUARES	GROUND FLOOR 71.4 m <sup>2</sup> 7.7 SQUARES
TOTAL FLOOR AREA 117.2 m <sup>2</sup> 12.6 SQUARES	FIRST FLOOR 38.3 m <sup>2</sup> 4.1 SQUARES	FIRST FLOOR 45.8 m <sup>2</sup> 4.9 SQUARES	FIRST FLOOR 38.1 m <sup>2</sup> 4.1 SQUARES
GARAGE 37.4 m <sup>2</sup> 4.0 SQUARES	TOTAL FLOOR AREA 109.7 m <sup>2</sup> 11.8 SQUARES	TOTAL FLOOR AREA 117.1 m <sup>2</sup> 12.6 SQUARES	TOTAL FLOOR AREA 109.5 m <sup>2</sup> 11.8 SQUARES
PORCH 2.0 m <sup>2</sup> 0.2 SQUARES	FIRST FLOOR VOID 17.7 m <sup>2</sup>	FIRST FLOOR VOID 16.2 m <sup>2</sup>	FIRST FLOOR VOID 17.7 m <sup>2</sup>
SECLUDED PRIVATE OPEN SPACE 66.3 m <sup>2</sup>	GARAGE 23.4 m <sup>2</sup> 2.5 SQUARES	GARAGE 23.4 m <sup>2</sup> 2.5 SQUARES	GARAGE 23.4 m <sup>2</sup> 2.5 SQUARES
PRIVATE OPEN SPACE 93.6 m <sup>2</sup>	PORCH 1.8 m <sup>2</sup> 0.2 SQUARES	PORCH 1.8 m <sup>2</sup> 0.2 SQUARES	PORCH 1.8 m <sup>2</sup> 0.2 SQUARES
TOTAL OPEN SPACE 159.9 m <sup>2</sup>	SECLUDED PRIVATE OPEN SPACE 42.5 m <sup>2</sup>	SECLUDED PRIVATE OPEN SPACE 52.5 m <sup>2</sup>	SECLUDED PRIVATE OPEN SPACE 52.0 m <sup>2</sup>
	PRIVATE OPEN SPACE 0.0 m <sup>2</sup>	PRIVATE OPEN SPACE 0.0 m <sup>2</sup>	PRIVATE OPEN SPACE 0.0 m <sup>2</sup>
	TOTAL OPEN SPACE 42.5 m <sup>2</sup>	TOTAL OPEN SPACE 52.5 m <sup>2</sup>	TOTAL OPEN SPACE 52.0 m <sup>2</sup>

DWELLING 5	DWELLING 6	DWELLING 7	SITE AREAS
GROUND FLOOR 71.6 m <sup>2</sup> 7.7 SQUARES	GROUND FLOOR 86.0 m <sup>2</sup> 9.3 SQUARES	GROUND FLOOR 115.0 m <sup>2</sup> 12.4 SQUARES	SITE AREA 2022 m <sup>2</sup>
FIRST FLOOR 49.4 m <sup>2</sup> 5.3 SQUARES	TOTAL FLOOR AREA 86.0 m <sup>2</sup> 9.3 SQUARES	TOTAL FLOOR AREA 115.0 m <sup>2</sup> 12.4 SQUARES	SITE COVERAGE (BUILDING FOOTPRINT) 40.3 %
TOTAL FLOOR AREA 121.0 m <sup>2</sup> 13.0 SQUARES	GARAGE 28.2 m <sup>2</sup> 2.8 SQUARES	GARAGE 38.5 m <sup>2</sup> 4.1 SQUARES	HARD PAVED AREA (DRIVEWAYS & PATHS) 409.0 m <sup>2</sup>
GARAGE 37.4 m <sup>2</sup> 4.0 SQUARES	PORCH 1.6 m <sup>2</sup> 0.2 SQUARES	PORCH 4.3 m <sup>2</sup> 0.5 SQUARES	IMPERVIOUS COVERAGE (BUILDING FOOTPRINT & HARD PAVED AREA) 1223.7 m <sup>2</sup>
FIRST FLOOR VOID 13.3 m <sup>2</sup>	SECLUDED PRIVATE OPEN SPACE 70.2 m <sup>2</sup>	SECLUDED PRIVATE OPEN SPACE 38.5 m <sup>2</sup>	60.5 %
GARAGE 23.4 m <sup>2</sup> 2.5 SQUARES	PRIVATE OPEN SPACE 0.0 m <sup>2</sup>	PRIVATE OPEN SPACE 0.0 m <sup>2</sup>	
PORCH 1.8 m <sup>2</sup> 0.2 SQUARES	TOTAL OPEN SPACE 70.2 m <sup>2</sup>	TOTAL OPEN SPACE 38.5 m <sup>2</sup>	
SECLUDED PRIVATE OPEN SPACE 43.5 m <sup>2</sup>			
PRIVATE OPEN SPACE 0.0 m <sup>2</sup>			
TOTAL OPEN SPACE 43.5 m <sup>2</sup>			



LEGEND	
	T12 DENOTES TREE IDENTIFICATION NUMBER MENTIONED IN ARBORIST'S REPORT
	DENOTES EXISTING TREES TO BE RETAINED.
	DENOTES STRUCTURAL ROOF ZONE.
	DENOTES TREE PROTECTION ZONE.
	DENOTES PROPOSED TREES.
	DENOTES EXISTING TREES TO BE REMOVED.
	DENOTES PROPOSED LOW LEVEL PLANTING.
	DENOTES PROPOSED SHRUB PLANTING.
	DENOTES PROPOSED GRASSES OR SIMILAR.
	DENOTES LAWN / SOFTSCAPED AREAS.
	DENOTES SELECTED DECKING.
	SELECTED PAVED AREA.
	DENOTES CONCRETE PAVERS TO BE USED AS ACCESS PAVING.
	SELECTED PERMEABLE PAVERS / PATH SURFACE.
	DENOTES SELECTED CONCRETE DRIVEWAY.
	DENOTES SELECTED CONCRETE DRIVEWAY.
	DENOTES 2000 LITRE RAINWATER TANKS (ON CONCRETE BASE).
	DENOTES 6 CUBIC METRES STORAGE AREA (ON SHED). REFER TO PLAN FOR LOCATION. (ON CONCRETE BASE).
	DENOTES CLOTHESLINE AS SELECTED.
	DENOTES NEW 1800MM HIGH TIMBER BATTEN FENCE (UNLESS NOTED OTHERWISE).
	DENOTES LOCATION OF PROPOSED RETAINING WALLS.
	DENOTES LOCATION OF FIRST FLOOR HABITABLE WINDOW OF ADJOINING PROPERTY.
	DENOTES WINDOW WHICH HAVE FIXED OBTURACLE GLAZING TO A HEIGHT OF 1700MM ABOVE FLOOR LEVEL.
	DENOTES WINDOW SCREEN WITH A MAXIMUM 20% TRANSPARENCY TO A HEIGHT OF 1700MM ABOVE FLOOR LEVEL.
	DENOTES POSSIBLE LOCATION OF HEATING UNIT.
	DENOTES LOCATION OF LETTERBOX (WITH DWELLING NUMBER REFERENCE). MAX. 900MM HIGH.
	DENOTES POSSIBLE LOCATION OF METEOROL.

**LICENSED SURVEYORS**  
 THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE FEATURE, LEVEL AND RE-ESTABLISHMENT SURVEY PREPARED BY:  
 MERIDIAN LAND SURVEYORS  
 SURVEYORS REFERENCE: E 5259 DTW

**EXISTING TREES**  
 THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARBORICULTURAL REPORT PREPARED BY:  
 DB HORTICULTURE  
 DATED: 29.05.2020

Revision	Date	Amendment	Prints	Date	For
1	10.10.20	PRELIMINARY ISSUE - L1	1/1	10.10.20	CITY COUNCIL SUBMISSION
2	10.10.20	FINAL ISSUE - L2	1/1	10.10.20	CITY COUNCIL SUBMISSION

Drawing Title	Date
SITE / GROUND FLOOR PLAN	2 OCTOBER 2020
Scale	1:100 @ A0
Designer	M.W.
Drawn	G.S.
Checked	G.S.



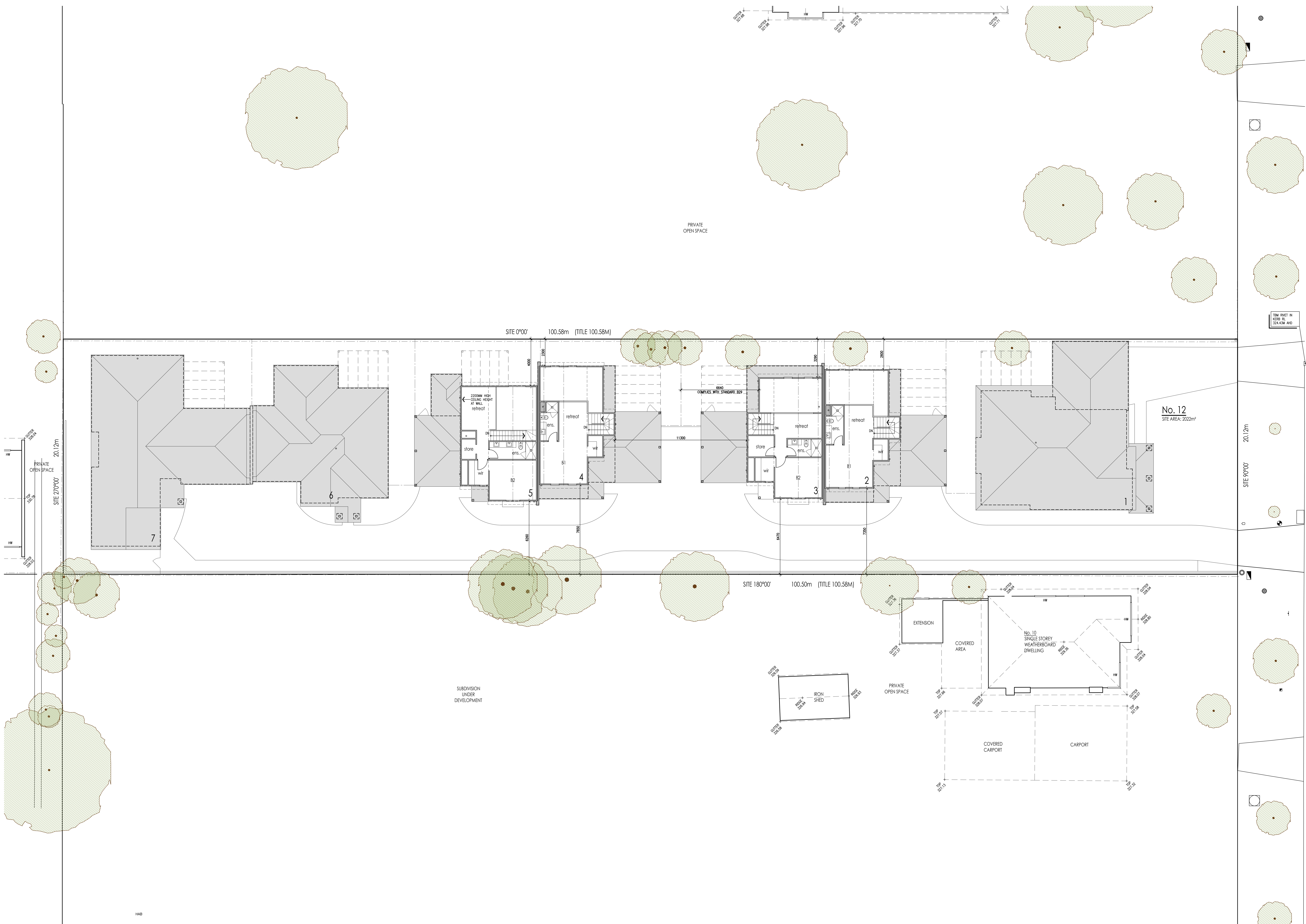
SUITE 6 / 1016 DONCASTER ROAD, DONCASTER EAST, VICTORIA, 3109. (03) 9842 6650 info@archestralsdesigns.com.au ARCHESTRAL DESIGNS P/L RBP NO: DP AD 15443 (STEPHEN J QUON)		 <b>Design Matters</b> National The gold standard for the Landscape Design profession Member	PROJECT: PROPOSED SEVEN DWELLING DEVELOPMENT AT ADDRESS: 12 HUNTER STREET, MANSFIELD CLIENT: MLS PROPERTY DEVELOPMENT PTY. LTD.	Drawing Number: TP03 of 10 Job Number: 20-018 Issue: A
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TOWN PLANNING DRAWINGS

HUNTER STREET

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Issue	Date	Amendment	Prints	Date	For
1	15.10.20	PRELIMINARY ISSUE - E.S.	1 x P	15.10.20	CLIENT 1001/20
2	02.11.20	FINAL ISSUE A - E.S.	1 x P	02.11.20	COUNCIL SUBMISSION

Drawing Title	Date
SITE / FIRST FLOOR PLAN	2 OCTOBER 2020
Scale	1:100 @ A0
Designer	M.W.
Drawn	G.S.
Checked	G.S.

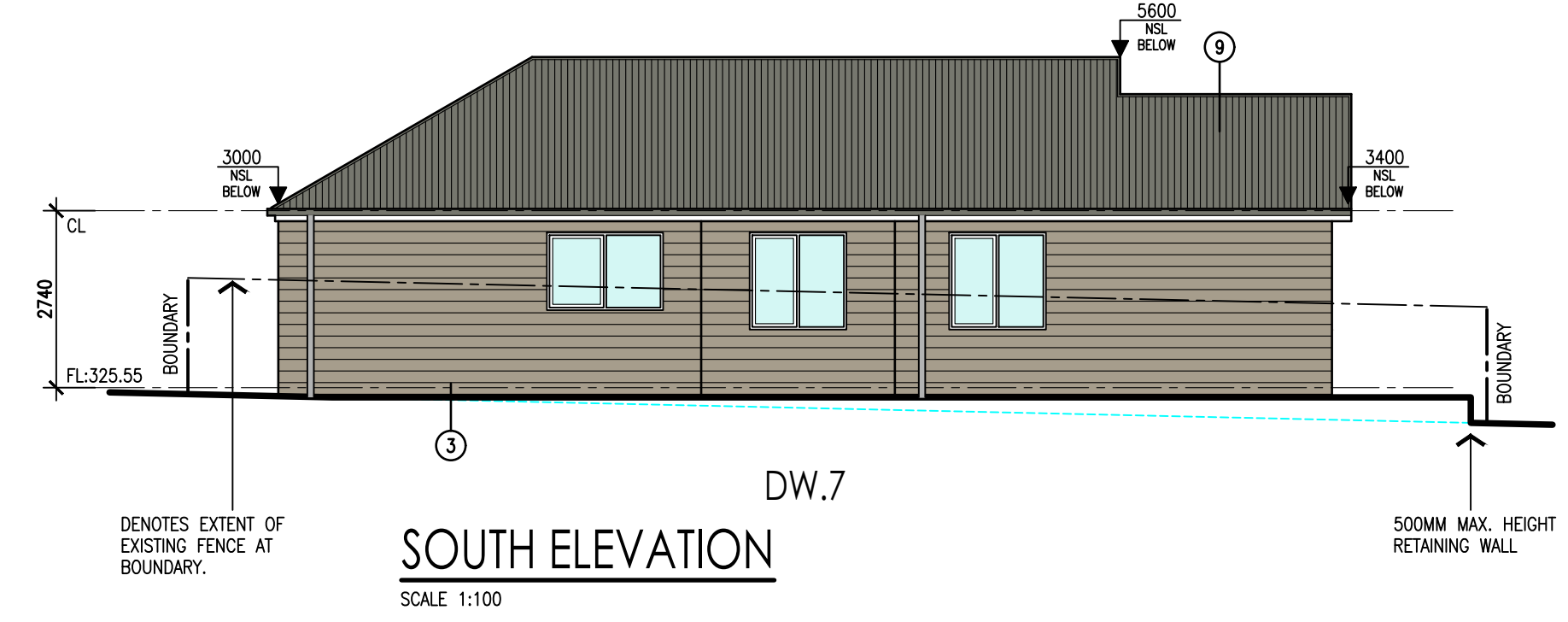
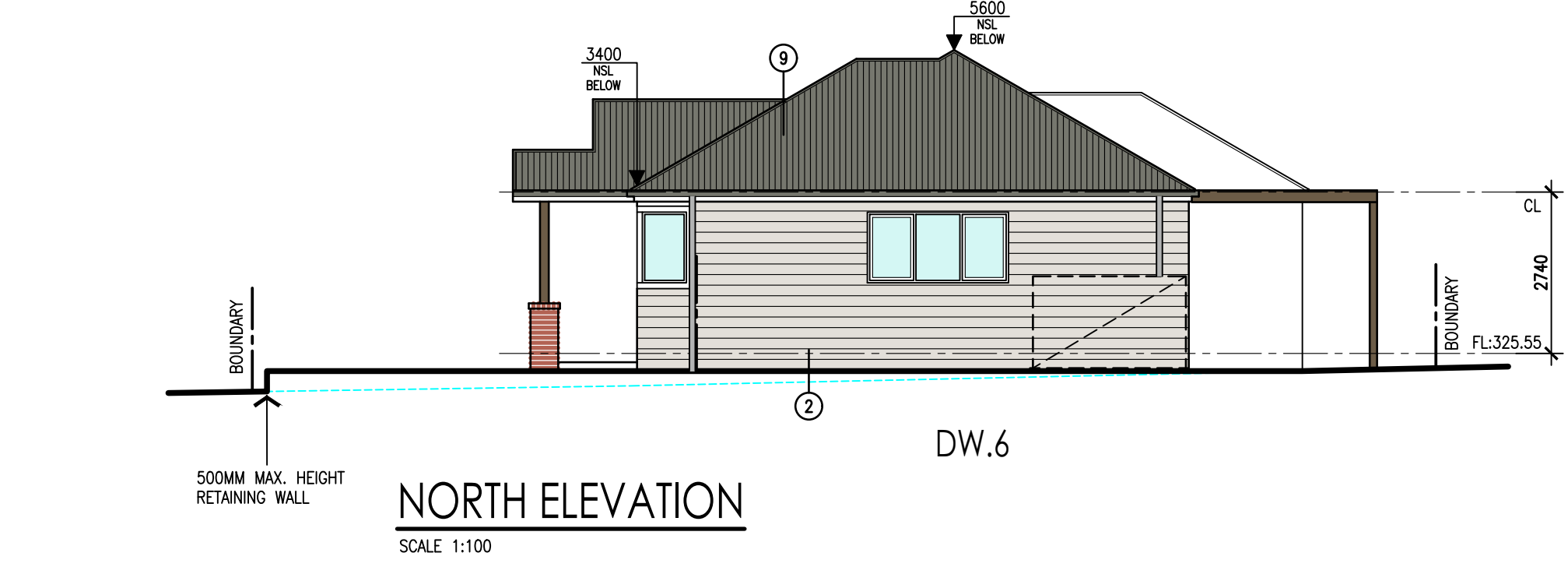
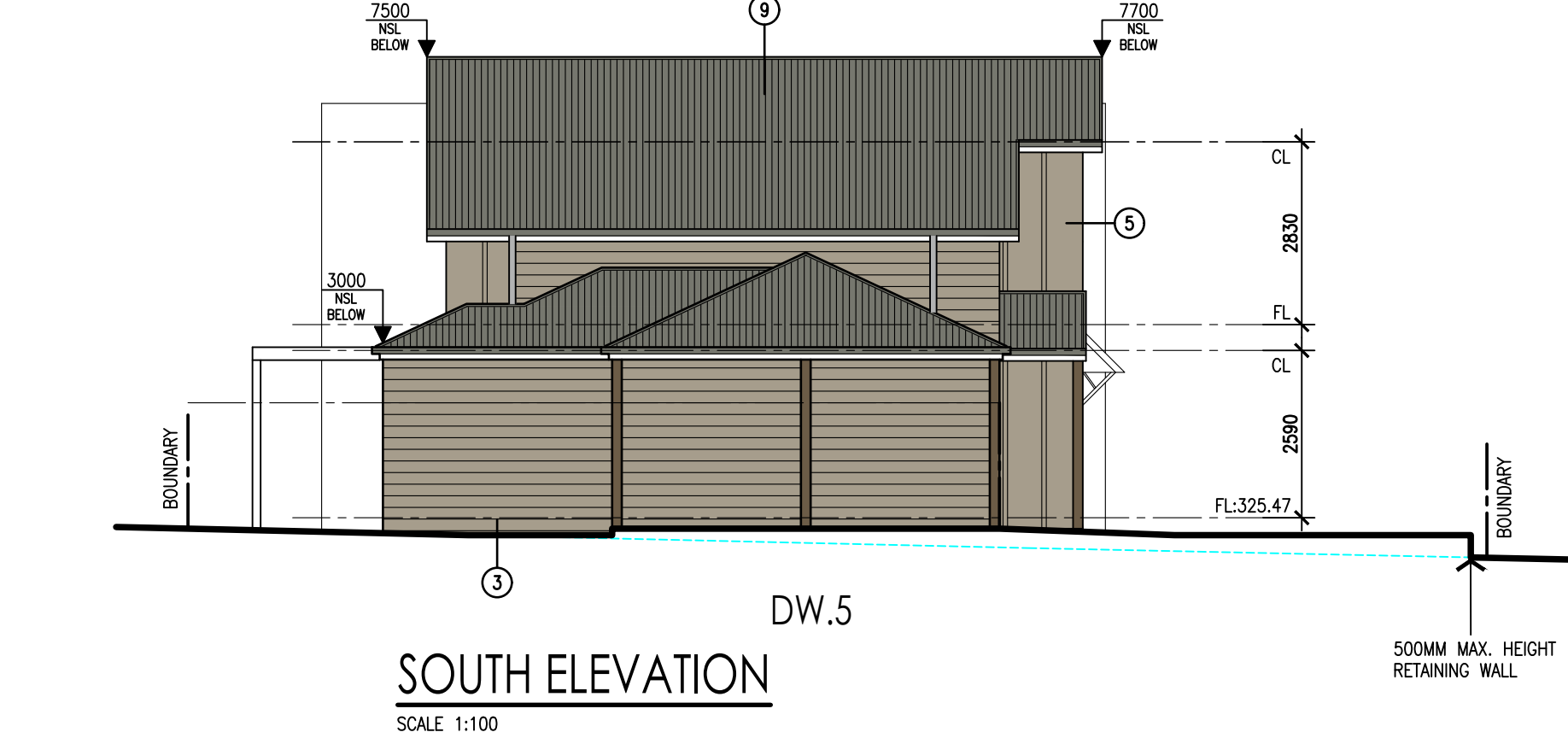
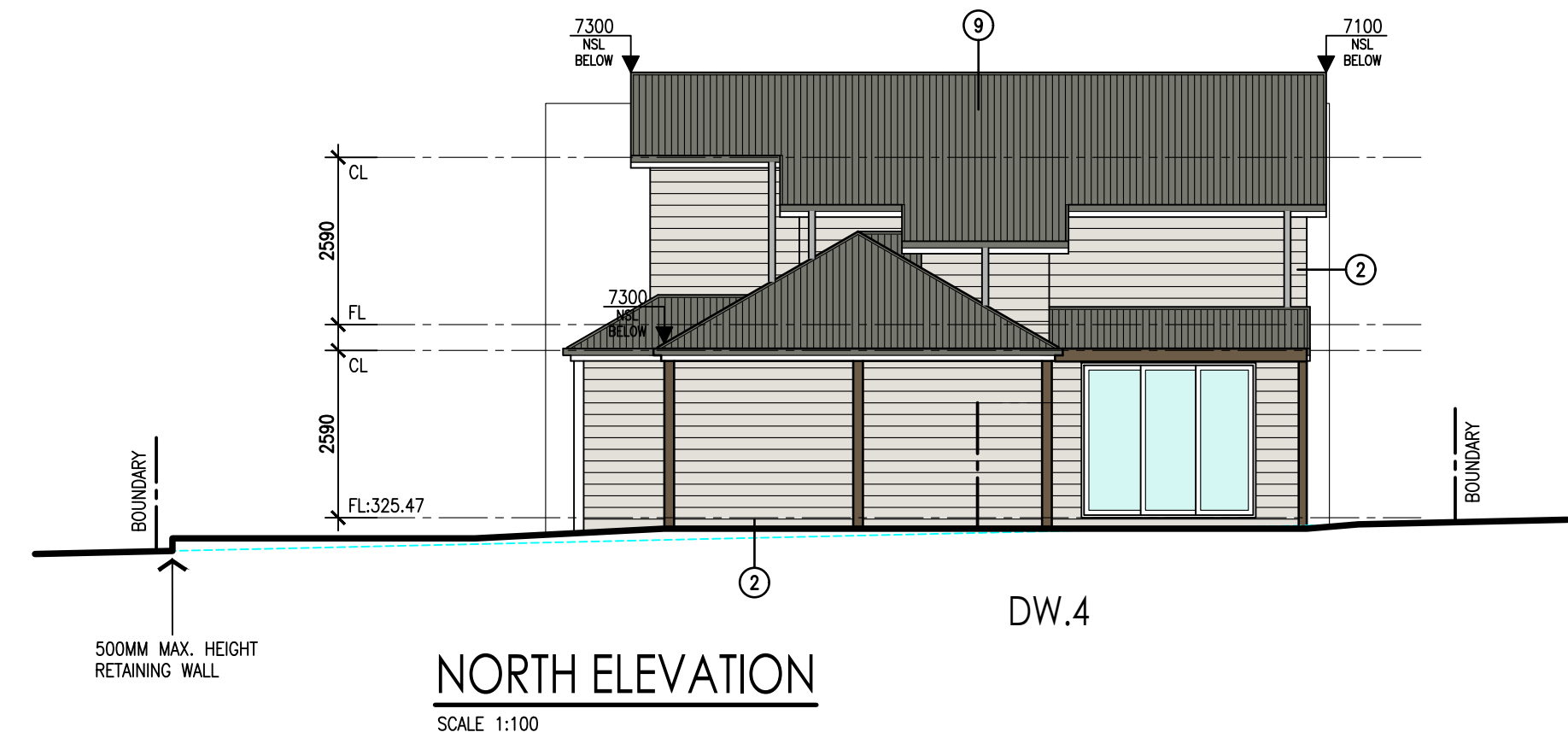
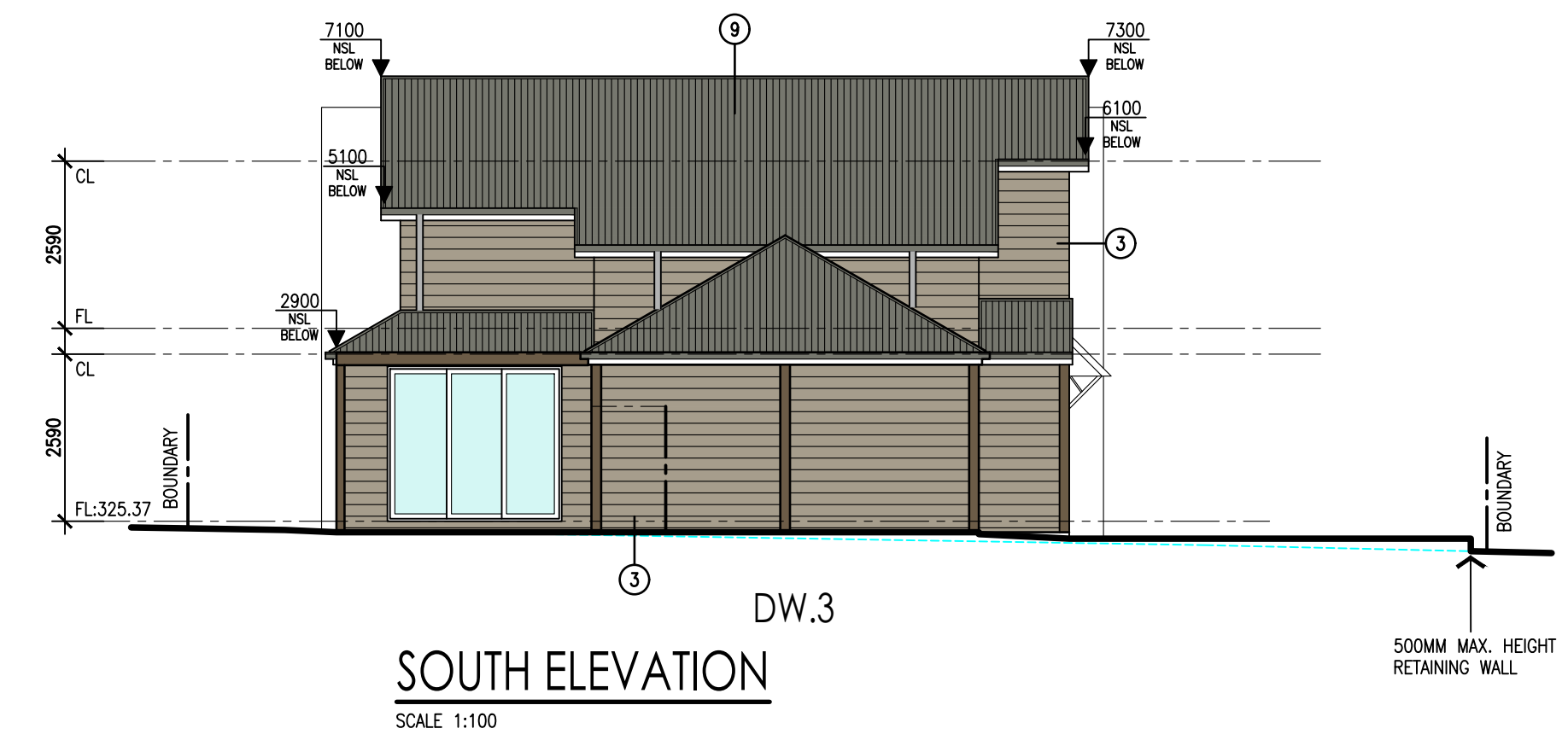
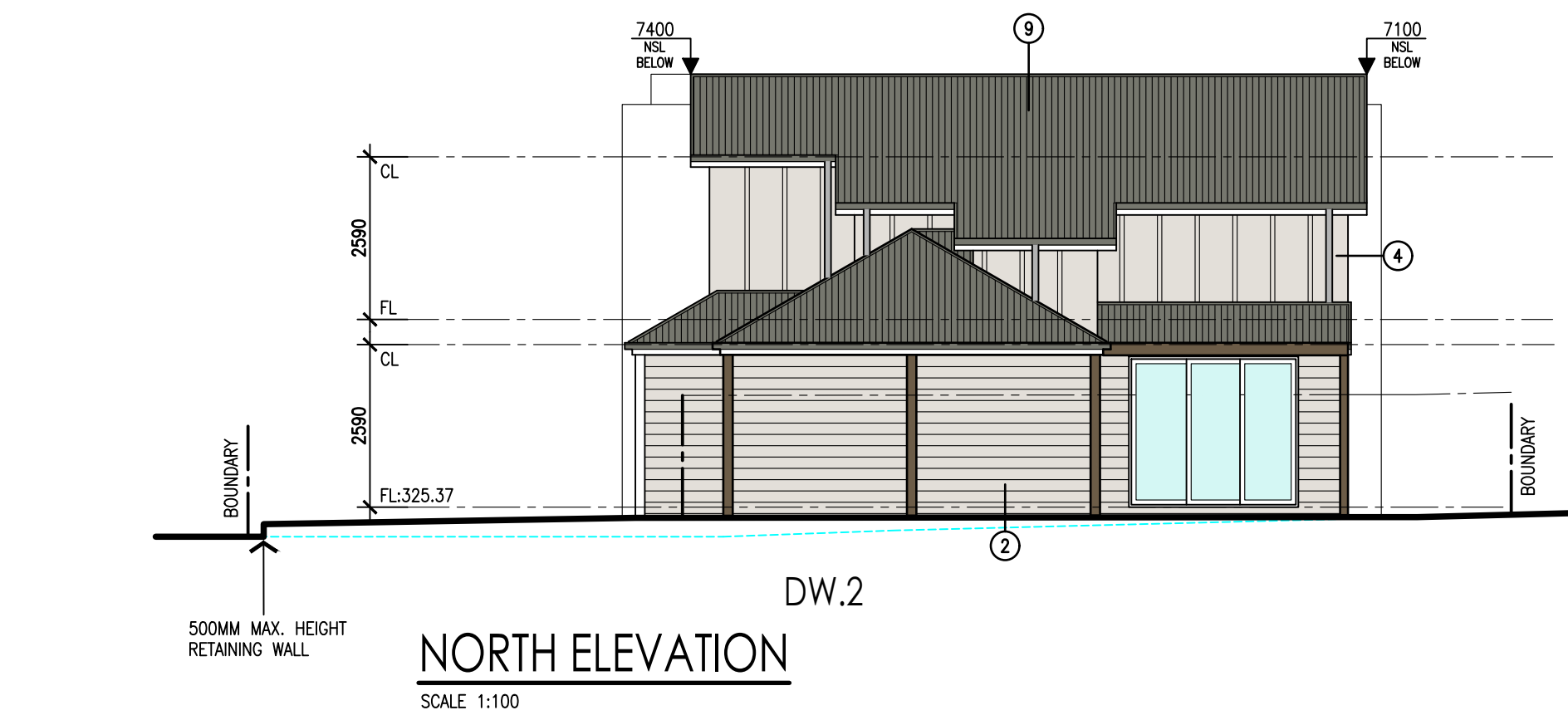
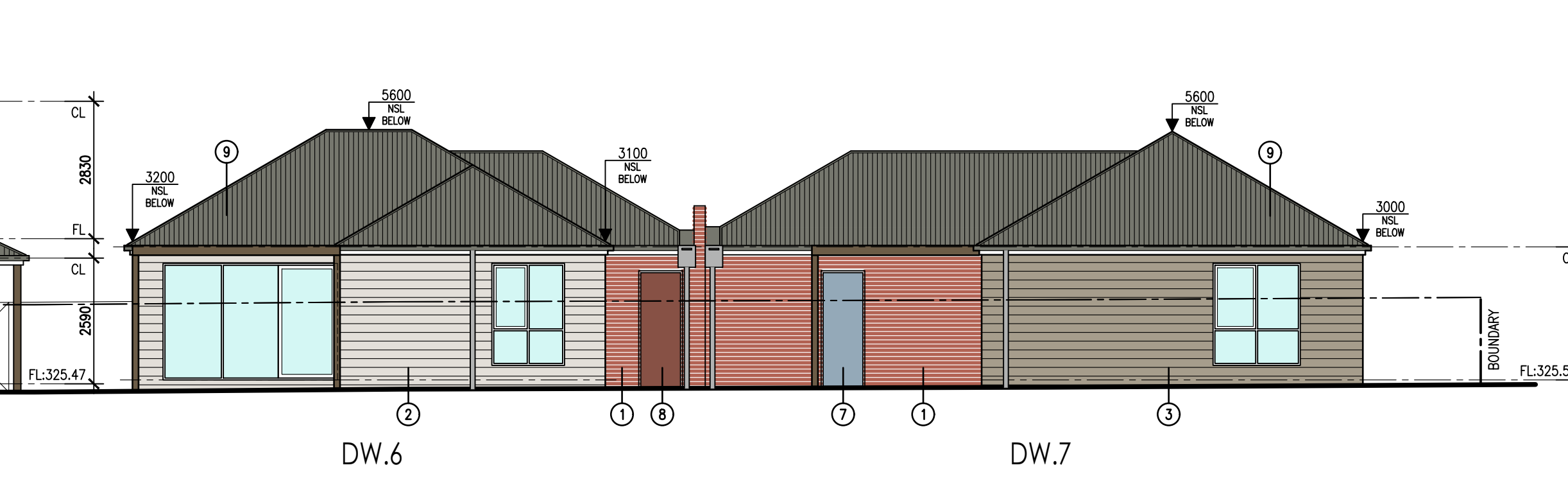
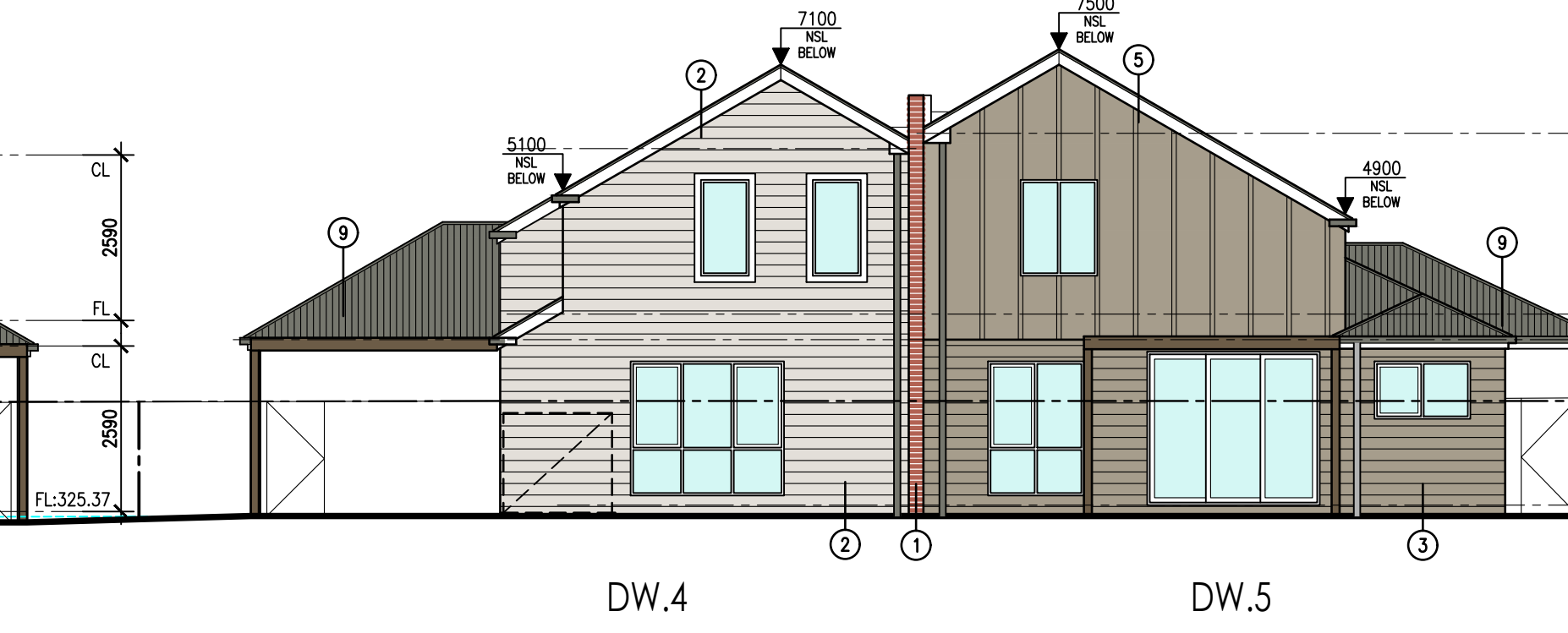
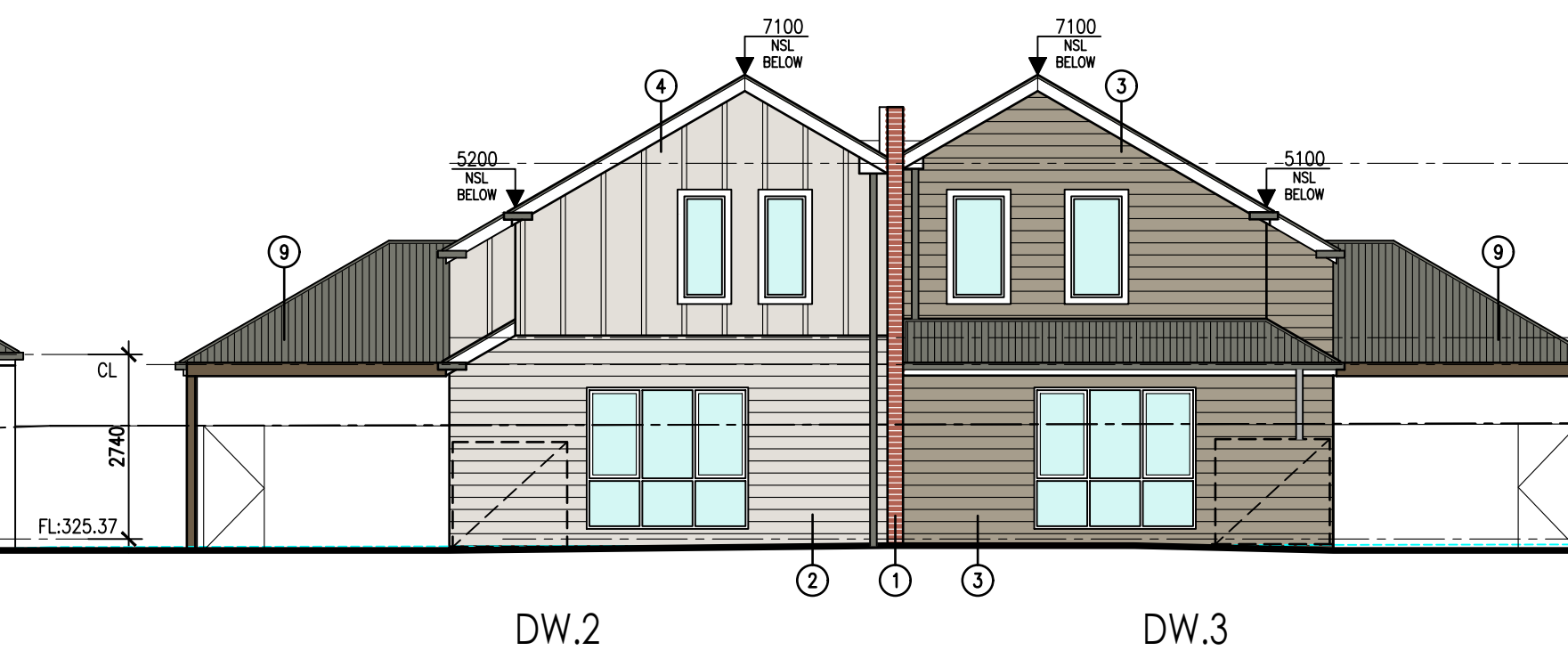
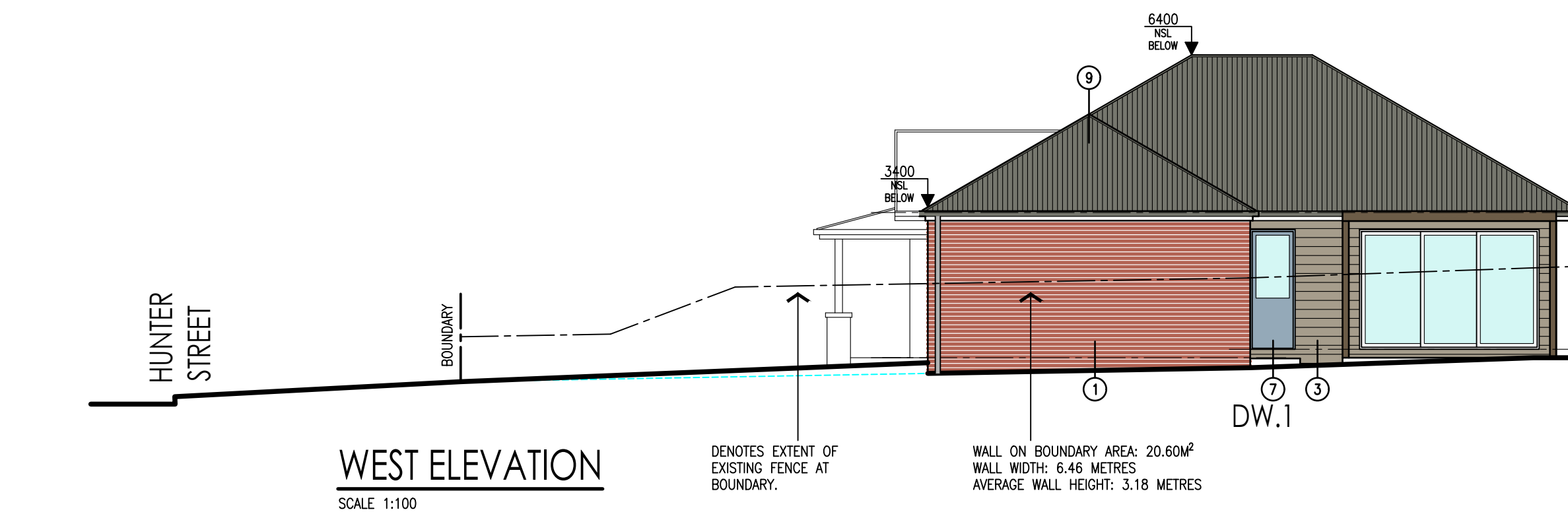
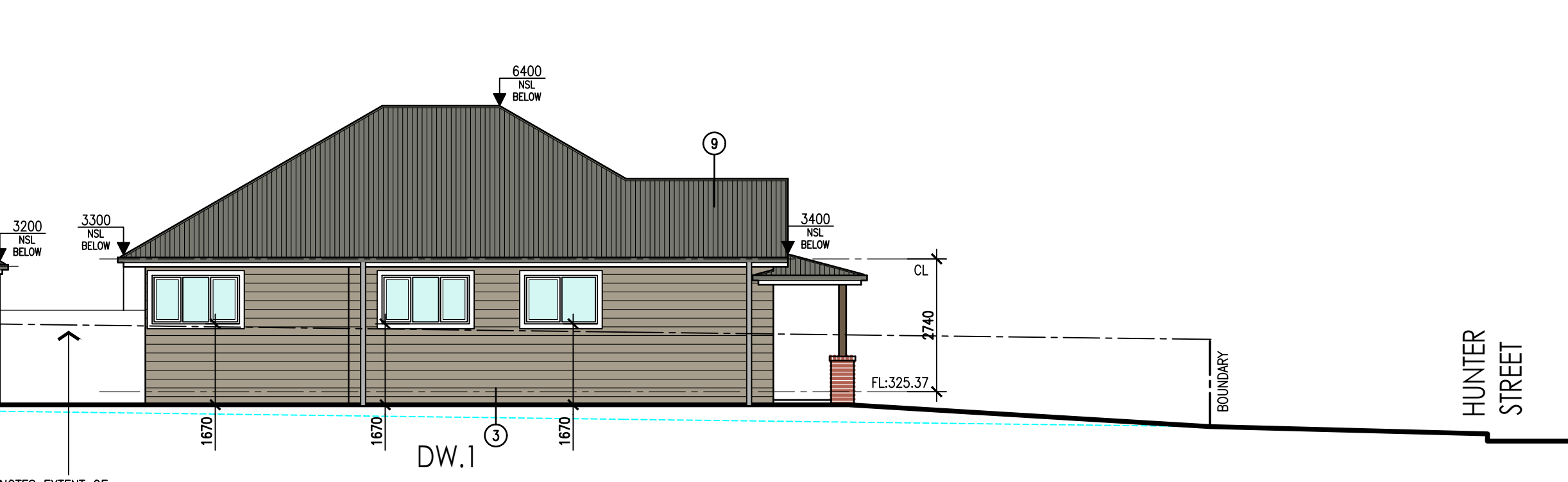
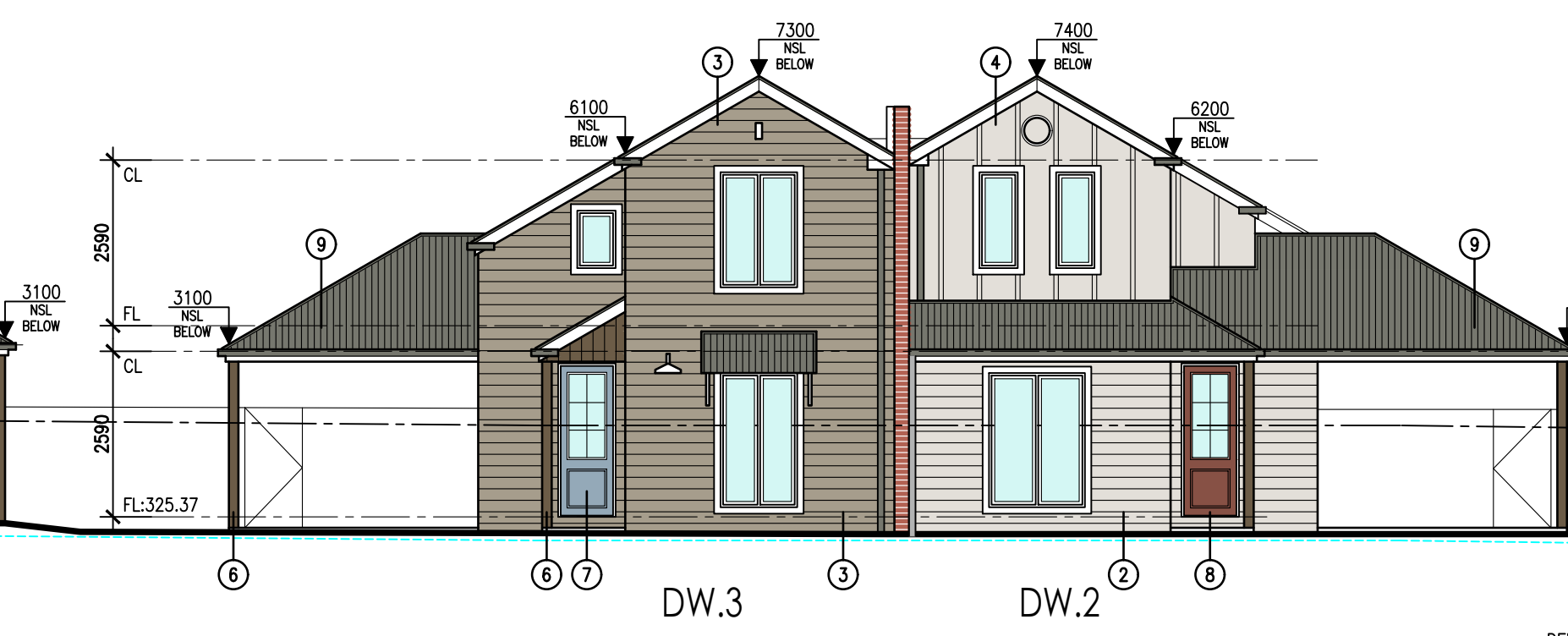
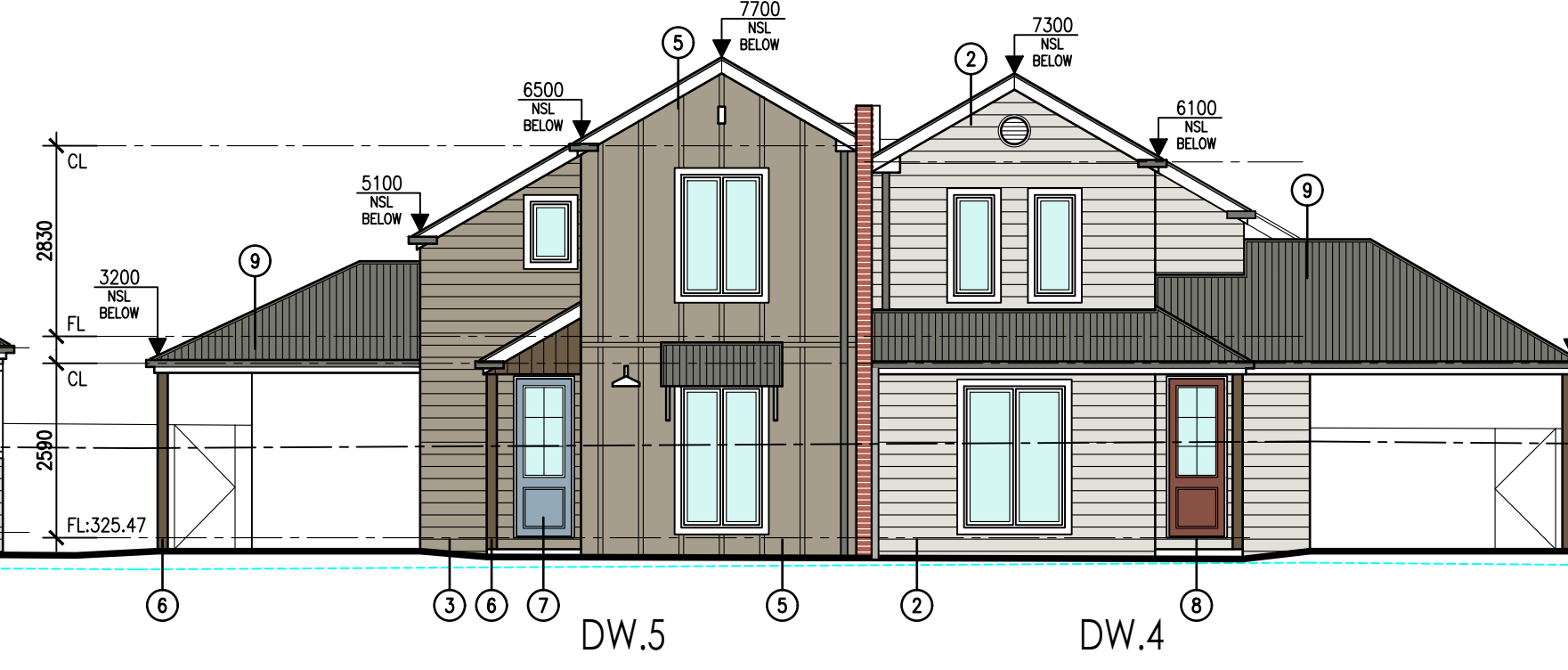
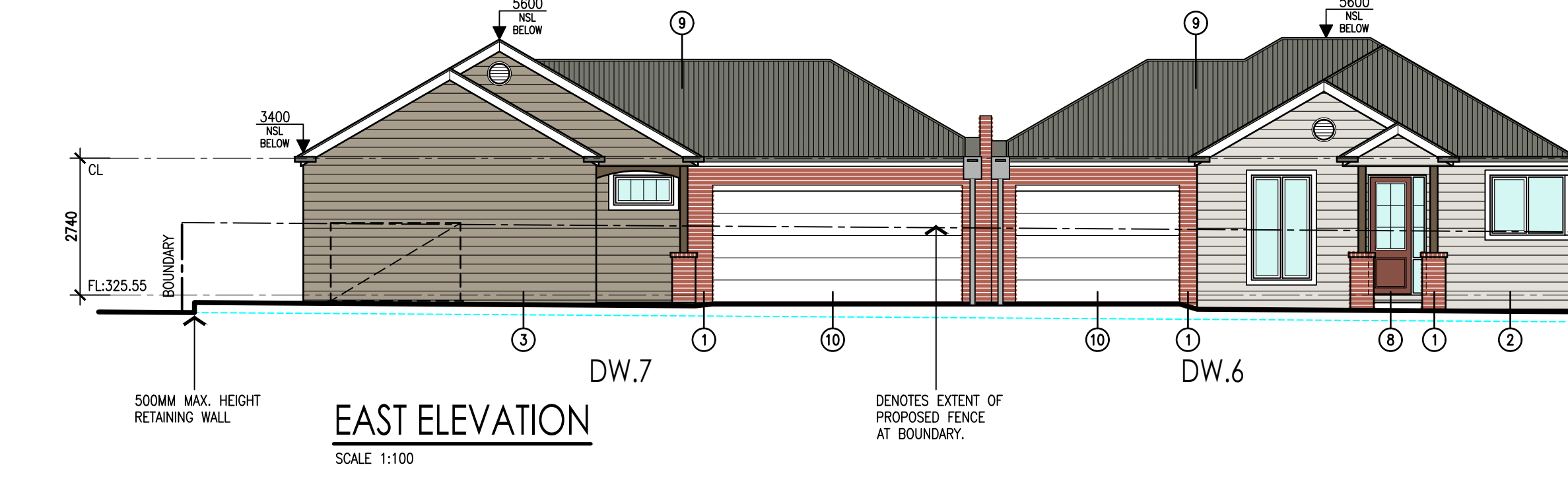
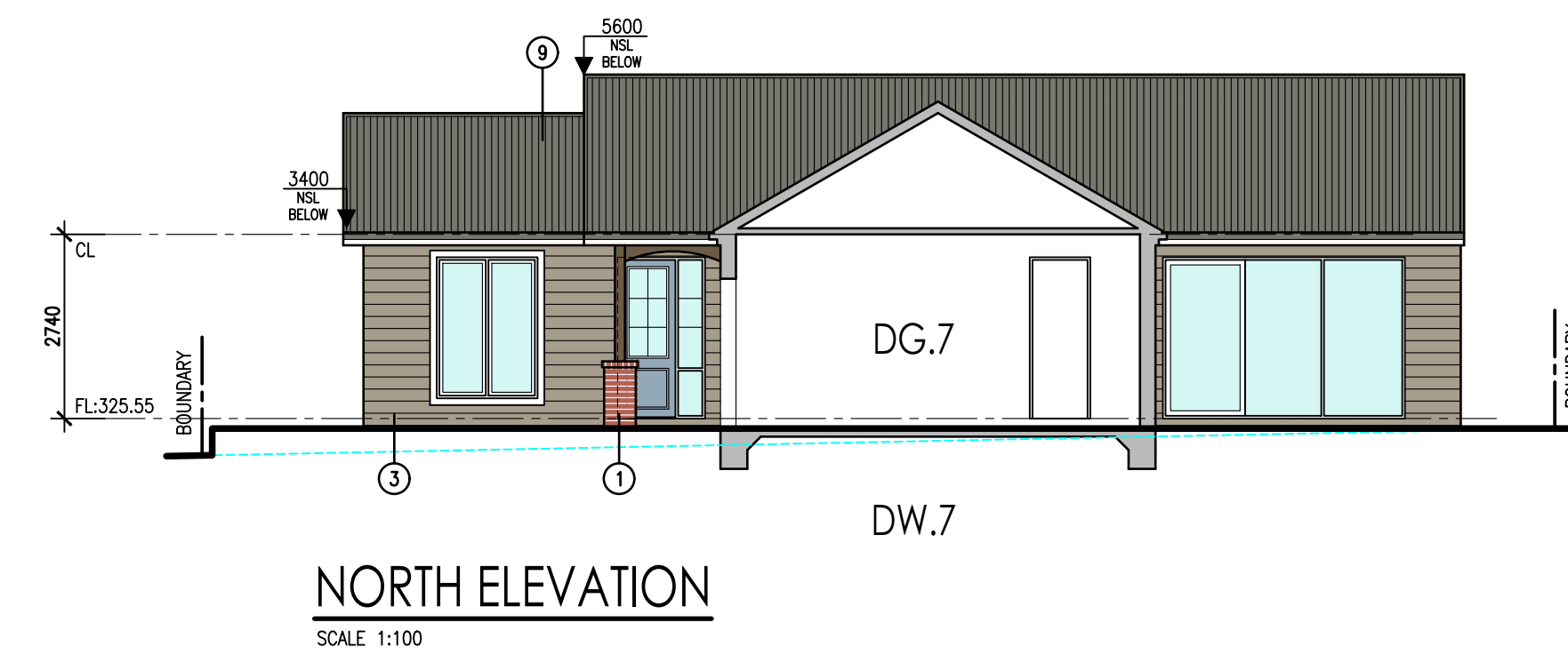
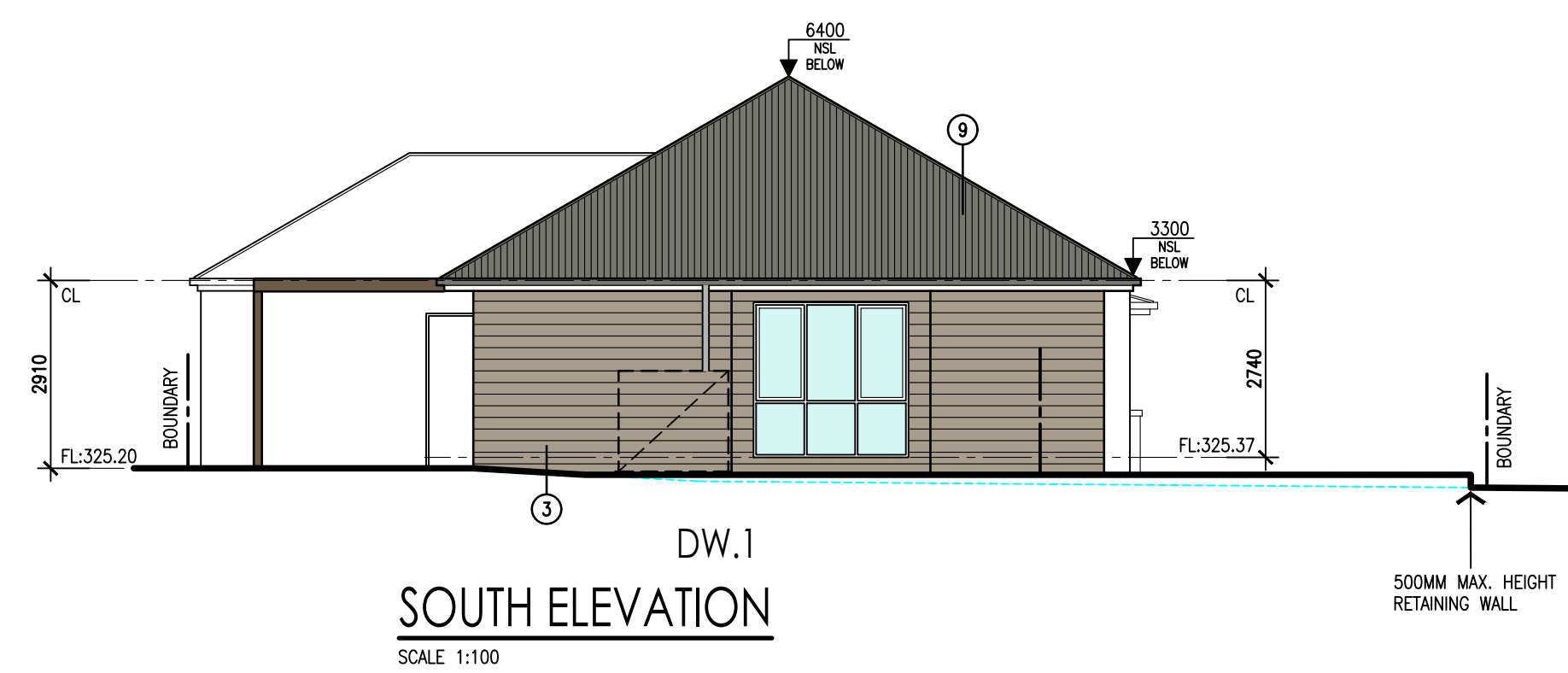
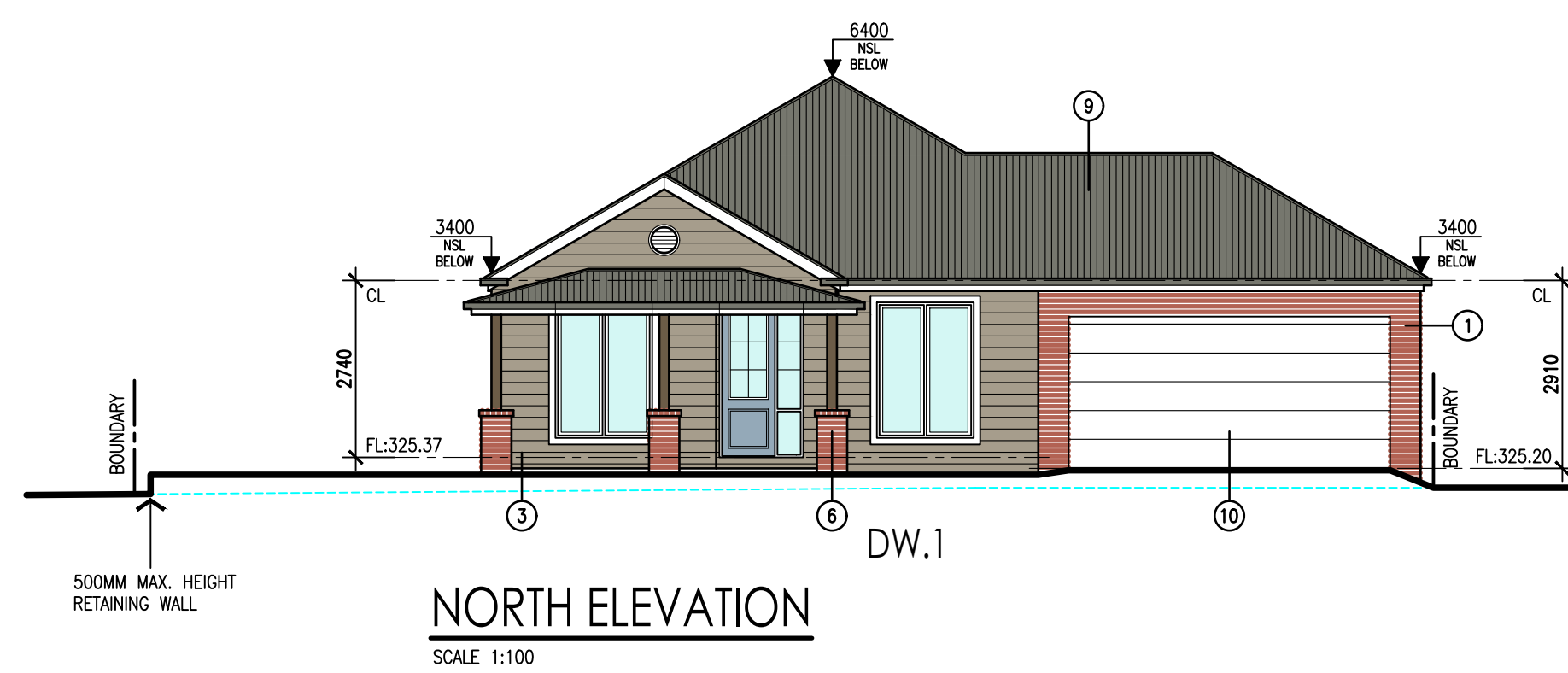


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ARCHESTRAL DESIGNS P/L  
RBP NO: DP AD 15443 (STEPHEN J QUON)

	Project	PROPOSED SEVEN DWELLING DEVELOPMENT AT	Drawing Number	TP04 of 10
	Address	12 HUNTER STREET, MANSFIELD	Job Number	20-018
	Client	MLS PROPERTY DEVELOPMENT PTY. LTD.	Issue	A
	Member			

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**WALL & RIDGE HEIGHTS**  
 DENOTES WALL HEIGHT AT WALL AND ROOF JUNCTION ABOVE NATURAL SURFACE LEVEL.  
 RIDGE HEIGHTS ARE TAKEN ABOVE NATURAL SURFACE LEVEL DIRECTLY BELOW THAT RIDGE LEVEL.

**COLOUR SCHEDULE**

SPECIFIED COLOURS OR SIMILAR ALTERNATIVES ARE TO BE USED

**EXTERNAL CLADDING**

FACE BRICKWORK ① AUSTRAL LANEWAY RANGE  
 LOFT WITH OFF WHITE  
 WOSTAR, FLUSH FINISH

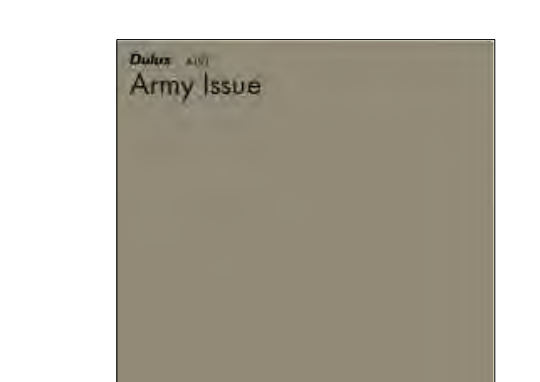
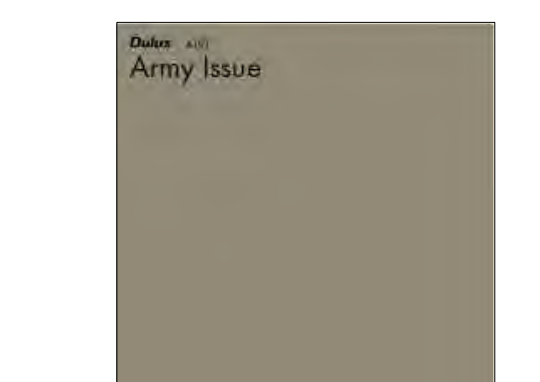
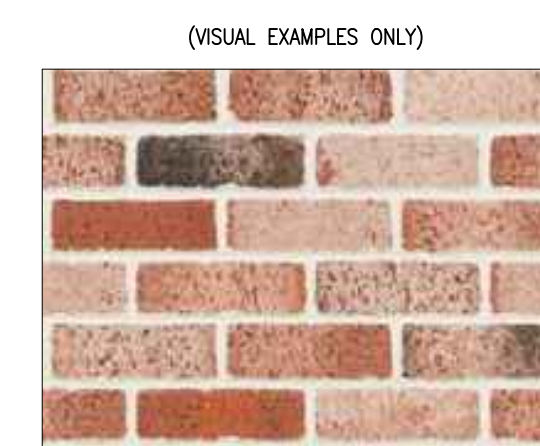
SCYON LINA - 180MM ② DULUX 'LINED' ③

SCYON LINA - 180MM ③ DULUX 'ARMY ISSUE' ④

SCYON MATRIX ④ DULUX 'LINED' ⑤

SCYON MATRIX ⑤ DULUX 'ARMY ISSUE' ⑥

POSTS & FERROLA STAIN ⑥ INTERGRAN EMPROPO - CHARCOAL



**WINDOWS & DOORS**

ALUMINUM FRAMED WINDOWS ① COLORBOND 'SURFMIST' ②

TIMBER ENTRY / EXTERNAL DOORS ③ DULUX 'PRE SCHOOL' ④

TIMBER ENTRY / EXTERNAL DOORS ④ DULUX 'TEAKWOOD' ⑤

**ROOF**

CORRUGATED COLORBOND SHEET ROOF AT 25° & 37° ⑥ COLORBOND 'WOODLAND GREY' ⑦

COLORBOND GUTTERS ⑧ COLORBOND 'WOODLAND GREY' ⑨

COLORBOND FASCIAS ⑨ COLORBOND 'SURFMIST' ⑩

BASE BOARDS ⑩ COLORBOND 'SURFMIST' ⑪

DOWNPIPES AND RAINWATER HEADS ⑪ ZINCAUME

**GARAGE**

SECTIONAL DOOR ⑫ DULUX 'NATURAL WHITE' ⑬

**MISCELLANEOUS**

TRIMS ⑭ COLORBOND 'SURFMIST' ⑮

Issue	Date	Amendment	Prints	Date	For
1	15.10.20	PRELIMINARY ISSUE - E.S.	PDF	15.10.20	CITY OF MANSFIELD
2	15.10.20	FINAL ISSUE - E.S.	PDF	15.10.20	COUNCIL SUBMISSION

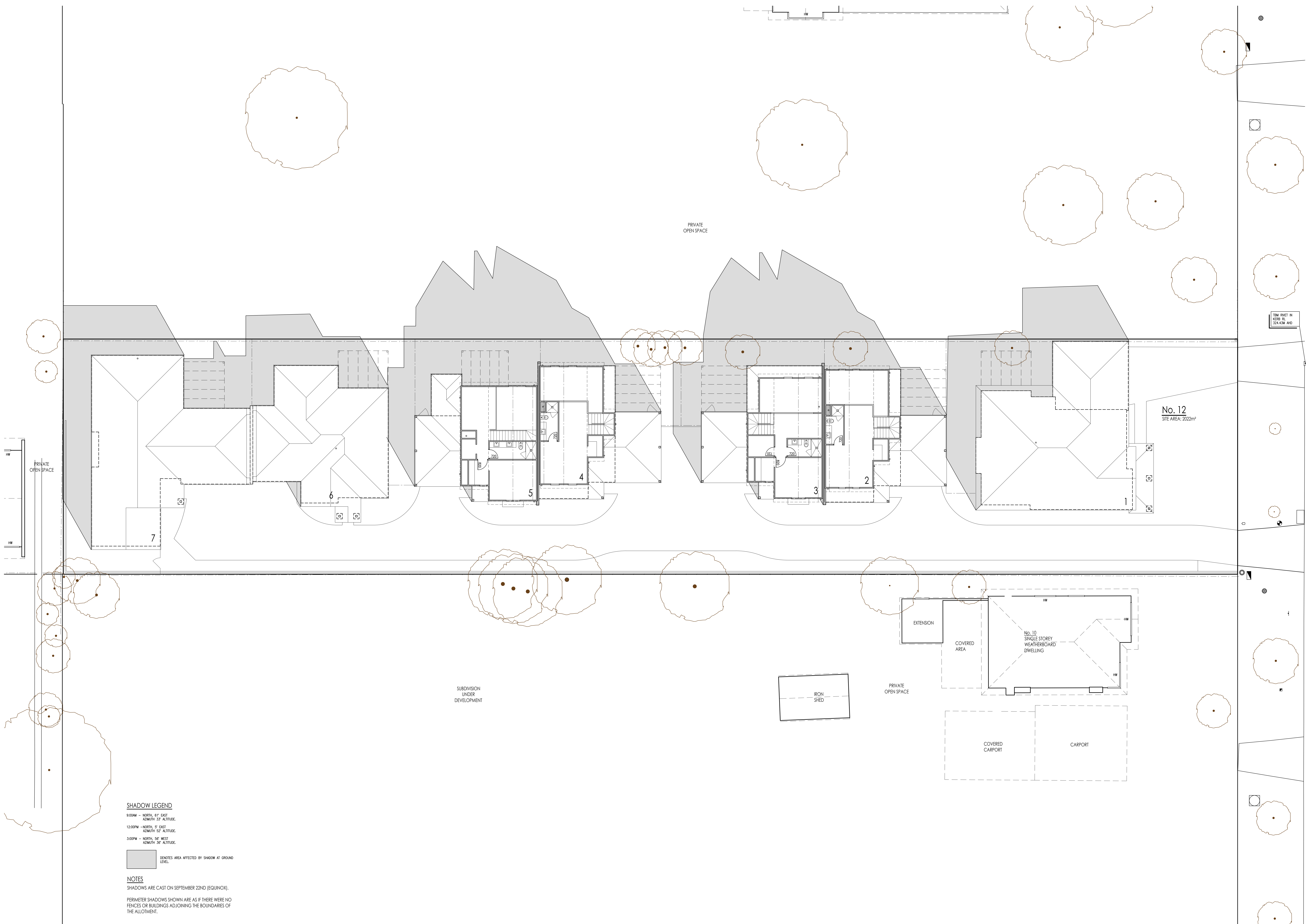
Drawing Title	Date
ELEVATIONS & COLOUR SCHEDULE	2 OCTOBER 2020
Scale	1:100 @ A0
Designer	M.W.
Drawn	G.S.
Checked	G.S.



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 RBP NO: DP AD 15443 (STEPHEN J QUON)

	PROPOSED SEVEN DWELLING DEVELOPMENT AT 12 HUNTER STREET, MANSFIELD	Drawing Number TP05 of 10
	Client MLS PROPERTY DEVELOPMENT PTY. LTD.	Job Number 20-018 Issue A





No. 12  
SITE AREA: 2022m<sup>2</sup>

No. 10  
SINGLE STOREY  
WEATHERBOARD  
DWELLING

**SHADOW LEGEND**

- 9:00AM - NORTH, 61° EAST  
AZIMUTH: 33° ALTITUDE.
- 12:00PM - NORTH, 5° EAST  
AZIMUTH: 52° ALTITUDE.
- 3:00PM - NORTH, 56° WEST  
AZIMUTH: 30° ALTITUDE.

■ DENOTES AREA AFFECTED BY SHADOW AT GROUND LEVEL.

**NOTES**

SHADOWS ARE CAST ON SEPTEMBER 22ND (EQUINOX).  
PERIMETER SHADOWS SHOWN ARE AS IF THERE WERE NO FENCES OR BUILDINGS ADJOINING THE BOUNDARIES OF THE ALLOTMENT.

Issue	Date	Amendment	Prints	Date	For
A	10.10.20	PRELIMINARY ISSUE - E.S.	1	10.10.20	CLIENT
	10.10.20	ORIGINAL ISSUE A - E.S.	1	10.10.20	COUNCIL SUBMISSION

Drawing Title	Date
SHADOW DIAGRAMS	2 OCTOBER 2020
9AM	
Scale	1:100 @ A0
Designer	M.W.
Drawn	G.S.
Checked	G.S.



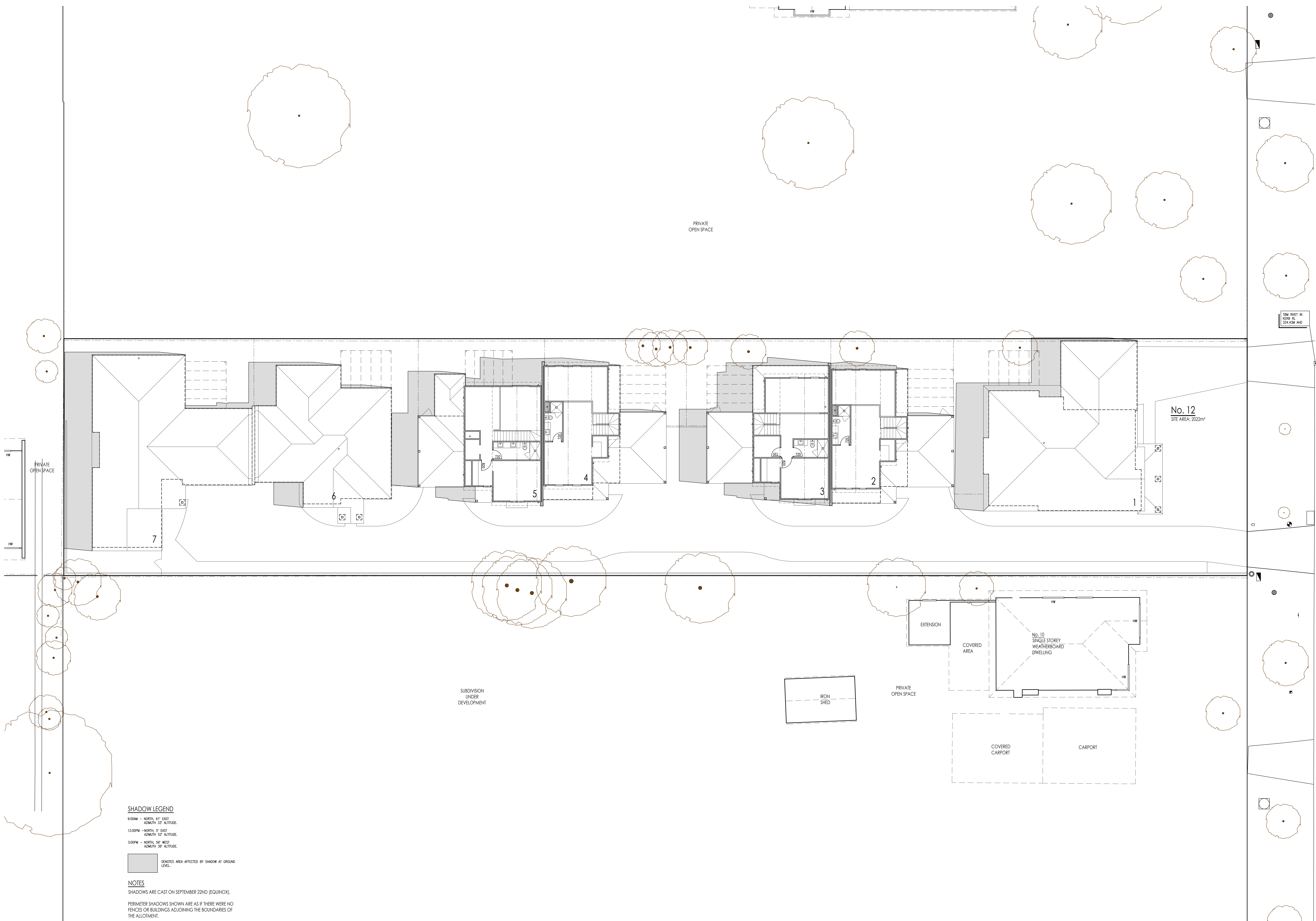
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PROPOSED SEVEN DWELLING DEVELOPMENT AT  
12 HUNTER STREET,  
MANSFIELD  
MLS PROPERTY DEVELOPMENT PTY. LTD.

Drawing Number	TP06 of 10
Job Number	20-018
Issue	A





**SHADOW LEGEND**

- 9:00AM - NORTH, 67° EAST  
AZIMUTH 33° ALTITUDE.
- 12:00PM - NORTH, 5° EAST  
AZIMUTH 52° ALTITUDE.
- 3:00PM - NORTH, 56° WEST  
AZIMUTH 36° ALTITUDE.

■ DENOTES AREA AFFECTED BY SHADOW AT GROUND LEVEL.

**NOTES**

SHADOWS ARE CAST ON SEPTEMBER 22ND (EQUINOX).  
PERIMETER SHADOWS SHOWN ARE AS IF THERE WERE NO FENCES OR BUILDINGS ADJOINING THE BOUNDARIES OF THE ALLOTMENT.

Issue	Date	Amendment	Prints	Date	For
1	10.10.20	PRELIMINARY ISSUE - E.S.	1	10.10.20	CLIENT REVIEW
2	10.10.20	ORIGINAL ISSUE A - E.S.	1	10.10.20	COUNCIL SUBMISSION

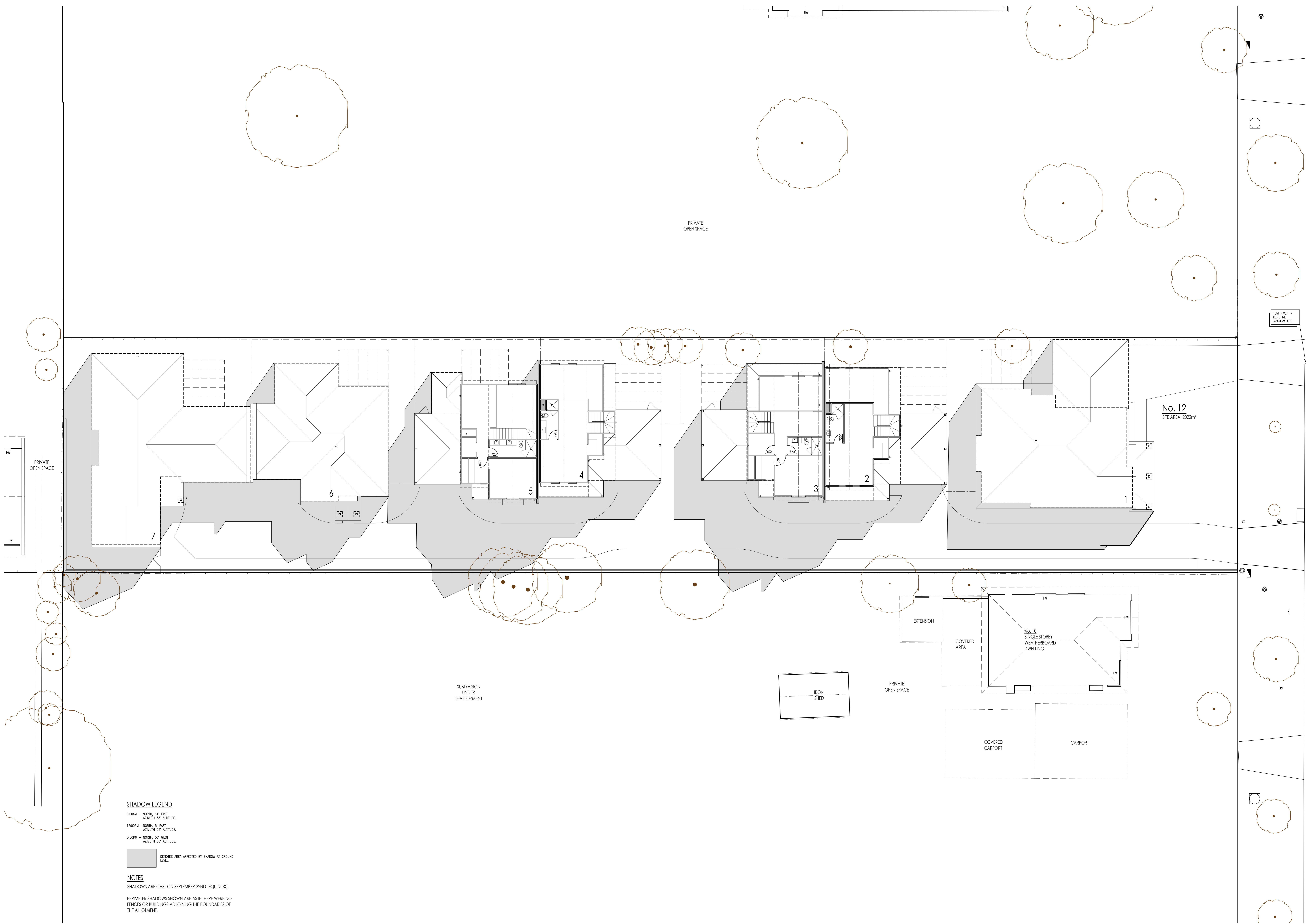
  

Drawing Title	Date
SHADOW DIAGRAMS	2 OCTOBER 2020
12PM	
Scale	1:100 @ A0
Designer	M.W.
Drawn	G.S.
Checked	G.S.



SUITE 6 / 1016 DONCASTER ROAD, DONCASTER EAST, VICTORIA, 3109. (03) 9842 6650 info@archestraldesigns.com.au ARCHESTRAL DESIGNS P/L RBP NO. DP AD 15443 (STEPHEN J QUON)	<p><b>Design Matters</b> National The most highly rated landscape design professionals Member</p>	PROJECT PROPOSED SEVEN DWELLING DEVELOPMENT AT 12 HUNTER STREET, MANSFIELD CLIENT MLS PROPERTY DEVELOPMENT PTY. LTD.	Drawing Number TP07 of 10 Job Number 20-018 Issue A
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No. 12  
SITE AREA: 2022m<sup>2</sup>

No. 10  
SINGLE STOREY  
WEATHERBOARD  
DWELLING

EXTENSION

COVERED AREA

COVERED CARPORT

CARPORT

IRON SHED

PRIVATE OPEN SPACE

SUBDIVISION UNDER DEVELOPMENT

PRIVATE OPEN SPACE

PRIVATE OPEN SPACE

10M BAYET IN KERB RL 32X4.43M WVD

**SHADOW LEGEND**

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AZIMUTH 36° ALTITUDE.
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2	10.10.20	FINAL ISSUE - E.S.	1	10.10.20	COUNCIL SUBMISSION



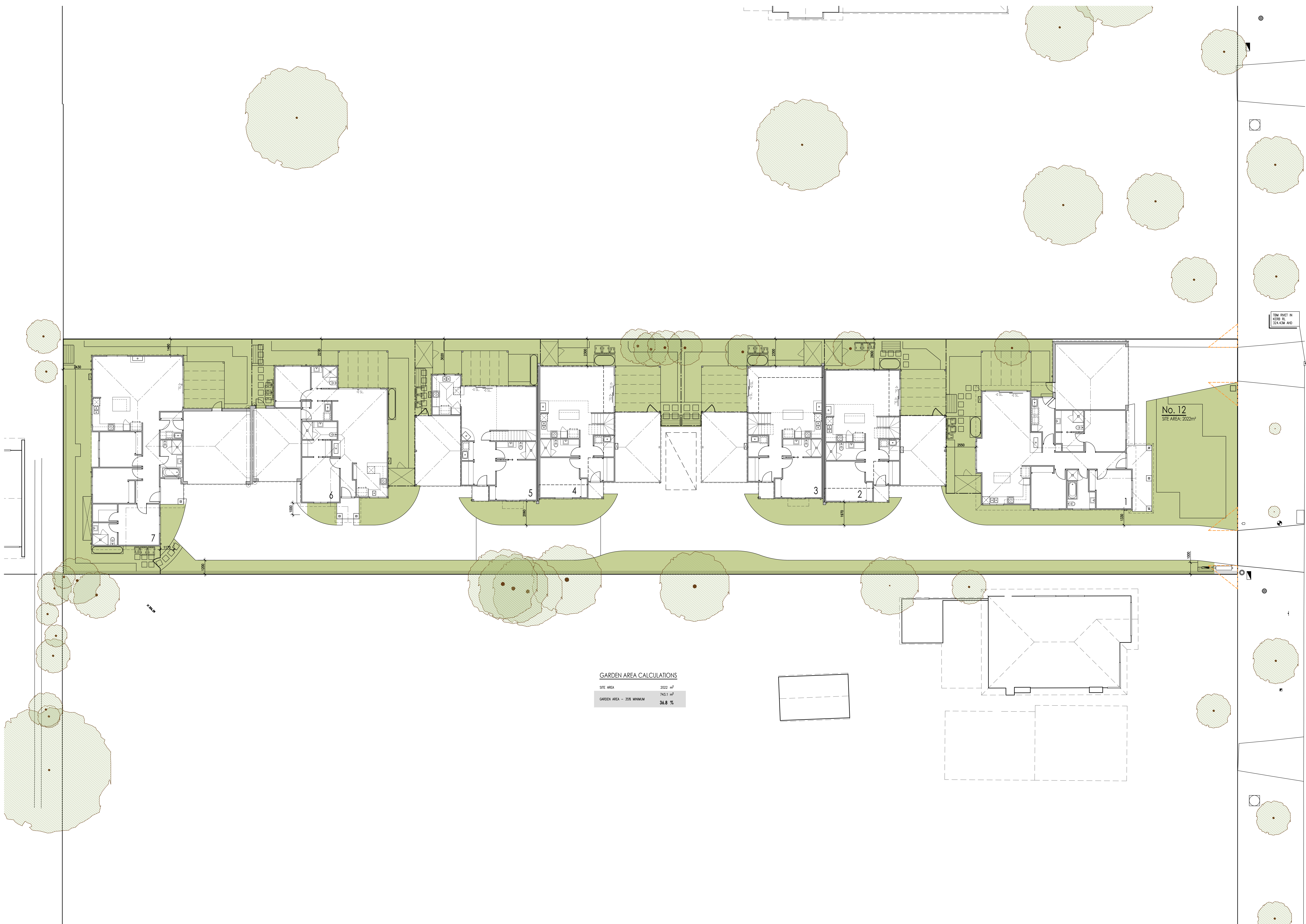
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ARCHESTRAL DESIGNS P/L  
RBP NO: DP AD 15443 (STEPHEN J QUON)



PROPOSED SEVEN DWELLING DEVELOPMENT AT  
12 HUNTER STREET,  
MANSFIELD  
MLS PROPERTY DEVELOPMENT PTY. LTD.

Issue	Date	Amendment	Prints	Date	For
1	10.10.20	PRELIMINARY ISSUE - E.S.	1	10.10.20	CLIENT REVIEW
2	10.10.20	FINAL ISSUE - E.S.	1	10.10.20	COUNCIL SUBMISSION





No. 12  
SITE AREA: 2022m<sup>2</sup>

**GARDEN AREA CALCULATIONS**

SITE AREA	2022 m <sup>2</sup>
GARDEN AREA - 35% MINIMUM	743.1 m <sup>2</sup>
	36.8 %

Issue	Date	Amendment	Prints	Date	For
1	15.10.20	PRELIMINARY ISSUE - E.S.	11 P.P.	15.10.20	CLIENT 1500-011
2	02.11.20	ORIGNAL ISSUE A - E.S.	1 P.P.	02.11.20	COUNCIL SUBMISSION

**Drawing Title**  
GARDEN AREA CALCULATION PLAN

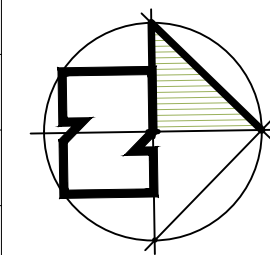
**Date**  
2 OCTOBER 2020

**Scale**  
1:100 @ A0

**Designer**  
M.W.

**Drawn**  
G.S.

**Checked**  
G.S.




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PROPOSED SEVEN DWELLING DEVELOPMENT AT  
12 HUNTER STREET,  
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**Drawing Number**  
TP09 of 10

**Job Number**  
20-018

**Issue**  
A

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No. 10 HUNTER STREET, MANSFIELD



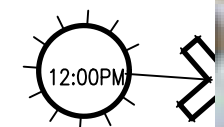
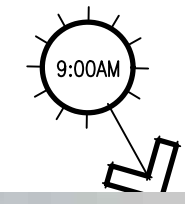
No. 12 HUNTER STREET, MANSFIELD



No. 14 HUNTER STREET, MANSFIELD

PROPOSED STREETScape - HUNTER STREET, MANSFIELD

SCALE APPROX 1:100



DESIGN RESPONSE PLAN LEGEND



- S.O.S LOCATION OF ADJOINING SECLUDED OPEN SPACE AREAS.
- R/W RETAINING WALL
- SS SINGLE STOREY DWELLING.
- SPL SPLIT LEVEL DWELLING.
- DS DOUBLE STOREY DWELLING.
- TS TRIPLE STOREY DWELLING.
- B/V BRICK VENEER CLADDING.
- W/B WEATHERBOARD CLADDING.
- AC CLAD ASB. SHEET WALL CLADDING
- REND. RENDERED FINISH.
- TILED TILED ROOFS.
- SHEET SHEET ROOFS.
- SHING SHINGLE ROOFS.
- SLATE SLATE ROOFS.

NOTE: WHERE NO FENCING STYLES HAVE BEEN SHOWN THIS INDICATES THE PROPERTY DOES NOT CONTAIN A FRONT FENCE.

DESIGN RESPONSE

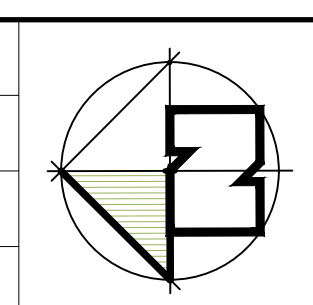
THE PROPOSED SITE IS LOCATED AT NO. 12 HUNTER STREET, MANSFIELD AND IS WITHIN WALKING DISTANCES OF THE MANSFIELD MAIN STREET / TOWN CENTRE.

THE SITE IS WITHIN THE GENERAL RESIDENTIAL ZONE OF THE SHIRE, WITH NO AMENDMENTS ASSOCIATED WITH THIS ZONE. AS SUCH, COMPLIANCE IS REQUIRED WITH CLAUSE 55 OF THE MANSFIELD PLANNING SCHEME.

THE SUBMITTED DRAWINGS SATISFY THE REQUIREMENTS OF CLAUSE 55 AND PROVIDE FOR A SUSTAINABLE DEVELOPMENT THAT RESPECTS THE 'TOWN' FEELING OF THE AREA.

Issue	Date	Amendment	Prints	Date	For
P	15.09.20	PRELIMINARY ISSUE - G.S	1 X P	15.09.20	CLIENT SIGN-OFF
A	02.10.20	ORIGINAL ISSUE A - G.S	PDF	02.10.20	COUNCIL SUBMISSION

Drawing Title <b>NEIGHBOURHOOD &amp; SITE DESCRIPTION PLAN</b>		Date <b>2 OCTOBER 2020</b>
Scale <b>1:600 &amp; 1:100 @A1</b>		Designer <b>M.W.</b>
Drawn <b>M.D.A</b>		Checked <b>G.S.</b>

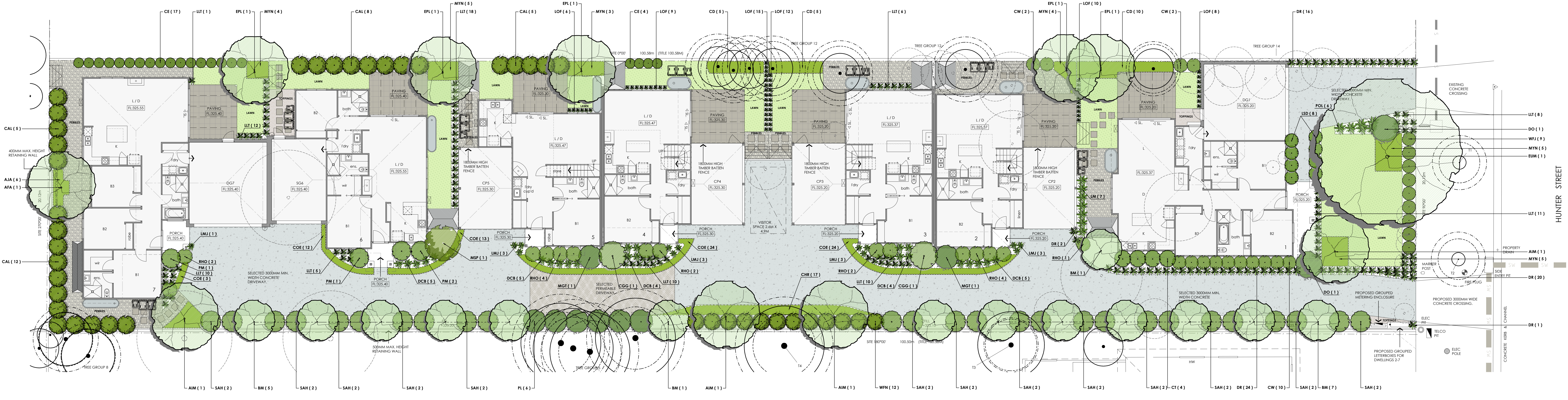


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ARCHESTRAL DESIGNS P/L  
RBP NO: DP AD 15443 (STEPHEN J QUON)



Project	PROPOSED SEVEN DWELLING DEVELOPMENT AT:	Drawing Number	TP10 of 10
Address	<b>12 HUNTER STREET, MANSFIELD</b>	Job Number	20-018
Client	MLS PROPERTY DEVELOPMENT PTY. LTD.	Issue	A





### Specifications

**Subgrade preparation**  
Site preparation to be carried out in accordance with best horticultural practice and under suitable conditions. Disturbance to subgrade soil structure is to be minimised. The use of machinery that may damage soil structure or profile is not acceptable. Subgrade to be compacted to a minimum depth of 100mm and depth to achieve design falls prior to topsoiling. Subgrade to be tested prior to preparation and conditioning to determine pH, salinity and nitrogen requirement. Any gypsum required to be distributed at the manufacturer's recommended rate and cultivated into the sub-grade to a minimum depth of 100mm. Proposed topsoil area to be graded / drained to prevent water discharge into neighbouring properties.

**Weed control**  
Remove and dispose of environmental weeds off site prior to subgrade preparation, topsoiling and planting works.

**Soil Preparation**  
Topsoil to be spread in maximum 100mm layers, lightly compacted by use of a top-soiling roller, or by thoroughly watering and followed by hand raking to within 20mm below existing level to accommodate weeds. Imported topsoil for garden beds to be medium texture general purpose garden soil and lightly compacted to minimum 100mm depth to garden beds. Soil to comply with a.s. 2192:2018 as follows:  
- Free from perennial weeds and their roots, tubers and rhizomes  
- Free from building rubble and any other matter detrimental to plant growth  
- pH to be 6.5 - 7.5  
- Intended to be light to medium friable loam  
- Free from salt material

Imported topsoil for lawn rejuvenation / establishment shall have the above characteristics, but shall be a free draining sandy loam, lightly compacted to minimum 100mm depth.

**Mulch**  
The specified mulch for garden beds to be an appropriate timber species such as Pine or local common Eucalyptus species avoiding any timber such as Red Gum or Jarrah. Mulch is to be spread at a consolidated depth of 20mm.

**Planting Procedure**  
If soil to planting bed is dry - fill with water and allow to drain completely. Tree roots are to be based on surface of soil or cutting occurs prior to backfilling. Place tree in centre of hole on firm soil to prevent sinking, ensuring top of the central ball is flush with the surrounding soil surface and the trunk is vertical. Backfill material to be in a loose, friable state, with no lumps, rocks or foreign material. If sufficient material is not available from the original hole to backfill, a similar soil type must be sourced and used. Soil around the tree to be firmly worked in layers to prevent large air pockets from occurring then thoroughly watered in. Trees to be staked with two 20mm x 20mm hardwood stakes driven firmly into the ground to support the tree. Trees to be watered in immediately after planting. A minimum depth of 100mm of good topsoil must be placed around the tree. Trees to be watered in immediately after planting. All trees to be mulched to a depth of 100mm wide and to a depth of 100mm. The mulch must not be in contact with the tree trunk. Mulch is to be an aged organic material with a 10% percent of volume being wood chip particles in a size range of 15 - 30mm maximum. Mulch is to be spread at a consolidated depth of 20mm. The planting hole surface is to be shaped to reinstate waterlogging/cessive water retention but ensure the much mechanical aspects. The site must be left a clean and safe condition.

**Plant Establishment Period**  
The landscape to be maintained by applying best horticultural practice to promote healthy plant performance for a 12 month period. Maintenance to include (but not limited to) the following tasks - Pruning in necessary to maintain plants in a healthy and structurally sound manner; pest and disease - inspection to be and disease free, including, staking and tying - 20mm mulch depth to be maintained around tree bases throughout maintenance period; watering - as often as necessary to ensure healthy and vigorous growth in accordance with current local watering regulations, weeding.

maintained in a weed free state over the entire mulch area by spraying or mechanical means, fertilising - 20g a monthly slow release fertiliser in accordance with manufacturer's recommended application rates, replacement of dead, faded, yellowed or wilted plants beyond repair or regrowth with the same species as specified in the plant schedule within the assigned maintenance period.

**Irrigation**  
An in-ground automatic drip irrigation system to be installed to all garden areas and planter boxes (if applicable) in accordance with current local watering regulations.

**Timber Edging**  
Timber edging to be installed to all junctions between garden beds, lawn and topping / pebble areas and using only the following materials: recycled plastic, recycled concrete, plantation grown Sugar Gum, brick edging or local stone. The following must NOT be used: Jarrah, Red Gum or native (White) Cypress Pine (Callitris columbiana) unless it can be demonstrated that they are a recycled product.

**Drainage**  
Landscape and / or building contractor(s) are responsible for civil and hydraulic computations for landscape building works including, but not limited to surface and sub-surface drainage for all landscape areas prior to commencement of works.

**General**  
Where ever has been taken to select tree species with non-invasive root systems it is recommended that root control barriers be installed for any trees located within two metres of any building lines.

Climbing plants (if applicable) are to be trained to supportive walls, over a lattice fixed over entire fence section from bottom to top.

**Lawns**  
New lawn areas on the Landscape Plan being established with seed from a non-invasive grass species. Appropriate grass species include: Queensland Blue grass (Dactyloctenium aegyptium), Red Top Grass (Dactyloctenium aegyptium), Wavygrass (Microstachya sp.), Creeping Bent Grass (Agrostis stolonifera), Clustersed Waiyay Grass (Dactyloctenium aegyptium), Kentucky Blue Grass (Poa pratensis), Tall Fescue (Festuca arvensis).

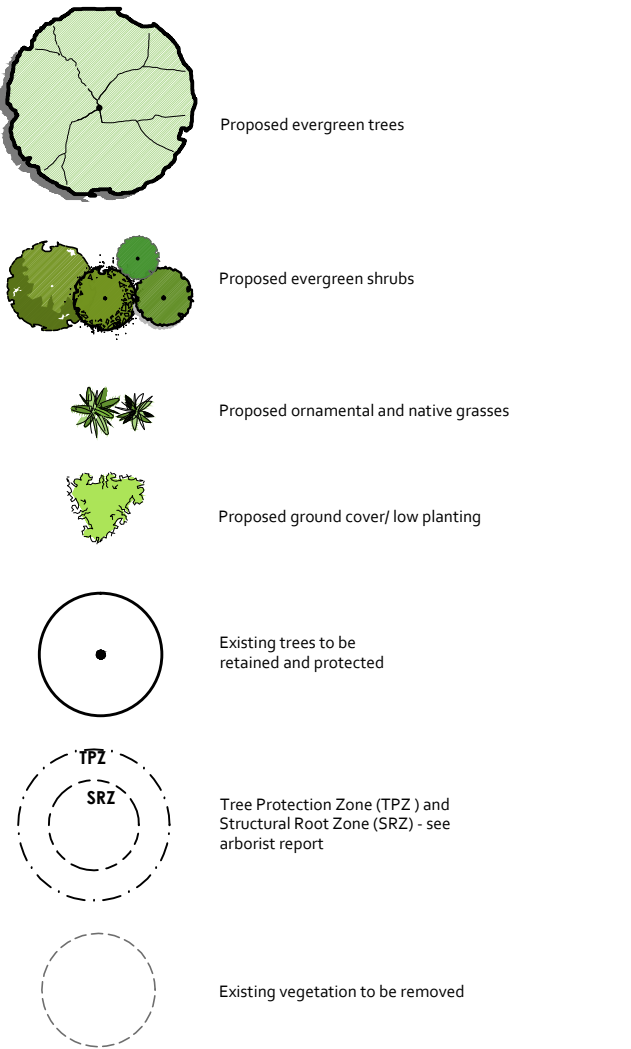
**Plants - Quality of Trees and Shrubs**  
Trees and shrubs shall be healthy nursery stock free from insects, diseases and weeds. The specified plant heights, and pot sizes are minimums. If plant material is unavailable in these sizes, larger stock must be used. Plant substitution is not acceptable unless confirmed by the responsible authority in writing. The contractor is to supply and install same mature trees that meet the minimum height to be specified in the plant schedule. There is a minimum depth of 100mm of good topsoil must be placed around the tree. Trees to be watered in immediately after planting. A minimum depth of 100mm of good topsoil must be placed around the tree. Trees to be watered in immediately after planting. All trees to be mulched to a depth of 100mm wide and to a depth of 100mm. The mulch must not be in contact with the tree trunk. Mulch is to be an aged organic material with a 10% percent of volume being wood chip particles in a size range of 15 - 30mm maximum. Mulch is to be spread at a consolidated depth of 20mm. The planting hole surface is to be shaped to reinstate waterlogging/cessive water retention but ensure the much mechanical aspects. The site must be left a clean and safe condition.

**Protection of Existing Trees**  
This plan is to be read in conjunction with the Arboricultural Assessment Report prepared by DB Horticulture Pty Ltd (19/10/18).

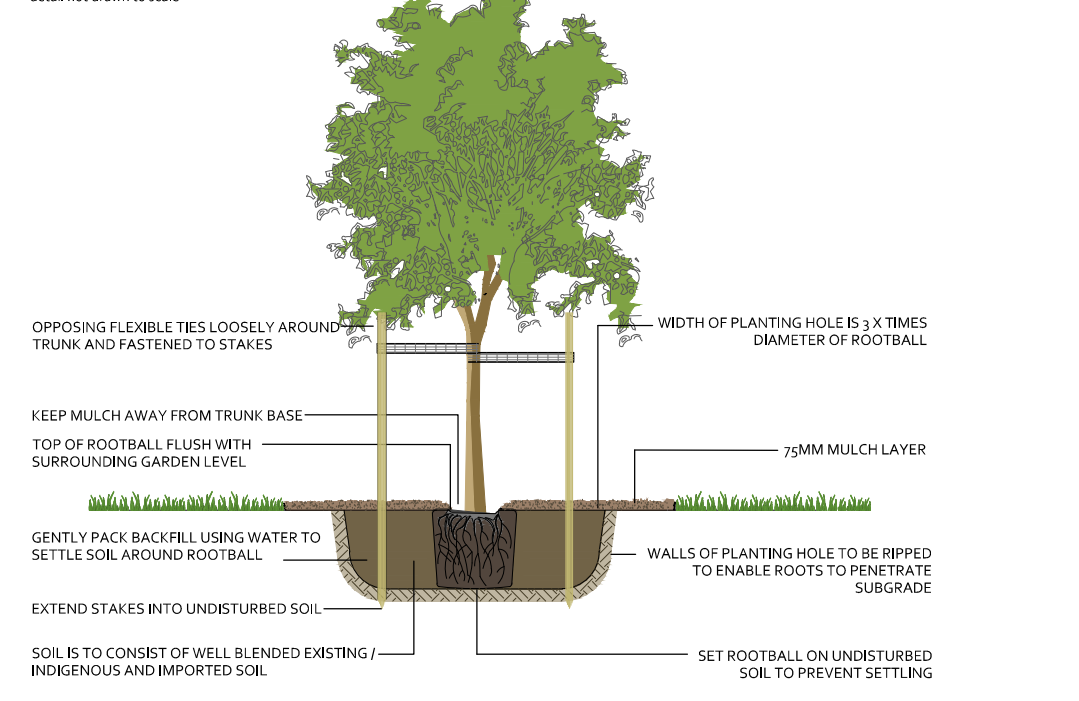
All existing vegetation shown on the endorsed plan / subject site and neighbouring properties to be retained must be suitably marked before any development including demolition / construction on the land and that vegetation must not be removed, damaged or topped without the written consent of the responsible authority. Before the commencement of any earthmoving / demolition / construction work, tree protection barriers must be erected around trees / subject site and neighbouring properties to form a defined tree protection zone during demolition and construction in accordance with tree protection measures as per AS 4399:2018 (Tree protection in development sites).

Any pruning that is required must be carried out by a trained and competent arborist with a thorough knowledge of tree physiology and pruning methods to carry out pruning to the Australian standard - AS 4399:2018 (Pruning of amenity trees). All tree protection practices must be in accordance with a consulting arborist and / or to the satisfaction of the responsible authority.

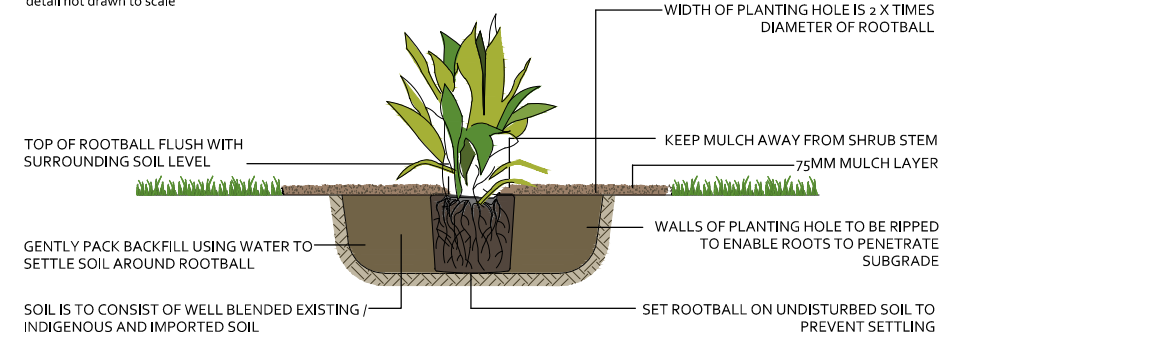
### Legend



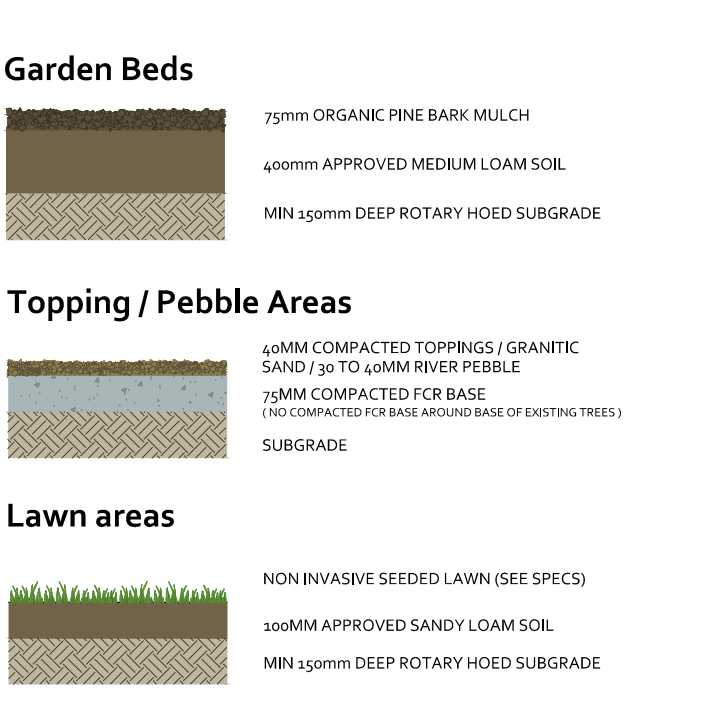
### Advanced Tree Planting



### Shrub Planting



### Surface Finishes Detail



### Planting Schedule

Code	Botanical Name	Common Name	Supply Size	Mature Hx(Wm) Qty	
<b>TREES</b>					
AIM	<i>Acacia implexa</i>	Lightwood	400mm L x 6m high	9 x 5 x 4	
AFA	<i>Agave flexuosus 'Jervis Bay After Dark'</i>	Willow Myrtle	400mm L x 6m high	5 x 4 x 1	
BM	<i>Banksia marginata</i>	Silver Banksia	400mm L x 6m high	5 x 3 x 14	
ELM	<i>Eucalyptus melliodora</i>	Yellow Box	400mm L x 6m high	10 x 11 x 1	
EPL	<i>Eucalyptus pauciflora 'Little Snowman'</i>	Dwarf Snow Gum	400mm L x 6m high	7 x 5 x 5	
				<b>TOTAL</b>	<b>26</b>
<b>LARGE SHRUBS</b>					
CGG	<i>Callistemon 'Genoa Glory'</i>	Genoa Glory Bottle Brush	200cm pot	2.5 x 2 x 2	
CAL	<i>Callistemon viminalis 'Star'</i>	Bottle Brush	200cm pot	3 x 1.3 x 30	
DO	<i>Dodonaea viscosa subsp. Cunata</i>	Wedge-leaf Hop Bush	140cm pot	2 x 2 x 2	
LSD	<i>Leucadendron salignum 'Devil's Bush'</i>	Dwarf Magnolia	200cm pot	4 x 1.5 x 2	
MSP	<i>Myoporum laetifolium 'Tealily Bear'</i>	Wattleflower	140cm pot	2 x 2 x 4	
PM	<i>Philadelphus myrsinoides</i>	Portuguese Laurel	200cm pot	3 x 2 x 6	
PL	<i>Prunus laetissima</i>	Narrow Branch Cherry	200cm pot	4 x 1.5 x 26	
SAH	<i>Syzygium sassafras 'Winterland Gold'</i>	Narrow Branch Cherry	200cm pot	4 x 1.5 x 26	
<b>MEDIUM SHRUBS</b>					
CT	<i>Chrysoeys tenuis</i>	Moisten Orange Blossom	140cm pot	1.2 x 1.2 x 4	
CW	<i>Crocos saligna</i>	Willow Leaved Crocus	140cm pot	1.2 x 1.2 x 14	
LSD	<i>Leucadendron salignum 'Devil's Bush'</i>	Dwarf Magnolia	140cm pot	1.2 x 1.2 x 8	
MSP	<i>Myoporum laetifolium 'Tealily Bear'</i>	Wattleflower	140cm pot	3 x 3 x 1	
RHO	<i>Rhododaphne indica 'Oriental Pearl'</i>	Indian Hawthorn	140cm pot	1.0 x 1 x 15	
WJF	<i>Westringia frutescens 'Jervis Gem'</i>	Compact Coastal Rosemary	140cm pot	1 x 1 x 9	
WYN	<i>Westringia frutescens 'Nargis'</i>	Coastal Rosemary	140cm pot	2.2 x 1.2 x 12	
<b>GROUND COVERS &amp; LOW SHRUBS</b>					
ASA	<i>Agave australis</i>	Australian Agave	140cm pot	30 x 20 x 6	
CHR	<i>Chrysanthemum apiculatum</i>	Yellow Buttons	140cm pot	30 x 20 x 17	
CE	<i>Convolvulus melancholicus</i>	Pink Bindweed	140cm pot	30 x 30 x 26	
CD	<i>Cornus padifolia 'Dusky Belle'</i>	Dusky Belle	140cm pot	40 x 1 x 20	
COE	<i>Crocos saligna</i>	Small Crocus	140cm pot	75 x 25 x 21	
MYN	<i>Myoporum parvifolium 'Yerres'</i>	Creeping Boobialla	140cm pot	15 x 1 x 26	
<b>TUFSOCKS / GRASSES / EVERGREEN PERENNIALS</b>					
DCB	<i>Dianella caerulea 'Breese'</i>	Breese Flax Lily	140cm pot	20 x 10 x 60	
DR	<i>Dianella revivata</i>	Blueberry Lily	140cm pot	80 x 60 x 62	
LDF	<i>Lomandra filiformis</i>	Wattle Mat Rush	140cm pot	50 x 30 x 60	
LM	<i>Lomandra macraea</i>	Lomandra	140cm pot	75 x 75 x 7	
LLM	<i>Lomandra macraea 'Just Right'</i>	Lomandra	140cm pot	50 x 50 x 13	
LJL	<i>Lomandra 'Time Tuff'</i>	Lomandra	140cm pot	50 x 50 x 91	
POL	<i>Poa labillardierei var. labillardierei</i>	Common Tussock Grass	140cm pot	80 x 80 x 6	