

Client:

Juliet and Andrew

Project:

Additions & Alterations

Address:

Lot No. 195 Mt Buller Road, Mansfield



SAW MILL

DESIGNS

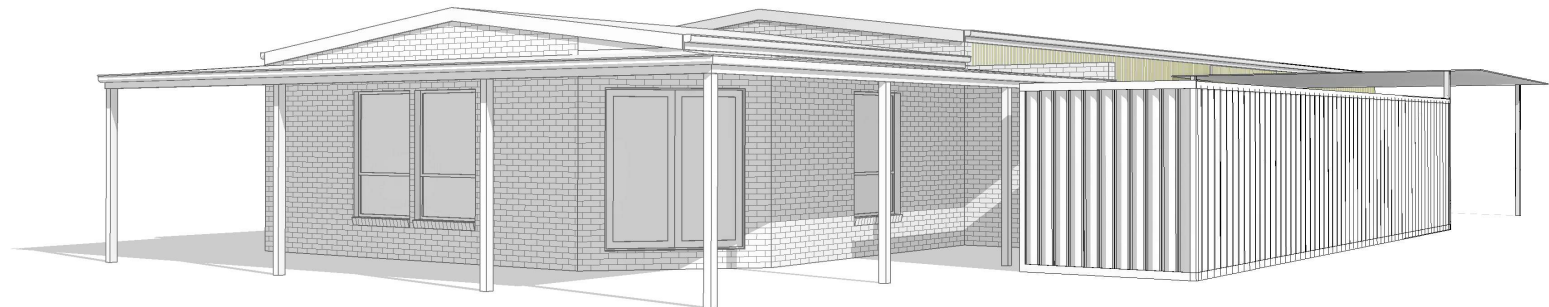
REGISTERED BUILDING PRACTITIONER
DP-AD 62280

38 Lambert Ave, Newtown
VICTORIA 3220

M 0408 388 385
hello@sawmilldesigns.com.au

Sheets:

Sheet List - TP	
Sheet Name	Sheet Number
Site Information	TP01.1
Land Subject to Inundation Overlay (LSIO)	TP01.2
Neighbourhood Character	TP01.3
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Landscape Plan	TP05.1





- NOTES:
- PLANNING ZONES**
 - Commercial 2 Zone (C2Z)
 - PLANNING OVERLAYS**
 - Design and Development Overlay (DDO)
 - Land Subject to Inundation Overlay (LSIO)
 - Bushfire Prone Area



Site Information

Lot No. 195 Mt Buller Road, Mansfield



- C1Z - Commercial 1
- C2Z - Commercial 2
- ORZ - General Residential
- TRZ2 - Principal Road Network
- UFZ - Urban Floodway
- Water area



- DDO - Design and Development Overlay
- Water area



- LSIO - Land Subject to Inundation Overlay
- Water area



- Designated Bushfire Prone Areas
- Water area

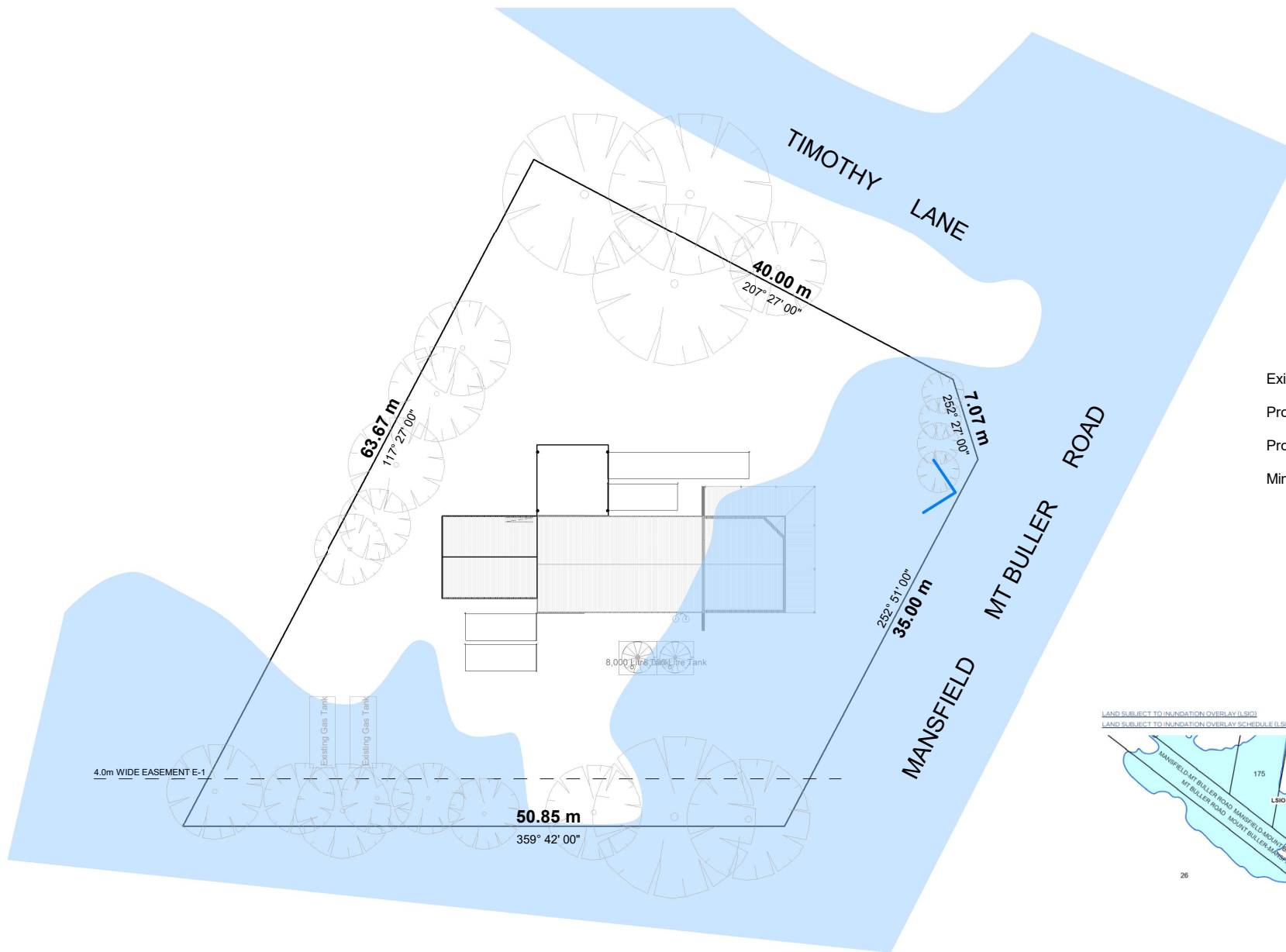
TP01.1

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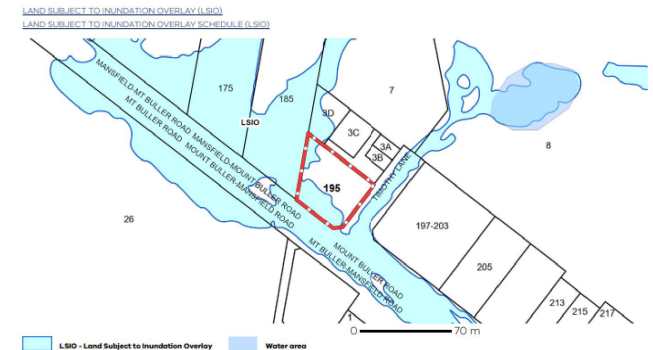




FLOOD ADVICE

Existing Building FL	- xx.xx m AHD
Proposed Extension FL	- xx.xx m AHD
Propoerty Maximum Floor Level	- xx.xx m AHD
Minimum Ground Level	- xx.xx m AHD

to be confirmed
 No overland flow path(s) identified and indicated on flood map



No. 195 Mt Buller Road - Subject Site



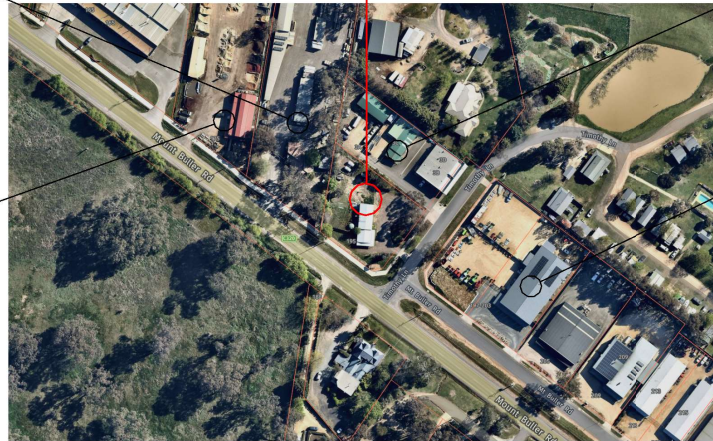
No. 185 Mt Buller Road



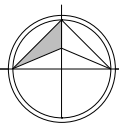
No. 3B Timothy Lane



No. 175 Mt Buller Road



No. 203 Mt Buller Road



Neighbourhood Character

1:1

Lot No. 195 Mt Buller Road, Mansfield

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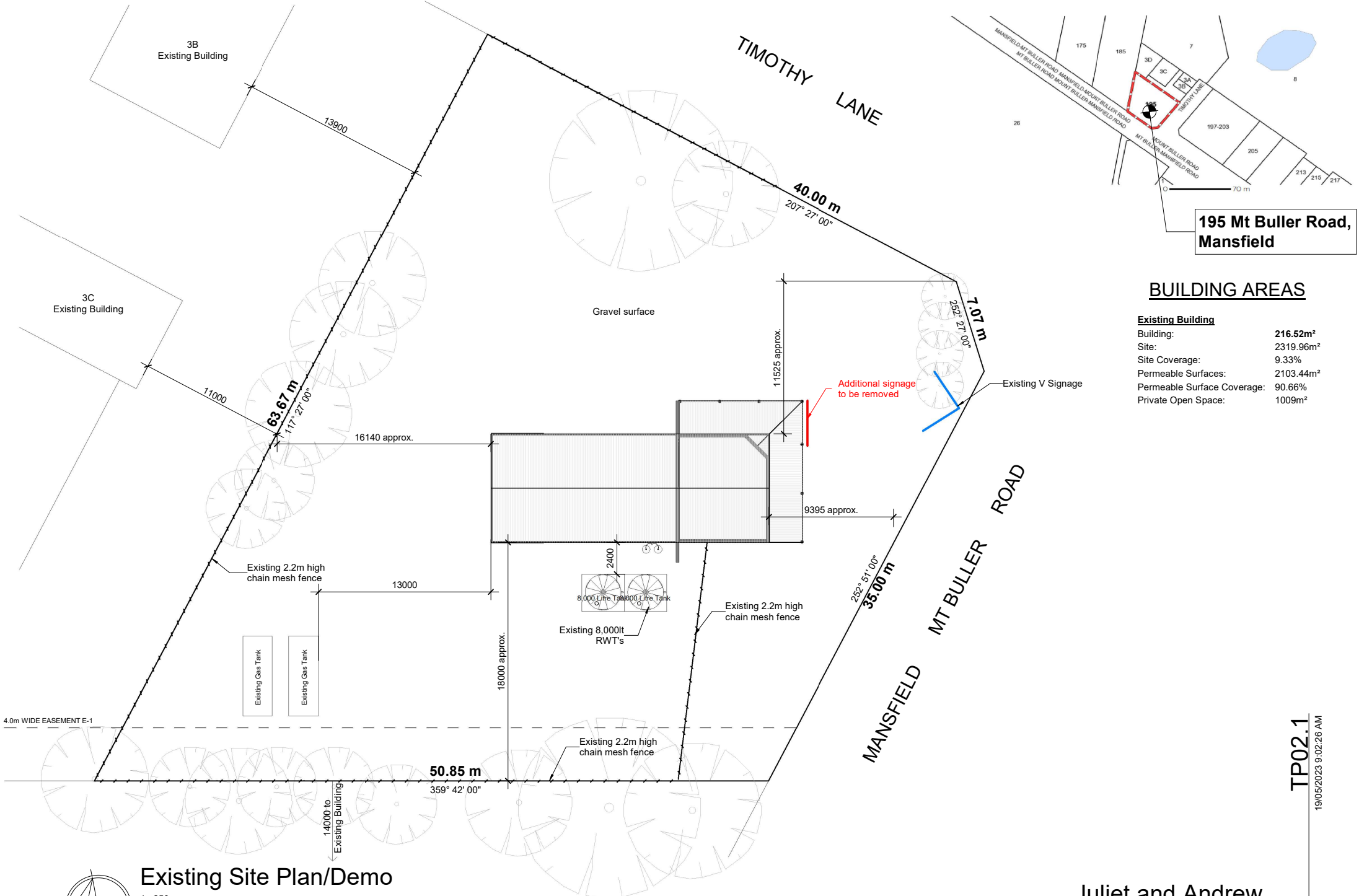
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TP01.3

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**195 Mt Buller Road,
Mansfield**

BUILDING AREAS

<u>Existing Building</u>	
Building:	216.52m ²
Site:	2319.96m ²
Site Coverage:	9.33%
Permeable Surfaces:	2103.44m ²
Permeable Surface Coverage:	90.66%
Private Open Space:	1009m ²

Existing Site Plan/Demo

1 : 250

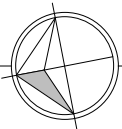
Lot No. 195 Mt Buller Road, Mansfield

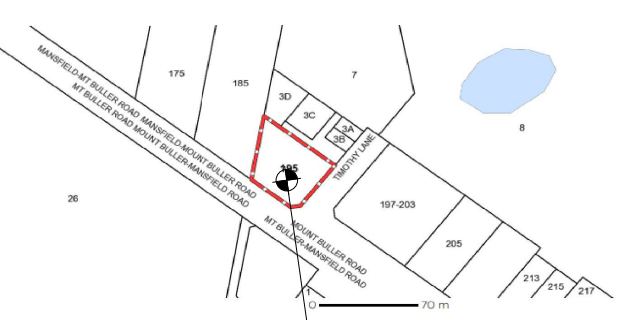
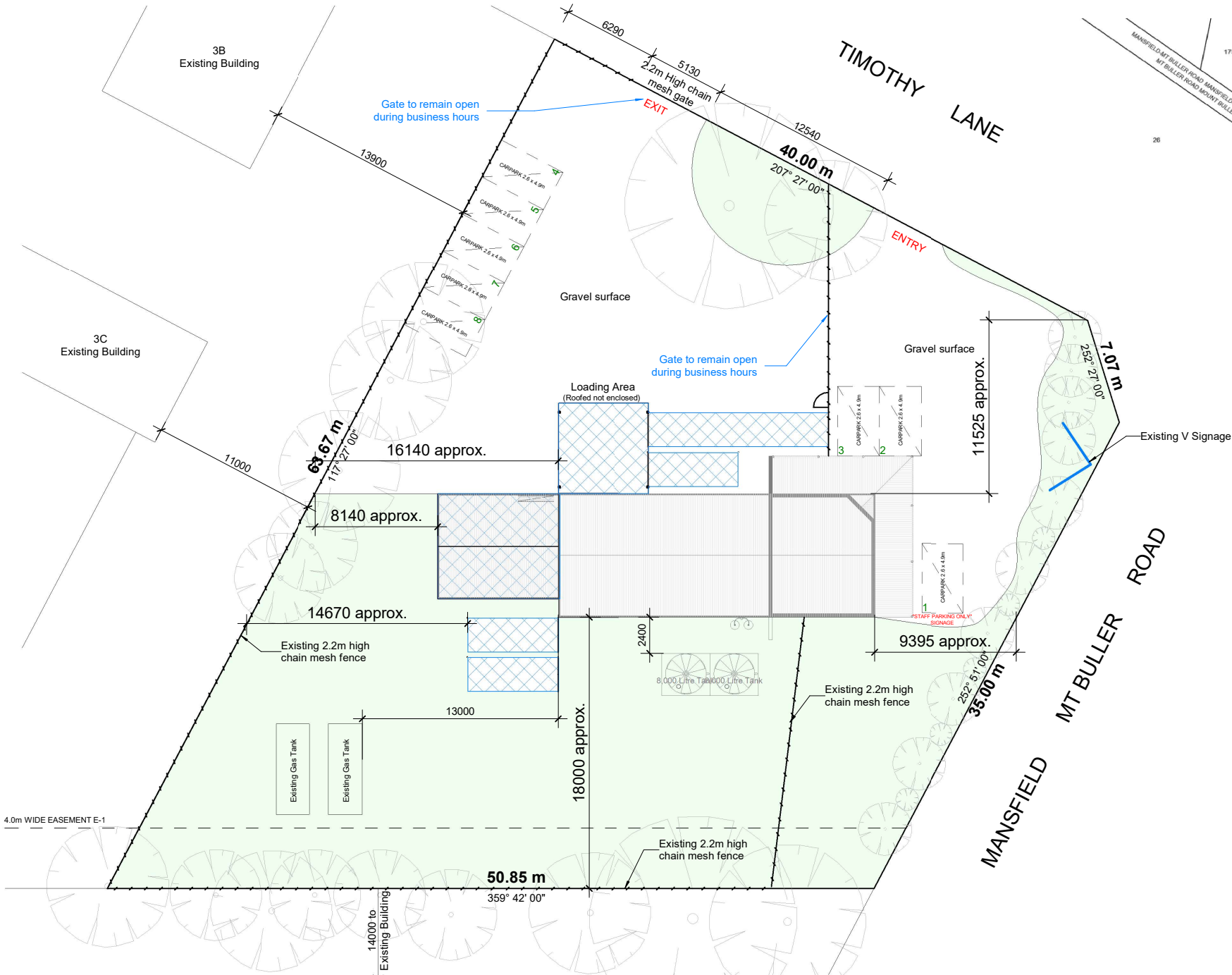
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Additions & Alterations

TP02.1

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**195 Mt Buller Road,
Mansfield**

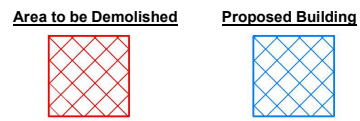
BUILDING AREAS

Existing Building

Building:	216.52m ²
Site:	2319.96m ²
Site Coverage:	9.33%
Permeable Surfaces:	2103.44m ²
Permeable Surface Coverage:	90.66%
Private Open Space:	1009m ²

Proposed Building

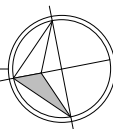
Building:	379.82m ²
Site:	2319.96m ²
Site Coverage:	16.37%
Permeable Surfaces:	1940.14m ²
Permeable Surface Coverage:	83.62%
Private Open Space:	1009m ²
Garden Area:	50.93%



Proposed Site Plan

1 : 250

Lot No. 195 Mt Buller Road, Mansfield

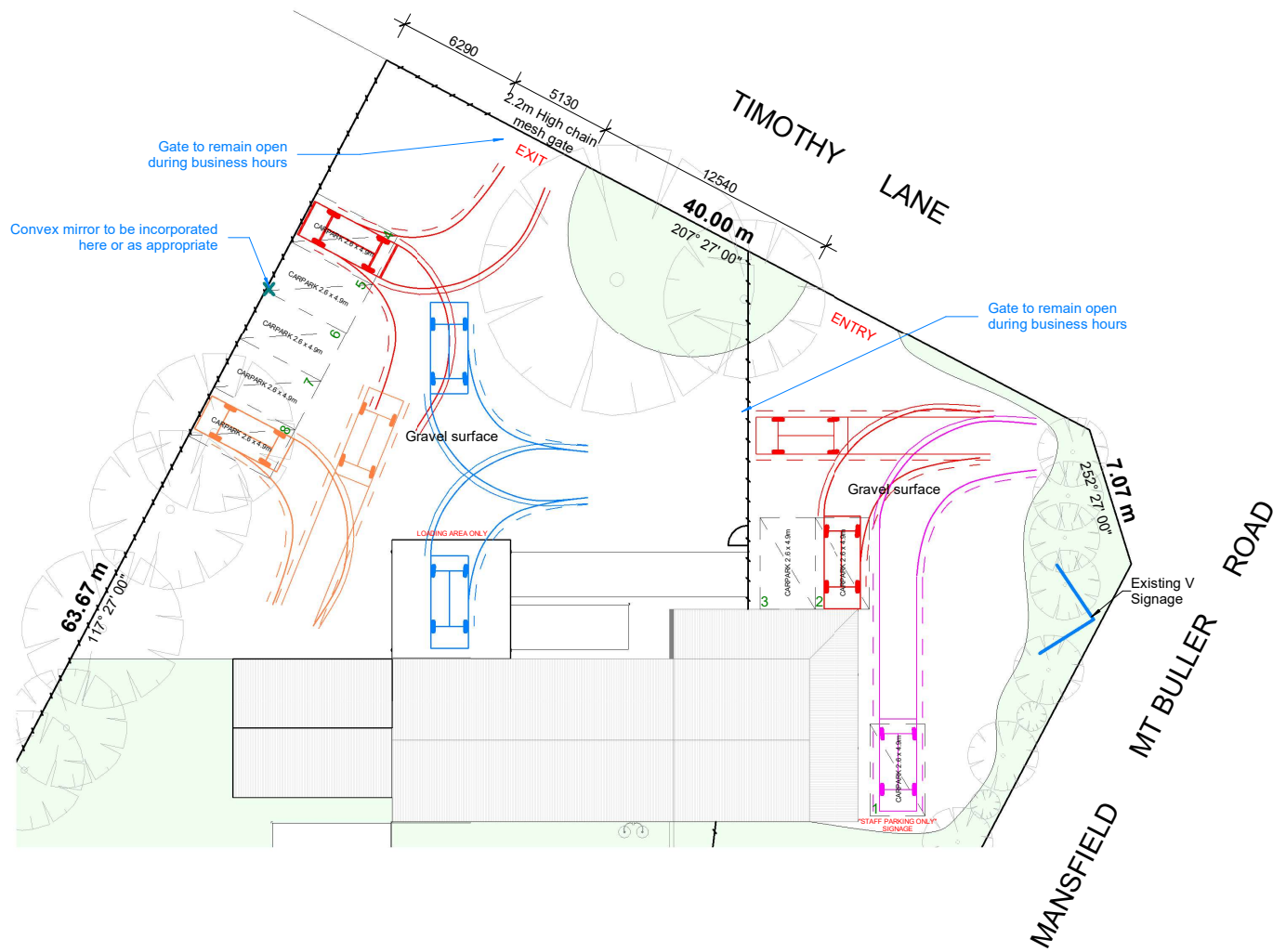


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Additions & Alterations

TP02.2
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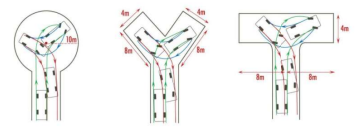


Gate to remain open during business hours

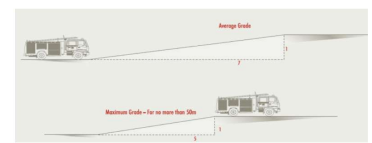
Convex mirror to be incorporated here or as appropriate

Gate to remain open during business hours

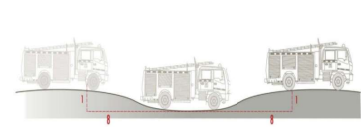
Turning circles - required where accessway is in excess of 100m



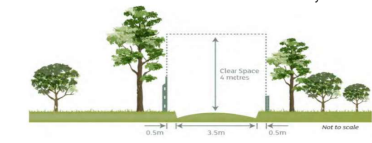
Ave grade - no more than 1 in 7
Max grade - no more than 1 in 5



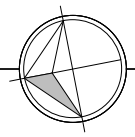
Dips in the accessway - no more than a 1 in 8 (12.5 percent) (7.1 degrees) entry and exist angle



Widths and clearances around the accessway - minimum trafficable width of 3.5m and be substantially clear of encroachments for at least 0.5m on each side and clear of encroachments at least 4m vertically



NOTE:
Turning circles represent the 85th percentile swept paths



Proposed Car Parking & Access Plan

1 : 250

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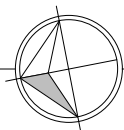
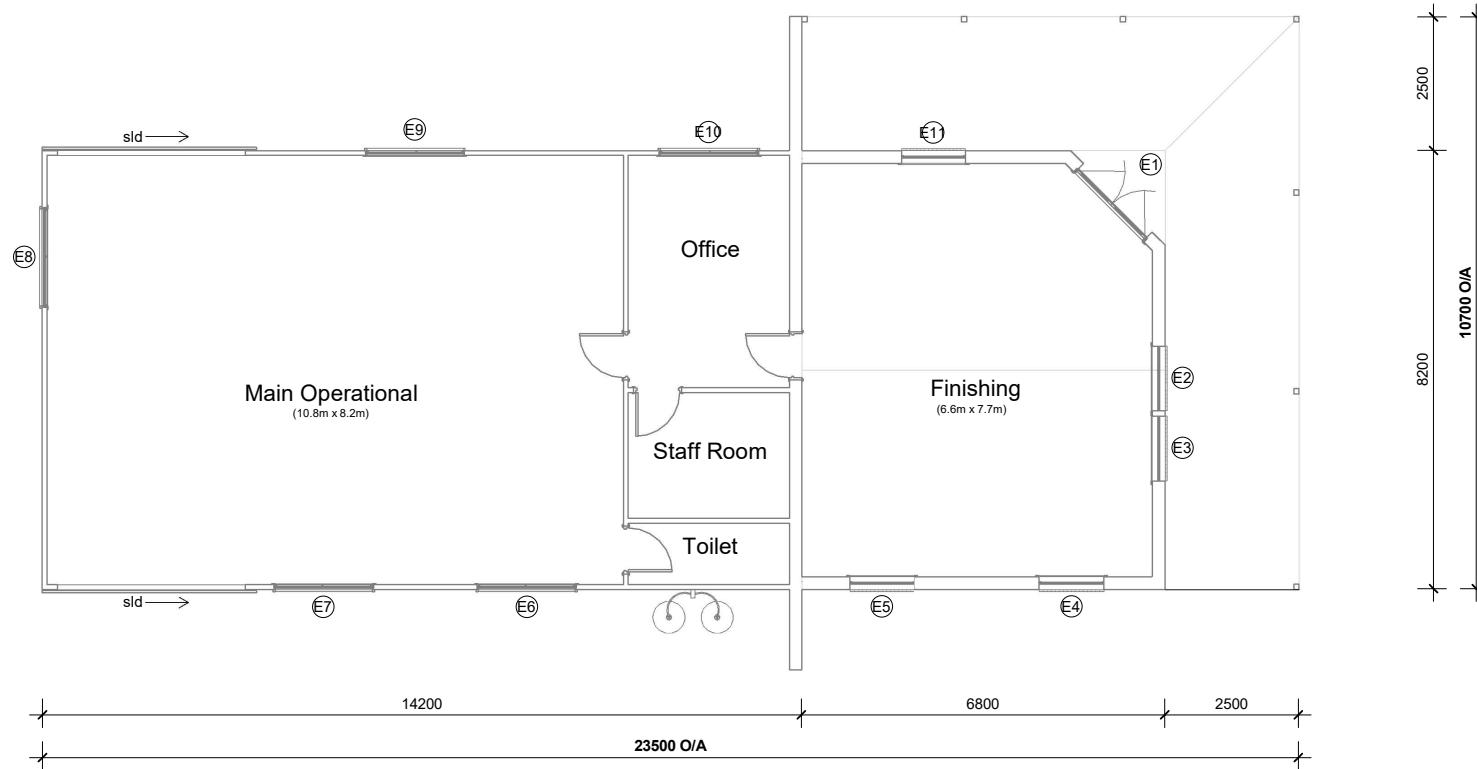
Additions & Alterations

TP02.3

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Building Area Schedule		
	Area	Squares
Existing Building Area	170.64 m ²	18.37
Storage Area	110.29 m ²	11.87
Proposed Building Area	55.84 m ²	6.01



Existing Conditions/Demo

1 : 100

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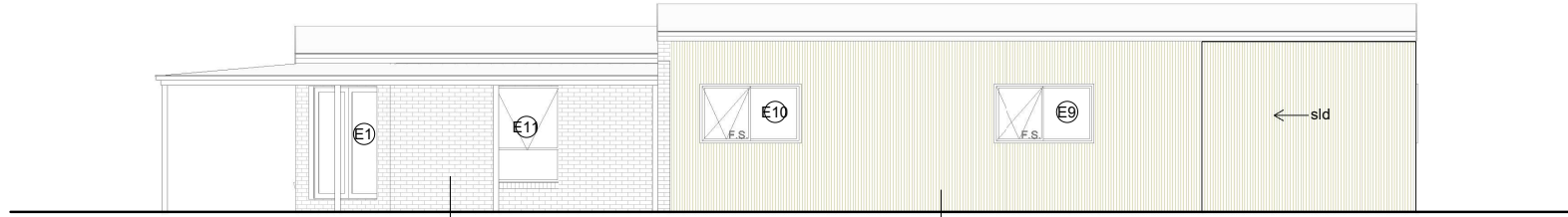
Additions & Alterations

TP02.4

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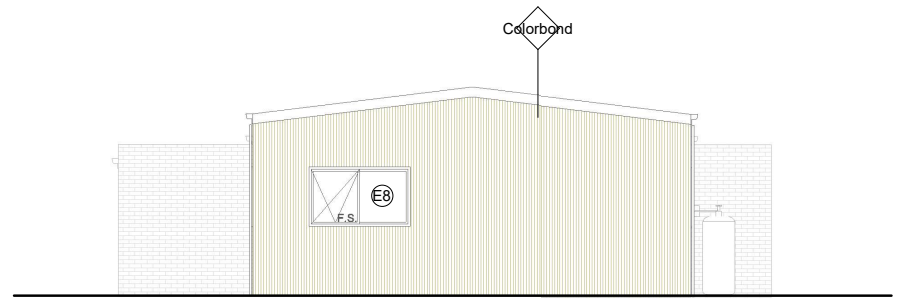
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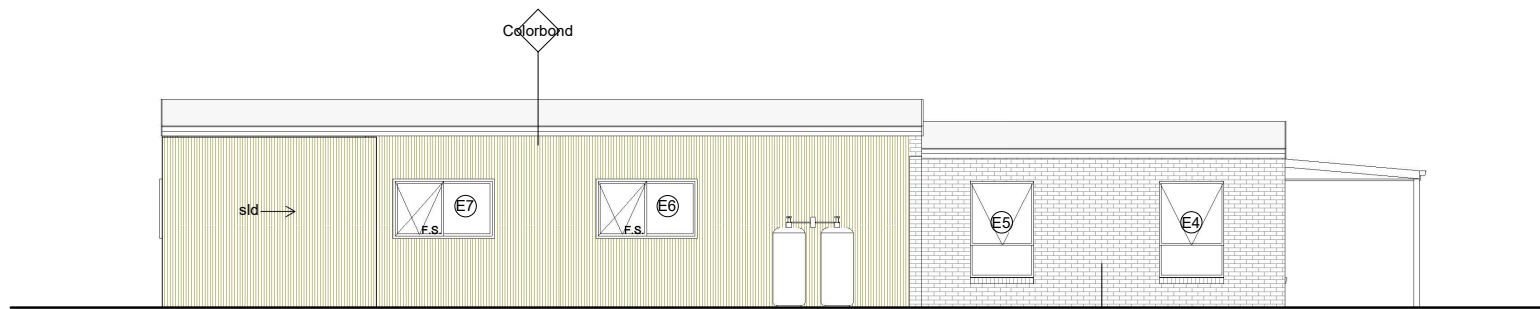
Existing East Elevation
1 : 100



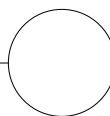
Existing South Elevation
1 : 100



Existing North Elevation
1 : 100



Existing West Elevation
1 : 100



Existing Conditions/Demo

1 : 100

Lot No. 195 Mt Buller Road, Mansfield

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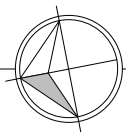
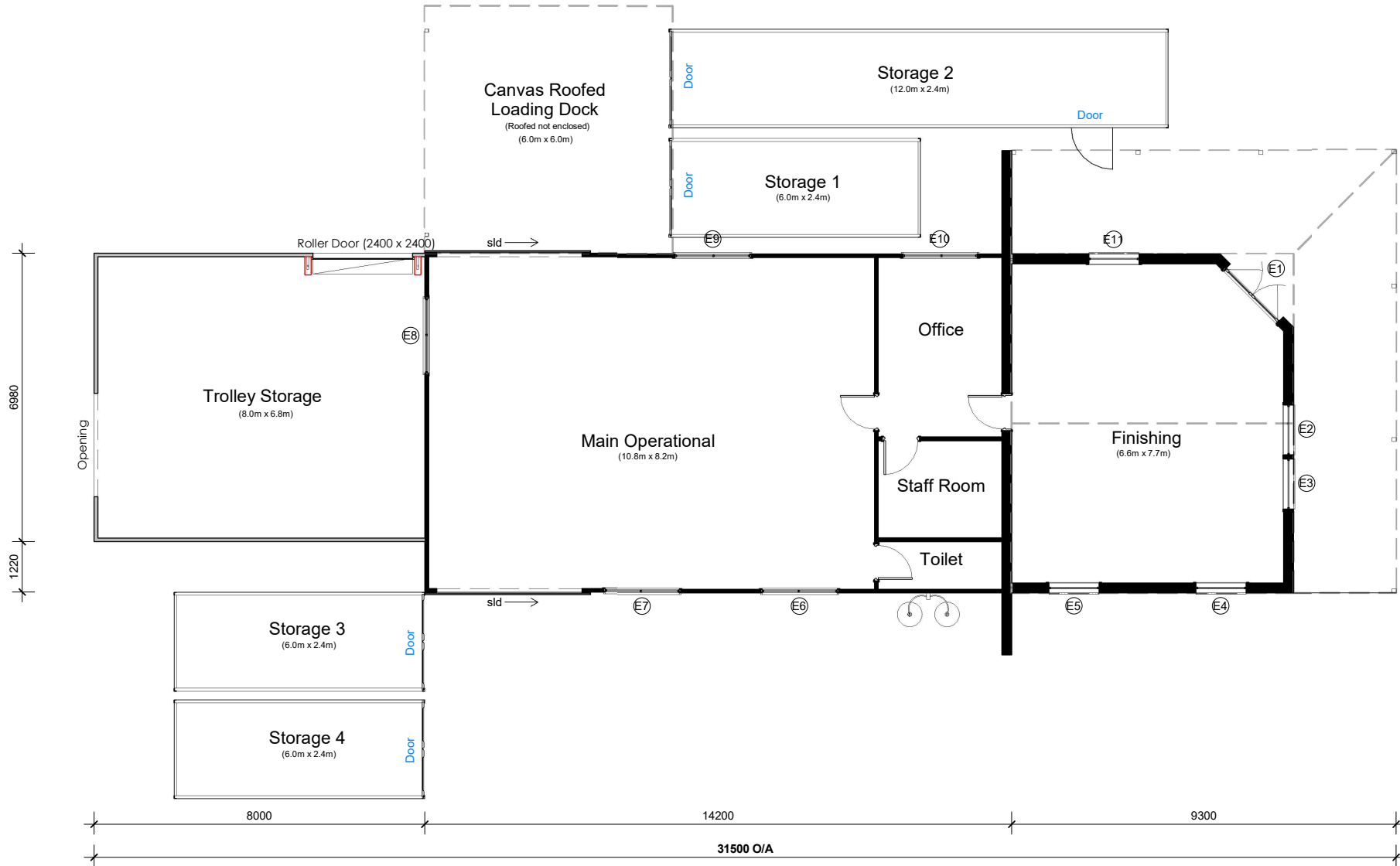
Additions & Alterations

TP02.5
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Building Area Schedule		
	Area	Squares
Existing Building Area	170.64 m ²	18.37
Storage Area	110.29 m ²	11.87
Proposed Building Area	55.84 m ²	6.01



Proposed Ground Floor Plan

1 : 100

Lot No. 195 Mt Buller Road, Mansfield

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Additions & Alterations

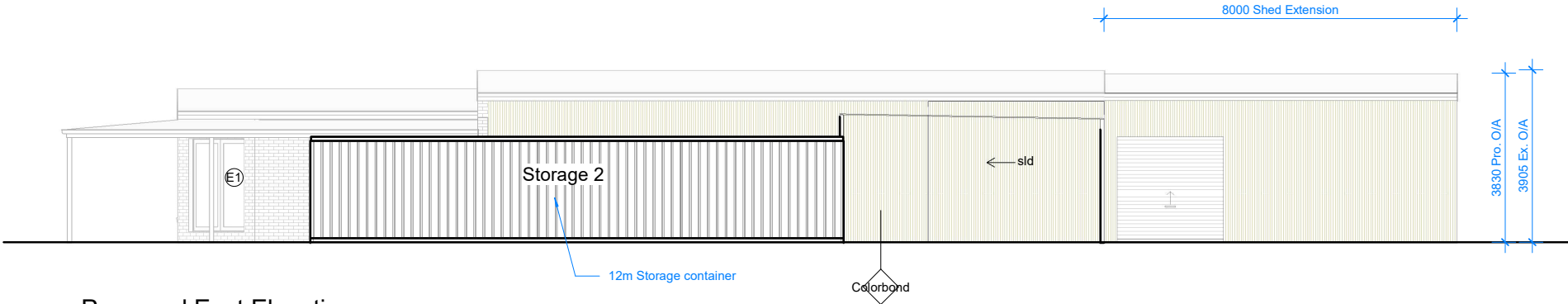
TP03.1

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MATERIALS

Monument Colorbond



Proposed East Elevation
1 : 100



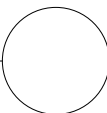
Proposed South Elevation
1 : 100

NOTE:
All downpipes & storm water lines to be connected to existing infrastructure and discharging to legal point of discharge as per local authority requirements

NOTE:
Containers to be constructed at natural ground level. No excavation or infill required

TP04.1

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Proposed Elevations

1 : 100

Lot No. 195 Mt Buller Road, Mansfield

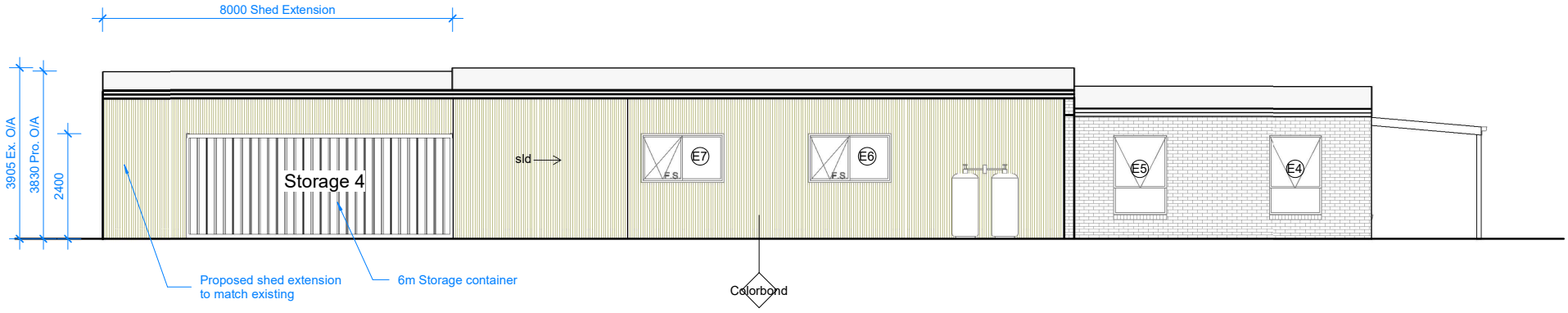
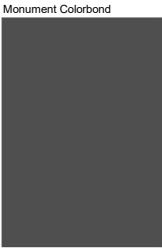
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Additions & Alterations

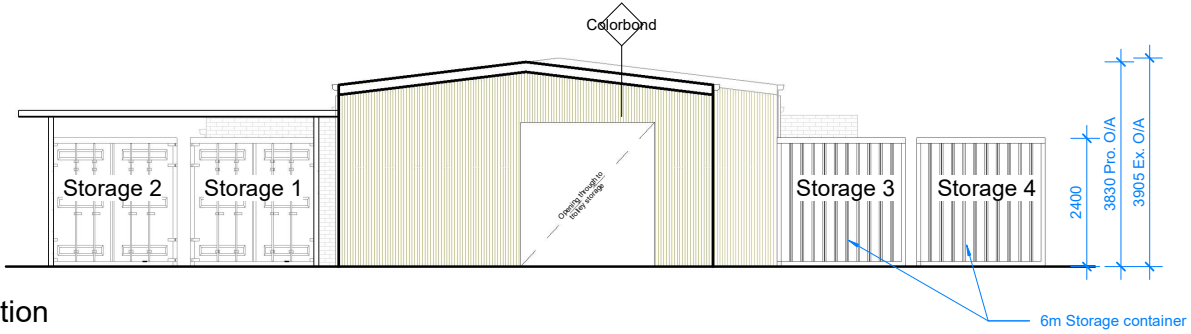


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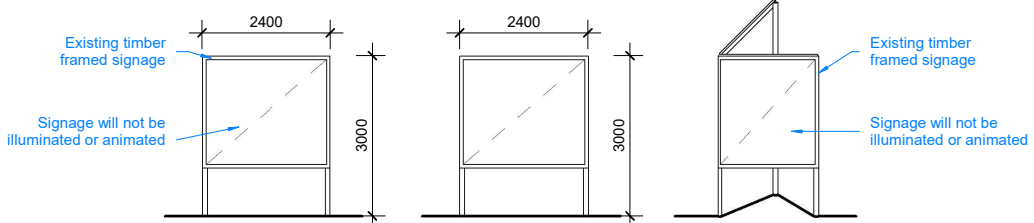
MATERIALS



Proposed West Elevation
1 : 100



Proposed North Elevation
1 : 100



Existing V Signage Plan
1 : 100

NOTE:
All downpipes & storm water lines to be connected to existing infrastructure and discharging to legal point of discharge as per local authority requirements

NOTE:
Containers to be constructed at natural ground level. No excavation or infill required

Proposed Elevations

1 : 100

Lot No. 195 Mt Buller Road, Mansfield

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Additions & Alterations

TP04.2

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SPECIFICATION NOTES

Soil Preparation
Crushed rock, concrete spillage and any other material restrictive to plant growth (e.g. large rocks) shall be removed from the site of any planting beds and non-vegetated areas. All trees to be removed shall be stumped and all rubble/vegetative spoil to be removed from site. Existing top soil in planting areas is to be preserved so that it does not receive additional compaction from site machinery and so that no rubble or building supplies are stored in these areas.

No imported top soil is to be used within the root zones of trees to be protected. Any preparation of existing soil for planting within these areas is to be done by hand only. Holes (e.g. as the result of plant removal) and uneven soil levels may be patched using topsoil as specified below.

Any imported topsoil is to be free of weeds, rubble and other materials damaging to plant growth and is to be of a medium texture (sandy loam) with a pH of 6.0-7.0. Top soil is to be laid over a prepared subgrade which has had any materials damaging to plant growth (e.g. rubble and large rocks) removed, spread to the appropriate depth and cultivated into the existing soil to a minimum depth of 150mm.

Imported top soil is to be lightly and uniformly compacted in 150mm layers to a minimum depth of 100mm on lawn areas and 300mm on excavated planting beds.

Weed Removal
All weeds shall be thoroughly removed. All vegetative material, including roots and rhizomes of non-woody perennials and woody suckering weeds, is to be removed or appropriately controlled using chemical means. The stumps of non-suckering woody perennials are to be stumped. All vegetative material shall be appropriately disposed of off site in a manner which will not allow their re-establishment elsewhere. Any chemical controls are to be used in accordance with manufacturer's instructions and standard occupational health and safety procedures.

Care must be taken to ensure that all trees to be retained are not damaged during weed removal. This also implies that any herbicides used are suitable for use around the vegetation to be retained.

Planting
Planting shall be carried out using accepted horticultural practices with all plants conforming to the species, size and quantities indicated on this Landscape Plan and Plant Schedule. Plants shall be thoroughly soaked through immersion in water prior to planting and if the planting soil is very dry then the planting hole is also to be filled with water and allowed to drain completely.

All plants shall be appropriately hardened off in the nursery. Use plants with the following characteristics: Large healthy root systems with no evidence of root cut or pot board restriction or damage, Vigorous, well established, free from disease and pests and of good form, consistent with the species or variety.

Planting holes for shrubs and groundcovers are to be of minimum size 75mm larger than the planting pot in all directions. Semi-hardwooded tree planting holes are to be the same depth as the rootball and 2-3 times its diameter, with the top of the rootball being at grade. A 75mm high form is to be constructed at edge of rootball to hold water. All plants are to be thoroughly watered after planting and slow release fertiliser added at the quantities specified by the manufacturer.

Mulch
Mulch is to be supplied to all garden beds and is to be an organic type laid to a minimum depth of 75mm, consisting of fine dark coloured chipped or shredded pine bark or hardwood with not more than 5% fines content by volume (preferably zero fines). The average size of the woodchip must be approximately 10mm x 20mm x 5mm and the maximum length is not to exceed 50mm. Mulch shall be free of damaging matter such as soil, weeds and sticks and is to be stockpiled and thoroughly weathered prior to delivery. Mulch is to be kept back 100mm from the stems of all plants to prevent collar rot.

Irrigation
An approved drip irrigation system is to be supplied to all landscape areas. An approved pop-up spray system is to be supplied to all lawn areas. It is the responsibility of the contractor to ensure that all irrigation meets manufacturers specifications. The system is to be connected to mains supply and include a rain-shut off device. All dripline is to be buried with approx. 50mm of topsoil cover and shall be anchored at regular intervals to ensure the tubing cannot be displaced.

Repair/Restoration of damaged Nature strips
Nature strips are to be restored to current grades with any depressions filled with topsoil to specifications above and lightly compacted in 150mm layers. Areas are then to be re-seeded using an appropriate and matching turf type and the area fenced off to allow the re-establishment of lawn. Re-seeded areas are to be well irrigated and the area supplied with a slow release fertiliser at the quantities recommended by the manufacturer.

Any areas of lawn which have failed to germinate (achieve an evenly green 95% covering of a consistent height) are to be re-seeded within one month of original sowing date.

Plant Establishment Period
There shall be a 9 weeks Plant Establishment Period following the approval of Practical Completion by the responsible authority. During this period the landscape contractor shall make good all defects in higher scope of works. Maintenance and Establishment means the care and maintenance of the contract area by accepted horticultural practices, as well as rectifying any defects that become apparent in the work under normal use. This shall include but shall not be limited to watering, fertilising, weeding, pruning, pest and disease control, cultivation, re-staking and replacement of any plants that fail with plants of the same species and size.

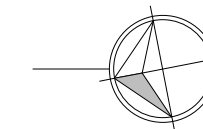
Gravel surface
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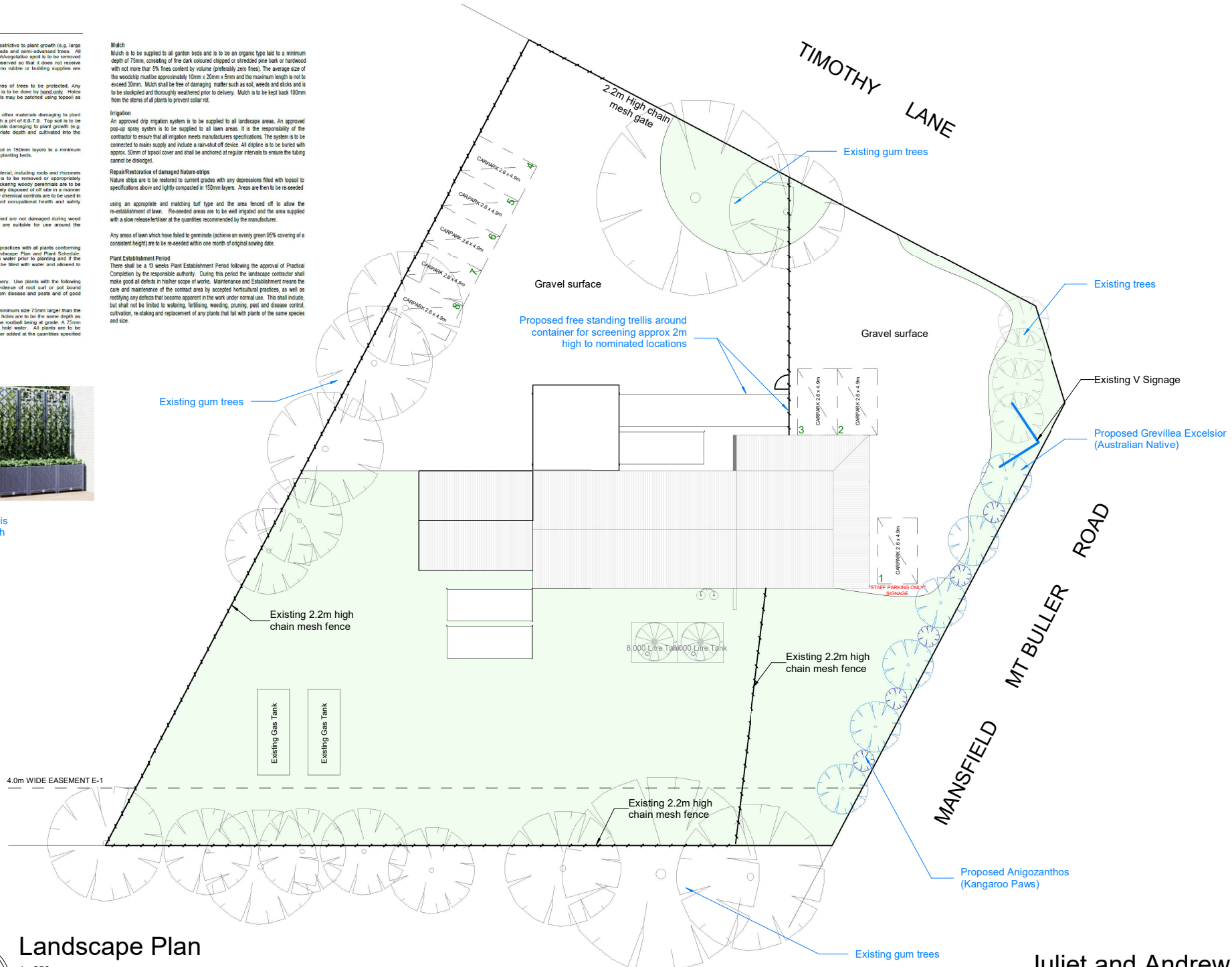
Potential free standing trellis or similar at approx 2m high to nominated locations



Landscape Plan

1 : 250

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Additions & Alterations

TP05.1

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