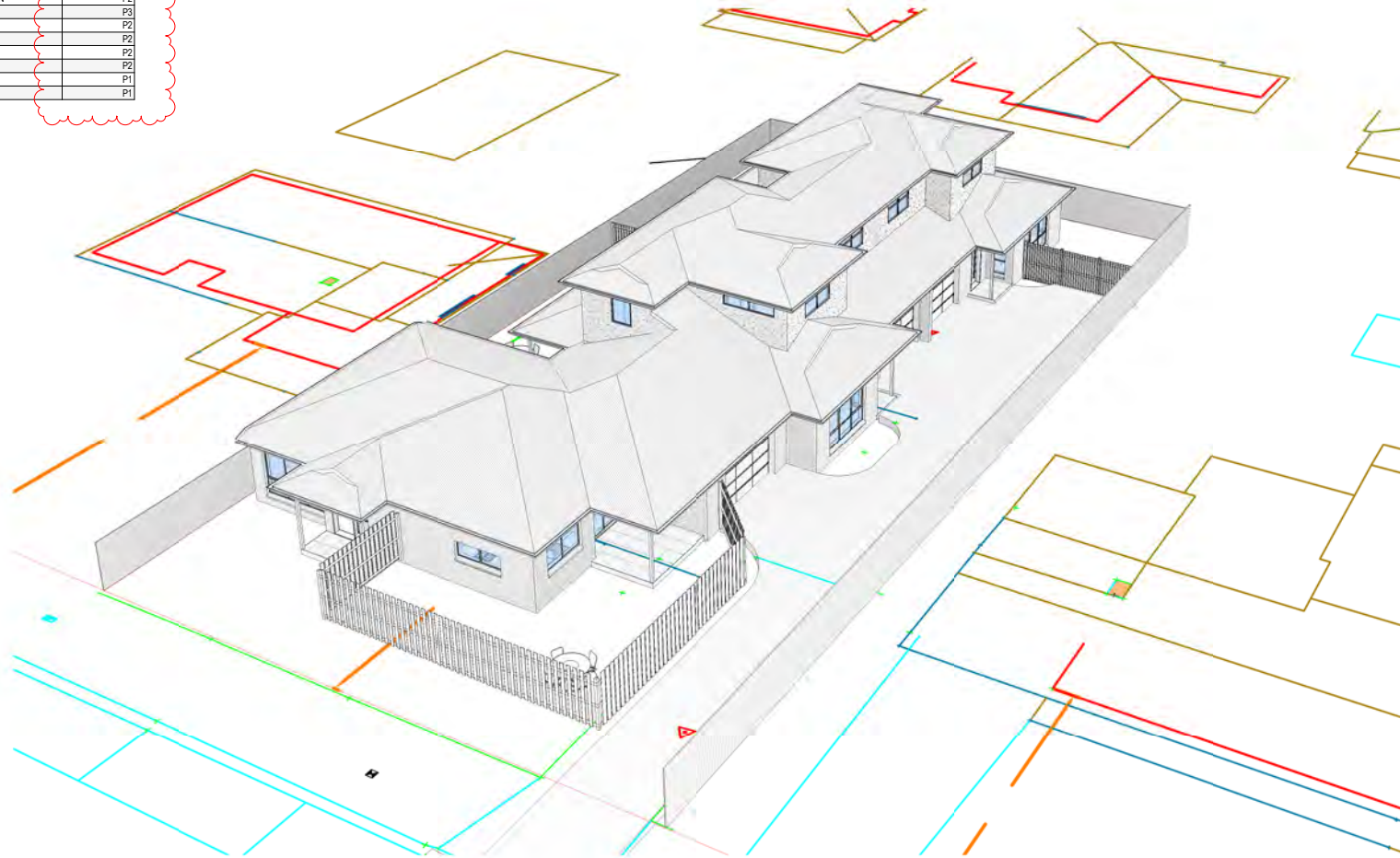



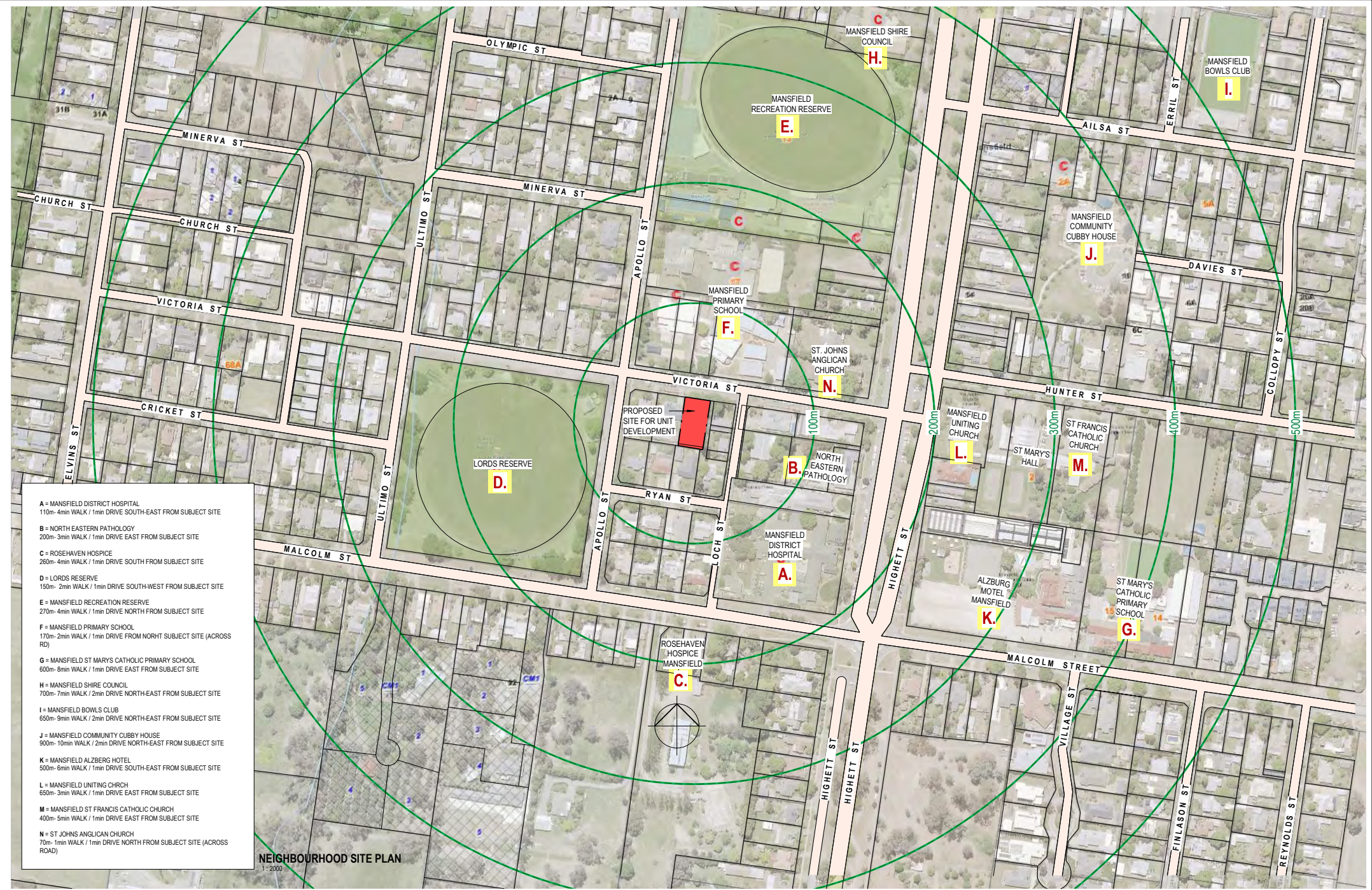
PROPOSED 2 STORY UNIT DEVELOPMENT 10 VICTORIA STREET, MANSFIELD

TOWN PLANNING DRAWINGS

DRAWINGS INDEX		
Sheet No:	Sheet Name	Current Revision
TP01	FRONT PAGE	P3
TP02	NEIGHBOURHOOD PLAN	P1
TP03	NEIGHBOURHOOD STREET VIEW	P1
TP04	EXISTING SITE PLAN	P1
TP05	DEMOLITION PLAN	P1
TP06	PROPOSED SITE PLAN	P3
TP07	PROPOSED GROUND FLOOR PLAN	P1
TP08	PROPOSED FIRST FLOOR PLAN	P2
TP09	ELEVATIONS	P3
TP10	OVERLOOKING	P2
TP11	SUN DIAGRAMS	P2
TP12	SUN DIAGRAMS	P2
TP13	LANDSCAPE PLAN	P2
TP14	3D VIEWS	P1
TP15	GARDEN AREA PLAN	P1



REVISION SCHEDULE:			IMPORTANT NOTE:			CLIENT:			PROJECT:			DRAWING TITLE:			PRELIMINARY					
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P1	PRELIMINARY ISSUE	21.11.23																		
P2	PRELIMINARY ISSUE	27.05.24																		
P3	UPDATED PLANNING DRAWINGS	01.07.24																		
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- A** = MANSFIELD DISTRICT HOSPITAL
110m- 4min WALK / 1min DRIVE SOUTH-EAST FROM SUBJECT SITE
- B** = NORTH EASTERN PATHOLOGY
200m- 3min WALK / 1min DRIVE EAST FROM SUBJECT SITE
- C** = ROSEHAVEN HOSPICE
260m- 4min WALK / 1min DRIVE SOUTH FROM SUBJECT SITE
- D** = LORDS RESERVE
150m- 2min WALK / 1min DRIVE SOUTH-WEST FROM SUBJECT SITE
- E** = MANSFIELD RECREATION RESERVE
270m- 4min WALK / 1min DRIVE NORTH FROM SUBJECT SITE
- F** = MANSFIELD PRIMARY SCHOOL
170m- 2min WALK / 1min DRIVE FROM NORHT SUBJECT SITE (ACROSS RD)
- G** = MANSFIELD ST MARYS CATHOLIC PRIMARY SCHOOL
600m- 8min WALK / 1min DRIVE EAST FROM SUBJECT SITE
- H** = MANSFIELD SHIRE COUNCIL
700m- 7min WALK / 2min DRIVE NORTH-EAST FROM SUBJECT SITE
- I** = MANSFIELD BOWLS CLUB
650m- 9min WALK / 2min DRIVE NORTH-EAST FROM SUBJECT SITE
- J** = MANSFIELD COMMUNITY CUBBY HOUSE
900m- 10min WALK / 2min DRIVE NORTH-EAST FROM SUBJECT SITE
- K** = MANSFIELD ALZBERG HOTEL
500m- 6min WALK / 1min DRIVE SOUTH-EAST FROM SUBJECT SITE
- L** = MANSFIELD UNITING CHRCH
650m- 3min WALK / 1min DRIVE EAST FROM SUBJECT SITE
- M** = MANSFIELD ST FRANCIS CATHOLIC CHURCH
400m- 5min WALK / 1min DRIVE EAST FROM SUBJECT SITE
- N** = ST JOHNS ANGLICAN CHURCH
70m- 1min WALK / 1min DRIVE NORTH FROM SUBJECT SITE (ACROSS ROAD)

NEIGHBOURHOOD SITE PLAN
1: 2000

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No. 10
 (EXISTING HOUSE TO BE
 DEMOLISHED WITH
 STREET SETBACK 10.5m)
 PROPOSED SITE FOR UNIT
 DEVELOPMENT



NEIGHBOURHOOD STREET VIEW
 1:1250

REVISION SCHEDULE:			IMPORTANT NOTE:			AGC DESIGN DRAFTING			CLIENT:			PROJECT:			DRAWING TITLE:			PRELIMINARY											
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P1	PRELIMINARY ISSUE	21.11.23																											



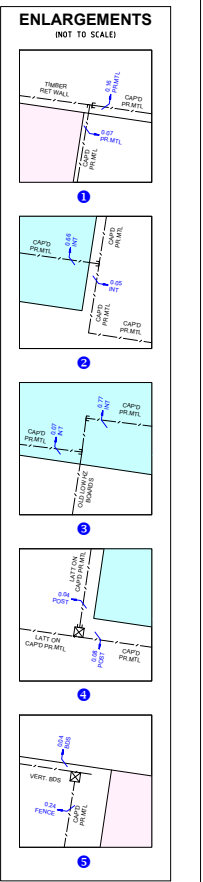
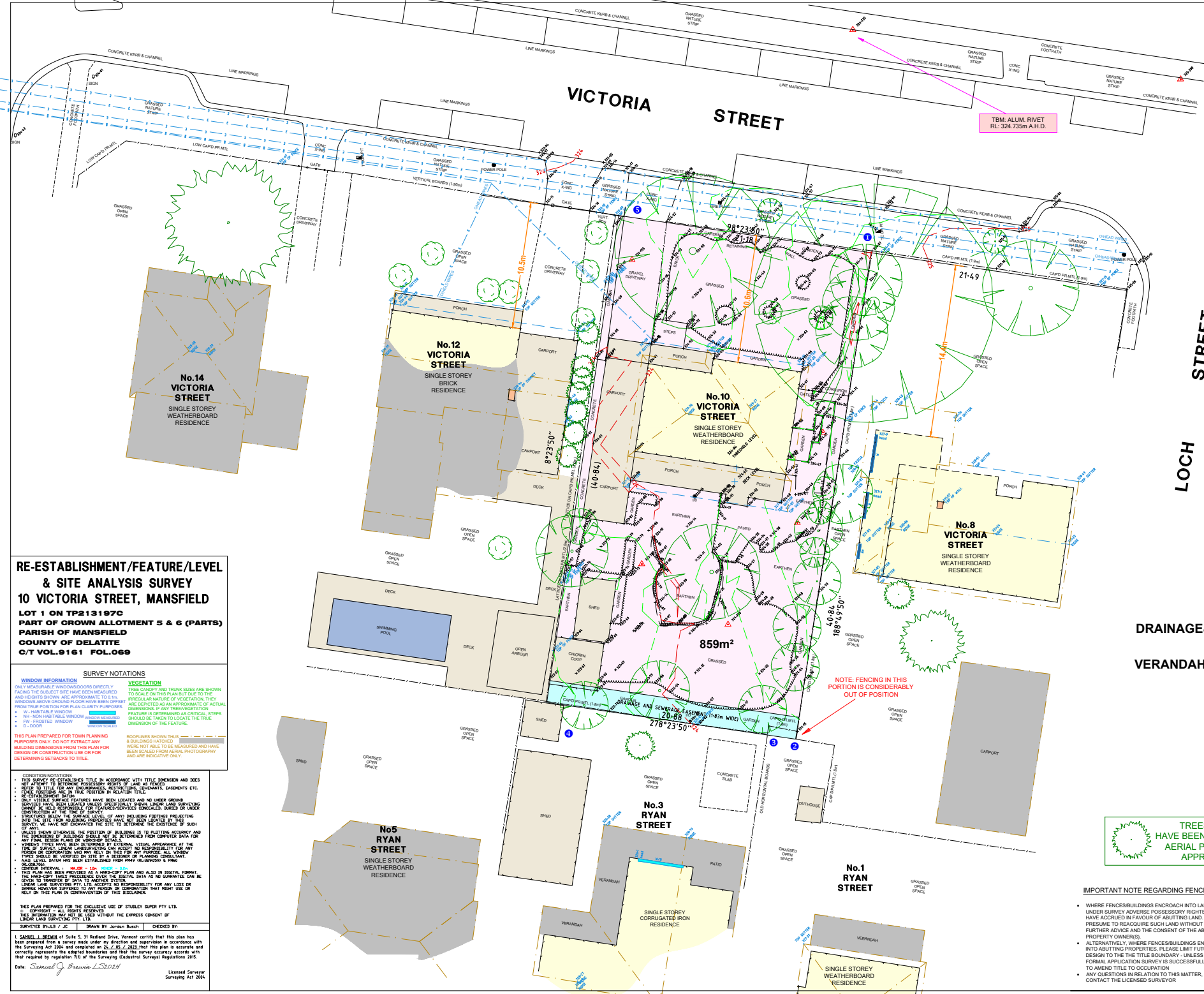
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CLIENT:
 GARRY & CARMEL STUDLEY

PROJECT:
 PROPOSED 2 STORY UNIT DEVELOPMENT
 10 VICTORIA STREET, MANSFIELD

DRAWING TITLE:
 NEIGHBOURHOOD STREET VIEW

PRELIMINARY
 DRAWN: CAG
 SCALE @ A2:
 1:1250
 DRAWING No:
TP03
 REVISION:
P1



- T.B.M.
- TITLE
- DRAINAGE & SEWERAGE EASEMENT
- BUILDING
- VERANDAH/CARPORT/PORCH/SHED
- CHIMNEY
- WINDOW/DOOR
- SWIMMING POOL
- ENLARGEMENT NUMBER

RE-ESTABLISHMENT/FEATURE/LEVEL & SITE ANALYSIS SURVEY
LOT 1 ON TP2131970
PART OF CROWN ALLOTMENT 5 & 6 (PARTS)
PARISH OF MANSFIELD
COUNTY OF DELAWARE
C/T VOL.9161 FOL.069

WINDOW INFORMATION
 ONLY MEASURABLE WINDOWS/DOORS DIRECTLY FACING THE SUBJECT SITE HAVE BEEN MEASURED AND HEIGHTS SHOWN. ALL APPROXIMATE TO THE WINDOWS ABOVE GROUND FLOOR HAVE BEEN OFFSET FROM TRUE POSITION FOR PLAN CLARITY PURPOSES.

- W - HABITABLE WINDOW
- NW - NON-HABITABLE WINDOW
- FW - FRONTED WINDOW
- D - DOOR

SURVEY NOTATIONS

VEGETATION
 TREE CANOPY AND TRUNK SIZES ARE SHOWN TO SCALE ON THIS PLAN BUT DUE TO THE IRREGULAR NATURE OF VEGETATION THEY ARE DEPICTED AS AN APPROXIMATE OF ACTUAL DIMENSIONS. IF ANY REVEGETATION FEATURE IS DETERMINED AS CRITICAL STEPS SHOULD BE TAKEN TO LOCATE THE TRUE DIMENSION OF THE FEATURE.

ROOMS SHOWN THIS & BUILDING HATCHES
 WERE NOT ABLE TO BE MEASURED AND HAVE BEEN SCALED FROM AERIAL PHOTOGRAPHY AND ARE INDICATIVE ONLY.

CONSTRUCTION NOTATIONS

- THIS SURVEY RE-ESTABLISHES TITLE IN ACCORDANCE WITH TITLE DIMENSION AND DOES NOT ATTEMPT TO DETERMINE POSSESSORY RIGHTS OF LAND AS FENCED.
- REFER TO TITLE FOR ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS, ETC.
- RE-ESTABLISHMENT SURVEY.
- ONLY EXISTING SURFACE FEATURES HAVE BEEN LOCATED AND NO UNDER GROUND SERVICES HAVE BEEN LOCATED UNLESS SPECIFICALLY SHOWN. UNDER LAND SURVEYING CANNOT BE HELD RESPONSIBLE FOR FEATURES/SERVICES CONCEALED, BARRIED OR UNDER STRUCTURES BELOW THE SURFACE LEVEL OF ANY INCLUDING FOOTINGS PROJECTING INTO THE SITE FROM ADJACENT PROPERTIES HAVE BEEN LOCATED.
- WE HAVE NOT EXCAVATED THE SITE TO DETERMINE THE EXISTENCE OF SUCH OR ANY OTHER SERVICES.
- UNLESS SHOWN OTHERWISE THE POSITION OF BUILDINGS IS TO BE PLOTTED ACCORDING AND THE DIMENSIONS OF BUILDINGS SHALL NOT BE DETERMINED FROM COMPUTER DATA FOR ANY FINAL DESIGN PLANS OF VENDOR'S.
- VENDOR'S TYPES HAVE BEEN DETERMINED BY EXTERNAL VISUAL APPEARANCE AT THE TIME OF SURVEY. UNDER LAND SURVEYING CANNOT ACCEPT RESPONSIBILITY FOR ANY TYPE OF SURVEY. UNDER LAND SURVEYING CANNOT ACCEPT RESPONSIBILITY FOR ANY TYPE OF SURVEY. UNDER LAND SURVEYING CANNOT ACCEPT RESPONSIBILITY FOR ANY TYPE OF SURVEY.
- ANGULAR DATA HAS BEEN ESTABLISHED FROM PACE MEASUREMENTS & PHOTOGRAMMETRY.
- CORNER INTERVAL 1: 100.00m, 1: 100.00m, 1: 100.00m.
- THE HARD-COPY TAKES PRECEDENCE OVER THE DIGITAL DATA AS NO GUARANTEE CAN BE GIVEN TO TRANSFER OF DATA TO ANOTHER SYSTEM.
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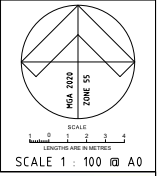
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SURVEYED BY: J. JC DRAWN BY: Jordan Burch CHECKED BY:

1. SAMUEL J. BURTON of Suite 5, 31 Redard Drive, Vermont certify that this plan has been prepared from a survey made under my direction and supervision in accordance with the Surveying Act 2004 and completed on 21/02/2023 that this plan is accurate and correctly represents the adopted boundaries and that the survey records comply with that required by regulation 7(1) of the Surveying (Cadastral Surveys) Regulations 2015.

Date: Samuel J. Burton L250214 Licensed Surveyor Surveying Act 2004

TREES SHOWN THIS HAVE BEEN SCALED FROM AERIAL PHOTO AND ARE APPROXIMATE ONLY



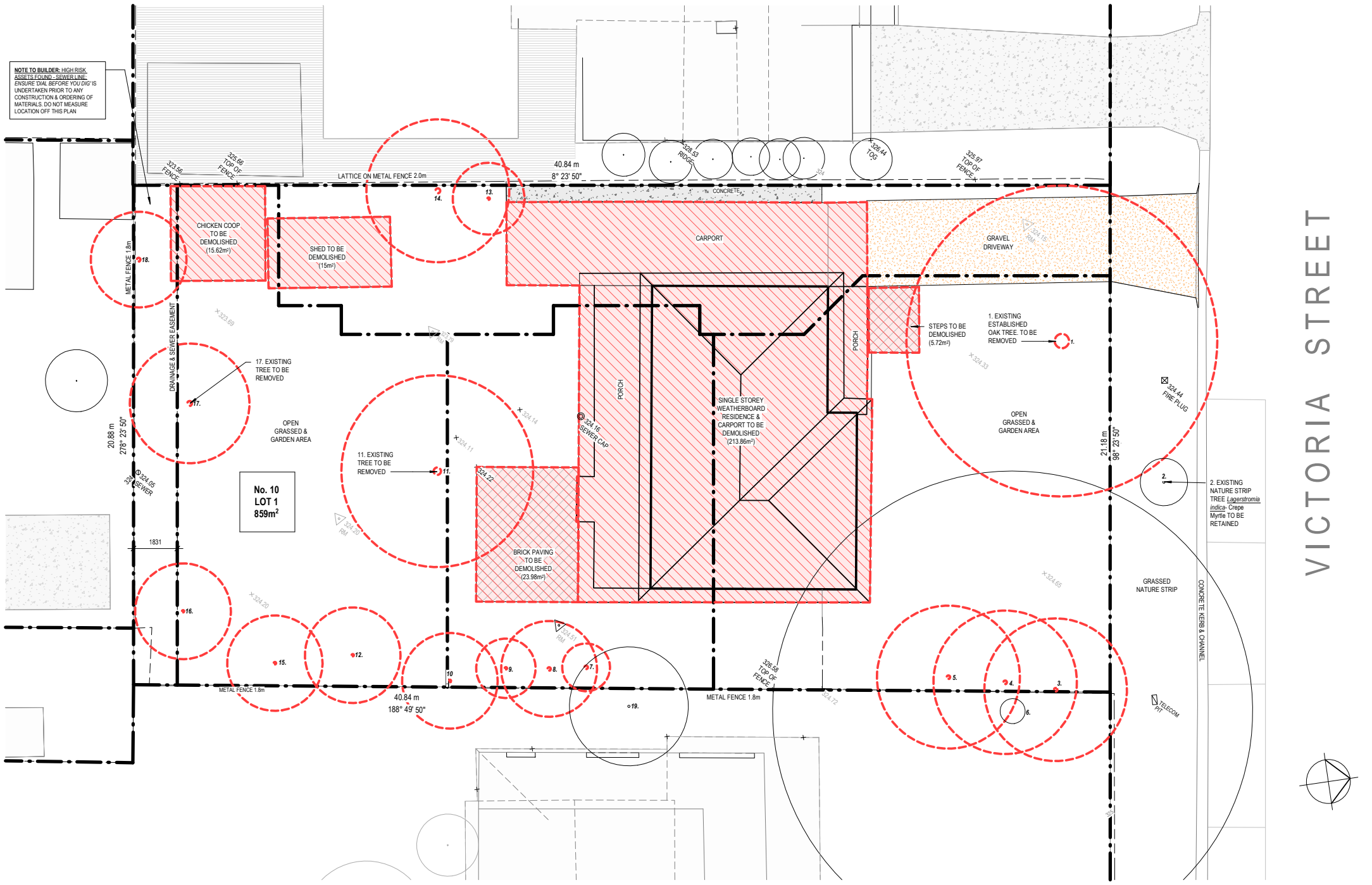
IMPORTANT NOTE REGARDING FENCING:

- WHERE FENCES/BUILDINGS ENCRUSH INTO LAND UNDER SURVEY ADVERSE POSSESSORY RIGHTS MAY HAVE ACCRUED IN FAVOUR OF ABUTTING LAND. DO NOT PRESUME TO REACQUIRE SUCH LAND WITHOUT FURTHER ADVICE AND THE CONSENT OF THE ABUTTING PROPERTY OWNER(S).
- ALTERNATIVELY, WHERE FENCES/BUILDINGS ENCRUSH INTO ABUTTING PROPERTIES, PLEASE LIMIT FUTURE DESIGN TO THE TITLE BOUNDARY - UNLESS A FORMAL APPLICATION SURVEY IS SUCCESSFULLY MADE TO AMEND TITLE TO OCCUPATION.
- ANY QUESTIONS IN RELATION TO THIS MATTER, PLEASE CONTACT THE LICENSED SURVEYOR.

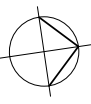
LINEAR LAND SURVEYING
 licensed land surveyors
 development and planning consultants
 Suite 5, 31 Redard Drive, VERMONT, Vic. 3133
 Ph 03 9878 8888 Email: survey@linearlandsurveying.com.au

REF: L.3096RFL v01

NOTE TO BUILDER: HIGH RISK ASSETS FOUND - SEWER LINE
 ENSURE DIAL BEFORE YOU DIG IS UNDERTAKEN PRIOR TO ANY CONSTRUCTION & ORDERING OF MATERIALS. DO NOT MEASURE LOCATION OFF THIS PLAN



VICTORIA STREET



REVISION SCHEDULE:			IMPORTANT NOTE:			AGC DESIGN DRAFTING			CLIENT:			PROJECT:			DRAWING TITLE:			PRELIMINARY					
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P1	PRELIMINARY ISSUE	21.11.23																					



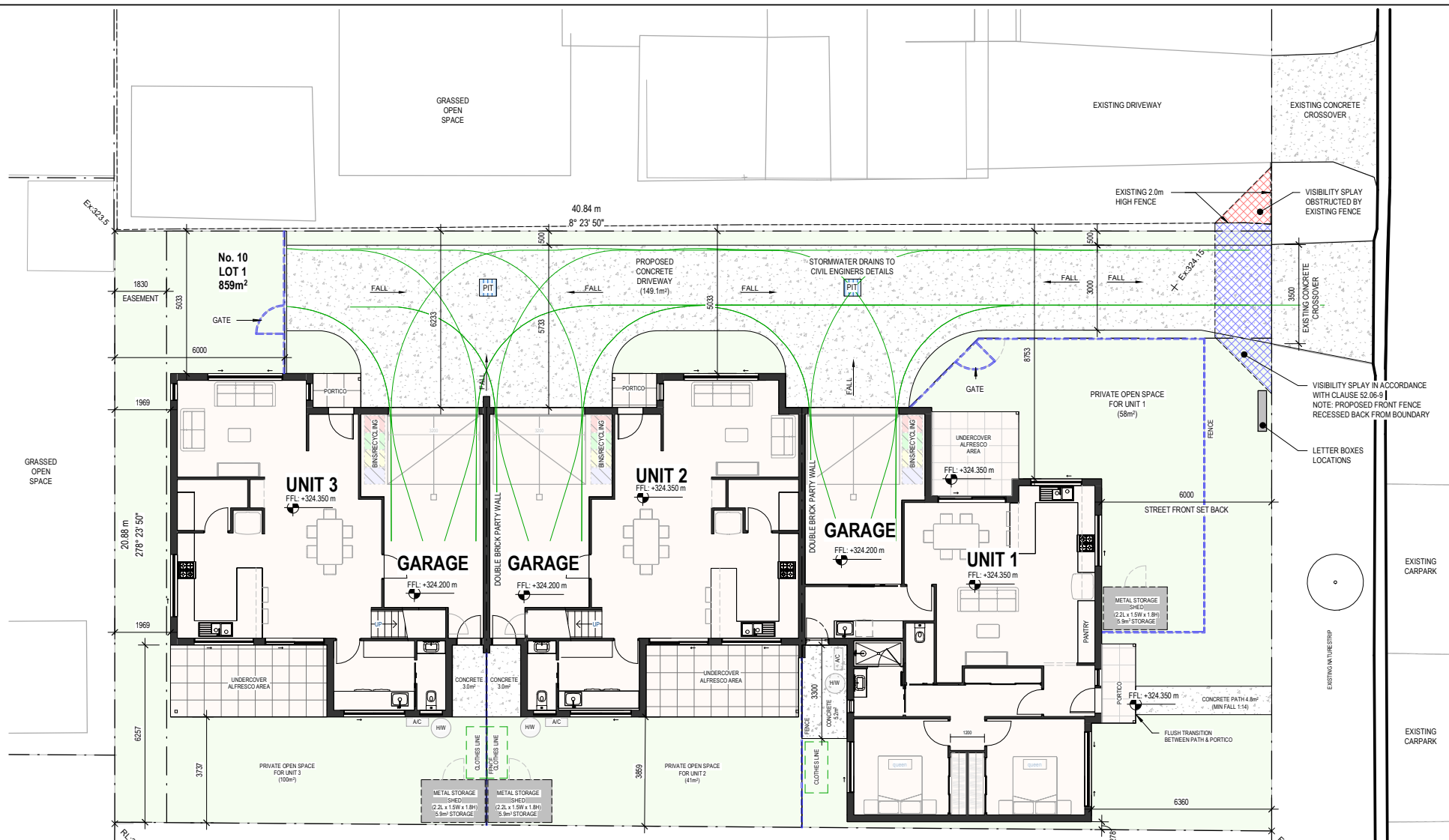
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 Building Practitioners No: DP-AD-398

CLIENT:
 GARRY & CARMEL STUDLEY

PROJECT:
 PROPOSED 2 STORY UNIT DEVELOPMENT
 10 VICTORIA STREET, MANSFIELD

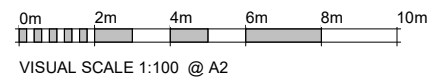
DRAWING TITLE:
 DEMOLITION PLAN

PRELIMINARY
 DRAWN: CAG
 SCALE @ A2:
 1:100
 DRAWING No:
TP05
 REVISION:
P1



PROPOSED SITE PLAN
1: 100

SITE ANALYSIS:	
TOTAL SITE AREA	= 859m ²
TOTAL UNIT AREA (TO OUTSIDE OF WALLS & INCLUDING ALFRESCO AREAS)	= 391.93m ²
CONCRETE DRIVEWAYS	= 149.1m ²
CONCRETE PATHS AREAS	= 20.83m ²
GARDEN SHEDS	= 10.12m ²
TOTAL LANDSCAPE AREA	= 301.75m ²
SITE COVERAGE (SHOULD NOT EXCEED 60%)	= 46.80%
PERMEABLE AREA (AT LEAST 20% OF SITE SHOULD REMAIN PERMEABLE)	= 35.12%



VICTORIA STREET

REVISION SCHEDULE:		
Rev	Description:	Date:
P1	PRELIMINARY ISSUE	21.11.23
P2	PRELIMINARY ISSUE	27.05.24
P3	UPDATED PLANNING DRAWINGS	01.07.24

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AGC DESIGN DRAFTING
HOUSE DESIGN/RENOVATIONS/TOWN PLANNING

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Building Practitioners No: DP-AD-398

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CLIENT:
GARRY & CARMEL STUDLEY

PROJECT:
PROPOSED 2 STORY UNIT DEVELOPMENT
10 VICTORIA STREET, MANSFIELD

DRAWING TITLE:
PROPOSED SITE PLAN

PRELIMINARY
DRAWN: CAG
SCALE @ A2:
1: 100

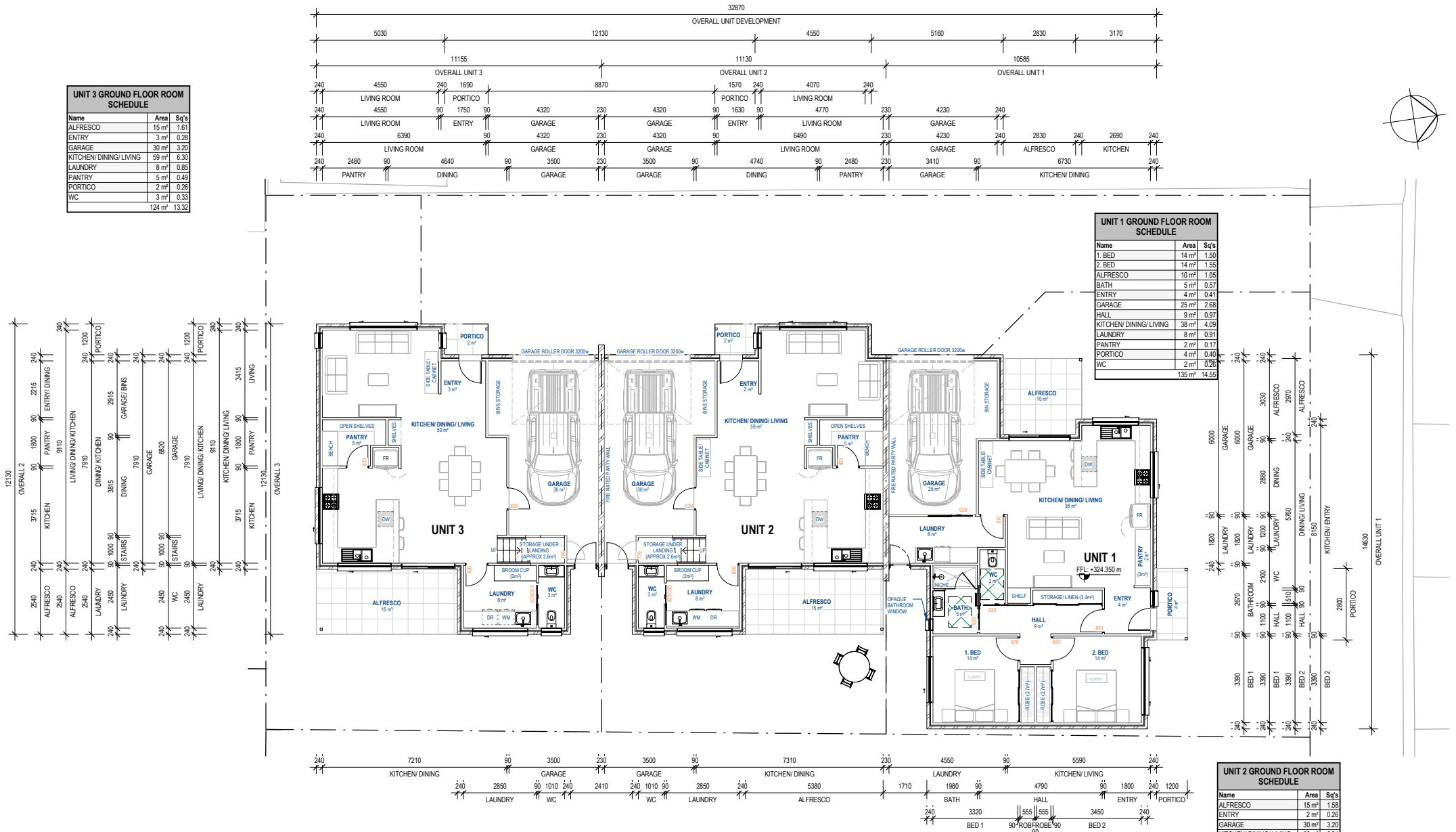
DRAWING No:
TP06

REVISION:
P3

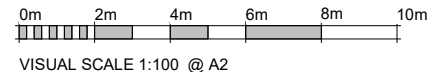
UNIT 3 GROUND FLOOR ROOM SCHEDULE		
Name	Area	Sq's
ALFRESCO	15 m ²	1.61
ENTRY	3 m ²	0.28
GARAGE	30 m ²	3.20
KITCHEN/DINING/LIVING	59 m ²	6.37
LAUNDRY	8 m ²	0.85
PANTRY	5 m ²	0.49
PORTICO	2 m ²	0.26
WC	3 m ²	0.33
	124 m ²	13.32

UNIT 1 GROUND FLOOR ROOM SCHEDULE		
Name	Area	Sq's
1. BED	14 m ²	1.50
2. BED	14 m ²	1.55
ALFRESCO	10 m ²	1.05
BATH	5 m ²	0.57
ENTRY	4 m ²	0.41
GARAGE	25 m ²	2.68
HALL	9 m ²	0.97
KITCHEN/DINING/LIVING	38 m ²	4.09
LAUNDRY	8 m ²	0.91
PANTRY	2 m ²	0.17
PORTICO	4 m ²	0.40
WC	2 m ²	0.26
	135 m ²	14.55

UNIT 2 GROUND FLOOR ROOM SCHEDULE		
Name	Area	Sq's
ALFRESCO	15 m ²	1.58
ENTRY	2 m ²	0.26
GARAGE	30 m ²	3.20
KITCHEN/DINING/LIVING	59 m ²	6.34
LAUNDRY	8 m ²	0.85
PANTRY	5 m ²	0.49
PORTICO	2 m ²	0.24
WC	3 m ²	0.33
	123 m ²	13.29

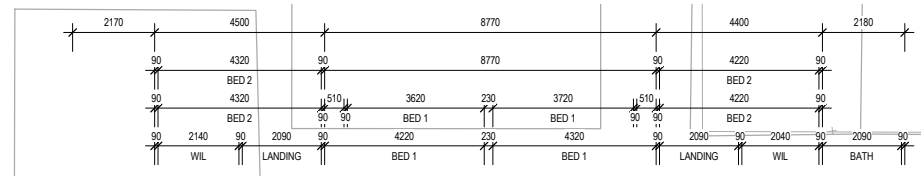
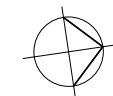


GROUND FLOOR PLAN
1:100



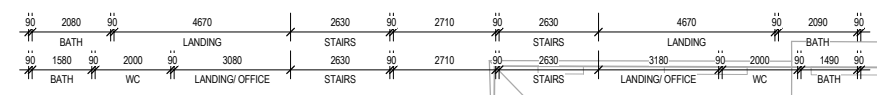
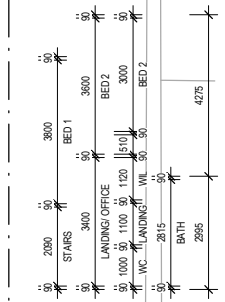
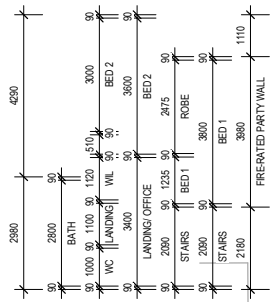
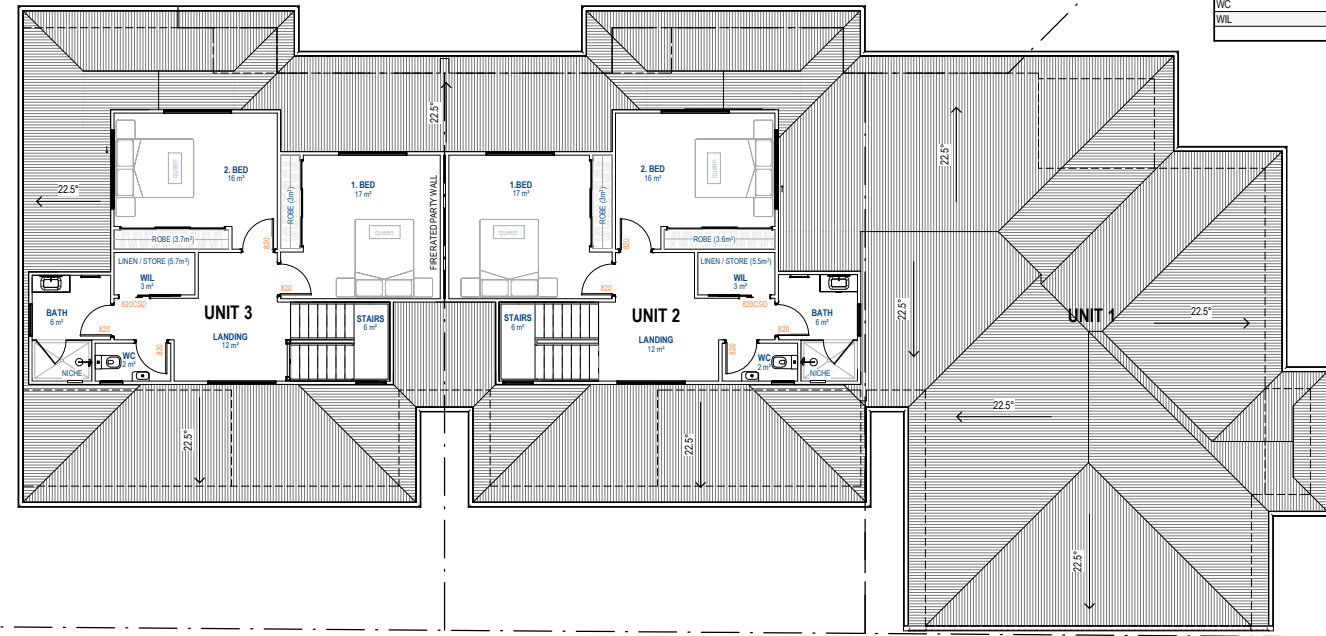
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P1	PRELIMINARY ISSUE	21.11.23																											

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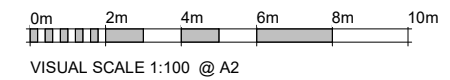


UNIT 3 1st FLOOR ROOM SCHEDULE		
Name	Area	Sq's
1. BED	17 m ²	1.80
2. BED	16 m ²	1.75
BATH	6 m ²	0.62
LANDING	12 m ²	1.25
STAIRS	6 m ²	0.63
WC	2 m ²	0.25
WIL	3 m ²	0.29
	61 m ²	6.52

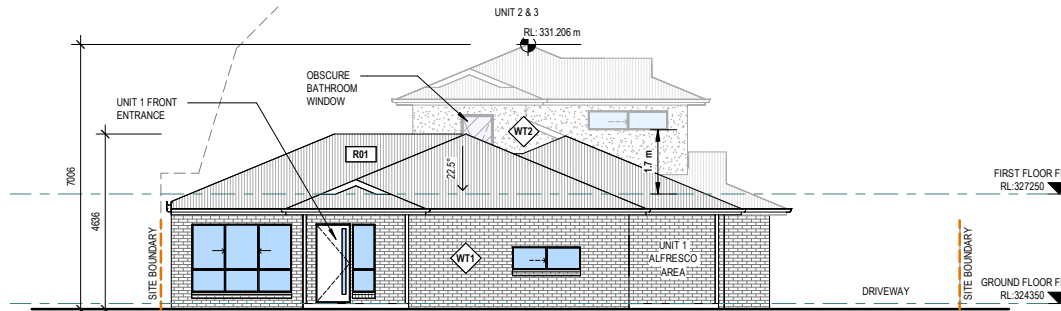
UNIT 2 1st FLOOR ROOM SCHEDULE		
Name	Area	Sq's
1. BED	17 m ²	1.85
2. BED	16 m ²	1.71
BATH	6 m ²	0.61
LANDING	12 m ²	1.26
STAIRS	6 m ²	0.63
WC	2 m ²	0.25
WIL	3 m ²	0.28
	61 m ²	6.58



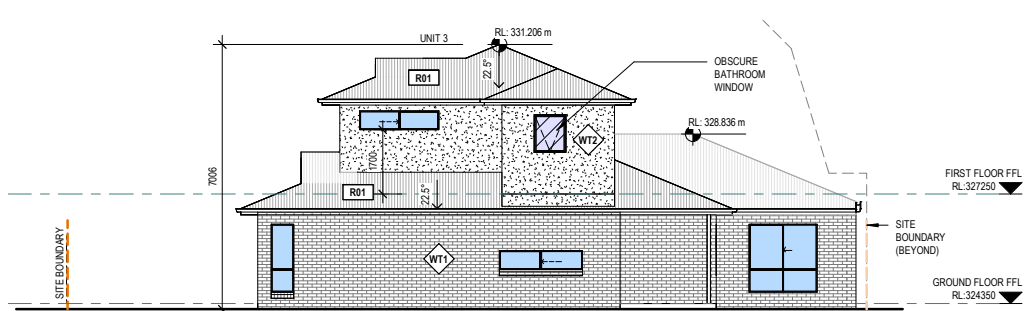
FIRST FLOOR FFL
1:100



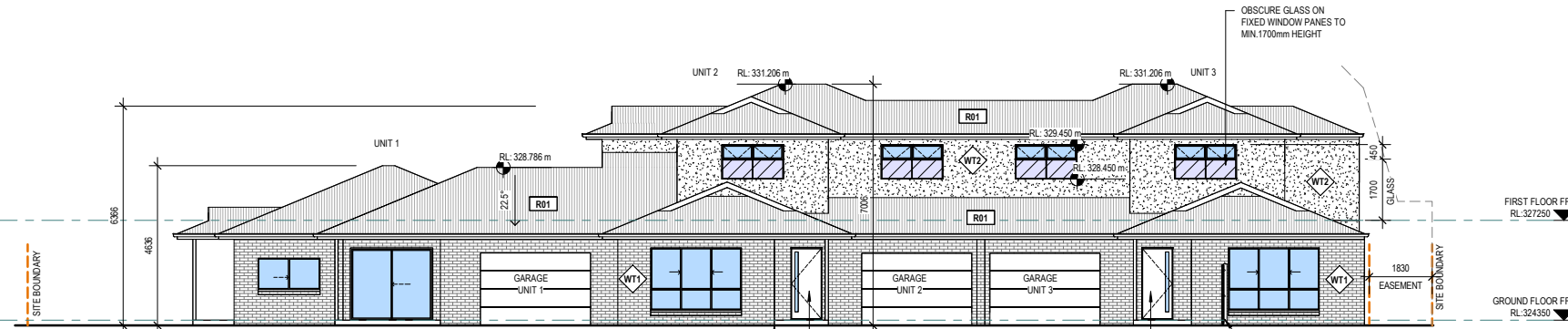
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P1	PRELIMINARY ISSUE	21.11.23																											
P2	PRELIMINARY ISSUE	27.05.24																											



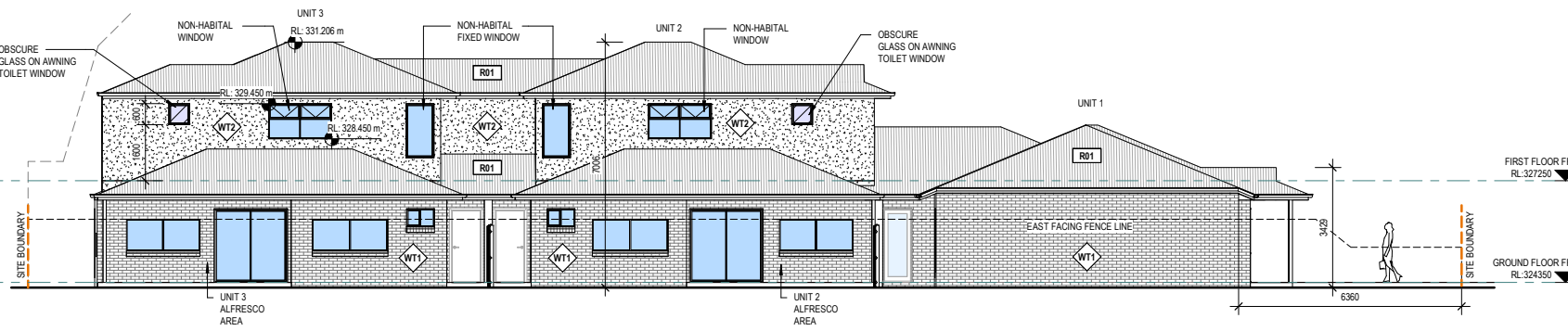
NORTH FACING ELEVATION
1:100



SOUTH FACING ELEVATION
1:100



WEST FACING ELEVATION
1:100



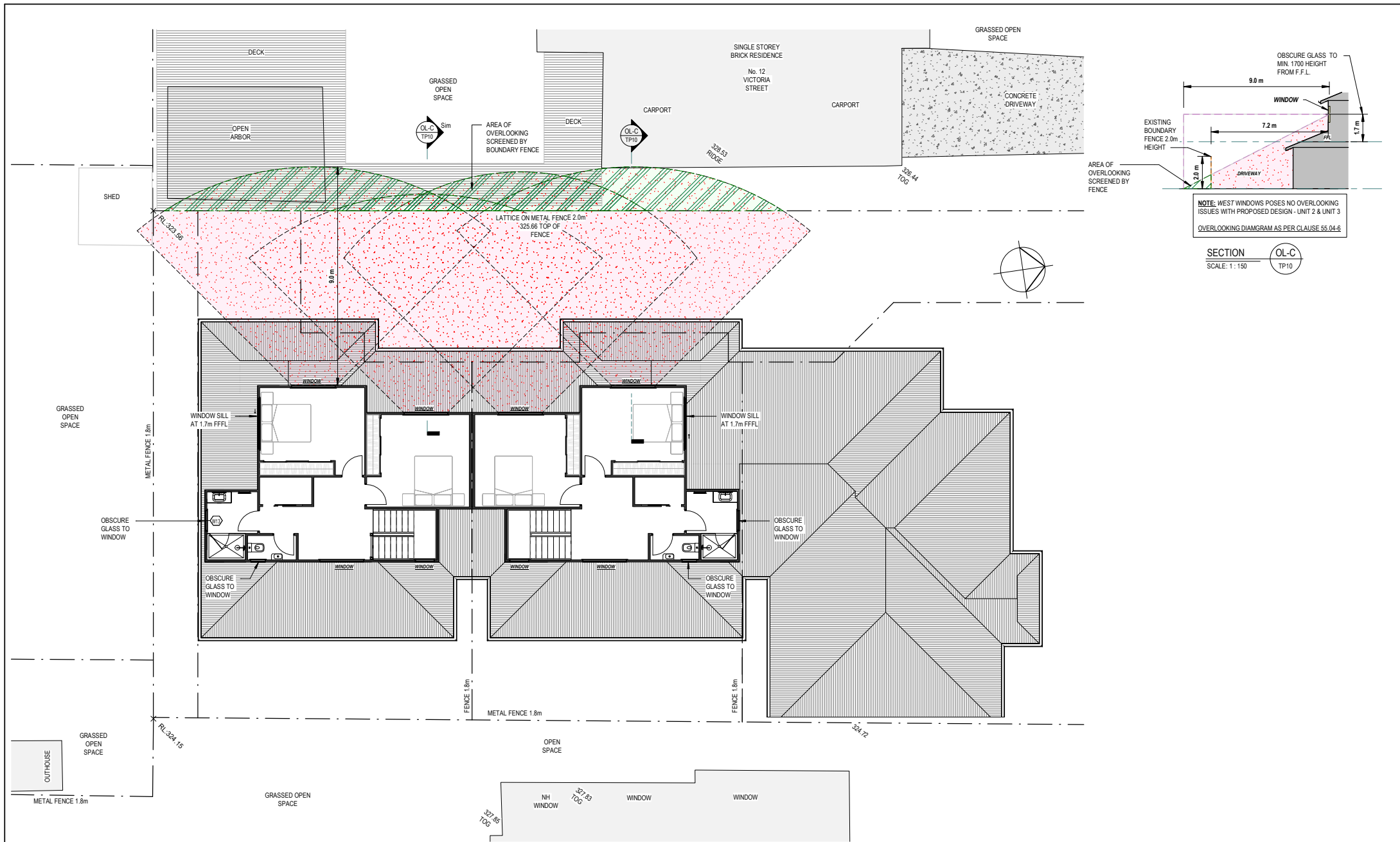
EAST FACING ELEVATION
1:100

MATERIAL LEGEND		
	GROUND FLOOR WALLS: PGH BRICKS 'RIVERINA JINDERA RED' OR SIMILAR APPROVED	WT1
	FIRST FLOOR WALLS: RENDERED FINISH DULLIX - TERRACE WHITE OR SIMILAR APPROVED	WT2
	ROOF SHEETING: COLOURBOND COLOUR 'GULLY' CORRUGATED PROFILE	R01
	GUTTERS & DOWNPIPES: COLOURBOND COLOUR 'GULLY'	



VISUAL SCALE 1:100 @ A2

REVISION SCHEDULE:			IMPORTANT NOTE:			CLIENT:			PROJECT:			DRAWING TITLE:			PRELIMINARY								
Rev	Description:	Date:	A full site measure is to be carried out prior to any construction commencing on site. All site measurements are to be checked against drawings. Any changes are to be made by designer to drawings prior to commencement on site. All dimensions are to be checked on site before commencement of work or manufacturing of any items. These drawings are the property of AGC Pty Ltd. and must not be reproduced or copied wholly or in part without the permission of AGC Pty Ltd. Use figured dimensions in reference to scale.						AGC DESIGN DRAFTING E: angelo@agcdesigndrafting.com M: 0437 274 333 Building Practitioners No: DP-AD-398			GARRY & CARMEL STUDLEY			PROPOSED 2 STORY UNIT DEVELOPMENT 10 VICTORIA STREET, MANSFIELD			ELEVATIONS					
P1	PRELIMINARY ISSUE	21.11.23													DRAWN: CAG								
P2	PRELIMINARY ISSUE	27.05.24													SCALE @ A2:			DRAWING No:			REVISION:		
P3	UPDATED PLANNING DRAWINGS	01.07.24													1:100			TP09			P3		



NOTE: WEST WINDOWS POSES NO OVERLOOKING ISSUES WITH PROPOSED DESIGN - UNIT 2 & UNIT 3
OVERLOOKING DIAGRAM AS PER CLAUSE 55.04.6

SECTION OL-C
SCALE: 1:150 TP10

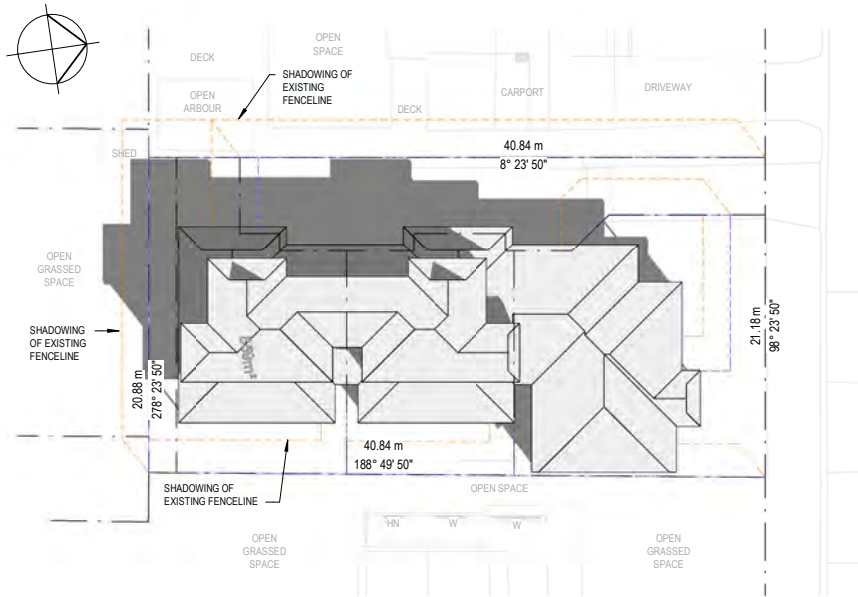
OVERLOOKING PLAN
1:100



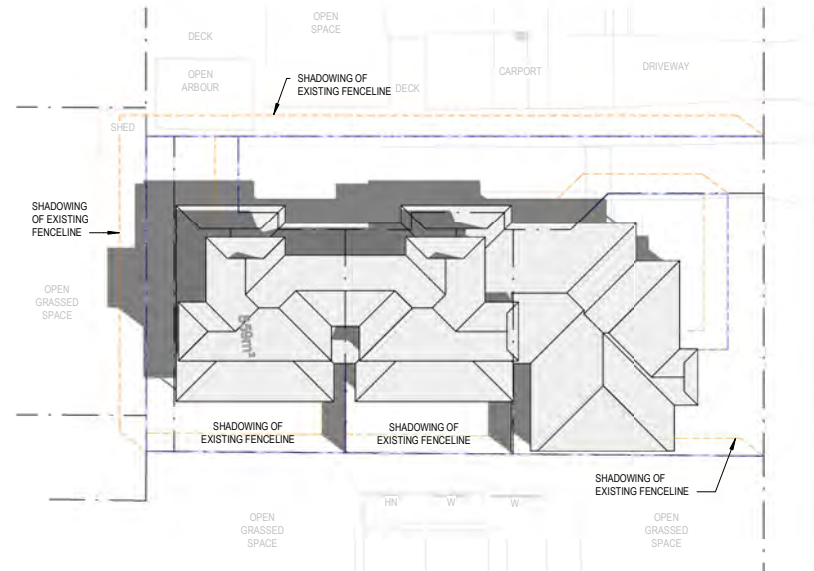
VISUAL SCALE 1:100 @ A2

REVISION SCHEDULE:			IMPORTANT NOTE:			AGC DESIGN DRAFTING			CLIENT:			PROJECT:			DRAWING TITLE:			PRELIMINARY		
Rev	Description:	Date:	A full site measure is to be carried out prior to any construction commencing on site. All site measurements are to be checked against drawings. Any changes are to be made by designer to drawings prior to commencement on site. All dimensions are to be checked on site before commencement of work or manufacturing of any items. These drawings are the property of AGC Pty Ltd. and must not be reproduced or copied wholly or in part without the permission of AGC Pty Ltd. Use figured dimensions in reference to scale.			E: angelo@agcdesigndrafting.com M: 0437 274 333 Building Practitioners No: DP-AD-398			GARRY & CARMEL STUDLEY			PROPOSED 2 STORY UNIT DEVELOPMENT 10 VICTORIA STREET, MANSFIELD			OVERLOOKING			DRAWN: CAG		
P1	PRELIMINARY ISSUE	21.11.23																SCALE @ A2: TP10		
P2	PRELIMINARY ISSUE	27.05.24										As indicated								

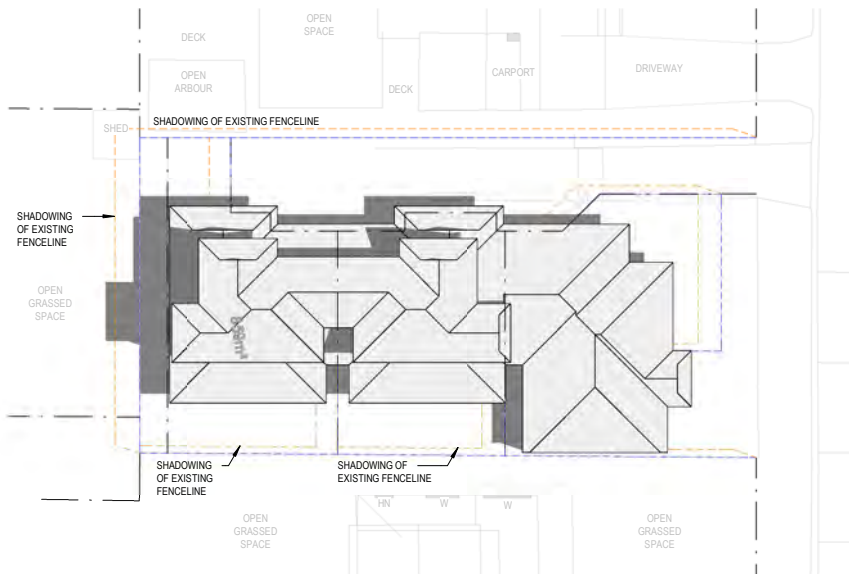
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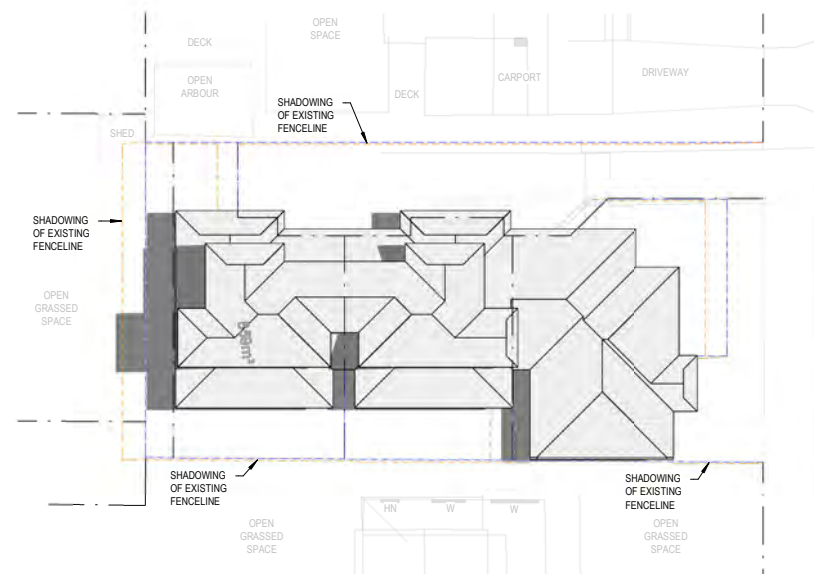
SITE SHADOW LAYOUT 9am SEPTEMBER 22nd
1 : 250



SITE SHADOW LAYOUT 10am SEPTEMBER 22nd
1 : 250



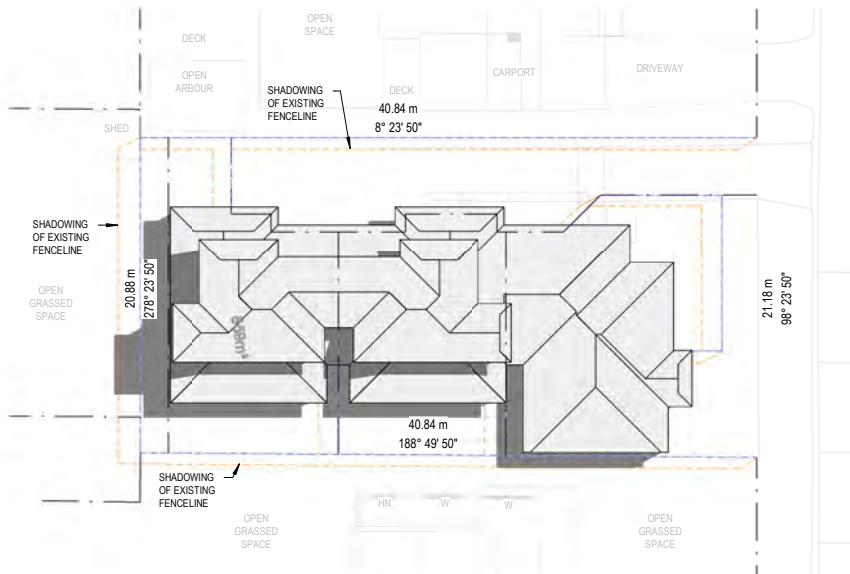
SITE SHADOW LAYOUT 11am SEPTEMBER 22nd
1 : 250



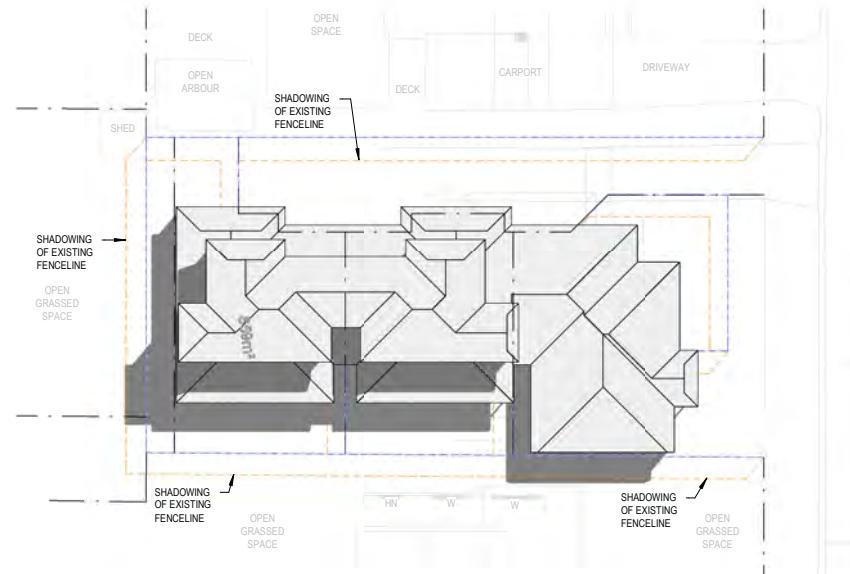
SITE SHADOW LAYOUT 12pm SEPTEMBER 22nd
1 : 250

NOTE: OVER SHADOWING DIAGRAMS AS PER CLAUSE 55.04-5

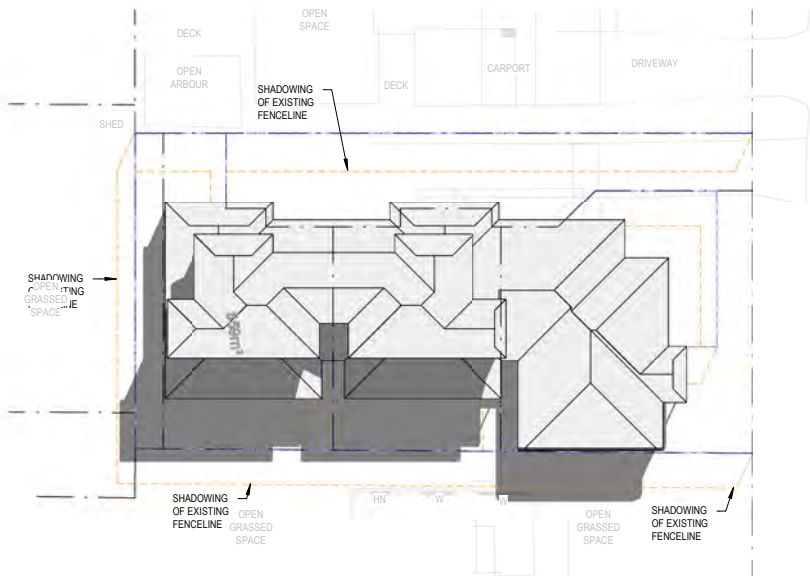
REVISION SCHEDULE:			IMPORTANT NOTE:			CLIENT:			PROJECT:			DRAWING TITLE:			PRELIMINARY								
Rev	Description:	Date:	<p>A full site measure is to be carried out prior to any construction commencing on site. All site measurements are to be checked against drawings. Any changes are to be made by designer to drawings prior to commencement on site. All dimensions are to be checked on site before commencement of work or manufacturing of any items. These drawings are the property of AGC Pty Ltd. and must not be reproduced or copied wholly or in part without the permission of AGC Pty Ltd. Use figured dimensions in reference to scale.</p> <p>AGC DESIGN DRAFTING E: angelo@agcdesigndrafting.com M: 0437 274 333 Building Practitioners No: DP-AD-398</p> <p>ALL DIMENSIONS ARE IN MILLIMETRES. VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS. DO NOT SCALE OFF DRAWING. COPYRIGHT REMAINS THE PROPERTY OF THIS OFFICE.</p>			<p>GARRY & CARMEL STUDLEY</p>			<p>PROPOSED 2 STORY UNIT DEVELOPMENT 10 VICTORIA STREET, MANSFIELD</p>			<p>SUN DIAGRAMS</p>			<p>DRAWN: CAG SCALE @ A2: 1 : 250</p>			<p>DRAWING No: TP11</p>			<p>REVISION: P2</p>		
P1	PRELIMINARY ISSUE	21.11.23																					
P2	PRELIMINARY ISSUE	27.05.24																					



SITE SHADOW LAYOUT 1pm SEPTEMBER 22nd
1:250



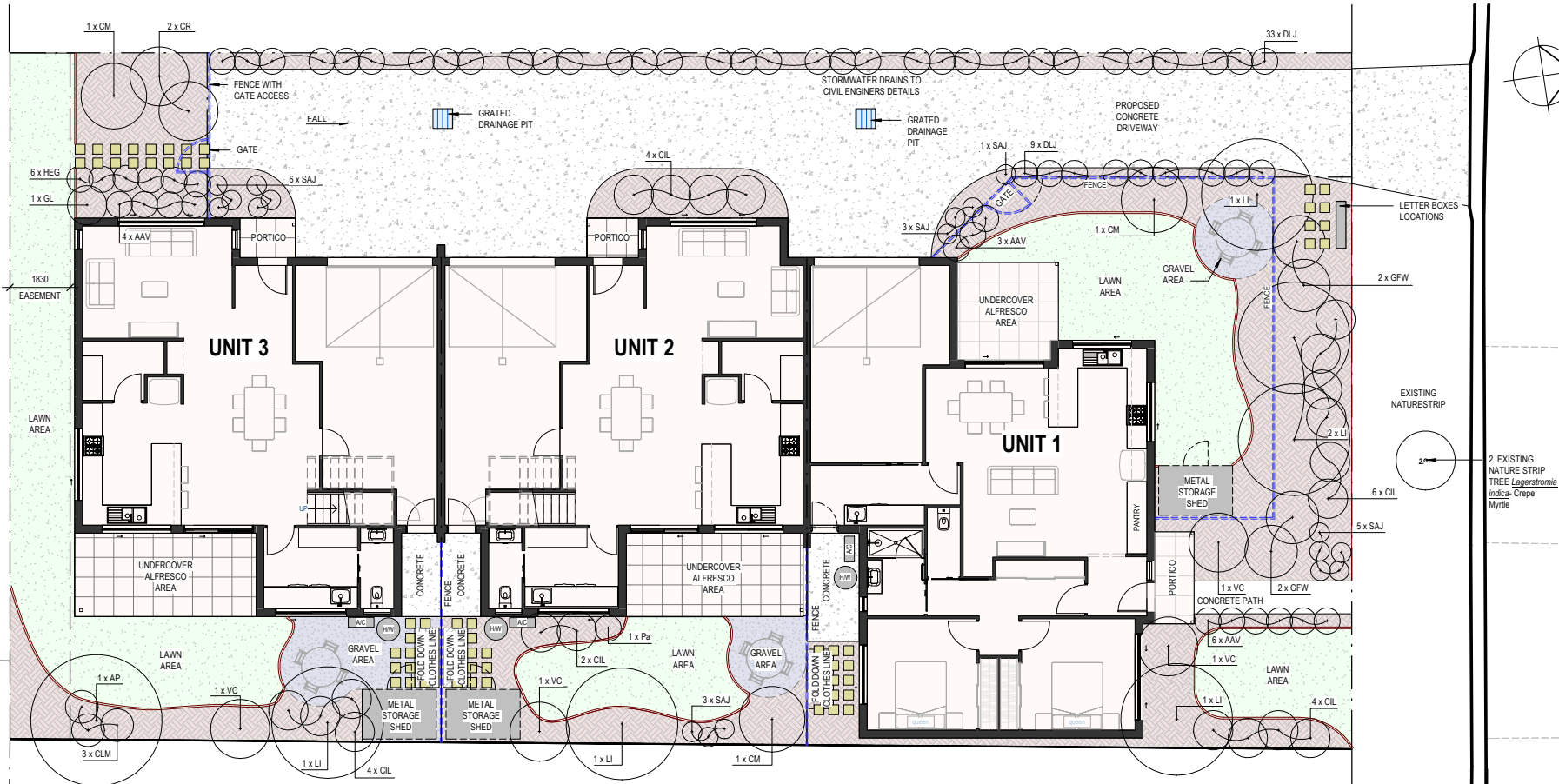
SITE SHADOW LAYOUT 2pm SEPTEMBER 22nd
1:250



SITE SHADOW LAYOUT 3pm SEPTEMBER 22nd
1:250

NOTE: OVER SHADOWING DIAGRAMS AS PER CLAUSE 55.04-5

REVISION SCHEDULE:			IMPORTANT NOTE:			CLIENT:			PROJECT:			DRAWING TITLE:			PRELIMINARY								
Rev	Description:	Date:	<p>A full site measure is to be carried out prior to any construction commencing on site. All site measurements are to be checked against drawings. Any changes are to be made by designer to drawings prior to commencement on site. All dimensions are to be checked on site before commencement of work or manufacturing of any items. These drawings are the property of AGC Pty Ltd. and must not be reproduced or copied wholly or in part without the permission of AGC Pty Ltd. Use figured dimensions in reference to scale.</p> <p>AGC DESIGN DRAFTING E: angelo@agcdesigndrafting.com M: 0437 274 333 Building Practitioners No: DP-AD-398</p> <p>ALL DIMENSIONS ARE IN MILLIMETRES. VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS. DO NOT SCALE OFF DRAWING. COPYRIGHT REMAINS THE PROPERTY OF THIS OFFICE.</p>			<p>GARRY & CARMEL STUDLEY</p>			<p>PROPOSED 2 STORY UNIT DEVELOPMENT 10 VICTORIA STREET, MANSFIELD</p>			<p>SUN DIAGRAMS</p>			<p>DRAWN: CAG SCALE @ A2: 1:250</p>			<p>DRAWING No: TP12</p>			<p>REVISION: P2</p>		
P1	PRELIMINARY ISSUE	21.11.23																					
P2	PRELIMINARY ISSUE	27.05.24																					



- PROPOSED PLANTING SCHEDULE:**
GROUND PLANTING:
 Botanical name: *Plectranthus argentea* 'Silver Plectranthus'
 Common name: Silver Plectranthus
 Mature size: 0.3m Height x 0.3m-1m Width
 Code: Pa
 (chosen due to shady spot)
 Quantity: 1
- LOW PLANTING:**
 Botanical name: *Hydrangea spectabile* 'Autumn Joy'
 Common name: Autumn Joy
 Mature size: 0.2-0.6m Height x 0.5m Width
 Code: SAJ
 Quantity: 15
- Botanical name: *Civivia miniata*
 Common name: Fire Lily
 Mature size: 0.6-0.7m Height x 0.5-0.7m Width
 Code: CLM
 Quantity: 3
- Botanical name: *Dianella caerulea* 'Little Jess'
 Common name: Dianella 'Little Jess'
 Mature size: 0.40m Height x 0.40m Width
 Code: DLJ
 Quantity: 42
- Botanical name: *Correa glabra* 'Ivory Lantern'
 Common name: Rock Correa
 Mature size: 0.50-0.6m Height x 0.50-0.6m Width
 Code: CIL
 Quantity: 19
- Botanical name: *Anigozanthos flavidus* 'Amber Velvet'
 Common name: Kangaroo Paw 'Amber Velvet' or similarly approved variety. Mature size: 0.5m Height x 0.4m Width
 Code: AAV
 Quantity: 13
- SHRUBS:**
 Botanical name: *Gaura lindheimeri*
 Common name: Butterfly Bush
 Mature size: 0.8m Height x 0.8m Width
 Code: GL
 Quantity: 1
- Botanical name: *Hebe 'Emerald Green'*
 Common name: Hebe 'Emerald Green'
 Mature size: 0.40m Height x 0.4m Width
 Code: HEG
 Quantity: 6
- Botanical name: *Grevillea*, Sp. x 'Fireworks'
 Common name: Grevillea 'Fireworks'
 Mature size: 1-1.2m Height x 1-1.2m Width
 Code: GFW
 Quantity: 4
- Botanical name: *Cycas revoluta*
 Common name: Sago Palm
 Mature size: 3.5m Height x 2m Width
 Code: CR
 Quantity: 2
- TREE:**
 Botanical name: *Viburnum carlesii*
 Common name: Snow Ball Tree
 Mature size: 1.5m Height x 1.5m Width
 Code: VC
 Quantity: 3
- Botanical name: *Acer palmatum 'Sankaki'*
 Common name: Coral Bark Japanese Maple
 Mature size: 5m Height x 4m Width
 Code: AP
 Quantity: 1
- Botanical name: *Citrus sp. x 'limon Meyer'*
 Common name: Dwarf Lemon Citrus tree 'Meyer'
 (or preferred variety of grafted medium to dwarf sized citrus)
 Mature size: 2m Height x 2m Width
 Code: CM
 Quantity: 3
- Botanical name: *Lagerstroemia indica 'Zuni'*
 Common name: Crepe Myrtle 'Zuni' or similarly approved variety. Mature size: 4-5m Height x 2-3m Width
 Code: LI
 Quantity: 6

TREE PROTECTION: ALL EXISTING TREES RETAINED MUST BE MANAGED & PROTECTED IN ACCORDANCE WITH THE AUSTRALIAN STANDARD AS 4970-2009 PROTECTION OF TREES ON DEVELOPMENT SITES.
PRELIMINARY WEED CONTROL: WEED ERADICATION SHOULD BE COMMENCED BEFORE DEVELOPMENT WORKS & BE COMPLETED PRIOR TO PLANTING. IF USING A NON-RESIDUAL, GLYPHOSPHATE HERBICIDE, IT IS IMPORTANT THAT IT IS USED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION.
SOIL PREPARATION: CULTIVATE GARDEN BED & LAWN SOIL TO A MINIMUM DEPTH OF 250mm. TEST pH OF SOIL & ENSURE IT IS IN THE ACIDIC TO NEUTRAL RANGE (pH 5.5-7.0) ADJUST SOIL pH WITH THE APPLICATION OF LIME OR SULPHUR AS PER PACK INSTRUCTIONS. APPLY GYPSUM (1.5kg/m²) TO CLAY SOILS TO IMPROVE SOIL STRUCTURE & DRAINAGE. BUILD UP GARDEN BEDS WITH GARDEN BLEND SOIL MIX IF REQUIRED.
GARDEN EDGING: GARDEN BEDS ARE TO BE EDGED WITH TREATED PINE EDGING.
MULCH: ALL PLANTED AREAS TO BE MULCHED TO A DEPTH OF 75mm - 100mm THICKNESS USING AN APPROPRIATE TIMBER SPECIES SUCH AS PINE OR LOCAL COMMON EUCALYPTUS SPECIES.
IRRIGATION: LOW WATER USE DRIP IRRIGATION OR AQUA HOSE TO BE SUPPLIED TO ALL GARDEN BEDS
DEFECTS PERIOD & MAINTENANCE SCHEDULE: THE LANDSCAPING SHOWN ON THE ENDORSED PLANS MUST BE MAINTAINED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY. THIS INCLUDES, BUT IS NOT LIMITED TO, MOWING, PRUNING, WATERING, WEEDING & GENERAL SITE CLEANLINESS. ANY DEAD, DISEASED OR DAMAGED PLANTS ARE TO BE REPLACED. THE LANDSCAPING SHOWN IN THE ENDORSED PLAN MUST BE MAINTAINED BY EITHER A LANDSCAPE CONTRACTOR, OR THE OWNER/RESIDENT OF THE PROPERTY.
NOTE: ENSURE ALL PLANT QUANTITIES ARE CHECKED ON LANDSCAPE PLAN PRIOR TO ORDERING

THREE HARDWOOD STAKES (2400 X 50 X 50mm) POINTED AT ONE END AND FREE OF KNOTS, SPLINTERS AND CRACKS. STAKES ARE TO BE DRIVEN INTO THE GROUND CLEAR OF ROOT BALL.

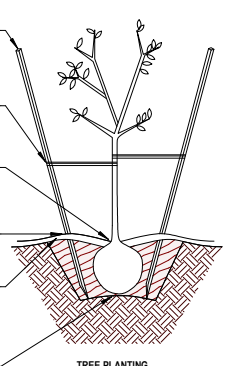
HESSIAN TIES WITH 15MM GALVANISED STAPLES TO STAKE IN FIGURE 9 CONFIGURATION AROUND TREE TRUNK.

TOP OF ROOT BALL TO BE FLUSH WITH FINISHED LEVEL OF PLANTING HOLE. KEEP TRUNK CLEAR OF MULCH.

75mm HIGH BERM TO FORM A WATER BASIN. DEEP SOAK WITH MINIMUM 10 LITRES OF WATER.

75mm (MIN.) DEPTH OF MULCH BEYOND EDGE OF HOLE. OVERLAPPING DISTURBED SOIL.

DEPTH OF PLANTING HOLE SHALL BE NO DEEPER THAN THE HEIGHT OF THE ROOT BALL. MOUND THE BASE OF HOLE 100mm.

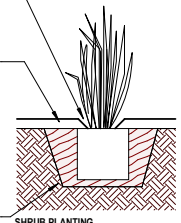


TREE PLANTING (TYP)
1:50

TOP OF ROOT BALL FLUSH WITH FINISHED LEVEL OF THE PLANTING HOLE. KEEP COLLAR CLEAR OF MULCH.

75mm (MIN.) DEPTH OF MULCH, SPREADING BEYOND THE EDGE OF THE HOLE. OVERLAPPING UNDISTURBED SOIL.

PLANT SHRUB IN SLOPPING SHALLOW HOLE 2-3 TIMES THE WIDTH OF THE ROOT BALL. EXCAVATE HOLE TO PROVIDE A MIN. 100mm CLEARANCE AROUND THE ROOT BALL. BACKFILL WITH SITE SOIL, FIRING PROGRESSIVELY. APPLY SLOW RELEASE FERTILISER. DEEP SOAK WITH MIN. OF 3 LITRES WATER.



SHRUB PLANTING (TYP)
1:50

PROPOSED PLANTING	PROPOSED MULCHED AREA WITH PLANTING	WHERE GRAVEL AND MULCH TRANSITION (SHOWN AS DASHED LINES). NO FORMAL GARDEN EDGING IS REQUIRED. THIS ALLOWS ACCESS AROUND SITE WITH LIMITED TRIP HAZARD, WHILST STILL PROMOTING WATER PERMEABILITY THROUGHOUT
PROPOSED GRAVEL SURFACE ALLOWING FOR ACCESS WHILST MAINTAINING WATER PERMEABILITY. GRAVEL TO BE LAID @ A 5cm DEPTH	PROPOSED LAWN AREA TO MAINTAIN SITE PERMEABILITY. LAWN MAY BE REPLACED WITH MULCH OR GRAVEL AT A LATER DATE IF MAINTENANCE IS A CONCERN. HOWEVER BE AWARE THAT THIS COULD INCREASE RADIANT HEAT WITHIN GARDEN AREA IF NOT PLANTED SUFFICIENTLY	PROPOSED CONCRETE STEPPING PAVERS TO ALLOW FOR ACCESS & WATER PERMEABILITY
		DURABLE GARDEN EDGE

REVISION SCHEDULE:			IMPORTANT NOTE:			CLIENT:		PROJECT:		DRAWING TITLE:		PRELIMINARY						
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P1	PRELIMINARY ISSUE	21.11.23				SCALE @ A2:	TP13	P2										
P2	UPDATED PLANNING DRAWINGS	01.07.24				As indicated												



GARDEN AREA PLAN
1:100

SITE ANALYSIS:	
TOTAL SITE AREA	= 859m ²
TOTAL GARDEN AREAS	= 303.35m ²
TOTAL AREA (MIN 5% OF SITE)	= 35.3%



VISUAL SCALE 1:100 @ A2

VICTORIA STREET

REVISION SCHEDULE:		
Rev	Description:	Date:
P1	UPDATED PLANNING DRAWINGS	01.07.24

IMPORTANT NOTE:
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AGC DESIGN DRAFTING
HOUSE DESIGN/RENOVATIONS/TOWN PLANNING

E: angelo@agcdesigndrafting.com
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Building Practitioners No: DP-AD-398

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CLIENT:
GARRY & CARMEL STUDLEY

PROJECT:
PROPOSED 2 STORY UNIT DEVELOPMENT
10 VICTORIA STREET, MANSFIELD

DRAWING TITLE:
GARDEN AREA PLAN

PRELIMINARY			
DRAWN:	AG	DRAWING No:	REVISION:
SCALE @ A2:		TP15	P1
	1:100		