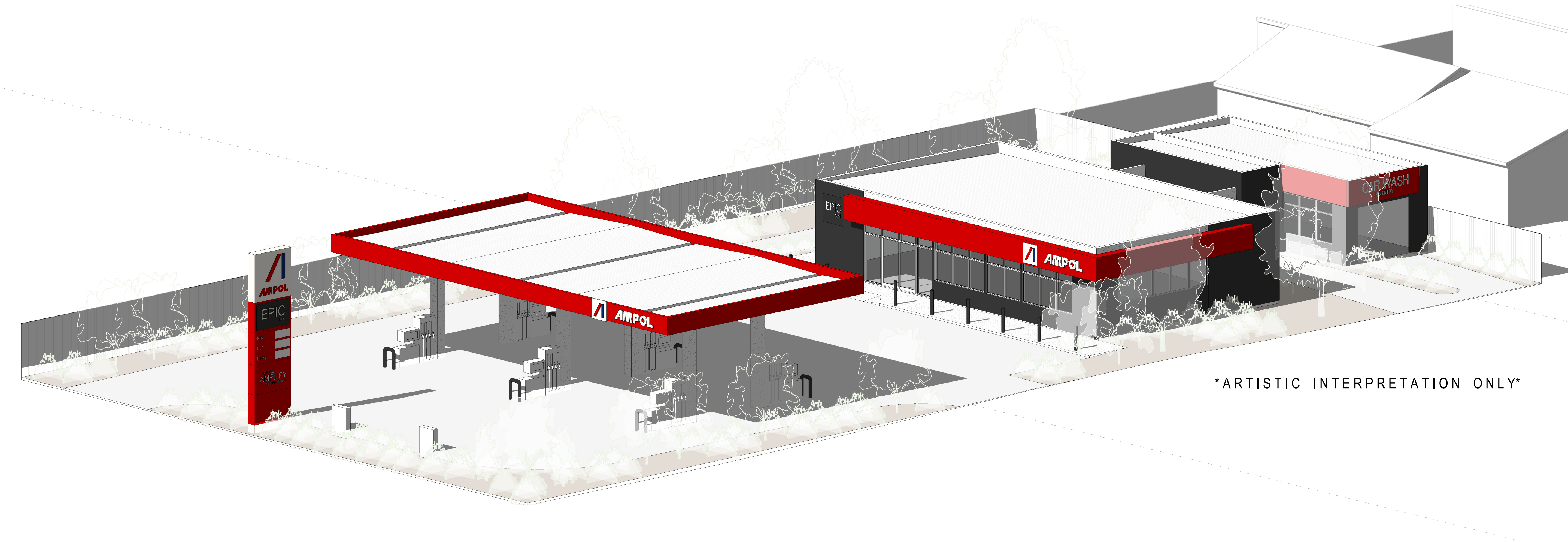


TOWN PLANNING - SHEET LIST

SHEET No.	SHEET NAME	SCALE	CURRENT REVISION
TP01	COVER PAGE	NA @ A1	
TP02	NEIGHBOURHOOD SITE DESCRIPTION	1:1000 @ A1	
TP03	EXISTING CONDITIONS / DEMOLITION PLAN	1:150 @ A1	
TP04	DESIGN RESPONSE / SITE PLAN	1:150 @ A1	
TP05	GROUND FLOOR PLAN	1:150 @ A1	
TP06	ELEVATIONS	1:150 @ A1	
TP07	SIGNAGE DETAILS	AS INDICATED @ A1	
TP08	SHADOW DIAGRAM 9am - 22nd SEPTEMBER	1:150 @ A1	
TP09	SHADOW DIAGRAM 10am - 22nd SEPTEMBER	1:150 @ A1	
TP10	SHADOW DIAGRAM 11am - 22nd SEPTEMBER	1:150 @ A1	
TP11	SHADOW DIAGRAM 12pm - 22nd SEPTEMBER	1:150 @ A1	
TP12	SHADOW DIAGRAM 1pm - 22nd SEPTEMBER	1:150 @ A1	
TP13	SHADOW DIAGRAM 2pm - 22nd SEPTEMBER	1:150 @ A1	
TP14	SHADOW DIAGRAM 3pm - 22nd SEPTEMBER	1:150 @ A1	
TP15	PRELIMINARY SUBDIVISION PLAN	1:150 @ A1	

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



TOWN PLANNING DRAWING SET

41-43 LYONS STREET, ROSEDALE VIC 3847

SERVICE STATION & CARWASH + SUBDIVISION



IMAGE 1
49 PRINCES HWY (LYONS ST)



IMAGE 2
47 PRINCES HWY (LYONS ST)



IMAGE 3
45 PRINCES HWY (LYONS ST)

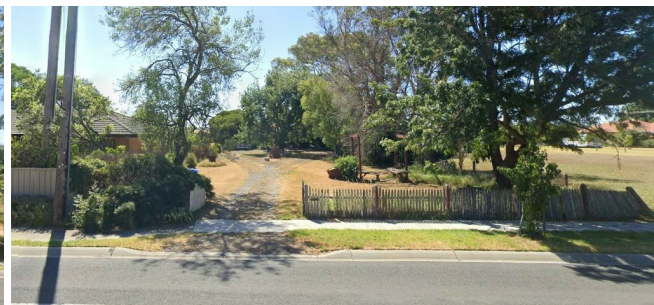


IMAGE 4
41-43 PRINCES HWY (LYONS ST)



IMAGE 5
39 PRINCES HWY (LYONS ST)



IMAGE 6
37 PRINCES HWY (LYONS ST)



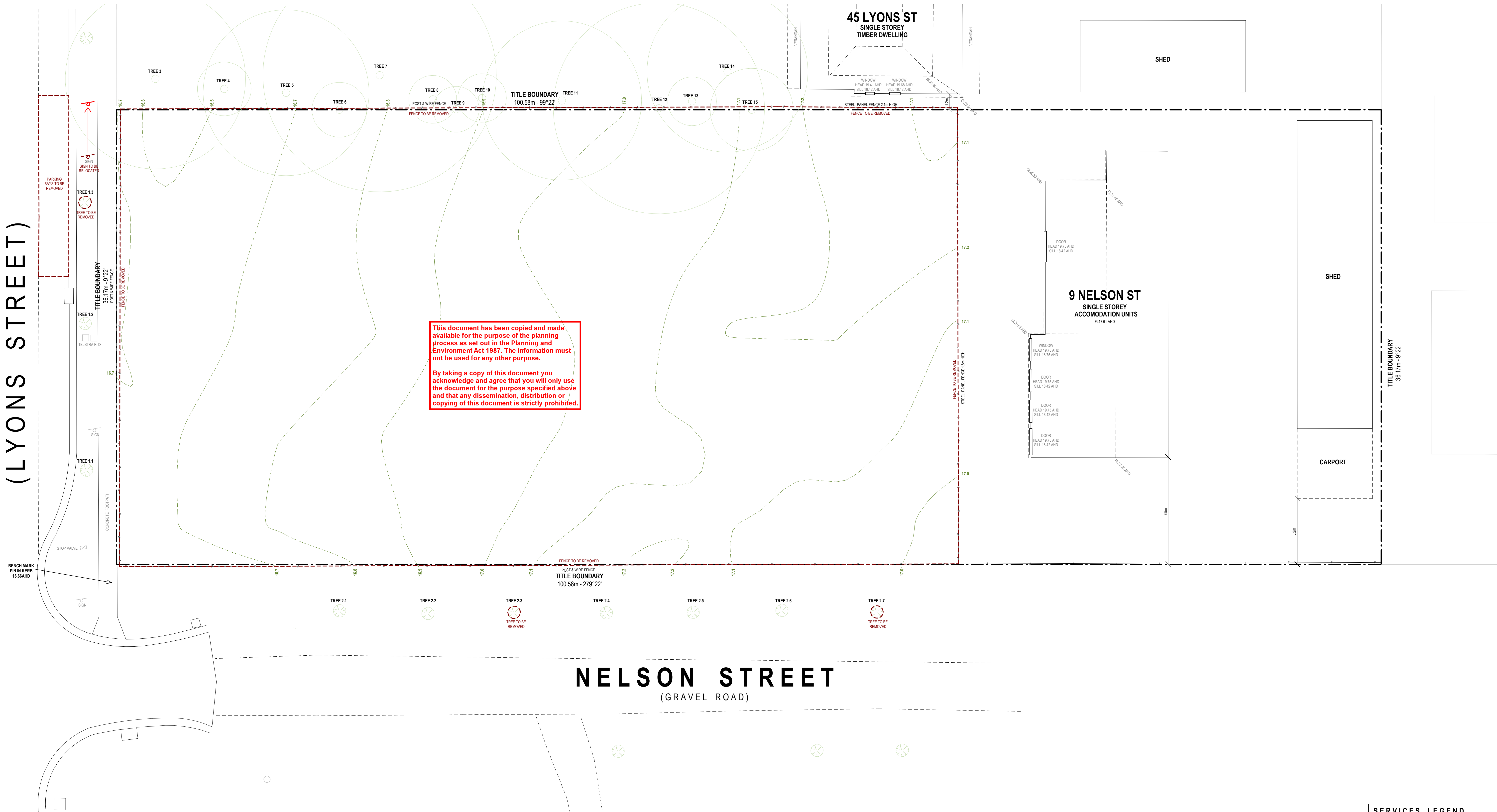
IMAGE 7
35 PRINCES HWY (LYONS ST)



IMAGE 8
29-31 PRINCES HWY (LYONS ST)



PRINCES HIGHWAY
(LYONS STREET)



SERVICES LEGEND

- WATER
- GAS
- ELECTRICITY (UNDERGROUND)
- ELECTRICITY (OVERHEAD)
- TELSTRA
- DRAINAGE / STORMWATER
- SEWER

DEMOLITION LEGEND:

- = STRUCTURE TO BE REMOVED
- = TREE TO BE REMOVED

PRINCES HIGHWAY
(LYONS STREET)



This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

NELSON STREET
(GRAVEL ROAD)

SITE - AREA SCHEDULE		SERVICES LEGEND	
SITE AREA:	3,638m ²	— — — — —	WATER
LOT 1:	2,425m ²	— — — — —	GAS
LOT 2:	1,213m ²	— — — — —	ELECTRICITY (UNDERGROUND)
SITE COVERAGE:	1,053m ² (28.9%) MAX. = 2,182m ² (60%)	— — — — —	ELECTRICITY (OVERHEAD)
CAR PARKING		— — — — —	TELSTRA
PARKING REQUIREMENTS:		— — — — —	DRAINAGE / STORMWATER
3.5 PARKING SPACES PER 100m ² CONVENIENCE STORE = 240m ²		— — — — —	SEWER
3.5 x 2.4 = 8.4 (8 PARKING SPACES REQUIRED) 8 PARKING SPACES PROVIDED		TREE LEGEND	
BIN REQUIREMENTS		— — — — —	EXISTING TREES TO BE RETAINED
GENERAL WASTE: 1100L BIN		— — — — —	PROPOSED VEGETATION INDICATIVE ONLY
RECYCLING: 1100L BIN		— — — — —	STRUCTURAL ROOT ZONE
		— — — — —	STRUCTURAL ROOT ZONE (ENCROACHMENT)
		— — — — —	TREE PROTECTION ZONE
		— — — — —	TREE PROTECTION ZONE (ENCROACHMENT)

PRINCES HIGHWAY
(LYONS STREET)



This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

NELSON STREET
(GRAVEL ROAD)

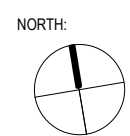
SERVICES LEGEND	
	WATER
	GAS
	ELECTRICITY (UNDERGROUND)
	ELECTRICITY (OVERHEAD)
	TELSTRA
	DRAINAGE / STORMWATER
	SEWER

TREE LEGEND	
	EXISTING TREES TO BE RETAINED
	PROPOSED VEGETATION INDICATIVE ONLY
	STRUCTURAL ROOT ZONE
	STRUCTURAL ROOT ZONE (ENCROACHMENT)
	TREE PROTECTION ZONE
	TREE PROTECTION ZONE (ENCROACHMENT)



PROPERTY
SUBDIVISION

NOTES:
1. THE SITE OF THE PROPOSED SUBDIVISION IS SHOWN IN THE OFFICE WRITTEN AUTHORITY. A REQUIRED FOR ANY REPRODUCTION.
2. THE DRAWINGS HAVE BEEN PREPARED UNDER THE PLANS AND SPECIFICATIONS OF THE SUBDIVISION. THE DRAWINGS SHALL BE USED IN ACCORDANCE WITH THE SUBDIVISION. THE OWNER SHALL RELOCATE THE TIES ON THE BOUNDARY SHOULD ANY CONTRACTUAL BREACH ARISE.



REV. DESCRIPTION DATE

DRAWING ISSUE:
TOWN PLANNING DRAWINGS - ISSUE 1
ISSUED: 08/04/2025

SHEET NAME:
GROUND FLOOR PLAN

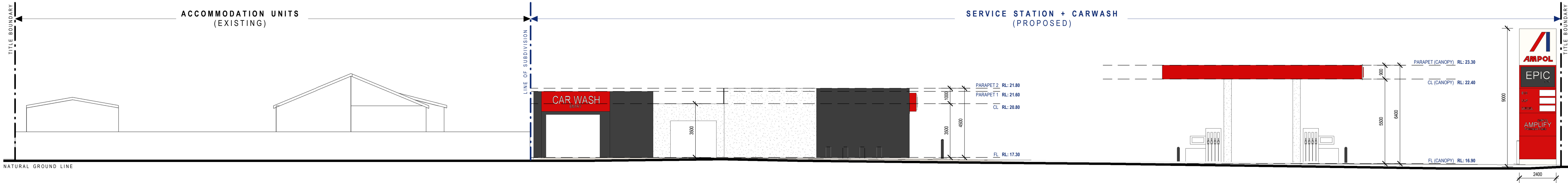
PROJECT NAME:
SERVICE STATION & CARWASH + SUBDIVISION

PROJECT ADDRESS:
41-43 LYONS STREET, ROSEDALE VIC 3847

SHEET:
TP05

SCALE:
As indicated

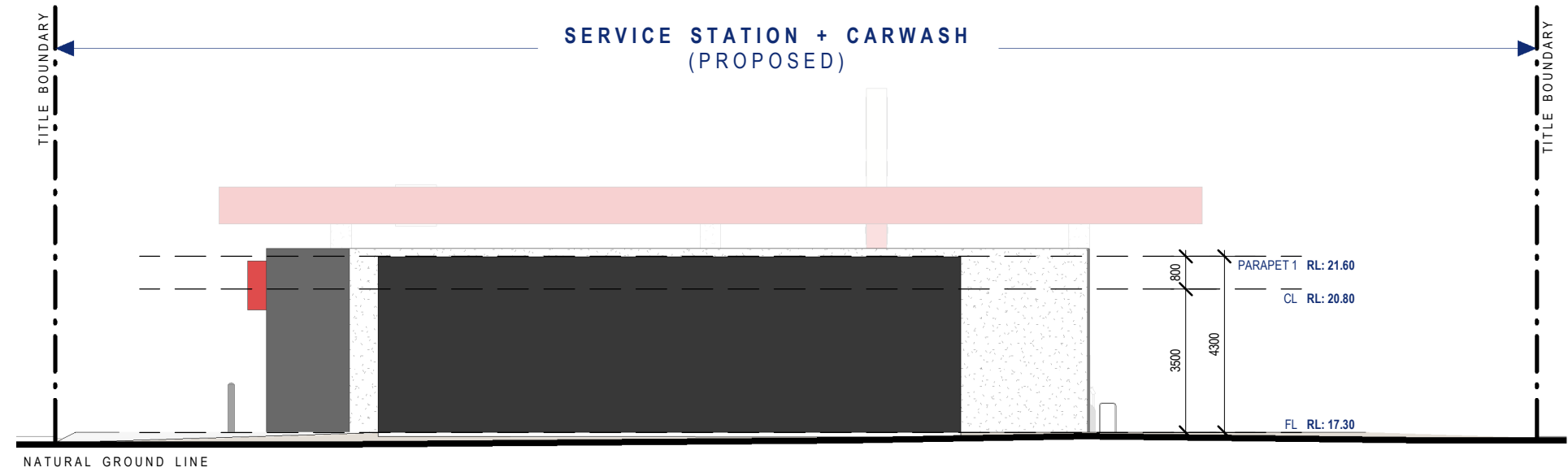
11 NELSON ST.



NORTH ELEVATION

1:150

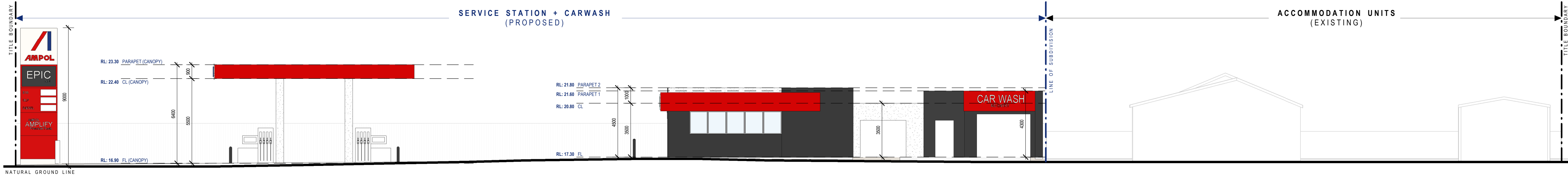
NELSON STREET



EAST ELEVATION

1:150

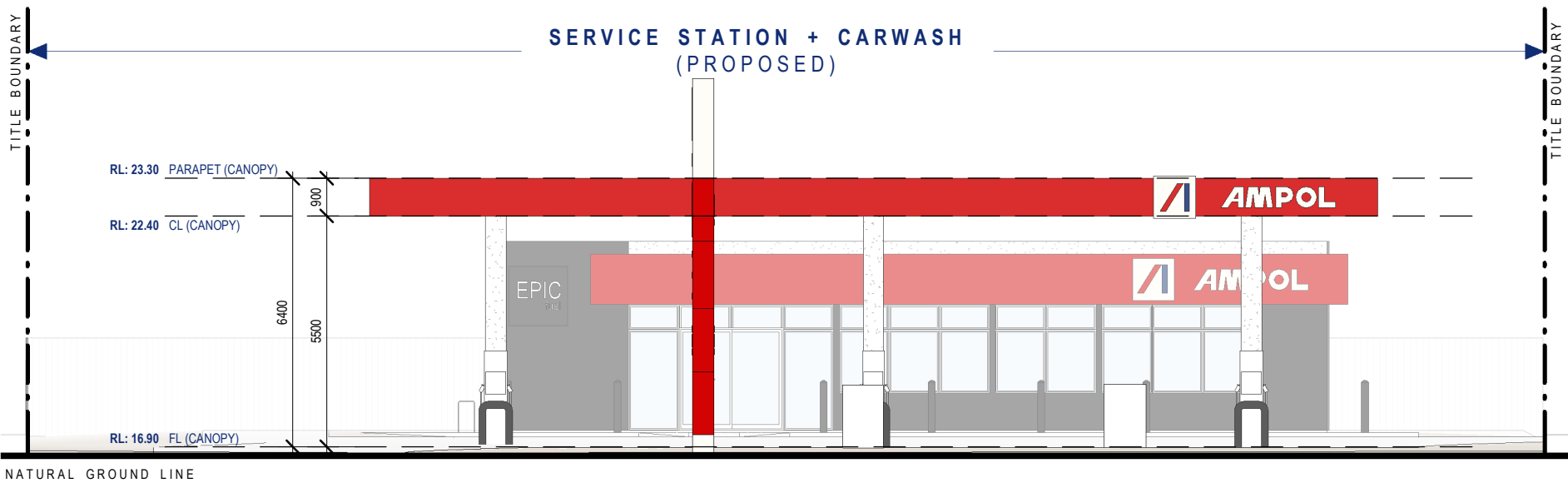
PRINCES HIGHWAY
(LYONS STREET)



SOUTH ELEVATION

1:150

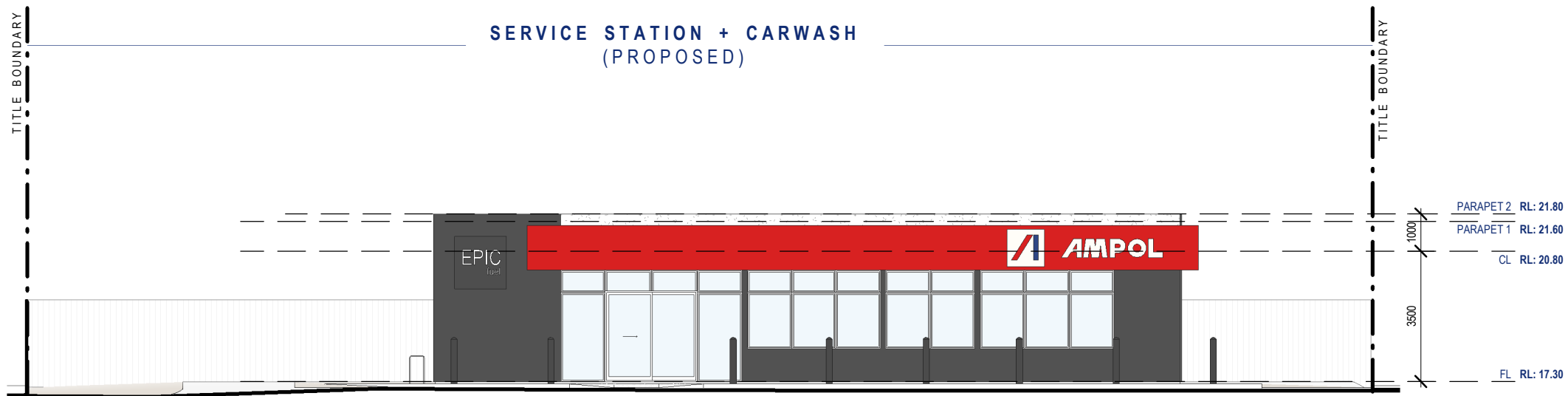
45 LYONS STREET



WEST ELEVATION (CANOPY)

1:150

45 LYONS STREET



WEST ELEVATION (CONVENIENCE STORE)

1:150

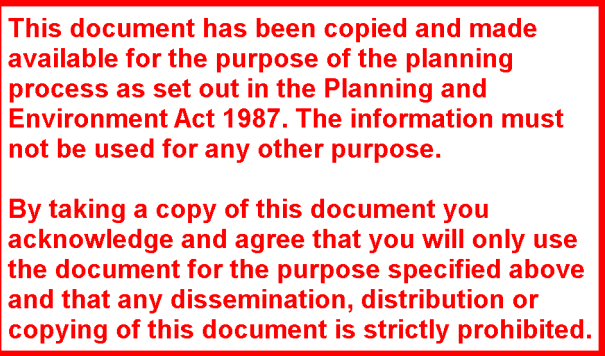
MATERIALS SCHEDULE

	PAINT FINISH WHITE - OR SIMILAR
	PAINT FINISH GREY - OR SIMILAR
	ACM PANEL DARK GREY RENDER - OR SIMILAR
	ACM PANEL WHITE - OR SIMILAR
	WINDOW & DOOR FRAMING COLORBOND "NIGHT SKY" - OR SIMILAR
	CLEAR GLAZING COLORBOND "NIGHT SKY" - OR SIMILAR

PRINCES HIGHWAY
(LYONS STREET)

11 NELSON ST.

NELSON STREET

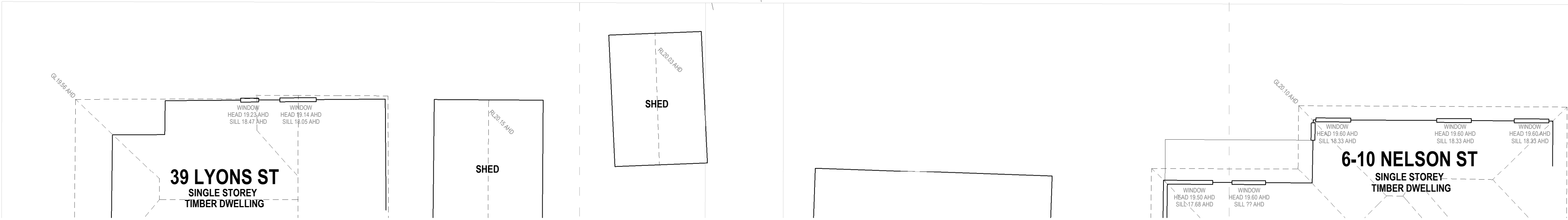
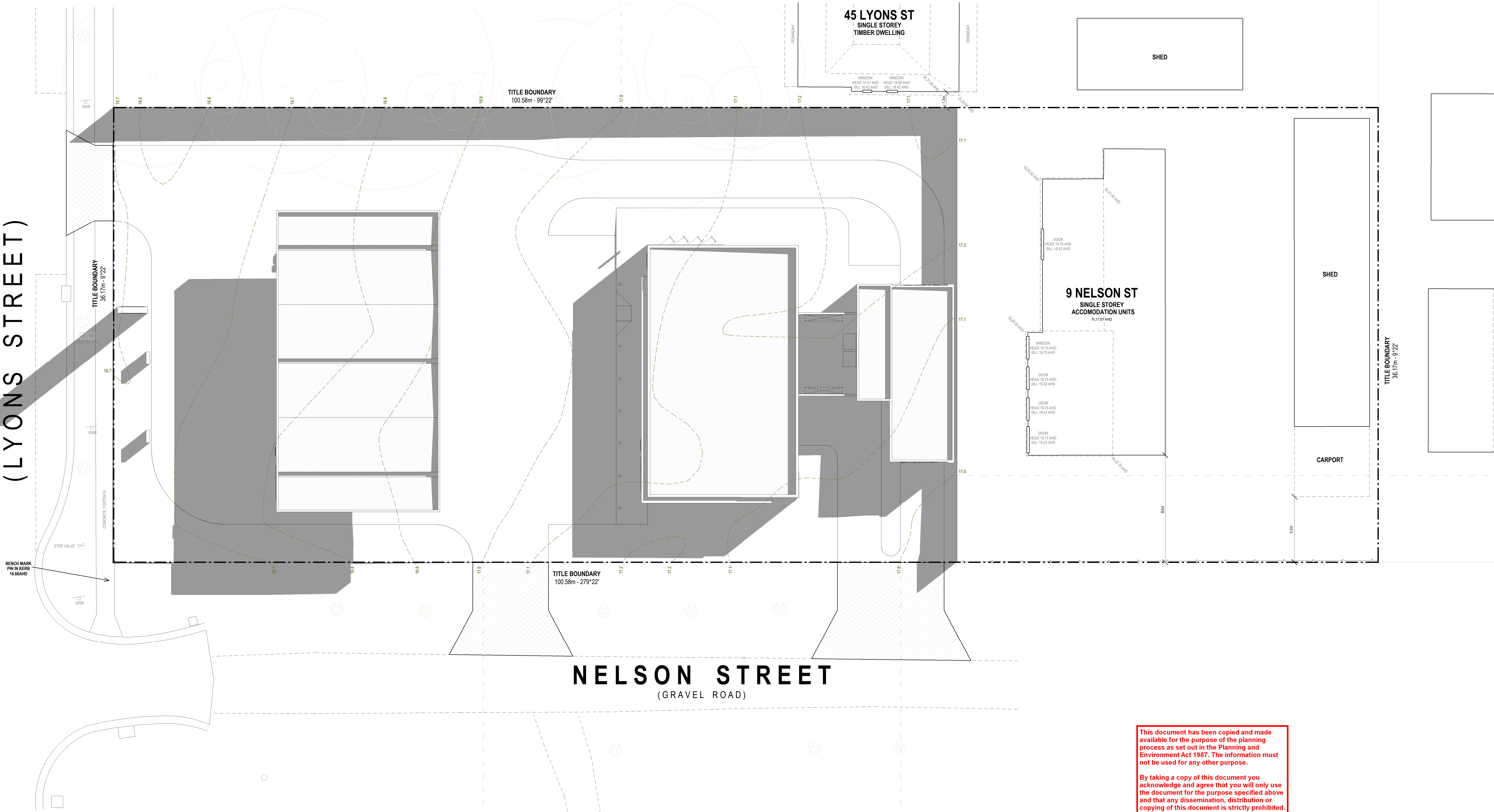


1 : 200



1:2

PRINCES HIGHWAY
(LYONS STREET)



SHADOW LEGEND	
	PROPOSED SHADOWS