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MANSI MOTEL DEVELOPMENT

472-478 RAYMOND STREET, SALE, VIC 3850

SCHEDULE OF ARCHITECTURAL DRAWINGS	
DWG NO	DRAWING DESCRIPTION
TP-1	SITE CONTEXT PLAN
TP-2	SITE PLAN EXISTING
TP-3	SITE PLAN PROPOSED
TP-4	DEVELOPMENT PLAN – GROUND FLOOR
TP-5	DEVELOPMENT PLAN – FIRST FLOOR
TP-6	DEVELOPMENT PLAN – ROOF PLAN
TP-7	UNIT MODULES
TP-8	PROPOSED ELEVATIONS
TP-9	PROPOSED INTERNAL ELEVATIONS
TP-10	STREETSCAPE ELEVATIONS
TP-11	UPPER FLOOR OVERLOOKING DIAGRAM
TP-12	SHADOW DIAGRAMS
TP-13	GARDEN AREA CALCULATIONS

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DIMENSIONS
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AMENDMENTS					
N°	Date	Description	By	N°	Date
A	28-01-26	TOWN PLANNING SUBMISSION	JZ		
B	26-02-26	RFI AMENDMENTS - ADDITIONAL PARKING DIMENSIONS	JZ		

DRAWING
SCHEDULE OF DRAWINGS

PROJECT N°
2535

SCALE
1:100 @ A1

DRAWING N°
TP-0

ISSUED
26/02/2026

REVISION
B

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R.R



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SITE PHOTOS



NO.480 RAYMOND STREET



NO.478 RAYMOND STREET - SUBJECT SITE



NO.478 RAYMOND STREET - SUBJECT SITE



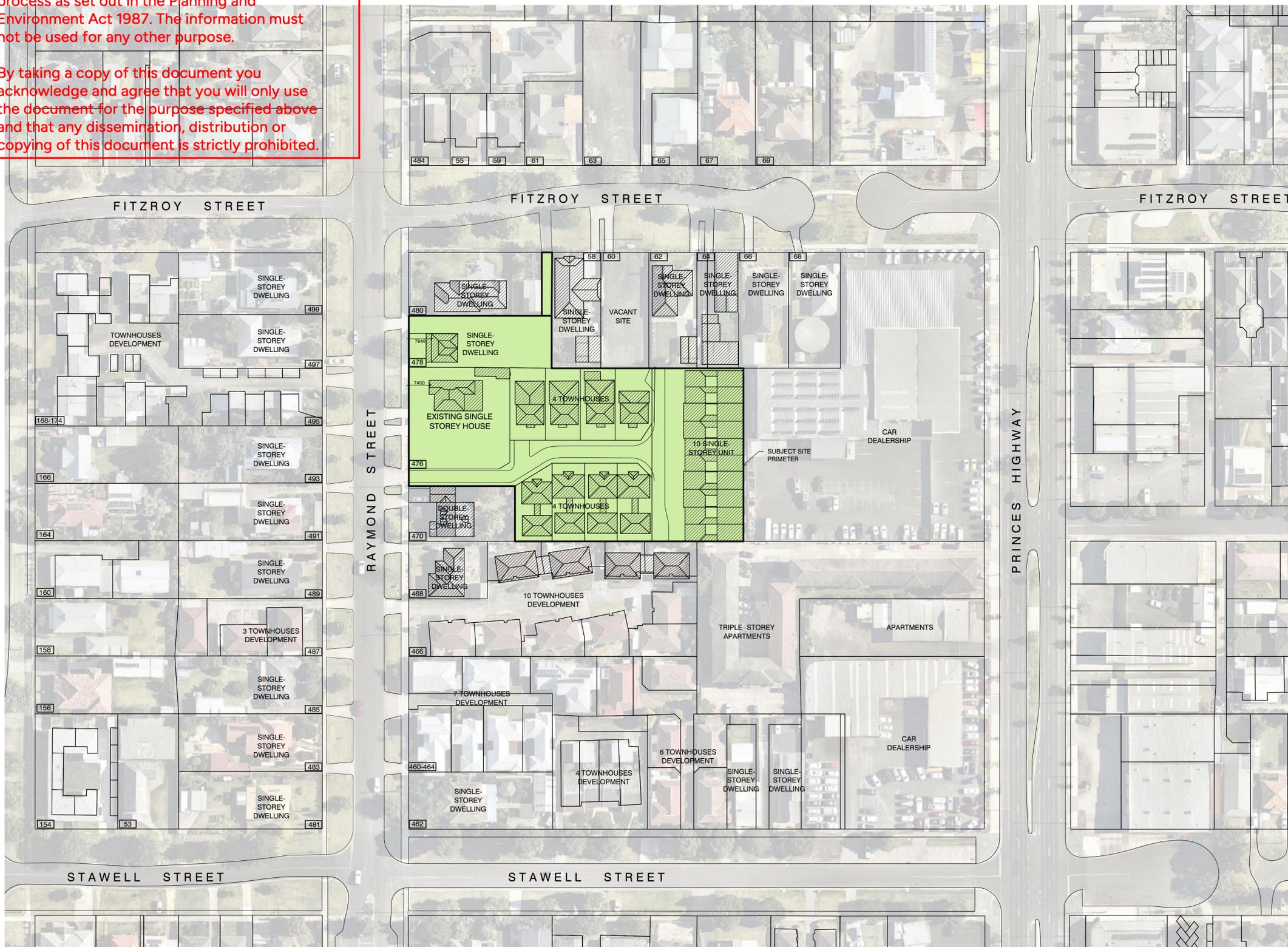
NO.470 RAYMOND STREET



NO.466-468 RAYMOND STREET



NO.460-464 RAYMOND STREET



○ SITE CONTEXT PLAN
1:750

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DRAWING
SITE CONTEXT PLAN

PROJECT N°
2535

SCALE
1:750 @ A1

DRAWING N°
TP-1

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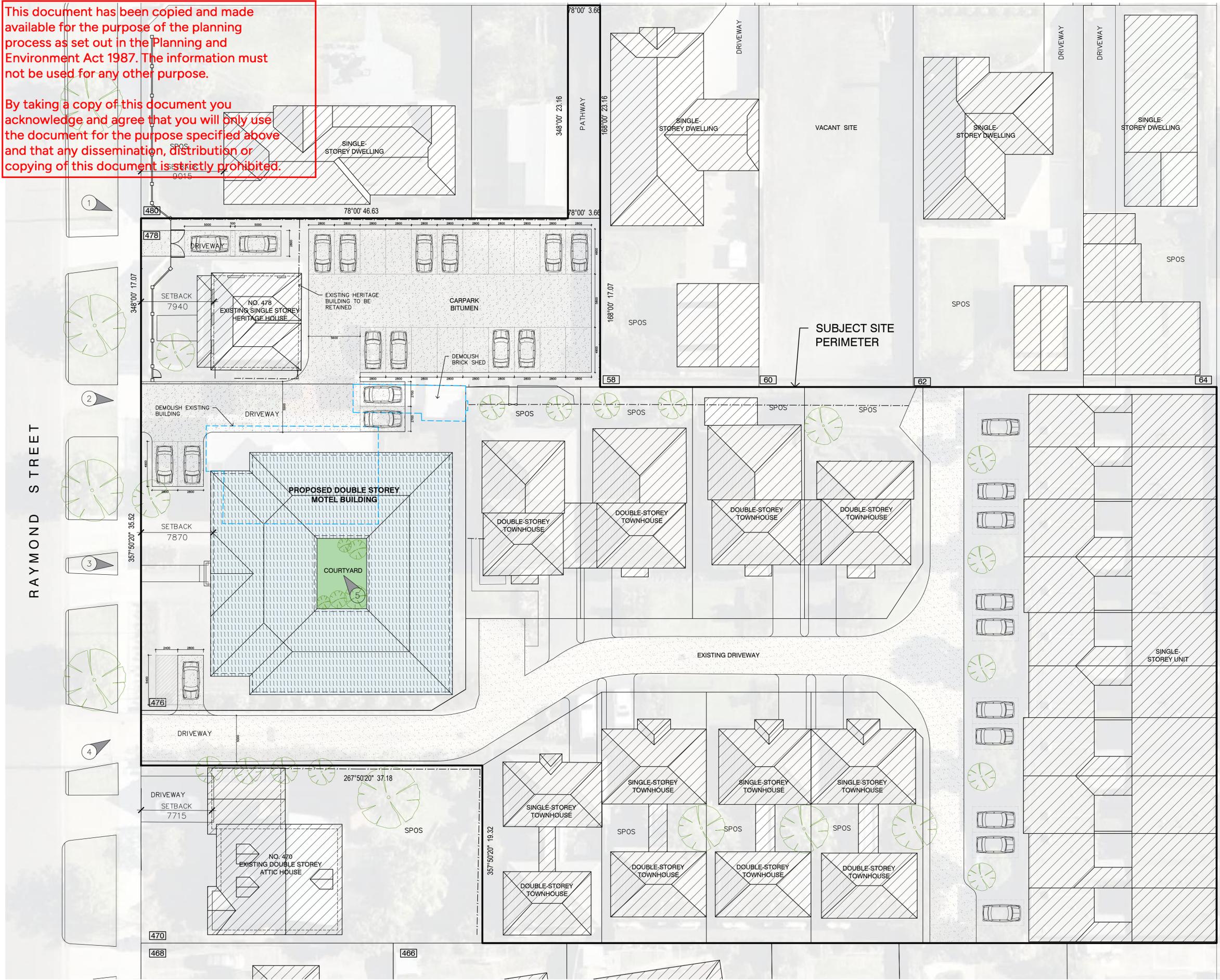
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CONCEPT BUILDING MODELING VIEW 1



CONCEPT BUILDING MODELING VIEW 2



CONCEPT BUILDING MODELING VIEW 3



CONCEPT BUILDING MODELING VIEW 4



CONCEPT BUILDING MODELING VIEW 5

PROPOSED SITE PLAN
1:200

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AMENDMENTS		By		Date		Description	
A	28-01-26	JZ				TOWN PLANNING SUBMISSION	
B	26-02-26	JZ				RFI AMENDMENTS - ADDITIONAL PARKING DIMENSIONS	

DRAWING
PROPOSED SITE PLAN

PROJECT N°
2535

DRAWING N°
TP-3

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26/02/2026

SCALE
1:200 @ A1

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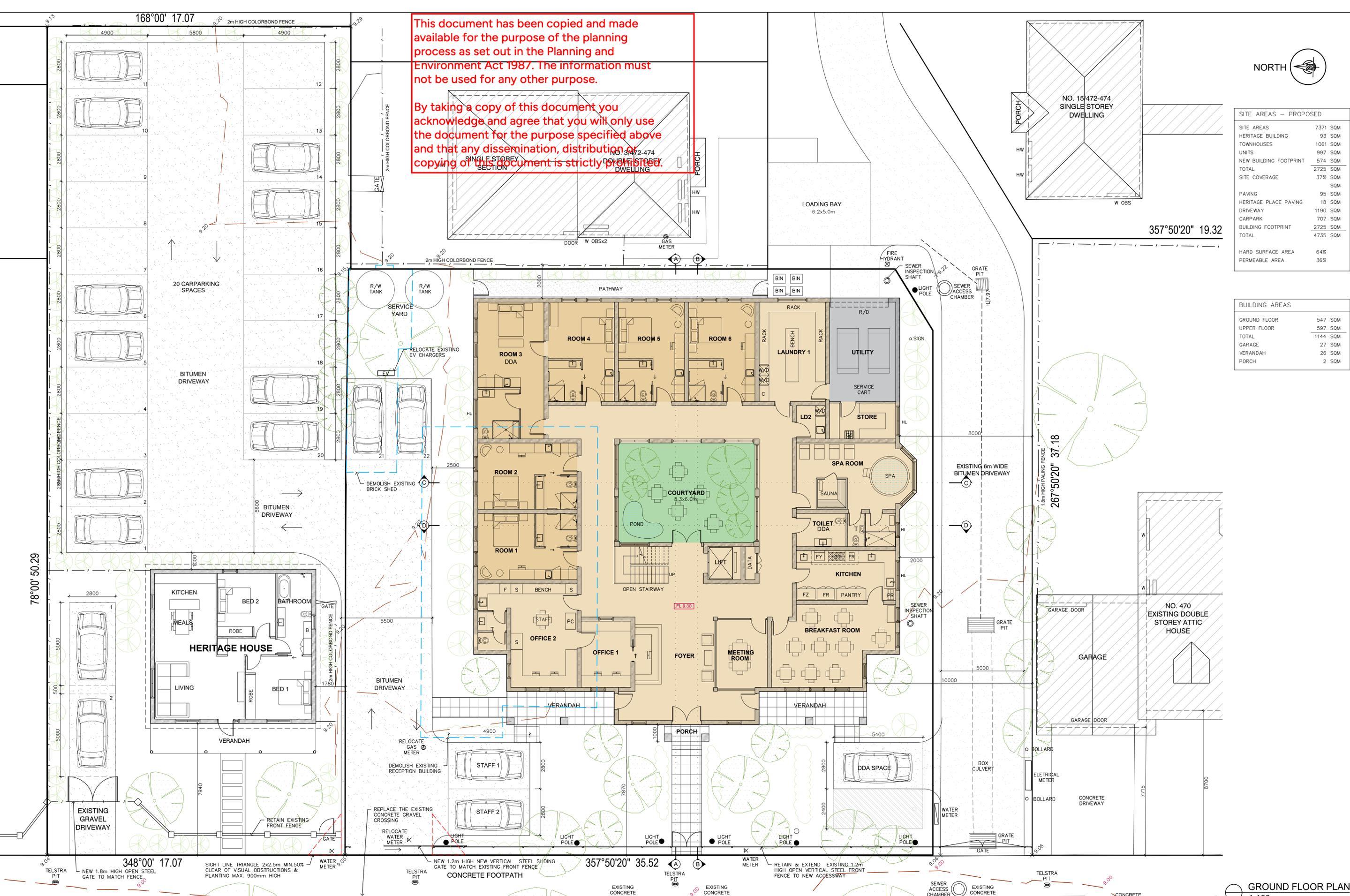
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SITE AREAS - PROPOSED	
SITE AREAS	7371 SQM
HERITAGE BUILDING	93 SQM
TOWNHOUSES	1061 SQM
UNITS	997 SQM
NEW BUILDING FOOTPRINT	574 SQM
TOTAL	2725 SQM
SITE COVERAGE	37% SQM
PAVING	95 SQM
HERITAGE PLACE PAVING	18 SQM
DRIVEWAY	1190 SQM
CARPARK	707 SQM
BUILDING FOOTPRINT	2725 SQM
TOTAL	4735 SQM
HARD SURFACE AREA	64%
PERMEABLE AREA	36%

BUILDING AREAS	
GROUND FLOOR	547 SQM
UPPER FLOOR	597 SQM
TOTAL	1144 SQM
GARAGE	27 SQM
VERANDAH	26 SQM
PORCH	2 SQM



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AMENDMENTS					
N°	Date	Description	By	N°	Date
A	28-01-26	TOWN PLANNING SUBMISSION	JZ		
B	26-02-26	RFI AMENDMENTS - ADDITIONAL PARKING DIMENSIONS	JZ		

PROPOSED GROUND FLOOR PLAN

SCALE: 1:100 @ A1

REVISION: B

CHECKED BY: R.R.

PROJECT N°: 2535

DRAWING N°: TP-4

ISSUED: 26/02/2026

SCALE: 1:100 @ A1

REVISION: B

CHECKED BY: R.R.

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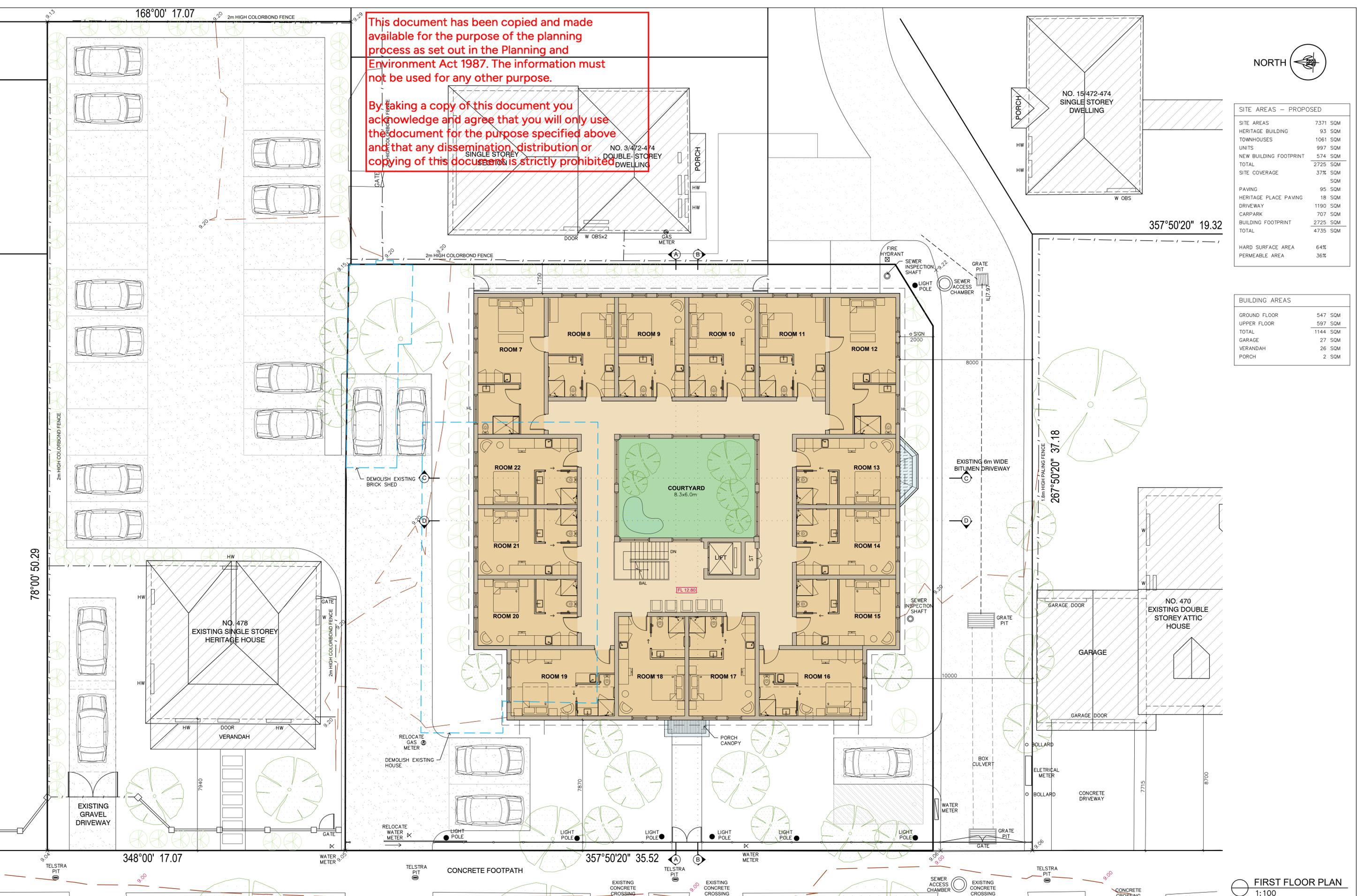


SITE AREAS - PROPOSED

SITE AREAS	7371 SQM
HERITAGE BUILDING	93 SQM
TOWNHOUSES	1061 SQM
UNITS	997 SQM
NEW BUILDING FOOTPRINT	574 SQM
TOTAL	2725 SQM
SITE COVERAGE	37% SQM
PAVING	95 SQM
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DRIVEWAY	1190 SQM
CARPARK	707 SQM
BUILDING FOOTPRINT	2725 SQM
TOTAL	4735 SQM
HARD SURFACE AREA	64%
PERMEABLE AREA	36%

BUILDING AREAS

GROUND FLOOR	547 SQM
UPPER FLOOR	597 SQM
TOTAL	1144 SQM
GARAGE	27 SQM
VERANDAH	26 SQM
PORCH	2 SQM



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N°	Date	Description	By	N°	Date	Description	By
A	28-01-26	TOWN PLANNING SUBMISSION	JZ				
B	26-02-26	RFI AMENDMENTS - ADDITIONAL PARKING DIMENSIONS	JZ				

DRAWING

PROPOSED UPPER FLOOR PLAN

PROJECT N°
2535

SCALE
1:100 @ A1

REVISION
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26/02/2026

FIRST FLOOR PLAN
1:100

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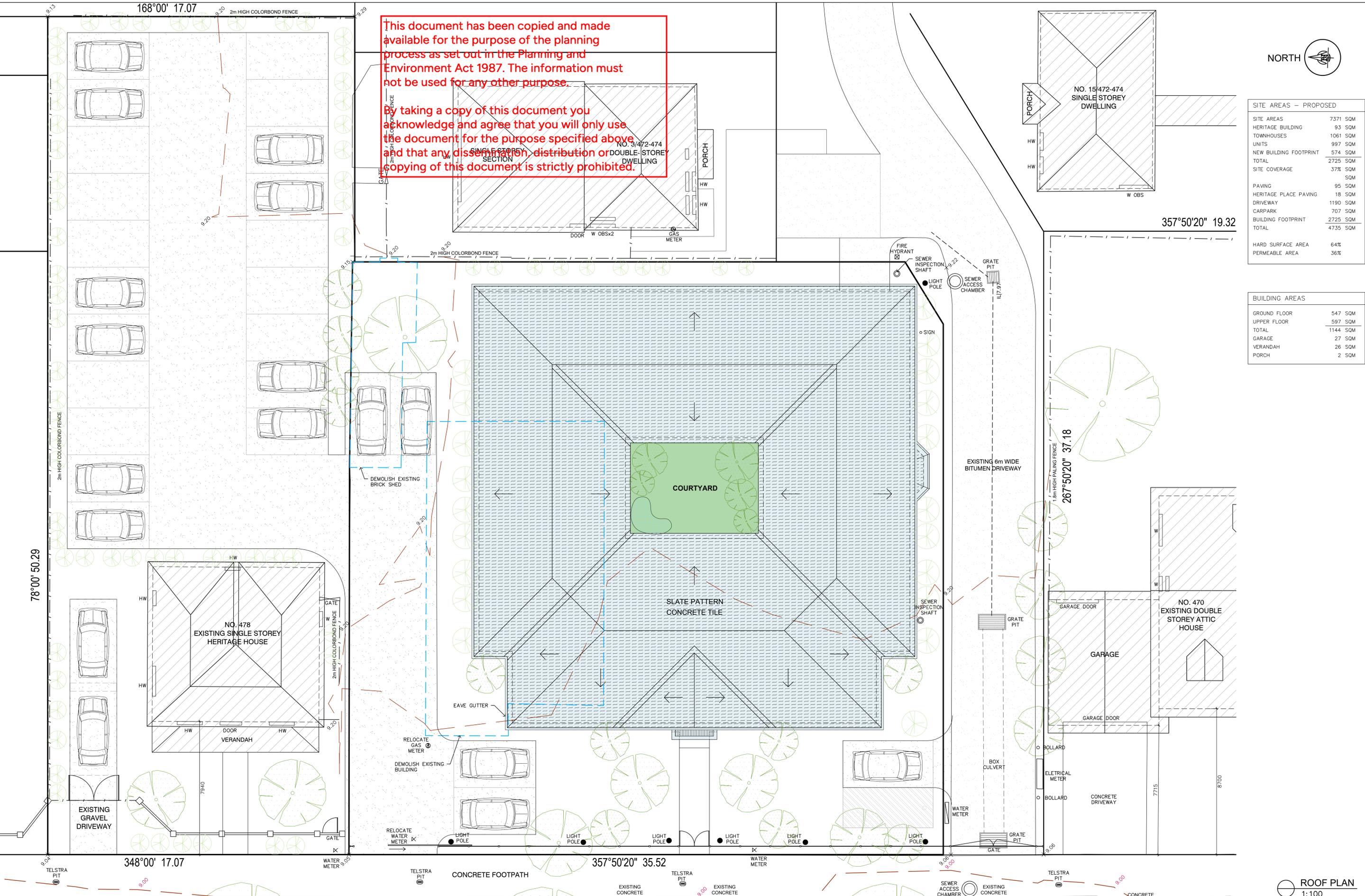


SITE AREAS - PROPOSED

SITE AREAS	7371 SQM
HERITAGE BUILDING	93 SQM
TOWNHOUSES	1061 SQM
UNITS	997 SQM
NEW BUILDING FOOTPRINT	574 SQM
TOTAL	2725 SQM
SITE COVERAGE	37% SQM
PAVING	95 SQM
HERITAGE PLACE PAVING	18 SQM
DRIVEWAY	1190 SQM
CARPARK	707 SQM
BUILDING FOOTPRINT	2725 SQM
TOTAL	4735 SQM
HARD SURFACE AREA	64%
PERMEABLE AREA	36%

BUILDING AREAS

GROUND FLOOR	547 SQM
UPPER FLOOR	597 SQM
TOTAL	1144 SQM
GARAGE	27 SQM
VERANDAH	26 SQM
PORCH	2 SQM



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N°	Date	Description	By	N°	Date	Description	By
A	28-01-26	TOWN PLANNING SUBMISSION	JZ				
B	26-02-26	RFI AMENDMENTS - ADDITIONAL PARKING DIMENSIONS	JZ				

PROPOSED ROOF PLAN

SCALE: 1:100 @ A1

PROJECT N°: 2535

DRAWING N°: TP-6

ISSUED: 26/02/2026

REVISION: B

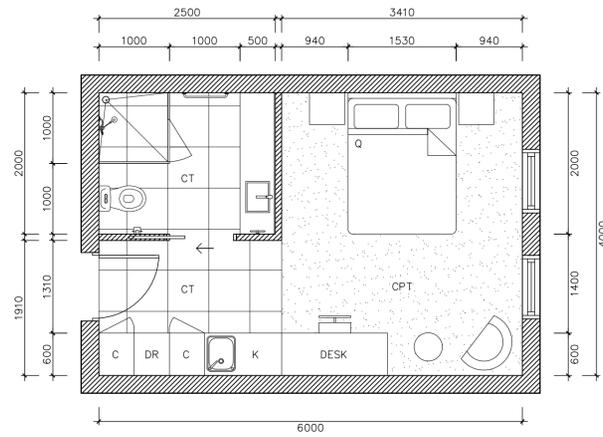
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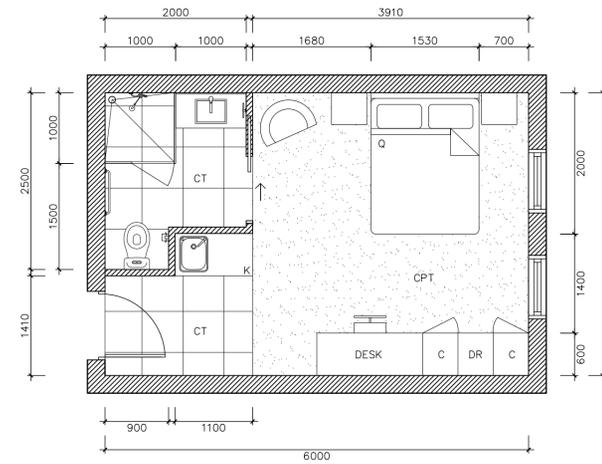
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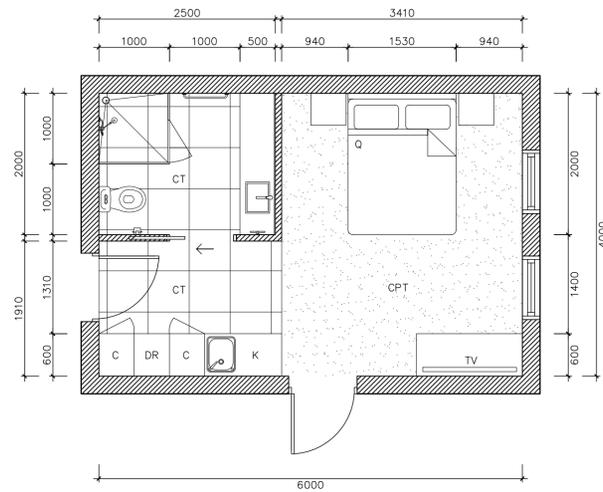
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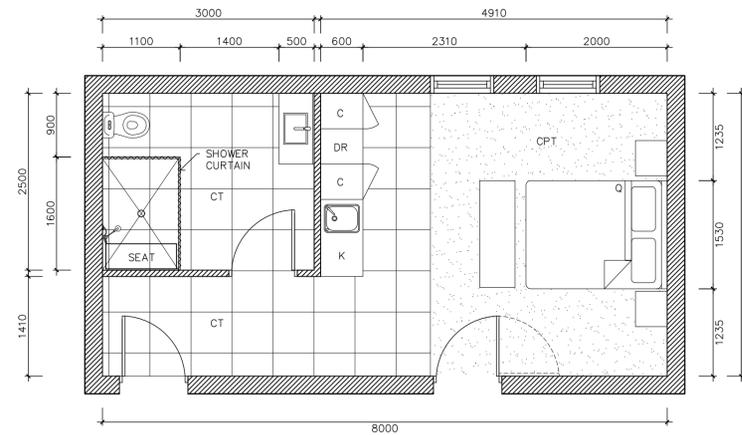
ROOM TYPE A1
SCALE 1:50



ROOM TYPE A2
SCALE 1:50



ROOM TYPE A3 - INTERCONNECTED ROOM
SCALE 1:50



ROOM TYPE B
SCALE 1:50

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N°	Date	Description	By	N°	Date	Description	By
A	28-01-26	TOWN PLANNING SUBMISSION	JZ				
B	26-02-26	RFI AMENDMENTS - ADDITIONAL PARKING DIMENSIONS	JZ				

DRAWING

UNIT MODULES

PROJECT N°

2535

DRAWING N°

TP-7

ISSUED

26/02/2026

SCALE

1:50 @ A1

REVISION

B

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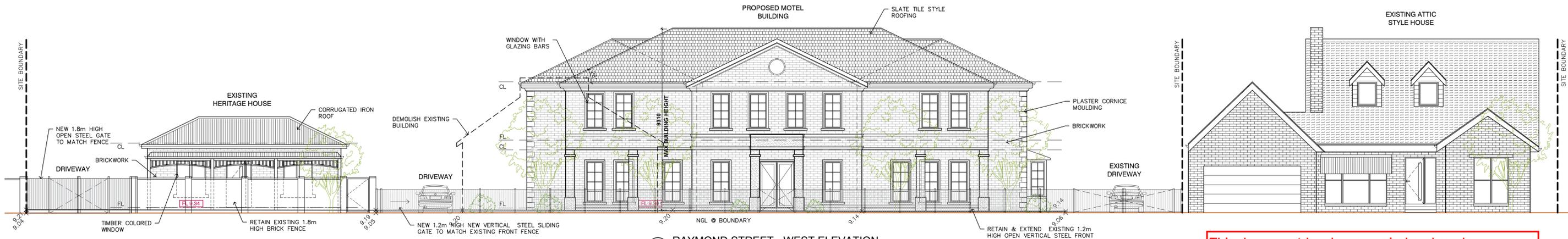
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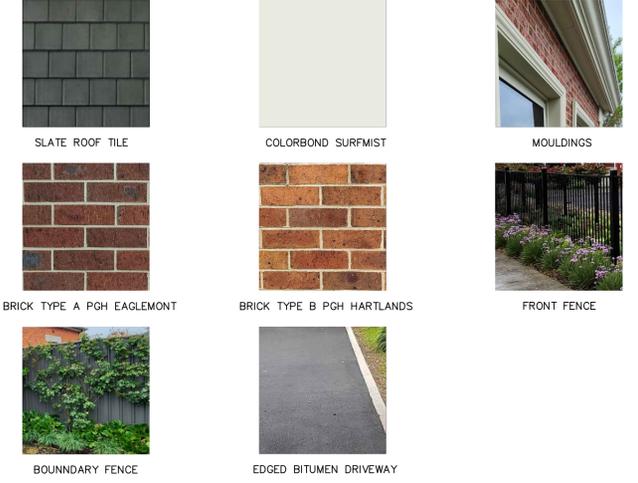


RAYMOND STREET - WEST ELEVATION
1:100

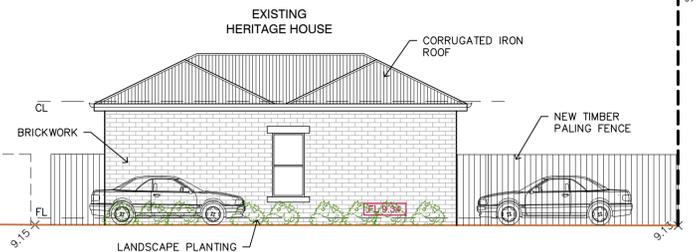
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COLOUR & MATERIALS SCHEDULE			
INDICATIVE SELECTION, SUBJECT TO COUNCIL APPROVAL			
ITEM	MATERIAL	FINISH	COLOR
ROOFING - TILED	CONCRETE ROOF TILES	SLATE CHARCOAL	DARK GREY
FASCIAS, GUTTERS & DOWNPIPES	STEEL	COLORBOND SURFMIST	PALE CREAM
MOULDINGS & ARCHITRAVES	RENDER	COLORBOND SURFMIST	PALE CREAM
QUOINING & PEDIMENTS	RENDER	COLORBOND SURFMIST	PALE CREAM
WINDOW & DOOR FRAMES	ALUMINIUM	COLORBOND SURFMIST	PALE CREAM
WALLS - FINISH A	FACE BRICKWORK	PGH BRICKS - EAGLEMONT	RED-BROWN
WALLS - FINISH B	FACE BRICKWORK	PGH BRICKS - HARTLANDS	CREAM-BROWN
PORCH	RENDER	COLORBOND SURFMIST	PALE CREAM
FRONT FENCE	STEEL	COLORBOND - NIGHT SKY	BLACK
BOUNDARY FENCE	STEEL	COLORBOND - BASALT	MID-GREY
DRIVEWAY	EDGED BITUMEN	BITUMEN & BRICK	DARK-GREY
PAVING	PERMEABLE PAVERS	BASALT	MID-GREY



EAST ELEVATION
1:100



SOUTH ELEVATION
1:100



NORTH ELEVATION
1:100

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DRAWING
PROPOSED MOTEL BUILDING ELEVATIONS

PROJECT N°
2535

DRAWING N°
TP-8

ISSUED
26/02/2026

SCALE
1:100 @ A1

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B

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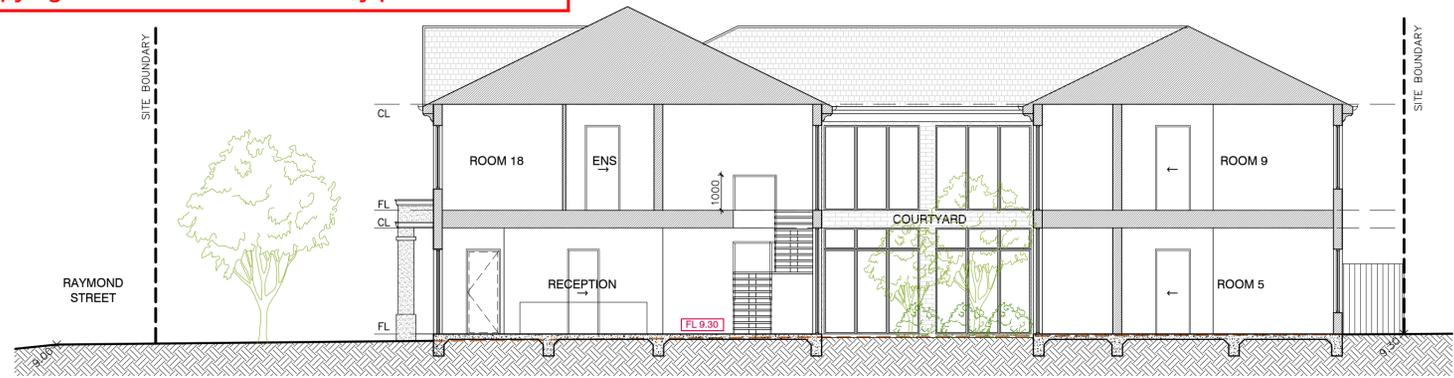
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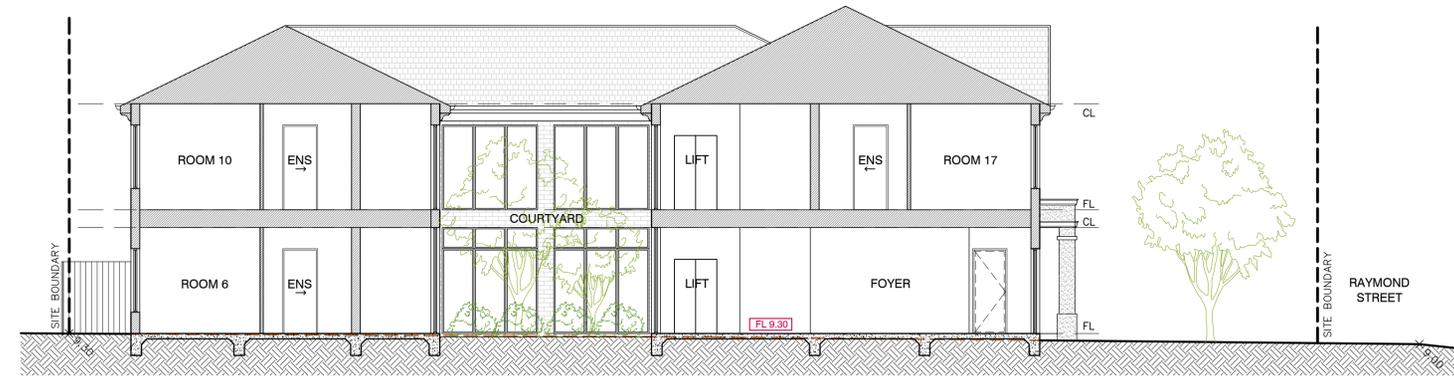
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ELEVATION A-A - INTERNAL NORTH FACING
1:100



ELEVATION C-C - INTERNAL EAST FACING
1:100



ELEVATION B-B - INTERNAL SOUTH FACING
1:100



ELEVATION D-D - INTERNAL WEST FACING
1:100

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DRAWING
PROPOSED MOTEL BUILDING INTERNAL ELEVATIONS

PROJECT N°
2535

SCALE
1:100 @ A1

DRAWING N°
TP-9

ISSUED
26/02/2026

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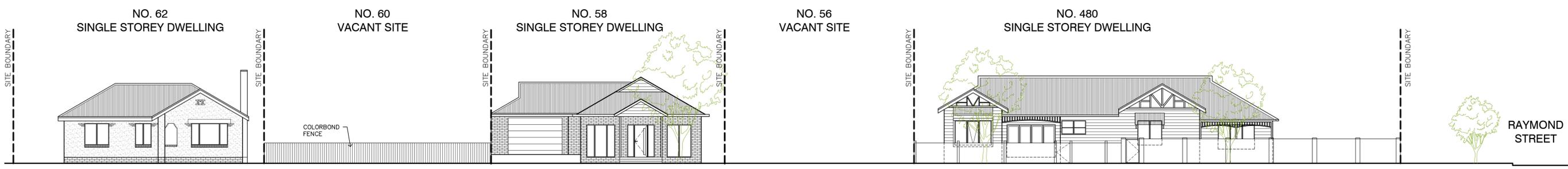
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○ RAYMOND STREET STREETSCAPE
1:150



○ FITZROY STREET STREETSCAPE
1:150

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DRAWING
STREETSCAPE ELEVATIONS

PROJECT N°
2535

SCALE
1:150 @ A1

DRAWING N°
TP-10

ISSUED
26/02/2026

REVISION
B

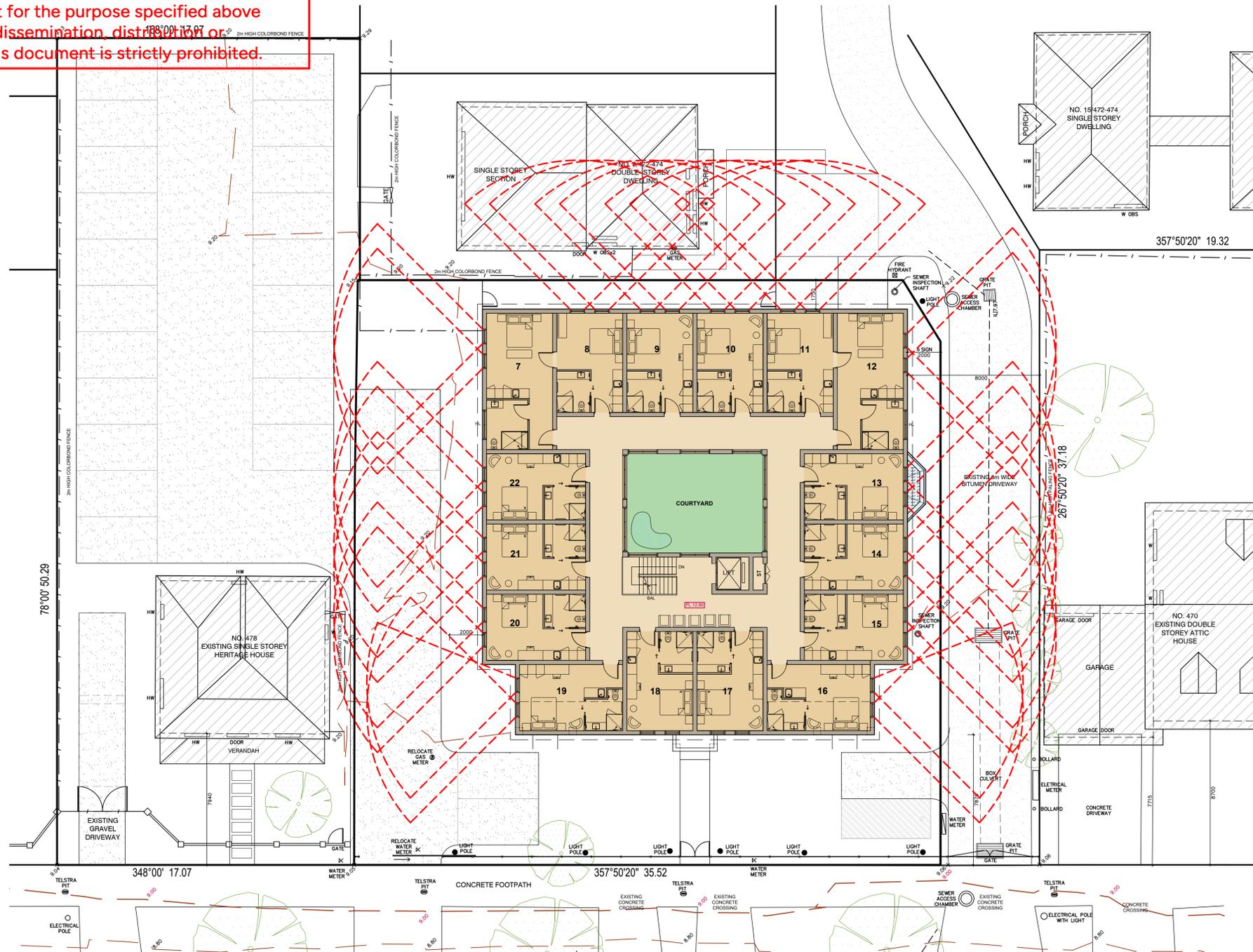
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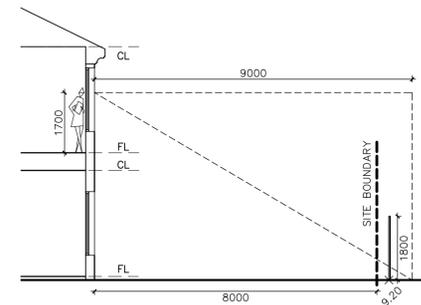
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UPPER FLOOR OVERLOOKING DIAGRAM
1:150

OVERLOOKING DIAGRAM:	
	SCREENING REQUIRED
	NO SCREENING REQUIRED

PRIVACY SCREENING:	
	PRIVACY SCREENING IN ACCORDANCE WITH STANDARD B4-4 OF CLAUSE 55 TO LIMIT VIEW INTO EXISTING SPOS. MIN. 1.7m HIGH, MAX. 20% TRANSPARENCY
	FIXED OBSCURE GLASS TO MIN. 1.7m ABOVE FLOOR LEVEL. SCREENING REQUIRED
	HIGH LIGHT WINDOWS SILL 1.8m ABOVE FLOOR LEVEL. SCREENING REQUIRED



SECTION OVERLOOKING DIAGRAM
1:100

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DIMENSIONS
Figured dimensions take precedence over scaled dimensions. Contractors are to check on site conditions prior to ordering material or commencing work. Any discrepancies shall be promptly notified to the architect for advice.

DO NOT SCALE DRAWINGS



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Registered Architect N° 12637
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Robert S Rogers
Registered Building Practitioner N° 12637

AMENDMENTS					
N°	Date	Description	By	N°	Date
A	28-01-26	TOWN PLANNING SUBMISSION	JZ		
B	26-02-26	RFI AMENDMENTS - ADDITIONAL PARKING DIMENSIONS	JZ		

DRAWING
UPPER FLOOR OVERLOOKING DIAGRAM

PROJECT N°
2535

SCALE
1:100 @ A1

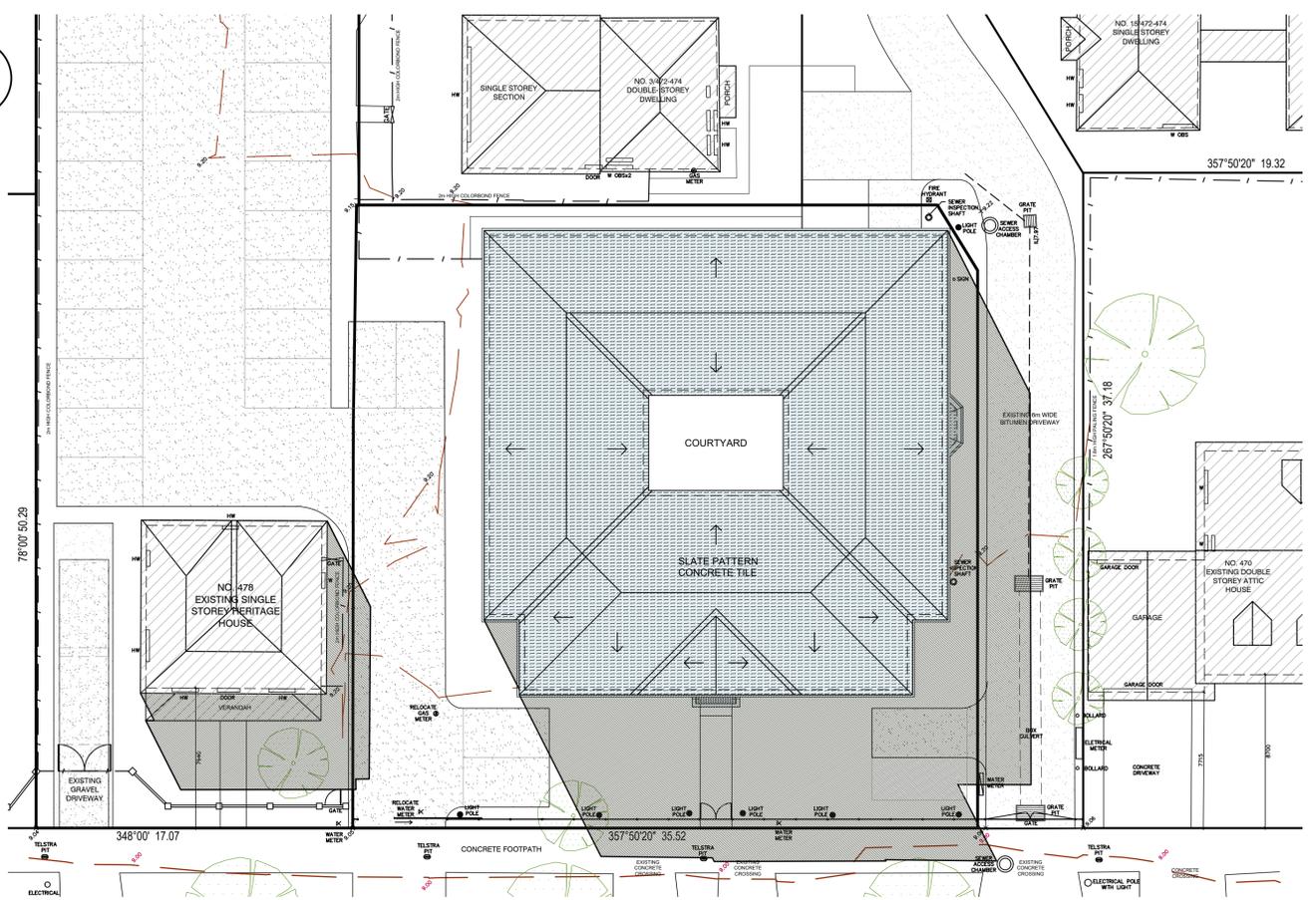
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TP-11

ISSUED
26/02/2026

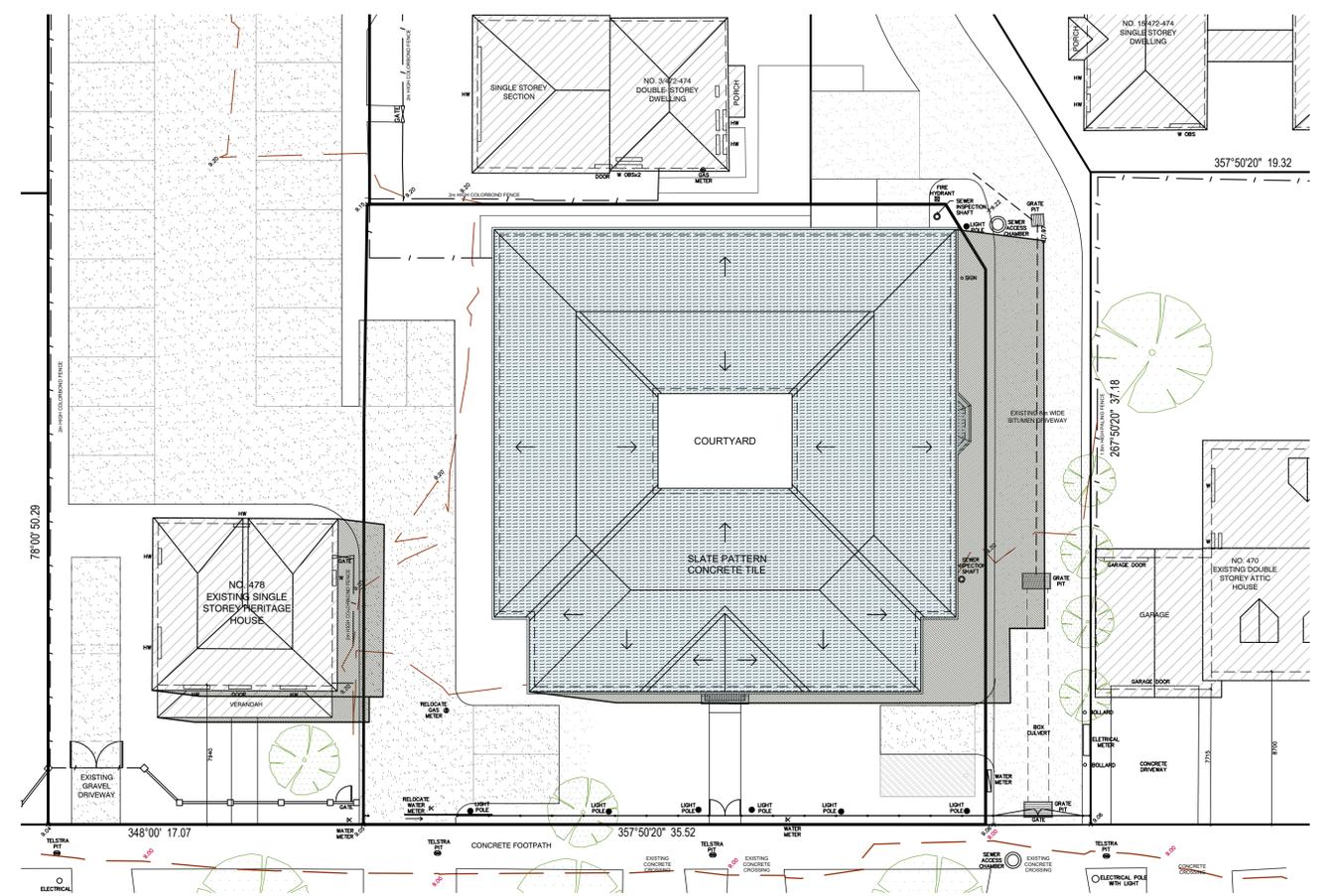
REVISION
B

CHECKED BY
R.R.

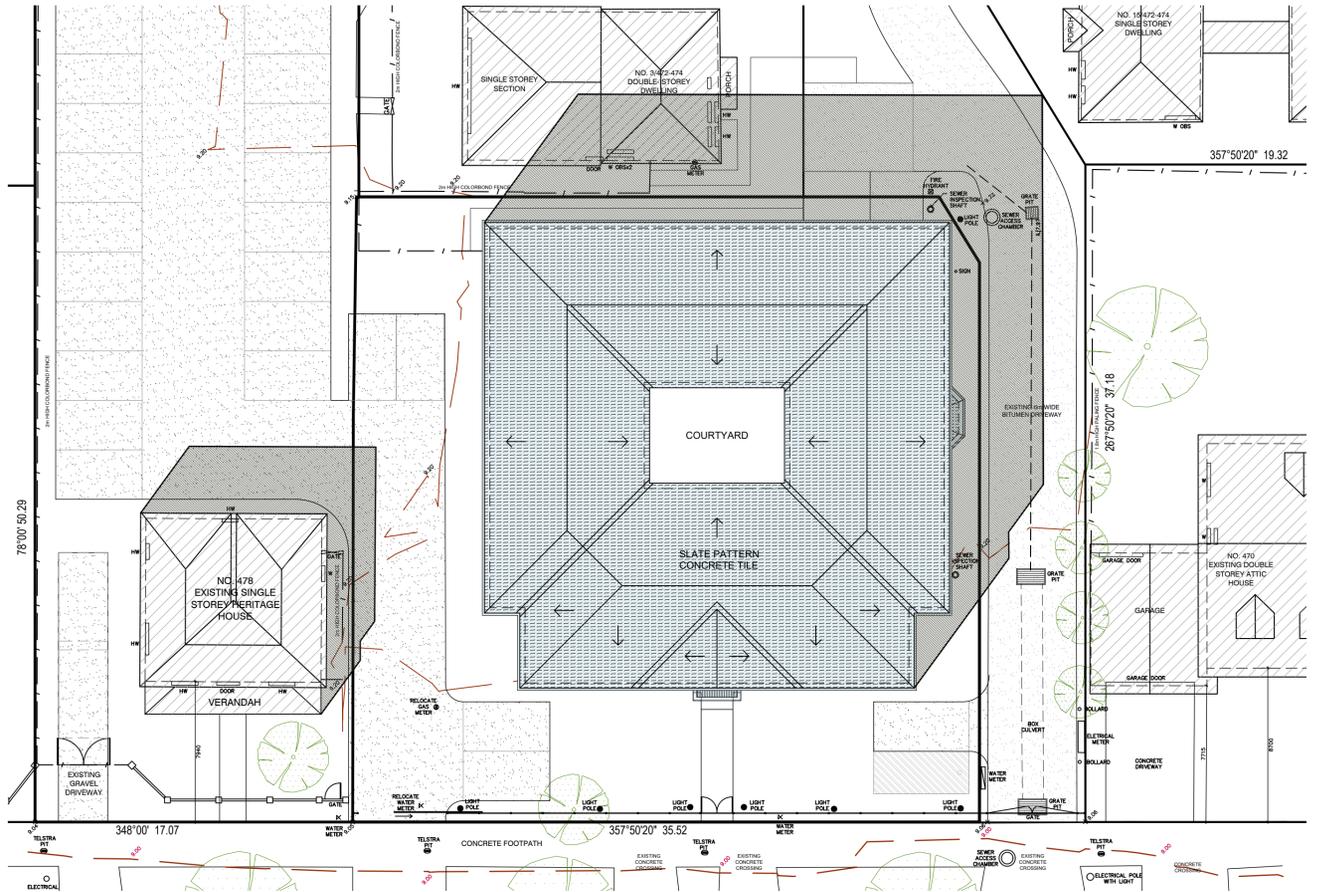




SHADOWS
9AM AT 22 SEPTEMBER EQUINOX



SHADOWS
12PM AT 22 SEPTEMBER EQUINOX



SHADOWS
3PM AT 22 SEPTEMBER EQUINOX

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AMENDMENTS	
N°	Description
A	28-01-26 TOWN PLANNING SUBMISSION
B	26-02-26 RFI AMENDMENTS - ADDITIONAL PARKING DIMENSIONS

DRAWING	
By	Date
JZ	
JZ	

SHADOW DIAGRAMS

PROJECT N°
2535

DRAWING N°
TP-12

ISSUED
26/02/2026

SCALE
1:200 @ A1

REVISION
B

CHECKED BY
R.R.

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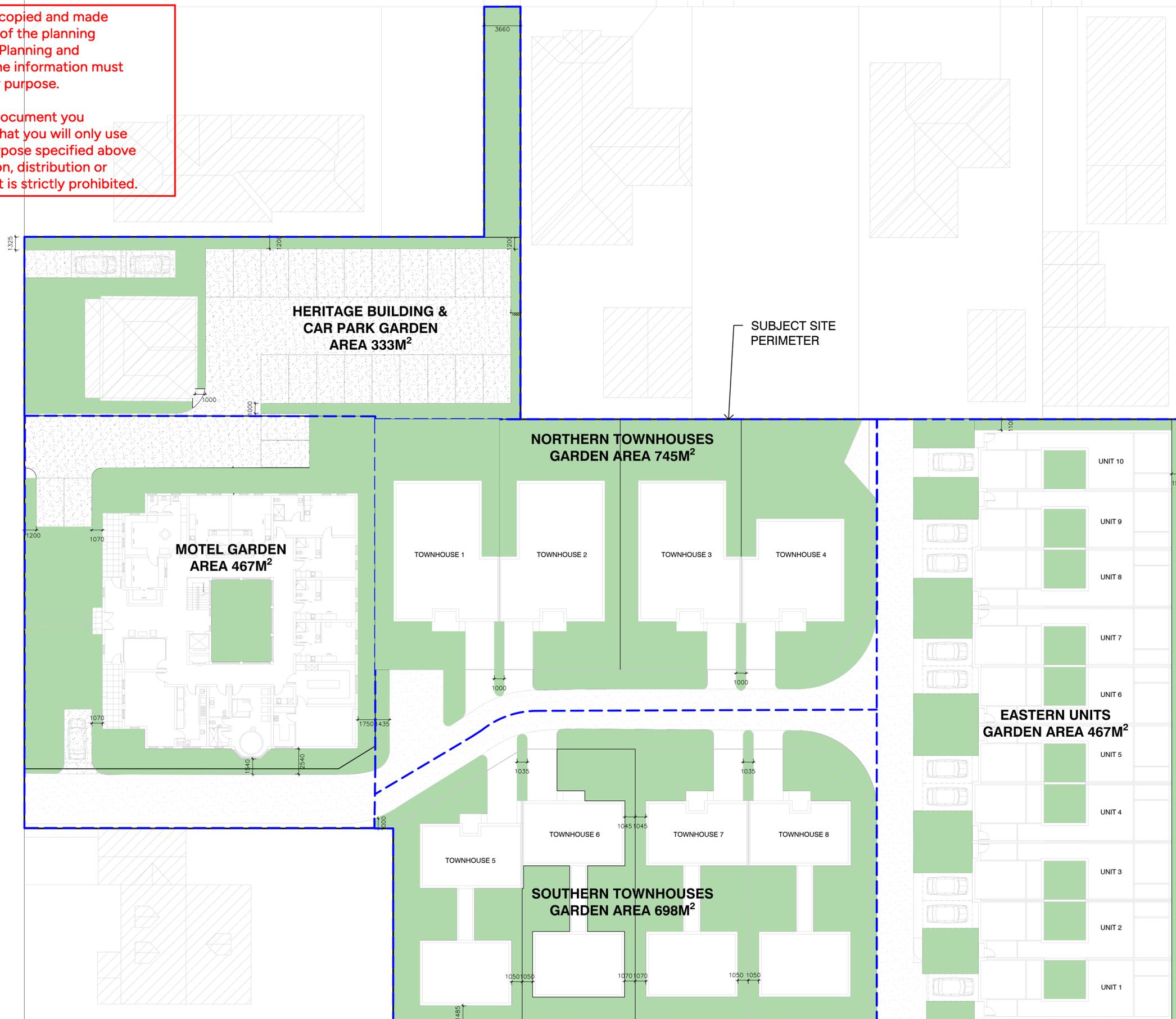
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GARDEN AREA CALCULATIONS	
HERITAGE & CARPARK AREAS	333 SQM
MOTEL AREAS	467 SQM
NORTHERN TOWNHOUSES	745 SQM
SOUTHERN TOWNHOUSES	698 SQM
EASTERN UNITS	467 SQM
TOTAL	2710 SQM
	36.7% (>35%)

GARDEN AREA COMPLIANCE	
SITE AREA	7371 SQM
TOTAL REQUIRED AREA	2580 SQM
	35%
TOTAL PROVIDED AREA	2710 SQM
	36.7% (>35%)
DIFFERENCE	130 SQM

RAYMOND STREET



GARDEN AREA CALCULATIONS
1:200

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B	26-02-26	RFI AMENDMENTS - ADDITIONAL PARKING DIMENSIONS	JZ		

DRAWING
GARDEN AREA CALCULATIONS

PROJECT N°
2535

SCALE
1:200 @ A1

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R.R.

DRAWING N°
TP-13

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26/02/2026

