

AREA SCHEDULE:		
SITE AREA 1 -	17,653m²	
	(1.77Ha)	
LANDSCAPE AREA:	8,565m²	
	(49%)	
TENANCY AREAS:		
FUEL SHOP -	250m²	
CONVENIENCE RESTAURANT -	165m²	
TOTAL BUILDING AREA -	415m²	
CAR SPACES PROVIDED -	54 cars	
TRUCK SPACES PROVIDED -	5 trucks	
BIKE SPACES PROVIDED -	6 bikes	
SITE AREA 2 -		
	3,474m²	
CONVENIENCE RESTAURANT -	377m²	
CAR SPACES PROVIDED -	28 cars	
BIKE SPACES PROVIDED -	6 bikes	
ALL AREAS ARE APPROXIMATE AND SUBJECT TO FINAL SURVEY		
LP	6m HIGH LIGHT POLE	

U	INDICATIVE LANDSCAPING ADDED	AB	24-11-20
T	SITE AREA & SITE BOUNDARY REVISED	AB	16-10-20
S	SITE AREAS & SITE LAYOUT REVISED	JS	07-10-20
R	SITE AREAS & SITE LAYOUT REVISED	JS	02-10-20
Q	SITE AREAS & SITE LAYOUT REVISED	JS	30-09-20
P	SUBDIVISION PLAN UPDATED, PYLON ADDED, SERVICE STATION PYLON RELOCATED, E.V. CHARGING BAYS ADDED	FR	13-08-20
M	SITE AREA UPDATED TO FUEL SITE AND Mc DONALD'S LAYOUT, FOOTPATH ADDED, ROAD UPDATED TO FUEL SITE	FR	10-08-20
L	CROSSOVER RELOCATED FUEL SITE REVISED	FR	27-07-20
K	LANDSCAPING AMENDED	AB	16-07-20
J	SITE AREA UPDATED	FR	15-07-20
H	SUBDIVISION UPDATED	FR	24-06-20
G	ADDITIONAL 2 BIKE PARKS ADDED	AB	15-06-20
F	DISTANCE TO CREEK AMENDED, EASEMENT AMENDED	AB	03-06-20
E	Mc DONALD'S LAYOUT UPDATED	FR	01-06-20
D	FUEL SITE UPDATED	FR	26-05-20
C	FUEL SITE UPDATED	FR	22-05-20
B	TITLE BOUNDARIES UPDATED, CAR PARKS ADDED	FR	20-05-20
A	CROSSOVERS AMENDED, LIGHT POLES ADDED	FR	11-05-20
O	PLANNING ISSUE - LAYOUT AMENDED	FR	05-05-20
P6	PRELIMINARY ISSUE	JS	19-12-19
P5	PRELIMINARY ISSUE	JS	18-12-19
P4	PRELIMINARY ISSUE	JS	06-12-19
P3	PRELIMINARY ISSUE	JS	18-10-19
P2	PRELIMINARY ISSUE	JS	08-10-19
P1	PRELIMINARY ISSUE	JS	03-10-19
REV	AMENDMENT DETAILS	BY	DATE



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PROJECT
PROPOSED MIXED USE
DEVELOPMENT

PROJECT ADDRESS
LOT 1 EDGECOMBE ROAD

KYNETON
VIC 3444

DRAWING TITLE
PROPOSED SITE PLAN

CLIENT
RETAIL FUEL DEVELOPMENTS

DATE OCT. '19	SCALE @ A1 1:1000	NORTH 
DRAWN KM	CHECKED AB	
ISSUE PLANNING		

PROJECT No. 18104	DRAWING No. TP02	REVISION No. U	SHEET 02 of 12
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Town Planning
Not for construction

FOR CONTINUATION REFER TO RIGHT

FOR CONTINUATION REFER TO LEFT

AREA SCHEDULE:	
SITE AREA 1 -	17,653m ² (1.77Ha)
LANDSCAPE AREA:	8,565m ² (49%)
TENANCY AREAS:	
FUEL SHOP -	250m ²
CONVENIENCE RESTAURANT -	165m ²
TOTAL BUILDING AREA -	415m ²
CAR SPACES PROVIDED -	54 cars
TRUCK SPACES PROVIDED -	5 trucks
BIKE SPACES PROVIDED -	6 bikes
ALL AREAS ARE APPROXIMATE AND SUBJECT TO FINAL SURVEY	
LP	6m HIGH LIGHT POLE

S	INDICATIVE LANDSCAPING ADDED, EASTERN END OF SUBJECT SITE ADDED	AB	24-11-20
R	SITE AREA & SUB DIVISION REVISED, MCDONALD'S PLAN UPDATED	AB	16-10-20
Q	SITE AREAS & SITE LAYOUT REVISED	JS	07-10-20
P	SITE AREAS & SITE LAYOUT REVISED	JS	02-10-20
N	SITE AREAS & SITE LAYOUT REVISED	JS	30-09-20
M	SUBDIVISION PLAN UPDATED, PYLON ADDED, SERVICE STATION PYLON RELOCATED, E.V. CHARGING BAYS ADDED	FR	13-08-20
L	SITE AREA UPDATED TO FUEL SITE AND Mc DONALD'S LAYOUT, FOOTPATH ADDED, ROAD UPDATED TO FUEL SITE	FR	10-08-20
K	CROSSOVER RELOCATED, FUEL SITE REVISED	FR	27-07-20
J	LANDSCAPING ADDED	FR	16-07-20
H	SITE AREA UPDATED	FR	15-07-20
G	ADDITIONAL 2 BIKE PARKS ADDED	AB	15-06-20
F	EASEMENT AMENDED	AB	04-06-20
E	Mc DONALD'S LAYOUT UPDATED	FR	01-06-20
D	TITLE BOUNDARIES UPDATED, BYPASS LANE ADDED, STAFF CARPARKS ADDED	FR	26-05-20
C	SITE UPDATED	FR	22-05-20
B	TITLE BOUNDARIES UPDATED, CAR PARKS ADDED	FR	20-05-20
A	CROSSOVERS UPDATED, LIGHT POLES & 'NO FENCE' NOTES ADDED	FR	11-05-20
O	PLANNING ISSUE	FR	06-05-20
P4	PRELIMINARY ISSUE	JS	18-12-19
P3	PRELIMINARY ISSUE	JS	18-10-19
P2	PRELIMINARY ISSUE	JS	07-10-19
P1	PRELIMINARY ISSUE	JS	03-10-19
REV	AMENDMENT DETAILS	BY	DATE



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PROJECT
PROPOSED MIXED USE
DEVELOPMENT

PROJECT ADDRESS
LOT 1 EDGECOMBE ROAD

KYNETON
VIC 3444

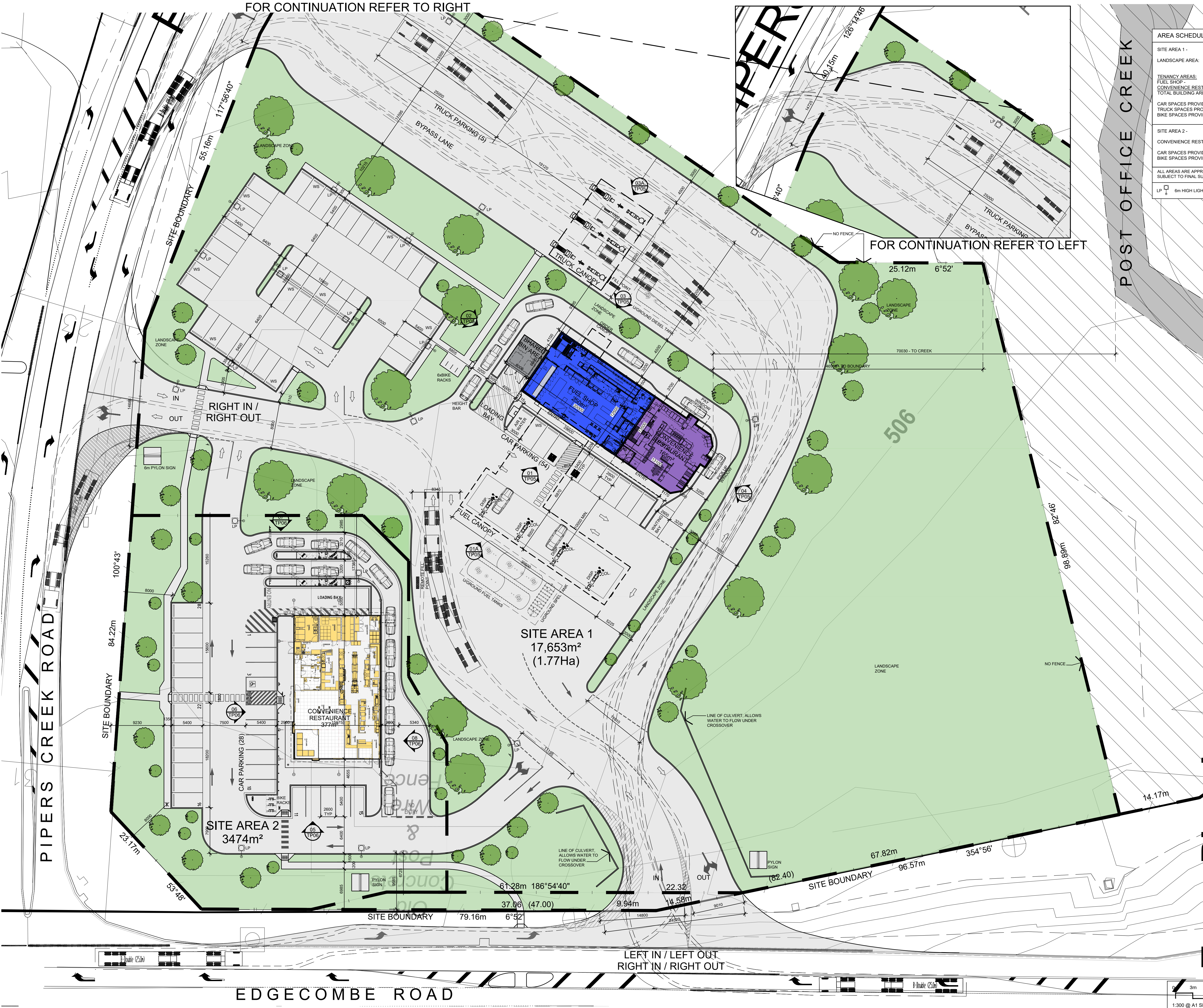
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PROPOSED PART SITE PLAN 1

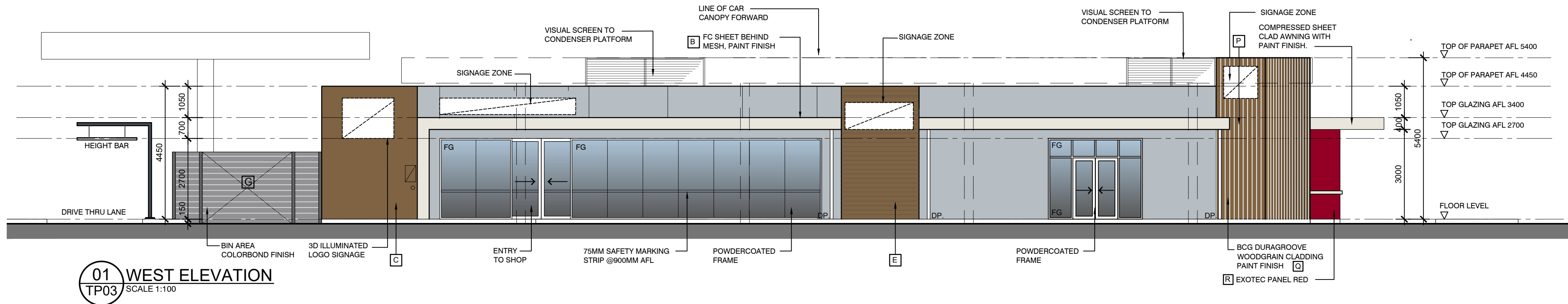
CLIENT
RETAIL FUEL DEVELOPMENTS

DATE OCT. '19	SCALE @ A1 1:300	NORTH
DRAWN JS	CHECKED AB	
ISSUE PLANNING		

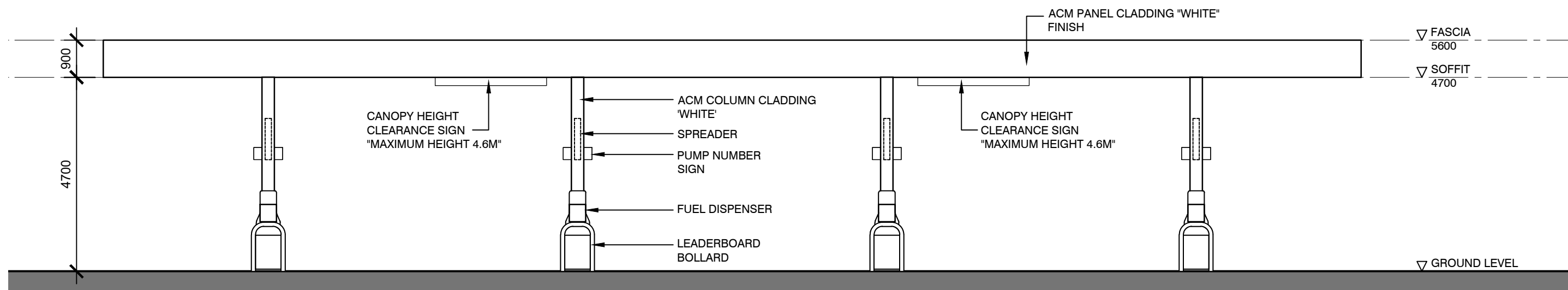
PROJECT No. 18104	DRAWING No. TP03	REVISION No. S	SHEET 04 of 12
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Town Planning
Not for construction

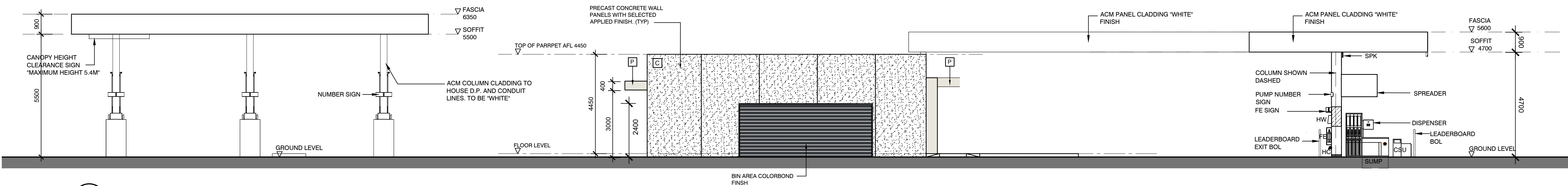




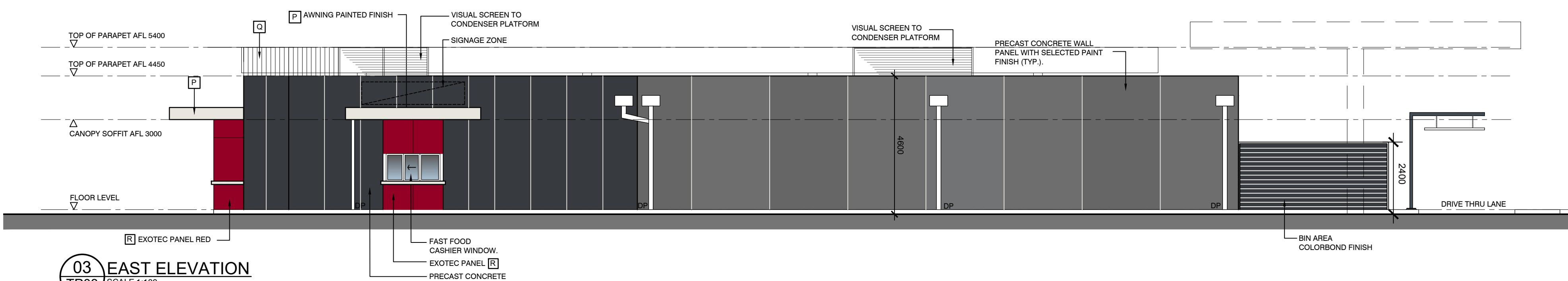
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TP03 SCALE 1:100



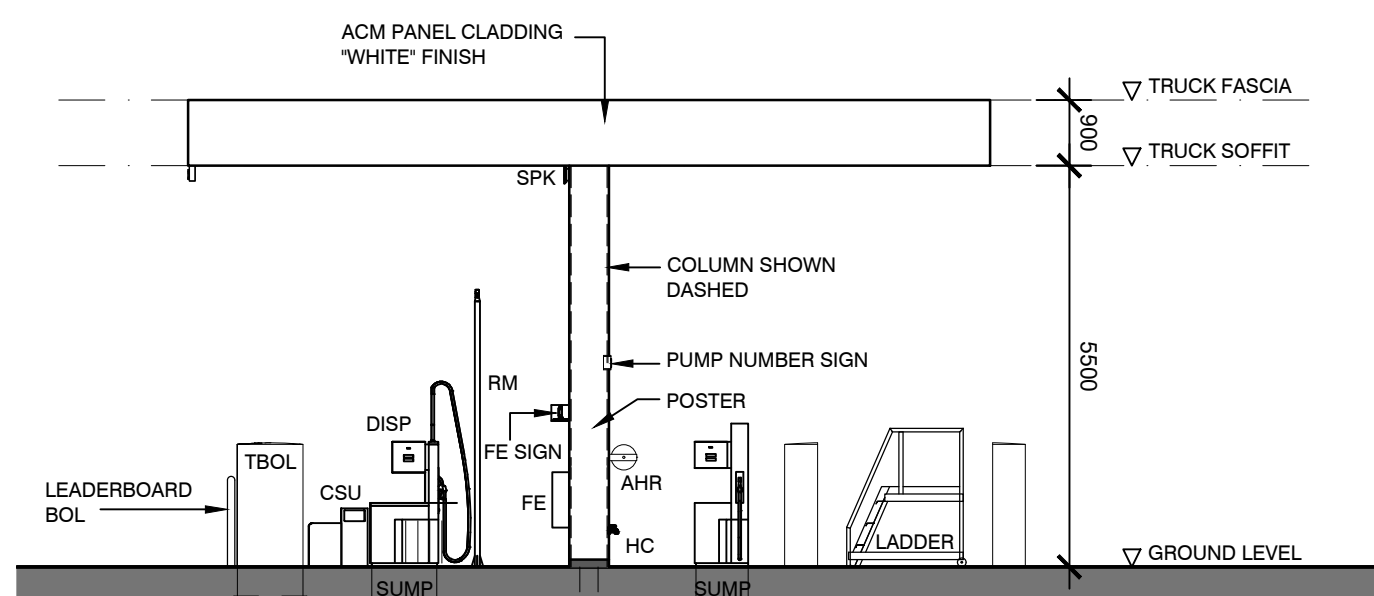
01A WEST ELEVATION - CANOPY
TP03 SCALE 1:100



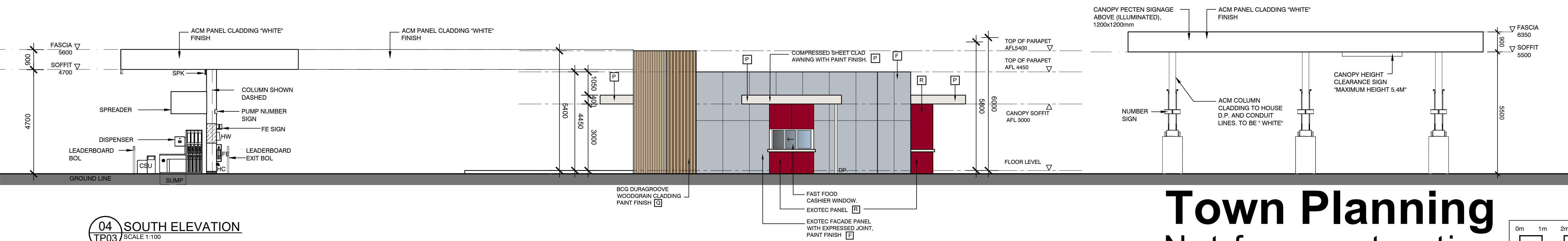
02 NORTH ELEVATION
TP03 SCALE 1:100



03 EAST ELEVATION
TP03 SCALE 1:100



03A EAST ELEVATION - Truck Canopy
TP03 SCALE 1:100



04 SOUTH ELEVATION
TP03 SCALE 1:100

EXTERNAL COLOUR SCHEDULE

- B DULUX MATT BLACK POWDERCOAT PG1A9
- C DULUX 'WHITE ON WHITE' PCWF8, LOW SHEEN PAINT FINISH
- D DULUX DOMINO GR10 SATIN FINISH
- E TIMBER CLADDING TREX TIKI TORCH
- F DULUX SILVER CITY SG5B1 SATIN FINISH
- G DULUX DARK GREY XF4 - FENCING COLORBOND FINISH
- N POWDERCOAT FINISH, MONUMENT SATIN
- P DULUX 'ALABASTER' (WHITE), (A1016)
- Q DURAGROOVE WOODGRAIN CLADDING, PAINT FINISH DULUX 'GUITAR'
- R DULUX 'RED BOX'

B	ELEVATIONS & FINISHES UPDATED	JS	16-10-20
A	ELEVATIONS UPDATED	FR	26-05-20
O	PLANNING ISSUE	FR	06-05-20
P2	PRELIMINARY ISSUE	JS	07-10-19
P1	PRELIMINARY ISSUE	JS	03-10-19
REV	AMENDMENT DETAILS	BY	DATE



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PROJECT
PROPOSED MIXED USE
DEVELOPMENT

PROJECT ADDRESS
LOT 1 EDGECOMBE ROAD

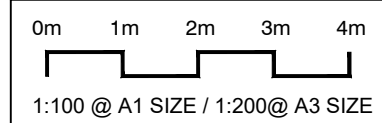
KYNETON
VIC 3444

DRAWING TITLE
PROPOSED ELEVATIONS -
SERVICE CENTRE AND CANOPY

CLIENT
RETAIL FUEL DEVELOPMENTS

DATE SEP '19	SCALE @ A1 1:100	NORTH
DRAWN JS	CHECKED AB	
ISSUE PLANNING		
PROJECT No. 18104	DRAWING No. TP05	REVISION No. B
		SHEET 06 of 12

Town Planning
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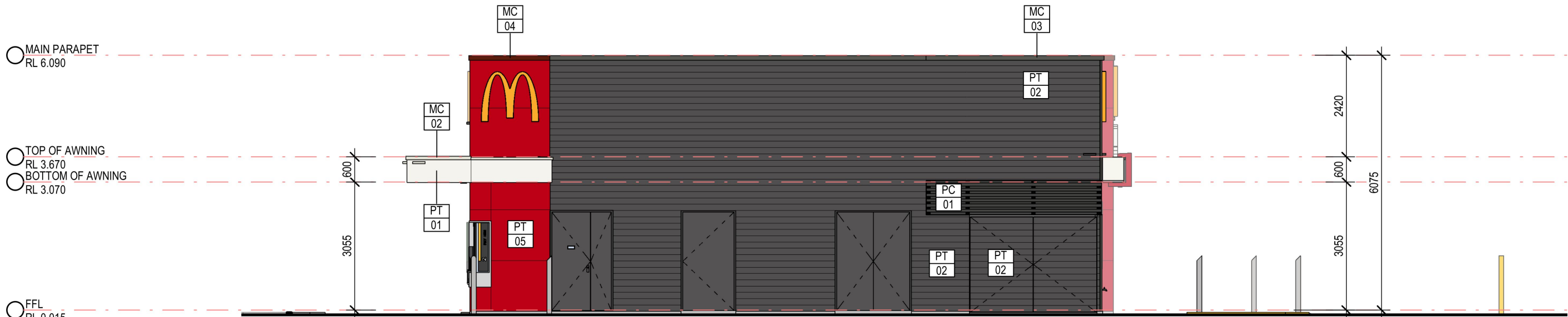




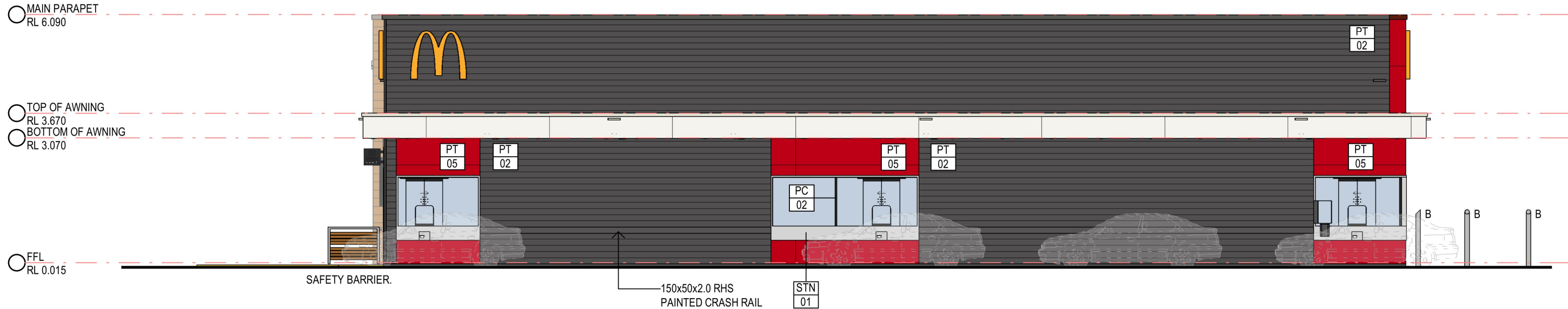
05 WEST ELEVATION
TP03 SCALE 1:100








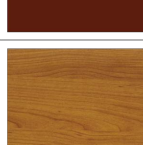
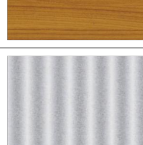
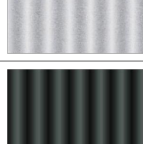
06 NORTH ELEVATION
TP03 SCALE 1:100






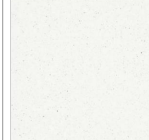


07 EAST ELEVATION
TP03 SCALE 1:100



08 SOUTH ELEVATION
TP03 SCALE 1:100

EXTERNAL FINISHES SCHEDULE						
CODE	No.	AREA	DESCRIPTION	MANUFACTURER	COLOUR	IMAGE
AW	01	ALUMINIUM WINDOWS & DOOR FRAMES. REFER NOTE 1.	PREFABRICATED ALUMINIUM FRAMING	CAPRAL	NATURAL FINISH CLEAR ANODISED	
MC	01	PARAPET CAPPING	PREFINISHED METAL CAPPING / FLASHING	COLORBOND	JASPER	
MC	02	PARAPET CAPPING	PREFINISHED METAL CAPPING / FLASHING	COLORBOND	SURFMIST	
MC	03	PARAPET CAPPING	PREFINISHED METAL CAPPING / FLASHING	COLORBOND	WOODLAND GREY	
MC	04	PARAPET CAPPING	PREFINISHED METAL CAPPING / FLASHING	COLORBOND	MANOR RED	
MWC	01	PLAYPLACE & PARAPETS	TIMBER LOOK ALUMINIUM CLADDING SYSTEM USING KNOTWOOD 200mm CLADDING PROFILE	KNOTWOOD	LIGHT OAK	
MWC	02	ROOF WELL (INTERNAL PARAPET LINING)	CUSTOM ORB CORRUGATED STEEL RIVET FIXED VERTICALLY TO FRAMES	LYSAGHT	ZINCALUME	
MWC	03	ROOF WELL (PLAYPLACE WALL LINING)	CUSTOM ORB CORRUGATED STEEL RIVET FIXED VERTICALLY TO FRAMES	LYSAGHT	WOODLAND GREY	

EXTERNAL FINISHES SCHEDULE						
CODE	No.	AREA	DESCRIPTION	MANUFACTURER	COLOUR	IMAGE
PC	01	CORRAL, BATTENS & ROOF ACCESS, ELEC. ROOM DOORS	POWDERCOAT FINISH	DULUX DURALLOY	MONUMENT SATIN (COLORBOND)	
PC	02	ALUMINIUM WINDOWS & DOOR FRAMES. REFER NOTE 1.	POWDERCOAT FINISH	DULUX DURALLOY	BLACK SATIN (NIGHT SKY) 16288	
PT	01	FASCIAS (RIBBON)	PAINT FINISH. REFER SPECIFICATION FOR DETAILS ON PAINT TYPE & APPLICATION	DULUX	VIVID WHITE PW169	
PT	02	MAIN BUILDING WALLS	PAINT FINISH. REFER SPECIFICATION FOR DETAILS ON PAINT TYPE & APPLICATION	DULUX	WAYWARD GREY PG168	
PT	05	BLADE WALL & DRIVETHRU WINDOWS	PAINT FINISH. REFER SPECIFICATION FOR DETAILS ON PAINT TYPE & APPLICATION	DULUX	MCDONALDS RED R68 Value: R189 G0 B22	
STN	01	DRIVETHRU WINDOW SILL & SURROUND	RECONSTITUTED STONE. REFER TO DECOR DOCUMENTS	REFER DECOR	REFER DECOR	

A	ELEVATIONS & FINISHES SCHEDULE UPDATED	JS	16-10-20
0	PLANNING ISSUE	FR	06-05-20
P2	PRELIMINARY ISSUE	JS	18-12-19
P1	PRELIMINARY ISSUE	JS	07-10-19
REV	AMENDMENT DETAILS	BY	DATE



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PROJECT
PROPOSED MIXED USE
DEVELOPMENT

PROJECT ADDRESS
LOT 1 EDGECOMBE ROAD

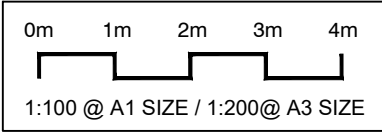
KYNETON
VIC 3444

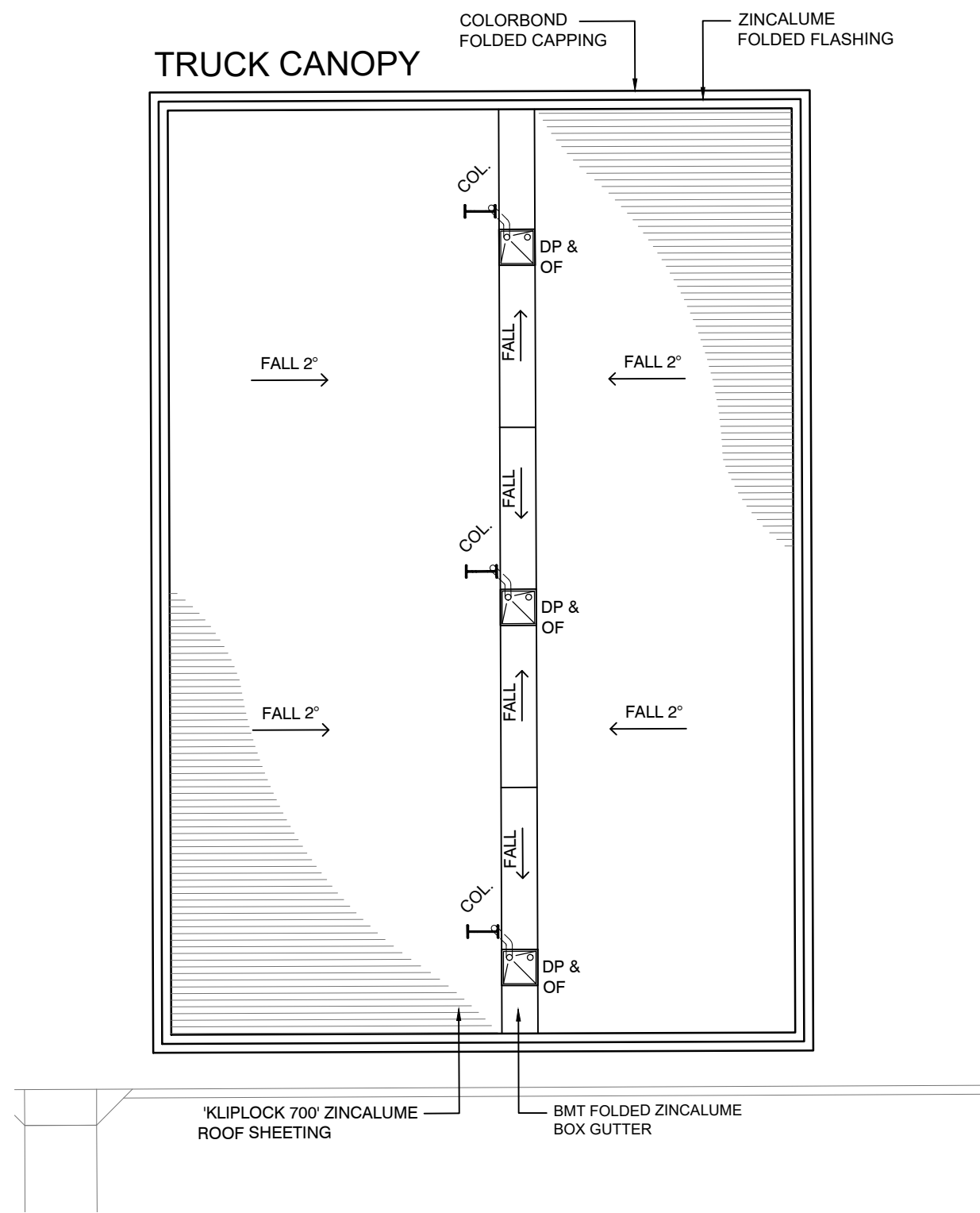
DRAWING TITLE
PROPOSED ELEVATIONS -
CONVENIENCE RESTAURANT

CLIENT
RETAIL FUEL DEVELOPMENTS

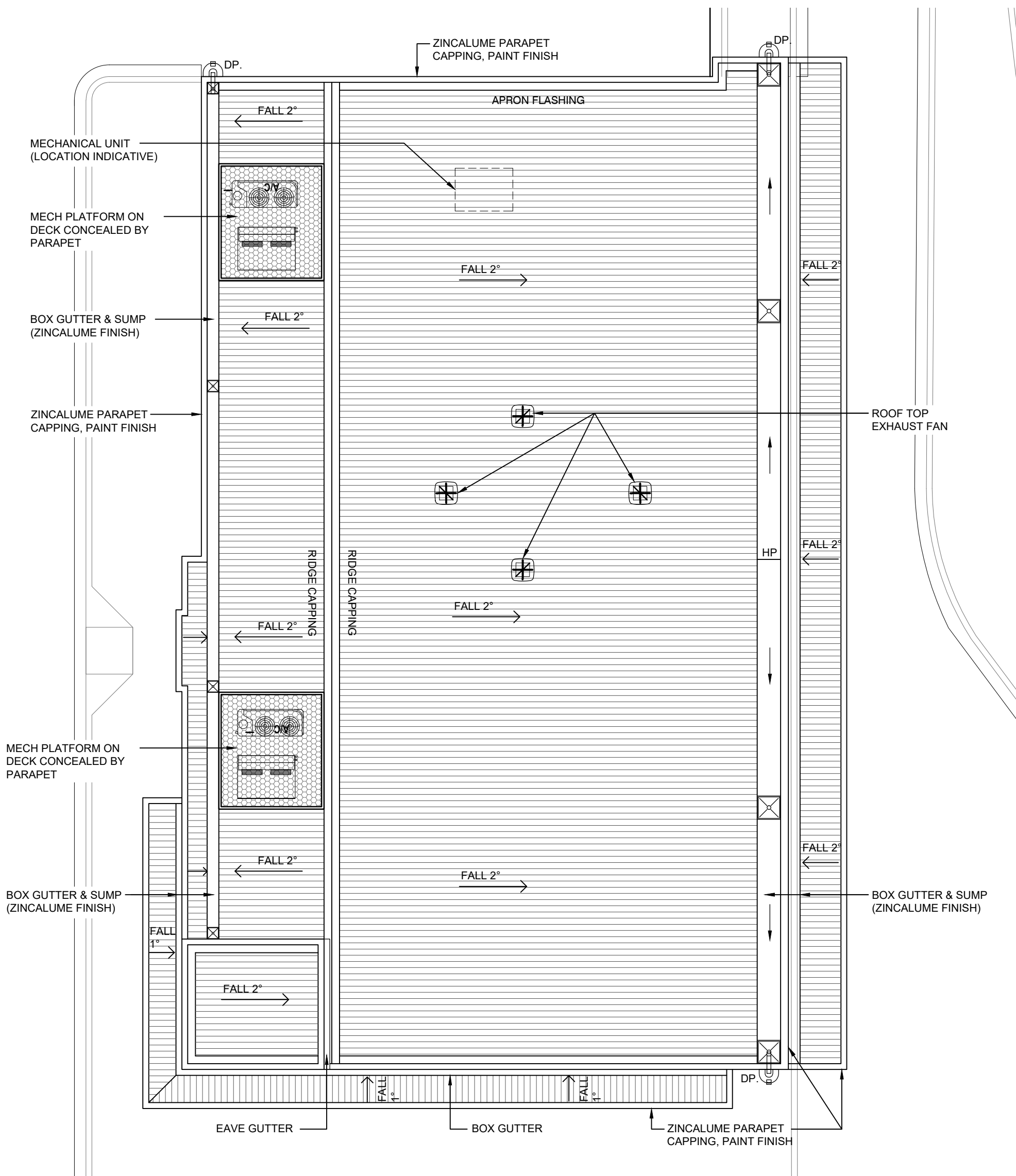
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DRAWN JS	CHECKED AB		
ISSUE PLANNING			
PROJECT No. 18104	DRAWING No. TP06	REVISION No. A	SHEET 07 of 12

Town Planning
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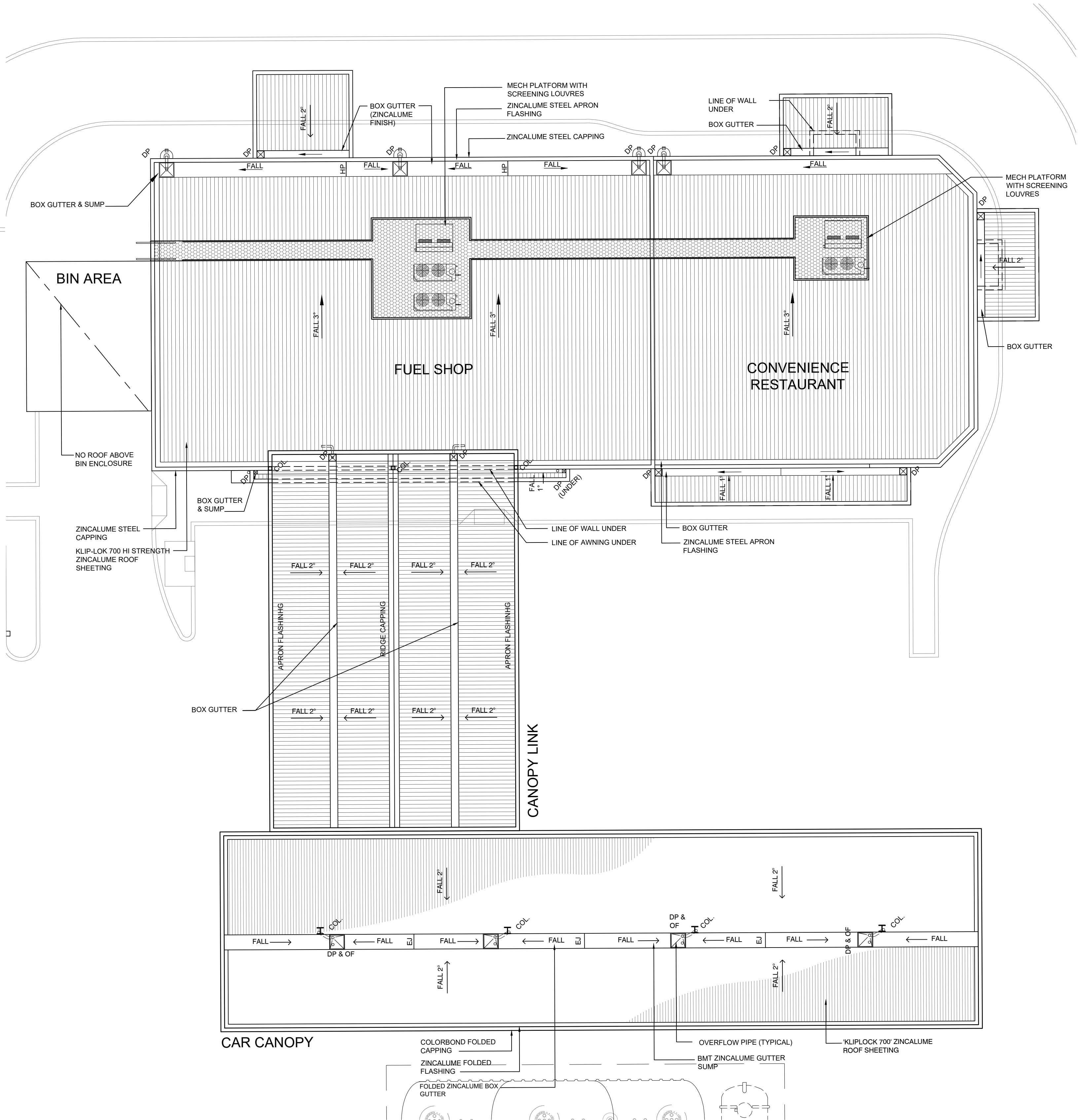




03 ROOF PLAN- TRUCK CANOPY
SCALE 1:100



02 ROOF PLAN- CONVENIENCE RESTAURANT
SCALE 1:100



01 ROOF PLAN- BUILDING AND CANOPY
SCALE 1:100

B	BUILDING LAYOUT REVISED	JS	16-10-20
A	ROOF UPDATED	FR	26-05-20
O	PLANNING ISSUE	FR	06-05-20
REV	AMENDMENT DETAILS	BY	DATE



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PROJECT
PROPOSED MIXED USE
DEVELOPMENT

PROJECT ADDRESS
LOT 1 EDGECOMBE ROAD

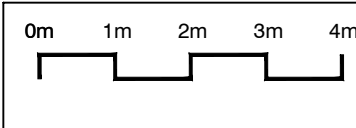
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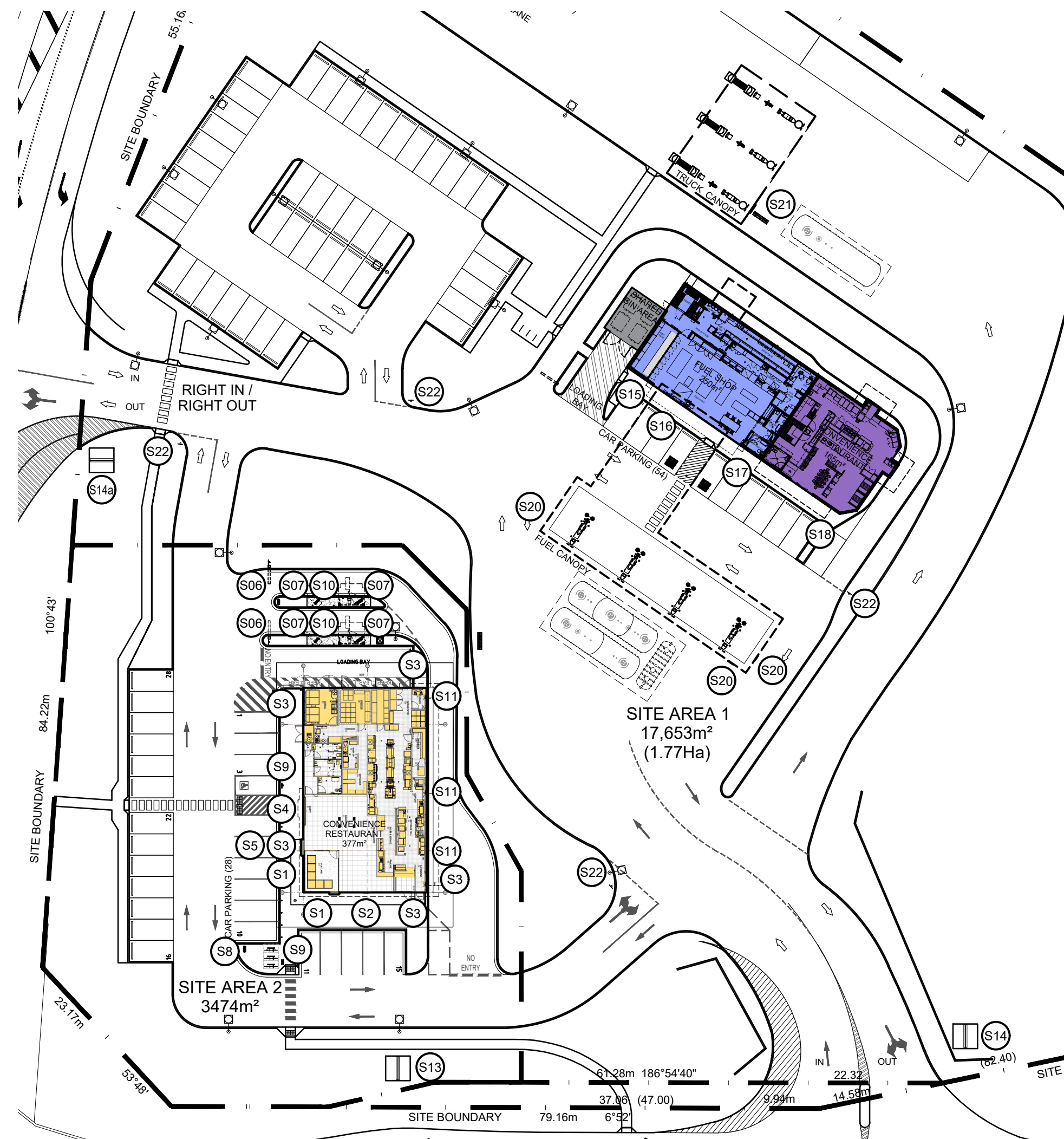
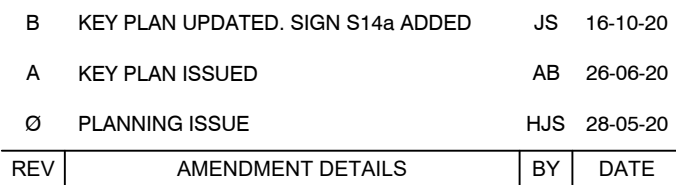
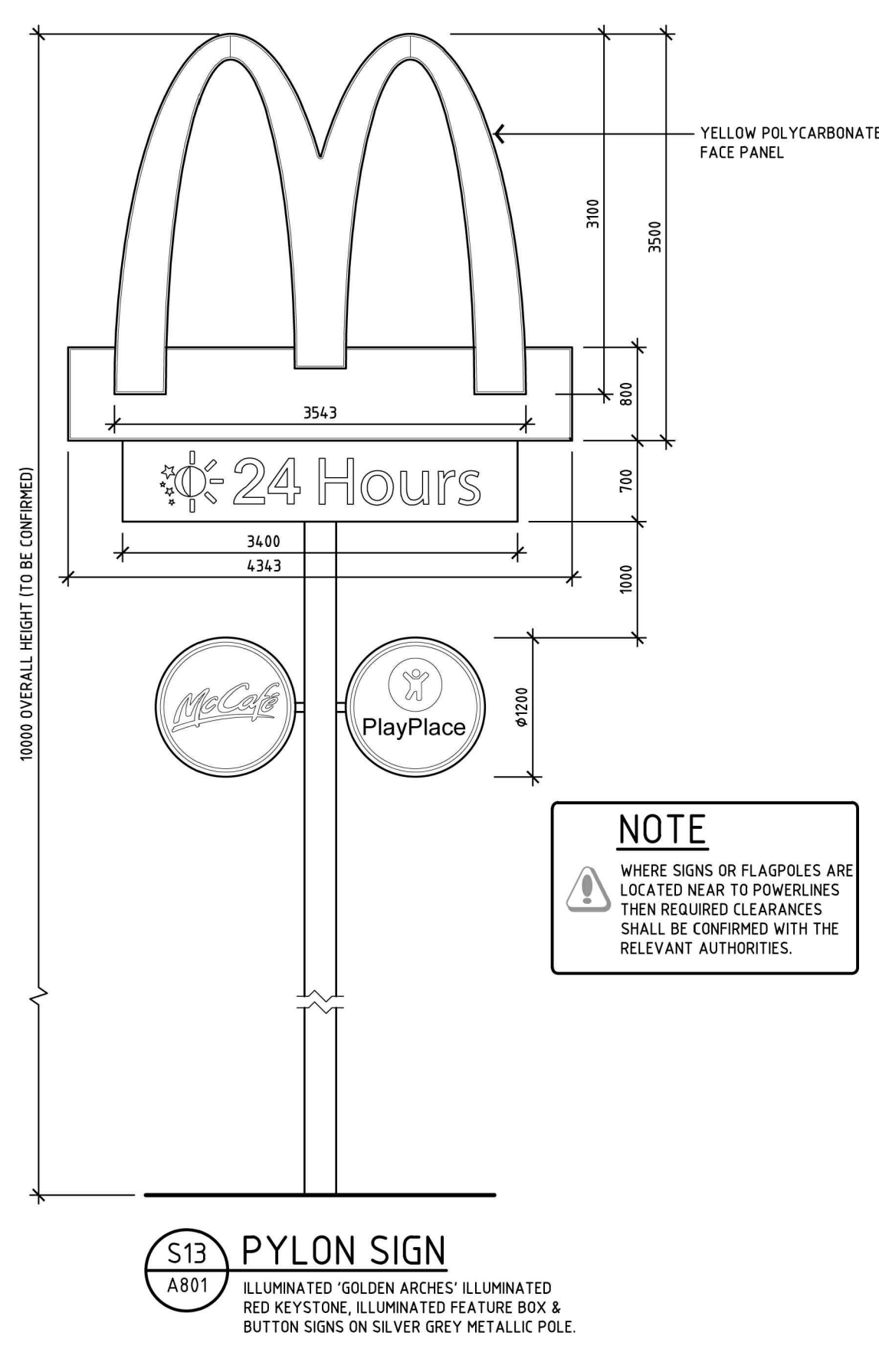
DRAWING TITLE
PROPOSED ROOF PLAN

CLIENT
RETAIL FUEL DEVELOPMENTS

DATE OCT. '19	SCALE @ A1 1:100	NORTH
DRAWN KM	CHECKED AB	
ISSUE PLANNING		
PROJECT No. 18104	DRAWING No. TP08	REVISION No. B
		SHEET 09 of 12

Town Planning
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PROJECT
PROPOSED MIXED USE
DEVELOPMENT

PROJECT ADDRESS
LOT 1 EDGECOMBE ROAD

KYNETON
VIC 3444

DRAWING TITLE

PROPOSED SIGNAGE DETAILS

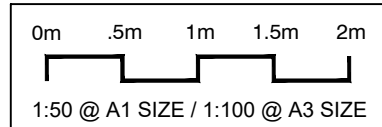
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RETAIL FUEL DEVELOPMENTS

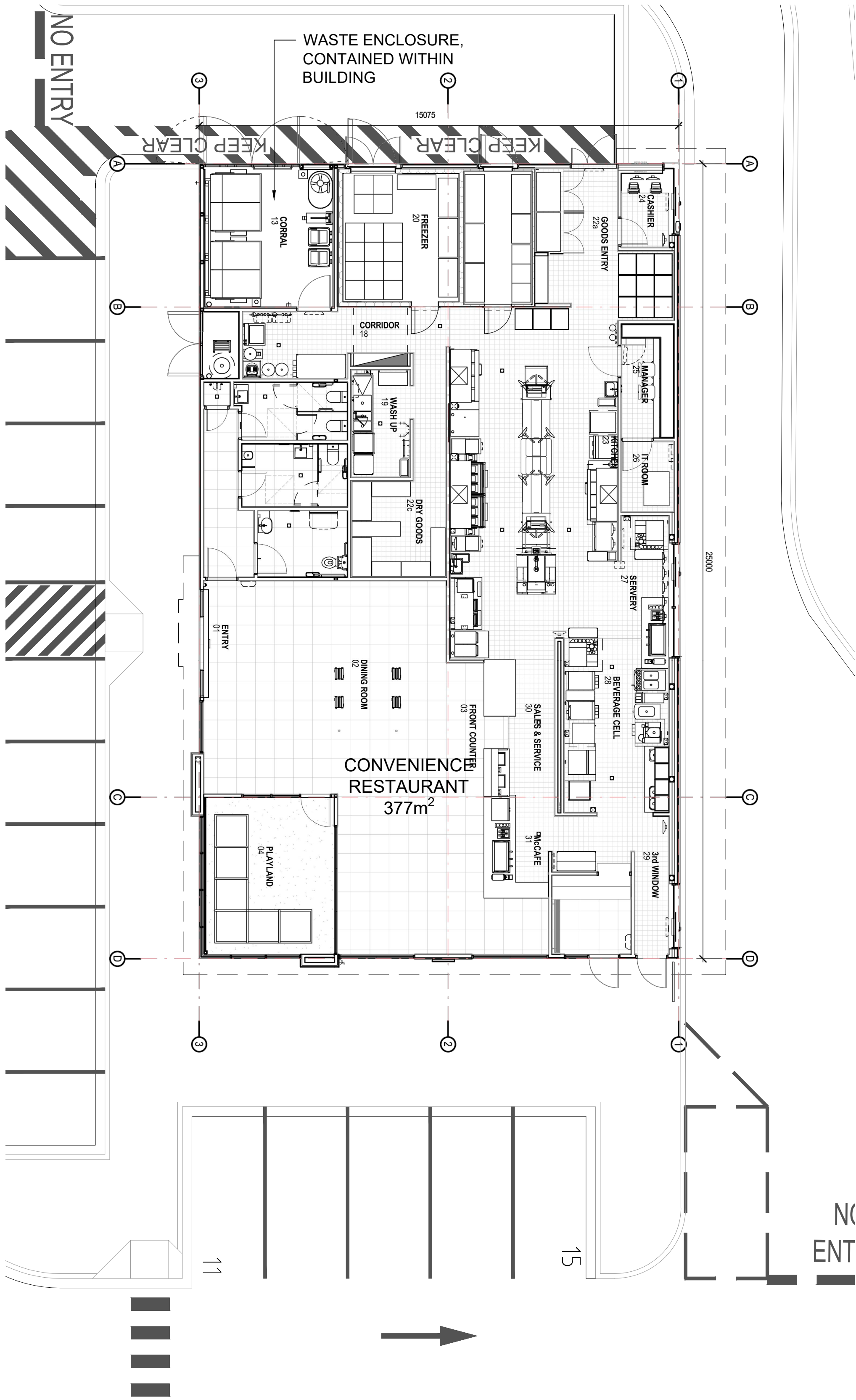
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 KEY PLAN
SCALE NTS

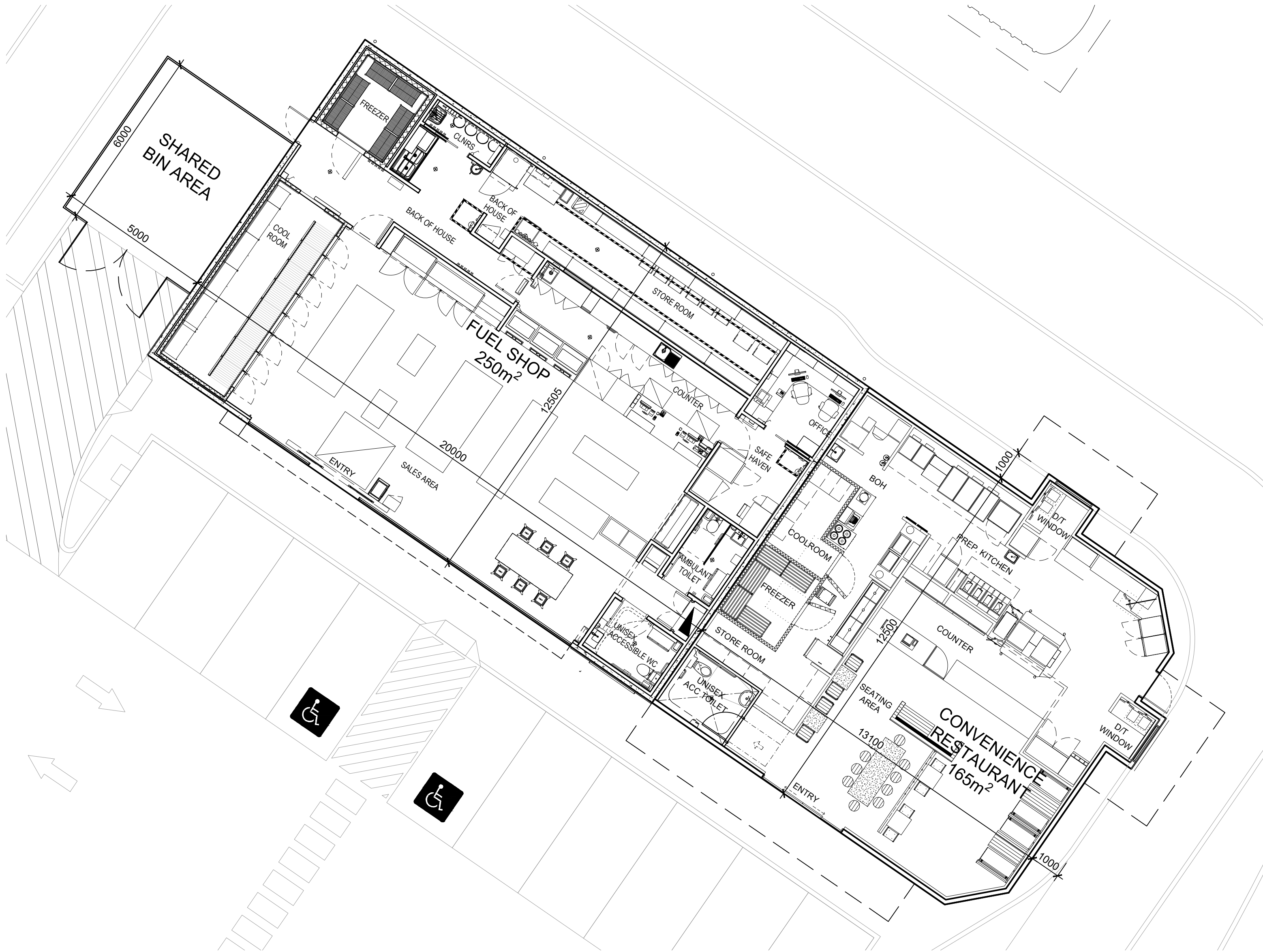
Town Planning

Not for construction





02 FLOOR PLAN- CONVENIENCE RESTAURANT
SCALE 1:100



01 FLOOR PLAN- FUEL SHOP AND CONVENIENCE RESTAURANT
SCALE 1:100

B	FLOOR PLANS UPDATED	JS	16-10-20
A	WASTE ENCLOSURE NOMINATED ON FLOOR PLAN	AB	16-07-20
O	PLANNING ISSUE	FR	04-06-20
REV	AMENDMENT DETAILS	BY	DATE



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The Retail Group Pty Ltd ABN 85 050 134 686

RBP No. DP-AD1689

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PROJECT
PROPOSED MIXED USE
DEVELOPMENT

PROJECT ADDRESS
LOT 1 EDGECOMBE ROAD

KYNETON
VIC 3444

DRAWING TITLE
PROPOSED FLOOR PLANS

CLIENT
RETAIL FUEL DEVELOPMENTS

DATE OCT. '19	SCALE @ A1 1:100	NORTH
DRAWN FR	CHECKED AB	
ISSUE PLANNING		
PROJECT No. 18104	DRAWING No. TP11	REVISION No. B
		SHEET 12 of 12

Town Planning
Not for construction

