

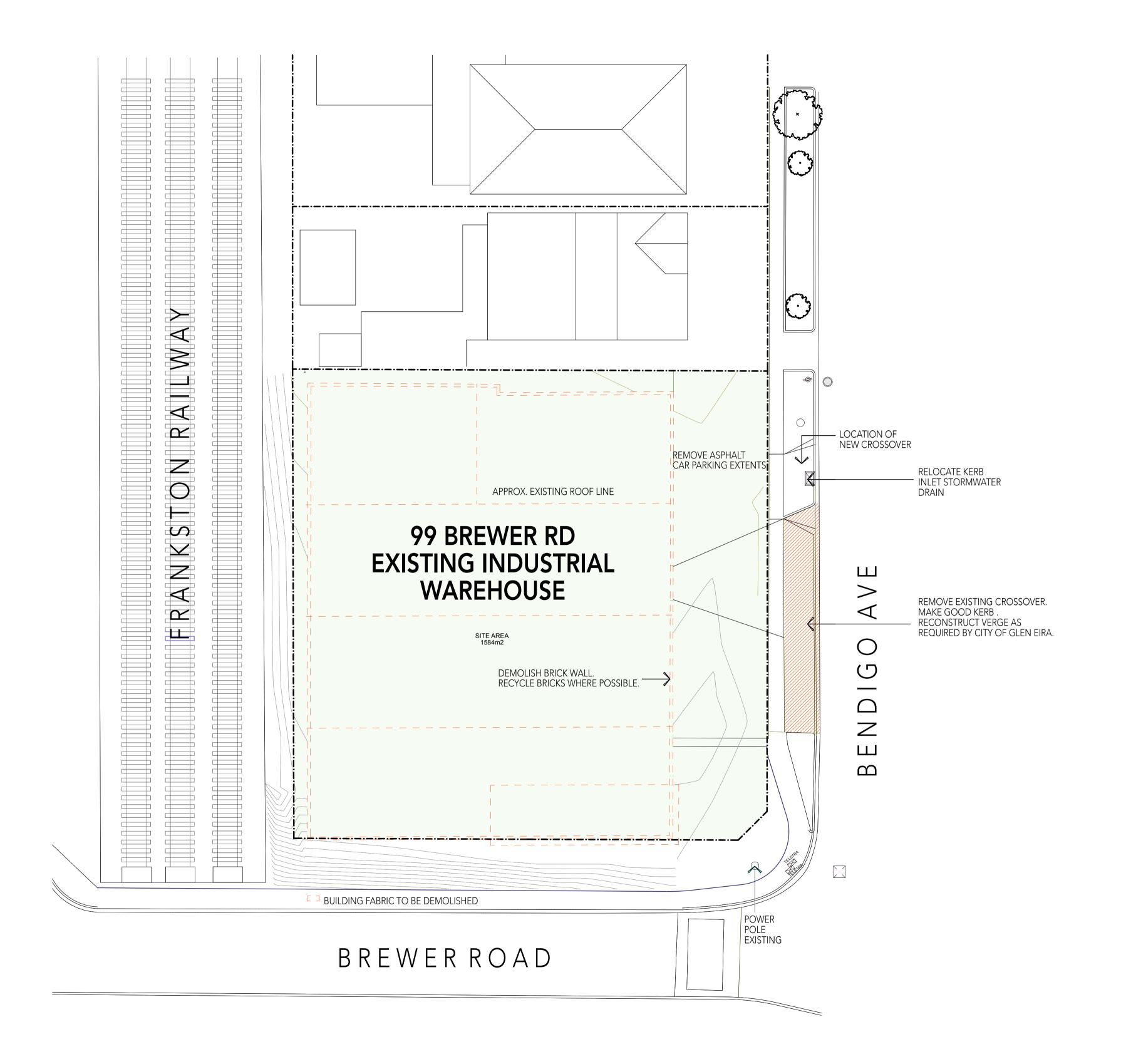
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GE/GE/DP-33820/2020/A

Sheet: 2 of 26

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Endorsed on: 20 September 2024



SITE PLAN

SCALE 1:200

JAM>rchitects

Town Planning

TP**02**

Revision A

Project No. 2150

Date 15/8/2024

Project Mixed Use Development

99 Brewer Road, Bentleigh VIC

Client Benewer Pty Ltd

Notes

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Jam Architects Pty Ltd ABN 55 005 703 195

Level 2 7 Howard Street Richmond 3121 Victoria Australia

Suite 8 400 Pakington Street Newtown 3220 Victoria Australia



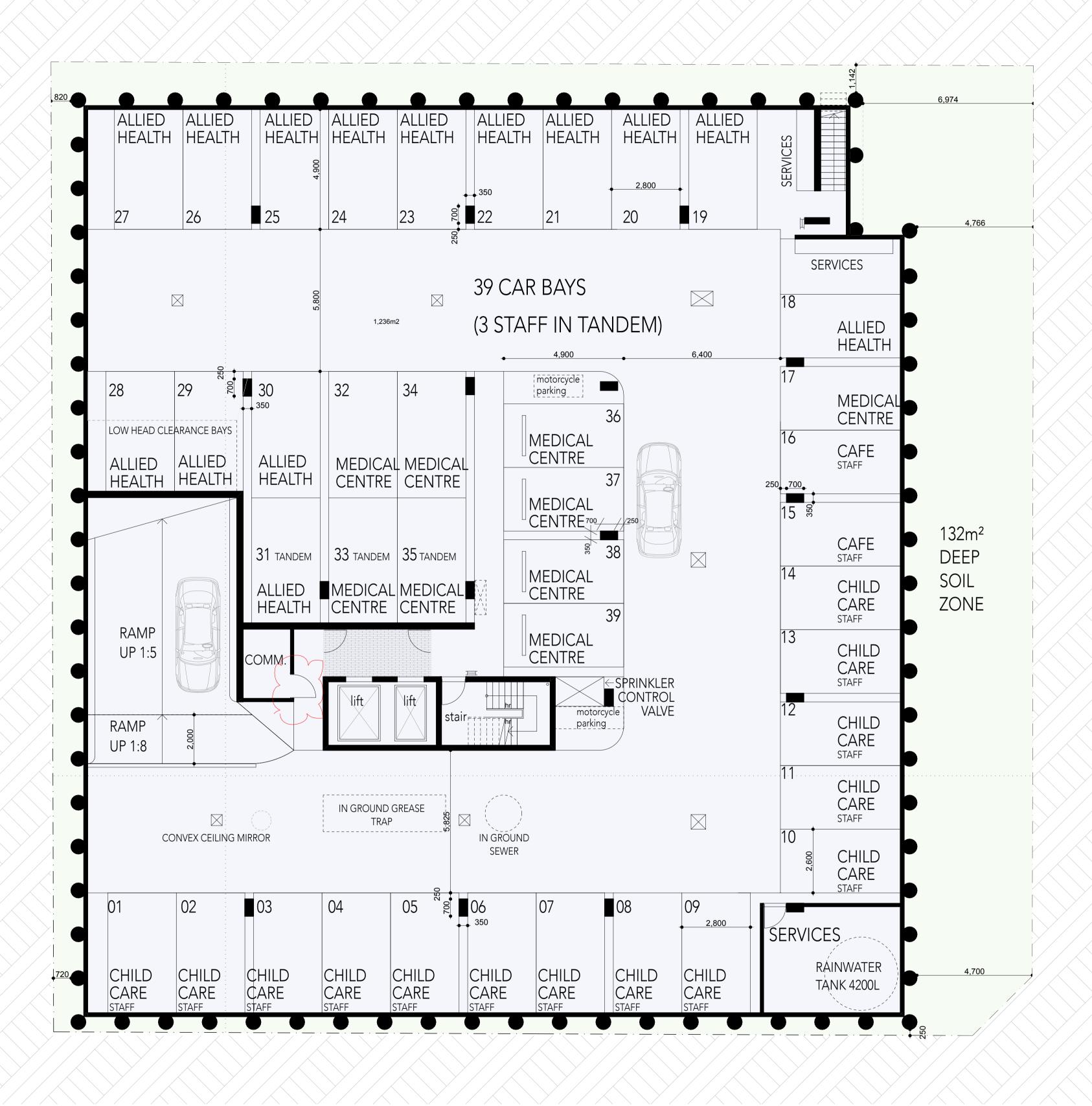
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Sheet: 3 of 26

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Endorsed on: 20 September 2024



BASEMENT

SCALE 1:100

Note Acoustic report

rail noise intrusion, building facade and glazing, mechanical plant noise generation, tenant noise generation, car park usage to align with acoustic report undertaken by Octave Acoustics - 4th September 2020

Note - Car Bays 40-51

* Childcare parent pick-up / drop-off spaces are to be made available for use by patrons of the allied health during the times of 5am-8am, 11am-3pm and after 6:30pm.

** Space 51 is to be dedicated as a Loading & Waste Collection bay between the times of 11am-3pm.

Town Planning

Dwg No. **TP03**

JAM>rchitects

Project No. 2150

Date

Revision

Mixed Use Development

15/8/2024

99 Brewer Road, Bentleigh VIC

Benewer Pty Ltd

Notes

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Level 2 7 Howard Street

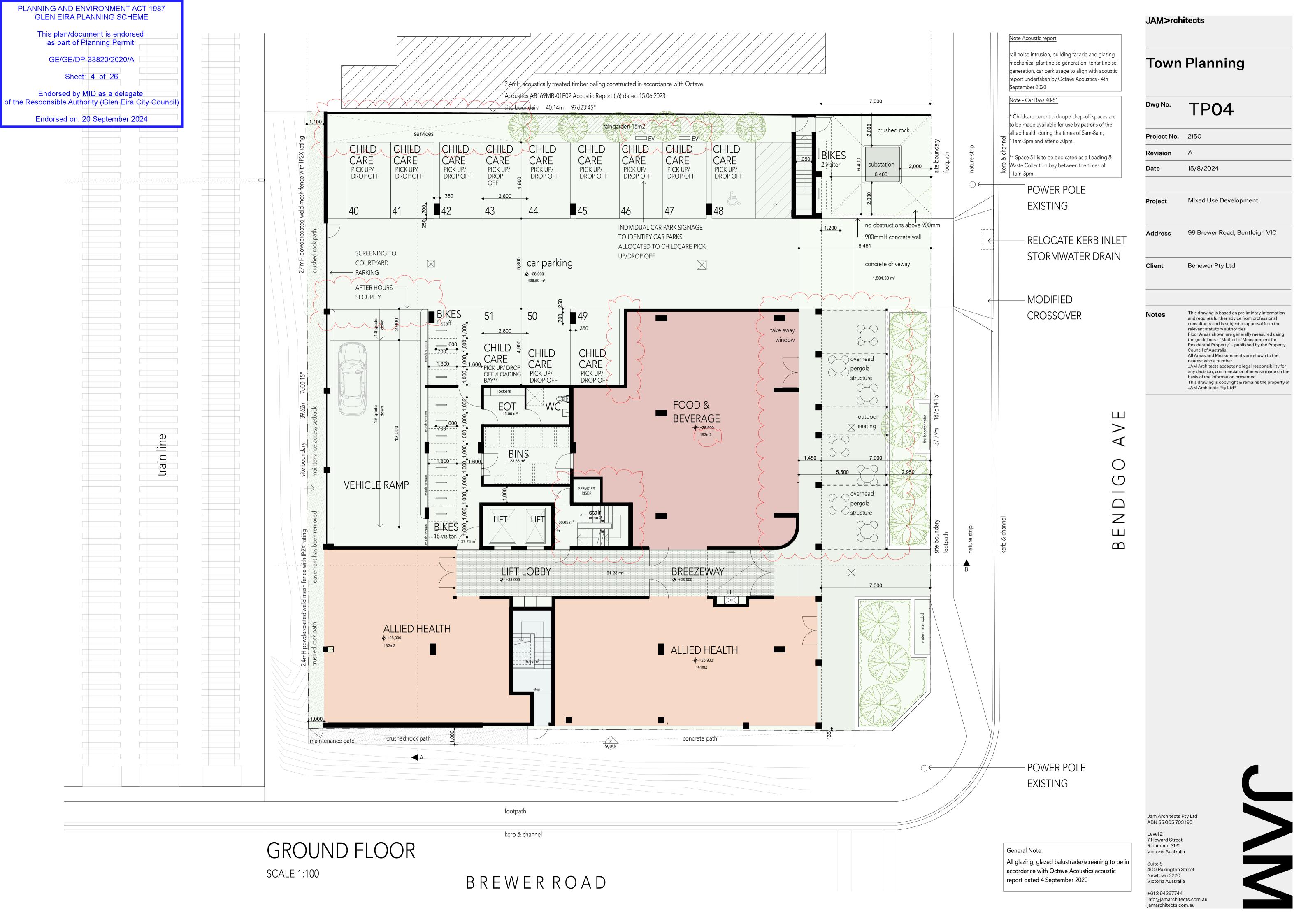
Richmond 3121 Victoria Australia

Jam Architects Pty Ltd ABN 55 005 703 195

Suite 8 400 Pakington Street Newtown 3220 Victoria Australia

+61394297744 info@jamarchitects.com.au jamarchitects.com.au

General Note: All glazing, glazed balustrade/screening to be in accordance with Octave Acoustics acoustic report dated 4 September 2020



PLANNING AND ENVIRONMENT ACT 1987 GLEN EIRA PLANNING SCHEME This plan/document is endorsed as part of Planning Permit: GE/GE/DP-33820/2020/A Sheet: 5 of 26 Endorsed by MID as a delegate of the Responsible Authority (Glen Eira City Council) Endorsed on: 20 September 2024 CONCRETE ALLIED HEALTH pergola structure +32,200 below SERVICES RISER pergola structure below lift lobby +32,200 \bigcirc

Note Acoustic report

rail noise intrusion, building facade and glazing, mechanical plant noise generation, tenant noise generation, car park usage to align with acoustic report undertaken by Octave Acoustics - 4th September 2020

Note - Car Bays 40-51

* Childcare parent pick-up / drop-off spaces are to be made available for use by patrons of the allied health during the times of 5am-8am, 11am-3pm and after 6:30pm.

** Space 51 is to be dedicated as a Loading & Waste Collection bay between the times of 11am-3pm.

 \Box

General Note:

All glazing, glazed balustrade/screening to be in accordance with Octave Acoustics acoustic report dated 4 September 2020

TP**05**

Town Planning

Project No. 2150

Date

JAM>rchitects

Revision 15/8/2024

Mixed Use Development

Benewer Pty Ltd

99 Brewer Road, Bentleigh VIC

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FIRST FLOOR SCALE 1:100

BREWER ROAD

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Richmond 3121 Victoria Australia Suite 8 400 Pakington Street

Newtown 3220 Victoria Australia

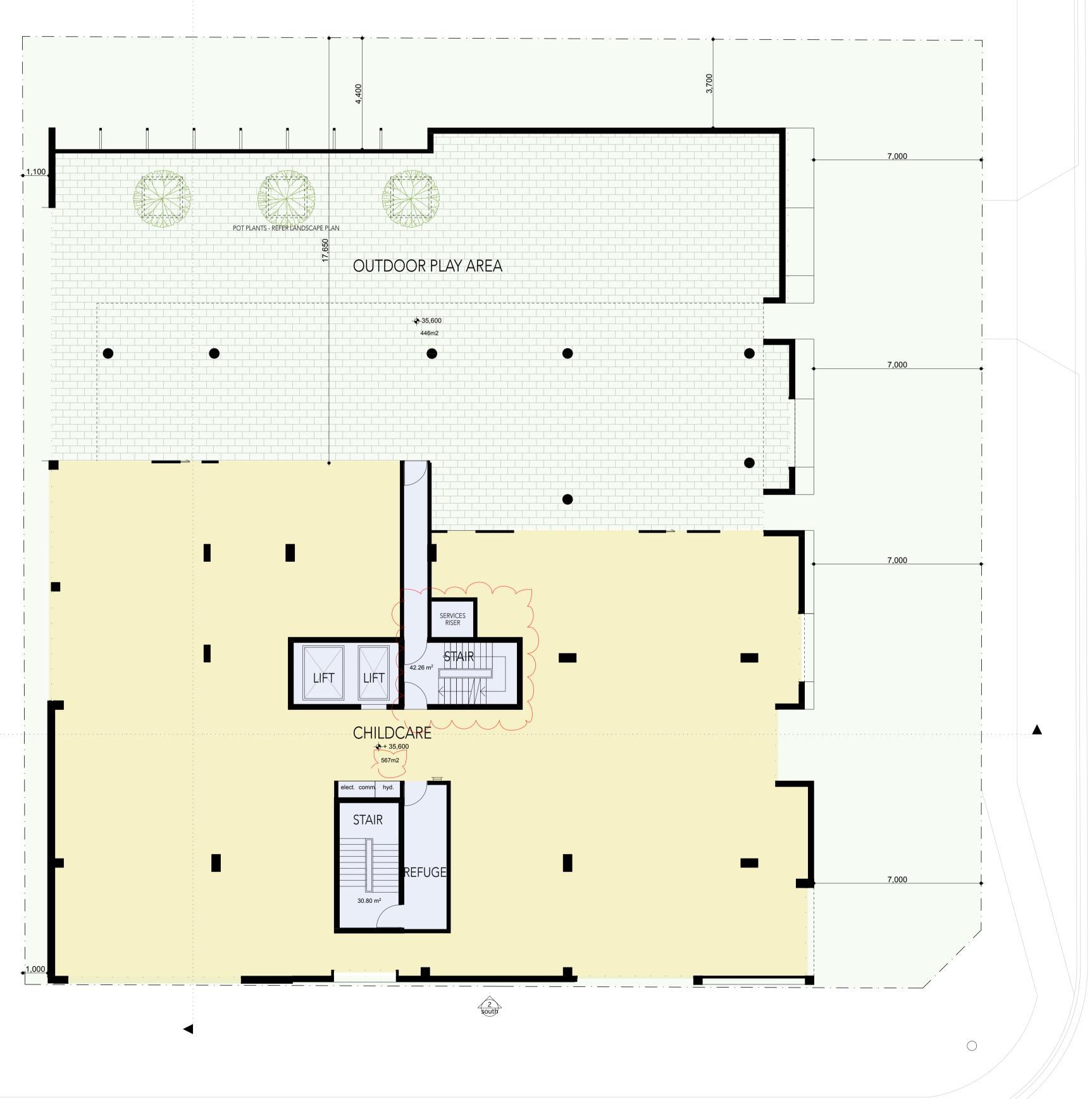
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Sheet: 6 of 26

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Endorsed on: 20 September 2024



Note Acoustic report

rail noise intrusion, building facade and glazing, mechanical plant noise generation, tenant noise generation, car park usage to align with acoustic report undertaken by Octave Acoustics - 4th September 2020

Note - Car Bays 40-51

* Childcare parent pick-up / drop-off spaces are to be made available for use by patrons of the allied health during the times of 5am-8am, 11am-3pm and after 6:30pm.

** Space 51 is to be dedicated as a Loading & Waste Collection bay between the times of 11am-3pm.

Town Planning

JAM>rchitects

wg No. TP**06**

Revision A

Project No. 2150

Date 15/8/2024

Project Mixed Use Development

99 Brewer Road, Bentleigh VIC

Client Benewer Pty Ltd

Note

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General Note:

All glazing, glazed balustrade/screening to be in accordance with Octave Acoustics acoustic report dated 4 September 2020

 \Box

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Richmond 3121

Victoria Australia

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+61 3 94297744 info@jamarchitects.com.au jamarchitects.com.au

SECOND FLOOR

SCALE 1:100

BREWERROAD

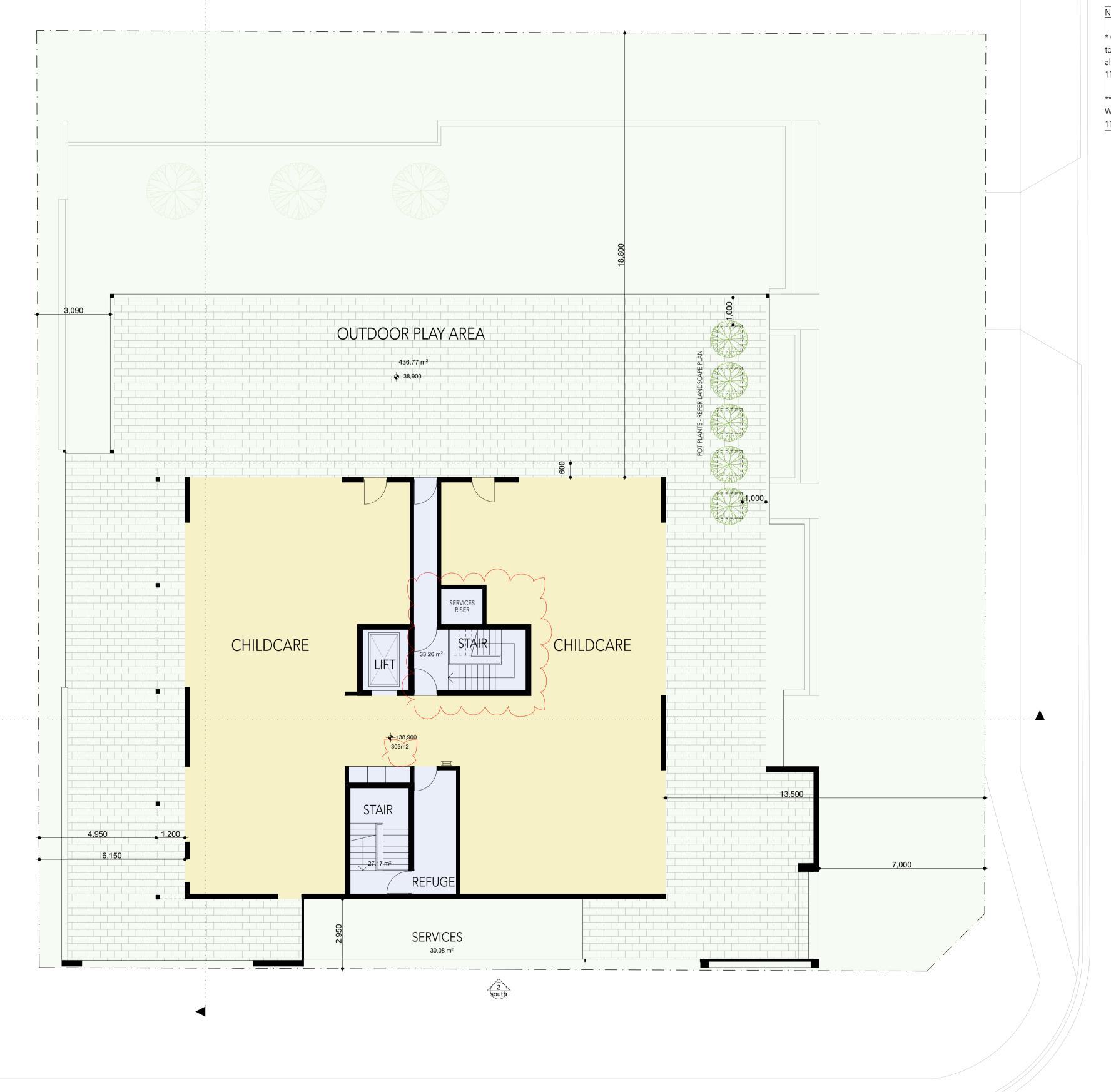
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Sheet: 7 of 26

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Endorsed on: 20 September 2024



Note Acoustic report

rail noise intrusion, building facade and glazing, mechanical plant noise generation, tenant noise generation, car park usage to align with acoustic report undertaken by Octave Acoustics - 4th September 2020

Note - Car Bays 40-51

* Childcare parent pick-up / drop-off spaces are to be made available for use by patrons of the allied health during the times of 5am-8am, 11am-3pm and after 6:30pm.

** Space 51 is to be dedicated as a Loading & Waste Collection bay between the times of 11am-3pm.

BENDIGO AVE

General Note:

All glazing, glazed balustrade/screening to be in accordance with Octave Acoustics acoustic report dated 4 September 2020

JAM>rchitects

Town Planning

TP**07**

Project No. 2150

Revision A

Date 15/8/2024

iect Mixed Use Development

Address 99 Brewer Road, Bentleigh VIC

Client Benewer Pty Ltd

Notes

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THIRD FLOOR
SCALE 1:100

BREWERROAD

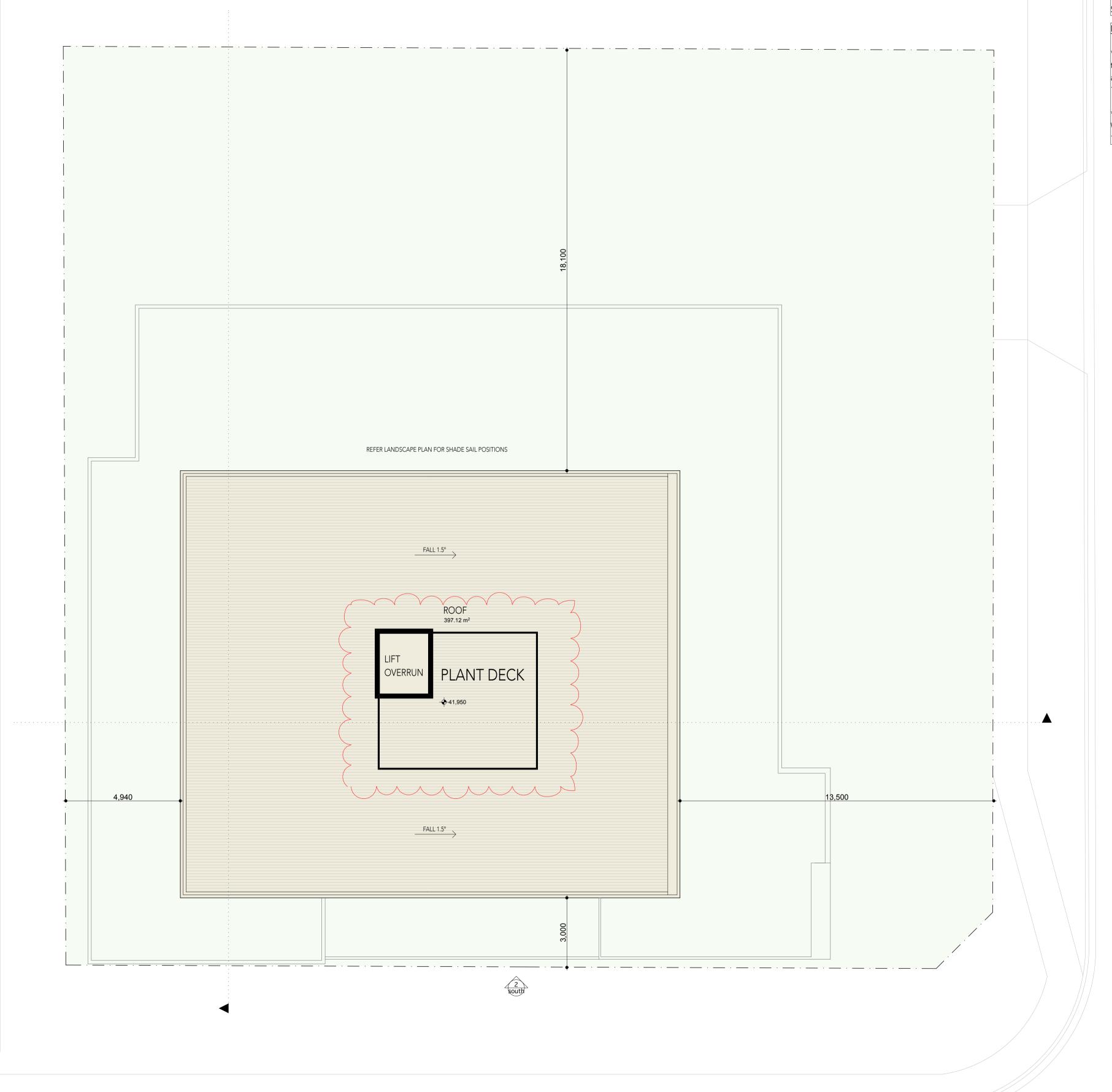
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Sheet: 8 of 26

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Endorsed on: 20 September 2024



Note Acoustic report

rail noise intrusion, building facade and glazing, mechanical plant noise generation, tenant noise generation, car park usage to align with acoustic report undertaken by Octave Acoustics - 4th September 2020

JAM>rchitects

Project No. 2150

Revision

Date

Notes

Town Planning

TP08

15/8/2024

Mixed Use Development

99 Brewer Road, Bentleigh VIC

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consultants and is subject to approval from the

Floor Areas shown are generally measured using the guidelines - "Method of Measurement for Residential Property" - published by the Property

All Areas and Measurements are shown to the

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relevant statutory authorities

basis of the information presented.

Council of Australia

nearest whole number

Benewer Pty Ltd

Note - Car Bays 40-51

* Childcare parent pick-up / drop-off spaces are to be made available for use by patrons of the allied health during the times of 5am-8am, 11am-3pm and after 6:30pm.

** Space 51 is to be dedicated as a Loading & Waste Collection bay between the times of 11am-3pm.

General Note:

All glazing, glazed balustrade/screening to be in accordance with Octave Acoustics acoustic report dated 4 September 2020

 Δ

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Suite 8 400 Pakington Street Newtown 3220 Victoria Australia

+613 94297744 info@jamarchitects.com.au jamarchitects.com.au

ROOF FLOOR SCALE 1:100

BREWERROAD

PLANNING AND ENVIRONMENT ACT 1987 GLEN EIRA PLANNING SCHEME This plan/document is endorsed as part of Planning Permit: GE/GE/DP-33820/2020/A Sheet: 9 of 26 Endorsed by MID as a delegate of the Responsible Authority (Glen Eira City Council <u>BOUNDARY</u> BOUNDARY Endorsed on: 20 September 2024 SIGNAGE > SCYON AXON VERTICAL ROOF SHEETING DULUX POWDERCOATED LOUVER DOMINO FINISH SCREEN TO PLANT DECK TYPE B GROOVE WALL CLADDING DULUX DOMINO PAINT FINISH TEXTURED RENDER DARK GREY PAINT RENDERED FINISH WITH VERTICAL GLAZED BALUSTRADE CHARCOAL **POWDERCOAT** TO 1800mm ABOVE FFL **FINISH** GROOVES - RENDER COLOUR - TO FINISH TO WINDOWS MATCH DULUX DOMINO PLANT SCREEN RL 43.70 PARAPET RL 41.95 CEILING RL 41.60 RL 35.60 RL 32.20 BASEMENT RL 26.00 basement floor level RL26.00 TEXTURED RENDER BRICKWORK TO PERFORATED METAL SIGNAGE PERGOLA CARPARKING **TEXTURED** RAKED CHARCOAL SIGNAGE TYPE C BRICKWORK LIGHT GREY PAINT LOW HEIGHT WALL SCREEN LOBBY ENTRY POWDERCOA^T STRUCTURE RENDER TYPE A1 MESH SCREEN GATES/SERVICES TO OUTDOOR BEYOND LIGHT GREY FINISH TO **FINISH** WALLS CUPBOARDS SEATING PAINT FINISH **TENANCY** WINDOWS EAST ELEVATION (BENDIGO AVENUE) SCALE 1:100 General Note: All glazing, glazed balustrade/screening to be in accordance with Octave Acoustics acoustic report dated 4 September 2020 MATERIAL PALETTE STRETCHER BOND POWDERCOAT GLAZING JAMES HARDIE STRIA RENDERED FINISH WITH RENDERED FINISH WITH JAMES HARDIE SCYON TEXTURED RENDER CONCRETE WALL WITH TEXTURED RENDER BRICKWORK: PROFILES, CHARCOAL HORIZONTAL GROOVES -AXON VERTICAL GROOVE CLADDING: DARK GREY DARK GREY PAINT VERTICAL GROOVES; PERFORATED METAL LIGHT GREY PAINT STAGGERED RECESSED WELDMESH SCREEN/ BRUNSWICK BLUE FINISH CLADDING GRAINED: GROOVE PATTERN AS RENDER COLOUR TO PAINT FINISH RENDER COLOUR TO SCREEN DARK GREY FENCE - DARK GREY **FINISH** FINISH DULUX DOMINO PAINT MATCH DULUX DOMINO POWDERCOAT FINISH MATCH COLORBOND POWDERCOAT FINISH SHOWN 'TERRAIN' FINISH

JAM>rchitects

Town Planning

Dwg No. TP09

Project No. 2150

Revision A

Date 15/8/2024

Project Mixed Use Development

ddress 99 Brewer Road, Bentleigh VIC

Benewer Pty Ltd

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PLANNING AND ENVIRONMENT ACT 1987 GLEN EIRA PLANNING SCHEME This plan/document is endorsed as part of Planning Permit: GE/GE/DP-33820/2020/A **BOUNDARY** BOUNDARY Sheet: 10 of 26 Endorsed by MID as a delegate of the Responsible Authority (Glen Eira City Council Endorsed on: 20 September 2024 Revision POWDERCOATED TEXTURED RENDER SCYON AXON VERTICAL DARK GREY PAINT LOUVER SCREEN TO GROOVE WALL CLADDING FINISH PLANT DECK DULUX DOMINO PAINT FINISH JAMES HARDIE STRIA BRICKWORK GLAZED BALUSTRADE CLADDING DARK GREY TYPE B TO 2100mm ABOVE FFL WALL PLANT SCREEN RL 43.70 PAINT FINISH PARAPET RL 41.95 CEILING RL 41.60 PARAPET RL 41.00 SECOND RL 35.60 RAILWAY RESERVE RL 32.20 2,785 BENDIGO RAILWAY **AVENUE** RESERVE GROUND RL 28.90 BASEMENT RL 26.00 2400MM WELD MESH FENCE (DARK GREY) TO CONCRETE WALL WITH TEXTURED RENDER TINTED GLAZING CHARCOAL POWDERCOAT TEXTURED RENDER LIGHT STAGGERED RECESSED RAIL RESERVE WITH IP2X RATING DARK GREY PAINT CHARCOAL POWDERCOAT FINISH TO WINDOWS GREY PAINT FINISH FENCE TO SIT ON SITE BOUNDARY GROOVE PATTERN AS SHOWN FINISH TO WINDOWS FRAMES **FRAMES** PROVIDE ANTI-CLIMB MEASURES SOUTH ELEVATION (BREWER ROAD) SCALE 1:100 General Note: All glazing, glazed balustrade/screening to be in accordance with Octave Acoustics acoustic report dated 4 September 2020 MATERIAL PALETTE Level 2 POWDERCOAT GLAZING STRETCHER BOND JAMES HARDIE STRIA RENDERED FINISH WITH RENDERED FINISH WITH JAMES HARDIE SCYON TEXTURED RENDER CONCRETE WALL WITH TEXTURED RENDER PROFILES, CHARCOAL BRICKWORK: HORIZONTAL GROOVES -AXON VERTICAL GROOVE CLADDING: DARK GREY DARK GREY PAINT VERTICAL GROOVES; PERFORATED METAL Victoria Australia STAGGERED RECESSED WELDMESH SCREEN/ LIGHT GREY PAINT BRUNSWICK BLUE GROOVE PATTERN AS RENDER COLOUR TO FINISH CLAĎDINĞ GRAINED: SCREEN DARK GREY RENDER COLOUR TO FENCE - DARK GREY PAINT FINISH FINISH Suite 8 FINISH DULUX DOMINO PAINT MATCH COLORBOND MATCH DULUX DOMINO POWDERCOAT FINISH POWDERCOAT FINISH SHOWN 'TERRAIN' FINISH

JAM>rchitects

Town Planning

TP**10**

Project No. 2150

15/8/2024

Mixed Use Development

99 Brewer Road, Bentleigh VIC

Benewer Pty Ltd

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7 Howard Street Richmond 3121

400 Pakington Street Newtown 3220 Victoria Australia



PLANNING AND ENVIRONMENT ACT 1987 GLEN EIRA PLANNING SCHEME JAM>rchitects This plan/document is endorsed as part of Planning Permit: GE/GE/DP-33820/2020/A **Town Planning** Sheet: 11 of 26 Endorsed by MID as a delegate of the Responsible Authority (Glen Eira City Council Dwg No. TP**11** Endorsed on: 20 September 2024 BOUNDARY BOUNDARY Project No. 2150 Revision 15/8/2024 POWDERCOATED LOUVER CONCRETE WALL WITH RENDERED FINISH WITH VERTICAL ROOF SHEETING DULUX STAGGERED RECESSED SCREEN TO PLANT DECK GROOVES - RENDER COLOUR - TO DOMINO FINISH GROOVE PATTERN AS SHOWN MATCH DULUX DOMINO Mixed Use Development RENDERED FINISH WITH HORIZONTAL SCYON AXON VERTICAL OPPORTUNITY SIGNAGE GLAZED BALUSTRADE GROOVES - RENDER COLOUR - TO GROOVE WALL CLADDING 99 Brewer Road, Bentleigh VIC FOR PUBLIC ART TO 2100mm ABOVE FFL TYPE B MATCH COLORBOND TERRAIN DULUX DOMINO PAINT FINISH Benewer Pty Ltd PLANT SCREEN RL 43.70 PARAPET RL 41.00 This drawing is based on preliminary information and requires further advice from professional consultants and is subject to approval from the relevant statutory authorities Floor Areas shown are generally measured using the guidelines - "Method of Measurement for Residential Property" - published by the Property RL 38.90 Council of Australia All Areas and Measurements are shown to the nearest whole number JAM Architects accepts no legal responsibility for any decision, commercial or otherwise made on the basis of the information presented. This drawing is copyright & remains the property of JAM Architects Pty Ltd® SECOND RL 35.60 BREWER RD. <u>GROUND</u> RL 28.90 BASEMENT POWDERCOATED WELD MESH CHARCOAL POWDERCOAT 2400MM POWDERCOATED WELD MESH FENCE (DARK TEXTURED RENDER LIGHT GREY) TO RAIL RESERVE WITH IP2X RATING (SHOWN AS GREY PAINT FINISH SCREENS TO BUILDING - DARK FINISH TO WINDOWS FRAMES RED DASHED FENCE TO SIT ON SITE BOUNDARY PROVIDE ANTI-CLIMB MEASURES WEST ELEVATION General Note: All glazing, glazed balustrade/screening to be in SCALE 1:100 accordance with Octave Acoustics acoustic report dated 4 September 2020 All windows to west facade to be fixed glass MATERIAL PALETTE Jam Architects Pty Ltd ABN 55 005 703 195 Level 2 7 Howard Street POWDERCOAT GLAZING STRETCHER BOND JAMES HARDIE STRIA RENDERED FINISH WITH RENDERED FINISH WITH JAMES HARDIE SCYON TEXTURED RENDER CONCRETE WALL WITH TEXTURED RENDER Richmond 3121 PROFILES, CHARCOAL BRICKWORK: HORIZONTAL GROOVES -AXON VERTICAL GROOVE CLADDING: DARK GREY DARK GREY PAINT VERTICAL GROOVES; PERFORATED METAL Victoria Australia LIGHT GREY PAINT STAGGERED RECESSED WELDMESH SCREEN/ BRUNSWICK BLUE RENDER COLOUR TO FINISH CLADDING GRAINED: RENDER COLOUR TO SCREEN DARK GREY FENCE - DARK GREY GROOVE PATTERN AS PAINT FINISH **FINISH** Suite 8 FINISH 400 Pakington Street MATCH COLORBOND DULUX DOMINO PAINT MATCH DULUX DOMINO POWDERCOAT FINISH POWDERCOAT FINISH SHOWN Newtown 3220 Victoria Australia 'TERRAIN' FINISH +61394297744 info@jamarchitects.com.au jamarchitects.com.au

JAM>rchitects

Town Planning

TP**12**

15/8/2024

Mixed Use Development

99 Brewer Road, Bentleigh VIC

Benewer Pty Ltd

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MATERIAL

Jam Architects Pty Ltd ABN 55 005 703 195

400 Pakington Street

PLANNING AND ENVIRONMENT ACT 1987
GLEN EIRA PLANNING SCHEME

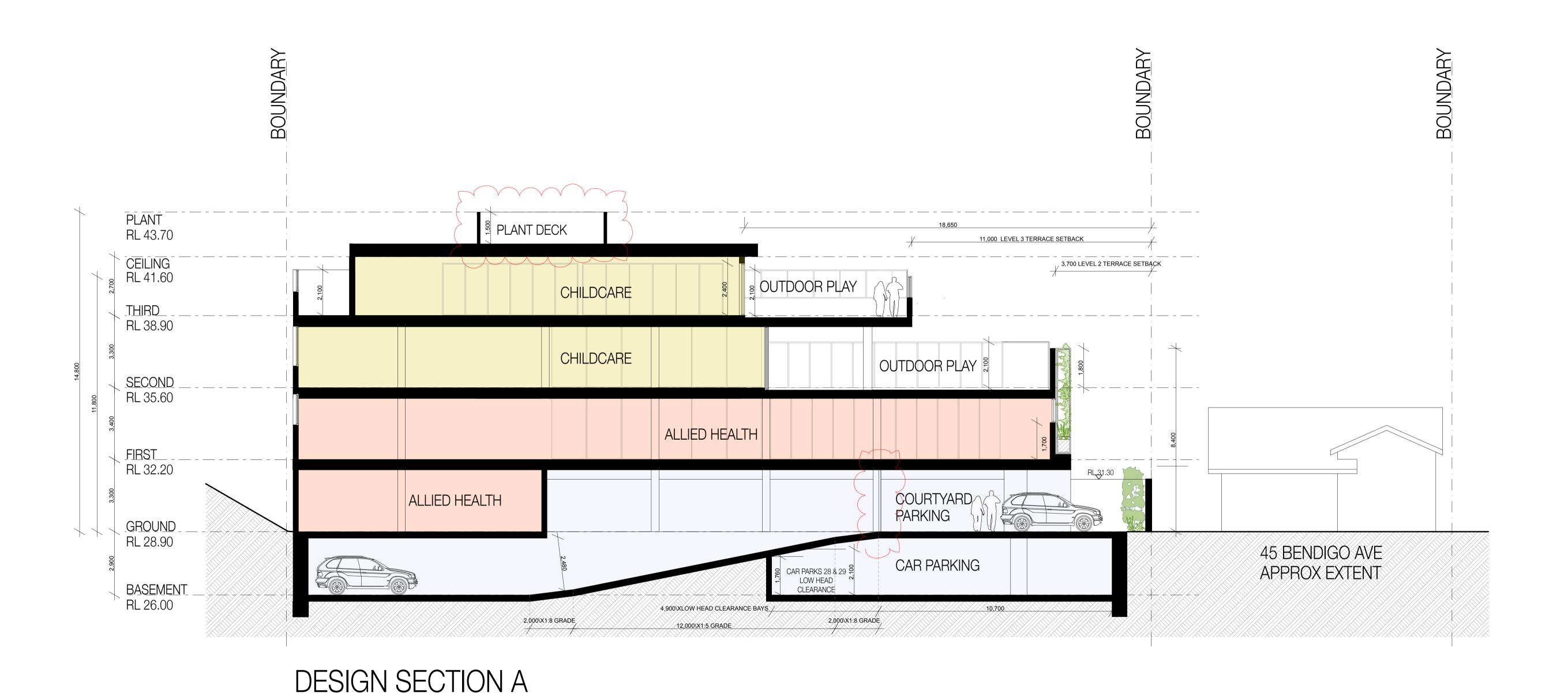
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Sheet: 13 of 26

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of the Responsible Authority (Glen Eira City Council)

Endorsed on: 20 September 2024



General Note:

All glazing, glazed balustrade/screening to be in accordance with Octave Acoustics acoustic report dated 4 September 2020

JAM>rchitects

Town Planning

Dwg No. TP13

Project No. 2150

Revision A

Date

Project Mixed Use Development

15/8/2024

Address 99 Brewer Road, Bentleigh VIC

Client Benewer Pty Ltd

Notes

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Jam Architects Pty Ltd ABN 55 005 703 195 Level 2

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GLEN EIRA PLANNING SCHEME

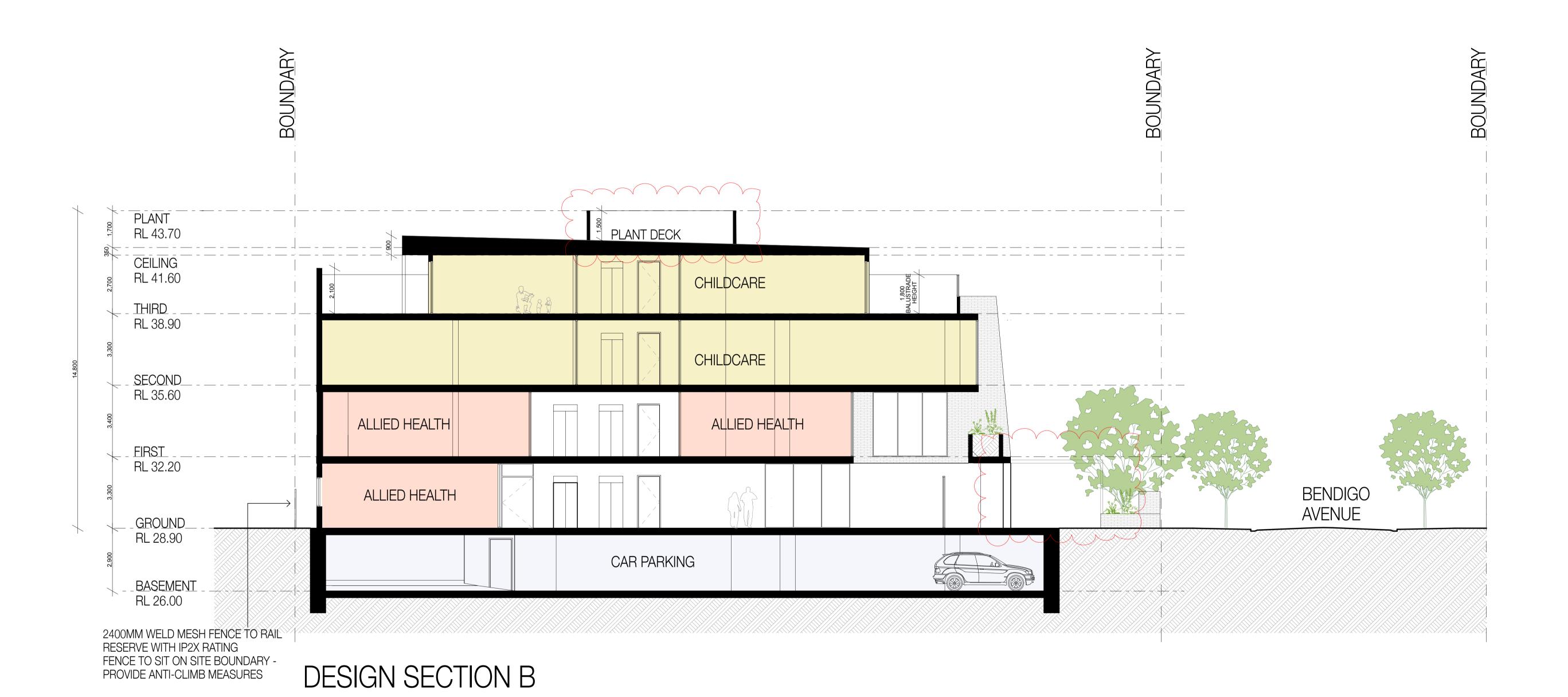
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GE/GE/DP-33820/2020/A

Sheet: 14 of 26

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of the Responsible Authority (Glen Eira City Council)

Endorsed on: 20 September 2024



General Note:

All glazing, glazed balustrade/screening to be in accordance with Octave Acoustics acoustic report dated 4 September 2020

JAM>rchitects

Town Planning

TP**14**

Project No. 2150

Revision A

Date 15/8/2024

Project Mixed Use Development

Address 99 Brewer Road, Bentleigh VIC

Client Benewer Pty Ltd

Notes

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Suite 8 400 Pakington Street Newtown 3220 Victoria Australia

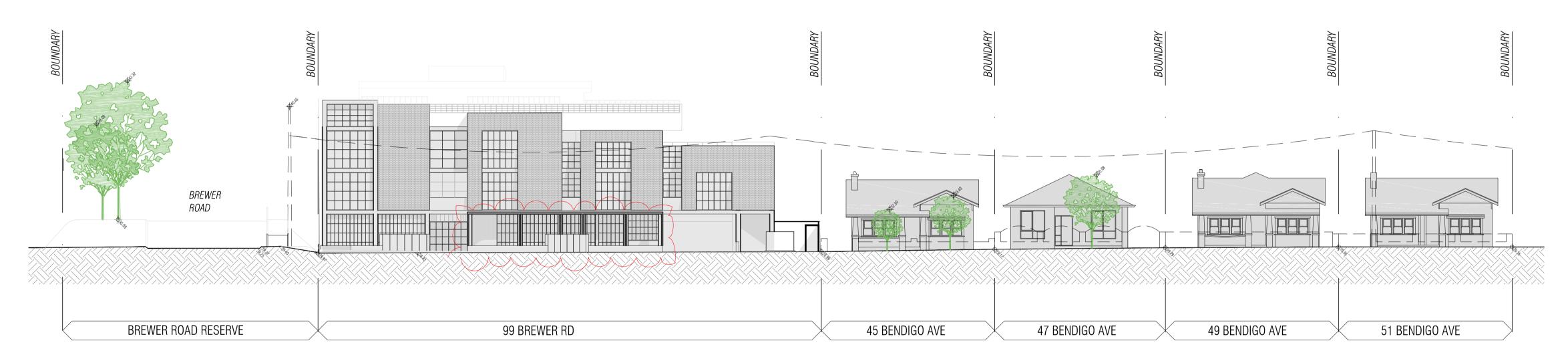
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Sheet: 15 of 26

Endorsed by MID as a delegate of the Responsible Authority (Glen Eira City Council)

Endorsed on: 20 September 2024



STREETSCAPE ELEVATION

General Note:

All glazing, glazed balustrade/screening to be in accordance with Octave Acoustics acoustic report dated 4 September 2020

JAM>rchitects

Town Planning

TP**15**

Project No. 2150

Revision A

Date 15/8/2024

roject Mixed Use Development

Address 99 Brewer Road, Bentleigh VIC

Benewer Pty Ltd

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Jam Architects Pty Ltd ABN 55 005 703 195

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> > GE/GE/DP-33820/2020/A

Sheet: 16 of 26

of the Responsible Authority (Sen Eira Otty-Council) ITITY TYPE C: PEDESTRIAN LEVEL TENANCY TYPE B: HIGH LEVEL TENANCY TYPE D: SITE DIRECTORY Endpresson 20 September 202410N TYPE C - 4x LOCATIONS TYPE D - 1x LOCATION TYPE B - 1x LOCATION BENTLEIGH AREA: 0.4m² BRANDING AREA: 0.6m² BRANDING 750 BRANDING AREA: 0.6m² OVERALL AREA 1.6m2 BRANDING NOTES CHARCOAL POWDERCOAT FINISH TO LASER CUT LETTERS. BRANDING *BUILDING NAME IS A PLACEHOLDER ONLY AND TO BE CONFIRMED. AREA: 0.4m² BRANDING FRONT ELEVATION SIDE ELEVATION BRANDING TYPE A2 - 2x LOCATIONS AREA: 0.6m² BRANDING BRAÑDING AREA: 0.6m² BRANDING AREA: 0.7m² AREA: 4m² FRONT ELEVATION SIDE ELEVATION SIDE ELEVATION **FRONT ELEVATION** 3.8m² OVERALL AREA OVERALL AREA OVERALL AREA OVERALL AREA 6m² (INC AREA TO BOTH SIDES OF SIGNS) 3.2m² (INC AREA TO BOTH SIDES OF SIGNS) DOUBLE SIDED LIGHT BOXES WITH CHARCOAL POWDERCOATED NOTES NOTES CHARCOAL POWDERCOAT FINISH TO LASER-CUT METAL LETTERS. NOTES NOTES CHARCOAL POWDERCOAT FINISH TO METAL ARCH DOUBLE SIDED LIGHT BOX WITH CHARCOAL WITH FREE STANDING LASER-CUT TENANCY LETTERS. *BUILDING NAME IS A PLACEHOLDER ONLY AND TO BE CONFIRMED. FRAMING. ARRANGED IN A VERTICAL FORMAT AS SHOWN. POWDERCOATED FRAME

OVERALL TOTAL SIGNAGE AREA: 15.4m2

General Note:

All glazing, glazed balustrade/screening to be in accordance with Octave Acoustics acoustic report dated 4 September 2020

JAM>rchitects

Town Planning

TP**16**

Revision

Project No. 2150

15/8/2024

Mixed Use Development

99 Brewer Road, Bentleigh VIC

Benewer Pty Ltd

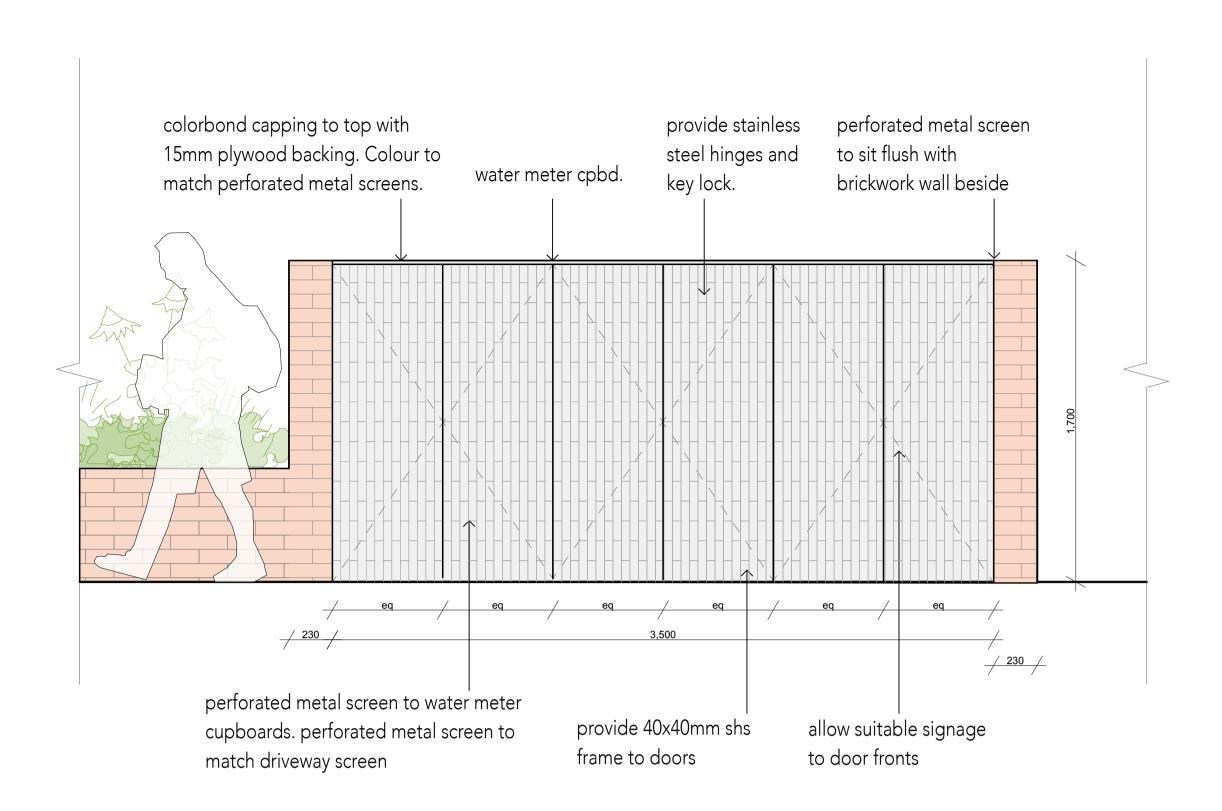
This drawing is based on preliminary information and requires further advice from professional consultants and is subject to approval from the relevant statutory authorities Floor Areas shown are generally measured using the guidelines - "Method of Measurement for Residential Property" - published by the Property Council of Australia All Areas and Measurements are shown to the nearest whole number JAM Architects accepts no legal responsibility for any decision, commercial or otherwise made on the basis of the information presented. This drawing is copyright & remains the property of JAM Architects Pty Ltd®

Jam Architects Pty Ltd ABN 55 005 703 195 7 Howard Street

Richmond 3121 Victoria Australia 400 Pakington Street Newtown 3220 Victoria Australia +61394297744

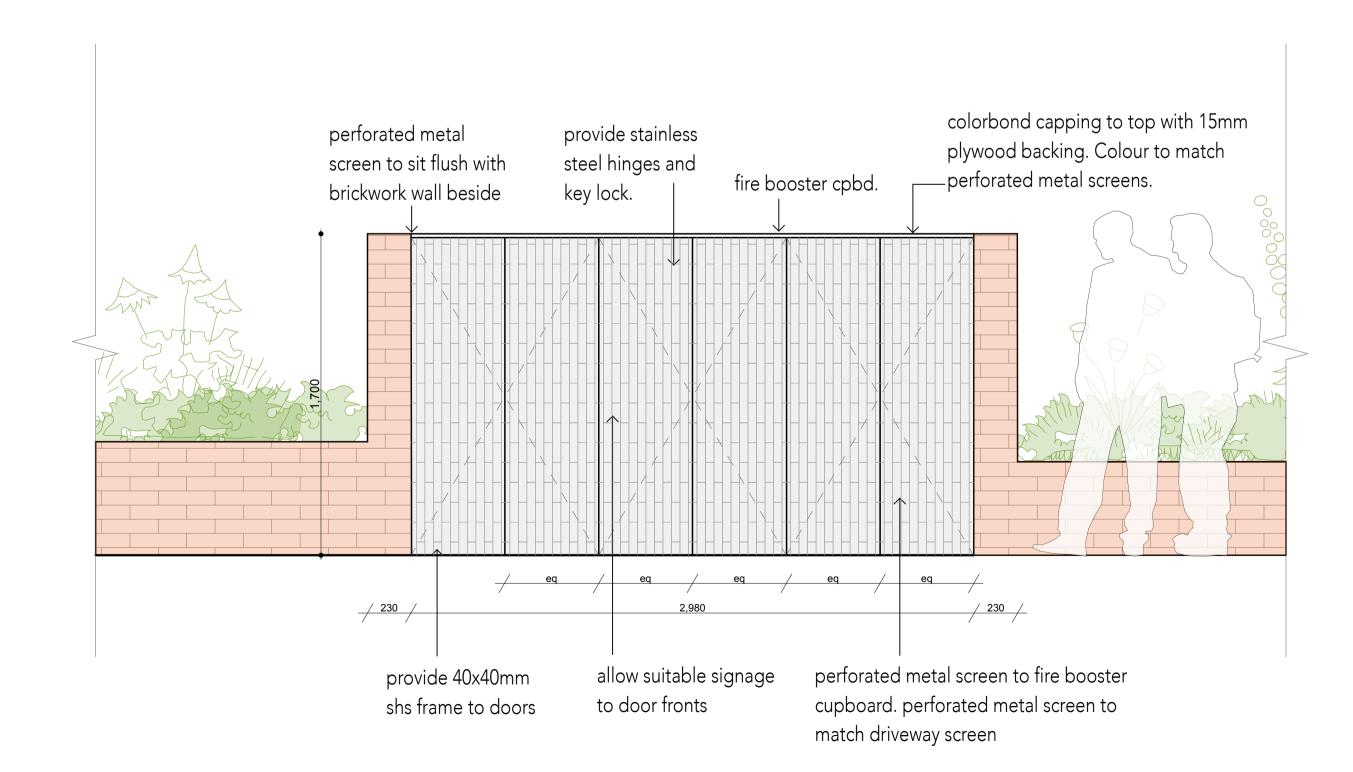
Suite 8

info@jamarchitects.com.au jamarchitects.com.au



WATER METER CUPBOARD ELEVATION

SCALE 1:20



FIRE BOOSTER CUPBOARD ELEVATION

SCALE 1:20

PLANNING AND ENVIRONMENT ACT 1987 GLEN EIRA PLANNING SCHEME

> This plan/document is endorsed as part of Planning Permit:

> > GE/GE/DP-33820/2020/A

Sheet: 17 of 26

Endorsed by MID as a delegate of the Responsible Authority (Glen Eira City Council)

Endorsed on: 20 September 2024

JAM>rchitects

Town Planning

Dwg No.

TP**17** Project No. 2150

Revision 15/8/2024

Mixed Use Development

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Benewer Pty Ltd

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General Note:

All glazing, glazed balustrade/screening to be in

accordance with Octave Acoustics acoustic

report dated 4 September 2020

7 Howard Street Richmond 3121 Victoria Australia

Suite 8 400 Pakington Street Newtown 3220 Victoria Australia

+61394297744 info@jamarchitects.com.au jamarchitects.com.au

Jam Architects Pty Ltd ABN 55 005 703 195 Level 2

PLANNING AND ENVIRONMENT ACT 1987 GLEN EIRA PLANNING SCHEME 99 BREWER ROAD, BENTLEIGH - MATER ALS PALETTE as part of Planning Permit: **AXON VERTICAL GROOVE** MATCH DULUX DOMINO RENDERED FINISH WITH RENDERED FINISH WITH HORIZONTAL GROOVES CLADDING: DARK GREY Sheet: 18 of 26 SHAD HAVE TO SHEET S POWDERCOAT FINISH JAMES HARDIE SCYON MATCH COLORBOND 'TERRAIN' **DULUX DOMINO PAINT** 9 3 PERPORATED METAL JAMES HARDIE STRIA RENDER COLOUR TO RENDER COLOUR TO VERTICAL GROOVES; CLADDING GRAINED: PAINT FINISH FINISH FINISH FINISH GREY PAINT FINISH STRETCHER BOND PATTERN EXTURED RENDER CONCRETE WALL WITH STAGGERED RECESSED GOOVE PATTERN FACE BRICKWORK WITH NUBRICK BRUNSWICK BLUE' POWDER COATED FRAMES TO GLAZING, CHARCOAL TEXTURED RENDER LIGHT DARK GREY PAINT JAM>rchitects

Notes

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Project Mixed Use Development

99 Brewer Road, Bentleigh VIC Address

Benewer Pty Ltd 29.01.2024 Date Drawn

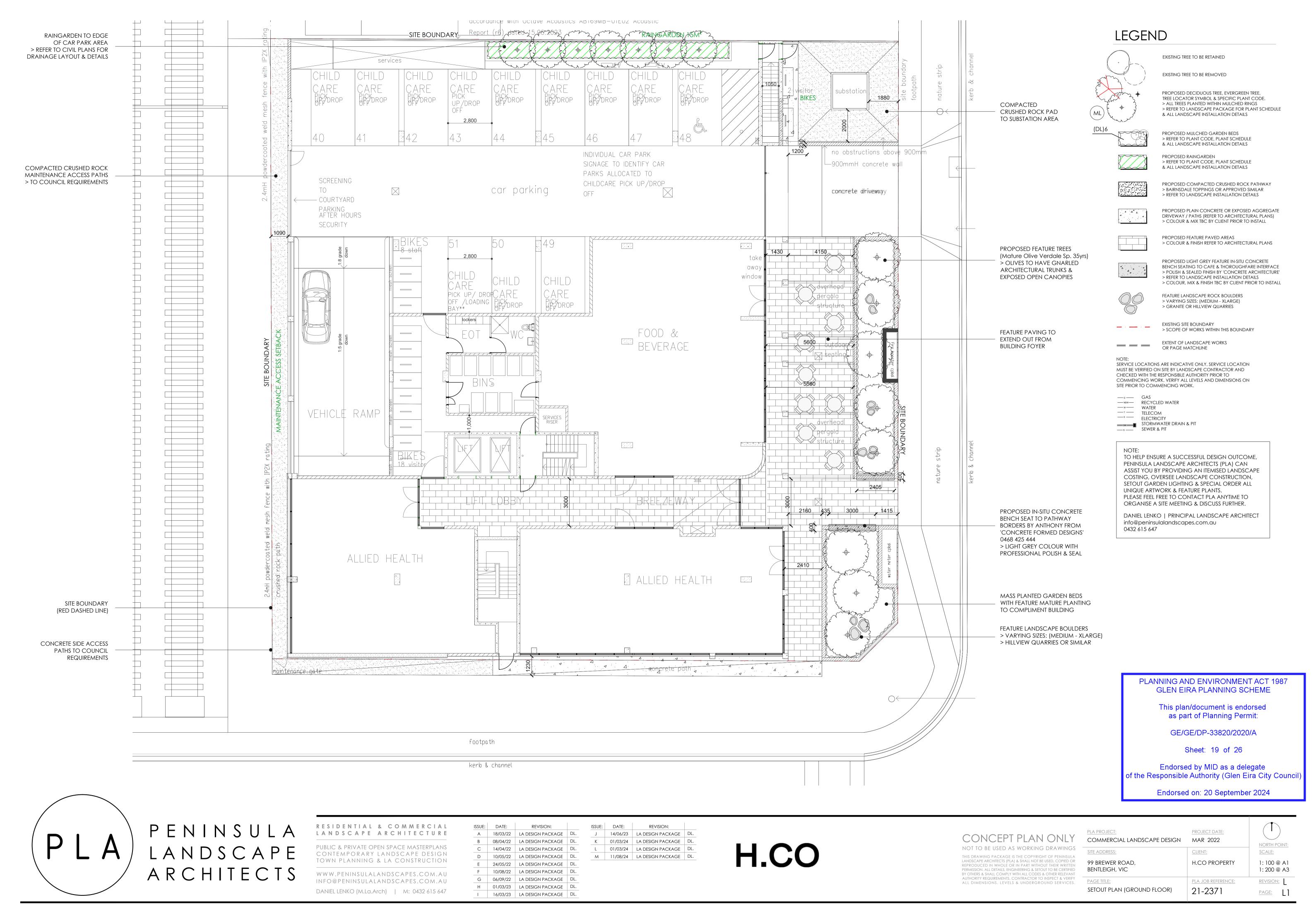
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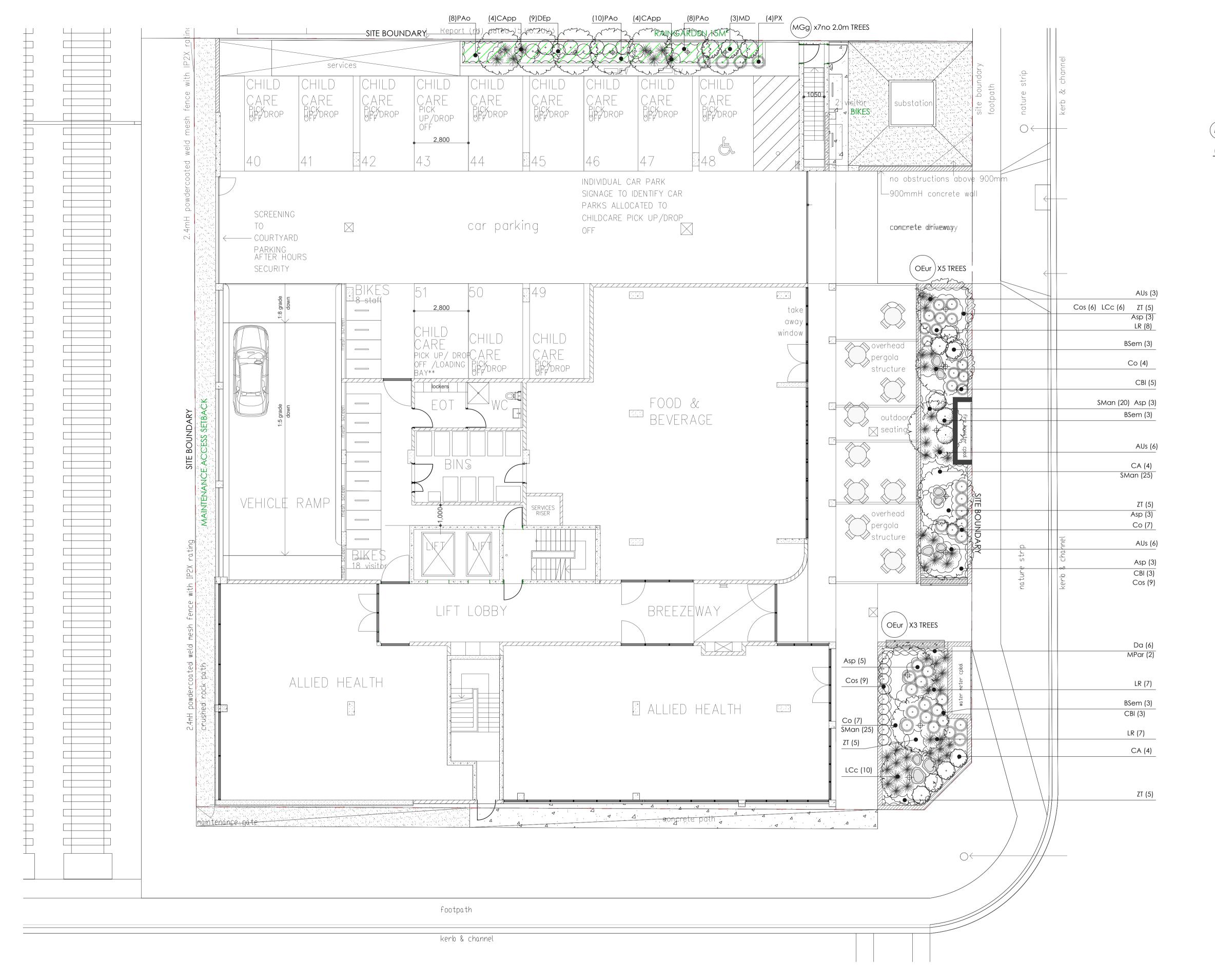
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Project No.

Jam Architects Pty Ltd ABN 55 005 703 195 T +61 3 9429 7744

Suite 8, 400 Pakington Str Newtown Victoria 3220

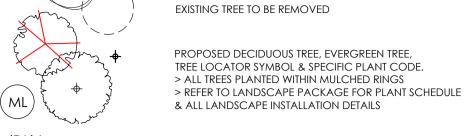






EXISTING TREE TO BE RETAINED

PROPOSED RAINGARDEN



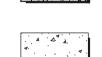
PROPOSED MULCHED GARDEN BEDS > REFER TO PLANT CODE, PLANT SCHEDULE & ALL LANDSCAPE INSTALLATION DETAILS



PROPOSED COMPACTED CRUSHED ROCK PATHWAY > BAIRNSDALE TOPPINGS OR APPROVED SIMILAR

> REFER TO PLANT CODE, PLANT SCHEDULE

& ALL LANDSCAPE INSTALLATION DETAILS

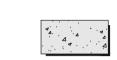


> REFER TO LANDSCAPE INSTALLATION DETAILS PROPOSED PLAIN CONCRETE OR EXPOSED AGGREGATE



DRIVEWAY / PATHS (REFER TO ARCHITECTURAL PLANS) > COLOUR & MIX TBC BY CLIENT PRIOR TO INSTALL

PROPOSED FEATURE PAVED AREAS



PROPOSED LIGHT GREY FEATURE IN-SITU CONCRETE BENCH SEATING TO CAFE & THOROUGHFARE INTERFACE > POLISH & SEALED FINISH BY 'CONCRETE ARCHITECTURE' > REFER TO LANDSCAPE INSTALLATION DETAILS

> COLOUR & FINISH REFER TO ARCHITECTURAL PLANS



> COLOUR, MIX & FINISH TBC BY CLIENT PRIOR TO INSTALL FEATURE LANDSCAPE ROCK BOULDERS > VARYING SIZES: (MEDIUM - XLARGE) > GRANITE OR HILLVIEW QUARRIES



EXISTING SITE BOUNDARY > SCOPE OF WORKS WITHIN THIS BOUNDARY



SERVICE LOCATIONS ARE INDICATIVE ONLY. SERVICE LOCATION MUST BE VERIFIED ON SITE BY LANDSCAPE CONTRACTOR AND

CHECKED WITH THE RESPONSIBLE AUTHORITY PRIOR TO COMMENCING WORK. VERIFY ALL LEVELS AND DIMENSIONS ON

— TELECOM — ELECTRICITY STORMWATER DRAIN & PIT

__s ___ SEWER & PIT

SITE PRIOR TO COMMENCING WORK.

TO HELP ENSURE A SUCCESSFUL DESIGN OUTCOME, PENINSULA LANDSCAPE ARCHITECTS (PLA) CAN ASSIST YOU BY PROVIDING AN ITEMISED LANDSCAPE COSTING, OVERSEE LANDSCAPE CONSTRUCTION, SETOUT GARDEN LIGHTING & SPECIAL ORDER ALL UNIQUE ARTWORK & FEATURE PLANTS. PLEASE FEEL FREE TO CONTACT PLA ANYTIME TO ORGANISE A SITE MEETING & DISCUSS FURTHER.

DANIEL LENKO | PRINCIPAL LANDSCAPE ARCHITECT info@peninsulalandscapes.com.au 0432 615 647

PLANNING AND ENVIRONMENT ACT 1987 GLEN EIRA PLANNING SCHEME

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Sheet: 20 of 26

Endorsed by MID as a delegate of the Responsible Authority (Glen Eira City Council)

Endorsed on: 20 September 2024



RESIDENTIAL & COMMERCIAL LANDSCAPE ARCHITECTURE

PUBLIC & PRIVATE OPEN SPACE MASTERPLANS CONTEMPORARY LANDSCAPE DESIGN TOWN PLANNING & LA CONSTRUCTION

WWW.PENINSULALANDSCAPES.COM.AUINFO@PENINSULALANDSCAPES.COM.AU DANIEL LENKO (M.La.Arch) | M: 0432 615 647

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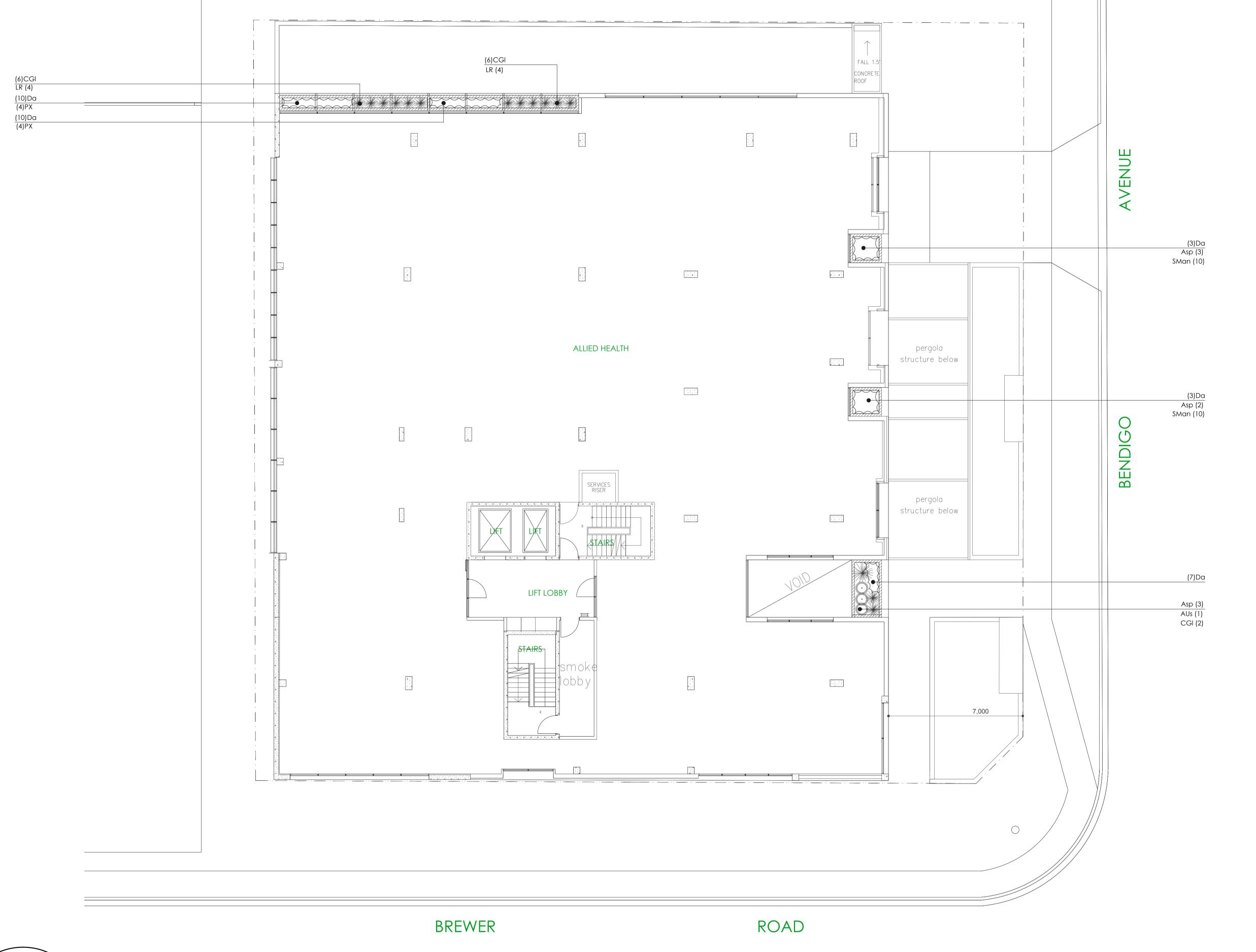
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/	PLA PROJECT: COMMERCIAL LANDSCAPE DESIGN	PROJECT DATE: MAR 2022
	SITE ADDRESS:	CLIENT:
A DR EN ED NT	99 BREWER ROAD, BENTLEIGH, VIC	H.CO PROPERTY
S	PAGE TITLE:	PLA JOB REFERENCE:
	PLANTING PLAN 1. (GROUND FLOOR)	21-2371

NORTH POINT SCALE: 1: 100 @ A1 1: 200 @ A3 revision:

PAGE: L2





EXISTING TREE TO BE RETAINED

EXISTING TREE TO BE REMOVED

PROPOSED DECIDUOUS TREE, EVERGREEN TREE, TREE LOCATOR SYMBOL & SPECIFIC PLANT CODE. > ALL TREES PLANTED WITHIN MULCHED RINGS > REFER TO LANDSCAPE PACKAGE FOR PLANT SCHEDULE & ALL LANDSCAPE INSTALLATION DETAILS

PROPOSED MULCHED GARDEN BEDS > REFER TO PLANT CODE, PLANT SCHEDULE & ALL LANDSCAPE INSTALLATION DETAILS



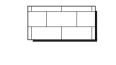
PROPOSED RAINGARDEN > REFER TO PLANT CODE, PLANT SCHEDULE & ALL LANDSCAPE INSTALLATION DETAILS



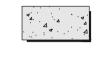
PROPOSED COMPACTED CRUSHED ROCK PATHWAY > BAIRNSDALE TOPPINGS OR APPROVED SIMILAR > REFER TO LANDSCAPE INSTALLATION DETAILS



PROPOSED PLAIN CONCRETE OR EXPOSED AGGREGATE DRIVEWAY / PATHS (REFER TO ARCHITECTURAL PLANS) > COLOUR & MIX TBC BY CLIENT PRIOR TO INSTALL



PROPOSED FEATURE PAVED AREAS > COLOUR & FINISH REFER TO ARCHITECTURAL PLANS



PROPOSED LIGHT GREY FEATURE IN-SITU CONCRETE BENCH SEATING TO CAFE & THOROUGHFARE INTERFACE > POLISH & SEALED FINISH BY 'CONCRETE ARCHITECTURE'
> REFER TO LANDSCAPE INSTALLATION DETAILS
> COLOUR, MIX & FINISH TBC BY CLIENT PRIOR TO INSTALL



FEATURE LANDSCAPE ROCK BOULDERS > VARYING SIZES: (MEDIUM - XLARGE) > GRANITE OR HILLVIEW QUARRIES



SERVICE LOCATIONS ARE INDICATIVE ONLY. SERVICE LOCATION MUST BE VERIFIED ON SITE BY LANDSCAPE CONTRACTOR AND CHECKED WITH THE RESPONSIBLE AUTHORITY PRIOR TO COMMENCING WORK. VERIFY ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.

—w— WATER — TELECOM

— ELECTRICITY STORMWATER DRAIN & PIT SEWER & PIT

TO HELP ENSURE A SUCCESSFUL DESIGN OUTCOME, PENINSULA LANDSCAPE ARCHITECTS (PLA) CAN ASSIST YOU BY PROVIDING AN ITEMISED LANDSCAPE COSTING, OVERSEE LANDSCAPE CONSTRUCTION, SETOUT GARDEN LIGHTING & SPECIAL ORDER ALL UNIQUE ARTWORK & FEATURE PLANTS. PLEASE FEEL FREE TO CONTACT PLA ANYTIME TO ORGANISE A SITE MEETING & DISCUSS FURTHER.

DANIEL LENKO | PRINCIPAL LANDSCAPE ARCHITECT info@peninsulalandscapes.com.au 0432 615 647

PLANNING AND ENVIRONMENT ACT 1987 GLEN EIRA PLANNING SCHEME

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GE/GE/DP-33820/2020/A

Sheet: 21 of 26

Endorsed by MID as a delegate of the Responsible Authority (Glen Eira City Council)

Endorsed on: 20 September 2024

NORTH POINT:

1: 100 @ A1

1: 200 @ A3

revision:

PAGE: L3

SCALE:



RESIDENTIAL & COMMERCIAL LANDSCAPE ARCHITECTURE

PUBLIC & PRIVATE OPEN SPACE MASTERPLANS CONTEMPORARY LANDSCAPE DESIGN TOWN PLANNING & LA CONSTRUCTION

B 08/04/22 LA DESIGN PACKAGE 14/04/22 LA DESIGN PACKAGE 10/05/22 LA DESIGN PACKAGE 24/05/22 LA DESIGN PACKAGE 10/08/22 LA DESIGN PACKAGE DL WWW.PENINSULALANDSCAPES.COM.AUINFO@PENINSULALANDSCAPES.COM.AU G 06/09/22 LA DESIGN PACKAGE DL. H 01/03/23 LA DESIGN PACKAGE DL. DANIEL LENKO (M.La.Arch) | M: 0432 615 647 16/03/23 LA DESIGN PACKAGE DL.

ISSUE: DATE:

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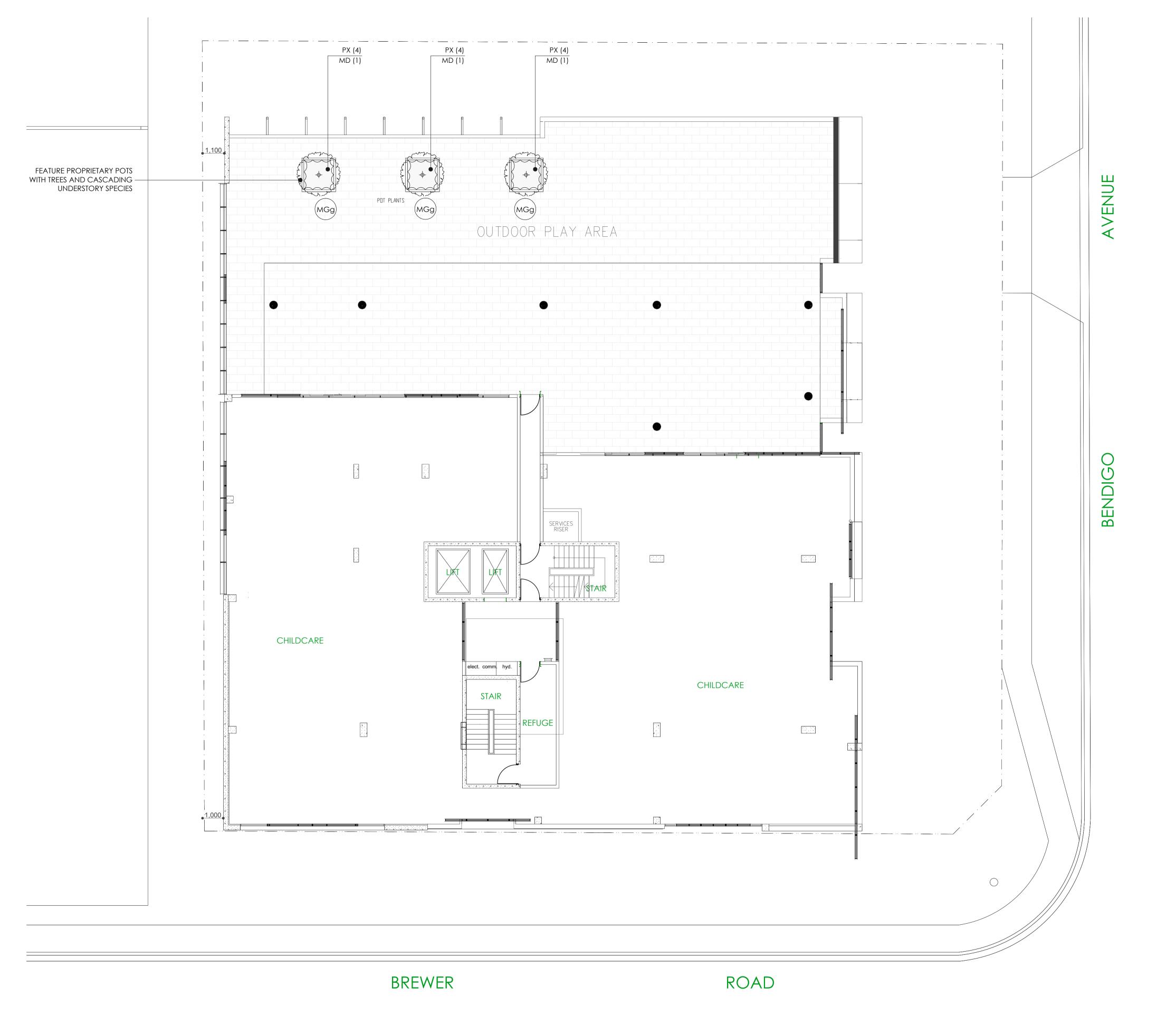
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BY OTHERS & SHALL COMPLY
AUTHORITY REQUIREMENTS. (

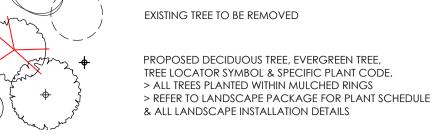
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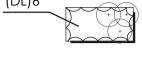
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S. CONTRACTOR TO INSPECT & VERIFY ELS & UNDERGROUND SERVICES.	PAGE TITLE:	PLA JOB REFERENCE:
	PLANTING PLAN 2. (FIRST FLOOR)	21-2371



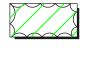
LEGEND

EXISTING TREE TO BE RETAINED





PROPOSED MULCHED GARDEN BEDS > REFER TO PLANT CODE, PLANT SCHEDULE & ALL LANDSCAPE INSTALLATION DETAILS



PROPOSED RAINGARDEN
> REFER TO PLANT CODE, PLANT SCHEDULE & ALL LANDSCAPE INSTALLATION DETAILS



PROPOSED COMPACTED CRUSHED ROCK PATHWAY > BAIRNSDALE TOPPINGS OR APPROVED SIMILAR > REFER TO LANDSCAPE INSTALLATION DETAILS



PROPOSED PLAIN CONCRETE OR EXPOSED AGGREGATE DRIVEWAY / PATHS (REFER TO ARCHITECTURAL PLANS)

> COLOUR & MIX TBC BY CLIENT PRIOR TO INSTALL



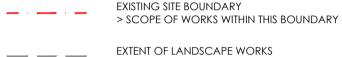
PROPOSED FEATURE PAVED AREAS > COLOUR & FINISH REFER TO ARCHITECTURAL PLANS



PROPOSED LIGHT GREY FEATURE IN-SITU CONCRETE BENCH SEATING TO CAFE & THOROUGHFARE INTERFACE > POLISH & SEALED FINISH BY 'CONCRETE ARCHITECTURE'
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STORMWATER DRAIN & PIT SEWER & PIT

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ASSIST YOU BY PROVIDING AN ITEMISED LANDSCAPE COSTING, OVERSEE LANDSCAPE CONSTRUCTION,

DANIEL LENKO | PRINCIPAL LANDSCAPE ARCHITECT info@peninsulalandscapes.com.au 0432 615 647

PLANNING AND ENVIRONMENT ACT 1987 GLEN EIRA PLANNING SCHEME

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GE/GE/DP-33820/2020/A

Sheet: 22 of 26

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NORTH POINT:

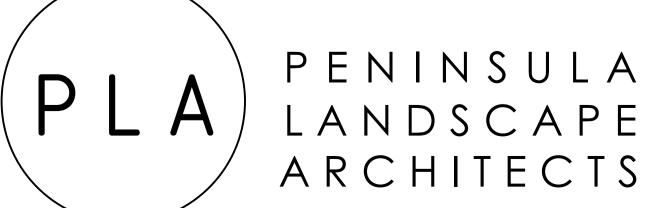
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revision:

PAGE: L4

SCALE:



RESIDENTIAL & COMMERCIAL LANDSCAPE ARCHITECTURE

PUBLIC & PRIVATE OPEN SPACE MASTERPLANS CONTEMPORARY LANDSCAPE DESIGN TOWN PLANNING & LA CONSTRUCTION

A 18/03/22 LA DESIGN PACKAGE DL. B 08/04/22 LA DESIGN PACKAGE DL. 14/04/22 LA DESIGN PACKAGE DL. 10/05/22 LA DESIGN PACKAGE DL. 24/05/22 LA DESIGN PACKAGE DL. 10/08/22 LA DESIGN PACKAGE DL. WWW.PENINSULALANDSCAPES.COM.AU G 06/09/22 LA DESIGN PACKAGE DL. INFO@PENINSULALANDSCAPES.COM.AU H 01/03/23 LA DESIGN PACKAGE DL. DANIEL LENKO (M.La.Arch) | M: 0432 615 647 16/03/23 LA DESIGN PACKAGE DL.

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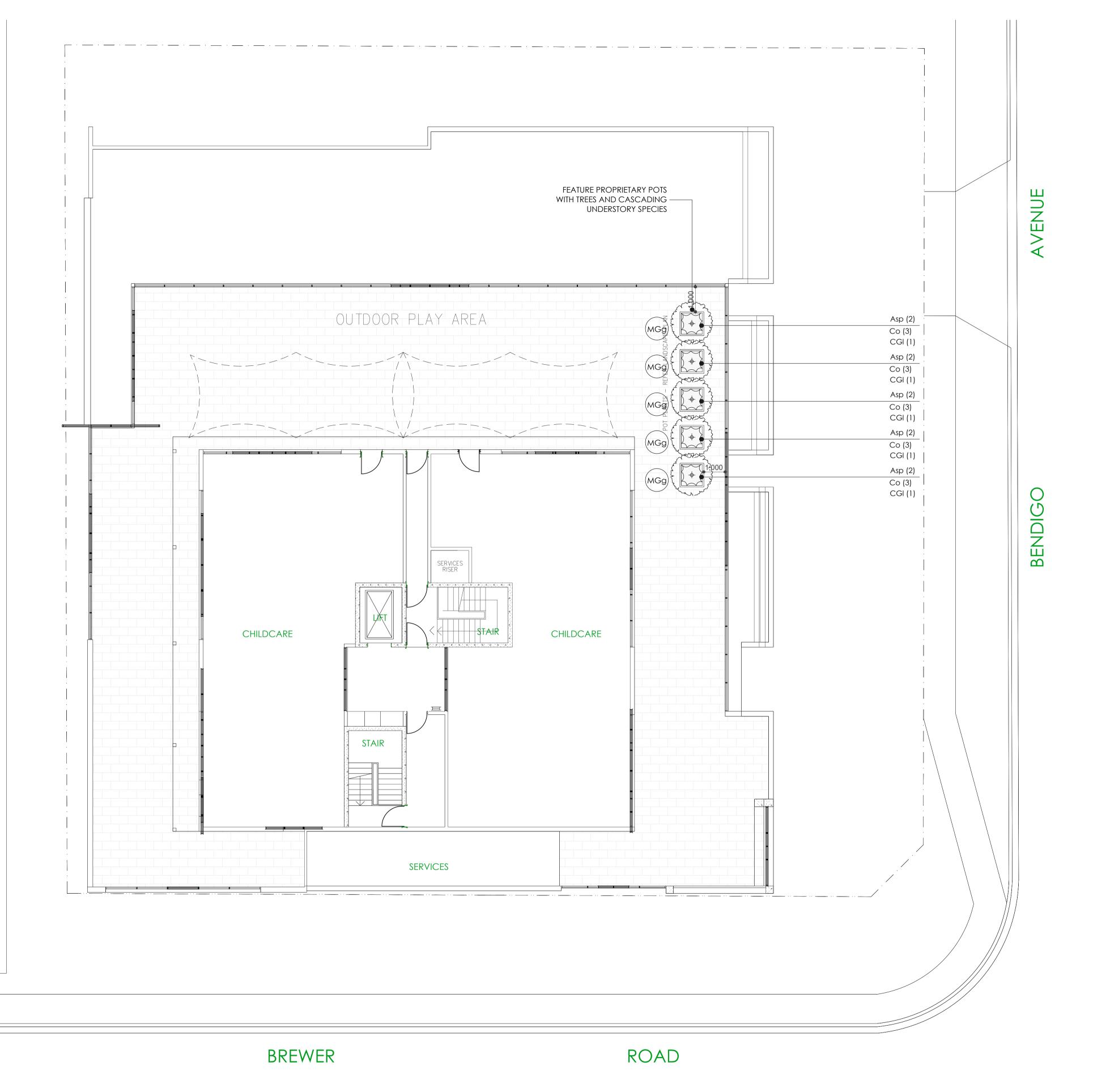
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PLA PROJECT: COMMERCIAL LANDSCAPE DESIGN	PROJECT DATE: MAR 2022
SITE ADDRESS:	CLIENT:
99 BREWER ROAD, BENTLEIGH, VIC	H.CO PROPERTY
PAGE TITLE: PLANTING PLAN 3. (SECOND FLOOR)	PLA JOB REFERENCE: 21-2371



LEGEND

EXISTING TREE TO BE RETAINED

EXISTING TREE TO BE REMOVED

PROPOSED DECIDUOUS TREE, EVERGREEN TREE, TREE LOCATOR SYMBOL & SPECIFIC PLANT CODE. > ALL TREES PLANTED WITHIN MULCHED RINGS > REFER TO LANDSCAPE PACKAGE FOR PLANT SCHEDULE & ALL LANDSCAPE INSTALLATION DETAILS

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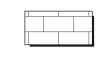
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PROPOSED COMPACTED CRUSHED ROCK PATHWAY > BAIRNSDALE TOPPINGS OR APPROVED SIMILAR > REFER TO LANDSCAPE INSTALLATION DETAILS



PROPOSED PLAIN CONCRETE OR EXPOSED AGGREGATE DRIVEWAY / PATHS (REFER TO ARCHITECTURAL PLANS) > COLOUR & MIX TBC BY CLIENT PRIOR TO INSTALL



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PLANNING AND ENVIRONMENT ACT 1987 GLEN EIRA PLANNING SCHEME

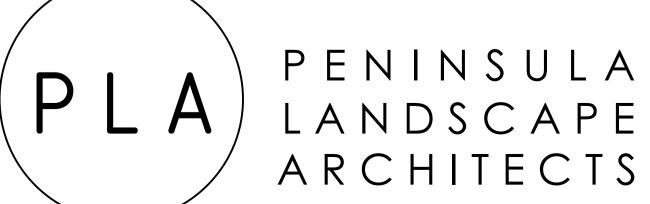
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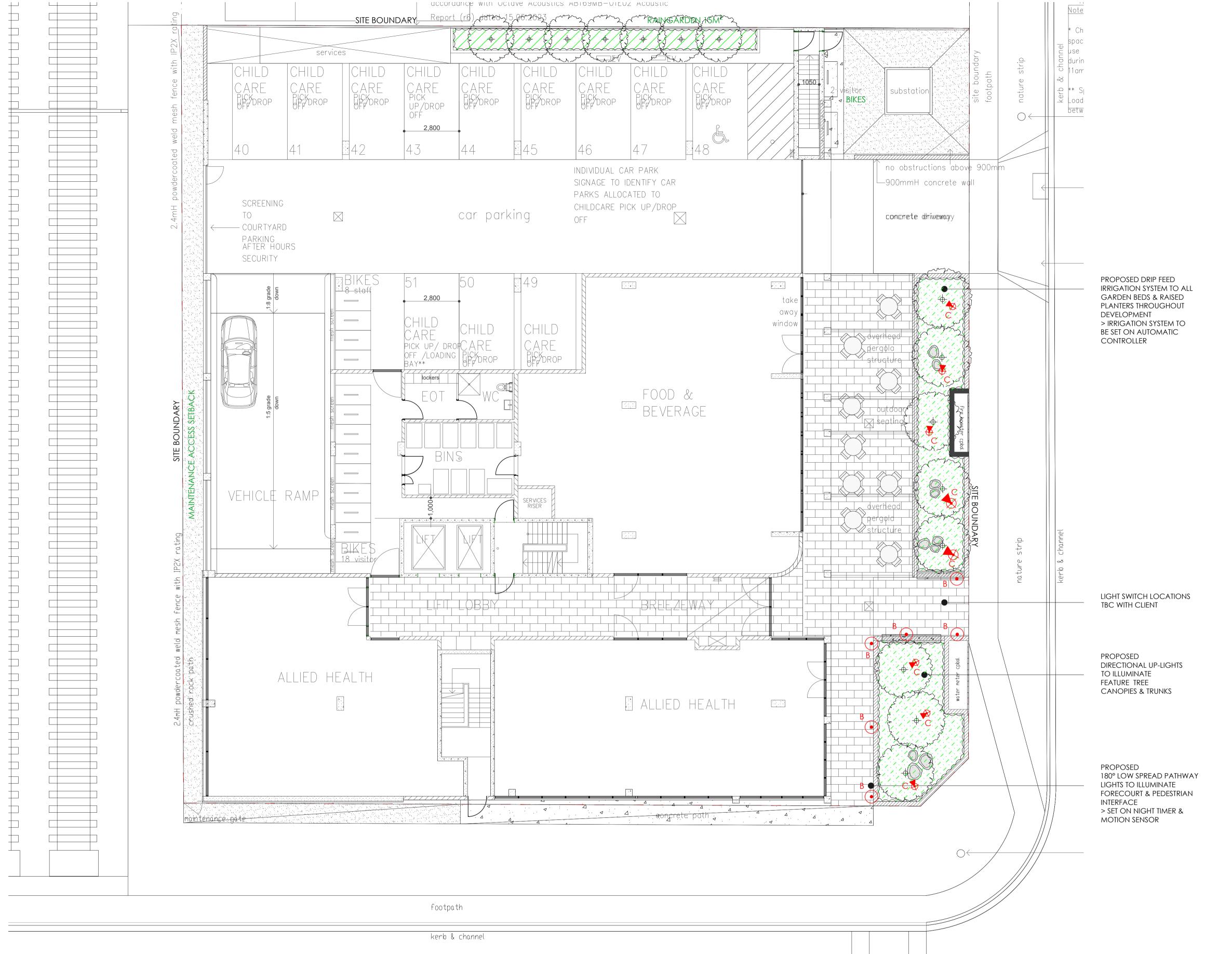
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PLANTING PLAN 4. (THIRD FLOOR)	21-2371	PAGE:



LEGEND



PROPOSED AUTOMATIC DRIP FEED SYSTEM TO ALL GARDEN BEDS & RAISED PLANTERS > DESIGN & INSTALLATION TO BE CONFIRMED ONSITE > AUTOMATIC WEATHER CONTROLLER TO BE INSTALLED > CONNECTION TO EXISTING / NEW WATER TANKS, AS REQ.

SERVICE LOCATIONS ARE INDICATIVE ONLY. SERVICE LOCATION MUST BE VERIFIED ON SITE BY LANDSCAPE CONTRACTOR AND CHECKED WITH THE RESPONSIBLE AUTHORITY PRIOR TO COMMENCING WORK. VERIFY ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.

— GAS —w— WATER — TELECOM — ELECTRICITY STORMWATER DRAIN & PIT

__s __ SEWER & PIT

LIGHTING LEGEND



PROPOSED UP-LIGHT & OR GARDEN LIGHT LOCATION > FINAL LOCATIONS TBC ONSITE

PROPOSED STAKE MOUNTED DIRECTIONAL UP-LIGHT > FINAL LOCATION & POSITIONING TBC ONSITE

LIGHTING OPTIONS

B LTM -565 RECESSED RUNWAY LIGHT WITH 180° SPREAD BLACK

BLACK

C LTM -400 HOODED DIRECTIONAL SPIKE LIGHT

LIGHTING OPTIONS - MORNINGTON

ALL EXTERIOR LIGHTING, FINAL DESIGN, DRIVERS, CONNECTION & SETOUT TBC BY MARSHALL FROM 'LIGHTING OPTIONS' IN MORNINGTON

LIGHTING OPTIONS MORNINGTON E: office@lightingoptions.com.au P: (03) 5975 0911

> PLANNING AND ENVIRONMENT ACT 1987 GLEN EIRA PLANNING SCHEME

> > This plan/document is endorsed as part of Planning Permit:

GE/GE/DP-33820/2020/A

Sheet: 24 of 26

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NORTH POINT

1: 150 @ A1

1: 300 @ A3

revision:

PAGE: L6

SCALE:

Endorsed on: 20 September 2024

21-2371



RESIDENTIAL & COMMERCIAL LANDSCAPE ARCHITECTURE

PUBLIC & PRIVATE OPEN SPACE MASTERPLANS CONTEMPORARY LANDSCAPE DESIGN TOWN PLANNING & LA CONSTRUCTION

A 18/03/22 LA DESIGN PACKAGE DL. 08/04/22 LA DESIGN PACKAGE DL. 14/04/22 LA DESIGN PACKAGE DL. LA DESIGN PACKAGE DL. 24/05/22 LA DESIGN PACKAGE DL. 10/08/22 LA DESIGN PACKAGE DL. G 06/09/22 LA DESIGN PACKAGE DL. 01/03/23 LA DESIGN PACKAGE DL. 16/03/23 LA DESIGN PACKAGE DL.

REVISION:

14/06/23 LA DESIGN PACKAGE DL. K 01/03/24 LA DESIGN PACKAGE DL. L 01/03/24 LA DESIGN PACKAGE DL. M 11/08/24 LA DESIGN PACKAGE DL.

H.CO

CONCEPT PLAN ONLY	PLA PROJECT: COMMERCIAL LANDSCAPE DESIGN	PROJECT DATE: MAR 2022
not to be used as working drawings	SITE ADDRESS:	CLIENT:
THIS DRAWING PACKAGE IS THE COPYRIGHT OF PENINSULA LANDSCAPE ARCHITECTS (PLA) & SHALL NOT BE USED, COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THEIR WRITTEN PERMISSION. ALL DETAILS, ENGINEERING & SETOUT TO BE CERTIFIED BY OTHERS & SHALL COMPLY WITH ALL CODES & OTHER RELEVANT	99 BREWER ROAD, BENTLEIGH, VIC	H.CO PROPERTY
AUTHORITY REQUIREMENTS. CONTRACTOR TO INSPECT & VERIFY ALL DIMENSIONS, LEVELS & UNDERGROUND SERVICES.	PAGE TITLE:	PLA JOB REFERENCE:

LIGHTING & IRRIGATION

PLANTING SCHEDULE

TREES						
CODE	BOTANIC NAME	COMMON NAME	Н	W	PLANTED SIZE	QTY
MGg	Magnolia grandiflora	'Little Gem'	4.00	2.00	2.0M TALL	15
ΟEυ	Olea europaea (Approx. 45-60yrs old)	'Verdale' (Large - Extra Large)	6.00	4.00	3.0M+TALL	8
	PE ARCHITECT & H.CO TO SOURCE ALL FEATURE OLIVE TREES. ATURE OLIVE TREES WITH GNARLED ARCHITECTURAL TRUNKS &	& EXPOSED CANOPIES				

SHRUBS	

CODE	BOTANIC NAME	COMMON NAME	Н	W	PLANTED SIZE	QTY
BSem	Buxus sempervirens	CLIPPED ENGLISH BOX	1.00	1.00	200-500 DIA POT	9
СА	Correa alba	WHITE CORREA	1.50	1.50	250 DIA POT	8
ZT	Zoysia tenuifolia	KOREAN VELVET GRASS	0.25	0.50	250 DIA POT	20

RAIN GARDEN

CODE
DEp

CODE						
DEp	Derwentia perfoliata	DIGGERS SPEEDWELL	0.60	1.20	150 DIA POT	9
CApp	Carex appressa	TALL SEDGE	1.00	0.75	350 DIA POT	8
PAo	Patersonia occidentalis	LONG LEAF PURPLE FLAG	0.50	0.50	250 DIA POT	26

GRASSES & GROUND COVERS							
CODE	BOTANIC NAME	COMMON NAME	Н	W	PLANTED SIZE	QTY	
AUs	Austrostipa stipoides	COAST SPEAR GRASS	1.00	1.00	350 DIA POT	9	
Asp	Asparagus densiflorus	FOXTAIL FERN	0.80	0.80	250 DIA POT	40	
CGI	Casuarina glauca	'Cousin It'	0.30	1.50	350 DIA POT	17	
Cos	Cotyledon orbiculata	SILVER DUST	0.60	0.50	250 DIA POT	24	
Со	Crassula ovata Undulata	Curly Jade	0.30	0.30	250 DIA POT	35	
СВІ	Crassula ovata	Blue Bird	0.30	0.30	250 DIA POT	12	
Da	Dichondra argenta	DICHONDRA SILVER FALLS	0.10	1.00	350 DIA POT	30	
LCc	Lomandra confertifolia	LIME TUFF	0.30	0.30	350 DIA POT	16	
LR	Ligularia reniformis	Tractor Seat Plant	0.80	0.80	350 DIA POT	30	
MD	Monsteria deliciosa	Swiss Cheese Plant	1.50	1.00	300 DIA POT	6	
MPar	Myoporum parvifolium	CREEPING BOOBIALLA	0.10	1.00	250 DIA POT	2	
PX	Philodendron xanadu	Xanadu Philodendron	0.80	0.80	350 DIA POT	24	
SMan	Senecio serpens	BLUE CHALK STICKS	0.30	0.75	350 DIA POT	90	

FINAL PLANT SELECTION & SPECIES TBC CLOSER TO INSTALL PLANT QUANTITY & SIZING SUBJECT TO AVAILABILITY

TYPICAL PLANT GUIDE

PLANNING AND ENVIRONMENT ACT 1987 GLEN EIRA PLANNING SCHEME

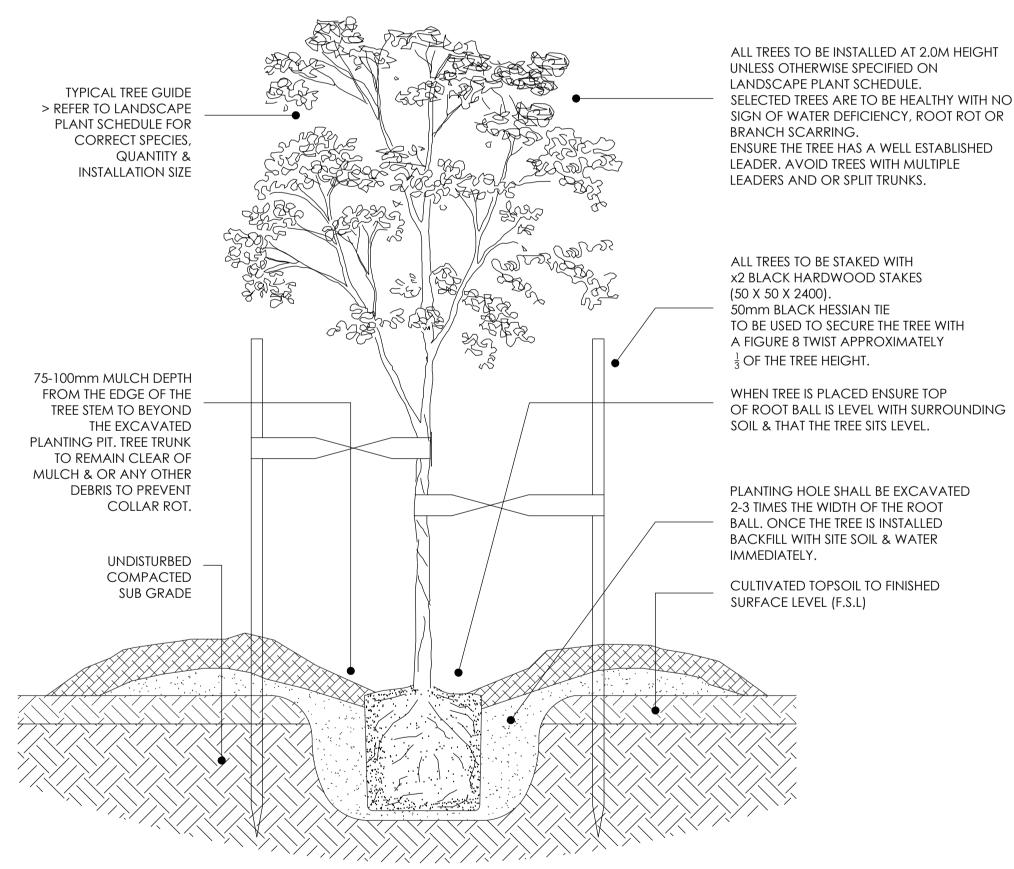
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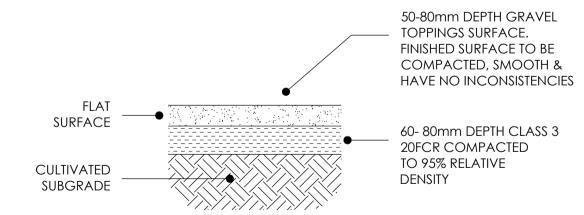
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> REFER TO LANDSCAPE PLANT SCHEDULE FOR **CORRECT SPECIES, QUANTITY** & INSTALLATION SIZE. SELECTED PLANTS ARE TO BE LARGE SHRUBS TO BE HEALTHY WITH NO SIGN OF SUPPORTED WITH BLACK WATER DEFICIENCY, ROOT ROT HARDWOOD STAKES OR BRANCH SCARRING. $(50 \times 50 \times 1200)$ & BLACK HESSIAN TIES PLANTING HOLE SHALL BE **EXCAVATED 2-3 TIMES THE** 75mm MULCH DEPTH WIDTH OF THE ROOT BALL. FROM THE EDGE OF THE ONCE THE PLANT IS PLANT STEM TO BEYOND **INSTALLED BACKFILLED** THE EXCAVATED WITH SITE SOIL & PLANTING PIT. WATER IMMEDIATELY. WHEN PLANT IS PLACED CULTIVATED ENSURE TOP OF ROOT BALL TOPSOIL IS LEVEL WITH SURROUNDING SOIL & THAT THE PLANT SITS LEVEL. LIGHTLY AGITATE SIDES OF ROOT BALL TO PROMOTE CULTIVATED EASY ROOT GROWTH SUBGRADE

LANDSCAPE DETAIL:

SHRUB PLANTING DETAIL (TYP) DETAIL 1:10



LANDSCAPE DETAIL: 7~ L7

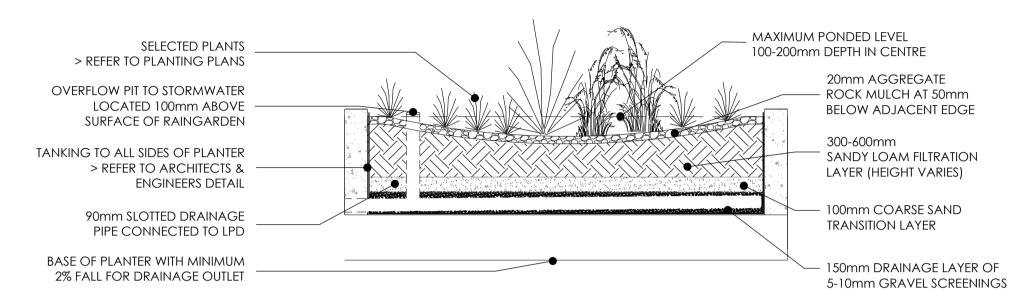
GRAVEL SURFACE DETAIL (TYP) SECTION

ISSUE: DATE:

50-75mm APPROVED INSPECTION PIPE WITH MULCH LAYER CAP AS REQUIRED (TO ENGINEER'S DETAIL) SUBSURFACE DRIPLINE IRRIGATION AS REQUIRED (BY OTHERS) TANKING TO ALL SIDES OF PLANTER APPROPRIATE APPROVED > REFER TO ARCHITECTS LIGHTWEIGHT SOIL MIX & ENGINEERS DETAIL **ROOT ANCHOR NETTING** PLANTER WALL AS PER LAYER (FOR TREES ONLY) ENGINEERS DESIGN TYPICAL IRRIGATION 100mm DEPTH SCREENINGS (NO FINES) TO APPROVAL SUPPLY LINE BY OTHERS DRAINAGE CONNECTION FILTER FABRIC TO ENGINEERS TO STORM WATER TO SPECIFICATION **ENGINEERS DETAIL** DRAINAGE CELLS TO **ENGINEERS SPECIFICATION** LANDSCAPE DETAIL:

PROPOSED RAISED LIGHTWEIGHT PLANTER (TYP)

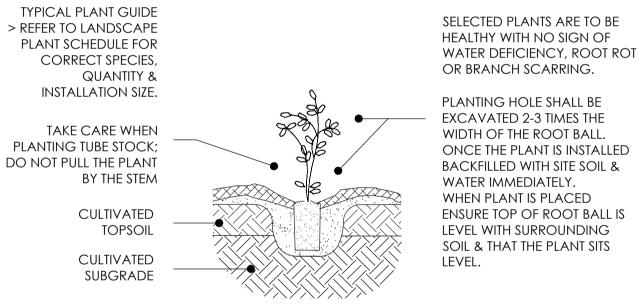
DETAIL 1:25



LANDSCAPE DETAIL:

PROPOSED RAIN GARDEN (TYP)

SECTION DETAIL 1:25

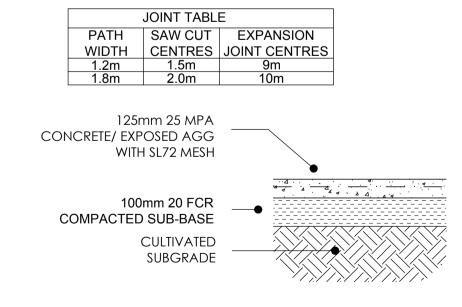


REO RODS (200mm LONG) TO BE DRIVEN INTO **GROUND & SPOT WELDED** TO REAR OF FLAT BAR @ MILD STEEL 1200 C/C (MAX) **EDGING** 150 x 6mm FLAT BAR 75mm MULCH LAYER TO GARDEN BED WITH TAPER TO EDGE BARRIER AREA -CULTIVATED TOPSOIL CULTIVATED SUBGRADE

LANDSCAPE DETAIL:

TUBE STOCK PLANTING DETAIL (TYP)

DETAIL 1:10



LANDSCAPE DETAIL:

CONCRETE SURFACE DETAIL (TYP) SECTION DETAIL 1:10

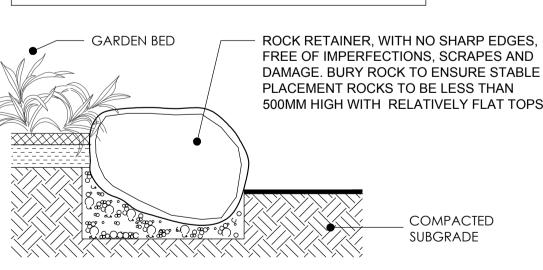
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LANDSCAPE DETAIL: 6~ L7

METAL EDGING DETAIL (TYP)

DETAIL 1:10

NOTE: CONTRACTOR IS TO ENSURE STABLE ROCK PLACEMENT WITH NO LOOSE ROCKS. BURY ROCKS SECURELY INTO CUT $(\frac{1}{3} MIN. EMBEDMENT)$



NORTH POINT

1: 100 @ A1

1: 200 @ A3

REVISION:

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SCALE:

LANDSCAPE DETAIL: 9~ L7

ROCK DETAIL (TYP)

DETAIL 1:20

LANDSCAPE DETAIL: 1~ L7 TREE PLANTING DETAIL (TYP)

SECTION DETAIL 1:10



RESIDENTIAL & COMMERCIAL LANDSCAPE ARCHITECTURE

PUBLIC & PRIVATE OPEN SPACE MASTERPLANS CONTEMPORARY LANDSCAPE DESIGN TOWN PLANNING & LA CONSTRUCTION

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DETAIL 1:10

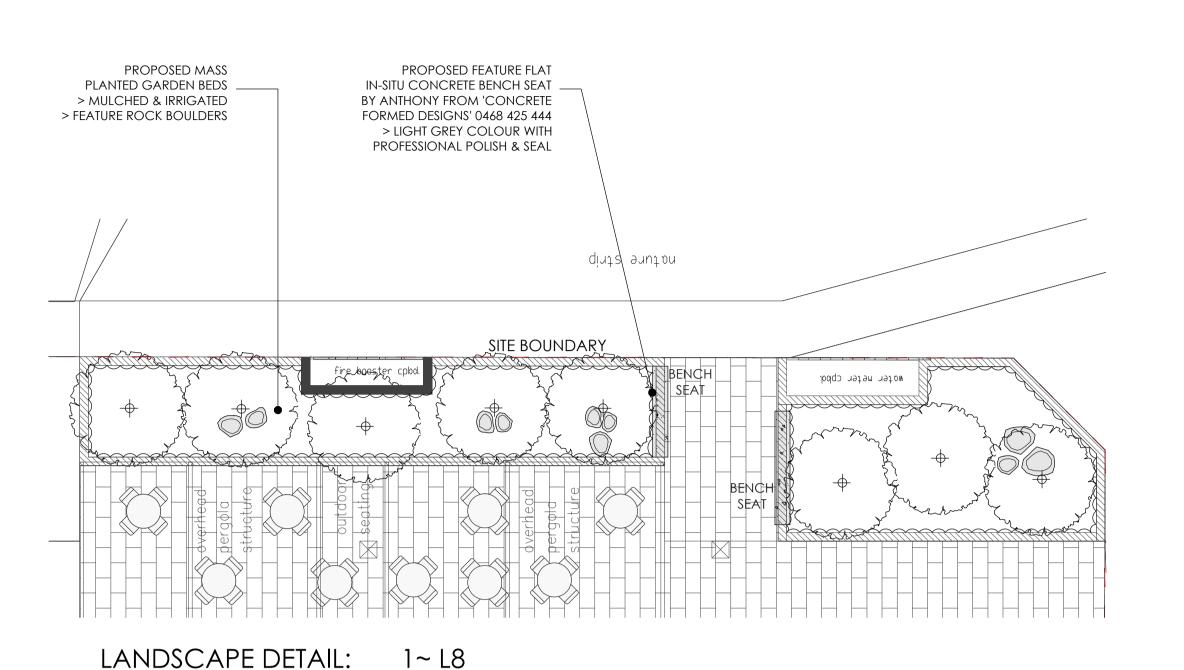
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CONCEPT PLAN ON NOT TO BE USED AS WORKING DRAW Landscape architects (pla) & shall not be used, cof REPRODUCED IN WHOLE OR IN PART WITHOUT THEIR W PERMISSION. ALL DETAILS, ENGINEERING & SETOUT TO BE CE BY OTHERS & SHALL COMPLY WITH ALL CODES & OTHER REI AUTHORITY REQUIREMENTS, CONTRACTOR TO INSPECT 8 ALL DIMENSIONS, LEVELS & UNDERGROUND SER

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WIDTH VARIES

LANDSCAPE DETAIL: PROPOSED PLANTER (TYP) **ELEVATION** DETAIL 1:25

PROPOSED 2no FEATURE IN-SITU CONCRETE FLAT BENCH SEATS TO TOP OF BRICK WALLS > 125mm CANTILEVER TO BOTH SIDES OF WALL > DESIGN & SPECIFICATION TO ENGINEERS DETAILS NOTE: PROFESSIONAL INSTALLATION BY ANTHONY FROM 'CONCRETE FORMED DESIGNS' 0468 425 444 OR APPROVED SIMILAR > FINAL FINISHES & COLOUR MIX TO BE APPROVED BY CLIENT BEFORE INSTALL WIDTH VARIES

LANDSCAPE DETAIL:

PROPOSED BENCH SEATING & PLANTER (TYP) **ELEVATION** DETAIL 1:25

PLANNING AND ENVIRONMENT ACT 1987 GLEN EIRA PLANNING SCHEME LANDSCAPE NOTES

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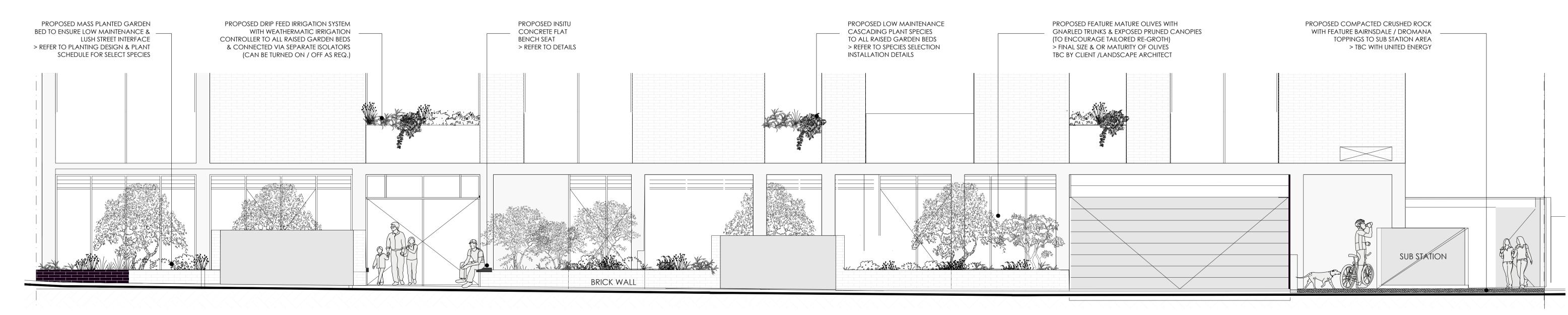
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Endorsed on: 20 September 2024

- Contractor to verify location of all underground services prior to commencement of work.
- Remove weeds from all areas shown on the drawings as garden bed and lawn. Herbicide
- Grade site into garden beds, lawn or gravel areas. Adjust grading accordingly when water tracks or ponding is apparent.
- Determine pH of soil using pH kit available at most nurseries. The soil should have a pH slightly acidic to neutral (pH - 5.5 to 7.0). If outside of this range contact your local nursery to obtain advice on improving the pH level. Plant tolerance of high or low pH
- Clay soils should be checked for responsiveness to gypsum which can allow plant roots
- to penetrate the soil. If required, add gypsum according to manufacturer's directions. Minimise cultivation of existing soil and improve with organic material such as well rotted
- manures, soil improvers or compost prepared to AS.4454-2003. Top dress existing soil with this matter and cover with mulch. If existing topsoil is not available then imported topsoil that complies with AS.4419-2003 should be used.
- 7. Plant selection shall be as per the plant schedule in locations as shown on the drawings. Plant quantities are to be confirmed by the contractor and any discrepancies between the plant schedule and plan are to be reported to the Landscape Architect before proceeding. Plants are to have well developed root systems and be free of pest and
- A drip watering system should be installed to all garden beds and connected to a rainwater tank if available. If unavailable, a rainwater tank should be sized and installed as per plumbing regulations and local guidelines. Builder to confirm location and style on
- Apply organic mulch to all garden bed areas to a depth of 75mm as per planting details. Recommended sources of mulch should be Pine or local common Eucalyptus. Rare timbers such as Red Gum or Jarrah should not be used.
- Seasol is an ideal fertiliser to apply upon initial planting. Seasol targets roots and promotes healthy & balanced growth. Phostogen is an ideal liquid fertiliser that can be applied to the entire garden every three months. Individual plant species have varying requirements. Consult your local nursery for advice.
- All timber products to be treated pine, recycled or plantation grown. Jarrah, Red Gum or Native (White) Cypress Pine (Callitris columellaris) should not be used unless demonstrated that they are a recycled product.
- Stake trees for one to two years as per detail. Use two or three 38x38x1800 HW stakes per tree and fasten with 50mm fabric ties.
- All climbers require wire or trellis climbing frame to be attached to the adjacent surface. Unless otherwise noted on plan, use timber edging as per detail between all garden bed, crushed rock paths & lawn areas.
- Areas shown as lawn on the drawings are to be re-graded to provide smooth contours and raked to remove soil clods and rubble. It is recommended that lawn areas be seeded with non-invasive grass species such as: Queensland Blue-Grass (Dicantheum sericeum), Red-leg Grass (Bothriocholoa macra), Weeping Grass (Microlaena stipoides), Creeping Bent Grass (Agrostis stolonifera), Clustered Wallaby Grass (Danthonia racemosa), Kentucky Blue-Grass (Poa pratensis), Tall Fescue (Festuca arundinacea). Water lawn areas during establishment in accordance with State guidelines as advised by
- 16. Follow-up maintenance should be undertaken every 4-6 weeks for 2 years following establishment. Dead or diseased plants should be replaced. Continue to monitor for weed species and remove as required. Eradicate any pest animals or insects. Continue to water plants according to individual species' moisture needs, seasonal conditions and as advised by Local Water Authority. All plants and trees to be monitored and pruned as required, according to AS 4373 (Pruning of Amenity Trees). Mulch to be replenished annually in Spring.

Local Water Authority.



LANDSCAPE DETAIL:

PROPOSED BENDIGO AVE INTERFACE (TYP) EAST ELEVATION DETAIL 1:50

PROPOSED FEATURE BENCH SEATING (TYP)

DETAIL 1:100

PENINSULA LANDSCAPE

ARCHITECTS

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