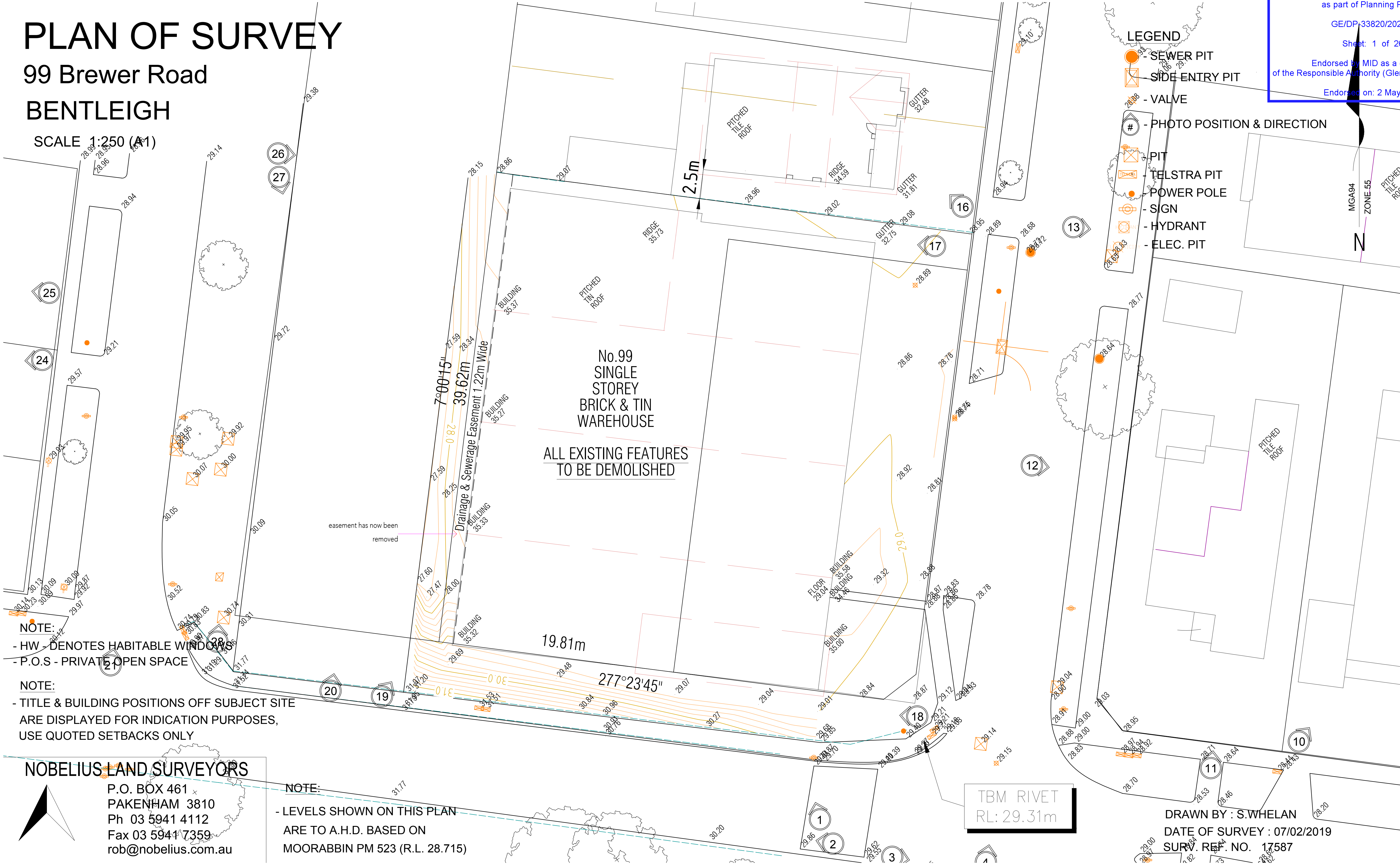


PLAN OF SURVEY

99 Brewer Road

BENTLEIGH

SCALE 1:250 (A1)



LEGEND

- SEWER PIT
- SIDE ENTRY PIT
- VALVE
- PHOTO POSITION & DIRECTION
- PIT
- TELSTRA PIT
- POWER POLE
- SIGN
- HYDRANT
- ELEC. PIT

PLANNING AND ENVIRONMENT ACT 1987
GLEN EIRA PLANNING SCHEME

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GE/DP/33820/2020/A

Sheet: 1 of 26

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Endorsed on: 2 May 2024

NOTE:

- HW - DENOTES HABITABLE WINDOWS
- P.O.S - PRIVATE OPEN SPACE

NOTE:

- TITLE & BUILDING POSITIONS OFF SUBJECT SITE ARE DISPLAYED FOR INDICATION PURPOSES, USE QUOTED SETBACKS ONLY

NOBELIUS LAND SURVEYORS

P.O. BOX 461
PAKENHAM 3810
Ph 03 5941 4112
Fax 03 5941 7359
rob@nobelius.com.au

NOTE:

- LEVELS SHOWN ON THIS PLAN ARE TO A.H.D. BASED ON MOORABBIN PM 523 (R.L. 28.715)

Notes

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Project Mixed Use Development

Address 99 Brewer Road, Bentleigh VIC

Client Benewer Pty Ltd

Date 28/2/2024 Drawn

Dwg No. TP01

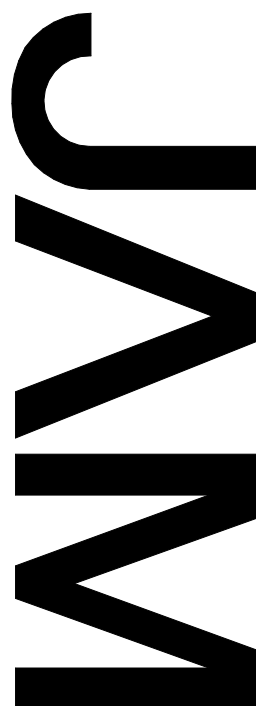
Project No. 2150 Revision

JAM>rchitects

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Newtown Victoria 3220



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GLEN EIRA PLANNING SCHEME

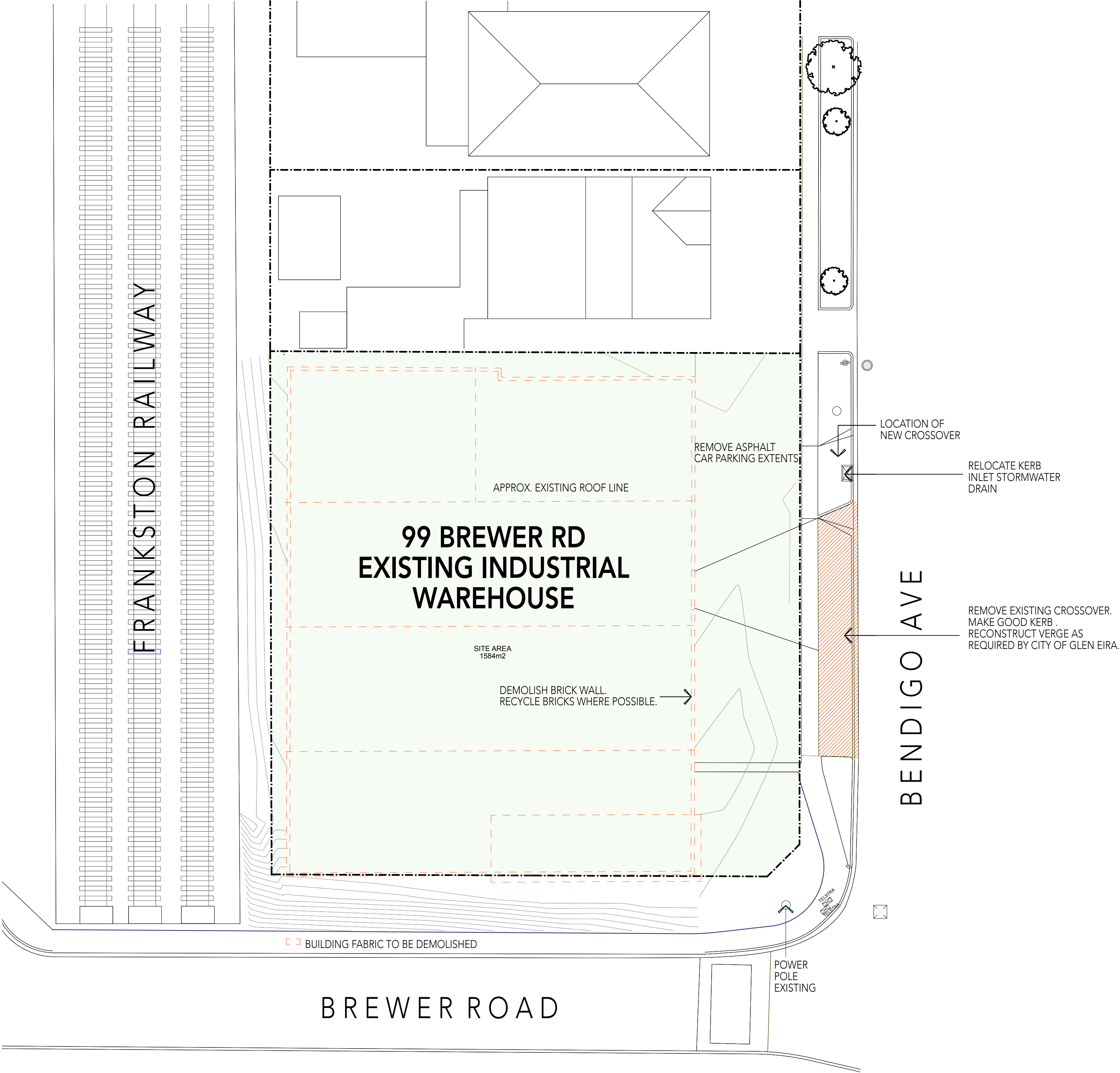
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Endorsed on: 2 May 2024



SITE PLAN

SCALE 1:200

Town Planning

Dwg No. TP02

Project No. 2150

Revision

Date 28/2/2024

Project Mixed Use Development

Address 99 Brewer Road, Bentleigh VIC

Client Benewer Pty Ltd

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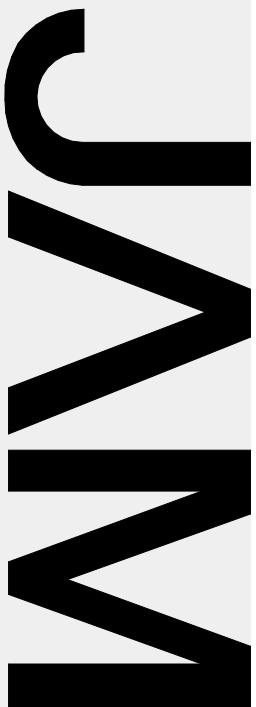
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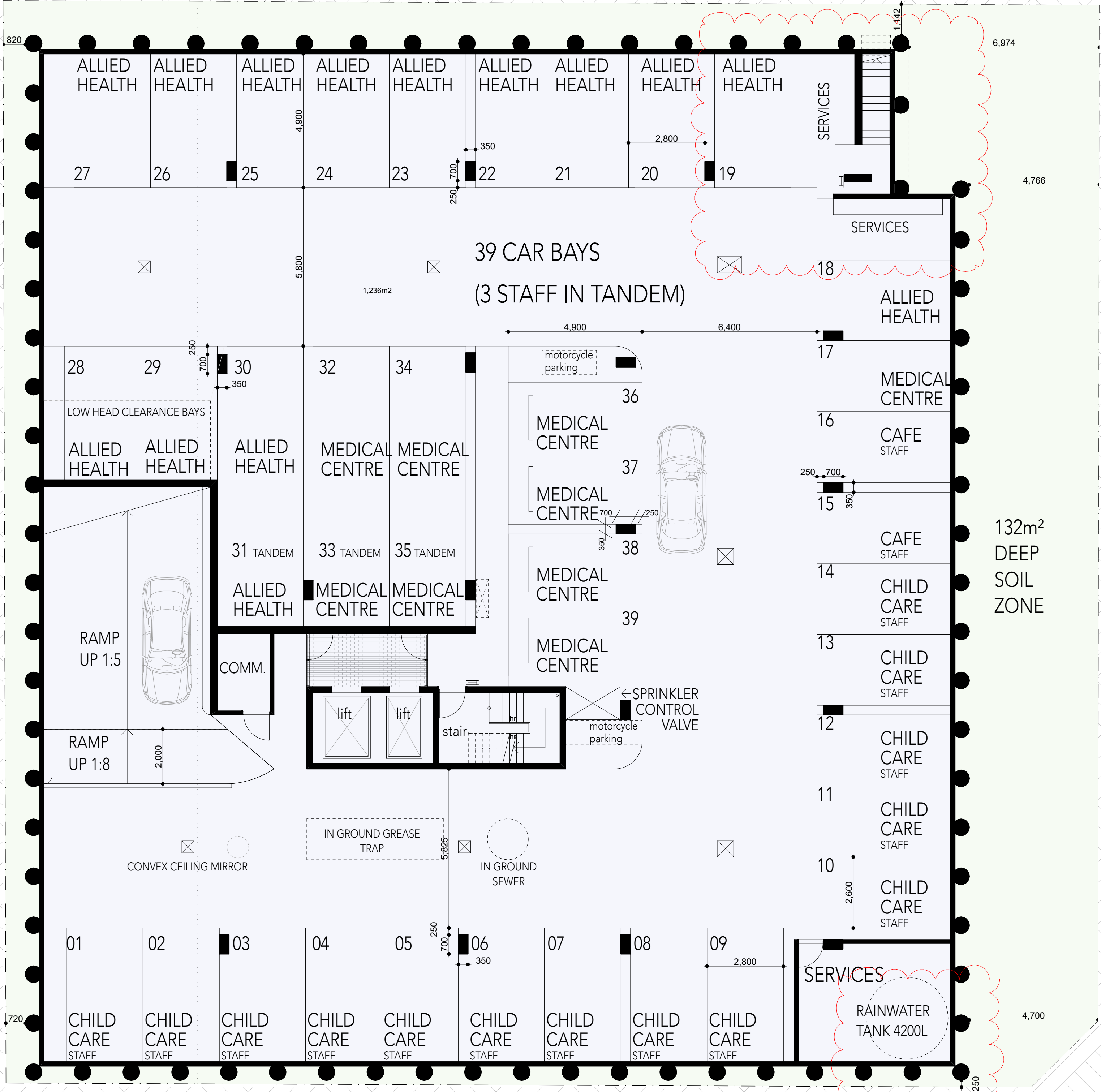
Sheet: 3 of 26

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Endorsed on: 2 May 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.

General Note:

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

Town Planning

Dwg No. TP03

Project No. 2150

Revision
Date 28/2/2024

Project Mixed Use Development

Address 99 Brewer Road, Bentleigh VIC

Client Benewer Pty Ltd

Notes

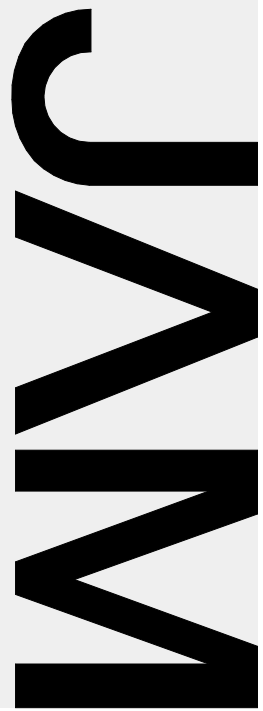
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Town Planning

Dwg No. TP04

Project No. 2150

Revision

Date 28/2/2024

Project Mixed Use Development

Address 99 Brewer Road, Bentleigh VIC

Client Benewer Pty Ltd

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BENDIGO AVE

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GLEN EIRA PLANNING SCHEME

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Endorsed on: 2 May 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.

POWER POLE
EXISTING

RELOCATE KERB INLET
STORMWATER DRAIN

MODIFIED
CROSSOVER

POWER POLE
EXISTING

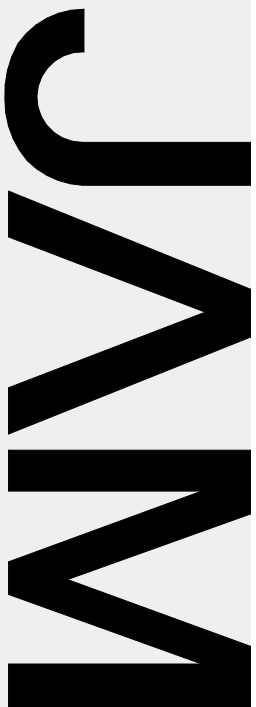
General Note:
All glazing, glazed balustrade/screening to be in accordance with Octave Acoustics acoustic report dated 4 September 2020

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Newtown 3220
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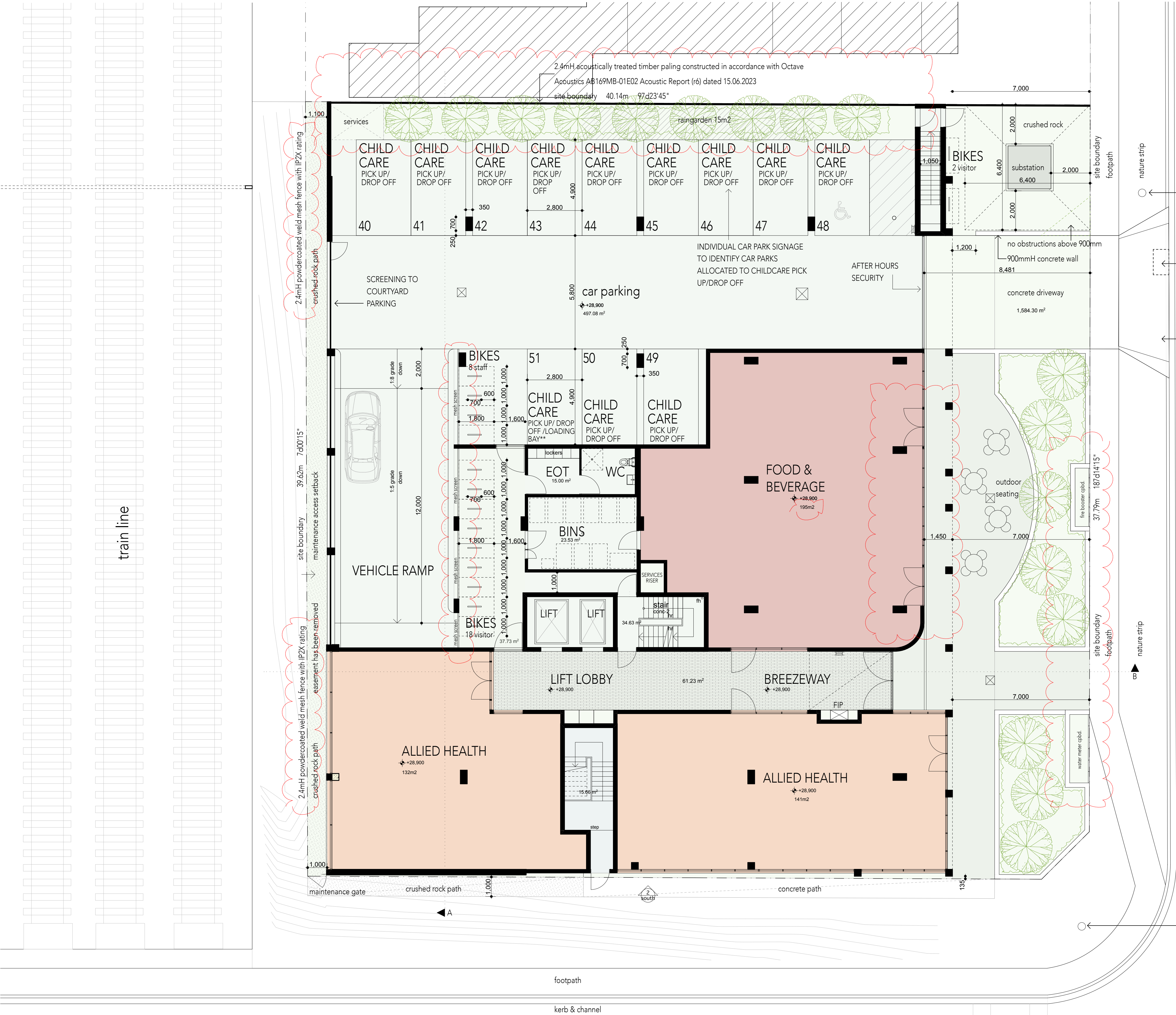
+61 3 94297744
info@jamarchitects.com.au
jamarchitects.com.au



GROUND FLOOR

SCALE 1:100

BREWER ROAD



PLANNING AND ENVIRONMENT ACT 1987
GLEN EIRA PLANNING SCHEME

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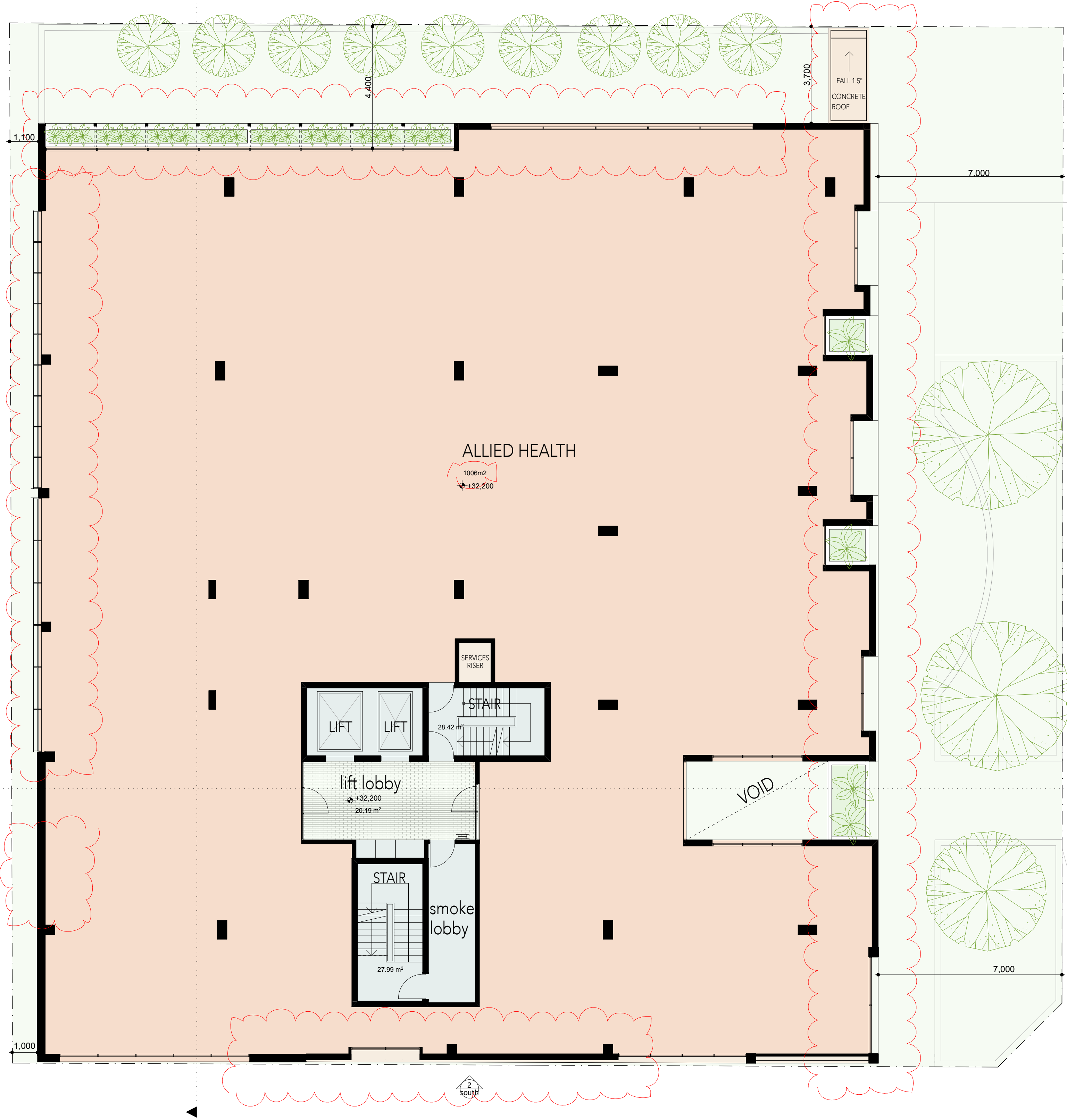
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Endorsed on: 2 May 2024

FIRST FLOOR

SCALE 1:100

BREWER ROAD



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.

General Note:

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Town Planning

Dwg No. TP05

Project No. 2150

Revision

Date 28/2/2024

Project Mixed Use Development

Address 99 Brewer Road, Bentleigh VIC

Client Benewer Pty Ltd

Notes

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GLEN EIRA PLANNING SCHEME

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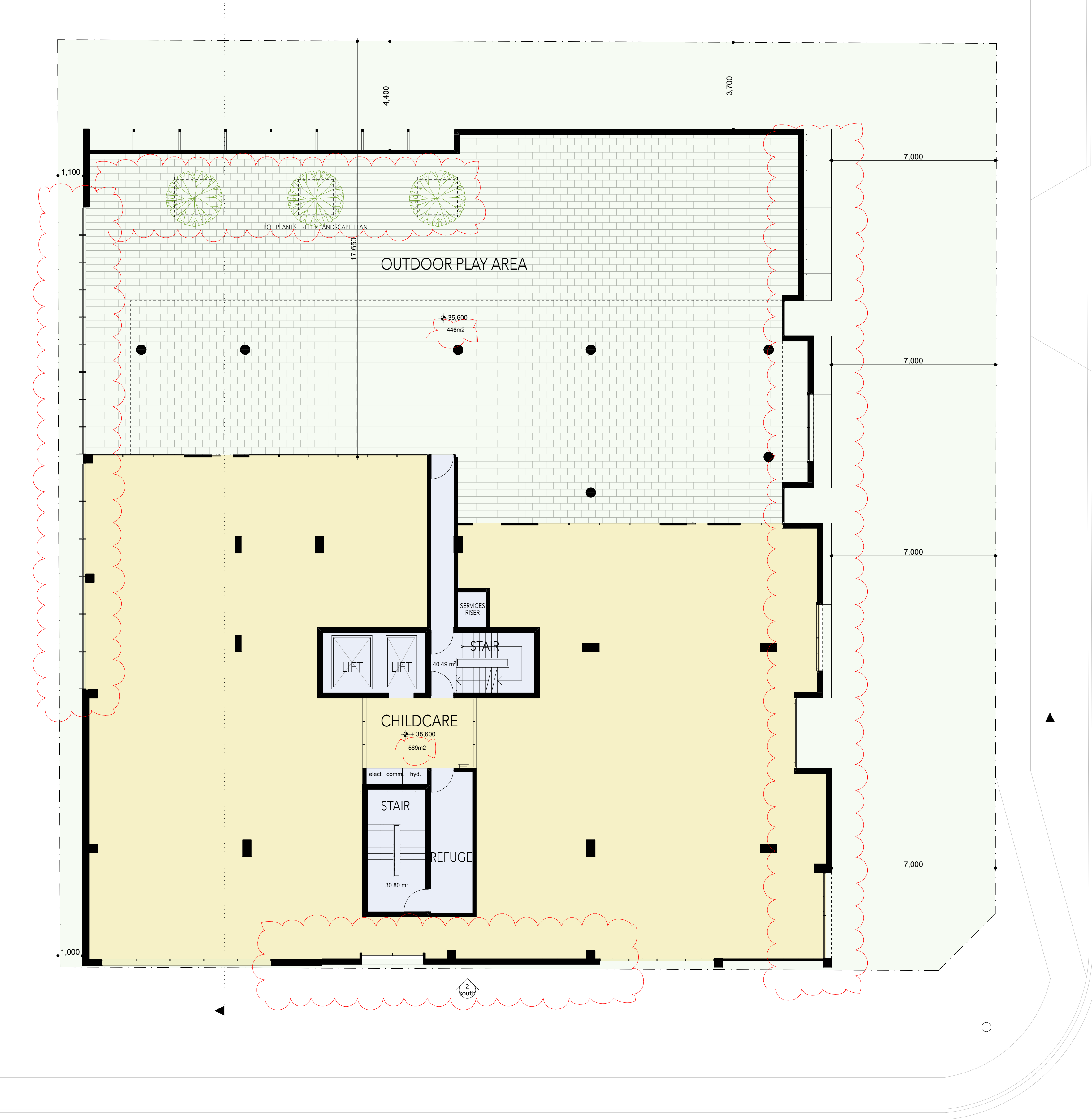
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SECOND FLOOR
SCALE 1:100

BREWER ROAD



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

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General Note:

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Town Planning

Dwg No. TP06

Project No. 2150

Revision

Date 28/2/2024

Project Mixed Use Development

Address 99 Brewer Road, Bentleigh VIC

Client Benewer Pty Ltd

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BENDIGO AVE

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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

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THIRD FLOOR

SCALE 1:100

BREWER ROAD

General Note:

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GLEN EIRA PLANNING SCHEME

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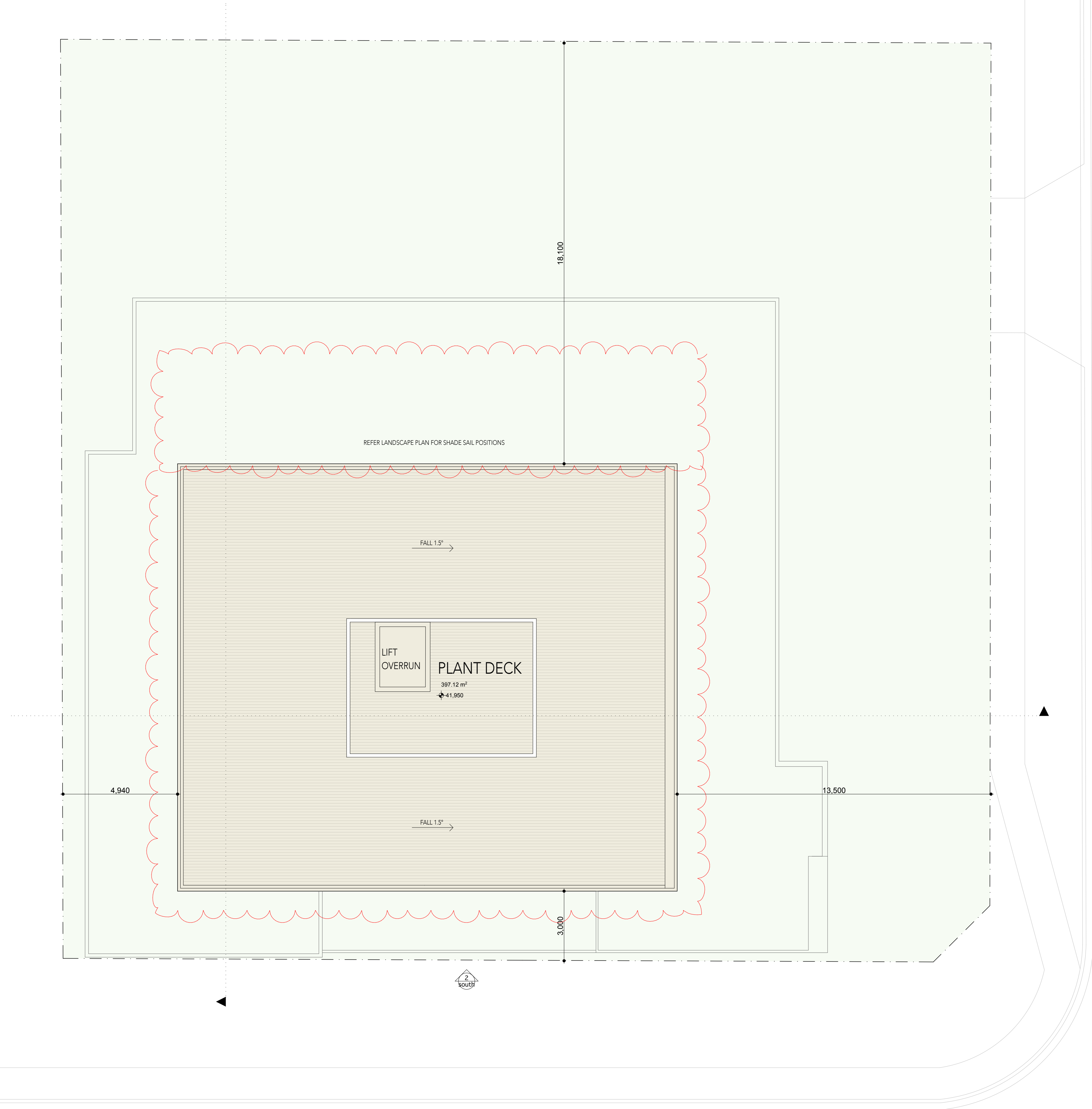
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Endorsed on: 2 May 2024

ROOF FLOOR

SCALE 1:100

BREWER ROAD



Note Acoustic report

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Note - Car Bays 40-51

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General Note:

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Town Planning

Dwg No. TP08

Project No. 2150

Revision

Date 28/2/2024

Project Mixed Use Development

Address 99 Brewer Road, Bentleigh VIC

Client Benewer Pty Ltd

Notes

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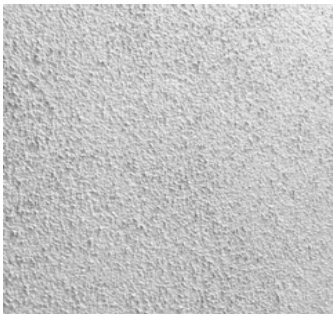


EAST ELEVATION

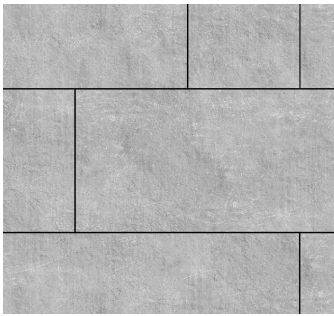
(BENDIGO AVENUE)

SCALE 1:100

MATERIAL PALETTE



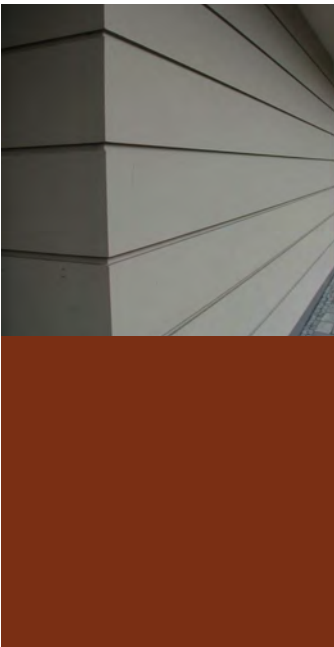
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LIGHT GREY PAINT
FINISH



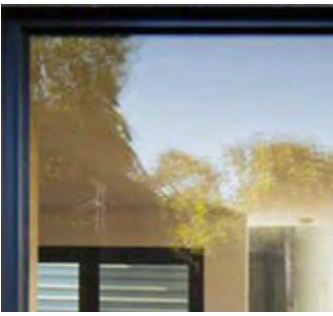
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STAGGERED RECESSED
GROOVE PATTERN AS
SHOWN



STRETCHER BOND
BRICKWORK:
BURWOOD BLUE FINISH



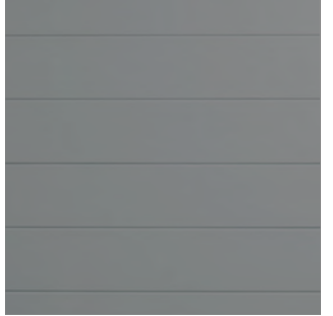
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HORIZONTAL GROOVES -
RENDER COLOUR TO
MATCH COLORBOND
'TERRAIN'



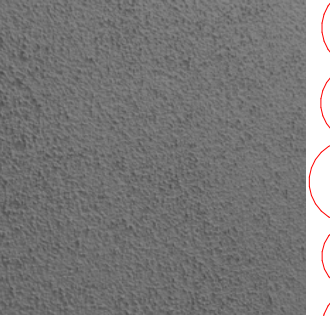
POWDERCOAT GLAZING
PROFILES, CHARCOAL
FINISH



JAMES HARDIE SCYON
AXON VERTICAL GROOVE
CLADDING: COLORBOND
MONUMENT PAINT FINISH



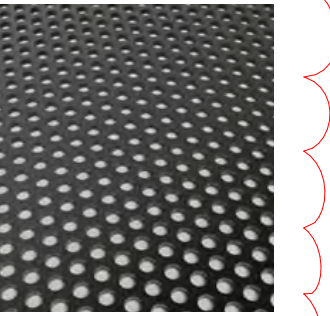
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CLADDING: DARK GREY
PAINT FINISH



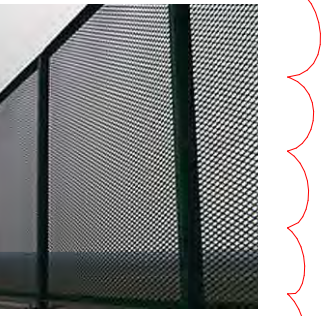
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DARK GREY PAINT
FINISH



RENDERED FINISH WITH
VERTICAL GROOVES;
RENDER COLOUR TO
MATCH COLORBOND
'MONUMENT'



PERFORATED METAL
SCREEN DARK GREY
POWDERCOAT FINISH



WELDMESH SCREEN/
FENCE - DARK GREY
POWDERCOAT FINISH

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

Notes

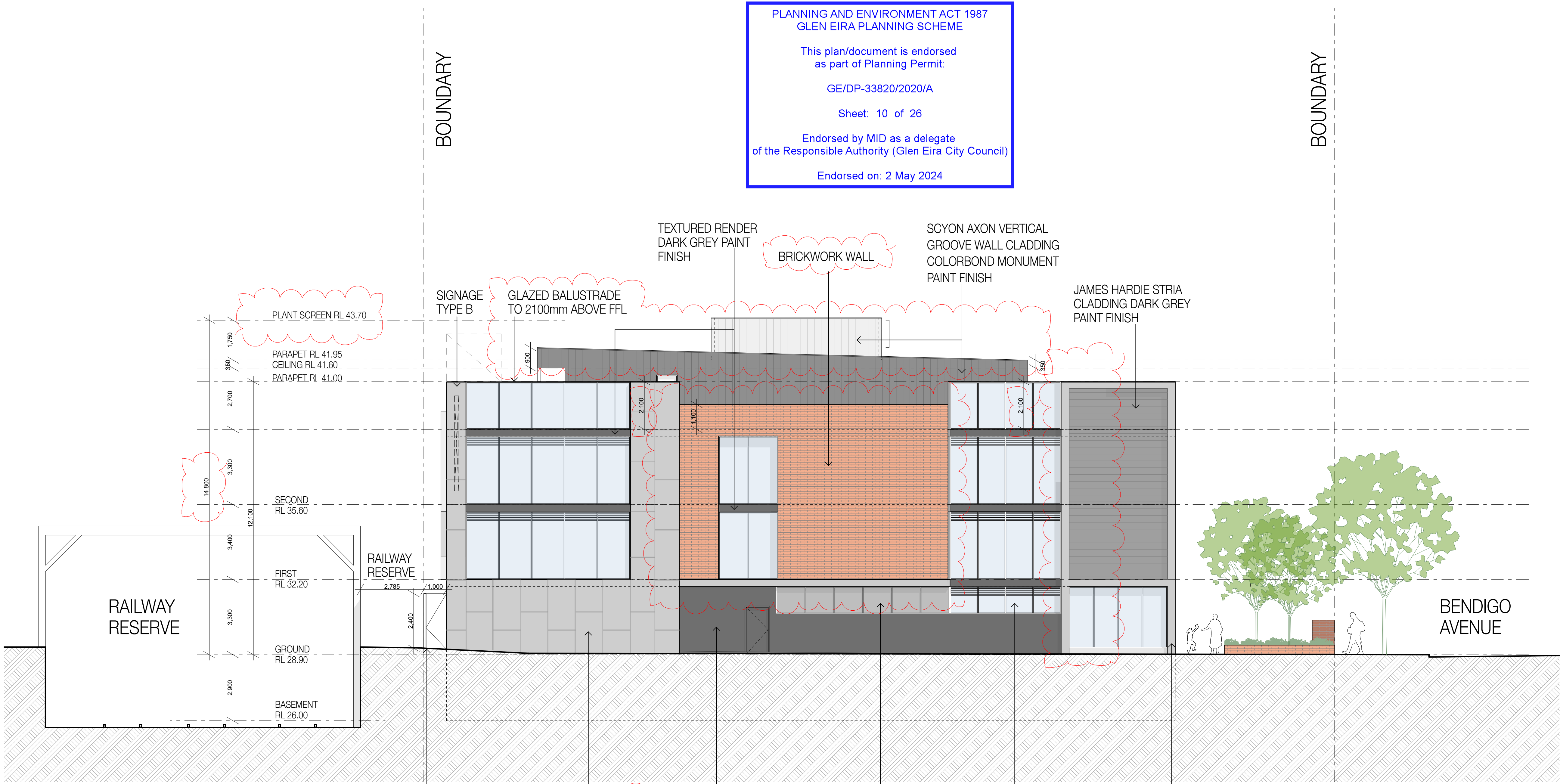
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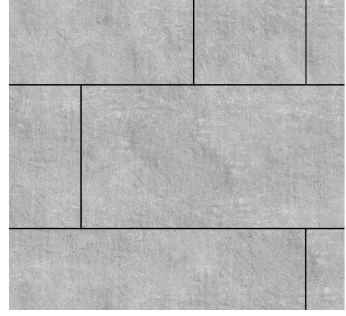
Endorsed by MID as a delegate
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Endorsed on: 2 May 2024

MATERIAL
PALETTE



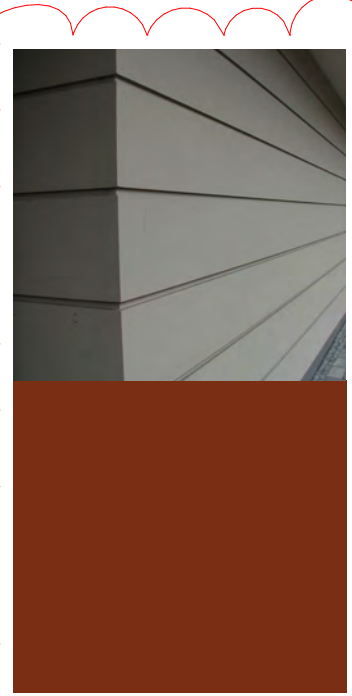
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LIGHT GREY PAINT
FINISH



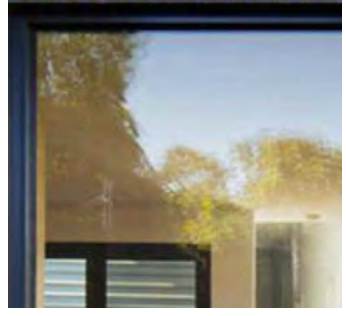
CONCRETE WALL WITH
STAGGERED RECESSED
GROOVE PATTERN AS
SHOWN



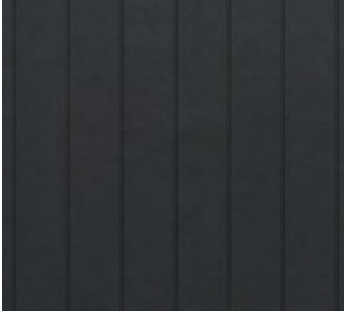
STRETCHER BOND
BRICKWORK:
BURWOOD BLUE FINISH



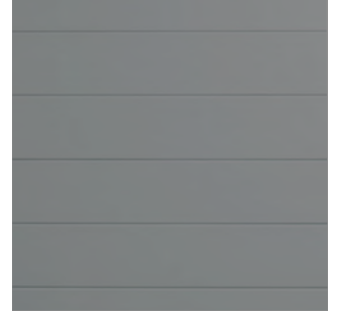
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RENDER COLOUR TO
MATCH COLORBOND
'TERRAIN'



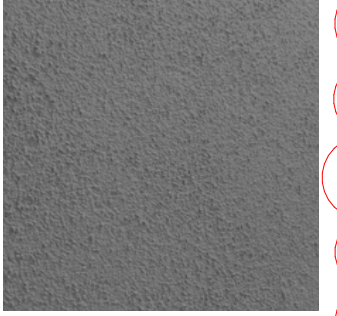
POWDERCOAT GLAZING
PROFILES, CHARCOAL
FINISH



JAMES HARDIE SCYON
AXON VERTICAL GROOVE
CLADDING: COLORBOND
MONUMENT PAINT FINISH



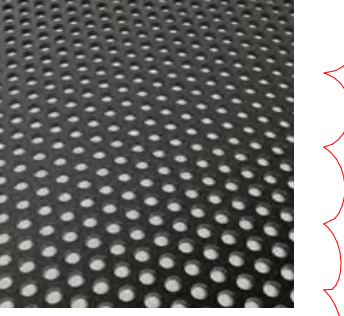
JAMES HARDIE STRIA
CLADDING: DARK GREY
PAINT FINISH



TEXTURED RENDER
DARK GREY PAINT
FINISH



RENDERED FINISH WITH
VERTICAL GROOVES;
RENDER COLOUR TO
MATCH COLORBOND
'MONUMENT'



PERFORATED METAL
SCREEN DARK GREY
POWDERCOAT FINISH



WELDMESH SCREEN/
FENCE - DARK GREY
POWDERCOAT FINISH

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

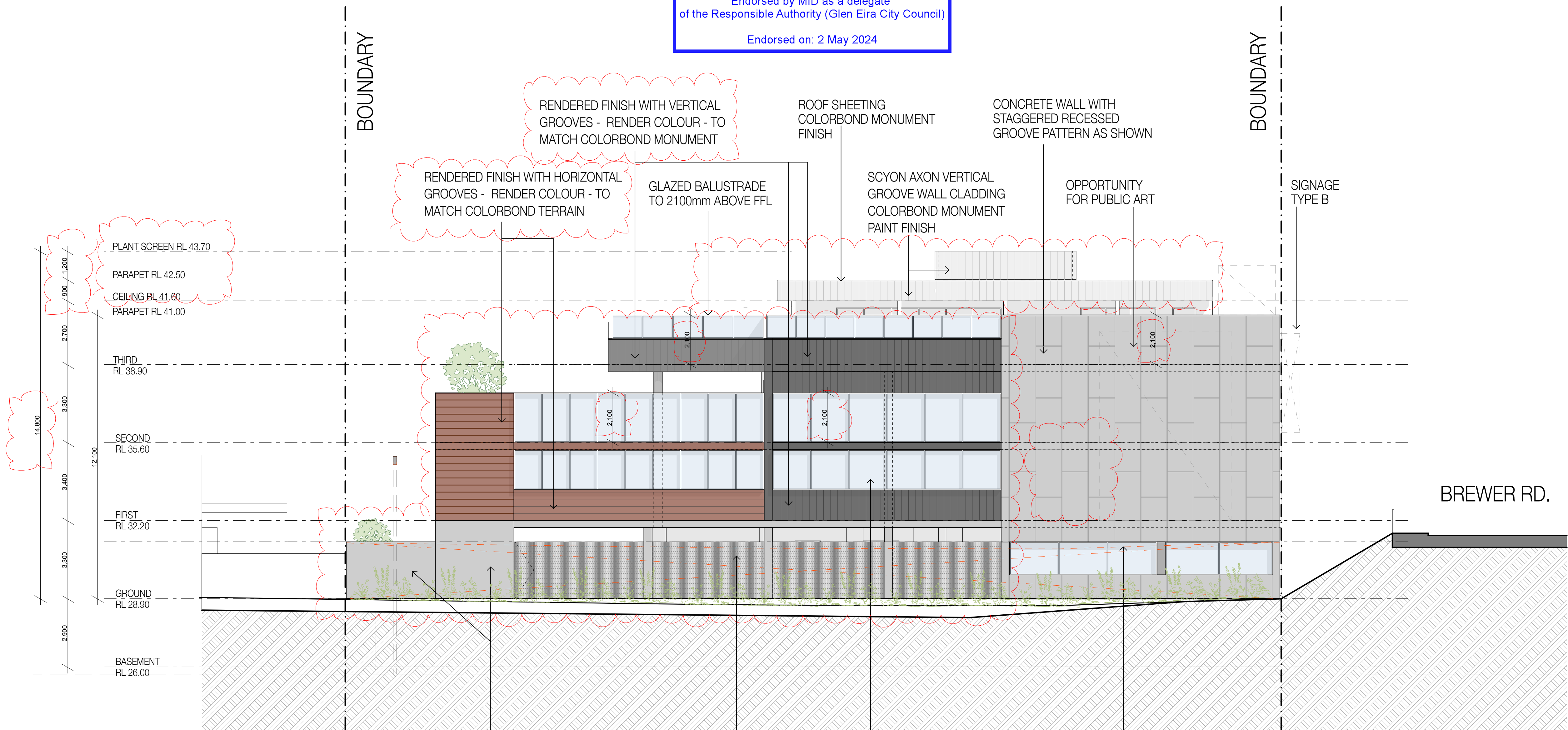
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Endorsed on: 2 May 2024



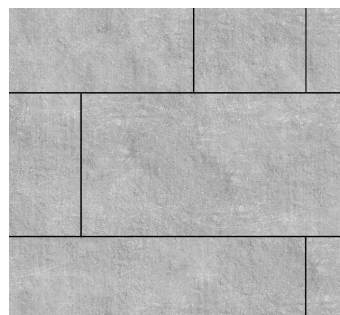
WEST ELEVATION

SCALE 1:100

MATERIAL PALETTE



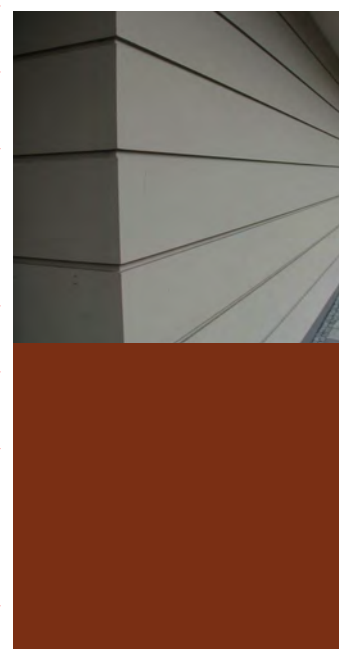
TEXTURED RENDER
LIGHT GREY PAINT
FINISH



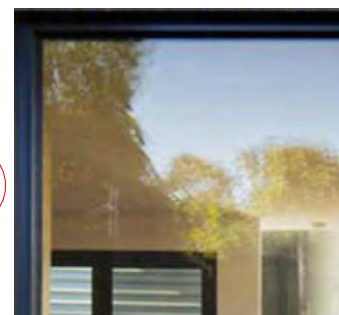
CONCRETE WALL WITH
STAGGERED RECESSED
GROOVE PATTERN AS
SHOWN



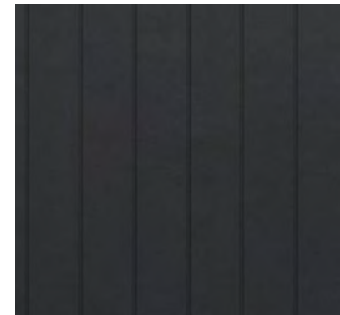
STRETCHER BOND
BRICKWORK:
BURWOOD BLUE FINISH



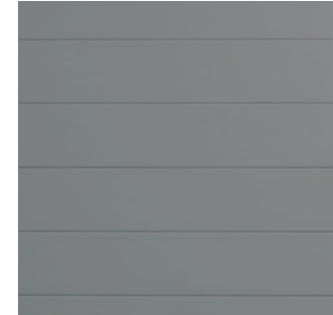
RENDERED FINISH WITH
HORIZONTAL GROOVES -
RENDER COLOUR TO
MATCH COLORBOND
'TERRAIN'



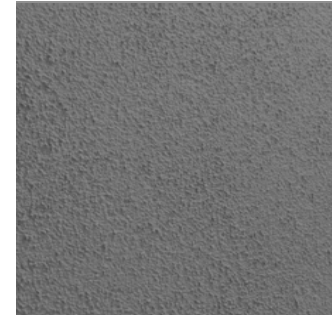
POWDERCOAT GLAZING
PROFILES, CHARCOAL
FINISH



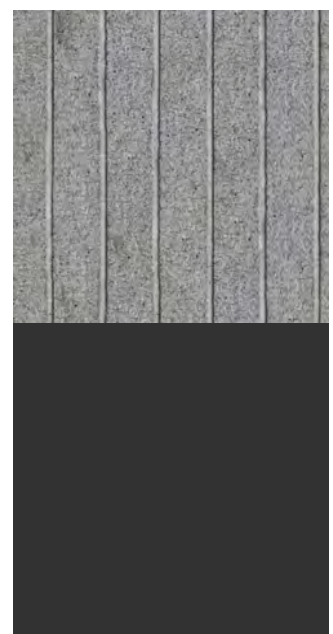
JAMES HARDIE SCYON
AXON VERTICAL GROOVE
CLADDING: COLORBOND
MONUMENT PAINT FINISH



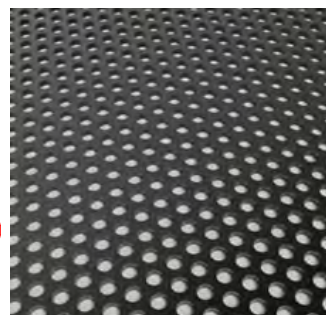
JAMES HARDIE STRIA
CLADDING: DARK GREY
PAINT FINISH



TEXTURED RENDER
DARK GREY PAINT
FINISH



RENDERED FINISH WITH
VERTICAL GROOVES;
RENDER COLOUR TO
MATCH COLORBOND
'MONUMENT'



PERFORATED METAL
SCREEN DARK GREY
POWDERCOAT FINISH



WELDMESH SCREEN/
FENCE - DARK GREY
POWDERCOAT FINISH

General Note:

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

Notes

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Notes

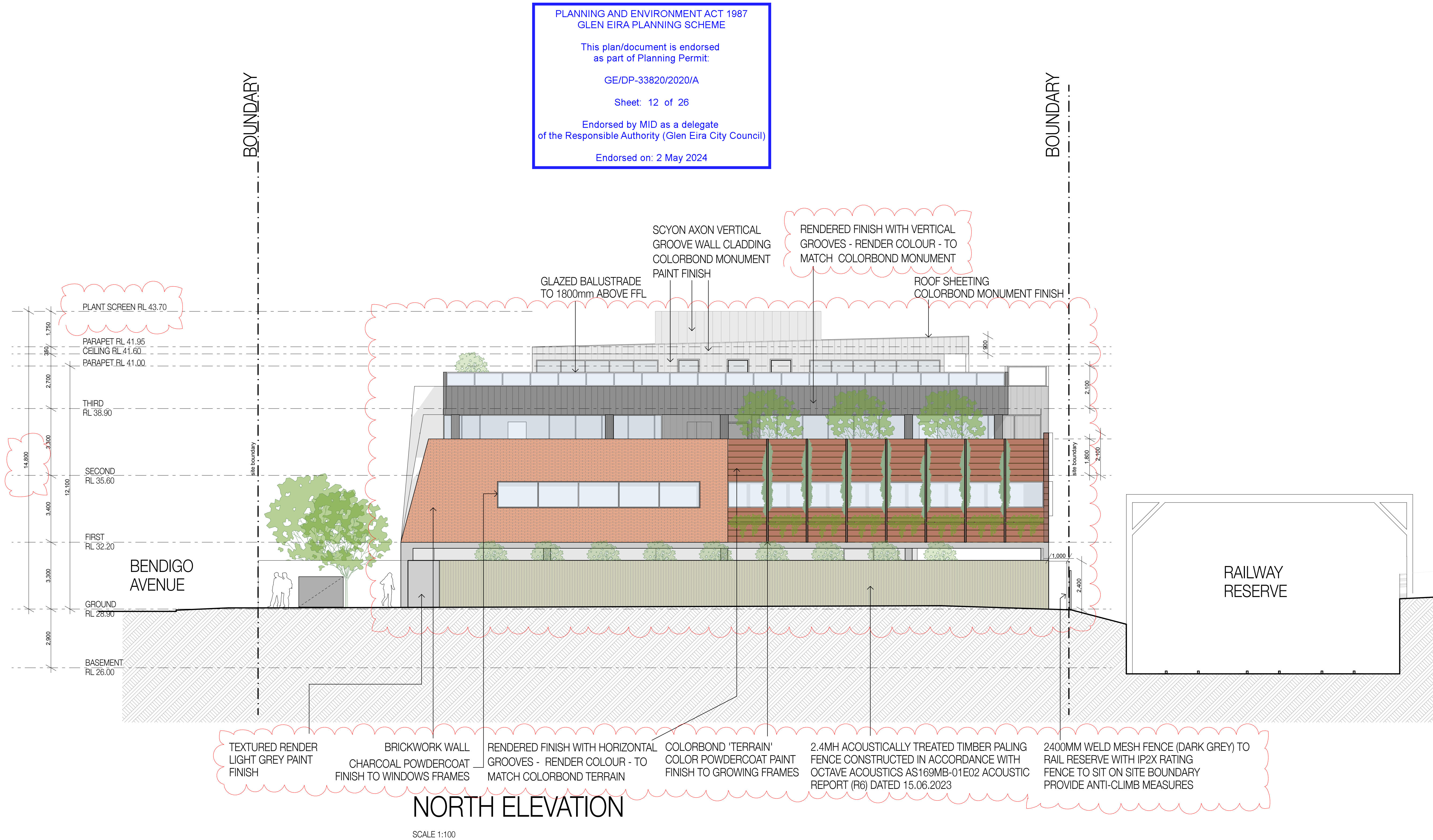
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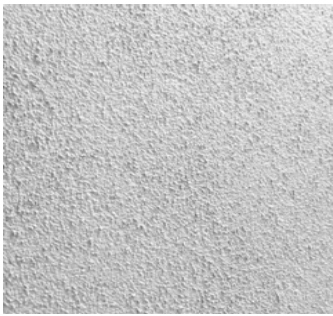
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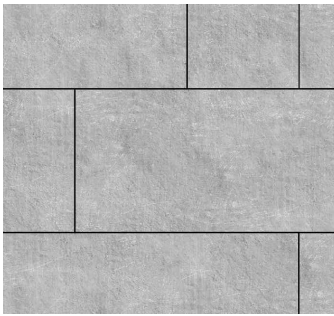
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MATERIAL PALETTE



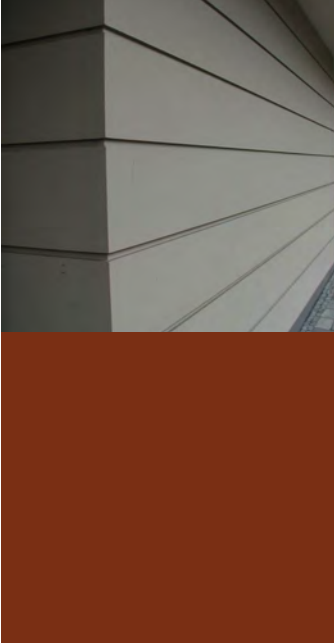
TEXTURED RENDER
LIGHT GREY PAINT
FINISH



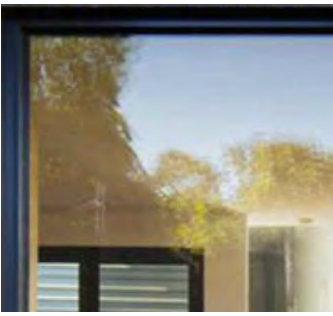
CONCRETE WALL WITH
STAGGERED RECESSED
GROOVE PATTERN AS
SHOWN



STRETCHER BOND
BRICKWORK:
BURWOOD BLUE FINISH



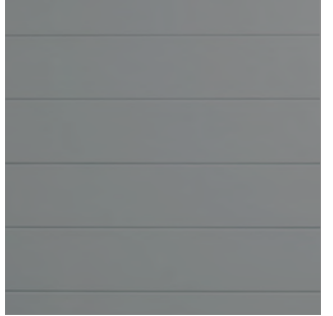
RENDERED FINISH WITH
HORIZONTAL GROOVES -
RENDER COLOUR TO
MATCH COLORBOND
'TERRAIN'



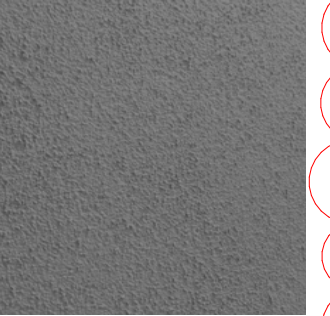
POWDERCOAT GLAZING
PROFILES, CHARCOAL
FINISH



JAMES HARDIE SCYON
AXON VERTICAL GROOVE
CLADDING: COLORBOND
MONUMENT PAINT FINISH



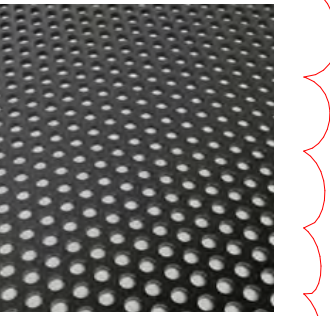
JAMES HARDIE STRIA
CLADDING: DARK GREY
PAINT FINISH



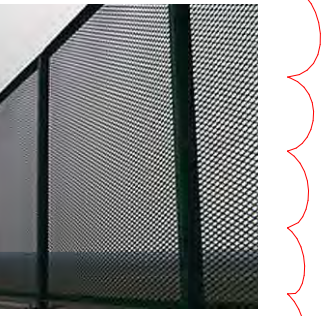
TEXTURED RENDER
DARK GREY PAINT
FINISH



RENDERED FINISH WITH
VERTICAL GROOVES;
RENDER COLOUR TO
MATCH COLORBOND
'MONUMENT'



PERFORATED METAL
SCREEN DARK GREY
POWDERCOAT FINISH



WELDMESH SCREEN/
FENCE - DARK GREY
POWDERCOAT FINISH

General Note:

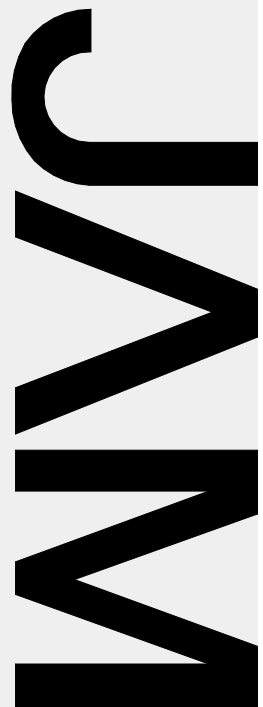
All glazing, glazed balustrade/screening to be in accordance with Octave Acoustics acoustic report dated 4 September 2020

Jam Architects Pty Ltd
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jamarchitects.com.au





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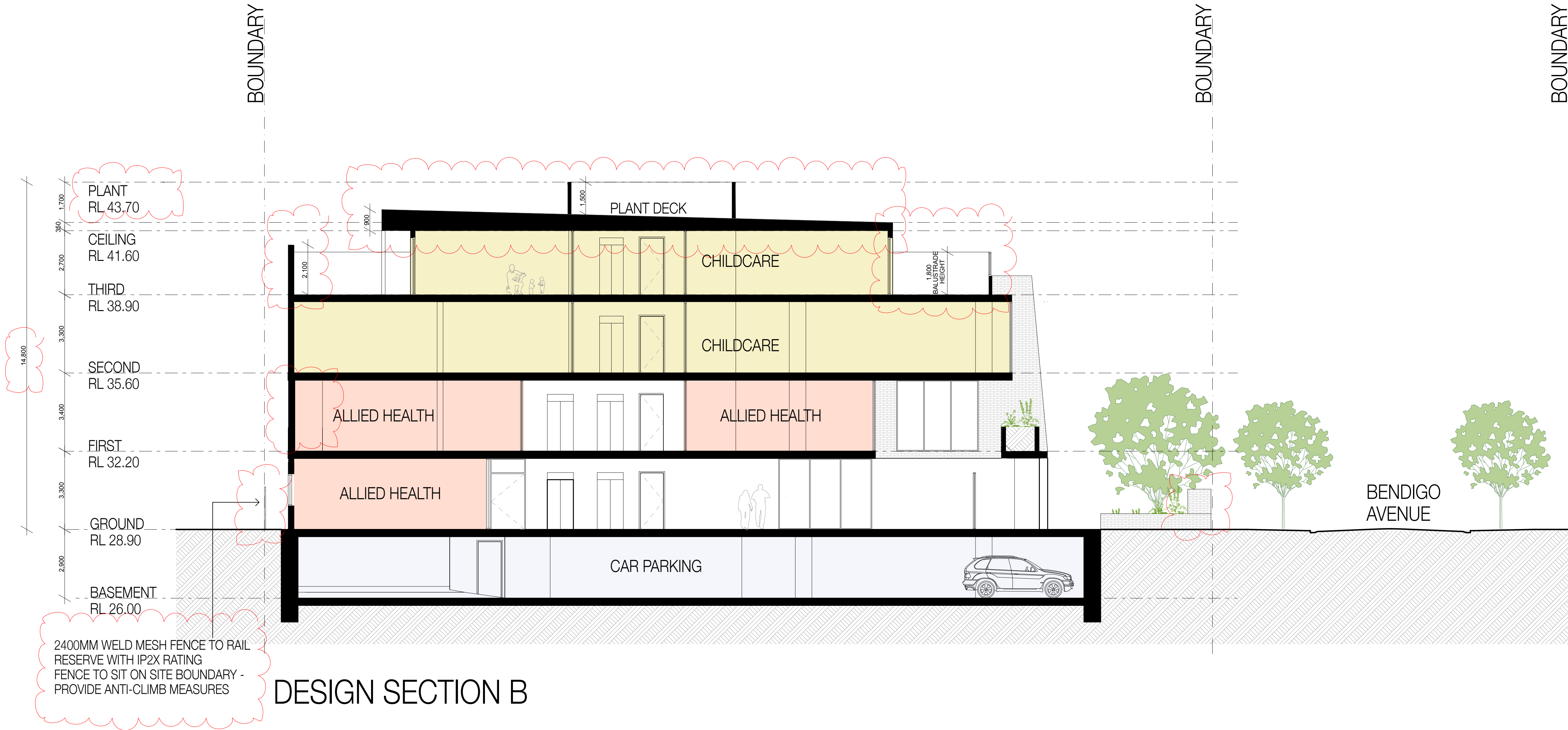
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GLEN EIRA PLANNING SCHEME

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GE/DP-33820/2020/A

Sheet: 14 of 26

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Endorsed on: 2 May 2024

General Note:

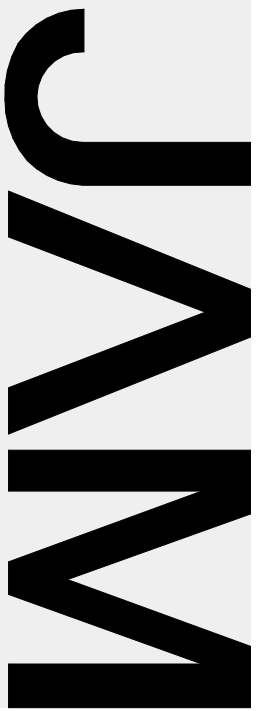
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Town Planning

Dwg No.	TP15
Project No.	2150
Revision	
Date	28/2/2024
Project	Mixed Use Development
Address	99 Brewer Road, Bentleigh VIC
Client	Benewer Pty Ltd

Notes

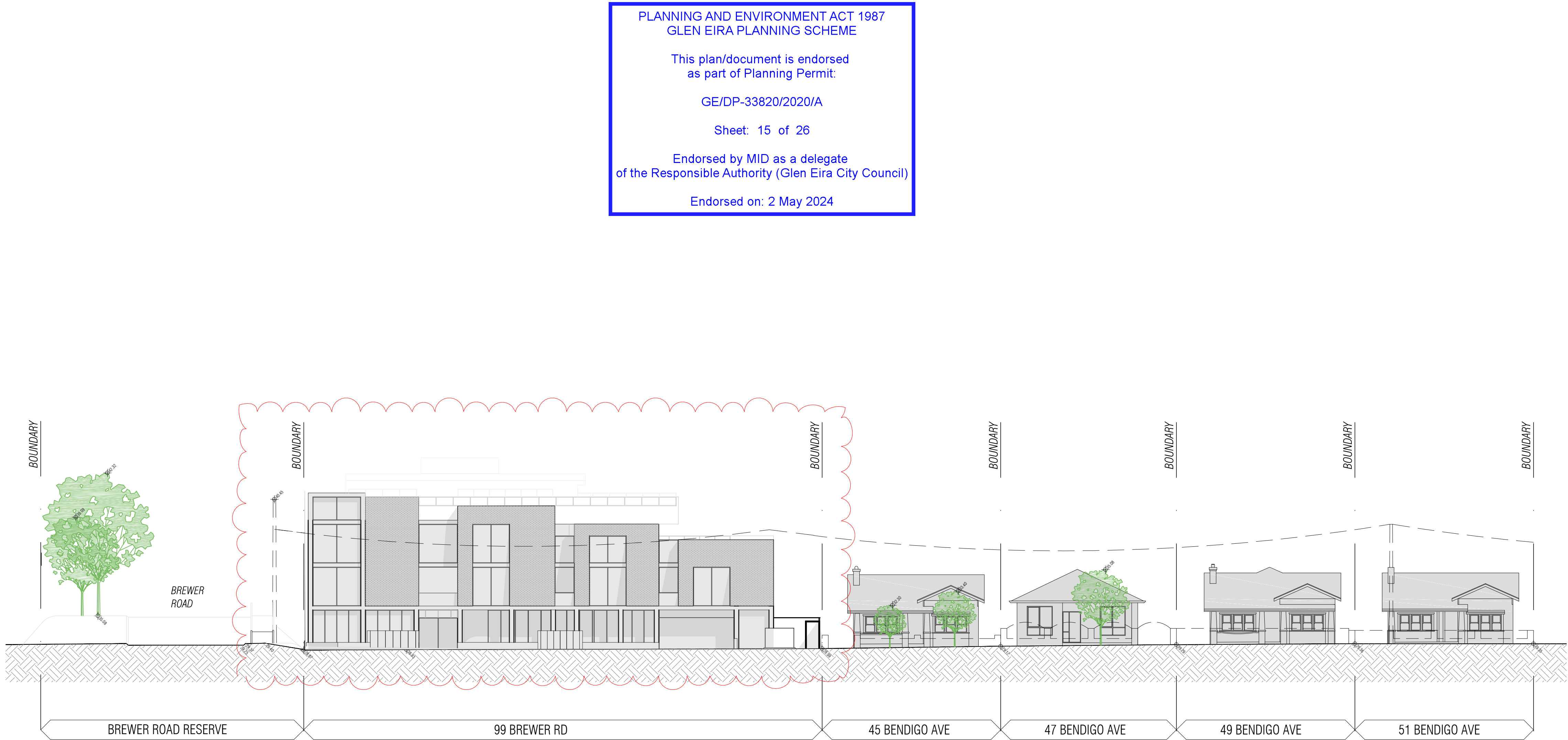
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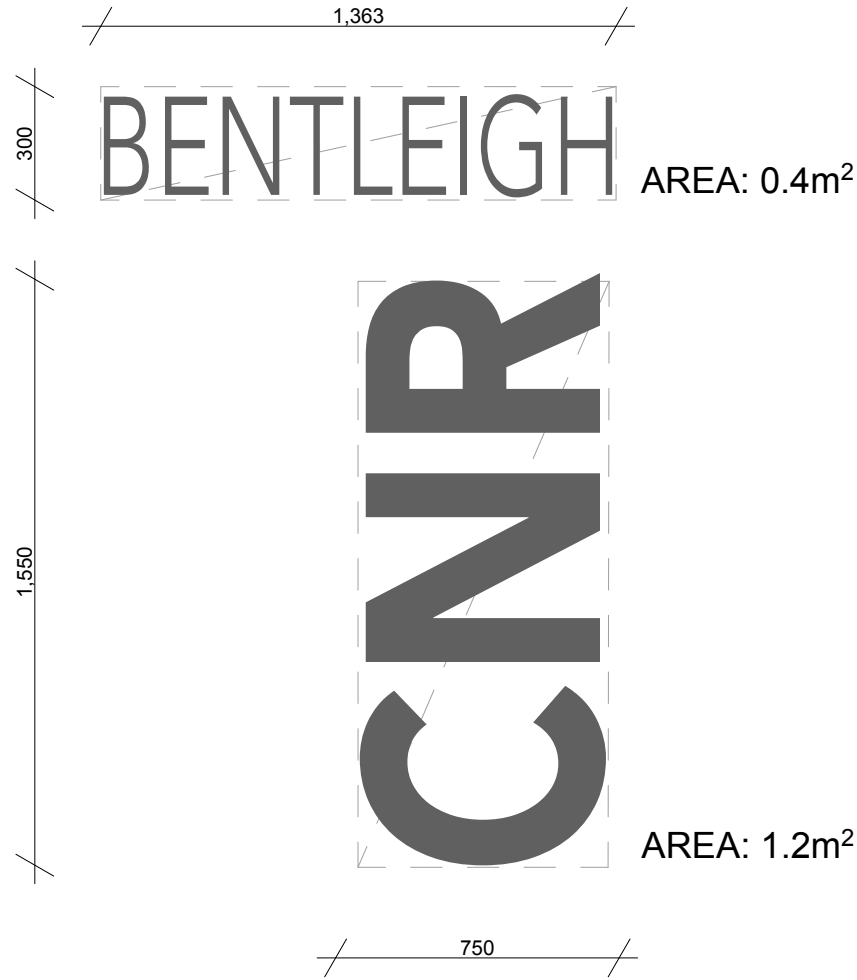
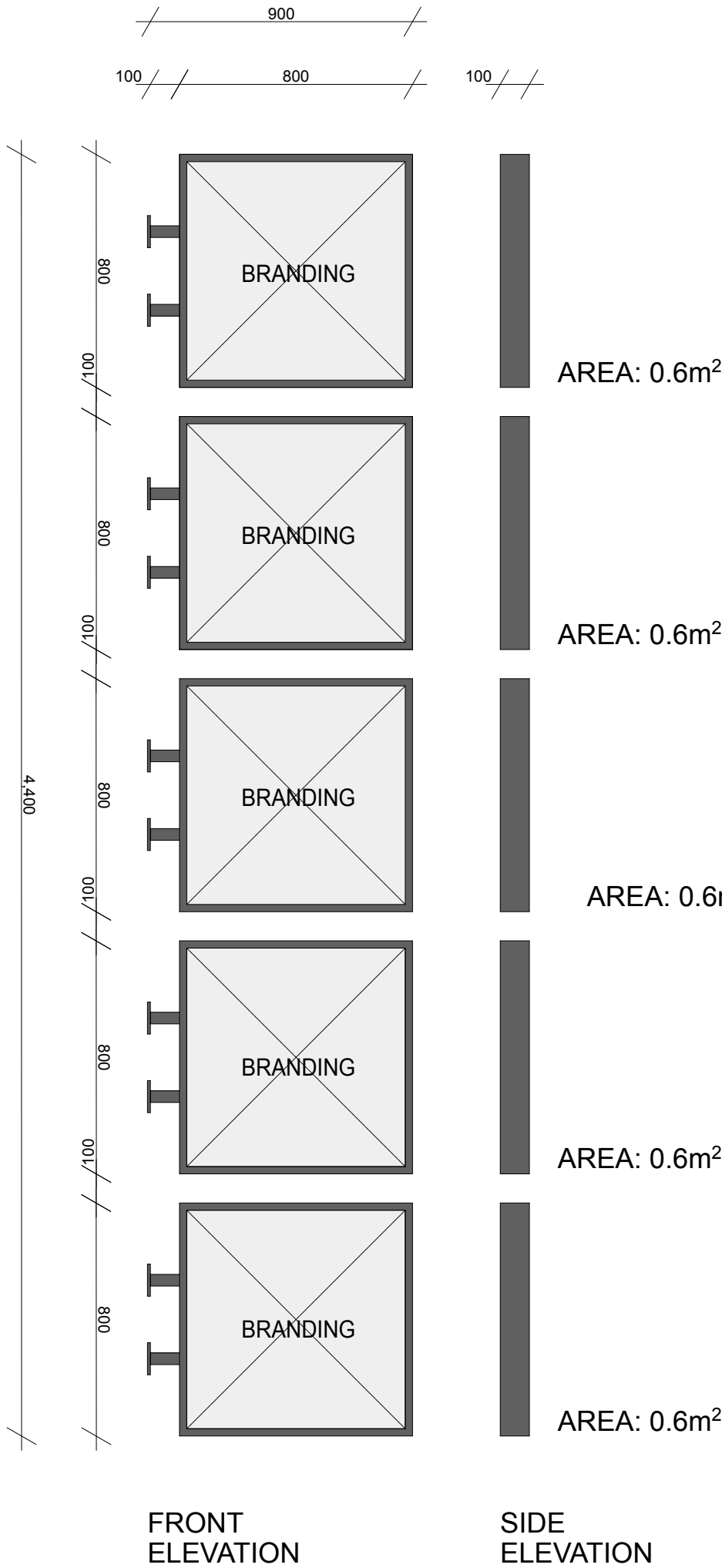
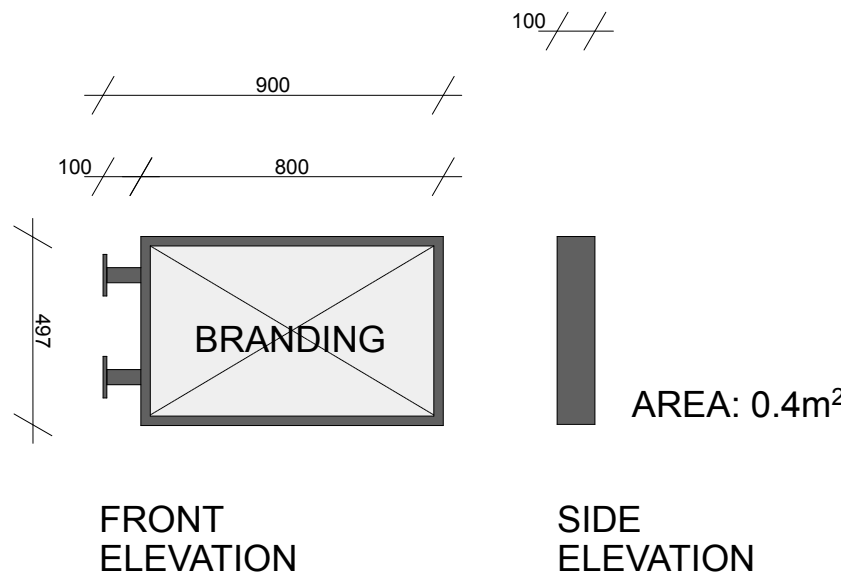
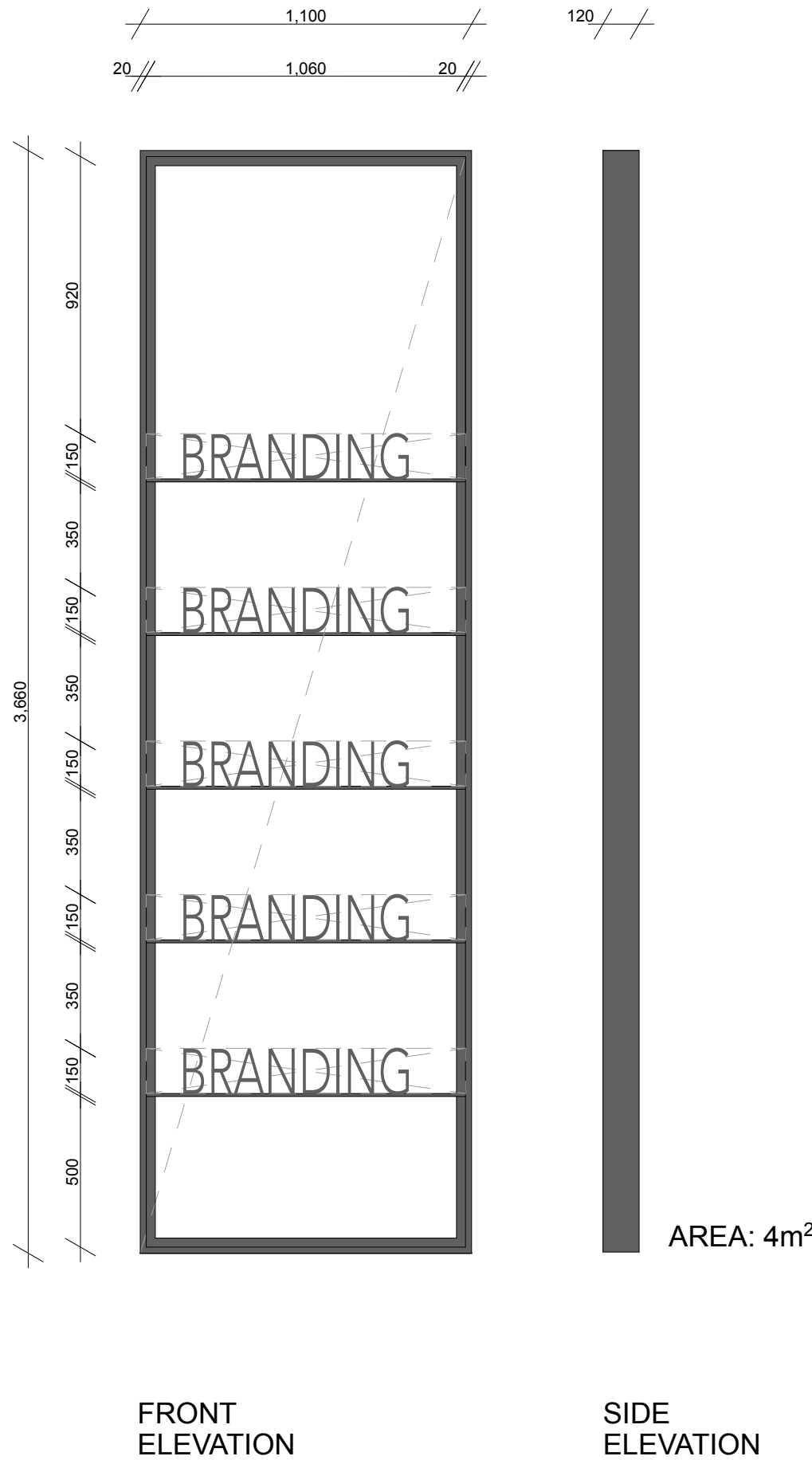
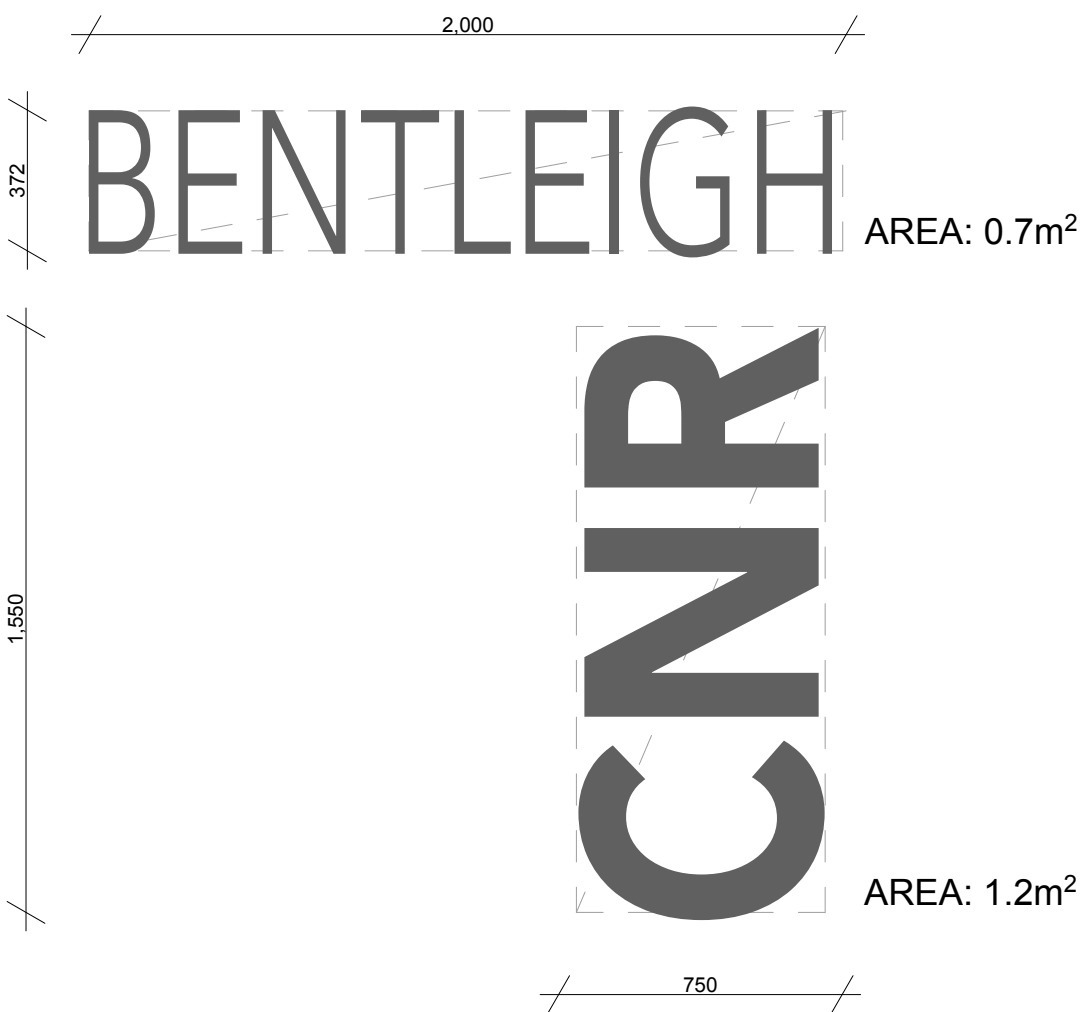
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STREETSCAPE ELEVATION

General Note:

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

TYPE A: BUILDING IDENTITY		TYPE B: HIGH LEVEL TENANCY		TYPE C: PEDESTRIAN LEVEL TENANCY		TYPE D: SITE DIRECTORY	
TYPE A1 - 1x LOCATION		TYPE B - 1x LOCATION		TYPE C - 4x LOCATIONS		TYPE D - 1x LOCATION	
							
OVERALL AREA	1.6m2	OVERALL AREA	6m² (INC AREA TO BOTH SIDES OF SIGNS)	OVERALL AREA	3.2m² (INC AREA TO BOTH SIDES OF SIGNS)	OVERALL AREA	4m²
NOTES	CHARCOAL POWDERCOAT FINISH TO LASER CUT LETTERS. *BUILDING NAME IS A PLACEHOLDER ONLY AND TO BE CONFIRMED.	NOTES	DOUBLE SIDED LIGHT BOXES WITH CHARCOAL POWDERCOATED FRAMING. ARRANGED IN A VERTICAL FORMAT AS SHOWN.	NOTES	DOUBLE SIDED LIGHT BOX WITH CHARCOAL POWDERCOATED FRAME	NOTES	CHARCOAL POWDERCOAT FINISH TO METAL ARCH WITH FREE STANDING LASER-CUT TENANCY LETTERS.
TYPE A2 - 2x LOCATIONS							
							
OVERALL AREA	3.8m²	OVERALL AREA	6m² (INC AREA TO BOTH SIDES OF SIGNS)	OVERALL AREA	3.2m² (INC AREA TO BOTH SIDES OF SIGNS)	OVERALL AREA	4m²
NOTES	CHARCOAL POWDERCOAT FINISH TO LASER-CUT METAL LETTERS. *BUILDING NAME IS A PLACEHOLDER ONLY AND TO BE CONFIRMED.	NOTES	DOUBLE SIDED LIGHT BOXES WITH CHARCOAL POWDERCOATED FRAMING. ARRANGED IN A VERTICAL FORMAT AS SHOWN.	NOTES	DOUBLE SIDED LIGHT BOX WITH CHARCOAL POWDERCOATED FRAME	NOTES	CHARCOAL POWDERCOAT FINISH TO METAL ARCH WITH FREE STANDING LASER-CUT TENANCY LETTERS.

OVERALL TOTAL SIGNAGE AREA: 15.4m2

PLANNING AND ENVIRONMENT ACT 1987
GLEN EIRA PLANNING SCHEME

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GE/DP-33820/2020/A

Sheet: 16 of 26

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Endorsed on: 2 May 2024

General Note:

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

Notes

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Notes

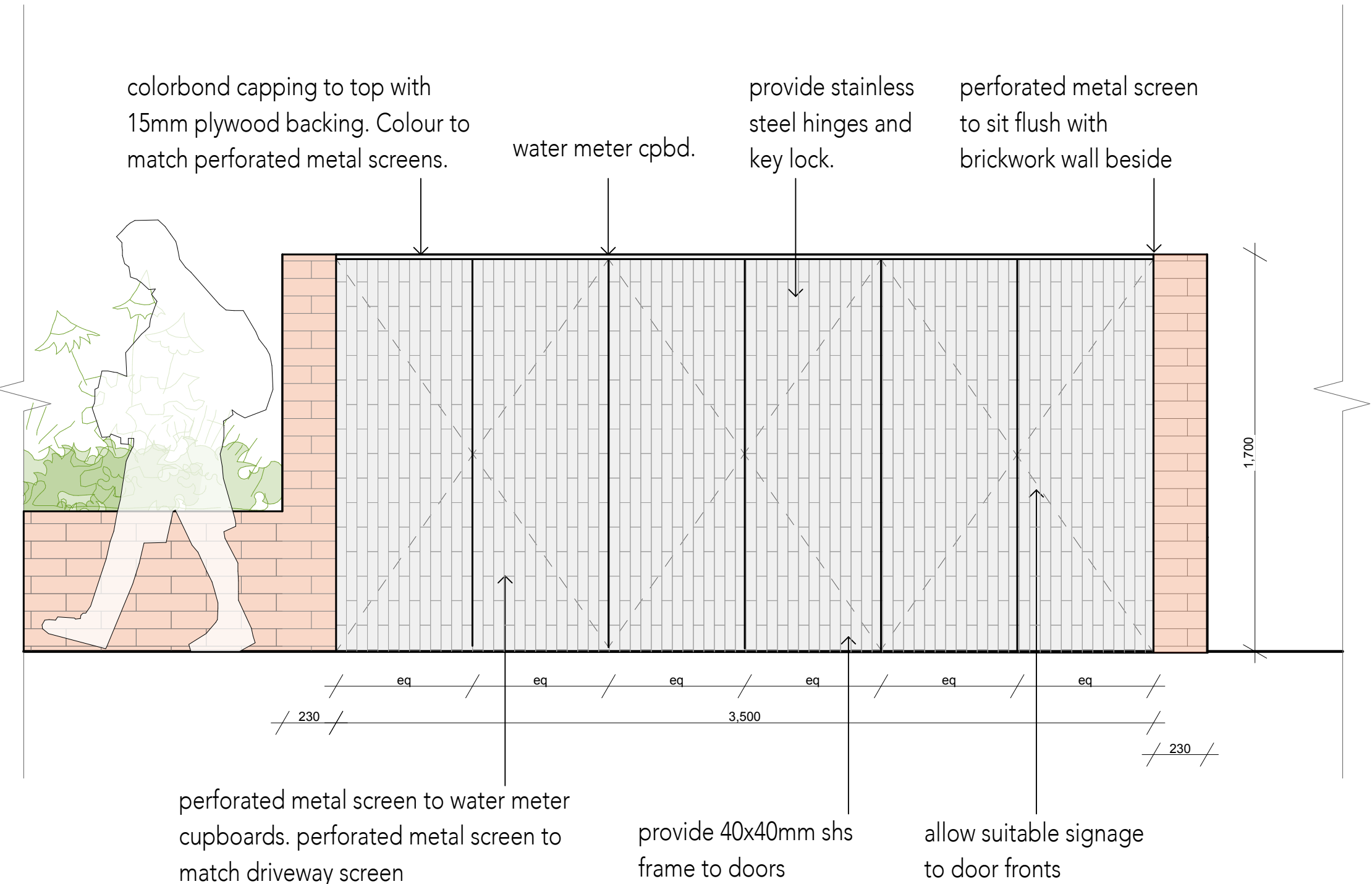
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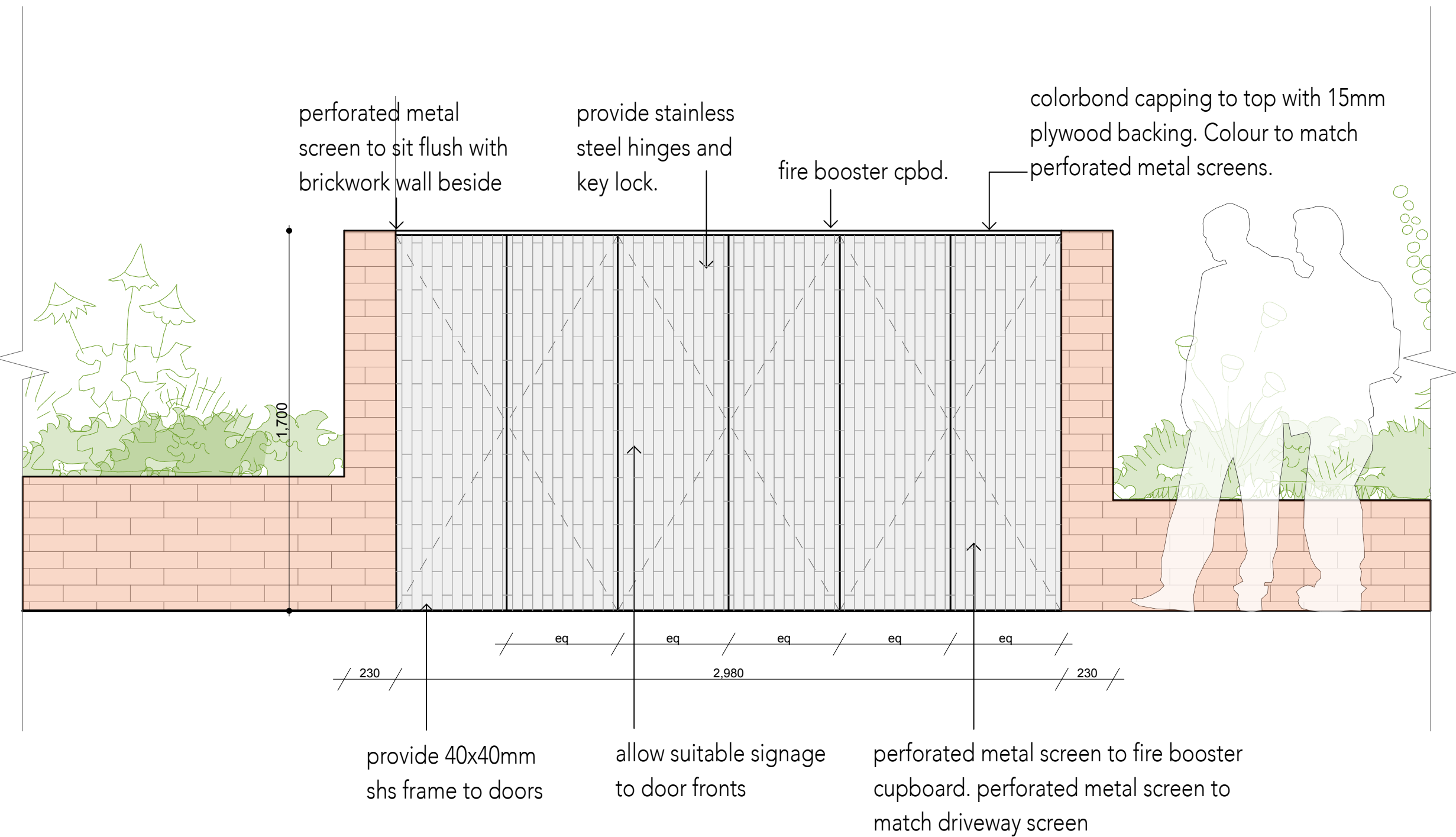
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WATER METER CUPBOARD ELEVATION

SCALE 1:20



FIRE BOOSTER CUPBOARD ELEVATION

SCALE 1:20

PLANNING AND ENVIRONMENT ACT 1987
GLEN EIRA PLANNING SCHEME

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Sheet: 17 of 26

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Endorsed on: 2 May 2024

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Jam Architects Pty Ltd
ABN 55 005 703 195

Level 2
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Richmond 3121
Victoria Australia

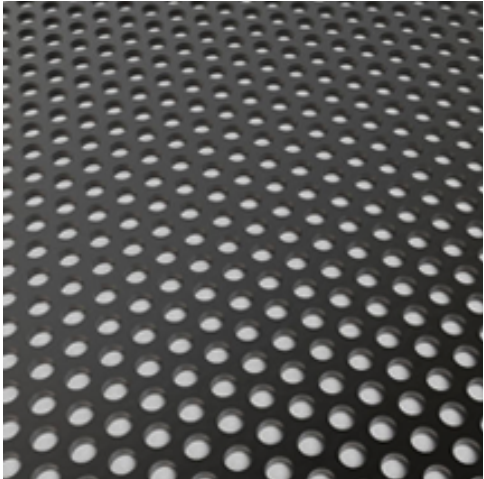
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info@jamarchitects.com.au
jamarchitects.com.au

JAM

99 BREWER ROAD, BENTLEIGH - MATERIALS PALETTE

PERFORATED METAL
SCREEN DARK GREY
POWDERCOAT FINISH



WELDMESH SCREEN/
FENCE - DARK GREY
POWDERCOAT FINISH



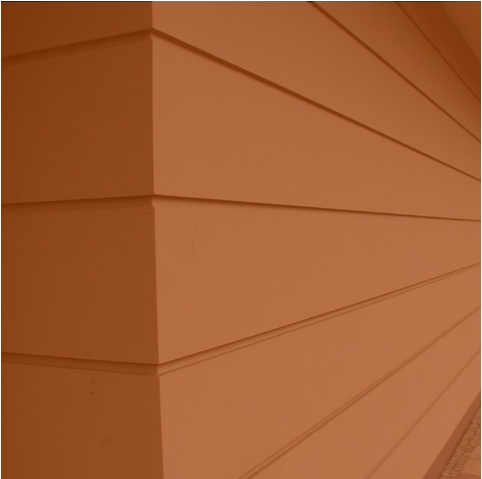
JAMES HARDIE SCYON
AXON VERTICAL GROOVE
CLADDING: COLORBOND
MONUMENT PAINT FINISH



JAMES HARDIE STRIA
CLADDING: DARK GREY
PAINT FINISH



RENDERED FINISH WITH
HORIZONTAL GROOVES -
RENDER COLOUR TO
MATCH COLORBOND
'TERRAIN'



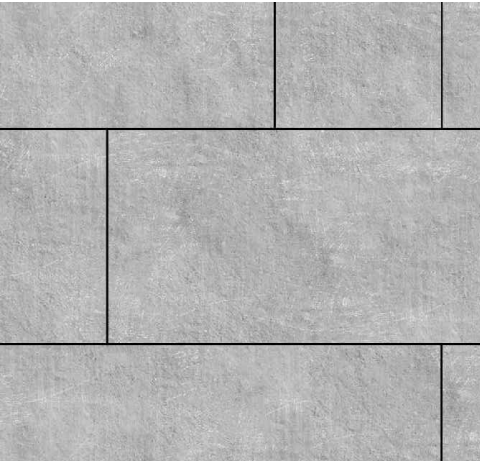
RENDERED FINISH WITH
VERTICAL GROOVES;
RENDER COLOUR TO
MATCH COLORBOND
'MONUMENT'



TEXTURED RENDER LIGHT
GREY PAINT FINISH



CONCRETE WALL WITH
STAGGERED RECESSED
GOOVE PATTERN



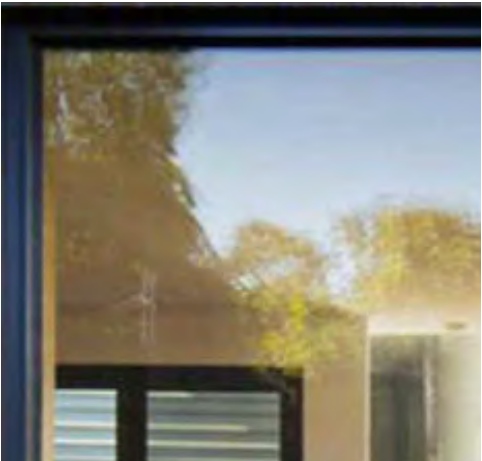
FACE BRICKWORK WITH
STRETCHER BOND PATTERN
'NUBRICK BURWOOD BLUE'



TEXTURED RENDER
DARK GREY PAINT
FINISH



POWDER COATED FRAMES
TO GLAZING, CHARCOAL
FINISH



Notes

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ProjectMixed Use Development

Address99 Brewer Road, Bentleigh VIC

ClientBenewer Pty Ltd

Date29.01.2024Drawn

Dwg No.

Project No.2150

PLANNING AND ENVIRONMENT ACT 1987
GLEN EIRA PLANNING SCHEME

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Sheet: 18 of 26

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TP18
Endorsed by MLC as a delegate
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Endorsed on: 2 May 2024

JAM Architects Pty Ltd
Level 5, 500 Bourke Street
T +613 9429 7744
E info@jamarchitects.com.au
Level 2, 7 Howard Street
Richmond Victoria 3121
Suite 2, 400 Bakington Street
Newtown Victoria 3060

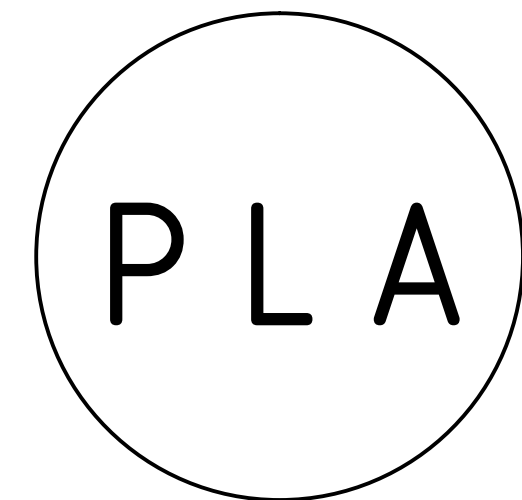
JAM

RAINGARDEN TO EDGE
OF CAR PARK AREA
> REFER TO CIVIL PLANS FOR
DRAINAGE LAYOUT & DETAILS

COMPACTED CRUSHED ROCK
MAINTENANCE ACCESS PATHS
> TO COUNCIL REQUIREMENTS

SITE BOUNDARY
(RED DASHED LINE)

CONCRETE SIDE ACCESS
PATHS TO COUNCIL
REQUIREMENTS



PENINSULA
LANDSCAPE
ARCHITECTS

RESIDENTIAL & COMMERCIAL
LANDSCAPE ARCHITECTURE

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

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

ISSUE:	DATE:	REVISION:	
A	18/03/22	LA DESIGN PACKAGE	DL
B	08/04/22	LA DESIGN PACKAGE	DL
C	14/04/22	LA DESIGN PACKAGE	DL
D	10/05/22	LA DESIGN PACKAGE	DL
E	24/05/22	LA DESIGN PACKAGE	DL
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G	06/09/22	LA DESIGN PACKAGE	DL
H	01/03/23	LA DESIGN PACKAGE	DL
I	16/03/23	LA DESIGN PACKAGE	DL

ISSUE:	DATE:	REVISION:	
J	14/06/23	LA DESIGN PACKAGE	DL
K	01/03/24	LA DESIGN PACKAGE	DL
L	01/03/24	LA DESIGN PACKAGE	DL

H.CO

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BY OTHERS & SHALL COMPLY WITH ALL CODES & OTHER RELEVANT
AUTHORITY REQUIREMENTS. CONTRACTOR TO INSPECT & VERIFY
ALL DIMENSIONS, LEVELS & UNDERGROUND SERVICES.

PLA PROJECT:
COMMERCIAL LANDSCAPE DESIGN

SITE ADDRESS:
99 BREWER ROAD,
BENTLEIGH, VIC

PAGE TITLE:
SETOUT PLAN (GROUND FLOOR)

PROJECT DATE:
MAR 2022

CLIENT:
H.CO PROPERTY

PLA JOB REFERENCE:
21-2371

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

REVISION: L
PAGE: L1

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
- 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
> BAINSDALE 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
- EXISTING SITE BOUNDARY
> SCOPE OF WORKS WITHIN THIS BOUNDARY
- EXTENT OF LANDSCAPE WORKS
OR PAGE MATCHLINE

NOTE:
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
- RECYCLED WATER
- WATER
- TELECOM
- ELECTRICITY
- STORMWATER DRAIN & PIT
- SEWER & PIT

NOTE:
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@peninsulalandscape.com.au
0432 615 647

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GLEN EIRA PLANNING SCHEME

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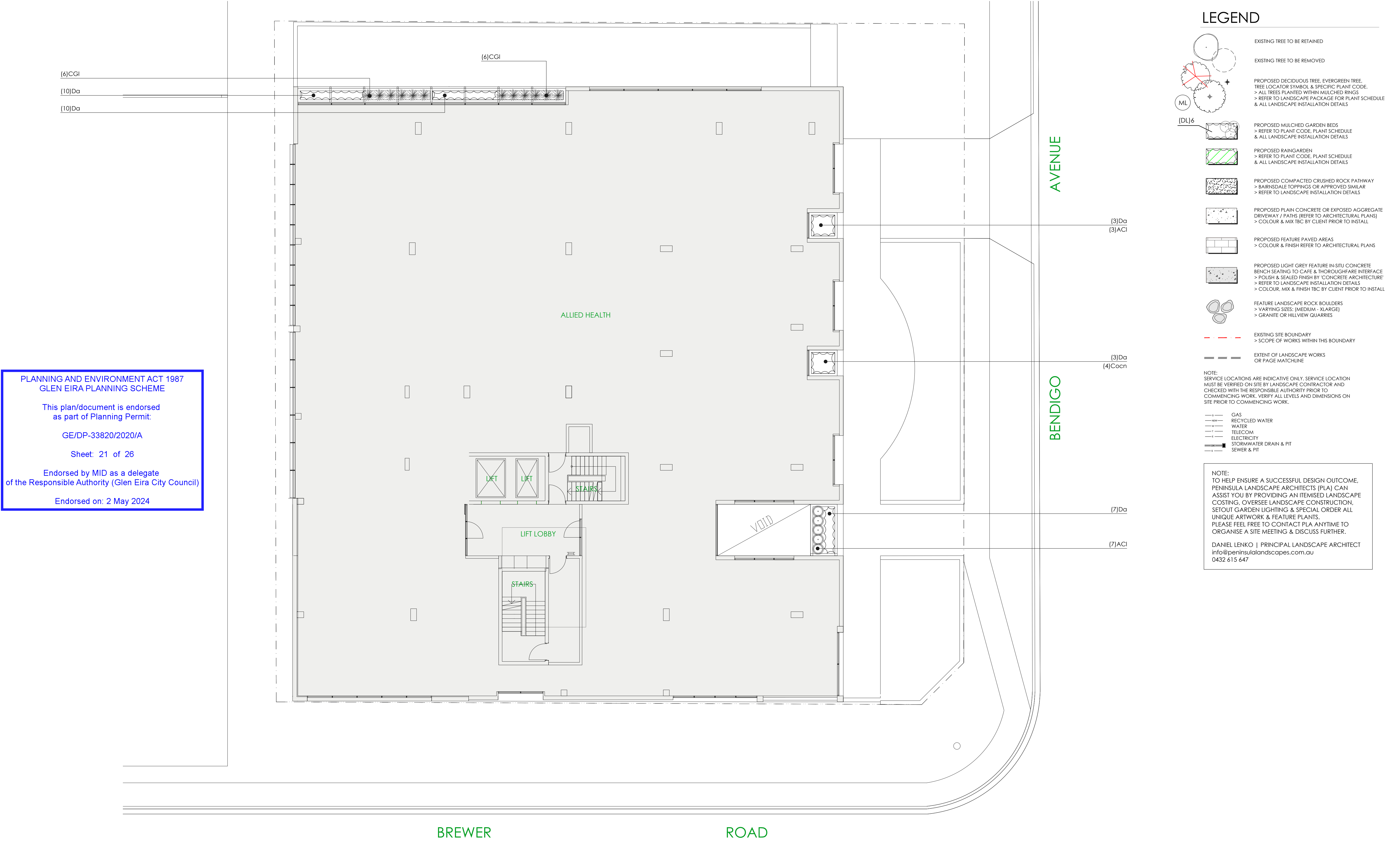
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Sheet: 19 of 26

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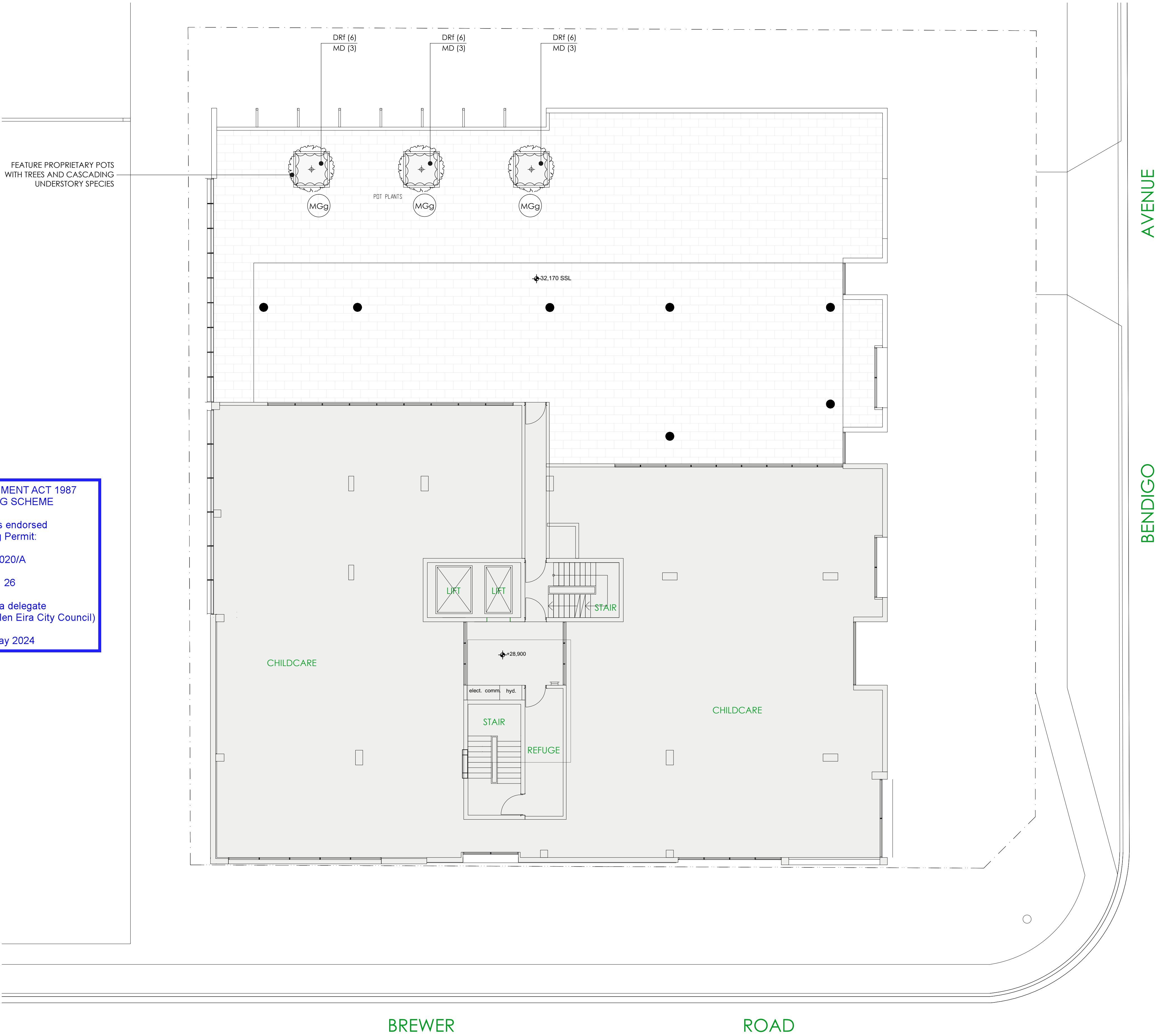
Sheet: 21 of 26

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LEGEND

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 - > 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
 - > BAINSDALE 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
 - EXISTING SITE BOUNDARY
 - > SCOPE OF WORKS WITHIN THIS BOUNDARY
 - EXTENT OF LANDSCAPE WORKS OR PAGE MATCHLINE
- NOTE:
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- GAS
 - RECYCLED WATER
 - WATER
 - TELECOM
 - ELECTRICITY
 - STORMWATER DRAIN & PIT
 - SEWER & PIT

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

PLANNING AND ENVIRONMENT ACT 1987
GLEN EIRA PLANNING SCHEME

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

GE/DP-33820/2020/A

Sheet: 22 of 26

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

Endorsed on: 2 May 2024

PLA

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DANIEL LENKO (M.La.Arch) | M: 0432 615 647

ISSUE:	DATE:	REVISION:	
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B	08/04/22	LA DESIGN PACKAGE	DL
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ISSUE:	DATE:	REVISION:	
J	14/06/23	LA DESIGN PACKAGE	DL
K	01/03/24	LA DESIGN PACKAGE	DL
L	01/03/24	LA DESIGN PACKAGE	DL

H.CO

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PLA PROJECT: COMMERCIAL LANDSCAPE DESIGN	PROJECT DATE: MAR 2022
SITE ADDRESS: 99 BREWER ROAD, BENTLEIGH, VIC	CLIENT: H.CO PROPERTY
PAGE TITLE: PLANTING PLAN 3. (SECOND FLOOR)	PLA JOB REFERENCE: 21-2371
	REVISION: L PAGE: L4

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

PLANNING AND ENVIRONMENT ACT 1987
GLEN EIRA PLANNING SCHEME

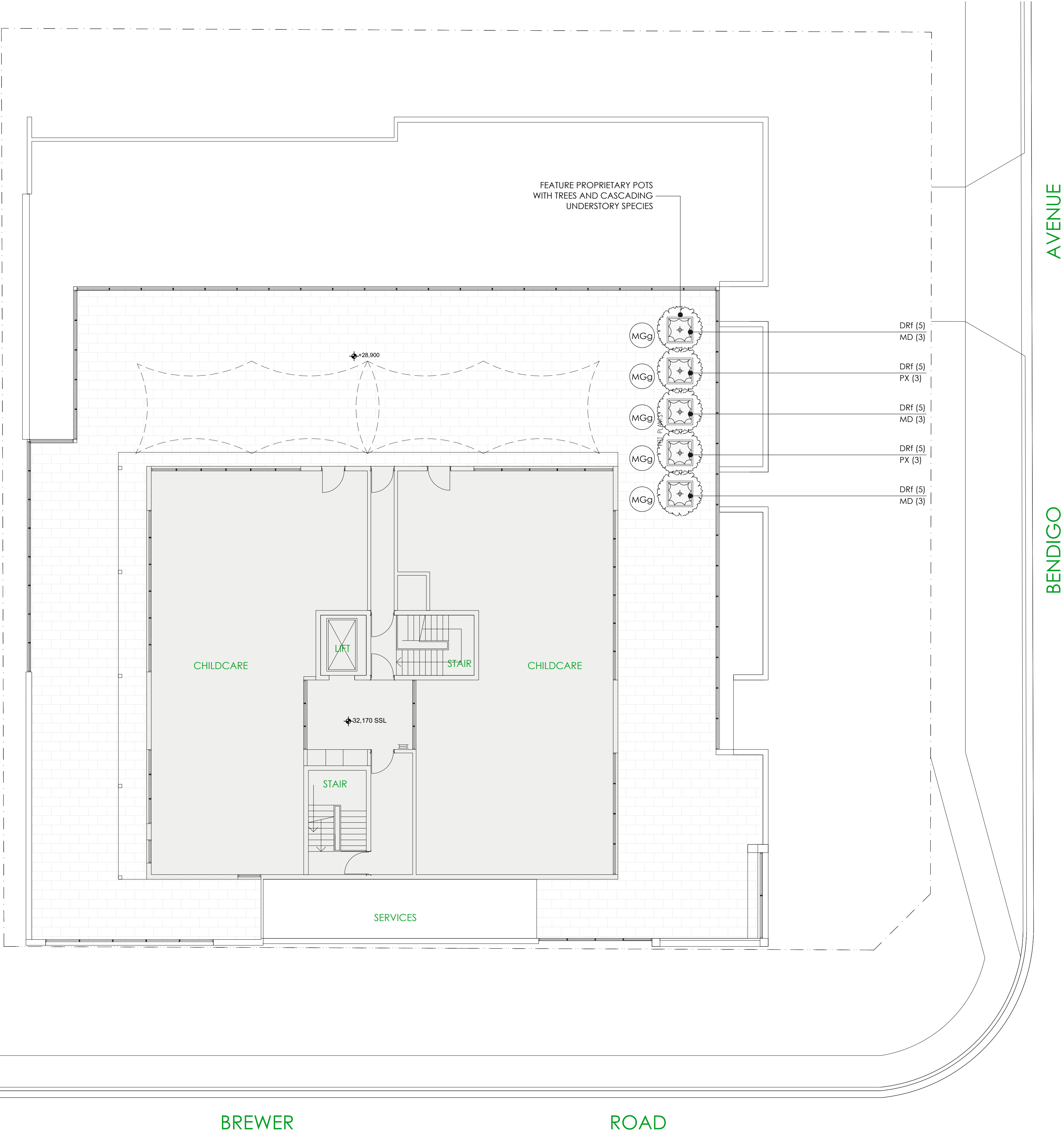
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GE/DP-33820/2020/A

Sheet: 23 of 26

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Endorsed on: 2 May 2024



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
- PROPOSED MULCHED GARDEN BEDS
> REFER TO PLANT CODE, PLANT SCHEDULE & ALL LANDSCAPE INSTALLATION DETAILS
- PROPOSED RAINGARDEN
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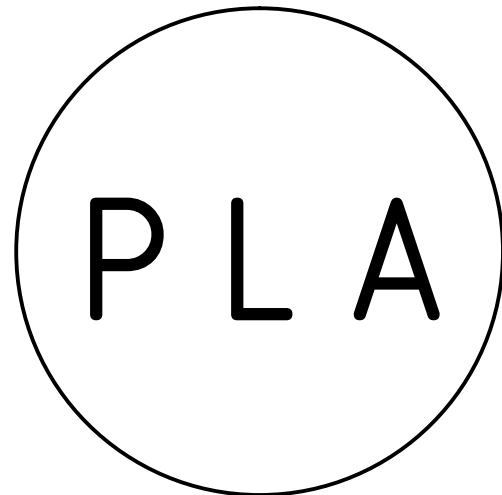
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PLA PROJECT:
COMMERCIAL LANDSCAPE DESIGN

SITE ADDRESS:
99 BREWER ROAD,
BENTLEIGH, VIC

PAGE TITLE:
LIGHTING & IRRIGATION

PROJECT DATE:
MAR 2022

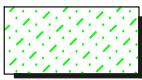
CLIENT:
H.CO PROPERTY

PLA JOB REFERENCE:
21-2371

NORTH POINT:
SCALE:
1: 150 @ A1
1: 300 @ A3

REVISION: L
PAGE: L6

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.

NOTE:

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— G — GAS
— RW — RECYCLED WATER
— W — WATER
— T — TELECOM
— E — ELECTRICITY
— SW — 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



PROPOSED RECESSED LED STRIP LIGHTING
> LOCATION & INSTALL TBC ONSITE

LIGHTING OPTIONS

- B LTM -565 RECESSED RUNWAY LIGHT WITH 180° SPREAD BLACK
C LTM -400 HOODED DIRECTIONAL SPIKE LIGHT BLACK
G LTM - SOFT GLOW RECESSED LED STRIP LIGHTING

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

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GLEN EIRA PLANNING SCHEME

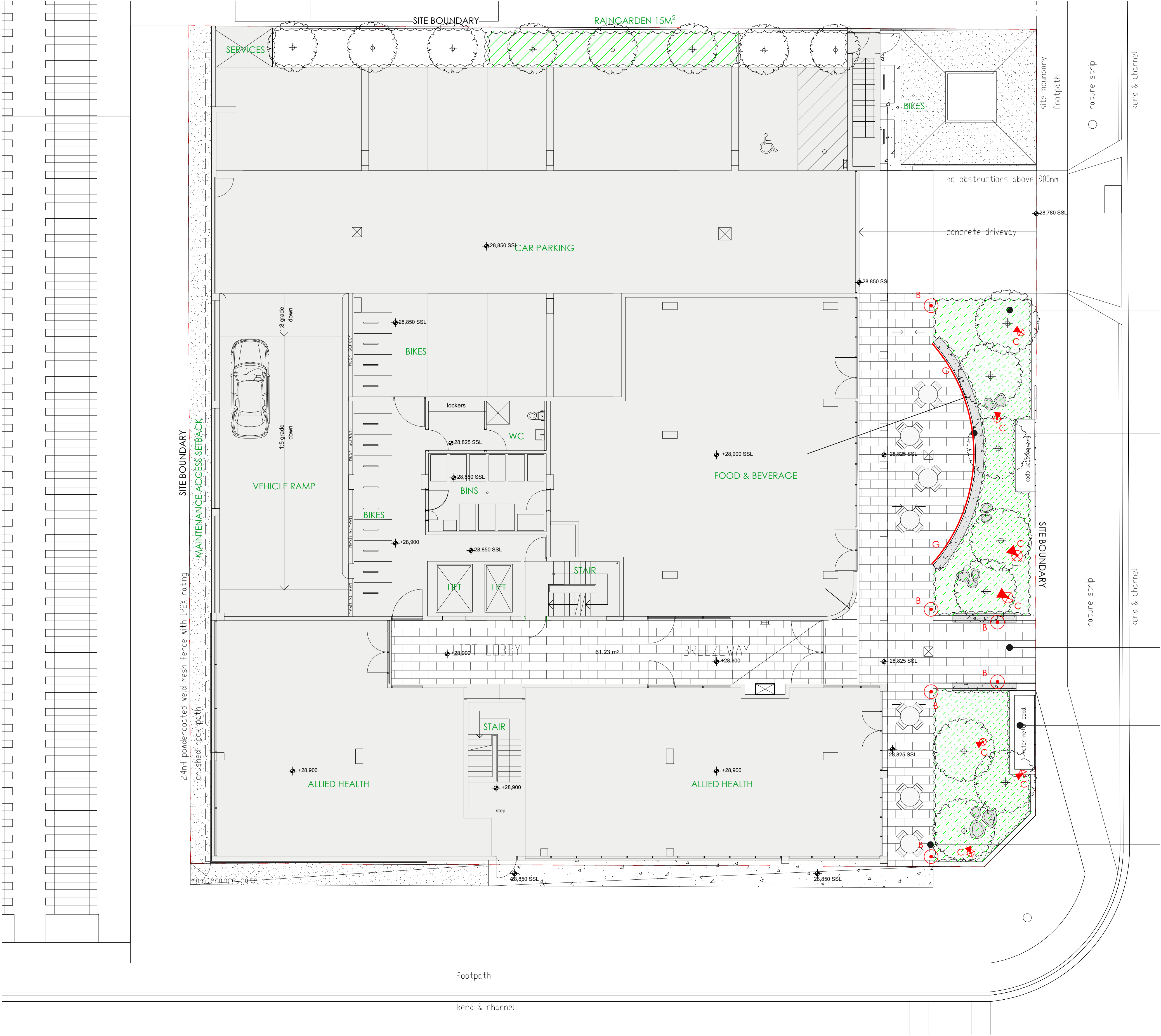
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GE/DP-33820/2020/A

Sheet: 24 of 26

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Endorsed on: 2 May 2024



PROPOSED DRIP FEED IRRIGATION SYSTEM TO ALL GARDEN BEDS & RAISED PLANTERS THROUGHOUT DEVELOPMENT
> IRRIGATION SYSTEM TO BE SET ON AUTOMATIC CONTROLLER

PROPOSED RECESSED LED STRIP LIGHTING TO UNDERSIDE OF TIMBER SEATING WALL

LIGHT SWITCH LOCATIONS
TBC WITH CLIENT

PROPOSED DIRECTIONAL UP-LIGHTS TO ILLUMINATE FEATURE TREE CANOPIES & TRUNKS

PROPOSED 180° LOW SPREAD PATHWAY LIGHTS TO ILLUMINATE FORECOURT & PEDESTRIAN INTERFACE
> SET ON NIGHT TIMER & MOTION SENSOR

PLANTING SCHEDULE

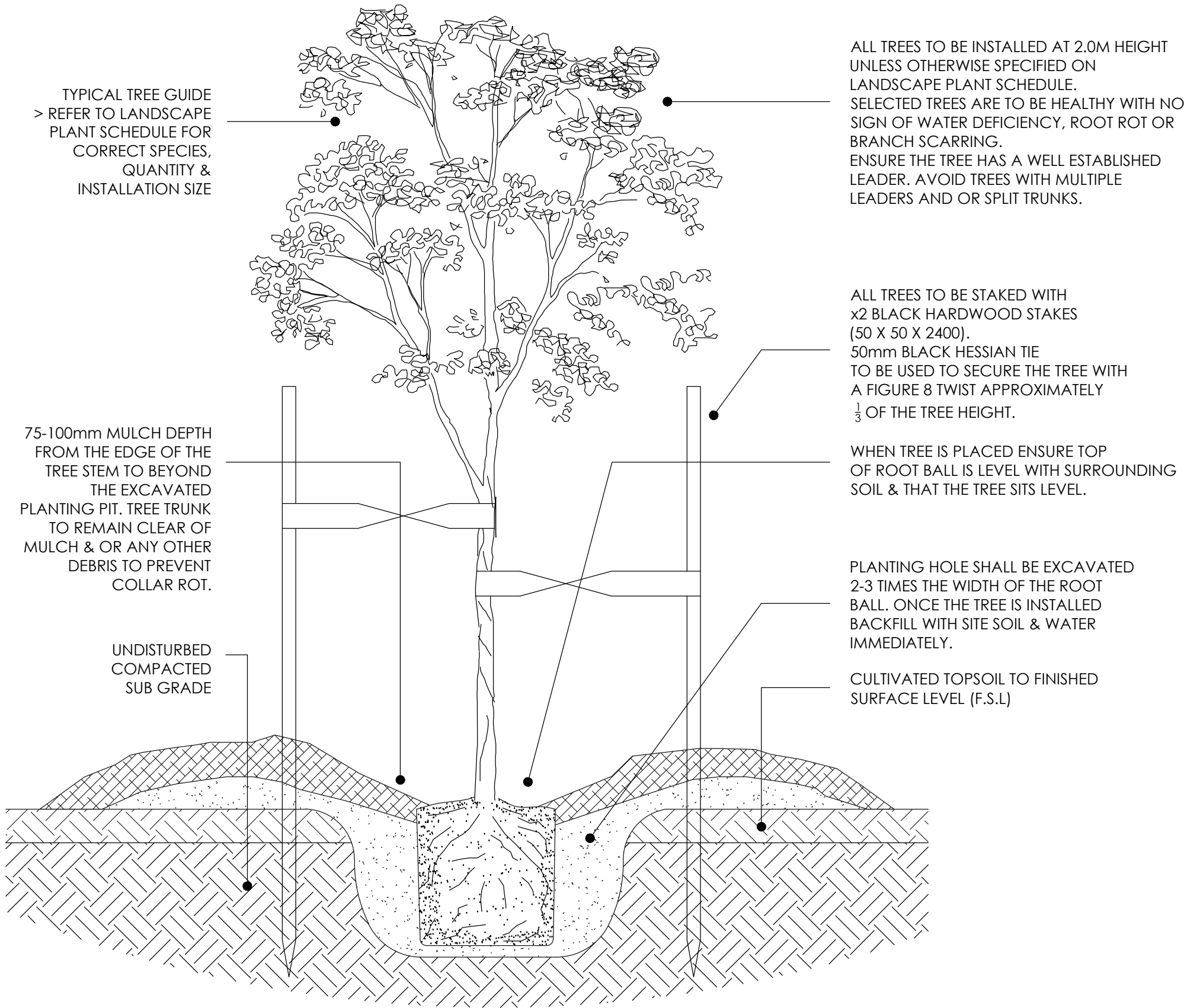
TREES						
CODE	BOTANIC NAME	COMMON NAME	H	W	PLANTED SIZE	QTY
MGg	Magnolia grandiflora	'Little Gem'	4.00	2.00	2.0M TALL	16
OEu	Olea europaea	(Approx. 80-90yrs old)	6.00	4.00	3.0M+ TALL	8

LANDSCAPE ARCHITECT & H.CO TO SOURCE ALL FEATURE OLIVE TREES.
FEATURE MATURE OLIVE TREES WITH GNARLED ARCHITECTURAL TRUNKS & EXPOSED CANOPIES

SHRUBS						
CODE	BOTANIC NAME	COMMON NAME	H	W	PLANTED SIZE	QTY
ACI	Acacia cognata	MINI COG	1.00	1.00	150 DIA POT	22
BSbc	Banksia spinulosa	'Birthday Candles'	0.50	1.50	150 DIA POT	7
CA	Correa alba	WHITE CORREA	1.50	1.50	350 DIA POT	29
Cocn	Convolvulus cneorum 'silver bush'	SILVER BUSH	0.91	0.61	350 DIA POT	18
Slap	Salvia leucantha	Mexican sage	1.00	1.00	150 DIA POT	10

RAIN GARDEN						
CODE						
DEp	Derwentia perfoliata	DIGGERS SPEEDWELL	0.60	1.20	150 DIA POT	9
CApp	Carex appressa	TALL SEDGE	1.00	0.75	150 DIA POT	12
PAo	Patersonia occidentalis	LONG LEAF PURPLE FLAG	0.50	0.50	150 DIA POT	26

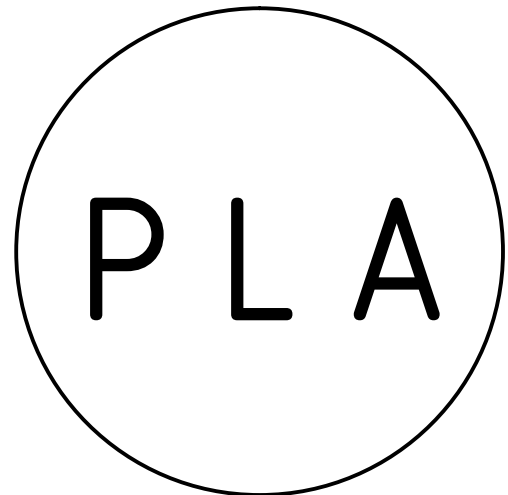
GRASSES & GROUND COVERS						
CODE	BOTANIC NAME	COMMON NAME	H	W	PLANTED SIZE	QTY
AUs	Austrostipa stipoides	COAST SPEAR GRASS	1.00	1.00	150 DIA POT	10
CGI	Casuarina glauca	'Cousin It'	0.30	1.50	150 DIA POT	24
CH	Chrysocephalum apiculatum	COMMON EVERLASTING	0.30	1.00	150 DIA POT	27
Da	Dichondra argenta	DICHONDRA SILVER FALLS	0.10	1.00	150 DIA POT	78
DRf	Dichondra repens	SILVER FALLS	0.30	1.50	250 DIA POT	43
LCC	Lomandra confertifolia	LIME TUFF	0.30	0.30	150 DIA POT	28
MD	Monstera deliciosa	Swiss Cheese Plant	1.50	1.00	300 DIA POT	18
MPar	Myoporum parvifolium	CREEPING BOOBIALLA	0.10	1.00	250 DIA POT	13
PX	Philodendron xanadu	Xanadu Philodendron	0.80	0.80	250 DIA POT	29
San	Santolina	COTTON LAVENDER	0.45	0.60	150 DIA POT	16
SMan	Senecio mandraliscae	BLUE CHALK STICKS	0.30	0.75	150 DIA POT	29



LANDSCAPE DETAIL: 1~ L7

TREE PLANTING DETAIL (TYP)

SECTION
DETAIL 1:10



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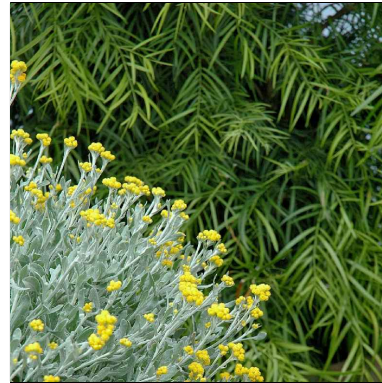
PLANTING PALLET



Olea europaea
MATURE OLIVE



Senecio mandraliscae
BLUE CHALK STICKS



Chrysocephalum apiculatum
COMMON EVERLASTING



Dichondra argenta
DICHONDRA SILVER FALLS



Convolvulus cneorum
SILVER BUSH



Acacia cognata
LIMELIGHT / MINI COG



Ficinia nodosa
KNOBBY CLUB-SEdge



Salvia leucantha
MEXICAN SAGE

PLANNING AND ENVIRONMENT ACT 1987
GLEN EIRA PLANNING SCHEME

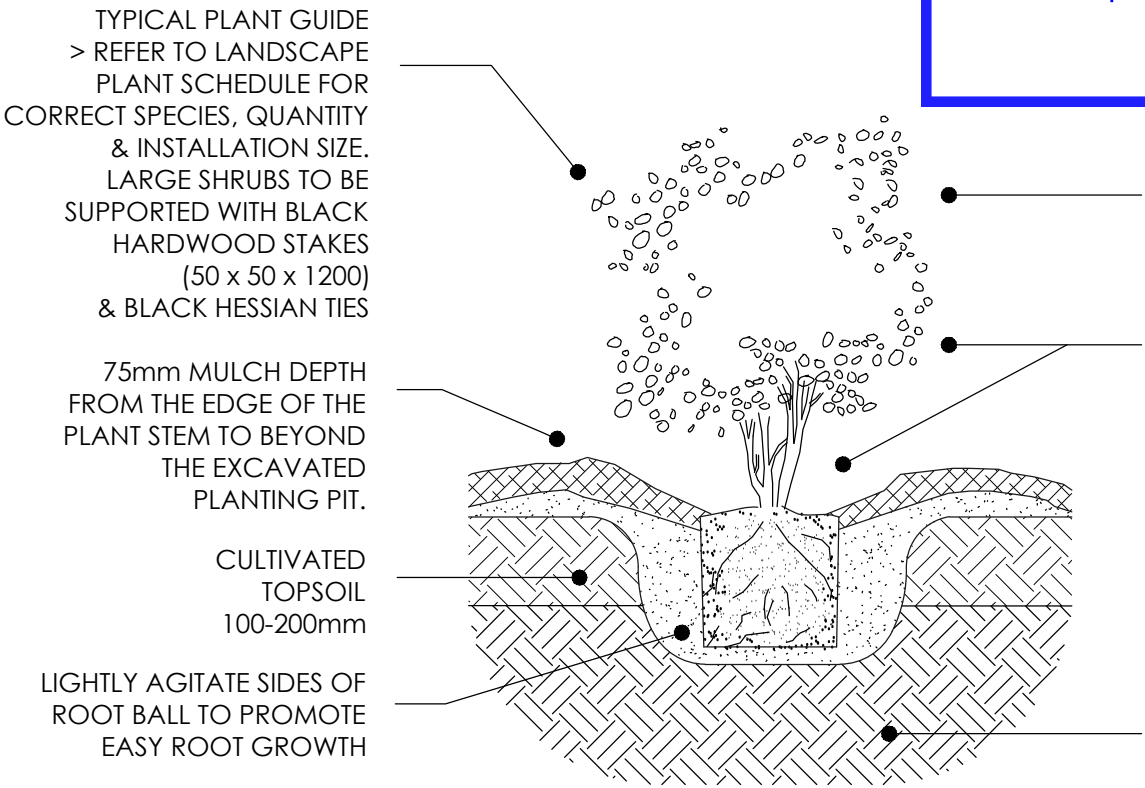
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Sheet: 25 of 26

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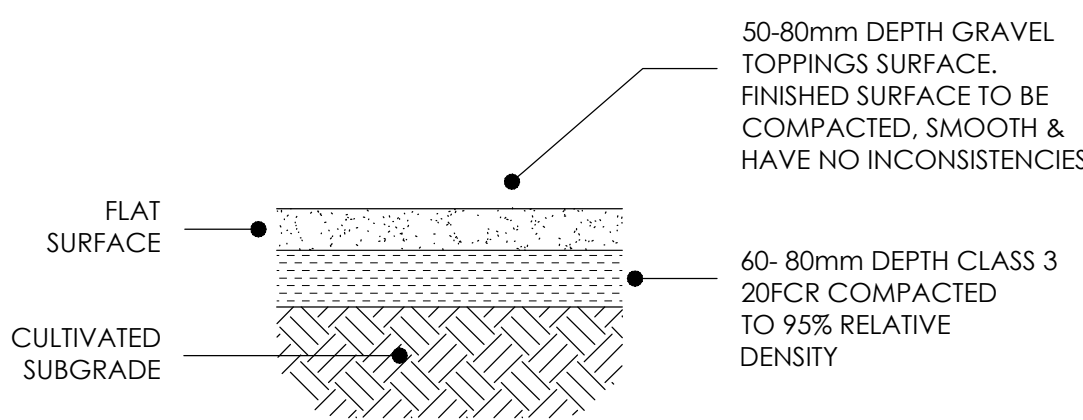
Endorsed on: 2 May 2024



LANDSCAPE DETAIL: 4~ L7

SHRUB PLANTING DETAIL (TYP)

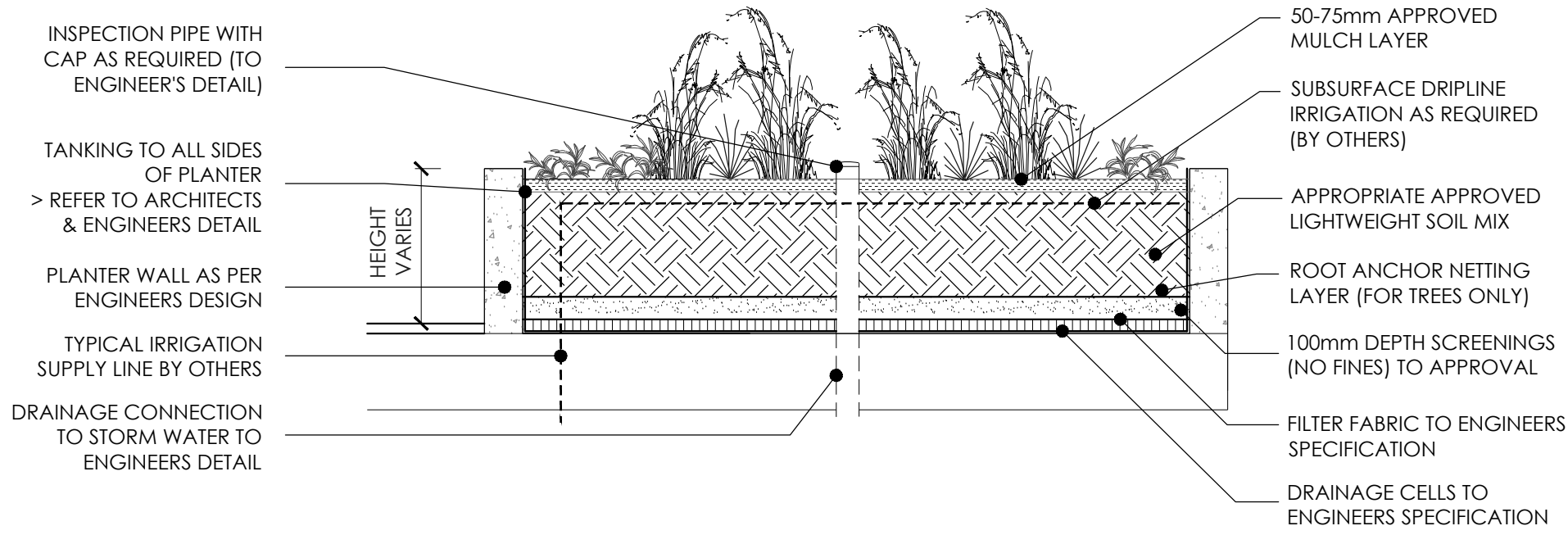
SECTION
DETAIL 1:10



LANDSCAPE DETAIL: 7~ L7

GRAVEL SURFACE DETAIL (TYP)

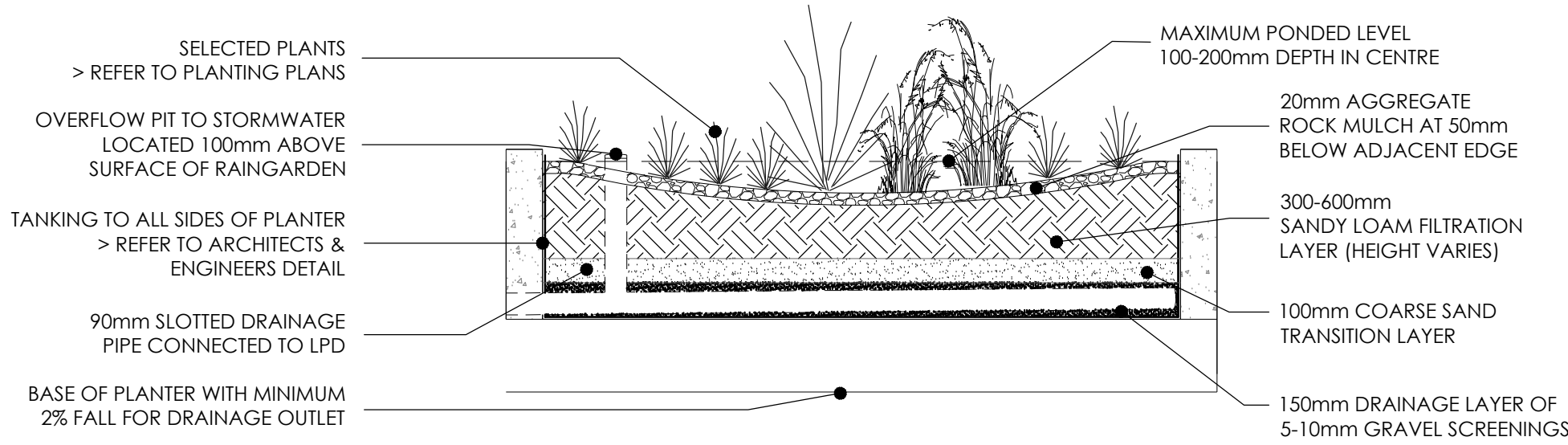
SECTION
DETAIL 1:10



LANDSCAPE DETAIL: 2~ L7

PROPOSED RAISED LIGHTWEIGHT PLANTER (TYP)

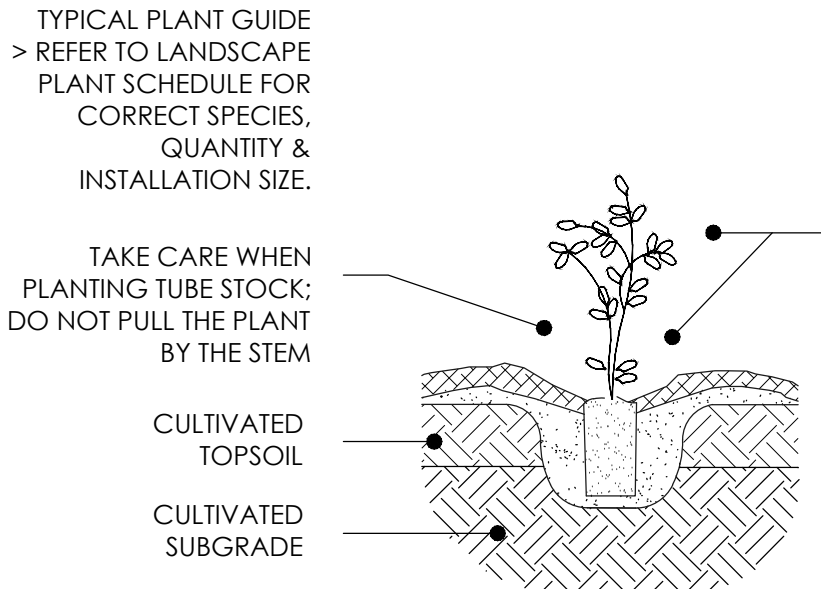
SECTION
DETAIL 1:25



LANDSCAPE DETAIL: 3~ L7

PROPOSED RAIN GARDEN (TYP)

SECTION
DETAIL 1:25

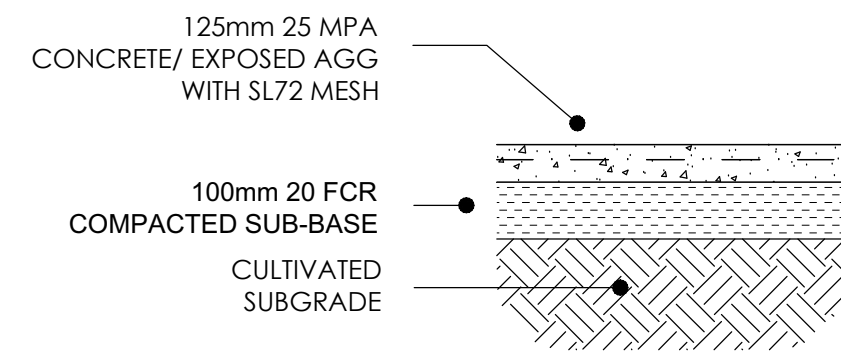


LANDSCAPE DETAIL: 5~ L7

TUBE STOCK PLANTING DETAIL (TYP)

SECTION
DETAIL 1:10

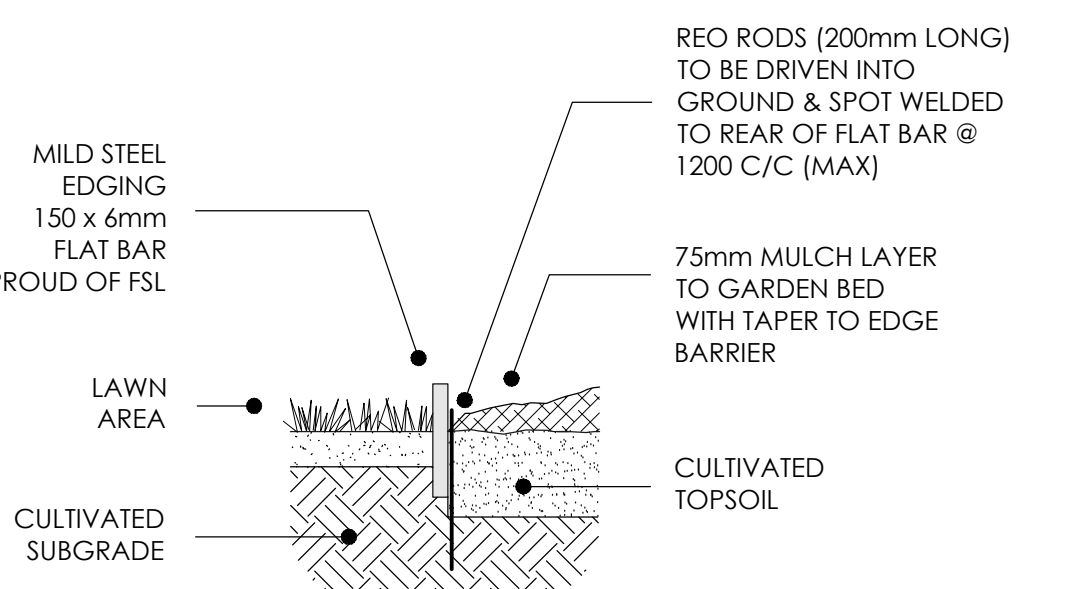
JOINT TABLE		
PATH WIDTH	SAW CUT CENTRES	EXPANSION JOINT CENTRES
1.2m	1.5m	9m
1.8m	2.0m	10m



LANDSCAPE DETAIL: 8~ L7

CONCRETE SURFACE DETAIL (TYP)

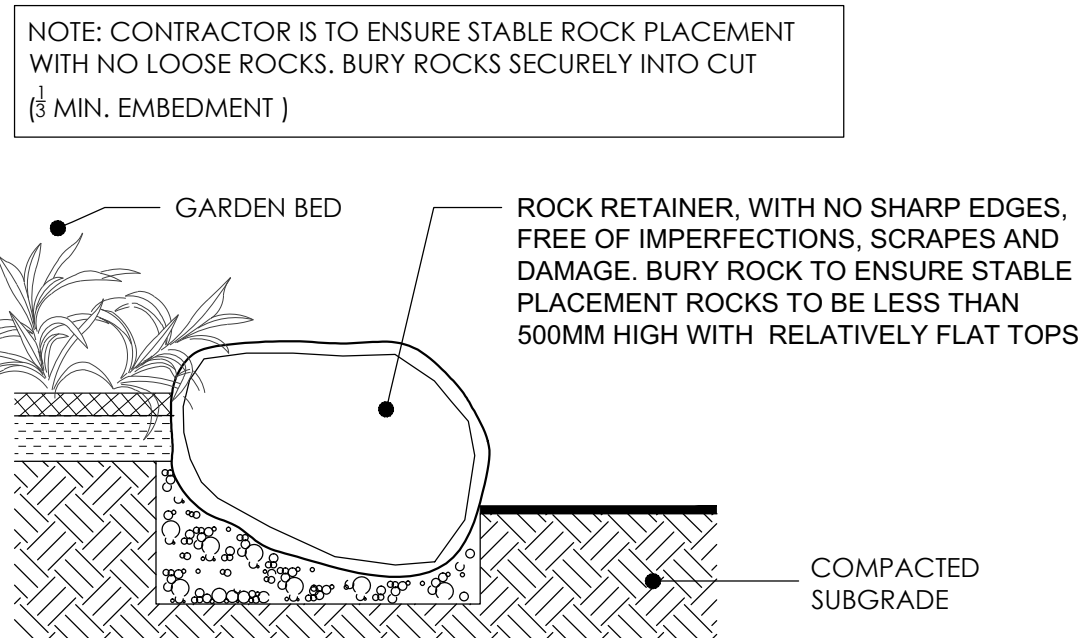
SECTION
DETAIL 1:10



LANDSCAPE DETAIL: 6~ L7

METAL EDGING DETAIL (TYP)

SECTION
DETAIL 1:10



LANDSCAPE DETAIL: 9~ L7

ROCK DETAIL (TYP)

SECTION
DETAIL 1:20

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PLA PROJECT:
COMMERCIAL LANDSCAPE DESIGN

SITE ADDRESS:
99 BREWER ROAD,
BENTLEIGH, VIC

PAGE TITLE:
LANDSCAPE DETAILS 1.

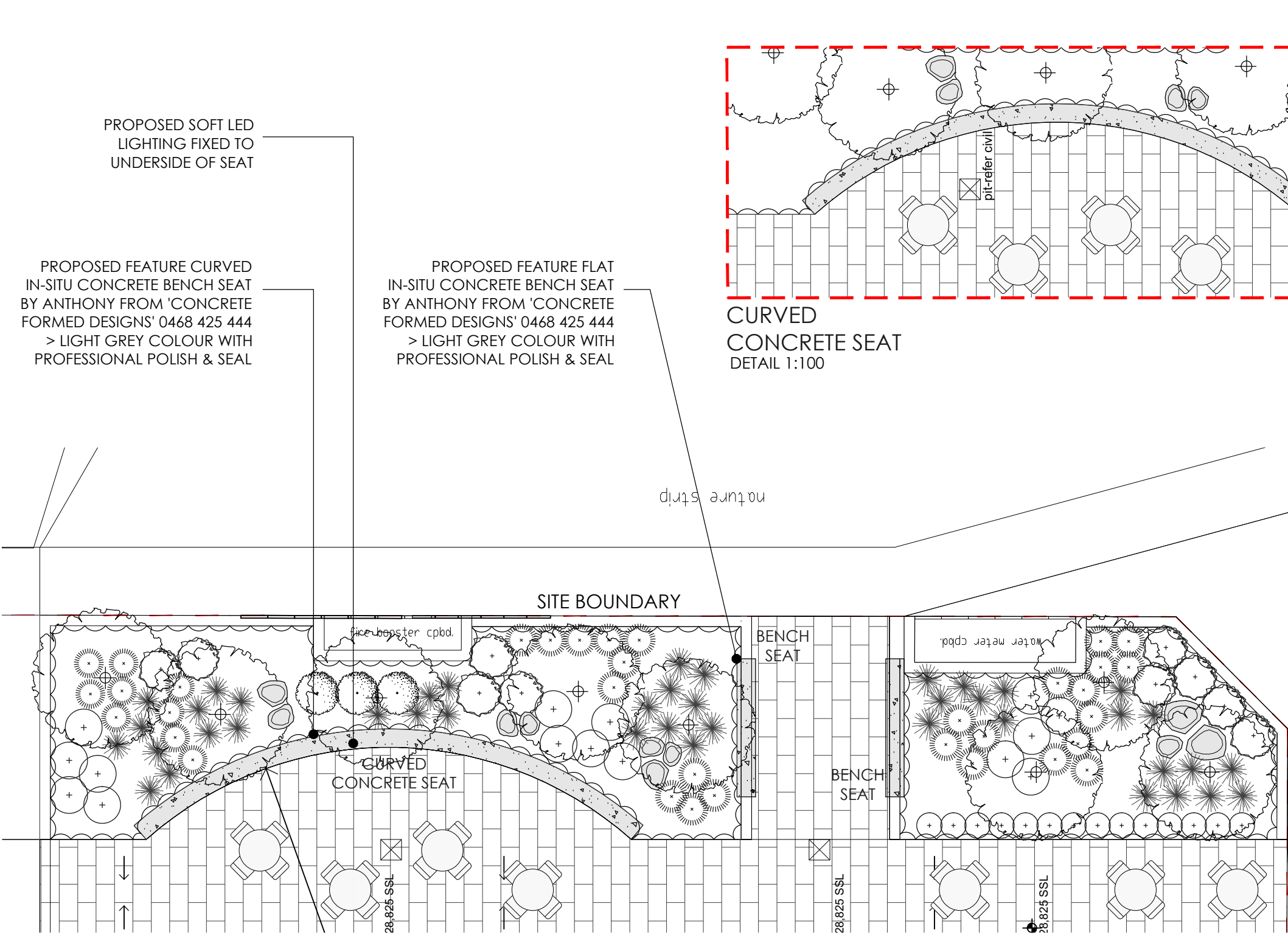
PROJECT DATE:
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CLIENT:
H.CO PROPERTY

PLA JOB REFERENCE:
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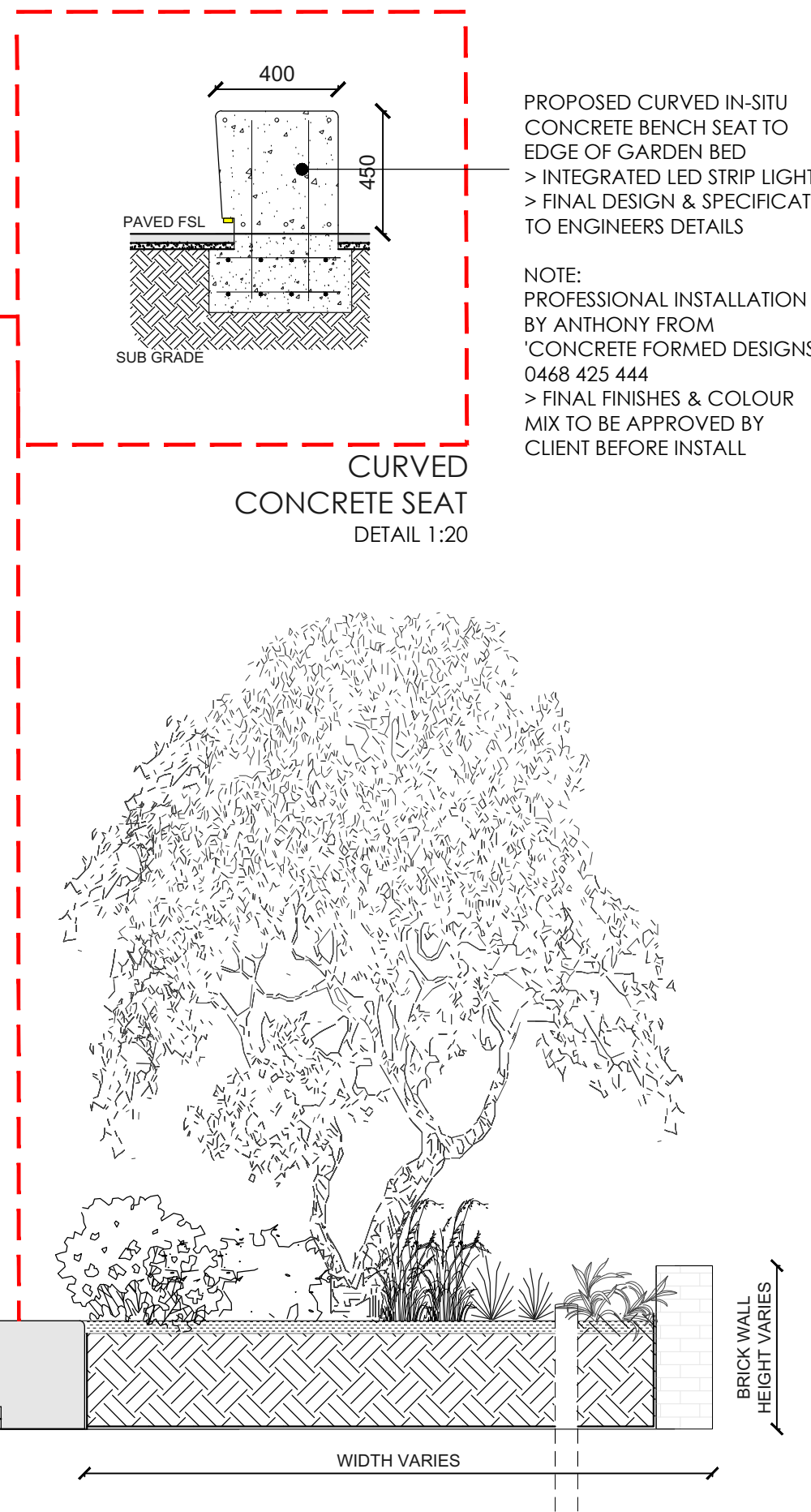
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SCALE:
1: 100 @ A1
1: 200 @ A3
REVISION: L
PAGE: L7

H.CO



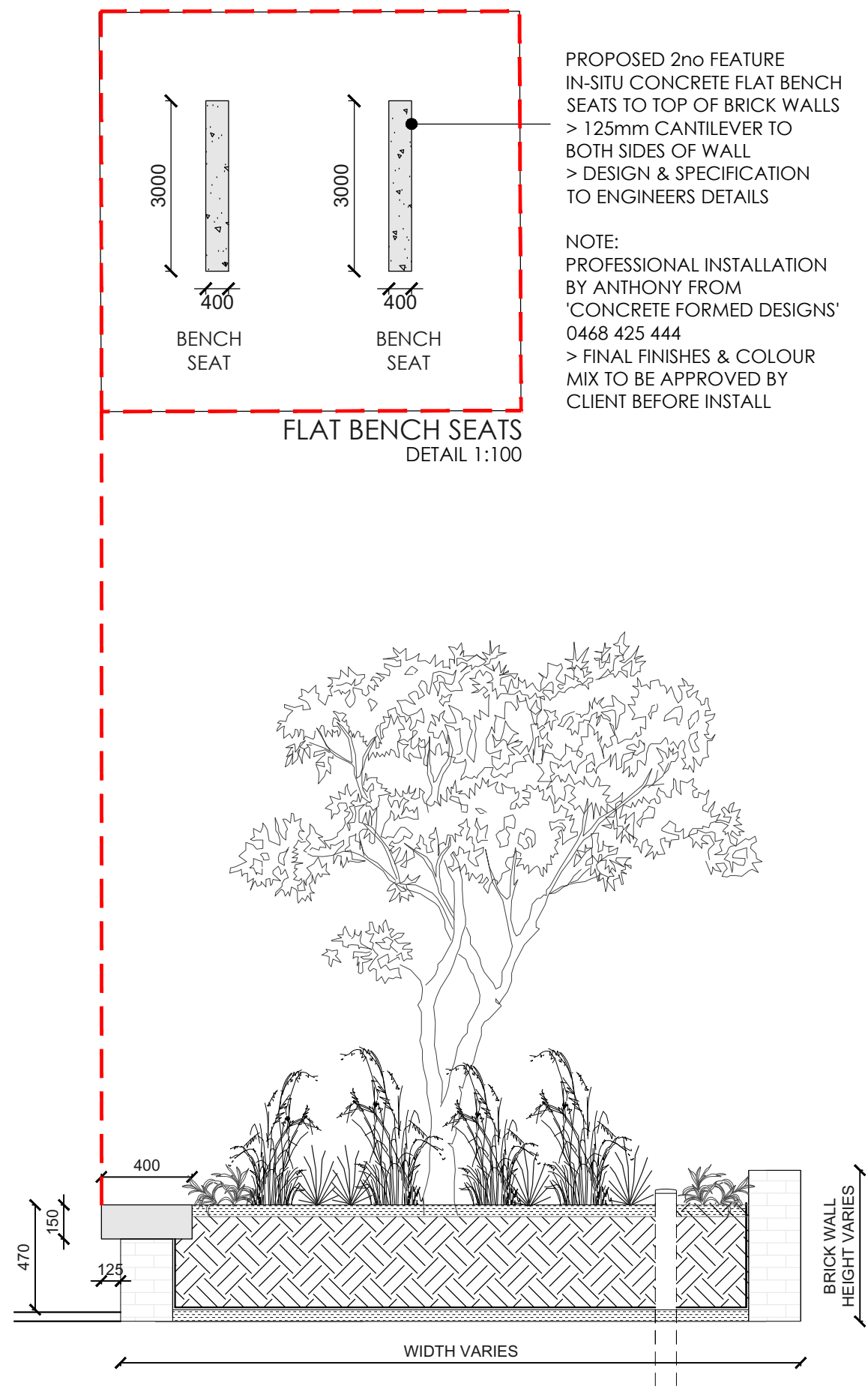
LANDSCAPE DETAIL: 1~ L8

PROPOSED FEATURE BENCH SEATING (TYP)
PLAN
DETAIL 1:100



LANDSCAPE DETAIL: 2~ L8

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

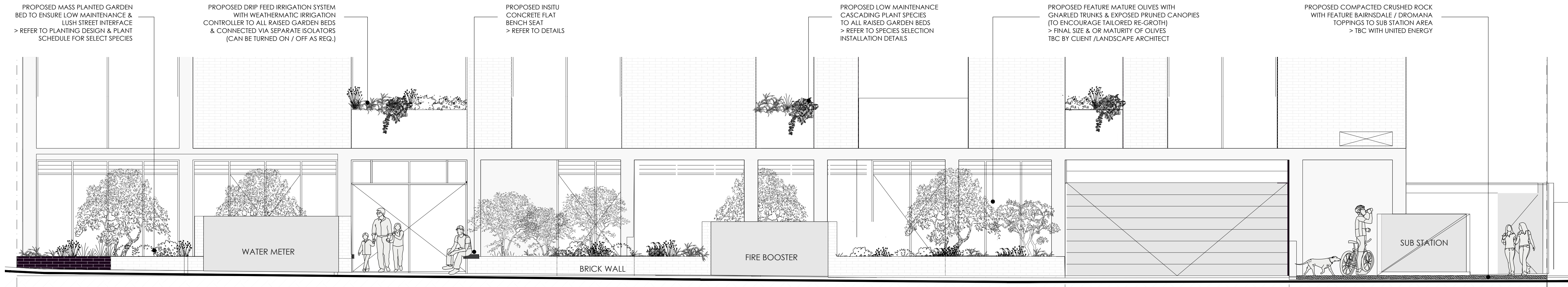


LANDSCAPE DETAIL: 3~ L8

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

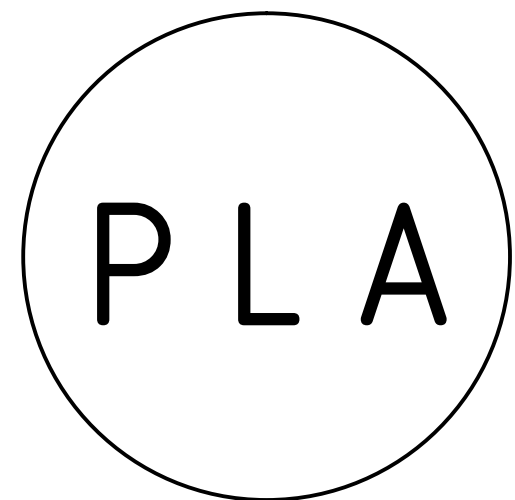
LANDSCAPE NOTES

- 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 to be used sparingly.
- 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 varies.
- 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.
- 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 disease.
- 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 site.
- 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 (Bothriochloa 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 Local Water Authority.
- 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.



LANDSCAPE DETAIL: 4~ L8

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



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ISSUE:	DATE:	REVISION:	
A	18/03/22	LA DESIGN PACKAGE	DL
B	08/04/22	LA DESIGN PACKAGE	DL
C	14/04/22	LA DESIGN PACKAGE	DL
D	10/05/22	LA DESIGN PACKAGE	DL
E	24/05/22	LA DESIGN PACKAGE	DL
F	10/08/22	LA DESIGN PACKAGE	DL
G	06/09/22	LA DESIGN PACKAGE	DL
H	01/03/23	LA DESIGN PACKAGE	DL
I	16/03/23	LA DESIGN PACKAGE	DL

ISSUE:	DATE:	REVISION:	
J	14/06/23	LA DESIGN PACKAGE	DL
K	01/03/24	LA DESIGN PACKAGE	DL
L	01/03/24	LA DESIGN PACKAGE	DL

H.CO

PLANNING AND ENVIRONMENT ACT 1987
GLEN EIRA PLANNING SCHEME

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

GE/DP-33820/2020/A

Sheet: 26 of 26

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

Endorsed on: 2 May 2024

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AUTHORITY REQUIREMENTS. CONTRACTOR TO INSPECT & VERIFY
ALL DIMENSIONS, LEVELS & UNDERGROUND SERVICES.

PLA PROJECT:
COMMERCIAL LANDSCAPE DESIGN

SITE ADDRESS:
99 BREWER ROAD,
BENTLEIGH, VIC

PAGE TITLE:
LANDSCAPE DETAILS 2.

PROJECT DATE:
MAR 2022

CLIENT:
H.CO PROPERTY

PLA JOB REFERENCE:
21-2371

NORTH POINT:
SCALE:
1: 100 @ A1
1: 200 @ A3
REVISION: L
PAGE: L8