

Town Planning

Dwg No. TP00

Project No. 2150

Revision C

Date 31/01/2025

Project Mixed Use Development

Address 99 Brewer Road, Bentleigh VIC

Client Benewer Pty Ltd

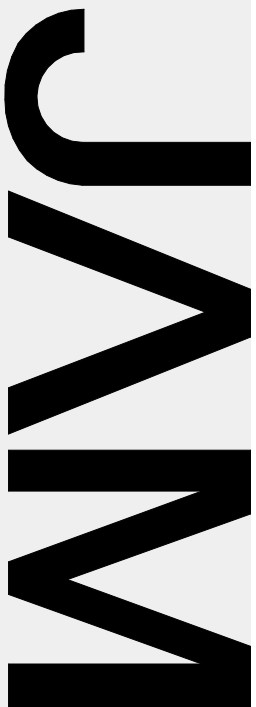
Notes This drawing is based on preliminary information and requires further advice from professional consultants and is subject to approval from the relevant statutory authorities
Floor Areas shown are generally measured using the guidelines - "Method of Measurement for Residential Property" - published 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®

TP	00	Cover Page
TP	01	Copy of Land Survey
TP	02	Site Plan
TP	03	Basement
TP	04	Ground Floor Plan
TP	05	First Floor Plan
TP	06	Second Floor Plan
TP	07	Third Floor Plan
TP	08	Roof Plan
TP	09	Elevations
TP	10	Elevations
TP	11	Elevations
TP	12	Elevations
TP	13	Sections
TP	14	Sections
TP	15	Streetscape Elevation
TP	16	Signage Details
TP	17	Service Elevations

AREA SCHEDULE

	FOOD & BEVERAGE m²	MEDICAL/ ALLIED HEALTH m²	CHILD CARE m²	TOTAL m²	GROSS m²	SITE AREA m2	CAR BAYS
B					1,236		39
G	193	273		466	1,150		12
1		1,004		1,004	1,087		
2			567	567	1,075		
3			303	303	800		
TOTAL m2	193	1,277	870	2,340	5,348	1584	51

99 Brewer Road, Bentleigh VIC
Mixed Use Development
Town Planning
January 2025

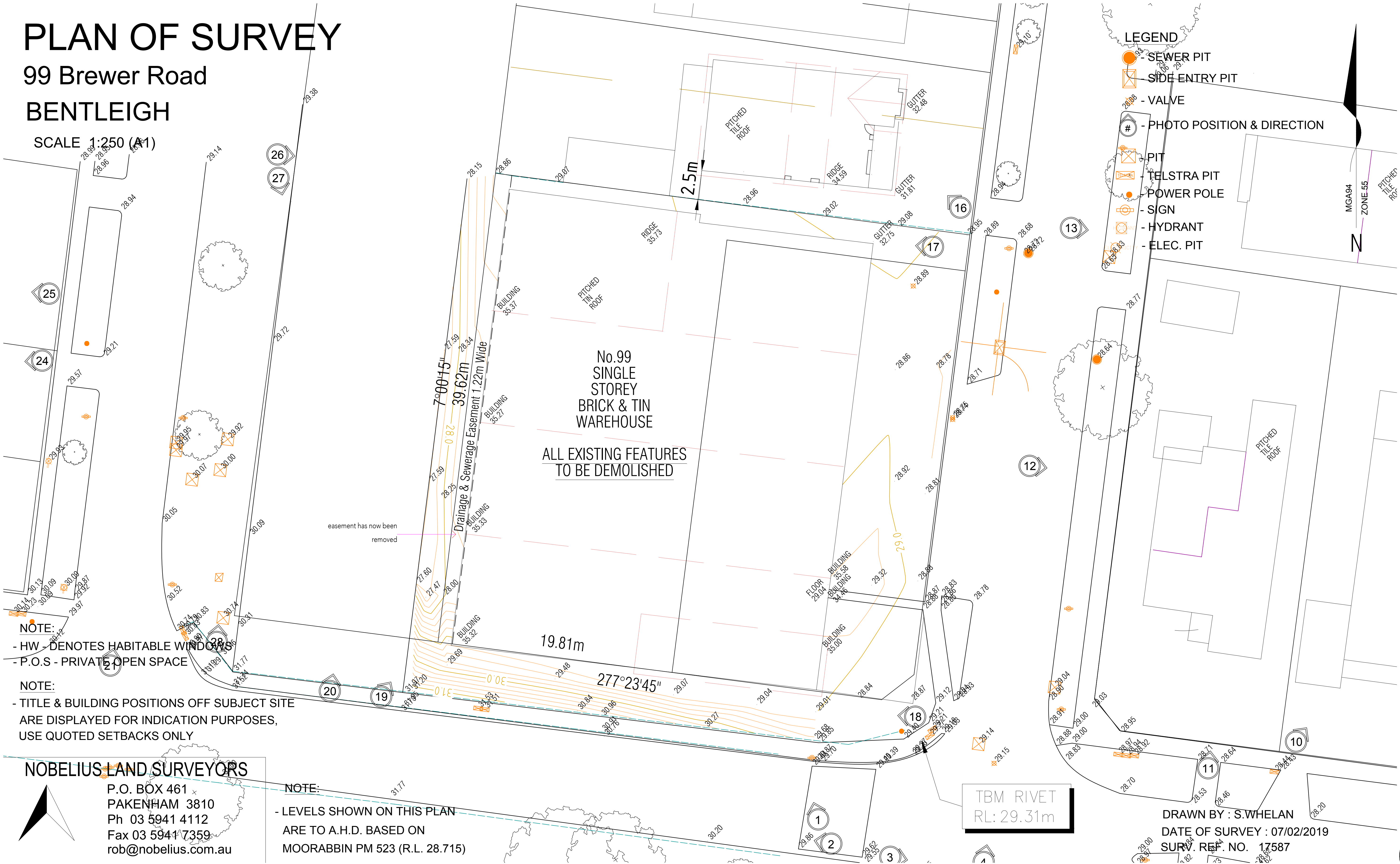


PLAN OF SURVEY

99 Brewer Road

BENTLEIGH

SCALE 1:250 (A1)



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)

TBM RIVET
RL: 29.31m

DRAWN BY : S.WHELAN
DATE OF SURVEY : 07/02/2019
SURV. REF. NO. 17587

Notes

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®

Project Mixed Use Development

Address 99 Brewer Road, Bentleigh VIC

Client Benewer Pty Ltd

Date 31/01/2025

Drawn

Dwg No.

TP01

Project No. 2150 Revision C

JAM>rchitects

Jam Architects Pty Ltd
ABN 55 005 703 195
T +61 3 9429 7744
info@jamarchitects.com.au

Level 2, 7 Howard Street
Richmond Victoria 3121

Suite 8, 400 Pakington Street
Newtown Victoria 3220

JAM

Town Planning

Dwg No. TP02

Project No. 2150

Revision C

Date 31/01/2025

Project	Mixed Use Development
---------	-----------------------

Address 99 Brewer Road, Bentleigh VIC

Client Benewer Pty Ltd

Notes

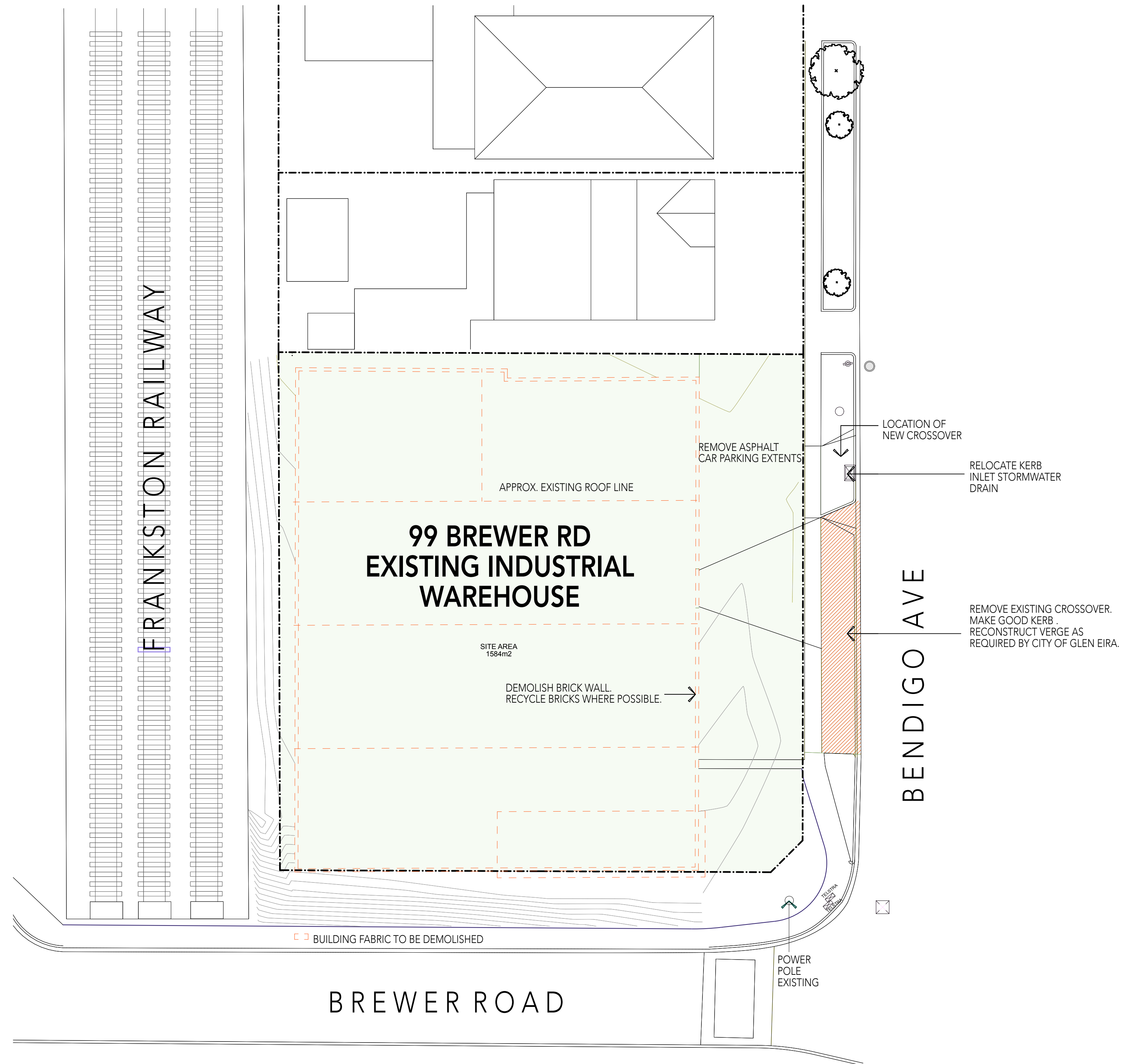
This drawing is based on preliminary information and requires further advice from professional consultants and is subject to approval from the relevant statutory authorities

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

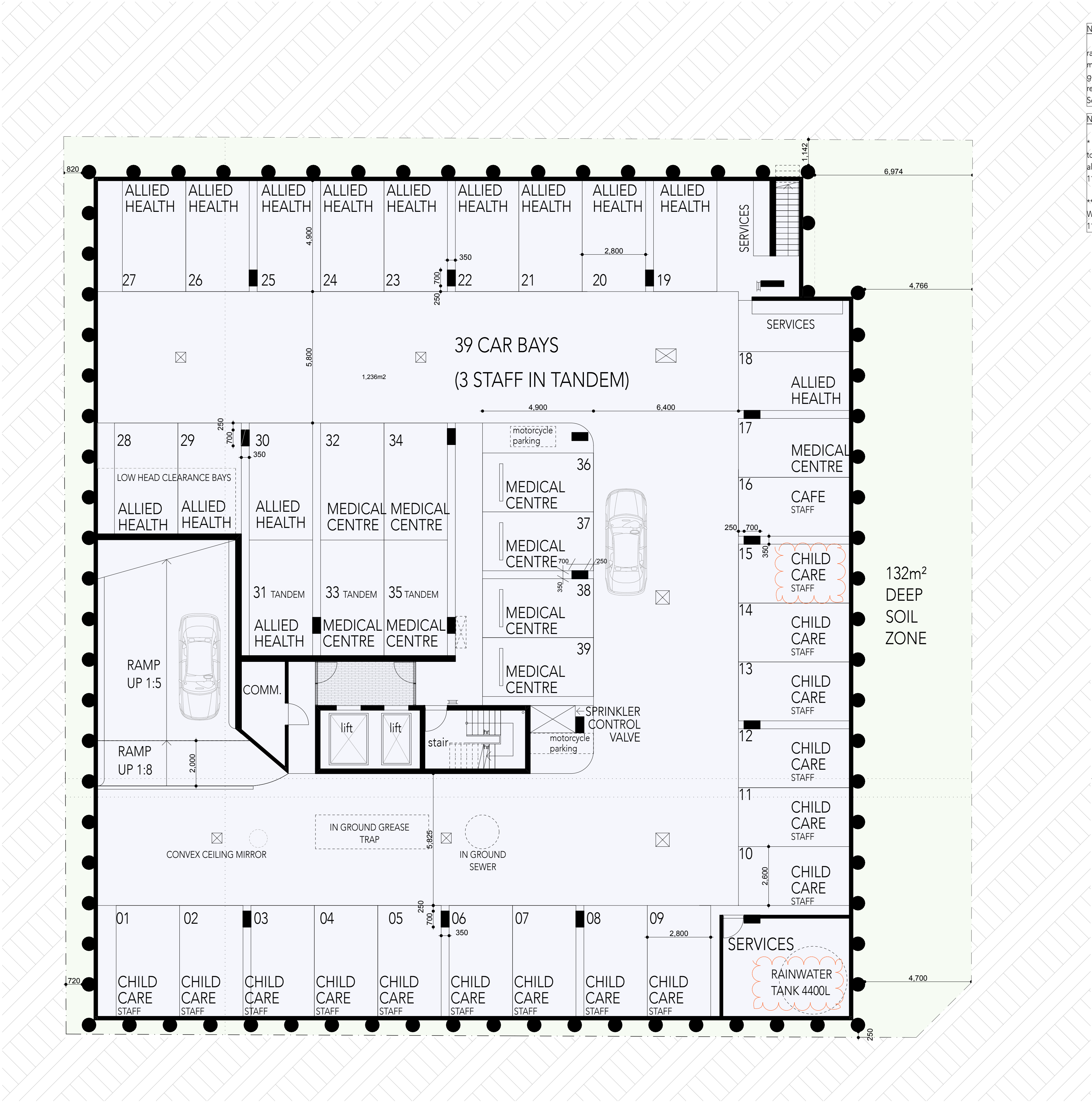
JAM Architects accepts no legal responsibility for any decision, commercial or otherwise made on the basis of the information presented.

This drawing is copyright & remains the property of JAM Architects Pty Ltd®



SITE PLAN

SCALE 1:200



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**

Project No. 2150

Revision C

Date 31/01/2025

Project Mixed Use Development

Address 99 Brewer Road, Bentleigh VIC

Client Benewer Pty Ltd

Notes

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®

BASEMENT

SCALE 1:100

General Note:

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

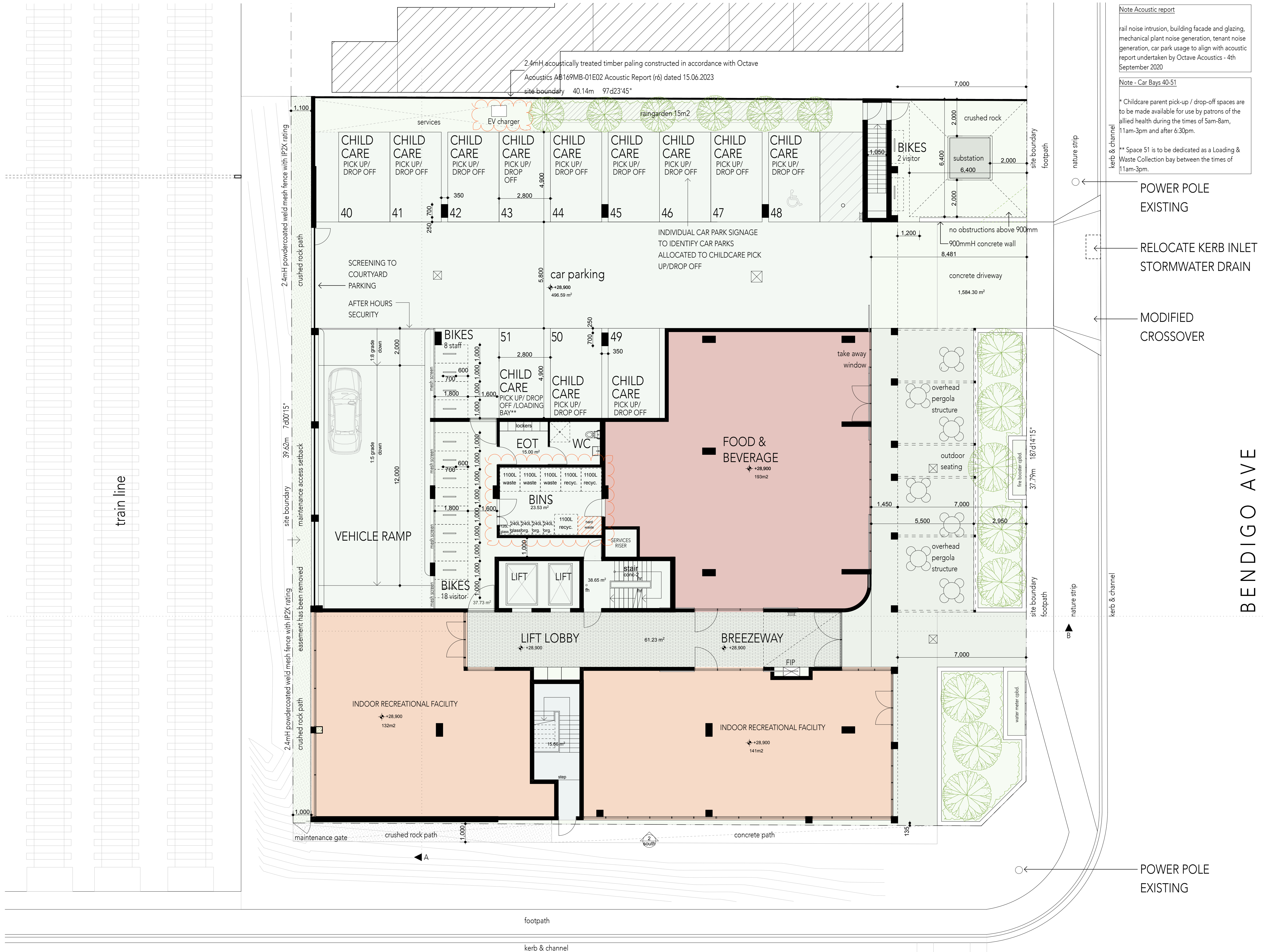
Jam Architects Pty Ltd
ABN 55 005 703 195

Level 2
7 Howard Street
Richmond 3121
Victoria Australia

Suite 8
400 Pakington Street
Newtown 3220
Victoria Australia

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

JAM



GROUND FLOOR

SCALE 1:100

BREWER ROAD

Town Planning

Dwg No. TP04

Project No. 2150

Revision C

Date 31/01/2025

Project Mixed Use Development

Address 99 Brewer Road, Bentleigh VIC

Client Benewer Pty Ltd

Notes
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®

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

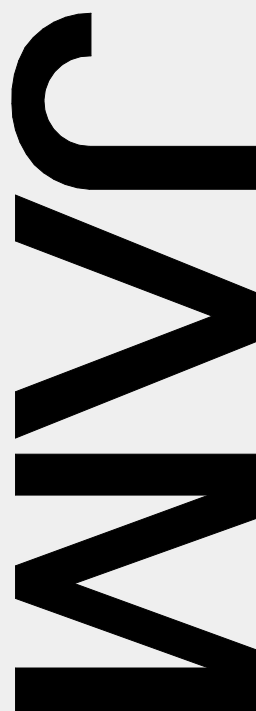
General Note:
All glazing, glazed balustrade/screening to be in accordance with Octave Acoustics acoustic report dated 4 September 2020

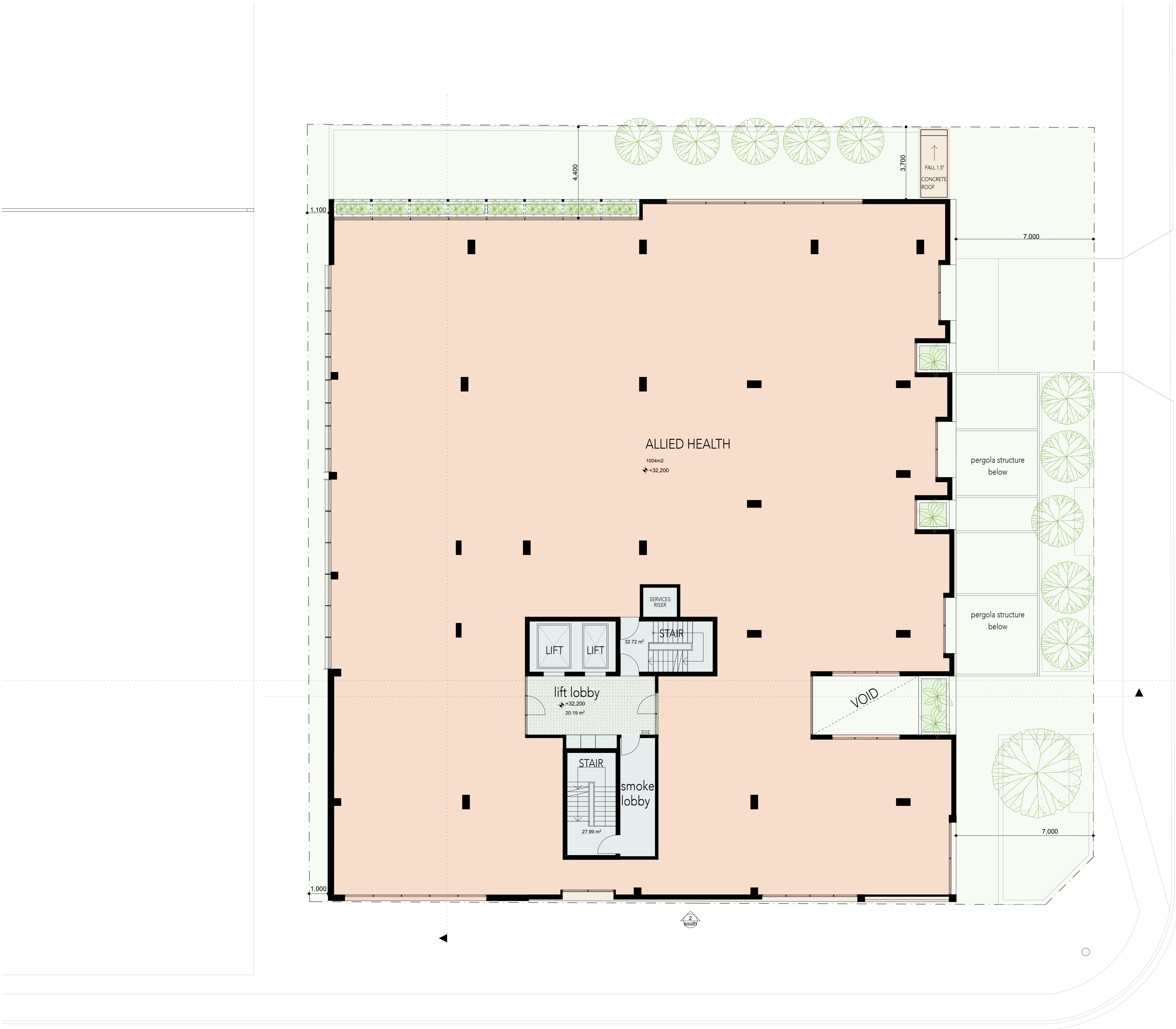
Jam Architects Pty Ltd
ABN 55 005 703 195

Level 2
7 Howard Street
Richmond 3121
Victoria Australia

Suite 8
400 Pakington Street
Newtown 3220
Victoria Australia

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





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.

JAM>rchitects

Town Planning

Dwg No. TP05

Project No. 2150

Revision C

Date 31/01/2025

Project Mixed Use Development

Address 99 Brewer Road, Bentleigh VIC

Client Benewer Pty Ltd

Notes

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®

BENDIGO AVE

FIRST FLOOR

SCALE 1:100

BREWER ROAD

General Note:

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

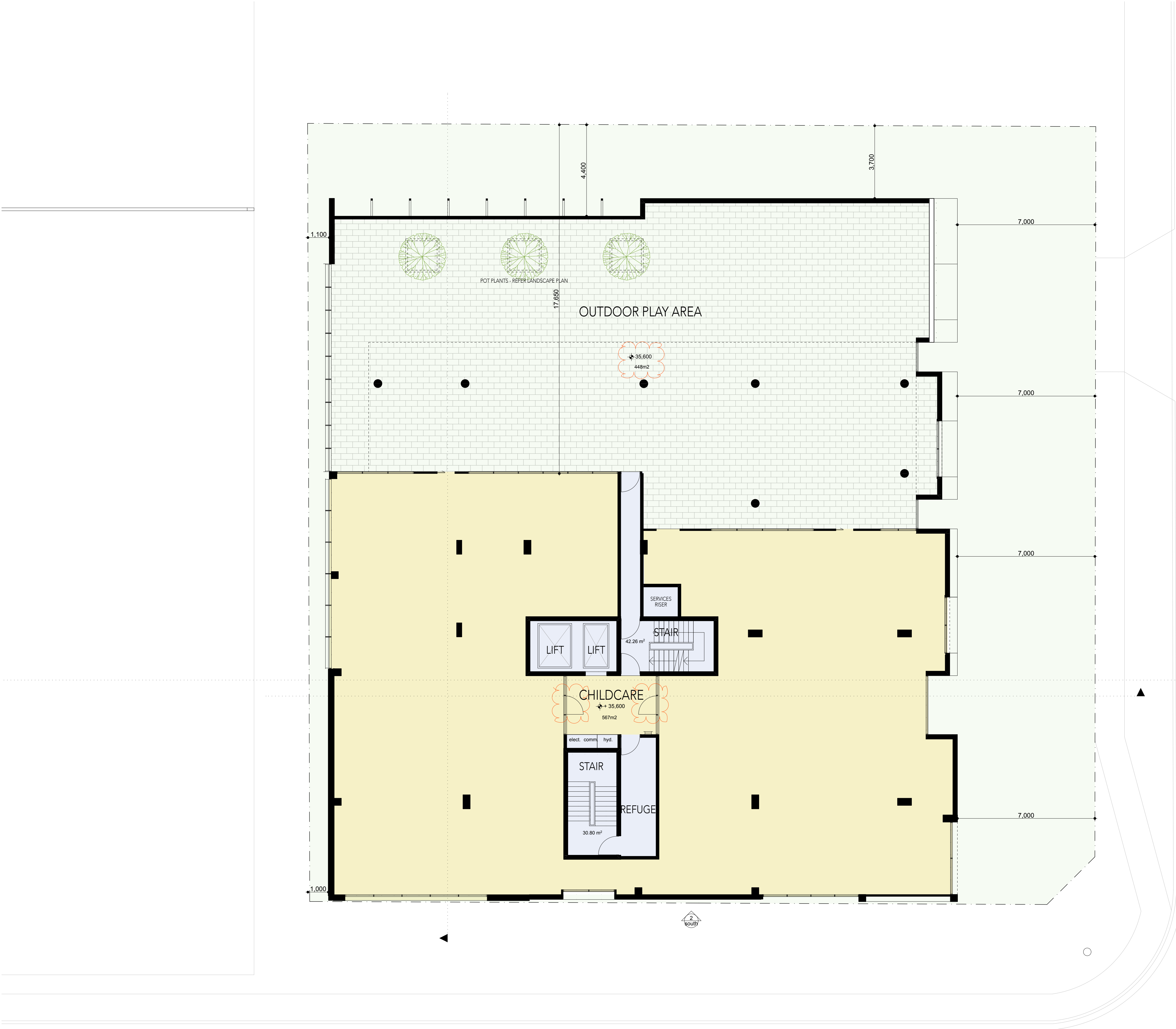
Jam Architects Pty Ltd
ABN 55 005 703 195

Level 2
7 Howard Street
Richmond 3121
Victoria Australia

Suite 8
400 Pakington Street
Newtown 3220
Victoria Australia

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

JAM



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.

JAM>rchitects	
Town Planning	
Dwg No.	TP06
Project No.	2150
Revision	C
Date	31/01/2025
Project	Mixed Use Development
Address	99 Brewer Road, Bentleigh VIC
Client	Benewer Pty Ltd
Notes	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®

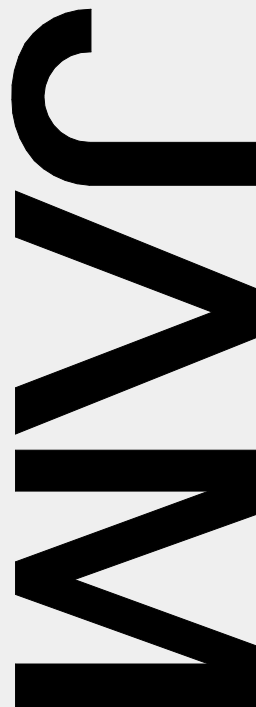
SECOND FLOOR

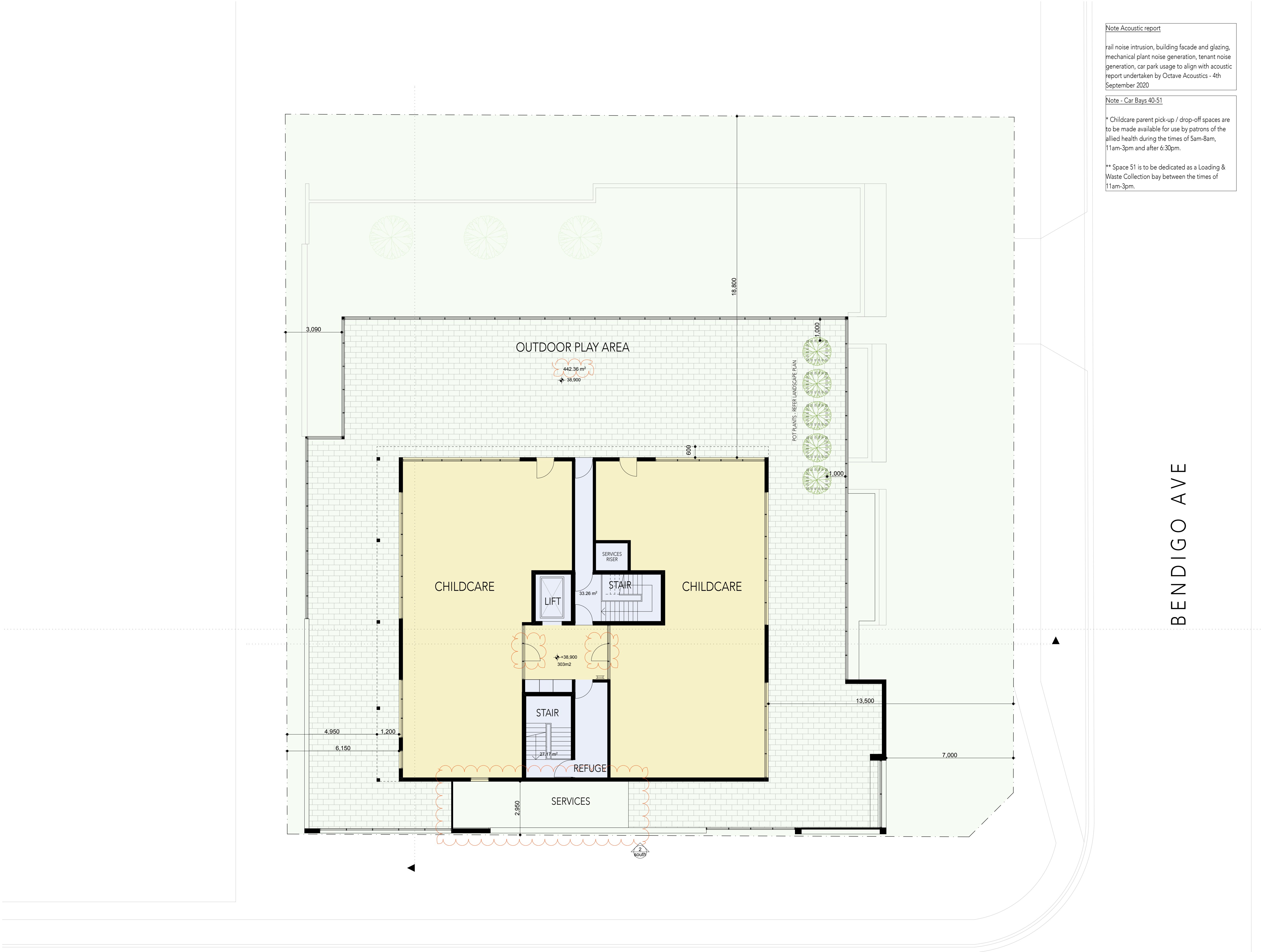
SCALE 1:100

BREWERS ROAD

General Note:

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





THIRD FLOOR
SCALE 1:100

BREWER ROAD

Town Planning

Dwg No. TP07

Project No. 2150

Revision C

Date 31/01/2025

Project Mixed Use Development

Address 99 Brewer Road, Bentleigh VIC

Client Benewer Pty Ltd

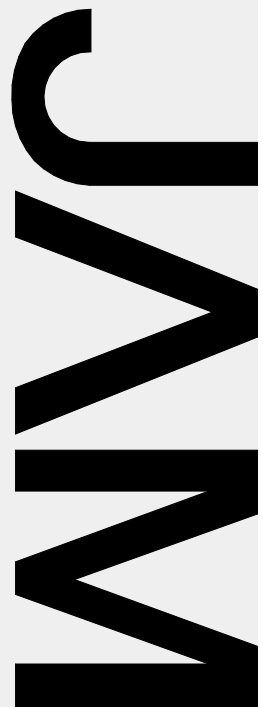
Notes
This drawing is based on preliminary information and requires further advice from professional consultants and is subject to approval from the relevant statutory authorities
Floor Areas shown are generally measured using the guidelines - "Method of Measurement for Residential Property" - published 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®

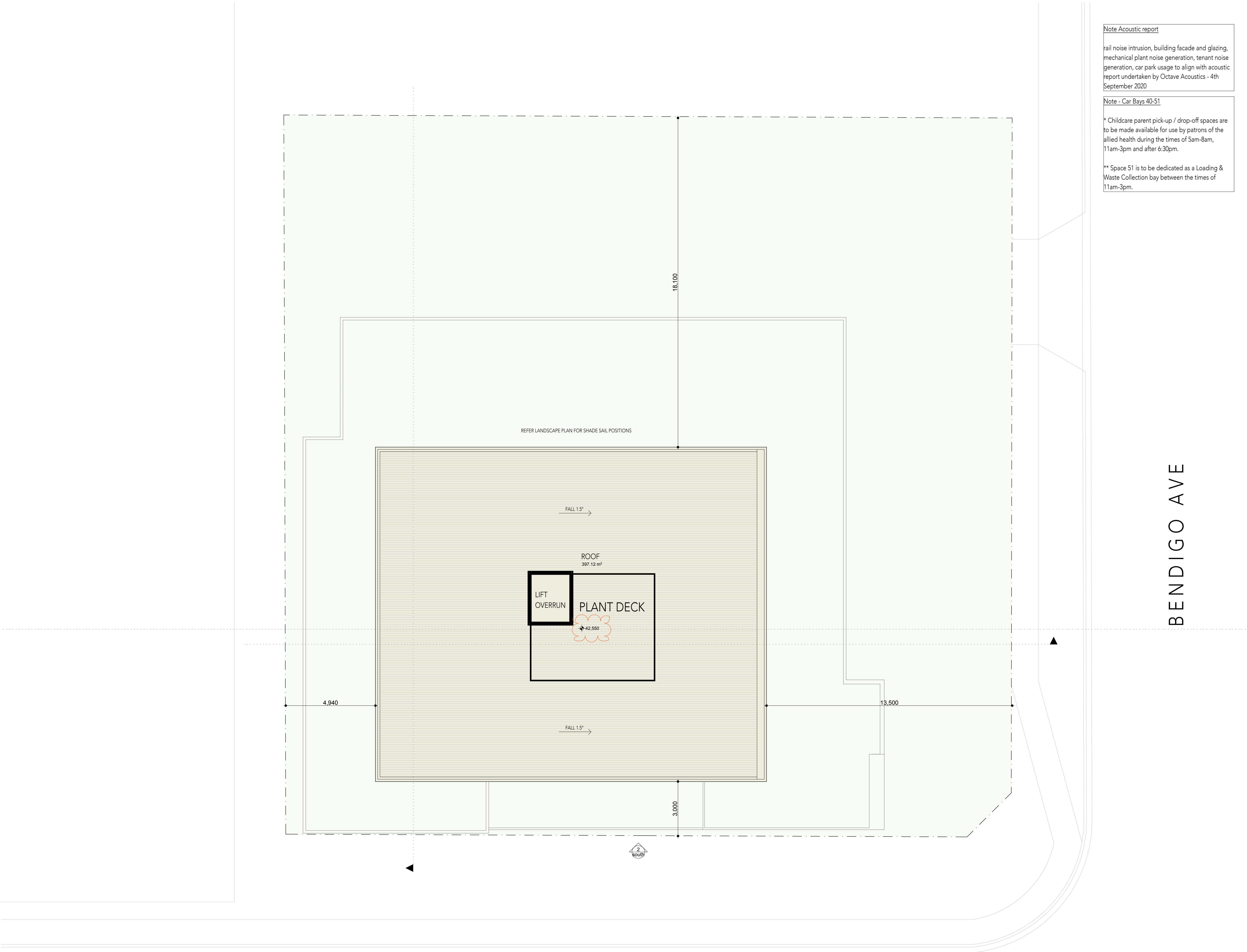
Jam Architects Pty Ltd
ABN 55 005 703 195

Level 2
7 Howard Street
Richmond 3121
Victoria Australia

Suite 8
400 Pakington Street
Newtown 3220
Victoria Australia

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





ROOF 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:

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

Town Planning

Dwg No. TP08

Project No. 2150

Revision C

Date 31/01/2025

Project Mixed Use Development

Address 99 Brewer Road, Bentleigh VIC

Client Benewer Pty Ltd

Notes

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.

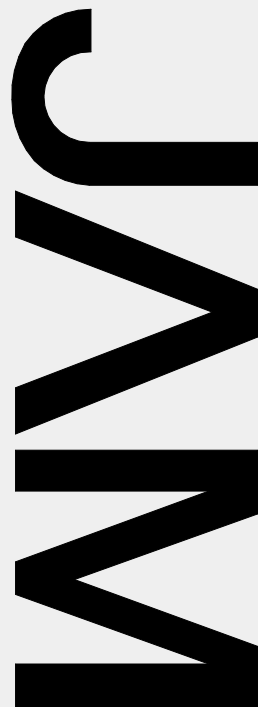
This drawing is copyright & remains the property of JAM Architects Pty Ltd®

Jam Architects Pty Ltd
ABN 55 005 703 195

Level 2
7 Howard Street
Richmond 3121
Victoria Australia

Suite 8
400 Pakington Street
Newtown 3220
Victoria Australia

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



Notes

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®



EAST ELEVATION

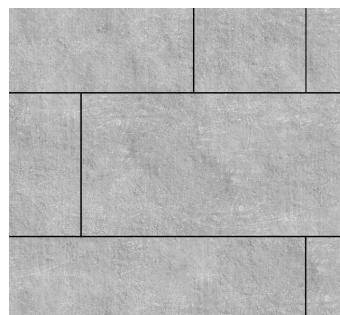
(BENDIGO AVENUE)

SCALE 1:100

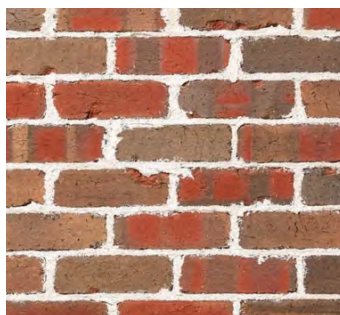
MATERIAL PALETTE



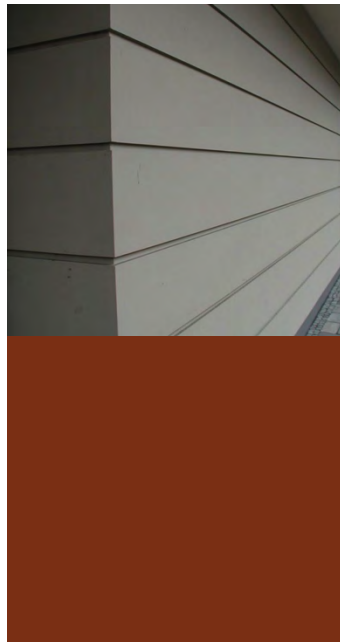
TEXTURED RENDER
LIGHT GREY PAINT
FINISH



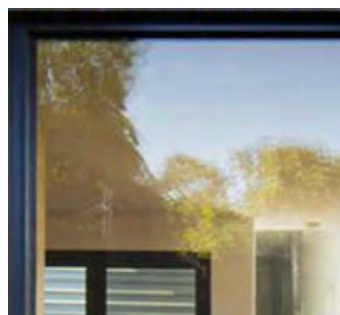
CONCRETE WALL WITH
STAGGERED RECESSED
GROOVE PATTERN AS
SHOWN



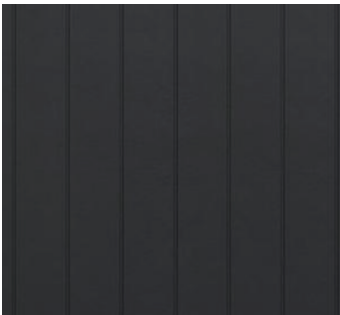
STRETCHER BOND
BRICKWORK:
BRUNSWICK BLUE



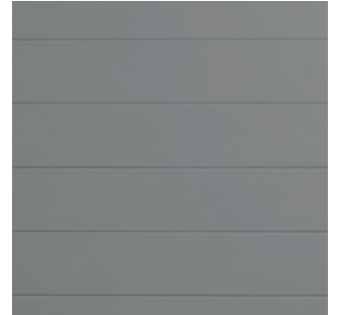
RENDERED FINISH WITH
HORIZONTAL GROOVES -
RENDER COLOUR TO
MATCH COLORBOND
'TERRAIN'



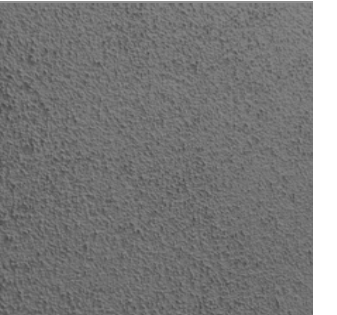
POWDERCOAT GLAZING
PROFILES, CHARCOAL
FINISH



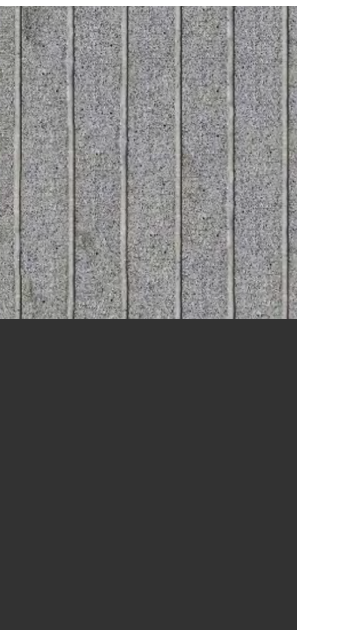
JAMES HARDIE SCYON
AXON VERTICAL GROOVE
CLADDING GRAINED:
DULUX DOMINO PAINT
FINISH



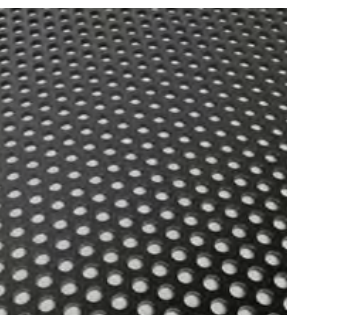
JAMES HARDIE STRIA
CLADDING: DARK GREY
PAINT FINISH



TEXTURED RENDER
DARK GREY PAINT
FINISH



RENDERED FINISH WITH
VERTICAL GROOVES;
RENDER COLOUR TO
MATCH DULUX DOMINO




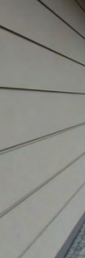


PERFORATED METAL
SCREEN DARK GREY
POWDERCOAT FINISH



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



LD MESH SCREEN/
NCE - DARK GREY
WDERCOAT FINISH

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

Notes

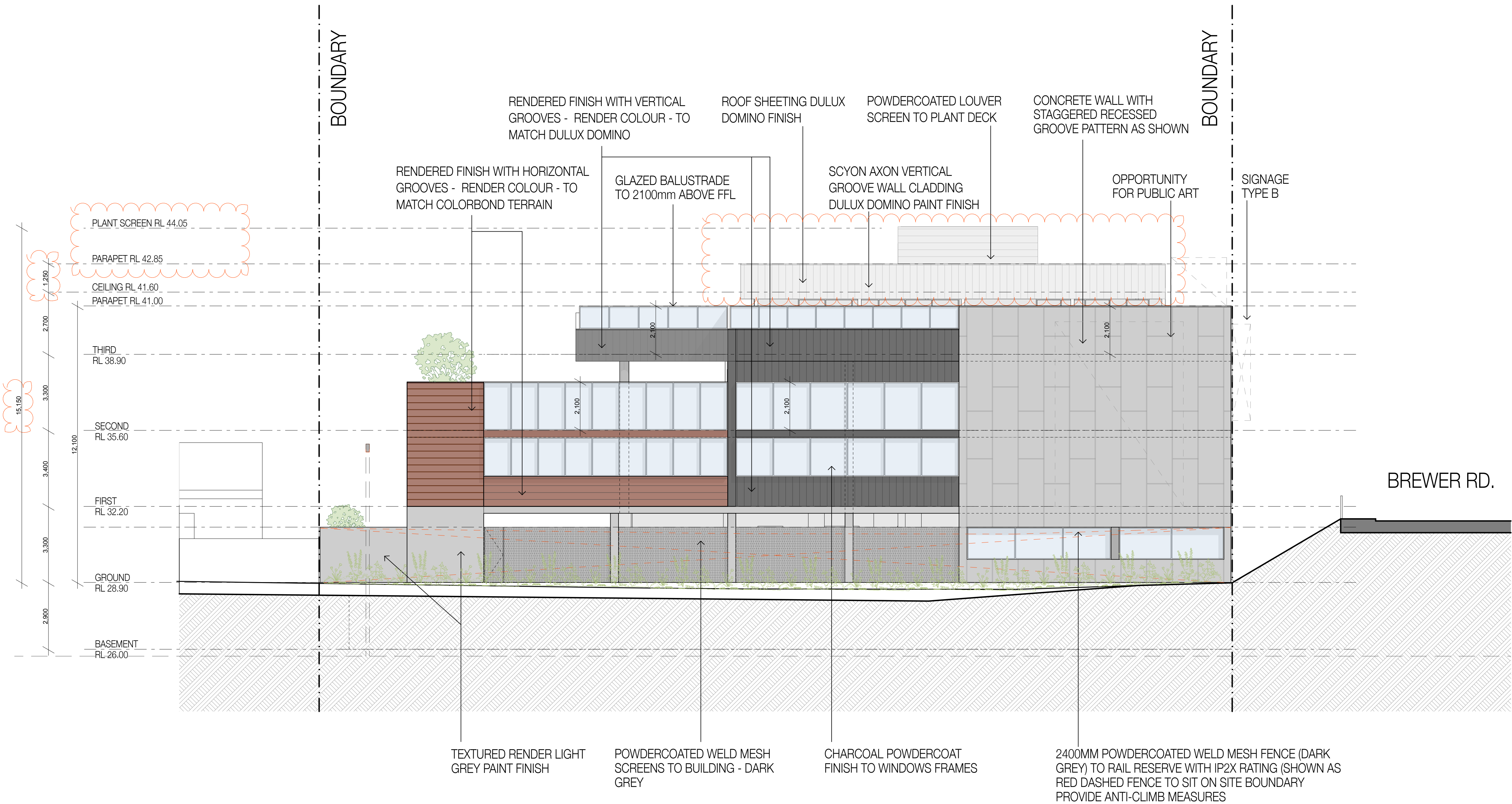
This drawing is based on preliminary information and requires further advice from professional consultants and is subject to approval from the relevant statutory authorities

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®



WEST ELEVATION

SCALE 1:100

General Note:

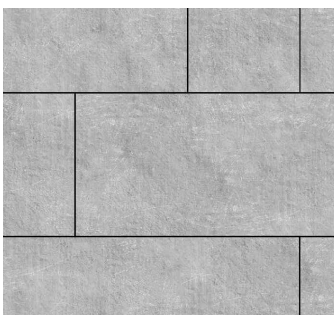
All glazing, glazed balustrade/screening to be in accordance with Octave Acoustics acoustic report dated 4 September 2020

All windows to west facade to be fixed glass

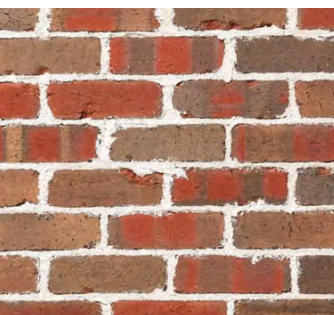
MATERIAL PALETTE



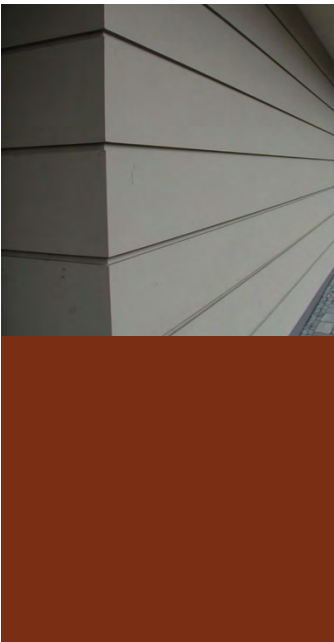
TEXTURED RENDER
LIGHT GREY PAINT
FINISH



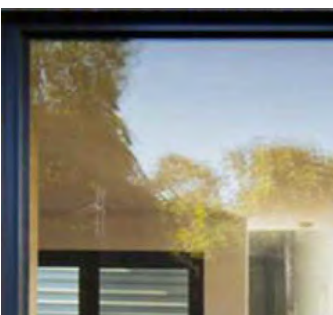
CONCRETE WALL WITH
STAGGERED RECESSED
GROOVE PATTERN AS
SHOWN



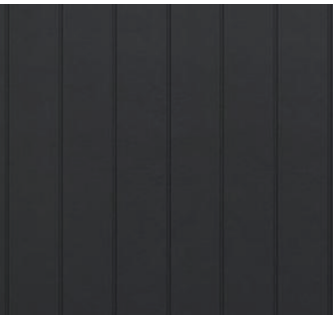
STRETCHER BOND
BRICKWORK:
BRUNSWICK BLUE



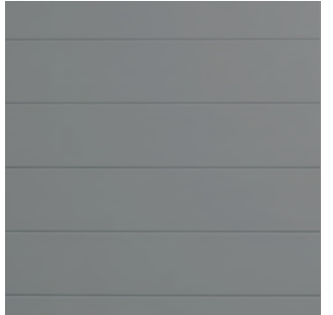
RENDERED FINISH WITH
HORIZONTAL GROOVES -
RENDER COLOUR TO
MATCH COLORBOND
'TERRAIN'



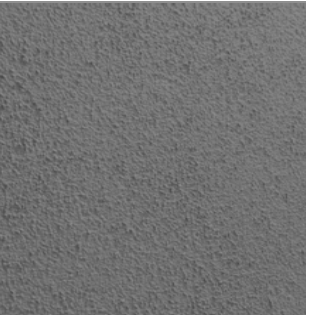
POWDERCOAT GLAZING
PROFILES, CHARCOAL
FINISH



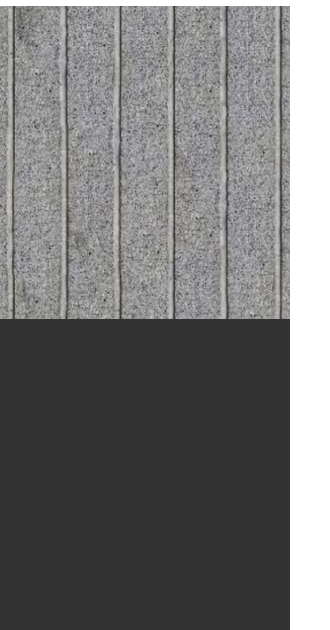
JAMES HARDIE SCYON
AXON VERTICAL GROOVE
CLADDING GRAINED:
DULUX DOMINO PAINT
FINISH



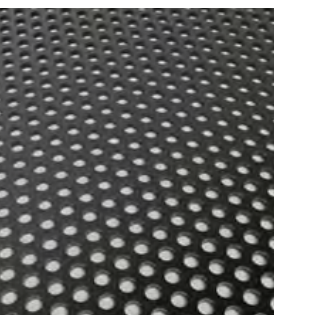
JAMES HARDIE STRIA
CLADDING: DARK GREY
PAINT FINISH



TEXTURED RENDER
DARK GREY PAINT
FINISH



RENDERED FINISH WITH
VERTICAL GROOVES;
RENDER COLOUR TO
MATCH DULUX DOMINO



PERFORATED METAL
SCREEN DARK GREY
POWDERCOAT FINISH



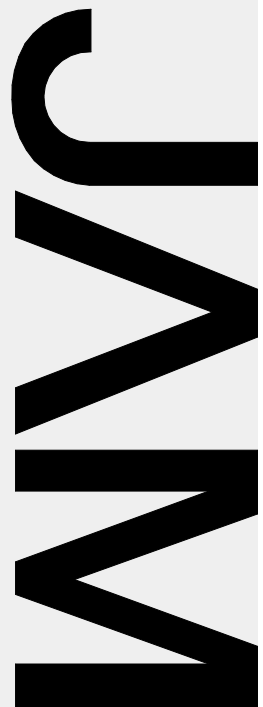
WELDMESH SCREEN/
FENCE - DARK GREY
POWDERCOAT FINISH

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

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



Town Planning

Dwg No. TP12

Project No. 2150

Revision C

Date 31/01/2025

Project	Mixed Use Development
---------	-----------------------

Address 99 Brewer Road, Bentleigh VIC

Client Benewer Pty Ltd

Notes

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

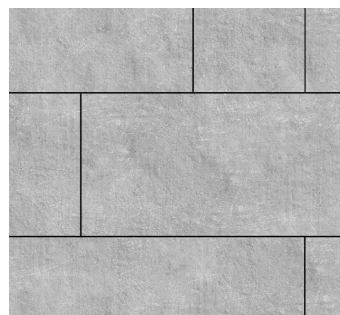
JAM Architects accepts no legal responsibility for any decision, commercial or otherwise made on the basis of the information presented.

This drawing is copyright & remains the property of JAM Architects Pty Ltd®

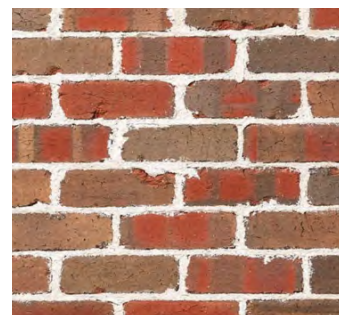
MATERIAL PALETTE



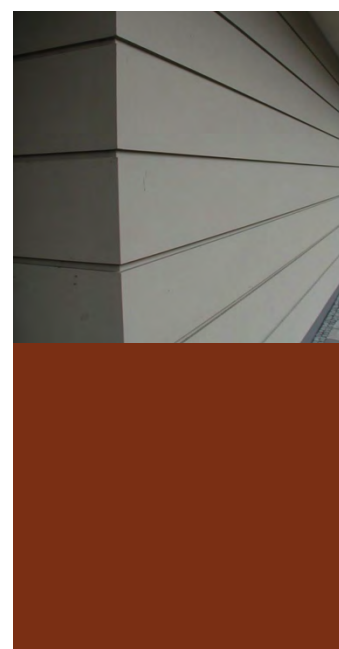
TEXTURED RENDER
LIGHT GREY PAINT
FINISH



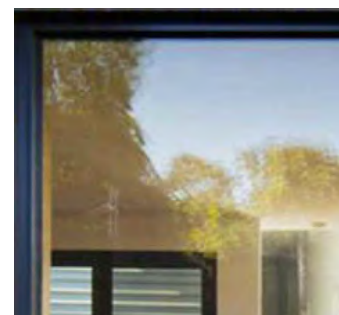
CONCRETE WALL WITH
STAGGERED RECESSED
GROOVE PATTERN AS
SHOWN



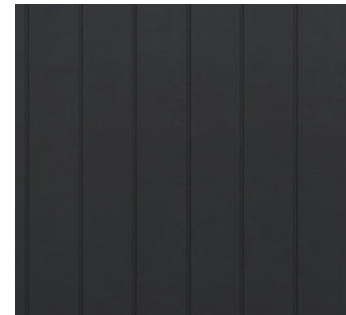
STRETCHER BOND
BRICKWORK:
BRUNSWICK BLUE



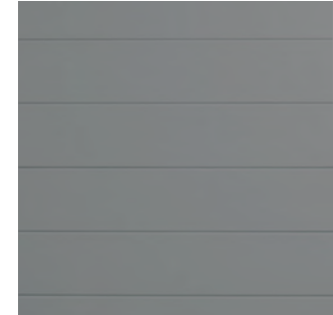
RENDERED FINISH WITH
HORIZONTAL GROOVES -
RENDER COLOUR TO
MATCH COLORBOND
'TERRAIN'



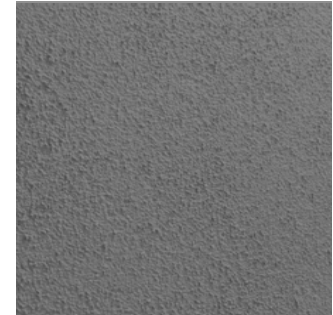
POWDERCOAT GLAZING
PROFILES, CHARCOAL
FINISH



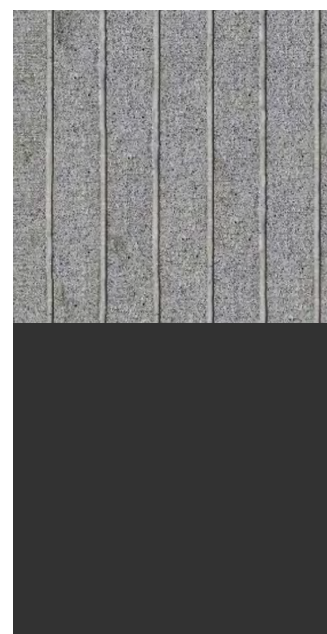
JAMES HARDIE SCYON
AXON VERTICAL GROOVE
CLADDING GRAINED:
DULUX DOMINO PAINT
FINISH



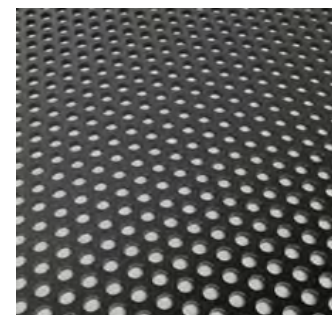
JAMES HARDIE STRIA
CLADDING: DARK GREY
PAINT FINISH



TEXTURED RENDER
DARK GREY PAINT
FINISH



RENDERED FINISH WITH
VERTICAL GROOVES;
RENDER COLOUR TO
MATCH DULUX DOMINO



PERFORATED METAL
SCREEN DARK GREY
POWDERCOAT FINISH



WELDMESH SCREEN/
FENCE - DARK GREY
POWDERCOAT FINISH

General Note:

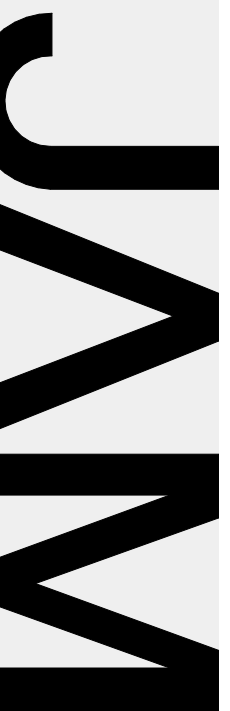
All glazing, glazed balustrade/screening to be in accordance with Octave Acoustics acoustic report dated 4 September 2020

Jam Architects Pty Ltd
ABN 55 005 703 195

Level 2
7 Howard Street
Richmond 3121
Victoria Australia

Suite 8
400 Pakington Street
Newtown 3220
Victoria Australia

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



Town Planning

Dwg No. TP13

Project No. 2150

Revision C

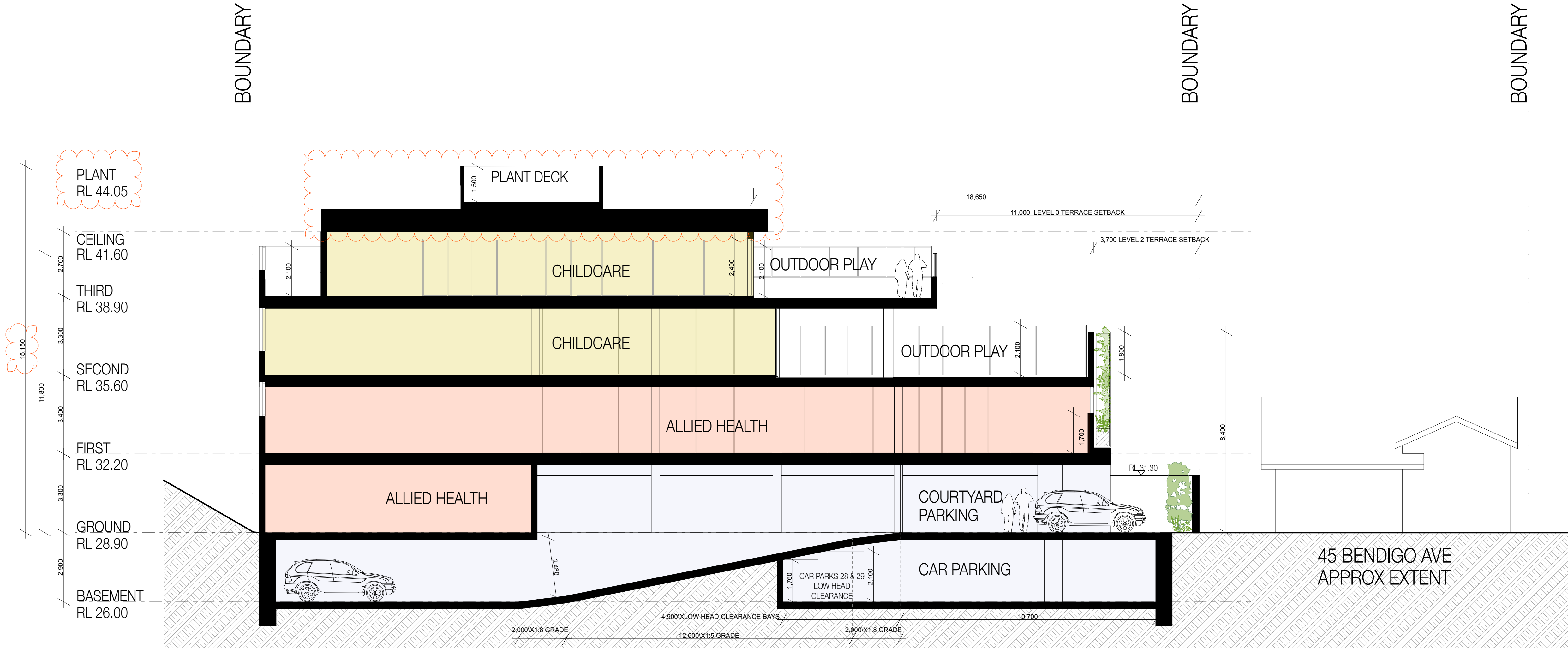
Date 31/01/2025

Project Mixed Use Development

Address 99 Brewer Road, Bentleigh VIC

Client Benewer Pty Ltd

Notes
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®



DESIGN SECTION A

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

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

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

JAM

Town Planning

Dwg No. TP14

Project No. 2150

Revision C

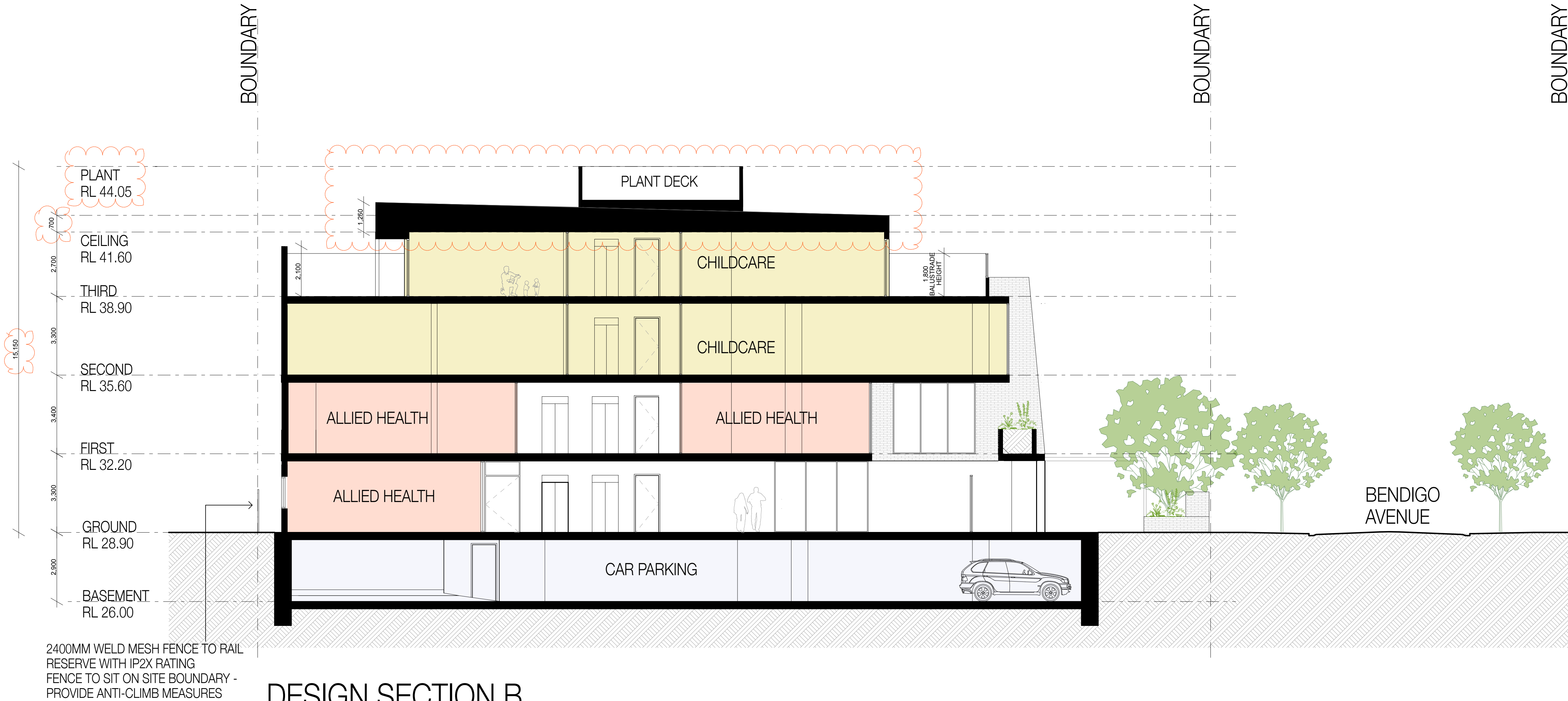
Date 31/01/2025

Project Mixed Use Development

Address 99 Brewer Road, Bentleigh VIC

Client Benewer Pty Ltd

Notes
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®



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

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

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

JAM

Town Planning

Dwg No. TP15

Project No. 2150

Revision C

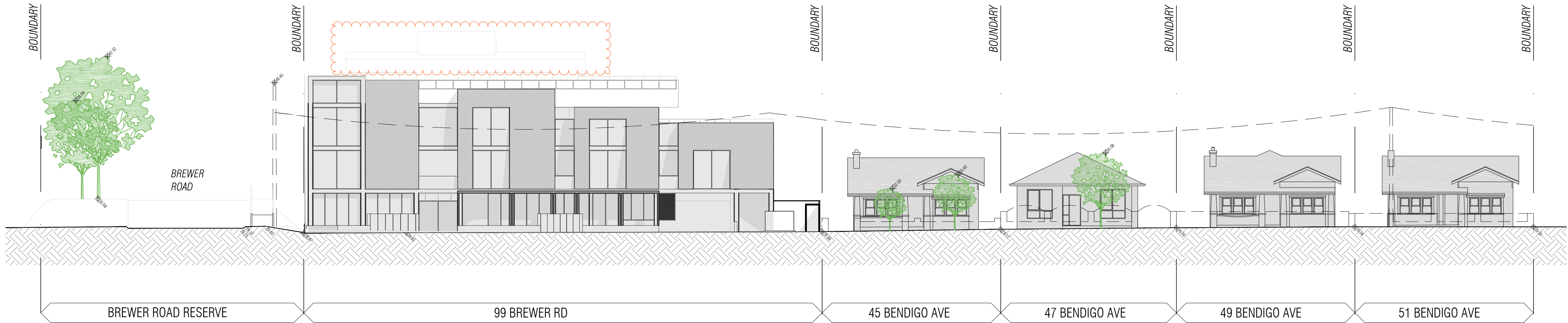
Date 31/01/2025

Project Mixed Use Development

Address 99 Brewer Road, Bentleigh VIC

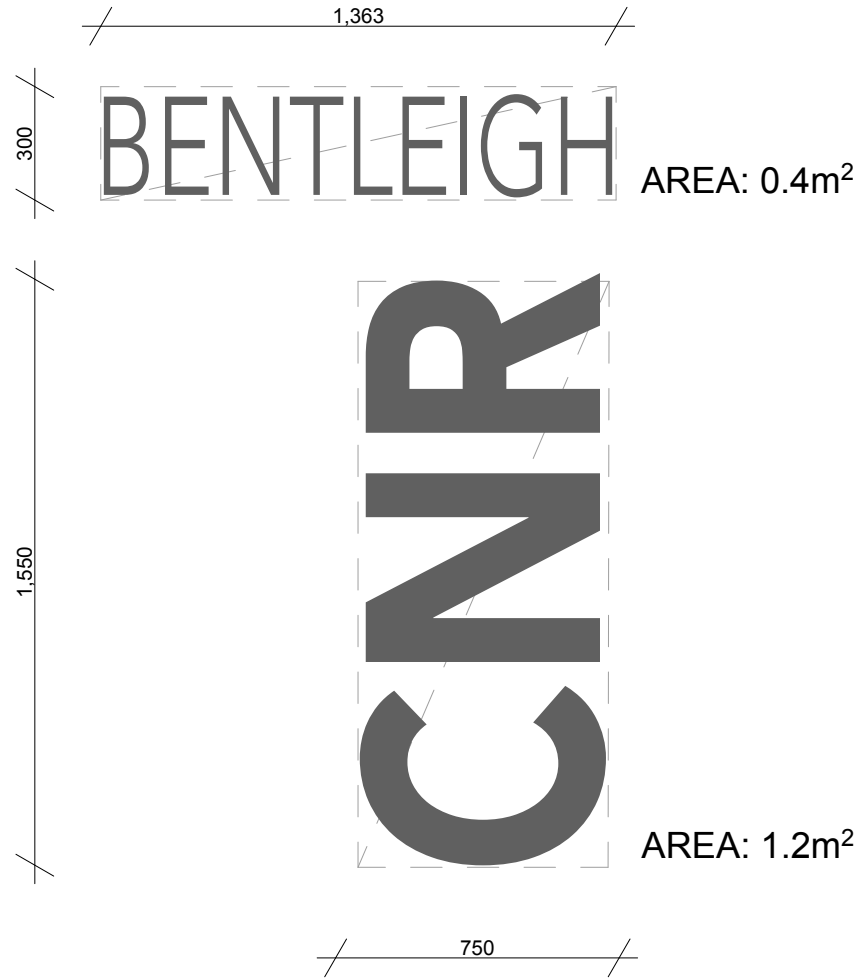
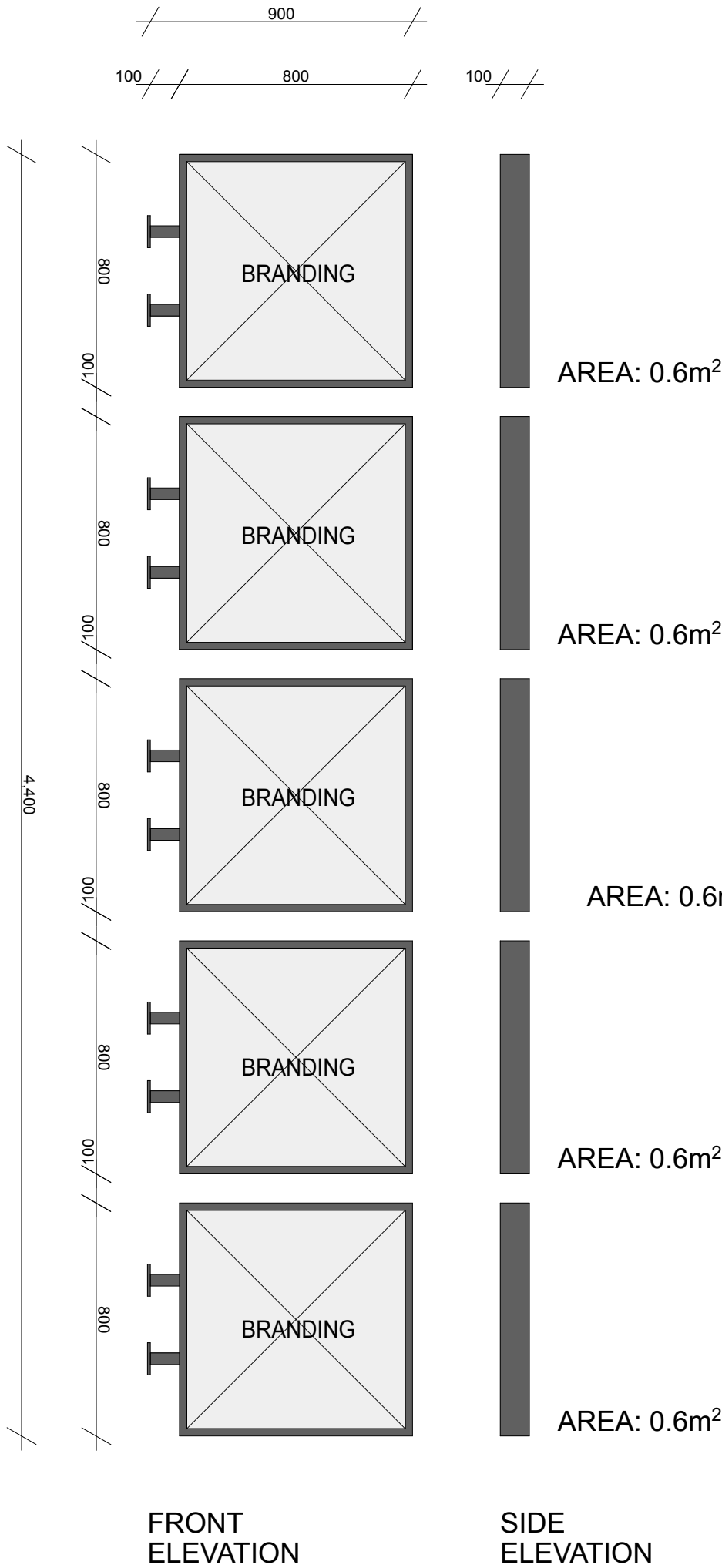
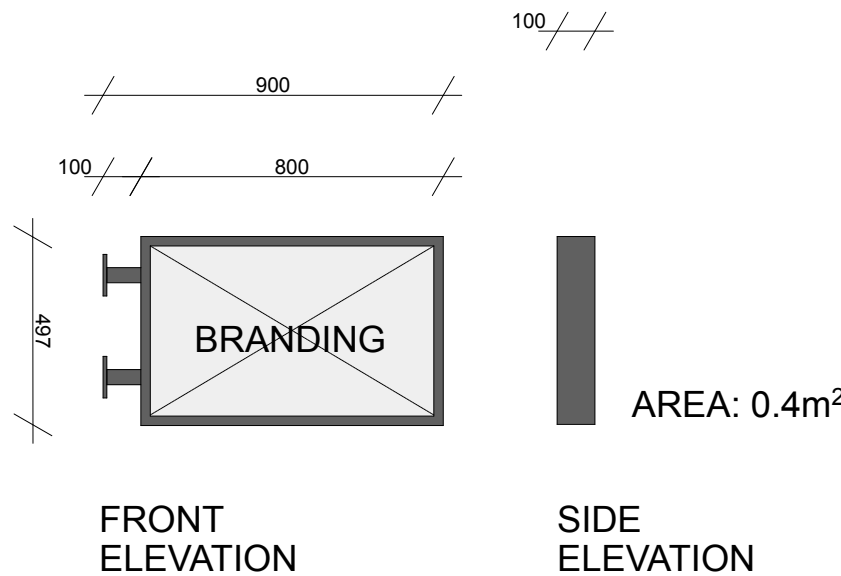
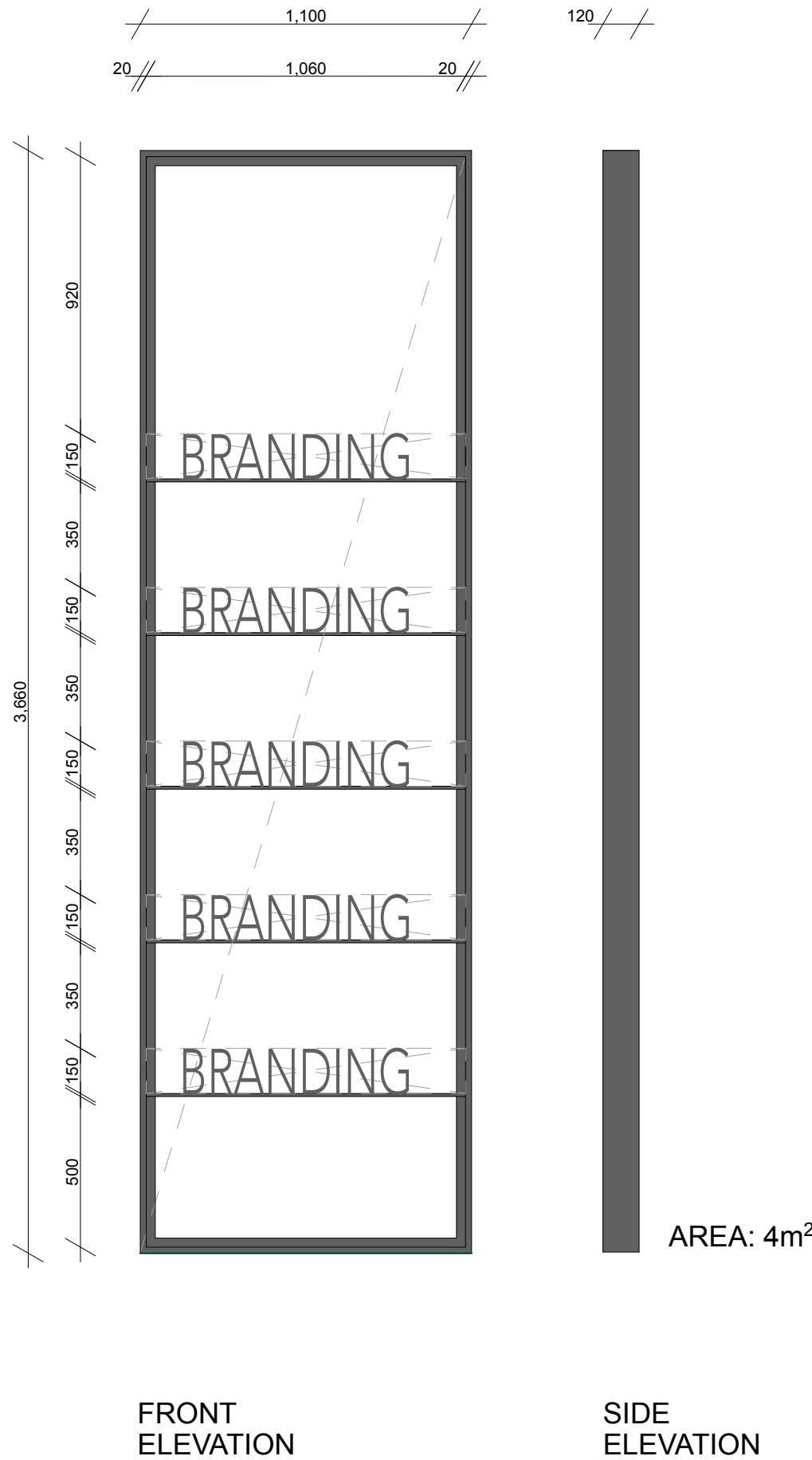
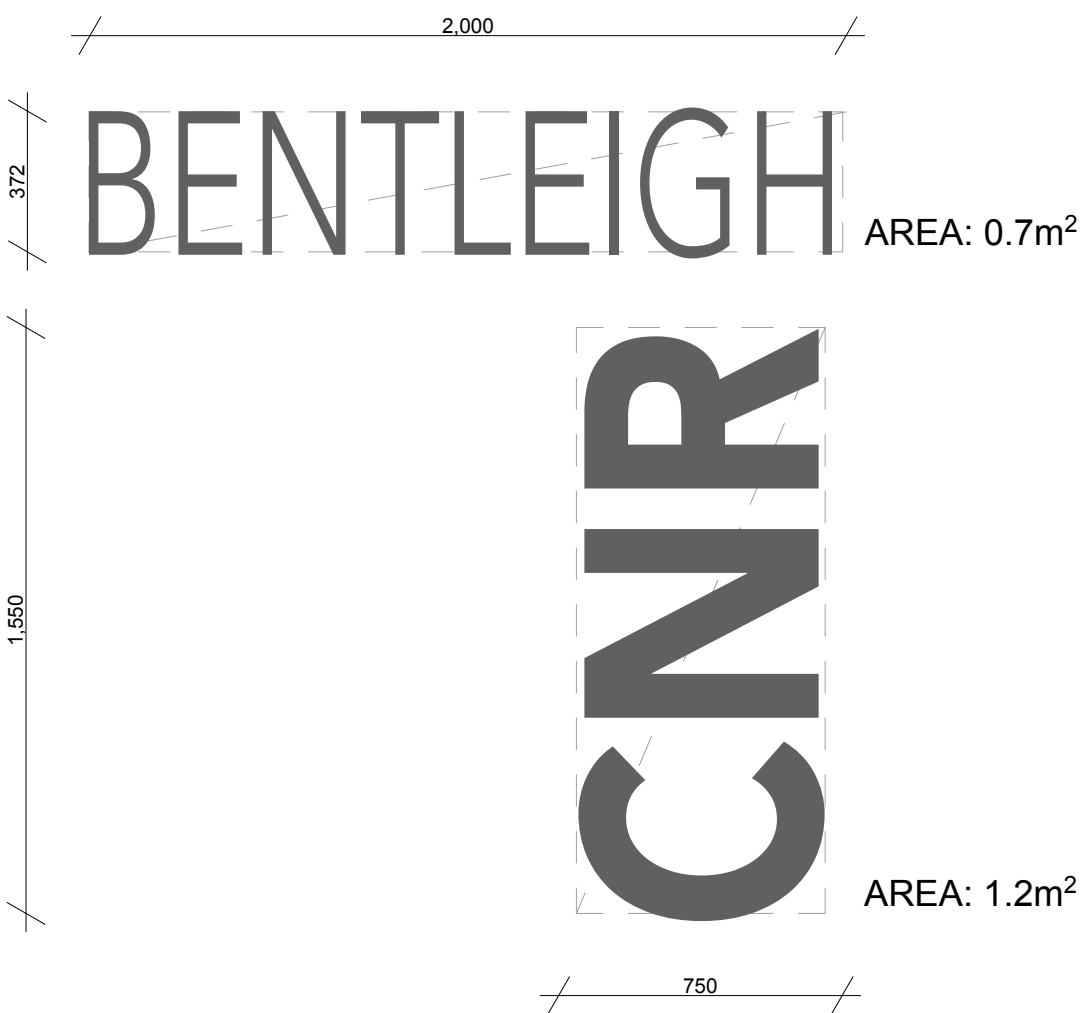
Client Benewer Pty Ltd

Notes
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®



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

Dwg No. TP16

Project No. 2150

Revision C

Date 31/01/2025

Project Mixed Use Development

Address 99 Brewer Road, Bentleigh VIC

Client Benewer Pty Ltd

Notes
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®

Notes

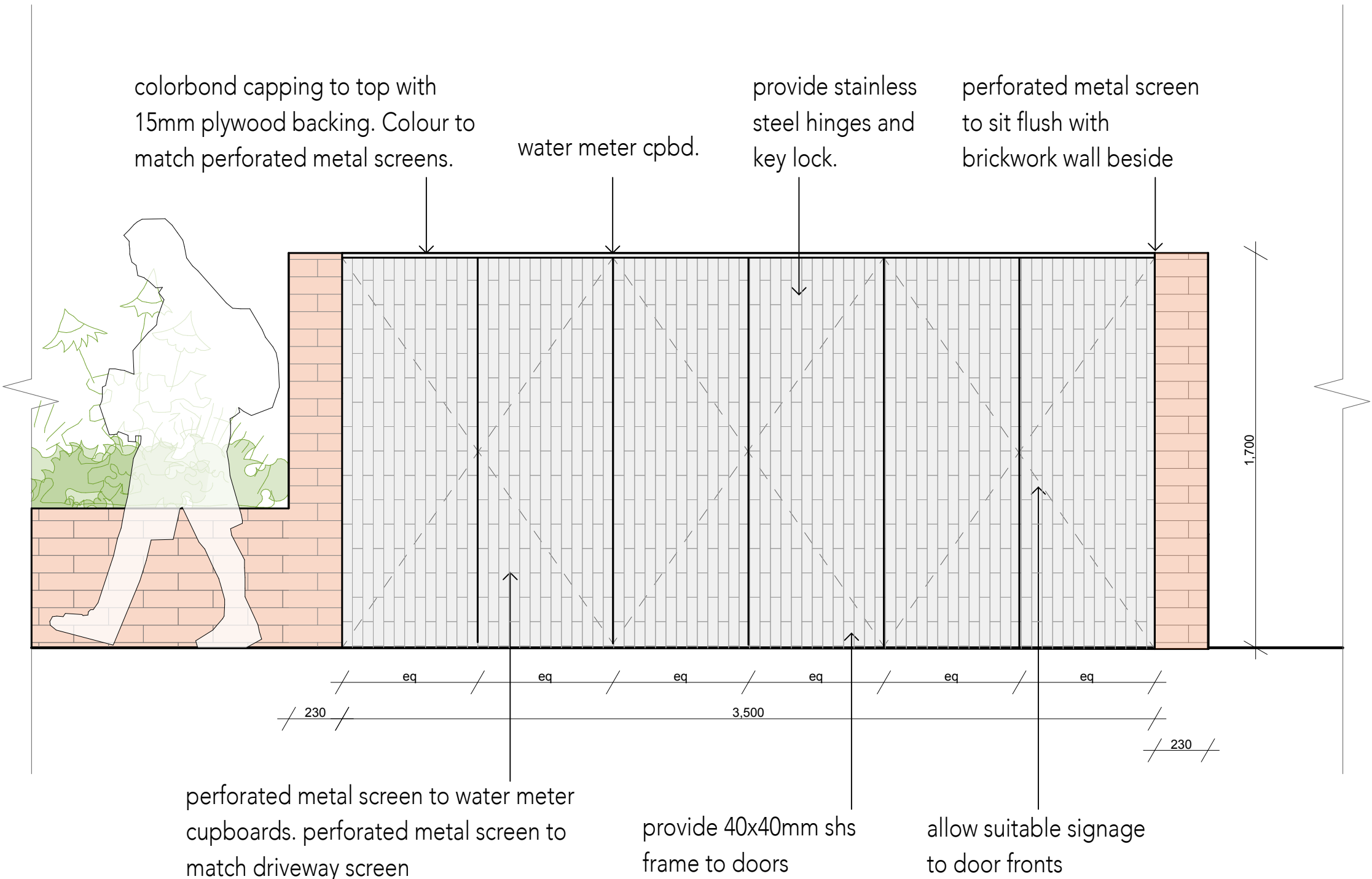
This drawing is based on preliminary information and requires further advice from professional consultants and is subject to approval from the relevant statutory authorities

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

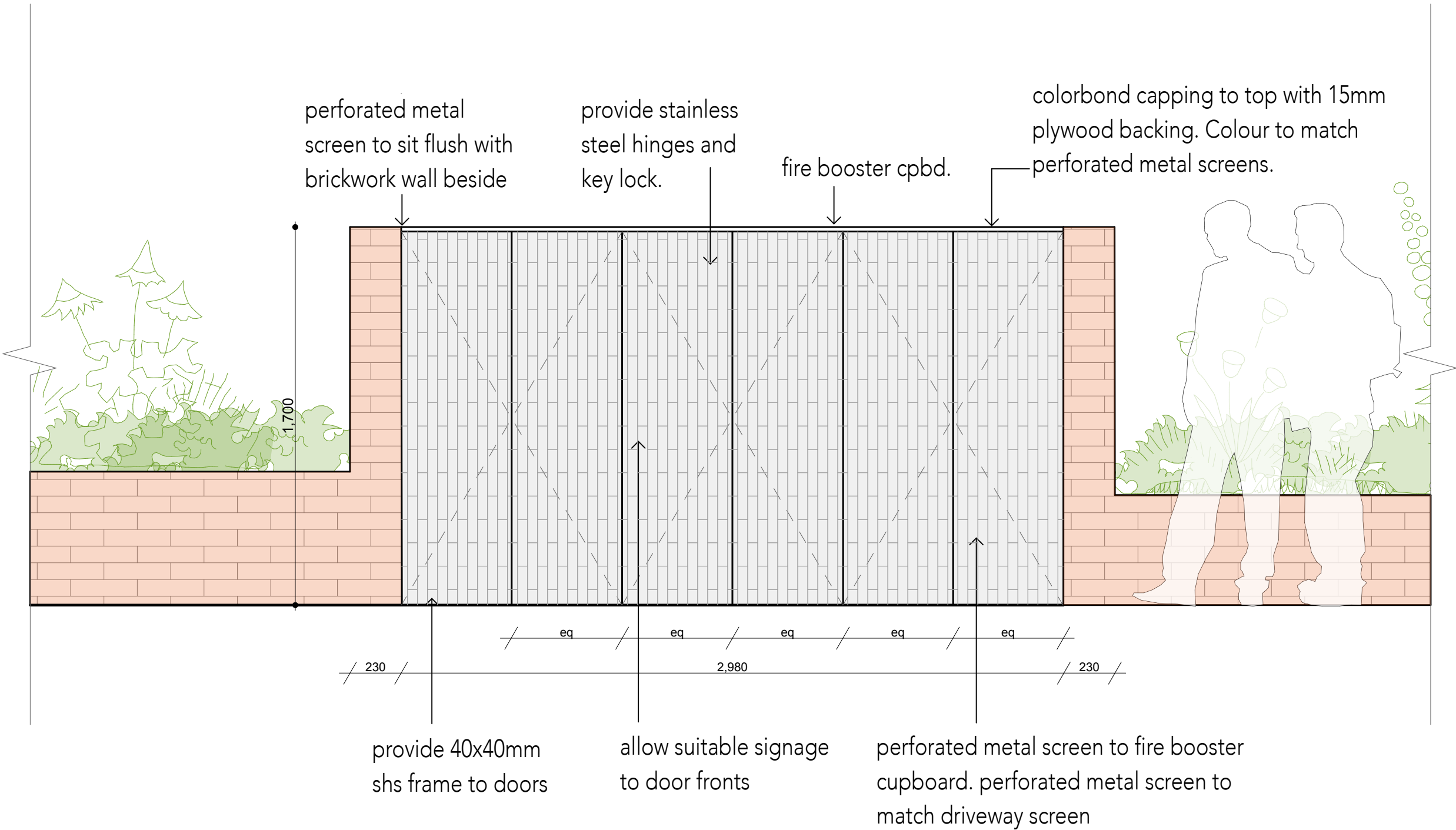
JAM Architects accepts no legal responsibility for any decision, commercial or otherwise made on the basis of the information presented.

This drawing is copyright & remains the property of JAM Architects Pty Ltd®



WATER METER CUPBOARD ELEVATION

SCALE 1:20



FIRE BOOSTER CUPBOARD ELEVATION

SCALE 1:20

General Note:

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

Jam Architects Pty Ltd
ABN 55 005 703 195

Level 2
7 Howard Street
Richmond 3121
Victoria Australia

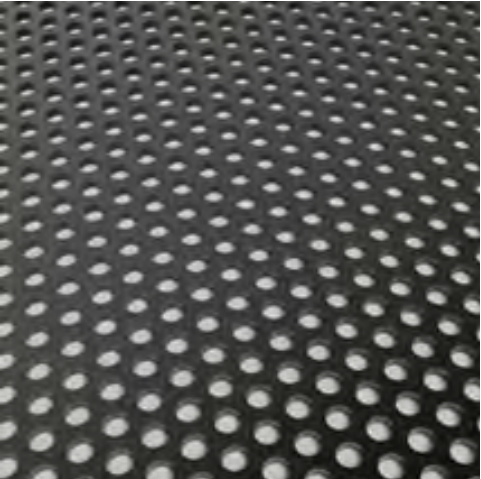
Suite 8
400 Pakington Street
Newtown 3220
Victoria Australia

+61 3 94297744
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



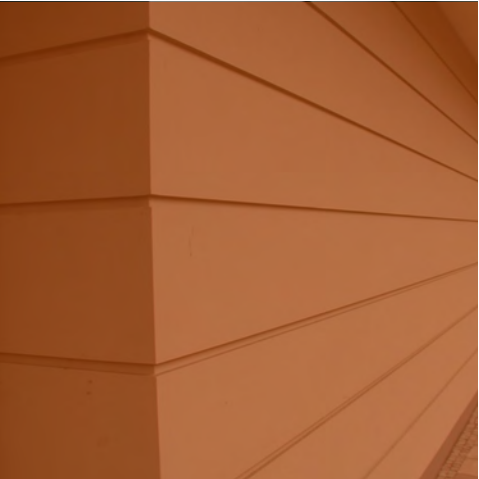
JAMES HARDIE SCYON
AXON VERTICAL GROOVE
CLADDING GRAINED:
DULUX DOMINO PAINT
FINISH



JAMES HARDIE STRIA
CLADDING: DARK GREY
PAINT FINISH



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



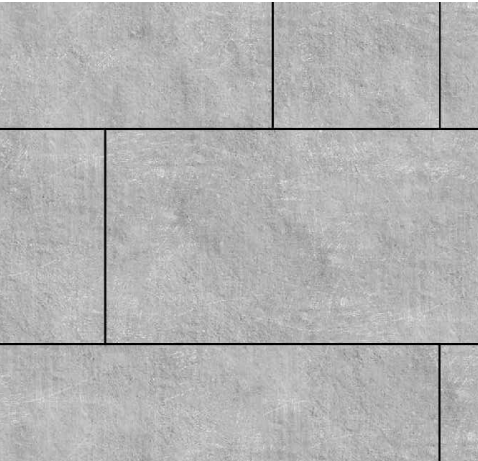
RENDERED FINISH WITH
VERTICAL GROOVES;
RENDER COLOUR TO
MATCH DULUX DOMINO



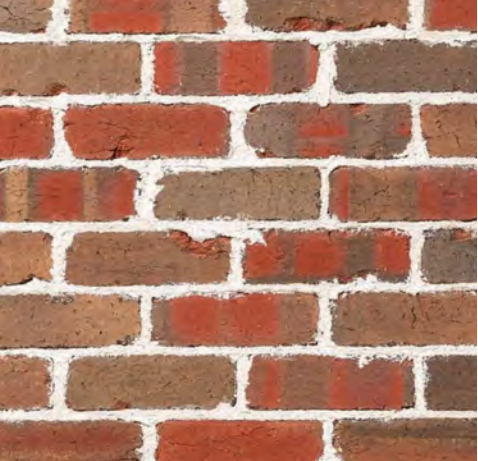
TEXTURED RENDER LIGHT
GREY PAINT FINISH



CONCRETE WALL WITH
STAGGERED RECESSED
GOOVE PATTERN



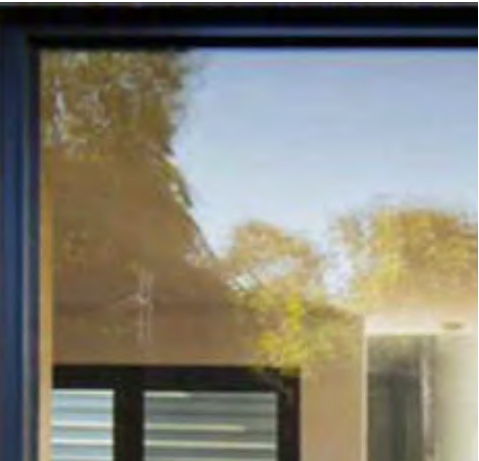
FACE BRICKWORK WITH
STRETCHER BOND PATTERN
'NUBRICK BRUNSWICK BLUE'



TEXTURED RENDER
DARK GREY PAINT
FINISH



POWDER COATED FRAMES
TO GLAZING, CHARCOAL
FINISH



Notes

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". 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®

Project Mixed Use Development

Address 99 Brewer Road, Bentleigh VIC

Client Benewer Pty Ltd

Date 15.08.2024 Drawn

Dwg No. TP18

Project No. 2150

JAM>rchitects

Jam Architects Pty Ltd
ABN 55 005 703 195
T +613 9429 7744
info@jamarchitects.com.au

Level 2, 7 Howard Street
Richmond Victoria 3121

Suite 8, 400 Pakington Street
Newtown Victoria 3220

