

PLANNING AND ENVIRONMENT ACT 1987  
GLEN EIRA PLANNING SCHEME

# CONSTRUCTION MANAGEMENT PLAN

99 BREWER ROAD, BENTLEIGH, VIC 3204

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

GE/DP-33820/2020/A

Sheet: 1-84 of 84

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

Endorsed on: 24 April 2024



## Project Details

### Developer Details

Company: H Co Property  
Address: Suite 1.02, 697 Burke Road, Camberwell 3124  
Contact: Anika Cote  
Ph.: 0410 501 052

### Main Contractor

Company: Coben  
Address: Level 1/26 Thomson St, South Melbourne VIC 3205  
Ph No.: 03 8589 3470

I have due authorization and delegation to sign this Construction Management Plan on behalf of the Company listed above and take responsibility for ensuring compliance with our commitment specified herein, the Activities Local Law 1999, Environmental Local Law 1999 and any other relevant legislation.

Name: Toby Grayson

Position: Project Manager

Signed



Dated: 12<sup>th</sup> December 2023

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## **Summary**

This construction management plan has been prepared by Coben responding to the Planning Permit GE/DP-33820/2020/A, Condition item 16.

The report is based on drawings supplied by JAM Architects Pty Ltd.

Should the circumstances or parameters described in this construction management plan, then the construction management process should be reassessed.

## **Overview**

99 Brewer Road is a modern four-story structure, complete with underground parking, meticulously crafted to blend in harmoniously with its surroundings, mirroring the architectural elements of nearby homes and seamlessly integrating into the neighbourhood's visual fabric. 99 Brewer Road is envisioned to serve a diverse range of purposes, including medical suites, allied health services, a childcare centre, and a street-level café, fostering vibrant community interaction.

Construction will be contained within the site title boundaries and adequate measures to protect the amenity of the adjoining properties and council property have been considered with details outlined below.

## **Permit Conditions**

This endorsed construction management plan must always be implemented and complied with to the satisfaction of the responsible authority. Should the methodologies described within the plan need to change substantially, the plan will be updated and further written approval will be sought from the responsible authority.

## **Construction Timeline**

Site mobilisation and setup is planned to commence mid-January 2024 with construction works planned to commence late January 2023. The project is expected to be completed by April 2025.

Refer to Appendix E for construction program.

# 1 Public Safety, Amenity and Site Security

## 1.1 General

All Public Safety, Amenity and Site Security is to comply with Regulation 116 of the Building Regulations 2018 & Community Local Law 2019.

### 1.1.2 Dilapidation Report

Coben will prepare a dilapidation report of the existing surface conditions of adjacent sites on the shared boundary including the following:

- Council Assets to the Front of the Property as well as Council nature strip.
- Adjoining neighbour at 45 Bendigo Avenue, north of the subject property.
- Building walls and fences of adjoining properties on the shared property boundaries.

### 1.1.3 Asset Protection Inspection – Completed by Council

An asset protection inspection will be required for this site.

The asset protection process helps to ensure public assets and infrastructure – like footpaths, drains, nature strips, roads and vehicle crossovers are reinstated if damaged as a result of building works.

A Council Officer will inspect the community assets prior to Coben commencing works. Random inspections will also be completed for the duration of the works to monitor the condition of assets and provide advice to builders as required.

If during the course of construction, the footpath or the nature strip is damaged, the damaged area will be levelled, reconstructed and/or reseeded to council satisfaction.

No works will be carried out without a permit, which are likely to damage, interfere with, or destroy anything in, on or under any road or Council land including, without limitation, any fence, tree, tree band / guard, sign, sprinkler, service conduit, hydrant or other assets vested in or under the control of the Council.

Any damage to council assets throughout the development will be reinstated to the standard and satisfaction of the responsible authority and at the cost of the permit holder with any relevant permits or consent obtained from Council.

An application form for an Asset Protection Inspection Fee can be found at the following link:  
<https://www.gleneira.vic.gov.au/services/planning-and-building/building/permits/asset-protection-permit>

### 1.1.4 Construction Work Zone Permit

It is anticipated that a construction work zone will not be required for this project. However no standing signage along Brewer Road will be required to assist with Construction traffic entering and leaving the site.

### 1.1.5 Protection Works Notice – issued by Building Surveyor

It is expected that the prior to issuing a building permit, the building surveyor will issue a determination that protection works will be required. Protection works is usually only required where the building work is close to structures or vegetation on neighbouring properties.

Protection works may be required where there are structures other than paling fences built on the boundary and works are proposed in close proximity to these structures. If protection works are required, the following will be required:

- Coben to notify affected neighbours by serving a Form 7 Protection Work Notice which will detail the details of the proposed building works and the protection works required to protect the adjoining property from damage during the construction works
- Coben to arrange appropriate insurance against damage caused by the protection work to the adjoining property and other associated liabilities
- Prepare a survey of adjoining properties
- Pay expenses incurred by adjacent owner in assessing proposed protection work and in supervising the carrying out of protection work in relation to an adjoining property
- Compensate an adjoining owner or an adjoining occupier for inconvenience, loss or damage suffered by the adjoining owner or adjoining occupier in connection with the carrying out of protection work

#### 1.1.6 Vehicle Crossing Permit – issued by Council

A Vehicle Crossing Permit will be required for this site.

#### 1.1.7 Services locations and protection

See Appendix E for all services plans.

### **GAS**

Multinet Gas Network gas high pressure mains runs along the eastern side of the site in Bendigo Avenue in the nature strip reserve.

### **WATER**

Southeast Water water mains run along the eastern side of the site in Bendigo Avenue Road reserve.

### **ELECTRICITY**

There are powerlines running along the eastern side of the site in Bendigo Avenue and high voltage (HV) underground cables along the street frontage on Brewer Road. Therefore, no risk is anticipated to construction vehicles passing the area. Coben will arrange a No Go Zone inspection with the power provided United Energy, to review proposed construction activities and methodologies within the vicinity of the powerlines on Bendigo Avenue, and ensure that the appropriate safety controls and procedures are put in place, which will likely require the installation of visual warning devices (tiger tails) and the requirement for ESV registered spotters if working between 3.6m and 6.4m from the powerline.

Disruptions to service supply are not anticipated but should any road opening be required, appropriate permits will be sought from the relevant service authorities.

#### 1.1.8 Hoarding Permit

Hoarding will be constructed around the Eastern and Southern boundaries of the site. The eastern hoarding is on the site boundary and will not occupy council land, hence it is not anticipated that a hoarding permit will be required for this section of hoarding. The hoarding along the Southern boundary will be outside the site to accommodate the scaffold during construction works and will require a hoarding permit.

A permanent boundary fence will be installed along the Western boundary to site which will be clad in either perforated sheeting or a weldmesh type material. The fence needs to meet Department of Transportation safety requirements as it is adjacent the train line. The requirements of this fence, and approval to carry out the works, are being coordinated closely with the Department of Transportation.

More information can be found at the following link:

<https://www.gleneira.vic.gov.au/services/planning-and-bilding/building/permits/hoarding-permit>



## 1.2 Public Amenity and Safety Measures

### 1.2.1 Street Pedestrian Management

Footpaths should not typically be occupied for the works. Should they be required for whatever reason, such as a large crane activity, an Occupation of Road or Footpath Permit will be obtained from council before these works proceed. Refer to Appendix d – Traffic Management Plan.

Should the footpath become cracked and uneven at any stage through the construction process, Council will be notified for a course of action to be taken.

Any person will not, without a permit, undertake any activity which is likely to or does damage, interfere with or destroy anything in, on or under any road or Council land including, without limitation, any fence, tree, tree band / guard, sign, sprinkler, service conduit, hydrant or other assets vested in or under the control of the Council.

Any damage to council assets throughout the development will be reinstated to the standard and satisfaction of the responsible authority and at the cost of the permit holder with any relevant permits or consent obtained from Council.

Trade vehicles accessing the site will be made aware of the surrounding residential properties and ensure they are cautious of the occupants and local pedestrians.

Refer to Section 2 for details relating to Traffic Management.

### 1.2.2 Spillage of Mud & Debris

Mud on site will be minimised with the placement of crushed rock at the site access and the vehicle loading and unloading area. To prevent spillage during cartage, vehicles will not be overloaded.

Truck wash-down equipment will be provided beside the main entrance with provisions of a sweeper, broom, shovel and a high-

pressure hose as required. Trucks carrying excessive dust or soil will be cleaned prior to leaving the site.

A shaker grid will be installed where trucks exit site during bulk excavation works to reduce the amount of debris that is transported onto the roadway.

Conditions of surrounding footpaths and amenities will be regularly inspected to ensure areas surrounding the site are not affected by spillage or contamination.

#### 1.2.3 Clearing Roads & Footpaths

In the event that there are any spillages either from the top or base of construction vehicles, public roads or footpaths will be immediately cleaned manually with shovel, scraper and broom. Spillages will not be hosed nor allowed to flow down storm water drains.

### 1.3 Fencing, Lighting & Site Security

#### 1.3.1 Construction Site Security

The construction site will be secured along its boundaries to secure the construction zone from public and unauthorized access. Hoarding will be installed on the Eastern and Southern boundaries, permanent fence along the Western boundary, and the existing permanent paling fence of the residential neighbour on the Northern boundary.

All fences will be inspected and made secure prior to commencement of work and maintained at all times.

There will be two sliding access gates on the Eastern boundary that will be used for access and will be close when deliveries are not occurring.

#### 1.3.2 Perimeter Fencing Lining

All perimeter chain wire fencing (if installed) will be lined & securely fixed with shade cloth as a dust control barrier.

#### 1.3.3 Site Lighting

Any overhead lighting provided for after-hours site security and safety will be pointing directly downwards and baffled to minimise light intrusion on adjoining properties.

#### 1.3.4 Non-authorized Entry by Site Users

All visitors are to report to the site office/site supervisor before entering the site – this will be clearly signed. All construction access gates are to be securely locked at the end of each day.

#### 1.3.5 Public Protection Safety Provision During Construction Activities

An appropriately trained spotter/traffic manager will supervise all large delivery vehicles to ensure public safety – particularly during unloading/loading where risk to public safety may be heightened.

#### 1.3.6 On-site Safety and Protection

All persons, whether construction or authorised visitors entering the site must wear the necessary Personal Protective Equipment (PPE) provisions including hard toed shoes and high visibility gear. All workers should have safety glasses, hard hats and ear plugs available for use when appropriate.

### 1.4 Signage

#### 1.4.1 Addition/Site Signage



Standard site signage will be installed on all site entries to identify project contact details, safety procedures and activities relating to high-risk construction activities and use of large equipment and plant.



## **2 Traffic Management**

All traffic management movement to and from the site is to comply with the Road Safety (Traffic Management) Regulations 2019, Traffic Management Code of Practice Vic

### **2.1 General**

#### **2.1.1 Permanent or Temporary Vehicle Crossover Permit**

A temporary crossover will be formed in place of the new final crossover in the location entering the basement level on Bendigo Avenue frontage, this will be the main vehicle/deliver entrance for construction activities. All existing crossovers will be made redundant and removed to enable reinstatement of footpath, nature strip and kerb & channel to the road reserve. A Vehicle Crossing Permit will be required at time of construction, refer to Section 2.1.2.

#### **2.1.2 Construction Work Zone Permit**

Refer to Section 1.1.4.

#### **2.1.3 Site Access**

The primary entrance for all construction activities will be across the existing crossover into the site via Bendigo Avenue accessed from Brewer Road.

Usage of the existing access as an entry point is expected to be relatively frequent with the majority of site materials and waste to be loaded and unloaded through this location. As the site entrance is located off the main road, the impact of construction works on traffic is expected to be minimal.

Delivery times will be planned to minimise the possibility of large deliveries coinciding, in order to limit possible effect on the traffic in the local area.

All building materials and stockpiles will be secured within site boundaries.

### **2.2 Footpaths, Roads & Pedestrian Access**

#### **2.2.1 Pedestrian Access & Crossings**

The footpaths bounding the two street frontages will always be maintained free from any works for pedestrian access. In the event of services works outside of the construction zone, all relevant street occupation permits will be obtained, and traffic management measurements put in place to undertake the necessary street works.

Temporary fencing / barriers will be placed around the vicinity of the works to safely protect the public from building works activity.

#### **2.2.2 Occupation of Road or Footpath Permit**

As the building on the eastern elevation is set back from the property boundary by 5m, generally loading and unloading of materials will take space within the site, hence an occupation of road or footpath permit should not be required for these activities. Crane activities and concrete pumping will also be carried out from within the site. Refer to site Layout Plan in Appendix C. If works do need to be carried out in the public space for whatever reason an occupation of road or footpath permit will be applied for.

An application for an Occupation of Road or Footpath Permit can be found at the following link:

<https://www.gleneira.vic.gov.au/services/planning-and-building/building/permits/occupation-of-council-land-or-road>

### 2.2.3 Asset Protection permit

An asset protection permit will be required if the footpath, nature-strip or kerb and channel are opened to connect various services in the street or easement.

Information on Permit Application can be found at the following link:

<https://www.gleneira.vic.gov.au/services/planning-and-building/building/permits/asset-protection-permit>

### 2.2.4 Temporary Protective Structure Permit

As the building is very close to the boundary on the Southern side of the property, scaffold will be required to be installed outside the site boundary for a large portion of the structure and façade works. A temporary protective structure permit will be applied for. The scaffold will not impact on the adjacent footpath which is several metres back from the site boundary. Refer to site Layout Plan in Appendix C.

## 2.3 Traffic Flow & Public Impact

### 2.3.1 Traffic Management

As the site entrance is located off the main road Bendigo Avenue it is within a relatively low traffic area in a predominantly residential zone. Sufficient clearance for construction access into and out of the site without major disruption to local traffic is expected.

It is recommended that trucks reverse into the site and leave in a forward direction if they are unable to do a U-turn within the site. This will be carried out with the assistance of traffic controllers temporarily stopping traffic if required.

Disruptions to traffic within Bendigo Avenue will be minimised with appropriate traffic coordination during construction vehicle access. A traffic controller will be located at the site entrance to supervise all vehicles entering or exiting the site and to direct pedestrians, cyclists and roads users within vicinity of the site. Large vehicles should be supervised by a ground spotter.

Traffic management will be in accordance with details outlined within this report and any information outlined in a council-approved traffic management plan.

### 2.3.2 Traffic Control and Flow Co-ordination

An appropriately trained spotter/traffic manager will supervise large delivery vehicles to ensure public safety during site entry and exit.

The footpath will not be obstructed during majority of construction and traffic controllers will ensure that Pedestrians are prioritised during any vehicle entry into site.

All concerned roads and footpaths will remain open and traffic flow undisturbed unless relevant approvals have been granted from Glen Eira City Council.

Heavy vehicle maneuvers must be undertaken under full traffic control. There may be a temporary wash down bay established at the front of the site for vehicle cleaning via the use of a high-pressure hose, scraper, shovel and broom if needed.

The amenity of surrounding streets will be maintained at all times and the occupying contractor will ensure Minimal contamination is caused to the surrounding environment.



#### 2.3.3 Impact of Construction Site Activity on Surrounding Traffic Flow

Labourers will unload supplies and equipment within site boundaries.

Significant disruption to traffic flow is not anticipated as there is clear access into the site.

Large trucks entering or exiting the site will also be supervised by labourers trained to safely manage traffic.

#### 2.3.4 Council, Public Transport Authority or VicRoads Concerns

All vehicles will preferably exit the site in a forward direction to assist with traffic flow on and ensure public safety.

All construction works are to be compliant with local road legislation, parking restrictions and permitted operations from Council, public transport services and traffic authorities.

#### 2.3.5 Worker Parking

Workers will fully comply with local traffic conditions and ensure that their access to the site will not unreasonably interfere with locals and their private operations. The construction supervisor will enforce worker compliance.

Worker parking in the area is expected to have a limited effect on residents as majority of construction work will occur during standard working hours. All site personnel will respond accordingly to changes in local parking regulations.

It is encouraged that majority of workers use the surrounding public transport system in the area such as buses/trams as an alternative to parking within the area. Carpooling to site is also highly encouraged.

Workers will be notified of the parking arrangements upon induction.

## **3 Stakeholder Management**

### **3.1 General**

#### **3.1.1 On-site Staff & Contact Details**

Contact details for liaising with site liaison inside or outside of working hours will be provided in a clear location near the front entrance to the site (as required by Building Permit conditions and Building Regulations).

There will be approximately 50 workers on site during the project's most active period.

#### **3.1.2 Site Inductions**

All contractors, tradespersons and subcontractors will operate in accordance with the Construction Management Plan.

Site inductions will be required for all workers and visitors to the site as required by Occupational Health and Safety Act regulations.

Site inductions will include discussion of environmental issues to be managed and procedures for these.

The site supervisor or labourer will undertake all site inductions to new site workers and the contents of this Construction Management Plan will be conveyed to any new contractors.

Workers will park in accordance with road rules and will also ensure they do not park close to driveways.

#### **3.1.3 Location of Site Entries, Deliveries and Expected Frequency**

The main entrances to the construction site will be the main entrance on Bendigo Avenue. Throughout construction, this access point will be used for all construction activity.

Clear entry into the site will be provided for trucks, building plant and equipment access to reduce disruption to footpath and road traffic.

Please see attached Appendix C – Site Layout Plan.

### **3.2 Plant/Equipment**

#### **3.2.1 Crane or Lift Permit**

It is anticipated that a mobile crane will be required for this project. Use of the crane will be restricted within the construction site boundaries. Therefore, it is not anticipated that a crane permit will be required.

#### **3.2.2 Dangerous Goods Storage**

All paints are proposed to be acrylic. There will most likely be no flammable or combustible liquids used on site. Re-fuelling of all trucks will be off-site.

In the unlikely event that flammable or combustible liquids need to be retained on site, they will be stored in the storage container and appropriately signed as required.

Dangerous goods storage to be in accordance with AS1940-1993 Storage & Handling of flammable & combustible liquids as well as AS1216-1995 Class labels for dangerous goods.

### **3.3 Communication Plan**

#### **3.3.1 Communication with Locals**

Regular communication by the Main Contractor or a representative with the business owners/tenants and Residents of the adjoining properties is recommended to ensure that there is a good working relationship with surrounding business occupiers/residents.

Items recommended to be outlined include:

- Stage of project
- Anticipated timeframe of significant works
- Contact details for project concerns.

Refer to Appendix F – Sample Notification Letter



## **4 Operating Hours, Noise and Vibration Controls**

### **4.1 General**

All operating hours, noise and vibration controls is to adhere to the requirements of the Environmental Protection Authority – EPA.

#### **4.1.1 Operating Hours**

Site construction hours will be as follows:

Mon-Fri: 7:00 am – 6:00 pm

Sat: 7:00 am – 1:00 pm

No works to occur on Sunday or public holidays.

Except with the written consent of the Responsible Authority, demolition or construction works must only be carried out between 7.00 am — 5.00 pm, Monday-Friday (excluding public holidays) and 7:00 am — 1:00 pm, Saturday. No work is to occur on Sundays or any public holiday.

All site operations must comply with the relevant Environmental Protection Authority's (EPA) Guidelines on Construction and Demolition Noise.

### **4.2 After Hours**

#### **4.2.1 After Hours Work Permit**

NA – all work will occur within EPA Construction Guidelines

#### **4.2.2 After Hours Site Security**

All site boundaries will be secured by temporary or existing fencing. Site lighting, as shown below, will be provided if vandalism is evident or safety concerns demand it.

### **4.3 Noise Control**

#### **4.3.1 Noise from Construction Workers**

The site supervisor or labourer will undertake all site inductions to new site workers and the contents of this Construction Management Plan will be conveyed to any new contractors.

This will include construction site behaviour, noise, safety measures and impact on local business and residents, as well as the standard construction site procedures and details.

The contractors' and CMP compliance contact's details will be on a clear location at the front of the site.

During induction, the supervisor will ensure that all subcontractors and site personnel are cautious of the Surrounding residential properties, taking care to minimise the effect of construction activities on the surrounding occupants.

The site supervisor or occupying contractor will also ensure that reasonable noise levels are enforced on the site and will take responsibility in ensuring that appropriate action is taken to reduce noise where it is excessive.

Voice communication across and radios on the site will be limited as to not affect neighbouring property concerns. The site supervisor is to check with local business and residents periodically (during monthly update) whether noise on site is adversely affecting them and take action as required.

#### 4.3.2 Excessive Noise from Plan or Construction Activity

While workers may arrive on site prior to or exit the site after the above hours, machinery and tools will only be used within the above working hours.

Noise from construction activity should be reduced or silenced where possible. This includes silencing Mechanisms for the use of jackhammers and implementing manual practices where machine use produces excessive noise if practicable. All plant and machinery shall have the correct bafflers attached. All noise producing equipment will be programmed not to operate simultaneously, reducing noise accumulation on the site.

All works are to be in accordance with EPA Noise Control Guidelines 12 for Construction (Publication 1254 Oct 2008) State and Local Authority Guidelines including Sepp N1 and NIRV guidelines on noise control. Any excessive noise, particularly from excavation activity, is to occur in accordance with EPA Construction and the Environmental Protection Act 1970.

The CMP document will form part of the site induction attended by all personnel who enter the site. It is recommended that a signed declaration be provided by all site personnel indicating that the CMP has been read and a copy of the CMP made available on-site at all times.

It is unlikely that excessive noise producing plant and equipment will be required for this development. Demolition and deconstruction of existing structures will produce the most noise and this will be early in the project.

## **5 Air Quality and Dust Management**

Air and Dust management is to comply with the requirements of the Environmental Protection Authority – EPA.

### **5.1 General**

#### **5.1.1 Equipment Causing Excessive Dust or Affecting Air Quality**

Excavations will most likely be performed with the use of conventional earth moving equipment. There will be no hammering or explosive material use on any rock found.

All rock will be ripped from the ground only, subject to geotechnical report.

If there is any risk of airborne dust, the site will be watered down as required.

#### **5.1.2 Dust & Airborne Matter Management**

Water should be connected during the excavation and construction process to enable watering down if required.

Any currently unfenced areas or areas which need extra fencing should be safely secured with the installation of A chain wire mesh fence with dust-proof cloth.

Earth may be stockpiled on site in an appropriate and safe area. Covering stockpiled earth is recommended to reduce chance of dust becoming airborne.

An effort will be made to reduce the use of hazardous materials such as MDF on site. If such materials are cut on site, special cutting arrangements with appropriate ventilation will be made.

#### **5.1.3 Dust & Noise Suppression from Cutting Materials**

All works to occur well within the site boundary and within the stipulated working hours – refer item 5.1.1 above.

#### **5.1.4 Truck Mud & Dust Management**

Mud on site will be minimised with the placement of crushed rock at the site access and the vehicle loading and unloading area if required. To prevent spillage during cartage, vehicles will not be overloaded.

Truck wash-down equipment is to be provided beside the main entrance with provisions of a sweeper, broom, shovel and a high-pressure hose if required. Trucks carrying excessive dust or soil will be cleaned prior to leaving the site.

Water will be always connected when practicable to water-down excessive airborne dust throughout truck movements.

Conditions of surrounding footpaths and amenities should be regularly inspected to ensure areas surrounding the site are not affected by spillage or contamination.

### **5.2 Storage**

#### **5.2.1 Methods to Reduce Loose Material from Prevailing Weather**

Any material to be stored onsite will be securely locked up on site in the storage shed. Most building components brought onto site are expected for immediate installation on delivery.

### **5.3 Fencing**

#### **5.3.1 Type of Perimeter Fencing Used**

Solid timber hoarding will be constructed around the boundary of Eastern and Southern boundaries of the site.

A permanent boundary fence will be installed along the Western boundary to site which will be clad in either perforated sheeting or a weldmesh type material. The fence needs to meet Department of Transportation safety requirements as it is adjacent the train line. The requirements of this fence, and approval to carry out the works, are being coordinated closely with the Department of Transportation.

The eastern boundary has an existing timber paling fence installed.

## **5.4 Smoke & Pollution**

### **5.4.1 Maintenance of Plant & Onsite Equipment**

NA – all equipment and plant material to be sourced off site and returned for any re-fuelling or maintenance. Therefore, excessive smoke, pollutants and/or toxic fumes are not an anticipated issue on-site.

## **5.5 Out of Hours**

### **5.5.1 Unattended Site**

When the site is unattended:

- All loose material stockpiles will be covered to ensure that they do not become airborne as a result of wind gusts
- Site fences and boundaries should be checked for rubbish accumulation and cleaned prior to the site becoming unattended
- Bins will be covered, or bin lids will be closed if available
- Site will be checked for any loose rubbish and earth piles which may become airborne as a result of wind gusts

## **6 Stormwater & Sediment Control**

All Stormwater and sediment control is to comply with the requirements of the Environmental Protection Authority – EPA.

### **6.1 General**

#### **6.1.1 Stormwater Prevention to Adjoining Properties**

The site has no apparent significant slope. After current surface finishes are removed during the demolition process and topsoil removal is complete, there will be greater site infiltration into the bare earth. As a result, storm water runoff to surrounding properties will be less likely.

In the case that there is excess storm water, measures, such as installing silt fencing, silt socks around stormwater pit, plinth boards and sandbags around the adjoining property boundaries, will be implemented to ensure that water is contained within site boundaries.

We note the Western Boundary abutting the railway reserve has a significant slope, however following basement excavation, the surface water run off from the site will be limited as the surface area is permeable and only extends 1.0meter in width for the length of the basement adjacent to the western boundary.

Fence boundaries will be regularly checked, particularly during wet weather conditions, to ensure that surrounding boundaries are not impacted by water run-off. Action will be taken immediately where water seepage beyond the site boundary is foreseeable or evident.



#### **6.1.2 Downpipe Connection**

All downpipes are to be connected to rainwater tanks or stormwater mains as soon as practicable after construction of the roof is complete.

See below a typical image showing appropriate temporary downpipe connections.



### 6.1.3 Stormwater Filtration before Pumping into Kerb Drain

During Construction, a permit must be obtained from Council or the Water Authority to discharge any stormwater/surface water to Council's Drainage System or the sewer system.

Stormwater drainage system protection measures must be installed as required to ensure that no solid waste, sediment, sand, soil, clay or stones from the land enters the stormwater drainage system. Ground water will not be discharged to the Council stormwater system.

Council permission must be obtained if water is required to be discharged into a local stormwater main or legal point of discharge.

Sediment filtration devices such as straw bale filters, gravel surface barriers, pit baskets or geo-textile mesh screens will be provided at possible runoff points.



## 6.2 Excavation Works

### 6.2.1 Extent of Site Clearing Area

Site clearing will occur across the entire site to remove substructural elements and unrequired services from the existing structures.

Ground and topsoil excavations are required for this project. Any excavated material may be stored on-site in an appropriate area and if stored, should be covered and secured to minimise the potential for airborne dust.

### 6.2.2 Location & Extent of Excavation

Excavation works are proposed to be relatively close to the site boundary which will be fenced by the existing fences. The condition of all major assets near the boundary on adjoining properties should be recorded.

It is not anticipated that any excavations will undermine or adversely impact surrounding building structures.

## 6.3 Site Entries



#### 6.3.1 Stabilised Site Entries & Traffic Routes

The primary construction access point for major deliveries will be Bendigo Avenue from Brewer Road. This will be gated.

The crossover/driveway will be the main entry point to the site. If required, crushed rock will be poured on the driveway to prevent mud leaving the site.

#### 6.3.2 Mud Collection from Vehicles Leaving the Site

Crushed rock will be established in the vehicle access and excavation loading area to prevent excessive sediment building up on truck wheels and transferring onto the local road networks.

The footpath and road will be inspected periodically throughout each day.

Accidental spills of soil or other materials on the roadway or gutter should be removed prior to the completion of each day.

#### 6.3.3 Prevention of Uncontrolled Runoff

Uncontrolled runoff is not anticipated as the existing site is relatively flat. The site will be further levelled after topsoil excavation.

It is recommended that any sediment control measures installed to prevent water run-off along the property boundary, are checked regularly to ensure there are no gaps. If there are, and if it is apparent there is sediment drainage onto adjoining properties, a sediment barrier should be installed to prevent run-off. Where necessary, additional measures will be implemented to minimise anticipated run-off.

### 6.4 Drainage & Sediment Control

#### 6.4.1 Natural fall to the site and prevention of site water retention

The existing site is relatively flat and will be further levelled after the completion of the ground works, so water accumulation within the property is not an anticipated concern for this development.

If necessary, water will be pumped from any excavations and removed with appropriate sediment filtration. See Item 6.1.3.

Sediment controls should be checked every day to ensure optimal integrity is maintained.

Although it is not anticipated, a liquid waste company may be required to collect water if contaminated, for disposal at a licensed treatment facility.

Waste material, including liquid wastes such as paint, concrete slurries and chemicals, will not be discharged into a stormwater drain. Water washings must also not be discharged within 10 meters of a stormwater system. Designated wash spot will be provided to enable paint brushes, rollers and spray equipment to be cleaned without any discharge of by-product into the storm water system.

#### 6.4.2 Sediment Traps & Filters

All drains on or near the site are to have sediment traps or filters around them. See Item 6.1.3

#### 6.4.3 Replacement of Sediment Control Barriers

Any erosion and sediment controls in place should be checked every day and repaired where necessary. To make sure controls work, remove any trapped sediment and either reuse it on site or dispose of it as waste.

#### 6.4.4 Management of Loose Piled Materials

Any stockpiled earth on site should have a bund around it to prevent rain-washed sediment travelling throughout the site.

## **6.5 Washing & Clean-up**

### **6.5.1 Vehicle Clean Up**

Truck wash-down equipment may be provided beside the main entrance with provisions of a sweeper, broom, shovel and a high-pressure hose if required. Trucks carrying excessive dust or soil will be cleaned prior to leaving the site.

### **6.5.2 Facilities for Cleaning**

Provision is to be made for the cleaning of all equipment used such as paint brushes, rollers and spray guns so as no by-product will reach the stormwater system. This will all be contained on site and taken away. Water from rainwater tanks will be used where possible.

### **6.5.3 Proposed Vegetation**

All proposed vegetation and mulch to be installed as soon as practicable on completion of works to stabilise landscaped areas and avoid topsoil runoff.

## **7 Waste & Material Reuse Management**

All waste disposal is to comply with the requirements of the Environmental Protection Authority – EPA.

### **7.1 General**

#### **7.1.1 Resource Recovery & Waste Management Plan**

A Waste Management contractor is to be engaged to provide waste removal services in relation to the project. These services include the removal of waste material from the construction site to the Waste Management Contractor's facility. Once offsite, waste construction materials will then have sorted by the Waste Management Contractor, separated and recycled by type. The removal of hazardous or dangerous material will be performed in accordance with the Environmental Protection Act 1970, the OHS Regulations 2007 and as recommended by a suitably qualified person.

All works will comply with the Environmental and Protection Authority and Local Law 2019 in regard to waste and storage of goods.

#### **7.1.2 Type & Quantity of Material to be Removed**

The main materials to be removed from the site include the roofing, flooring and masonry construction materials from the existing building. Clean fill soil will also be excavated from the site.

### **7.2 Minimising Waste**

#### **7.2.1 Minimising Construction Waste**

All construction waste is to be minimised with correct estimation of materials prior to ordering. Further, materials are to be purchased in bulk to reduce over-packaging where possible.

#### **7.2.2 Environmental Standards**

Recycled products or environmentally improved materials will be sourced where possible.

#### **7.2.3 Environmental Training**

The nominated site foreman will be responsible for environmental training of all sub- contractors during site induction to ensure the agreed environmental objectives, outlined in this report or other project documentation, are achieved.

### **7.3 Bins & Skips**

#### **7.3.1 Waste Bin Separation**

Bins will be supplied from companies that recycle mixed loads. The bin company will be required in advance to nominate in writing which materials they recycle. Waste is to be sorted into the correct bins by workers to maximise recycling capacity.

All outside bins should have lids, be covered or deep enough to ensure that there is no airborne waste.

#### **7.3.2 Waste Bin Separation**

It is recommended that a skip is located within the site building compound.

A skip bin permit is required when a skip is located on Council land or on any public roadway. If the provision of an off-site skip is necessary, the builder must apply for a skip permit through the property's skip provider.

#### **7.3.3 General Rubbish**

All general rubbish is to be disposed in allocated closed-top or deep bins on site. The site supervisor should strictly monitor site cleanliness to reduce chance of airborne rubbish and

debris polluting local street and residences.

#### **7.4 Additional**

##### **7.4.1 Hazardous & Dangerous Materials**

Demolition for this project has already been completed.

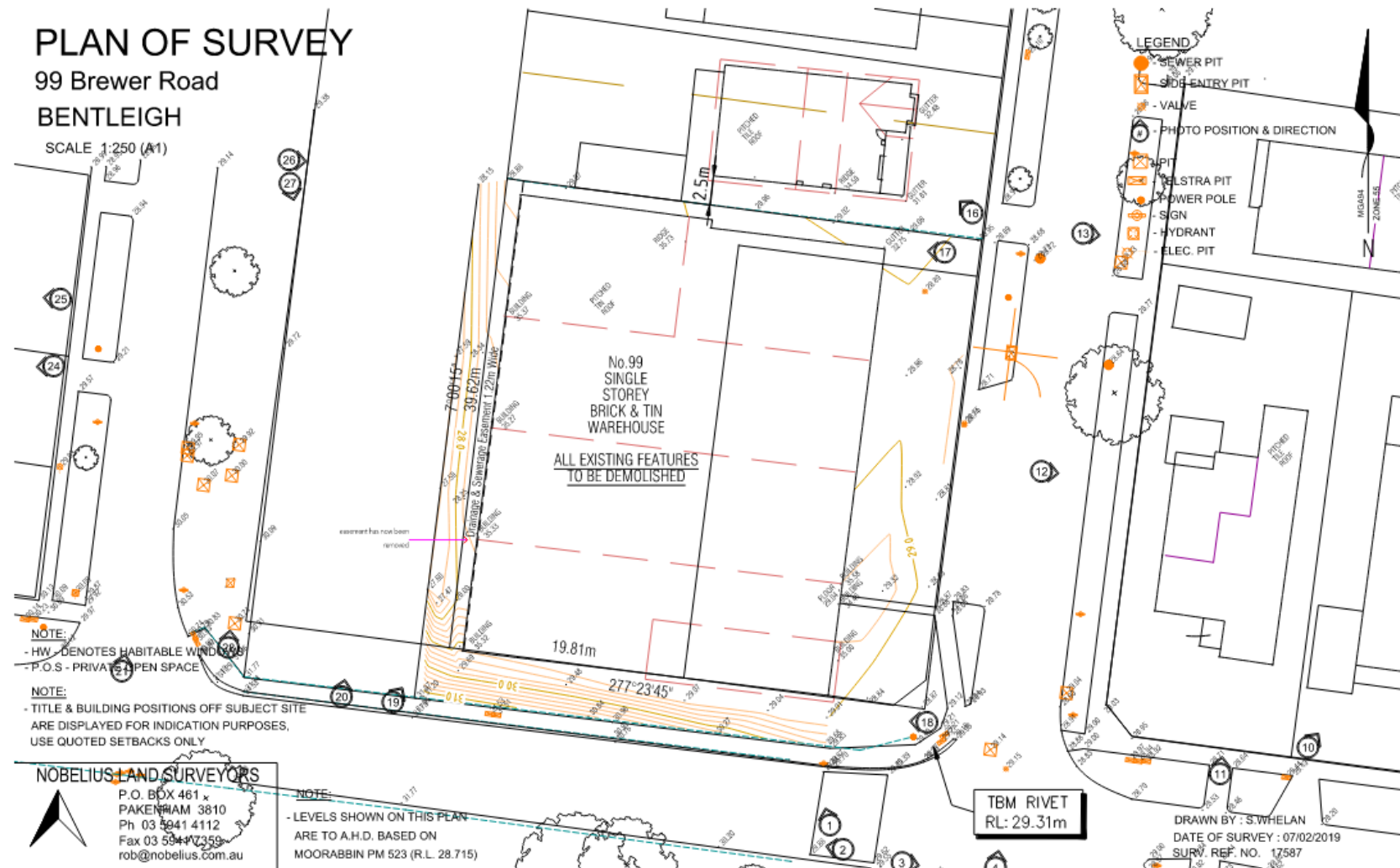
Some asbestos was identified on site and removal has already been carried out and an asbestos clearance certificate provided by Environmental Assessment Services P/L.

If there is any evidence of potential asbestos or contaminated type materials on site, an approved removal contractor will be engaged to remove the product.

##### **7.4.2 Bin Collection**

All bin collection must comply with EPA Guidelines for collection times and noise. The EPA Noise Control Guidelines Publication 1254 it states for Domestic Refuse Collection with "collections occurring once a week should be restricted to the hours 6am — 6 pm Monday to Saturday".

## APPENDIX A – PLAN OF SURVEY



<b>Notes</b>	<p>This drawing is based on preliminary information and requires further information from professional consultants and is subject to approval from the relevant statutory authorities. For Access photos are generally measured using the guidelines "Methods of Measurement for Roads and Pavements" published for the Property Council of Australia.</p> <p>All <b>Dimensions and Measurements</b> are shown to the nearest whole number.</p> <p>All <b>Dimensions and Measurements</b> are to be legal responsibility for any deviation, commercial or otherwise made on the basis of the information presented.</p> <p>This is a copyright of J&amp;M Architects Pty Ltd.</p>	<b>Project</b>	<p><b>Main Use Development</b></p>	<b>Client</b>	<p>Brewster Pty Ltd</p>	<b>Dwg No.</b>	<p><b>TP01</b></p>	<p>Architects J&amp;M Architects Pty Ltd          ABN 60 628 703 876          T 08 9342 6744          F 08 9342 6745          www.jandmarchitects.com.au</p>
		<b>Address</b>	<p>50 Brewster Road, Benleigh VIC</p>	<b>Access</b>	<p>10/11/2023</p>	<b>Project No.</b>	<p>3150</p>	<p>Level 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 6</p>

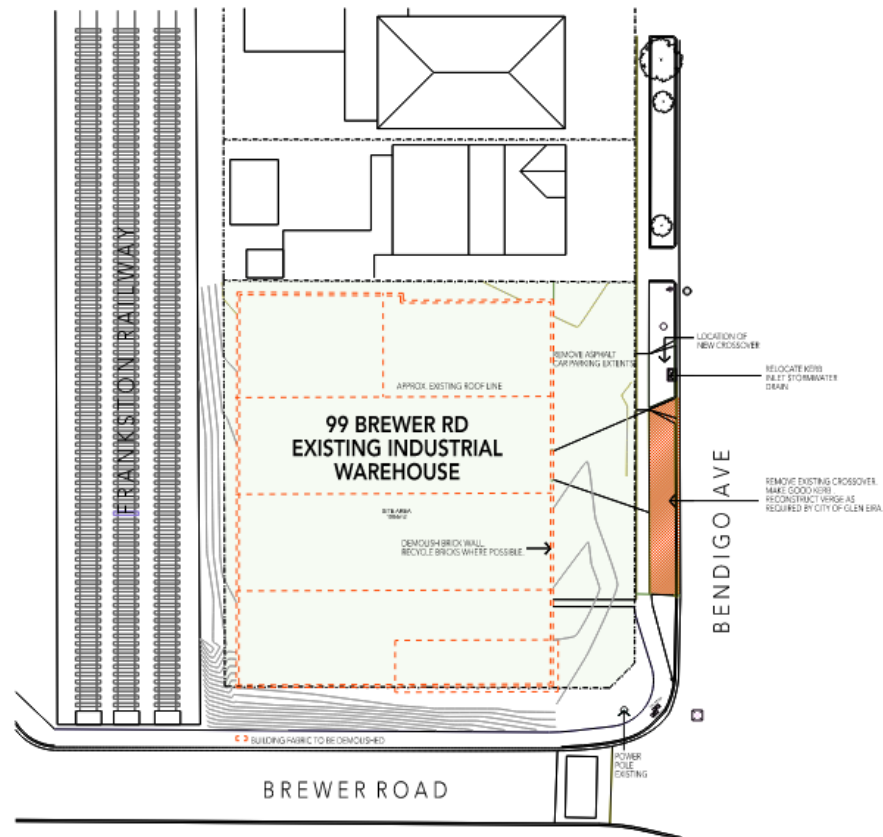
**JAND architects**  
Jand Architects Pty Ltd  
A88888 000 000 000  
T +61 3 9426 7344  
info@jandarchitects.com.au

Level 2, 71 Howard Street  
Baltimore, Virginia 21201

Suite 6, 400 Pike Street  
Baltimore, Virginia 21201

**JVC**

## APPENDIX B - PROPOSED CONSTRUCTION PLANS



SITE PLAN  
SCALE 1:200

<b>JWD Architects</b>	
<b>Town Planning</b>	
Dwg No.	<b>TPO2</b>
Project No.	<b>2100</b>
Revision	
Date	<b>16/11/2023</b>
Project	Mixed Use Development
Address	<b>89 Brewer Road, Berrleigh VIC</b>
Client	<b>Brewer Pty Ltd</b>
Notes	Withdrawing scheme on preliminary information and requiring further detailed technical consultation and is subject to approval from the relevant statutory authorities. The proposed site is generally known as and is located near "Map Sheet M50, segment C4". All Survey work is completed by Mr P Wright Engineer of Australia All Design work has been done in accordance to the standard advice. JWD ARCHITECTS accepts no legal responsibility for any decisions, comments or other actions taken on basis of this document or project work. This drawing is made valid by entering the project name at the top of page 1. JWD ARCHITECTS PTY LTD

Jean Architects & Phys Ltd  
 26/11 SA 008 703 185  
 Level 2  
 7 Menzies Street  
 Richmond VIC  
 Victoria Australia  
 Suite 0  
 400 Fakington Street  
 Fremantle 3200  
 Victoria Australia  
 +61 8 94297702  
 info@jeanarchitects.com.au  
 jeanarchitects.com.au

WVC





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

### Notes

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

How Assets Group are generally involved in setting the guidelines is "Marshall Measurement for Resident and Proprietor", published for the Property Control of Assets.

All Assets and Management are shown in the Asset and Management.

JMR in clients accounts to legal requirements for any provision, material or otherwise made in the form of the Information and Management.

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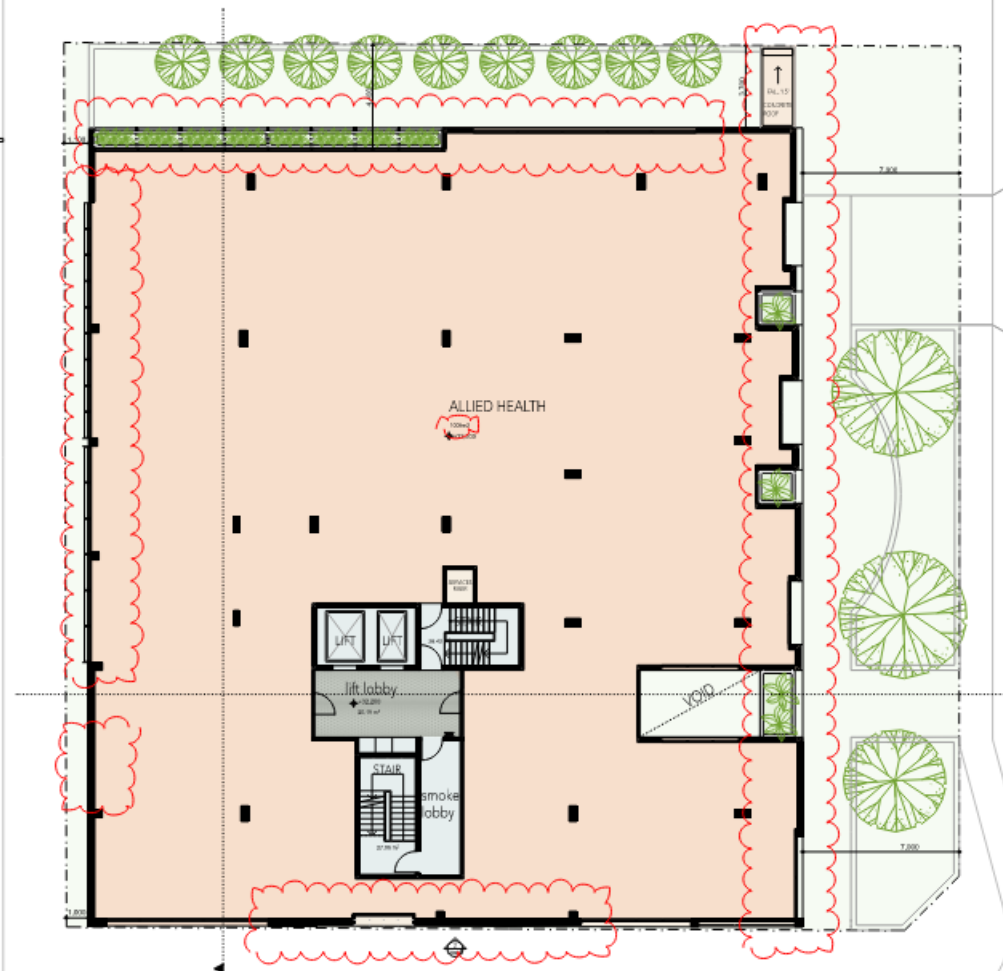
+61 3 9628 7768  
info@jamarchitects.com.au  
jamarchitects.com.au

**JVC**



FIRST FLOOR  
SCALE 1:100

BREWER ROAD



**Site Acoustic report**  
All noise situations, building facade and glazing, mechanical plant noise generation, street noise generation, car park usage to align with acoustic report undertaken by Octave Acoustics - 4th September 2020

**Notes (see page 6/20)**  
Children's parent pick-up / drop-off spaces are to be made available for use by parents of the Allied Health during the times of Sun-Fri, 9am-3pm and after 6:30pm

\* Space 32 is to be dedicated as a Loading & Waste Collection bay between the times of Sun-3pm

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

**JAM** Projects

**Town Planning**

Dwg No. **TP05**

Project No. 2750

Revision

Date 16/11/2020

Project Mixed Use Development

Address 89 Brewer Road, Bendleigh VIC

Client Renewer Pty Ltd

**Notes**

This drawing is based on preliminary information and requires further advice from professional consultant and is subject to approval from the relevant statutory authorities. Plans shown are preliminary measures and subject to the Council's "Master Plan of the City of Melbourne" - established by the Property Council of Australia. All dimensions and measurements are shown in the latest edition of the Australian Standard AS 1900.1-2018. JAM Projects Pty Ltd is not responsible for any decisions, omissions or other actions made on the basis of the information contained herein. This drawing is copyright & remains the property of JAM Projects Pty Ltd.

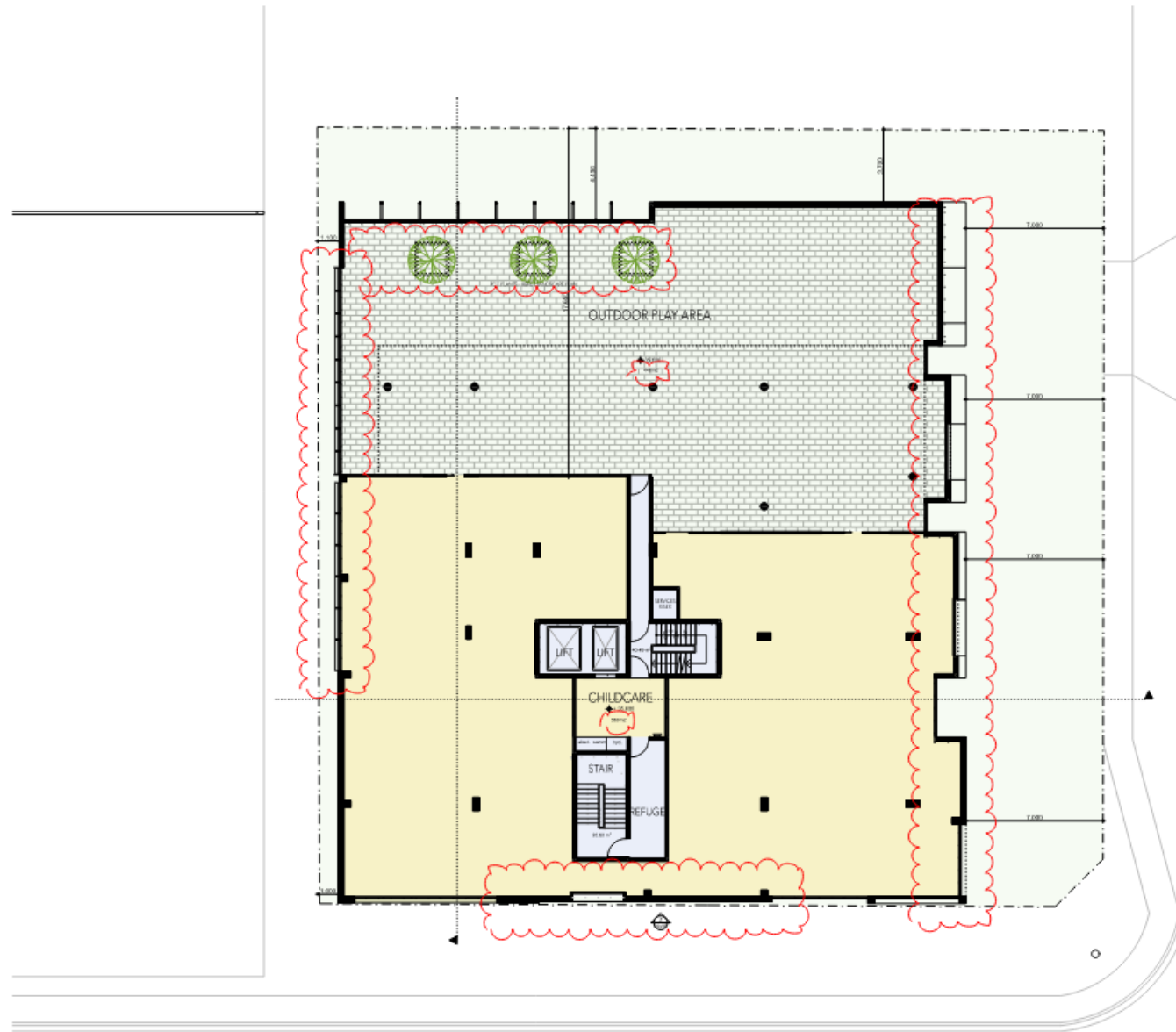
JAM Projects Pty Ltd  
ABN 58 128 120 119

Level 12  
7 Heurston Square  
Melbourne VIC  
Australia

Office  
400 Fingleton Street  
Flemington VIC  
Australia

+61 3 8620 7701  
info@jamprojects.com.au  
jamprojects.com.au

**JAM**



SECOND FLOOR  
SCALE 1:100

BREWER ROAD

**Notes:**

1. All noise levels, building facade and glazing, mechanical plant noise generation, external noise generation, car park usage to align with acoustic report undertaken by Octave Acoustics - 4th September 2020.

2. All noise levels, building facade and glazing, mechanical plant noise generation, external noise generation, car park usage to align with acoustic report undertaken by Octave Acoustics - 4th September 2020.

3. Space 571a to be dedicated as a Loading & Waste Collection Bay between the times of 7am-3pm.

**General Note:**

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

JAMArchitects

Town Planning

Draw No.

TP06

Project No.

2020

Revision

Date

16/11/2023

Project

Mixed Use Development

Address

89 Brewer Road, Bendleigh VIC

Client

Benevier Pty Ltd

Notes

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John Paul Architects Pty Ltd

10/11/2023 10:10:10

Level 2

10/11/2023 10:10:10

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## Town Planning

Dwg No. TP11

Project No. 2150

Revision

Date 16/11/2023

Project Mixed Use Development

Address 88 Brewer Road, Bendleigh VIC

Client Renewer Pty Ltd

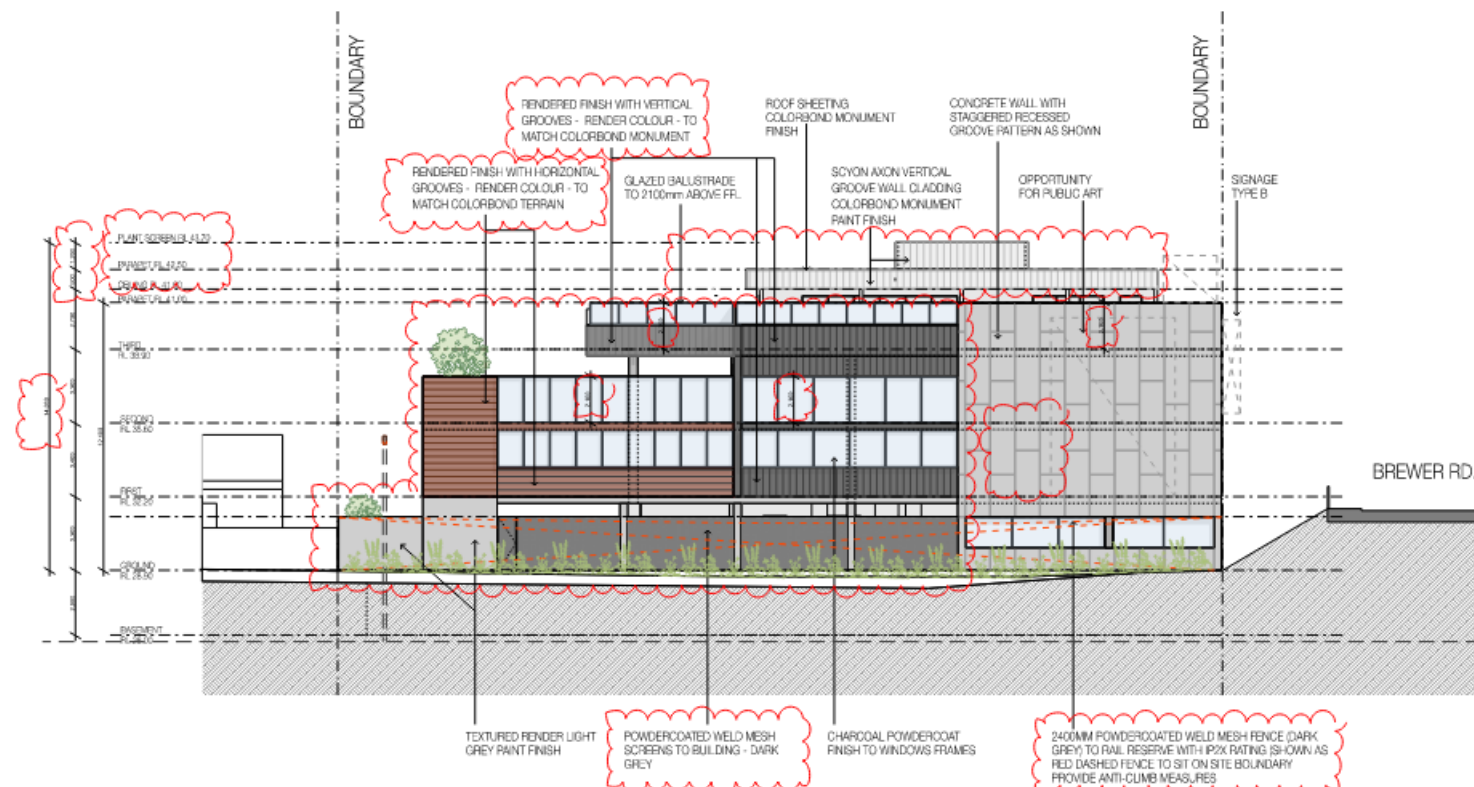
**Notes**

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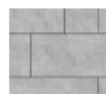
## WEST ELEVATION

SCALE 1:100

## MATERIAL PALETTE



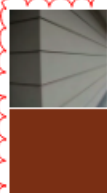
TEXTURED RENDER LIGHT GREY PAINT FINISH



CONCRETE WALL WITH STAGGERED RECESSED GROOVE PATTERN AS SHOWN



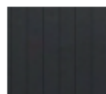
STRETCHER BOND BRICKWORK BURWOOD BLUE FINISH



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



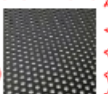
JAMES HARDIE STRATA CLADDING DARK GREY PAINT FINISH



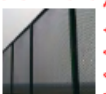
TEXTURED RENDER DARK GREY PAINT FINISH



RENDERED FINISH WITH VERTICAL GROOVES - RENDER COLOUR TO MATCH COLORBOND MONUMENT



PERFORATED METAL SCREEN DARK GREY POWDERCOAT FINISH



WELD MESH 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 58 008 753 185

Level 2  
17 Edward Street  
Richmond VIC  
Australia

Level 3  
400 Fitzroy Street  
Fitzroy VIC  
Australia

+61 3 9207 7514  
info@jamarchitects.com.au  
jamarchitects.com.au

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## Town Planning

Dwg No. TP12

Project No. 2150

Revision

Date 16/11/2023

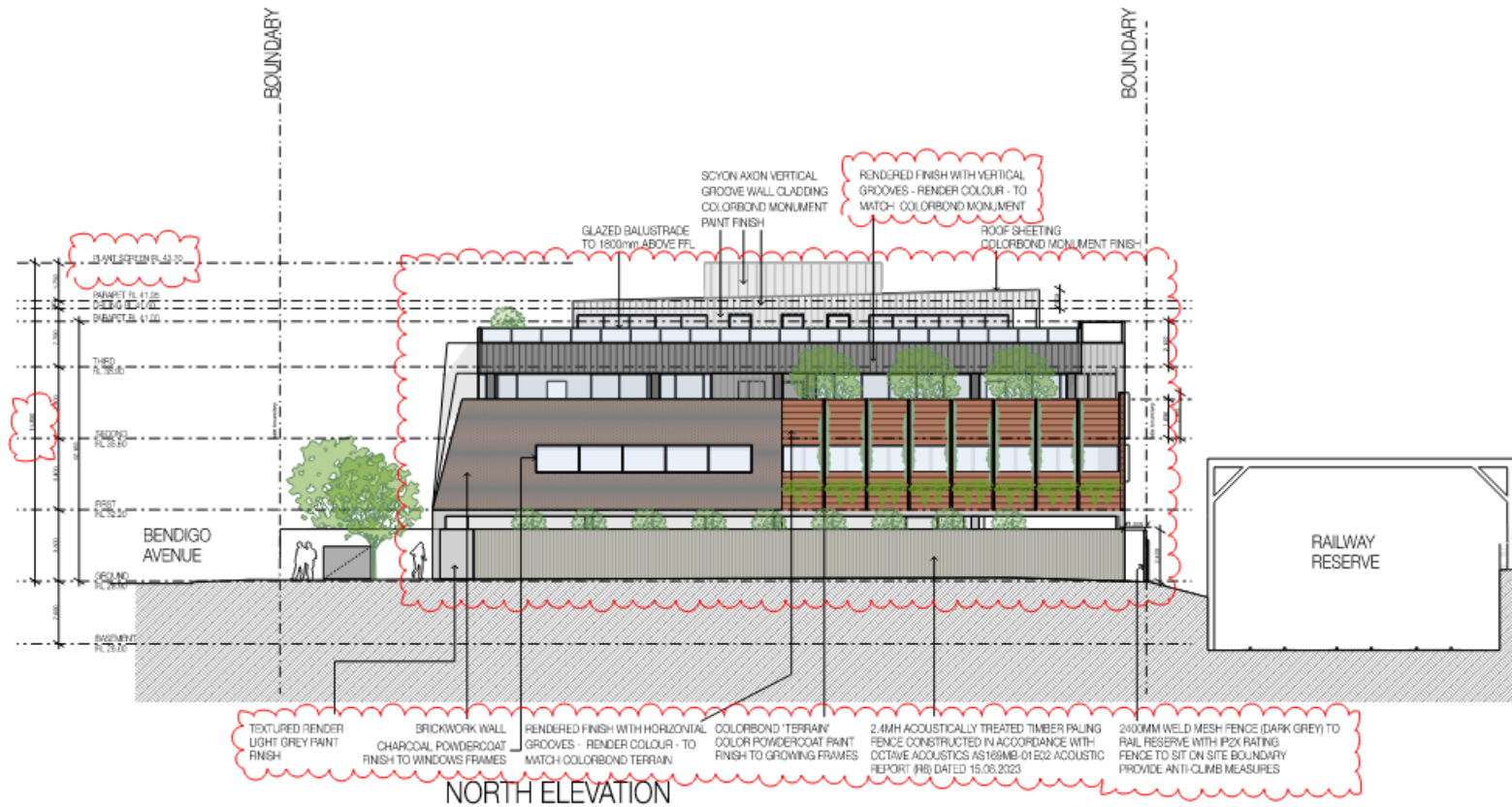
Project Mixed Use Development

Address 99 Brewer Road, Bendigo VIC

Client Renewer Pty Ltd

## Notes

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## MATERIAL PALETTE



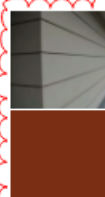
TEXTURED RENDER  
LIGHT GREY PAINT  
FINISH



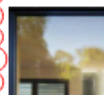
CONCRETE WALL WITH  
STAGGERED RECESSED  
GROOVE PATTERN AS  
SHOWN



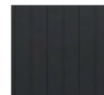
STRETCHER BOND  
BRICKWORK  
BURWOOD BLUE FINISH



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



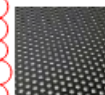
JAMES HARDIE STRIA  
CLADDING, DARK GREY  
PAINT FINISH



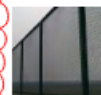
TEXTURED RENDER  
DARK GREY PAINT  
FINISH



RENDERED FINISH WITH  
VERTICAL GROOVES,  
RENDER COLOUR TO  
MATCH COLORBOND  
MONUMENT



PERFORATED METAL  
SCREEN, DARK GREY  
POWDERCOAT FINISH



WELD MESH 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

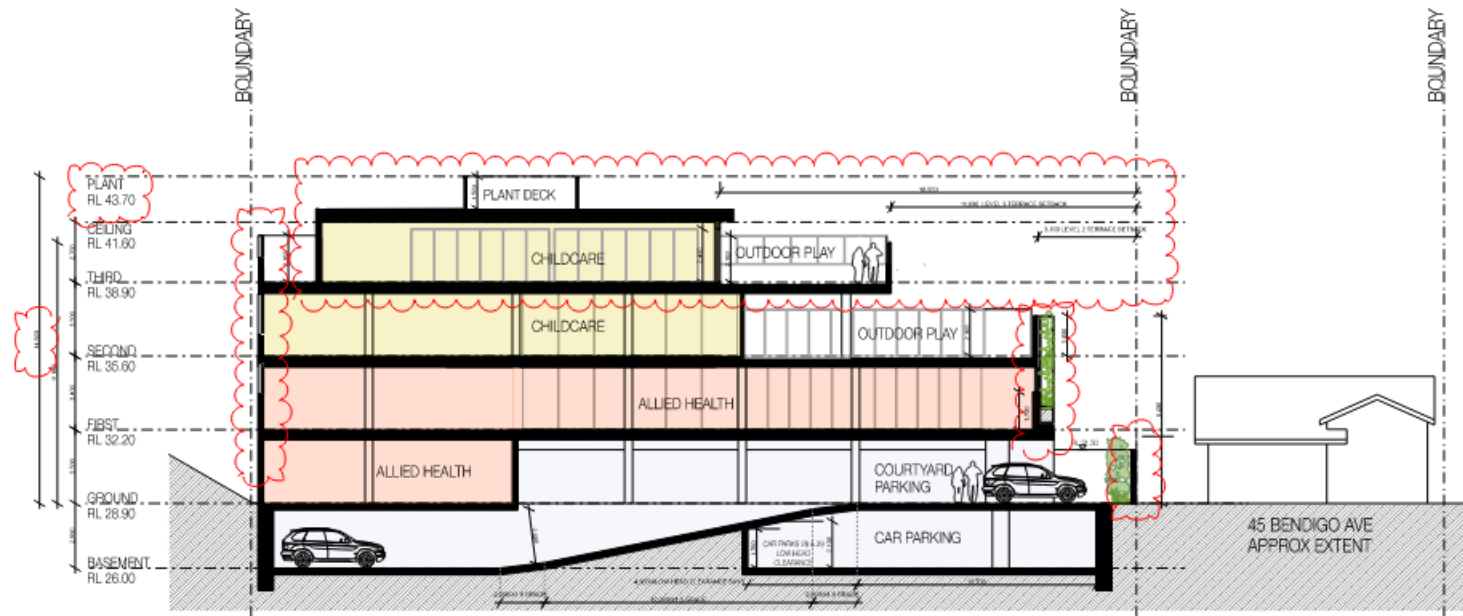
JAM-architects Pty Ltd  
ABN 168 008 109 195

Level 12  
17 Brewer Street  
Bendigo VIC  
3480 Australia

Office  
400 Flinders Street  
Melbourne VIC  
3000 Australia

+61 3 92277753  
info@jam-architects.com.au  
jam-architects.com.au

JAM

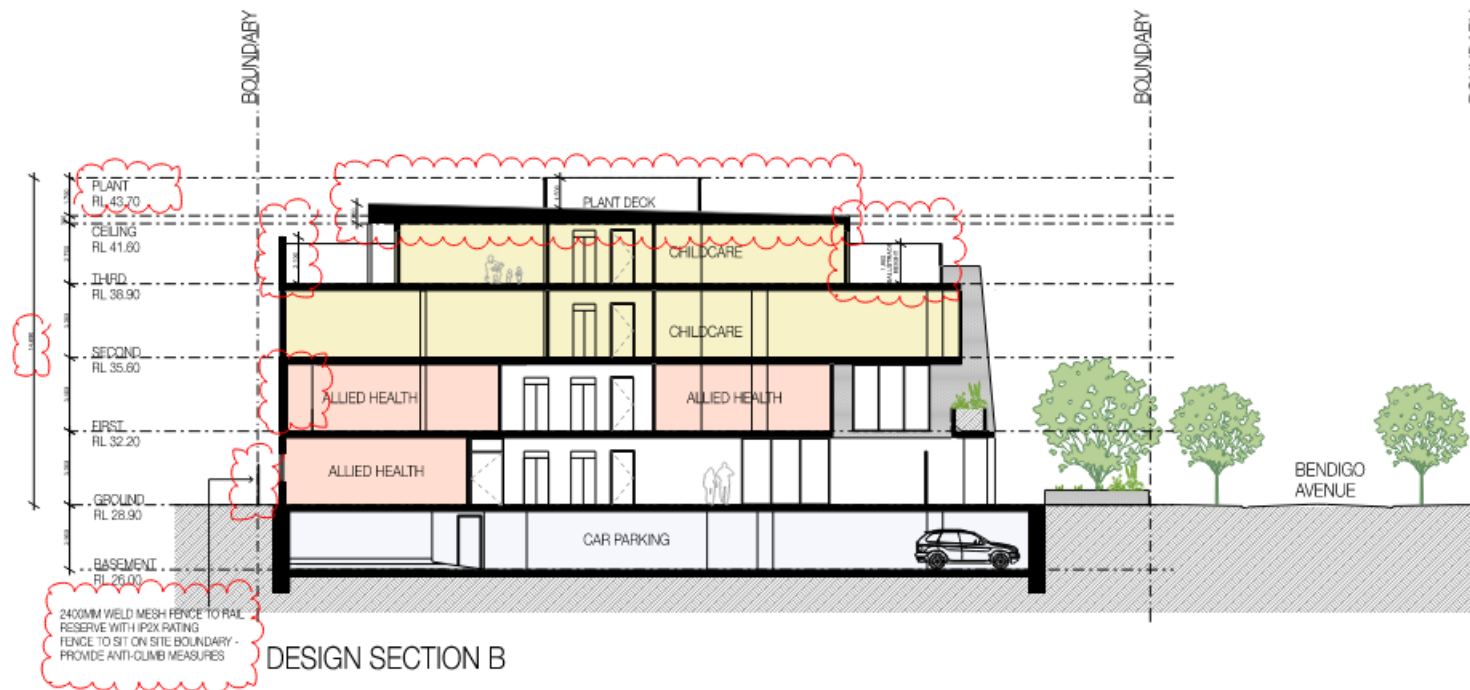


DESIGN SECTION A

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

<b>JAMarchitects</b>	
<b>Town Planning</b>	
Orig No.	TP13
Project No.	2150
Revision	
Date	16/11/2023
Project	Mixed Use Development
Address	88 Brewer Road, Bendigo VIC
Client	Brewer Pty Ltd
Notes	<p>This drawing is based on preliminary information and requires further advice from professional consultants and is subject to approval from the relevant statutory authorities.</p> <p>These drawings are preliminary and are not for construction purposes. They are for information only and are not to be used for any other purpose.</p> <p>All Areas and Measurements are shown in this drawing and are subject to change without notice.</p> <p>JAMarchitects accepts no liability for any errors or omissions in this drawing or for any other consequences arising from the use of this information.</p> <p>This drawing is the property of JAMarchitects Pty Ltd.</p>
<p>JAMarchitects Pty Ltd 2001 St Albans Road St Albans, VIC 3023</p> <p>Level 2 7 Howard Street Bendigo, VIC 3480</p> <p>Office 400 Franklin Street Melbourne, VIC 3000</p> <p>Phone +61 3 9420 7711 info@jamarchitects.com.au jamarchitects.com.au</p>	

**JAM**



JAM-projects

## Town Planning

Dwg No. TP14

Project No. 2150

Revision

Date 16/11/2023

Project Mixed Use Development

Address 88 Brewer Road, Bendigo VIC

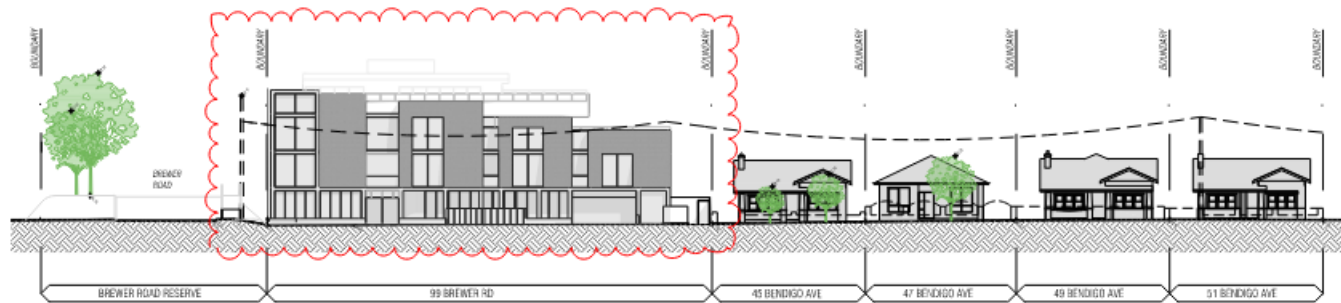
Client Renewer Pty Ltd

**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.  
These drawings are not to be used for any purpose other than the design of the proposed development.  
All dimensions and measurements are shown in the drawing unless otherwise stated.  
The client is responsible for the accuracy of the information provided to the consultant.  
The consultant is not responsible for the accuracy of the information provided to the client.  
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**General Note**  
All glazing, glazed balustrade/screening to be in accordance with Octave Acoustics acoustic report dated 4 September 2020

JAM-projects Pty Ltd  
JAM-18-008-100189  
Level 12  
7 Newbold Street  
Flemington VIC  
Victoria Australia  
Diana O  
800 Flaxington Street  
Flemington VIC  
Victoria Australia  
+61 3 82217711  
info@jamprojects.com.au  
jamprojects.com.au

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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

JAMProjects

Town Planning

Orig No.

TP15

Project No.

2020

Revision

Date

16/11/2023

Project

Mixed Use Development

Address

89 Brewer Road, Bentleigh VIC

Client

Brewer 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.

These design drawings are generally prepared using the guidelines "Methods of Measurement for Building Surveying", published by the Property Council of Australia.

All dimensions and measurements are shown to the nearest whole number.

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JAM Projects Pty Ltd

100/102 Dandenong Road

Clayton VIC 3168

Australia

Level 2

17 Howard Street

Richmond VIC

Australia

Suite 3

400 Fingleton Street

Frankston VIC

Australia

+61 3 82207711

info@jamprojects.com.au

jamprojects.com.au

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

OVERALL TOTAL SIGNAGE AREA: 15.4m²

## Town Planning

Dwg No. **TP16**

Project No. 2150

Revision

Date 16/11/2023

Project Mixed Use Development

Address 80 Brewer Road, Bentleigh VIC

Client Beneser Pty Ltd

**Notes**

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JAM Architects Pty Ltd  
ABN 58 628 755 165

Level 2  
7 Heales Road  
Melbourne VIC 3000

Phone 03 9420 7114  
Email info@jamarchitects.com.au

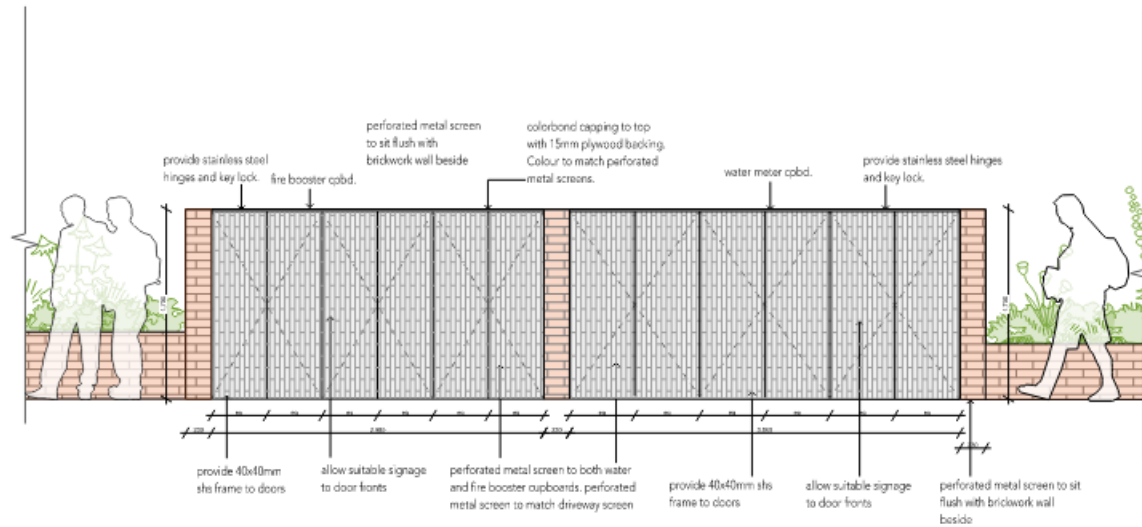
www.jamarchitects.com.au

**General Note:**

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

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**FIRE BOOSTER CUPBOARD ELEVATION**  
SCALE 1:20

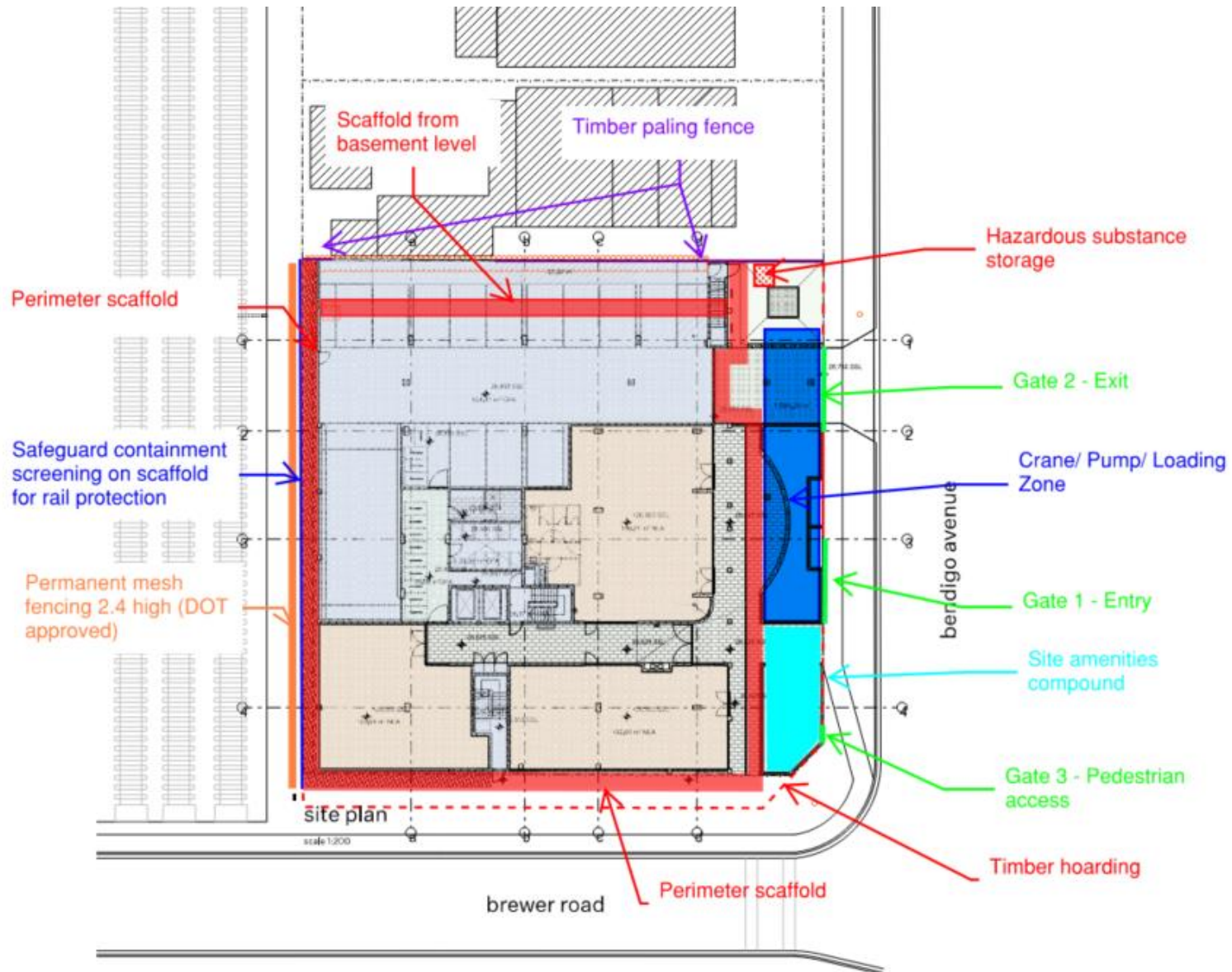
**WATER METER CUPBOARD ELEVATION**  
SCALE 1:20

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

<b>JAM Architects</b>	
<b>Town Planning</b>	
Dwg No.	<b>TP17</b>
Project No.	2150
Revision	
Date	16/11/2023
Project	Mixed Use Development
Address	89 Brewer Road, Bentleigh VIC
Client	Brewer Pty Ltd
Notes	This drawing is based on preliminary information and requires further advice from professional consultant and is subject to approval from the relevant statutory authorities. This drawing is for general reference only and is not to be used for any other purpose. The copyright in this drawing is owned by the Property Council of Australia. All Rights Reserved. This drawing is the property of JAM Architects Pty Ltd.
<p>JAM Architects Pty Ltd 480-500 1200 1100</p> <p>Level 12 7 Heaslip Street Melbourne VIC 3000 Australia</p> <p>Level 12 400 Fingleton Street Bentleigh VIC 3165 Australia</p> <p>+61 3 9420 7114 info@jamarchitects.com.au jamarchitects.com.au</p>	

**JAM**

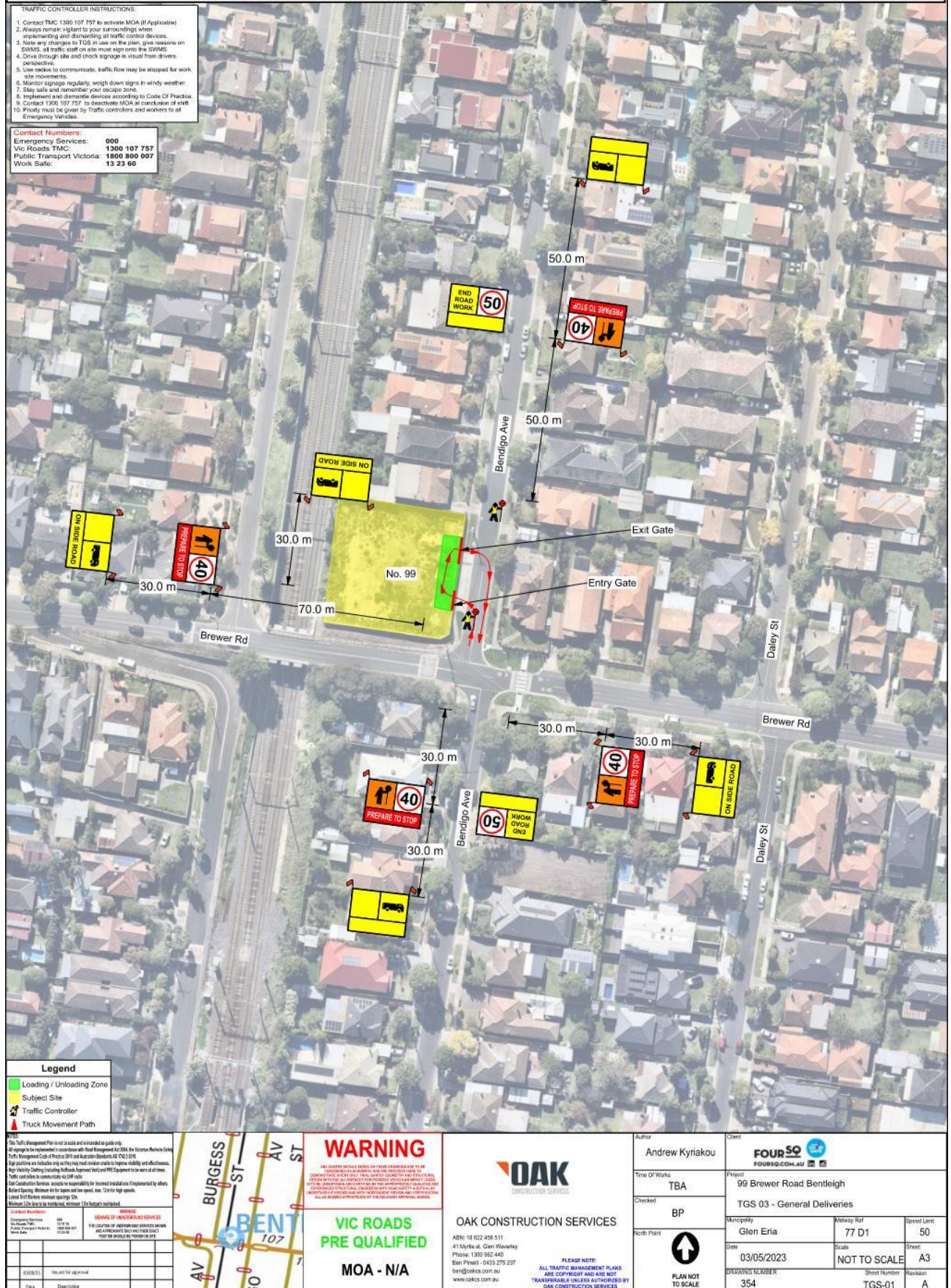
## APPENDIX C - SITE LAYOUT PLAN





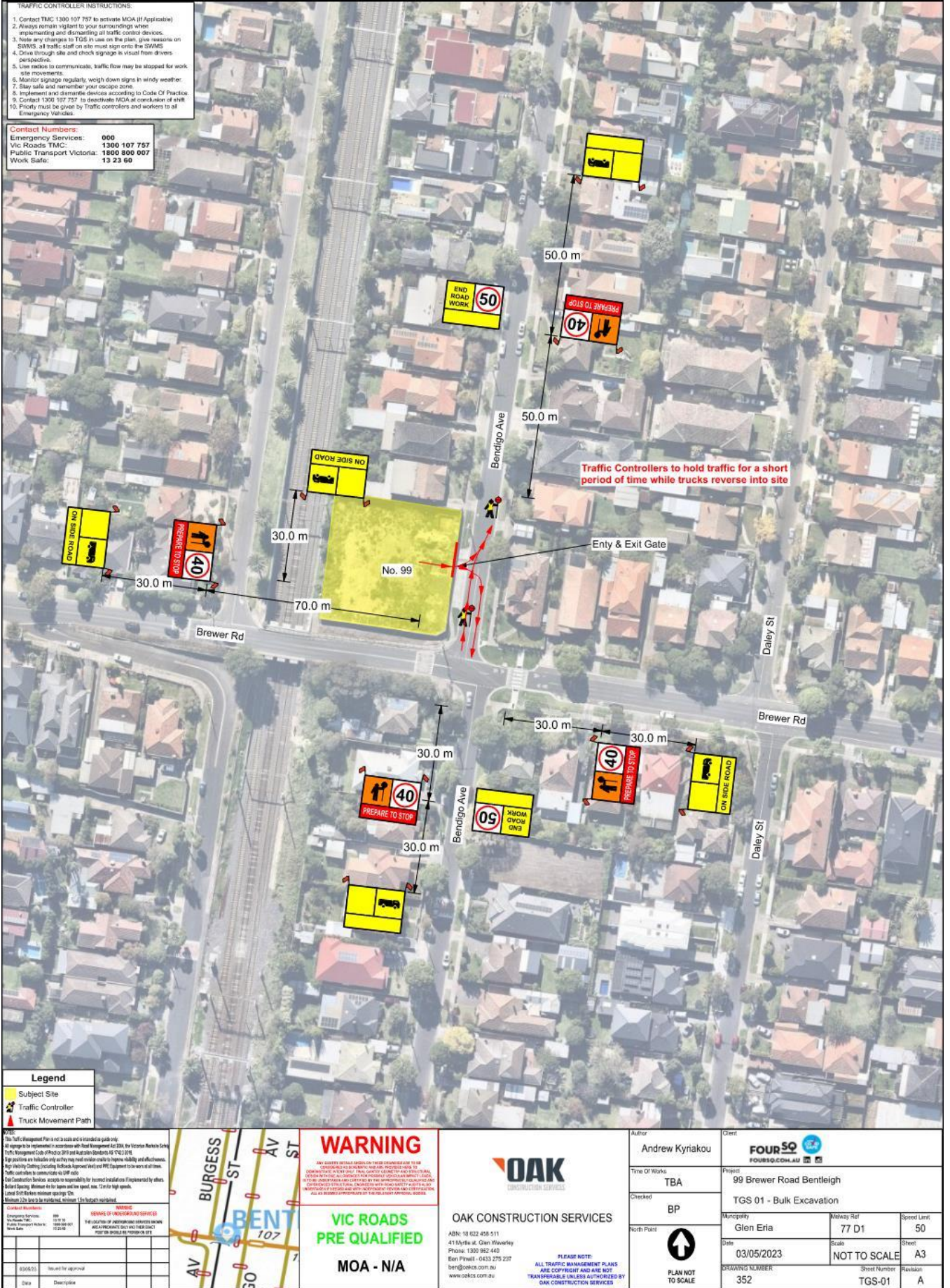
# APPENDIX D – TRAFFIC MANAGEMENT PLANS

## TGS 354 v1.0 - 99 Brewer Road, Bentleigh - General Deliveries





# TGS 352 v1.0 - 99 Brewer Road, Bentleigh - Bulk Excavation

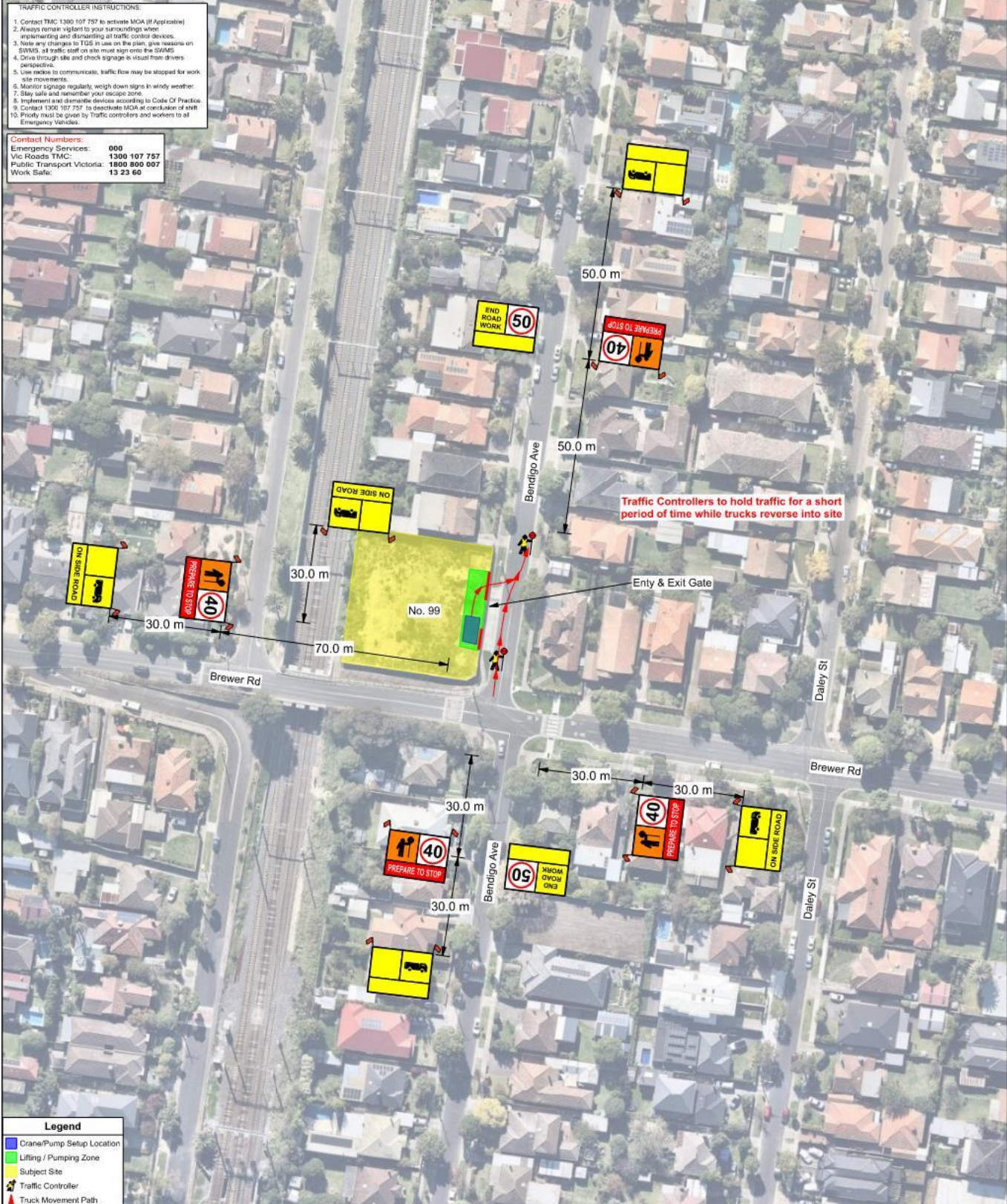




# TGS 353 v1.0 - 99 Brewer Road, Bentleigh - Crane & Concrete Pumping

- TRAFFIC CONTROLLER INSTRUCTIONS:**
1. Contact TMC 1300 107 757 to activate MOA (if Applicable)
  2. Always remain vigilant to your surroundings when implementing and dismantling all traffic control devices.
  3. Note any changes to TGS in use on the plan, give reasons on SMMs. All traffic staff on site must sign onto the SMMs.
  4. Drive through site and check signage is visible from drivers' perspective.
  5. Use radios to communicate, traffic flow may be stopped for work site movements.
  6. Monitor signage regularly, weigh down signs in windy weather.
  7. Stay safe and remember your escape zone.
  8. Implement and dismantle devices according to Code Of Practice.
  9. Contact 1300 107 757 to deactivate MOA at conclusion of shift.
  10. Priority must be given by Traffic controllers and workers to all Emergency Vehicles.

**Contact Numbers:**  
Emergency Services: 000  
Vic Roads TMC: 1300 107 757  
Public Transport Victoria: 1800 800 007  
Work Safe: 13 23 60



**Legend**

	Crane/Pump Setup Location
	Lifting / Pumping Zone
	Subject Site
	Traffic Controller
	Truck Movement Path

**NOTES:**

The Traffic Management Plan is not to scale and is intended as a guide only. All signage to be implemented in accordance with Road Management Act 2004, the Victorian Roadside Signage Manual, and the Victorian Roadside Signage Manual (RSM) 2018. Sign positions are illustrative only as they may need to be adjusted to suit site conditions and traffic flow. Traffic controllers to communicate via radio. All Contractors to be responsible for ensuring installation of equipment by others. Before starting, ensure the site is clear and safe. Use of high speed, low, or high speed. Low speed must be maintained, unless the traffic is stopped. Minimum 12m to be maintained, unless the traffic is stopped.

Revision	Date	Description
01/05/23	Issued for approval	
02/05/23	Issued for approval	



**WARNING**

**VIC RDS PRE QUALIFIED**

**MOA - N/A**

**OAK CONSTRUCTION SERVICES**

ABN: 18 622 456 511  
41 Myrtle St, Glen Waverley  
Phone: 1300 952 440  
Ben Pirelli - 0433 275 237  
ben@oakcs.com.au  
www.oakcs.com.au

**PLEASE NOTE:**  
ALL TRAFFIC MANAGEMENT PLANS ARE COPYRIGHTED AND ARE NOT TRANSFERABLE UNLESS AUTHORIZED BY OAK CONSTRUCTION SERVICES.

Author	Andrew Kyriakou	Client	FOUR50 FOUR50.COM.AU
Time Of Works	TBA	Project	99 Brewer Road Bentleigh
Checked	BP	Project	TGS 02 - Crane & Concrete Pumping
North Point		Municipality	Glen Eria
		Highway Ref	77 D1
		Scale	NOT TO SCALE
		Sheet	A3
		Drawings Number	353
		Sheet Number	TGS-01
		Revision	A



# APPENDIX E – CONSTRUCTION PROGRAM

## MAYBLOOM - BREWER STREET

COBEN

CONTRACT Programme Rev 1  
20 November 2023



# MAYBLOOM - BREWER STREET

COBEN

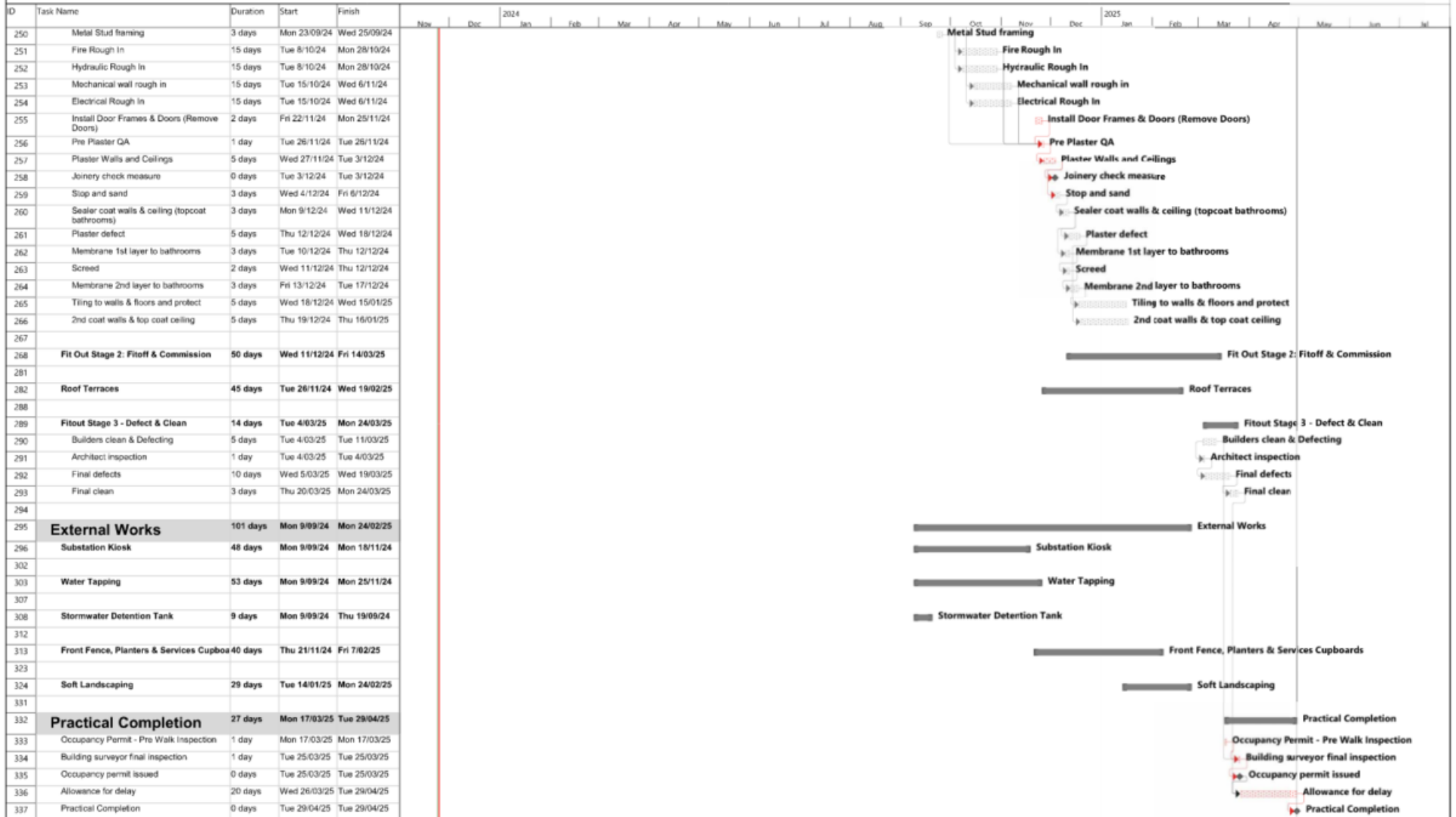
CONTRACT Programme Rev 1  
20 November 2023



# MAYBLOOM - BREWER STREET

COBEN

CONTRACT Programme Rev 1  
20 November 2023



# APPENDIX F - SAMPLE NOTIFICATION LETTER

# COBEN

Date:.....

Re: Construction Works – 99 Brewer Rd, Bentleigh

To The Owner/Occupier,

## **Redevelopment of 99 Brewer Road, Bentleigh**

As you may be aware, 99 Brewer Road, Bentleigh is undergoing construction works to build a new mixed-use development including basement carpark.

We have been requested by the City of Glen Eira to inform you of any impacts that may affect you which are outlined below. The objective of this notification is to highlight the likely impact of the works to ensure public amenity in the vicinity of the works for the construction duration, which is approximately 15 months, commencing with site setup late December 2023 and excavation works late January 2024.

Whilst the development of the site is ongoing the main items relating to the public health, safety and amenity are as follows;

1. Minimize impact of construction activity on Brewer Rd & adjoining streets and keep all affected property owners notified of such activity.
2. Ensure local access is maintained at all times.
3. Possible temporary use of parking spaces to allow construction vehicles to safely enter/exit at all times.
4. Take measures to ensure no council drains become polluted with building waste.
5. Take measures to minimise the emission of dust & exhaust gasses to the environment.
6. Take measures to minimise vibration and noise levels to as low as possible.

You will be kept informed of each stage of the works as the project progresses, and of any specific items of work that may impact you or your property. We will ensure that the works are well planned with the aim to minimise the impact on the local community.

Deliveries will be made via Bendigo Avenue. To ensure public safety and the smooth transition of vehicle & pedestrian traffic, traffic controllers will be deployed as required. These staff are experienced in traffic and crowd control issues.

You are advised that at no times will access to your property be denied. It is expected that should the need arise to hold pedestrians and vehicles, then this will be for a period of no more than a few minutes.

Please don't hesitate to contact me on 0447 040 634 if you have any concerns. Or you may contact our Site Manager on Nick Canny on 0448 133 695. Nick will be present on site each working day to oversee all aspects of the project, especially to ensure your amenity is not unduly affected.

If you would like to be contacted electronically via email regarding upcoming works, please email me on [tobyg@coben.com.au](mailto:tobyg@coben.com.au) and I will add your details to our communications database.

Regards,

Toby Grayson Project Manager  
Coben Building Pty Ltd Level1/26 Thomson Street, South  
Melbourne, VIC, 3205

## **APPENDIX G – DIAL BEFORE YOU DIG SERVICES LOCATIONS**





# Job No 35460128

Phone: 1100  
www.byda.com.au

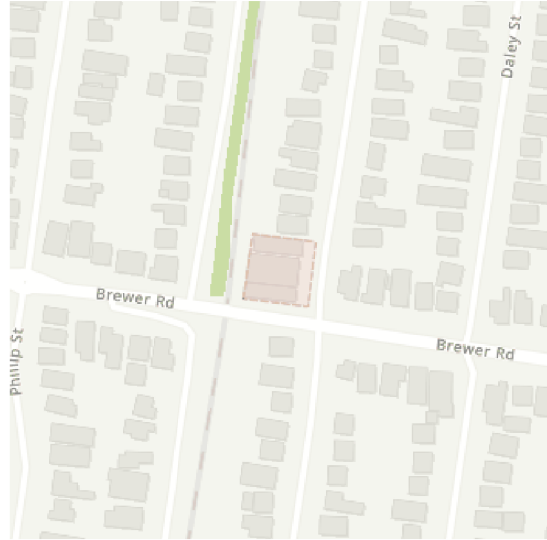
## Caller Details

**Contact:** Nathan Sa  
**Company:** Coben Building  
**Address:** Level 1, Suite 1 26 Thomson Street  
South Melbourne VIC 3205

**Caller Id:** 3475463  
**Phone:** 0415 701 060  
**Email:** nathan@nsbuilt.com.au

## Dig Site and Enquiry Details

**WARNING:** The map below only displays the location of the proposed dig site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.



**User Reference:** Builder - Coben  
**Working on Behalf of:** Private  
**Enquiry Date:** 13/11/2023  
**Start Date:** 04/12/2023  
**End Date:** 04/12/2025  
**Address:** 99 Brewer Road  
Bentleigh VIC 3204  
**Job Purpose:** Excavation  
**Location of Workplace:** Both  
**Onsite Activities:** Mechanical Excavation, Vertical Boring  
**Location in Road:** Road, Nature Strip, Footpath

- Check that the location of the dig site is correct. If not you must submit a new enquiry.
- Should the scope of works change, or plan validity dates expire, you must submit a new enquiry.
- Do NOT dig without plans. Safe excavation is your responsibility. If you do not understand the plans or how to proceed safely, please contact the relevant asset owners.

**Notes/Description of Works:**  
4 storey commercial building with single level basement

## Your Responsibilities and Duty of Care

- The lodgement of an enquiry does not authorise the project to commence. You must obtain all necessary information from any and all likely impacted asset owners prior to excavation.
- If plans are not received within 2 working days, contact the asset owners directly & quote their Sequence No.
- ALWAYS perform an onsite inspection for the presence of assets. Should you require an onsite location, contact the asset owners directly. Please remember, plans do not detail the exact location of assets.
- Pothole to establish the exact location of all underground assets using a hand shovel, before using heavy machinery.
- Ensure you adhere to any State legislative requirements regarding Duty of Care and safe digging requirements.
- If you damage an underground asset you MUST advise the asset owner immediately.
- By using this service, you agree to Privacy Policy and the terms and disclaimers set out at [www.byda.com.au](http://www.byda.com.au)
- For more information on safe excavation practices, visit [www.byda.com.au](http://www.byda.com.au)

## Asset Owner Details

The assets owners listed below have been requested to contact you with information about their asset locations within 2 working days. Additional time should be allowed for information issued by post. It is **your responsibility** to identify the presence of any underground assets in and around your proposed dig site. Please be aware, that not all asset owners are registered with the Before You Dig service, so it is **your responsibility** to identify and contact any asset owners not listed here directly.

\*\* Asset owners highlighted by asterisks \*\* require that you visit their offices to collect plans.

# Asset owners highlighted with a hash # require that you call them to discuss your enquiry or to obtain plans.

Seq. No.	Authority Name	Phone	Status
232067931	City of Glen Eira	(03) 9524 3393	NOTIFIED
232067932	Metro Trains PTY	1800 800 007	NOTIFIED
232067933	Multinet Gas	(03) 9535 8326	NOTIFIED
232067929	NBN Co VicTas	1800 687 626	NOTIFIED
232067935	South East Water Corporation	(03) 9552 3459	NOTIFIED
232067934	Telstra VICTAS	1800 653 935	NOTIFIED
232067936	United Energy	1300 131 689	NOTIFIED
232067930	VicTrack Access	(03) 9619 1114	NOTIFIED

**Lodge Your Free Enquiry Online - 24 Hours a Day, Seven Days a Week**



DRAWN:	K JAYTILEKE
DATE:	25FEB94
DRG N	

MUNICIPALITY OF GLEN EIRA  
MULTINET GAS

→	三
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FITTINGS AND NOTATIONS

DIMENSIONS ARE IN METRES  
PIPE SIZES ARE IN MILLIMETRE

M1 - 6221

Multinet  
Gas Networks

QUALITY OF GLEN EIRA T GAS	M1 - 6221	E
-------------------------------	-----------	---



## **Multinet Gas Networks Underground Asset Details**

**DBYD Enquiries**  
**Phone: (03) 9535 8326**

### **"Assets Affected"**

**Nathan Sa <nathan@nsbuilt.com.au>**  
**Coben Building**  
**Level 1, Suite 1,26 Thomson Street**  
**South Melbourne, VIC 3205**

**Sequence No/s: 232067933**  
**Customer ID: 3475463**  
**Ph. No: +61415701060**  
**Issue Date: 13/11/2023**

**DBYD Location: 99 Brewer Road, Bentleigh, VIC, 3204**

**Asset Owner: Multinet Gas**

(As per caller confirmation sheet)

**The records of Multinet Gas indicate that Underground Pipes MAY BE present in the vicinity of and/or surrounding area of this enquiry/s. Please refer to the enclosed plan/s and read all Information and Disclaimers below and the notice on the plans.**

- DBYD Gas Asset Overview 1 of 1
- M1-6221 Ver A

Multinet Gas Networks (MGN) own, operate and maintain the gas distribution network in your area including gas pipes from the street up to and including the gas meter. Comdain Infrastructure Services are our authorised service provider who maintain the gas network on our behalf.

**The person/company responsible for submitting the inquiry should take care to ensure all plans/documents listed above have been received, if there is any plan listed and not received please contact 03 9535 8326.**

Multinet Gas Networks accepts no liability for the acts or omissions of person(s) carrying out works (except where such liability cannot be excluded by law). If damage occurs to any gas assets owned by Multinet Gas Networks, then Multinet Gas Networks may seek compensation from the person or legal entity responsible for the damage incurred to its gas assets, which may include costs incurred to conduct an investigation to establish the extent of the damage and the cost of surface reinstatement.

Prosecution by the relevant authorities under the Gas Industry Act (Vic) 2001 or the Gas Safety Act (Vic) 1997, as amended may also occur if gas assets are damaged.

**Any information provided is valid only for 28 days from the date of issue set out above.** If the work operation extends beyond this period, the information required is not for the area you will be working in, or if the designs are altered in any way, you must re-submit your proposal for re-assessment.

**WARNING:** It is essential that ALL these documents be handed to the principal contractor carrying out the work. A photocopy may be taken for office records. All documents must be on site at the time of excavations. The information provided is to be used as guide only and does not absolve third parties in their "Duty of Care" obligations to take additional precautions where the work has the potential to impact on gas assets and people's safety.

**Enquiries relating to this response, please contact 03 9535 8326**

**IN THE EVENT OF A GAS EMERGENCY CALL 132 691**

## **CONDITIONS FOR WORKS IN THE VICINITY OF MULTINET UNDERGROUND ASSETS**

- **No live gas pipes shall be cut, altered or removed by you. Only MGN or its Service Provider may carry out this work.**
- **No disused gas pipes shall be cut, altered or removed without APPROVAL from Multinet Gas Networks.**
- Care has been taken to ensure that the location and level of gas mains shown on our plans or given verbally are accurate, however, some variations from records do exist and complete accuracy cannot be guaranteed.
- **Service lines from the gas mains outside the property, to the customer's gas meter, are not shown on the plans.**
- Gas services are usually laid at right angles from the main to meter position, except where road conduits are provided. In all instances the position of pipes should be proved on site, by hand, prior to commencement of design work and/or construction.
- **For works near gas services onsite location / assistance can be arranged by contacting Comdain on 03 9535 8326 at least 5 to 10 working days prior to the commencement of planned works. This service is provided free of charge during normal working hours (7.30 am to 4pm Monday to Friday). Requests for location assistance outside of normal working hours may incur a fee (at the discretion of Multinet Gas Networks).**
- Special precautions must be taken in proving the location of mains. Damage to pipe coating or to the pipe itself can create a very dangerous situation over time if not given immediate attention. If damage does occur, it should be reported to Multinet Gas Networks at once.
- When plans are provided by Multinet Gas Networks, they should be used only for the work currently proposed and then destroyed. Plans become rapidly out-dated and their further use could prove to be dangerous.

### **1. Transmission Gas Pipelines**

No excavations in areas that contain Transmission Pipelines are permitted without the prior approval of Pipelines Security – Comdain. Please refer to the information sheet “Conditions For Works Near Gas Transmission Pipelines” for a full list of requirements, conditions, clearances and contact numbers prior to any planning or excavations to be conducted within the area. A copy can be obtained by calling 03 9535 8326.

If present, Gas Transmission pipelines are indicated by a **RED** pipeline on the colour plan/s attached. They transport natural gas at very high pressures (up to 10,000 kPa) along routes designated by pipeline warning markers the location of which Pipeline Security – Comdain can provide additional information.

### **2. Distribution Gas Mains**

Distribution mains and services operate at pressures up to 1050 kPa (Low, Medium & High Pressures). To allow for service tapping's and maintenance, every endeavour should be made to achieve the clearance dimensions given below. When this is not possible, it will be necessary to discuss the situation with Comdain on behalf of Multinet Gas with a view to reaching mutual agreement on alternative measures.

The following **minimum** clearances shall be maintained:

- **150mm** - when crossing gas mains or services with installations up to 1.5 metres wide
- **300mm** - when crossing gas mains or services with installations greater than 1.5 metres wide
- **300mm** - when installations are laid parallel to gas mains or services
- **1.0 metre** - between all gas mains or services and earthing stakes
- **1.0 metre** - between underground un-insulated electrical cables (E.g. earthing cables or stakes) laid parallel to gas mains.



## Transmission Pipelines – additional clearances are required. Refer to point 1 above.

**Excavating parallel to gas pipe/s** - It is essential the locations of gas pipe/s are proven by careful hand excavation before machinery is within 300mm either side of the pipe/s. Pot holes shall be hand dug at regular intervals of not more than 5 meters apart to prove the actual location of the pipe/s. Minimum clearances are detailed in **point 2** above. Where the excavation depth is to exceed the pipe depth and the bedding around the pipe/s may be disturbed, Comdain shall be contacted.





















**Excavating across the gas pipe/s** - It is essential the locations of gas pipe/s are proven by careful hand excavation before machinery is within 300mm either side of the pipe/s. Minimum clearances are detailed in **point 2** above. If the width or depth of the excavation is such that the pipe/s will be exposed, Comdain shall be contacted to determine if the pipe/s should be protected, supported or taken out of service.

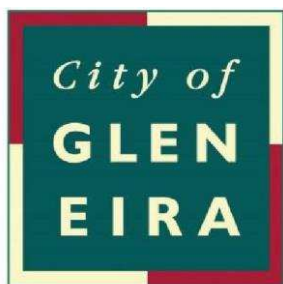
**Boring** - Where it is required to bore across the line of the gas pipe/s, it is essential the locations of the gas pipe/s are first proven by careful hand excavation. A trench shall be dug one metre on each side of the gas pipe of the approaching auger to ensure a minimum clearance can be achieved as per **point 2** above.

**Explosives** - Please refer to the information sheet “*Conditions for the use of Explosives*” for a full list of requirements, conditions and clearances. A copy can be obtained by calling 03 9535 8326.

**Alteration of Levels** - If it is desired to increase or decrease ground levels above our gas pipe/s, please contact Comdain before the project commences to seek approval.

**Notice is hereby given that it is an offence to uncover or damage any gas pipeline without authority (Sections 79B & 79D of the Gas Safety Act).**

TYPE OF PIPE	FITTINGS AND NOTATIONS			
C2 CAST IRON C3 CAST IRON MECHANICAL JOINT C4 CAST IRON SOUTHERN C5 CAST IRON A.I.S. C6 CAST IRON METTERS CLOW C7 CAST IRON STAVELEY C8 CAST IRON STANTON C9 CAST IRON STANTON-STAVELEY C10 CAST IRON LEAD JOINT D2 DUCTILE IRON-UNCOATED D3 DUCTILE IRON-PLASTIC COATED F2 FIBRO CEMENT P2 POLYETHYLENE HIGH DENSITY IMPERIAL YELLOW P3 PLASTIC POLY VINYL CHLORIDE (PVC) P4 PLASTIC PIPE OTHER - L.P. ONLY P6 POLYETHYLENE PE80B IMPERIAL/METRIC YELLOW P8 POLYETHYLENE PE80B METRIC BLACK-YELLOW P10 POLYETHYLENE PE100 METRIC BLACK-YELLOW S2 STEEL S3 STEEL COATED & SCREWED S4 STEEL COATED & WELDED S5 STEEL GALVANIZED S6 STEEL COATED GIBBAULT JOINT S7 STEEL PLASTIC COATED & WELDED S8 STEEL PLASTIC COATED & SCREWED S10 STEEL WELDED FUSION BONDED EPOXY S11 STEEL WELDED HIGH BUILD EPOXY W2 WROUGHT IRON GALVANIZED	90° B.P. (C.B.) F. & F. F. & S. P.L. R. Sd. St. T. T.B. T.Sp. Th. Th.Sp. Th.Sp.B. (V) W.S. W.T. R.T.	BEND BLADDER PLATE COMBINED BEND FLANGE & FAUCET PIECE FLANGE & SPIGOT PIECE PROPERTY LINE REDUCER SADDLE STOOL TEE TEE BOSSED TEE SPLIT THIMBLE THIMBLE SPLIT THIMBLE SPLIT BOSSED VERTICAL WILLIAMSON SHORT STOPP WILLIAMSON TEE RAVETTI TEE	SNIV               	 PROPOSED TITLE BOUNDARY  EASEMENT BOUNDARY  BACK OF KERB (B.O.K.)  FENCE LINE C.L. 2/74 DATE MAIN CLEANED FEB. 1974 2/74 DATE MAIN LAID FEB. 1974 E.O.M. END OF MAIN N.T.I. NOT TIED IN  OFFSET COVER VIC.R VICROADS D.B. DIRECTIONAL BORING  ALPHA NUMERIC REFERENCES RELATE TO DETAILED DRAWINGS WHICH ARE AVAILABLE VIA DBYD EG. M1 1234 MAINS DETAIL DRAWING E1 EASEMENT DRAWING



**GLEN EIRA  
CITY COUNCIL**

Dear Applicant,

I refer to your enquiry concerning the presence of Glen Eira City Council owned and managed drainage assets in the location set out above. Council's storm water drainage assets are located in the area of your enquiry as indicated on the attached plan(s). This plan does not include any reference to private storm water drainage assets or other infrastructure which may be at this location.

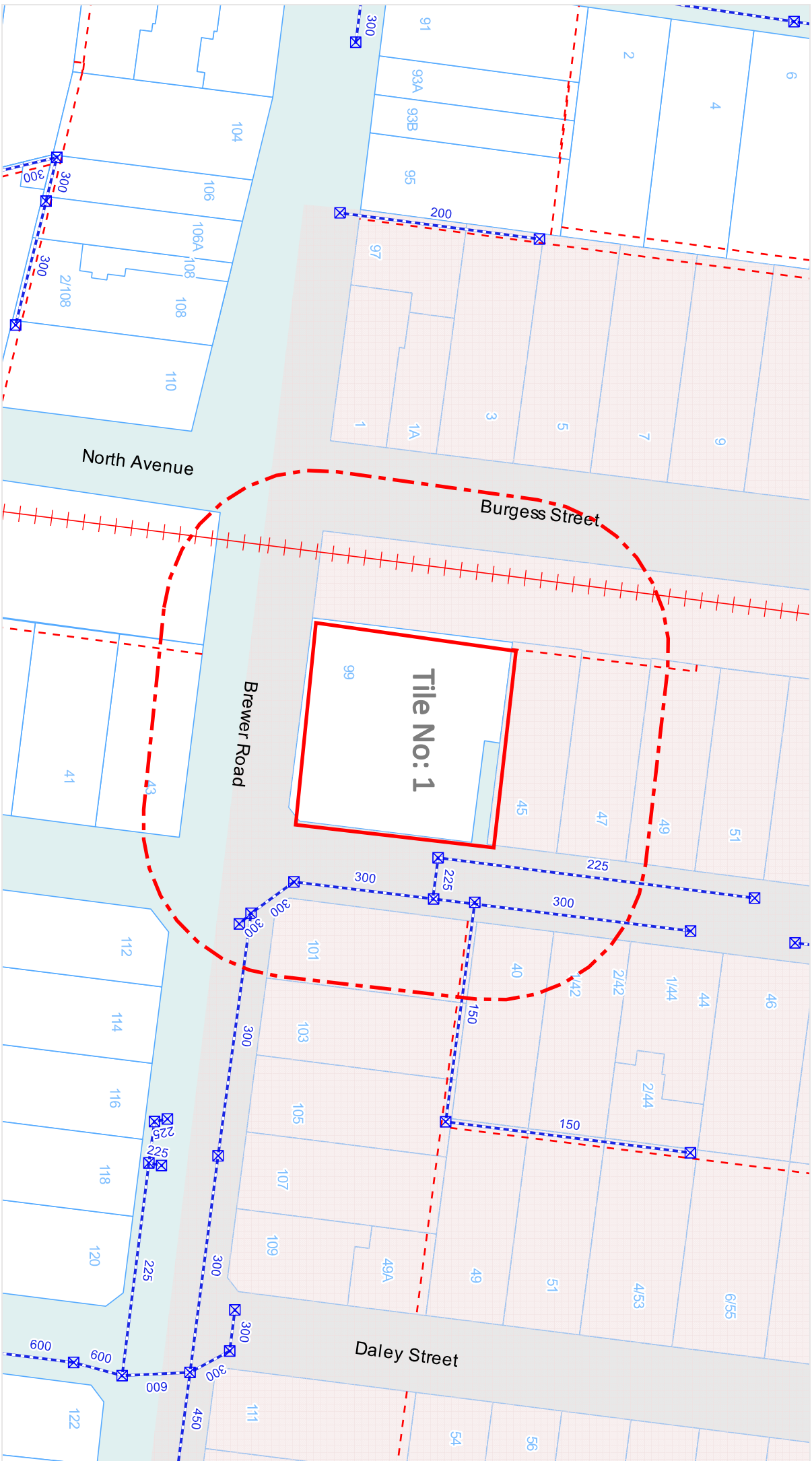
Due to the nature and age of Council's underground drainage assets and the need to rely on historical data we are unable to guarantee the accuracy or completeness of this information and, accordingly, the Council plans are indicative only. We recommend that you undertake further enquiries as necessary to satisfy yourself of the infrastructure in the stated location.

If you require any further information please email [dbyd@gleneira.vic.gov.au](mailto:dbyd@gleneira.vic.gov.au) quoting your sequence number.

Any excavation works within a road reserve, including the road, footpath or nature strip, require an Asset Consent Permit, unless the works are exempt under the Road Management Regulations 2005. For further information and to apply for an Asset Consent Permit please see the City of Glen Eira website <http://www.gleneira.vic.gov.au/Council/Forms-and-permits/Asset-Consent-Permit>.

Yours sincerely

Glen Eira City Council



Legend | Scale: 1:1000

Z



## Pits

## Pits

## Easements

Heritage

Heritage

**DISCLAIMER:** While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Glen Eira City Council or PelicanCorp shall have any liability

Whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.



## Response Cover Letter



GLEN EIRA  
CITY COUNCIL

Glen Eira City Council  
Corner Glen Eira and Hawthorn Roads  
Caulfield VIC 3162

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Date: 13/11/2023

To:  
Nathan Sa  
Coben Building  
Level 1, Suite 1, 26 Thomson Street  
South Melbourne, 3205

According to our records your enquiry with the following details impacts our infrastructure. Please review other documents included with this response for additional details:

**Sequence No:** 232067931  
**Job No:** 35460128  
**Location:** 99 Brewer Road  
Bentleigh, VIC, 3204

If you require further information, please contact the Glen Eira City Council on (03) 9524 3393 or [dbyd@gleneira.vic.gov.au](mailto:dbyd@gleneira.vic.gov.au)

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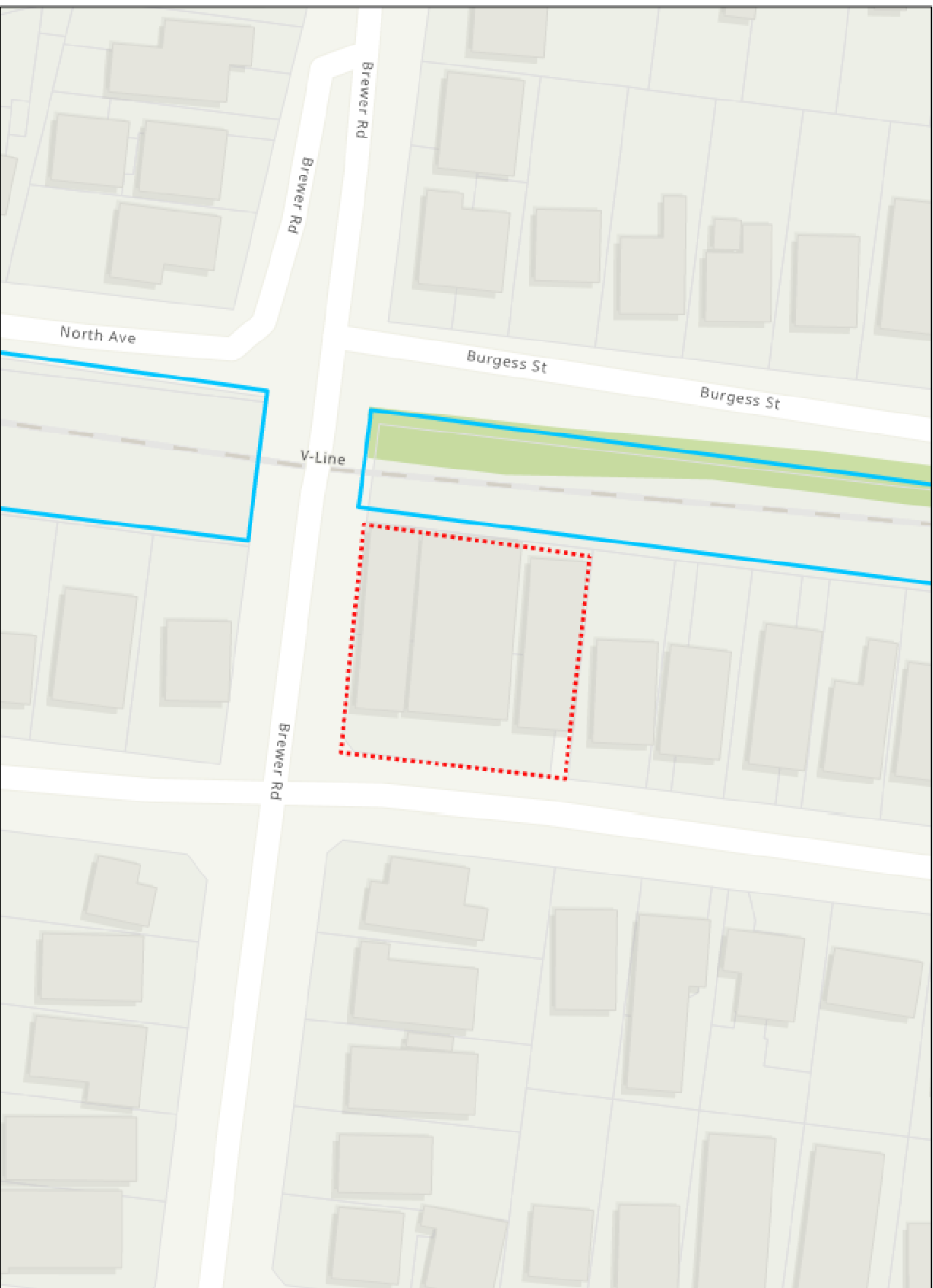
**Important Notice:** This enquiry response, including any associated documentation, has been assessed and compiled from the information detailed within the DBYD enquiry outlined above. Please ensure that the DBYD enquiry details and this response accurately reflect your proposed works.

This response is intended for use only by the addressee. If you have received the enquiry response in error, please let us know by telephone and delete all copies; you are advised that copying, distributing, disclosing or otherwise acting in reliance on the response is expressly prohibited.

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While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Glen Eira City Council or PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

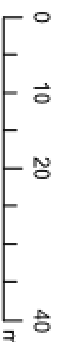


**Legend**

-  BYDA Enquiry
-  Franchisee Lease Boundary

Esri Community Maps Contributors, Vcmmap, ©  
OpenStreetMap, Microsoft, Esri, HERE, Garmin,  
Foursquare, METI/MASA, USGS

**Disclaimer:** The Plan is provided in response to a Before You Dig request. While all reasonable care has been taken to ensure the accuracy of the information on this plan, its purpose is to provide a general indication of the location of Metro Trains infrastructure. The information provided may contain errors or omissions and the accuracy may not suit all users. A site inspection and investigation is recommended before commencement of any project based on this data.



# MTM NETWORK ASSETS FOUND IN THE ENQUIRY AREA

Attention: Nathan Sa

Job Number: 35460128

Sequence Number: 232067932

Dig Site Location:

99 Brewer Road ,

Bentleigh,

VIC 3204

In relation to your enquiry concerning the above location, Metro Trains Melbourne Pty Ltd (MTM) advises as follows:

MTM records indicate that **there are underground assets** in the vicinity of the above location as per attached drawing(s).

## DO NOT PROCEED UNTIL YOU HAVE READ THIS NOTICE IN FULL

The information supplied by MTM is indicative only. Our records show that there are no known MTM underground assets within the area of enquiry. Onsite investigation is still required to validate the exact location of all assets prior to commencing work. A DBYD Certified Locator (DCL) shall be used to determine the precise location of all assets.

The asset(s) must be then physically exposed using non-destructive methods to positively identify, verify exact location(s) prior to commencing any works and to ensure that assets are protected during works. If unknown asset(s) are detected, they must be physically exposed using non-destructive methods, Electrol shall be notified immediately on 1800 442 656 and will arrange for the asset(s) to be tested and verified prior to the commencement of any works.

(Note that lead times for testing and verification vary due to resource availability).

MTM plans, and location information conform to QL-D (Quality Level D) of the Australian Standard AS5488-2019 Classification of Subsurface Utility Information.

This means that the Information is indicative only and may not be spatially accurate.

Please refer to the Disclaimer and Legal Notice for more important information.

This BYDA response is valid for 28 days from 13 November 2023 to 13/12/2023.

*\*A valid BYDA response is to be maintained for the duration of your works, if your works extend beyond this period, or if the designs are altered in anyway, you shall cease works immediately and re-submit your proposal to MTM for re-assessment.*

For Before You Dig Australia enquiries, please contact: [MTM BYDA Team](#)

A list of DCL's (DBYD Certified Locators) in your area can be found here: [DBYD Locator](#)

Note this response is not an authorisation from MTM to commence works.

**No construction, excavation, or other activity may commence until applications have been lodged and approval(s) and or permit(s) have been issued by MTM.**





# Disclaimer and Legal Notice

## WARNING

MTM plans and location information conform to Quality Level D of the Australian Standard AS 5488 -Classification of Subsurface Utility Information. As such, MTM supplied location information is indicative only and may not be spatially accurate. MTM does not warrant the accuracy or completeness of the information and accepts no responsibility for any inaccuracy shown on the plans. Further on-site investigation is required to validate the exact location of MTM network assets prior to commencing construction work. An asset location service is an essential part of the process to validate the exact location of MTM network assets and to ensure the assets are protected during construction works. The exact position of MTM network assets can only be validated by physically exposing them. MTM may seek compensation for any loss that may be suffered as a result of damage to MTM network assets caused by your activity. When working in the vicinity of the MTM network, you have a "Duty of Care" that must be observed. The information in this document is provided as a guide only and may not provide you with all the information that is required for you to determine what assets are on or near your site of proposed works. You will also need to collate and understand all relevant information from other organisation and utilities, understanding that some organisations are not part of the BYDA program and make your own enquiries as appropriate. Further, if you are using excavators and other machinery check for overhead powerlines and adhere to "NO GO Zone" rules as set out by Worksafe and Energy Safe Victoria when working around overhead electrical conductors.

It is your responsibility to ensure that MTM network assets and the network are protected from damage. Please read and understand all the information contained in this document and disclaimers provided below.

## Disclaimer

While MTM takes reasonable steps to ensure that the information it provides is correct, it gives no warranty regarding accuracy, completeness, currency, or suitability for a particular purpose and, to the extent permitted by law, does not accept any liability for loss or damage incurred as a result of reliance placed upon the information given. The accuracy of information provided by MTM conforms to (QL-D) Quality Level D data as defined in AS5844:2019.

QL-D is the lowest of the four quality levels. The attribute information and metadata of a subsurface utility may be compiled from any, or a combination of – (a) Existing records; (b) cursory site inspection; and (c) Anecdotal evidence. Attribute Information – Quality level D attribute information shall include – (a) The utility owner; (b) An indication of the utility type; (c) The date of installation (if known); (d) The condition of the utility (if known); (e) An indicative location of the surface and subsurface features of the utility. Tolerance shall not apply to an indicative location that is attributed to Quality Level D.

Metadata – Quality level D metadata shall include the following: (a) The identifier acronym, QL-D. (b) The date the data was captured. (c) The source of information.

## Assumption of Risk

By receiving and using this information, including any indicative plans that are provided, you confirm that you understand and accept the risks of working near the MTM network and shall take all the necessary steps to confirm the presence, alignment and various depths of MTM network assets. The assumption of this risk is in addition to, and not in replacement of, any duties and obligations you may have under applicable law. You release MTM from any liability that might arise from your reliance on information provided by MTM.

\*Note that it is a criminal offence under the Transport (Compliance and Miscellaneous) Act 1983 (Vic), to tamper or interfere with MTM network assets or trespass on land in the MTM network.

## Indemnity

MTM may take action to recover costs and losses arising from damage to MTM network assets or interference with the operation of the MTM network. Losses may be suffered by MTM, the owner of the MTM network (The Victorian State Government) and customers of the MTM network. Accordingly, you indemnify MTM against any loss that may be suffered as a result of damage to MTM network assets caused by your activity.


## Data Extraction Fees

In some instances, a data extraction fee may be applicable for the supply of plans and other information.

## Copyright and Permission to Use

The Victorian State Government owns and retains the copyright to all plans and other information provided in response to your request to access the MTM network. You (and your employees and contractors) are authorised to use the plans and other information provided solely for the purpose of carrying out the proposed works described in your request. You must not use the plans or other information provided for any other purpose or provide them to any person who is not authorised by you in relation to the proposed works.

**To:** Nathan Sa  
**Phone:** Not Supplied  
**Fax:** Not Supplied  
**Email:** nathan@nsbuilt.com.au

<b>Dial before you dig Job #:</b>	35460128	
<b>Sequence #</b>	232067929	
<b>Issue Date:</b>	13/11/2023	
<b>Location:</b>	99 Brewer Road , Bentleigh , VIC , 3204	

## Information

The area of interest requested by you contains one or more assets.

<b>nbn™ Assets</b>	<b>Search Results</b>
<b>Communications</b>	Asset identified
<b>Electricity</b>	No assets

In this notice **nbn™ Facilities** means *underground fibre optic, telecommunications and/or power facilities, including but not limited to cables, owned and controlled by nbn™*

## Location of nbn™ Underground Assets

We thank you for your enquiry. In relation to your enquiry at the above address:

- **nbn's** records indicate that there **ARE nbn™** Facilities in the vicinity of the location identified above ("Location").
- **nbn** indicative plan/s are attached with this notice ("Indicative Plans").
- The Indicative Plan/s show general depth and alignment information only and are not an exact, scale or accurate depiction of the location, depth and alignment of **nbn™** Facilities shown on the Plan/s.
- In particular, the fact that the Indicative Plans show that a facility is installed in a straight line, or at uniform depth along its length cannot be relied upon as evidence that the facility is, in fact, installed in a straight line or at uniform depth.
- You should read the Indicative Plans in conjunction with this notice and in particular, the notes below.
- You should note that, at the present time, the Indicative Plans are likely to be more accurate in showing location of fibre optics and telecommunications cables than power cables. There may be a variation between the line depicted on the Indicative Plans and the location of any power cables. As such, consistent with the notes below, particular care must be taken by you to make your own enquiries and investigations to precisely locate any power cables and manage the risk arising from such cables accordingly.
- The information contained in the Indicative Plan/s is valid for 28 days from the date of issue set out above. You are expected to make your own inquiries and perform your own investigations (including engaging appropriately qualified plant locators, e.g DBYD Certified Locators, at your cost to locate **nbn™**

Facilities during any activities you carry out on site).

We thank you for your enquiry and appreciate your continued use of the Dial Before You Dig Service. For any enquiries related to moving assets or Planning and Design activities, please visit the **nbn** [Commercial Works](#) website to complete the online application form. If you are planning to excavate and require further information, please email [dbyd@nbnco.com.au](mailto:dbyd@nbnco.com.au) or call 1800 626 329.

#### Notes:

1. You are now aware that there are **nbn**<sup>TM</sup> Facilities in the vicinity of the above property that could be damaged as a result activities carried out (or proposed to be carried out) by you in the vicinity of the Location.
2. You should have regard to section 474.6 and 474.7 of the *Criminal Code Act 1995* (CoA) which deals with the consequences of interfering or tampering with a telecommunications facility. Only persons authorised by **nbn** can interact with **nbn**'s network facilities.
3. Any information provided is valid only for **28 days** from the date of issue set out above.

## Referral Conditions

The following are conditions on which **nbn** provides you with the Indicative Plans. By accepting the plans, you are agreeing to these conditions. These conditions are in addition, and not in replacement of, any duties and obligations you have under applicable law.

1. **nbn** does not accept any responsibility for any inaccuracies of its plans including the Indicative Plans. You are expected to make your own inquiries and perform your own investigations (including engaging appropriately qualified plant locators, e.g DBYD Certified Locators, at your cost to locate **nbn**<sup>TM</sup> Facilities during any activities you carry out on site).
2. You acknowledge that **nbn** has specifically notified you above that the Indicative Plans are likely to be more accurate in showing location of fibre optics and telecommunications cables than power cables. There may be a variation between the line depicted on the Indicative Plans and the location of any power cables.
3. You should not assume that **nbn**<sup>TM</sup> Facilities follow straight lines or are installed at uniformed depths along their lengths, even if they are indicated on plans provided to you. Careful onsite investigations are essential to locate the exact position of cables.
4. In carrying out any works in the vicinity of **nbn**<sup>TM</sup> Facilities, you must maintain the following minimum clearances:
  - 300mm when laying assets inline, horizontally or vertically.
  - 500mm when operating vibrating equipment, for example: jackhammers or vibrating plates.
  - 1000mm when operating mechanical excavators.
  - Adherence to clearances as directed by other asset owner's instructions and take into account any uncertainty for power cables.
5. You are aware that there are inherent risks and dangers associated with carrying out work in the vicinity of underground facilities (such as **nbn**<sup>TM</sup> fibre optic, copper and coaxial cables, and power cable feed to **nbn**<sup>TM</sup> assets). Damage to underground electric cables may result in:
  - Injury from electric shock or severe burns, with the possibility of death.
  - Interruption of the electricity supply to wide areas of the city.
  - Damage to your excavating plant.
  - Responsibility for the cost of repairs.
6. You must take all reasonable precautions to avoid damaging **nbn**<sup>TM</sup> Facilities. These precautions may include but not limited to the following:
  - All excavation sites should be examined for underground cables by careful hand excavation. Cable cover slabs if present must not be disturbed. Hand excavation needs to be undertaken with extreme care to minimise the likelihood of damage to the cable, for example: the blades of hand equipment should be aligned parallel to the line of the cable rather than digging across the cable.
  - If any undisclosed underground cables are located, notify **nbn** immediately.



- All personnel must be properly briefed, particularly those associated with the use of earth-moving equipment, trenching, boring and pneumatic equipment.
  - The safety of the public and other workers must be ensured.
  - All excavations must be undertaken in accordance with all relevant legislation and regulations.
7. You will be responsible for all damage to **nbn**<sup>TM</sup> Facilities that are connected whether directly, or indirectly with work you carry out (or work that is carried out for you or on your behalf) at the Location. This will include, without limitation, all losses expenses incurred by **nbn** as a result of any such damage.
  8. You must immediately report any damage to the **nbn**<sup>TM</sup> network that you are/become aware of. Notification may be by telephone - 1800 626 329.
  9. Except to the extent that liability may not be capable of lawful exclusion, **nbn** and its servants and agents and the related bodies corporate of **nbn** and their servants and agents shall be under no liability whatsoever to any person for any loss or damage (including indirect or consequential loss or damage) however caused (including, without limitation, breach of contract negligence and/or breach of statute) which may be suffered or incurred from or in connection with this information sheet or any plans(including Indicative Plans) attached hereto. Except as expressly provided to the contrary in this information sheet or the attached plans(including Indicative Plans), all terms, conditions, warranties, undertakings or representations (whether expressed or implied) are excluded to the fullest extent permitted by law.

All works undertaken shall be in accordance with all relevant legislations, acts and regulations applicable to the particular state or territory of the Location. The following table lists all relevant documents that shall be considered and adhered to.

State/Territory	Documents
<b>National</b>	Work Health and Safety Act 2011
	Work Health and Safety Regulations 2011
	Safe Work Australia - Working in the Vicinity of Overhead and Underground Electric Lines (Draft)
	Occupational Health and Safety Act 1991
<b>NSW</b>	Electricity Supply Act 1995
	Work Cover NSW - Work Near Underground Assets Guide
	Work Cover NSW - Excavation Work: Code of Practice
<b>VIC</b>	Electricity Safety Act 1998
	Electricity Safety (Network Asset) Regulations 1999
<b>QLD</b>	Electrical Safety Act 2002
	Code of Practice for Working Near Exposed Live Parts
<b>SA</b>	Electricity Act 1996
<b>TAS</b>	Tasmanian Electricity Supply Industry Act 1995
<b>WA</b>	Electricity Act 1945
	Electricity Regulations 1947
<b>NT</b>	Electricity Reform Act 2005
	Electricity Reform (Safety and Technical) Regulations 2005
<b>ACT</b>	Electricity Act 1971


Thank You,

**nbn DBYD**

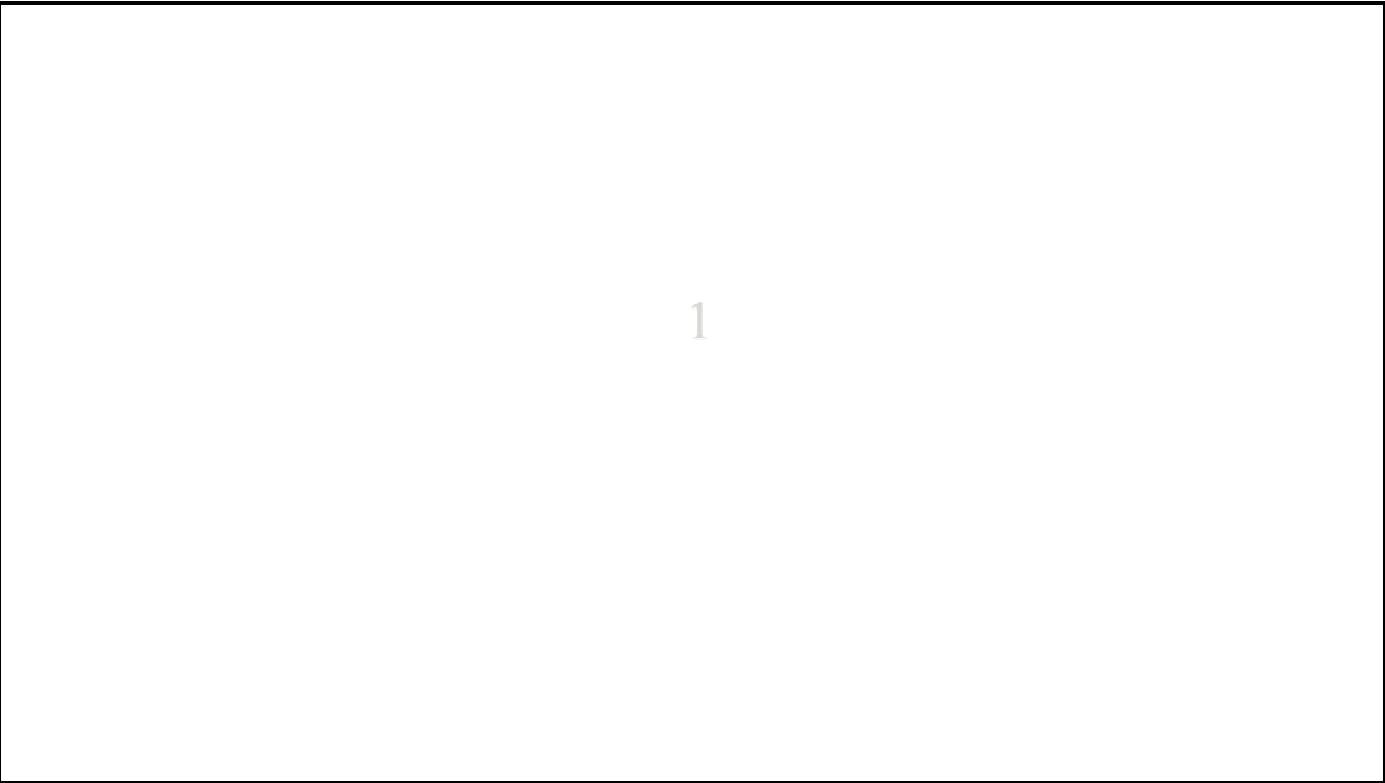
Date: 13/11/2023

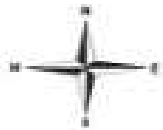


**To:** Nathan Sa  
**Phone:** Not Supplied  
**Fax:** Not Supplied  
**Email:** nathan@nsbuilt.com.au

Dial before you dig Job #:	35460128	 <b>DIAL BEFORE YOU DIG</b> <small>www.1100.com.au</small>
Sequence #	232067929	
Issue Date:	13/11/2023	
Location:	99 Brewer Road , Bentleigh , VIC , 3204	













Indicative Plans

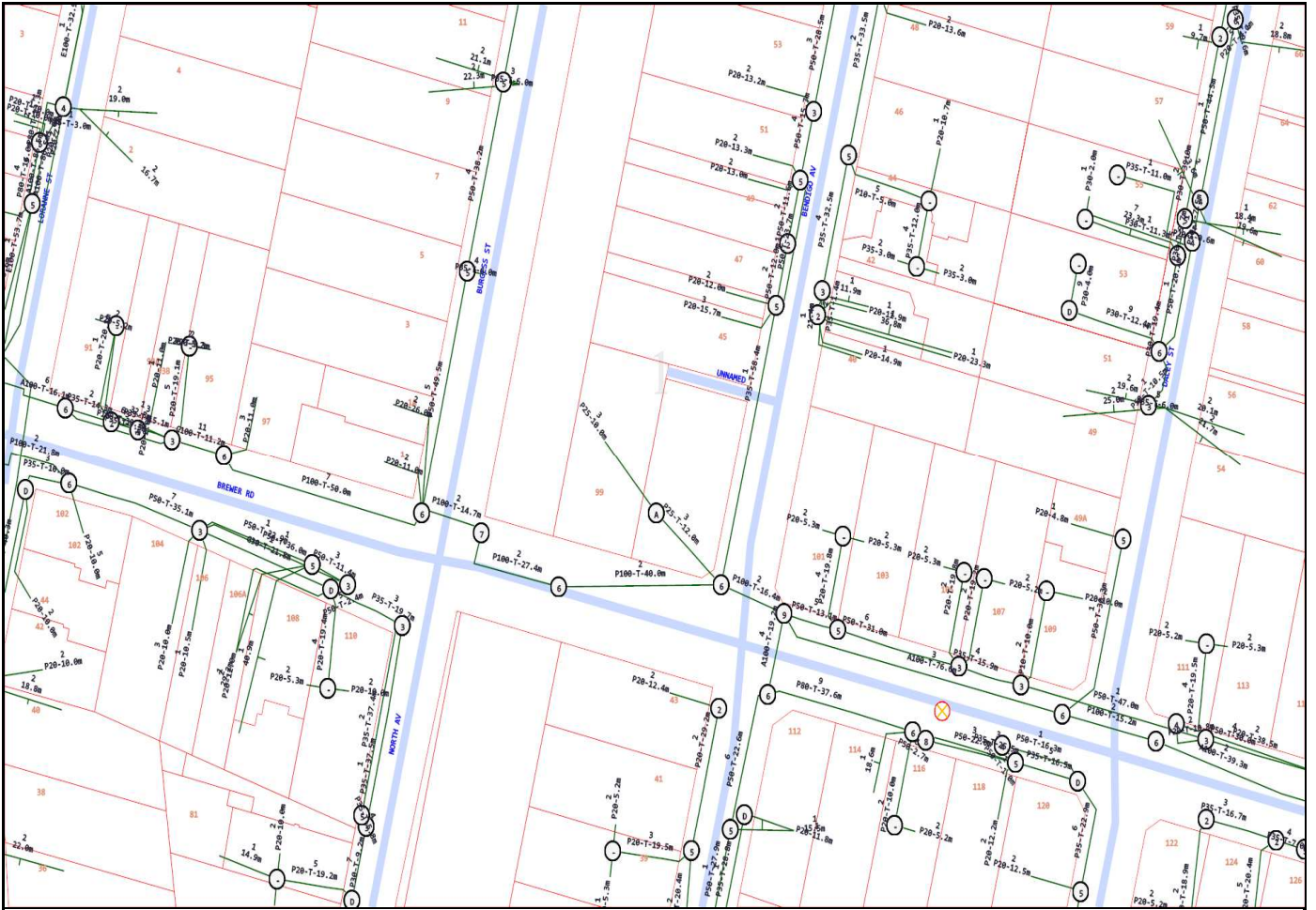




## LEGEND



	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any <b>INSERVICE/CONSTRUCTED</b> (Copper/RF/Fibre) cables.
	Trench containing only <b>DESIGNED/PLANNED</b> (Copper/RF/Fibre/Power) cables.
	Trench containing any <b>INSERVICE/CONSTRUCTED</b> (Power) cables.
	Road and the street name "Broadway ST"
Scale	0    20    40    60    Meters 1:2000  1 cm equals 20 m



## Emergency Contacts

You must immediately report any damage to the **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.

13 NOVEMBER 2023

Nathan Sa

E-mail: nsbe3ipkdm6.i7zdyguq7t0ygi@smarterwx-mail.1100.com.au

Dear Sir/Madam,

**SEW Reference Case Number 45382823**  
**BYDA Sequence Number: 232067935**  
**Location: 99 Brewer Road Bentleigh 3204**  
**SEW Order Number: 44776073**

**WatersEdge**  
101 Wells Street  
Frankston VIC 3199  
PO Box 2268  
Seaford VIC 3198 Australia  
Telephone +61 3 9552 3000  
[southeastwater.com.au](http://southeastwater.com.au)

Please find attached information regarding your application to Before You Dig Australia for Asset Information.

Care must be taken when digging in the vicinity between Water Main to meter as service pipes could exist and may not be shown on the plan.

**Any damage done to Utility assets will result in those responsible being billed for the repair work**

Any works within the vicinity of a South East Water asset must conform with the guidelines specified in the documents '[Protection of South East Water Supply Assets](#)' and/or '[Protection of South East Water Sewerage Assets](#)'. Formal consent from South East Water is required where works are planned within one metre of an asset. General conditions are outlined in the document [Guidelines for Proposed Works Over / Adjacent to Water Authority Assets up to and including 225 diameter](#).

Where works are planned within one metre of an asset, an application is required to be submitted through South East Water's online application portal, [PropertyConnect](#). Formal consent or advice will be provided in response after review of the application.

**IMPORTANT:**

South East Water shall not have any warranty and makes no representation or guarantee as to the accuracy or scale of these plans. South East Water does not accept any liability for any loss, damage or inquiry by any reason as a result of inaccuracy in these plans.

The location of assets must be proved in the field by the applicant prior to the commencement of work. These plans do not indicate private services. Internal private sewer drains marked on PSP's can be obtained through the SEW website.

Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S regulations.

Metallic water mains and associated fittings may pose an electrocution hazard if electrical earth wires have been connected to the property service or water main.

Please be aware that works such as ground anchors, pile driving and site retention have special conditions and works must not commence without formal consent from South East Water.

Access to any South East Water asset i.e maintenance structure, must only be undertaken by an accredited contractor with prior consent.

For mobile maps SEWmap use our free downloadable mobile map app that provides access to our property, water, Sewer and recycling assets, look for it on the South East Water website.

If you have any enquiries please contact Property Information on 9552 3459.

DISCLAIMER:

The plans accompanying this letter are issued solely for asset identification purposes and should not be used for any other purpose. South East Water provides the information it has on Sewer, Water and Recycled Water assets, but does not guarantee the accuracy of information and therefore the location of all assets must be proven on site prior to the commencement of any works.

South East Water will not accept claims associated with any incorrect or incomplete information being contained on the plan. Due to ongoing potential asset changes this plan should not be reused at a later date, a new plan should be obtained.

Yours sincerely



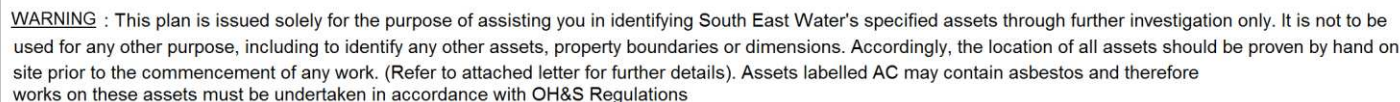
Heath McMahon

**MANAGER ASSET INFORMATION SYSTEMS**



20                      0                      20                      40

Scale in Metres



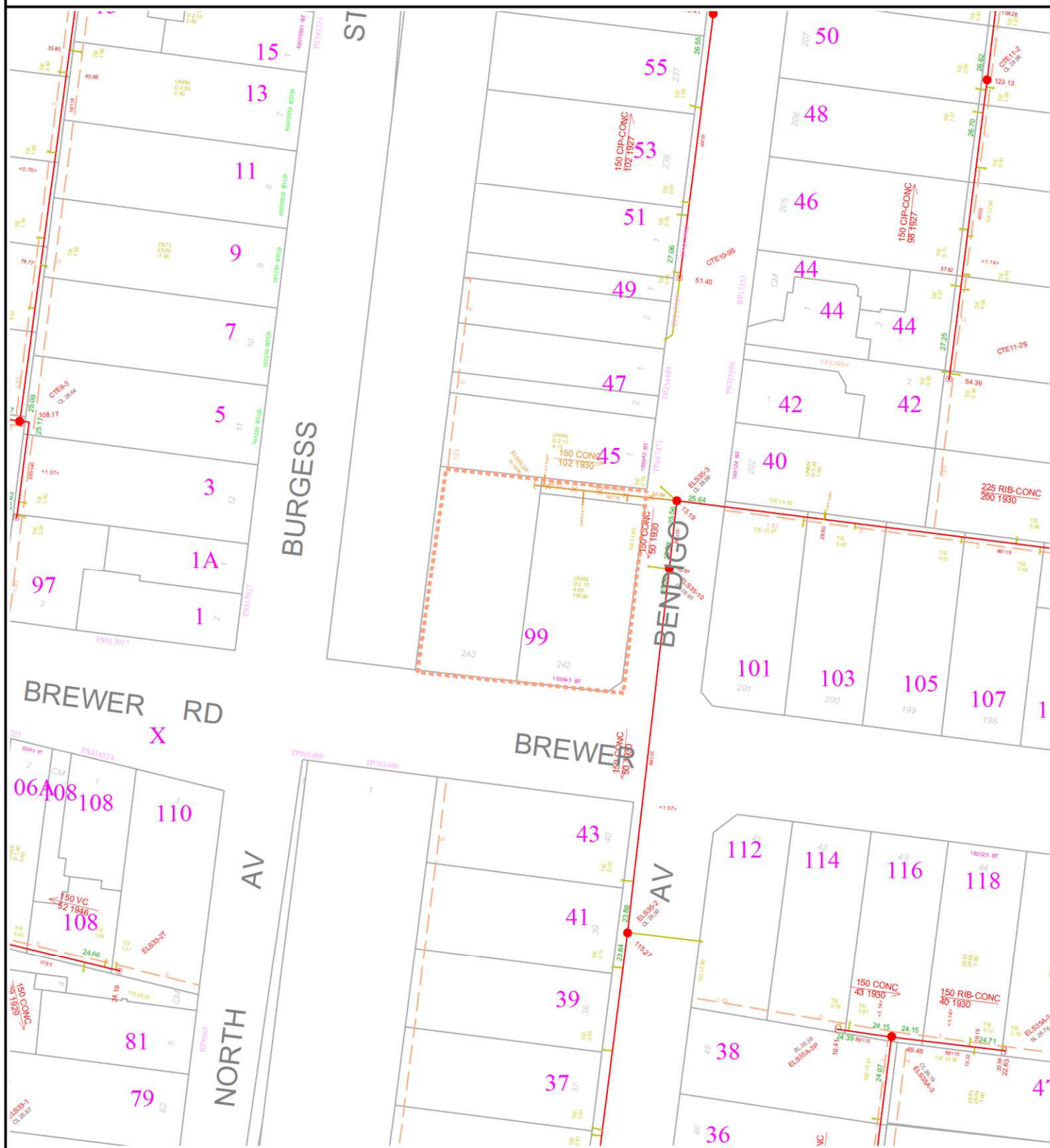
	Title/Road Boundary		Chlorination Assembly			Hydrant		Electrolysis
	Proposed Title/Road		Water Main Valve			Fireplug/Washout		
	Easement		Water Main & Services			Offset from Boundary		

Property: 99 Brewer Road, Bentleigh VIC 3204

Case Number: 45382823

Sequence Number: 232067935

Date: 13 November 2023



**WARNING:** This plan is issued solely for the purpose of assisting you in identifying South East Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations

- |  |                     |  |                                   |  |                      |
|--|---------------------|--|-----------------------------------|--|----------------------|
|  | Title/Road Boundary |  | End of Pipe                       |  | Maintenance Hole     |
|  | Proposed Title/Road |  | Sewer Main & Property Connections |  | Inspection Shaft     |
|  | Easement            |  | Direction of Flow                 |  | Offset from Boundary |

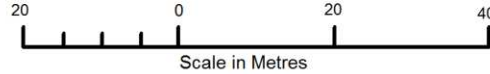




Property: 99 Brewer Road, Bentleigh VIC 3204

Case Number: 45382823

Sequence Number: 232067935

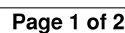


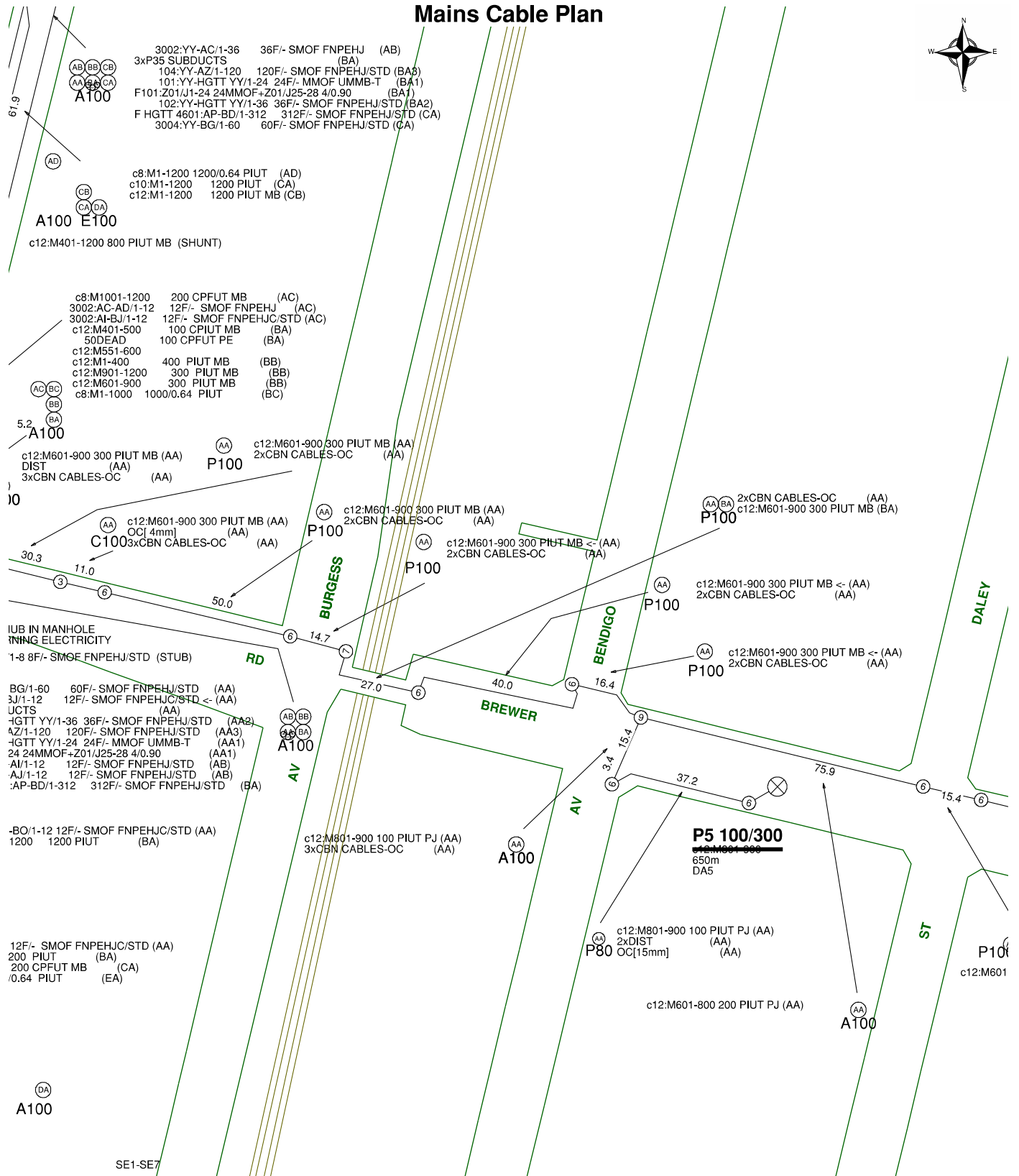
Date: 13 November 2023



**WARNING:** This plan is issued solely for the purpose of assisting you in identifying South East Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations

Title/Road Boundary	Chlorination Assembly	Hydrant
Proposed Title/Road	Recycled Water Main Valve	Fireplug/Washout
Easement	Recycled Water Main & Services 100 CCL 26.9.1975	~ 1.0 Offset from Boundary





Sequence Number: 232067934

**CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.**

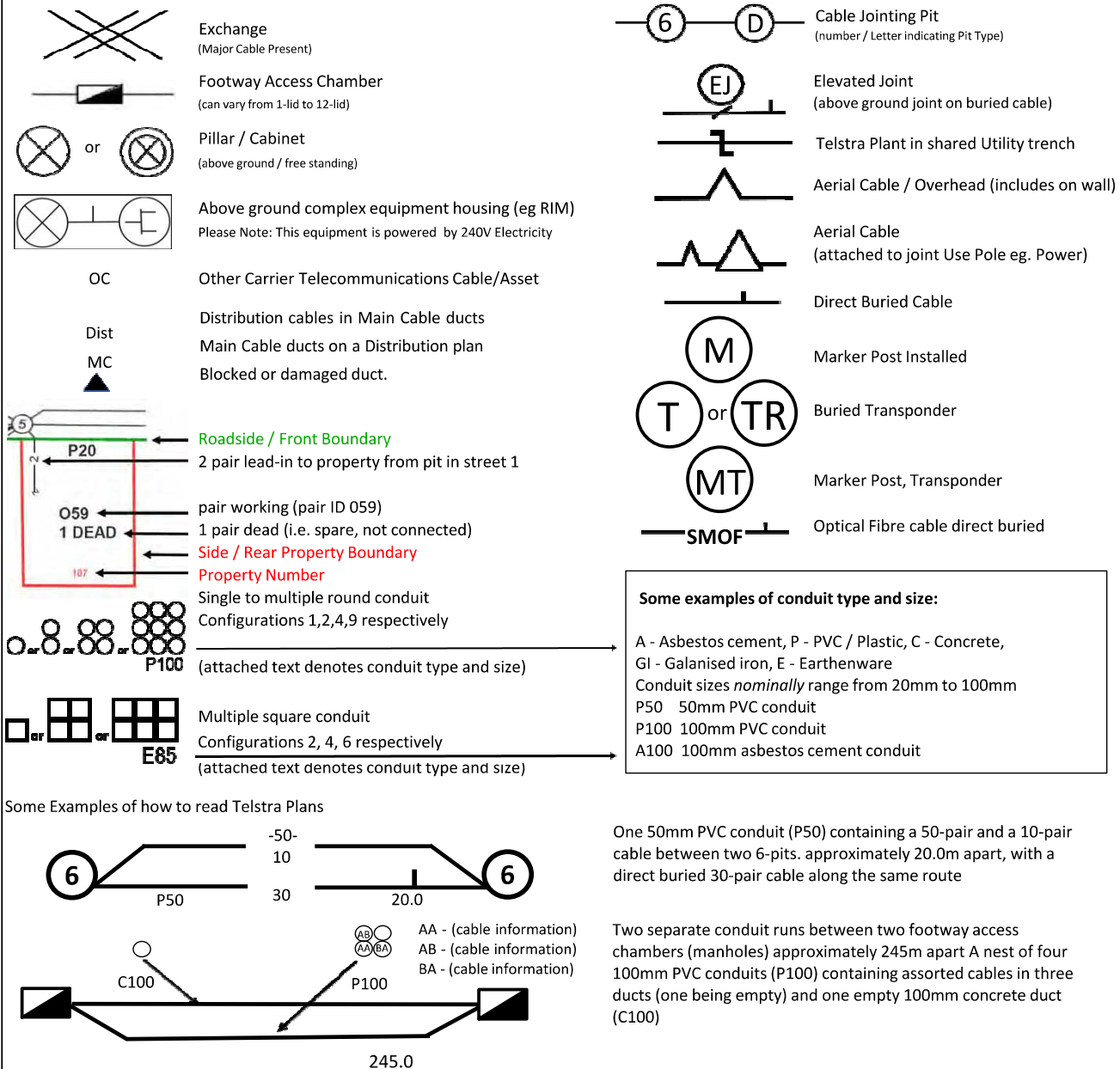
Generated On 13/11/2023 15:15:13

See the Steps- Telstra Duty of Care that was provided in the email response.

# LEGEND



For more info contact a [Certified Locating Organisation](#) or Telstra Plan Services 1800 653 935



**WARNING:** Telstra plans and location information conform to Quality Level 'D' of the Australian Standard AS 5488 - Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans. FURTHER ON SITE INVESTIGATION IS REQUIRED TO VALIDATE THE EXACT LOCATION OF TELSTRA PLANT PRIOR TO COMMENCING CONSTRUCTION WORK. A plant location service is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works. The exact position of Telstra assets can only be validated by physically exposing them. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers.



**UNITED ENERGY**  
**UNDERGROUND CABLES DETAILS**  
**ASSETS AFFECTED**

Nathan Sa  
Coben Building  
Level 1, Suite 1, 26 Thomson Street  
South Melbourne VIC 3205

**Sequence No:** 232067936  
**Date of Issue:** 13/11/2023  
**Phone:** +61415701060

**DBYD Location:** 99 Brewer Road, Bentleigh, VIC 3204

**DBYD Asset Owner Registration:** United Energy

**The records of United Energy indicate that Underground Cables owned or controlled by United Energy ARE present in the vicinity of the above location.**

**Please carefully refer to the plans per the following Reference Plans section of this letter (and/or as attached) and read all information and disclaimers below and on the plans, which by receipt of this letter you will be deemed to have read, understood and agreed to.**

**Note: The person/entity responsible for submitting your Dial Before You Dig (DBYD) inquiry should take care to ensure all plans listed above are received. Please contact 03 9173 6680 if you are missing any documentation.**

**Any information we provide is valid for 28 days from the date of issue.** If the work extends beyond this period, or if the designs are altered in any way, you must re-submit your proposal to United Energy for re-assessment.

**Dial Before You Dig enquiry, please contact 03 9173 6680**

**Reporting faults and asset damage contact 132 099**

**Note:**

1. The underground cables referred to in this advice are defined as underground cables owned or controlled by United Energy. Other utilities may have electrical assets in the vicinity of your work about which we have no information. Please also note that United Energy do not hold any plans of privately owned cables on private property.
2. Due to the age of some cables and records, it is impossible for us to conclusively ascertain the location of all cables at or around the location described in your DBYD inquiry. Accordingly, United Energy is unable to warrant or otherwise guarantee the accuracy or completeness of any information it provides, and such information should not be relied upon when undertaking or proposing to undertake underground works.
3. Due to the inherent dangers associated with excavating in the vicinity of underground cables, you must ensure all reasonable precautions are taken prior to and when undertaking any such works, including the following:
  - All excavation sites should be examined visually for underground cables by careful hand excavation;
  - Cable cover slabs, if present may only be removed and replaced under the approval and supervision of an authorised United Energy representative;
  - Pay particular attention to areas surrounding Pole Type Substations, High Voltage Switches and Kiosk Substations as there are often unrecorded earth wires buried in their vicinity;
  - If any undisclosed underground cables are located, United Energy must be notified immediately;
  - All personnel involved or proposed to be involved in the underground works must be properly briefed, trained, experienced and qualified, particularly those associated with the use of earth-moving equipment, trenching, boring and pneumatic equipment;
  - All excavation must be undertaken in accordance with the Electrical Safety (General) Regulations (2019).
4. To the extent applicable at law, United Energy Distribution Pty Ltd and each of their directors, employees, officers and authorised contractors will have no liability whatsoever to any person for any claim, loss or damage (including indirect or consequential loss or damage) however caused (including, without limitation, breach of contract, tort (including negligence) and/or breach of statute) which may be suffered or incurred from or in connection with any information provided or not provided to you in response to your DBYD inquiry.
5. Except as expressly provided to the contrary in this information sheet (including any attached plans), all terms, conditions, warranties, undertakings or representations (whether expressed or implied) are excluded to the fullest extent permitted by law.



## OVERHEAD AND UNDERGROUND NO GO ZONES

Are any **overhead** or **underground** power lines/cables located near your proposed work and will your equipment intrude into a NO GO ZONE? If the answer is YES to any of these questions or you are NOT SURE, please phone the following number to discuss your NO GO ZONE inquiry. Before work commences, you must follow the NO GO ZONE safety procedures.

Visit the United Energy website > Safety > No Go Zone (<https://www.unitedenergy.com.au/safety/no-go-zones/>).

**For more information on NO GO ZONE areas contact:**

- Energy Safe Victoria [www.esv.vic.gov.au](http://www.esv.vic.gov.au)
- WORKSAFE Victoria [www.worksafe.vic.gov.au](http://www.worksafe.vic.gov.au)

If your query is in reference to a NO GO ZONE and United Energy Assets, phone 132 099

### Caution: Underground Earthing Conductors

- Underground earthing conductors are installed in the vicinity of Pole Type Substations, High Voltage Switches and Kiosk Substations. These installations consist of lengths of stranded copper conductor, either insulated or bare, connected to earth rods, all of which are buried approximately 500mm below ground level and are connected to our pole or to our substation. These lengths of conductor are usually installed directly in line with our overhead conductors but may be installed in other directions out from our pole because of the need to avoid obstacles. They may also be installed in the cable trench leading from our substation.
- **Important Notice:** It is critical that the integrity of these earthing installations be maintained to ensure the safety of all personnel who may be involved in work on or who may be in the vicinity of these poles at any time. Please attempt to prove the location of our earthing installation by excavating using hand tools. If during your works, United Energy assets are damaged, please contact 132099 and advise of the location (address of property adjacent to work site or the pole identity number attached to the pole) and the extent of the damage.

### Protective Covers

As a guide, electrical cables usually have protective covers of:

- Concrete or PVC cover slabs;
- PVC, A.C. or galvanised iron pipe;
- Concrete encased PVC pipe;
- Thin plastic marker tape; and/or
- Wooden troughing.

Note: Some cables are known to be buried without protection

To assist in the identification of an underground cable, some installations have marker tape installed above the cover slab or conduit protecting the cable. You must not rely on marker tape for the existence of underground cables. Protective covers, if present may only be removed and replaced under the approval and supervision of an authorised United Energy representative.

### Excavating parallel to cable/s

It is essential that you establish the location of cable/s by careful hand excavation before machinery is within 300mm either side of the cable/s. These hand dug excavations should be dug at regular intervals to prove the actual location of the cable/s. Where the excavation depth is to exceed the cable depth and the protective covers or bedding around the cable/s could be disturbed, United Energy must be contacted.

### Excavating across to cable/s

It is essential that you establish the location of cable/s by careful hand excavation before machinery is within 300mm either side of the cable/s. A minimum clearance of 150mm must be maintained above and below the cable/s.

If the width or depth of the excavation is such that the cable/s may be exposed, United Energy must be contacted to determine if the cable/s should be protected, supported, or taken out of service.

### Boring

Where boring across the line of the cable/s is required, it is essential that you establish the location of cable/s by careful hand excavation. You must ensure a trench is dug one metre on the side of the cable/s of the approaching auger to ensure a minimum clearance of 150mm can be maintained.

### Explosives

You must ensure that no explosives are used within 3 metres of a cable.

### Alteration of Levels

If it is desired to increase or decrease ground levels above our cables, please contact United Energy before the project commences to seek our approval.

## **Reference Plans**

### Response Plan

- 232067936 - United Energy Response Plan.pdf

### Coversheets

### Drawings

- UE5-3004728.pdf

- UE5-MBN-110452.pdf



Tile No: 1

**WARNING**



Copyright of United Energy Distribution Pty Ltd  
(“United Energy”). All rights reserved.  
No part of this plan may be reproduced in any form  
without written permission from United Energy.

Please be advised this is an extract of United Energy Distribution assets.  
This is a representative only and may not indicated all assets in the area. It  
must not be used for the purpose of exact asset location in order to undertake  
any type of excavation.  
Please read all conditions & information on the attached information sheet.  
This extract is subject to those conditions.  
**NOTE:** The information contained on this plan is only valid for 28 days from  
the date of issue.

**Scale: 1:1000**



This plan must be printed in colour in order to protect the  
integrity of the information.

Please note that the information contained in United Energy's GIS  
system is constantly being updated, and the information  
contained in these plans is subject to change.  
To the best of our knowledge this information is accurate at the  
date of issue. United Energy does not accept liability for any loss  
suffered as a result of reliance on the information.  
If you have any queries, please contact the Service Provider listed  
on the attached coversheet.

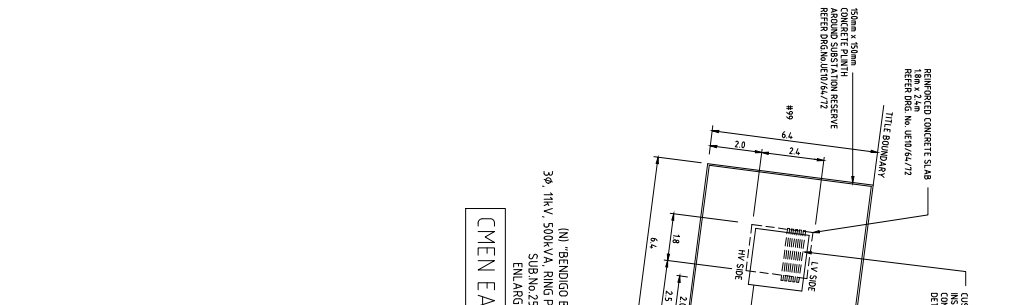
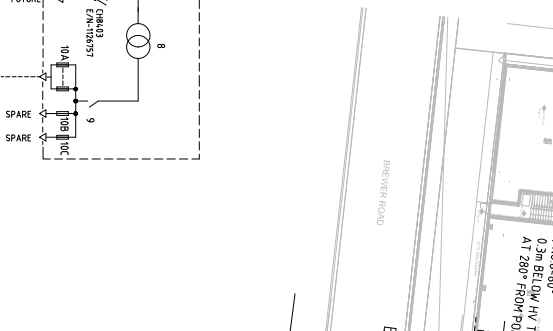
**ISSUE DATE: 13 Nov 2023**

**DBYD Sequence Number: 232067936**

**Legend**

- DBYD Work Area
- Asset Search Area
- Zone Substation
- High Voltage Cable
- Low Voltage Cable
- Communication Cable
- Earth Cable
- SWER Substation
- Distribution Substation
- Pole

- 
- Architectural drawing of a building facade. The drawing shows a large glass wall with a grid pattern. A sign is mounted on the wall, reading "CMEN EARTHING". The drawing includes various dimensions and labels, such as "10'2563", "1'7 1/2\"/>



---

—	UG. CABLE
—	UG. CONDUIT
---	O/H CONDUCTOR
○	CABLE HEAD POLE
125	DEPTH OF EARTH COVER TO TOP OF CABLE
15	DEPTH TO TOP OF OTHER SERVICES/OBS. INDICATIONS

---

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1. CONDUIT SHALL BE HEAVY DUTY RIGID SOLID PVC TO AS 2053 (TO THE MINIMUM 1994 STANDARDS) COLOURED ORANGE. (SANDWICH CONSTRUCTION OR CORRUGATED TYPES ARE NOT ACCEPTABLE)

- GENERAL:**

10. AT SUBSTATION, EARTH WIRES ARE BURIED WITHIN SUBSTATION SITE AND IN THE VICINITY OF THE SUBSTATION ALONG THE CABLE ROUTE.

- 10A. CABLES AND CONDUITS MUST BE LAID TO THE MINIMUM REGULATED DEPTHS OF THE FINAL SURFACE LEVEL.

11. ALL CONDUITS AND SERVICE PILLARS SHALL BE INSTALLED TO THE SATISFACTION OF THE RESPONSIBLE OFFICER OF UNITED ENERGY AND APPROVED BEFORE BACKFILLING.

12. IF DURING CABLEING, ANY CONDUIT THAT IS WRONGLY POSITIONED OR PREVENTS FREE PASSAGE OF CABLES THROUGH THEM SHALL BE MADE GOOD TO THE SATISFACTION OF THE RESPONSIBLE OFFICER OF UNITED ENERGY, NOTWITHSTANDING THAT THE WORK WAS PREVIOUSLY CONSIDERED SATISFACTORY
13. CONTACT UNDERGROUND CABLE DETAILER (TELEPHONE 9595 9800) PRIOR TO INSTALLING CONDUITS AND TO CO-ORDINATE CABLEING WITH TRENCHING WORKS.

14. ANY METALLIC PIPES BURIED DIRECTLY IN THE GROUND WITHIN 2.0m OF THE SUBSTATION SITE SHALL BE ENCLOSED IN G.E.W. PIPE OR HD PVC CONDUIT OR 0.8mm OF PVC TAPE, TO ACHIEVE 10kV MINIMUM INSULATION LEVEL.

15. IF AN UNDERGROUND CABLE IS BURED IN ANY PART OF A ROAD RESERVE RESERVE THEN A WARNING SIGN REGARDING UNDERGROUND POWER CABLES IS TO BE ATTACHED TO A POLE SUCH THAT THE SIGN IS VISIBLE FROM THE DIRECTION OF THE UNDERGROUND CABLE APPROACHING THE POLE. BOTTOM EDGE OF SIGN TO BE 1500mm ABOVE GROUND. POLE TO HAVE ONE SIGN ONLY.

LOCATIONS OF ASSETS SHOWN ON THIS DRAWING ARE INDICATIVE ONLY.

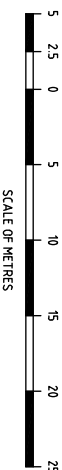
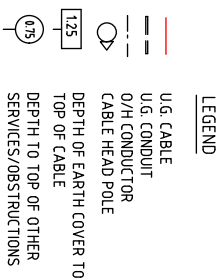
TO ASSIST WITH THE LOCATION OF UNDERGROUND ASSET, PRIOR TO ANY DIGGING MAKE A DIAL BEFORE YOU DIG INQUIRY VIA [WEB@DALBROTSPRODING.COM.AU](mailto:WEB@DALBROTSPRODING.COM.AU) OR BY TELEPHONING **1100** THE WEB ([www.dalbrotsprodig.com.au](http://www.dalbrotsprodig.com.au))

PRIOR TO EXCAVATION PLEASE REFER TO THE ASSET OWNER'S REQUIREMENTS FOR DIGGING NEAR THEIR ASSETS.



<u>HV CABLES</u>
<u>PULL #1</u>
<u>CABLES</u>
DRUM# B120
185mm <sup>2</sup> 3/C PLYSWS-H
PULLED 3/9/1982

\* DETAILED BY



THIS DRAWING SUPERSEDES FB 257:29 & 30

DRG No. UES/MBN/110452

CONSTRUCTION PLAN - U.G. CABLES  
BENDIGO AVENUE ROAD WIDENING  
BENDIGO AVENUE & BREWERS ROAD  
ELWOOD 11kV