

Glen Iris Local

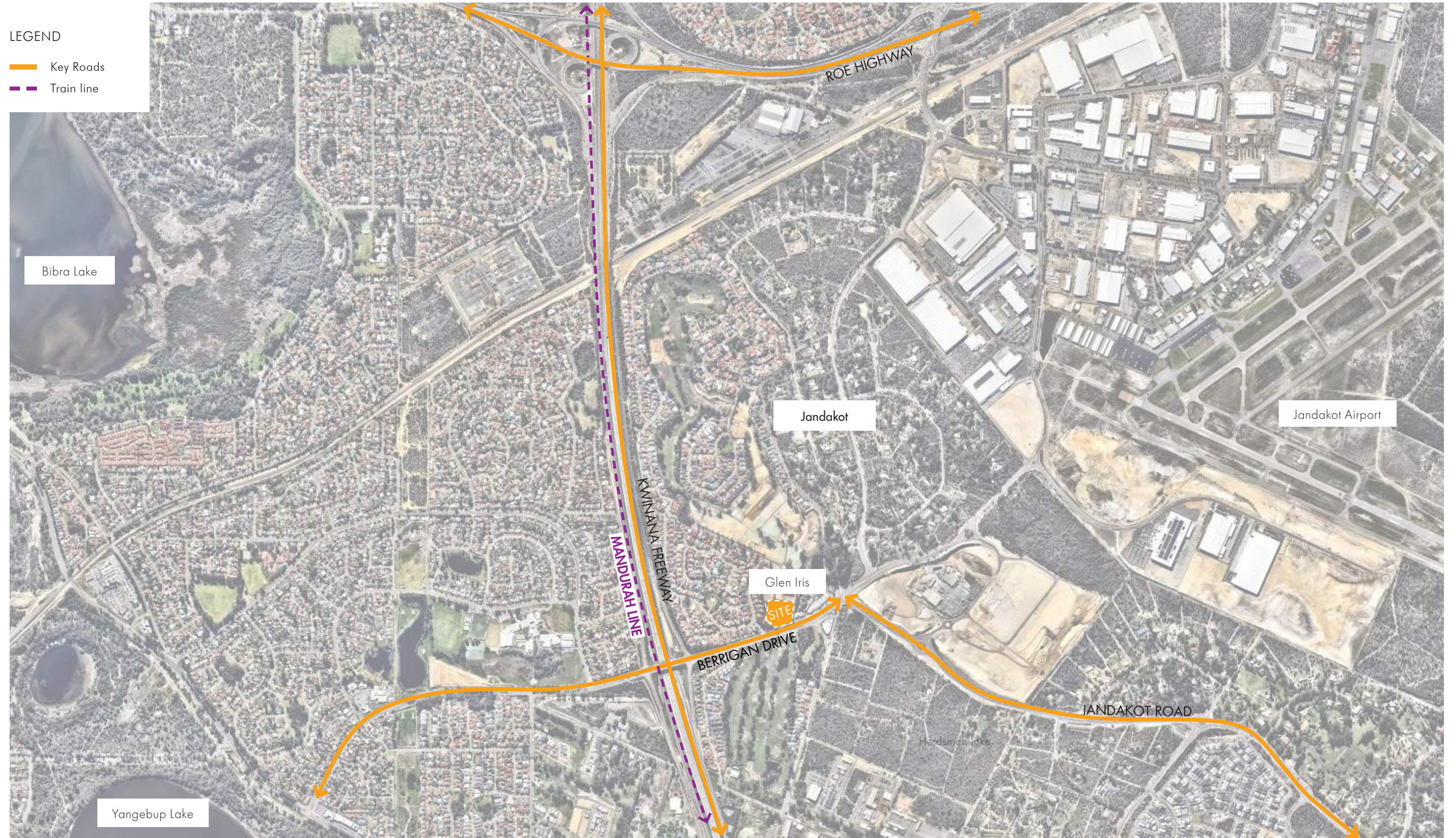
Development Application



Rev A
12 2024

LEGEND

- Key Roads
- Train line



Broad context plan

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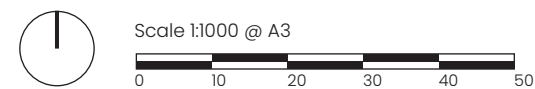
Glen Iris Development Application

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place
fabric.

LEGEND

- Key Roads
- Bus Stops near Site
- Train line





- NOTES
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE CONTRACT DRAWINGS AND SPECIFICATION
 - SETOUT OF ROAD CENTERLINE, FACE OF KERB AND EDGE OF SEAL FOR UN-KERBED ROADS SHALL BE BASED ON SUPPLIED AUTOCAD XBASE_JDS201817.LC DATA. ALL OTHER WORKS SHALL BE SETOUT BASED ON INFORMATION CONTAINED ON THE CONTRACT DRAWINGS AND SPECIFICATION
 - ALL DIMENSIONS SHOWN ARE IN METRES UNLESS OTHERWISE SHOWN
 - SURVEY DATA PROVIDED BY MNG
 - ALL LEVELS SHALL BE DETERMINED FROM BENCH MARKS ESTABLISHED BY THE PROJECT SURVEYOR
 - ALL SETBACKS TO BE 6.0m FROM FRONT BOUNDARY UNLESS NOTED OTHERWISE
 - ALL LEVELS ARE FINISHED SURFACE LEVELS. ROADS, FOOTPATHS AND HARDSTANDS TO BE BOXED OUT TO APPROPRIATE DEPTHS
 - FOR RETAINING WALL LEVELS REFER TO DRAWING C110 OF THIS SET
 - GEOTECHNICAL INSPECTIONS AND ASSESSMENTS TO BE CARRIED OUT AS PER SPECIFICATION AND AT RECOMMENDATION FROM THE PRINCIPAL NOMINATED GEOTECHNICAL CONSULTANT
 - EXISTING SERVICES ARE SHOWN FOR INFORMATION ONLY - FOR CONSTRUCTION DETAILS REFER TO RELEVANT SERVICES DRAWINGS

- LEGEND
- LIMIT OF WORKS
 - LOT NUMBER
 - PROPOSED LOT LEVEL
 - FUTURE LOT LEVEL
 - EXISTING LOT LEVEL
 - PROPOSED CONTOURS (0.10m INTERVAL)
 - FUTURE CONTOURS (0.10m INTERVAL)
 - EXISTING CONTOURS (0.10m INTERVAL)
 - EXISTING RETAINING WALL
 - PROPOSED RETAINING WALL
 - PROPOSED ROAD
 - EXISTING ROAD/TRACK
 - EXISTING TREE TO BE RETAINED
 - EXISTING TREE TO BE REMOVED
 - EXISTING SEWER
 - EXISTING PRESSURE MAIN
 - EXISTING WATER
 - EXISTING DRAINAGE
 - EXISTING NBN
 - EXISTING GAS
 - EXISTING UNDERGROUND POWER
 - EXISTING IRRIGATION SLEEVE
 - EXISTING FENCING
 - EXISTING SIGN POST
 - EXISTING BATTER
 - EXISTING BASIN
 - PROPOSED/EXISTING HYDRANT

WARNING
BEWARE OF UNDERGROUND SERVICES

BEFORE YOU DIG
www.youdig.com.au

The location of underground cables are approximate only and their exact position should be checked on site. No guarantee is given that all existing cables and services are shown. Locate all underground cables and services before commencement of work. Refer to Work Health and Safety (General) Regulations 2022.

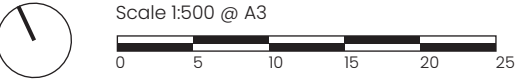
COPYRIGHT This drawing is copyright and the property of JDSI Pty Ltd (JDSI). Use without written permission from JDSI constitutes an infringement of copyright. This document and the information are solely for the use of the authorised recipient and may not be used, copied or reproduced in whole or part for any purpose other than that for which it was supplied by JDSI.				CLIENT: SUPER LIFESTYLE CUSTODIAN PTY LTD ATF THE SEQUERIA UNIT TRUST				PROJECT: GLEN IRIS ESTATE JANDAKOT LOCAL CENTRE DRAWING TITLE: EARTHWORKS PLAN				DRAWN H.VU		WAPC No. 163728.00	
NOTE This drawing shall be preliminary only until it is issued for construction. Certified Quality System to ISO 9001				JDSI CONSULTING ENGINEERS				DESIGNED H.DINH				SCALE A1 1:250		DATE 20.12.24	
REV A 20.12.24 H.V. BT BT ISSUED FOR DA				PROJECT MANAGER B.TREW				DATING AHD PCG94				JDSI PROJECT No. JDS201817.LC		DRAWING No. C100	
Version: 1, Version Date: 22/12/2024				C100				REVISION A				C100		A	



LEGEND

	Supermarket
	Liquor
	Bistro
	Specialty
	F&B
	Health & Wellness
	Amenities/ Services

T01	Supermarket	1000m ²
T02	Specialty	40m ²
T03	F&B	65m ²
T04	F&B	140m ²
T05	Bistro	525m ²
	Bistro Alfresco	90m ²
T06	Liquor Store	115m ²
T07	Specialty	140m ²
T08	Health & Wellness	200m ²
T09	F&B	85m ²
	Total	2,400m²

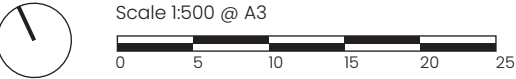


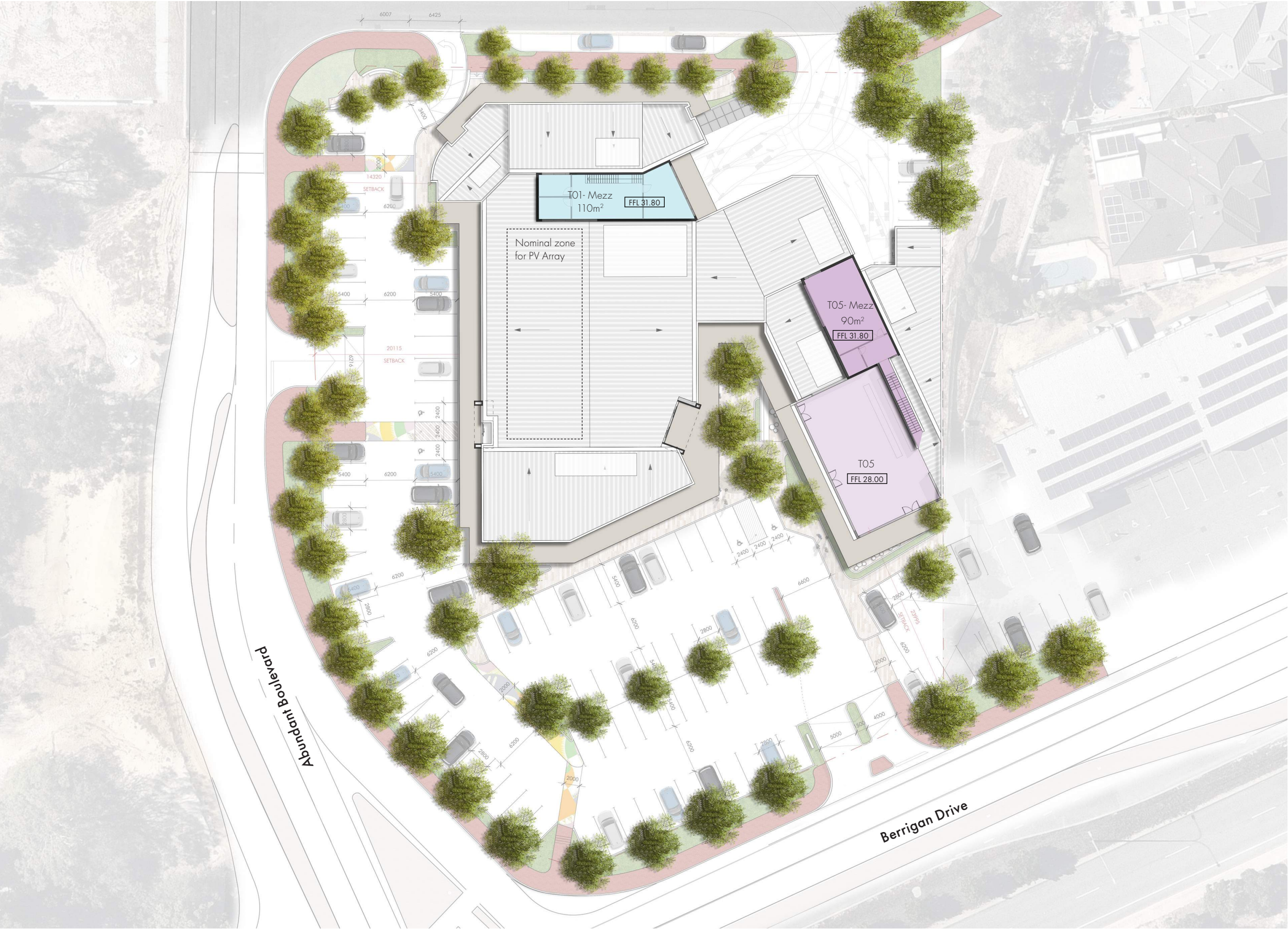


LEGEND

Supermarket
Liquor
Bistro
Specialty
F&B
Health & Wellness
Amenities/ Services

T01	Supermarket	1000m ²
T02	Specialty	40m ²
T03	F&B	65m ²
T04	F&B	140m ²
T05	Bistro	525m ²
	Bistro Alfresco	90m ²
T06	Liquor Store	115m ²
T07	Specialty	140m ²
T08	Health & Wellness	200m ²
T09	F&B	85m ²
Total		2,400m ²

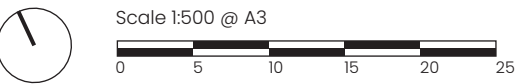


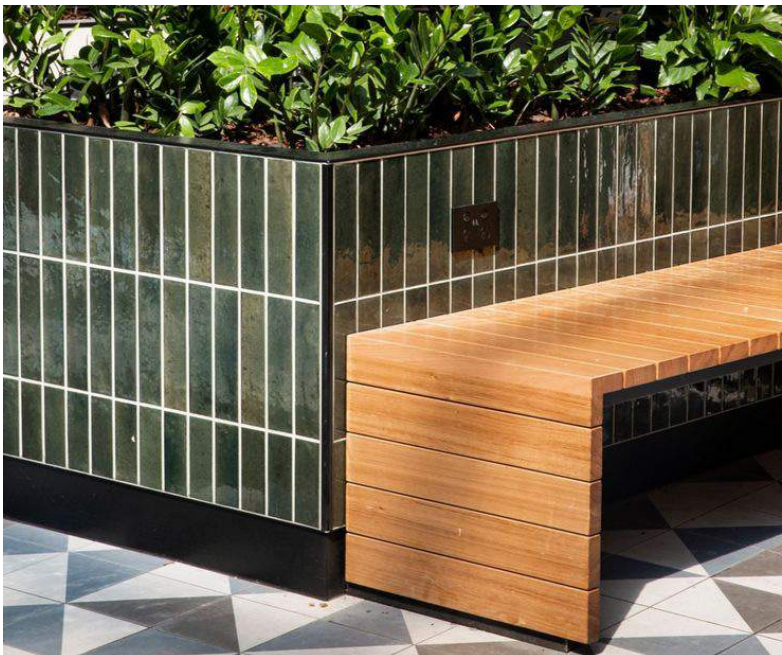


LEGEND

Supermarket
Liquor
Bistro
Specialty
F&B
Health & Wellness
Amenities/ Services

T01	Supermarket	1000m ²
T02	Specialty	40m ²
T03	F&B	65m ²
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T08	Health & Wellness	200m ²
T09	F&B	85m ²
	Total	2,400m ²





Look & Feel

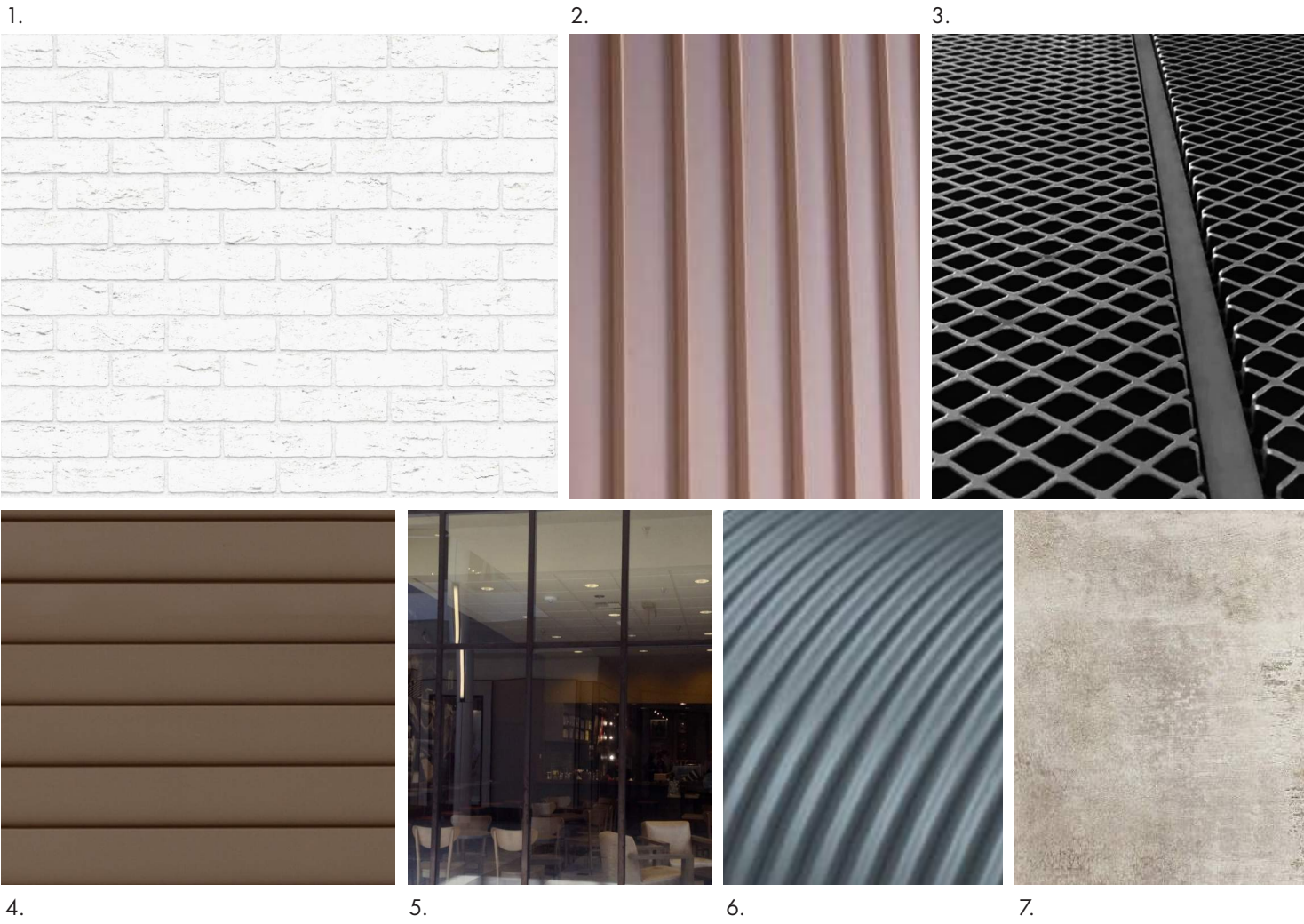
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Material Legend

- 1. Textured Concrete/Masonry
- 2. Horizontal Cladding Treatment
- 3. Perforated Mesh Screen
- 4. Horizontal Cladding Treatment
- 5. Shopfront Glazing
- 6. Textured Cladding
- 7. Concrete Texture



Scale 1:200 @ A3

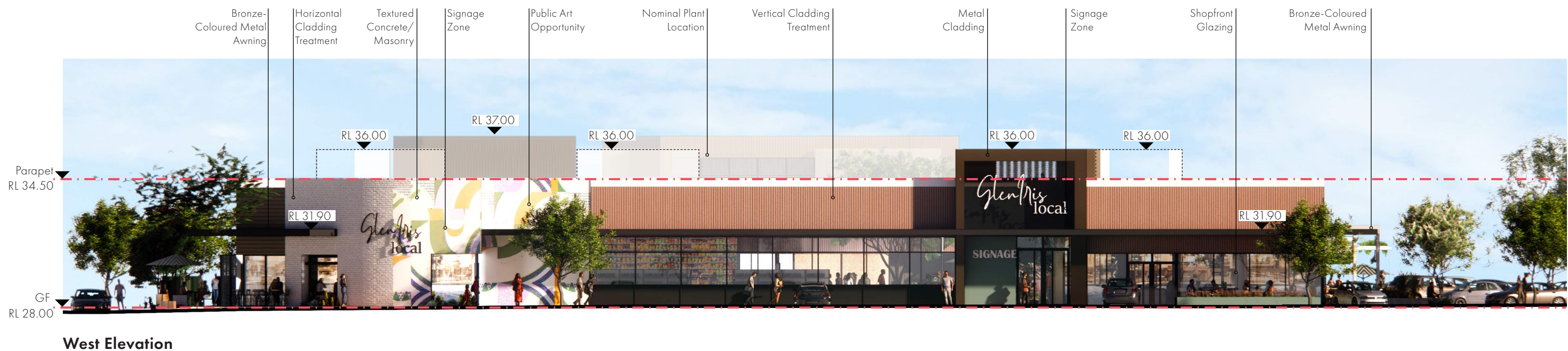
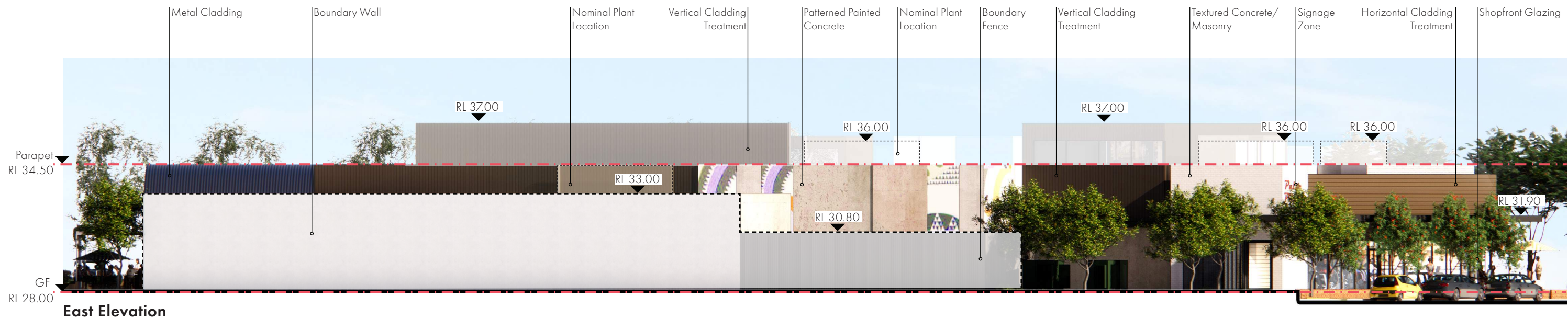
North & South Elevation

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place
fabric.



Scale 1:200 @ A3

0 1 2 3 4 5 10

East & West Elevation

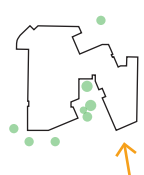
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place
fabric.



3D Render

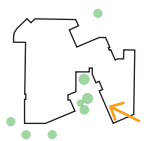
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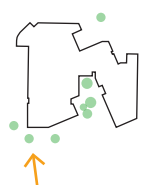
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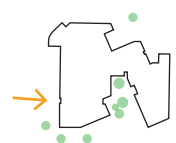
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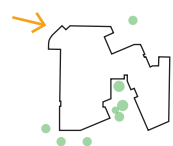
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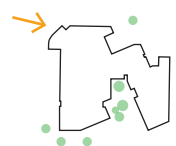
**place
fabric.**











APPENDIX A

DEVELOPMENT PLANS

