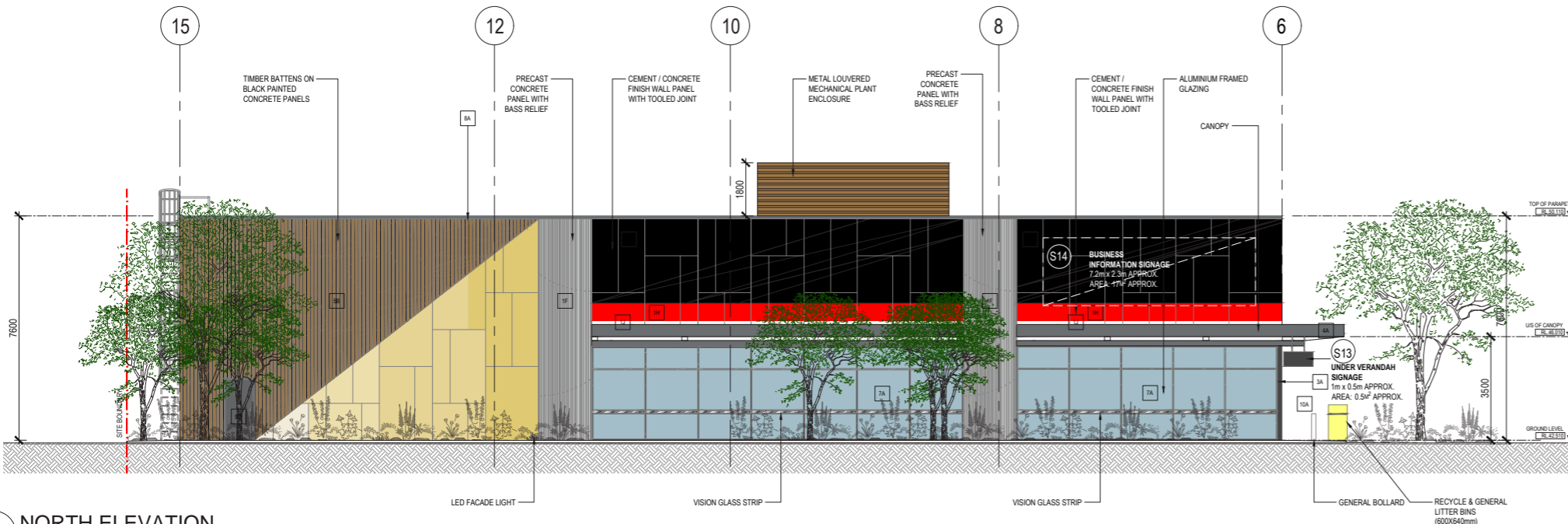
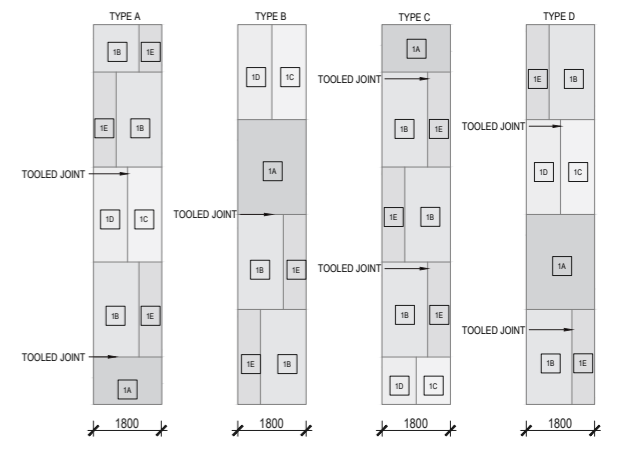


ARCHITECTURAL DRAWING / ELEVATIONS



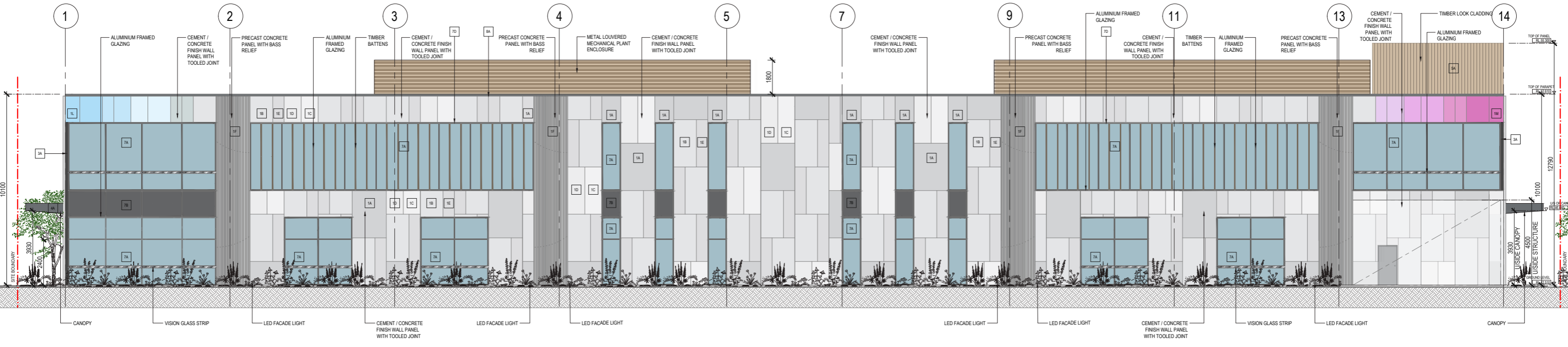
SIGNAGE PERCENTAGE:
 FACADE AREA: 284M² APPROX.
 TOTAL SIGNAGE AREA: 17M² APPROX.
 TOTAL SIGNAGE %: 6



1 NORTH ELEVATION
 1:100@A1

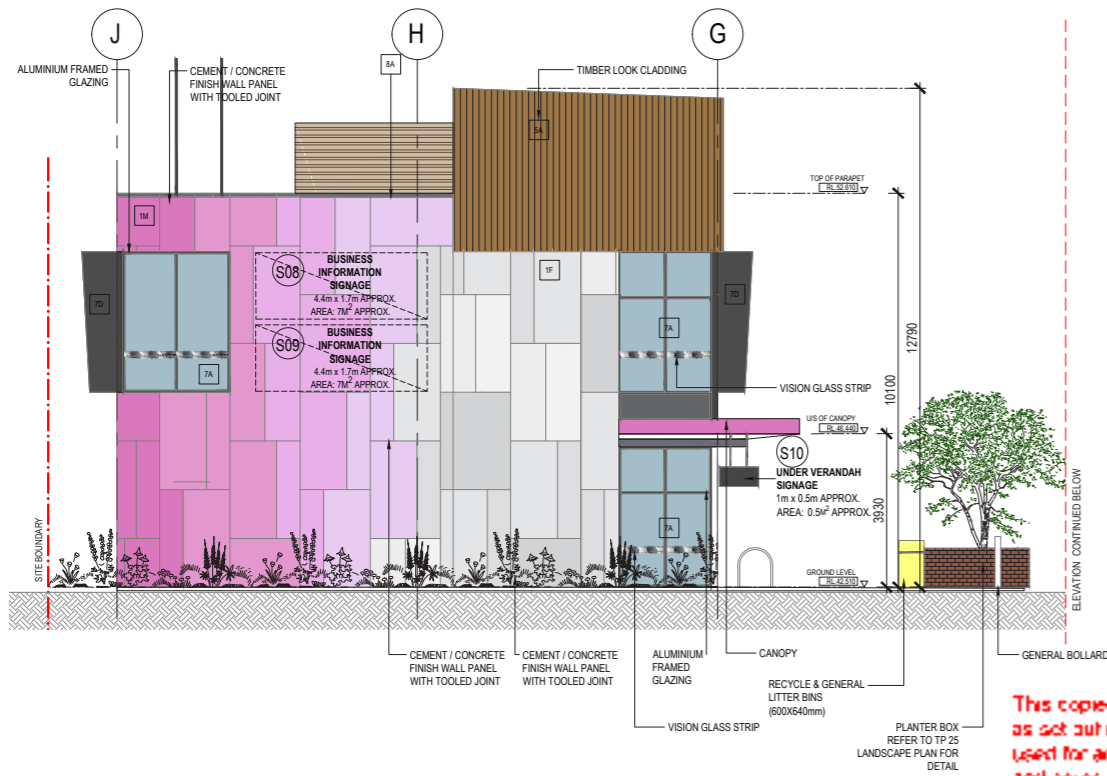
X PANEL TYPE DETAIL
 1:100@A1

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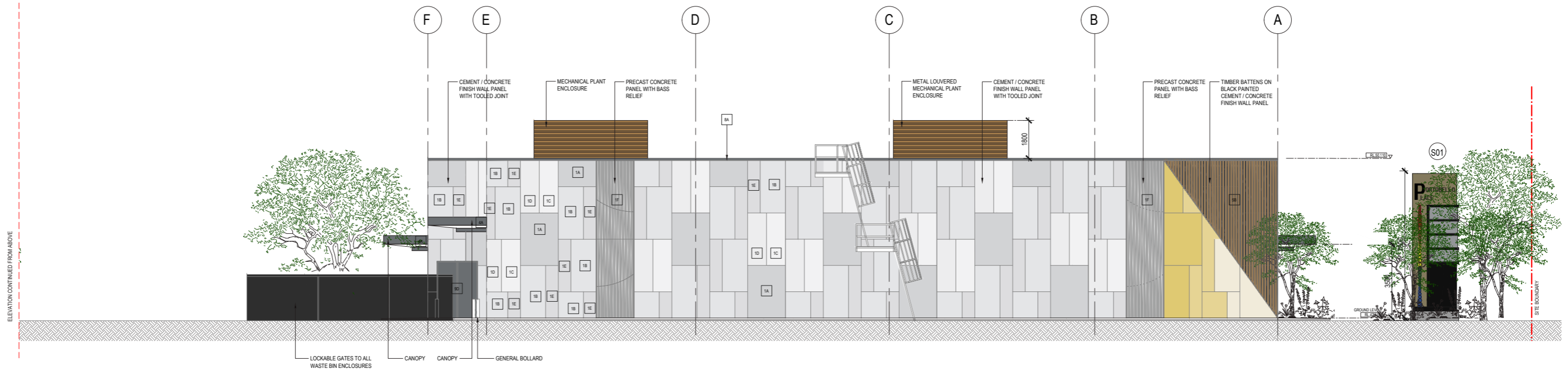
2 SOUTH ELEVATION
 1:100@A1

ARCHITECTURAL DRAWING / ELEVATIONS



SIGNAGE PERCENTAGE:
 FACADE AREA: 155M² APPROX.
 TOTAL SIGNAGE AREA: 14M² APPROX.
 TOTAL SIGNAGE %: 11

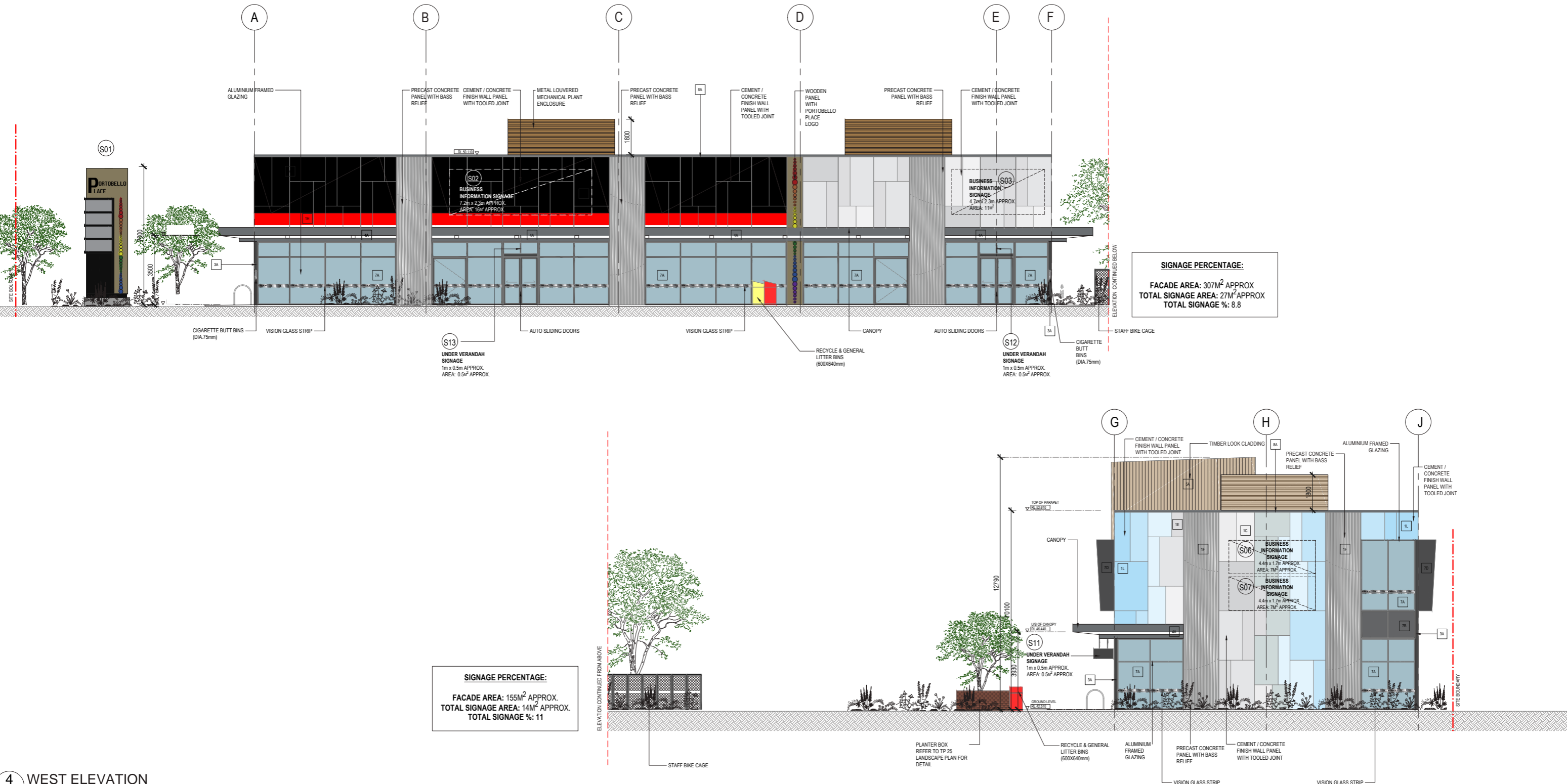
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3 EAST ELEVATION
 1:100@A1

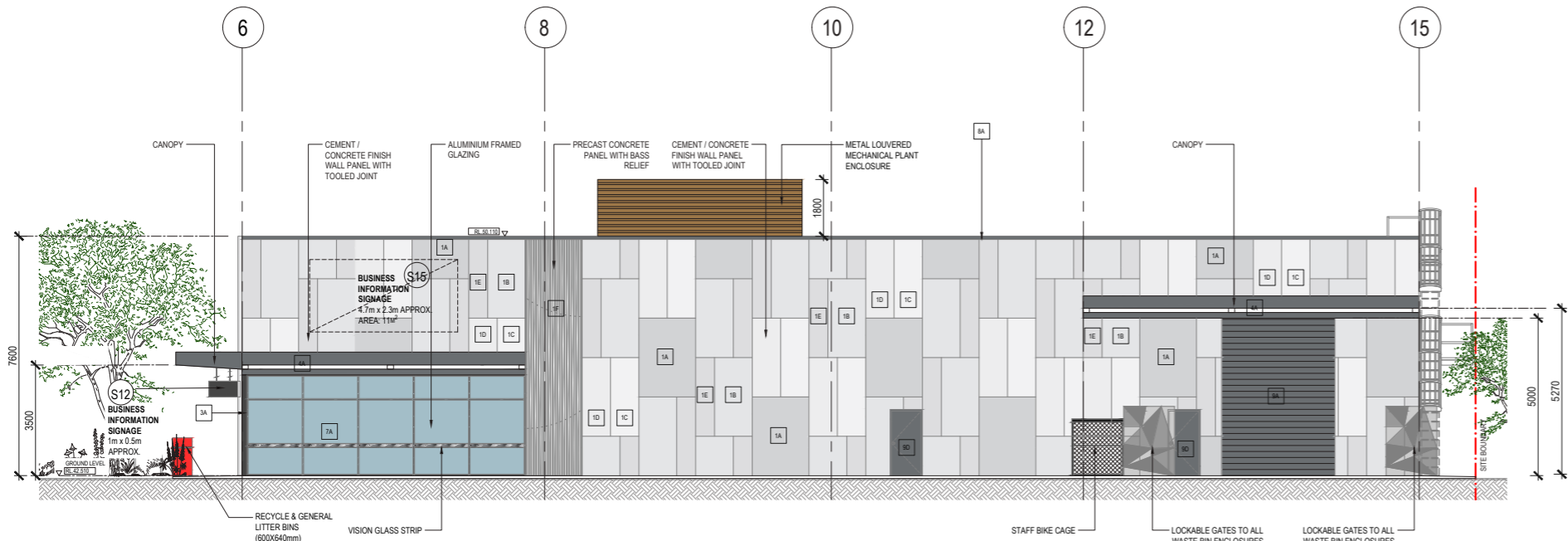
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ARCHITECTURAL DRAWING / ELEVATIONS



4 WEST ELEVATION
 1:100@A1

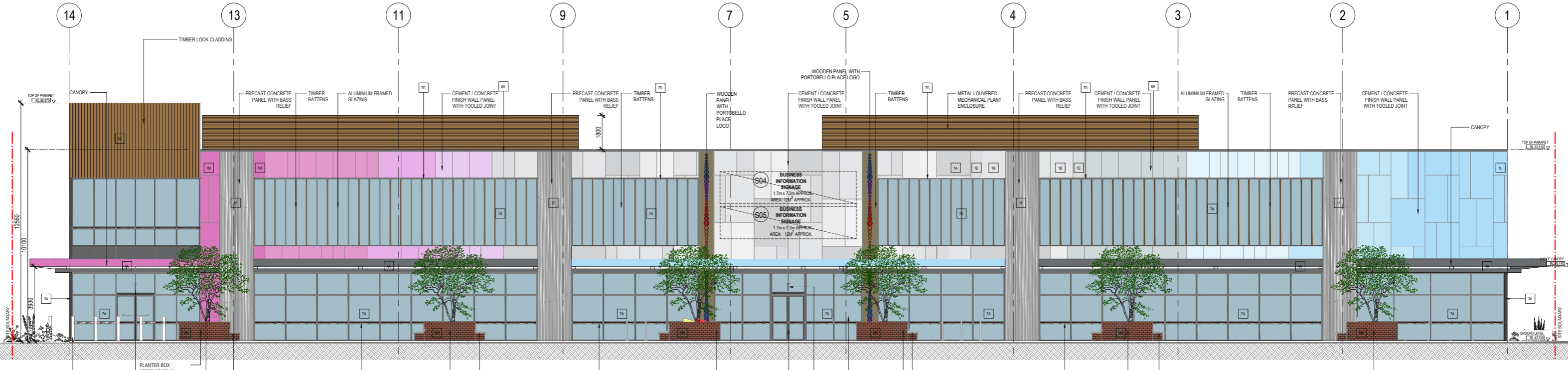
ARCHITECTURAL DRAWING / ELEVATIONS



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SIGNAGE PERCENTAGE:
 FACADE AREA: 284M² APPROX.
 TOTAL SIGNAGE AREA: 11M² APPROX.
 TOTAL SIGNAGE %: 3.8

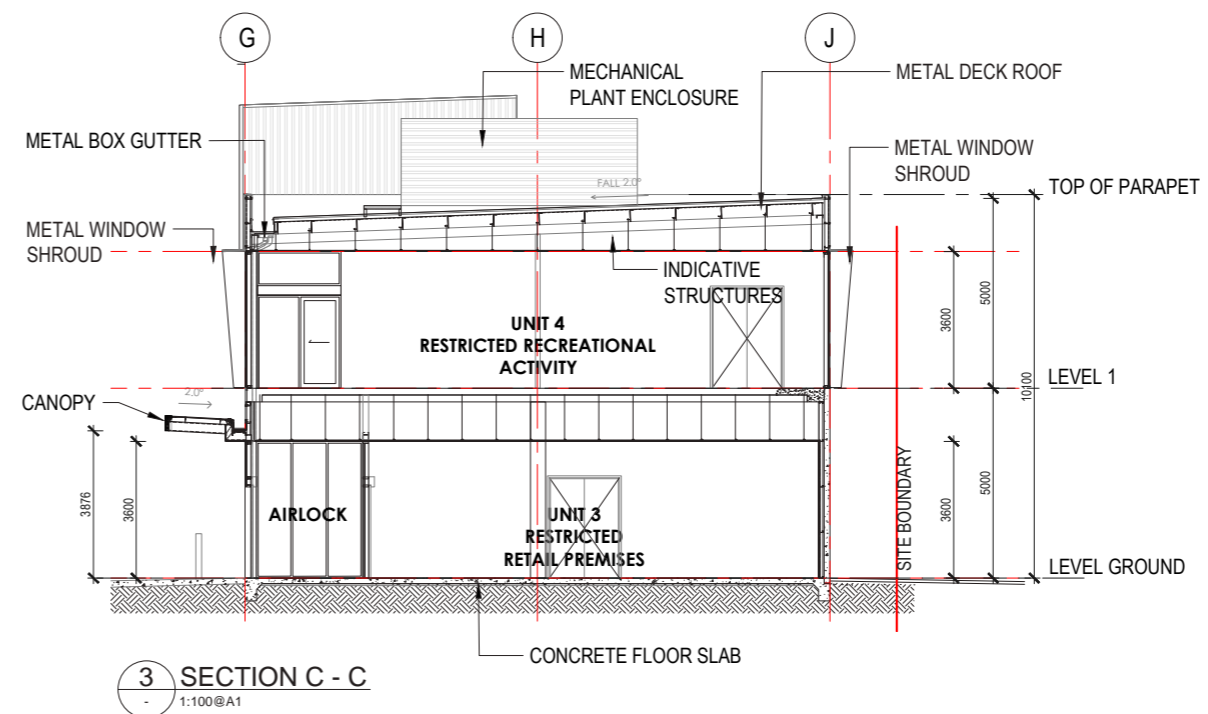
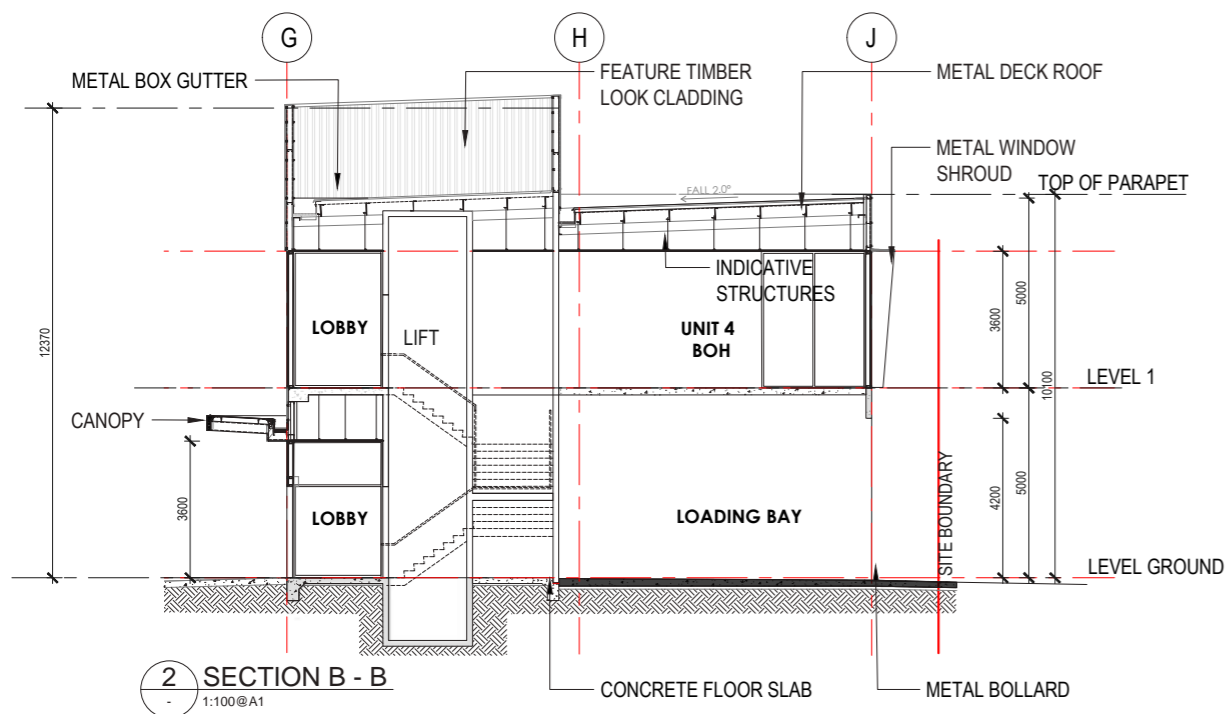
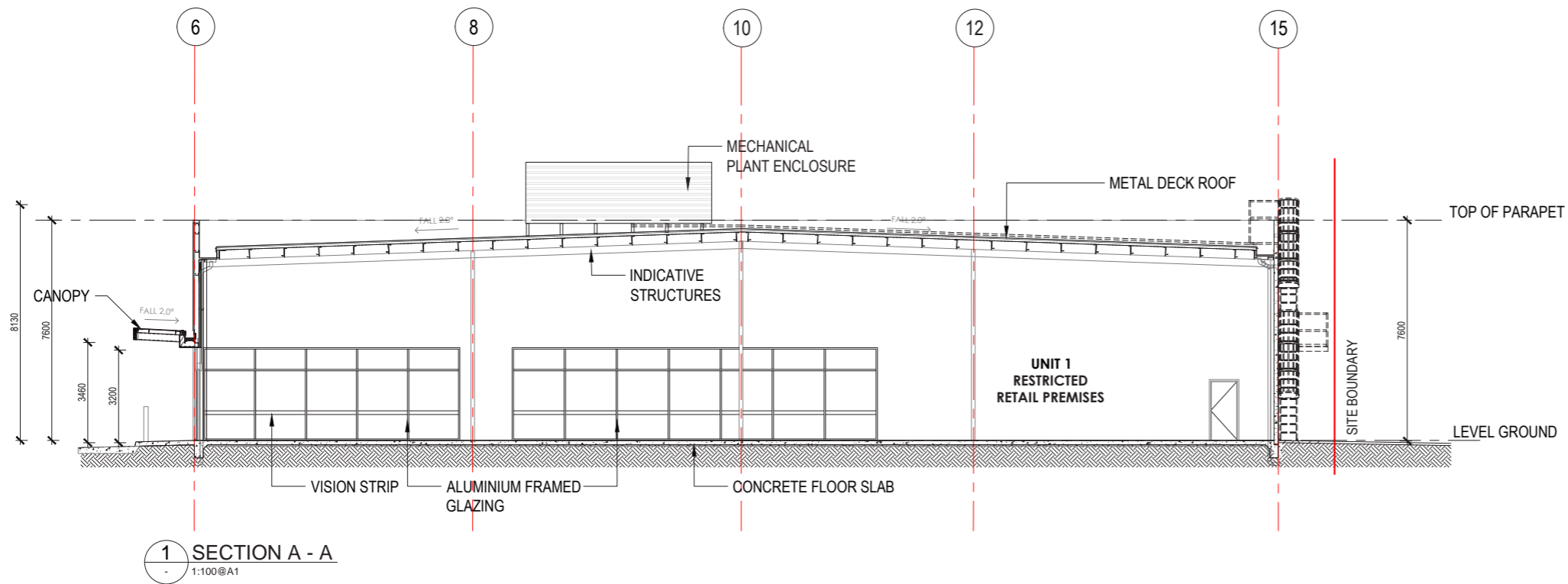
5 INTERNAL SOUTH ELEVATION
 1:100@A1

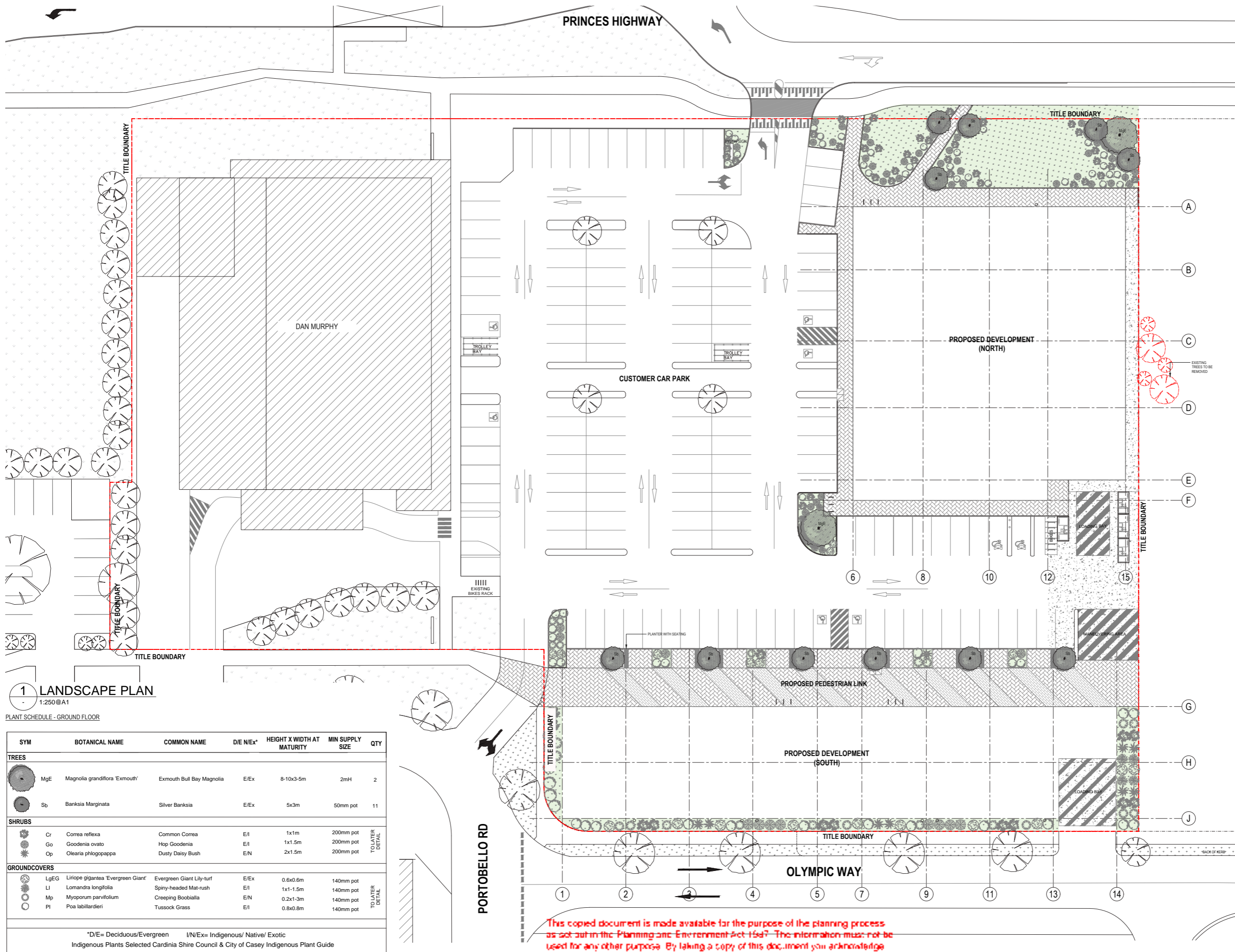


SIGNAGE PERCENTAGE:
 FACADE AREA: 768M² APPROX.
 TOTAL SIGNAGE AREA: 24M² APPROX.
 TOTAL SIGNAGE %: 3.2

6 INTERNAL NORTH ELEVATION
 1:100@A1

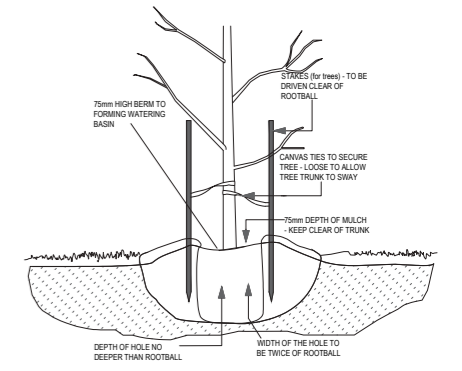
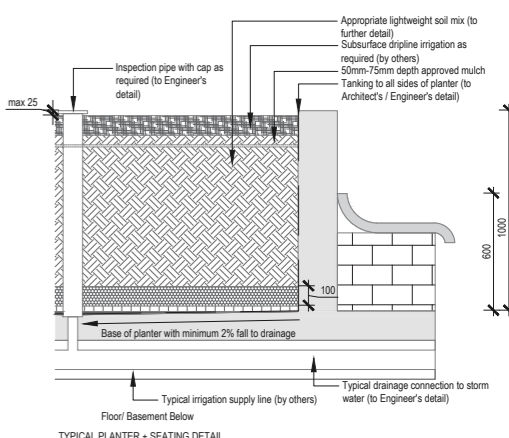
ARCHITECTURAL DRAWING / SECTIONS





LEGEND

	EXISTING TREES		EXISTING TREES TO BE REMOVED
	PROPOSED TREES REFER TO PLANT SCHEDULE		
	PROPOSED GROUNDCOVER (TO LATER DETAIL)		
	PROPOSED PAVING TYPE 1 (TO LATER DETAIL)		
	PROPOSED PAVING TYPE 2 (TO LATER DETAIL)		
	PROPOSED CONCRETE (TO LATER DETAIL)		
	PROPOSED RAISED PLANTERS (REFER TO TYPICAL DETAIL & SPECIFICATION) MINIMUM SOIL DEPTH: 50MM FOR GROUNDCOVERS 80MM FOR SHRUBS 100MM FOR TREES		



LANDSCAPE CONSTRUCTION SPECIFICATIONS

SUBGRADE PREPARATION:
Site preparation to be carried out under suitable conditions and in accordance with standard horticultural practice. The use of machinery and tools that may damage soil structure is not acceptable.
Garden bed and lawn sub-grade is to be cultivated to a depth of 150mm and shaped to achieve drainage falls prior to adding topsoil. If gypsum is required, this is to be distributed and cultivated into the sub-grade as per the manufacturer's instructions.
Weeds are to be removed prior to sub-grade preparation, top-soiling and planting.

SOIL PREPARATION:
Imported topsoil is to be supplied by an approved supplier to a depth of approximately 150-300mm (as required) for garden beds. Do not spread in muddy conditions. The topsoil is to be a light to medium friable loam (capable of being compressed into a ball by hand when moist yet can be broken apart immediately after). It's PH will be 6.0 - 7.0 and free from perennial weeds and building rubble. The finished top level after settlement should be 75mm below the edging level to allow for mulch. Imported topsoil for lawn areas is to be supplied to a depth of approximately 100mm (as required).

PLANTS AND PLANTING:
Trees and plants supplied are to be healthy and free from insects, diseases and weeds. The pot sizes indicated in the plant schedule are the minimum size to be supplied and installed.
When each planting area is prepared, if soil is dry, fill with water and allow to drain away completely.
Plant roots are to be teased outwards if roots are matted in pot. Place plant in centre of hole and ensure that the top of the rootball is flush with the surrounding soil surface and the trunk is vertical.
Soil is to be backfilled firmly into the hole and thoroughly watered in.
Trees are to be staked with two hardwood stakes driven firmly into the ground but not through the rootball. Trees are to be secured to the stakes with strong but flexible tree ties that are tight enough to support the trees in windy conditions but loose enough to stimulate good tree growth and development. The tree ties must not injure tree bark or restrict tree growth for at least the first three years of tree growth.
A slow release fertiliser (e.g. Osmocote or similar) is to be applied to all garden beds as specified by the manufacturer and be kept away from the plant trunks and then watered immediately.
A layer of aged organic mulch to a minimum depth of 75mm is to be applied to all planting areas after planting is completed.

IRRIGATION:
An automatic drip irrigation system is to be installed to water all planting areas.
The landscape plan must also indicate that an in-ground irrigation system is to be provided to all landscaped areas.
All garden beds to have minimum 75mm layer of dark-coloured composted mulch (e.g. black pine bark or mushroom compost)
All species selected must be to the satisfaction of the responsible authority.

1 LANDSCAPE PLAN
1:250 @ A1
PLANT SCHEDULE - GROUND FLOOR

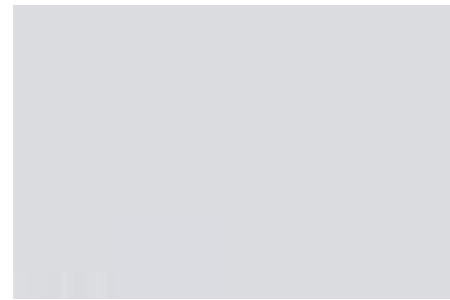
SYM	BOTANICAL NAME	COMMON NAME	D/E N/Ex*	HEIGHT X WIDTH AT MATURITY	MIN SUPPLY SIZE	QTY
TREES						
MgE	Magnolia grandiflora 'Exmouth'	Exmouth Bull Bay Magnolia	E/Ex	8-10x3-5m	2mH	2
Sb	Banksia Marginata	Silver Banksia	E/Ex	5x3m	50mm pot	11
SHRUBS						
Cr	Correa reflexa	Common Correa	E/I	1x1m	200mm pot	TOLATER DETAIL
Go	Goodenia ovata	Hop Goodenia	E/I	1x1-1.5m	200mm pot	
Op	Olearia phlogopappa	Dusty Daisy Bush	E/N	2x1.5m	200mm pot	
GROUNDCOVERS						
LgEG	Liriope gigantea 'Evergreen Giant'	Evergreen Giant Lily-turf	E/Ex	0.6x0.6m	140mm pot	TOLATER DETAIL
LI	Lomandra longifolia	Spiny-headed Mat-rush	E/I	1x1-1.5m	140mm pot	
Mp	Myoporum parvifolium	Creeping Boobialla	E/N	0.2x1-3m	140mm pot	
PI	Poa labillardieri	Tussock Grass	E/I	0.8x0.8m	140mm pot	

*D/E= Deciduous/Evergreen I/N/Ex= Indigenous/ Native/ Exotic
Indigenous Plants Selected Cardinia Shire Council & City of Casey Indigenous Plant Guide

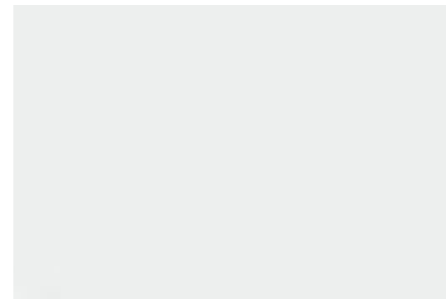
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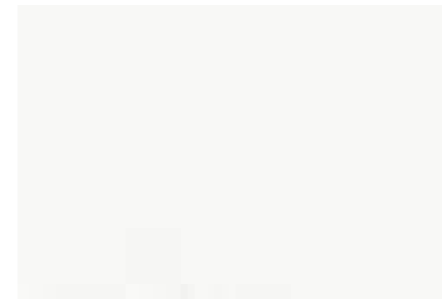
ARCHITECTURAL DRAWING / MATERIAL SCHEDULE



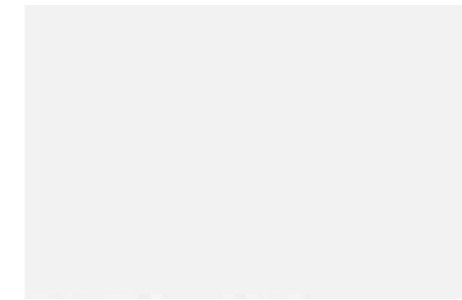
1A CONCRETE/CEMENT FINISH
TOOLED JOINT
DULUX HIGH GATE



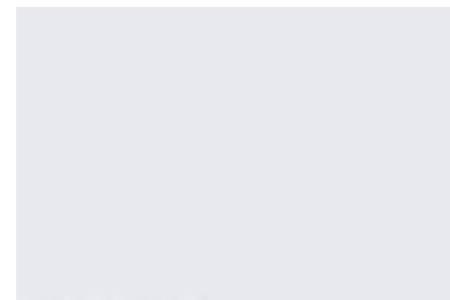
1B CONCRETE/CEMENT FINISH
TOOLED JOINT
DULUX LEXICON HALF



1C CONCRETE/CEMENT FINISH
TOOLED JOINT
DULUX VIVID WHITE



1D CONCRETE/CEMENT FINISH
TOOLED JOINT
DULUX LEXICON QUARTER



1E CONCRETE/CEMENT FINISH
TOOLED JOINT
DULUX LEXICON



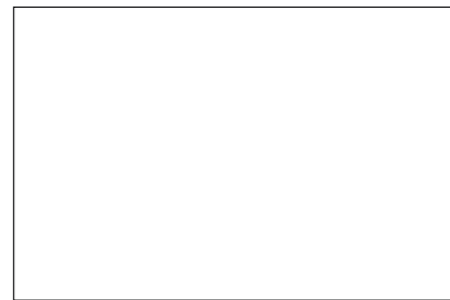
1F PRECAST CONCRETE PANEL
BASS RELIEF
DULUX KLAVIER



1G CONCRETE/CEMENT FINISH
TOOLED JOINT
REPCO BLACK T.B.C



1H CONCRETE/CEMENT FINISH
TOOLED JOINT
REPCO RED T.B.C



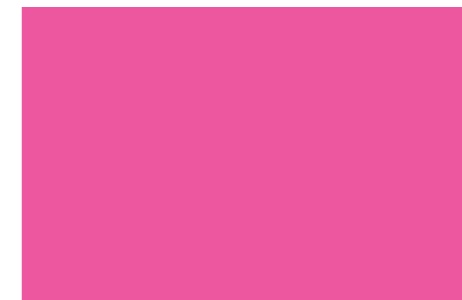
1J CONCRETE/CEMENT FINISH
TOOLED JOINT
REPCO WHITE T.B.C



1K CONCRETE/CEMENT FINISH
TOOLED JOINT
REPCO YELLOW T.B.C



1L CONCRETE/CEMENT FINISH
TOOLED JOINT
PILLOWTALK BLUE T.B.C



1M CONCRETE/CEMENT FINISH
TOOLED JOINT
FERNWOOD PINK T.B.C



3A STEEL POST
DULUX COLORBOND MONUMENT



4A CANOPY PAINT FINISH
DULUX COLORBOND MONUMENT



5A TIMBER HARDWOOD EAVES/CLADDING
TIMBER GRAIN LOOKING
ALUMINIUM SLATE FINISH



5B TIMBER BATTENS
TIMBER GRAIN LOOKING

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ARCHITECTURAL DRAWING / MATERIAL SCHEDULE



5C PYLON TIMBER
TIMBER GRAIN LOOKING



7A POWDERCOATED ALUMINIUM FRAMED WINDOW WITH CLEAR DOUBLE GLAZING
FRAME : SATIN BLACK



7B POWDERCOATED ALUMINIUM FRAMED WINDOW WITH COLOUR BACKED DOUBLE GLAZING
FRAME : SATIN BLACK
GLASS : GRAPHITE



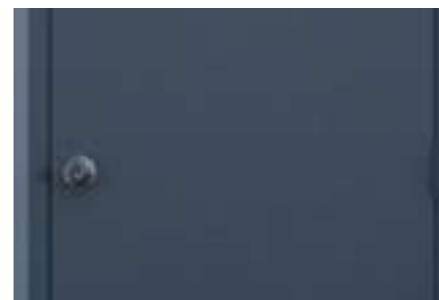
7D HEKA HOOD BRACKETLESS AWNING
ANGLED CUT
CHARCOAL SATIN



8A COLOURBOND CAPPING
SHALE GREY



9A ROLLER SHUTTER DOOR
COLOURBOND BLACK



9D METAL CLAD SOLID COMMERCIAL DOOR
COLOUR T.B.C



10A GENERAL BOLLARD
YELLOW & BLACK SAFETY BOLLARD



10B DDA BOLLARD
BLUE DDA SAFETY BOLLARD



11A LYSAGHT METAL ROOF DECK SHEETING
COLOURBOND SHALE GREY



12A BIKE RACK



12B SECURABIKE BIKE STORAGE CAGE
GALVANISED



13A HARDSTAND CONCRETE



13B BITUMEN ROAD



14A BRICK PLANTER BOX



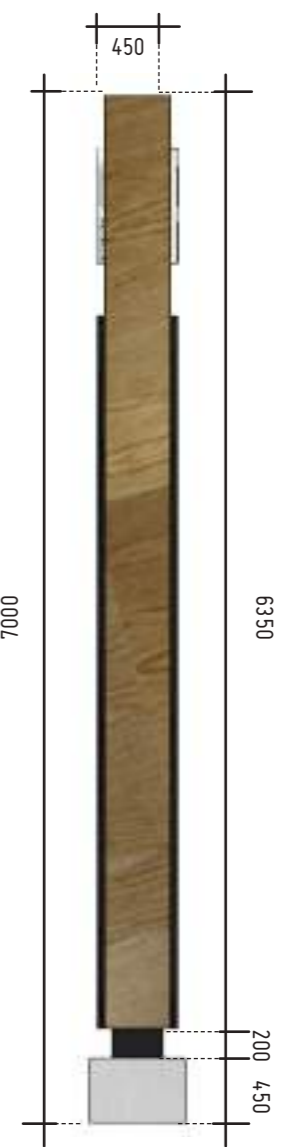
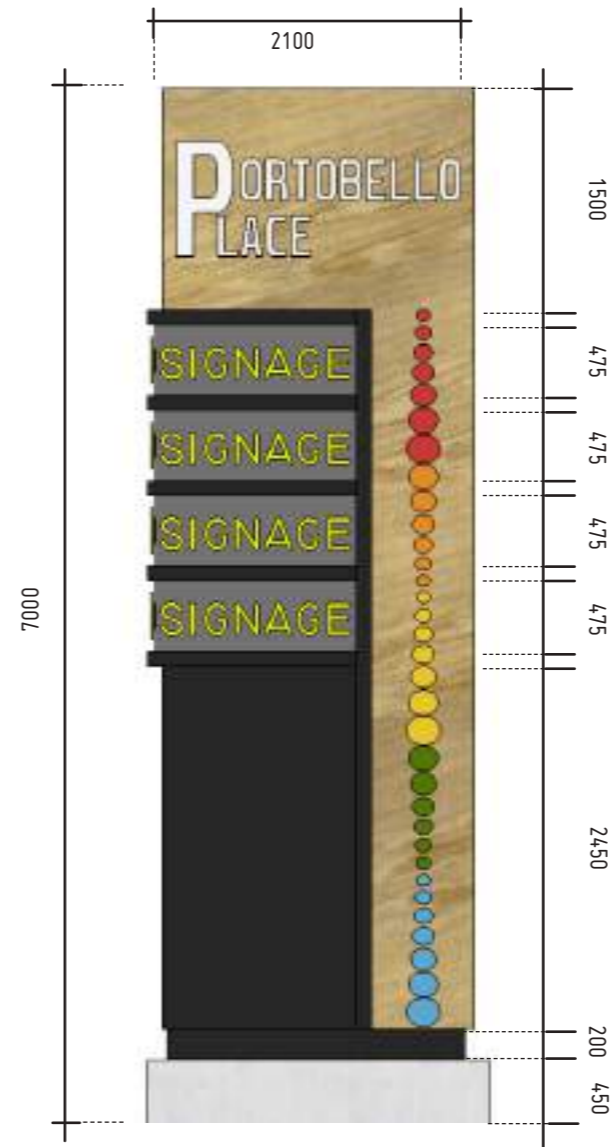
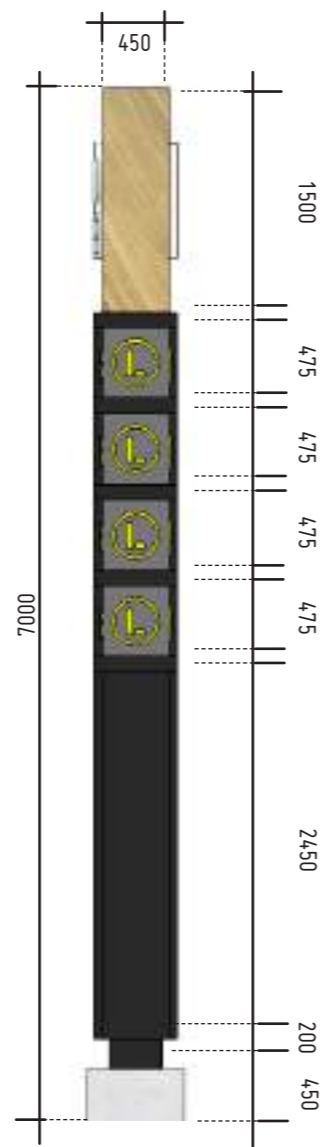
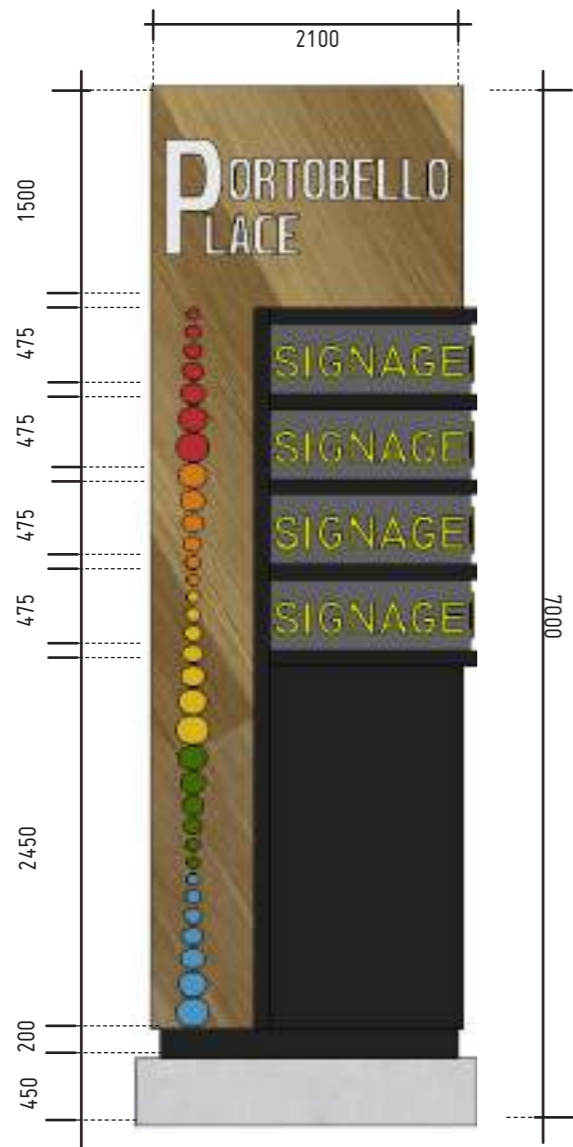
15A PAINT COLOUR
METAL FINIS PAINT FINISH
SELECTED COLOUR PALETTE

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ARCHITECTURAL DRAWING / SIGNAGE SCHEDULE

- S01** 7M PANEL SIGN
'PORTOBELLO PLACE' SIGNAGE ELEMENT
MAJOR & MINOR TENANT SIGNAGE ZONES
- L** TENANT BRAND LOGO

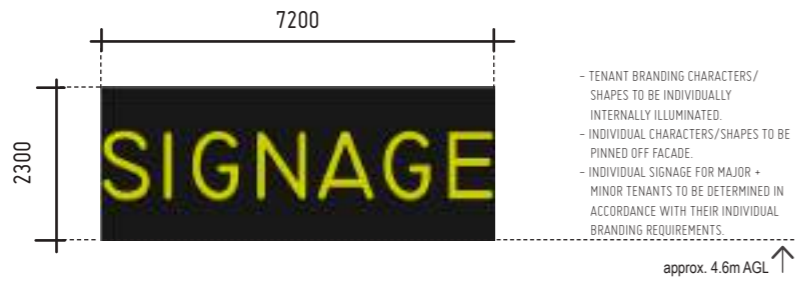
- CONSOLIDATED SIGNAGE 'PANEL'
- 'PORTOBELLO PLACE' AND TENANT BRANDING CHARACTERS/ SHAPES TO BE INDIVIDUALLY ILLUMINATED.
- INDIVIDUAL SIGNAGE FOR MAJOR + MINOR TENANTS TO BE DETERMINED IN ACCORDANCE WITH THEIR INDIVIDUAL BRANDING REQUIREMENTS. INDIVIDUAL HATCHED ZONES INDICATES EXTENT TO EACH TENANT'S BRANDING.
- SIGNAGE PANEL DEPTH TO BE DETERMINED BY STRUCTURAL REQUIREMENTS.
- SIGNAGE IS TO A SINGLE-FACE



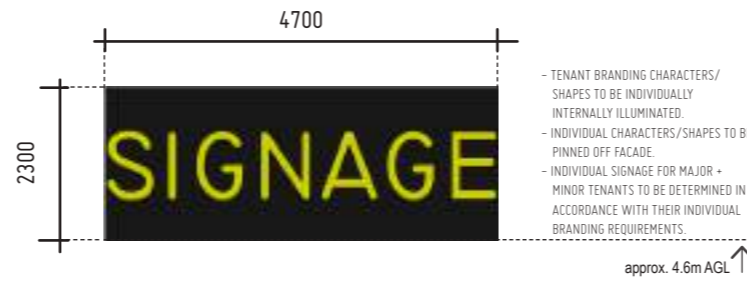
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ARCHITECTURAL DRAWING / SIGNAGE SCHEDULE

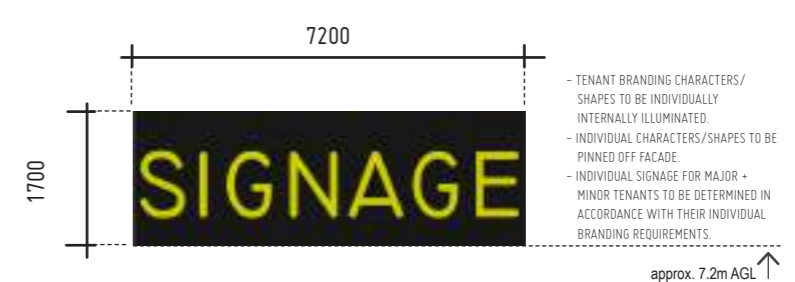
S02 BUSINESS IDENTIFICATION SIGN
RETAIL SIGNAGE ZONE AREA: 16M²



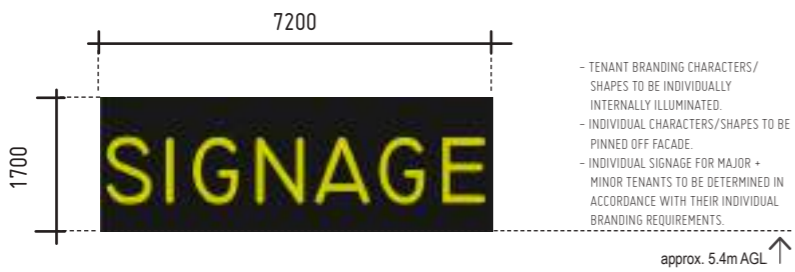
S03 BUSINESS IDENTIFICATION SIGN
RETAIL SIGNAGE ZONE AREA: 10M²



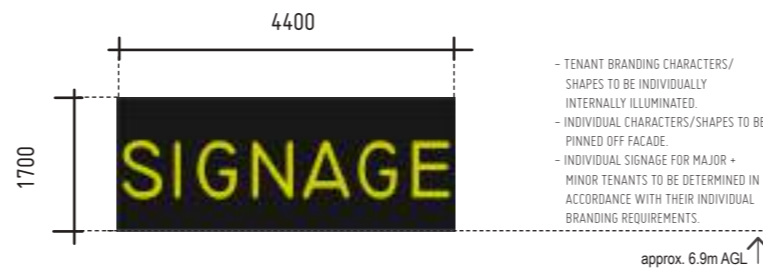
S04 BUSINESS IDENTIFICATION SIGN
RETAIL SIGNAGE ZONE AREA: 12M²



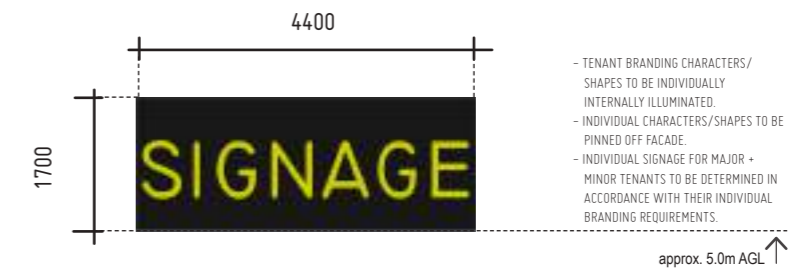
S05 BUSINESS IDENTIFICATION SIGN
RETAIL SIGNAGE ZONE AREA: 12M²



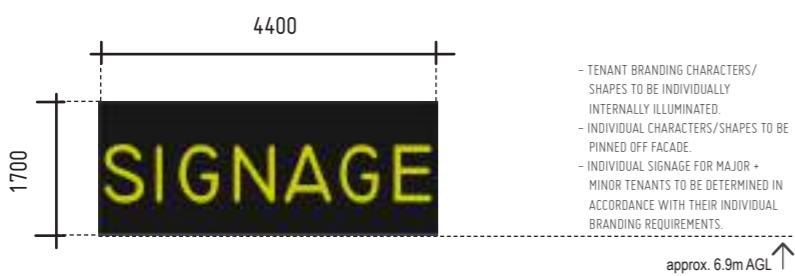
S06 BUSINESS IDENTIFICATION SIGN
RETAIL SIGNAGE ZONE AREA: 7M²



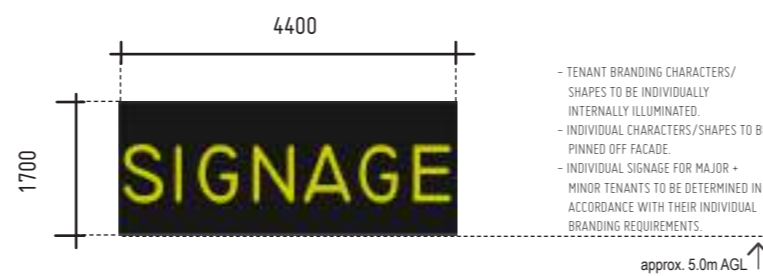
S07 BUSINESS IDENTIFICATION SIGN
RETAIL SIGNAGE ZONE AREA: 7M²



S08 BUSINESS IDENTIFICATION SIGN
RETAIL SIGNAGE ZONE AREA: 7M²



S09 BUSINESS IDENTIFICATION SIGN
RETAIL SIGNAGE ZONE AREA: 7M²



S10 UNDER VERANDAH SIGNAGE
RETAIL SIGNAGE ZONE AREA: 0.5M²



ARCHITECTURAL DRAWING / SIGNAGE SCHEDULE

S11 UNDER VERANDAH SIGNAGE
RETAIL SIGNAGE ZONE AREA: 0.5m²



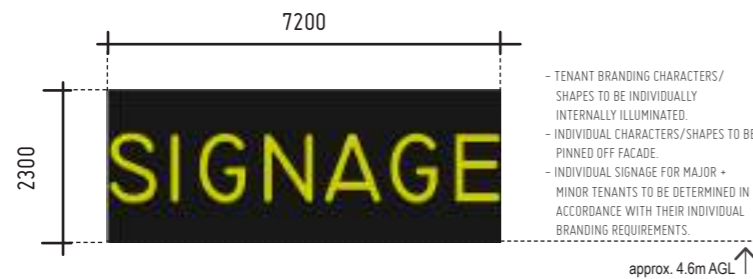
S12 UNDER VERANDAH SIGNAGE
RETAIL SIGNAGE ZONE AREA: 0.5m²



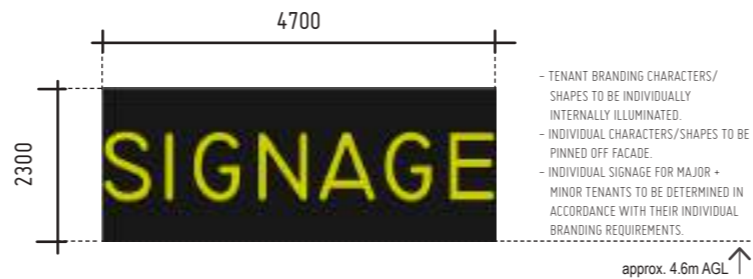
S13 UNDER VERANDAH SIGNAGE
RETAIL SIGNAGE ZONE AREA: 0.5m²



S14 BUSINESS IDENTIFICATION SIGN
RETAIL SIGNAGE ZONE AREA: 16m²

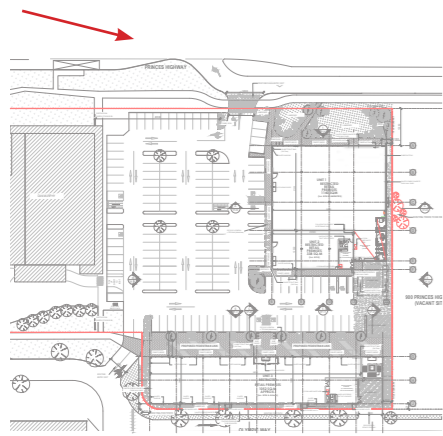


S15 BUSINESS IDENTIFICATION SIGN
RETAIL SIGNAGE ZONE AREA: 10m²



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TENANCY	SIGNAGE NUMBER	SIGNAGE TYPE	TOTAL NO. OF SIGNS	SIGNAGE AREAS
UNIT : 1 (Restricted Retail)	S 02 (TP-17 : West Elevation)	Business Identification	1	16.5 SQ.M
	S 13 (TP-15 : North Elevation)	Under Verandah	1	0.5 SQ.M
	S 14 (TP-15 : North Elevation)	Business Identification	1	16.5 SQ.M
			TOTAL : 3	TOTAL AREA : 33.5 SQ.M
UNIT : 2 (Restricted Retail)	S 03 (TP-17 : West Elevation)	Business Identification	1	10.8 SQ.M
	S 12 (TP-18 : Internal South Elevation)	Under Verandah	1	0.5 SQ.M
	S 15 (TP-18 : Internal South Elevation)	Business Identification	1	10.8 SQ.M
			TOTAL : 3	TOTAL AREA : 22.1 SQ.M
UNIT : 3 (Restricted Retail)	S 05 (TP-18 : Internal North Elevation)	Business Identification	1	12.5 SQ.M
	S 07 (TP-17 : West Elevation)	Business Identification	1	7.5 SQ.M
	S 09 (TP-16 : East Elevation)	Business Identification	1	7.5 SQ.M
	S 11 (TP-17 : West Elevation)	Under Verandah	1	0.5 SQ.M
			TOTAL : 4	TOTAL AREA : 28.0 SQ.M
UNIT : 4 (Restricted Recreational Activity)	S 04 (TP-18 : Internal North Elevation)	Business Identification	1	12.5 SQ.M
	S 06 (TP-17 : West Elevation)	Business Identification	1	7.5 SQ.M
	S 08 (TP-16 : East Elevation)	Business Identification	1	7.5 SQ.M
	S 10 (TP-17 : East Elevation)	Under Verandah	1	0.5 SQ.M
			TOTAL : 4	TOTAL AREA : 28.0 SQ.M



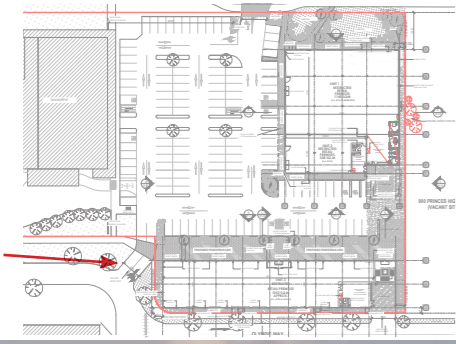
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ARCHITECTURAL DRAWING / 3D VISUALISATION



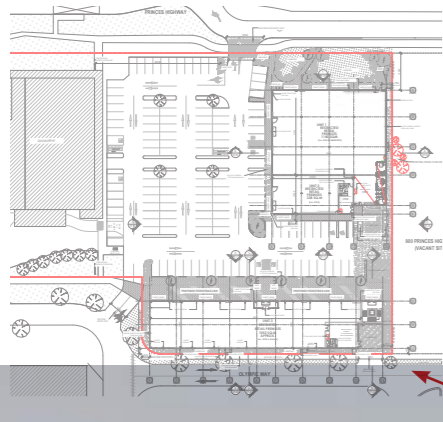
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ARCHITECTURAL DRAWING / 3D VISUALISATION



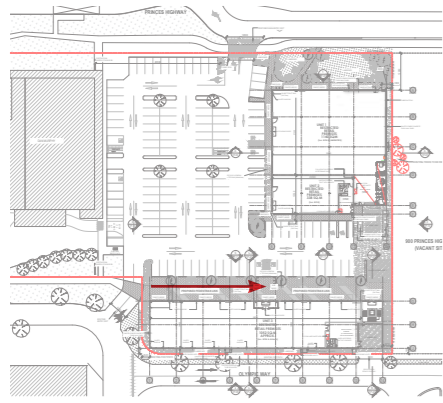
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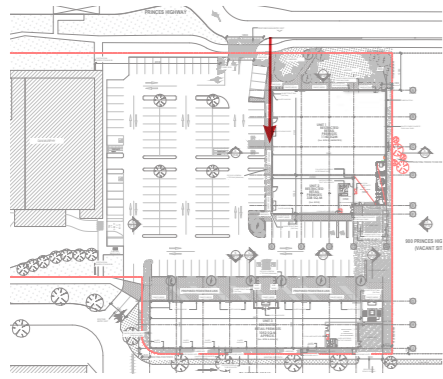
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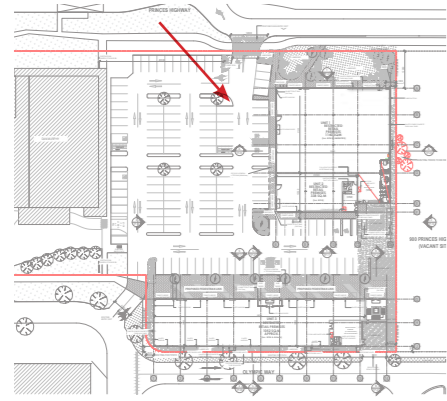


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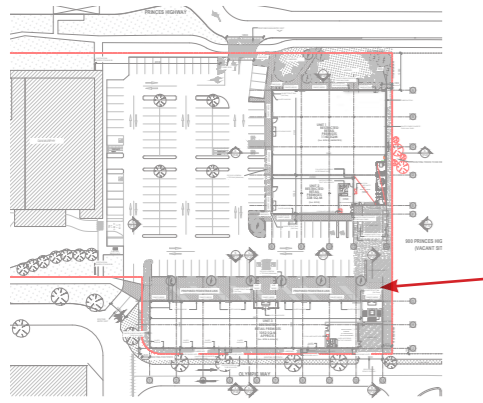


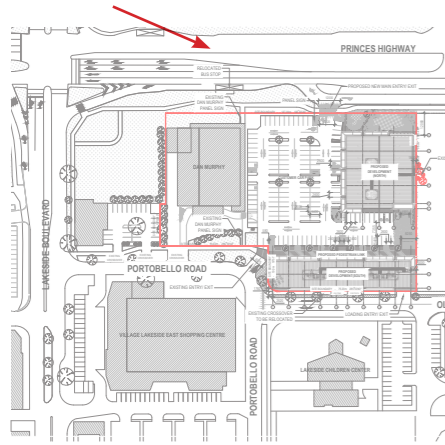
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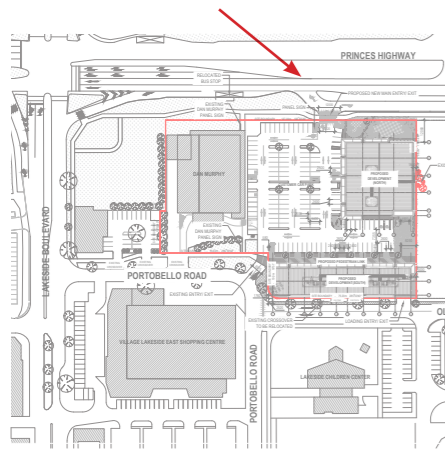




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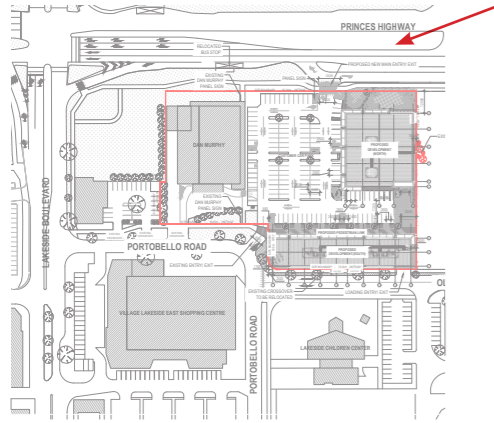




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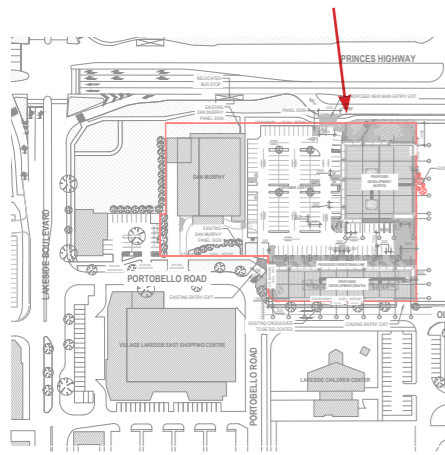




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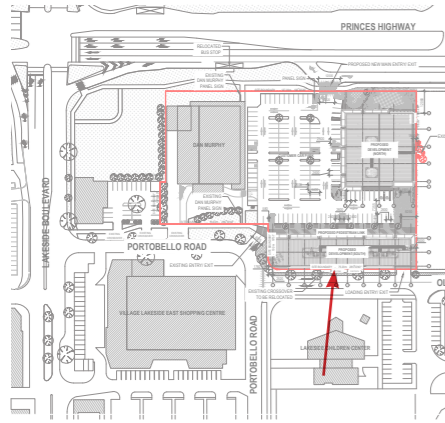




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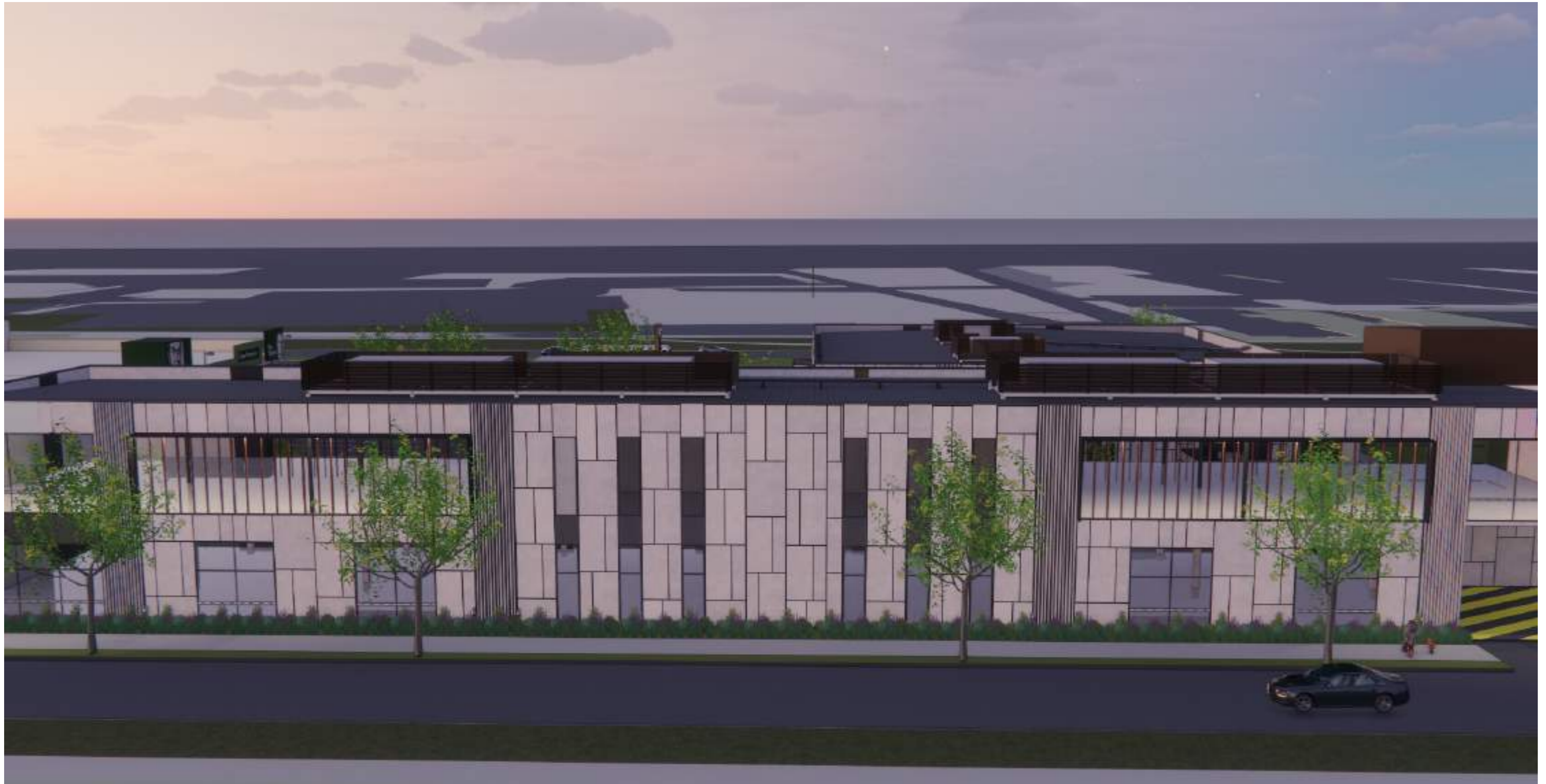
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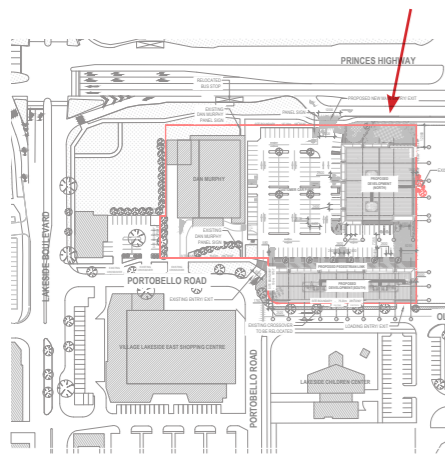




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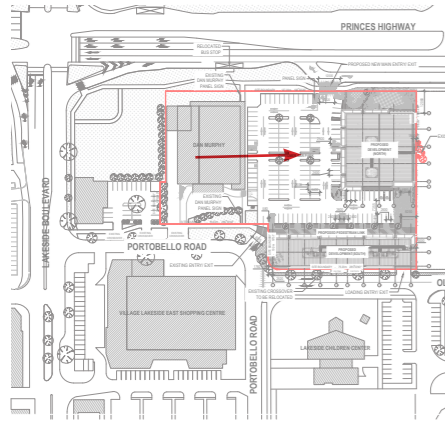




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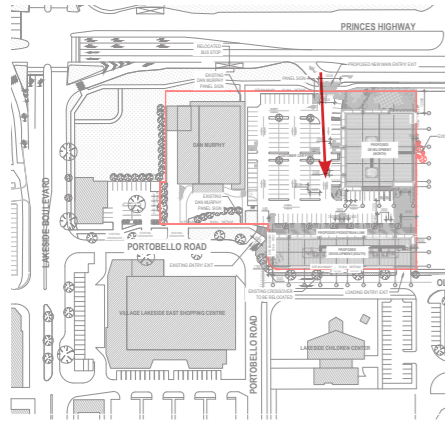




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