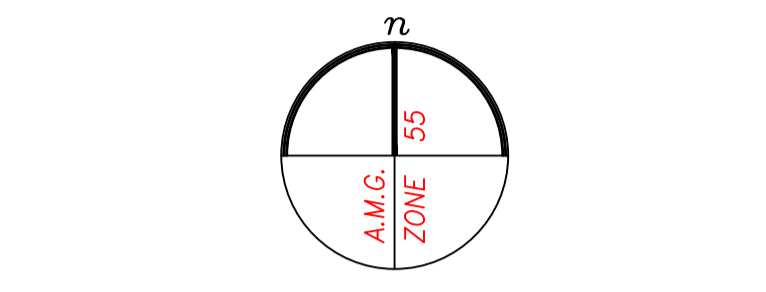


Legend

4	Temporary Bench Mark	▲
104	Existing Surface	x
107	Floor Level	m.x
201	Trees-2m	⊗
308	Side Entry Pit	□ SEP
309	Grated Pit	□ GP
310	Junction Pit	□ JP
403	Edge of Bitumen	—
406	Lip of Kerb/Channel	x
407	Invert of Kerb/Channel	- - - -
408	Back of Kerb/Channel	x
419	Edge of Concrete	x
503	Sign	SP
521	Bollard	●
602	Shed	—
603	Building	x
605	Window	—
622	Retaining Wall - Wood	—
630	Top of Wall	x
633	Parapet	x
634	Ridge Line	x
635	Spouting	x
641	Aerial Photo linework	- - - -
711	Light Pole	SP
713	Electricity Pole with Light	SP
717	Electricity Line Overhead	—
721	Telecom Pit	—
750	Water Main	—
751	Stop Valve	—
753	Fire Hydrant	—
757	Water Marker Post	—
758	Water Tap	—
762	Unclassified Pit	□ UP
903	Fence	x
910	Top of Fence	x
950	Title	—
997	Internal Boundaries	- - - -
998	Digital Cadastral Map Base	—



Services
 Services that were not visible at the time of survey may not be shown on this Plan. Reference should be made to Service Authority plans prior to commencement of works.

In all instances, it is essential that the position of underground services (whether or not shown on this Plan) be verified on site and adjoining sites prior to any critical design or commencement of works. This should be done in consultation with all relevant Service Authorities.

Notations
 Date of Survey April 2016

This Plan is to be read in conjunction with the attached Surveyors Report.

The location of buildings beyond site boundaries are indicative only.

Information relating to adjoining properties has only been shown where visible or accessible.

Aerial photograph linework (Layer 641) is approximate only (derived from an aerial photograph).

Internal Title boundaries (Layer 997) are for reference only and not for design purposes.

The Digital Cadastral Map Base linework (Layer 998) is indicative only and should not be used for design purposes.

Subtract 8°53' for Title bearing

Windows on neighbouring properties have been located remotely and categorised by visual interpretation only.
 HW - Habitable Window
 NHW - Non-habitable Window
 H - Window head
 S - Window sill

Private Open Space is denoted as POS

Refer to drawing 3120600BA for site photographs.
 Direction of photographs shown thus (1)

All dimensions and survey marks shown on this Plan should be verified/confirmed by all contractors and consultants prior to any future construction & site works.

Levels shown thus ^{4.99} are to Australian Height Datum vide LEONGATHA PM100 with a stated value of RL 88.1

Refer to frozen layers with a suffix of -L for levels.
 Refer to frozen layers with a suffix of -C for crosses.
 Refer to frozen layer "TRIANGLE" for 3D Triangles.

Contour Interval 0.2 metres.



Certified	Andre Fijan	Licensed Surveyor
Drawn	DW	
Date	04/04/2016	
Survey Data	3120602.see	
CAD drawing number	3120600AB	
Original sheet size	A1	
Client	United Petroleum C/- Tim Retrot Pro Urban	
Project	1 - 3 Shingler Street Leongatha	
Details	Boundary Re-establishment, Feature and Level Survey	
Sheet	1 of 1	
Job Number	31206	

Bosco Jonson Pty Ltd
 A.B.N 15 169 138 827
 P.O. Box 5075, South Melbourne, Vic 3205
 16 Eastern Road, South Melbourne
 Vic 3205 Australia
 Tel 03) 9699 1400 Fax 03) 9699 5992



TOWN PLANNING

NOTES:

1. ENTRY AND EXIT SIGNS WILL HAVE AN AREA OF LESS THAN 0.2 SQM, AND THE LOCATION AND HEIGHT OF THE SIGNS WILL NOT OBSTRUCT DRIVER SIGHTING.
2. CARPARK TO BE DESIGN IN ACCORDANCE WITH AS 2890.6-2009 AND BCA.
3. CONCRETE TO BE GENERALLY GRAY IN COLOUR EXCEPT FOR AREA UNDER CANOPY & CAR PARKING SPACES, WHICH SHALL BE CHARCOAL IN COLOUR.

AREAS

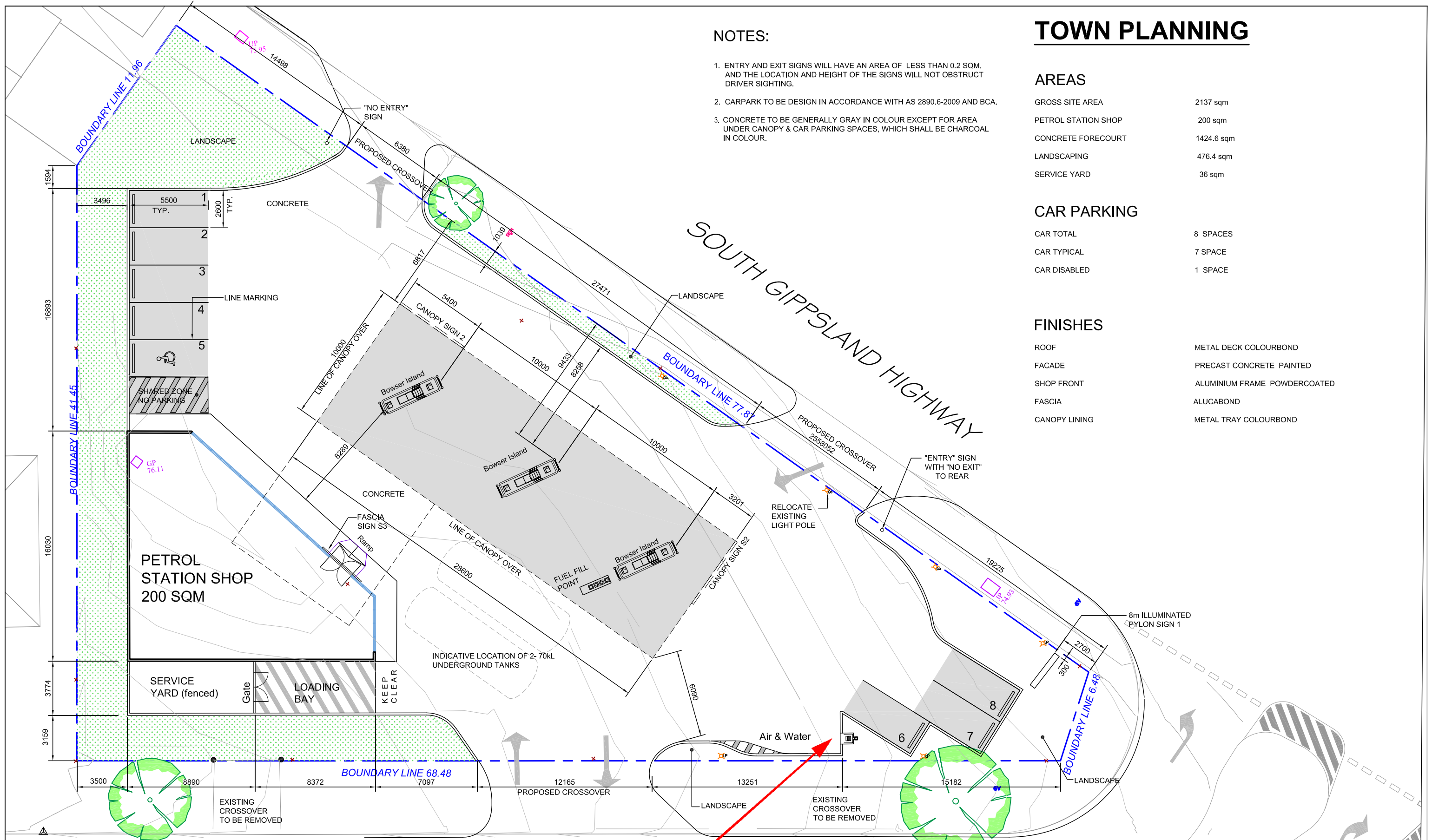
GROSS SITE AREA	2137 sqm
PETROL STATION SHOP	200 sqm
CONCRETE FORECOURT	1424.6 sqm
LANDSCAPING	476.4 sqm
SERVICE YARD	36 sqm

CAR PARKING

CAR TOTAL	8 SPACES
CAR TYPICAL	7 SPACE
CAR DISABLED	1 SPACE

FINISHES

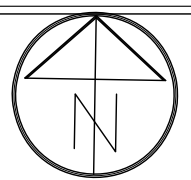
ROOF	METAL DECK COLOURBOND
FACADE	PRECAST CONCRETE PAINTED
SHOP FRONT	ALUMINIUM FRAME POWDERCOATED
FASCIA	ALUCABOND
CANOPY LINING	METAL TRAY COLOURBOND



Air and water supply point to be relocated from the southern boundary to the north western corner, adjacent to proposed car space 1.

SHINGLER STREET

SOUTH GIPPSLAND HIGHWAY



REV.	BY	AMENDMENT	DATE
A	M.K.	ISSUED FOR APPROVAL	16/02/2016
B	M.K.	ISSUED FOR TOWN PLANNING	07/04/2016
C	M.K.	2 WAY ACCESS TO SHINGLER STREET ADDED	02/05/2016
D	M.K.	CARPARK AMENDED	16/08/2016

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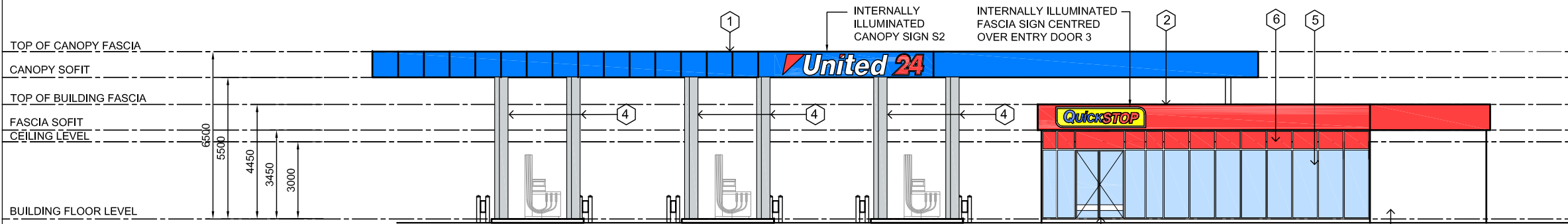
NAME: MK DATE: August 2016
 SCALE @A3: 1:250 SHEET: 1 OF 3
 ADDRESS:
 CRN. 1 SHINGLER ST & 52 ANDERSON ST
 LEONGATHA, VIC

STORE No: PL001 DRAWING No: PL001 SITE PLAN.dwg
 TITLE:
 SITE PLAN

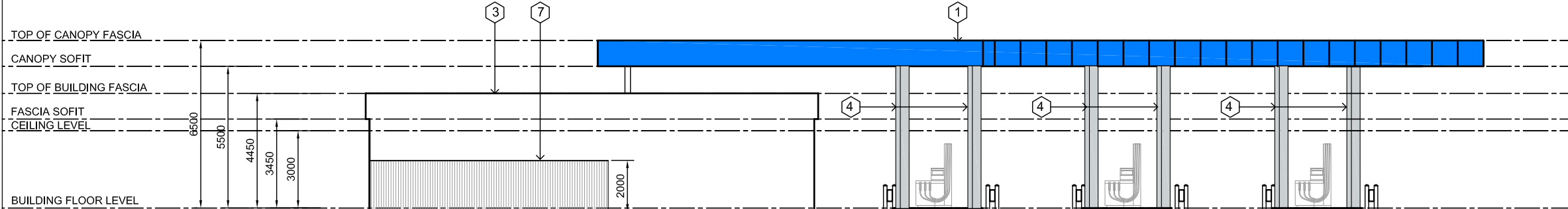
S.H.A. PREMIER CONSTRUCTIONS PTY. LTD.
 1A STUDLEY STREET, ABBOTSFORD, VICTORIA, 3067.
 TELEPHONE: 03 9413 1400 FACSIMILE: 03 9413 1401

DRAWING PATH:
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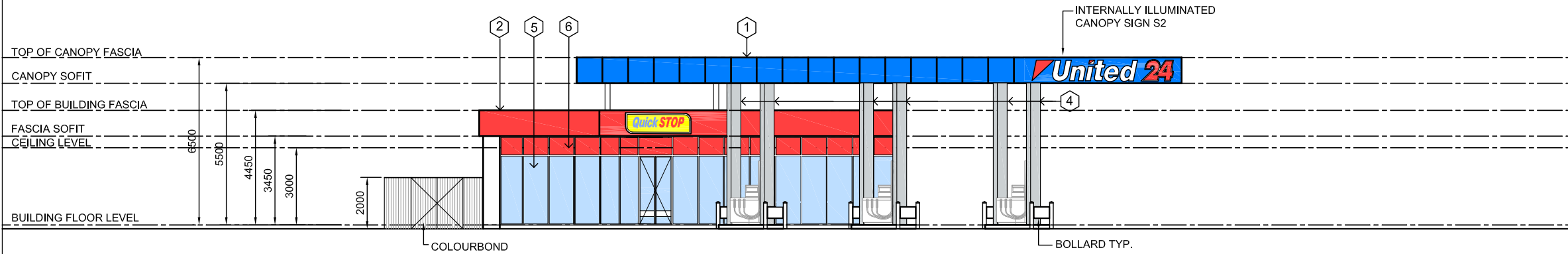
REV: **D**



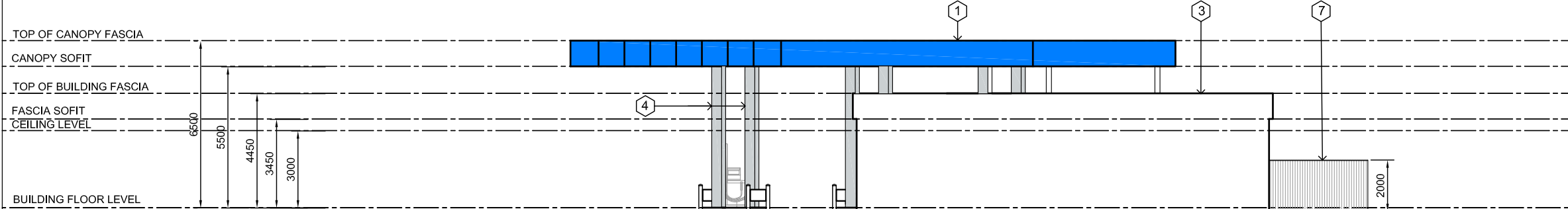
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

EXTERNAL FINISHED GUIDE

- ① METALLIC COMPOSITE PANEL(ALUCOBOND) COLOUR UNITED BLUE
- ② METALLIC COMPOSITE PANEL(ALUCOBOND) COLOUR UNITED RED
- ③ PRECAST CONCRETE PANEL PAINT FINISH COLOUR WHITE
- ④ STEEL COLUMN PAINT FINISH COLOUR UNITED WHITE
- ⑤ POWDRCOATED ALUMINIUM FRAMED WINDOWS - CLEAR GLAZING
- ⑥ POWDRCOATED ALUMINIUM FRAMED WINDOWS - RED GLAZING
- ⑦ COLOURBOND CLADDING
- ⑧ SHOPFRONT POWDERCOATED ALUMINIUM FRAMED DOORS

NOTES:

1. 4mm ALUCOBOND PANEL CLADDING SYSTEM, TO BE INSTALLED IN ACCORDANCE TO THE MANUFACTURER'S RECOMMENDATION.

REV.	BY	AMENDMENT	DATE
A	M.K.	ISSUED FOR TOWN PLANNING	07.04.2016

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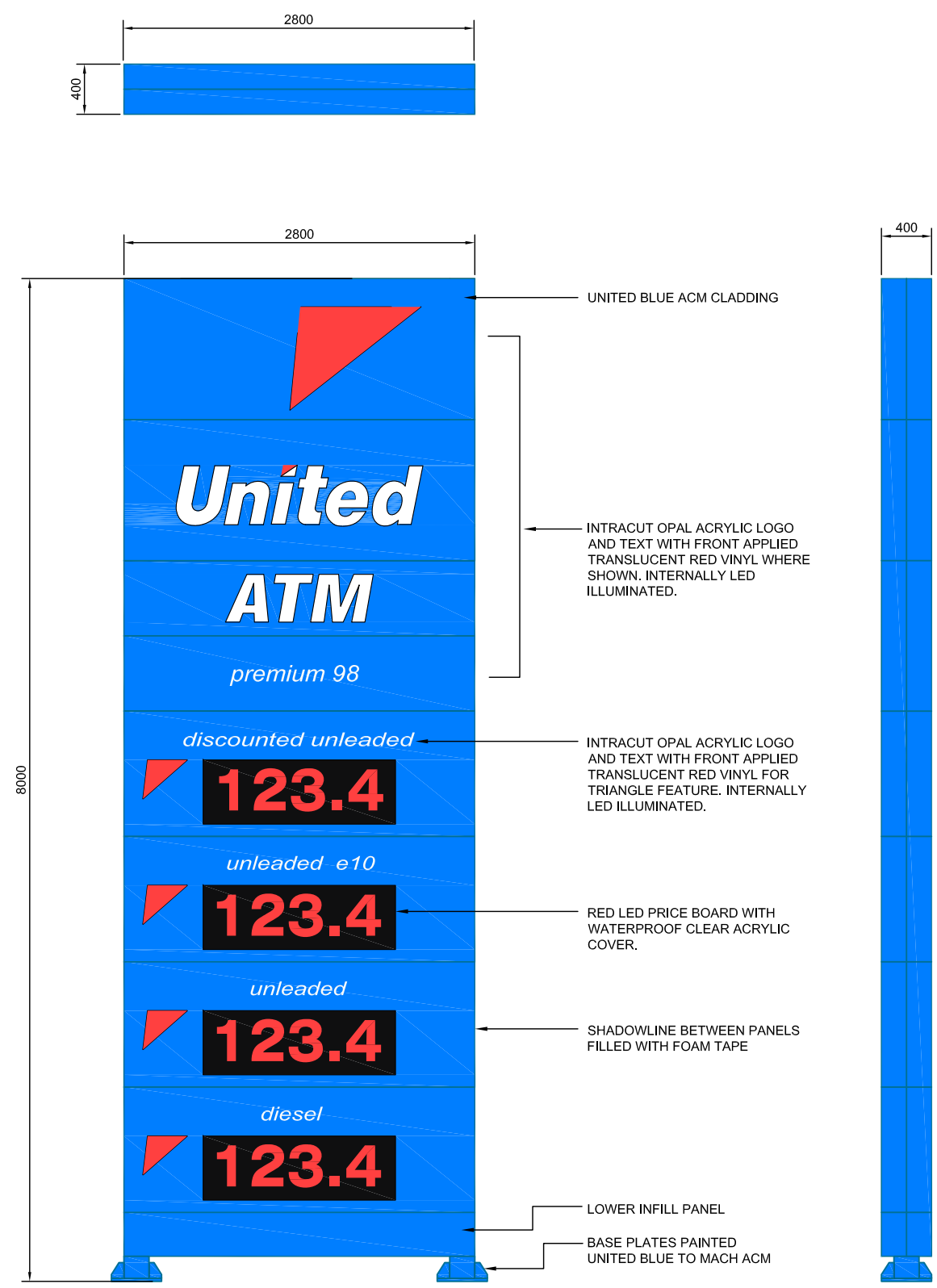
NAME: M.K. DATE: May 2016
 SCALE @A3: 1:200 SHEET: 2 OF 3
 ADDRESS:
 CRN. 1 SHINGLER ST & 52 ANDERSON ST
 LEONGATHA, VIC

DWG No: PL002 DRAWING NAME: PL002,PL003 Elevations & Signage1.dwg
 TITLE: ELEVATIONS

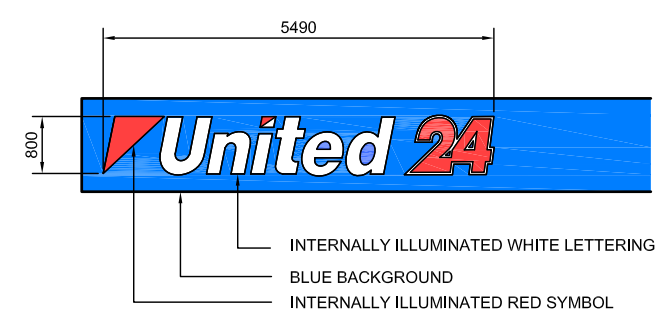
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DRAWING PATH:
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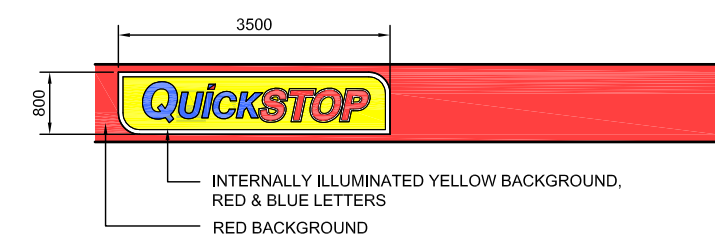
REV: A



S1 8m PYLON SIGN



S2 CANOPY SIGN



S3 FASCIA SIGN

REV.	BY	AMENDMENT	DATE
A	M.K.	ISSUED FOR TOWN PLANNING	07/04/2016

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NAME: M.K.	DATE: May 2016
SCALE @A3: 1:200	SHEET: 3 OF 3
ADDRESS: CRN. 1 SHINGLER ST & 52 ANDERSON ST LEONGATHA, VIC	

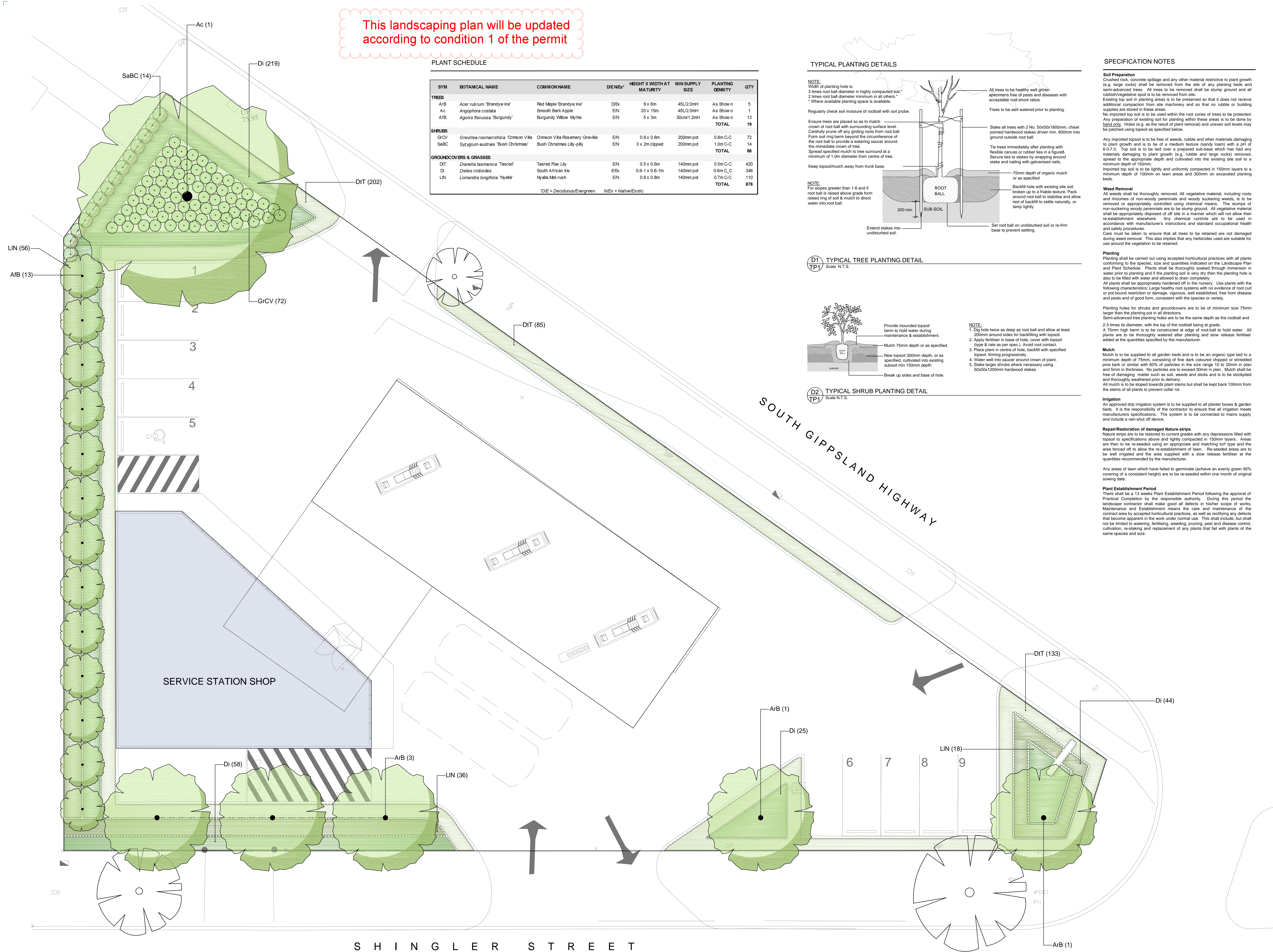
DWG No: PL003	DRAWING NAME: PL002,PL003 Elevations & Signage1.dwg
TITLE: SIGNAGE	

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 TELEPHONE: 03 9413 1400 FACSIMILE: 03 9413 1401

DRAWING PATH:
 h:\02_vic\leongatha\2016\architectural\pl002.pl003 elevations & signage1.dwg

REV: A

This landscaping plan will be updated according to condition 1 of the permit

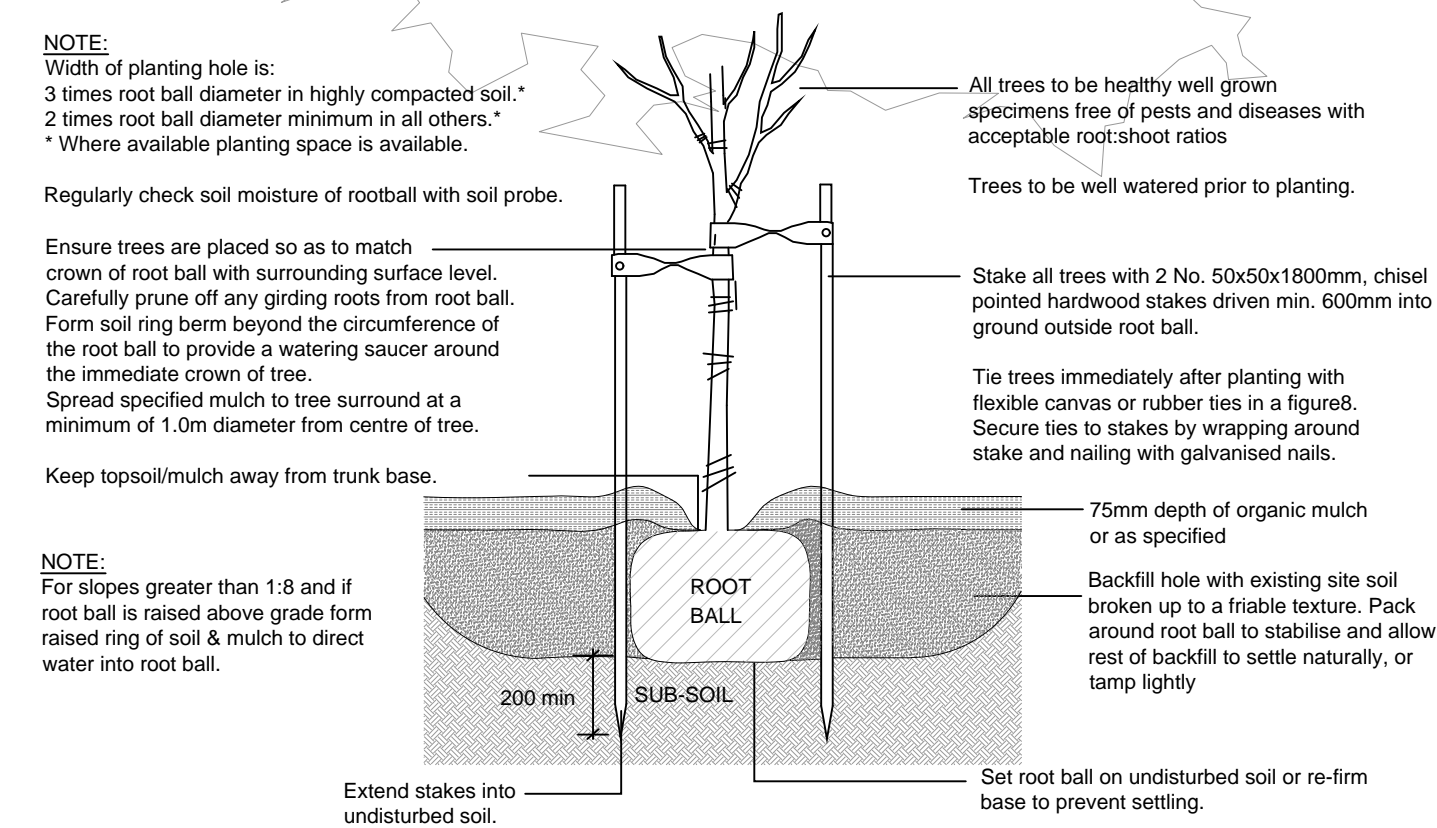


PLANT SCHEDULE

SYM	BOTANICAL NAME	COMMON NAME	DE/EX	HEIGHT X WIDTH AT MATURITY	MIN SUPPLY SIZE	PLANTING DENSITY	QTY
TREES							
ArB	<i>Acer rubrum</i> 'Brandywine'	Red Maple 'Brandywine'	DE/Ex	9 x 6m	45L/2.0mH	As Show n	5
Ac	<i>Angophora costata</i>	Smooth Bark Apple	EN	20 x 15m	45L/2.0mH	As Show n	1
ArB	<i>Agonis flexuosa</i> 'Burgundy'	Burgundy Willow Myrtle	EN	5 x 3m	30cm/1.2mH	As Show n	13
TOTAL							19
SHRUBS							
GrcV	<i>Grevillea rosmarinifolia</i> 'Crimson Villa'	Crimson Villa Rosemary Grevillea	EN	0.8 x 0.8m	200mm pot	0.8m C-C	72
SaBC	<i>Syzygium australe</i> 'Bush Christmas'	Bush Christmas Lilly-pilly	EN	3 x 2m clipped	200mm pot	1.0m C-C	14
TOTAL							86
GROUNDCOVERS & GRASSES							
DT	<i>Dianella tasmanica</i> 'Tasred'	Tasred Flax Lily	EN	0.5 x 0.6m	140mm pot	0.5m C-C	420
Di	<i>Dietes iridoides</i>	South African Iris	DE/Ex	0.6-1 x 0.6-1m	140mm pot	0.6m C-C	346
LIN	<i>Lomandra longifolia</i> 'Nyalla'	Nyalla Mat-rush	EN	0.8 x 0.8m	140mm pot	0.7m C-C	110
TOTAL							876

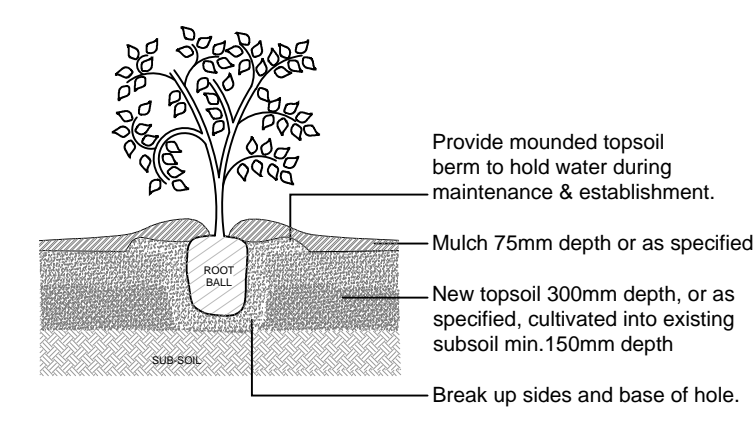
*DE = Deciduous/Evergreen *EX = Native/Exotic

TYPICAL PLANTING DETAILS



D1 TYPICAL TREE PLANTING DETAIL

Scale N.T.S.



D2 TYPICAL SHRUB PLANTING DETAIL

Scale N.T.S.

SPECIFICATION NOTES

Soil Preparation
Crushed rock, concrete spillage and any other material restrictive to plant growth (e.g. large rocks) shall be removed from the site of any planting beds and semi-advanced trees. All trees to be removed shall be stump ground and all rubbish/vegetative soil to be removed from site. Existing top soil in planting areas is to be preserved so that no rubble or building supplies are stored in these areas. No imported top soil is to be used within the root zones of trees to be protected. Any preparation of existing soil for planting within these areas is to be done by hand only. Holes (e.g. as the result of plant removal) and uneven soil levels may be patched using topsoil as specified below.

Any imported topsoil is to be free of weeds, rubble and other materials damaging to plant growth and is to be of a medium texture (sandy loam) with a pH of 6.0-7.0. Top soil is to be laid over a prepared sub-base which has had any materials damaging to plant growth (e.g. rubble and large rocks) removed, spread to the appropriate depth and cultivated into the existing site soil to a minimum depth of 150mm. Imported top soil is to be lightly and uniformly compacted in 150mm layers to a minimum depth of 100mm on lawn areas and 300mm on excavated planting beds.

Weed Removal
All weeds shall be thoroughly removed. All vegetative material, including roots and rhizomes of non-woody perennials and woody suckering weeds, is to be removed or appropriately controlled using chemical means. The stumps of non-suckering woody perennials are to be stump ground. All vegetative material shall be appropriately disposed of off site in a manner which will not allow their re-establishment elsewhere. Any chemical controls are to be used in accordance with manufacturer's instructions and standard occupational health and safety procedures. Care must be taken to ensure that all trees to be retained are not damaged during weed removal. This also implies that any herbicides used are suitable for use around the vegetation to be retained.

Planting
Planting shall be carried out using accepted horticultural practices with all plants conforming to the species, size and quantities indicated on the Landscape Plan and Plant Schedule. Plants shall be thoroughly soaked through immersion in water prior to planting and if the planting soil is very dry then the planting hole is also to be filled with water and allowed to drain completely. All plants shall be appropriately hardened off in the nursery. Use plants with the following characteristics: Large healthy root systems with no evidence of root cut or pot bound restriction or damage, vigorous, well-established, free from disease and pests and of good form, consistent with the species or variety.

Planting holes for shrubs and groundcovers are to be of minimum size 75mm larger than the planting pot in all directions. Semi-advanced tree planting holes are to be the same depth as the rootball and 2-3 times its diameter, with the top of the rootball being at grade. A 75mm high berm is to be constructed at edge of rootball to hold water. All plants are to be thoroughly watered after planting and slow release fertiliser added at the quantities specified by the manufacturer.

Mulch
Mulch is to be supplied to all garden beds and is to be an organic type laid to a minimum depth of 75mm, consisting of fine dark coloured chipped or shredded pine bark or similar with 80% of particles in the size range 10 to 20mm in plan and 5mm in thickness. No particles are to exceed 30mm in plan. Mulch shall be free of damaging matter such as soil, weeds and sticks and is to be stockpiled and thoroughly weathered prior to delivery. All mulch is to be sloped towards plant stems but shall be kept back 100mm from the stems of all plants to prevent collar rot.

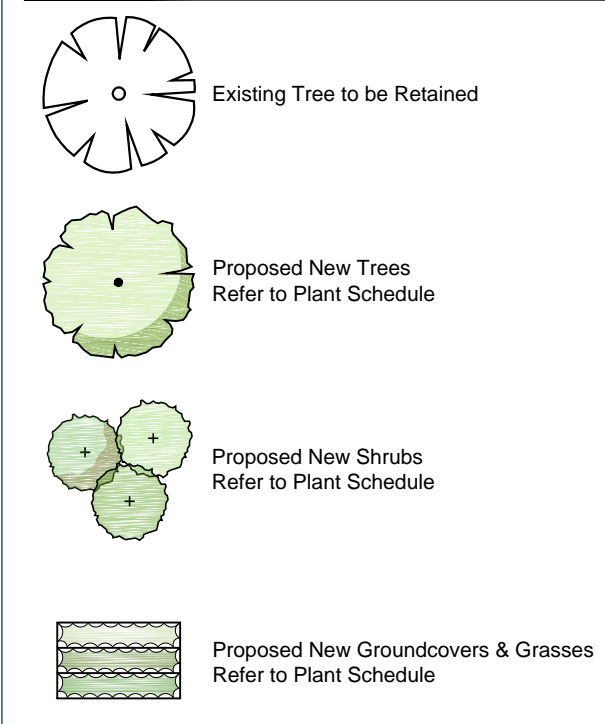
Irrigation
An approved drip irrigation system is to be supplied to all planter boxes & garden beds. It is the responsibility of the contractor to ensure that all irrigation meets manufacturer's specifications. The system is to be connected to mains supply and include a rain-shut-off device.

Repair/Restoration of damaged Nature-strips
Nature strips are to be restored to current grades with any depressions filled with topsoil to specifications above and lightly compacted in 150mm layers. Areas are then to be re-seeded using an appropriate and matching turf type and the area fenced off to allow the re-establishment of lawn. Re-seeded areas are to be well irrigated and the area supplied with a slow release fertiliser at the quantities recommended by the manufacturer.

Any areas of lawn which have failed to germinate (achieve an evenly green 95% covering of a consistent height) are to be re-seeded within one month of original sowing date.

Plant Establishment Period
There shall be a 13 weeks Plant Establishment Period following the approval of Practical Completion by the responsible authority. During this period the landscape contractor shall make good all defects in his/her scope of works. Maintenance and Establishment means the care and maintenance of the contract area by accepted horticultural practices, as well as rectifying any defects that become apparent in the work under normal use. This shall include, but shall not be limited to watering, fertilising, weeding, pruning, pest and disease control, cultivation, re-staking and replacement of any plants that fail with plants of the same species and size.

LEGEND



CLIENT
United Petroleum Pty Ltd.

PROJECT
Leongatha Service Station
Cnr 1 Shingler St & 52 Anderson St Leongatha

DRAWING
Landscape Plan for Town Planning

SCALE 1:100 @ B1
DATE MAY 2016
DRAWN KD
CHECKED JP
JOB NO 16-225
DWG NO L-TP01-[A]
CAD FILE 16-225-TP01-[A]

REVISION
A Town Planning Submission DATE 4.05.2016 BY KD

JOHN PATRICK
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Richmond, VIC 3121
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F +61 3 9429 8211
admin@johnpatrick.com.au
www.johnpatrick.com.au

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The contractor must verify all dimensions on site before commencing any work or preparing any shop drawings. Do not scale off drawings.

S H I N G L E R S T R E E T