

PLAN OF SURVEY

99 Brewer Road

BENTLEIGH

SCALE 1:250 (A1)

PLANNING AND ENVIRONMENT ACT 1987
GLEN EIRA PLANNING SCHEME

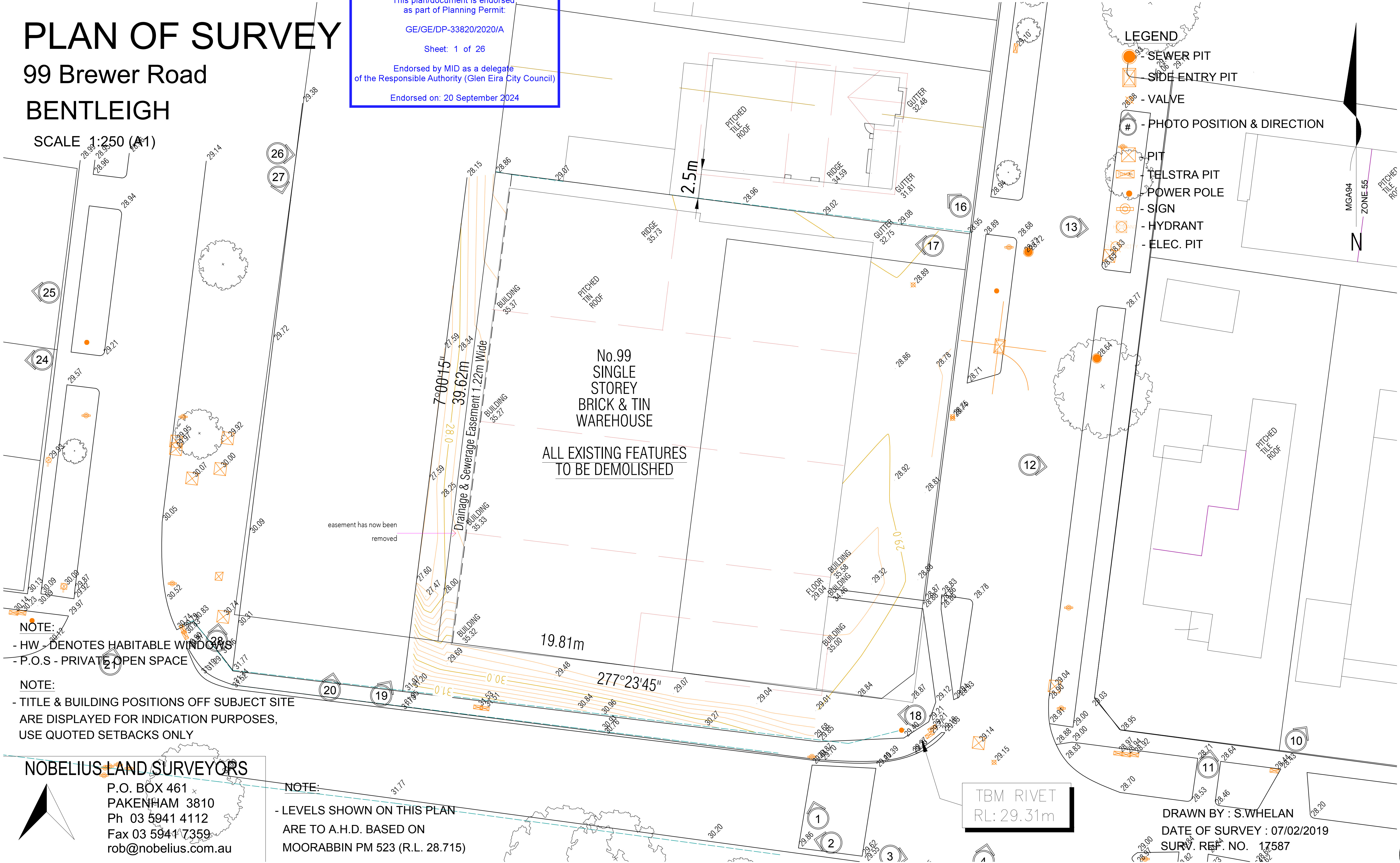
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Sheet: 1 of 26

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Endorsed on: 20 September 2024



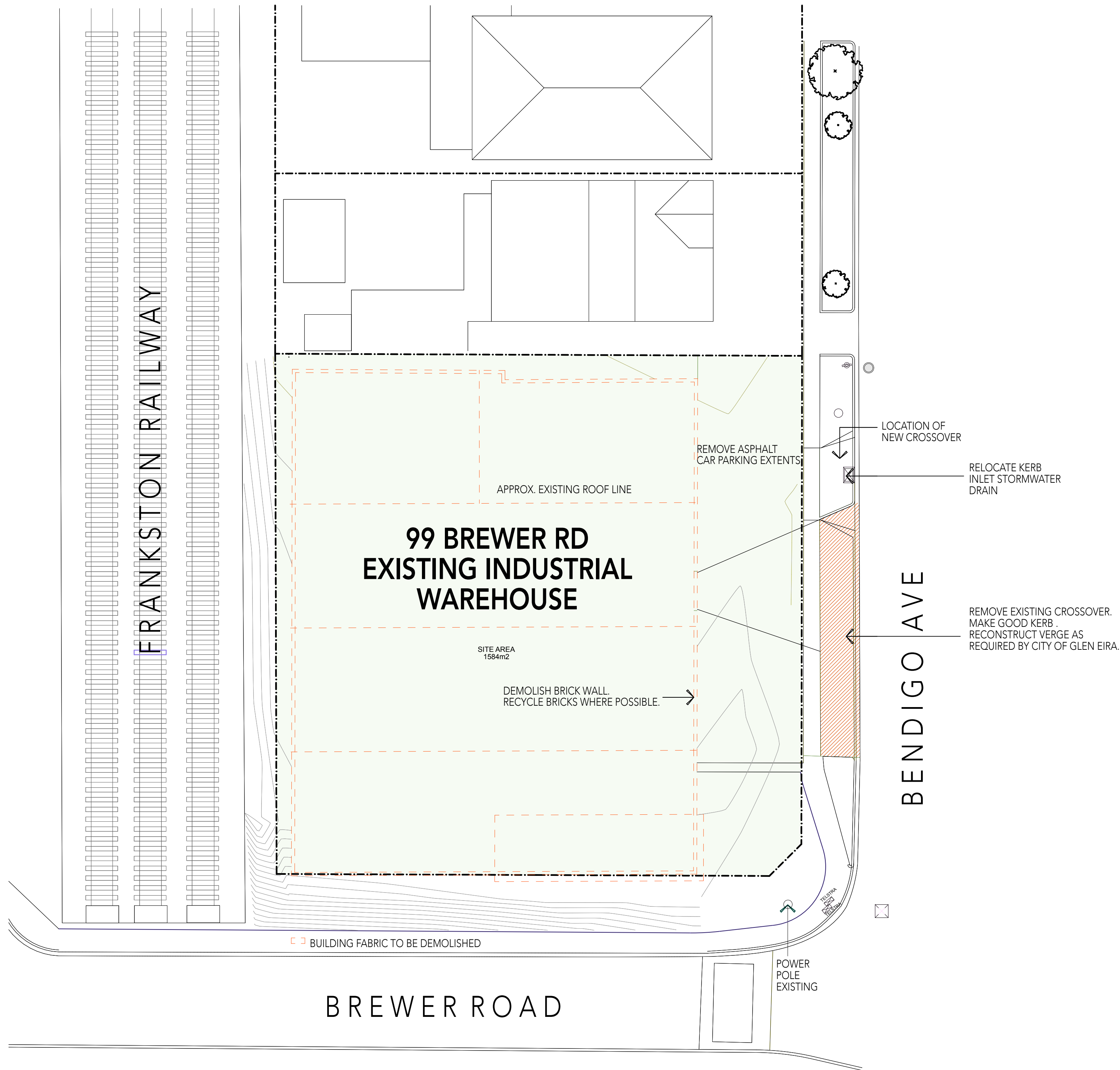
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Endorsed on: 20 September 2024



SITE PLAN

SCALE 1:200

Town Planning

Dwg No. TP02

Project No. 2150

Revision A

Date 15/8/2024

Project Mixed Use Development

Address 99 Brewer Road, Bentleigh VIC

Client Benewer Pty Ltd

Notes

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

Floor Areas shown are generally measured using the guidelines - "Method of Measurement for Residential Property" - published by the Property Council of Australia.

All Areas and Measurements are shown to the nearest whole number.

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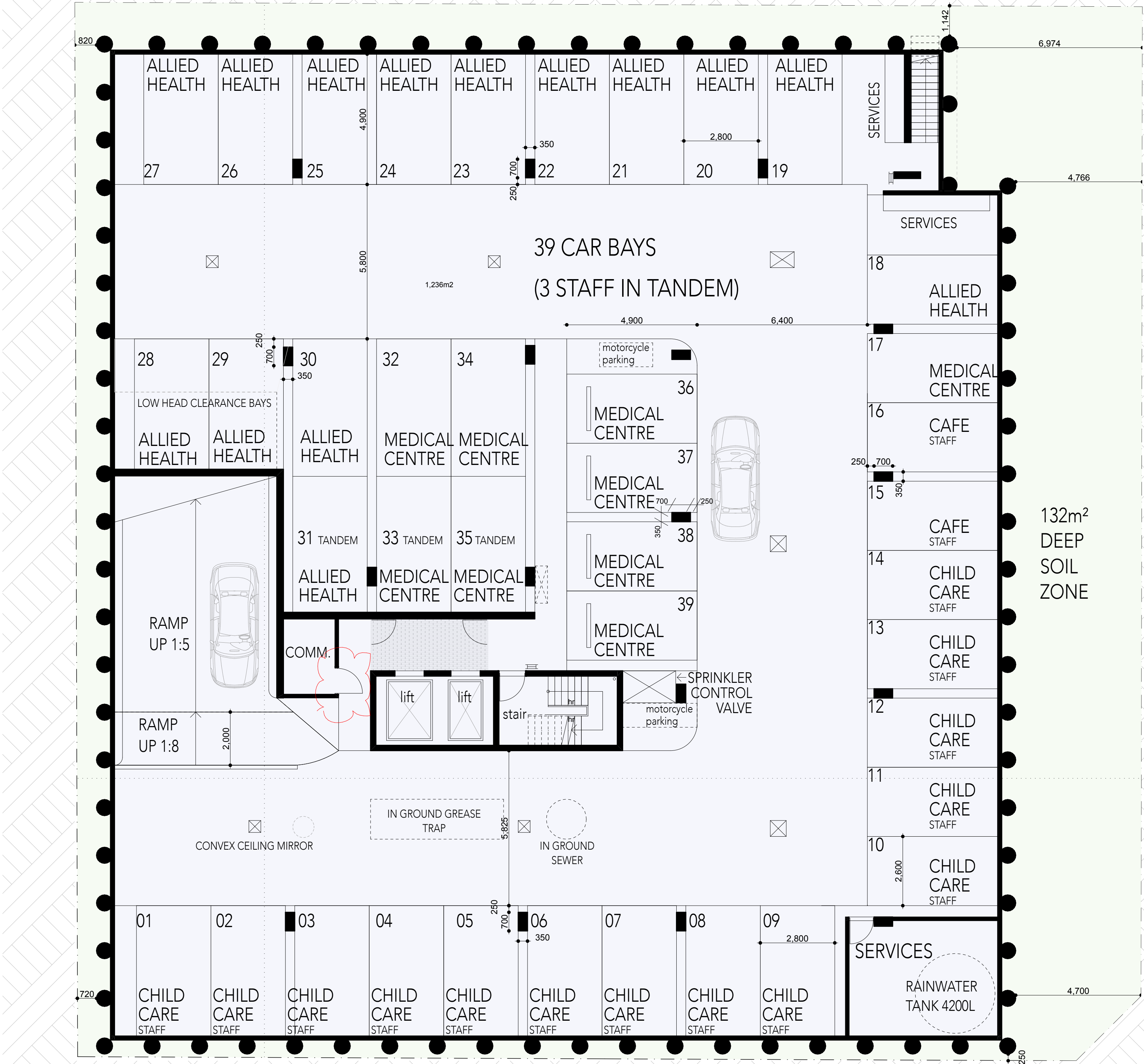
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Note Acoustic report

rail noise intrusion, building facade and glazing,
mechanical plant noise generation, tenant noise
generation, car park usage to align with acoustic
report undertaken by Octave Acoustics - 4th
September 2020

Note - Car Bays 40-51

* Childcare parent pick-up / drop-off spaces are
to be made available for use by patrons of the
allied health during the times of 5am-8am,
11am-3pm and after 6:30pm.

** Space 51 is to be dedicated as a Loading &
Waste Collection bay between the times of
11am-3pm.

General Note:

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

Town Planning

Dwg No. TP03

Project No. 2150

Revision A

Date 15/8/2024

Project Mixed Use Development

Address 99 Brewer Road, Bentleigh VIC

Client Benewer Pty Ltd

Notes

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BASEMENT

SCALE 1:100

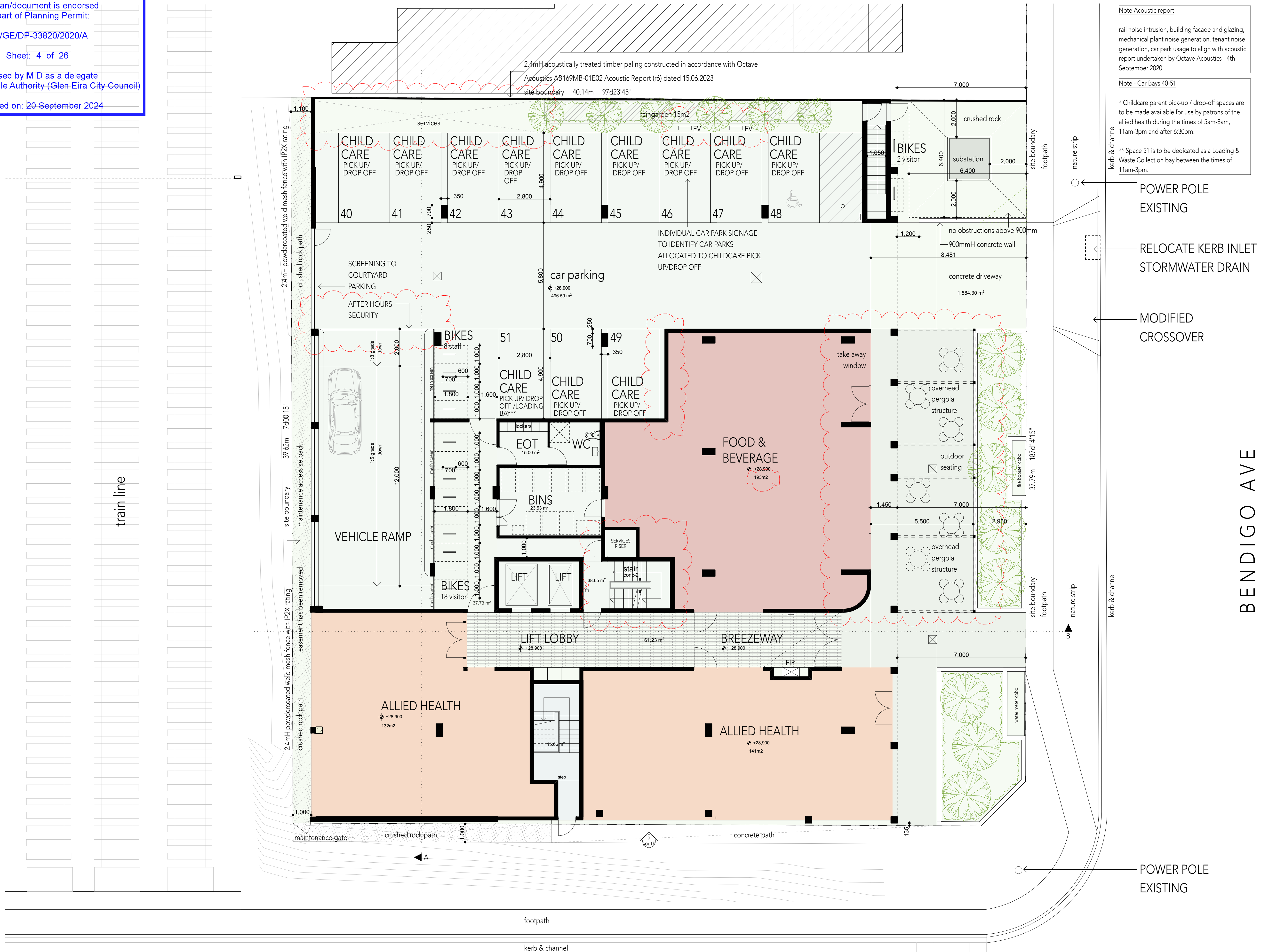
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Town Planning

Dwg No. TP04

Project No. 2150

Revision A

Date 15/8/2024

Project Mixed Use Development

Address 99 Brewer Road, Bentleigh VIC

Client Benewer Pty Ltd

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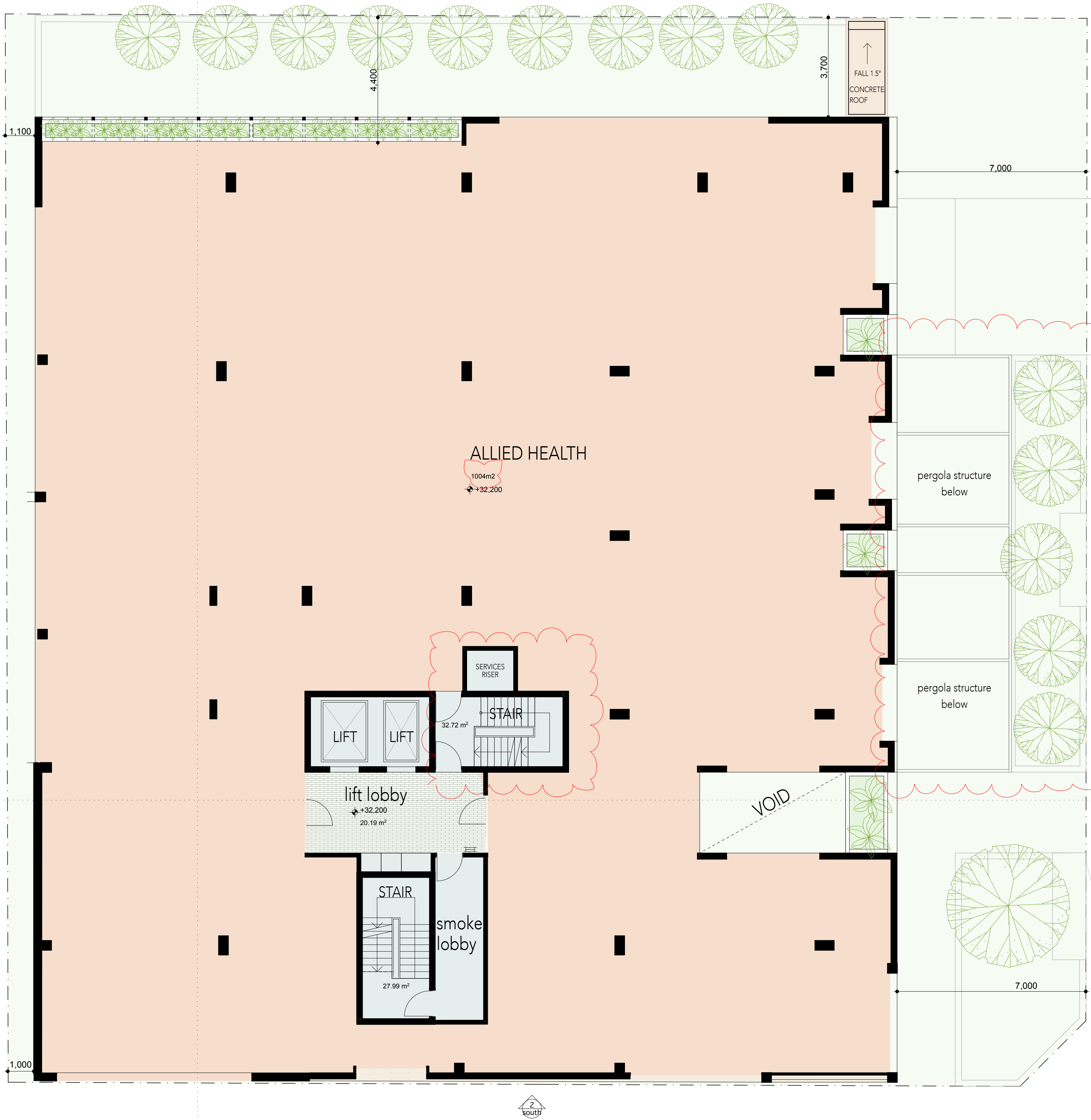
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Note Acoustic report

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September 2020

Note - Car Bays 40-51

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11am-3pm and after 6:30pm.

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Waste Collection bay between the times of
11am-3pm.

BENDIGO AVE

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Town Planning

Dwg No. TP05

Project No. 2150

Revision A

Date 15/8/2024

Project Mixed Use Development

Address 99 Brewer Road, Bentleigh VIC

Client Benewer Pty Ltd

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FIRST FLOOR

SCALE 1:100

BREWER ROAD

General Note:

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

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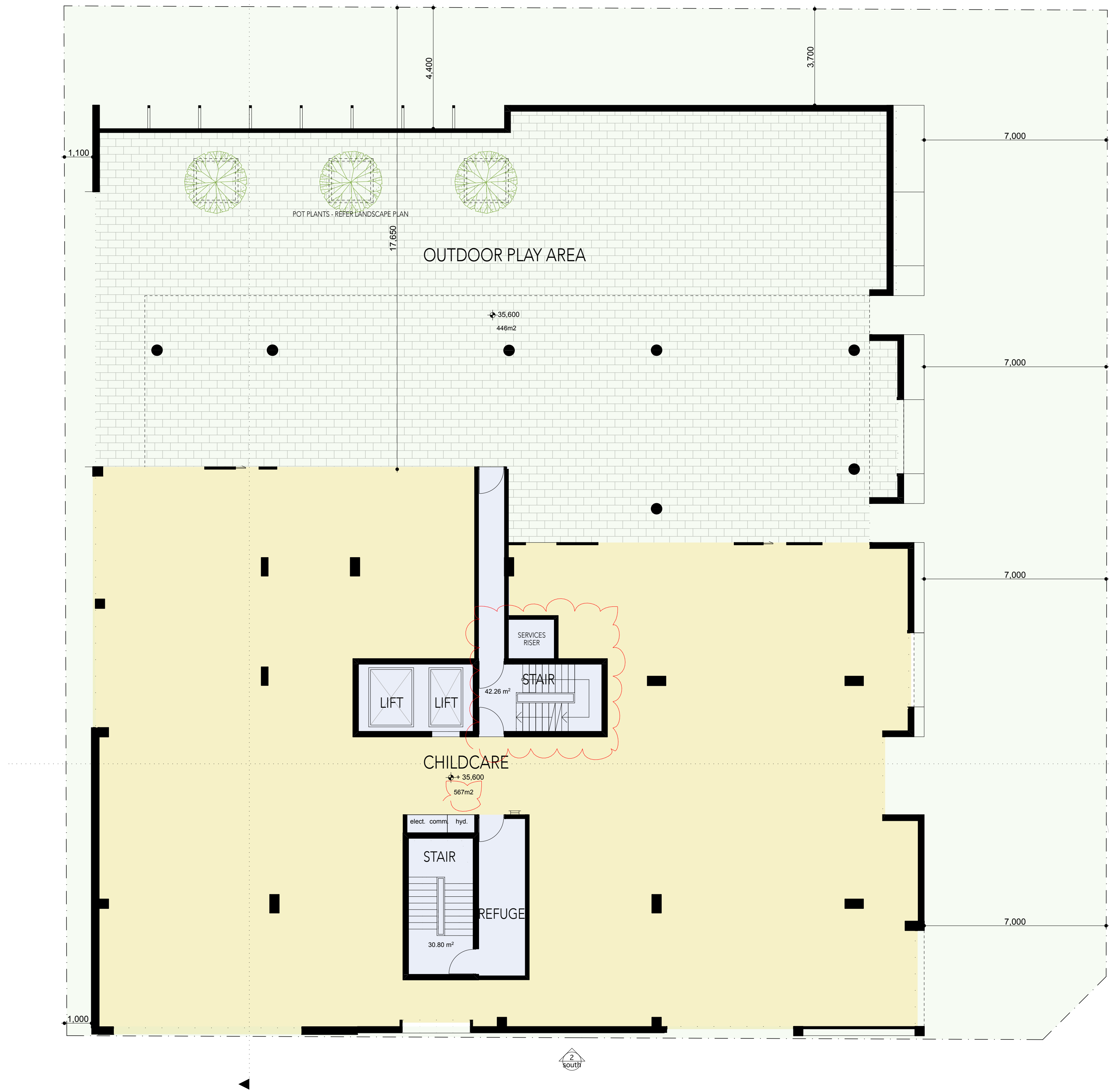
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SECOND FLOOR

SCALE 1:100

BREWER ROAD

Note Acoustic report

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mechanical plant noise generation, tenant noise
generation, car park usage to align with acoustic
report undertaken by Octave Acoustics - 4th
September 2020

Note - Car Bays 40-51

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11am-3pm and after 6:30pm.

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Waste Collection bay between the times of
11am-3pm.

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Town Planning

Dwg No. TP06

Project No. 2150

Revision A

Date 15/8/2024

Project Mixed Use Development

Address 99 Brewer Road, Bentleigh VIC

Client Benewer Pty Ltd

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BENDERIGO AVE

General Note:

All glazing, glazed balustrade/screening to be in
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report dated 4 September 2020

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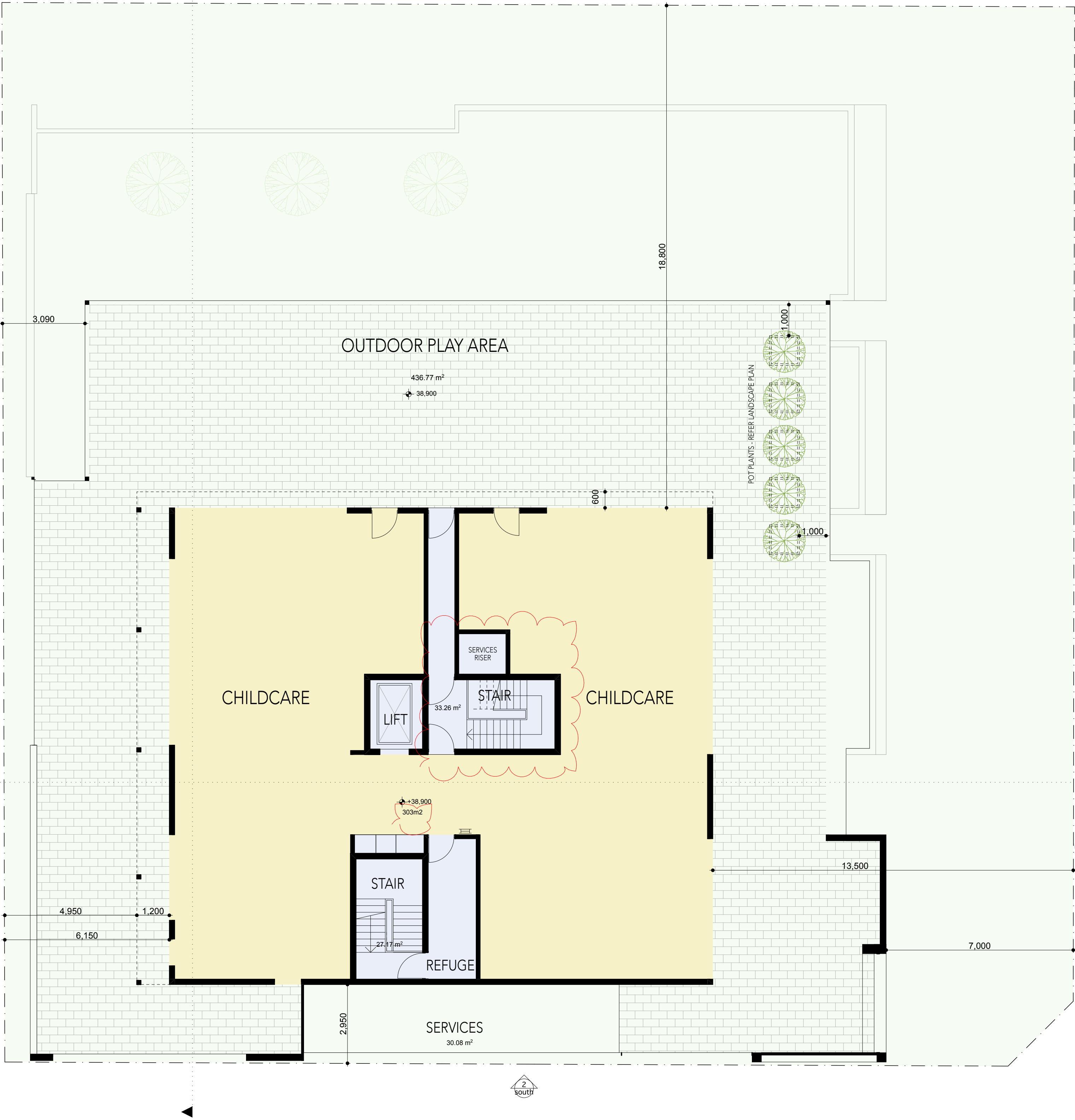
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Note Acoustic report
rail noise intrusion, building facade and glazing,
mechanical plant noise generation, tenant noise
generation, car park usage to align with acoustic
report undertaken by Octave Acoustics - 4th
September 2020

Note - Car Bays 40-51
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11am-3pm.

Town Planning

Dwg No. TP07

Project No. 2150

Revision A

Date 15/8/2024

Project Mixed Use Development

Address 99 Brewer Road, Bentleigh VIC

Client Benewer Pty Ltd

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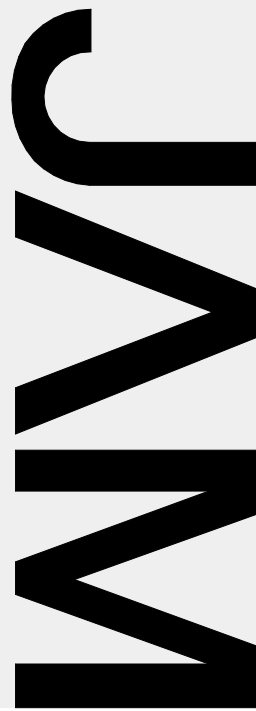
BENDIGO AVE

THIRD FLOOR

SCALE 1:100

BREWER ROAD

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



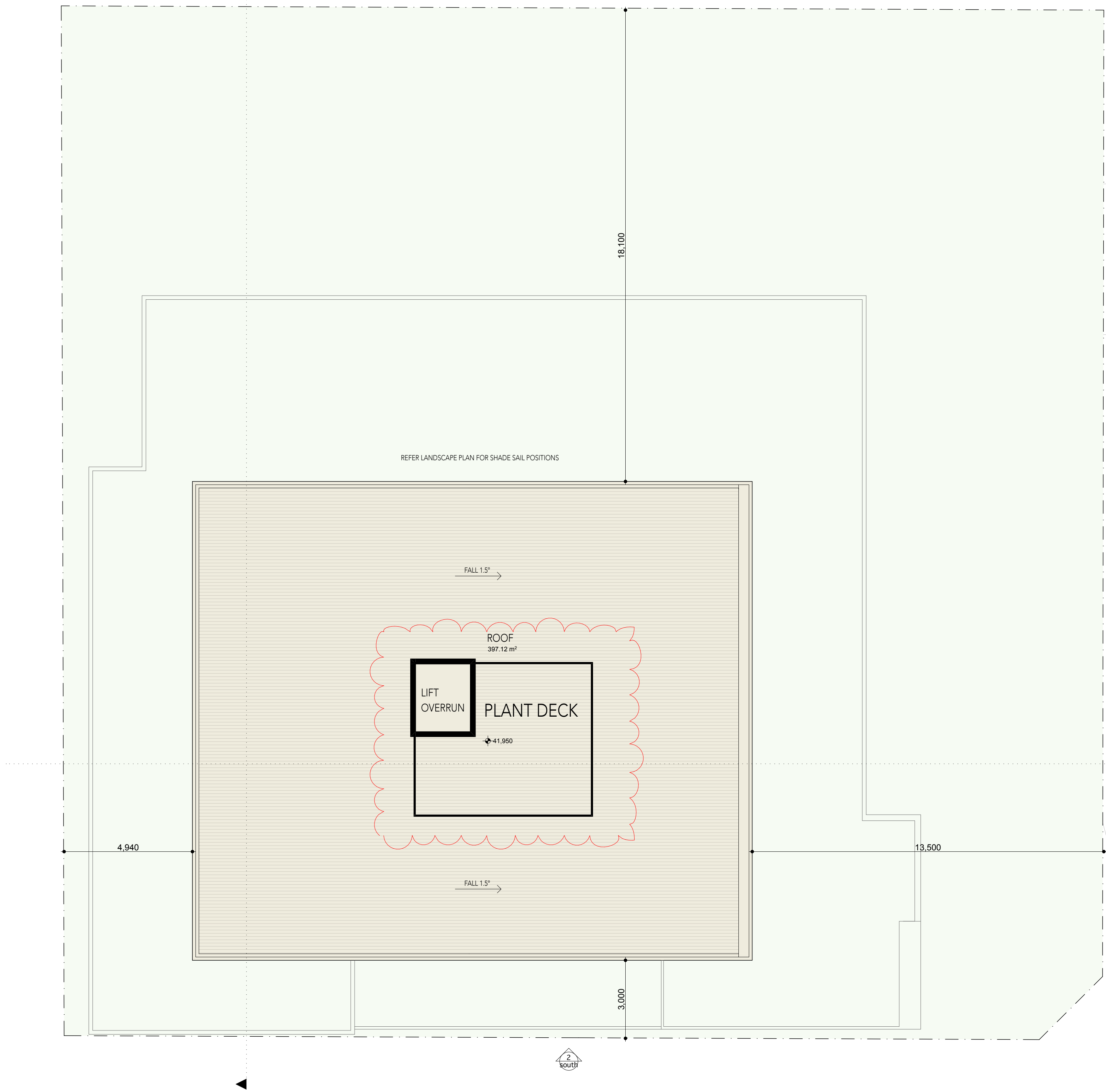
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ROOF FLOOR

SCALE 1:100

BREWER ROAD

Note Acoustic report

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mechanical plant noise generation, tenant noise
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September 2020

Note - Car Bays 40-51

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11am-3pm.

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Town Planning

Dwg No. TP08

Project No. 2150

Revision A

Date 15/8/2024

Project Mixed Use Development

Address 99 Brewer Road, Bentleigh VIC

Client Benewer Pty Ltd

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BENDIGO AVE

General Note:

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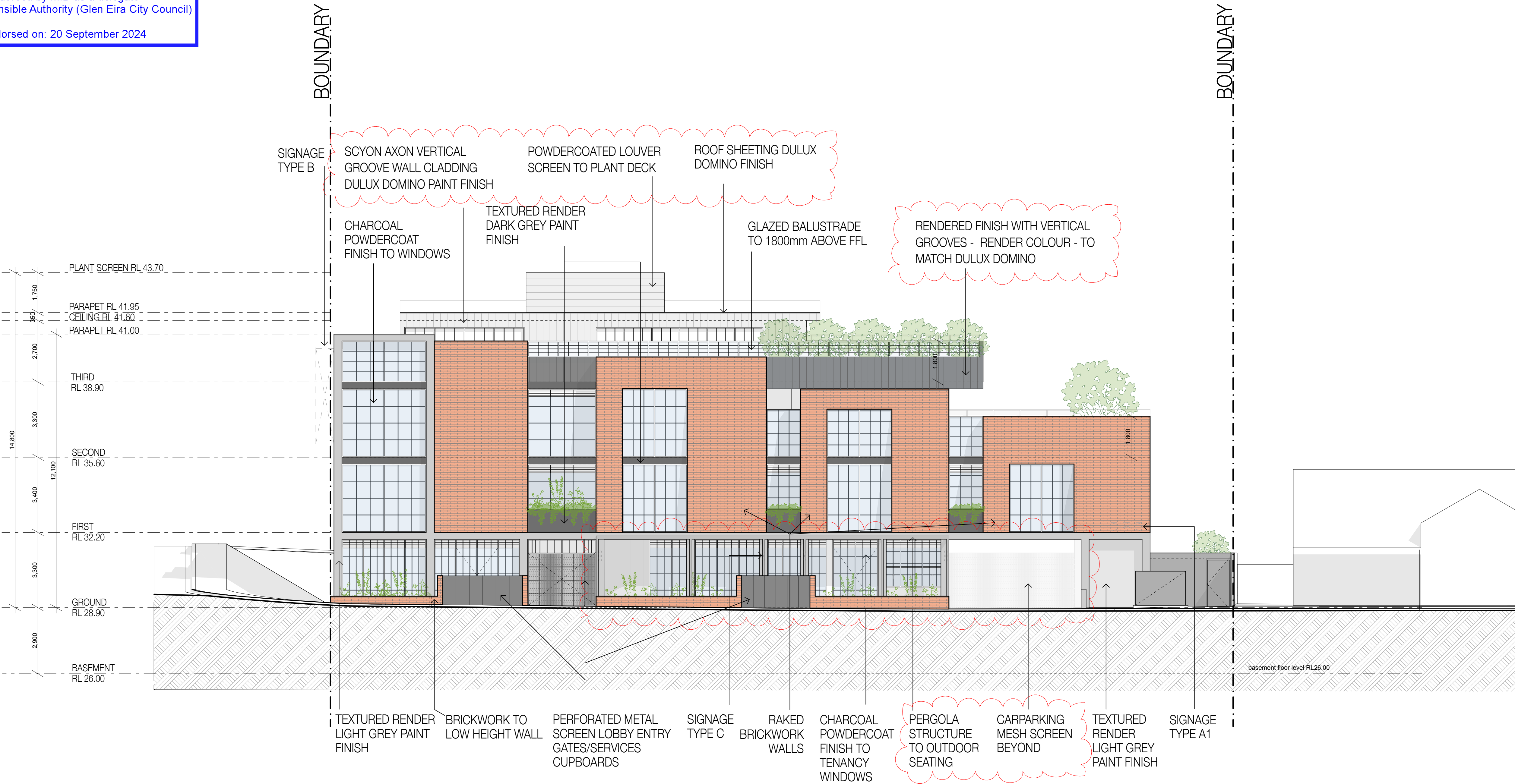
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EAST ELEVATION

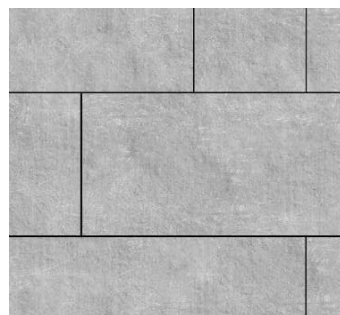
(BENDIGO AVENUE)

SCALE 1:100

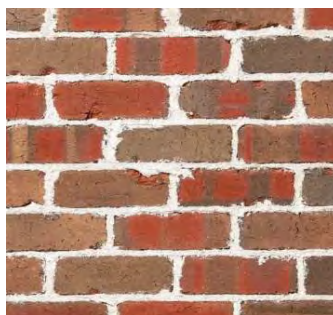
MATERIAL PALETTE



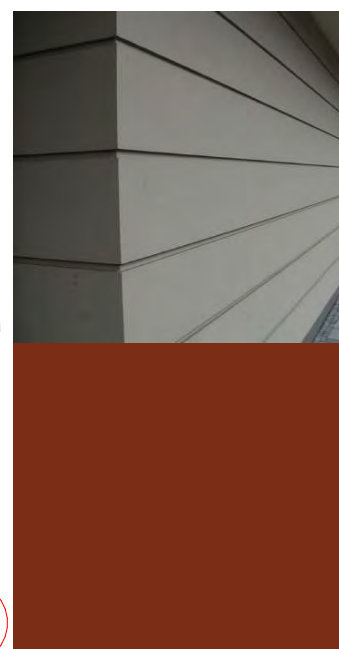
TEXTURED RENDER
LIGHT GREY PAINT
FINISH



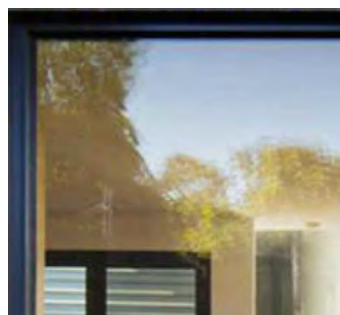
CONCRETE WALL WITH
STAGGERED RECESSED
GROOVE PATTERN AS
SHOWN



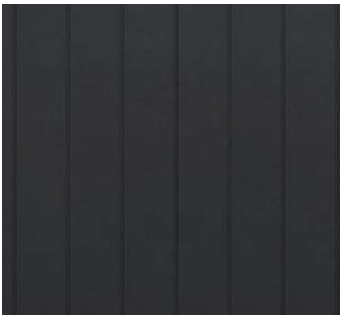
STRETCHER BOND
BRICKWORK:
BRUNSWICK BLUE



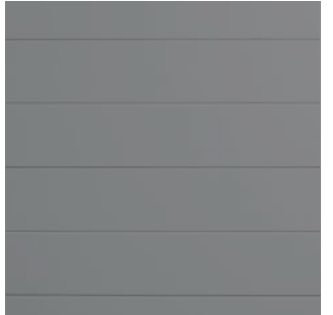
RENDERED FINISH WITH
HORIZONTAL GROOVES -
RENDER COLOUR TO
MATCH COLORBOND
'TERRAIN'



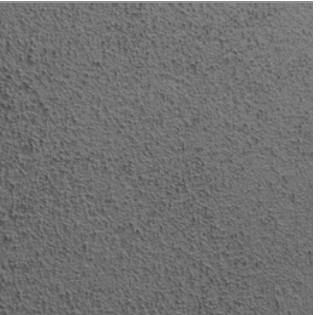
POWDERCOAT GLAZING
PROFILES, CHARCOAL
FINISH



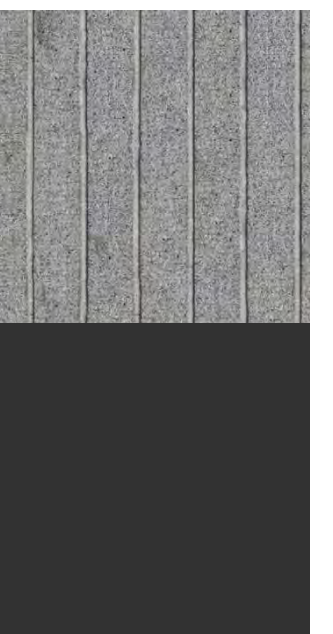
JAMES HARDIE SCYON
AXON VERTICAL-GROOVE
CLADDING GRAINED:
DULUX DOMINO PAINT
FINISH



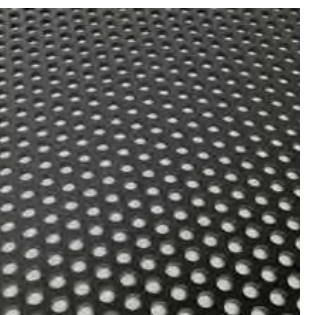
JAMES HARDIE STRIA
CLADDING: DARK GREY
PAINT FINISH



TEXTURED RENDER
DARK GREY PAINT
FINISH



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



PERFORATED METAL
SCREEN DARK GREY
POWDERCOAT FINISH



WELDMESH SCREEN/
FENCE - DARK GREY
POWDERCOAT FINISH

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

Town Planning

Dwg No. TP09

Project No. 2150

Revision A

Date 15/8/2024

Project Mixed Use Development

Address 99 Brewer Road, Bentleigh VIC

Client Benewer Pty Ltd

Notes
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Town Planning

Dwg No. TP10

Project No. 2150

Revision A

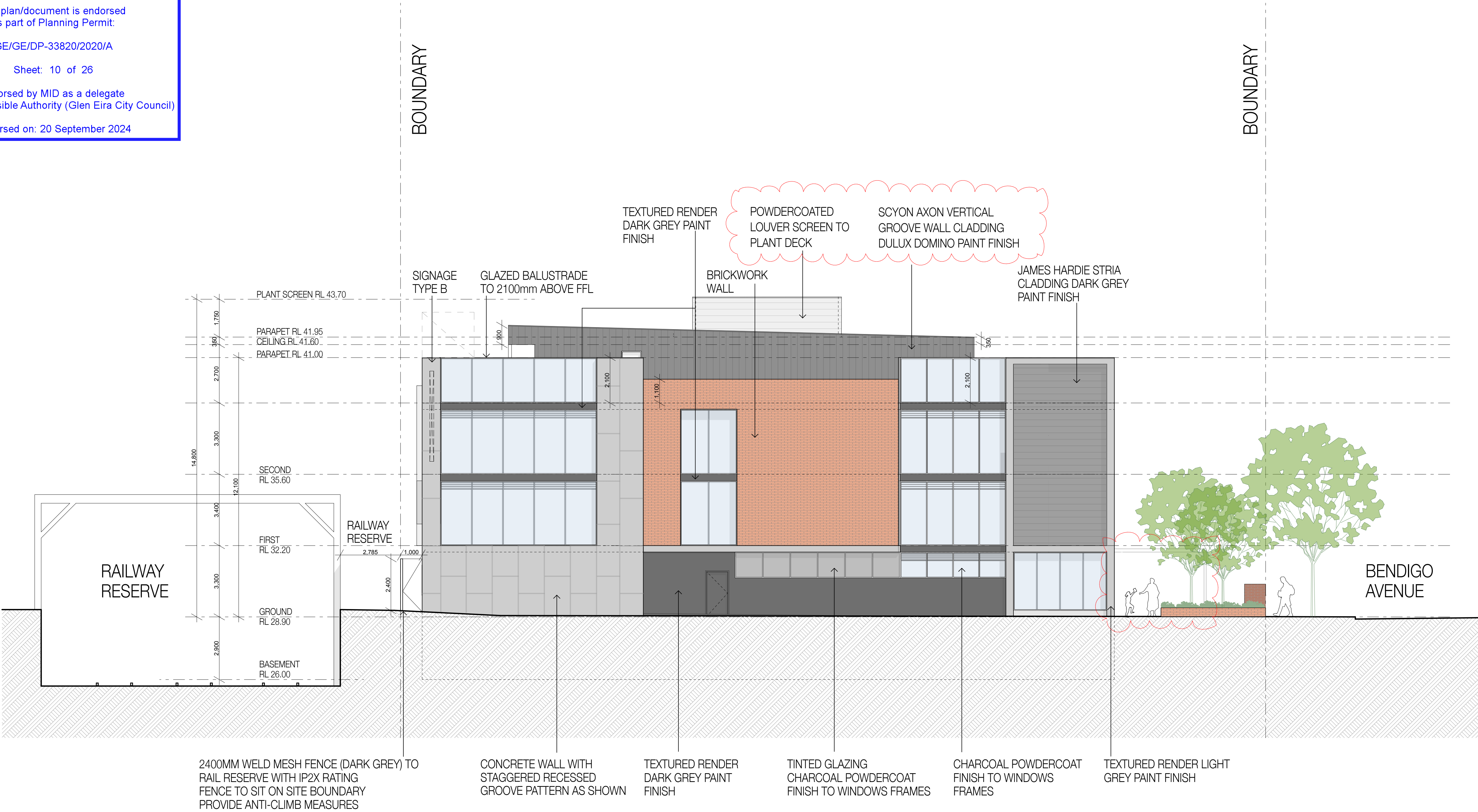
Date 15/8/2024

Project Mixed Use Development

Address 99 Brewer Road, Bentleigh VIC

Client Benewer Pty Ltd

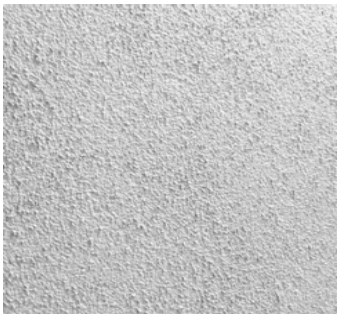
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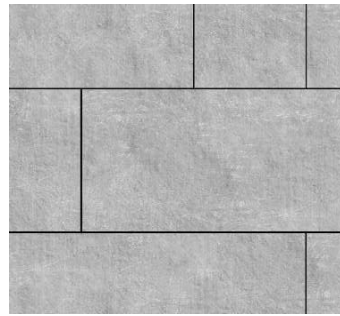
SOUTH ELEVATION
(BREWER ROAD)

SCALE 1:100

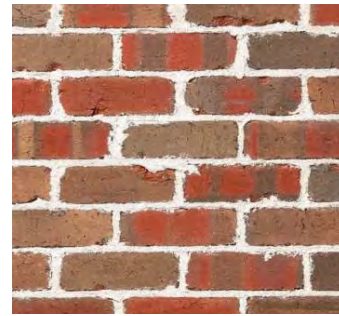
MATERIAL
PALETTE



TEXTURED RENDER
LIGHT GREY PAINT
FINISH



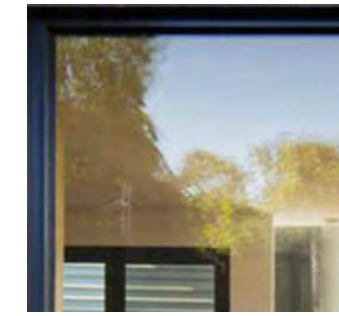
CONCRETE WALL WITH
STAGGERED RECESSED
GROOVE PATTERN AS
SHOWN



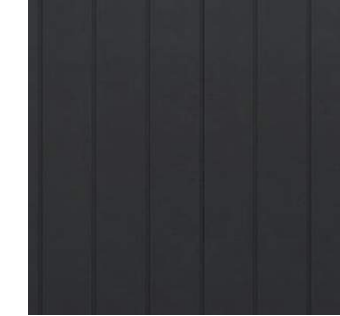
STRETCHER BOND
BRICKWORK:
BRUNSWICK BLUE



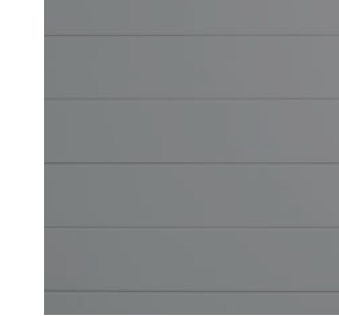
RENDERED FINISH WITH
HORIZONTAL GROOVES -
RENDER COLOUR TO
MATCH COLORBOND
'TERRAIN'



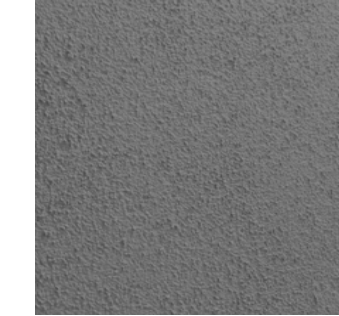
POWDERCOAT GLAZING
PROFILES, CHARCOAL
FINISH



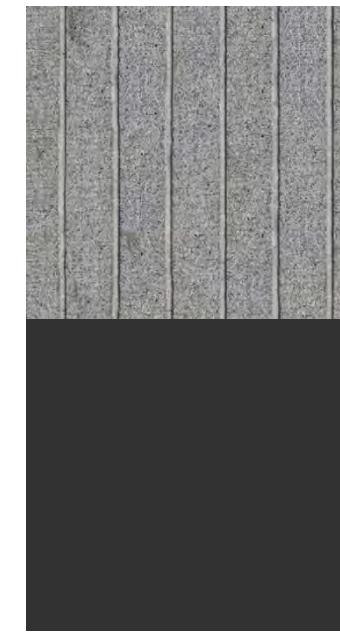
JAMES HARDIE SCYON
AXON VERTICAL GROOVE
CLADDING GRAINED:
DULUX DOMINO PAINT
FINISH



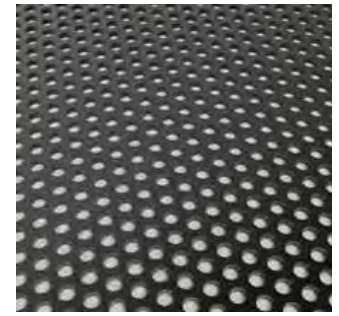
JAMES HARDIE STRIA
CLADDING: DARK GREY
PAINT FINISH



TEXTURED RENDER
DARK GREY PAINT
FINISH



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



PERFORATED METAL
SCREEN DARK GREY
POWDERCOAT FINISH



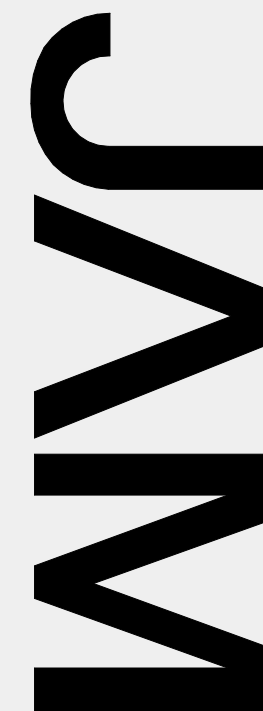
WELDMESH SCREEN/
FENCE - DARK GREY
POWDERCOAT FINISH

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Town Planning

Dwg No. TP11

Project No. 2150

Revision A

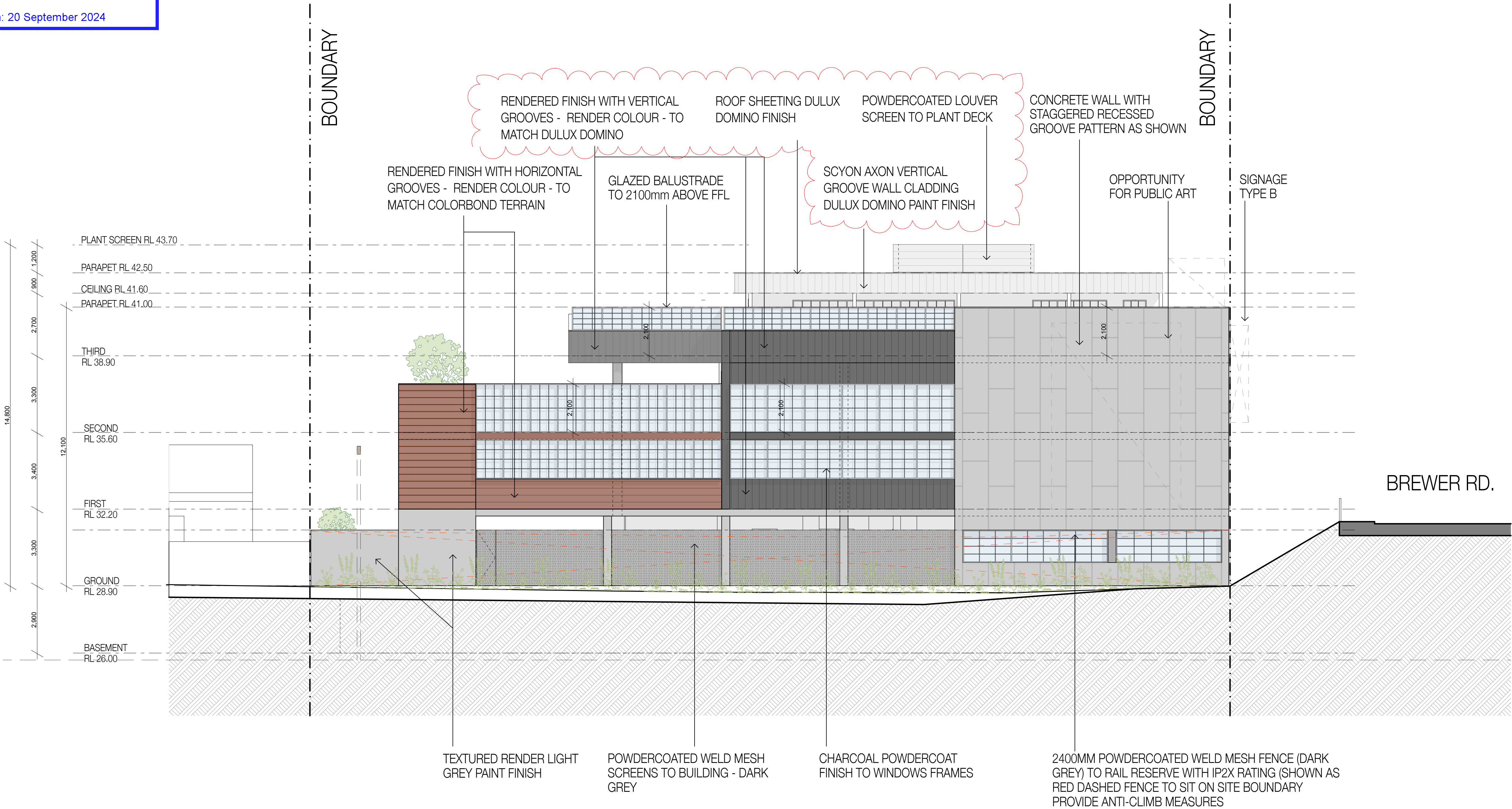
Date 15/8/2024

Project Mixed Use Development

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Client Benewer Pty Ltd

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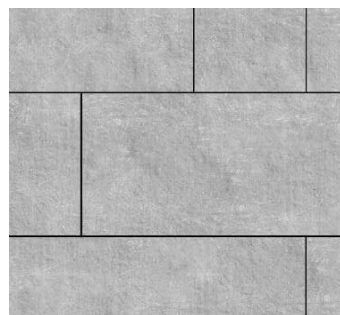
WEST ELEVATION

SCALE 1:100

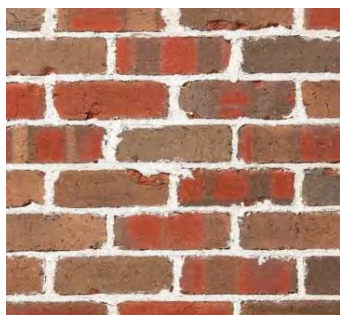
MATERIAL
PALETTE



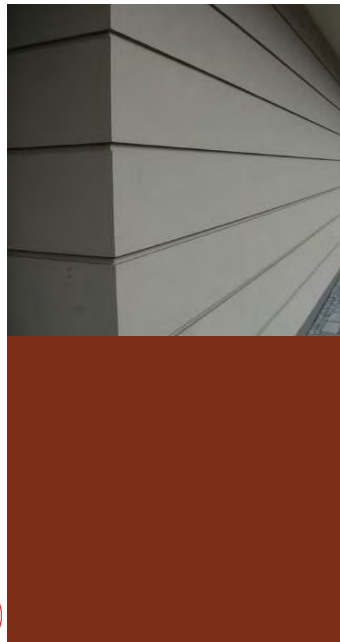
TEXTURED RENDER
LIGHT GREY PAINT
FINISH



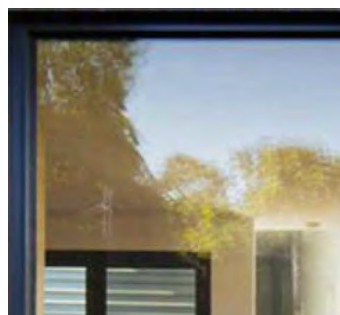
CONCRETE WALL WITH
STAGGERED RECESSED
GROOVE PATTERN AS
SHOWN



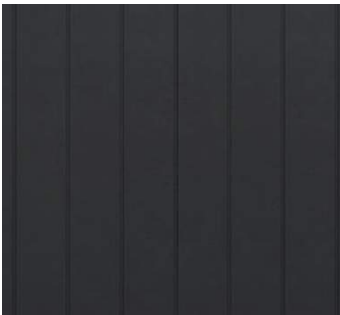
STRETCHER BOND
BRICKWORK:
BRUNSWICK BLUE



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



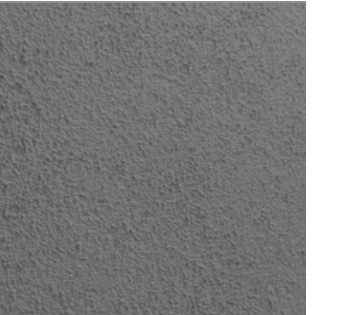
POWDERCOAT GLAZING
PROFILES, CHARCOAL
FINISH



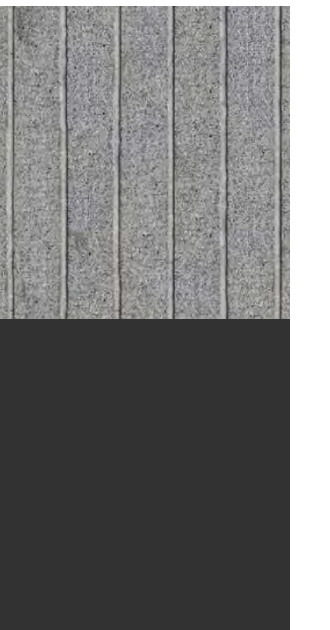
JAMES HARDIE SCYON
AXON VERTICAL GROOVE
CLADDING GRAINED:
DULUX DOMINO PAINT
FINISH



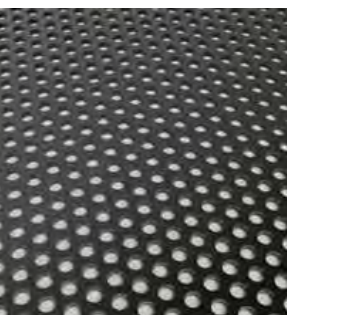
JAMES HARDIE STRIA
CLADDING: DARK GREY
PAINT FINISH



TEXTURED RENDER
DARK GREY PAINT
FINISH



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



PERFORATED METAL
SCREEN DARK GREY
POWDERCOAT FINISH



WELDMESH SCREEN/
FENCE - DARK GREY
POWDERCOAT FINISH

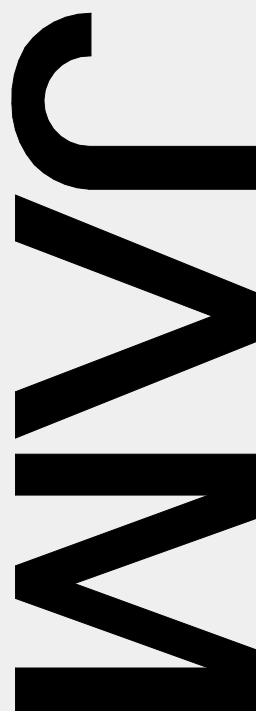
General Note:
All glazing, glazed balustrade/screening to be in
accordance with Octave Acoustics acoustic
report dated 4 September 2020
All windows to west facade to be fixed glass

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Sheet: 12 of 26

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Endorsed on: 20 September 2024

Town Planning

Dwg No. TP12

Project No. 2150

Revision A

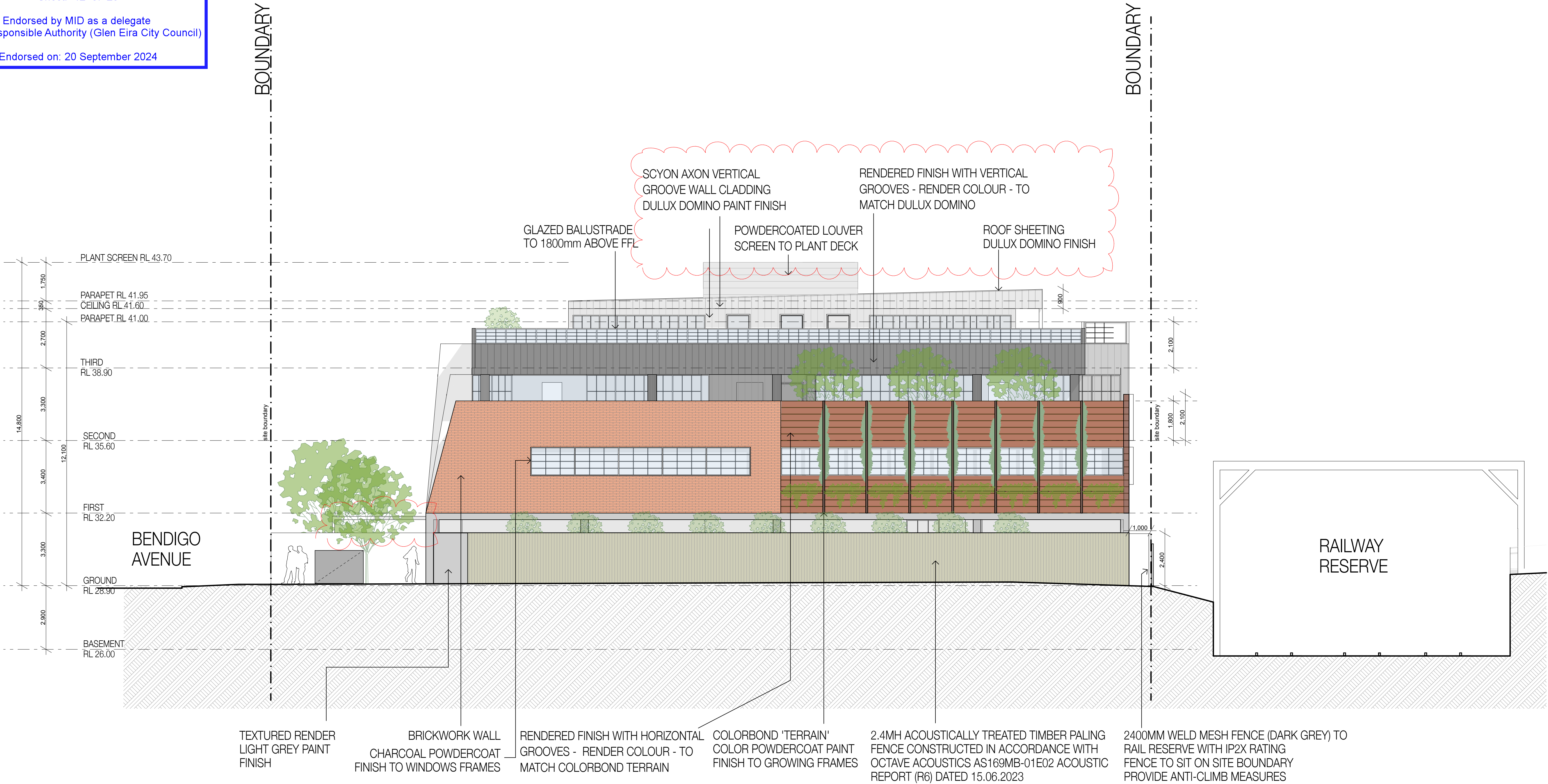
Date 15/8/2024

Project Mixed Use Development

Address 99 Brewer Road, Bentleigh VIC

Client Benewer Pty Ltd

Notes
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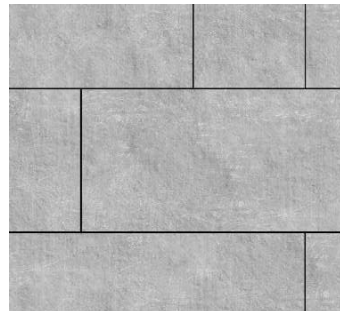
NORTH ELEVATION

SCALE 1:100

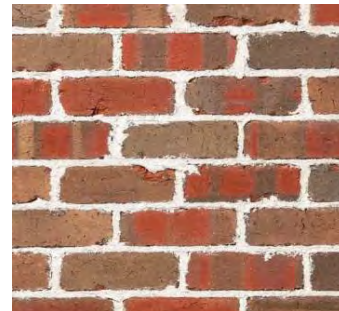
MATERIAL PALETTE



TEXTURED RENDER
LIGHT GREY PAINT
FINISH



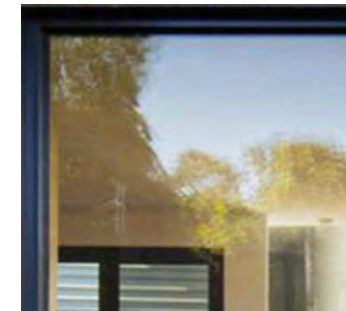
CONCRETE WALL WITH
STAGGERED RECESSED
GROOVE PATTERN AS
SHOWN



STRETCHER BOND
BRICKWORK:
BRUNSWICK BLUE



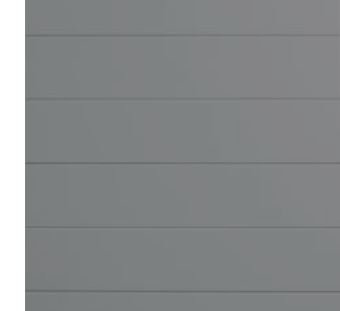
RENDERED FINISH WITH
HORIZONTAL GROOVES -
RENDER COLOUR TO
MATCH COLORBOND
'TERRAIN'



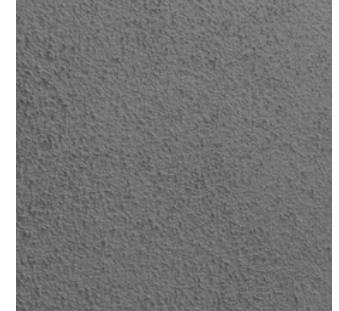
POWDERCOAT GLAZING
PROFILES, CHARCOAL
FINISH



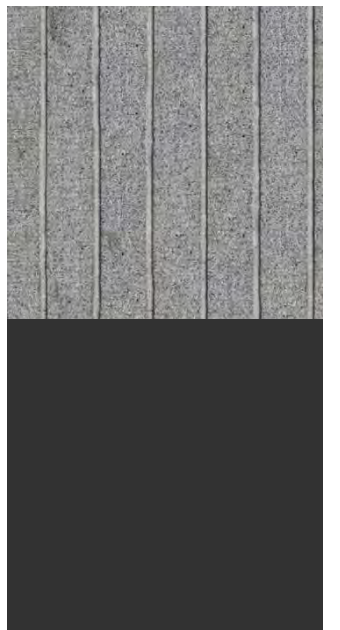
JAMES HARDIE SCYON
AXON VERTICAL-GROOVE
CLADDING GRAINED:
DULUX DOMINO PAINT
FINISH



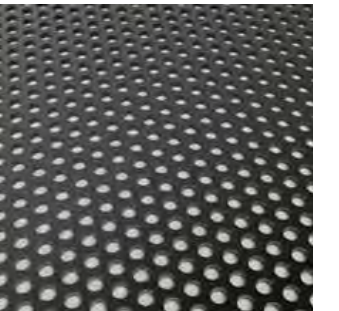
JAMES HARDIE STRIA
CLADDING: DARK GREY
PAINT FINISH



TEXTURED RENDER
DARK GREY PAINT
FINISH



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



PERFORATED METAL
SCREEN DARK GREY
POWDERCOAT FINISH



WELDMESH SCREEN/
FENCE - DARK GREY
POWDERCOAT FINISH

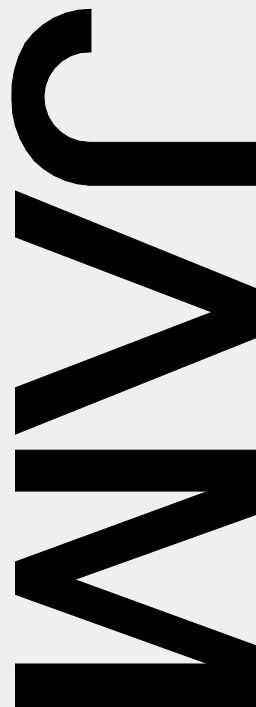
General Note:
All glazing, glazed balustrade/screening to be in accordance with Octave Acoustics acoustic report dated 4 September 2020

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Endorsed on: 20 September 2024

Town Planning

Dwg No. TP13

Project No. 2150

Revision A

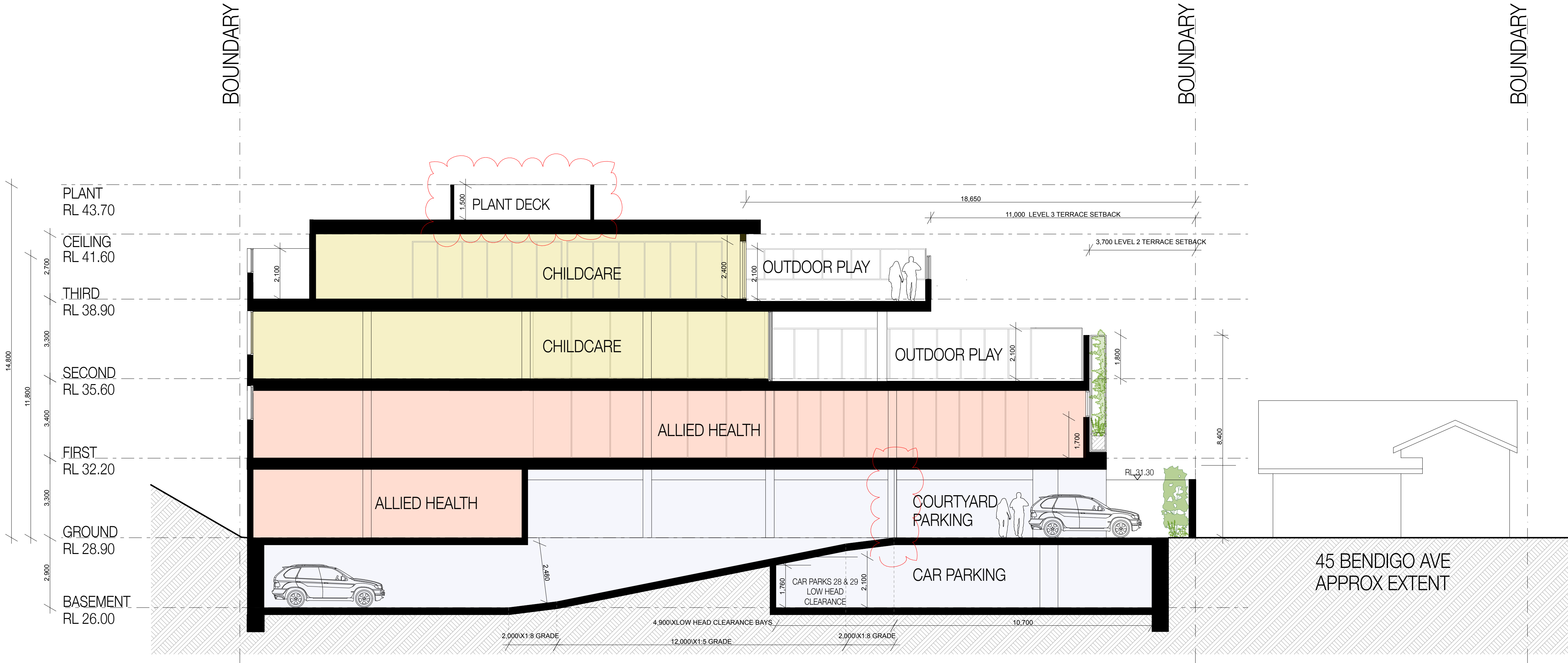
Date 15/8/2024

Project Mixed Use Development

Address 99 Brewer Road, Bentleigh VIC

Client Benewer Pty Ltd

Notes
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DESIGN SECTION A

General Note:
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Town Planning

Dwg No. TP14

Project No. 2150

Revision A

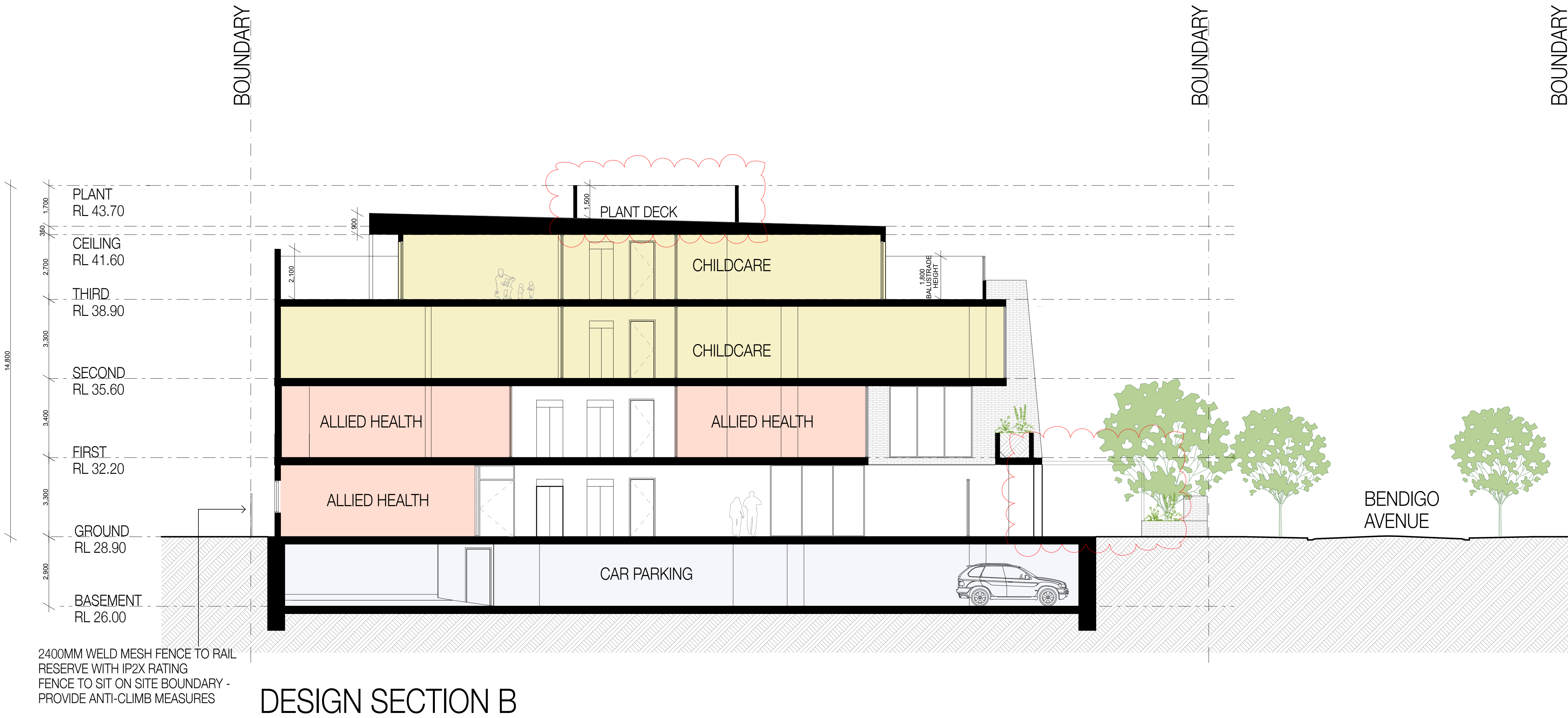
Date 15/8/2024

Project Mixed Use Development

Address 99 Brewer Road, Bentleigh VIC

Client Benewer Pty Ltd

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General Note:
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Endorsed on: 20 September 2024

Town Planning

Dwg No. TP15

Project No. 2150

Revision A

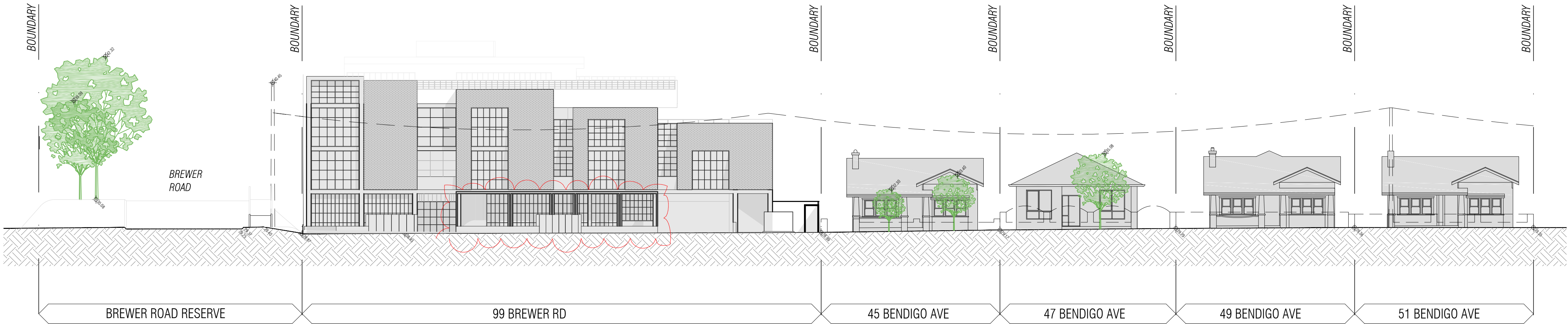
Date 15/8/2024

Project Mixed Use Development

Address 99 Brewer Road, Bentleigh VIC

Client Benewer Pty Ltd

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STREETSCAPE ELEVATION

General Note:
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PLANNING AND ENVIRONMENT ACT 1987
GLEN EIRA PLANNING SCHEME

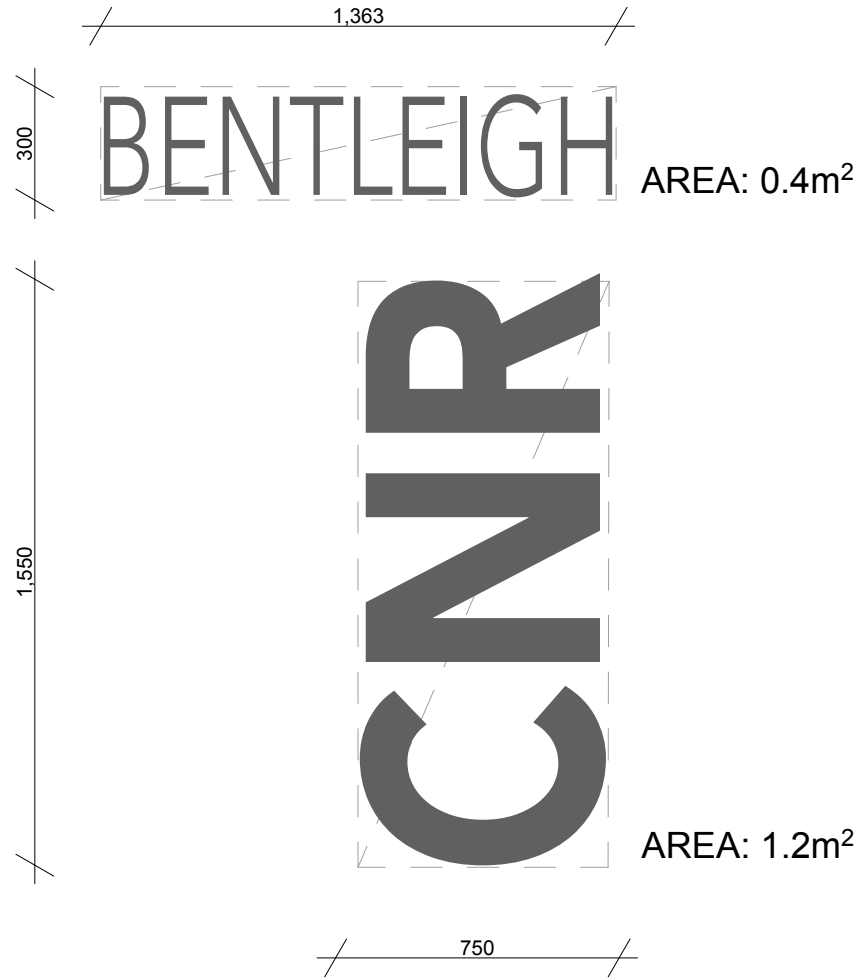
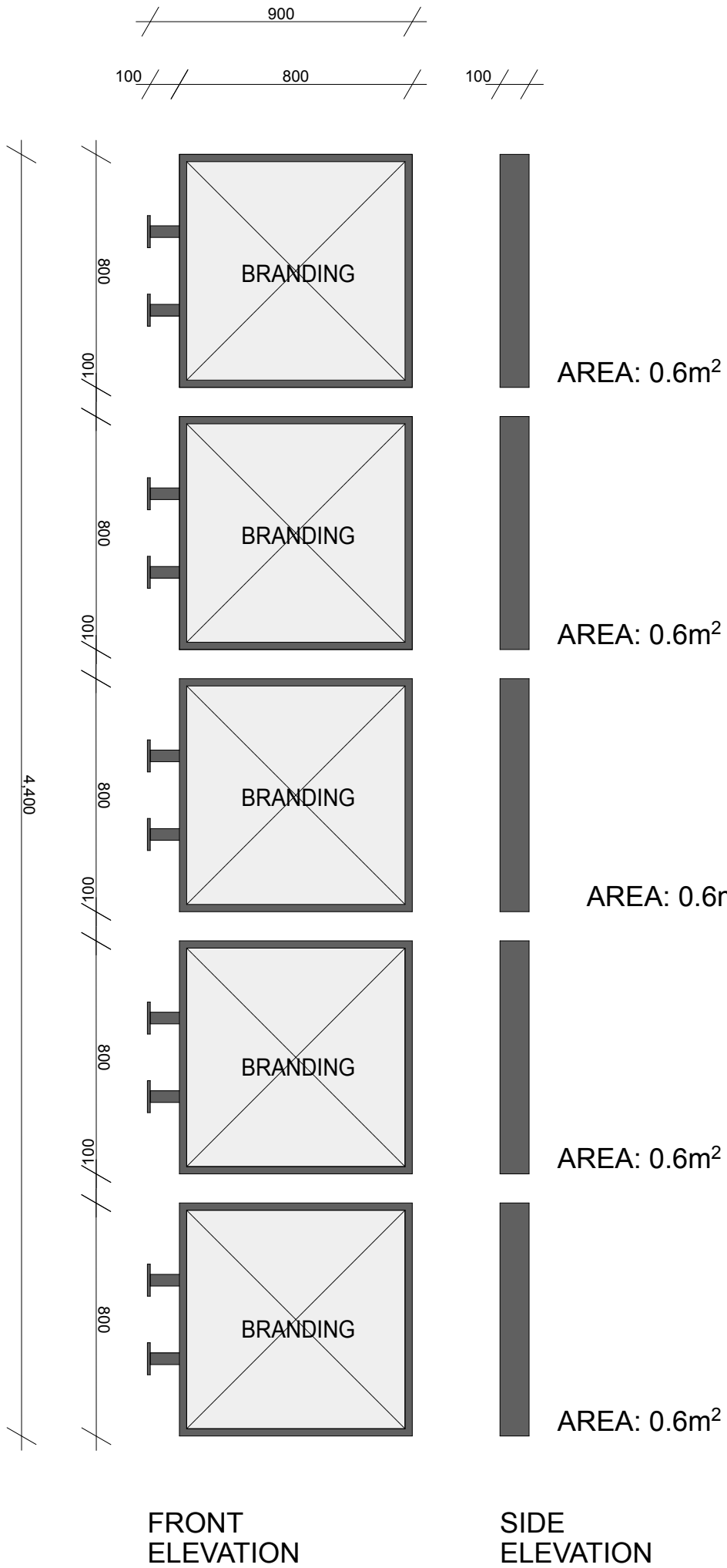
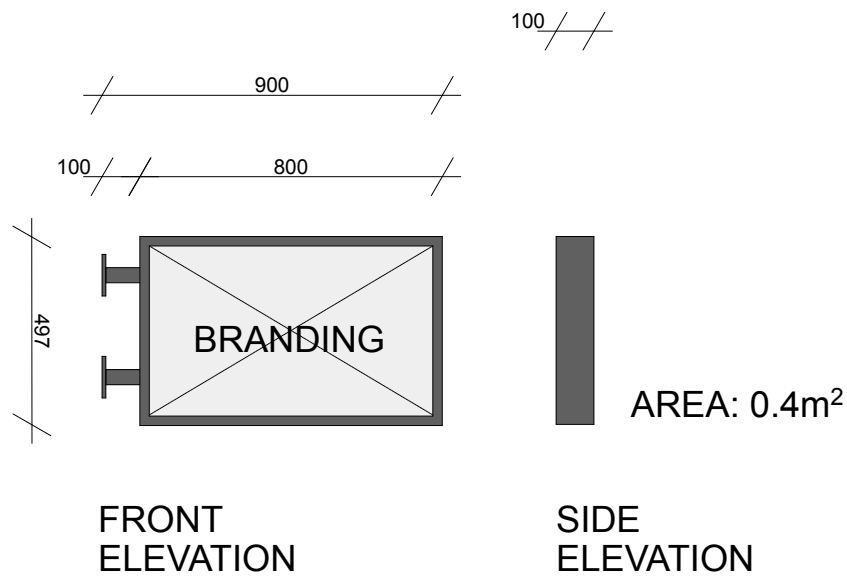
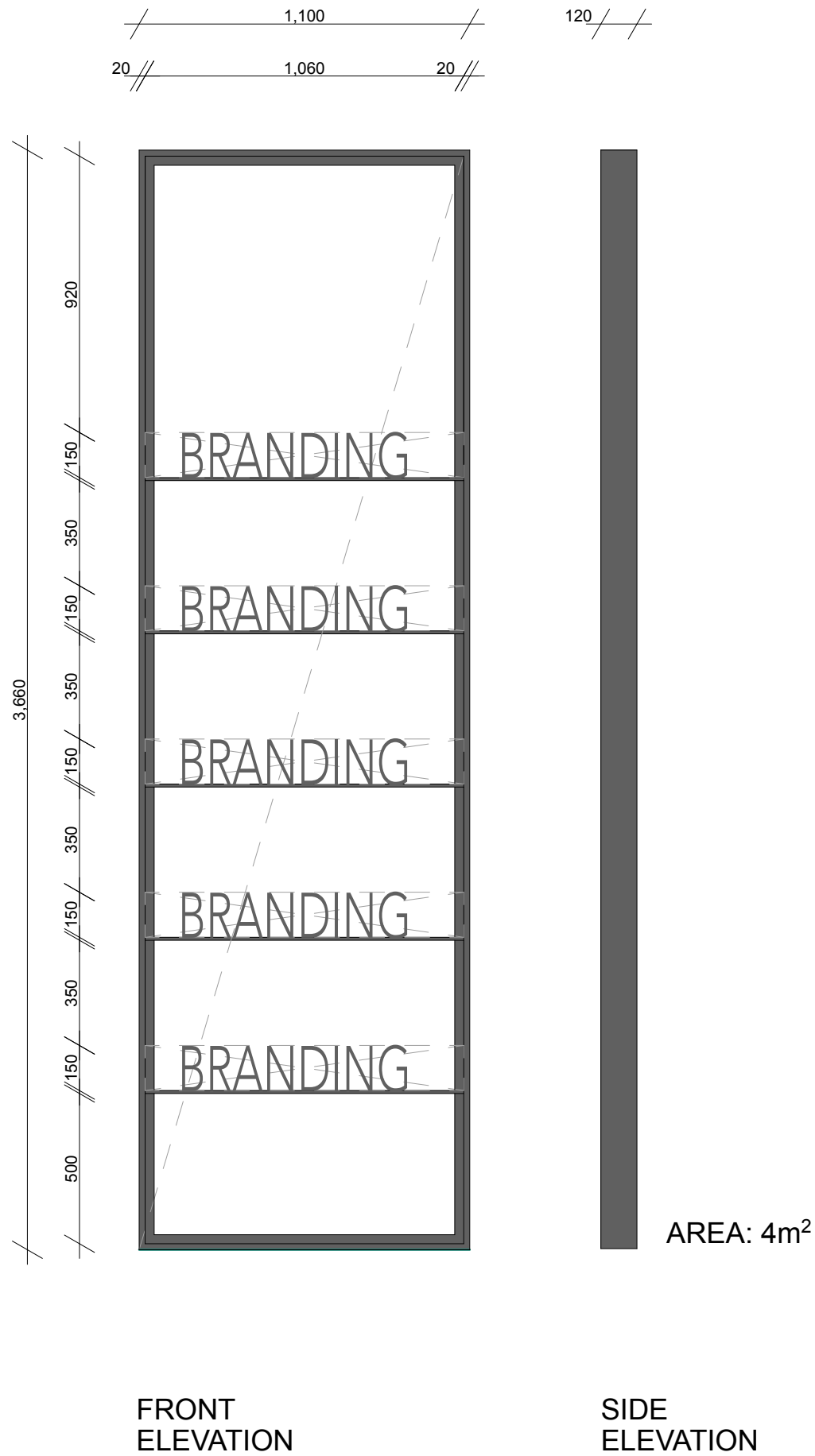
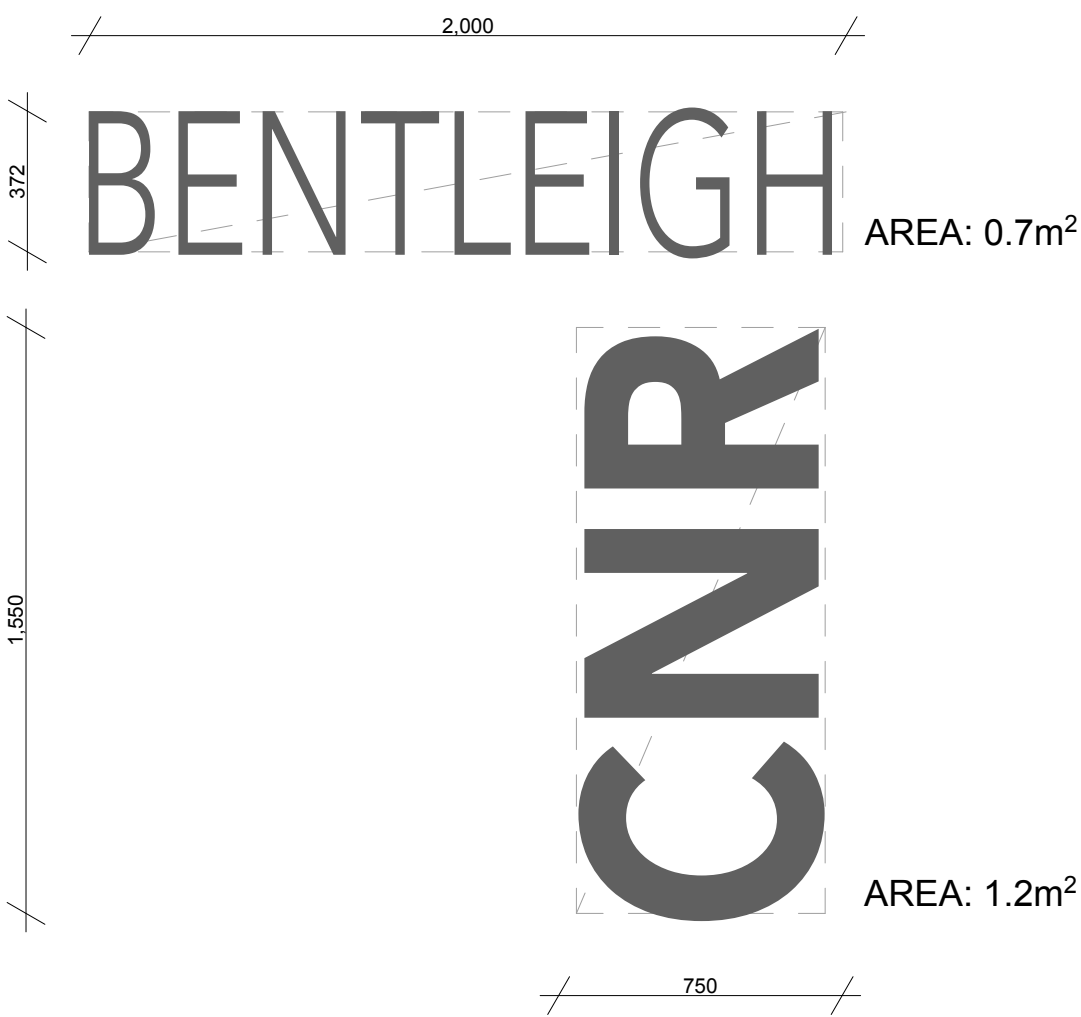
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Sheet: 16 of 26

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Endorsed on: 20 September 2024

TYPE A: BUILDING IDENTITY		TYPE B: HIGH LEVEL TENANCY	TYPE C: PEDESTRIAN LEVEL TENANCY	TYPE D: SITE DIRECTORY	
TYPE A - 1x LOCATION		TYPE B - 1x LOCATION	TYPE C - 4x LOCATIONS	TYPE D - 1x LOCATION	
					
OVERALL AREA	1.6m2			OVERALL AREA	
NOTES	CHARCOAL POWDERCOAT FINISH TO LASER CUT LETTERS. *BUILDING NAME IS A PLACEHOLDER ONLY AND TO BE CONFIRMED.			OVERALL AREA	
TYPE A2 - 2x LOCATIONS					
					
OVERALL AREA	3.8m²	OVERALL AREA	6m² (INC AREA TO BOTH SIDES OF SIGNS)	OVERALL AREA	3.2m² (INC AREA TO BOTH SIDES OF SIGNS)
NOTES	CHARCOAL POWDERCOAT FINISH TO LASER-CUT METAL LETTERS. *BUILDING NAME IS A PLACEHOLDER ONLY AND TO BE CONFIRMED.	NOTES	DOUBLE SIDED LIGHT BOXES WITH CHARCOAL POWDERCOATED FRAMING. ARRANGED IN A VERTICAL FORMAT AS SHOWN.	NOTES	DOUBLE SIDED LIGHT BOX WITH CHARCOAL POWDERCOATED FRAME
				OVERALL AREA	4m²
				NOTES	CHARCOAL POWDERCOAT FINISH TO METAL ARCH WITH FREE STANDING LASER-CUT TENANCY LETTERS.

OVERALL TOTAL SIGNAGE AREA: 15.4m2

Dwg No. TP16

Project No. 2150

Revision A

Date 15/8/2024

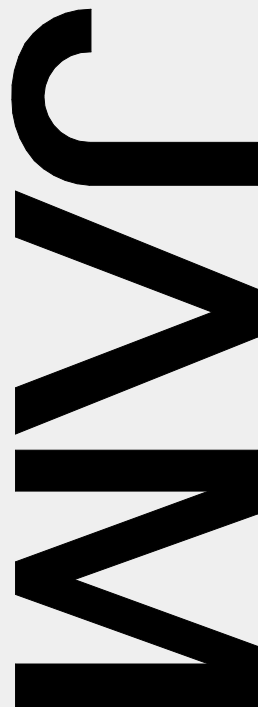
Project Mixed Use Development

Address 99 Brewer Road, Bentleigh VIC

Client Benewer Pty Ltd

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



Project No.	2150
Revision	A
Date	15/8/2024
Project	Mixed Use Development
Address	99 Brewer Road, Bentleigh VIC
Client	Benewer Pty Ltd

Notes

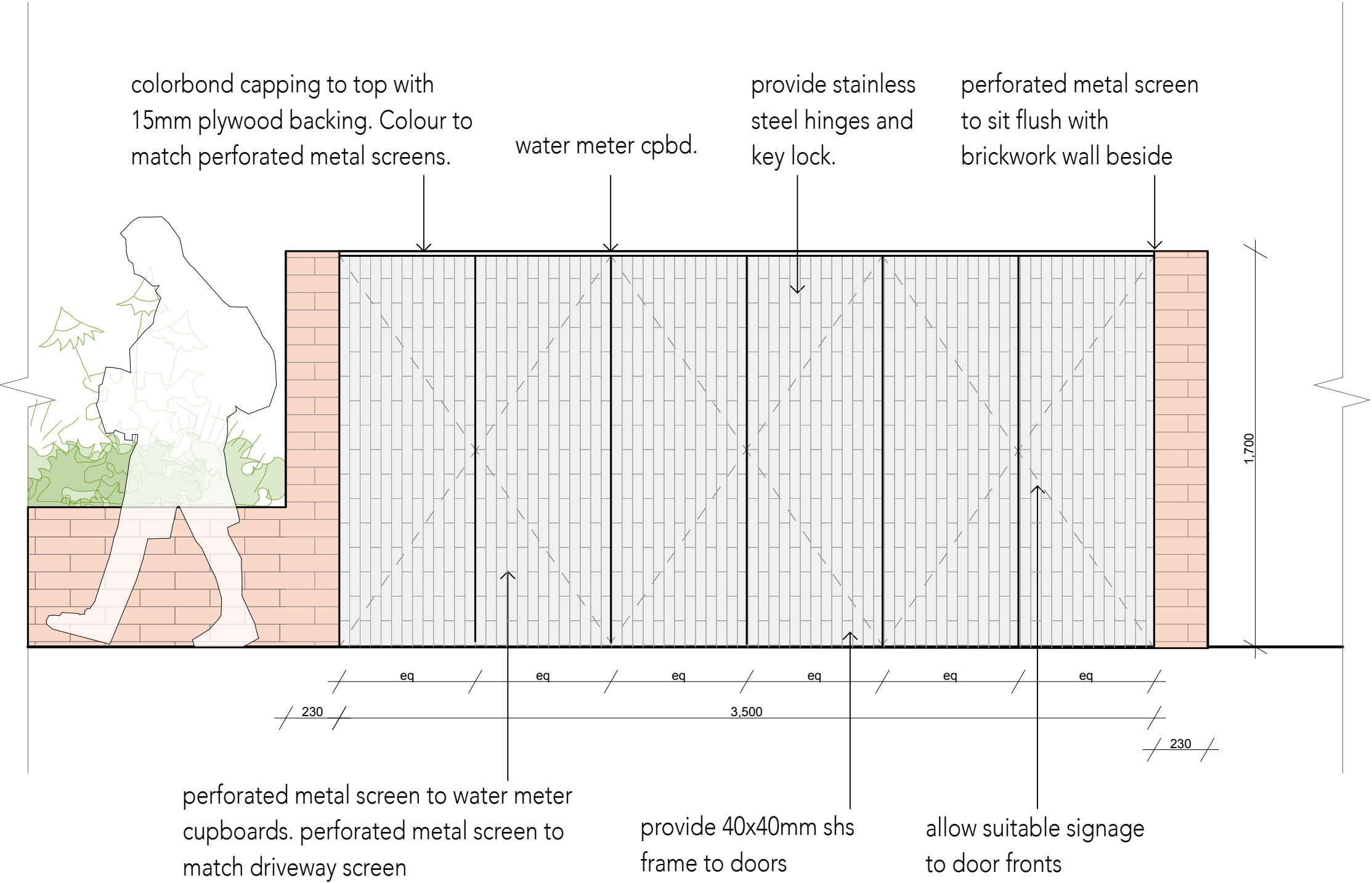
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Floor Areas shown are generally measured using the guidelines - "Method of Measurement for Residential Property" - published by the Property Council of Australia

All Areas and Measurements are shown to the nearest whole number

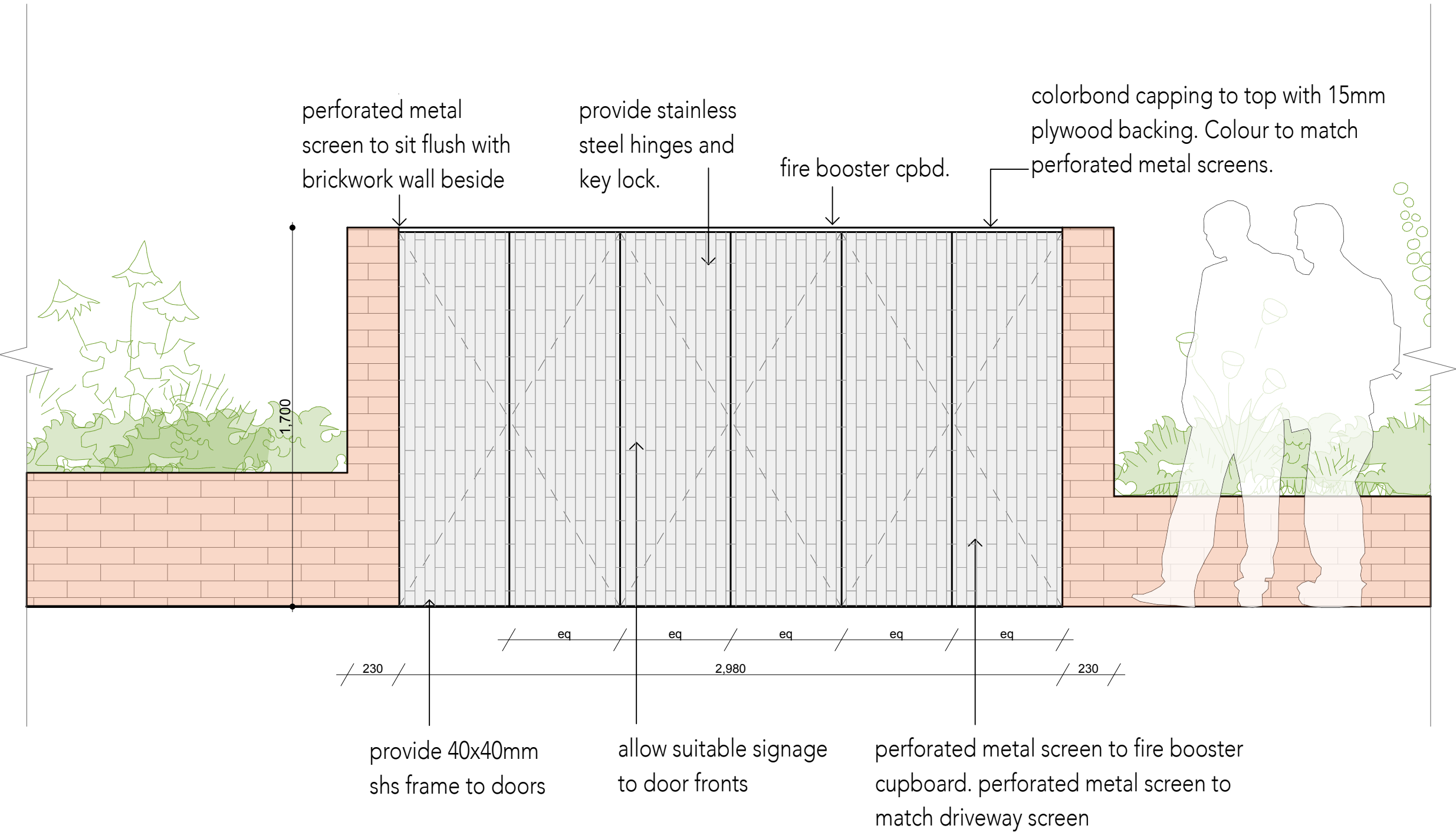
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WATER METER CUPBOARD ELEVATION

SCALE 1:20



FIRE BOOSTER CUPBOARD ELEVATION

SCALE 1:20

General Note:

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

99 BREWER ROAD, BENTLEIGH - MATERIALS PALETTE

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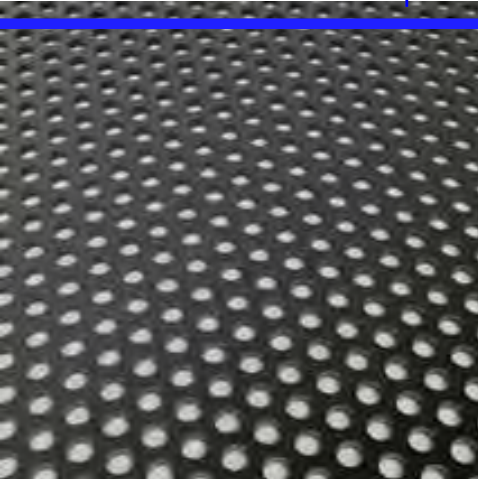
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Sheet: 18 of 26

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PERFORATED METAL
SCREEN DARK GREY
POWDER COAT FINISH



WELDED MESH SCREEN/
FENCE DARK GREY
POWDER COAT FINISH



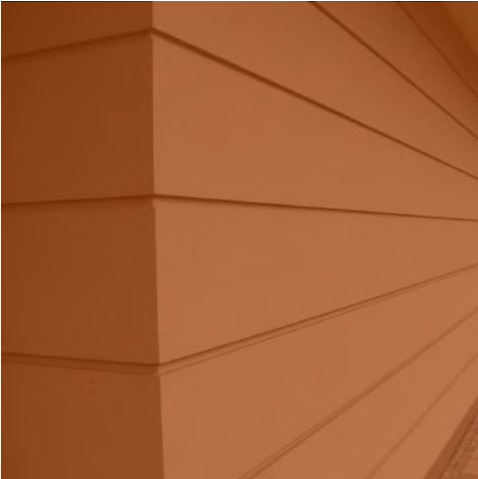
JAMES HARDIE SCYON
AXON VERTICAL GROOVE
CLADDING GRAINED:
DULUX DOMINO PAINT
FINISH



JAMES HARDIE STRIA
CLADDING: DARK GREY
PAINT FINISH



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



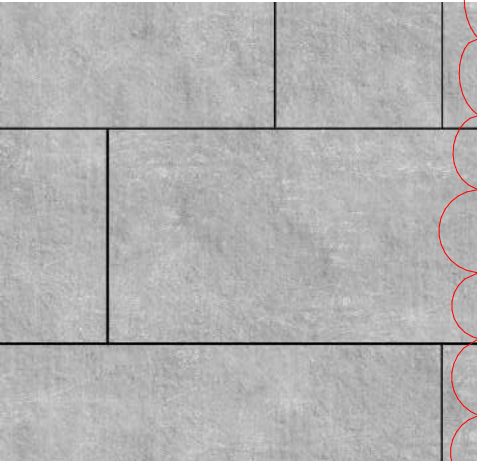
RENDERED FINISH WITH
VERTICAL GROOVES;
RENDER COLOUR TO
MATCH DULUX DOMINO



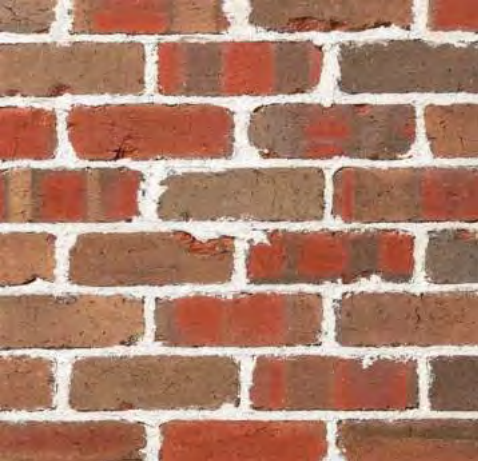
TEXTURED RENDER LIGHT
GREY PAINT FINISH



CONCRETE WALL WITH
STAGGERED RECESSED
GOOVE PATTERN



FACE BRICKWORK WITH
STRETCHER BOND PATTERN
'NUBRICK BRUNSWICK BLUE'



TEXTURED RENDER
DARK GREY PAINT
FINISH



POWDER COATED FRAMES
TO GLAZING, CHARCOAL
FINISH



Notes

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Project Mixed Use Development

Address 99 Brewer Road, Bentleigh VIC

Client Benewer Pty Ltd

Date 29.01.2024 Drawn

Dwg No. TP18

Project No. 2150

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JAM

RAINGARDEN TO EDGE
OF CAR PARK AREA
> REFER TO CIVIL PLANS FOR
DRAINAGE LAYOUT & DETAILS

COMPACTED CRUSHED ROCK
MAINTENANCE ACCESS PATHS
> TO COUNCIL REQUIREMENTS

SITE BOUNDARY
(RED DASHED LINE)

CONCRETE SIDE ACCESS
PATHS TO COUNCIL
REQUIREMENTS

SITE BOUNDARY

according to OCTAVE ACOUSTICS AD109MB-01E02 ACOUSTIC
Report (rd) dated 15/06/2023

INDIVIDUAL CAR PARK
SIGNAGE TO IDENTIFY CAR
PARKS ALLOCATED TO
CHILDCARE PICK UP/DROP
OFF

car parking

FOOD &
BEVERAGE

ALLIED HEALTH

ALLIED HEALTH

footpath

kerb & channel

LEGEND

- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- PROPOSED DECIDUOUS TREE, EVERGREEN TREE,
TREE LOCATOR SYMBOL & SPECIFIC PLANT CODE.
> ALL TREES PLANTED WITHIN MULCHED RINGS
> REFER TO LANDSCAPE PACKAGE FOR PLANT SCHEDULE
& ALL LANDSCAPE INSTALLATION DETAILS
- PROPOSED MULCHED GARDEN BEDS
> REFER TO PLANT CODE, PLANT SCHEDULE
& ALL LANDSCAPE INSTALLATION DETAILS
- PROPOSED RAINGARDEN
> REFER TO PLANT CODE, PLANT SCHEDULE
& ALL LANDSCAPE INSTALLATION DETAILS
- PROPOSED COMPACTED CRUSHED ROCK PATHWAY
> BARNSDALE TOPPING OR APPROVED SIMILAR
> REFER TO LANDSCAPE INSTALLATION DETAILS
- PROPOSED PLAIN CONCRETE OR EXPOSED AGGREGATE
DRIVEWAY / PATHS (REFER TO ARCHITECTURAL PLANS)
> COLOUR & MIX TBC BY CLIENT PRIOR TO INSTALL
- PROPOSED FEATURE PAVED AREAS
> COLOUR & FINISH REFER TO ARCHITECTURAL PLANS
- PROPOSED LIGHT GREY FEATURE IN-SITU CONCRETE
BENCH SEATING TO CAFE & THOROUGHFARE INTERFACE
> POLISH & SEALED FINISH BY 'CONCRETE ARCHITECTURE'
> REFER TO LANDSCAPE INSTALLATION DETAILS
> COLOUR, MIX & FINISH TBC BY CLIENT PRIOR TO INSTALL
- FEATURE LANDSCAPE ROCK BOULDERS
> VARYING SIZES: (MEDIUM - XLARGE)
> GRANITE OR HILLVIEW QUARRIES

EXISTING SITE BOUNDARY
> SCOPE OF WORKS WITHIN THIS BOUNDARY

EXTENT OF LANDSCAPE WORKS
OR PAGE MATCHLINE

NOTE:
SERVICE LOCATIONS ARE INDICATIVE ONLY. SERVICE LOCATION
MUST BE VERIFIED ON SITE BY LANDSCAPE CONTRACTOR AND
CHECKED WITH THE RESPONSIBLE AUTHORITY PRIOR TO
COMMENCING WORK. VERIFY ALL LEVELS AND DIMENSIONS ON
SITE PRIOR TO COMMENCING WORK.

— GAS
— RECYCLED WATER
— WATER
— TELECOM
— ELECTRICITY
— STORMWATER DRAIN & PIT
— SEWER & PIT

NOTE:
TO HELP ENSURE A SUCCESSFUL DESIGN OUTCOME,
PENINSULA LANDSCAPE ARCHITECTS (PLA) CAN
ASSIST YOU BY PROVIDING AN ITEMISED LANDSCAPE
COSTING, OVERSEE LANDSCAPE CONSTRUCTION,
SETOUT GARDEN LIGHTING & SPECIAL ORDER ALL
UNIQUE ARTWORK & FEATURE PLANTS.
PLEASE FEEL FREE TO CONTACT PLA ANYTIME TO
ORGANISE A SITE MEETING & DISCUSS FURTHER.

DANIEL LENKO | PRINCIPAL LANDSCAPE ARCHITECT
info@peninsulalandscape.com.au
0432 615 647

COMPACTED
CRUSHED ROCK PAD
TO SUBSTATION AREA

PROPOSED FEATURE TREES
(Mature Olive Verdale Sp. 35yrs)
> OLIVES TO HAVE GNARLED
ARCHITECTURAL TRUNKS &
EXPOSED OPEN CANOPIES

FEATURE PAVING TO
EXTEND OUT FROM
BUILDING FOYER

PROPOSED IN-SITU CONCRETE
BENCH SEAT TO PATHWAY
BORDERS BY ANTHONY FROM
'CONCRETE FORMED DESIGNS'
0468 425 444
> LIGHT GREY COLOUR WITH
PROFESSIONAL POLISH & SEAL

MASS PLANTED GARDEN BEDS
WITH FEATURE MATURE PLANTING
TO COMPLIMENT BUILDING

FEATURE LANDSCAPE BOULDERS
> VARYING SIZES: (MEDIUM - XLARGE)
> HILLVIEW QUARRIES OR SIMILAR

PLANNING AND ENVIRONMENT ACT 1987
GLEN EIRA PLANNING SCHEME

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Sheet: 19 of 26

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Endorsed on: 20 September 2024

PLA

PENINSULA
LANDSCAPE
ARCHITECTS

RESIDENTIAL & COMMERCIAL
LANDSCAPE ARCHITECTURE

PUBLIC & PRIVATE OPEN SPACE MASTERPLANS
CONTEMPORARY LANDSCAPE DESIGN
TOWN PLANNING & LA CONSTRUCTION

WWW.PENINSULALANDSCAPES.COM.AU
INFO@PENINSULALANDSCAPES.COM.AU
DANIEL LENKO (M.La.Arch) | M: 0432 615 647

ISSUE:	DATE:	REVISION:	
A	18/03/22	LA DESIGN PACKAGE	DL
B	08/04/22	LA DESIGN PACKAGE	DL
C	14/04/22	LA DESIGN PACKAGE	DL
D	10/05/22	LA DESIGN PACKAGE	DL
E	24/05/22	LA DESIGN PACKAGE	DL
F	10/08/22	LA DESIGN PACKAGE	DL
G	06/09/22	LA DESIGN PACKAGE	DL
H	01/03/23	LA DESIGN PACKAGE	DL
I	16/03/23	LA DESIGN PACKAGE	DL

ISSUE:	DATE:	REVISION:	
J	14/06/23	LA DESIGN PACKAGE	DL
K	01/03/24	LA DESIGN PACKAGE	DL
L	01/03/24	LA DESIGN PACKAGE	DL
M	11/08/24	LA DESIGN PACKAGE	DL

H.CO

CONCEPT PLAN ONLY

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PLA PROJECT:
COMMERCIAL LANDSCAPE DESIGN

SITE ADDRESS:

99 BREWER ROAD,
BENTLEIGH, VIC

PAGE TITLE:

SETOUT PLAN (GROUND FLOOR)

PROJECT DATE:
MAR 2022

CLIENT:

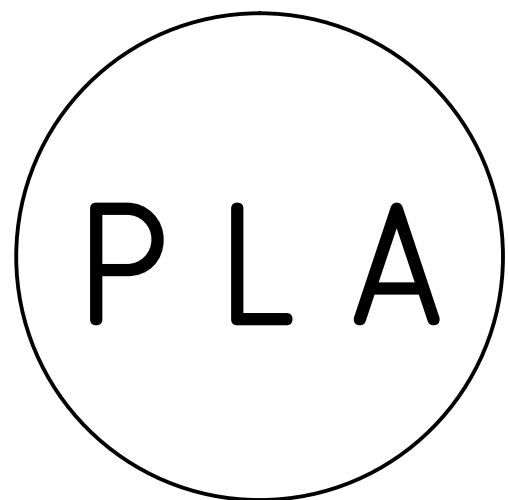
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PLA JOB REFERENCE:

21-2371

NORTH POINT:
SCALE:
1: 100 @ A1
1: 200 @ A3

REVISION: L
PAGE: L1



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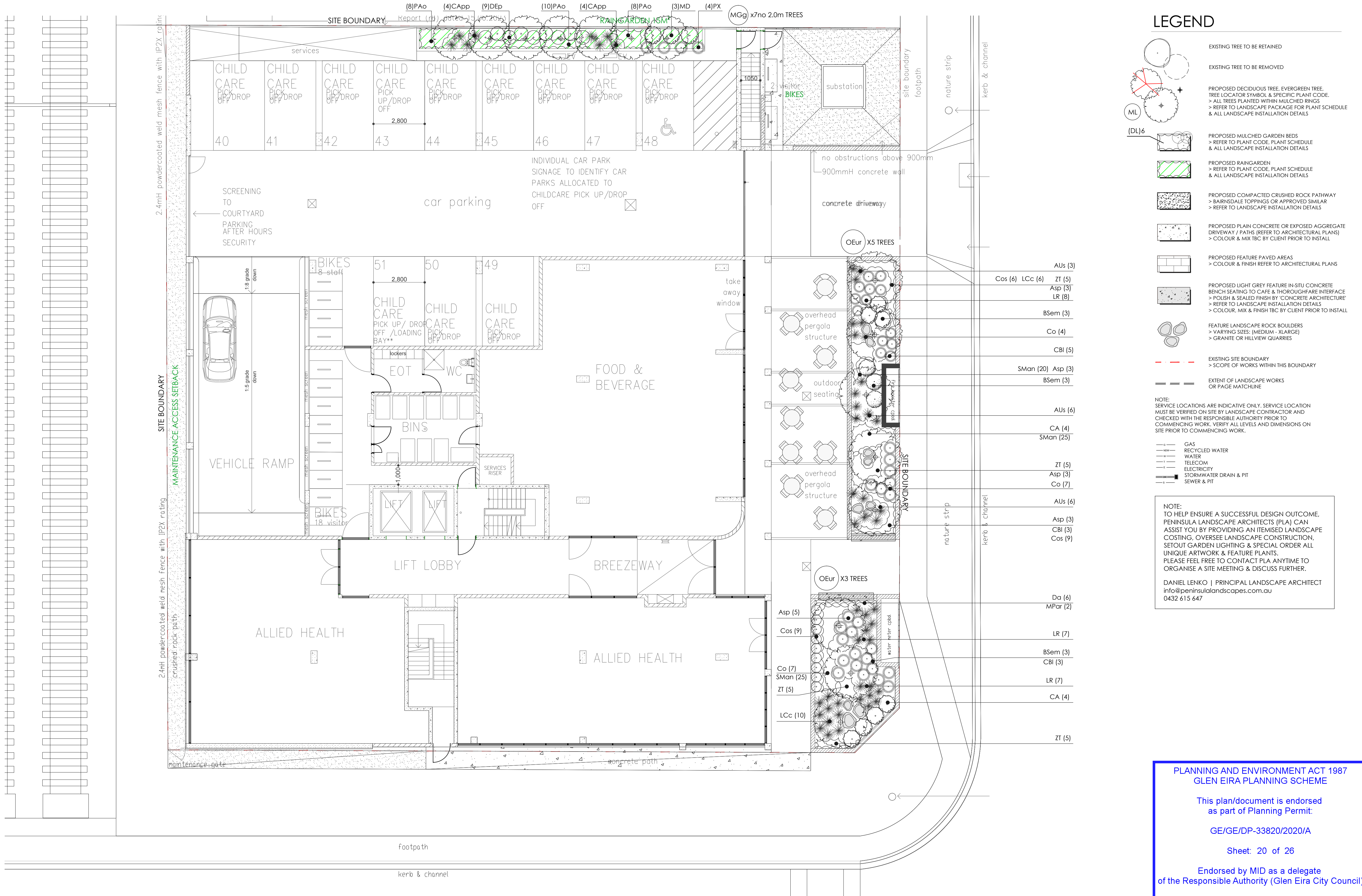
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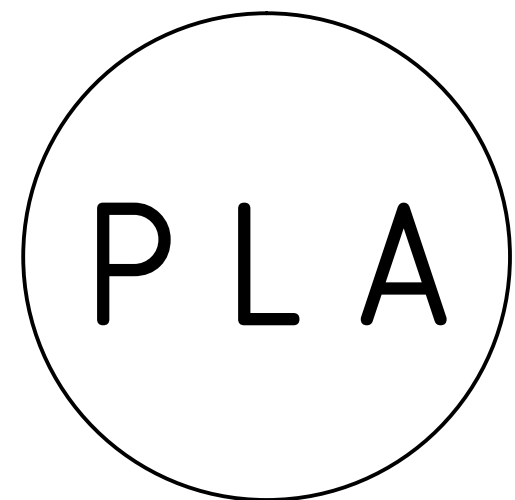
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PAGE TITLE: PLANTING PLAN 1. (GROUND FLOOR)	PLA JOB REFERENCE: 21-2371	REVISION: L PAGE: L2





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PAGE TITLE: PLANTING PLAN 2, (FIRST FLOOR)	PLA JOB REFERENCE: 21-2371
	REVISION: L PAGE: L3

LEGEND

- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- PROPOSED DECIDUOUS TREE, EVERGREEN TREE,
TREE LOCATOR SYMBOL & SPECIFIC PLANT CODE.
> ALL TREES PLANTED WITHIN MULCHED RINGS
> REFER TO LANDSCAPE PACKAGE FOR PLANT SCHEDULE
& ALL LANDSCAPE INSTALLATION DETAILS
- (DL)6
- PROPOSED MULCHED GARDEN BEDS
> REFER TO PLANT CODE, PLANT SCHEDULE
& ALL LANDSCAPE INSTALLATION DETAILS
- PROPOSED RAINGARDEN
> REFER TO PLANT CODE, PLANT SCHEDULE
& ALL LANDSCAPE INSTALLATION DETAILS
- PROPOSED COMPACTED CRUSHED ROCK PATHWAY
> BARNSDALE TOPPINGS OR APPROVED SIMILAR
> REFER TO LANDSCAPE INSTALLATION DETAILS
- PROPOSED PLAIN CONCRETE OR EXPOSED AGGREGATE
DRIVEWAY / PATHS (REFER TO ARCHITECTURAL PLANS)
> COLOUR & MIX TBC BY CLIENT PRIOR TO INSTALL
- PROPOSED FEATURE PAVED AREAS
> COLOUR & FINISH REFER TO ARCHITECTURAL PLANS
- PROPOSED LIGHT GREY FEATURE IN-SITU CONCRETE
BENCH SEATING TO CAFE & THOROUGHFARE INTERFACE
> POLISH & SEALED FINISH BY 'CONCRETE ARCHITECTURE'
> REFER TO LANDSCAPE INSTALLATION DETAILS
> COLOUR, MIX & FINISH TBC BY CLIENT PRIOR TO INSTALL
- FEATURE LANDSCAPE ROCK BOULDERS
> VARYING SIZES: (MEDIUM - XLARGE)
> GRANITE OR HILLVIEW QUARRIES
- EXISTING SITE BOUNDARY
> SCOPE OF WORKS WITHIN THIS BOUNDARY
- EXTENT OF LANDSCAPE WORKS
OR PAGE MATCHLINE
- NOTE:
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—RW— RECYCLED WATER
—W— WATER
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—S— STORMWATER DRAIN & PIT
—P— SEWER & PIT

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COSTING, OVERSEE LANDSCAPE CONSTRUCTION,
SETOUT GARDEN LIGHTING & SPECIAL ORDER ALL
UNIQUE ARTWORK & FEATURE PLANTS.
PLEASE FEEL FREE TO CONTACT PLA ANYTIME TO
ORGANISE A SITE MEETING & DISCUSS FURTHER.

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0432 615 647

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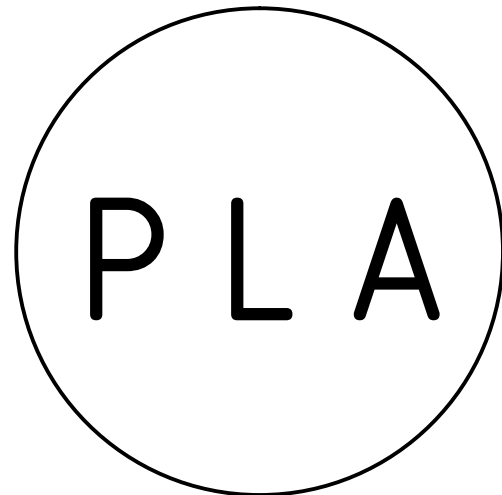
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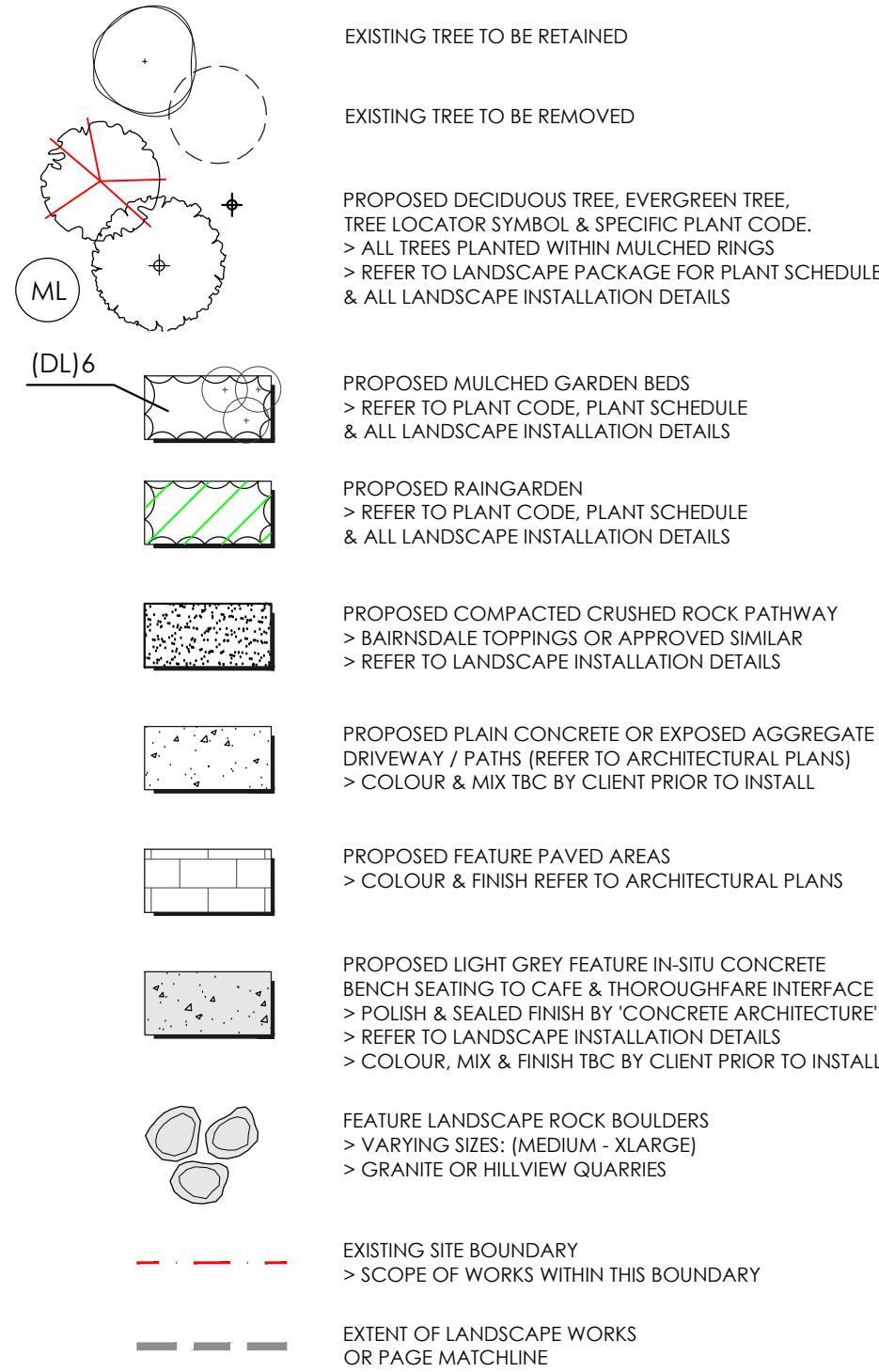
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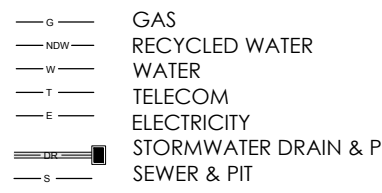
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PAGE TITLE: PLANTING PLAN 3, (SECOND FLOOR)	PLA JOB REFERENCE: 21-2371
	REVISION: L PAGE: L4

LEGEND



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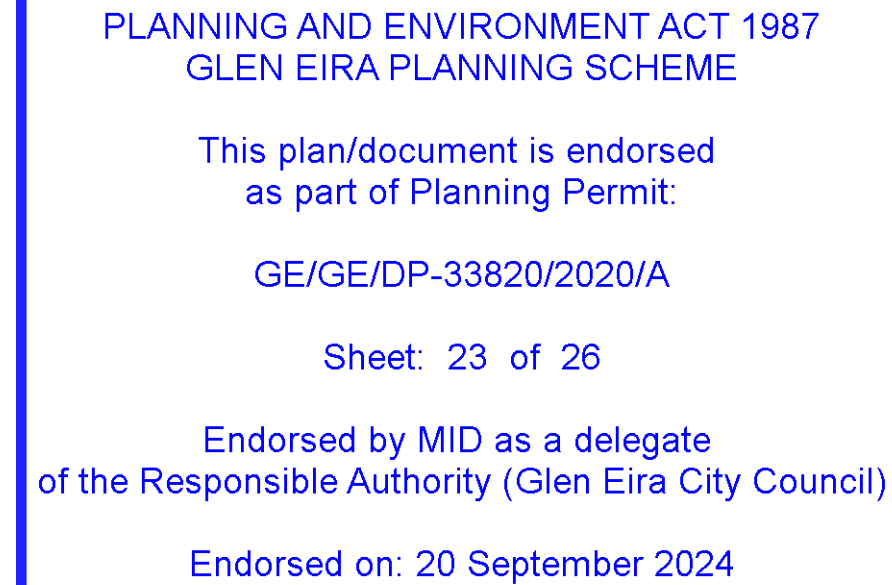
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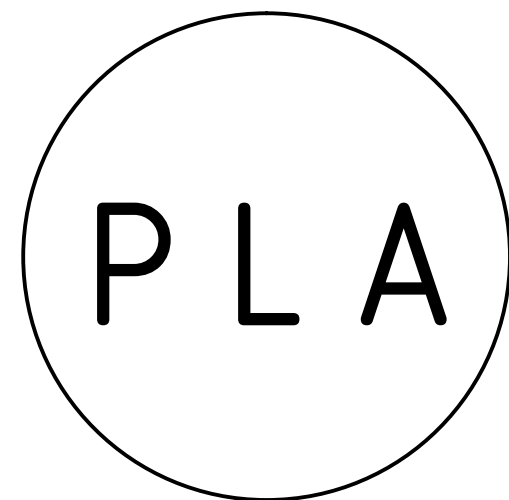
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PAGE TITLE:
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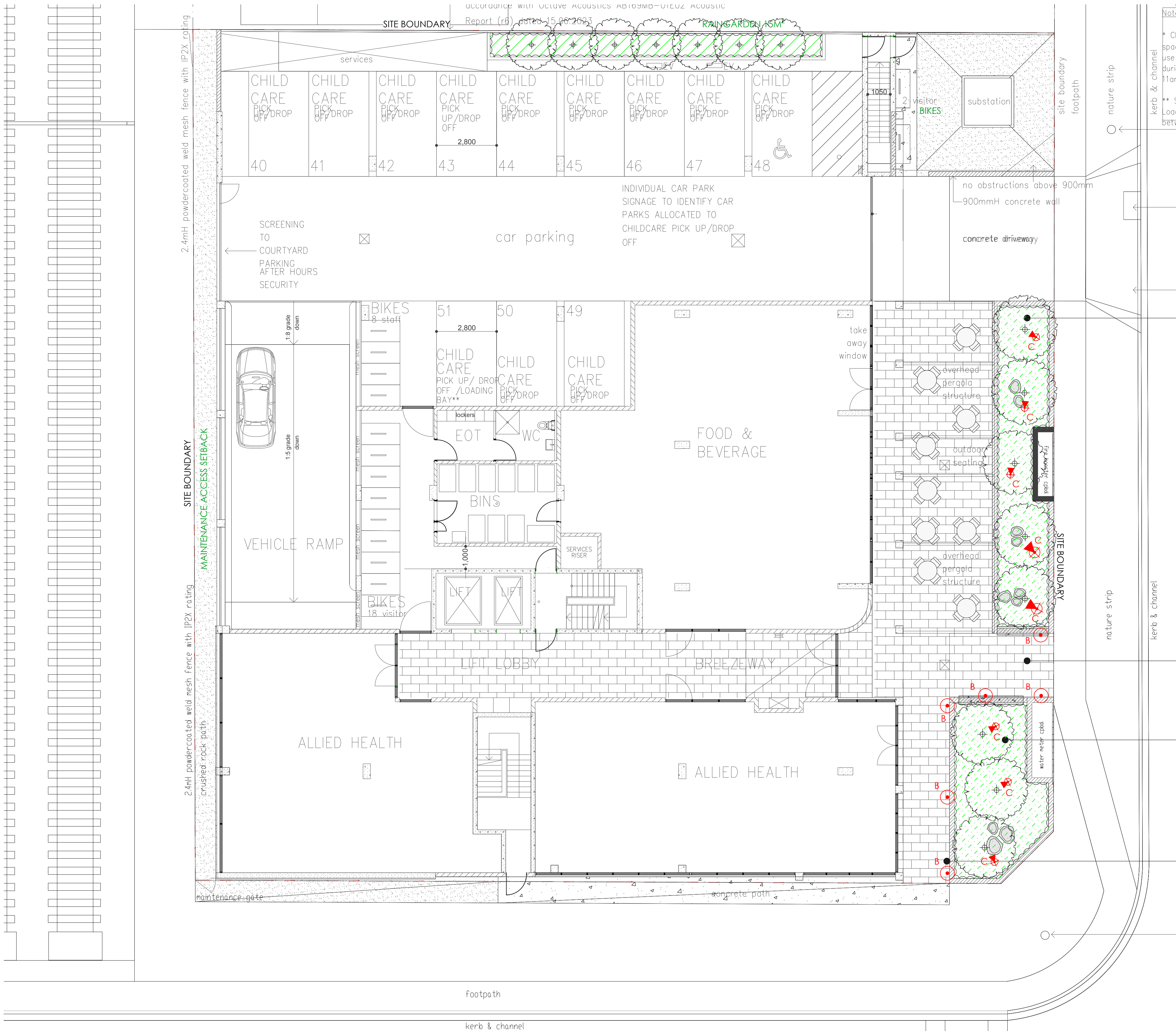
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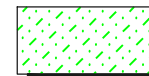
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1: 150 @ A1
1: 300 @ A3

REVISION: L
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LEGEND



PROPOSED AUTOMATIC DRIP FEED SYSTEM TO ALL GARDEN BEDS & RAISED PLANTERS
> DESIGN & INSTALLATION TO BE CONFIRMED ONSITE
> AUTOMATIC WEATHER CONTROLLER TO BE INSTALLED
> CONNECTION TO EXISTING / NEW WATER TANKS, AS REQ.

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— T — TELECOM
— E — ELECTRICITY
— S — STORMWATER DRAIN & PIT
— S — SEWER & PIT

LIGHTING LEGEND



PROPOSED UP-LIGHT & OR GARDEN LIGHT LOCATION
> FINAL LOCATIONS TBC ONSITE



PROPOSED STAKE MOUNTED DIRECTIONAL UP-LIGHT
> FINAL LOCATION & POSITIONING TBC ONSITE

LIGHTING OPTIONS

B LTM -565 RECESSED RUNWAY LIGHT WITH 180° SPREAD BLACK
C LTM -400 HOODED DIRECTIONAL SPIKE LIGHT BLACK

LIGHTING OPTIONS - MORNINGTON

ALL EXTERIOR LIGHTING, FINAL DESIGN, DRIVERS, CONNECTION & SETOUT TBC BY MARSHALL FROM 'LIGHTING OPTIONS' IN MORNINGTON

LIGHTING OPTIONS MORNINGTON
E: office@lightingoptions.com.au
P: (03) 5975 0911

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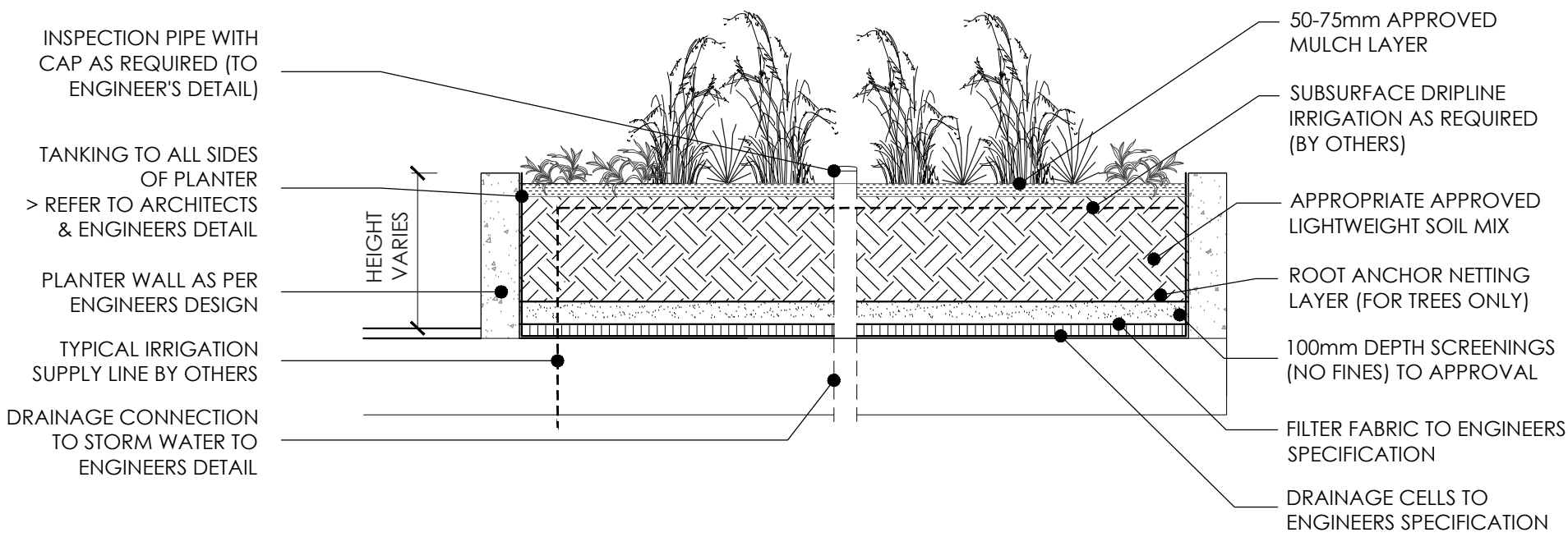
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PLANTING SCHEDULE

TREES						
CODE	BOTANIC NAME	COMMON NAME	H	W	PLANTED SIZE	QTY
MGg	Magnolia grandiflora	'Little Gem'	4.00	2.00	2.0M TALL	15
OEu	Olea europaea (Approx. 45-60yrs old)	'Verdale' (Large - Extra Large)	6.00	4.00	3.0M+ TALL	8
LANDSCAPE ARCHITECT & H.CO TO SOURCE ALL FEATURE OLIVE TREES. FEATURE MATURE OLIVE TREES WITH GNARLED ARCHITECTURAL TRUNKS & EXPOSED CANOPIES						
SHRUBS						
CODE	BOTANIC NAME	COMMON NAME	H	W	PLANTED SIZE	QTY
Bsem	Buxus sempervirens	CLIPPED ENGLISH BOX	1.00	1.00	200-500 DIA POT	9
CA	Correa alba	WHITE CORREA	1.50	1.50	250 DIA POT	8
ZT	Zoysia tenuifolia	KOREAN VELVET GRASS	0.25	0.50	250 DIA POT	20
RAIN GARDEN						
CODE						
DEp	Derwentia perfoliata	DIGGERS SPEEDWELL	0.60	1.20	150 DIA POT	9
CApp	Carex appressa	TALL SEDGE	1.00	0.75	350 DIA POT	8
PAo	Patersonia occidentalis	LONG LEAF PURPLE FLAG	0.50	0.50	250 DIA POT	26

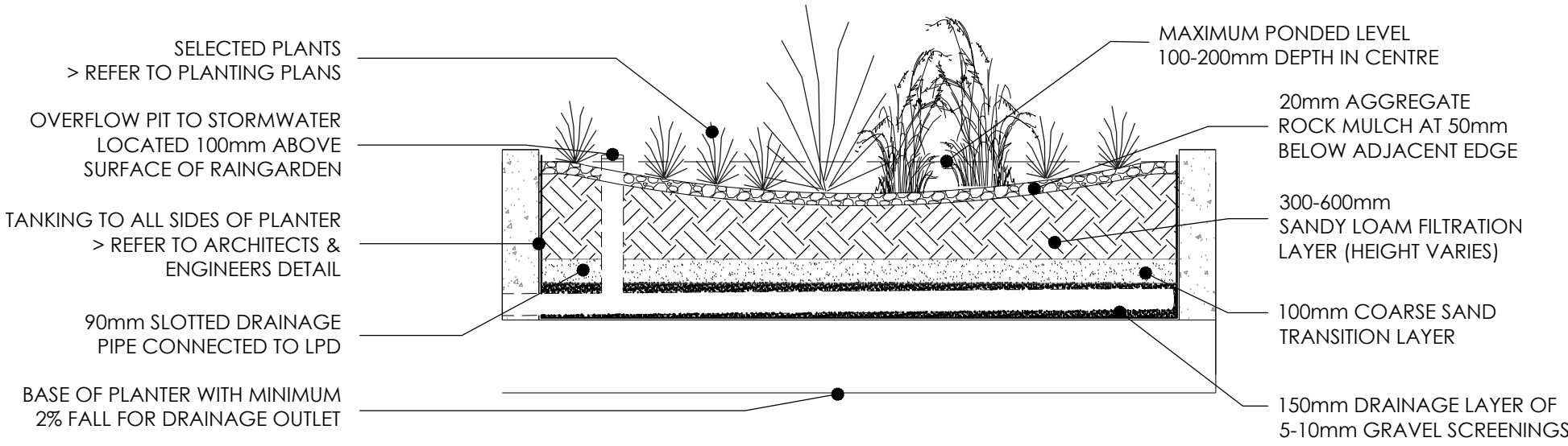
GRASSES & GROUND COVERS						
CODE	BOTANIC NAME	COMMON NAME	H	W	PLANTED SIZE	QTY
AUs	Austrostipa stipoides	COAST SPEAR GRASS	1.00	1.00	350 DIA POT	9
Asp	Asparagus densiflorus	FOXTAIL FERN	0.80	0.80	250 DIA POT	40
CGL	Casuarina glauca	'Cousin It'	0.30	1.50	350 DIA POT	17
CoS	Cotyledon orbiculata	SILVER DUST	0.60	0.50	250 DIA POT	24
Co	Crassula ovata Undulata	Curly Jade	0.30	0.30	250 DIA POT	35
CBl	Crassula ovata	Blue Bird	0.30	0.30	250 DIA POT	12
Da	Dichondra argenta	DICHONDRA SILVER FALLS	0.10	1.00	350 DIA POT	30
LCC	Lomandra confertifolia	LIME TUFF	0.30	0.30	350 DIA POT	16
LR	Ligularia reniformis	Tractor Seat Plant	0.80	0.80	350 DIA POT	30
MD	Monstera deliciosa	Swiss Cheese Plant	1.50	1.00	300 DIA POT	6
MPar	Myoporum parvifolium	CREEPING BOOBIALLA	0.10	1.00	250 DIA POT	2
PX	Philodendron xanadu	Xanadu Philodendron	0.80	0.80	350 DIA POT	24
SMan	Senecio serpens	BLUE CHALK STICKS	0.30	0.75	350 DIA POT	90
NOTE: FINAL PLANT SELECTION & SPECIES TBC CLOSER TO INSTALL PLANT QUANTITY & SIZING SUBJECT TO AVAILABILITY						



LANDSCAPE DETAIL: 2~ L7

PROPOSED RAISED LIGHTWEIGHT PLANTER (TYP)

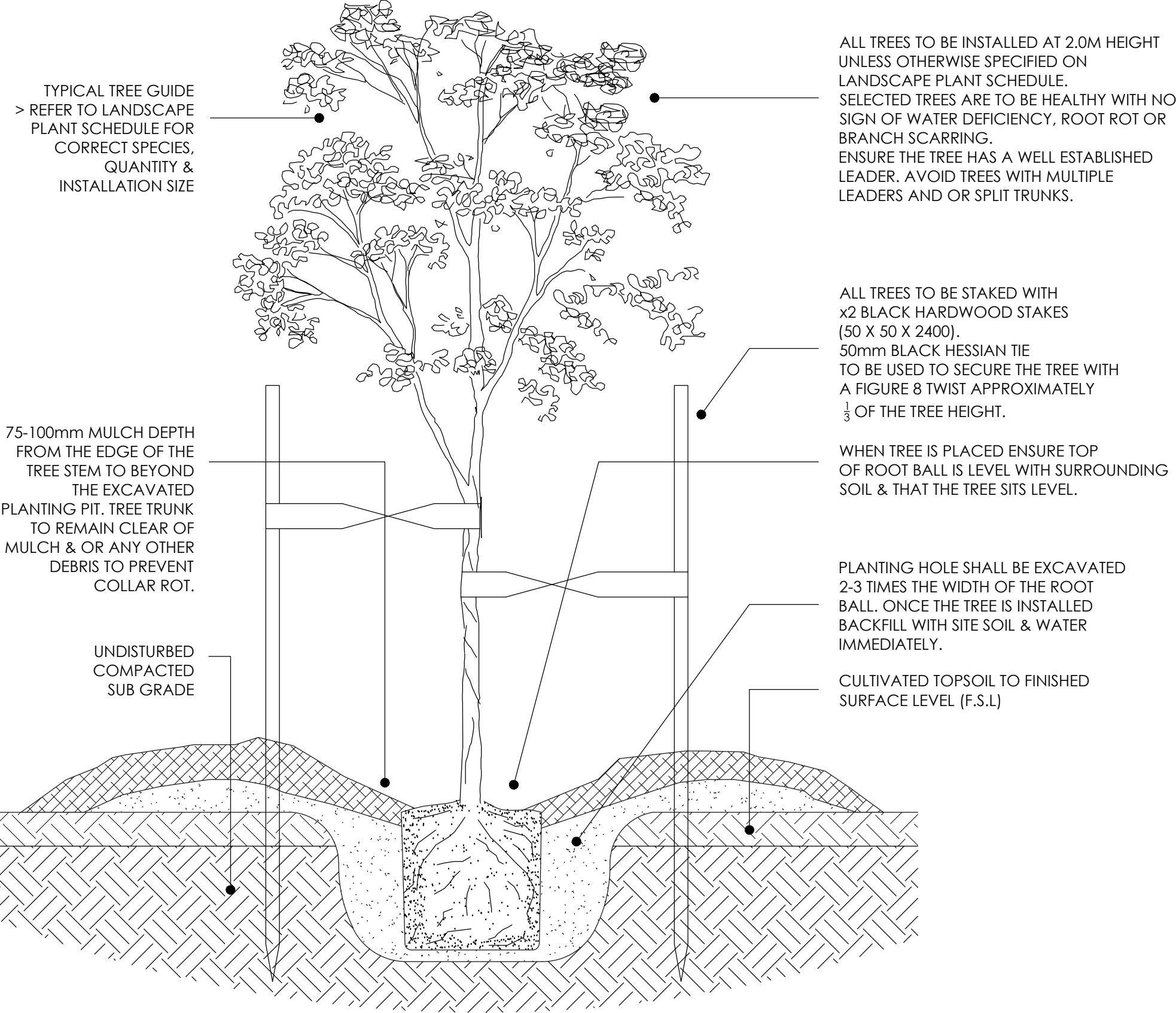
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LANDSCAPE DETAIL: 3~ L7

PROPOSED RAIN GARDEN (TYP)

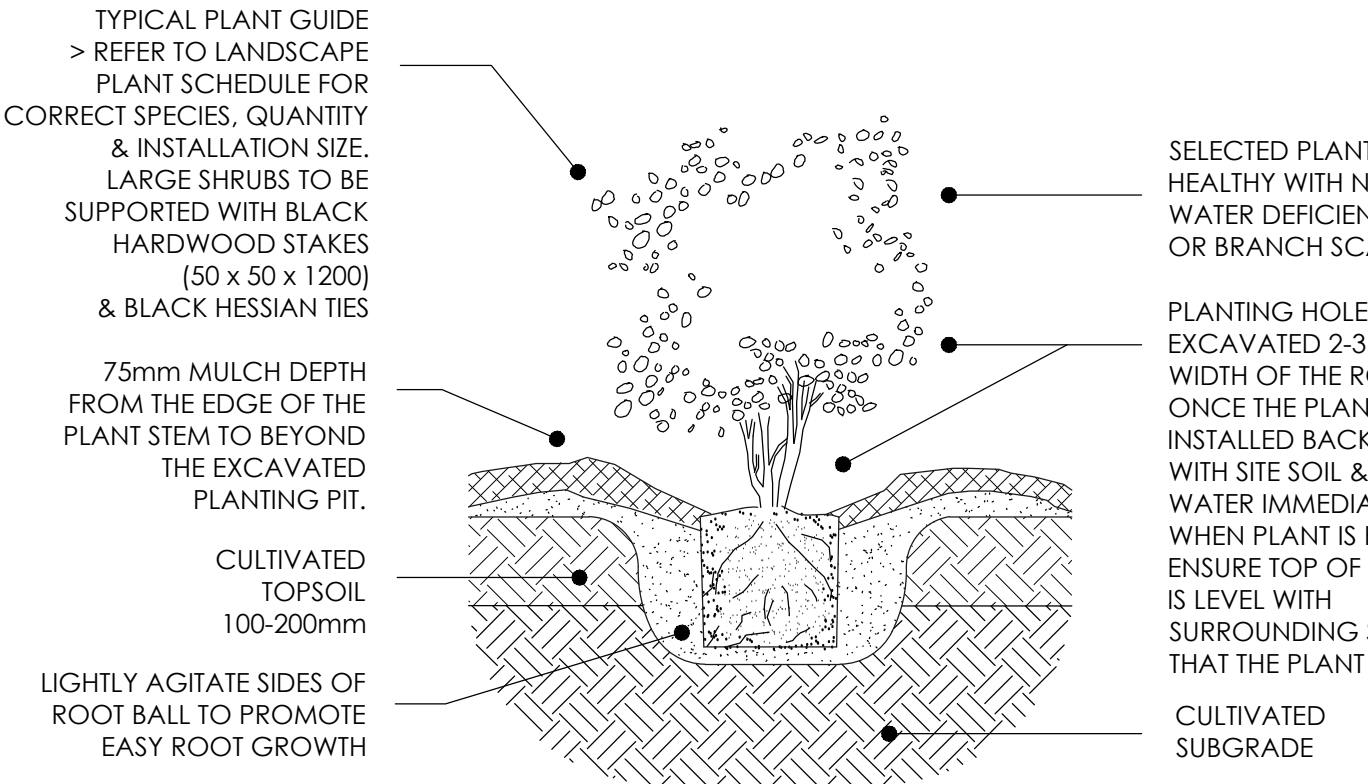
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LANDSCAPE DETAIL: 1~ L7

TREE PLANTING DETAIL (TYP)

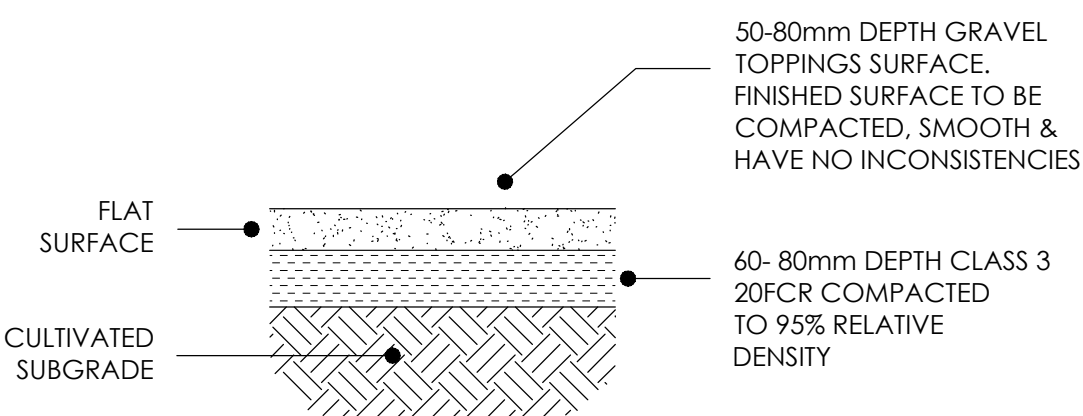
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LANDSCAPE DETAIL: 4~ L7

SHRUB PLANTING DETAIL (TYP)

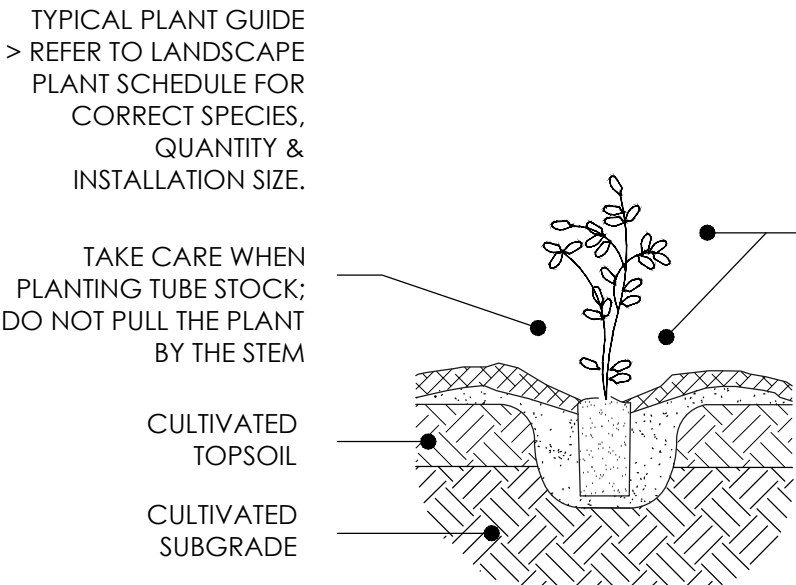
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LANDSCAPE DETAIL: 7~ L7

GRAVEL SURFACE DETAIL (TYP)

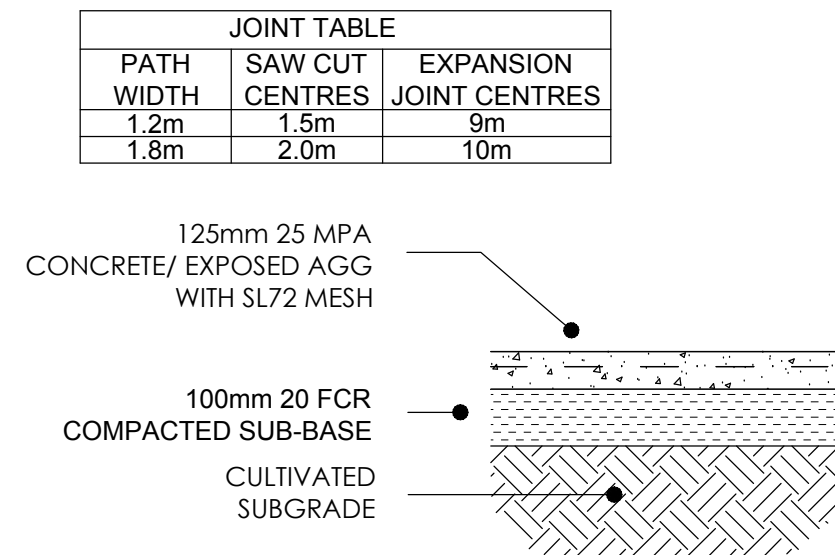
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LANDSCAPE DETAIL: 5~ L7

TUBE STOCK PLANTING DETAIL (TYP)

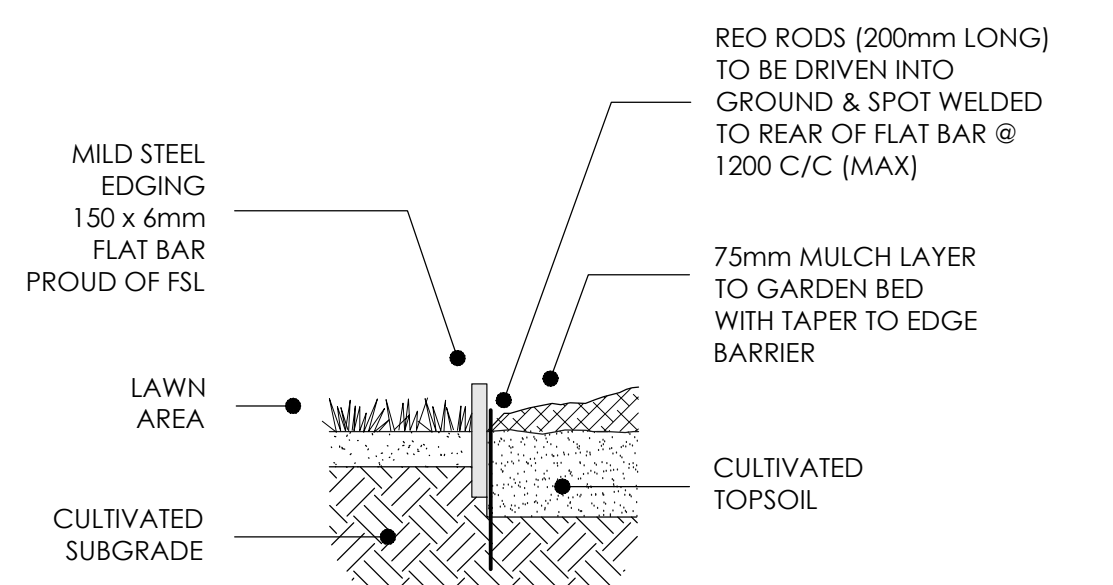
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LANDSCAPE DETAIL: 8~ L7

CONCRETE SURFACE DETAIL (TYP)

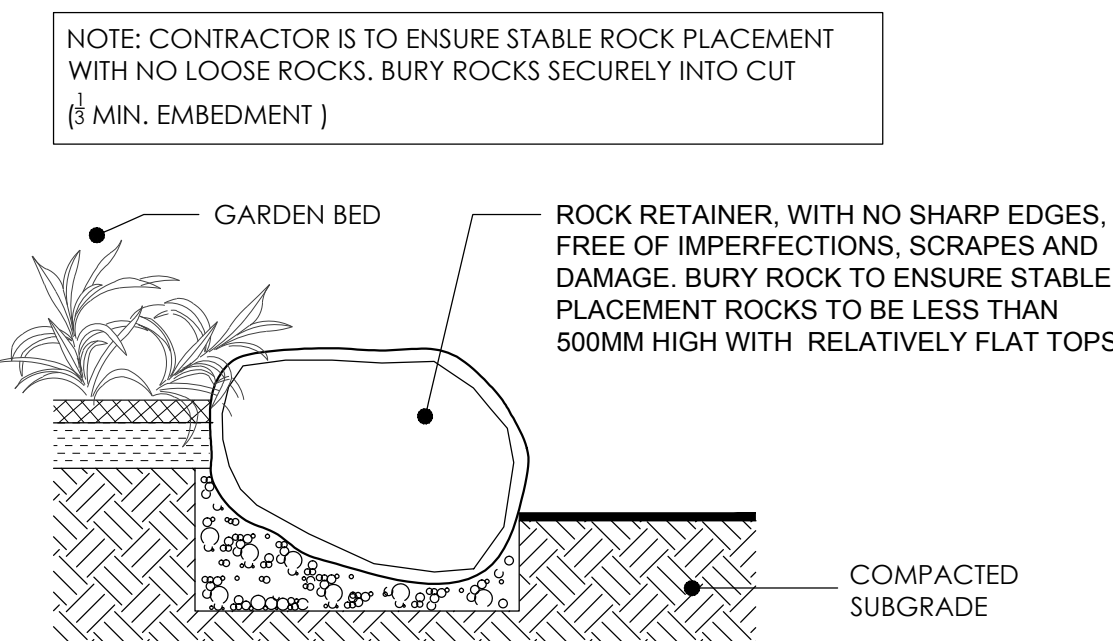
SECTION
DETAIL 1:10



LANDSCAPE DETAIL: 6~ L7

METAL EDGING DETAIL (TYP)

SECTION
DETAIL 1:10



LANDSCAPE DETAIL: 9~ L7

ROCK DETAIL (TYP)

SECTION
DETAIL 1:20

PLA

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PLA PROJECT: COMMERCIAL LANDSCAPE DESIGN	PROJECT DATE: MAR 2022
SITE ADDRESS: 99 BREWER ROAD, BENTLEIGH, VIC	CLIENT: H.CO PROPERTY
PAGE TITLE: LANDSCAPE DETAILS 1.	PLA JOB REFERENCE: 21-2371
	REVISION: L PAGE: L7

PLANNING AND ENVIRONMENT ACT 1987
GLEN EIRA PLANNING SCHEME

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

GE/GE/DP-33820/2020/A

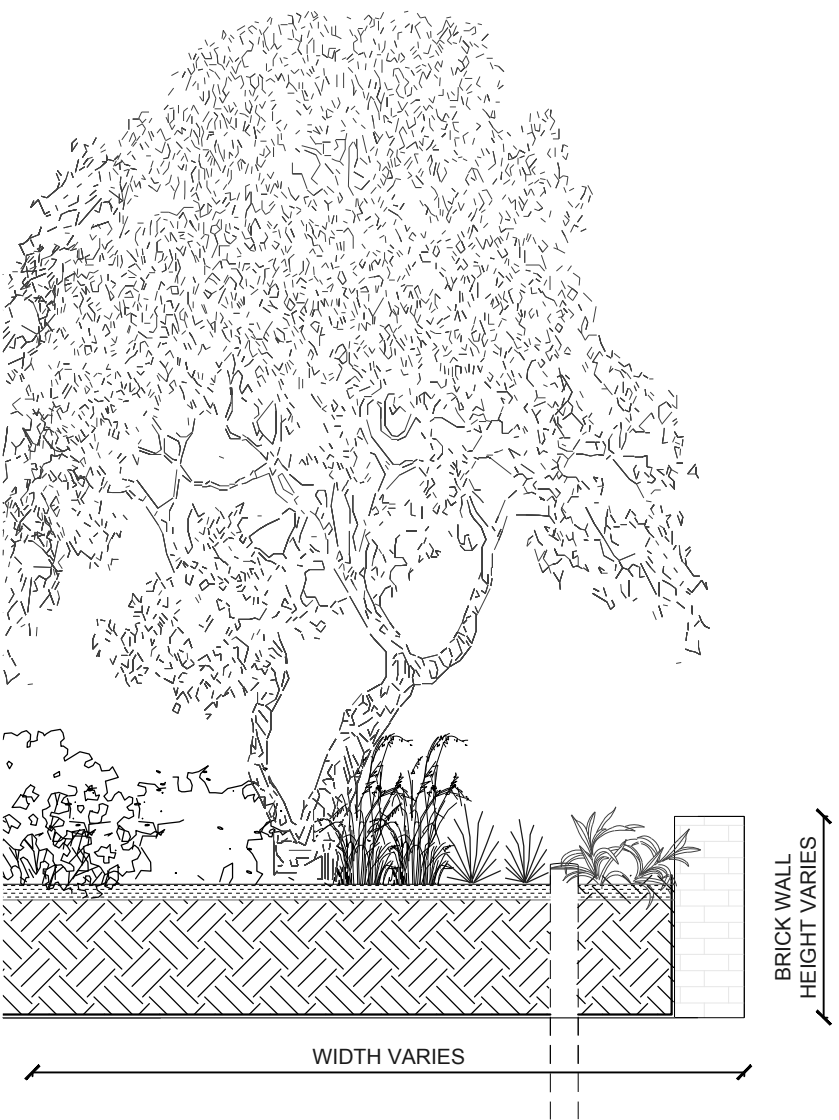
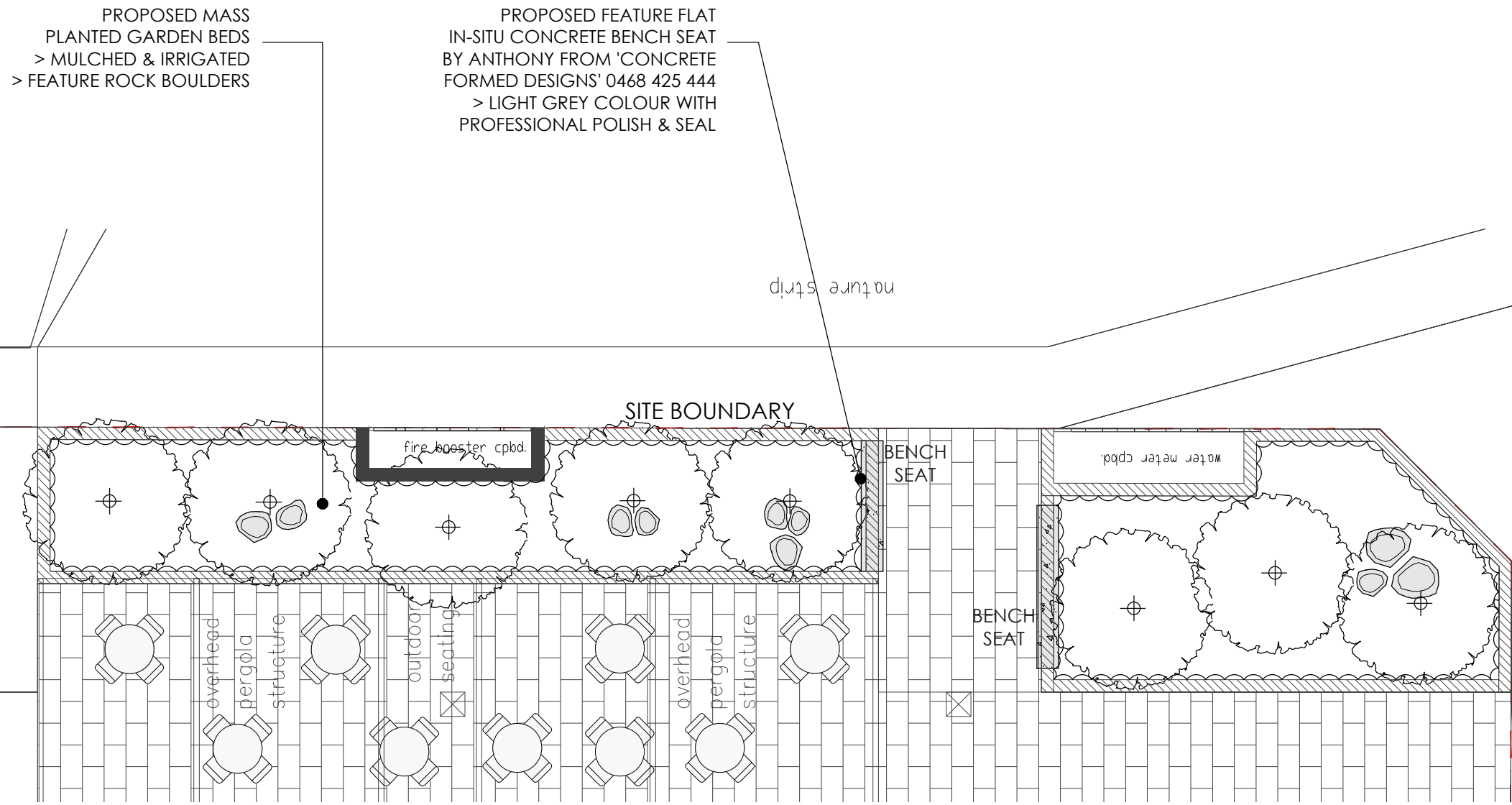
Sheet: 26 of 26

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

Endorsed on: 20 September 2024

LANDSCAPE NOTES

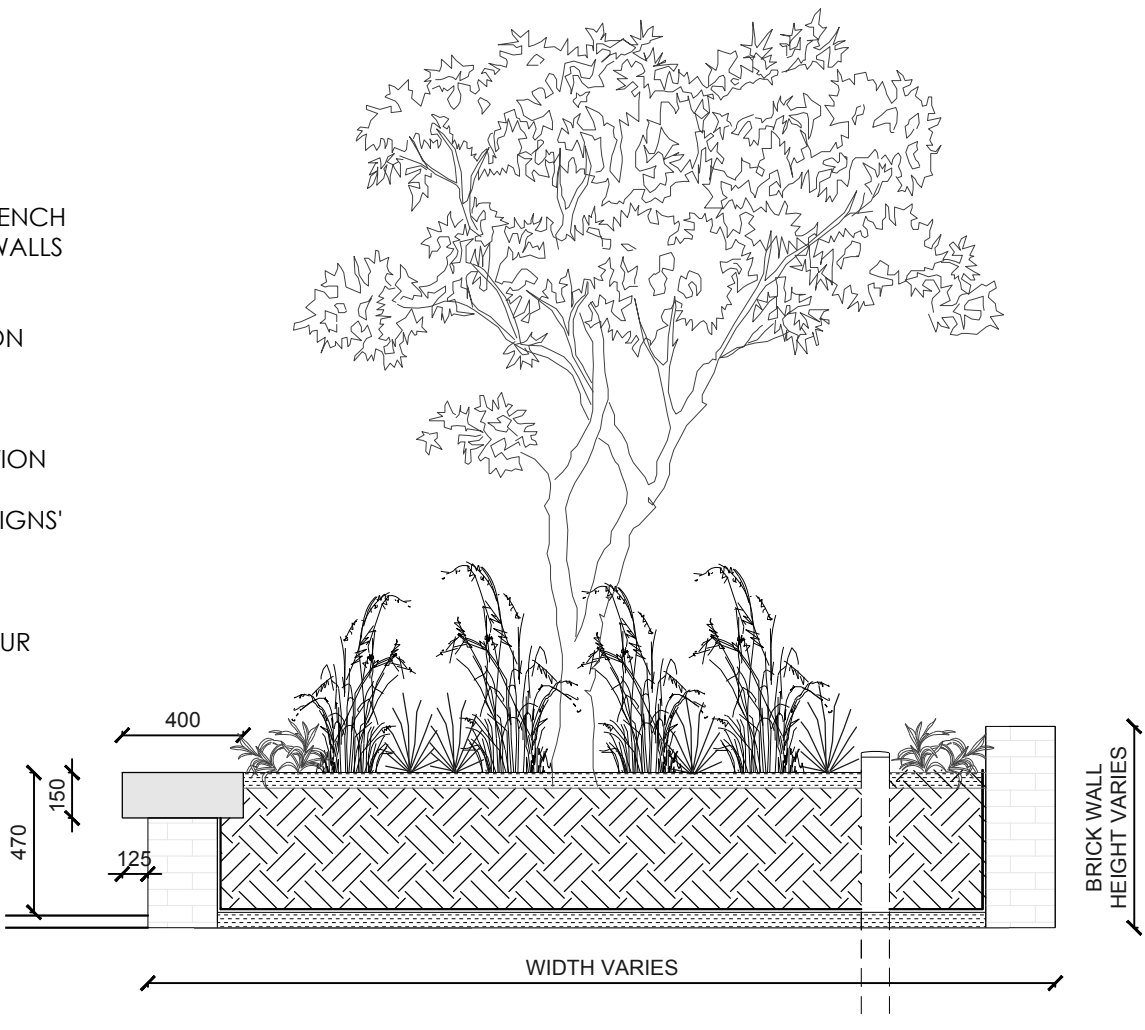
- Contractor to verify location of all underground services prior to commencement of work.
- Remove weeds from all areas shown on the drawings as garden bed and lawn. Herbicide to be used sparingly.
- Grade site into garden beds, lawn or gravel areas. Adjust grading accordingly when water tracks or ponding is apparent.
- Determine pH of soil using pH kit available at most nurseries. The soil should have a pH slightly acidic to neutral (pH - 5.5 to 7.0). If outside of this range contact your local nursery to obtain advice on improving the pH level. Plant tolerance of high or low pH varies.
- Clay soils should be checked for responsiveness to gypsum which can allow plant roots to penetrate the soil. If required, add gypsum according to manufacturer's directions.
- Minimise cultivation of existing soil and improve with organic material such as well rotted manures, soil improvers or compost prepared to AS.4454-2003. Top dress existing soil with this matter and cover with mulch. If existing topsoil is not available then imported topsoil that complies with AS.4419-2003 should be used.
- Plant selection shall be as per the plant schedule in locations as shown on the drawings. Plant quantities are to be confirmed by the contractor and any discrepancies between the plant schedule and plan are to be reported to the Landscape Architect before proceeding. Plants are to have well developed root systems and be free of pest and disease.
- A drip watering system should be installed to all garden beds and connected to a rainwater tank if available. If unavailable, a rainwater tank should be sized and installed as per plumbing regulations and local guidelines. Builder to confirm location and style on site.
- Apply organic mulch to all garden bed areas to a depth of 75mm as per planting details. Recommended sources of mulch should be Pine or local common Eucalyptus. Rare timbers such as Red Gum or Jarrah should not be used.
- Seasol is an ideal fertiliser to apply upon initial planting. Seasol targets roots and promotes healthy & balanced growth. Phostogen is an ideal liquid fertiliser that can be applied to the entire garden every three months. Individual plant species have varying requirements. Consult your local nursery for advice.
- All timber products to be treated pine, recycled or plantation grown. Jarrah, Red Gum or Native (White) Cypress Pine (Callitris columellaris) should not be used unless demonstrated that they are a recycled product.
- Stake trees for one to two years as per detail. Use two or three 38x38x1800 HW stakes per tree and fasten with 50mm fabric ties.
- All climbers require wire or trellis climbing frame to be attached to the adjacent surface.
- Unless otherwise noted on plan, use timber edging as per detail between all garden bed, crushed rock paths & lawn areas.
- Areas shown as lawn on the drawings are to be re-graded to provide smooth contours and raked to remove soil clods and rubble. It is recommended that lawn areas be seeded with non-invasive grass species such as: Queensland Blue-Grass (Dicantheum sericeum), Red-leg Grass (Bothriochloa macra), Weeping Grass (Microloaena stpoides), Creeping Bent Grass (Agrostis stolonifera), Clustered Wallaby Grass (Danthonia racemosa), Kentucky Blue-Grass (Poa pratensis), Tall Fescue (Festuca arundinacea). Water lawn areas during establishment in accordance with State guidelines as advised by Local Water Authority.
- Follow-up maintenance should be undertaken every 4-6 weeks for 2 years following establishment. Dead or diseased plants should be replaced. Continue to monitor for weed species and remove as required. Eradicate any pest animals or insects. Continue to water plants according to individual species' moisture needs, seasonal conditions and as advised by Local Water Authority. All plants and trees to be monitored and pruned as required, according to AS 4373 (Pruning of Amenity Trees). Mulch to be replenished annually in Spring.



PROPOSED 2nd FEATURE
IN-SITU CONCRETE FLAT BENCH
SEATS TO TOP OF BRICK WALLS
> 125mm CANTILEVER TO
BOTH SIDES OF WALL
> DESIGN & SPECIFICATION
TO ENGINEERS DETAILS

NOTE:
PROFESSIONAL INSTALLATION
BY ANTHONY FROM
'CONCRETE FORMED DESIGNS'
0468 425 444
OR APPROVED SIMILAR

> FINAL FINISHES & COLOUR
MIX TO BE APPROVED BY
CLIENT BEFORE INSTALL

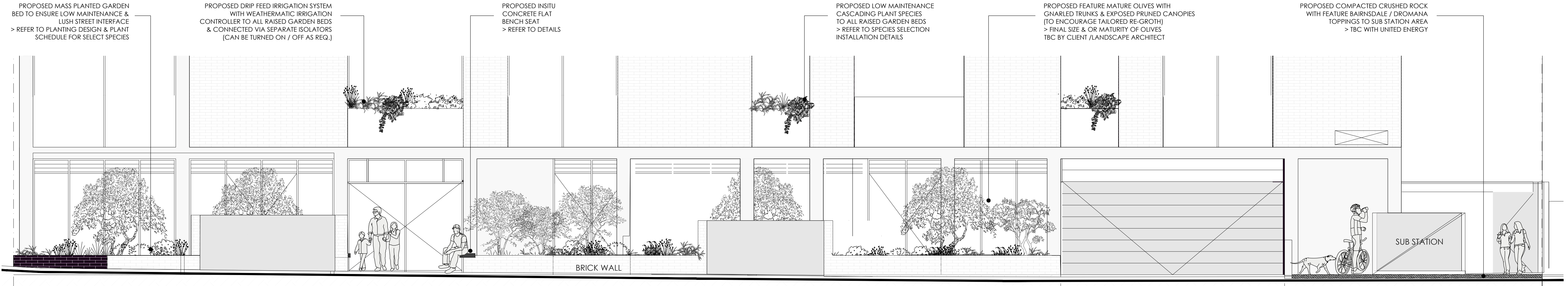


LANDSCAPE DETAIL: 2~ L8

PROPOSED PLANTER (TYP)
ELEVATION
DETAIL 1:25

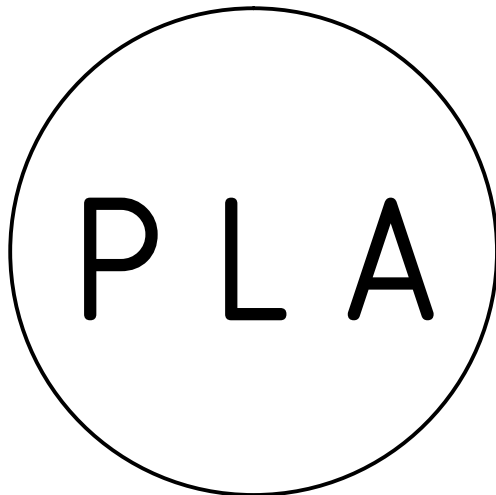
LANDSCAPE DETAIL: 3~ L8

PROPOSED BENCH SEATING & PLANTER (TYP)
ELEVATION
DETAIL 1:25



LANDSCAPE DETAIL: 4~ L8

PROPOSED BENDIGO AVE INTERFACE (TYP)
EAST ELEVATION
DETAIL 1:50



PENINSULA
LANDSCAPE
ARCHITECTS

RESIDENTIAL & COMMERCIAL
LANDSCAPE ARCHITECTURE

PUBLIC & PRIVATE OPEN SPACE MASTERPLANS
CONTEMPORARY LANDSCAPE DESIGN
TOWN PLANNING & LA CONSTRUCTION

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A	18/03/22	LA DESIGN PACKAGE	DL
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PLA PROJECT:
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SITE ADDRESS:
99 BREWER ROAD,
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PROJECT DATE:
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PLA JOB REFERENCE:
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NORTH POINT:
SCALE:
1: 100 @ A1
1: 200 @ A3

REVISION: L
PAGE: L8