

# PLAN OF SURVEY

99 Brewer Road  
BENTLEIGH

SCALE 1:250 (A1)

PLANNING AND ENVIRONMENT ACT 1987  
GLEN EIRA PLANNING SCHEME

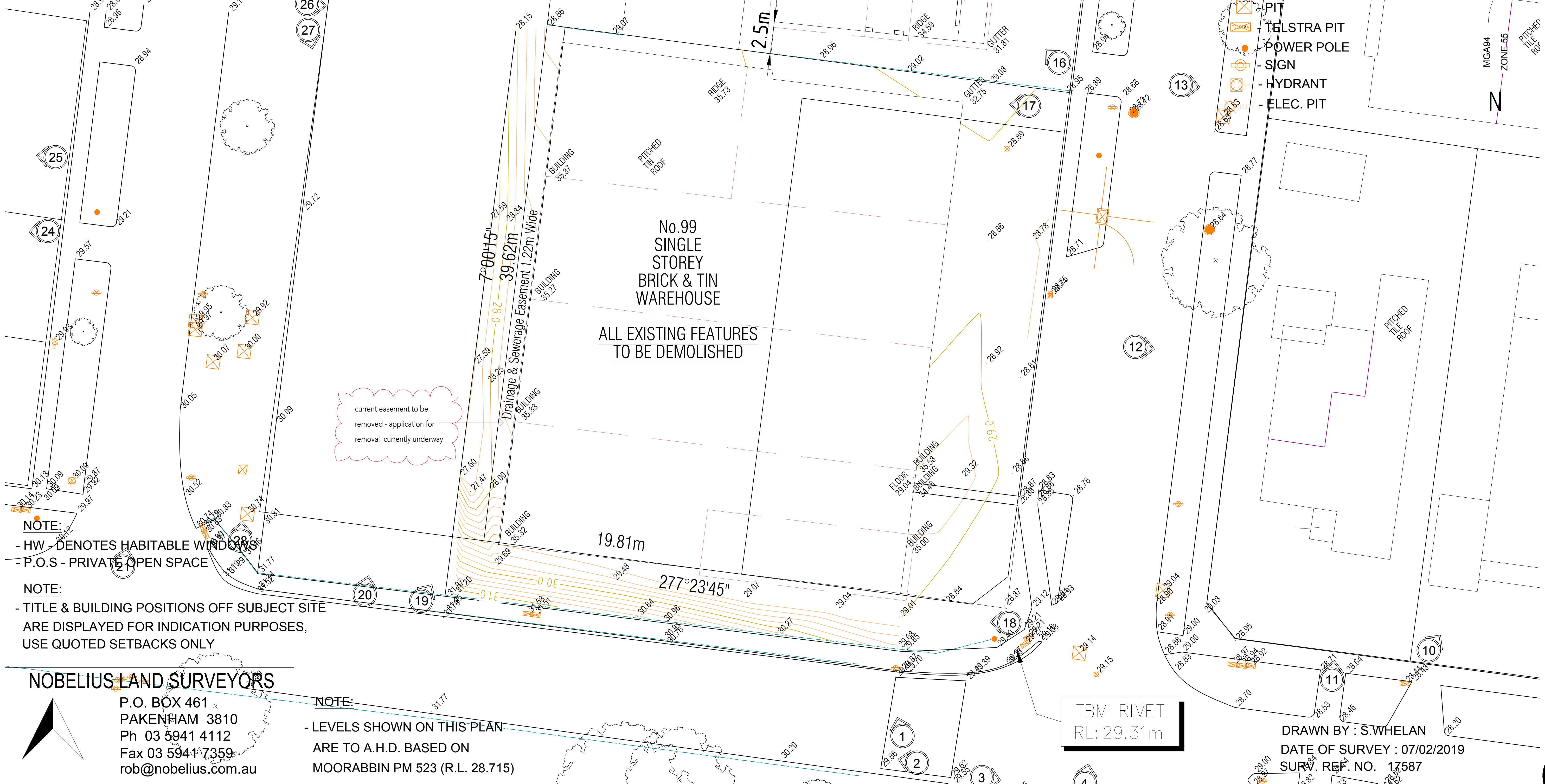
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GE/DP-33820/2020

Sheet: 1 of 26

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Endorsed on: 8 September 2022



## Notes

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<b>Project</b>	Mixed Use Developmen
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**Address** 99 Brewer Road, Bentleigh VIC

<b>Client</b>	Benewer Pty Ltd
---------------	-----------------

Date 5/9/2022 Drawn

Dwg No. TP01

Project No. 2150 Revision

**JAM>rchitects**

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# JVC



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GLEN EIRA PLANNING SCHEME

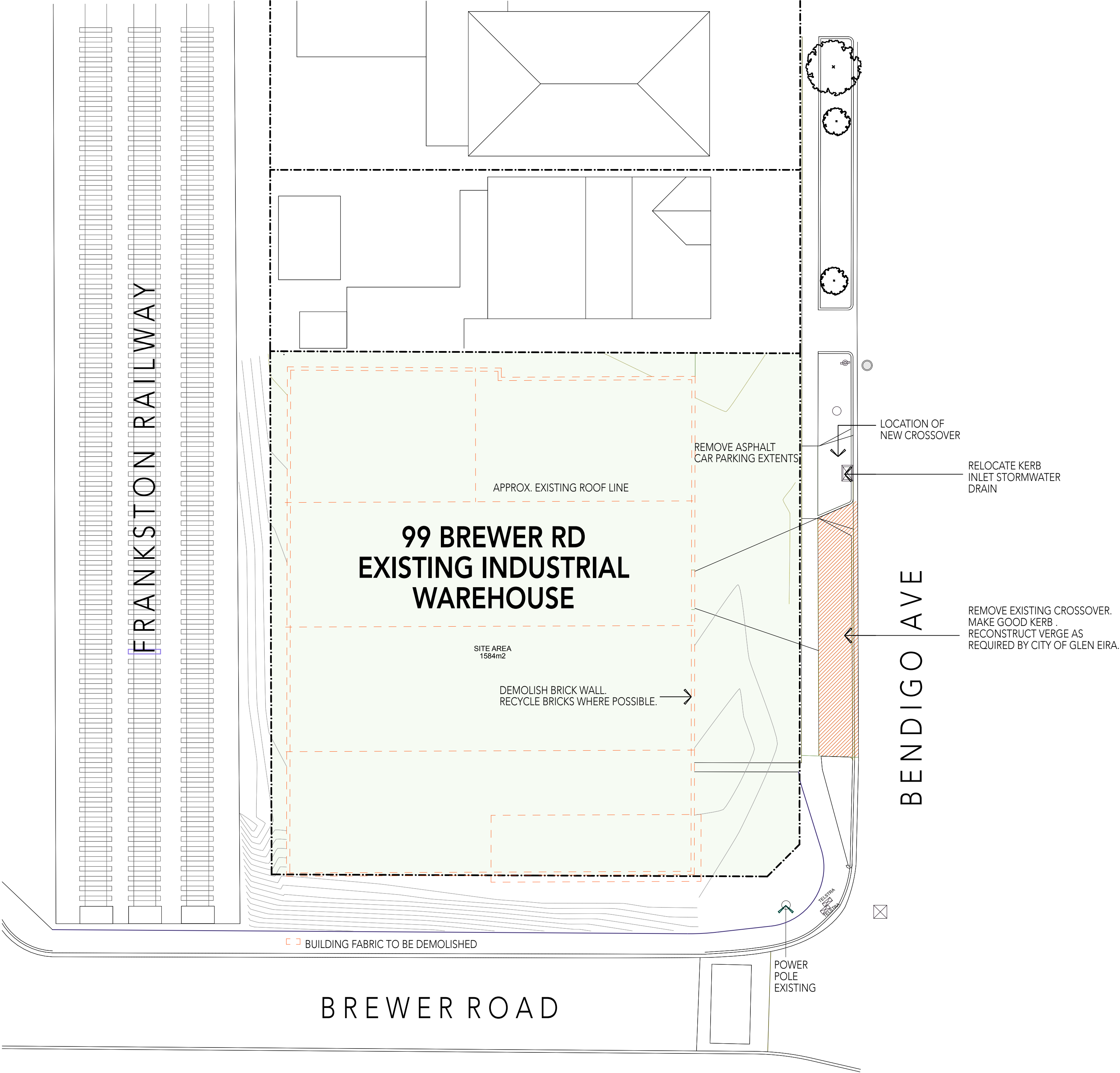
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SITE PLAN

SCALE 1:200

Town Planning

Dwg No. TP02

Project No. 2150

Revision

Date 5/9/2022

Project Mixed Use Development

Address 99 Brewer Road, Bentleigh VIC

Client Benewer Pty Ltd

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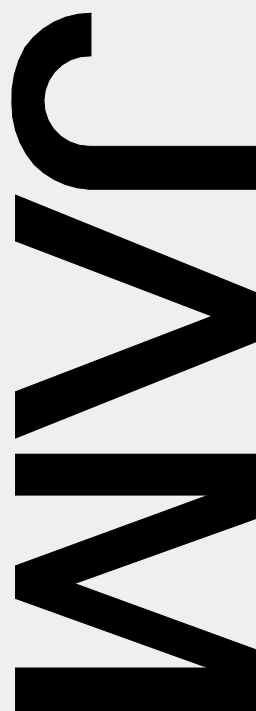
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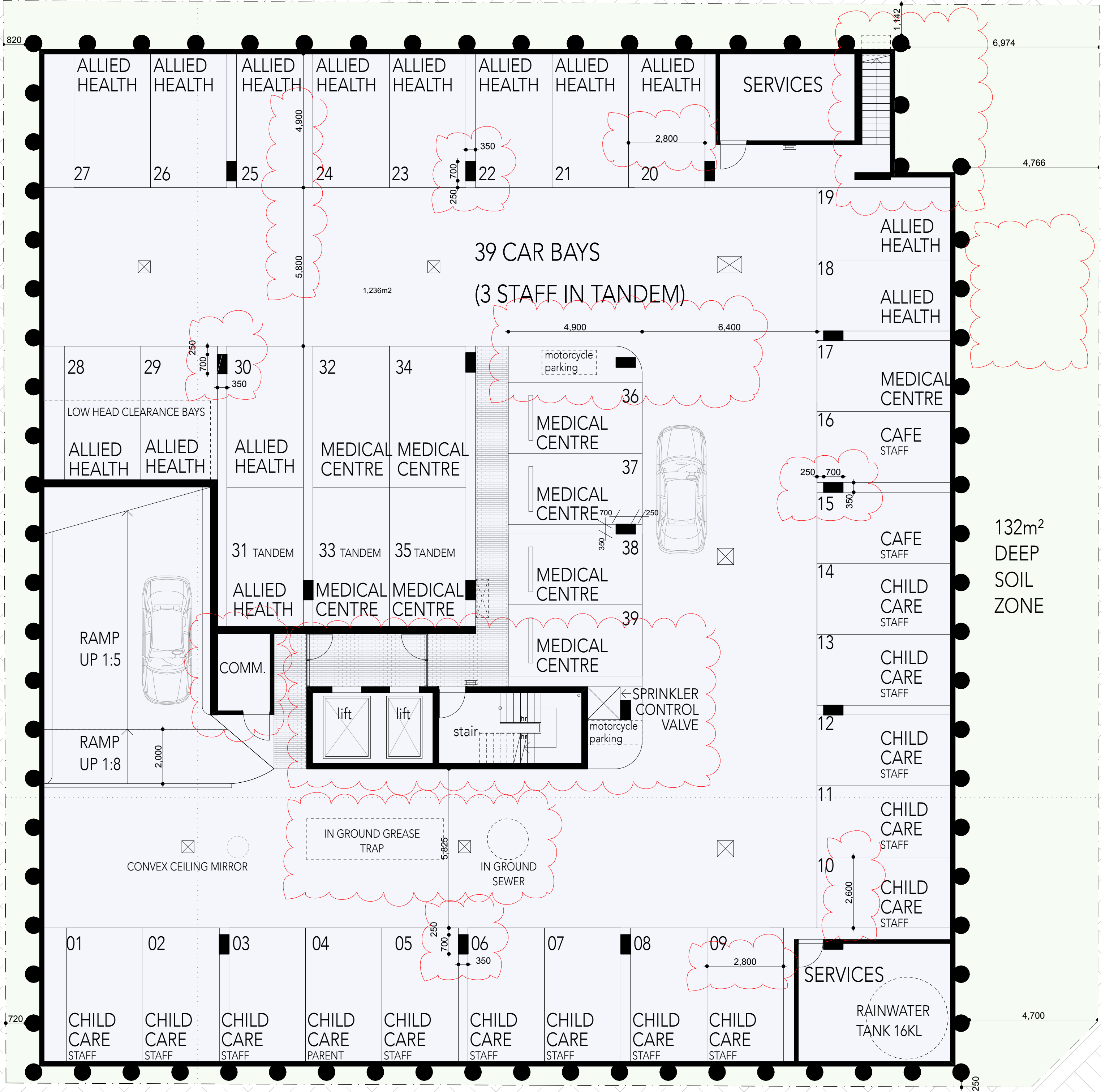
Sheet: 3 of 26

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Endorsed on: 8 September 2022

BASEMENT

SCALE 1:100



**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  
Date 5/9/2022

Project Mixed Use Development

Address 99 Brewer Road, Bentleigh VIC

Client Benewer Pty Ltd

**Notes**

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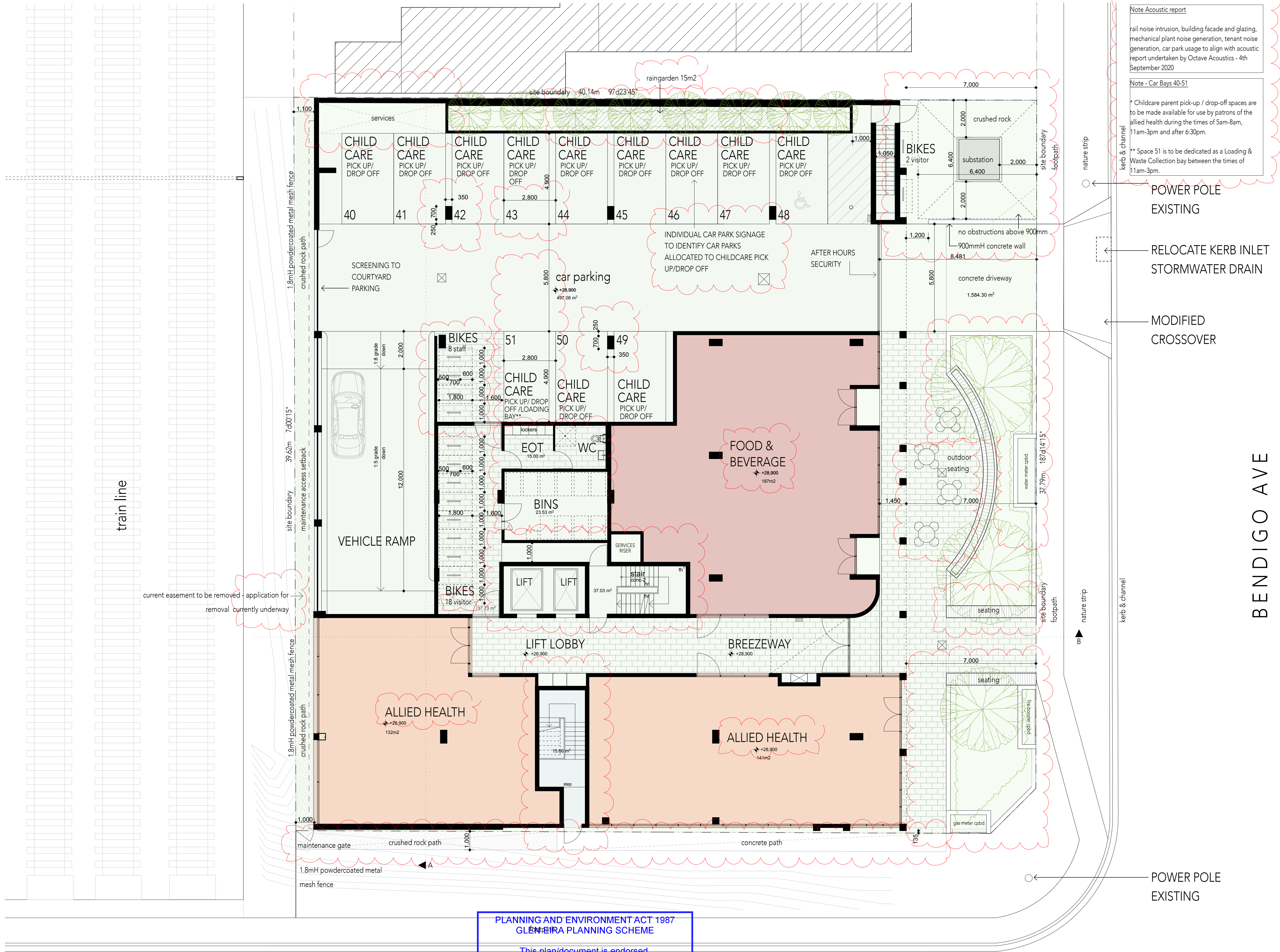
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## Town Planning

Dwg No. **TP04**

Project No. 2150

Revision

Date 5/9/2022

Project Mixed Use Development

Address 99 Brewer Road, Bentleigh VIC

Client Benewer Pty Ltd

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GROUND FLOOR

SCALE 1:100

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GLEN EIRA PLANNING SCHEME  
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Sheet: 4 of 26  
Brewer Road  
Endorsed by MID as a delegate  
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Endorsed on: 8 September 2022

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.

POWER POLE  
EXISTING

RELOCATE KERB INLET  
STORMWATER DRAIN

MODIFIED  
CROSSOVER

POWER POLE  
EXISTING

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

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GLEN EIRA PLANNING SCHEME

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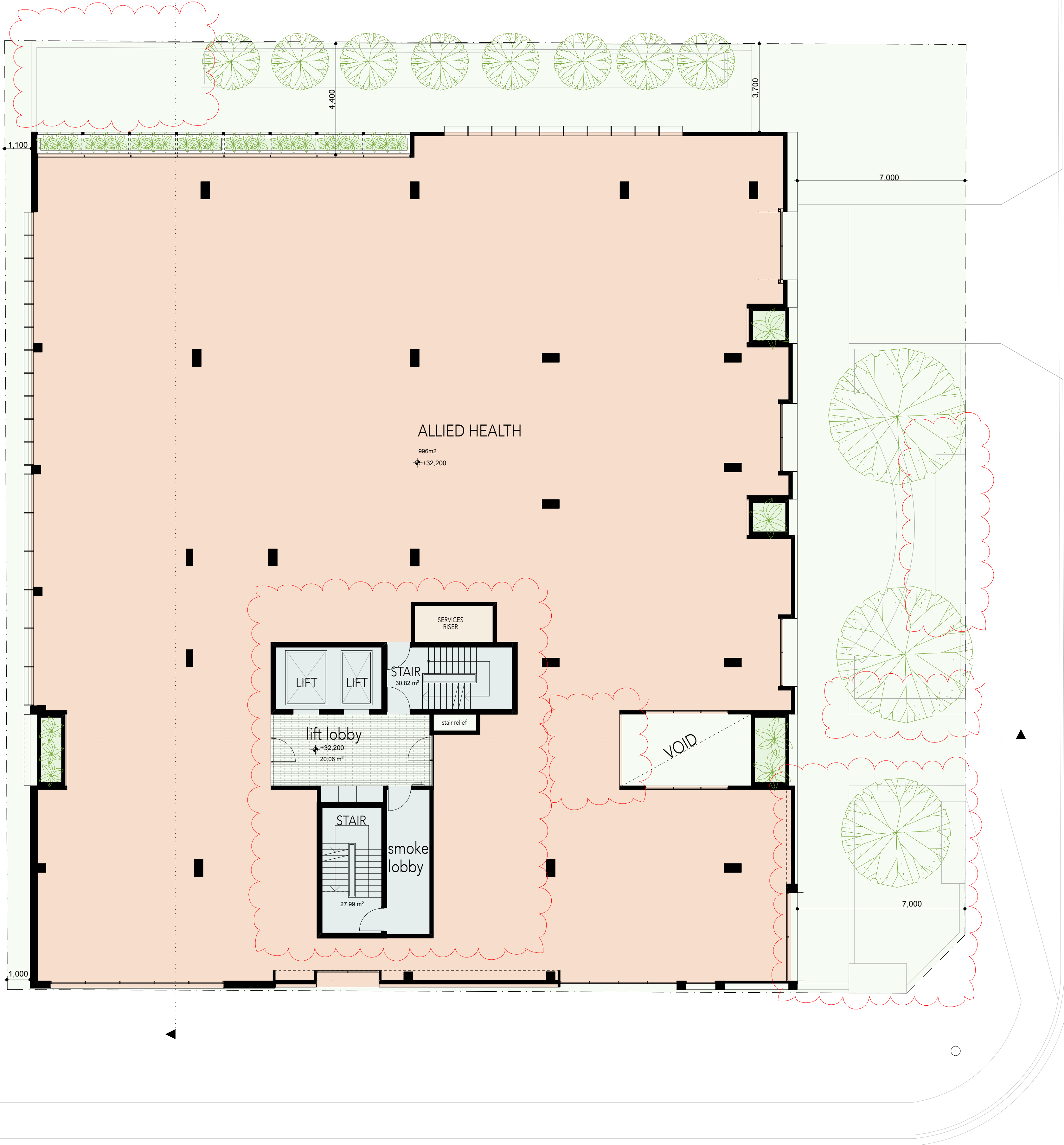
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Endorsed on: 8 September 2022

FIRST FLOOR

SCALE 1:100

BREWER ROAD



**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

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Town Planning

Dwg No. TP05

Project No. 2150

Revision

Date 5/9/2022

Project Mixed Use Development

Address 99 Brewer Road, Bentleigh VIC

Client Benewer Pty Ltd

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Sheet: 6 of 26

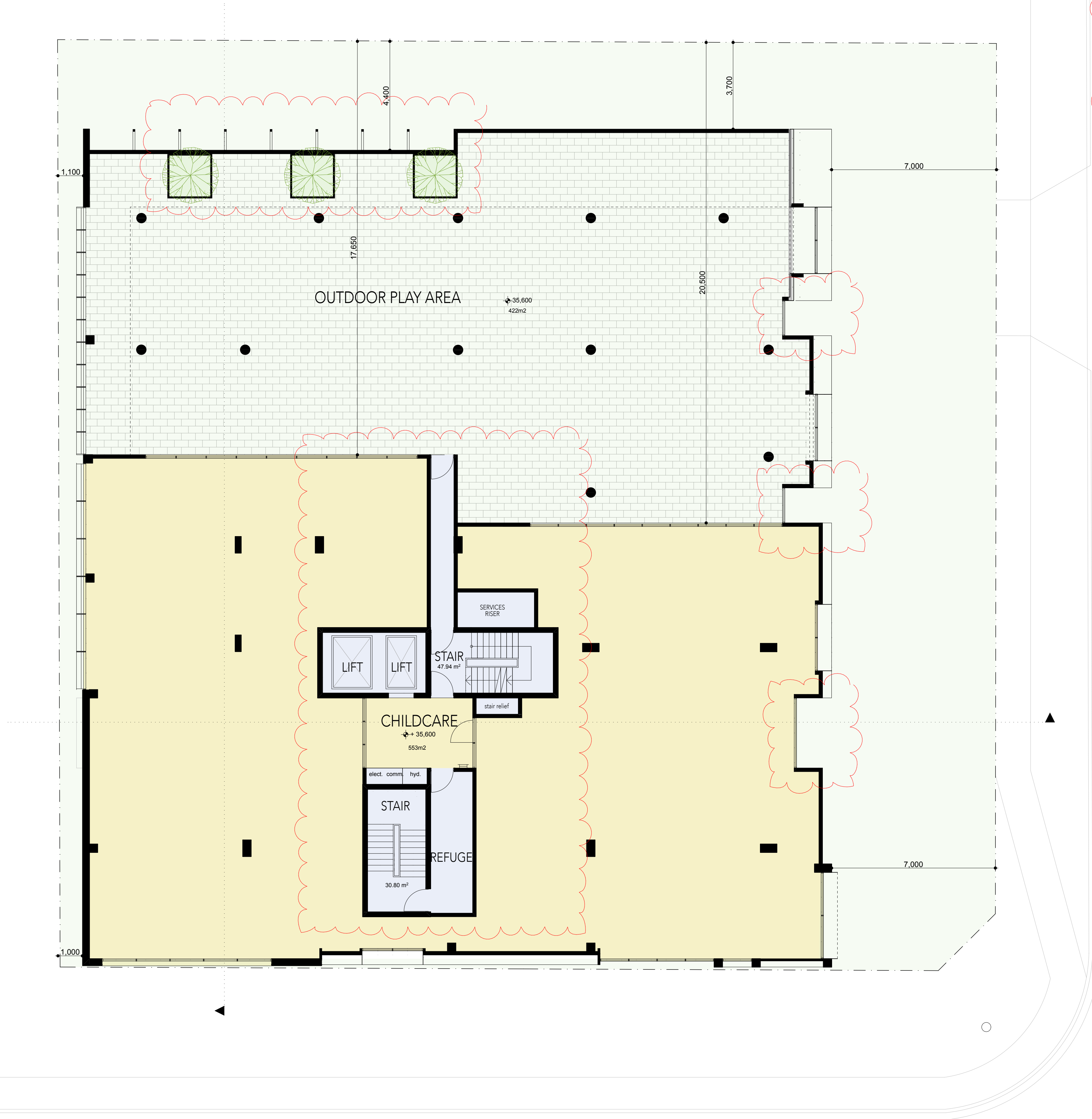
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Endorsed on: 8 September 2022

SECOND FLOOR

SCALE 1:100

BREWER ROAD



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.

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General Note:

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

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Town Planning

Dwg No. TP06

Project No. 2150

Revision

Date 5/9/2022

Project Mixed Use Development

Address 99 Brewer Road, Bentleigh VIC

Client Benewer Pty Ltd

Notes

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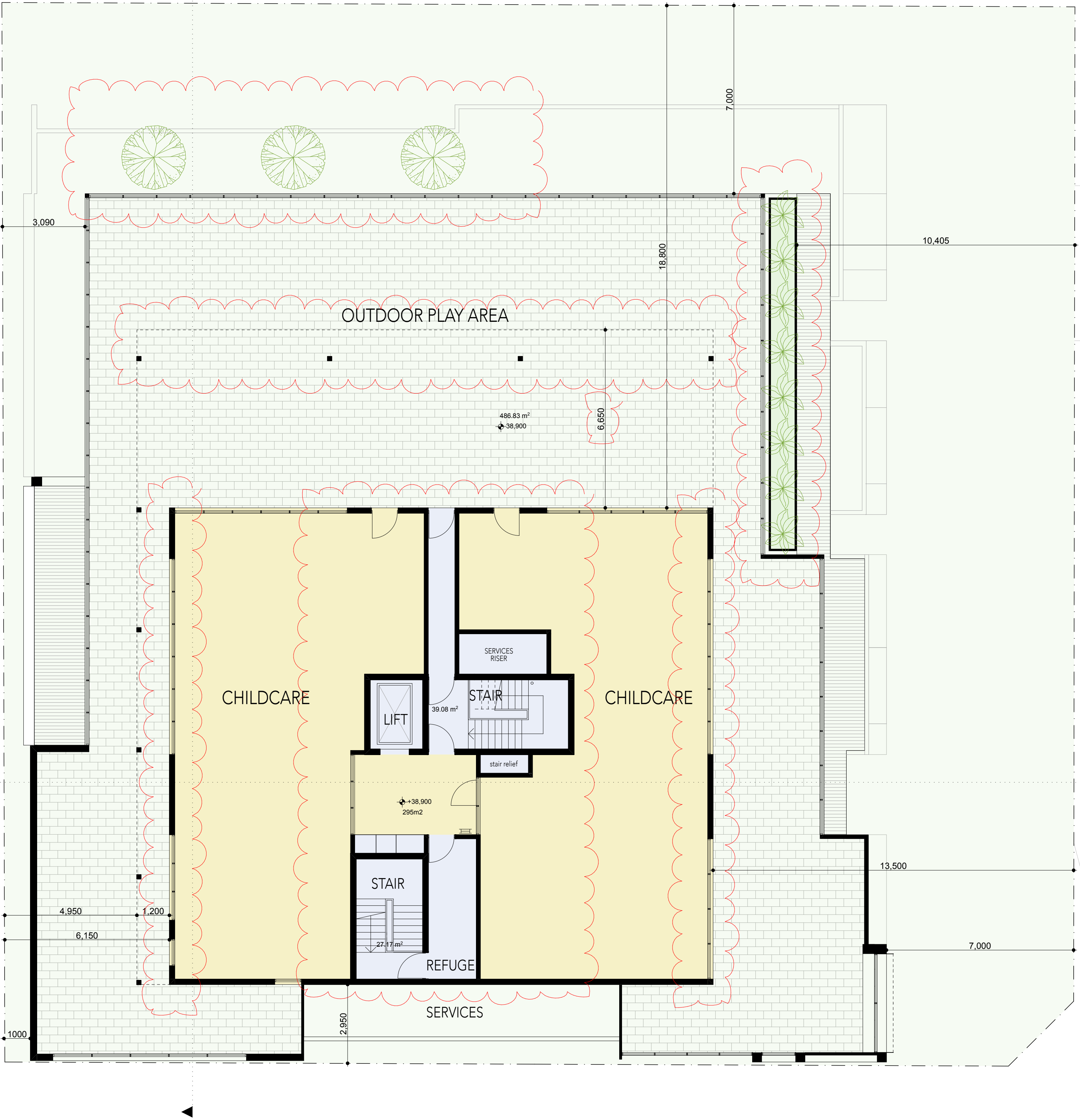
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Endorsed on: 8 September 2022



Note Acoustic report

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Note - Car Bays 40-51

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General Note:

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

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Town Planning	
Dwg No.	TP07
Project No.	2150
Revision	
Date	5/9/2022
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 JAM Architects accepts no legal responsibility for any decision, commercial or otherwise made on the basis of the information presented. This drawing is copyright & remains the property of JAM Architects Pty Ltd®

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THIRD FLOOR

SCALE 1:100

BREWER ROAD



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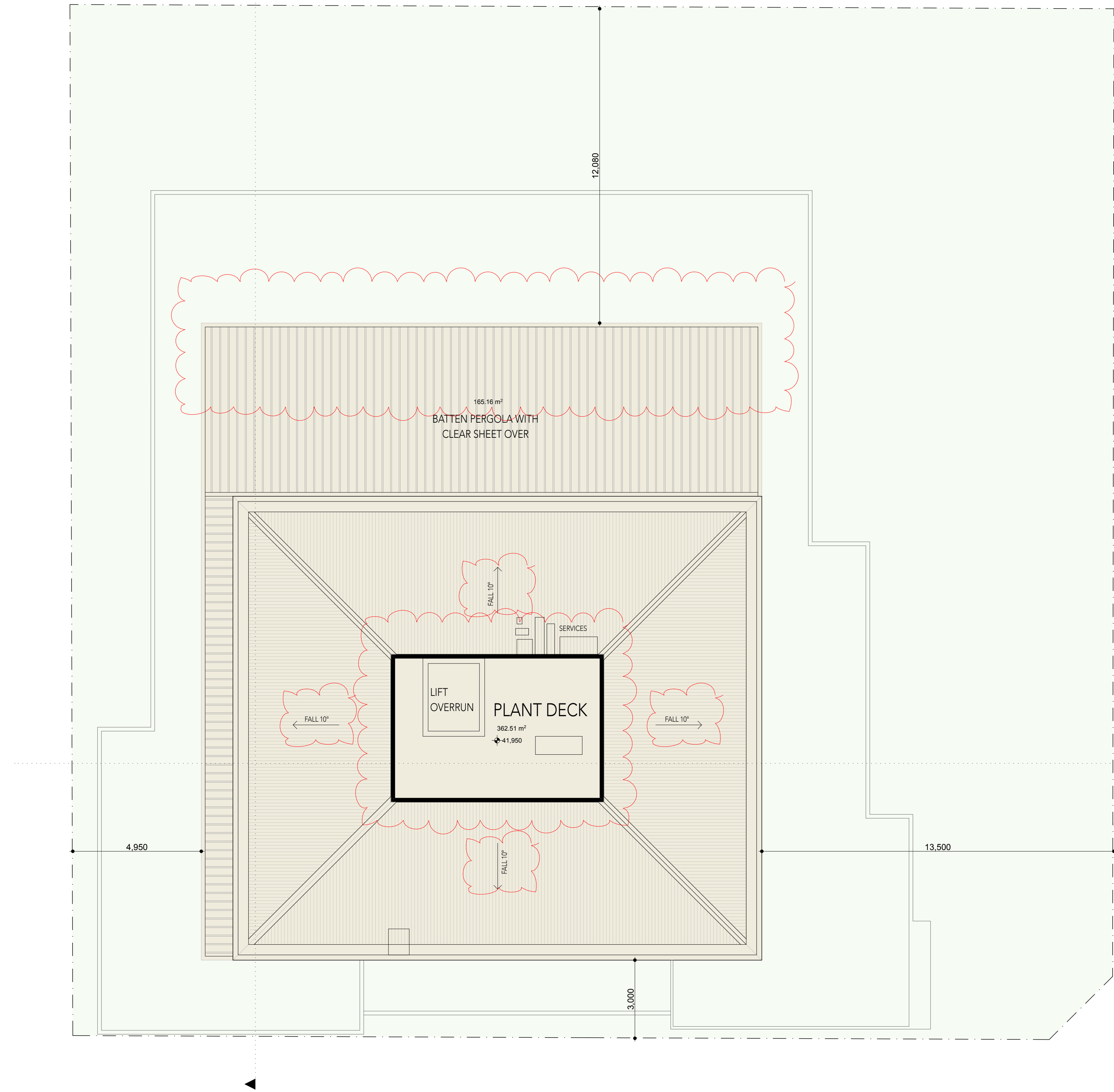
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ROOF FLOOR

SCALE 1:100

BREWER ROAD



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General Note:

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Town Planning

Dwg No. TP08

Project No. 2150

Revision

Date 5/9/2022

Project Mixed Use Development

Address 99 Brewer Road, Bentleigh VIC

Client Benewer Pty Ltd

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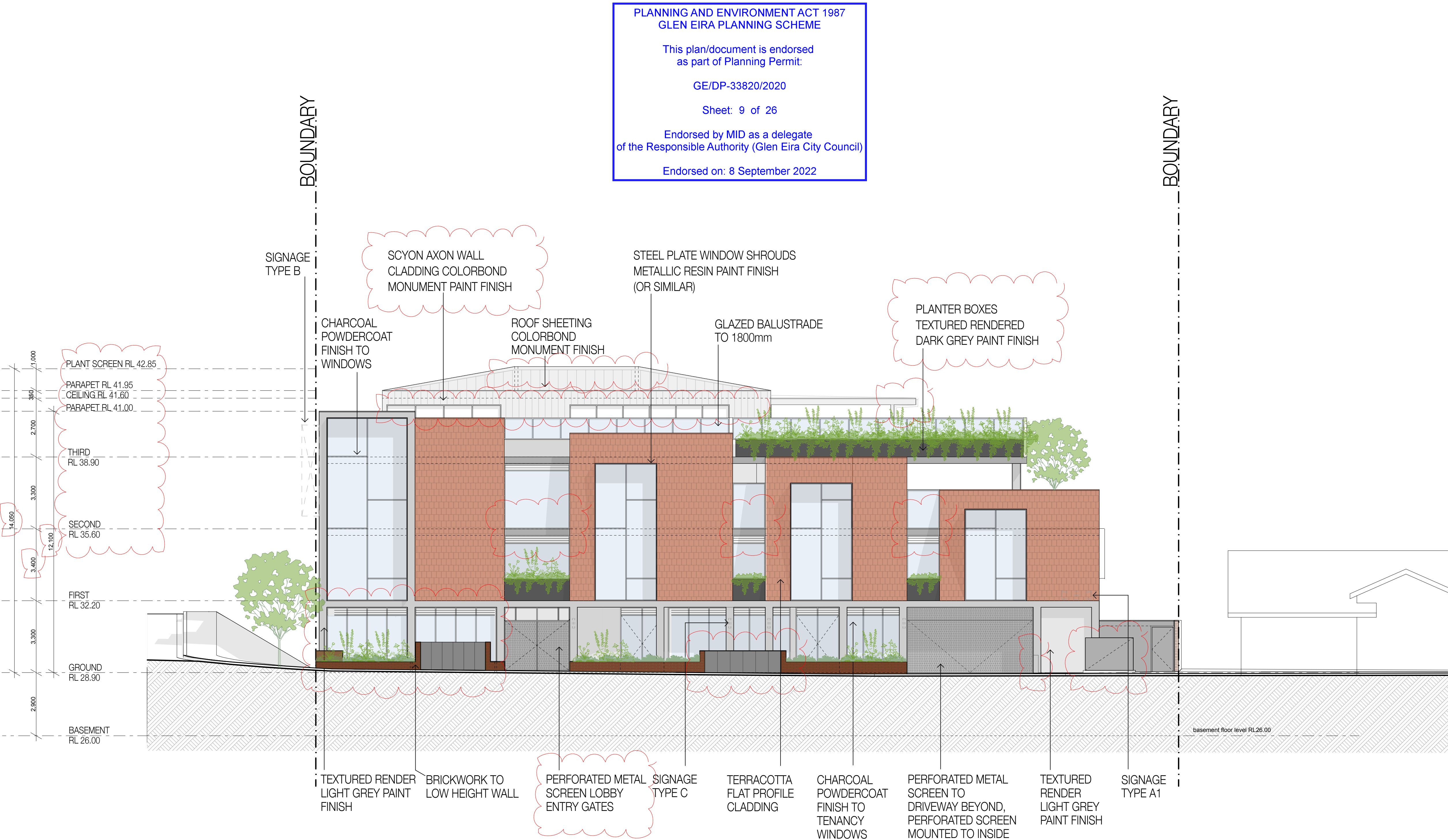
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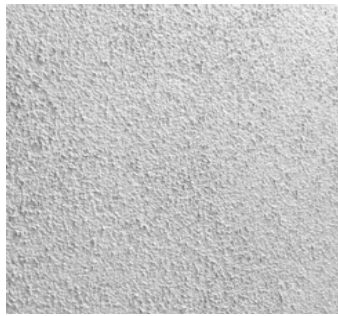
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(BENDIGO AVENUE)

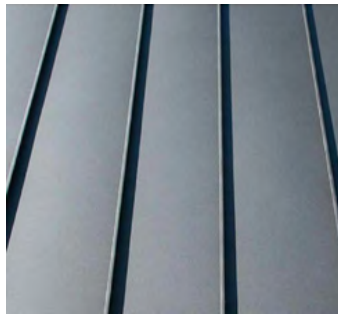
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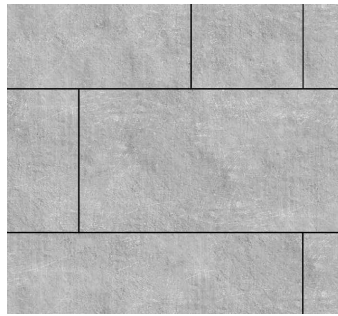
MATERIAL  
PALETTE



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LIGHT GREY PAINT  
FINISH



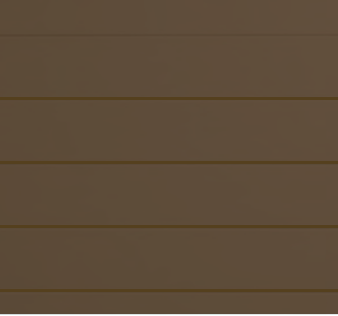
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CLADDING: COLORBOND  
MONUMENT FINISH



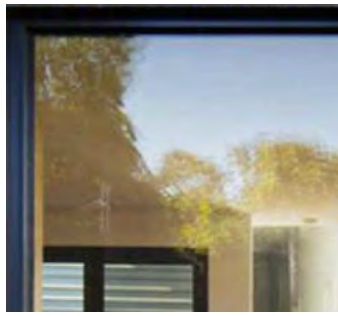
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PANEL WITH STAGGERED  
RECESSED GROOVE  
PATTERN AS SHOWN



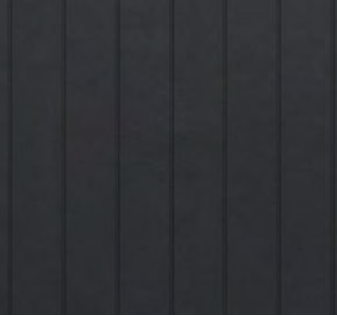
STRETCHER BOND  
BRICKWORK:  
BURWOOD BLUE FINISH



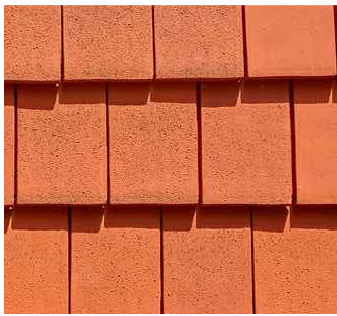
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CLADDING: COLORBOND  
TERRAIN PAINT FINISH



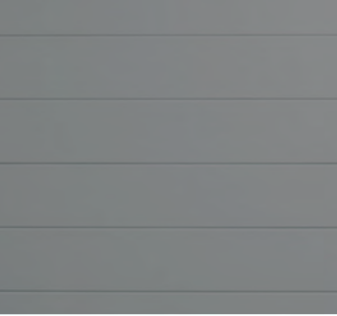
POWDERCOAT GLAZING  
PROFILES, CHARCOAL  
FINISH



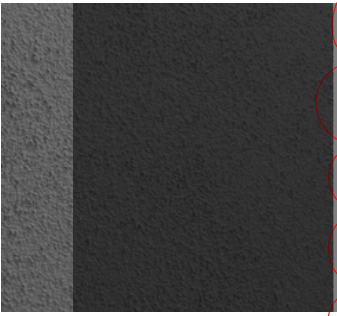
JAMES HARDIE SCYON  
AXON CLADDING:  
COLORBOND MONUMENT  
PAINT FINISH



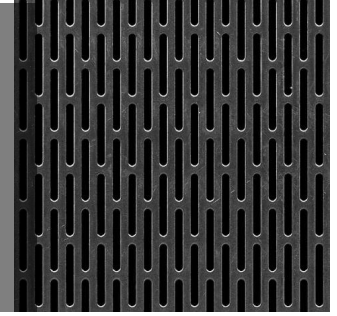
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PROFILE CLADDING



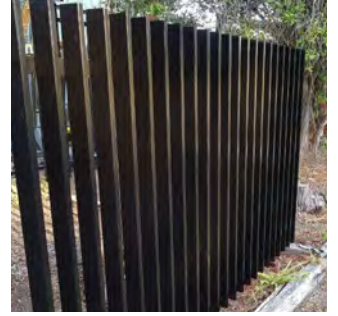
JAMES HARDIE STRIA  
CLADDING: MID GREY  
PAINT FINISH



TEXTURED RENDER  
DARK GREY PAINT  
FINISH



PERFORATED METAL  
SCREEN DARK GREY  
POWDERCOAT FINISH



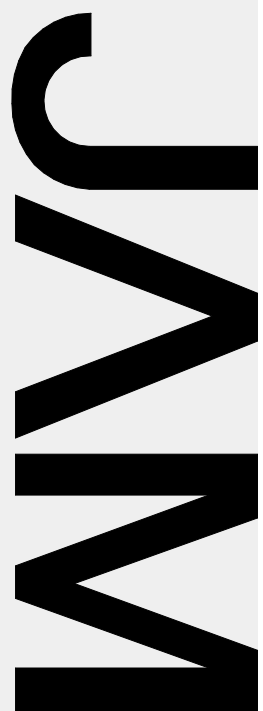
VERTICAL ALUMINIUM  
BATTEN FENCE - BLACK  
POWDERCOAT FINISH

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**Notes**

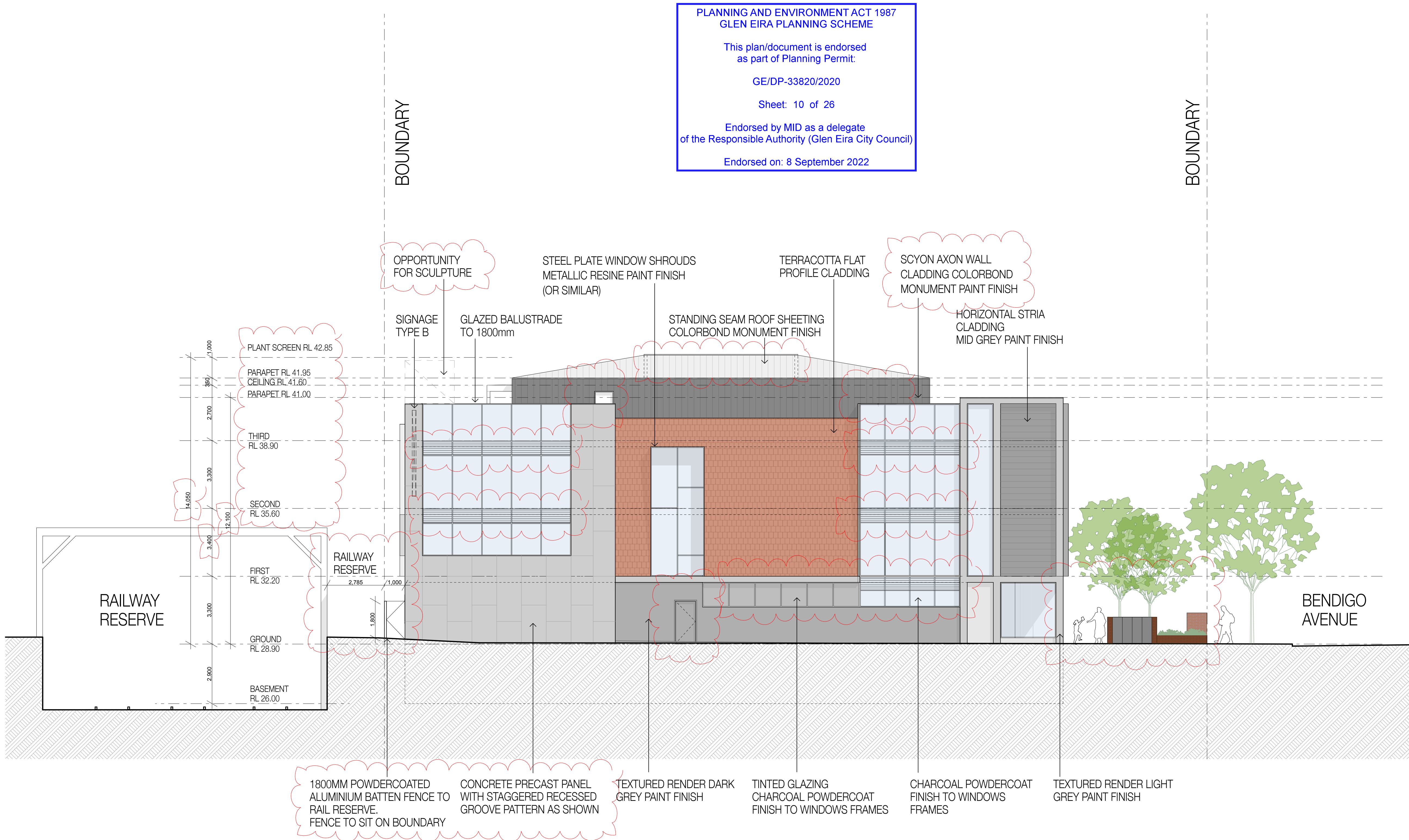
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## SOUTH ELEVATION (BREWER ROAD)

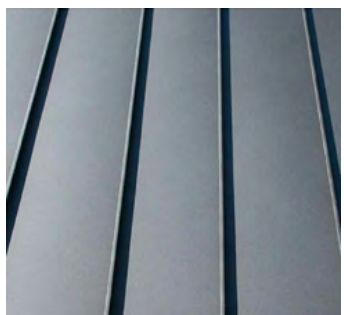
SCALE 1:100

General Note:  
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accordance with Octave Acoustics acoustic  
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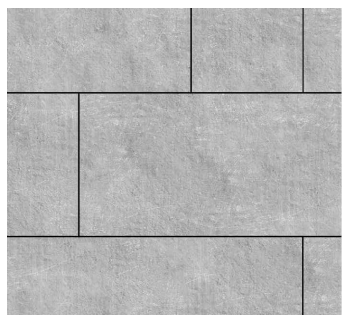
## MATERIAL PALETTE



TEXTURED RENDER  
LIGHT GREY PAINT  
FINISH



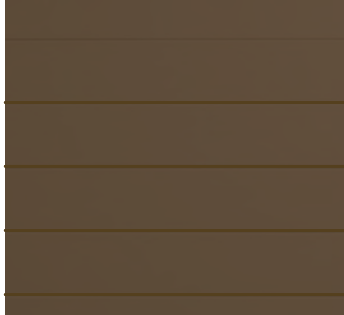
STANDING SEAM  
CLADDING: COLORBOND  
MONUMENT FINISH



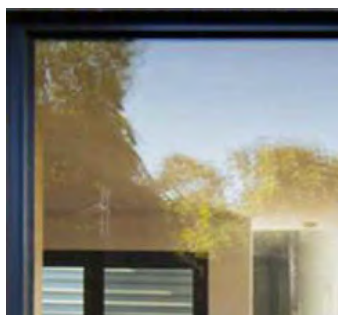
CONCRETE PRECAST  
PANEL WITH STAGGERED  
RECESSED GROOVE  
PATTERN AS SHOWN



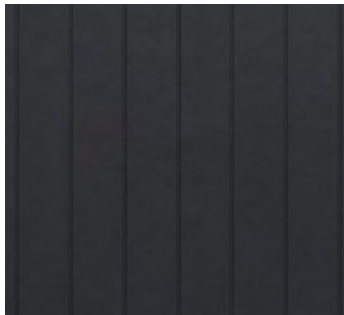
STRETCHER BOND  
BRICKWORK:  
BURWOOD BLUE FINISH



JAMES HARDIE STRIA  
CLADDING: COLORBOND  
TERRAIN PAINT FINISH



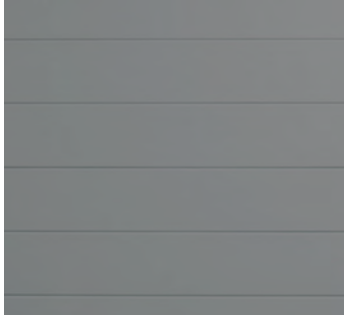
POWDERCOAT GLAZING  
PROFILES, CHARCOAL  
FINISH



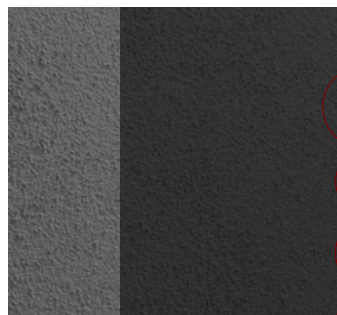
JAMES HARDIE SCYON  
AXON CLADDING:  
COLORBOND MONUMENT  
PAINT FINISH



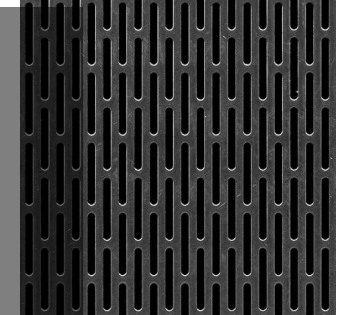
TERRACOTTA FLAT  
PROFILE CLADDING



JAMES HARDIE STRIA  
CLADDING: MID GREY  
PAINT FINISH



TEXTURED RENDER  
DARK GREY PAINT  
FINISH



PERFORATED METAL  
SCREEN DARK GREY  
POWDERCOAT FINISH



VERTICAL ALUMINIUM  
BATTEN FENCE - BLACK  
POWDERCOAT FINISH

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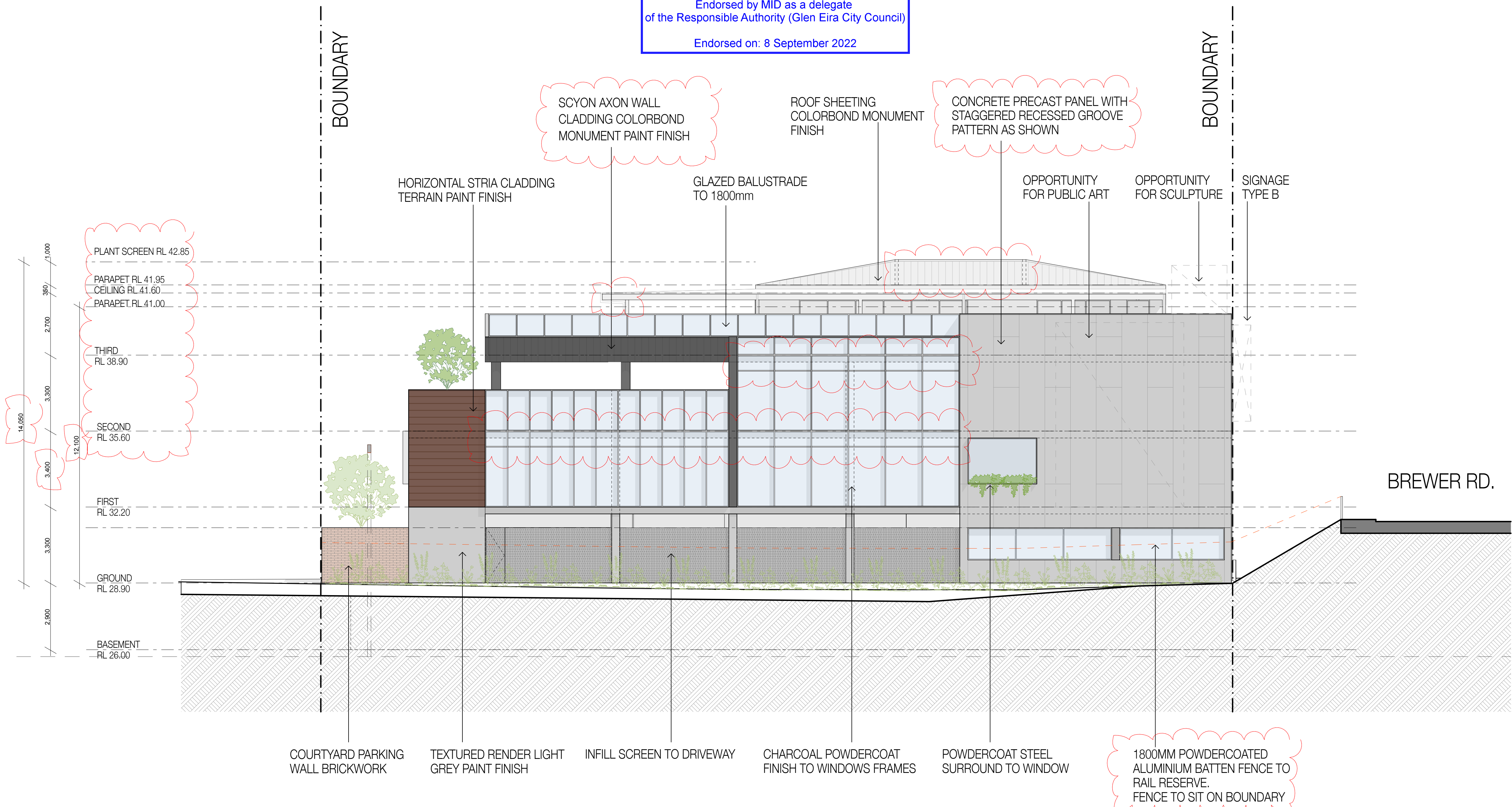
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GE/DP-33820/2020

Sheet: 11 of 26

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

Endorsed on: 8 September 2022



## WEST ELEVATION

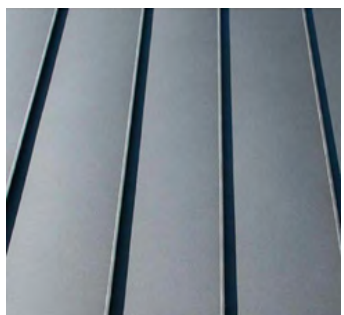
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General Note:  
All glazing, glazed balustrade/screening to be in  
accordance with Octave Acoustics acoustic  
report dated 4 September 2020

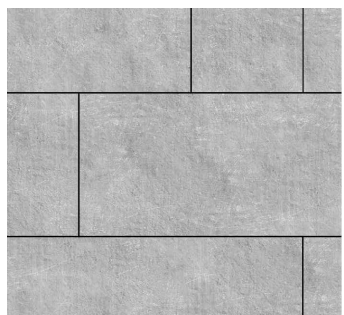
## MATERIAL PALETTE



TEXTURED RENDER  
LIGHT GREY PAINT  
FINISH



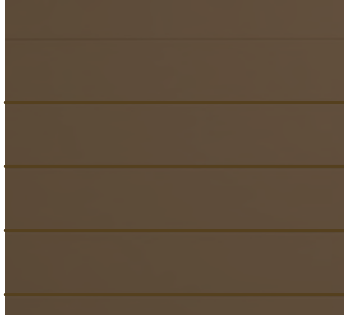
STANDING SEAM  
CLADDING: COLORBOND  
MONUMENT FINISH



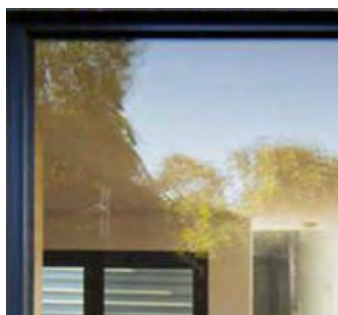
CONCRETE PRECAST  
PANEL WITH STAGGERED  
RECESSED GROOVE  
PATTERN AS SHOWN



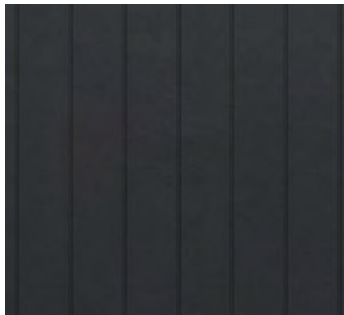
STRETCHER BOND  
BRICKWORK:  
BURWOOD BLUE FINISH



JAMES HARDIE STRIA  
CLADDING: COLORBOND  
TERRAIN PAINT FINISH



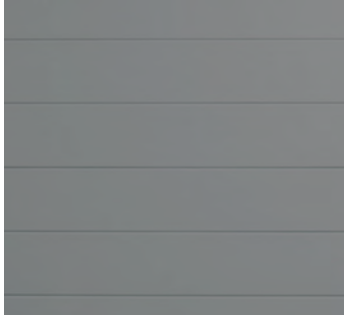
POWDERCOAT GLAZING  
PROFILES, CHARCOAL  
FINISH



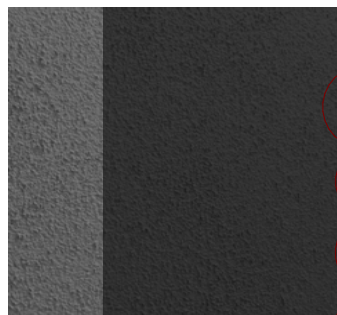
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AXON CLADDING:  
COLORBOND MONUMENT  
PAINT FINISH



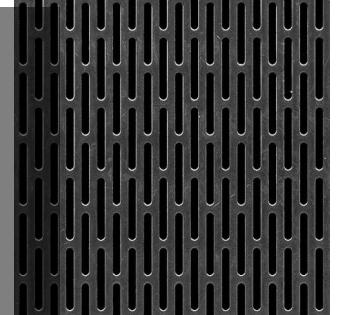
TERRACOTTA FLAT  
PROFILE CLADDING



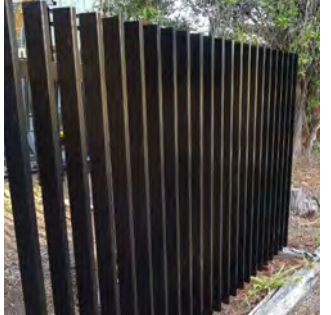
JAMES HARDIE STRIA  
CLADDING: MID GREY  
PAINT FINISH



TEXTURED RENDER  
DARK GREY PAINT  
FINISH



PERFORATED METAL  
SCREEN DARK GREY  
POWDERCOAT FINISH



VERTICAL ALUMINIUM  
BATTEN FENCE - BLACK  
POWDERCOAT FINISH

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JAM

JAM>rchitects

## Town Planning

Dwg No. TP11

Project No. 2150

Revision

Date 5/9/2022

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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**Notes**

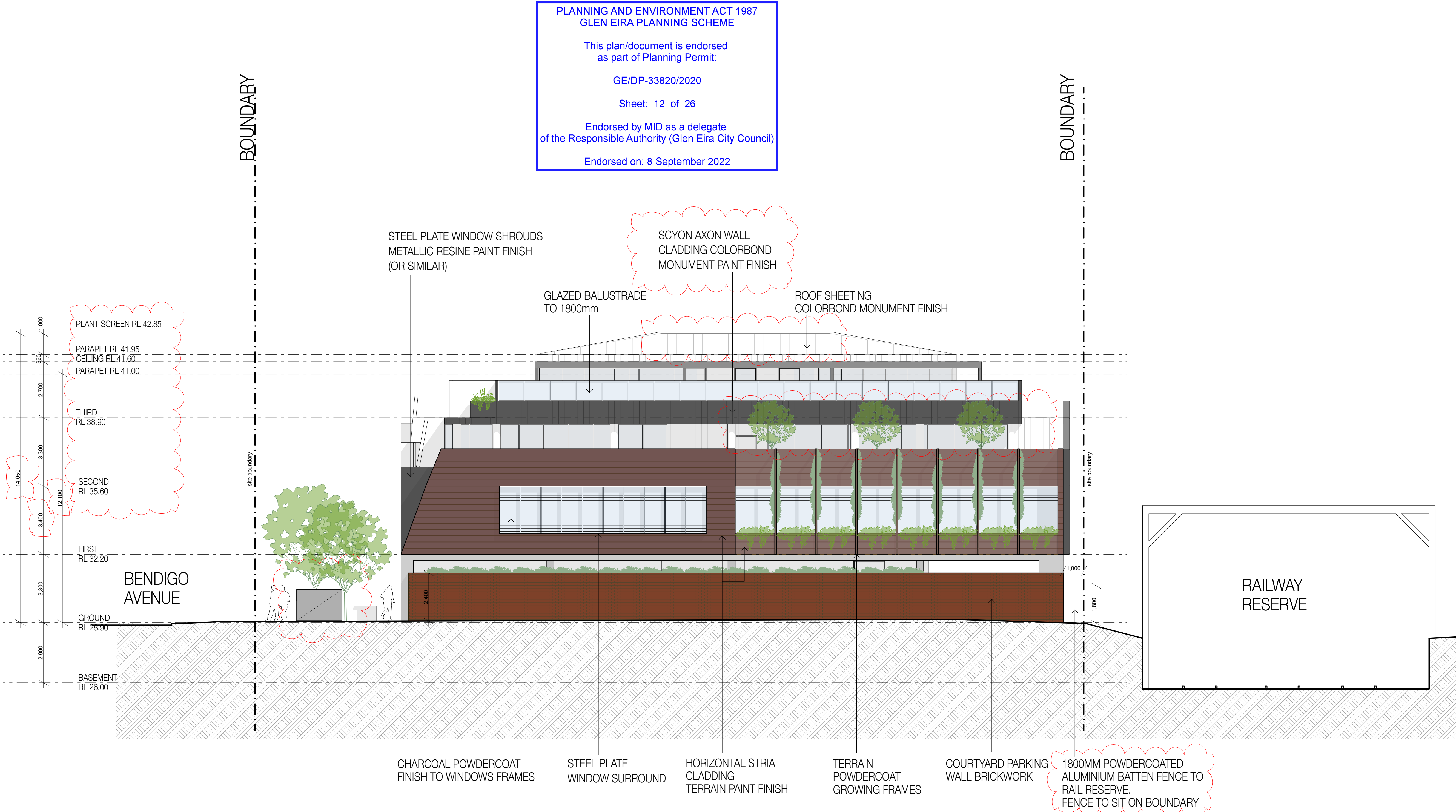
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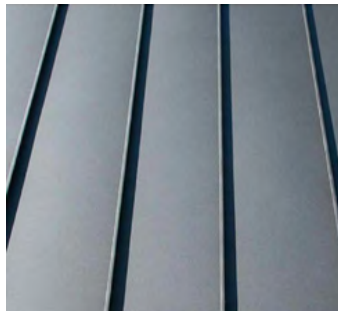
General Note:

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

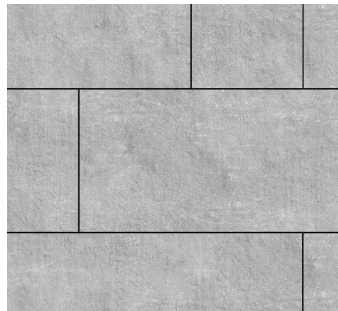
MATERIAL  
PALETTE



TEXTURED RENDER  
LIGHT GREY PAINT  
FINISH



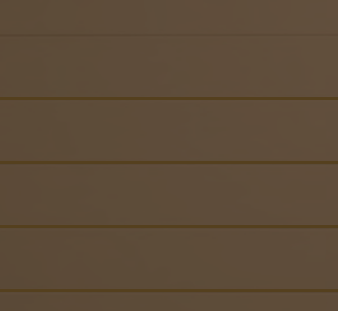
STANDING SEAM  
CLADDING: COLORBOND  
MONUMENT FINISH



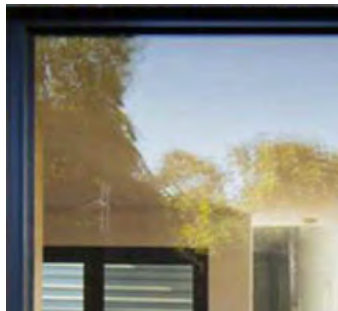
CONCRETE PRECAST  
PANEL WITH STAGGERED  
RECESSED GROOVE  
PATTERN AS SHOWN



STRETCHER BOND  
BRICKWORK:  
BURWOOD BLUE FINISH



JAMES HARDIE STRIA  
CLADDING: COLORBOND  
TERRAIN PAINT FINISH



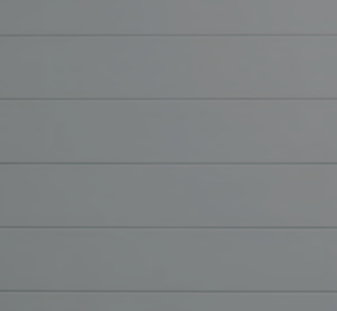
POWDERCOAT GLAZING  
PROFILES, CHARCOAL  
FINISH



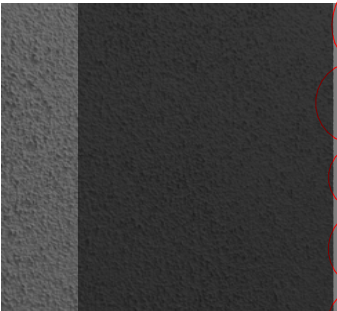
JAMES HARDIE SCYON  
AXON CLADDING:  
COLORBOND MONUMENT  
PAINT FINISH



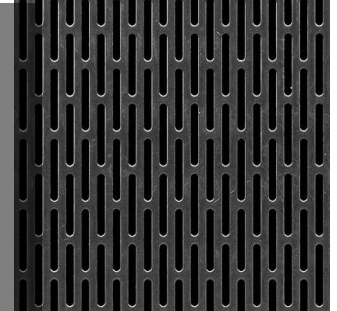
TERRACOTTA FLAT  
PROFILE CLADDING



JAMES HARDIE STRIA  
CLADDING: MID GREY  
PAINT FINISH



TEXTURED RENDER  
DARK GREY PAINT  
FINISH



PERFORATED METAL  
SCREEN DARK GREY  
POWDERCOAT FINISH



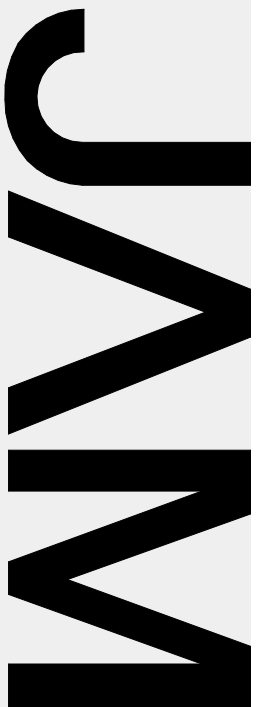
VERTICAL ALUMINIUM  
BATTEN FENCE - BLACK  
POWDERCOAT FINISH

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Town Planning

Dwg No. TP13

Project No. 2150

Revision

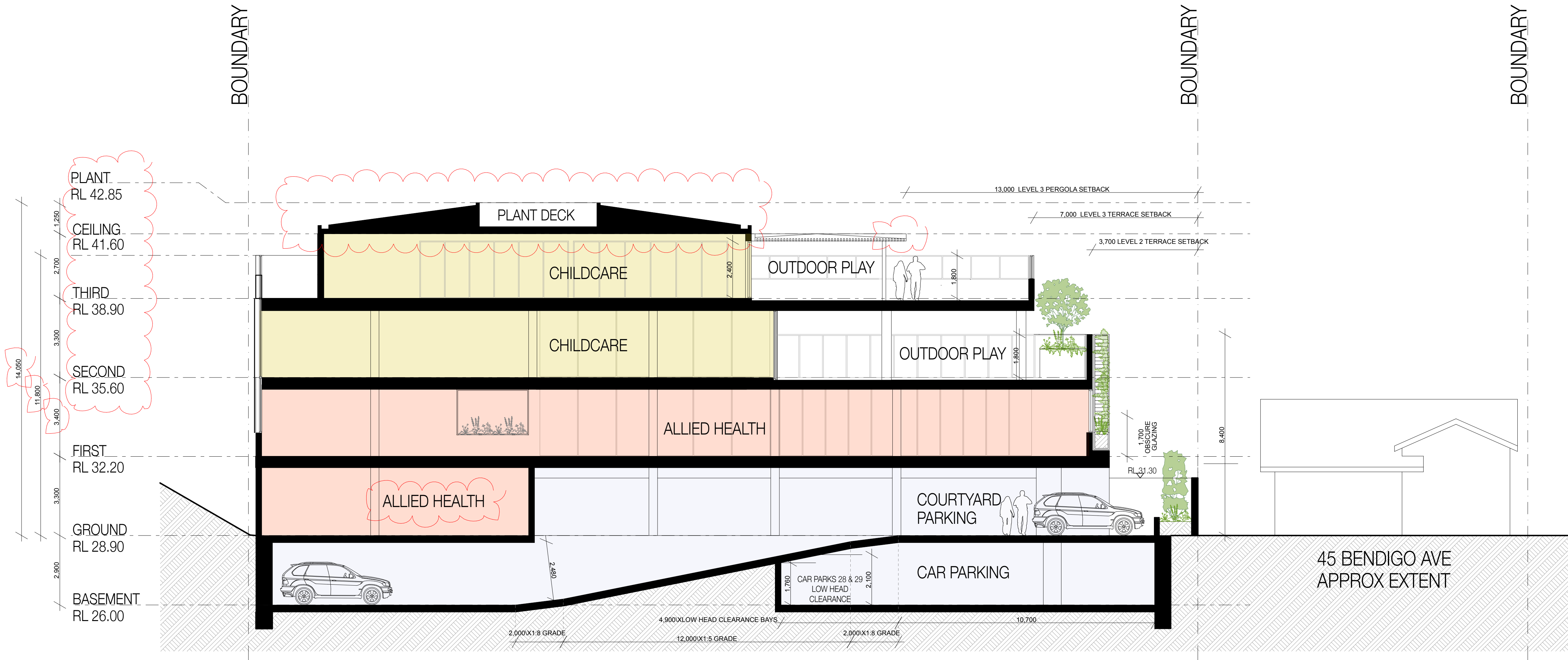
Date 5/9/2022

Project Mixed Use Development

Address 99 Brewer Road, Bentleigh VIC

Client Benewer Pty Ltd

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DESIGN SECTION A

PLANNING AND ENVIRONMENT ACT 1987  
GLEN EIRA PLANNING SCHEME

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

GE/DP-33820/2020

Sheet: 13 of 26

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

Endorsed on: 8 September 2022

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



Town Planning

Dwg No. TP14

Project No. 2150

Revision

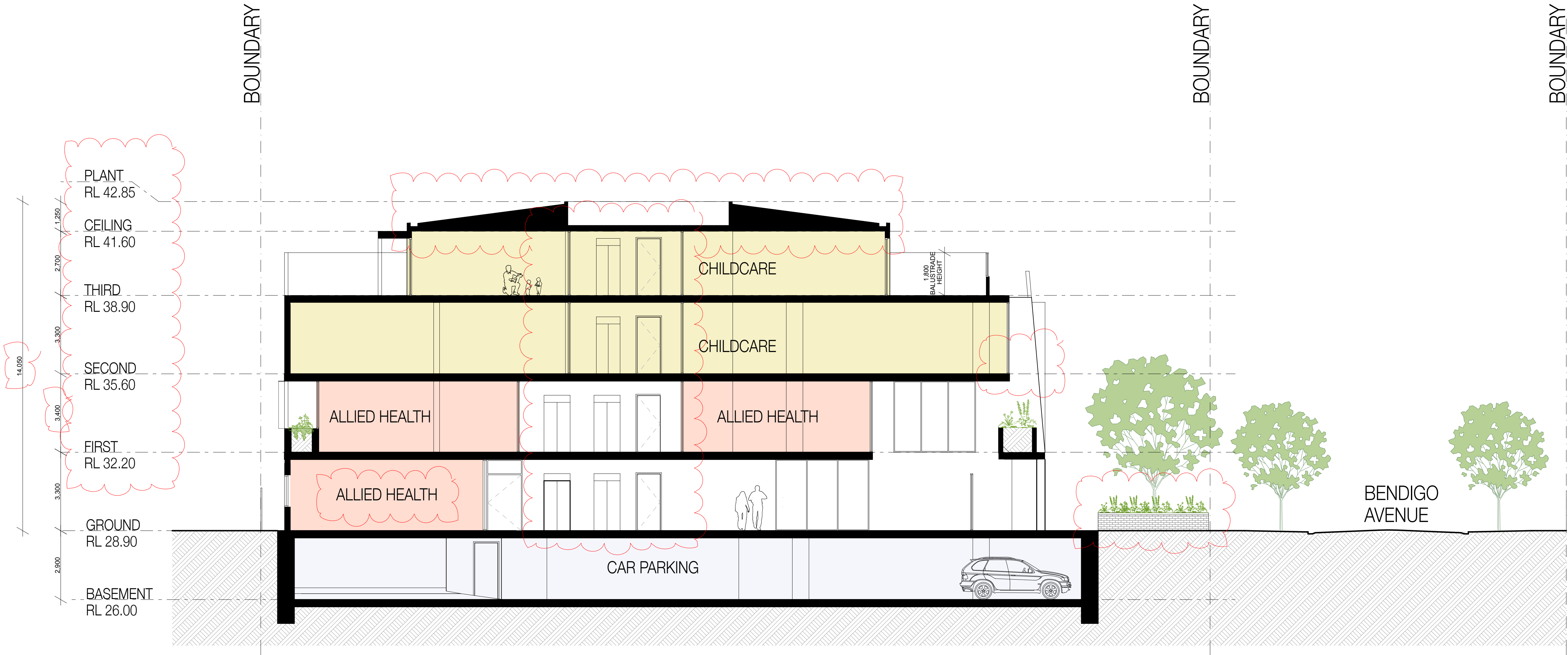
Date 5/9/2022

Project Mixed Use Development

Address 99 Brewer Road, Bentleigh VIC

Client Benewer Pty Ltd

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DESIGN SECTION B

PLANNING AND ENVIRONMENT ACT 1987  
GLEN EIRA PLANNING SCHEME

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GE/DP-33820/2020

Sheet: 14 of 26

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General Note:  
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report dated 4 September 2020



Town Planning

Dwg No. TP15

Project No. 2150

Revision

Date 5/9/2022

Project Mixed Use Development

Address 99 Brewer Road, Bentleigh VIC

Client Benewer Pty Ltd

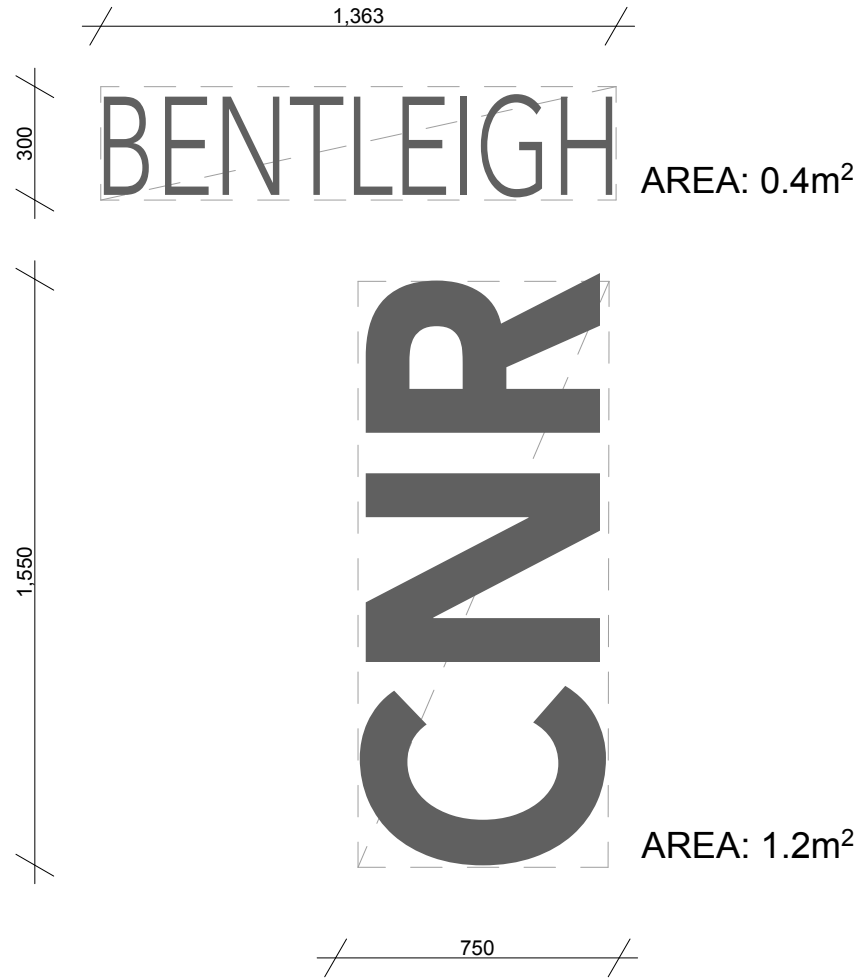
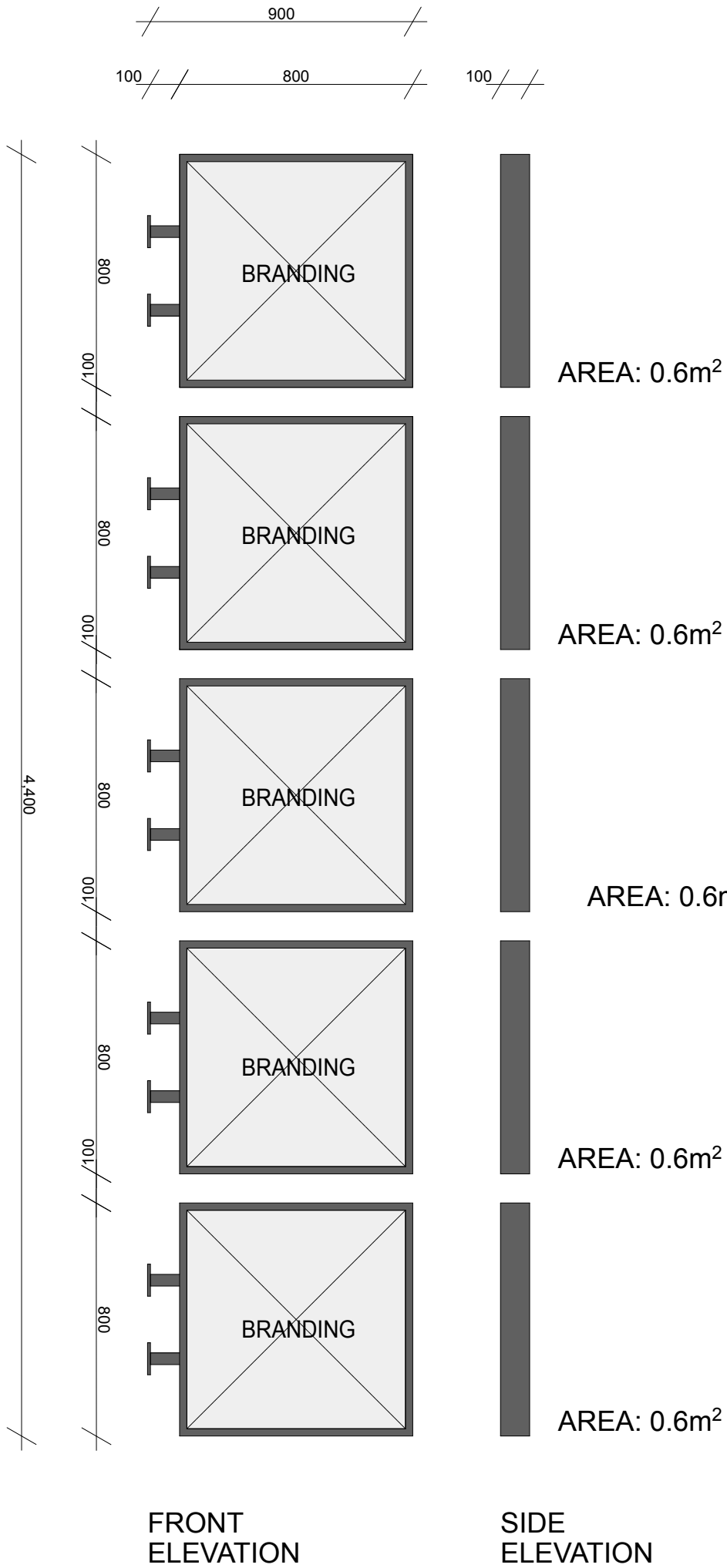
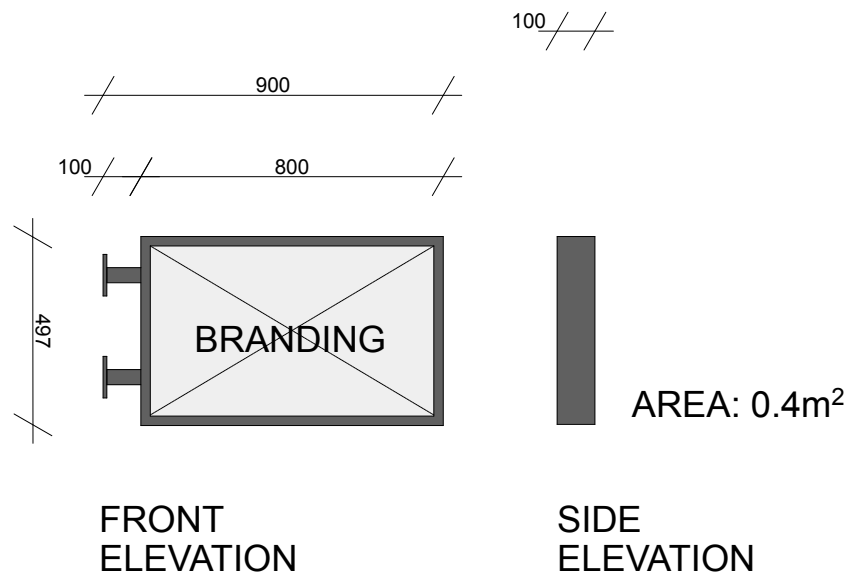
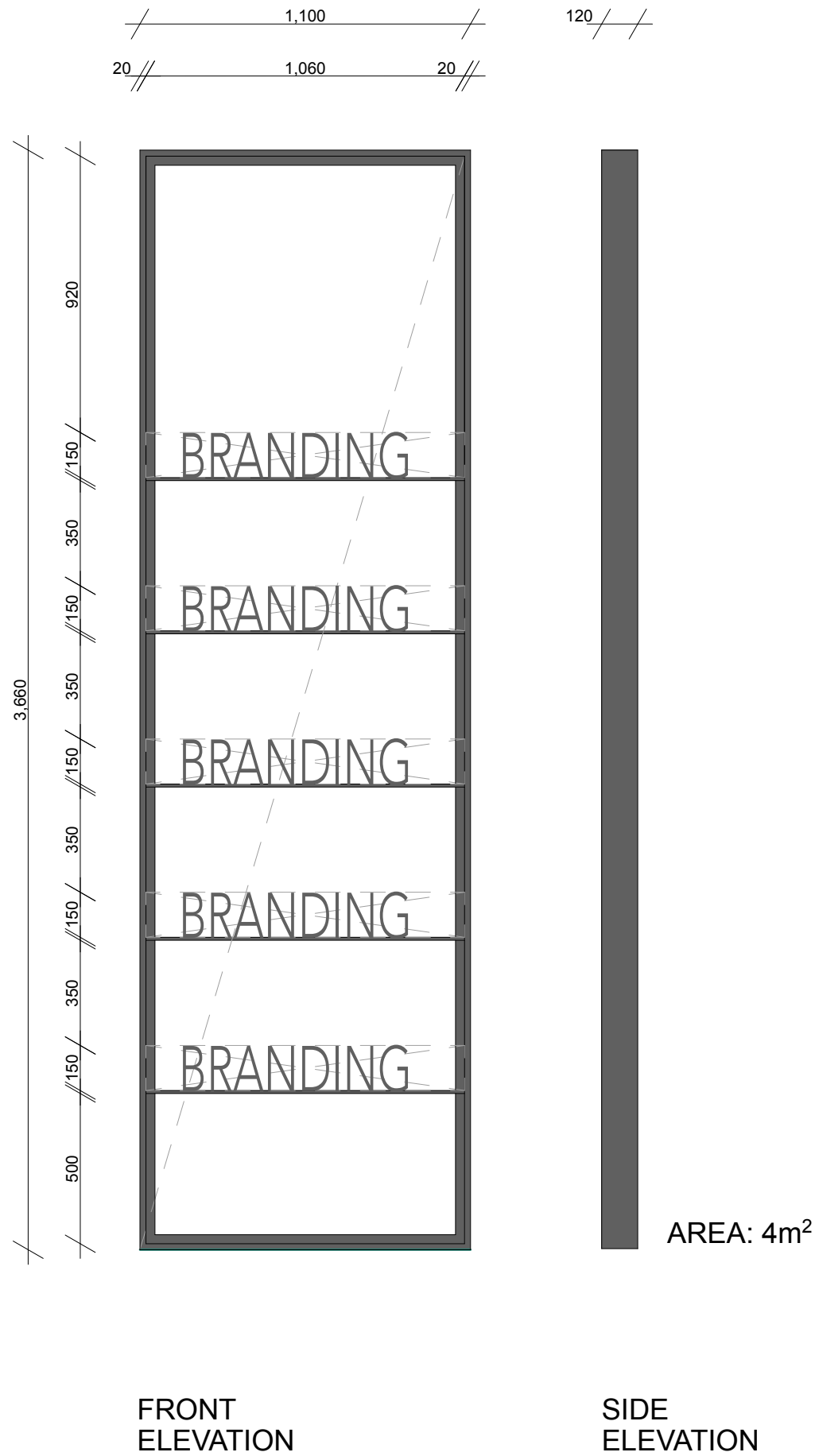
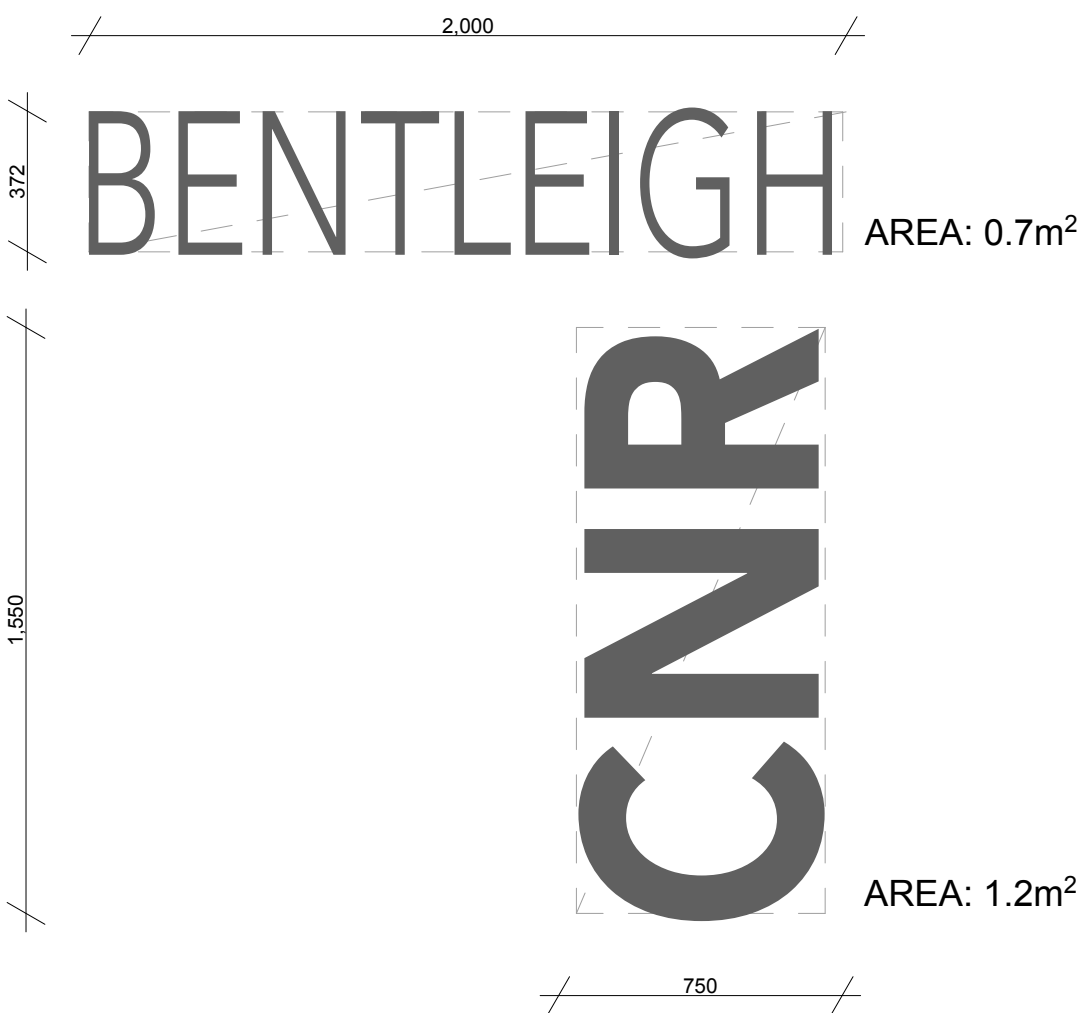
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STREETSCAPE ELEVATION

General Note:  
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TYPE A: BUILDING IDENTITY		TYPE B: HIGH LEVEL TENANCY		TYPE C: PEDESTRIAN LEVEL TENANCY		TYPE D: SITE DIRECTORY	
TYPE A1 - 1x LOCATION		TYPE B - 1x LOCATION		TYPE C - 4x LOCATIONS		TYPE D - 1x LOCATION	
							
OVERALL AREA	1.6m2	OVERALL AREA	6m² (INC AREA TO BOTH SIDES OF SIGNS)	OVERALL AREA	3.2m² (INC AREA TO BOTH SIDES OF SIGNS)	OVERALL AREA	4m²
NOTES	CHARCOAL POWDERCOAT FINISH TO LASER CUT 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	NOTES	CHARCOAL POWDERCOAT FINISH TO METAL ARCH WITH FREE STANDING LASER-CUT TENANCY LETTERS.
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)	OVERALL AREA	4m²
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	NOTES	CHARCOAL POWDERCOAT FINISH TO METAL ARCH WITH FREE STANDING LASER-CUT TENANCY LETTERS.

OVERALL TOTAL SIGNAGE AREA: 15.4m2

PLANNING AND ENVIRONMENT ACT 1987  
GLEN EIRA PLANNING SCHEME

This plan/document is endorsed  
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GE/DP-33820/2020

Sheet: 16 of 26

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Endorsed on: 8 September 2022

General Note:

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**Notes**

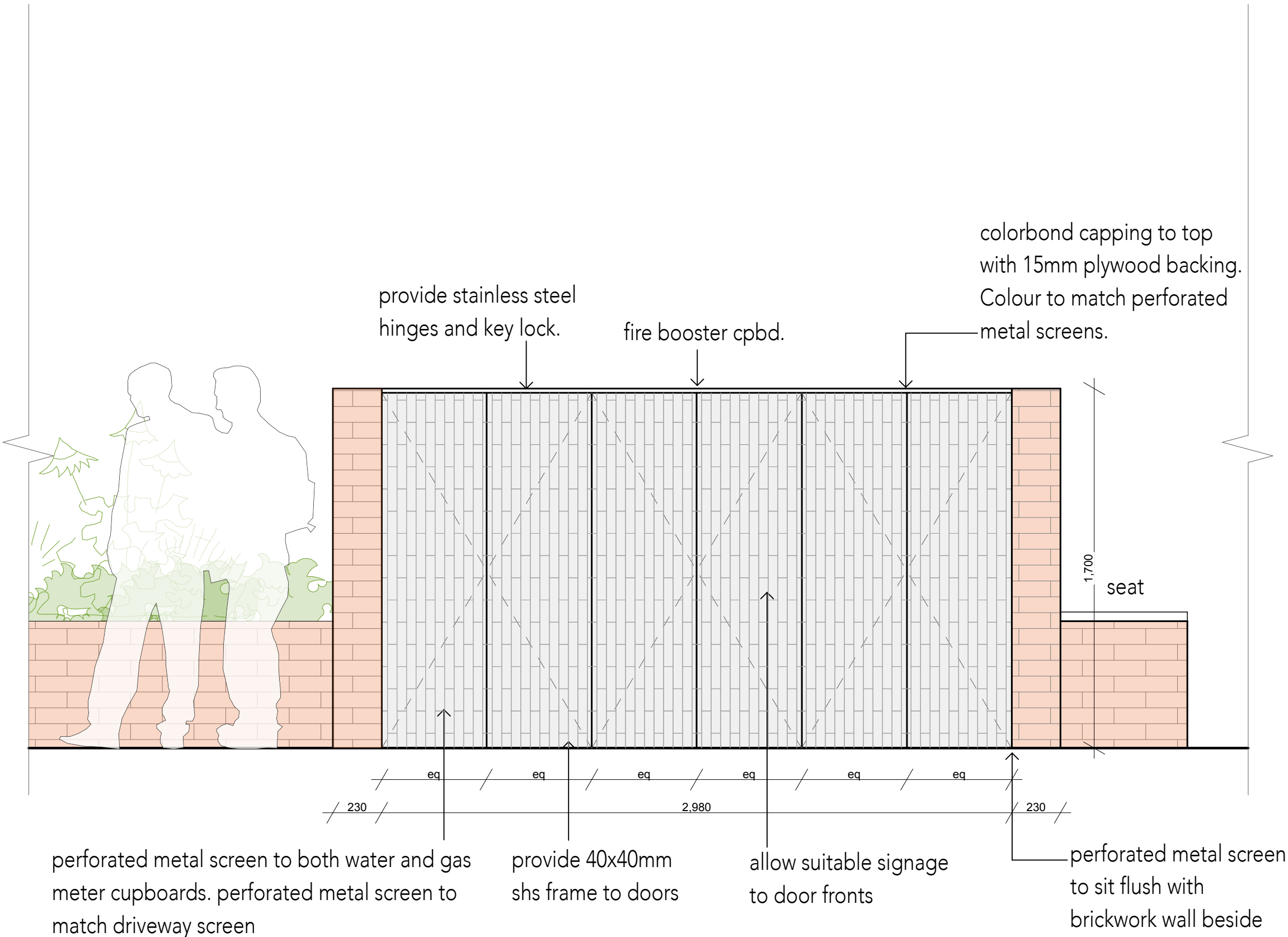
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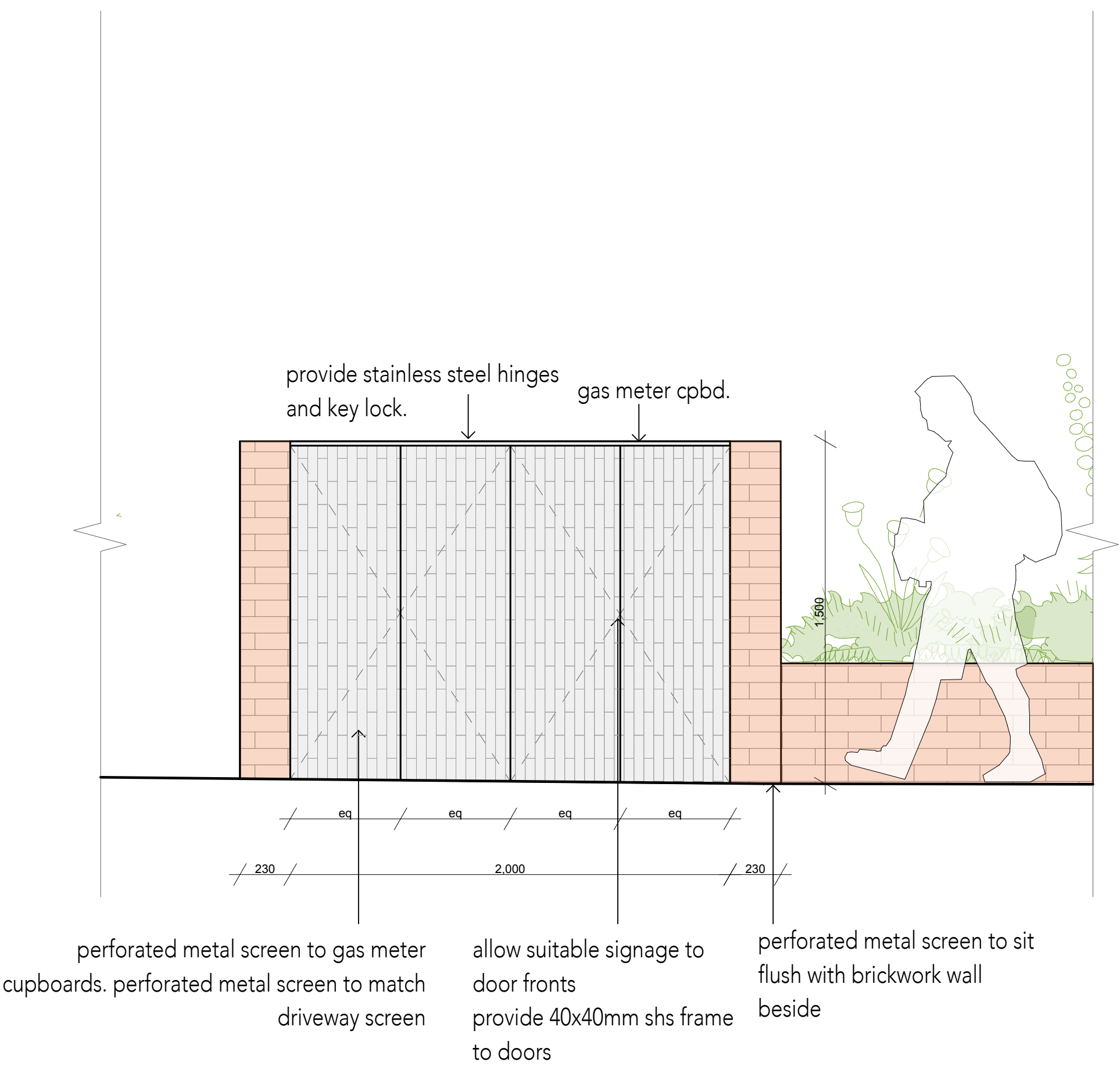
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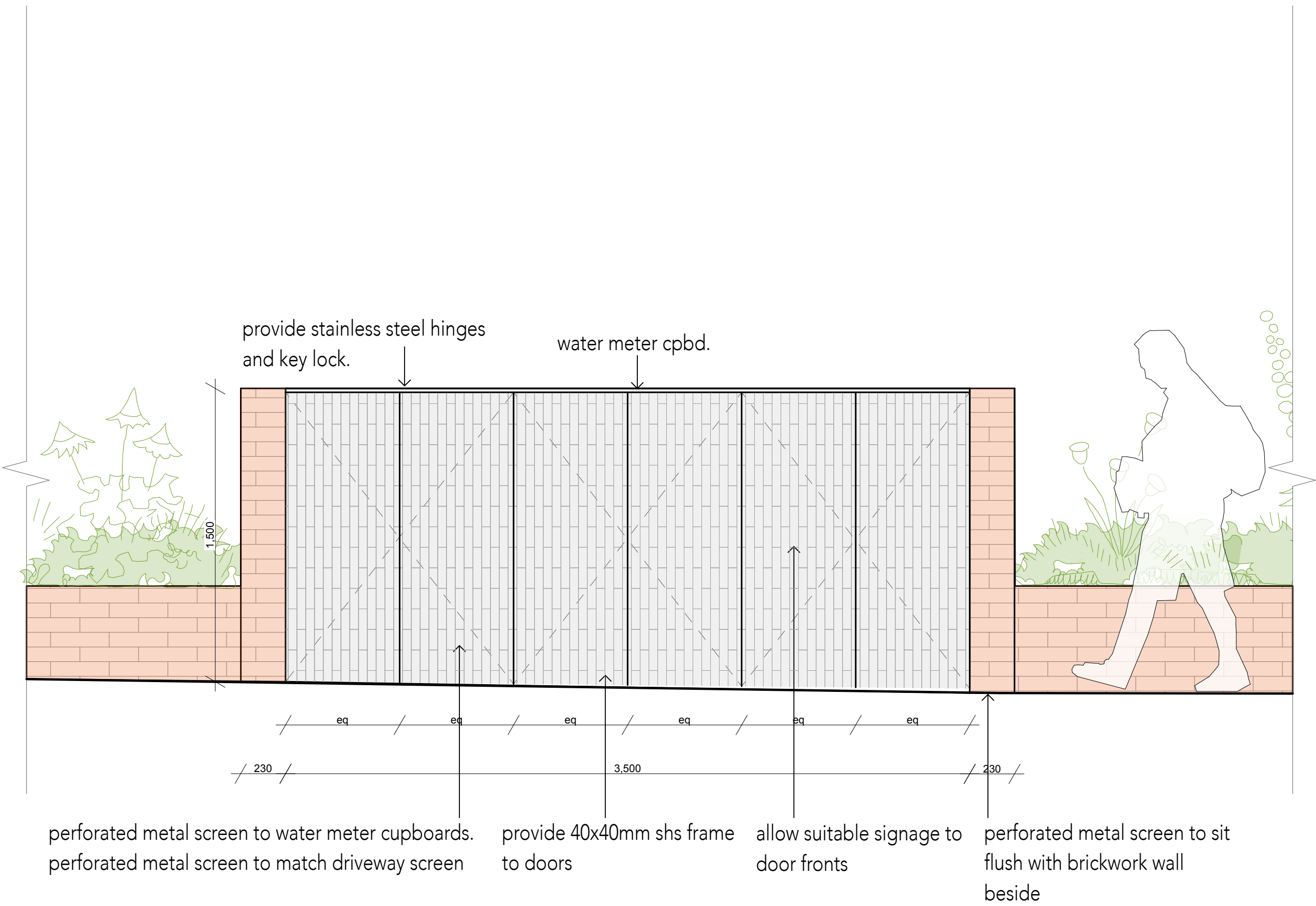
## FIRE BOOSTER CUPBOARD ELEVATION

SCALE 1:20



## GAS METER CUPBOARD ELEVATION

SCALE 1:20



## WATER METER CUPBOARD ELEVATION

SCALE 1:20

PLANNING AND ENVIRONMENT ACT 1987  
GLEN EIRA PLANNING SCHEME

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GE/DP-33820/2020

Sheet: 17 of 26

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Endorsed on: 8 September 2022

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Jam Architects Pty Ltd  
ABN 55 005 703 195

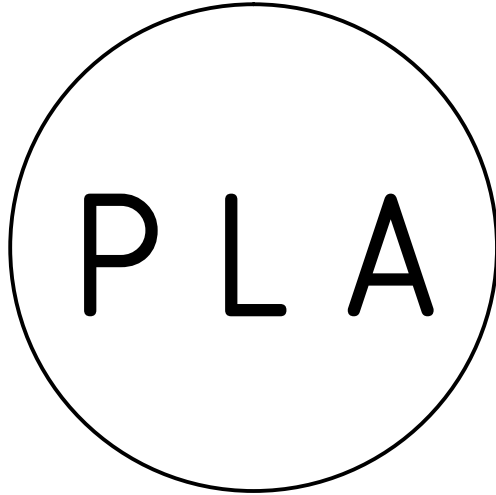
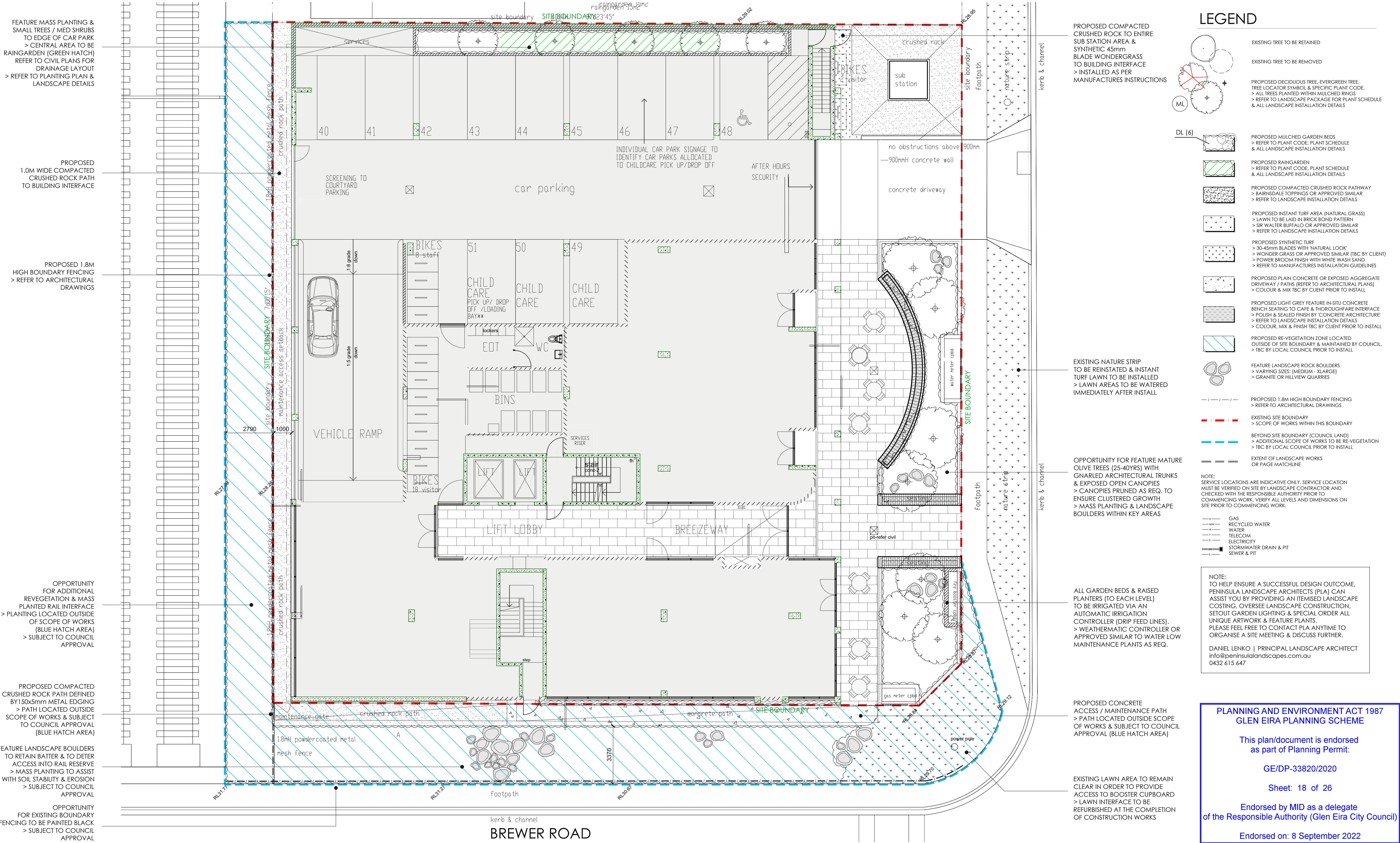
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jamarchitects.com.au

JAM





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:	APPROVED:
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

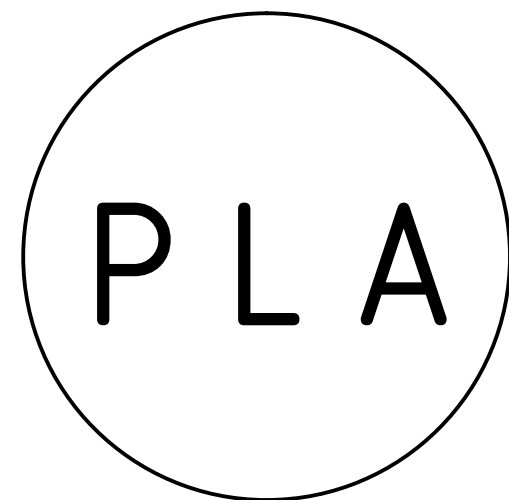
H.CO

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PLA PROJECT: COMMERCIAL LANDSCAPE DESIGN	PROJECT DATE: MAR 2022	NORTH POINT: SCALE:
SITE ADDRESS: 99 BREWER ROAD, BENTLEIGH, VIC	CLIENT: H.CO PROPERTY	1: 100 @ A1 1: 200 @ A3
PAGE TITLE: SETOUT PLAN (GROUND FLOOR)	PLA JOB REFERENCE: 21-2371	REVISION: G PAGE: L1





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ARCHITECTS

RESIDENTIAL & COMMERCIAL  
LANDSCAPE ARCHITECTURE

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CONTEMPORARY LANDSCAPE DESIGN  
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ISSUE:	DATE:	REVISION:	APPROVED:
A	18/03/22	LA DESIGN PACKAGE	DL
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F	10/08/22	LA DESIGN PACKAGE	DL
G	06/09/22	LA DESIGN PACKAGE	DL

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PLA PROJECT:  
COMMERCIAL LANDSCAPE DESIGN

SITE ADDRESS:  
99 BREWER ROAD,  
BENTLEIGH, VIC

PAGE TITLE:  
PLANTING PLAN 1. (GROUND FLOOR)

PROJECT DATE:  
MAR 2022

CLIENT:  
H.CO PROPERTY

PLA JOB REFERENCE:  
21-2371

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

REVISION: G  
PAGE: L2

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  
> BAIRNSDALE TOPPINGS OR APPROVED SIMILAR  
> REFER TO LANDSCAPE INSTALLATION DETAILS
- PROPOSED INSTANT TURF AREA (NATURAL GRASS)  
> LAWN TO BE LAID IN BRICK BOND PATTERN  
> SIR WALTER BUFFALO OR APPROVED SIMILAR  
> REFER TO LANDSCAPE INSTALLATION DETAILS
- PROPOSED SYNTHETIC TURF  
> 30-45mm BLADES WITH 'NATURAL LOOK'  
> WONDER GRASS OR APPROVED SIMILAR (TBC BY CLIENT)  
> POWER BROOM FINISH WITH WHITE WASH SAND  
> REFER TO MANUFACTURES INSTALLATION GUIDELINES
- PROPOSED PLAIN CONCRETE OR EXPOSED AGGREGATE DRIVEWAY / PATHS (REFER TO ARCHITECTURAL PLANS)  
> COLOUR & MIX TBC BY CLIENT PRIOR TO INSTALL
- 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
- PROPOSED RE-VEGETATION ZONE LOCATED OUTSIDE OF SITE BOUNDARY & MAINTAINED BY COUNCIL.  
> TBC BY LOCAL COUNCIL PRIOR TO INSTALL
- FEATURE LANDSCAPE ROCK BOULDERS  
> VARYING SIZES; (MEDIUM - XLARGE)  
> GRANITE OR HILLVIEW QUARRIES
- PROPOSED 1.8M HIGH BOUNDARY FENCING  
> REFER TO ARCHITECTURAL DRAWINGS
- EXISTING SITE BOUNDARY  
> SCOPE OF WORKS WITHIN THIS BOUNDARY
- BEYOND SITE BOUNDARY (COUNCIL LAND)  
> ADDITIONAL SCOPE OF WORKS TO BE RE-VEGETATION  
> TBC BY LOCAL COUNCIL PRIOR TO INSTALL
- 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

PLANNING AND ENVIRONMENT ACT 1987  
GLEN EIRA PLANNING SCHEME

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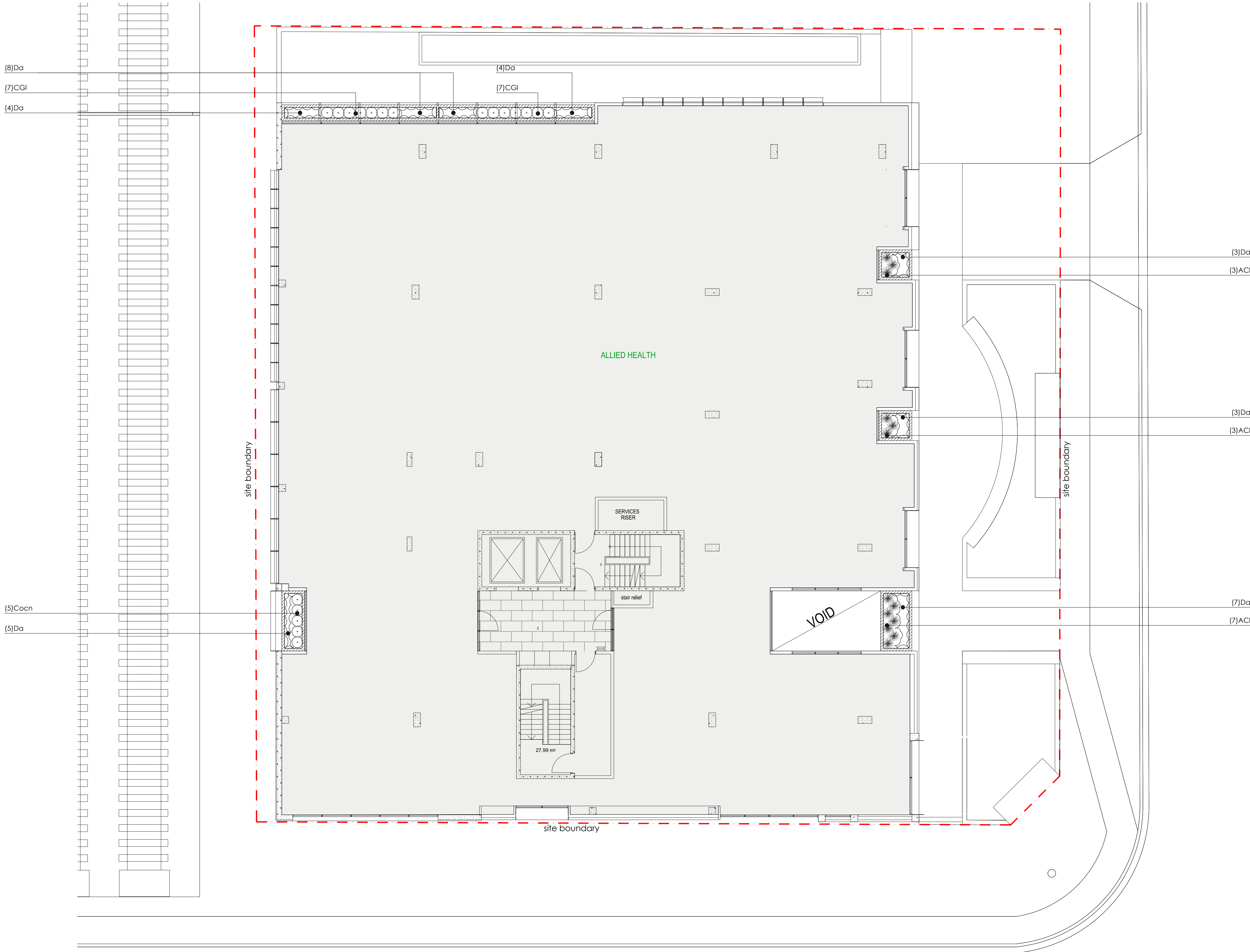
GE/DP-33820/2020

Sheet: 19 of 26

Endorsed by MID as a delegate  
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Endorsed on: 8 September 2022





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  
> BAIRNSDALE TOPPINGS OR APPROVED SIMILAR  
> REFER TO LANDSCAPE INSTALLATION DETAILS
- PROPOSED INSTANT TURF AREA (NATURAL GRASS)  
> LAWN TO BE LAID IN BRICK BOND PATTERN  
> SIR WALTER BUFFALO OR APPROVED SIMILAR  
> REFER TO LANDSCAPE INSTALLATION DETAILS
- PROPOSED SYNTHETIC TURF  
> 30-45mm BLADES WITH 'NATURAL LOOK'  
> WONDER GRASS OR APPROVED SIMILAR (TBC BY CLIENT)  
> POWER BROOM FINISH WITH WHITE WASH SAND  
> REFER TO MANUFACTURES INSTALLATION GUIDELINES
- PROPOSED PLAIN CONCRETE OR EXPOSED AGGREGATE DRIVEWAY / PATHS (REFER TO ARCHITECTURAL PLANS)  
> COLOUR & MIX TBC BY CLIENT PRIOR TO INSTALL
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- EXISTING SITE BOUNDARY  
> SCOPE OF WORKS WITHIN THIS BOUNDARY
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- EXTENT OF LANDSCAPE WORKS OR PAGE MATCHLINE
- NOTE:  
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- GAS  
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NOTE:  
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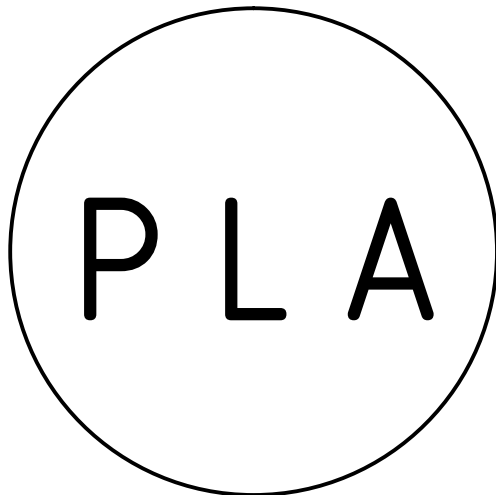
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BREWER ROAD



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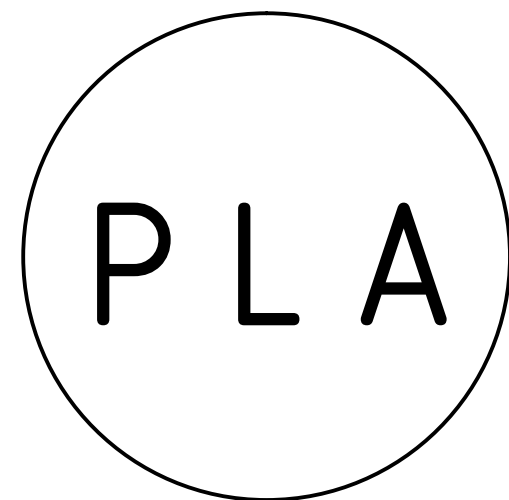
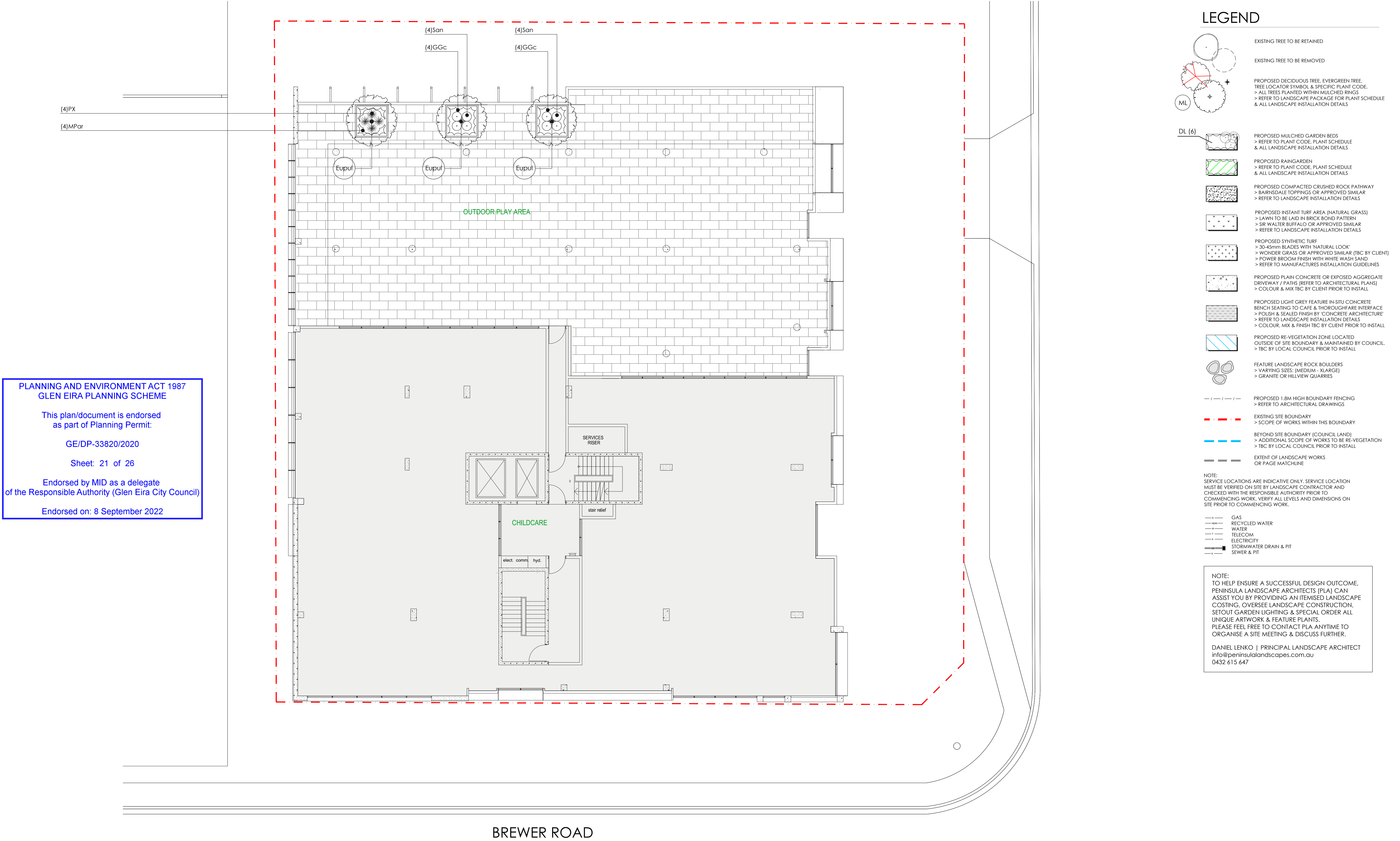
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SITE ADDRESS: 99 BREWER ROAD, BENTLEIGH, VIC	CLIENT: H.CO PROPERTY	
PAGE TITLE: PLANTING PLAN 2. (FIRST FLOOR)	PLA JOB REFERENCE: 21-2371	REVISION: G PAGE: L3





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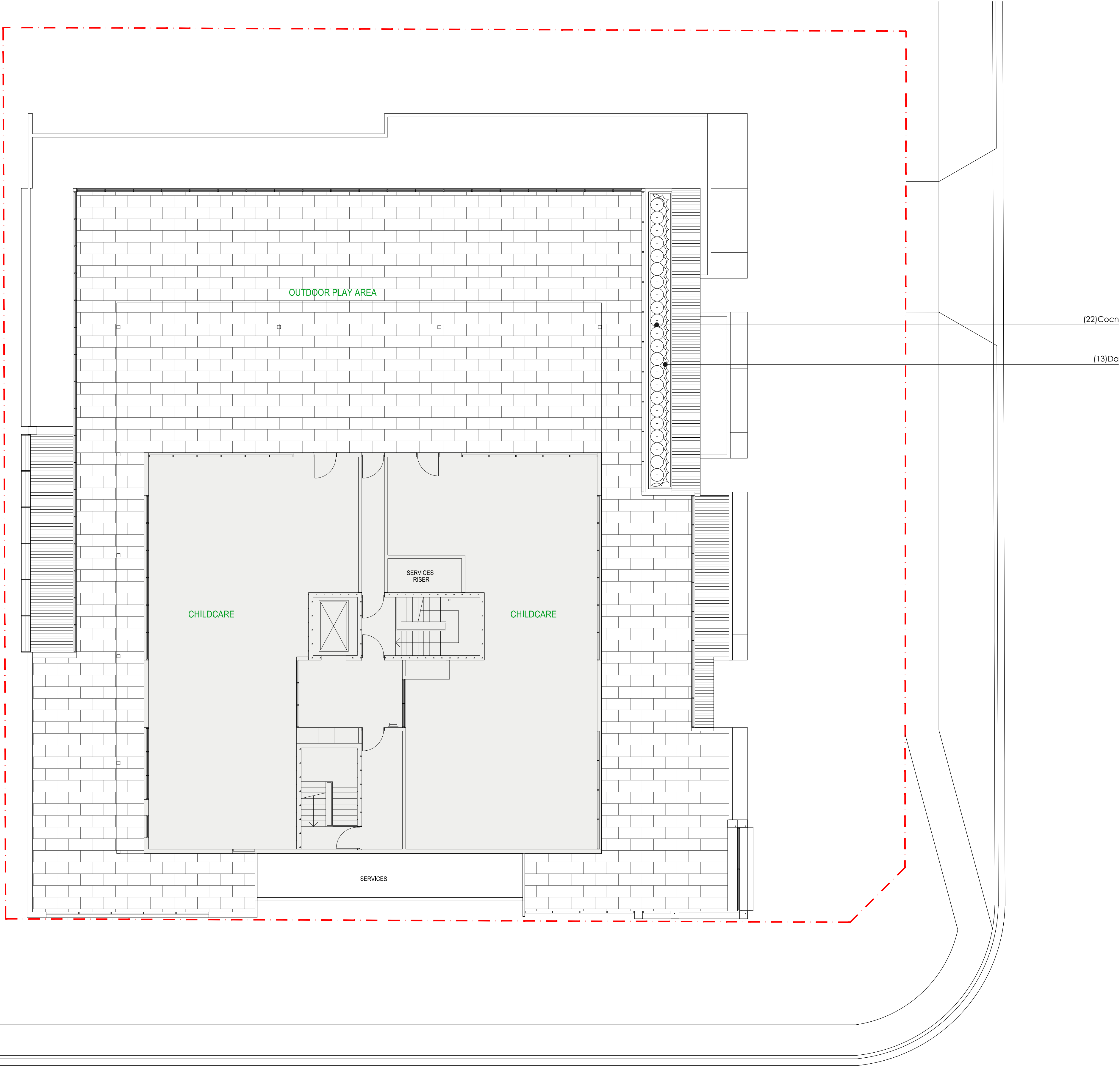
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Sheet: 22 of 26

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PAGE TITLE: PLANTING PLAN 4, (THIRD FLOOR)	PLA JOB REFERENCE: 21-2371	REVISION: G PAGE: L5







PLANTING SCHEDULE

TREES						
CODE	BOTANIC NAME	COMMON NAME	H	W	PLANTED SIZE	QTY
Eupul	Acrmena smithii	'Green Screen' Cloud (PLEACHED)	3.00	2.00	2.0M TALL	3
MGg	Magnolia grandiflora	'Little Gem'	4.00	2.00	2.0M TALL	5
OEur	Olea europaea	'Nevadillo' (Med - XLarge)	6.00	4.00	2.0M+ TALL	7

LANDSCAPE ARCHITECT & H.CO TO SOURCE & OR SELECT 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
ACI	Acacia cognata	MINI COG	1.00	1.00	250 DIA POT	51
B\$bc	Banksia spinulosa	'Birthday Candles'	0.50	1.50	250 DIA POT	16
CA	Correa alba	WHITE CORREA	1.50	1.50	350 DIA POT	46
Cocn	Convolvulus cneorum 'silver bush'	SILVER BUSH	0.91	0.61	350 DIA POT	41
GRo	Grevillea 'Olivacea'	Olive Leaf Grevillea	3.00	2.00	350 DIA POT	11
SLap	Salvia leucantha	Mexican sage	1.00	1.00	350 DIA POT	30

RAIN GARDEN						
CODE						
DEp	Derwentia perfoliata	DIGGERS SPEEDWELL	0.60	1.20	150 DIA POT	10
CApp	Carex appressa	TALL SEDGE	1.00	0.75	350 DIA POT	14
PAo	Patersonia occidentalis	LONG LEAF PURPLE FLAG	0.50	0.50	150 DIA POT	14

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	37
BMu	Brachyscome multifida	NATIVE DAISY	0.30	0.50	250 DIA POT	17
CGI	Casuarina glauca	'Cousin It'	0.30	1.50	350 DIA POT	66
CH	Chryscephalum apiculatum	COMMON EVERLASTING	0.30	1.00	150 DIA POT	25
Da	Dichondra argenta	DICHONDRA SILVER FALLS	0.10	1.00	250 DIA POT	103
FNo	Ficinia nodosa	KNOBBY CLUB-SEDGE	1.00	0.80	350 DIA POT	23
GGc	Grevillea juniperina	'Gold Cluster'	0.30	1.00	250 DIA POT	39
KP	Kennedia prostrata	RUNNING POSTMAN	0.20	1.50	150 DIA POT	9
Lim	Linum marginale	NATIVE FLAX	0.50	0.30	150 DIA POT	17
LCc	Lomandra confertifolia	LITTLE CON	0.30	0.30	350 DIA POT	35
LL	Lomandra longifolia	SPINY HEADED MAT RUSH	1.00	1.00	250 DIA POT	51
MPar	Myoporum parvifolium	CREEPING BOOBIALLA	0.10	1.00	250 DIA POT	24
PX	Philodendron xanadu	Xanadu Philodendron	0.80	0.80	350 DIA POT	21
San	Santolina	COTTON LAVENDER	0.45	0.60	250 DIA POT	19
SMan	Senecio mandraliscae	BLUE CHALK STICKS	0.30	0.75	350 DIA POT	14
Was	Wahlenbergia stricta	TALL BLUEBELL	0.30	0.20	150 DIA POT	30

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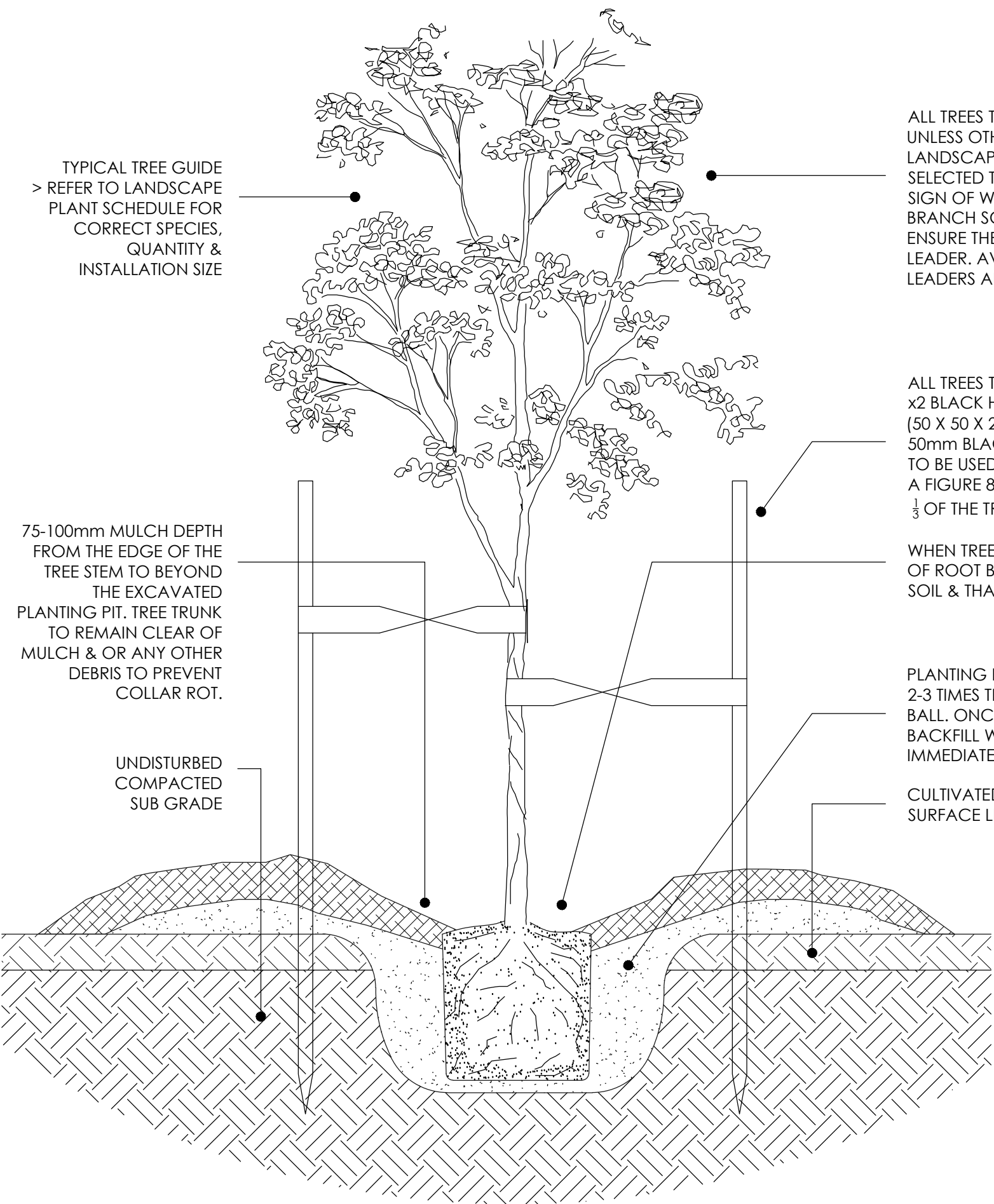
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ALL TREES TO BE INSTALLED AT 2.0M HEIGHT  
UNLESS OTHERWISE SPECIFIED ON  
LANDSCAPE PLANT SCHEDULE.  
SELECTED TREES ARE TO BE HEALTHY WITH NO  
SIGN OF WATER DEFICIENCY, ROOT ROT OR  
BRANCH SCARRING.  
ENSURE THE TREE HAS A WELL ESTABLISHED  
LEADER. AVOID TREES WITH MULTIPLE  
LEADERS AND OR SPLIT TRUNKS.

ALL TREES TO BE STAKED WITH  
x2 BLACK HARDWOOD STAKES  
(50 X 50 X 2400).  
50mm BLACK HESSIAN TIE  
TO BE USED TO SECURE THE TREE WITH  
A FIGURE 8 TWIST APPROXIMATELY  
1/3 OF THE TREE HEIGHT.

WHEN TREE IS PLACED ENSURE TOP  
OF ROOT BALL IS LEVEL WITH SURROUNDING  
SOIL & THAT THE TREE SITS LEVEL.

PLANTING HOLE SHALL BE EXCAVATED  
2-3 TIMES THE WIDTH OF THE ROOT  
BALL. ONCE THE TREE IS INSTALLED  
BACKFILL WITH SITE SOIL & WATER  
IMMEDIATELY.

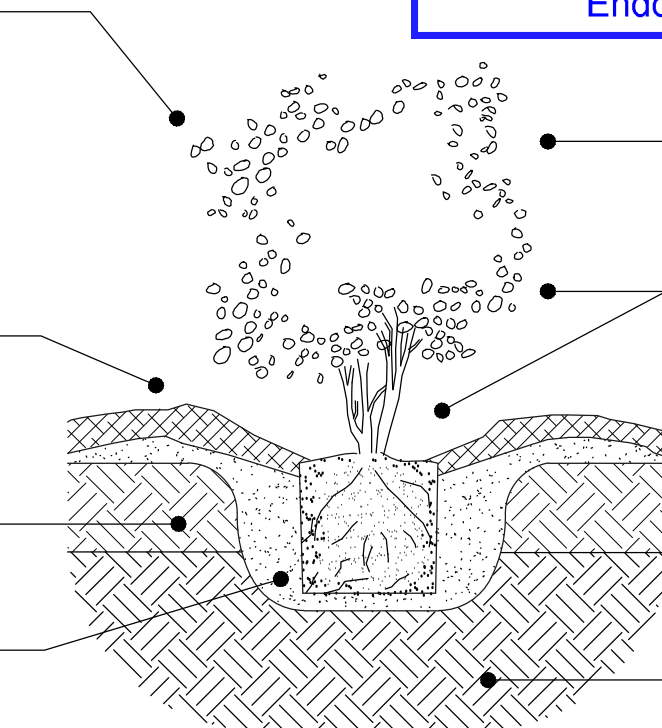
CULTIVATED TOPSOIL TO FINISHED  
SURFACE LEVEL (F.S.L)

TYPICAL PLANT GUIDE  
> REFER TO LANDSCAPE  
PLANT SCHEDULE FOR  
CORRECT SPECIES, QUANTITY  
& INSTALLATION SIZE.  
LARGE SHRUBS TO BE  
SUPPORTED WITH BLACK  
HARDWOOD STAKES  
(50 x 50 x 1200)  
& BLACK HESSIAN TIES

75mm MULCH DEPTH  
FROM THE EDGE OF THE  
PLANT STEM TO BEYOND  
THE EXCAVATED  
PLANTING PIT.

CULTIVATED  
TOPSOIL  
100-200mm

LIGHTLY AGITATE SIDES OF  
ROOT BALL TO PROMOTE  
EASY ROOT GROWTH



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WITH SITE SOIL &  
WATER IMMEDIATELY.  
WHEN PLANT IS PLACED  
ENSURE TOP OF ROOT BALL  
IS LEVEL WITH  
SURROUNDING SOIL &  
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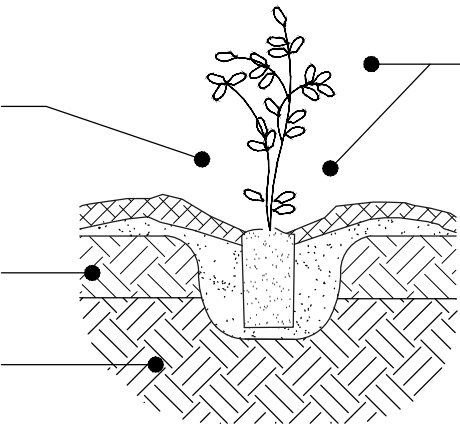
CULTIVATED  
SUBGRADE

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TAKE CARE WHEN  
PLANTING TUBE STOCK;  
DO NOT PULL THE PLANT  
BY THE STEM

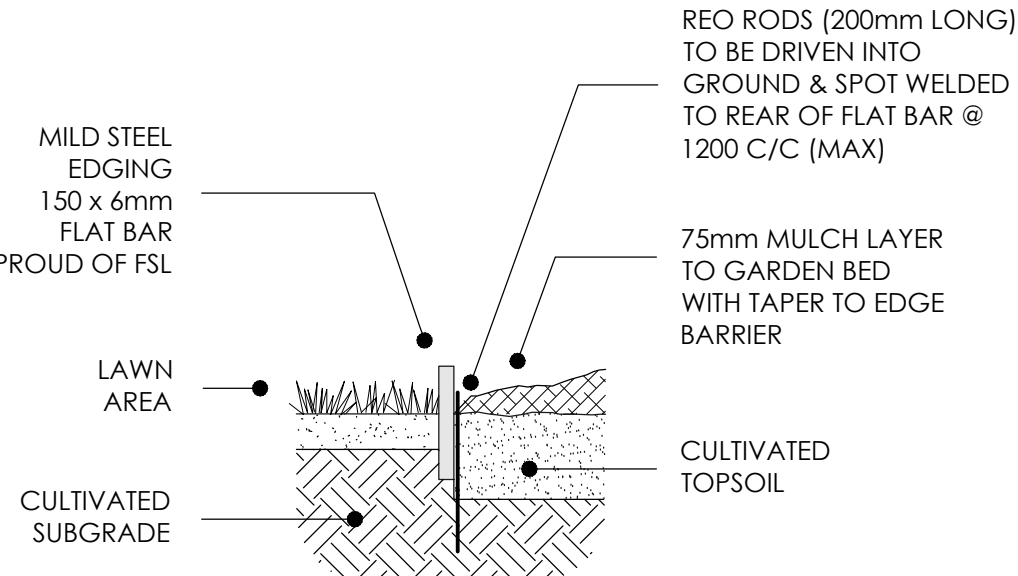
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SOIL & THAT THE PLANT SITS  
LEVEL.



LANDSCAPE DETAIL: 1~ L7

TREE PLANTING DETAIL (TYP)

SECTION  
DETAIL 1:10

LANDSCAPE DETAIL: 5~ L7

INSTANT TURF (TYP)

SECTION  
DETAIL 1:20

LANDSCAPE DETAIL: 6~ L7

GRAVEL SURFACE DETAIL (TYP)

SECTION  
DETAIL 1:10

LANDSCAPE DETAIL: 7~ L7

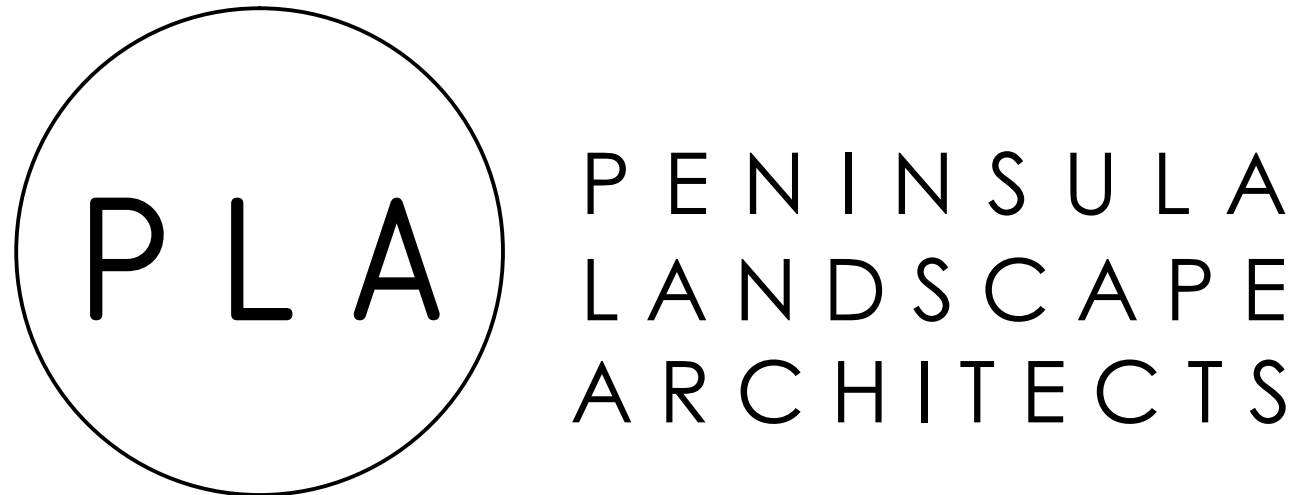
CONCRETE SURFACE DETAIL (TYP)

SECTION  
DETAIL 1:10

LANDSCAPE DETAIL: 8~ L7

ROCK DETAIL (TYP)

SECTION  
DETAIL 1:20



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SITE ADDRESS:  
99 BREWER ROAD,  
BENTLEIGH, VIC

PAGE TITLE:  
LANDSCAPE DETAILS 1.

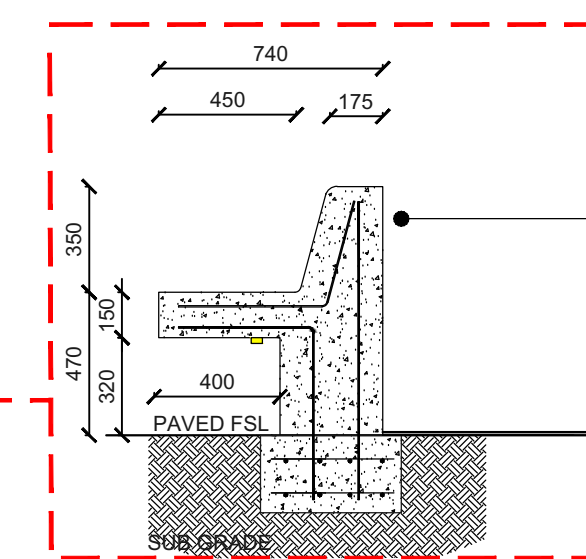
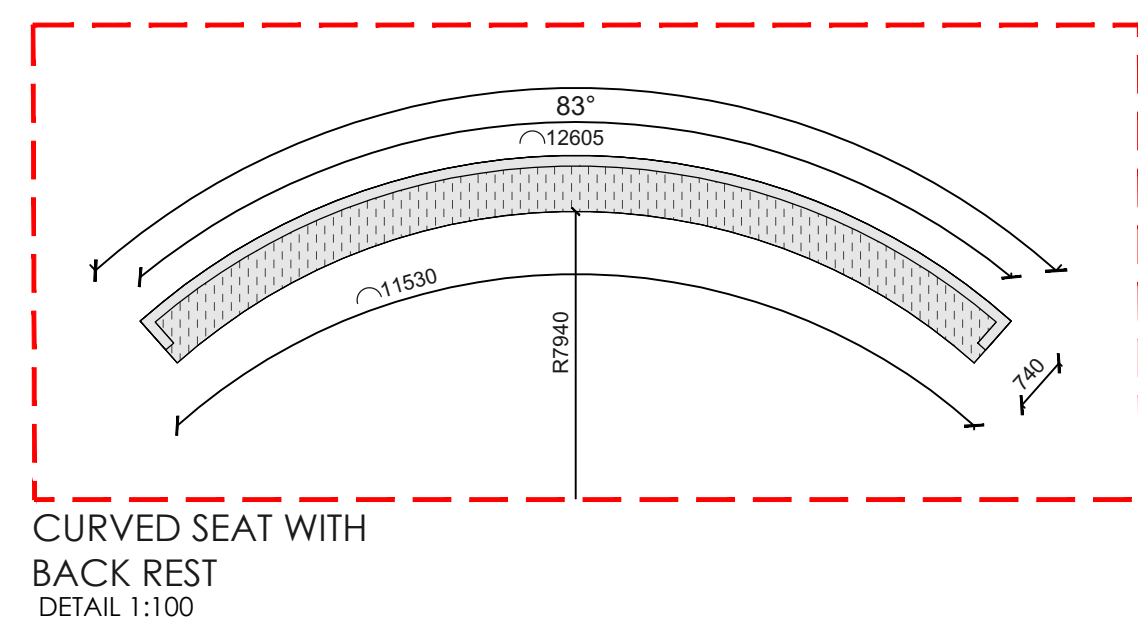
PROJECT DATE:  
MAR 2022

CLIENT:  
H.CO PROPERTY

PLA JOB REFERENCE:  
21-2371

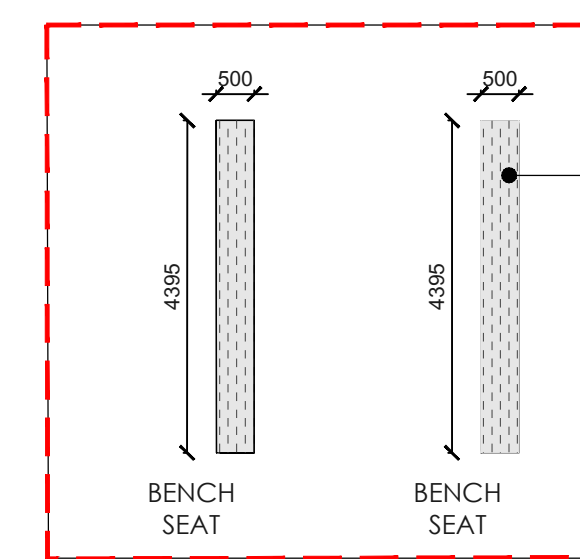
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REVISION: G  
PAGE: L7





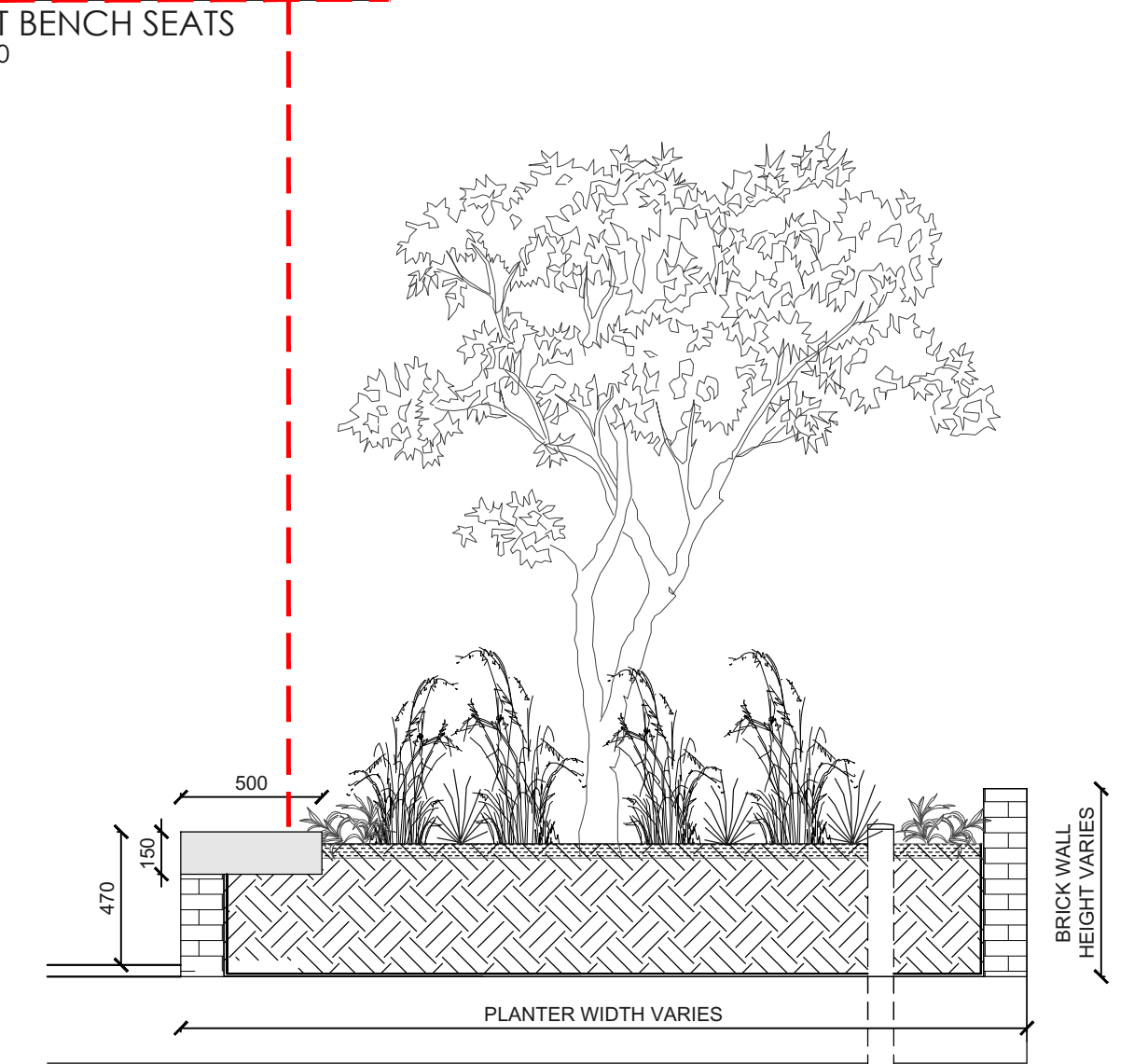
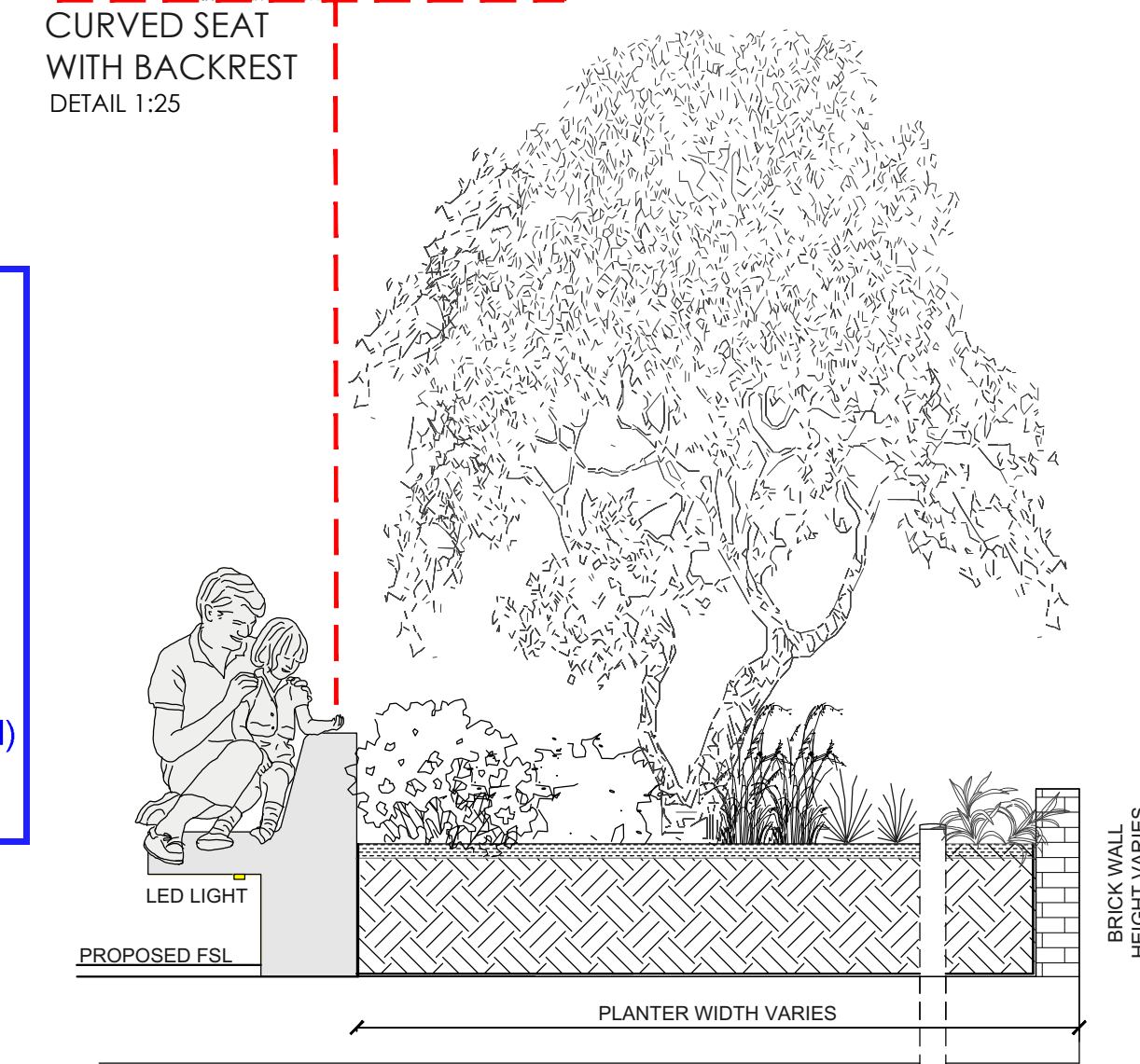
PROPOSED CURVED IN-SITU  
CONCRETE BENCH SEAT WITH BACKREST  
TO RAISED GARDEN BED  
> INTEGRATED LED STRIP LIGHTING  
> FINAL DESIGN & SPECIFICATION  
TO ENGINEERS DETAILS

NOTE:  
PROFESSIONAL INSTALLATION BY  
FABIAN FROM CONCRETE ARCHITECTURE  
> FINAL FINISHES & COLOUR MIX TO BE APPROVED  
BY CLIENT BEFORE INSTALL



PROPOSED 2no FEATURE  
IN-SITU CONCRETE BENCH SEATS  
TO RAISED GARDEN BEDS  
> FLUSH FINISH TO OUTSIDE WALL  
> DESIGN & SPECIFICATION TO ENGINEERS  
DETAILS

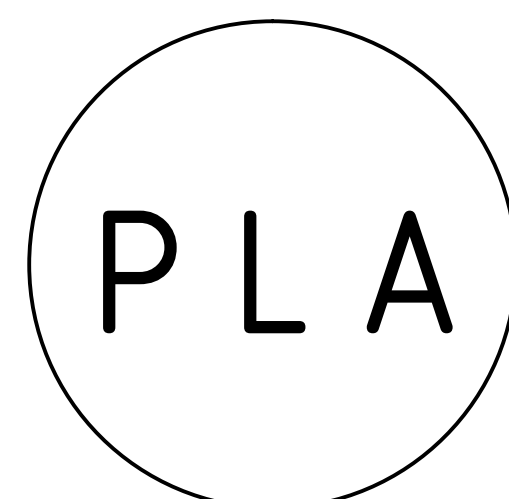
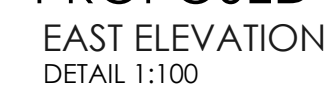
NOTE:  
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PLAN  
DETAIL 1:100

ELEVATION  
DETAIL 1:25

ELEVATION  
DETAIL 1:25



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G	06/09/22	LA DESIGN PACKAGE	DL

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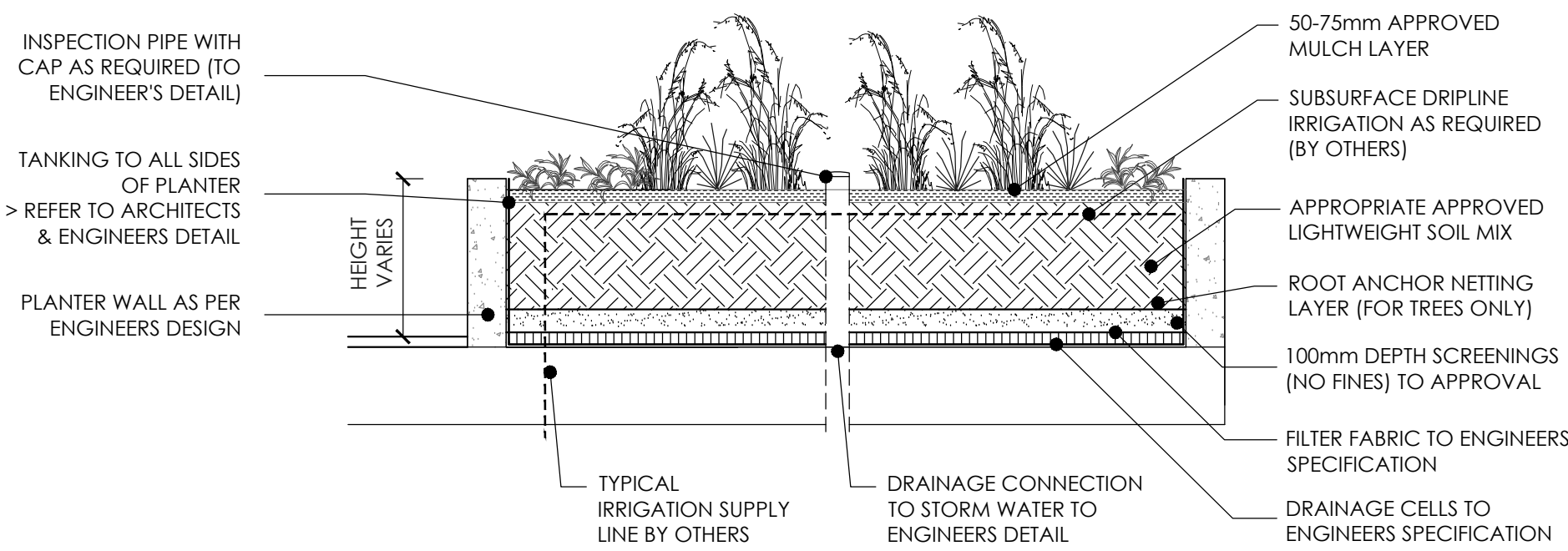
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PAGE TITLE:  
LANDSCAPE DETAILS 2.

PLA JOB REFERENCE:  
21-2371

  
 NORTH POINT:  
 SCALE:  
 : 100 @ A1  
 : 200 @ A3  
 REVISION: G  
 PAGE: 18

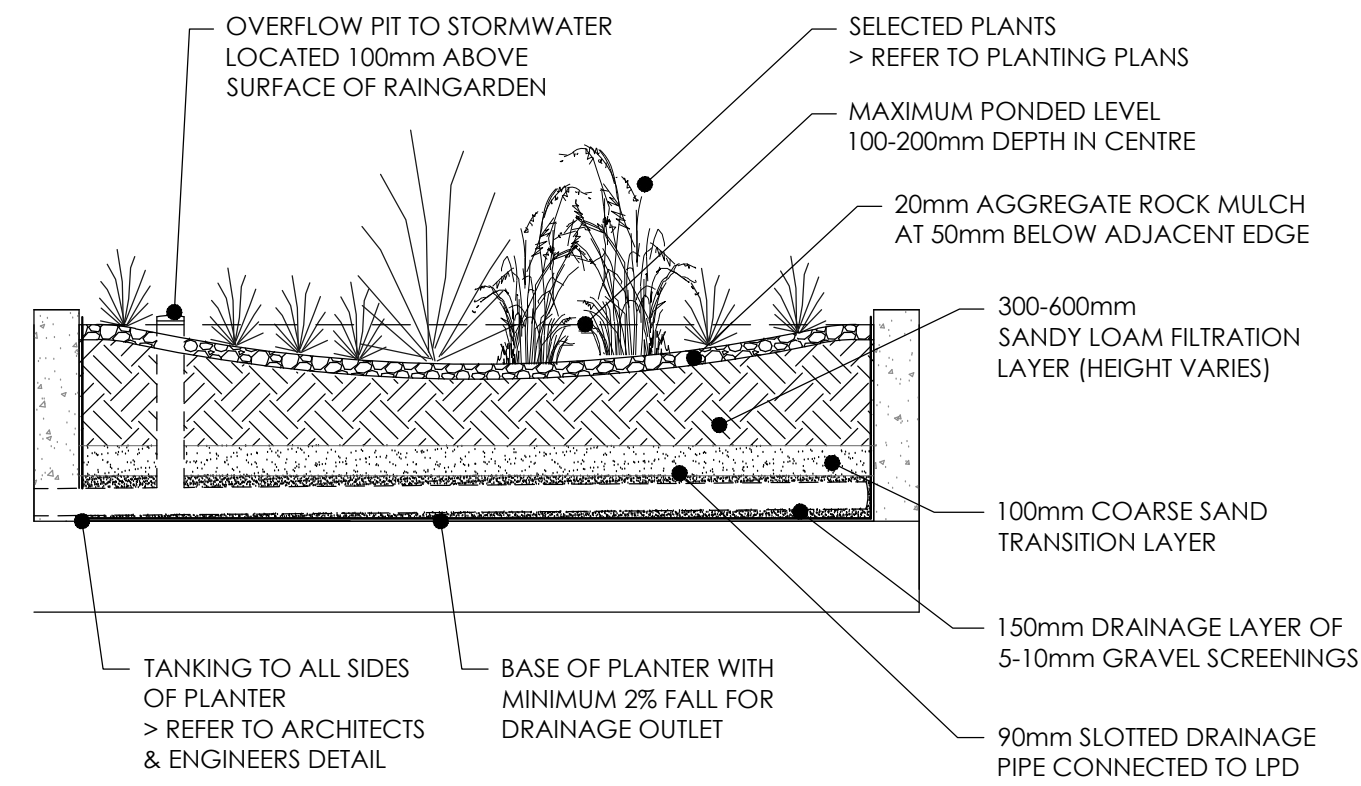




LANDSCAPE DETAIL: 1~ L9

### PROPOSED RAISED LIGHTWEIGHT PLANTER (TYP)

SECTION  
DETAIL 1:25



LANDSCAPE DETAIL: 2~ L9

### PROPOSED RAIN GARDEN (TYP)

SECTION  
DETAIL 1:25

PLANNING AND ENVIRONMENT ACT 1987  
GLEN EIRA PLANNING SCHEME

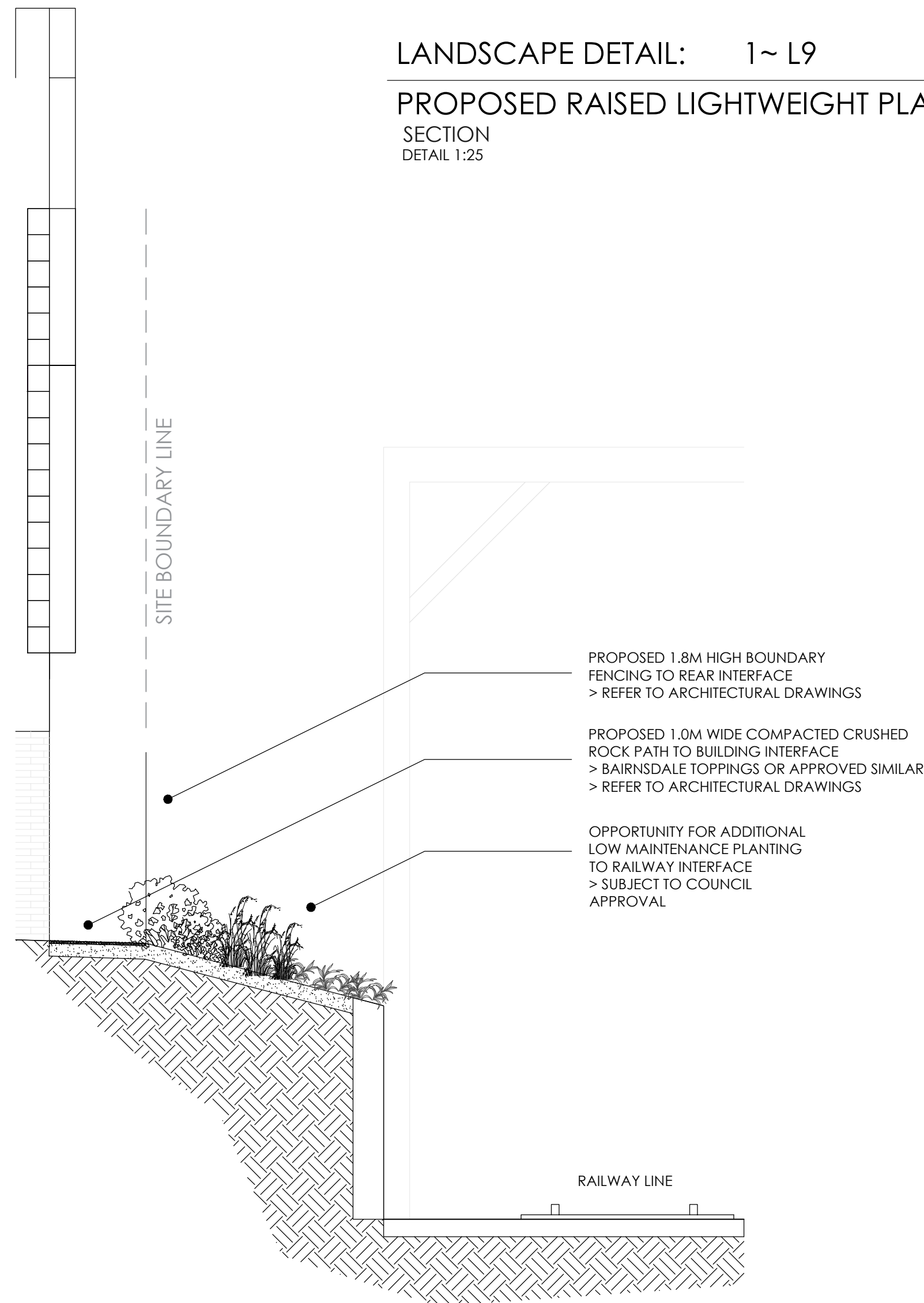
This plan/document is endorsed  
as part of Planning Permit:

GE/DP-33820/2020

Sheet: 26 of 26

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

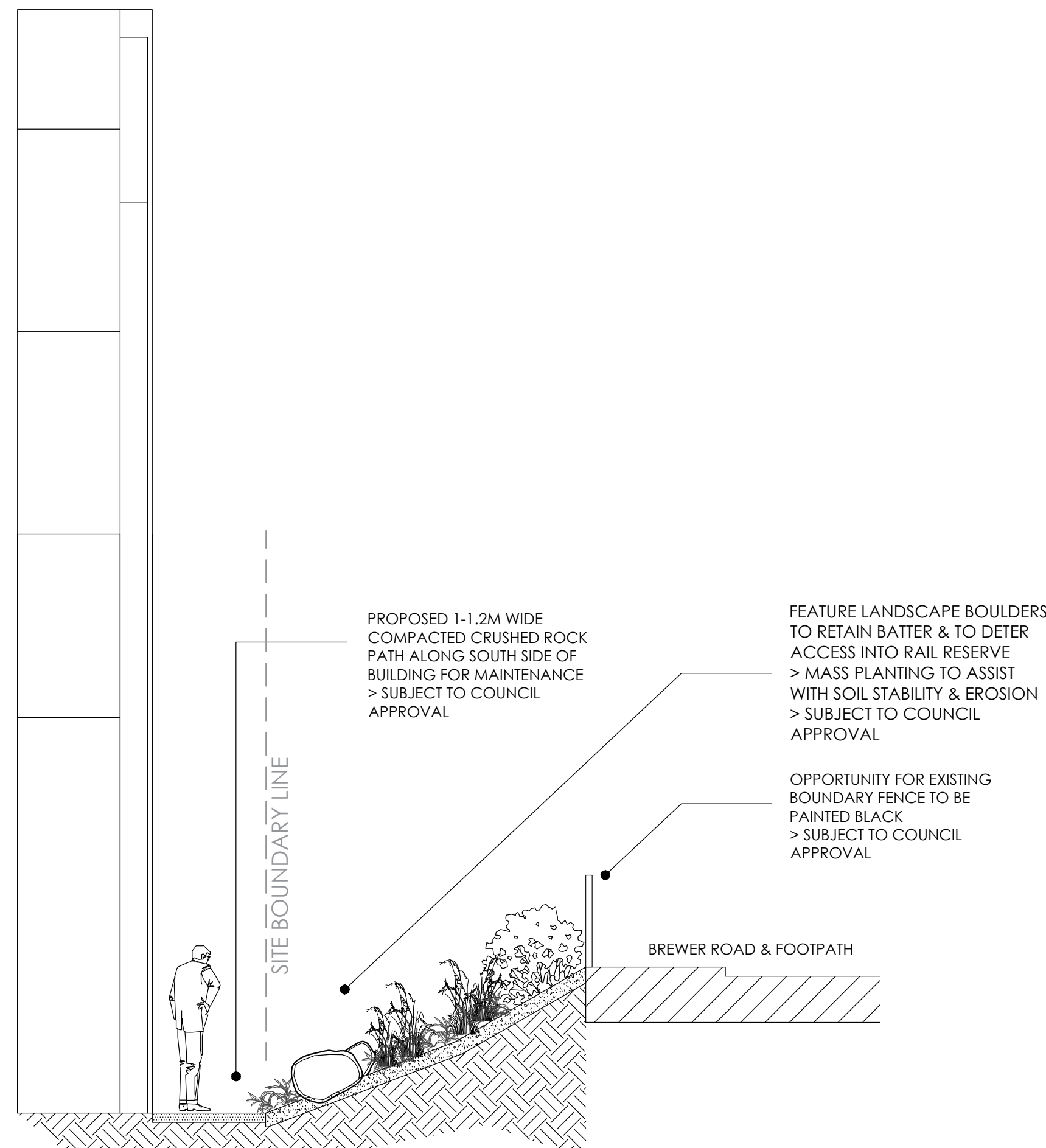
Endorsed on: 8 September 2022



LANDSCAPE DETAIL: 3~ L9

### RAIL RESERVE ELEVATION (TYP)

SECTION  
DETAIL 1:50



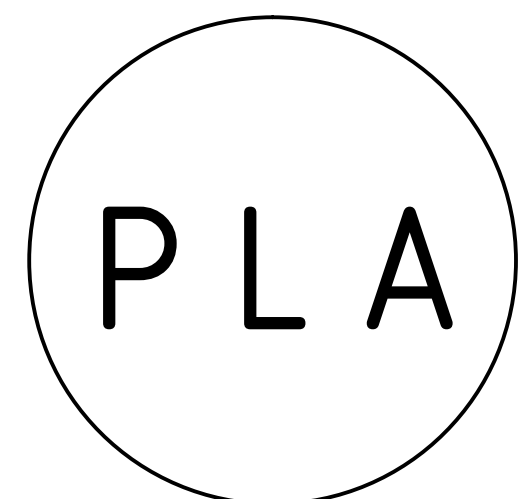
LANDSCAPE DETAIL: 4~ L9

### BREWER ROAD INTERFACE ELEVATION (TYP)

SECTION  
DETAIL 1:50

## 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 (Microlaena stipoides), 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.



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## CONCEPT PLAN ONLY

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PLA PROJECT: COMMERCIAL LANDSCAPE DESIGN	PROJECT DATE: MAR 2022	NORTH POINT: SCALE: 1: 100 @ A1 1: 200 @ A3
SITE ADDRESS: 99 BREWER ROAD, BENTLEIGH, VIC	CLIENT: H.CO PROPERTY	
PAGE TITLE: LANDSCAPE DETAILS 3.	PLA JOB REFERENCE: 21-2371	REVISION: G PAGE: L9