

IDLE ARCHITECTURE STUDIO

NO.	DATE	REVISION	BY
A	28/05/21	TP ISSUE	MH

T / 613 9428 5202 // www.idlearch.com.au // 15 Cubitt Street Cremorne 3121 Victoria

PROJECT: PROPOSED MIXED-USE DEVELOPMENT

ADDRESS: 1517-1529 Bass Highway, Grantville

CLIENT: 1517 Bass Hwy Pty Ltd

2020-09

DRAWING: Urban Context Plan

SCALE: NTS

ORIGIONAL DRAWING AT A1 SIZE. A3 REDUCTION 50%

PRINT DATE:

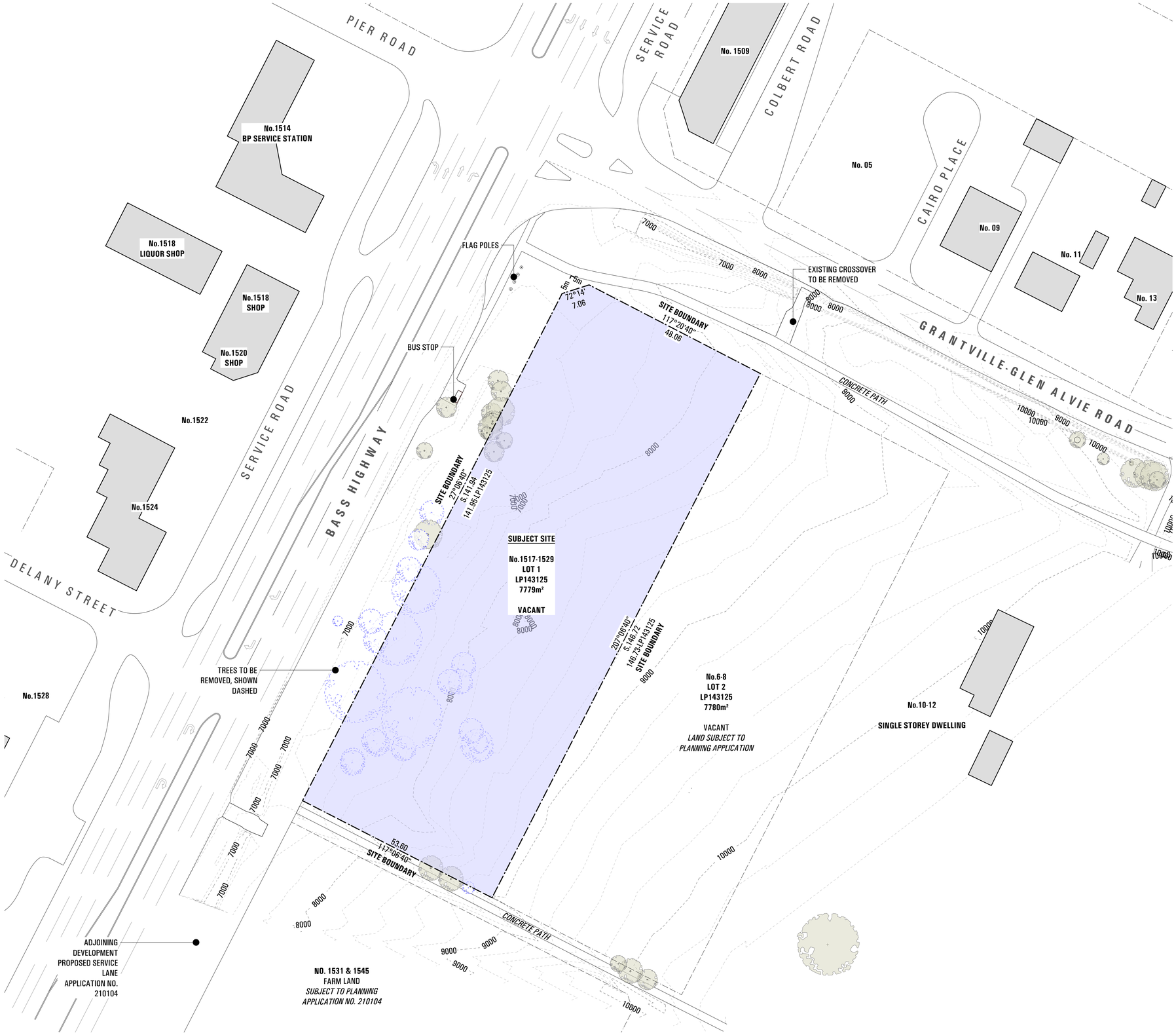
DWAWN BY: IAS

CHECKED BY: IAS

DRAWING NUMBER: TP 1.01

REVISION: A

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ABN: 55 049 519 319



ARCHITECTURE
STUDIO

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PROJECT:
PROPOSED MIXED-USE DEVELOPMENT

ADDRESS:
1517-1529 Bass Highway, Grantville

CLIENT:
1517 Bass Hwy Pty Ltd

2020-09

DRAWING:
Existing Conditions

SCALE:
1:500 @ A1

ORIGIONAL DRAWING AT A1 SIZE.
A3 REDUCTION 50%

PRINT DATE:

DWAWN BY: IAS

CHECKED BY: IAS

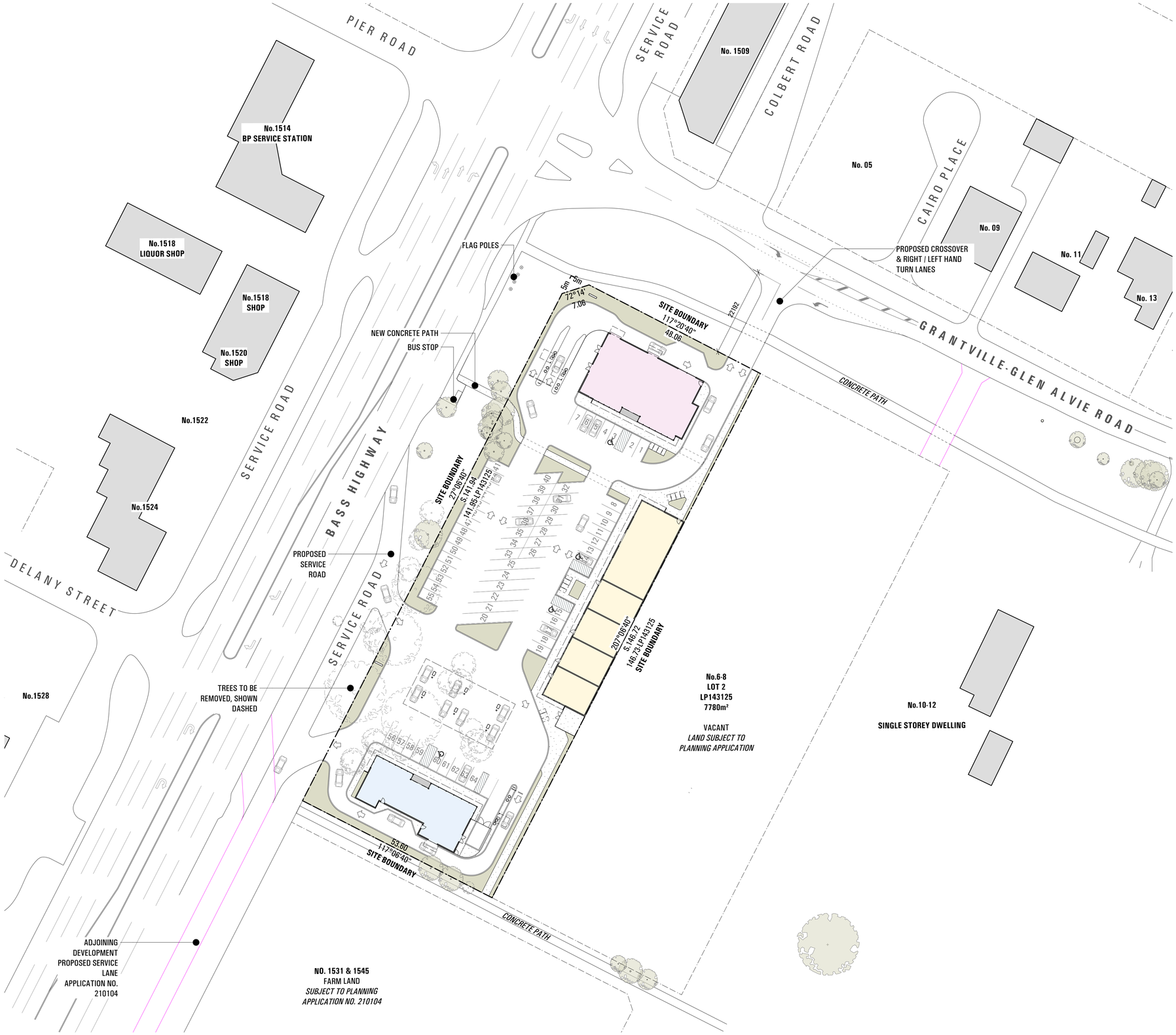
DRAWING NUMBER:
TP 1.02

REVISION:
A

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Development Summary

Subject Site:	No.1517-1529, LOT 1 LP1431
Total Site Area:	7779m²
Total Gross Floor Area:	1430m²
Permeable Area:	870m²
Site Coverage:	1960m²
Total Car Parking:	64
Total Bicyle Parking:	22

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2020-09

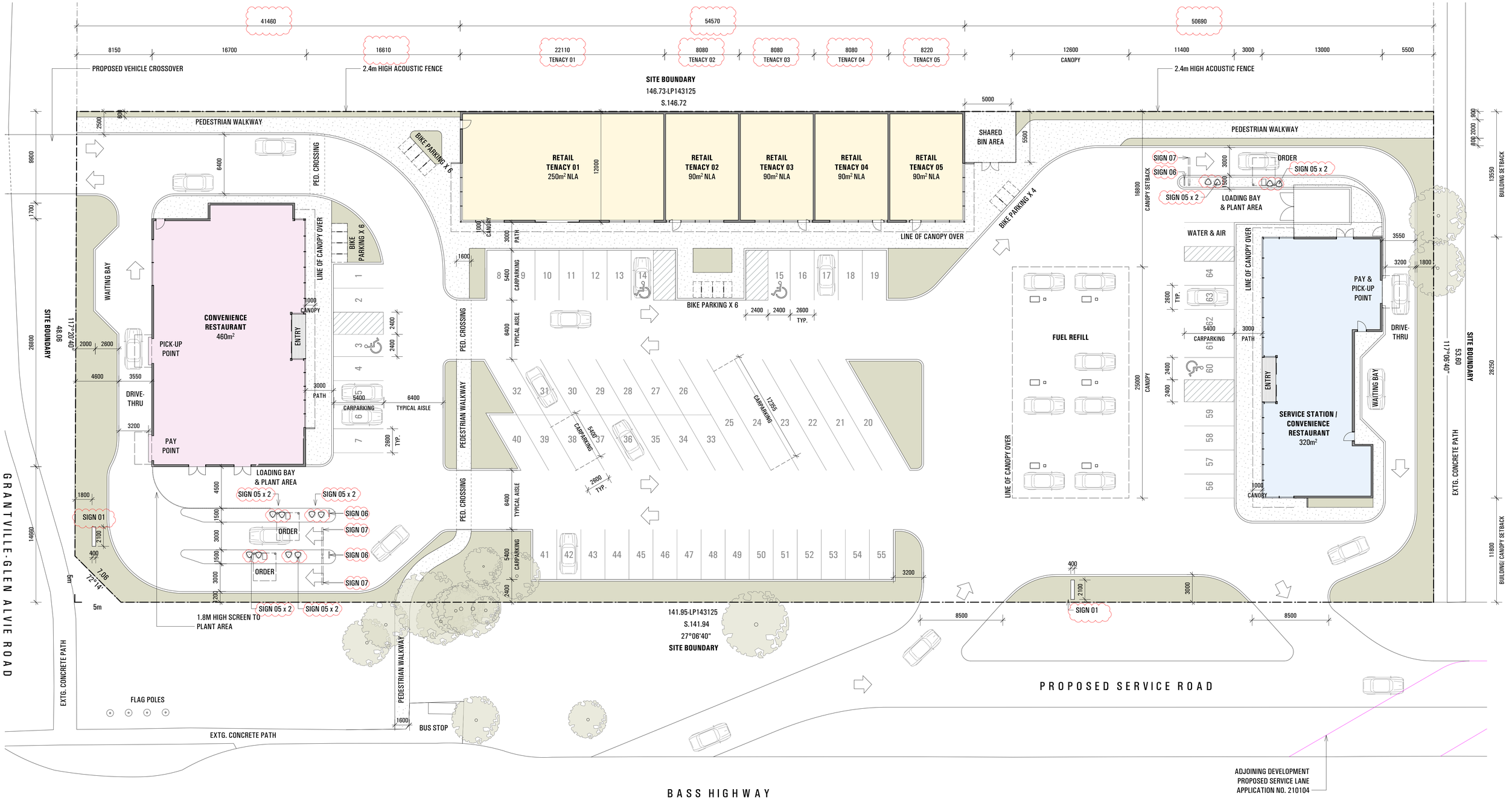
DRAWING: Design Response & Development Summary
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PRINT DATE:
DWAWN BY: IAS
CHECKED BY: IAS

DRAWING NUMBER: TP 1.03
REVISION: B

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1 **Site Plan**
Scale: 1:200

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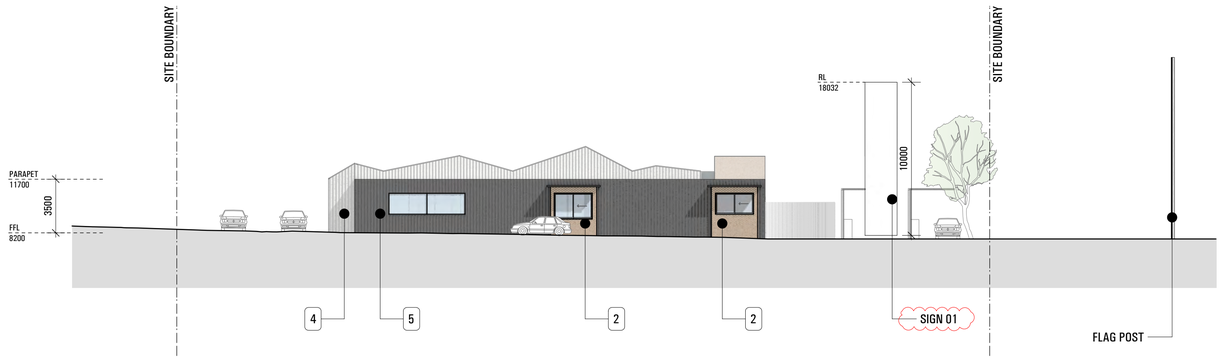
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ADDRESS: 1517-1529 Bass Highway, Grantville
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2020-09

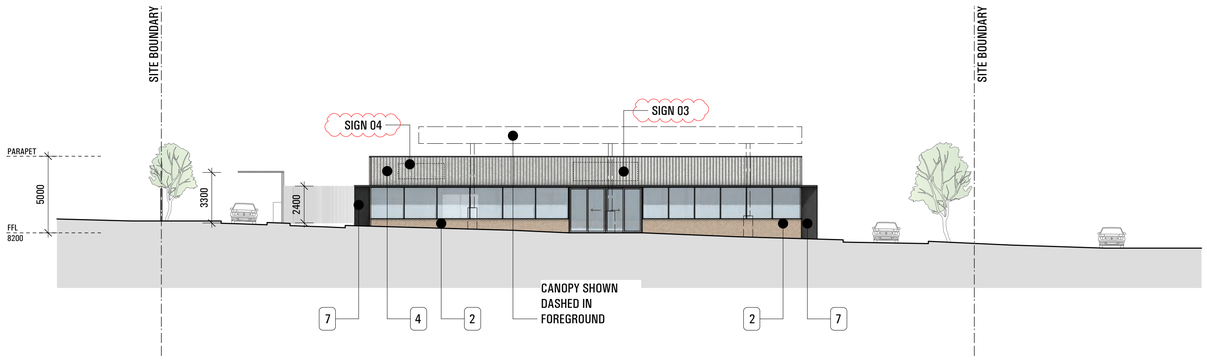
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SCALE: 1:200 @ A1
PRINT DATE:
ORIGIONAL DRAWING AT A1 SIZE. A3 REDUCTION 50%
DWAWN BY: IAS
CHECKED BY: IAS

DRAWING NUMBER: TP 2.01
REVISION: B

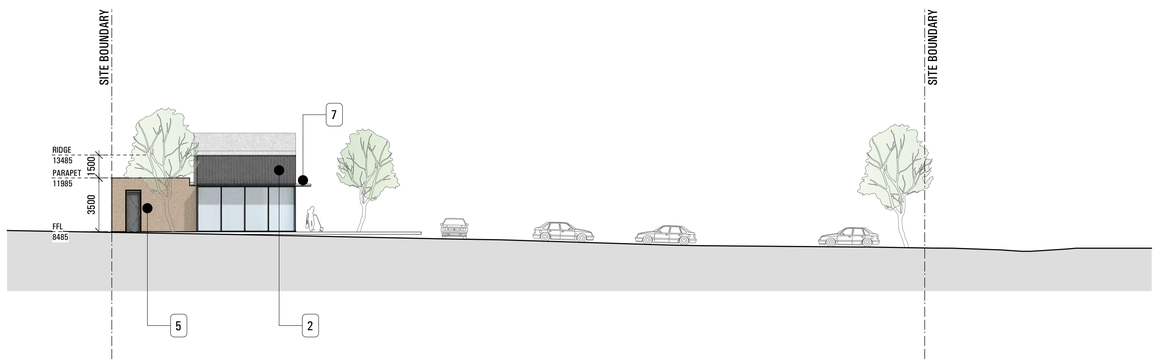
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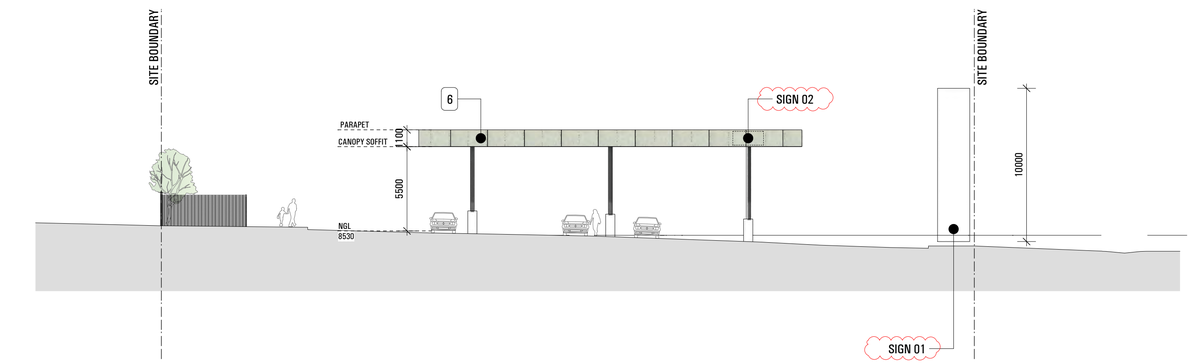
1 **North Elevation [Convenience Restaurant]**
Scale: 1:200



3 **North Elevation [Service Sation / Convenience Restaurant]**
Scale: 1:200



2 **North Elevation [Retail Tenancies]**
Scale: 1:200



4 **North Elevation [Service Station Canopy]**
Scale: 1:200

MATERIAL PALETTE

1. ACOUSTIC FENCE
COMPOSITE WALL PANEL



2. BRICKWORK
COLOUR TBC



3. METAL SCREEN
METAL FENCE



4. METAL CLADDING - LIGHT
RIBBED METAL CLADDING



5. METAL CLADDING - DARK
RIBBED METAL CLADDING



6. FIBRE CEMENT SHEET
COLOUR: TBC



7. METAL
COLOUR: BLACK



8. TIMBER BATTENS



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ADDRESS:
1517-1529 Bass Highway, Grantville

CLIENT:
1517 Bass Hwy Pty Ltd

2020-09

DRAWING:
Elevation [North]

SCALE:
1:200 @ A1

ORIGIONAL DRAWING AT A1 SIZE.
A3 REDUCTION 50%

PRINT DATE:

DRAWN BY: IAS
CHECKED BY: IAS

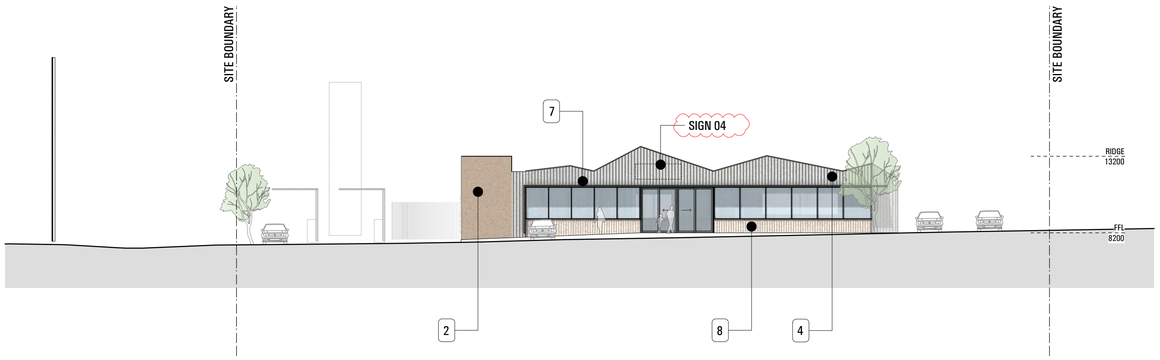
DRAWING NUMBER:
TP 3.01

REVISION:
B

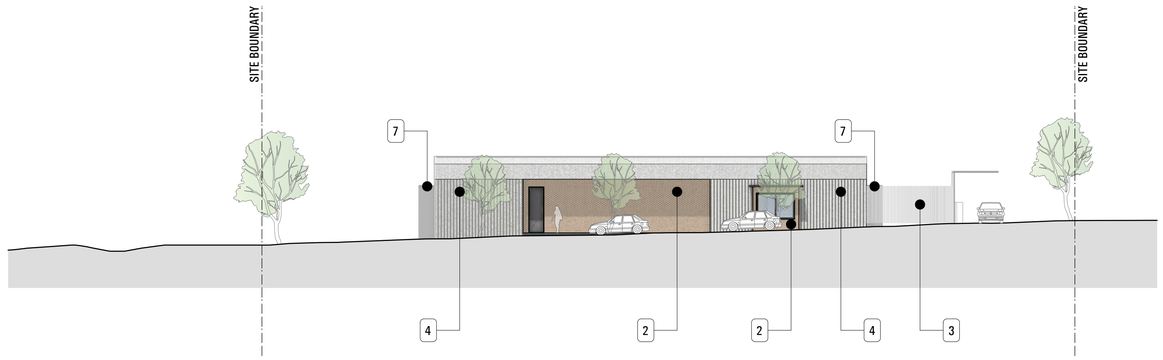
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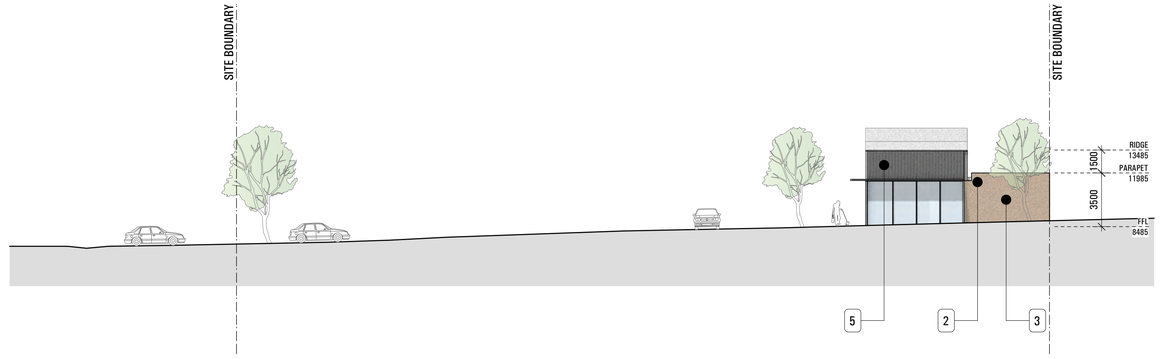
ABN: 35 049 519 319



1 **South Elevation [Convenience Restaurant]**
Scale: 1:200



3 **South Elevation [Service Sation / Convenience Restaurant]**
Scale: 1:200



2 **South Elevation [Retail Tenancies]**
Scale: 1:200

MATERIAL PALETTE

1. ACOUSTIC FENCE
COMPOSITE WALL PANEL



2. BRICKWORK
COLOUR TBC



3. METAL SCREEN
METAL FENCE



4. METAL CLADDING - LIGHT
RIBBED METAL CLADDING



5. METAL CLADDING - DARK
RIBBED METAL CLADDING



6. FIBRE CEMENT SHEET
COLOUR: TBC



7. METAL
COLOUR: BLACK



8. TIMBER BATTENS



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PROJECT:
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ADDRESS:
1517-1529 Bass Highway, Grantville

CLIENT:
1517 Bass Hwy Pty Ltd

2020-09

DRAWING:
Elevations [South]

SCALE:
1:200 @ A1

ORIGIONAL DRAWING AT A1 SIZE.
A3 REDUCTION 50%

PRINT DATE:

DWAWN BY: IAS
CHECKED BY: IAS

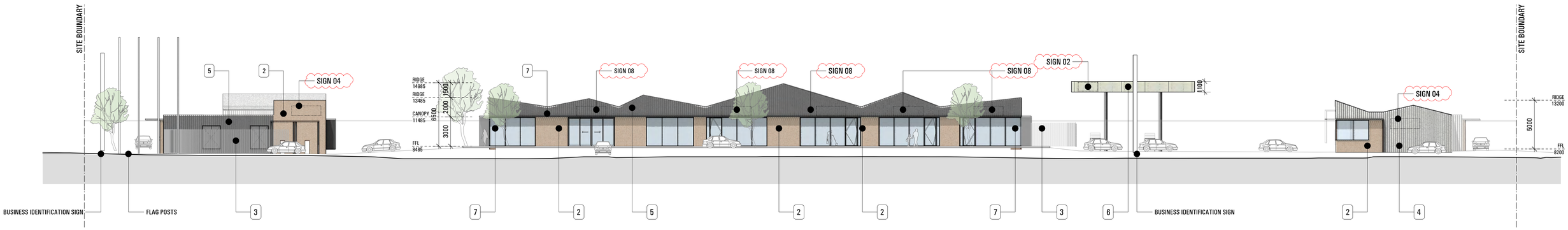
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TP 3.02

REVISION:
B

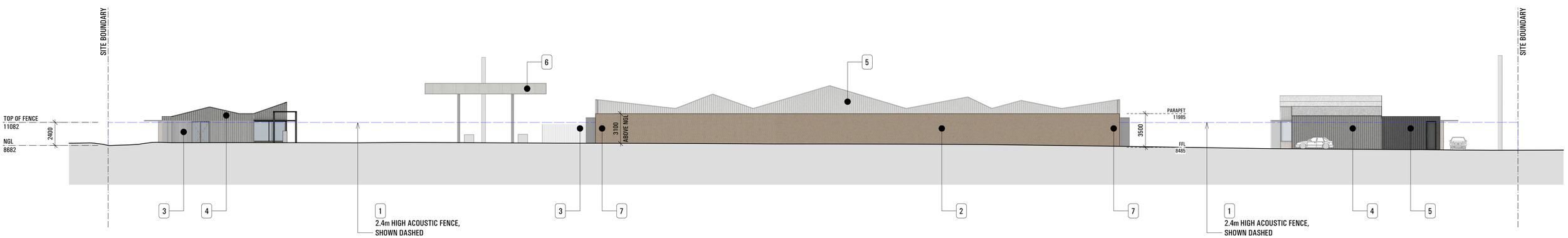
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1 **West Elevation [Bass Hwy]**
Scale: 1:200



2 **East Elevation**
Scale: 1:200

MATERIAL PALETTE

1. ACOUSTIC FENCE
COMPOSITE WALL PANEL



2. BRICKWORK
COLOUR TBC



3. METAL SCREEN
METAL FENCE



4. METAL CLADDING - LIGHT
RIBBED METAL CLADDING



5. METAL CLADDING - DARK
RIBBED METAL CLADDING



6. FIBRE CEMENT SHEET
COLOUR: TBC



7. METAL
COLOUR: BLACK



8. TIMBER BATTENS



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CLIENT:
1517 Bass Hwy Pty Ltd

2020-09

DRAWING:
Elevation [East & West]

SCALE:
1:200 @ A1

ORIGIONAL DRAWING AT A1 SIZE. A3 REDUCTION 50%

PRINT DATE:

DRAWN BY: IAS
CHECKED BY: IAS

DRAWING NUMBER:
TP 3.03

REVISION:
B

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A	11/06/21	TP ISSUE	

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PROJECT:
PROPOSED MIXED-USE DEVELOPMENT

ADDRESS:
1517-1529 Bass Highway, Grantville

CLIENT:
1517 Bass Hwy Pty Ltd

2020-09

DRAWING:
Architectural Massing

SCALE:
N/A

ORIGINAL DRAWING AT A1 SIZE.
A3 REDUCTION 50%

PRINT DATE:

DRAWN BY: IAS

CHECKED BY: IAS

DRAWING NUMBER:
TP 4.01

REVISION:
A

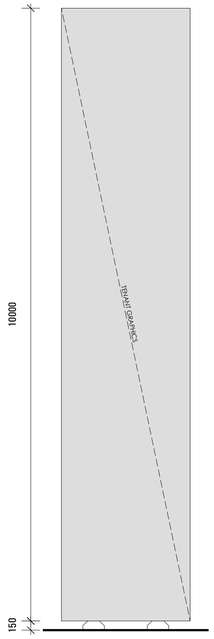
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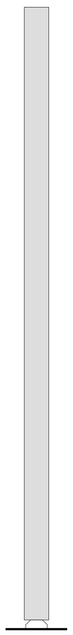
ABN: 55 049 519 319



Sign 01 - Pylon Sign Plan
Scale: 1:50



Sign 01 - Pylon Sign Front Elevation
Scale: 1:50



Sign 01 - Pylon Sign Side Elevation
Scale: 1:50

SIGN 01 DETAILS

QTY:
x 2

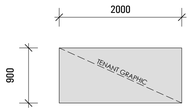
LOCATION:
- VEHICLE ENTRY FROM PROPOSED SERVICE ROAD
- CORNER OF BASS HIGHWAY & GRANTVILLE-GLEN ALVIE ROAD
(REFER TO SITE PLAN)

SIZE:
REFER TO DRAWINGS ABOVE

ILLUMINATED:
YES, INTERNALLY ILLUMINATED

HOURS OF ILLUMINATION:
24 HOURS

GRAPHICS:
TBC



Sign 02 - Front Elevation Fascia Sign
Scale: 1:50

SIGN 02 DETAILS

QTY:
x 2

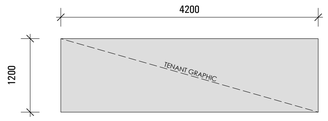
LOCATION:
- SERVICE STATION CANOPY NORTH ELEVATION
- SERVICE STATION CANOPY WEST ELEVATION

SIZE:
REFER TO DRAWINGS ABOVE

ILLUMINATED:
YES, INTERNALLY ILLUMINATED

HOURS OF ILLUMINATION:
24 HOURS

GRAPHICS:
TBC



Sign 03 - Business Identification Wall Sign
Scale: 1:50

SIGN 03 DETAILS

QTY:
x 1

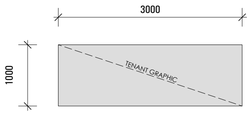
LOCATION:
- SERVICE STATION / CONVEIENCE RESTAURANT NORTH ELEVATION

SIZE:
REFER TO DRAWINGS ABOVE

ILLUMINATED:
YES, INTERNALLY ILLUMINATED

HOURS OF ILLUMINATION:
24 HOURS

GRAPHICS:
TBC



Sign 04 - Business Identification Wall Sign
Scale: 1:50

SIGN 04 DETAILS

QTY:
x 4

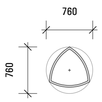
LOCATION:
- SERVICE STATION / CONVENIENCE RESTAURANT NORTH ELEVATION
- SERVICE STATION / CONVENIENCE RESTAURANT WEST ELEVATION
- WEST ELEVATION CONVENIENCE RESTAURANT
- SOUTH ELEVATION CONVENIENCE RESTAURANT

SIZE:
REFER TO DRAWINGS ABOVE

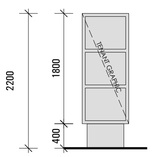
ILLUMINATED:
YES, INTERNALLY ILLUMINATED

HOURS OF ILLUMINATION:
24 HOURS

GRAPHICS:
TBC



Sign 05 - Rotating Menuboard / Translite Plan
Scale: 1:50



Sign 05 - Rotating Menuboard / Translite Front Elevation
Scale: 1:50

SIGN 05 DETAILS

QTY:
x 12

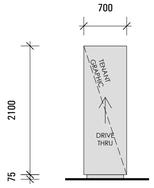
LOCATION:
- DRIVE THRU LANES

SIZE:
REFER TO DRAWINGS ABOVE

ILLUMINATED:
YES, INTERNALLY ILLUMINATED

HOURS OF ILLUMINATION:
24 HOURS

GRAPHICS:
TBC



Sign 06 - Drive Thru Sign Front Elevation
Scale: 1:50

SIGN 06 DETAILS

QTY:
x 3

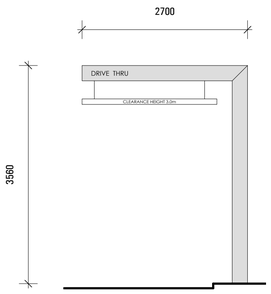
LOCATION:
- DRIVE THRU LANES

SIZE:
REFER TO DRAWINGS ABOVE

ILLUMINATED:
YES, INTERNALLY ILLUMINATED

HOURS OF ILLUMINATION:
24 HOURS

GRAPHICS:
TBC



Sign 07 - Height Clearace Gantry Front Elevation
Scale: 1:50

SIGN 07 DETAILS

QTY:
x 3

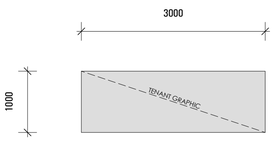
LOCATION:
- DRIVE THRU LANES

SIZE:
REFER TO DRAWINGS ABOVE

ILLUMINATED:
NO

HOURS OF ILLUMINATION:
N/A

GRAPHICS:
TBC



Sign 08 - Business Identification Wall Sign
Scale: 1:50

SIGN 08 DETAILS

QTY:
x 5

LOCATION:
- RETAIL TENANCIES

SIZE:
REFER TO DRAWINGS ABOVE

ILLUMINATED:
YES, INTERNALLY ILLUMINATED

HOURS OF ILLUMINATION:
24 HOURS

GRAPHICS:
TBC

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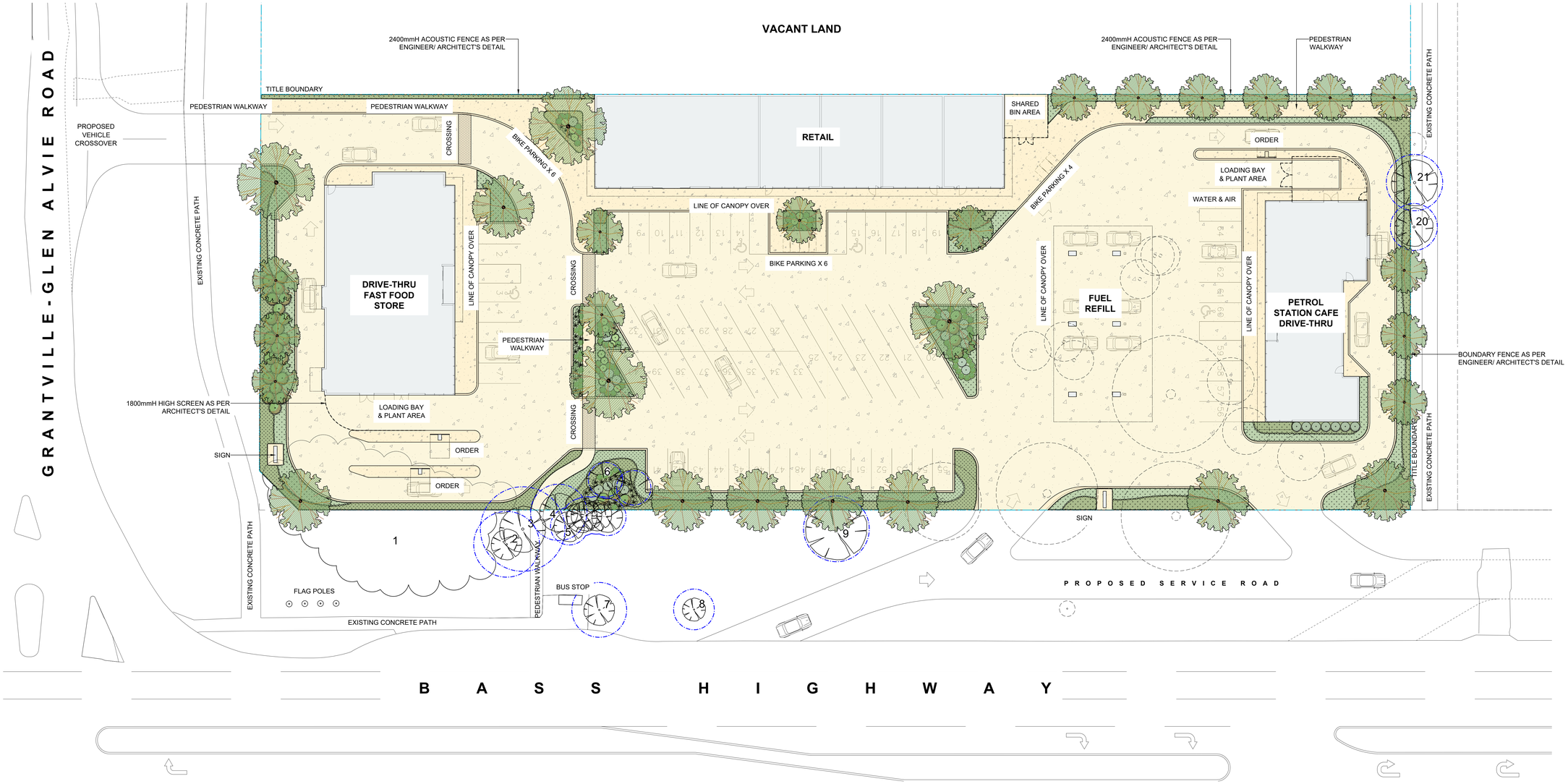
PROJECT: PROPOSED MIXED-USE DEVELOPMENT
ADDRESS: 1517-1529 Bass Highway, Grantville
CLIENT: 1517 Bass Hwy Pty Ltd
2020-09

DRAWING: Signage Details
SCALE: 1:50 @ A1
ORIGIONAL DRAWING AT A1 SIZE. A3 REDUCTION 50%
PRINT DATE:
DWAWN BY: IAS
CHECKED BY: IAS

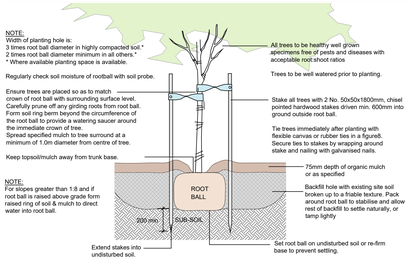
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REVISION: A

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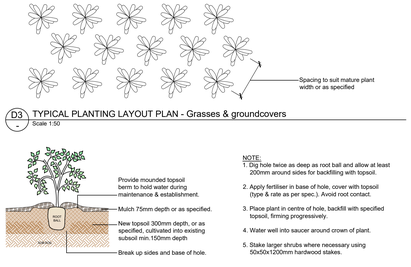
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ABN: 55 049 518 319



TYPICAL PLANTING DETAILS



D1 TYPICAL TREE PLANTING DETAIL
Scale N.T.S.



D3 TYPICAL PLANTING LAYOUT PLAN - Grasses & groundcovers
Scale 1:50

D2 TYPICAL SHRUB PLANTING DETAIL
Scale N.T.S.

LEGEND

- Existing Tree To Be Retained Blue Line Indicates TPZ Refer Arborist Report by JPLA (Dated March 2021)
- Existing Tree To Be Removed Refer Arborist Report by JPLA (Dated March 2021)
- Proposed Trees To Later Detail
- Proposed Shrubs To Later Detail
- Proposed Groundcovers & Grasses To Later Detail
- Proposed Concrete Flooring To Engineer's Detail
- Proposed Coloured Concrete To Engineer's Detail
- Proposed Pedestrian Crossing To Engineer's Detail

SPECIFICATION NOTES

Soil Preparation
Crushed rock, concrete spillage and any other material restrictive to plant growth (e.g. large rocks) shall be removed from the site of any planting beds and semi-advanced trees. All trees to be removed shall be stump ground and all rubbish/vegetative spoil is to be removed from site. Existing top soil in planting areas is to be preserved so that it does not receive additional compaction from site machinery and so that no rubble or building supplies are stored in these areas.

No imported top soil is to be used within the root zones of trees to be protected. Any preparation of existing soil for planting within these areas is to be done by hand only. Holes (e.g. as the result of plant removal) and uneven soil levels may be patched using topsoil as specified below.

Any imported topsoil is to be free of weeds, rubble and other materials damaging to plant growth and is to be of a medium texture (sandy loam) with a pH of 6.0-7.0. Top soil is to be laid over a prepared sub-base which has had any materials damaging to plant growth (e.g. rubble and large rocks) removed, spread to the appropriate depth and cultivated into the existing site soil to a minimum depth of 150mm.

Imported top soil is to be lightly and uniformly compacted in 150mm layers to a minimum depth of 100mm on lawn areas and 300mm on excavated planting beds.

Weed Removal
All weeds shall be thoroughly removed. All vegetative material, including roots and rhizomes of non-woody perennials and woody suckering weeds, is to be removed or appropriately controlled using chemical means. The stumps of non-suckering woody perennials are to be stump ground. All vegetative material shall be appropriately disposed of off site in a manner which will not allow their re-establishment elsewhere. Any chemical controls are to be used in accordance with manufacturer's instructions and standard occupational health and safety procedures.

Care must be taken to ensure that all trees to be retained are not damaged during weed removal. This also implies that any herbicides used are suitable for use around the vegetation to be retained.

Planting
Planting shall be carried out using accepted horticultural practices with all plants conforming to the species, size and quantities indicated on the Landscape Plan and Plant Schedule. Plants shall be thoroughly soaked through immersion in water prior to planting and if the planting soil is very dry then the planting hole is also to be filled with water and allowed to drain completely.

All plants shall be appropriately hardened off in the nursery. Use plants with the following characteristics: Large healthy root systems with no evidence of root curl or pot bound restriction or damage, vigorous, well established, free from disease and pests and of good form, consistent with the species or variety.

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

Mulch
Mulch is to be supplied to all garden beds and is to be an organic type laid to a minimum depth of 75mm, consisting of fine dark coloured chipped or shredded pine bark or hardwood with not more than 5% fines content by volume (preferably zero fines). The average size of the woodchip must be approximately 10mm x 20mm x 5mm and the maximum length is not to exceed 30mm. Mulch shall be free of damaging matter such as soil, weeds and sticks and is to be stockpiled and thoroughly weathered prior to delivery. Mulch is to be kept back 100mm from the stems of all plants to prevent collar rot.

Timber Edges
Provide 75 x 25mm treated pine edges to all borders between gravel mulch paths and garden beds using 75x25x300mm long treated pine stakes at 1200mm maximum centres. An additional stake is to be provided at joins in the plinth.

Irrigation
An approved drip irrigation system is to be supplied to all planter boxes & garden beds. An approved pop-up spray system is to be supplied to all lawn areas. It is the responsibility of the contractor to ensure that all irrigation meets manufacturers specifications. The system is to be connected to mains supply and include a rain-shut off device. All dripline is to be buried with approx. 50mm of topsoil cover and shall be anchored at regular intervals to ensure the tubing cannot be dislodged.

Raised Planter Boxes
Raised planter construction is to include, but not necessarily be limited to, the supply and installation of agricultural drains, drainage cells at base, filter fabric, planting medium, mulch and irrigation. Planter boxes must be effectively tanked and lined with coreflute to prevent leaking.

Drainage cells are to be provided at the base of the planter and are to be covered with a layer of filter fabric. A drainage outlet is to be installed in the base of the planter with the floor of the planter sloped towards it.Provide a root anchor if trees are to be planted in a windy location.

Supply and spread evenly a special lightweight planter mix. (to be advised) Compact evenly in 100mm layers. Avoid differential subsidence and excess compaction and produce a finished surface that is graded evenly and ready for planting. Allow for 50mm layer of specified mulch to top of beds and a finished level 25-50mm below the planter rim. Drip irrigation as specified is to be installed beneath the mulch layer.

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

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

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

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NOT FOR CONSTRUCTION

REVISION	DATE	BY

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CLIENT
Sasha Soloveychik & Larisa Soloveychik

PROJECT
PROPOSED PETROL STATION
1517-1529 Bass Coast Highway, Grantville

DRAWING
Landscape Plan for Town Planning

SCALE	1:200 @A0
DATE	MAY 2021
DRAWN	SA
CHECKED	JP
JOB NO	20-040-L
DWG NO	TP01
CAD FILE	20-040-L.dwg

ENDORSED DEVELOPMENT PLAN
Planning and Environment Act 1987
Bass Coast Planning Scheme Clause 43.04

Schedule 3

This Development Plan is approved under Officer Delegations by
Rewa Smith Coordinator Strategic Planning

For and on behalf of the Responsible Authority
18 June 2021

LEGEND

- LANDSCAPING OPPORTUNITIES
- CARPARK ZONE
- FUEL & CONVENIENCE ZONE
- RETAIL / FOOD ZONE
- COMMON MOVEMENT
- FUTURE RESIDENTIAL AREA
- EXISTING LANDSCAPING / FARM / VACANT LAND
- EXISTING RETAIL / INDUSTRIAL ZONE
- EXISTING RESIDENTIAL AREA
- EX EXISTING DRAINAGE
- D PROPOSED DRAINAGE
- EXISTING SEWER PIT
- EXISTING PEDESTRIAN PATH
- PROPOSED PEDESTRIAN PATH
- FUTURE PEDESTRIAN PATH - NOT PART OF THIS DEVELOPMENT
- EXISTING VEHICLE MOVEMENT
- PROPOSED VEHICLE MOVEMENT
- FUTURE VEHICLE MOVEMENT - NOT PART OF THIS DEVELOPMENT
- PROPOSED ROAD / DRIVEWAY
- ROAD - HIGHWAY
- ROAD - STREET
- BICYCLE RACKS
- PYLON SIGN
- TREES / PLANTING OPPORTUITIES
- BUS STOP
- 2.2m HIGH ACOUSTIC FENCE
- SITE BOUNDARY
- RIGHT / LEFT TURN LANE
- INDICATIVE LOCATION RETARDATION PIT
- POTENTIAL PERMANENT OR INTERIM BUSHFIRE HAZARDS AND VEGETATION

BUSHFIRE HAZARD NOTES:

- TO ENSURE THE BUSHFIRE RISK TO LIFE AND PROPERTY ON THE FUTURE RESIDENTIAL AREA IS REDUCED TO AN ACCEPTABLE LEVEL, ANY FUTURE PLANNING PERMIT APPLICATION FOR RESIDENTIAL PURPOSES MUST INCLUDE A BUSHFIRE MANAGEMENT PLAN. THE BUSHFIRE MANAGEMENT PLAN MUST BE PREPARED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY AND ENDORSED TO FORM PART OF ANY APPROVED PLANNING PERMIT.
- STAGE 2 RESIDENTIAL AREA WILL BE DESIGNED TO ENSURE THAT THE RADIANT HEAT EXPOSURE DOES NOT EXCESS 12.5KW/M2,
- A BUSHFIRE HAZARD ASSESSMENT WILL BE REQUIRED AS PART OF ANY SUBSEQUENT PLANNING PERMIT.

TRAFFIC NOTE:
REFER TO DWG NO. 21055003 (DATED 23/03/21) BY O'BRIEN TRAFFIC FOR FURTHER DETAILS ON INTERNAL VEHICLE SWEPT PATHS.

DRAINAGE NOTE:
REFER TO THE STORMWATER MANAGEMENT PLAN BY KLM SPACIAL (DATED MAY 2021) FOR FURTHER DETAILS.

CAR PARKING NOTE:
THE NUMBER OF CAR SPACES SHOWN ON THE PLAN ARE ESTIMATES ONLY. THE TOTAL NUMBER OF ESTIMATED CARPARKS IS 52.

EXISTING RESIDENTIAL
EXISTING RESIDENTIAL
EXISTING RESIDENTIAL
GRANTVILLE-GLEN AVIE ROAD
CAIRO PLACE
UNDEVELOPED LAND
COLBERT ROAD
EXISTING RETAIL SHOPS
LAND SUBJECT TO PLANNING APPLICATION
STAGE 2
RESIDENTIAL
RETAIL
7 X CAR SPACES
7 X CAR SPACES
FAST FOOD
6 X CAR SPACES
DRIVE - THRU
STAGE 1 14 X CAR SPACES
FUEL REFILL
8 X CAR SPACES
FAST FOOD & SERVICE STATION
DRIVE - THRU
10 X CAR SPACES
BASS HWY SERVICE LANE
PROPOSED SERVICE LANE
BUS STOP
BASS HIGHWAY
BASS HIGHWAY
BASS HWY SERVICE LANE
PIER ROAD
EXISTING COMMERCIAL
DELANY STREET
MITRE 10
EXISTING WAREHOUSE

IDLE ARCHITECTURE STUDIO

NO.	DATE	REVISION	BY
A	12/11/20	PRELIMINARY ISSUE	IAS
B	17/03/21	PRELIMINARY ISSUE	IAS
C	23/03/21	RESPONSE TO COUNCIL RFI	IAS
D	21/05/21	REVISED STAGE 2 LAYOUT	IAS
E	27/05/21	RESPONSE TO COUNCIL RFI	IAS
F	11/06/21	SERVICE RD & BUS STOP UPDATED	IAS

T / 613 9428 5202 // www.idlearch.com.au // 15 Cubitt Street Cremorne 3121 Victoria

PROJECT: Mixed Use Development
ADDRESS: 1517-1529 Bass Hwy, Grantville VIC 3984
CLIENT:

DRAWING: Development Plan
SCALE: NTS
PRINT DATE: 11/06/2021

DRAWING NUMBER: TP 1.11
REVISION: F

Z:\Projects\2020\2020-09 GRANTVILLE\3.0 Drawings\1.0 Schematic Design_FROZEN\2020-09_DP Grantville.vwx
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ABN: 55 048 519 319

From west side Bass Highway looking east





From west side Bass Highway looing north - east





Grantville Glen Alvie Road looking south







Grantville Glen Alvie Road looking south-east



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13 December 2021

To whom it may concern,

Approval Notice for Cultural Heritage Management Plan 18294 – 1517-1529 Bass Highway Commercial Development & 6-8 Grantville-Glen Alvie Road Residential Subdivision. Cover date: 13 December 2021.

We refer to your application to the Bunurong Land Council Aboriginal Corporation requesting approval of the above cultural heritage management plan (CHMP).

With reference to section 63(1)(a)(i) of the *Aboriginal Heritage Act 2006* (Act), the Bunurong Land Council Aboriginal Corporation as the Registered Aboriginal Party (RAP), have evaluated and approved this CHMP. The conditions set out in this CHMP are now compliance requirements.

Kind regards,



Rob Ogden
Heritage Manager
robert.ogden@bunuronglc.org.au

*This notice of approval must be inserted after the title page and bound with the body of the CHMP

STATEMENT OF ACKNOWLEDGEMENT

Our community culturally and spiritually acknowledge our ancestors who have provided our community today with the opportunity to continue to practice our culture and be a representative voice for our land, waters and community. We value and acknowledge the relationships we have with all practitioners on Bunurong country to facilitate and nurture the protection and preservation of our shared culture, Bunurong culture.