

**COUNCIL COPY
DO NOT SEND**

PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
PLAN REFERRED TO IN *Dev Plan* No. *TP433*

For and on behalf of the City of Monash
Sheet *1* of *8*

31.1.2017
Date

ffla
fitzgerald frisby landscape architecture
www.ffla.com.au
03 921 121 121

client
Ryman Healthcare Ltd

project
Comprehensive Care Retirement Village
address
6-30 Brandon Park Drive, Wheelers Hill

drawing name
Tree Offset

drawing number
0931-003-L0001

revision	scale (A1)	scale (A3)	status	issued
P1	1:500	1:1000	not for construction	planning approval
			approved	drawn
			MF	AO
				20.12.2016



Site Development Plan

A1 sheet scale = 1:500
A3 sheet scale is twice scale shown above

Site Coverage

Site Area	m ²	55623.43
Building Footprint		
Building B01	4656.69	
Building B02	5346.07	
Building B03	2082.97	
Building B04	2536.63	
Building B05	1182.38	
Total	15804.74	
Impervious Area		
Roadway	5562	
Paving	2979	
Bowling Green	576	
Total	9117	
Percentage Site Coverage		
Building Footprint	28.41%	
Impervious Area	16.39%	
Total	44.80%	

Units and Car Parks per Building

	B01	B02	B03	B04	B05	On Grade	TOTAL
Assisted Living Suites	94						94
Care Beds	199						199
Apartment - 1 Bed	0	0	0	5			5
Apartment - 2 Bed	137	67	39	28			271
Apartment - 3 Bed	22	9	13	8			52
TOTAL Apartments	159	76	52	41			328
Staff Car Parks	46	32	0	4	0	0	82
Visitor Car Parks	9	0	0	0	0	88	97
Apartment Car Parks	28	179	58	64	31	0	360
TOTAL Car Parks	83	211	58	68	31	88	639

19/12/16	DEVELOPMENT APPLICATION
13/07/16	B03 AND CAR PARKING CHANGED
17/07/15	REVISED APPLICATION
13/03/15	CAR PARKING UPDATED
B 28/09/15	APPLICATION
A 13/04/15	PRELIMINARY

AMENDMENTS



COMPREHENSIVE CARE RETIREMENT VILLAGE

6-30 BRANDON PARK DRIVE
WHEELERS HILL, VICTORIA

SITE DEVELOPMENT PLAN

PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
PLAN REFERRED TO IN Dev Plan No. 101/433

For and on behalf of the City of Monash
Sheet 2 of 8

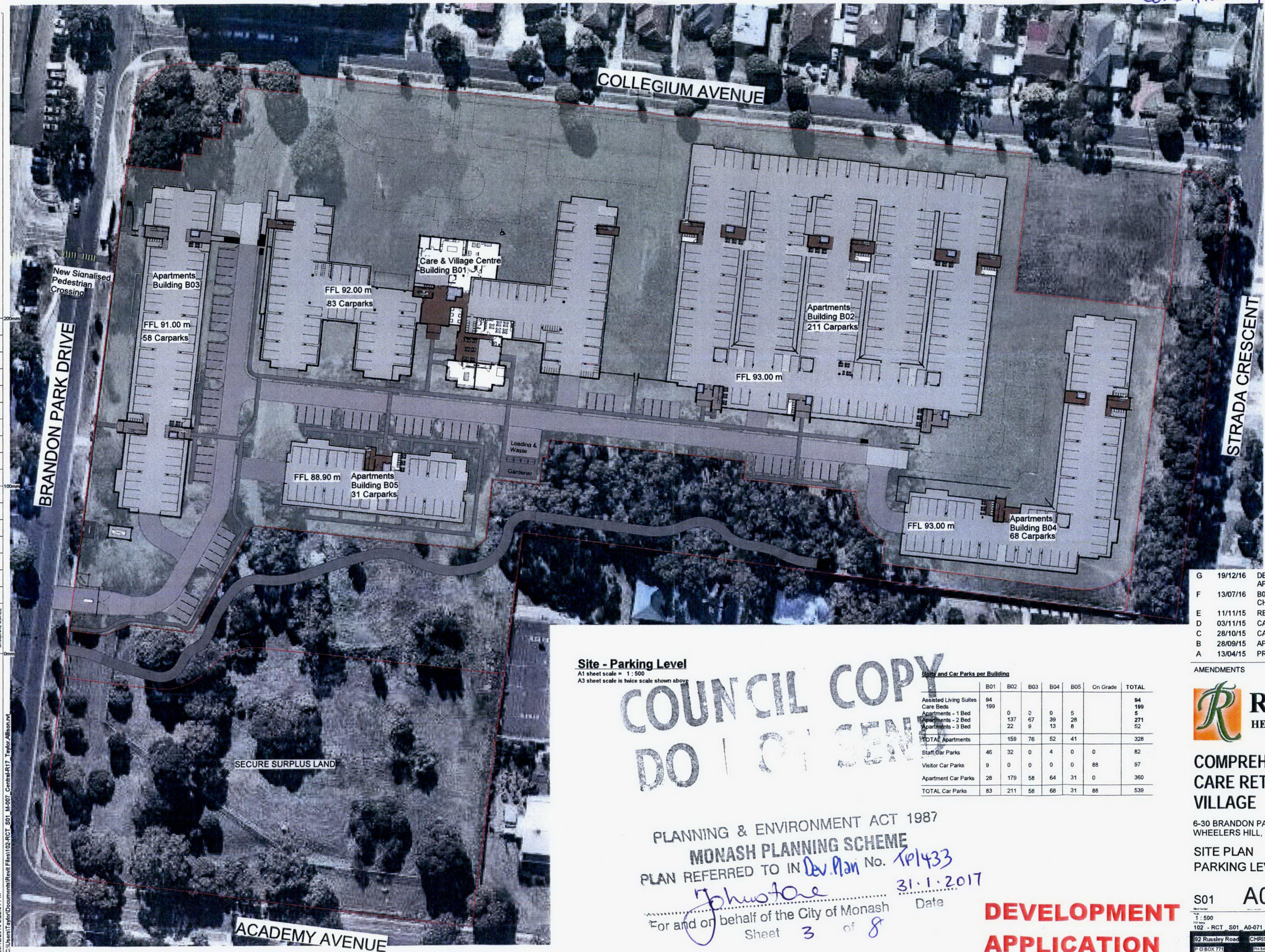
31.1.2017
Date

DEVELOPMENT APPLICATION

S01 A0-020 F
1:500
102 - RCT S01 A0-020 F
92 Russley Road CHRISTCHURCH NEW ZEALAND
P O BOX 771 PH 64 3 355 4000 FAX 64 3 355 4851



A1



Site - Parking Level

A1 sheet scale = 1:500
A3 sheet scale is twice scale shown above

COUNCIL COPY
DO NOT SIGN

Units and Car Parks per Building

	B01	B02	B03	B04	B05	On Grade	TOTAL
Assisted Living Suites	94						94
Care Beds	199						199
Apartment - 1 Bed		0	0	0	5		5
Apartment - 2 Bed		137	67	39	28		271
Apartment - 3 Bed		22	9	13			52
TOTAL Apartments	159	76	52	41			328
Staff Car Parks	46	32	0	4	0	0	82
Visitor Car Parks	9	0	0	0	0	88	97
Apartment Car Parks	28	179	58	64	31	0	360
TOTAL Car Parks	83	211	58	68	31	88	539

PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
PLAN REFERRED TO IN *Dev Plan* No. *161433*

phustore
For and on behalf of the City of Monash
Sheet *3* of *8*

31.1.2017
Date

**DEVELOPMENT
APPLICATION**

G 19/12/16 DEVELOPMENT APPLICATION
F 13/07/16 B03 AND CAR PARKING CHANGED
E 11/11/15 REVISED APPLICATION
D 03/11/15 CAR PARKING UPDATED
C 28/10/15 CAR PARKING UPDATED
B 28/09/15 APPLICATION
A 13/04/15 PRELIMINARY

AMENDMENTS



**COMPREHENSIVE
CARE RETIREMENT
VILLAGE**

6-30 BRANDON PARK DRIVE
WHEELERS HILL, VICTORIA

SITE PLAN
PARKING LEVEL

S01 A0-071 G

1:500 Author 102-RCT

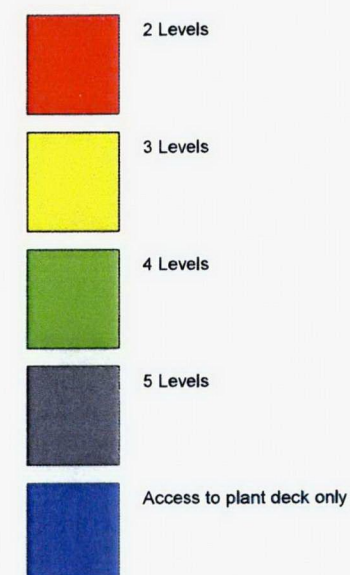
92 Rusley Road CHRISTCHURCH NEW ZEALAND
P O BOX 771 PH 64 4 355 4000 FAX 64 4 355 4551

DA 18

CONDITION 5



Building Height Key



F	19/12/16	DEVELOPMENT APPLICATION
E	13/07/16	B03 AND CAR PARKING CHANGED
D	11/11/15	REVISED APPLICATION
C	03/11/15	CAR PARKING UPDATED
B	28/09/15	APPLICATION
A	13/04/15	PRELIMINARY

AMENDMENTS

COMPREHENSIVE
CARE RETIREMENT
VILLAGE6-30 BRANDON PARK DRIVE
WHEELERS HILL, VICTORIASITE BUILDING HEIGHTS
Building Heights

S01	A0-040	F
As indicated	Author	102-RCT
102-RCT	S01	A0-040 F
92 Russley Road	CHRISTCHURCH	NEW ZEALAND
P O BOX 771	PH 64 3 355 4000	FAX 64 3 355 4851

Site - Building Heights

A1 sheet scale = 1 : 1500
A3 sheet scale is twice scale shown abovePLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
PLAN REFERRED TO IN Dev Plan No. 101433

For and on behalf of the City of Monash

Sheet 4 of 8

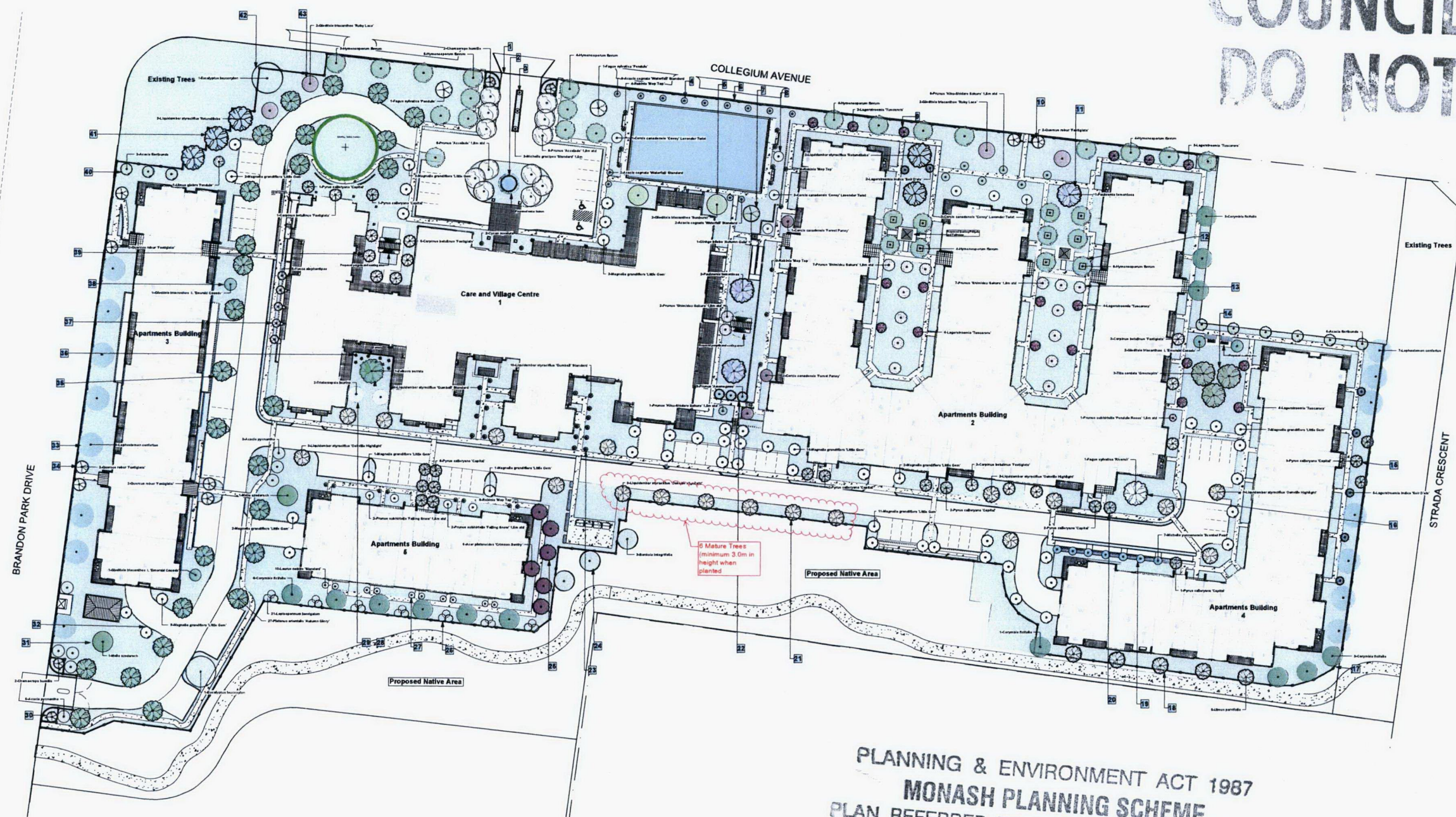
31.1.2017
DateDEVELOPMENT
APPLICATIONCOUNCIL COPY
DO NOT SEND

DA 05



CONDITION 4

COUNCIL COPY DO NOT SEND



PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
 PLAN REFERRED TO IN *Dev. Plan No. TP1433*
Johnstone
 For and on behalf of the City of Monash
 Sheet **5** of **8** Date **31.1.2017**

Refer report for Ryman Healthcare Planning Approval Proposal
 for Brandon Park Village_E 15th July 2016

E 15/07/2016 Amend plan due to hardcopy changes. Adjust report and notes accordingly.
 D 30/10/2015 Separate plant schedule & notes from plan. Adjust plan/report text
 C 09/09/2015 Amendment to text references
 B 02/09/2015 Revised hardcopy and tree planting plan
 A 02/07/2015 Planning Approval plan created

DA 23

Disclaimer:
 Suggested pergolas and hardscape areas are illustrations only.
 Hardscape design to be confirmed and may vary on final plans.

Suzanne Sullivan Landscaping Ltd
 12 McCormacks Bay Road, Mt Pleasant 8061
 PO Box 41098 Ferryroad, Christchurch 8247
 P:03 364 1152 F:03 364 1153 C:0274 358 720

Development for Ryman Healthcare;
 Brandon Park Retirement Village Proposal
 Collegium Avenue, WHEELERS HILL, MELBOURNE

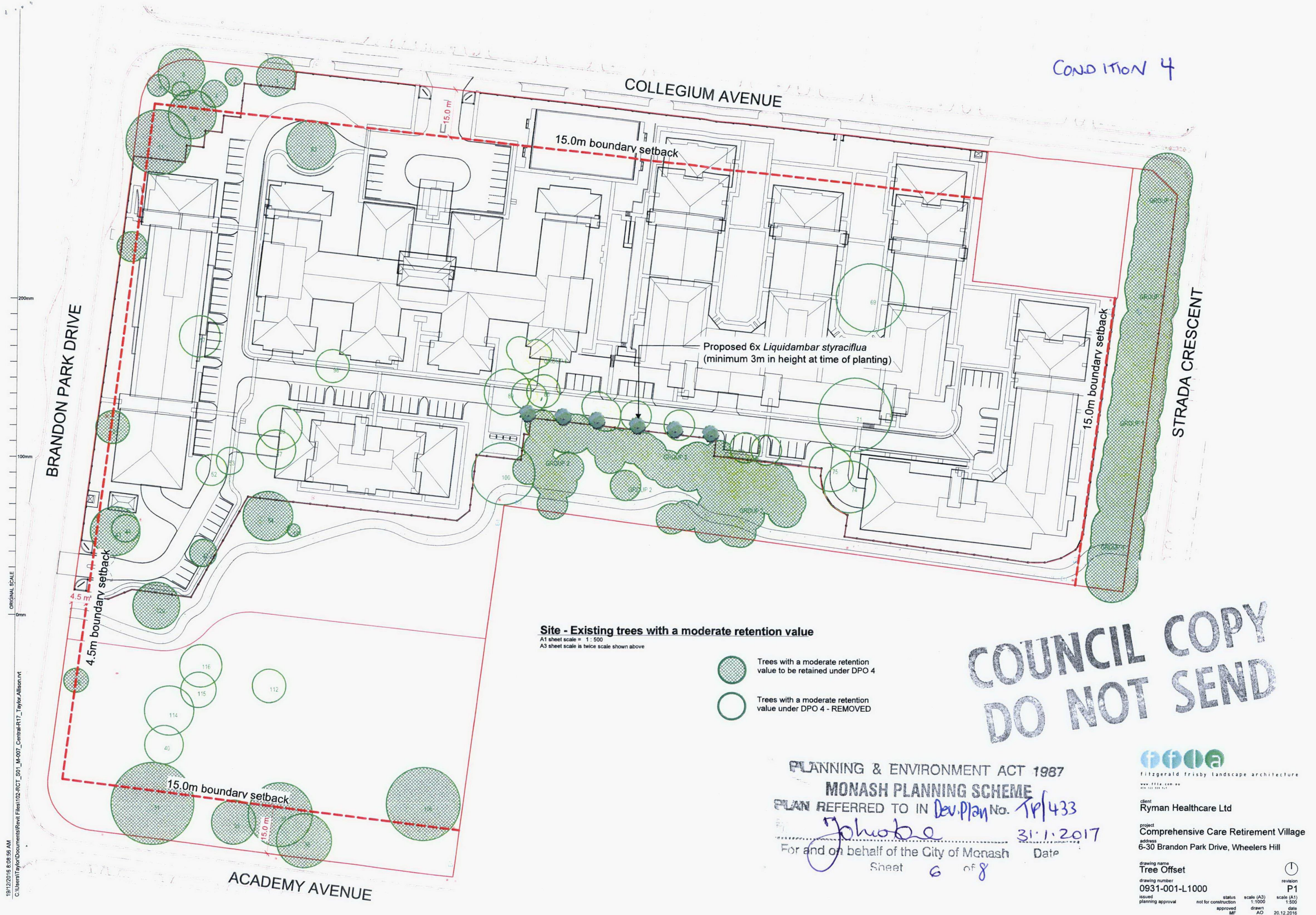
Planning Approval; Indicative Landscape Tree Planting Plan

SHEET
1 of 1

Verify all dimensions on site. Identify all boundaries and underground services before commencement of works.

REVISED: 15/07/2016	REF:	SCALE: 1:400 @ A3	PROJECT: Ryman Healthcare	SHEET: L0-001	AMENDMENT: E
DRAWN: SS	DATE: 02/07/2015	SCALE: 1:400 @ A3	PROJECT: Ryman Healthcare	SHEET: L0-001	AMENDMENT: E
CAD: RV, CR	CHECKED: EV, SS	SCALE: 1:400 @ A3	PROJECT: Ryman Healthcare	SHEET: L0-001	AMENDMENT: E

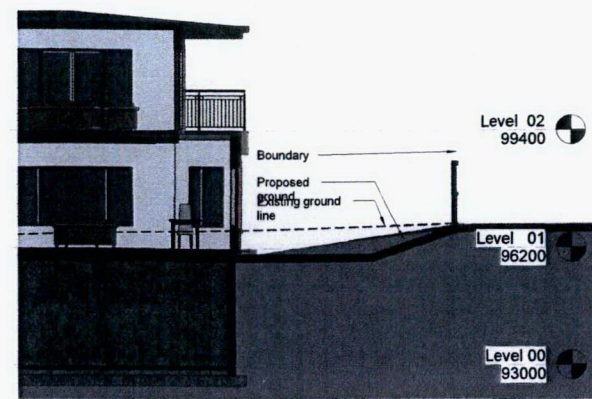
CONDITION 4



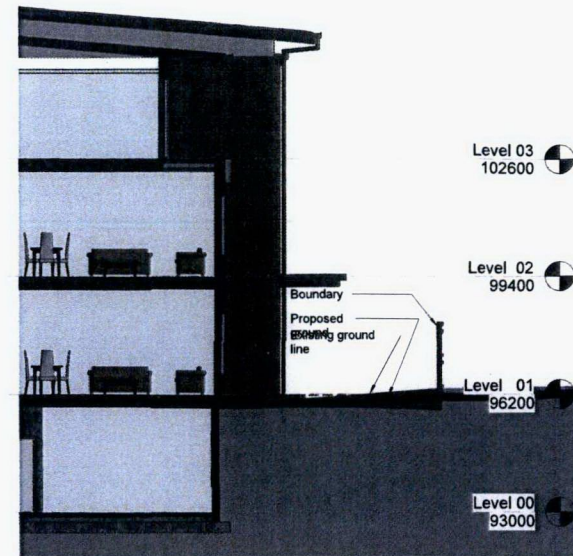
Condition 5

PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
 PLAN REFERRED TO IN *Dev Plan* No. *TP433*
Johnstone
 For and on behalf of the City of Monash Date *31.1.2017*
 Sheet *7* of *8*

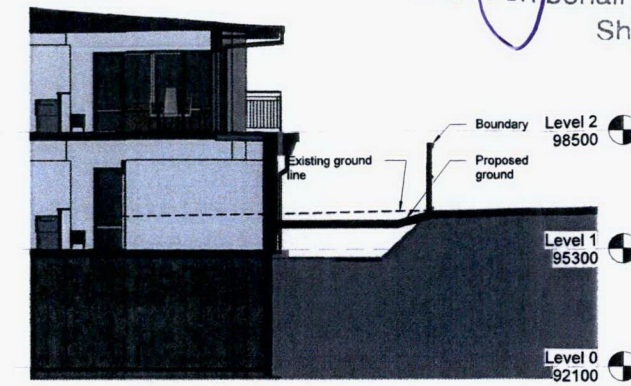
A1

**D Section**

A0-070
 A1 sheet scale = 1 : 100
 A3 sheet scale is twice scale shown above

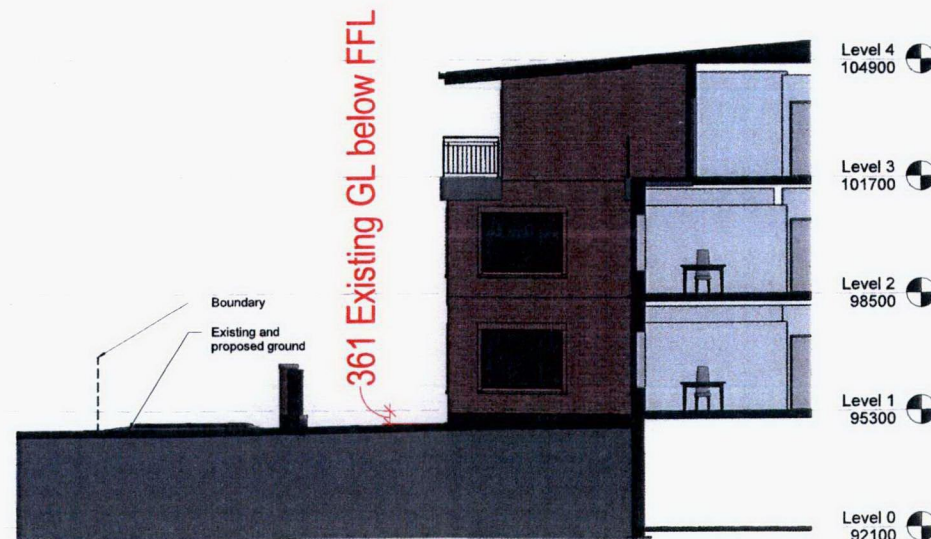
**E Section**

A0-070
 A1 sheet scale = 1 : 100
 A3 sheet scale is twice scale shown above

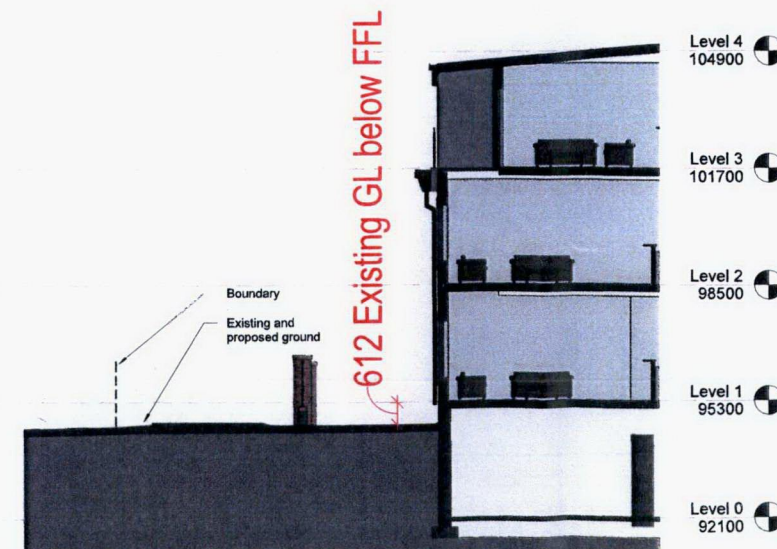
**F Section**

A0-070
 A1 sheet scale = 1 : 100
 A3 sheet scale is twice scale shown above

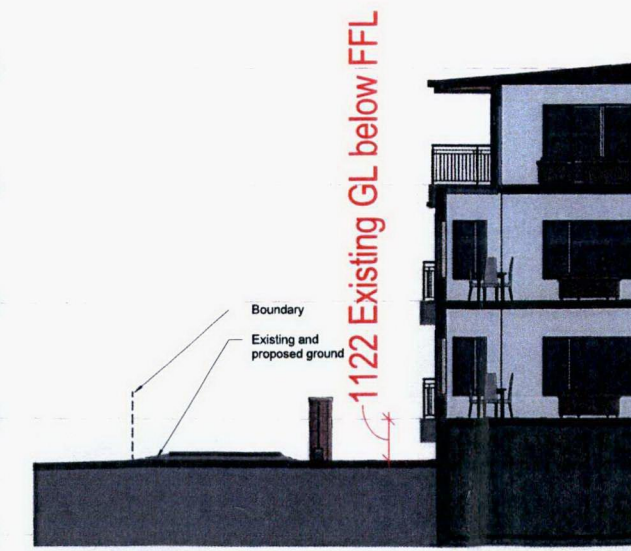
**COUNCIL COPY
 DO NOT SEND**

**G Section**

A0-070
 A1 sheet scale = 1 : 100
 A3 sheet scale is twice scale shown above

**H Section**

A0-070
 A1 sheet scale = 1 : 100
 A3 sheet scale is twice scale shown above

**I Section**

A0-070
 A1 sheet scale = 1 : 100
 A3 sheet scale is twice scale shown above

Level 4 104900	E	17/01/17	B04 lowered 900mm
D	19/12/16	DEVELOPMENT APPLICATION	
C	03/11/15	UPDATED	
B	28/09/15	APPLICATION	
A	13/04/15	PRELIMINARY	

AMENDMENTS

Level 2 98500		RYMAN HEALTHCARE LTD
---------------	---	--------------------------------

Level 1 95300 **COMPREHENSIVE
 CARE RETIREMENT
 VILLAGE**

Level 0 92100 6-30 BRANDON PARK DRIVE
 WHEELERS HILL, VICTORIA

Side and rear setback
 sections

**DEVELOPMENT
 APPLICATION**

S01	A3-020	E
1 : 100	Author	102- RCT
102 - RCT_S01_A3-020_E		
32 Russley Road	CHRISTCHURCH	NEW ZEALAND
P O BOX 771	PH 64 9 366 4000	FAX 64 9 366 4001

DA 21



1 North Elevation
A1 sheet scale = 1 : 250
A3 sheet scale is twice scale shown above



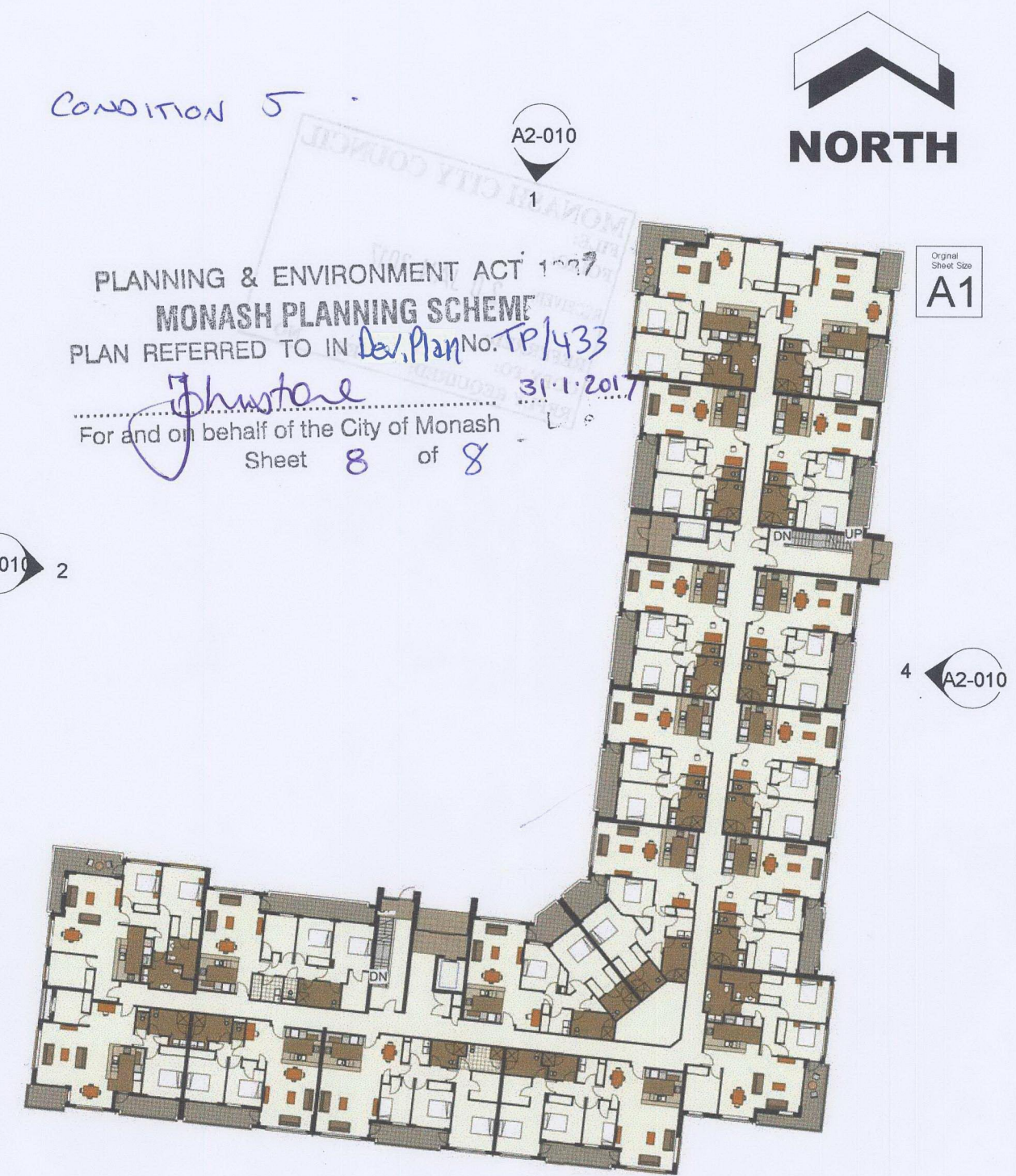
2 West Elevation
A1 sheet scale = 1 : 250
A3 sheet scale is twice scale shown above



3 South Elevation
A1 sheet scale = 1 : 250
A3 sheet scale is twice scale shown above



4 East Elevation
A1 sheet scale = 1 : 250
A3 sheet scale is twice scale shown above



ELEVATION MATERIALS

BR01	Austral-Indulgence : Biscotti
BR02	Austral-Indulgence : Praline
BR03	Austral-Indulgence : Truffle
BR04	Austral-Nubrik : Terraotta
PL01	Plaster Finish : Talc
RM01	Roof, Fascia, Gutter and Downpipe Finish : Coloursteel Ironsand

E	18/01/17	B04 lowered 900mm
D	19/12/16	DEVELOPMENT APPLICATION
C	13/07/16	B03 AND CAR PARKING CHANGED
B	28/09/15	APPLICATION
A	27/01/15	PRELIMINARY

AMENDMENTS



COMPREHENSIVE CARE RETIREMENT VILLAGE

6-30 BRANDON PARK DRIVE
WHEELERS HILL, VICTORIA

BUILDING B04 ELEVATIONS

B04 A2-010 E

As indicated	Author	Project Number	Stage Number
102 - RCT_B04_A2-010_E	102-RCT		
92 Russley Road	CHRISTCHURCH	NEW ZEALAND	
P O BOX 771	PH 64-3-366 4069	FAX 64-3-366 4861	

DEVELOPMENT PLAN TP433
DEVELOPMENT APPLICATION

DA 49