

Attachments

Ordinary Council Meeting

Monday 19 March 2018

- 9.1.1 310-312 Springvale Road, FOREST HILL (LOT 1 LP 64077 & LOT 1 LP 17289) – Construction and use of a two storey childcare centre with basement parking and alteration of access to a road in a Road Zone, Category 1**

Attachment 1 Plans 3

- 9.1.2 199 Canterbury Road, Blackburn (LOT 1 LP 114506)
- Use and development of land for a child care centre, associated tree removal and works beneath trees and alterations to access to a road in a Road Zone, Category 1**

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Attachment 3 Notice of Amendment of an Application 28

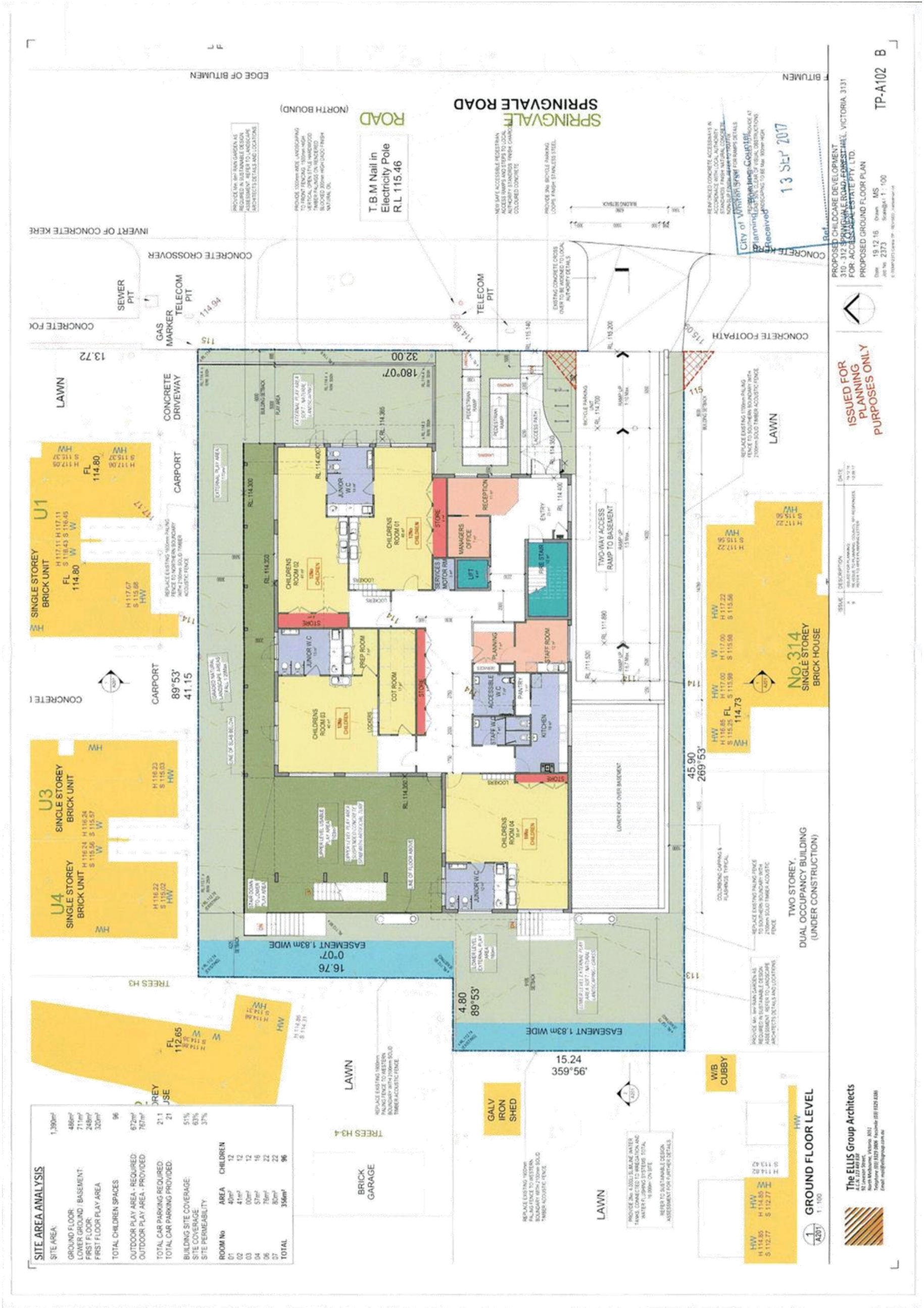
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Attachment 5 VCAT Amended Plans 33

9.1.1 310-312 Springvale Road,
FOREST HILL (LOT 1 LP 64077
& LOT 1 LP 17289) –
Construction and use of a two
storey childcare centre with
basement parking and alteration
of access to a road in a Road
Zone, Category 1

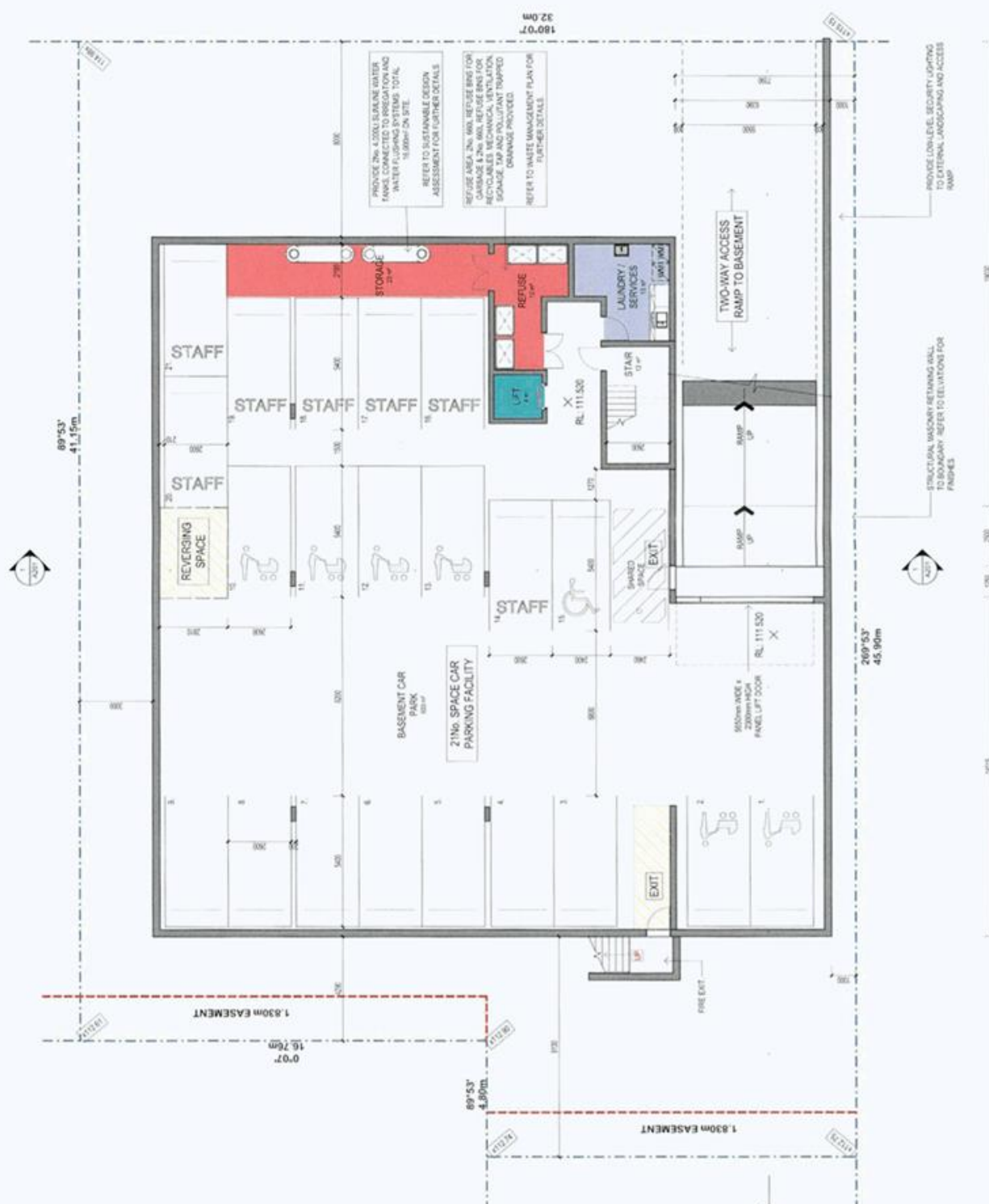
Attachment 1 Plans

9.1.1 – ATTACHMENT 1. Plans



SITE AREA ANALYSIS

SITE AREA		TOTAL CHILDREN SPACES		TOTAL CAR PARKING REQUIRED		BUILDING SITE COVERAGE		SITE PERMEABILITY	
GROUND FLOOR	LOWER GROUND / BASEMENT	OUTDOOR PLAY AREA - REQUIRED	OUTDOOR PLAY AREA - PROVIDED	TOTAL CAR PARKING REQUIRED	TOTAL CAR PARKING PROVIDED	ROOM No	AREA	CHILDREN	
1,950m ²	486m ²	672m ²	767m ²	21	21	01	42m ²	12	
	711m ²					02	47m ²	12	
	248m ²					03	12	00m ²	12
	320m ²					04	57m ²	16	
						05	76m ²	22	
						06	76m ²	22	
						07	80m ²	22	
						TOTAL	356m ²	96	



1
A201



The ELLIS Group Architects
 A.C.N. 127 449 538
 32 Levenson Street,
 North Melbourne, Victoria 3081
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 Email: info@elligroup.com.au

ISSUE	DESCRIPTION	DATE
A	MAILED FOR PLANNING	19.12.16
B	WE ASKED TO PLANNING, COUNCIL, WHI RESPONSES, REPLY TO AMPLI PLANNING LETTER	12.08.17

ISSUED FOR
PLANNING
PURPOSES ONLY

TP-A103 B

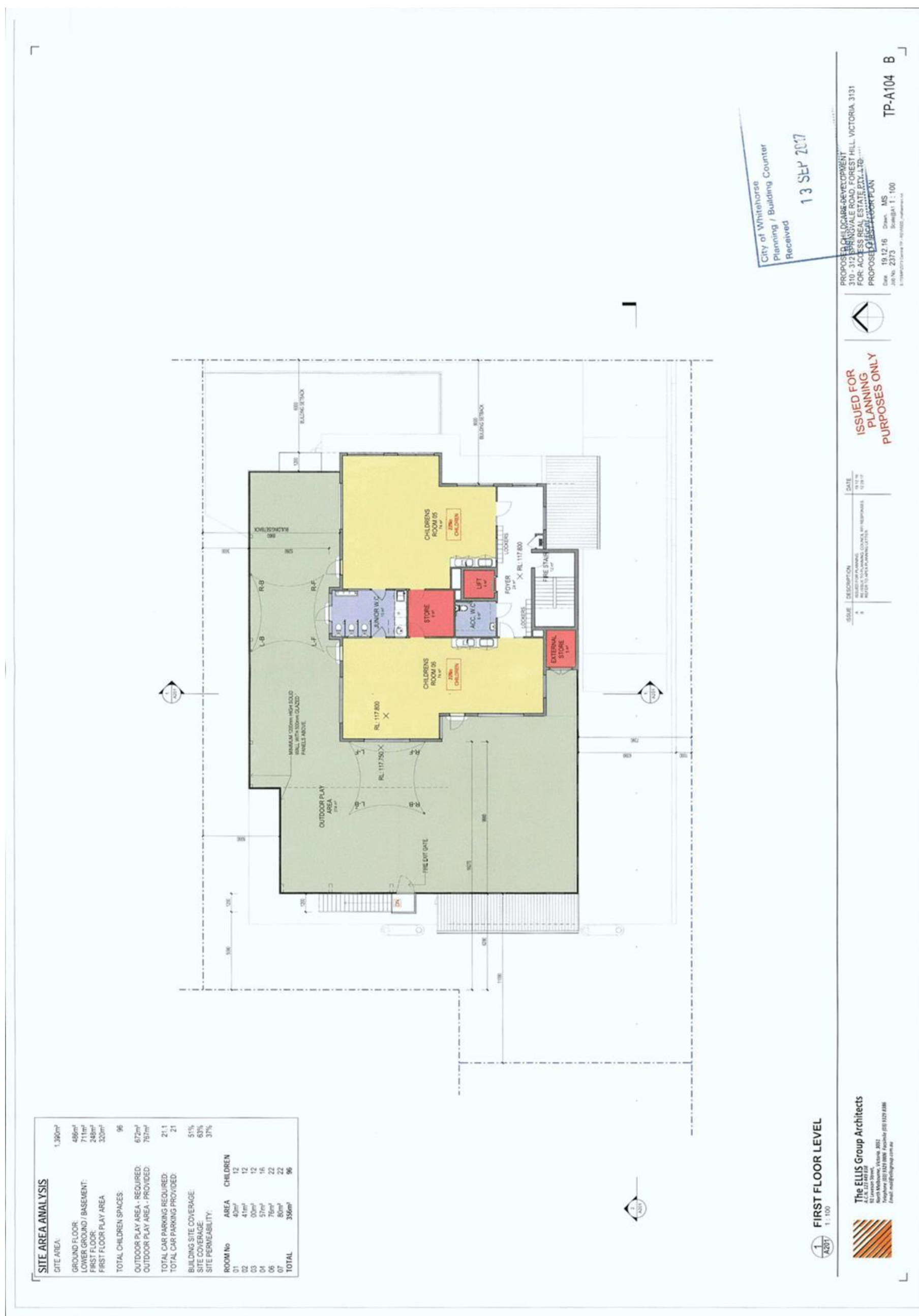
City of Whitehorse
Planning / Building Counter
Received

13 SEP 2017

Ref: *****
PROPOSED CHILDCARE DEVELOPMENT
 310 - 312 SPRINGVALE ROAD, FOREST HILL, VICTORIA, 3131
FOR A SUCCESS REAL ESTATE PTY LTD
PROPOSED BASEMENT FLOOR PLAN

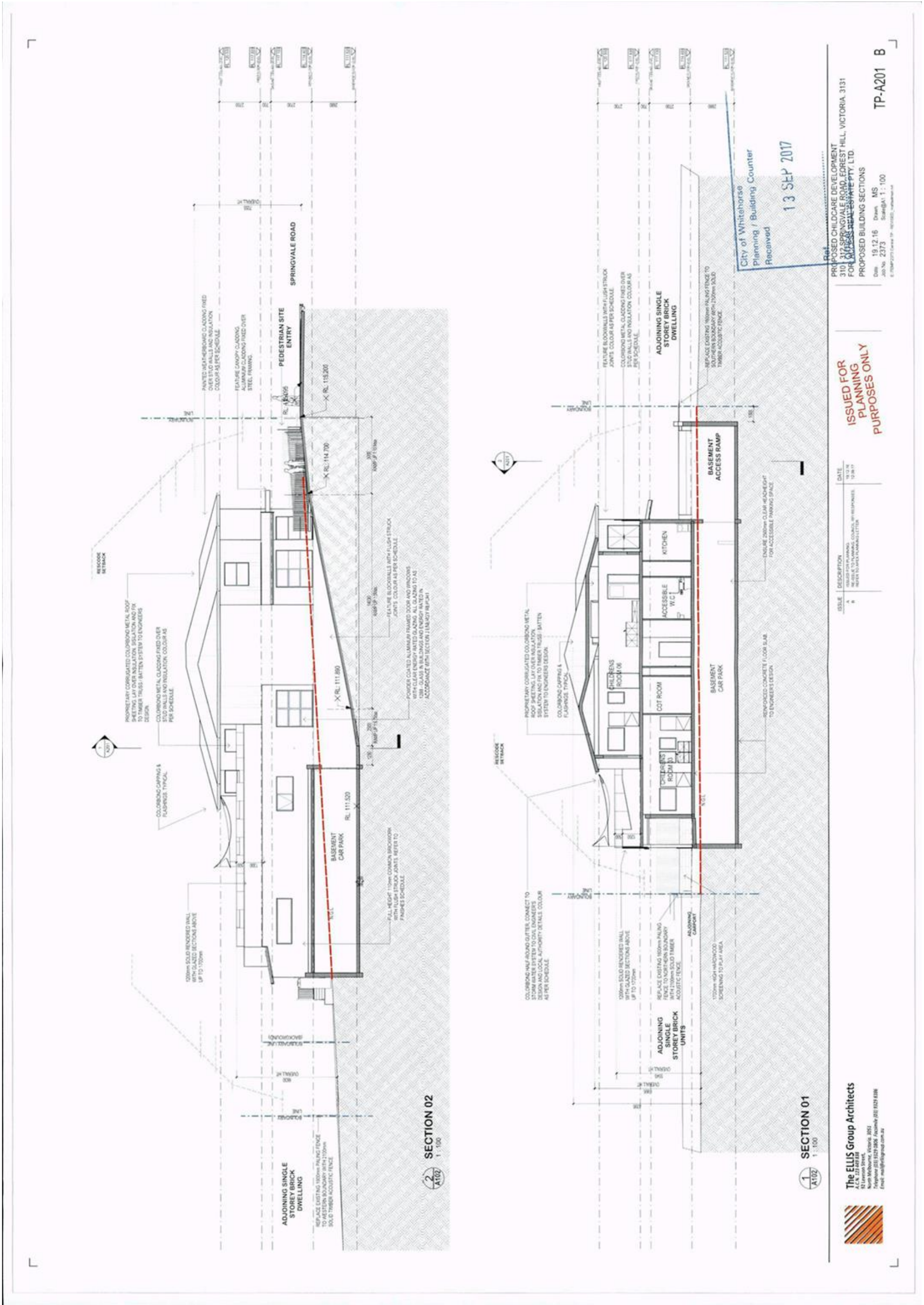
Date	19.12.16	Drawn	MS
Lot No	2373	Scale	1 : 100

9.1.1 – ATTACHMENT 1. Plans

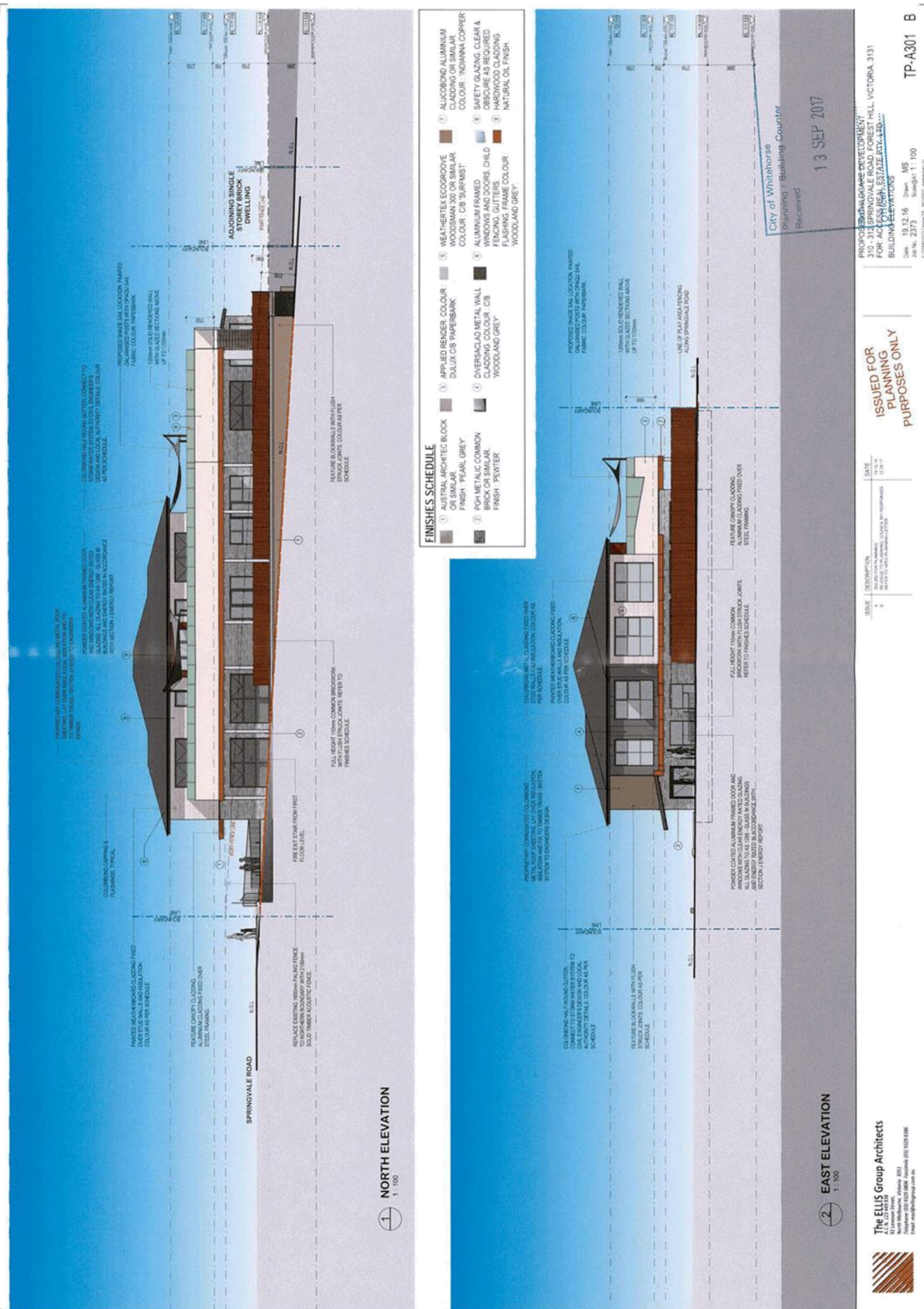


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9.1.1 – ATTACHMENT 1. Plans



9.1.1 – ATTACHMENT 1. Plans



FINISHES SCHEDULE

1 AUSTRAL ARCHITECT BLOCK OR SIMILAR FINISH PEARL GREY	2 APPLIED RENDER COLOUR: DOLUX CB PAPERBARK	3 WEATHERTEX ECOBOORVE WOODSWAN 300 OR SIMILAR COLOUR: CB SURFMASTER	4 ALUCOBOND ALUMINIUM CLADDING OR SIMILAR COLOUR: INDIANNA COPPER
5 PQR METALIC COMMON BRICK OR SIMILAR FINISH: PEWTER	6 DIVERSACLAD METAL WALL CLADDING COLOUR: CB WOODLAND GREY	7 ALUMINIUM FRAMED WINDOWS AND DOORS, CHILD FENCING, GUTTERS, FLASHING, FRAME COLOUR: WOODLAND GREY	8 SAFETY GLAZING CLEAR & OBSCURE AS REQUIRED, HARDWOOD CLADDING, NATURAL OIL FINISH

1 SOUTH ELEVATION 1:100

2 WEST ELEVATION 1:100

The Ellus Group Architects
 A.C.N. 232 444 238
 95 Liverpool Street,
 North Sydney, New South Wales 1585
 Phone: 002 9331 8286 Fax: 002 9331 8288
 Email: info@ellusgroup.com.au

ISSUED FOR
PLANNING
PURPOSES ONLY

DATE: 19.08.17
 REVISIONS: 15 PLANNING, COUNCIL, 20 RESPONSES
 19.08.17
 19.08.17

ISSUE DESCRIPTION:

- * REVISIONS: 15 PLANNING, COUNCIL, 20 RESPONSES
- * 19.08.17
- * 19.08.17

PROPOSED CHILD CARE DEVELOPMENT
 310 - 312 SPRINGVALE ROAD, FOREST HILL, VICTORIA 3131
 FOR AUSTIN REAL ESTATE PTY. LTD.
 BUILDING ELEVATIONS

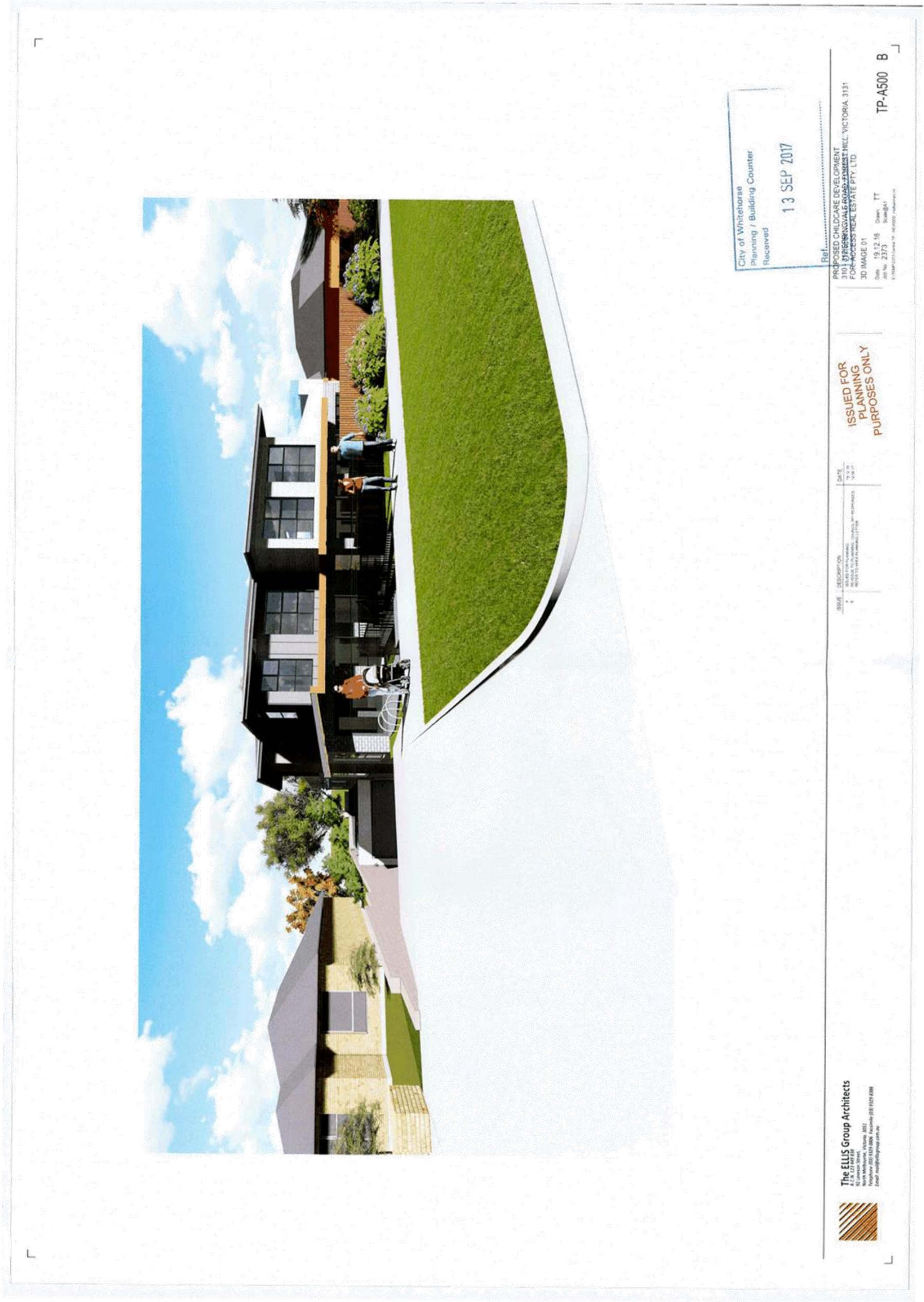
City of Whitehorse
 Planning / Building Counter
 Received

13 SEP 2017

Date: 19.12.16
 Drawn: MS
 Job No: 2373
 Scale: 1:100

TP-A302 B

9.1.1 – ATTACHMENT 1. Plans



9.1.1 – ATTACHMENT 1. Plans



The Ellis Group Architects
15/16 Springvale Road, Forest Hill, Victoria 3131
Phone: (03) 9429 2800 Fax: (03) 9429 2800
Email: info@ellisgroup.com.au

ISSUE	DESCRIPTION	DATE
1	FOR COUNCIL PLANNING PURPOSES ONLY	13 SEP 2017

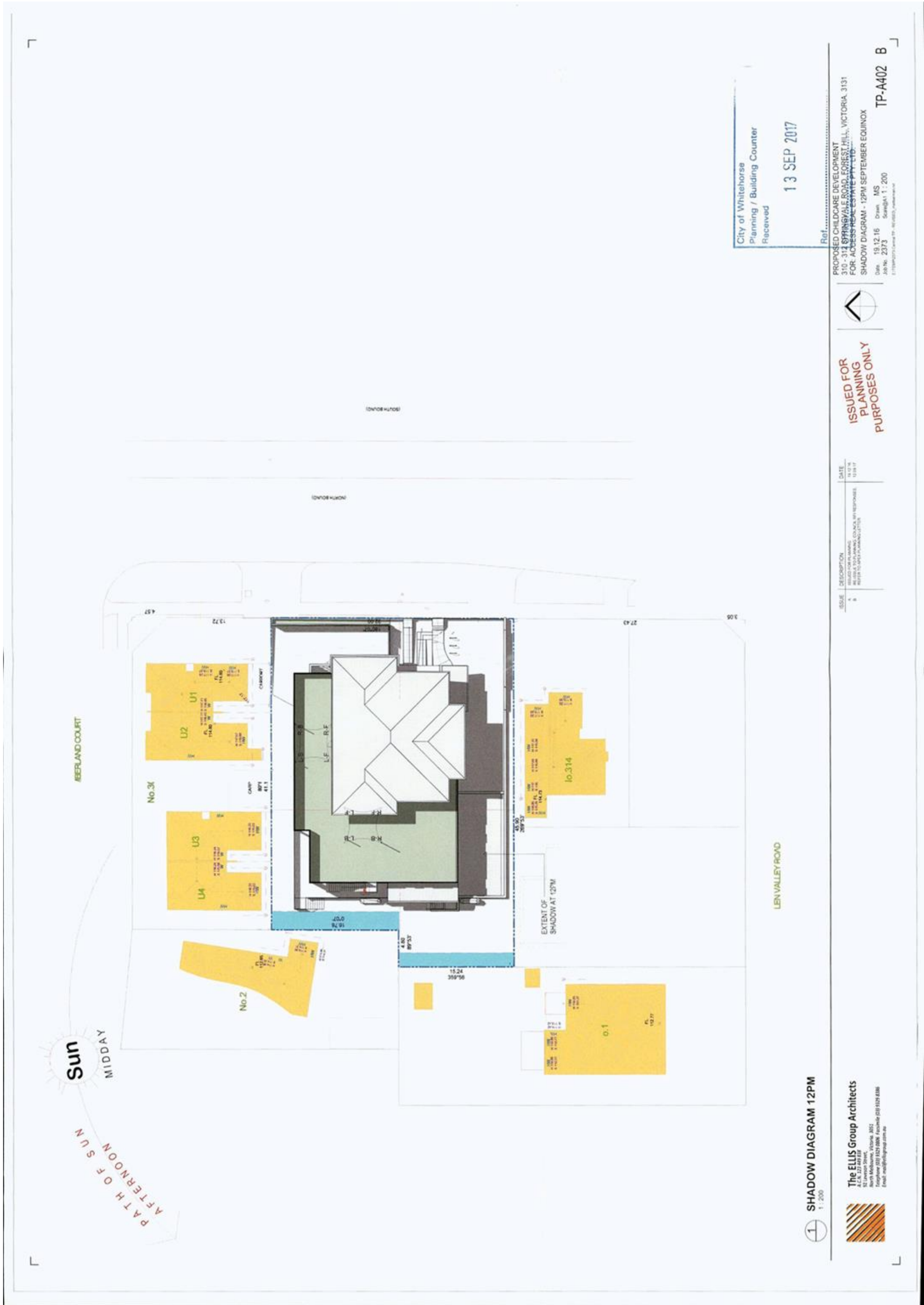
ISSUED FOR
PLANNING
PURPOSES ONLY

City of Whitehorse
Planning / Building Counter
Received
13 SEP 2017

PROPOSED CHILDCARE DEVELOPMENT
310 - 312 SPRINGVALE ROAD, FOREST HILL, VICTORIA 3131
FOR MESSRS REAL ESTATE PTY LTD
3D IMAGE 02
Date: 19.12.16 Drawn: TT
Job No: 2373 Scaled: A1
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TP-A501 B

9.1.1 – ATTACHMENT 1. Plans



9.1.1 – ATTACHMENT 1. Plans



9.1.2 199 Canterbury Road, Blackburn
(LOT 1 LP 114506) - Use and
development of land for a child
care centre, associated tree
removal and works beneath trees
and alterations to access to a
road in a Road Zone, Category 1

Attachment 1 Plans

Attachment 2 Landscape Plan

Attachment 3 Notice of Amendment of an Application

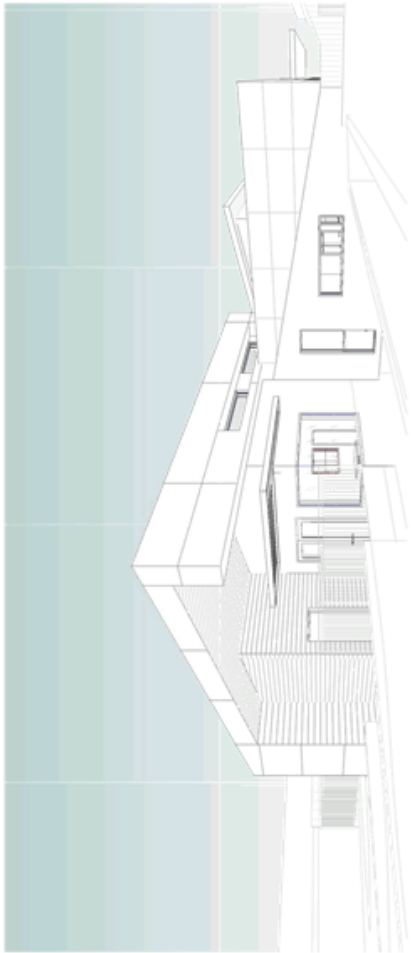
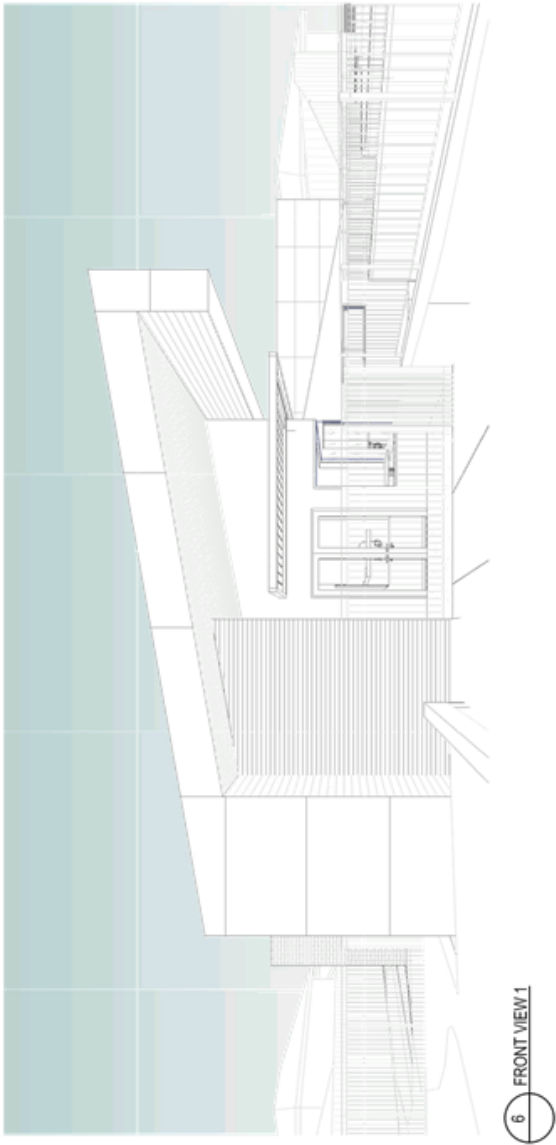
Attachment 4 Schedule of Changes

Attachment 5 VCAT Amended Plans

CHILD CARE CENTRE
199 CANTERBURY ROAD, BLACKBURN

"TOWN PLANNING"

SHEET NO.	SHEET NAME
CS000	COVER SHEET + STREET PERSPECTIVE
SA01	SITE ANALYSIS
SA02	DESIGN RESPONSE
TP01	PROPOSED GROUND FLOOR PLAN
TP02	PROPOSED BASEMENT PLAN
TP02A	PROPOSED ROOF LEVEL
TP03	PROPOSED ELEVATIONS
TP03A	FINISHES SCHEDULE
TP04	SECTIONS
TP05	BOUNDARY WALL
TP06	SHADOW DIAGRAMS
TP07	SHADOW DIAGRAMS



1VIEW 2
CS000SCALE

TOWN PLANNING

PROJECT
CHILD CARE CENTRE
199 CANTERBURY ROAD,
BLACKBURN

TITLE
COVER SHEET + STREET
PERSPECTIVE

DATE
8/08/2017
11:39:44 AM

SCALE
@A1

DRN
DRN

CS000C

pointarchitects

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REV. DESCRIPTION
A TOWN PLANNING SUBMISSION
B AMENDED BASED ON EOD/IMP REPORT
C TOWN PLANNING SUBMISSION BASED ON COUNCIL FEEDBACK


DATE
19/12/2016
07/04/2017
02/08/2017

9.1.2 – ATTACHMENT 1. Plans



LOCALITY GUIDE	
WIRENDA COURT RESERVE	330m
VERNON STREET RESERVE	400m
ANAYA COURT RESERVE	360m
FLOOD BASIN	100m
WOOLWORTH'S BLACKBURN SOUTH	1.1km
FOREST HILL SHOPPING CENTRE	400m
ANASSIS SEAFOOD MARKET	1.5km
IGA BLACKBURN	1.5km
WOOLWORTH'S VERMONT	2.1km
BLACKBURN RAILWAY STATION	1.8km
BURWOOD HIGHWAY/BLACKBURN RD (75 TRAM STOP)	2.3km
BUS STOP ROUTE 703 & 705	70m
ORCHARD GROVE PRIMARY SCHOOL	1.3km
STARFISH EARLY LEARNING CENTRE	500m
BOX HILL HIGH SCHOOL	2.3km
HOLBURY CHILDREN'S CENTRE	700m
BLACKBURN LAKE PRIMARY SCHOOL	600m





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TOWN PLANNING

PROJECT: **CHILDCARE CENTRE**
199 CANTERBURY ROAD,
BLACKBURN

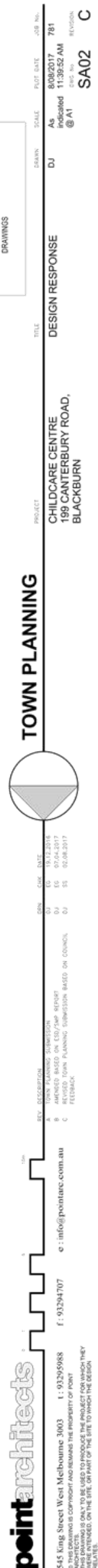
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SCALE: **As indicated**
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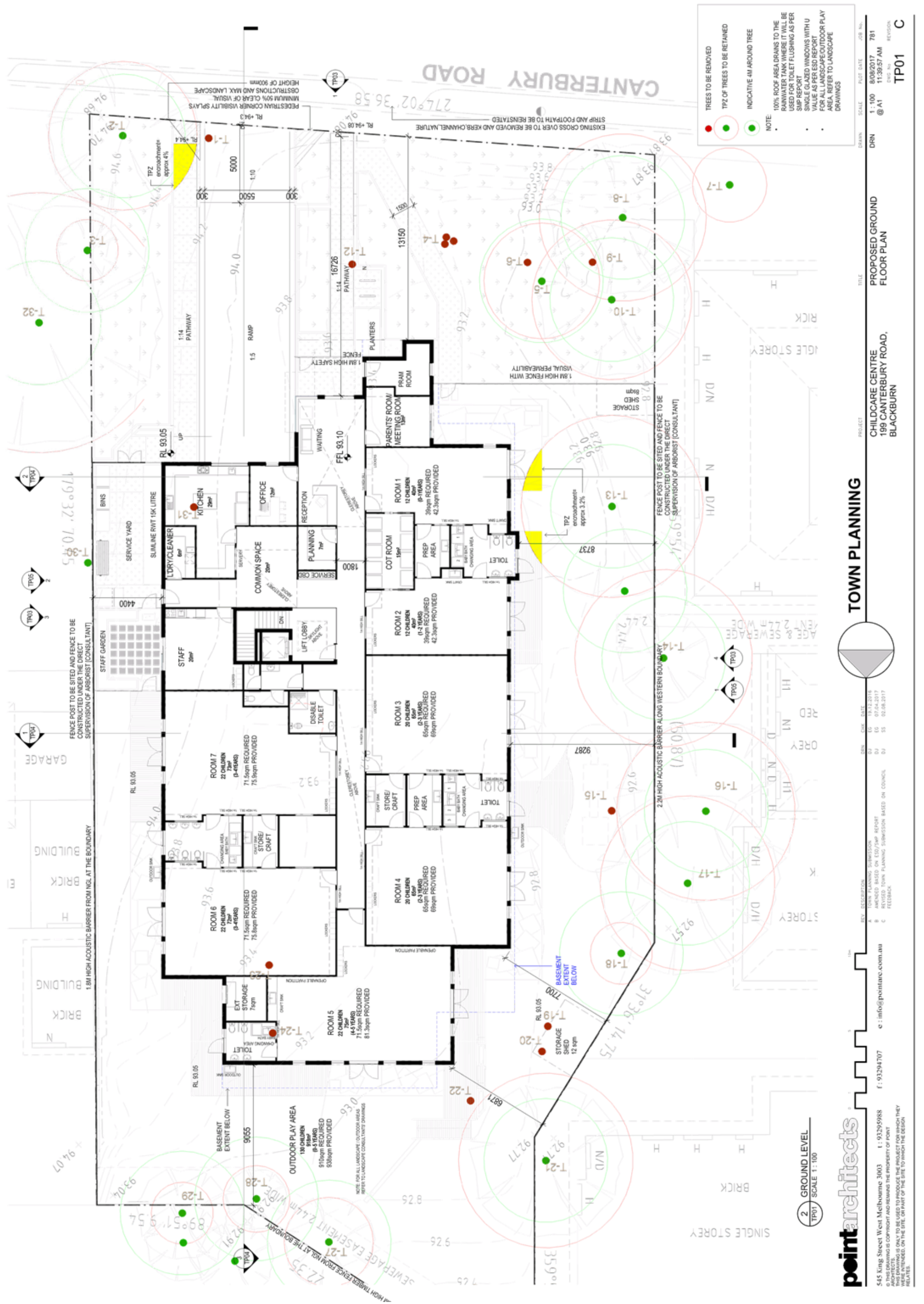
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JOB NO.: **781**

REVISION: **SA01 C**

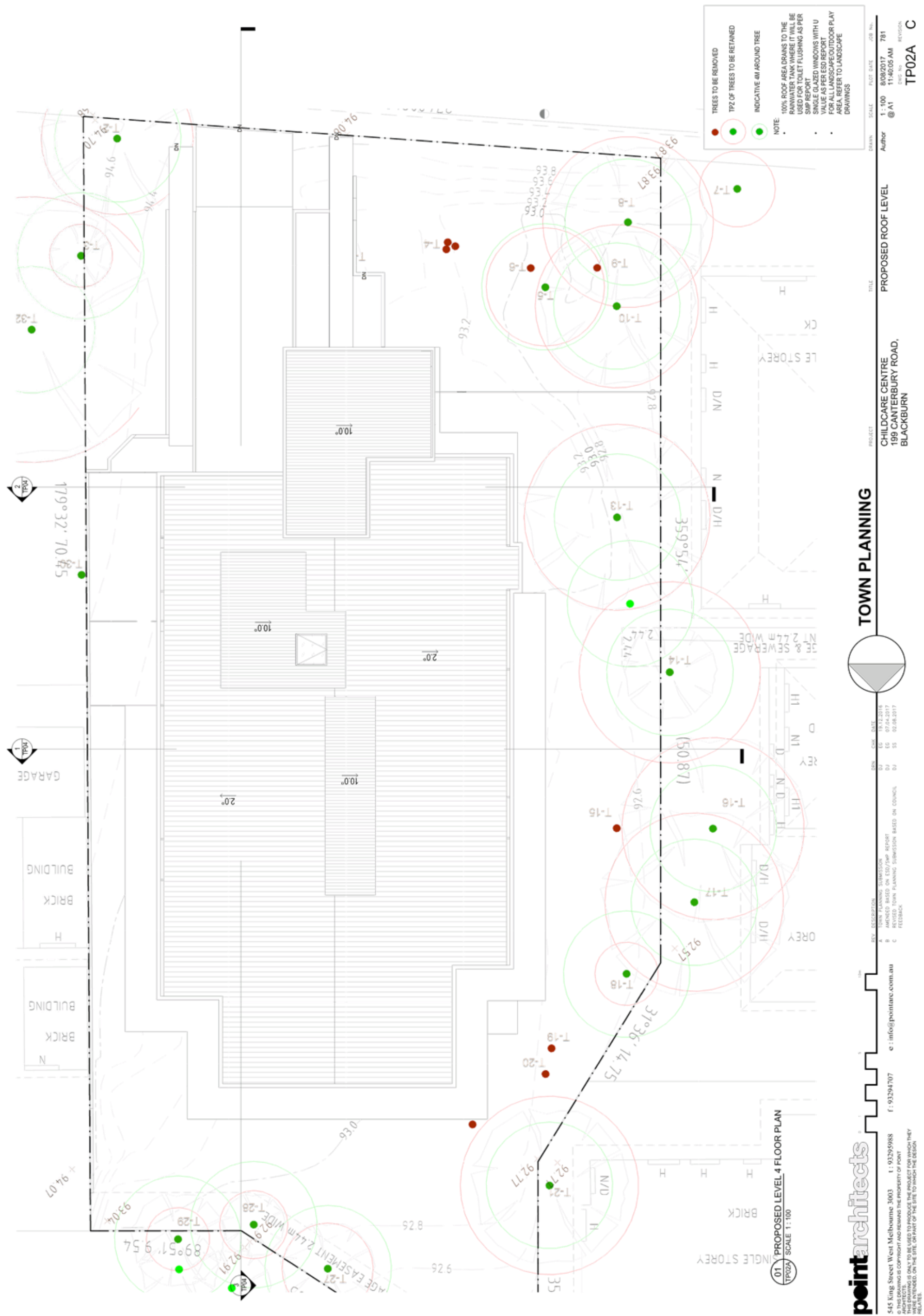


9.1.2 – ATTACHMENT 1. Plans

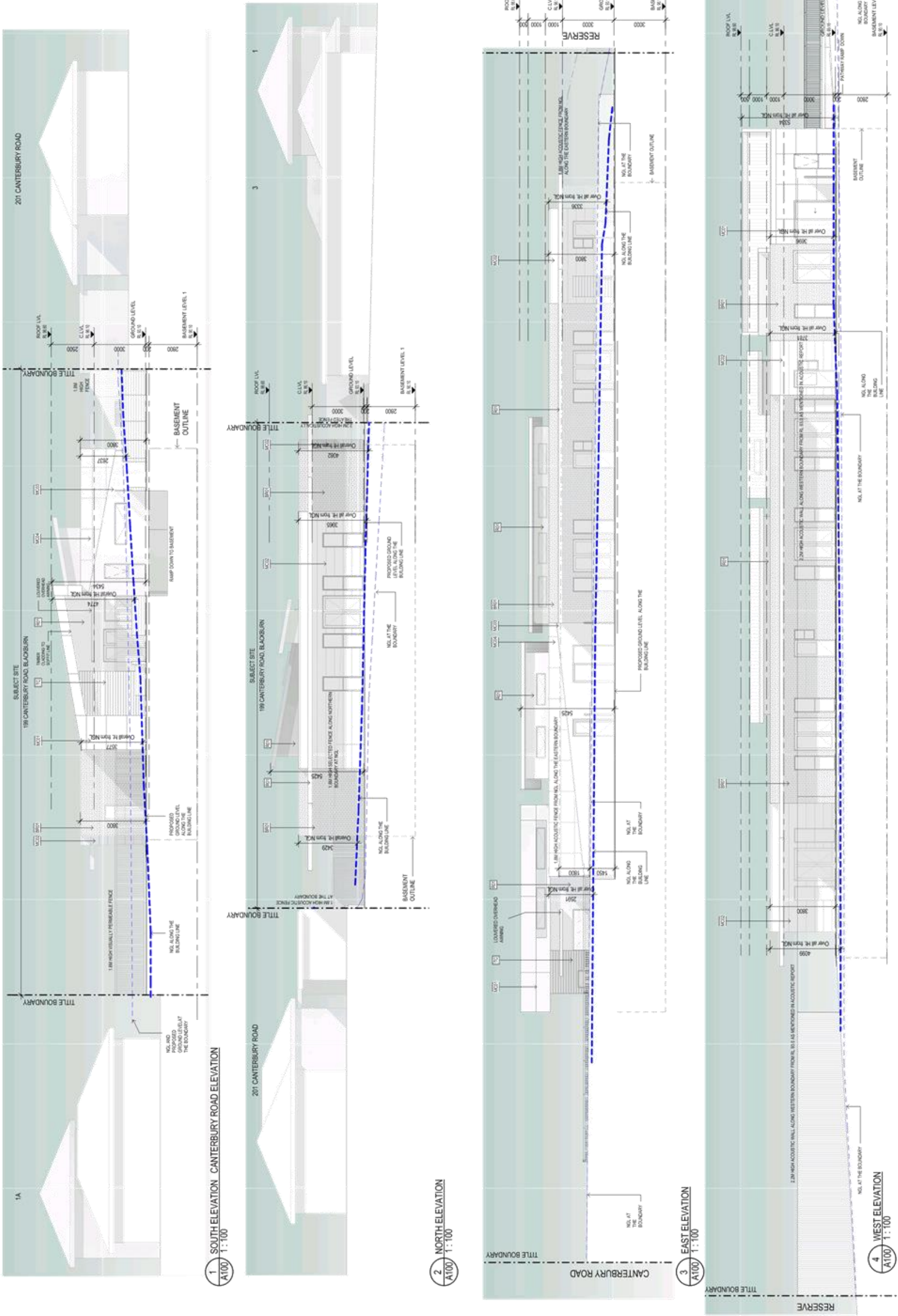




9.1.2 – ATTACHMENT 1. Plans



9.1.2 – ATTACHMENT 1. Plans



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TOWN PLANNING

PROJECT
CHILDCARE CENTRE
199 CANTERBURY ROAD,
BLACKBURN

TITLE
PROPOSED ELEVATIONS

DRN
SCALE
1:100
@ A1

DATE
8/08/2017
11:40:16 AM

JOB NO.
781

REVISION
TP03 C

REV. DESCRIPTION
A TOWN PLANNING SUBMISSION
B ARCHIVED BASED ON CDD/PAF REPORT
C TOWN PLANNING COMMISSION BASED ON COUNCIL FEEDBACK

DATE
19.12.2016
07.04.2017
05.08.2017

DRN
03
03
03

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9.1.2 – ATTACHMENT 1. Plans

EXTERNAL FINISHES



BR01

SELECTED BRICK FINISH
AUSTRAL GRAPHITE OR SIMILAR



MC01

MATRIX CLADDING
[HORIZONTAL AND VERTICAL
SCRIBES BASED ON STANDARD
PANELS]
COLOUR_ WHITE OR SIMILAR



R01

RENDER FINISH
COLOUR_ 'MONUMENT' OR
SIMILAR



TC

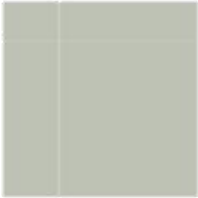
TIMBER LOOK CLADDING



ALUMINIUM WINDOW
FRAME_BLACK



LOUVERED OVERHEAD AWNING



MC04

MATRIX CLADDING
[HORIZONTAL & VERTICAL
SCRIBES]
COLOUR_ COLORBOND
'WINDSPRAY' OR SIMILAR



MC02

MATRIX CLADDING
[HORIZONTAL SCRIBES]
COLOUR_ DULUX 'RED
SYMPHONY' OR SIMILAR



MC03

MATRIX CLADDING
[PLAIN]
COLOUR_ DULUX 'RED
SYMPHONY' OR SIMILAR



1.8M HIGH VISUALLY
PERMEABLE FENCE



1.8M HIGH TIMBER PALING
FENCE

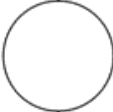


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100

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C ARCHIVED BASED ON TOWN PLANNING COMMISSION BASED ON COUNCIL
FEEDBACK

DATE
19.12.2018
02.04.2017
02.08.2017



TOWN PLANNING

PROJECT
CHILDCARE CENTRE
199 CANTERBURY ROAD,
BLACKBURN

TITLE
FINISHES SCHEDULE

DRAWN
Author

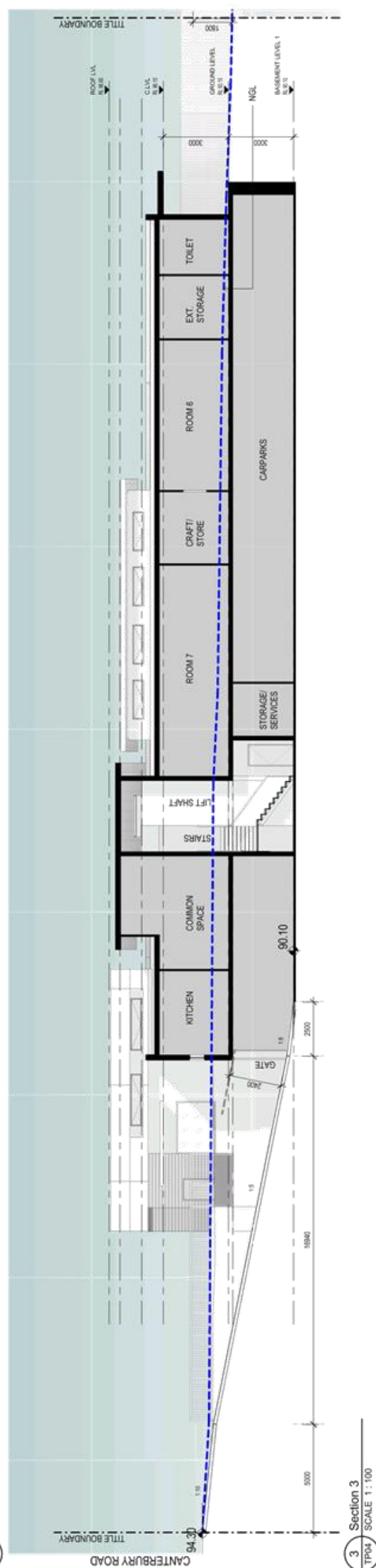
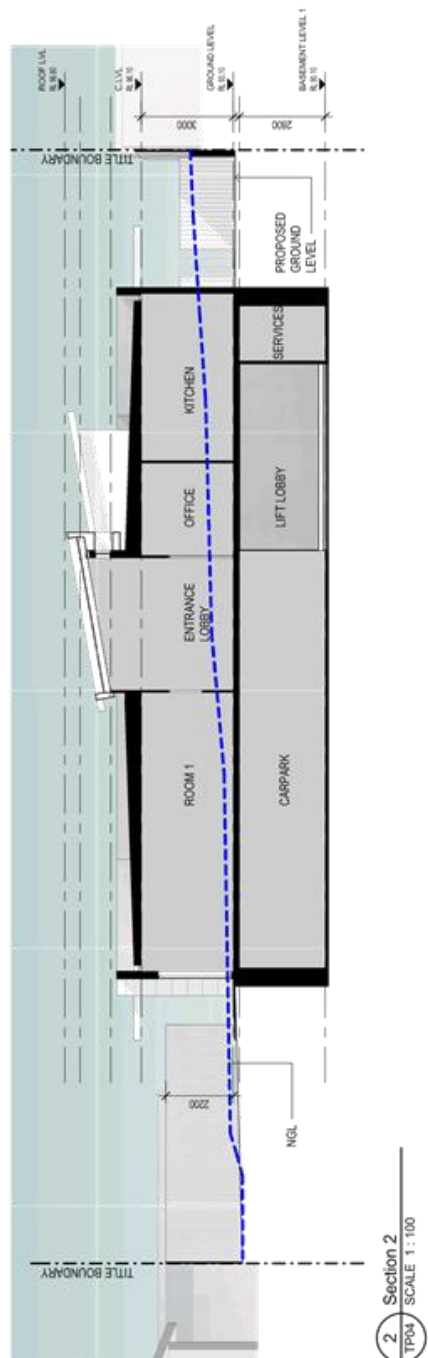
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8/08/2017

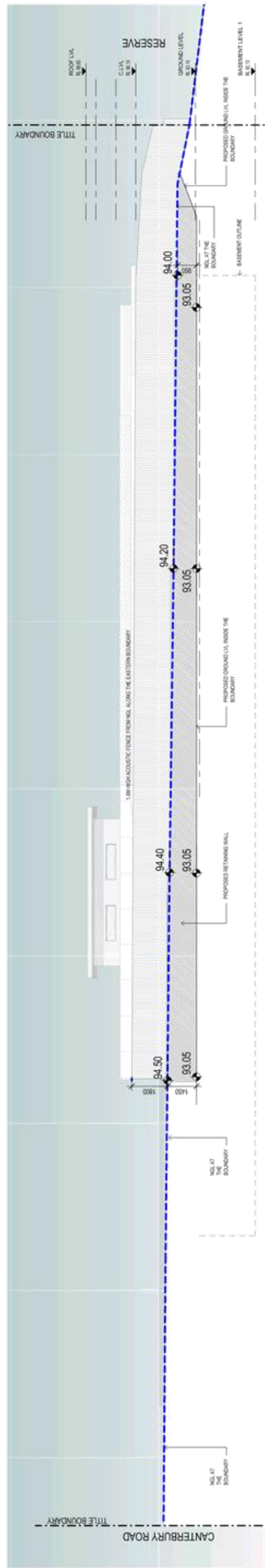
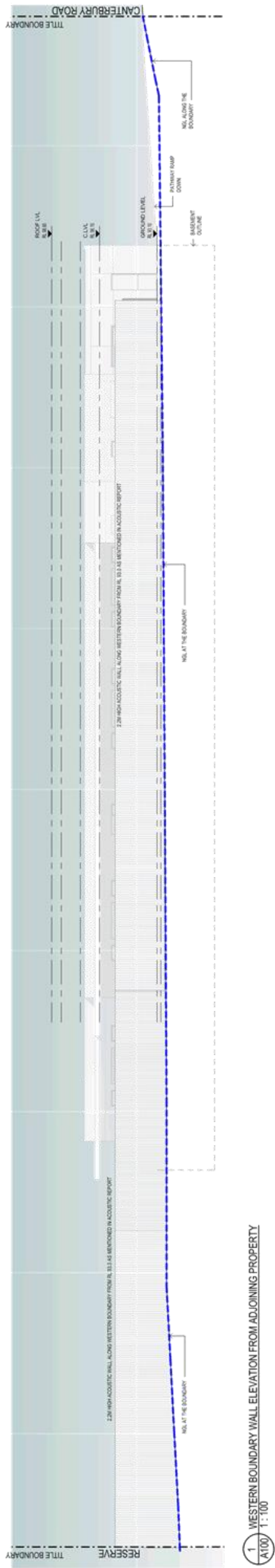
JOB NO.
781

REVISION
TP03A C

TOWN PLANNING

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9.1.2 – ATTACHMENT 1. Plans



pointarchitects

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f : 93294707

TOWN PLANNING

PROJECT
CHILDCARE CENTRE
199 CANTERBURY ROAD,
BLACKBURN

TITLE
BOUNDARY WALL

REV. DESCRIPTION
A TOWN PLANNING SUBMISSION
B ARCHIVED BASED ON ECU/PAF REPORT
C TOWN PLANNING COMMISSION BASED ON COUNCIL FEEDBACK

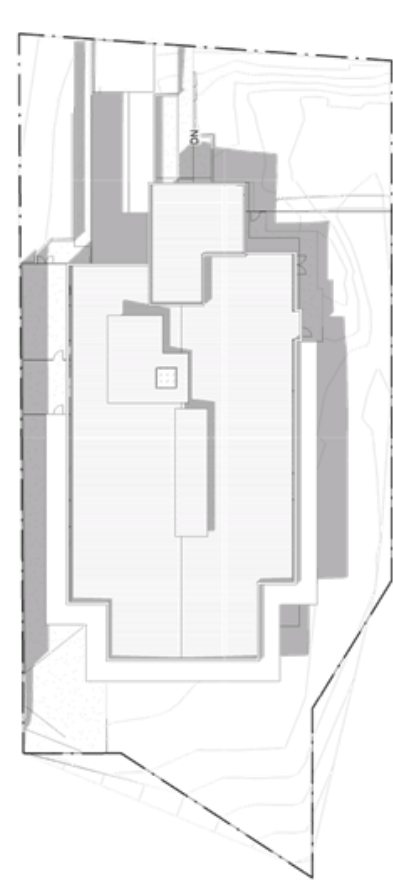
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07.04.2017
05.08.2017

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PLAT DATE
8/08/2017
11:40:33 AM

JOB NO.
781
REVISION
TP05 C

9.1.2 – ATTACHMENT 1. Plans



01 SHADOWS - 22 SEPTEMBER - 9AM
TP06 SCALE 1: 300




03 SHADOWS - 22 SEPTEMBER - 11AM
TP06 SCALE 1: 300



04 SHADOWS - 22 SEPTEMBER - 12 NOON
TP06 SCALE 1: 300



02 SHADOWS - 22 SEPTEMBER - 10AM
TP06 SCALE 1: 300



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REV

DESCRIPTION

DATE

A

TOWN PLANNING SUBMISSION

19.12.2018

B

AMENDED BASED ON EDO/PAF REPORT

02.04.2017

C

FINAL TOWN PLANNING SUBMISSION BASED ON COUNCIL FEEDBACK

02.08.2017

PROJECT

CHILD CARE CENTRE
199 CANTERBURY ROAD,
BLACKBURN

TITLE

SHADOW DIAGRAMS

DRAWN

DRN

SCALE

1: 300
@ A1

PAGE DATE

8/08/2017
11:40:38 AM

JOB NO.

781

REVISION

TP06 C

9.1.2 – ATTACHMENT 1. Plans




1 SHADOWS - 22 SEPTEMBER -1PM
TP07 SCALE 1:300



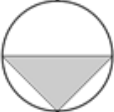
2 SHADOWS - 22 SEPTEMBER -2PM
TP07 SCALE 1:300



3 SHADOWS - 22 SEPTEMBER -3PM
TP07 SCALE 1:300



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TOWN PLANNING

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A TOWN PLANNING SUBMISSION
B AMENDED BASED ON EDO/TAP REPORT
C AMENDED BASED ON TOWN PLANNING SUBMISSION BASED ON COUNCIL FEEDBACK

DATE
19.12.2018
02.04.2017
05.08.2017

DRWN
DJ
DJ
DJ

SCALE
1:300
@ A1

TITLE
SHADOW DIAGRAMS

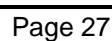
PROJECT
CHILDCARE CENTRE
199 CANTERBURY ROAD,
BLACKBURN

PLT DATE
8/08/2017
11:40:42 AM

JOB NO.
781

REVISION
TP07 C

Landscape Plan



9.1.2 – ATTACHMENT 3.

Notice of Amendment of an Application

PLANNING AND ENVIRONMENT LIST

NOTICE OF AN AMENDMENT OF AN APPLICATION – PNPE9 FORM A

Subject Land	199 Canterbury Road BLACKBURN VIC 3130	VCAT Ref: P2428/2017
---------------------	---	-----------------------------

DATE BY WHICH A STATEMENT OF GROUNDS MUST BE LODGED WITH VCAT	21 March 2018
--	---------------

- A proceeding has been lodged with VCAT about this land and allocated the above VCAT reference number. Please quote this number when communicating with VCAT about this matter.
- The applicant has applied to amend its application, which is the subject of this proceeding, in the manner set out below.
- You may wish to respond to this application for amendment. If so, please read the important information accompanying this notice.
- If the proceeding is an application for review concerning a permit application, the permit application, the proposed amendment, relevant plans and supporting material can be inspected at the office of the responsible authority.
- If the proceeding is an application for review concerning a works approval or licence, the application for works approval or licence, the proposed amendment and supporting material can be inspected at the office of the EPA or other primary decision maker.
- If you have any queries about the amendment, you should contact the Applicant. The Tribunal cannot assist you with this information.
- The proposed dates for the hearing of the proceeding and any compulsory conference are set out below.

NAME OF APPLICANT	Ausco Investment Group Pty Ltd
CONTACT DETAILS FOR APPLICANT Name of contact person and Telephone or mobile number	Ellen Tarasenko MinterEllison
NAME OF RESPONSIBLE AUTHORITY OR PRIMARY DECISION-MAKER	Whitehorse City Council
PERMIT APPLICATION NUMBER	WH/20161193
BRIEF DESCRIPTION OF PROPOSAL WHICH IS THE SUBJECT OF THIS PROCEEDING	Use and development of a childcare centre, tree removal, alterations to access of a road in a Road Zone, Category 1.

TYPE OF PROCEEDING	
<i>Place X in relevant box. Note that a permit application cannot be amended in a proceeding for review of conditions under section 80 Planning and Environment Act 1987 where a permit has been granted</i>	
	Review refusal to grant a permit under section 77 Planning and Environment Act 1987
X	Review failure to grant a permit under section 79 Planning and Environment Act 1987
	Review notice of decision to grant permit under section 82 Planning and Environment Act 1987
	Amend permit under section 87A Planning and Environment Act 1987
	Review refusal to grant a works approval or licence under Environment Protection Act 1970
	Review failure to grant a works approval or licence under Environment Protection Act 1970

Victorian Civil and Administrative Tribunal
55 King Street Melbourne VIC 3000
GPO Box 5408 Melbourne VIC 3001
Ausdoc DX 210576 Melbourne
ME_145570931_1

Website www.vcat.vic.gov.au
Email admin@vcat.vic.gov.au

Telephone 1300 01 8228
(1300 01 VCAT)

9.1.2 – ATTACHMENT 3. Notice of Amendment of an Application

NATURE OF PROPOSED AMENDMENT TO THE APPLICATION Full details of the proposed amendment are provided in the accompanying material <i>Place X in relevant box.</i>	
X	Amendment to plans
	Amendment to the development proposal
	Amendment of the proposed use or other reason for which a permit is required
	Other – <i>Please specify briefly</i>

PROPOSED DATE/S OF HEARING & COMPULSORY CONFERENCE All hearings and compulsory conferences will be held at 55 King Street, Melbourne unless otherwise notified	
Date/s of hearing	9-13 April 2018 (five days)
Date of compulsory conference (where relevant)	N/A
Date of practice day hearing (where relevant)	N/A

PLANNING AND ENVIRONMENT LIST

INFORMATION ABOUT NOTICE OF AN AMENDMENT OF AN APPLICATION

HOW TO RESPOND IF YOU ARE A PARTY TO THE PROCEEDING

If you are already a party to the proceeding, you may amend your statement of grounds at any time prior to the hearing or you may choose to continue to rely on the statement of grounds you have already lodged with VCAT and do nothing. If you have already paid a fee in respect of your statement of grounds, you do not need to pay a further fee.

If you wish to amend your statement of grounds, you must file a copy of your amended statement of grounds with VCAT and serve a copy on the applicant and the responsible authority or other primary decision-maker.

HOW TO RESPOND IF YOU ARE NOT A PARTY TO THE PROCEEDING

Person wishes to be heard and become party to proceeding

If you are not already a party to the proceeding and you wish to be heard in relation to this application, **by no later than the date specified in the notice** you must:

- Serve a copy of the **Statement of Grounds** on which you intend to rely on the person making this application (the Applicant).
- Serve a copy of the **Statement of Grounds** on the responsible authority or other primary decision-maker.
- Lodge a copy of the **Statement of Grounds** with VCAT, indicating that a copy was served on the applicant and the responsible authority or other primary decision-maker and the date(s) this was done.
- Pay the relevant fee.

If you comply with these requirements, you will become a party to the proceeding.

Person who does not wish to be heard

If you are not already a party to the proceeding and you wish to contest the proceeding but in your statement of grounds state that you do not intend to participate in the hearing of the proceeding, **by no later than the date specified in the notice** you must:

- Serve a copy of the **Statement of Grounds** on which you intend to rely on the person making this application (the Applicant).

9.1.2 – ATTACHMENT 3.

Notice of Amendment of an Application

- Serve a copy of the **Statement of Grounds** on the responsible authority or other primary decision-maker.
- Lodge a copy of the **Statement of Grounds** with VCAT, indicating that a copy was served on the applicant and the responsible authority or other primary decision-maker and the date(s) this was done.

9.1.2 – ATTACHMENT 3.

Notice of Amendment of an Application

If you comply with these requirements, the Tribunal will consider your statement of grounds at any contested hearing of the proceeding, but you will not be sent any further correspondence by the Tribunal. You will not be a party to the proceeding. This means that you cannot participate in any compulsory conference or be heard at the hearing unless the Tribunal gives you leave.

Failure to comply with requirements

If there is a fee payable and you do not pay the fee, or if you do not return a statement of grounds by the due date, even if you pay the relevant fee, the Tribunal may still consider your statement of grounds but you will not be a party to the proceeding. This means that you cannot participate in any compulsory conference or be heard at the hearing unless the Tribunal gives you leave. You will not be sent further correspondence by the Tribunal.

If you are not a party and you subsequently wish to be heard, you must file and serve a statement of grounds which states you intend to appear and present a submission at the hearing, and must pay the relevant fee not less than 48 hours before the hearing. You must attend the hearing and seek leave from the Tribunal to be heard. Generally, the Tribunal will consider the views of the applicant and the responsible authority or primary decision-maker before deciding whether to grant leave. However, this does not mean that you will necessarily become a party to the proceeding unless the Tribunal makes an order to join you as a party.

STATEMENT OF GROUNDS:

You should use the attached statement of grounds form. When completing the Statement, you should provide sufficient information so that the issues you intend to raise can be identified clearly. A statement of grounds form is available on the VCAT website.

WITHDRAWING YOUR OBJECTION

If you wish to withdraw your statement of grounds at any time, please inform VCAT, the Applicant and the Responsible Authority in writing. You will then be removed from VCAT's record and receive no further correspondence.

COMMUNICATING WITH VCAT

A person who communicates in writing with VCAT must serve a copy of that communication on all other parties at the same time and notify VCAT this has been done. The communication should state a copy was sent to the other parties and list the parties it was sent to. This applies to communications sent by letter, fax or email.

INSPECTING VCAT'S FILE

Any party to the proceeding may inspect a file without a fee; however, other persons must pay a fee. Charges are made for photocopying. To arrange an inspection time, complete the 'File and Document Access Request Form', on the website or by contacting VCAT.

ENQUIRIES

Should you have any further enquiries, please contact VCAT on the numbers below. Please quote VCAT's reference number. Guidelines and information on VCAT's procedures are on VCAT's website at www.vcat.vic.gov.au or available from VCAT on request

9.1.2 – ATTACHMENT 4. Schedule of Changes

pointarchitects

acn 30 082 139 133

14th March 2018

**Re: Changes made for VCAT Submission:
199 Canterbury Rd, Blackburn**

Please find changes listed below:

- Total number of kids reduced to 122
- Reconfiguration of internal and external spaces
- Total number of car spaces reduced to 26
- Revised elevations to enhance residential character of the area
- Changes to external material and finishes
- Retention of tree 4
- Retention of tree 9
- Total number of trees removed (11)
- No encroachment to the T-4 TPZ
- Proposed fence and net near T-13 TPZ
- Area under T-13 used as staff area /service yard
- Footpath from service yard removed
- Revised layout of exit path from outdoor play area
- Storage shed removed
- Waste collection from basement
- Introduction of central island kerb
- Revised ramp grade to the basement
- Reflected mirrors in basement removed
- Glass for lift area to enhance visibility

Should you have any queries or require any additional information please do not hesitate to contact me on

Regards,

Point Architects

CHILDCARE CENTRE
199 CANTERBURY ROAD, BLACKBURN

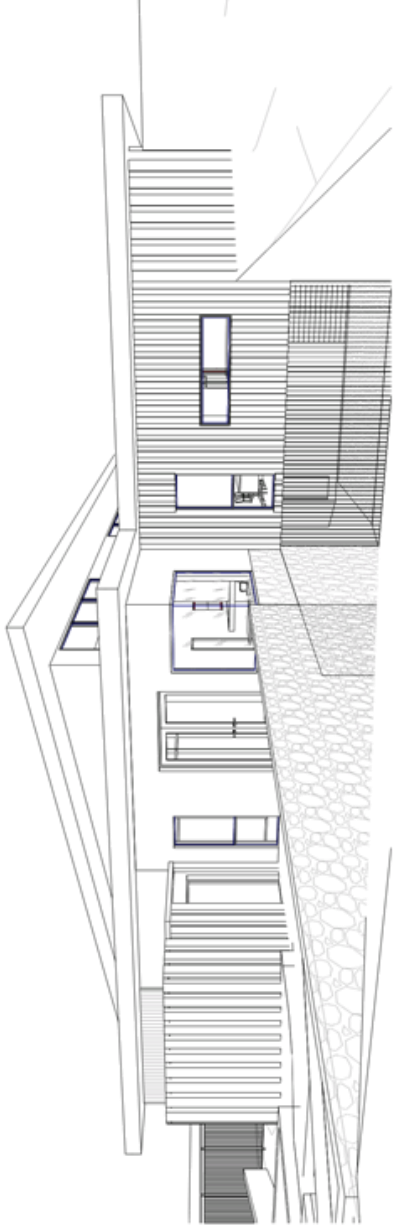
"TOWN PLANNING"

SHEET NO. SHEET NAME

- CS000 COVER SHEET + STREET PERSPECTIVE
- SA001 SITE ANALYSIS
- SA002 DESIGN RESPONSE
- TP001 PROPOSED GROUND FLOOR PLAN
- TP002 PROPOSED BASEMENT PLAN
- TP002A PROPOSED ROOF LEVEL
- TP003 PROPOSED ELEVATIONS
- TP003A FINISHES SCHEDULE
- TP004 SECTIONS
- TP005 BOUNDARY WALL
- TP006 SHADOW DIAGRAMS
- TP007 SHADOW DIAGRAMS



1 PERSPECTIVE - FRONT VIEW



2 PERSPECTIVE - VIEW 2



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TOWN PLANNING

REV	DESCRIPTION	DATE	BY	CHK	DATE	PROJECT	TITLE	DRAWN	SCALE	PLOT DATE	JOB NO.
A	TOWN PLANNING SUBMISSION	19.12.2018	DJ	EC	19.12.2018	CHILDCARE CENTRE 199 CANTERBURY ROAD, BLACKBURN	COVER SHEET + STREET PERSPECTIVE	D.J. ML	@ A1	14/03/2018 12:17:27 PM	781
B	AMENDED BASED ON EDO/UMP REPORT	07.04.2017	DJ	EC	07.04.2017						
C	AMENDED TOWN PLANNING SUBMISSION BASED ON COUNCIL FEEDBACK	02.08.2017	DJ	SS	02.08.2017						
D	VCAT SUBMISSION	31.01.2018	ML	MS	31.01.2018						
E	VCAT REVISION	14.03.2018	ML	MS	14.03.2018						

CS000 E

9.1.2 – ATTACHMENT 5. VCAT Amended Plans

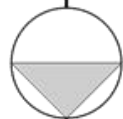


LOCALITY GUIDE

WIRENDA COURT RESERVE	330m	BLACKBURN RAILWAY STATION	1.8km
VERNON STREET RESERVE	400m	BURWOOD HIGHWAY / BLACKBURN RD (75 TRAM STOP)	2.3km
ANAYA COURT RESERVE	300m	BUS STOP ROUTE 703 & 705	70m
FLOOD BASIN	100m	ORCHARD GROVE PRIMARY SCHOOL	1.3km
WOOLWORTH'S BLACKBURN SOUTH	1.1km	STARFISH EARLY LEARNING CENTRE	500m
FOREST HILL SHOPPING CENTRE	400m	BOX HILL HIGH SCHOOL	2.3km
ANASSIS SEAFOOD MARKET	1.5km	HOLBURY CHILDREN'S CENTRE	700m
IGA BLACKBURN	1.5km	BLACKBURN LAKE PRIMARY SCHOOL	600m
WOOLWORTH'S VERMONT	2.1km		



TOWN PLANNING



pointarchitects

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SA01

REV. DESCRIPTION

A	TOWN PLANNING SUBMISSION	DATE	19.12.2018
B	ARCHIVED BASED ON CDD/PAF REPORT	DATE	09.04.2017
C	FEEDBACK	DATE	05.08.2017
D	VCAT SUBMISSION	DATE	31.01.2018
E	VCAT REVISION	DATE	14.03.2018

PROJECT
CHILDREAN CENTRE
199 CANTERBURY ROAD,
BLACKBURN

TITLE
SITE ANALYSIS

DRAWN
DJ, ML

SCALE
As indicated
@ A1

PLOT DATE
14.03.2018

JOB NO.
781

REVISION
12.17.47 PM

SA01

E



AREA ANALYSIS	
CHILD CARE CENTRE SITE AREA	:2537MP
GROUND FLOOR AREA SITE COVERAGE	:868.50MP :35.03%
PERMEABLE AREA	:1304.8MP = 51.43%
IMPERMEABLE AREA (ind building, service yard, ramp, pathways and storage sheds)	:1232

TOTAL 122 CHILDREN

CLEAR ROOM AREA: EXCLUSIVE OF:
STORE/TOILET/ PREP AREA/STORAGE/LOCKERS

OUTDOOR PLAY AREA 857M²

OUTDOOR PLAY AREA: EXCLUSIVE OF STORE AREA

UNCLASSIFIED//FOR OFFICIAL USE ONLY

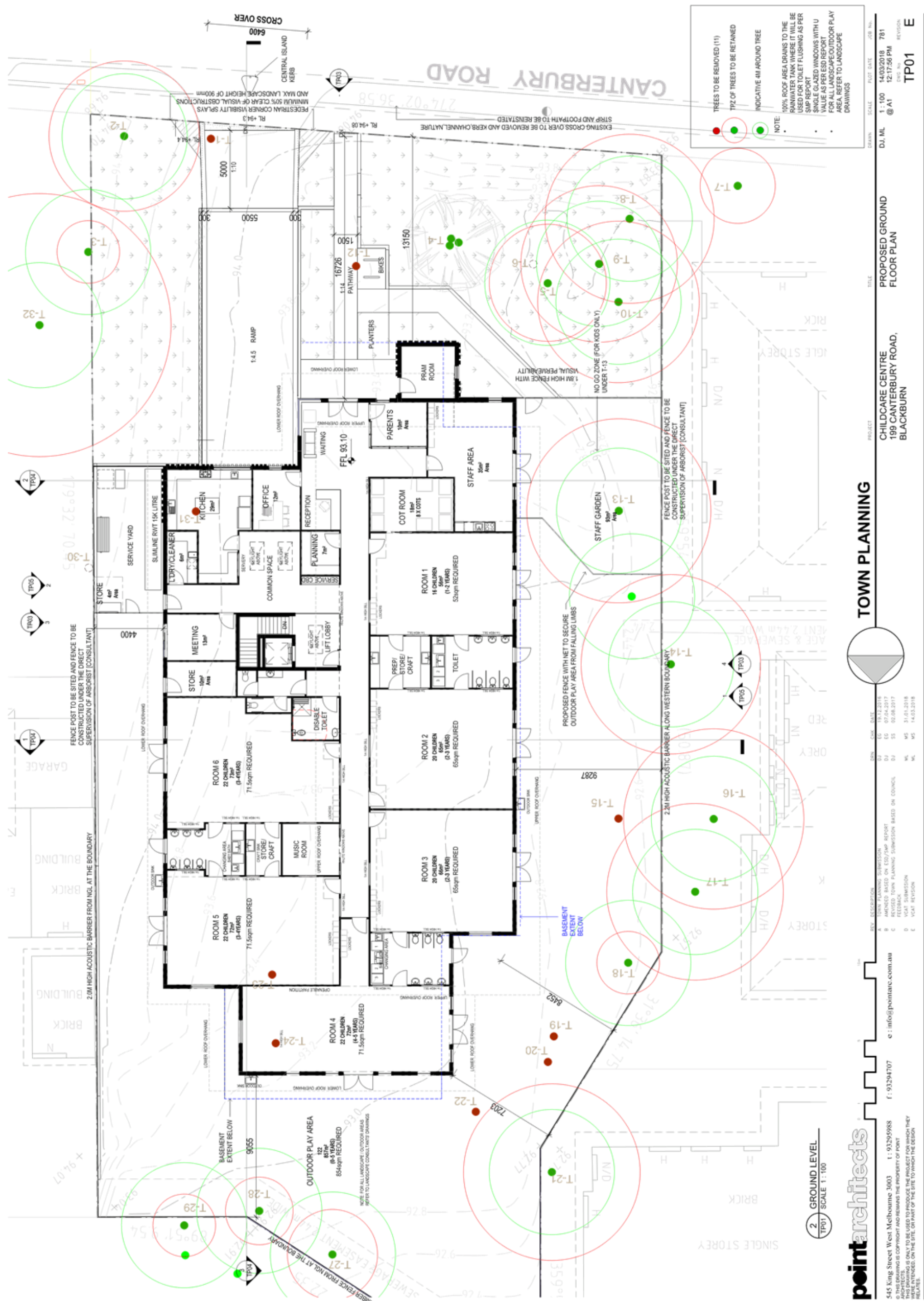
CHILDCARE CENTRE ROOM AREAS			
Number	Comments	Name	Area
ROOM 1	16 CHILDREN	(1-2 YEARS)	56 m ²
ROOM 2	20 CHILDREN	(2-3 YEARS)	65 m ²
ROOM 3	20 CHILDREN	(2-3 YEARS)	66 m ²
ROOM 4	22 CHILDREN	(4-5 YEARS)	72 m ²
ROOM 5	22 CHILDREN	(3-4 YEARS)	72 m ²
ROOM 6	22 CHILDREN	(3-4 YEARS)	73 m ²

OUTDOOR PLAY AREA			
Number	Comments	Name	Area
OUTDOOR PLAY AREA 122		(0-5 YEARS)	857 m ²

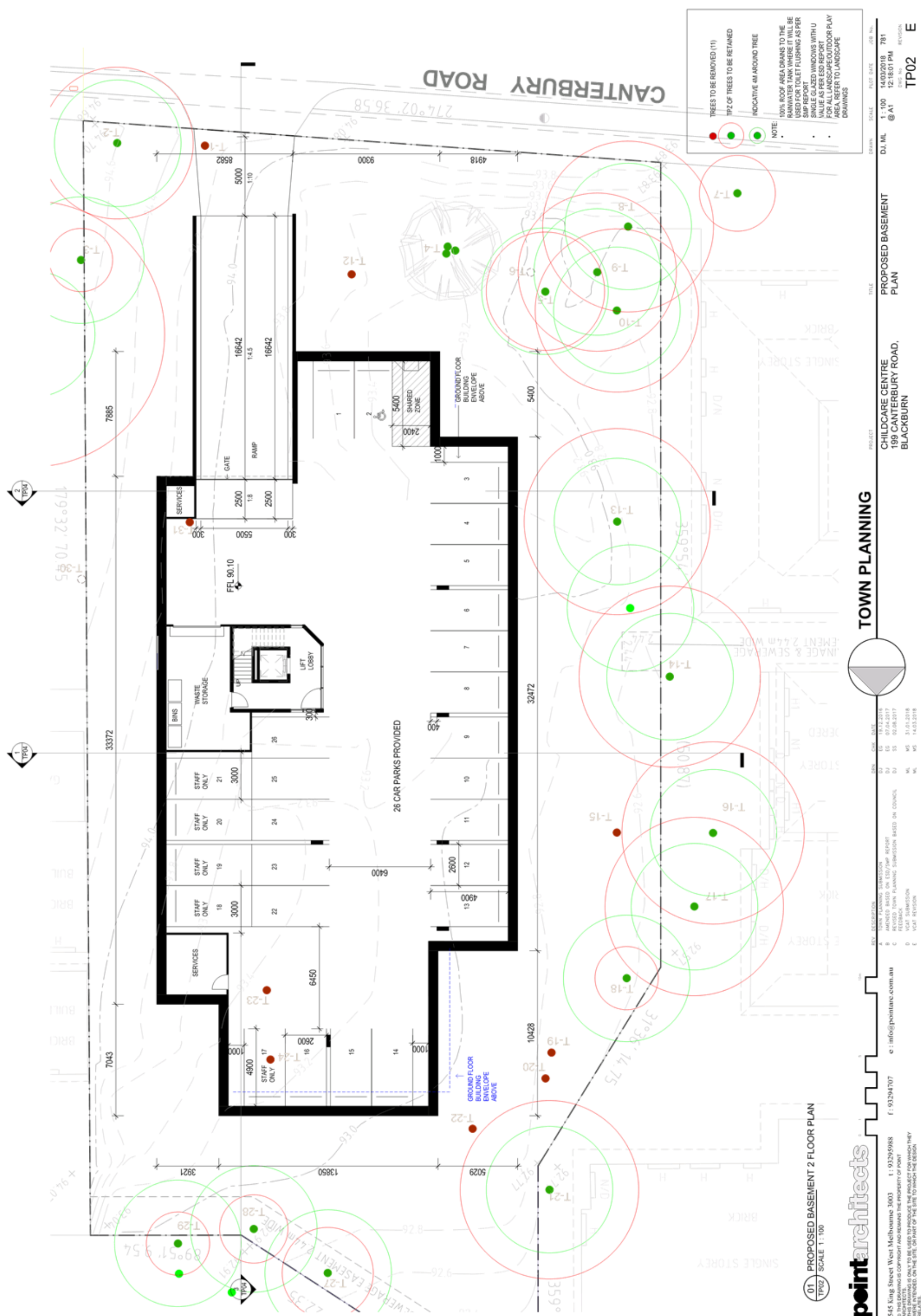
- TREES TO BE REMOVED (11)
 - TPZ OF TREES TO BE RETAINED
 - INDICATIVE 4M AROUND TREE
 - 100% ROOF AREA DRAINS TO THE RUNAWAY TANK WHERE IT WILL BE USED FOR TOILET FLUSHING AS PER SUPPLY
 - SINGLE GLAZED WINDOWS WITH LOW VALUE AS PER ESD REPORT
 - FOR ALL PERISCOPE OUTDOOR PERISCOPE AREA REFER TO LANDSCAPE DRAWINGS
- NOTE:

[illegible]

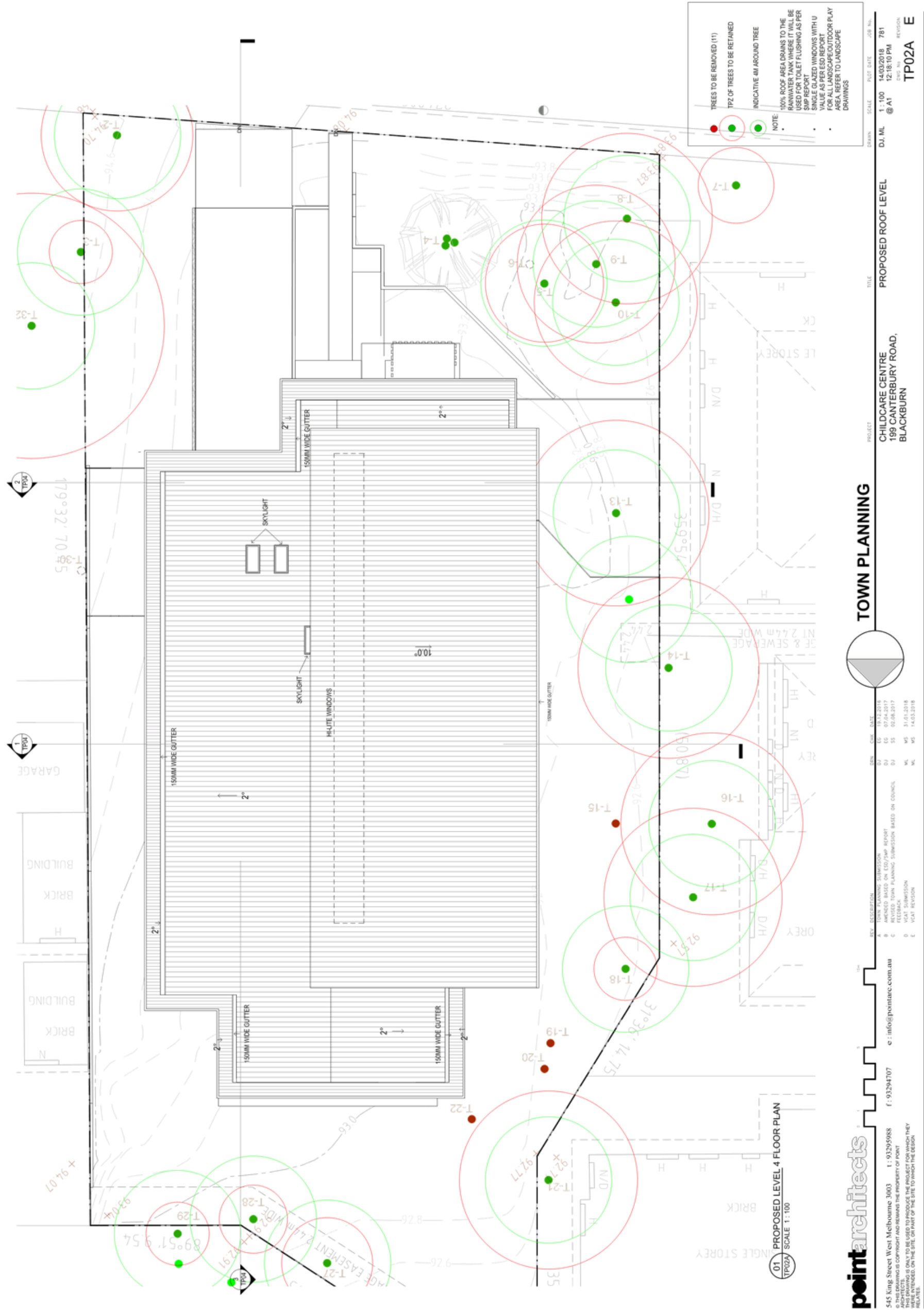
9.1.2 – ATTACHMENT 5. VCAT Amended Plans



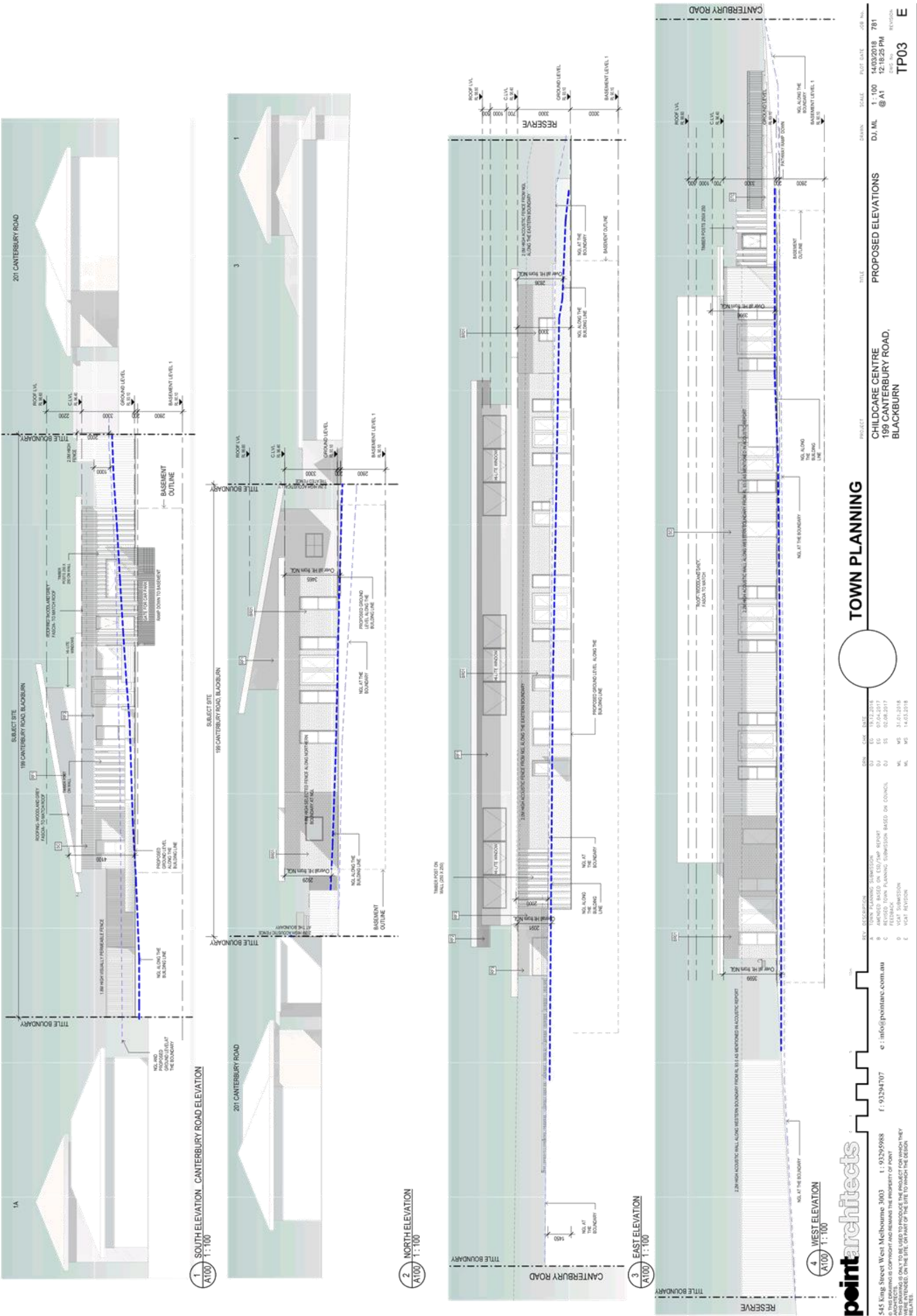
9.1.2 – ATTACHMENT 5.



9.1.2 – ATTACHMENT 5. VCAT Amended Plans

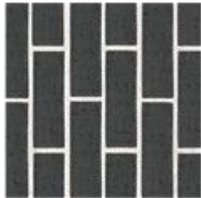


9.1.2 – ATTACHMENT 5. VCAT Amended Plans



9.1.2 – ATTACHMENT 5. VCAT Amended Plans

EXTERNAL FINISHES



BR01

SELECTED BRICK FINISH
AUSTRAL GRAPHITE OR SIMILAR



RF2

RENDER FINISH
COLOUR_ WHITE OR SIMILAR



RF3

RENDER FINISH
COLOUR_ 'MONUMENT' OR
SIMILAR



SC

SHADOW CLADDING



ALUMINIUM WINDOW
FRAME_BLACK



LOUVERED OVERHEAD AWNING



RF1

RENDER FINISH 1
COLOUR_BLACK OR SIMILAR



STC

STONE WALL
SPLIT FACE STONE- NATURAL
OLD STONE



CO

CUSTOM ORB
COLOUR_ COLORBOND
'WOODLAND GREY' OR SIMILAR



ROOF & FASCIA
COLOUR_ COLORBOND
'WOODLAND GREY' OR SIMILAR



CAR PARK GATE



1.8M HIGH TIMBER PALING
FENCE



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REV. DESCRIPTION
A TOWN PLANNING SUBMISSION
B AMENDED BASED ON CD/PAF REPORT
C TOWN PLANNING COMMISSION BASED ON COUNCIL FEEDBACK
D VCAT SUBMISSION
E VCAT REVISION

REV.	DESCRIPTION	DATE
A	TOWN PLANNING SUBMISSION	19.12.2016
B	AMENDED BASED ON CD/PAF REPORT	07.04.2017
C	TOWN PLANNING COMMISSION BASED ON COUNCIL FEEDBACK	05.08.2017
D	VCAT SUBMISSION	31.01.2018
E	VCAT REVISION	14.03.2018

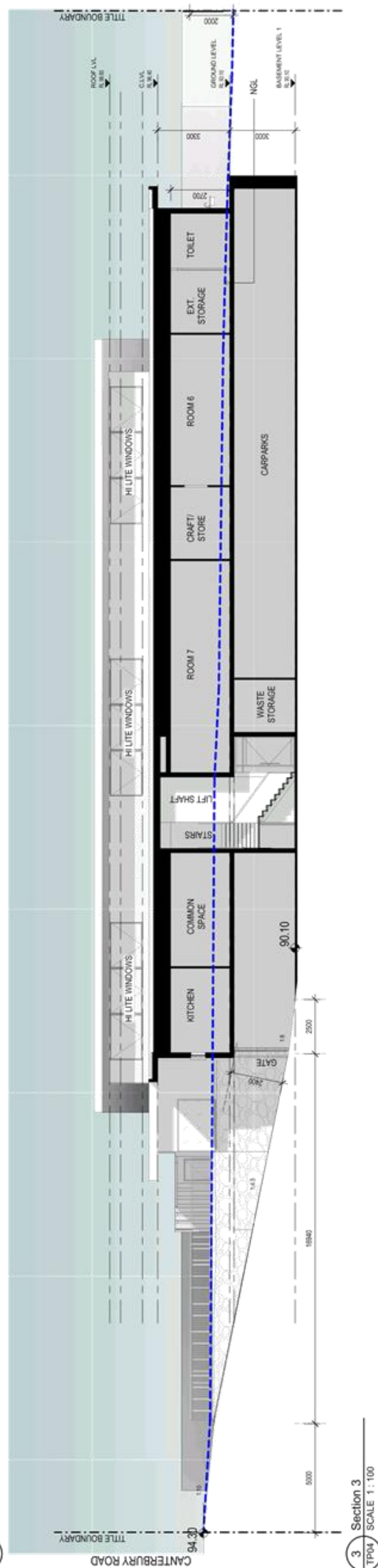
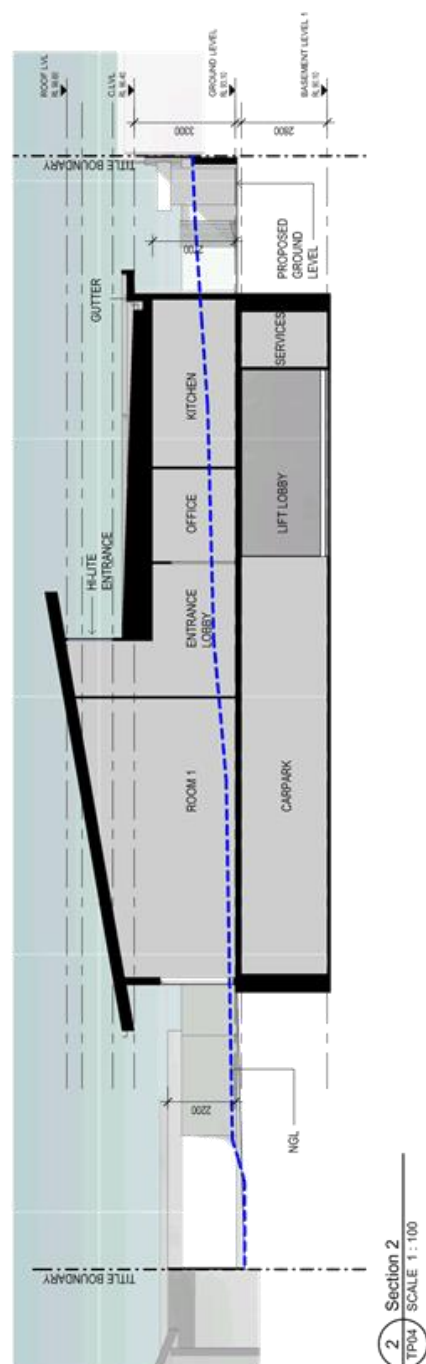
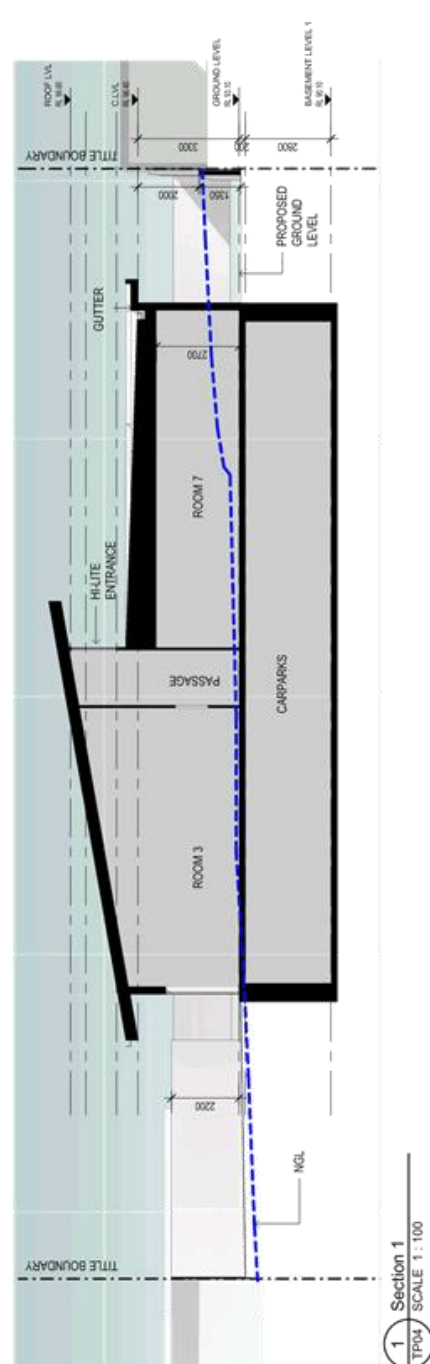
TOWN PLANNING

PROJECT
CHILDCARE CENTRE
199 CANTERBURY ROAD,
BLACKBURN

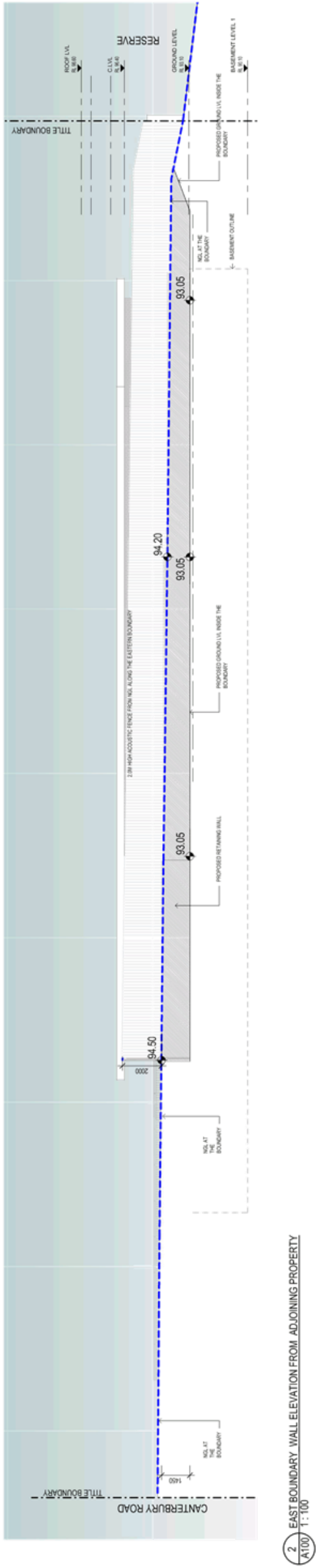
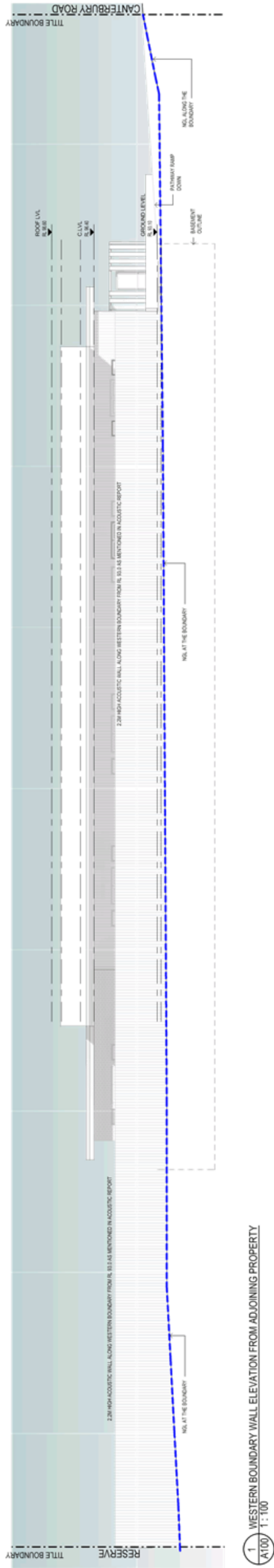
TITLE
FINISHES SCHEDULE

DESIGN	SCALE	PLOT DATE	JOB NO.
DJ, ML	1:100 @ A1	14.03.2018 12:18:33 PM	781
REVISION			TP03A E

9.1.2 – ATTACHMENT 5. VCAT Amended Plans

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9.1.2 – ATTACHMENT 5. VCAT Amended Plans



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PROJECT

CHILD CARE CENTRE
199 CANTERBURY ROAD,
BLACKBURN

TITLE

BOUNDARY WALL

SCALE

DJ, ML 1:100 @ A1

DATE

14/03/2018

JOB NO.

781

REV.

DESCRIPTION

DATE

BY

EC

19.12.2018

A

TOWN PLANNING SUBMISSION

DJ

19.12.2018

B

AMENDED BASED ON EDO/TAP REPORT

DJ

02.04.2017

C

FEEDBACK TOWN PLANNING SUBMISSION BASED ON COUNCIL

DJ

02.04.2017

D

VCAT SUBMISSION

ML

31.01.2018

E

VCAT REVISION

ML

14.03.2018

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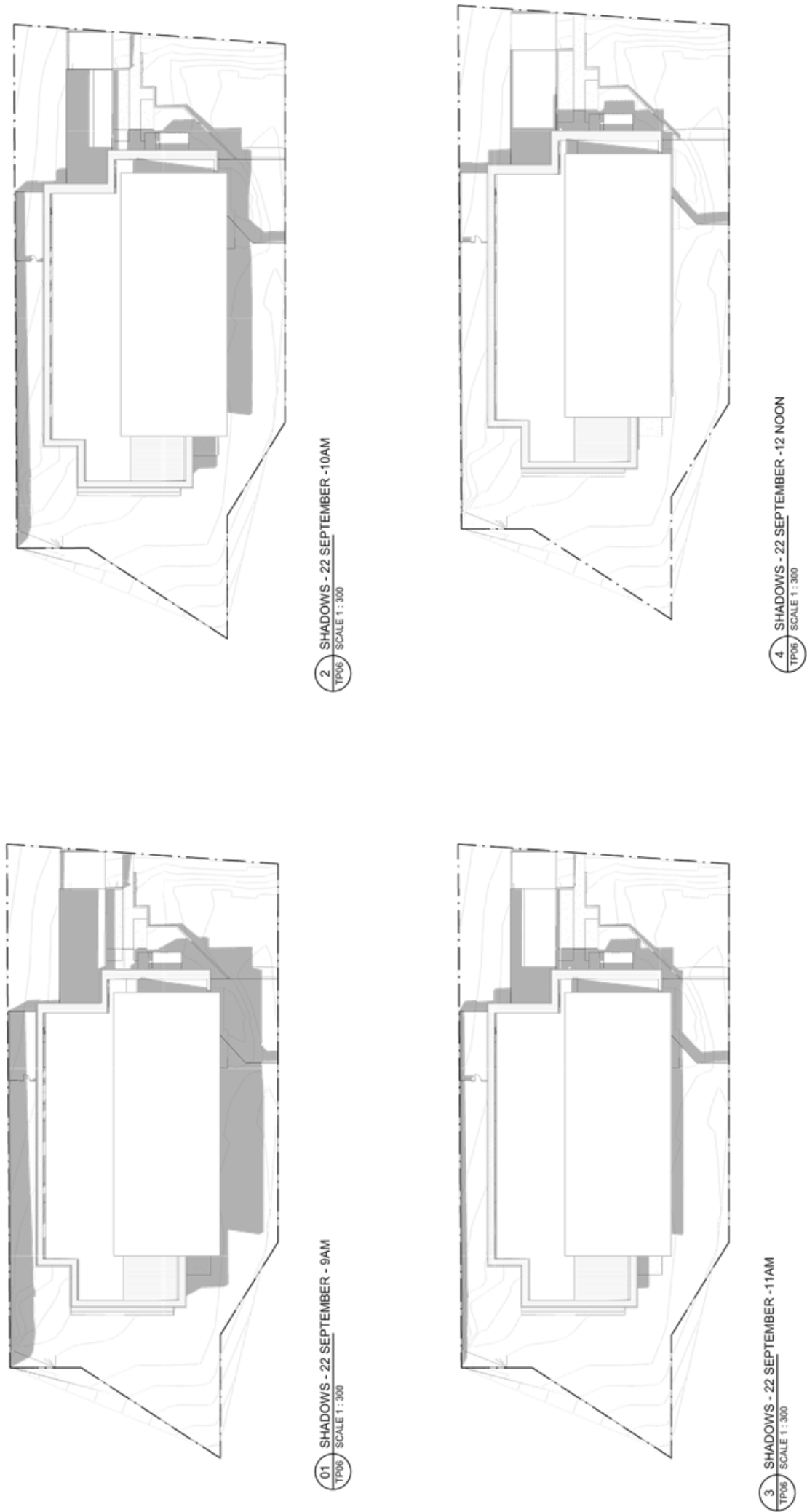
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TP05

E

9.1.2 – ATTACHMENT 5. VCAT Amended Plans



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REV. DESCRIPTION
A TOWN PLANNING SUBMISSION
B AMENDED BASED ON EDO/PAF REPORT
C TOWN PLANNING SUBMISSION BASED ON COUNCIL FEEDBACK
D VCAT SUBMISSION
E VCAT REVISION

DATE
19.12.2018
02.04.2017
05.06.2017
31.01.2018
14.03.2018

DRAWN
DJ, ML
ML

SCALE
1 : 300
@ A1

PAGE DATE
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14.03.2018

JOB NO.
781

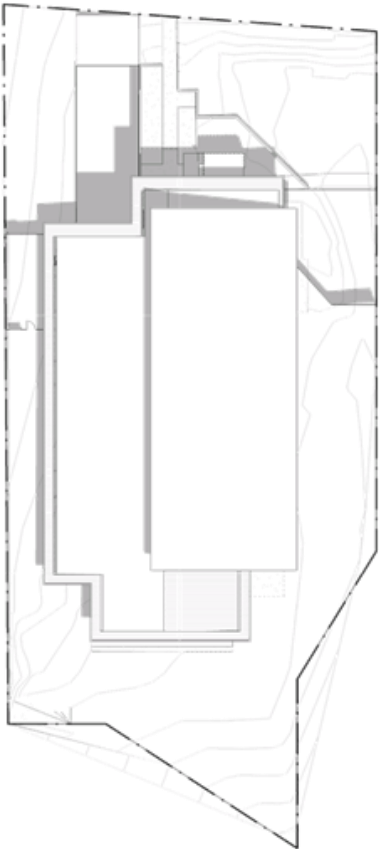
TOWN PLANNING

PROJECT
CHILDCARE CENTRE
199 CANTERBURY ROAD,
BLACKBURN

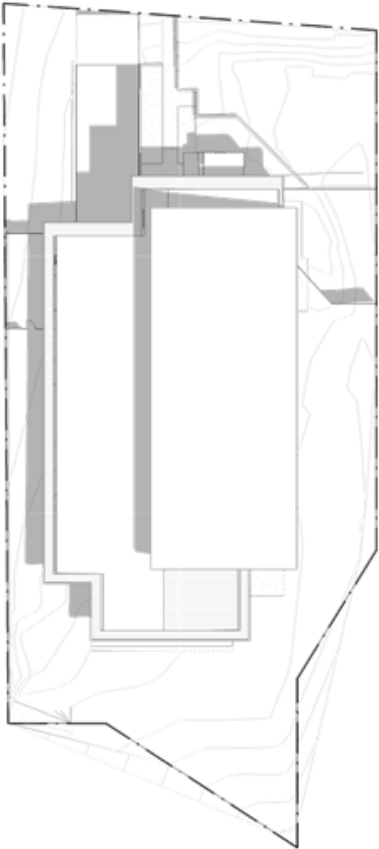
TITLE
SHADOW DIAGRAMS

REVISION
TP06 E

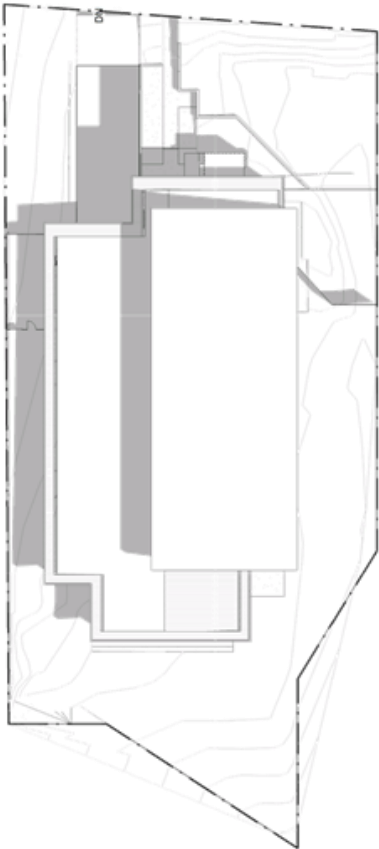
9.1.2 – ATTACHMENT 5. VCAT Amended Plans




1 SHADOWS - 22 SEPTEMBER -1PM
TP07 SCALE 1:300



2 SHADOWS - 22 SEPTEMBER -2PM
TP07 SCALE 1:300



3 SHADOWS - 22 SEPTEMBER -3PM
TP07 SCALE 1:300



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REV

DESCRIPTION

DATE

A

TOWN PLANNING SUBMISSION

19.12.2018

B

AMENDED BASED ON EDO/TAP REPORT

02.04.2017

C

FEEDBACK TOWN PLANNING SUBMISSION BASED ON COUNCIL

05.06.2017

D

VCAT SUBMISSION

31.01.2018

E

VCAT REVISION

14.03.2018

PROJECT

CHILD CARE CENTRE
199 CANTERBURY ROAD,
BLACKBURN

TITLE

SHADOW DIAGRAMS

DRAWN

DJ, ML

SCALE

1:300
@ A1

PAGE DATE

14.03.2018
12:19:09 PM

JOB NO.

781

REVISION

TP07 E