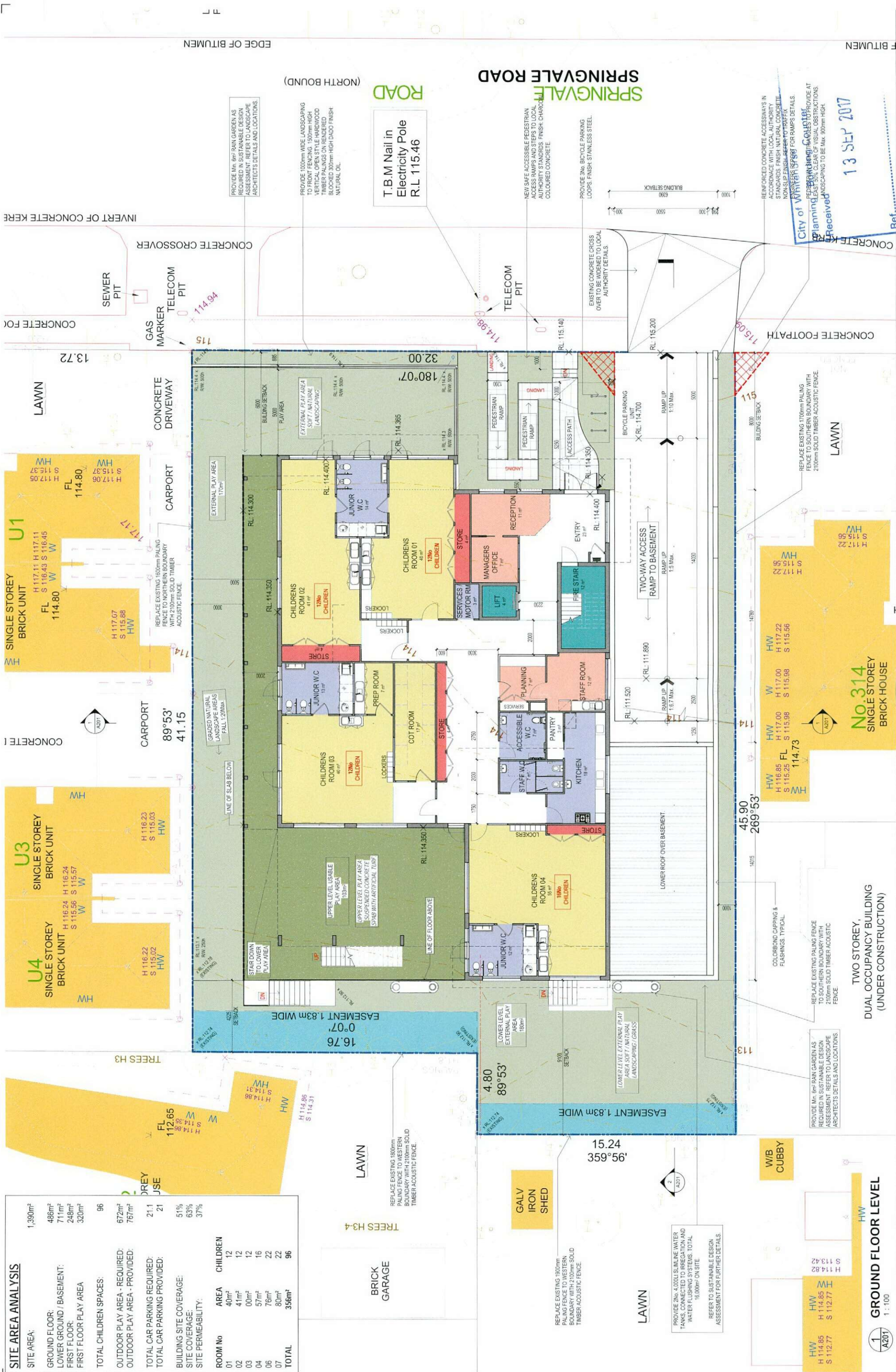


SITE AREA ANALYSIS

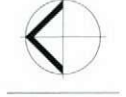
SITE AREA:	1,390m ²
GROUND FLOOR:	486m ²
LOWER GROUND / BASEMENT:	711m ²
FIRST FLOOR:	248m ²
FIRST FLOOR PLAY AREA:	320m ²
TOTAL CHILDREN SPACES:	96
OUTDOOR PLAY AREA - REQUIRED:	672m ²
OUTDOOR PLAY AREA - PROVIDED:	767m ²
TOTAL CAR PARKING REQUIRED:	21.1
TOTAL CAR PARKING PROVIDED:	21
BUILDING SITE COVERAGE:	51%
SITE COVERAGE:	63%
SITE PERMEABILITY:	37%

ROOM No	AREA	CHILDREN
01	40m ²	12
02	41m ²	12
03	00m ²	12
04	57m ²	16
06	76m ²	22
07	80m ²	22
TOTAL	356m ²	96



GROUND FLOOR LEVEL

1:100



SITE AREA ANALYSIS

SITE AREA:	1,390m ²	
GROUND FLOOR:	486m ²	
LOWER GROUND / BASEMENT:	711m ²	
FIRST FLOOR:	248m ²	
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TOTAL	356m ²	96



1 FIRST FLOOR LEVEL
A201 1 : 100



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ISSUE	DESCRIPTION	DATE
A	ISSUED FOR PLANNING	19.12.16
B	ISSUED FOR PLANNING	12.09.17
	REFER TO APEX PLANNING LETTER	

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PLANNING
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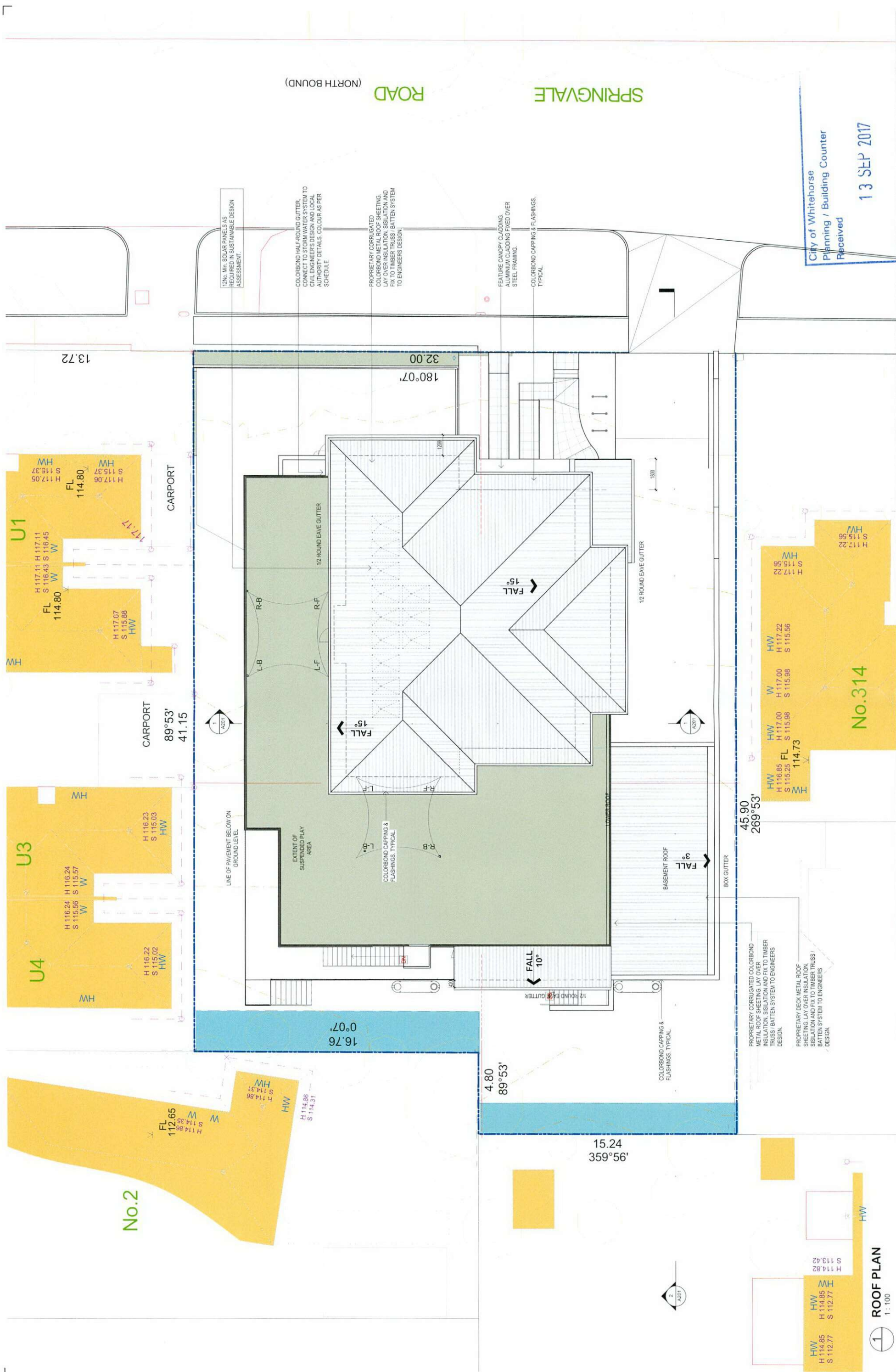
City of Whitehorse
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Received

13 SEP 2017

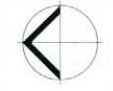
PROPOSED CHILDREN'S DEVELOPMENT
310 - 312 SPRINGVALE ROAD, FOREST HILL, VICTORIA 3131
FOR ACCESS REAL ESTATE PTY LTD
PROPOSED FIRST FLOOR PLAN

Date: 19.12.16 Drawn: MS
Job No: 2373 Scale: A1 1 : 100
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TP-A104 B



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13 SEP 2017



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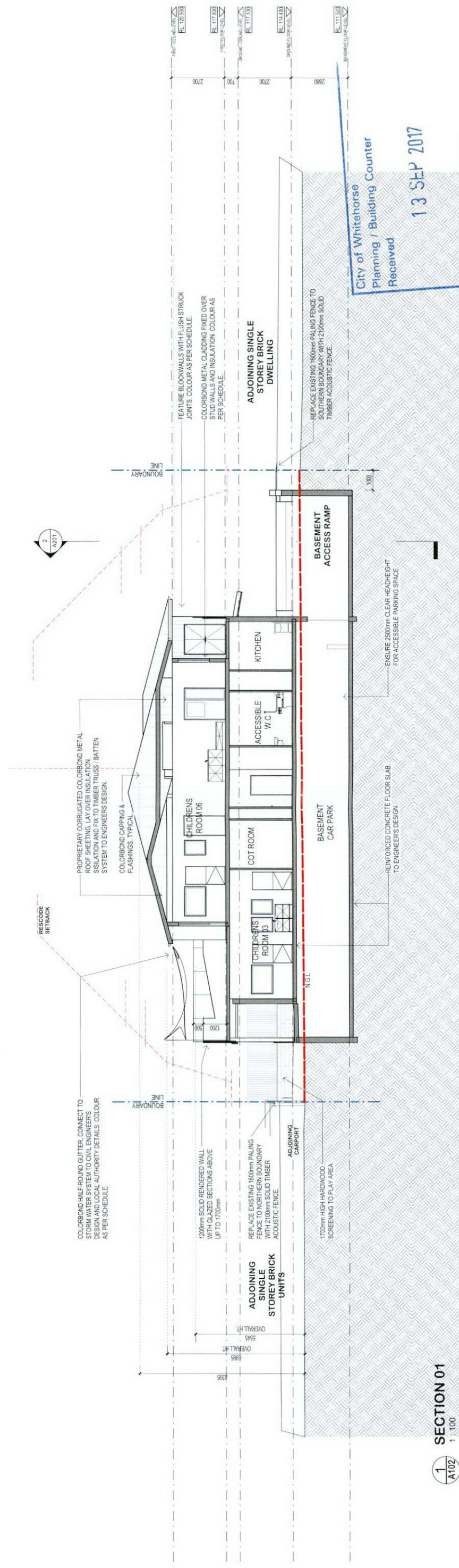
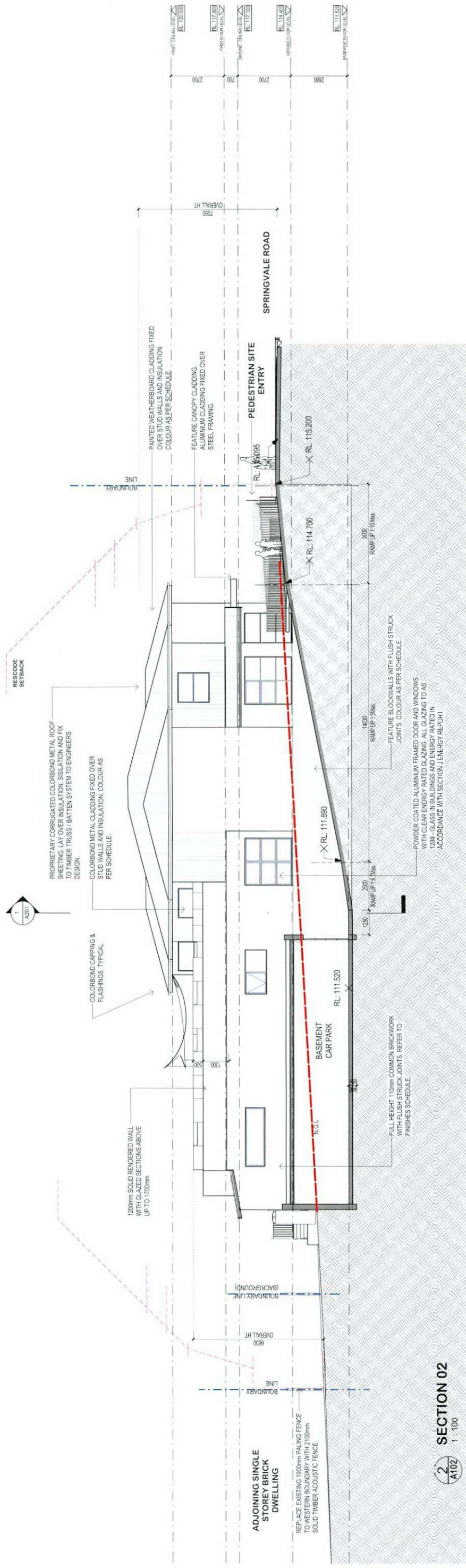
ISSUE	DESCRIPTION	DATE
A	ISSUED FOR PLANNING PURPOSES ONLY	19.12.16
B	REFER TO APEX PLANNING LETTER	12.09.17

PROPOSED CHILD CARE DEVELOPMENT
310 - 312 SPRINGVALE ROAD, FOREST HILL, VICTORIA. 3131
FOR ACCESS REAL ESTATE PTY. LTD.
OFFICE
Date: 19.12.16 Drawn: MS
Job No: 2373 Scale: 1:100
E:\TEMP\2373\Drawings\TP - REVISED.mxd

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1 ROOF PLAN
1:100



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ISSUE	DESCRIPTION	DATE
A	ISSUED FOR PLANNING	19.12.16
B	FORWARDED TO LOCAL COUNCIL OF RESPONSES. REFER TO OPEN PLANNING LETTER	22.09.17

Ref: **PROPOSED CHILDCARE DEVELOPMENT**
310 / 312 SPRINGVALE ROAD, FOREST HILL, VICTORIA, 3131
FOR ACCESS REAL ESTATE PTY. LTD.

PROPOSED BUILDING SECTIONS

Date: 19/12/16 Drawn: MS
 Job No: 2373 Scale: A1 1 : 100

TP-A20

© ITEMP/2373 Contain TP - REVISED, unauthorised not



FINISHES SCHEDULE			
1	AUSTRIAL ARCHITECT BLOCK OR SIMILAR, FINISH: 'PEARL GREY'	3	APPLIED RENDER, COLOUR: DULUX CIB 'PAPERBARK'
2	PGH METALIC COMMON BRICK OR SIMILAR, FINISH: 'PEWTER'	4	DIVERSACLAD METAL WALL CLADDING, COLOUR: CIB 'WOODLAND GREY'
5	WEATHERTEX ECOGROOVE WOODSMAN 300 OR SIMILAR, COLOUR: CIB 'SUREMIST'	6	ALUMINIUM FRAMED WINDOWS AND DOORS, CHILD FENCING, GUTTERS, FLASHING, FRAME COLOUR: 'WOODLAND GREY'
7	ALUCOBOND ALUMINIUM CLADDING OR SIMILAR, COLOUR: 'INDIANNA COPPER'	8	SAFETY GLAZING, CLEAR & OBSCURE AS REQUIRED
		9	HARDWOOD CLADDING, NATURAL OIL FINISH





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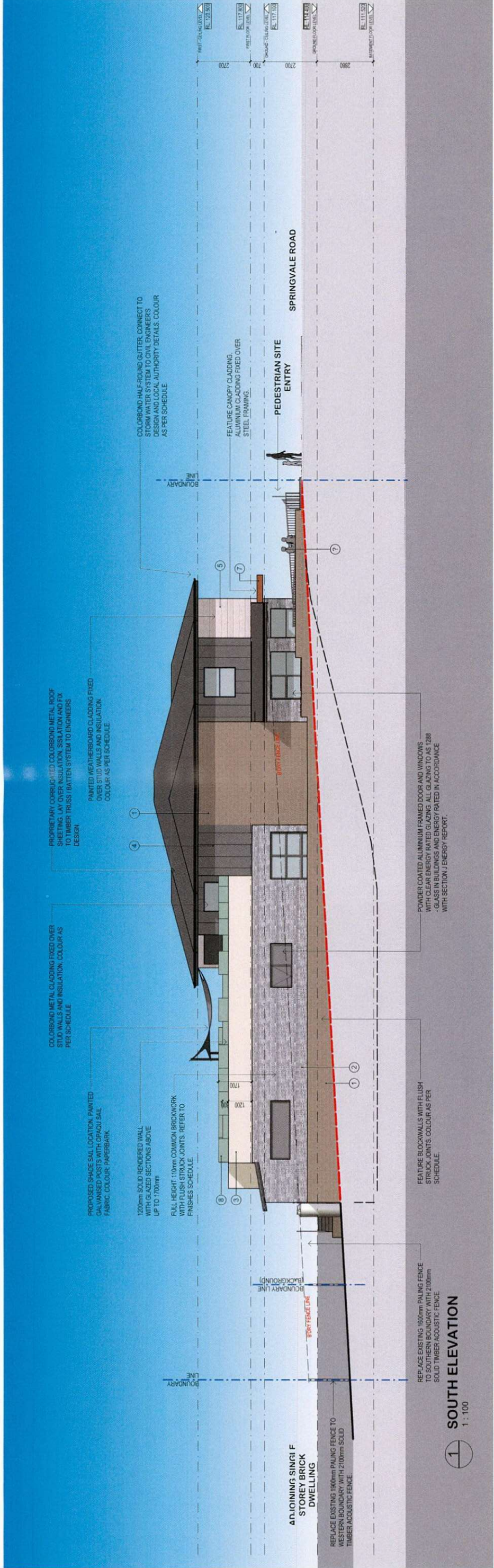
ISSUE	DESCRIPTION	DATE
A	ISSUED FOR PLANNING PURPOSES ONLY	19.12.16
B	REVISED PER COUNCIL RESPONSES, REFER TO APEX PLANNING LETTER	12.09.17

PROPOSED WHITEHORSE DEVELOPMENT
310 - 312 SPRINGVALE ROAD, FOREST HILL, VICTORIA, 3131
FOR ACCESS REAL ESTATE PTX LTD
BUILDING ELEVATIONS

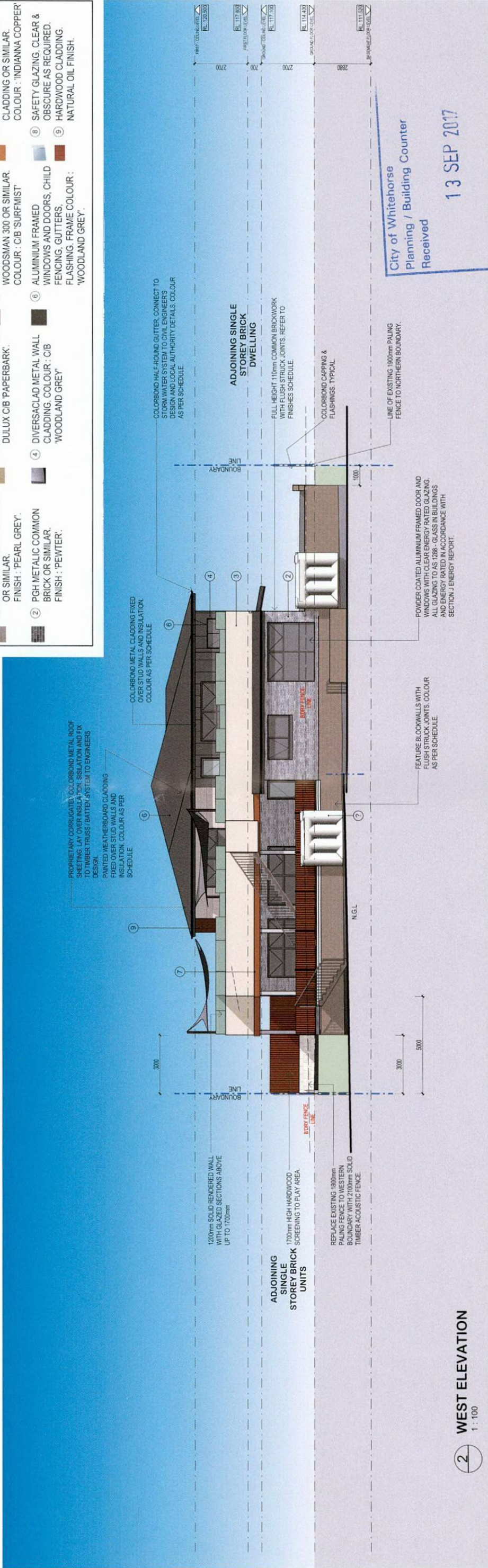
City of Whitehorse
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Received
13 SEP 2017

Date: 19.12.16 Drawn: MS
Job No: 2373 Scale: 1:100
E:\TEMP\2373\Central TP - REVISED.mxd

TP-A301 B



FINISHES SCHEDULE		
	① AUSTRAL ARCHITECT BLOCK OR SIMILAR, FINISH: 'PEARL GREY'.	③ APPLIED RENDER, COLOUR: DULUX CIB 'PAPERBARK'.
	② PGH METALIC COMMON BRICK OR SIMILAR, FINISH: 'PEWTER'.	④ DIVERSACLAD METAL WALL CLADDING, COLOUR: 'CIB 'WOODLAND GREY'.
		⑤ WEATHERTEX ECOGROOVE WOODSMAN 300 OR SIMILAR, COLOUR: 'CIB 'SURFMIST'.
		⑥ ALUMINIUM FRAMED WINDOWS AND DOORS, CHILD FENCING, GUTTERS, FLASHING, FRAME COLOUR: 'WOODLAND GREY'.
		⑦ ALUCOBOND ALUMINIUM CLADDING OR SIMILAR, COLOUR: 'INDIANNA COPPER'.
		⑧ SAFETY GLAZING, CLEAR & OBSCURE AS REQUIRED, HARDWOOD CLADDING, NATURAL OIL FINISH.
		⑨





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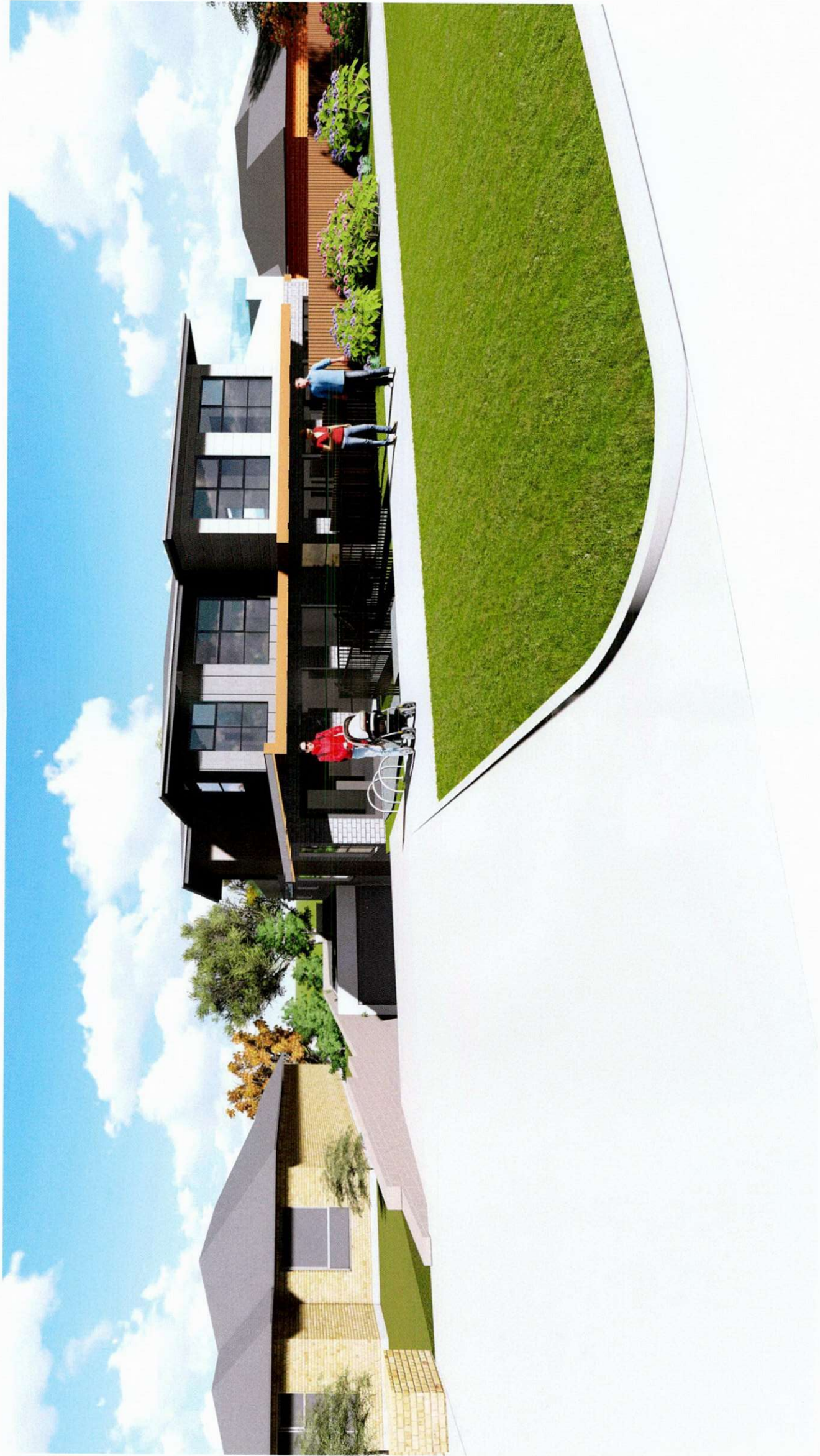
ISSUE	DESCRIPTION	DATE
A	ISSUED FOR PLANNING PURPOSES ONLY	19.12.16
B	REVISED TO REFLECT COUNCIL RESPONSES, REFER TO APEX PLANNING LETTER	12.09.17

PROPOSED CHILD CARE DEVELOPMENT
310 - 312 SPRINGVALE ROAD, FOREST HILL, VICTORIA. 3131
FOR: ACCESS REAL ESTATE PTY LTD.
BUILDING ELEVATIONS
13 SEP 2017

City of Whitehorse
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Date: 19.12.16 Drawn: MS
Job No: 2373 Scale: A1 1:100
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13 SEP 2017

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PROPOSED CHILDCARE DEVELOPMENT
3101 3101 SPRINGVALE ROAD, FOREST HILL, VICTORIA, 3131
FOR ACCESS REAL ESTATE PTY. LTD.

3D IMAGE 01

Date: 19.12.16 Drawn: TT
Job No: 2373 Scale: A1

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TP-A500 B

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ISSUE	DESCRIPTION	DATE
A	RECEIVED FOR PLANNING REF. TO PLANNING COUNCIL BY RESPONSES.	19.12.16
B	RECEIVED FOR PLANNING COUNCIL BY RESPONSES. REF. TO APPEAL PLANNING LETTER	12.09.17

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PURPOSES ONLY

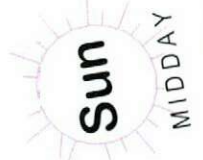
ISSUE	DESCRIPTION	DATE
A	ISSUED FOR PLANNING PURPOSES ONLY. REFER TO ADOPTED PLANNING LETTER.	19.12.16
B	ISSUED FOR PLANNING PURPOSES ONLY. REFER TO ADOPTED PLANNING LETTER.	12.09.17

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13 SEP 2017

PROPOSED CHILD CARE DEVELOPMENT
310 - 312 SPRINGVALE ROAD, FOREST HILL, VICTORIA, 3131
FOR ACCESS REAL ESTATE PTY. LTD.
3D IMAGE 02
Date: 19.12.16 Drawn: TT
Job No: 2373 Scale: 1/50
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TP-A501 B



PATH OF SUN
AFTERNOON

ABERLAND COURT



(NORTH BOUND)

(SOUTH BOUND)

LEN VALLEY ROAD

1 SHADOW DIAGRAM 12PM
1:200

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13 SEP 2017

Ref.....

PROPOSED CHILDCARE DEVELOPMENT
310 - 312 SPRINGVALE ROAD, FOREST HILL, VICTORIA, 3131
FOR ACCESS REAL ESTATE PTY LTD
SHADOW DIAGRAM - 12PM SEPTEMBER EQUINOX
Date 19.12.16 Draw MS
Job No. 2373 Scale @ 1:200
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ISSUE	DESCRIPTION	DATE
A	ISSUED FOR PLANNING PURPOSES ONLY. REFER TO AEP PLANNING LETTER	19.12.16
B		12.09.17

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