

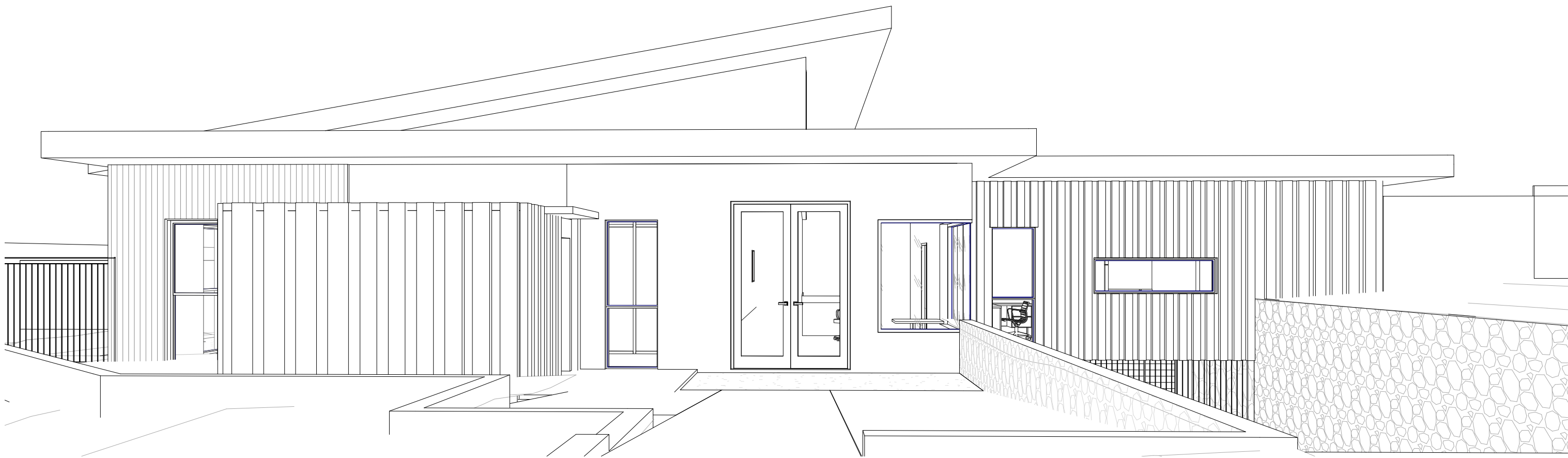
CHILDCARE CENTRE

199 CANTERBURY ROAD, BLACKBURN

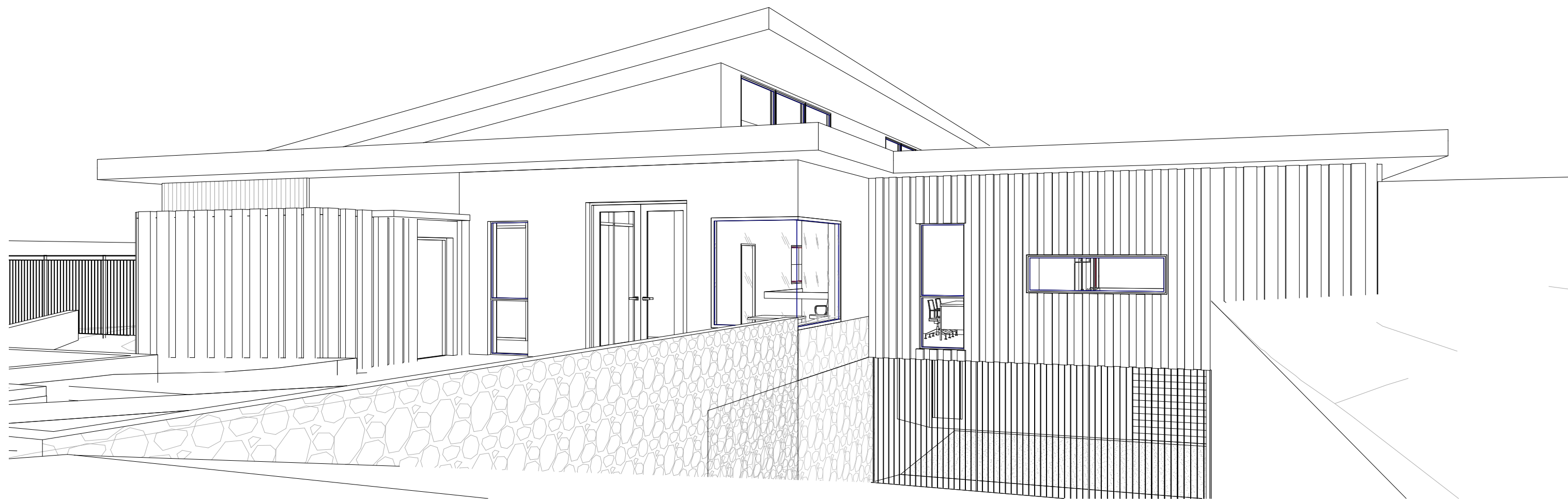
"TOWN PLANNING"

SHEET NO.	SHEET NAME
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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



1 PERSPECTIVE - FRONT VIEW

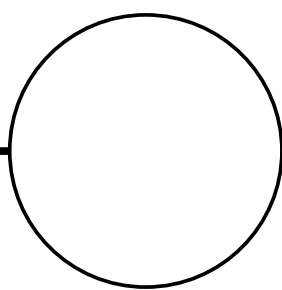


2 PERSPECTIVE- VIEW 2

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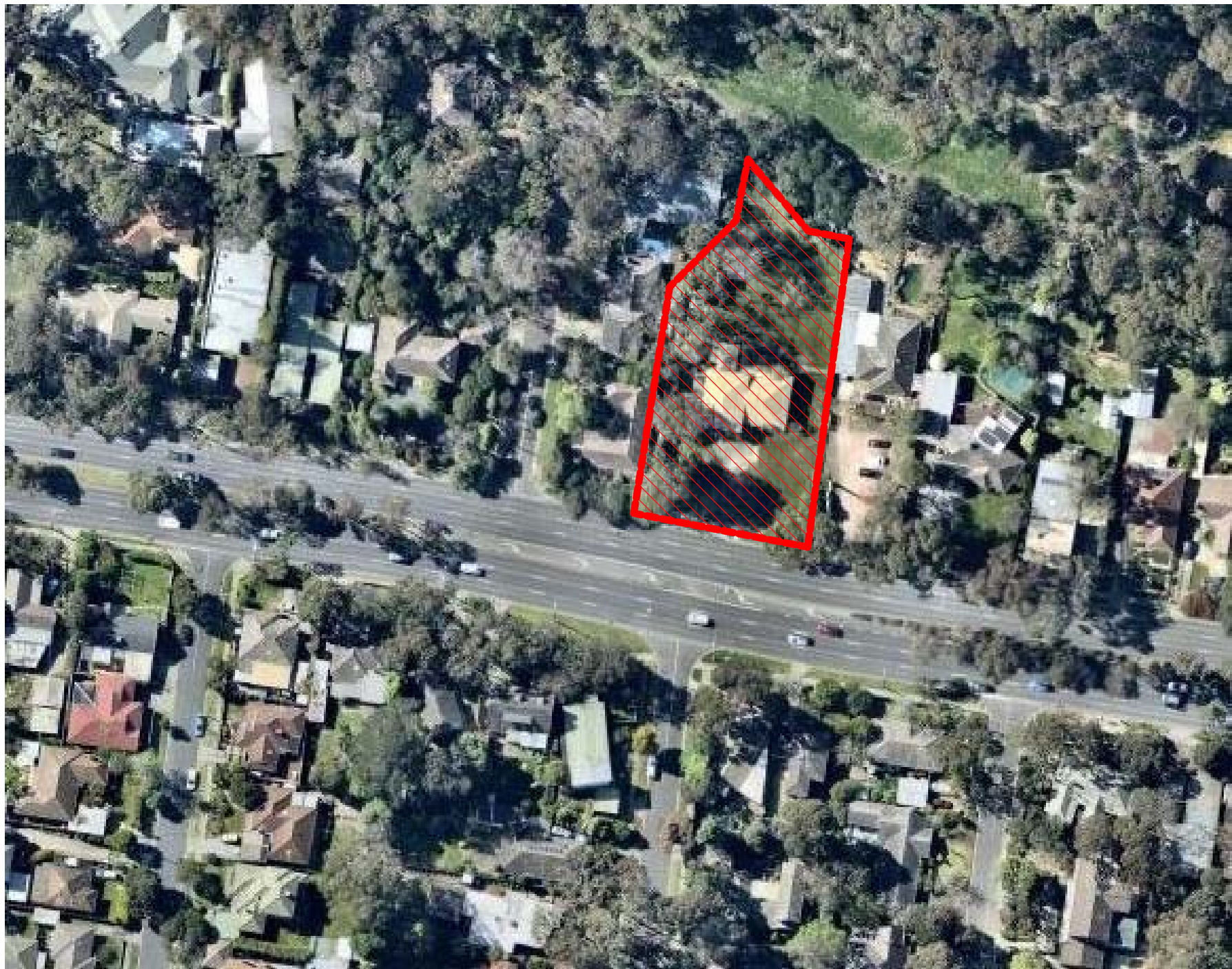
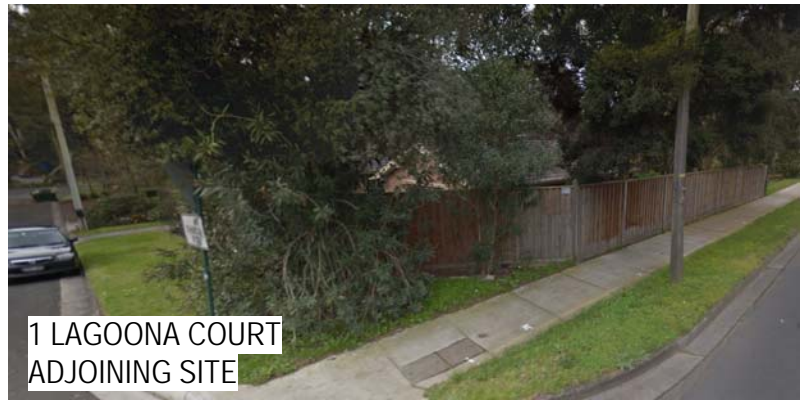
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REV	DESCRIPTION	DRN	CHK	DATE
A	TOWN PLANNING SUBMISSION	DJ	EG	19.12.2016
B	AMENDED BASED ON ESD/SMP REPORT	DJ	EG	07.04.2017
C	REVISED TOWN PLANNING SUBMISSION BASED ON COUNCIL FEEDBACK	DJ	SS	02.08.2017
D	VCAT SUBMISSION	ML	MS	31.01.2018
E	VCAT REVISION	ML	MS	14.03.2018



TOWN PLANNING

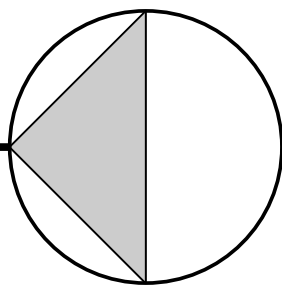
PROJECT	TITLE	DRAWN	SCALE	PLOT DATE	JOB No.
CHILDCARE CENTRE 199 CANTERBURY ROAD, BLACKBURN	COVER SHEET + STREET PERSPECTIVE	DJ, ML	@ A1	14/03/2018 12:17:27 PM DWG No	781 REVISION CS000 E



LOCALITY GUIDE:

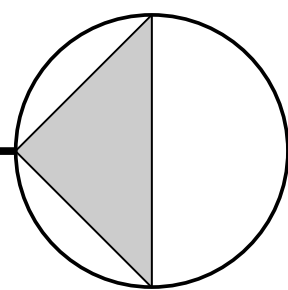
• WIRREANDA COURT RESERVE	330m	• BLACKBURN RAILWAY STATION	1.6km
• VERNON STREET RESERVE	400m	• BURWOOD HIGHWAY/ BLACKBURN RD (75 TRAM STOP)	2.3km
• ANJAYA COURT RESERVE	360m	• BUS STOP ROUTE 703 & 765	70m
• FLOOD BASIN	100m	• ORCHARD GROVE PRIMARY SCHOOL	1.3km
• WOOLWORTHS BLACKBURN SOUTH	1.1km	• STARFISH EARLY LEARNING CENTRE	500m
• FOREST HILL SHOPPING CENTRE	400m	• BOX HILL HIGH SCHOOL	2.3km
• ANASSIS SEAFOOD CENTRE	1.5km	• HOLBURY CHILDREN'S CENTRE	700m
• IGA BLACKBURN	1.6km	• BLACKBURN LAKE PRIMARY SCHOOL	840m
• WOOLWORTHS VERMONT	2.1km		

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PROJECT	TITLE	DRAWN	SCALE	PLOT DATE	JOB No.
CHILDCARE CENTRE 199 CANTERBURY ROAD, BLACKBURN	SITE ANALYSIS	DJ, ML	As indicated @ A1	14/03/2018 12:17:47 PM DWG No.	781 REVISION SA01 E

REV	DESCRIPTION	DRN	CHK	DATE
A	TOWN PLANNING SUBMISSION	DJ	EG	19.12.2016
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TOWN PLANNING

PROJECT TITLE DRAWN SCALE PLOT DATE JOB No.

CHILDCARE CENTRE
199 CANTERBURY ROAD,
BLACKBURN

DESIGN RESPONSE

DJ

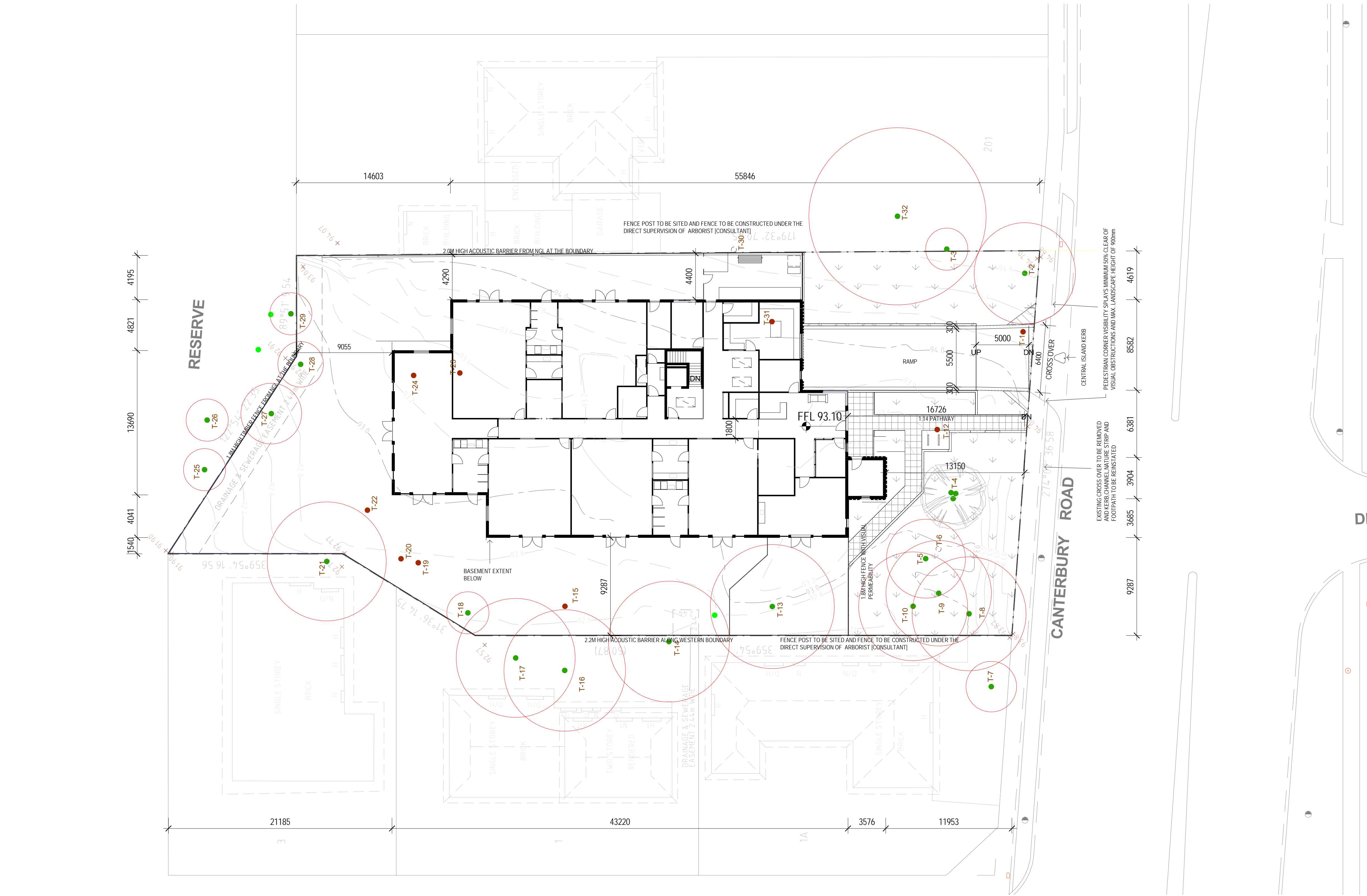
As indicated
@ A1

14/03/2018
12:17:51 PM

781

DWG No. REVISION

SA02 E



1 DESIGN RESPONSE PLAN
SA02 SCALE 1 : 200

DESIGN RESPONSE

- Approach to the centre easily identifiable and safe for arrival and departure of parents and children.
- See through security fence with childproof opening device to the main entry.
- Easy and direct access between indoor and sufficient outdoor play spaces.
- Children's room located with direct access from each room to outdoor play areas.
- Children's room directly accessible from corridor.
- Outdoor space is enclosed by fence barrier.
- Quality outdoor play space providing opportunities for children to explore and develop a relationship with the natural environment.
- Staff and support facilities conveniently located next to one another
- Service areas with convenient access to the street.
- Service yard in close proximity to the laundry and kitchen.

AREA ANALYSIS

CHILD CARE CENTRE

SITE AREA :2537M²

GROUND FLOOR AREA :888.90M²
SITE COVERAGE :35.03%

PERMEABLE AREA :1304.8M² = 51.43%

IMPERMEABLE AREA
(incl building, service yard,
ramp, pathways and storage sheds)
:1232.2M² = 48.57%

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

CAR SPACES PROVIDED : 26

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
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ROOM 3	20 CHILDREN	(2-3 YEARS)	66 m ²
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ROOM 4	22 CHILDREN	(4-5 YEARS)	72 m ²
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ROOM 5	22 CHILDREN	(3-4YEARS)	72 m ²
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ROOM 6	22 CHILDREN	(3-4YEARS)	73 m ²
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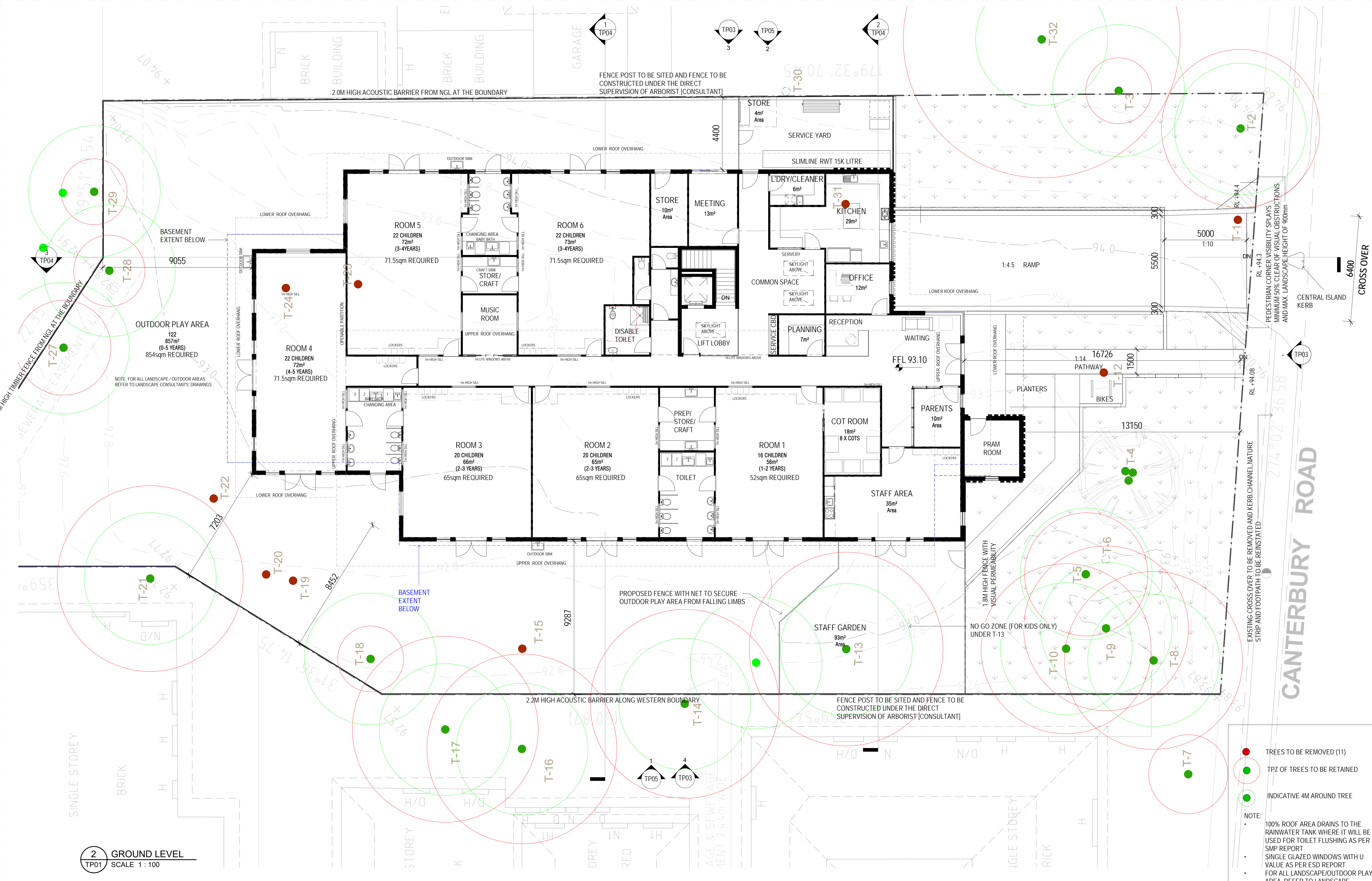
OUTDOOR PLAY AREA

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

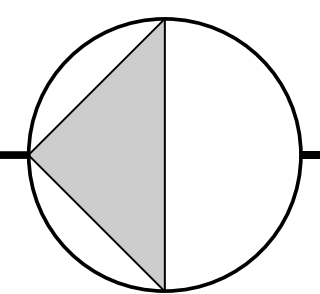
- TREES TO BE REMOVED (11)
- TPZ OF TREES TO BE RETAINED
- INDICATIVE 4M AROUND TREE

NOTE:

- 100% ROOF AREA DRAINS TO THE RAINWATER TANK WHERE IT WILL BE USED FOR TOILET FLUSHING AS PER SMP REPORT
- SINGLE GLAZED WINDOWS WITH U VALUE AS PER ESD REPORT
- FOR ALL LANDSCAPE/OUTDOOR PLAY AREA, REFER TO LANDSCAPE DRAWINGS

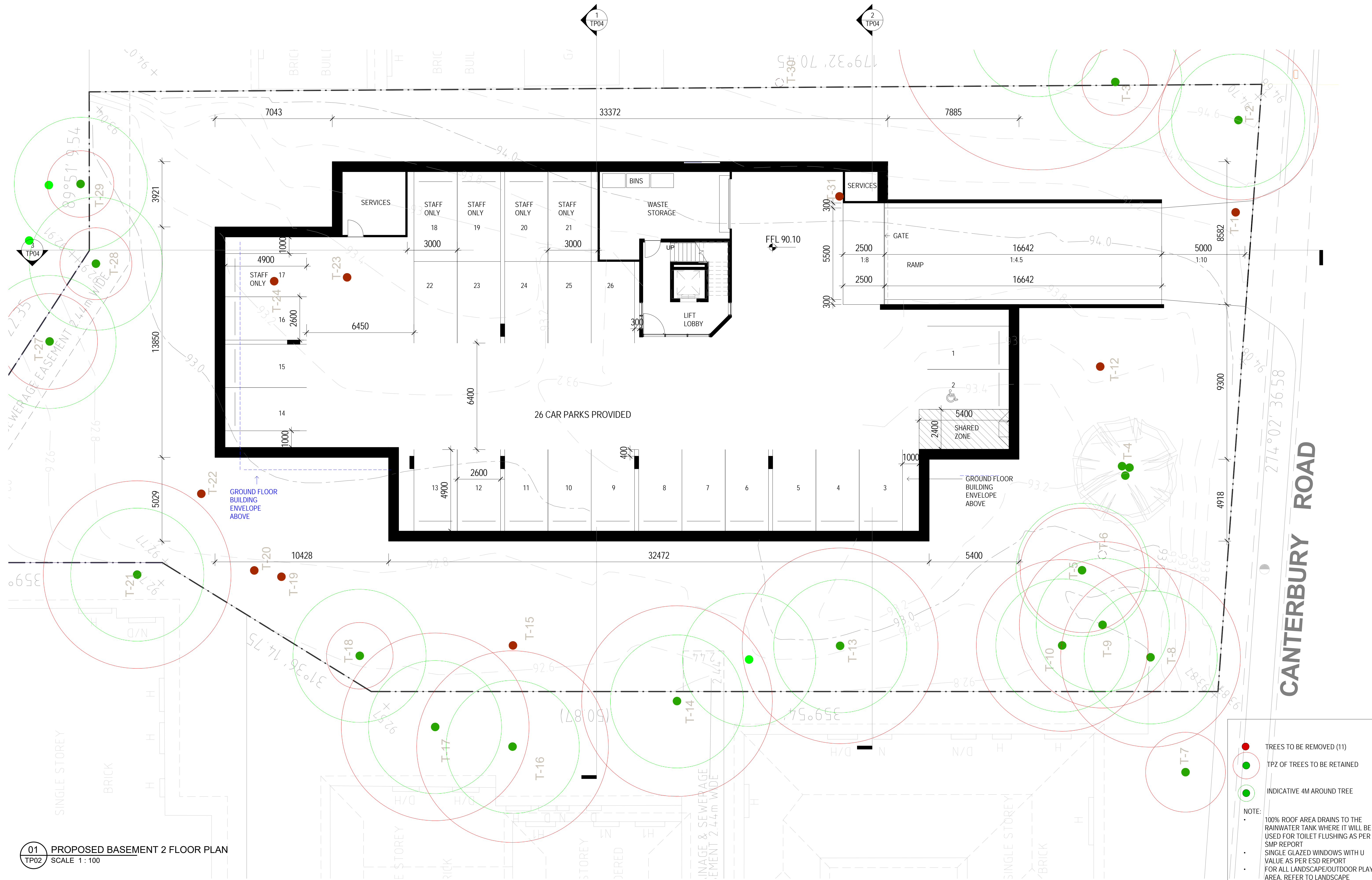


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TOWN PLANNING

PROJECT	TITLE	DRAWN	SCALE	PLOT DATE	JOB No.
CHILDCARE CENTRE 199 CANTERBURY ROAD, BLACKBURN	PROPOSED GROUND FLOOR PLAN	DJ. ML	1 : 100 @ A1	14/03/2018 12:17:56 PM	781
				DWG No.	REVISION
				TP01	E



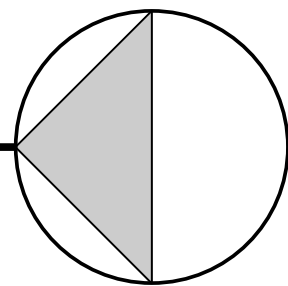
01 PROPOSED BASEMENT 2 FLOOR PLAN
TP02 SCALE 1 : 100

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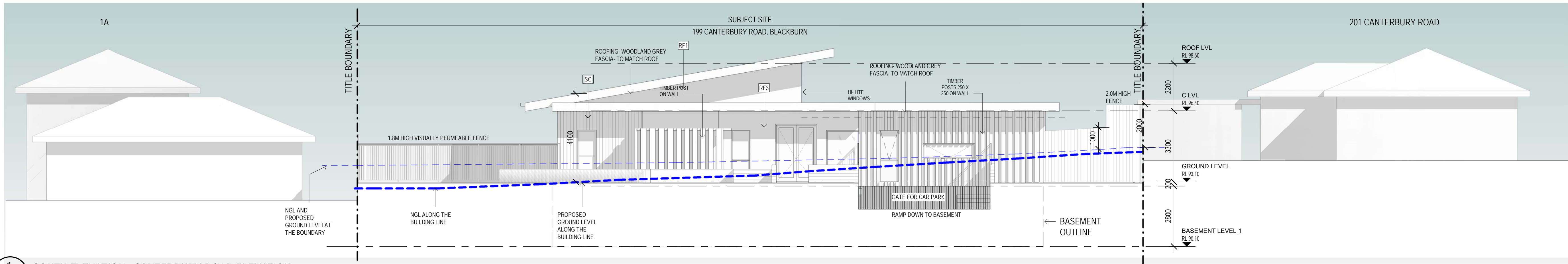


TOWN PLANNING

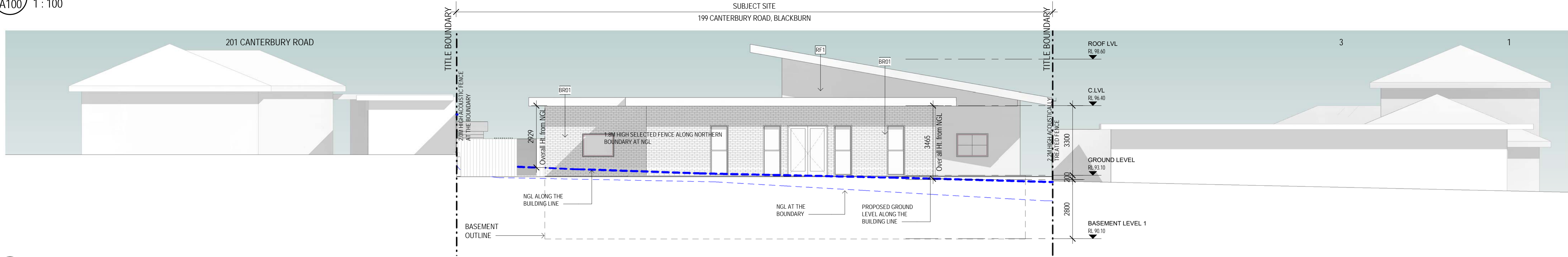
PROJECT
CHILDCARE CENTRE
199 CANTERBURY ROAD,
BLACKBURN

TITLE
PROPOSED BASEMENT
PLAN

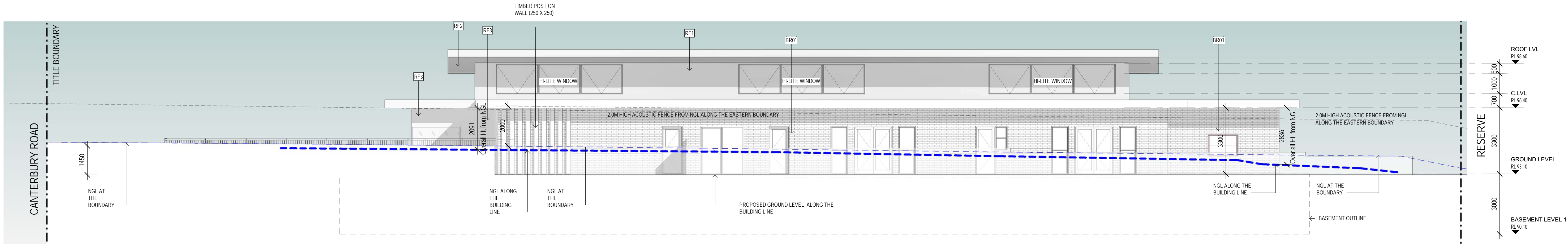
DRAWN	SCALE	PLOT DATE	JOB No.
DJ. ML	1 : 100 @ A1	14/03/2018 12:18:01 PM	781
DWG No.			REVISION
TP02			E



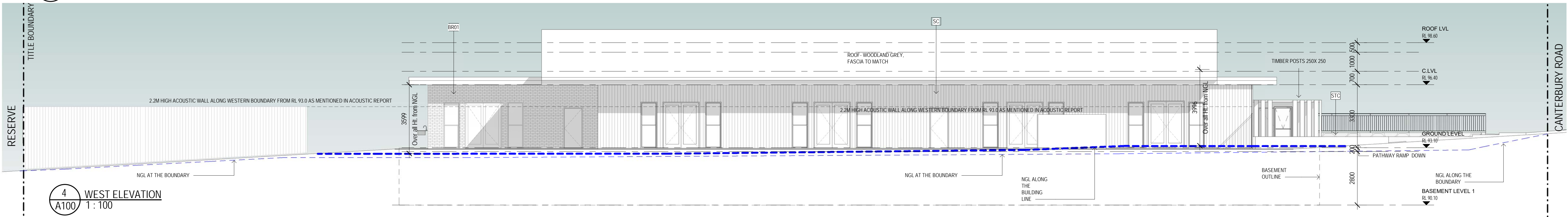
1 SOUTH ELEVATION, CANTERBURY ROAD ELEVATION
A100 1:100



2 NORTH ELEVATION
A100 1:100



3 EAST ELEVATION
A100 1:100



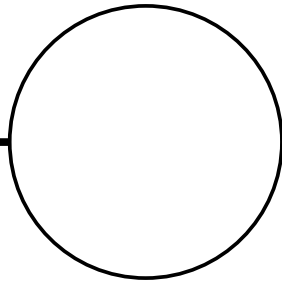
4 WEST ELEVATION
A100 1:100

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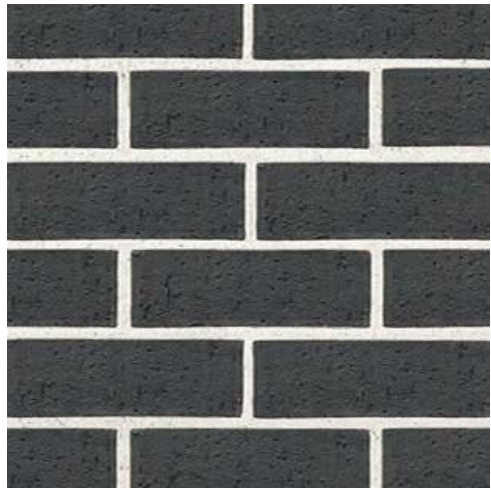
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TOWN PLANNING

PROJECT	TITLE	DRAWN	SCALE	PLOT DATE	JOB No.
CHILD CARE CENTRE 199 CANTERBURY ROAD, BLACKBURN	PROPOSED ELEVATIONS	DJ, ML	1:100 @A1	14/03/2018 12:18:25 PM DWG No	781 REVISION TP03 E

EXTERNAL FINISHES



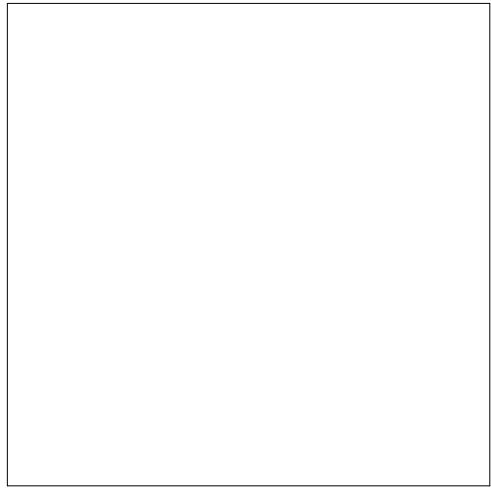
BR01

SELECTED BRICK FINISH
AUSTRAL GRAPHITE OR SIMILAR



RF1

RENDER FINISH 1
COLOUR_BLACK OR SIMILAR



RF2

RENDER FINISH
COLOUR_ WHITE OR SIMILAR



STC

STONE WALL
SPLIT FACE STONE- NATURAL
OLD STONE



RF3

RENDER FINISH
COLOUR_'MONUMENT' OR
SIMILAR



CO

CUSTOM ORB
COLOUR_COLORBOND
'WOODLAND GREY' OR SIMILAR



SC

SHADOW CLADDING



ROOF & FASCIA
COLOUR_COLORBOND
'WOODLAND GREY' OR SIMILAR



ALUMINIUM WINDOW
FRAME_BLACK



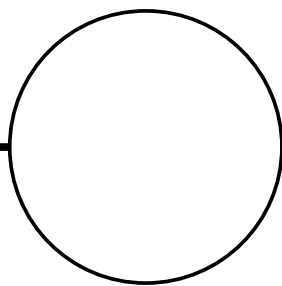
CAR PARK GATE

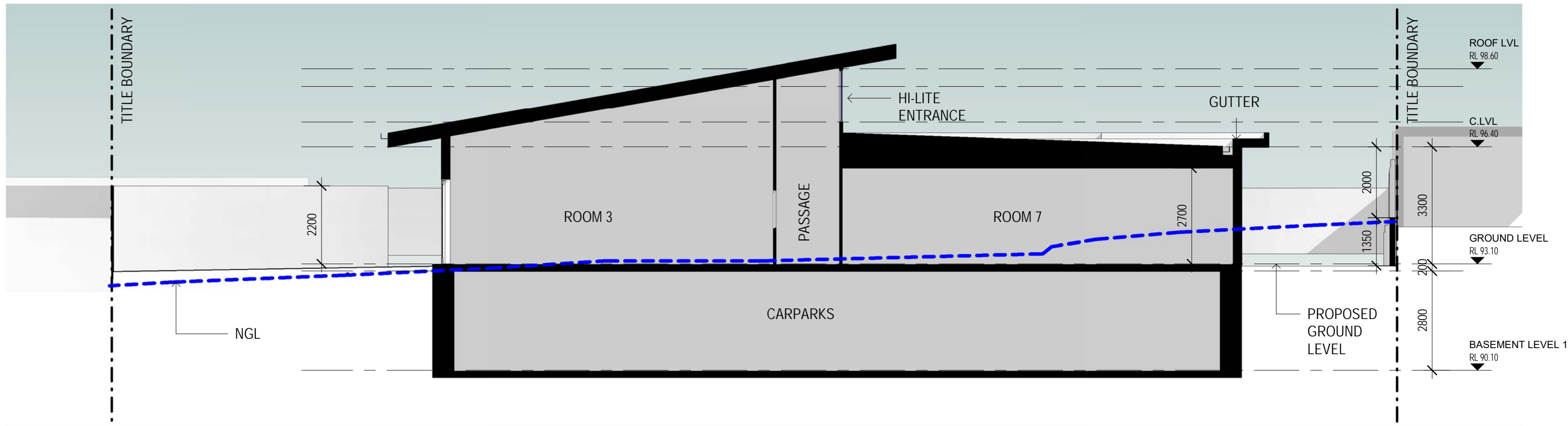


LOUVERED OVERHEAD AWNING

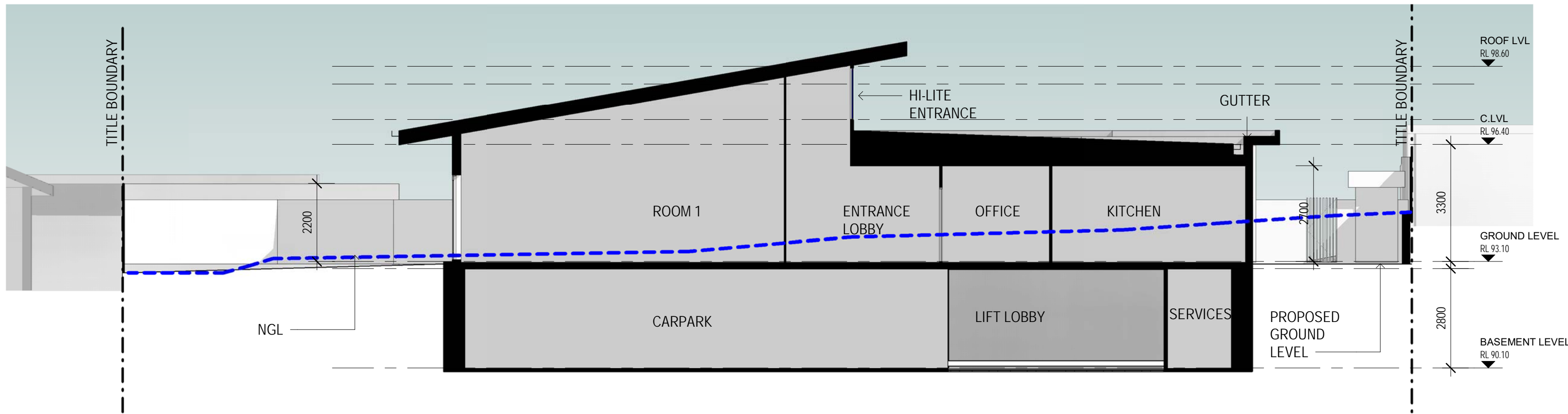


1.8M HIGH TIMBER PALING
FENCE

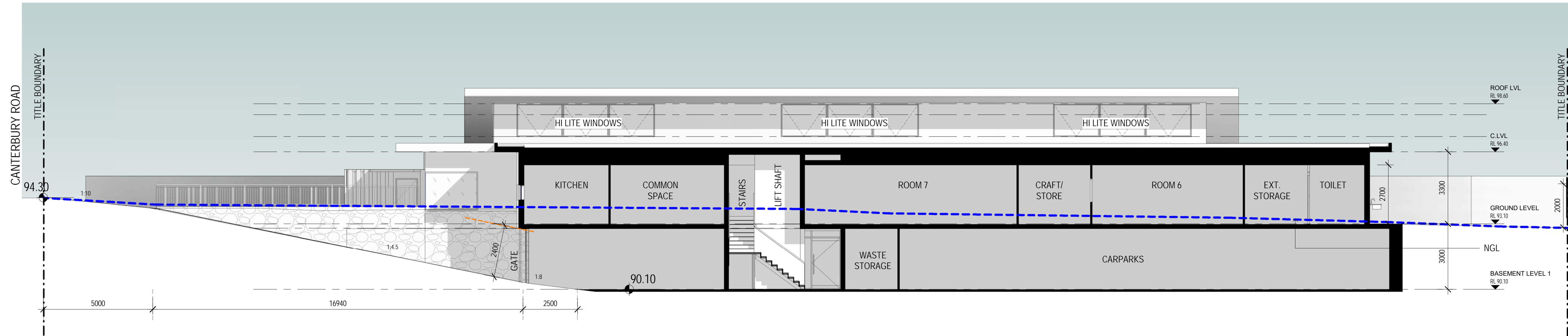




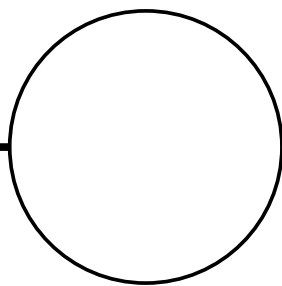
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TP04 SCALE 1 : 100

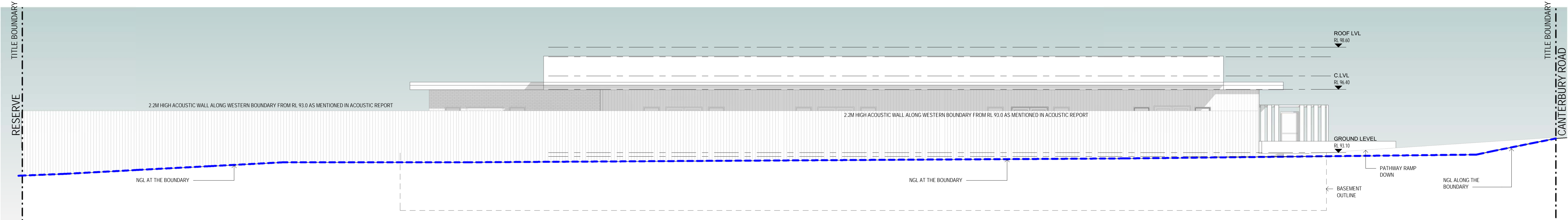


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TP04 SCALE 1 : 100

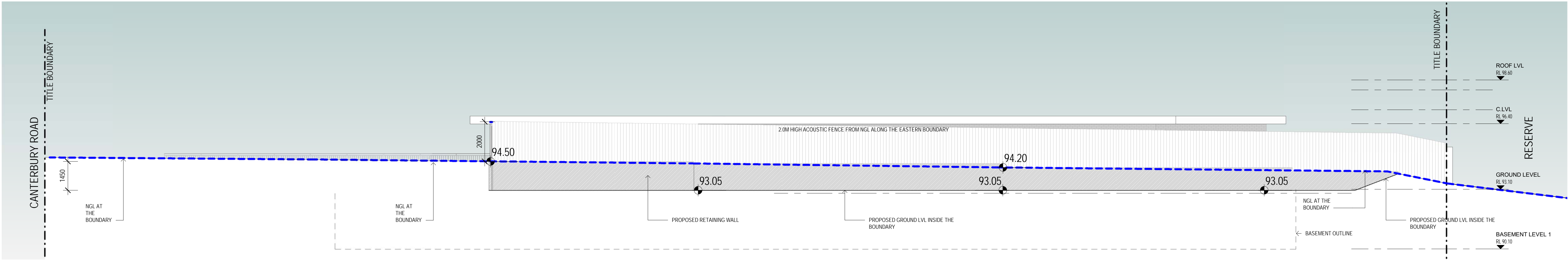


3 Section 3
TP04 SCALE 1 : 100



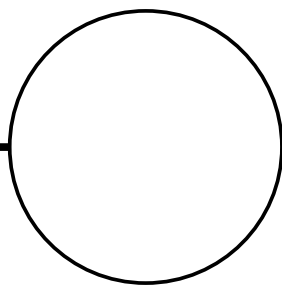


1 WESTERN BOUNDARY WALL ELEVATION FROM ADJOINING PROPERTY
A100 1 : 100

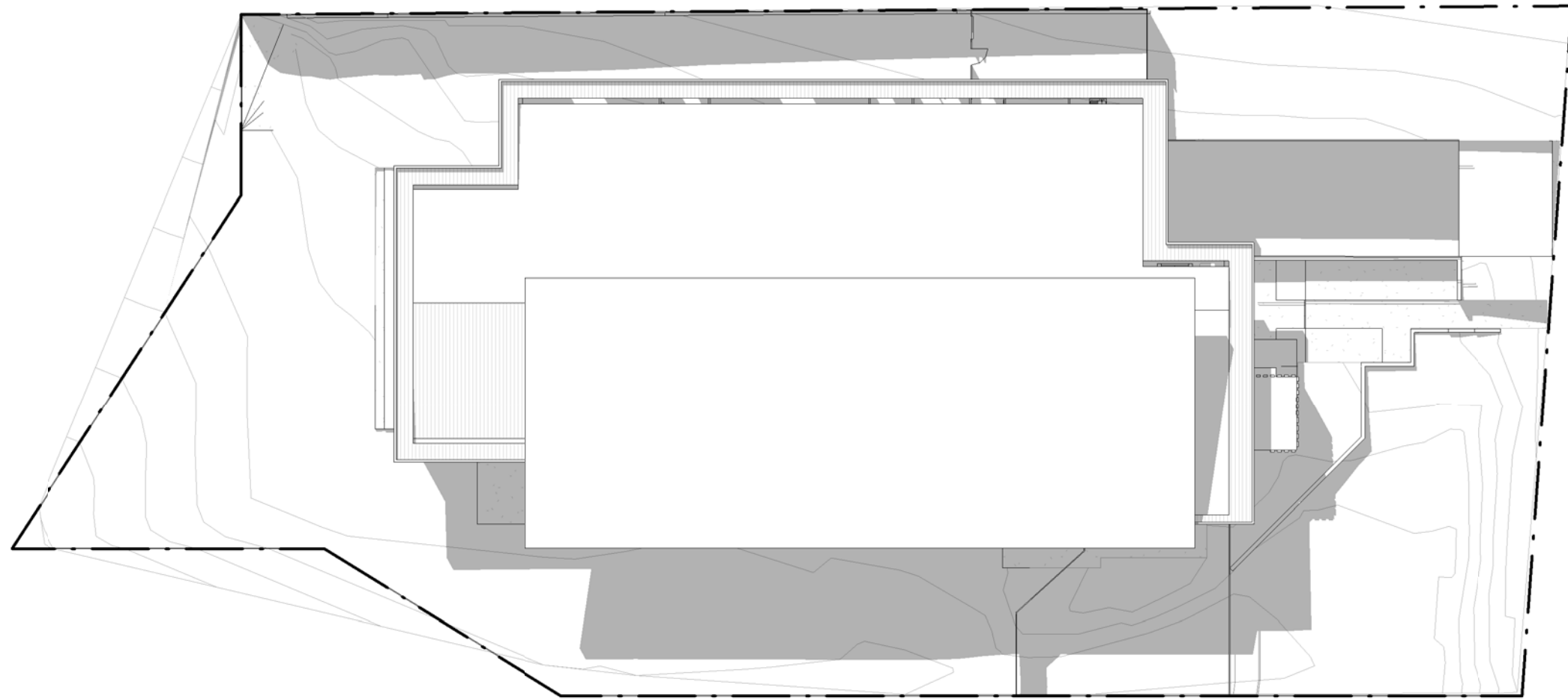


2 EAST BOUNDARY WALL ELEVATION FROM ADJOINING PROPERTY
A100 1 : 100

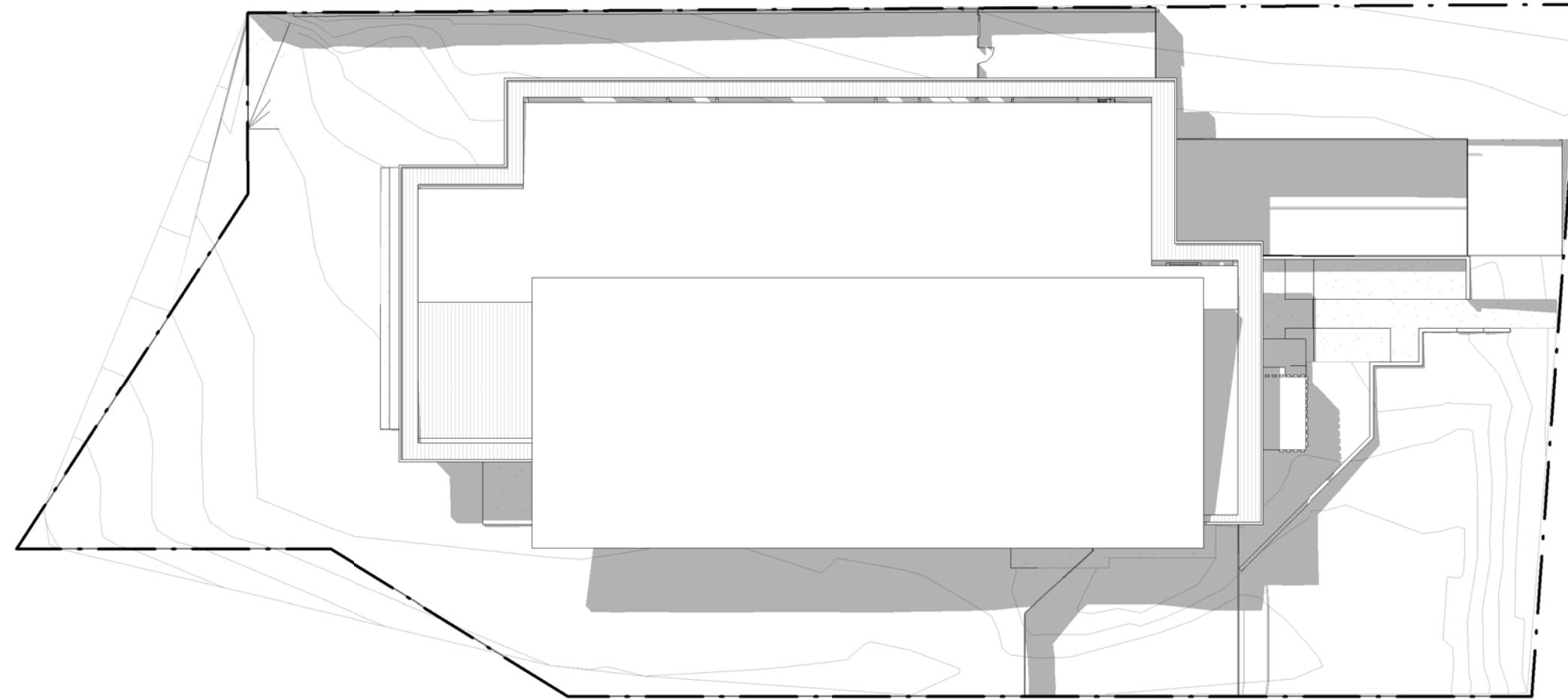
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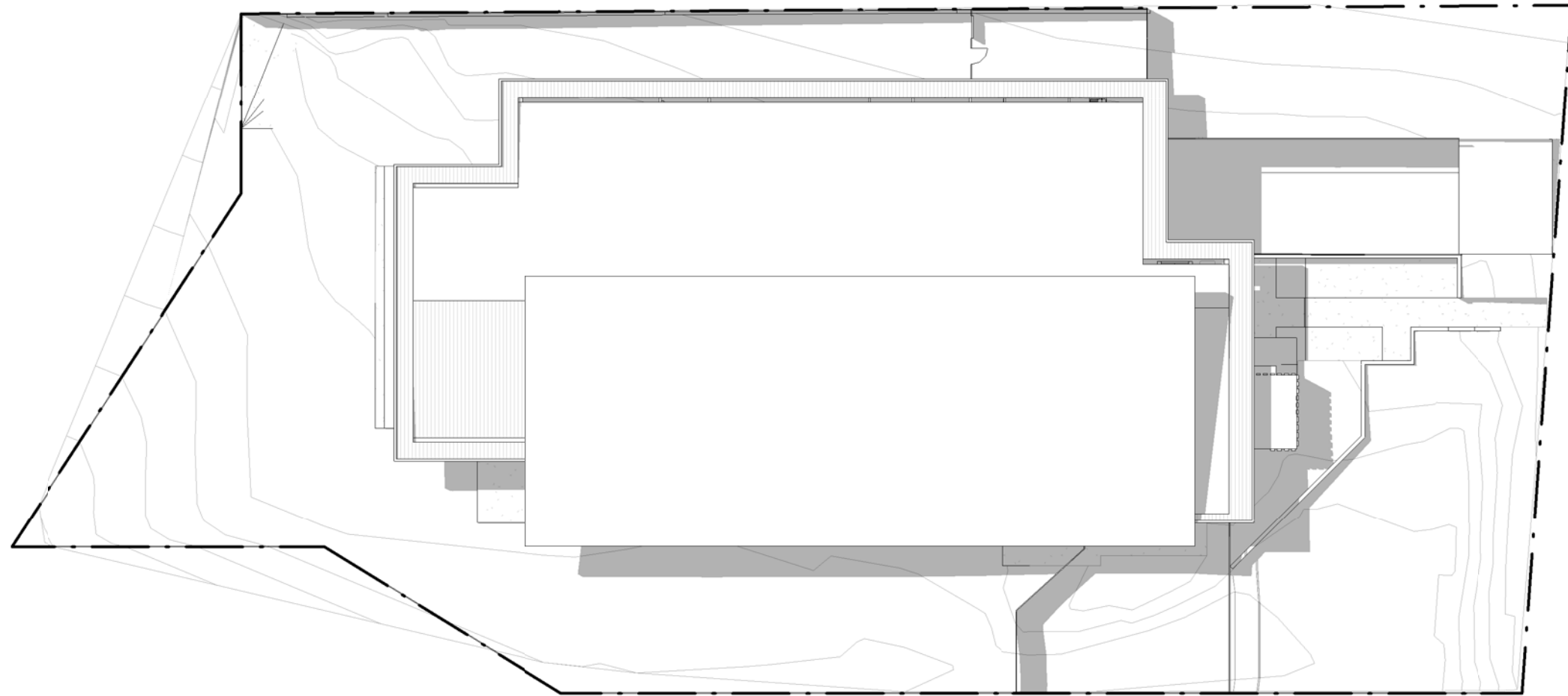
PROJECT	TITLE	DRAWN	SCALE	PLOT DATE	JOB No.
CHILDCARE CENTRE 199 CANTERBURY ROAD, BLACKBURN	BOUNDARY WALL	DJ, ML	1 : 100 @ A1	14/03/2018 12:18:55 PM DWG No	781 REVISION E



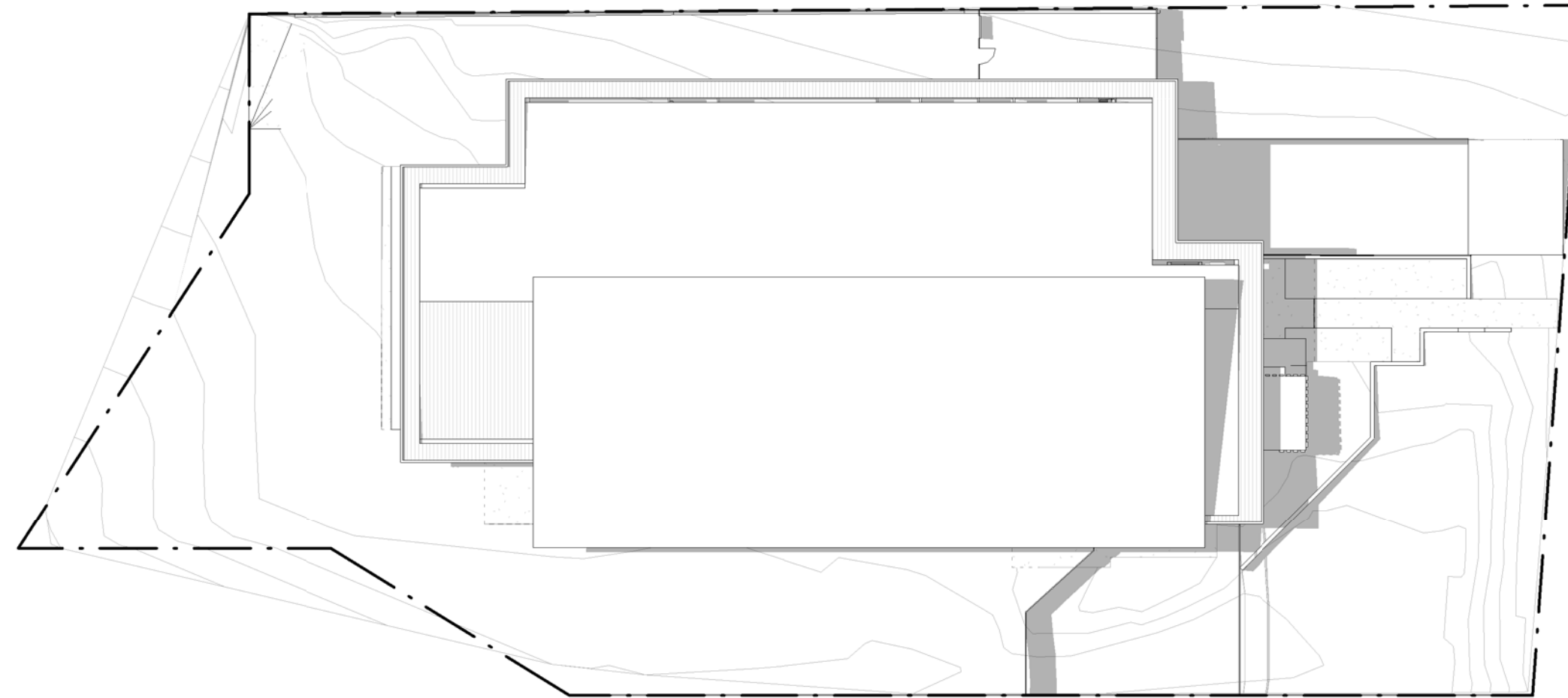
01 SHADOWS - 22 SEPTEMBER - 9AM
TP06 SCALE 1 : 300



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

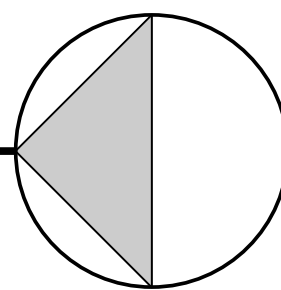


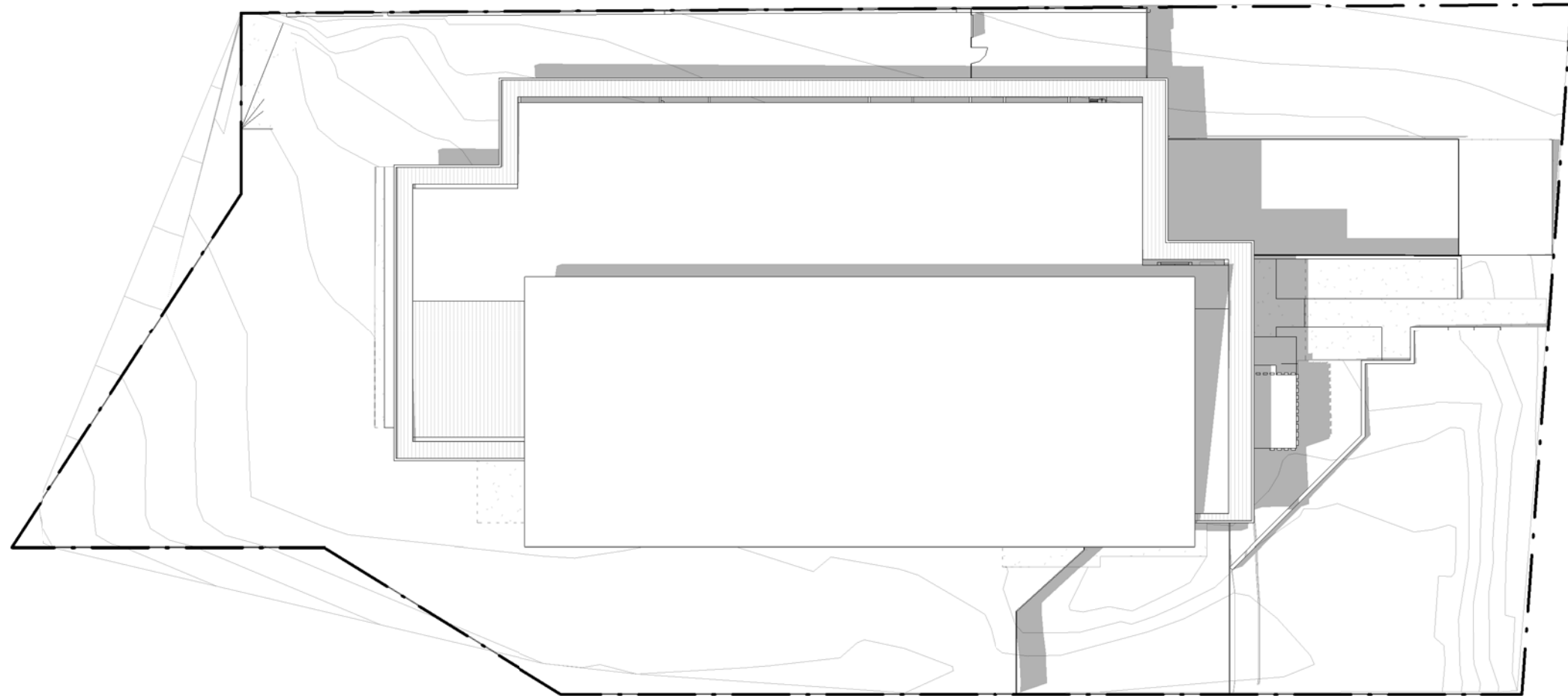
3 SHADOWS - 22 SEPTEMBER - 11AM
TP06 SCALE 1 : 300



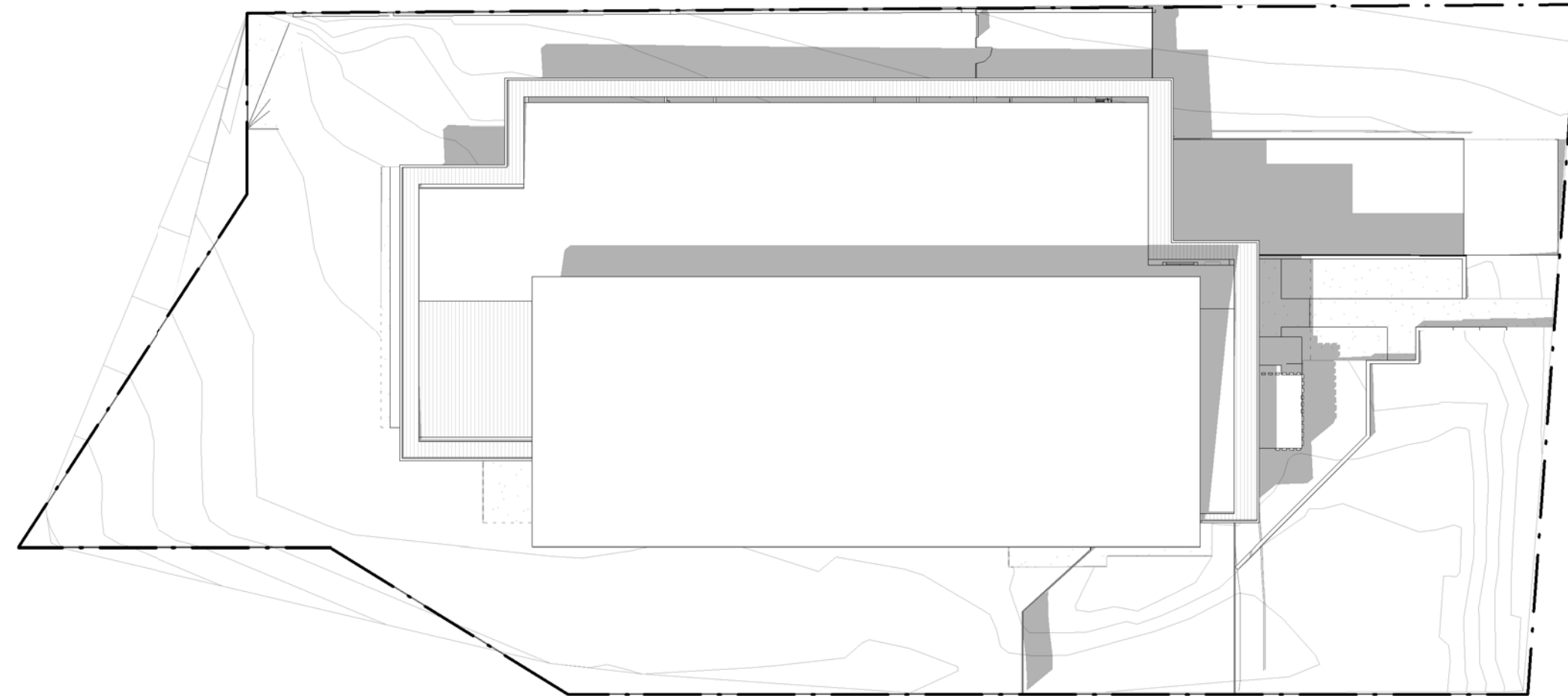
4 SHADOWS - 22 SEPTEMBER - 12 NOON
TP06 SCALE 1 : 300

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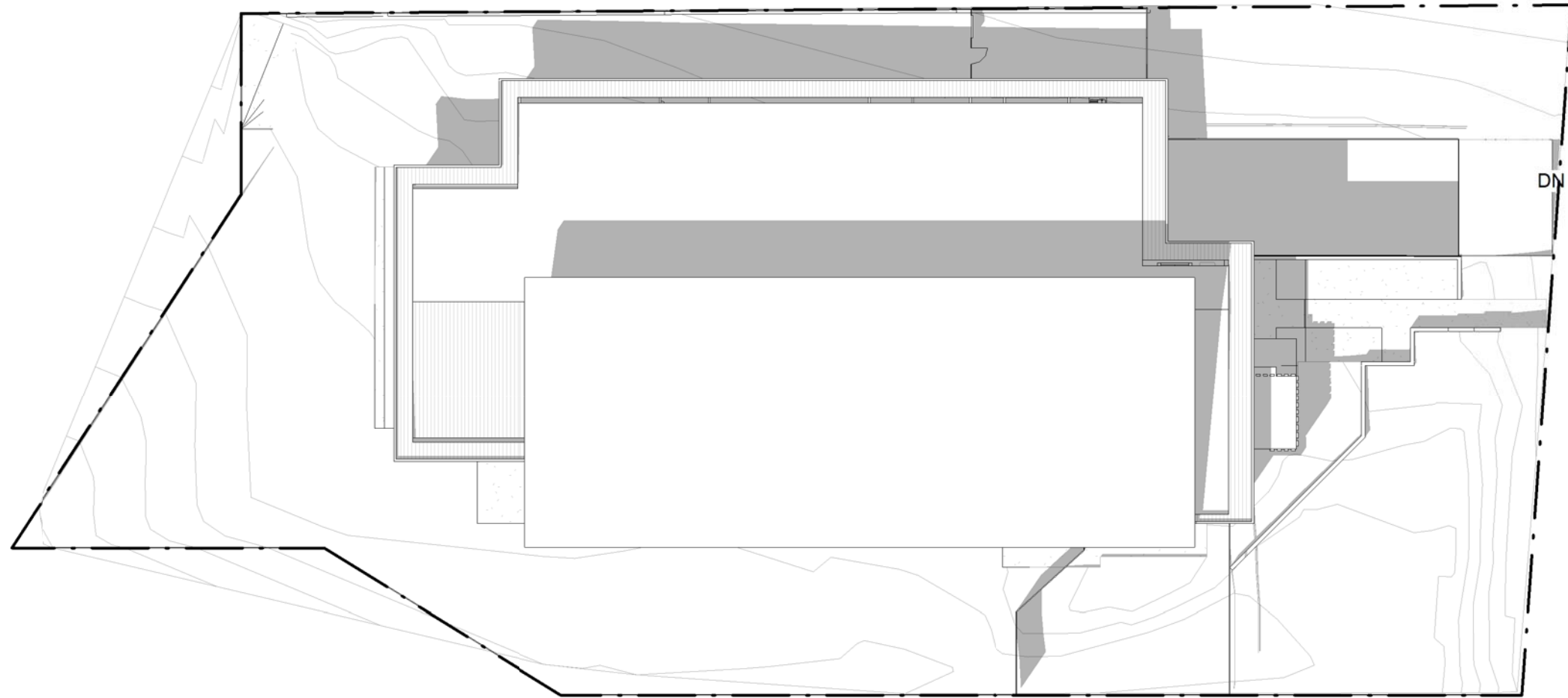




1 SHADOWS - 22 SEPTEMBER -1PM
TP07 SCALE 1 : 300

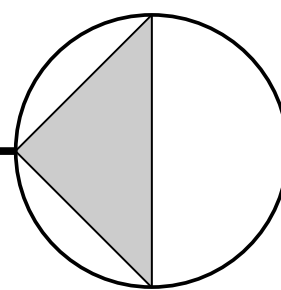


2 SHADOWS - 22 SEPTEMBER -2PM
TP07 SCALE 1 : 300



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

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PROJECT	TITLE	DRAWN	SCALE	PLOT DATE	JOB No.
CHILDCARE CENTRE 199 CANTERBURY ROAD, BLACKBURN	SHADOW DIAGRAMS	DJ, ML	1 : 300 @ A1	14/03/2018 12:19:09 PM	781
				DWG No	REVISION
				TP07	E