

CHILD CARE CENTRE

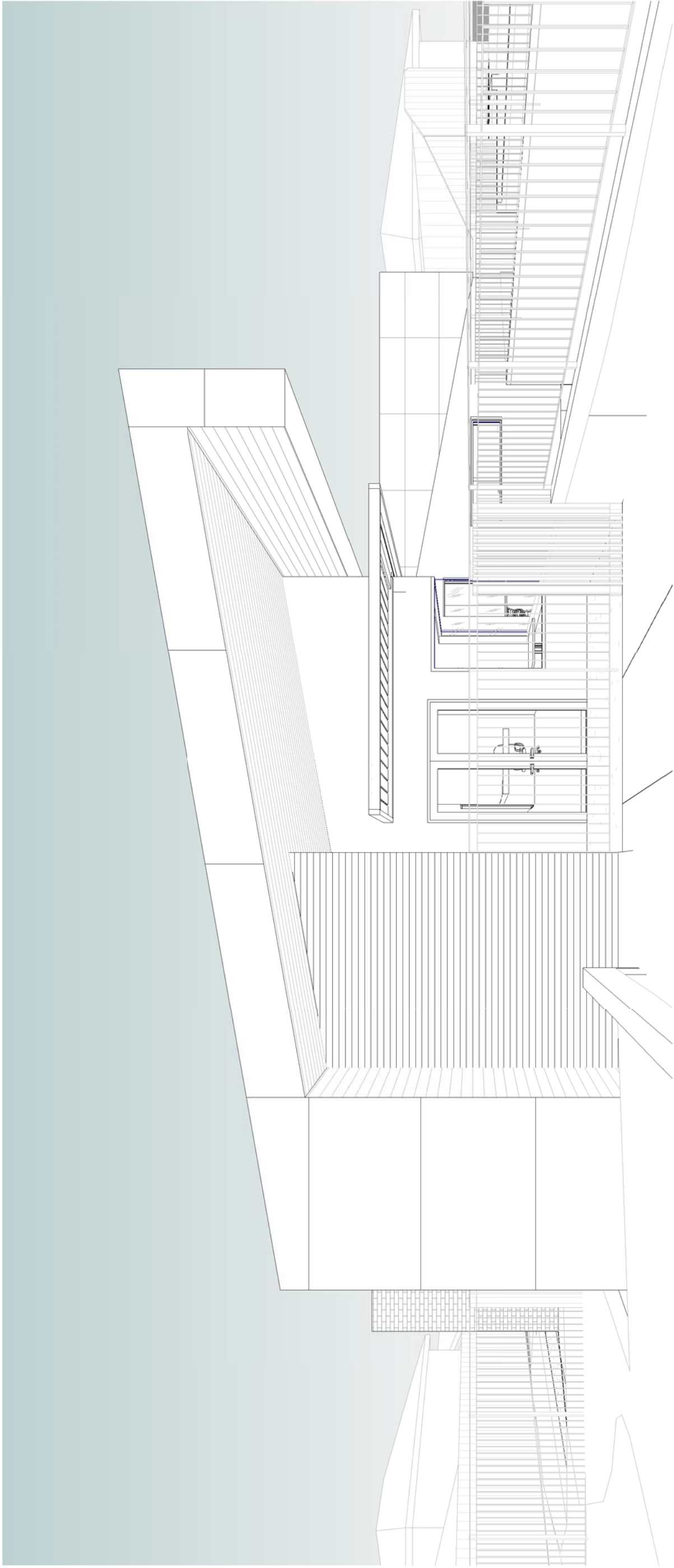
199 CANTERBURY ROAD, BLACKBURN

"TOWN PLANNING"

SHEET NO.

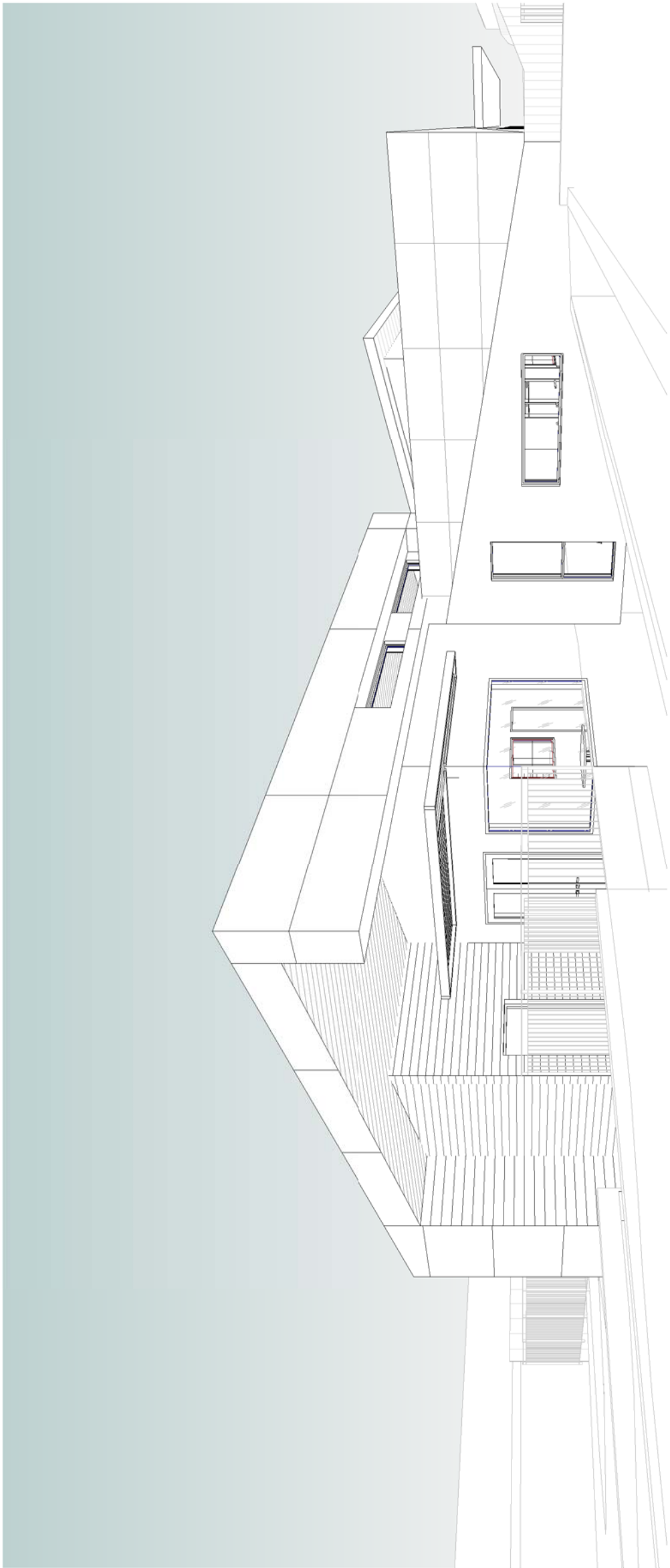
SHEET NAME

- 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



6

FRONT VIEW 1



1

VIEW 2

CS000

SCALE



199 CANTERBURY ROAD
SUBJECT SITE



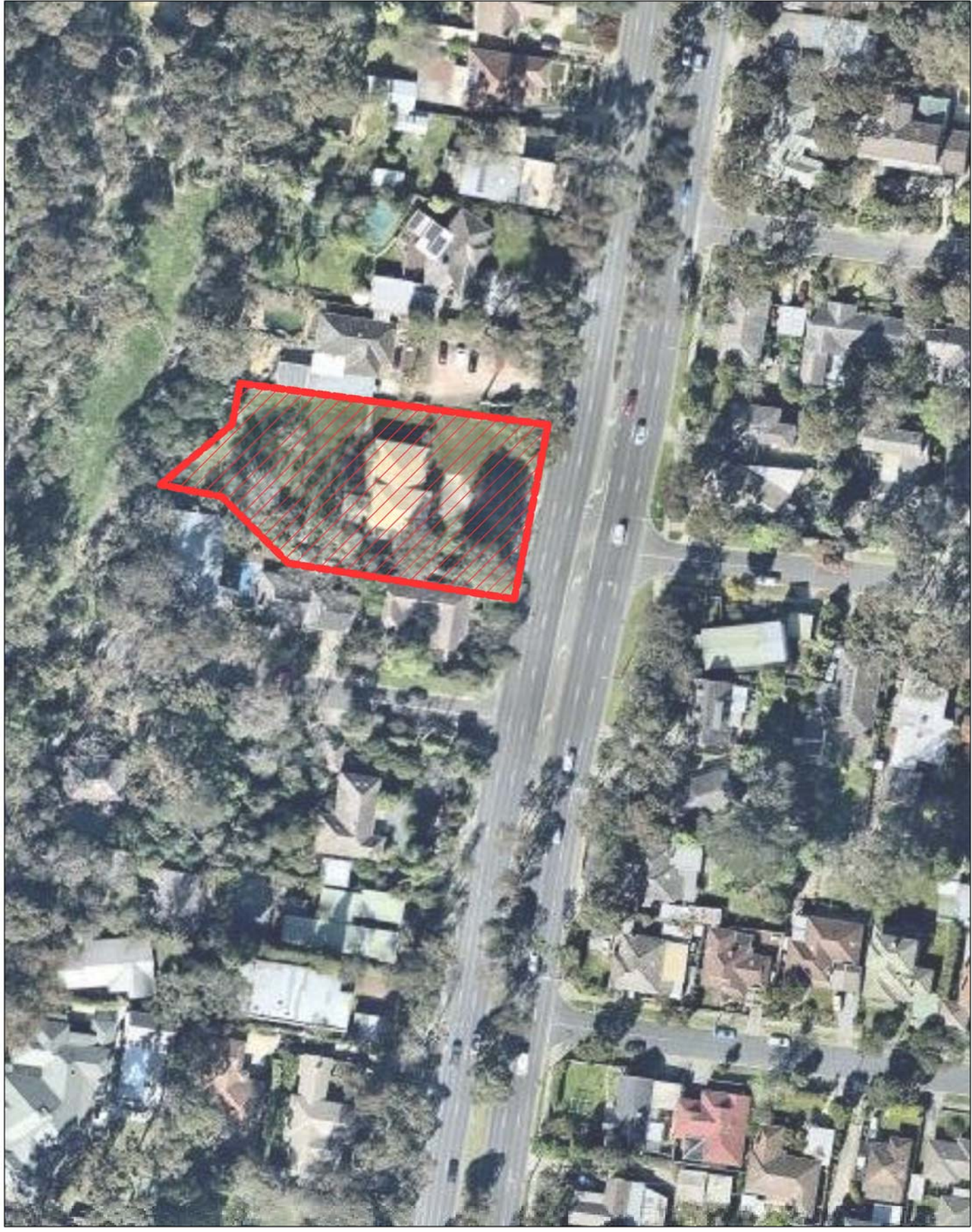
201 CANTERBURY ROAD
ADJOINING SITE



1 LAGOONA COURT
ADJOINING SITE



228 CANTERBURY ROAD
ADJOINING SITE



LOCALITY GUIDE:

•	WIRREANDA COURT RESERVE	330m	•	BLACKBURN RAILWAY STATION	1.6km
•	VERNON STREET RESERVE	400m	•	BURWOOD HIGHWAY BLACKBURN RD (75 TRAM STOP)	2.3km
•	ANAYA 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 MARKET	1.5km	•	HOLBURY CHILDREN'S CENTRE	700m
•	IGA BLACKBURN	1.6km	•	BLACKBURN LAKE PRIMARY SCHOOL	840m
•	WOOLWORTHS VERMONT	2.1km			



LAGOONA

COURT

2 SITE ANALYSIS_CAD
SCALE 1:200

DESIGN RESPONSE

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

AREA ANALYSIS

CHILD CARE CENTRE SITE AREA	:2537M²
GROUND FLOOR AREA	:888.1M²
SITE COVERAGE	:35.0%
PERMEABLE AREA	:1353.02M² = 53.3%
IMPERMEABLE AREA (incl building, service yard, ramp, pathways and storage sheds)	:1183.98M² = 46.7%

TOTAL 130 CHILDREN

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

OUTDOOR PLAY AREA 918M²

OUTDOOR PLAY AREA EXCLUSIVE OF STORE AREA

CAR SPACES PROVIDED :28

CHILDCARE CENTRE ROOM AREAS			
Number	Comments	Name	Area
ROOM 1	12 CHILDREN	(0-1 YEARS)	40 m²

ROOM 2	12 CHILDREN	(1-2 YEARS)	40 m²
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ROOM 3	20 CHILDREN	(2-3 YEARS)	65 m²
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ROOM 4	20 CHILDREN	(2-3 YEARS)	65 m²
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ROOM 5	22 CHILDREN	(4-5 YEARS)	75 m²
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ROOM 6	22 CHILDREN	(3-4 YEARS)	72 m²
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ROOM 7	22 CHILDREN	(3-4 YEARS)	73 m²
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OUTDOOR PLAY AREA			
Number	Comments	Name	Area
OUTDOOR PLAY AREA	130 CHILDREN	(0-5 YEARS)	918 m²

TREES TO BE REMOVED

TPZ OF TREES TO BE RETAINED

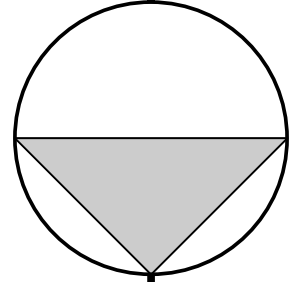
INDICATIVE 4M AROUND TREE

NOTE:

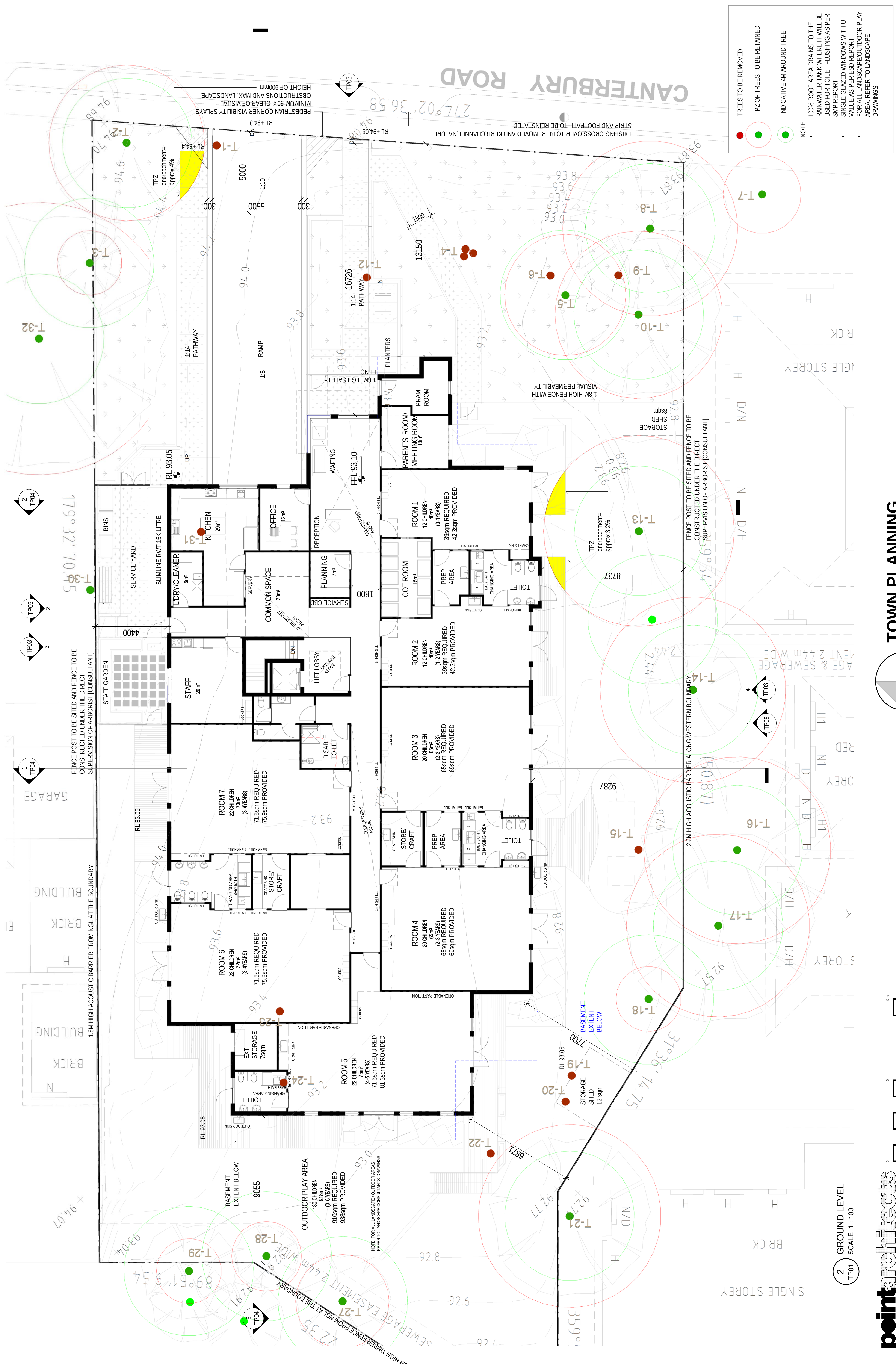
- 100% ROOF AREA DRAINS TO THE RAINWATER TANK WHERE IT WILL BE USED FOR TOILET FLUSHING AS PER SMP REPORT
- SINGLE GLAZED WINDOWS WITH U VALUE AS PER ESD REPORT
- FOR ALL LANDSCAPE/OUTDOOR PLAY AREA, REFER TO LANDSCAPE DRAWINGS



1 DESIGN RESPONSE PLAN
SA02 SCALE 1 : 200



TOWN PLANNING



TREES TO BE REMOVED

TPZ OF TREES TO BE RETAINED

INDICATIVE 4M AROUND TREE

NOTE:

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DRAWN

SCALE

PLOT DATE

JOB No.

DRN

1:100

8/08/2017

781

PROPOSED GROUND FLOOR PLAN

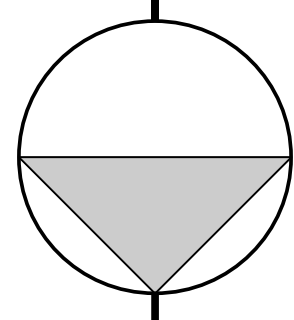
CHILDRENS

199 CANTERBURY ROAD, BLACKBURN

TP01

C

TOWN PLANNING



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

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e: info@pointarc.com.au f: 93294707

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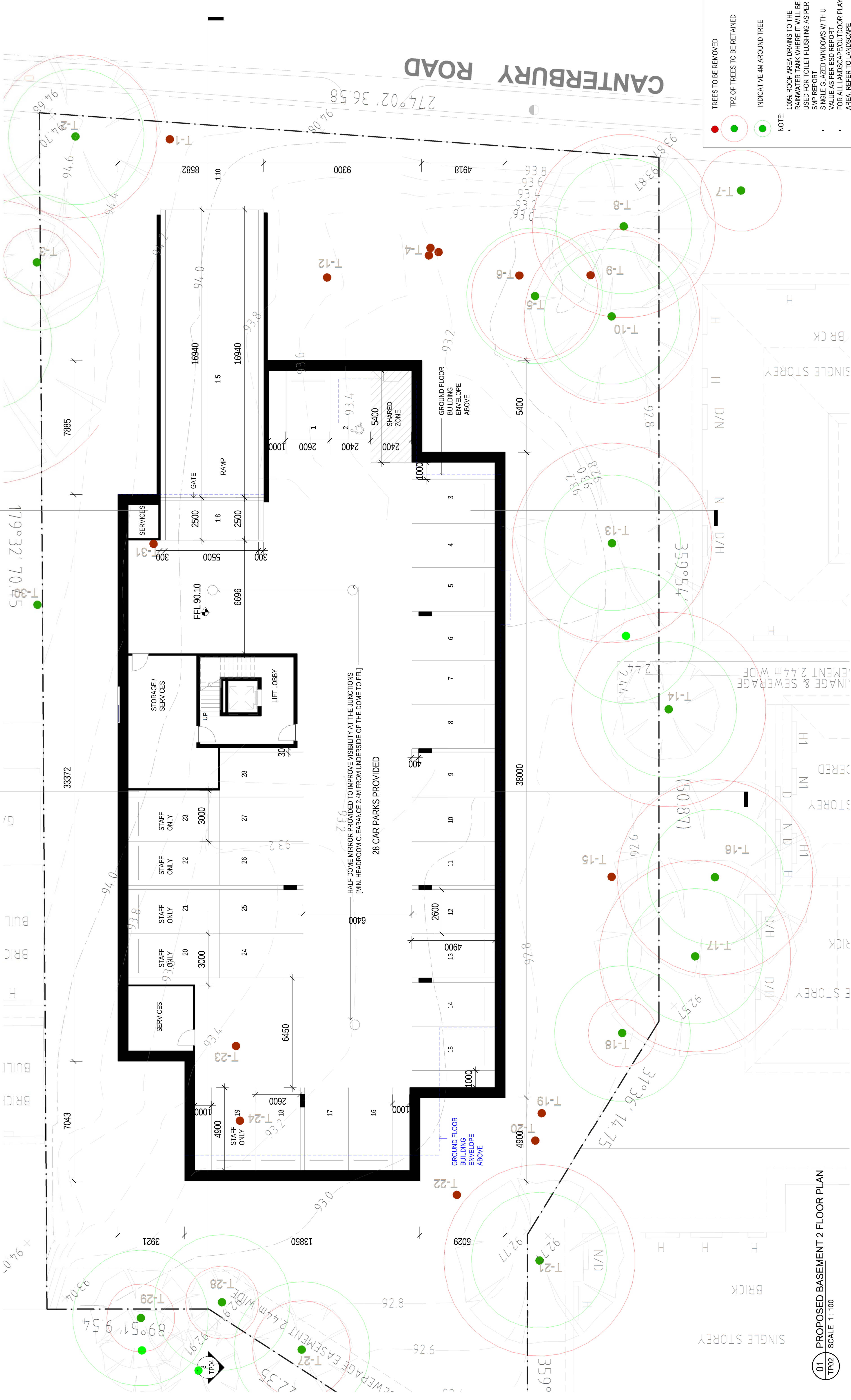
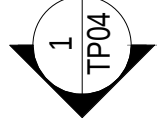
THIS DRAWING IS ONLY TO BE USED TO PRODUCE THE PROJECT FOR WHICH THEY WERE INTENDED, ON THE SITE, OR PART OF THE SITE TO WHICH THE DESIGN RELATES.

2

GROUND LEVEL

TP01

SCALE 1:100



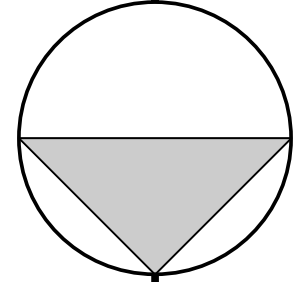
TREES TO BE REMOVED

TPZ OF TREES TO BE RETAINED

INDICATIVE 4M AROUND TREE

NOTE:

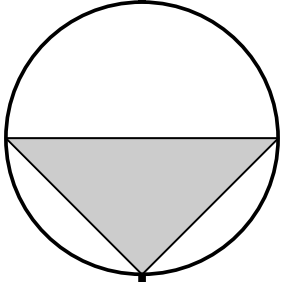
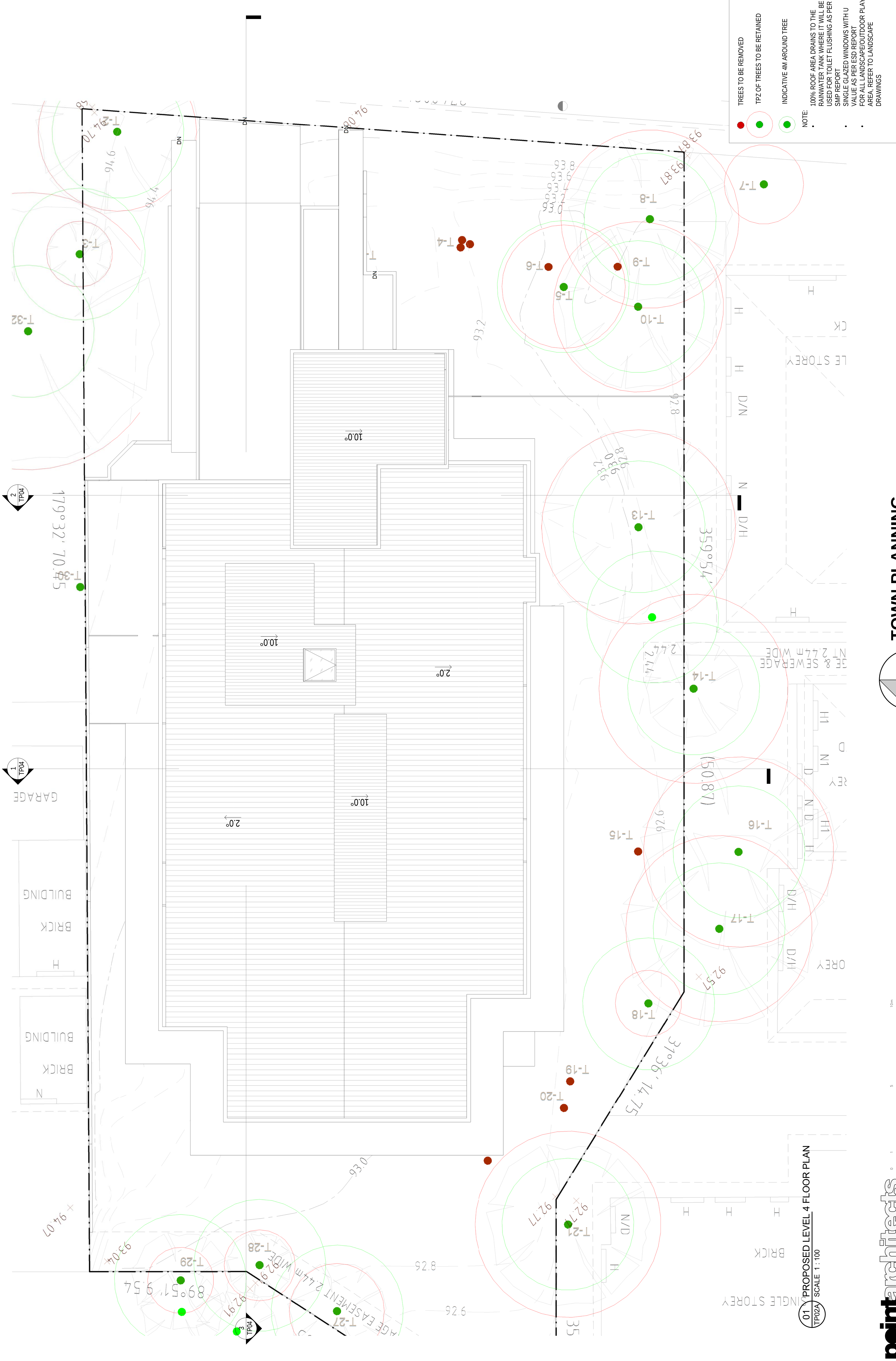
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TOWN PLANNING

CHILDCARE CENTRE
199 CANTERBURY ROAD,
BLACKBURN

PROPOSED BASEMENT
PLAN

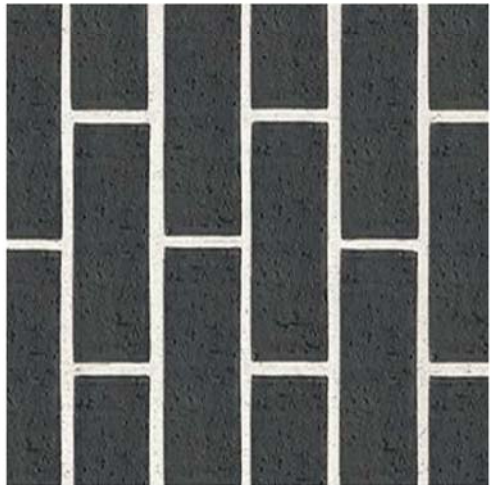


TOWN PLANNING

CHILDCARE CENTRE
199 CANTERBURY ROAD,
BLACKBURN

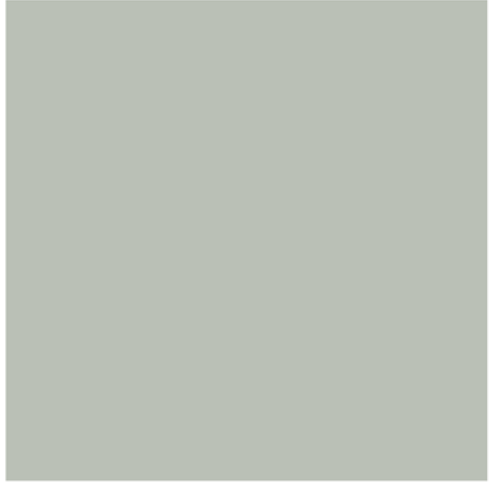
PROPOSED ROOF LEVEL

EXTERNAL FINISHES



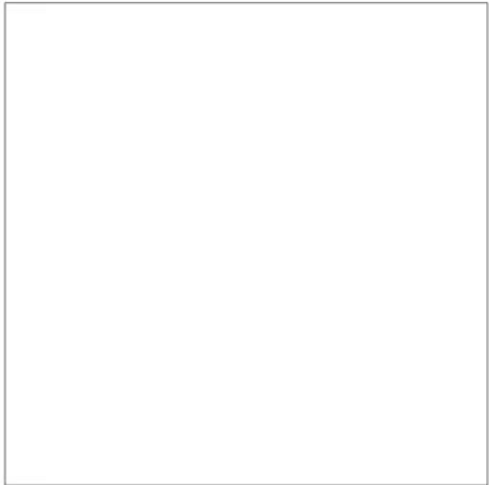
BR01

SELECTED BRICK FINISH
AUSTRAL GRAPHITE OR SIMILAR



MC04

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



MC01

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



MC02

MATRIX CLADDING
[HORIZONTAL SCRIBES]
COLOUR_DULUX 'RED
SYMPHONY' OR SIMILAR



R01

RENDER FINISH
COLOUR_'MONUMENT' OR
SIMILAR



MC03

MATRIX CLADDING
[PLAIN]
COLOUR_DULUX 'RED
SYMPHONY' OR SIMILAR



TC

TIMBER LOOK CLADDING



1.8M HIGH VISUALLY
PERMEABLE FENCE



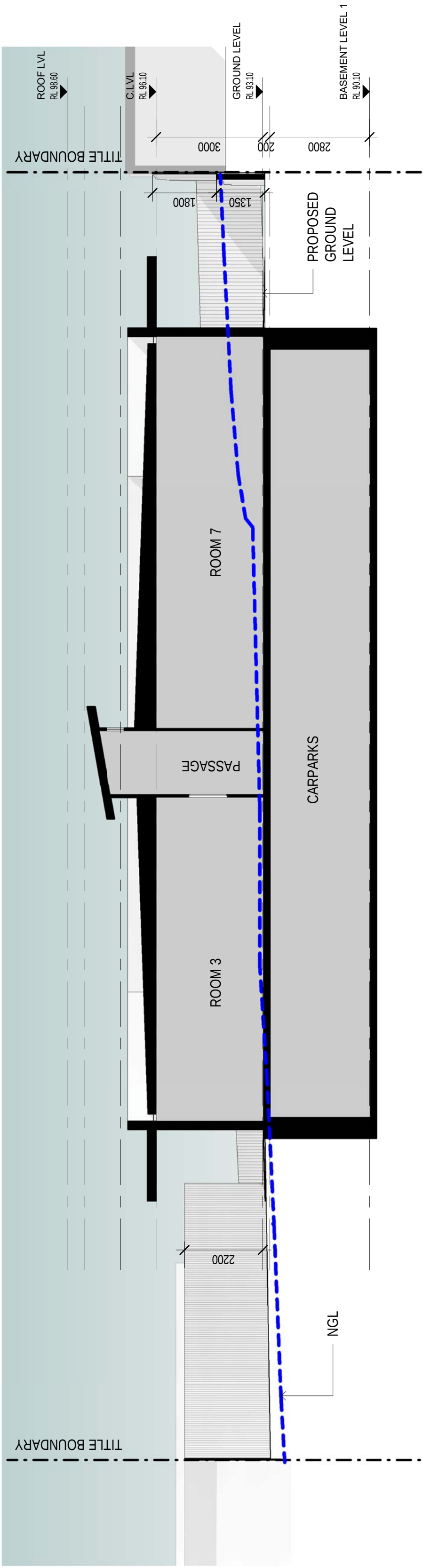
ALUMINIUM WINDOW
FRAME_BLACK



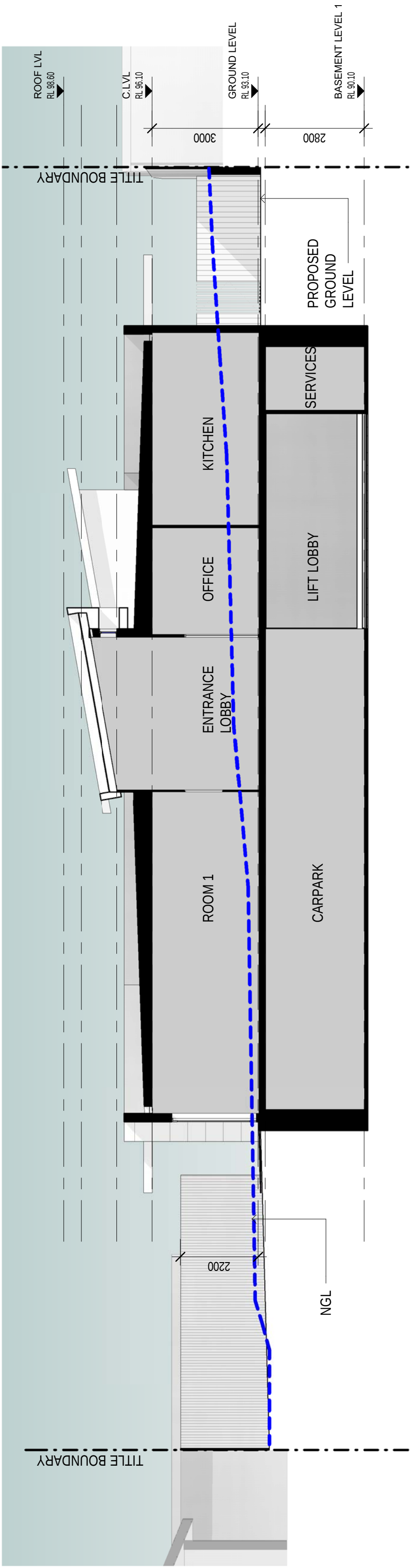
1.8M HIGH TIMBER PALING
FENCE



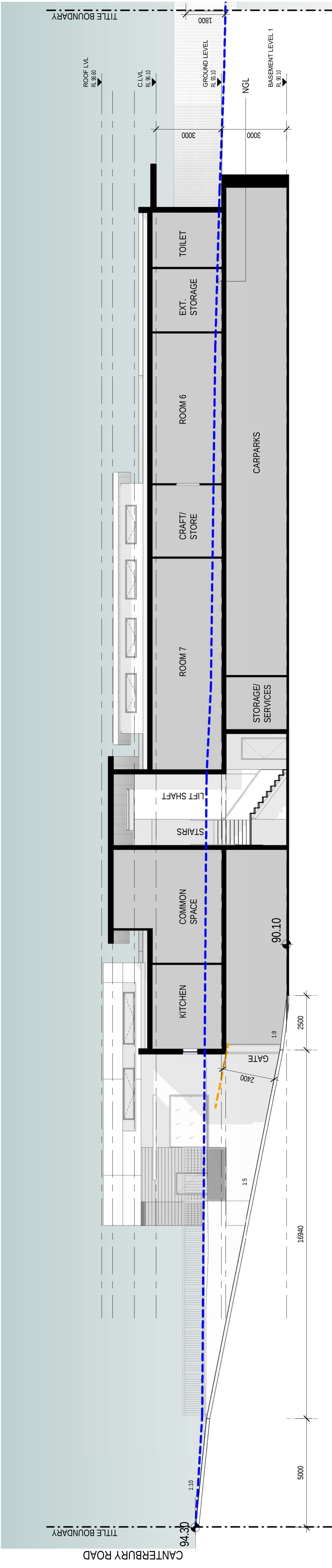
LOUVERED OVERHEAD AWNING



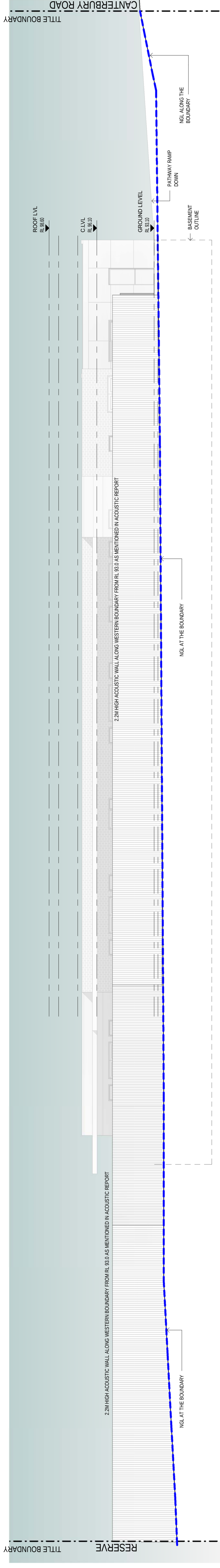
1 Section 1
TP04 SCALE 1 : 100



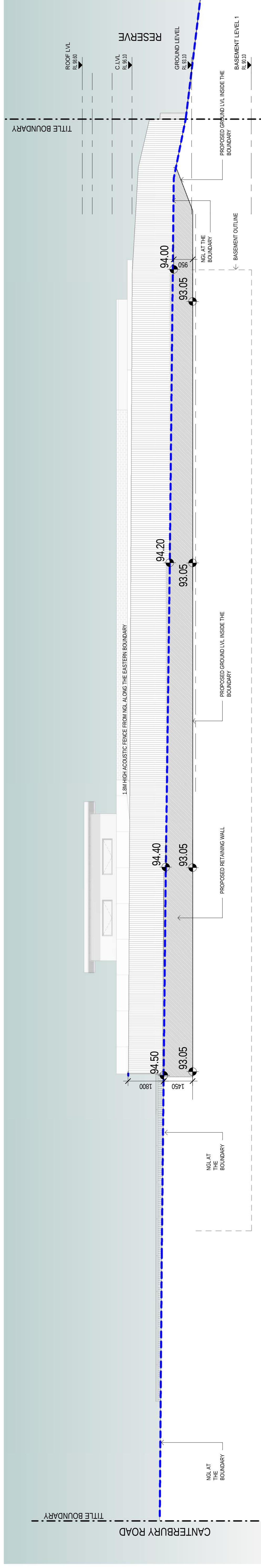
2 Section 2
TP04 SCALE 1 : 100



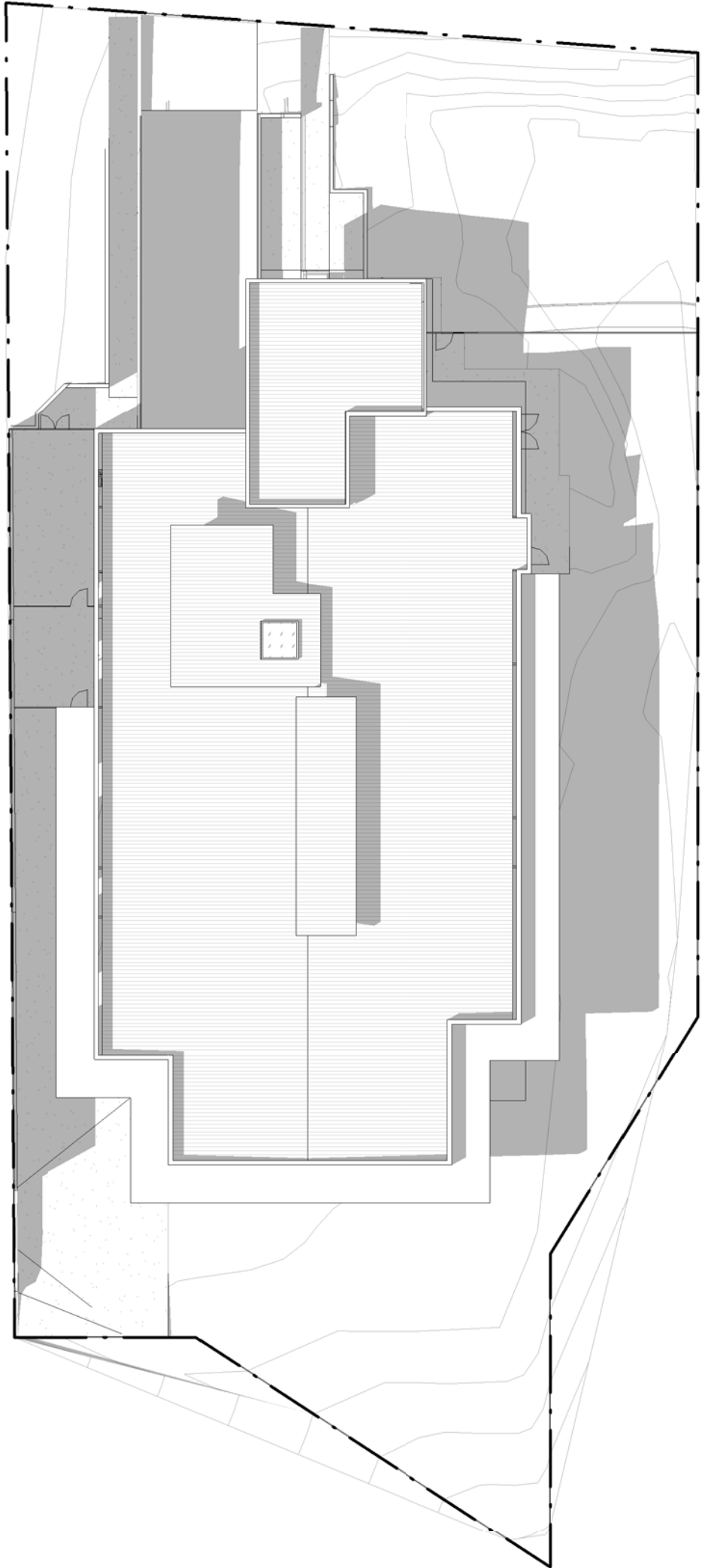
3 Section 3
TP04 SCALE 1 : 100



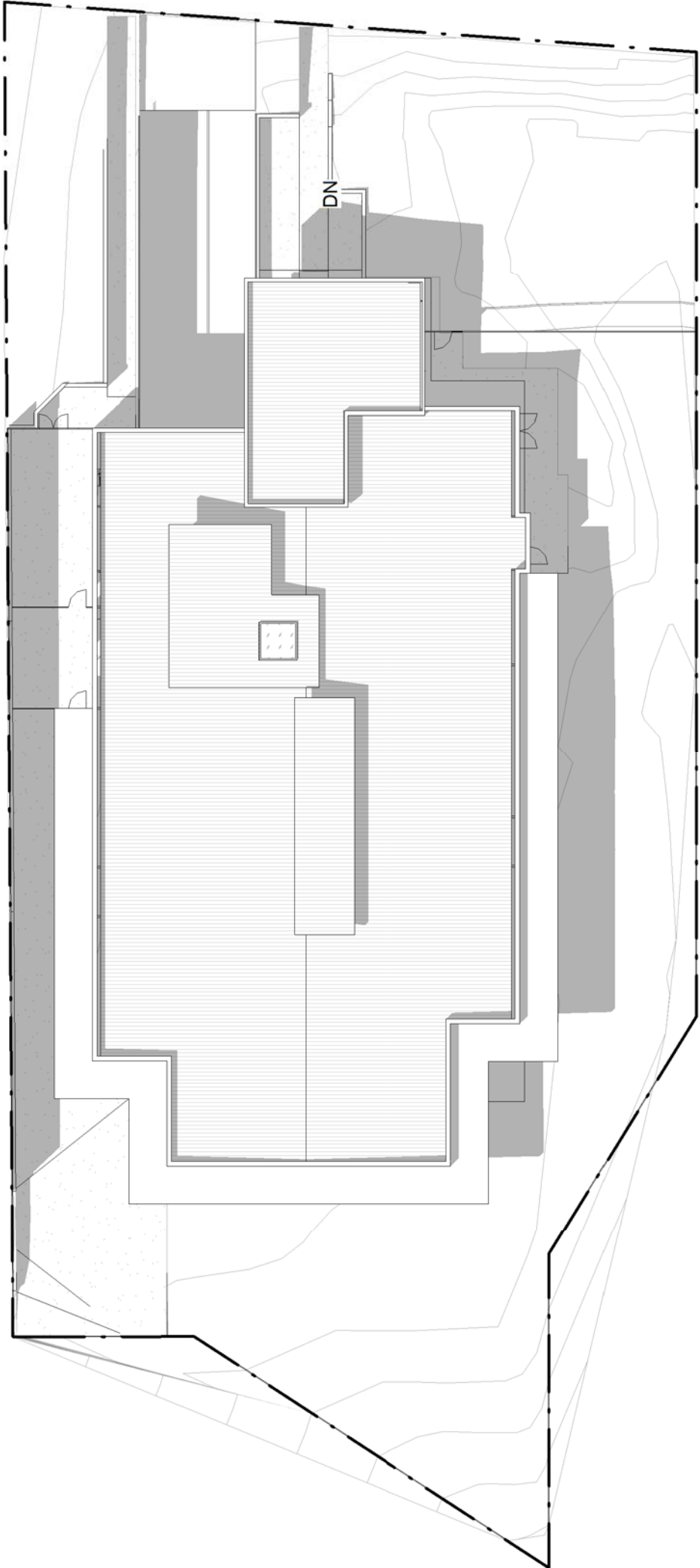
1 WESTERN BOUNDARY WALL ELEVATION FROM ADJOINING PROPERTY
A100 1:100



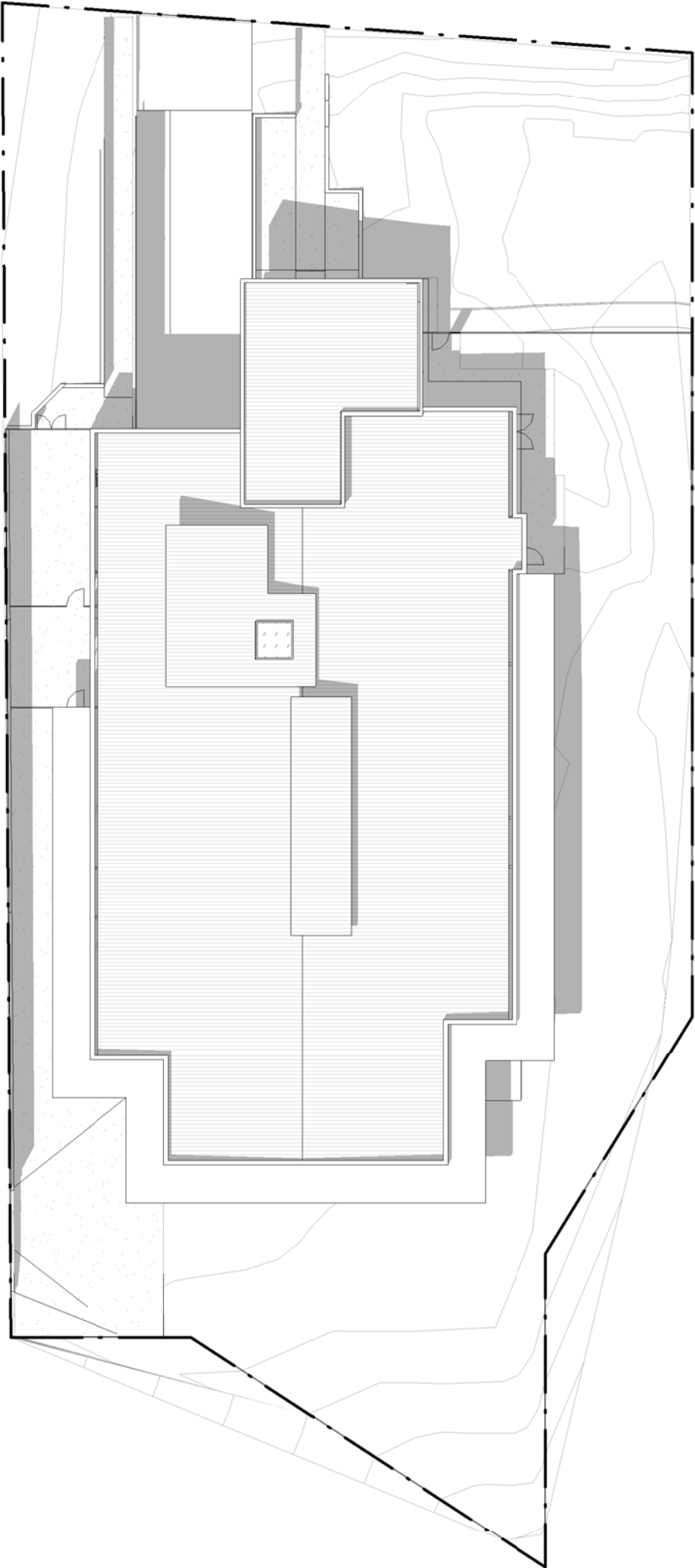
2 EAST BOUNDARY WALL ELEVATION FROM ADJOINING PROPERTY
A100 1 : 100



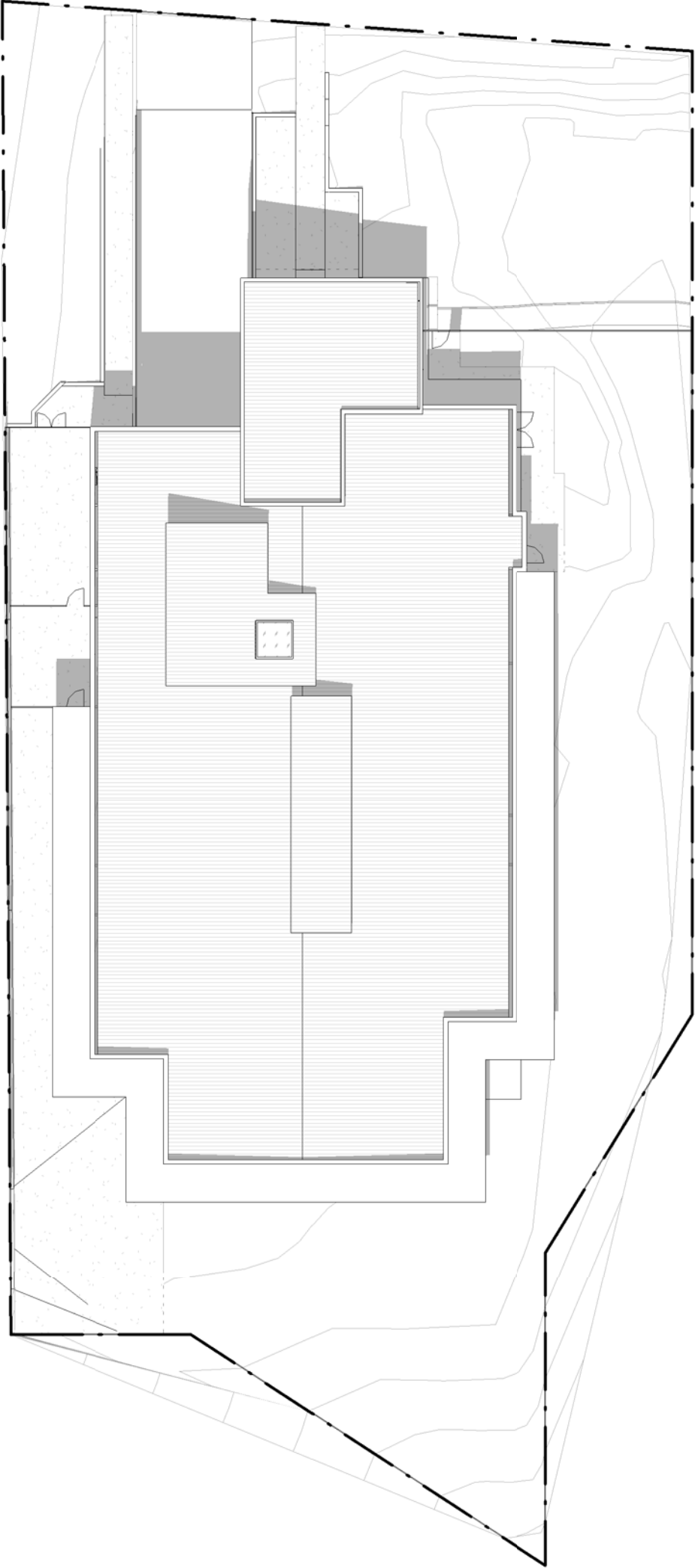
01 SHADOWS - 22 SEPTEMBER - 9AM
TP06 SCALE 1 : 300



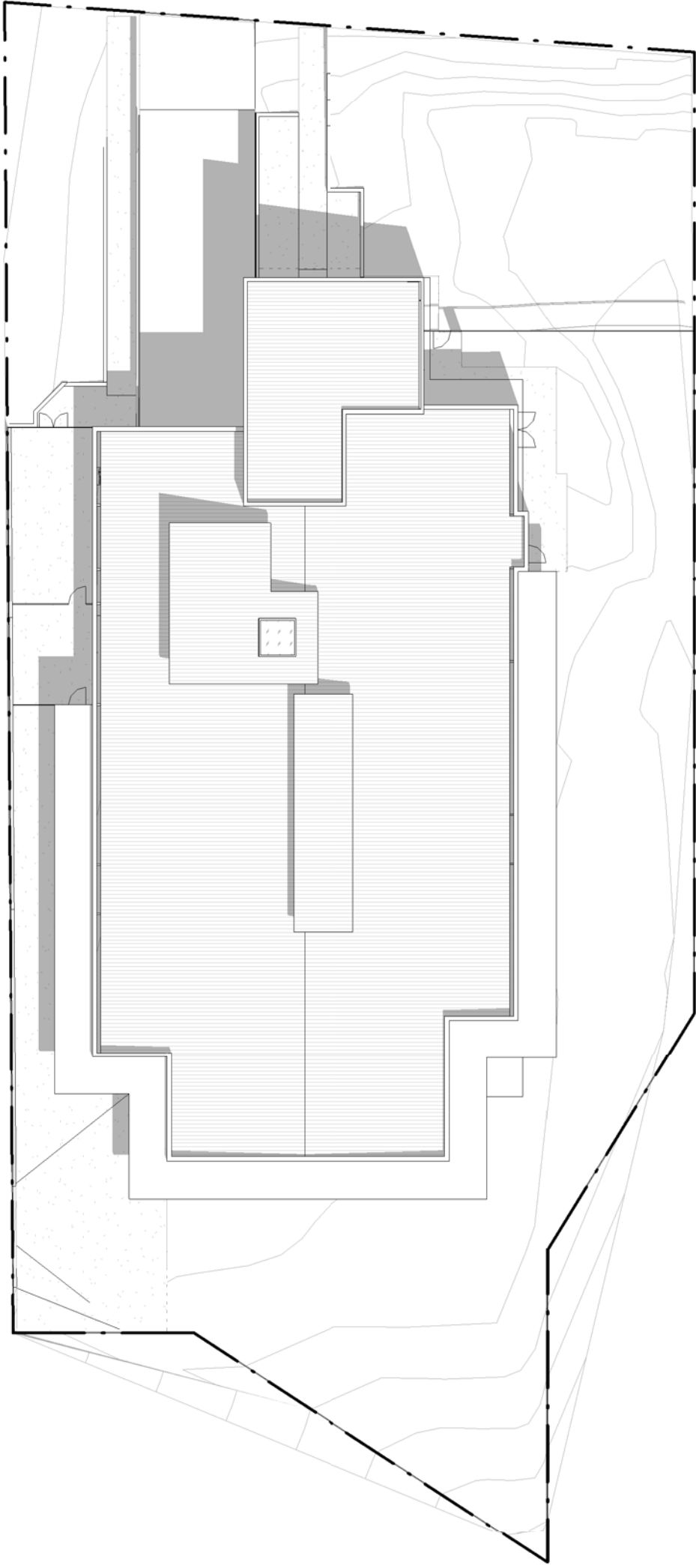
2 SHADOWS - 22 SEPTEMBER - 10AM
TP06 SCALE 1 : 300



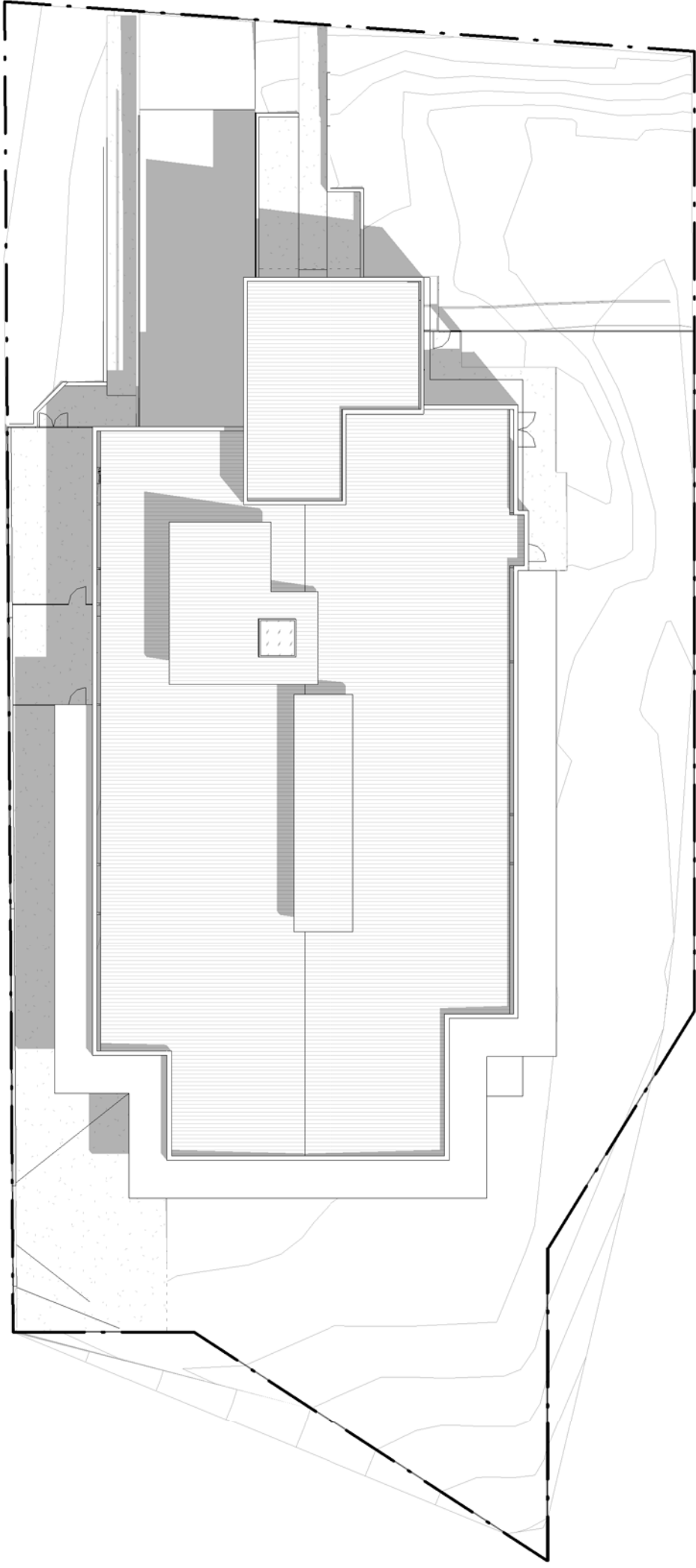
3 SHADOWS - 22 SEPTEMBER - 11AM
TP06 SCALE 1 : 300



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



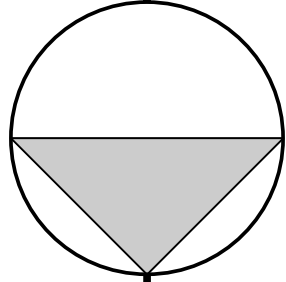
1 SHADOWS - 22 SEPTEMBER -1PM
TP07 SCALE 1 : 300



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



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



TOWN PLANNING