

CHILD CARE CENTRE

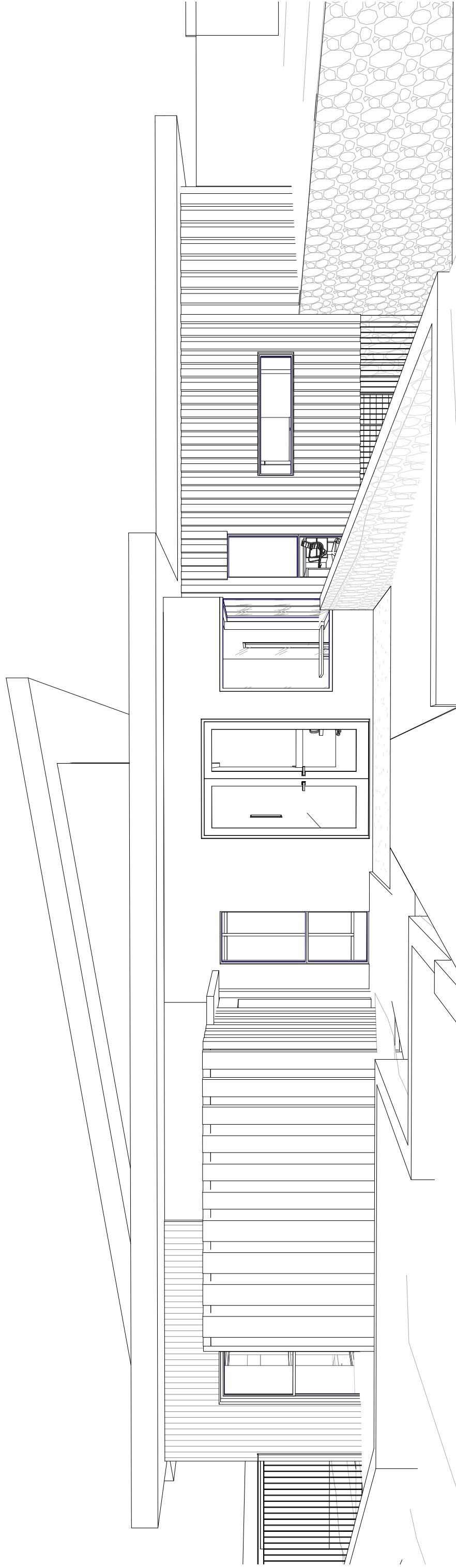
199 CANTERBURY ROAD, BLACKBURN

"TOWN PLANNING"

SHEET NO.

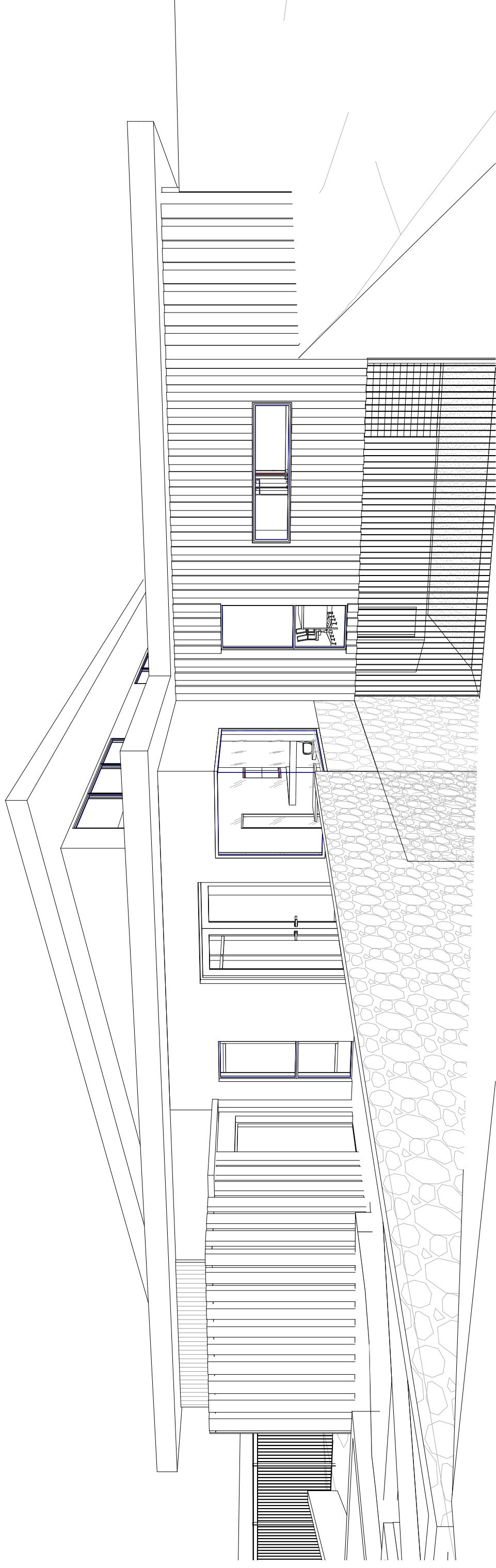
SHEET NAME

- 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



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 MARKET	1.5km	•	HOLBURY CHILDREN'S CENTRE	700m
•	IGA BLACKBURN	1.6km	•	BLACKBURN LAKE PRIMARY SCHOOL	840m
•	WOOLWORTHS VERMONT	2.1km			



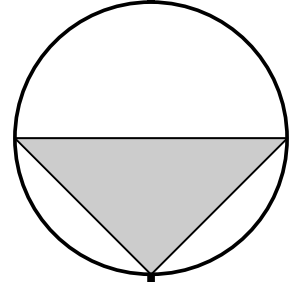
2 SITE ANALYSIS CAD
SCALE 1:200
SA01

COURT

LAGOONA

pointarchitects

545 King Street West Melbourne 3003 t : 93295988
e : info@pointarc.com.au f : 93294707
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TOWN PLANNING

PROJECT

CHILDCARE CENTRE
199 CANTERBURY ROAD,
BLACKBURN

SITE ANALYSIS

TITLE

DJ, ML
As indicated
@ A1

DRAWN

SCALE

PLOT DATE

JOB No.

JOB No.

14/03/2018

781

REVISION

DWG No

SA01

E

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	:2537M ²
GROUND FLOOR AREA	:888.90M ²
SITE COVERAGE	:35.03%
PERMEABLE AREA	:1304.8M ² = 51.43%
IMPERMEABLE AREA (incl building, service yard, ramp, pathways and storage sheds)	:1232.2M ² = 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

CHILD CARE 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 (I1)

TPZ OF TREES TO BE RETAINED

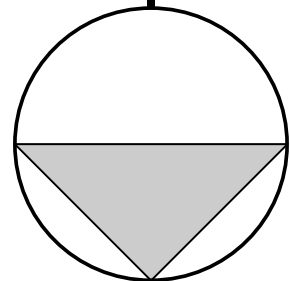
INDICATIVE 4M AROUND TREE

NOTE:

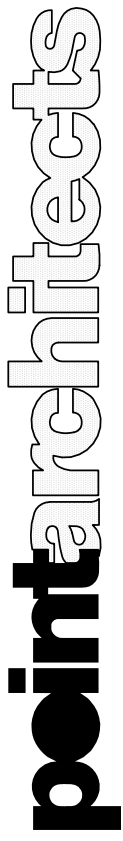
- 100% ROOF AREA DRAINS TO THE RAINWATER TANK WHERE IT WILL BE USED FOR TOILET FLUSHING AS PER SMP REPORT
- SINGLE GLAZED WINDOWS WITH U VALUE AS PER ESD REPORT
- FOR ALL LANDSCAPE/OUTDOOR PLAY AREA, REFER TO LANDSCAPE DRAWINGS

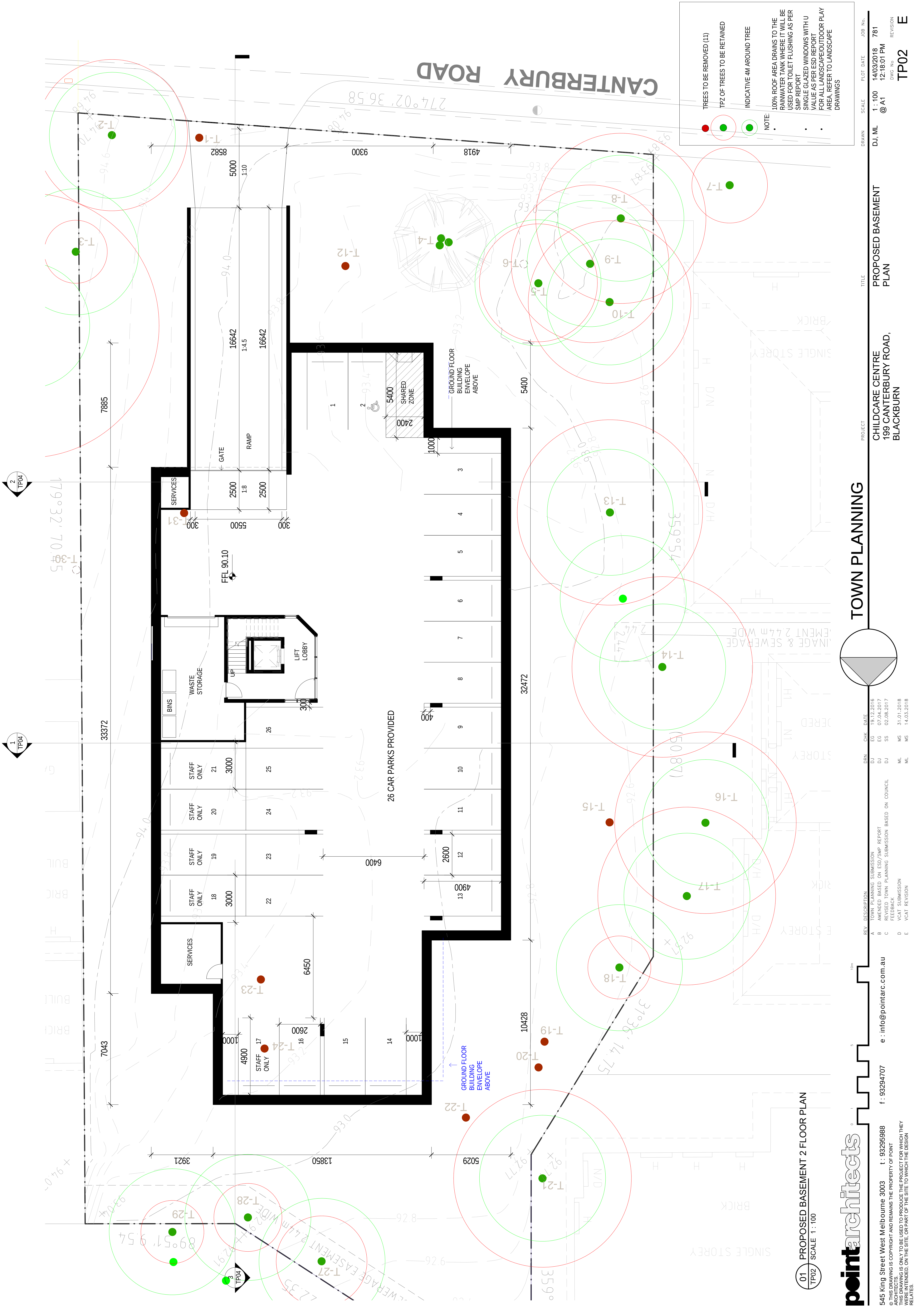


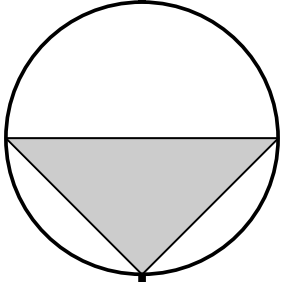
1 DESIGN RESPONSE PLAN
SA02 SCALE 1 : 200



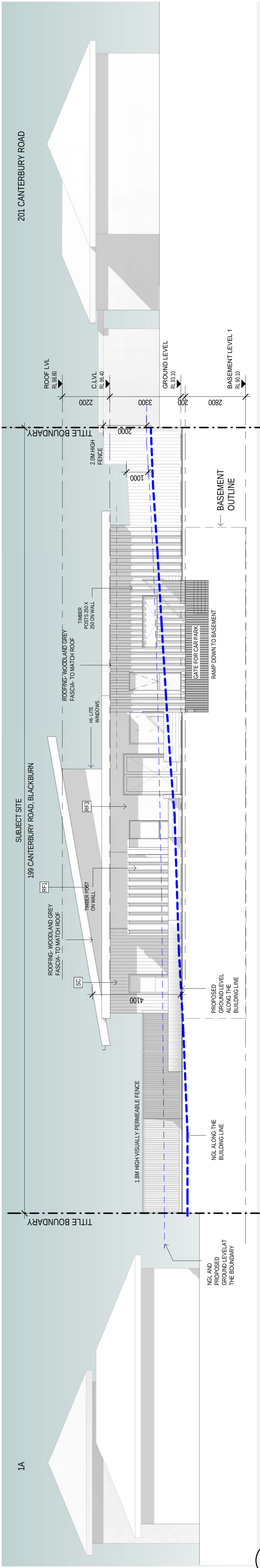
TOWN PLANNING



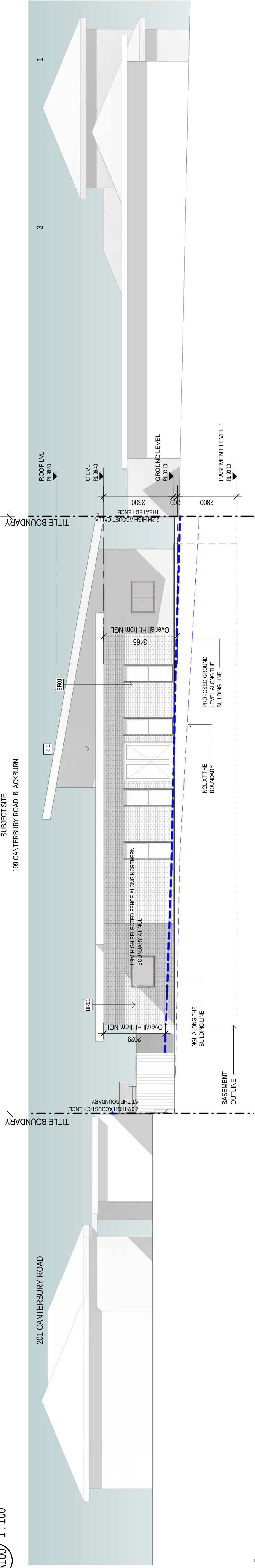


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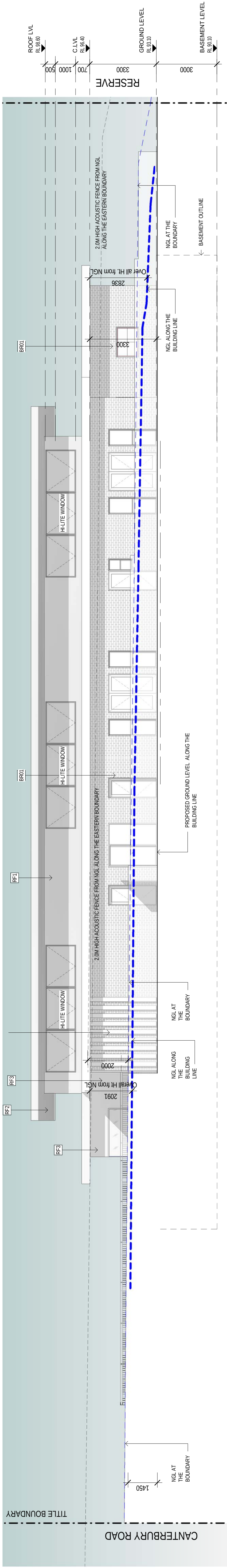
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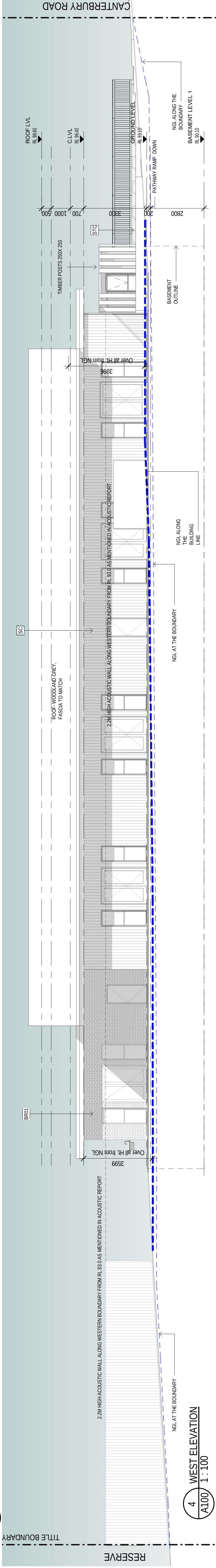
1 SOUTH ELEVATION CANTEBURY ROAD ELEVATION
A100 1:100



2 NORTH ELEVATION
A100 1:100



3 EAST ELEVATION
A100 1:100



4 WEST ELEVATION
A100 1:100

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545 King Street West Melbourne 3003 t : 93295988
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f : 93294707 e : info@pointarc.com.au

REV DESCRIPTION
A TOWN PLANNING SUBMISSION
B AMENDED BASED ON ESD/SMP REPORT
C REVISED TOWN PLANNING SUBMISSION BASED ON COUNCIL FEEDBACK
D VCAT SUBMISSION
E VCAT REVISION

DRN CHK DATE
DJ EG 19.12.2016
DJ SS 07.04.2017
ML MS 02.08.2017
ML MS 31.01.2018
ML MS 14.03.2018

TOWN PLANNING

PROJECT TITLE
CHILDRCARE CENTRE
199 CANTEBURY ROAD,
BLACKBURN

PROPOSED ELEVATIONS

DJ, ML 1:100 @ A1

SCALE

DRAWN

PLOT DATE

JOB No.

781

14/03/2018

12:18:25 PM

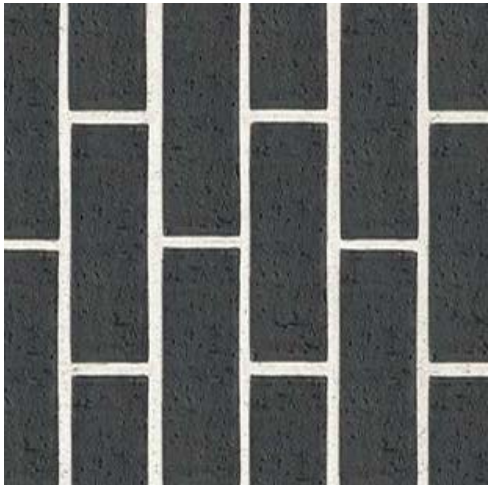
REVISION

DWG No

TP03

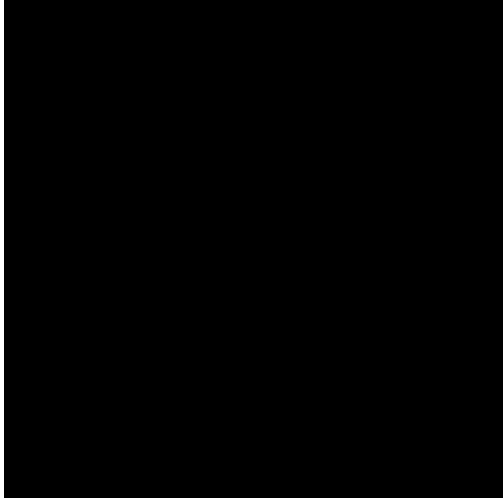
E

EXTERNAL FINISHES



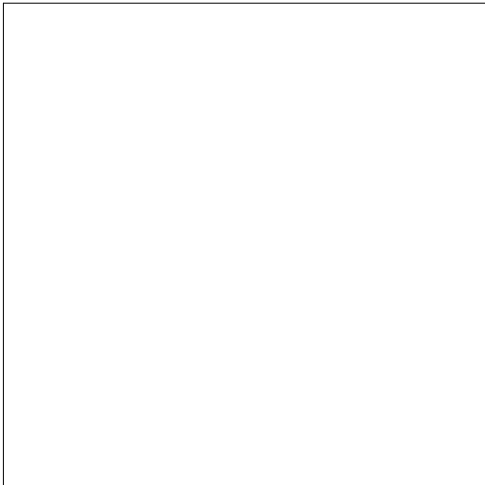
BR01

SELECTED BRICK FINISH
AUSTRAL GRAPHITE OR SIMILAR



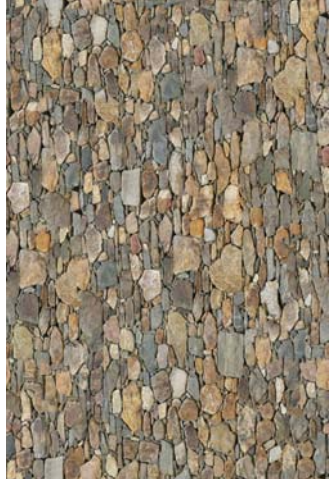
RF1

RENDER FINISH 1
COLOUR_BLACK OR SIMILAR



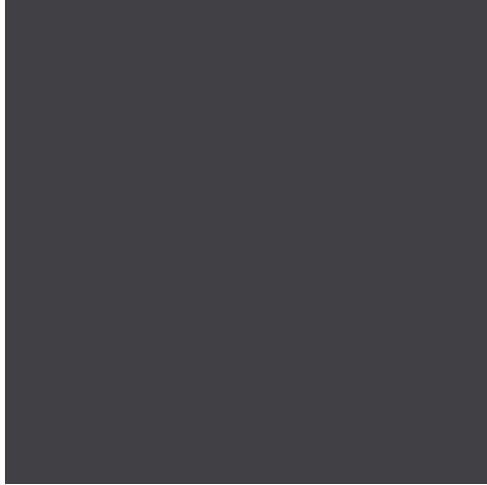
RF2

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



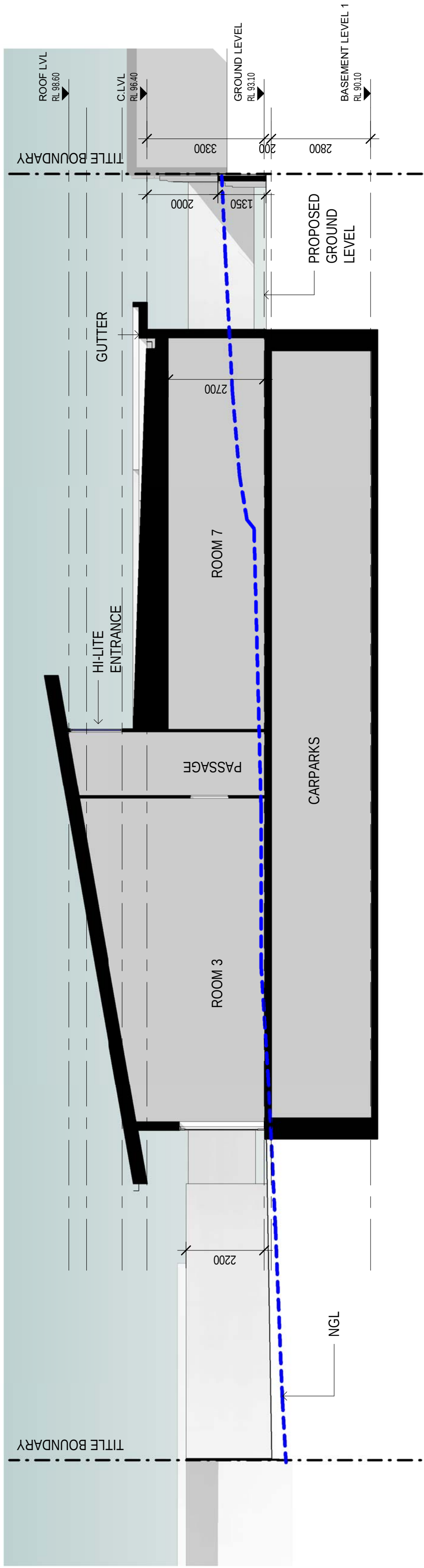
CAR PARK GATE



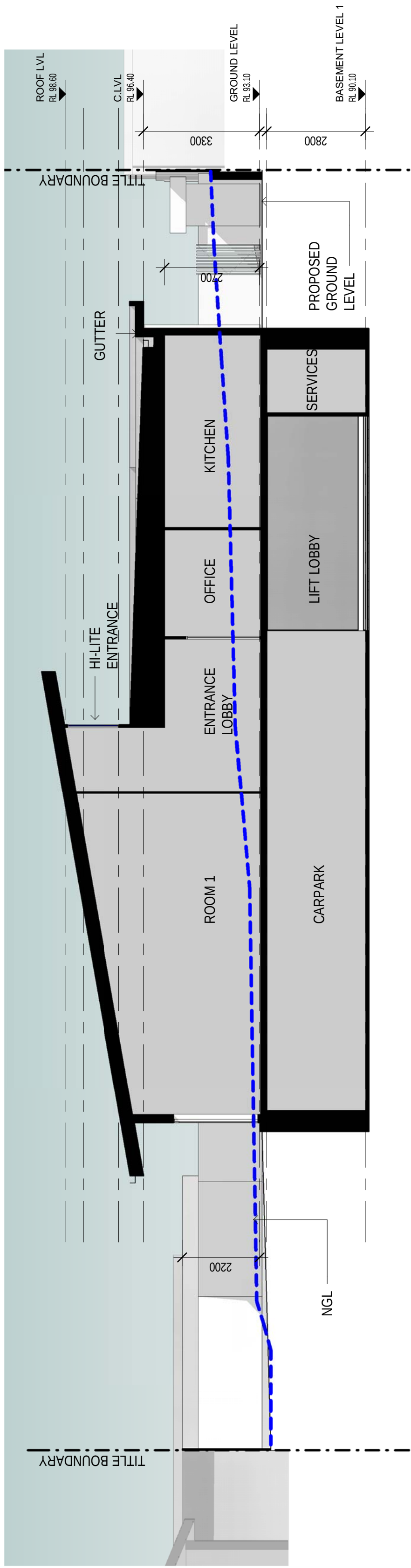
LOUVERED OVERHEAD AWNING



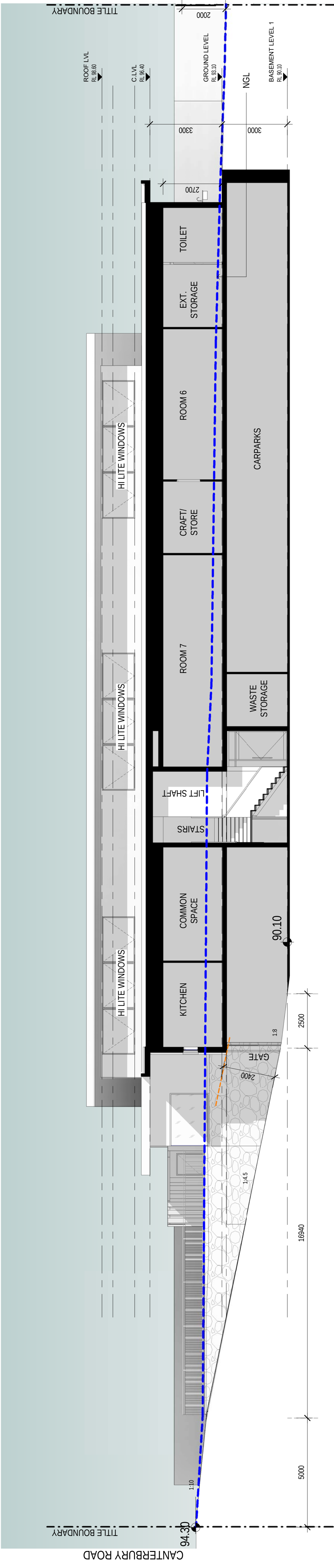
1.8M HIGH TIMBER PALING
FENCE



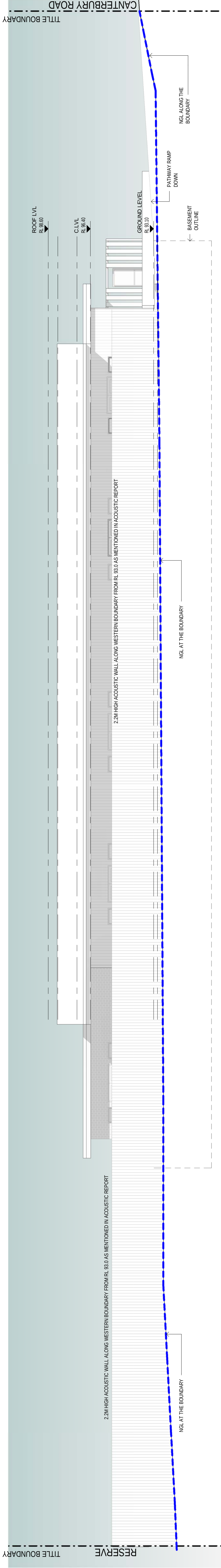
1 Section 1
TP04 SCALE 1 : 100



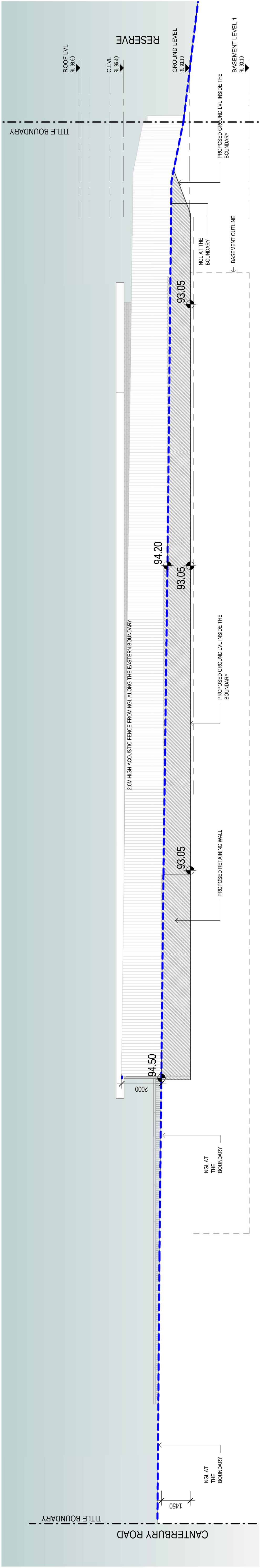
2 Section 2
TP04 SCALE 1 : 100



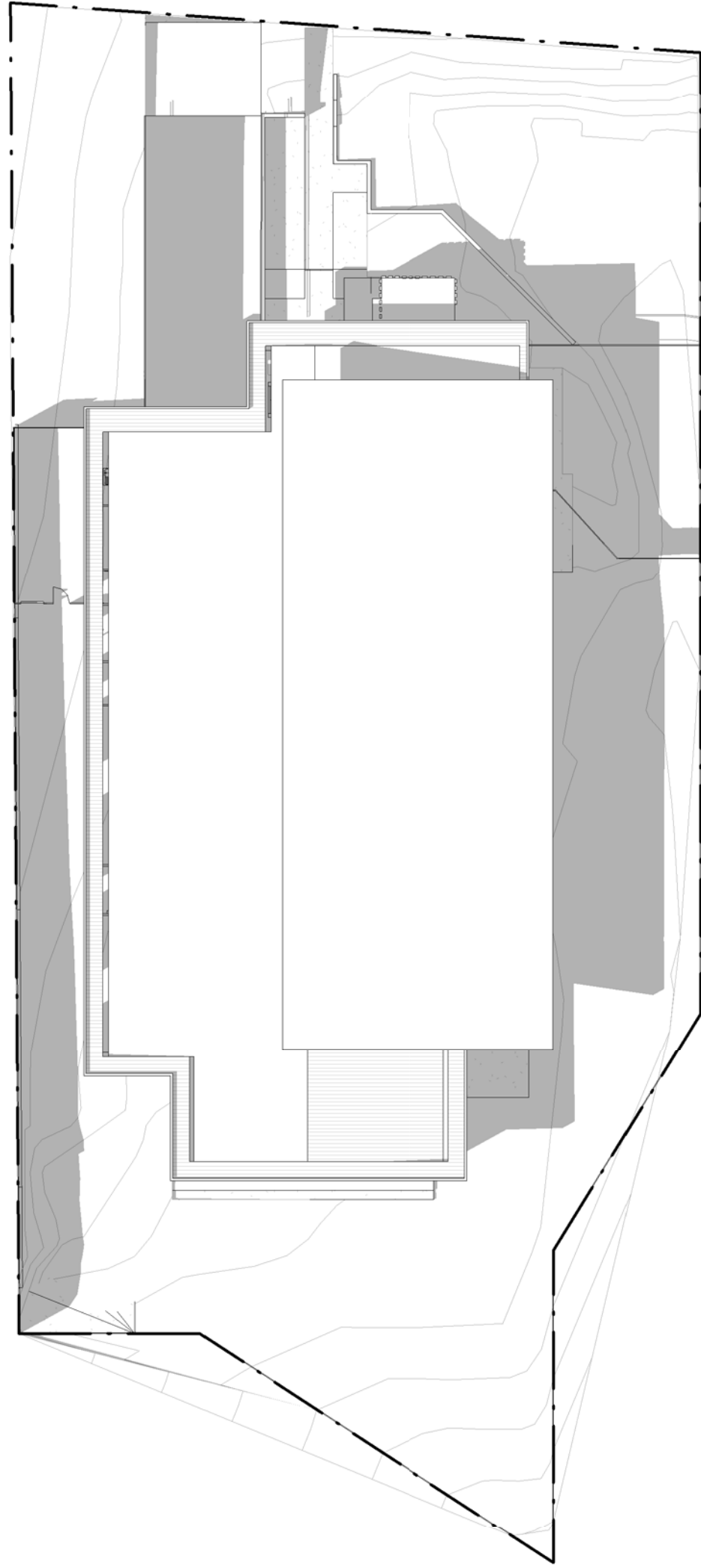
3 Section 3
TP04 SCALE 1 : 100



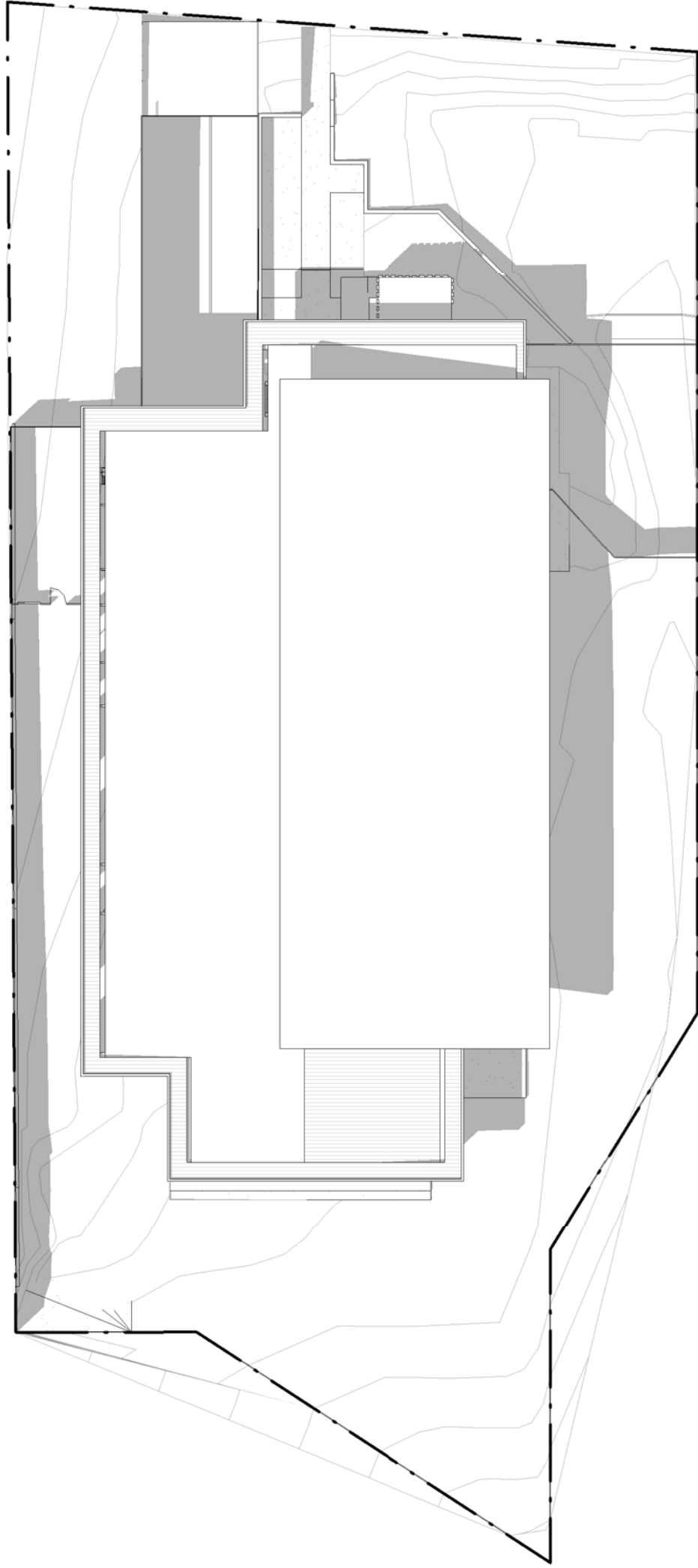
1 WESTERN BOUNDARY WALL ELEVATION FROM ADJOINING PROPERTY
A100 1:100



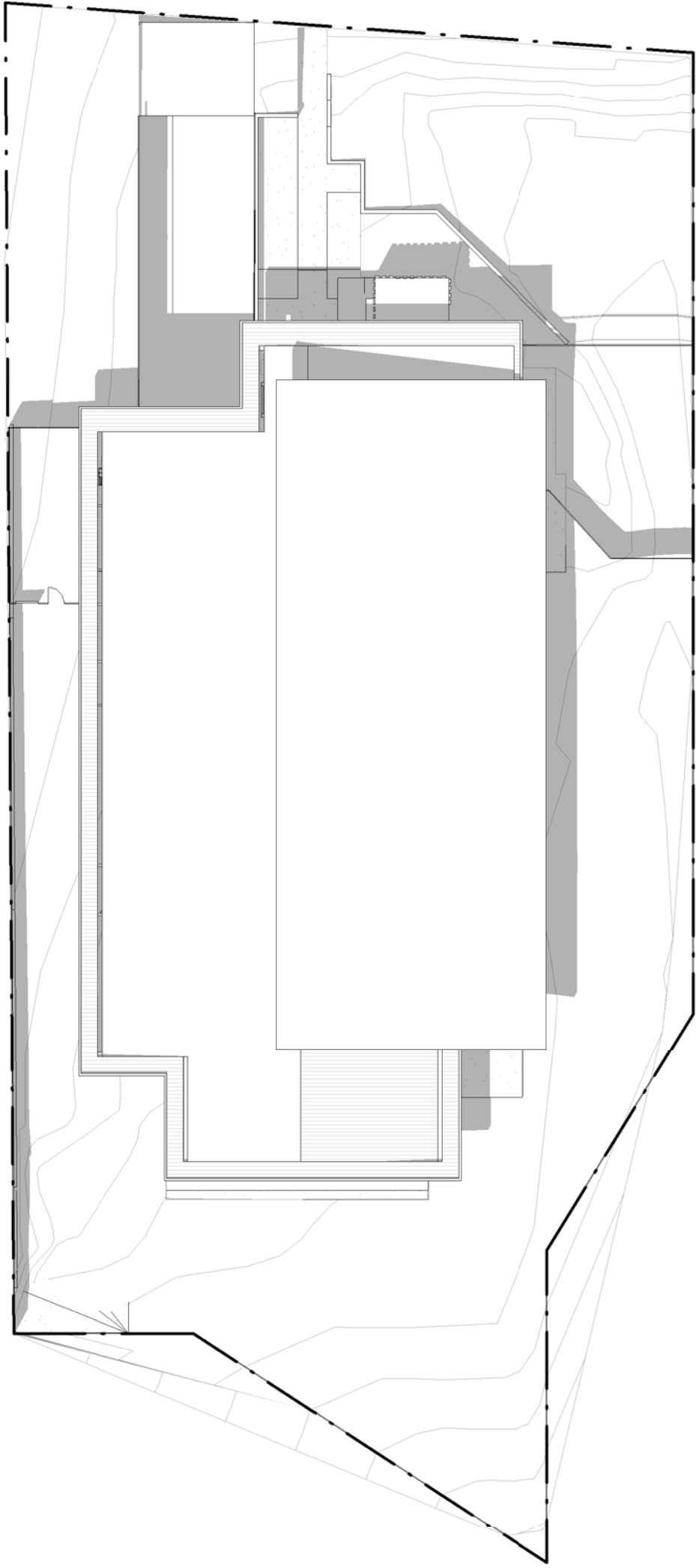
2 EAST BOUNDARY WALL ELEVATION FROM ADJOINING PROPERTY
A100 1:100



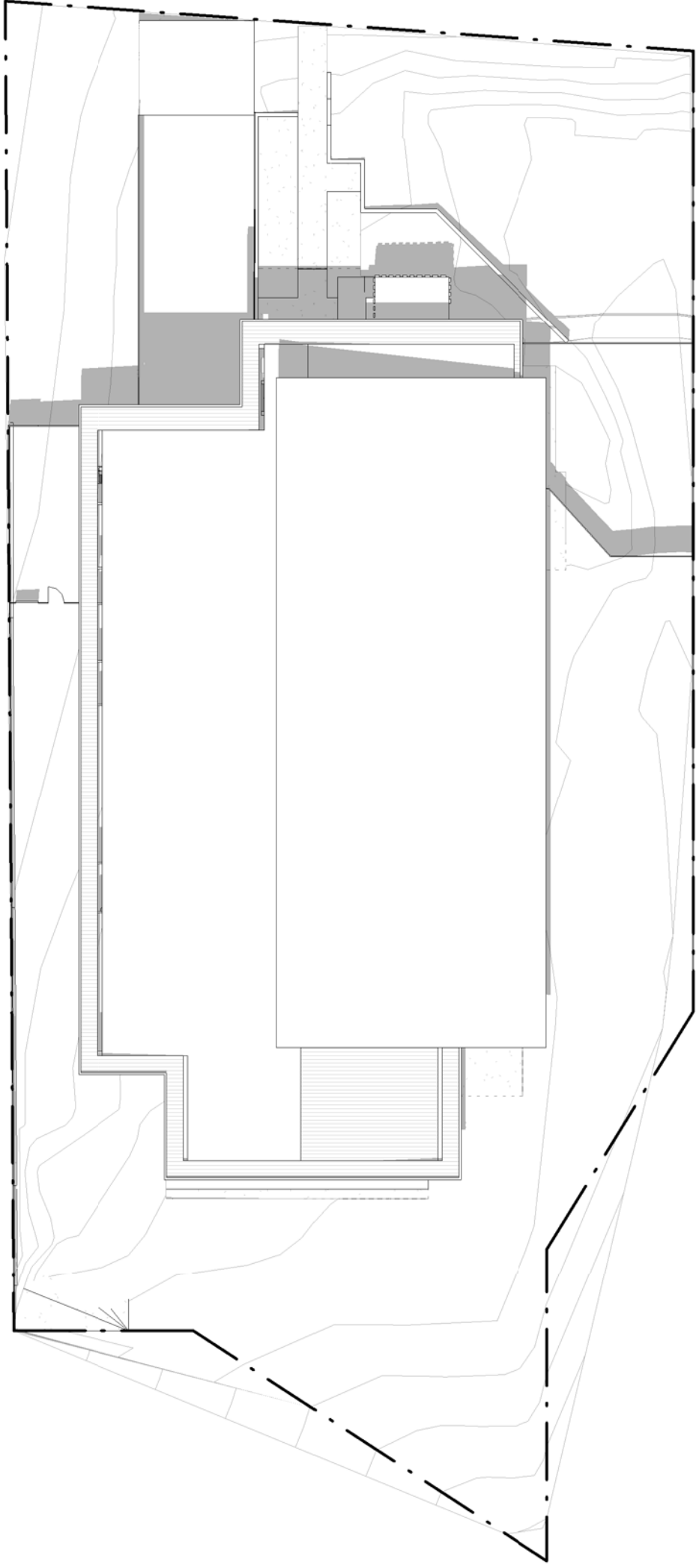
01 SHADOWS - 22 SEPTEMBER - 9AM
TP06 SCALE 1 : 300



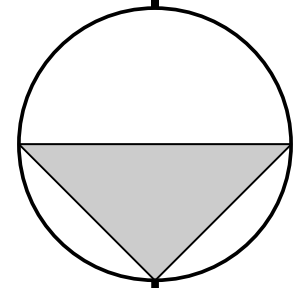
2 SHADOWS - 22 SEPTEMBER - 10AM
TP06 SCALE 1 : 300



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



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



TOWN PLANNING

PROJECT
CHILDCARE CENTRE
199 CANTERBURY ROAD,
BLACKBURN

TITLE
SHADOW DIAGRAMS

DRAWN	SCALE	PLOT DATE	JOB No.
DJ, ML	1 : 300 @ A1	14/03/2018 12:19:03 PM	781
DWG No			TP06
REVISION			E

