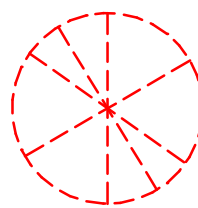


DEMOLITION LEGEND

EXISTING AREA NO WORKS

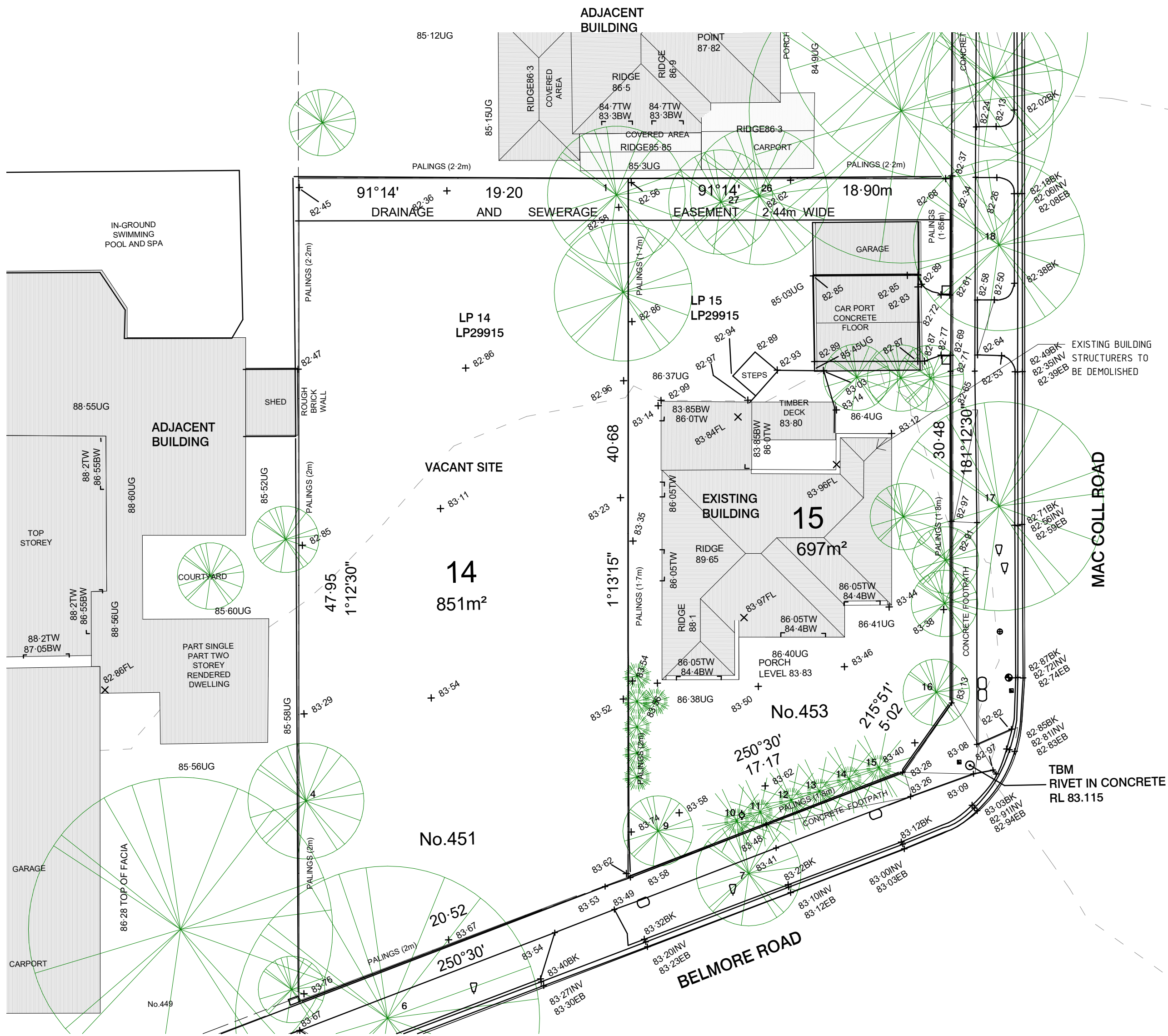
EXISTING WALLS

DASHED LINES DENOTES DEMOLITION, REMOVE EXISTING ITEM & MAKE GOOD READY FOR NEW

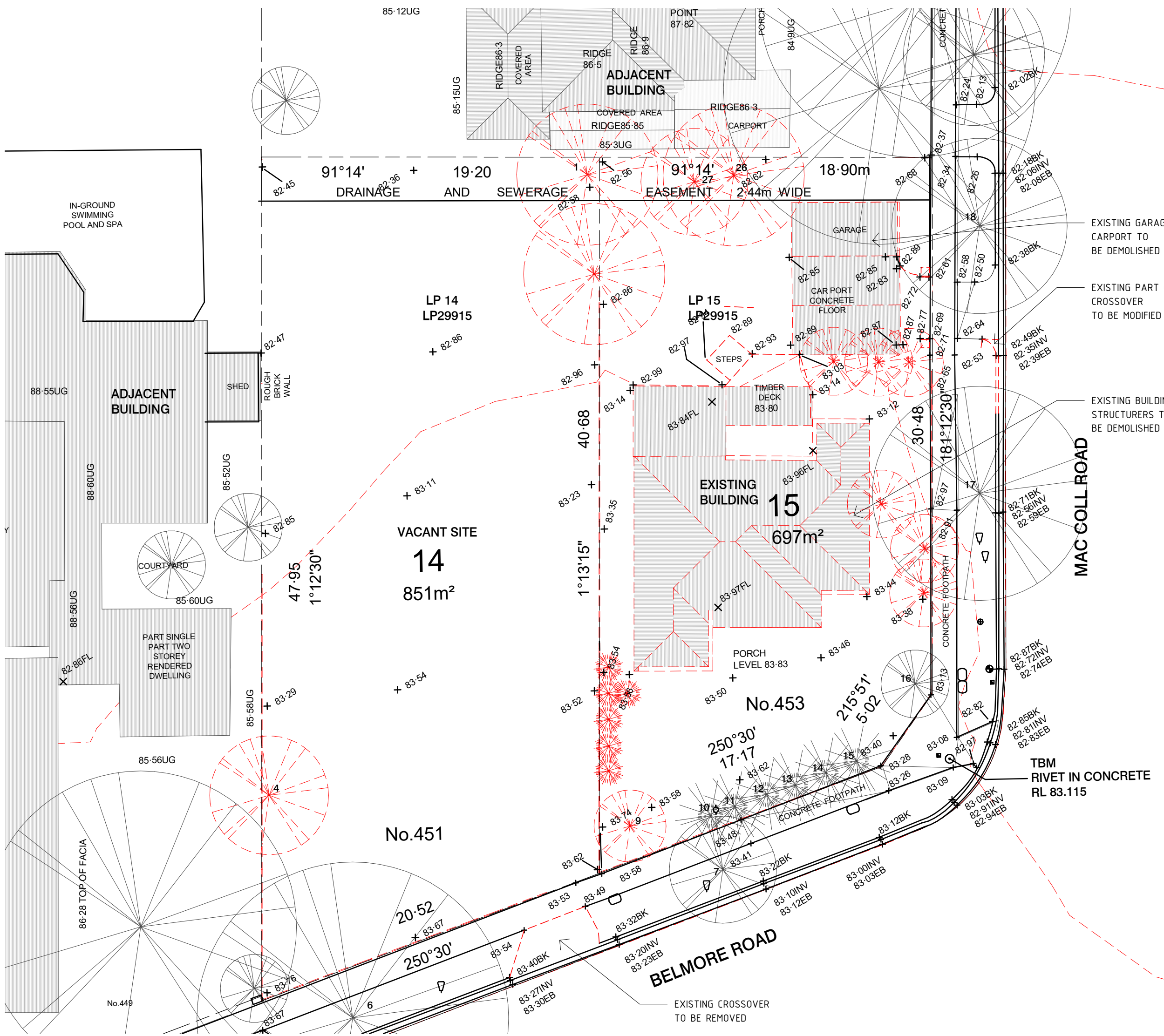


TREES TO BE REMOVED REFER TO TREE REPORT FOR DETAILS

REVIEW DEMOLITION SCOPE IN ASSOCIATION WITH PROPOSED WORKS TO ACCURATELY DETERMINE THE EXTENT OF DEMOLITION AND THE EXTENT OF WORKS TO BE RETAINED.



1 EXISTING SITE CONTEXT PLAN  
TP201 SCALE 1 : 200



2 DEMOLITION SITE PLAN  
TP201 SCALE 1 : 200

Town Planning

**WARNING:**  
This document may not be secure, may be corrupted in transmission or due to software incompatibility and/or may be amended or altered by third parties after leaving Gray Puksand's possession. Gray Puksand is not responsible for and accepts no liability for such matters. Subject only to any conflicting provision within any prior binding agreement by Gray Puksand (which agreement may also contain additional conditions relating to this document and its use):  
1. the content of this document is confidential and copyright in it belongs to Gray Puksand. They are permitted only to be opened, read and used by the addressee.  
2. all users of this document must carry out all relevant investigations and must examine, take advice as required and satisfy themselves concerning the contents, correctness and sufficiency of the attachment and its contents for their purposes.  
3. to the extent permitted by law, all conditions and warranties concerning this document or any use to which they may be put (whether as to quality, outcome, fitness, care, skill or otherwise) whether express or implied by statute, common law, equity, trade, custom or usage or otherwise are expressly excluded.  
4. any person using or relying on document releases and indemnities and will keep indemnified Gray Puksand against all claims, liabilities, loss, costs and expenses arising directly or indirectly out of or in connection with such use or reliance including without limitation any misrepresentation, error or defect in this document.  
Contractors to use Architectural drawings for set out. Contractors to check and verify all Dimensions on Site prior to Construction/Fabrication. Figured Dimensions take precedence over Scaled Dimensions. Any discrepancies should be immediately referred to the Architect. All work to comply with N.C.C. Statutory Authorities and relevant Australian Standards.

revision	revision description	date
TP1	Town Planning Issue	18/12/2018



project title  
**Mont Albert Childcare Centre**

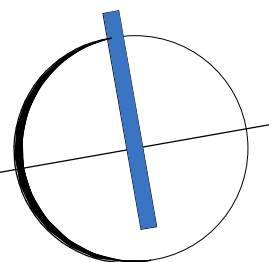
address  
**451- 453 Belmore Road, Mont Albert North**

**graypuksand**

**brisbane** 2/172 Robertson St Fortitude Valley QLD 4006  
t: (07) 3839 5600  
e: brisbane@graypuksand.com.au  
**melbourne** 3/577 Little Bourke Street Melbourne Vic 3000  
t: (03) 9221 0999  
e: melbourne@graypuksand.com.au  
**sydney** 1/156 Clarence Street Sydney NSW 2000  
t: (02) 9247 9422  
e: sydney@graypuksand.com.au  
NSW Nominated Architects:  
Craig Saltmarsh 6569 / Scott Moylan 7147

**website** www.graypuksand.com.au  
**drawing title**  
**Existing Site Context Plan/  
Demolition Site Plan**

project number	scale @ A1	approved
<b>217034</b>	<b>As indicated</b>	<b>Approver</b>
drawing number	revision	
<b>TP001</b>	<b>TP 1</b>	





Information retrieved from Sustainable Design Assessment (SDA) by Frater Consulting, version 1, 29/06/2017

Energy modelling will aim to achieve at least a 10% improvement on minimum energy efficiency requirements, using a BCA JV3 modelling process, using high performance building fabric and glazing, low energy lighting and building services. Solar PV system could also help achieving this outcome.

energy efficient air conditioners (chosen within one star of the best available; COP≥3.5);

Hot water will be provided with a central gas system with a minimum efficiency of 90%.

Lighting power consumption will be reduced by 20% as compared to BCA standards by the use of

LED / Compact Fluorescent lighting.

Common, external, service and lift areas lighting will be controlled using occupancy sensor and/or

daylight sensors.

Ventilation in these areas will be controlled using timers and other sensors.

Cen park will be naturally ventilated.

Energy Efficient Appliances will be chosen within one energy efficiency star of the best available.

Variable speed drives will be installed on all major pumps and fans.

Off-set a portion of greenhouse gas emissions and energy use for the project (lighting, pumps etc.) by a 5kW solar photovoltaic system (20 x 250w panels, typically 1.0m x 1.6m each in size) for renewable energy generation will be installed on the roof of the development.

Efficient fittings and fixtures to reduce the volume of mains water used in the development. The following WELS star ratings will be specified; Toilets – 4 Star; Taps (bathroom and kitchen) – 5 Star; and Showerhead if provided – 3 Star with aeration device (6.0-7.5L/min)

Rainwater runoff from the entire roof areas (399.5m<sup>2</sup>) will be collected and stored in rainwater tank(s) with a total effective capacity of 20,000L for the development. Rainwater collected will be used for toilet flushing throughout the development as well as for bin wash down.

The entire exposed car park / driveway will be designed to be diverted to a minimum of nine Envisys® Sentinel pits. This will treat the stormwater runoff from part of the driveway by filtering coarse and fine pollutants before releasing the outflows to the legal point of discharge on site (See Appendix A for details).

Alternatively the exposed car park / driveway runoff will be diverted to 9m<sup>2</sup> of rain garden. The entire ground floor play area (not located above basement) will be designed to be permeable. These treatment measures along with rainwater retention will significantly reduce stormwater pollution from the site.

Native plants will be preferred for the landscaped areas on site. The proposed landscaping will be provided with drip irrigation and mulch to help minimise water requirements.

If a fire test water system is required; the fire system will not expel water for testing or the water will be collected in a fire water storage tank and reused. Building air-conditioning will not use potable water for cooling.

**Volatile Organic Compounds**  
All paints, adhesives and sealants and flooring will have low VOC content. Alternatively products will be selected with no VOCs. Paints such as eColour, or equivalent should be considered.

All engineered wood products will have 'low' formaldehyde emissions, certified as E0 or better. Alternatively products will be specified with no Formaldehyde. Products such as ecological panel – 100% post-consumer recycled wood (or similar) will be considered for use within the development.

Daylight penetration will be enhanced with the use of light internal colours to improve daylight reflection. All children room will be provided with large windows and some children room will have access to secondary window to improve even further the daylight access. The depth of most children's room from a window will be limited (<9m) which will allow for respectable amount of daylight to penetrate the rooms. Operable blinds will be provided to all windows in the communal children's area in order to control glare.

The design of some children's room will allow for cross flow ventilation which will reduce the need for mechanical ventilation. Operable windows will be specified throughout the children rooms to enable natural ventilation. Every children room will have doors with direct access to outdoor play areas. Flyscreens on windows will encourage occupants to open windows rather than turn on active conditioning.

**Metering and Monitoring.** Each major energy (air-conditioning, lighting, water heating) and water use within the proposed development will be separately metered and monitored. This will enable the building manager to understand usage and to readily address any unusual spikes in energy or water consumption.

A waste management plan will be introduced to all on-site staff at a site orientation session to ensure that the waste generated on site is minimised and disposed of correctly. A minimum 80% of all construction waste generated on site will be reused or recycled.

The builder will identify environmental risks related to construction and include management strategies such as maintaining effective erosion and sediment control measures during construction and operation and ensure that appropriate staging of earthworks (e.g. avoid bare earthworks in high risk areas of the site during dominant rainfall period).

A Building User's Guide (BUG) will be developed and made available to all staffs. The guide will include the description of the systems installed in the development as well as information on public transport and relevant suggestions for sustainable living.

A dedicated storage area will be provided on the basement level. The storage area will be sufficiently sized to accommodate the general and recycling waste. Recycling facilities will be as conveniently accessible as the general waste facilities.

The development will be designed for universal access in accordance with AS1428.2 to allow persons with limited mobility to enter and use the premises.

**Bicycle Parking.**  
Staff will be able to securely park their bicycle in the dedicated bicycle spaces provided in the basement. A total of four bicycle racks are provided for the development. This will be protected from weather and theft.

**Timber**  
All timber used in the development will be Forest Stewardship Council (FSC) or Program for the Endorsement of Forest Certification (PEFC) certified, or recycled / reused.

Wherever possible, flooring will be a mix of vinyl and carpet (adhesive-free carpet tiles) throughout the development. Carpet flooring and vinyl flooring when possible will be selected from products/materials certified under any of the following:

- Carpet Institute of Australia Limited, Environmental Certification Scheme (ECS) v1.2;
- Ecospecifier GreenTag GreenRate V3.2; and/or
- Good Environmental Choice (GECA).

Where possible, joinery will be manufactured from materials/products certified under any of the following:

- Ecospecifier GreenTag GreenRate V3.1;
- Good Environmental Choice (GECa); and/or
- The Institute for Market Transformation to Sustainability (MTS) Sustainable Materials Rating Technology standard Version 4.0 – SmarT 4.0.

The use of Ecological Panel (or equivalent) will be investigated, which is created from 100% post-consumer recycled products.

All PVC products for cables, pipes and flooring will meet the Best Practice Manufacturing Guidelines

- The manufacturer's facility will be certified ISO14001.

Wherever possible, steel for the development will be sourced from a Responsible Steel Maker

1. Reinforcing steel for the project will be manufactured using energy reducing processes commonly used by large manufacturers such as Bluescope or OneSteel.

**Landscaping**  
The landscaping onsite will provide the staff and children with a pleasant surrounding environment.  
The design will incorporate a mix of native species to help maintain local biodiversity.

Communal spaces for the staff such as a staff room and common kitchen will be provided.

All thermal insulation used in the development will not contain any ozone-depleting substances and will not use any in its manufacturing.

**WARNING:** This document may not be secure, may be corrupted in transmission and the software compatibility and/or may be amended or altered by third parties after leaving Gyrus Puskas's possession. Gyrus Puskas is not responsible for and accepts no liability for such matters. Subject only to any conflicting provision within any prior agreement, this document is provided to you on a confidential basis and contains certain additional conditions relating to this document and its use):

1. the content of this document is confidential and copyright is in Gyrus Puskas; and
2. you and your employees are permitted only to be opened, read and used by the addressee;
3. and all users of this document must carry out all relevant investigations and must examine, take advice as required and satisfy themselves as to the accuracy and reliability of the information and the veracity of the attachment and its contents for their purposes;
4. To the extent permitted by law, all conditions and warranties (including any implied conditions, warranties and/or terms) are excluded (whether as to quality, output, fitness, class, skill or otherwise) whether express or implied by statute, common law, equity, trade, custom or usage or otherwise are expressly excluded.
5. Gyrus Puskas and its agents, employees, contractors, intermediaries and will keep indemnified Gyrus Puskas against all claims, liabilities, loss, costs and expenses arising directly or indirectly of you or your employees in connection with this document, without limitation any misrepresentation, error or defect in this document.

[illegible]

project title

**Mont Albert Childcare  
Centre**

---

address

**451- 453 Belmore Road,  
Mont Albert North**

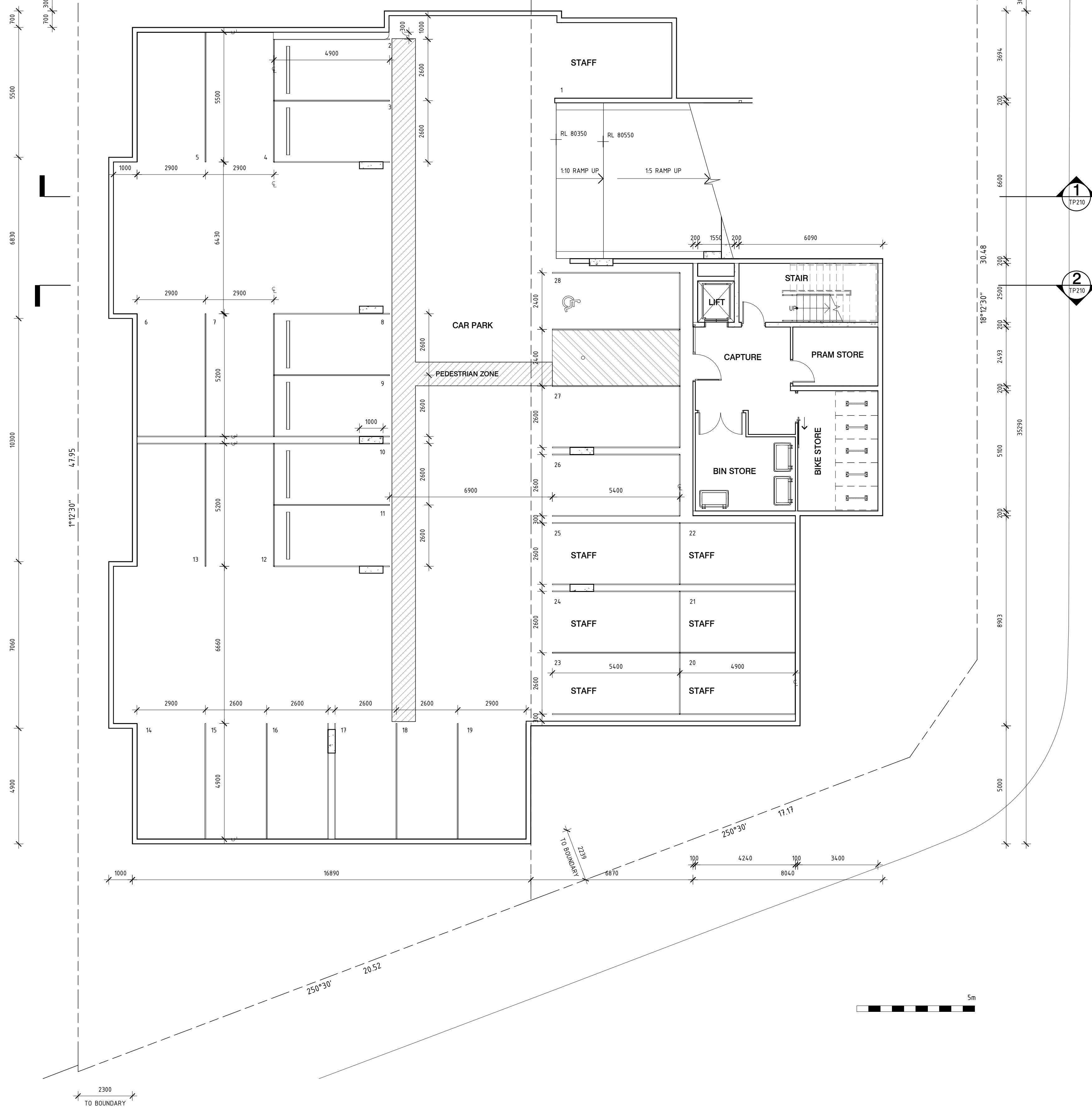
graypuksand

<b>brisbane</b>	2/172 Robertson St Fortitude Valley QLD 4006 t: (07) 3839 5600 e: <a href="mailto:brisbane@graypuksand.com.au">brisbane@graypuksand.com.au</a>
<b>melbourne</b>	3/577 Little Bourke Street Melbourne Vic 3000 t: (03) 9221 0999 e: <a href="mailto:melbourne@graypuksand.com.au">melbourne@graypuksand.com.au</a>
<b>sydney</b>	1/156 Clarence Street Sydney NSW 2000 t: (02) 9247 9422 e: <a href="mailto:sydney@graypuksand.com.au">sydney@graypuksand.com.au</a> NSW Nominated Architects: Craig Saltmarsh 6569 / Scott Moylan 7147

drawing title		
<b>Proposed Site Plan</b>		
project number	scale @ A1	approved
<b>217034</b>	<b>As indicated</b>	<b>Approver</b>
drawing number		revision
<b>TP002</b>		<b>TP 1</b>



PLANNING AND ENVIRONMENT ACT 1987  
WHITEHORSE PLANNING SCHEME  
9/01/2019  
ADVERTISED MATERIAL  
CITY OF WHITEHORSE  
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning permit under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright.



**1 BASEMENT LEVEL PLAN**  
SCALE 1 : 100

# Town Planning

**WARNING:**  
This document may not be secure, may be corrupted in transmission or due to software incompatibility and/or may be amended or altered by third parties after leaving Gray Puksand's possession. Gray Puksand is not responsible for and accepts no liability for such matters. Subject only to any conflicting provision within any prior binding agreement by Gray Puksand (which agreement may also contain additional conditions relating to this document and its use):  
1. the content of this document is confidential and copyright is it belongs to Gray Puksand. They are permitted only to be opened, read and used by the addressee.  
2. all users of this document must carry out all relevant investigations and must examine, take advice as required and satisfy themselves concerning the contents, correctness and sufficiency of the attachment and its contents for their purposes.  
3. to the extent permitted by law, all conditions and warranties concerning this document or any use to which they may be put (whether as to quality, outcome, fitness, care, skill or otherwise) whether express or implied by statute, common law, equity, trade, custom or usage or otherwise are expressly excluded.  
4. any person using or relying on document releases and indemnifies and will keep indemnified Gray Puksand against all claims, liabilities, loss, costs and expenses arising directly or indirectly out of or in connection with such use or reliance including without limitation any misrepresentation, error or defect in this document.

Contractors to use Architectural drawings for set out. Contractors to check and verify all Dimensions on Site prior to Construction/Fabrication. Figured Dimensions take precedence over Scaled Dimensions. Any discrepancies should be immediately referred to the Architect. All work to comply with N.C.C. Statutory Authorities and relevant Australian Standards.

revision	revision description	date
TP1	Town Planning Issue	18/12/2018

project title  
**Mont Albert Childcare Centre**

address  
**451- 453 Belmore Road,  
Mont Albert North**

**graypuksand**

**brisbane** 2/172 Robertson St Fortitude Valley QLD 4006  
t: (07) 3839 5600  
e: brisbane@graypuksand.com.au

**melbourne** 3/577 Little Bourke Street Melbourne Vic 3000  
t: (03) 9221 0999  
e: melbourne@graypuksand.com.au

**sydney** 1/156 Clarence Street Sydney NSW 2000  
t: (02) 9247 9422  
e: sydney@graypuksand.com.au  
NSW Nominated Architects:  
Craig Saltmarsh 6569 / Scott Moylan 7147

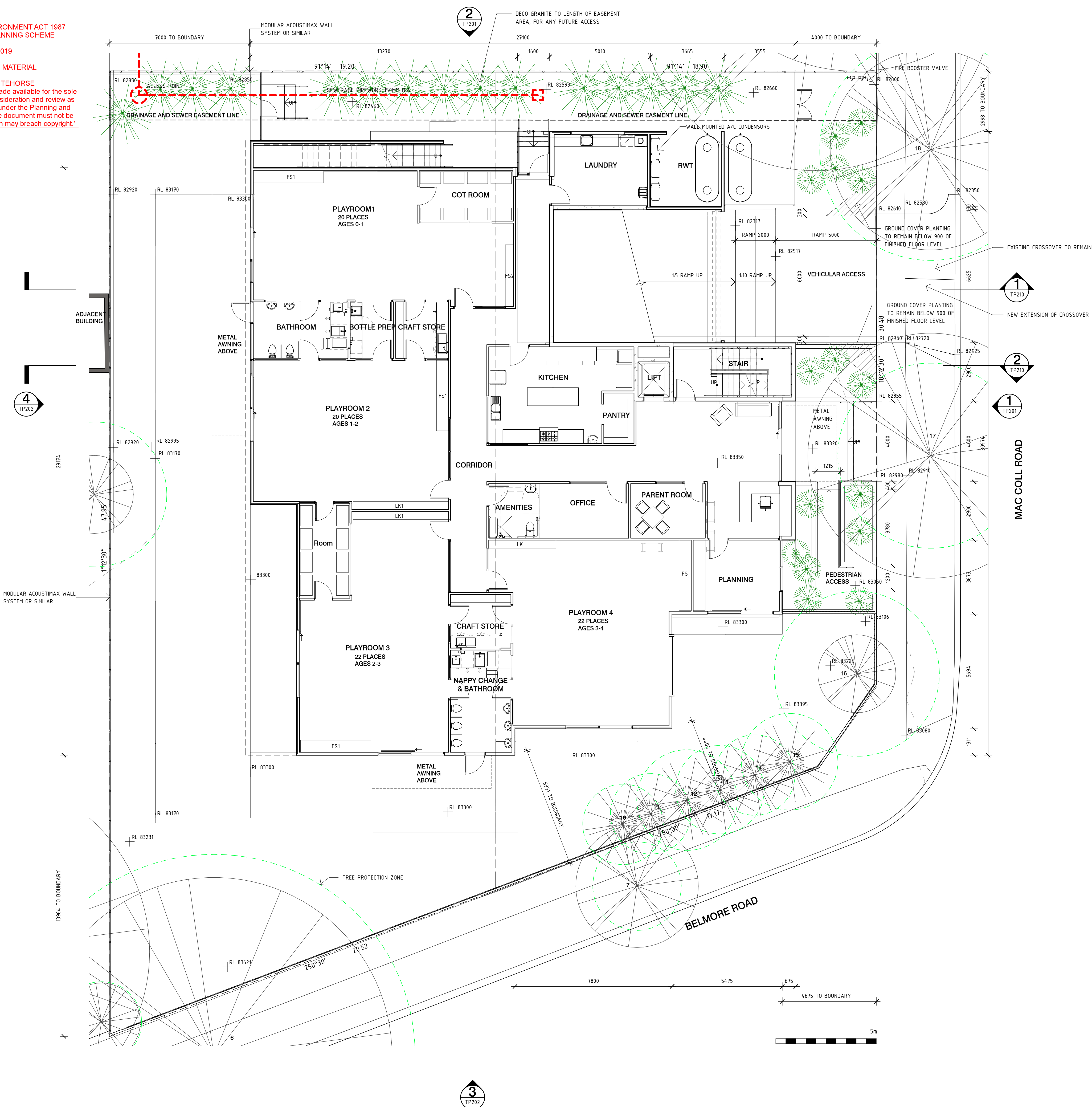
**website** www.graypuksand.com.au

drawing title  
**Basement Floor Plan**

project number	scale @ A1	approved
<b>217034</b>	<b>1 : 100</b>	<b>Approver</b>
drawing number	revision	
<b>TP100</b>	<b>TP 1</b>	



PLANNING AND ENVIRONMENT ACT 1987  
WHITEHORSE PLANNING SCHEME  
9/01/2019  
ADVERTISED MATERIAL  
CITY OF WHITEHORSE  
'This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning permit under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright.'



AREA:

Site Area: 1548m<sup>2</sup>  
Existing GFA: 163m<sup>2</sup>

Proposed GFA: 876m<sup>2</sup>  
Garden Area: 588m<sup>2</sup> (37.9%)  
Site Coverage: 752m<sup>2</sup> (48.5%)  
Permeable Area: 310m<sup>2</sup> (20%)

INTERNAL PLAYSPACE AREA: (EXCLUDING DOOR SWING & JOINERY)

ROOM NAME		PROPOSED ROOM AREA	MIN. ROOM AREA	RATIO/CHILD	TOTAL NO. OF CHILDREN
PLAYROOM 1:	0-1 years	65.1m <sup>2</sup>	65m <sup>2</sup>	3.25m <sup>2</sup>	20
PLAYROOM 2:	1-2 years	65.1m <sup>2</sup>	65m <sup>2</sup>	3.25m <sup>2</sup>	20
PLAYROOM 3:	2-3 years	71.9m <sup>2</sup>	71.5m <sup>2</sup>	3.25m <sup>2</sup>	22
PLAYROOM 4:	3-4 years	72.4m <sup>2</sup>	71.5m <sup>2</sup>	3.25m <sup>2</sup>	22
PLAYROOM 5:	4-5 years	74.6m <sup>2</sup>	71.5m <sup>2</sup>	3.25m <sup>2</sup>	22
PLAYROOM 6:	3-4 years	73.2m <sup>2</sup>	71.5m <sup>2</sup>	3.25m <sup>2</sup>	22
TOTALS		422.3m <sup>2</sup>	416m <sup>2</sup>		128

TOTAL STAFF/ CHILDREN FOR CLASSROOM = 22 STAFF

EXTERNAL PLAYSPACE AREA:

LEVEL	PROPOSED AREA	MIN. EXTERNAL AREA	RATIO/CHILD	TOTAL NO. OF CHILDREN
GROUND FLOOR	589.0m <sup>2</sup>	588.0m <sup>2</sup>	7.0m <sup>2</sup>	84
FIRST FLOOR	315.0m <sup>2</sup>	308.0m <sup>2</sup>	7.0m <sup>2</sup>	44
TOTALS	904.0m <sup>2</sup>	896.0m <sup>2</sup>		128

LEGEND:

FS - FEATURE SHELF  
LK - LOCKER/SIGN IN BENCH  
RW - READING WINDOW  
LW - GLAZED LOUVRES  
RWT- RAIN WATER TANK

Town Planning

**WARNING:**  
This document may not be secure, may be corrupted in transmission or due to software incompatibility and/or may be amended or altered by third parties after leaving Gray Puksand's possession. Gray Puksand is not responsible for and accepts no liability for such matters. Subject only to any conflicting provision within any prior binding agreement by Gray Puksand (which agreement may also contain additional conditions relating to this document and its use):  
1. the content of this document is confidential and copyright in it belongs to Gray Puksand. They are permitted only to be opened, read and used by the addressee.  
2. all users of this document must carry out all relevant investigations and must examine, take advice as required and satisfy themselves concerning the contents, correctness and sufficiency of the attachment and its contents for their purposes.  
3. to the extent permitted by law, all conditions and warranties concerning this document or any use to which they may be put (whether as to quality, outcome, fitness, care, skill or otherwise) whether express or implied by statute, common law, equity, trade, custom or usage or otherwise are expressly excluded.  
4. any person using or relying on document releases and indemnifies and will keep indemnified Gray Puksand against all claims, liabilities, loss, costs and expenses arising directly or indirectly out of or in connection with such use or reliance including without limitation any misrepresentation, error or defect in this document.

Contractors to use Architectural drawings for set out. Contractors to check and verify all Dimensions on Site prior to Construction/Fabrication. Figured Dimensions take precedence over Scaled Dimensions. Any discrepancies should be immediately referred to the Architect. All work to comply with N.C.C. Statutory Authorities and relevant Australian Standards.

revision	revision description	date
TP1	Town Planning Issue	18/12/2018



project title  
**Mont Albert Childcare Centre**

address  
**451- 453 Belmore Road, Mont Albert North**

**graypuksand**

**brisbane** 2/172 Robertson St Fortitude Valley QLD 4006  
t: (07) 3839 5600  
e: brisbane@graypuksand.com.au  
**melbourne** 3/577 Little Bourke Street Melbourne Vic 3000  
t: (03) 9221 0999  
e: melbourne@graypuksand.com.au  
**sydney** 1/156 Clarence Street Sydney NSW 2000  
t: (02) 9247 9422  
e: sydney@graypuksand.com.au  
NSW Nominated Architects:  
Craig Saltmarsh 6569 / Scott Moylan 7147

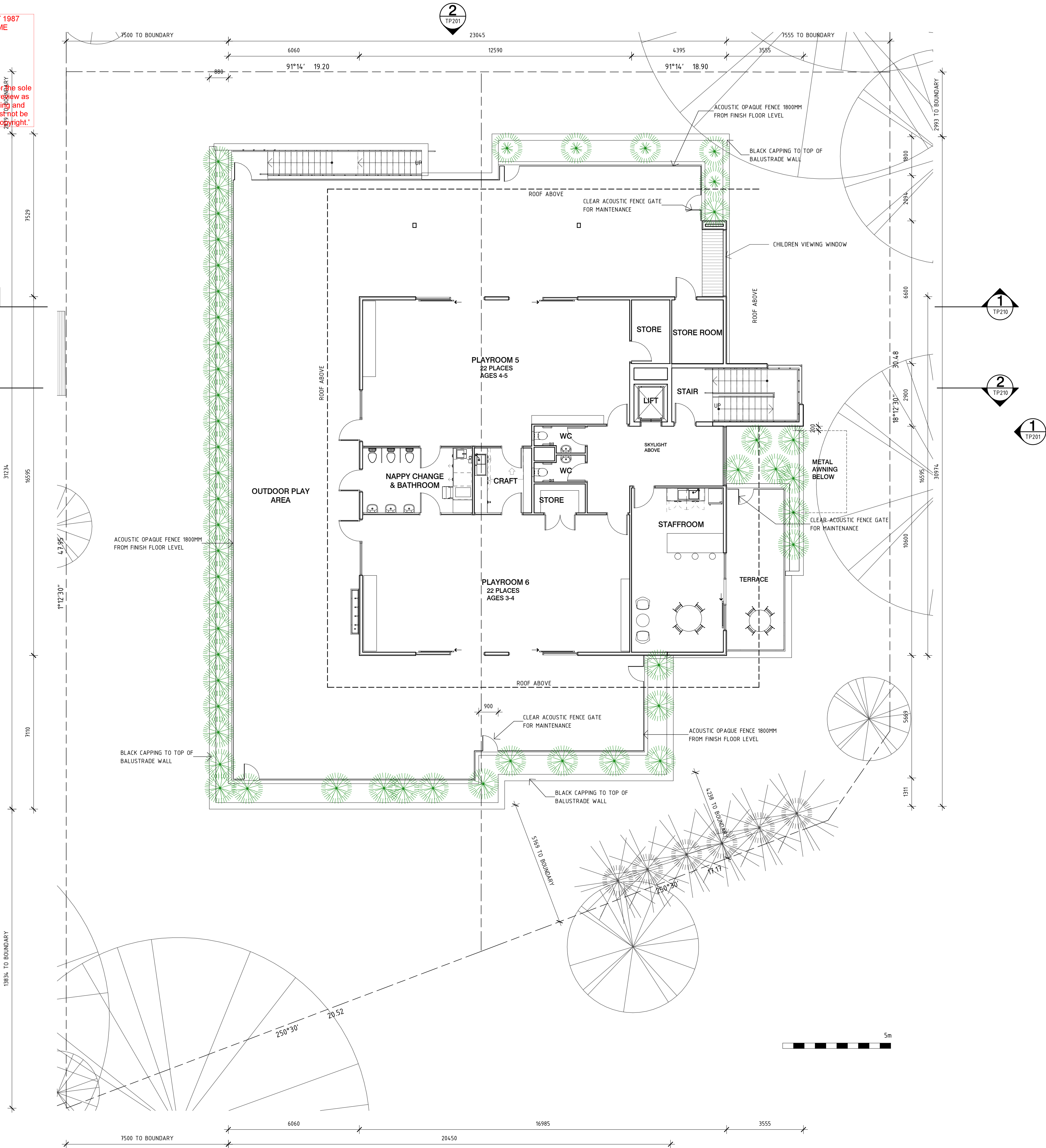
website www.graypuksand.com.au

drawing title  
**Ground Floor Plan**

project number <b>217034</b>	scale @ A1 <b>1 : 100</b>	approved <b>Approver</b>
drawing number <b>TP101</b>	revision <b>TP 1</b>	



PLANNING AND ENVIRONMENT ACT 1987  
WHITEHORSE PLANNING SCHEME  
9/01/2019  
ADVERTISED MATERIAL  
CITY OF WHITEHORSE  
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning permit under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright.



1 LEVEL 1 FLOOR PLAN  
TP201 SCALE 1 : 100

AREA:

Site Area: 1548m<sup>2</sup>  
Existing GFA: 163m<sup>2</sup>

Proposed GFA: 876m<sup>2</sup>  
Garden Area: 588m<sup>2</sup> (37.9%)  
Site Coverage: 752m<sup>2</sup> (48.5%)  
Permeable Area: 310m<sup>2</sup> (20%)

INTERNAL PLAYSPACE AREA: (EXCLUDING DOOR SWING & JOINERY)

ROOM NAME		PROPOSED ROOM AREA	MIN. ROOM AREA	RATIO/CHLD	TOTAL NO. OF CHILDREN
PLAYROOM 1:	0-1 years	65.1m <sup>2</sup>	65m <sup>2</sup>	3.25m <sup>2</sup>	20
PLAYROOM 2:	1-2 years	65.1m <sup>2</sup>	65m <sup>2</sup>	3.25m <sup>2</sup>	20
PLAYROOM 3:	2-3 years	71.9m <sup>2</sup>	71.5m <sup>2</sup>	3.25m <sup>2</sup>	22
PLAYROOM 4:	3-4 years	72.4m <sup>2</sup>	71.5m <sup>2</sup>	3.25m <sup>2</sup>	22
PLAYROOM 5:	4-5 years	74.6m <sup>2</sup>	71.5m <sup>2</sup>	3.25m <sup>2</sup>	22
PLAYROOM 6:	3-4 years	73.2m <sup>2</sup>	71.5m <sup>2</sup>	3.25m <sup>2</sup>	22
TOTALS		422.3m <sup>2</sup>	416m <sup>2</sup>		128

TOTAL STAFF/ CHILDREN FOR CLASSROOM = 22 STAFF

EXTERNAL PLAYSPACE AREA:

LEVEL	PROPOSED AREA	MIN. EXTERNAL AREA	RATIO/CHLD	TOTAL NO. OF CHILDREN
GROUND FLOOR	589.0m <sup>2</sup>	588.0m <sup>2</sup>	7.0m <sup>2</sup>	84
FIRST FLOOR	315.0m <sup>2</sup>	308.0m <sup>2</sup>	7.0m <sup>2</sup>	44
TOTALS	904.0m <sup>2</sup>	896.0m <sup>2</sup>		128

Town Planning

WARNING:

This document may not be secure, may be corrupted in transmission or due to software incompatibility and/or may be amended or altered by third parties after leaving Gray Puksand's possession. Gray Puksand is not responsible for and accepts no liability for such matters. Subject only to any conflicting provision within any prior binding agreement by Gray Puksand (which agreement may also contain additional conditions relating to this document and its use):

1. the content of this document is confidential and copyright in it belongs to Gray Puksand. They are permitted only to be opened, read and used by the addressee.  
2. all users of this document must carry out all relevant investigations and must examine, take advice as required and satisfy themselves concerning the contents, correctness and sufficiency of the attachment and its contents for their purposes.  
3. to the extent permitted by law, all conditions and warranties concerning this document or any use to which they may be put (whether as to quality, outcome, fitness, care, skill or otherwise) whether express or implied by statute, common law, equity, trade, custom or usage or otherwise are expressly excluded.  
4. any person using or relying on document releases and indemnifies and will keep indemnified Gray Puksand against all claims, liabilities, loss, costs and expenses arising directly or indirectly out of or in connection with such use or reliance including without limitation any misrepresentation, error or defect in this document.

Contractors to use Architectural drawings for set out. Contractors to check and verify all Dimensions on Site prior to Construction/Fabrication.

Figured Dimensions take precedence over Scaled Dimensions. Any discrepancies should be immediately referred to the Architect. All work to comply with N.C.C. Statutory Authorities and relevant Australian Standards.

revision	revision description	date
TP1	Town Planning Issue	18/12/2018



project title  
**Mont Albert Childcare Centre**

address  
**451- 453 Belmore Road,  
Mont Albert North**

**graypuksand**

**brisbane** 2/172 Robertson St Fortitude Valley QLD 4006  
t: (07) 3839 5600  
e: brisbane@graypuksand.com.au  
**melbourne** 3/577 Little Bourke Street Melbourne Vic 3000  
t: (03) 9221 0999  
e: melbourne@graypuksand.com.au  
**sydney** 1/156 Clarence Street Sydney NSW 2000  
t: (02) 9247 9422  
e: sydney@graypuksand.com.au  
NSW Nominated Architects:  
Craig Saltmarsh 6569 / Scott Moylan 7147

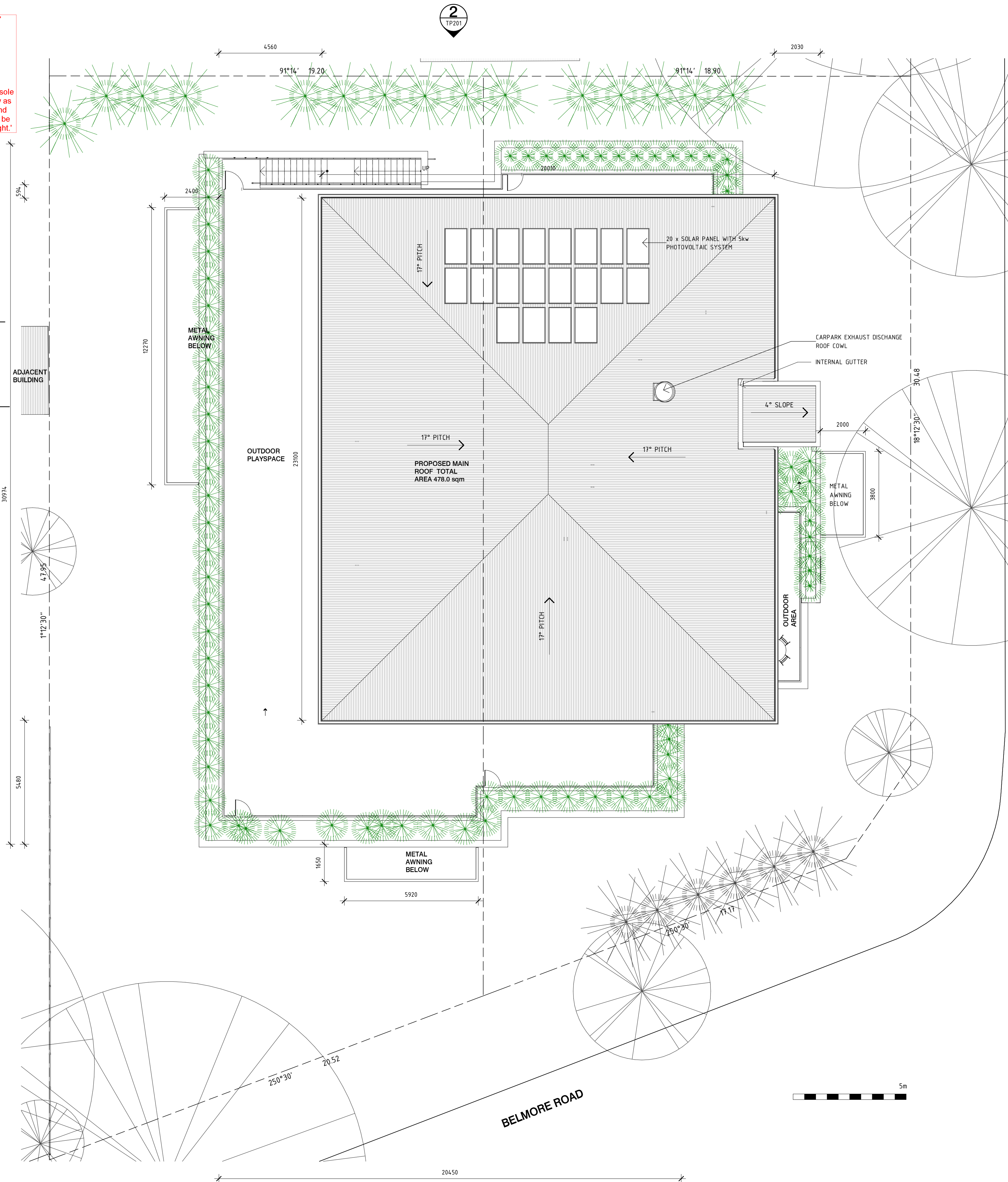
website  
www.graypuksand.com.au

drawing title  
**First Floor Plan**

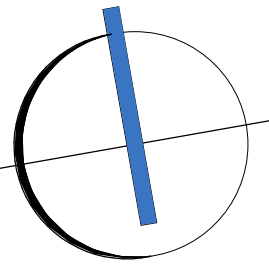
project number <b>217034</b>	scale @ A1 <b>1 : 100</b>	approved <b>Approver</b>
drawing number <b>TP102</b>	revision <b>TP 1</b>	



PLANNING AND ENVIRONMENT ACT 1987  
WHITEHORSE PLANNING SCHEME  
9/01/2019  
ADVERTISED MATERIAL  
CITY OF WHITEHORSE  
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning permit under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright.



1 ROOF PLAN  
TP202 SCALE 1 : 100



## Town Planning

**WARNING:**  
This document may not be secure, may be corrupted in transmission or due to software incompatibility and/or may be amended or altered by third parties after leaving Gray Puksand's possession. Gray Puksand is not responsible for and accepts no liability for such matters. Subject only to any conflicting provision within any prior binding agreement by Gray Puksand (which agreement may also contain additional conditions relating to this document and its use):  
1. the content of this document is confidential and copyright is it belongs to Gray Puksand. They are permitted only to be opened, read and used by the addressee.  
2. all users of this document must carry out all relevant investigations and must examine, take advice as required and satisfy themselves concerning the contents, correctness and sufficiency of the attachment and its contents for their purposes.  
3. to the extent permitted by law, all conditions and warranties concerning this document or any use to which they may be put (whether as to quality, outcome, fitness, care, skill or otherwise) whether express or implied by statute, common law, equity, trade, custom or usage or otherwise are expressly excluded.  
4. any person using or relying on document releases and indemnifies and will keep indemnified Gray Puksand against all claims, liabilities, loss, costs and expenses arising directly or indirectly out of or in connection with such use or reliance including without limitation any misrepresentation, error or defect in this document.

Contractors to use Architectural drawings for set out.  
Contractors to check and verify all Dimensions on Site prior to Construction/Fabrication.  
Figured Dimensions take precedence over Scaled Dimensions.  
Any discrepancies should be immediately referred to the Architect.  
All work to comply with N.C.C. Statutory Authorities and relevant Australian Standards.

revision	revision description	date
TP1	Town Planning Issue	18/12/2018



project title  
**Mont Albert Childcare Centre**

address  
**451- 453 Belmore Road,  
Mont Albert North**

**graypuksand**

**brisbane** 2/172 Robertson St Fortitude Valley QLD 4006  
t: (07) 3839 5600  
e: brisbane@graypuksand.com.au  
**melbourne** 3/577 Little Bourke Street Melbourne Vic 3000  
t: (03) 9221 0999  
e: melbourne@graypuksand.com.au  
**sydney** 1/156 Clarence Street Sydney NSW 2000  
t: (02) 9247 9422  
e: sydney@graypuksand.com.au  
NSW Nominated Architects:  
Craig Saltmarsh 6569 / Scott Moylan 7147

website www.graypuksand.com.au

drawing title  
**Roof Plan**

project number <b>217034</b>	scale @ A1 <b>1 : 100</b>	approved <b>Approver</b>
drawing number <b>TP103</b>	revision <b>TP 1</b>	





## Town Planning

**WARNING:**  
This document may not be secure, may be corrupted in transmission or due to software incompatibility and/or may be amended or altered by third parties after leaving Gray Puksand's possession. Gray Puksand is not responsible for and accepts no liability for such matters. Subject only to any conflicting provision within any prior binding agreement by Gray Puksand (which agreement may also contain additional conditions relating to this document and its use):  
1. the content of this document is confidential and copyright in it belongs to Gray Puksand. They are permitted only to be opened, read and used by the addressee.  
2. all users of this document must carry out all relevant investigations and must examine, take advice as required and satisfy themselves concerning the contents, correctness and sufficiency of the attachment and its contents for their purposes.  
3. to the extent permitted by law, all conditions and warranties concerning this document or any use to which they may be put (whether as to quality, outcome, fitness, care, skill or otherwise) whether express or implied by statute, common law, equity, trade, custom or usage or otherwise are expressly excluded.  
4. any person using or relying on document releases and indemnifies, and will keep indemnified Gray Puksand against all claims, liabilities, loss, costs and expenses arising directly or indirectly out of or in connection with such use or reliance including without limitation any misrepresentation, error or defect in this document.

Contractors to use Architectural drawings for set out.  
Contractors to check and verify all Dimensions on Site prior to Construction/Fabrication.  
Figured Dimensions take precedence over Scaled Dimensions.  
Any discrepancies should be immediately referred to the Architect.  
All work to comply with N.C.C. Statutory Authorities and relevant Australian Standards.

revision	revision description	date
TP1	Town Planning Issue	18/12/2018



project title  
**Mont Albert Childcare Centre**

address  
**451- 453 Belmore Road,  
Mont Albert North**

**graypuksand**

**brisbane** 2/172 Robertson St Fortitude Valley QLD 4006  
t: (07) 3839 5600  
e: brisbane@graypuksand.com.au  
**melbourne** 3/577 Little Bourke Street Melbourne Vic 3000  
t: (03) 9221 0999  
e: melbourne@graypuksand.com.au  
**sydney** 1/156 Clarence Street Sydney NSW 2000  
t: (02) 9247 9422  
e: sydney@graypuksand.com.au  
NSW Nominated Architects:  
Craig Saltmarsh 6569 / Scott Moylan 7147

website  
www.graypuksand.com.au

drawing title  
**External Elevations**

project number <b>217034</b>	scale @ A1 <b>1 : 100</b>	approved <b>Approver</b>
drawing number <b>TP201</b>	revision <b>TP 1</b>	



[illegible]

Contractors to use Architectural drawings for set out.  
Contractors to check and verify all Dimensions on Site prior to Construction/Fabrication.  
Figured Dimensions take precedence over Scaled Dimensions.  
Any discrepancies should be immediately referred to the Architect.  
All work to comply with N.C.C. Statutory Authorities and relevant Australian Standards.

[illegible]

project title  
**Mont Albert Childcare  
Centre**

address.....  
451- 453 Belmore Road,  
Mont Albert North

graypuksand

**brisbane** 2/172 Robertson St Fortitude Valley QLD 4006  
t: (07) 3839 5600  
e: [brisbane@graypuksand.com.au](mailto:brisbane@graypuksand.com.au)

**melbourne** 3/577 Little Bourke Street Melbourne Vic 3000  
t: (03) 9221 0999  
e: [melbourne@graypuksand.com.au](mailto:melbourne@graypuksand.com.au)

**sydney** 1/156 Clarence Street Sydney NSW 2000  
t: (02) 9247 9422  
e: [sydney@graypuksand.com.au](mailto:sydney@graypuksand.com.au)  
NSW Nominated Architects:  
Craig Saltmarsh 6569 / Scott Moylan 7147

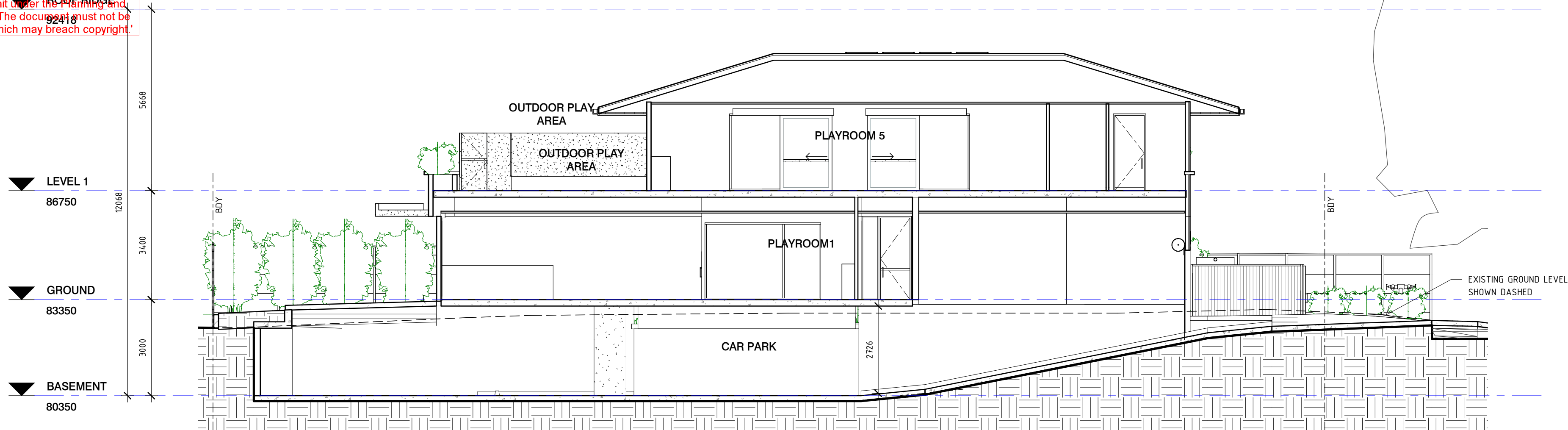
website [www.graypuksand.com.au](http://www.graypuksand.com.au)

drawing title

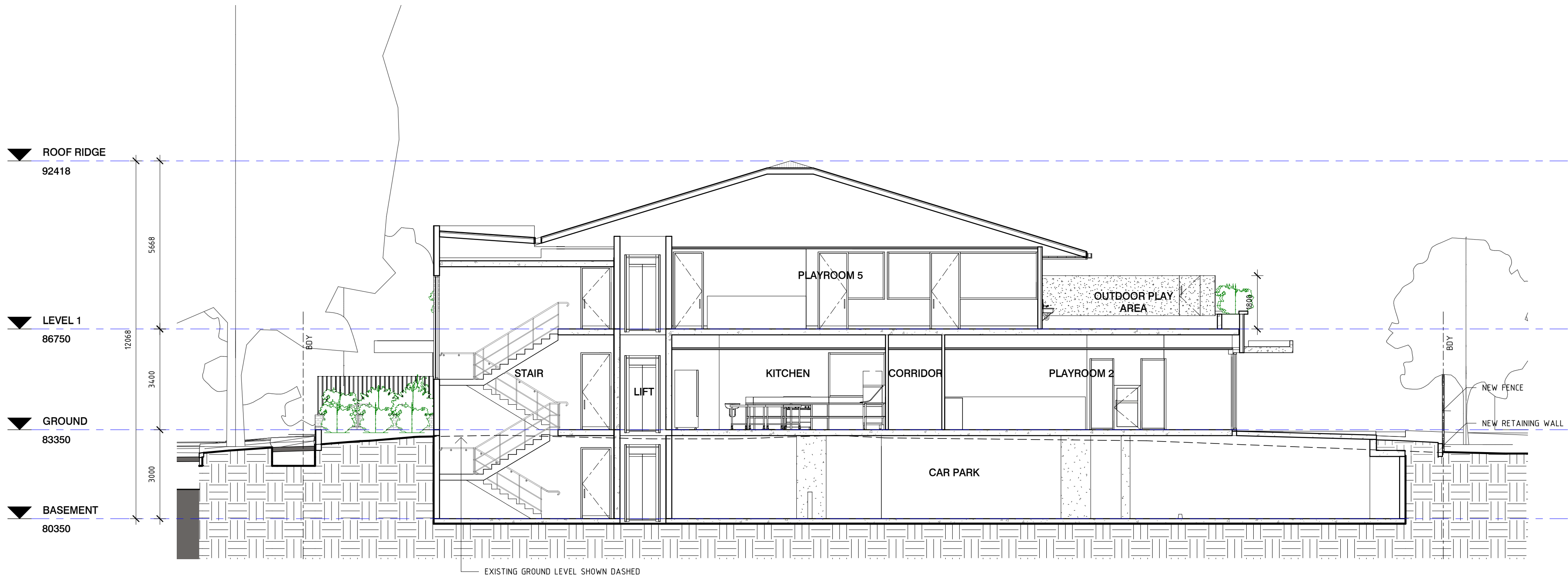
**External Elevations**

project number	scale @ A1	approved
<b>217034</b>	<b>1 : 100</b>	<b>Approver</b>
drawing number	revision	
<b>TP202</b>	<b>TP 1</b>	





1 SECTION 1  
TP100 SCALE 1 : 100



2 SECTION 2  
TP100 SCALE 1 : 100

## Town Planning

**WARNING:**  
This document may not be secure, may be corrupted in transmission or due to software incompatibility and/or may be amended or altered by third parties after leaving Gray Puksand's possession. Gray Puksand is not responsible for and accepts no liability for such matters. Subject only to any conflicting provision within any prior binding agreement by Gray Puksand (which agreement may also contain additional conditions relating to this document and its use):  
1. the content of this document is confidential and copyright in it belongs to Gray Puksand. They are permitted only to be opened, read and used by the addressee.  
2. all users of this document must carry out all relevant investigations and must examine, take advice as required and satisfy themselves concerning the contents, correctness and sufficiency of the attachment and its contents for their purposes.  
3. to the extent permitted by law, all conditions and warranties concerning this document or any use to which they may be put (whether as to quality, outcome, fitness, care, skill or otherwise) whether express or implied by statute, common law, equity, trade, custom or usage or otherwise are expressly excluded.  
4. any person using or relying on document releases and indemnifies and will keep indemnified Gray Puksand against all claims, liabilities, loss, costs and expenses arising directly or indirectly out of or in connection with such use or reliance including without limitation any misrepresentation, error or defect in this document.

Contractors to use Architectural drawings for set out.  
Contractors to check and verify all Dimensions on Site prior to Construction/Fabrication.  
Figured Dimensions take precedence over Scaled Dimensions.  
Any discrepancies should be immediately referred to the Architect.  
All work to comply with N.C.C. Statutory Authorities and relevant Australian Standards.

revision	revision description	date
TP1	Town Planning Issue	18/12/2018



project title  
**Mont Albert Childcare Centre**

address  
**451- 453 Belmore Road,  
Mont Albert North**

**graypuksand**

**brisbane** 2/172 Robertson St Fortitude Valley QLD 4006  
t: (07) 3839 5600  
e: brisbane@graypuksand.com.au  
**melbourne** 3/577 Little Bourke Street Melbourne Vic 3000  
t: (03) 9221 0999  
e: melbourne@graypuksand.com.au  
**sydney** 1/156 Clarence Street Sydney NSW 2000  
t: (02) 9247 9422  
e: sydney@graypuksand.com.au  
NSW Nominated Architects:  
Craig Saltmarsh 6569 / Scott Moylan 7147

**website** www.graypuksand.com.au

drawing title  
**Building Sections**

project number <b>217034</b>	scale @ A1 <b>1 : 100</b>	approved <b>Approver</b>
drawing number <b>TP210</b>	revision <b>TP 1</b>	





PERSPECTIVE VIEW

SCALE

19/12/2016 10:34:04 AM C:\temp\217034\_Folkestone Child Care Mount Albert\_Central\_sauray@graypuksand.com.au.rvt

## Town Planning

**WARNING:**  
This document may not be secure, may be corrupted in transmission or due to software incompatibility and/or may be amended or altered by third parties after leaving Gray Puksand's possession. Gray Puksand is not responsible for and accepts no liability for such matters. Subject only to any conflicting provision within any prior binding agreement by Gray Puksand (which agreement may also contain additional conditions relating to this document and its use):  
1. the content of this document is confidential and copyright in it belongs to Gray Puksand. They are permitted only to be opened, read and used by the addressee.  
2. all users of this document must carry out all relevant investigations and must examine, take advice as required and satisfy themselves concerning the contents, correctness and sufficiency of the attachment and its contents for their purposes.  
3. to the extent permitted by law, all conditions and warranties concerning this document or any use to which they may be put (whether as to quality, outcome, fitness, care, skill or otherwise) whether express or implied by statute, common law, equity, trade, custom or usage or otherwise are expressly excluded.  
4. any person using or relying on document releases and indemnifies, and will keep indemnified Gray Puksand against all claims, liabilities, loss, costs and expenses arising directly or indirectly out of or in connection with such use or reliance including without limitation any misrepresentation, error or defect in this document.

Contractors to use Architectural drawings for set out.  
Contractors to check and verify all Dimensions on Site prior to Construction/Fabrication.  
Figured Dimensions take precedence over Scaled Dimensions.  
Any discrepancies should be immediately referred to the Architect.  
All work to comply with N.C.C. Statutory Authorities and relevant Australian Standards.

revision	revision description	date
TP1	Town Planning Issue	18/12/2018



project title  
**Mont Albert Childcare Centre**

address  
**451- 453 Belmore Road,  
Mont Albert North**

**graypuksand**

**brisbane** 2/172 Robertson St Fortitude Valley QLD 4006  
t: (07) 3839 5600  
e: brisbane@graypuksand.com.au

**melbourne** 3/577 Little Bourke Street Melbourne Vic 3000  
t: (03) 9221 0999  
e: melbourne@graypuksand.com.au

**sydney** 1/156 Clarence Street Sydney NSW 2000  
t: (02) 9247 9422  
e: sydney@graypuksand.com.au  
NSW Nominated Architects:  
Craig Saltmarsh 6569 / Scott Moylan 7147

website  
www.graypuksand.com.au

drawing title  
**External Perspective**

project number <b>217034</b>	scale @ A1	approved <b>Approver</b>
drawing number <b>TP300</b>	revision <b>TP 1</b>	





PERSPECTIVE VIEW

SCALE

C:\temp\217034\_Folkestone Child Care Mount Albert\_Central\_sauray@graypuksand.com.au.rvt 19/12/2018 10:35:38 AM

## Town Planning

**WARNING:**  
This document may not be secure, may be corrupted in transmission or due to software incompatibility and/or may be amended or altered by third parties after leaving Gray Puksand's possession.  
Gray Puksand is not responsible for and accepts no liability for such matters. Subject only to any conflicting provision within any prior binding agreement by Gray Puksand (which agreement may also contain additional conditions relating to this document and its use):  
1. the content of this document is confidential and copyright in it belongs to Gray Puksand. They are permitted only to be opened, read and used by the addressee.  
2. all users of this document must carry out all relevant investigations and must examine, take advice as required and satisfy themselves concerning the contents, correctness and sufficiency of the attachment and its contents for their purposes.  
3. to the extent permitted by law, all conditions and warranties concerning this document or any use to which they may be put (whether as to quality, outcome, fitness, care, skill or otherwise) whether express or implied by statute, common law, equity, trade, custom or usage or otherwise are expressly excluded.  
4. any person using or relying on document releases and indemnifies, and will keep indemnified Gray Puksand against all claims, liabilities, loss, costs and expenses arising directly or indirectly out of or in connection with such use or reliance including without limitation any misrepresentation, error or defect in this document.

Contractors to use Architectural drawings for set out.  
Contractors to check and verify all Dimensions on Site prior to Construction/Fabrication.  
Figured Dimensions take precedence over Scaled Dimensions.  
Any discrepancies should be immediately referred to the Architect.  
All work to comply with N.C.C. Statutory Authorities and relevant Australian Standards.

revision	revision description	date
TP1	Town Planning Issue	18/12/2018



project title  
**Mont Albert Childcare Centre**

address  
**451- 453 Belmore Road,  
Mont Albert North**

**graypuksand**

**brisbane** 2/172 Robertson St Fortitude Valley QLD 4006  
t: (07) 3839 5600  
e: brisbane@graypuksand.com.au

**melbourne** 3/577 Little Bourke Street Melbourne Vic 3000  
t: (03) 9221 0999  
e: melbourne@graypuksand.com.au

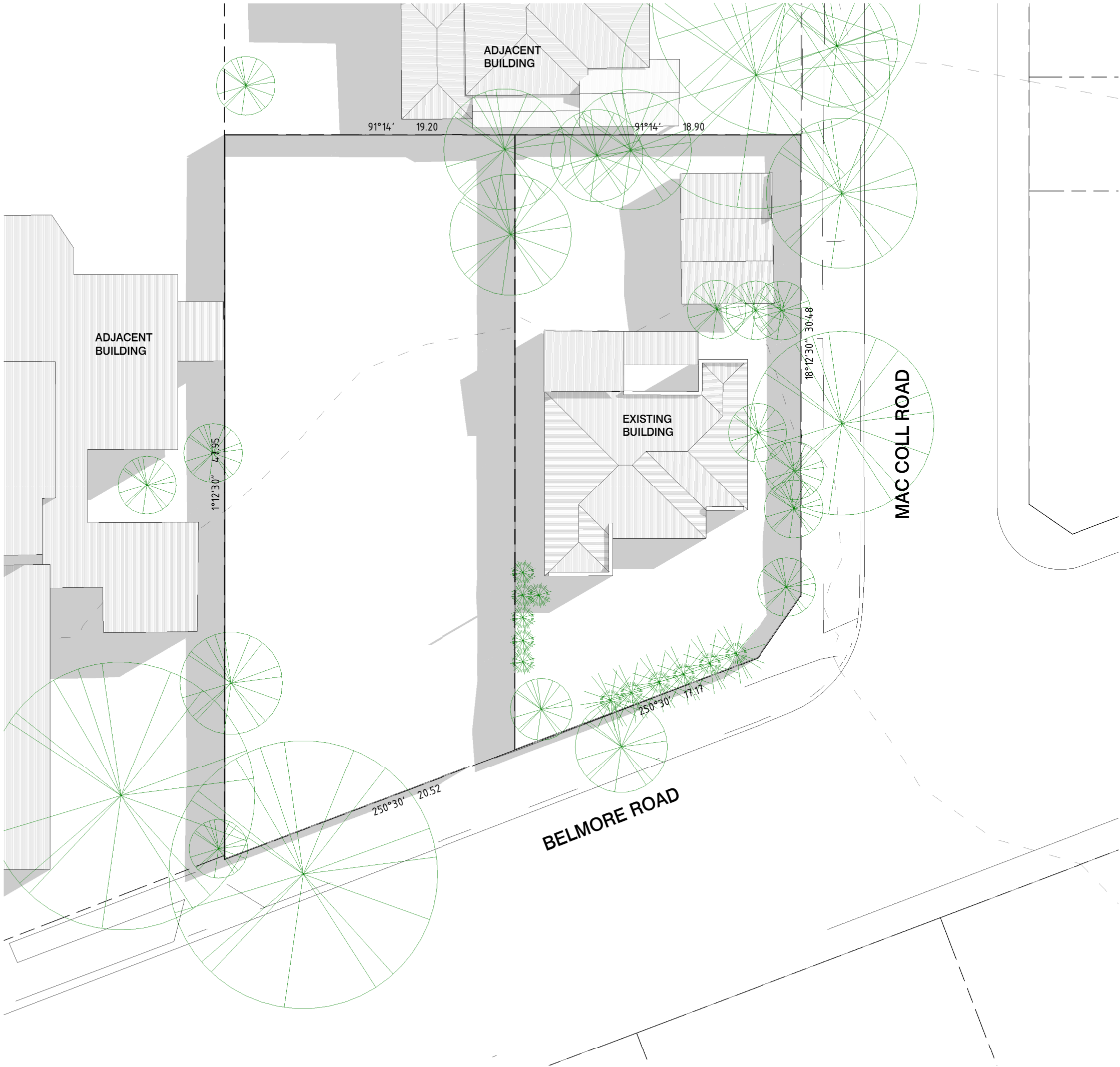
**sydney** 1/156 Clarence Street Sydney NSW 2000  
t: (02) 9247 9422  
e: sydney@graypuksand.com.au  
NSW Nominated Architects:  
Craig Saltmarsh 6569 / Scott Moylan 7147

website  
www.graypuksand.com.au

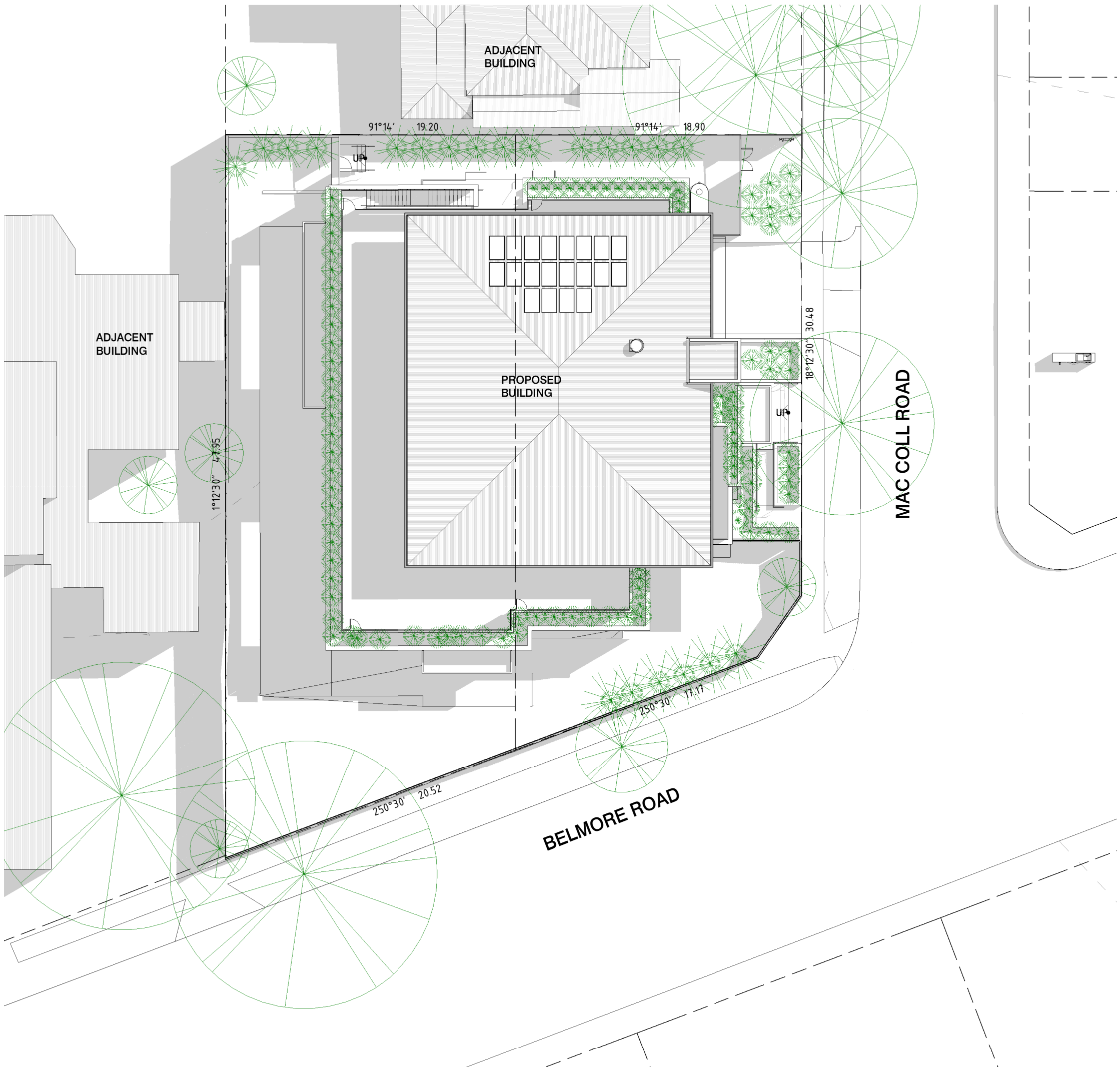
drawing title  
**External Perspective**

project number <b>217034</b>	scale @ A1	approved <b>Approver</b>
drawing number <b>TP301</b>	revision <b>TP 1</b>	

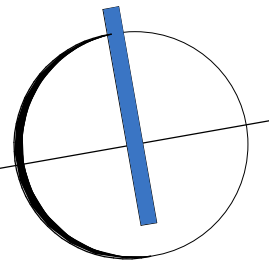




1 SHADOW DIAGRAM EXISTING- 21st SEP 9am  
TP201 SCALE 1 : 250



2 SHADOW DIAGRAM PROPOSED- 21st SEP 9am  
TP201 SCALE 1 : 250



## Town Planning

**WARNING:**  
This document may not be secure, may be corrupted in transmission or due to software incompatibility and/or may be amended or altered by third parties after leaving Gray Pukсанд's possession. Gray Pukсанд is not responsible for and accepts no liability for such matters. Subject only to any conflicting provision within any prior binding agreement by Gray Pukсанд (which agreement may also contain additional conditions relating to this document and its use):  
1. the content of this document is confidential and copyright is it belongs to Gray Pukсанд. They are permitted only to be opened, read and used by the addressee.  
2. all users of this document must carry out all relevant investigations and must examine, take advice as required and satisfy themselves concerning the contents, correctness and sufficiency of the attachment and its contents for their purposes.  
3. to the extent permitted by law, all conditions and warranties concerning this document or any use to which they may be put (whether as to quality, outcome, fitness, care, skill or otherwise) whether express or implied by statute, common law, equity, trade, custom or usage or otherwise are expressly excluded.  
4. any person using or relying on document releases and indemnifies and will keep indemnified Gray Pukсанд against all claims, liabilities, loss, costs and expenses arising directly or indirectly out of or in connection with such use or reliance including without limitation any misrepresentation, error or defect in this document.

Contractors to use Architectural drawings for set out. Contractors to check and verify all Dimensions on Site prior to Construction/Fabrication. Figured Dimensions take precedence over Scaled Dimensions. Any discrepancies should be immediately referred to the Architect. All work to comply with N.C.C. Statutory Authorities and relevant Australian Standards.

revision	revision description	date
TP1	Town Planning Issue	18/12/2018



project title  
**Mont Albert Childcare Centre**

address  
**451- 453 Belmore Road,  
Mont Albert North**

**graypukсанд**

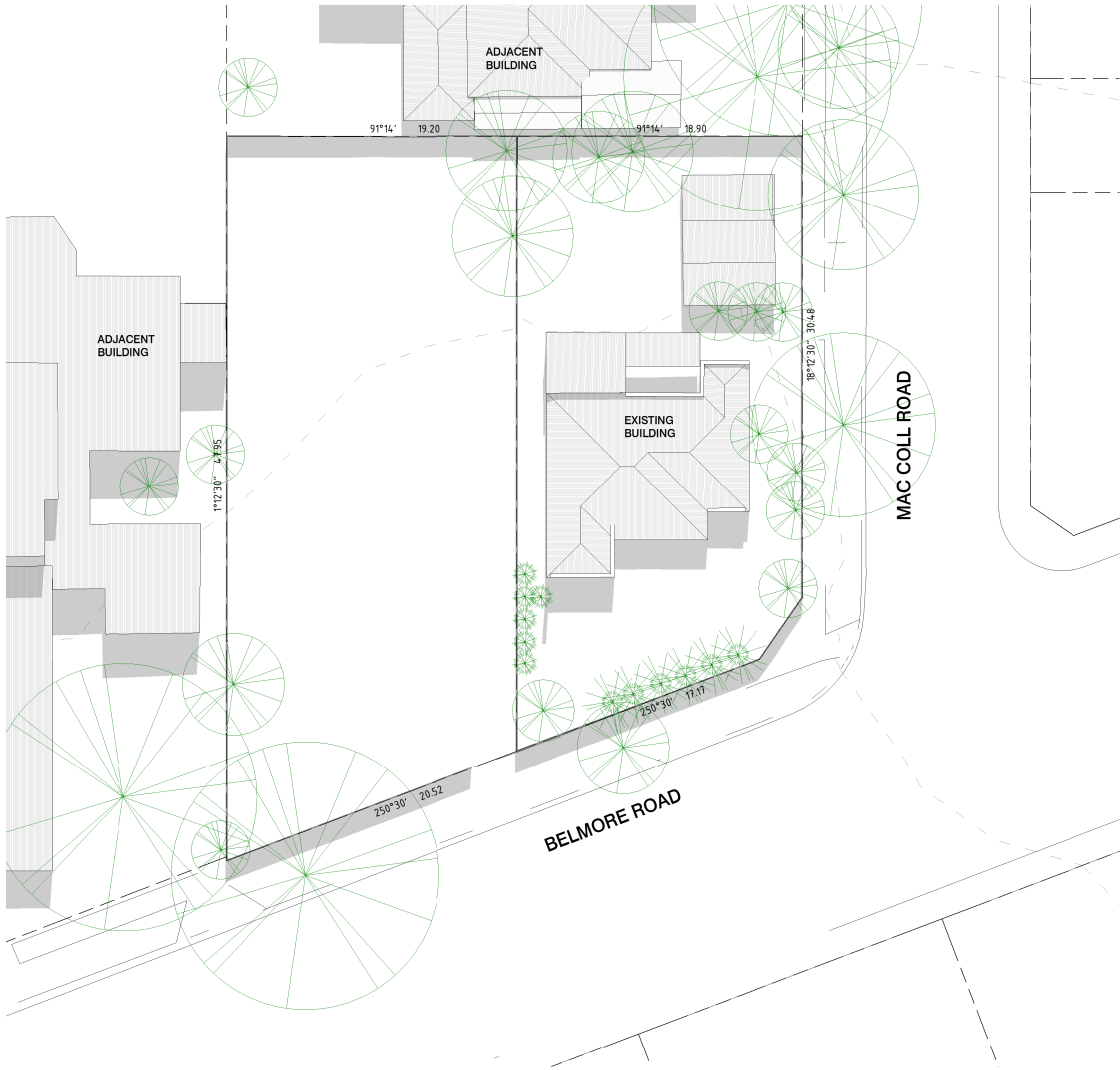
**brisbane** 2/172 Robertson St Fortitude Valley QLD 4006  
t: (07) 3839 5600  
e: brisbane@graypukсанд.com.au  
**melbourne** 3/577 Little Bourke Street Melbourne Vic 3000  
t: (03) 9221 0999  
e: melbourne@graypukсанд.com.au  
**sydney** 1/156 Clarence Street Sydney NSW 2000  
t: (02) 9247 9422  
e: sydney@graypukсанд.com.au  
NSW Nominated Architects:  
Craig Saltmarsh 6569 / Scott Moylan 7147

**website** www.graypukсанд.com.au

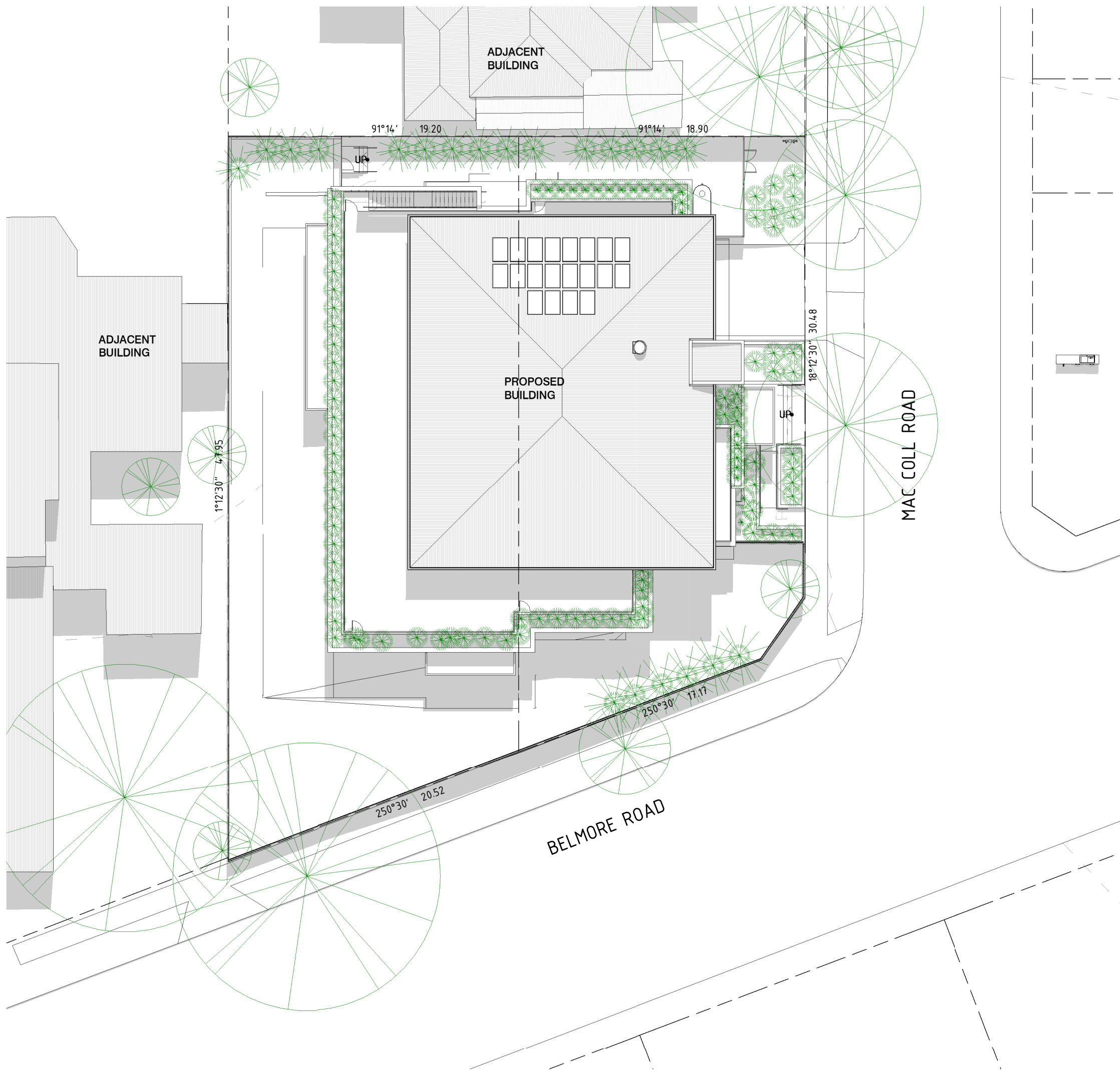
drawing title  
**Shadow Diagrams**

project number <b>217034</b>	scale @ A1 <b>1 : 250</b>	approved <b>Approver</b>
drawing number <b>TP400</b>	revision <b>TP 1</b>	

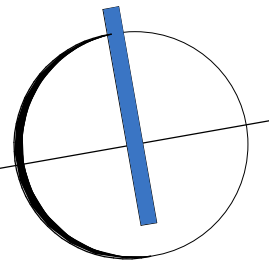




**1** SHADOW DIAGRAM EXISTING- 21st SEP noon  
TP201 SCALE1 : 250



**2** SHADOW DIAGRAM PROPOSED- 21st SEP noon  
TP201 SCALE1 : 250



## Town Planning

**WARNING:**  
This document may not be secure, may be corrupted in transmission or due to software incompatibility and/or may be amended or altered by third parties after leaving Gray Puksand's possession. Gray Puksand is not responsible for and accepts no liability for such matters. Subject only to any conflicting provision within any prior binding agreement by Gray Puksand (which agreement may also contain additional conditions relating to this document and its use):  
1. the content of this document is confidential and copyright in it belongs to Gray Puksand. They are permitted only to be opened, read and used by the addressee.  
2. all users of this document must carry out all relevant investigations and must examine, take advice as required and satisfy themselves concerning the contents, correctness and sufficiency of the attachment and its contents for their purposes.  
3. to the extent permitted by law, all conditions and warranties concerning this document or any use to which they may be put (whether as to quality, outcome, fitness, care, skill or otherwise) whether express or implied by statute, common law, equity, trade, custom or usage or otherwise are expressly excluded.  
4. any person using or relying on document releases and indemnifies and will keep indemnified Gray Puksand against all claims, liabilities, loss, costs and expenses arising directly or indirectly out of or in connection with such use or reliance including without limitation any misrepresentation, error or defect in this document.

Contractors to use Architectural drawings for set out. Contractors to check and verify all Dimensions on Site prior to Construction/Fabrication. Figured Dimensions take precedence over Scaled Dimensions. Any discrepancies should be immediately referred to the Architect. All work to comply with N.C.C. Statutory Authorities and relevant Australian Standards.

revision	revision description	date
TP1	Town Planning Issue	18/12/2018



project title  
**Mont Albert Childcare Centre**

address  
**451- 453 Belmore Road, Mont Albert North**

**graypuksand**

**brisbane** 2/172 Robertson St Fortitude Valley QLD 4006  
t: (07) 3839 5600  
e: brisbane@graypuksand.com.au

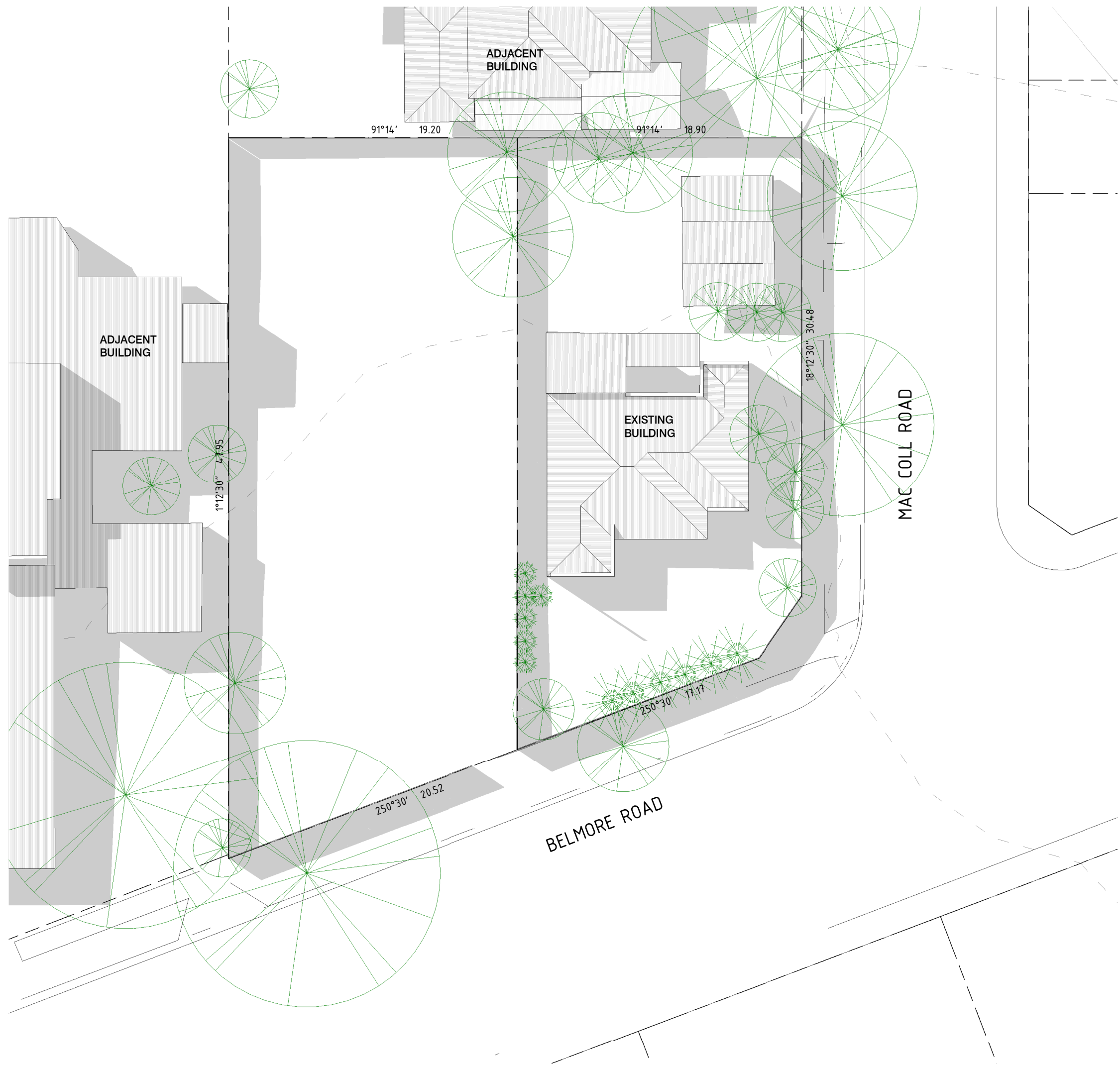
**melbourne** 3/577 Little Bourke Street Melbourne Vic 3000  
t: (03) 9221 0999  
e: melbourne@graypuksand.com.au

**sydney** 1/156 Clarence Street Sydney NSW 2000  
t: (02) 9247 9422  
e: sydney@graypuksand.com.au  
NSW Nominated Architects:  
Craig Saltmarsh 6569 / Scott Moylan 7147

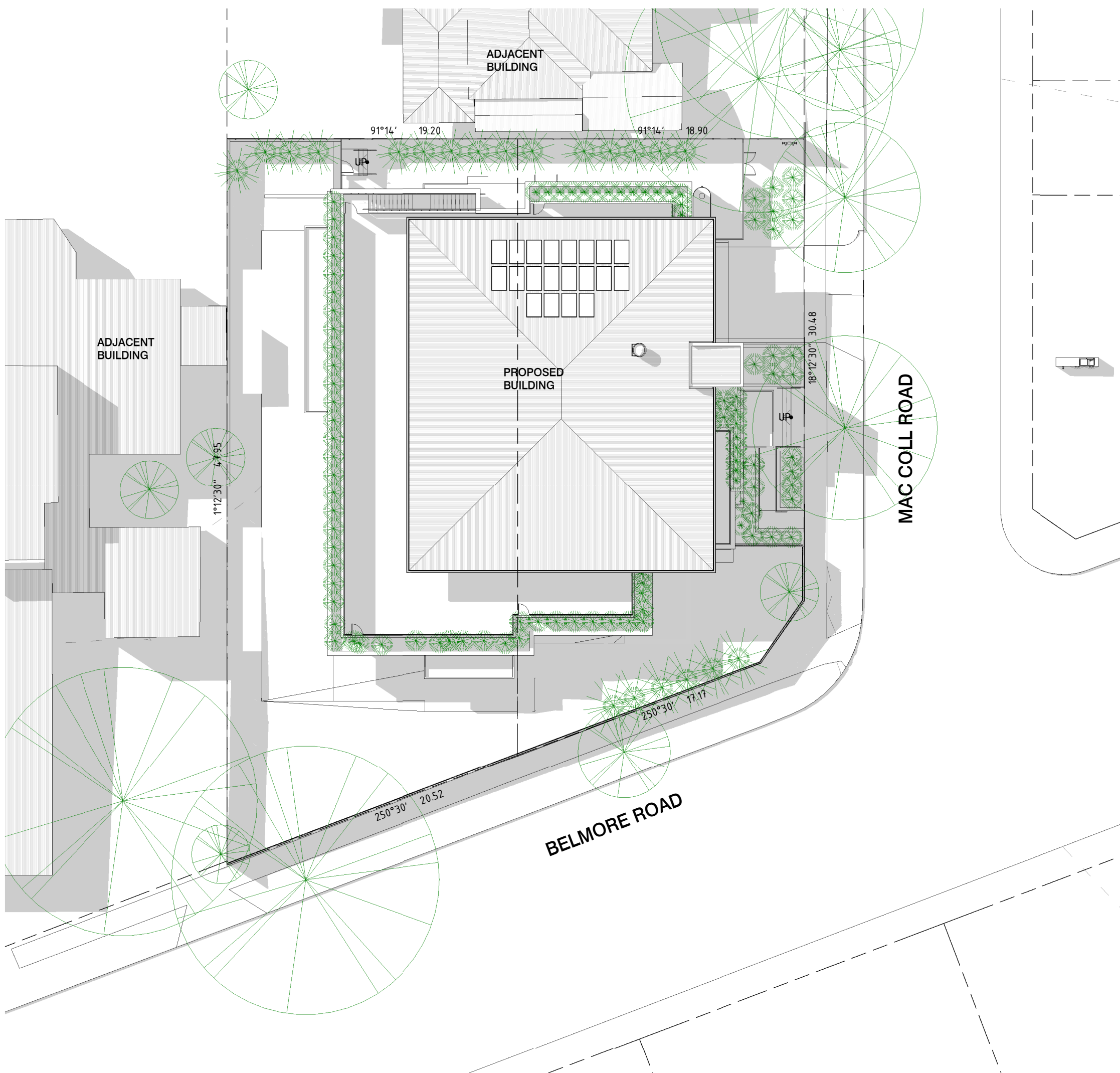
**website** www.graypuksand.com.au

drawing title		
Shadow Diagrams		
project number	scale @ A1	approved
<b>217034</b>	<b>1 : 250</b>	<b>Approver</b>
drawing number	revision	
<b>TP401</b>	<b>TP 1</b>	





1 SHADOW DIAGRAM EXISTING- 21st SEP 3pm  
TP201 SCALE 1 : 250



2 SHADOW DIAGRAM PROPOSED- 21st SEP 3pm  
TP201 SCALE 1 : 250

## Town Planning

**WARNING:**  
This document may not be secure, may be corrupted in transmission or due to software incompatibility and/or may be amended or altered by third parties after leaving Gray Puksand's possession. Gray Puksand is not responsible for and accepts no liability for such matters. Subject only to any conflicting provision within any prior binding agreement by Gray Puksand (which agreement may also contain additional conditions relating to this document and its use):  
1. the content of this document is confidential and copyright in it belongs to Gray Puksand. They are permitted only to be opened, read and used by the addressee.  
2. all users of this document must carry out all relevant investigations and must examine, take advice as required and satisfy themselves concerning the contents, correctness and sufficiency of the attachment and its contents for their purposes.  
3. to the extent permitted by law, all conditions and warranties concerning this document or any use to which they may be put (whether as to quality, outcome, fitness, care, skill or otherwise) whether express or implied by statute, common law, equity, trade, custom or usage or otherwise are expressly excluded.  
4. any person using or relying on document releases and indemnities and will keep indemnified Gray Puksand against all claims, liabilities, loss, costs and expenses arising directly or indirectly out of or in connection with such use or reliance including without limitation any misrepresentation, error or defect in this document.

Contractors to use Architectural drawings for set out. Contractors to check and verify all Dimensions on Site prior to Construction/Fabrication. Figured Dimensions take precedence over Scaled Dimensions. Any discrepancies should be immediately referred to the Architect. All work to comply with N.C.C. Statutory Authorities and relevant Australian Standards.

revision	revision description	date
TP1	Town Planning Issue	18/12/2018



project title  
**Mont Albert Childcare Centre**

address  
**451- 453 Belmore Road,  
Mont Albert North**

**graypuksand**

**brisbane** 2/172 Robertson St Fortitude Valley QLD 4006  
t: (07) 3839 5600  
e: brisbane@graypuksand.com.au

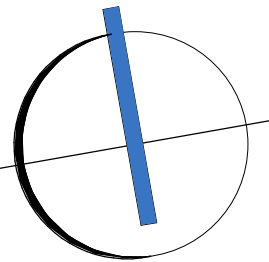
**melbourne** 3/577 Little Bourke Street Melbourne Vic 3000  
t: (03) 9221 0999  
e: melbourne@graypuksand.com.au

**sydney** 1/156 Clarence Street Sydney NSW 2000  
t: (02) 9247 9422  
e: sydney@graypuksand.com.au  
NSW Nominated Architects:  
Craig Saltmarsh 6569 / Scott Moylan 7147

**website** www.graypuksand.com.au

drawing title  
**Shadow Diagrams**

project number <b>217034</b>	scale @ A1 <b>1 : 250</b>	approved <b>Approver</b>
drawing number <b>TP402</b>	revision <b>TP 1</b>	





PLANNING AND ENVIRONMENT ACT 1987  
WHITEHORSE PLANNING SCHEME

9/01/2019

ADVERTISED MATERIAL

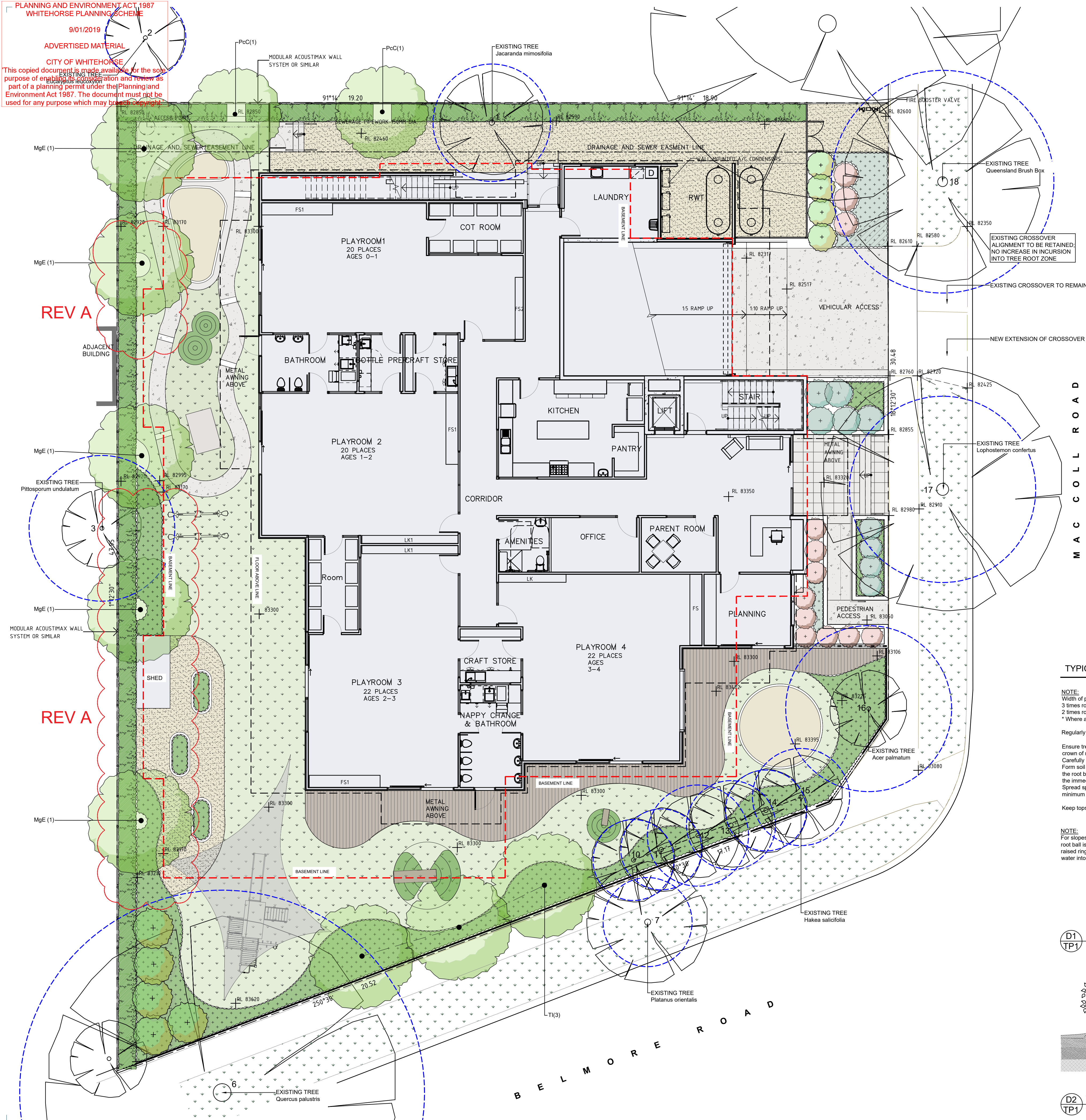
CITY OF WHITEHORSE

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning permit under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright.





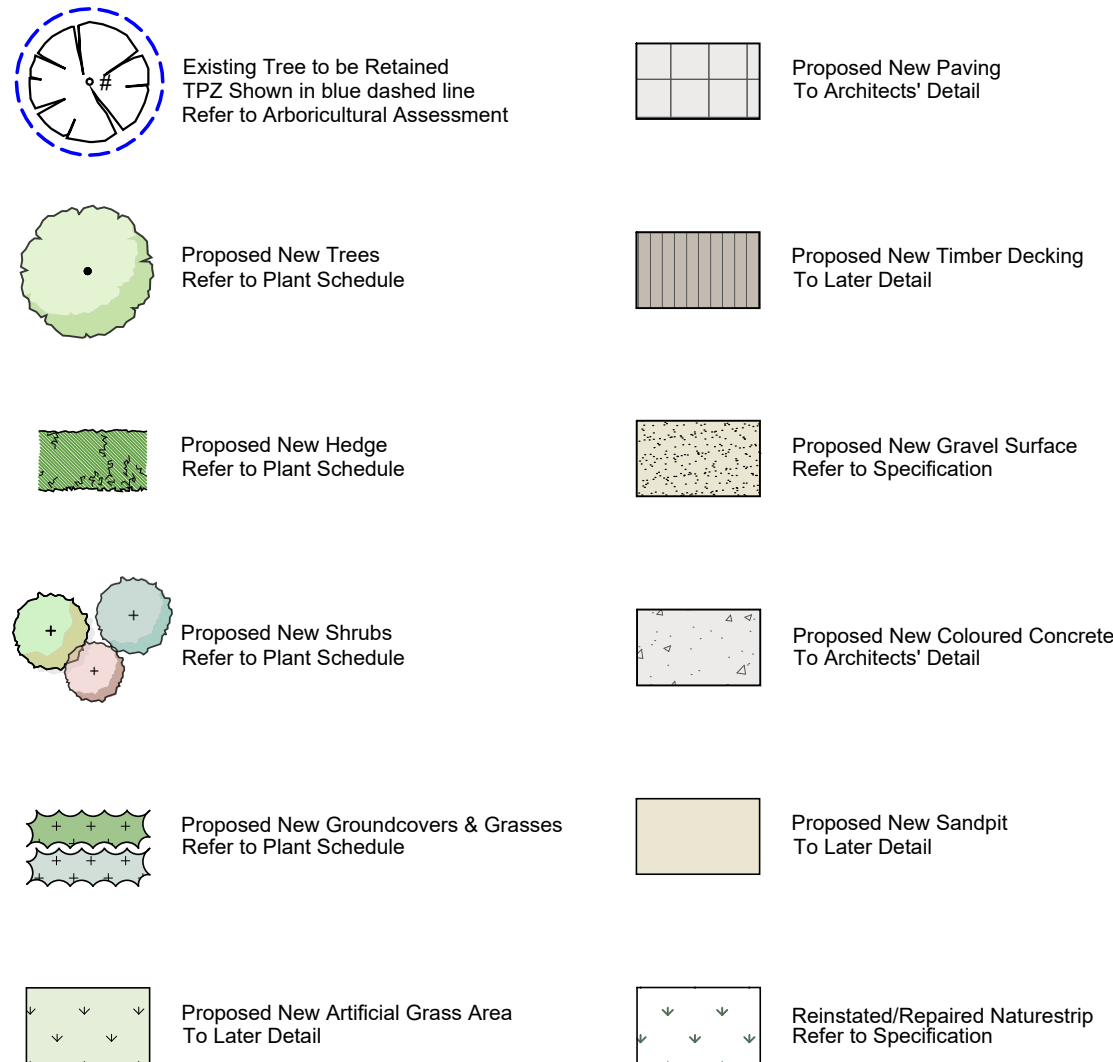
PLANNING AND ENVIRONMENT ACT, 1987  
WHITEHORSE PLANNING SCHEME  
9/01/2019  
ADVERTISED MATERIAL  
CITY OF WHITEHORSE  
This copied document is made available for the sole purpose of enabling the public to view and comment as part of a planning permit under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright.



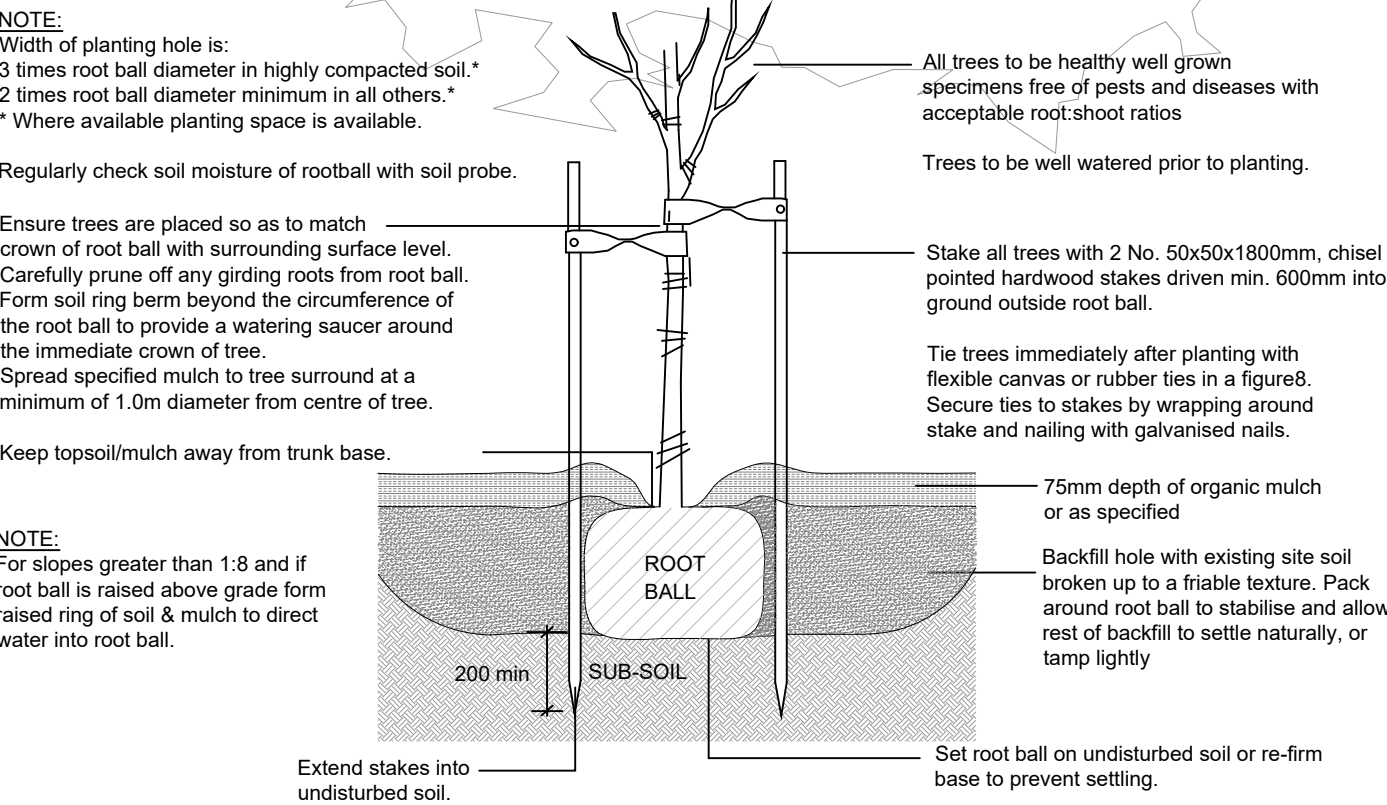
#### PLANT SCHEDULE

SYM	BOTANICAL NAME	COMMON NAME	DE/NE*	HEIGHT X WIDTH AT MATURITY	MIN SUPPLY SIZE	QTY
<b>TREES</b>						
MgE (1)	Magnolia grandiflora 'Exmouth'	Exmouth Magnolia	E/Ex	8 x 6m	2m	5
PcC	Pyrus calleryana 'Chanticleer'	Chanticleer Callery Pear	D/Ex	10 x 5m	3m	2
TI	Tristania laurina	Water Gum	E/N	8 x 5m	1.5m	3
<b>TOTAL</b>						<b>10</b>
<b>SHRUBS</b>						
	Correa alba	White Correa	E/N	1 x 1m	140mm pot	
	Leucophaea brownii	Oushion Bush	E/N	0.5 x 0.5m	140mm pot	
	Murraya paniculata 'Min-a-Min'	Min-a-Min orange Jessamine	E/N	0.6 x 0.6m	140mm pot	
	Philotheca 'Flow er Girl'	Flow er Girl Wax Flow er	E/N	1.5 x 1.5m	140mm pot	
	Pittosporum tenuifolium 'James Stirling'	James Stirling Pittosporum	E/Ex	4 x 1m (clipped)	140mm pot	
	Syzygium australe 'Aussie Southern'	Aussie Southern Lilly Pilly	E/N	4 x 1m (clipped)	140mm pot	
<b>GROUNDCOVERS &amp; GRASSES</b>						
	Dianella caerulea 'Little Jess'	Little Jess Flax Lily	E/N	0.5 x 0.5m	140mm pot	
	Kleinia mandraliscae	Chalky Sticks	E/Ex	0.2 x 0.8m	140mm pot	
	Lomandra hystrix	Mat Rush	E/N	0.4 x 0.6m	140mm pot	
	Lomandra longifolia 'Nyalia'	Nyalia Mat Rush	E/N	0.8 x 0.8m	140mm pot	
	Llongifolia 'Verday'	Verday Mat Rush	E/N	0.6 x 0.6m	140mm pot	
	Myoporum parvifolium	Creeping Boobialla	E/N	0.2 x 1.0m	140mm pot	
	Phormium tenax 'Little Dazzler'	Little Dazzler New Zealand Flax	E/Ex	1 x 1m	140mm pot	
	Rosmarinus officinalis 'Prostrata'	Prostrate Rosemary	E/Ex	0.2 x 1.0m	140mm pot	
	Trachelospermum asiaticum	Yellow Star Jasmine	E/Ex	0.2 x 1.0m	140mm pot	

#### LEGEND

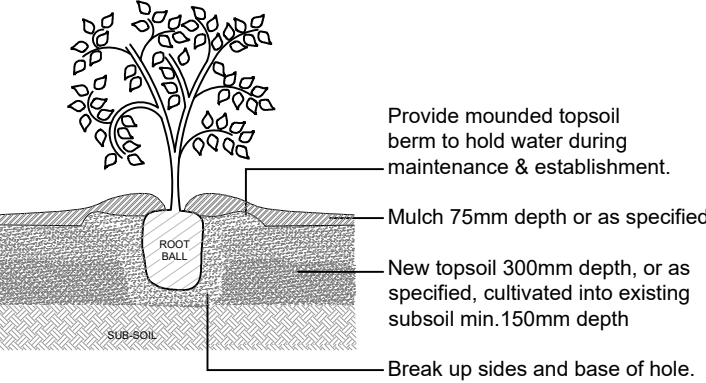


#### TYPICAL PLANTING DETAILS



#### D1 TYPICAL TREE PLANTING DETAIL

Scale N.T.S.



#### D2 TYPICAL SHRUB PLANTING DETAIL

Scale N.T.S.

COPYRIGHT  
This drawing must not be copied in whole or in part without the consent of John Patrick Landscape Architects Pty Ltd

Do not scale off drawings

NOT FOR CONSTRUCTION

REVISION  
A To Revised Basement Plan

DATE  
20.12.2018

BY  
SW

JOHN PATRICK LANDSCAPE ARCHITECTS PTY LTD  
324 Victoria Street,  
Richmond, VIC 3121  
T +61 3 9429 4855  
F +61 3 9429 8211  
admin@johnpatrick.com.au  
www.johnpatrick.com.au

CLIENT  
Little Learning School

PROJECT  
Mont Albert Childcare

DRAWING  
Landscape Plan  
for Town Planning

SCALE  
1:100 @ A1

DATE  
20.12.2018

DRAWN  
SW

CHECKED  
JP

JOB NO  
18-0625

DWG NO  
L01-REV A

CAD FILE  
18-0625-L01-REV A



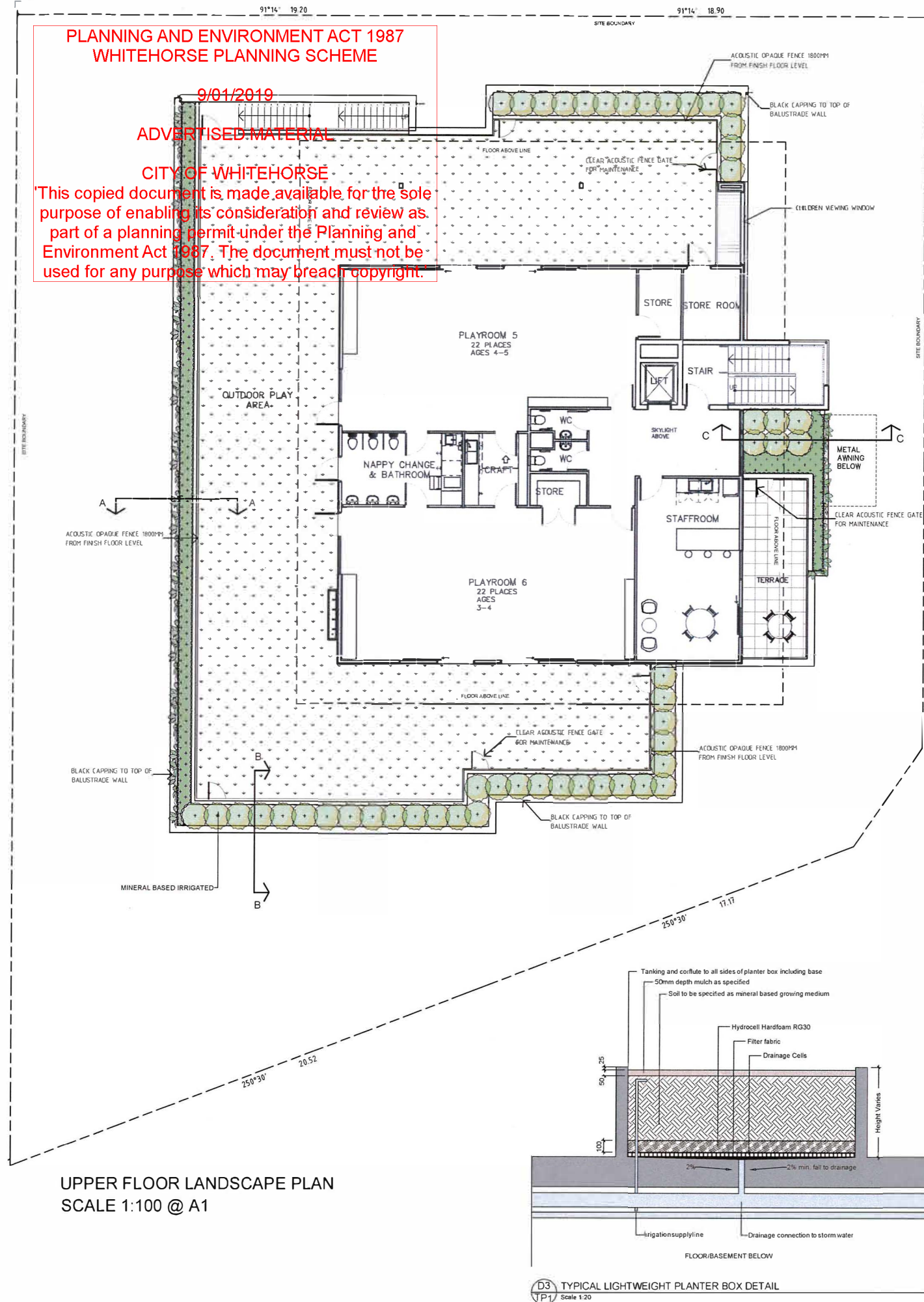


9/01/2019

ADVERTISED MATERIAL

CITY OF WHITEHORSE

'This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning permit under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright.'



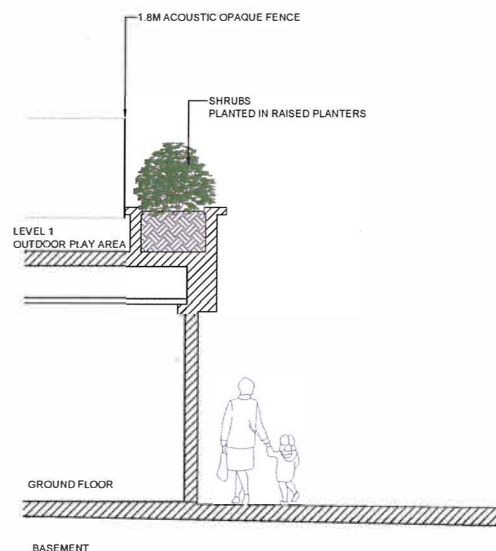
LEGEND



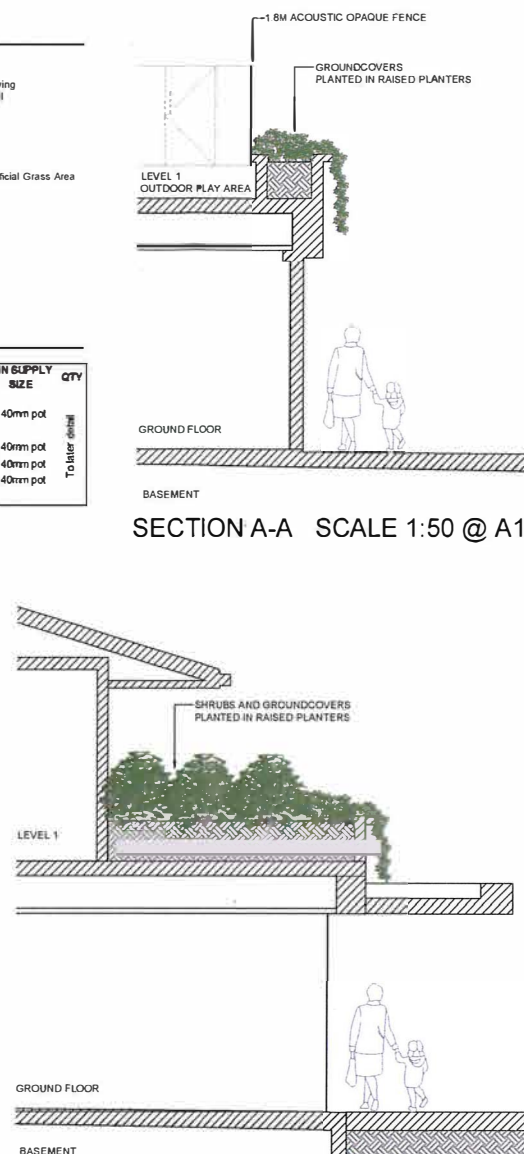
### PLANT SCHEDULE FOR UPPER FLOOR

BOTANICAL NAME SHRUBS	COMMON NAME	DIEBEN*	HEIGHT X WIDTH AT MATURITY	MIN SUPPLY SIZE	GRV
<i>Murraya paniculata</i> 'Min-e-Min'	Min-e-Min orange Jessamine	EN	0.5 x 0.6m	140mm pot	Totipot detail
<b>GRANDIFLORA &amp; GRASSES</b>					
<i>Myrsine cinnamomea</i>	Creeching Sociobola	EN	0.2 x 1.0m	140mm pot	
<i>Rosmarinus officinalis</i> 'Prostrata'	Prostrate Rosemary	EX	0.2 x 1.0m	140mm pot	
<i>Trachelospermum asiaticum</i>	Yellow Star Jasmine	EX	0.2 x 1.0m	140mm pot	

\* D = Deciduous/Evergreen N = Native/Exotic



SECTION B-B SCALE 1:50 @ A1



SECTION C-C SCALE 1:50 @ A1

### SPECIFICATION NOTES

**Soil Preparation**  
Crushed rock, concrete spillage and any other material restrictive to plant growth (e.g. large rocks) shall be removed from the site of any planting beds and semi-advanced trees. All trees to be removed shall be stump ground and all rubbish/vegetative spoil is to be removed from site. Existing top soil in planting areas is to be preserved so that it does not receive additional compaction from site machinery and so that no rubble or building supplies are stored in these areas.

No imported top soil is to be used within the root zones of trees to be protected. Any preparation of existing soil for planting within these areas is to be done by hand only. Holes (e.g. as the result of plant removal) and uneven soil levels may be patched using topsoil as specified below.

Any imported topsoil is to be free of weeds, rubble and other materials damaging to plant growth and is to be of a medium texture (sandy loam) with a pH of 6.0-7.0. Top soil is to be laid over a prepared subbase which has had any materials damaging to plant growth (e.g. rubble and large rocks) removed, spread to the appropriate depth and cultivated into the existing site soil to a minimum depth of 150mm. Imported top soil is to be lightly and uniformly compacted in 150mm layers to a minimum depth of 100mm on lawn areas and 300mm on excavated planting beds.

**Weed Removal**  
All weeds shall be thoroughly removed. All vegetative material, including roots and rhizomes of non-woody perennials and woody suckering weeds, is to be removed or appropriately controlled using chemical means. The stumps of non-suckering woody perennials are to be stump ground. All vegetative material shall be appropriately disposed of off site in a manner which will not allow the re-establishment elsewhere. Any chemical controls are to be used in accordance with manufacturer's instructions and standard occupational health and safety procedures. Care must be taken to ensure that all trees to be retained are not damaged during weed removal. This also implies that any herbicides used are to be selected for use around the vegetation to be retained.

**Planting** shall be carried out using accepted horticultural practices with all plants conforming to the special size and quantities indicated on the Landscape Plan and Plant Schedule. Plants shall be thoroughly soaked through immersion in water prior to planting and if the planting soil is very dry then the planting hole is also to be filled with water and allowed to drain completely. All plants shall be appropriately hardened off in the nursery. Use plants with the following characteristics: Large healthy root systems with no evidence of root curl or pot bound restriction or damage, vigorous, well established, free from disease and pests and of good form, consistent with the species or variety.

Planting holes for shrubs and groundcovers are to be of minimum size 75mm larger than the planting pot in all directions. Semi-advanced tree planting holes are to be the same depth as the rootball and 2-3 times its diameter, with the top of the rootball being at grade. A 75mm high berm is to be constructed at edge of root-ball to hold water. All plants are to be thoroughly watered after planting and slow release fertiliser added at the quantities specified by the manufacturer.

### Mulch

Type 2 - All other beds; is to be an organic type laid to a minimum depth of 75mm, consisting of fine dark coloured chipped or shredded pine bark or similar with 80% of particles in the size range 10 to 20mm in plan and 5mm in thickness. No particles are to exceed 30mm in plan. Mulch shall be free of

damaging matter such as soil, weeds and sticks and is to be stockpiled and thoroughly weathered prior to delivery. All mulch is to be sloped towards plant stems but shall be kept back 100mm from the stems of all plants to prevent collar rot.

**Irrigation**  
An approved drip irrigation system is to be supplied to all planter boxes & garden beds. It is the responsibility of the contractor to ensure that all irrigation meets manufacturers specifications. The system is to be connected to mains supply and include a rain-shut off device. All dripline is to be buried with approx. 50mm of topsoil cover and shall be anchored at regular intervals to ensure the tubing cannot be dislodged.

**Raised Planter Boxes**  
 Raised planter construction also include, but not necessarily be limited to, the supply and installation of agricultural drains, drainage cells at base, filter fabric, planting medium, mulch and irrigation. Planter boxes must be effectively tanked and lined with coreflute to prevent leakage. Drainage cells are to be provided at the base of the planter and are to be covered with a layer of filter fabric. A drainage outlet is to be installed in the base of the planter with the floor of the planter sloped towards it. Provide a root anchor if trees are to be planted in a windy location.

Supply and spread evenly a special lightweight planter mix. (to be advised) Compact evenly in 100mm layers. Avoid differential subsidence and excess compaction and produce a finished surface that is graded evenly and ready for planting. Allow for 50mm layer of specified mulch to top of beds and a finished level 25-50mm below the planter rim. Drip irrigation as specified is to be installed beneath the mulch layer.

**Aggregate Gravel Surface**  
Aggregate gravel is to be installed where shown comprising of a 50mm layer of gravel (7-14mm granite screenings or similar, no fines) over a base course of 75mm deep gently compacted Fine Crushed Rock The subgrade is to be appropriately compacted.

**Repair / Restoration of damaged Nature-strips**  
Nature strips are to be restored to current grades with any depressions filled with topsoil to specifications above and lightly compacted in 150mm layers. Areas are then to be re-seeded using an appropriate and matching turf type and the area fenced off to allow the re-establishment of lawn. Re-seeded areas are to be well irrigated and the area supplied with a slow release fertiliser at the quantities recommended by the manufacturer.

Any areas of lawn which have failed to germinate (achieve an evenly green 95% covering of a consistent height) are to be re-seeded within one month of original sowing date.

**Plant Establishment Period**

There shall be a 13 weeks Plant Establishment Period following the approval of Practical Completion by the responsible authority. During this period the landscape contractor shall make good all defects in his/her scope of works. Maintenance and Establishment means the care and maintenance of the contract area by accepted horticultural practices, as well as rectifying any defects that become apparent in the work under normal use. This shall include, but shall not be limited to watering, fertilising, weeding, pruning, pest and disease control, cultivation, re-staking and replacement of any plants/shall fail with plants of the same species and size.

COPYRIGHT  
This drawing must not be copied in whole or in part  
without the consent of John Patrick Landscape Architects  
Pty Ltd.

Do not scale off drawings

NOT FOR CONSTRUCTION

REVISION	DATE	BY
----------	------	----

**JOHN PATRICK**  
LANDSCAPE ARCHITECTS PTY LTD  
324 Victoria Street,  
Richmond, VIC 3121  
T +61 3 9429 4855  
F +61 3 9429 8211  
admin@johnpatrick.com.au  
[www.johnpatrick.com.au](http://www.johnpatrick.com.au)

**CLIENT**  
**Little Learning School**

PROJECT  
**Mont Albert Childcare**

### DRAWING

#### Upper Floor Landscape Plan and Sections

SCALE	AS SHOWN
DATE	25/09/2018
DRAWN	SW
CHECKED	JF
JOB NO	18-0625
DWG NO	REV A
CAD FILE	18-0625

