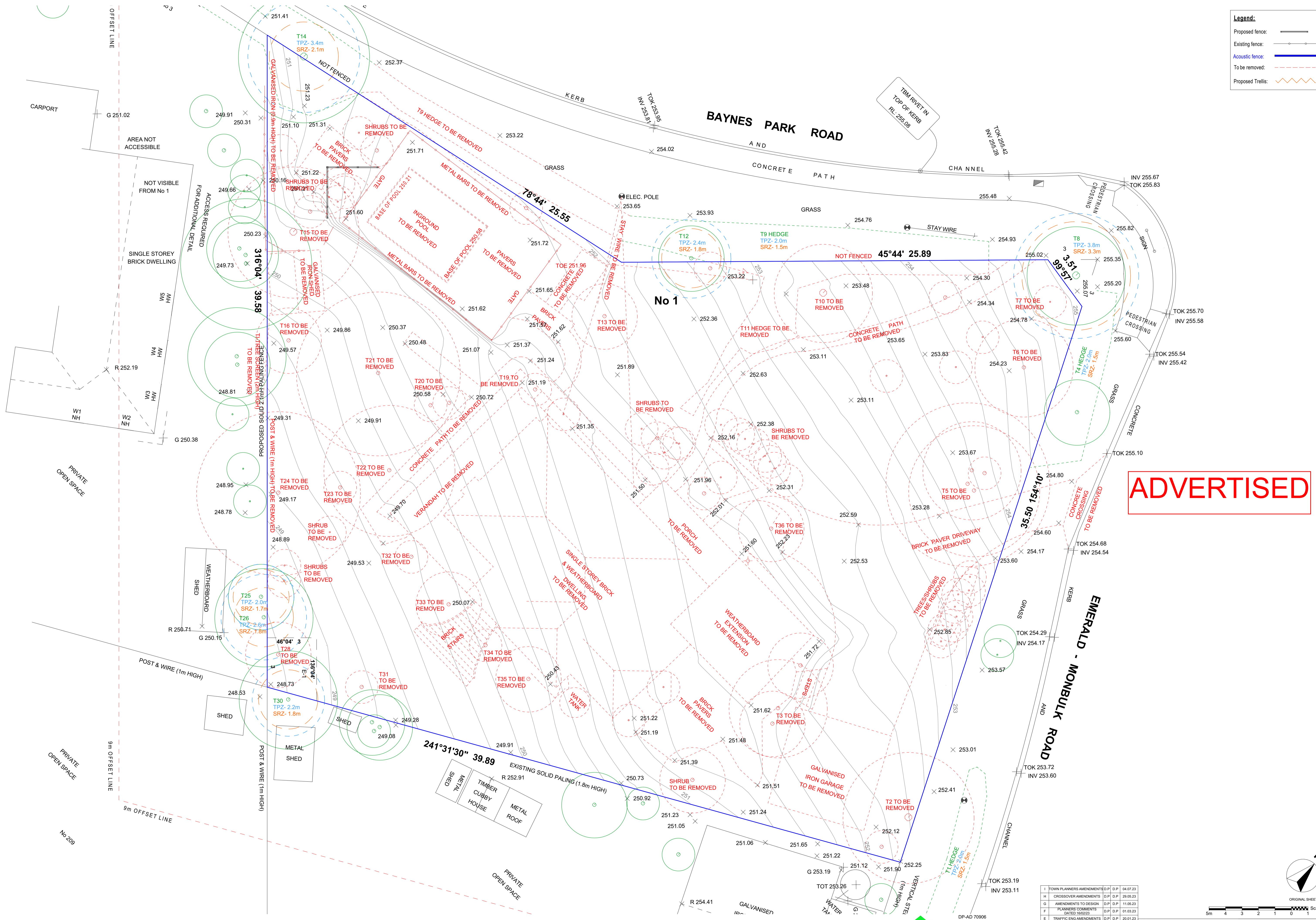
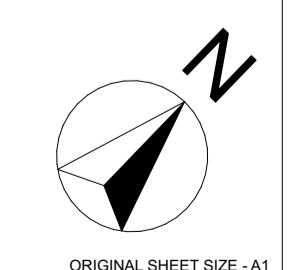


Legend:

- Proposed fence: ———
- Existing fence: ———
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- To be removed: - - - - -
- Proposed Tralls: ~~~~~



ADVERTISED



REV	DESCRIPTION	DATE	BY	CHK	APP
I	TOWN PLANNERS AMENDMENTS	D.P.	D.P.	04.07.23	
H	CROSSOVER AMENDMENTS	D.P.	D.P.	29.05.23	
G	AMENDMENTS TO DESIGN	D.P.	D.P.	11.05.23	
F	PLANNERS COMMENTS DATED 16/02/23	D.P.	D.P.	01.03.23	
E	TRAFFIC ENG AMENDMENTS AS PER RPT DATED 16/10/22	D.P.	D.P.	20.01.23	
D	AMENDMENTS AS PER RPT DATED 16/10/22	D.P.	D.P.	24.11.22	
C	TRAFFIC ENG AMENDMENTS	D.P.	D.P.	16.09.22	
B	ACOUSTIC REPORT ADDED	D.P.	D.P.	05.09.22	
A	PRELIMINARY ISSUE FOR TOWN PLANNING APPROVAL	D.P.	D.P.	02.09.22	

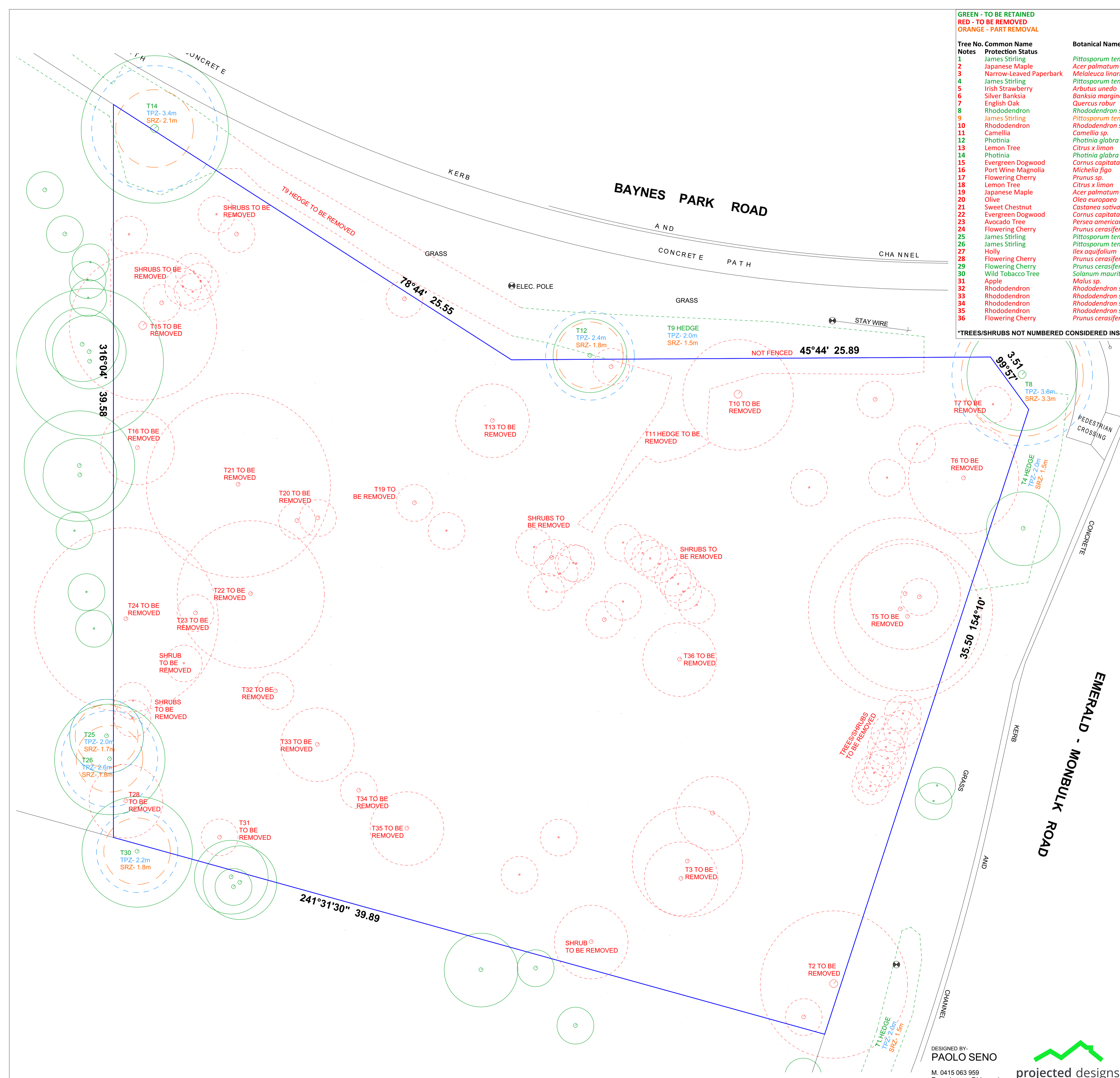
DESIGNED BY:
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projected designs
 building design & drafting

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 W. www.projectdesigns.com

ASL Real Estate
 Proposed Child Care Centre at 1 Baynes Park Road,
 Monbulk VIC 3793

Scale 1:100
 SHEET 1



Tree No.	Common Name	Botanical Name	Origin	HxW (m)	SRZ (m)	TPZ (m)	Health	Canopy	Stem	Age	Significance	ULE	Retention Value
1	James Stirling	<i>Pittosporum tenuifolium</i>	Non-native	2x1	1.5	2.0	G	G	G	M	M	>20 M+	Municipal Yes, Municipal
2	Japanese Maple	<i>Acer palmatum</i>	Non-native	6x9	2.5	5.9	F	G	G	M	M	<15 M	Yes
3	Narrow-Leaved Paperbark	<i>Melaleuca linarifolia</i>	Aus. native	6x6	3.1	7.3	G	G	G	M	M	>20 M+	No, Exempt
4	James Stirling	<i>Pittosporum tenuifolium</i>	Non-native	2x1	1.5	2.0	G	G	G	M	M	>20 M+	Municipal Yes, Municipal
5	Irish Strawberry	<i>Arbutus unedo</i>	Non-native	8x12	3.9	8.0	F	G	F	M	M	<10 M-	No, Exempt
6	Silver Banksia	<i>Banksia marginata</i>	Vic. native	5x4	1.9	2.5	F	G	G	M	L	<10 L	Yes
7	English Oak	<i>Quercus robur</i>	Non-native	9x8	2.3	4.2	F	G	G	M	M	<15 M	Yes
8	Rhododendron	<i>Rhododendron sp.</i>	Non-native	4x7	3.3	3.8	F	G	G	M	M	<15 M	Municipal Yes, Municipal
9	James Stirling	<i>Pittosporum tenuifolium</i>	Non-native	2x1	1.5	2.0	G	G	G	M	M	>20 M+	Municipal Yes, Municipal
10	Rhododendron	<i>Rhododendron sp.</i>	Non-native	8x8	2.8	5.8	F	G	G	M	M	<15 M	Yes
11	Camellia	<i>Camellia sp.</i>	Non-native	3x3	2.0	3.4	G	G	G	M	M	>20 M+	Yes
12	Photinia	<i>Photinia glabra</i>	Non-native	4x4	1.8	2.4	F	F	G	M	L	<10 L	Yes
13	Lemon Tree	<i>Citrus x limon</i>	Non-native	3x2	1.6	2.2	G	F	F	M	L	>15 L	No, Exempt
14	Photinia	<i>Photinia glabra</i>	Non-native	8x6	2.1	3.4	F	G	G	M	M	<15 M	Municipal Yes, Municipal
15	Evergreen Dogwood	<i>Cornus capitata</i>	Non-native	8x8	2.4	5.5	G	G	G	M	M	>20 M+	Yes
16	Port Wine Magnolia	<i>Michelia figo</i>	Non-native	3x2	1.5	2.0	G	G	G	M	L	>20 M-	No, Exempt
17	Flowering Cherry	<i>Prunus sp.</i>	Non-native	3x3	1.5	2.0	G	F	G	M	L	>15 L	No, Exempt
18	Lemon Tree	<i>Citrus x limon</i>	Non-native	3x2	1.5	2.0	G	G	G	M	L	>20 M-	No, Exempt
19	Japanese Maple	<i>Acer palmatum</i>	Non-native	3x2	1.6	2.3	G	F	P	M	L	>5 L	No, Exempt
20	Olive	<i>Olea europaea</i>	Non-native	6x5	2.5	3.1	G	G	G	M	M	>20 M+	No, Exempt
21	Sweet Chestnut	<i>Castanea sativa</i>	Non-native	6x9	2.6	5.5	G	G	G	M	M	>20 M+	No, Exempt
22	Evergreen Dogwood	<i>Cornus capitata</i>	Non-native	6x7	2.3	4.6	G	G	G	M	M	>20 M+	No, Exempt
23	Avocado Tree	<i>Persea americana</i>	Non-native	4x3	1.6	2.0	F	G	G	M	L	<15 L	No, Exempt
24	Flowering Cherry	<i>Prunus cerasifera</i>	Non-native	8x9	2.1	4.3	F	G	F	M	L	<10 L	No, Exempt
25	James Stirling	<i>Pittosporum tenuifolium</i>	Non-native	6x4	1.7	2.0	G	G	G	M	M	>20 M+	Neighbour Yes, Neighbour
26	James Stirling	<i>Pittosporum tenuifolium</i>	Non-native	6x5	1.8	2.6	G	G	G	M	M	>20 M+	Neighbour Yes, Neighbour
27	Holly	<i>Ilex aquifolium</i>	Non-native	5x4	2.3	3.6	P	G	G	M	L	<10 L	No, Exempt
28	Flowering Cherry	<i>Prunus cerasifera</i>	Non-native	3x2	1.5	2.0	F	G	G	M	L	<15 L	No, Exempt
29	Flowering Cherry	<i>Prunus cerasifera</i>	Non-native	7x4	1.7	2.6	F	G	G	SM	L	<20 L	Neighbour Yes, Neighbour
30	Wild Tobacco Tree	<i>Salanum mauritianum</i>	Non-native	5x6	1.8	2.2	F	G	F	M	L	<10 L	Neighbour Yes, Neighbour
31	Apple	<i>Malus sp.</i>	Non-native	4x3	1.9	3.0	G	F	G	M	L	>15 L	No, Exempt
32	Rhododendron	<i>Rhododendron sp.</i>	Non-native	4x3	2.4	2.9	F	F	F	M	L	<10 L	No, Exempt
33	Rhododendron	<i>Rhododendron sp.</i>	Non-native	4x2	1.9	2.2	F	F	F	M	L	<5 L	No, Exempt
34	Rhododendron	<i>Rhododendron sp.</i>	Non-native	4x2	1.6	2.0	G	F	P	M	L	>5 L	No, Exempt
35	Rhododendron	<i>Rhododendron sp.</i>	Non-native	4x4	2.2	2.7	G	F	P	M	M	>10 M-	No, Exempt
36	Flowering Cherry	<i>Prunus cerasifera</i>	Non-native	3x5	1.9	3.6	G	G	G	M	M	>20 M+	No, Exempt

*TREES/SHRUBS NOT NUMBERED CONSIDERED INSIGNIFICANT AND UNDER 5m IN HEIGHT

ADVERTISED

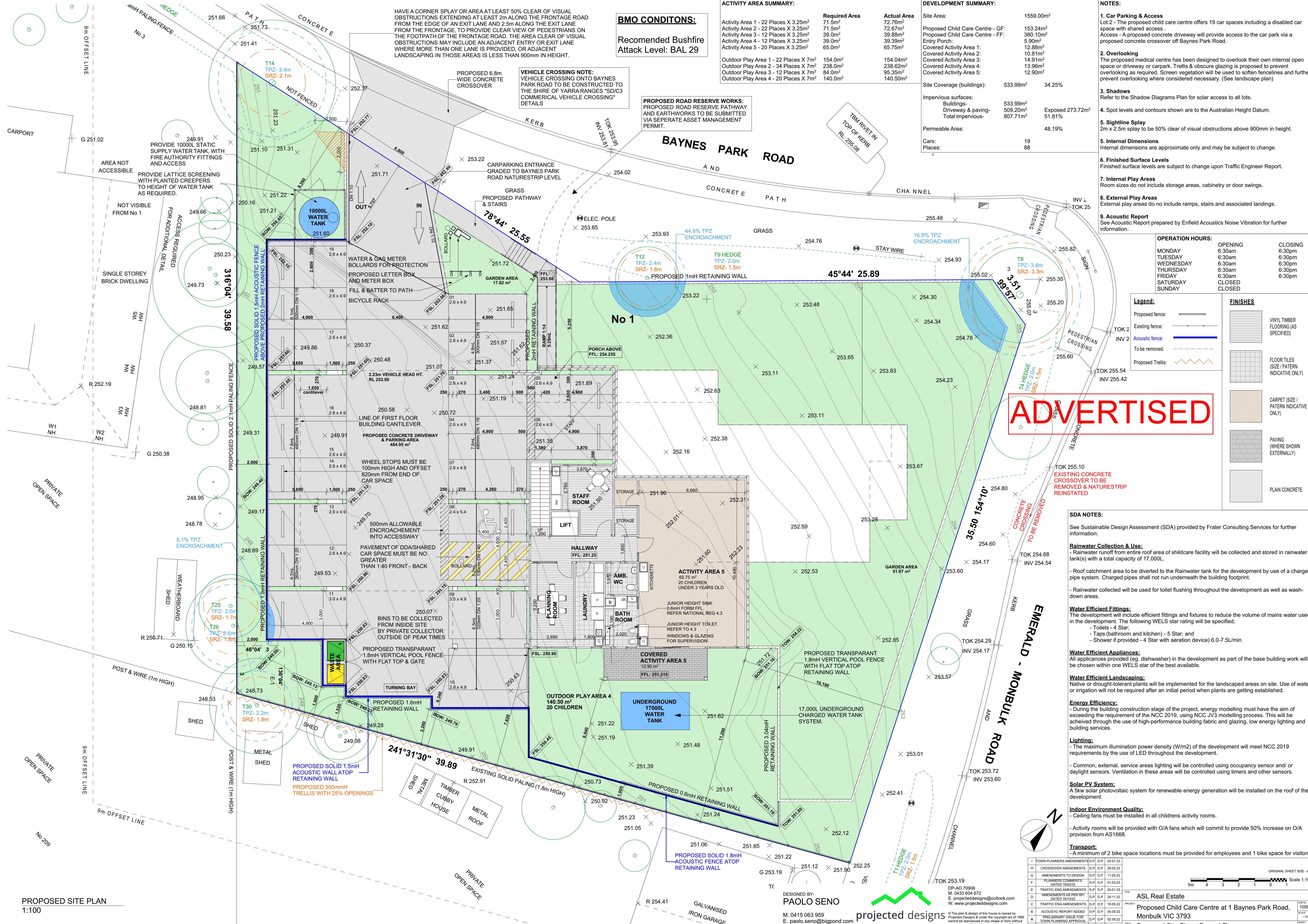
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ASL Real Estate
 Proposed Child Care Centre at 1 Baynes Park Road,
 Monbulk VIC 3793

Tree Removal Site Plan



HAVE A CORNER SPLAY OR AREA AT LEAST 50% CLEAR OF VISUAL OBSTRUCTIONS EXTENDING AT LEAST 2m ALONG THE FRONTAGE ROAD FROM THE EDGE OF AN EXIT LANE AND 2.5m ALONG THE EXIT LANE FROM THE FRONTAGE. TO PROVIDE CLEAR VIEW OF PEDESTRIANS ON THE FOOTPATH OF THE FRONTAGE ROAD. THE AREA CLEAR OF VISUAL OBSTRUCTIONS MAY INCLUDE AN ADJACENT ENTRY OR EXIT LANE WHERE MORE THAN ONE LANE IS PROVIDED, OR ADJACENT LANDSCAPING IN THOSE AREAS IS LESS THAN 900mm IN HEIGHT.

BMO CONDITIONS:
 Recommended Bushfire Attack Level: BAL 29

VEHICLE CROSSING NOTE:
 VEHICLE CROSSING ONTO BAYNES PARK ROAD TO BE CONSTRUCTED TO THE SHIRE OF YARRA RANGES 'SD/C3 COMMERCIAL VEHICLE CROSSING' DETAILS

PROPOSED ROAD RESERVE WORKS:
 PROPOSED ROAD RESERVE PATHWAY AND EARTHWORKS TO BE SUBMITTED VIA SEPERATE ASSET MANAGEMENT PERMIT.

ACTIVITY AREA SUMMARY:

Activity Area	Placements	Required Area	Actual Area
Activity Area 1	22 Places X 3.25m ²	71.5m ²	72.76m ²
Activity Area 2	22 Places X 3.25m ²	71.5m ²	72.67m ²
Activity Area 3	12 Places X 3.25m ²	39.0m ²	39.88m ²
Activity Area 4	12 Places X 3.25m ²	39.0m ²	39.39m ²
Activity Area 5	20 Places X 3.25m ²	65.0m ²	65.75m ²
Outdoor Play Area 1	22 Places X 7m ²	154.0m ²	154.04m ²
Outdoor Play Area 2	34 Places X 7m ²	238.0m ²	238.62m ²
Outdoor Play Area 3	12 Places X 7m ²	84.0m ²	95.35m ²
Outdoor Play Area 4	20 Places X 7m ²	140.0m ²	140.50m ²

DEVELOPMENT SUMMARY:

Category	Value	Percentage
Site Area:	1559.00m ²	
Proposed Child Care Centre - GF:	153.24m ²	
Proposed Child Care Centre - FF:	300.10m ²	
Entry Porch:	5.90m ²	
Covered Activity Area 1:	12.88m ²	
Covered Activity Area 2:	10.81m ²	
Covered Activity Area 3:	14.91m ²	
Covered Activity Area 4:	13.96m ²	
Covered Activity Area 5:	12.90m ²	
Site Coverage (buildings):	533.99m ²	34.25%
Impervious surfaces:		
Buildings:	533.99m ²	
Driveway & paving:	509.20m ²	Exposed 273.72m ²
Total impervious:	807.71m ²	51.81%
Permeable Area:		48.19%
Cars:	19	
Places:	88	

- NOTES:**
- Car Parking & Access**
 Lot 2 - The proposed child care centre offers 19 car spaces including a disabled car space with shared access.
 Access - A proposed concrete driveway will provide access to the car park via a proposed concrete crossover off Baynes Park Road.
 - Overlooking**
 The proposed medical centre has been designed to overlook their own internal open space or driveway or carpark. Trellis & obscure glazing is proposed to prevent overlooking as required. Screen vegetation will be used to soften fenestration and further prevent overlooking where considered necessary. (See landscape plan)
 - Shadows**
 Refer to the Shadow Diagrams Plan for solar access to all lots.
 - Spot levels and contours** shown are to the Australian Height Datum.
 - Sightline Splay**
 2m x 2.5m splay to be 50% clear of visual obstructions above 900mm in height.
 - Internal Dimensions**
 Internal dimensions are approximate only and may be subject to change.
 - Finished Surface Levels**
 Finished surface levels are subject to change upon Traffic Engineer Report.
 - Internal Play Areas**
 Room sizes do not include storage areas, cabinetry or door swings.
 - External Play Areas**
 External play areas do not include ramps, stairs and associated landings.
 - Acoustic Report**
 See Acoustic Report prepared by Enfield Acoustics Noise Vibration for further information.

OPERATION HOURS:

Day	Opening	Closing
MONDAY	6:30am	6:30pm
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SATURDAY	CLOSED	CLOSED
SUNDAY	CLOSED	CLOSED

Legend:

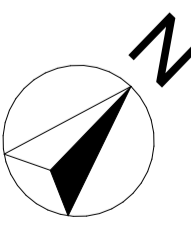
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- VINYL TIMBER FLOORING (AS SPECIFIED)
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- CARPET (SIZE / PATTERN INDICATIVE ONLY)
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ADVERTISED

- SDA NOTES:**
- See Sustainable Design Assessment (SDA) provided by Frater Consulting Services for further information:
- Rainwater Collection & Use:**
- Rainwater runoff from entire roof area of childcare facility will be collected and stored in rainwater tank(s) with a total capacity of 17,000L.
 - Roof catchment area to be diverted to the Rainwater tank for the development by use of a charged pipe system. Charged pipes shall not run underneath the building footprint.
 - Rainwater collected will be used for toilet flushing throughout the development as well as wash-down areas.
- Water Efficient Fittings:**
- The development will include efficient fittings and fixtures to reduce the volume of mains water used in the development. The following WELS star rating will be specified:
- Toilets - 4 Star;
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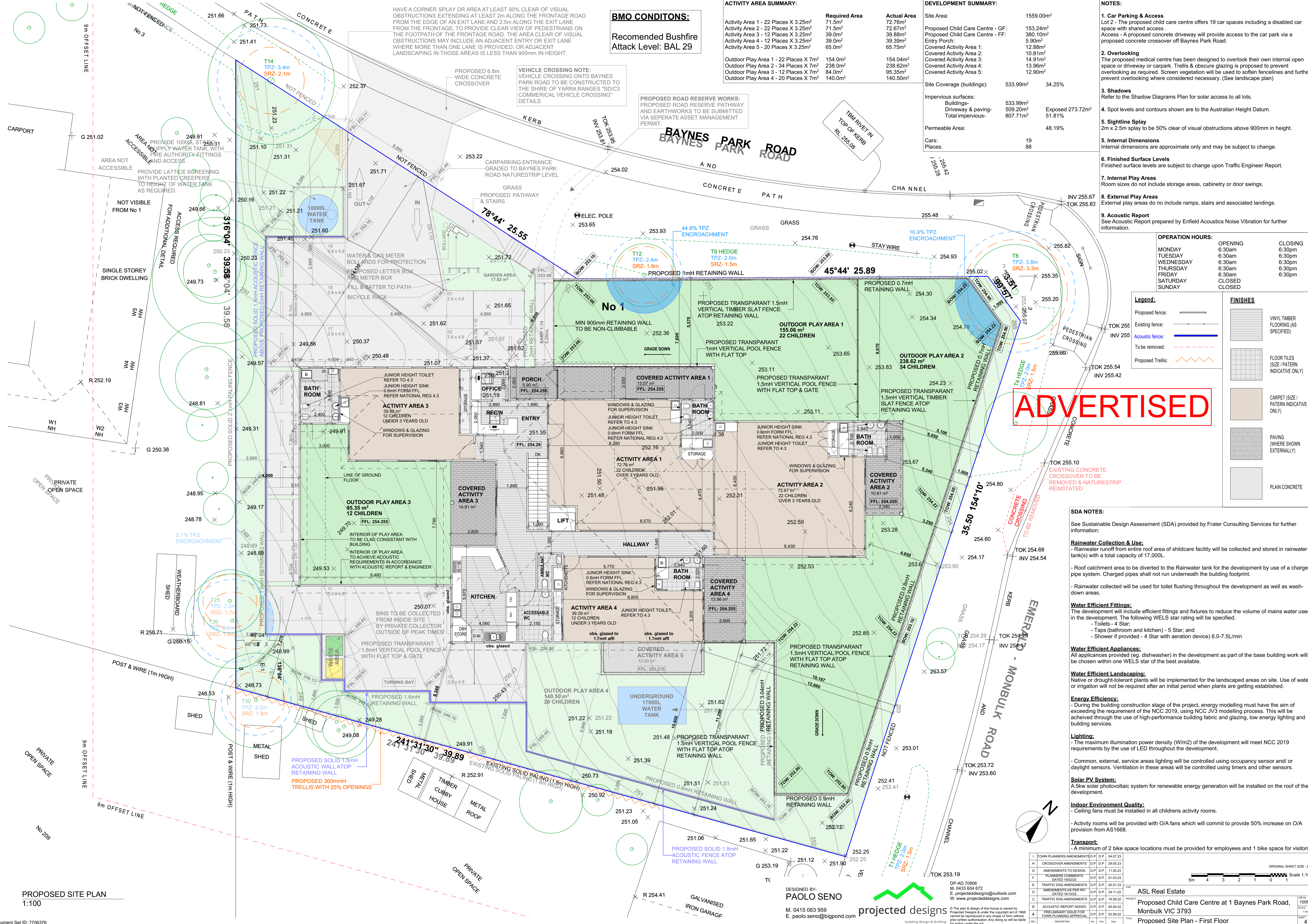
PROPOSED SITE PLAN
 1:100

DESIGNED BY:
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ORIGINAL SHEET SCALE: 1:100
 SCALE: 1:100
 ASL Real Estate
 Proposed Child Care Centre at 1 Baynes Park Road, Monbulk VIC 3793
 Proposed Site Plan - Ground Floor



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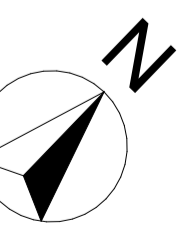
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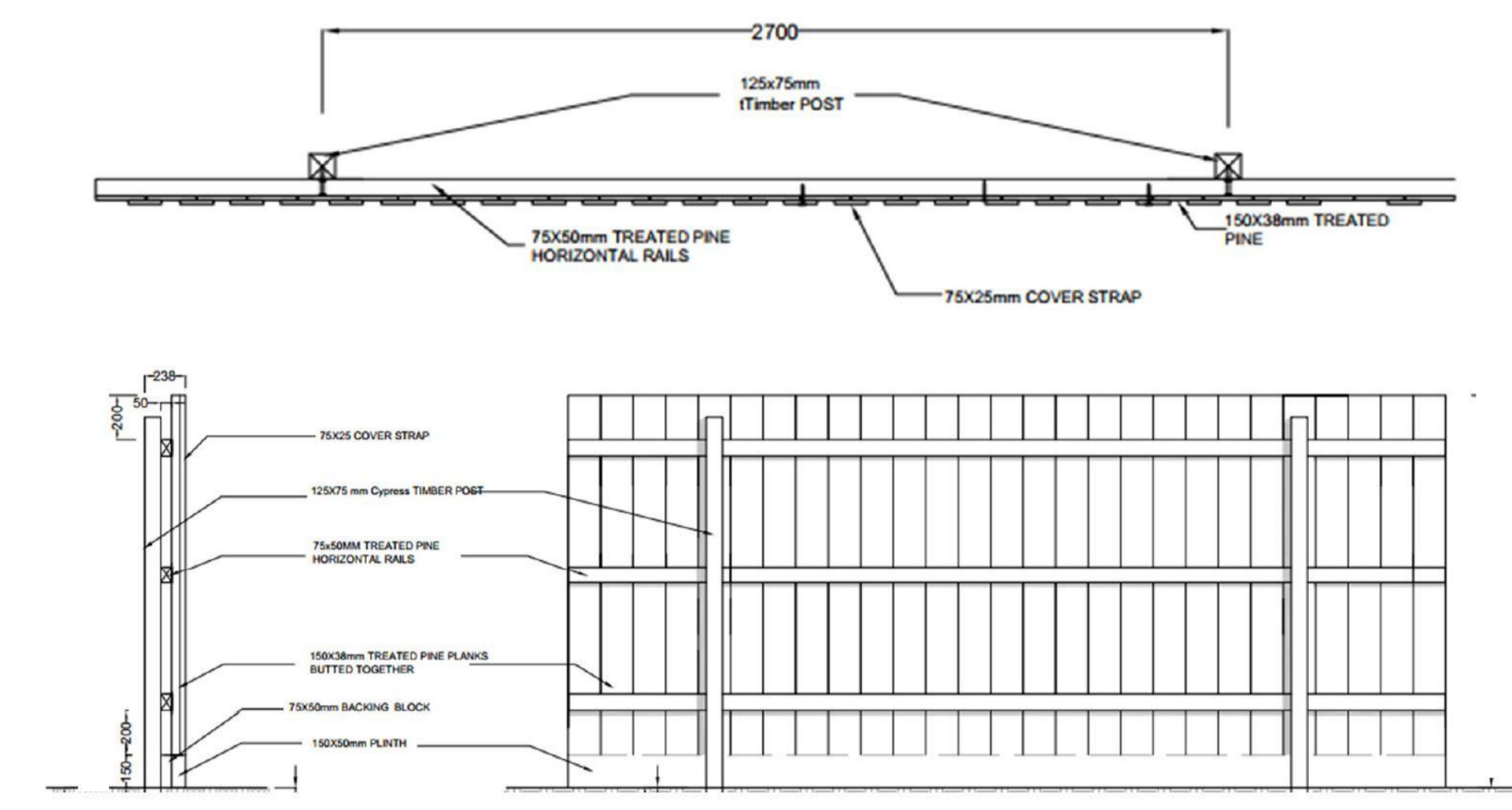
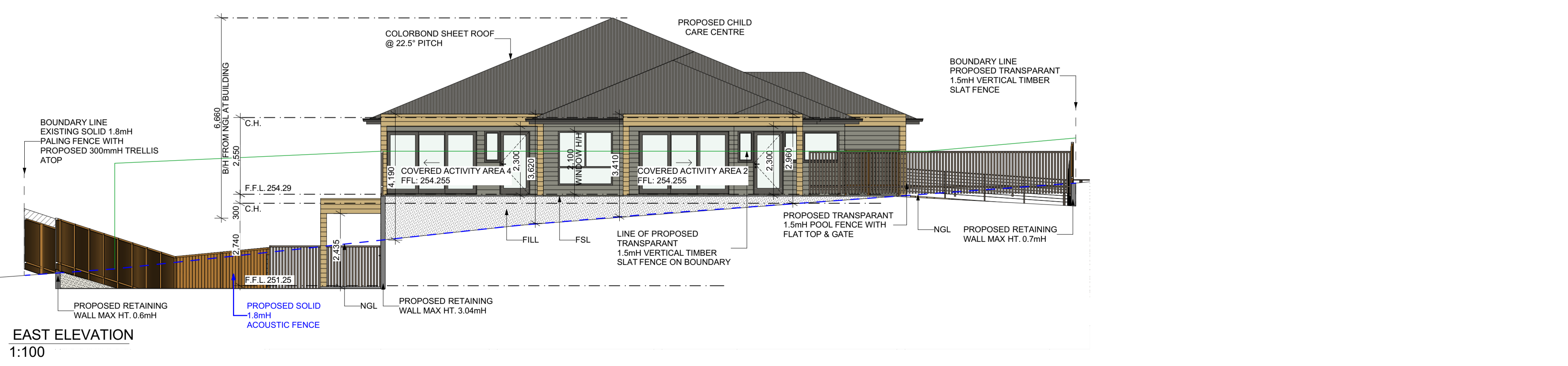
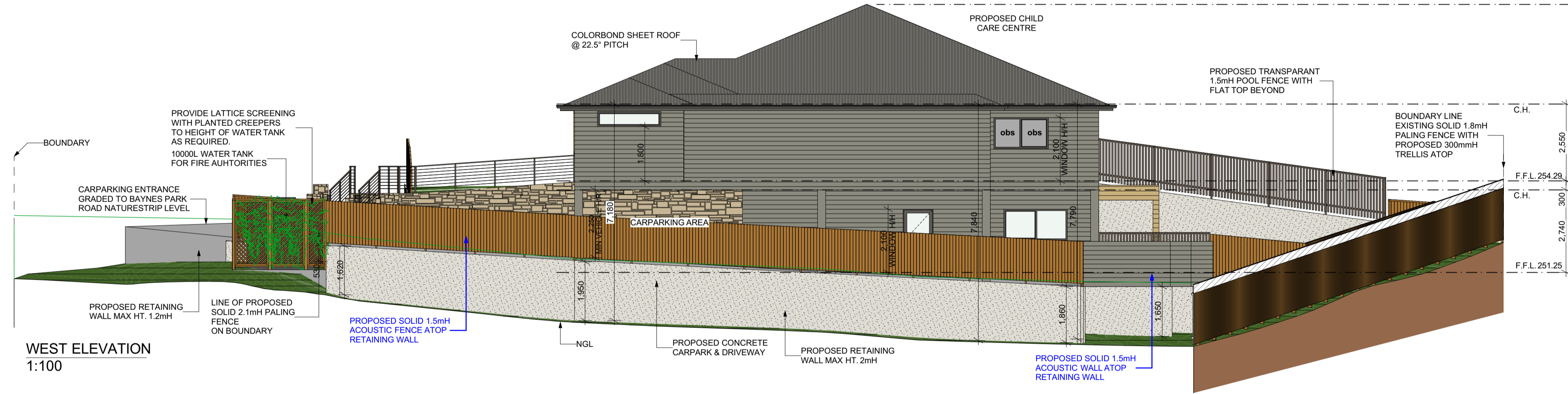
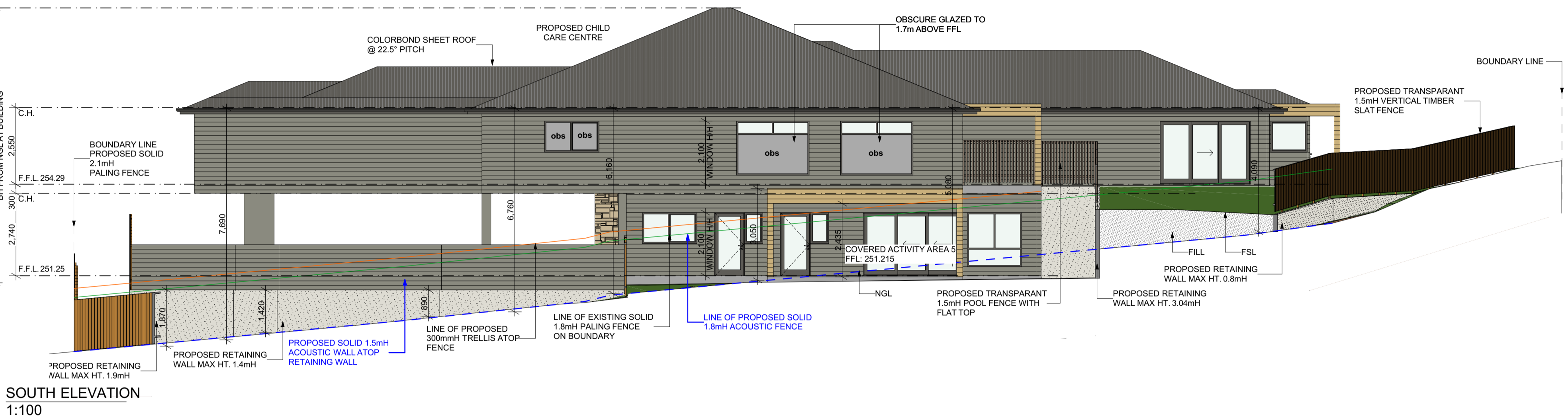
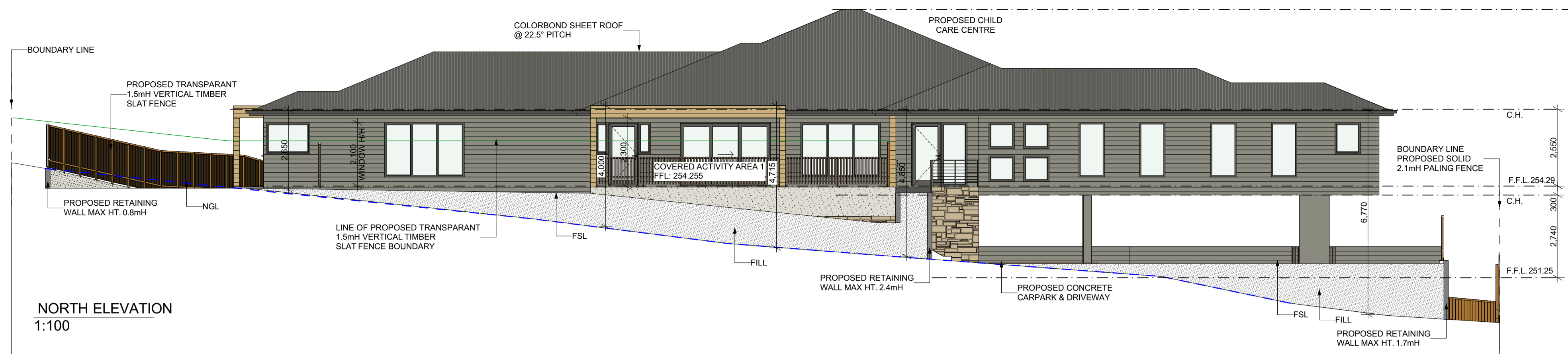


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NO.	DESCRIPTION	DATE	BY
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2	CROSSOVER AMENDMENTS	29.05.23	D.P.
3	AMENDMENTS TO DESIGN	11.05.23	D.P.
4	PLANNERS COMMENTS DATED 16/02/23	01.03.23	D.P.
5	TRAFFIC ENG AMENDMENTS	20.01.23	D.P.
6	AMENDMENTS AS PER RPT DATED 16/10/22	24.11.22	D.P.
7	TRAFFIC ENG AMENDMENTS	16.09.22	D.P.
8	ACOUSITIC REPORT ADDED	05.09.22	D.P.
9	PRELIMINARY ISSUE FOR TOWN PLANNING APPROVAL	02.09.22	D.P.

ASL Real Estate
 Proposed Child Care Centre at 1 Baynes Park Road,
 Monbulk VIC 3793
 Proposed Site Plan - First Floor



ACOUSTIC FENCING DETAIL

ADVERTISED

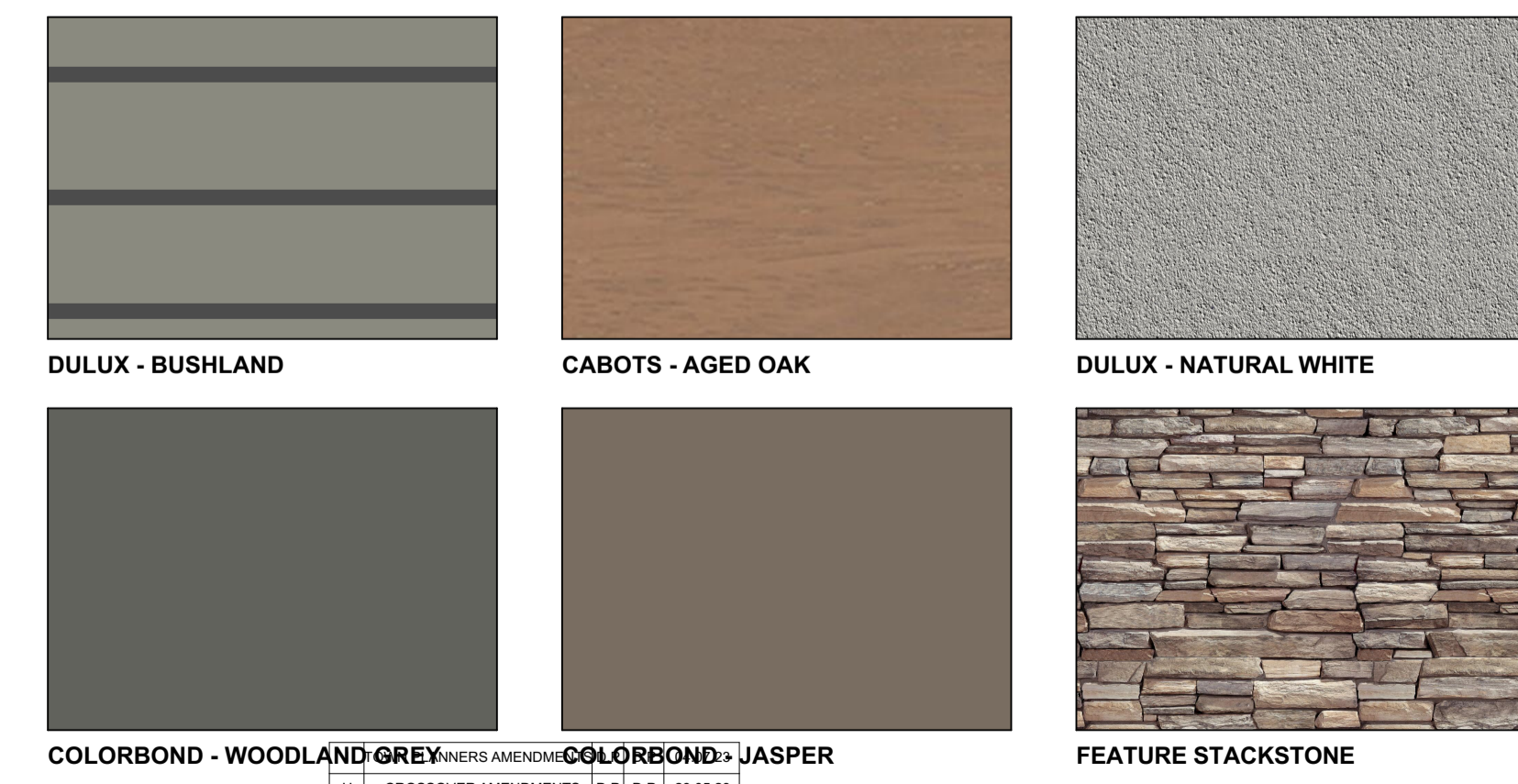
GLAZING NOTE:

USE OF DOUBLE GLAZING FOR ALL GLAZED EXTERNAL WINDOWS AND DOORS TO ACHIEVE PASSIVE DESIGN AND SUSTAINABLE BUILDING DESIGN RESPONSE MEASURES OUTLINED IN CLAUSE 15 BUILT FORM - JUNE 2022.

MATERIALS, FINISHES & COLOURS

Note: Colours may be similar to those listed to allow for variation between brands

EXTERNAL WALLS:	WEATHERBOARD PAINT/RENDER	DULUX CABOTS	BUSHLAND AGED OAK
EXTERNAL CONCRETE COLUMNS:	STAINED TIMBER	DULUX	NATURAL WHITE
RETAINING WALLS:	RENDER		
FEATURE WALLS:	STACK STONE		
WINDOW & DOOR FRAMES:	ALUMINIUM	POWDERCOATED	WOODLAND GREY
DOOR LEAF:	ALUMINIUM	POWDERCOATED	WOODLAND GREY
ROOFING:	GALVANISED IRON	COLORBOND	WOODLAND GREY
GUTTER & FASCIA:	GALVANISED IRON	COLORBOND	WOODLAND GREY
INTERNAL POOL FENCING:	ALUMINIUM	POWDERCOATED	JASPER
BOUNDARY TIMBER SLAT FENCING:	STAINED TIMBER	CABOTS	AGED OAK



DULUX - BUSHLAND CABOTS - AGED OAK DULUX - NATURAL WHITE COLORBOND - WOODLAND GREY COLORBOND - JASPER FEATURE STACKSTONE

REV	DESCRIPTION	DATE	BY	CHK	APP
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A	PRELIMINARY ISSUE FOR TOWN PLANNING APPROVAL	D.P.	D.P.		02.09.22

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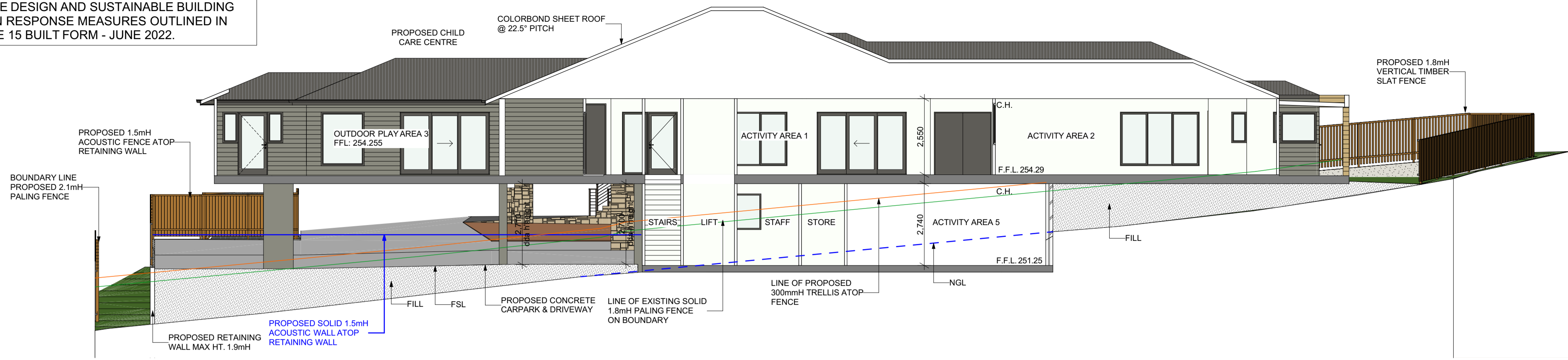


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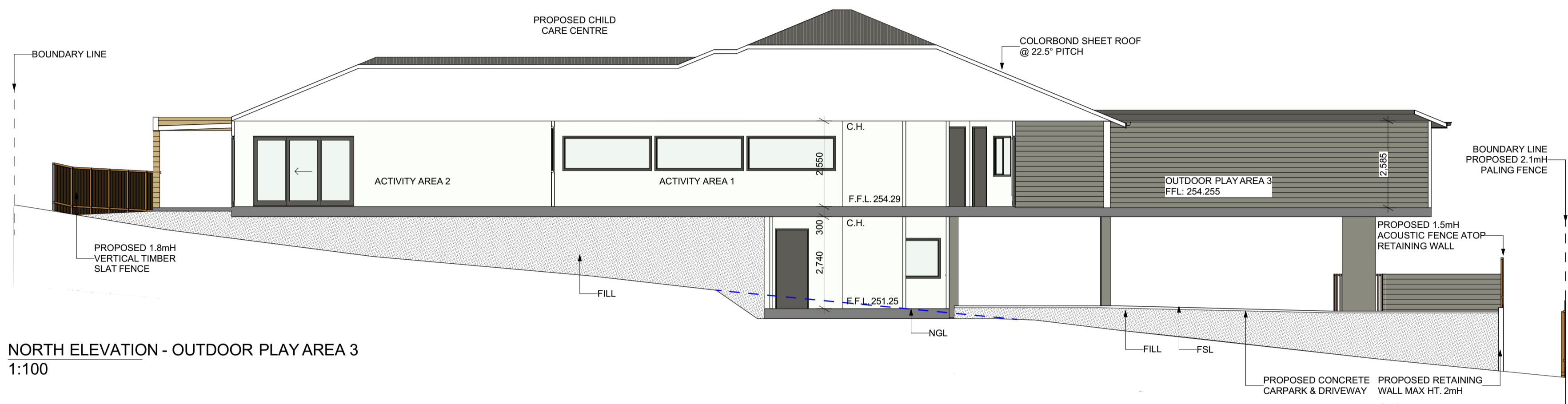
ASL Real Estate
Proposed Child Care Centre at 1 Baynes Park Road,
Monbulk VIC 3793
Elevations 1

GLAZING NOTE:

USE OF DOUBLE GLAZING FOR ALL GLAZED EXTERNAL WINDOWS AND DOORS TO ACHIEVE PASSIVE DESIGN AND SUSTAINABLE BUILDING DESIGN RESPONSE MEASURES OUTLINED IN CLAUSE 15 BUILT FORM - JUNE 2022.

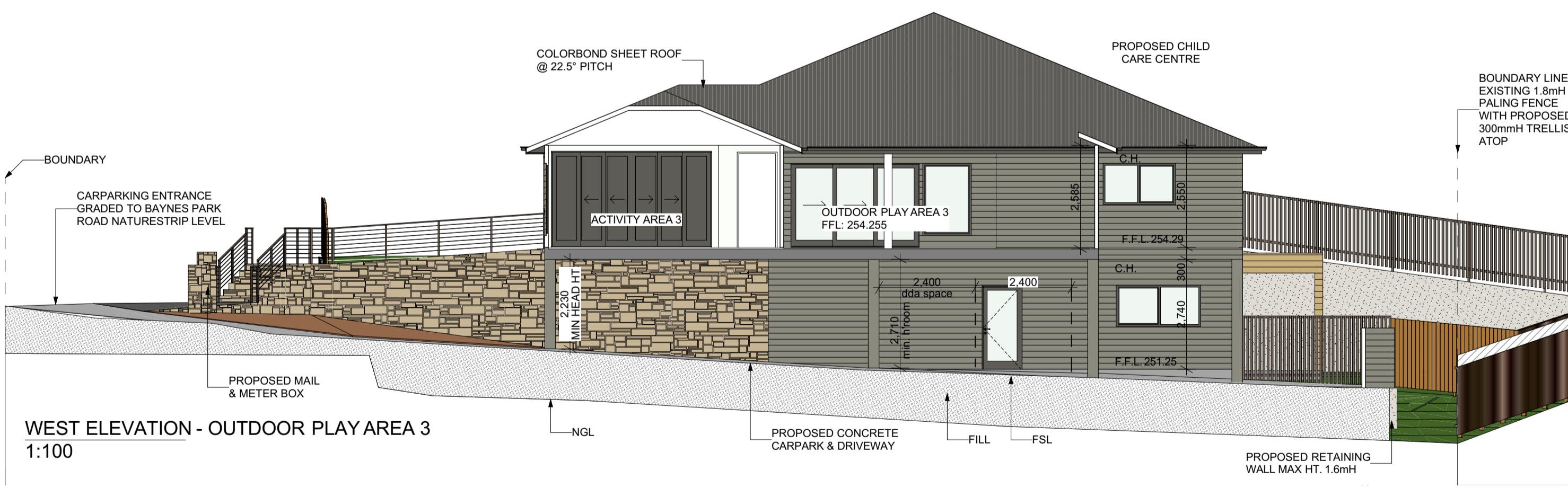


SOUTH ELEVATION - OUTDOOR PLAY AREA 3
1:100

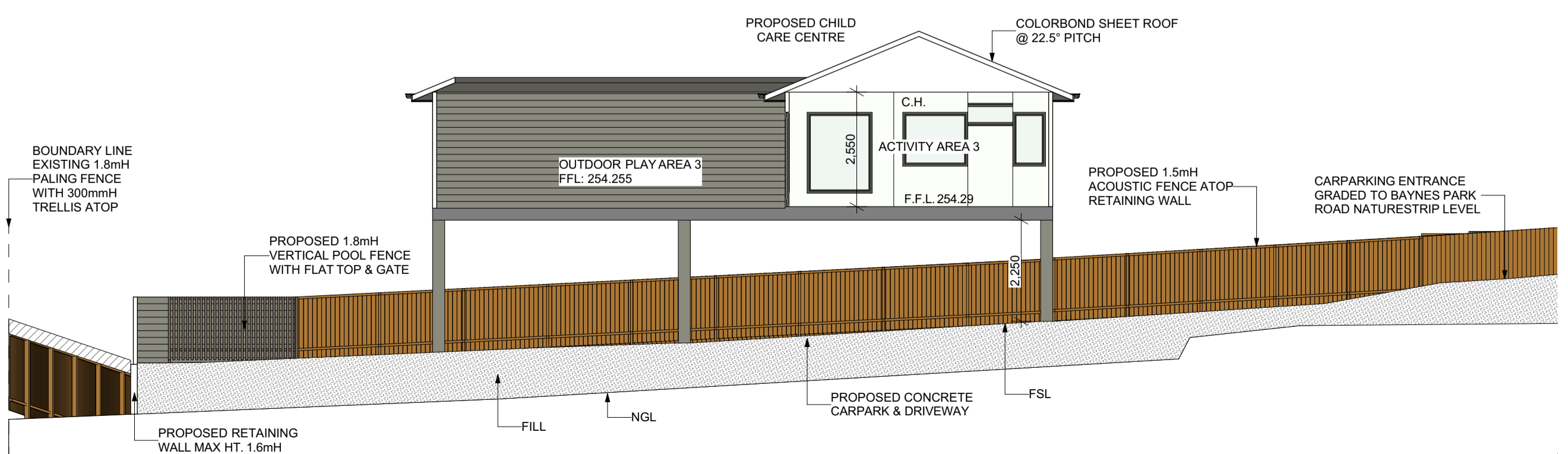


NORTH ELEVATION - OUTDOOR PLAY AREA 3
1:100

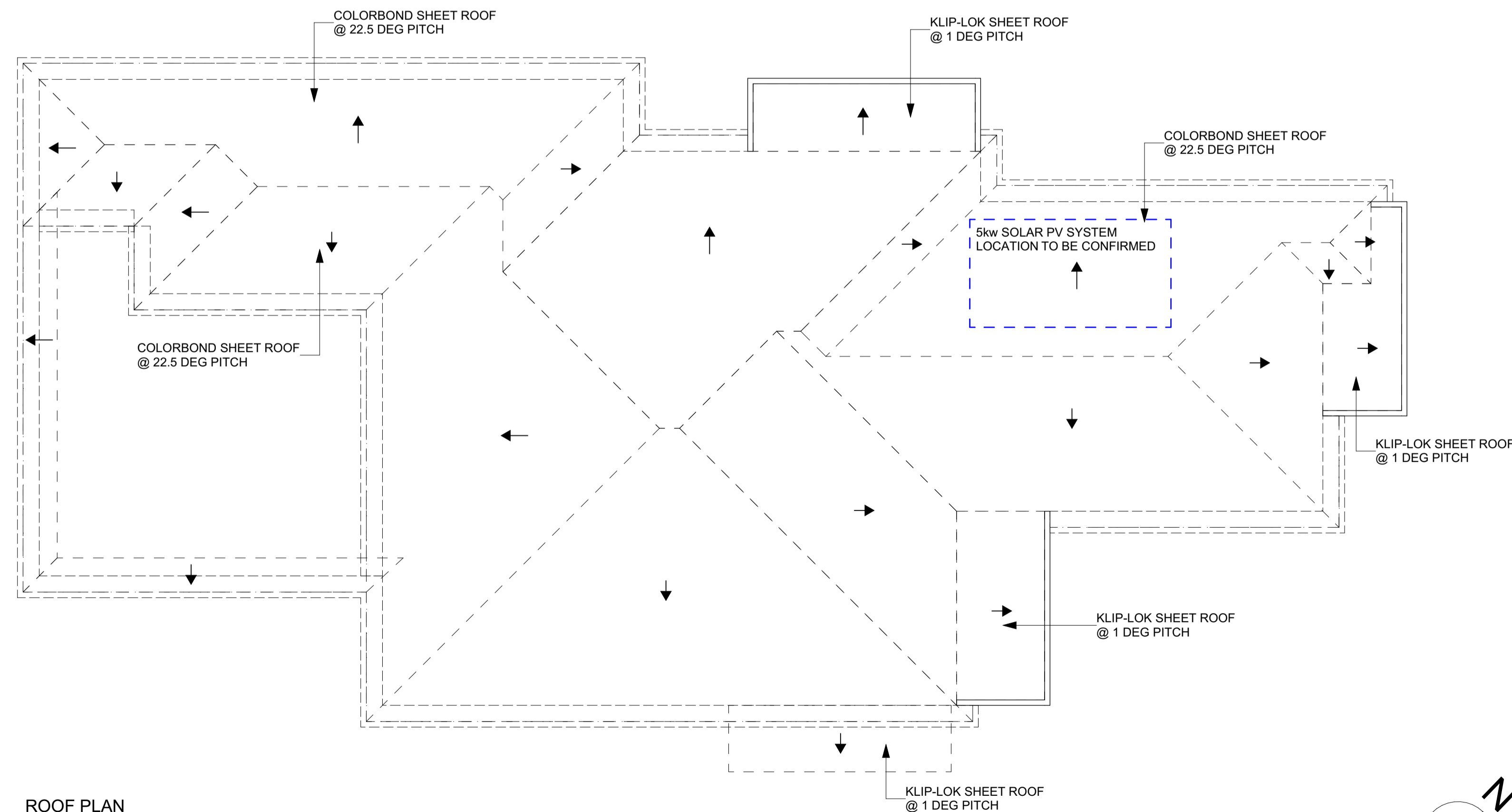
ADVERTISED



WEST ELEVATION - OUTDOOR PLAY AREA 3
1:100



EAST ELEVATION - OUTDOOR PLAY AREA 3
1:100

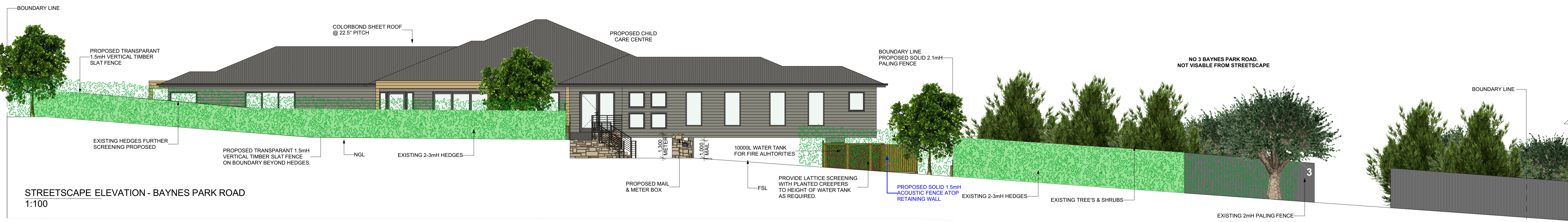


ROOF PLAN
1:100

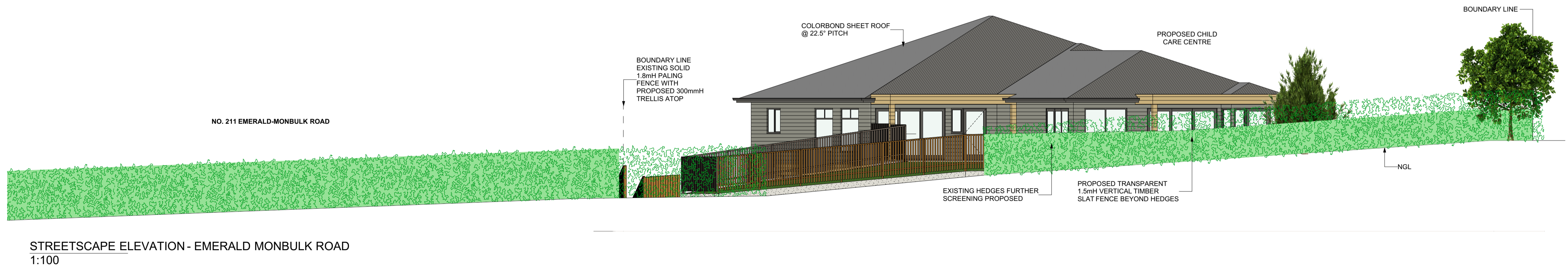
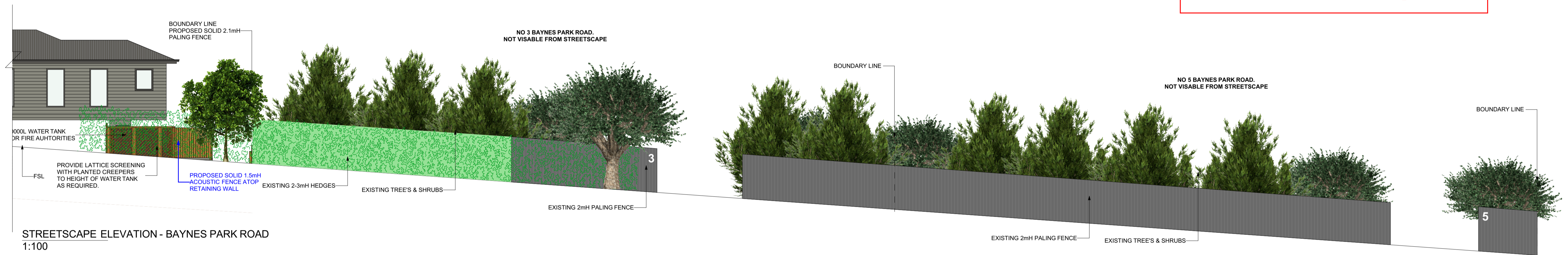
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PROJECT:	ASL Real Estate
TITLE:	Proposed Child Care Centre at 1 Baynes Park Road, Monbulk VIC 3793
SCALE:	1:100
SHEET:	Elevations 2



ADVERTISED

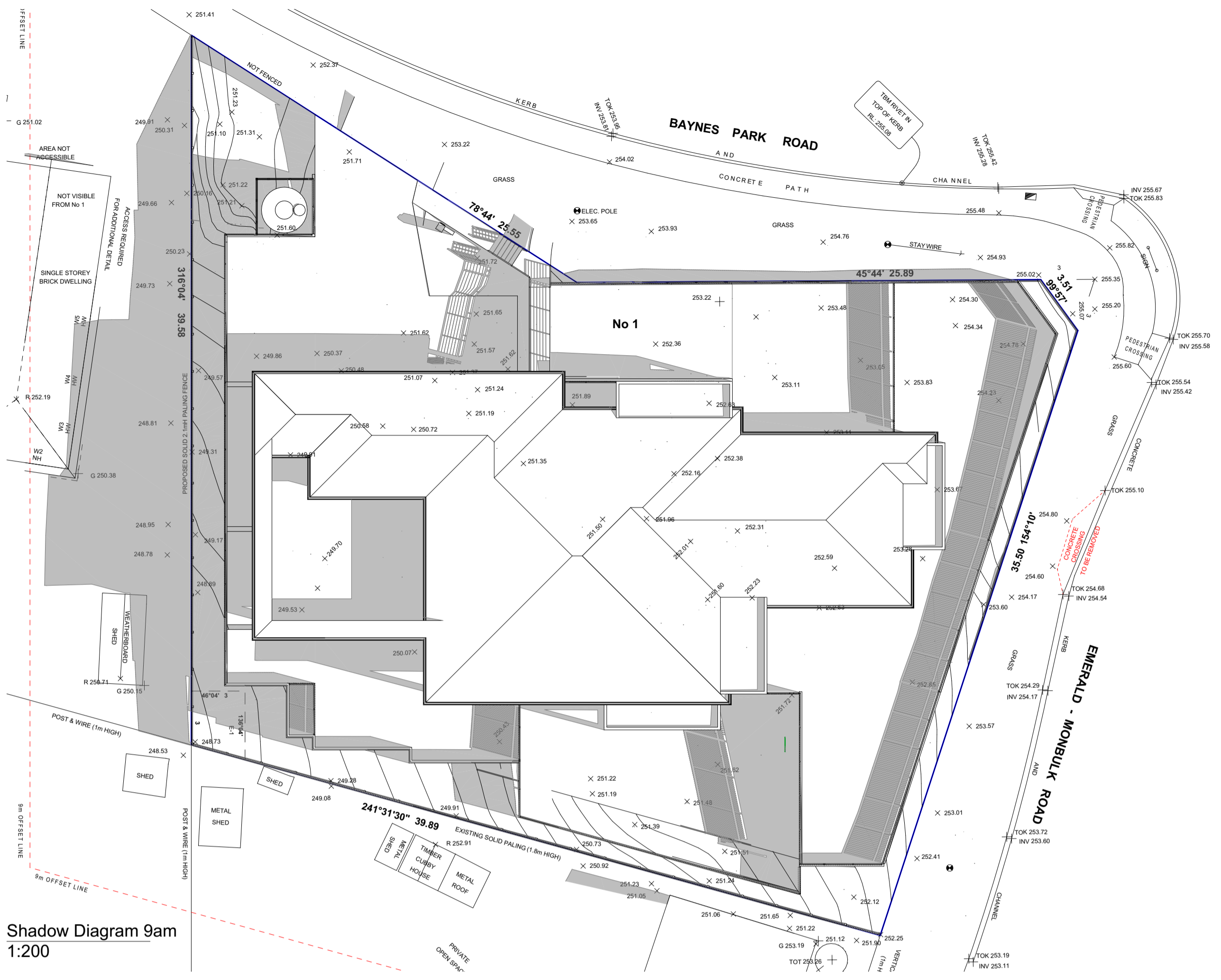


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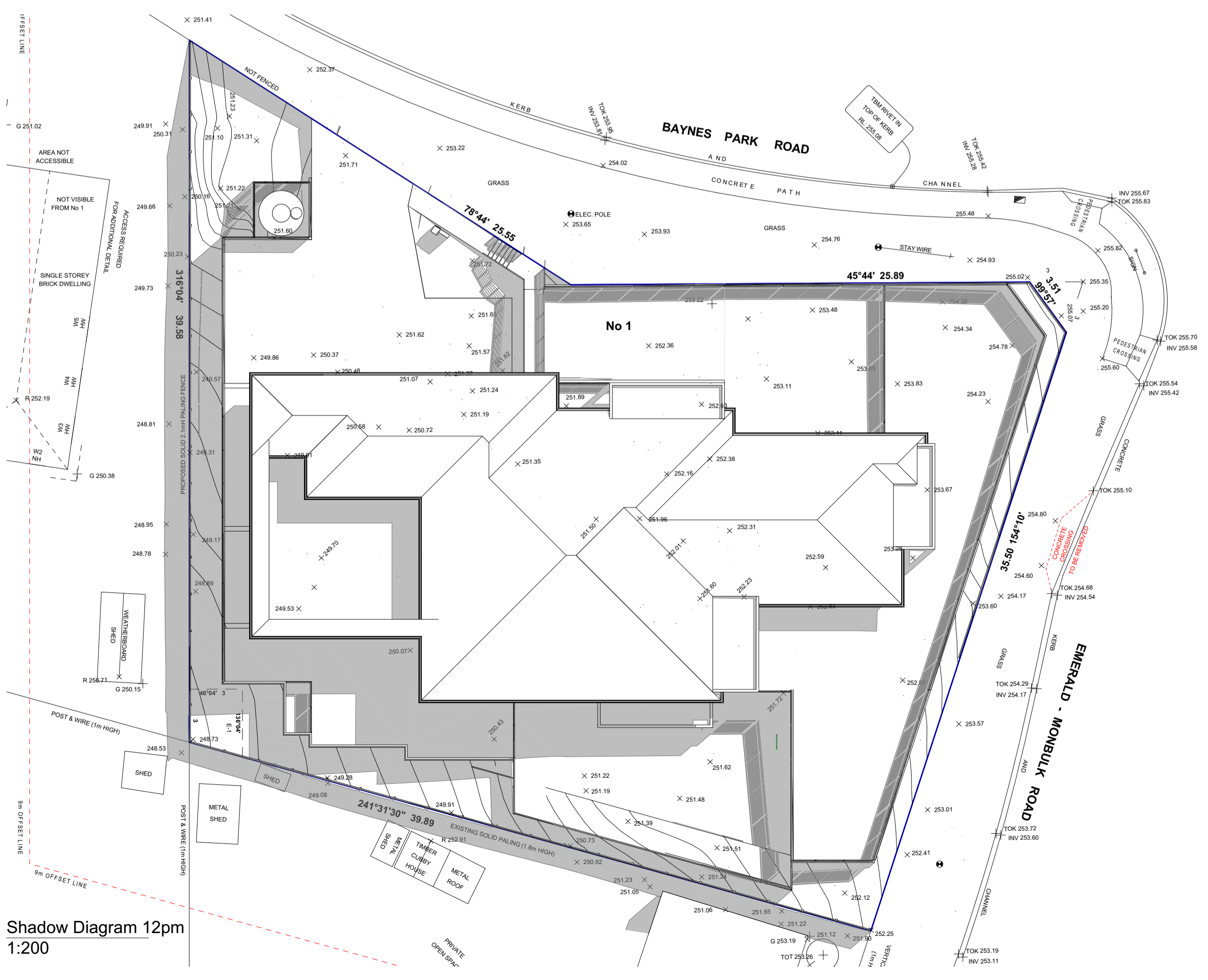
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PROJECT:	ASL Real Estate
TITLE:	Proposed Child Care Centre at 1 Baynes Park Road, Monbulk VIC 3793
SCALE:	1:100
SHEET:	7

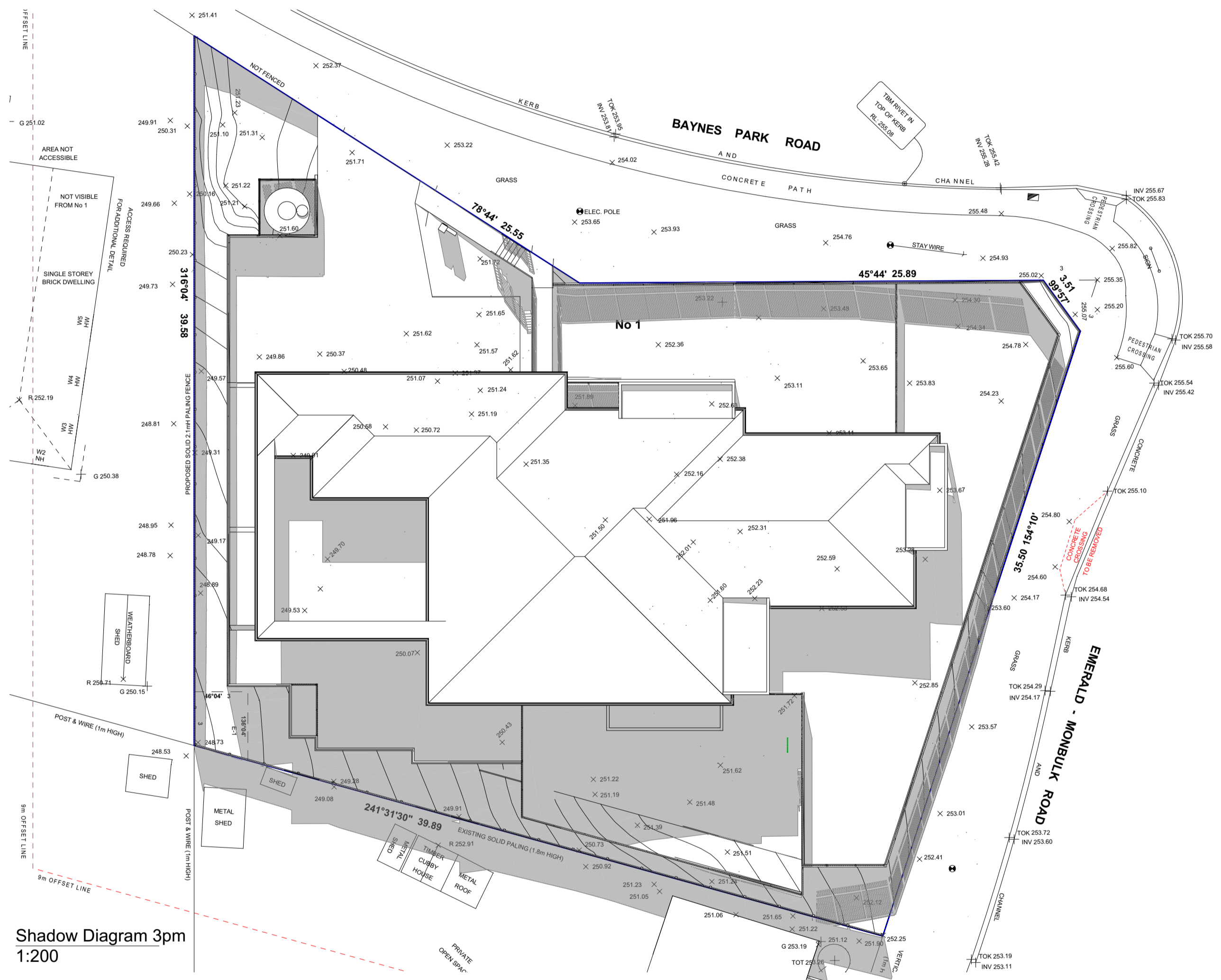
ADVERTISED



Shadow Diagram 9am
1:200



Shadow Diagram 12pm
1:200



Shadow Diagram 3pm
1:200

NOTE: ANGLE OF SHADOWS TAKEN AT
22nd SEPTEMBER

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ASL Real Estate
Proposed Child Care Centre at 1 Baynes Park Road,
Monbulk VIC 3793
Shadow Diagrams

