

PROPOSED CHILDCARE CENTRE

25-27 SONGBIRD AVE, CHIRNSIDE PARK VIC 3116

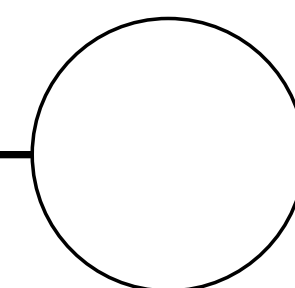
TOWN PLANNING

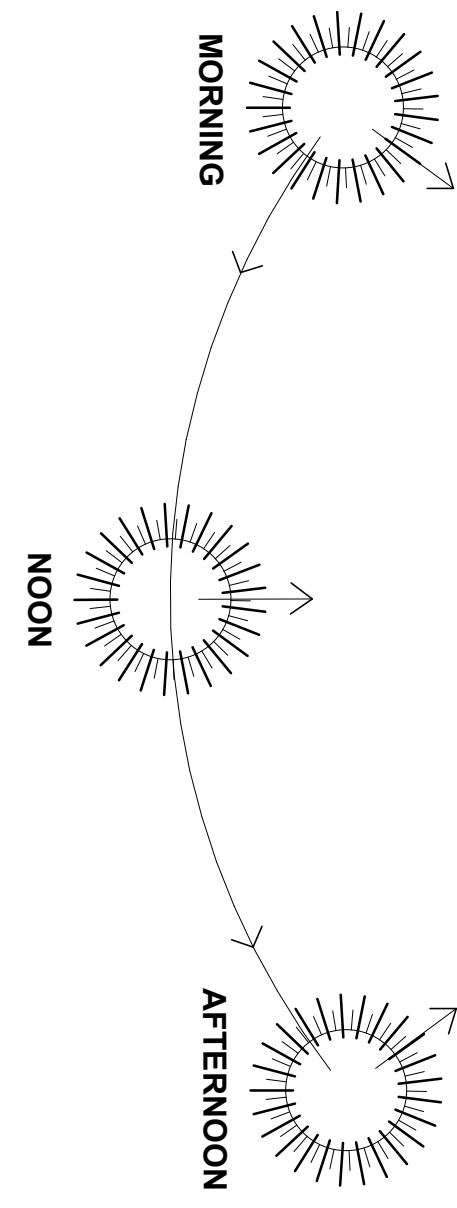
SHEET NO.	SHEET NAME
CS000	COVER SHEET
SA001	SITE ANALYSIS
SA002	DESIGN RESPONSE
SA003	STREETSCAPE ELEVATIONS
TP100	PROPOSED GROUND LEVEL FLOOR PLAN
TP101	PROPOSED ROOF PLAN
TP102	PROPOSED ELEVATIONS
TP103	PROPOSED COLOURED ELEVATIONS
TP104	SECTIONS SHEET 1
TP105	RENDERS SHEET 1
TP108	FENCE TYPE DETAILS - SHEET 1
TP109	FENCE TYPE DETAILS - SHEET 2



Artist conceptual rendering.
Photographs, illustrations and artists impressions depicting parks, landscaping, interiors, exteriors and views are intended as a guide only and are subject to change without notice.

REV	DESCRIPTION	DRN	CHK	DATE
TP1	ISSUE FOR TP	IC	CS	08.11.2021
TP2	RFI ISSUE	MN		28.01.2022
TP3	FINAL TP ISSUE PER COUNCIL RFIs	MN		09.03.2022





LOCATIONS IN PROXIMITY TO SITE		
38.60 km	↙	MELBOURNE CBD (GPO)
150 m	↑	CHIRNSIDE PARK PRIMARY SCHOOL
500 m	↘	VISTA DR/EDWARD RD BUS STOP
700 m	↓	CHIRNSIDE PARK SHOPPING CENTRE
100 m	←	KIMBERLEY RESERVE
1.40 km	↙	OXLEY CHRISTIAN COLLEGE
950 m	↓	7-ELEVEN CHIRNSIDE PARK
900 m	↓	MAROONDAH HIGHWAY
1.20 km	→	CHIRNSIDE PARK COUNTRY CLUB
300 m	↙	CHIRNSIDE PARK COMMUNITY HUB
660 m	↙	CHIRNSIDE PARK FAMILY CLINIC
1.80 km	↙	YARRA VALLEY EQUESTRIAN CENTRE
1.70 km	↙	OXLEY STADIUM
2.00 km	↘	YARRALINDA PRIMARY SCHOOL



A - SONGBIRD AVENUE - VIEW FROM NORTH EAST



B - SONGBIRD AVENUE - VIEW FROM NORTH WEST

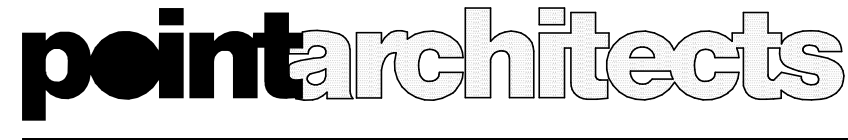


C - SONGBIRD AVENUE - VIEW FROM SOUTH WEST

NOTE

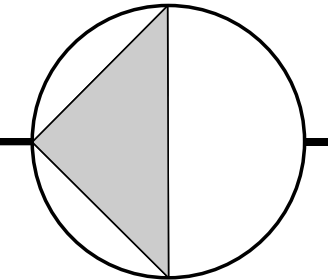
REFERENCE IMAGES FROM GOOGLE STREET VIEW

01 SITE ANALYSIS
SA001 SCALE 1 : 200



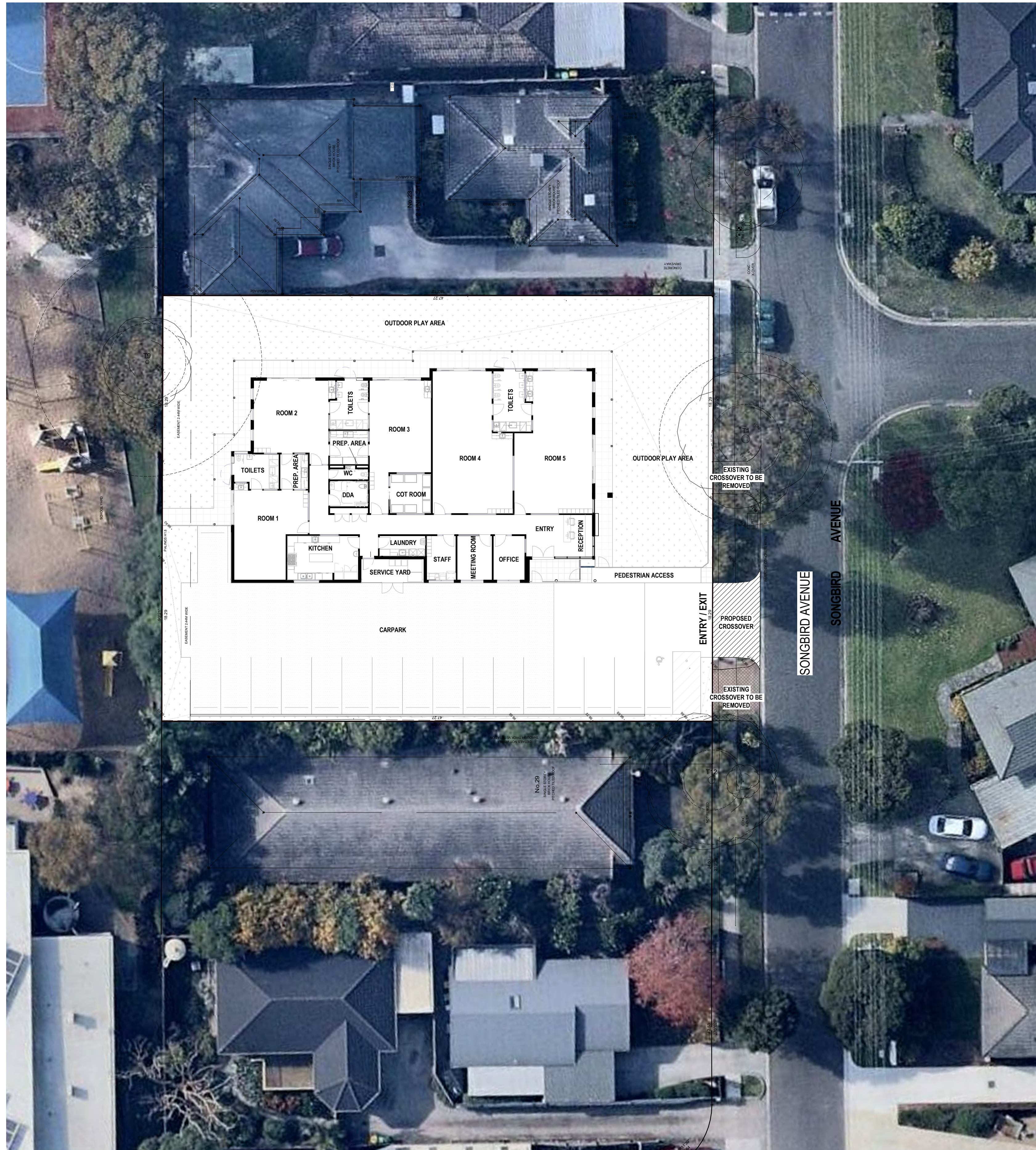
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TOWN PLANNING

PROJECT	TITLE	DRAWN	SCALE	PLOT DATE	JOB No.
PROPOSED CHILDCARE CENTRE 25-27 SONGBIRD AVE, CHIRNSIDE PARK VIC 3116	SITE ANALYSIS	YK	As indicated @ A1		1094
			DWG No.	REVISION	
					SA001 TP3



DESIGN RESPONSE

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

AREA ANALYSIS

TOTAL SITE AREA	1729 m ²	
OVERALL NUMBER OF CHILDREN	80	
TOTAL OUTDOOR AREA	563 m ²	
TOTAL CARPARK SPACES	17	
PERMEABLE AREA	557 m ²	35.4%
IMPERVIOUS AREA	1015 m ²	64.6%
BUILDING FOOTPRINT	540 m ²	

OUTDOOR PLAY AREA SCHEDULE

Outdoor Play Area No.	Level	No. of Children	Area
			GROUND LEVEL
			563 m ²

ROOM AREA SCHEDULE

Room No.	Clear Area	Age	No. of Children	Level
ROOM 1	40 m ²	UNDER 3 YEARS	12	GROUND LEVEL
ROOM 2	40 m ²	UNDER 3 YEARS	12	GROUND LEVEL
ROOM 3	41 m ²	UNDER 3 YEARS	12	GROUND LEVEL
ROOM 4	73 m ²	ABOVE 3 YEARS	22	GROUND LEVEL
ROOM 5	72 m ²	ABOVE 3 YEARS	22	GROUND LEVEL

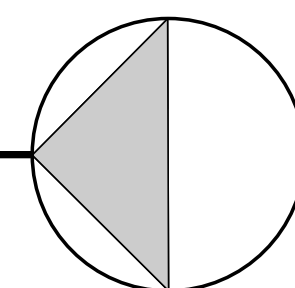
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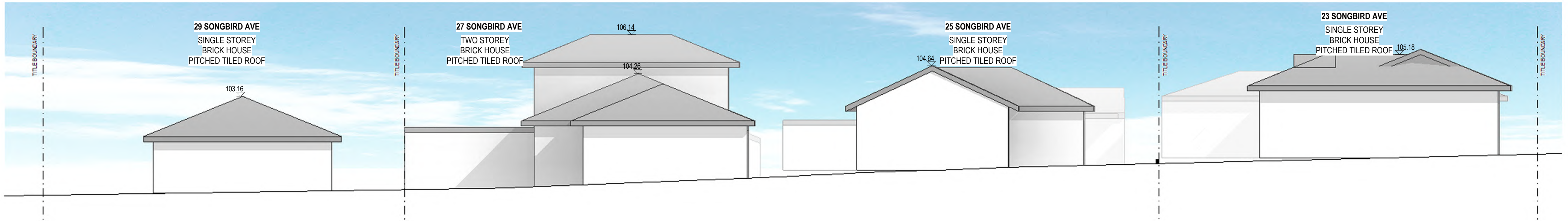
CAVEAT THE LEVELS UNTIL ENGINEERING IS COMPLETE.

ROOM AREA:
Exclusive of : Cot Room / Store / Toilet / Prep.area / Storage / Lockers

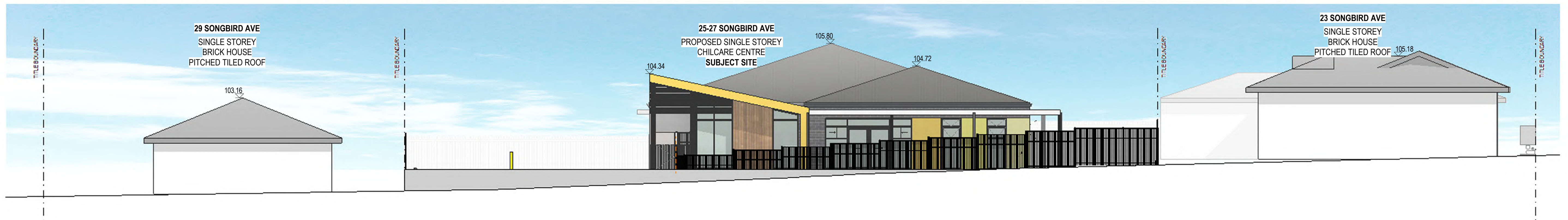
OUTDOOR PLAY AREA:
Exclusive of : Store Area

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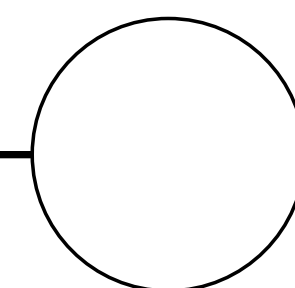


01 STREETScape ELEVATION - EXISTING
SA003 SCALE 1 : 100



02 STREETScape ELEVATION - PROPOSED
SA003 SCALE 1 : 100

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TP1	ISSUE FOR TP	IC	CS	08.11.2021
TP2	RFI ISSUE	MN		28.01.2022
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TREE LEGEND

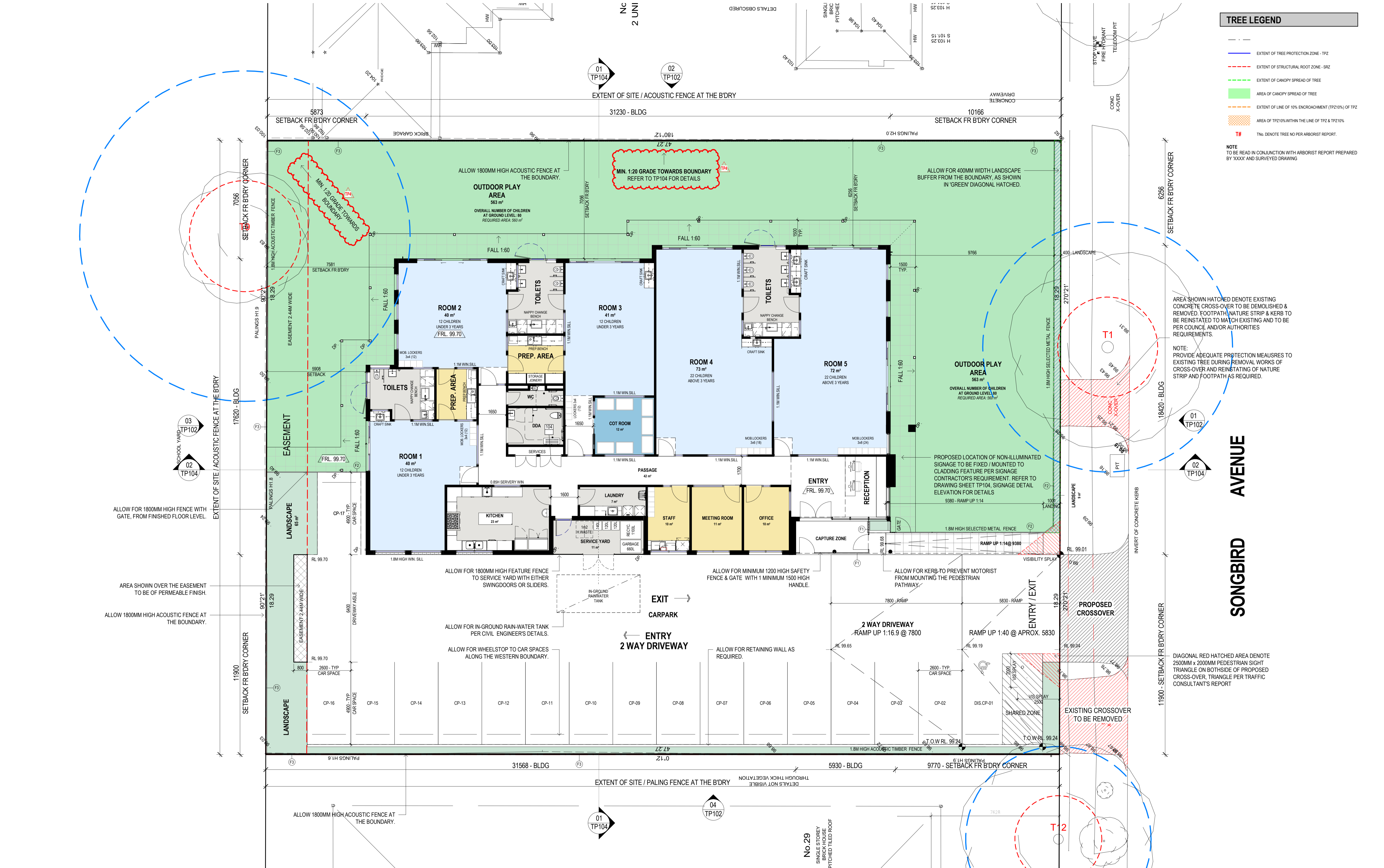
- - - EXTENT OF TREE PROTECTION ZONE - TPZ
- - - EXTENT OF STRUCTURAL ROOT ZONE - SRZ
- - - EXTENT OF CANOPY SPREAD OF TREE
- AREA OF CANOPY SPREAD OF TREE
- - - EXTENT OF LINE OF 10% ENCROACHMENT (TP210%) OF TPZ
- AREA OF TP210% WITHIN THE LINE OF TP2 & TP210%
- T# TNO DENOTE TREE NO PER ARBORIST REPORT.

NOTE
TO BE READ IN CONJUNCTION WITH ARBORIST REPORT PREPARED BY 'XXXX' AND SURVEYED DRAWING

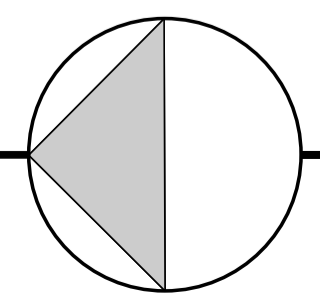
AREA SHOWN HATCHED DENOTE EXISTING CONCRETE CROSS-OVER TO BE DEMOLISHED & REMOVED. FOOTPATH, NATURE STRIP & KERB TO BE REINSTATED TO MATCH EXISTING AND TO BE PER COUNCIL AND/OR AUTHORITIES REQUIREMENTS.

NOTE:
PROVIDE ADEQUATE PROTECTION MEASURES TO EXISTING TREE DURING REMOVAL WORKS OF CROSS-OVER AND REINSTATING OF NATURE STRIP AND FOOTPATH AS REQUIRED.

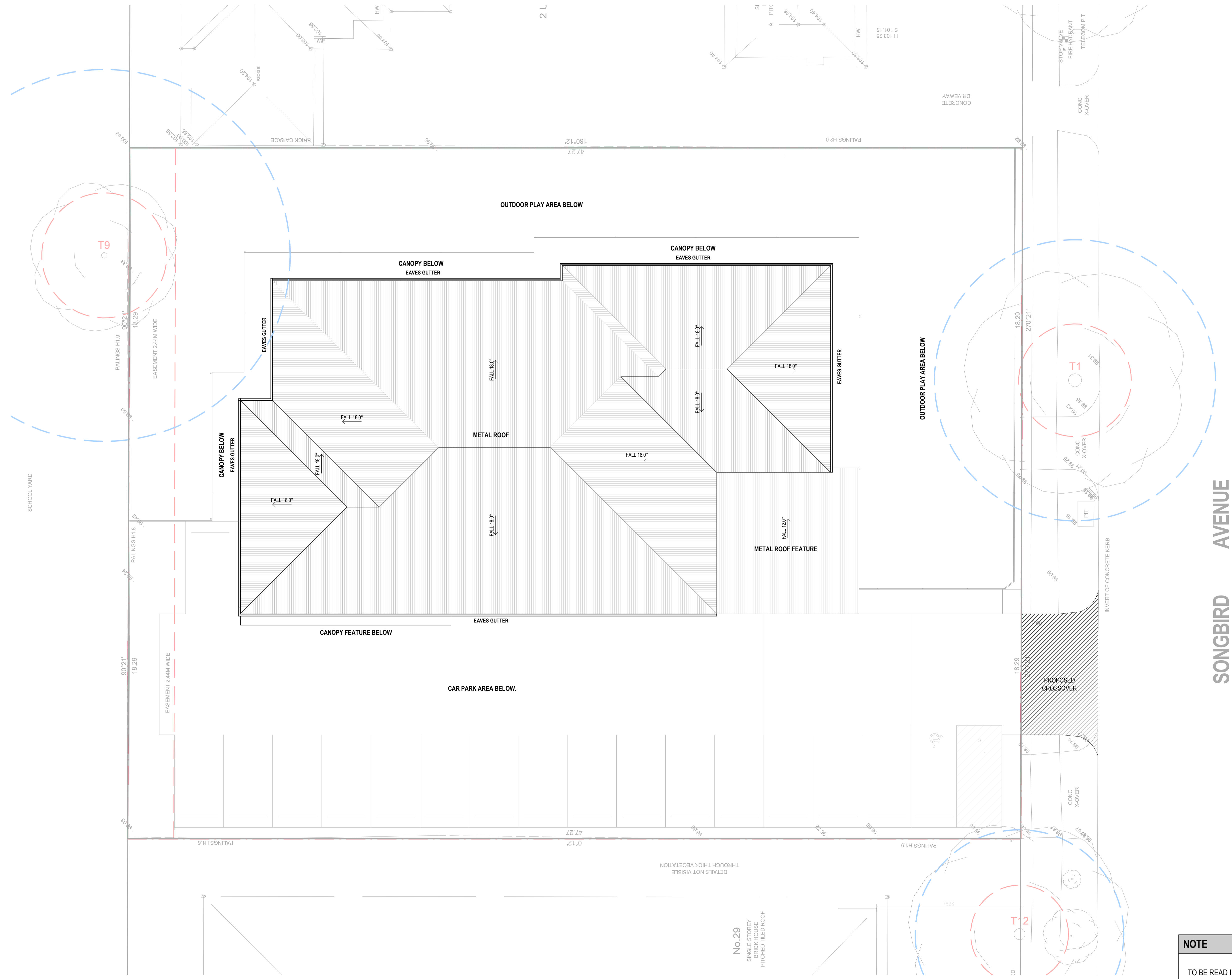
DIAGONAL RED HATCHED AREA DENOTE 2500MM x 2000MM PEDESTRIAN SIGHT TRIANGLE ON BOTH SIDE OF PROPOSED CROSS-OVER. TRIANGLE PER TRAFFIC CONSULTANT'S REPORT



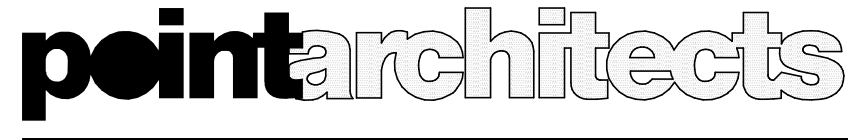
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TP1	ISSUE FOR TP	IC	CS	08.11.2021
TP2	RFI ISSUE	MN		28.01.2022
TP3	RFI ISSUE + CIVIL COORDINATION	MN		04.03.2022
TP4	MINOR UPDATES PER COUNCIL RFI 2022.04.21			29.04.2022



TOWN PLANNING



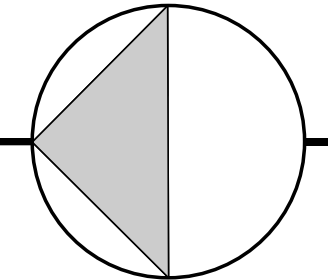
NOTE
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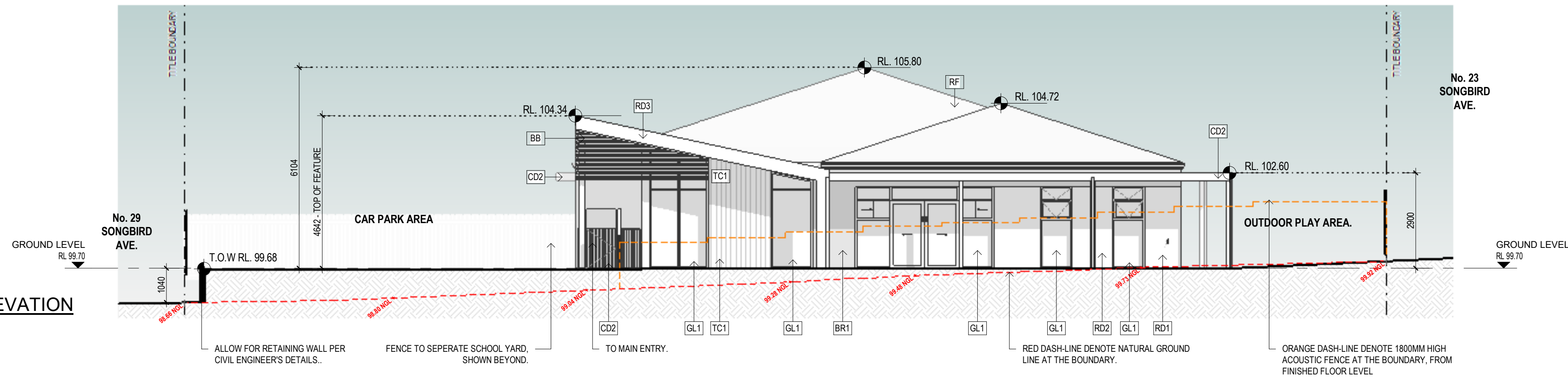
REV	DESCRIPTION	DRN	CHK	DATE
TP1	ISSUE FOR TP	IC	CS	08.11.2021
TP2	RF1 ISSUE	MN		28.01.2022
TP3	FINAL TP ISSUE PER COUNCIL RF1s	MN		09.03.2022



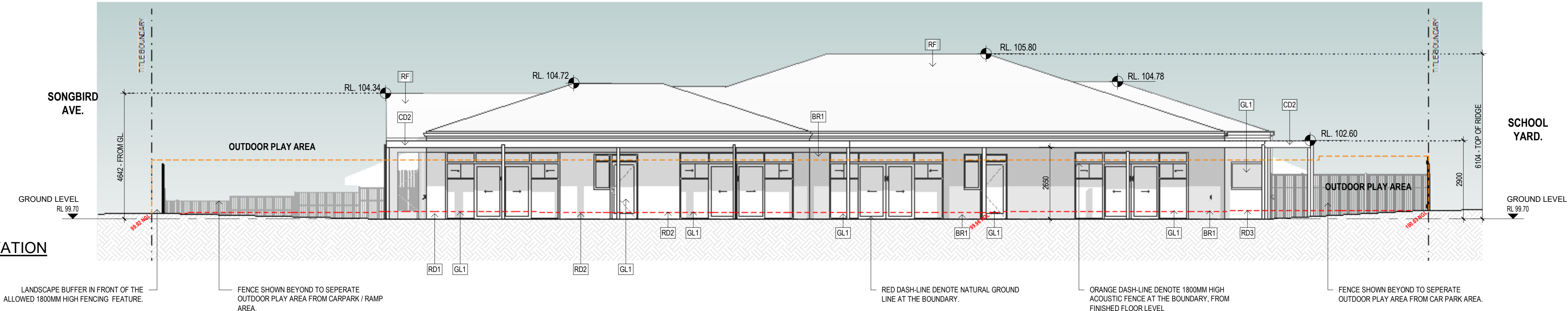
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PROJECT	TITLE	DRAWN	SCALE	PLOT DATE	JOB No.
PROPOSED CHILDCARE CENTRE 25-27 SONGBIRD AVE, CHIRNSIDE PARK VIC 3116	PROPOSED ROOF PLAN	YK	1 : 100 @ A1		1094
				DWG No.	REVISION
				TP101 TP3	

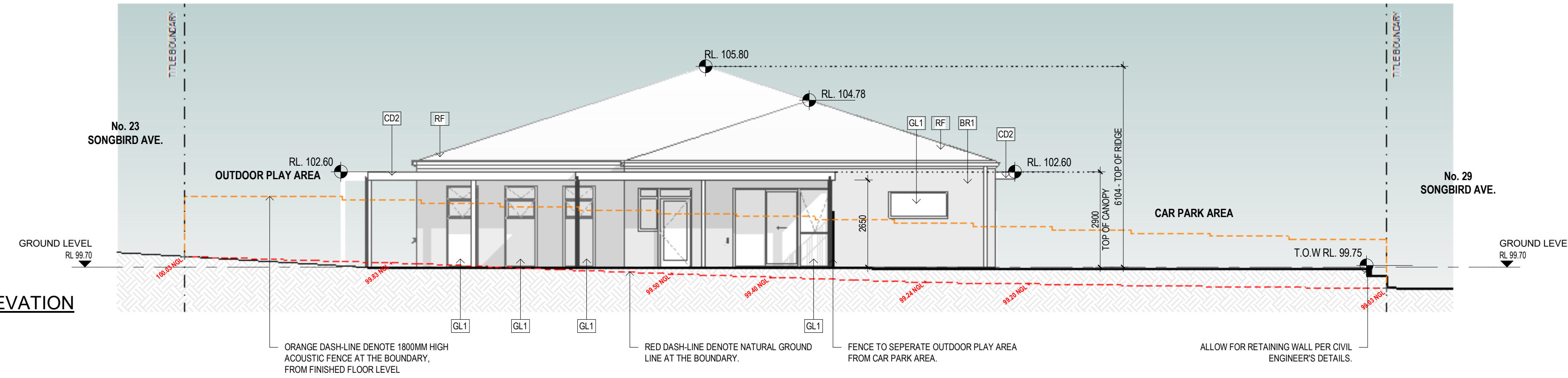
01 SOUTH ELEVATION
TP102 SCALE 1 : 100



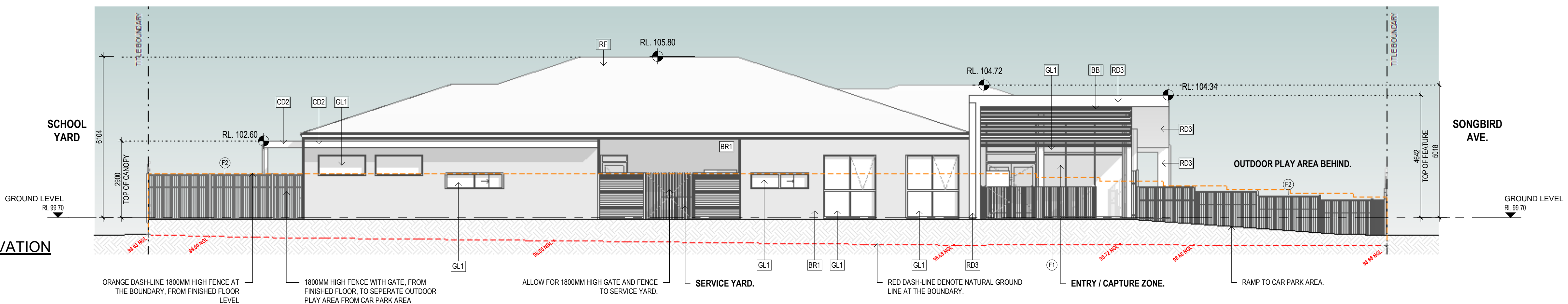
02 EAST ELEVATION
TP102 SCALE 1 : 100



03 NORTH ELEVATION
TP102 SCALE 1 : 100



04 WEST ELEVATION
TP102 SCALE 1 : 100



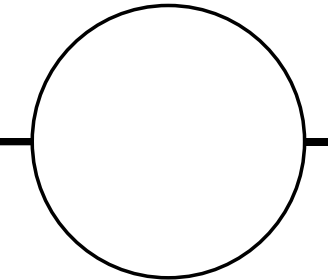
MATERIAL SCHEDULE	
	TC1 TIMBER LOOK CLADDING WITH VERTICAL EMPHASIS
	BR1 BRICK FINISH METALLIX EMERY OR SIMILAR
	CD1 COLOBOND CLADDING COLOUR BUTTER RIDGE OR SIMILAR
	CD2 COLOBOND CLADDING COLOUR WHITEHAVEN OR SIMILAR
	RD1 RENDER FINISH WITH SELECTED PAINT FINISH COLOUR BUTTER RIDGE OR SIMILAR
	RD2 RENDER FINISH WITH SELECTED PAINT FINISH COLOUR BUTTER RIDGE OR SIMILAR
	RD3 RENDER FINISH WITH SELECTED PAINT FINISH COLOUR BUTTER RIDGE OR SIMILAR
	BB BLACK BATTENS / SCREEN WITH VERTICAL EMPHASIS OR SIMILAR
	RF ROOF SHEET FINISH COLOUR COLOBOND MONUMENT OR SIMILAR
	DP ALL CAPPINGS, RAINWATERHEADS AND DOWNPIPES COLOUR COLOBOND MONUMENT OR SIMILAR
	WNB ALUMINIUM WINDOW FRAME, BLACK
	GL1 GLAZED WINDOW 1 FINISH CLEAR
	GL2 GLAZED WINDOW 2 TINT BLACK

FENCES & BALUSTRADES MATERIAL SCHEDULE	
	F1 FENCE 1 (1200H) / FENCE 2 (1800H) NON CLIMBABLE STEEL FENCE WITH VISUAL PERMEABILITY - REFER TO THE PLANS AND FENCE ELEVATIONS FOR HEIGHTS AND LOCATIONS
	F3 FENCE 3 NON CLIMBABLE TIMBER PALING FENCE - REFER TO THE PLANS AND FENCE ELEVATIONS FOR HEIGHTS AND LOCATIONS
	F4 FENCE 4 NON CLIMBABLE ACOUSTIC FENCE - REFER TO THE PLANS AND FENCE ELEVATIONS FOR HEIGHTS AND LOCATION

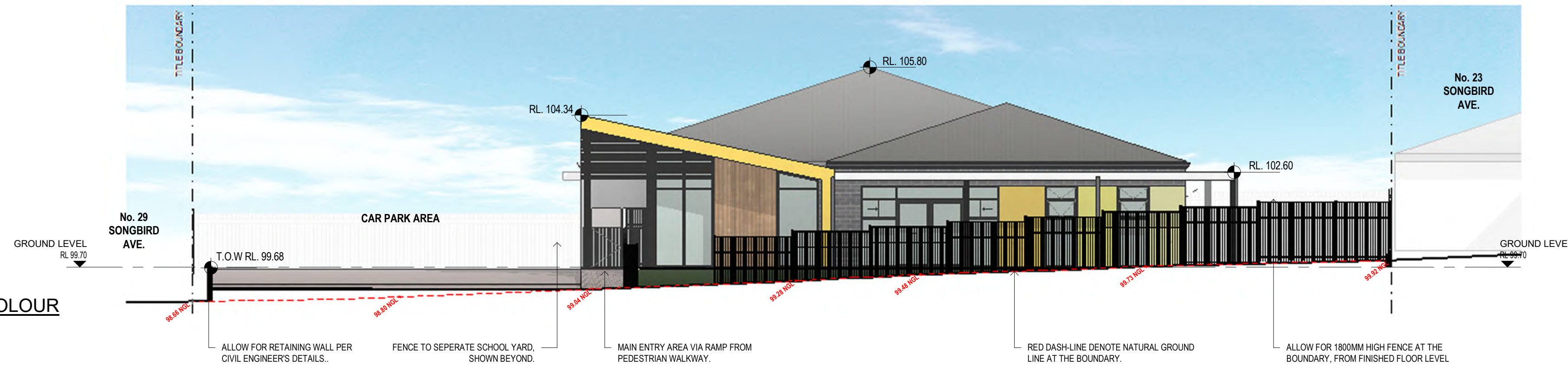
NOTE
--- NATURAL GROUND LEVEL

NOTE
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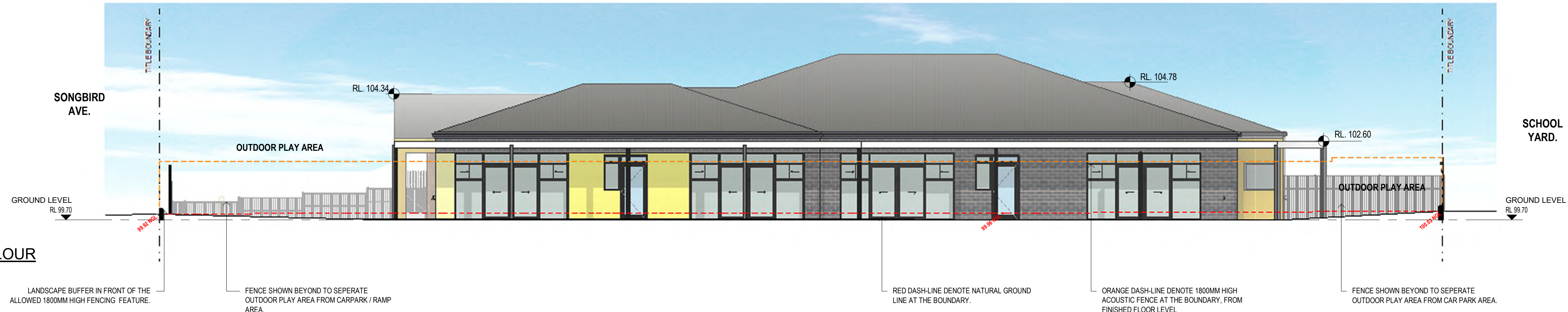
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TP2	ISSUE FOR TP	IC	CS	08.11.2021
TP3	FINAL TP ISSUE PER COUNCIL RFIs	MN		09.03.2022



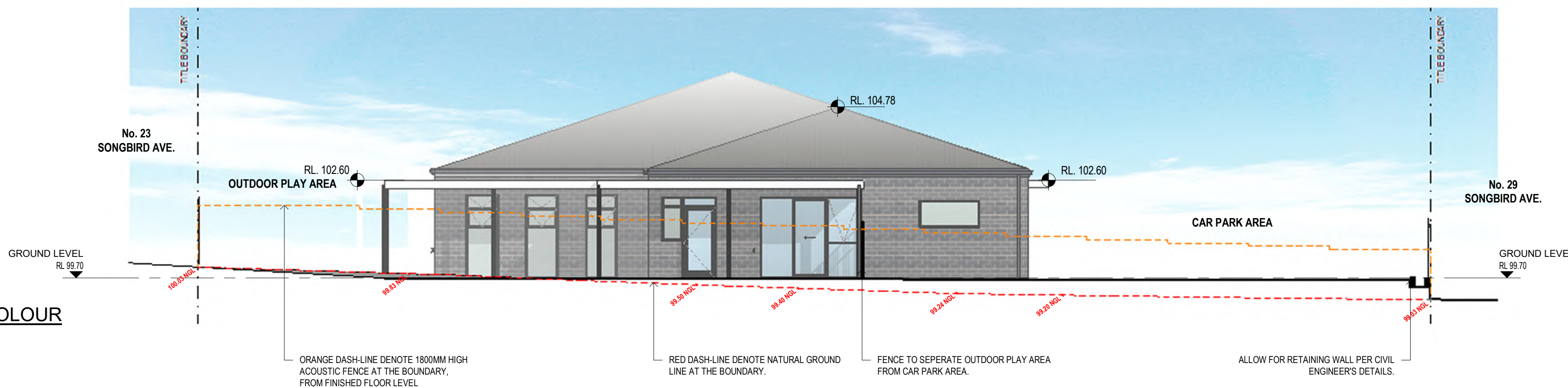
01 SOUTH ELEVATION - COLOUR
TP103 SCALE 1 : 100



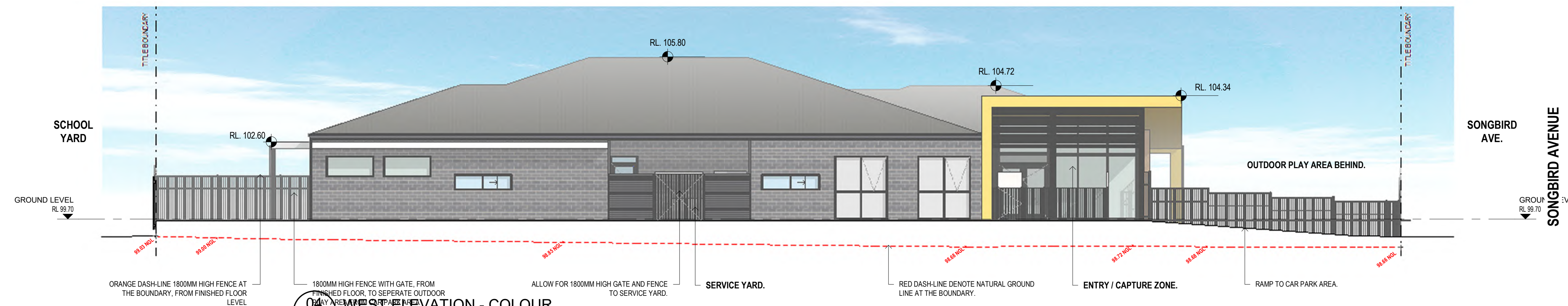
02 EAST ELEVATION - COLOUR
TP103 SCALE 1 : 100



03 NORTH ELEVATION - COLOUR
TP103 SCALE 1 : 100



04 WEST ELEVATION - COLOUR
TP103 SCALE 1 : 100



MATERIAL SCHEDULE

	TC1	TIMBER LOOK CLADDING WITH VERTICAL EMPHASIS
	BR	BRICK FINISH METALLIX EMERY OR SIMILAR
	CD1	COLOBOND CLADDING COLOUR BUTTER RIDGE OR SIMILAR
	CD2	COLOBOND CLADDING COLOUR WHITEHAVEN OR SIMILAR
	RD1	RENDER FINISH WITH SELECTED PAINT FINISH COLOUR BUTTER RIDGE OR SIMILAR
	RD2	RENDER FINISH WITH SELECTED PAINT FINISH COLOUR BUTTER RIDGE OR SIMILAR
	RD3	RENDER FINISH WITH SELECTED PAINT FINISH COLOUR BUTTER RIDGE OR SIMILAR
	BB	BLACK BATTENS / SCREEN WITH VERTICAL EMPHASIS OR SIMILAR
	RF	ROOF SHEET FINISH COLOUR COLOBOND MONUMENT OR SIMILAR
	DP	ALL CAPPINGS, RAINWATERHEADS AND DOWNPIPES COLOUR COLOBOND MONUMENT OR SIMILAR
	WIN	ALUMINIUM WINDOW FRAME_BLACK
	GL1	GLAZED WINDOW 1 FINISH_CLEAR
	GL2	GLAZED WINDOW 2 TMT_BLACK

FENCES & BALUSTRADES MATERIAL SCHEDULE

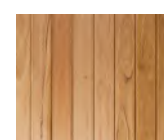
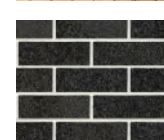
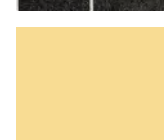

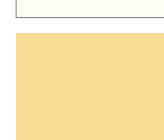


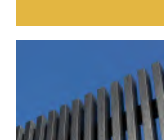
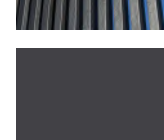

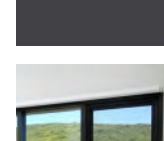

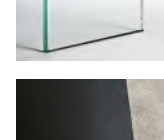
	F1	FENCE 1 (1200H) / FENCE 2 (1800H) NON CLIMBABLE STEEL FENCE WITH VISUAL PERMEABILITY - REFER TO THE PLANS AND FENCE ELEVATIONS FOR HEIGHTS AND LOCATIONS
	F3	FENCE 3 NON CLIMBABLE TIMBER PALING FENCE - REFER TO THE PLANS AND FENCE ELEVATIONS FOR HEIGHTS AND LOCATIONS
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NOTE
--- NATURAL GROUND LEVEL

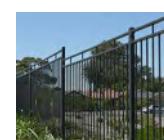
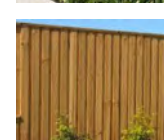
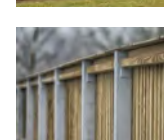
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TP2	RF1 ISSUE	MN		28.01.2022
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MATERIAL SCHEDULE

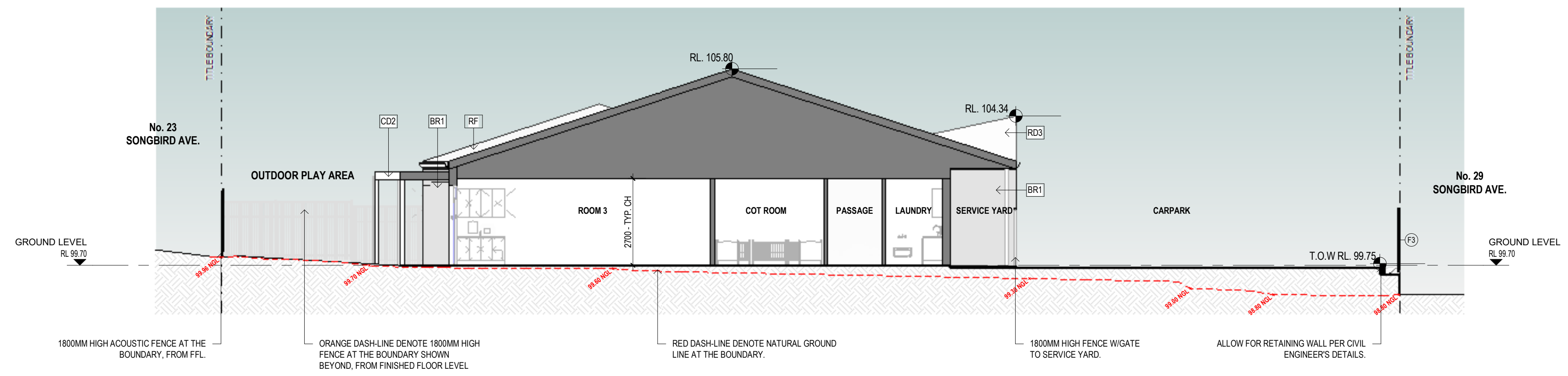
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	GL1	GLAZED WINDOW 1 FINISH CLEAR
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FENCES & BALUSTRADES MATERIAL SCHEDULE

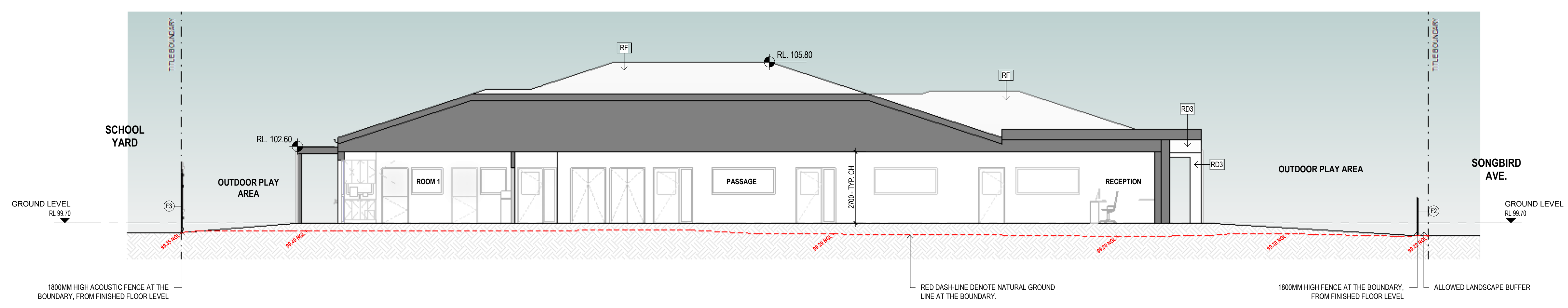
	F1	FENCE 1 (1200M) / FENCE 2 (1800H) NON CLIMBABLE STEEL FENCE WITH VISUAL PERMEABILITY - REFER TO THE PLANS AND FENCE ELEVATIONS FOR HEIGHTS AND LOCATIONS
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NOTE
 NATURAL GROUND LEVEL

NOTE
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01 SECTION 1-1
 TP104 SCALE 1 : 100

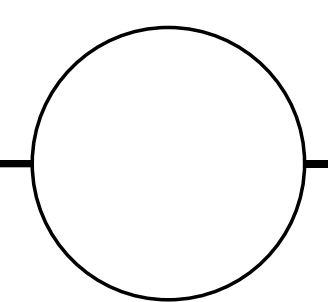


02 SECTION 2-2
 TP104 SCALE 1 : 100



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TOWN PLANNING

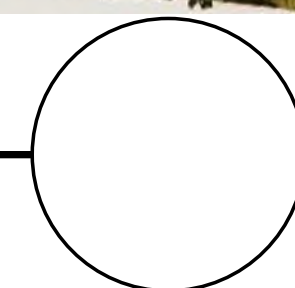
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PROPOSED CHILDCARE CENTRE 25-27 SONGBIRD AVE, CHIRNSIDE PARK VIC 3116	SECTIONS SHEET 1	SS	1 : 100 @ A1		1094

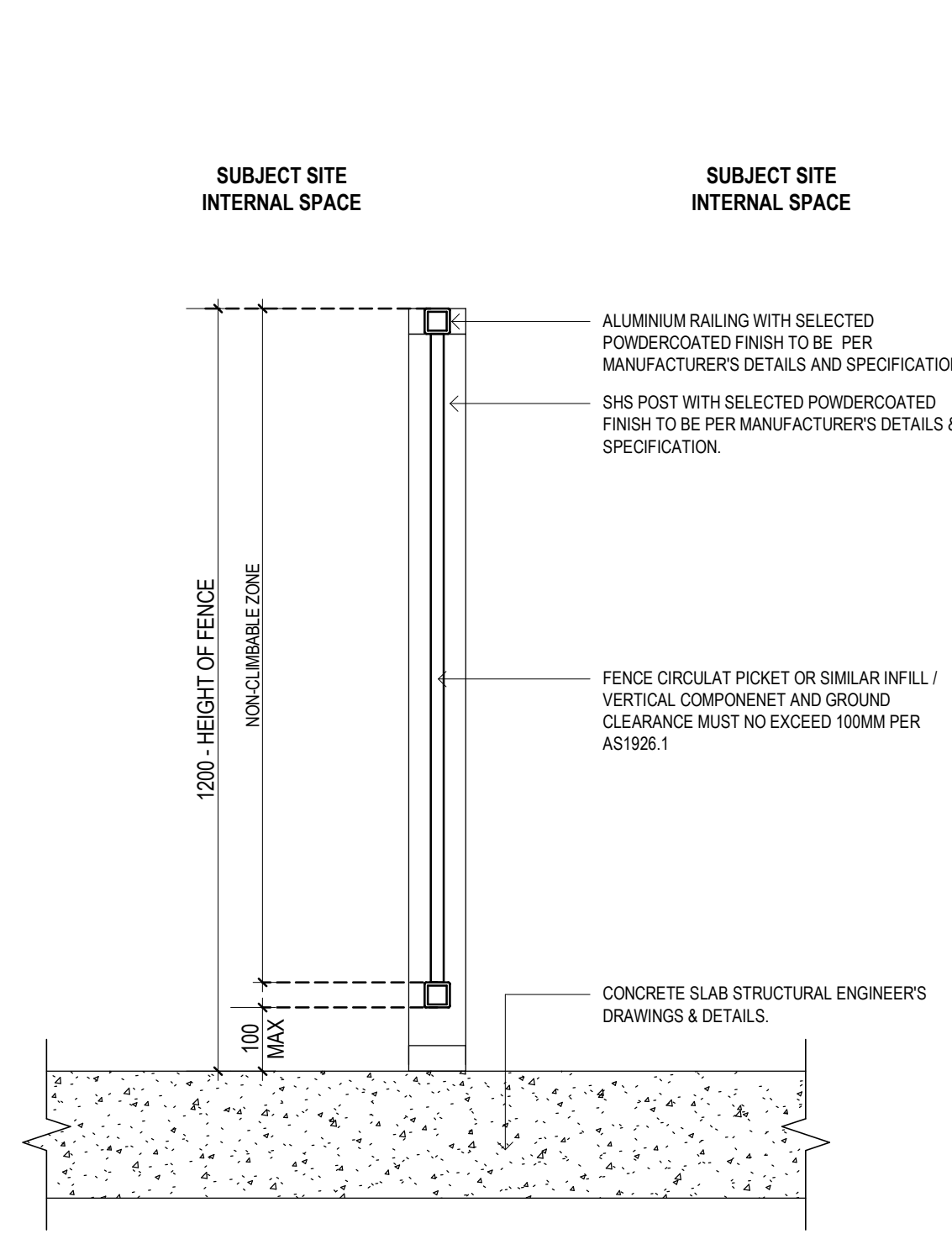
DWG No. REVISION
TP104 TP3



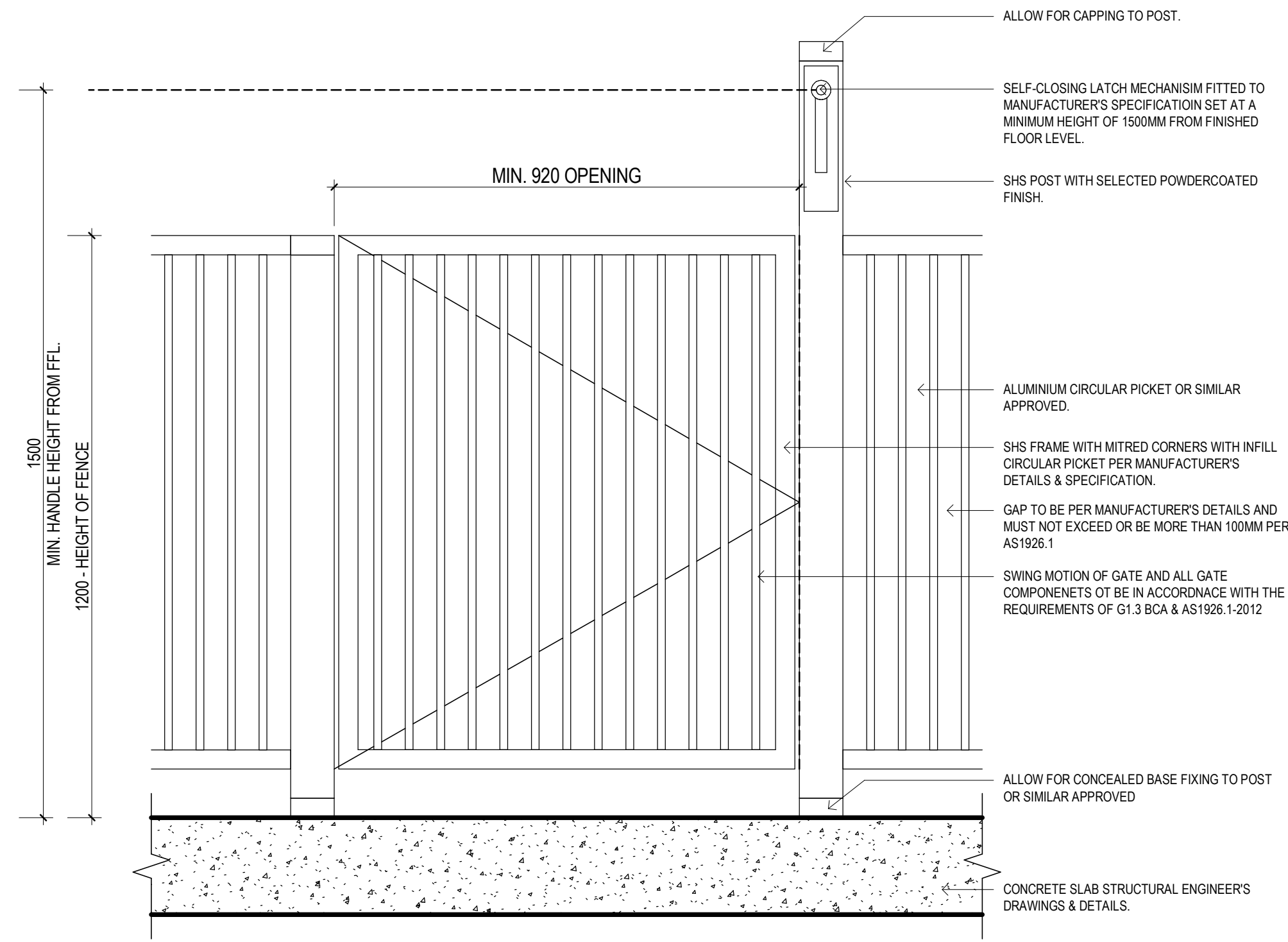
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TP1	ISSUE FOR REVIEW	IC	CS	05.11.2021
TP2	ISSUE FOR TP	IC	CS	08.11.2021
TP3	FINAL TP ISSUE PER COUNCIL RFIs	MN		09.03.2022



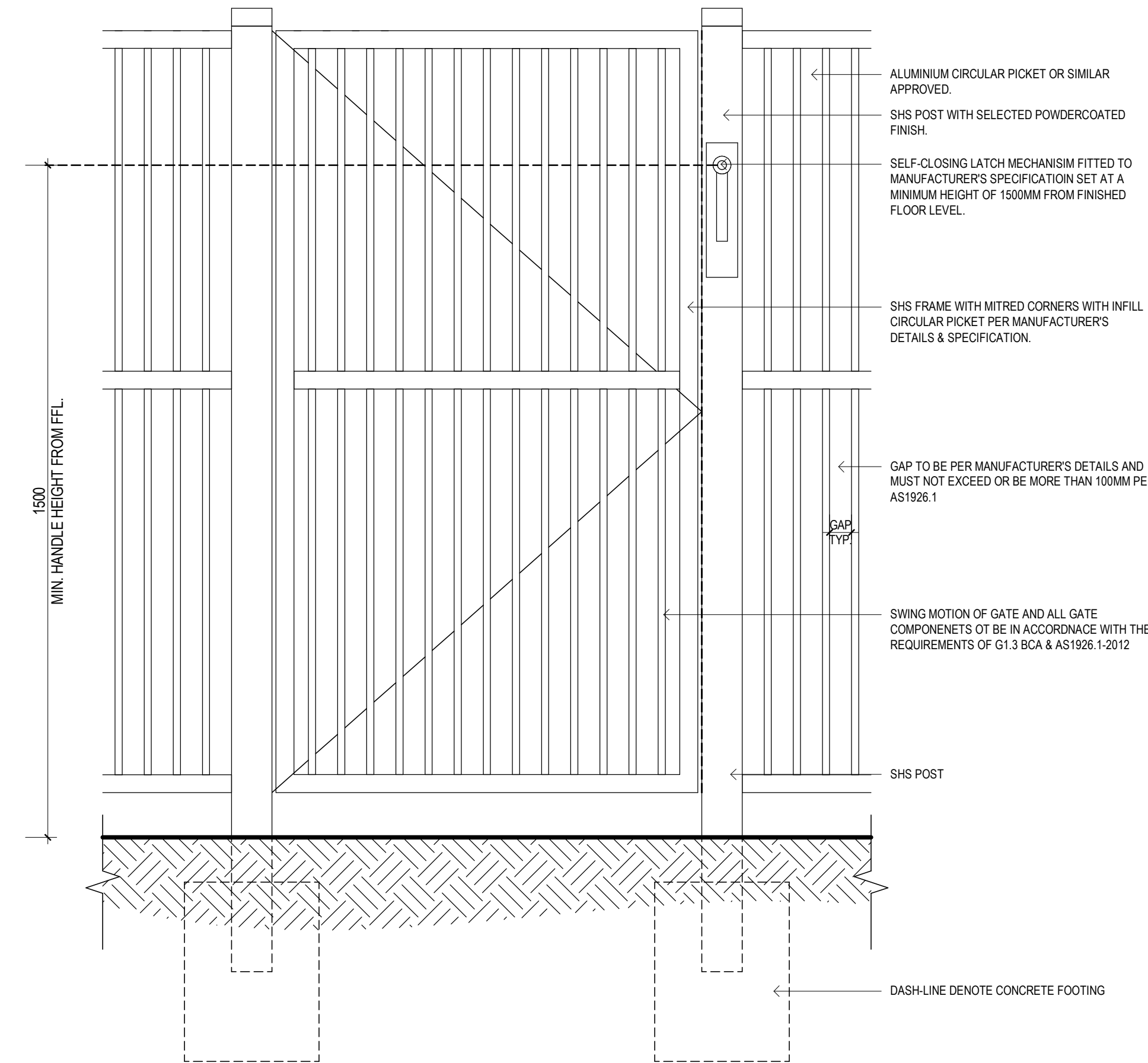
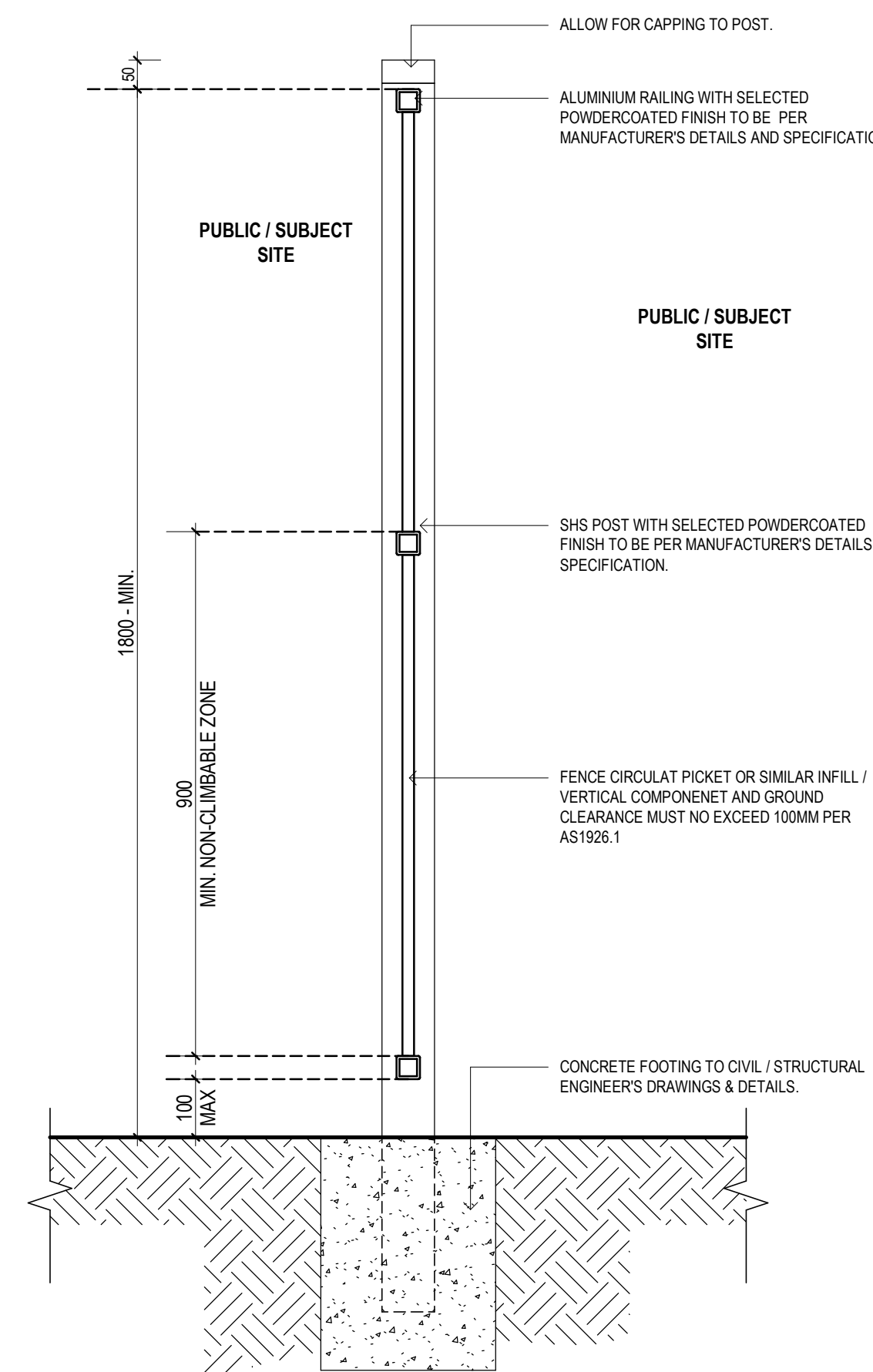


SECTION

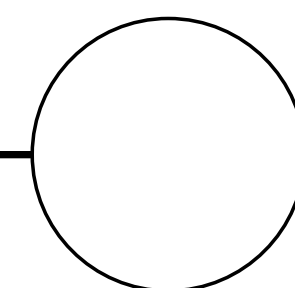


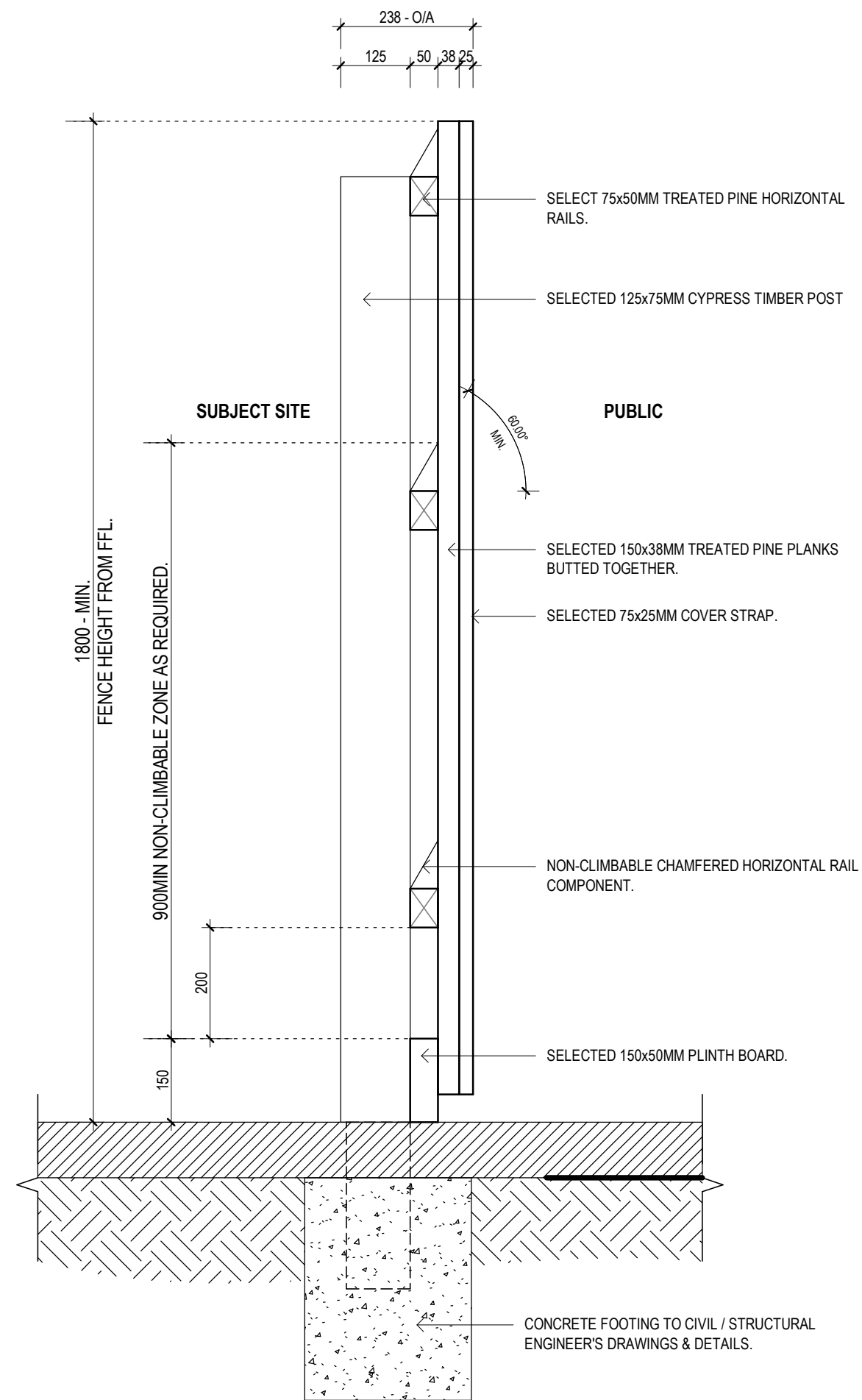
ELEVATION

1 FENCE DETAIL - F1 TYP 1200H POOL FENCE w/CIRCULAR PICKET
TP108 SCALE 1 : 10

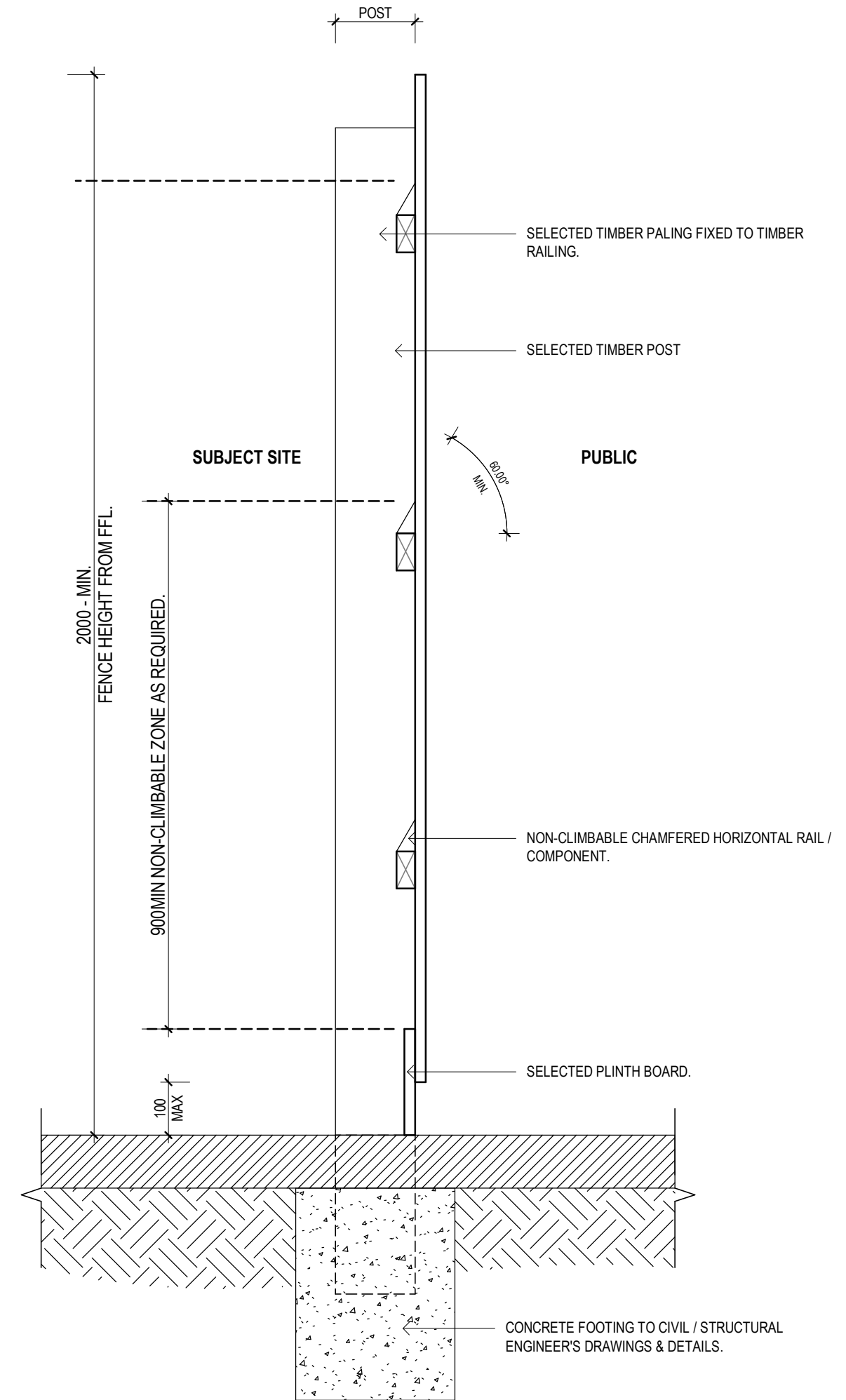
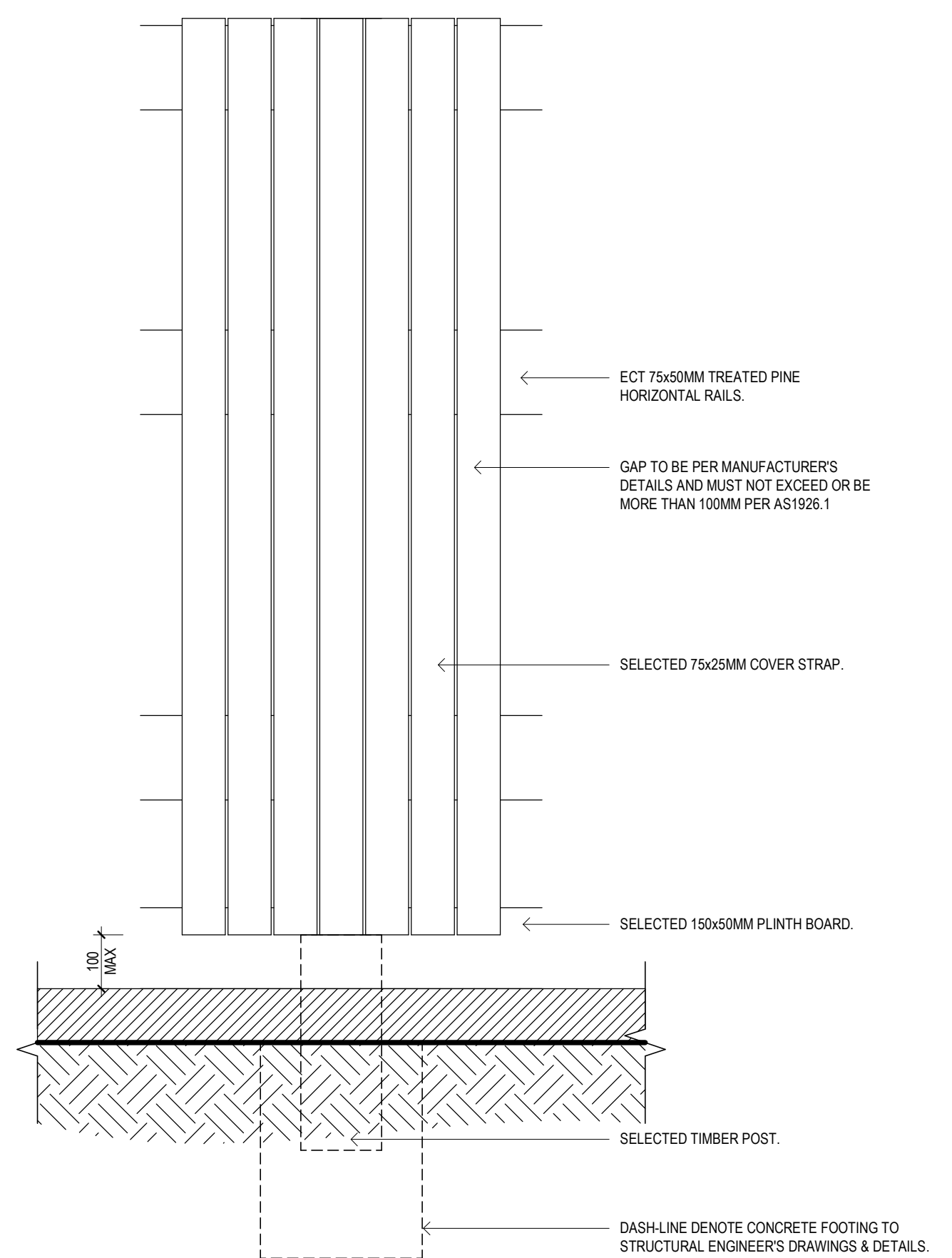


2 FENCE DETAIL - F2 TYP 1800H POOL FENCE w/CIRCULAR PICKET
TP108 SCALE 1 : 10

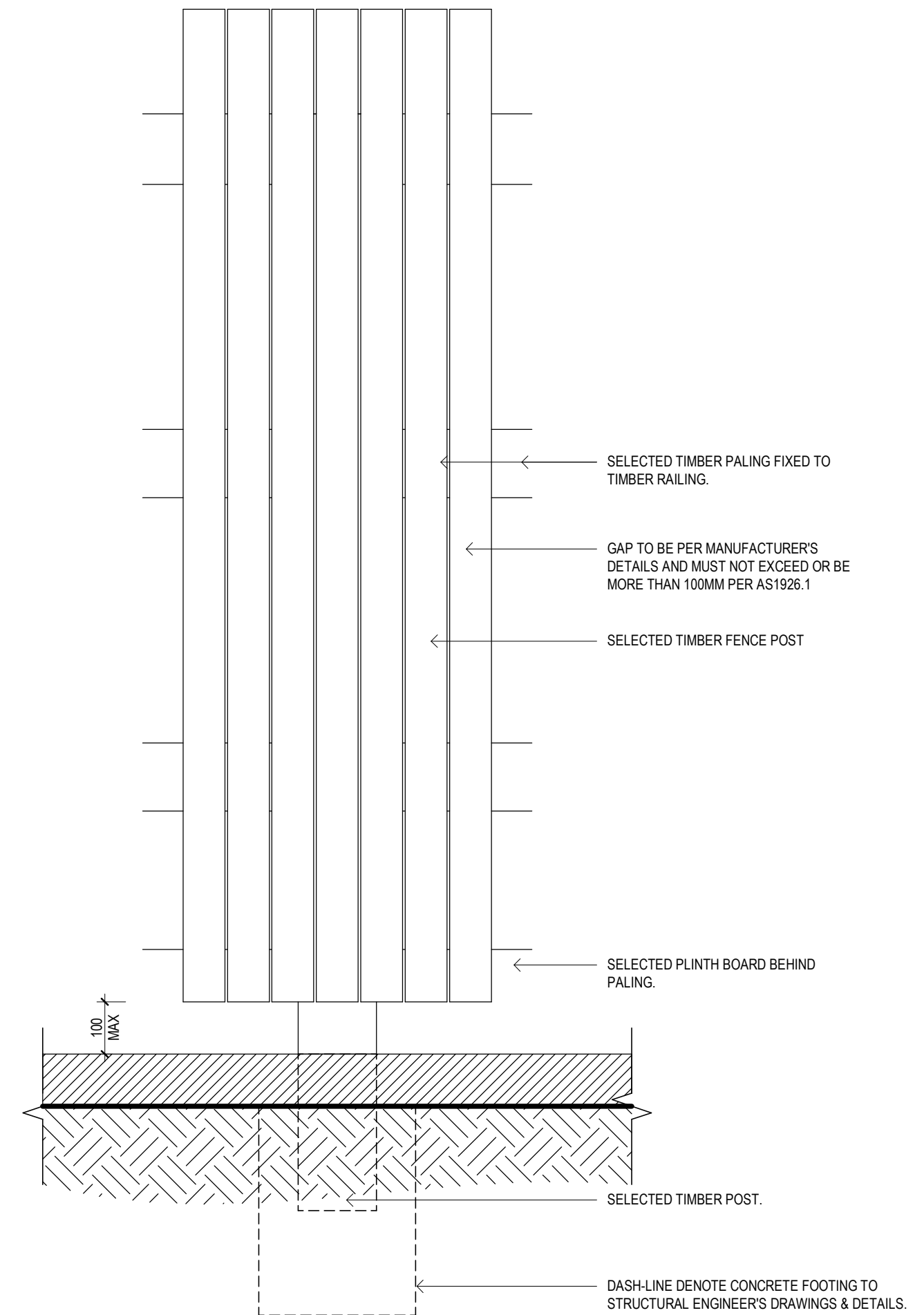




1 FENCE DETAIL - F3 - ACOUSTIC PALING FENCE
 TP109 SCALE 1 : 10



2 FENCE DETAIL - F4 - PALING FENCE
 TP109 SCALE 1 : 10



REV	DESCRIPTION	DRN	CHK	DATE
TP1	FINAL TP ISSUE PER COUNCIL RFIs	MN		09.03.2022

