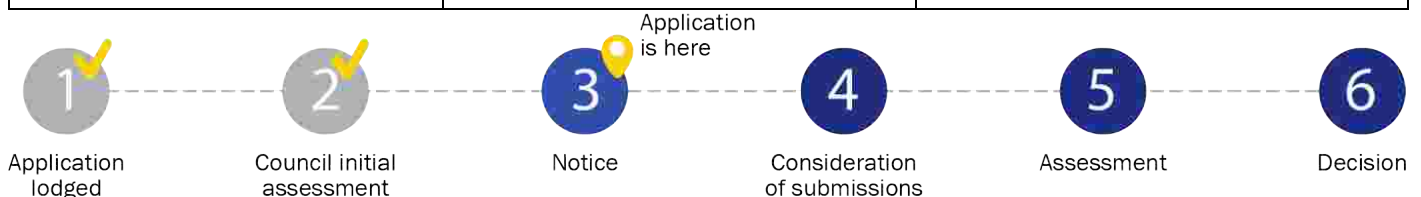


Notice of Application for a Planning Permit

The land affected by the application is located at:	PC367123 V10817 F245 93 Old Princes Highway, Beaconsfield VIC 3807
The application is for a permit to:	Use and development of the land for a childcare centre, business identification signage, a reduction in car parking requirements and alteration of access to a Transport Zone 2.
A permit is required under the following clauses of the planning scheme:	
32.08-2	Use of the land for a childcare centre,
32.08-10	Construct a building or construct or carry out works for a use in Section 2 (childcare centre)
36.04-1	Use of the land for a childcare centre
36.04-2	Construct a building or construct or carry out works for a use in Section 2 (childcare centre)
52.05-2	Construct or put up for display a business identification ,
52.06-3	Reduce the number of car parking spaces required
52.29-2	Create or alter access to a road in a Transport Zone 2
APPLICATION DETAILS	
The applicant for the permit is:	SongBowden Planing Pty Ltd
Application number:	T240691
You may look at the application and any documents that support the application at the office of the Responsible Authority: Cardinia Shire Council, 20 Siding Avenue, Officer 3809. This can be done during office hours and is free of charge. Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code 	
HOW CAN I MAKE A SUBMISSION?	
This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:	03 June 2025
WHAT ARE MY OPTIONS? Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority. If you object, the Responsible Authority will notify you of the decision when it is issued.	An objection must: • be made to the Responsible Authority in writing; • include the reasons for the objection; and • state how the objector would be affected. The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.



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Application Summary

Portal Reference: A424979Y

Basic Information

Proposed Use	USE AND DEVELOPMENT OF THE LAND FOR A CHILDCARE CENTRE, BUSINESS IDENTIFICATION SIGNAGE, AND A REDUCTION IN CAR PARKING REQUIREMENTS.
Current Use	SINGLE DWELLING
Cost of Works	\$1,100,000
Site Address	93 Old Princes Highway Beaconsfield 3807

Covenant Disclaimer

Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

Not Applicable, no such encumbrances apply.

Contacts

Type	Name	Address	Contact Details
[Redacted Contact Information]			
Preferred Contact	SongBowden Planning Pty Ltd	Ly12/700 High Street, Kew East VIC 3102	W: 9077-6115 E: admin@songbowden.com.au

Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 13 More than \$1,000,000 but not more than \$5,000,000	\$3,764.10	100%	\$3,764.10
9 - Class 1 Change of use only	\$1,453.40	50%	\$726.70
Total			\$4,490.80

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Civic Centre
20 Siding Avenue, Officer, Victoria

Council's Operations Centre (Depot)
Purton Road, Pakenham, Victoria

Postal Address
Cardinia Shire Council
P.O. Box 7, Pakenham VIC, 3810

Email: mail@cardinia.vic.gov.au

Monday to Friday 8.30am – 5pm
Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

Documents Uploaded

Date	Type	Filename
19-12-2024	A Copy of Title	00752106300122024120903000001.pdf
19-12-2024	A Copy of Title	00752106300012024120903000001.pdf
19-12-2024	Site plans	10159 93 Old Princes Highway, Beaconsfield - Town Planning 16.12.24.pdf
19-12-2024	Existing floor plan	Feature Survey.pdf
19-12-2024	Proposed elevation plan	Image1.pdf
19-12-2024	Written Explanation	TPA Report - 93 Old Princes Highway.pdf
19-12-2024	Additional Document	Arborist Report - AIA 93 Old Princes Hwy Beaconsfield.pdf
19-12-2024	Additional Document	TPA Cover Letter - Old Princes Hwy CC Centre.pdf

☐ Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit



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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 10817 FOLIO 245

Security no : 124120508658G
Produced 09/12/2024 02:00 PM

LAND DESCRIPTION

Land in Plan of Consolidation 367123Y.

PARENT TITLES :

Volume 08633 Folio 401 Volume 10765 Folio 322

Created by instrument PC367123Y 21/07/2004

REGISTERED PROPRIETOR

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

NOTICE Section 45 Melbourne Strategic Assessment (Environment Mitigation
Levy) 2020
AT390531A 01/07/2020

DIAGRAM LOCATION

SEE PC367123Y FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	STATUS	DATE
AY356624S (E) TRANSFER	Registered	30/08/2024

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 93 OLD PRINCES HIGHWAY BEACONSFIELD VIC 3807

ADMINISTRATIVE NOTICES

NIL

eCT Control 18484W VICTORIAN STATEWIDE CONVEYANCING PTY LTD
Effective from 30/08/2024

DOCUMENT END

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Document Type	Plan
Document Identification	PC367123Y
Number of Pages (excluding this cover sheet)	2
Document Assembled	09/12/2024 14:00

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PLAN OF CONSOLIDATION		LTO use only EDITION 2	Plan Number PC 367123Y
LOCATION OF LAND Parish: Pakenham Township: — Section: A — Crown Allotment: — Crown Portion: 1 (Part) LTO Base Record: DOMB Title Reference/s: Vol. 8633 Fol. 401 Vol. 10707 Fol. 634 (Pt) Last Plan Reference: PS 517363 Lot 6 Postal Address: 93 Princes Highway (at time of consolidation) Beaconsfield 3807 AMG Co-ordinates: E 357 200 (of approx. centre of land in plan) N 5 787 235 Zone: 55		Council Certification and Endorsement Council Name: CARDINA SHIRE COUNCIL Ref: 503/158 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6: / / 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. Council Delegate Council Seal Date 9/12/2003 Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date	
		LTO use only Statement of Compliance/ Exemption Statement Received ☒ Date 8/6/04	
		LTO use only PLAN REGISTERED TIME 9:40am DATE 21/7/04 GJ Neuman Assistant Registrar of Titles	
		Notations	
		Depth Limitation: Nil.	
Easement Information			
Legend A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)			
Easement Reference	Purpose	Width (Metres)	Origin
E-1	SECTION 12(2) OF THE SUBDIVISION ACT 1988	SEE PLAN	PS 521948 B
E-1	AS PROVIDED FOR BY SEC. 207C LGA 1989	SEE PLAN	AS PROVIDED FOR BY SEC 207C LGA 1989
		Land Benefitted/In Favour Of	
		LAND IN PS 521948 B	
		TELSTRA CORP. LTD SOUTH EAST WATER	
Survey This plan is/is not based on survey This survey has been connected to permanent marks no(s) in Proclaimed Survey Area No			
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NOBELIUS LAND SURVEYORS PIL P.O. Box 1161 PAKENHAM 3810 PHONE 59414112 FAX 59417359			
SCALE 0 10 20 LENGTHS ARE IN METRES		ORIGINAL SCALE 1:500 SHEET SIZE A3	
LICENSED SURVEYOR (PRINT) R. P. NOBELIUS		DATE / /	
SIGNATURE		COUNCIL DELEGATE SIGNATURE	
REF B 4216		VERSION	
Sheet 1 of 1 sheets		Original sheet size A3	

12 March 2025

Statutory Planning
Cardinia Shire Council
PO Box 7
PAKENHAM VIC 3810

Dear Sir/Madam,

93 OLD PRINCES HIGHWAY BEACONSFIELD 3807

APPLICATION FOR PLANNING PERMIT

'DEVELOPMENT AND USE OF THE LAND FOR A CHILDCARE CENTRE, BUSINESS IDENTIFICATION SIGNAGE, AND A REDUCTION IN CAR PARKING REQUIREMENTS'.

We act for the permit applicants, CS Bell Investments Pty Ltd, regarding the above planning application.

We hereby enclose on behalf of our clients a planning permit application for the construction and use of the land for a childcare centre at 93 Old Princes Highway in Beaconsfield.

We enclose the following documents in support of our client's application:

- A recent copy of the Certificate of Title.
- Covering Letter prepared by SongBowden Planning.
- Land feature survey prepared by A-line surveying.
- Town planning drawings prepared by Projected Designs, 'Revision B', dated 4/3/2025.
- Landscape Plan prepared by prepared by Projected Designs, dated 4/3/2025.
- Arboricultural Impact Assessment Report prepared by Molloy Arboriculture Pty Ltd, dated 1/3/2025.
- Waste Management Plan prepared by EcoResults, dated 26/2/2025.
- Swept Path Analysis prepared by Amber, dated 25/2/2025.
- Acoustic Report prepared by Enfield Acoustics Pty Ltd, dated 12/2/2025.
- Town Planning Report prepared by SongBowden Planning, dated March 2025.

The proposed use and development of the land is entirely worthy of the Councils support. We look forward to your favourable consideration of our client's application.

If you require any further information, please do not hesitate to contact the undersigned.

Yours faithfully,

SongBowdenPlanning

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admin@songbowden.com.au

12 March 2025

Statutory Planning
Cardinia Shire Council
PO Box 7
PAKENHAM VIC 3810

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RFI RESPONSE

93 Old Princes Highway, Beaconsfield VIC 3807

PLANNING PERMIT APPLICATION – T240691 PA

'Use and development of the land for a childcare centre, business identification signage, and a reduction in car parking requirements.'

We continue to act for CS Bell Investments Pty Ltd, the permit applicant, in relation to the above application.

On behalf of our client, please find enclosed the following documents responding to Council's Request for Further Information dated 16 January 2025:

- Amended town planning drawings prepared by *Projected Designs*, 'Revision B', dated 4/3/2025.
- Landscape Plan prepared by prepared by *Projected Designs*, dated 4/3/2025.
- Arboricultural Impact Assessment Report prepared by *Molloy Arboriculture Pty Ltd*, dated 1/3/2025.
- Waste Management Plan prepared by *EcoResults*, dated 26/2/2025.
- Swept Path Analysis prepared by *Amber*, dated 25/2/2025.
- Acoustic Report prepared by *Enfield Acoustics Pty Ltd*, dated 12/2/2025.
- Amended Planning Assessment by *SongBowden Planning Pty Ltd*, dated March 2025.

Requested information:

1. A copy of Plan of Subdivision PS521948B referenced as land benefiting from easement E-1.	Please refer to the enclosed copy of Plan of Subdivision PS521948B.
2. A cost of works/development assessment prepared by a suitably qualified professional (ie: quantity surveyor) which verifies the proposed cost of development as submitted on the application form.	We have been instructed by the project designer that the cost of work figure provided, being \$1,100,000, is entirely correct. Should the Council require, we can provide additional details following advertising – noting that such a document would not be advertised.
3. An acoustic impact assessment prepared by a suitably qualified professional that assesses the likelihood and extent of any impact to sensitive nearby land uses from the day-to-day operation of the proposed land use.	Please refer to the enclosed Acoustic Assessment (Enfield Acoustics Pty Ltd, 2025) undertaken by a suitably qualified consultant. The enclosed acoustic assessment provides that 'The proposed use of the Subject Land as a childcare centre is expected to comply with the AAAC guideline with standardised controls (acoustic screening) approved at the majority of childcare centres in Victoria.'

4. A waste management plan prepared by a suitably qualified professional detailing the volume and type of waste expected be generated, how the waste will be managed/stored and how waste will be collected from the subject site including the proposed times, frequency and location of collection points.	Please refer to the submitted Waste Management Plan (EcoResults, 2025), undertaken by a suitably qualified consultant.
5. A landscape plan prepared by a suitably qualified professional that responds to the landscape setting of the area and provides landscaping within all areas around the car park and building. Landscaping must be site-appropriate and prioritise the use of indigenous and native plant species. The use of canopy tree planting within the frontage, a range of shrub, grass and groundcover species should be used. Council recommends using the indigenous plant guide to assist in informing the use of appropriate species.	Please refer to the submitted Landscape Concept Plan (Projected Designs, 2025), All features requested are shown on plans. The tree and shrub planting regime proposed is entirely appropriate, and will assist in providing for a leafy profile to the site – noting that the site is vacant and devoid of vegetation at present.
6. Updated shadow diagrams at hourly intervals between 9.00 am and 3.00 pm, delineating areas of existing overshadowing (i.e. fence lines) from future shadowing cast by the proposed buildings and works.	Please refer to the amended plans, prepared by Projected Designs (2025).
7. Written consent from the Head, Transport for Victoria for the application being made and/or to the proposed use or development in accordance with Clause 36.04-3.	We understand that Council has referred the application to the Head, Transport for Victoria, and that TfV does not object to the application.
8. Swept path assessments prepared by a suitably qualified professional showing entry and egress for B85 Design Vehicles and a 6.4-metre long rigid truck to and from the site.	Please refer to the enclosed swept path diagrams, prepared by Amber (2025).

We provide the below responses to the preliminary matters raised:

- **Integration of the building with the street.**

Further to discussions with Council, it was confirmed that this item is a design preference; and not a planning issue derived from local policy or the applicable planning controls. On this basis, it is submitted that the proposed design configuration and layout is appropriate.

Notwithstanding, we highlight that:

- The proposal now includes a detailed landscape plan, inclusive of three (3) new canopy trees (Acacia Melanoxylon) within the front setback, which are capable of reaching at height of 10m at maturity. The landscape configuration within the front setback is an improvement of the existing condition of the land, and will temper any impacts associated with the car park.

- The proposed childcare centre building has been carefully and purposefully designed to activate the Princes Highway frontage. The porch entry, business signage, and architecturally interesting design elements ensure the building is accessible and engaging as seen from the public realm.
- Car parking within site frontages is a common approach for discretionary uses nearby, including within residential areas. Examples nearby include 2 Ann Street (medical centre), 63 Wallace Street (physio), and 39 Wallace Street.

- **Pedestrian safety.**

In response to this concern, the design has been revised to incorporate a pedestrian walkway along the southern boundary. This arrangement will provide for an improved safety outcome by separating pedestrian and vehicles.

Please refer to the amended plans prepared by Projected Designs (dated 4 March 2025) for details.

- **Construction impacts to neighbouring trees.**

Please refer to the revised Arborist Assessment prepared by Molloy Arboriculture, where it is stated that '*Due to recent demolition works damaging or removing all root mass from the neighbouring trees where occurring on the subject site, proposed works are unlikely to cause additional impact to neighbouring trees.*'

In light of this advice, it is clear that the proposed (at grade) permeable paving proposed within the root zone of Tree 1 will be acceptable, given that in the words of the consulting Arborist works are *unlikely to cause additional impact to neighbouring trees.*

CONCLUSION

On balance, the proposed use and development represents a well-considered response to the site and surrounding area. It is an attractive development of high architectural quality, that will add to the base of educational, employment and communal uses in Cardinia.

Importantly, the proposal provides for a use and development of the land that is entirely in keeping with the objectives and strategies contained within the Cardinia Shire LPPF. The proposed childcare centre in this strategic location assists with delivering increase employment and services to Beaconsfield; and utilizing a suitably sized landholding along a main road.

In the event that the attached information does not satisfy Council's request for further information dated pursuant to Section 54(1) of the Planning and Environment Act 1987 we request an extension of time of one (1) month to provide the outstanding information.

We trust the enclosed information is satisfactory to the Council. We look forward to your favourable consideration of our client's application.

If you require any further information, please do not hesitate to contact the undersigned.

Yours faithfully,

SongBowdenPlanning



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9077 6115

93 OLD PRINCES HIGHWAY, BEACONSFIELD 3807

Use of Land and Construction of a Childcare centre, reduction in Car
Parking and Business Identification Signage

TOWN PLANNING REPORT

Rev 2 – March 2025



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1 WHAT THE APPLICATION INCLUDES

This report has been prepared on behalf of CS Bell Investments Pty Ltd, the permit applicant, in support of the proposed use and development of land for a childcare centre, reduction in car parking requirements and business identification signage at 93 Old Princes Highway in Beaconsfield.

The key purpose of this report is to provide:

- An overview of the proposed use and development of the land.
- An assessment of the proposal against relevant land use controls, the Planning Policy Framework and Local Planning Policy Framework of the Cardinia Planning Scheme.
- An analysis of the existing conditions of the subject land and surrounding area.

This report should be read in conjunction with the:

- Land feature survey prepared by A-line surveying.
- Amended town planning drawings prepared by *Projected Designs*, 'Revision B', dated 4/3/2025.
- Landscape Plan prepared by prepared by *Projected Designs*, dated 4/3/2025.
- Arboricultural Impact Assessment Report prepared by *Molloy Arboriculture Pty Ltd*, dated 1/3/2025.
- Waste Management Plan prepared by *EcoResults*, dated 26/2/2025.
- Swept Path Analysis prepared by *Amber*, dated 25/2/2025.
- Acoustic Report prepared by *Enfield Acoustics Pty Ltd*, dated 12/2/2025.



Figure 1 Extract of the proposed elevation plans – streetscape elevation (south)

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2 WHAT THE PROPOSAL INVOLVES

The proposal involves the development of a single-storey childcare centre with on-site car parking. Business identification signage is also proposed as part of the application.

Firstly, this is a landholding that is physically and strategically located suited to support a discretionary use, in this instance an 86-place childcare centre. The land is 1660sqm in size, and located along a major Municipal thoroughfare (Old Princes Highway) which is a transport road zone. The subject sites location off of a main road will ensure potential safety and traffic risks to sensitive residential site streets are avoided. Further, the land includes no restrictive overlays or encumbrances which would serve to temper development expectations.

Secondly, the proposed siting of the design has had a high level of regard to both external amenity considerations of neighbours and indeed the internal amenity and layout requirements for Childcare centres in Victoria.

The proposal is appropriately setback from all boundaries to minimize potential impacts to neighbours; with no walls to boundary proposed. The car park is proposed within the front setback to capitalize on the main road access, with opportunity for landscaping provided to temper the appearance of hard standing surfaces.

The building (façade) is addressed to Old Princes Highway, with the main entry oriented to the street and car park accessed via a double width crossover. The building is of a modernist design and includes business identification signage within the façade. The architecturally designed building ensures a welcoming entry environment for patrons; and indeed the glazing and windows throughout will ensure an appropriate amount of natural light will be available. Built form is well articulated with a high degree of fenestration and constructed of brick, render and timber material.

Fencing is proposed to the northern, eastern and western title boundaries to delineate the public and private realm. The frontage to the street is unfenced and includes an open treatment, with a 2.54sqm sign located adjacent to the driveway entry. The car park proposed delivers 15 on-site car parking spaces for the use of staff and visitors; and requires a variation regarding the relevant car parking rates (Clause 52.06-5 of the Cardinia Planning Scheme).

Lastly, the proposed development seeks to address the developing and evolving demographic needs of Cardinia. The childcare centre will deliver a net community benefit by way of delivering early-learning educational and employment services in a location where this is encouraged desired by planning policy. The purpose of the zone seeks to encourage *educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations*; as outlined above this proposal responds to this key tenet.

The following attributes of the proposal are outlined:

Use

The proposed Childcare Centre is to cater for 86 children. The proposal includes:

- Operating hours of 630am-630pm from Monday to Friday.
- Four (4) activity rooms, catering for a variety of age groups.
- Office, staff room, and kitchen facilities.
- Entry, waiting area and reception.
- Cots and changing rooms.
- Bin collection area and several WC's, including accessible and ambulant WC's.
- 15 Car parking spaces (including 1 disabled space).

Development

- Site coverage of 37.1%.

- Permeable area of 37%.
- Maximum building height of 4.65m.
- Building materials including timber, render, and face brickwork.
- The minimum building setback to the street proposed is 22.8m
- Minimum setbacks to boundary of 1.25m (east), 3.24m (west) and 13.77m (north). No walls to boundary are proposed.
- A 2sqm business identification sign is integrated within the façade, and a 2.4sqm business sign is to be located fronting the street.
- Generous open space / play areas are to be located around the proposed building.
- New double-width crossover to the south of the subject site, servicing the concrete driveway car park. A separate pedestrian access path is also provided.

3 WHAT THE PLANNING SCHEME SAYS

3.1 PLANNING POLICY FRAMEWORK

The Planning Policy Framework (PPF) contains general guiding principles in relation to policies and appropriate practices in Victoria. The PPF contains several policies which are relevant to the consideration of the application in an overarching sense.

The key elements of the PPF relevant to this proposal include:

- Clause 11 Settlement
- Clause 13 Environmental risks and amenity
- Clause 15 Built Environment and Heritage
- Clause 17 Economic Development
- Clause 18 Transport
- Clause 19 Infrastructure

The main thrust of these policies as they relate to this proposal can be summarised as follows:

- Clause 11 (Settlement) states that *“Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure”* and that *“Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns, and investment in transport and communication, water and sewerage and social facilities.”*
- Clause 11.01-1S (Settlement) seeks to *“To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.”*
- Clause 11.02-1S (Supply of land) seeks *“To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.”* Strategies included under this objective seeks to *“Ensure the ongoing provision of land and supporting infrastructure to support sustainable urban development.”* And *“Ensure that sufficient land is available to meet forecast demand.”*
- Clause 11.03-2S (Growth Areas) seeks *“To locate urban growth close to transport corridors and services and provide efficient and effective infrastructure to create sustainability benefits while protecting primary production, major sources of raw materials and valued environmental areas.”*

- Clause 13.07-1S (Land use compatibility) seeks *“To protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.”* A strategy included under this Clause seeks to *“Ensure that use or development of land is compatible with adjoining and nearby land uses.”*
- Clause 15 (Built Environment and Heritage) states that, amongst other things, *“Planning is to recognise the role of urban design, building design, heritage and energy and resource efficiency in delivering liveable and sustainable cities, towns and neighbourhoods.”*
- Clause 15 broadly seeks to ensure land use and development is responsive to the landscape and character, built form and cultural context and protects sites with heritage, architectural, aesthetic, scientific and cultural value; that it supports the establishment and maintenance of communities; that it promotes environmentally sustainable design; and that it promotes excellence in the built environment and creation of places that:
 - *“Are enjoyable, engaging and comfortable to be in.*
 - *Accommodate people of all abilities, ages and cultures.*
 - *Contribute positively to local character and sense of place.*
 - *Reflect the particular characteristics and cultural identity of the community.*
 - *Enhance the function, amenity and safety of the public realm.”*
- Clause 15.01-1S (Urban Design) seeks *“To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.”*
- Clause 15.01-2S (Building Design) seeks *“To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.”* through the following strategies (as relevant to the proposal):
 - *Ensure development responds and contributes to the strategic and cultural context of its location.*
 - *Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.*
 - *Ensure the layout and design of development supports resource recovery, including separation, storage and collection of waste, mixed recycling, glass, organics and e-waste.*
 - *Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.*
 - *Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.*
- Clause 15.01-5S (Neighbourhood character) includes an objective *“To recognise, support and protect neighbourhood character, cultural identity, and sense of place”* through strategies which seek to *“Ensure development responds to cultural identity and contributes to existing or preferred neighbourhood character”*, and *“Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place”*.
- Clause 17 provides that *Planning is to provide for a strong and innovative economy, where all sectors are critical to economic prosperity.*
- Clause 17.01-1S (Diversified economy) seeks *to strengthen and diversify the economy by facilitating growth in a range of employment sectors, including health, education, retail, tourism, knowledge*

industries and professional and technical services based on the emerging and existing strengths of each region.

- Clause 18 outlines that *planning should ensure an integrated and sustainable transport system that provides access to social and economic opportunities, facilitates economic prosperity, contributes to environmental sustainability, coordinates reliable movements of people and goods, and is safe.*
- Clause 18.01-1S (Land use and transport integration) provides an objective *“To facilitate access to social, cultural and economic opportunities by effectively integrating land use and transport.”*
- Clause 18.02-1S (Walking) seeks *“To facilitate an efficient and safe walking network and increase the proportion of trips made by walking.”*
- Clause 18.02-2S (Cycling) seeks *“To facilitate an efficient and safe bicycle network and increase the proportion of trips made by cycling.”*
- Clause 18.02-3R (Principal Public Transport Network) includes the following strategies (as relevant to the proposal):
 - *Facilitate high-quality public transport access to job-rich areas.*
 - *Maximise the use of existing infrastructure and increase the diversity and density of development along the Principal Public Transport Network, particularly at interchanges, activity centres and where principal public transport routes intersect.*
 - *Identify and plan for new Principal Public Transport Network routes.*
 - *Support the Principal Public Transport Network with a comprehensive network of local public transport.*
- Clause 19 (Infrastructure) outlines that *“Planning is to recognise social needs by providing land for a range of accessible community resources, such as education, cultural, health and community support (mental health, aged care, disability, youth and family services) facilities.”* And *“Planning should ensure that the growth and redevelopment of settlements is planned in a manner that allows for the logical and efficient provision and maintenance of infrastructure, including the setting aside of land for the construction of future transport routes.”*
- Clause 19.02-2S (Education facilities) seeks *“To assist the integration of education and early childhood facilities with local and regional communities”* via the following strategies (as relevant to the proposal):
 - *Consider demographic trends, existing and future demand requirements and the integration of facilities into communities in planning for the location of education and early childhood facilities.*
 - *Locate childcare, kindergarten and primary school facilities to maximise access by public transport and safe walking and cycling routes.*
 - *Ensure childcare, kindergarten and primary school and secondary school facilities provide safe vehicular drop-off zones.*
 - *Ensure streets and accessways adjoining education and early childhood facilities are designed to encourage safe bicycle and pedestrian access.*
 - *Consider the existing and future transport network and transport connectivity.*

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3.2 LOCAL PLANNING POLICY FRAMEWORK

The Local Planning Policy Framework (LPPF) is comprised of the Municipal Strategic Statement (MSS) and Local Planning Policies.

3.2.1 Municipal Strategic Statement (MSS)

The elements of the MSS relevant to this proposal include:

- Clause 21.01 Cardinia Shire Key Issues and Strategic Vision
- Clause 21.03 Settlement and housing
- Clause 21.05 Infrastructure
- Clause 21.06 Particular Uses and Development

The key elements of these policies as they relate to this proposal are:

Clause 21.01 Cardinia Shire Key Issues and Strategic Vision

The Cardinia Shire is located on the southeast fringe of Melbourne and is one of eight 'interface Councils' which form the perimeter of metropolitan Melbourne, providing a transition between urban and rural areas. The municipality has an area of approximately 1,280 square kilometres, comprising a variety of landforms and landscapes.

A key issue outlined pursuant to Clause 21.01-3 is '*The integration of health into planning communities to allow people to choose to be active in an environment that is convenient, safe and pleasant*'.

Strategic Vision

Cardinia Shire Council's corporate plan Creating the Future, Cardinia Council Plan 2018 - 2023 describes the following vision for the municipality:

"Cardinia Shire will be developed in a planned manner to enable present and future generations to live healthy and productive lives and to enjoy the richness of the diverse and distinctive characteristics of the Shire"

Council is committed to fostering the sustained wellbeing of the community and environment in the Cardinia Shire. In doing this, it seeks to balance the competing needs of the environment, economic development and the community by:

- Developing a strong economic base.
- Recognising and protecting the diverse and significant environmental and cultural heritage values in the municipality.
- Providing opportunities to create and maintain a cohesive, safe and robust community.
- Enhancing the experience of people who live, work and visit the municipality.

Strategic Framework Plan

The purpose of the framework plan is to provide an overview of land use in the Cardinia Shire and to identify locations where specific land use outcomes will be supported and promoted.

The major strategic directions identified in the Cardinia Shire Strategic Framework Plan:

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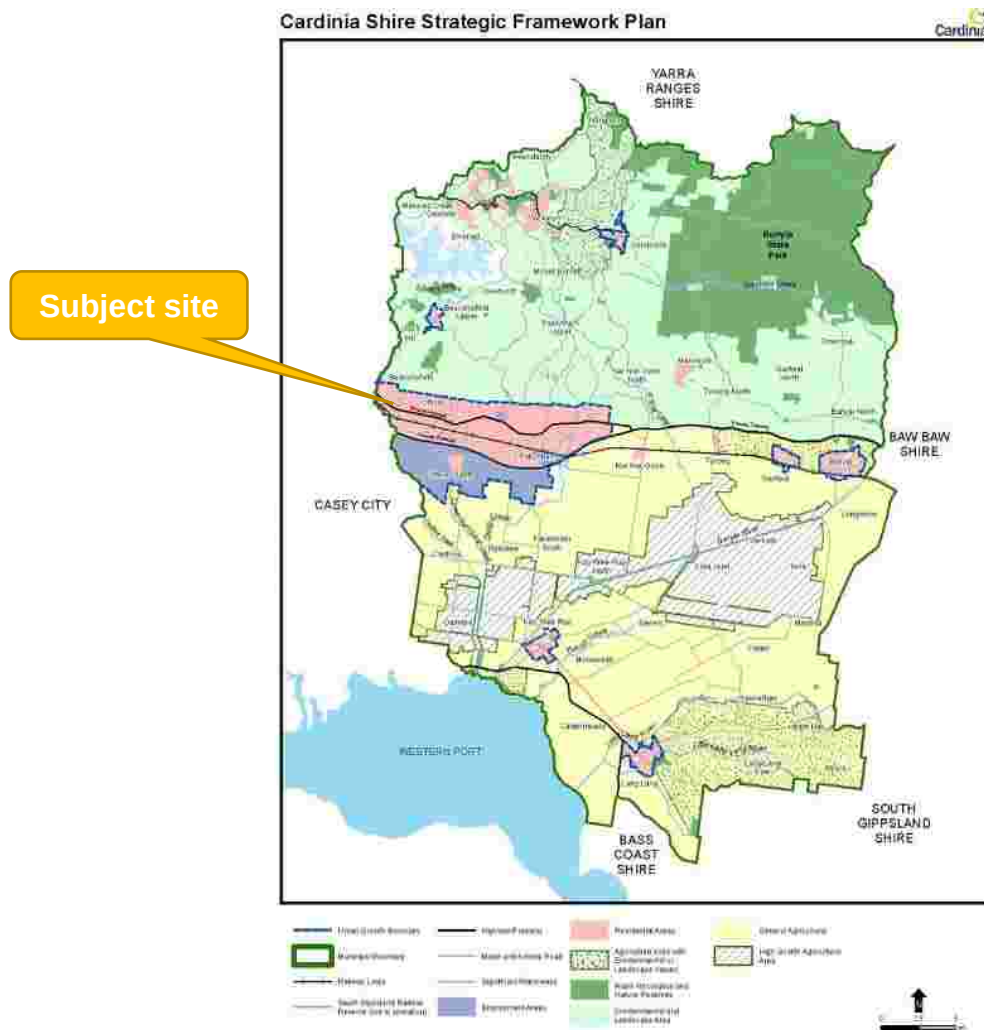


Figure 2 Strategic Framework Plan - Clause 21.05-5 – Site located within a residential area

Clause 21.03 Settlement and housing

Clause 21.03-2 Urban Established Area - Beaconsfield and Pakenham

Overview

Part of the Cardinia Shire, between Beaconsfield and Pakenham East, is located within the Casey-Cardinia Growth Area for metropolitan Melbourne, and has been recognised as part of a metropolitan growth corridor since 1971.

The Cardinia Shire urban area is divided into ten precincts. The Beaconsfield and Pakenham precincts represent the Urban Established Area of the Shire, as shown in Figure 1.

The subject land is shown to be within the Beaconsfield established area pursuant to Figure 1 to Clause 21.03-2. The site is within proximity of the Beaconsfield Activity Centre to the northeast.

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Key issues (as relevant)

Key principles for development include:

- *To coordinate the appropriate staging and development of land.*
- *To ensure greater diversity of housing types and size.*
- *To increase 'Affordable Housing' for very low, low and moderate income households.*
- *To attract commercial investment and create diverse employment opportunities.*
- *To create vibrant well serviced activity centres.*
- *To provide sustainable transport networks.*
- *To ensure that urban areas are well serviced by utility infrastructure.*
- *To deliver accessible community facilities and infrastructure.*
- *To deliver arts and cultural facilities.*
- *To create multi use, linked open space networks.*
- *To increase environmental sustainability.*
- *To achieve good urban design outcomes with a strong urban character.*
- *To ensure the development of new infrastructure supports and encourages an active lifestyle.*

Objective

To create a functional, attractive, safe and sustainable urban environment for the existing and future community of the Urban Established Area.

Strategies

- *Provide for the development in the Urban Established Area in accordance with approved Development Plans, Structure Plans, Urban Design Frameworks, and Incorporated Provisions.*
- *Provide for Infrastructure Contributions or Development Contributions, as appropriate, to fund physical and community infrastructure associated with urban development.*
- *Protect areas of future urban development from inappropriate subdivision and development that limits the future orderly and efficient development of the land for urban purposes.*
- *Provide a distinct character and identity for urban areas through retention of existing vegetation, respect for topography, appropriate streetscaping and provision of adequate open space.*

Clause 21.05 Infrastructure

Communities' services and facilities

In overview, the population in the Cardinia Shire is primarily focused on the activity centres and townships, with a growing emphasis on the urban growth corridor. It is important that all residents in the Cardinia Shire have a reasonable level of access to a range of services and facilities, and that these services and facilities are provided in response to community needs. The provision of local recreational and community facilities also assists in bringing people together, and developing a cohesive community.

Objective

To provide residents with a reasonable level of access to a range of community services and facilities and to ensure that these services and facilities are provided in response to community needs.

Strategies

- *Establish community facilities in the most accessible location for local residents having regard to their service catchment.*
- *Co-locate community and recreational facilities and encourage joint management of these facilities.*

- Facilitate the establishment of commercial activities (eg: medical practitioners) community-based organisations (eg: churches) and early years services (ie childcare) which serve the needs of the community in activity centres and in residential areas where they can be provided in a manner which minimises any impacts on the amenity of the area.
- Provide for accessible community hubs in new residential developments comprising, where appropriate, a primary school, community centre, open space and local commercial facilities (convenience shop, medical centre, etc).

Clause 21.06 Particular Use and Development

Clause 21.06-1 (Urban Design)

The long term benefits of good design are a more attractive, functional and sustainable built environment. Good design is based on the principle of being site responsive, designing to take into account the character and constraints of a site and wider area.

Objective 1

To promote a high standard of design which creates a strong character and identity for the area, provides for a functional built environment, and promotes community and personal safety.

Strategies to achieve this include (as relevant to the proposal):

- Ensure that all development takes into account the character and constraints of the site and wider area.
- Ensure development contributes to the character, identity and sense of place of the area, particularly in newly developing areas.
- Ensure new development is designed to address public spaces and enhance the public realm.
- Ensure that landscaping areas within development are adequately maintained to enhance the appearance of the area.

Objective 2

To ensure advertising signs are consistent with the surrounds whilst ensuring that businesses have adequate opportunities to identify their business.

Strategies to achieve this include (as relevant to the proposal):

- Provide for the reasonable and equitable identification of businesses and facilities through advertising signs which are in context with the scale of development and surrounding environment.
- Avoid the proliferation of signs causing visual clutter and signs which do not relate to services or facilities on the land on which they are displayed.
- Encourage signs that are integrated with architectural features and compliment the style and character of the host building, abutting buildings and the overall landscape or streetscape.
- Ensure signage has an integrated and co-ordinated sign package in terms of colour, graphic content and placement.

Clause 21.06-2 (Community Safety)

Cardinia Shire Council is committed to maintaining and improving community safety within the municipality, and recognises the role that well designed and maintained urban environments play in achieving this goal. The Cardinia Safer Communities Strategy 2017 addresses community safety and crime prevention through a strategic, planned, whole-of-government approach, and addresses issues such as 'young people's issues', a safe environment, alcohol and drugs, vulnerable groups, supporting families and community education. The plan also acknowledges the need to integrate community safety and emergency management.

Objective 1

To improve community safety and the perception of safety in the municipality

Strategies to achieve this include (as relevant to the proposal):

- *Encourage development that is consistent with safer design principles, including:*
 - o *Maximising visibility and surveillance of the public environment.*
 - o *Providing safe movement through good connections and access.*
 - o *Maximising activity in public places.*
 - o *Clearly defining private and public space.*
 - o *Enabling appropriate management of public space to ensure that it is attractive and well used.*
- *Ensure safe access routes for pedestrian and cyclists in the development of residential, commercial and industrial developments.*

3.2.2 Local Planning Policies

The Local Planning Policies relevant to this proposal include:

- Clause 22.09 Signs

Clause 22.09 Signs

Objective

To facilitate signs that allow for the reasonable identification and marketing of businesses in Cardinia while enhancing the character of a building, site and area.

Strategies (inter alia)

Enable signs that identify the business and service provided on the site and avoid signs that promote other businesses or details of product/s sold.

Maximise the effectiveness of signs and sensitively respond to the character of the building, site and area by minimising and consolidating signage to avoid visual clutter.

Ensure that signs are not located on the road or rail reserve.

Design signs to complement the architectural design, form and scale of the host building or land and avoid signs that:

- o *Obscure a building's architectural form, features or glazed surfaces*
- o *Protrude above rooflines or parapets, or beyond the edges of fascia or walls of the host building.*

Use materials and lighting to achieve energy efficiency.

Conceal electrical services to a sign.

Design and locate signs in a manner that accounts for the long-term maintenance needs and the ease of changing messages.

Provide adequate space for all occupancies to display signage where a building or site is occupied by more than one business.

Ensure signs do not compromise the structural integrity and safety of the host building/structure.

Design signs to be clearly legible in order to support safe pedestrian, cyclist and road movements, using:

- o *Concise content.*
- o *Materials and colours that have sufficient contrast between the text and background.*

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- Letters/symbols that are readable both during the day as well as the night.
- Measures to eliminate glare.

Ensure signs do not impair the effectiveness of surrounding security and emergency signs.

Ensure signs do not affect road or rail safety through glare and reflection or the obscuring of sightlines.

Discourage internally illuminated, floodlit, animated, electronic and reflective signs on sites or in locations where they will impact upon residential amenity.

Design signs to be compatible with and complement the character of existing signs in the streetscape and surrounding area.

Design signs to enhance major entrances and gateways to the municipality.

Encourage innovative signs that enrich the pedestrian visual experience.

Protect areas of environmental and natural significance by limiting signage within, adjoining or facing these areas.

Residential Areas

Strategy

Ensure signs in residential areas are compatible with the surrounding residential area.

Policy guidelines

Consider as relevant:

- *Limiting signs to one business identification sign with an area of less than three square metres.*
- *Limiting free standing signage to be:*
 - *Located at the front of the building.*
 - *Located on the street with the greatest amount of traffic (if the site has more than one street frontage).*
 - *No higher than two metres above footpath level.*
 - *Incorporated into the landscape treatment.*

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3.3 PLANNING CONTROLS

3.3.1 Zoning

3.3.1 General Residential Zone – Schedule 1

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The subject site is located within the General Residential Zone – Schedule 1 (General Residential Areas) pursuant to Clause 32.08 of the Cardinia Planning Scheme.

The purposes of the General Residential Zone are:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage development that respects the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

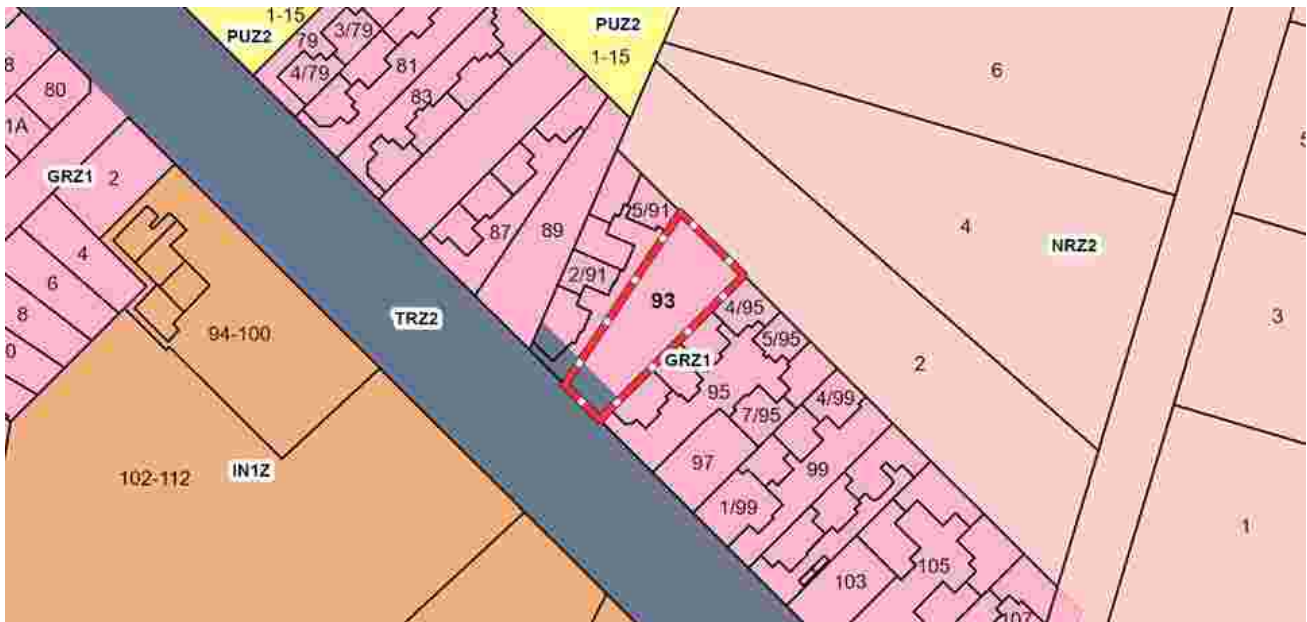


Figure 3: Zoning Map

Pursuant to Clause 32.08-2, a Childcare Centre is a Section 2 (permit required) use, therefore, a planning permit is required to use the land for this purpose.

Pursuant to Clause 32.08-10, a planning permit is required to construct a building or carry out works associated with a Section 2 Use.

Pursuant to Clause 32.08-15, the proposed business identification signage is subject to the requirements of Clause 52.05. The GRZ is a Category 3 (High amenity areas).

Pursuant to Clause 32.08-10, the maximum building height permitted within the GRZ is 11 metres or 3 storeys (mandatory control). The design response (single storey) complies with this mandatory requirement.

The following guidelines are applicable to the proposed development pursuant to Clause 32.08-14 of the Cardinia Planning Scheme:

Non-residential use and development

▪ <i>Whether the use or development is compatible with residential use.</i>	The childcare centre is located within an established area of Beaconsfield; distinct from the emerging growth areas to the east and southeast. In established areas, access to supporting infrastructure is readily available, and discretionary uses can be pursued for sites in suitable strategic and physical locations. As outlined within the proceeding sections of this report, this site is suitable in terms of its physical attributes. The size of the land, dimensions, main road location, and lack of encumbering overlays are all factors supporting the proposed childcare use. We also note that residentially zoned sites nearby (99 and 103 Old Princes Highway) support discretionary uses; and indeed a primary school is located within walking distance (1 Lyle Avenue – Beaconsfield Primary School). It is well established that the clustering of educational services is a desirable town planning outcome (given the convenience for parents etc), and the proposed use will cater for the evolving needs of residents in the area. The scale of the proposed building is in keeping with the single and double storey residential character of the area. The design is appropriately setback from boundaries in keeping with the spatial character of development. The use has regard to the surrounding uses, and will provide an important local service in a location where this is envisioned by both state and local planning policy. The use of land for a childcare centre is therefore complimentary to the area.
▪ <i>Whether the use generally serves local community needs.</i>	The use of land for a high-quality, well designed childcare centre will support the evolving needs of residential land within the Beaconsfield established area as well as the urban growth precinct to the east. These areas require an increase in amenity and educational infrastructure to support sustainable population growth; and this use will assist in meeting and accounting for forecast demand. An objective is identified within the planning scheme pursuant to Clause 19 that “<i>Planning is to recognize social needs by providing land for a range of accessible community resources, such as education, cultural, health and community support (mental health, aged care, disability, youth and family services) facilities.</i>” The use and development of the site for a childcare centre delivers on the above, as it proposes a use that will service local community needs and provides added employment.
▪ <i>The scale and intensity of the use and development.</i>	The childcare centre will cater for a maximum of 86 places, a modest use of the subject land, which includes a 1666sqm area. The proposed use and development of buildings demonstrates a sustainable and equitable approach to planning. The proposal does not propose for a scale and intensity that is unreasonable, given the single storey architectural design and use of complementary building materials commonly found within the area. This design has shown regard to its residential context along a main road.

▪ <i>The design, height, setback and appearance of the proposed buildings and works.</i>	The proposed building is designed to ameliorate with the existing residential scale of the surrounds. Generous setbacks will enable landscaping to all boundaries. The materials and finishes proposed have been carefully chosen to accord with the established character of development.
▪ <i>The proposed landscaping.</i>	As stated above, the generous setbacks proposed and large site area can facilitate for a generous landscaping planting scheme including canopy tree plantings and groundcovers etc. A landscaping concept plan has been provided to accompany the application, and demonstrates that the proposal will accommodate for a variety of new trees and groundcovers in keeping with the local landscaped character. The proposal represents an improved landscaping outcome in comparison to the existing condition of the site.
▪ <i>The provision of car and bicycle parking and associated accessways.</i>	Whilst a minor (3 space) variation is sought with respect to the car parking rates pursuant to Clause 52.06-5, we submit that the proposal is entirely appropriate having regard to Clause 52.06 of the Cardinia Planning Scheme. Accessways and bays have been designed to comply with the Australian Standards. A disabled car parking space (to AS2890.6) has been provided to address the needs of people with limited mobility. An area dedicated to bicycle parking can be provided within the design. A further discussion of the above is provided within Section 3.4.2 below.
▪ <i>Any proposed loading and refuse collection facilities.</i>	The proposed childcare centre does not anticipate any large delivery vehicles. B99 vehicles such as vans are likely to comprise the largest delivery vehicle. A waste bin service yard area is provided with direct access to the concrete driveway, for waste / rubbish collection purposes. A waste management plan accompanies the application, and supports the proposed waste collection. A swept path (traffic engineering) assessment also accompanies the proposal.
▪ <i>The safety, efficiency and amenity effects of traffic to be generated by the proposal.</i>	The subject site's location allows for efficient traffic movements in the area. A new crossover is provided to enable safe and effective vehicular movements into the site and driveway. Fencing is located around the centre (where appropriate) to delineate the public and private realm; and ensure for the safety and amenity of persons within the childcare centre.

3.3.2 Overlays

No overlays apply to the subject land.

3.4 PARTICULAR PROVISIONS

3.4.1 Clause 52.05 Signs

The purposes of Clause 52.05 (Signs) are:

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- *To regulate the development of land for signs and associated structures.*
- *To ensure signs are compatible with the amenity and visual appearance of an area, including the existing or desired future character.*
- *To ensure signs do not contribute to excessive visual clutter or visual disorder.*
- *To ensure that signs do not cause loss of amenity or adversely affect the natural or built environment or the safety, appearance or efficiency of a road.*

Pursuant to Clause 52.05-13, the proposed business identification signs is located in a Category 3 area – high amenity area, under Section 2, and therefore a permit is required.

Purpose

To ensure that signs in high-amenity areas are orderly, of good design and do not detract from the appearance of the building on which a sign is displayed or the surrounding area.

The proposal consists of one building mounted business identification sign and one freestanding entry sign adjacent to the crossover entry. More specifically:

- Signage non-illuminated, with total dimensions of:
 - 3.0m (w) x 1.2m (h) = 3.6m² (signage on building façade)
 - 2.0m (w) x 1.2m (h) = 2.4m² (signage within front setback)

The business identification signage proposed is entirely appropriate in this site context, as follows:

- Given the residential context and location of the sign mounted to the building entry and within the frontage it will not detract from the appearance of the area.
- The signs pose very minimal amenity impacts to the local area, given their minimal size and dimensions. The signs are illuminated and are of a scale and location that will ensure views toward the sign are minimal, noting that landscaping will be located within the front setback.
- The signs will not result in visual clutter or disorder. The signs will function purely for the purpose of identification of the proposed childcare centre. The building mounted sign is setback more than 20 metres from the street.
- The sign locations will in no way dominate views and vistas, or the skyline given they are located at a low height.
- There are numerous contextual examples of signage within the surrounding context, including a business identification sign within the front setback of 99 Old Princes Highway, and attached to the front boundary fence of 103 Old Princes Highway.
- The proposed signs have been designed to accord with the decision guidelines pursuant to Clause 52.05-8.

In short, the proposed business identification signage is entirely appropriate, having regard to the categorisation of the land within a 'High amenity area' and status as a discretionary use pursuant to the General Residential Zone.

3.4.2 Clause 52.06 Car Parking

Pursuant to Clause 52.06-2, prior to a new use commencing or a new building being occupied, the car parking spaces required under Clause 52.06-5 must be provided on the land or as approved under Clause 52.06-3 to the satisfaction of the Responsible Authority.

Specifically, Clause 52.06-5 specifies the following for child care centers:

- 0.22 to each child.

With eighty-six (86) childcare places, the proposal generates a statutory car parking requirement of eighteen (18) car parking spaces.

15 car spaces are proposed. Therefore, a permit is required to reduce the number of car parking spaces required pursuant to Clause 52.06-3.

The application requirements and decision guidelines pursuant to Clause 52.06-7 apply. A Car Parking Demand Assessment can be provided at request of the Responsible Authority.

The proposed car parking arrangement and accessway configuration demonstrate compliance with the car parking standards pursuant to Clause 52.06-9 of the Cardinia Planning Scheme.

Overall, the proposed development has been suitably designed and is not expected to create adverse traffic or parking impacts in the vicinity of the site, as discussed within Section 4 below.

3.4.3 Clause 52.29 Land Adjacent to the Principal Road Network

The subject site is adjacent to a Transport Zone 2 (High Street). The purposes of Clause 52.29 are to:

- *To ensure appropriate access to the Principal Road Network or land planned to form part of the Principal Road Network.*
- *To ensure appropriate subdivision of land adjacent to Principal Road Network or land planned to form part of the Principal Road Network.*

Pursuant to Clause 52.29-2 of the Cardinia Planning Scheme, a permit required to create or alter access to a road in a Transport Zone 2.

The proposed development seeks to remove and reinstate the existing crossover, and construct a new double-width (6m) crossover from Old Princes Highway, which is a road zone. The new double-width crossover will service the new use, and access the 15-space car park.

This represents a 'physical change' from the current parking and access arrangement¹ and number of vehicles expected to enter the site. Therefore, a permit is required.

The amount of crossovers evident on the site will not increase (net), and the design will not unreasonably or unsafely overburden the existing road network. The access arrangement from the PPTN is entirely appropriate and worthy of support.

3.4.4 Clause 52.34 Bicycle Facilities

Clause 52.34 outlines the number of bicycle spaces that are required for a new use. There is no specified rate for Childcare centres pursuant to Clause 52.34-5.

3.4.5 Clause 65 Decision Guidelines

Clause 65 states “*Because a permit can be granted does not imply that a permit should or will be granted. The responsible authority must decide whether the proposal will produce acceptable outcomes in terms of the decision guidelines of this clause.*”

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¹ Peninsula Blue Developments Pty Ltd v Frankston CC [2015] VCAT 571

4 HOW THE PROPOSAL RESPONDS

4.1 OVERVIEW

In preparing the proposed design response, careful consideration has been given to Council's PPF and LPPF with regard given to the peri-urban context, character values of the site and its surrounds, built form and design outcomes, potential off-site amenity impacts, and internal amenity within the development itself.

The following physical and strategic considerations confirm that this site is very well suited to accommodate the proposed discretionary (educational) use and development:

- The site is located along a major road, Old Princes Highway, which is designated as a Transport Road Zone (TRZ2) by the Cardinia Planning Scheme.
- The site is large at 1660sqm in size.
- The site includes no overlays which would temper development expectations, such as heritage or tree protective controls. Equally, no encumbrances on title are evident.
- The sites immediately adjoining the subject land to the east and west are developed with medium density development, and are subject to the same zoning.
- No residential land is located to the immediate south, which is occupied by the street (Old Princes Highway).
- Discretionary uses within GRZ land are evident nearby (Refer Appendix 1 for details).

The subject land is also in proximity of local parks, community facilities, health centres and retail stores. The site is notably also within proximity of the Beaconsfield town centre, Beaconsfield commercial core and the Beaconsfield Train Station; which provides public transport linkage to Melbourne's Central Business District.

As clearly stated within Councils Local Planning Policy Framework, changing demographics within the Municipality require both increased housing supply and an increase in the provision of supporting services to keep up with growth. Further, it is envisioned that planning for communities will ensure that access to critical services and infrastructure is prioritized.

The growth forecast for Cardinia anticipates that supporting services for families will grow in demand, in conjunction with the envisioned increases in housing and employment. The delivery of early learning and educational facilities in these locations is critical to the orderly development of the area and delivering increased service amenity for future residents. This is a critical aspect of ensuring the orderly development and planning of the area.

The proposed childcare centre will retain the low-density scale of the local area through its built form (design detailing) and generous setbacks. The respectful transitional built form and use will compliment and support the role of the area for residential purposes, and indeed provide an appropriate transition from the medium density residential sites adjacent. The most generous setback to the childcare building is provided to the rear, where the site interfaces with a large Neighborhood Residential Zone site.

There is a clearly stated need to provide for both increased employment opportunities and educational facilities, pursuant to Councils LPPF and Clause 19.02-1S of the Cardinia Planning Scheme. The proposed use and development responds to state and local planning objectives and will deliver an important local service for residents as well as deliver increased employment in a location where this is desired.

The appropriateness of the proposal is demonstrated through an assessment of the application with respect to the following key considerations (Decision guidelines pursuant to the GRZ1):

- *Whether the use or development is compatible with residential use.*
- *Whether the use generally serves local community needs.*
- *The scale and intensity of the use and development.*
- *The design, height, setback and appearance of the proposed buildings and works.*
- *The proposed landscaping.*

- The provision of car and bicycle parking and associated accessways.
- Any proposed loading and refuse collection facilities.
- The safety, efficiency and amenity effects of traffic to be generated by the proposal.

As detailed in the assessment table contained within Section 3.3, the relevant decision guidelines have been addressed and found to be a site and policy responsive acceptable town planning outcome.

4.2 POLICY RESPONSE

PPF and Zone

This proposal demonstrates an acceptable level of compliance with the Zone and the Planning Policy Framework contained within the Cardinia Planning Scheme. The proposed use of the land for a childcare centre is consistent with the purpose of the GRZ being *"To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations."*

The proposal supports the objectives and strategies espoused by the PPF at Clause 11 which seeks to ensure that *"Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure"*. The proposal also has regard to the guiding policy at Clause 19.02-2S (Education Facilities), with a response to the most relevant strategies as follows:

Strategy	Design Response
1. Consider demographic trends, existing and future demand requirements and the integration of facilities into communities in planning for the location of education and early childhood facilities.	The proposed childcare centre delivers on the objective of the Municipality to cater for growing demand and population growth. The site is located within the urban growth boundary, within an established residential area, and in a location wherein the use will integrate with the community.
2. Locate childcare, kindergarten and primary school facilities to maximise access by public transport and safe walking and cycling routes.	The subject site is suitably located in proximity to public transport, walking and cycling routes, as is described in detail above. The main road location is particularly desirable for this discretionary use; given the existing high volume and traffic capacity of the road.
3. Ensure childcare, kindergarten and primary school and secondary school facilities provide safe vehicular drop-off zones.	The proposal delivers safe and well-conceived vehicular drop off zones that are internal to the site. The design accommodates 15 total car parking spaces for visitors and staff, that comply with the design standards pursuant to Clause 52.06 of the Casey Planning Scheme. Importantly, the proposal will not unreasonably overburden car parking availability to the street, and the egress and ingress of vehicles is both safe and well designed.
4. Ensure streets and accessways adjoining education and early childhood facilities are designed to encourage safe bicycle and pedestrian access	As discussed above, the proposed traffic arrangement will retain a safe pedestrian and vehicle environment. The roads, footpaths and areas surrounding the site are conducive to safe bicycle and pedestrian access, and the design of crossovers and driveways encourages pedestrian safety.

5. Consider the existing and future transport network and transport connectivity.	The proposal is situated in a location with quality access to the existing road network, and connectivity to local hubs of transportation and commerce. The land can clearly accommodate for non-residential use without overburdening the transport network.
--	--

The proposed childcare centre will anticipate additional movements in the area, in accordance with Clause 15 which seeks to create safe public and private environments. Existing crossovers are to be removed and reinstated and replaced with a new double-width crossover, which will service the proposed childcare centre.

Clause 15 also seeks respectful building design. This is further emphasized by the purposes of the General Residential Zone. The proposed building adopts the design and character sensibilities of the existing character of local dwellings, which are of low scale detached dwellings with pitched tiled roofs. The materiality and design of the centre is entirely in keeping with the merging character of built form evident in the surrounds. The built form proposed effectively nestles into the topography of the land, and follows the fall of the land to the rear of the site.

The subject lands position in proximity to main arterials roads, open space and community services is supported by Clause 17 and 18 of the Casey Planning Scheme, allowing for the efficient movement of people within an area which is already well serviced. The proposed childcare centre offers great community benefits to local residents by way of early education, in addition to supplementing the existing employment base.

LPPF

The proposed development is entirely appropriate having regard to the relevant provisions of Cardinia's Local Planning Policy Framework (LPPF) as follows:

- Clause 21.01-3 explicitly calls for the integration of health considerations in planning for communities, to ensure future generations live healthy and productive lives.
- The proposed use and development of the site for a childcare centre delivers on strategic objectives to ensure that the rate and scale of growth accounts for critical infrastructure delivery, including health facilities (Clause 21.05).
- The proposed health facility is co-located nearby to existing community and recreation uses, including a primary school to the northwest, and established to service the needs of the residential community whilst concurrently minimizing amenity impacts (Clause 21.05).
- The proposal further contributes to the providing of a reasonable transition between GRZ and NRZ land (Clause 21.01) via its modest form and use. The single storey form and use of materials (design response) is a welcome addition to the area.
- The proposed signage is appropriately minimized, and not illuminated befitting of the residential context.
- The proposal addresses the identified need to provide communities with access to critical transport infrastructure and regional facilities in step with growth, and ensure choice and equitable access to a range of housing, employment, transport, services and facilities (Clause 21.06).
- The signage proposed is modest, and purely for the purposes of business identification (Clause 21.06 and 22.09), and is appropriately located and sized to ensure the amenity and character of the local area is upheld.

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4.3 APPROPRIATENESS OF THE USE IN A RESIDENTIAL ZONE

As noted above, the Cardinia Planning Scheme provides strategic policy support for the establishment of appropriately located and designed complimentary services (uses) in residential areas.

The proposed use and development of the land is broadly supported by the local policy objectives and the zone. Guiding the development is Clause 32.08-13 decision guidelines and policy direction for non-residential uses in residential areas.

The proposal offers an important educational service and an appropriate number of staff and students in accordance with the needs of the surrounding residential area and caters to the general needs of the local community.

4.4 AMENITY IMPACTS ON ADJOINING PROPERTIES

The proposal is designed to minimize any adverse impacts to off-site amenity, noting that:

- Generous setbacks provided in the design are to the adjacent residences to the east and west, noting that the largest setback is proposed to the land to the north (recently rezoned from Rural Living Zone to Neighborhood Residential Zone).
- The proposed building is appropriately setback from all side and rear title boundaries, noting that the modest form proposed is not out of keeping with the predominantly single storey residential development in the area.
- Massing and design detail draw reference from built form along Old Princes Highway and surrounds.
- The subject site is currently underdeveloped, housing only a single dwelling. The siting of the building proposed will protect adjacent tree plantings (where relevant).
- Whilst Rescode is not considered for discretionary use proposals, the design and siting of the centre has responded appropriately to amenity considerations including overshadowing, overlooking, visual bulk and noise. The proposal has had a high level of regard to offsite considerations.
- The single storey massing and scale accords with surrounding low density residential development.

4.5 TRAFFIC AND CAR PARKING

The location and design of the car parking layout has been thoughtfully designed to allow for efficient and safe traffic movements in and out of the site. Furthermore, the delivery of 15 parking spaces has been proposed in order to satisfy the particular needs of the future tenant (Childcare provider).

It is submitted that the proposed development responds appropriately to traffic, car parking, and waste management considerations, and is acceptable given:

- The proposed variation to car parking requirements (explained in detail within section 3.4.2 above) is justified given:
 - The proposed fifteen (15) parking spaces is only 3 spaces less than the eighteen (18) that are sought pursuant to Clause 52.06-5. This is by no means a substantial reduction.
 - The site is located along a major road (Old Princes Highway – Transport Road Zone 2), which itself includes a proliferation of unrestricted on-street car parking on both sides of the Highway. This is moreover a location where on-street parking is common.
 - There are a variety of alternative transport options available in the area. This includes bus stops along Beaconsfield Avenue (926 Bus) and the Beaconsfield Train Station, which are both within convenient walking distance of the subject site. The site is accessible by foot or bicycle.
 - The proposal will not materially affect the amenity of adjoining properties or the surrounding area through traffic generation or traffic congestion. The traffic movements to and from the site

will be minimal and will not cause traffic issues in Old Princes Highway or the surrounding street network.

- The proposal satisfies the Design Standards for car parking included under Clause 52.06-9.
- The design response and layout of the centre makes provision for dedicated waste and storage areas within the design.

5 WHAT THE PROPOSAL DELIVERS

As discussed above, the proposal accords with the outcomes sought by the Cardinia Planning Scheme for the following reasons:

- The proposed use and development of land for a childcare centre is entirely consistent with the objectives, policies and strategies contained within the Cardinia planning scheme.
- The use of the site is supported within a developing residential area and is conveniently located within walking distance of main roads, bus routes and important local services. The main road location of this site is entirely suitable for the proposed discretionary use; noting these are the most sought-after locations for such uses.
- The large size of the site (1660sqm), orientation on the northern side of the street with no direct southern neighbours, lack of encumbering overlays on the land and flat topography are all physical characteristics of this site that support the proposed development. The well-located site is ideally suited to contain a discretionary use such as is proposed.
- The proposed use and development of the site is not discordant with the surrounding area, noting that the design response has been specifically formulated to address internal and external amenity considerations; and indeed the codified national requirements for childcare centres.
- The proposed use delivers on the relevant strategic objectives for Cardinia to increase employment and provide community and education in support of residential growth within the urban periphery. The site is located within the established residential area of Beaconsfield; however, it is located nearby to an emerging PSP area to the southeast and within walking distance of industrially zoned land.
- The design is appropriately designed and detailed to ensure it ameliorates with surrounding development. The single-storey scale, siting with no walls to boundary, opportunity for landscaping and use of materials in the building all ensure that this well-designed childcare centre responds to the context of existing and emerging development along the northern side of Old Princes Highway.

Overall, this proposal is considered to provide a clear net community benefit, by way of delivering early learning (educational) services and employment in a suitable location. Accordingly, for the above reasons, it is appropriate for Council to support the application.

APPENDIX 1 – SITE AND SURROUNDS

The subject land is located on the northern side of Old Princes Highway Beaconsfield (see Figure 7 below).

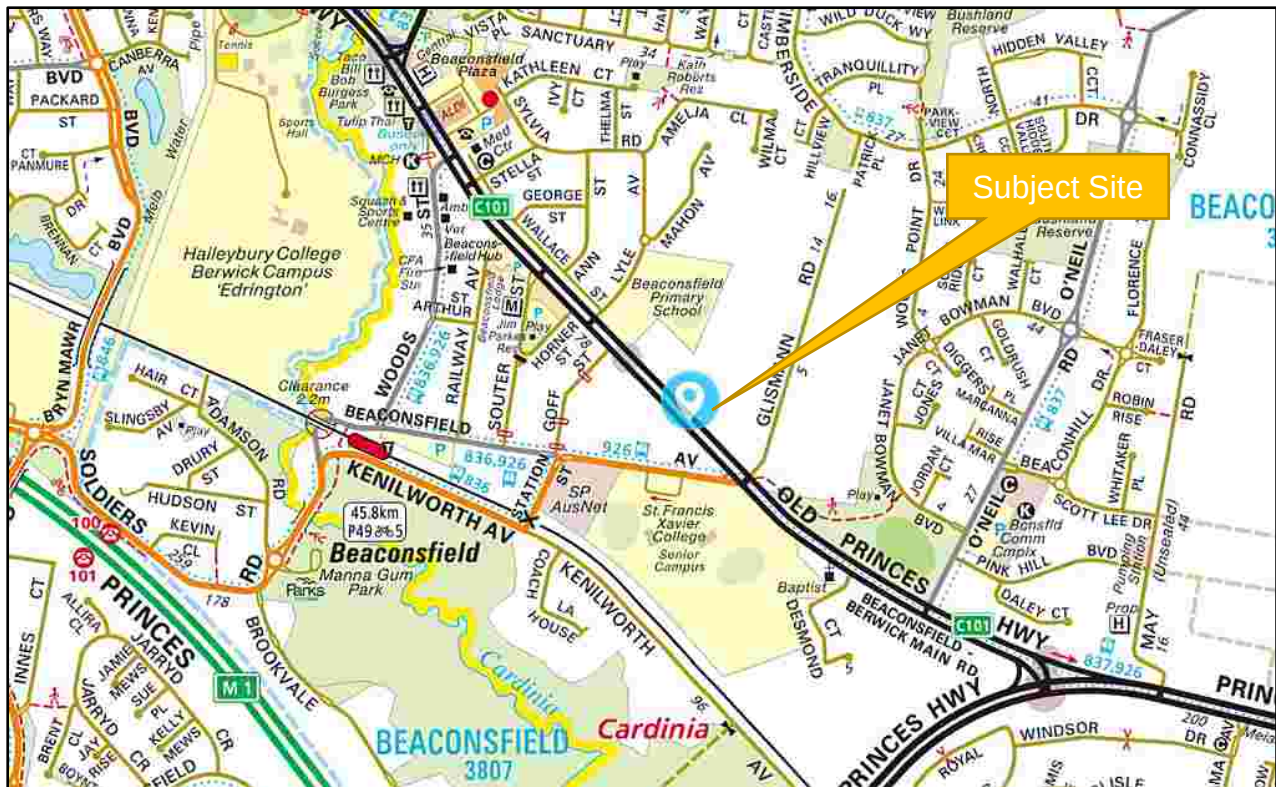


Figure 4: Locality Plan

The subject site is rectangular in shape, with an overall site area of 1660sqm square metres. The site includes:

- A 16.92m frontage to Old Princes Highway.
- A rear width (north) of 30.63m.
- A site depth of 71.13m (west) and 69.81m (east) respectively.
- Flat topography.
- A skewed orientation.
- Low level existing vegetation, including a few scattered trees (noting no tree protective controls apply).

The subject land is currently occupied by a single storey brick dwelling with a pitched gable roof of tile material. The primary secluded private open space (SPOS) for the dwelling is located to the rear (north / northwest), and is comprised of open lawn area, vegetation, and a galvanised iron and brick garage.

Access is provided to the site currently via a single-width concrete crossover, servicing a gravel driveway leading to the garage / carport for the dwelling.

Fencing is used to delineate the public and private realm in the area and is evident across the site. Lattice and paling fences of various heights are evident.

The subject site itself acts as a transitional element with the Neighbourhood Residential Zone (NRZ) behind the site, to the north/northeast. Built form is more intensively developed on either side of Old Princes Highway, noting that the south side is industrially zoned and developed, whereas the northern side consists of primarily medium density housing development adjacent to the subject land.

Old Princes Highway is a major municipal road, that offers direct access to the 926 Bus Route (along Beaconsfield Avenue) and the Beaconsfield Train Station within walking distance. Built form along the main road includes a more intensive character (high site coverages, walls to boundary and medium density are common here) in contrast with the low density NRZ residential hinterland to the north. Development expectations are elevated along Old Princes Highway.

The subject sites immediate abutments are as described follows:

- To the north of the site is 2 Glismann Road. The land is zoned as Neighbourhood Residential Zone (NRZ), and includes a single storey weatherboard dwelling sited toward the frontage to Glismann Road. The dwelling is setback 11m from the front title boundary. The portion of the site immediately adjacent to the common boundary with the subject site is comprised of open grassed area. An existing 1.9m high wire mesh fence is located along the common boundary with the subject site.
 - It is noted that this land is subject to a Development Plan Overlay (Schedule 19 – Glismann Road Area Development Plan); which seeks to create a variety of lot sizes within the target area. The land was previously zoned Rural Living Zone (RLZ), and has been the subject of a planning scheme amendment.
- To the east of the subject site is 95 Old Princes Highway. The site is occupied by a medium density housing development, comprise of seven single storey brick dwellings in a tandem configuration. The frontmost dwelling (1/95 Old Princes Highway) is setback 9.03m from the front (southern) title boundary. The overall site coverage of the land is high, given the dwellings and large driveway area evident. Access from Old Princes Highway is via a double width crossover and concrete driveway to the south. Several of the dwellings (1, 2, 3 and 4/95 Old Princes Highway) include SPOS areas and habitable room windows oriented toward the subject site. A lattice and paling fence of various heights is located along the common boundary with the subject site.
- To the west of the subject site is 91 Old Princes Highway. The site is comprised of five single storey dwellings in a tandem configuration. The dwellings are single storey, of brick material, and all include a pitched hipped roof form. The frontmost dwelling is setback a minimum 8.94m from the front title boundary. It is observed again that the site (planning unit) includes a high site coverage, and walls on boundary (both internal and external) are a feature of this medium density site. The common driveway is located adjacent to the interface with the subject site.
- To the south is Old Princes Highway. The road is a designated Transport Road Zone 2 within the Cardinia Planning Scheme.
 - The southern side of Old Princes Highway is developed with industrial, service and commercial buildings and uses evident.

The subject site is located along a major municipal corridor and road. An observable feature of the immediate context is that many of the abutments along the northern side of Old Princes Highway (such as 83, 87, 91, 95, 99 and 101 Old Princes Highway) are developed for multiple dwellings, between 3-7 on a lot. The historic pattern of medium density and high site coverages / prevalent hard standing are an appreciable feature of the northern side of the road. Equally, the industrial precinct to the south of the site forms a visible component of the local character.

The site is well located in terms of proximity to existing services and infrastructure, as follows:

- Beaconsfield Activity Centre.
- Beaconsfield Railway Station.
- Route 926 Bus.
- Beaconsfield Primary School, St Francis College, Berwick Primary School.
- Several open space areas including:
 - Acoonah Park.
 - Manna Gum Park.
 - Oneil Road Recreation Reserve.

This is a site that is very well located and serviced, in proximity to important local main roads, public transport, and within reasonable distance of commercial and retail opportunities. Importantly, the site is accessible for pedestrians, cyclists and vehicles alike. Equally, there is a clear need for childcare in this location.

The below photos demonstrate the existing site and area conditions:



Figure 5: The subject site aerial (Landchecker, 2024)

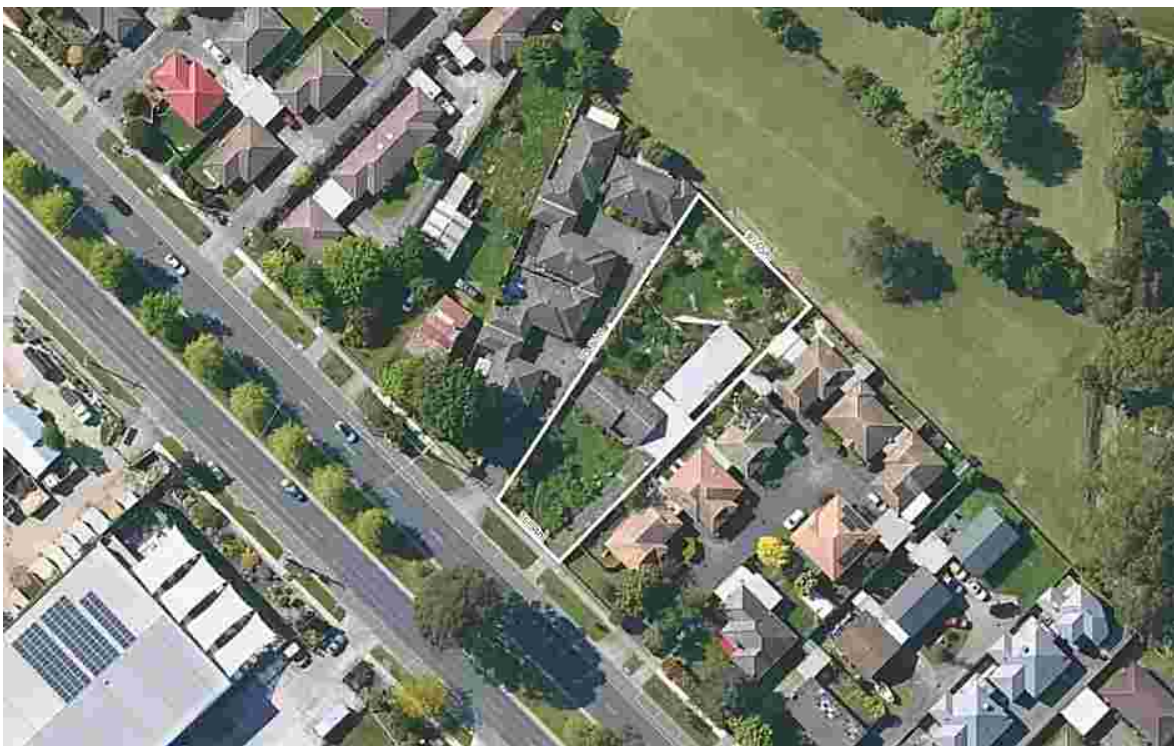


Figure 6: Subject site and surrounding context aerial (Landchecker, 2024)

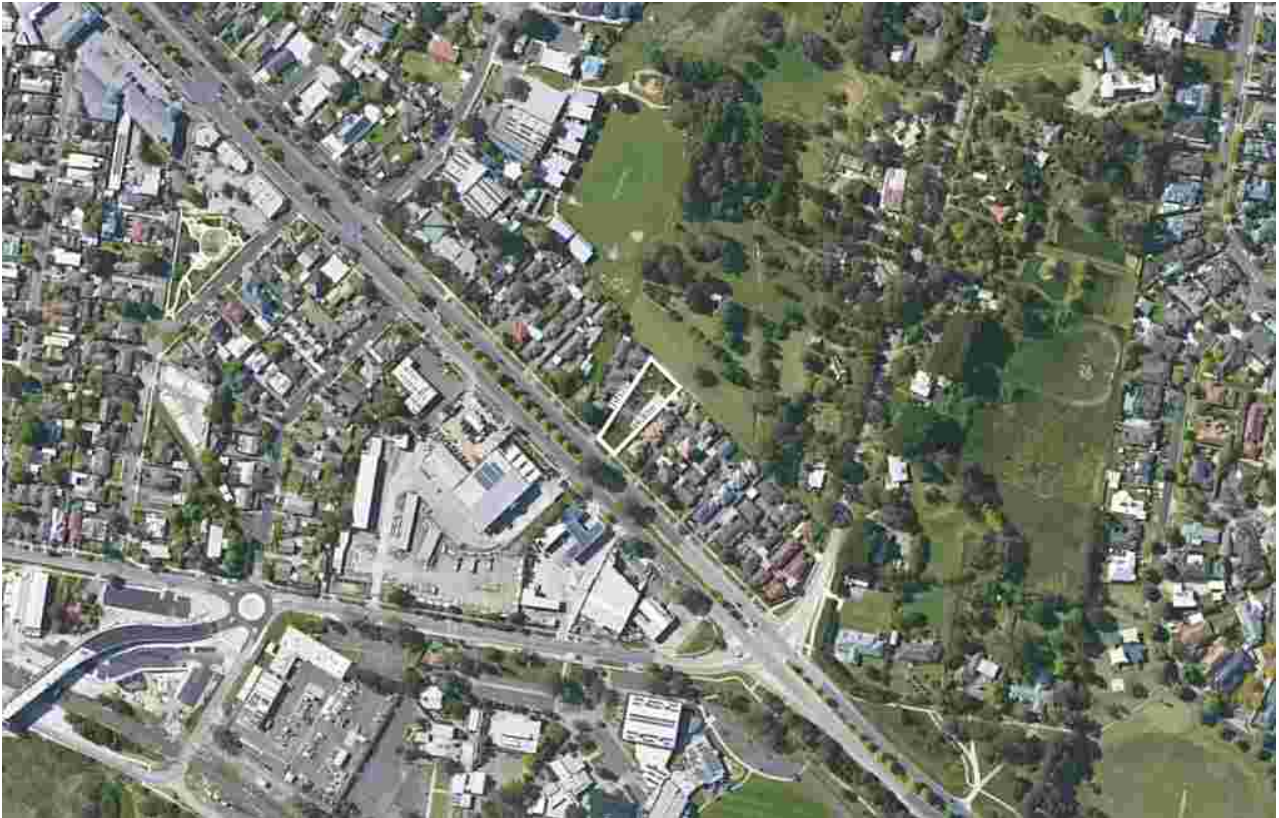


Figure 7: Subject site and surrounding context aerial (Landchecker, 2024)

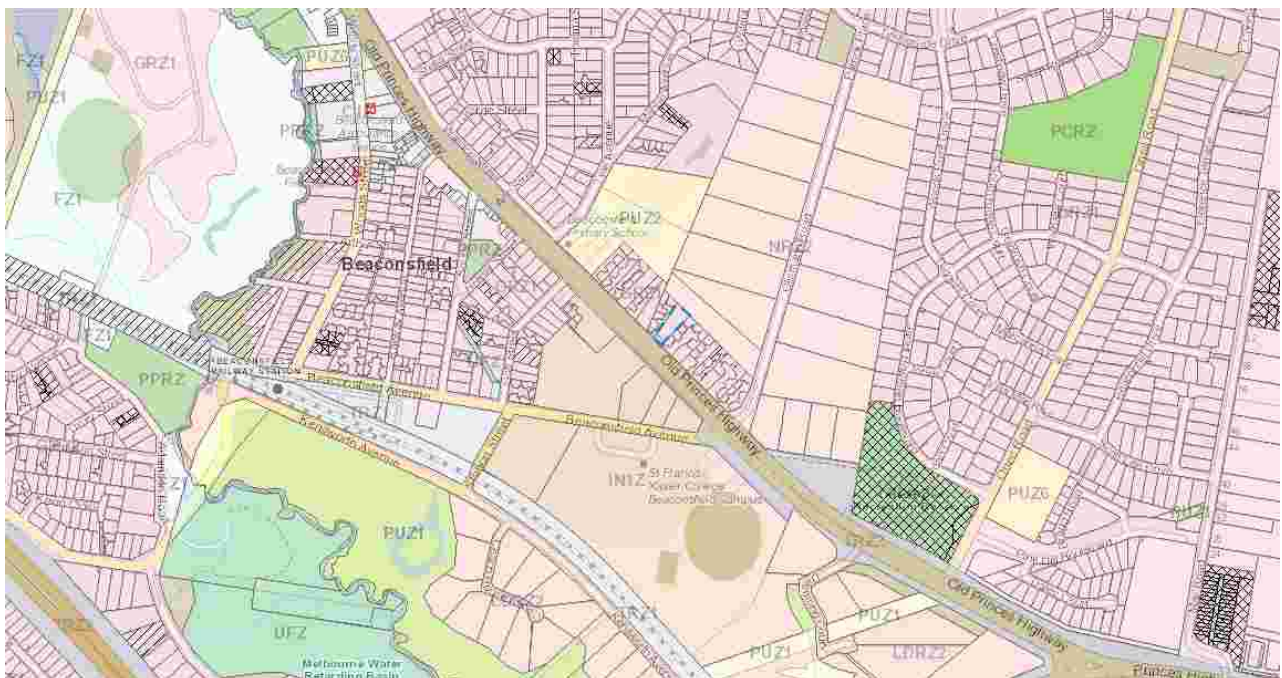


Figure 8: Subject site and surrounding land use controls (Vicplan, 2024)

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Figure 9: Subject site photo (Photo extracted from realestate.com, listed Feb 2024)

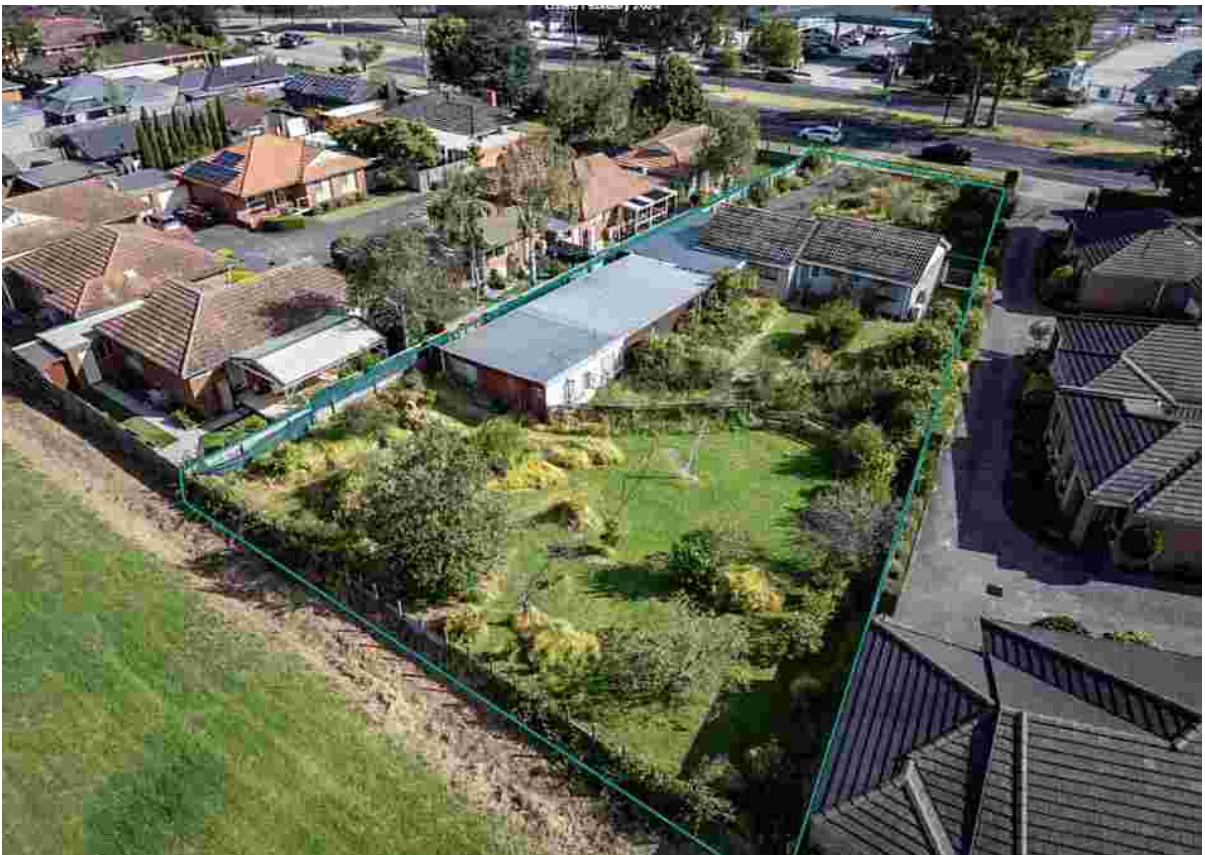


Figure 10: Subject site photo (Photo extracted from realestate.com, listed Feb 2024)



Figure 11: Subject site photo (Taken by TB, December 2024)



Figure 12: Subject site photo – view east (Taken by TB, December 2024)



Figure 13: Site photo – view northwest (Taken by TB, December 2024)



Figure 14: View southwest from the subject site – Old Princes Hwy (Taken by TB, December 2024)



Figure 15: View south from the subject site – Old Princes Hwy (Taken by TB, December 2024)



Figure 16: View southeast from the subject site – Old Princes Hwy (Taken by TB, December 2024)



Figure 16: 91 Old Princes Highway – western interface (Taken by TB, December 2024)



Figure 17: 91 Old Princes Hwy (Taken by TB, December 2024)

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Figure 18: Old Princes Hwy (Taken by TB, December 2024)



Figure 19: 95 Old Princes Hwy – eastern interface (Taken by TB, December 2024)



Figure 20: 95 Old Princes Hwy (Taken by TB, December 2024)



Figure 21: 99 Old Princes Hwy - discretionary use (Taken by TB, December 2024)

22 April 2025

Nature of Work: Childcare Centre
RE: 93 Old Princes Highway Beaconsfield

To whom it may concern,

I am writing to provide my professional assessment regarding the estimated cost of the proposed construction of a childcare centre located at 93 Old Princes Highway, Beaconsfield.

Based on my expertise and current industry standards, it is my opinion that the total cost to complete all associated construction works for this project will be approximately \$1.1 million.

This estimate takes into account typical expenses such as site preparation, building materials, labour, compliance with relevant building codes and regulations, and all other necessary construction-related activities.

Should you require any additional details or clarification in relation to this estimate, please do not hesitate to contact me at your convenience.

Yours faithfully,



STA Building Consultants

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Arboricultural Impact Assessment Report

Saturday, 1 March 2025

Site Address:

93 Old Princess Highway, Beaconsfield

Prepared for:

Projected Designs

Prepared by:

Simon Molloy
Arboricultural Consultant
P.O. Box 95 Ringwood East 3135
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0418 443 554
ABN: 17 155 421 837

Version 2

Document control		
Version 1	Original	18/09/2024
Version 2	Amended site conditions	1/03/2025

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1. EXECUTIVE SUMMARY

The purpose of this report is to provide the findings of an assessment of three (3) trees adjacent the subject site and to determine the impact of proposed works. The report is to recommend tree protection measures, alternative construction measures, and modification to the design as required enabling successful retention of neighbouring properties. *AS 4970-2009, Protection of Trees on Development Sites* has been referenced and all measurements are based on the standard.

A site visit was conducted on Monday, 24 February 2025 for the purposes of data collection and to assess tree and site conditions.

Proposed works are for the removal of all vegetation and structures on the site and construction of a childcare centre.

The subject site contains no structures or vegetation due to recent demolition works which included a site scrape.

The three (3) Silver Birch in the neighbouring property have had most of their root mass where occurring on the subject site removed during demolition works.

Proposed works will not cause additional impact to the neighbouring trees with supervision during excavations within the TPZ of trees 1, 2 and 3 recommended so that any remedial root pruning can be undertaken at the same time.

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2. SCOPE AND REPORT OBJECTIVES

Projected Designs have requested preparation of an Arboricultural Impact Assessment Report incorporating an Arboricultural Assessment in accordance with *Australian Standard AS4970-2009 Protection of Trees on Development Sites* as part of supporting documentation for works to develop the site.

The report covers in detail three (3) significant trees adjacent the subject site that may be impacted by proposed works.

The report objectives are:

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- To number and identify to Genus/Species any significant tree features on and adjacent the subject site likely to be affected by proposed works;
- To assess the vigour, structure and overall condition of the surveyed trees;
- To provide an arboricultural value based on observed characteristics;
- To provide recommendations for tree retention or removal based on observed characteristics;
- To determine the impact of the proposed works on retained trees in accordance with *AS4970-2009* and provide general tree protection guidelines;
- Provide recommendations for alternative construction techniques or modification to the design as required; and
- Provide management methodology to ensure the ongoing viability of retained trees.

3. FACTS, MATTERS AND ASSUMPTIONS

- It is assumed that the root distribution of all trees on site is largely symmetrical unless otherwise stated and that no previous root damage has occurred where none is currently visible;
- It is assumed that the growing conditions for the subject trees does not manifestly change over the time prior, during or after the proposed development takes place other than as a result of proposed works;
- It is assumed that all drawings and their contents used in preparation of this report are true and correct; and
- Any Feature survey and landscape plans are included for illustrative purposes only.

4. SITE ANALYSIS AND SURVEY METHODOLOGY

4.1.Site Analysis

The subject site is a broadly triangular shaped lot of 1660m² that is currently vacant of any structures or vegetation due to recent demolition works.

The site is near level with minor variations in height of 100-200mm. A large 10m wide easement covers the front of the site with two grated pits and a sewer vent located in the rear yard.

A large number of small ornamental shrubs and plants previously covered the site with two trees in the rear yard the largest individuals on the site.

The property to the east and west have been developed and contains multiple dwellings with the property to the rear an open paddock.

4.2.Planning and Local Regulations

The subject site is located at 93 Old Princess Highway, Beaconsfield within the City of Casey. The site is zoned *General Residential Zone – Schedule 1* (GRZ1) with the easement at the front of the site zoned *Transport Zone 2- Principal Road Network* (TRZ2). No planning overlays affect the property.

Vegetation removal on and adjacent the subject site is not controlled by any planning overlay or local law.

4.3.Survey Methodology

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Simon Molloy of Molloy Arboriculture Pty Ltd conducted a site visit on Friday, 30 August 2024 and Monday, 24 February 2025 for the purposes of data collection and to assess tree and site conditions. Detailed data is contained within the Tree Data table in section 8 and tree numbers correspond to the plan located at section 10.

- Generally, only trees over 5 metres in height on the subject site have been surveyed with trees in neighbouring properties likely to be impacted by works also surveyed.
- The subject trees were identified to Genus/Species in the field and is considered as common with no samples taken for further identification;
- The subject trees were assessed from observations made as viewed from ground level with no trees climbed to conduct an upper canopy inspection. Assessment was

limited only to parts of the trees visible with defects not visible from the ground excluded from any discussion or recommendations;

- A digital camera was used at ground level to gather photographic evidence. No alterations have been made to any photographs;
- Tree data was recorded digitally using a hand held PDA and converted to an Excel® spreadsheet;
- Height has been measured using a Nikon Forestry Pro hypsometer with canopy width paced out on site. Canopy width is the widest point of the canopy in a single direction;
- Trunk diameter was measured at 1.4 metres (nominal) above ground level using a Yamayo diameter tape. Where access to the tree was not available an estimate has been made using reference points;
- Data has been collected to calculate the Tree Protection Zone (T.P.Z.) and Structural Root Zone (SRZ) in accordance with *AS4970-2009 Protection of Trees on Development Sites*;
- No soil, plant material or pest and disease samples were taken for further assessment;

4.4.Documents Viewed

The following documents have been viewed during the preparation of this report:

- Feature Survey prepared by A Line Surveying dated 22 August 2024
- Preliminary Layout Plan prepared by Project Designs dated 3/6/2024;
- Ground floor plan prepared by Projected Designs revision B dated 16/01/2025
- Department of Environment, Land, Water And Planning (2018) Planning Property Report, 93 Old Princess Highway, Beaconsfield [accessed from <http://mapshare.maps.vic.gov.au/vicplan/> , on 30/08/2024];
- Aerial imagery of the site

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5. OBSERVATIONS

Five (5) individual trees were previously assessed in detail on and adjacent the subject site. Detailed tree data for the surveyed trees is contained within the table at section 8.

Recent demolition works have removed all structures and vegetation on the site with a site scrape undertaken as typically occurs during these works.



Photograph 1: Subject site vacant of structure and vegetation post demolition works.

Removal and damage to roots from adjacent trees was noted with the majority of these roots under 20mm diameter.



The vigour of the surveyed trees has been determined by assessing foliage colour, size, density, shoot initiation, and elongation when compared to a typical specimen of the species with all trees displaying the typical vigour of the species. Demolition works do not appear to have caused immediate impacts to tree vigour however, removal of tree roots and changes to site conditions can continue to affect tree vigour over several years.

The structure of the surveyed trees has been assessed against a typical example of the species and modern arboricultural principles. Trees 1, 2, and 3 displayed the typical form and structure of the species. No removal of structural roots, over 50mm diameter, was noted because of demolition works.

The arboricultural value of the tree assessed relates to a combination of factors including tree vigour, structure, and age and amenity value. The amenity of the tree relates to a trees functional, aesthetic and biological characteristics in an urban context and does not relate any conservation or ecological values as place on trees by other professions.

Arboricultural Value	No. of Trees	Tree numbers
Moderate	3	1, 2, & 3

Table 5-1: Arboricultural Value of surveyed trees

Moderate value trees generally exhibited fair vigour, are juvenile, or had some minor defects that will respond to arboricultural treatments and are expected to be medium to long-term features of the landscape. These trees should generally be retained and protected with removal to occur only if the design or the proposed works cannot be undertaken if the trees were retained. Moderate rated trees in neighbouring properties must be protected during all works on the subject site where these works may affect their vigour and structure.

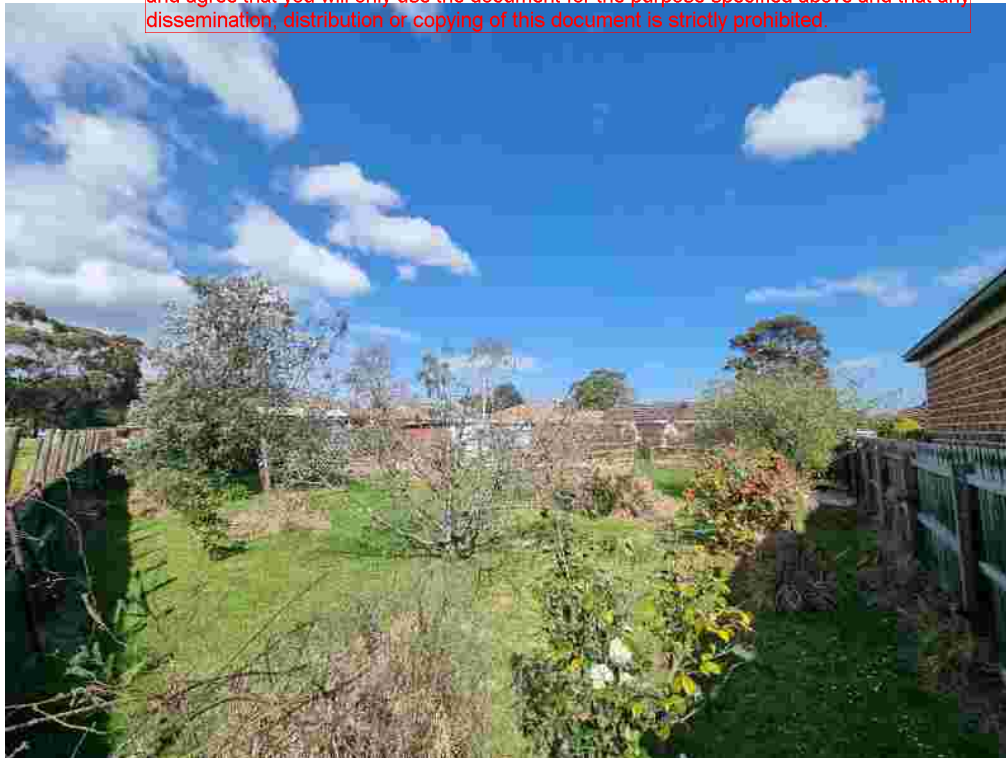
Low value trees are generally small juvenile trees, exhibit significant structural defects, exhibit poor vigour or are considered an environmental weed species. Low value trees within adjacent private and public properties must be protected.

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Vegetation on the site previously consisted of various Rose cultivars, Camellia cultivars and fruit trees.



Photograph 1: View of the property from the front garden looking towards the driveway entrance



Photograph 2: Rear yard looking south from north west corner.

6. IMPACT ASSESSMENT

A desktop assessment of the level of encroachment into the calculated T.P.Z. of retained trees was made using a dwg file of proposed works prepared by Projected Designs. Consideration was given to the site topography, the location of any current structures and use of the site.

The impact of the proposed works has been calculated by determining the Tree Protection Zone and Structural Root Zone (radial measurement from the centre of the trunk) for each tree in accordance with *AS4970-2009 Protection of Trees on Development Sites*. A “Minor” encroachment is considered under 10% with a “Major” encroachment more than 10% or any encroachment into the Structural Root Zone. The following table provides the T.P.Z., S.R.Z., the area in m² of the T.P.Z., encroachment expressed in m² and as a percentage.

Tree #	Botanical Name	Common Name	DBH (cm)	TPZ (m)	TPZ m ²	TPZ Encroachment m ²	TPZ Encroachment %
1	<i>Betula pendula</i>	Silver Birch	25	3	28.27m ²	9.36m ²	33.1%
2	<i>Betula pendula</i>	Silver Birch	33	3.96	49.26m ²	1.38m ²	2.8%
3	<i>Betula pendula</i>	Silver Birch	30	3.6	40.71m ²	1.18m ²	2.8

#Note: DBH (Diameter at Breast Height) is measured at 1.4m (nominal) from natural ground level, T.P.Z. is the Tree Protection Zone in metres in a radius from the centre of the tree trunk, and S.R.Z. is the Structural Root Zone in metres in a radius from the centre of the tree trunk. These measurements and distances are calculated in accordance with *AS4970-2009 Protection of Trees on Development Sites*.

Due to recent demolition works damaging or removing all root mass from the neighbouring trees where occurring on the subject site, proposed works are unlikely to cause additional impact to neighbouring trees.

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Proposed works encroach into the calculated TPZ of tree 1 by a significant portion with encroachment minor for trees 2 and 3.

Paving with the majority of the TPZ and the entire SRZ of tree 1 where occurring on the subject site is proposed to be permeable in nature. Permeable surfaces are often thicker than traditional concrete surfaces to allow for similar load bearing and as such can require more excavation. Finished surface levels for the proposed structure are 50-100mm above natural ground level as per the previous feature survey and as such, excavations are expected to be required to install the car park surface. If any steps are required between the carpark surface, entrance and internal floor levels further excavations will be required.

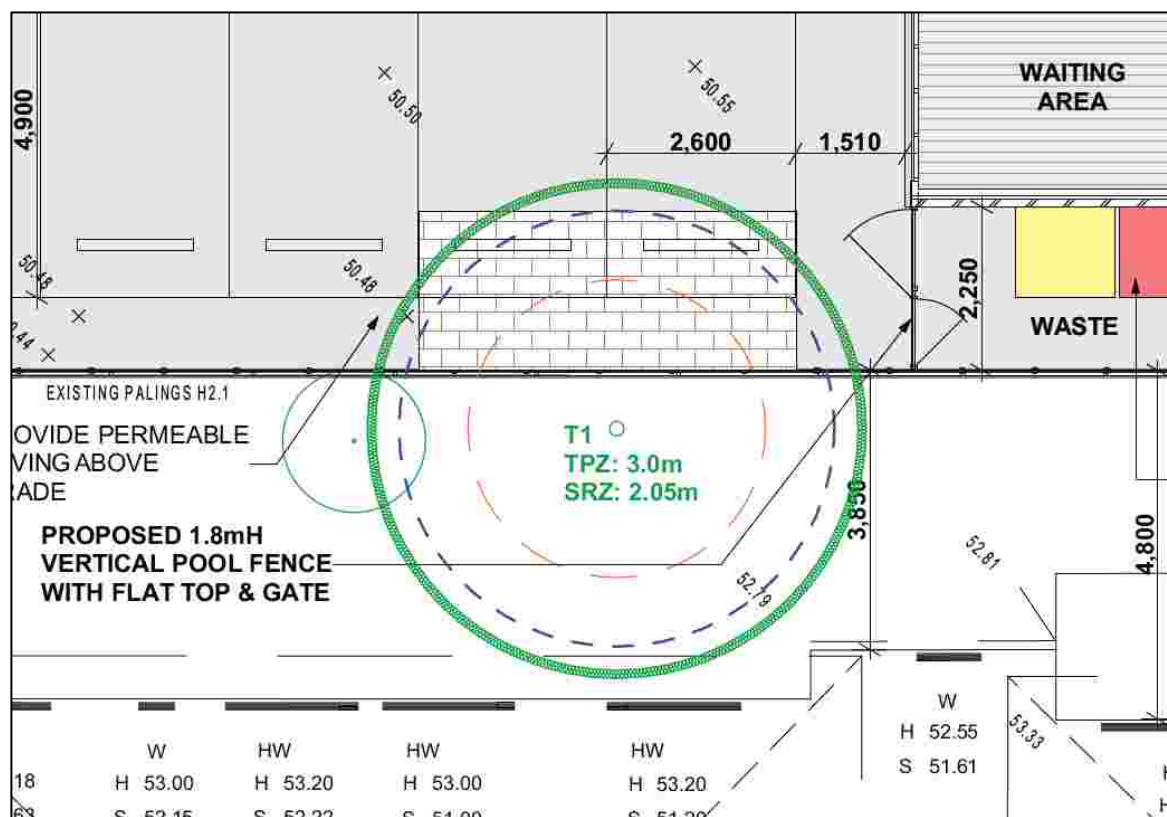


Figure 1: Proposed works within the calculated TPZ and SRZ of tree 1.

Construction of the childcare centre encroaches into the TPZ of trees 2 and 3 by under 10% however, additional works such as over excavation for footing construction and installation of stormwater is likely to increase the encroachment significantly. Typically stormwater pipes sit 500-1000mm out from the building footprint with over excavations and installation of form work for concrete slabs up to 500mm out from the building line.

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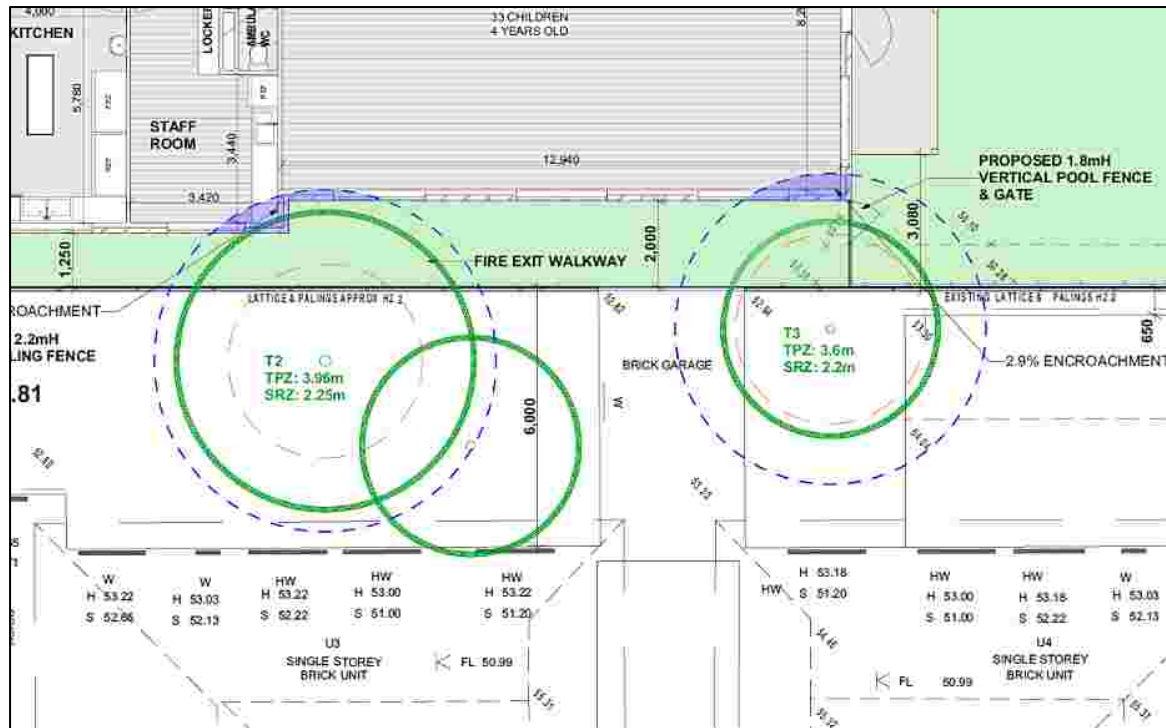


Figure 2: New works adjacent trees 2 and 3

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7. CONCLUSIONS AND RECOMMENDATIONS

The subject site previously contained numerous small trees and shrubs and two larger trees in the rear yard (4 & 5) with all considered to be of low value, readily replaceable and not subject to any statutory controls.

Three (3) trees (1, 2, & 3) located in the adjacent property at 95 Old Princess Highway have had recent demolition works occur within the TPZ. Damage to roots was visible with the majority of roots occurring on the subject site damaged or removed.

Proposed works are unlikely to affect the trees further however it is recommended that a suitably qualified and experienced arborist supervise earthworks within the TPZ of the trees. Any root pruning must be undertaken in accordance with section 9 of AS4373-2007 *Pruning of Amenity Trees*.

The following recommendations are general in nature and provide advice for further protection of retained trees.

Activities generally excluded from the T.P.Z. include but are not limited to:

- machine excavation including trenching
- excavation for silt fencing
- cultivation
- storage of materials
- preparation of chemicals, including preparation of cement products
- parking of vehicles and plant
- refuelling
- dumping of waste
- wash down and cleaning of equipment
- placement of fill
- lighting of fires
- soil level changes
- temporary or permanent installation of utilities and signs
- physical damage to the tree

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8. TREE DATA

Tree #	Botanical Name	Common Name	Height (m)	Width (m)	D.B.H. (c.m.)	DAB (cm)	Vigour	Structure	ULE	Origin	Age Class	Arb Rating	T.P.Z. (m)	SRZ (m)
1	<i>Betula pendula</i>	Silver Birch	8.5	7 x 6	25	32	Good	Good	20+	Exotic	Mature	Moderate	3	2.05
2	<i>Betula pendula</i>	Silver Birch	14	7 x 6	33	40	Good	Good	20+	Exotic	Mature	Moderate	3.96	2.25
3	<i>Betula pendula</i>	Silver Birch	9	6 x 6	30	38	Good	Good	20+	Exotic	Mature	Moderate	3.6	2.2
4	<i>Eucalyptus caesia</i>	Silver Princes	5	2 x 6	8	12	Good	Fair	20+	Native	Mature	Low	2	1.5
5	<i>Banksia integrifolia</i>	Coast Banksia	7	6 x 8	15/12/12/ 11 (25)	38	Good	Fair	10-20	Native	Mature	Low	4.56	2.2

Table 8-1: Tree data

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9. PHOTOGRAPHIC CATALOGUE



Photograph 2: Tree 1



Photograph 3: Tree 2

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Photograph 5: Tree 3



Photograph 6: Tree 4



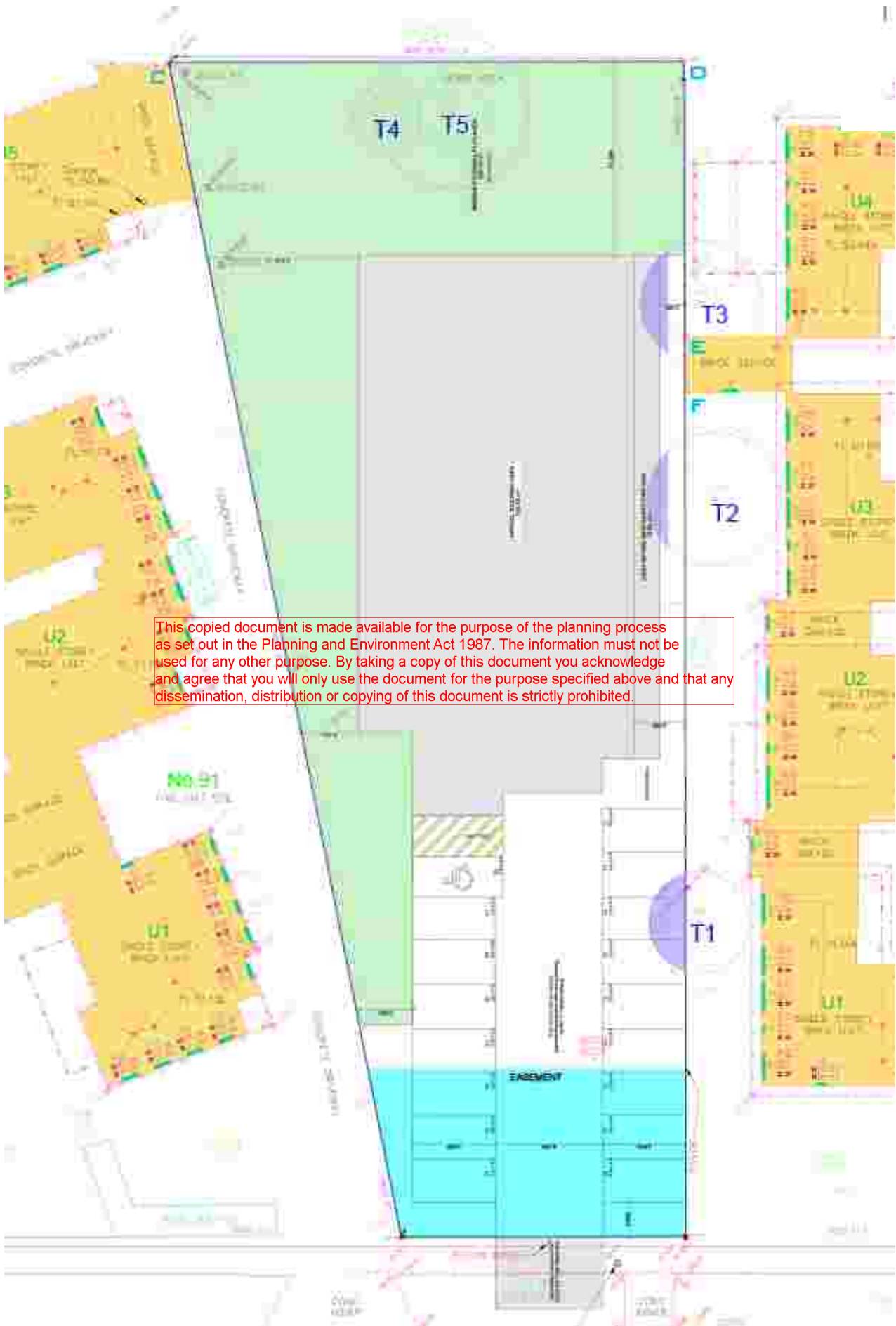
Photograph 7: Tree 5

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10. SITE PLAN



11. PROPOSED WORKS



12.BIBLIOGRAPHY

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13. QUALIFICATIONS AND EXPERIENCE OF AUTHOR

This Arborist Report is written by Simon Molloy of Molloy Arboriculture Pty Ltd.

I have a Diploma of Applied Science Horticulture (Arboriculture) from University of Melbourne (1997) and have 20 years of practicing and consulting in the arboricultural industry. I have provided expert witness at VCAT and in law courts in Melbourne, Victoria and in British Columbia, Canada.

I have thorough arboricultural training, extensive experience, and the necessary expertise in arboricultural knowledge and practices to make determinations in regards to tree health, retention value, and structural stability and positioning of trees.

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14.DEFINITION OF TERMS

- DBH – The total diameter of the tree trunk at 1.4 m from ground level.
- Where there is a multi- stemmed tree the assessor will calculate a D.B.H. as per the method described in AS4970-2009.
- T.P.Z.: The calculated area of root zone to be protected to allow for continued vigorous growth of the tree. All measurements are expressed as a radius
- S.R.Z.: The calculated area of root mass required for stability of the tree. This amount of root mass is not adequate for continued vigorous growth of the tree. All measurements are expressed as a radius

Tree Vigour

Good: The tree is demonstrating good or exceptional growth for the species. The tree should exhibit a full canopy of foliage and have only minor pest or disease problems. Foliage colour size and density should be typical of a health specimen of that species.

Fair: The tree is in reasonable condition and growing well for the species. The tree should exhibit an adequate canopy of foliage. There may be some dead wood in the crown, some grazing by insect or animals may be evident, and/or foliage colour, size, or density may be atypical for a healthy specimen of that species.

Poor: The tree is not growing to its full capacity. Extension growth of the laterals may be minimal. The canopy may be thinning or sparse. Large amounts of dead wood may be evident throughout the crown, as well as significant pest and disease problems. Other symptoms of stress indicating tree decline may be present.

Very poor: The tree appears to be in a state of decline, and the canopy may be very thin and sparse. A significant volume of dead wood may be present in the canopy, or pest and disease problems may be causing a severe decline in tree health.

Dead: The tree is dead.

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Structure

- Good
- Fair
- Poor
- Very poor
- Failed

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The definition of structure is the likelihood of the tree to fail under normal condition. A tree with good structure is highly unlikely to suffer any significant failure, while a tree with poor to very poor structure is likely or very likely to fail.

Good: The tree has a well-defined and balanced crown. Branch unions appear to be strong, with no defects evident in the trunks or the branches. Major limbs are well defined. The tree would be considered a good example for the species. Probability of significant failure is highly unlikely.

Fair: The tree has some minor problems in the structure of the crown. The crown may be slightly out of balance at some branch unions or branches may be exhibiting minor structural faults. If the tree has a single trunk, this may be on a slight lean, or be exhibiting minor defects. Probability of significant failure is low.

Poor: The tree may have a poorly structured crown, the crown may be unbalanced, or exhibit large gaps. Major limbs may not be well defined; branches may be rubbing or crossing over. Branch unions may be poor or faulty at the point of attachment. The tree may have suffered major root damage. Probability of significant failure is moderate.

Very poor: The tree has a poorly structured crown. The crown is unbalanced, or exhibits large gaps. Major limbs are not well defined. Branch unions may be poor or faulty at the point of attachment. A section of the tree has failed, or is in imminent danger of failure. Active failure may be present, or failure is probably in the immediate future.

Failed: A significant section of the tree or the whole tree has failed.

Useful Life Expectancy (ULE)

- 0 years
- Less than 5 years
- 5 to 10 years
- 10 to 20 years
- 20 +

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Useful life expectancy is approximately how long a tree can be retained safely and usefully in the landscape providing site conditions remain unchanged and the recommended works are completed.

It is based on the principals of safety and usefulness in the landscape and should not reflect personal opinions on species suitability.

Unsafe or 0 years: The tree is considered dangerous in the location and/or no longer provides any amenity value.

Less Than 5 years: The tree under normal circumstances and without extra stress should be safe and have value of maximum of 5 years. The tree will need to be replaced in the short term. Replacement plants should be established as soon as possible if there is efficient space, or consideration should be given to the removal of the tree to facilitate replanting.

5 to 10 Years: The tree under normal circumstances and without extra stress should be safe and have value of maximum of 10 years. Trees in this category may require regular inspections and maintenance particularly if they are large specimens. Replacement plants should be established in the short term if there is sufficient space, or consideration should be given to the removal of the tree to facilitate replanting.

10 to 20 Years: The tree under normal circumstances and without extra stress should be safe and of value of up to 20 years. During this period, regular inspections and maintenance will be required.

20 + Years: The tree under normal circumstances and without extra stress should be safe and of value of more than years. During this period, regular inspections and maintenance may be required.

Origin

- Refers to the natural distribution of the plant.
- Native refers to plants naturally occurring on mainland and all islands of Australia.
- Indigenous refers to plants that naturally occur in the particular geographic area in question
- Exotic refers to plants that do not occur naturally on mainland Australia or all islands

Age Class

- Juvenile plants are those that still exhibit juvenile foliage and characteristics such as narrow vertical form for large spreading trees and are expected to continue vigorous growth
- Semi mature plants are those that exhibit typical mature form and foliage but are still vigorously growing. Vigorous growth and further increase in size is expected
- Mature plants are those that are at the expected largest size for the plant and exhibit some growth. These plants are expected to maintain themselves without significant increase in size
- Senescent plants are those that exhibit dead sections in the canopy or have areas of significant decay. There may be some decrease in the overall size of the plant and failure of structural limbs for trees. Plant is not expected to be a long term component of the landscape dependent on species

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Arboricultural Value

Relates to the combination of previous tree condition factors, including vigour, structure, and U.L.E. and conveys an amenity value.

Category Description

High

- Tree of high quality in good to fair condition. Generally a prominent Arboricultural feature. Tree is capable of tolerating changes in its environment. These trees have the potential to be a medium to long-term component of the landscape if managed appropriately. Retention of these trees is highly desirable.

Moderate

- Tree of moderate quality, in fair or better condition. Tree may have a condition, and or structural problem that will respond to Arboricultural treatment. Tree is capable of tolerating changes in its environment. These trees have the potential to be a medium to long-term component of the landscape if managed appropriately. Retention of these trees is generally desirable.

Low

- Tree of low quality and/or little amenity value. Tree in poor health and/or with poor structure. Tree unlikely to respond positively to changes in its environment and does not warrant design modification to preserve it.
- Tree is not significant for its size and/or young. These trees are easily replaceable.
- Tree (species) is functionally inappropriate to specific location and would be expected to be problematic if retained.
- Retention of such trees may be considered if not requiring a disproportionate expenditure of resources for a tree in its condition and location.

None

- Tree has a severe structural defect and/or health problem that cannot be sustained with practical Arboricultural techniques and the loss of tree would be expected in the short-term.
- Tree whose retention would be unviable after the removal of adjacent trees (includes trees that have developed in close spaced groups and would not be expected to acclimatise to severe alterations to surrounding environment – removal of adjacent shelter trees)
- Tree has a detrimental effect on the environment, for example, the tree is a woody weed.

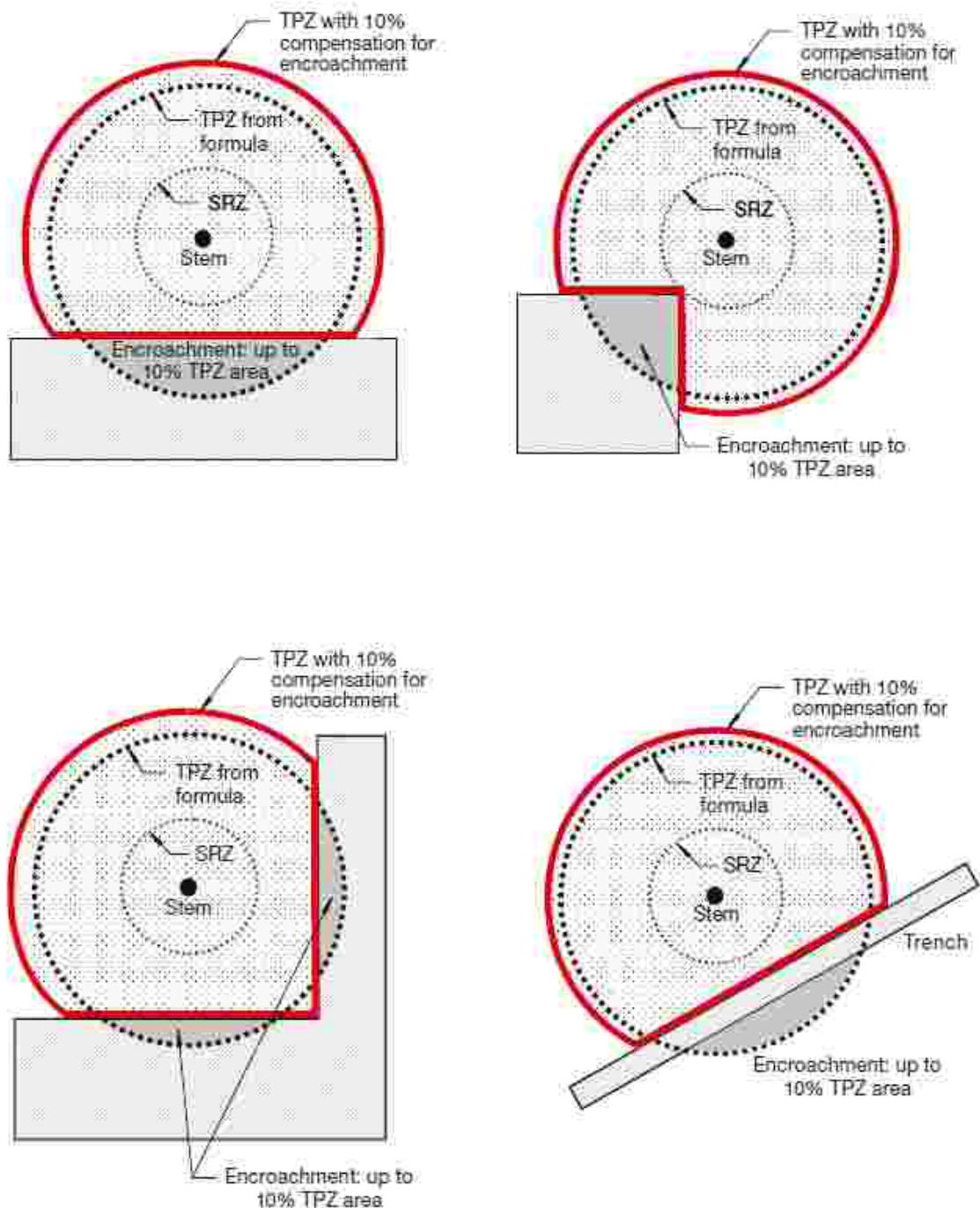
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Encroachment into Tree Protection Zone

(Informative)

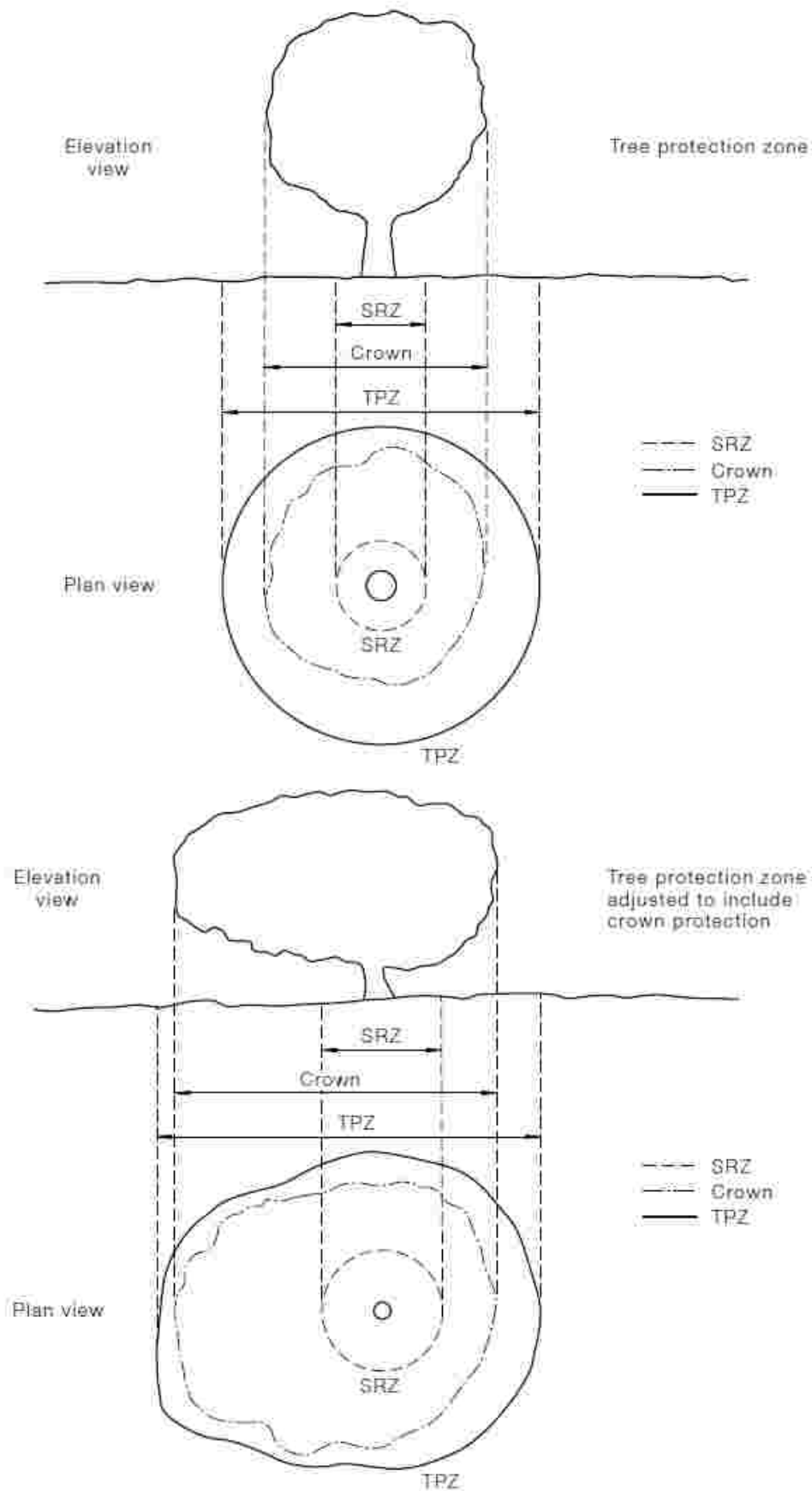
Encroachment into the tree protection zone (T.P.Z.) is sometimes unavoidable.

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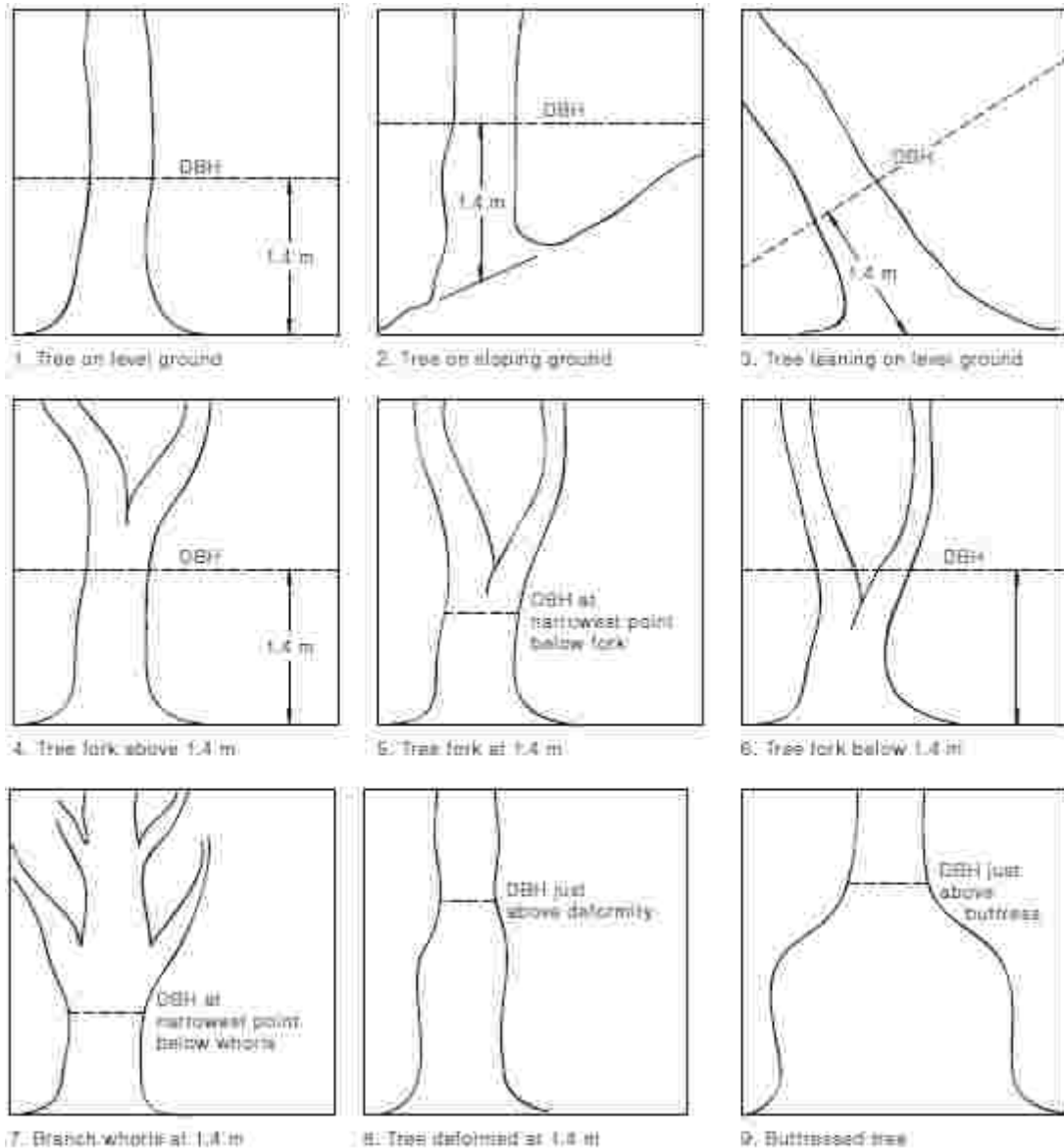
Indicative Tree Protection



DIAMETER AT BREAST HEIGHT (DBH)

(Informative)

The diversity of trunk shapes, configurations and growing environments requires that DBH be measured using a range of methods to suit particular situations.



NOTE: For example 6, the combined stem DBH may be calculated using the formula

$$\text{Total DBH} = \sqrt{(\text{DBH}_1)^2 + (\text{DBH}_2)^2 + (\text{DBH}_3)^2}$$

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15. LIMITATION OF LIABILITY

Molloy Arboriculture use their qualifications, education, knowledge, training, diagnostic tools and experience to examine trees and recommend measures. Clients may choose to accept or disregard the recommendations of this assessment and report.

Molloy Arboriculture cannot detect every condition that could possibly lead to the structural failure of a tree. Conditions are often hidden within trees and below ground. Unless otherwise stated observations have been made from ground level and limited to accessible components without dissection, excavation, or probing. Molloy Arboriculture cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of Molloy Arboriculture services, such as property boundaries and ownership, disputes between neighbours, sight lines, landlord-tenant matters, and related incidents. Molloy Arboriculture cannot consider such issues unless complete and accurate information is given prior to or at the time of site inspection. Likewise, Molloy Arboriculture cannot accept responsibility for the authorisation or non-authorisation of any recommended treatment or remedial measures undertaken.

In the event that Molloy Arboriculture recommends retesting or inspection of trees at stated intervals or installs any cable/s, bracing systems and support systems Molloy Arboriculture must inspect the system installed at intervals not greater than 12 months unless otherwise specified in written reports. It is the client's responsibility to arrange with Molloy Arboriculture to conduct the re-inspection.

Information contained in this report covers those items that were examined and reflect the condition of those items at the time of inspection. There is no warranty or guarantee expressed or implied that the problems or deficiencies of the trees or property in question may not arise in the future.

All written reports must be read in their entirety, at no time shall part of the written assessment be referred to unless taken in full context of the completely written report.

If this written report is to be used in a court of law or any legal situation, Molloy Arboriculture must be advised in writing prior to the written assessment being presented in any form to any other party.

To the extent permitted by law, you agree that Molloy Arboriculture Pty Ltd is not liable to you or any other person or entity for any loss or damage caused or alleged to have caused (including loss or damage resulting from negligence), either directly or indirectly, by your use of the information (including by way of example, arboricultural advice) made available to you in this report. Without limiting this disclaimer, in no event will Molloy Arboriculture Pty Ltd be liable to you for any lost revenue or profits, or for special, indirect, consequential or incidental damage (however caused and regardless of the theory of liability) arising out of or related to your use of that information, even if Molloy Arboriculture Pty Ltd has been advised of the possibility of such loss or damage.

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Waste Management Plan

Report No: 2025-4027-WMP

Date: 26th February 2025

Address: 93 Old Princes Highway, Beaconsfield VIC 3807

WMP

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Section 6 Waste reduction strategy	12
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Appendix – Swept Path Assessment	13
Legal Statement	

Tracking	Date	Issue	Description	Consultant
	26 th February 2025	1	Original report issue	LL

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Project details

Project details	Property address	93 Old Princes Highway, Beaconsfield VIC 3807
	Project description	Childcare Centre
	Council	Cardinia Shire Council
	Site area	1,660m ²
	Operator	Facility Manager
	Collection method	Private Collection
	Plans assessed	Plans prepared by Projected Designs dated 29.01.25

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Purpose and scope of report

- EcoResults has been engaged as Waste Management Consultants for the proposed development at 93 Old Princes Highway, Beaconsfield to ensure that the development meets current best practice and/or Local Council requirements with regards to waste management for commercial general waste and recycling streams only.
- In preparing the Waste Management Plan (WMP), EcoResults has consulted with the Cardinia Shire Council published information regarding waste management aspects of the design. Other sources of guidance include:
 - Sustainability Victoria's Commercial & Industrial Facilities Guide (June 2020)
 - Sustainability Victoria's Waste Management and Recycling in Multi-unit Developments Better Practice Guide (2019)
- This WMP outlines how the development will manage waste during its occupation and operation.
- The Operator is responsible for waste management and collection in accordance with the Local Law, this WMP and any planning permit conditions.
- If circumstances in the area change, such as OH&S, road construction, inappropriate use, excessive waste, etc., a review of the Waste Management Plan and collection process may be required by the Responsible Authority.

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Summary of findings

Project information	Waste systems	Section
	The development will generate an estimated 1,046L of general waste and 1,046L of recycling weekly	1
	Waste infrastructure: general waste, recycling, hard waste/e-waste	2
	A bin store has been provided on the eastern boundary for the storage of all bin infrastructure	3
	Bin users are responsible to sort their own waste streams and place in the correct bins	4
	General waste and recycling bins will be collected weekly by private waste contractors	5
	The waste vehicle will enter the Centre's carpark from Old Princes Highway and prop near bin store. The waste contractor will be responsible to wheel bins to and from bin store to waste vehicle for collections. Bins must be returned to bin store once emptied. Waste vehicle should enter and exit the carpark in a forward direction. Collections must take place after hours	5
	Waste Reduction Strategy	6
	Plan Implementation	7

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Section 1 | Waste generation rates

Estimated waste rates	Childcare Centre	
	General waste (per week)	Recycling (per week)
	Activity Area 1 (31m ²)	108L
	Activity Area 2 (48m ²)	168L
	Activity Area 3 (107m ²)	374L
	Activity Area 4 (107m ²)	374L
	Reception/Office (25m ²)	13L
	Staff Room (17m ²)	9L
	DEVELOPMENT TOTAL	1,046L

The above figures are based on Sustainability Victoria's Waste Management and Recycling in Multi-unit Developments Better Practice Guide (2019) at:

- Activity Areas
 - A Childcare will generate an estimated 350L/100m² floor area/week of general waste and 350L/100m² floor area/week of recycling.
- Reception/ Office/ Staff Room
 - An office space will generate an estimated 10L/100m² floor area/day of general waste and 10L/100m² floor area/day of recycling.

Anything other than general waste and recycling will require a specialised contractor who is qualified and/or accredited to store, collect and/or dispose of the relevant waste stream, as well as any relevant state and local regulations, standards, and laws.

Landscaping will be maintained by a private contractor arranged by the Operator. The private contractor will be responsible to remove any generated green waste. Therefore, no green bin infrastructure will be included.

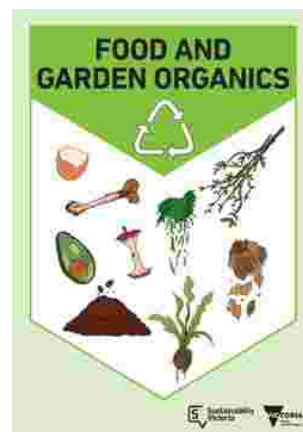
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Section 2 | Waste infrastructure

Bin information	Waste stream	Bins required	Bin size (Mobile garbage bin)	Standard bin dimensions	Bin lid colour
	General waste	1	1,100L	1470H x 1245D x 1370W	Red
	Recycling	1	1,100L	1470H x 1245D x 1370W	Yellow
	Hard waste/e-waste	Dedicated storage area within bin store (1-2m ²)			Black

Bin infrastructure as outlined:

- Is to be provided by a private waste collection company contracted by the Operator.
 - Bin dimensions may vary depending on the supplier.
- Will be in accordance with mobile garbage bin best practice.
- Must be clearly labelled, colour coded and have signage explaining service use and placement.
 - Educational signage must be kept up to date and clearly visible.
 - See example signage below (source: <https://www.sustainability.vic.gov.au>).



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Section 4 | Waste sorting

The Operator and/or person assigned by them will be responsible to:

- Keep bins and bin store in a clean and tidy condition.
- Arrange for regular cleaning/maintenance of the bins by a private contractor.
- Secure the bin store, prevent over filling of bins and removing any site litter or spillages.
- Ensure that adequate lighting is installed and maintained in the bin store.
- Ensure adequate precautions are taken to prevent attracting vermin.
- Arrange hard waste/e-waste collections for the development through a private contractor.
 - The Victorian Government has banned e-waste from going to landfill. E-waste is anything with a battery, cord, or plug. E-waste cannot be put in general waste or recycling bins. E-waste must be disposed of correctly at either a local drop-off point, a waste transfer and recycling station, or through a hard waste collection.
 - For Resource Recovery Centre locations visit:
https://www.cardinia.vic.gov.au//info/20002/rubbish_and_recycling/146/local_tips_transfer_stations_and_waste_facilities/1
- Provide training to staff regarding waste management systems as outlined in this WMP. The Operator will be responsible to:
 - Provide and inform staff with ongoing education and information about how to best use the waste and recycling systems within the Centre. This can in the form of a combination of educational signage; waste fact sheets distributed to all workers; notice boards; and diagrams in and around waste rooms. Educational material is a great way to raise awareness and provide reasons on why and how recycling and resource recovery impacts our environment.
 - Educate staff on the risks associated with different types of waste, proper handling procedures, and the importance of hygiene.
 - Demonstrate to staff the proper techniques to handle waste, including lifting and moving to avoid physical injuries. Avoid overloading containers, and ensure waste is securely packaged.
 - To access educational materials, visit sustainability.vic.gov.au.

Bin users will be responsible to:

- Sort their own waste streams and place within the appropriate bins.
- Sort and separate waste items such as e-waste, white goods, domestic volumes of household paints, household batteries. E-waste and hard waste items must not be put in the general waste or recycling bins, these items must be kept aside to be disposed of in a collection arranged by the Operator.

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Section 5 | Collection arrangements

Collection	Waste stream	Collection frequency	Collection method
	General waste	Weekly	Private collection
	Recycling	Weekly	Private collection
	Hard waste/e-waste	As needed	Private collection

The Operator or person assigned by them will be responsible to:

- Arrange a private waste contractor to collect waste streams as outlined in the above table.
- Arrange access to the bin store for the private waste contractor.
- Ensure that the frequency of collection is adequate to prevent overfilling of bins.
 - Bin collection frequency can be increased or decreased to suit development's need when in full operation.

The private waste contractor will be responsible to:

- Arrange an appropriate waste vehicle to collect waste streams as outlined in the above table.
 - The waste vehicle will enter the Centre's carpark from Old Princes Highway and prop near bin store. The waste contractor will be responsible to wheel bins to and from bin store to waste vehicle for collections. Bins must be returned to bin store once emptied. Waste vehicle should enter and exit the site in a forward direction. Collections must take place after hours.
 - Refer to Appendix – Swept Path Assessment
- The waste vehicle should have sufficient safety equipment to ensure it can manoeuvre in a safe manner without harm to pedestrians or property.
- Ensure that collection takes place out of peak traffic times.
- Endeavour not to block the road at any time and ensure the waste vehicle is legally parked.
- Clean up any spillage that may occur as a result of collection.
- Complete a JSA (Job Safety Analysis) before collection commences. This JSA will be provided to all contract staff who are assigned to collect waste from the site.
- Observe Section 5 of the Victorian EPA Noise Control Guideline Publication 1254 (see below) to protect the acoustic amenity of the development and surroundings.

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Victorian EPA Noise Control Guideline Publication 1254 October 2008 (excerpt)

The main annoyance produced by domestic refuse collections occurs in the early morning (i.e. before 7:00am).

Therefore, if possible, routes should be selected to provide the least impact on residential areas during that time.

Collection of refuse should be restricted to the following criteria:

- *Collection occurring once a week should restrict to: 6am to 6pm Monday to Saturday*
- *Collections occurring more than once a week should be restricted to the hours: 7am to 6pm Monday to Saturday*
- *Compaction should only be carried out while on the move*
- *Bottles should not be broken up at the point of collection*
- *Routes which service entirely residential areas should be altered regularly to reduce early morning disturbance*
- *Noisy verbal communication between operators should be avoided where possible*

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Section 6 | Waste reduction strategy

Sustainability Victoria is a Victorian Government statutory authority used as a lead agency by The Environment Protection Act 1970. Their role includes planning and promoting environmentally sustainable resource use through the delivery of the State-wide Waste & Resource Recovery Infrastructure Plan (SWRRIP Victoria 2018). Sustainability Victoria is taking the lead in monitoring, demonstrating, and educating the community on the impact waste and resource recovery can have on the community, environment, and public health now and in the future.

The Operator is responsible to promote and educate staff/residents to plan ahead, minimise waste, and use resources wisely thereby creating a more sustainable community.

The Operator is to promote the observance of the principle of waste hierarchy identified in the Environment Protection Act 1970 and Sustainability Victoria's guidelines including:

- Participating in council programs for waste minimisation.
- Establishing waste reduction and recycling targets; including periodic waste audits, keeping records, and monitoring of the quantity of recyclables found in general waste bins.
- Sharing results of these audits/targets with staff/residents.
- Waste management rules or guidelines should be prepared outlining relevant components of the Waste Management Plan. These should be adopted by the Operator and displayed at the point(s) where staff/residents access disposal facilities. They should include safe operation policies and procedures.

Principle of waste hierarchy



Source: Sustainability Victoria's Waste Management & Recycling in MUD's (2019)

Section 7 | Plan implementation

The Operator will be responsible to implement this Waste Management Plan. It is recommended that the Operator review this WMP six months after occupancy, and each year thereafter to incorporate any changes to legislation or the local law.

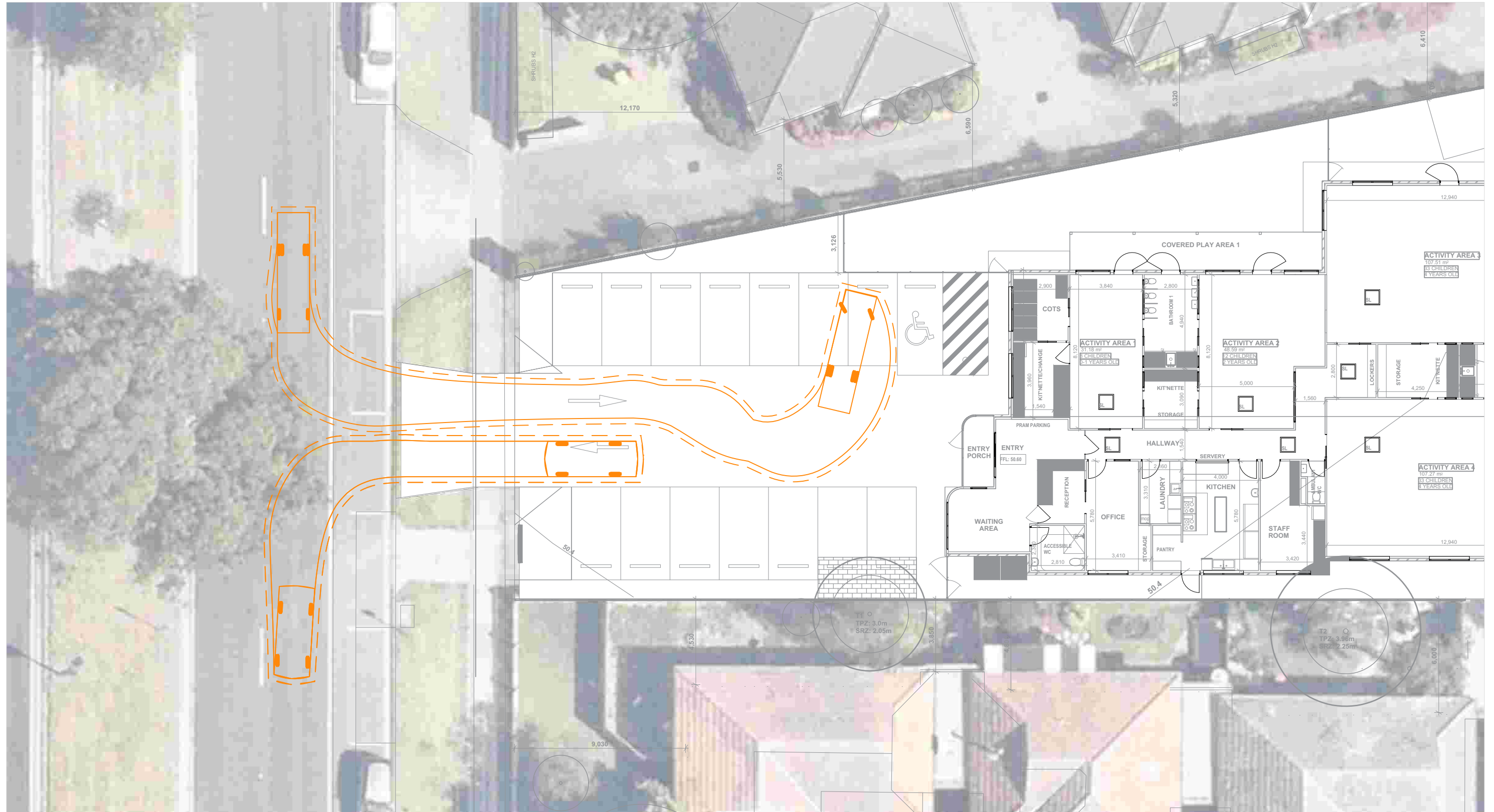
A revision of the plan may also be required if it is not being implemented to the satisfaction of council with respect to:

- Compliance with planning permit conditions or the General Local Law; or
- The maintenance of health and amenity standards.

Appendix – Swept Path Assessment

Swept Path Assessment prepared by Amber dated 25/02/2025

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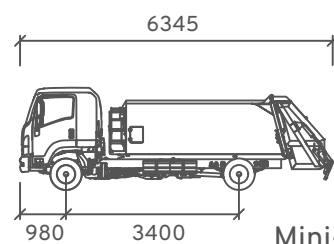


Vehicle Envelope

300mm Clearance

Reverse Manoeuvre

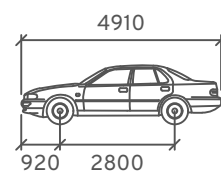
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Mini-Rear Loader Waste Vehicle

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B85



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Lock to Lock : 6.0s
Steering Angle : 34.1°
Height : 2100 mm



93 Old Princes Highway, Beaconsfield

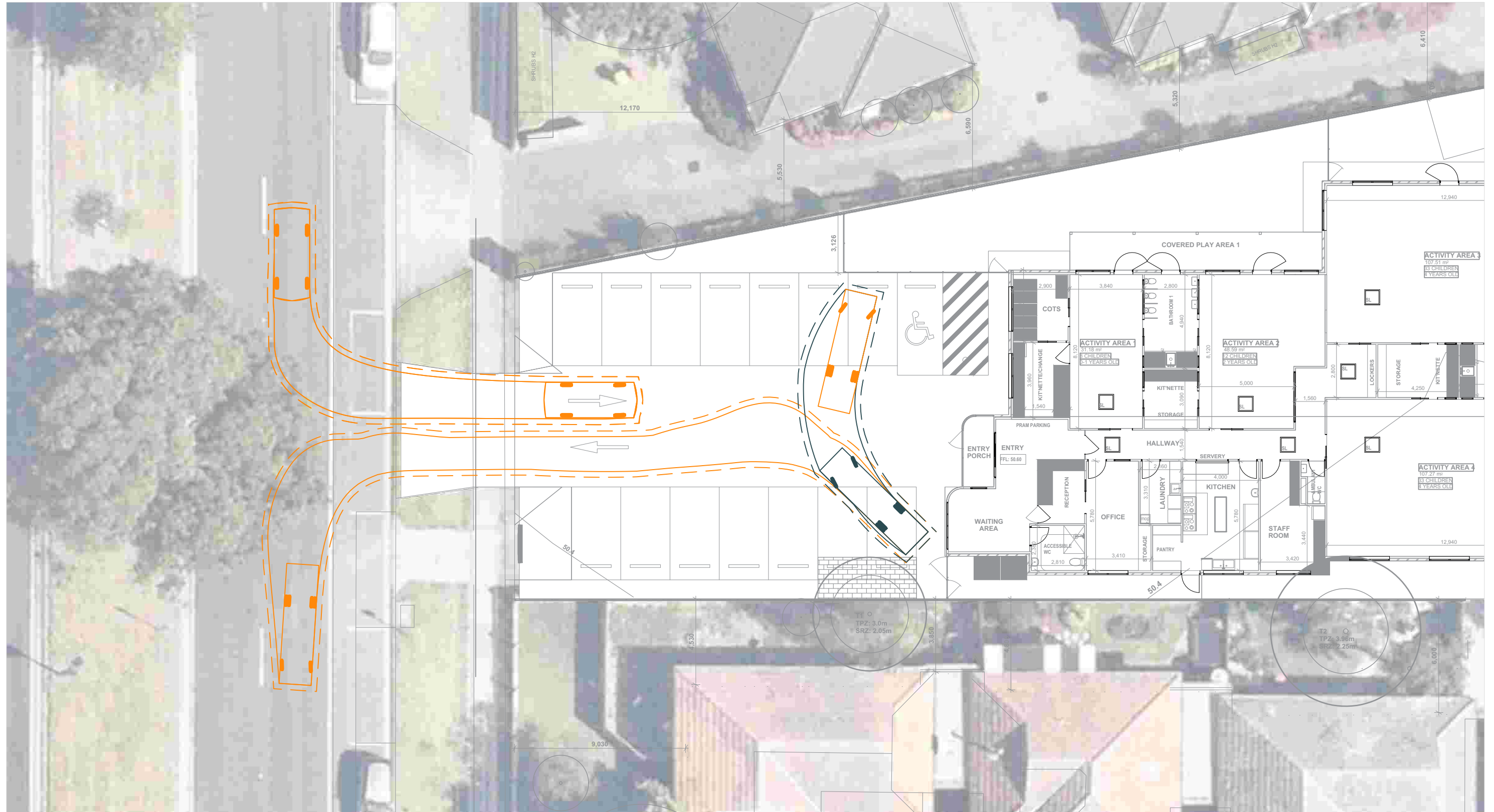
Childcare Centre

Swept Path Assessment

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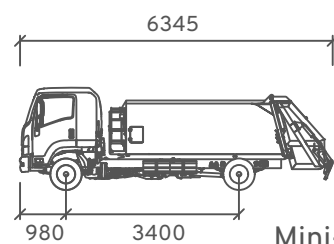


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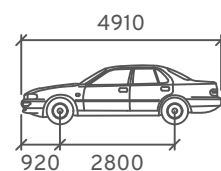
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The waste production estimates given herein, and the actual waste production may vary, depending on a variety of factors beyond the control of the developer, designer or EcoResults, which factors include but are not limited to occupant disposition toward waste and recycling, and the residents handling of waste management. If actual waste volumes are greater than those estimated herein, the number of bins and/or collections per week should be increased accordingly. Any variation to the design or construction of the development will deem this WMP void unless the variations are assessed by EcoResults. Please contact EcoResults if there are any questions or variations that are required.

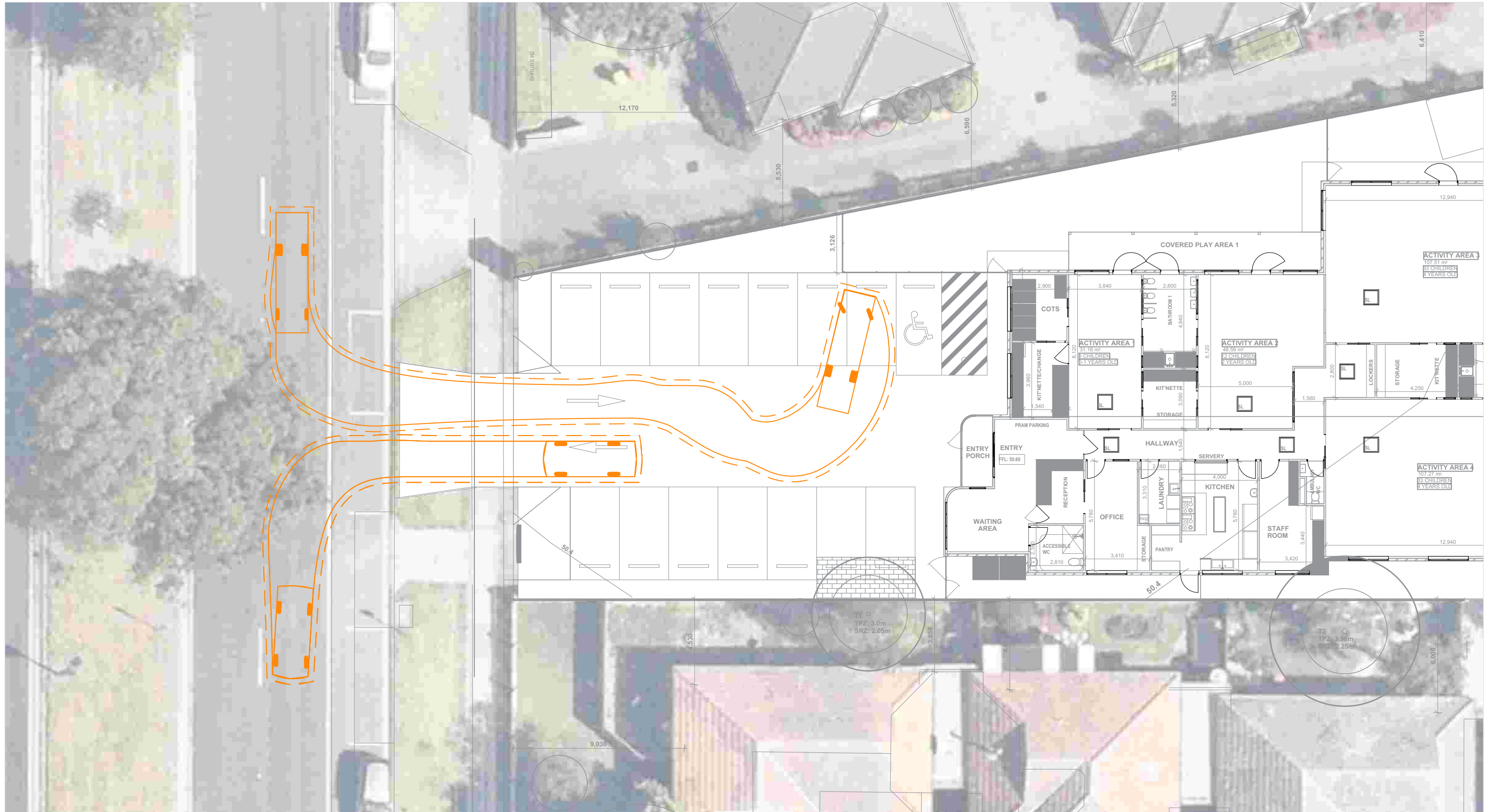
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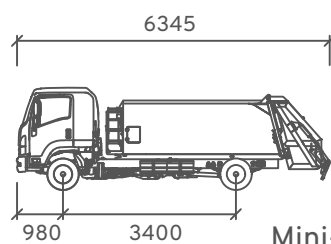


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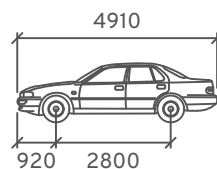
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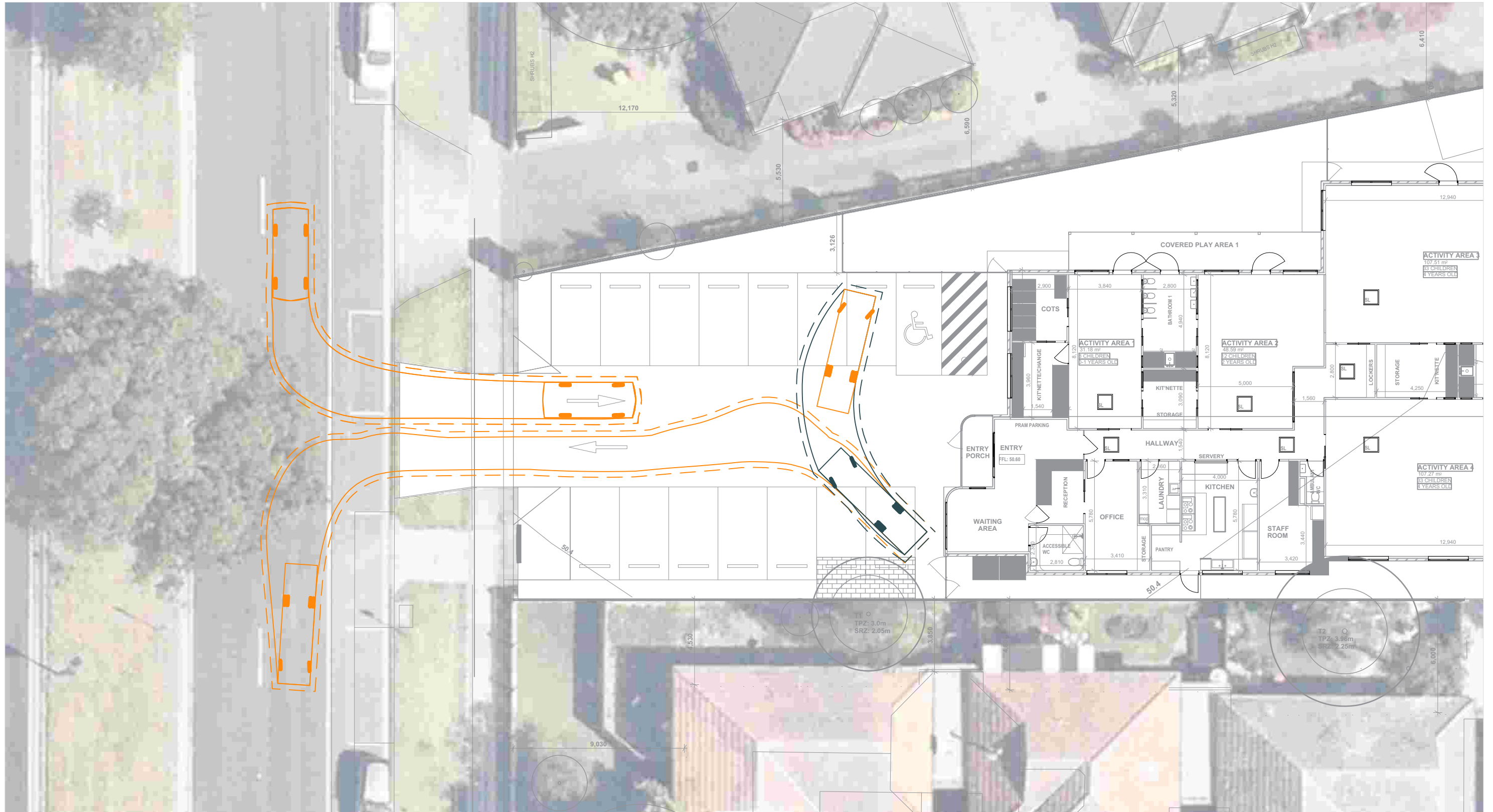


93 Old Princes Highway, Beaconsfield Childcare Centre Swept Path Assessment

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DATE: 25/02/2025
DWG NO: 003 - 917 - S01A
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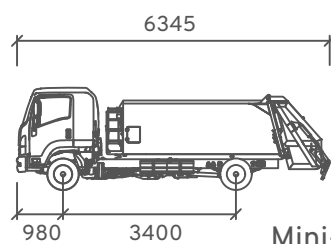


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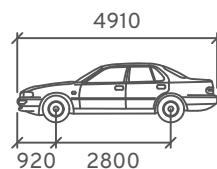
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ENFIELD
ACOUSTICS
NOISE
VIBRATION

93 OLD PRINCES HIGHWAY, BEACONSFIELD

Acoustic Report for Town Planning Application

For

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[REDACTED]
PLANNING PTY LTD

SONG BOWDEN

DOC. REF: V2197-01-P ACOUSTIC REPORT (R0)
12 FEBRUARY 2025

Enfield Acoustics Pty Ltd
ABN 15 628 634 391
Ph: +61 3 9111 0090
PO Box 920
North Melbourne, VIC 3051

Project 93 Old princes Highway, Beaconsfield
Subject Acoustic Report for Town Planning Application
Client [REDACTED] Song Bowden Planning Pty Ltd
Document Reference V2197-01-P Acoustic Report (r0)
Date of Issue 12 February 2025

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1 Introduction

Enfield Acoustics has been engaged by CS Bell Investments Pty Ltd c/- Song Bowden Planning Pty Ltd to assess the proposed childcare centre at 93 Old princes Highway, Beaconsfield (Subject Land). This assessment has been conducted in response to Council's RFI Item 3 for Planning Permit Application No. T240691PA dated 16 January 2025, as follows:

Acoustic assessment

3. An acoustic impact assessment prepared by a suitably qualified professional that assesses the likelihood and extent of any impact to sensitive nearby land uses from the day-to-day operation of the proposed land use.

This report assesses potential noise impacts from the proposed childcare centre at proximate sensitive receivers surrounding the Subject Land, in accordance with the RFI.

Our assessment is based on Plans prepared by Projected Designs dated 29 January 2025 in accordance with the Association of Australasian Acoustical Consultants (AAAC) *Guideline for Childcare Centre Acoustic Assessment*.

2 Subject Land Use

It is understood that the Application seeks approval to develop the Subject Land for use as a childcare centre. The Application proposal is for:

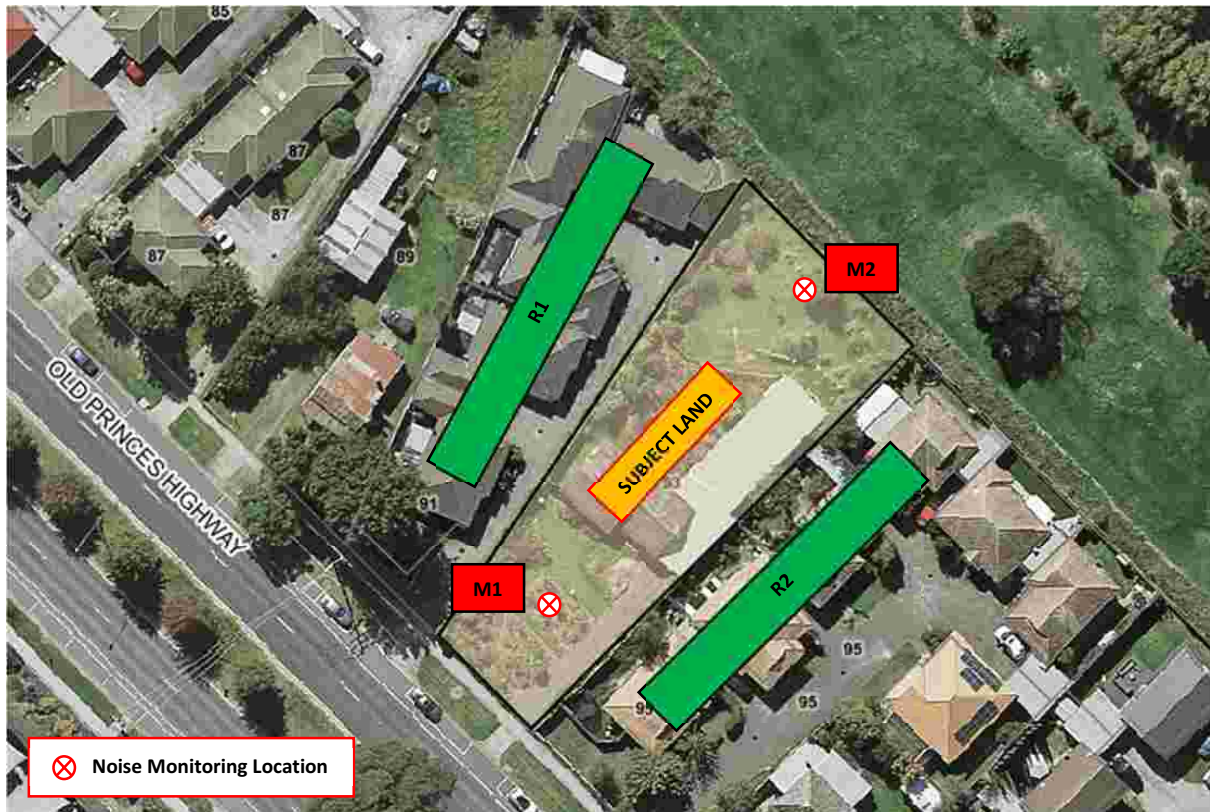
- Up to 86 children;
- Dedicated outdoor play area on ground floor; and
- Carpark

Sensitive uses surrounding the Subject Land were identified as follows:

Tag	Location of Sensitive Use	Type
R1	91 Old Princes Highway dwellings	Single-storey
R2	95 Old Princes Highway dwellings	Single-storey

Refer below for a site map showing locations of sensitive uses relative to the Subject Land:

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Given that the sensitive uses identified above are the closest to the Subject Land, it is intrinsic that compliance at these locations would also result in compliance at all other possible sensitive uses proximate to the Subject Land.

3 Site Inspection

A site inspection was carried out by our office on 3 February 2025.

Background noise measurements were carried out with the following noise levels recorded:

Location	Background Noise Level
M1	45 dB(A), L ₉₀
M2	41 dB(A), L ₉₀

It was observed that the ambient noise environment was dominated by traffic on Old Princes Highway, with moderate levels of traffic observed. Overall, the background noise environment surrounding the Subject Land is considered elevated and consistent with areas next to busy roads.

Noise measurements were carried out between 11am to 12pm as it is typical to find the lowest background noise throughout the middle of the day (between peak traffic periods). This results in a conservative noise assessment in comparison to the average daily measurements being considered, which would include peak traffic periods. This time is also representative of when the maximum number of children are most likely to be outdoors in play areas, subsequently

representing the highest risk for noise impacts at adjacent residential premises with respect to background noise vs intrusive noise.

4 Assessment

4.1 Legislation

Two sources of noise associated with childcare centres (services plant and music noise) are subject to legislated noise limits of *Environment Protection Regulations 2021* and *EPA Publication 1826 – Noise Limit and Assessment Protocol for the Control of Noise from Commercial, Industrial and Trade Premises and Entertainment Venues* (Noise Protocol)

The Noise Protocol is enforceable under the *Environmental Protection Act 2017*. In practice, given the normal operating hours of childcare centres, these sources do not present any material risk where the permit conditions require compliance with the Noise Protocol. Regardless, childcare centres are required to comply with the Noise Protocol and it is usually sufficient to approve a permit with the following conditions:

1. Plant equipment and music playback on the land shall comply with *EPA Publication 1826 – Noise Limit and Assessment Protocol for the Control of Noise from Commercial, Industrial and Trade Premises and Entertainment Venues* at all times.

4.2 Outdoor Play Areas

There are currently no guidelines or policies in Victoria, at statutory level or within the planning scheme, for the assessment of noise emissions associated with outdoor play areas of childcare centres. In lieu of such guidelines or policies, it is appropriate to consider the *Guideline for Childcare Centre Acoustic Assessment, September 2020* published by the Association of Australasian Acoustic Consultants (the AAAC Guideline) and Victorian Civil and Administrative Tribunal (VCAT) precedents.

It is important to note that case history indicates that VCAT has not accepted the AAAC Guideline as being wholly appropriate for the assessment of reasonable amenity. These views are shared by acoustic experts and members of the AAAC and Australian Acoustical Society in Victoria. Generally, the AAAC Guideline is viewed as being aspirational but not reflective of reasonable expectations to minimise noise. Regardless, where an application can meet the upper noise targets of the AAAC Guideline (i.e. background noise +10dB), it is typically viewed as being an appropriate design response in minimising noise impacts.

To be conservative, the AAAC noise target has been derived based on the lowest background noise level recorded, as follows:

Location	Noise Target
All sensitive uses	51 dB(A), L_{Aeq}

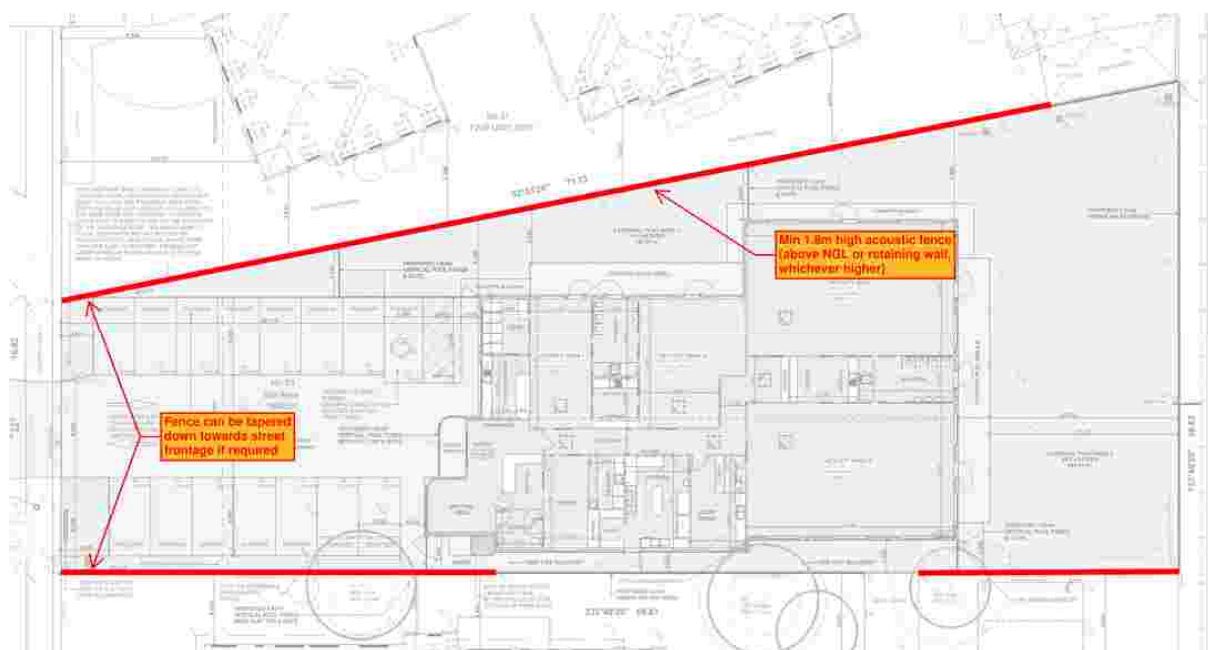
Our office has prepared 3D acoustic modelling based on the site conditions, proposed plans and number of placements, in accordance with the AAAC Guideline. The modelling assumes that all children would be located outside at the same time. In practice, this results in a conservative assessment given that pickup and dropoff times typically vary over a day and varying ages and group segregation often results in scattered play times and areas of use.

Our modelling assumes sound power levels of children playing outside in accordance with the AAAC Guideline, as follows:

Location	Number of Children	SWL
Outdoor play area 1	20 (ages 0-2)	81 dB(A)
Outdoor play area 2	66 (ages 3+)	95 dB(A)

The research paper *Carrying Out Noise Assessments for Proposed Childcare Facilities – Proceedings of Acoustics 2006* identified that typically only up to 35% of the number of children within outdoor play areas are expected to be vocal at a given time, noting that this has been considered in our acoustic model.

To assist in mitigating adverse noise impacts from the Subject Land, the following acoustic fencing is recommended:



The acoustic fencing recommended above is in part to mitigate noise impacts from the carpark (discussed later).

Inclusive of the acoustic fencing shown above, the results of our modelling indicate that outdoor play noise is expected to be **≤47dB(A) L_{eq}** at all identified sensitive uses and would comply with the AAAC Guideline noise target by a reasonable margin, indicating a satisfactory outcome.

A map of the noise model showing noise levels at all surrounding sensitive receptors can be referred to in Appendix A.

Our assessment is conservative as the lowest measured background noise levels at the rear of the site were used to derive noise targets. Sensitive areas closer to Old Princes Highway that are exposed to higher ambient road traffic noise are expected to comply with the AAAC Guideline by much greater margins.

To this end, Enfield Acoustics is satisfied that the proposal will not result in adverse noise impacts at all identified sensitive uses, providing that the acoustic fencing as recommended above is installed.

4.3 Traffic Noise

The Plans indicate car parking to the west of the Subject Land.

The AAAC guideline recommends that noise from pickup and drop-offs do not exceed Background + 5dB(A), resulting in the following noise target:

Location	Noise Target
All sensitive uses	46 dB(A), L_{Aeq}

We have assumed that up to 60 vehicle movements could occur in a 60-minute period within the entire carpark area, with pick-up and drop-offs occurring at the proposed car park on the Subject Land. In our experience, this represents a worst-case scenario during pick-up and drop-off times but would need to consider the appropriate traffic engineering study.

The following sound power levels were used (based on previous measurements):

Location	Sound Power Level
Carpark area 60 cars per hour	78 dB(A)

Inclusive of the acoustic fencing shown in Section 4.2, the results of our modelling indicate that the use of the car park (including occasional delivery vans) is expected to be **≤38dB(A) L_{eq}** and would comply with AAAC noise targets by significant margins.

Results are shown in Appendix A.

4.4 Sleep Disturbance

It is typical for childcare centres to commence operation (drop-offs and staff arrival) before 7am, however, outdoor play use is not expected to occur before 7am. As such, our assessment will consider sleep disturbance impacts from carpark use on the Subject Land.

No specific policy exists in assessing the risk of sleep disturbance of carparks, however 'Sleep Disturbance' criteria derived from the NSW Road Traffic Policy can be used as a method of assessing the likelihood of noise impacts for short duration or transient events.

The Sleep Disturbance assessment trigger of **L_{max} 65dB(A)** outside habitable room windows is often used to determine if noise emissions are likely to cause adverse impacts during the most sensitive 'Night' period (10pm to 7am). However, for very infrequent events of 1-2 during the

'Night' period, it is generally accepted that outdoor noise levels of up to 80dB(A), L_{max} do not impact on health and wellbeing.

Noise emissions from carpark use have been modelled with the following sound power levels used (based on previous measurements):

Item	Sound Power Level
Car door slams	93dB(A), L_{Amax}

Inclusive of the acoustic screening shown on the referenced plans, the results of our modelling indicate that the use of the carpark is expected to be **≤ 56 dB(A) L_{max}** and would comply with sleep disturbance threshold by significant margins.

Results are shown in Appendix A.

Dwellings most affected by carpark noise emissions from the Subject Land are also directly exposed to road traffic noise from the Old Princes Highway. In effect, carpark noise emissions would be 'masked' or tempered by existing road traffic and would likely be indistinguishable from regular road traffic noise, in particular from vehicles travelling at much greater speeds than on the Subject Land.

5 Recommendations and Conclusion

The Application reviewed by our office is considered to be equivalent to many other approved childcare centres with respect to acoustic outcomes. The proposed use of the Subject Land as a childcare centre is expected to comply with the AAAC guideline with standardised controls (acoustic screening) approved at the majority of childcare centres in Victoria.

Enfield Acoustics is satisfied that a permit can be approved on this basis. It is recommended that the approved permit include the following conditions:

1. Noise emissions from the land shall comply with *EPA Publication 1826 – Noise Limit and Assessment Protocol for the Control of Noise from Commercial, Industrial and Trade Premises and Entertainment Venues* at all times.

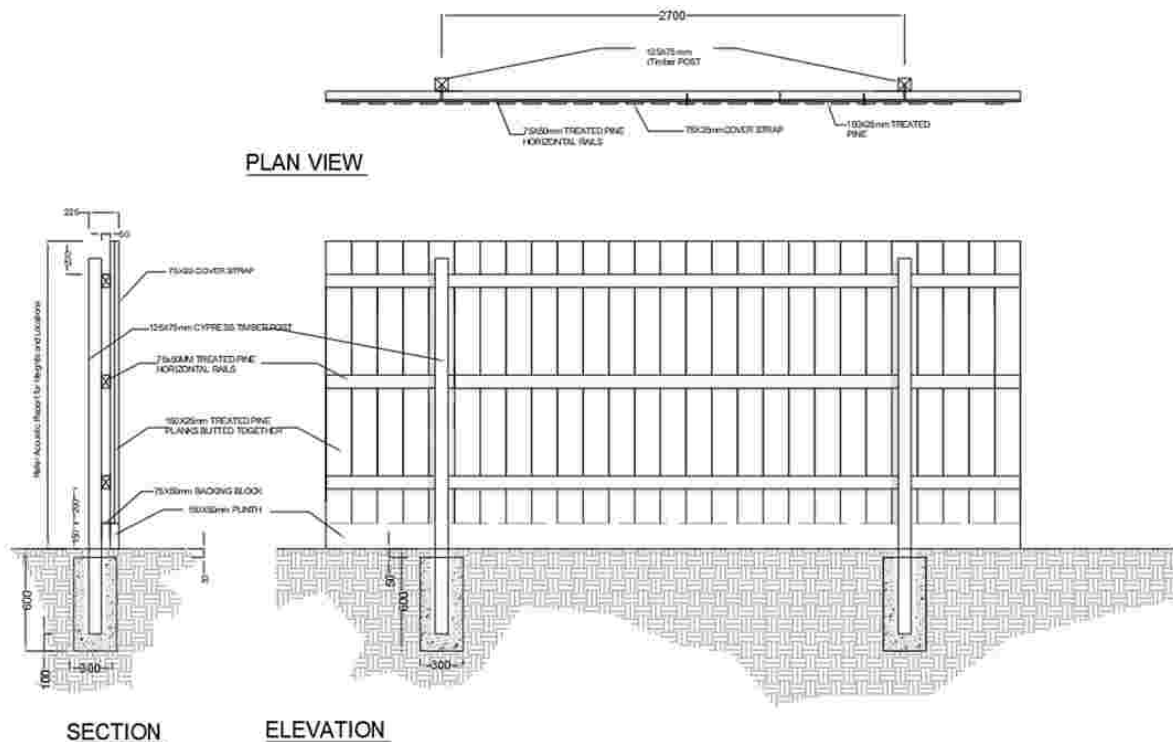
All acoustic fencing shall be constructed as follows:

Ground Floor Boundary Acoustic Fence

- To the specified heights and locations as shown in Section 4.2;
- Using fibre cement sheeting, treated timber, lightweight aerated concrete, transparent acrylic panels, glass and profiled sheet cladding as long the selected material (or combined skins) has a mass of at least 10kg/m²;
- The fence shall have no gaps or holes in it, or the likelihood of such occurring through natural causes or deformations, thus allowing noise to pass through;
- The fence must be designed and built in an acceptable manner so that noise will not pass underneath it;

- Any butt joints shall be sealed with a fire-rated weather proof mastic or an overlapping piece of material meeting the mass requirements of 10kg/m² (minimum 35mm each side of the butt joint); and
- Where multiple cladding layers are used (e.g. FC sheeting over timber paling fence), joints in the cladding materials shall not coincide.

An example detail for an acoustic-grade timber paling fence is shown below:

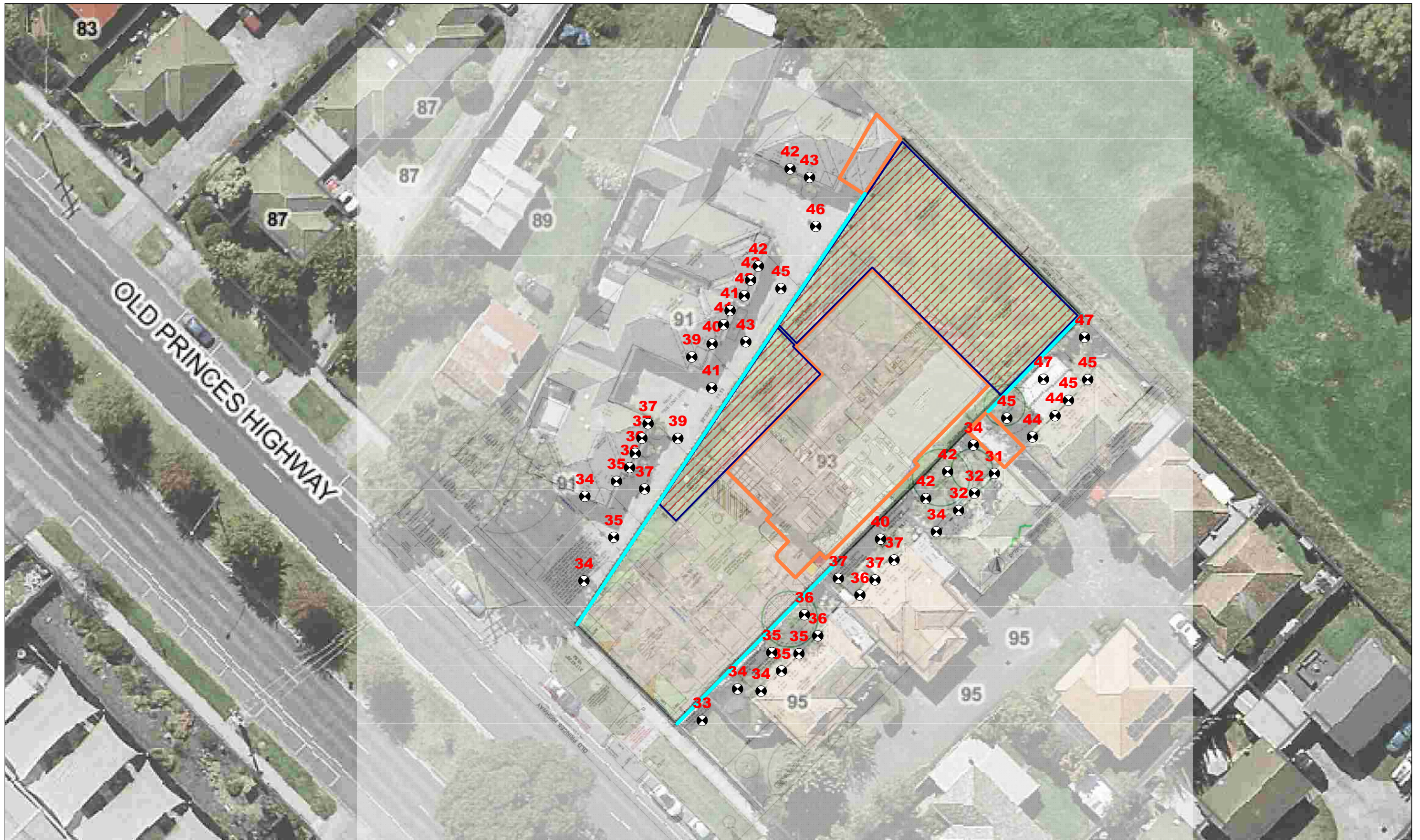


TYPICAL ACOUSTIC FENCE DETAIL

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Appendix A: Noise Modelling Results

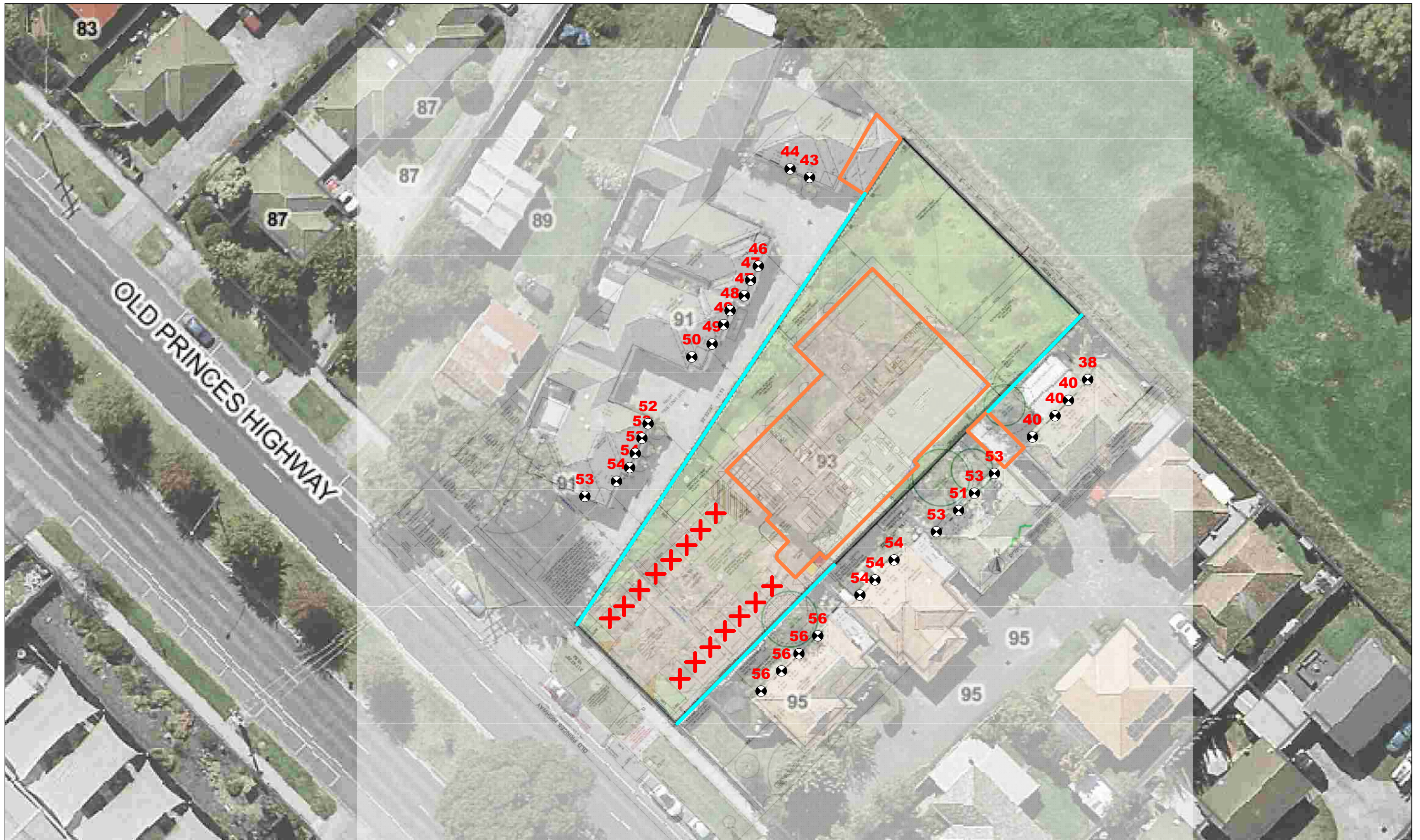
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Scale: 1: 438 @ A3 Legend: - Point Source - Area Source - Crossing - Building - Barrier - Receiver ENFIELD ACOUSTICS NOISE VIBRATION PO Box 920 North Melbourne, VIC 3051 P: 03 9111 0090	Noise emission levels from OUTDOOR PLAY L_{Aeq} Noise Levels This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited. Project No: V2206	NOTES: *Propagation in accordance with ISO9613
--	--	--



Legend: - Point Source - Area Source - Crossing - Building - Barrier - Receiver Scale: 1: 438 @ A3	ENFIELD ACOUSTICS NOISE VIBRATION PO Box 920 North Melbourne, VIC 3051 P: 03 9111 0090	Noise emission levels from CARPARK TRAFFIC LAeq Noise Levels This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.	NOTES: *Propagation in accordance with ISO9613
Project No: V2206		Drawing No: MAP-02 Date: 12.02.2025	



Scale: 1: 438 @ A3 Legend: - Point Source - Area Source - Crossing - Building - Barrier - Receiver ENFIELD ACOUSTICS NOISE VIBRATION PO Box 920 North Melbourne, VIC 3051 P: 03 9111 0090	Noise emission levels from CARPARK L_Amax Noise Levels Sleep Disturbance Assessment Project No: V2206 This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited. Drawing No: MAP-03 Date: 12.02.2025	NOTES: *Propagation in accordance with ISO9613
--	--	--

SEE SHEET 2 FOR RE-ESTABLISHMENT ENLARGEMENTS

LEGEND

	WINDOW
	HABITABLE WINDOW
	WINDOW (LOWER STOREY)
	HABITABLE WINDOW (UPPER STOREY)
	WINDOW HEAD R.L. 46.23 SILL R.L. 45.00
	TREE (HEIGHT 5m)
	DRAINAGE PIPE (DIAMETER (mm)) INVERT R.L.
	VERANDAH
	INVERT OF CONCRETE SPOON DRAIN
	EDGE OF GARDEN
	OPEN EARTH DRAIN
	UNDERSIDE OF ROOF GUTTER
	OVERHEAD RL VALUE
	RIDGE RL
	UNDERSIDE OF GUTTER RL

NOTES

ALL DATA HEREON IS AN INTEGRAL PART OF THIS PLAN AND MUST NOT BE SUBJECT TO MANIPULATION, AUGMENTATION OR REMOVAL WITHOUT THE DIRECT CONSENT OF THE MANAGEMENT OF A LINE SURVEYING.

THE RELATIONSHIP OF TITLE BOUNDARY TO BOUNDARY FENCING IS INDICATIVE ONLY. USE ONLY OFFSET VALUES. DO NOT SCALE. THE LOCATION OF ADJACENT PROPERTIES' BUILDINGS AND FEATURES ARE INDICATIVE ONLY UNLESS OTHERWISE STATED. TREE SPREADS AND HEIGHTS ARE APPROXIMATE ONLY UNLESS OTHERWISE STATED. SIGNIFICANT TREES ONLY ARE SHOWN.

WHILE EVERY EFFORT HAS BEEN MADE TO LOCATE ALL FEATURES AND SERVICES WITHIN THE SURVEYED AREA, A LINE SURVEYING CANNOT BE HELD RESPONSIBLE FOR FEATURES CONCEALED, BURIED, OR UNDER CONSTRUCTION AT THE TIME OF SURVEY.

DETAILS

SURVEYORS	B. METCALF	F. DEANE
DRAWN	TONY CLARKE	27-08-2024
CHECKED	BRENTON METCALF	27-08-2024
CO-ORDINATES	ARBITRARY	± 50mm
LEVELS	AHD	± 20mm
CONTOUR INTERVAL	0.2m	1m INDEX

AUSTRALIAN HEIGHT DATUM DERIVED FROM
Pakenham PM 68
R.L. 49.986 (SMES 25 07 124)

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PLAN

RE-ESTABLISHMENT OF TITLE,
FEATURE & LEVEL SURVEY

PROJECT

93 OLD PRINCES HIGHWAY
BEACONSFIELD

TITLE REF

VOL. 10817 FOL. 245
PC 367123V

CLIENT

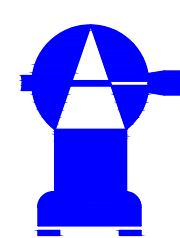
PROJECTED DESIGNS

DATE

22 AUG 2024 SCALE 1: 200

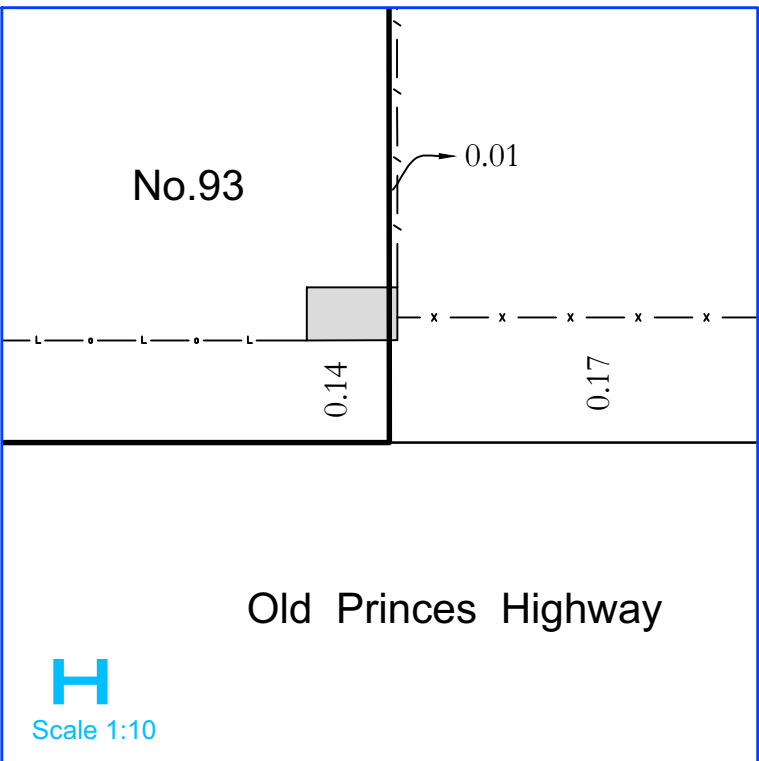
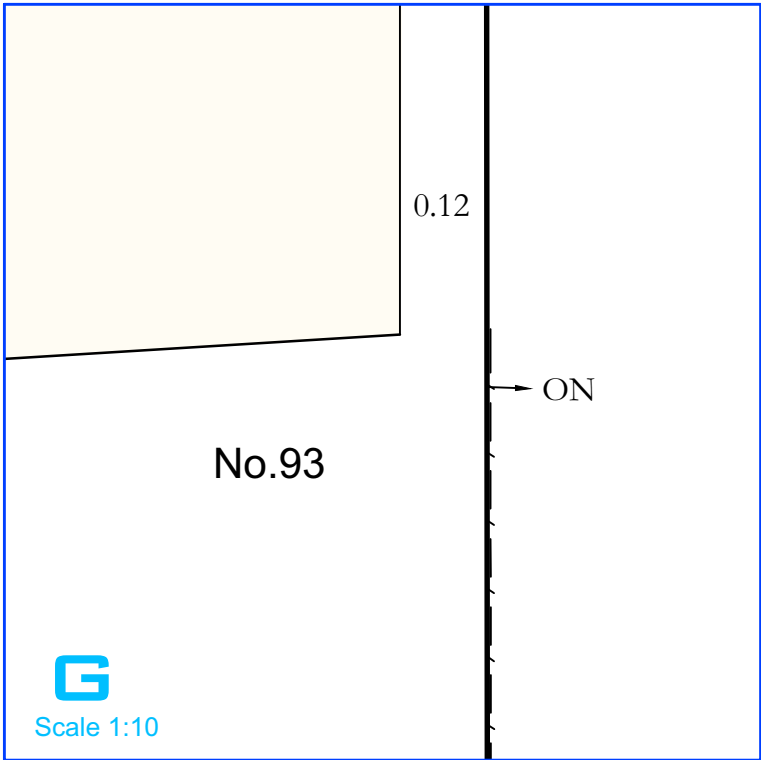
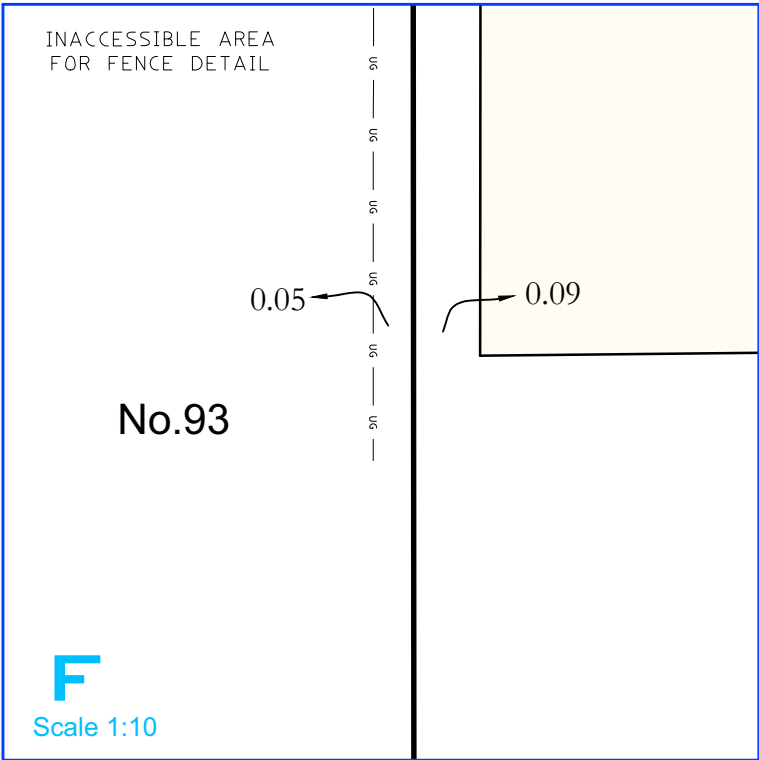
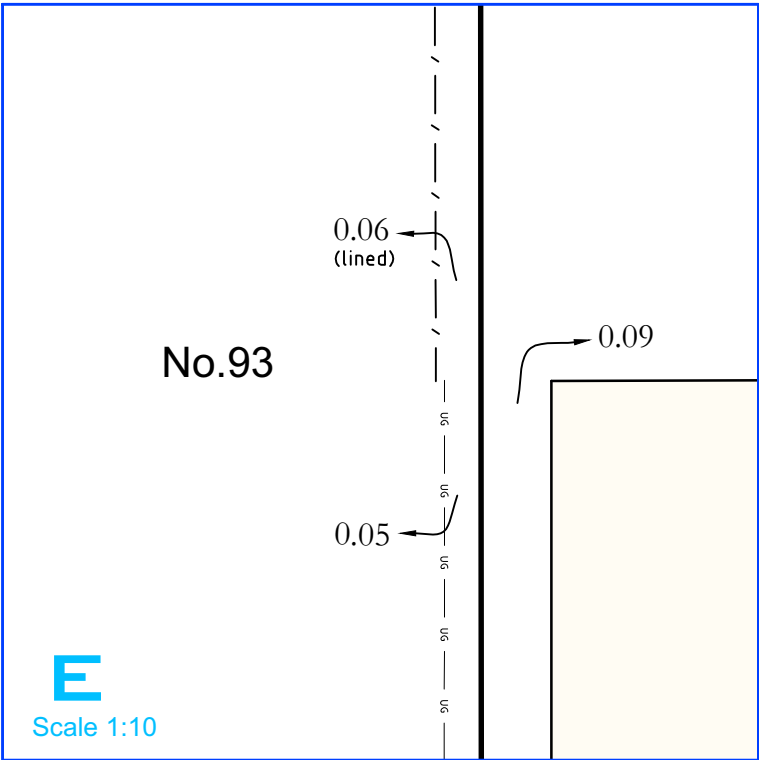
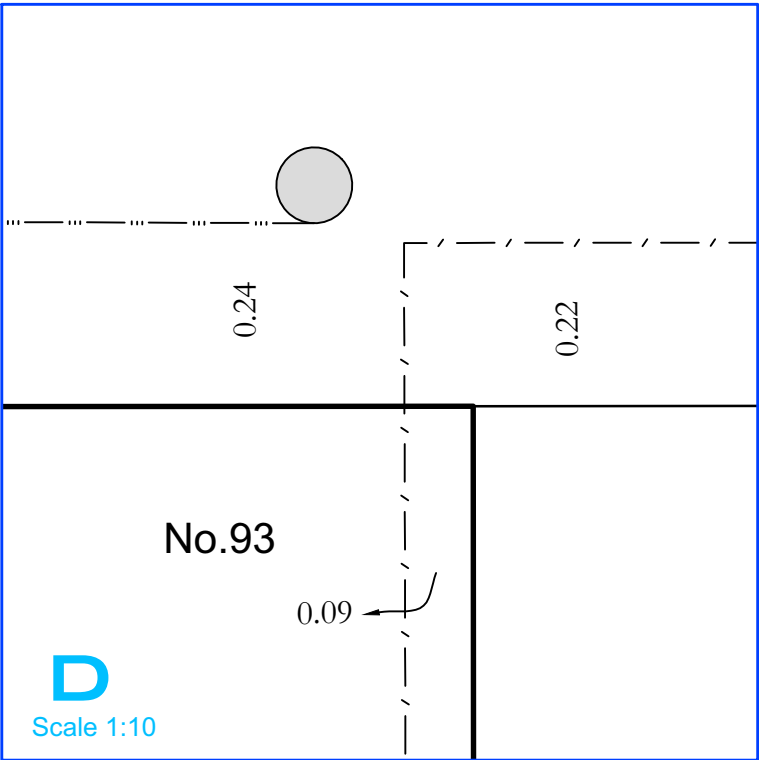
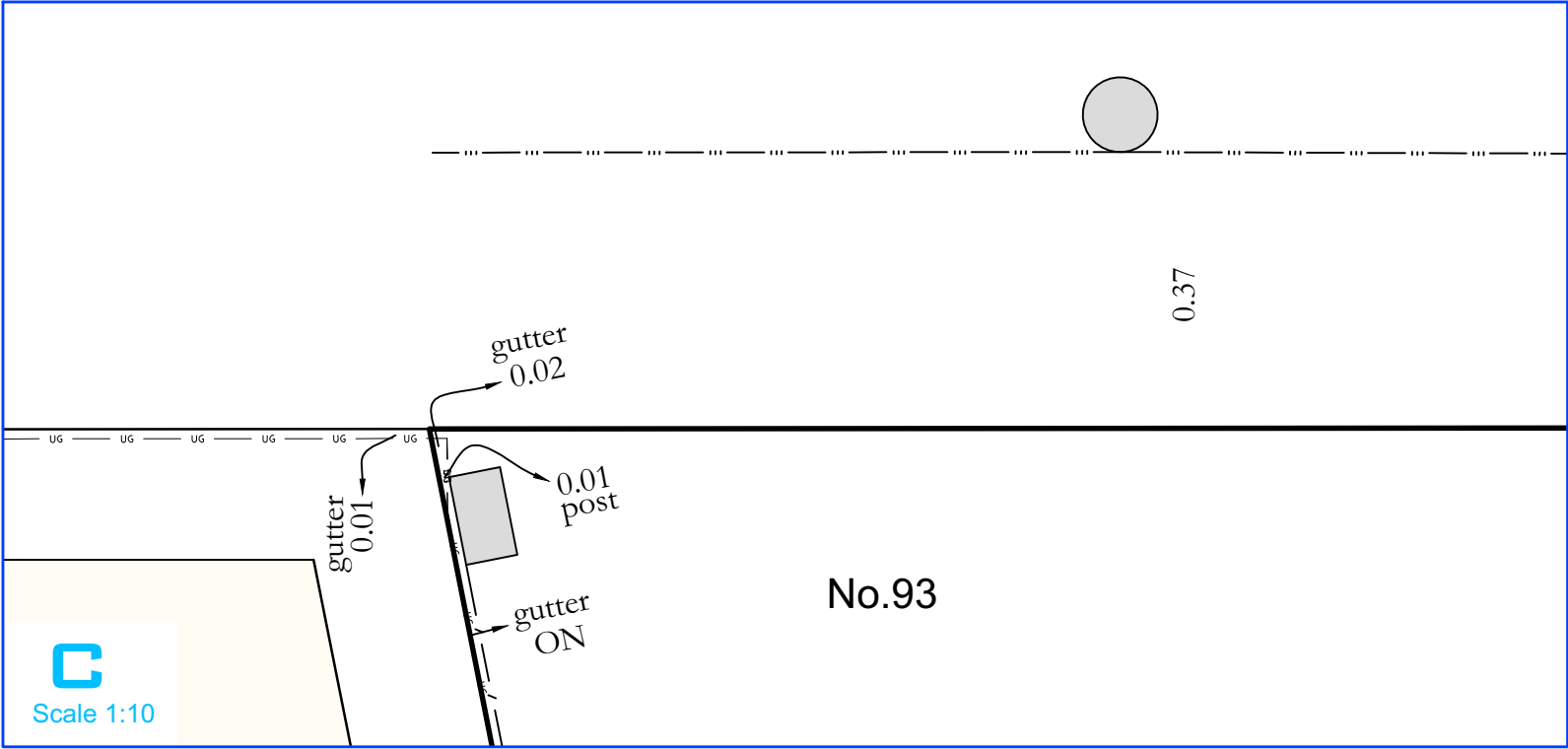
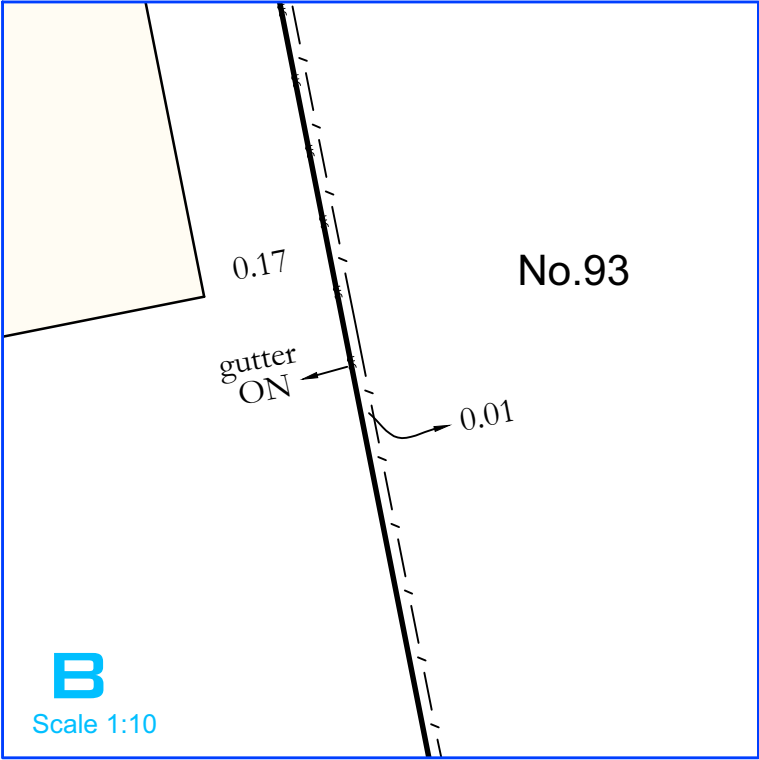
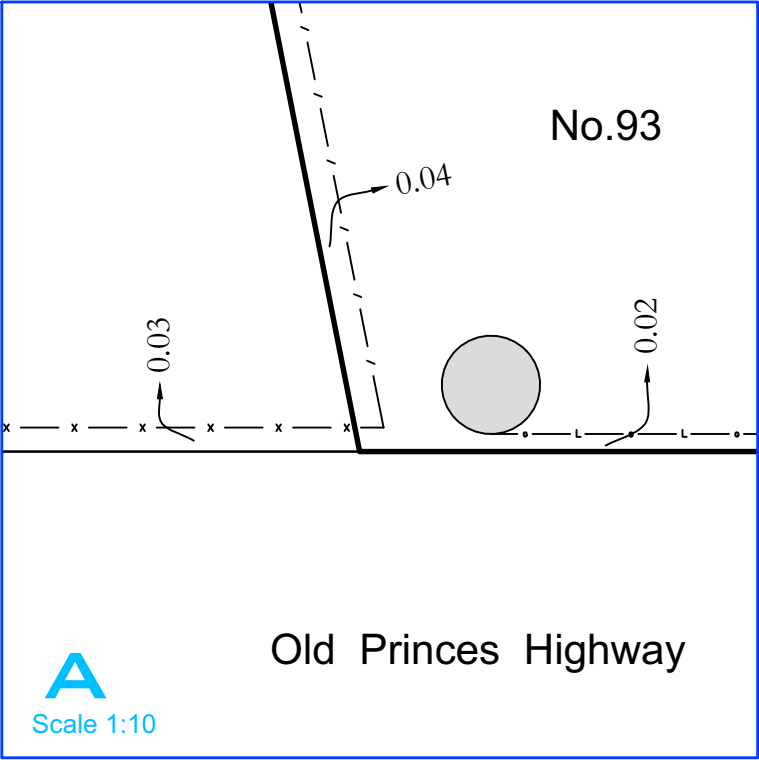
REFERENCE

128 78 SHEET A0 / 1 OF 2



A LINE SURVEYING
LICENSED LAND SURVEYORS
109 BEDFORD ROAD
EAST RINGWOOD, 3135.
PH 9870 6443 FAX 9879 3740
Email : admin@alinesurveying.com.au

CAD FILE: 128 78 99.DWG



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LEGEND

- / — PALING FENCE
- x — PICKET FENCE
- ···· — POST & NETTING FENCE
- • — L — WOVEN WIRE FENCE

NOTES

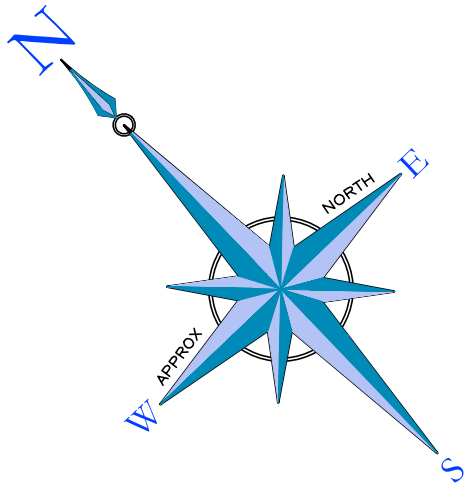
ALL DATA HEREON IS AN INTEGRAL PART OF THIS PLAN AND MUST NOT BE SUBJECT TO MANIPULATION, AUGMENTATION OR REMOVAL WITHOUT THE DIRECT CONSENT OF THE MANAGEMENT OF A LINE SURVEYING.

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DETAILS

SURVEYORS	B. METCALF	F. DEANE
DRAWN	TONY CLARKE	27-08-2024
CHECKED	BRENTON METCALF	27-08-2024
CO-ORDINATES	ARBITRARY	± 50mm
LEVELS	-	-
CONTOUR INTERVAL	-	-



PLAN RE-ESTABLISHMENT OF TITLE, FEATURE & LEVEL SURVEY

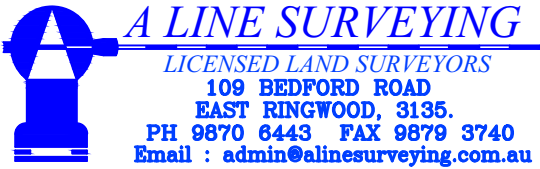
PROJECT 93 OLD PRINCES HIGHWAY BEACONSFIELD

TITLE REF VOL. 10817 FOL. 245
PC 367123Y

CLIENT PROJECTED DESIGNS

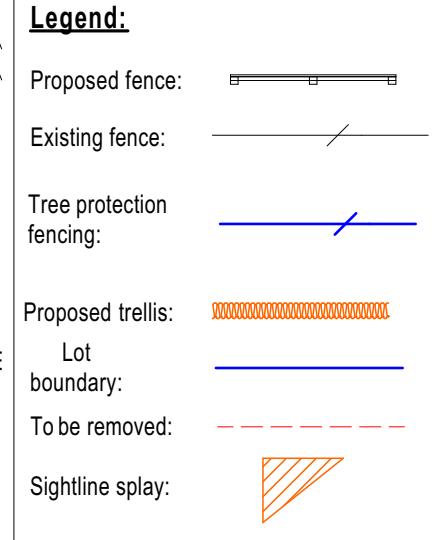
DATE 22 AUG 2024 **SCALE** 1: 10

REFERENCE 128 78 **SHEET** A2 / 2 OF 2



LICENSED LAND SURVEYORS
109 BEDFORD ROAD
EAST RINGWOOD, 3135.
PH 9870 6443 FAX 9879 3740
Email : admin@alinesurveying.com.au

LINE OF DUAL CARRIAGEWAY



										FOR																			
										PROJECT										JOB NO									
B AMENDMENTS AS PER RFI DATED 18/03/25										D.P. D.P. 04.03.25										10159									
C ISSUED FOR TENDER/PLANNING APPROVAL										D.P. D.P. 16.12.24										1190									
REV DESCRIPTION										Dn Chf Date										SHEET									
										TITLE										1									
										Sharna Scanlon																			
										Proposed Child Care Centre at 93 Old Prices Highway, Beaconsfield VIC 3807																			
										Site Context Plan																			

EXISTING ONSTREET PARKING	EXISTING ONSTREET PARKING
---------------------------	---------------------------

EXISTING
ON-STREET PARKING

ONSTREET PARKING
REMOVED

**NEW ON-STREET
PARKING SPACE**

EXISTING
ON-STREET PARKING

EXISTING	
STREET PARKING	

DEVELOPMENT SUMMARY:

Site Area:	16600m ²
Ground Floor Area:	549.58m ²
Porch Area:	6.37m ²
Covered Play Area 1:	26.84m ²
Covered Play Area 2:	33.14m ²
Building Coverage:	615.73m ²
Site Coverage:	37.10%
Buildings-	615.73m ²
Carpark & Paving-	429.15m ²
Hard Surface Area:	1044.88m ²
Impermeable Area:	62.95%
Permeable Area:	37.05%
Cars:	15
Places:	86

OPERATION HOURS:

	OPENING	CLOSING
MONDAY	6:30am	6:30pm
TUESDAY	6:30am	6:30pm
WEDNESDAY	6:30am	6:30pm
THURSDAY	6:30am	6:30pm
FRIDAY	6:30am	6:30pm
SATURDAY	CLOSED	
SUNDAY	CLOSED	

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.

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No.91
FIVE UNIT SITE

No.93
Site Area
1660m²

PAVEMENT OF DDA/
SHARED
CAR SPACE MUST BE NO
GREATER THAN 1:40
FRONT - BACK

**PROPOSED 1.8mH
VERTICAL POOL FENCE
WITH FLAT TOP & GATE**

UNITED STATES OF AMERICA

SIGNAGE LOCATION
—2.4m² 2.0mL x 1.2mH
(NON ILLUMINATED)

**PROPOSED 1.8mH
ACOUSTIC FENCE AS
ACOUSTIC REPORT**

PROVIDE PERMEABLE
PAVING ABOVE
GRADE

**PROPOSED 1.8mH
VERTICAL POOL FE
WITH FLAT TOP & G**

**BINS TO BE COLLECTED
FROM INSIDE SITE
BY PRIVATE COLLECTOR
OUTSIDE OF PEAK TIMES**

223°40'20" 69.81

2.8% ENCROACHMENT
PROPOSED 2.2mH

LATTICE & PALINGS APPROX H2.2

52.84

T2

53

619
-2.9% ENCROACHMENT

PROPOSED SITE PLAN
1:100

projected designs

DP-AD 70906
M. 0433 604 672
E. projectedd designs@outlook.com
W. www.projectedd designs.com

						PROJECT		Proposed Child Care Centre at 93 Old Princes Highway, Beaconsfield VIC 3807		JOB NO. 1018	
B	AMENDMENTS AS PER RFI DATED 9/01/25	D/P	D/P	04.03.25					SHEET		1/10
A	ISSUED FOR TOWN PLANNING APPROVAL	D/P	D/P	16.12.24			TITLE		Proposed Site Plan		SHEET
REV	DESCRIPTION	D/P	Dist	Date							2

ORIGINAL SHEET SIZE - A

Scale 1:10

	SOB 300
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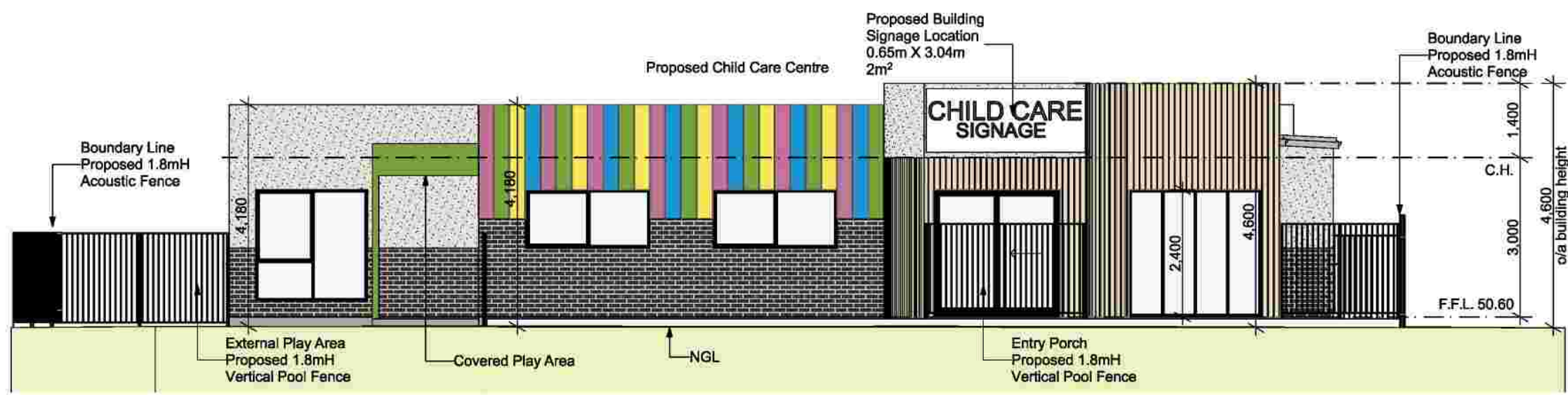
1015

Scale
1:100

2



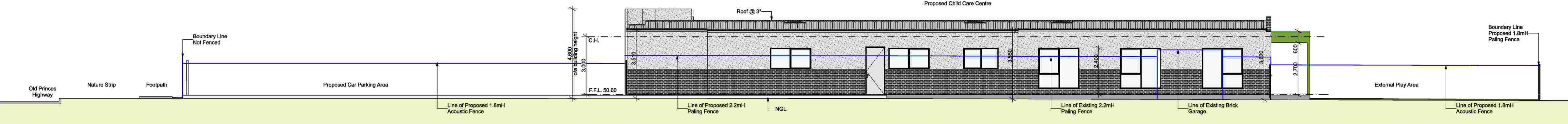
OLD PRINCES HIGHWAY - STREETSCAPE ELEVATION
1:100



WEST ELEVATION
1:100



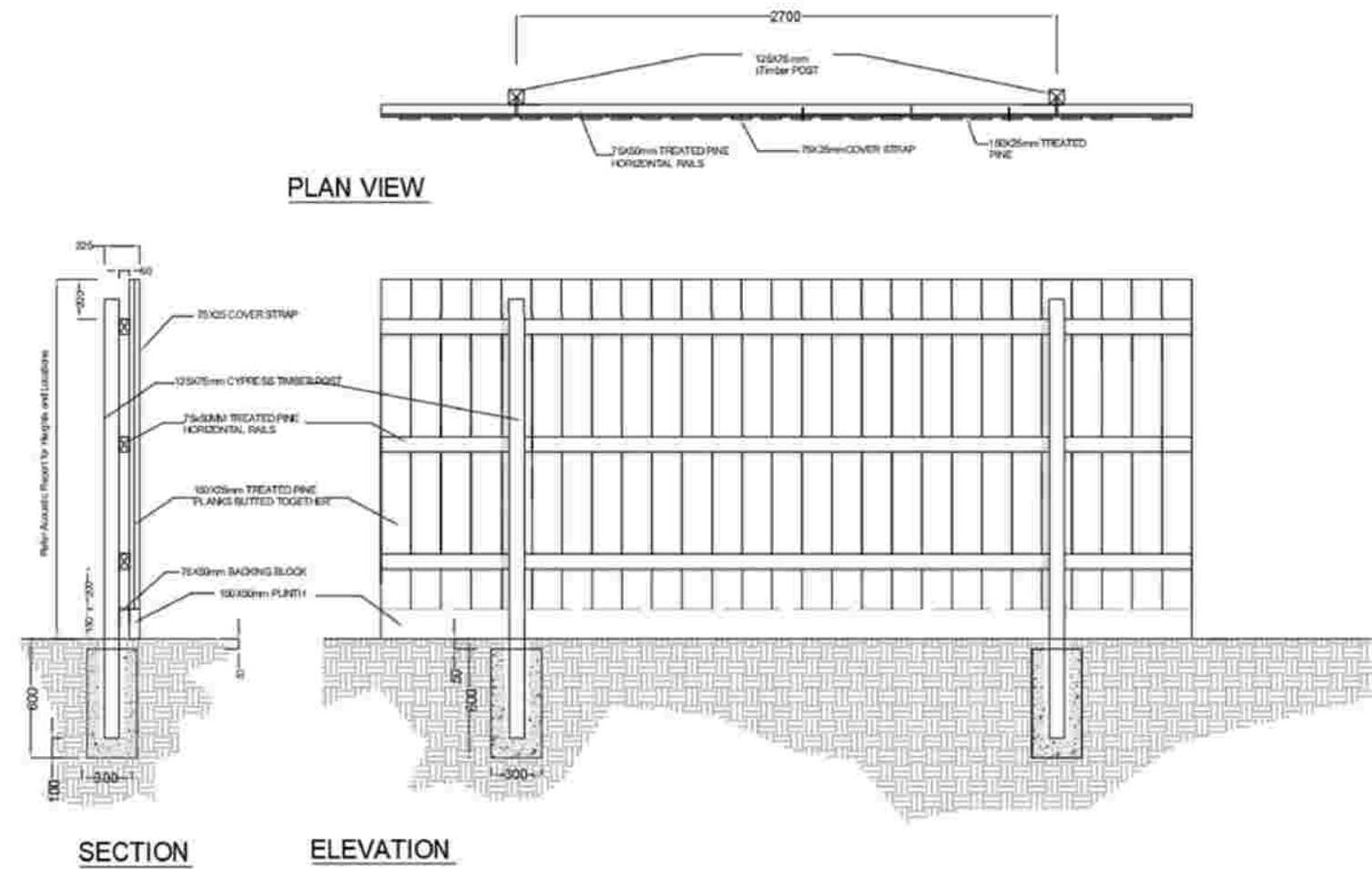
EAST ELEVATION
1:100



SOUTH ELEVATION
1:100

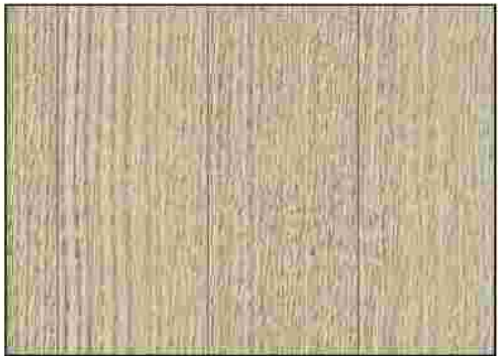


NORTH ELEVATION
1:100



TYPICAL ACOUSTIC FENCE DETAIL

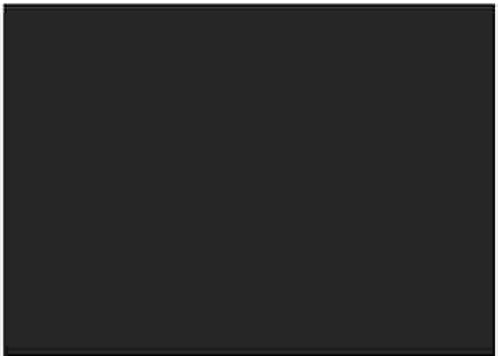
MATERIALS, FINISHES & COLOURS
Note: Colours may be similar to those listed to allow for variation between brands



VERTICAL TIMBER CLADDING
NATURAL OAK



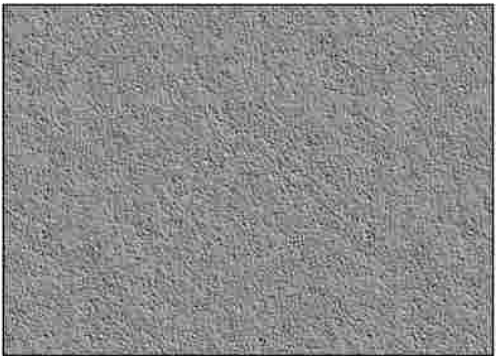
ROOF, FASCIA, GUTTER -
COLORBOND - SHALE GREY



WINDOW/DOOR FRAMES -
DULUX/COLORBOND - NIGHT SKY



FACE BRICKWORK -
AUSTRAL - BLACK ROCK



RENDERED FINISH -
DULUX - SURFMIST



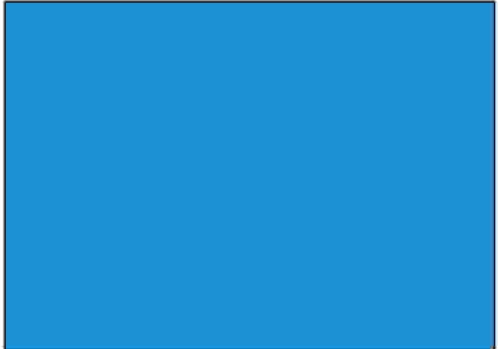
PAINTED FINISH -
BRITISH PAINTS - PINK ORBIT



PAINTED FINISH -
DULUX - SUNBOUND

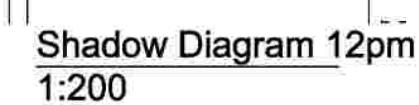
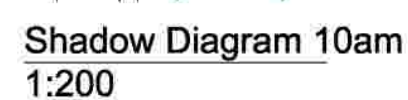
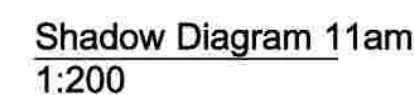
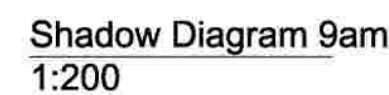


PAINTED FINISH -
BRITISH PAINTS - HOT POP GREEN



PAINTED FINISH -
BRITISH PAINTS - HOT POP BLUE

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DENOTES EXISTING FENCE OVERSHADOWING



projected designs
building design & drafting

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E. projectedd designs@outlook.com
W. www.projectedd designs.com

[illegible]

OLD PRINCES HIGHWAY

OLD PRINCES HIGHWAY

Shadow Diagram 1pm
1:200

Shadow Diagram 2pm
1:200

Shadow Diagram 3pm
1:200

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E. projectedesigns@outlook.com
W. www.projectdesigns.com.au

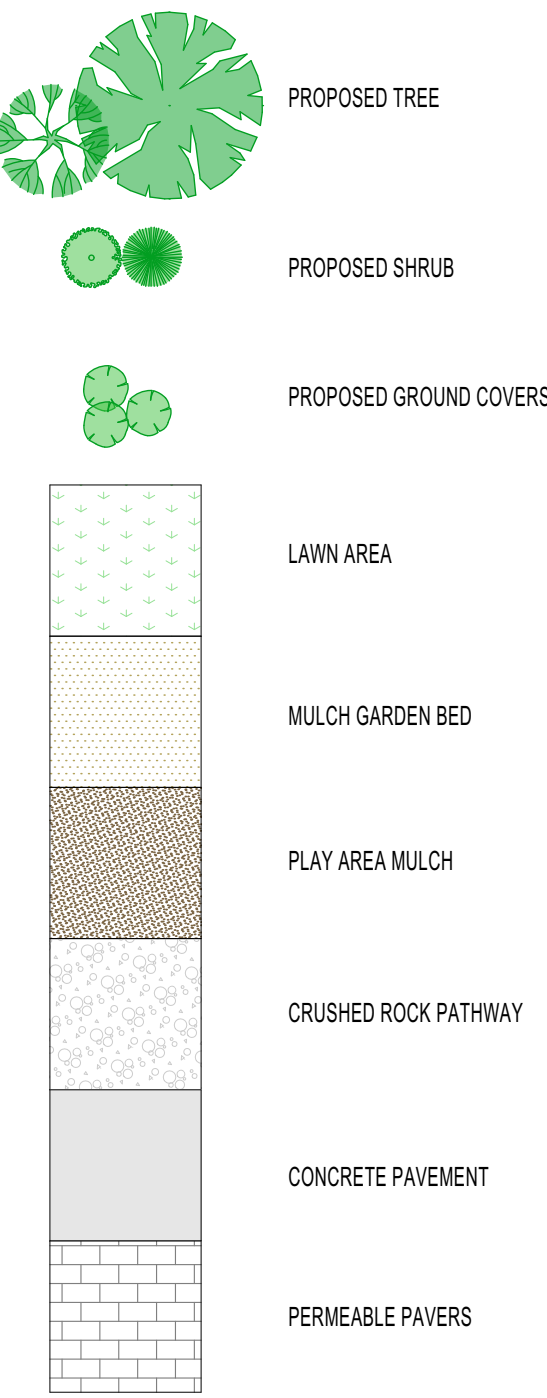
projected designs
building design & drafting

NOTE: ANGLE OF SHADOWS TAKEN AT
22nd SEPTEMBER

ORIGINAL SHEET SIZE - A1
Scale 1:200
5m 4 3 2 1 0 1

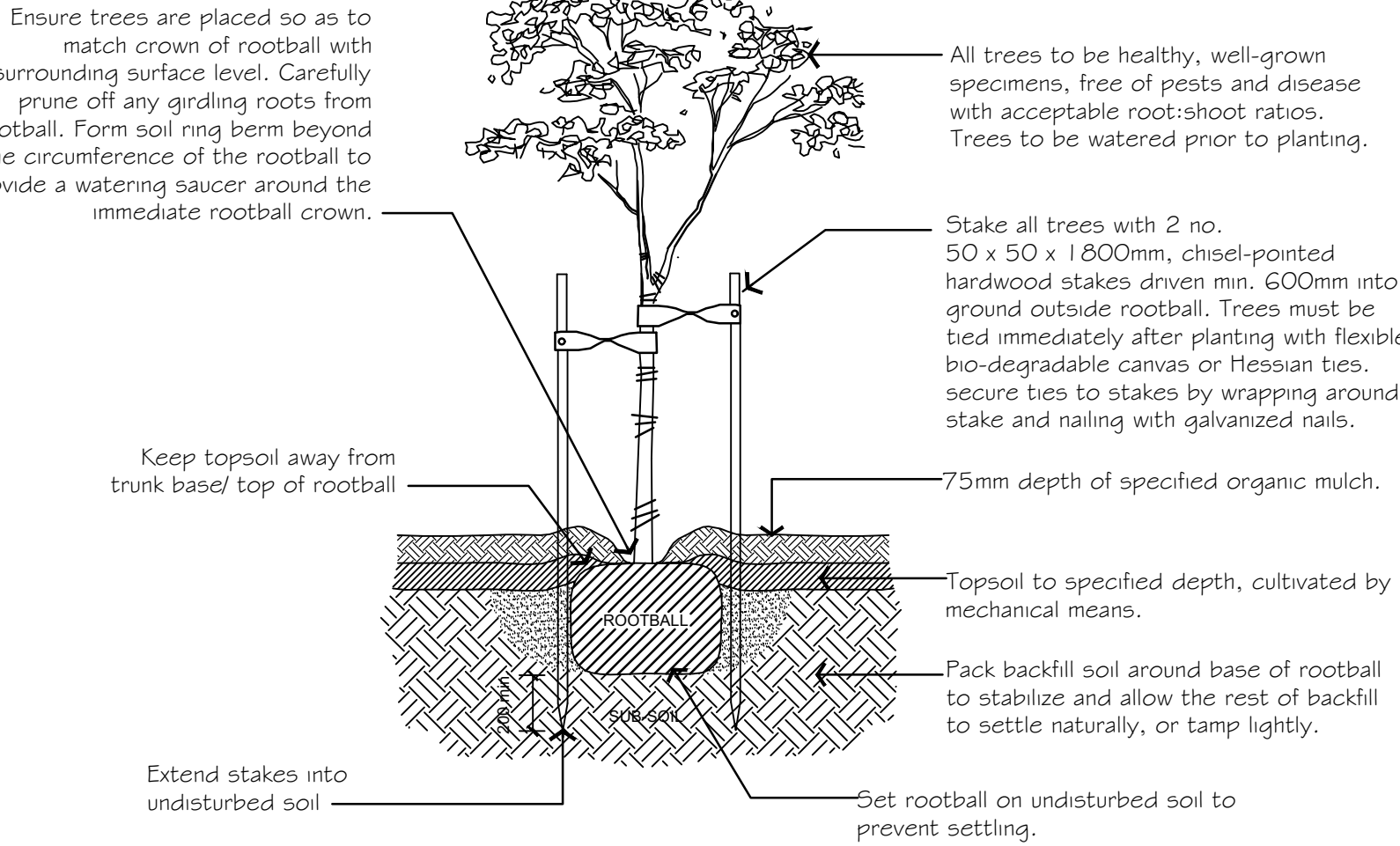
FOR				PROJECT				PROPOSED CHILD CARE CENTRE AT 93 OLD PRINCES HIGHWAY, BEACONSFIELD VIC 3807				SHEET 5			
B				AMENDMENTS AS PER REV DATED 16/12/24				D.P.				10159			
A				ISSUED FOR TOWN PLANNING APPROVAL				D.P.				16.12.24			
REV				DESCRIPTION				DN				DW			

LEGEND



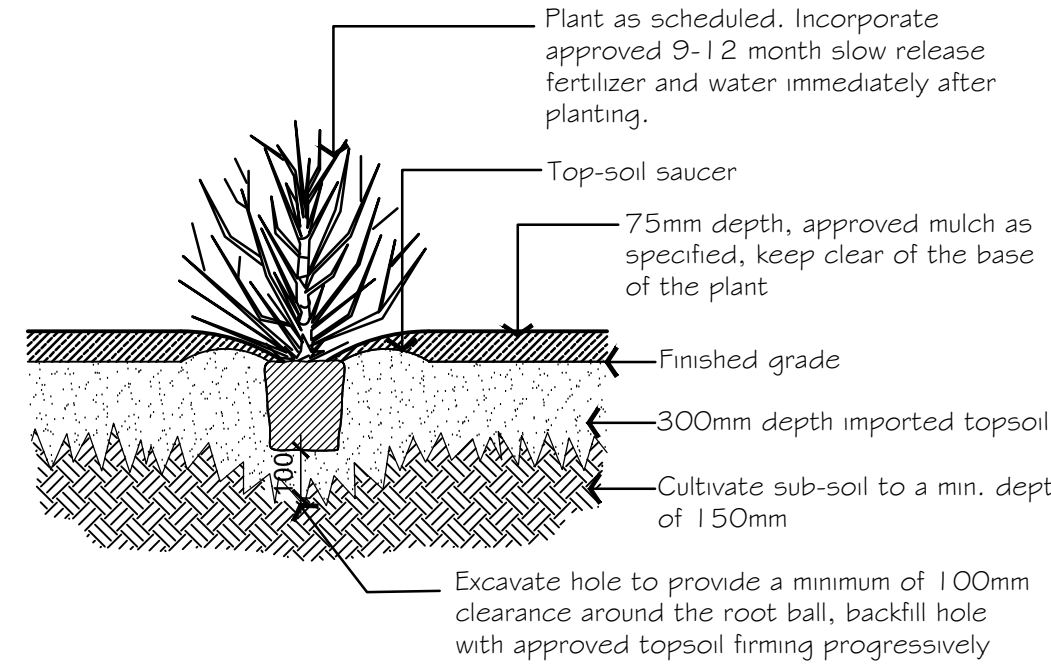
SPECIFICATION NOTES

- Contractor to verify location of all underground services prior to commencement of work.
- Remove weeds from all areas shown on the drawings as garden bed and lawn. herbicide to be used sparingly.
- Grade site into garden beds, lawn or gravel areas. adjust grading accordingly when water tracks or ponding is apparent.
- Determine ph of soil using ph kit available at most nurseries. the soil should have a ph slightly acidic to neutral (ph - 5.5 to 7.0). If outside of this range contact your local nursery to obtain advice on improving the ph level. plant tolerance of high or low ph varies.
- Clay soils should be checked for responsiveness to gypsum which can allow plant roots to penetrate the soil.
- If required, add gypsum according to manufacturer's directions.
- Minimize cultivation of existing soil and improve with organic material such as well rotted manures, soil improvers or compost prepared to as.4454-2003. Top dress existing soil with this matter and cover with mulch.
- If existing topsoil is not available then imported topsoil that complies with as.4419-2003 should be used.
- Any imported topsoil is to be free of weeds, rubble and other materials deleterious to plant growth and is to be of a medium texture (sandy loam) with a ph of 6.0-7.0. Any imported top soil is to be laid over a prepared sub-base and to be 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, 300mm on excavated planting beds and 450mm in tree planting areas.
- Plant selection shall be as per the plant schedule in locations as shown on the drawings. Plant quantities are to be confirmed by the contractor and any discrepancies between the plant schedule and plan are to be reported to the landscape architect before proceeding. All trees must comply with Australian Standard AS2303:2015 - Tree Stock for Landscape Use. Plants are to have well developed root systems and be free of pest and disease.
- Irrigation is to be supplied to all garden beds in the form of an automatic drip irrigation system. irrigation lines are to be placed below the mulch layer and the entire system is to meet manufacturer's specifications. Apply organic mulch to all garden bed areas to a depth of 75mm as per planting details. Recommended sources of mulch should be pine or local common eucalyptus. Rare timbers such as Red Gum or Jarrah should not be used.
- Seasol is an ideal fertilizer to apply upon initial planting. Seasol targets roots and promotes healthy & balanced growth. Phostogen is an ideal liquid fertilizer that can be applied to the entire garden every three months. individual plant species have varying requirements. consult your local nursery for advice.
- All timber products to be treated pine, recycled or plantation grown. stake trees for one to two years as per detail. use two or three 50x50x1800 hw stakes per tree and fasten with 50mm fabric ties.
- Use timber edging as per detail using 100x50 finesawn treated pine, fixed with hardwood pegs between all garden bed, crushed rock paths & lawn areas.
- Lawn is to be installed to areas as shown. For best results, areas shown as lawn to be dug to a depth of 100mm to 150mm. Then rake in a turf soil with lawn starter fertilizer to optimize, to a depth of 75mm. Rake and smooth the soil removing any rocks, roots and large clods. Roll and consolidate the soil lightly, this will firm the soil surface and reveal any low areas that need more soil. Keep the soil level 20mm below paths etc. water the prepared area to settle the soil and provide a moist base for the turf.
- Install your lawn immediately upon delivery by rolling out the instant turf. Butt and push edges and ends against each other tightly, without stretching. Avoid gaps or over lapping. stagger the joints in each row in a brick like fashion, using a large knife to trim corners etc. Rolling turf after laying is important. After installing the turf, roll the lawn with a lawn roller to improve turf to soil contact and remove air pockets. Lawn must be watered within half an hour of laying instant grass and water daily or more often, keeping turf moist until it is firmly rooted (about 2 weeks). After two weeks, regular and deeper watering should begin until grass is fully established.
- Follow-up maintenance should be undertaken every 4-6 weeks for 1 years following establishment. Dead or diseased plants should be replaced. Continue to monitor for weed species and remove as required. Eradicate any pest animals or insects. Continue to water plants according to individual species' moisture needs, seasonal conditions and as advised by local water authority. All plants and trees to be monitored and pruned as required, according to as 4373 (pruning of amenity trees). mulch to be replenished annually in spring.



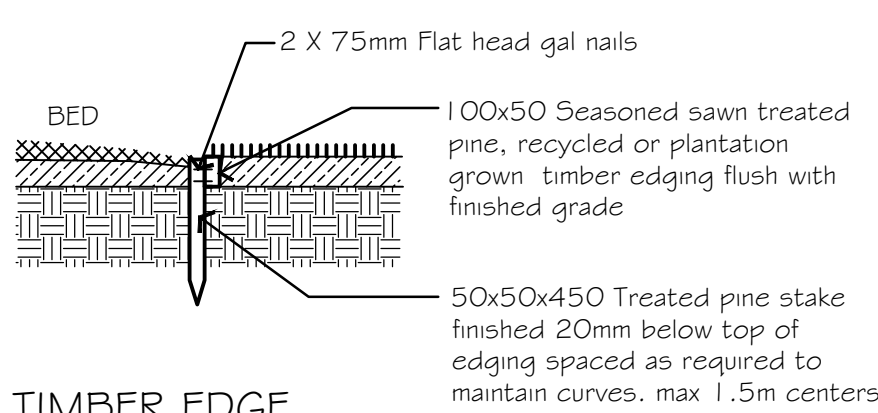
TREE PLANTING DETAIL

DETAIL 1:25



SHRUB PLANTING DETAIL

DETAIL 1:25



TIMBER EDGE

DETAIL 1:25

