

IMAGE 01



IMAGE 02



IMAGE 03

**ISSUED FOR TOWN PLANNING**

No.	DATE	REVISION	BY	CHK
P1	06.10.2025	PRELIMINARY ISSUE	TC	JB
A	03.11.2025	TOWN PLANNING ISSUE	TC	JB

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PROJECT:  
**CHILDCARE RYAN RD**  
 23 Ryan Road, Pakenham, VIC 3810

TITLE:  
**SITE ANALYSIS**



CLIENT:  
**RYAN RD PAKENHAM LAND PTY LTD**

DATE: APRIL, 2025  
 DRAWN BY: TC  
 SCALE: 1 : 500 @ A1  
 SCALE: 1 : 1000 @ A3

JOB NO:	25086
DRAWING NO:	TP01
REVISION:	A





RED DASHED LINE INDICATES EXISTING FENCE LINE TO BE REMOVED. UPGRADE EXISTING SITE FENCE TO ACOUSTIC TIMBER PAILING FENCE AS REQUIRED BY THE ACOUSTIC REPORT.

EXISTING DRIVEWAY TO BE DEMOLISHED

EXISTING DWELLING TO BE DEMOLISHED

ALL EXISTING PAVING TO BE DEMOLISHED

EXISTING SHED TO BE DEMOLISHED

**LEGEND**

TREES TO BE REMOVED.

DEMOLISHED

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PROJECT:  
**CHILDCARE RYAN RD**  
 23 Ryan Road, Pakenham, VIC 3810

TITLE:  
**EXISTING CONDITIONS & DEMOLITION PLAN**



CLIENT:  
**RYAN RD PAKENHAM LAND PTY LTD**

DATE: APRIL, 2025  
 DRAWN BY: TC  
 SCALE: 1 : 500 @ A1  
 SCALE: 1 : 1000 @ A3

JOB NO:	25086
DRAWING NO:	TP02
REVISION:	A





**TREE LEGEND**

- INDICATES TREES TO BE RETAINED.
- TPZ
- SRZ

**NOTES**

ALL NEW CROSSOVERS IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS  
 ALL PARKING SPACES IN ACCORDANCE WITH VICTORIAN PLANNING SCHEME  
 ALL DISABLED PARKING SPACES IN ACCORDANCE WITH AUSTRALIAN STANDARD AS2890 (5.4m x 2.4m)  
 SITE STORMWATER DRAINAGE IN ACCORDANCE WITH LOCAL AUTHORITY & COUNCIL REQUIREMENTS  
 ALL RELATIVE LEVELS ARE SHOWN TO A.H.D. (Australian Height Datum)  
 IN LOCATIONS WHERE SOIL RETENTION IS REQUIRED ALONG THE SOUTH AND WEST BOUNDARIES AND THE RETAINED HEIGHT IS LESS THAN 500 MM, THE USE OF GRADED SOIL IN LIEU OF RETAINING WALLS MAY BE PERMITTED, SUBJECT TO CONFIRMATION AND APPROVAL BY THE LANDSCAPE ARCHITECT AND CIVIL ENGINEER.  
 FFL & RL'S ARE SUBJECT TO CHANGE PENDING CIVIL ENGINEERING ADVICE. REFER TO LANDSCAPE PLAN FOR OUTDOOR PLAY SPACE EXTENT

**LEGEND**

- INDICATES EXTENT OF ASPHALT TO CIVIL ENGINEERS DETAILS
- PERMEABLE PAVING
- CONCRETE PAVING
- AREA OF OUTDOOR PLAYSPACE. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LANDSCAPE LAYOUT AND DETAILS
- AREA OF GRASS / LANDSCAPING. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LANDSCAPE LAYOUT AND DETAILS

- BOLLARD
- CAR BAY WHEEL STOP
- 1500mm HIGH METAL PALISADE FENCING
- 1500mm HIGH SOLID COLORBOND FENCE
- 1800mm HIGH METAL PALISADE FENCE
- 1800mm HIGH TIMBER PAILING ACOUSTIC FENCE
- 1800mm HIGH TIMBER PAILING FENCE
- 1800mm HIGH SOLID COLORBOND FENCE
- RAINWATER TANK  
NOTE: TANKS WILL BE USED FOR TOILETS, LANDSCAPE IRRIGATION AND WASH DOWN WHERE SUITABLE. REFER TO SDA REPORT FOR FURTHER INFORMATION ON WATER TREATMENT
- SIGNAGE

**DEVELOPMENT ANALYSIS**

SITE AREA	4009m <sup>2</sup>
SITE COVERAGE	24%
SITE PERMEABILITY	57%
GROSS BUILDING AREA	835m <sup>2</sup>
TOTAL PARKING AREA	647m <sup>2</sup>
RATE REQUIRED PER CHILD	0.22
BAYS REQUIRED	25
BAYS PROVIDED	25
TOTAL CHILDREN SPACES	114
OUTDOOR PLAY AREA - REQUIRED	798.0 m <sup>2</sup>
OUTDOOR PLAY AREA - PROVIDED	1922.0 m <sup>2</sup>

ROOM NAME	AREA (ACTUAL)	No. OF CHILDREN
CHILDCARE RM 01	42 m <sup>2</sup>	12
CHILDCARE RM 02	30 m <sup>2</sup>	8
CHILDCARE RM 03	41 m <sup>2</sup>	12
CHILDCARE RM 04	55 m <sup>2</sup>	16
CHILDCARE RM 05	73 m <sup>2</sup>	22
CHILDCARE RM 06	73 m <sup>2</sup>	22
CHILDCARE RM 07	73 m <sup>2</sup>	22
<b>TOTAL LANDSCAPE AREA</b>		<b>382 m<sup>2</sup></b>

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PROJECT:  
**CHILDCARE RYAN RD**  
 23 Ryan Road, Pakenham, VIC 3810

TITLE:  
**SITE PLAN & CONTEXT**



CLIENT:  
**RYAN RD PAKENHAM LAND PTY LTD**

DATE: APRIL, 2025  
 DRAWN BY: TC  
 SCALE: 1 : 250 @ A1  
 SCALE: 1 : 500 @ A3

JOB NO:  
**25086**  
 DRAWING NO:  
**TP03**  
 REVISION:  
**B**





**TREE LEGEND**

- INDICATES TREES TO BE RETAINED.
- TPZ
- SRZ

**NOTES**

ALL NEW CROSSOVERS IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS  
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 ALL DISABLED PARKING SPACES IN ACCORDANCE WITH AUSTRALIAN STANDARD AS2890 (5.4m x 2.4m)  
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 FFL & RLS ARE SUBJECT TO CHANGE PENDING CIVIL ENGINEERING ADVICE. REFER TO LANDSCAPE PLAN FOR OUTDOOR PLAY SPACE EXTENT

**LEGEND**

- INDICATES EXTENT OF ASPHALT TO CIVIL ENGINEERS DETAILS
  - PERMEABLE PAVING
  - CONCRETE PAVING
  - AREA OF OUTDOOR PLAYSPACE. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LANDSCAPE LAYOUT AND DETAILS
  - AREA OF GRASS / LANDSCAPING. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LANDSCAPE LAYOUT AND DETAILS
- BOL** BOLLARD  
**WS** CAR BAY WHEEL STOP  
**FN1** 1500mm HIGH METAL PALISADE FENCING  
**FN2** 750mm HIGH SOLID COLORBOND FENCE  
**FN3** 1800mm HIGH METAL PALISADE FENCE  
**FN4** 1800mm HIGH TIMBER PAILING ACOUSTIC FENCE  
**FN5** 1500mm HIGH TIMBER PAILING FENCE  
**FN6** 1800mm HIGH SOLID COLORBOND FENCE  
**RWT** RAINWATER TANK  
 NOTE: TANKS WILL BE USED FOR TOILETS, LANDSCAPE IRRIGATION AND WASH DOWN WHERE SUITABLE. REFER TO SDA REPORT FOR FURTHER INFORMATION ON WATER TREATMENT  
**S** SIGNAGE

**DEVELOPMENT ANALYSIS**

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CHILDCARE RM 06	73 m <sup>2</sup>	22
CHILDCARE RM 07	73 m <sup>2</sup>	22
<b>TOTAL LANDSCAPE AREA</b>	<b>382 m<sup>2</sup></b>	

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PROJECT:  
**CHILDCARE RYAN RD**  
 23 Ryan Road, Pakenham, VIC 3810

TITLE:  
**FLOOR PLAN**

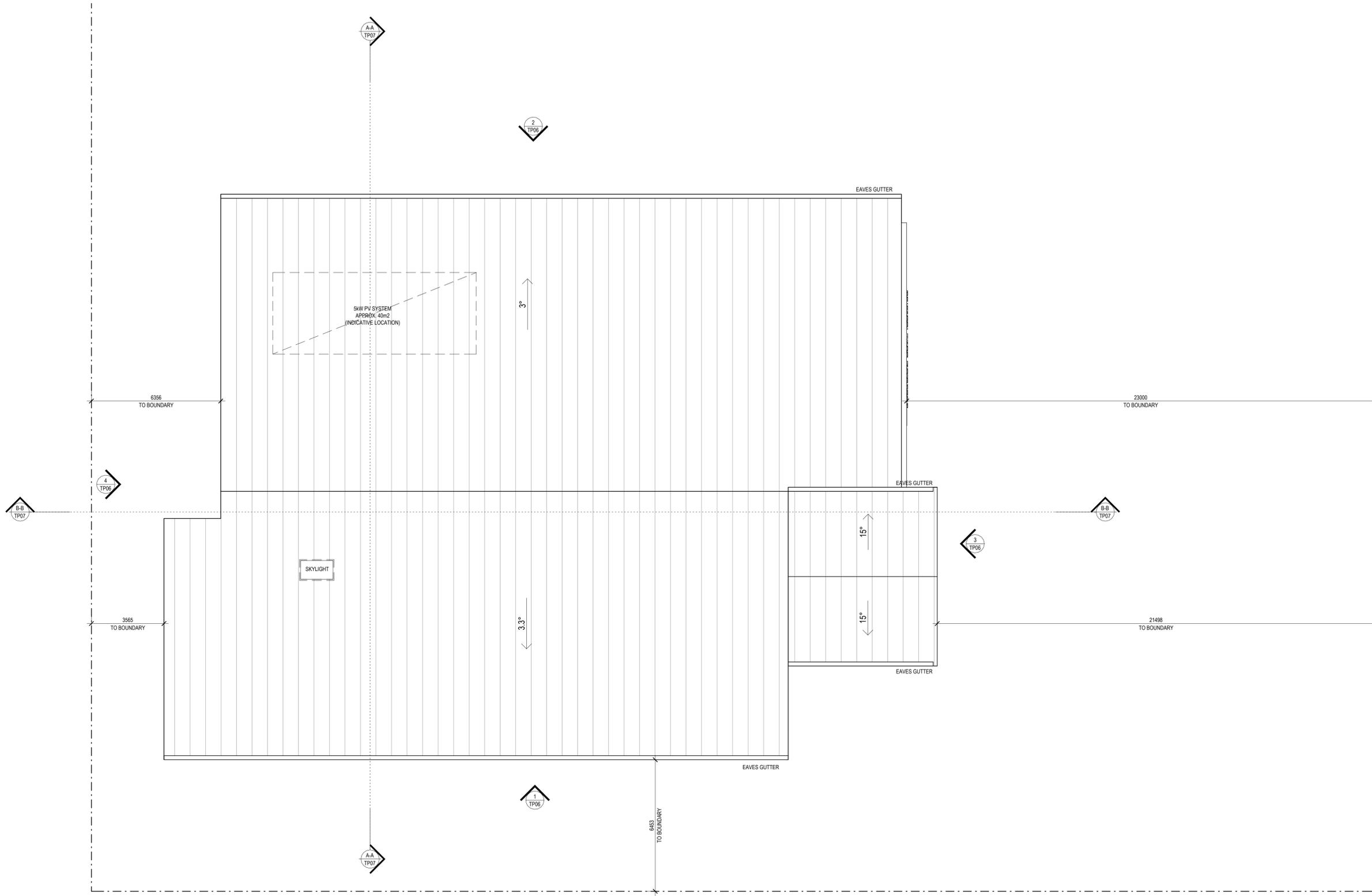


CLIENT:  
**RYAN RD PAKENHAM LAND PTY LTD**

DATE: APRIL, 2025  
 DRAWN BY: TC  
 SCALE: 1:100 @ A1  
 SCALE: 1:200 @ A3

JOB NO:	25086
DRAWING NO:	TP04
REVISION:	B





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TOWN PLANNING**

No.	DATE	REVISION	BY	CHK
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PROJECT:  
**CHILDCARE RYAN RD**  
23 Ryan Road, Pakenham, VIC 3810

TITLE:  
**ROOF PLAN**



CLIENT:  
**RYAN RD PAKENHAM LAND PTY LTD**

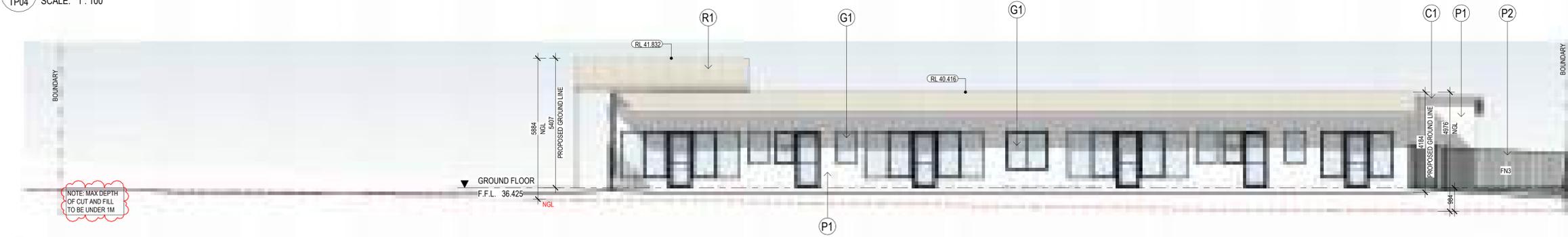
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DRAWN BY: TC  
SCALE: 1 : 100 @ A1  
SCALE: 1 : 200 @ A3

JOB NO:	<b>25086</b>
DRAWING NO:	<b>TP05</b>
REVISION:	<b>A</b>

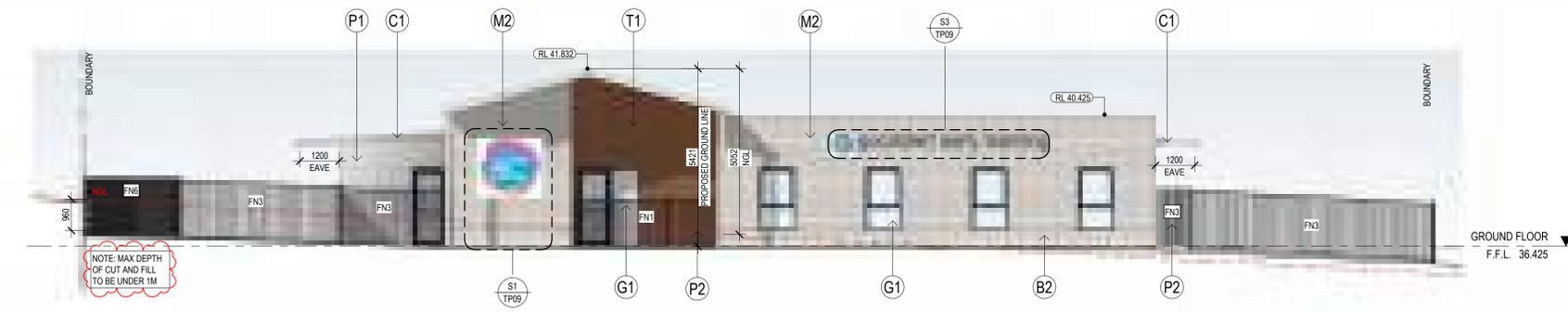




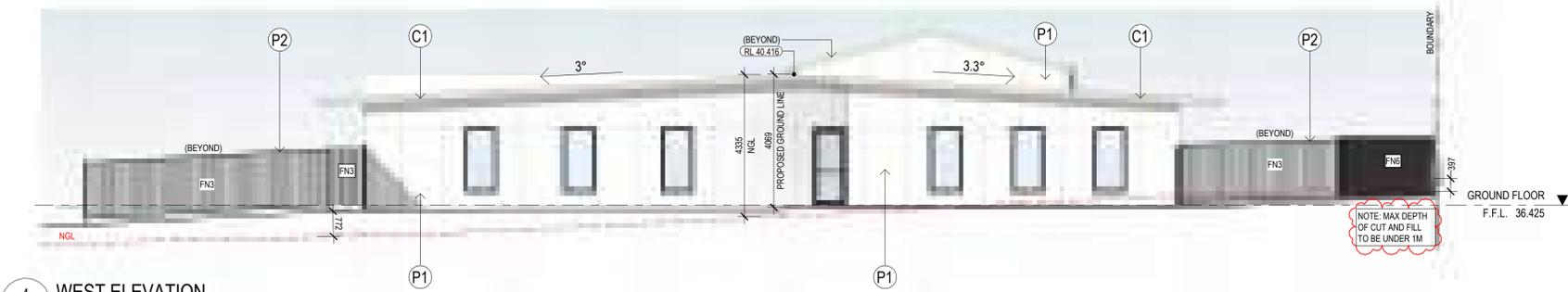
1 SOUTH ELEVATION  
TP04 SCALE: 1:100



2 NORTH ELEVATION  
TP04 SCALE: 1:100



3 EAST ELEVATION  
TP04 SCALE: 1:100



4 WEST ELEVATION  
TP04 SCALE: 1:100

**EXTERNAL FINISHES**

	B1	MASONRY BRICKWORK	OFF-WHITE, STANDARD
	B2	MASONRY BRICKWORK	OFF-WHITE, FEATURE
	C1	DOWNPIPES / CAPPING	PAINT FINISH TO MATCH WALL
	T1	TIMBER LOOK CLADDING	BROWN, TIMBER LOOK
	G1	ALUMINIUM FRAMED GLAZING	CLEAR
	P1	PAINT FINISH	OFF-WHITE
	P2	POWDERCOAT FINISH	DARK GREY
	M1	METAL WALL CLADDING (GUTTERS & FASCIAS)	OFF-WHITE
	R1	METAL ROOF CLADDING	LIGHT GREY
	H1	PERFORATED ALUMINIUM FINISH, POWDERCOAT FINISH	GREY

NOTE:  
IN LOCATIONS WHERE SOIL RETENTION IS REQUIRED ALONG THE SOUTH AND WEST BOUNDARIES AND THE RETAINED HEIGHT IS LESS THAN 500 MM, THE USE OF GRADED SOIL IN LIEU OF RETAINING WALLS MAY BE PERMITTED, SUBJECT TO CONFIRMATION AND APPROVAL BY THE LANDSCAPE ARCHITECT AND CIVIL ENGINEER.

THE LEVELS OF THE OUTDOOR PLAY SPACES ARE SUBJECT TO CHANGE PENDING LANDSCAPE ARCHITECTS DESIGN. CONSTRAINTS REMAIN THAT NO CUT OR FILL WILL EXCEED 1m FROM THE NATURAL GROUND LEVEL

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PROJECT:  
**CHILDCARE RYAN RD**  
23 Ryan Road, Pakenham, VIC 3810

TITLE:  
**ELEVATIONS**

CLIENT:  
**RYAN RD PAKENHAM LAND PTY LTD**

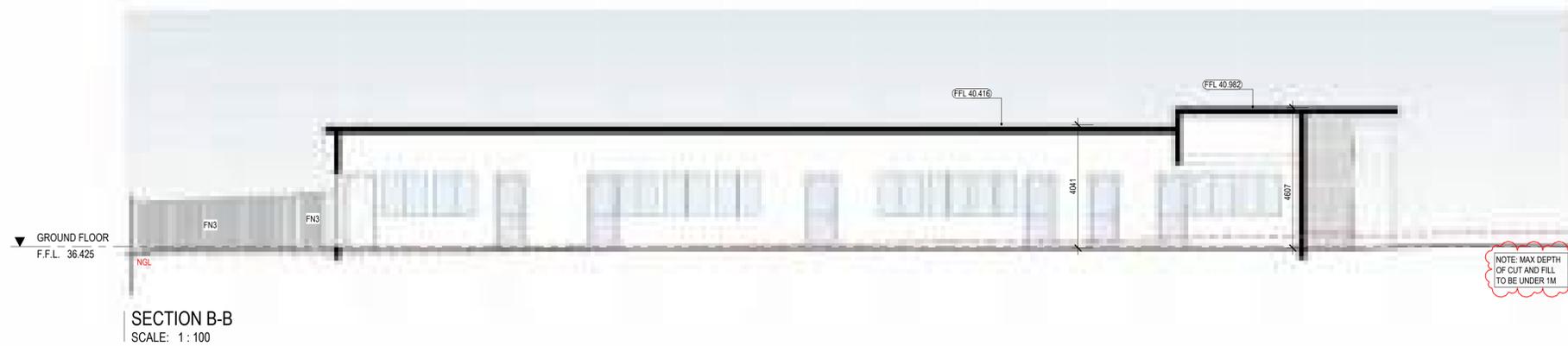
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DRAWN BY: TC  
SCALE: 1:100 @ A1  
SCALE: 1:200 @ A3

JOB NO:  
**25086**  
DRAWING NO:  
**TP06**  
REVISION:  
**B**

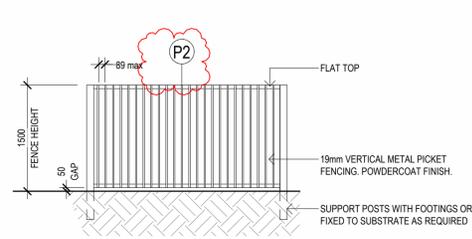




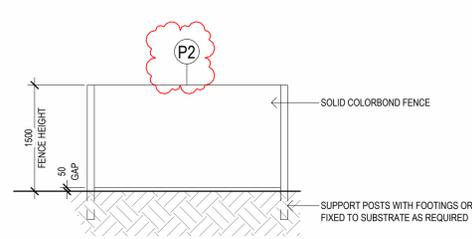
SECTION A-A  
SCALE: 1 : 100



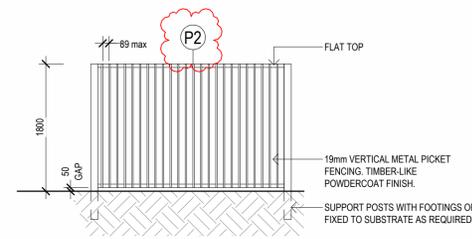
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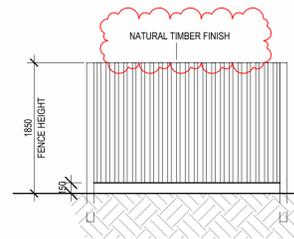
FN1 - TYP. 1500H PALISADE FENCE



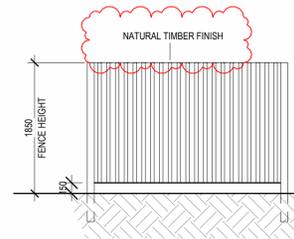
FN2 - TYP. 1500H SOLID COLORBOND FENCE



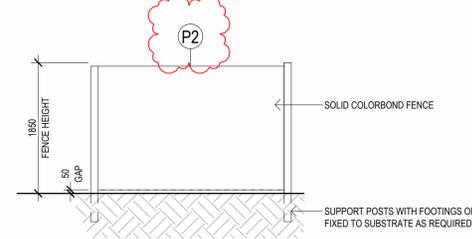
FN3 - TYP. 1800H PALISADE FENCE



FN4 - 1850mm TIMBER PALING FENCE ACOUSTIC FENCE (BASED ON ACOUSTIC REPORT REQUIREMENTS.)



FN5 - 1850mm TIMBER PALING FENCE



FN6 - TYP. 1850mmH SOLID COLORBOND FENCE

NOTE: P2 - DARK GREY POWDERCOAT FINISH

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PROJECT:  
CHILDCARE RYAN RD  
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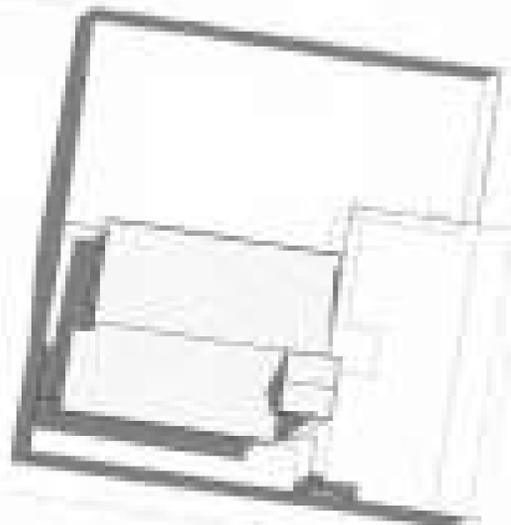
TITLE:  
SECTIONS & FENCE DETAILS

CLIENT:  
RYAN RD PAKENHAM LAND PTY LTD

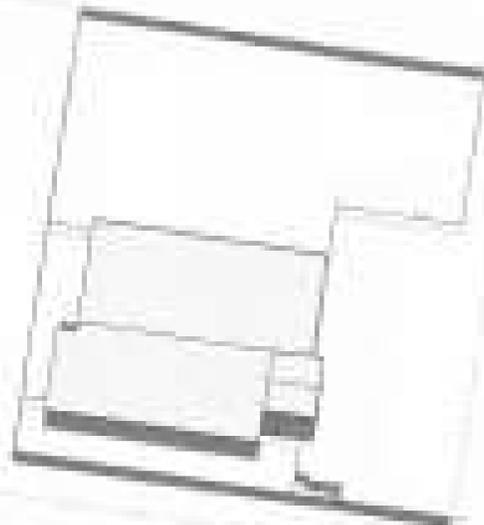
DATE: APRIL, 2025  
DRAWN BY: TC  
SCALE: 1 : 100 @ A1  
SCALE: 1 : 200 @ A3

JOB NO:	25086
DRAWING NO:	TP07
REVISION:	B

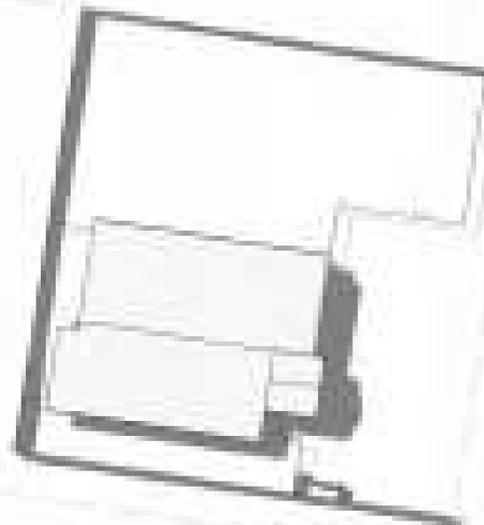




SHADOW DIAGRAM - 9AM  
SCALE: 1 : 500



SHADOW DIAGRAM - 12PM  
SCALE: 1 : 500



SHADOW DIAGRAM - 3PM  
SCALE: 1 : 500

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PROJECT:  
CHILDCARE RYAN RD  
23 Ryan Road, Pakenham, VIC 3810

TITLE:  
SHADOW DIAGRAMS



CLIENT:  
RYAN RD PAKENHAM LAND PTY LTD

DATE: APRIL, 2025  
DRAWN BY: TC  
SCALE: 1 : 500 @ A1  
SCALE: 1 : 1000 @ A3

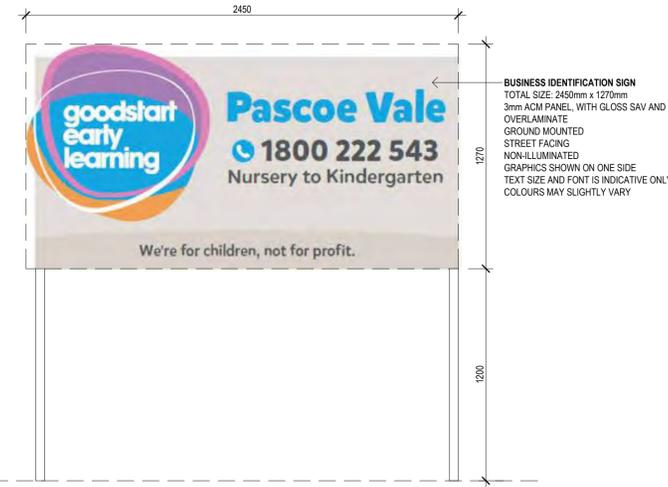
JOB NO:	25086
DRAWING NO:	TP08
REVISION:	A

**watson  
young**

# BUILDING SIGNAGE

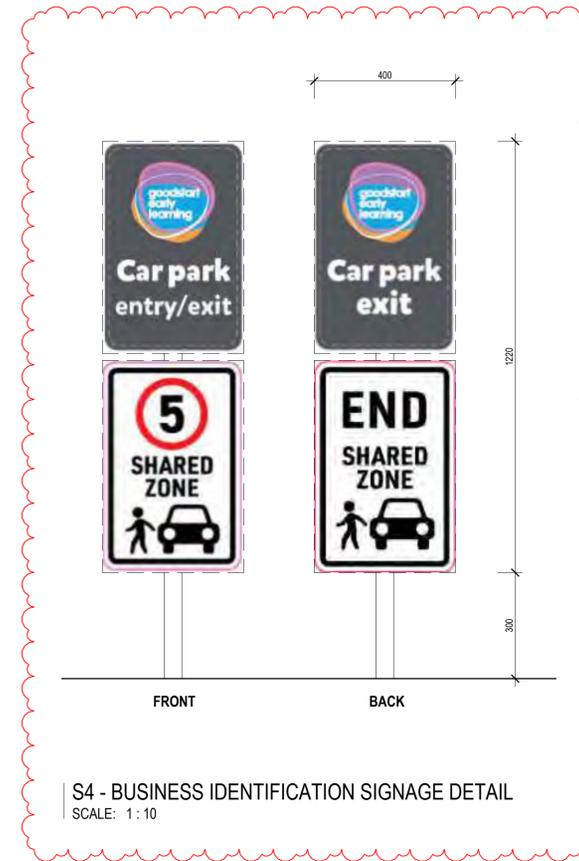


S1 - BUSINESS IDENTIFICATION SIGNAGE DETAIL  
SCALE: 1 : 20



S2 - SIGNAGE FRONT  
SCALE: 1 : 20

# ENTRY/EXIT SIGNS TO CARPARK



S4 - BUSINESS IDENTIFICATION SIGNAGE DETAIL  
SCALE: 1 : 10



S3 - BUSINESS IDENTIFICATION SIGNAGE DETAIL  
SCALE: 1 : 20

**BUILDING IDENTIFICATION SIGN**  
TOTAL SIZE: 800mm x 770mm  
WALL MOUNTED  
3mm ACM PANEL, WITH GLOSS SAV ANF OVERLAMINATE  
COMPUTER CUT TO SHAPE

TOTAL SIZE: 5830mm x 490mm  
GREY SELF ADHESIVE VINYL, MOUNTED TO 3mm ACM ROUTER CUT LETTERS  
TEXT TYPEFACE INDICATIVE ONLY

**GENERAL NOTE : NO ILLUMINATION IS TO BE PROPOSED FOR SIGNAGE**

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PROJECT:  
CHILDCARE RYAN RD  
23 Ryan Road, Pakenham, VIC 3810

TITLE:  
SIGNAGE DETAILS

CLIENT:  
RYAN RD PAKENHAM LAND PTY LTD

DATE: APRIL, 2025  
DRAWN BY: TC  
SCALE: 1 : 20 @ A1  
SCALE: 1 : 40 @ A3

JOB NO:	25086
DRAWING NO:	TP09
REVISION:	B

**watson young**