

6.1.4 Use and Development of the Land for an Early Childhood Centre at Lot A PS831715 Campanella Avenue, Officer

File Reference: 5000004466
Responsible GM: Tracey Parker
Author: Lisa Hall

Recommendation(s)

That Council issue Planning Permit T200178 for the use and development of the land for an Early Childhood Centre (kindergarten, consulting rooms and community room) at Lot A PS831715 Campanella Avenue, Officer subject to the conditions attached to this report.

Attachments

1. Locality Plan [6.1.4.1 - 1 page]
2. Development Plans [6.1.4.2 - 15 pages]

Executive Summary

APPLICATION NO.:	T200178
APPLICANT:	Cohen Leigh Architects for Cardinia Shire Council
LAND:	Lot A PS831715 Campanella Avenue, Officer
PROPOSAL:	Early Childhood Centre (kindergarten, consulting rooms and community room)
PLANNING CONTROLS:	Urban Growth Zone Schedule 3 (Applied zone - General Residential Zone) Development Contributions Plan Overlay Schedule 4
NOTIFICATION & OBJECTIONS:	No objections received
KEY PLANNING CONSIDERATIONS:	Planning policy framework Officer Precinct Structure Plan Car parking and access Urban design
RECOMMENDATION:	Approval

Background

The subject lot was recently created under Planning Permit T170671. This permit allows for the subdivision of land in stages and is part of the Arcadia Neighbourhood 3 Estate which is currently under development. At completion Arcadia Neighbourhood 3 will contain 636

dwellings, a primary school, neighbourhood convenience centre, local park and community centre (proposed early childhood centre).

Subject Site

The site is located within Arcadia Estate (Neighbourhood 3), which is currently under construction. The site is 6001sqm in size and rectangular in shape, with a flat topography. Vehicular access will be constructed from Campanella Avenue.

The main characteristics of the surrounding area are:

- North – Land to the north will be developed as a Neighbourhood Convenience Centre in accordance with the Officer Precinct Structure Plan.
- North-east – Land to the north-east will be developed for residential dwellings.
- East & South – Land to the east and south will be developed as a Primary School in accordance with the Officer Precinct Structure Plan.
- West – Campanella Avenue runs along the western boundary of the land. Land to the west of Campanella Avenue will be developed for residential dwellings.

Relevance to Council Plan

Nil.

Proposal

The proposal includes the use and development of the land for an Early Childhood Centre (kindergarten, consulting rooms and community room). The centre will contain a kindergarten comprising three (3) program rooms catering for a total of 164 children, five (5) consulting rooms for maternal and child health nurse appointments and a community room for hire by local service providers for small group activities such as yoga, pilates and parents groups. A total of 37 car-parking spaces are proposed on site, with access from Campanella Avenue. The kindergarten is proposed to operate between the hours of 8am-5pm Monday to Friday, the Maternal and child health consult program between the hours of 8am-5pm Monday to Friday and the community room seven (7) days a week between the hours of 8am-10pm. These operating hours are in line with existing operating hours for Cardinia Shire Council early learning and community facilities.

The building is centrally located within the site and is setback 5.37metres from Campanella Avenue, with a zero setback from the eastern boundary (future school site). Car-parking and the entrance to the centre is located in the southern section of the land and three kindergarten outdoor play areas are located in the northern section of the land. The building presents a modern façade, with external finishes including brick veneer and colorbond, with a variety of fencing and screening measures proposed.

Planning Scheme Provisions

Planning Policy Framework (PPF)

The relevant clauses of the PPF are:

- Clause 11.03-2S Growth areas
- Clause 13.05-1S Noise abatement
- Clause 15.01-1S Urban design
- Clause 19.02-2S Education facilities

Local Planning Policy Framework (LPPF)

The relevant clauses of the LPPF are:

- Clause 21.04-1 Employment
- Clause 21.05-6 Community services and facilities
- Clause 21.06-1 Design and built form

Relevant Particular/ General Provisions and relevant incorporated or reference documents

The relevant provisions/ documents are:

- Clause 65 Decision guidelines
- Clause 67 Applications under Section 96 of the Act
- Officer Precinct Structure Plan, September 2011 (Amended November 2019)
- Officer Development Contributions Plan, September 2011 (Amended November 2019)
- Officer Native Vegetation Precinct Plan (September 2011)

Cardinia Shire's Liveability Plan 2017-2029

This proposal has regard to Cardinia Shire's Liveability Plan 2017-2029, in particular:

- Improved Social Cohesion
- Reduce financial vulnerability

Zone

The land is subject to the **Urban Growth Zone Schedule 3** and the applied zone is **General Residential Zone**.

Overlays

The land is subject to the following overlays:

- Development Contributions Overlay Schedule 4.

Planning Permit Triggers

The proposal for an Early Childhood Centre (kindergarten, consulting rooms and community room)

requires a planning permit under the following clauses of the Cardinia Planning Scheme:

- Pursuant to Clause 32.08-2 of the General Residential Zone a planning permit is required to use land for a kindergarten & place of assembly (Section 2 use).
- Pursuant to Clause 32.08-9 of the General Residential Zone a planning permit is required to construct a building or construct or carry out any works for a use in section 2 of Clause 32.08-2.

Public Notification

As the land is a Council owned/developed facility the provisions of Clause 67 of the Planning Scheme are applicable. Pursuant to Clause 67.02 'Notice Requirements' in accordance with Section 52(1)(c) of the Planning and Environment Act 1987, notice must be given to owners and occupiers of adjoining land.

The notification has been carried out correctly to adjoining landholders by sending notices and placing a sign on the site. Council has received no objections to date.

Referrals

The application was not required to be referred externally.

Discussion

Planning Policy Framework

The proposed Early Childhood Centre is consistent with the aims and objectives of the Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement.

The proposed facility will support the surrounding community and satisfies Clause 11.03-2S Growth areas and Clause 19.02-2S Education facilities of the Planning Policy Framework. Clause 13.05-1S Noise abatement needs to be considered given the proposal is located within a future residential setting (sensitive land use). The proposed hours of operation, combine with the centres location directly adjacent to a future school and neighbourhood convenience centre, rather than adjacent to residential lots means the proposal, subject to noise requirement/amenity based conditions, can satisfy the objective of Clause 13.05-2S being to control potential noise effects on sensitive land uses.

Officer Precinct Structure Plan

The Officer Precinct Structure Plan (PSP) is a broad level plan which provides the future urban structure for Officer as it undergoes significant population growth. The Officer PSP identifies the subject land as a future community facility (children's centre) containing a triple kindergarten, material child health centre and community meeting space. The proposal meets these requirements of the PSP. The proposed facility will form part of a 'neighborhood hub' with the adjoining future neighborhood convenience centre to the north, future public school to the east and south and the local park further south.

Car-parking & access

The proposal needs to ensure that an appropriate number of car parking spaces are provided, having regard to the demand likely to be generated, the activities on the land and the locality. A total of 37 car spaces are proposed on-site. This is considered appropriate and in line with previous approvals for centres of this nature which have been based upon 0.22 car spaces per child attending the kindergarten component (this rate requires 36 spaces for the centre). The consulting rooms and community room will generate some additional car parking demand and as such it is important that these uses be appropriately managed. This can be a condition of approval. It is noted that similar centres operating within the shire with the same car parking rates have not experienced issues/conflicts with car-parking due to multiple services being offered. It is also expected that the location of this childhood centre within a residential estate will see a number of community members walking rather than driving to access the centre.

Vehicular access to the site is via one access point at Campanella Avenue. Campanella Avenue is a Connector Street which links into the broader road network of Rix Road (Connector Boulevard) and Flannagan Avenue (Connector Street), providing good access to the centre via main roads rather than local access streets.

Council's Traffic Department have reviewed the proposal and recommended minor changes to the dimensions of the access aisle and parking areas. This can be a condition of approval. They have also recommended conditions placing restrictions on patron numbers and operating

hours for the community room and consulting rooms to manage car-parking during peak demand times for the kindergarten (drop off and pick up).

Urban Design

The scale and character of the building is appropriate for the future urban context of the area. The building is single storey, with a modern design and is setback 5.37 metres from Campanella Avenue. Whilst the building presents a blank wall with a zero setback along the eastern boundary, this is considered satisfactory given this is the interface to the future school site and is not expected to impact the future school.

Conclusion

The proposed Early Childhood Centre incorporating a triple kindergarten, consulting rooms and community room is an appropriate community facility for the site and accords with the Officer Precinct Structure Plan. The proposed centre will provide important services for the growing population of Officer and is recommended for approval subject to conditions.

Conditions

1. Before the use or development commences amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and one electronic copy must be provided. The plans must be generally in accordance with the plans submitted with the application by Cohen Leigh Architects, but modified to show:
 - a. The width of the vehicular access aisle increased from 6.2 metres to 6.4 metres and the length of all car-parking spaces 5.6 metres.
2. The layout of the uses and buildings and works as shown on the endorsed plan/s must not be altered without the written consent of the Responsible Authority.
3. At least 14 days before any works start, a site specific Construction Environmental Management Plan (CEMP) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved the CEMP will be endorsed and will form part of the permit. All works must be undertaken in accordance with the approved CEMP.

The CEMP must address all environmental risks and include:

- a. Temporary stormwater management including sedimentation control.
 - b. Provision of pollution and contamination controls including noise and dust.
 - c. Location of stockpiles and stockpile management.
 - d. Location of site office and facilities.
 - e. Equipment, materials and goods management.
 - f. Tree protection zones, trees to be retained and trees to be removed.
4. Before works commence a stormwater management plan showing the stormwater works to the nominated point of discharge must be submitted to and approved by the Responsible Authority. The stormwater management plan must be prepared by a suitably qualified person and show details of the proposed stormwater works including all existing and proposed features that may have impact (including trees to be retained, crossings, services, fences, abutting buildings, existing boundary levels etc). All works must be undertaken in accordance with the approved stormwater management plan.

5. Stormwater works must be provided on the subject land so as to prevent overflows onto adjacent properties.
6. Earthworks must be undertaken in a manner that minimises soil erosion. Exposed areas of soil must be stabilised to prevent soil erosion. The time for which soil remains exposed and unestablished must be minimised to the satisfaction of the Responsible Authority.
7. Any roads used for the purpose of haulage of imported or exported materials for construction must be:
 - a. Approved in writing by the Responsible Authority for the submitted haulage strategy, at least seven days prior to the commencement of use.
 - b. Maintained in accordance with the Responsible Authority's maintenance intervention levels, or as requested by the Responsible Authority if the road deteriorates during the haulage period, and
 - c. Reinstated to the satisfaction of the Responsible Authority.
8. The works associated with the construction of the development must not detrimentally affect the amenity of the area, through the:
 - a. Transport of materials, goods or commodities to or from the land.
 - b. Inappropriate storage of any works or construction materials.
 - c. Hours of construction activity.
 - d. Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste and storm water runoff, waste products, grit or oil.
 - e. Presence of vermin.To the satisfaction of the Responsible Authority.
9. Unless with the prior written consent of the Responsible Authority, all rooftop plant and equipment (including air conditioning units, heating units and hot water systems) must be concealed or screened from general view to the satisfaction of the Responsible Authority.
10. The exterior colour and cladding of the development must not result in any adverse visual impact on the environment of the area and all external cladding and trim of the building/s must be of a non-reflective nature.
11. All external plant and equipment must be located to the satisfaction of the Responsible Authority and if required acoustically treated or placed in sound proof housing to reduce noise to residences to a level satisfactory to the Responsible Authority.
12. External lighting must be designed, baffled and located so as to prevent any adverse effect to residences and adjoining landholders to the satisfaction of the Responsible Authority.
13. Waste collection arrangements for the land must be in accordance with the approved plans and to the satisfaction of the Responsible Authority.
14. Before the development is occupied a commercial/industrial standard concrete vehicle crossing/s as shown on the approved plans must be constructed to the approval and satisfaction of the Responsible Authority. Note: A Vehicle Crossing Permit must be obtained from Cardinia Shire Council prior to the commencement of any works associated with any proposed vehicle crossing.
15. Before the development is occupied all proposed areas set aside on the approved plan/s for access, circulation and car parking must be constructed with concrete, asphalt or other approved hard surfacing material, drained and the parking areas delineated to the

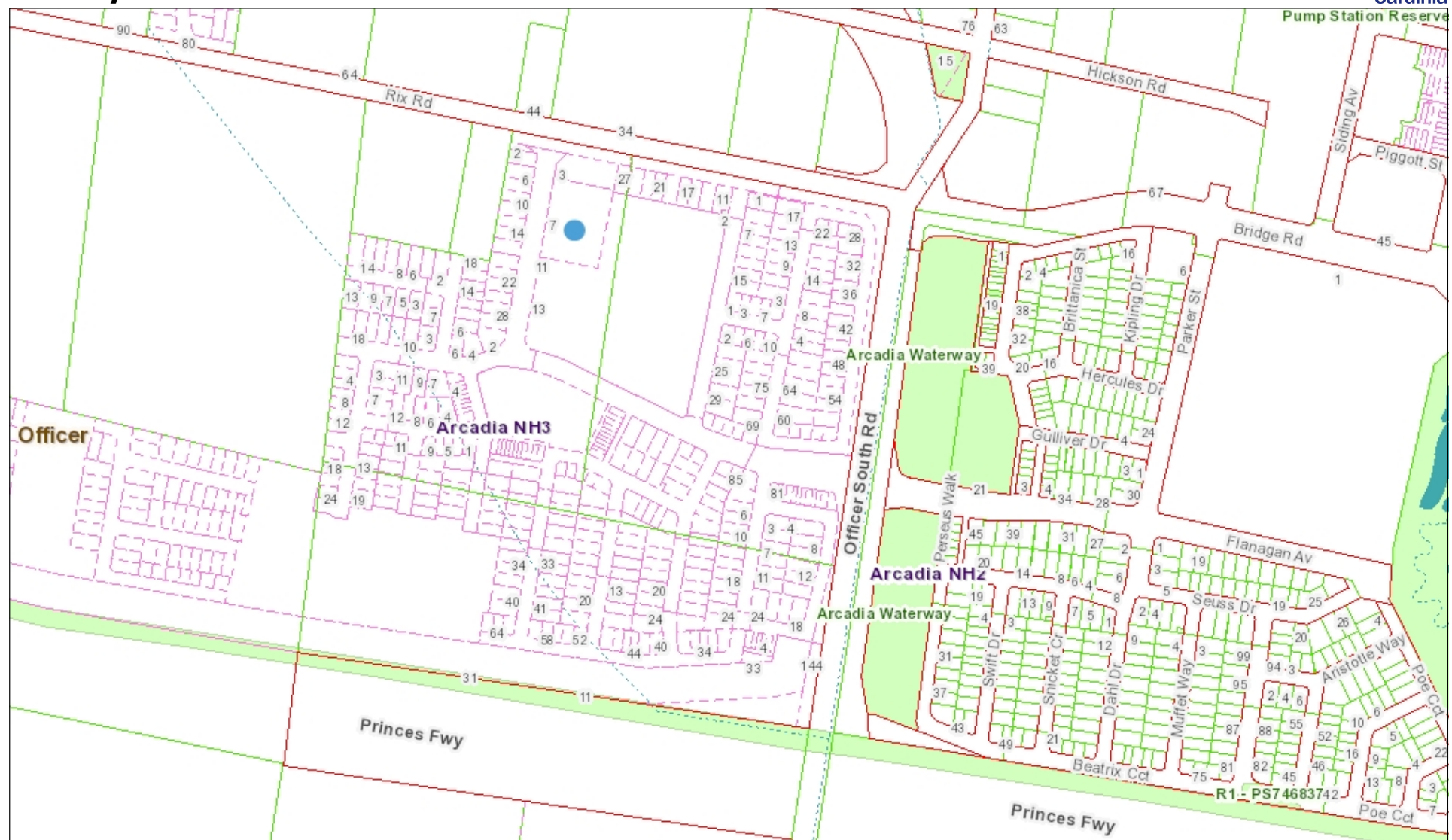
satisfaction of the Responsible Authority. Once constructed these areas must be maintained to the satisfaction of the Responsible Authority.

16. Before the development is occupied all buildings must be connected to reticulated water supply, sewerage, drainage and underground electricity to the requirements of the relevant servicing authority.
17. Before the development is occupied or by such later date as is approved by the Responsible Authority in writing, the landscape works shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority.
18. Except with the written consent of the Responsible Authority, the uses may operate only between the hours of:
 - a. Kindergarten – 8am to 5pm Monday to Friday.
 - b. Consulting rooms – 8am to 8pm Monday to Sunday.
 - c. Community room – 8am to 10pm Monday to Sunday.
19. Except with the written consent of the Responsible Authority:
 - a. A maximum of 164 children may attend the kindergarten at any one time;
 - b. A maximum of 30 patrons may attend the community room during kindergarten opening hours and a total of 50 patrons outside of kindergarten opening hours.
 - c. A maximum of five (5) practitioners may attend the consulting rooms at any one time.
20. The amenity of the area must not be detrimentally affected by the development through the:
 - a. Transport of materials, goods or commodities to or from the land;
 - b. Emission of noise, artificial light, vibration, odours, fumes, smoke, vapour, steam, soot, ash, dust, waste and storm water runoff, waste products, grit or oil;
 - c. Presence of vermin;
 - d. The appearance of the development;or in any other way, to the satisfaction of the Responsible Authority.
21. Noise levels emanating from the premises must not exceed those required to be met under the relevant Environment Protection Agency policy.
22. All bins and receptacles used for the collection and storage of garbage, bottles and other solid wastes must be stored out of general view and storage areas maintained in a suitable condition to the satisfaction of the Responsible Authority.
23. The areas set aside for car parking associated with the development as shown on the endorsed plans must be made available for use free of charge to employees and visitors at all times and must not be used for any other purpose.
24. The landscape works shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority and used for no other purpose. Any dead, diseased or damaged plants are to be replaced.
-
25. This permit will expire if one of the following circumstances applies:
 - a) The development is not started within **two (2) years** of the date of this permit.
 - b) The development is not completed within **four (4) years** of the date of this permit.

- c) The use does not start within **one (1) year** of the completion of the development.
- d) The use is discontinued for a period of **two (2) years**.

The Responsible Authority may extend the periods referred to if a request is made in writing in accordance with Section 69 of the *Planning and Environment Act 1987*.

Locality Plan



291.2 0 145.61 291.2 Meters

1:5,733

Data Source: State & Local Government. © CARDINIA SHIRE COUNCIL

8-May-2020

Notes



RIX RD EARLY LEARNING CENTRE

CAMPANELLA AVENUE, OFFICER

CARDINIA SHIRE COUNCIL



PROJECT PHASE:
TOWN PLANNING

DRAWING SCHEDULE

ARCHITECTURAL DRAWING SCHEDULE		
DRAWING NO.	DRAWING NAME	SCALE
A-TP-01	DRAWING SCHEDULE	NTS @ A3
A-TP-02	EXTERNAL FINISHES SCHEDULE	NTS @ A3
A-TP-03	SITE CONTEXT DIAGRAM	NTS @ A3
A-TP-04	SITE FEATURE LEVEL SURVEY	1:1500 @ A3
A-TP-05	EXISTING SITE PHOTOS	NTS @ A3
A-TP-06	SITE RESPONSE	1:300 @ A3
A-TP-07	PROPOSED SITE PLAN	1:300 @ A3
A-TP-08	PROPOSED FENCE TYPES	1:50 @A3
A-TP-09	PROPOSED FLOOR PLAN	1:175 @ A3
A-TP-10	PROPOSED ELEVATIONS	1:200 @ A3
A-TP-11	PERSPECTIVE 1	NTS @ A3
A-TP-12	PERSPECTIVE 2	NTS @ A3
A-TP-13	PERSPECTIVE 3	NTS @ A3
A-TP-14	PERSPECTIVE 4	NTS @ A3
A-TP-15	PERSPECTIVE 5	NTS @ A3

PROPERTY DETAILS:
PROPOSED LOT A ON PS831715W

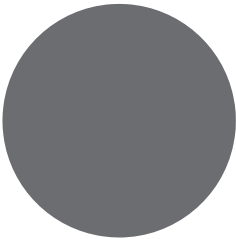
ISSUE	AMENDMENT	DATE	GENERAL NOTES THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS & DRAWINGS. COPYRIGHT OF THIS DRAWING IS VESTED & REMAINS WITH COHEN LEIGH ARCHITECTS PTY LTD. CONTRACTOR TO CHECK & SET OUT ALL CONDITIONS, LEVELS & DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORKS OR PRODUCTION OF ANY SHOP DRAWINGS. DO NOT SCALE OFF DRAWINGS.	<div>C.L.</div> <div>CohenLeigh Architects Suite 1, Level 1, 5 Melrose Street Sandringham, Victoria 3191 (03) 9521 6888 Info@cohenleigh.com cohenleigh.com</div>	PROJECT	SCALE					DRAWING NAME	
TP-A	TOWN PLANNING ISSUE	200313			RIX RD EARLY LEARNING CENTRE (ELC)	NTS @ A3					DRAWING SCHEDULE	
TP-B	TOWN PLANNING ISSUE	200408			CLIENT CARDINIA SHIRE COUNCIL	DRAWN BY	DL / CL	CHECKED	CL	DRAWING NUMBER	ISSUE	
						PROJECT NUMBER	191101				A-TP-01	TP-B
						DATE	FEBRUARY 2020					



R-1
COLORBOND SURFMIST SPANDEK .48 BMT ROOFING. DELIVER STORMWATER TO PERIMETER FOR COLLECTION GUTTERS/DOWN PIPES/ FLASHINGS/ CAPPINGS/ TRIMS AS NECESSARY IN SURMIST COLOURBOND



WL-1
COLORBOND WOODLAND LONGLINE .72 BMT WALLING.



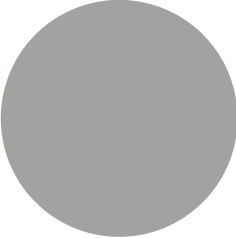
WINDOW FRAMES/ FASCIAS
WINDOW FRAMES/ FASCIAS TO BE POWDERCOTED IN DULUX DURATEC WOODLAND



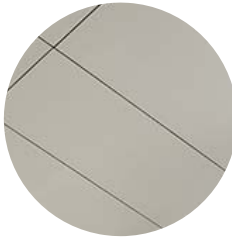
R-2/ EV-2
ALSYNITE SHEETING TO MATCH R-2 PROFILE WITH KILN DRIED DRESSED SPOTTED GUM BATTENS FOR EAVE CLADDING



BR-1
NEW BRICK VENEER WALL TO NOMINATED THICKNESS USING EUROPA VANILLA GLAZED BRICKS OR SIMILIAR



PAV 1
COLOURED CONCRETE PAVING WITH FALLS AWAY FROM BUILDING



EV-1
EAVE TO BE JAMES HARDIE EXOTEC CLADDING WITH EXPRESSED JOINT SYSTEM



SCREEN
3 COAT EPOXY WOODLAND GREY STEEL FRAME AND 42X42 DRESSED KDHW VERTICAL BATTENS WITH SHAPED OPENINGS



PAV 2
EXPOSED AGGREGATE CONCRETE PAVING WITH FALLS AWAY FROM BUILDING



F-1
1350H MAX TIMBER FENCE WITH BATTENING 30% TRANSPARENCY. REFER A-TP-07 FOR DETAILS.



F-2
1600H/2150H SHAPED TIMBER FENCE WITH BATTENING 50% TRANSPARENCY. REFER A-TP-07 FOR DETAILS.



F-3
1800H MAX SHAPED TIMBER FENCE WITH BATTENING 50% TRANSPARENCY.



F-4
2250H HIGH COLOURBOND WOODLAND GREY LONGLINE FENCE / WOODLAND GREY LONGLINE WITH TIMBER BATTENS. REFER A-TP-07 FOR DETAILS.



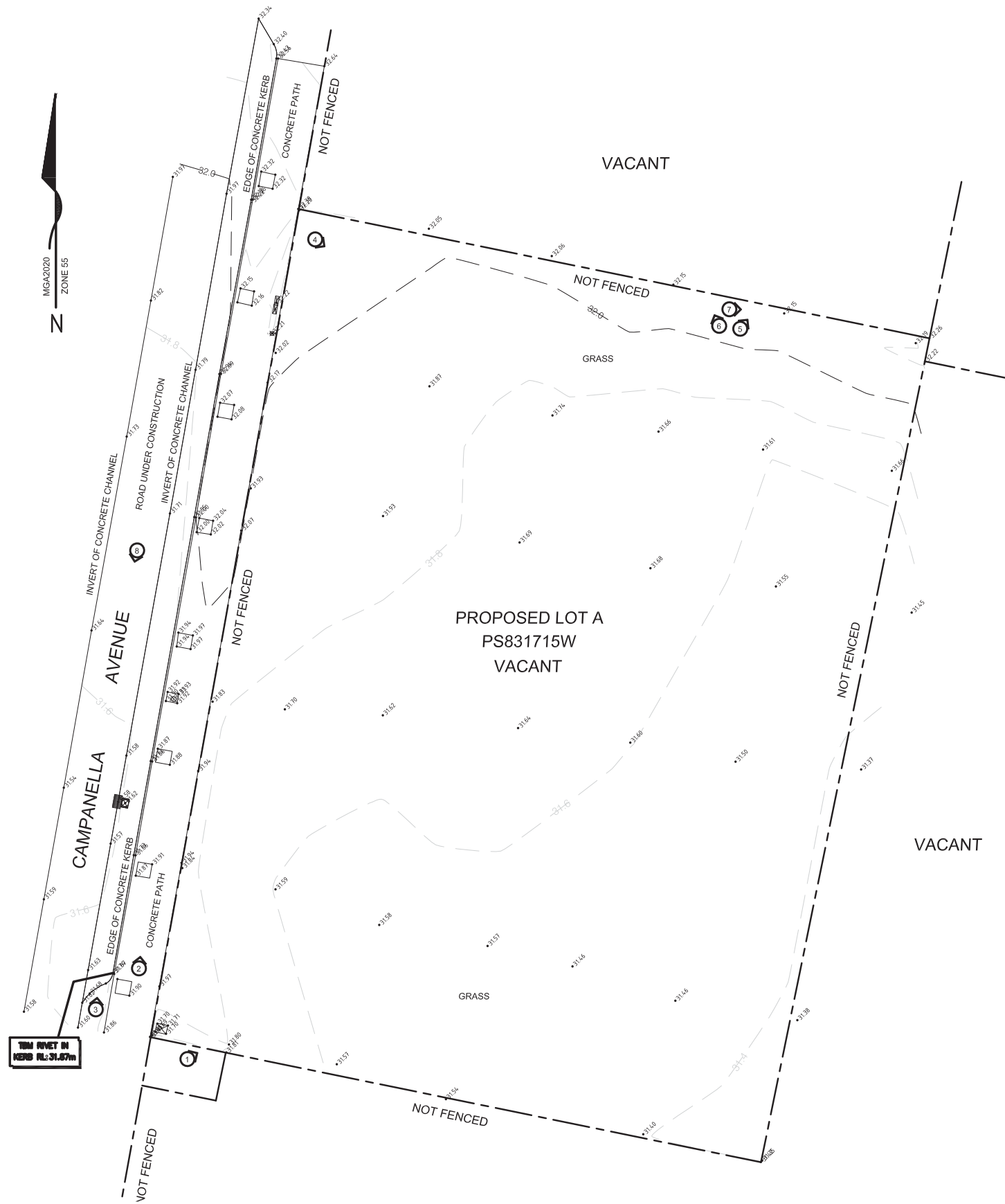
F-5
CORROMESH 358 WIRE MESH FENCING 1800H. RETAINING FOOTINGS WHERE NECESSARY. REFER A-TP-07 FOR DETAILS.

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TP-A	TOWN PLANNING ISSUE	200313			CLIENT CARDINIA SHIRE COUNCIL	DRAWN BY DL / CL	CHECKED CL		DRAWING NUMBER A-TP-02	ISSUE TP- B
TP-B	TOWN PLANNING ISSUE	200408				PROJECT NUMBER 191101	DATE FEBRUARY 2020			



- 1. Rix Road ELC (Subject Site)
- 2. Future Primary School Site
- 3. Residential Context
- 4. Princes Hwy
- 5. Cardinia Shire Council Office
- 6. Officer Train Station

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TP-A	TOWN PLANNING ISSUE	200313										
TP-B	TOWN PLANNING ISSUE	200408										
							CLIENT CARDINIA SHIRE COUNCIL		DRAWN BY DL / CL		CHECKED CL	
									PROJECT NUMBER 191101		DRAWING NUMBER A-TP-03	
									DATE FEBRUARY 2020		ISSUE TP-B	



PLAN OF SURVEY

Proposed Lot A on PS 831715W
Campanella Avenue, OFFICER

- LEGEND**
- GRATE
 - LIGHT POLE
 - PHOTO POSITION & DIRECTION
 - PIT
 - TELSTRA PIT
 - JUNCTION PIT
 - ELEC. PIT

NOTE:

- LEVELS SHOWN ON THIS PLAN ARE TO A.H.D. BASED ON PAKENHAM PM 20 (R.L. 45.701)

DRAWN BY : L.NOBELIUS
DATE OF SURVEY : 2/03/2020
SURV. REF. NO. 18519

NOTE: TITLE SHOWN ON THIS PLAN IS ONLY APPROXIMATE AND SHOULD NOT BE USED FOR EITHER DIMENSIONS OR POSITION.

TITLE BOUNDARIES HAVE NOT BEEN RE-ESTABLISHED.

ANY EASEMENTS ENCUMBERING THE LAND HAVE NOT BEEN SHOWN ON THIS PLAN.



NOBELIUS LAND SURVEYORS
P.O. BOX 461
PAKENHAM 3810
Ph 03 5941 4112
Fax 03 5941 7359
mail@nobelius.com.au

ISSUE	AMENDMENT	DATE	GENERAL NOTES	<div>C.L.</div> <div>CohenLeigh Architects Suite 1, Level 1, 5 Melrose Street Sandringham, Victoria 3191 (03) 9521 6888 Info@cohenleigh.com cohenleigh.com</div>	PROJECT RIX RD EARLY LEARNING CENTRE (ELC)	SCALE 1:500 @ A3		DRAWING NAME				
TP-A	TOWN PLANNING ISSUE	200313						SITE FEATURE & LEVEL SURVEY				
TP-B	TOWN PLANNING ISSUE	200408										
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								A-TP-04	TP-B			
						PROJECT NUMBER	191101	A-TP-04	TP-B			
						DATE	FEBRUARY 2020					



PHOTO 1

PHOTO 2

PHOTO 7

PHOTO 8



PHOTO 3

PHOTO 4

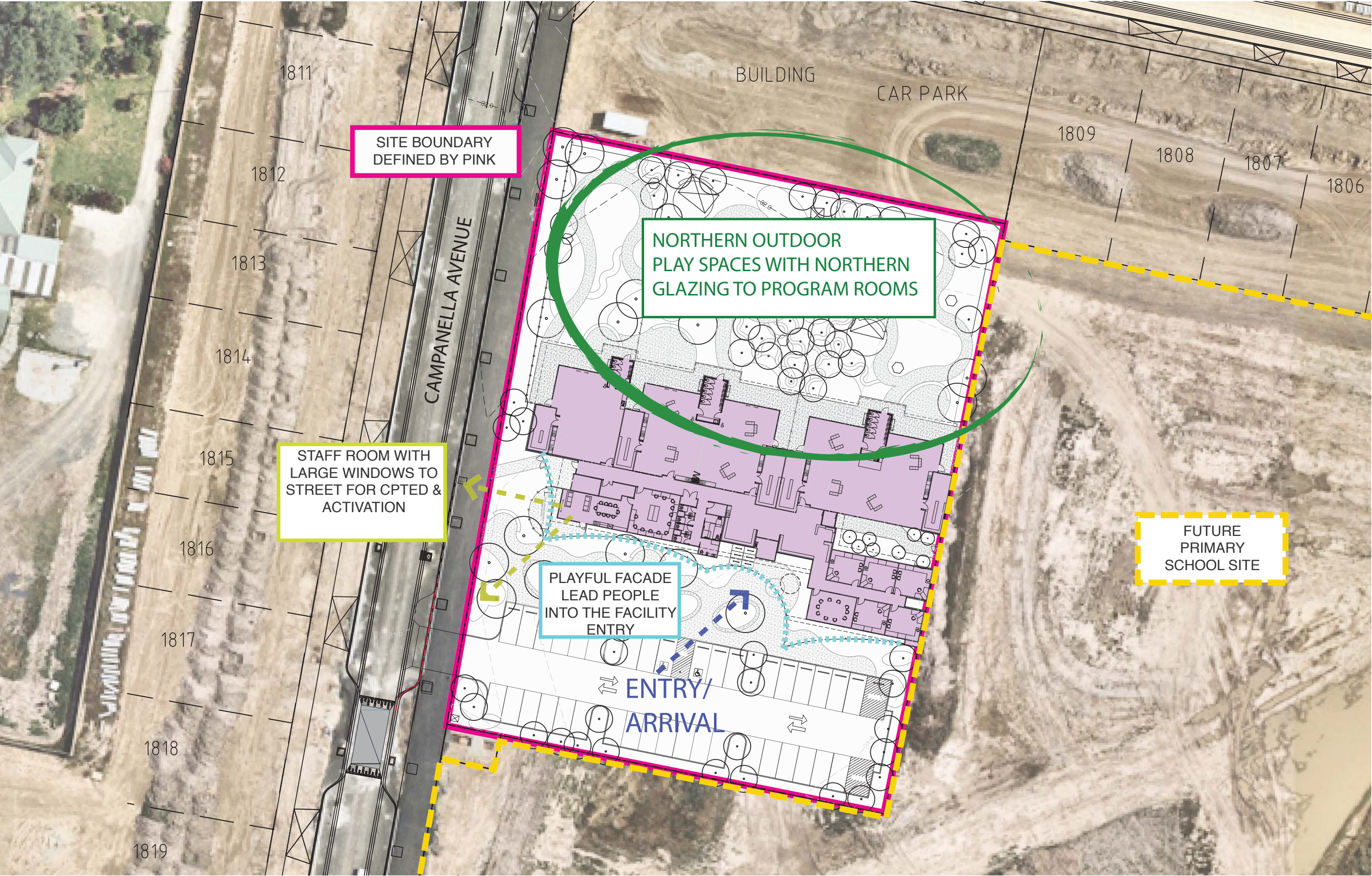


PHOTO 5

PHOTO 6

PLEASE REFER TO A-TP-04 FOR PHOTO LOCATIONS

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			PROJECT NUMBER				191101		DRAWING NUMBER	A-TP-05	ISSUE TP-B
			DATE				FEBRUARY 2020				



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TP-B	TOWN PLANNING ISSUE	200408

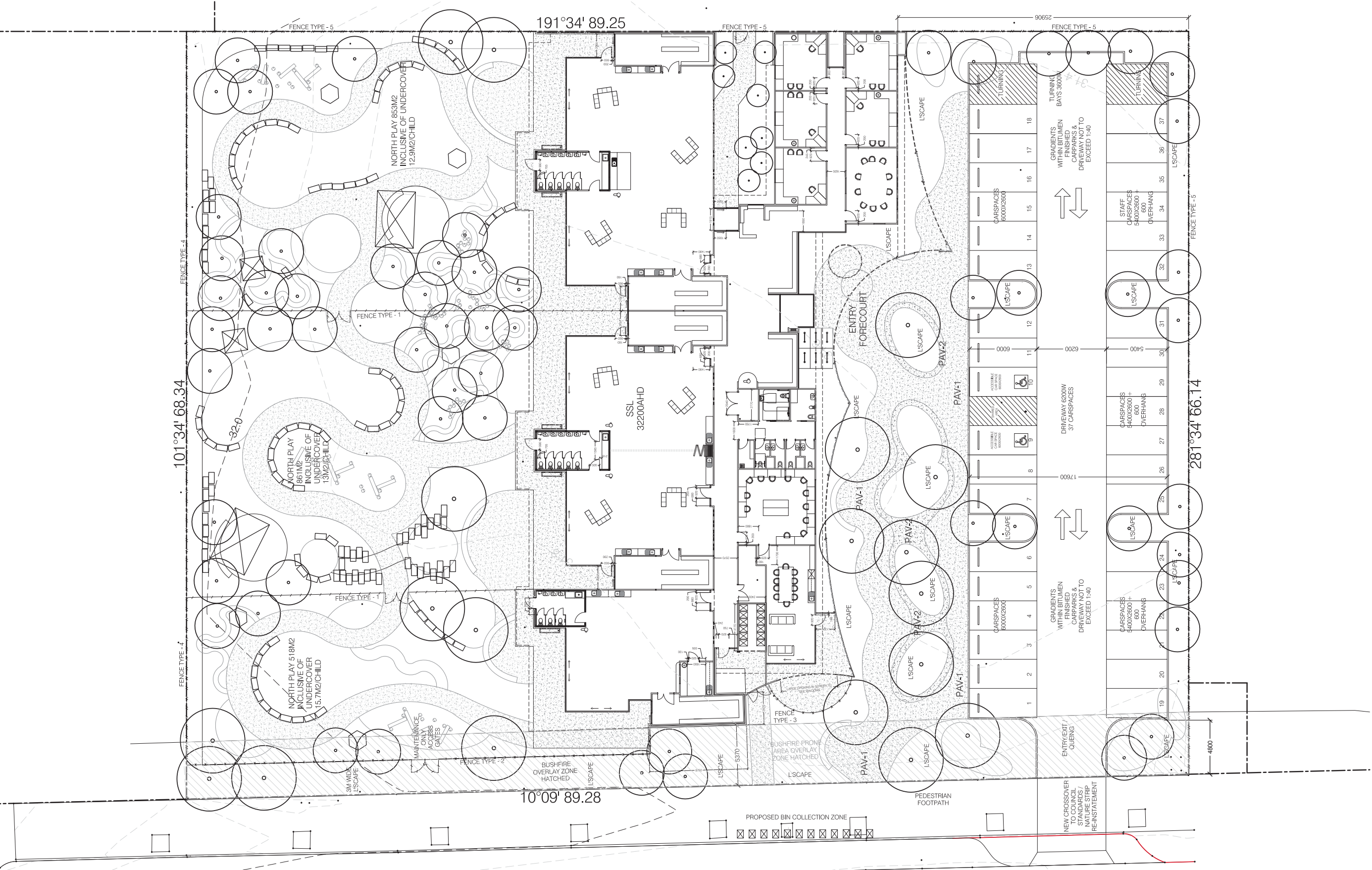
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C.L.

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PROJECT RIX RD EARLY LEARNING CENTRE (ELC)	SCALE 1:175 @ A3
CLIENT CARDINIA SHIRE COUNCIL	DRAWN BY DL / CL
	CHECKED CL
	PROJECT NUMBER 191101
	DATE FEBRUARY 2020

DRAWING NAME SITE RESPONSE	
DRAWING NUMBER A-TP-06	ISSUE TP-B



ISSUE	AMENDMENT	DATE
TP-A	TOWN PLANNING ISSUE	200313
TP-B	TOWN PLANNING ISSUE	200408

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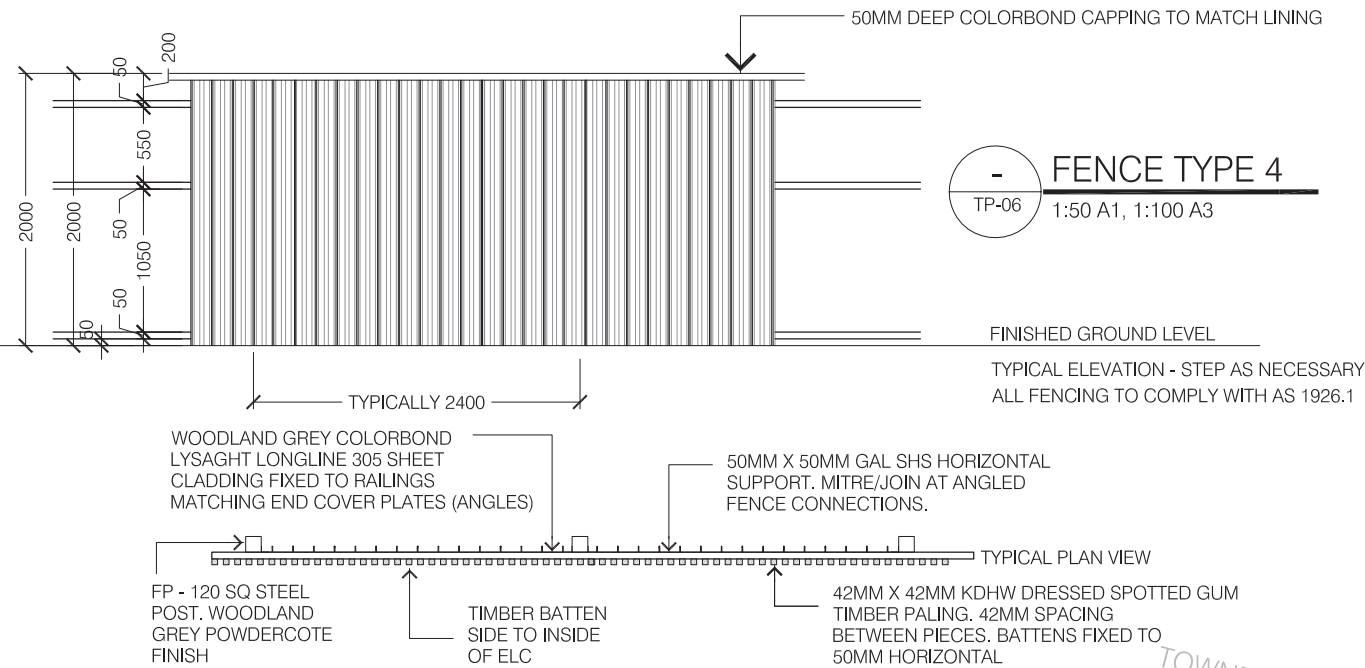
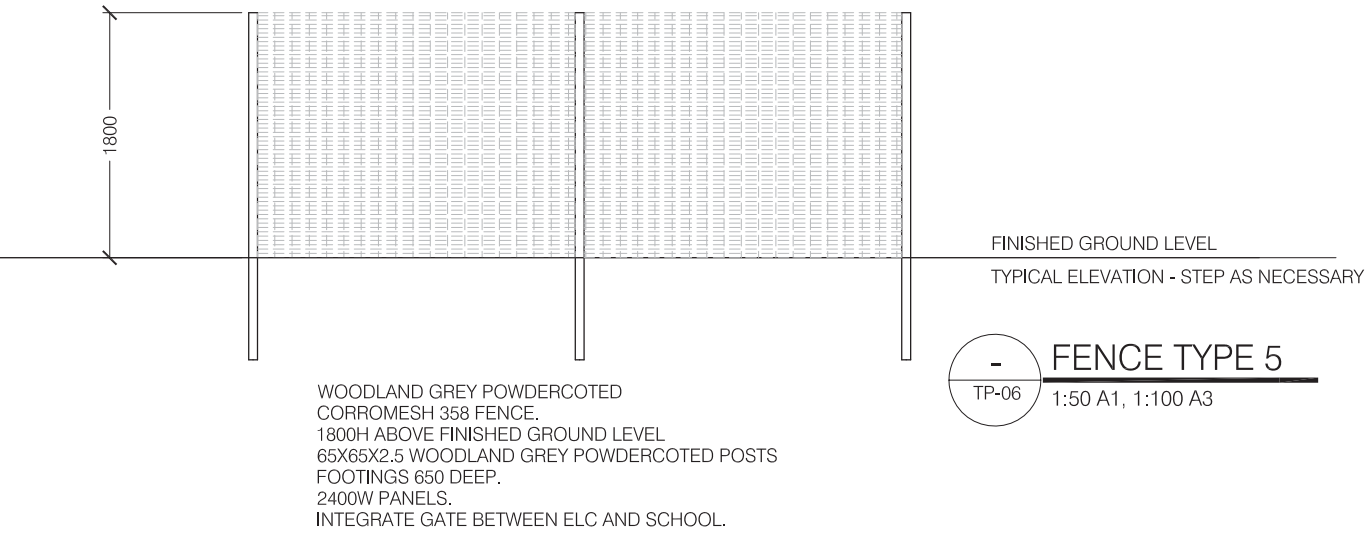
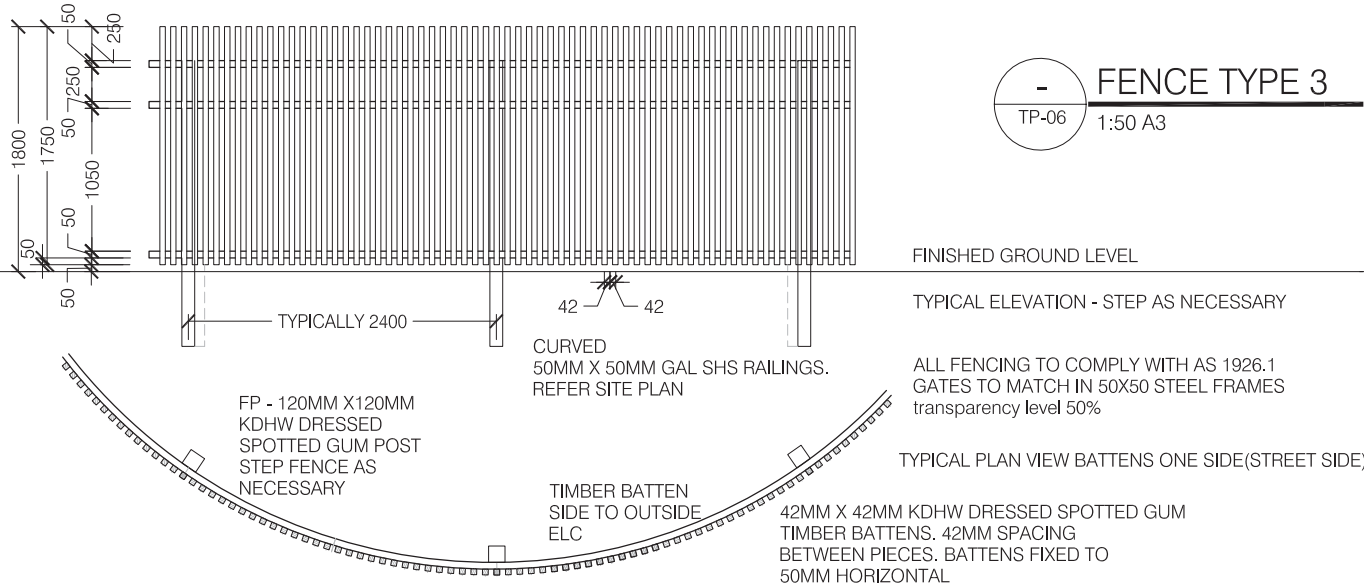
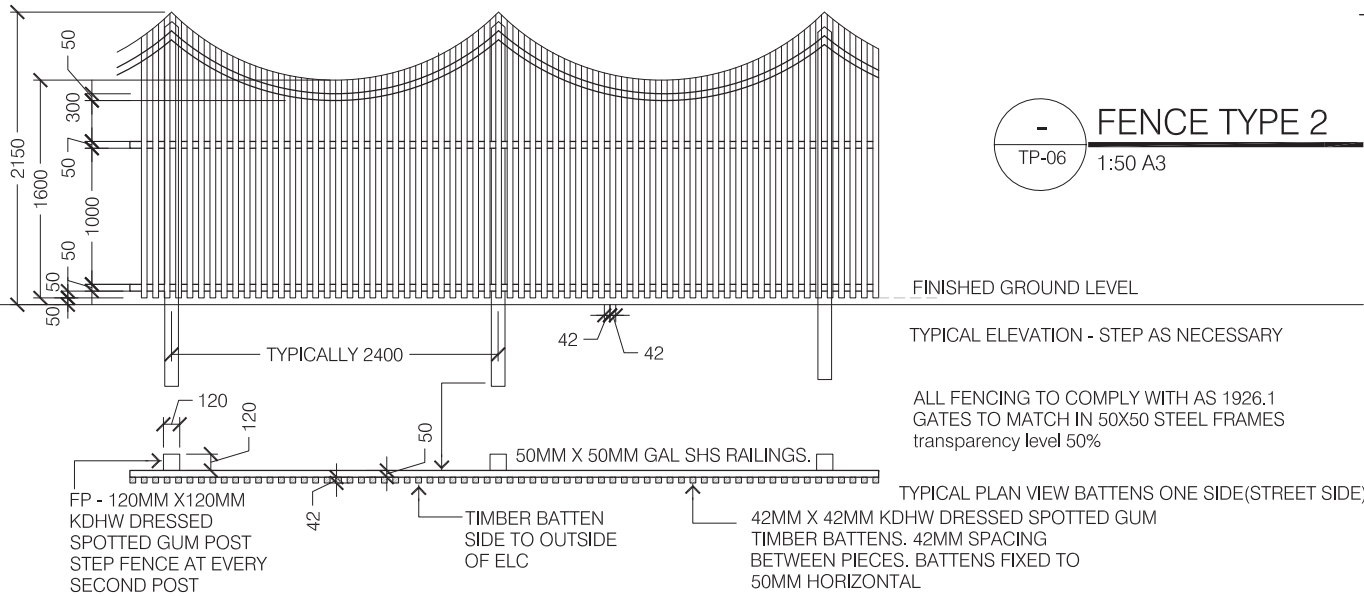
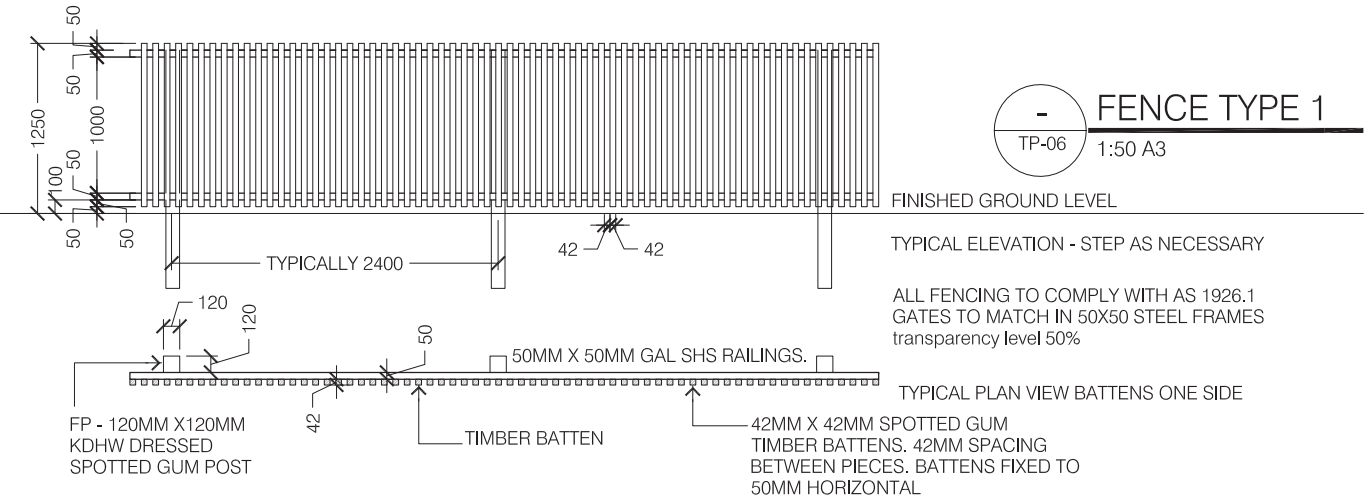
C.L.

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(03) 9521 6888
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PROJECT	RIX RD EARLY LEARNING CENTRE (ELC)		
CLIENT	CARDINIA SHIRE COUNCIL		

SCALE	1:300 @ A3		
DRAWN BY	DL / CL	CHECKED	CL
PROJECT NUMBER	191101		
DATE	FEBRUARY 2020		

DRAWING NAME	PROPOSED SITE PLAN	
DRAWING NUMBER	A-TP-07	ISSUE
		TP-B



ISSUE	AMENDMENT	DATE
TP-A	TOWN PLANNING ISSUE	200313
TP-B	TOWN PLANNING ISSUE	200408

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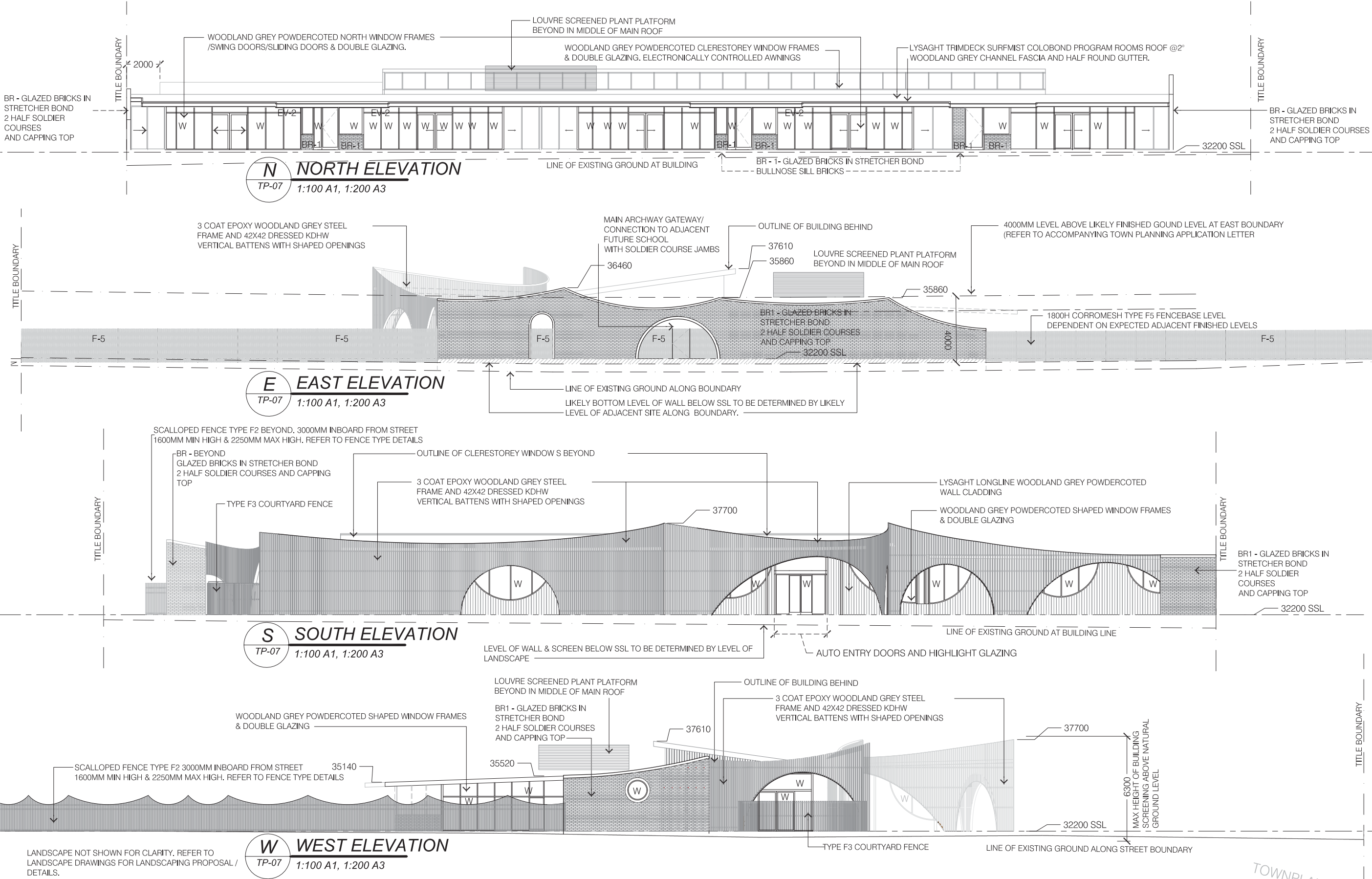
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PROJECT	RIX RD EARLY LEARNING CENTRE (ELC)
CLIENT	CARDINIA SHIRE COUNCIL

SCALE	1:200 @ A3
DRAWN BY	DL / CL
CHECKED	CL
PROJECT NUMBER	191101
DATE	FEBRUARY 2020

DRAWING NAME	PROPOSED FENCE TYPES
DRAWING NUMBER	A-TP-08
ISSUE	TP-B

121



ISSUE	AMENDMENT	DATE
TP-A	TOWN PLANNING ISSUE	200313
TP-B	TOWN PLANNING ISSUE	200408

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PROJECT	RIX RD EARLY LEARNING CENTRE (ELC)
CLIENT	CARDINIA SHIRE COUNCIL

SCALE	1:200 @ A3
DRAWN BY	DL / CL
PROJECT NUMBER	191101
DATE	FEBRUARY 2020

DRAWING NAME	PROPOSED ELEVATIONS
DRAWING NUMBER	A-TP-10
ISSUE	TP-B



VIEW FROM CAMPANELLA AVENUE

CONCEPT IMAGE REFER TO PLANS AND ELEVATIONS FOR DETAILS.

ISSUE			AMENDMENT			DATE			GENERAL NOTES			PROJECT			SCALE			DRAWING NAME														
TP-A			TOWN PLANNING ISSUE			200313			<div>C.L.</div> <div>CohenLeigh Architects Suite 1, Level 1, 5 Melrose Street Sandringham, Victoria 3191 (03) 9621 6888 Info@cohenleigh.com cohenleigh.com</div>			RIX RD EARLY LEARNING CENTRE (ELC)			NTS @ A3			PERSPECTIVE 1														
TP-B			TOWN PLANNING ISSUE			200408						CLIENT			DRAWN BY			DL / CL			CHECKED			CL			DRAWING NUMBER			ISSUE		
												CARDINIA SHIRE COUNCIL			PROJECT NUMBER			191101						A-TP-11			TP-B					
															DATE			FEBRUARY 2020														



VIEW FROM CARPARK LOOKING NORTH TOWARDS FACILITY ENTRY

CONCEPT IMAGE REFER TO PLANS AND ELEVATIONS FOR DETAILS.

ISSUE	AMENDMENT	DATE	GENERAL NOTES THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS & DRAWINGS. COPYRIGHT OF THIS DRAWING IS VESTED & REMAINS WITH COHEN LEIGH ARCHITECTS PTY LTD. CONTRACTOR TO CHECK & SET OUT ALL CONDITIONS, LEVELS & DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORKS OR PRODUCTION OF ANY SHOP DRAWINGS. DO NOT SCALE OFF DRAWINGS.	<div>C.L.</div> <div>CohenLeigh Architects Suite 1, Level 1, 5 Melrose Street Sandringham, Victoria 3191 (03) 9521 6888 info@cohenleigh.com cohenleigh.com</div>	PROJECT	SCALE	DRAWING NAME	
TP-A	TOWN PLANNING ISSUE	200313			RIX RD EARLY LEARNING CENTRE (ELC)	NTS @ A3	PERSPECTIVE 2	
TP-B	TOWN PLANNING ISSUE	200408			CLIENT	DRAWN BY	DL / CL	CHECKED
					CARDINIA SHIRE COUNCIL	PROJECT NUMBER	191101	CL
						DATE	FEBRUARY 2020	
							DRAWING NUMBER	ISSUE
							A-TP-12	TP-B



VIEW FROM CARPARK LOOKING NORTH TOWARDS FACILITY ENTRY

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TP-A	TOWN PLANNING ISSUE	200313			RIX RD EARLY LEARNING CENTRE (ELC)	NTS @ A3	PERSPECTIVE 3	
TP-B	TOWN PLANNING ISSUE	200408			CLIENT	DRAWN BY	DL / CL	CHECKED
					CARDINIA SHIRE COUNCIL	PROJECT NUMBER	191101	CL
						DATE	FEBRUARY 2020	
							DRAWING NUMBER	ISSUE
							A-TP-13	TP-B



VIEW FROM CARPARK LOOKING NORTH TOWARDS FACILITY ENTRY

CONCEPT IMAGE REFER TO PLANS AND ELEVATIONS FOR DETAILS.

ISSUE		AMENDMENT	DATE	GENERAL NOTES THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS & DRAWINGS. COPYRIGHT OF THIS DRAWING IS VESTED & REMAINS WITH COHEN LEIGH ARCHITECTS PTY LTD. CONTRACTOR TO CHECK & SET OUT ALL CONDITIONS, LEVELS & DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORKS OR PRODUCTION OF ANY SHOP DRAWINGS. DO NOT SCALE OFF DRAWINGS.	<div>C.L.</div> <div>CohenLeigh Architects Suite 1, Level 1, 5 Melrose Street Sandringham, Victoria 3191 (03) 9521 6888 Info@cohenleigh.com cohenleigh.com</div>	PROJECT RIX RD EARLY LEARNING CENTRE (ELC)				SCALE NTS @ A3		DRAWING NAME PERSPECTIVE 4	
TP-A	TOWN PLANNING ISSUE		200313			CLIENT CARDINIA SHIRE COUNCIL	DRAWN BY DL / CL	CHECKED CL	PROJECT NUMBER 191101	DATE FEBRUARY 2020	DRAWING NUMBER A-TP-14	ISSUE TP-B	
TP-B	TOWN PLANNING ISSUE		200408										



VIEW OF PROGRAM ROOM 3 LOOKING SOUTH

CONCEPT IMAGE REFER TO PLANS AND ELEVATIONS FOR DETAILS.

ISSUE	AMENDMENT	DATE	GENERAL NOTES THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS & DRAWINGS. COPYRIGHT OF THIS DRAWING IS VESTED & REMAINS WITH COHEN LEIGH ARCHITECTS PTY LTD. CONTRACTOR TO CHECK & SET OUT ALL CONDITIONS, LEVELS & DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORKS OR PRODUCTION OF ANY SHOP DRAWINGS. DO NOT SCALE OFF DRAWINGS.	<div>C.L.</div> <div>CohenLeigh Architects Suite 1, Level 1, 5 Melrose Street Sandringham, Victoria 3191 (03) 9521 6888 info@cohenleigh.com cohenleigh.com</div>	PROJECT	SCALE	DRAWING NAME	
TP-A	TOWN PLANNING ISSUE	200312			RIX RD EARLY LEARNING CENTRE (ELC)	NTS @ A3	PERSPECTIVE 5	
TP-B	TOWN PLANNING ISSUE	200408			CLIENT	DRAWN BY	DL / CL	CHECKED
					CARDINIA SHIRE COUNCIL	PROJECT NUMBER	191101	CL
						DATE	FEBRUARY 2020	
							DRAWING NUMBER	ISSUE
							A-TP-15	TP-B