

6.1.5 Use and Development of Land for an Early Childhood Centre at 279 Pink Hill Boulevard, Officer

Responsible GM: Nigel Higgins

Author: Lisa Hall

Recommendation(s)

That Council issue Planning Permit T200595 for the Use and Development of the land for an Early Childhood Centre (kindergarten, consulting rooms and community room) at Lot KK PS831950L, 297 Pink Hill Boulevard, Officer subject to the conditions attached to this report.

Attachments

1. Locality Plan [6.1.5.1 - 1 page]
2. Development Plans [6.1.5.2 - 17 pages]

Executive Summary

APPLICATION NO.:	T200595
APPLICANT:	Cohen Leigh Architects for Cardinia Shire Council
LAND:	Lot KK PS831950L, 297 Pink Hill Boulevard, Officer
PROPOSAL:	Use and Development of the land for an Early Childhood Centre (kindergarten, consulting rooms and community room)
PLANNING CONTROLS:	Urban Growth Zone Schedule 3 (Applied zone - General Residential Zone) and Development Contributions Overlay (Schedule 4)
NOTIFICATION & OBJECTIONS:	Nil
KEY PLANNING CONSIDERATIONS:	<ul style="list-style-type: none"> • Planning Policy Framework • Officer Precinct Structure Plan • Car parking and access • Urban design
RECOMMENDATION:	That Council issue Planning Permit T200595 for the Use and Development of the land for an Early Childhood Centre (kindergarten, consulting rooms and community room) at Lot KK PS831950L, 297 Pink Hill Boulevard, Officer subject to the conditions attached to this report.

Background

The subject lot was recently created for the purpose of a Community Centre.

Subject Site

The subject land is located within Timbertop Estate. The site is 4000sqm in size and generally rectangular in shape, with a slight fall from north to south. Vehicular access is proposed from Barnsley Road to the east (entry) and Pink Hill Boulevard to the south (exit).

The main characteristics of the surrounding area are:

- North & West – Land to the north and west is being developed for a primary school in accordance with the Officer Precinct Structure Plan.
- East – Barnsley Road runs along the eastern boundary of the land. Land to the east of Barnsley Road contains dwellings and vacant land.
- South – Pink Hill Boulevard runs along the southern boundary of the land. Land to south of Pink Hill Boulevard contains dwellings.

Relevance to Council Plan

3.5 Our Environment - Balanced needs of development, the community and the environment

3.5.2 Plan for the development of the urban growth area with a mix of residential, commercial, employment, recreational and community activities to meet the needs of our growing community in a sustainable way.

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 two (2) program rooms catering for a total of 132 children, three (3) consulting rooms principally 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. The consulting program will operate from the three consulting rooms, generally with one practitioner in each room and occasionally two practitioners in each room (e.g. nurse and specialist consultant or nurse and work experience student). A total of 31 car-parking spaces are proposed on site, with entry from Barnsley Road and exit from Pink Hill Boulevard. The kindergarten is proposed to operate between the hours of 8am-5pm Monday to Friday, the consult program between the hours of 8am-10pm Monday to Sunday and the community room Monday to Sunday between the hours of 8am-10pm. These operating hours are consistent with existing operating hours for Cardinia Shire Council early leaning and community facilities.

The building is centrally located within the site and is setback 2.01m from Barnsley Road, with a 10mm setback from the western boundary (school site). Car-parking and access to the centre is located in the southern section of the land and two 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 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 Urban Design

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)

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 two signs 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 residential setting (sensitive land use). The proposed hours of operation, combine with the centres location directly abutting a school, rather than 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 double kindergarten, maternal 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 public school to the west, the existing local park to the west of the school and the future Neighborhood Convenience Centre to the east of the site.

Car-parking & access

The car-parking rate considered most appropriate to assess proposals of this nature (Early childhood centres) and the rate used for previous proposals within Cardinia Shire is the childcare centre rate which requires 0.22 car spaces per child. Under this rate a total of 29 car-spaces are required. The proposal provides a total of 31 spaces, meeting this requirement. The consulting rooms and community room will generate additional car parking demand and as such it is important that these uses be appropriately managed to ensure all services within the centre are not operating at capacity during kindergarten pick-up and drop-off times. 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 utilise the centre.

Vehicular access to the site is via Barnsley Road (entry) and Pink Hill Boulevard (exit). Pink Hill Boulevard is a Connector Street which links into the broader road network of Timbertop Boulevard another Connector Street, providing good access to the centre via main roads.

Council's Traffic Department have reviewed the proposal and have 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. The conditions recommended below are considered an appropriate balance and in line with other such developments within the Cardinia growth area.

Urban Design

The scale and character of the building is appropriate given the urban context of the area. The

building is single storey, with a modern design with the car-parking and the main building entrance fronting Pink Hill Boulevard. Whilst the building presents a minimum setback (10mm) along the western boundary, this is considered satisfactory given this is the interface to the school site.

Conclusion

The proposed Early Childhood Centre incorporating a double 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 a Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The Waste Management Plan must:
 - a. Provide calculations for waste generation;
 - b. Show appropriately sized and located waste storage areas;
 - c. Show waste collection locations.
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. Sediment control measures must be undertaken during construction to the satisfaction of the Responsible Authority to ensure that the development of the subject land is adequately managed in such a way that no mud, dirt, sand, soil, clay or stones are washed into or allowed to enter the stormwater drainage system.

7. 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.
8. 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.
9. 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.

10. Before the development starts, a tree protection fence must be erected around the existing street trees to be retained outside the canopy zone of the tree to define a "Tree Protection Area". The fence must be constructed of star pickets and chain mesh or similar to the satisfaction of the Responsible Authority. The tree protection fence must remain in place until construction is completed. No vehicular or pedestrian access, trenching or soil excavation is to occur within the Tree Protection Area without the written consent of the Responsible Authority. No storage or dumping of tools, equipment or waste is to occur within the Tree Protection Area. Any pruning that is required to be done to the canopy or roots of any tree to be retained is to be done with permission by Council's Arborist by a qualified arborist to Australian Standard – Pruning of Amenity Trees AS4373-2007.
11. 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.
12. 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.
13. 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.

14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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 room/s – 8am to 10pm Monday to Sunday.
 - c. Community room – 8am to 10pm Monday to Sunday.
20. Except with the written consent of the Responsible Authority:
 - a. A maximum of 132 children may attend the kindergarten at any one time;
 - b. A maximum of 20 patrons may attend the community room during kindergarten opening hours and a maximum of 30 patrons may attend the community room outside of kindergarten opening hours;
 - c. A maximum of six (6) practitioners may attend the consulting rooms at any one time.
21. 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.
22. Noise levels emanating from the premises must not exceed those required to be met under the relevant Environment Protection Agency policy.
23. Waste collection arrangements for the land must be in accordance with the approved plans and to the satisfaction of the Responsible Authority.

24. 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.
25. The landscaping 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.
26. 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



TIMBERTOP EARLY LEARNING CENTRE

297 Pink Hill Bvd, OFFICER
CARDINIA SHIRE COUNCIL



IMAGES ARE CONCEPTUAL ONLY. PLEASE REFER TO ELEVATIONS & PLANS FOR LEVELS ETC.

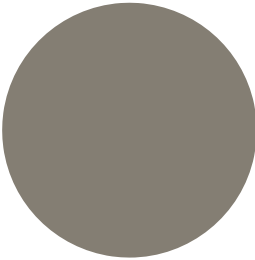
PROJECT PHASE:
TOWN PLANNING

DRAWING SCHEDULE

ARCHITECTURAL DRAWING SCHEDULE		
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A-TP-02	EXTERNAL FINISHES SCHEDULE	NTS @ A3
A-TP-03	SITE CONTEXT DIAGRAM	NTS @ A3
A-TP-04	SITE BOUNDARY PLAN	1:1500 @ A3
A-TP-05	SITE RESPONSE	1:300 @ A3
A-TP-06	PROPOSED SITE PLAN	1:250 @ A3
A-TP-06.01	PROPOSED FENCE DETAILS	1:50 @ A3
A-TP-07	PROPOSED FLOOR PLAN	1:250 @ A3
A-TP-08	PROPOSED ELEVATIONS	1:150 @ A3
A-TP-09	PERSPECTIVE 1	NTS @ A3
A-TP-10	PERSPECTIVE 2	NTS @ A3
A-TP-11	PERSPECTIVE 3	NTS @ A3
A-TP-12	PERSPECTIVE 4	NTS @ A3
A-TP-13	PERSPECTIVE 5	NTS @ A3
A-TP-14	PERSPECTIVE 6	NTS @ A3

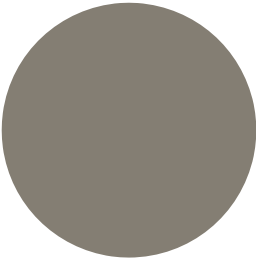
PROPERTY DETAILS:
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A		PLANNING PERMIT ISSUE	190926			CLIENT CARDINIA SHIRE COUNCIL	DRAWN BY EE / CL	CHECKED CL	DRAWING NUMBER A-TP-01	ISSUE B
B		PLANNING PERMIT ISSUE	200513				PROJECT NUMBER 190602			
							DATE AUGUST 2019			




R-1

COLORBOND GULLY LONGLINE .72 BMT ROOFING. DELIVER STORMWATER TO PERIMETER FOR COLLECTION



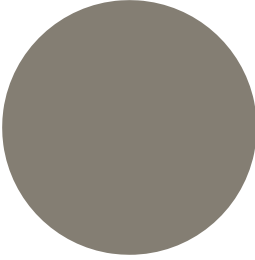
WL-1

COLORBOND GULLY LONGLINE .72 BMT WALLING.




WINDOW FRAMES/ FASCIAS

WINDOW FRAMES/ FASCIAS TO BE POWDERCOTED IN DULUX DURATEC MATT CANVAS CLOTH



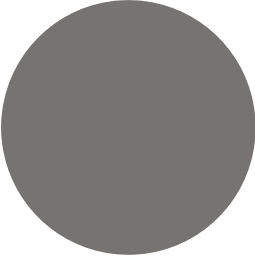
R-2

COLORBOND GULLY SPANDEK .48 BMT ROOFING. DELIVER STORMWATER TO PERIMETER FOR COLLECTION



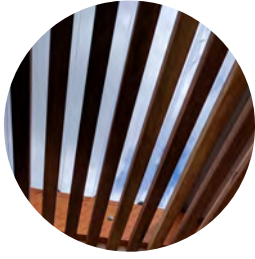
WL-2 / EV-3

KILN DRIED DRESSED SPOTTED GUM 42 X 42 BATTENS FIXED ATOP WOODLAND GREY LONGLINE SHEETING. 2 BATTENS BETWEEN EACH RIDGE




PAV 1

COLOURED CONCRETE PAVING WITH FALLS AWAY FROM BUILDING




R-3/ EV-2

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



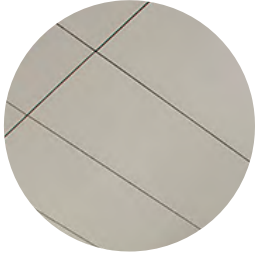
BR-1

NEW BRICK VENEER WALL TO NOMINATED THICKNESS USING EUROA VANILLA GLAZED BRICKS



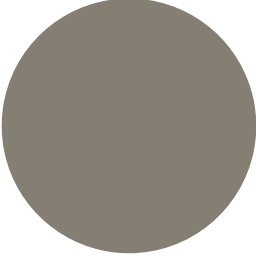
PAV 2

EXPOSED AGGREGATE CONCRETE PAVING WITH FALLS AWAY FROM BUILDING




EV-1

EAVE TO BE JAMES HARDIE EXOTEC CLADDING WITH EXPRESSED JOINT SYSTEM



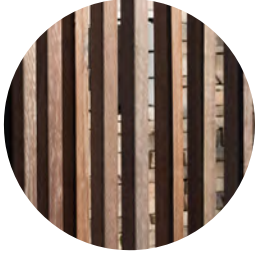
ROOF MISC.

GUTTERS/DOWN PIPES/ FLASHINGS/ CAPPINGS/ TRIMS AS NECESSARY IN GULLY COLOURBOND




F-1

1800H MAX SHAPED TIMBER FENCE WITH BATTENING 20% TRANSPARENCY.



F-2

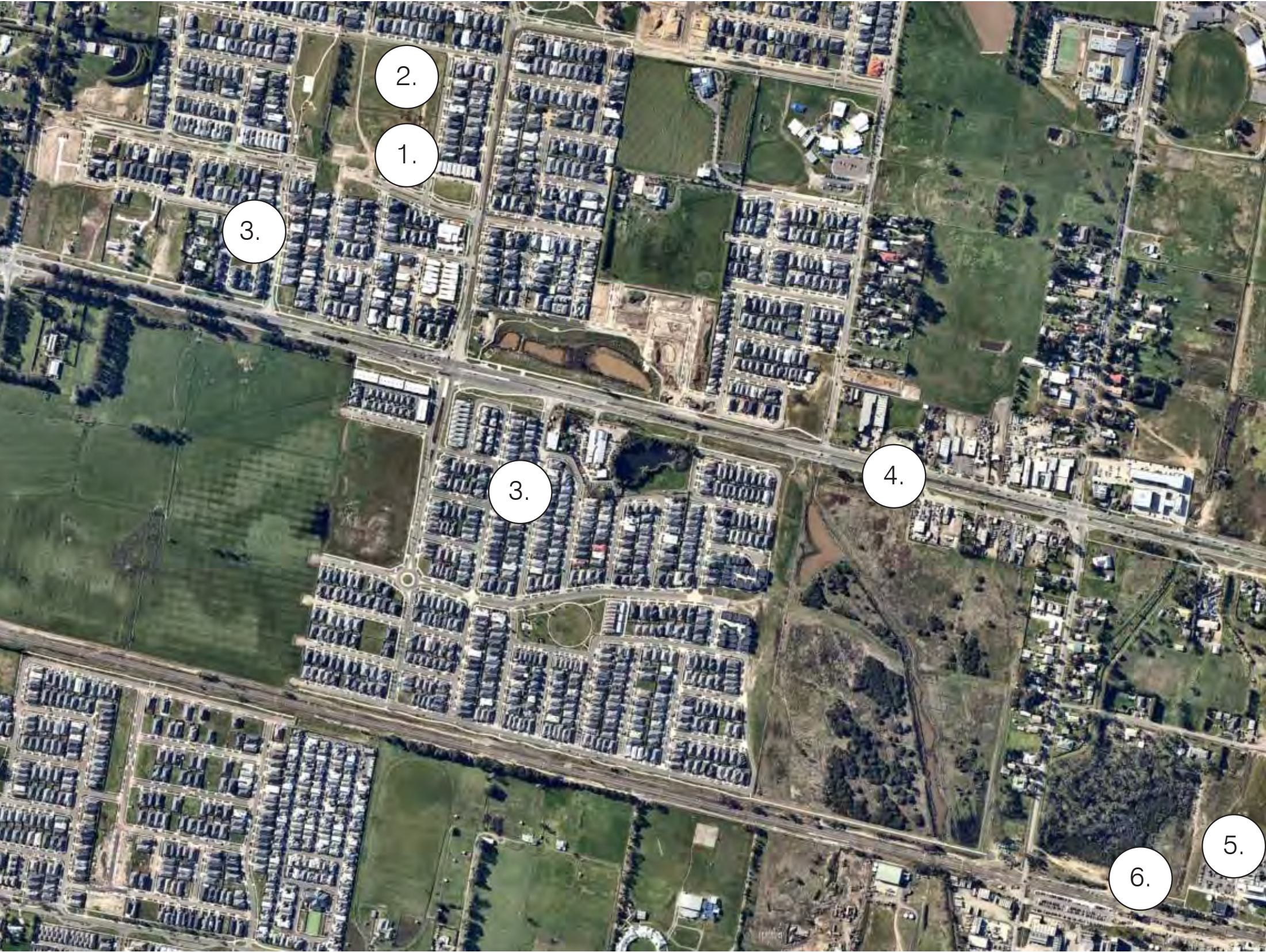
1250H SHAPED TIMBER FENCE WITH BATTENING 20% TRANSPARENCY



F-3

CORROMESH 358 WIRE MESH FENCING 1800H. RETAINING FOOTINGS WHERE NECESSARY

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A	PLANNING PERMIT ISSUE	190926		TIMBERTOP EARLY LEARNING CENTRE (ELC)	NTS @ A3	EXTERNAL FINISHES SCHEDULE			
B	PLANNING PERMIT ISSUE	200513		CLIENT	DRAWN BY	EE / CL	CHECKED	CL	
				CARDINIA SHIRE COUNCIL	PROJECT NUMBER	190602		DRAWING NUMBER	A-TP-02
					DATE	AUGUST 2019		ISSUE	B

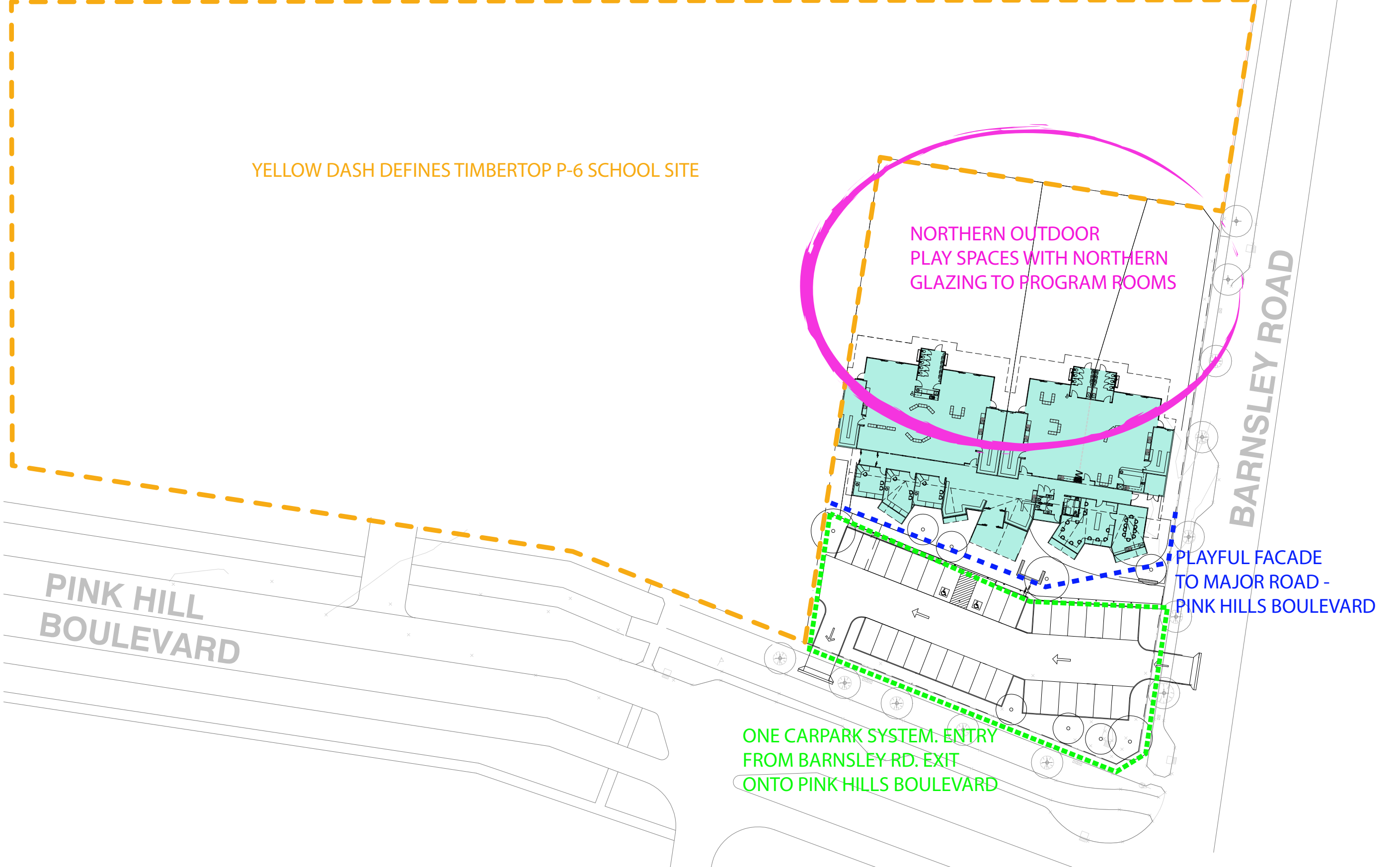


- 1. Timbertop ELC (Subject Site)
- 2. Timbertop P-6 School Site
- 3. Residential Context
- 4. Princes Hwy
- 5. Cardinia Shire Council Office
- 6. Officer Train Station

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A		PLANNING PERMIT ISSUE	190926			CLIENT CARDINIA SHIRE COUNCIL	DRAWN BY EE / CL		CHECKED CL	DRAWING NUMBER A-TP-03	ISSUE B	
B		PLANNING PERMIT ISSUE	200513				PROJECT NUMBER 190602		DATE AUGUST 2019			



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B	PLANNING PERMIT ISSUE	200513			CLIENT	DRAWN BY	EE / CL	CHECKED
					CARDINIA SHIRE COUNCIL	PROJECT NUMBER	190602	CL
						DATE	AUGUST 2019	
							DRAWING NUMBER	ISSUE
							A-TP-04	B



ISSUE	AMENDMENT	DATE
A	PLANNING PERMIT ISSUE	190926
B	PLANNING PERMIT ISSUE	200513

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PROJECT
TIMBERTOP EARLY LEARNING CENTRE (ELC)

CLIENT
CARDINIA SHIRE COUNCIL

SCALE
NTS @ A3

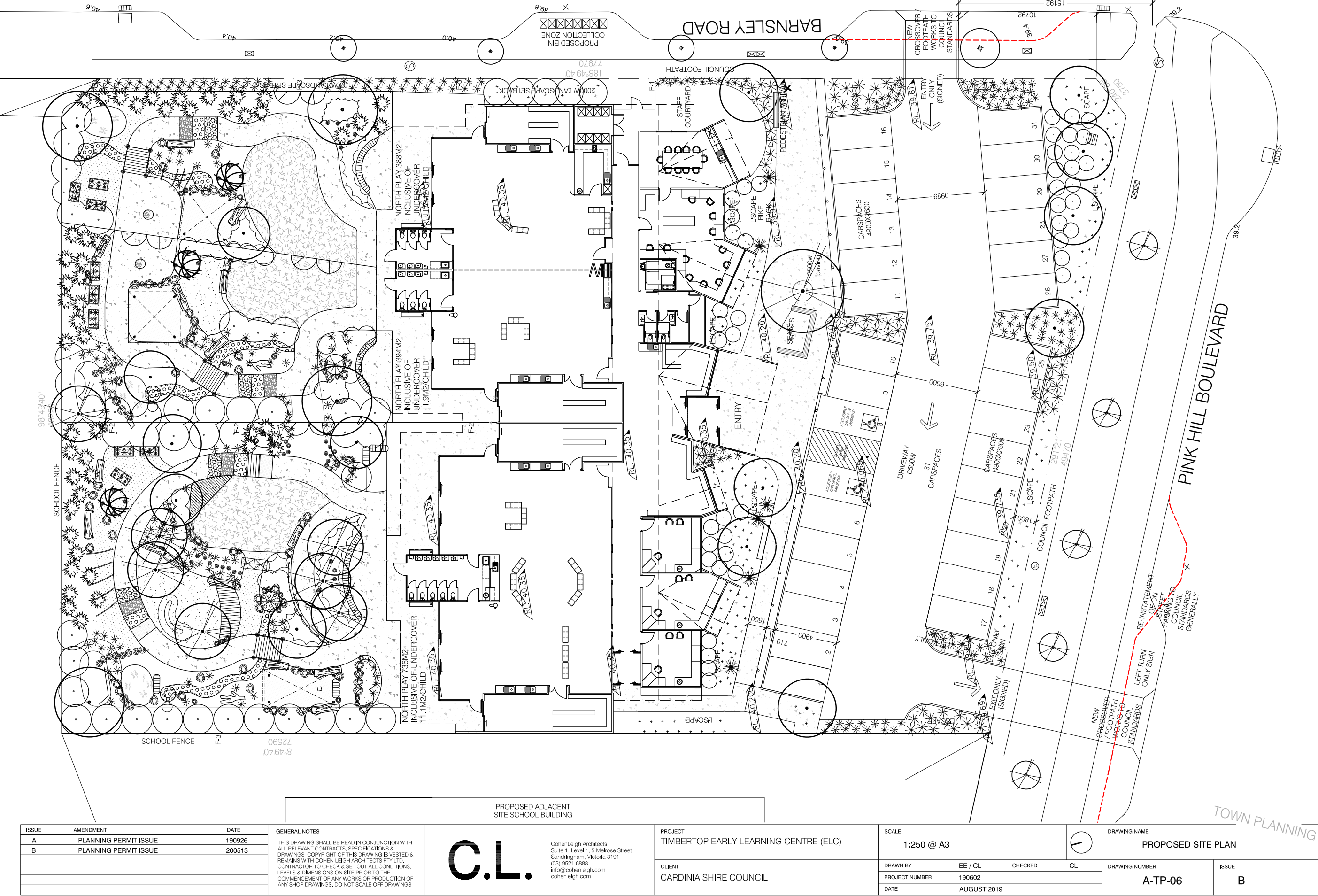
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DATE	AUGUST 2019		

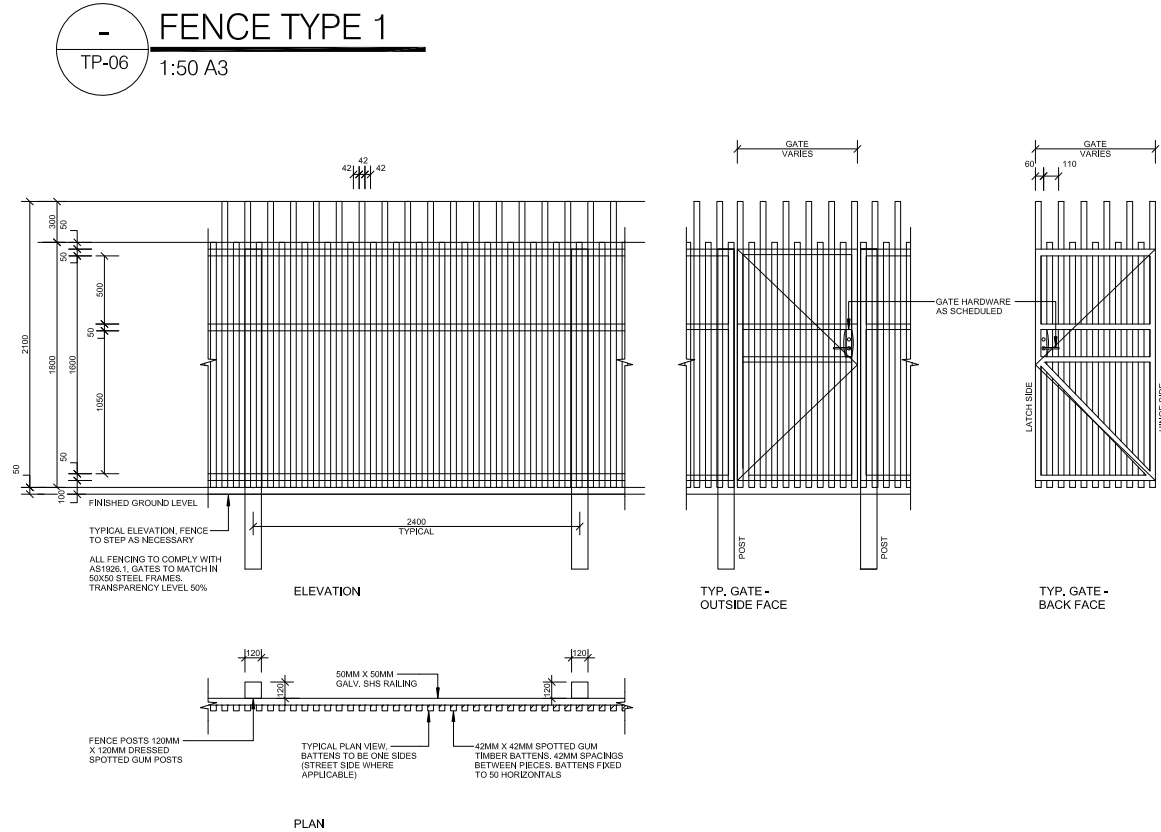
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A-TP-05

ISSUE
B

TOWN PLANNING





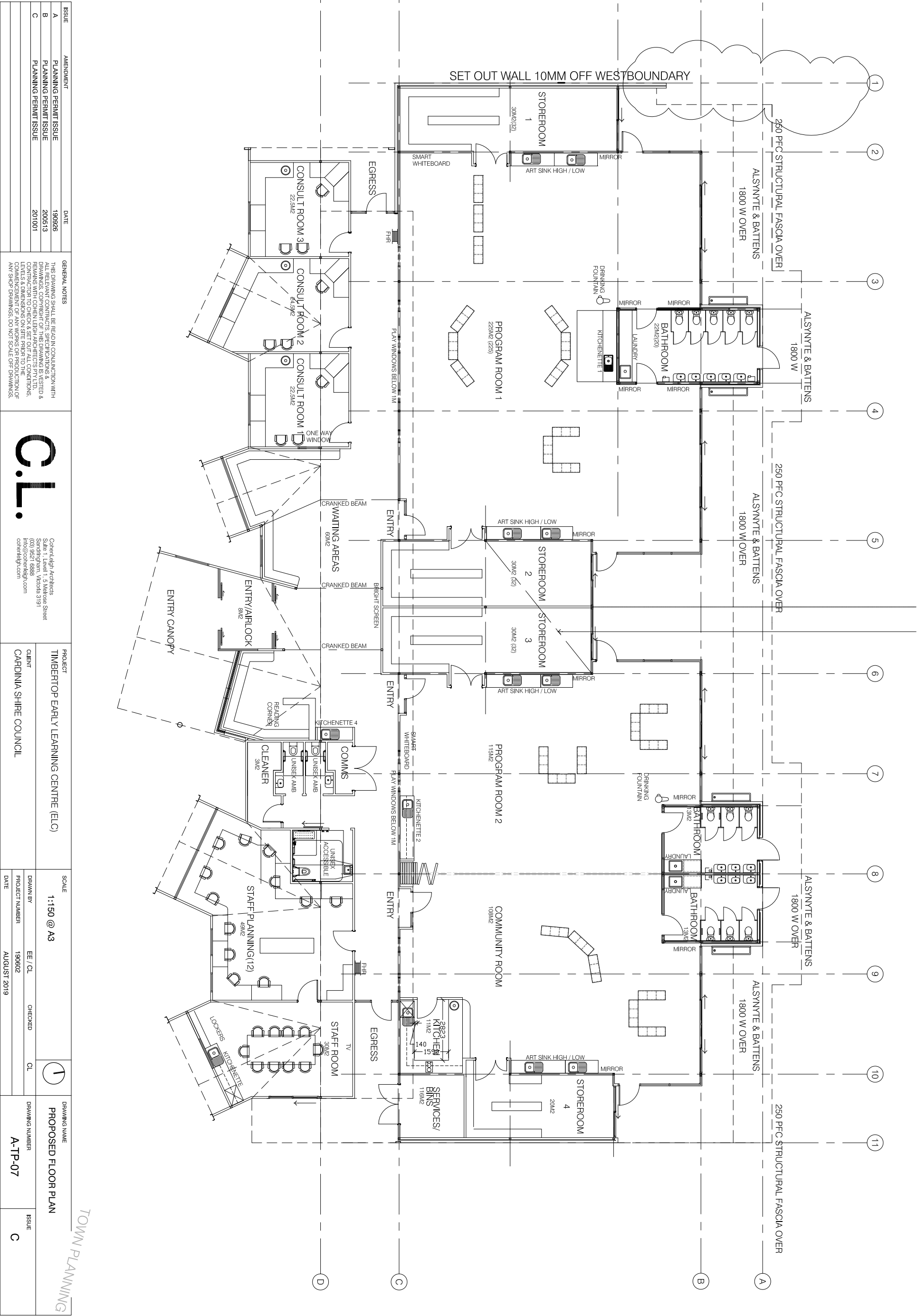
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FENCE TYPE 3

TP-061:50 A3

ISSUE		AMENDMENT	DATE	<div>GENERAL NOTES</div> <div>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> <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	TIMBERTOP EARLY LEARNING CENTRE (ELC)				SCALE	1:150@ A3				DRAWING NAME		PROPOSED FENCE DETAILS	
A		PLANNING PERMIT ISSUE	190926		CLIENT	CARDINIA SHIRE COUNCIL				DRAWN BY	EE / CL		CHECKED	CL	DRAWING NUMBER	A-TP-06.01		
B		PLANNING PERMIT ISSUE	200513						PROJECT NUMBER	190602								
									DATE	AUGUST 2019								
															ISSUE	B		





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 TIMBERTOP EARLY LEARNING CENTRE (ELC)	SCALE 1:150@ A3				DRAWING NAME PROPOSED ELEVATIONS	
A	PLANNING PERMIT ISSUE	190926									
B	PLANNING PERMIT ISSUE	200513									
			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.		CLIENT CARDINIA SHIRE COUNCIL	DRAWN BY EE / CL	CHECKED CL	PROJECT NUMBER 190602	DATE AUGUST 2019	DRAWING NUMBER A-TP-08	ISSUE B



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		
A		PLANNING PERMIT ISSUE	190926			TIMBERTOP EARLY LEARNING CENTRE (ELC)	NTS @ A3			PERSPECTIVE 1		
B		PLANNING PERMIT ISSUE	200513			CARDINIA SHIRE COUNCIL	DRAWN BY	EE / CL	CHECKED	CL	DRAWING NUMBER	ISSUE
							PROJECT NUMBER	190602			A-TP-09	
							DATE	AUGUST 2019				
										B		

TOWN PLANNING



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				
A	PLANNING PERMIT ISSUE	190926			TIMBERTOP EARLY LEARNING CENTRE (ELC)	NTS @ A3	PERSPECTIVE 2				
B	PLANNING PERMIT ISSUE	200513			CLIENT CARDINIA SHIRE COUNCIL	DRAWN BY	EE / CL	CHECKED	CL	DRAWING NUMBER	ISSUE B
						PROJECT NUMBER	190602			A-TP-10	
						DATE	AUGUST 2019				



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				
A	PLANNING PERMIT ISSUE	190926			TIMBERTOP EARLY LEARNING CENTRE (ELC)	NTS @ A3	PERSPECTIVE 3				
B	PLANNING PERMIT ISSUE	200513			CLIENT CARDINIA SHIRE COUNCIL	DRAWN BY	EE / CL	CHECKED	CL	DRAWING NUMBER	ISSUE B
						PROJECT NUMBER	190602		A-TP-11		
						DATE	AUGUST 2019				

TOWN PLANNING



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 PERSPECTIVE 4				
A	PLANNING PERMIT ISSUE	190926			TIMBERTOP EARLY LEARNING CENTRE (ELC)	NTS @ A3					
B	PLANNING PERMIT ISSUE	200513			CLIENT	DRAWN BY	EE / CL	CHECKED	CL	DRAWING NUMBER	ISSUE
					CARDINIA SHIRE COUNCIL	PROJECT NUMBER	190602		A-TP-12	B	
						DATE	AUGUST 2019				

TOWN PLANNING



ISSUE		AMENDMENT		DATE		GENERAL NOTES		PROJECT		SCALE		DRAWING NAME			
A		PLANNING PERMIT ISSUE		190926		<div>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> <div>C.L.<div>CohenLeigh Architects Suite 1, Level 1, 5 Melrose Street Sandringham, Victoria 3191 (03) 9521 6888 Info@cohenleigh.com cohenleigh.com</div></div>		TIMBERTOP EARLY LEARNING CENTRE (ELC)		NTS @ A3		PERSPECTIVE 5			
B		PLANNING PERMIT ISSUE		200513				CLIENT		DRAWN BY		DRAWING NUMBER		ISSUE	
								CARDINIA SHIRE COUNCIL		EE / CL		A-TP-13		B	
										CHECKED					
										CL					
								PROJECT NUMBER		190602					
								DATE		AUGUST 2019					

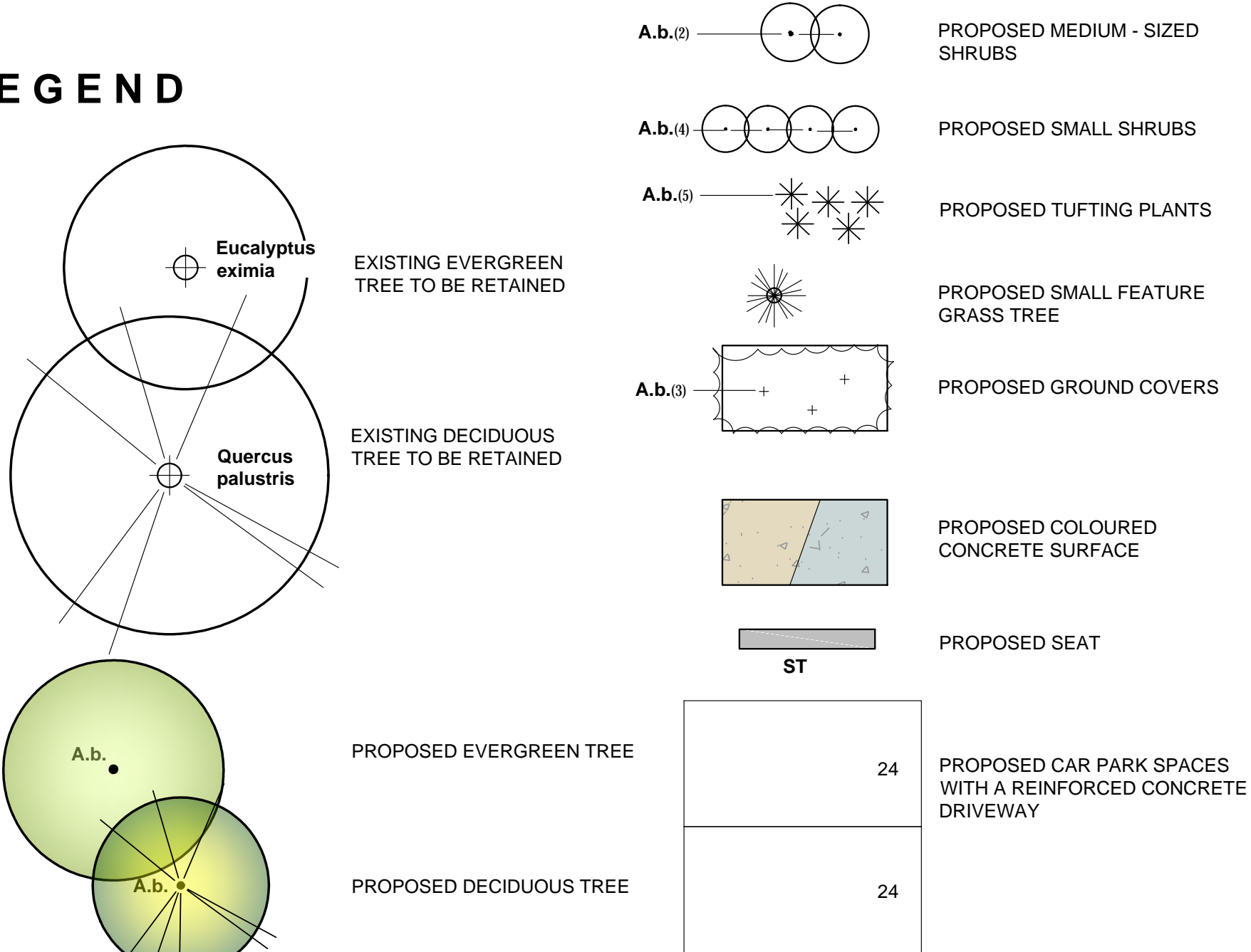


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A	PLANNING PERMIT ISSUE	190926			TIMBERTOP EARLY LEARNING CENTRE (ELC)	NTS @ A3			PERSPECTIVE 6		
B	PLANNING PERMIT ISSUE	200513			CARDINIA SHIRE COUNCIL	DRAWN BY	EE / CL	CHECKED	CL	DRAWING NUMBER	ISSUE
						PROJECT NUMBER	190602			A-TP-14	
						DATE	AUGUST 2019				

MATCHLINE - JOINS CP01



LEGEND

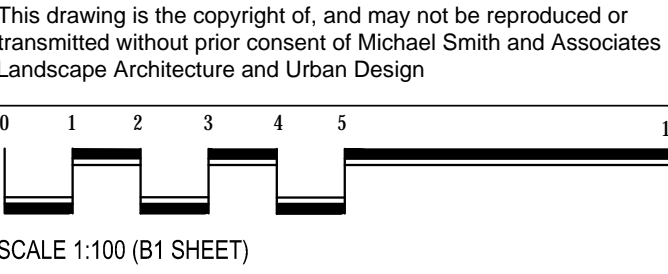


PLANT SCHEDULE AND QUANTITIES

HABIT	KEY	BOTANIC NAME	COMMON NAME	QTY	POT SIZE	HT. & SPR.
EVERGREEN TREES	A.I.	ALLOCASUARINA LITTORALIS	BLACK SHE-OAK	X	300mm	9X3
	E.I.G.G.	EUCALYPTUS LEUCOXYLON 'GOOLWIA GEM'	DWARF YELLOW GUM	X	300mm	8X3
	E.p.L.S.	EUCALYPTUS PAUCIFLORA 'LITTLE SNOWMAN'	DWARF SNOW GUM	X	300mm	6x3.5
	U.p.T.	ULMUS PARVIFOLIA 'TODD'	CHINESE ELM	X	ADV	15X10
DECIDUOUS TREES						
LARGE SHRUBS	C.v.S.	CALLISTEMON VIMINALIS 'SLIM'	SLIM BOTTLEBRUSH	X	150mm	3X2
MEDIUM SHRUBS	C.bl.	CORREA BAEUERLENII	CHEF'S CAP CORREA	X	150mm	2X1.2
SMALL SHRUBS	C.r.	CORREA REFLEXA	COMMON CORREA	X	150mm	1.2X1.2
	C.d.	CORREA DECUMBENS	SPREADING CORREA	X	150mm	0.3x1.5
	X.m.s.L.	XANTHORRHOEA MINOR SSP. LUTEA	SMALL GRASS TREE	X	150mm	1.5X0.6
GROUND COVERS	G.B.R.	GREVILLEA 'BRONZE RAMBLER'	GREVILLEA	X	150mm	0.3X2
	G.F.C.	GREVILLEA 'FIRE CRACKER'	GREVILLEA		150mm	0.4X0.8
	G.g.	GREVILLEA X GAUDICHAUDII	GREVILLEA	X	150mm	0.1X1.2
	G.I.M.T.	GREVILLEA LANGIERA MT TAMBORITHA	GREVILLEA	X	150mm	0.1X0.6
	G.h.	GOODENIA HEDERACEA	GOODENIA	X	150mm	0.1X0.3
	V.m.	VINCA MINOR	LESSER PERRIWINKLE	X	150mm	0.1X0.5
	V.m.A.	VINCA MINOR 'ALBA'	WHITE LESSER PERRIWINKLE	X	150mm	0.1X0.5
TUFTING PLANTS	L.I.T.	LOMANDRA LONGIFOLIA 'TANIKA'	TANIKA MAT RUSH	X	100mm	0.3X0.3
	P.a.P.L.	PENNISETUM ALOPECUROIDES 'PURPLE LEA'	FOUNTAIN GRASS	X	150mm	0.4X0.4

Ht. x Spr. denotes height and spread at maturity in metres.

CP02-LANDSCAPE AND PLANTING LAYOUT - FRONT LANDSCAPE
TIMBERTOP EARLY LEARNING CENTRE
CARDINIA SHIRE COUNCIL



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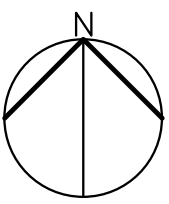
Drawn: CG SY

Date: 27/08/2019

Project No.: 19-044

Cad File:

Drawing No.: Sheet 2 of 2





LEGEND

YARD 1

- 1. Concrete gathering area with curved seat and bird imprints (eagle and crow + 'Altair' (Bunjil) star constellation embedded in concrete as domed tactiles.
- 2. Garden bed with trees and stepping stones
- 3. 1.8 metre wide accessible concrete path
- 4. 'Nooks' with seating rocks in between shrubs
- 5. Timber deck
- 6. Softfall mulch area for movable / portable equipment
- 7. Veggie planters
- 8. Wig-wam
- 9. Timber posts with wind elements on top, steel crow sculpture and musical item
- 10. Horizontal timber logs
- 11. Hooped wire / stick tunnel
- 12. Bamboo forest including a 'hiding hole' / gap
- 13. Digging pit with mound and mudstone steps
- 14. Textured surfaces in path
- 15. Grassed area
- 16. Dry creek with pump and tap
- 17. Terraced timber decks
- 18. Sand pit with timber shelter including coloured perspex
- 19. Timber bridge
- 20. Steel sculpture over dry creek bed and rock seats
- 21. Mudstone rocks to sit on
- 22. Sensory planting (fragrances / textures)
- 52. Steel arbour
- 53. Rope handrail

YARD 2

- 23. Concrete gathering area with curved seat and bird imprints (eagle and crow)
- 24. 'Secret garden' with steel sculpture
- 25. Timber bridge
- 26. Softfall mulch area for movable / portable equipment
- 27. Dry creek with tufting plants and grasses
- 28. Shrubs and sensory planting
- 29. Grassed area (can be increased in size or replaced with tufting plants and logs)
- 30. Wig-wam with musical item
- 31. Dry creek with pump and tap
- 32. Sand pit with shelter including coloured perspex
- 33. Digging pit with mound and mudstone steps
- 34. Veggie planters
- 35. Double access gate for maintenance and emergency access
- 36. Bamboo forest including a 'hiding hole' / gap
- 37. Veggie planters
- 38. Dry creek with pump and tap
- 39. Digging pit with mound and mudstone steps
- 40. Dry creek with hooped wire / stick tunnel
- 41. Sand pit with shelter including coloured perspex with musical item
- 42. Wig-wam
- 43. Textured surfaces in path
- 44. Softfall mulch area for movable / portable equipment
- 45. Bamboo forest with stepping stones
- 46. 1.8 metre wide accessible concrete path
- 47. Concrete gathering area with curved seat and bird imprints (eagle and crow)
- 48. Double access gate for maintenance and emergency access
- 49. Timber stool
- 50. Double access gate for maintenance and emergency access
- 51. Double access gate for maintenance and emergency access



CP01-PLAYSPACE DESIGN DEVELOPMENT LAYOUT
TIMBERTOP EARLY LEARNING CENTRE
CARDINIA SHIRE COUNCIL

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0 1 2 3 4 5 10M

SCALE 1:100 (B1 SHEET)

Amendments:
11.09.2019 - Revisions to playspace as per Council's feedback
20.09.2019 - Revisions to timber logs in the playspace as per Council's feedback

Print Issue:
11.09.2019 - REVA Emailed C Leigh
20.09.2019 - REVB Emailed C Leigh

Title: CP01- Playspace Design Development Layout - Timbertop Early Learning Centre

Client: Cardinia Shire Council

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Drawn: CG SY
Date: 29/08/2019
Project No.: 19-044
Cad File:
Drawing No.: Sheet 1 of 2