

5.3 T230420 PA - Use and development of a Childcare Centre and Construction and Display of Signs - 43 Hope Street Bunyip

Responsible GM: Lili Rosic
Author: Sasha Savanovic

Recommendation

That Council resolve to issue a Notice of Decision to Grant a Permit for Planning Permit Application T230420 for the use and development of a Childcare Centre and the construction and display of Signs, subject to the following conditions:

Amended Plans

1. Before the 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 then form part of the permit. The plans must be drawn to scale with dimensions and be generally in accordance with the plans prepared by Co-lab Architecture, Revision 01, dated 7/08/2023, submitted with the application but modified to show:
 - a. Elevations of signage located along the frontage with display area clearly displayed.
 - b. Note required on elevations indicating both signage areas will not be illuminated or animated.
 - c. Lighting details for the car parking area and entry path.
 - d. Pavement markings to be included in each of car parking spaces 1-4 marked "STAFF ONLY".

Tree Protection

2. Before works start, a fence must be erected around trees shown for retention on the endorsed plan. This fence will protect the trees by demarcating the tree protection zone and must be erected at a radius of $12 \times$ the diameter of the trunk at a height of 1.3 metres above ground level, to a maximum of 15 metres but no less than 2 metres from the base of the trunk of the trees (excepting the approved area of encroachment for construction as shown on endorsed plans) to the satisfaction of the Responsible Authority. The protection fence must be constructed of star pickets and flagging tape/chain mesh or similar to the satisfaction of the Responsible Authority. The protection fence must remain in place until all works are completed to the satisfaction of the Responsible Authority. Except with the written consent of the Responsible Authority, within the tree protection zone, the following are prohibited:
 - a. Vehicular access.
 - b. Trenching or soil excavation.
 - c. Storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products.
 - d. Entry and exit pits for underground services.
 - e. any other actions or activities that may result in adverse impacts to retained native vegetation.

Use

3. The use as shown on the endorsed plan/s must not be altered without the written consent of the Responsible Authority.
4. No more than ninety-two (92) children may be cared for on the premises at any time without the prior written consent of the Responsible Authority.
5. Except with the written consent of the Responsible Authority, the childcare centre may only have staff present on the site Monday to Friday between 6.00am and 8.30pm.
6. Except with the written consent of the Responsible Authority, the childcare centre may only have children present on the site between Monday to Friday between 6.30am and 7.30pm.
7. Except with the written consent of the Responsible Authority, children are only permitted within the outdoor play areas during the hours of Monday to Friday between 9:00am and 6:00pm.

Street Trees

8. Before the development starts, a fee must be paid to the Responsible Authority for the removal and replacement of the existing street tree.

Amenity (construction phase)

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;

Or in any other way, to the satisfaction of the Responsible Authority.

Amenity (ongoing use)

10. 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 (or as amended) at all times.
11. The acoustic fencing must be constructed and maintained in accordance with the recommendations of the Acoustic Assessment prepared by Renzo Tonin & Associates, Document Reference: ME257-01F01 Acoustic Report (r2), dated 31/10/23. as shown on the endorsed plans to the satisfaction of the Responsible Authority.
12. The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:
 - a. Transport of materials, goods or commodities to or from the land;
 - b. Appearance of any building, works or materials;
 - c. Emission of noise, artificial light, vibration, smell, flumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;
 - d. Presence of vermin;

Or in any other way, to the satisfaction of the Responsible Authority.

13. No external sound amplification equipment or loudspeakers are to be used for the purpose of announcements, broadcasts, playing of music or similar purposes.
14. External lighting of the areas set aside for car parking, access lanes and driveways must be designed, baffled and located to the satisfaction of the Responsible Authority to prevent any adverse effect on adjoining land.
15. All external plant and equipment must be acoustically treated or placed in soundproof housing to reduce noise to a level at all times satisfactory to the Responsible Authority.
16. All pipes, fixtures, fittings and vents servicing any building on the subject land must be concealed in service ducts or otherwise hidden from view at all times to the satisfaction of the Responsible Authority.
17. The site including all buildings and works must be so ordered and maintained as not to prejudicially affect the amenity of the locality by reason of appearance to the satisfaction of the Responsible Authority.

Waste Management

18. Except with the prior written consent of the Responsible Authority, waste collection must only occur within hours prescribed by EPA but outside of hours pursuant to Condition 6 of this Permit.
19. All waste generated by the use of the land must at all times be managed in accordance with the Waste Management Plan approved and endorsed by the Responsible Authority.
20. Provision must be made on the subject land for the storage and collection of garbage and other solid waste. This area must be graded and drained and screened from public view to the satisfaction of the Responsible Authority.
21. All waste must be stored effectively to prevent odours from affecting neighbouring properties.

Layout not altered

22. The development as shown on the endorsed plan/s must not be altered without the written consent of the Responsible Authority.

Landscaping

23. 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.

Earthworks

24. 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.
25. Sediment control measures must be undertaken during construction to the satisfaction of the Responsible Authority to ensure that the development 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.

Stormwater Management

26. Before the development starts, drainage plans must be submitted to and approved by the Responsible Authority. The plans must show the provision of a stormwater detention system. The stormwater detention system will become the responsibility of the property owner or body corporate to maintain to the satisfaction of the Responsible Authority.

27. Stormwater must not be discharged from the subject land other than by means of an underground pipe drain discharged to an outlet in the street or to an underground pipe drain to the satisfaction of the Responsible Authority.
28. Stormwater works must be provided on the subject land so as to prevent overflows onto adjacent properties.

Prior to occupation

29. Prior to occupation:
 - a. 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.
 - b. A commercial standard concrete vehicle crossing/s as shown on the approved plans must be constructed to the approval and satisfaction of the Responsible Authority.
 - c. Any redundant existing vehicle crossing must be removed and the nature strip and kerb and channel reinstated at the cost of the owner and to the satisfaction of the Responsible Authority.
 - d. The landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority.
 - e. The acoustic fencing as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority.
 - f. A bin storage area must be provided as shown on the endorsed plans and be screened so as not to be detrimental to the visual amenity of the neighbourhood to the satisfaction of the Responsible Authority.
 - g. All external plant and equipment must be acoustically treated or placed in soundproof housing to reduce noise to a level satisfactory to the Responsible Authority.
 - h. Directional signage as shown on the endorsed plans must be installed within the car parking area.
 - i. Pavement markings to be installed in each of car parking spaces 1-4 marked "STAFF ONLY".

Signage

30. The location and details of the signs, including those on the supporting structure/s, as shown on the endorsed plans, must not be altered without the written consent of the Responsible Authority.
31. No signs other than those allowed by this permit, or the Planning Scheme may be displayed on the subject land without the written consent of the Responsible Authority.
32. The signage must not result in any adverse visual impact on the environment of the area and the signage must be of a non-reflective nature.
33. The signs must be displayed and maintained to the satisfaction of the Responsible Authority.

Expiry

34. This permit for the development and use of land expires if:
 - a. the development does not start within two (2) years after the issue of the permit; or

- b. the development is not completed within four (4) years after the issue of the permit;
or
- c. the use does not start within two (2) years after the completion of the development;
or
- d. the use is discontinued for a period of two (2) years.

In accordance with Section 69 of the Planning and Environment Act 1987, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

35. This permit for the construction and display of signs expires fifteen (15) years after the date it is issued. On expiry of the permit the signs and structures built to specifically support them must be removed.

In accordance with section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

AND

That Council authorise the Manager Planning and Design to instruct Council's Statutory Planners and/ or Council's Solicitors on any future application for review at the Victorian Civil and Administrative Tribunal.

Attachments

1. T230420 PA - Locality Map [5.3.1 - 1 page]
2. T230420 PA - Officer Report [5.3.2 - 27 pages]
3. T 230420 PA - Development Plans [5.3.3 - 10 pages]
4. CONFIDENTIAL REDACTED - T230420 PA - Collated Copy of Objections [5.3.4 - 10 pages]

Application Details

APPLICATION NO.:	T230420
APPLICANT:	Duroak Development Pty Ltd
LAND:	L1 TP187904 V9391 F859, 43 Hope Street, Bunyip VIC 3815
PROPOSAL:	Use and development of a Childcare Centre and the construction and display of Signs
PLANNING CONTROLS:	General Residential Zone 1
NOTIFICATION & OBJECTIONS:	<p>Application was notified via letters to adjoining/surrounding owners and occupiers and one sign on site.</p> <p>Seven (7) objections have been received.</p>
KEY PLANNING CONSIDERATIONS:	Appropriateness of location of use, traffic, carparking and neighbourhood character.

REASON FOR MEETING:	Application has received 4 or more objections (7 objections)
RECOMMENDATION:	Notice of Decision to Grant a Permit

Executive Summary

The application proposes the use and development of a Childcare Centre at 42 Hope Street Bunyip, including the construction and display of signs.

The proposed Childcare Centre will operate from 6:30 am to 7:30 pm Monday to Friday and would provide the capacity for 92 children. The application proposes to create a new 6.4-meter crossover located centrally within the frontage, with twenty (20) on-site car parking spaces, including 1 disabled space, as well as two external play areas (648 sqm), landscaping and associated services and amenities.

The proposed use and development is considered acceptable with relation to the provided documentation. The General Residential Zone allows for uses other than residential if the amenity impacts can be managed and are suitable within the context of the site and surrounding area.

Given the proposed use and development is clustered within a street with existing education facilities and the provided acoustic assessment, it is considered that the application provides an acceptable outcome within the existing context of the street scape. It is also noted that all requirements for parking have been provided and no reduction in the number of spaces is required.

Relevance to Council Plan

[\[council-plan\]](#)



APPLICATION FOR CONSIDERATION
NOTICE OF DECISION
OFFICER REPORT



Application Details:

Proposal	Use and development of a Childcare Centre and the construction and display of Signs	
Applicant	Duroak Development Pty Ltd	
Date Received:	24 August 2023	
Statutory Days:	29	
Section 50/50A/57A Amendment	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Yes, date:
Application Number	T230420	
Planner	Sasha Savanovic	
Land/Address	L1 TP187904 V9391 F859, 43 Hope Street, Bunyip VIC 3815	
Property No.	4403201800	
Zoning	GRZ1 - General Residential Zone - Schedule 1	
Overlay/s	None	
Permit Trigger(s)	<p>Pursuant to Clause 32.08-2 a permit is required to use the land as a Child Care Centre.</p> <p>Pursuant to Clause 32.08-10 a permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.08-2.</p> <p>Pursuant to Clause 52.05-13 a planning permit is required to display business identification signs</p>	
Aboriginal Cultural Sensitivity	<input checked="" type="checkbox"/> No	
Section 55 Referrals	<ul style="list-style-type: none"> Transport for Victoria (DoT / VicRoads) 	
Registered restrictions on Title	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Yes, list below:
Recommendation	<input type="checkbox"/> Permit <input checked="" type="checkbox"/> NOD <input type="checkbox"/> Refusal	
Documents relied on	<ul style="list-style-type: none"> Original Development Plans prepared by Co-lab Architecture Amended Development Plans prepared by Co-lab Architecture Traffic and Car Parking Report prepared by Impact 	

	<ul style="list-style-type: none"> ▪ Town Planning Submission prepared by Human Habitats ▪ Acoustic Report prepared by Renzo Tonin & Associates ▪ Arborist Report prepared by Arbor Survey ▪ Landscape Plan prepared by Human Habitats ▪ Title Documents
--	---

Proposal

The proposed application seeks approval for the use and development of 43 Hope Street, Bunyip as an Childcare Centre (Education Centre) with associated car parking and signage. The proposed development with regards to building form is single story with an associated at-grade car park to be located at the front section and playground at the rear. The hours of operation proposed are 6:30 am to 7:30 pm, Monday to Friday.

The following table is a summary of the proposed development:

Area	Total
Ground Floor	634 sqm
Site Area	2023 sqm
Land allocated for play	648 sqm
Capacity	Total
Number of children	92
Car Parking Spaces	20
Children rooms	5

The key operational and development features of the proposal include:

- Childcare centre offering 92 spaces for children with associated staff facilities, kitchen laundry, offices, washrooms and a reception;
 - Access via a proposed 6.4 metre crossover at the centre of the site's frontage;
 - 20 on-site parking spaces including 1 disabled space;
 - 2 external play areas (648 sqm)
 - Landscaping opportunities for all boundaries; and
 - Associated bin storage/service area.
 - A single business identification sign is proposed above the front entrance of the Childcare Centre, 5.64 metres from natural ground level. It provides for business identification in the form of the name and logo of the Childcare Centre.

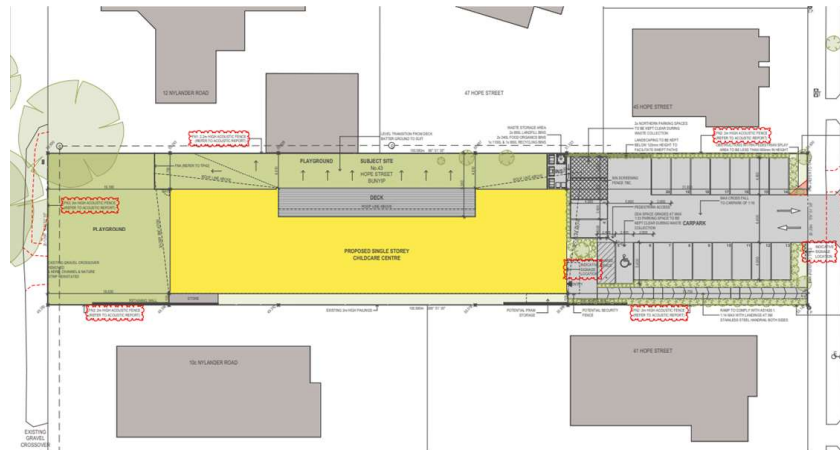


Image 1: Site Plan

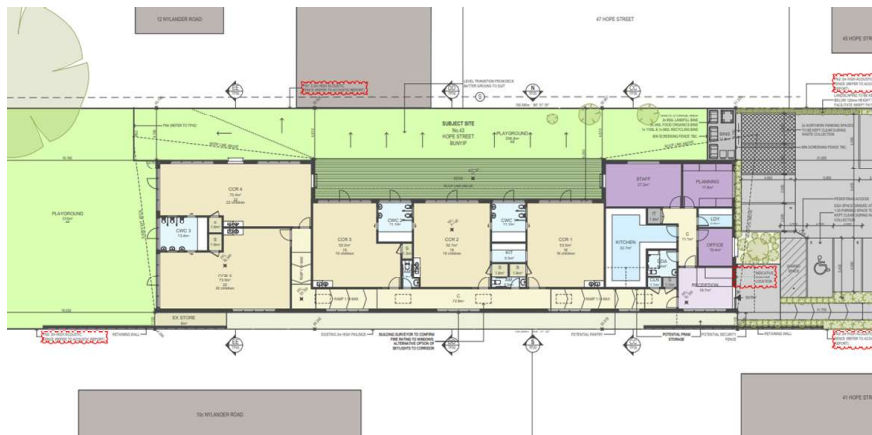


Image 2: Floor Plan



Image 3: North Elevation



Image 4: East Elevation (Street Frontage)



Image 5: South Elevation

Vegetation

Application provided an arborist report which includes 16 trees and groups of trees assessed include:

- 13 trees or groups of trees are located within the project site boundaries,
- 1 tree is located on the neighbouring property to the north of the project site (12 Nylander Road), and
- 2 trees are located on the Council owned road reserves of Hope Street and Nylander Road.

From the assessment, 4 trees are Australian Native specimens (not Indigenous to Victoria) and 12 trees groups are Exotic specimens. All trees are planted and there are no remnant trees within the subject site.

From the trees or groups of trees assessed:

- 2 trees (Trees 12 & 16) are of high landscape significance and are dominant on the site and to the streetscape and local area. These trees are approximately 19 and 16 metres in height and with canopy spreads of 11 and 18 metres.
- 3 trees / groups (Trees 13*, 14 & 15) are of moderate landscape significance. These trees may provide screening or other landscape attributes that are of value.

The remaining trees are of low landscape significance and value in terms of their mass and contribution to the canopy coverage to the immediate local area. Some of these trees may be in good condition in terms of their arboriculture characteristics, however, the landscape or amenity value they provide could easily be replaced with new planting. The following table is a summary of all vegetation and the actions required to achieve the proposed development:

No.	Botanical and Common Name	Origin	Health	Development Effect/Note
1	Callistemon Viminalis - Weeping Bottle Brush	Australia	Fair	Street tree will require removal and approval from Council.
2	Syzygium paniculatum - Magenta Cherry	Australia	Good	Removal (100% encroachment)
3	Protea caffra - Highveld Protea	Exotic	Good	Removal (100% encroachment)
4*	Pittosporum tenuifolium - Kohuhu	Exotic	Good	Removal
5	Viburnum tinus - Viburnum	Exotic	Good	No encroachment of TPZ
6	Syzygium paniculatum - Magenta Cherry	Australia	Good	No encroachment of TPZ

7	Ficus carica - Common Fig	Exotic	Poor-fair	Minor encroachment of 5%
8	Coleonema pulchellum -Diosma	Exotic	Poor-fair	Removal
9	Agonis flexuosa - Willow Myrtle	Exotic	Fair-good	Removal
10*	Pyrus communis - Common Pear	Exotic	Fair-good	Removal
11	Eucalyptus saligna	Australia	Fair-good	No encroachment of TPZ Tree located on adjoining allotment.
12	Hesperocyparis macrocarpa - Monterey Cypress	Exotic	Fair-good	No encroachment of TPZ
13*	Pittosporum tenuifolium - Kohuhu	Exotic	Fair-good	Removal
14	Quercus canariensis - Algerian Oak	Exotic	Fair-good	Removal
15	Liquidambar styraciflua - Sweet Gum	Exotic	Fair-good	Removal
16	Quercus canariensis - Algerian Oak	Exotic	Fair-good	Removal

* References a grouping of multiple types of the same vegetation

The proposed landscaping plan provides a canopy treatment to both the Northern and Southern boundaries. Plants will also include a tree located in front of the proposed entrance and on each corner of the frontage.



Image 6: Proposed Landscape Plan

Subject site & locality

An inspection of the site and the surrounding area has been undertaken.

The site, comprising a single allotment, is located on the west side of Hope Street, Bunyip sitting directly opposite of Columba Catholic Primary School.

The parcel is generally rectangular in shape, with a frontage to Hope Street of 20.45m and a total area of 2023qm.

No. 43 Hope Street is currently developed with a single dwelling setback 26m from the frontage. There is a land rise of less than 1.0m from the front to the rear (flat). There is established vegetation located along the side title boundary and within the allotment.

Vehicle access to the parcel is provided via a crossover and driveway along the northern boundary. 1.6m high timber paling fencing defines the side and rear boundaries.



Image 7: Nearmaps September 3, 2023

The main characteristics of the immediate interfaces are:

- Immediately adjoining the site's North boundary, 45 Hope Street has been subdivided into four (4) lots each with a single-story dwelling. Further north, land is zoned for residential purposes, primarily comprising of single-story dwellings. Sparrow Early Learning Childcare Center is located north of the site at 65 Hope Street. Approximately 2km north of the subject site, Hope Street adjoins the Princess Highway.
- Directly opposite and east of the subject site is a large allotment addressed 28 Hope Street and is the allotment which houses Columba Catholic Primary School as previously stated.
- Adjoining the property boundary to the south is 41 Hope Street, which currently contains a single-story recently developed weatherboard dwelling. At the rear of No.41 is 10C Nyler Road, which also contains a single-story dwelling. Whilst land further south is occupied by ten (10) single-story townhouses constructed of brick. Land to the south is characterized by detached single-story residential use with Nar Nar-Goon Longwarry Road and Bunyip Railway Station being located approximately 550 meters south of the subject allotment.
- The rear of the allotment which has a frontage along Nylander Road, primarily consist of single and double storey weatherboard dwellings. Further west there is a large section of subdivided unoccupied land which is zoned residential, and even further west is a large area of land that is zoned Green Wedge.

The main characteristics of the surrounding area are:

- The subject site fronts Hope Street, which provides primary access to the Princess Highway and Nar Nar Goon-Longwarry Road. The site is near the Bunyip railway station which provides V/Line services to and from Melbourne.

- The surrounding area provides access to nearby kindergartens and primary schools, as well as recreational reserves and commercial employment opportunities. Built form is generally consistent of a vegetated peri-urban area comprising of single-story detached dwellings with front and side boundary setbacks and landscaping. The subject allotment is within a walkable distance to key services and infrastructure in the Bunyip township.



Image 8: Nearmaps September 3, 2023

Public Transportation

The subject site is easily accessible to public transport, approximately 1 km north-west of Bunyip Railway Station and a 600 metre walk from the nearest bus stop with links to a range of nearby localities including as far as Traralgon to the East and Pakenham to the West.

Permit/Site History

There is no recent Planning Permit history for the subject site.

Planning Scheme Provisions

Zone

The land is subject to the following zones:

- GRZ1 - General Residential Zone - Schedule 1

Overlays

The land is not subject to any overlays.

Planning Policy Framework (PPF)

The relevant clauses of the PPF are:

- Clause 11 (Settlement) - Planning should anticipate and respond to the needs of existing and future communities, including the provision of community facilities and infrastructure.
- Clause 13 (Environmental Risk and Amenity) - Planning should strengthen the resilience and safety of communities by adopting a best practice environmental management and risk management approach.

- Clause 13.02-1S (Bushfire) - To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.
- Clause 13.05-1S (Noise Management)- To assist the management of noise effects on sensitive land uses.
- Clause 13.07-1S (Land use compatibility) - To protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.
- Clause 15.01-1S (Urban design) - Policy encourages the creation of safe, healthy, functional, and enjoyable urban environments.
- Clause 15.01-2S (Building design) - Policy seeks to achieve high quality building design that positively contribute to the public realm.
- Clause 15.01-5S (Neighbourhood character) - Policy seeks to recognise, support, and protect neighbourhood character.
- Clause 17 (Economic Development) - Policy aims to promote jobs and growth to provide for a strong and innovative economy. This policy recognises the importance of all sectors of the economy.
 - Clause 17.01-1S (Diversified Economy) - Policy aims to strengthen and diversify the economy.
- Clauses 18.02-4S (Roads) - Policy aims to appropriately regulate development with relation to integration within an existing or future road network.
- Clause 19 (Infrastructure) - Policy seeks to recognise the social needs of local areas by providing land for a range of accessible community resources, including education, cultural and health facilities.
 - Clause 19.02-2S (Education facilities) - Policy seeks to assist the integration of education and early childhood facilities with local communities

Local Planning Policy Framework (LPPF)

The relevant clauses of the LPPF are:

- Clause 21.04-1 (Employment) - Policy encourages the development of diverse local employment opportunities to meet the needs of a growing residential population.
- Clause 21.03-4 (Rural Townships) - Policy identifies Bunyip as one of Cardinia Shires Rural Townships.
- Clauses 21.05-3 (Local roads) - Policy identifies issues with integrating development within existing road networks and ensuring the character of the existing network is maintained and enhanced. The proposed use and development are not considered to have an impact on the existing road network, other than what has been discussed within the relevant assessment area below.
- Clause 21.05-6 (Community services and facilities) - Policy acknowledges the diversity of age groups within the Cardinia Shire and the importance of providing services to meet the needs of particular age groups such as children and therefore seeks to facilitate the establishment of early years services (i.e., childcare) 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.
- Clause 21.06-1 (Urban Design) - Policy seeks to ensure that all development considers the character and constraints of the site and wider area, and that development contributes to the character, identity, and sense of place of the area, particularly in newly developing areas.
- Clause 21.08-2 (Bunyip) - Policy seeks to ensure that any proposed use or development within the Bunyip township is generally consistent with the Bunyip Township Strategy, September 2009, including the Bunyip
- Clause 22.09 (Signs) seeks 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.

Relevant Particular/General Provisions and relevant incorporated or reference documents

The relevant provisions/ documents are:

- Clause 52.05 (Signs) Seeks regulate the development of land for signs and associated structures.
- Clause 52.06 (Car Parking) Seeks to ensure appropriate provision of car parking and support sustainable transport modes to the motor car.
- Clause 65 (Decision Guidelines)
- Clause 66 (Referral and notice provisions)
- Bunyip Township Strategy 2009

Planning Permit Triggers

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

- Pursuant to Clause 32.08-2 (GRZ1) a planning permit is required to use the land for a Childcare Centre.
- Pursuant to Clause 32.08-9 (GRZ1) a planning permit is required to construct a building or construct or carry out works associated with a Section 2 use (Childcare centre).
- Pursuant to Clause 52.05-13 (Signs) a planning permit is required to display business identification signs.

Public Notification

The application has been advertised pursuant to Section 52 of the Planning and Environment Act 1987, by:

- Sending notices to the owners and occupiers of adjoining land.
- Placing a sign on site.

The notification has been carried out and the statutory declaration has been submitted to Council on 23 May 2022.

Council has received seven (7) objections to date, which centre around the following:

- Loss of privacy
- Traffic/Congestion
- Noise
- Parking
- Over saturation of use within the town

Referrals

External Referrals/Notices:

Referrals/ Notice	Referral Authority	Brief summary of response
Section 55 Referrals	Head, Department of Transport [Determining]	No objection (no conditions)

Section 52 Notices	N/A	
-----------------------	-----	--

Internal Referrals:

Internal Council Referral	Advice/ Response/ Conditions
Engineering	No objection (subject to conditions)
Traffic	No objection (subject to conditions)
Waste	No objection (subject to conditions)
Urban Design	Urban Design provided some comments and while the applicant only partially addressed these comments, the proposal is considered to provide an acceptable outcome with regard to the considerations of the Cardinia Planning Scheme.
Parks and Gardens	Parks and Gardens provided approval for the removal of the street tree, subject to conditions.

Assessment

The proposal has been assessed against the Cardinia Planning Scheme and is considered to be consistent with the aims and objectives of the Scheme.

Planning Policy

A number of state and local policies are relevant to this application.

Clause 11.01-1S (Settlement) seeks to promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements, including by developing compact urban areas that are based around existing or planned activity centres to maximise accessibility to facilities and services and ensuring retail, office-based employment, community facilities and services are concentrated in central locations. Clause 11.02-1S (Supply of urban land) seeks to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

The proposal is considered to adequately respond to these policies as it proposes a use and development that is compatible with the location being within a residential area, adjacent to a major local connector road and within close proximity to the Bunyip town centre and other educational facilities.

Clause 13.02-1S (Bushfire) seeks to manage the risk associated with land located within a Bushfire Prone Area. The subject site is located within a designated Bushfire Prone Area. Pursuant to clause 13.02 Bushfire risk should be considered when assessing planning applications for a childcare centre and requires the implementation of appropriate bushfire protection measures. Due to the required standards education facilities must meet to be able to operate, Council is satisfied that adequate measures will be included within the development to ensure the protection of life and property within the subject area.

Clause 13.05-1S (Noise management) seeks to assist the control of noise effects on sensitive land uses.

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.

The proposal adequately responds to these policies. Childcare centres are considered an acceptable land use in a residential area if amenity impacts are appropriately managed. An acoustic assessment was provided with the application and proposes acoustic fencing to deal with noise impacts to neighbours

from children in the outdoor play areas. The hours of operation are also considered reasonable to ensure that offsite amenity impacts from noise are managed and avoided where possible.

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 outcomes that contribute positively to the local context and enhance the public realm. Clause 15.01-5S (Neighbourhood character) seeks to recognise, support and protect neighbourhood character, cultural identity, and sense of place.

The proposal appropriately responds to these policies. The design is considered to be an appropriate size and scale for the residential area. The built form is single storey and generous front, side (northern boundary) and rear setbacks have been provided.

Clauses 17.01-1S (Diversified economy) and 21.04-1 (Employment) seeks to strengthen and diversify the economy, supporting local economies to grow and diversity by facilitating growth in a range of employment sectors, including education, based on the emerging and existing strengths of each region.

The proposal adequately responds to these policies. The proposal provides for an opportunity for centrally located, local employment within a growth area which is supported by both State and Local policy.

Clauses 18.02-4S (Roads) and 21.05-3 (Local roads) seek to facilitate an efficient and safe road network that integrates all movement networks and makes best use of existing infrastructure.

The proposal is considered an appropriate interface with Hope Street which is considered to be a large local connector road. Based on this location and the ability of this road to accommodate higher levels of traffic, the proposal was supported by Council's Traffic Engineer. The proposal was also supported by the Head, Department of Transport (under Clause 66.02-11) as the site is considered to appropriately respond to these policies.

Clauses 19.02-2S (Education facilities) and 21.05-6 (Community services and facilities) seek to assist the integration of education and early childhood facilities with local and regional communities.

The proposal is considered to adequately respond to these policies as it has considered the demographic trends (including the existing and future needs) for childcare in the Bunyip area and provides for a well-located and accessible childcare center within proximity to multiple growing townships.

Clause 21.06-1 (Urban Design) - Policy seeks to ensure that all development considers the character and constraints of the site and wider area, and that development contributes to the character, identity, and sense of place of the area, particularly in newly developing areas. The proposed design is both appropriate and contributes positively to the existing and establishing character of the area.

Clause 21.03-1 (Rural Township) identifies Bunyip as a rural locality and highlights the following issues

- Providing for a diversity of housing types and densities, including increased housing density around activity centres.
- Balancing diversity of housing choices in rural townships while ensuring consistency with the character of the township.
- Recognising the need for affordability and availability of housing choice for different income levels in both the rental and purchaser markets.
- Recognising the demand for specialist design housing including housing for the aged, people with a disability or mobility issues.
- Identifying the demand for social and community housing.
- Providing opportunity for development of 'Affordable Housing'.

As discussed within the broad assessment of the policy contained within this report, the proposed use appropriately increases services located within an existing educational and residential area and thus, complies with the relevant Bunyip Township Strategy 2009.

Clause 21.03-4 Rural Townships identifies Cardinia Shire as a council which covers an area of 1,280 square kilometres with the pattern of settlement primarily focused in the Urban Established Area, Urban Growth Area and townships ranging from large rural townships to rural localities which includes Bunyip.

Clause 21.08-2 (Bunyip) - Policy seeks to ensure that any proposed use or development within the Bunyip township is generally consistent with the Bunyip Township Strategy, September 2009, including the Bunyip. Further details regarding the application and its adherence to the policy can be found in the Bunyip Township Strategy section below.

As discussed previously, the proposed development continues to respect the existing character of the area by maintaining the existing street grid within the townships, generous street, easements and future footpath opportunities.

Clause 22.09 (Signs) seeks 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.

The proposed business identification signage area for the Childcare Centre presents at a reasonable size, scale and design which identifies the business, without detracting from the amenity of the residential area.

Based on the above assessment, the proposal is considered to adequately respond to both Planning Policy Framework and Local policies and can be supported.

General Residential Zone (Schedule 1)

The relevant purpose of the General Residential Zone for this application is to implement the MPS and PPF, to ensure that development respects the neighbourhood character of the area and allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations. A permit is triggered for both the use and development of the land for a Childcare Centre in the GRZ1 under the following provisions:

- Pursuant to Clause 32.08-2 (GRZ1) a planning permit is required to use the land for a Section 2 use (Childcare centre).
- Pursuant to Clause 32.08-10 (GRZ1) a planning permit is required to construct a building or construct or carry out works associated with a Section 2 use (Childcare centre).

The decision guidelines of this zone cover a number of matters, such as the purpose of the zone and the objectives, standards and decision guidelines for non-residential use and development. The specific decision guidelines are:

General

The Municipal Planning Strategy and the Planning Policy Framework.

As discussed above, the proposal is considered to adequately address planning policy.

The purpose of this zone.

The proposal is considered consistent with the purpose of the General Residential Zone which allows education centres (including Childcare centres) to be located within residential areas where they are well located. The site is considered to achieve this. It is within a centralised residential location, it is clustered with other non-residential uses particularly Educational and is within reasonable proximity of the Bunyip Town Centre and located on local arterial road (Hope Street).

The objectives set out in the schedule to this zone.

There are no applicable objectives set out in Schedule 1 of the Zone.

Any other decision guidelines specified in a schedule to this zone.

Addressed below.

The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.

There are no existing rooftop solar energy systems to which the proposed Use and Development would overshadow.

Non-residential use and development

Whether the use or development is compatible with residential use.

As discussed above and as recognized by both Planning Policy Framework and Local planning policy, childcare centres can be appropriate land uses when appropriately located within residential areas. The location of the proposed childcare centre centrally located within a residential area, clustered with a Primary School and on a major street which acts as a local connector road, is considered to meet this objective in ensuring that the non-residential use is appropriately located.

Whether the use generally serves local community needs.

Childcare centres are considered by their nature to serve a local community need. Bunyip is a growing area where a number of young families live, and therefore, the addition of this well-located Childcare Centre to help service the growing community should be supported. It is also noted that the childcare centre would also offer opportunities for more places for surrounding townships to equally support their growth and the wider municipality.

The scale and intensity of the use and development.

Being single-storey in design and well setback from adjoining boundaries, the proposed scale of the building is considered to be appropriate for the predominately single, residential character of the area. The intensity of the use is also considered reasonable in this context, as the 92-place childcare centre can provide for all its required car parking on-site and as the site is adjacent to a local connector road, the road infrastructure can also cope with an intensification of uses on the site.

The design, height, setback and appearance of the proposed buildings and works.

As discussed above, the single-storey design of the building is considered in keeping with the predominately single-story character of the area. The height of the building is also considered in keeping with this character.

Granted the proposed building height is a maximum of 5.6 from FFL, this diversion in height by 1.5m of the residential development guidelines (Bunyip Township Strategy) is seen as acceptable given the context of the design and adjacent land uses, and the specialised nature of the building. The uses of a scallion roof form are design factors that primarily contribute to this variation in the guidelines. As this assessment previously states, the key feature of the proposed roofline is within the character of the area and pays homage to the existing styles within the area. As such, the delegate officer considers the proposed maximum height which acts primarily as a design feature in keeping with the intended use of a childcare centre and will allow for clear delineation between the existing residential and educational land uses located within the streetscape.

As discussed above the setbacks proposed are also in keeping with the character of the area and maintain a sense of spaciousness between built form. The design of the building, whilst contemporary, is considered modest and of a high design standard, the design is not considered to detrimentally impact the character of the area.

The proposed landscaping.

The landscaping proposed is considered adequate for the proposed development. Landscaping is proposed within all open areas of the site, including along the frontage, and within the play areas. The landscaping proposed includes a mixture of ground covers, shrubs and canopy trees. Some existing, good quality vegetation in the road reservation has been retained including some existing vegetation on the subject allotment.

The provision of car and bicycle parking and associated accessways.

The development has been provided a total of twenty (20) car parking spaces, which includes a single disabled parking space, and complies with the statutory requirement under Clause 52.06 (Car parking). The accessways are appropriately designed in a one-way fashion and appropriately located on a major local road. Childcare centres are not required by Clause 52.34 (Bicycle facilities) to provide bicycle spaces, and no spaces have been provided.

Any proposed loading and refuse collection facilities.

The proposed waste collection area is easily accessible from the car parking area for collection by a private waste collector from the internal car parking area. The waste storage area is appropriately screened from the car parking area, the road and the neighbouring properties, which is considered a desirable and acceptable outcome.

The safety, efficiency and amenity effects of traffic to be generated by the proposal.

The site is adjacent to a significant connecting street with the local road (Hope Street) which is capable of accepting and safely and efficiently managing the additional traffic that will be generated by the proposal. Given that this is a larger local road, there is not expected to be any negative amenity effects caused by traffic on the wider area. For this reason, the application was supported by Council's Traffic Engineer.

Based on the above assessment, the proposal is considered to be an acceptable and well-located proposal within a General Residential Zone and should be supported.

Further discussion and assessment of some of the key elements of the proposal is provided below.

Built Form

The proposed built form has employed a design in which both the existing character and land uses have been considered to minimize impact on adjoining and adjacent allotments. The proposed building footprint is considered appropriate and in line with a residential context, locating the building envelope centrally and occupying less than fifty percent of the subject allotment. The footprint also employs setbacks from all boundaries reducing the perceived visual bulk, privacy and overshadowing concerns.

The proposed front setback of 31.9 from the frontage of Hope Street reduces a dominant built form within the existing streetscape. The provided landscaping plan also demonstrates that there is sufficient capacity for the built form to be softened and further contribute to the existing character of Bunyip. Despite the proposed built form having an elevated roof form it is considered that this unique and somewhat contemporary take on the modernist design features of the surrounding development is of high quality and will be softened by the proposed landscaping.

Materiality and built form elements demonstrate a response to the existing built form within the area and broader township. The incorporation of a scallion roof, timber cladding, and various glazing treatments is reminiscent of the dwellings and buildings within proximity of the subject site.



Image 9: 3D Render of Proposed Development

Amenity

The proposed development incorporates design elements which reduce the proposal's off-site amenity impact while also encouraging a high level of internal amenity.

Offsite-amenity impact has been reduced through the implementation of the following layout and form characteristics;

- The proposed building envelope/footprint and allotment functionality are strategically designed to reduce noise pollution and employs tools such as acoustic fencing to ensure the use complies with EPA guidelines;
- Playrooms have been setback from residential properties north and south of the subject allotment reducing the impact on residential amenity during business hours and operations;

- Appropriate setbacks correspond with a general residential zone ensuring that the proposed built form ensures the building bulk is reduced and an appropriate level of planting can be facilitated to promote a sense of spaciousness and the natural environment;
- Overlooking of adjoining private open space and habitable rooms is not possible from the proposed building form due to the setbacks, single storey-built form and topographical features of the subject site;
- High level of building articulation is proposed from the varied setbacks and mixed materiality of the proposed built form;
- Submitted shadow diagrams demonstrate the proposal does not result in an unreasonable level of overshadowing of surrounding allotments private open space and it is noted that there are no solar panels located within the proposed area of overshadowing.

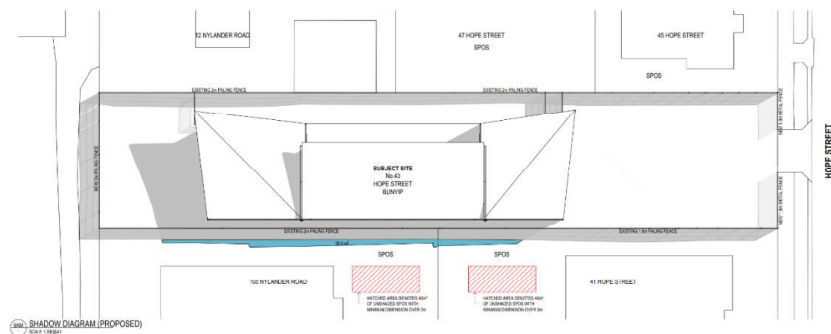


Image 10: Overshadow Diagram (9 am)

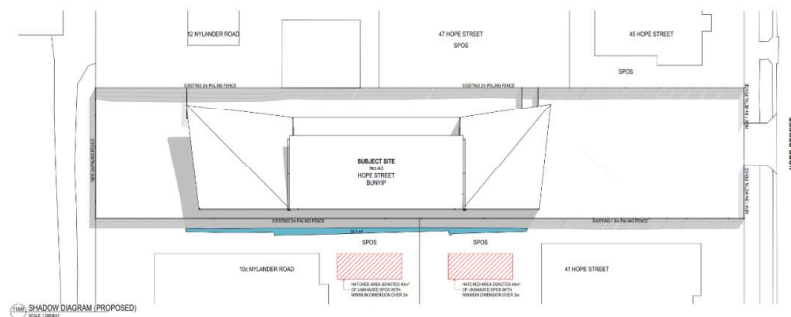


Image 11: Overshadow Diagram (11 am)

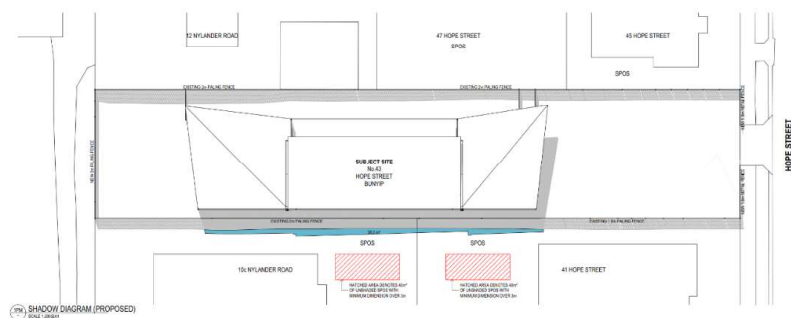


Image 12: Overshadow Diagram (1 pm)

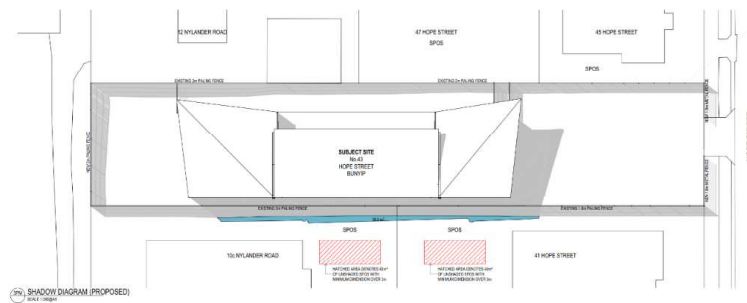


Image 13: Overshadow Diagram (3 pm)

On-site amenity impact has been reduced through the implementation of the following layout and form characteristics;

- The proposed layout would provide an area of 3.25 square meters of indoor play space per child and 5 square meters of outdoor play space per child, which meets the minimum requirement for the aforementioned metrics;
- The proposed outdoor play area would include a variety of landscape features and play areas which have been designed to facilitate a creative and engaging environment for children. The proposed expansive play areas are contained within two sections of the subject area and provide a broad range of play equipment for a diverse age group;
- The childcare centre design has employed accessible design features to ensure the ability of equitable service for a range of people with mobility issues. A disabled car space is proposed to be located within proximity of the front entrance of the childcare centre.

Clause 52.05 Signs

The requirements for a sign in the General Residential Zone are listed as a 'Category 3' sign due to its high amenity location in Clause 52.05 (Signs).

The purpose of this category is 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.

Pursuant to Clause 52.05-13 (Signs) a planning permit is required to display business identification signs. There is no condition on the size of the business identification sign.

The signage proposed to be located on the eastern facade will provide appropriate business identification, being designed to respect the existing residential and educational blend of uses within the area and avoid visual clutter. The signs will be erected within a residential area but are limited in scale/scope and as such will provide no detrimental impacts to any sensitive land uses.

Clause 22.09 provides guidance that seeks to limit the size of signs to 20sqm where the frontage is greater than 40 metres wide and is set back by 10 metres or more from a road. The signage proposed for the northern and southern elevations will comprise a display area totalling 1.5m² sqm and will be setback more than 10 metres from the road. As such, it is considered the signage are compliance with Council's local signage policy.

Additionally, the proposed signage is consistent with the outcomes sought by Clause 22.09 and the decision guidelines of Clause 52.05. Permit conditions will be included to ensure the sign is appropriately managed and maintained. Condition 1 requirements will also require the front signage located along the boundary to be represented within the elevations to indicate the proposed signage area requiring approval.

The proposed signage is considered appropriate in this location due to the following:

- It is consistent with the objectives of the applicable state and local planning controls.
- The form and location of signage respects the character of buildings to which they are attached and the existing streetscape to which they are located.
- The display of signage is of an appropriate scale and character to the surrounding area.
- The proposed signage does not contribute to excessive visual clutter or visual disorder.
- The high-quality and strategic location of signage has been appropriately designed to not cause loss of amenity or adversely affect the natural or built environment or the safety, appearance or efficiency of a road.
- The proposed signage will require a condition to note that the designated signage area cannot be illuminated or animated, unless approval is provided in writing by the responsible authority.

Council's decision regarding approving signage without a formalised plan is on the provisor that the area and category of signage is not altered from the endorsed plans. Thus, falling inline with clause 52.05-4 (existing signs) which allows an approved sign to be renewed or replaces without a permit if the display area is not to be increased or the renewal or replacement would result in an alternative category of sign.

Signage conditions on permit will include:

- Elevations of signage located along the frontage with display area clearly displayed (C1).
- Note required on elevations indicating the signage area at the front and rear will not be illuminated or animated (C1).
- The location and details of the signs, including those on the supporting structure, as shown on the endorsed plans, must not be altered without the written consent of the Responsible Authority.
- No signs other than those allowed by this permit or the planning scheme may be displayed on the subject land without the written consent of the Responsible Authority.
- Signage component of this permit expires 15 years after the date the permit this issued.

Clause 52.06 Car parking

Pursuant to Clause 52.06-5 the number of car parking spaces required under Table 1, is 0.22 spaces per child. The proposed childcare centre is to accommodate 92 children; therefore, the use generates a requirement for 20 car parking spaces. A total of 20 car parking spaces are proposed on site which meet the relevant standards. Council's Traffic Engineer has reviewed the plans and is supportive of the application.

Access

Vehicular access is planned via an accessway located centrally along the subject site's Hope Street frontage. The proposed access point is located generally central to the street frontage and is designed as a double width access capable of accommodating simultaneous inbound and outbound movements.

Access is planned via Hope Street with a dedicated pedestrian pathway provided at the site's south-eastern corner. The proposed pedestrian access point would connect to an internal ramped pathway that provides a corridor between the street and the building. The locations of the proposed vehicular and pedestrian site access points are detailed below:

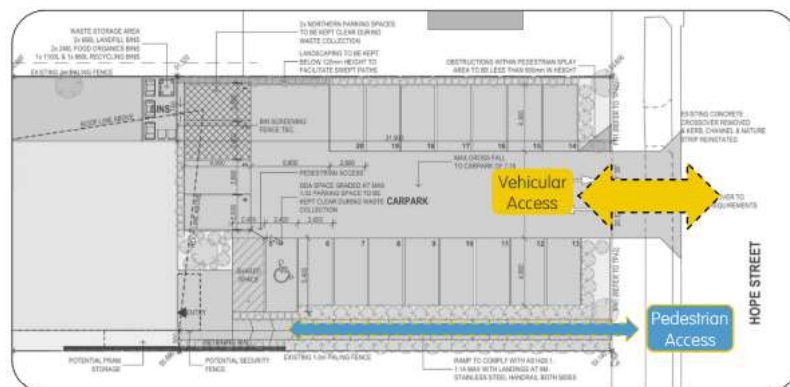


Image 14: Proposed Pedestrian and Vehicular Access for Childcare Centre

The proposed car park and accessways have been assessed and determined to have satisfied the relevant design guidelines.

Accordingly, the proposal satisfies the purpose of Clause 52.06, specifically:

- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

Clause 65.01 Loading Considerations

To address the adequacy of loading for new developments, the affirmation clause specifies the following:

- *The responsible authority must consider, as appropriate, the adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*

In relation to the above specification, it is noted that pick up and drop off will occur within the site, with parking provided at a rate meeting the statutory requirement.

In consideration of commercial vehicles, a childcare centre does not attract a heavy demand for loading activity. Most loading-related activity would be predominately limited to food and baby product (diapers etc) deliveries, with these movements occurring outside peak drop-off and pick-up times. These goods are transported to and from the using vans which can comfortably rely on standard car parking spaces. The largest vehicle that will require access to the site will therefore be waste collection vehicles. Similarly, these vehicles typically arrive in the evening after the childcare centre has closed, and cleaning activity has been completed.

A swept path analysis that was provided with the application confirms that the design of the accessway can comfortably accommodate up to 6.4m mini waste collection vehicle.

The proposed loading arrangements have been assessed and determined to have satisfied the relevant design guidelines / principles contained within Clause 65.01 and AS2890.2:2018.

Accordingly, it is considered that the proposal:

- Provides adequate vehicle loading and unloading facilities, which will not result in associated amenity, traffic flow and road safety impacts.

Traffic Generation

The following provided traffic generation is based on the RMS Guide to Traffic Engineering Developments (October 2002) which includes daily peak hour traffic generation rates for childcare centres. The guide specifies a traffic generation rate of:

- AM Peak 0.9 trips/child

- PM Peak 0.7 trips/child

The proposed 92 place childcare centre is anticipated to generate:

- AM Peak 83 trips (42 Inbound/41 Outbound)
- PM Peak 64 trips (32 Inbound/32 Outbound)

It is expected that with this centre located across from Columba Catholic Primary School, that incidences of linked trips will occur (i.e., parents / carers of children at Columba Catholic Primary School also having a child enrolled at the childcare centre).

The provided traffic assessment proposed a linked trip rate of 20% has been adopted. This translates to the following new trips on the existing road networks.

- AM Peak 66 trips (33 Inbound/33 Outbound)
- PM Peak 51 trips (25 Inbound/26 Outbound)

Traffic Impact

The introduction of an additional 66 new trips in the AM Peak and 51 new trips in the afternoon peak will not have a material impact on the performance of the adjacent road network, nor will these volumes create any safety issues at the site access points, or adjacent road network.

Overall, council's Planning and Traffic Departments are satisfied that the proposed development will not adversely affect the amenity of the locality.

Clause 52.34 Bicycle parking

In accordance with the Table to Clause 52.34- 4 (Bicycle facilities) no bicycle spaces, showers or change facilities are required to be provided for a Childcare centre.

Other matters

Noise impacts

An Acoustic Assessment prepared by Renzo Toni & Associates was provided with the application. The report assessed the noise impacts of the proposed Childcare Centre on these six (6) nearby sensitive uses along the southern side of the site:

These residences included:

- 41 Hope Street
- 45 Hope Street
- 45A Hope Street
- 47 Hope Street
- 10C Nylander Road
- 12 Nylander Road
- 14 Nylander Road



Image 15: Acoustic Report Assessment Area

The report notes that as these dwellings are the closest to the subject development, compliance at these locations will ensure compliance elsewhere.

Currently there are no specific statutory requirements to assess noise emissions with respect to childcare centres from noise associated with children playing in outdoor play areas. This specific issue has been addressed in the VCAT matter of PHHH Investments Pty Ltd v Bayside City Council (VCAT Reference No P2294/2014 with Permit Application No. 2014/130/1) which was adopted for this assessment.

The report also assessed the impact of other noise on nearby sensitive uses such as noise emanating from the facility and the playground areas.

The report found that with the implementation of acoustic fencing and other management factors such as limiting the times at which children can play outdoors, that noise levels from the site will comply with noise criteria.

Based on their assessment of the proposal, Renzo Toni & Associates considers that the proposal will be equivalent to many other approved childcare centres with respect to acoustic outcomes.

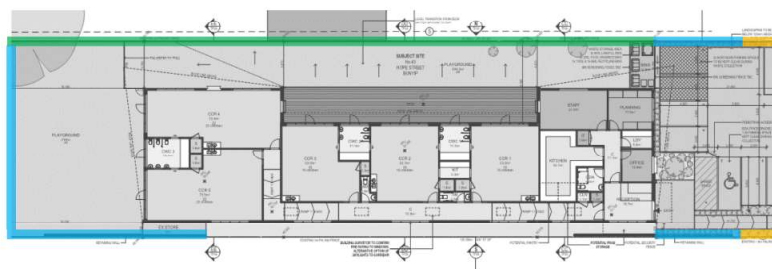


Image 16: Proposed Acoustic Treatment Fencing Locations

They recommend the following management controls and acoustic measures be implemented:

1. The proposed acoustic fence shall be built to a minimum of 2.2 metres (green line on boundary);

2. The proposed acoustic fence shall be built to a minimum of 2.0 metres (blue);
3. It is appropriate to taper the 2.0 metre acoustic fences to the north and south at the carpark entrance to the east, to 1.2 metres over a distance of 3.0 metres from the eastern boundary the Subject Site, without impacting acoustic amenity to residential uses at 45 Hope St located north and 41 Hope St located south (orange);
4. Acoustic fences and parapets may be constructed using any of treated timber, glass, precast concrete panels, lightweight aerated concrete, transparent acrylic panels, profiled metal sheet cladding, and/or fibre cement sheeting as long the selected material (or combined skins) has a mass of at least 8kg/m²;
5. Where Condition 4 is not demonstrated, the overall sound transmission loss through the material of which the fence is to be constructed shall not be less than Rw 20, to be approved by a suitably qualified acoustic consultant;
6. Acoustic fences and parapets shall have no gaps or holes, and shall be designed so that there is no likelihood of them occurring through natural causes or deformations which would allow noise to pass through;
7. Acoustic fences and parapets shall have no gaps or holes and shall be designed so that there is no likelihood of them occurring through natural causes or deformations that would allow noise to pass through.

They also state to ensure that the noise admissions will be in compliance with EPA guidelines and will not adversely impact residents and that the site complies with Noise Protocol Part 1. Therefore, the following conditions be placed on the permit:

- *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.*

Conditions will require that the fence will be required to be constructed in accordance with recommendations in the report. The plans show an acoustic fence to be constructed along the north, south and east boundaries.

Conditions of the permit will require the acoustic fencing to be installed in prior to occupation of the Childcare Centre, in accordance with Renzo Toni & Associates recommendations.

Bunyip Township Strategy & Framework

The Strategic Framework Plan (2009) provides a policy framework for the existing and future development of Bunyip. The Framework Plan sets out a general pattern of the use, development and subdivision of allotments within the township. Providing a strategy which facilitates the future development opportunities, encouraging an improved mixture of retail and service uses, preserving the existing township character and creating a sense of place. Under the Structure Plan the subject site is noted as being within the established residential area.

An assessment against the guidelines has not been undertaken due to the nature of the development does not relate to residential development or subdivision of land. However, it is considered within the existing context of the subject site (adjacent to a primary school) that the proposed development fits within a broader educational use of residential land within the existing area. As such, the proposed development will further cement Hope Street's importance within the local community providing early learning opportunities and childcare to a township with an increasingly growing number of residents who commute outside of the municipality. Overall, the proposal is consistent with the high-level objectives outlined within the framework which encourages an improved mixture of services for a growing population.

Clause 65 Decision Guidelines

The application has been assessed against the Clause 65 – Decision Guidelines. It is considered that the application, as discussed above complies with the relevant state and local policies and the purpose of the zone and overlays that apply to the site.

As such it is considered that the application has appropriate regard to the decision guidelines and should be supported.

Clause 66.02-11 Land use and transportation integration

Pursuant to Clause 66.02-11 an application to construct a building or to construct or carry out works for an Education Centre an application must be referred to the Head of Transport for Victoria (VicRoads), who is the determining authority. The application was referred to the relevant body to which no objection or conditions were received.

Response to Objections

The proposed use and development of a childcare centre has received seven (7) objections the following is a summary title of the objection with a corresponding response to each broad summary title.

- Over saturation of use within the town
 - The proposed childcare centre is in line with the demographic forecast trends of Bunyip and broader surrounding growth in townships within this area of the municipality. Childcare and education facilities within a per-urban township require consideration more broadly due to the confined number of required facilities. The nature of the municipality relying heavily on motor vehicles for transportation also provides an increasing user base for the proposed land use for commuters within and surrounding the municipality.
 - Objections state an oversaturation of childcare areas within the township and highlight the need for more diverse services. It is noted that the planning scheme does not have a mechanism to which oversaturation of a particular use can be applied within the context of educational land uses and residential areas that are contained within the context of an existing education corridor. Rather, the planning scheme does provide support in clustering land uses of a similar nature to reduce strain on the principal transport network. The subject allotment's contextual nature of being adjacent to a primary school is supportive of the objectives of the zone which seeks to integrate educational uses of land appropriately within a residential area.
 - As there is an integral/symbiotic relationship between the proposed and existing land uses (primary school adjacent to the subject site) families would be better able to coordinate multiple drop-offs for families reducing stress on the overall transportation network. Families who travel from surrounding townships and suburbs to drop off primary school-aged children to existing education facilities will be granted more choices reducing the stress on the network.
- Traffic/Congestion
 - It is considered that the traffic can be well managed and maintained by the principal road network and is an essential burden that can be adapted to service the township and workers with the wider and adjoining municipality. Access is proposed to occur along Hope Street and will not impede the traffic or motor vehicle movement of Nylander Road.
- Noise
 - The proposal adequately responds appropriately to the policies which address the emission of noise. Childcare centres are considered acceptable land use in a residential area if amenity impacts are appropriately managed. The provided acoustic assessment proposes acoustic fencing to reduce noise impacts to adjoining allotments from children in the outdoor play areas is considered to meet EPA guidelines. Additionally, the hours of operation are also considered reasonable to ensure that offsite amenity impacts from noise are managed and avoided where possible.
- Parking

- The proposed childcare facility provides the required allocated amount of childcare as specified under clause 52.06. As such, the proposed childcare facility does not require a waiver of parking and has satisfied its burden under the planning scheme to provide adequate spaces for the intended use of the subject allotment as a childcare centre.
- Development Impact
 - Standard conditions will ensure that development occurs in a responsible manner which maintains and protects local and neighbouring infrastructure including street/boundary trees and accessways.
- Privacy
 - As discussed under the Amenity heading within the General Residential Zone assessment, overlooking adjoining private open space and habitable rooms is not possible from the proposed building form due to the setbacks, single storey built form and topographical features of the subject site. Considering the development includes the establishment of a 2-2.2-metre acoustic fence and the proposed childcare use and development does not unreasonably impact the privacy of adjoining lots.

Conclusion

It is recommended that a Planning Permit be issued for the use and development of a childcare centre and to display business identification signage in a General Residential Zone (Schedule 1), generally in accordance with the approved plans, and subject to conditions.

Recommendation

Notice of Decision to Grant a Permit

That Council having caused notice of Planning Application No. T230420 to be given under Section 52 of the *Planning and Environment Act 1987* and having considered all the matters required under Section 60 of the *Planning and Environment Act 1987* decides to Grant a Notice of Decision to Grant a Permit in respect of the land known and described as L1 TP187904 V9391 F859, 43 Hope Street Bunyip, for the Use and development of a Childcare Centre and the construction and display of Signs generally in accordance with the endorsed plans, subject to the following conditions:

Conditions:

Amended Plans

1. Before the 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 then form part of the permit. The plans must be drawn to scale with dimensions and be generally in accordance with the plans prepared by Co-lab Architecture, Revision 01, dated 7/08/2023, submitted with the application but modified to show:
 - a. Elevations of signage located along the frontage with display area clearly displayed.
 - b. Note required on elevations indicating both signage areas will not be illuminated or animated.
 - c. Lighting details for the car parking area and entry path.
 - d. Pavement markings to be included in each of car parking spaces 1-4 marked "STAFF ONLY".

Tree Protection

2. Before works start, a fence must be erected around trees shown for retention on the endorsed plan. This fence will protect the trees by demarcating the tree protection zone and must be erected at a radius of $12 \times$ the diameter of the trunk at a height of 1.3 metres above ground level, to a maximum of 15 metres but no less than 2 metres from the base of the trunk of the trees (excepting the approved area of encroachment for construction as shown on endorsed plans) to the satisfaction of the Responsible Authority. The protection fence must be constructed of star pickets and flagging tape/chain mesh or similar to the satisfaction of the Responsible Authority. The protection fence must remain in place until all works are completed to the satisfaction of the Responsible Authority. Except with the written consent of the Responsible Authority, within the tree protection zone, the following are prohibited:
 - a. Vehicular access.
 - b. Trenching or soil excavation.
 - c. Storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products.
 - d. Entry and exit pits for underground services.
 - e. any other actions or activities that may result in adverse impacts to retained native vegetation.

Use

3. The use as shown on the endorsed plan/s must not be altered without the written consent of the Responsible Authority.
4. No more than ninety-two (92) children may be cared for on the premises at any time without the prior written consent of the Responsible Authority.
5. Except with the written consent of the Responsible Authority, the childcare centre may only have staff present on the site Monday to Friday between 6.00am and 8.30pm.
6. Except with the written consent of the Responsible Authority, the childcare centre may only have children present on the site between Monday to Friday between 6.30am and 7.30pm.
7. Except with the written consent of the Responsible Authority, children are only permitted within the outdoor play areas during the hours of Monday to Friday between 9:00am and 6:00pm.

Street Trees

8. Before the development starts, a fee must be paid to the Responsible Authority for the removal and replacement of the existing street tree.

Amenity (construction phase)

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;

Or in any other way, to the satisfaction of the Responsible Authority.

Amenity (ongoing use)

10. 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 (or as amended) at all times.

11. The acoustic fencing must be constructed and maintained in accordance with the recommendations of the Acoustic Assessment prepared by Renzo Tonin & Associates, Document Reference: ME257-01F01 Acoustic Report (r2), dated 31/10/23. as shown on the endorsed plans to the satisfaction of the Responsible Authority.
12. The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:
 - a. Transport of materials, goods or commodities to or from the land;
 - b. Appearance of any building, works or materials;
 - c. Emission of noise, artificial light, vibration, smell, flumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;
 - d. Presence of vermin;Or in any other way, to the satisfaction of the Responsible Authority.
13. No external sound amplification equipment or loudspeakers are to be used for the purpose of announcements, broadcasts, playing of music or similar purposes.
14. External lighting of the areas set aside for car parking, access lanes and driveways must be designed, baffled and located to the satisfaction of the Responsible Authority to prevent any adverse effect on adjoining land.
15. All external plant and equipment must be acoustically treated or placed in soundproof housing to reduce noise to a level at all times satisfactory to the Responsible Authority.
16. All pipes, fixtures, fittings and vents servicing any building on the subject land must be concealed in service ducts or otherwise hidden from view at all times to the satisfaction of the Responsible Authority.
17. The site including all buildings and works must be so ordered and maintained as not to prejudicially affect the amenity of the locality by reason of appearance to the satisfaction of the Responsible Authority.

Waste Management

18. Except with the prior written consent of the Responsible Authority, waste collection must only occur within hours prescribed by EPA but outside of hours pursuant to Condition 6 of this Permit.
19. All waste generated by the use of the land must at all times be managed in accordance with the Waste Management Plan approved and endorsed by the Responsible Authority.
20. Provision must be made on the subject land for the storage and collection of garbage and other solid waste. This area must be graded and drained and screened from public view to the satisfaction of the Responsible Authority.
21. All waste must be stored effectively to prevent odours from affecting neighbouring properties.

Layout not altered

22. The development as shown on the endorsed plan/s must not be altered without the written consent of the Responsible Authority.

Landscaping

23. 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.

Earthworks

24. 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.
25. Sediment control measures must be undertaken during construction to the satisfaction of the Responsible Authority to ensure that the development 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.

Stormwater Management

26. Before the development starts, drainage plans must be submitted to and approved by the Responsible Authority. The plans must show the provision of a stormwater detention system. The stormwater detention system will become the responsibility of the property owner or body corporate to maintain to the satisfaction of the Responsible Authority.
27. Stormwater must not be discharged from the subject land other than by means of an underground pipe drain discharged to an outlet in the street or to an underground pipe drain to the satisfaction of the Responsible Authority.
28. Stormwater works must be provided on the subject land so as to prevent overflows onto adjacent properties.

Prior to occupation

29. Prior to occupation:
 - a. 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.
 - b. A commercial standard concrete vehicle crossing/s as shown on the approved plans must be constructed to the approval and satisfaction of the Responsible Authority.
 - c. Any redundant existing vehicle crossing must be removed and the nature strip and kerb and channel reinstated at the cost of the owner and to the satisfaction of the Responsible Authority.
 - d. The landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority.
 - e. The acoustic fencing as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority.
 - f. A bin storage area must be provided as shown on the endorsed plans and be screened so as not to be detrimental to the visual amenity of the neighbourhood to the satisfaction of the Responsible Authority.
 - g. All external plant and equipment must be acoustically treated or placed in soundproof housing to reduce noise to a level satisfactory to the Responsible Authority.
 - h. Directional signage as shown on the endorsed plans must be installed within the car parking area.
 - i. Pavement markings to be installed in each of car parking spaces 1-4 marked "STAFF ONLY".

Signage

30. The location and details of the signs, including those on the supporting structure/s, as shown on the endorsed plans, must not be altered without the written consent of the Responsible Authority.
31. No signs other than those allowed by this permit, or the Planning Scheme may be displayed on the subject land without the written consent of the Responsible Authority.
32. The signage must not result in any adverse visual impact on the environment of the area and the signage must be of a non-reflective nature.
33. The signs must be displayed and maintained to the satisfaction of the Responsible Authority.

Expiry

34. This permit for the development and use of land expires if:

- a. the development does not start within two (2) years after the issue of the permit; or
- b. the development is not completed within four (4) years after the issue of the permit; or
- c. the use does not start within two (2) years after the completion of the development; or
- d. the use is discontinued for a period of two (2) years.

In accordance with Section 69 of the Planning and Environment Act 1987, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

35. This permit for the construction and display of signs expires fifteen (15) years after the date it is issued. On expiry of the permit the signs and structures built to specifically support them must be removed.

In accordance with section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

HOPE ST CHILDCARE

Dwg#	DRAWING SHEET NAME
TP00	COVER SHEET
TP01	SITE PLAN
TP10	GROUND FLOOR PLAN
TP11	ROOF PLAN
TP20	ELEVATIONS
TP30	SECTIONS
TP40	SHADOWS
TP41	SHADOWS
TP42	EXTERNAL MATERIALS SCHEDULE

SITE AREAS SCHEDULE	
ZONE	AREA m2
SITE COVER	732 26.2%
SITE AREA	2,024
PERMEABLE	787 38.9%
IMPERVIOUS	1,238 60.6%

CARPARKING SCHEDULE		
LEVEL	TYPE	QTY
GROUND FLOOR	Disabled Space	1
GROUND FLOOR	Classed 52.06 90 Degree	17
GROUND FLOOR	Classed 52.06 90 Degree (2.5m wide)	2
		20

CLASSROOM SCHEDULE			
LEVEL	ROOM TYPE	AREA	CHILDREN
GROUND FLOOR	CCR 1	53	16
	CCR 2	53	16
	CCR 3	53	16
	CCR 4	73	22
	CCR 5	73	22
		304	92

GFA SCHEDULE	
LEVEL	AREA
GROUND FLOOR	634
	634 m²

PLAYGROUND SCHEDULE	
ZONE	AREA
PLAYGROUND	310
PLAYGROUND	338
	648 m ²



REVISION HISTORY	
REV	DATE
1	11/11/2023
2	11/11/2023
3	11/11/2023
4	11/11/2023
5	11/11/2023
6	11/11/2023
7	11/11/2023
8	11/11/2023
9	11/11/2023
10	11/11/2023

NOTES

THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF COLLAB ARCHITECTS AUSTRALIA PTY LTD. CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWINGS TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE PROVIDED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONGRUENCIES / CONFLICTS.

IF THE DRAWING IS REPRODUCED UNCONTROLLED COPY THEN IT IS TO BE CONSIDERED A SHIPWRECK SUBJECT TO REVISION WITHOUT NOTICE.

When used in accordance with the following conditions of use, this drawing is valid for use.

DRAWN	CHECKED	PLOT DATE	JOB NO.	SCALE
BS	TJ	1/11/2023	23.015	1:100
				@A1

PROJECT

HOPE ST CHILDCARE
43 HOPE ST
BUNYIP VIC 3185

DRAWING TITLE

COVER SHEET

221 Waterloo Road
Collegedale
17,000 VICTORIA 3088
E: enquiries@colabarchitects.com.au
ABN: 97 150 969 497

{Co-lab}
ARCHITECTURE

ISSUE PURPOSE

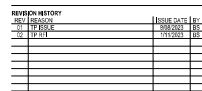
TOWN PLANNING

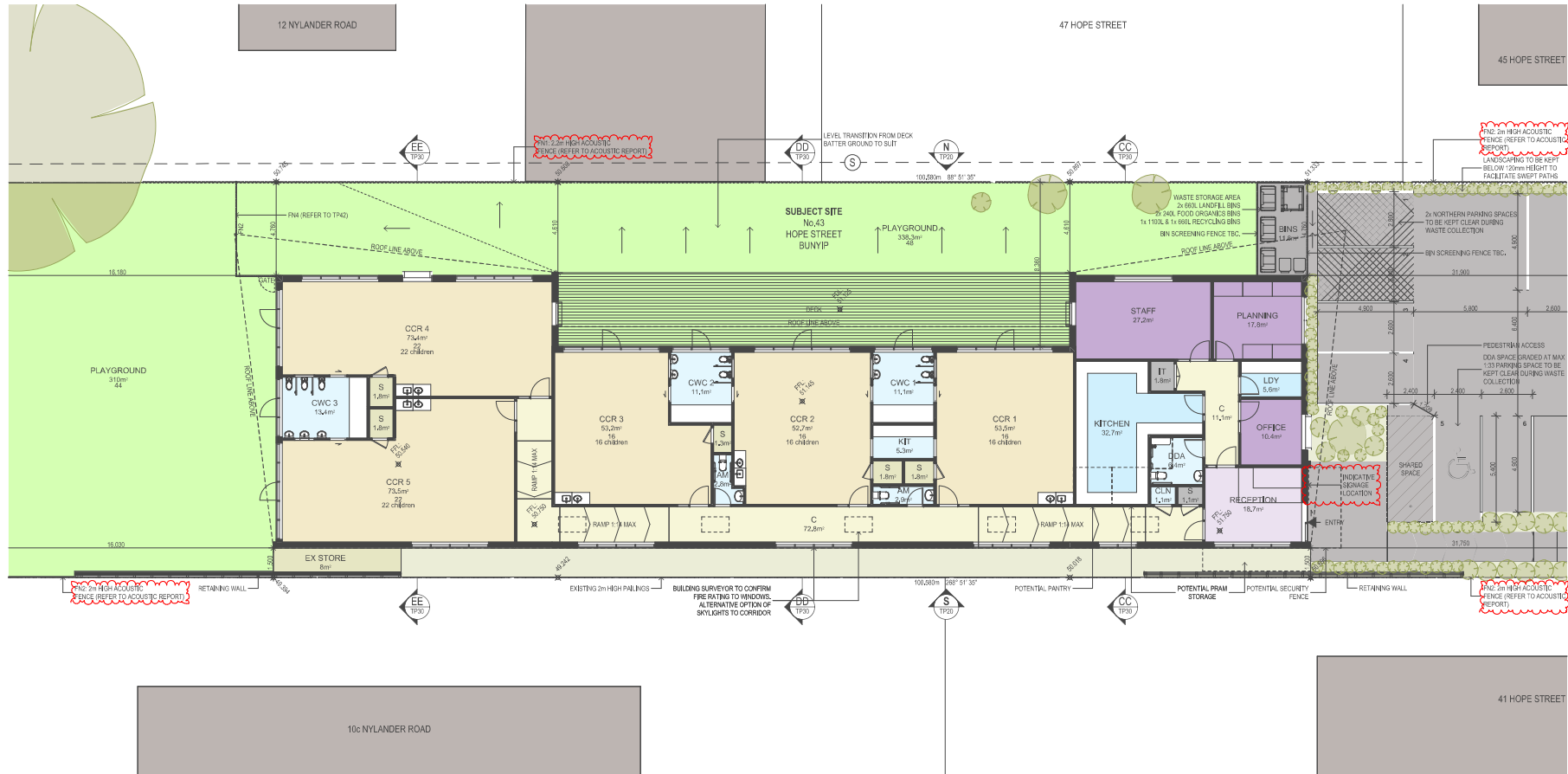
DRAWING NO.

TP00

REV.

02

REV.
02



REVISION HISTORY	
REV	DESCRIPTION
1	ISSUE DATE: 1/11/2023
2	ISSUE DATE: 1/11/2023
3	ISSUE DATE: 1/11/2023
4	ISSUE DATE: 1/11/2023
5	ISSUE DATE: 1/11/2023
6	ISSUE DATE: 1/11/2023
7	ISSUE DATE: 1/11/2023
8	ISSUE DATE: 1/11/2023
9	ISSUE DATE: 1/11/2023
10	ISSUE DATE: 1/11/2023

IF THE DRAWING IS REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF CO-LAB ARCHITECTS, THE USER SHALL BE LIABLE FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, INCURRED BY CO-LAB ARCHITECTS.

NOTES:
1. THIS DRAWING IS COPYRIGHTED AND SHALL REMAIN THE PROPERTY OF CO-LAB ARCHITECTS (AUST) PTY LTD.
2. CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWINGS TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE PROVIDED DIMENSIONS ONLY. OPEN TO AMBIGUITY OF INTERPRETATION OF DIMENSIONS - CONSULT.

When used in accordance with the Australian Standard AS/NZS 1100:2015

DRAWN: BS CHECKED: TJ PLOT DATE: 1/11/2023 JOB NO: 23.015 SCALE: 1:100 @A1

PROJECT:
HOPE ST CHILDCARE
43 HOPE ST
BUNYIP VIC 3185

DRAWING TITLE:
GROUND FLOOR PLAN

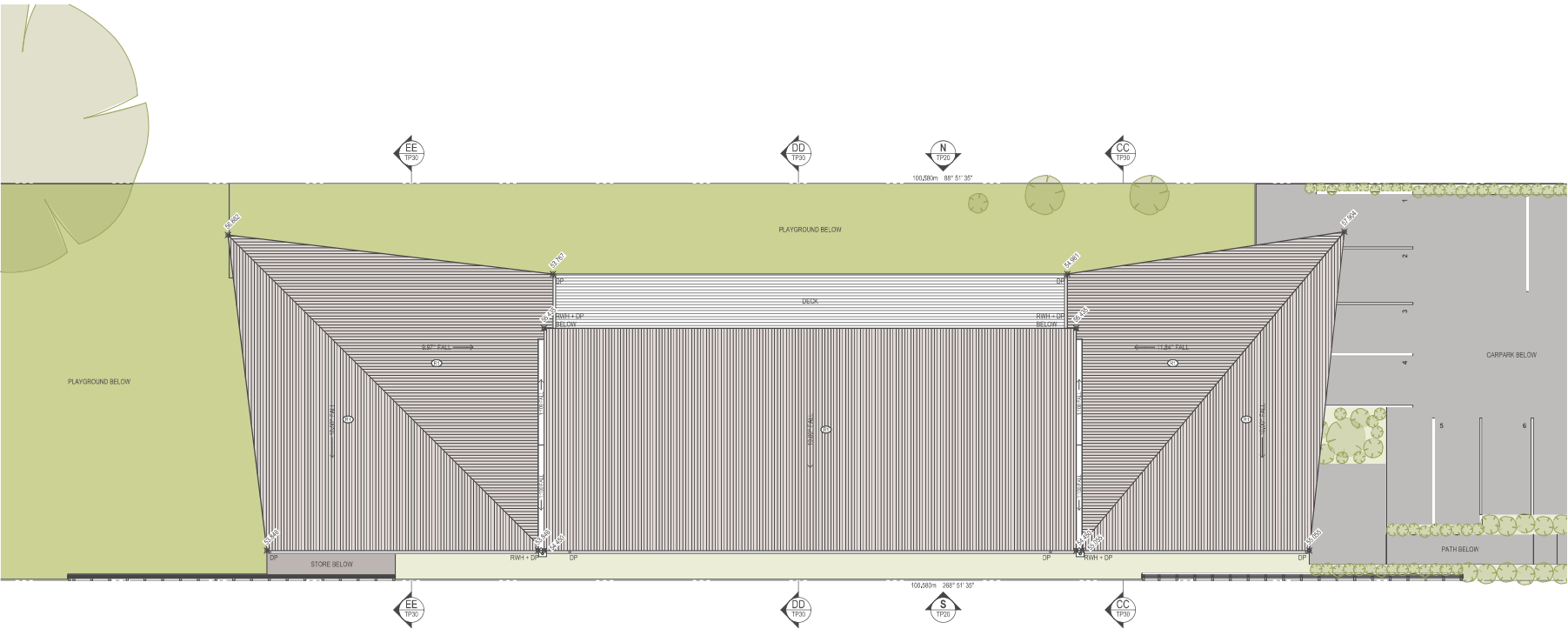


ISSUE PURPOSE:
TOWN PLANNING

221 Waterloo Road
Coleraine
VIC 3901
E: enquiries@colabarchitects.com.au
ABN: 97 150 969 497

Co-lab
ARCHITECTURE

DRAWING NO:
TP10
REV: 02



REVISION HISTORY	
REV	DESCRIPTION
1	TP11
2	TP11
3	TP11
4	TP11
5	TP11
6	TP11
7	TP11
8	TP11
9	TP11
10	TP11

ISSUE DATE	REV
10/03/23	1
11/03/23	2
11/03/23	3
11/03/23	4
11/03/23	5
11/03/23	6
11/03/23	7
11/03/23	8
11/03/23	9
11/03/23	10

IF THE DRAWING IS MARKED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A SHIRT SUBJECT TO REVIEW WITHOUT NOTICE.

NOTE: THIS DRAWING IS COPYRIGHTED AND SHALL REMAIN THE PROPERTY OF COLLAB ARCHITECTS (AUST) PTY LTD. CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWINGS TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE PROVIDED DIMENSIONS ONLY. SEEK CLARIFICATION OF ANY CONFLICTS OR CONFLICTS.

When used in accordance with the Australian Standard AS/NZS 1100:2015.

DRAWN	CHECKED	PLOT DATE	JOB NO.	SCALE
BS	TJ	1/11/2023	23.015	1:100

@A1

PROJECT
HOPE ST CHILDCARE
43 HOPE ST
BUNYIP VIC 3185

DRAWING TITLE
ROOF PLAN



ISSUE PURPOSE
TOWN PLANNING

221 Waterloo Road
Collegedale
T: 080 800 8888
E: admin@colabarchitects.com.au
ABN: 97 150 969 497

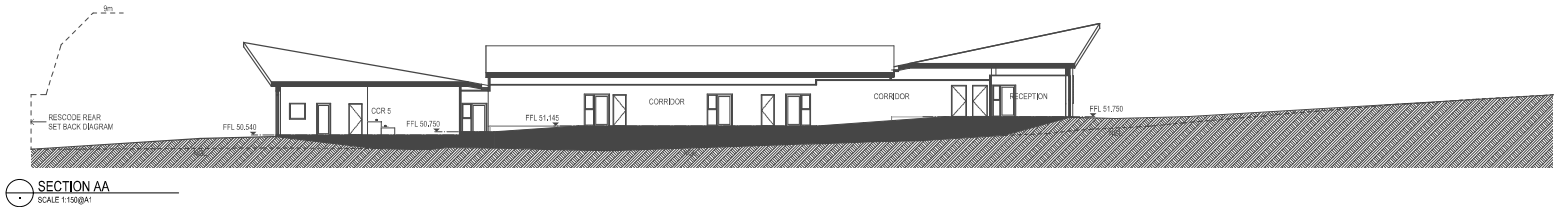
{Co-lab}
ARCHITECTURE

DRAWING NO.
TP11

REV.
02



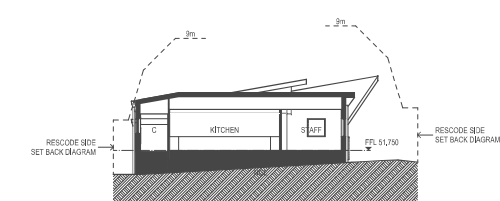
DRAWING NO. **TP20** REV. **02**



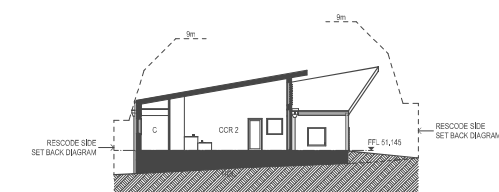
SECTION AA
SCALE 1:150@A1



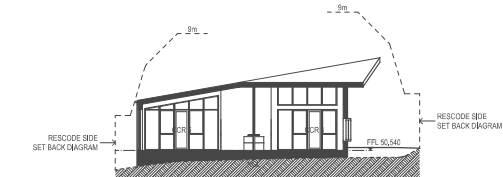
SECTION BB
SCALE 1:150@A1



SECTION CC
SCALE 1:150@A1



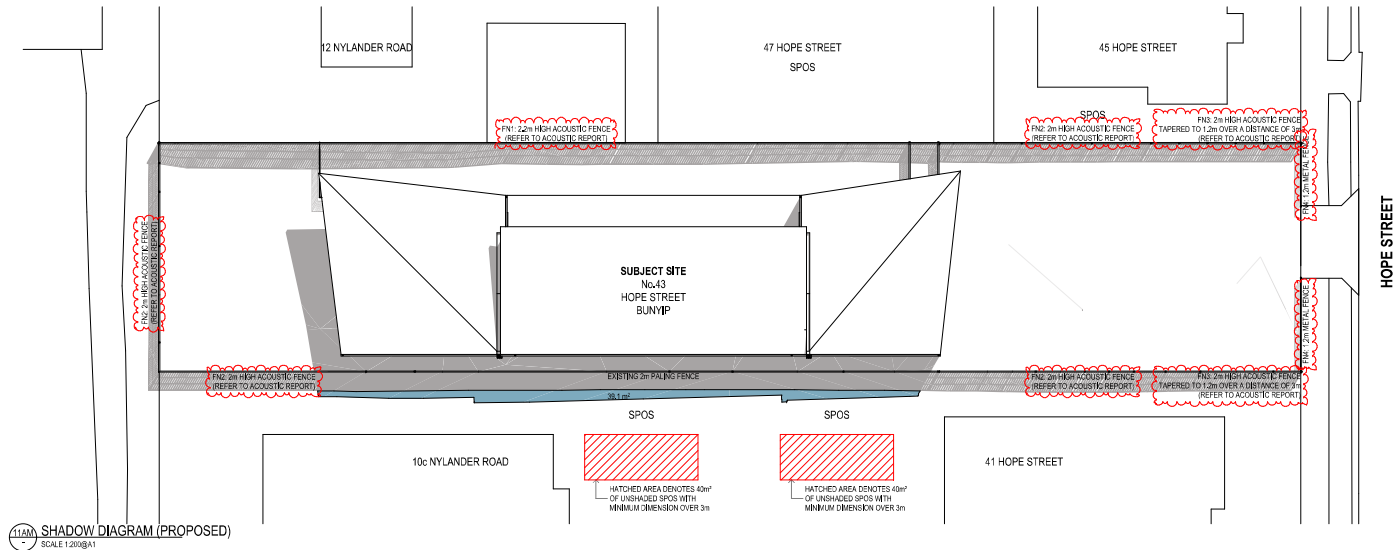
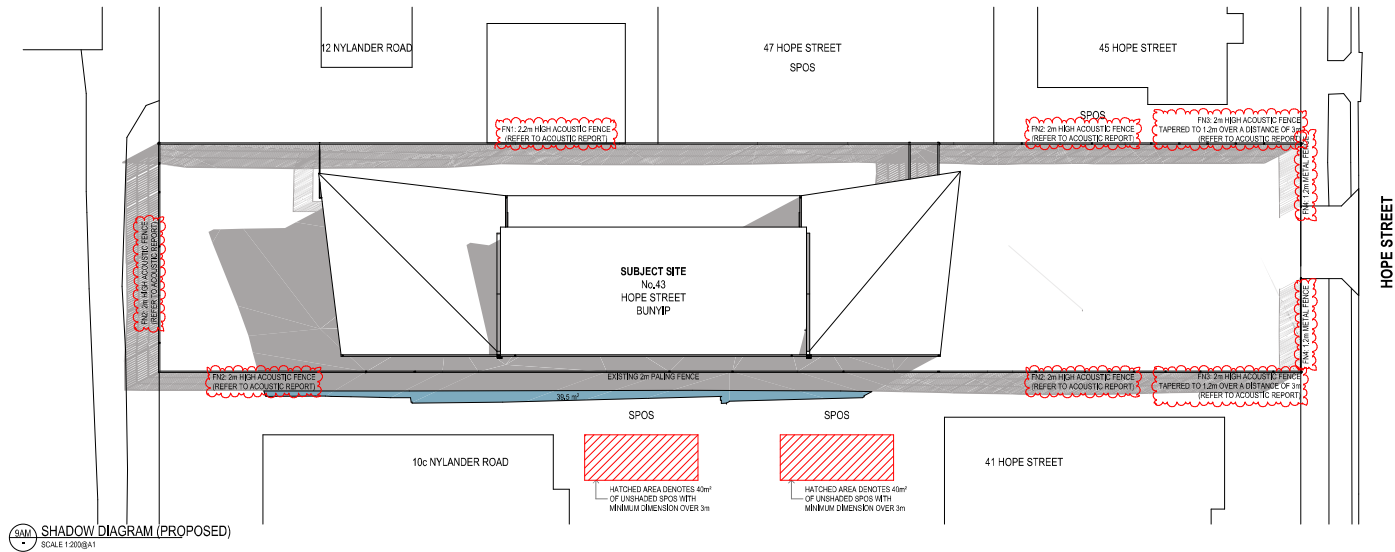
SECTION DD
SCALE 1:150@A1



SECTION EE
SCALE 1:150@A1

REVISION HISTORY	
REV	DATE
1	10/03/2023
2	11/03/2023
3	11/03/2023
4	11/03/2023
5	11/03/2023
6	11/03/2023
7	11/03/2023
8	11/03/2023
9	11/03/2023
10	11/03/2023

NOTES				PROJECT			
THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF COLLAB ARCHITECTS (AUST) PTY LTD. CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWINGS TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE PROVIDED DIMENSIONS ONLY. SEEK CLARIFICATION OF ANY CONFLICTS OR COMPLETIONS.				221 Waterloo Road Collegedale VIC 3086 E: admin@collabarchitects.com.au ABN: 97 150 969 497			
IF THE DRAWING IS REPRODUCED OR COPIED, THEN IT IS TO BE CONSIDERED A SHIRT SWEATER TO BE WORN WITHOUT NOTICE.				HOPE ST CHILDCARE 43 HOPE ST BUNYIP VIC 3185			
DRAWING TITLE				ARCHITECTURE			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			
DRAWING NO.				TP30			
REV.				02			



REVISION HISTORY	ISSUE DATE (Y/Y)
1. ISSUE	10/03/2024
2. ISSUE	11/03/2024
3. ISSUE	11/03/2024
4. ISSUE	11/03/2024
5. ISSUE	11/03/2024
6. ISSUE	11/03/2024
7. ISSUE	11/03/2024
8. ISSUE	11/03/2024
9. ISSUE	11/03/2024
10. ISSUE	11/03/2024

IF THE DRAWING IS REPRODUCED UNCONTROLLED COPY THEN IT IS TO BE CONSIDERED A SHOT, SUBJECT TO REVIEW WITHOUT NOTICE.

NOTES:
THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF CO-LAB ARCHITECTS (AUST) PTY LTD.
CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWINGS TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE PROVIDED DIMENSIONS ONLY. OPEN TO AMPLIFICATION OF INCONCURRENCES - COMPLETS.

WHEN NOTED AS 'ISSUE' IN THE DRAWING, IT IS THE RESPONSIBILITY OF THE CLIENT TO VERIFY THE DRAWING.

DRAWN: BS
CHECKED: TJ
PLOT DATE: 1/11/2023
JOB NO.: 23.015

SCALE:
1:200
@A1

PROJECT:
HOPE ST CHILDCARE
43 HOPE ST
BUNYIP VIC 3185

DRAWING TITLE:
SHADOWS



ISSUE PURPOSE:
TOWN PLANNING

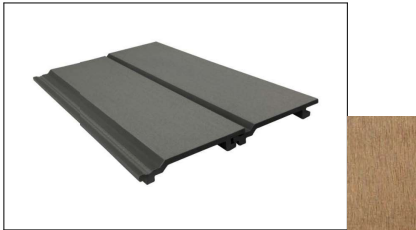
221 Waterloo Road
Collegedale
1700 NOLA NSW
E: admin@colabarchitects.com.au
ABN: 97 150 969 497

Co-lab
ARCHITECTURE

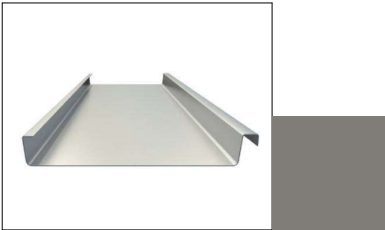
DRAWING NO.:
TP40

REV:
02

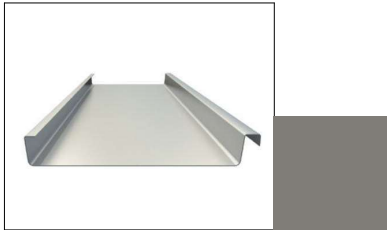
EXTERNAL MATERIALS AND FINISHES SCHEDULE



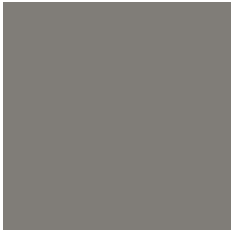
DRAWING TAG: T1
DESCRIPTION: COEN COMPOSITE TIMBER CLADDING
COLOUR: OAK
LOCATION: EXTERIOR FACADE



DRAWING TAG: M1
DESCRIPTION: ARCHCLAD STANDING SEAM - SINGLE LOCK CLADDING
COLOUR: COLORBOND WALLABY
LOCATION: EXTERIOR FACADE



DRAWING TAG: R1
DESCRIPTION: ARCHCLAD STANDING SEAM - SINGLE LOCK CLADDING
COLOUR: COLORBOND WALLABY
LOCATION: ROOF



DRAWING TAG: M2
COLOUR: COLORBOND WALLABY
LOCATION: FASCIA, GUTTERS, DOWNPIPES, RWH'S, WINDOW & DOOR FRAMES & LOUVRES



DRAWING TAG: GL1
DESCRIPTION: CLEAR GLASS
LOCATION: ALL GLAZED ASSEMBLIES UNLESS NOTED OTHERWISE



FENCE TYPES 1-3 - FN1, FN2, FN3
DESCRIPTION: ACQUSTIC FENCE TO MEET ACOUSTIC REPORT REQUIREMENTS
LOCATION: REAR & SIDE BOUNDARIES



FENCE TYPE 4 - FM4
DESCRIPTION: OPEN METAL FENCE
BLACK POWDERCOAT FINISH
LOCATION: FRONT BOUNDARY & BETWEEN PLAYGROUNDS

REVISION HISTORY	
REV	DESCRIPTION
1	ISSUE
2	REVISED
3	REVISED
4	REVISED
5	REVISED
6	REVISED
7	REVISED
8	REVISED
9	REVISED
10	REVISED

ISSUE DATE: 1/11/2023

IF THE DRAWING IS REPRODUCED OR COPIED, THEN IT IS TO BE CONSIDERED A SHIRT COPIED TO THE USER WITHOUT NOTICE.

NOTE: THE DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF CO-LAB ARCHITECTS (AUST) PTY LTD. CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWINGS TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT REUSE DRAWINGS. USE REQUIRED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONGRUENCES - COMPLETS.

When used in a drawing, the drawing shall be used in its entirety.

DRAWN	CHECKED	PLANT DATE	JOB NO.	SCALE
BS	TJ	1/11/2023	23.015	1:50
				@A1

PROJECT
HOPE ST CHILDCARE
43 HOPE ST
BUNYIP VIC 3185

DRAWING TITLE
EXTERNAL MATERIALS SCHEDULE

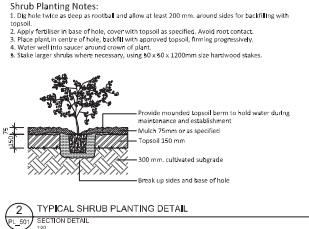
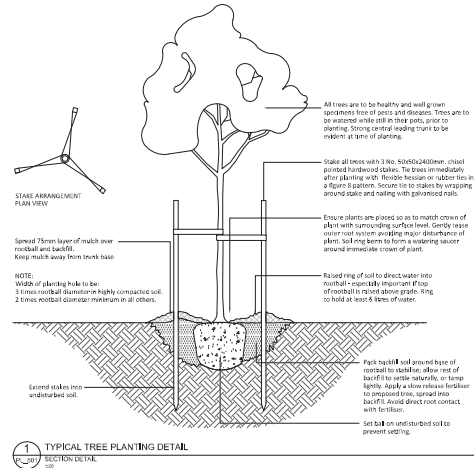
221 Waterloo Road
Collegedale
T: 0800 500 1800
E: admin@colabarchitects.com.au
ABN: 97 150 969 497

{Co-lab}
ARCHITECTURE

ISSUE PURPOSE
TOWN PLANNING

DRAWING NO.
TP42

REV.
02



- LEGEND**
- Proposed Tree
Refer to proposed plant schedule for further details and specification.
 - Proposed Driveway Surface
Standard grey concrete, strong broom finish
 - Proposed Decorative Concrete Surface
Coloured concrete, nature imprints
 - Proposed Artificial Grass
35-40mm impact attenuating sports/educator-grade
 - Proposed Mulched and Irrigated Garden beds with planting
100mm thick mulch layer. Refer to Indicative Planting Schedule.
 - Proposed Sand Pit
Washed Sand, minimum 400mm depth
 - Proposed Mud Pit
Screened Top Soil, minimum 400mm depth
 - Proposed Decking Surface
90-135mm Australian Timber Deckboards
 - Proposed Decorative River Pebbles
Tumbled and screened river pebble surface, 100mm (4in) x 200mm max. size
 - Proposed Granitic Gravel Surface
Permeable finish - compacted granitic gravel / topsoil or similar approved. 75mm thick

GENERAL NOTES

Tree Protection:
All trees to be retained are to be suitably protected. Maintain existing ground levels at the interface between the ground and the tree trunk. Install a maximum depth of 100mm approved organic mulch, e.g. woodchips, to the radius of the Root Protection Zones (RPZs) beneath the canopy (for grassed areas and garden beds: tapering soil depth towards tree trunk). Area beneath the canopy of the protected trees should be fenced prior to the commencement of the construction activities. No excavation, filling, machinery or storage of materials shall occur within the fenced off area. Roots requiring severance beyond the tree canopy shall be clean cut with hand saw and kept moist. All roots over 40mm dia. Any roots within the fenced area should not be cut without the approval from an experienced and approved arborist.

Soil Preparation:
Prior to spreading topsoil on garden beds and lawn areas, the sub-base is to be thoroughly cleaned of all building rubble, weeds and other debris, then topped to a depth of 200mm and rotary hoed. Incorporate gypsum at the rate of 2.0 kg/square metre throughout all garden beds and lawn areas.

Topsoil:
The topsoil blend should consist of the following, or similar approved:
60% Sandy loam, 20% aged sawdust, 20% composted pine bark fines

The pH value of imported topsoil should be between 5.5 - 6.5. The organic additives to the sandy loam should be based on well rotten vegetable material or composted animal manure, or other approved material. Free from harmful chemicals, grass and weed growth. Ensure soil mix complies with AS 4419-1998 for Landscaping and Garden Use.

Garden Beds:
Evenly spread a minimum depth of 75mm approved clean, finely graded pine wood or Eucalyptus mulch (20mm min. Size) over topsoil (excluding areas specified as pebble/rock mulch. Ensure mulch is kept away from tree and shrub trunks. Ensure mulch finishes 30mm below adjoining finished paving levels.

Planting:
All plants are to be true to species, healthy, free from pests disease and stress. At the time of planting fertilise all trees with 30 grams of 'Osmocote' all purpose general fertiliser. Fertilise all other shrubs and groundcovers with 10 grams of 'Osmocote'. Ensure all plants are well watered in at the time of planting and as necessary for the first year until established.

Levels/drainage/set-out:
Ground levels within all landscape areas should drain away from buildings towards the paths, pits, kerbs etc. in accordance with all regulations. Ensure all drainage area have contingency overflow chisel of buildings.

All dimensions are to be verified on site prior to construction commencing. Any discrepancies are to be immediately reported to the Project Manager for further instruction.

Trees				
Key	Botanic Name	Common Name	Size	Pot Qty.
ALL var	<i>Allocasuarina verticillata</i>	Drooping She-Oak	8m x 1m	45 Litre 3
BAN int	<i>Banksia integrifolia</i>	Coastal Banksia	15m x 10m	45 Litre 1
BRB pop	<i>Brachychiton populneus</i>	Kumajong	18m x 8m	45 Litre 1
CAL sbl	<i>Callistemon salignus</i>	Willowbush Bottlebrush/Willow Bottlebrush	7m x 4m	45 Litre 3
CAL var	<i>Callistemon vitellina</i>	Pink-lip Bottlebrush		
COR Sen	<i>Corymbia albertiana 'Sentosa'</i>	Waxwing Bottlebrush	8m x 5m	45 Litre 1
COR fl	<i>Corymbia floricola</i>	Deer/Lemon Scented Gum	7m x 5m	45 Litre 1
EUC li	<i>Eucalyptus laevis</i>	Rose Flowering Gum	15m x 12m	45 Litre 1
EUC li	<i>Eucalyptus leuconylon 'Lucky Dwarf'</i>	Dwarf Yellow Gum/Slaky Dwarf	6m x 5m	45 Litre 15
EUC li	<i>Eucalyptus pauciflora 'Little Snowman'</i>	Dwarf Snow Gum/Little Snowman	7m x 5m	45 Litre 1
LAC Nat	<i>Lagerstroemia indica x 'L'aurant' 'Hatcheck'</i>	Hatcheck Crepe Myrtle	6m x 6m	45 Litre 1
SYZ aus	<i>Syringaustrale</i>	Bush Christmas	2m x 2m	45 Litre 14

Groundcovers				
Key	Botanic Name	Common Name	Size	Pot
ADJ sat	<i>Adiantum undulatum</i>	Common Maidenhair	0.15m x spreading	14 cm
BRB mul	<i>Brachyscome multifida</i>	Cutleaf Daisy	0.4m x 1m	14 cm
CLE art	<i>Clematis aristata</i>	Austral Clematis	1m x 2m	14 cm
DIC rep	<i>Dichotoma repens</i>	Wibbey Weed	0.05m x Spreading	14 cm

Shrubs and Tufting Plants				
Key	Botanic Name	Common Name	Size	Pot
ACA myr	<i>Acacia myrtilloides</i>	Myrtle Wattle	2.5m x 1.5m	20 cm
ACA str	<i>Acacia stricta</i>	Hop Wattle	2.5m x 2.5m	20 cm
AUS sat	<i>Austroclathra salicina</i>	Bridle Wattle/grass	0.4m x 0.2m	14 cm
BAN sat	<i>Banksia salicina var. cunninghamii</i>	Happier Banksia	3m x 2.2m	20 cm
COR ref	<i>Cornus reflexa var. reflexa</i>	Common Ribes	1m x 1m	20 cm
FIC nod	<i>Fuchsia nodosa</i>	Kinkybush	1m x 1m	14 cm
GOO ova	<i>Gonolobus ovata</i>	Hop Goodenia	2m x 1.5m	20 cm
HAK nod	<i>Hakea nodosa</i>	Yellow Hakea	2m x 1.5m	20 cm
JUN sal	<i>Juncus salicifolius</i>	Pink Rush	1m x 1m	14 cm
LOM fl	<i>Lomandra filiformis subsp. cordata</i>	Wattle	0.3m x 0.2m	14 cm
LOM fl	<i>Lomandra longifolia</i>	Spiky-leaved Mistlewood	1m x 0.2m	14 cm
POA ana	<i>Poa annua</i>	Violet Tussockgrass	0.5m x 0.5m	14 cm
TET oil	<i>Tetrastrea olata</i>	Pink Bell	0.5m x 0.2m	15 cm
XAN int	<i>Xanthorrhoea minor subsp. laeta</i>	Small Grass-tree	0.5m x 1m	14 cm

Copyright by Human Habitats Pty Ltd. This drawing or parts thereof may not be reproduced for any purpose or used for another project without the express written consent of Human Habitats other than for the purposes of actual copying, display, modification, or construction. This drawing must be read in conjunction with all other contracts, schedules, specifications, drawings and any other issued with this instruction. Do not scale from drawings. All dimensions are to be in accordance with all dimensions and units, as to be written in 1:100 prior to proceeding with any work. All dimensions must be in the units specified for a further dimension prior to being used. All dimensions must be in the units specified for a further dimension prior to being used. All dimensions must be in the units specified for a further dimension prior to being used.

DESIGN: JACOB ADAMS
DRAWN: JACOB ADAMS
CHECKED: JACOB ADAMS
DATE: 14/09/2023
PROJECT: 43 HOPE STREET, BUNYIP
DRAWING: LANDSCAPE CONCEPT PLAN



43 Hope Street, Bunyip
Landscape Concept Plan



REV	DESCRIPTION	DATE	DATE: 14.09.2023
A	FOR APPROVAL	14.09.23	JOB NO: 13769
.	.	.	DWG NO: LCP_001
.	.	.	REV: A
.	.	.	1:200 @ A1