

PLANNING PERMIT APPLICATION

Proposed Childcare Centre 279-281 Jells Road, Wheelers Hill

Project No. 20019
July 2021 - REV B



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DEVELOPMENT DATA

Site area	= 2467 m ²
Building Coverage	= 997 m ² (40.4%)
Site Permeability	= 717 m ² (29.0%)
No. Children	=148
No. of Activity Rooms	=8
Total Outdoor Play Area	= 1053 m ²
Basement Gross Floor Area	= 1492 m ²
Ground Gross Floor Area	= 997 m ²
First Gross Floor Area	= 746 m ²
Total Gross Floor Area	= 3235 m ²
Car parking total	33 (inclusive of 1 x disabled space)

ARCHITECTURAL DRAWINGS

Site Analysis

- TP.000 -REV B- Cover Sheet / Development Data / Location Plan
- TP.001 -REV A- Site - Existing Conditions
- TP.002 Site Analysis / Context Diagram
- TP.003 Design Response Diagram

Floor Plans

- TP.100 -REV B- Basement Plan & Ground Floor Plan
- TP.101 -REV B- First Floor Plan & Roof Plan
- TP.102 Basement Plan - West
- TP.103 Basement Plan - East
- TP.104 -REV A- Ground Floor Plan - West
- TP.105 -REV A- Ground Floor Plan - East
- TP.106 -REV A- First Floor Plan - West
- TP.107 -REV A- First Floor Plan - East
- TP.108 -REV A- Roof Plan - West
- TP.109 -REV A- Roof Plan - East

Elevations

- TP.200 -REV B- Elevations
- TP.200.1 Elevations - Neighbour's View
- TP.201 -REV A- East Elevation & West Elevation
- TP.202 -REV A- Courtyard Elevation 1 & 2
- TP.203 -REV A- North Elevation
- TP.204 -REV A- South Elevation

Sections

- TP.300 -REV B- Site Sections
- TP.301 -REV B- Site Sections
- TP.302 -REV A- Site Section A-A & B-B
- TP.303 -REV A- Site Section C-C
- TP.304 Site Section D-D
- TP.305 -REV A- Site Section E-E & F-F

External Finishes

- TP.400 -REV A- External Finishes Schedule

Artists Impressions

- TP.500 -REV B- Artists Impressions 1 & 2
- TP.501 -REV B- Artists Impressions 3 & 4

Shadow Diagrams

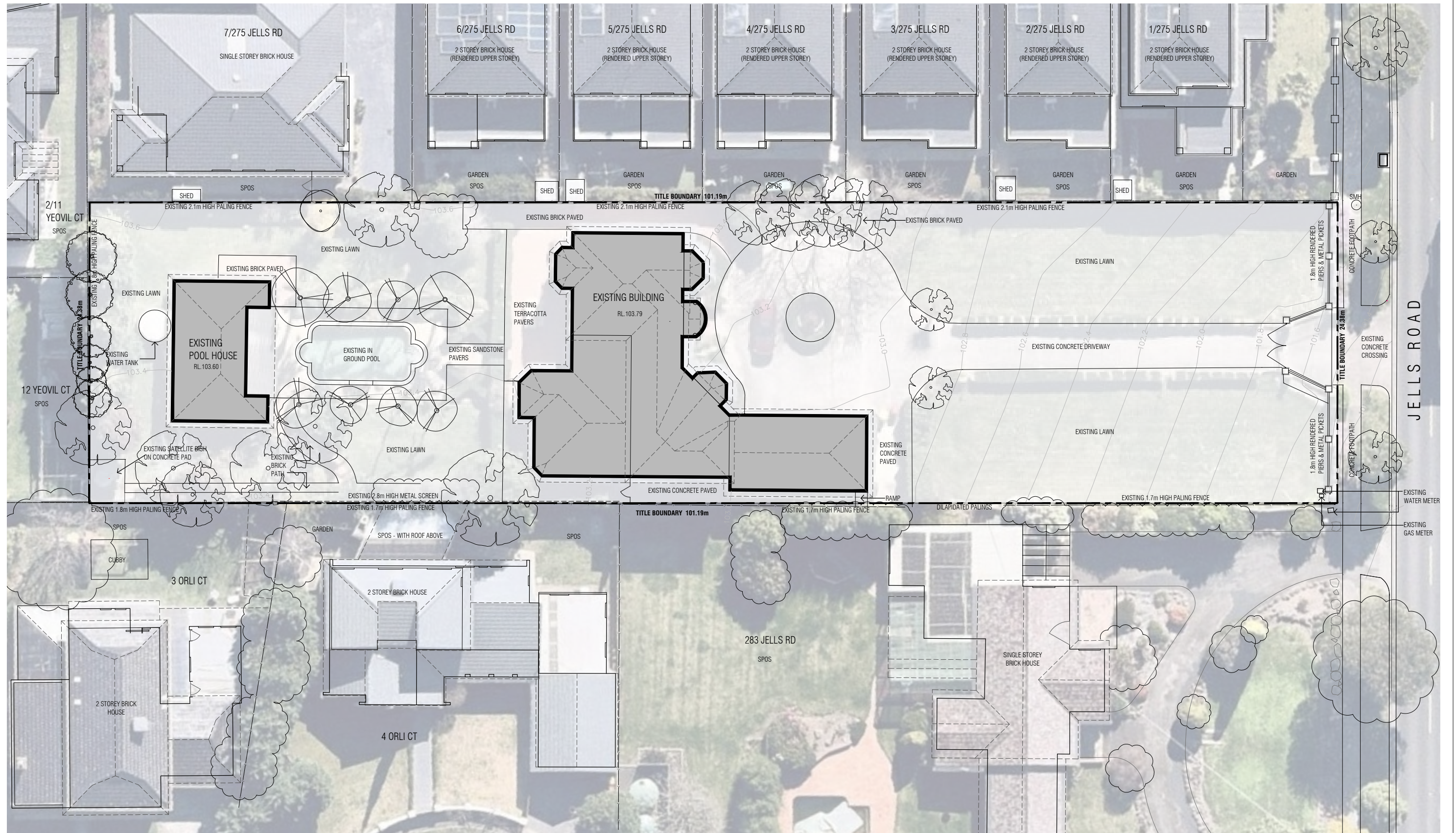
- TP.600 -REV B- Shadow Diagrams
- TP.601 -REV B- Shadow Diagrams

Photomontages

- ~~TP.700 -REV A- Photomontages~~
- ~~TP.701 -REV A- Photomontages~~

Fence Plans

- TP.800 -REV A- Fence Plan
- TP.801 -REV A- Front Fence Plan & Elevation



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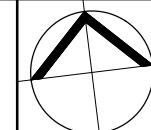
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A	Council RFI Amendments	03.05.2021

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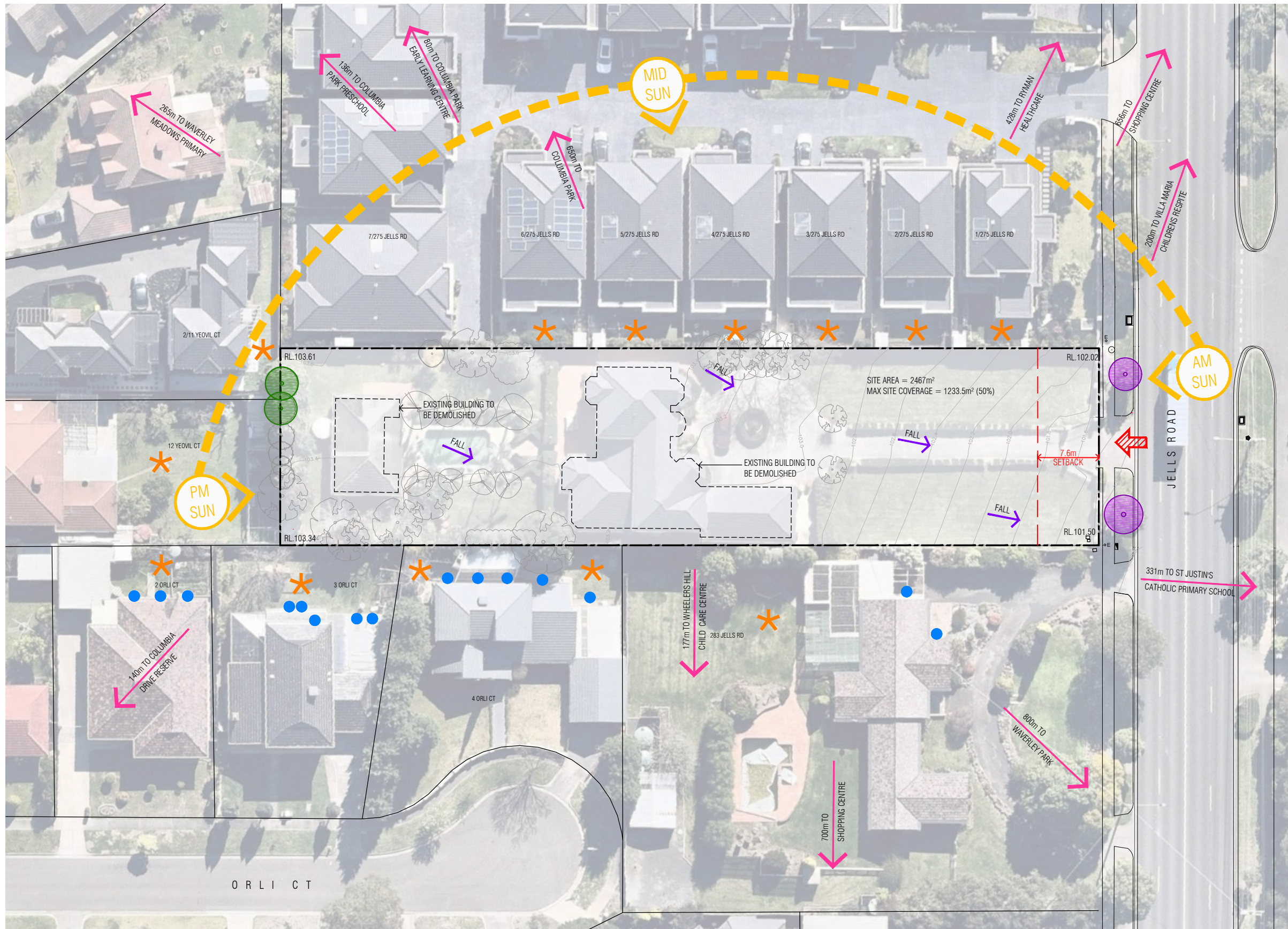
Proposed Childcare Centre
279 - 281 Jells Road, Wheelers Hill

Project No 20019
Drawn By SL

Site - Existing Conditions

Date May 2021

Dwg No **TP.001** REV A



- KEY**
- CROSS OVER
 - EXISTING TREES ON SITE HIGHER THAN 10m & WITH CIRCUMFERENCE GREATER THAN 500mm
 - STREET TREES
 - SECLUDED OPEN SPACES
 - NORTH FACING WINDOWS
 - MAXIMUM 2.54m HEIGHT DIFFERENCE BETWEEN REAR AND FRONT OF SITE

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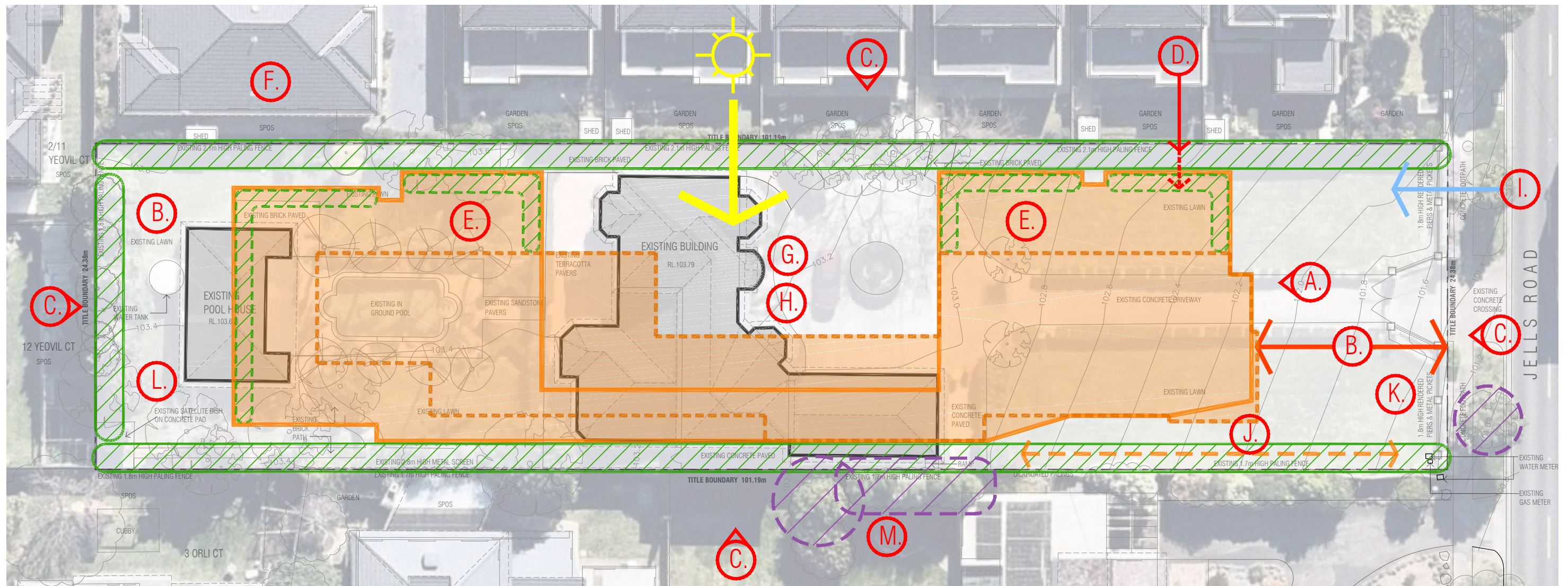
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Proposed Childcare Centre
 279 - 281 Jells Road, Wheelers Hill
Site Analysis / Context Diagram
 Dwg No **TP.002**

Project No 20019
 Drawn By SL
 Date Dec 2020



LEGEND

 Proposed Building Footprint - Ground Level

 Proposed Building Footprint - First Level

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A. Building heights & setbacks in accordance with Schedule 4 to the Neighbourhood Residential Zone (NRZ4).

B. Provide a substantial landscaped front setback of 14.5m (minimum 7.6m)

C. The proposal presents a visually articulated built form to Jells Road and the adjacent residential properties. Articulation is provided using colour, material and form.

D. Provide concentrated perimeter landscaping and first level planter boxes to provide a garden setting in compliance with the neighbourhood character objectives of the NRZ4.

E. Screen roof terraces from neighbouring residences using privacy screens and soft landscaping in raised planter boxes.

F. Protect neighbouring window's access to daylight by providing setbacks in accordance with Clauses 54/ 55.

G. Provide all required outdoor play areas at ground level with good access to northern aspect/ sunlight.

H. Utilise a central courtyard configuration to maximise access to natural light.

I. Separate vehicular and pedestrian access to site and contain parking areas in secured basement car park.

J. Provide entry 'arbour' to help identify entry and bring it closer to Jells Road.

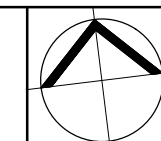
K. Terrace front play space down to footpath level to minimise level differential between play area and Jells Road and keep front fence height to a minimum

L. Site coverage kept to less than 50% (40.4%) and site permeability of 29% is achieved.

M. Protect neighbouring/ street trees by keeping proposal clear of Tree Protection Zones.

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NTS

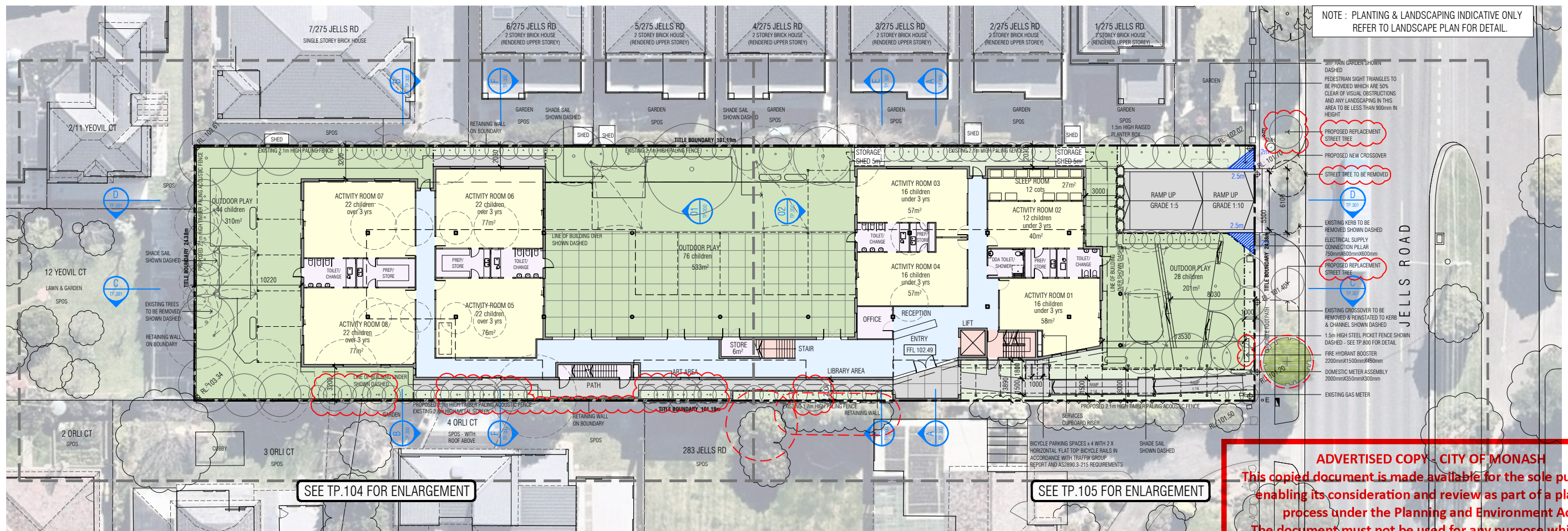
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Project No 20019
 Drawn By SL

Design Response

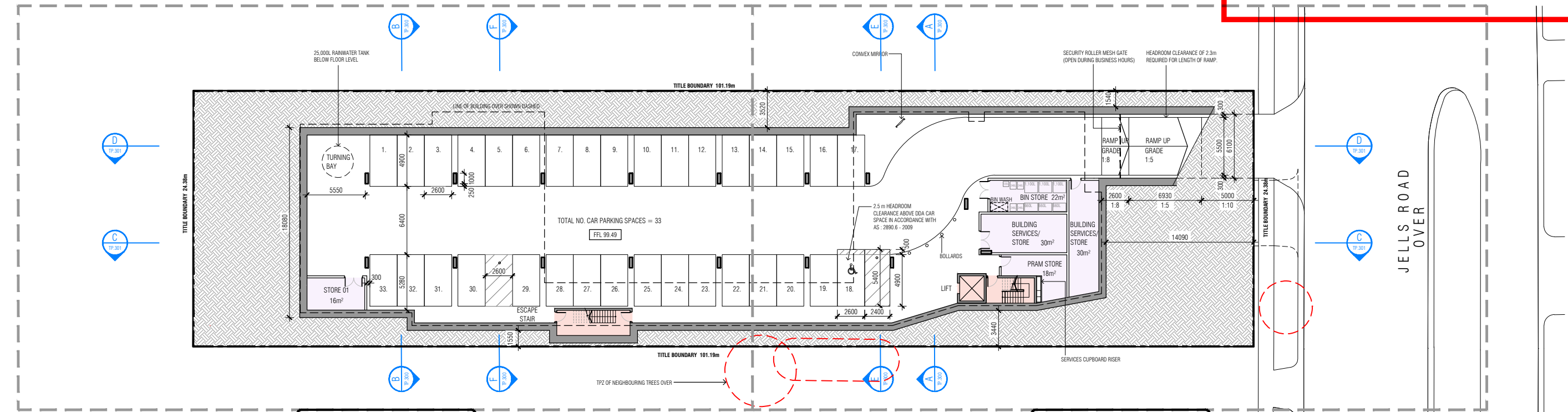
Date Feb 2021

Dwg No **TP.003**



GROUND FLOOR PLAN

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BASEMENT PLAN

SEE TP.102 FOR ENLARGEMENT

SEE TP.103 FOR ENLARGEMENT

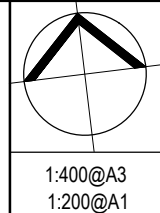
KEY

	EXISTING TREES TO BE RETAINED		TREES ON NEIGHBOURING PROPERTIES
	EXISTING TREES TO BE REMOVED		
	PROPOSED TREES		
	TREE PROTECTION ZONE		

BASEMENT LEVEL GROSS FLOOR AREA = 1,492m²
 GROUND LEVEL GROSS FLOOR AREA = 997m²

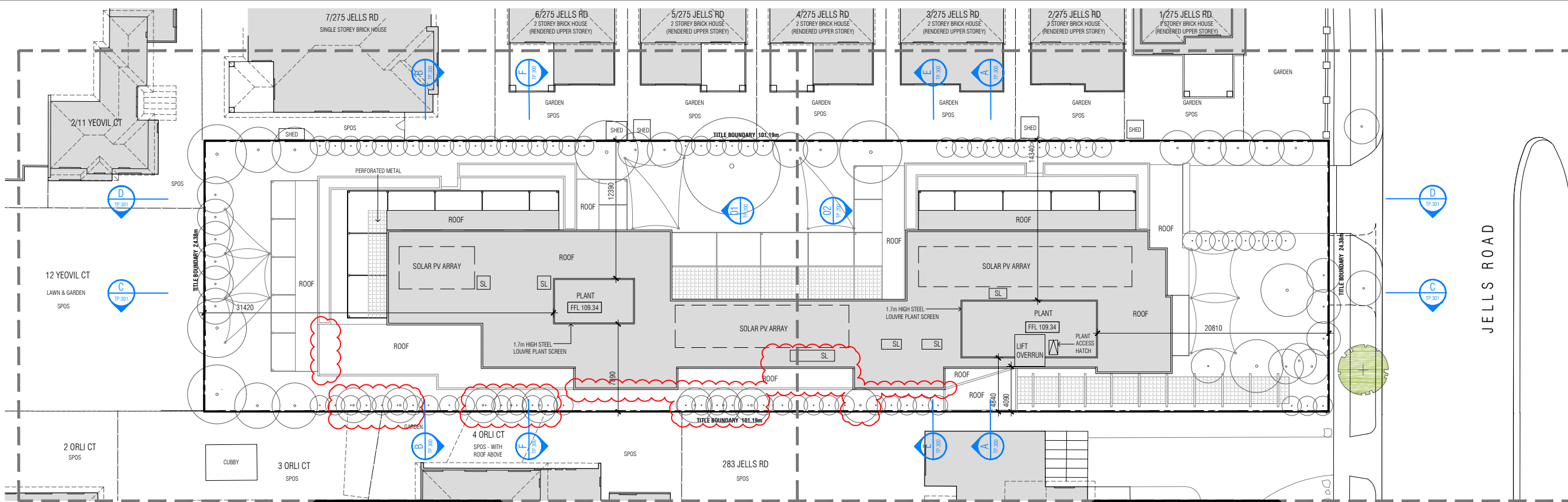
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Proposed Childcare Centre
 279 - 281 Jells Road, Wheelers Hill
Basement Plan & Ground Floor Plan
 Dwg No **TP.100** REV B

Project No 20019
 Drawn By AB/SL
 Date June 2021

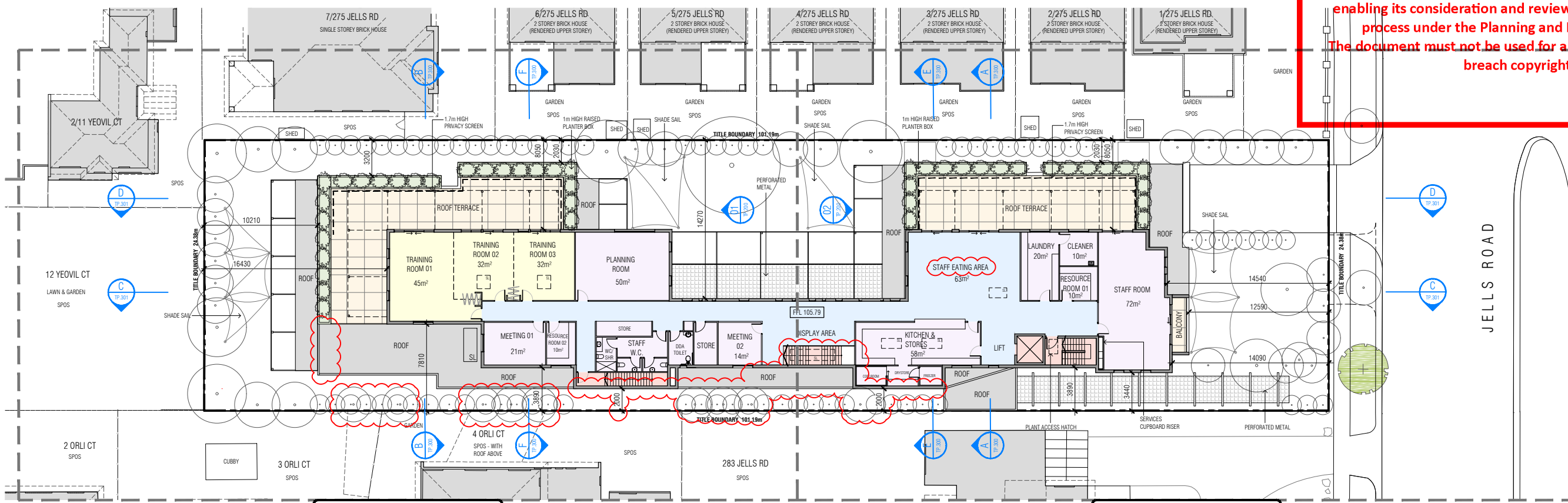


ROOF PLAN

SEE TP.108 FOR ENLARGEMENT

SEE TP.109 FOR ENLARGEMENT

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FIRST FLOOR PLAN

SEE TP.106 FOR ENLARGEMENT

SEE TP.107 FOR ENLARGEMENT

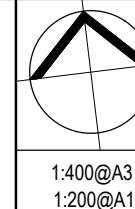
KEY

- EXISTING TREES
- PROPOSED TREES

FIRST LEVEL GROSS FLOOR AREA = 746m²

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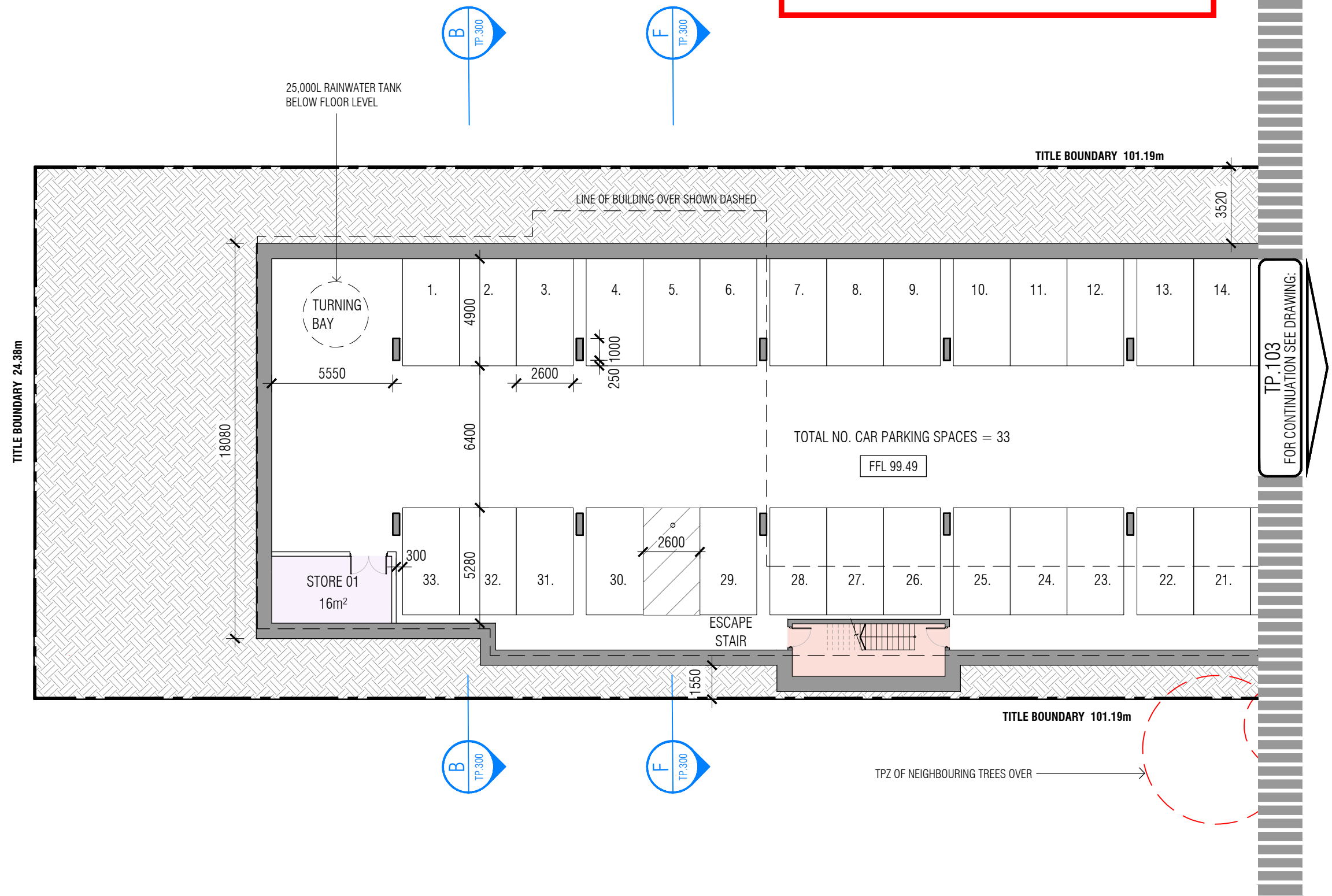
Project No 20019
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First Floor Plan & Roof Plan

Date July 2021

Dwg No **TP.101** REV B

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KEY	Rev	Description	Date
EXISTING TREES TO BE RETAINED			
EXISTING TREES TO BE REMOVED			
PROPOSED TREES			
TREE PROTECTION ZONE			

Rev	Description	Date

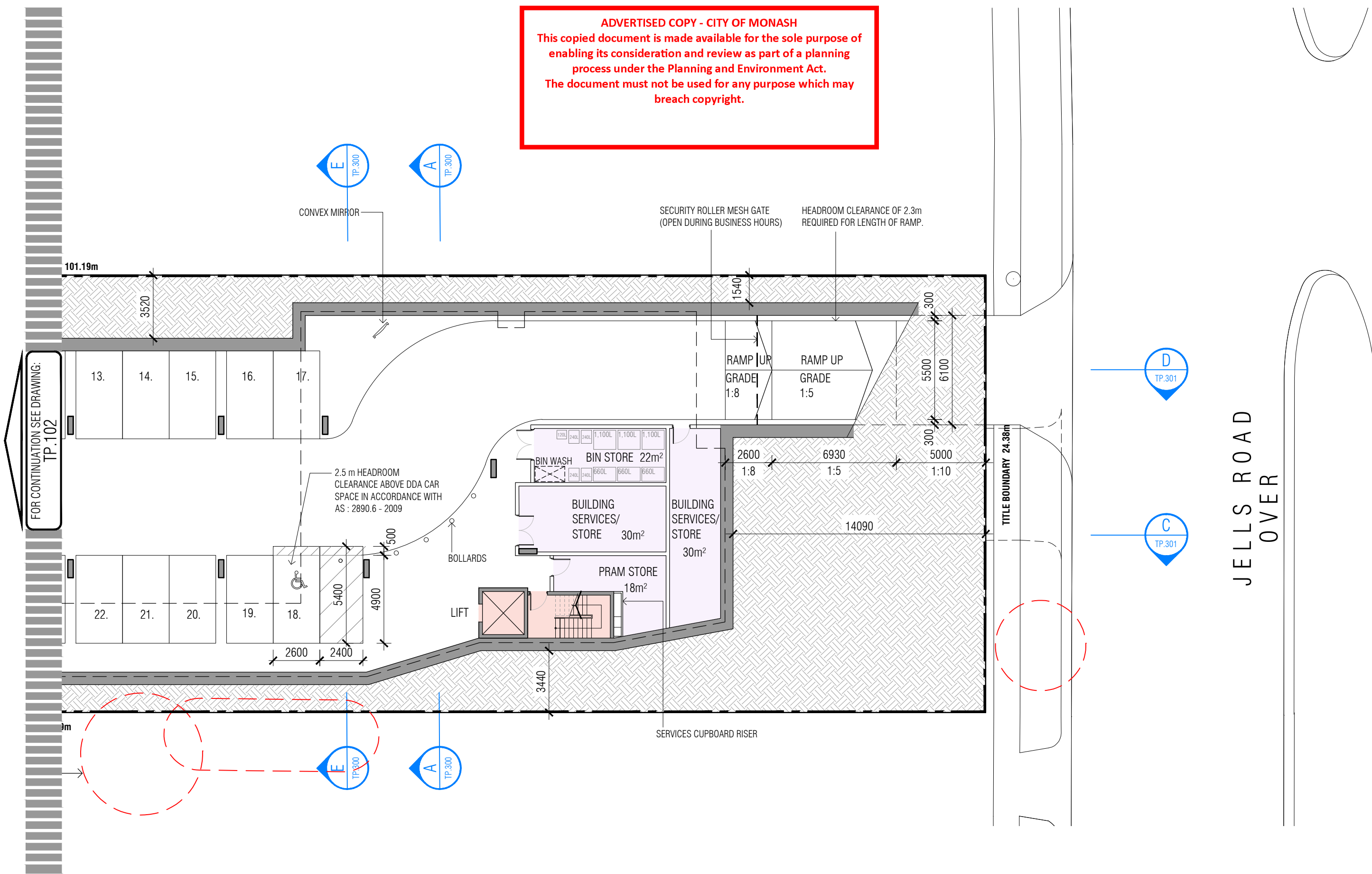
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Proposed Childcare Centre
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Basement Plan - West
 Dwg No **TP.102**

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FOR CONTINUATION SEE DRAWING: TP.102

JELLS ROAD OVER

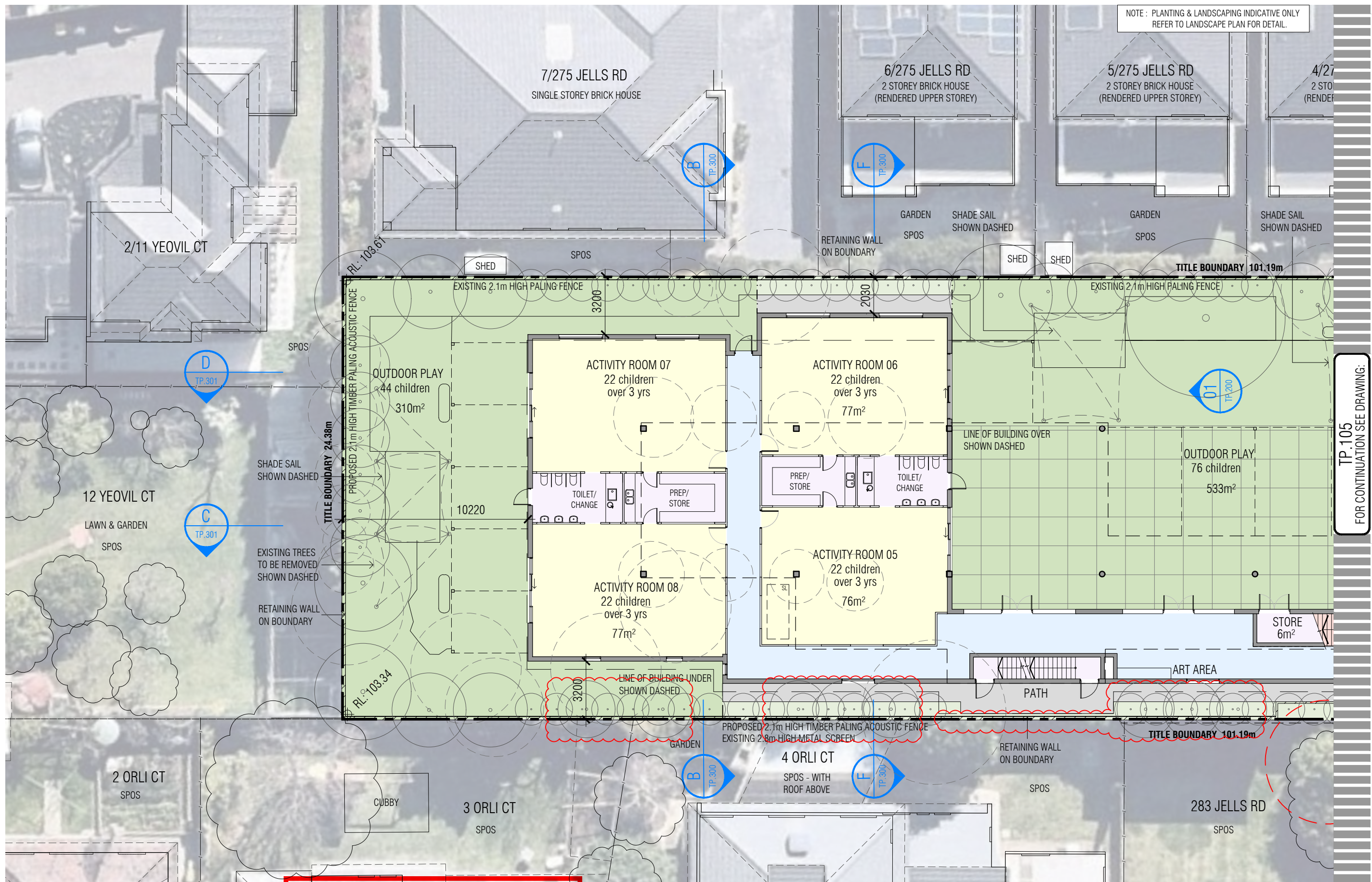
- KEY**
- EXISTING TREES TO BE RETAINED
 - EXISTING TREES TO BE REMOVED
 - PROPOSED TREES
 - TREE PROTECTION ZONE

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Basement Plan - East
 Project No 20019
 Drawn By AB/SL
 Date May 2021
 Dwg No **TP.103**



NOTE : PLANTING & LANDSCAPING INDICATIVE ONLY
REFER TO LANDSCAPE PLAN FOR DETAIL.

TP-105
FOR CONTINUATION SEE DRAWING.

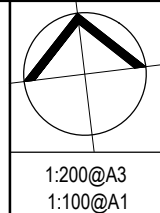
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KEY

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	EXISTING TREES TO BE REMOVED		RETAINING WALL ON BOUNDARY
	PROPOSED TREES		
	TREE PROTECTION ZONE		

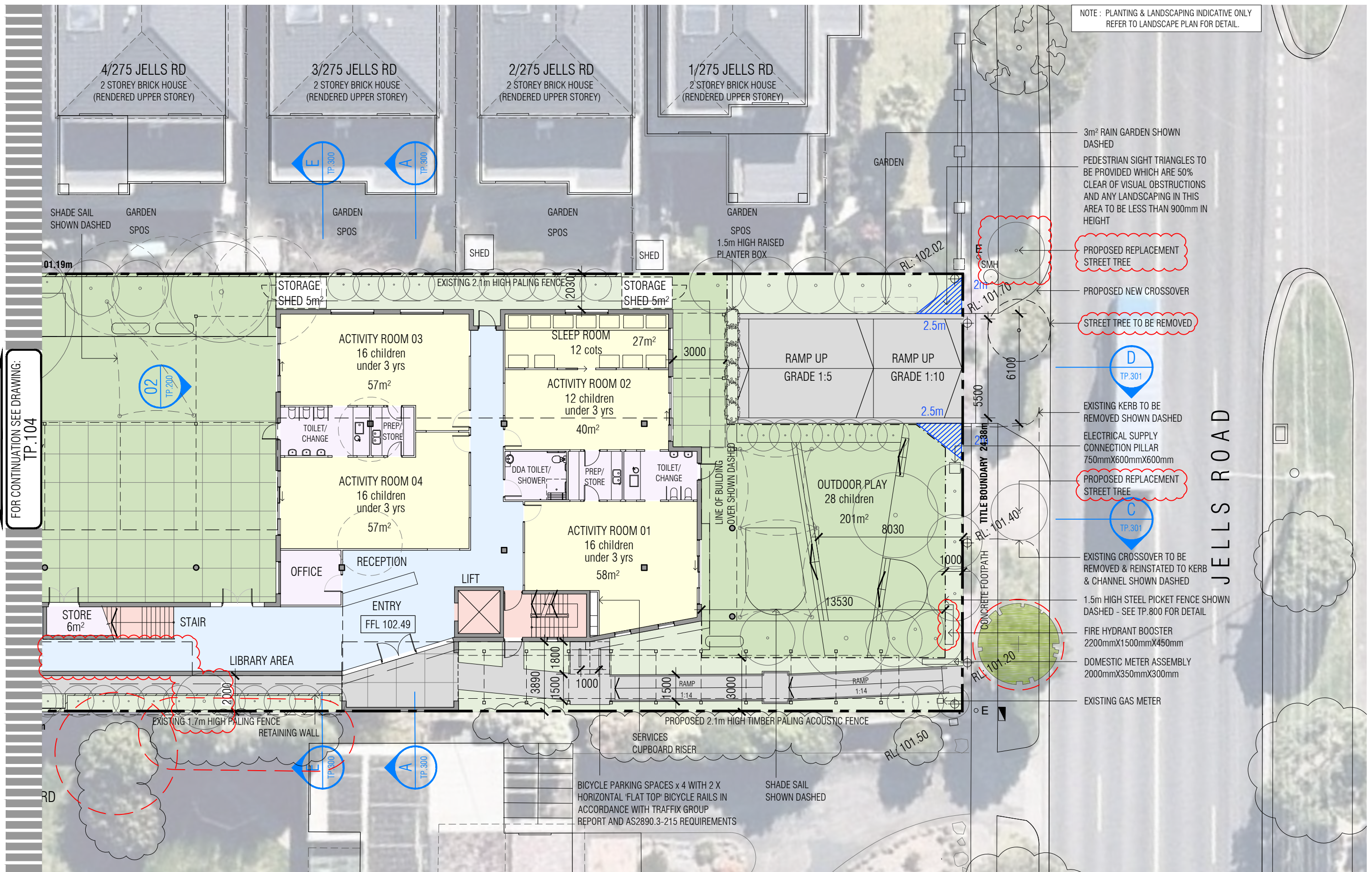
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Proposed Childcare Centre
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Ground Floor Plan - West
 Project No 20019
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 Date June 2021
 Dwg No **TP.104** REV A

NOTE: PLANTING & LANDSCAPING INDICATIVE ONLY
REFER TO LANDSCAPE PLAN FOR DETAIL.



- 3m² RAIN GARDEN SHOWN DASHED
- PEDESTRIAN SIGHT TRIANGLES TO BE PROVIDED WHICH ARE 50% CLEAR OF VISUAL OBSTRUCTIONS AND ANY LANDSCAPING IN THIS AREA TO BE LESS THAN 900mm IN HEIGHT
- PROPOSED REPLACEMENT STREET TREE
- PROPOSED NEW CROSSOVER
- STREET TREE TO BE REMOVED
- EXISTING KERB TO BE REMOVED SHOWN DASHED
- ELECTRICAL SUPPLY CONNECTION PILLAR 750mmX600mmX600mm
- PROPOSED REPLACEMENT STREET TREE
- EXISTING CROSSOVER TO BE REMOVED & REINSTATED TO KERB & CHANNEL SHOWN DASHED
- 1.5m HIGH STEEL PICKET FENCE SHOWN DASHED - SEE TP.800 FOR DETAIL
- FIRE HYDRANT BOOSTER 2200mmX1500mmX450mm
- DOMESTIC METER ASSEMBLY 2000mmX350mmX300mm
- EXISTING GAS METER

FOR CONTINUATION SEE DRAWING:
TP.104

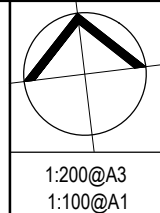
KEY

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	PROPOSED TREES		
	TREE PROTECTION ZONE		

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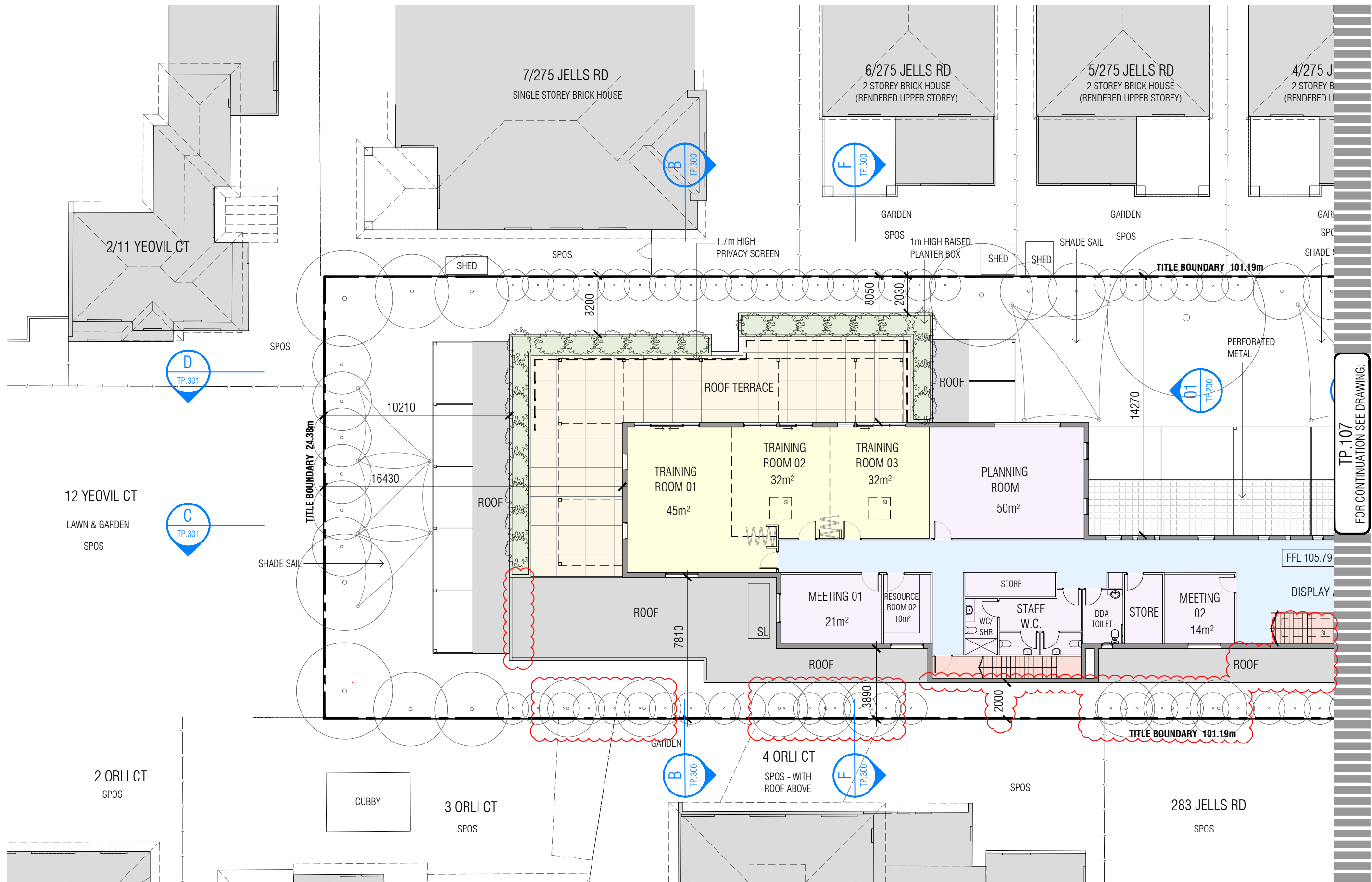
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Proposed Childcare Centre
279 - 281 Jells Road, Wheelers Hill
Ground Floor Plan - East
Dwg No **TP.105** REV A

Project No 20019
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TP-107
FOR CONTINUATION SEE DRAWING:

- KEY
- EXISTING TREES
 - PROPOSED TREES

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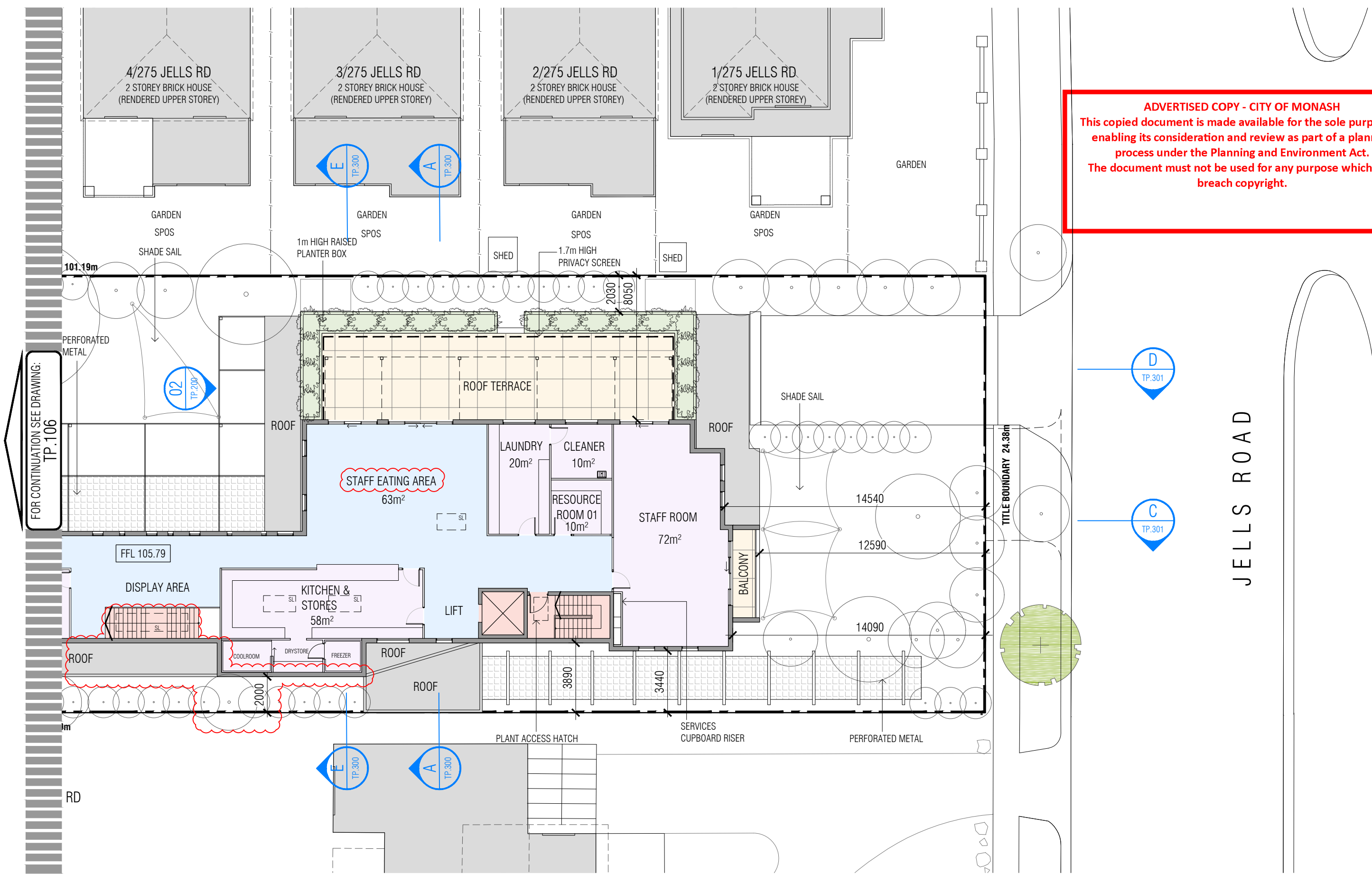
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Proposed Childcare Centre
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First Floor Plan - West
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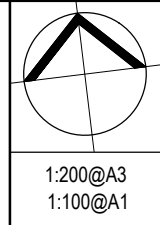
FOR CONTINUATION SEE DRAWING:
 TP.106

JELLS ROAD

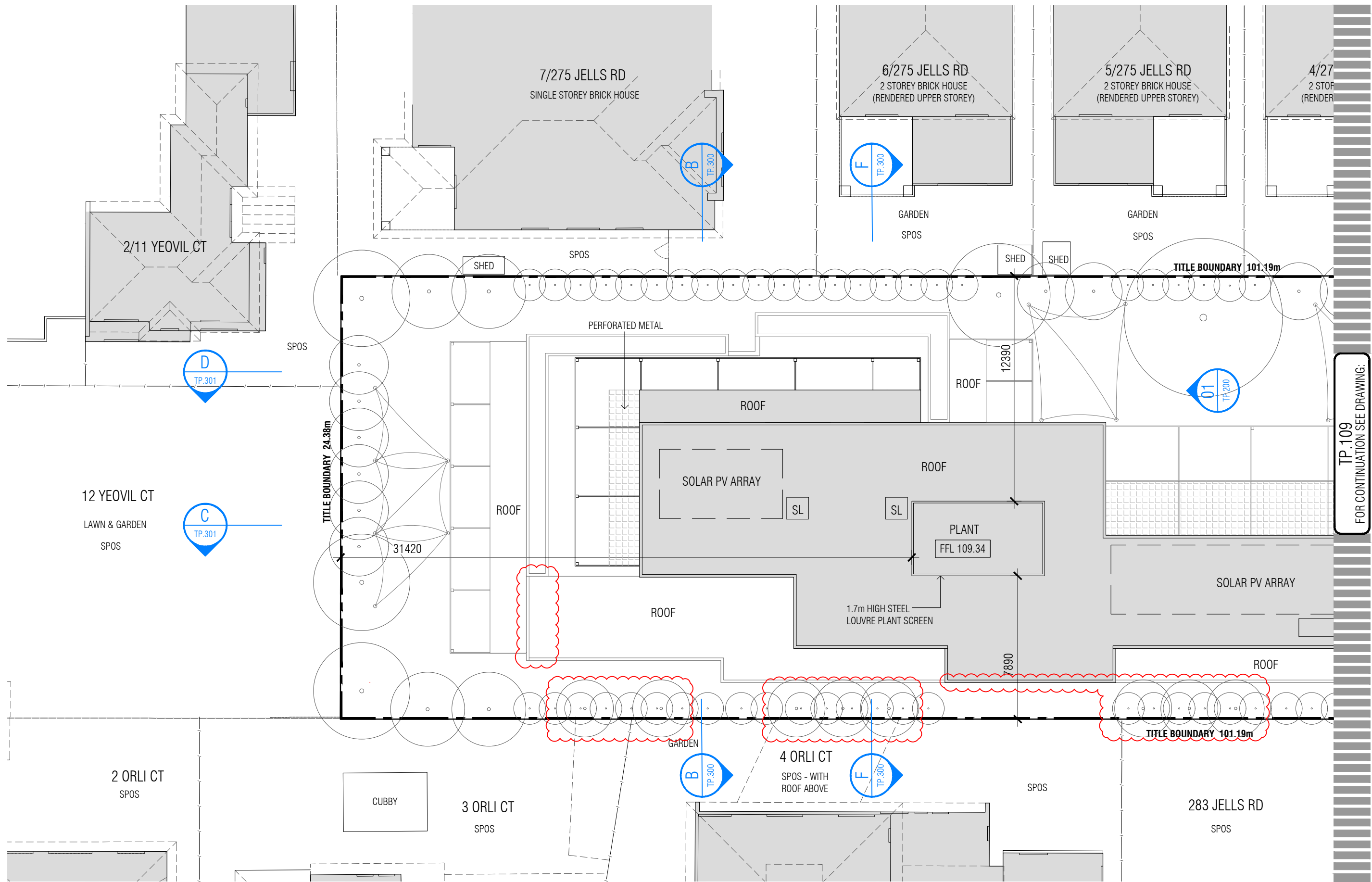
- KEY**
- EXISTING TREES
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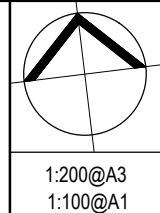
TP-109
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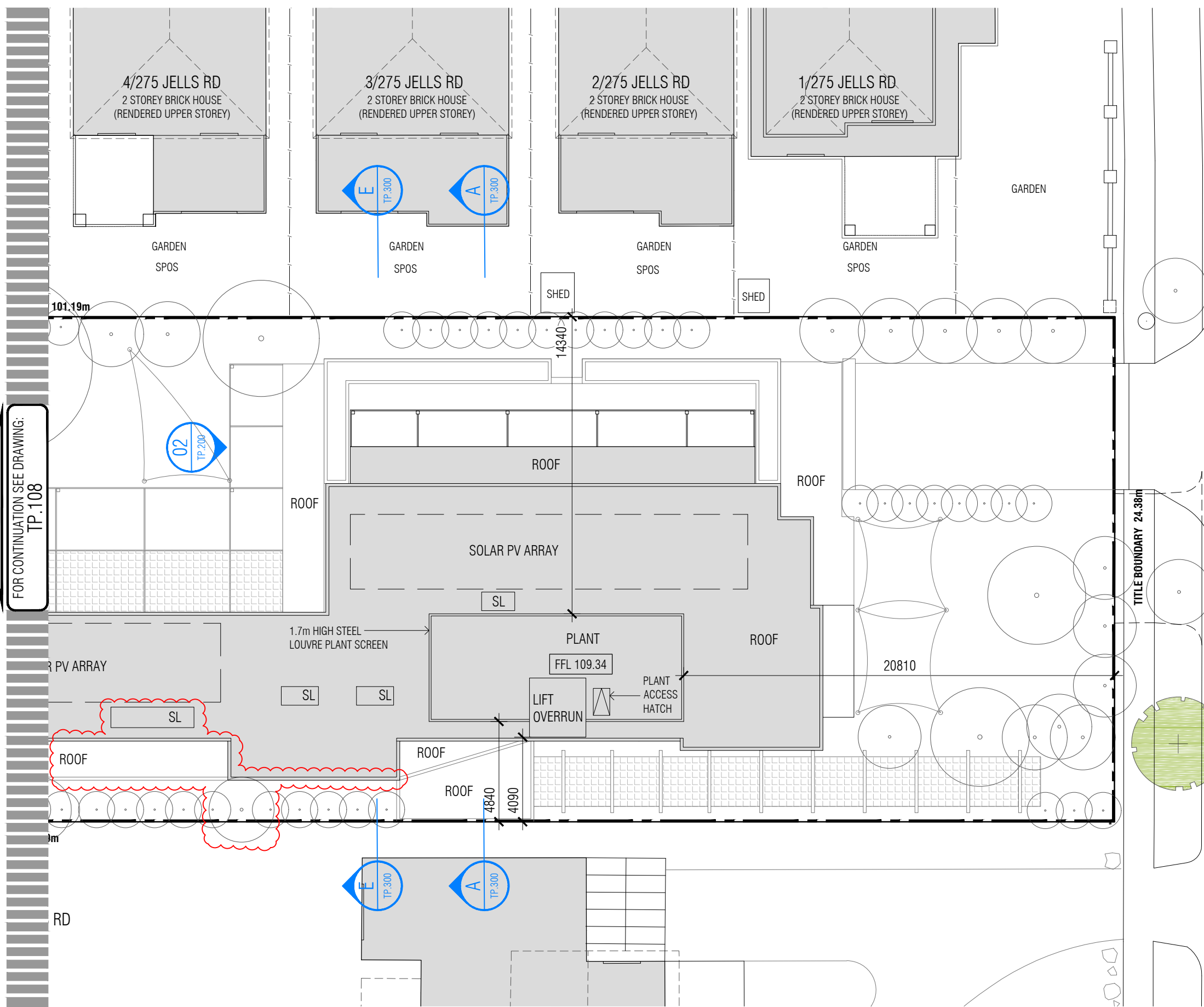
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Roof Plan - West

Date June 2021

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FOR CONTINUATION SEE DRAWING: TP.108

JELLS ROAD

- KEY**
- EXISTING TREES
 - PROPOSED TREES

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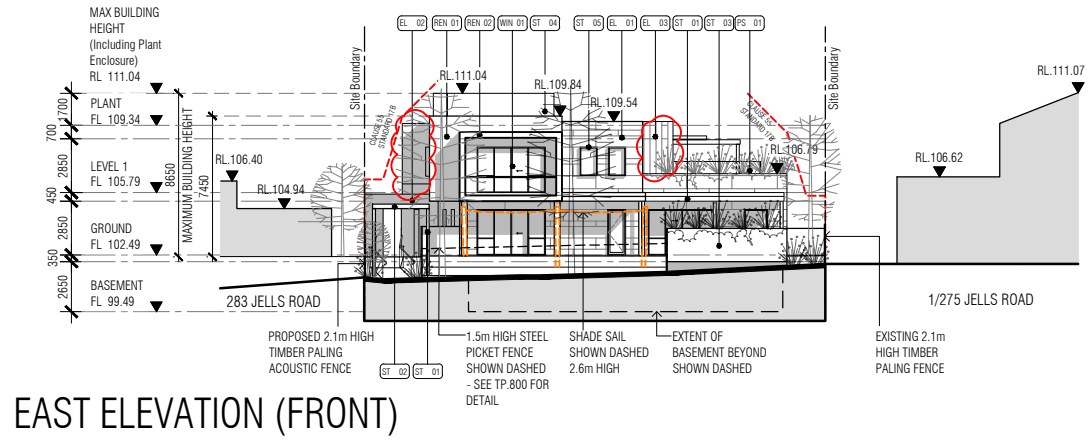
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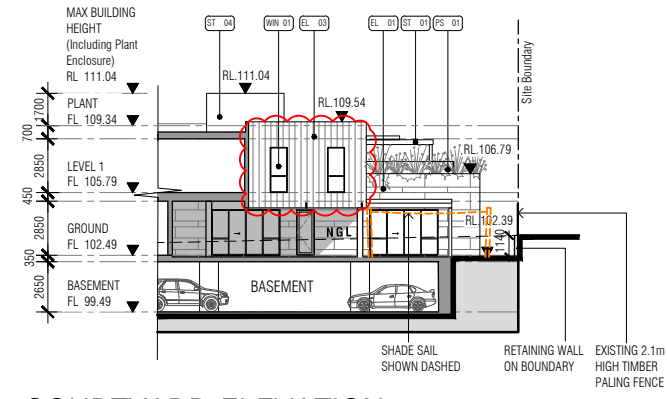
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Roof Plan - East
 Date June 2021

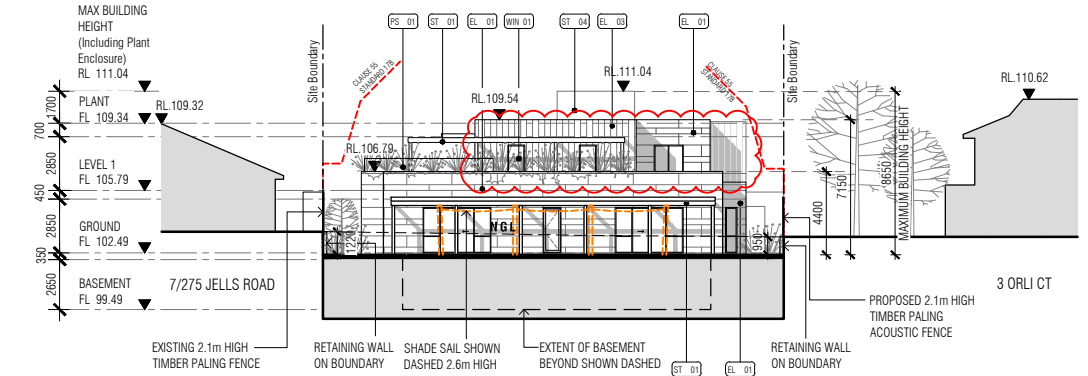
Dwg No **TP.109** REV A



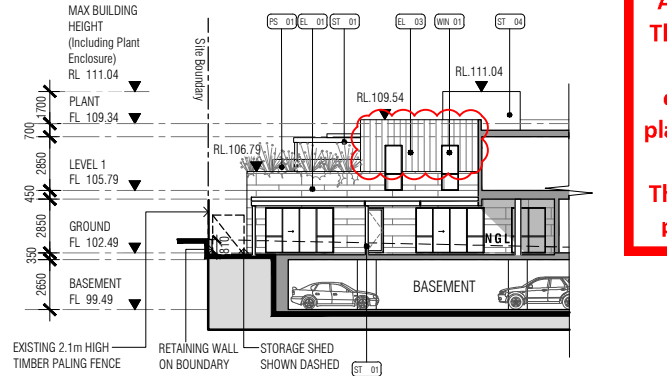
EAST ELEVATION (FRONT)



COURTYARD ELEVATION - 1

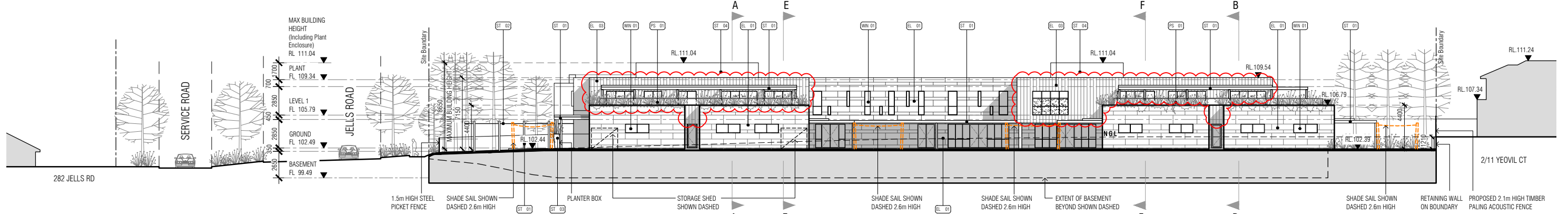


WEST ELEVATION

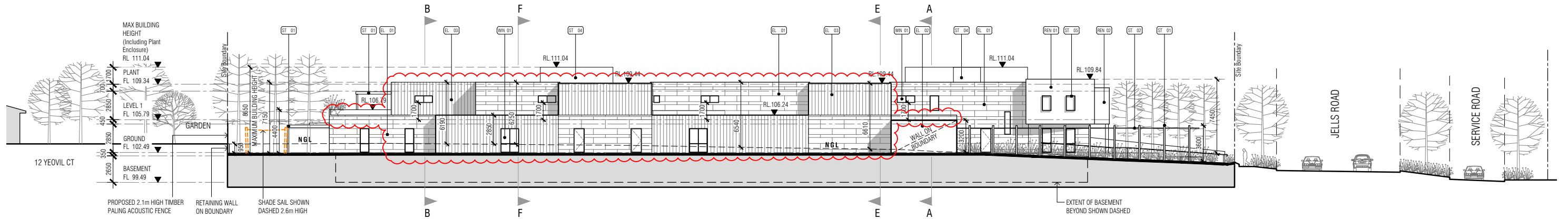


COURTYARD ELEVATION - 2

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NORTH ELEVATION



SOUTH ELEVATION

MATERIALS & FINISHES

EL 01	PRE-FINISHED FC CLADDING 01	WIN 01	ALUMINIUM WINDOW FRAMES	ST 03	STEEL PLANTERBOX	OBSCURED GLASS WINDOW TO 1700mm HIGH ABOVE FL
EL 02	PRE-FINISHED FC CLADDING 02	BAL 01	GLASS BALUSTRADE	ST 04	STEEL LOUVRE SCREEN	
EL 03	PROFILED METAL CLADDING	PS 01	OBSCURED GLASS PRIVACY SCREEN	ST 05	STEEL WINDOW HOOD	
REN 01	RENDER 01	ST 01	STEEL FRAMED PERGOLA			
REN 02	RENDER 02	ST 02	PERFORATED METAL			

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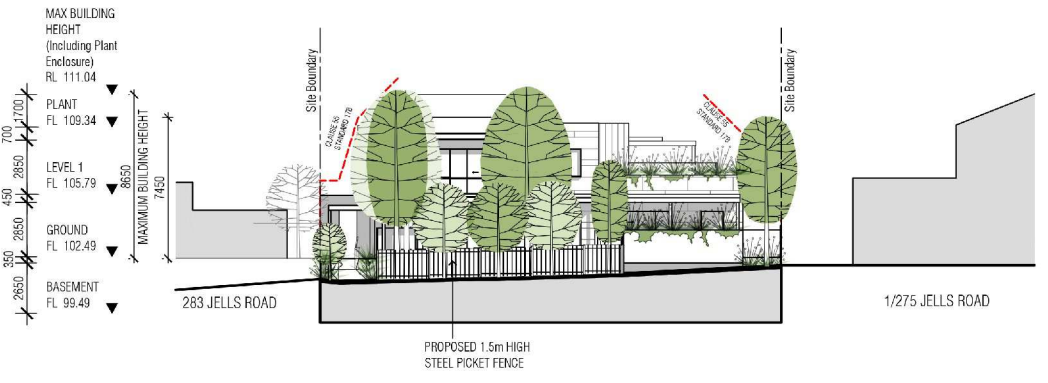
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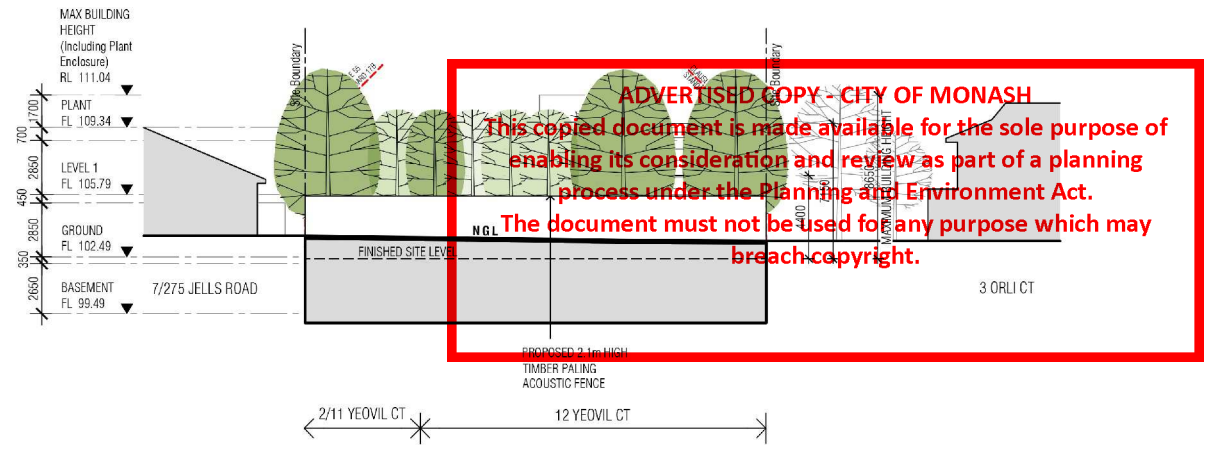
Elevations
 Date June 2021

Dwg No **TP.200** REV B

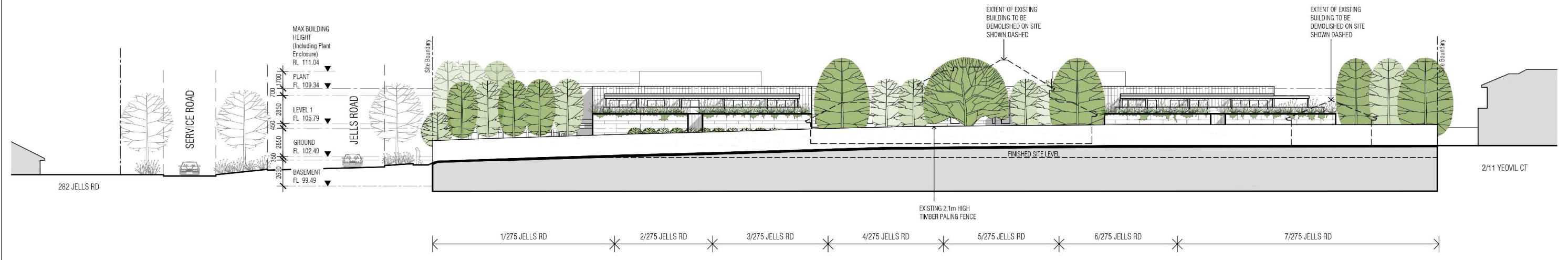
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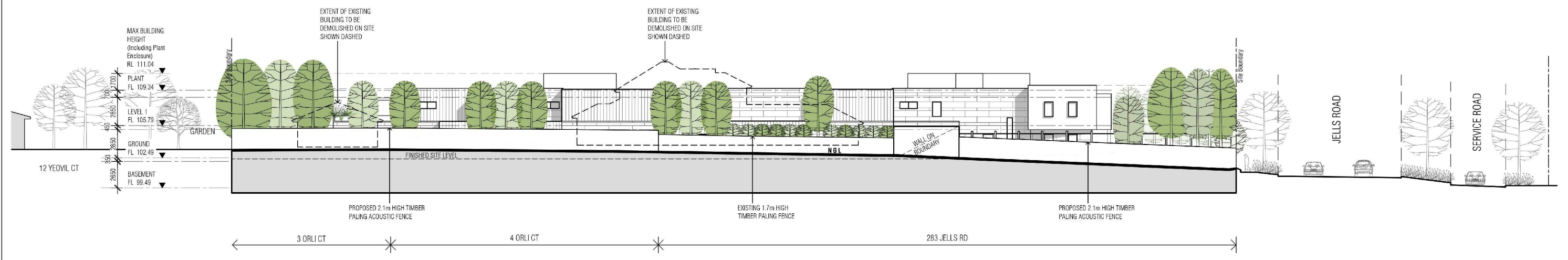
EAST ELEVATION (FRONT)





WEST ELEVATION

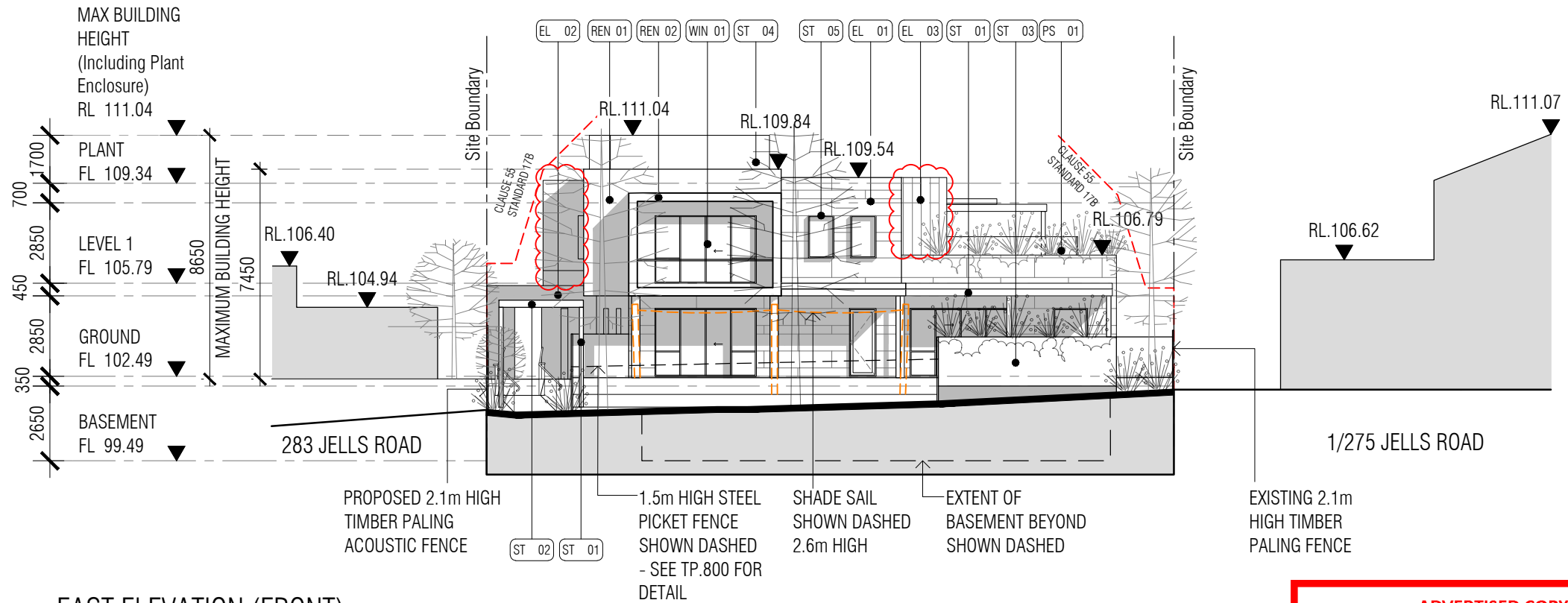


NORTH ELEVATION



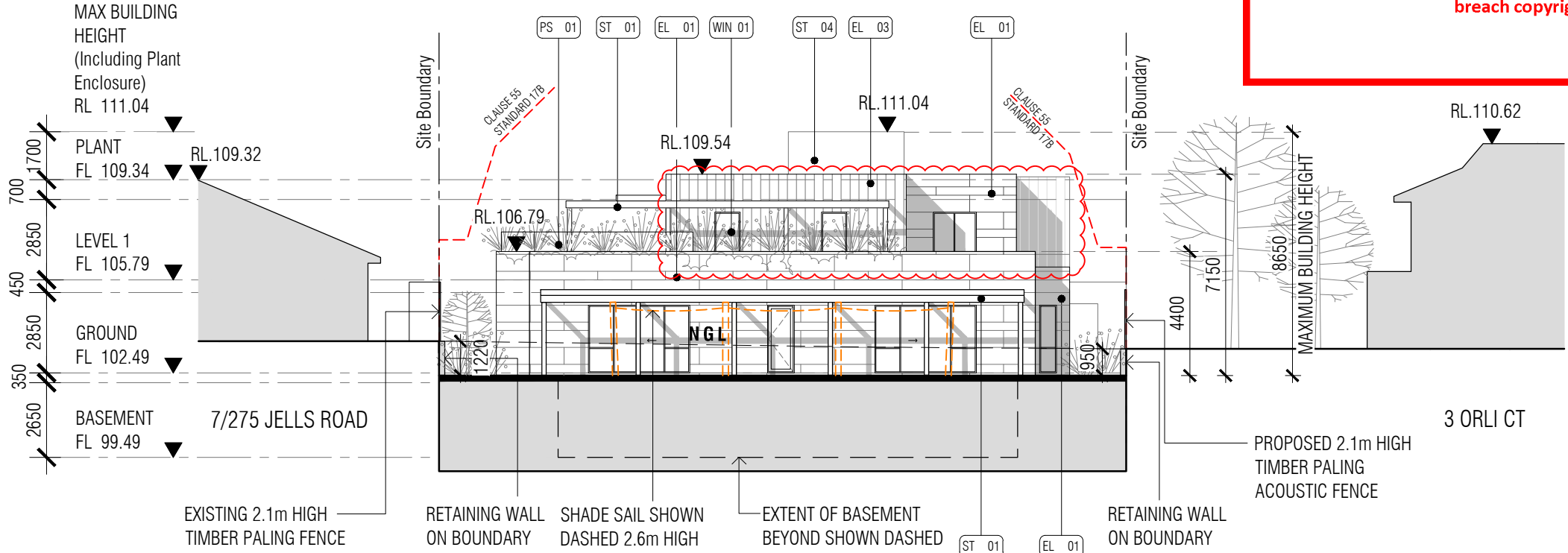
SOUTH ELEVATION

 <p>TREES SHOWN TO MATURE SIZES / HEIGHTS AS NOMINATED BY LANDSCAPE ARCHITECT.</p>	<table border="1"> <thead> <tr> <th>Rev</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Rev	Description	Date																															 <p>mCcabE architects +61 3 94156377 office@mccabearchitects.com.au www.mccabearchitects.com.au</p>	<p>Proposed Childcare Centre 279 - 281 Jells Road, Wheelers Hill</p> <p>Elevations - Neighbour's View</p> <p>Dwg No TP.200.1</p>	<p>Project No 20019 Drawn By SL</p>
	Rev	Description	Date																																		
<p>1:400@A3 1:200@A1</p>	<p>Date June 2021</p>																																				



EAST ELEVATION (FRONT)

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WEST ELEVATION

MATERIALS & FINISHES

EL 01	PRE-FINISHED FC CLADDING 01	WIN 01	ALUMINIUM WINDOW FRAMES	ST 03	STEEL PLANTERBOX
EL 02	PRE-FINISHED FC CLADDING 02	BAL 01	GLASS BALUSTRADE	ST 04	STEEL LOUVRE SCREEN
EL 03	PROFILED METAL CLADDING	PS 01	OBSURED GLASS PRIVACY SCREEN	ST 05	STEEL WINDOW HOOD
REN 01	RENDER 01	ST 01	STEEL FRAMED PERGOLA		
REN 02	RENDER 02	ST 02	PERFORATED METAL		

Rev	Description	Date
A	Council RFI Amendments	27.05.2021

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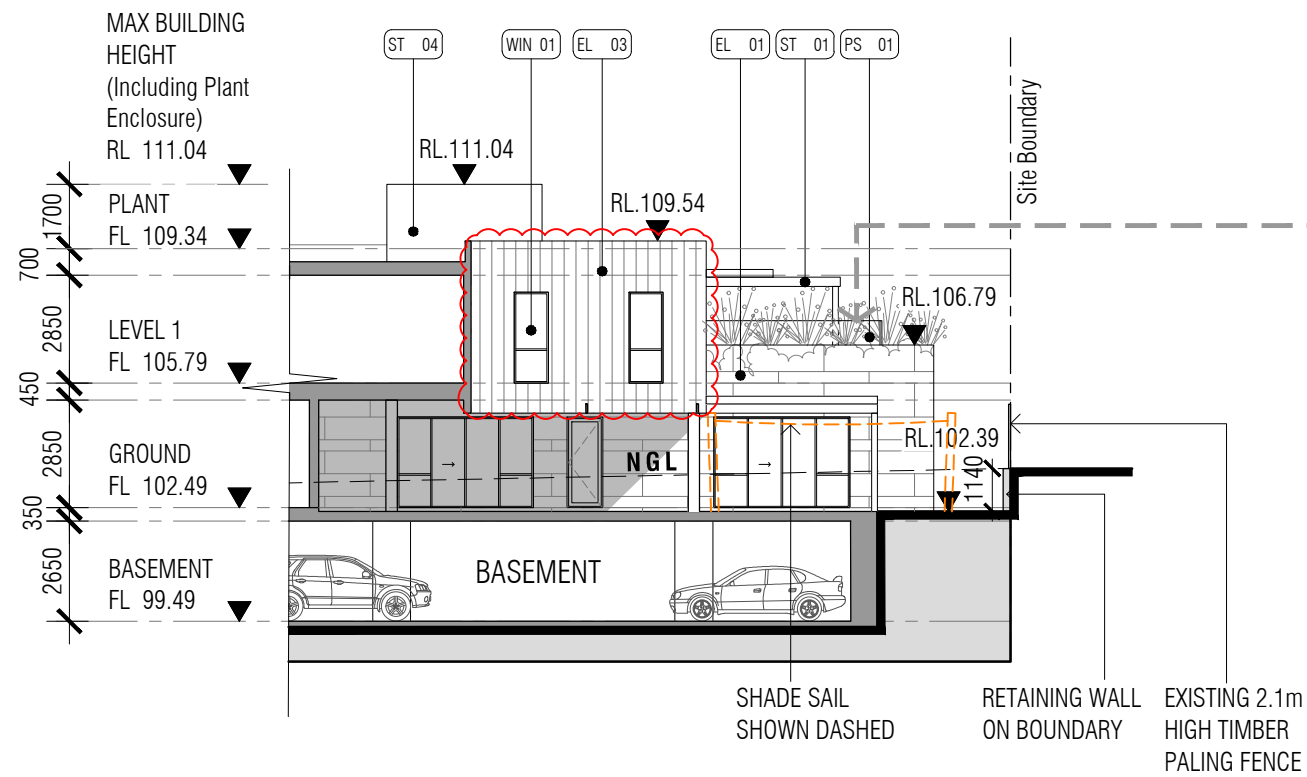
Proposed Childcare Centre
 279 - 281 Jells Road, Wheelers Hill
 Project No 20019
 Drawn By SL

East Elevation & West Elevation
 Dwg No **TP.201** REV A

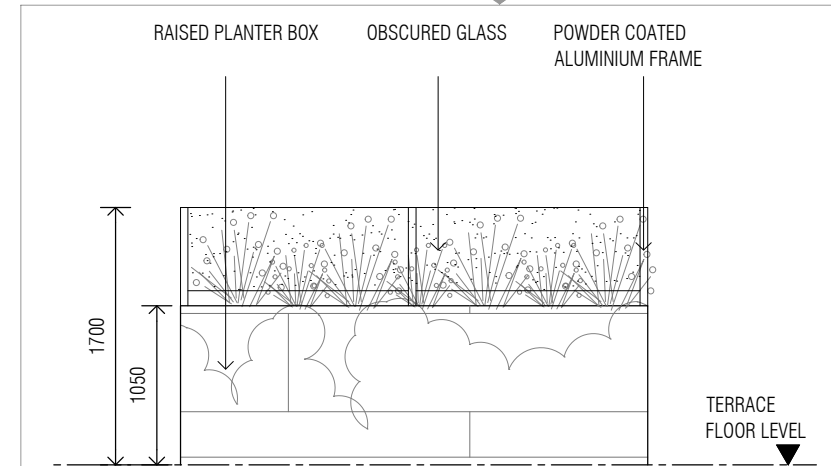
Date June 2021

1:200@A3
 1:100@A1

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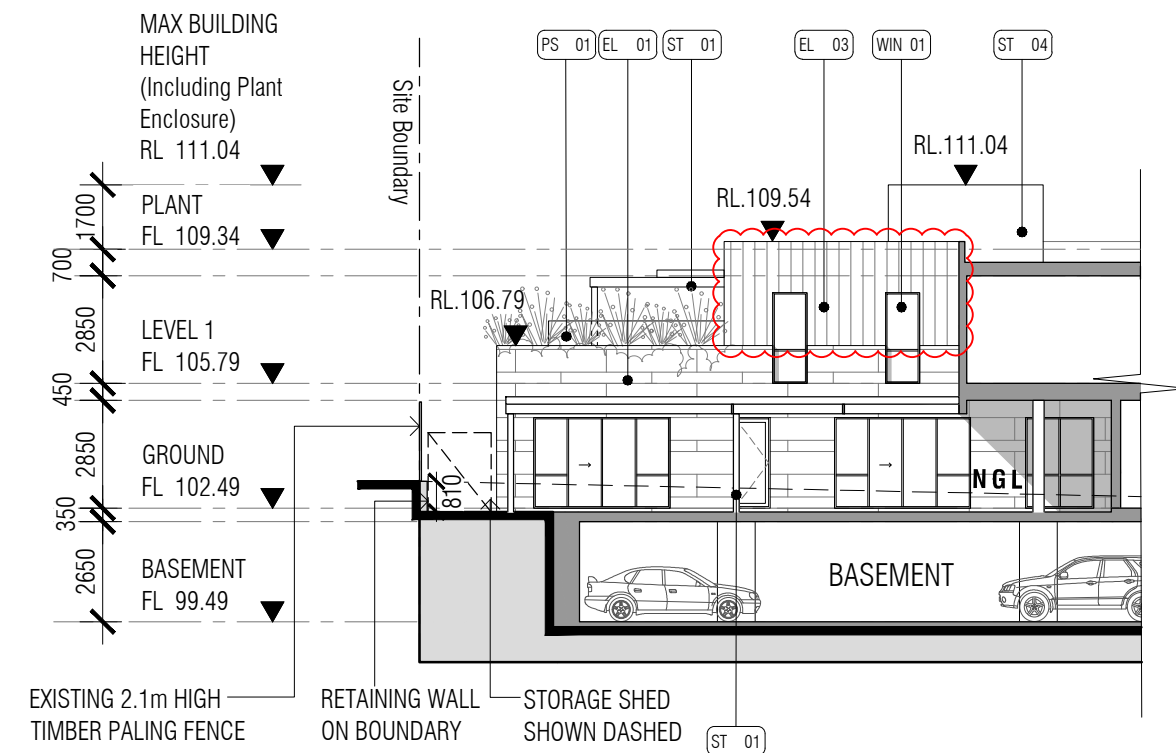


COURTYARD ELEVATION - 1

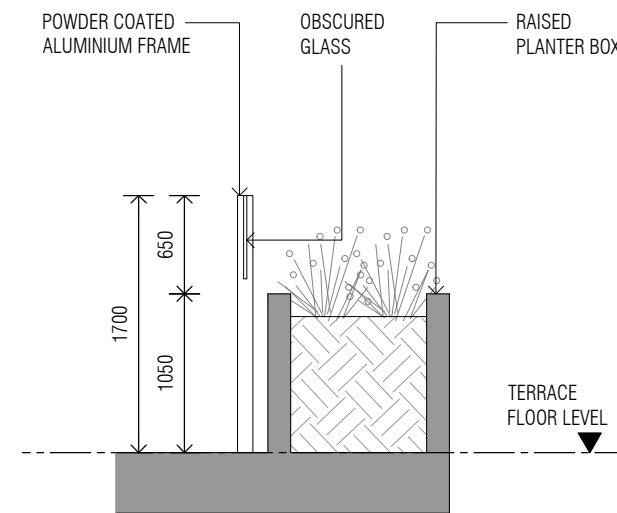


PRIVACY SCREEN ELEVATION

1:50@A3 1:25@A1



COURTYARD ELEVATION - 2



PRIVACY SCREEN SECTION

1:50@A3 1:25@A1

MATERIALS & FINISHES

(EL 01) PRE-FINISHED FC CLADDING 01	(WIN 01) ALUMINIUM WINDOW FRAMES	(ST 03) STEEL PLANTERBOX
(EL 02) PRE-FINISHED FC CLADDING 02	(BAL 01) GLASS BALUSTRADE	(ST 04) STEEL LOUVRE SCREEN
(EL 03) PROFILED METAL CLADDING	(PS 01) OBSCURED GLASS PRIVACY SCREEN	(ST 05) STEEL WINDOW HOOD
(REN 01) RENDER 01	(ST 01) STEEL FRAMED PERGOLA	
(REN 02) RENDER 02	(ST 02) PERFORATED METAL	

OBSCURED GLASS WINDOW TO 1700mm HIGH ABOVE FL

Rev	Description	Date
A	Council RFI Amendments	27.05.2021

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1:200@A3
 1:100@A1

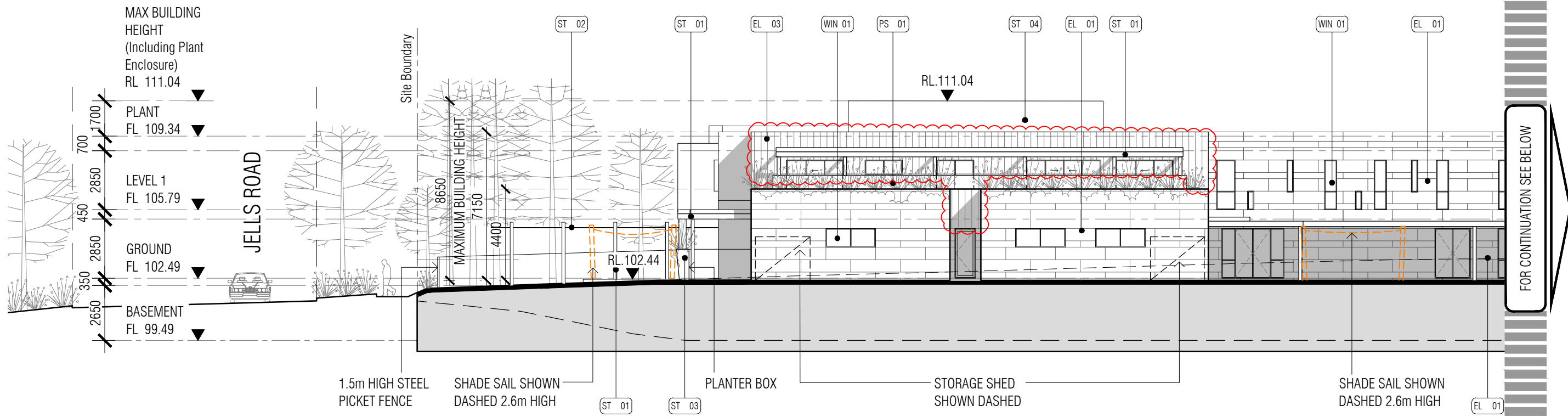
Proposed Childcare Centre
 279 - 281 Jells Road, Wheelers Hill

Project No 20019
 Drawn By SL

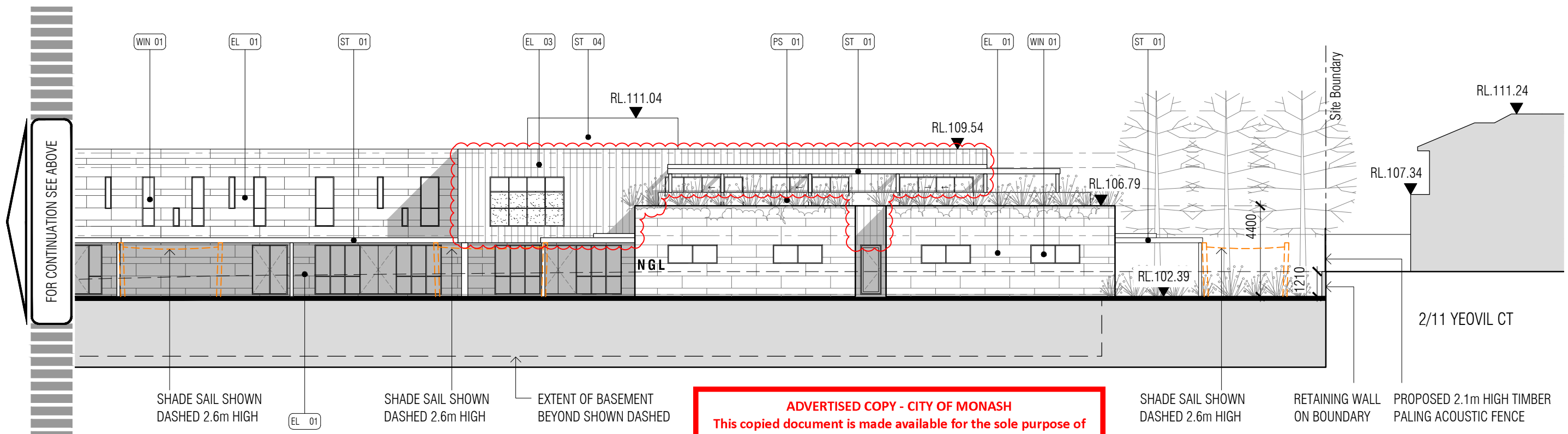
Courtyard Elevation 1 & 2

Date June 2021

Dwg No **TP.202** REV A



NORTH ELEVATION - EAST



NORTH ELEVATION - WEST

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MATERIALS & FINISHES

(EL 01) PRE-FINISHED FC CLADDING 01	(WIN 01) ALUMINIUM WINDOW FRAMES	(ST 03) STEEL PLANTERBOX	(Obscured Glass) OBSCURED GLASS WINDOW TO 1700mm HIGH ABOVE FL
(EL 02) PRE-FINISHED FC CLADDING 02	(BAL 01) GLASS BALUSTRADE	(ST 04) STEEL LOUVRE SCREEN	
(EL 03) PROFILED METAL CLADDING	(PS 01) OBSCURED GLASS PRIVACY SCREEN	(ST 05) STEEL WINDOW HOOD	
(REN 01) RENDER 01	(ST 01) STEEL FRAMED PERGOLA		
(REN 02) RENDER 02	(ST 02) PERFORATED METAL		

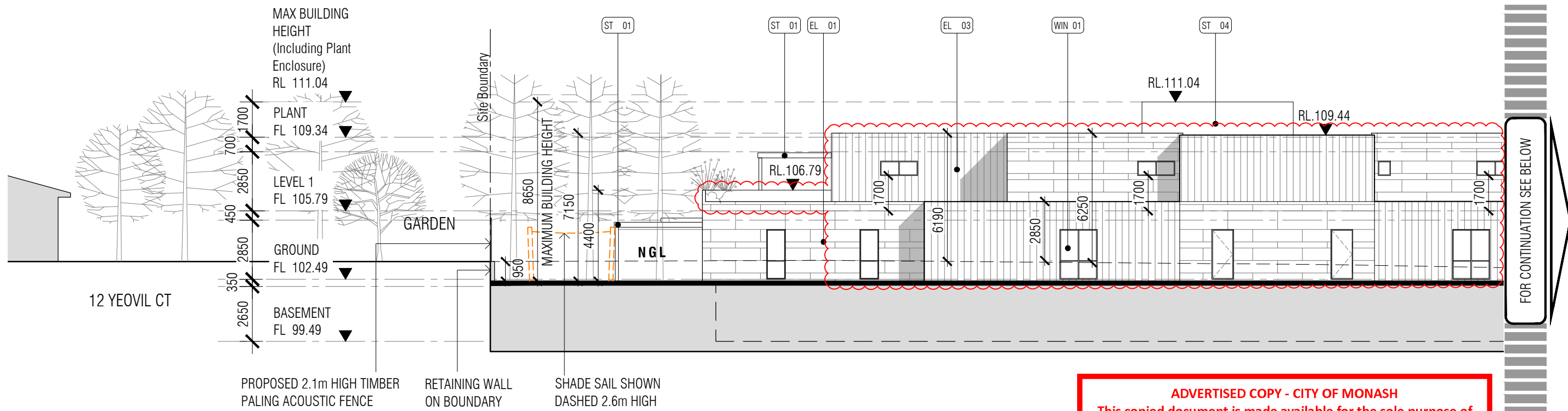
Rev	Description	Date
A	Council RFI Amendments	27.05.2021

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Proposed Childcare Centre
 279 - 281 Jells Road, Wheelers Hill
North Elevation
 Dwg No **TP.203** REV A

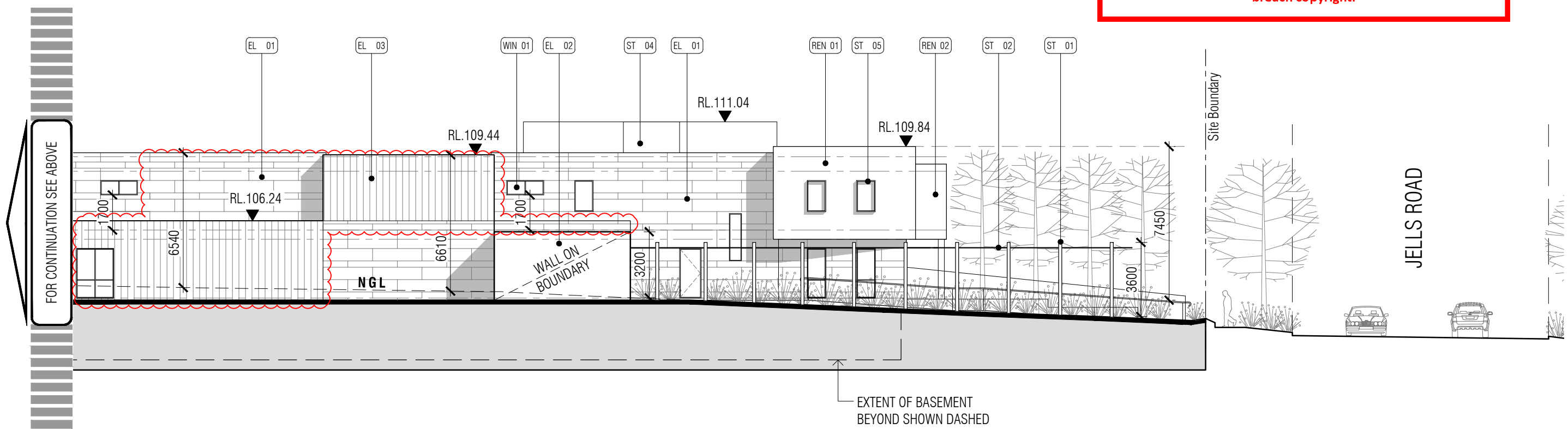
Project No 20019
 Drawn By SL
 Date June 2021

1:200@A3
 1:100@A1



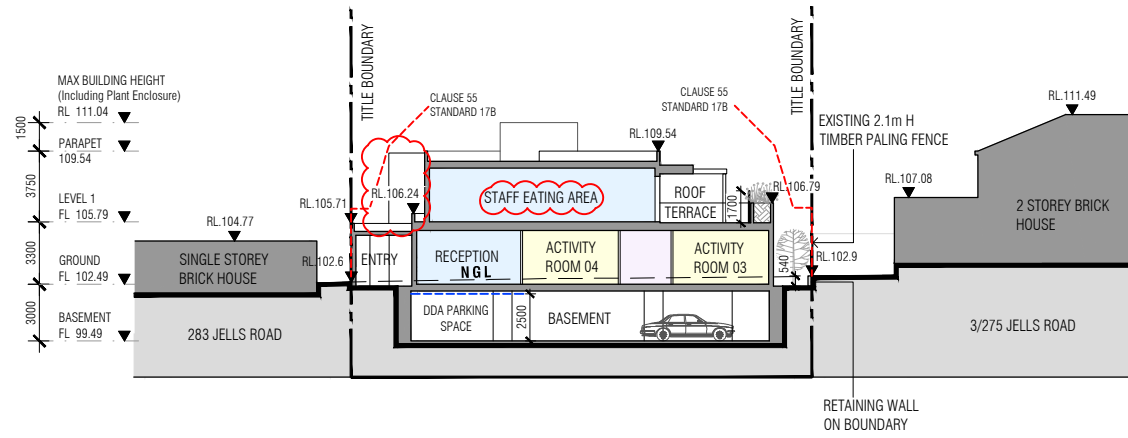
SOUTH ELEVATION - WEST

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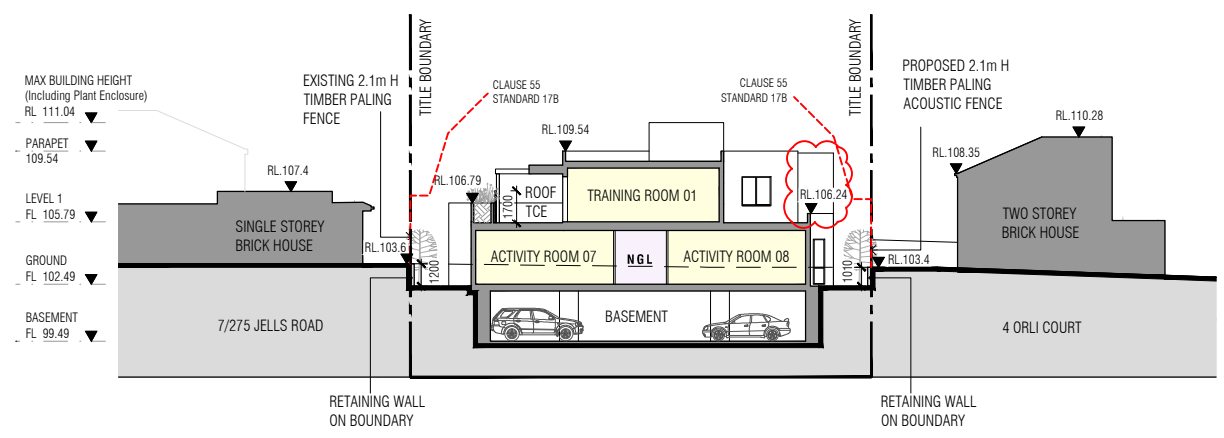


SOUTH ELEVATION - EAST

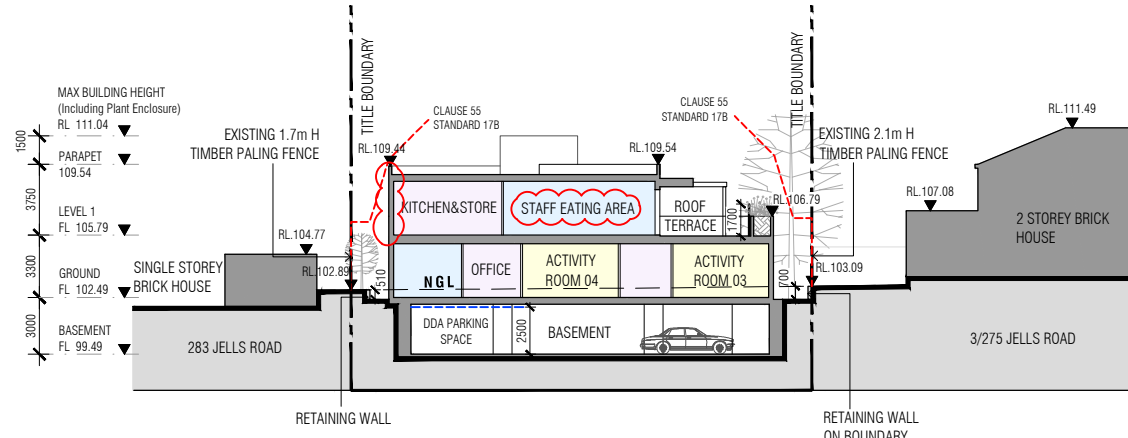
MATERIALS & FINISHES			Rev	Description	Date	mccabe architects +61 3 94156377 office@mccabearchitects.com.au www.mccabearchitects.com.au	1:200@A3 1:100@A1	Proposed Childcare Centre 279 - 281 Jells Road, Wheelers Hill South Elevations Dwg No TP.204 REV A	Project No 20019 Drawn By SL Date June 2021
EL 01	PRE-FINISHED FC CLADDING 01	WIN 01	ALUMINIUM WINDOW FRAMES	ST 03	STEEL PLANTERBOX				
EL 02	PRE-FINISHED FC CLADDING 02	BAL 01	GLASS BALUSTRADE	ST 04	STEEL LOUVRE SCREEN				
EL 03	PROFILED METAL CLADDING	PS 01	OBSURED GLASS PRIVACY SCREEN	ST 05	STEEL WINDOW HOOD				
REN 01	RENDER 01	ST 01	STEEL FRAMED PERGOLA						
REN 02	RENDER 02	ST 02	PERFORATED METAL						



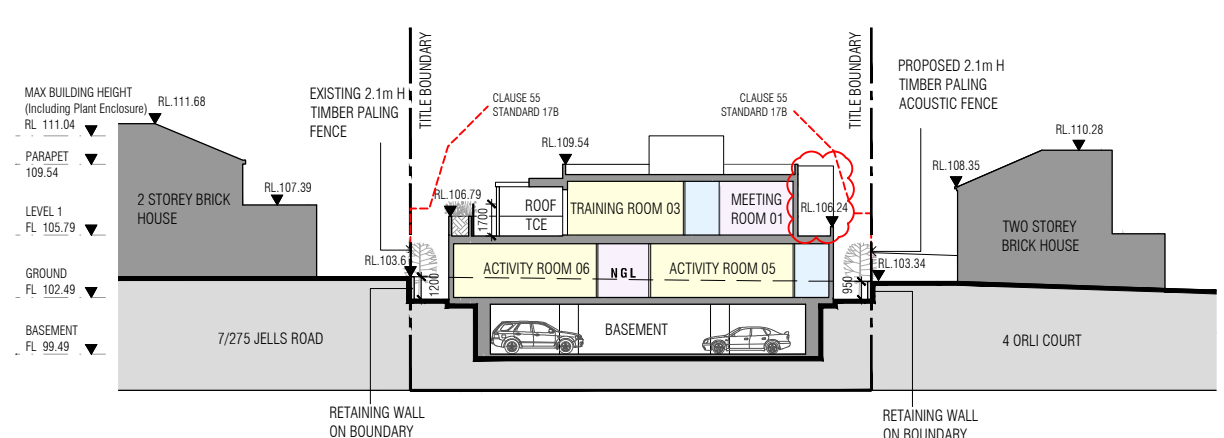
SECTION A-A



SECTION B-B

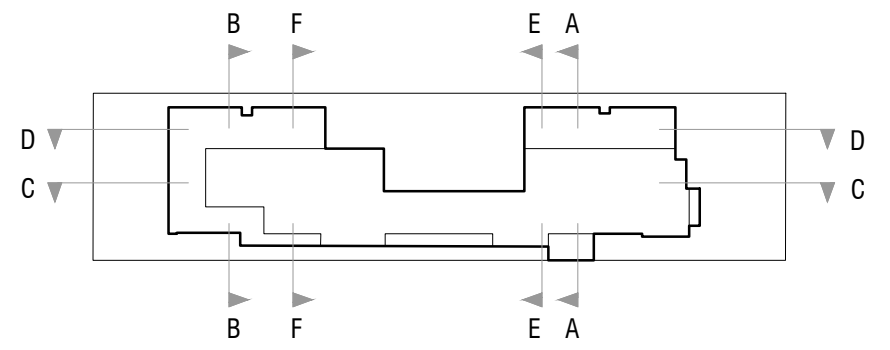


SECTION E-E



SECTION F-F

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1:400@A3
 1:200@A1

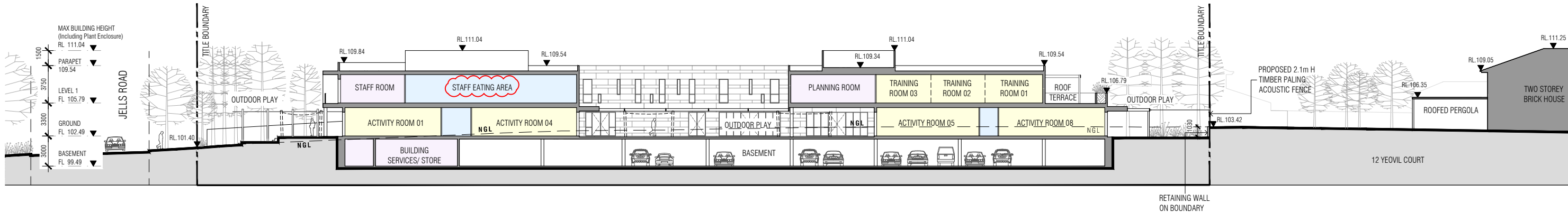
Proposed Childcare Centre
 279 - 281 Jells Road, Wheelers Hill

Project No. 20019
 Drawn By pf

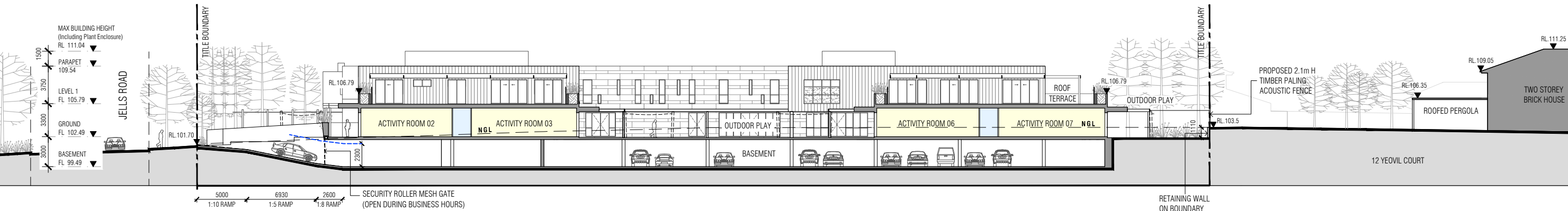
Site Sections
 Date July 2021

Dwg No **TP.300** REV B

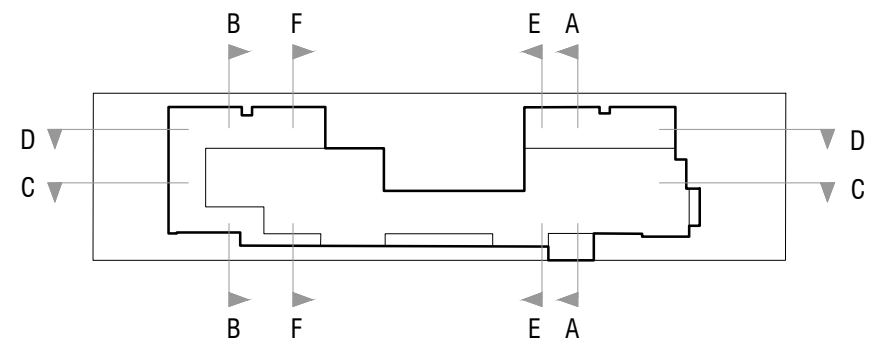
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SECTION C-C



SECTION D-D



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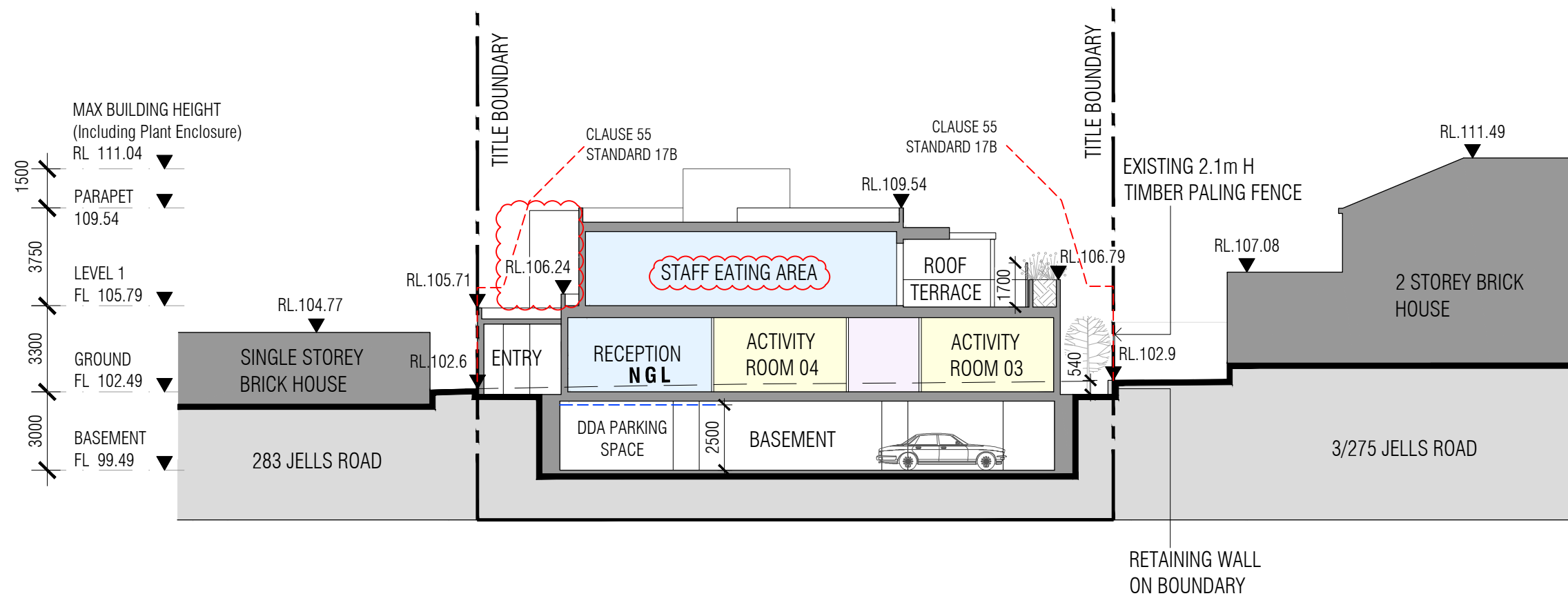
Proposed Childcare Centre
 279 - 281 Jells Road, Wheelers Hill

Project No 20019
 Drawn By pf

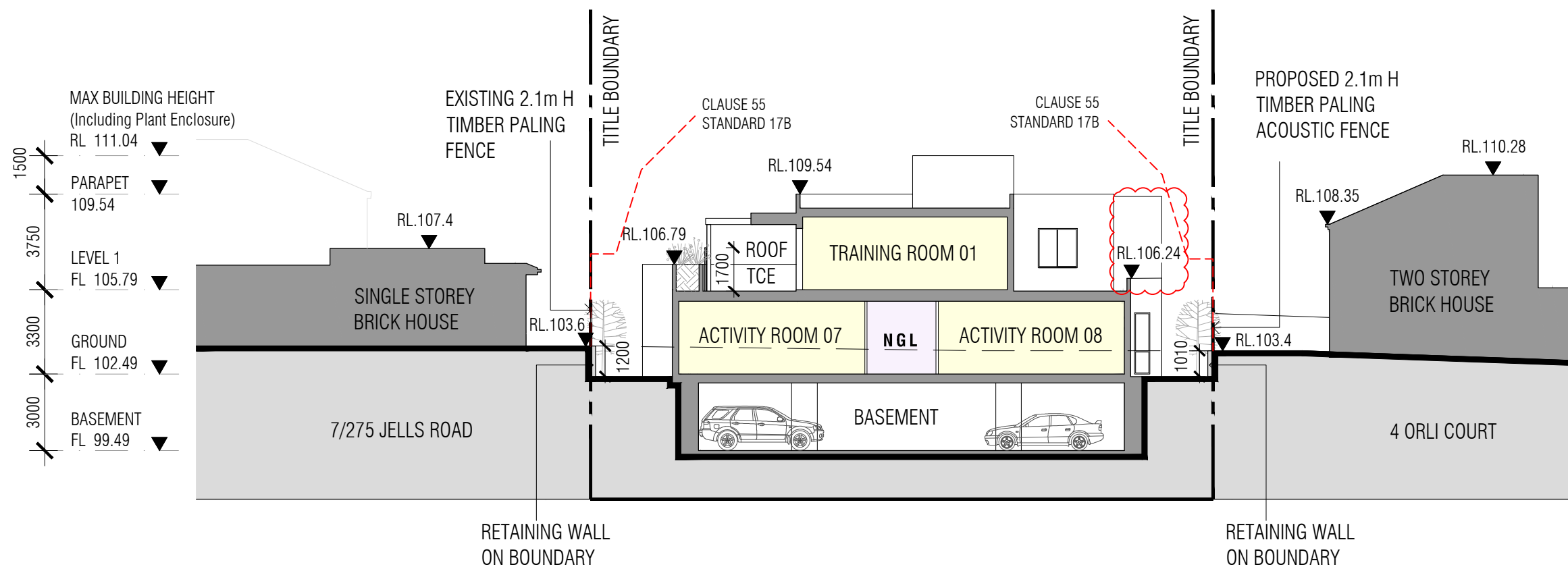
Site Sections
 Date July 2021

Dwg No **TP.301** REV B

1:400@A3
 1:200@A1



SECTION A-A



SECTION B-B

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Proposed Childcare Centre
 279 - 281 Jells Road, Wheelers Hill

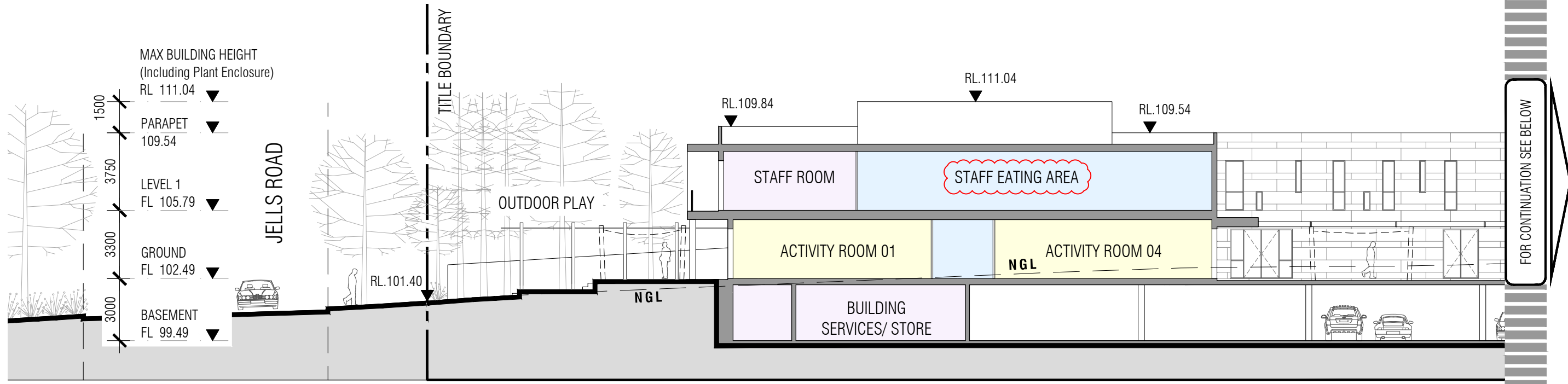
Project No. 20019
 Drawn By pf

Site Section A-A & B-B

Date July 2021

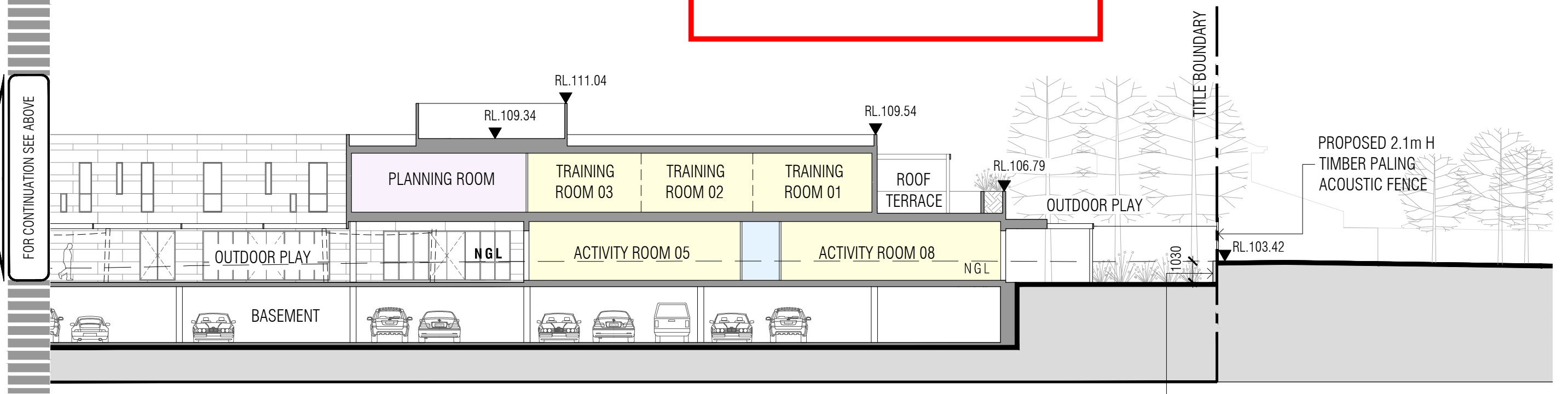
Dwg No **TP.302** REV A

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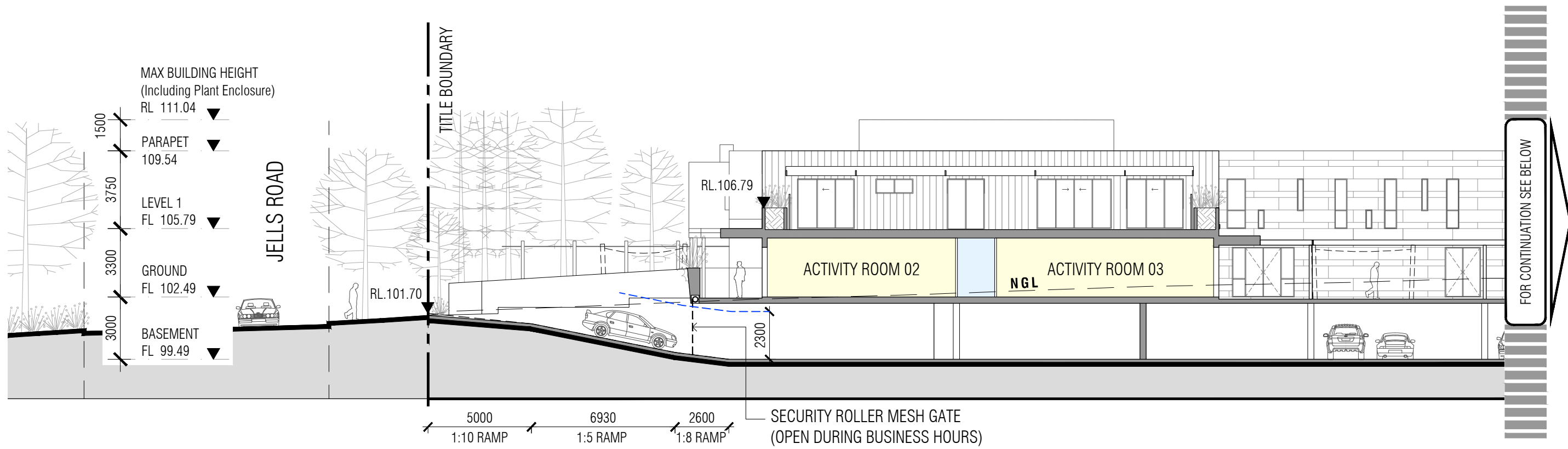
SECTION C-C - EAST

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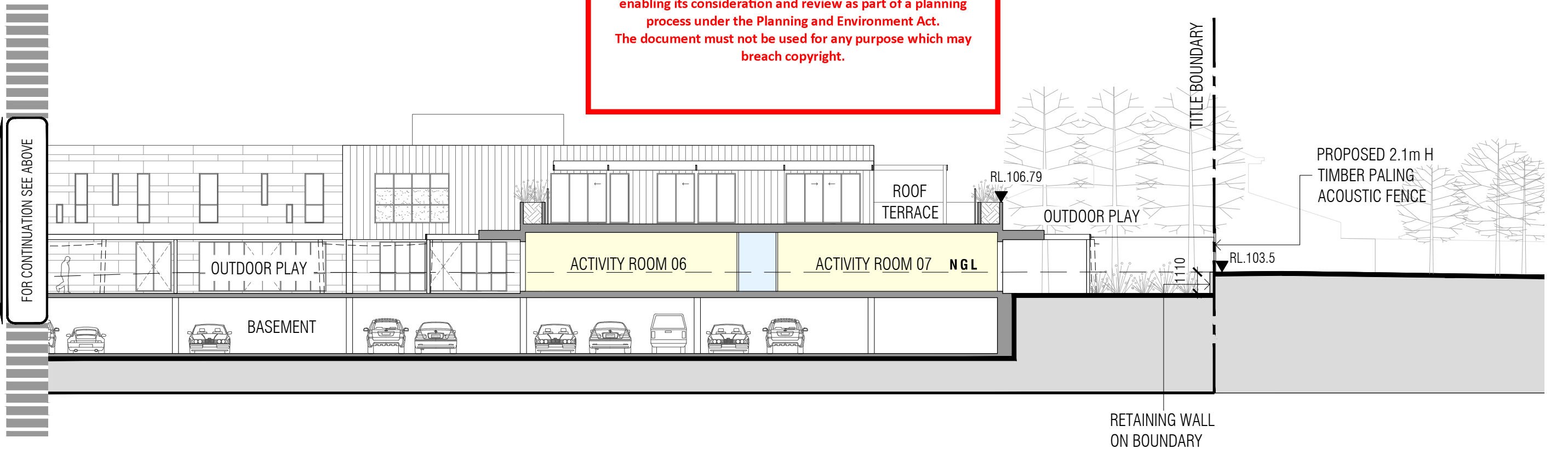
SECTION C-C - WEST

Rev	Description	Date				
A	Council RFI Amendments	27.05.2021	<p>mccabe architects +61 3 94156377 office@mccabearchitects.com.au www.mccabearchitects.com.au</p>		Proposed Childcare Centre 279 - 281 Jells Road, Wheelers Hill Project No 20019 Drawn By pf	
					Site Section C-C Date July 2021	
					1:200@A3 1:100@A1	
					Dwg No TP.303 REV A	




SECTION D-D - EAST

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SECTION D-D - WEST

Rev	Description	Date		

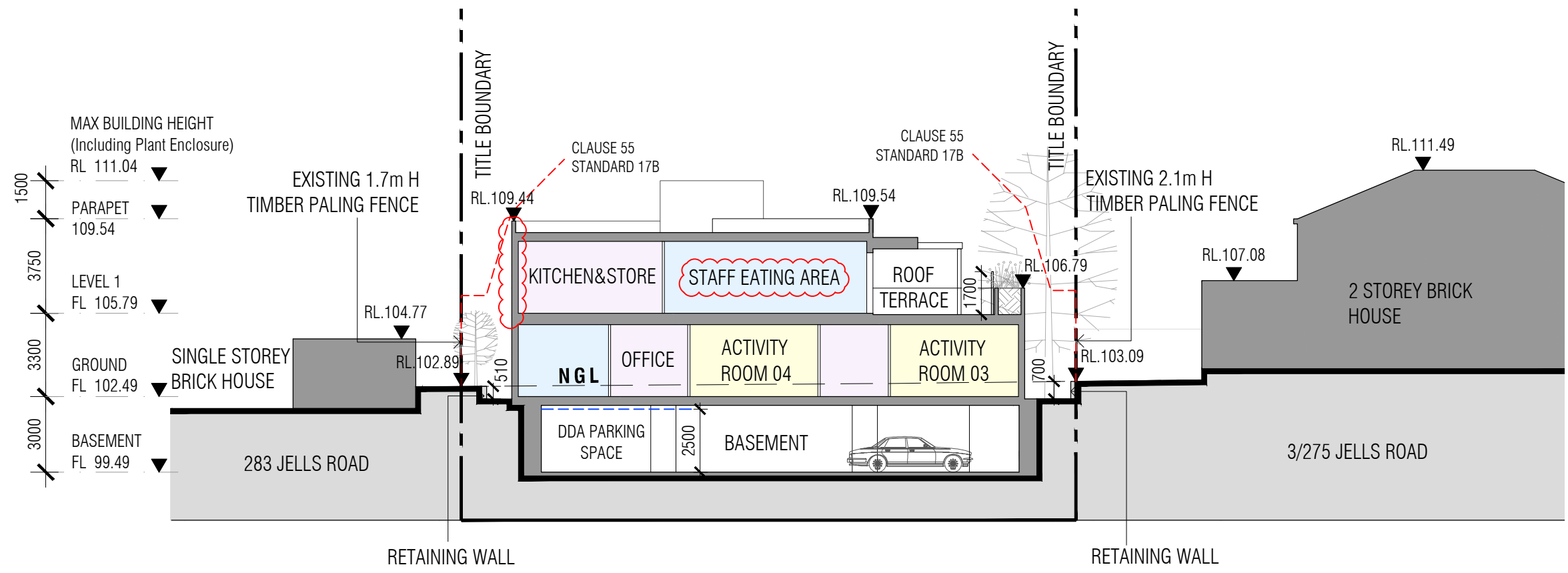


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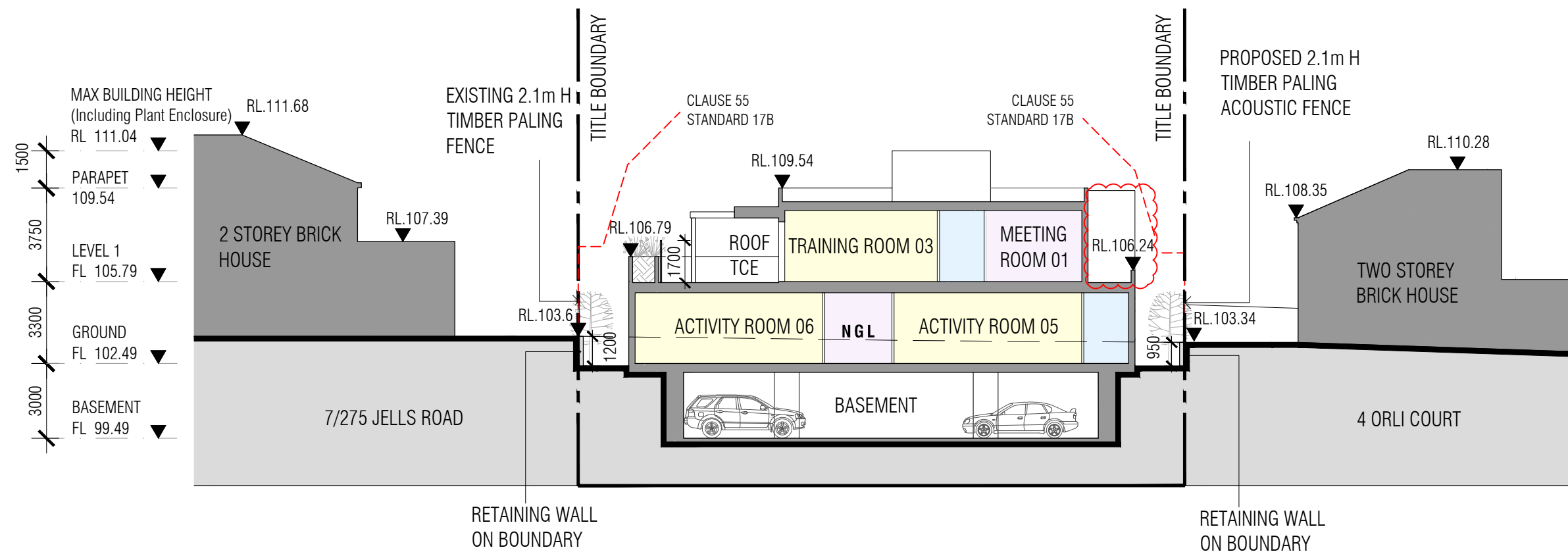
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1:100@A1

Proposed Childcare Centre
 279 - 281 Jells Road, Wheelers Hill
Site Section D-D
 Dwg No **TP.304**

Project No 20019
 Drawn By pf
 Date May 2021



SECTION E-E



SECTION F-F

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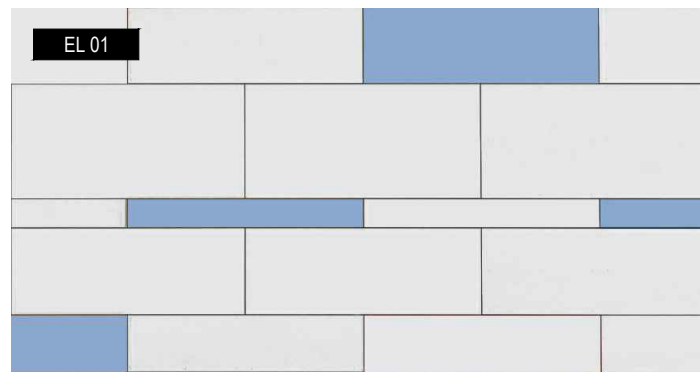
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1:200@A3
 1:100@A1

Proposed Childcare Centre
 279 - 281 Jells Road, Wheelers Hill
 Project No. 20019
 Drawn By pf

Site Section E-E & F-F
 Date July 2021

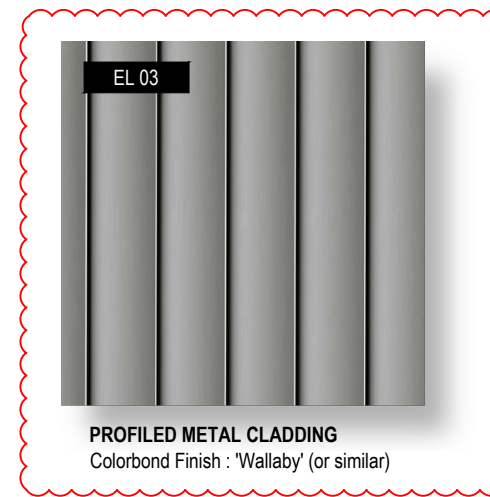
Dwg No **TP.305** REV A



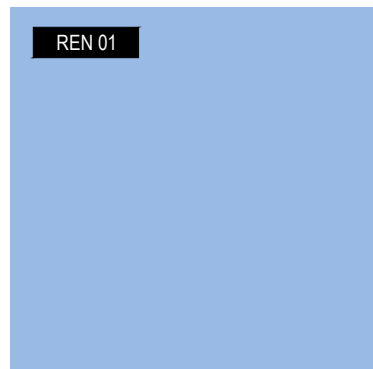
PRE-FINISHED FD CLADDING 01
Fibreclad (or similar)
Selected Colours: Quartz, Opal Blue



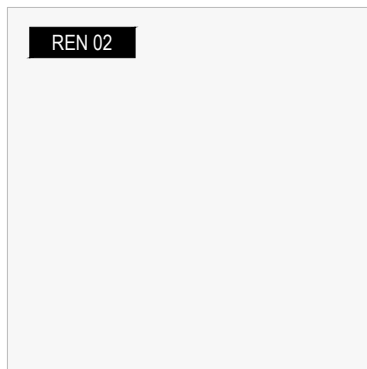
PRE-FINISHED FC CLADDING 02
Fibreclad (or similar)
Colour: Opal Blue



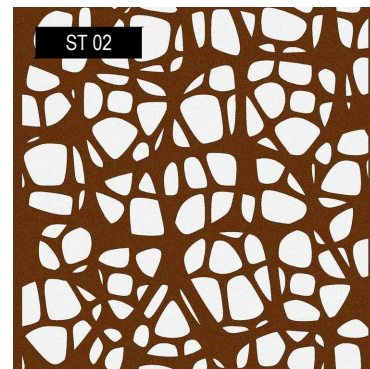
PROFILED METAL CLADDING
Colorbond Finish : 'Wallaby' (or similar)



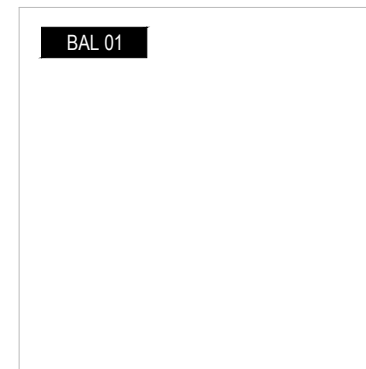
RENDER 01
Painted Finish: To Match Fibreclad 'Opal Blue'



RENDER 02
Painted Finish: To Match Fibreclad 'Quartz'



PERFORATED METAL
Painted Finish: To Match Colorbond 'Terrain' (or similar)
Pattern: To be advised (Pattern shown for illustrative purposes only)



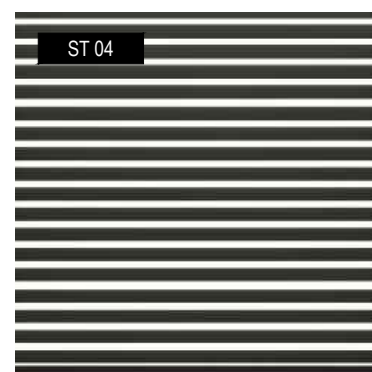
GLASS BALUSTRADE
Clear Glass



OBSCURED GLASS PRIVACY SCREEN
Translucent Glass



STEEL PLANTER BOX
Painted Finish: To Match
Colorbond 'Monument' (or similar)



STEEL LOUVRE SCREEN
Painted Finish: To Match Colorbond 'Monument' (or similar)



STEEL WINDOW HOOD
Painted Finish: To Match
Colorbond 'Monument' (or similar)



ALUMINIUM WINDOW FRAMES
Powder Coated Finish: To Match
Colorbond 'Monument' (or similar)



STEEL FRAMED PERGOLA
Painted Finish: To Match
Colorbond 'Terrain' (or similar)

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nts

Proposed Childcare Centre
279 - 281 Jells Road, Wheelers Hill
External Finishes Schedule
Project No. 20019
Drawn By sl
Date June 2021
Dwg No **TP.400** REV A



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Proposed Childcare Centre
 279 - 281 Jells Road, Wheelers Hill

Project No. 20019
 Drawn By pf

Artists Impressions 1 & 2

Date June 2021

Dwg No **TP.500** REV B




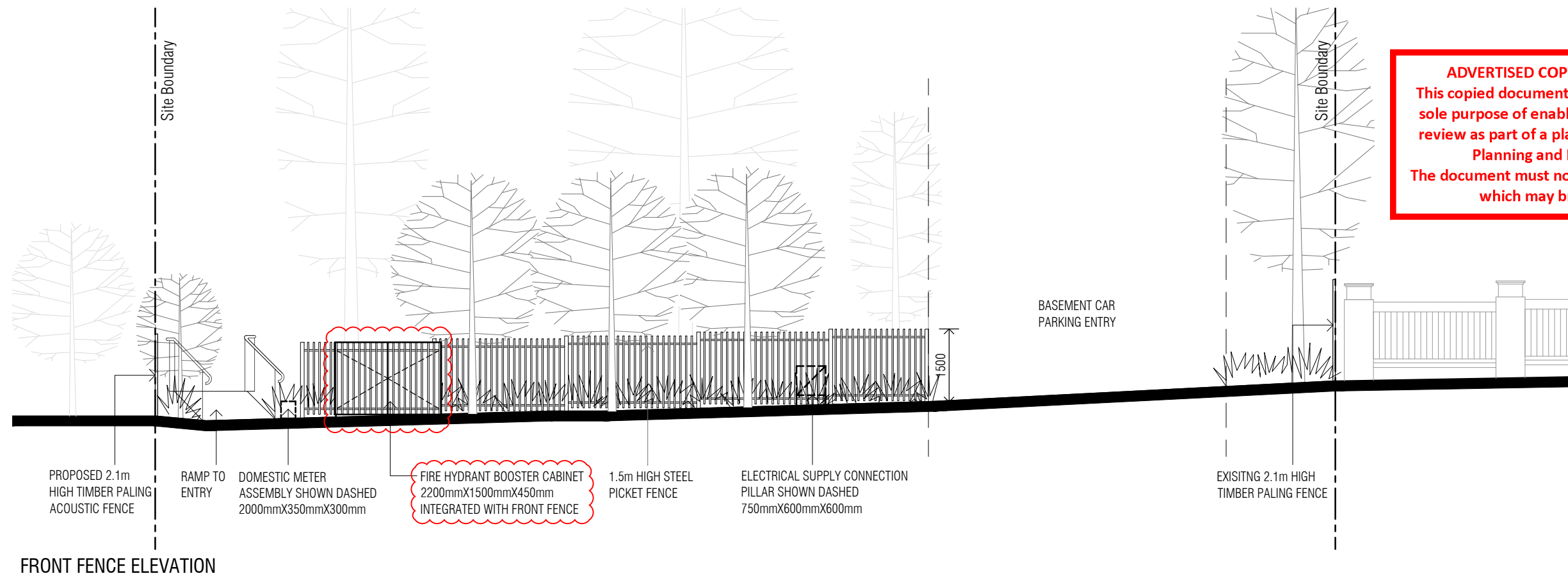
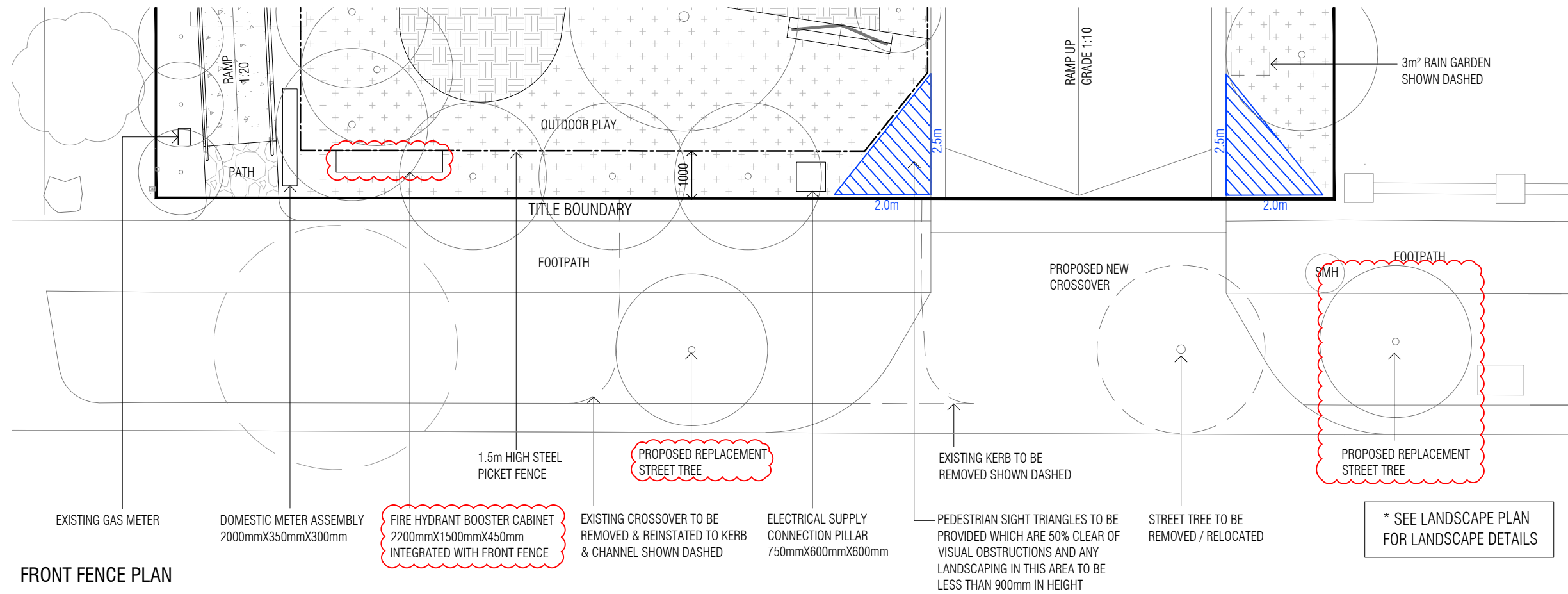
KEY

 2.1m HIGH (ABOVE NATURAL GROUND LEVEL) TIMBER PALING ACOUSTIC FENCE, IN ACCORDANCE WITH RENZO TOWN & ASSOCIATES ACOUSTIC REPORT DATED 29 APRIL 2021.

 DISTANCE BELOW TOP OF ACOUSTIC FENCE TO FINISHED GROUND LEVEL

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Rev	Description	Date																							
A	Council RFI Amendments	27.05.2021																							



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Proposed Childcare Centre
 279 - 281 Jells Road, Wheelers Hill
Front Fence Plan & Elevation
 Project No 20019
 Drawn By sl
 Date June 2021
 1:100@A3
 1:50@A1
 Dwg No **TP.801** REV A

LEGEND

EXISTING STREET TREE WITH TPZ
> TO BE RETAINED & PROTECTED
REFER TO ARBORISTS REPORT

EXISTING TREE TO BE REMOVED
> REFER TO ARBORISTS REPORT

PROPOSED EVERGREEN TREE
> REFER TO PLANT SCHEDULE L0

PROPOSED DECIDUOUS TREE
> REFER TO PLANT SCHEDULE L0

PROPOSED SHRUBS & GROUNDCOVERS
IN IRRIGATED GARDENBED
> REFER TO PLANT SCHEDULE L0

PROPOSED LOW PLANTING TO
MAX. 900MM HIGHX

PROPOSED SHRUBS & GROUNDCOVERS
IN IRRIGATED PLANTER BOX
> REFER TO PLANT SCHEDULE L0 AND
DRAWING L4 - L5

PROPOSED CRAZY PAVING

PROPOSED EXPOSED AGGREGATE
CONCRETE PAVING

PROPOSED UNIT PAVING
BY ARCHITECT

PROPOSED PERMEABLE GRAVEL
PAVING

PROPOSED ORGANIC SOFT FALL
PERMEABLE PLAY SURFACE

PROPOSED ARTIFICIAL TURF
> TO OUTDOOR PLAY

PROPOSED INSTANT TURF
> TO NATURESTRIP

PROPOSED SOFT FALL RUBBER
> TO OUTDOOR PLAY

PROPOSED RETAINING WALL
> BY ARCHITECT

PROPOSED DECKING PLATFORM TO
CENTRAL TREE

PROPOSED ORGANIC STEPPERS

PROPOSED ROCKS TO DRY CREEK BED
INTERACTIVE PLAY AREA TO REAR
OUTDOOR SPACE

PROPOSED FEATURE LOGS TO
INTERACTIVE PLAY AND RESTING AREAS

PROPOSED TIMBER STEPS RETAINING
WALLS AND BENCH SEATING

SUGGESTED PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	HEIGHT & WIDTH	SIZE
TREES			
ALLOCASUARINA TORULOSA	FOREST SHEOAK	10.0 X 4.0M	320MM CONT.
BAMBUSA TEXTILIS ' GRACILIS'	CLUMPING BAMBOO	6.0 X 2.0M	320MM CONT.
EUCALYPTUS CAESIA	SILVER PRINCESS	6.0 X 3.0M	320MM CONT.
CORYMBIA CITRIODORA 'SCENTUOUS'	LEMON SCENTED GUM DWARF	10.0 X 6.0M	45 LITRE CONT.
CITRUS X LIMON	LEMON	2.0 X 1.0M	320MM CONT.
HYMENOSPORUM FLAVUM	NATIVE FRANGAPANI	8.0 X 3.0M	320MM CONT.
LAGERSTROEMIA INDICA ' TONTO'	RED CREPE MYRTLE	5.0 X 3.0M	45 LITRE CONT.
LAGERSTROEMIA INDICA NATCHEZ	WHITE CREPE MYRTLE	7.0 X 3.0M	45 LITRE CONT.
LOPHOSTEMON CONFERTUS	BRUSH BOX	12.0 X 5.0M	45 LITRE CONT.
TRISTANIOPSIS LAURINA '	WATER GUM	10.0 X 6.0M	45 LITRE CONT.
LUSCIOUS '			
ULMUS PARVIFOLIA ' TODD'S FORM'	CHINESE ELM	10.0 X 5.0M	45 LITRE CONT.
SHRUBS			
CALLISTEMON VIMINALIS ' SLIM'	SLIM BOTTLEBRUSH	3.0 X 0.6M	240MM CONT.
CORREA DUSTY BELLS	CORREA ' DUSTY BELLS'	1.0 X 1.0M	140MM CONT.
CORREA ALBA	WHITE CORREA	1.0 X 1.0M	140MM CONT.
ESCALLONIA ' IVEYI'	ESCALLONIA	3.0 X 1.5M	240MM CONT.
HARDENBERGIA VIOLACEA	MEENA	0.5 x 0.5M	140MM CONT.
WESTRINGIA ' DEEP PURPLE'	NATIVE ROSEMARY	1.0 X 0.5M	200MM CONT.
GROUNDCOVERS AND GRASSES			
ALOYSIA CITRODORA	LEMON VERBENA	0.5 X 0.4M	140MM CONT.
CONOSTYLIS CANDICNAS	COTTON HEAD	0.4 X 0.5M	140MM CONT.
DIANELLA CAERULEA	BLUE FLAX-LILY	0.6 X 0.6M	140MM CONT.
JUNCUS PALLIDUS	LEAFLESS RUSH	0.6 X 0.6M	140MM CONT.
LOMANDRA TANIKA	DWARF MAT RUSH	0.7 X 1.0M	140MM CONT.
LOMANDRA FLUVIATILIS	MAT RUSH	0.6 X 0.6M	140MM CONT.
ROSMARINUS PROSTRATUS	PROSTRATE ROSEMARY	0.8 X 0.8M	140MM CONT.
STACHYS BYZANTINA	LAMBS EARS	0.3 X 1.0M	140MM CONT.
SCAEVEOLA MAUVE CLUSTERS	SCAEVEOLA MAUVE CLUSTERS	0.2 X 0.5M	140MM CONT.
WESTRINGIA ' GREY BOX'	DWARF NATIVE ROSEMARY	0.5 X 0.5M	200MM CONT.
VIOLA HEDERACEA	NATIVE VIOLET	0.2 X 0.5M	140MM CONT.
CLIMBERS			
PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	-	140MM CONT.
VITIS COIGNETIAE	CRIMSON GLORY VINE	-	140MM CONT.

CHILDCARE CENTRE

279 - 281 JELLS ROAD, WHEELERS HILL

LANDSCAPE PLANS

TOWN PLANNING DOCUMENTATION

DRAWING REGISTER

L0 >	TITLE PAGE, LEGEND & PLANT SCHEDULE
L1 >	CONCEPT PLAN 1
L2 >	CONCEPT PLAN 2
L3 >	CONCEPT PLAN 3
L4 >	ROOF TERRACE 1
L5 >	ROOF TERRACE 2

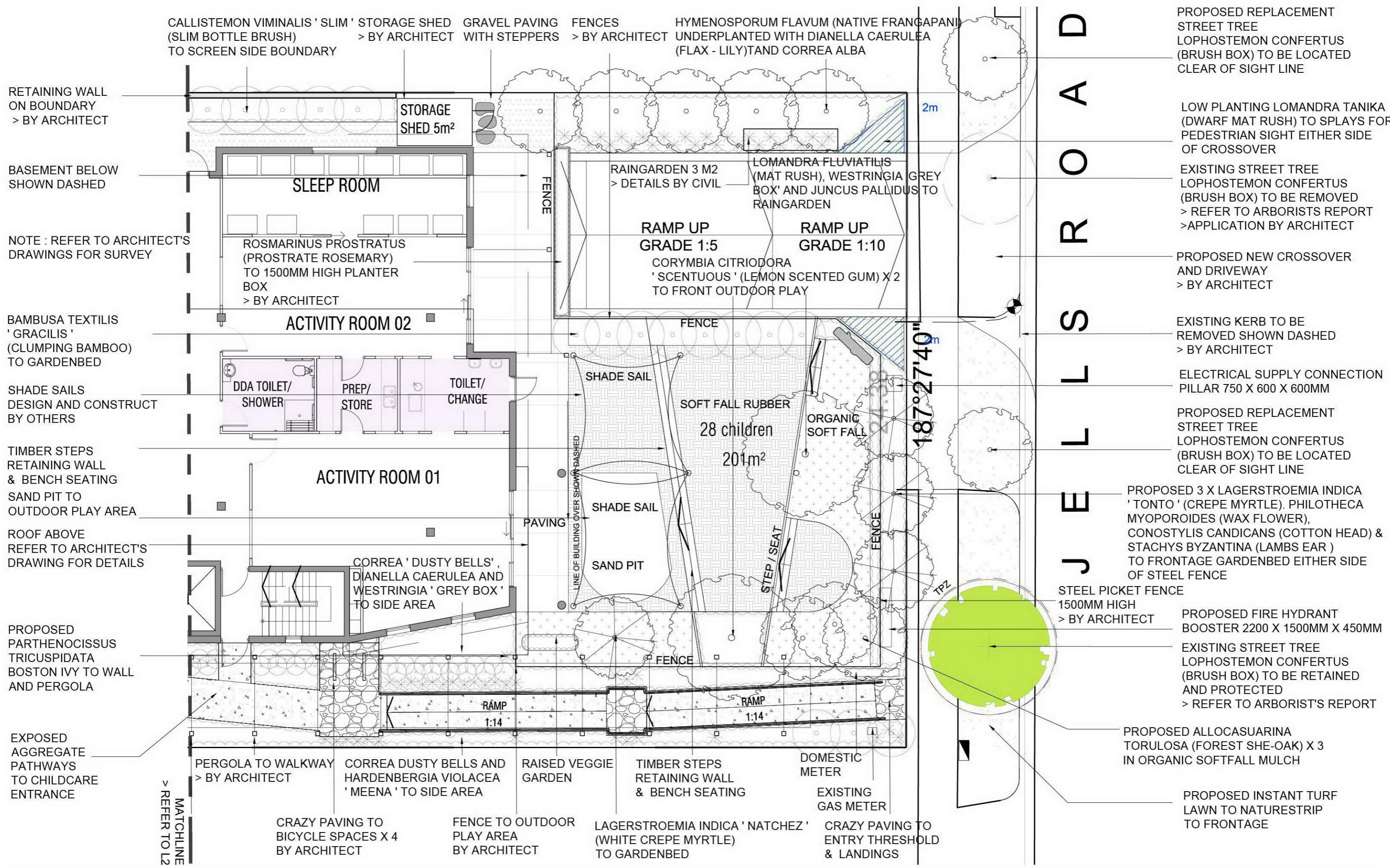
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ISSUE	REVISION	DRN	CHK	APP	DATE
A	COUNCIL COMMENTS	TS	SI	-	05.03.21
B	COUNCIL COMMENTS	TS	SI	-	10.05.21
C	COUNCIL COMMENTS	TS	SI	-	01.07.21

URBAN EDGE
 LANDSCAPE ARCHITECTS
 Level 2, 39 Market Street
 South Melbourne 3205
 t. 03 9696 9026
 e. mail@urbanedgelandscape.com.au



PROJECT	CHILDCARE CENTRE 279 - 281 JELLS ROAD, WHEELERS HILL	CAD FILE No.	20045_CD_RevB	JULY 2021
TITLE	TOWN PLANNING DOCUMENTATION TITLE PAGE, LEGEND & PLANT SCHEDULE	SCALE	SCALE 1: 1250 @ A1	DRAWN TS
				PROJECT No 20045
				DRAWING No L1
				C



RETAINING WALL ON BOUNDARY > BY ARCHITECT

BASEMENT BELOW SHOWN DASHED

NOTE : REFER TO ARCHITECT'S DRAWINGS FOR SURVEY

BAMBUSA TEXTILIS 'GRACILIS' (CLUMPING BAMBOO) TO GARDENBED

SHADE SAILS DESIGN AND CONSTRUCT BY OTHERS

TIMBER STEPS RETAINING WALL & BENCH SEATING SAND PIT TO OUTDOOR PLAY AREA

ROOF ABOVE REFER TO ARCHITECT'S DRAWING FOR DETAILS

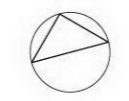
PROPOSED PARTHENOCISSUS TRICUSPIDATA BOSTON IVY TO WALL AND PERGOLA

EXPOSED AGGREGATE PATHWAYS TO CHILDCARE ENTRANCE

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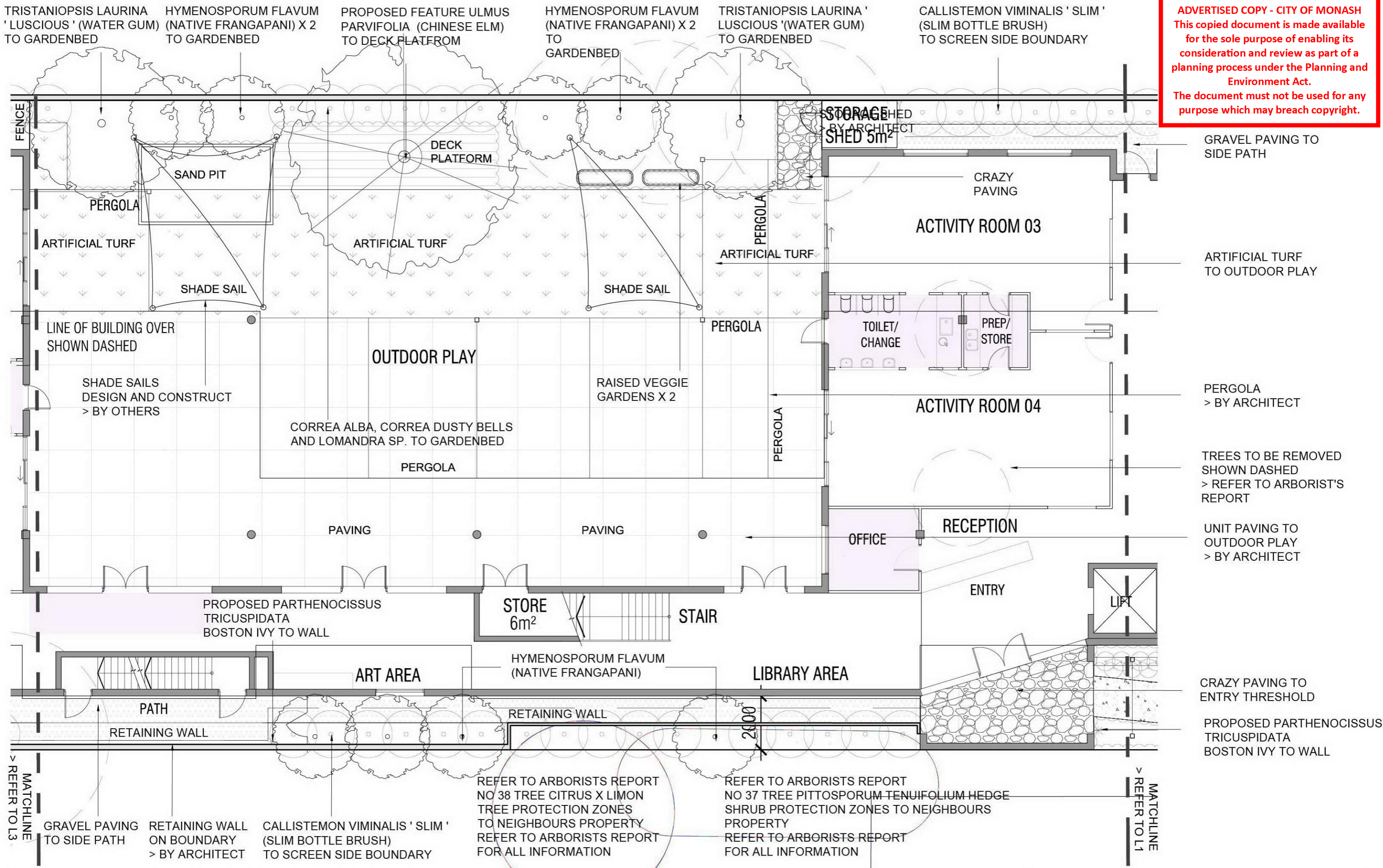
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PROJECT	CHILDCARE CENTRE 279 - 281 JELLS ROAD, WHEELERS HILL	CAD FILE No.	20045_CD_RevB	DATE	JULY 2021
TITLE	TOWN PLANNING DOCUMENTATION CONCEPT PLAN 1	SCALE	1 : 1250 @ A1	DRAWN	TS
				PROJECT No.	20045
				DRAWING No.	L1 C

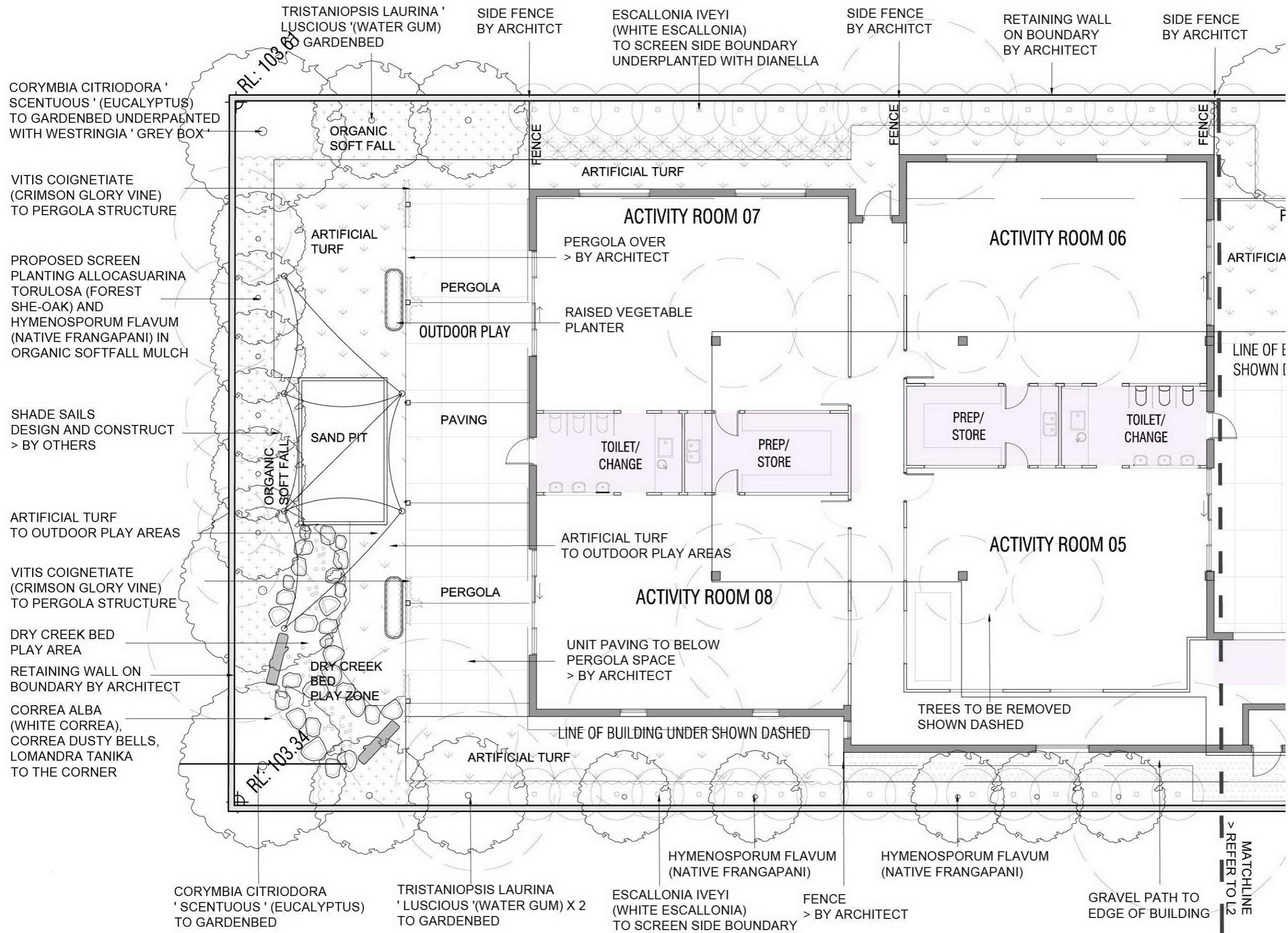
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C	COUNCIL COMMENTS	TS	SI	-	01.07.21

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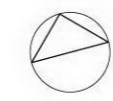
PROJECT	CHILDCARE CENTRE 279 - 281 JELLS ROAD, WHEELERS HILL	CAD FILE No.	20045_CD_RevB	DATE	JULY 2021
TITLE	TOWN PLANNING DOCUMENTATION PLANTING PLAN 2	SCALE	1:1250 @ A1	DRAWN	TS
		PROJECT No.	20045		
		DRAWING No.	L2		C



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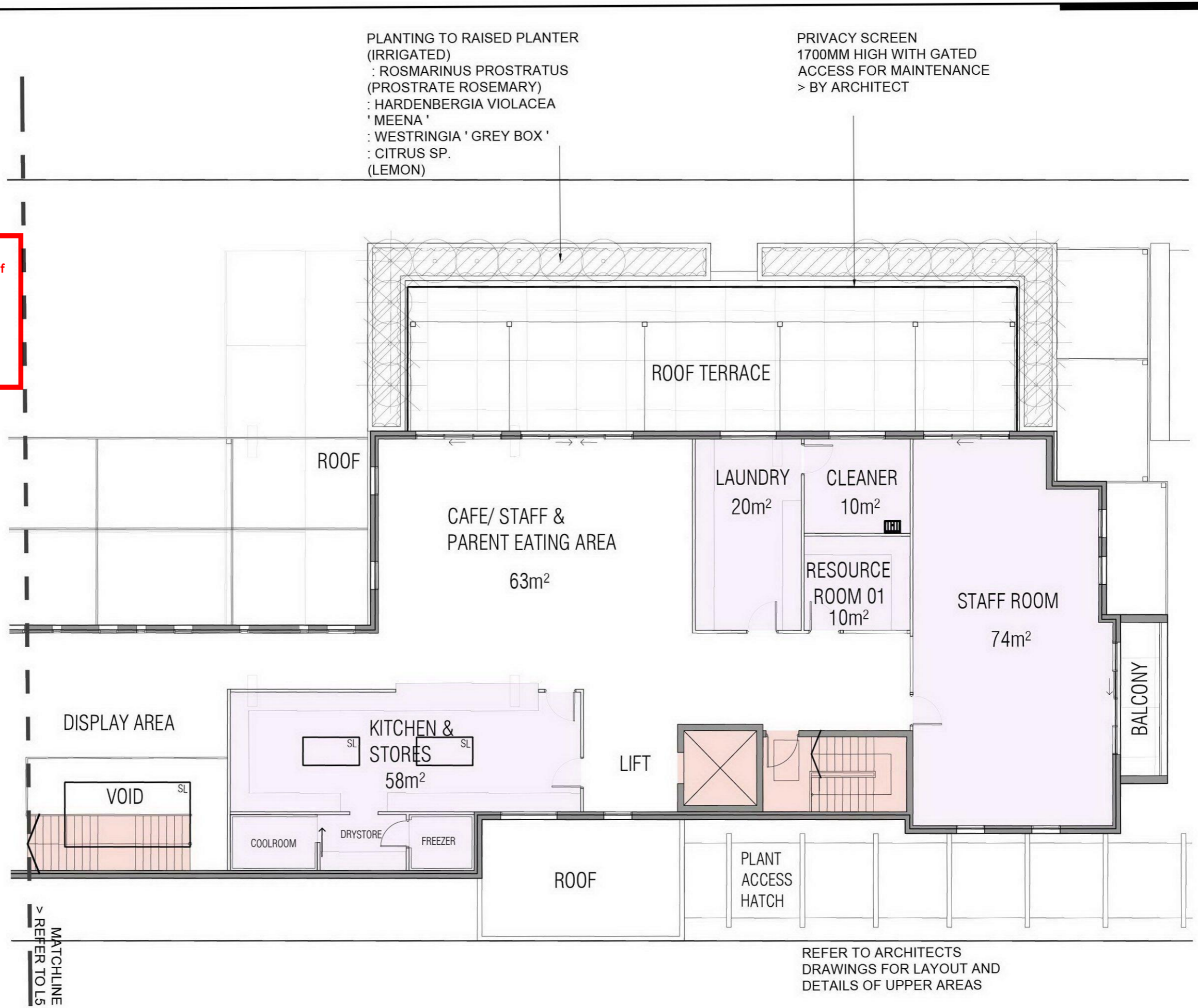
PROJECT	CHILDCARE CENTRE 279 - 281 JELLS ROAD, WHEELERS HILL	CAD FILE No.	20045_CD_RevB	JULY 2021
TITLE	TOWN PLANNING DOCUMENTATION CONCEPT PLAN 3	SCALE	1:1250 @ A1	DRAWN TS
				PROJECT No. 20045
				DRAWING No. L3

C

PLANTING TO RAISED PLANTER
(IRRIGATED)
: ROSMARINUS PROSTRATUS
(PROSTRATE ROSEMARY)
: HARDENBERGIA VIOLACEA
'MEENA'
: WESTRINGIA 'GREY BOX'
: CITRUS SP.
(LEMON)

PRIVACY SCREEN
1700MM HIGH WITH GATED
ACCESS FOR MAINTENANCE
> BY ARCHITECT

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REFER TO ARCHITECTS
DRAWINGS FOR LAYOUT AND
DETAILS OF UPPER AREAS

ISSUE	REVISION	DRN	CHK	APP	DATE
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B	COUNCIL COMMENTS	TS	SI	-	10.05.21
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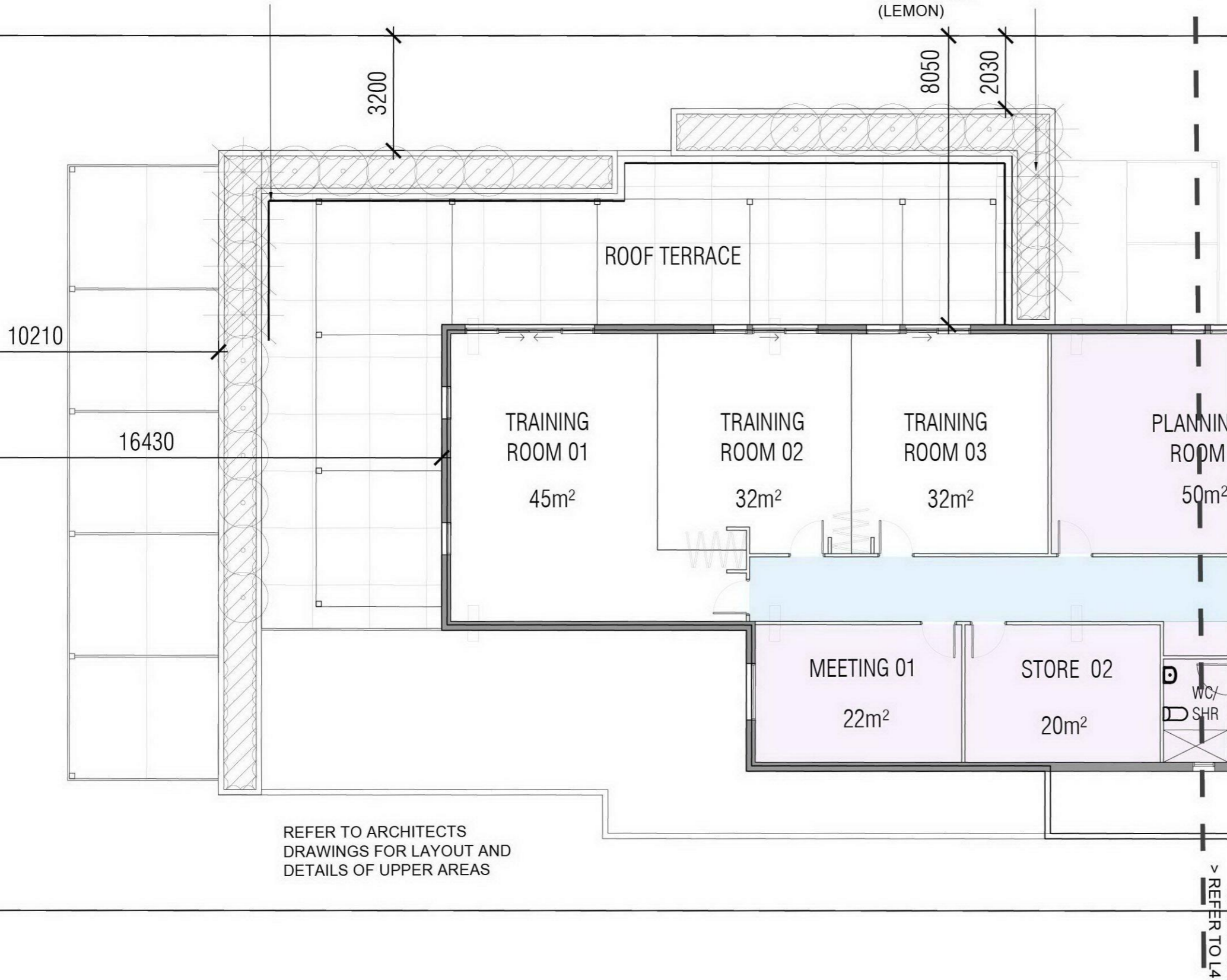


PROJECT	CHILDCARE CENTRE 279 - 281 JELLS ROAD, WHEELERS HILL	CAD FILE No.	20045_CD_RevB	DATE	JULY 2021
TITLE	TOWN PLANNING DOCUMENTATION ROOF TERRACE 1	SCALE	1:1250 @ A1	DRAWN	TS
		PROJECT No.	20045		
		DRAWING No.			

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PRIVACY SCREEN
 1700MM HIGH WITH GATED
 ACCESS FOR MAINTENANCE
 > BY ARCHITECT

PLANTING TO RAISED PLANTER
 (IRRIGATED)
 : ROSMARINUS PROSTRATUS
 (PROSTRATE ROSEMARY)
 : HARDENBERGIA VIOLACEA
 ' MEENA '
 : WESTRINGIA ' GREY BOX '
 : CITRUS SP.
 (LEMON)



REFER TO ARCHITECTS
 DRAWINGS FOR LAYOUT AND
 DETAILS OF UPPER AREAS

MATCHLINE
 > REFER TO L4

ISSUE	REVISION	DRN	CHK	APP	DATE
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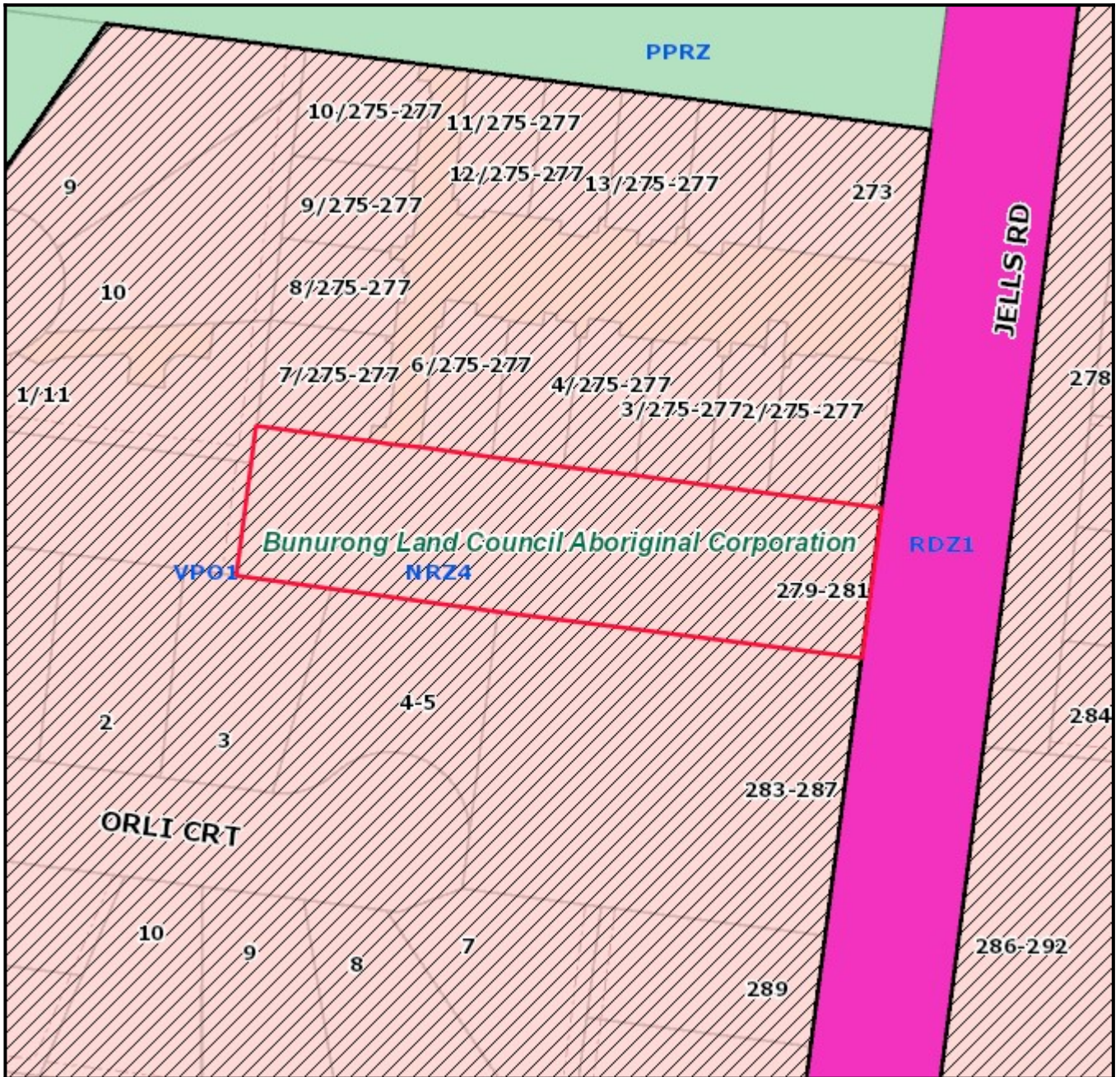
PROJECT	CHILDCARE CENTRE 279 - 281 JELLS ROAD, WHEELERS HILL	CAD FILE No.	20045_CD_RevB	PROJECT No.	JULY 2021
TITLE	TOWN PLANNING DOCUMENTATION ROOF TERRACE 2	SCALE	SCALE 1 : 1250 @ A1	DRAWN	TS
				PROJECT No.	20045
				DRAWING No.	L5 C

Attachment 2: 279-281 Jells Road, Wheelers Hill





Planning Overlays and Zones



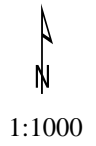
Legend

Planning Zones

C1Z	GRZ10	GRZ7	MUZ2	PCRZ	PUZ4	RGZ1	SUZ3
C2Z	GRZ2	GRZ8	NRZ1	PPRZ	PUZ5	RGZ3	SUZ4
CA	GRZ3	GRZ9	NRZ2	PUZ1	PUZ6	RGZ4	SUZ5
CDZ1	GRZ5	IN1Z	NRZ3	PUZ2	PUZ7	RGZ5	SUZ6
GRZ1	GRZ6	MUZ	NRZ4	PUZ3	RDZ1	SUZ2	UFZ

Planning Overlays

DDO	EAO	IFO	NCO	PO
DPO	HO	LSIO / SBO	PAO	VPO



Address: 279-281 Jells Road WHEELERS HILL VIC 3150

Area: 2468 sqm

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The City of Monash endeavours to keep the information current, and welcomes notification of omissions or inaccuracies.



Objector Map

Subject land shaded light red.
Objector properties shaded dark green and pinpointed.

Legend

- Property
- Proposed Property
- Common Property
- Easements
- Raillines
- Reserves
- Open Space Public Access**
 - Accessway/ trail
 - Conservation
 - Memorial Park
 - Play
 - Relaxation/ contemplation
 - Social/ family recreation
 - Sport
 - Utility/ buffer/ enviro constraint
 - Visual amenity
 - Water based recreation

1:3000



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