

7.1.2 176-180 KANGAROO ROAD HUGHESDALE- TPA/55532- USE AND CONSTRUCTION OF A TWO STOREY CHILDCARE CENTRE WITH BASEMENT CAR PARK, DISPLAY OF SIGNAGE AND REDUCTION OF CAR PARKING REQUIREMENT

Responsible Manager:	Catherine Sherwin, Manager City Planning
Responsible Director:	Peter Panagakos, Director City Development

EXECUTIVE SUMMARY

This application proposes to construct a two (2) storey building to be used as a childcare centre, the display of a business identification sign and reduction of car parking requirement.

The application was subject to public notification. Eight (8) objections to the proposal have been received.

Key issues to be considered relate to the appropriateness of the proposed non-residential use, height and scale of the proposed building, landscaping, external amenity impact on surrounding properties including noise, overlooking and overshadowing, adequacy of car parking provision, traffic and car parking movements.

This report assesses the proposal against the provisions of the Monash Planning Scheme including the relevant state, regional and local planning policy framework and issues raised by objectors.

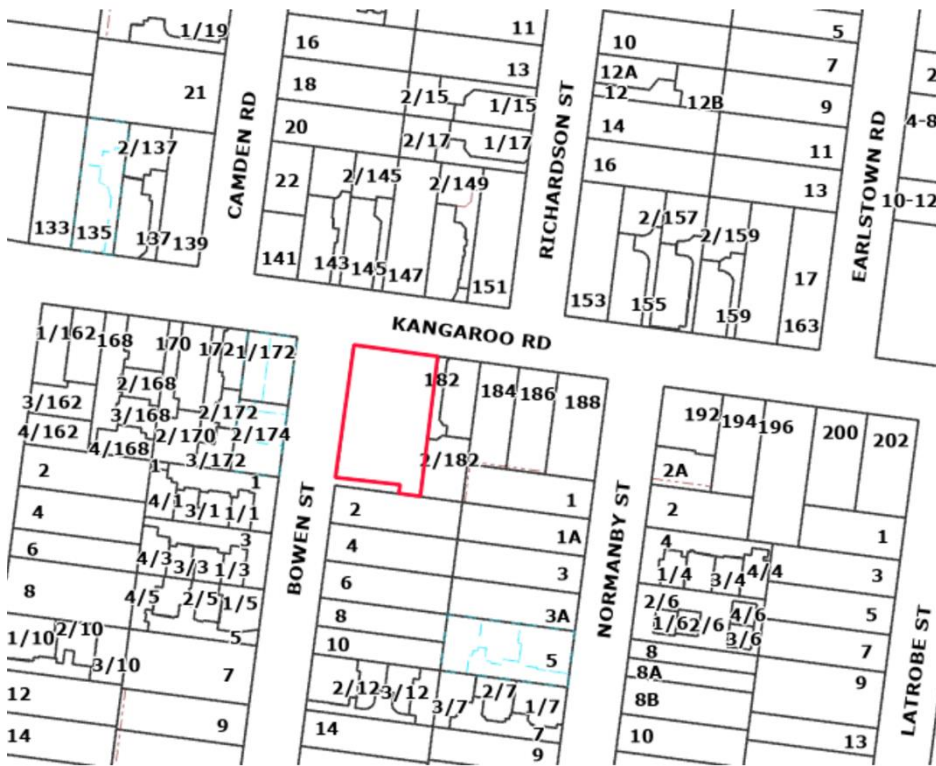
The reason for presenting this report to Council is the proposed development cost of \$4 Million.

The proposed development is considered appropriate having regard to the relevant provisions of the Monash Planning Scheme. It is recommended that Council resolve to issue a Notice of Decision to Grant a Planning Permit, subject to conditions.

RESPONSIBLE DIRECTOR:	Peter Panagakos, Director City Development
RESPONSIBLE MANAGER:	Catherine Sherwin, Manager City Planning
RESPONSIBLE PLANNER:	Jeanny Lui
WARD:	Oakleigh
PROPERTY ADDRESS:	176-180 Kangaroo Road Hughesdale
NUMBER OF OBJECTIONS:	Eight (8)
ZONING:	General Residential Zone (Schedule 3)
OVERLAY:	Nil
EXISTING LAND USE:	Industry (motor vehicle repairs)
RELEVANT POLICY:	<u>Purpose and Vision and Planning Policy Framework</u> Clause 02 – Municipal Planning Strategy Clause 11.01-1R - Settlement – Metropolitan Melbourne

	<p>Clause 11.02-1S - Supply of Urban Land</p> <p>Clause 13.04-1S – Contaminated and Potentially Contaminated Land</p> <p>Clause 13.07-1S - Land Use Compatibility</p> <p>Clause 13.07-1L – Non-Residential Use and Development in Residential Areas</p> <p>Clause 15.01-1S&R - Urban Design</p> <p>Clause 15.01-1L – Signs</p> <p>Clause 15.01-1L – Tree Conservation for a Garden City</p> <p>Clause 15.01-2L – Environmentally Sustainable Development</p> <p>Clause 15.01-2S - Building Design</p> <p>Clause 15.01-4S&R - Healthy Neighbourhoods</p> <p>Clause 15.01-5S - Neighbourhood Character</p> <p>Clause 15.01-5L – Monash Preferred Neighbourhood Character</p> <p>Clause 17.01-1S&R - Diversified Economy</p> <p>Clause 17.02-1S - Business</p> <p>Clause 18.01-1S - Land Use and Transport Planning</p> <p>Clause 18.02-1S- Walking</p> <p>Clause 18.02-2S&R- Cycling</p> <p>Clause 18.02-3R - Principal Public Transport Network</p> <p>Clause 18.02-4S – Roads</p> <p>Clause 19.02-2S- Education Facilities</p> <p>Clause 19.03-3S - Integrated Water Management</p> <p>Clause 19.03-3L – Stormwater Management</p> <p><u>Particular Provisions</u></p> <p>Clause 52.05 - Signs</p> <p>Clause 52.06 - Car Parking</p> <p>Clause 53.18 - Stormwater Management in Urban Development</p> <p>Clause 65 - Decision Guidelines</p>
STATUTORY (60 DAY) PROCESSING DATE:	30 June 2024
DEVELOPMENT COST:	\$4 million

LOCALITY PLAN



& NEIGHBOURHOOD PLAN



RECOMMENDATION

That Council resolves to issue a Notice of Decision to Grant a Planning Permit TPA/55532 for the use and construction of a two-storey childcare centre with basement car park, display of a business identification sign and reduction of car parking requirement at 176-180 Kangaroo Road Hughesdale subject to the following conditions:

Amended Plans Required

1. Before the development starts, amended plans drawn to scale and correctly dimensioned must be submitted to the satisfaction of and approved by the Responsible Authority. When approved, the plans will be endorsed and then form part of the Permit. The plans must be generally in accordance with the plans submitted to Council prepared by Co-lab architecture (Revision 03 dated 22 April 2024) but modified to show:
 - a) The location of all existing trees on the naturestrip in front of the subject land, and on adjoining properties within proximity of the site clearly indicated and numbered on the basement and ground floor plan in accordance with the references contained within the arboricultural report prepared by Axis Arboriculture dated 10 April 2024 and clearly identified 'to be retained';
 - b) The location of any tree protection fencing as required by the arboricultural report prepared by Axis Arboriculture dated 10 April 2024;
 - c) Variation of materiality to the eastern elevation of the building to break up the two storey sheer walls and improve visual interest;
 - d) The business identification sign to be relocated and shown to be affixed on the front fence, on the building or to be freestanding with a maximum overall height of no greater than 2 metres;
 - e) The location of any plant equipment (such as air conditioning units and flues) including details of screening measures;
 - f) The provision of six (6) bicycle spaces in accordance with the traffic report prepared by Quantum Traffic Pty Ltd dated 22 January 2024;
 - g) Details of a corner splay or area at least 50 per cent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.
 - h) The sill of the eastern facing highlight windows to Room 7 a minimum of 1.7 metres above floor level, ensuring that no unreasonable overlooking will occur;
 - i) The balustrade located on the southern side of the first-floor playground (including landing for staircase) to be screened with an obscure material (maximum 25% transparency) to a height of 1.7m to prevent unreasonable overlooking into the habitable room windows of 2 Bowen Street;
 - j) The materials schedule to detail the materials proposed for the first floor balustrade surrounding the first floor play space in accordance with the Acoustic Report required by Condition 7 of this Permit;
 - k) The location, height and material of the acoustic fence/ barriers in accordance with the Acoustic Report required by Condition 7 of this Permit including extent of acoustic fencing needed along the southern and eastern boundaries;

- l) The fence on the northern side of Playground 1 to be set back a minimum of 3 metres from Kangaroo Road;**
- m) The fence surrounding Playground 2 to be amended to be an acoustic fence in accordance with the recommendations of the Acoustic Report, and to be of predominately timber construction and include transparent (acoustic) elements to the design of the fence fronting Bowen Street;**
- n) The height of the front fencing to Kangaroo Road (west of the vehicle accessway) to be correctly shown as 1.2 metres on elevation plans;**
- o) The acoustic fence to extend for the full length of the southern boundary of the site;**
- p) The location, height and materials of any permanent structures including shade sails and pergolas;**
- q) The location of any fire services, electricity supply, gas and water meter boxes. Any services required should be located and screened to complement the development and integrated into the building where practicable;**
- r) Details of signage be displayed near the entrances of the centre to remind those dropping off and collecting their children to be mindful of the nearby residents, and to keep noise levels to a minimum;**
- s) An amended Landscape Plan in accordance with Condition 4;**
- t) Any changes as required by the Waste Management Plan as requested in condition 6;**
- u) Any changes as required by the Acoustic Report in accordance with Condition 7;**
- v) Any changes as required by the Tree Management Plan in accordance with Condition 8; and**
- w) Any changes as required by the Sustainability Management Plan in accordance with Condition 9.**

All to the satisfaction of the Responsible Authority.

Compliance with documents approved under this Permit

- 2. At all times what the permit allows must be carried out in accordance with the requirements of any document approved under this permit to the satisfaction of the responsible authority.**

Layout not to be Altered

- 3. The development and use as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.**

Landscaping Plan

- 4. Concurrent with the endorsement of any plans requested pursuant to Condition 1, a landscape plan prepared by a Landscape Architect or a suitably qualified or experienced landscape designer, drawn to scale and dimensioned must be submitted to and approved**

by the Responsible Authority. The Landscape Plan must be generally in accordance with the Landscape Concept Plan prepared by Package Landscapes Australia (Revision B) dated 18 March 2024 except that the plan must show:

- a) The revised building layout in accordance with the development plan prepared by Co-lab architecture (Revision 03 dated 22 April 2024) and any changes required under condition 1 of this permit;
- b) Details of the proposed proposed synthetic grass including the product brand, material and permeability details;
- c) The location of Tree Protection Zones and Tree Protection Fencing for all trees to be retained (street trees on naturestrip and neighbouring properties);
- d) The ground floor play areas where they are not located above the basement carpark to be constructed of permeable materials. Details of the relevant materials must also be provided;
- e) Screen planting located in front of the high fencing to Bowen Street and Kangaroo Road;
- f) The detail of all proposed paving;
- g) The location of any fencing internal to the site;
- h) The location of any retaining walls associated with the landscape treatment of the site;
- i) The location of external lighting (if any); and
- j) The provision of an in-ground, automatic watering system linked to rainwater tanks on the land servicing the main garden areas.

All to the satisfaction of the Responsible Authority. When approved, the plans will be endorsed and then form part of the Permit.

Car Park Management Plan

5. Before use commences, a Car Park Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Car Park Management Plan will be endorsed and will form part of this permit. The Car Park Management Plan must address, but not be limited to, the following:
 - a) The number and location of car parking spaces allocated to staff and customers;
 - b) Any tandem spaces allocated to staff parking.
 - c) The management of car parking spaces and security arrangements, including details on how customers are to access car parking;
 - d) A requirement that there must be no paid parking arrangement within parking areas, and that the automatic gates to the basement is to remain open during operating hours;
 - e) A schedule of all proposed signage including directional arrows and signage, informative signs indicating location of disabled bays, exits, restrictions during waste collection times etc; and,
 - f) Details regarding the management of loading and unloading of goods and materials.

The provisions, recommendations and requirements of the endorsed Car Park Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Waste Management Plan (WMP)

6. **Concurrent with the endorsement of plans required pursuant to Condition 1, a Waste Management Plan (WMP) must be submitted to and approved by the Responsible Authority. The plan must be generally in accordance with the WMP prepared by Low Impact Development Consulting dated 27 February 2024 but modified to show:**
 - a) **The TPA number and existing land use in the introductory section.**
 - b) **Scaled basement plan indicating accessibility and swept path diagrams of site access.**
 - c) **Diagram to indicate the location where collection vehicle will conduct collections, and a swept path diagram showing the location of turning movements for the waste vehicle.**
 - d) **Waste is to be collected out of operation hours for the centre, however also in accordance with EPA's Noise Control Guidelines (2008).**
 - e) **Provision of hard waste and food waste management by the building operator.**
 - f) **States that the developer is responsible for providing a copy of the endorsed Waste Management plan to the building operator.**
 - g) **Information on food waste management.**

The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Acoustic Report

7. **Concurrent with the endorsement of plans pursuant to Condition 1, an amended Acoustic Report to the satisfaction of the Responsible Authority must be prepared by a suitably qualified Acoustic Engineer and must be submitted to and approved by the Responsible Authority. When approved, the Acoustic Report will be endorsed and will form part of this permit. The acoustic report must be generally in accordance with the report prepared by Waveform Acoustics dated 19 January 2024 but modified to include:**
 - a) **The amended building envelope generally in accordance with the development plan prepared by Co-lab architecture (Revision 03 dated 22 April 2024),**
 - b) **The hours of operation of the childcare centre;**
 - c) **An assessment of the potential noise impact from any plant equipment; and**
 - d) **Any changes required under condition 1 of this permit (including fencing material and setbacks) including extent of acoustic fencing needed along the southern and eastern boundaries.**

The provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with to the satisfaction of the Responsible Authority.

Tree Management Plan

8. **Concurrent with the submission of amended plans required by Condition 1 and prior to any demolition or site works, a Tree Management Plan (TMP) must be submitted to and approved by the Responsible Authority. The TMP must be prepared by a suitably qualified**

and experienced Arborist and must set out recommendations and requirements in relation to the management and maintenance of Tree Nos. 1, 2, 4, 9, 10 and 11 (as identified in the arboricultural report prepared by Axis Arboriculture dated 10 April 2024).

The TMP must be approved by the Responsible Authority prior to the commencement of any works, including demolition and/or levelling of the site. The TMP must make specific recommendations in accordance with the Australian Standard AS4970: 2009 - Protection of Trees on Development Sites and detail the following to the satisfaction of the Responsible Authority ensuring the trees to be retained remain healthy and viable during construction:

- a) A Tree Protection Plan drawn to scale that shows:
 - I. Tree protection zones and structural root zones of all trees to be retained,
 - II. All tree protection fenced off areas and areas where ground protection systems will be used;
 - III. The type of footings within any tree protection zones;
 - IV. Any services to be located within the tree protection zone and a notation stating all services will either be located outside of the tree protection zone, bored under the tree protection zone, or installed using hydro excavation under the supervision of the Project Arborist; and
 - V. A notation to refer to the Tree Management Plan for specific detail on what actions are required within the tree protection zones.
- b) Details of how the root system of any tree to be retained will be managed. This must detail any initial non-destructive trenching and pruning of any roots required to be undertaken by the Project Arborist.
- c) Supervision timetable and certification of tree management activities required by the Project Arborist to the satisfaction of the responsible authority; and
- d) Any remedial pruning works required to be performed on tree canopies located within subject site. The pruning comments must reference Australian Standards 4373:2007, Pruning of Amenity Trees and a detailed photographic diagram specifying what pruning will occur.

The recommendations contained in the approved tree management plan must be implemented to the satisfaction of the Responsible Authority.

Sustainability Management Plan (SMP)

9. Concurrent with the endorsement of plans requested pursuant to Condition 1, an amended Sustainability Management Plan (SMP) must be submitted to and approved by the Responsible Authority. The plan must be generally in accordance with the SMP prepared by lorax + co, dated 23 January 2024 but modified to show the amended building envelope generally in accordance with the development plan prepared by Co-lab architecture (Revision 03 dated 22 April 2024) and any changes required under Condition 1 of this permit.

The provisions, recommendations and requirements of the endorsed SMP must be implemented and complied with to the satisfaction of the Responsible Authority.

Site Management Operations Plan

10. Prior to the commencement of the use of the Childcare centre a Site Management Operations Plan (SMOP) must be submitted to the responsible authority for endorsement. The SMOP must be prepared by a suitably qualified person to the satisfaction of the responsible authority and should ensure consistency throughout the report and with plans. The SMOP must include the following (but is not limited to):
- a) The nomination of the site manager responsible for the implementation of the SMOP;
 - b) The role of the site manager;
 - c) Hours of operations of the use;
 - d) The operation of the outdoor area including:
 - i. Number of children at any one time;
 - ii. Hours when children will be allowed outside; and
 - iii. Management measures to control the number of children within the outdoor areas.
 - e) Details of how parents will be prevented from attending the site before 6:00am;
 - f) Details of how parents will be encouraged to pick-up children before 6:00pm;
 - g) Additional noise attenuation steps taken to minimise any noise generated;
 - h) Details on how staff will be trained regarding the items outlined in the SMOP;
 - i) A copy of all the permits for the site included as a schedule to the SMOP; and,
 - j) Any recommendations for changes and/or notations required to be shown on the plans endorsed under condition 1 of this permit, with the use and development to be carried out in accordance with any amended endorsed plans.

The SMOP must be implemented to the satisfaction of the responsible authority. No alterations may be made without the prior written approval of the responsible authority.

Construction Management Plan

11. Prior to the commencement of any site works (including any demolition and excavation), a Construction Management Plan (CMP) must be submitted to and approved by the Responsible Authority. No works are permitted to occur until the CMP has been endorsed by the Responsible Authority. Once endorsed, the CMP will form part of the permit and must be implemented to the satisfaction of the Responsible Authority. The CMP must address the following issues:
- a) Appropriate measures to control noise, dust and water and sediment laden runoff.
 - b) Appropriate measures for the prevention of silt or other pollutants from entering into the Council's underground drainage system or road network.
 - c) Appropriate measures relating to removal of hazardous or dangerous material from the site, where applicable.
 - d) A plan showing the location and design of a vehicle wash-down bay for construction vehicles on the site so as to prevent material leaving the site and being deposited on Council's road network.
 - e) A program for the cleaning and maintaining surrounding road surfaces.

- f) A site plan showing the location of any site sheds, on-site amenities, building waste storage and the like, noting that Council does not support the siting of site sheds within Council road reserves.
- g) Measures to provide for public safety and site security.
- h) A plan showing the location of parking areas for construction and sub-contractors' vehicles on and surrounding the site, to ensure that vehicles associated with construction activity cause minimum disruption to surrounding premises. Any basement car park on the land must be made available for use by sub-contractors/tradespersons upon completion of such areas, without delay.
- i) A Traffic Management Plan showing truck routes to and from the site.
- j) A swept path analysis demonstrating the ability for trucks to enter and exit the site in a safe manner for the largest anticipated truck associated with the construction.
- k) Appropriate measures to ensure that sub-contractors/tradespersons operating on the site are aware of and adhere to the requirements of the CMP.
- l) The provision of contact details of key construction site staff.
- m) Include a requirement that except with the prior written consent of the Responsible Authority, a requirement that demolition, excavation or construction works must only be carried out during the following hours:
 - Monday to Friday (inclusive) – 7.00am to 6.00pm;
 - Saturday – 9.00am to 1.00pm;
 - Saturday – 1.00pm to 5.00pm (Only activities associated with the erection of buildings that does not exceed the EPA guidelines)
 - No works are permitted on Sundays or Public Holidays except with the prior written consent of the Responsible Authority.

The provisions, recommendations and requirements of the endorsed Construction Management Plan must be implemented and complied with by all contractors to the satisfaction of the Responsible Authority.

Environmental Site Assessment Report

12. Before the development starts (other than for necessary demolition and investigation works forming part of the environmental site assessment process), a Preliminary Risk Screen Assessment Statement to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The Preliminary Risk Screen Assessment Statement must be prepared by a suitably qualified environmental professional in accordance with the *Potentially Contaminated Land General Practice Note* (Department of Environment, Land, Water and Planning, July 2021). The report must include recommendations as to whether the condition of the land requires an Environmental Audit to be conducted taking into account the proposed uses. The permit holder must comply with the findings of the Preliminary Risk Screen Assessment Statement to the satisfaction of the Responsible Authority, including if required the preparation of an Environmental Audit.
13. If, in accordance with Condition 12, an Environmental Audit is required, then before the development starts (other than for necessary excavation, demolition and investigation works) an Environmental Audit must be undertaken pursuant to section 208 of the

Environment Protection Act 2017 and an Environmental Audit Statement prepared and provided to the Responsible Authority.

14. **Where an Environmental Audit Statement is issued for the land in accordance with Condition 13:**
- (a) The buildings and works and the use(s) of the land that are the subject of this permit must comply with all directions and conditions contained within the Statement to the satisfaction of the Responsible Authority;**
 - (b) Before the use or development starts (other than for necessary excavation, demolition and excavation works) and before the issue of an Occupancy Permit under the *Building Act 1993*, a letter prepared by an Environmental Auditor appointed under Division 1 of Part 8.3 of the *Environment Protection Act 2017* must be submitted to the Responsible Authority to verify the directions and conditions contained in the Environmental Audit Statement are satisfied; and**
 - (c) Where any condition of that Statement requires any maintenance or monitoring of an ongoing nature, the Owner must enter into an Agreement with Council under section 173 of the *Planning and Environment Act 1987*. Where a section 173 Agreement is required, the Agreement must be executed before the development starts (other than for necessary excavation, demolition and excavation works). All expenses involved in the drafting, negotiating, reviewing, lodging, registering and execution of the Agreement, including those incurred by the Responsible Authority, must be met by the Owner.**

Use

15. **The childcare centre allowed under this permit may operate only during the following hours, except with the prior written consent of the Responsible Authority:**
- Monday to Friday: 6:30am to 6:30pm.**
16. **There must be no more than 122 children in the premises at any one time.**
17. **At all times noise emanating from the land must comply with the requirements of the Environment Protection Regulations 2021 (as amended from time to time) as measured in accordance with the Noise Protocol to the satisfaction of the responsible authority. *Noise Protocol means the Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues, published by the Environment Protection Authority on its website, as in force from time to time.***
18. **No form of public address system may be installed so as to be audible from outside the building.**

19. **No external sound amplification equipment or loudspeakers are to be used for the purpose of announcements, broadcasts, playing of music or similar purposes, to the satisfaction of the Responsible Authority.**

20. **The amenity of the area must not be detrimentally affected by the use or development, 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, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;**
 - d) **overspill of car parking onto the street network; and**
 - e) **presence of vermin.****To the satisfaction of the Responsible Authority.**

Acoustic Measures

21. **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.**

22. **Air-conditioning and other plant and equipment installed on or within the buildings must be so positioned and baffled that any noise emitted complies with the appropriate Australian Standards and EPA requirements.**

Loading and Unloading

23. **All deliveries must be conducted so as not to cause any unreasonable disturbance to nearby residential properties and may only take place during the following times:**
 - **Monday to Friday – 8am to 6pm**
 - **Saturday & Sunday: No deliveries permitted,****to the satisfaction of the Responsible Authority.**

24. **All loading and unloading of vehicles must be carried out on the land and be conducted in a manner that does not cause any interference with the circulation and parking of vehicles on the land, to the satisfaction of the Responsible Authority.**

Tree Protection and Landscaping

25. **Before any development (including demolition) starts on the land, a tree protection fence must be erected around all trees that are to be retained, or are located within or adjacent to any works area (including street trees and trees on adjacent land). The tree protection fence must remain in place until all construction is completed on the land, except with the prior written consent of the Responsible Authority.**

26. **The owner and occupier of the site must ensure that, prior to the commencement of buildings and works, all contractors and tradespersons operating on the site are advised of the status of trees to be retained and are advised of any obligations in relation to the protection of those trees.**
27. **No building material, demolition material, excavation or earthworks shall be stored or stockpiled within the Council street-trees to be retained during the construction period of the development hereby permitted without the prior written consent of the Responsible Authority.**
28. **No vehicle access or parking within the Tree Protection Zone of any tree to be retained.**
29. **Before commencement of the use allowed by this permit, landscaping works as shown on the endorsed plans must be completed to the satisfaction of the Responsible Authority and then maintained to the satisfaction of the Responsible Authority.**
30. **All landscaping works shown on the endorsed landscape plan(s) must be maintained and any dead, diseased, or damaged plants replaced, all to the satisfaction of the Responsible Authority.**
31. **An in-ground, automatic watering system linked to rainwater tanks on the land must be installed and maintained to the common garden areas to the satisfaction of the Responsible Authority.**

Car Parking and Accessways

32. **Before the use starts or any part of the building is occupied, areas set aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:**
 - a) **Fully constructed.**
 - b) **Properly formed to such levels that they can be used in accordance with the plans.**
 - c) **Surfaced with an all-weather sealcoat.**
 - d) **Drained, maintained and not used for any other purpose.**
 - e) **Line-marked to indicate each car space and all access lanes.****all to the satisfaction of the Responsible Authority.**
33. **Parking areas and access lanes must be kept available for these purposes at all times.**
34. **Any modification to the existing vehicle crossovers must be constructed to the satisfaction of the Responsible Authority.**
35. **Low intensity / baffled lighting must be provided to ensure that car park areas and pedestrian accessways are adequately illuminated without any unreasonable loss of amenity to the surrounding area, to the satisfaction of the Responsible Authority.**

Bicycle Parking

36. **Bicycle parking facilities shall generally follow the design and signage requirements set out in Clause 52.34 of the Monash Planning Scheme.**

Services and Plant Equipment

37. **All pipes (except down-pipes), fixtures, fittings and vents servicing any building on the site must be concealed in service ducts or otherwise hidden from external view, to the satisfaction of the Responsible Authority.**
38. **No equipment, services, architectural features or structures of any kind, including telecommunication facilities, other than those shown on the endorsed plans shall be permitted above the roof level of the building unless otherwise agreed to in writing by the Responsible Authority.**

Drainage & Stormwater

39. **The site must be drained to the satisfaction of the Responsible Authority. Stormwater must be directed to the Point of Connection as detailed in the Legal Point of Discharge report. Stormwater must not be allowed to flow into adjoining properties including the road reserve.**

Completion of Buildings and Works

40. **Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.**

Signage

41. **The location, layout, dimensions, structures and features of the approved sign shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.**
42. **All signs must be constructed and maintained to the satisfaction of the Responsible Authority.**
43. **All signs must be located wholly within the boundary of the land.**

Time for Starting and Completion

44. **In accordance with section 68 of the *Planning and Environment Act 1987*, this permit will expire if one of the following circumstances applies:**
- (a) The development is not started before two (2) years from the date of issue.**
 - (b) The development is not completed before four (4) years from the date of issue.**
 - (c) The use is not started before 4 years from the date of issue.**

In accordance with Section 69 of the Planning and Environment Act 1987, the responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or:

- (i) within six (6) months afterwards if the development has not commenced; or
- (ii) within twelve (12) months afterwards if the development has not been completed.

Council and the Victorian Civil and Administrative Tribunal are unable to approve requests outside of the relevant time frame.

45. The approved sign of this Permit will expire 15 years from the date of issue of this permit.

NOTES

- A. This is not a Building Permit. Building Permit approval must be obtained prior to the commencement of the above approved works.
- B. A suitably qualified environmental consultant acceptable to the responsible authority may include an environmental auditor appointed under the Environment Protection Act 2017 or an environmental professional with qualifications and competence consistent with Schedule B9 of the National Environment Protection (Assessment of Site Contamination Measure 1999) (as amended 2013).
- C. Engineering permits must be obtained for new or altered vehicle crossings works within the Road Reserve and for stormwater connections and these works are to be inspected by Council.
- D. A plan detailing the stormwater drainage and civil works must be submitted to and approved by the Engineering Department prior to the commencement of any works. The plans are to show sufficient information to determine that the drainage and civil works will meet all drainage requirements of this permit. Refer to Engineering Plan Checking on www.monash.vic.gov.au
- E. Stormwater is to be detained on site to the predevelopment level of peak stormwater discharge. The design of any internal detention system is to be approved by Council's Engineering Department prior to any stormwater drainage works commencing.
- F. The design parameters for the internal detention system are to be obtained from Council's Engineering Department (mail@monash.vic.gov.au).
- G. No polluted and/or sediment laden stormwater runoff is to be discharged directly or indirectly into Council's drains or watercourses during and after development, to the satisfaction of the Responsible Authority.
- H. An on-site detention system for storm events up to the 1% AEP event to be retained on site for the basement carpark. The detention system for the basement is to be separated from the detention system for the property, which is to be at ground level and discharge

by gravity. It is recommended that the driveway down to the basement be constructed with an apex.

- I. No work must be commenced in, on, under or over the road reserve without having first obtaining all necessary approval under the Road Management Act 2004, the Road Safety Act 1986, and any other relevant acts or regulations created under those Acts.
- J. All disused or redundant vehicle crossovers must be removed and the area reinstated with footpath, nature strip, kerb and channel to the satisfaction of the Responsible Authority.
- K. Any works within the road reserve must ensure the footpath and nature strip are to be reinstated to Council standards.
- L. The full cost of reinstatement of any Council assets damaged as a result of demolition, building or construction works, must be met by the permit applicant or any other person responsible for such damage, to the satisfaction of the Responsible Authority.
- M. All new crossings are to be no closer than 1.0 metre measured at the kerb to the edge of any power pole, drainage or service pit or other services. Approval from the affected service authorities is required as part of the vehicle crossing application process.
- N. Noise from the premises must comply with State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1 (SEPP N-1).
- O. Any request for a variation of this Permit shall be lodged with the relevant fee as determined under the Planning & Environment (Fees) Regulations 2016.
- P. Any request for time extension of this Permit shall be lodged with the relevant administration fee at the time the request is made.
- Q. Any customers or employees of the approved development will not be entitled to car parking permits for on street car parking.

COUNCIL PLAN STRATEGIC OBJECTIVES

Sustainable City

Ensure an economically, socially, and environmentally sustainable municipality.
Investigate and progress planning rules for tree and vegetation controls.

Enhanced Places

Improving open spaces, bushland and street trees, including prioritising biodiversity and community engagement.

Improve public spaces and local employment by revitalising our employment hubs, activity centres and neighbourhood shops.

Pursue a planning framework that meets Monash needs.

BACKGROUND

History

There are no previous planning applications for the site.

Site and Surrounds

The subject land is located on the south-east corner of Kangaroo Road and Bowen Street, Hughesdale. The site is approximately 285 metres west of Warrigal Road. The site is rectangular in shape, it has a frontage to Kangaroo Road of 30.48 metres and a length of 50.29 metres creating a site area of 1,532.8 square metres.

The land is generally flat and currently contains a single storey building used as motor vehicle repairs/ servicing. Prior to the current use, the land was used as a petrol station providing a significant area of hard surface coverage, and numerous vehicle crossovers to Kangaroo Road and Bowen Street.

The site is not encumbered by easements or significant trees.

More specifically, the built form of the immediate surrounding area can be described as follows:

- North - Kangaroo Road, opposite side of Kangaroo Road is known as 145, 147 & 149 Kangaroo Road, which contains one or two single and double storey dwellings.
- South – No. 2 Bowen Street contains a single storey dwelling.
- East – No. 182 Kangaroo Road contains two single storey dwellings arranged one behind the other.
- West – No. 174 Kangaroo Road is currently under construction for the development of the land for four double storey dwellings in accordance with Planning Permit TPA/46777.



Existing building presenting to Kangaroo Road



Existing building presenting to Bowen Street

An aerial photograph of the subject site and surrounding land can be found attached to this report (Attachment 1).

PROPOSAL

The application proposes the construction of a two-storey childcare centre, display of a business identification sign and reduction of parking by one space.

Key details of the proposal are summarised as follows:

- Double storey building with frontage to Kangaroo Road. Vehicle and pedestrian access from Kangaroo Road.
- Outdoor play areas are provided on ground and first floors.
- A total of 25 car parking spaces are located within the basement including one accessible car space. The existing crossover on Kangaroo Road will be modified for vehicle access.
- Storage rooms, prams storage area and bin room within the basement.

The proposal can be summarised in detail as follows:

Maximum Overall Height	8.1 metres
Number of Storeys	Two storeys
Leasable Floor Area	Approximately 747.4 square metres
Site Coverage	47.6%
Permeability	51.7%
Maximum number of children	122
Hours of Operation	Monday to Friday, 6:30am to 6:30pm
Vehicle Access	Kangaroo Road
Car Parking	25 car spaces within basement

Bicycle Spaces	6 spaces
Signage	One free standing business identification sign with dimensions 1m by 3m, displayed by two poles holding up the sign within the front setback area. The sign sits approximately 1.8 metres above the ground The sign is not illuminated
Materials	Composite timber cladding, textured cladding and glass
Tree Removal / Landscaping	No significant vegetation on site
Fencing	1.8m high metal picket fence is proposed to be constructed surrounding the two ground floor playgrounds as presenting to the street, and a 1.2m high metal picket fence within the frontage of the site. This is at odds with the acoustic report that suggests that a 2.4m high fence is required to surround the play spaces. Conditions will require further detail and clarification of fencing proposed.

The minimum building setbacks are detailed as follows:

	North (Kangaroo Road)	East	South	West (Bowen Street)
Basement	8.1m	3.3m	2.1m	5.18m
Ground Floor	7.6m	5m	1.2m	3.1m
First Floor	7.6m	5m	4.652m	3.13m

Attachment 2 and 3 details the development and landscape plans forming part of the application.

PERMIT TRIGGERS

Zoning

The subject site is located within the General Residential Zone Schedule 3 (GRZ3) under the provisions of the Monash Planning Scheme.

Pursuant to Clause 32.08-2, a Planning Permit is required to use the land for a childcare centre. A Permit is also required to construct a building or construct or carry out works for the use in Section 2 (Clause 32.08-10).

It is noted that the provisions of Clause 32.08-4 (minimum garden area requirement) and Clause 32.08-11 (maximum building height requirement) for a dwelling or residential building do not apply to this application.

Overlay

The subject site is not affected by any Planning Overlays.

Particular and General Provisions

Clause 52.05: Signs

The site is identified as being located within Category 3 in Clause 32.08-15 with respect to signage at Clause 52.05 of the Monash Planning Scheme.

Pursuant to Clause 52.05-13, a Planning Permit is required to display a business identification sign.

Clause 52.06: Car Parking

The proposal generates a requirement of 26 car spaces and 25 car spaces are proposed to be provided on the site. The proposal seeks a reduction for 1 car space under Clause 52.06-5.

Closed Landfill Buffer

The site is not within the identified buffer of a post closure landfill.

Attachment 4 details the zoning and overlays applicable to the subject site and surrounding land.

CONSULTATION

Further information was requested on 14 December 2023. The permit applicant responded on 23 April 2024 by providing the requested information. On 23 April 2024 the applicant made a voluntary amendment to the application pursuant to section 50 of the *Planning and Environment Act*.

The Applicant was advised that this application was coming to the June Council meeting, and a letter was sent with the details of the meeting.

The Applicant has been advised that this application is recommended for approval subject to conditions, and an outline of the conditions and the ramifications of the conditions on the proposal has been explained.

Public Notice

The application was advertised in accordance with section 52 of the *Planning and Environment Act 1987* by way of letters sent to the surrounding property owners/occupiers, and signs displayed on the Kangaroo Road and Bowen Street frontages.

Eight (8) objections were received. Issues of objection included the following concerns:

- Construction impacts
- Car parking, vehicle access and increase in traffic volumes
- Loss of privacy (overlooking)
- Location of outdoor play area will increase in noise within the residential area
- Inconsistency in neighbouring trees to be retained/removed on application documents
- Details of remediation works for the site
- Clarification of the location of the new acoustic fence given the existing common boundary fence has been constructed within the boundary of the subject land. Concerns that the acoustic fence will be placed into the property envelope of 182 Kangaroo Road

Attachment 5 details the location of objector properties.

Referrals

External Referral

Department of Transport and Planning (DTP) (Ref: PPR 44802/23-A)

The application was referred to the DTP in accordance with the requirement of Clause 66.02-11 *Use and Development Referrals* for the proposed childcare centre which is classified as an 'education centre' under Clause 73.03.

The DTP did not raise any concerns nor require any conditions.

Internal Referral

Transport Engineer

Council's transport engineers have no concerns with the application however the following has been noted:

- As the property is positioned at the corner of Kangaroo Road and Bowen Street, there is an increased capacity of on street parking in Bowen Street after the development, and when the crossovers are converted to a nature strip. For this reason, the reduction of 1 parking space is acceptable.
- A car parking management plan should be required to document the management of the car park, especially during pick up and drop off.
- A swept path diagram is required for the waste collection truck.

Horticulture Services

Council's Horticultural department have advised that no excavation should be within 3.3 metres of the street tree adjacent to the northern boundary of the subject site on Kangaroo Road.

The modified crossover is set back 3.3 metres from the street tree, with the exception of a small part of the splay of the crossover. Recommended permit conditions will require a tree management plan to be submitted and endorsed prior to the commencement of works. This will ensure that the tree is not impacted by any nearby works.

Development Engineer

There are no concerns subject to standard conditions and notations being included in a permit.

Waste Services

Council's Waste Services team have requested further detail within the Waste Management Plan (WMP) including the purpose of the WMP, TPA number, number of levels proposed and existing land use, site accessibility, diagram to indicate where bin collection will occur, hard waste management, responsibility for the operation of waste management, provision of food waste, and scaled plans to support the WMP.

An amended Waste Management Plan will be required as a permit condition should a permit be issued.

RELEVANT PLANNING POLICY

Purpose and Vision

There is general support in the State, Regional and Local Planning Policy Frameworks for the use of land for a childcare centre to respond to the needs of the community through the provision of land for services including childcare facilities. Clause 11.02-1S (Supply of Urban Land) seeks to ensure sufficient supply of land available to meet forecast demand for different uses including community uses.

Clause 15.01-2S (Building Design) requires that planning should ensure all land use and development appropriately responds to its surrounding landscape and character. Existing vegetation is encouraged to be retained and development is to be provided with landscaping that supports the amenity and attractiveness of the public realm.

Clause 18.02-1S, 2S & 3S (Walking, Cycling & Public Transport) encourages to facilitate an efficient and safe walking, bicycle & public transport network and increase the proportion of trips made by walking, cycling and public transport.

Clause 19.02-2S seeks the integration of education and early childhood facilities with local and regional communities, by locating childcare centres proximate to public transport, safe walking and cycling routes and have safe vehicular drop off zones.

Planning Policy Framework (PPF)

The Residential Development Plan located at Clause 02.04-3 of the Monash Planning Scheme identifies the land as being located within the Garden City Suburbs (Category 8). The Monash Housing Strategy sees the future character of development sited within generous open spaces, well landscaped while still retaining the 'open landscape character' of the garden suburban setting. Development should taper down in scale closer to the boundaries of the site and the character of the area will be notable for its spacious garden settings, tall canopy trees, consistency in front setbacks.

The Monash preferred neighbourhood character policy at Clause 15.01-5L applies to all residential land and seeks to ensure that new development is successfully integrated into existing residential environments, with minimal streetscape or amenity impact, and designed to achieve outcomes that enhance the Garden City Character of the area. The site is identified within Character Area "*Garden City Suburbs Southern Areas*" where this area is envisaged for spacious garden settings, tall canopy trees, consistency in front setback and the maintenance of setbacks from at least one boundary and from the rear of the site. Front fences will be low to enable vegetation to be visible from the street, allow clear views of buildings and fencing will complement the architecture of the building in design, colour and materials.

Clause 19.03-3L (Stormwater Management) requires all designs have consideration of increases in hard surface areas and consequential impacts on the drainage system and water quality. It is policy that developments are designed and managed to minimise the impact of urban stormwater runoff on waterways. This is considered to be achieved as Council's Drainage Engineers have no concerns with proposed stormwater management.

Clause 15.01-1L (Tree Conservation for a Garden City) seeks to maintain, enhance, and extend the Garden City Character throughout Monash by ensuring that new development and redevelopment is consistent with and contributes to the Garden City Character as set out in the Municipal Planning Strategy. Retention of mature trees and the planting of new canopy trees with spreading crowns is promoted.

Clause 15.01-2L (Environmentally Sustainable Development) provides a framework for early consideration of environmental sustainability at the building design stage. A Sustainability Management Plan has been prepared for the application.

Clause 13.07-1L (Non-Residential Use and Development in Residential Areas) aims to ensure that development, including its built form, is appropriate in the residential setting, and that the amenity of the neighbourhood is not adversely affected. Adequate and well-located vehicle parking is also required.

General Residential Zone – Schedule 3

The relevant objectives of the General Residential Zone Schedule 3, primarily provide for residential development at increased scale and density, they also allow for a limited range of non-residential uses to serve local community needs in appropriate locations.

For non-residential use and development, the following decision guidelines are applicable:

- *Whether the use or development is compatible with residential use.*
- *Whether the use generally serves local community needs.*
- *The scale and intensity of the use and development.*
- *The design, height, setback, and appearance of the proposed buildings and works.*
- *The proposed landscaping.*
- *The provision of car and bicycle parking and associated accessways.*
- *Any proposed loading and refuse collection facilities.*
- *The safety, efficiency, and amenity effects of traffic to be generated by the proposal.*

ASSESSMENT

Land Use

The use as a childcare centre is compatible with the residential area and will serve local community needs.. The subject site is a corner site with large land size of over 1500 square metres. Historically the subject land has been used for a variety of non-residential uses including petrol station and motor vehicle repairs. The site is located proximate to the Oakleigh and Hughesdale Train Stations, bus routes and the major road network. Whilst the site is not located within the Oakleigh Activity Centre, it is located approximately 160 metres from its boundary.

An assessment of the locational criteria of Clause 13.07-1L is provided below:

Locational Criteria	Assessment
Uses to locate adjacent to existing activity centres and on higher order and busier streets and roads, particularly on corner sites.	Complies – The subject site is a corner site on Kangaroo Road which is a higher order road. The site is within 150 metres of the Oakleigh Major Activity Centre and is easily accessed via Warrigal Road.
Lower order residential streets should be avoided	Complies – Kangaroo road is not a lower order residential road. There are a number of commercial zoned properties on Kangaroo Road, within proximity of the subject site.
Avoid a concentration of non-residential uses in any particular area where the cumulative impact on residential amenity is unacceptable.	Complies – Whilst there are other non-residential uses on Kangaroo Road, adjoining properties to the subject site are residential. The proposal will not result in an unreasonable cluster of non-residential uses.

Built Form

Building Height and Scale

The General Residential land zoning provides specific residential development requirements that do not apply to non-residential development; however, these do provide a reasonable guide for assessment as detailed in the below table:

Requirement	Residential development	Proposed Development	Compliance
Building Height	Should not exceed 11 metres	Building height of 8.1 metres	Complies
Number of storeys	Up to three storeys	Two storeys	Complies
Minimum Street setbacks	Front setback 7.6 metres	7.6 metres	Complies
Site Coverage (Clause 55)	The site area covered by buildings should not exceed 50 per cent.	47.6%	Complies
Permeability (Clause 55)	The site area covered by pervious surfaces should be at least 30 per cent.	51.7%	Complies
Side and rear setbacks	A new wall not on or within 200mm of a rear boundary should be set back at least 5 metres. Side setbacks – 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.	The 'rear' boundary is considered to be the southern boundary of the site. The building is set back 5 metres at the ground and first floors from the east (side) boundary and exceeds the side setback requirements. The ground floor is setback 1.2 metres from the southern boundary however this area takes up less than 50% of the total length of rear boundary.	Partially Complies

		<p>The remaining areas along the rear boundary are outdoor areas where there is sufficient room to provide for landscaping.</p> <p>The majority of the first floor is set back over 10 metres from the rear boundary.</p>	
Walls on boundaries (Rescode)	Should not exceed a length of 10m plus 25% of the remaining length of the boundary of an adjoining lot	No walls on boundaries.	Complies
Front fence height	Must not exceed 1.2 metres in height within 3 metres of street	Fencing along Kangaroo Road will comply subject to conditions. With the higher 2.4 metre acoustic fence to be set back 3 metres from the street.	Complies
Landscaping	At least one canopy tree, plus at least one canopy tree per 5 metres of site width; Retain or provide at least one canopy tree with a minimum mature height equal to the height of the building.	<p>The site with frontage of 30.48 metres is required to provide at least seven (7) canopy trees.</p> <p>The proposal is capable of providing seven (7) canopy trees within the development, with one canopy tree with a mature height of a minimum of 8.1 metres. This is demonstrated on the proposed Landscape Plan.</p>	Complies

The building is contemporary in design consisting of dark timber cladding with skillion roof. The slope of the roof reduces the visual bulk and mass of the building, and the dark timber cladding is respectful of the residential character of the adjoining properties.

The architecture proposes a good level of detailing to enhance the visual complexity and provides a high-quality built form. The building provides a good level of visual interest with a variety of façade materials and mixtures of vertical and horizontal architectural elements. The roof form, façade materials and fascination, window shapes/ sizes and variation of setbacks are effective in mitigating the perception of visual bulk and mass and increase visual interest.

The provision of glass balustrades to the first-floor outdoor play areas assists in buffering the two-storey built form from Bowen Street. However, there is minimal variation in façade materials or architectural features to break up the two storey walls to the eastern interface. Although the building adjoins the common driveway of the east adjoining neighbour, this interface should be improved to provide additional visual interest through the use of various façade materials (such as a similar application of materials as the western elevation).

The proposed building has its frontage and pedestrian access to Kangaroo Road and provides a good sense of address. The basement and ground level are setback a minimum of 7.6 metres to

the Kangaroo Road boundary satisfies the schedule to the zone and will provide sufficient room for deep soil planting along the street frontage.

The proposal is also considered to meet the strategies of Clause 13.07-1L as detailed below:

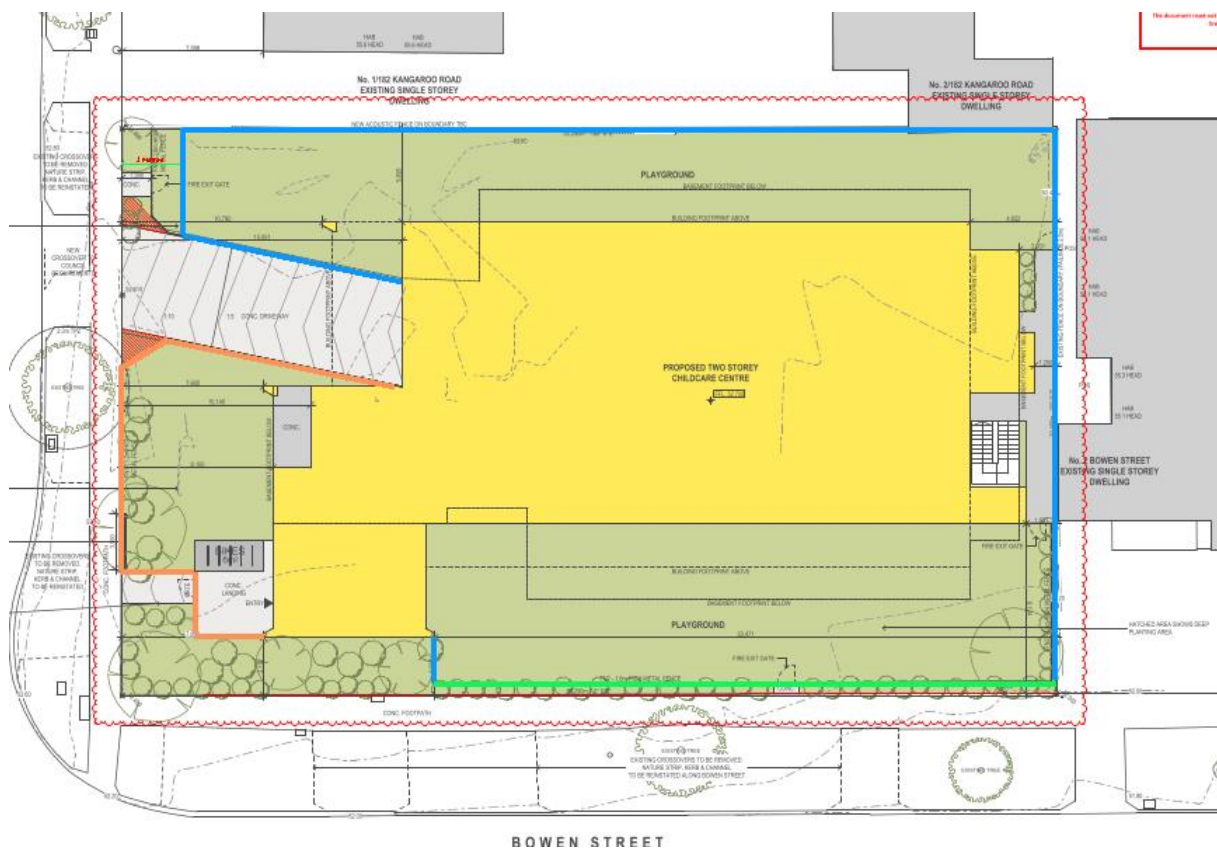
General Strategies	Assessment
Design and site development to complement the preferred character of residential areas.	<p>The proposal will achieve a good architectural outcome. The proposal has been designed to provide sufficient visual interest to majority of the interfaces, and substantial setbacks to the first floor to mitigate the perception of visual bulk and mass. The development provides a two-storey building with small first floor component which is respectful of the residential character.</p> <p>Setback areas are adequate to provide for canopy tree planting. Whilst there are no existing significant trees on site, the proposal allows sufficient room for canopy tree planting within the street setback and along the site perimeters. The proposal will contribute to enhancing the treed environment of the municipality providing 14 new trees on site. Currently there are no signification canopy trees on site.</p>
Minimise traffic impacts generated by a non-residential use on the existing traffic pattern of the street and locality.	Vehicle access is proposed via a single point on Kangaroo Road, leading to a basement car park. All vehicles will be able to exit the site in a forwards direction. Council’s traffic engineers are confident that the proposal will not impact the wider street network.
Urban Design Strategies	
Retain existing residential buildings where feasible	The existing building on the land is not a residential building.
Car parking Criteria	
Avoid reliance on on-street car parking.	The reliance of on-street parking will be minimal. The proposal will however create new car parking spaces on Bowen Street due to the removal of existing crossovers.
Site and design development to minimise off-site amenity impacts associated with car parking.	The proposal seeks a reduction in the provision of car parking by one space. This will be discussed further below.
Landscaping Criteria	
Provide landscaped buffers to car parking areas to minimise their visual and amenity impact to the street and adjoining properties.	The car parking areas will be provided within the basement and will not be visible from the street or adjoining properties

Should the application be supported, conditions of approval will require changes to the fencing as proposed, given the need for acoustic measures to be integrated into the fencing as recommended by the Acoustic Report which has been prepared. The plans show 1.8 metre high fencing, however, the acoustic report requires that fencing surrounding the playground areas should be increased in height to 2.4 metres, and are required to be constructed of timber or corrugated iron.

Given this, it is recommended that the fence fronting Bowen Street introduce an element of transparency such as Perspex 'windows' to allow for some visibility through the fence into the play space. The fence is set back 1 metre from the street which will allow for planting in front to soften the high front fence from the street. Neighbourhood character guidelines discourage fences over 1.2 metres. Noting that this is a corner site and it is not unreasonable for a high paling fence to be built on a side street to screen secluded private open space.

The image below represents the location of fencing as per the proposed conditions of the permit to ensure that the fencing fits with the existing and preferred character of the area and allows for the building to sit within a landscaped setting.

The blue line represents a 2.4m high timber acoustic fence. The green line represents a 2.4m high timber acoustic fence with transparent elements (window like features with Perspex) and the orange line represents a 1.2m high metal picket fence.



Location of fencing required

Overall, the proposal achieves good architectural quality with appropriate visual interest to the façade interfaces. The first floor is substantially setback from the Bowden Street and the rear boundary, which provides a visual relief to mitigate visual bulk and mass of the building and is considered an appropriate response to the site context.



3D Perspective drawings provided with application

External Amenity Impacts

Visual Bulk

The proposal consists of a ground floor setback of 5 metres from the eastern boundary, and outdoor open space along the Bowen Street and rear boundaries. This is sufficient room for canopy tree planting and screen planting to visually soften the appearance of the building from the street and adjoining properties.

Although not relevant to this application, the proposed building complies with the recommended ResCode setbacks in Standard B17 *Side and rear setbacks* of Clause 55.04-1. The diagrams below indicate the recommended setbacks of Standard B17 from the eastern boundary.

Elevations provided by Permit Applicant



Northern Elevation Plan



Southern Elevation plan

Presentation of the building to Bowen Street and the rear boundary is broken up by the first-floor outdoor playground. The first floor is well recessed from the ground floor to provide good level of articulation.

However as previously mentioned, there are minimal architectural details or variations in the façade materials to break up the two-storey sheer walls to the east interface which could be improved via permit conditions.



Eastern Elevation Plan

Overshadowing and Impact to Daylight of Habitable Room Windows

Shadows cast from the proposed double storey built form do not exceed the existing shadow from the common boundary fences into adjoining residential properties between 9am and 3pm at the equinox, meeting the objectives of Standard B21 *Overshadowing open space objective*.

Whilst the 2.4m high fencing along the southern boundary is higher than a traditional paling fence, it is noted that the existing paling fence with trellis above in this location is at a height of approximately 2.5 metres. The fencing will not unreasonably impact these habitable room windows as the dwelling sits higher than the land on the subject site, and the high fence is replacing an existing high fence.

Overlooking

Whilst the planning scheme does not specify measures for overlooking for a non-residential use, the standards of Clauses 55 can be used as a guide for assessment ensuring developments do not adversely impact the privacy of the secluded open space and habitable room windows of adjoining properties.

Given the subject land is fairly flat, and the need for an acoustic fence on the boundaries, there are no overlooking issues from the ground floor.

The first floor east facing windows are to a hallway, with the exception of two windows to Room 7, which are highlight windows which meets the objectives of Standard B22 *Overlooking objective*. Dimensions of the window sill heights above the floor level have not been dimensioned and a condition will require this to be detailed.

The proposed first floor acoustic screening to the play area is proposed to be clear. A condition will require the screen on the southern side of the play area to be obscured to prevent overlooking and be a minimum height of 1.7 metres to prevent unreasonable overlooking into the adjoining habitable room windows located at 2 Bowen Street.

Noise

The proposed hours of operation Monday to Friday 6:30am to 6:30pm are considered acceptable for a childcare centre and consistent with other established childcare facilities.

An acoustic report prepared by Waveform Acoustics has been provided with the application and includes an assessment to any potential noise generated from the proposed childcare centre. The report recommends an acoustic fence to be constructed around the play areas of the site, being a minimum of 2.4 metres in height constructed with colourbond sheet metal. The development plans are inconsistent with these recommendations with transparent metal fencing proposed on both street frontages. Changes will be required to this fencing as discussed earlier in this report.

The Acoustic Report recommends a glass or polycarbonate balustrade to the first-floor playground, which has a minimum height of 1.5 metres with no gaps in the construction.

The Acoustic Report also recommends signage to be displayed near the entrances of the centre to remind those dropping off and collecting their children to be mindful of the nearby residents, and to keep noise levels to a minimum.

Whilst the advertised acoustic report recommended that there are to be no more than 2 hours of outdoor play in the morning, and 2 hours in the afternoon, it has been confirmed with the acoustic engineer that this restriction is not required should the acoustic fencing recommended be present.

The Acoustic Report provided has not assessed the impact of noise from plant equipment from the proposal, as the location and type of plant equipment has not been specified on the plans. A condition will require this to be shown and assessed, to ensure that no unreasonable noise from the equipment will occur.

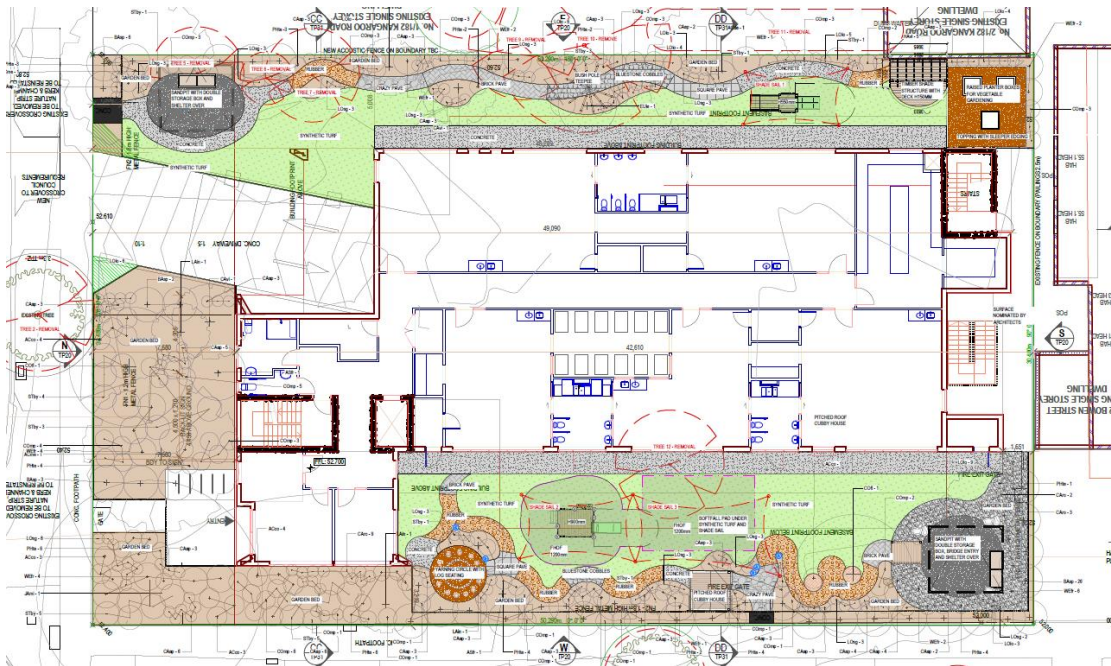
Landscaping

The proposed Landscaping Plan provides appropriate landscaping around the childcare centre to soften the built form and contribute to the Garden City character objectives.

The existing vegetation has been assessed and there are no significant trees on site and all existing vegetation will be removed. The landscape plan shows the proposed garden bed with canopy trees and shrubs within the front setback area, to visually soften the building from the streetscape. Some taller canopy trees will be provided within the front and side street setback area, and additional landscaping along the side boundary to soften the visual presentation of the acoustic fence. In addition, 1.5-2 metres high screen plantings will be provided along the rear boundary to provide visual buffer. Proposed canopy trees include *Acacia Dealbata* (Silver Wattle), *Acacia Melanoxylon* (Blackwood), *Callistemon Viminalis* (Weeping Bottlebrush), *Corymbia Ficifolia* (Red Flowering Gum), *Eucalyptus Leucoxydon 'Euky Dwarf'* and *Jacaranda Mimosfolia* (Jacaranda). They are medium to large canopy trees with mature height of 6-30 metres and canopy width of 3-15 metres.

Synthetic grass is proposed for part of the ground and first floor outdoor play area. Additional details of the synthetic grass should be provided to ensure stormwater filtration. Noting that the

areas of synthetic grass are to be limited within the play areas, with garden beds, pebbles, rubber matting and paving also proposed.



Proposed Landscaping Plan with green areas representing synthetic grass

Overall, the proposal will provide sufficient room for landscaping opportunities to maintain the garden character to the streetscape and soften views towards the proposed building. The setbacks from property boundaries are sufficient to provide canopy tree and screen planting to maintain the garden setting, and buffer the visual appearance of the building.

Impacts on neighbouring trees

Three neighbouring trees at 182 Kangaroo Road are in proximity of the proposed development. They are identified as Tree 9, 10 and 11 in the arborist report prepared by Axis Arboriculture.

Trees 9 and 11 are semi-mature and mature *Pittosporum undulatum* (Sweet Pittosporum) of low retention value. The proposed development will encroach the Tree Protection Zone (TPZ) of these trees by 12% and 34.3%.

Tree 10 is a mature *Corymbia ficifolia* (Flowering Gum) with moderate retention value. The development will encroach the TPZ of this tree by 12.3%, and marginally exceeds the 10% major encroachment threshold.

The encroachment of these trees is composed of the acoustic boundary fencing, and the encroachment of Tree 10 is also comprised of the basement car park. The report suggests that it is unlikely that the trees will be significantly impacted provided that the tree protection measures outlined in the report is adopted and effectively implemented.

The proposed development will cause minor encroachment (less than 10%) into the TPZ of the three street trees on the naturestrip in Kangaroo Road and Bowen Street (Trees 1, 2 & 3). It is

unlikely to result in significant impact to the tree's long-term viability as the encroachment is less than 10%.

The Landscaping Plan provided with the application suggests that Trees 9 and 10 on the adjoining property, plus street trees No. 2, 3 and 4 are proposed to be removed. It appears that this is simply a drafting error. A condition will require these trees to be retained.

The landscaping plan proposes nine canopy trees throughout the site of various species, in addition to five smaller trees and provides a good landscaping response to both street frontages.

Sustainability

The proposed Sustainable Management Plan (SMP) meets the requirements Clause 15.01-2L (Environmentally Sustainable Development). The submitted SMP prepared by Lorax + co included a BESS and STORM analysis of the design. The report concludes that the proposal achieves best practice. The design provides for 8,000 litre rainwater tanks however location of the rainwater tanks is not provided on proposed development plan. The SMP concludes that the development achieves a BESS Assessment score of 51%, meeting the minimum requirements.

Business identification sign

The proposal includes a business identification sign to be displayed along the front boundary, adjacent to the pedestrian entrance and behind the 1.2 metre high metal fence. The sign is 3m long and 1m high and will be displayed approximately 1.8 metres above ground. The sign will not be illuminated.

The proposed signage being displayed 1.8 metres above ground will result in a total height of 2.8 metres at the street boundary. This height is considered excessive given its proximity to the street frontage and will cause detrimental visual impact to the streetscape of Kangaroo Road, being a residential areas. Recommended permit conditions will require the sign to be placed on the front fence, on the building or to be freestanding with a maximum overall height of no greater than 2 metres.

In terms of the design, the sign is simplistic in nature, and provide clear business identification to the facility.



Proposed signage on Kangaroo Road

Car Parking, Traffic and Access

Car Parking Provision

The site is located within the Principal Public Transport Network (PPTN). The requisite car parking spaces required under Clause 52.06 would be provided as shown in the following table:

Use	Number of children	Clause 52.06 Requirement	Car spaces required	Car spaces provided
Childcare Centre	122 children	0.22 spaces to each child	26.84 spaces (round down to 26 spaces)	25 spaces
Total			26 spaces	25 spaces

A traffic report prepared by Quantum Traffic Pty Ltd was provided with the application. The report indicates that at least 12 car spaces will be allocated for parents in the mornings and afternoons respectively, and the tandem spaces will be allocated and signed to manage the use of those spaces by staff and parents.

The childcare centre is projected to generate a peak parking demand of 26 car spaces. The proposal providing 25 car spaces will result in an overflow of one car space during peak drop-off and pick-up times. The reinstatement of existing vehicle crossovers on the frontage of Kangaroo Road and Bowen Street will allow additional 3-4 spaces of on-street parking, which will be able to accommodate the overflow of one car space from the proposed childcare centre.

The maximum predicted traffic generation is 98 vehicles per hour in the morning peak and 85 vehicles per hour in the afternoon peak. Traffic associated with the childcare centre will largely comprise of diverted trips associated with parents already on their way to, or from work. Whilst the development would generate traffic onto Kangaroo Road and Bowen Street, these traffic movements would already be on the broader road network rather than being specifically generated by the proposal. On this basis, the childcare centre is not expected to create adverse traffic impacts to the operation and performance of the adjacent road network.

Council's Transport Engineer is satisfied that the road network can accommodate these traffic movements. The reduction of one car space is acceptable provided a car parking management plan is provided to document the management of the car park especially during peak drop-off and pick-up times.

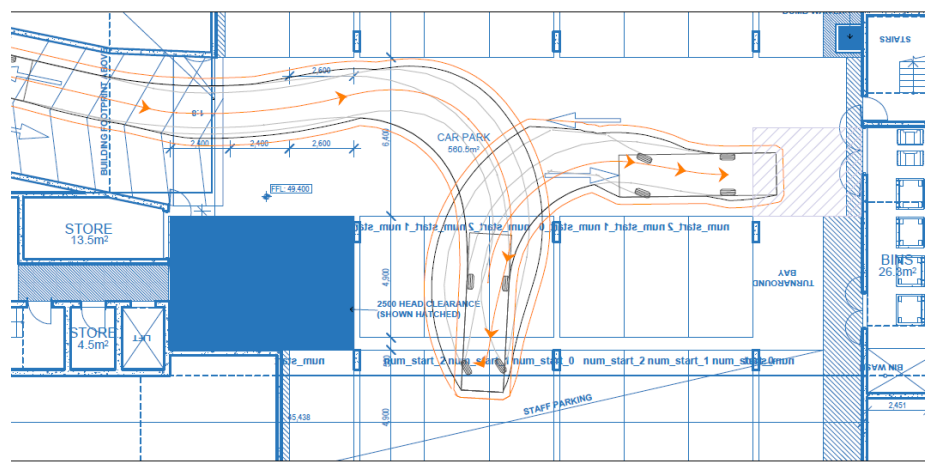
Bicycle facilities

The proposed development does not generate any bicycle parking requirements pursuant to Clause 52.34-3 of the Monash Planning Scheme, however the proposal provides for bicycle parking within the front setback of the site. It is unclear how many spaces are proposed, as the traffic report refers to a total of six spaces, however five bicycle rings are indicated on the plans.

A condition of the permit will require a total of six (6) spaces to be provided.

Waste Collection

The swept path diagram prepared by the Applicant's traffic engineers advises that a total of four (4) parking spaces are to be utilised for the turning movements of the waste vehicle. Given both customer and staff parking spaces are to be utilised, waste collection must occur outside of operating hours for the centre, however still comply with EPA guidelines.



Swept path diagram for waste vehicle

Potential Site Contamination

A preliminary risk screen assessment has been prepared for the site by Environmental Earth Science (dated 29 January 2024) given the subject site was a former petrol station.

The report suggests that there is a high risk of soil and groundwater contamination being present at levels that would pose an unacceptable risk to current and future onsite or offsite receptors. It is recommended that an environmental audit is required on all or part of the site. Appropriate Permit conditions relating an Environmental Site Assessment and either the issue of a Certificate or an Audit would form a requirement of any permit issued.

Objections not Previously Addressed

Construction impacts

Disruption during construction is not a long-term impact. A Construction Management Plan (CMP) will be required as a planning permit condition to minimise impacts to the local area during construction, including mitigating impacts such as noise and dust. The plan would also require the submission of a Plan identifying traffic management and truck movements.

Inconsistency in neighbouring trees to be retained/ removed on documents

The Landscaping Plan provided with the application suggests that Trees 9 and 10 on the adjoining property, plus street trees No. 2, 3 and 4 are proposed to be removed. It appears that this is simply a drafting error. A condition will require these trees to be retained.

The arborist report has indicated that existing trees on the neighbouring property will be retained, and relevant tree protection measures are provided. Permit conditions will require other planning documents including the landscape plan, sustainability management plan and waste management plan to be updated to consistent with the proposed development plan.

Details of remediation works for the site

This information will be provided in the Environmental Site Assessment as required via permit conditions.

Concerns about the acoustic fence will be placed into 182 Kangaroo Road

The location of boundary fencing is shown to title boundaries. This is a civil issue to resolve, including any adverse possession claims that may be possible.

FINANCIAL IMPLICATIONS

There are no financial implications to this report.

POLICY IMPLICATIONS

There are no policy implications to this report.

CONSULTATION

Public notification of the application was carried out in accordance with the requirements of the *Planning and Environment Act 1987*. Details of this notice period, and a response to the concerns raised are addressed in this report under Public Notice and Assessment.

SOCIAL IMPLICATIONS

Provision of childcare facilities serve local community needs.

HUMAN RIGHTS CONSIDERATIONS

There are no human rights implications to this report.

GENDER IMPACT ASSESSMENT

A GIA was not completed because this agenda item is not a 'policy', 'program' or 'service'.

CONFLICT OF INTEREST

No officers involved in the preparation of this report have any direct or indirect conflict of interest in this matter.

CONCLUSION

The subject site is considered appropriate for the proposed childcare centre use given its location on corner site, large land size and it is not on a lower order road. It is consistent with decision guidelines for non-residential uses in a residential area.

The proposed development appropriately responds to the needs of existing and future populations, and the design of the building is a suitable response to the desired future character of the area. The height and scale of the development is in keeping with the objectives and strategies as outlined in the GRZ3.

The contemporary architecture of the building achieves a good quality architectural outcome with suitable areas available for landscaping. Visual dominance of the building is generally mitigated with architecture detailing, variation of setbacks and mixture of façade materials subject to additional façade detailing to the east elevation to further break down the sheer walls to the east interface.

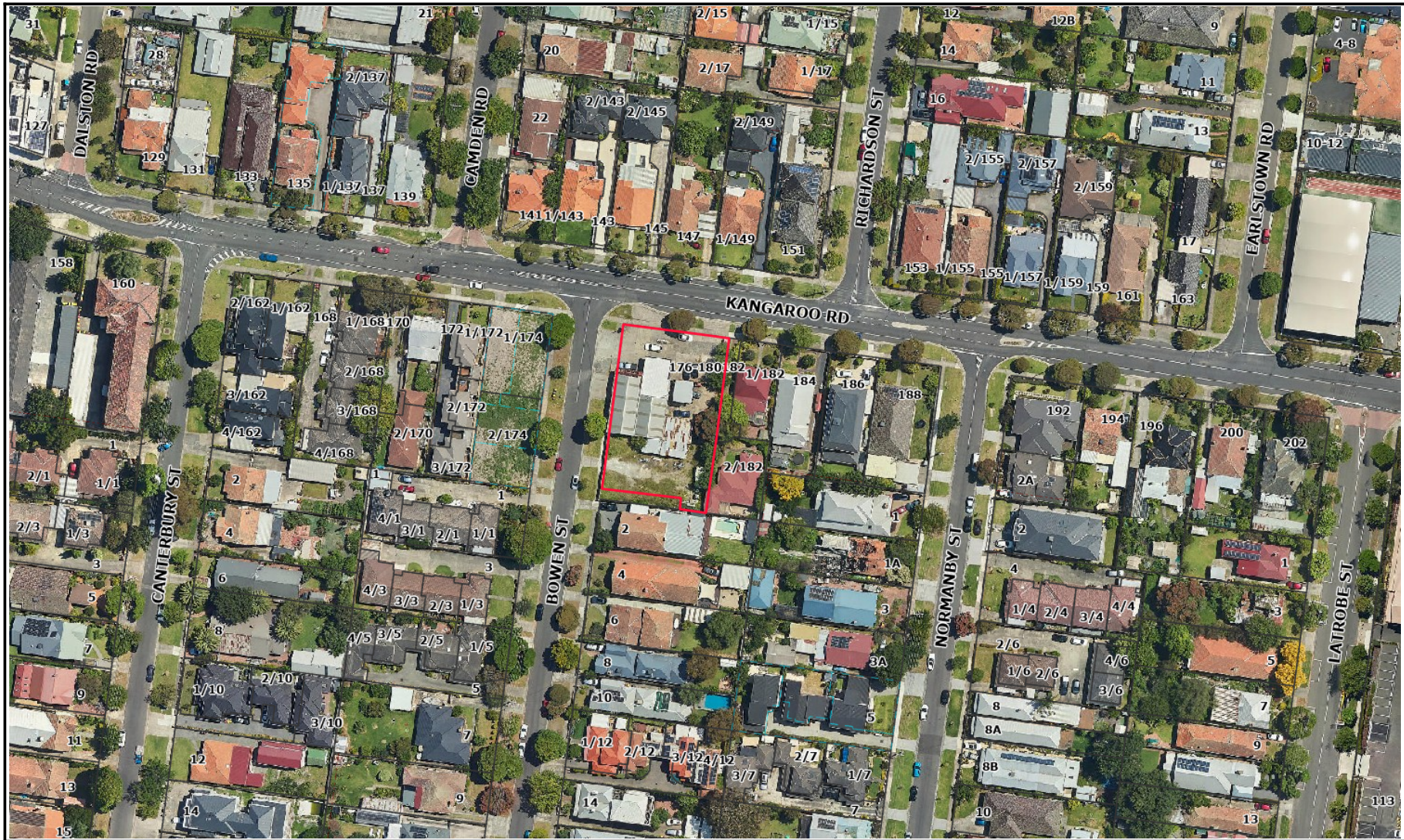
The proposal provides sufficient space for canopy tree planting, and the proposal has been designed to allow retention of neighbouring trees and Council street trees.

Car parking provision for the proposal is acceptable and vehicular access and egress to the site is also satisfactory.

Overall, the proposal is considered appropriate; and it is recommended that a Notice of Decision to Grant a Permit be issued subject to conditions.

ATTACHMENT LIST

1. Aerial Photograph - 176-180 Kangaroo Rd [**7.1.2.1** - 1 page]
2. Proposed Development Plans - 176-180 Kangaroo Rd [**7.1.2.2** - 15 pages]
3. Proposed Landscape Plan- 176-180 Kangaroo Rd [**7.1.2.3** - 2 pages]
4. Zoning and Overlays Map - 176-180 Kangaroo Rd [**7.1.2.4** - 1 page]
5. Objector Map - 176-180 Kangaroo Rd [**7.1.2.5** - 1 page]



22016 KANGAROO ROAD

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Draw#	DRAWING SHEET NAME
TP00	COVER SHEET
TP01	SITE ANALYSIS
TP02	EXISTING CONDITIONS PLAN
TP03	SITE PLAN
TP10	BASEMENT FLOOR PLAN
TP11	GROUND FLOOR PLAN
TP12	FIRST FLOOR PLAN
TP13	ROOF PLAN
TP20	ELEVATIONS
TP21	STREET ELEVATIONS
TP30	SECTIONS
TP31	SECTIONS
TP40	EXISTING SHADOWS
TP41	PROPOSED SHADOWS
TP42	EXTERNAL MATERIAL AND FINISHES SCHEDULE

SITE AREAS SCHEDULE	
ZONE	AREA
SITE AREA	1,532.8
PERMEABLE	792.2 51.7%
IMPERVIOUS	740.7 48.3%
BUILDING/VERANDA/GARAGESHED	730.0 47.6%

CARPARKING SCHEDULE		
LEVEL	TYPE	QTY
BASEMENT	Disabled Space	1
BASEMENT	ResCode 90 Degree	24
		25

CLASSROOM SCHEDULE				
LEVEL	ROOM TYPE	AREA	CHILDREN	
GROUND FLOOR				
	12 CHILDREN	41.0	12	
	12 CHILDREN	41.0	12	
	16 CHILDREN	55.7	16	
	16 CHILDREN	54.8	16	
	22 CHILDREN	72.8	22	
LEVEL 1				
	22 CHILDREN	73.3	22	
	22 CHILDREN	72.8	22	
				122

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PROPOSED CHILDCARE CENTRE
 176 KANGAROO RD
 HUGHESDALE VIC 3166

ISSUE PURPOSE: TOWN PLANNING

DRAWING TITLE: COVER SHEET

DRAWN: BS CHECKED: TJ PLOT DATE: 22/04/2024 JOB NO.: 22.016 SCALE: 1:150.09, 1:1.55 @A1

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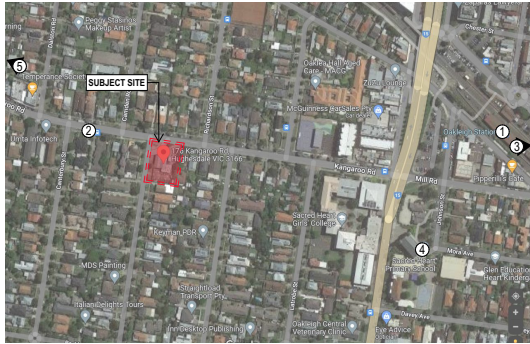
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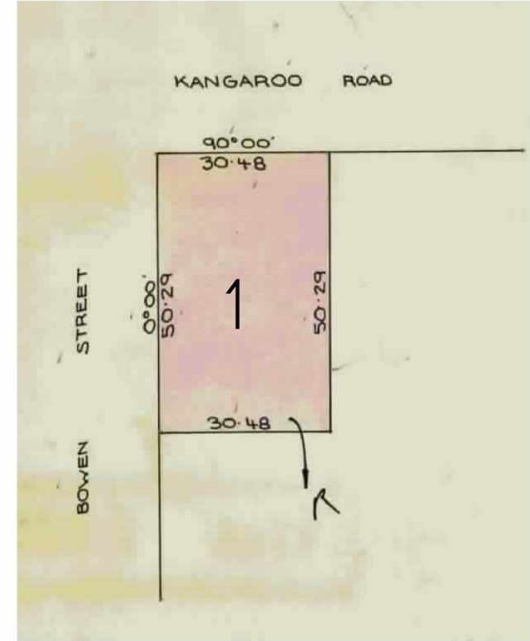


SITE CONTEXT - NEARBY AMENITIES

AMENITIES

1. 700m TO OAKLEIGH TRAIN STATION
2. 94m TO BUS STOP (625 & 701)
3. 1km OAKLEIGH CENTRAL SHOPPING MALL / COLES
4. 500m TO SACRED HEARTS PRIMARY SCHOOL
5. 350m TO HEADSTART EARLY LEARNING CENTRE

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STREET ELEVATION PHOTOS - SUBJECT SITE SIDE

SUBJECT SITE
176 Kangaroo Road



STREET ELEVATION PHOTOS - OPPOSITE SIDE TO SUBJECT SITE

OPPOSITE SIDE TO SUBJECT SITE
147 Kangaroo Road

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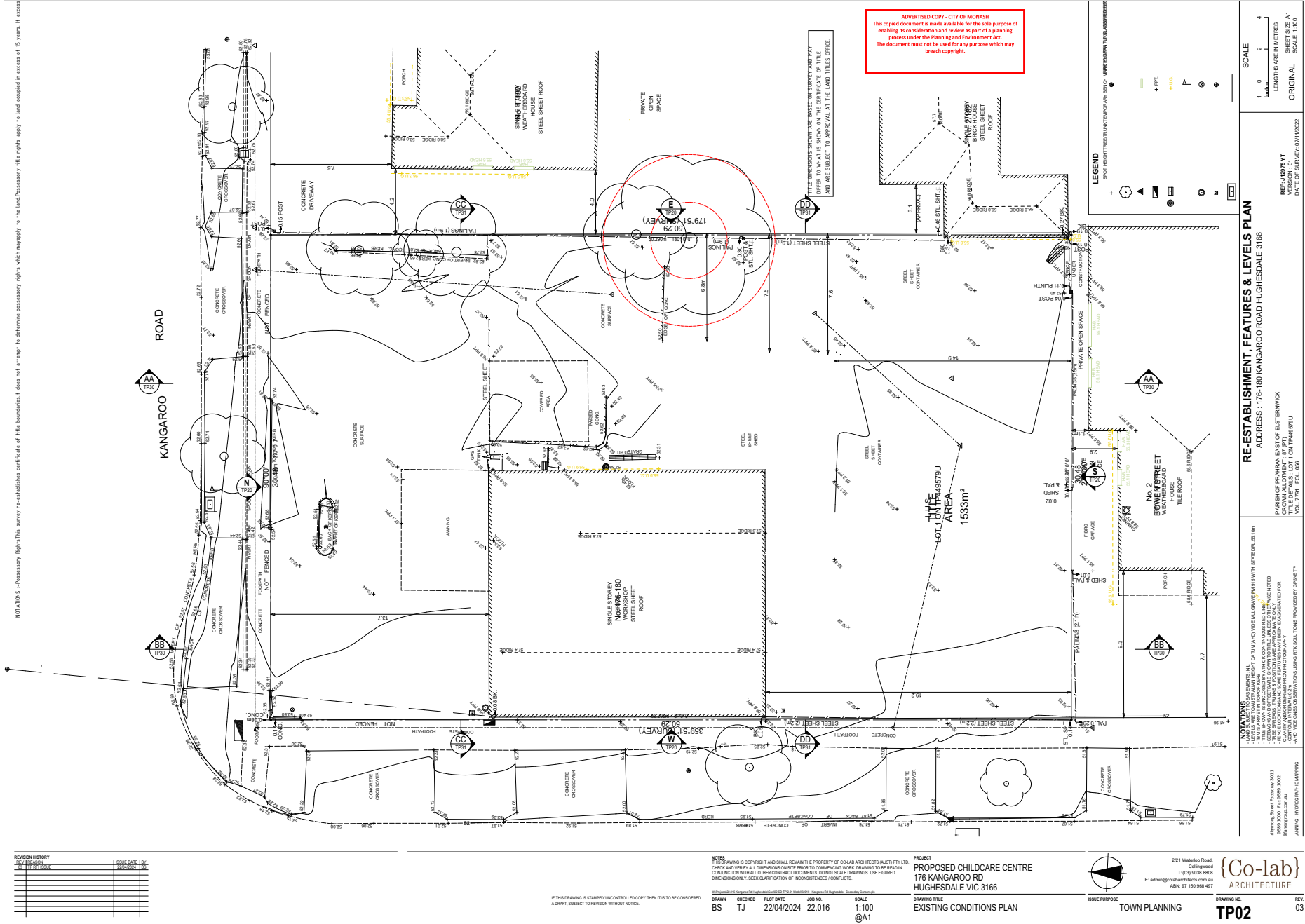
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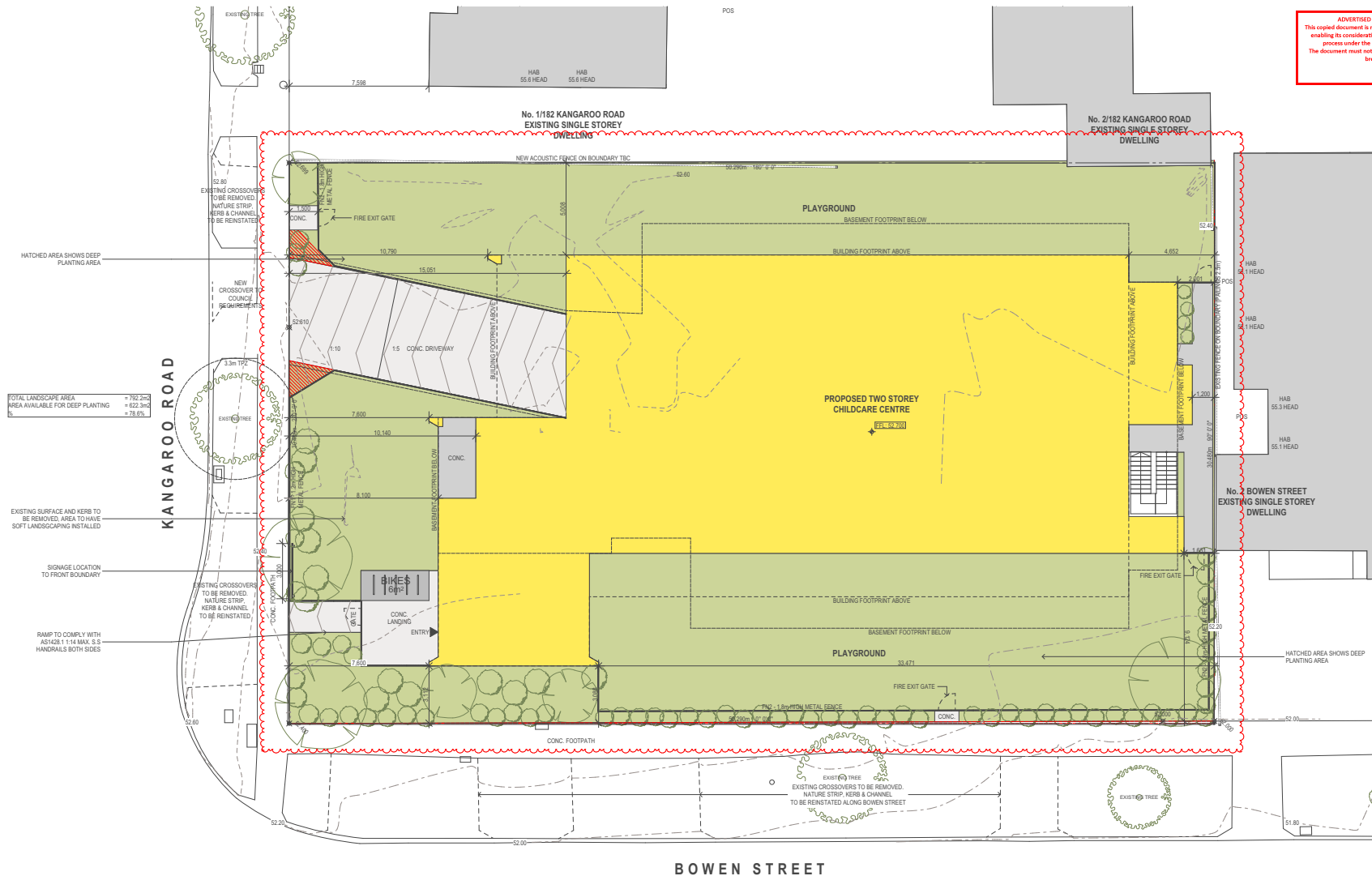
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ISSUE PURPOSE
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ISSUE PURPOSE
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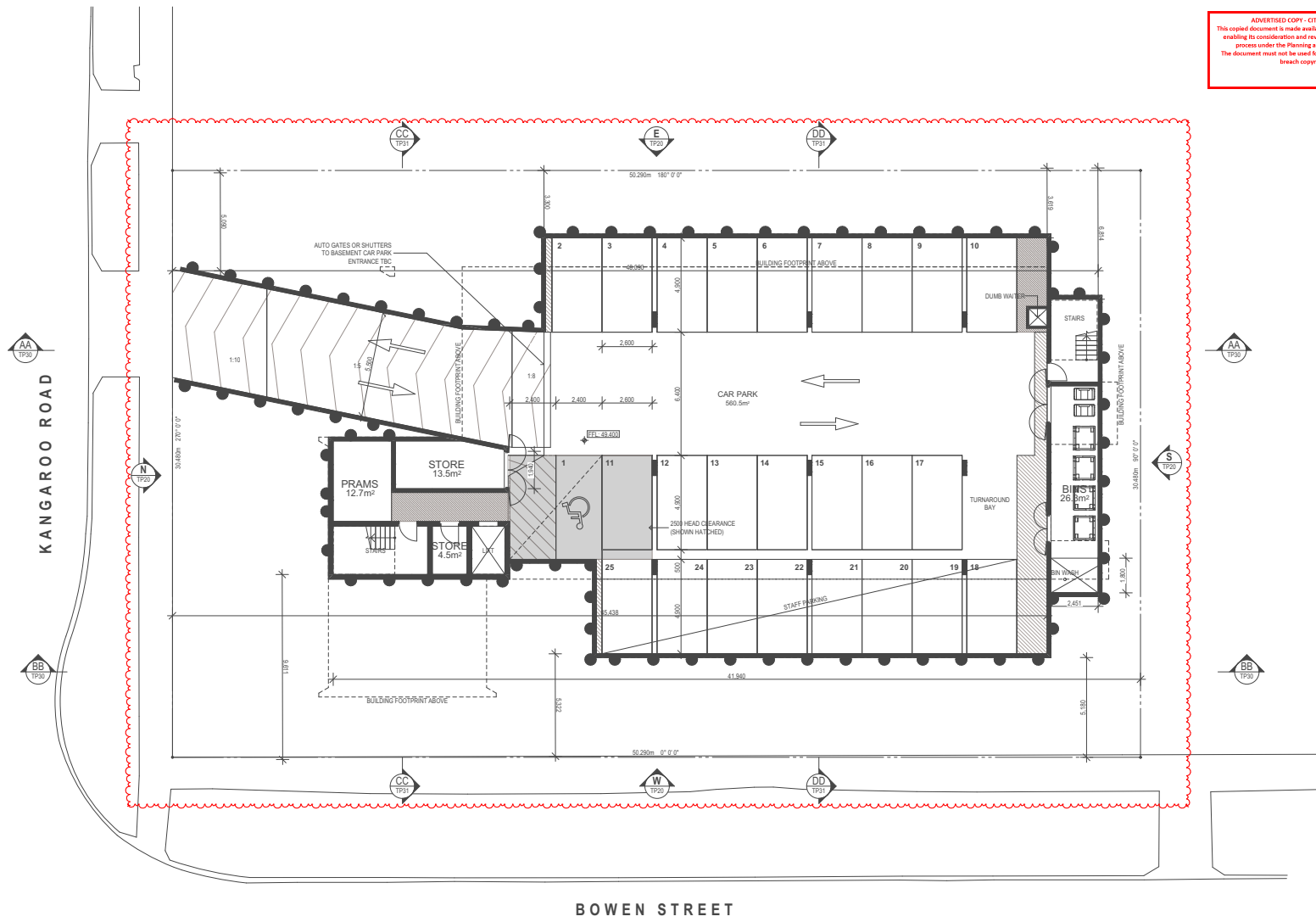
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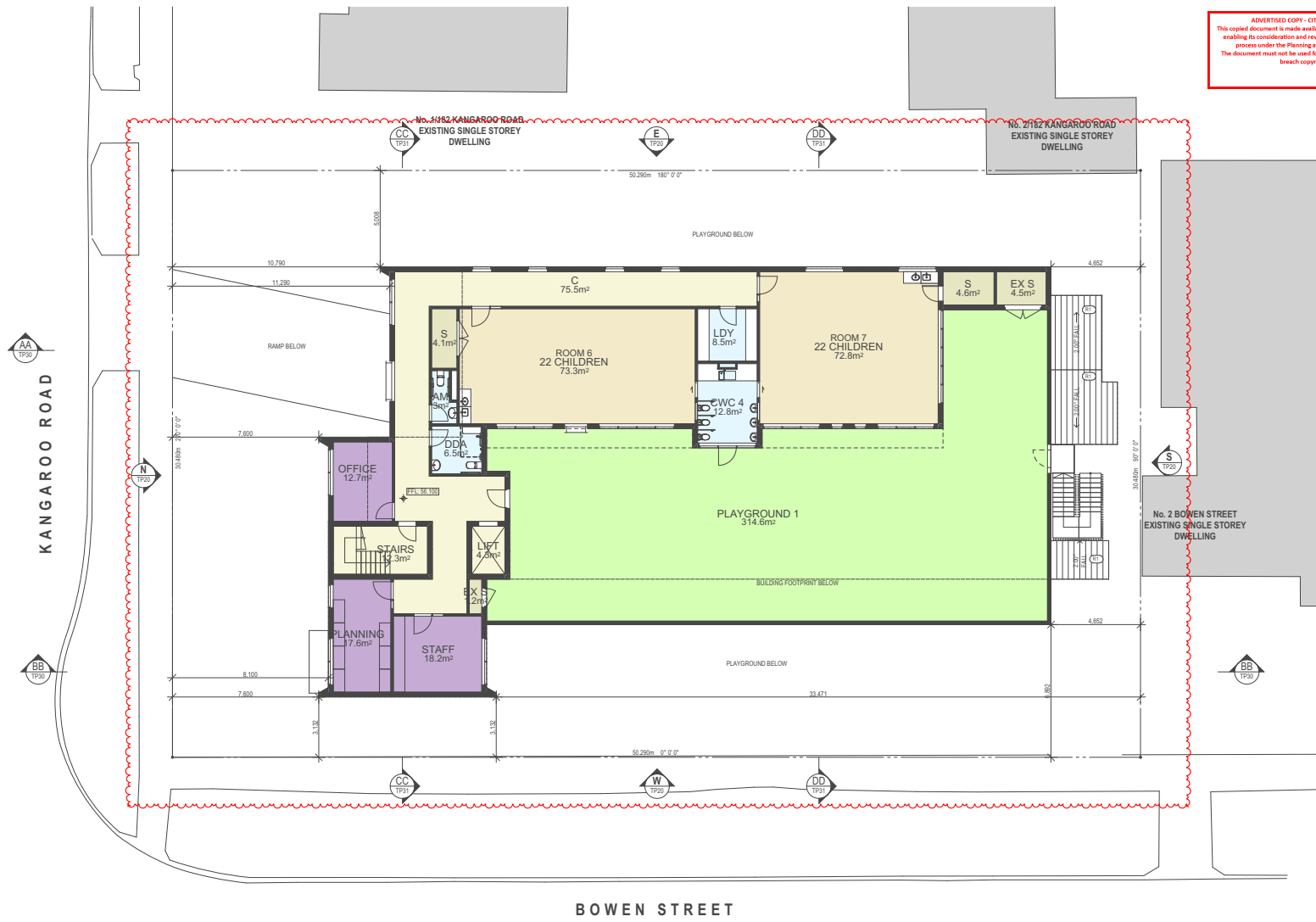
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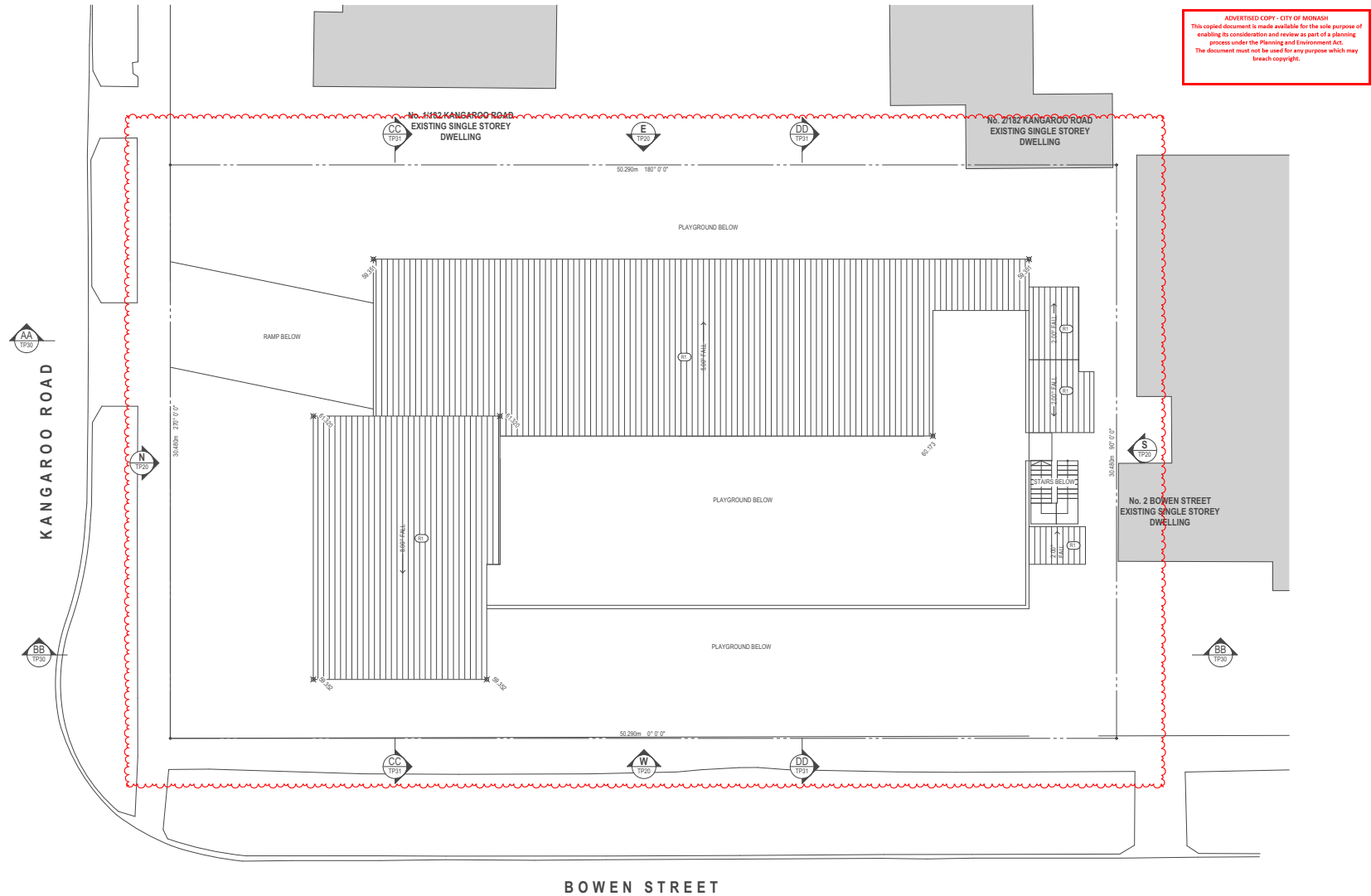
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PLOT DATE 22/04/2024
JOB NO. 22.016

ISSUE PURPOSE
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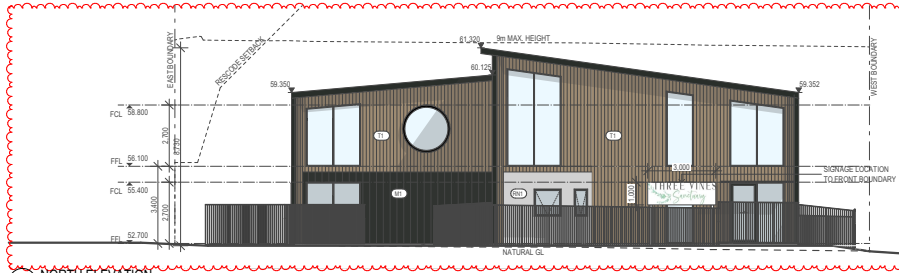
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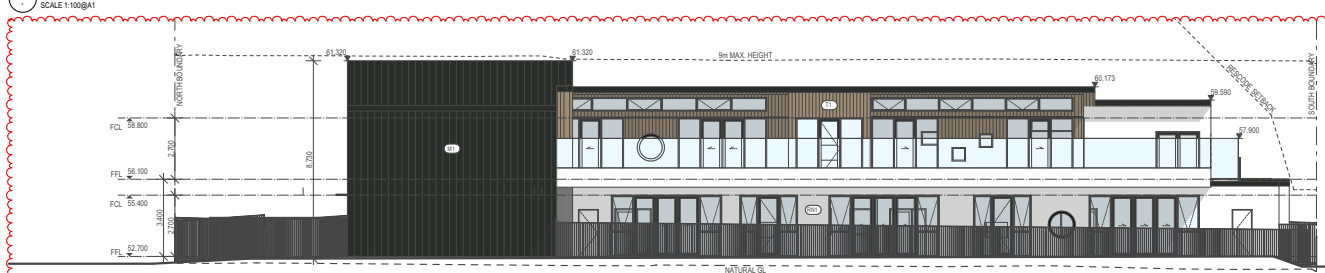
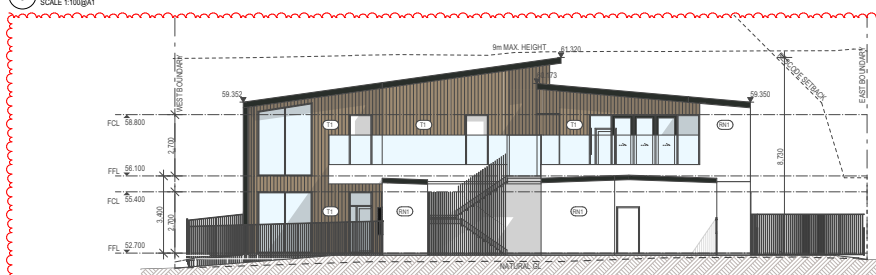
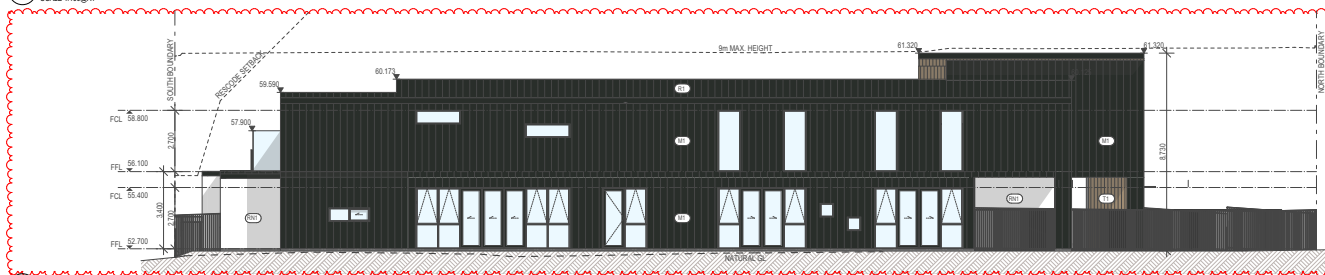
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Attachment 7.1.2.2 Proposed Development Plans - 176-180 Kangaroo Rd



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PROJECT
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 176 KANGAROO RD
 HUGHESDALE VIC 3166

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ISSUE PURPOSE
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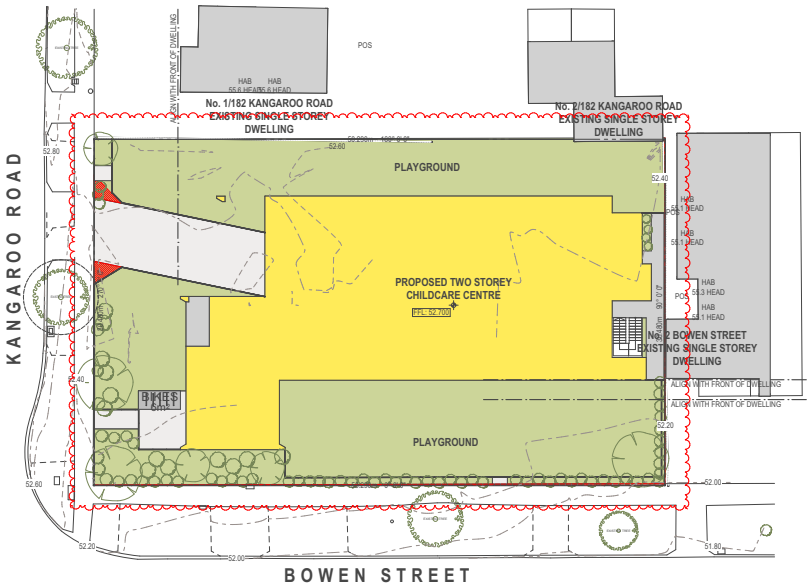
Attachment 7.1.2.2 Proposed Development Plans - 176-180 Kangaroo Rd



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KANGAROO ROAD ELEVATION
 SCALE 1:100@A1

BOWEN STREET ELEVATION
 SCALE 1:100@A1



STREET ELEVATION SITE PLAN
 SCALE 1:200@A1

CLAUSE 22.01 RESIDENTIAL DEVELOPMENT AND CHARACTER POLICY.

THE SUBJECT SITE IS LOCATED IN THE GENERAL RESIDENTIAL ZONE (SCHEDULE 3) AND CONTAINS EXISTING STREET TREES AND VEGETATION GROWING ALONG THE SIDE/REAR BOUNDARIES OF THE LOT. THE PROPOSED DEVELOPMENT WILL FEATURE A SYMPATHETIC RESPONSE TO CLAUSE 22.01 RESIDENTIAL DEVELOPMENT AND CHARACTER POLICY WITH A SITE THAT RESPECTS THE LANDSCAPING AND VEGETATION INTENT OF THE POLICY AND ZONE.

THE DESIGN OF THE PROPOSED CENTRE RESPONDS TO THE NEIGHBOURING RESIDENTIAL PROPERTIES BY SETTING BACK THE NEAREST AREAS OF THE PROPOSED BUILDING'S FOOTPRINT TO SIMILAR DIMENSION OF THE SETBACK OF THE NEIGHBOURING HOUSES. THE HEIGHT OF PARTS OF THE NEW CENTRE ALSO REFERS TO THAT OF THE CORRESPONDING NEXT DOOR HOUSE. THESE MEASURES TO SYMPATHISE WITH THE EXISTING BUILT FORM, AID IN REDUCING THE VISUAL IMPACT OF THE NEW CENTRE.

THE FIRST FLOOR ALSO STEPS BACK FROM THE BOWEN STREET BOUNDARY TO AVOID DOMINATING THIS STREETSCAPE, AND RESTRICTING THE TWO STOREYED PORTION TO THE CORNER OF THE SITE WHERE IT WILL HAVE LITTLE AFFECT ON RESIDENTIAL NEIGHBOURS. AS THIS IS THE ENTRY TO THE BUILDING, IT IS IMPORTANT THAT IT IS EASILY IDENTIFIABLE THROUGH THE FORM OF THE BUILDING. THIS KIND OF ADDRESSING OF A STREET CORNER WILL ADD TO NEIGHBOURHOOD CHARACTER AND IS APPROPRIATE ON A CORNER SITE.

THE SUBJECT SITE HAD HISTORICALLY BEEN USED AS A SERVICE STATION, PRIOR TO ITS CURRENT USE AS A CAR SERVICING DEPOT. THE PROPOSED DEVELOPMENT WILL PROVIDE AN IMPROVED LAND USE THROUGH A LAND USE WHICH IS RESIDENTIAL IN APPEARANCE, AND SERVICES THE DAY-TO-DAY NEEDS OF THE COMMUNITY. THE DEVELOPMENT WILL UTILISE THE SITE EFFECTIVELY AND ADDRESS UNSIGHTLY STREET ELEMENTS AND CONGESTION THROUGH A BASEMENT CARPARK, ALLOWING THE GROUND LEVEL TO CONTRIBUTE TO AND IMPROVE THE LANDSCAPE QUALITIES OF THE SITE AND NEIGHBOURHOOD.

REVISION HISTORY	DATE	BY
1	18/01/2024	ML
2	22/04/2024	ML
3	22/04/2024	ML

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PROJECT
 PROPOSED CHILDCARE CENTRE
 176 KANGAROO RD
 HUGHESDALE VIC 3166

DATE
 22/04/2024

JOB NO.
 22.016

SCALE
 1:100, 1:200
 @A1

DRAWING TITLE
 STREET ELEVATIONS

ISSUE PURPOSE
 TOWN PLANNING

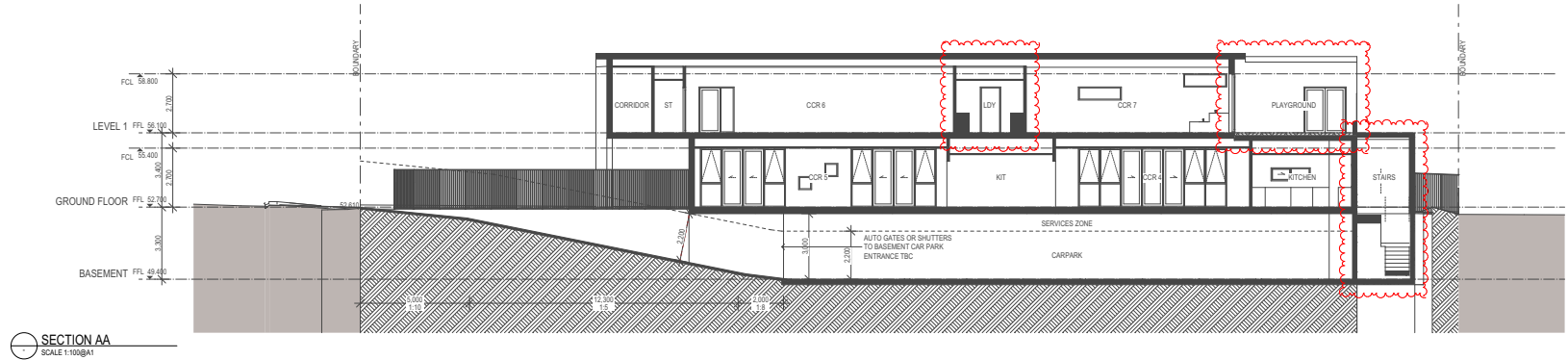
CLIENT
 221 Waterloo Road,
 Collingwood
 VIC 3068
 E: admin@collabarchitects.com.au
 ABN: 97 159 988 497

Co-lab
 ARCHITECTURE

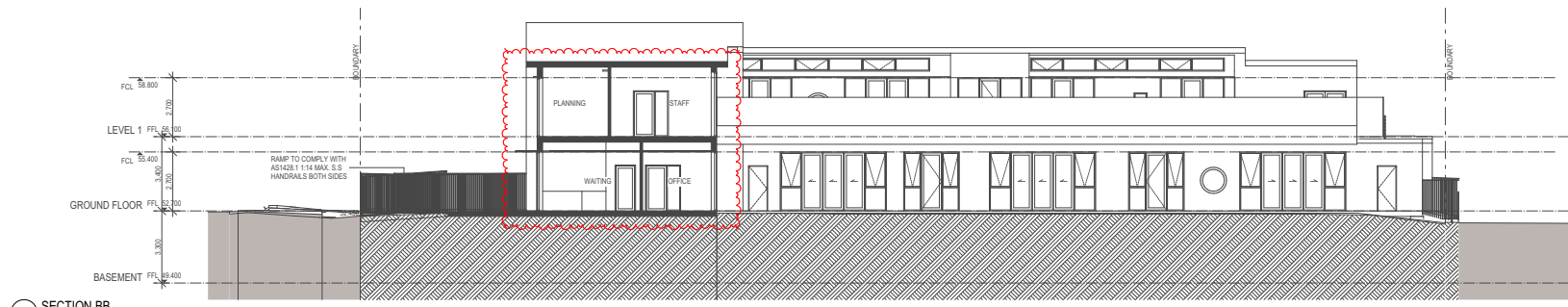
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 TP21

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SECTION AA
 SCALE 1:100@A1



SECTION BB
 SCALE 1:100@A1

REVISION HISTORY	DATE	BY
1. PRELIMINARY DESIGN	20/01/2024	TJ
2. TOWN PLANNING SUBMISSION	20/04/2024	TJ
3. REVISED DESIGN	20/04/2024	TJ

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PROJECT: PROPOSED CHILDCARE CENTRE
 176 KANGAROO RD
 HUGHESDALE VIC 3166

221 Waterloo Road, Colingwood
 T: (03) 9538 8838
 E: admin@collabarchitects.com.au
 ABN: 97 159 988 497

Co-lab ARCHITECTURE

ISSUE PURPOSE: TOWN PLANNING

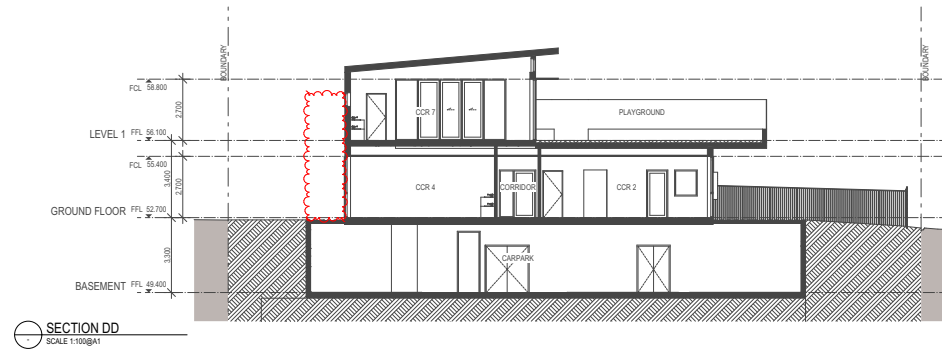
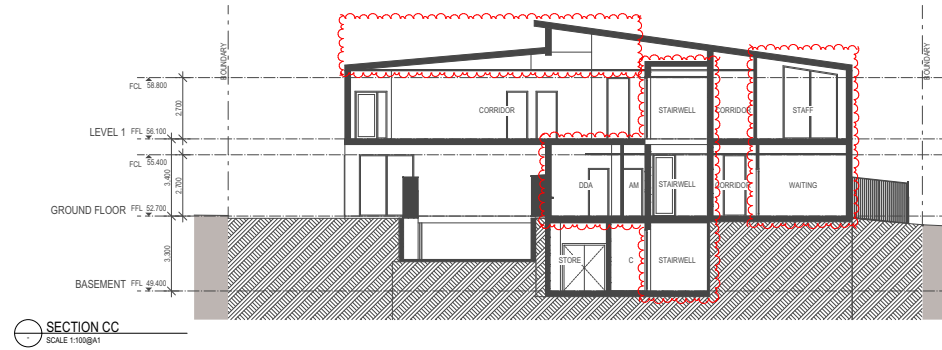
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REV. 03

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REVISED DESIGN	23/04/2024	BS

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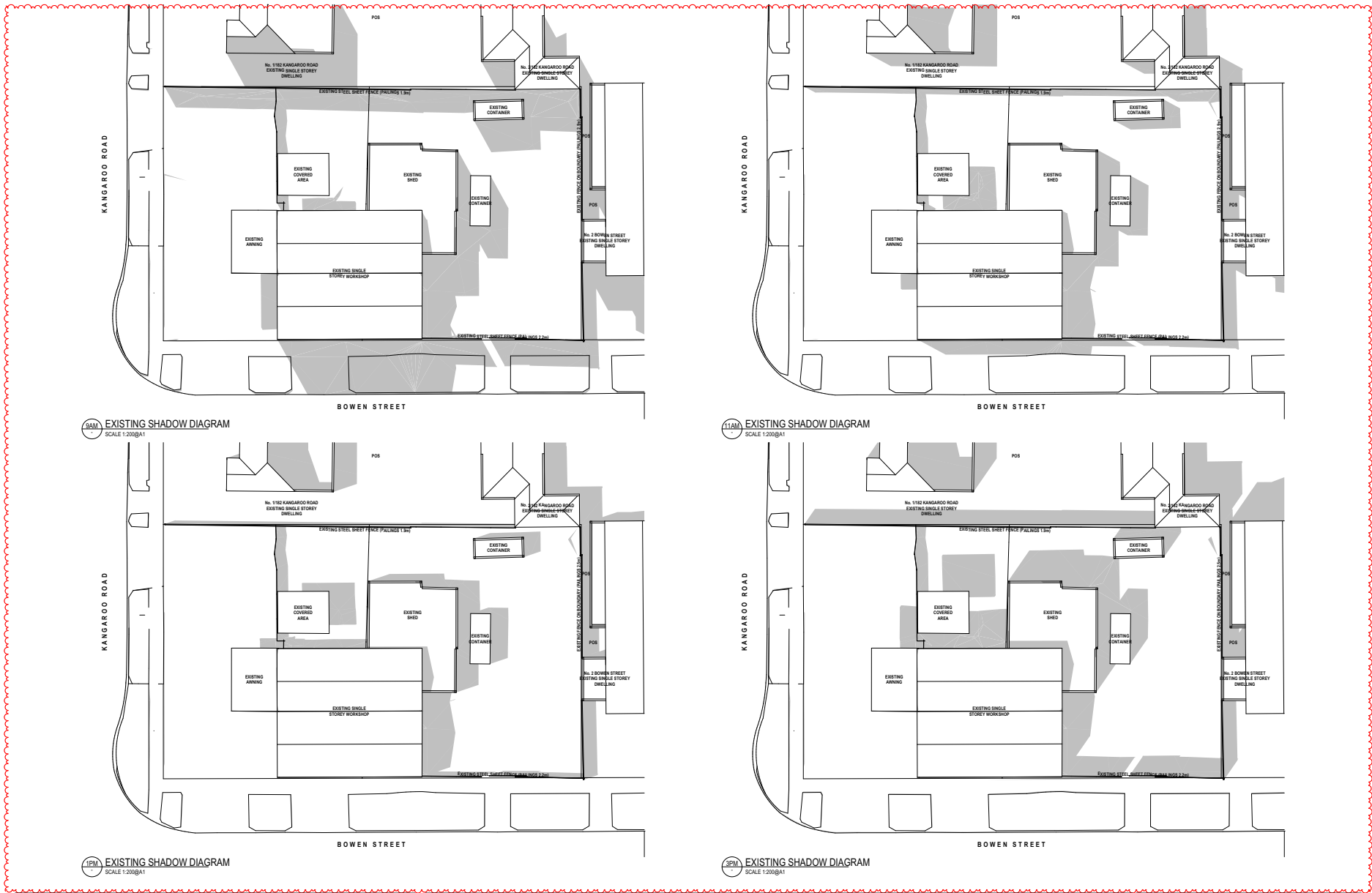
PROJ
 PROPOSED CHILDCARE CENTRE
 176 KANGAROO RD
 HUGHESDALE VIC 3166

DRAWN: BS
 CHECKED: TJ
 PLOT DATE: 22/04/2024
 JOB NO.: 22.016
 SCALE: 1:100 @A1

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ISSUE PURPOSE: TOWN PLANNING
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 REV: 03



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PROJECT
 PROPOSED CHILDCARE CENTRE
 176 KANGAROO RD
 HUGHESDALE VIC 3166

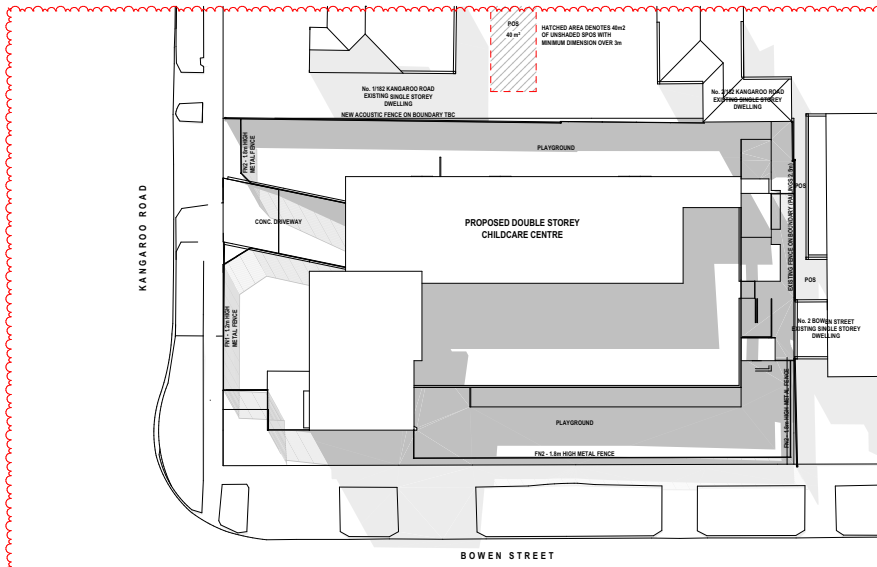
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ISSUE PURPOSE
 TOWN PLANNING

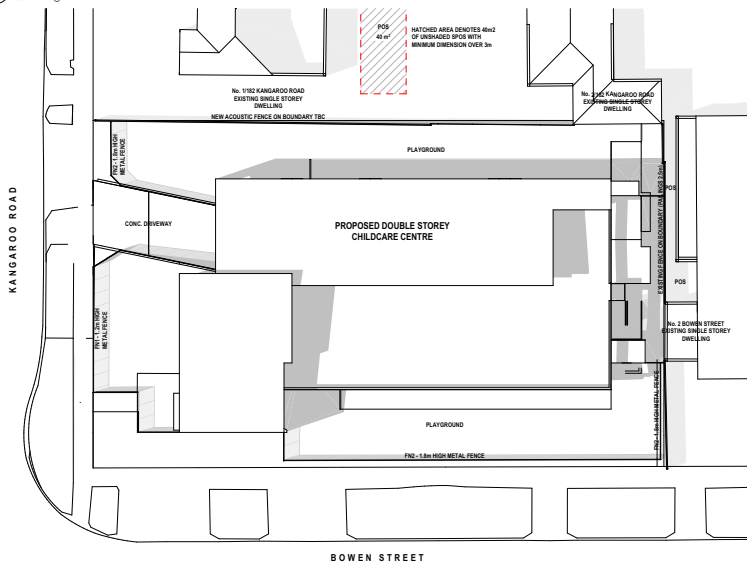
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 TP40

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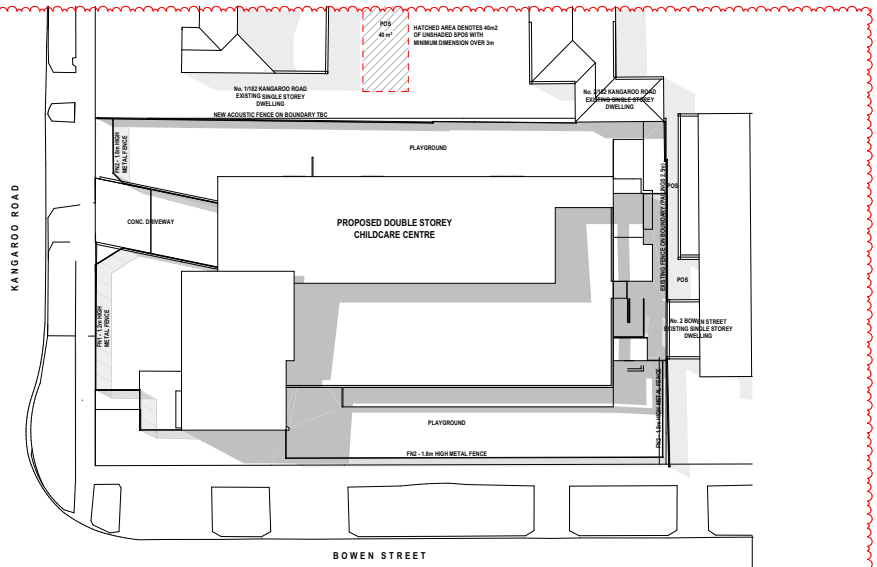
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 ARCHITECTURE



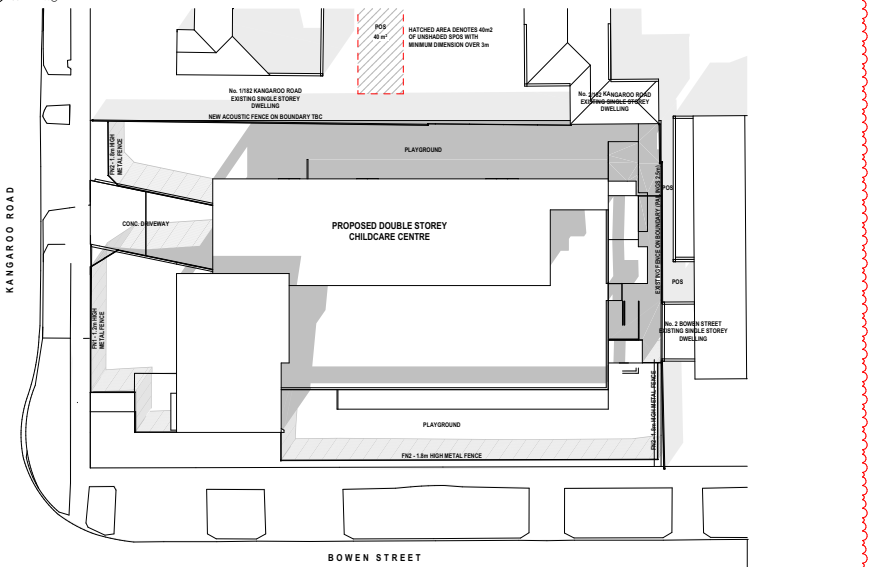
3AM PROPOSED SHADOW DIAGRAM
SCALE 1:200@A1



1PM PROPOSED SHADOW DIAGRAM
SCALE 1:200@A1



11AM PROPOSED SHADOW DIAGRAM
SCALE 1:200@A1



3PM PROPOSED SHADOW DIAGRAM
SCALE 1:200@A1



REVISION HISTORY	DATE	BY
1. PREPARED FOR TOWN PLANNING DEPARTMENT BY	20/04/2024	TJ
2. PREPARED FOR TOWN PLANNING DEPARTMENT BY	20/04/2024	TJ

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 DRAWN: BS
 CHECKED: TJ
 PLOT DATE: 22/04/2024
 JOB NO.: 22.016
 SCALE: 1:200 @A1

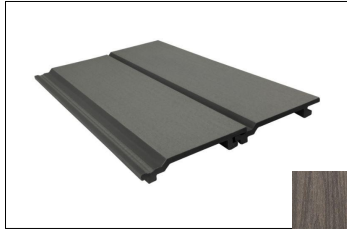
PROJECT:
PROPOSED CHILDCARE CENTRE
176 KANGAROO RD
HUGHESDALE VIC 3166
 DRAWING TITLE:
PROPOSED SHADOWS



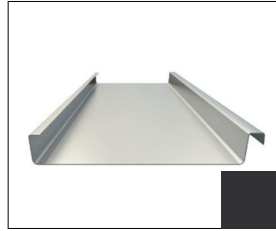
221 Waterloo Road,
 Coleraine VIC
 17030 9038 8808
 E: admin@colabarchitects.com.au
 ABN: 97 159 988 497

Co-lab
 ARCHITECTURE
 ISSUE PURPOSE: TOWN PLANNING
 DRAWING NO.: TP41
 REV: 03

EXTERNAL MATERIAL AND FINISHES SCHEDULE



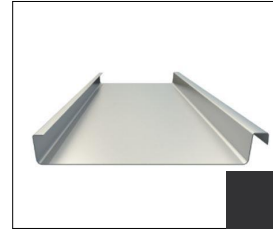
DRAWING TAG: **T1**
DESCRIPTION: COEN COMPOSITE TIMBER CLADDING
COLOUR: SHALE GREY
LOCATION: EXTERIOR FACADE



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



DRAWING TAG: **RN1**
DESCRIPTION: JAMES HARDIE - HARDIE FINE TEXTURE CLADDING
COLOUR: DULUX LEXICON QUARTER
LOCATION: EXTERIOR FACADE



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



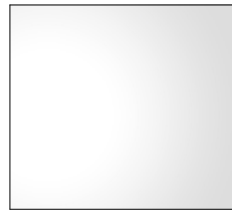
DRAWING TAG:
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LOCATION: FASCIA & GUTTERS



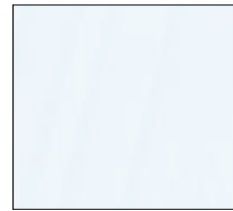
DRAWING TAG:
COLOUR: COLORBOND MONUMENT MATT
LOCATION: WINDOW & DOOR FRAMES



DRAWING TAG: **GL1**
DESCRIPTION: CLEAR GLASS
COLOUR: CLEAR
LOCATION: ALL WINDOWS & GLAZED DOORS UNLESS NOTED OTHERWISE



DRAWING TAG: **GL2**
DESCRIPTION: FROSTED GLASS
COLOUR: TRANSLUCENT
LOCATION: WINDOWS WHERE NOTED. FIRST FLOOR BALUSTRADE



DRAWING TAG: **SC1**
DESCRIPTION: CLEAR ACOUSTIC SCREEN
COLOUR: CLEAR
LOCATION: FIRST FLOOR BALUSTRADE



FENCE TYPE 1: **FN1**
DESCRIPTION: OPEN METAL FENCE
COLOUR: BLACK POWDERCOAT FINISH
LOCATION: FRONT BOUNDARY.



FENCE TYPE 1: **FN2**
DESCRIPTION: OPEN METAL FENCE
COLOUR: BLACK POWDERCOAT FINISH
LOCATION: FRONT, SIDE & REAR BOUNDARIES



ACOUSTIC AND BOUNDARY FENCE

TREATED PINE TIMBER PALINGS.
 ACOUSTIC FENCE TO HAVE PALINGS ON BOTH SIDES.

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PROJECT
 PROPOSED CHILDCARE CENTRE
 176 KANGAROO RD
 HUGHESDALE VIC 3166

DRAWING TITLE
 EXTERNAL MATERIAL AND FINISHES
 SCHEDULE

ISSUE PURPOSE
 TOWN PLANNING

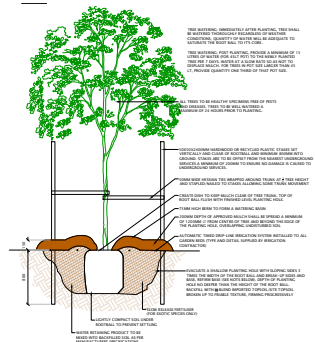
DRAWING NO.
 TP42

REV.
 03

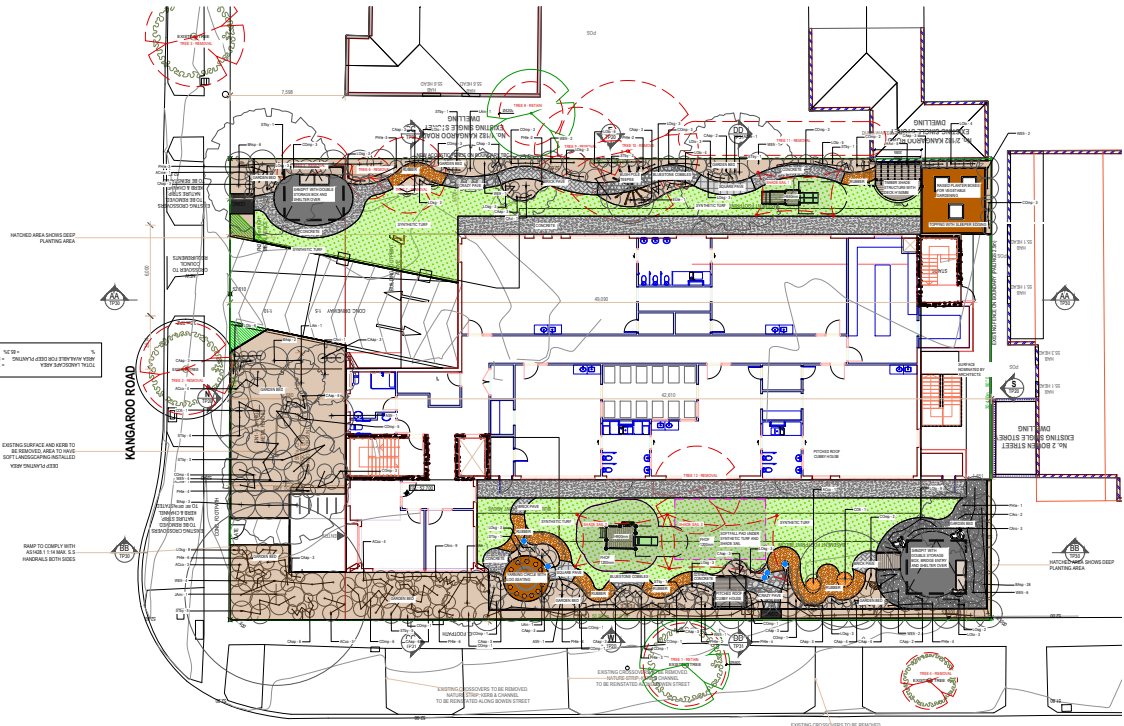
221 Waterloo Road,
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 ABN: 97 159 988 497

Co-lab
 ARCHITECTURE

LEGEND BY CONCEPT DESIGNS		PLANT SCHEDULE PLAYGROUND - ALL PLANTS APPROVED FOR USE IN EDUCATIONAL ENVIRONMENTS	
	CONCRETE TYPE	SYMBOL	CODE QTY BOTANICAL / COMMON NAME
	RUBBER PAVE	HEIGHT	WIDTH
	CRAZY PAVE	AT MATUREY	POT SIZE
	BLUESTONE COBBLES		
	SQUARE PAVER		
	GRASS		
	SYNTHETIC TURF		
	SOFT FALL UNDER SYNTHETIC TURF		
	DECOMPOSED GRANITE		
	SAND PIT		
	DRY CREEK BED WITH PUNJUTION TAP		
	BED KITCHEN / STORAGE BOX		
	CUBBY TYPE		



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NO.	BOTANICAL NAME / COMMON NAME	HEIGHT x CANOPY	TPZ	ULE (USEFUL LIFESPAN)	RET VALUE
01	LOPHOSTEMON CONFERTUS / QUEENSLAND BRUSH BOX	11000 x 6000		5500 RETAIN	MODERATE
02	MELALEUCA LINARIFOLIA / FLAX LEAF PAPERBARK	6000 x 6000		9000 REMOVAL	LOW
03	MELALEUCA LINARIFOLIA / FLAX LEAF PAPERBARK	7000 x 6000		9000 REMOVAL	LOW
04	CORYMBIA MACULATA / SPOTTED GUM	5000 x 3000		2000 REMOVAL	LOW
05	PITTOSPORUM TENAXIFOLIUM / COHUNA	6000 x 5000		4000 RETAIN	MODERATE
06	FRAXINUS ANGUSTIFOLIA / NARROW LEAF ASH	5000 x 3000		2000 REMOVAL	VERY LOW
07	ULMUS PARVIFOLIA / CHINESE ELM	4000 x 5000		2400 RETAIN	MODERATE
08	JACARANDA MMOSFOLIA / JACARANDA	10000 x 6000		4200 RETAIN	MODERATE
09	PITTOSPORUM UNICOLOR / SWEET PITTOPOPHUM	5000 x 5000		2400 REMOVAL	LOW
10	CORYMBIA PICEIFOLIA / FLOWERING GUM	9000 x 9000		5400 RETAIN	MODERATE
11	PITTOSPORUM TENAXIFOLIUM / COHUNA	7000 x 3000		2000 REMOVAL	LOW
12	ULMUS PARVIFOLIA / CHINESE ELM	4000 x 4000		2400 REMOVAL	VERY LOW

LANDSCAPE NOTES

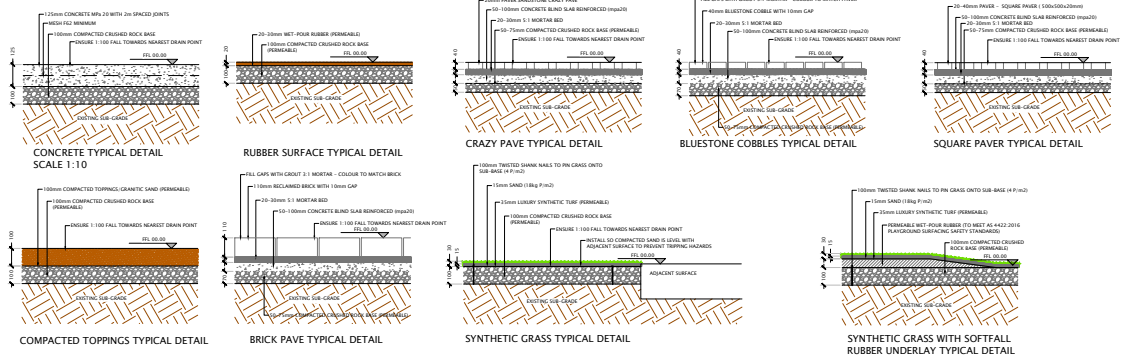
PLANT INSTALLATION
 PLANTS SHOULD BE SET OUT IN CONSIDERATION OF MATURE HEIGHTS AND WIDTHS REFER PLANT SCHEDULE TO HARD FUTURE GROWTH PROJECTING ACCESS POWER LINE, PATHWAYS ETC. INSTALL PROTECTIVE ROOT BARRIERS TO TREES LOCATED WITHIN 3m OF HARD SURFACES & BUILDINGS.

IRRIGATION
 ALL LANDSCAPED AREAS ON THE SITE TO BE SERVICED BY A FULLY AUTOMATED DRAINPER PROVISION SYSTEM WITH MAINLINE AND SUB MAINS TO BE INSTALLED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY. PROVIDE CONSULTS UNDER/ THROUGH HARD STRUCTURES TO ENABLE CARE AND MAINTENANCE ACCESS TO ALL LANDSCAPED AREAS. INITIAL SPRAWLER IRRIGATION LINES FOR LAWNS & GARDEN BEDS WITH DRAINPER SYSTEM PROVISION TO ALL GARDENS AS PER DESIGN REPORT - IRRIGATION TO BE RUN OFF PAVEMENT TRENCH.

MAINTENANCE
 FOR A PERIOD OF TWELVE MONTHS FOLLOWING PRACTICAL COMPLETION THE FOLLOWING MAINTENANCE OPERATIONS WILL BE INSTALLED AND MAINTAINED (PROVIDE FREQUENCY):
 • WATERING OF PLANTS ON A REGULAR BASIS EQUALING TO FOUR TIMES PER WEEK FOR THE FIRST YEAR IN ADDITION TO DRAINPER SYSTEMS TO ENSURE RAPID ROOT GROWTH (DEPENDENT ON WEATHER CONDITIONS)
 • CHECKING OF PLANTS SIZES AND TO BE VIEWED
 • SPRAYING OF NEEDS EVERY MONTH (ENSURE SPRAY USED IS ORGANIC AND SAFE FOR USE IN CHILDREN'S ENVIRONMENTS)
 • REPLACEMENT OF FALLEN PLANTS WITHIN THREE MONTHS
 • TOPPING OF ALL CROWNED TREES
 • ANALYSING SOIL AFTER TWELVE MONTHS AND APPLYING FERTILISER IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOIL ANALYSIS

DISCLAIMERS:
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 • ALL ILS ARE PROPOSED AND SHOULD BE DETERMINED ON SITE.

- THE FOLLOWING ARE NOT PERMITTED WITHIN A TREE PROTECTION ZONE:
1. MECHANICAL EXCAVATION ON THE ROAD, FOOTPATH OR ANY PUBLIC SPACE
 2. STOCKPILING OF BUILDING MATERIALS, DEBRIS OR SOIL
 3. VEHICULAR TRAFFIC EXCEPT ON EXISTING PAVED SURFACES
 4. INSTALLATION OF SERVICE PITS OR MATCHES
 5. VEHICULAR CROSSINGS
 6. SEVERING OF TREE ROOTS WITH A DIAMETER GREATER THAN 100MM
 7. ALTERATION OF SOIL LEVELS AND STRUCTURE WITHOUT A SUITABLY QUALIFIED AGENT
- ALL SERVICES TO BE LOCATED OUTSIDE OF THE TREE PROTECTION ZONE OR BORED UNDER THE TREE PROTECTION ZONE. DIRECTIONAL BORING, HORIZONTAL EXCAVATION, MANUAL EXCAVATION, SUBJECT TO AGRICULTURAL APPROVAL AND TO SATISFACTION OF RESPONSIBLE AUTHORITY.



REVISION HISTORY	
B	ARCHITECTURAL LAYOUT UPDATED 18/03/2024

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 Contractor to verify all dimensions on site and report all discrepancies prior to construction.
 Figured dimensions to be taken in preference to scaling from drawings. All dimensions in millimetres unless otherwise noted.
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PACKAGE LANDSCAPES AUSTRALIA
 e: info@packagelandscapes.com.au
 w: www.packagelandscapes.com.au

SCALE 1:150
 SCALE BAR

LANDSCAPE DESIGNER: XIAOTIAN ZHOU (ALAN)
 DRAWN BY: [Redacted] CHECKED BY: NG
 CONTACT: alan@packagelandscapes.com.au

TITLE
 L101 - LANDSCAPE PLAN - GF - A1

CLIENT / PROJECT
 SMART PLANNING

PROJECT ADDRESS
 176 KANGAROO ROAD, HUGHESDALE VIC 3166

DRAWING STATUS Tp Issue

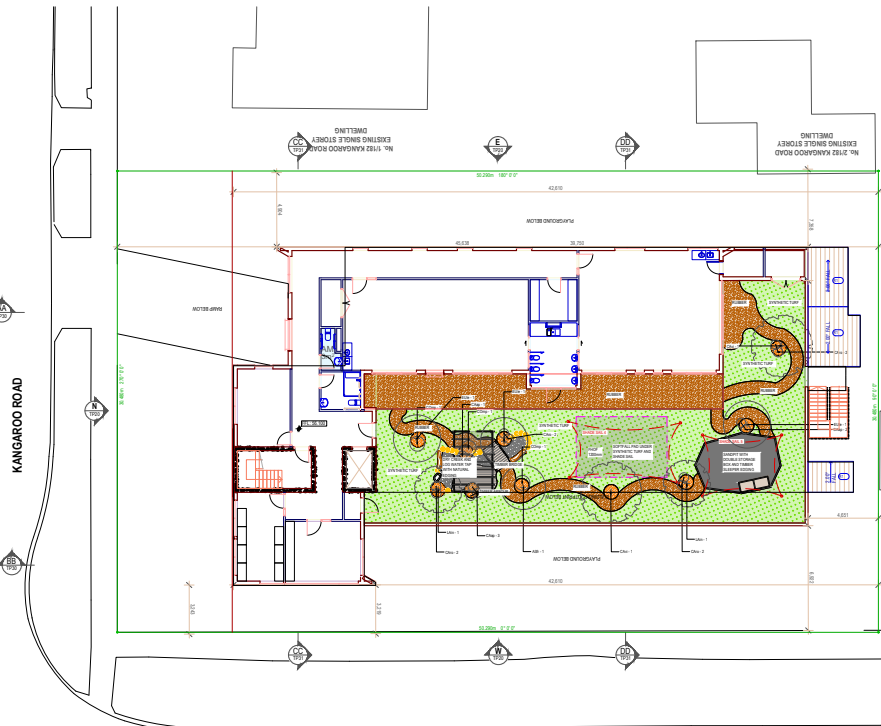
PROJECT No. 6284
REVISION No. c
SHEETS 1 of 2
DATE 23/02/2024
SIZE
SHEET No. L101
A1

LEGEND BY CONCEPT DESIGNS

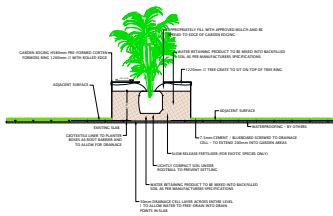
	CONCRETE TYPE
	RUBBER PAVE
	CRAZY PAVE
	BLUE STONE COBBLES
	SQUARE PAVE
	GRASS PAVE
	SYNTHETIC TURF
	SOFT FALL UNDER SYNTHETIC TURF
	DECOMPOSED GRANITE
	SAND PIT
	DRY CREEK BED WITH PULP-SOLUTION TAP
	NO KITCHEN STORAGE BOX
	CLUTTER TYPE

PLANT SCHEDULE PLAYGROUND - ALL PLANTS APPROVED FOR USE IN EDUCATIONAL ENVIRONMENTS

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT / WIDTH AT MATURITY	POT SIZE
	AC2a	1	ACACIA DECAUSTA / SILVER WATTLE	8-20m x 510cm	40cm
	AC2b	2	ACACIA MELANOPHYLLON / BLACKWOOD	25m x 10m	40cm
	CA1	5	CALLISTEMON VASCULOSUS / HEERING BUTTBERRUSH	6-8m x 3.5m	30cm
	CO1	2	CORYMBIA FOSCOLA / RED FLOWERING GUM	8-10m x 8.5m	40cm
	EL4	3	EUCALYPTUS LEUCOCYDON 'SUNY DREAM' / DREAM YELLOW GUM	4-10m x 3.4m	40cm
	J4a1	1	JACARANDA MICROFOLIA / JACARANDA	10-15m x 10-15m	40cm
	LA1	4	LAGERSTROMIA INDICA L. / FAIRBIE 'ZUN' / CREPE MYRTLE	4m x 3m	40cm
	AS3	3	ASSORTED CITRUS AND FRUIT TREES LEMON TREES, ORANGE TREES, AVOCADO, PLUM, FIG OLIVE, TROPICAL FRUIT, APPLE	VARIOUS	40cm



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LANDSCAPE NOTES

PLANT INSTALLATION
 PLANTS SHOULD BE SET OUT IN CONSIDERATION OF MATURE HEIGHTS AND WIDTHS (REFER PLANT SCHEDULE) TO AVOID FUTURE PROJECTS PROJECTING ACROSS POWER LINE PATHWAYS ETC. INSTALL PROTECTIVE ROOT BARRIERS TO TREES LOCATED WITHIN 3M OF HARD SURFACES & BUILDINGS.

IRRIGATION
 ALL LANDSCAPED AREAS ON THE SITE TO BE SERVICED BY A FULLY AUTOMATED DRIPPER IRRIGATION SYSTEM OR MANUALLY OPERATED SYSTEM WITH TIMERS TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY. PROVIDE CONDUITS UNDER THROUGH HARD STRUCTURES TO ENABLE CABLED PLUMBING ACCESS TO ALL LANDSCAPED AREAS. INSTALL SEPARATE IRRIGATION LINES FOR LAWNS & GARDEN BEDS WITH DRIPPER SYSTEM PROVIDED TO ALL GARDENS AS PER SCOPE REPORT - IRRIGATION TO BE RUN OFF RAINWATER TANKS.

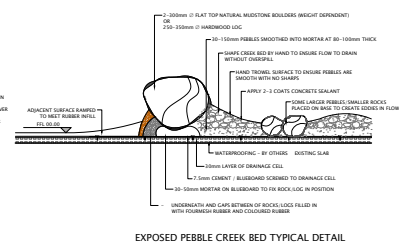
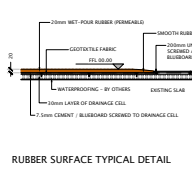
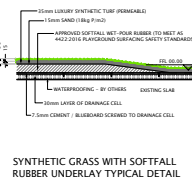
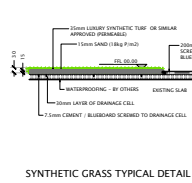
MAINTENANCE
 FOR A PERIOD OF TWELVE MONTHS FOLLOWING PRACTICAL COMPLETION THE FOLLOWING MAINTENANCE OPERATIONS WILL BE UNDERTAKEN (OO CHALLENGE PROVIDER/STEWART):

- WATERING OF PLANTS ON A REGULAR BASIS EQUATING TO FOUR TIMES PER WEEK FOR THE FIRST MONTH IN ADDITION TO THE DRIPPER IRRIGATION SYSTEMS TO ENSURE RAPID ROOT GROWTH (DEPENDENT ON WEATHER CONDITIONS)
- CHECKING OF PLANTS, STAKES AND TIES EVERY MONTH
- SPRINKLING OF NEEDLES EVERY MONTH (ENSURE SPRAY BED IS ORGANIC AND SAFE FOR USE IN CHILDCARE ENVIRONMENTS)
- REPLACEMENT OF MULCH EVERY 12 MONTHS
- TOPPING UP OF MULCH EVERY 12 MONTHS
- ANALYSING SOIL, WATER, TWELVE MONTHS AND APPLYING FERTILISER IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOIL ANALYSIS

DISCLAIMERS:

- THE QUANTITY AND EXTENT OF SHADE SAILS PROVIDED ON THIS PLAN HAVE BEEN DESIGNED TO PROTECT LANDSCAPES DESIGN ASSUMPTIONS OF WHAT SHADE VALUE MAY BE REQUIRED
- THEREFORE THIS DRAWING DOES NOT ASSUME TO SATISFY THE DEPARTMENT OF EDUCATION'S REQUIREMENTS AS THIS IS SUBJECT TO INSPECTION
- ANY ADDITIONAL SHADE REQUIREMENTS OR ADJUSTMENTS REQUIRED BY THE DEPARTMENT OF EDUCATION POST COMPLETION OF WORKS ARE THEREFORE THE LIABILITY OF THE CLIENT
- ALL RIS ARE PROPOSED AND SHOULD BE DETERMINED ON SITE

- THE FOLLOWING ARE NOT PERMITTED WITHIN A TREE PROTECTION ZONE:**
- MECHANICAL EXCAVATION ON THE ROAD FOOTPATH OR ANY PUBLIC SPACE
 - STOOPING OF BUILDING MATERIALS, DEBRIS OR SOIL
 - VEHICULAR TRAFFIC EXCEPT ON EXISTING PAVED SURFACES
 - INSTALLATION OF SERVICE PITS OR HATCHES
 - VEHICULAR CROSSING
 - REMOVING OF TREE ROOTS WITH A DIAMETER GREATER THAN 100MM
 - ALTERATION OF SOIL LEVELS AND STRUCTURE WITHOUT A SUITABLY QUALIFIED ARBORIST
- ALL SERVICES TO BE LOCATED OUTSIDE OF THE TREE PROTECTION ZONE OR BORED UNDER THE TREE PROTECTION ZONE. DIRECTIONAL BORING, POND EXCAVATION, MANUAL EXCAVATION, SUBJECT TO ARBORIST APPROVAL AND TO SATISFACTION OF RESPONSIBLE AUTHORITY.**



REVISION HISTORY	
B	ARCHITECTURAL LAYOUT UPDATED 18/03/2024

Note:
 The location of services are indicative only and must be proven prior to the commencement of works.
 Contractor to verify all dimensions on site and report all discrepancies prior to construction.
 Figured dimensions to be taken in preference to scaling from drawings. All dimensions in millimetres unless otherwise noted.
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SCALE 1:150
 SCALE BAR

LANDSCAPE DESIGNER: XIAOTAN ZHOU (ALAN)
 DRAWN BY: ---
 CHECKED BY: NG
 CONTACT: alan@packagelandscapes.com.au

TITLE
L102 - LANDSCAPE PLAN -1F - A1

CLIENT / PROJECT
SMART PLANNING

PROJECT ADDRESS
 176 KANGAROO ROAD, HUGHESDALE VIC 3186

DRAWING STATUS Tp Issue

PROJECT No. 6284
 REVISION No. C
 SHEETS 1 of 2
 DATE 23/02/2024

SHEET No. L102
 SIZE A1



Planning Overlays and Zones



Legend
Planning Zones

Planning Overlays



Address

176-180 Kangaroo Road HUGHESDALE VIC 3166

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