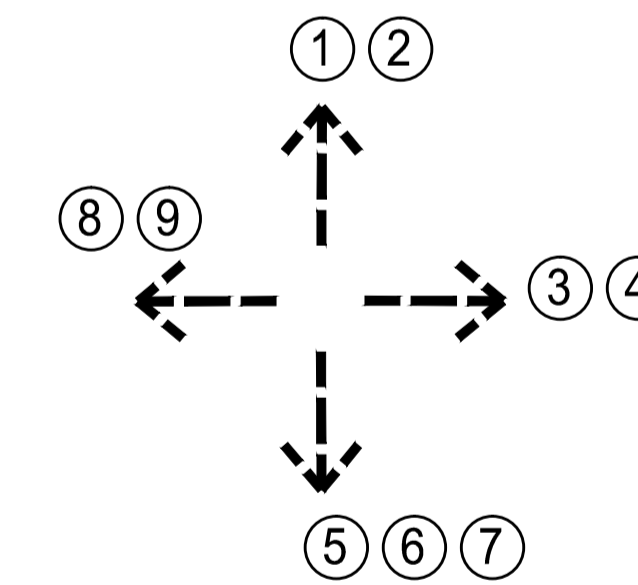


**NOTES**

- 1 50 METRES TO PRINCES HIGHWAY (DANDENONG ROAD) & BUS ROUTES 733, 800, 802, 804 & 862
- 2 250 METRES TO MONASH UNIVERSITY AND BUS ROUTES 601, 630, 631, 703, 737 & 900
- 3 450 METRES TO MANNIX COLLEGE
- 4 1.8 KILOMETRES TO BLACKBURN ROAD
- 5 500 METRES TO MONASH MEDICAL CENTRE
- 6 900 METRES TO ST.PETERS SCHOOL
- 7 1.2 KILOMETRES TO CLAYTON RAILWAY STATION
- 8 350 METRES TO CLAYTON NORTH PRIMARY SCHOOL
- 9 2.8 KILOMETRES TO HUNTINGDALE RAILWAY STATION

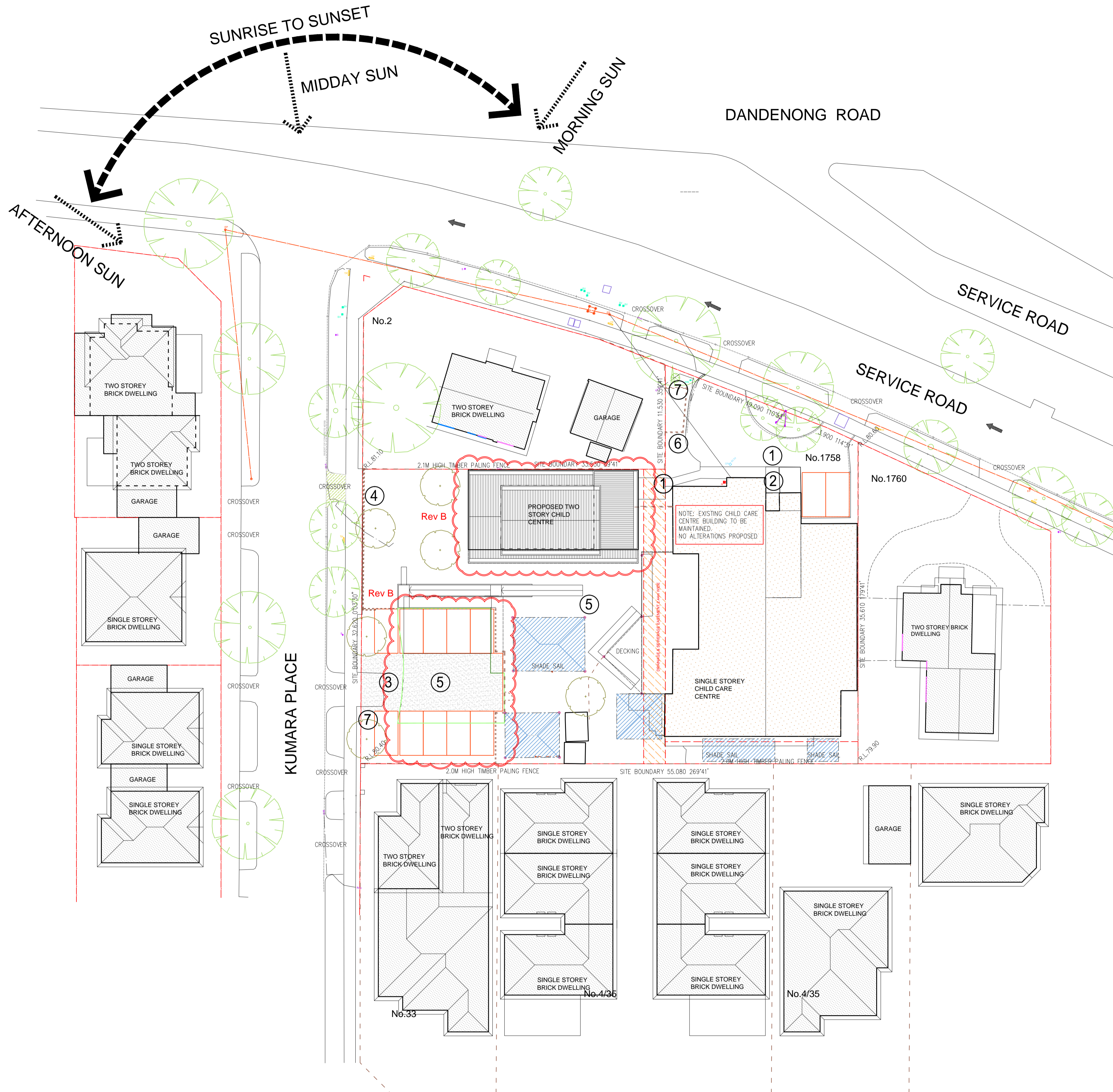


**NEIGHBORHOOD CHARACTER**

EXISTING AREA IS A MIX OF COMMERCIAL BUILDINGS, REDEVELOPED RESIDENTIAL MULTI UNIT SITES AND ORIGINAL 1960'S AND 70'S HOUSING STOCK  
 BUILT FORMS ARE GENERALLY SINGLE OR TWO STOREY FOR COMMERCIAL AND RESIDENTIAL, WITH A MIX OF MATERIALS MAINLY BRICK AND RENDER FINISHES WITH PITCHED OR FLAT ROOF FORMS  
 ESTABLISHED GARDENS ARE COMMON WITH LARGE STREET TREES PROMINENT



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	EXISTING CONDITIONS SITE ANALYSIS		<b>TP01b</b>	



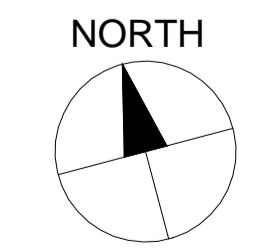
**GENERAL NOTES**

- PROPOSED CROSSOVERS TO BE CONSTRUCTED TO THE SATISFACTION OF THE REQUIRED AUTHORITY
- PROVIDE NEW 2.0M HIGH TIMBER PALING ACOUSTIC FENCE ALONG THE SOUTHERN BOUNDARY. FENCE TO BE IN ACCORDANCE WITH A DESIGN BY A SUITABLY QUALIFIED ACOUSTIC ENGINEER
- EXTERNAL LIGHTING TO BE ON SENSOR CONTROLS
- SHADE SAILS TO BE INSTALLED TO MANUFACTURES SPECIFICATIONS. GREY METAL COLOURED SHADE CLOTH OVER. HEIGHT TO BE APPROX 2.7-3.0M. REFER TO FINISHES SCHEDULE FOR IMAGE OF TYPICAL SHADE SAIL

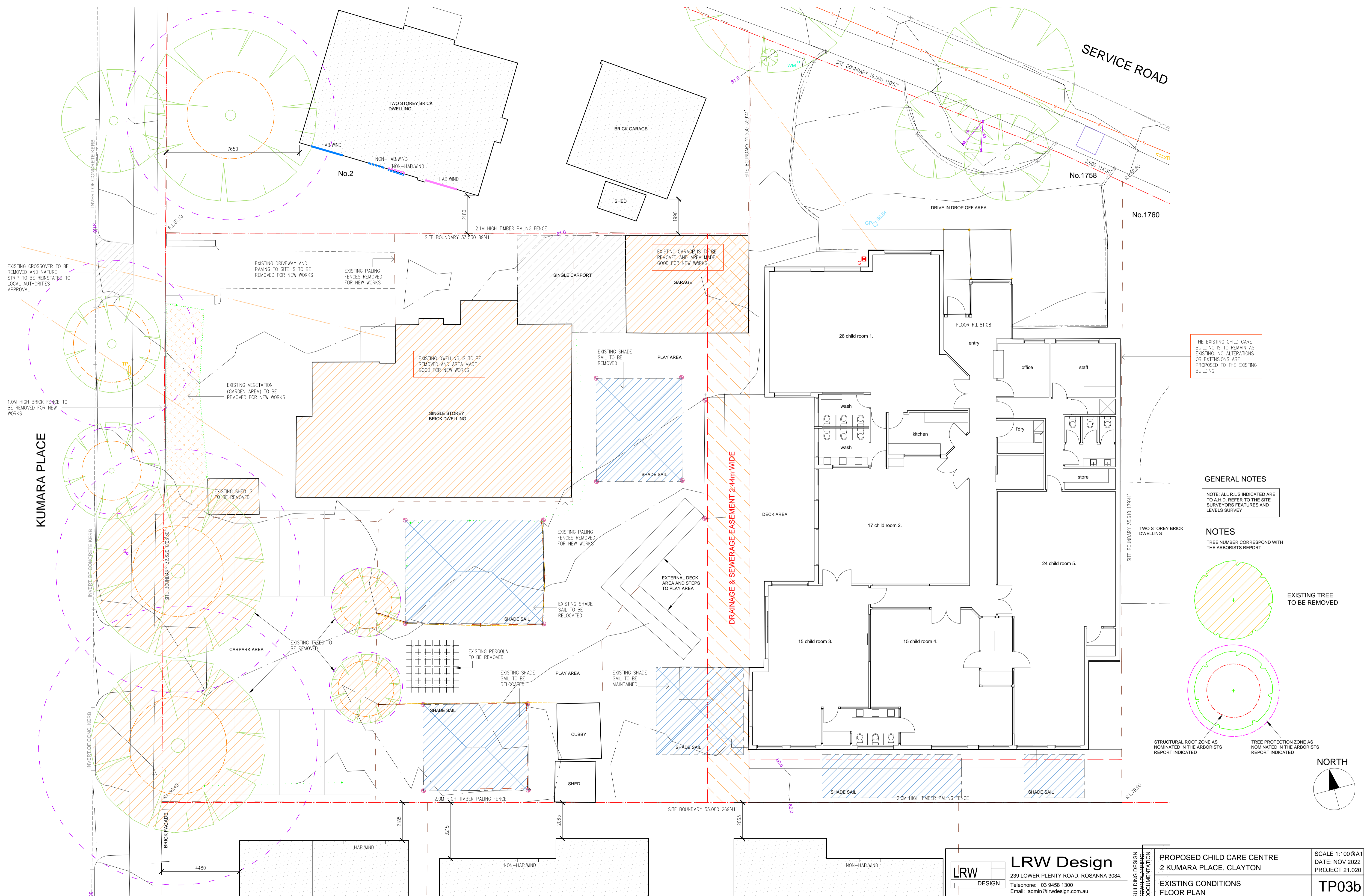
**NOTES**

- 1 MAIN ENTRY POINT AND DROP OFF AREA
- 2 SERVICE DELIVERIES
- Rev B 3 STAFF CAR PARK AREA
- 4 FEATURE FENCING TO PLAY AREAS
- 5 CHILDREN PLAY AREA
- 6 SERVICE AREA
- 7 GARDEN AREA

<b>SITE COVERAGE</b>	
BUILDING AREA	707sqm 36%
SITE AREA	1950sqm 100%
<b>HARD SURFACE AREA</b>	
SURFACE AREA	1215sqm 65%
SITE AREA	1950sqm 100%
<b>BUILDING AREAS</b>	
EXISTING BUILDING	503sqm
PROPOSED BUILDING	166sqm
<b>NEW BUILDING AREAS</b>	
LOWER FLOOR	166sqm
UPPER FLOOR	72sqm
CHILD NUMBERS	121
CAR PARK NUMBERS	12



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	PROPOSED DESIGN DESIGN RESPONSE		<b>TP02b</b>	



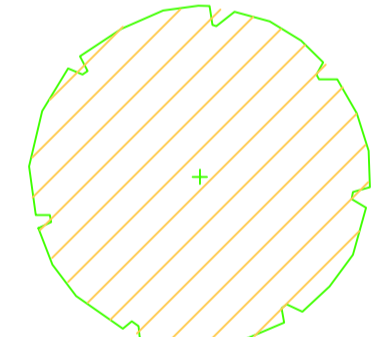
THE EXISTING CHILD CARE BUILDING IS TO REMAIN AS EXISTING. NO ALTERATIONS OR EXTENSIONS ARE PROPOSED TO THE EXISTING BUILDING.

**GENERAL NOTES**

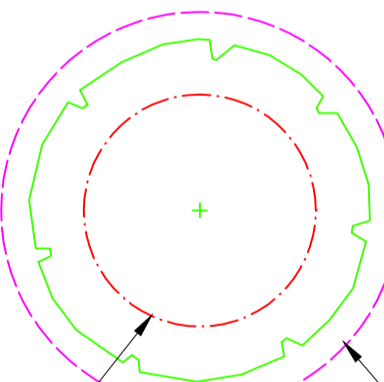
NOTE: ALL R.L.'S INDICATED ARE TO A.H.D. REFER TO THE SITE SURVEYORS FEATURES AND LEVELS SURVEY

**NOTES**

TREE NUMBER CORRESPOND WITH THE ARBORISTS REPORT

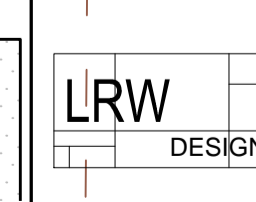
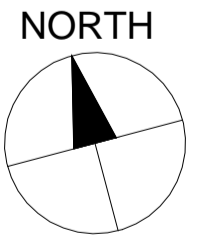


EXISTING TREE TO BE REMOVED



STRUCTURAL ROOT ZONE AS NOMINATED IN THE ARBORISTS REPORT INDICATED

TREE PROTECTION ZONE AS NOMINATED IN THE ARBORISTS REPORT INDICATED

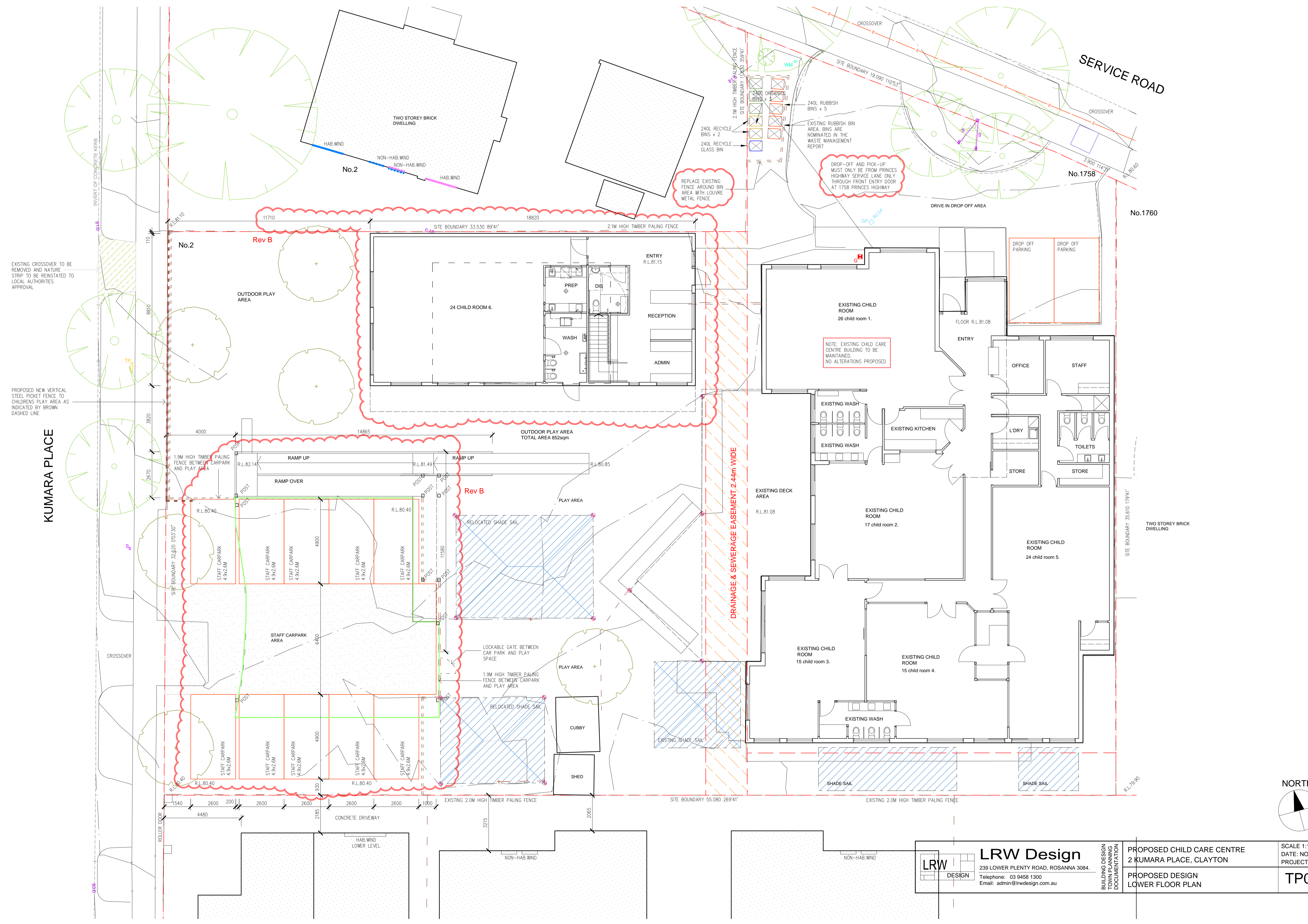


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BUILDING DESIGN  
 TOWN PLANNING  
 DOCUMENTATION

PROPOSED CHILD CARE CENTRE  
 2 KUMARA PLACE, CLAYTON  
 EXISTING CONDITIONS  
 FLOOR PLAN

SCALE 1:100@A1  
 DATE: NOV 2022  
 PROJECT 21.020  
**TP03b**



EXISTING CROSSOVER TO BE REMOVED AND NATURE STRIP TO BE REINSTATED TO LOCAL AUTHORITIES APPROVAL

PROPOSED NEW VERTICAL STEEL PICKET FENCE TO CHILDRENS PLAY AREA AS INDICATED BY BROWN DASHED LINE

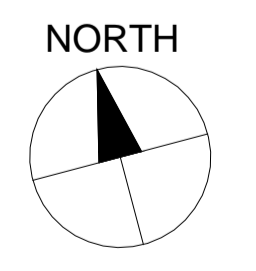
KUMARA PLACE

SERVICE ROAD

DROP-OFF AND PICK-UP MUST ONLY BE FROM PRINCES HIGHWAY SERVICE LANE ONLY THROUGH FRONT ENTRY DOOR AT 1758 PRINCES HIGHWAY

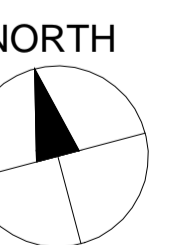
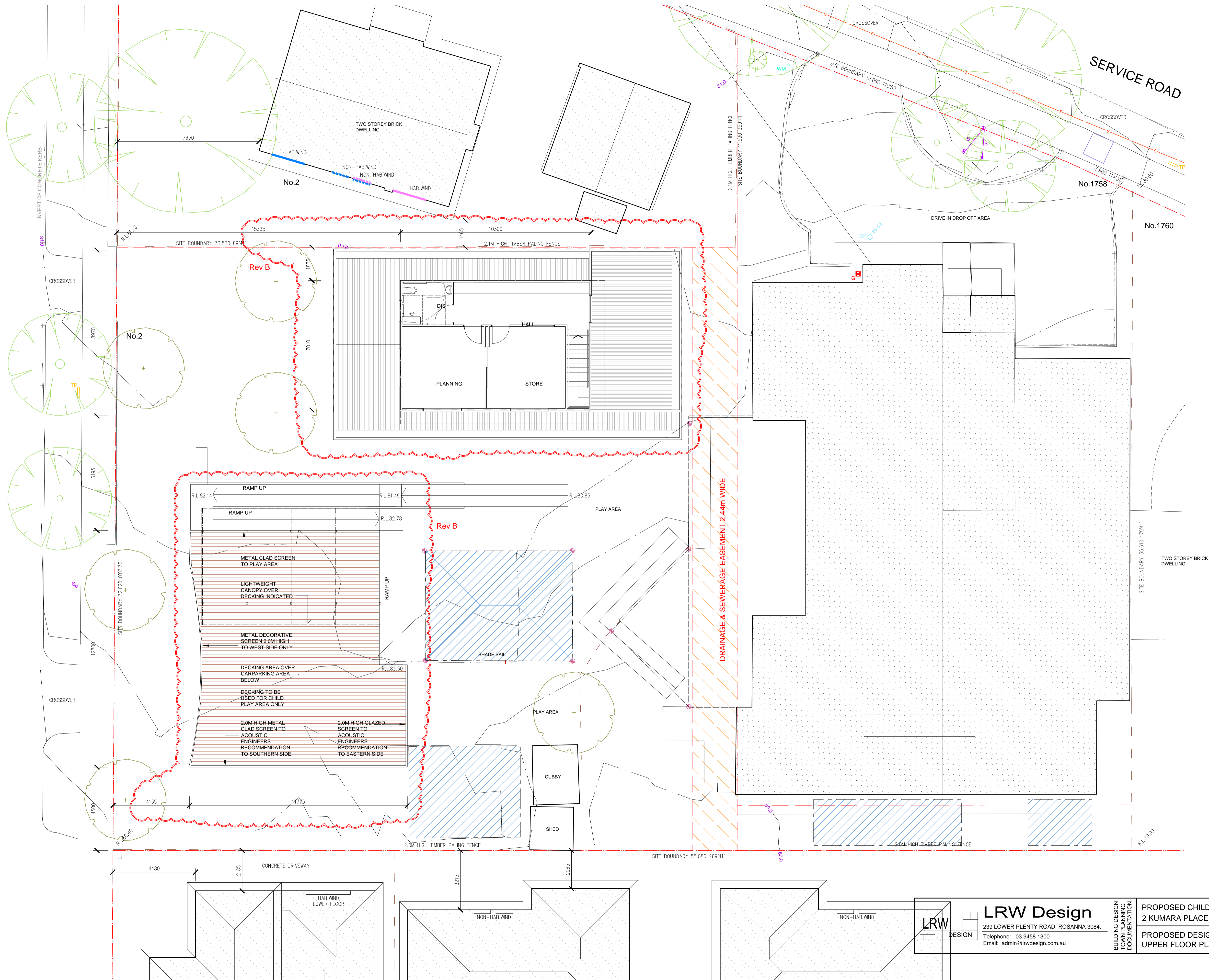
NOTE: EXISTING CHILD CARE CENTRE BUILDING TO BE MAINTAINED, NO ALTERATIONS PROPOSED

DRAINAGE & SEWERAGE EASEMENT 2.44m WIDE



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	PROPOSED DESIGN LOWER FLOOR PLAN	TP04c		





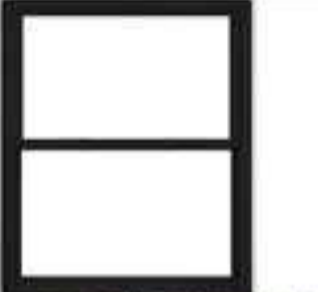

KUMARA PLACE



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	BUILDING DESIGN TOWN PLANNING DOCUMENTATION	PROPOSED DESIGN UPPER FLOOR PLAN	TP05b

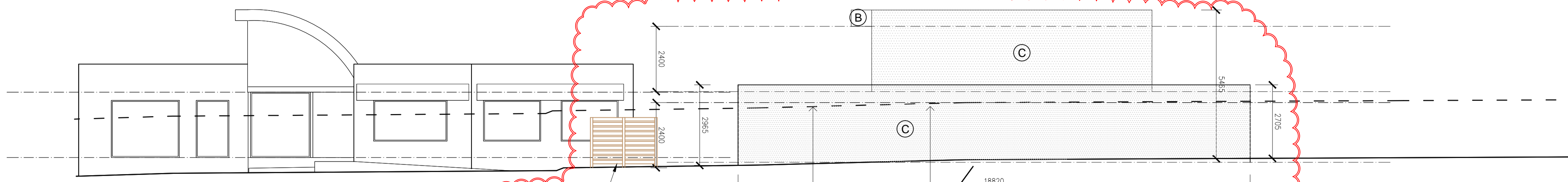
# External Finishes Schedule

21.007\_2 Kumara Place, Clayton

Area	Material	Finish	Texture / Colour
Roofing	Metal roofing	Tray deck Colorbond Shale Grey Colour A	
Cappings Flashings and Downpipe	Metal	Colorbond Monument Colour B	
External walls	Lightweight cladding Nasabhi panels	Painted Render Dulux Dieskau Colour C	
External walls	Timber battens	Natural timber finish Colour D	
Window Frames	Aluminium framed	Powdercoated Monument Colour B	
Decking screen	Metal fencing	Colorbond fencing Basalt colour Colour E	

### EXTERNAL COLOURS

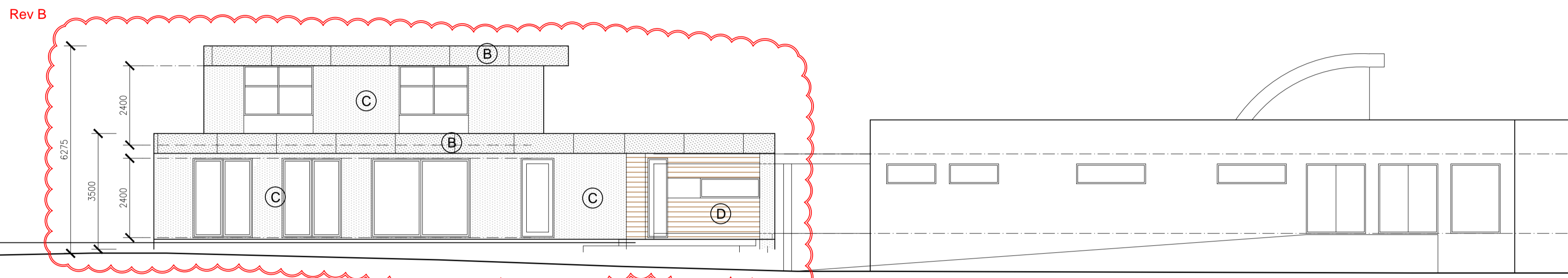
- (A) COLORBOND 'SHALE GREY'
- (B) COLORBOND 'MONUMENT'
- (C) DULUX 'DIESKAU'
- (D) TIMBER BATTENS
- (E) TIMBER DECK SCREEN



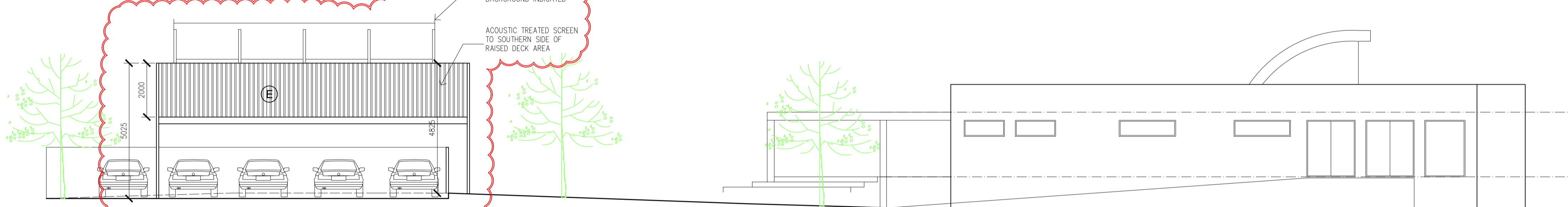
NORTH ELEVATION



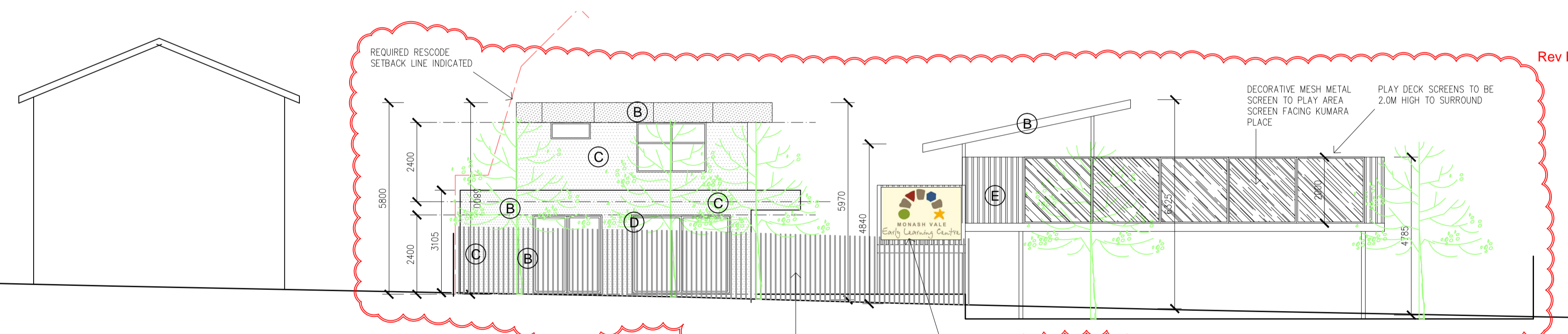
EXAMPLE FOR NEW METAL FRAMES TIMBER LOOK LOUVRE METAL SCREEN TO EXISTING BIN AREA



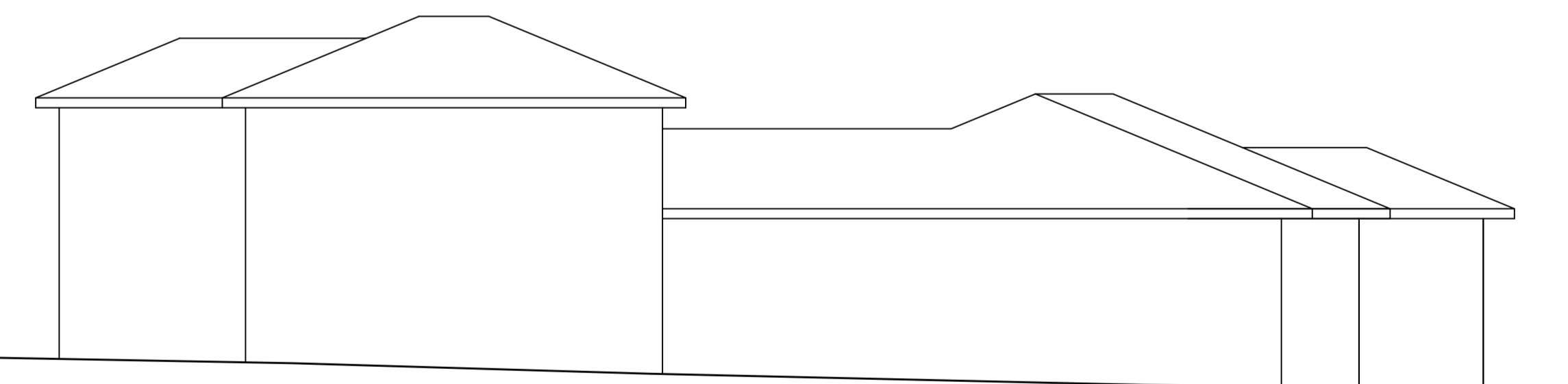
SOUTH ELEVATION - within site



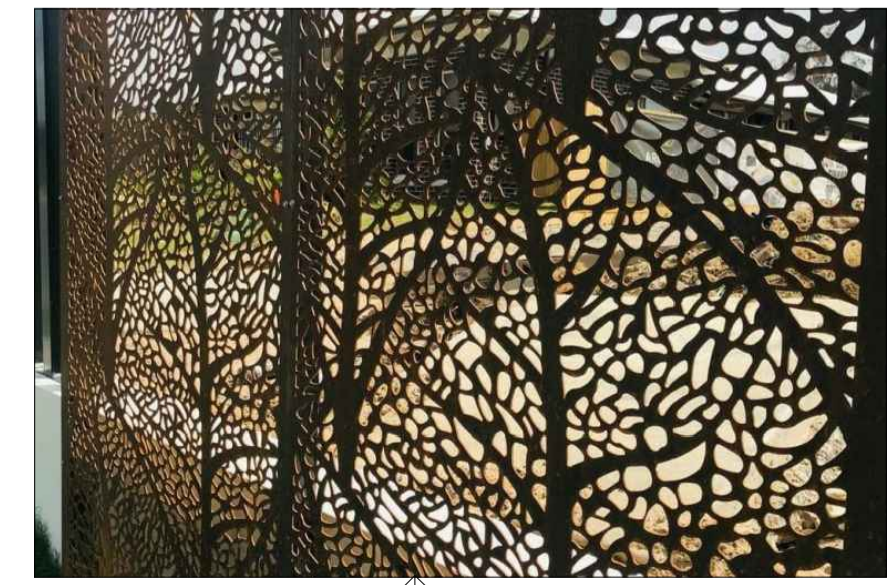
SOUTH ELEVATION



WEST ELEVATION



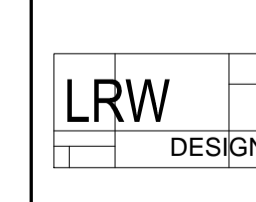
EAST ELEVATION



EXAMPLE OF DECORATIVE METAL SCREEN FOR RAISED PLAY AREA (or similar)



2.4x1.5M NON-ILLUMINATED SIGN TO FACE OF BUILDING (NOT TO SCALE)

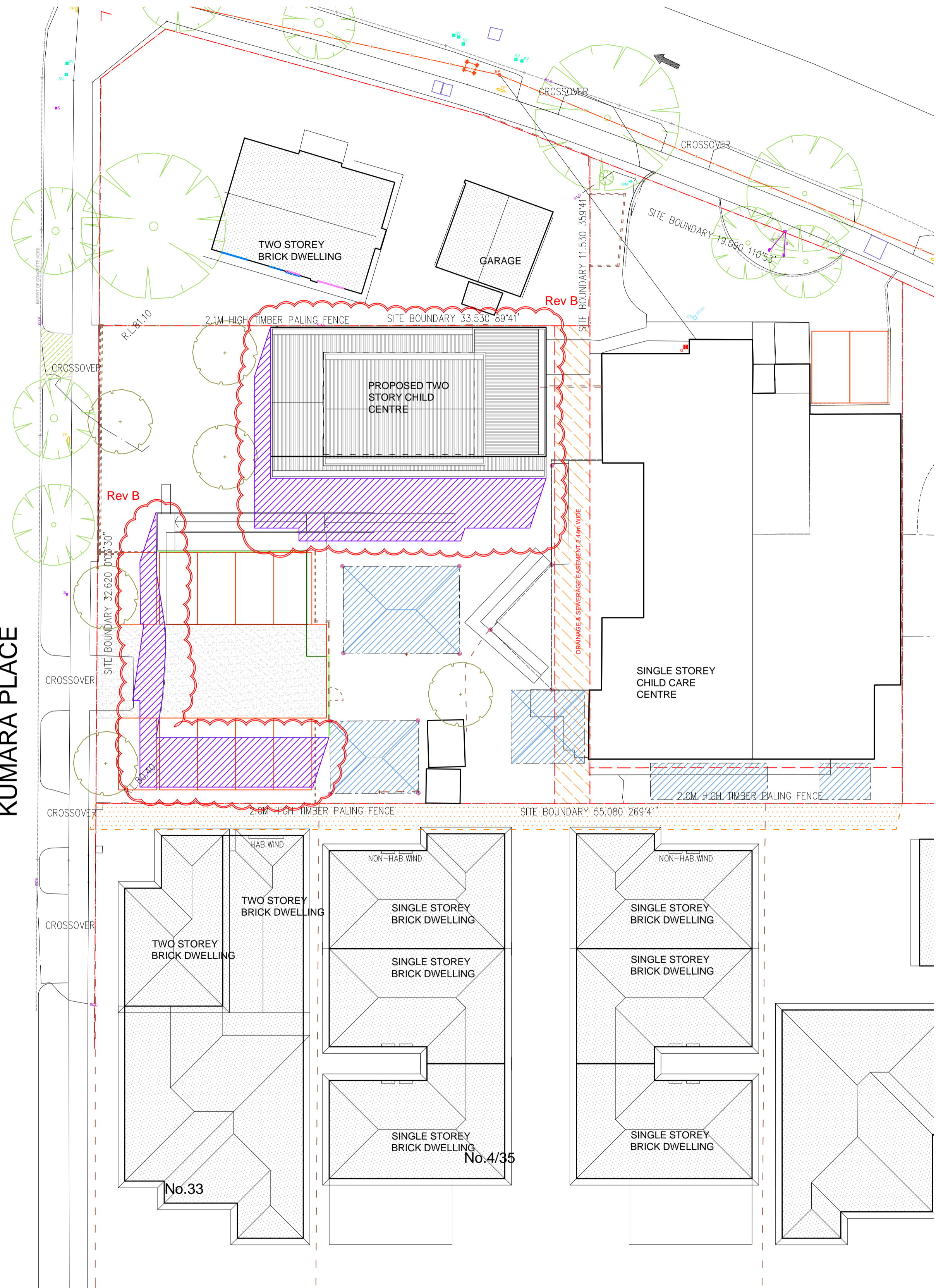


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PROPOSED CHILD CARE CENTRE  
2 KUMARA PLACE, CLAYTON  
PROPOSED DESIGN  
ELEVATIONS

SCALE 1:100@A1  
DATE: NOV 2022  
PROJECT 21.020  
TP06b

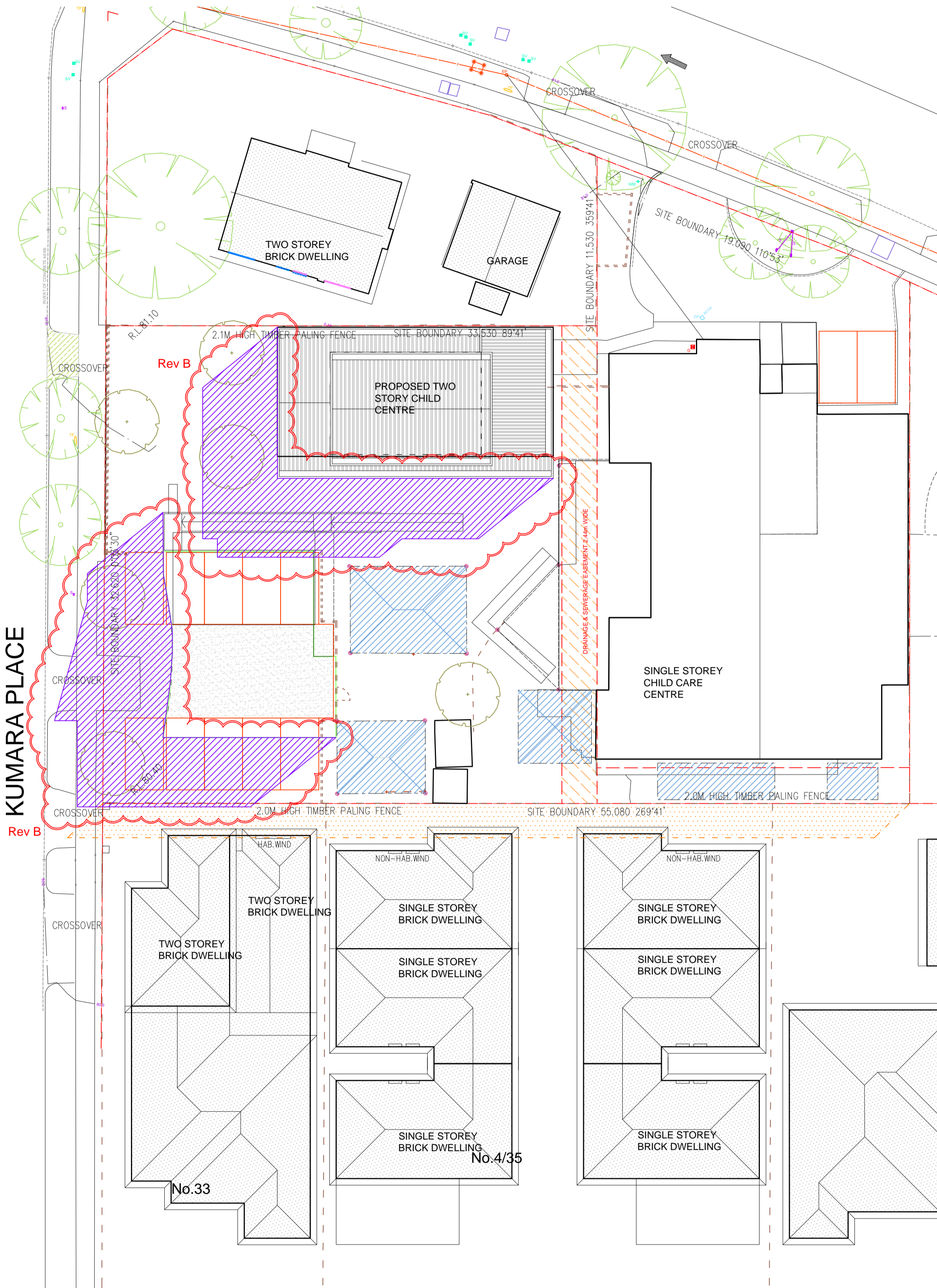
KUMARA PLACE



11.00AM  
 EXISTING FENCE SHADOW  
 PROPOSED SHADOW

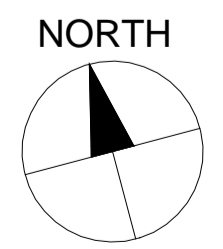
Shadows taken as at September 22nd

KUMARA PLACE



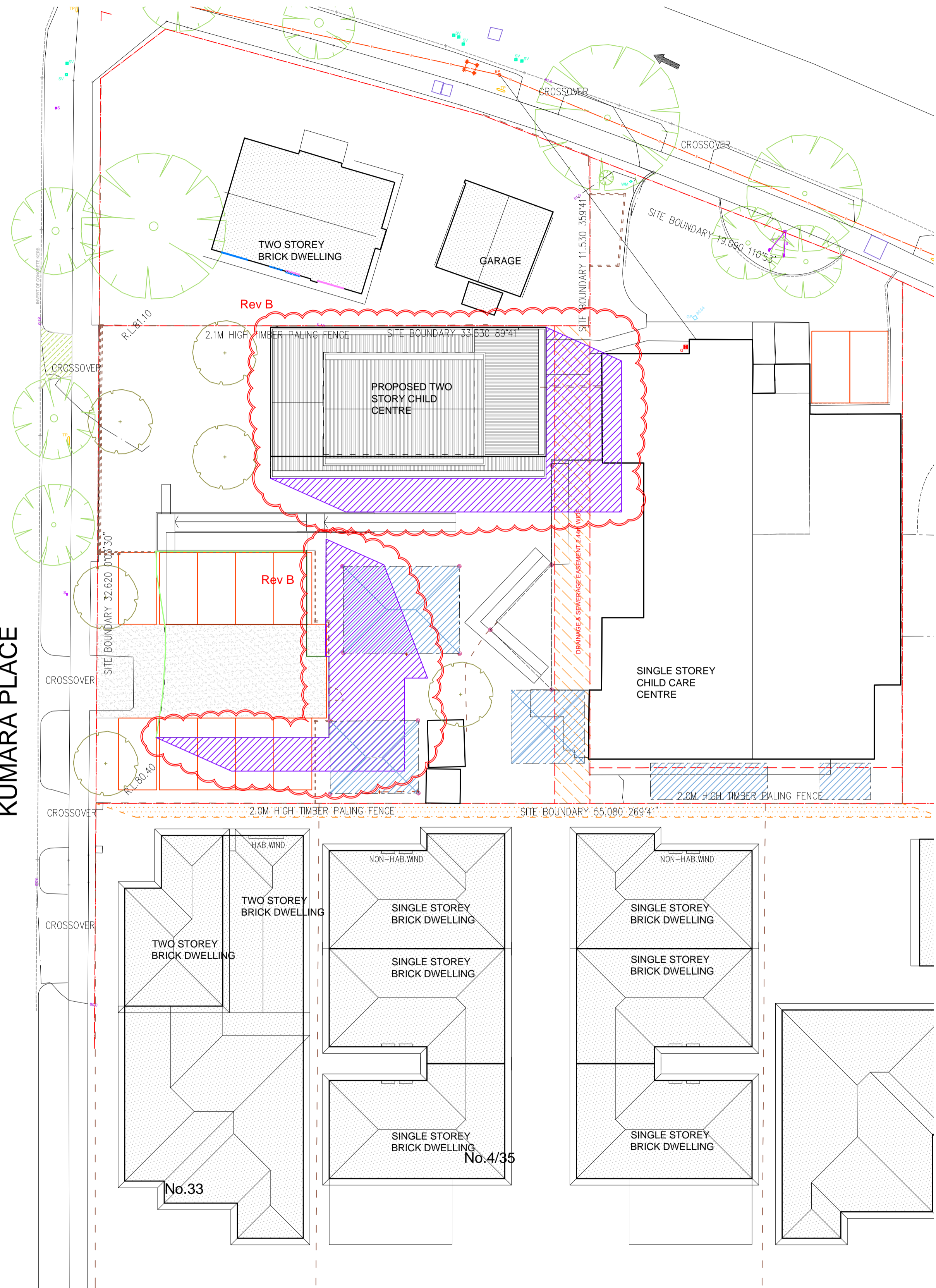
9.00AM  
 EXISTING FENCE SHADOW  
 PROPOSED SHADOW

Shadows taken as at September 22nd



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	BUILDING DESIGN TOWN PLANNING DOCUMENTATION			

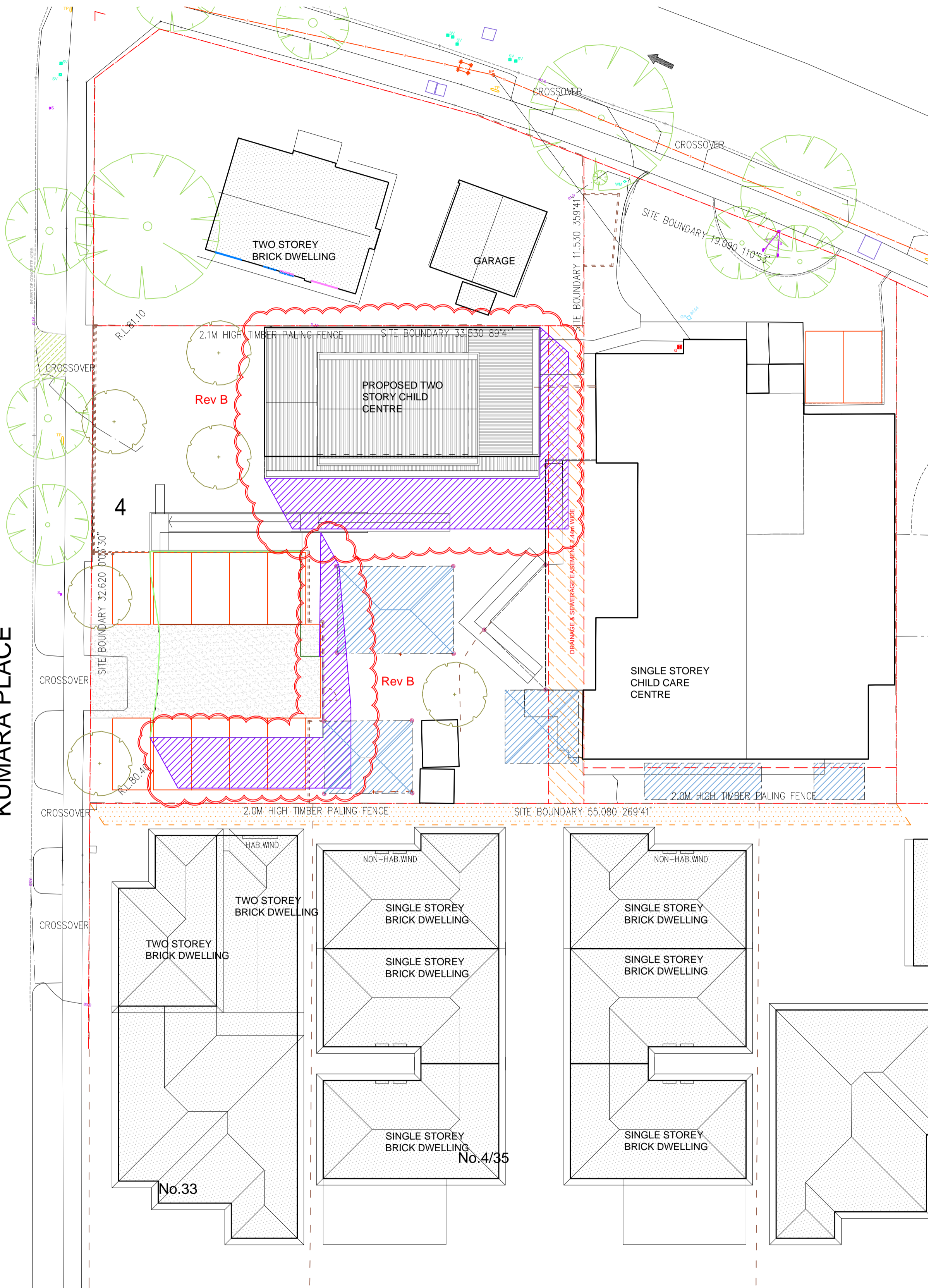
KUMARA PLACE



3.00PM  
  
 EXISTING FENCE SHADOW  
 PROPOSED SHADOW

Shadows taken as at September 22nd

KUMARA PLACE



1.00PM  
  
 EXISTING FENCE SHADOW  
 PROPOSED SHADOW

Shadows taken as at September 22nd



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		<p>PROPOSED DESIGN                  SHADOW DIAGRAMS 1pm &amp; 3pm</p>	<p><b>TP08b</b></p>