

# TOWN PLANNING CONDITIONS RESPONSE

1. BEFORE THE USE AND/OR DEVELOPMENT START(S), AMENDED PLANS MUST BE SUBMITTED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY. WHEN APPROVED, THE PLANS WILL BE ENDORSED AND WILL THEN FORM PART OF THE PERMIT. THE PLANS MUST BE DRAWN TO SCALE WITH DIMENSIONS AND PROVIDED IN A DIGITAL FORMAT (WHERE POSSIBLE). THE PLANS MUST BE GENERALLY IN ACCORDANCE WITH THE PLANS SUBMITTED WITH THE APPLICATION BUT MODIFIED TO SHOW:

- a. A NOTATION ON THE PLANS TO STATE:
  - i. ADEQUATE INTERNAL LIGHTING WITHIN THE CAR PARKING AREA MUST BE PROVIDED;
  - ii. ALL STAFF, VISITOR AND ACCESSIBLE SPACES MUST BE CLEARLY SIGNPOSTED AND INSTALLED WITH BAY OUTLINES. **- SATISFIED BY ADDING NOTE ON GROUND FLOOR PLAN**
- b. PEDESTRIAN VISIBILITY SPLAYS SHOWING COMPLIANCE WITH DESIGN STANDARD 1 OF CLAUSE 52.06-9. **- SATISFIED BY SHOWING PEDESTRIAN VISIBILITY SPLAYS.**

c. A CONVEX MIRROR MUST BE INSTALLED ON THE EXIT SIDE OF THE ACCESS POINT TO PROVIDE CLEAR SIGHTLINES OF PEDESTRIANS AND APPROACHING VEHICLES. **- SATISFIED BY ADDING THE CONVEX MIRROR LOCATIONS.**

d. THE OFFICE AND THE RECEPTION DESK SWAPPED IN LOCATION WITHOUT REMOVING THE LOCATION OF THE ENTRY DOOR TO ALLOW VISUAL SURVEILLANCE OF THE ENTRY PATH. **- SATISFIED**

e. A NOTATION ON THE PLAN TO STATE "THE FIRST AND SECOND FLOOR SCREENING TO HAVE A MAXIMUM OF 25 PER CENT OPENING IN ACCORDANCE WITH CLAUSE 55.04-6". **- SATISFIED BY CHANGING THE CLADDING TO COMPLETE SOLID.**

f. ALL SERVICE METERS (ELECTRICITY, WATER AND GAS) AND SIMILAR (FIRE HYDRANT AND TELECOMMUNICATIONS) SHOWN ON ALL RELEVANT PLANS. THE DESIGN OF ANY STRUCTURE REQUIRED TO ACCOMMODATE SERVICES MUST BE INTEGRATED INTO THE DEVELOPMENT OR FENCING. MUST BE EASILY ACCESSIBLE TO SERVICE AUTHORITIES, AND MUST NOT BE SITED IN A STANDALONE LOCATION OR 'STACKED' WITHIN THE FRONT SETBACK. **- SATISFIED**

g. A MINIMUM OF 6 BICYCLE SPACES ON SITE. **- SATISFIED**

h. TREE PROTECTION MEASURES OF THE SELECTED RETAINED STREET TREES AND ON-SITE SHOWN ON THE PLAN. **- SATISFIED BY SHOWING THE TREE PROTECTION ZONE LINE ON THE PLAN AND FURTHER CAN BE REFERRED TO THE ARBORIST REPORT.**

i. THE PROVISION OF A SELF-MONITORING AIR QUALITY INDICATOR ON THE NORTH ELEVATION OF THE FIRST AND SECOND FLOOR OUTDOOR AREAS IN ACCORDANCE WITH CONDITION 29 BELOW. **- SATISFIED BY PROVIDING THE LOCATIONS OF AIR QUALITY MONITOR**

j. ALL SOUND ATTENUATION MEASURES AS RECOMMENDED IN THE ACOUSTIC ASSESSMENT, IN ACCORDANCE WITH CONDITION 12 BELOW CLEARLY NOTED ON THE RELEVANT PLANS, ELEVATIONS AND SECTIONS. ANY ADDITIONAL CHANGES REQUIRED BY CONDITION 13 SHOULD BE REFLECTED ON THE PLANS TO SUPERSEDE THE PREVIOUS

k. AN AMENDED WASTE MANAGEMENT PLAN IN ACCORDANCE WITH CONDITION 16 BELOW.

l. AN AMENDED LANDSCAPE PLAN IN ACCORDANCE WITH CONDITION 21 BELOW.

m. AN AMENDED SUSTAINABILITY MANAGEMENT PLAN IN ACCORDANCE WITH CONDITION 30 BELOW.

n. ANY CONSEQUENTIAL CHANGES TO THE DESIGN AND LAYOUT AS A RESULT OF THE AMENDED REPORTS/MANAGEMENT/PLANS.

**GENERAL CONDITIONS**  
 2. THE USE AND DEVELOPMENT AS SHOWN ON THE ENDORSED PLANS MUST NOT BE ALTERED WITHOUT THE WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY. THIS DOES NOT APPLY TO ANY EXEMPTION SPECIFIED IN CLAUSE 62 OF THE MARIBYRNONG PLANNING SCHEME. NOTE: THIS DOES NOT OBTAIN THE NEED FOR A PERMIT WHERE ONE IS REQUIRED.  
 3. ONCE THE DEVELOPMENT HAS STARTED, IT MUST BE CONTINUED AND COMPLETED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.  
 4. SUBJECT TO THE OCCUPIER OF THE RELEVANT SIDE NEIGHBOURING PROPERTY ALLOWING THE NECESSARY ACCESS TO THAT PROPERTY, ANY EXTERNAL FACES OF WALLS ON OR FACING BOUNDARIES MUST BE CLEANED AND FINISHED TO AN ACCEPTABLE STANDARD TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.  
 5. ANY EXTERNAL LIGHTING MUST BE DESIGNED, BAFFLED AND LOCATED SO AS TO PREVENT ANY ADVERSE EFFECT ON ADJOINING LAND TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.  
 6. ALL VISUAL SCREENING AND MEASURES TO PREVENT OVERLOOKING TO ADJOINING PROPERTIES MUST BE ERRECTED PRIOR TO THE OCCUPATION OF THE BUILDINGS TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY WHERE OBSCURE GLAZING IS SHOWN TO FIRST FLOOR WINDOWS, THE PART OF THE WINDOW WITH A SILL HEIGHT AT OR BELOW 1.7 METERS ABOVE FINISHED FLOOR LEVEL MUST HAVE OBSCURE GLAZING AT MANUFACTURE (I.E. NOT FILM) AND BE EITHER FIXED OR HAVE RESTRICTED AWNING OPENINGS TO A MAXIMUM OF 125 MILLIMETERS.

## USE CONDITIONS

- 7. THE USE MAY OPERATE ONLY BETWEEN THE HOURS OF 7.00AM TO 7.00PM MONDAY TO FRIDAY.
- 8. NO MORE THAN 120 CHILDREN ARE ALLOWED TO USE THE SERVICE ON SITE AT ANY ONE TIME.
- 9. THE USE AND/OR DEVELOPMENT MUST BE MANAGED SO THAT THE AMENITY OF THE AREA IS NOT DETRIMENTALLY AFFECTED, THROUGH THE:
  - a. TRANSPORT OF MATERIALS, GOODS OR COMMODITIES TO OR FROM THE LAND.
  - b. APPEARANCE OF ANY BUILDING, WORKS OR MATERIALS.
  - c. EMISSION OF NOISE, ARTIFICIAL LIGHT, VIBRATION, SMELL, FUMES, SMOKE, VAPOUR, STEAM, SOOT, ASH, DUST, WASTE WATER, WASTE PRODUCTS, GRIT OR OIL.
  - d. HARBORAGE AND/OR PRESENCE OF VERMIN.

ALL TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

## CAR PARKING CONDITIONS

- 10. 25 CAR SPACES TO BE PROVIDED ON THE LAND, INCLUDING SPACES CLEARLY MARKED FOR USE BY DISABLED PERSONS.
- 11. BEFORE THE USE AND/OR OCCUPATION OF THE DEVELOPMENT STARTS, THE AREA(S) SET ASIDE FOR THE PARKING OF VEHICLES AND ACCESS LANES AS SHOWN ON THE ENDORSED PLANS MUST BE TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY AND BE:
  - a. CONSTRUCTED
  - b. PROPERLY FORMED TO SUCH LEVELS THAT THEY CAN BE USED IN ACCORDANCE WITH THE PLANS.
  - c. SURFACED WITH AN ALL-WEATHER SEAL COAT
  - d. DRAINED
  - e. LINE MARKED TO INDICATE EACH CAR SPACE AND ALL ACCESS LANES I. CLEARLY MARKED TO SHOW THE DIRECTION OF TRAFFIC ALONG ACCESS LANES AND DRIVEWAYS CAR SPACES, ACCESS LANES AND DRIVEWAYS MUST BE KEPT AVAILABLE FOR THESE PURPOSES AT ALL TIMES EXCEPT FOR WASTE COLLECTION.

**- CARPARKING AND ACCESS TO BE CONSTRUCTED AND MAINTAINED TO THE ABOVE CONDITIONS. IN ADDITION A SECURITY GATE IS PROPOSED TO THE CAR PARK ENTRY TO PREVENT ACCESS AFTER HOURS. ACOUSTIC AND NOISE CONDITIONS**

12. CONCURRENT WITH THE SUBMISSION OF PLANS PURSUANT TO CONDITION 1, AN AMENDED ACOUSTIC REPORT MUST BE SUBMITTED AND BE TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY. WHEN APPROVED, THE REPORT WILL BE ENDORSED AND WILL THEN FORM PART OF THE PERMIT. THE AMENDED ACOUSTIC REPORT MUST BE GENERALLY IN ACCORDANCE WITH THE REPORT DATED 10 DECEMBER 2021 PREPARED BY CLARITY ACOUSTICS PT. EXCEPT THAT THE REPORT MUST INCLUDE:

a. ACOUSTIC PROTECTION MEASURES OF THE UNDERCOVER CARPARK TO MITIGATE ANY NOISE IMPACTS TO THE DWELLINGS AT 377 GEELONG ROAD KINGSVILLE.

**- THE PROPOSED CAR PARKING AREA INCLUDES 2.0 M HIGH SHEET METAL PERIMETER FENCING TO THE NORTH-EASTERN SITE BOUNDARY. IT IS RECOMMENDED THAT THE NORTH-EASTERN BOUNDARY FENCING BE EITHER REPLACED WITH AN ACOUSTIC FENCE OR UPGRADED TO HAVE A MINIMUM SURFACE MASS OF MINIMUM SURFACE DENSITY OF 12 KG/M2 AND BE FREE FROM HOLES AND GAPS. AS A GUIDE, BASED ON THE EXISTING FENCE BEING 0.42 MM THICK COLORBOND, AN ADDITIONAL MASS LAYER OF 8 MM THICK FIBRE CEMENT SHEET OR 15 MM THICK PLYWOOD WOULD BE SUFFICIENT TO MEET THE MINIMUM SURFACE DENSITY REQUIREMENTS.**

THE RECOMMENDATIONS OF THIS REPORT MUST BE IMPLEMENTED AND MAINTAINED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY UNTIL SUCH TIME THAT CONDITION 13 IS FULFILLED.

13. AN UPDATED ACOUSTIC REPORT PREPARED BY A QUALIFIED ACOUSTIC ENGINEER TO SUPERSEDE THE PREVIOUS MUST BE SUBMITTED AND ENDORSED TO FORM PART OF THE PERMIT WITHIN 6 MONTHS OF THE PERMIT ISSUE DATE OR 6 MONTHS FROM THE COMMENCEMENT OF USE, WHICHEVER OCCURS FIRST. THE REPORT MUST CONSIDER THE IMPACT OF THE USE/DEVELOPMENT ON THE SURROUNDING RESIDENTIAL USES AND PROVIDE SOLUTIONS TO MITIGATE THESE IMPACTS. ALL OF THE RECOMMENDATIONS OF THE ACOUSTIC REPORT MUST BE IMPLEMENTED WITHIN 3 MONTHS OF THE REPORT, TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.  
 14. IN THE EVENT THAT NOISE COMPLAINTS ARE RECEIVED BY COUNCIL, ADDITIONAL ACOUSTIC ASSESSMENTS AND THE INSTALLATION OF FURTHER NOISE ATTENUATION MEASURES AND/OR NOISE LIMITING DEVICE MAY BE REQUIRED.  
 15. NOISE LEVELS EMANATING FROM THE PREMISES MUST NOT EXCEED NOISE LEVELS AS DETERMINED BY THE EPA VICTORIA PUBLICATION NOISE LIMIT AND

ASSESSMENT PROTOCOL 1826.4, OR RESULT IN UNREASONABLE AND AGGRAVATED NOISE AS DEFINED BY PART 5.3 OF THE ENVIRONMENT PROTECTION REGULATION 2021, OR OTHER EQUIVALENT POLICY TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

16. ALL EXTERNAL PLANT AND EQUIPMENT MUST BE ACOUSTICALLY TREATED AND/OR INSULATED TO MINIMIZE NOISE AND VIBRATION TO ENSURE COMPLIANCE WITH NOISE LIMITS DETERMINED BY THE EPA VICTORIA PUBLICATION NOISE LIMIT AND ASSESSMENT PROTOCOL 1826.4, OR RESULT IN UNREASONABLE AND AGGRAVATED NOISE AS DEFINED BY PART 5.3 OF THE ENVIRONMENT PROTECTION REGULATION 2021, OR OTHER EQUIVALENT POLICY TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.  
 17. ALL SECURITY ALARMS OR SIMILAR DEVICES INSTALLED ON THE LAND MUST BE OF A SILENT TYPE IN ACCORDANCE WITH ANY CURRENT STANDARD PUBLISHED BY STANDARDS AUSTRALIA INTERNATIONAL LIMITED AND BE CONNECTED TO A SECURITY SERVICE.

## WASTE MANAGEMENT CONDITIONS

CONCURRENT WITH THE SUBMISSION OF PLANS PURSUANT TO CONDITION 1, AN AMENDED WASTE MANAGEMENT GENERALLY IN ACCORDANCE WITH THE WASTE MANAGEMENT PLAN PREPARED BY RATIO DATED 9 JUNE 2021 MUST BE SUBMITTED, BUT MODIFIED TO SHOW:

- a. REVISED SWEEP PATH DIAGRAMS CLEARLY SHOWING THAT A WASTE VEHICLE MAY ENTER THE SITE, COLLECT WASTE AND THEN EXIST THE WASTE IN A FORWARDS DIRECTION WITH NEW CAR PARK LAYOUT.
- b. NOTATION TO STATE: WASTE COLLECTION MUST NOT OCCUR DURING PEAK DROP OFF (7.00AM TO 9.00AM) AND PICK UP (4.30PM AND 6.30PM).

19. WASTE COLLECTION AND DELIVERS MUST ONLY OCCUR BETWEEN THE HOURS OF 7AM AND 8PM MONDAY TO FRIDAY TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY. WASTE COLLECTION MUST NOT OCCUR DURING PEAK DROP OFF (7AM-8AM) AND PICK UP (4.30PM-6.30PM) HOURS TO PREVENT WASTE TRUCKS FROM BLOCKING ACCESS TO CAR PARKING AREAS.  
 20. WASTE MANAGEMENT MUST BE CARRIED OUT IN ACCORDANCE WITH THE WASTE MANAGEMENT PLAN APPROVED AS PART OF CONDITION 18.

**- PLEASE REFER TO THE UPDATED WASTE MANAGEMENT PLAN PREPARED BY RATIO CONSULTANTS.**

## LANDSCAPING CONDITION

21. CONCURRENT WITH THE SUBMISSION OF PLANS PURSUANT TO CONDITION 1, AN AMENDED LANDSCAPE PLAN GENERALLY IN ACCORDANCE WITH THE LANDSCAPE PLAN DRAWN BY JOHN PATRICK LANDSCAPE ARCHITECTS PTY LTD DATED DECEMBER 2021, JOB NO. 21-602, DRAWING L-DD01 TO L-DD03, MUST BE SUBMITTED, BUT MODIFIED TO SHOW:  
 a. TREE PROTECTION MEASURES AROUND EXISTING STREET TREES.  
 b. ANY CHANGES REQUIRED AS A RESULT OF THE CONDITION 1.

22. BEFORE THE OCCUPATION OF THE DEVELOPMENT OR BY SUCH LATER DATE AS IS APPROVED BY THE RESPONSIBLE AUTHORITY IN WRITING, THE LANDSCAPING WORKS SHOWN ON THE ENDORSED PLANS MUST BE CARRIED OUT AND COMPLETED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

23. THE LANDSCAPING SHOWN ON THE ENDORSED PLANS MUST BE MAINTAINED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY. THIS INCLUDES THE REPLACEMENT OF ANY DEAD, DISEASED OR DAMAGED PLANTS.

**- PLEASE REFER TO THE UPDATED LANDSCAPE PLAN.**

## STREET TREE PROTECTION CONDITIONS

24. BEFORE THE DEVELOPMENT STARTS A FEE MUST BE PAID TO THE RESPONSIBLE AUTHORITY FOR THE REMOVAL AND REPLACEMENT OF THE EXISTING STREET TREE (*LOPHOSTEMON CONFERTUS* (BRUSH BOX)), THE SOUTHERNMOST STREET TREE ON THE LEWIS STREET NATURESTRIP. ALL WORKS TO REMOVE AND REPLACE THE TREE MUST BE UNDERTAKEN BY THE RESPONSIBLE AUTHORITY. **- PLEASE REFER TO DRAWING TP001**

25. BEFORE THE DEVELOPMENT STARTS (INCLUDING ANY DEMOLITION WORKS), TREE PROTECTION MEASURES IN ACCORDANCE WITH AS4970:2009 (PROTECTION OF TREES ON DEVELOPMENT SITES) MUST BE ERECTED AROUND THE REMAINING STREET TREES. THE TREE PROTECTION MEASURES MUST REMAIN IN PLACE UNTIL CONSTRUCTION AND INSTALLATION OF SERVICES ARE COMPLETED.  
 26. NO VEHICULAR OR PEDESTRIAN ACCESS, TRENCHING OR SOIL EXCAVATION IS TO OCCUR WITHIN THE TREE PROTECTION ZONE WITHOUT THE WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY. NO STORAGE OR DUMPING OF TOOLS, EQUIPMENT OR WASTE IS TO OCCUR WITHIN THE TREE PROTECTION ZONE.

## DEPARTMENT OF TRANSPORT CONDITION

27. PRIOR TO USE COMMENCING, ALL DISUSED OR REDUNDANT VEHICLE CROSSINGS MUST BE REMOVED, AND THE AREA REINSTATED TO KERB AND CHANNEL TO THE SATISFACTION OF AND AT NO COST TO THE HEAD, TRANSPORT FOR VICTORIA.

## AIR QUALITY MANAGEMENT CONDITIONS

28. PRIOR TO THE COMMENCEMENT OF ANY WORKS ON SITE, OR WITHIN SIX MONTHS AFTER, AIR QUALITY MONITORING MUST BE UNDERTAKEN BY A SUITABLY QUALIFIED PERSON. MONITORING MUST DOCUMENT, OVER A PERIOD OF NOT LESS THAN ONE MONTH DURING THE PROPOSED OPERATING HOURS OF THE CENTRE, THE FOLLOWING:  
 b. PM10;  
 c. PM2.5;  
 d. OXIDES OF NITROGEN;  
 e. CARBON MONOXIDE; AND  
 f. SULFUR DIOXIDE.

THE RESULTS OF THIS MONITORING MUST BE TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY. THE RESULTS OF THIS MONITORING MUST INFORM THE AIR QUALITY MANAGEMENT PLAN (REFER CONDITION BELOW). THE REPORT MUST BE PROVIDED TO THE RESPONSIBLE AUTHORITY, INCLUDING ANY COLLECTED DATA, IN ITS RAW FORM (I.E. EXCEL FORMAT, NOT SUMMARIZED).

**- PLEASE REFER TO THE UPDATED PLANS FOR THE LOCATION OF AIR QUALITY MONITOR ON FIRST AND SECOND FLOORS.**

29. PRIOR TO THE COMMENCEMENT OF THE USE, AN AIR QUALITY MANAGEMENT PLAN MUST BE SUBMITTED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY. THE PLAN MUST BE COMPLETED BY A SUITABLY QUALIFIED AIR QUALITY ASSESSMENT PRACTITIONER AND MUST HAVE REGARD TO THE RESULTS OF THE AIR QUALITY ASSESSMENT UNDERTAKEN AS PART OF CONDITION 28. WHEN APPROVED, THE PLAN WILL BE ENDORSED AND WILL THEN FORM PART OF THE PERMIT. ALL ACTIVITIES FORMING PART OF THE USE MUST COMPLY WITH THE ENDORSED PLAN. THE MANAGEMENT PLAN MUST BE PROVIDED IN DIGITAL FORMAT AND HAVE REGARD TO THE FOLLOWING MATTERS:  
 a. THE METHODOLOGY USED FOR THE PROTECTION OF STAFF AND CHILDREN FROM AIR POLLUTION IN THE LOCAL AREA THROUGH EXTERNAL AIR MONITORING AND INTERNAL FILTRATION OF AIR WHEN THE EXTERNAL POLLUTANTS EXCEED THE REGULATIONS.  
 b. A REVIEW OF THE POLICY AND REGULATIONS ADDRESSING AIR POLLUTION, CURRENTLY THE STATE ENVIRONMENT PROTECTION POLICY (AMBIENT AIR QUALITY) AND NATIONAL ENVIRONMENT PROTECTION COUNCIL (AMBIENT AIR QUALITY) MEASURE (NEMPM).  
 c. THE INSTALLATION OF AN APPROVED AIR QUALITY MONITORING SYSTEM WHICH MUST HAVE AN INTERNAL DISPLAY IN A PROMINENT LOCATION WHICH SIGNALS TO STAFF WHEN AIR QUALITY LEVELS DROP TO UNACCEPTABLE LEVELS.  
 d. THE MONITORING OF AIR POLLUTANTS ACCORDING TO EPA REGULATIONS.  
 e. THE INSTALLATION OF AN INTERNAL AIR FILTRATION SYSTEM WITH A HEPA FILTER OR EQUIVALENT FOR ALL EXTERNALLY DRAWN AIR.  
 f. MONITORING AND MAINTENANCE REGIME FOR ALL ELEMENTS OF THE SYSTEMS.

## SUSTAINABILITY CONDITION

30. CONCURRENT WITH THE SUBMISSION OF PLANS PURSUANT TO CONDITION 1, AN AMENDED SUSTAINABLE DESIGN ASSESSMENT (SDA) OR BUILT ENVIRONMENT SUSTAINABILITY SCORECARD (BESS) REPORT FOR THE BUILDING MUST BE SUBMITTED TO AND APPROVED BY THE RESPONSIBLE AUTHORITY. ONCE APPROVED, THE REPORT WILL BE ENDORSED AND WILL THEN FORM PART OF THE PERMIT. THE REPORT MUST SHOW HOW THE BUILDING MEETS OR EXCEEDS BEST PRACTICE STANDARDS (INCLUDING A MINIMUM 50% SCORE FOR THE FOUR MANDATORY CATEGORIES OF WATER, ENERGY, STORMWATER AND IEQ) TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY. SHOULD ANY CATEGORY FALL SHORT OF THE MINIMUM TARGETS, ADJUSTMENTS WILL NEED TO BE MADE TO DEMONSTRATE THAT THE PROJECT MEETS THE BESS MINIMUMS USING THE BELOW GUIDES:

- MANAGEMENT 4.1 BUILDING USERS GUIDE**
- TO CLAIM THE CREDIT, MANAGEMENT 4.1 BUILDING USERS GUIDE, INDICATE IN THE REPORT / ON PLANS A COMMITMENT TO PROVIDING A BUILDING USERS GUIDE (BUG) TO FUTURE OCCUPANTS. THE BUG MUST:
  - IDENTIFY THE MAIN SUSTAINABLE DESIGN INITIATIVES, SYSTEMS AND PROCESSES THAT BUILDING USERS WILL INTERACT WITH
  - COLLATE AND PRESENT INFORMATION THAT COVERS THE FUNCTION AND USE OF THE BUILDING
  - USE NON-TECHNICAL LANGUAGE TARGETED TO BUILDING OCCUPANTS, AND WHERE REQUIRED, TO BUILDING MANAGERS.

## RAINWATER TANK REUSE

PLANS NEED TO INDICATE RAINWATER TANK SIZE AND CONNECTION TO BOTH TOILET FLUSHING AND LAUNDRY AS PROPOSED IN THE SDA AND BESS ASSESSMENT.

## WATER 3.1 WATER EFFICIENT LANDSCAPING

TO CLAIM THE WATER 3.1 WATER EFFICIENT LANDSCAPING BESS CREDIT, INDICATE ON PLANS WATER EFFICIENT IRRIGATION, CONNECTION OF IRRIGATION SYSTEM TO RAINWATER TANK OR WATER EFFICIENT PLANT SELECTION INCLUDING DROUGHT-TOLERANT TURFLAWN.

## STORMWATER MANAGEMENT

PLANS NEED TO REFLECT THE PROPOSED 31M2 OF RAINGARDENS. PROVIDE FURTHER INFORMATION ON HOW THE PROPOSED IMPERMEABLE AREAS WILL DRAIN TO THE RAINGARDEN LOCATION.

## TRANSPORT 1.4 BICYCLE PARKING - NON-RESIDENTIAL

PROVIDE NOTATIONS ON DRAWINGS TO DEMONSTRATE THAT THIS COMMITMENT IS BEING DELIVERED. NOTE THAT THIS BESS CREDIT IS NOT AVAILABLE FOR MOUNTED BICYCLE PARKING ABOVE CAR BONNETS AND SPACES THAT ARE EXPOSED TO THE WEATHER DUE TO ACCESS DIFFICULTIES. PLEASE AMEND ACCORDINGLY

## WASTE MANAGEMENT

SPACE FOR FOOD GARDEN WASTE BIN (FOGO) OR COMPOST BIN LOCATION MUST BE CLEARLY SHOWN ON PLANS.

## URBAN ECOLOGY 2.1 VEGETATION

THE URBAN ECOLOGY 2.1 VEGETATION BESS CREDIT MUST INCLUDE ONLY TURFED OR PLANTING AREAS AND CANNOT INCLUDE OTHER LANDSCAPING ELEMENTS SUCH AS HARD PAVING/PAVERS (INCLUDING PERMEABLE PAVING), LOOSE PAVERS/STEPPING STONES AGGREGATE/PEBBLES, SYNTHETIC GRASS, DECKS, POOL, RW TANKS, STORAGE SHEDS ETC. THIS AREA MUST BE DEMARCATED ON LANDSCAPE PLAN ACCURATELY AND ENTRY IN BESS MUST BE UPDATED ACCORDINGLY.

## URBAN COOLING

FOR THE NON-VISIBLE FLAT ROOFS AND EXPOSED CONCRETE DRIVEWAY, SPECIFY HIGH SRI PLANTS AND MATERIALS (SRI>50) TO HELP MITIGATE THE URBAN HEAT ISLAND EFFECT. THIS MUST BE REFLECTED ON PLANS.

## BUILDING MATERIALS

STEEL - ALL FABRICATED STRUCTURAL STEELWORK TO BE SUPPLIED BY A STEEL FABRICATOR/CONTRACTOR ACCREDITED TO THE ENVIRONMENTAL SUSTAINABILITY CHARTER OF THE AUSTRALIAN STEEL INSTITUTE AND MINIMUM OF 60% OF ALL REINFORCING BAR AND MESH IS PRODUCED USING ENERGY-REDUCING PROCESSES IN ITS MANUFACTURE.

ALL RECOMMENDATIONS OF AN APPROVED SUSTAINABLE DESIGN ASSESSMENT MUST BE FULLY IMPLEMENTED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

31. ALL STORMWATER MANAGEMENT TREATMENTS IDENTIFIED IN THE STORM REPORT 1317851 (ENDORSED TO FORM PART OF THIS PERMIT) MUST BE FULLY IMPLEMENTED PRIOR TO THE OCCUPATION OF THE DEVELOPMENT TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

## CONSTRUCTION MANAGEMENT CONDITION

32. PRIOR TO ANY WORKS COMMENCING ON THE LAND A "CONSTRUCTION MANAGEMENT PLAN" (CMP) MUST BE PREPARED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY, DETAILING HOW THE OWNER WILL MANAGE THE ENVIRONMENTAL AND CONSTRUCTION ISSUES ASSOCIATED WITH THE DEVELOPMENT. THE "CONSTRUCTION MANAGEMENT PLAN" WHEN APPROVED WILL FORM PART OF THE PERMIT AND MUST BE IMPLEMENTED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY. THE CMP MUST ADDRESS:
- THE CONTACT NAME AND PHONE NUMBER(S) OF THE SITE MANAGER.
  - BULK EXCAVATION
  - MANAGEMENT OF THE CONSTRUCTION SITE.
  - LAND DISTURBANCE.
  - HOURS OF CONSTRUCTION, INCLUDING PROGRAM/DURATION OF THE WORKS NOISE.
  - CONTROL OF DUST.
  - PUBLIC SAFETY.
  - TRAFFIC MANAGEMENT.
  - CONSTRUCTION VEHICLE EXPECTED TO THE SITE.
  - SOILING AND CLEANING OF ROADWAYS.
  - DISCHARGE OF ANY POLLUTED WATER.
  - SECURITY FENCING, DISPOSAL OF SITE WATER AND ANY POTENTIALLY CONTAMINATED MATERIALS.
  - CRANE LOCATIONS DURING CONSTRUCTION.
  - LOCATION OF SITE OFFICES, AND ONSITE STAFF PARKING.
  - REDIRECTION OF ANY ABOVE PR UNDERGROUND SERVICES, SITE LIGHTING DURING ANY NIGHT WORKS.

## GREEN TRAVEL PLAN CONDITION

33. PRIOR TO THE OCCUPATION OF THE USE, THE RECOMMENDATIONS OF THE ENDORSED GREEN TRAVEL PLAN PREPARED BY LID CONSULTING P/L, DATED 25 FEBRUARY 2022 (ENDORSED TO FORM PART OF THIS PERMIT) MUST BE IMPLEMENTED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY. THE GREEN TRAVEL PLAN MUST NOT BE AMENDED WITHOUT THE WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY.

## ENGINEERING CONDITIONS

34. PRIOR TO THE COMMENCEMENT OF ANY WORKS ON THE SITE, 'BUILD OVER EASEMENT' CONSENT MUST BE OBTAINED FROM MARIBYRNONG CITY COUNCIL'S BUILDING DEPARTMENT, AND ANY RELEVANT SERVICE AUTHORITY.  
 35. THE DEVELOPER IS REQUIRED TO UNDERTAKE AN INVESTIGATION TO ASCERTAIN THE PRECISE ALIGNMENT OF THIS COUNCIL DRAIN ALONG THE RIGHT OF WAY. IF THE IMPLIED EASEMENT ON-TITLE IS CONFIRMED, ONE OF THE FOLLOWING MUST OCCUR PRIOR TO COMMENCEMENT OF ANY DEVELOPMENT ON THIS SITE:-

a. ANY PROPOSED COLUMNS OR OTHER STRUCTURAL ELEMENTS MUST BE RELOCATED TO PROVIDE A MINIMUM 1.0M LATERAL CLEARANCE FROM THE COUNCIL PIPE, AND A DRAINAGE EASEMENT IN FAVOUR OF MARIBYRNONG COUNCIL MUST BE CREATED OVER THE EXISTING IMPLIED EASEMENT AS A CONDITION OF 3-LOT CONSOLIDATION OR

b. THE PIPE IS TO BE RE-ALIGNED BY THE DEVELOPER SO AS TO BE WHOLLY CONTAINED WITHIN THE ROW, TO COUNCIL STANDARDS AND SATISFACTION, AND AT NO COST TO COUNCIL.

36. ANY POLES, SERVICE PITS OR OTHER STRUCTURES/FEATURES ON THE FOOTPATH REQUIRED TO BE RELOCATED TO FACILITATE THE DEVELOPMENT MUST BE DONE SO AT THE COST OF THE APPLICANT AND SUBJECT TO THE RELEVANT AUTHORITY'S CONSENT.

37. VEHICULAR CROSSING(S) MUST BE CONSTRUCTED AND/OR MODIFIED TO THE ROAD TO SUIT THE PROPOSED DRIVEWAY(S) TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.  
 38. ALL DISUSED OR REDUNDANT VEHICLE CROSSINGS MUST BE REMOVED AND THE AREA REINSTATED WITH EITHER/OR FOOTPATH, NATURESTRIP, KERB AND CHANNEL TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

39. THE SITE MUST BE DRAINED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY AND IS SUBJECT TO ANY REQUIREMENTS, CONDITIONS AND SUBSEQUENT APPROVAL FROM VICROADS. STORMWATER RUN-OFF FROM THE SITE MUST NOT CAUSE ANY ADVERSE IMPACT TO THE PUBLIC, ANY ADJOINING SITE OR COUNCIL ASSET. STORMWATER FROM ALL PAVED AREA HAS TO BE DRAINED TO UNDERGROUND STORMWATER SYSTEM. ANY CUT, FILL OR STRUCTURE MUST NOT ADVERSELY AFFECT THE NATURAL STORMWATER RUNOFF FROM AND TO ADJOINING PROPERTIES.

40. NO POLLUTED AND/OR SEDIMENT LADEN RUNOFF IS TO BE DISCHARGED DIRECTLY OR INDIRECTLY INTO COUNCIL'S DRAINS OR WATERCOURSES DURING AND AFTER DEVELOPMENT.

41. PRIOR TO COMMENCEMENT, DETAILED DRAINAGE PLANS WILL NEED TO BE PREPARED AND SUBMITTED TO ENGINEERING SERVICES FOR REVIEW AND APPROVAL. ALL COSTS RELATED TO THE CONSTRUCTION OF A DRAINAGE OUTFALL (IF REQUIRED) ARE TO BE BORNE BY THE DEVELOPER. DUE TO THE ABSENCE OF UNDERGROUND DRAINAGE ON THE SITE FRONTAGE, IT IS RECOMMENDED THAT THE APPLICANT SEEK PRELIMINARY ADVICE FROM COUNCIL REGARDING LEGAL POINT OF DISCHARGE (LPD) FOR THIS DEVELOPMENT. DRAINAGE DISCHARGE WILL BE LIMITED VIA ON-SITE DETENTION, IN ACCORDANCE WITH THE REQUIREMENTS OF THE STORMWATER DISCHARGE PERMIT.

42. THE LOADING AND UNLOADING OF GOODS FROM VEHICLES MUST ONLY BE CARRIED OUT ON THE LAND.  
 43. THE LARGEST VEHICLE (MINI REAR LOADER FOR WASTE) TO ACCESS THE SITE MUST NOT EXCEED 6.4 METRES IN LENGTH.  
 44. ALL LOADING, UNLOADING AND WASTE COLLECTION ACTIVITIES MUST BE UNDERTAKEN IN THE OFF PEAK HOURS FOR THE SAFE OPERATION OF THE INTERNAL CAR PARK.

## EXPIRY CONDITION

45. THIS PERMIT WILL EXPIRE IF ONE OF THE FOLLOWING CIRCUMSTANCES APPLIES:  
 a. THE DEVELOPMENT IS NOT STARTED WITHIN TWO YEARS OF THE DATE OF THIS PERMIT.

b. THE DEVELOPMENT IS NOT COMPLETED WITHIN FOUR YEARS OF THE DATE OF THIS PERMIT.

c. THE USE DOES NOT START WITHIN TWO YEARS AFTER THE COMPLETION OF THE DEVELOPMENT. d. THE USE IS DISCONTINUED FOR A PERIOD OF TWO YEARS.

THE RESPONSIBLE AUTHORITY MAY EXTEND THE PERIODS REFERRED TO IF A REQUEST IS MADE IN WRITING BEFORE OR WITHIN 6 MONTHS AFTER THE PERMIT EXPIRY DATE, WHERE DEVELOPMENT/USE ALLOWED BY THE PERMIT HAS NOT YET STARTED; AND WITHIN 12 MONTHS AFTER THE PERMIT EXPIRY DATE, WHERE THE DEVELOPMENT ALLOWED BY THE PERMIT HAS LAWFULLY STARTED BEFORE THE PERMIT EXPIRES.

## NOTES

- THIS IS NOT A BUILDING PERMIT. A BUILDING PERMIT MAY ALSO BE REQUIRED. PLEASE CONTACT YOUR BUILDING SURVEYOR.
- THIS PERMIT (UNLESS OTHERWISE STATED) DOES NOT GIVE APPROVAL FOR THE REMOVAL OR REPLACEMENT OF ANY BOUNDARY FENCING UNDER THE FENCES ACT 1968 THE PROPERTY OWNER AND THE NEIGHBOUR ARE EQUALLY RESPONSIBLE FOR ANY DIVIDING FENCE. MORE INFORMATION ON BOUNDARY FENCING CAN BE OBTAINED AT HTTP://DISPUTES.VIC.GOV.AU/FENCES
- A **STORMWATER DISCHARGE PERMIT** IS REQUIRED FROM MCC OPERATIONS AND MAINTENANCE AND IS SUBJECT TO ANY REQUIREMENTS, CONDITIONS AND SUBSEQUENT APPROVAL FROM VICROADS.
- THE OWNER SHALL BE RESPONSIBLE FOR THE LOSS OF VALUE OR DAMAGE TO COUNCIL'S ASSETS AS A RESULT OF THE DEVELOPMENT. REINSTATEMENT OR MODIFICATION OF THE ASSET TO APPLICANT.
- A COUNCIL OFFICER WILL CONTACT THE OWNER/BUILDER TO ARRANGE A STREET ASSET PROTECTION PERMIT, AND ADVISE OF THE ASSOCIATED BOND REQUIRED TO BE LOGGED PRIOR TO COMMENCEMENT OF WORK.

NOTE: IF USING A PRIVATE BUILDING SURVEYOR, A SECTION 80 FORM MUST BE SUPPLIED TO COUNCIL'S BUILDING SURVEYOR TO INITIATE THE ABOVE PROCESS.

• A ROAD OPENING PERMIT FROM THE RESPONSIBLE AUTHORITY IS REQUIRED FOR ANY WORK OR EXCAVATION WITHIN THE ROAD RESERVE.

• ANY WORK WITHIN THE ROAD RESERVATION MUST BE CARRIED OUT TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

• MATERIALS ARE NOT TO BE STORED ON THE ROAD RESERVE WITHOUT RESPONSIBLE AUTHORITY APPROVAL.

• PROTECTION OF COUNCIL'S STREET TREES SHALL BE IN ACCORDANCE WITH COUNCIL'S STREET TREE POLICY AND PROTOCOL.

• A VEHICLE CROSSING PERMIT IS REQUIRED FROM THE RESPONSIBLE AUTHORITY FOR ANY NEW CROSSING PRIOR TO THE COMMENCEMENT OF WORKS. VEHICLE CROSSING(S) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RESPONSIBLE AUTHORITY'S STANDARD DRAWINGS, SPECIFICATION AND VEHICLE CROSSING POLICY.

• UPON FINALIZATION OF CONSTRUCTION AND LANDSCAPING WORKS PLEASE CONTACT URBAN PLANNING ON URBANPLANNING@MARIBYRNONG.VIC.GOV.AU TO ARRANGE A COMPLIANCE INSPECTION.

• COUNCIL'S TRANSPORT TEAM WILL NOT PROVIDE FOR ANY ON-STREET LOADING ZONES TO MEET THE NEEDS OF THE DEVELOPMENT.

**DEPARTMENT OF TRANSPORT NOTE** THE PROPOSED DEVELOPMENT REQUIRES REINSTATEMENT OF DISUSED CROSSED OVERS TO KERB AND CHANNEL. SEPARATE APPROVAL UNDER THE ROAD MANAGEMENT ACT 2004 FOR THIS ACTIVITY MAY BE REQUIRED FROM THE HEAD, TRANSPORT FOR VICTORIA. PLEASE CONTACT DOT (ROADS) PRIOR TO COMMENCING ANY WORKS.

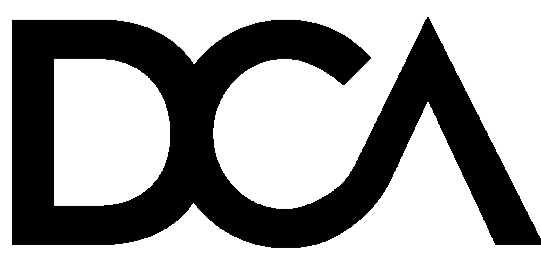
## TOWN PLANNING

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No.	Revision Description	Drawn	Approved	Date
A	Amend TP Application	CM		16.01.24
B	Town Planning RFI	CM		22.04.24

## DCA Design Building Design Consultants

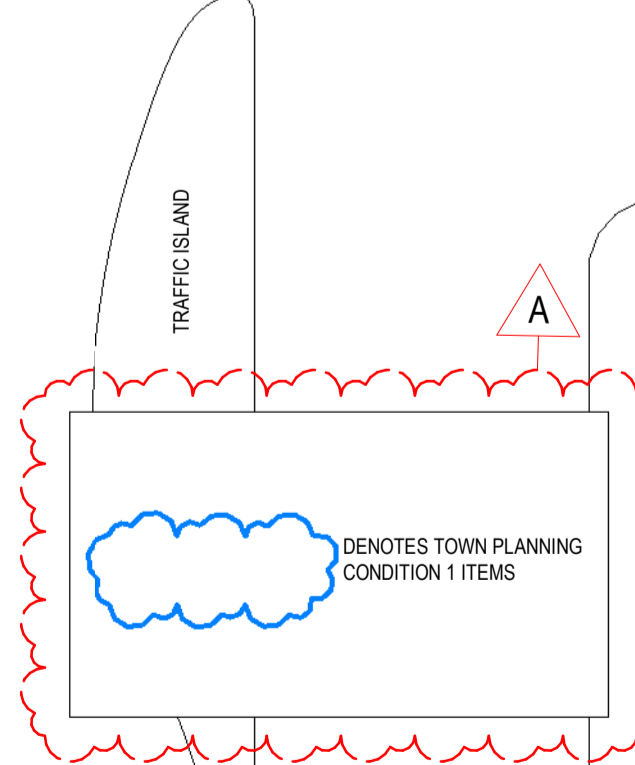
PO Box 155  
 Brunswick East, Vic 3057  
 (03) 9682-6655  
 email@dcaesign.com.au  
 www.dcaesign.com.au





**NOTE:**  
BEFORE THE DEVELOPMENT STARTS A FEE MUST BE PAID TO THE RESPONSIBLE AUTHORITY FOR THE REMOVAL AND REPLACEMENT OF THE EXISTING STREET TREE (LOPHOSTEMON CONFERTUS (BRUSH BOX)), THE SOUTHERNMOST STREET TREE ON THE LEWIS STREET NATURESTRIP. ALL WORKS TO REMOVE AND REPLACE THE TREE MUST BE UNDERTAKEN BY THE RESPONSIBLE AUTHORITY.

**01 EXISTING SITE PLAN**  
1:200



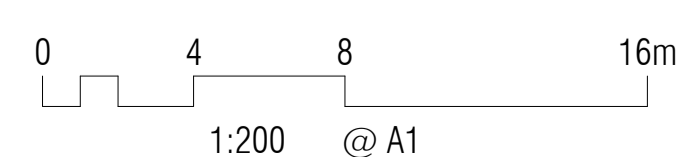
No.	Revision Description	Drawn	Approved	Date
A	Amend TP Application	CM		16.01.24
B	Town Planning RFI	CM		22.04.24

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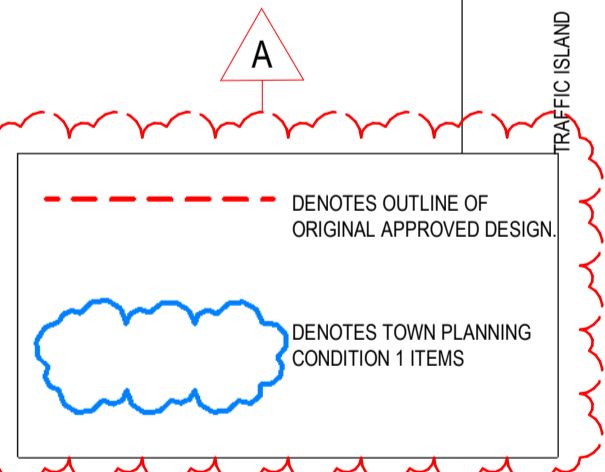
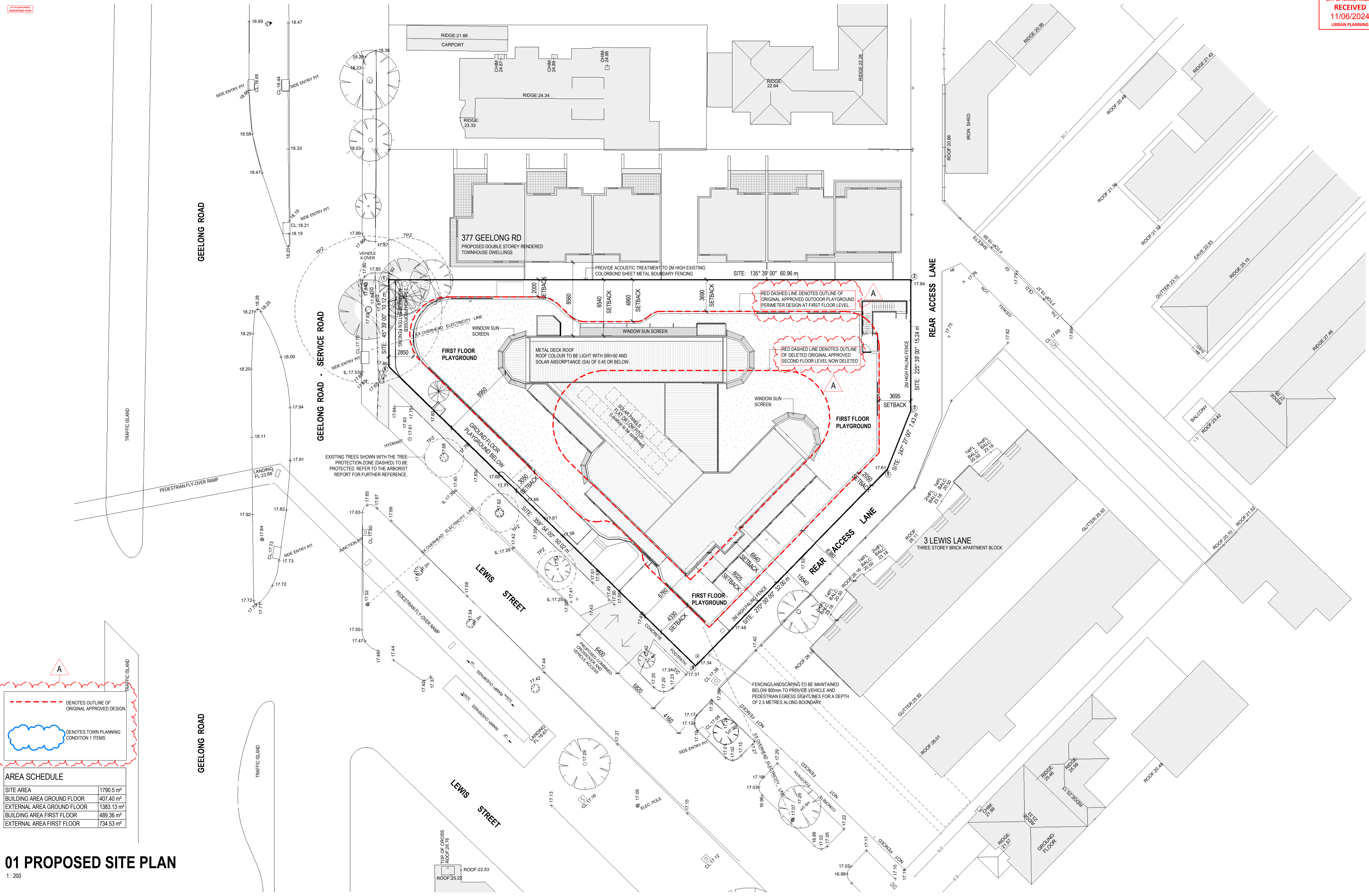
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PROJECT: PROPOSED CHILDCARE CENTRE JOB NO.: 5203  
ADDRESS: 379 GEELONG RD, KINGSVILLE  
CLIENT: i9 KINGSVILLE P/L  
SHEET TITLE: EXISTING SITE PLAN  
DRAWN: CM SCALE: As indicated @ A1 PAPER SIZE DWG NO.: TP001  
DATE: OCTOBER 2023 REV: B  
11/06/2024 10:40:16 AM



AREA SCHEDULE	
SITE AREA	1790.5 m <sup>2</sup>
BUILDING AREA GROUND FLOOR	407.40 m <sup>2</sup>
EXTERNAL AREA GROUND FLOOR	1383.13 m <sup>2</sup>
BUILDING AREA FIRST FLOOR	489.36 m <sup>2</sup>
EXTERNAL AREA FIRST FLOOR	734.53 m <sup>2</sup>

# 01 PROPOSED SITE PLAN

1:200

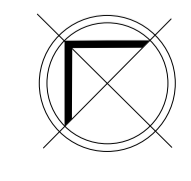
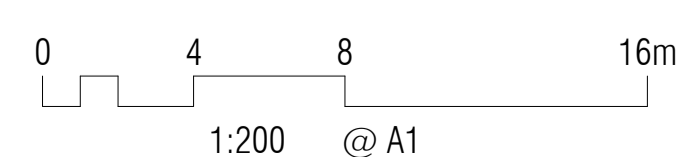
No.	Revision Description	Drawn	Approved	Date
A	Amend TP Application	CM		16.01.24
B	Town Planning RFI	CM		22.04.24

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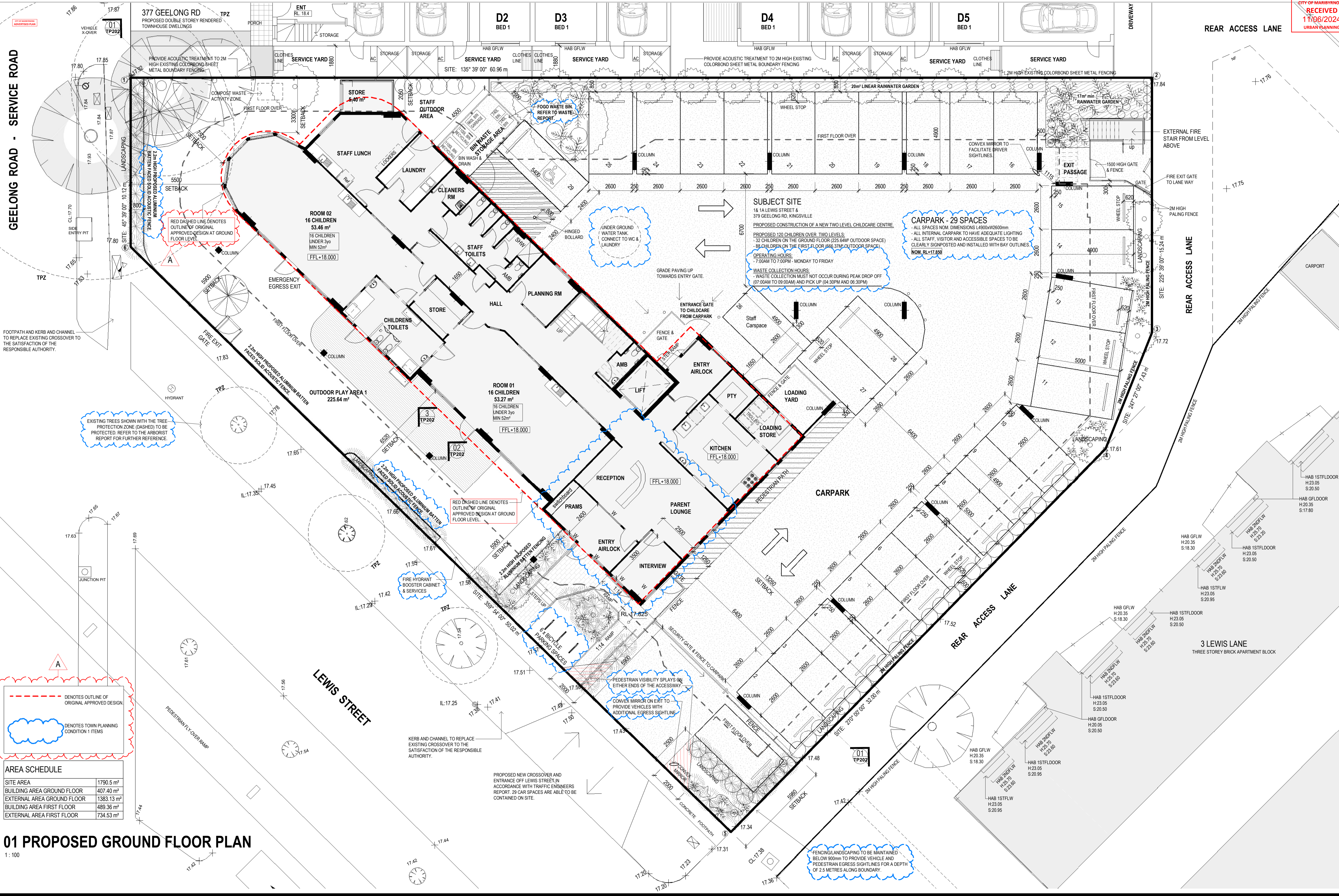
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PROJECT: PROPOSED CHILDCARE CENTRE JOB NO.: 5203  
ADDRESS: 379 GEELONG RD, KINGSVILLE  
CLIENT: i9 KINGSVILLE P/L  
SHEET TITLE: PROPOSED SITE PLAN  
DRAWN: CM SCALE: As indicated @ A1 PAPER SIZE: DWG NO.: TP010  
DATE: OCTOBER 2023 REV: B



GEELONG ROAD - SERVICE ROAD

REAR ACCESS LANE

377 GEELONG RD  
PROPOSED DOUBLE STOREY RENDERED  
TOWNHOUSE DWELLINGS

**SUBJECT SITE**  
18 1A LEWIS STREET &  
379 GEELONG RD, KINGSVILLE  
PROPOSED CONSTRUCTION OF A NEW TWO LEVEL CHILDCARE CENTRE.  
PROPOSED 120 CHILDREN OVER TWO LEVELS.  
- 32 CHILDREN ON THE GROUND FLOOR (225.64M<sup>2</sup> OUTDOOR SPACE)  
- 88 CHILDREN ON THE FIRST FLOOR (666.37M<sup>2</sup> OUTDOOR SPACE)  
OPERATING HOURS:  
- 7:00AM TO 7:00PM - MONDAY TO FRIDAY  
WASTE COLLECTION HOURS:  
- WASTE COLLECTION MUST NOT OCCUR DURING PEAK DROP OFF  
(07:00AM TO 09:00AM) AND PICK UP (04:30PM AND 06:30PM)

**CARPARK - 29 SPACES**  
- ALL SPACES NOM DIMENSIONS (4800xW2600mm)  
- ALL INTERNAL CARPARK TO HAVE ADEQUATE LIGHTING  
- ALL STAFF, VISITOR AND ACCESSIBLE SPACES TO BE CLEARLY SIGNPOSTED AND INSTALLED WITH BAY OUTLINES  
NOM RL+17.650

**AREA SCHEDULE**

SITE AREA	1790.5 m <sup>2</sup>
BUILDING AREA GROUND FLOOR	407.40 m <sup>2</sup>
EXTERNAL AREA GROUND FLOOR	1383.13 m <sup>2</sup>
BUILDING AREA FIRST FLOOR	489.36 m <sup>2</sup>
EXTERNAL AREA FIRST FLOOR	734.53 m <sup>2</sup>

**01 PROPOSED GROUND FLOOR PLAN**

1:100

**TOWN PLANNING**

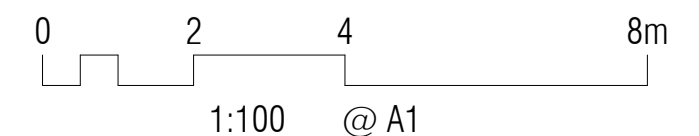
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No.	Revision Description	Drawn	Approved	Date
A	Amend TP Application	CM		16.01.24
B	Town Planning RFI	CM		22.04.24

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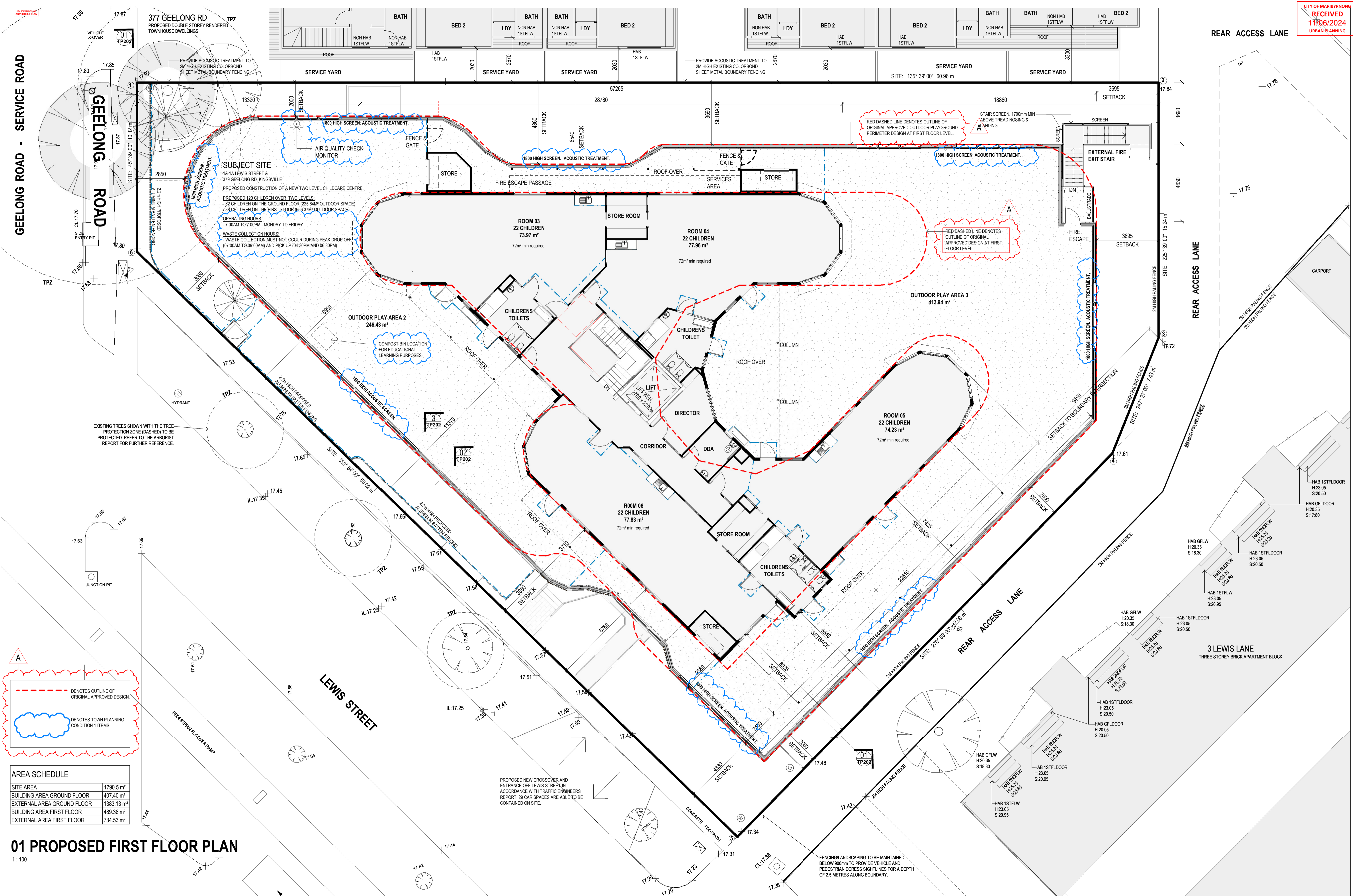
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Homes/Villa Units/Apartments  
Commercial  
Offices/Industrial/Retail/Institutional  
Environmental Design  
Project Planning  
Contract Admin  
Registered Building Practitioners DP-AD 1040



**PROJECT:** PROPOSED CHILDCARE CENTRE  
**ADDRESS:** 379 GEELONG RD, KINGSVILLE  
**CLIENT:** i9 KINGSVILLE P/L  
**SHEET TITLE:** PROPOSED GROUND FLOOR PLAN  
**DRAWN:** CM **SCALE:** 1:100 **@ A1 PAPER SIZE** **DWG NO:** TP100  
**DATE:** OCTOBER 2023 **REV:** B

**JOB NO.:** 5203

11/06/2024 10:40:22 AM



**AREA SCHEDULE**

SITE AREA	1790.5 m <sup>2</sup>
BUILDING AREA GROUND FLOOR	407.40 m <sup>2</sup>
EXTERNAL AREA GROUND FLOOR	1383.13 m <sup>2</sup>
BUILDING AREA FIRST FLOOR	489.36 m <sup>2</sup>
EXTERNAL AREA FIRST FLOOR	734.53 m <sup>2</sup>

**01 PROPOSED FIRST FLOOR PLAN**

1:100

**TOWN PLANNING**

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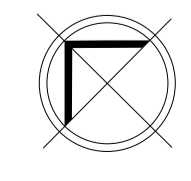
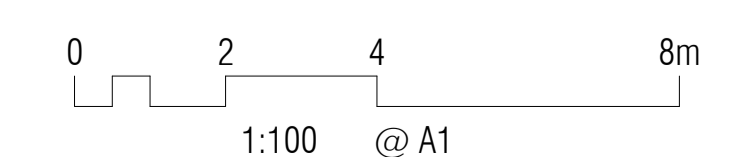
No.	Revision Description	Drawn	Approved	Date
A	Amend TP Application	CM		16.01.24
B	Town Planning RFI	CM		22.04.24

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Environmental Design  
Project Planning  
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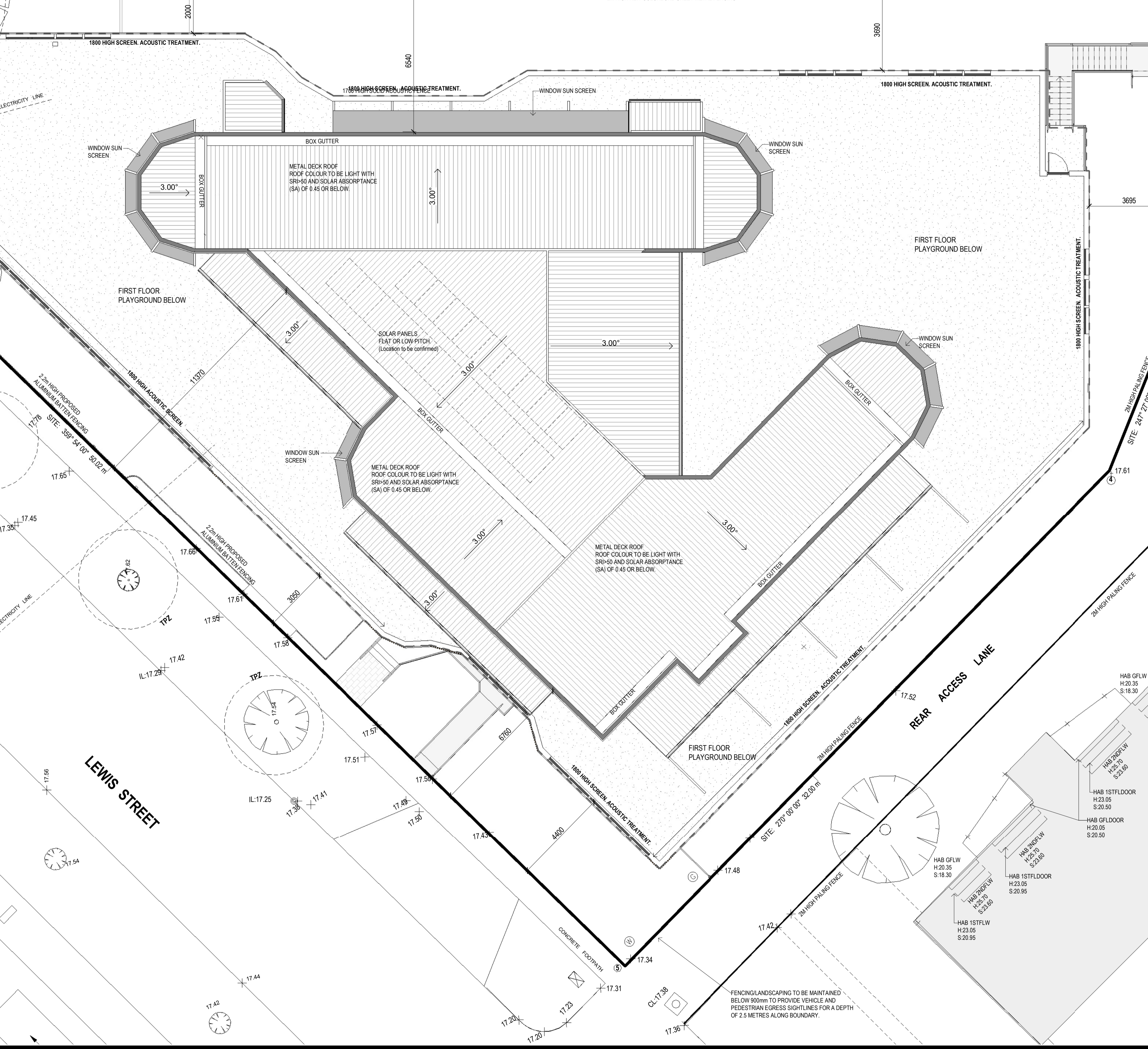
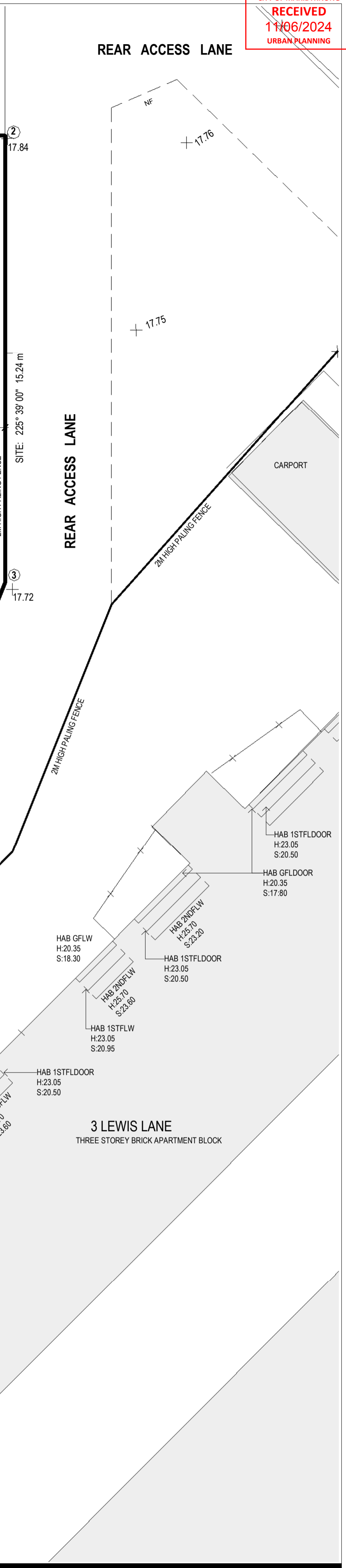
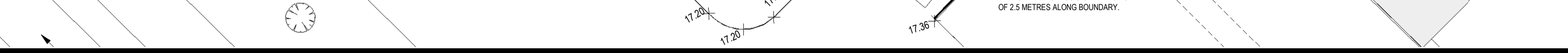
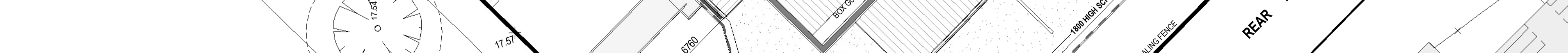
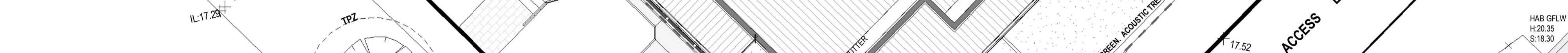
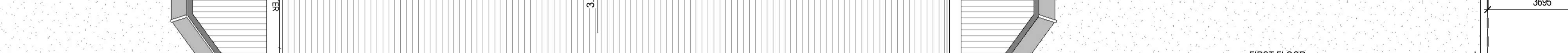
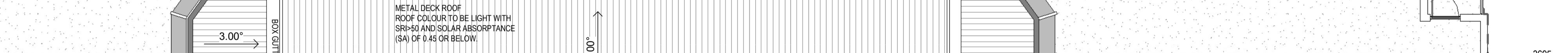
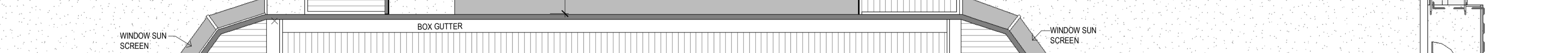
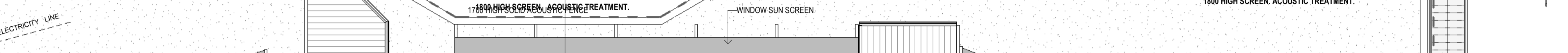
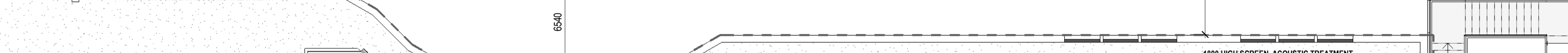


PROJECT: PROPOSED CHILDCARE CENTRE JOB NO.: 5203  
 ADDRESS: 379 GEELONG RD, KINGSVILLE  
 CLIENT: i9 KINGSVILLE P/L  
 SHEET TITLE: PROPOSED FIRST FLOOR PLAN  
 DRAWN: CM SCALE: 1:100 @ A1 PAPER SIZE DWG NO: TP101  
 DATE: OCTOBER 2023 REV: B

GEELONG ROAD - SERVICE ROAD

REAR ACCESS LANE

377 GEELONG RD  
PROPOSED DOUBLE STOREY RENDERED  
TOWNHOUSE DWELLINGS



AREA SCHEDULE	
SITE AREA	1790.5 m <sup>2</sup>
BUILDING AREA GROUND FLOOR	407.40 m <sup>2</sup>
EXTERNAL AREA GROUND FLOOR	1383.13 m <sup>2</sup>
BUILDING AREA FIRST FLOOR	489.36 m <sup>2</sup>
EXTERNAL AREA FIRST FLOOR	734.53 m <sup>2</sup>

01 PROPOSED ROOF PLAN

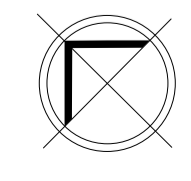
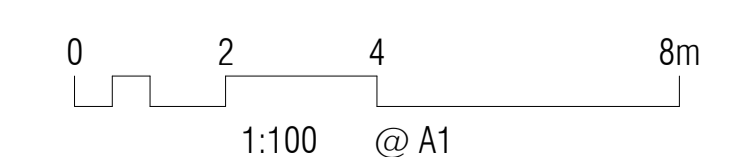
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TOWN PLANNING	No.	Revision Description	Drawn	Approved	Date
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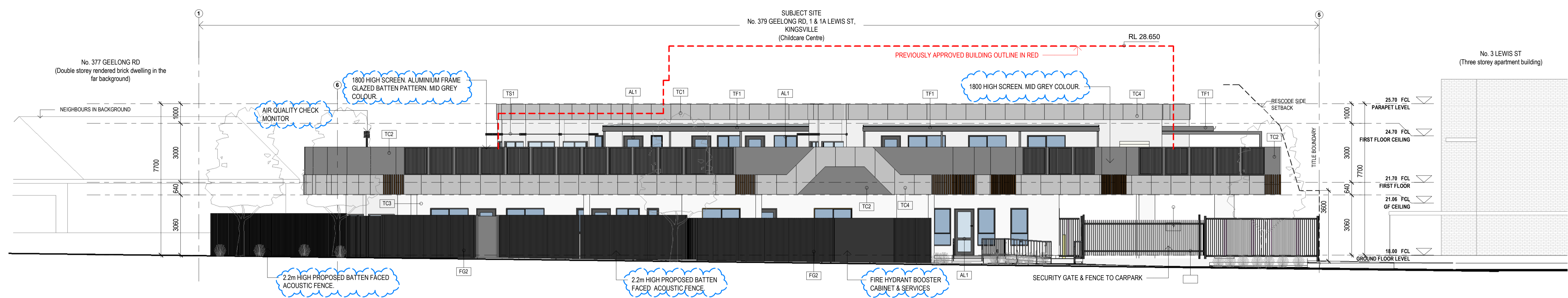
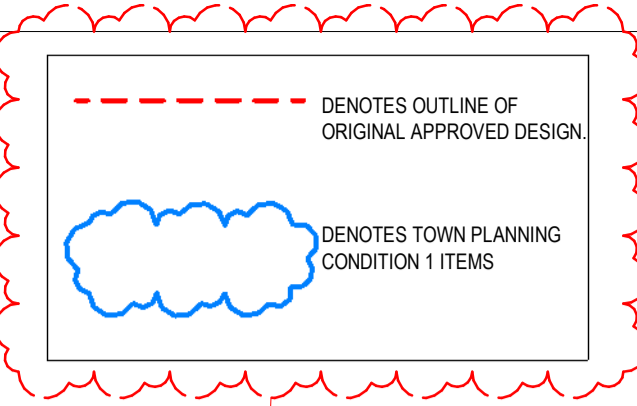
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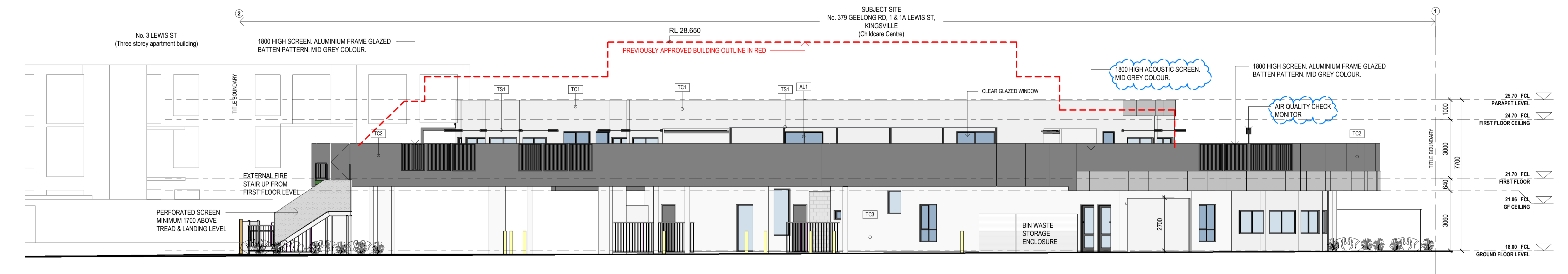
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PROJECT: PROPOSED CHILDCARE CENTRE JOB NO.: 5203  
ADDRESS: 379 GEELONG RD, KINGSVILLE  
CLIENT: i9 KINGSVILLE P/L  
SHEET TITLE: PROPOSED ROOF PLAN  
DRAWN: CM SCALE: 1:100 @ A1 PAPER SIZE DWG NO: TP103  
DATE: OCTOBER 2023 REV: B



**01 PROPOSED WESTERN ELEVATION (LEWIS ST FRONTAGE)**  
 1: 100



**02 PROPOSED NORTH EAST ELEVATION (NEIGHBOURS FRONTAGE)**  
 1: 100

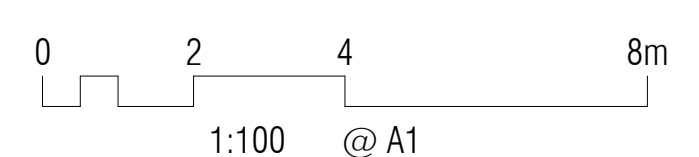
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A	Amend TP Application	CM		16.01.24
B	Town Planning RFI	CM		22.04.24

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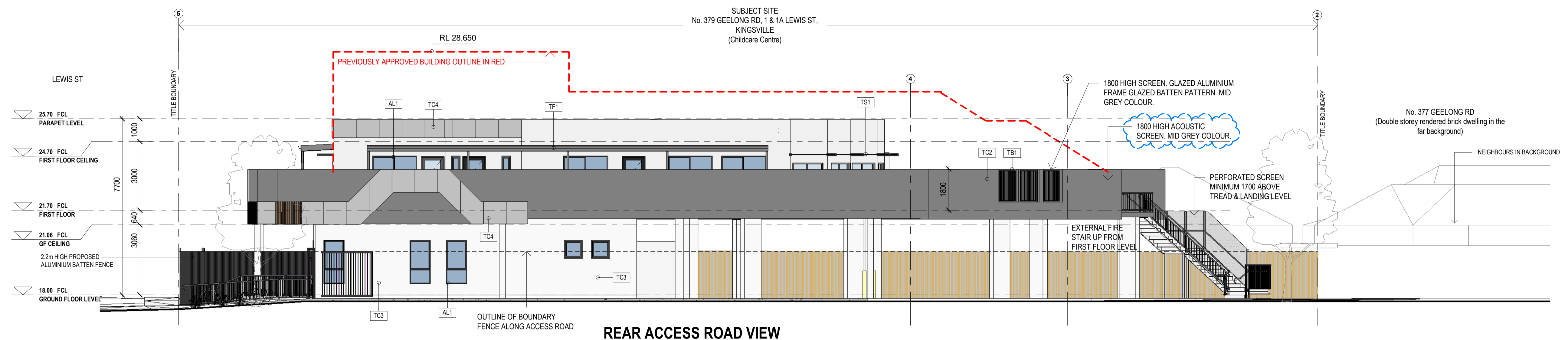
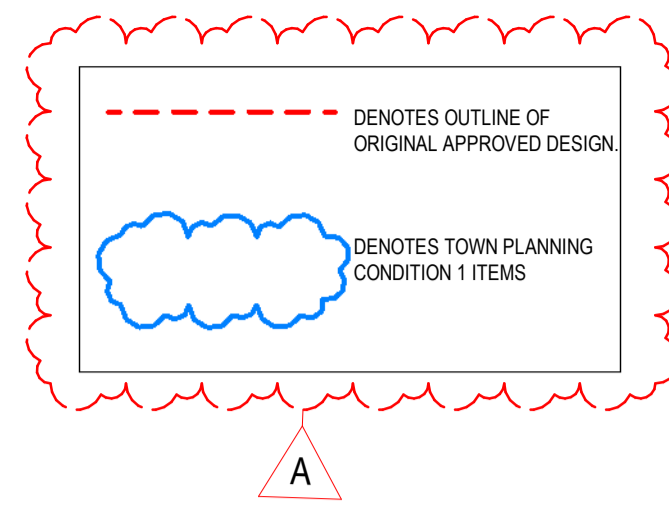
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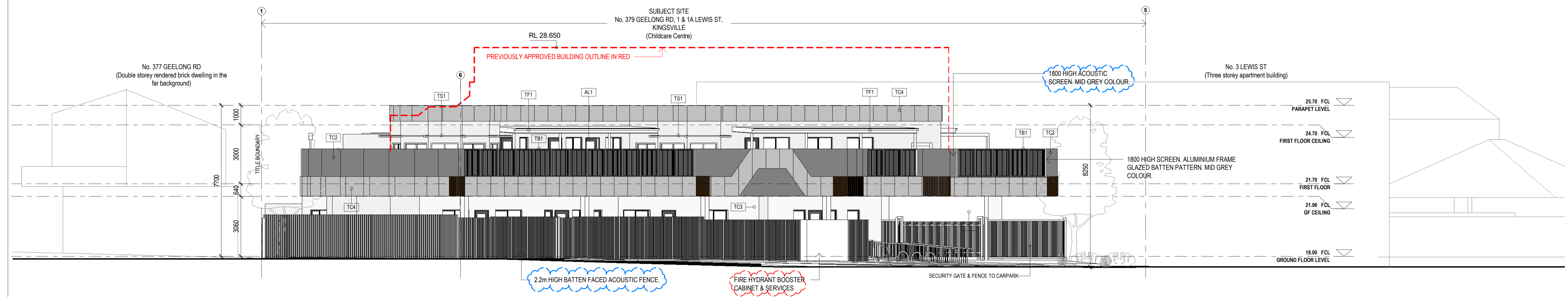
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**PROJECT:** PROPOSED CHILDCARE CENTRE **JOB NO.:** 5203  
**ADDRESS:** 379 GEELONG RD, KINGSVILLE  
**CLIENT:** i9 KINGSVILLE P/L  
**SHEET TITLE:** ELEVATIONS  
**DRAWN:** CM **SCALE:** 1: 100 **@ A1 PAPER SIZE** **DWG NO.:** TP200  
**DATE:** OCTOBER 2023 **REV:** B



**03 ELEVATION FROM APARTMENTS**  
1:100



**04 ELEVATION FROM THE HIGHWAY**  
1:100

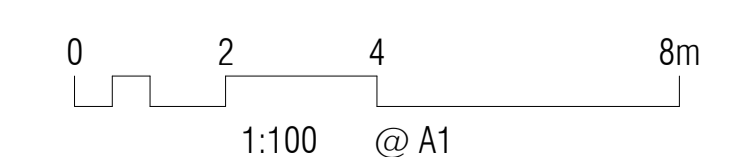
No.	Revision Description	Drawn	Approved	Date
A	Amend TP Application	CM		16.01.24
B	Town Planning RFI	CM		22.04.24

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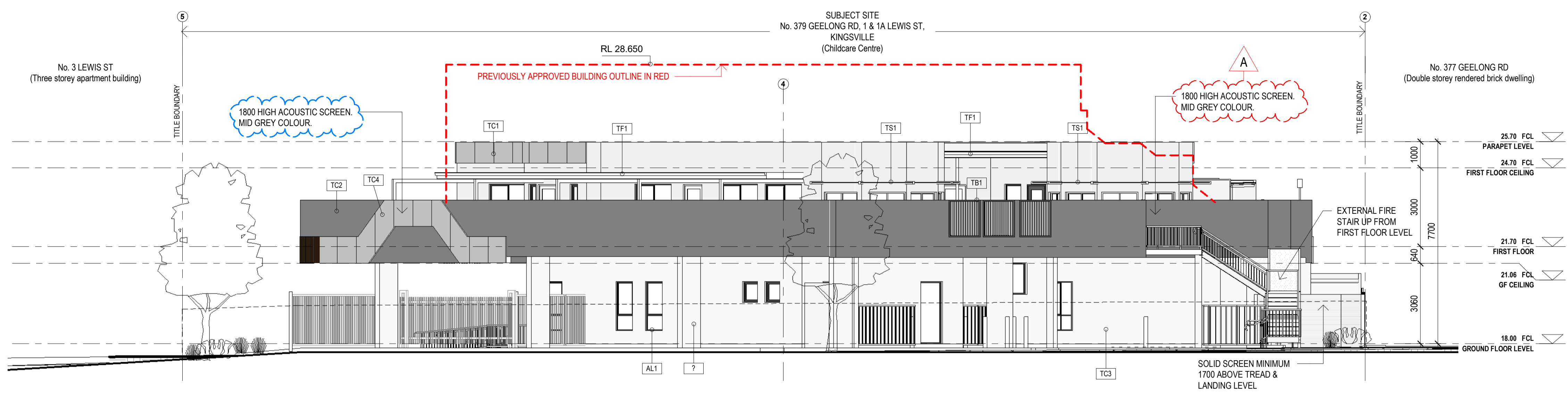
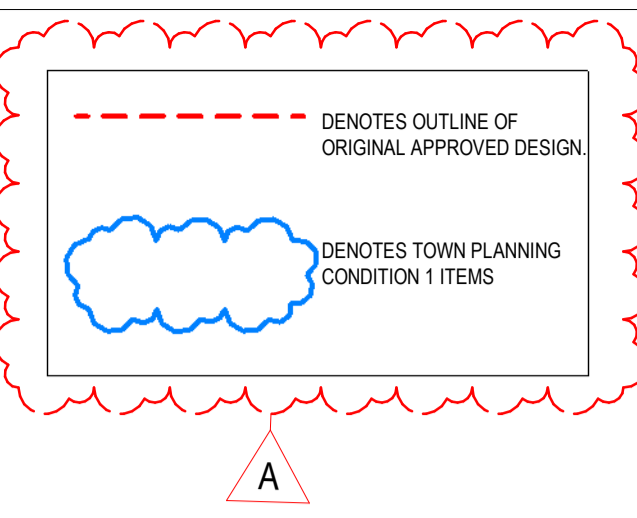


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Commercial  
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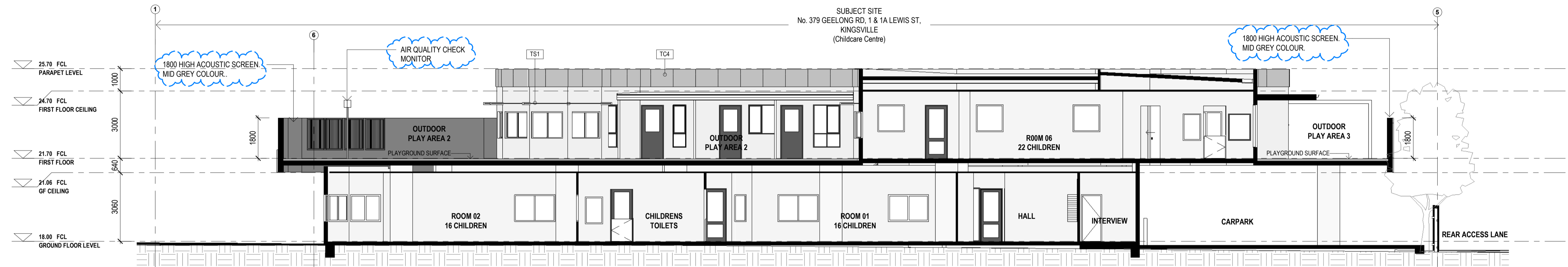


PROJECT: PROPOSED CHILDCARE CENTRE  
ADDRESS: 379 GEELONG RD, KINGSVILLE  
CLIENT: i9 KINGSVILLE P/L  
SHEET TITLE: ELEVATIONS  
DRAWN: CM SCALE: 1:100 @ A1 PAPER SIZE DWG NO: TP201  
DATE: OCTOBER 2023 REV: B

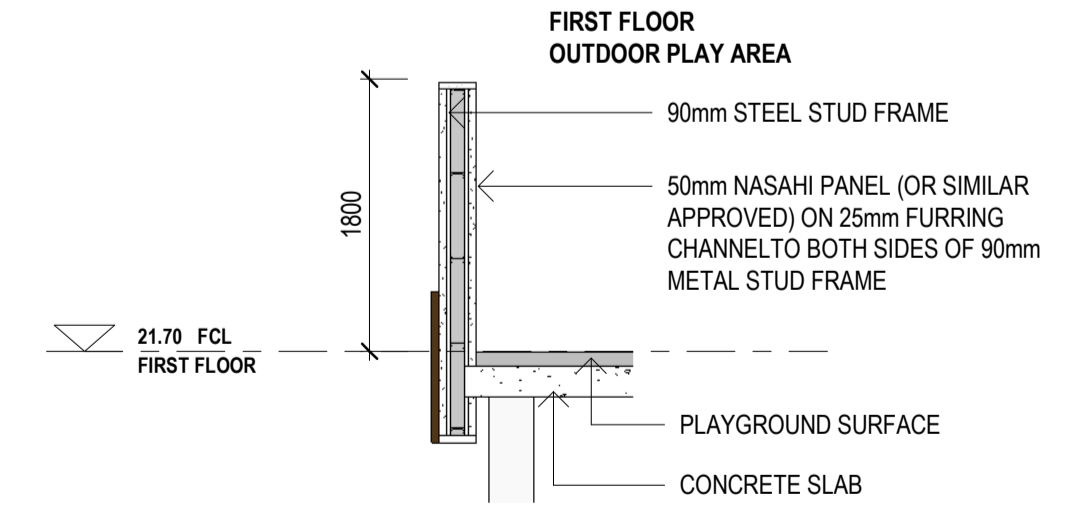




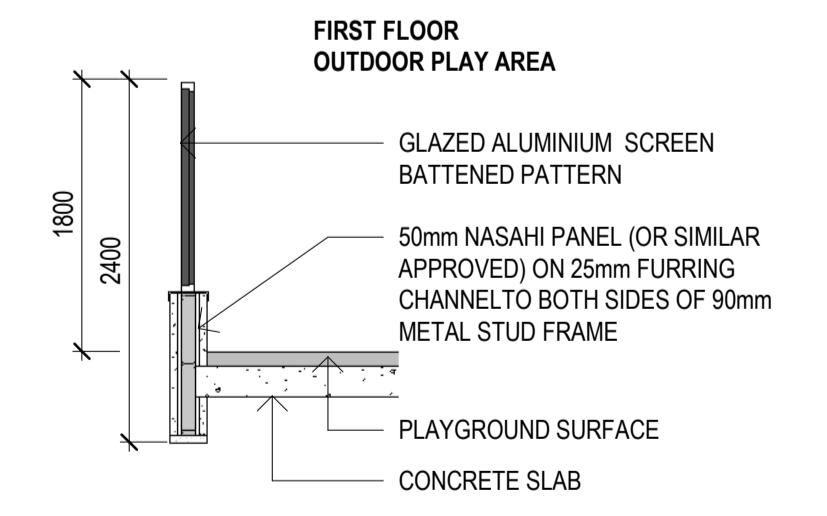
**05 ELEVATION FROM ROAD**  
1:100



**01 SECTION THROUGH INTERNAL AREA**  
1:100



**02 - SOLID PANEL FIRST FLOOR SCREEN**  
1:50



**02 - GLAZED BATTEN PATTERN FIRST FLOOR SCREEN**  
1:50

No.	Revision Description	Drawn	Approved	Date
A	Amend TP Application	CM		16.01.24
B	Town Planning RFI	CM		22.04.24

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PROJECT: PROPOSED CHILDCARE CENTRE  
ADDRESS: 379 GEELONG RD, KINGSVILLE  
CLIENT: i9 KINGSVILLE P/L  
SHEET TITLE: ELEVATIONS  
DRAWN: CM SCALE: As indicated @ A1 PAPER SIZE DWG NO: TP202  
DATE: OCTOBER 2023  
JOB NO.: 5203  
REV: B  
11/06/2024 10:40:31 AM



**FIRST FLOOR WALL**  
 RENDERED WALL FINISH - MID GREY COLOUR

TC1



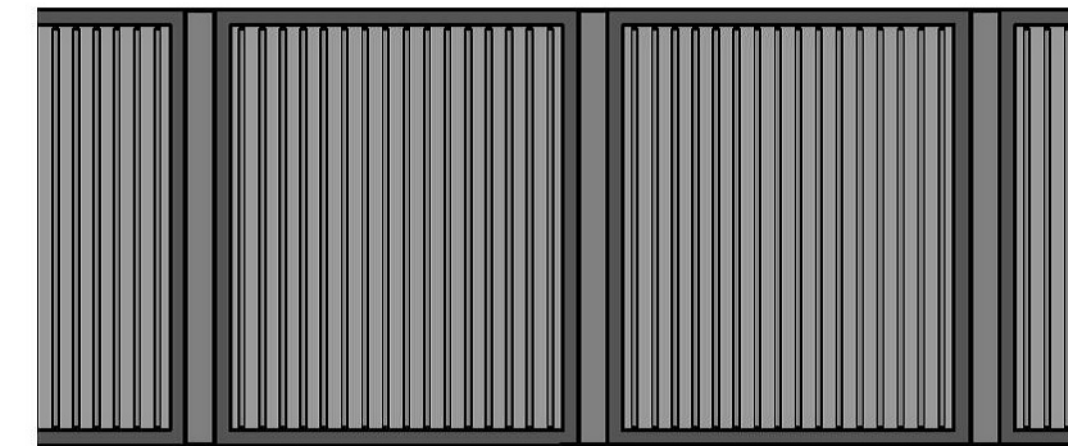
**GROUND FLOOR WALL**  
 RENDERED WALL FINISH - LIGHT GREY COLOUR

TC3



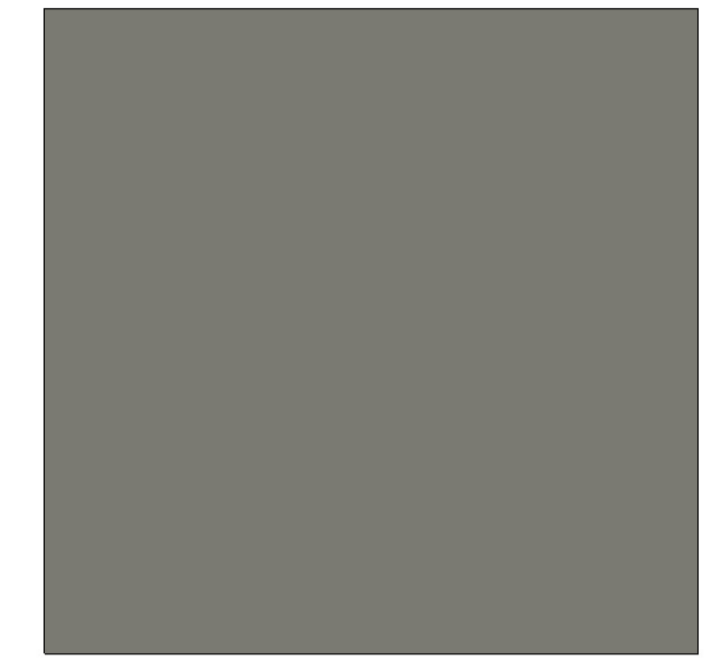
**WALL BAND.**  
 LIGHT GREY COLOUR.

TC4



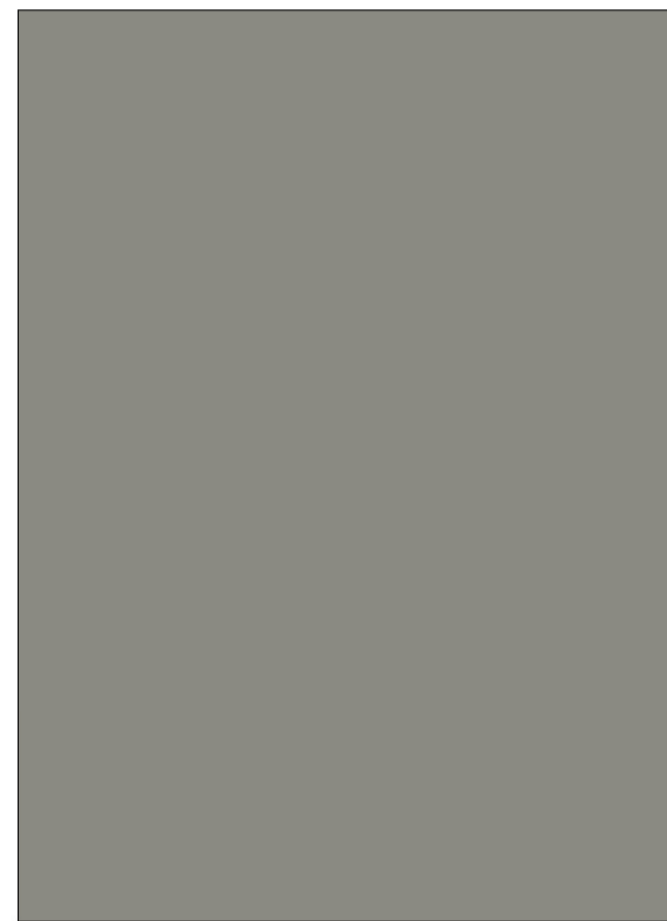
**FIRST FLOOR SCREEN INFILL ALONG LEWIS STREET FRONTAGE**  
 1800 HIGH SCREEN. ALUMINIUM FRAME GLAZED BATTEN PATTERN.  
 MID GREY COLOUR.

TB1

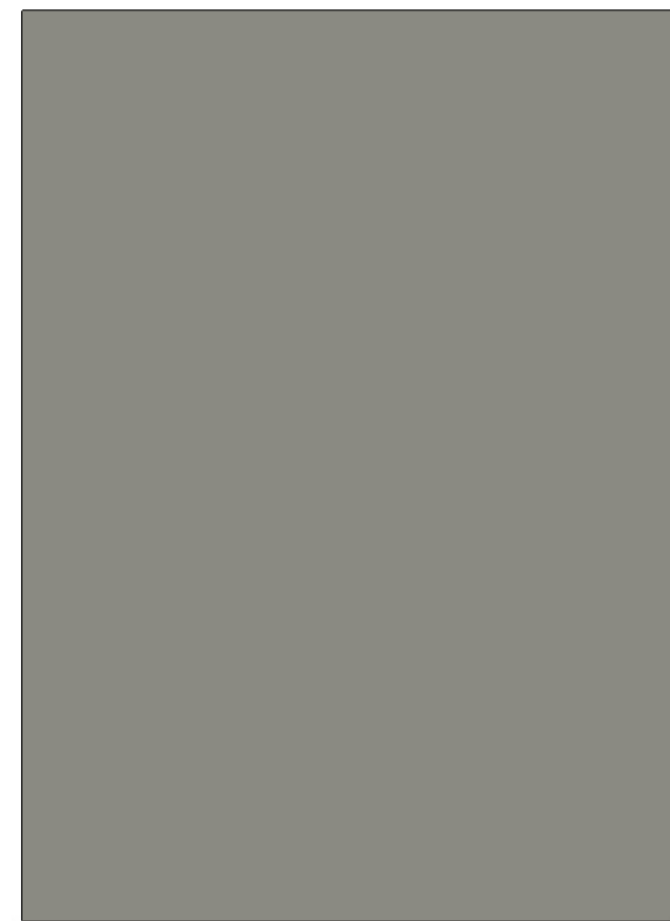


**FIRST FLOOR SCREEN FENCE.**  
 ACOUSTIC SCREEN MID GREY COLOUR.

TC2



**FIRST FLOOR PARAPET FLASHING/CAPPING**  
 COLORBOND METAL. MID GREY COLOUR TO  
 MATCH FIRST FLOOR WALL



**ROOF GUTTERS & FASCIAS**  
 COLORBOND METAL. MID GREY COLOUR  
 TO MATCH FIRST FLOOR WALL

TF1



**ALUMINIUM WINDOW & DOOR FRAME**  
 POWDER COATED DULUX MONUMENT MATT FINISH  
 FRAME. CLEAR GLAZING.

AL1



**FRONT FENCE & GATE**  
 BATTEN FACED ACOUSTIC FENCE.  
 DARK GREY COLOUR

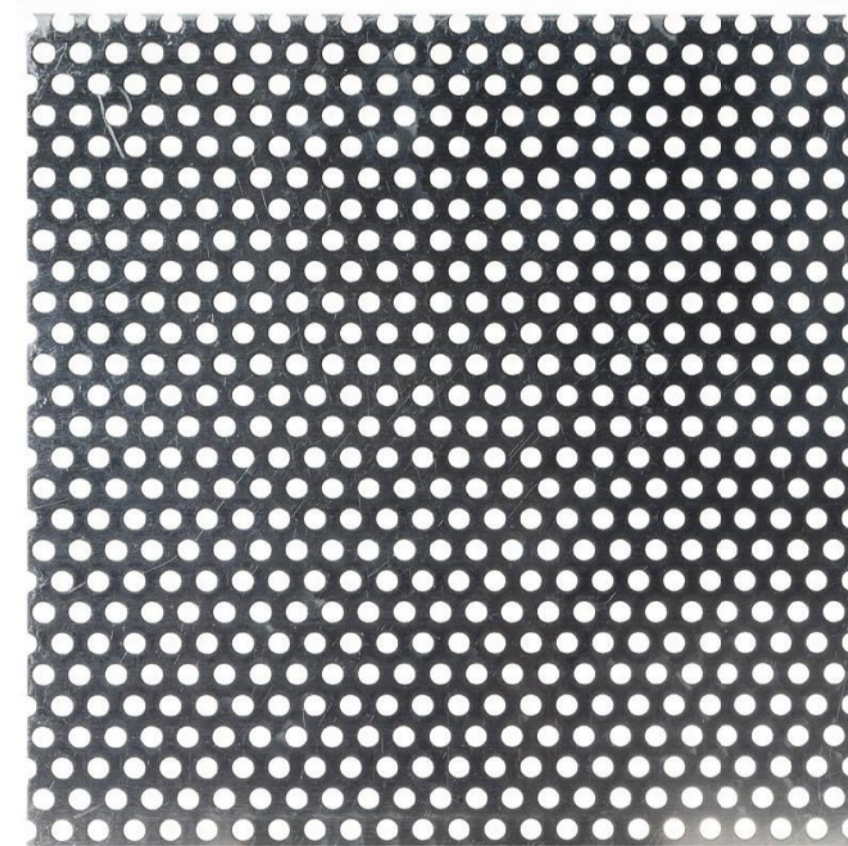
FG2



**01 EXTERIOR FINISHES BOARD**

**CAR PARK SECURITY FENCE & GATE**  
 POWDER COATED METAL PICKETS/FRAME.

FG1



**WINDOW SUN SCREEN**  
 PERFORATED GALVANIZED METAL

TS1

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PROJECT: PROPOSED CHILDCARE CENTRE JOB NO.: 5203  
 ADDRESS: 379 GEELONG RD, KINGSVILLE  
 CLIENT: i9 KINGSVILLE P/L  
 SHEET TITLE: EXTERIOR FINISHES BOARD  
 DRAWN: CM SCALE: 1 : 100 @ A1 PAPER SIZE DWG NO: TP250  
 DATE: OCTOBER 2023 REV: B  
 11/08/2024 10:40:32 AM



**3D View - Lewis Street Frontage**

1:1



**3D View - Lewis Street & Side Access Lane**

1:1

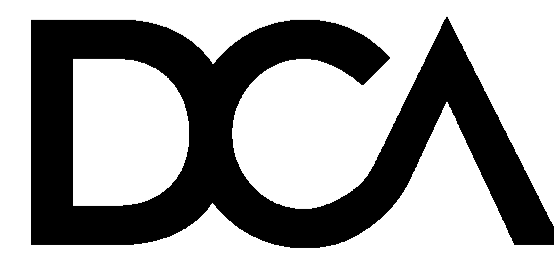
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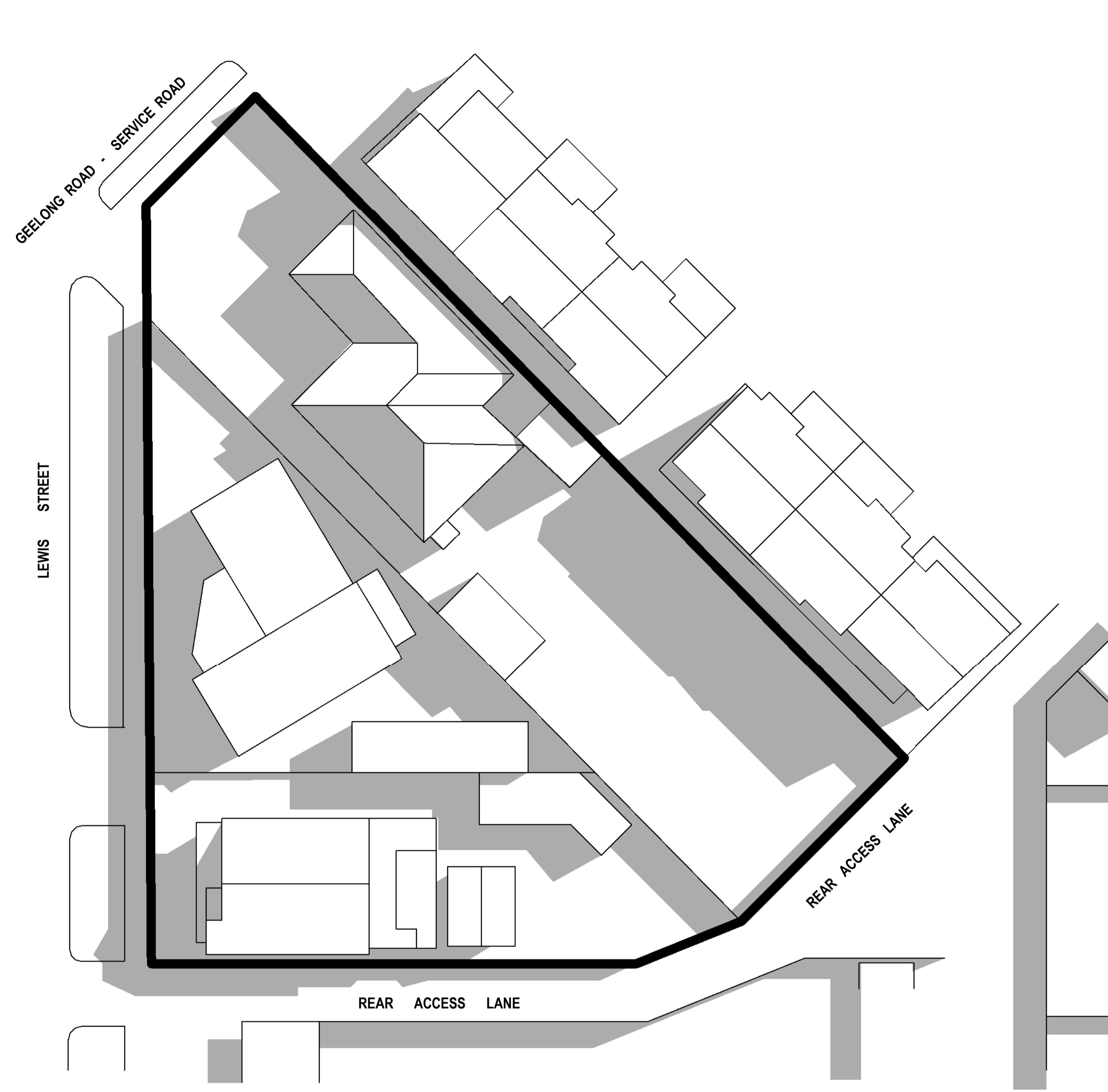


Elegant | Functional | Responsible | Design

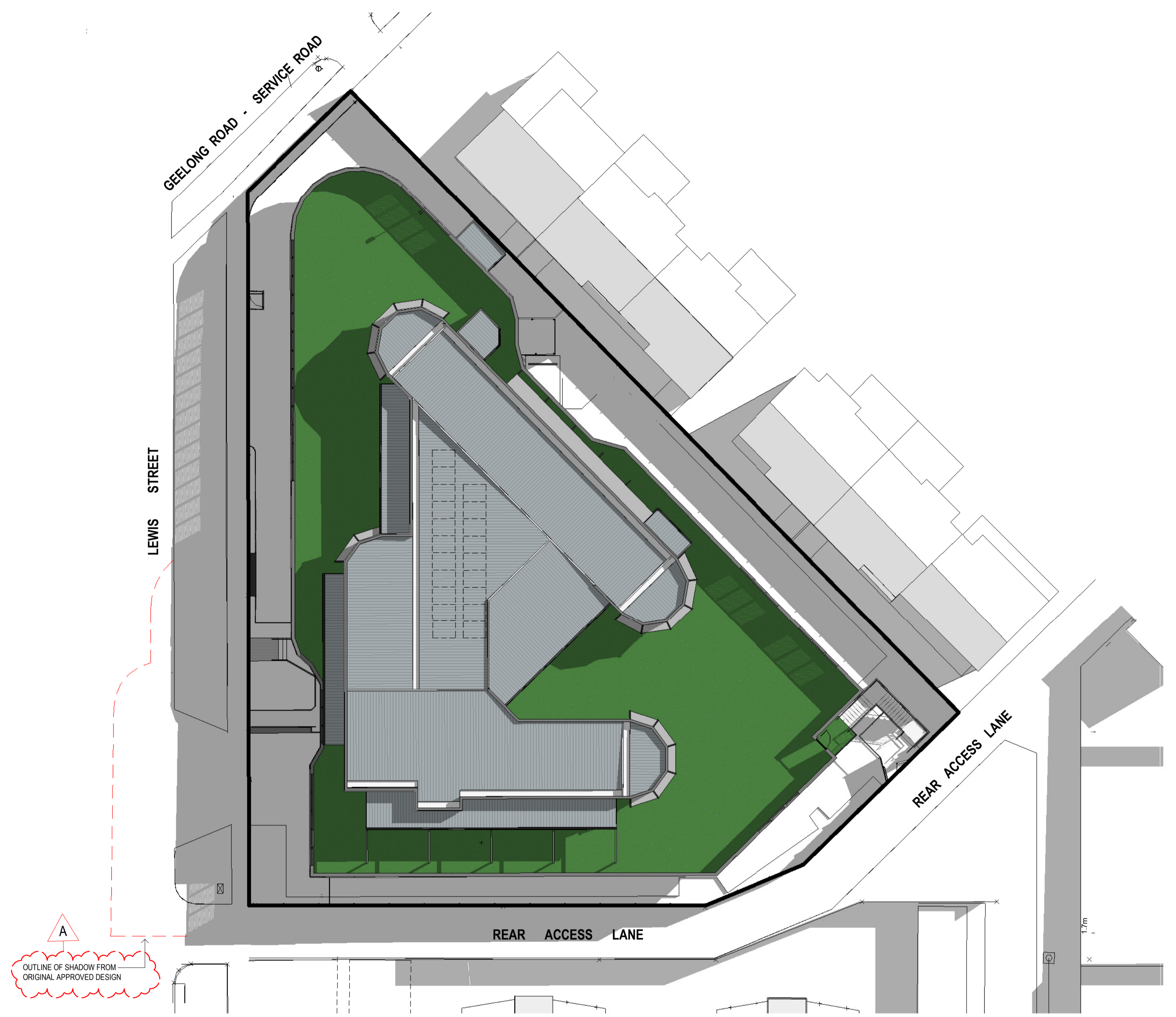
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PROJECT: PROPOSED CHILDCARE CENTRE JOB NO.: 5203  
 ADDRESS: 379 GEELONG RD, KINGSVILLE  
 CLIENT: i9 KINGSVILLE P/L  
 SHEET TITLE: RENDER IMAGE  
 DRAWN: CM SCALE: 1 : 1 @ A1 PAPER SIZE DWG NO: TP900  
 DATE: OCTOBER 2023 REV: B

THIS DRAWING IS AN ADVERTISED PLAN



**01 EXISTING SHADOWS 9AM September**



**02 PROPOSED SHADOWS 9AM September**  
 1:200

A  
 OUTLINE OF SHADOW FROM ORIGINAL APPROVED DESIGN

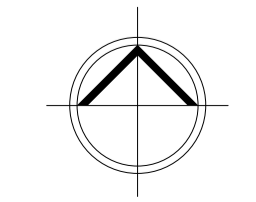
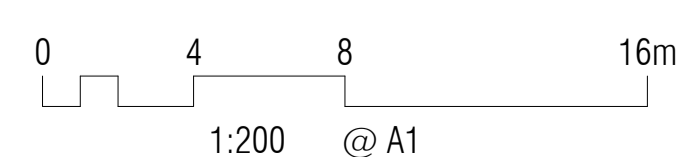
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A	Amend TP Application	CM		16.01.24
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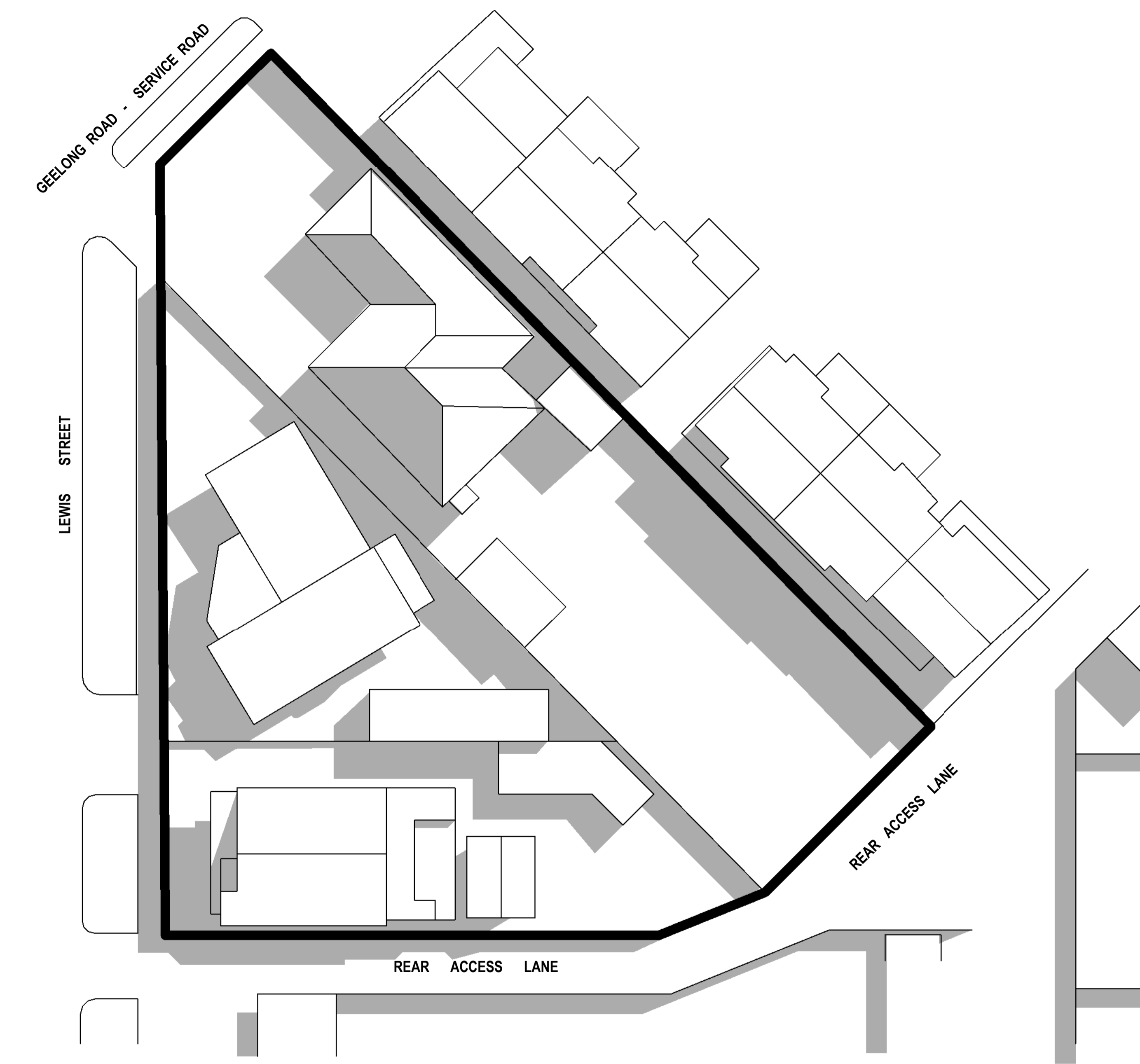
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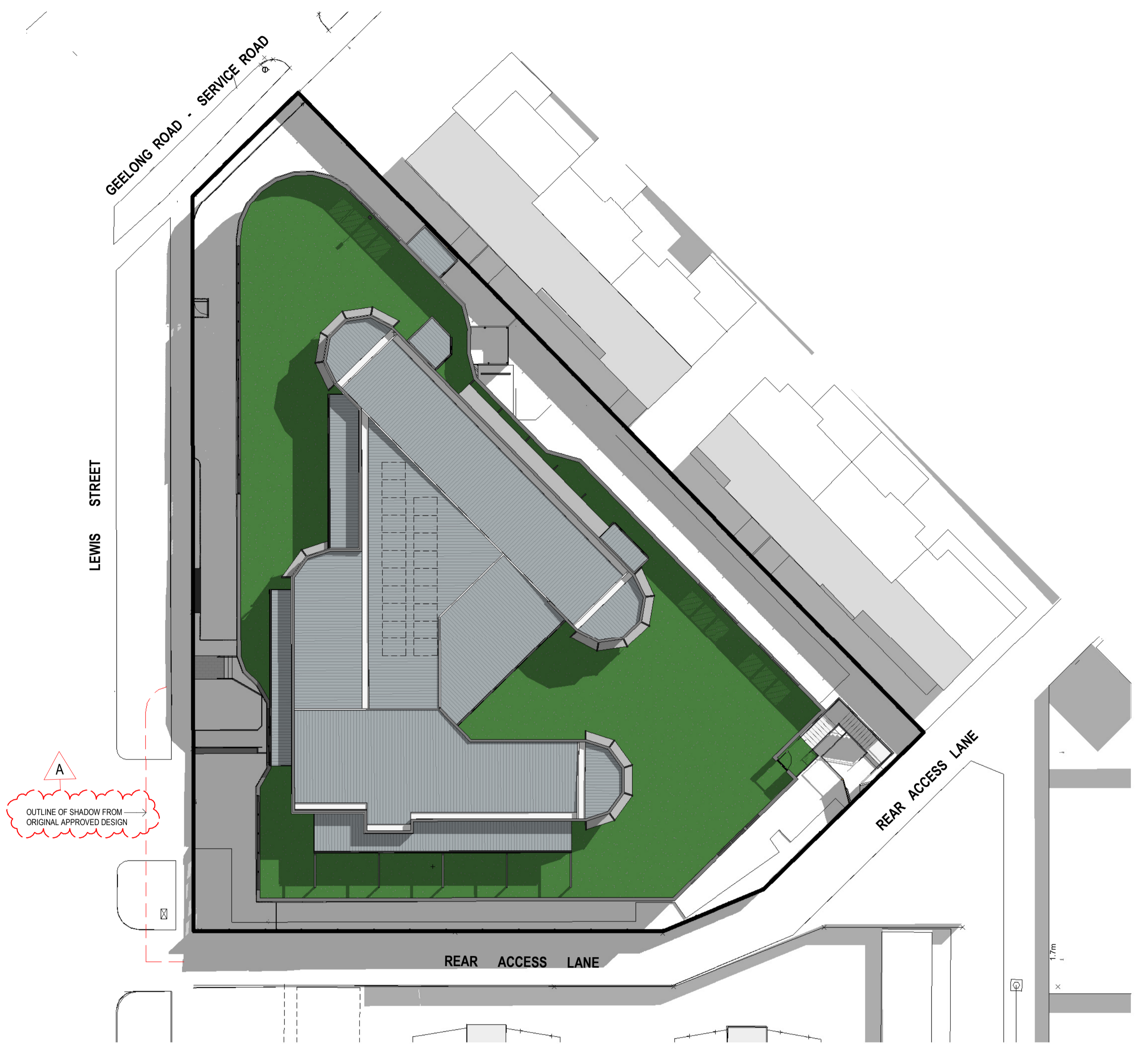
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PROJECT: PROPOSED CHILDCARE CENTRE JOB NO.: 5203  
 ADDRESS: 379 GEELONG RD, KINGSVILLE  
 CLIENT: i9 KINGSVILLE P/L  
 SHEET TITLE: SHADOW DIAGRAM 9AM  
 DRAWN: CM SCALE: As indicated @ A1 PAPER SIZE: DWG: NTP-DD906  
 DATE: OCTOBER 2023 REV: B  
 11/06/2024 10:40:35 AM



**01 EXISTING SHADOWS 10AM September**



**02 PROPOSED SHADOWS 10AM September**

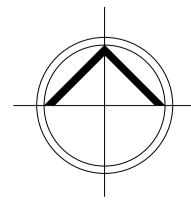
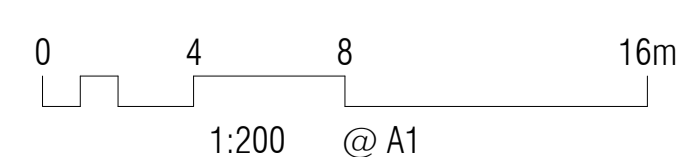
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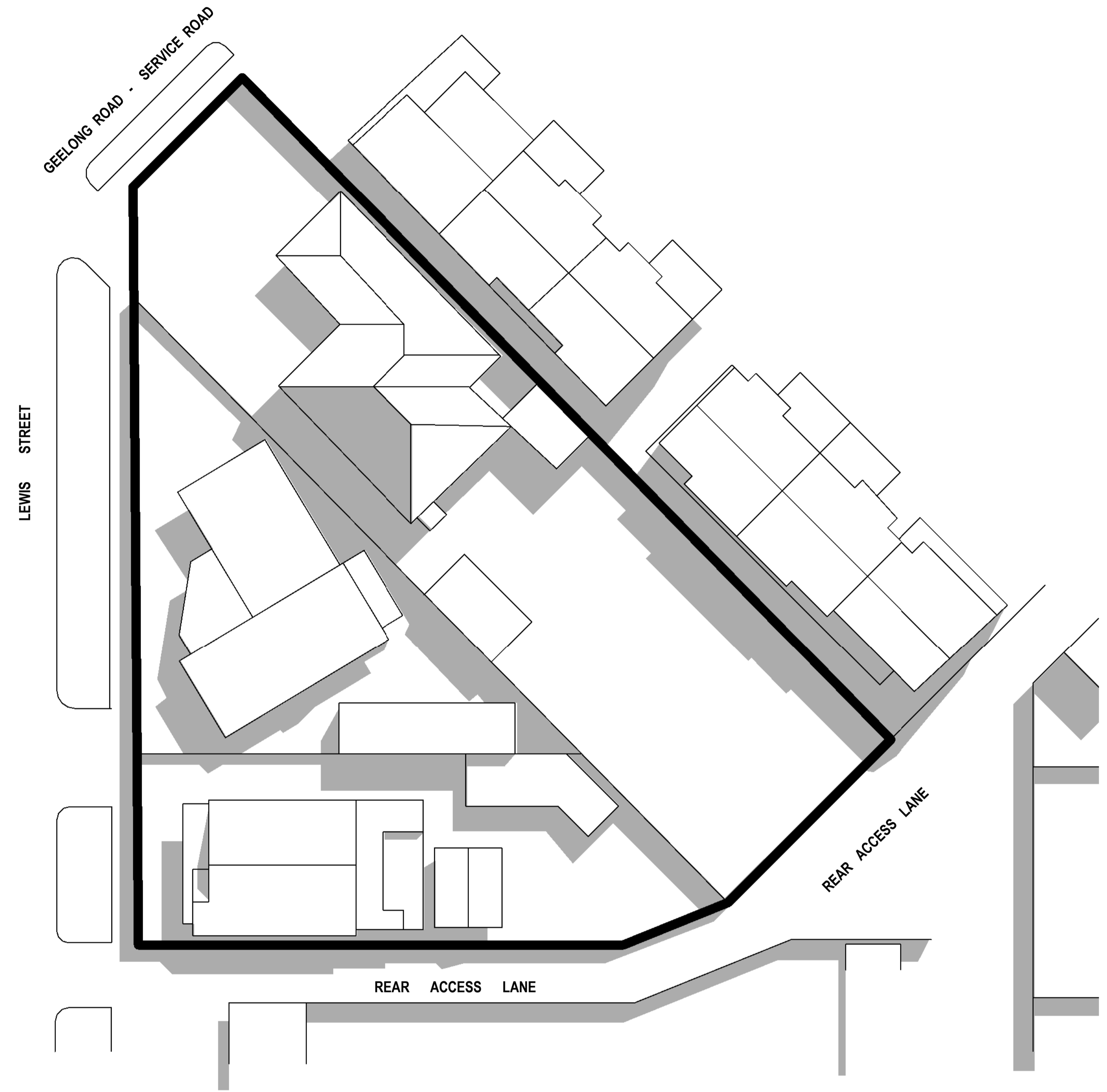
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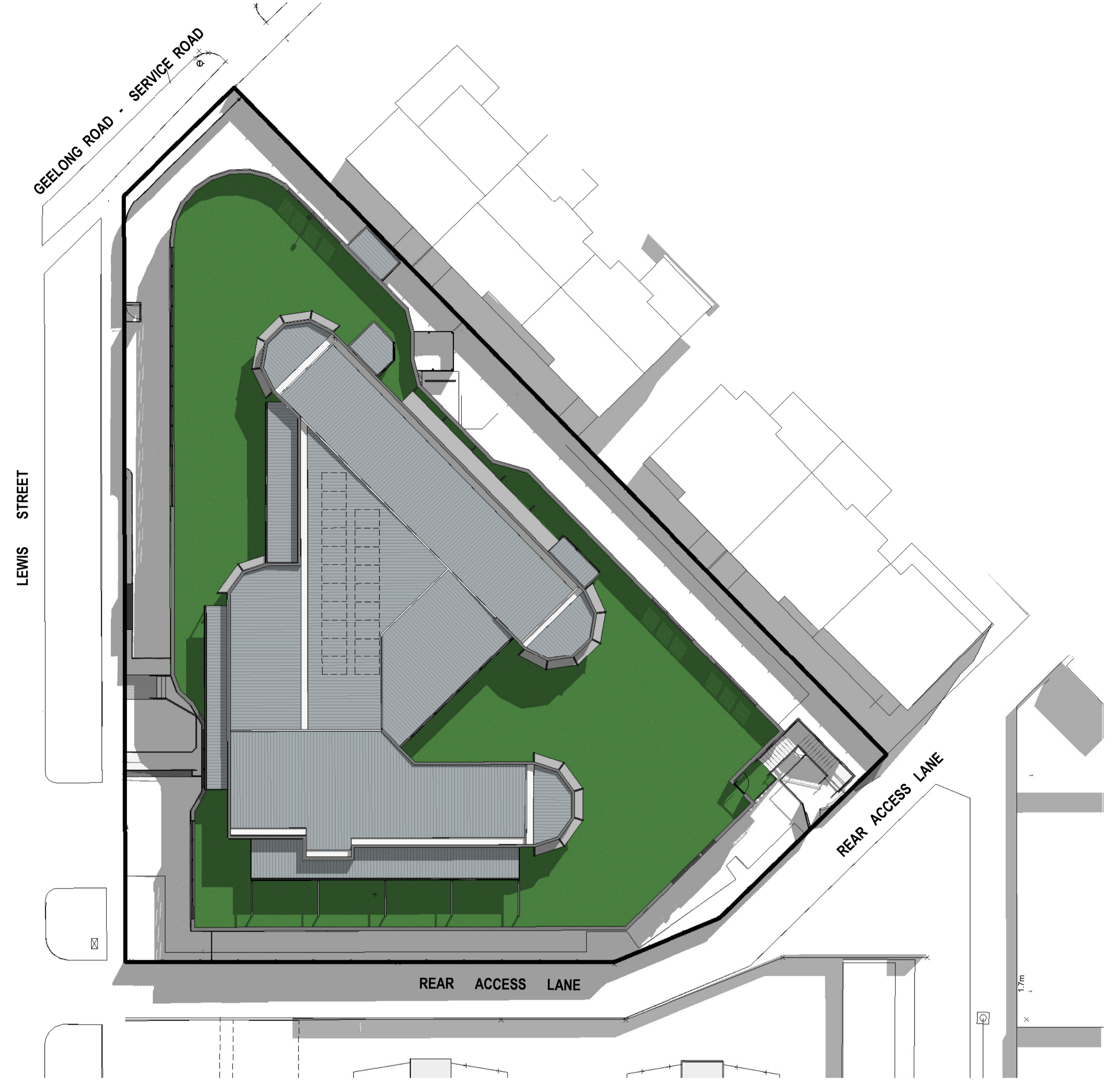
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 SHEET TITLE: SHADOW DIAGRAM 10AM  
 DRAWN: CM SCALE: As indicated @ A1 PAPER SIZE DWG NTP-DD907  
 DATE: OCTOBER 2023 REV: B  
 11/06/2024 10:40:37 AM



**01 EXISTING SHADOWS 11AM September**



**02 PROPOSED SHADOWS 11AM September**

1:200

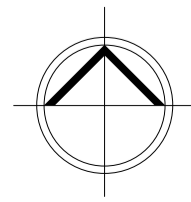
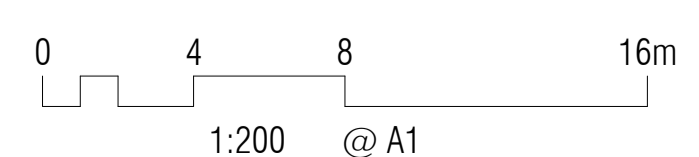
No.	Revision Description	Drawn	Approved	Date
B	Town Planning RFI	CM		22.04.24

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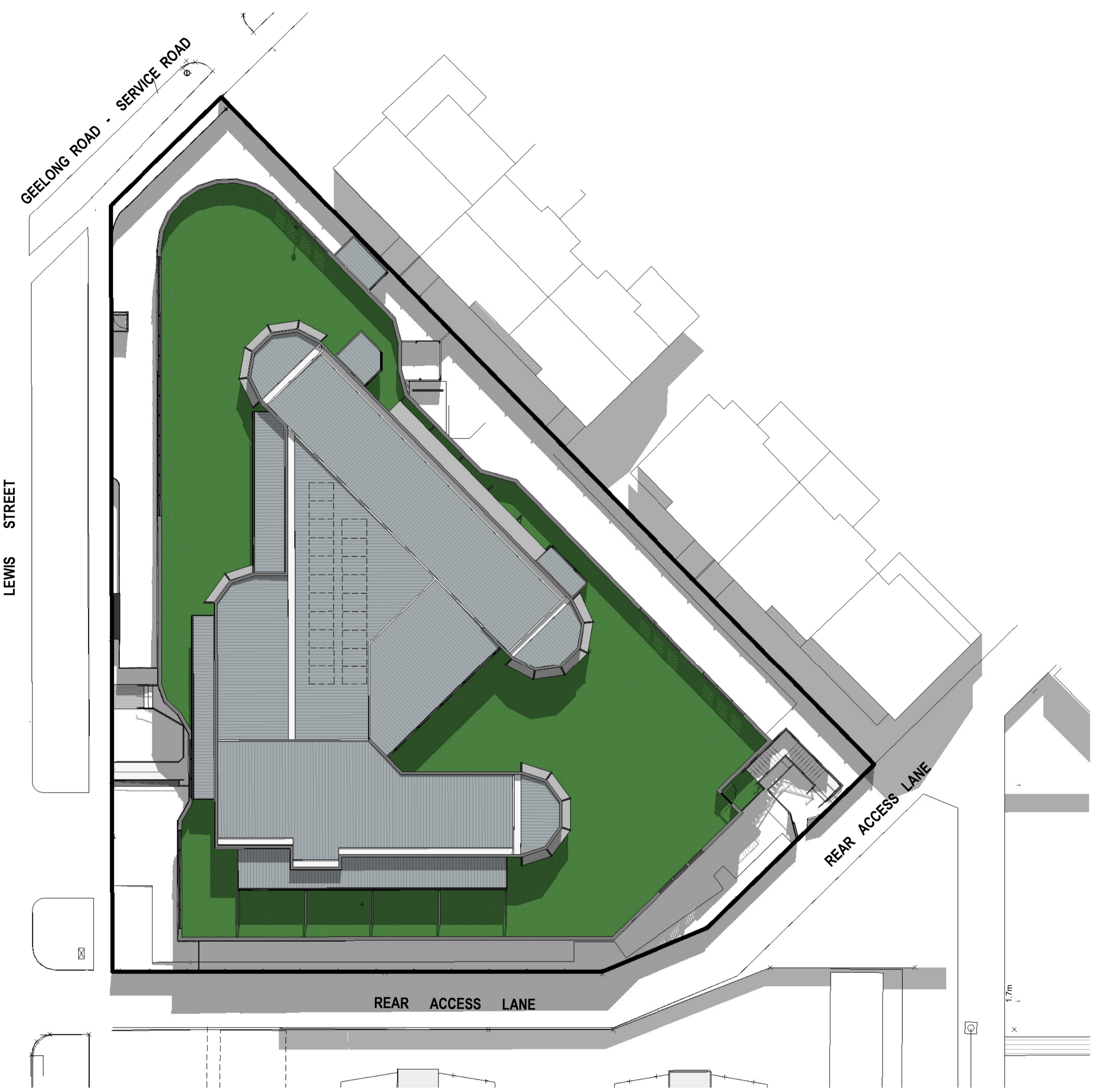
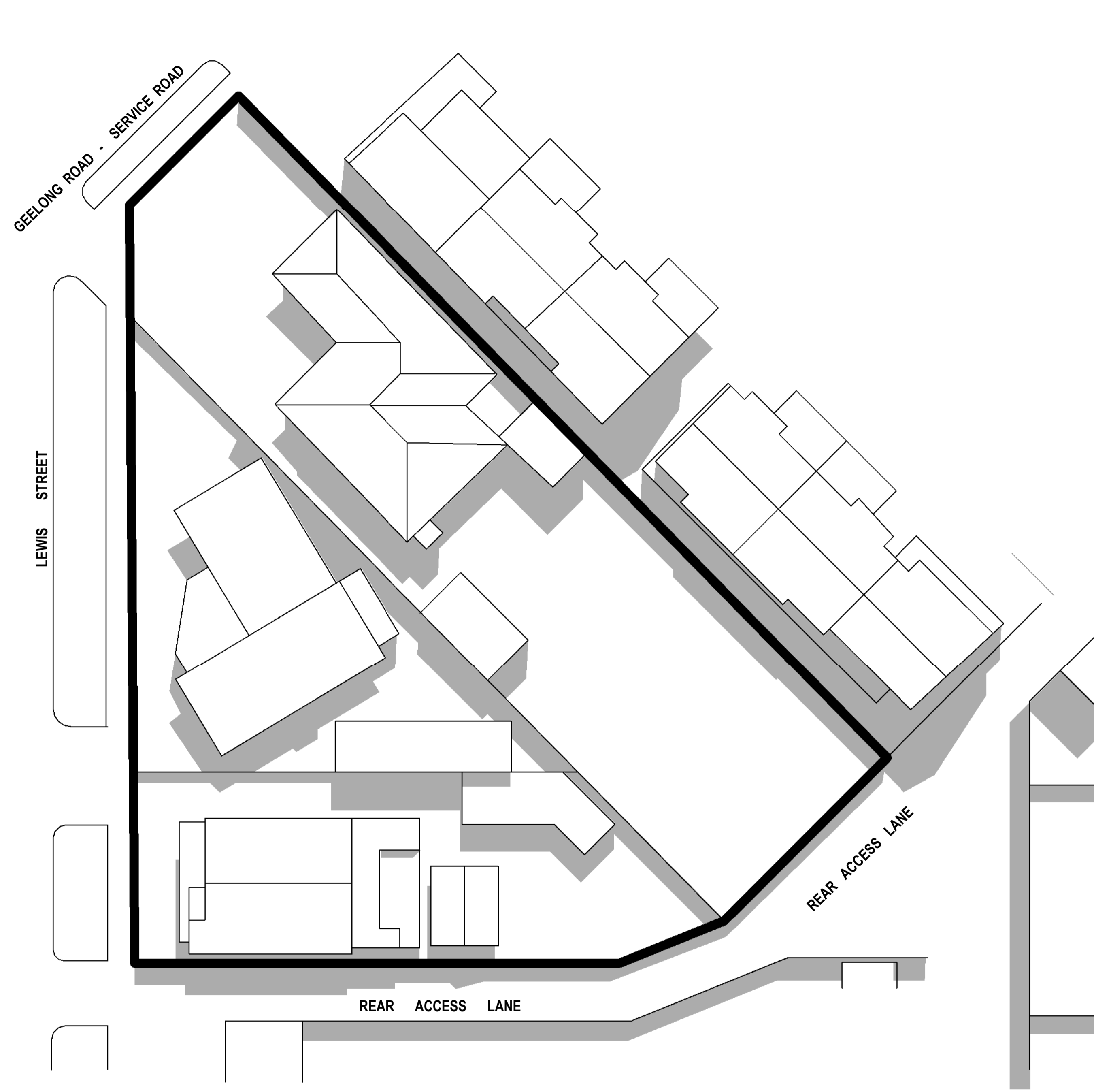


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 SHEET TITLE: SHADOW DIAGRAM 11AM  
 DRAWN: CM SCALE: As indicated @ A1 PAPER SIZE DWG NTP-DD908  
 DATE: OCTOBER 2023 REV: B  
 11/06/2024 10:40:35 AM

NOT TO SCALE  
 ADVERTISED PLAN



**01 EXISTING SHADOWS 12 PM September**

**02 PROPOSED SHADOWS 12PM September**

1:200

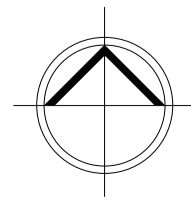
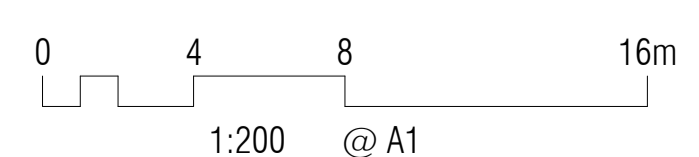
No.	Revision Description	Drawn	Approved	Date
B	Town Planning RFI	CM		22.04.24

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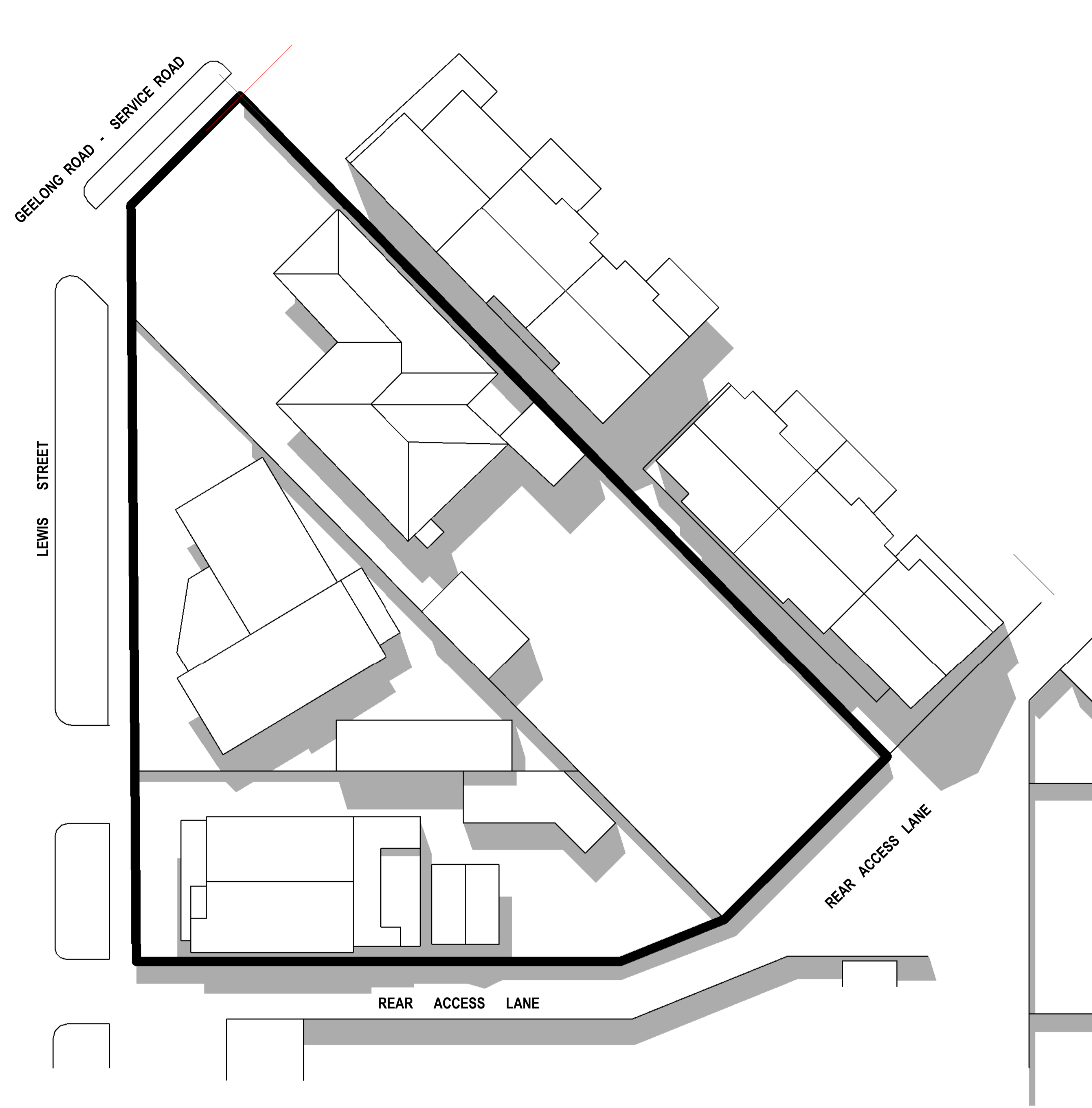
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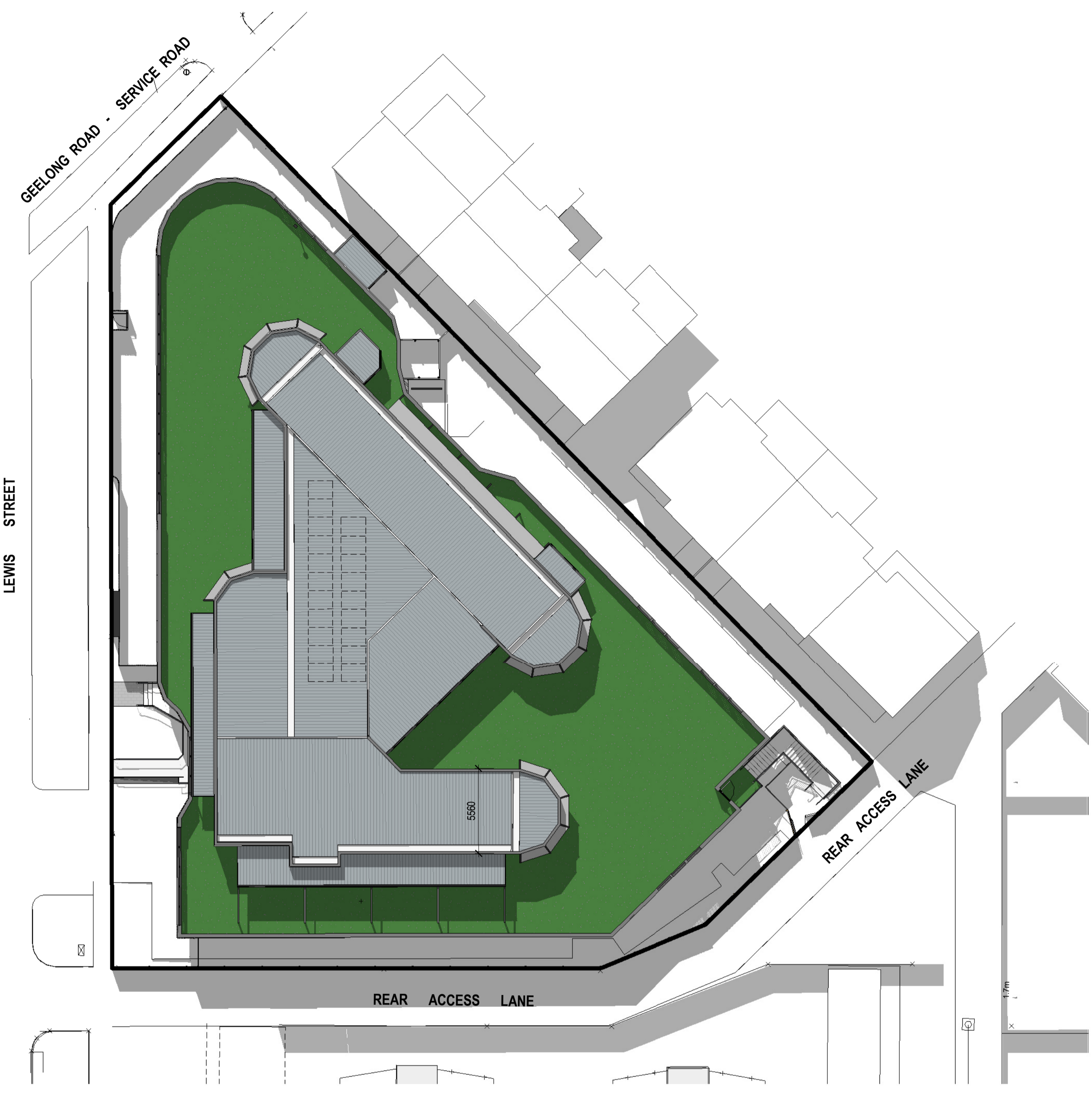
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 CLIENT: i9 KINGSVILLE P/L  
 SHEET TITLE: SHADOW DIAGRAM 12PM  
 DRAWN: CM SCALE: As indicated @ A1 PAPER SIZE: DWG NTP-DD909  
 DATE: OCTOBER 2023 REV: B  
 11/06/2024 10:40:40 AM



01 EXISTING SHADOWS 1PM September



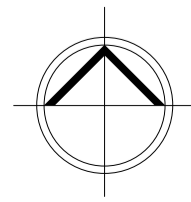
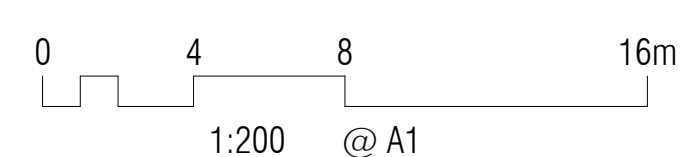
02 PROPOSED SHADOWS 1PM September

No.	Revision Description	Drawn	Approved	Date
B	Town Planning RFI	CM		22.04.24

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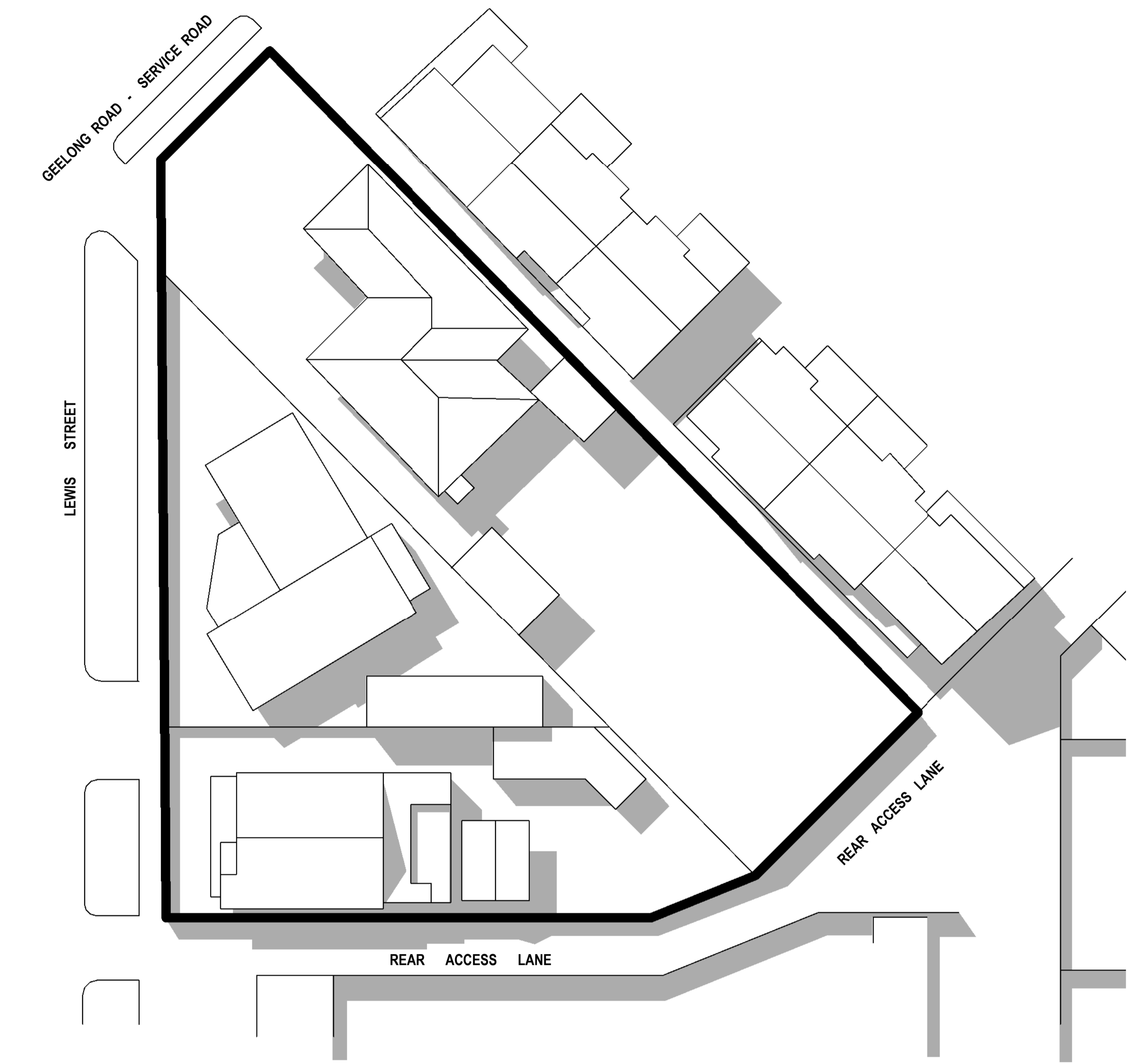


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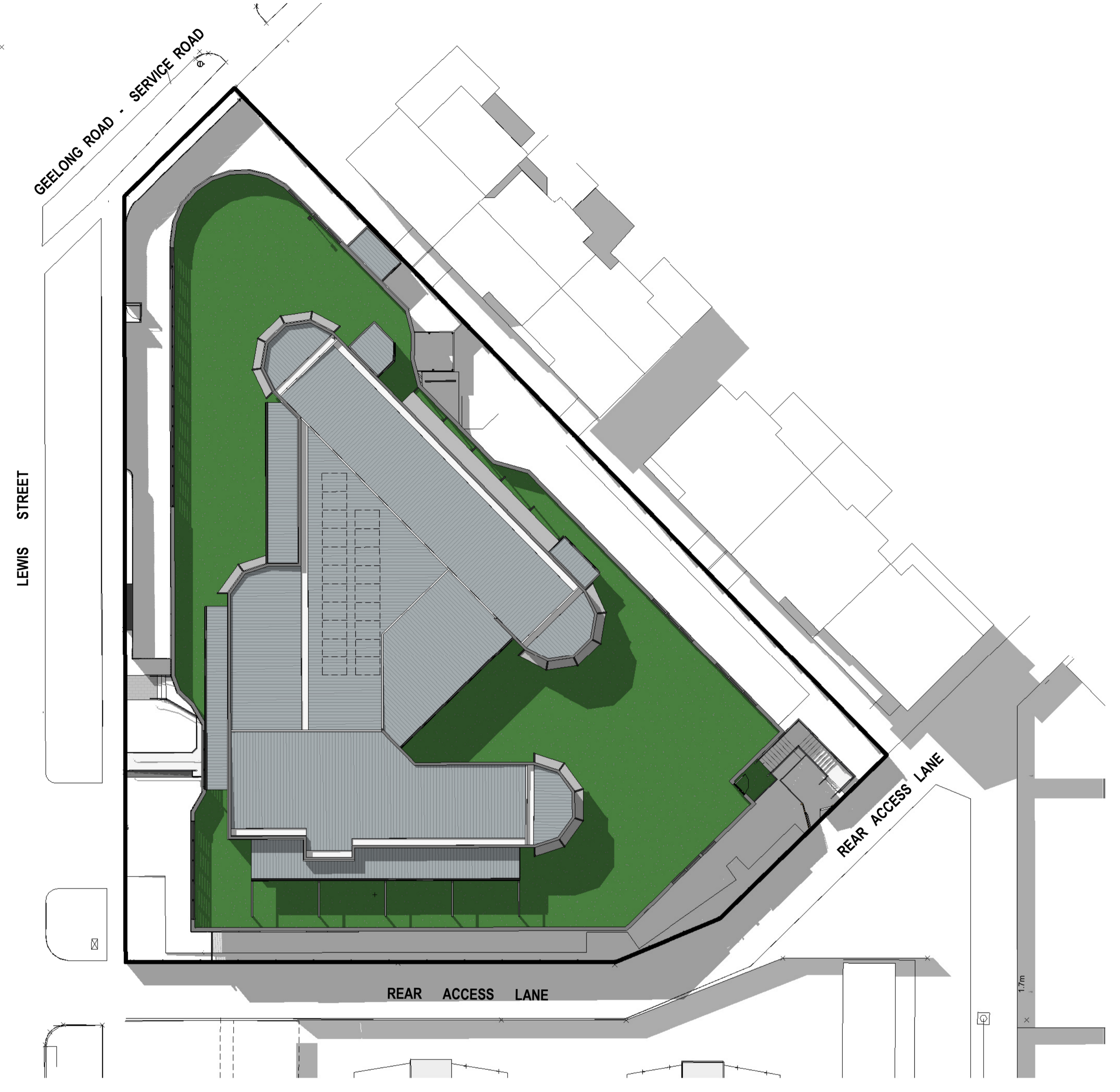


PROJECT: PROPOSED CHILDCARE CENTRE JOB NO.: 5203  
ADDRESS: 379 GEELONG RD, KINGSVILLE  
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SHEET TITLE: SHADOW DIAGRAM 1PM  
DRAWN: CM SCALE: As indicated @ A1 PAPER SIZE: DWG: NTP-DD910  
DATE: OCTOBER 2023 REV: B  
11/06/2024 10:40:42 AM





**01 EXISTING SHADOWS 2PM September**



**02 PROPOSED SHADOWS 2PM September**  
 1:200

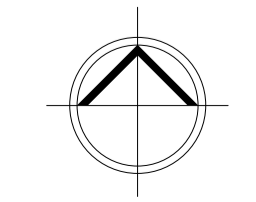
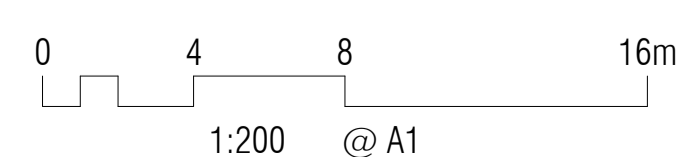
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No.	Revision Description	Drawn	Approved	Date
B	Town Planning RFI	CM		22.04.24

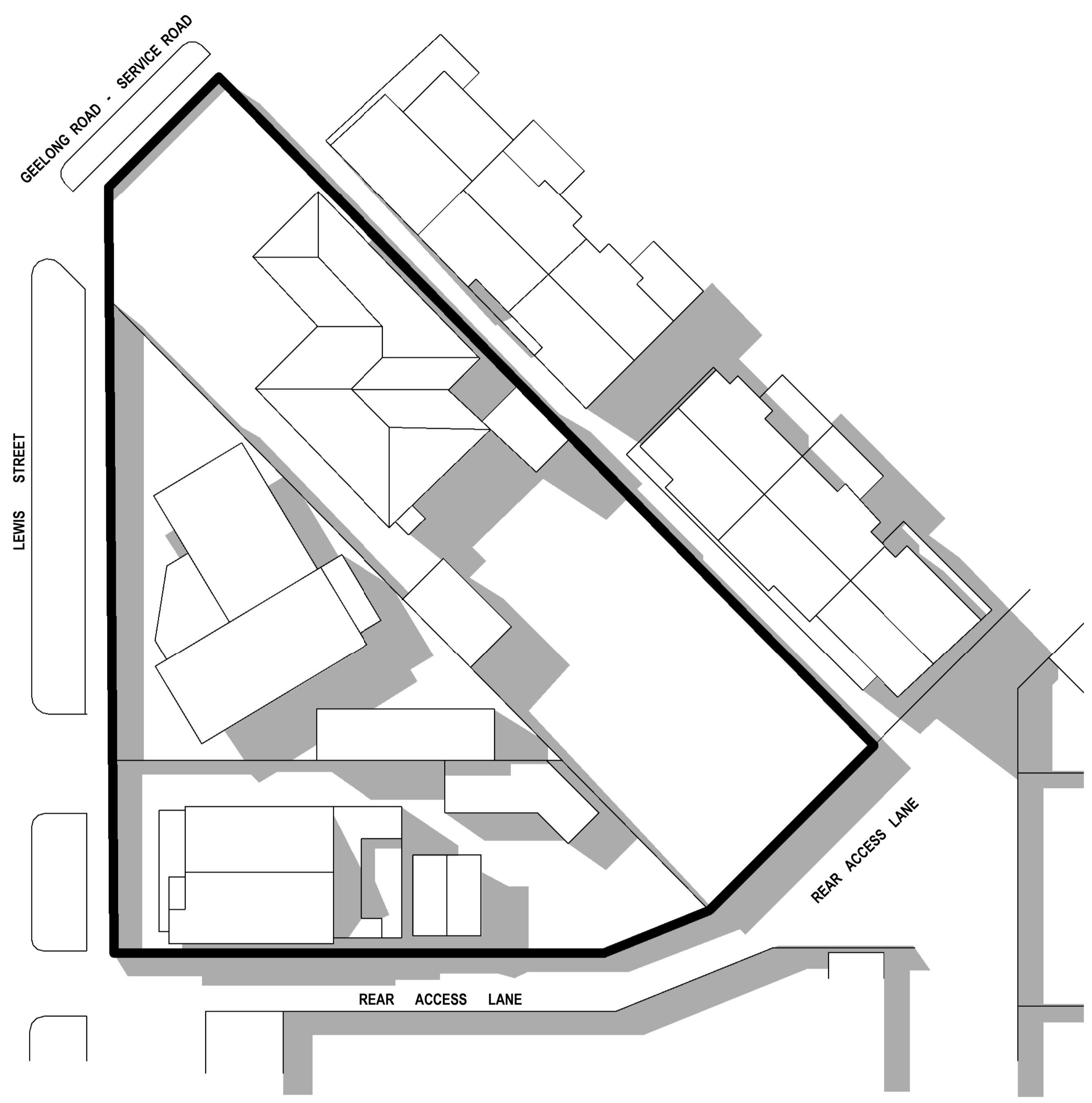
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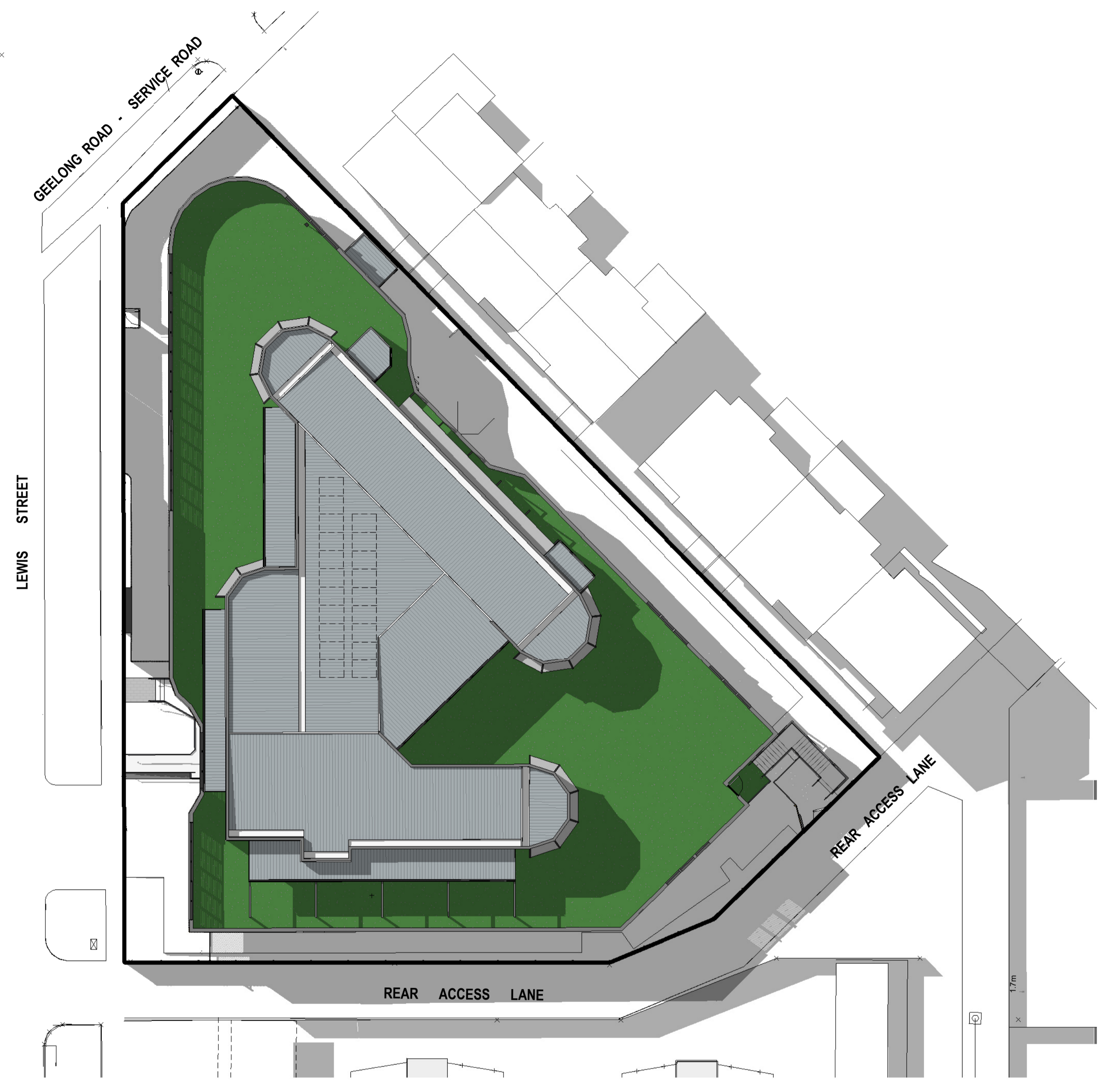
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 SHEET TITLE: SHADOW DIAGRAM 2PM  
 DRAWN: CM SCALE: As indicated @ A1 PAPER SIZE: DWG NTP-DD911  
 DATE: OCTOBER 2023 REV: B  
 11/06/2024 10:40:43 AM



**01 EXISTING SHADOWS 3PM September**



**02 PROPOSED SHADOWS 3PM September**

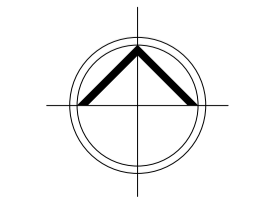
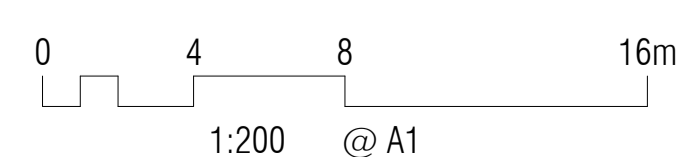
No.	Revision Description	Drawn	Approved	Date
B	Town Planning RFI	CM		22.04.24

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 SHEET TITLE: SHADOW DIAGRAM 3PM  
 DRAWN: CM SCALE: As indicated @ A1 PAPER SIZE: DWG: NTP-DD912  
 DATE: OCTOBER 2023 REV: B  
 11/06/2024 10:40:45 AM