

SITE CONTEXT NOTES:	
<ul style="list-style-type: none"> WHILE THE SITE IS LOCATED WITHIN A RESIDENTIAL ENVIRONMENT IT IS POSITIONED ON A MAIN ROAD, BACKS ONTO A TRAIN LINE AND IS A SHORT DISTANCE NORTH OF AN ACTIVITY CENTRE. THE SITE IS LESS THAN 500 METRES FROM GLENROY TRAIN STATION AND A RANGE OF BUS ROUTES. PASCOE VALE RD EXHIBITS A BROADER RANGE OF LAND USES AND BUILT FORMS, INCLUDING WITHIN THE SECTIONS THAT ARE ZONED FOR RESIDENTIAL LAND USAGE. AS SUCH, THIS STRETCH OF THE ROAD IS LIKELY TO CONTINUE TO EVOLVE AND CHANGE FROM THE TRADITIONAL SINGLE STOREY DWELLINGS TO NON-RESIDENTIAL USES AND LARGER MEDIUM DENSITY DEVELOPMENTS. REFERENCE IS MADE TO THE MONTEREY AGED CARE FACILITY, CHILD CARE CENTRE, MEDICAL CENTRE, SERVICE STATION AND APARTMENT STYLE BUILDINGS CLOSE BY TO THE SOUTH. THE BUILDING FORM OF THE AREA IS EXHIBITING CHANGE IN THE FORM OF MORE INTENSIVE AND ROBUST BUILDINGS. EXCELLENT PEDESTRIAN ACCESS TO THE SITE IS AVAILABLE. THE LAND IS LARGE, FLAT AND WITHOUT ANY VEGETATION OF NOTE. THERE ARE NO SITE CONSTRAINTS. 	

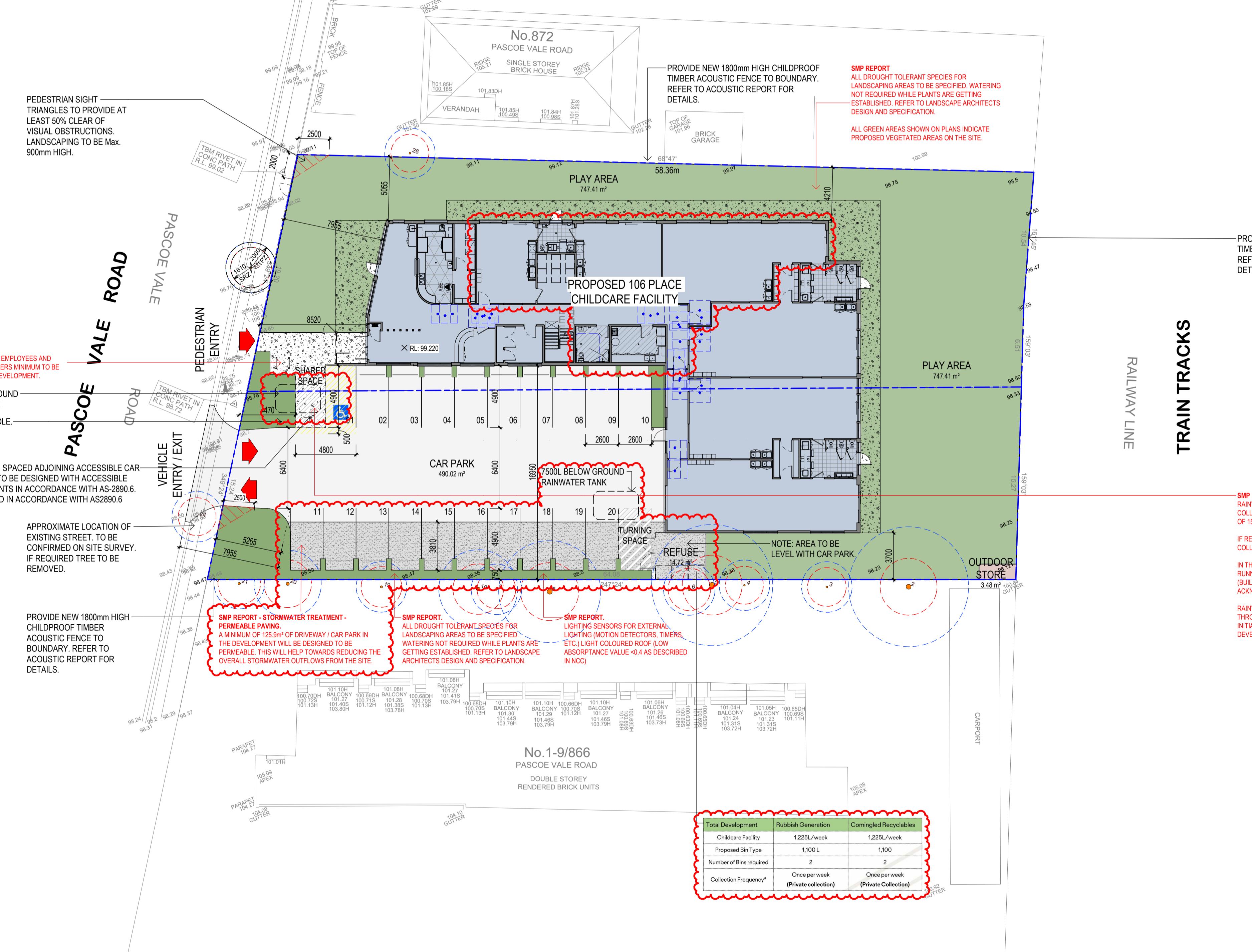
PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME
Advertised Document
Advertised Plan Sheet 1 of 7
(Application No: MPS/2022/858/B
Date: 4/06/2025

PLANNING & ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME
Amended Plan to Permit No: MPS/2022/858
Sheet No. 1 of 1 Date: 27/05/2024
Signed
For and on behalf of Merri-bek City Council

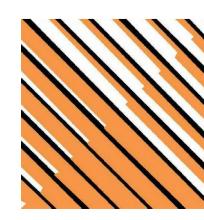
AREA ANALYSIS CHILD CARE FACILITY

SITE AREA:	2013 m ²
GROUND BUILDING AREA:	643 m ²
FIRST BUILDING AREA:	97 m ²
TOTAL BUILDING AREA:	740 m ²
TOTAL CAR PARKING AREA:	486 m ²
SITE COVERAGE:	38.69 %
SITE PERMEABILITY:	1.63 %
TOTAL CHILDREN SPACES:	106
OUTDOOR PLAY AREA - REQUIRED:	742 m ²
OUTDOOR PLAY AREA - PROVIDED:	747 m ²
TOTAL CAR PARKING REQUIRED:	23
TOTAL CAR PARKING PROVIDED:	20
TOTAL STAFF NUMBER: (FULL TIME)	18

ROOM NAME	AREA	NO. OF CHILDREN
CHILDREN'S ROOM 01	27 m ²	8
CHILDREN'S ROOM 02	40 m ²	12
CHILDREN'S ROOM 03	66 m ²	20
CHILDREN'S ROOM 04	72 m ²	22
CHILDREN'S ROOM 05	72 m ²	22
CHILDREN'S ROOM 06	72 m ²	22
TOTAL: 6		106

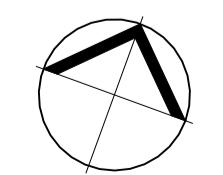


These plans, designs and specifications and the copyright therein are the property of The Ellis Group Architects Pty Ltd and must not be reproduced or copied wholly or in part without the written permission of The Ellis Group Architects Pty Ltd. All dimensions and levels to be checked on the job before commencing any work or shop drawings. Do not scale drawings.

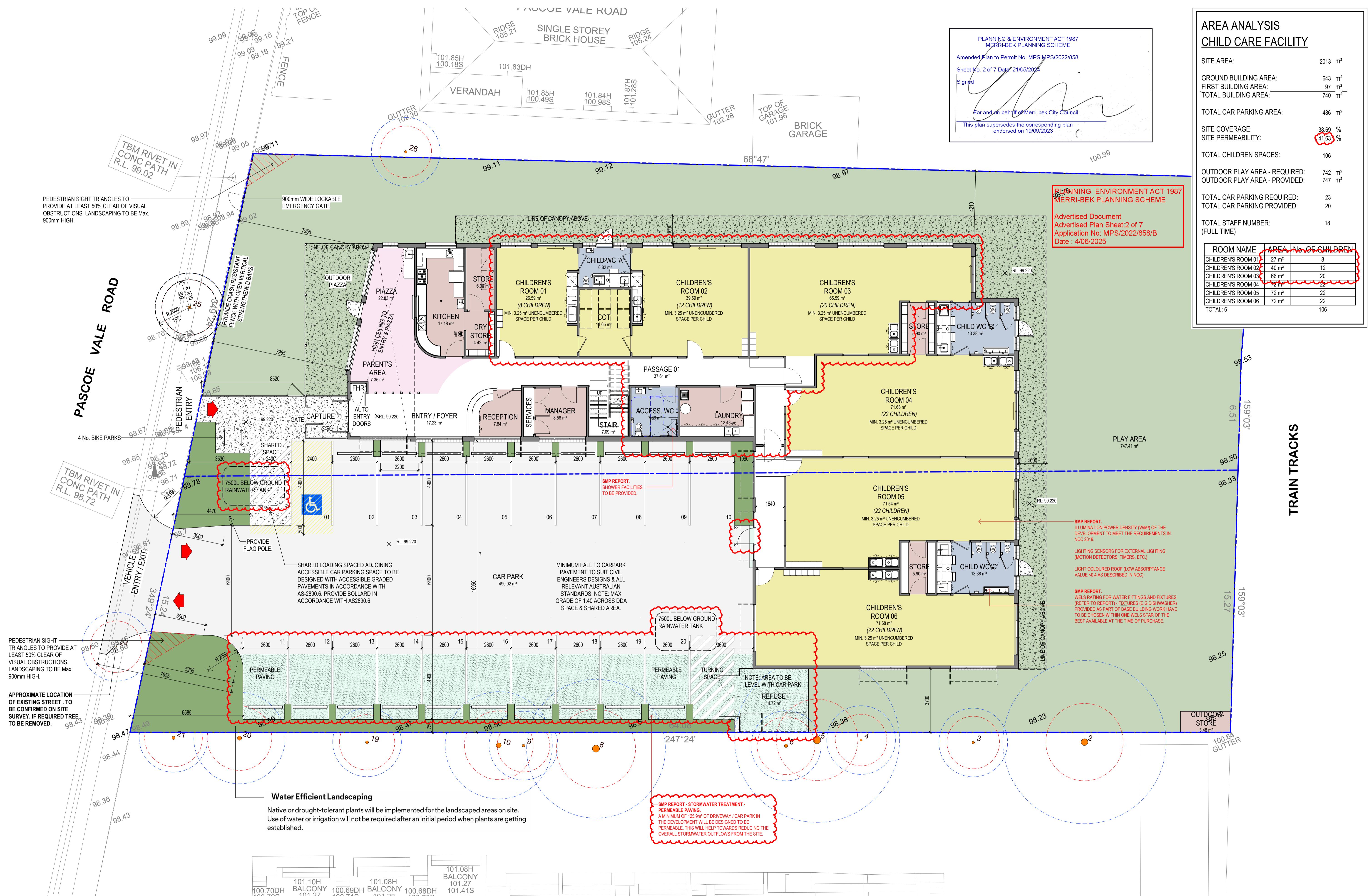


The ELLIS Group Architects
A.C.N. 123 449 838
9 Howard Street,
West Melbourne, Victoria, 3003
Telephone - Line 1: (03) 9329 0806 Line 2: (03) 9329 8386
Email: mail@ellisgroup.com.au

ISSUE	DESCRIPTION	DATE
P1	TP ISSUE	25.10.22
P2	TP ISSUE	10.03.23
P3	TP ISSUE - RFI	31.03.23
P4	ISSUED FOR INFORMATION.	25.07.23
P5	TP ISSUE - SECONDARY CONSENT	06.03.24



PROPOSED CHILDCARE DEVELOPMENT
868-870 PASCOE VALE ROAD, GLENROY,
VIC 3046
PROPOSED SITE & CONTEXT PLAN
Date: JULY '23 Drawn: LJ
Job No. 3053 Scale: A1 : 1 : 200



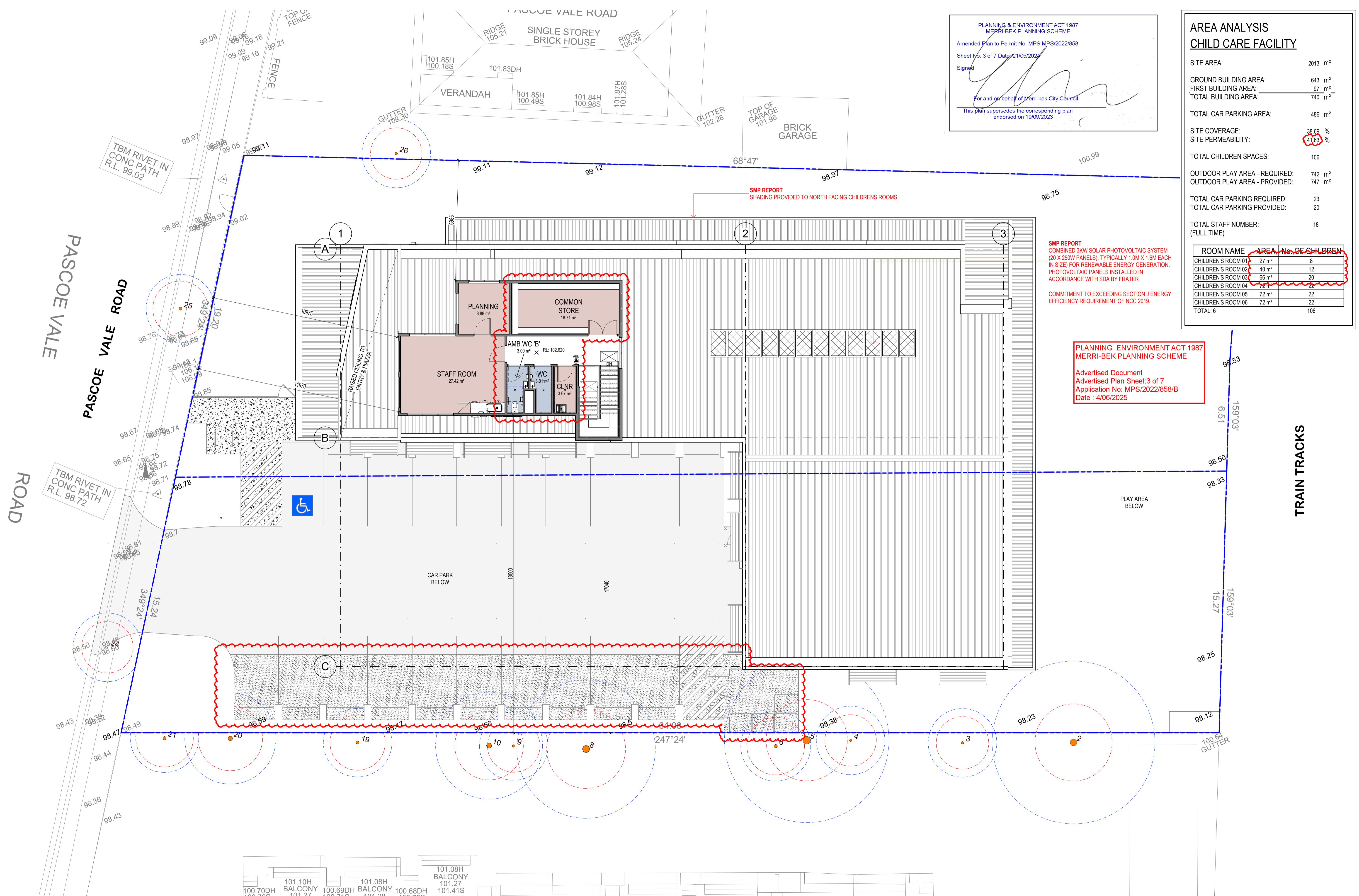
These plans, designs and specifications and the copyright therein are the property of The Ellis Group Architects Pty Ltd and must not be reproduced or copied wholly or in part without the written permission of The Ellis Group Architects Pty Ltd. All dimensions and levels to be checked on the job before commencing any work or shop drawings. Do not scale drawings.



The ELLIS Group Architects
A.C.N. 123 449 838
9 Howard Street,
West Melbourne, Victoria, 3003
Telephone - Line 1: (03) 9329 0806 Line 2: (03) 9329 8386
Email: mail@ellisgroup.com.au

ISSUE	DESCRIPTION	DATE
P1	TP ISSUE	25.10.22
P2	TP ISSUE	10.03.23
P3	TP ISSUE - RFI	31.03.23
P4	ISSUED FOR INFORMATION, TP ISSUE - SECONDARY CONSENT	25.07.23
P5		06.03.24

PROPOSED CHILDCARE DEVELOPMENT
868-870 PASCOE VALE ROAD, GLENROY,
VIC 3046
PROPOSED GROUND FLOOR PLAN
Date: JULY '23 Drawn: LJ
Job No. 3053
Scale: A1 : 1 : 100



These plans, designs and specifications and the copyright therein are the property of The Ellis Group Architects Pty Ltd and must not be reproduced or copied wholly or in part without the written permission of The Ellis Group Architects Pty Ltd. All dimensions and levels to be checked on the job before commencing any work or shop drawings. Do not scale drawings.



The ELLIS Group Architects
A.C.N. 123 449 838
9 Howard Street,
West Melbourne, Victoria. 3003
Telephone - Line 1: (03) 9329 0806 Line 2: (03) 9329
Email: mail@ellisgroup.com.au

ISSUE	DESCRIPTION	DATE
P1	TP ISSUE	25.10.2023
P2	TP ISSUE	10.03.2024
P3	TP ISSUE - RFI	31.03.2024
P4	ISSUED FOR INFORMATION.	25.07.2024
P5	TP ISSUE - SECONDARY CONSENT	06.03.2024

ISSUED FOR
TOWN PLANNING
PURPOSES ONLY

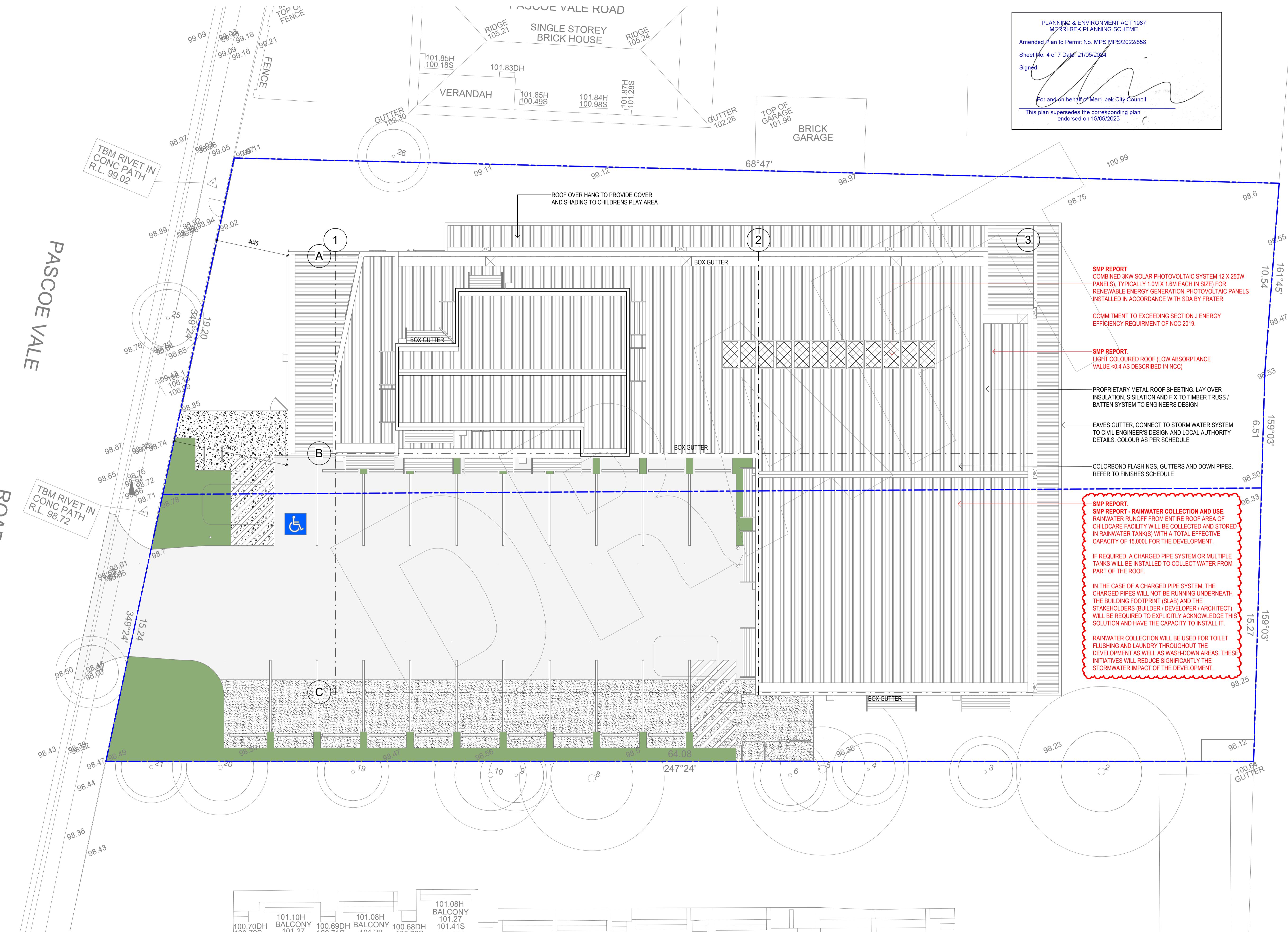


PROPOSED CHILDCARE DEVELOPMENT

868-870 PASCOE VALE ROAD, GLENROY, VIC 3046

PROPOSED FIRST FLOOR PLAN

TP 103 P5



These plans, designs and specifications and the copyright therein are the property of The Ellis Group Architects Pty Ltd and must not be reproduced or copied wholly or in part without the written permission of The Ellis Group Architects Pty Ltd. All dimensions and levels to be checked on the job before commencing any work or shop drawings. Do not scale drawings.



The ELLIS Group Architects
A.C.N. 123 449 838
9 Howard Street,
West Melbourne, Victoria. 3003
Telephone - Line 1: (03) 9329 0806 Line 2: (03) 9329 8
Email: mail@ellisgroup.com.au

ISSUE	DESCRIPTION	DA
P1	TP ISSUE	25
P2	TP ISSUE	10
P3	TP ISSUE - RFI	3
P4	ISSUED FOR INFORMATION.	25
P5	TP ISSUE - SECONDARY CONSENT	06

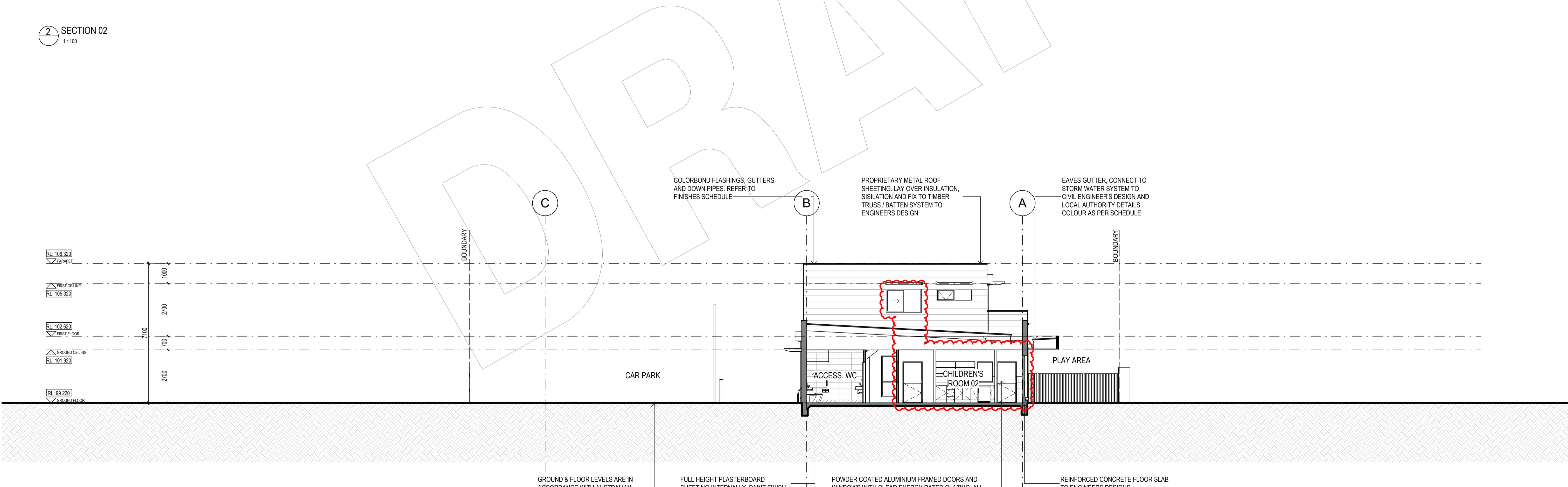
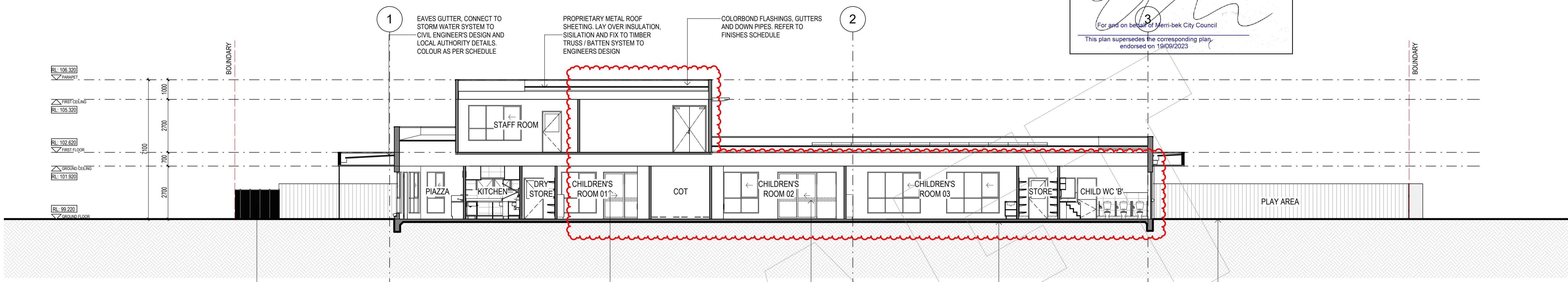
E
.22
.23
.23
.23
.24

ISSUED FOR
TOWN PLANNING
PURPOSES ONLY

PROPOSED CHILDCARE DEVELOPMENT
868-870 PASCOE VALE ROAD, GLENROY,
VIC 3046

PROPOSED ROOF PLAN

Date. JULY '23 Drawn. SM
Job No. 3053 Scale@A1 1: 100



These plans, designs and specifications and the copyright therein are the property of The Ellis Group Architects Pty Ltd and must not be reproduced or copied wholly or in part without the written permission of The Ellis Group Architects Pty Ltd. All dimensions and levels to be checked on the job before commencing any work or shop drawings. Do not scale drawings.

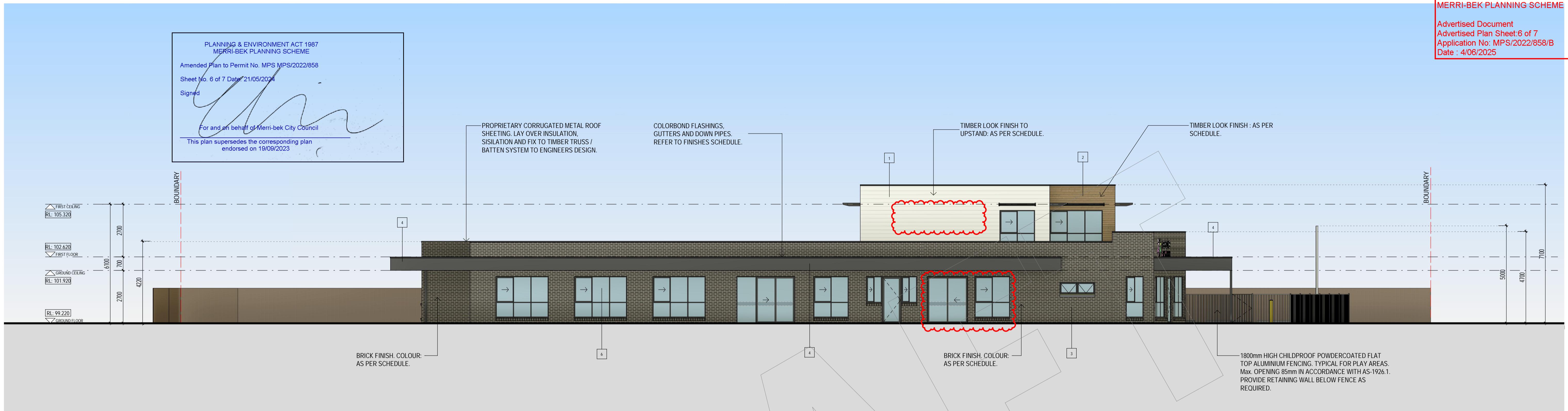


The ELLIS Group Architects
A.C.N. 123 449 838
9 Howard Street,
West Melbourne, Victoria, 3003
Telephone - Line 1: (03) 9329 0806 Line 2: (03) 9329 8386
Email: mail@ellisgroup.com.au

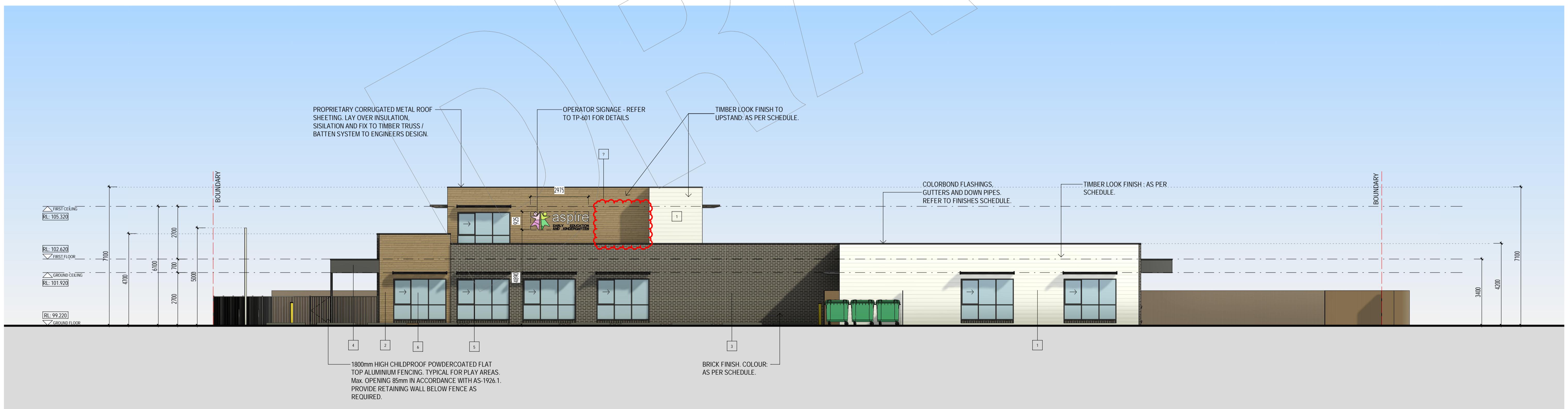
ISSUE	DESCRIPTION	DATE
P1	TP ISSUE	25.10.22
P2	TP ISSUE	10.03.23
P3	TP ISSUE - RFI	31.03.23
P4	TP ISSUE - SECONDARY CONSENT	06.03.24

ISSUED FOR
TOWN PLANNING
PURPOSES ONLY

PROPOSED CHILDCARE DEVELOPMENT
868-870 PASCOE VALE ROAD, GLENROY,
VIC 3046
SECTIONS
Date. JULY '23 Drawn. SM
Job No. 3053 Scale@A1 1 : 100



1 NORTH ELEVATION
1 : 100



2 SOUTH ELEVATION
1 : 100

FINISHES SCHEDULE	
	1 TIMBER LOOK WALL CLADDING - WHITE - (NON-COMBUSTIBLE)
	2 TIMBER LOOK WALL CLADDING - NATURAL LOOK - (NON-COMBUSTIBLE)
	3 BRICKWORK: GREY TONES

FINISHES SCHEDULE	
4	LIGHTWEIGHT FEATURE WALL CLADDING. PAINT FINISH. COLOUR: 'MONUMENT'.
5	POWDERCOATED ALUMINIUM DOOR & WINDOW FRAMES. COLOUR: 'MONUMENT'.
6	CLEAR GLAZING

These plans, designs and specifications and the copyright therein are the property of The Ellis Group Architects Pty Ltd and must not be reproduced or copied wholly or in part without the written permission of The Ellis Group Architects Pty Ltd. All dimensions and levels to be checked on the job before commencing any work or shop drawings. Do not scale drawings.



The ELLIS Group Architects
A.C.N. 123 449 838
9 Howard Street,
West Melbourne, Victoria. 3003
Telephone - Line 1: (03) 9329 0806 Line 2: (03) 9329
Email: mail@ellisgroup.com.au

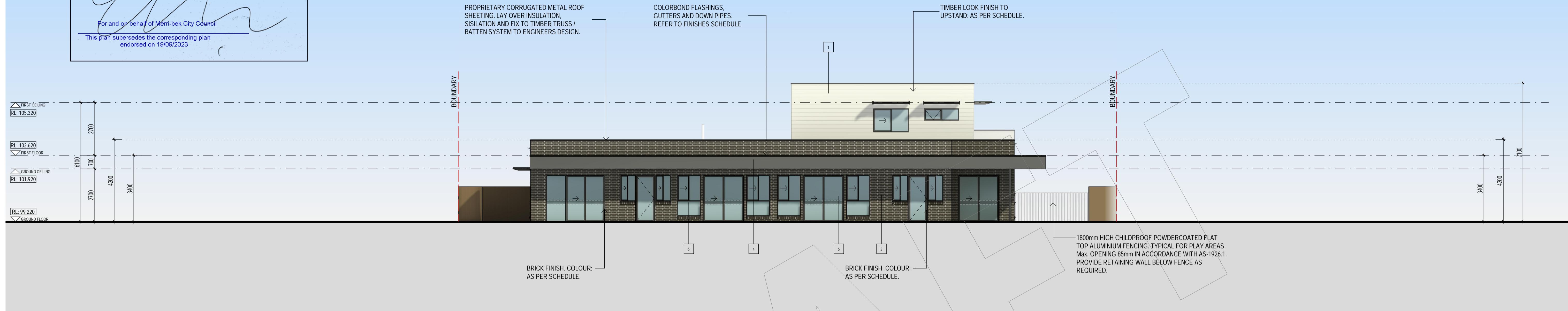
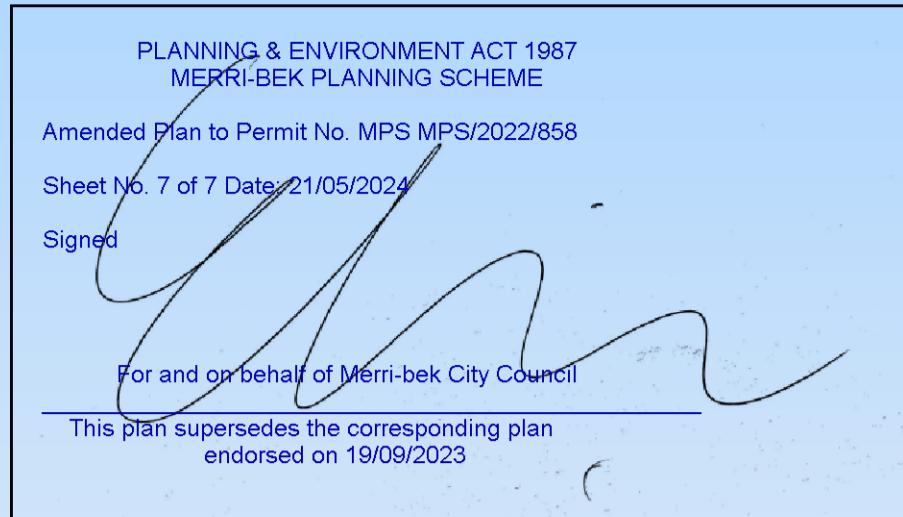
ISSUED FOR
TOWN PLANNING
PURPOSES ONLY

ISSUE	DESCRIPTION	DATE
P1	TP ISSUE	25.10.22
P2	TP ISSUE	10.03.23
P3	TP ISSUE - RFI	31.03.23
P4	TP ISSUE - SECONDARY CONSENT	06.03.24

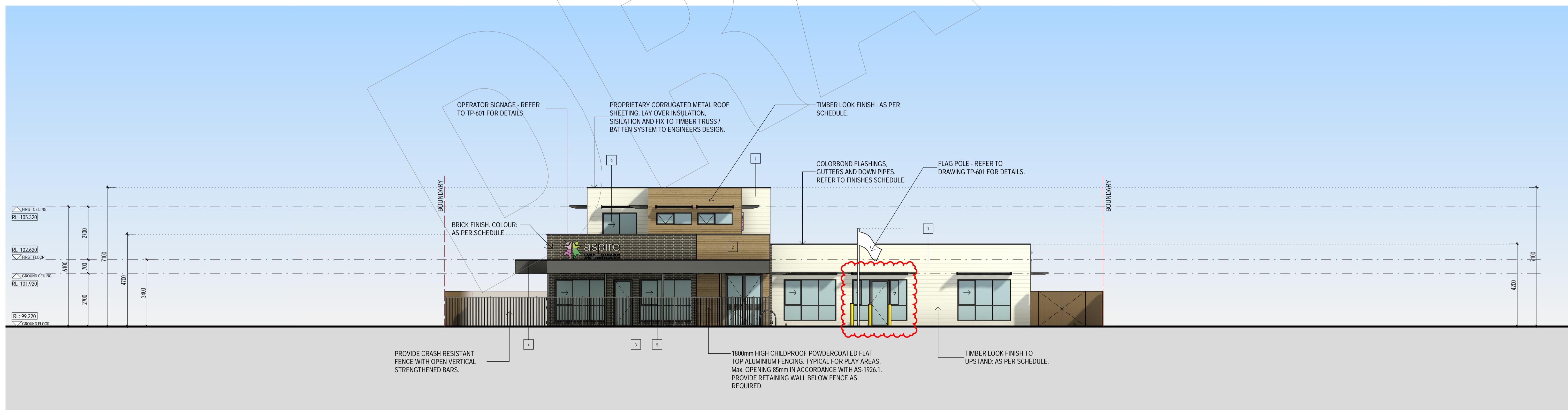
POSED CHILDCARE DEVELOPMENT
870 PASCOE VALE ROAD, GLENROY,
3046

POSED ELEVATIONS

JULY '23 Drawn. LJ
3053 Scale@A1 1 : 100



1 EAST ELEVATION
1 : 100



2 WEST ELEVATION
1 : 100

FINISHES SCHEDULE		
	1	TIMBER LOOK WALL CLADDING - WHITE - (NON-COMBUSTIBLE)
	2	TIMBER LOOK WALL CLADDING - NATURAL LOOK - (NON-COMBUSTIBLE)
	3	BRICKWORK: GREY TONES

FINISHES SCHEDULE

4	LIGHTWEIGHT FEATURE WALL CLADDING. PAINT FINISH. COLOUR: 'MONUMENT'.
5	POWDERCOATED ALUMINIUM DOOR & WINDOW FRAMES. COLOUR: 'MONUMENT'.
6	CLEAR GLAZING

These plans, designs and specifications and the copyright therein are the property of The Ellis Group Architects Pty Ltd and must not be reproduced or copied wholly or in part without the written permission of The Ellis Group Architects Pty Ltd. All dimensions and levels to be checked on the job before commencing any work or shop drawings. Do not scale drawings.



The ELLIS Group Architects
A.C.N. 123 449 838
9 Howard Street,
West Melbourne, Victoria. 3003
Telephone - Line 1: (03) 9329 0806 Line 2: (03) 9329
Email: mail@ellisgroup.com.au

ISSUE	DESCRIPTION	DATE
P1	TP ISSUE	25.10.22
P2	TP ISSUE	10.03.23
P3	TP ISSUE - RFI	31.03.23
P4	TP ISSUE - SECONDARY CONSENT	06.03.24

ISSUED FOR
TOWN PLANNING
PURPOSES ONLY

POSED CHILDCARE DEVELOPMENT
370 PASCOE VALE ROAD, GLENROY,
3046

POSED ELEVATIONS

JULY '23 Drawn. LJ
3053 Scale@A1 1 : 100