

SITE CONTEXT NOTES:

- 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 CHANGES 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

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:	41.63 %
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

SMP REPORT NOTES BY FRATER.

Water & Stormwater Management

- Mark-up showing roof catchment area to be diverted to the Rainwater tank for the development – If required, the use of charged pipe system will be explicitly acknowledged on the drawings and charged pipes will not be running underneath the building footprint.
- Location and size of the Rainwater tanks proposed
- Note showing connection to the toilets
- Extent of 125.9m² of permeable driveway / car park
- Note showing use of native or drought tolerant species for landscaped area. Watering will not be required after an initial period when plants are getting established.
- Note showing WELS rating for water fittings/fixtures (refer to report) – Fixtures (e.g. dishwasher) provided as part of base building work have to be chosen within one WELS star of best available at the time of purchase.

Energy Efficiency

- Note showing commitment to exceeding section J energy efficiency requirement of NCC 2019
- Note showing the maximum illumination power density (W/m²) of the development meets the requirements in NCC 2019
- Lighting sensors for external lighting (motion detectors, timers etc.)
- 3kW Solar PV system on roof of development
- Light colour roof (low absorbance value < 0.4 as described in NCC)

Indoor Environment Quality

- Horizontal projection fixed shading for north and east facing windows in all child rooms.

Transport

- Shower in childcare facility
- Bike space location for employees and visitors in development (3 in development) + two lockers minimum for the development

Urban Ecology

- Show extent of vegetated areas around the site (includes lawn)

PEDESTRIAN SIGHT TRIANGLES TO PROVIDE AT LEAST 50% CLEAR OF VISUAL OBSTRUCTIONS. LANDSCAPING TO BE MAX. 900mm HIGH.

SMP REPORT:
4 No. BIKE SPACE FOR EMPLOYEES AND VISITORS + TWO LOCKERS MINIMUM TO BE PROVIDED FOR THE DEVELOPMENT.

7500L BELOW GROUND RAINWATER TANK
PROVIDE FLAG POLE.

SHARED LOADING SPACED ADJOINING ACCESSIBLE CAR PARKING SPACE TO BE DESIGNED WITH ACCESSIBLE GRADED PAVEMENTS IN ACCORDANCE WITH AS-2890.6. PROVIDE BOLLARD IN ACCORDANCE WITH AS2890.6

APPROXIMATE LOCATION OF EXISTING STREET. TO BE CONFIRMED ON SITE SURVEY. IF REQUIRED TREE TO BE REMOVED.

PROVIDE NEW 1800mm HIGH CHILDPROOF TIMBER ACOUSTIC FENCE TO BOUNDARY. REFER TO ACOUSTIC REPORT FOR DETAILS.

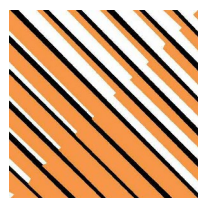
SMP REPORT - STORMWATER TREATMENT - PERMEABLE PAVING.
A MINIMUM OF 125.9m² OF DRIVEWAY / CAR PARK IN THE DEVELOPMENT WILL BE DESIGNED TO BE PERMEABLE. THIS WILL HELP TOWARDS REDUCING THE OVERALL STORMWATER OUTFLOWS FROM THE SITE.

SMP REPORT:
ALL DROUGHT TOLERANT SPECIES FOR LANDSCAPING AREAS TO BE SPECIFIED. WATERING NOT REQUIRED WHILE PLANTS ARE GETTING ESTABLISHED. REFER TO LANDSCAPE ARCHITECTS DESIGN AND SPECIFICATION.

SMP REPORT:
LIGHTING SENSORS FOR EXTERNAL LIGHTING (MOTION DETECTORS, TIMERS, ETC) LIGHT COLOURED ROOF (LOW ABSORPTANCE VALUE < 0.4 AS DESCRIBED IN NCC)

Total Development	Rubbish Generation	Commingled Recyclables
Childcare Facility	1,225L/week	1,225L/week
Proposed Bin Type	1100 L	1100
Number of Bins required	2	2
Collection Frequency*	Once per week (Private collection)	Once per week (Private Collection)

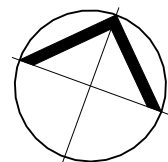
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A.C.N. 123 449 838
9 Howard Street,
West Melbourne, Victoria. 3003
Telephone - Line 1: (03) 9329 0806 Line 2: (03) 9329 8386
Email: mail@ellisgroup.com.au

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

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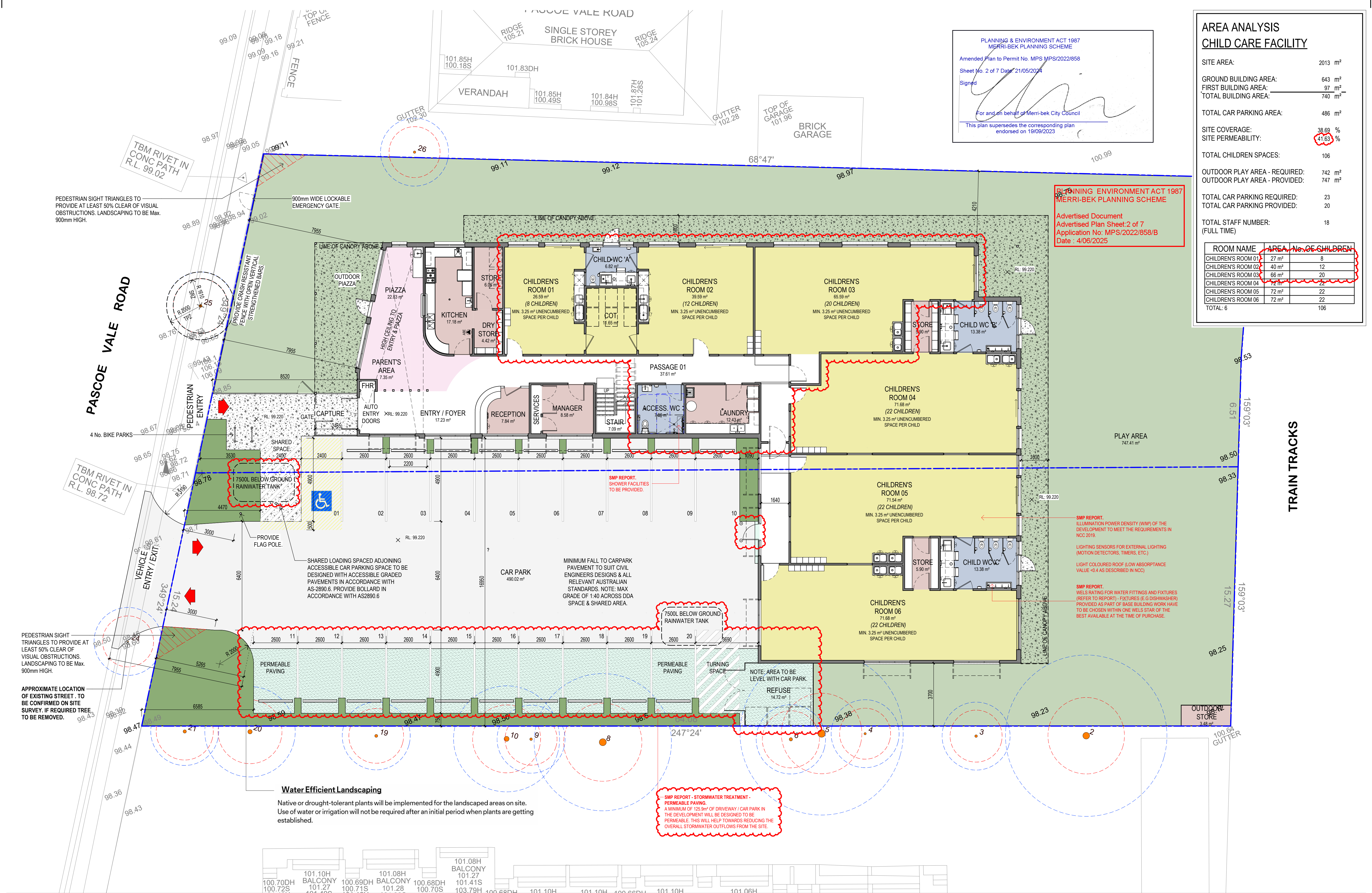


PROPOSED CHILDCARE DEVELOPMENT
868-870 PASCOE VALE ROAD, GLENROY,
VIC 3046

PROPOSED SITE & CONTEXT PLAN

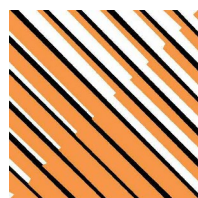
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Job No. 3053 Scale: A1 1 : 200

TP 100 P5



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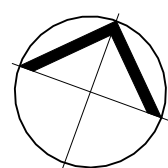
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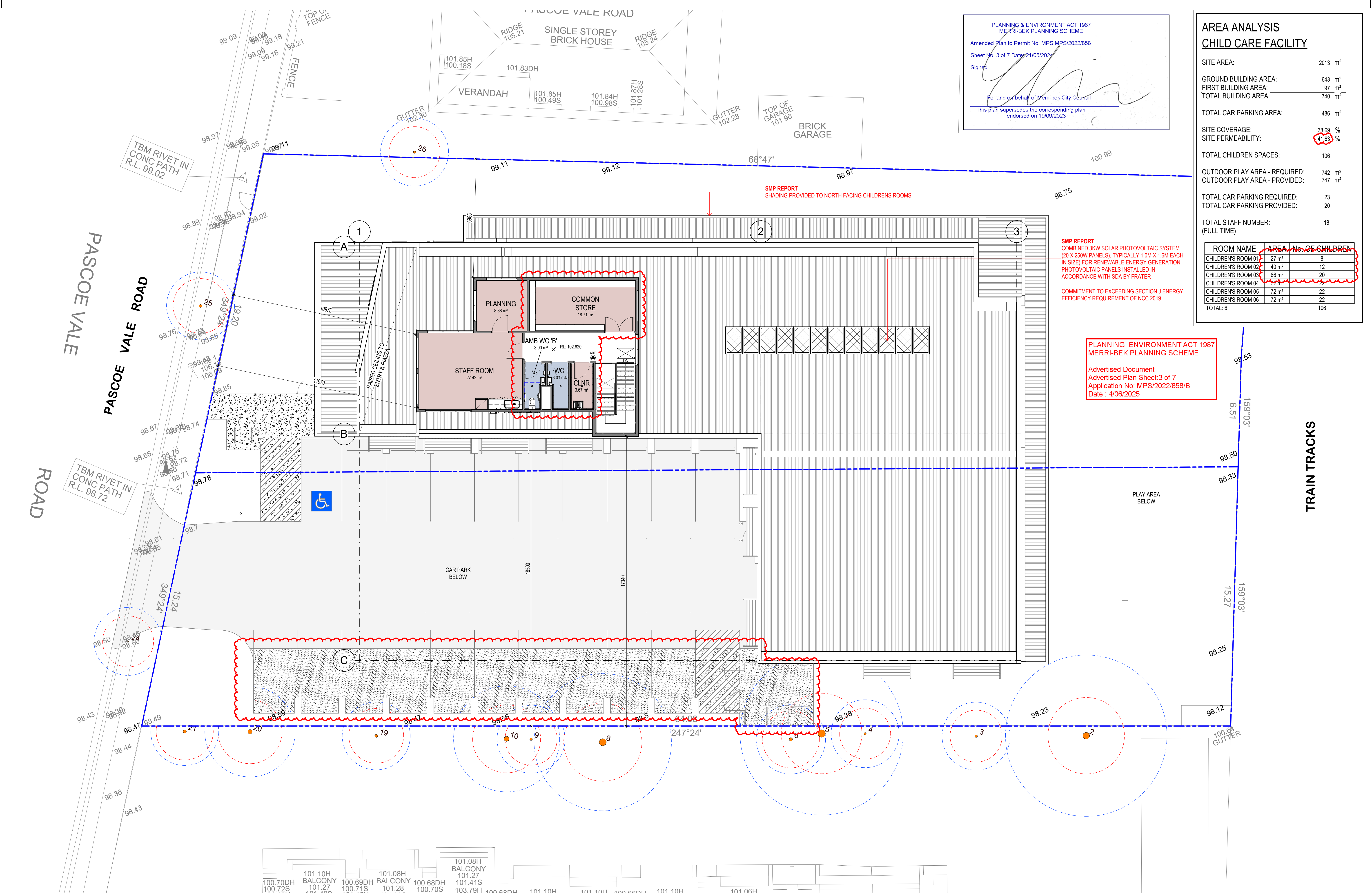


PROPOSED CHILDCARE DEVELOPMENT
868-870 PASCOE VALE ROAD, GLENROY,
VIC 3046

PROPOSED GROUND FLOOR PLAN

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

TP 102 P5



PLANNING & ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME
Amended Plan to Permit No. MPS MPS/2022/858
Sheet No. 3 of 7 Date: 21/05/2024
Signed
For and on behalf of Merri-bek City Council
This plan supersedes the corresponding plan
endorsed on 19/09/2023

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SMP REPORT
COMBINED 3KW SOLAR PHOTOVOLTAIC SYSTEM
(20 X 250W PANELS), TYPICALLY 1.0M X 1.6M EACH
(IN SIZE) FOR RENEWABLE ENERGY GENERATION.
PHOTOVOLTAIC PANELS INSTALLED IN
ACCORDANCE WITH SDA BY FRATER

COMMITMENT TO EXCEEDING SECTION J ENERGY
EFFICIENCY REQUIREMENT OF NCC 2019.

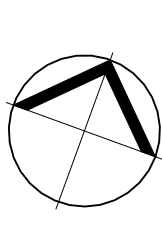
PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME
Advised Document
Advised Plan Sheet: 3 of 7
Application No: MPS/2022/858/B
Date : 4/06/2025

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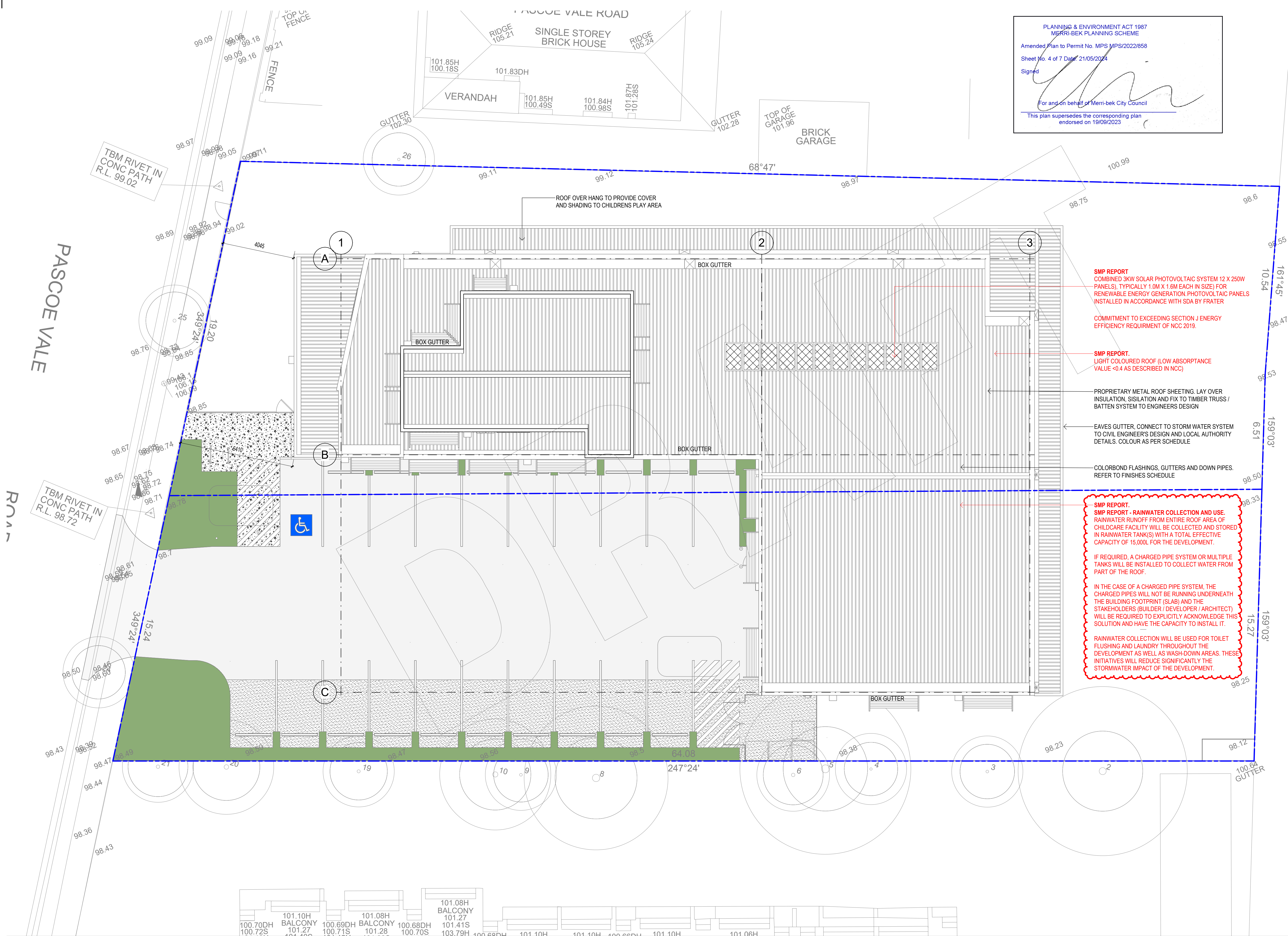
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PROPOSED CHILDCARE DEVELOPMENT
868-870 PASCOE VALE ROAD, GLENROY,
VIC 3046
PROPOSED FIRST FLOOR PLAN
Date: JULY '23 Drawn: LJ
Job No. 3053 Scale@A1 1 : 100

PLANNING & ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME
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Sheet No. 4 of 7 Date: 21/05/2024
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SMP REPORT
COMBINED 3KW SOLAR PHOTOVOLTAIC SYSTEM 12 X 250W PANELS, TYPICALLY 1.0M X 1.6M EACH IN SIZE) FOR RENEWABLE ENERGY GENERATION. PHOTOVOLTAIC PANELS INSTALLED IN ACCORDANCE WITH SDA BY FRATER

COMMITMENT TO EXCEEDING SECTION J ENERGY EFFICIENCY REQUIREMENT OF NCC 2019.

SMP REPORT.
LIGHT COLOURED ROOF (LOW ABSORPTANCE VALUE <0.4 AS DESCRIBED IN NCC)

PROPRIETARY METAL ROOF SHEETING. LAY OVER INSULATION, SISILATION AND FIX TO TIMBER TRUSS / BATTEN SYSTEM TO ENGINEERS DESIGN

EAVES GUTTER, CONNECT TO STORM WATER SYSTEM TO CIVIL ENGINEER'S DESIGN AND LOCAL AUTHORITY DETAILS. COLOUR AS PER SCHEDULE

COLORBOND FLASHINGS, GUTTERS AND DOWN PIPES. REFER TO FINISHES SCHEDULE

SMP REPORT.
SMP REPORT - RAINWATER COLLECTION AND USE.
RAINWATER RUNOFF FROM ENTIRE ROOF AREA OF CHILDCARE FACILITY WILL BE COLLECTED AND STORED IN RAINWATER TANK(S) WITH A TOTAL EFFECTIVE CAPACITY OF 15,000L FOR THE DEVELOPMENT.

IF REQUIRED, A CHARGED PIPE SYSTEM OR MULTIPLE TANKS WILL BE INSTALLED TO COLLECT WATER FROM PART OF THE ROOF.

IN THE CASE OF A CHARGED PIPE SYSTEM, THE CHARGED PIPES WILL NOT BE RUNNING UNDERNEATH THE BUILDING FOOTPRINT (SLAB) AND THE STAKEHOLDERS (BUILDER / DEVELOPER / ARCHITECT) WILL BE REQUIRED TO EXPLICITLY ACKNOWLEDGE THIS SOLUTION AND HAVE THE CAPACITY TO INSTALL IT.

RAINWATER COLLECTION WILL BE USED FOR TOILET FLUSHING AND LAUNDRY THROUGHOUT THE DEVELOPMENT AS WELL AS WASH-DOWN AREAS. THESE INITIATIVES WILL REDUCE SIGNIFICANTLY THE STORMWATER IMPACT OF THE DEVELOPMENT.

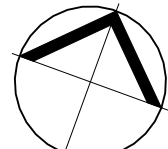
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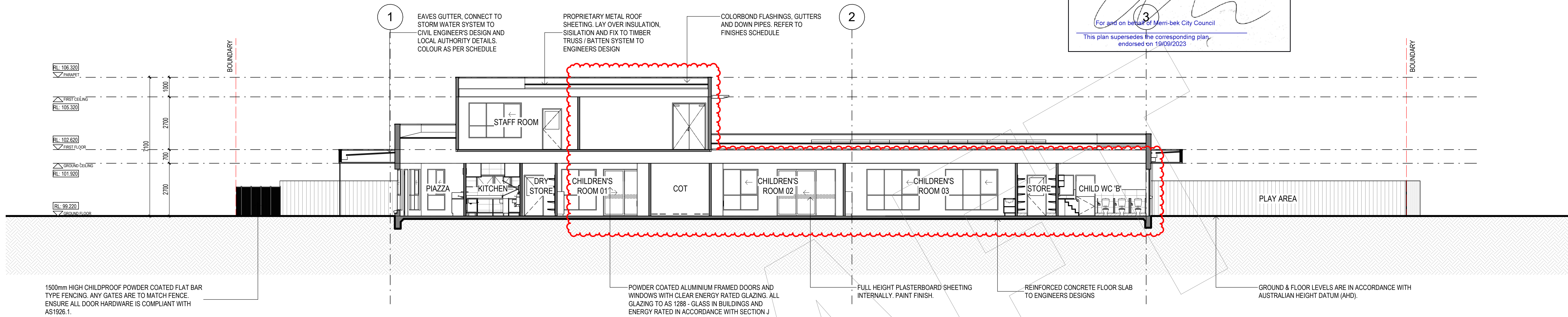


PROPOSED CHILDCARE DEVELOPMENT
868-870 PASCOE VALE ROAD, GLENROY,
VIC 3046

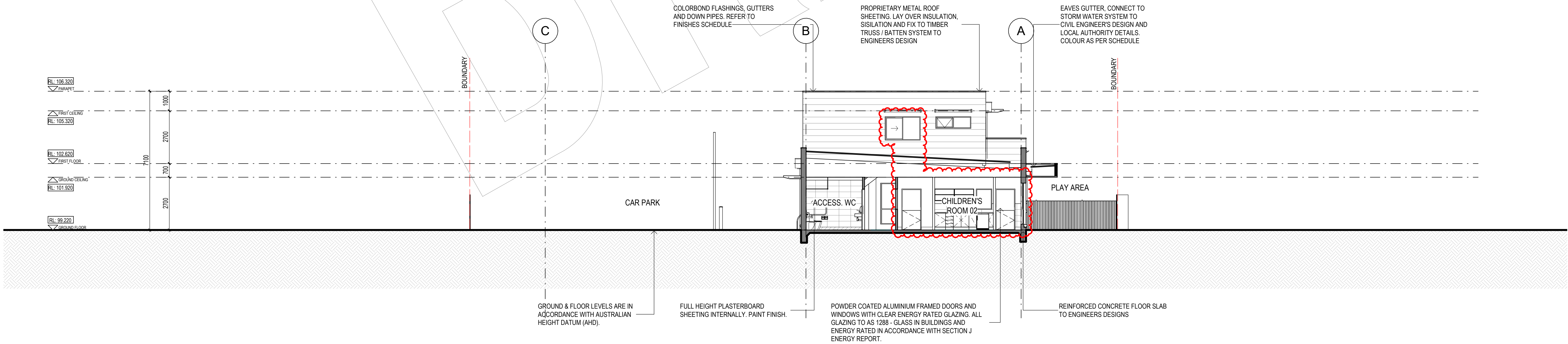
PROPOSED ROOF PLAN

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

PLANNING & ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME
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Sheet No. 5 of 7 Date: 21/05/2024
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SECTION 02
1:100



SECTION 01
1:100

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868-870 PASCOE VALE ROAD, GLENROY,
VIC 3046

SECTIONS

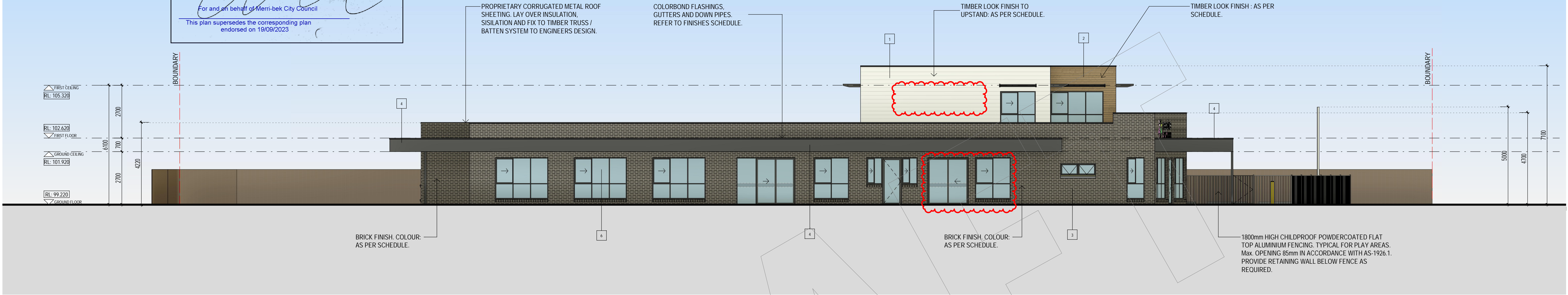
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TP 200 P4

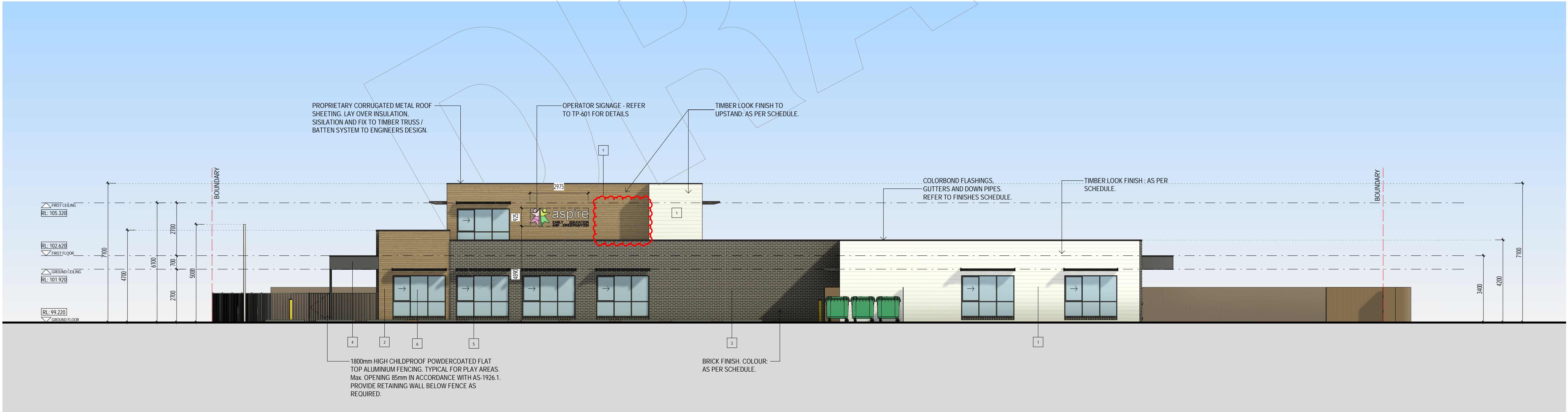
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1 NORTH ELEVATION
1 : 100

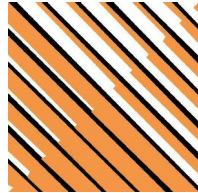


2 SOUTH ELEVATION
1 : 100

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	

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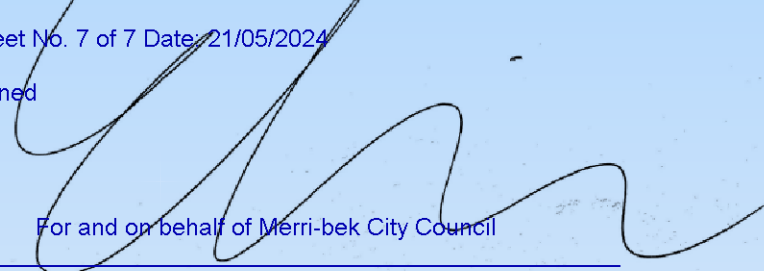


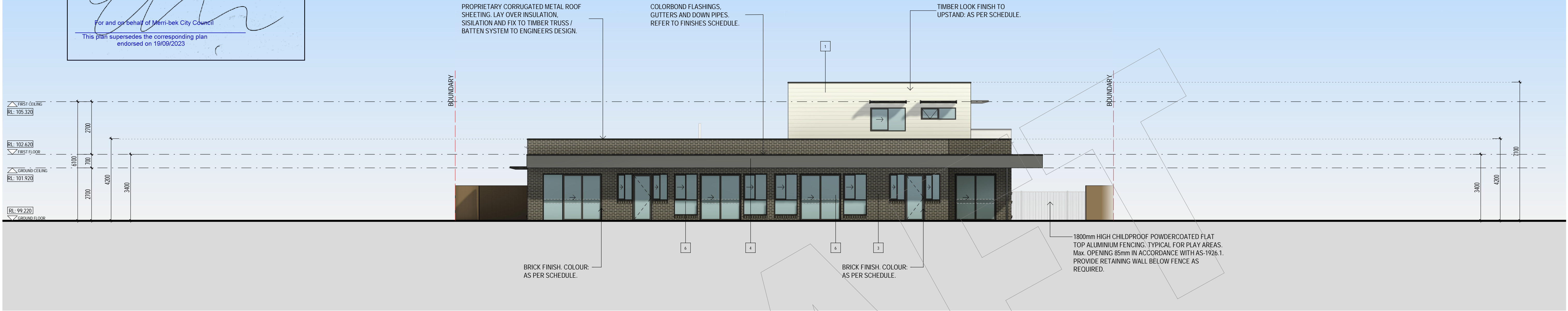
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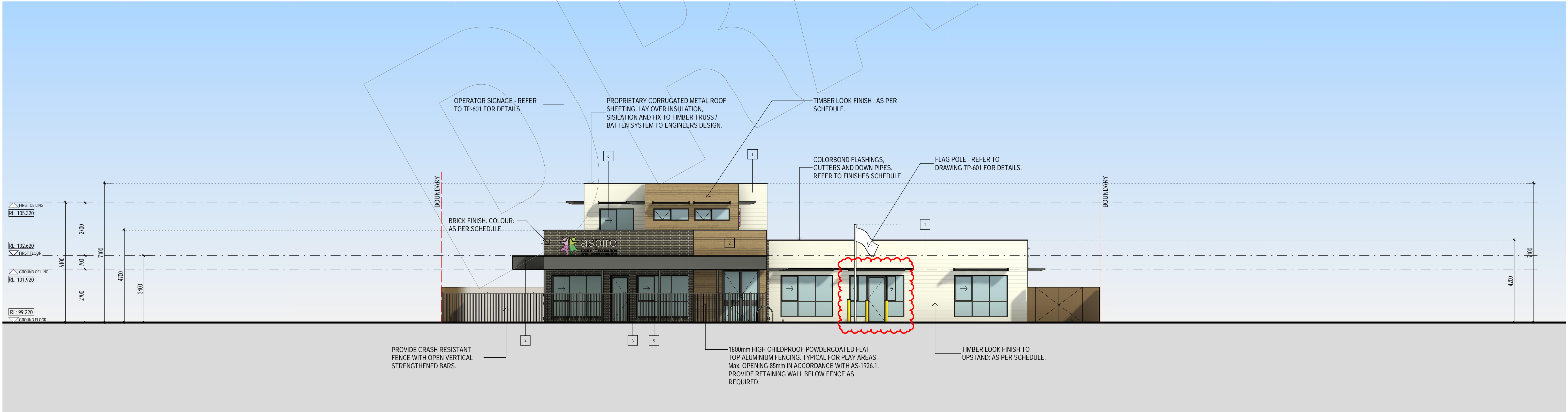
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VIC 3046
PROPOSED ELEVATIONS
Date: JULY '23 Drawn: LJ
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1 EAST ELEVATION
1:100

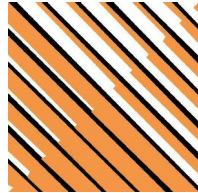


2 WEST ELEVATION
1:100

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