Notice of Application for a Planning Permit

Cardinia

The land affected by the application is located at:	L1 TP875150 49-51 Woods Street, Beaconsfield VIC 3807
The application is for a permit to:	Use and development of a Childcare Centre (96 spaces).

APPLICATION DETAILS	
The applicant for the permit is:	The Ellis Group
Application number:	T240089

You may look at the application and any documents that support the application at the office of the Responsible Authority:

Cardinia Shire Council, 20 Siding Avenue, Officer 3809.

This can be done during office hours and is free of charge.

Documents can also be viewed on Council's website: cardinia.vic.gov.au/advertisedplans or by scanning the QR code.

HOW CAN I MAKE A SUBMISSION?

This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:	29 November 2024

WHAT ARE MY OPTIONS?

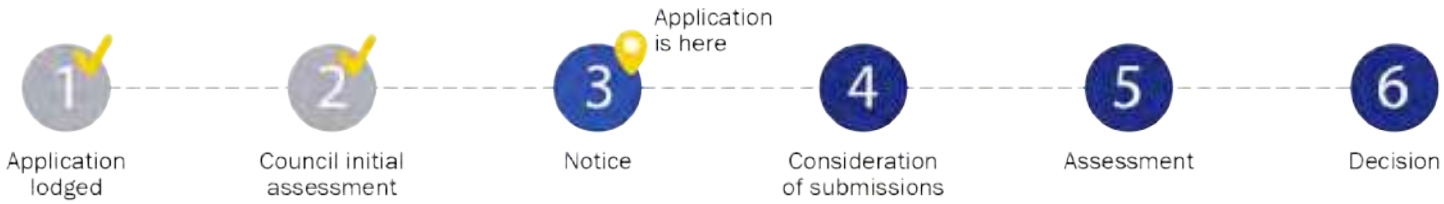
Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

An objection must:

- be made to the Responsible Authority in writing;
- include the reasons for the objection; and
- state how the objector would be affected.

If you object, the Responsible Authority will notify you of the decision when it is issued.

The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.



Cardinia ePlanning

Application Summary

Portal Reference	A12425KS

Basic Information

Proposed Use	DEVELOPMENT AND USE FOR A CHILDCARE CENTRE UP TO 96 CHILDREN PLACES WITH ASSOCIATED CARPARKING AND LANDSCAPING TO BE LCOATED AT 49-51 WOODS STREET BEACONSFIELD.
Current Use	Residential
Cost of Works	$2,300,000
Site Address	49-51 Woods Street Beaconsfield 3807

Covenant Disclaimer

Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?	No such encumbrances are breached

☐ Note: During the application process you may be required to provide more information in relation to any encumbrances.

Contacts

Type	Name	Address	Contact Details
Applicant	[redacted] THE ELLIS GROUP	9 HOWARD STREET, west melbourne VIC 3003	W: 0402-085-040 E: wes@ellisgroup.com.au
Owner	[redacted]		
Preferred Contact	[redacted] THE ELLIS GROUP	9 HOWARD STREET, west melbourne VIC 3003	W: 0402-085-040 E: wes@ellisgroup.com.au

Fees

Regulation	Fee Condition	Amount	Modifier	Payable
9 - Class 13	More than $1,000,000 but not more than $5,000,000	$3,665.00	100%	$3,665.00
9 - Class 1	Change of use only	$1,415.10	50%	$707.55
		Total		**$4,372.60**

Meetings

Meeting Type	Officer Name	Date of Meeting
Pre Application	[redacted]	30 Aug 2023

Civic Centre
20 Siding Avenue, Officer, Victoria

Council's Operations Centre (Depot)
Purton Road, Pakenham, Victoria

Postal Address
Cardinia Shire Council
P.O. Box 7, Pakenham VIC, 3810

Email: mail@cardinia.vic.gov.au

Monday to Friday 8.30am–5pm
Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

Documents Uploaded

Date	Type	Filename
05-03-2024	A Copy of Title	Title.pdf
05-03-2024	Proposed elevation plan	3214 TP PRELIM 240214.pdf
05-03-2024	Written Explanation	3124-Town Planning Submission.pdf
05-03-2024	Additional Document	Survey.pdf
05-03-2024	Additional Document	WMP.pdf
05-03-2024	Additional Document	SMP.pdf
05-03-2024	Additional Document	20240216132141985.pdf

☐ Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit

Lodged By

Site User	[redacted] The Ellis Group	92 leveson street, North Melbourne VIC 3051	W: +61-402-085-040 E: wesellis@hotmail.com
Submission Date	05 March 2024 - 12:21:PM		

Declaration

☑ By ticking this checkbox, I, [redacted] declare that all the information in this application is true and correct; and the Applicant and/or Owner (if not myself) has been notified of the application.

Civic Centre
20 Siding Avenue, Officer, Victoria

Council's Operations Centre (Depot)
Purton Road, Pakenham, Victoria

Postal Address
Cardinia Shire Council
P.O. Box 7, Pakenham VIC, 3810

Email: mail@cardinia.vic.gov.au

Monday to Friday 8.30am–5pm
Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 09891 FOLIO 258

Security no : 124112500236N
Produced 08/02/2024 02:13 PM

LAND DESCRIPTION

Lot 1 on Title Plan 875150K.
Created by Application No. 065272X 05/07/1989

REGISTERED PROPRIETOR

[redacted]

ENCUMBRANCES, CAVEATS AND NOTICES

[redacted]

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP875150K FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

----------END OF REGISTER SEARCH STATEMENT----------

Additional information: (not part of the Register Search Statement)

Street Address: 49-51 WOODS STREET BEACONSFIELD VIC 3807

ADMINISTRATIVE NOTICES

NIL

[redacted]

DOCUMENT END

STATE REVENUE OFFICE

PLANNING AND ENVIRONMENT ACT 1987

Metropolitan Planning Levy (MPL)

Certificate

STATE REVENUE OFFICE VICTORIA ABN 76 775 195 331 www.sro.vic.gov.au

The Ellis Group

9 HOWARD ST WEST MELBOURN VIC 3003

Certificate Number: MPLCERT25671

Issue Date: 8 March 2024

Expiry Date: 6 June 2024

PART 1 - APPLICANT DETAILS

Details of person who applied for this Certificate:

Name: The Ellis Group

Address: 9 HOWARD ST WEST MELBOURN VIC 3003
WEST MELBOURN
AUSTRALIA

PART 2 - LEVIABLE LAND DETAILS

Address of land to which the Metropolitan Planning Levy applies:

Street Address: 49-51 WOODS ST
BEACONSFIELD VIC 3807

Formal Land Description:

Vol/Folio: 9891 / 258 **Lot/Plan:** **Block/Subdivision:**

Crown Reference:

Other:

Municipality: Cardinia Shire Council

Estimated Cost of Development: $2,300,000

PART 3 - MPL PAYMENT DETAILS

MPL Application ID: MPL25671

MPL Paid: **$2,990.00**

MPL Payment Date: 4 March 2024

PART 4 - CERTIFICATION

The Commissioner of State Revenue confirms that the whole of the amount of the MPL has been paid in respect of the estimated cost of development.

Paul Broderick
Commissioner of State Revenue

PART 5 – EXPLANATORY NOTES

General

- The Metropolitan Planning Levy (MPL) is imposed for the privilege of making a leviable planning permit application.
- A leviable planning permit application is an application made to a responsible authority or planning authority under sections 47 and 96A of the *Planning and Environment Act 1987* (PEA) for a permit required for the development of land in metropolitan Melbourne, where the estimated cost of the development for which the permit is required exceeds the threshold amount (see MPL threshold amount).
- As a statutory requirement of making a leviable planning permit application, the applicant must give the responsible authority or planning authority a current MPL Certificate. The estimated cost of development stated in the MPL Certificate must be equal to or greater than the estimated cost of the development stated in the leviable planning permit application. If an applicant fails to comply with this requirement, the application for the leviable planning permit is void.
- The applicant for the leviable planning permit application is liable for the MPL.
- The Commissioner of State Revenue (Commissioner) has the general administration of the MPL.

MPL threshold amount

- The threshold amount is $1 million for the 2015-2016 financial year.
- For the financial year beginning on 1 July 2016 and each subsequent financial year, the Consumer Price Indexed (CPI) adjusted threshold amount will be calculated in accordance with section 96R of the PEA.
- On or before 31 May each year, the Commissioner must publish the CPI adjusted threshold amount for the following financial year on the SRO website.

How MPL is calculated

- The amount of MPL is $1.30 for every $1000 of the estimated cost of the development for which the leviable planning permit is required.
- If the estimated cost of the development for which the leviable planning permit is required is not a multiple of $1000, the estimated cost is to be rounded up or down to the nearest $1000 (and, if the amount by which it is to be rounded is $500, it is to be rounded up).

Notification and Payment of MPL to the Commissioner

- Before making a leviable planning permit application, the applicant must submit a completed Application for Metropolitan Planning Levy (MPL) Certificate and pay the whole MPL amount to the Commissioner. This Application must state the estimated cost of the development and any other information required by the Commissioner.
- If, after the Commissioner has issued a MPL Certificate which has not expired (see MPL Certificate), and the estimated cost of the development increases before the leviable planning permit application is made, the applicant must submit an Application for Metropolitan Planning Levy (MPL) Certificate *(Revised)* and pay the whole additional MPL amount to the Commissioner. This revised Application must state the increased estimated cost of the development and any other information required by the Commissioner.

MPL Certificate

- The Commissioner must issue a MPL Certificate if he is satisfied that the whole amount of the MPL has been paid in respect of the estimated cost of the development.
- Subject to section 96U(3) of the PEA, a MPL Certificate expires 90 days after the day on which it is issued.

Revised MPL Certificate

- The Commissioner must issue a revised MPL Certificate if:
  - the Commissioner has issued a MPL Certificate, which has not expired;
  - the estimated cost of the development increases before the application for a leviable planning permit is made; and
  - he is satisfied that the whole amount of the MPL has been paid in respect of the increased estimated cost of the development.
- The Commissioner may also issue a revised MPL Certificate to:
  - Correct any error in the information listed in the MPL Certificate (except the estimated cost of development as explained below), or
  - the estimated cost of the development stated in the MPL Certificate is different from the estimated cost of the development stated in the Application for Metropolitan Planning Levy (MPL) Certificate lodged by the applicant.
- A revised MPL Certificate expires 90 days after the day on which it is issued.

Refund of MPL

- The only circumstance under which a person who has paid a MPL is entitled to a refund is where there has been a mathematical error in calculating the amount of the MPL by reference to the estimated cost of the development stated in the original or revised Application for Metropolitan Planning Levy (MPL) Certificate. Other than that, a person who has paid a MPL is not entitled to a refund of the whole or any part of the MPL.

Certificate number

- The Certificate number is on the top right corner on the front of this Certificate.
- Quoting this Certificate number will give you access to information about this Certificate and enable you to enquire about your application by phone.
- You should quote this number in any correspondence.

For more Metropolitan Planning Levy information please contact the State Revenue Office:

Mail State Revenue Office, GPO Box 4376, MELBOURNE VIC 3001 or DX260090 Melbourne	**Internet** **www.sro.vic.gov.au** **Email** mpl@sro.vic.gov.au **Phone** 13 21 61 (local call cost) **Fax** 03 9628 6856

The ELLIS Group Architects Pty Ltd

9 Howard Street
West Melbourne, Australia 3003.
Telephone: (03) 9329 0806 Facsimile: (03) 9329 8386
Email: geoff@ellisgroup.com.au

February 2024

Cardinia Shire Council
Town Planning Department.
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Attention: The Statutory Planning Department
Dear Sir/Madam,

DEVELOPMENT AND USE FOR A CHILDCARE CENTRE UP TO 96 CHILDREN PLACES WITH ASSOCIATED CARPARKING AND LANDSCAPING TO BE LCOATED AT 49-51 WOODS STREET BEACONSFIELD.

We, on behalf of our client hereby apply for a Town Planning Permit for the development and use of a childcare centre for up to 96 children with associated car parking, and landscaping to be located at the above address.

A. TOWN PLANNING SUBMISSION DOCUMENTATION.

Please find enclosed the following documents, which forms part of our town planning submission:

1. Owner's authorisation letter appointing our company to lodge, on behalf of our client for the planning permit.

2. The town planning application will be paid via invoice or online as required.

3. Copy of Title

4. Waste Management Plan prepared by Frater consulting

5. Sustainable Design Assessment prepared by Frater Consulting

6. Town Planning Drawings, A000 Cover Sheet.
   A001 Existing Site Layout / Demolition Plan.
   A002 Neighbourhood Character Study.
   A003 Neighbourhood Design Response.
   A100 Proposed Site Layout Plan.
   A101 Proposed Ground Floor Plan.
   A110 Proposed Roof Plan
   A200 Proposed Sections.
   A300 Proposed Elevations.
   A301 Proposed Elevations

A310 Streetscape and Fence Details

A400 Shadow Diagram – 9.00am 22nd September.

A401 Shadow Diagram – 12.00pm 22nd September.

A402 Shadow Diagram – 3.00pm 22nd September.

A500 3D View 01

A501 3D View 02.

A502 3D View 03.

B. OVERVIEW OF THE PROPOSED DEVELOPMENT.

The following is an overview of the scope of the proposed works for this town planning permit application and should be read in conjunction with all of the town planning submitted documents.

- The subject site is situated at 49-51 Woods Street, Beaconsfield.

- The proposed childcare development comprises a childcare centre for up to 96 children in a two storey building, with associated parking, children's playground, paved access, fencing and landscaping.

- This design incorporates residential architectural features to help to blend into the neighbourhood character to passing traffic, facility staff, children, parents and adjoining residences within the community. We have designed many centres in the regional Victoria, we appreciate the transitional nature of Beaconsfield and have designed something which is relatively contemporary reflective of the local character.

- We have reviewed the site and have provided access from Woods Street Road with the crossover located as far away from the possible intersection should it be constructed to the South of the property. We note that there is only one active interface which is to the North. We have designed the carpark in this location and note that it is abutting a carport and garage area of the house. We have provided a landscape strip between the two properties and have also provided an opportunity for canopy tree planting to the front of the carpark. Access by way of pedestrian footpath is provided into the site and further landscaping around the building is provided.

- A Pre-Application process was engaged in by our office, and we met with the council planner to discuss. At the time the planner indicated they did not have an issue with a two storey design we have ensured that out design has not pushed the envelope.

- As part of our design process we have engaged with Sustainable Design Assessment and undertaken best practice guidelines in designing the centre. Not only have we ensured we have designed a sustainable building, we have also ensured that what has been proposed is accommodating to students and parents. All Children Rooms have been designed over the minimum 3.25 per child as required by the Department of Education.

- Access and egress to the site would be via a new 6.0m wide crossover off the newly created Street. We note that this is a service road (two way) and this assist in bringing vehicles of the main road and providing safe access to the centre.

- Any new crossover will be constructed and all associated nature strips, footpaths, and kerbs made good.

- We understand these works will be built in accordance with local authority standards for drainage and pavement falls especially providing compliant disabled access to the site.

- The owners and operator plan to implement extensive use of rain water harvesting for garden irrigation as part of a teaching strategy.

- The subject site total area is 1492m ² and the proposed childcare facility building has a total floor area of 973m² over the two levels.

- The proposed combined playground area is 692m² which is over the minimum required and seeks to draw on the existing trees.

- The total car parking area is 487m².

- 21 No. car parking spaces have been provided on site. Also included is an accessible car parking space with associated shared space and a turning space. We believe the 21 car parking spaces provided are adequate and equates to the council's standard 0.22 ratio per child. We have provided a pathway to the front of the site which we would envisage would in time connect to an external pathway. Bicycle parking is also provided.

- All external walls are to be either brickwork, or feature wall cladding. Windows will be aluminium framed with energy rated glazing to provide sunlight to the internal building areas. Colorbond clad metal roofing.

- Please refer to the building elevations for all material and colour selections.

- The breakup of the children's rooms and the number of places in each room is based on the following ratios:

  - Under 3's – 1 staff member for every 4 children.

  - Over 3's – 1 staff member for every 11 children.

  Required space per child:

  - Indoor – 3.25m² per child. (Overall room area must exclude all fixed furniture and door swings and must not be less the 3.0m in width.)

  - Outdoor – 7m² per child.

- This site can provide for up to a 96 place childcare centre.
  - 2 x 16 Place children's Room
  - 2 x 12 place children's rooms

- 1 x 22 place children's rooms

- Bicycle parking has been provided as per the SDA report.
- Staff facilities consist of:
  - 35m² Staff Room.
  - 8m² Planning Room and 8m2 Meeting Room
  - 11m² Reception
  - Accessible WC.
  - Staff WC's.
  - 25m² Kitchen with open servery.
  - 9m² Laundry Room
- The operating hours proposed are 6:30am until 6:30pm Monday to Friday.
- Refuse bins are located in the services area which is located within the car park.
- A rainwater tank would be located next to the carpark. Raingarden will be located subject to civil design.

- The site is a General Residential Site and although not subject to Design Development Overlay 25 Beaconsfield Woodlands Grove
- We have reviewed the DDO and note the following that The intention of the Schedule is to
  - To encourage and guide the re-development of land into an integrated medium density residential precinct that responds to the preferred landscaped character and enhances the public realm.
  - To create a residential precinct that protects, and is sympathetic to, the Woods Street area environmental values, including the natural environment of the Cardinia Creek.
  - To provide a pedestrian and cycling path network that is well connected, sustainable and meets the needs of the local residents.
  - To promote development that enhances community and personal safety through interfaces that provide opportunity for passive surveillance of Cardinia Creek parklands and suitable landscaping..
- The design proposed seeks to achieve these goals by ensuring that medium density through the provision of Childcare. We have designed a centre which is not an overdevelopment and provides significant landscaping and Garden area over and above what a medium density development would provide. We have committed to pedestrian and cycling activity by providing parking and connection to the foot paths.
- As part of the design philosophy underpinning this development we believe we have provided the educational and social infrastructure by way of Childcare which supports increase population.

- We have designed a contemporary building but one that does not dominate the streetscape and has careful consideration for sustainable design objectives as outlined in the Hexicon SDA report.
- The site is **Zoned General residential** and as such the use is permissible. We have reviewed the application in consultation with **Clause 19.02** of the Cardinia Council Planning scheme and note the following;
  - *Clause 19.02-2S - Education facilities This clause contains the following Objective:*
  - *Consider demographic trends, existing and future demand requirements and the integration of facilities into communities in planning for the location of education and early childhood facilities.*
  - *Locate childcare, kindergarten and primary school facilities to maximise access by public transport and safe walking and cycling routes.*
  - *Ensure childcare, kindergarten and primary school and secondary school facilities provide safe vehicular drop-off zones*
  - *Facilitate the establishment and expansion of primary and secondary education facilities to meet the existing and future education needs of communities.*
  - *Recognise that primary and secondary education facilities are different to dwellings in their purpose and function and can have different built form (including height, scale and mass).*
  - *Locate secondary school and tertiary education facilities in designated education precincts and areas that are highly accessible to public transport.*
  - *Locate tertiary education facilities within or adjacent to activity centres.*
  - *Ensure streets and access ways adjoining education and early childhood facilities are designed to encourage safe bicycle and pedestrian access.*
  - *Consider the existing and future transport network and transport connectivity.*
  - *Develop libraries as community based learning centres.*
  - *Co-locate a kindergarten facility with all new Victorian Government primary schools.*
- In relation to this Clause we believe this application adheres to these objectives in that it is conveniently located on a main road which has access to transportation and pedestrian access.

This town planning submission has been prepared based on our previous experiences with similar related projects, site investigations and reference documents relating to design principals.

We present this application for a town planning permit for your attention and approval and should you require any additional information or documentation, please do not hesitate to contact [redacted]

We now await your reply.

Yours faithfully

[redacted]

FOR THE *ELLIS* GROUP ARCHITECTS PTY. LTD.

DEVELOPMENT AND USE FOR A CHILDCARE CENTRE UP TO 96 CHILDREN PLACES WITH ASSOCIATED CARPARKING AND LANDSCAPING TO BE LCOATED AT 49-51 WOODS STREET BEACONSFIELD.

[redacted]

13th February 2024

Cardinia Shire

Planning Department

Dear Planning Department,

RE: 49-51 Woods Street, Beaconsfield 3807

I authorise The Ellis Group Architects Pty Ltd, of 9 Howard St, West Melbourne and its employees to act on my behalf in lodgement of planning application and liaising with Cardinia Shire Council in regards to my property at 49-51 Woods St, Beaconsfield.

Your sincerely,

[redacted]

TOWN PLANNING SHEET LIST			
No.	Sheet Name	Current Revision	Current Revision Date
000	COVER SHEET	P4	14.02.24
001	EXISTING AND DEMOLITION PLAN	P2	14.02.24
002	NEIGHBOURHOOD CHARACTER STUDY	P2	14.02.24
003	NEIGHBOURHOOD DESIGN RESPONSE	P3	14.02.24
004	SITE SURVEY (PART)	P1	14.02.24
100	PROPOSED SITE PLAN	P5	14.02.24
101	PROPOSED GROUND FLOOR PLAN	P6	14.02.24
102	PROPOSED FIRST FLOOR PLAN	P6	14.02.24
103	PROPOSED ROOF PLAN	P3	14.02.24
200	SECTIONS	P2	14.02.24
300	PROPOSED ELEVATIONS	P2	14.02.24
301	PROPOSED ELEVATIONS	P2	14.02.24
310	STREETSCAPE & FENCING DETAILS	P2	14.02.24
400	SHADOW DIAGRAM - 9AM SEPTEMBER EQUINOX	P2	14.02.24
401	SHADOW DIAGRAM - 12PM SEPTEMBER EQUINOX	P2	14.02.24
402	SHADOW DIAGRAM - 3PM SEPTEMBER EQUINOX	P2	14.02.24
500	3D IMAGES	P2	14.02.24
501	3D IMAGES	P2	14.02.24
502	3D IMAGES	P2	14.02.24
503	3D IMAGES	P2	14.02.24

PROPOSED 98 PLACE CHILDCARE DEVELOPMENT
49-51 WOODS ST, BEACONSFIELD VIC.

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	PRELIMINARY ISSUE	20.07.23
P2	PRELIM TP	08.01.24
P3	PRELIM TP	02.02.24
P4	PRELIM TP	14.02.24

ISSUED FOR DISCUSSION PURPOSES ONLY

PROPOSED 98 PLACE CHILDCARE DEVELOPMENT
49-51 WOODS ST, BEACONSFIELD VIC.

COVER SHEET

Date. 15.07.23 Drawn. SJL
Job No. 3214 Scale@A1

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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	PRELIM TP	08.01.24
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ISSUED FOR DISCUSSION PURPOSES ONLY

PROPOSED 98 PLACE CHILDCARE DEVELOPMENT
49-51 WOODS ST, BEACONSFIELD VIC.

EXISTING AND DEMOLITION PLAN

Date. 15.07.23 Drawn. SJL
Job No. 3214 Scale@A1 1 : 200

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SK 001 P2

SERVICES:

NOTES:

- THERE ARE SOME TREES ON THE SUBJECT SITE.
- A.H.D REFERENCED IS DETERMINED BY THE ACCOMPANYING LICENSED SURVEY.
- THE LOCATION OF FEATURES ON ADJOINING BUILDINGS ARE APPROXIMATE ONLY.
- ALL DIMENSIONS ARE IN METRES.

OPPORTUNITIES & CONSTRAINTS:

- THE SITE IS CURRENTLY OCCUPIED BY DWELLING.
- MEDIUMSIZED DEVELOPMENT SITE 1491 m².
- RE-USE ANY EXISTING SERVICE CONNECTIONS.
- MIXED USE ZONES WITHIN WALKING DISTANCE AREAS.
- PUBLIC PARKLAND LOCATED CLOSE BY AS LISTED.
- WALKING DISTANCE TO SHOPS AND AMENITIES.

LOCAL AMENITIES, LANDMARKS & POINTS OF INTEREST:

BEACONSFIELD PRIMARY SCHOOL	850M
ST FRANCIS XAVIER COLLEGE	850M
NOSSAL HIGH SCHOOL	4.0KM
FED UNI BERWICK CAMPUS LIBRARY	3.6KM
KINGSMERE DRIVE PLAYGROUND	2.6KM
NARRE WARREN POLICE STATION	6.1KM
HOLM PARK RESERVE	1.6KM
CARDINIA LIFE RECREATION CENTRE	8.9KM
LITTLE MEXICO	240M
BEACONSFIELD TRAIN STATION	350M

The ELLIS Group Architects
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ISSUE	DESCRIPTION	DATE
P1	PRELIM TP	08.01.24
P2	PRELIM TP	14.02.24

ISSUED FOR DISCUSSION PURPOSES ONLY

PROPOSED 98 PLACE CHILDCARE DEVELOPMENT
49-51 WOODS ST, BEACONSFIELD VIC.

NEIGHBOURHOOD CHARACTER STUDY

Date. 15.07.23 Drawn. SJL
Job No. 3214 Scale@A1 1 : 200

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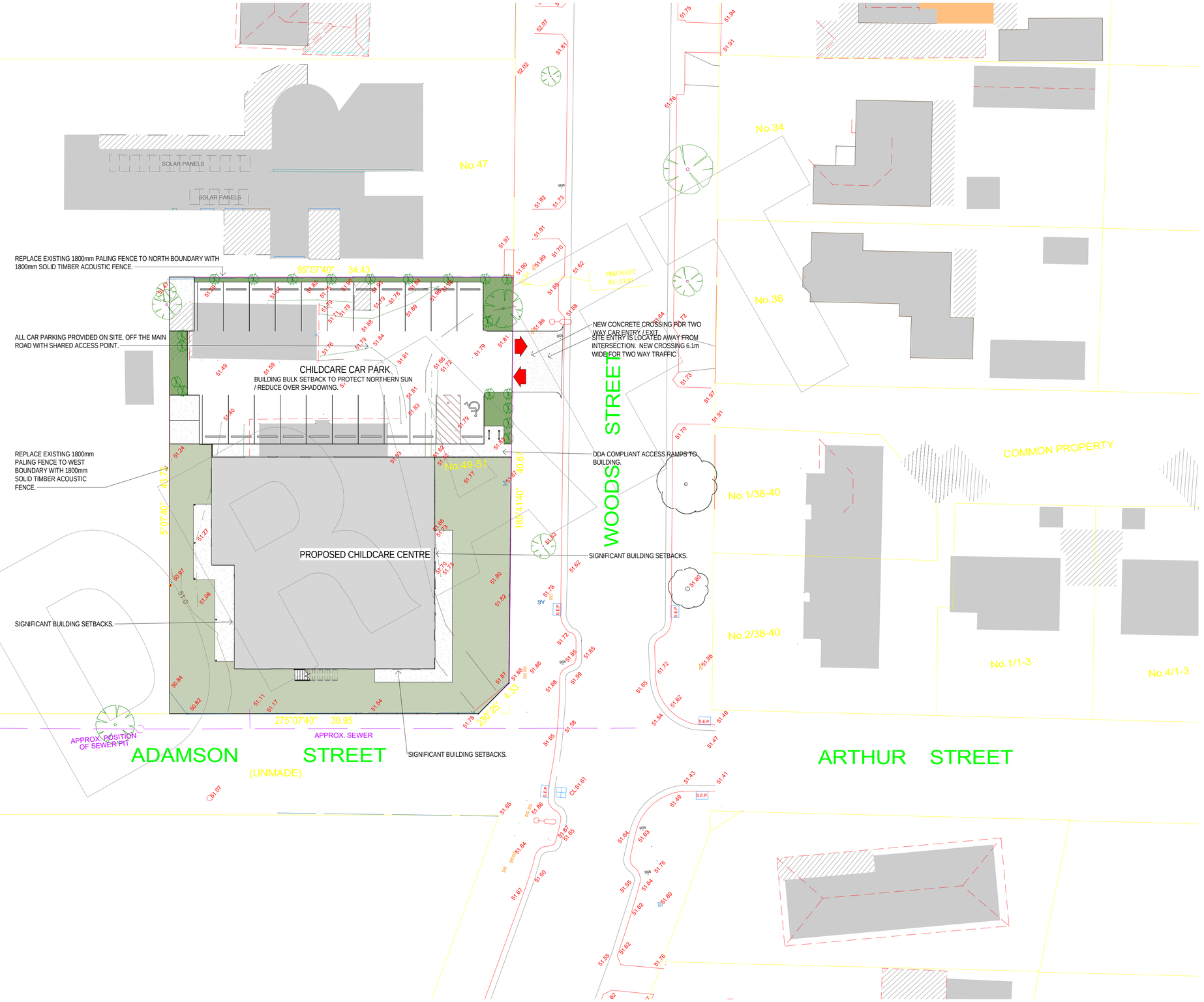

1 / 200 NEIGHBOURHOOD DESIGN RESPONSE
1 : 200

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
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ISSUE	DESCRIPTION	DATE
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P2	PRELIM TP	02.02.24
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ISSUED FOR DISCUSSION PURPOSES ONLY

PROPOSED 98 PLACE CHILDCARE DEVELOPMENT
49-51 WOODS ST, BEACONSFIELD VIC.

NEIGHBOURHOOD DESIGN RESPONSE

Date. 15.07.23 Drawn. Author
Job No. 3214 Scale@A1 1 : 200

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SK 003 P3

PRIVATE OPEN SPACE

HAB WIN
55.18 TOP WALL
95°07'40" 34.43 POST & WIRE 1.8m HIGH
O/HEAD ELEC. WIRE
CYCLONE 2.3m HIGH
TOP GUTTER 54.33
OPEN SHED
FIBRO GARAGE
TOP ROOF 55.54
FFL:51.83
TOP GUTTER 54.34
SHED
GRAVEL DRIVE
1.8m
14.7m
CONC. PATH
C/BOND 2m HIGH
43.72
TOP GUTTER 54.82
TOP CHIMNEY 57.24
TOP ROOF 56.95
FFL:52.27
FFL:52.22
FFL:52.23
FFL:52.05
SINGLE STOREY BRICK RESIDENCE
12.4m
GRAVEL DRIVE
TOP OF BANK
No.49-51
WATER METER
LOW WOVEN WIRE
O/HEAD ELEC. WIRE
TEL. PIT
TBM RIVET RL: 51.91
ELEC. POLE WITH LIGHT
SIGN
LOT 1
TP 875150
1491m²
9m
15.1m
GRAVEL DRIVE
CONCRETE FOOTPATH
GATE
4.33
230°25'
POST & WIRE 1.3m HIGH
275°07'40" 30.95
85°41'40" 40.67
BACK OF KERB
EDGE OF BITUMEN
WOODS STREET
PICKETS
8.6m
No.36
GRAVEL X-OVER
CONC. X-OVER
9.2m
No.1/38-40
9.1m
No.2/38-40
SIDE ENTRY PIT COVER RL51.70
SIDE ENTRY PIT COVER RL51.50
STOP VALVE
SV
S.E.P.
ADAMSON STREET
APPROX. POSITION OF SEWER PIT
APPROX. SEWER

1/200 02 SITE SURVEY 1 : 100

Nilsson, Noel & Holmes (Surveyors) Pty Ltd
Surveyors, Engineers & Town Planners
8A Codrington Street, Cranbourne 3977
Phone (03) 5996 4133 Fax (03) 5996 6119
Email – mail@nnhsurveyors.net.au

N.N.H. REF. NO. **23-561**
SHEET 1 of 1
REV 01
P:\2023\23-500\23-561\DTM\23-561FL-REV01.DWG
DRAWING NO. **23-561FL** A1

The ELLIS Group Architects
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ISSUE	DESCRIPTION	DATE
P1	PRELIM TP	14.02.24

ISSUED FOR DISCUSSION PURPOSES ONLY

PROPOSED 98 PLACE CHILDCARE DEVELOPMENT
49-51 WOODS ST, BEACONSFIELD VIC.

SITE SURVEY (PART)

Date. 15.07.23 Drawn. Author
Job No. 3214 Scale@A1 1 : 100
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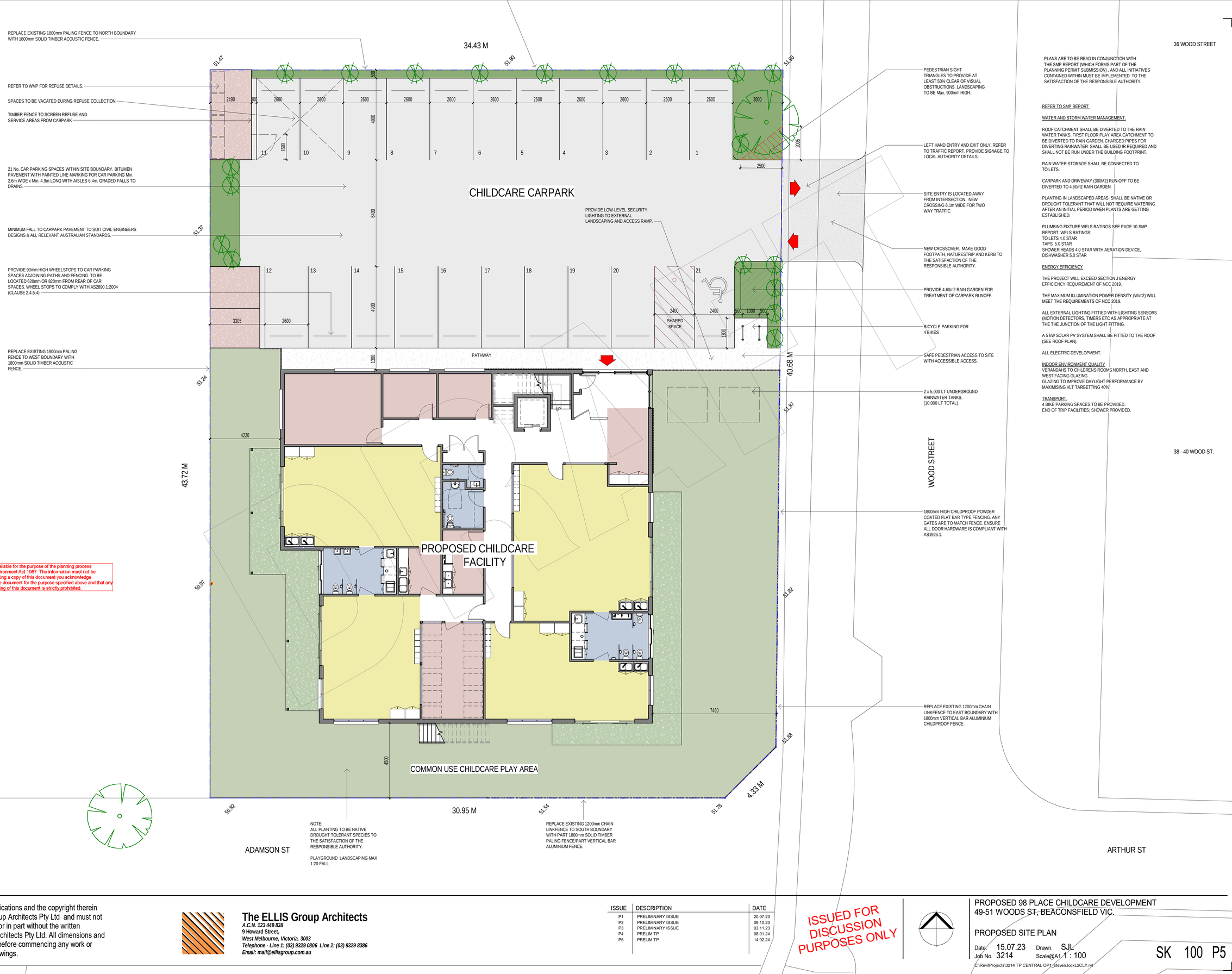
SK 004 P1



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P2	PRELIMINARY ISSUE	09.10.23
P3	PRELIMINARY ISSUE	03.11.23
P4	PRELIM TP	08.01.24
P5	PRELIM TP	14.02.24

ISSUED FOR DISCUSSION PURPOSES ONLY

PROPOSED 98 PLACE CHILDCARE DEVELOPMENT
49-51 WOODS ST, BEACONSFIELD VIC.

PROPOSED SITE PLAN

Date: 15.07.23 Drawn. SJL
Job No. 3214 Scale@A1 1 : 100

C:\Revit\Projects\3214 TP CENTRAL OP1_steven.lockL2CLY.rvt

SK 100 P5

AREA ANALYSIS
CHILD CARE FACILITY

SITE AREA:	1,491	m²
GROUND BUILDING AREA:	447	m²
FIRST BUILDING AREA:	526	m²
TOTAL BUILDING AREA:	973	m²
TOTAL CAR PARKING AREA:	487	m²
SITE COVERAGE:	37	%
SITE PERMEABILITY:	26	%
TOTAL CHILDREN SPACES:	98	
OUTDOOR PLAY AREA - REQUIRED:	686	m²
OUTDOOR PLAY AREA - PROVIDED:	692	m²
TOTAL CAR PARKING REQUIRED:	21.56	
TOTAL CAR PARKING PROVIDED:	21	

ROOM NAME	AREA	No. OF CHILDREN
CHILDRENS ROOM 01	53 m²	16
CHILDRENS ROOM 02	41 m²	12
CHILDRENS ROOM 03	42 m²	12
CHILDRENS ROOM 04	66 m²	20
CHILDRENS ROOM 05	52 m²	16
CHILDRENS ROOM 06	73 m²	22
TOTAL: 6	327 m²	98

CF CEILING FAN

SITE DETAILS ARE SHOWN NOMINAL. DIMENSIONS, CO-ORDIANTES, LEVELS ARE SUBJECT TO CHANGE ONCE RE-ESTABLISHMENT SURVEY IS PROVIDED.

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P4	PRELIMINARY ISSUE	03.11.23
P5	PRELIM TP	08.01.24
P6	PRELIM TP	14.02.24

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PROPOSED 98 PLACE CHILDCARE DEVELOPMENT
49-51 WOODS ST, BEACONSFIELD VIC.

PROPOSED GROUND FLOOR PLAN

Date. 15.07.23 Drawn. SJL
Job No. 3214 Scale@A1 1 : 100

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SK 101 P6

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P4	PRELIMINARY ISSUE	03.11.23
P5	PRELIM TP	08.01.24
P6	PRELIM TP	14.02.24

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PROPOSED 98 PLACE CHILDCARE DEVELOPMENT
49-51 WOODS ST, BEACONSFIELD VIC.

PROPOSED FIRST FLOOR PLAN

Date. 15.07.23 Drawn. SJL
Job No. 3214 Scale@A1 1 : 100

SK 102 P6

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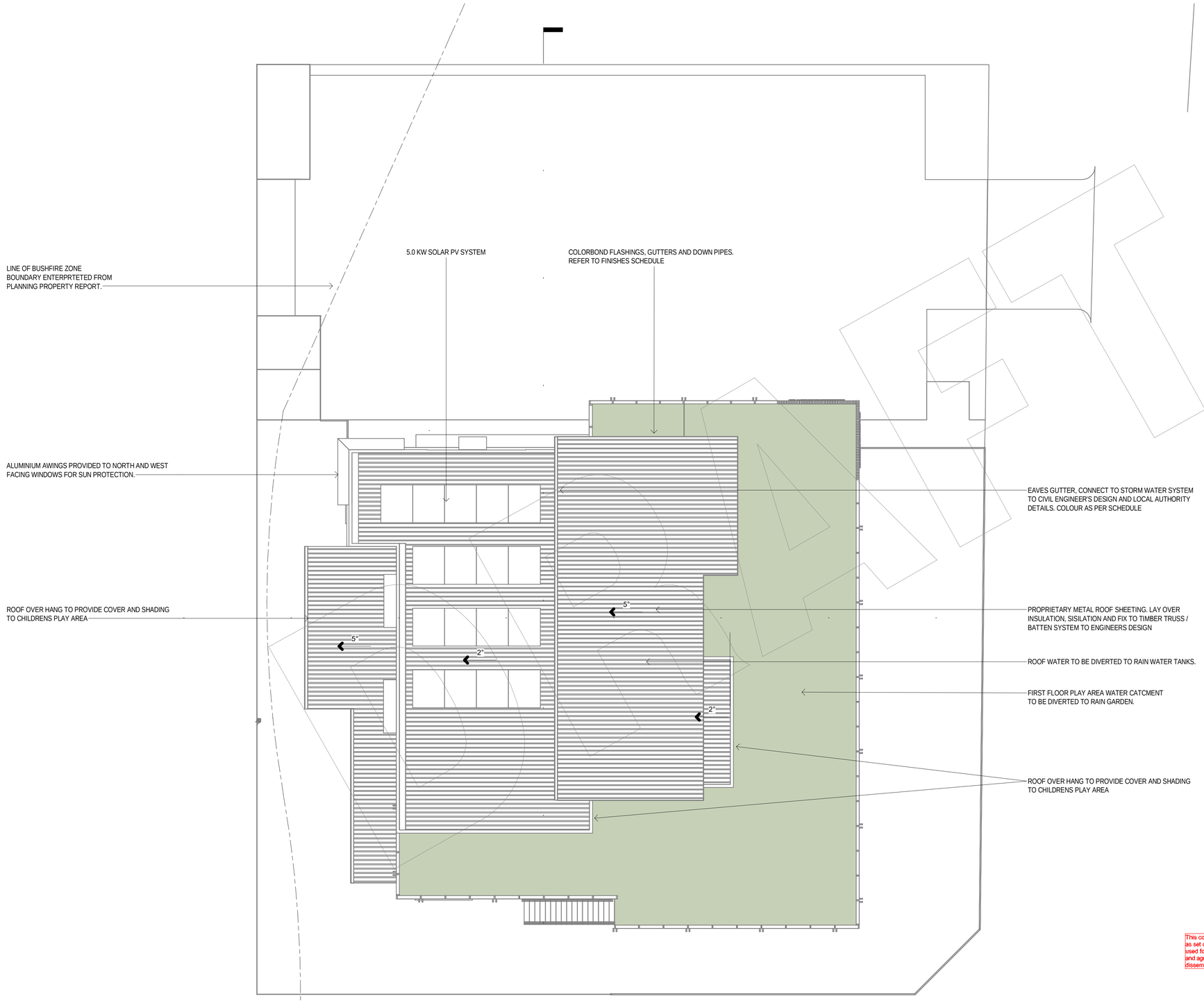

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PROPOSED 98 PLACE CHILDCARE DEVELOPMENT
49-51 WOODS ST, BEACONSFIELD VIC.

PROPOSED ROOF PLAN

Date. 15.07.23 Drawn. SJL
Job No. 3214 Scale@A1 1 : 100

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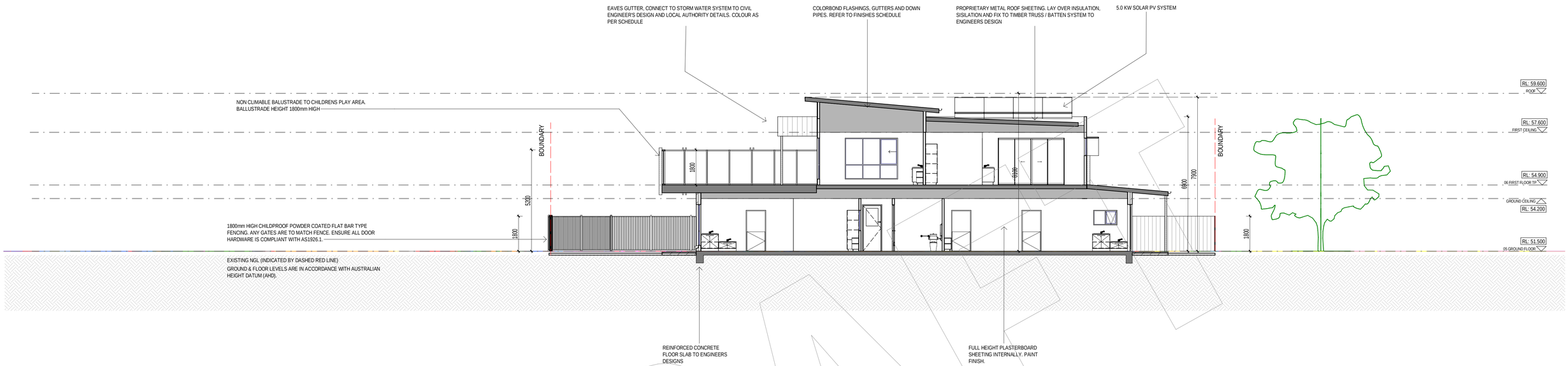
SK 103 P3



2/102 SECTION 02
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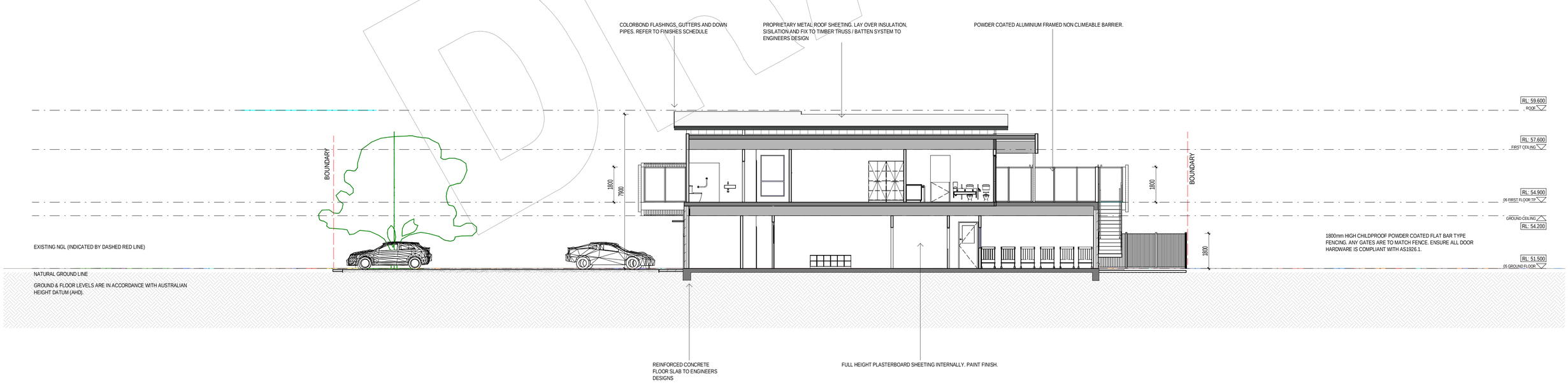

1/102 SECTION 01
1 : 100

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PROPOSED 98 PLACE CHILDCARE DEVELOPMENT
49-51 WOODS ST, BEACONSFIELD VIC.

SECTIONS

Date. 15.07.23 Drawn. SL
Job No. 3214 Scale@A1 1 : 100

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SK 200 P2

1 A001 NORTH ELEVATION
1 : 100

FINISHES SCHEDULE

	01	FACE BRICKWORK - AUSTRAL YERING
	02	LIGHTWEIGHT HORIZONTAL WALL CLADDING. PAINT FINISH. COLOUR : DULUX ' MONUMENT'.
	03	LIGHTWEIGHT HORIZONTAL WALL CLADDING. PAINT FINISH. COLOUR : DULUX TERRACE WHITE
	06	POWDERCOATED METAL WINDOWS - POWDERCOAT BLACK
	07	TIMBER LOOK BATTEN SCREEN
	10	MONUMENT ROOFING AND CAPPINGS

2 A001 SOUTH ELEVATION
1 : 100

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P2	PRELIM TP	14.02.24

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PROPOSED 98 PLACE CHILDCARE DEVELOPMENT
49-51 WOODS ST, BEACONSFIELD VIC.

PROPOSED ELEVATIONS

Date. 15.07.23 Drawn. SJL
Job No. 3214 Scale@A1 1 : 100

C:\Revit\Projects\3214 TP CENTRAL OP1_steven.lockL2CLY.rvt

SK 300 P2

1 A001 EAST ELEVATION
1 : 100

FINISHES SCHEDULE

	01	FACE BRICKWORK - AUSTRAL YERING
	02	LIGHTWEIGHT HORIZONTAL WALL CLADDING. PAINT FINISH. COLOUR : DULUX ' MONUMENT'.
	03	LIGHTWEIGHT HORIZONTAL WALL CLADDING. PAINT FINISH. COLOUR : DULUX TERRACE WHITE
	06	POWDERCOATED METAL WINDOWS - POWDERCOAT BLACK
	07	TIMBER LOOK BATTEN SCREEN
	10	MONUMENT ROOFING AND CAPPINGS

2 A001 WEST ELEVATION
1 : 100

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49-51 WOODS ST, BEACONSFIELD VIC.

PROPOSED ELEVATIONS

Date. 15.07.23 Drawn. SJL
Job No. 3214 Scale@A1 1 : 100

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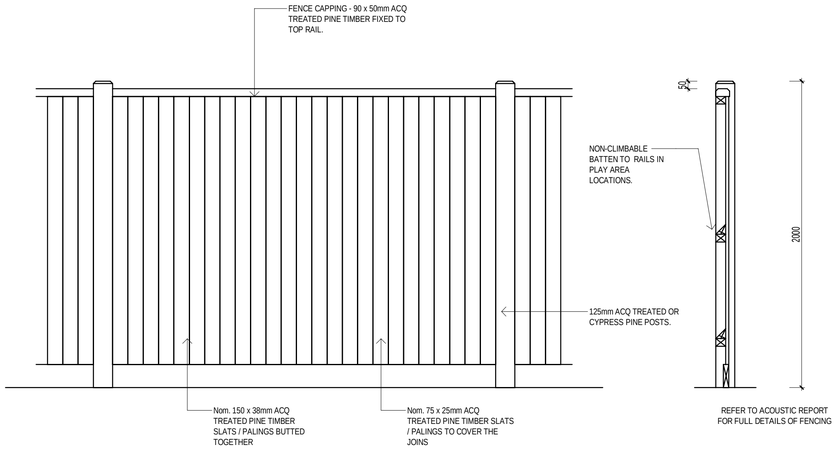
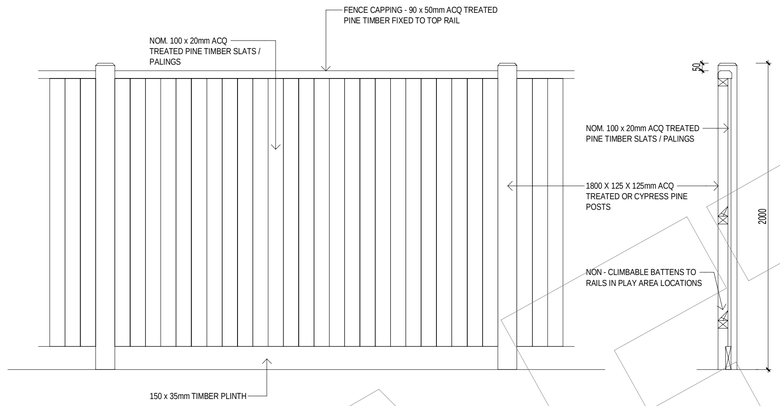
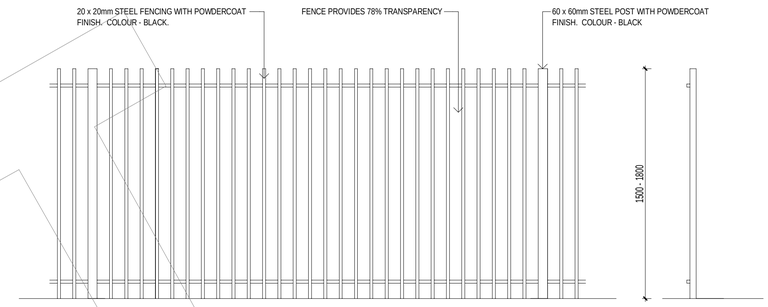
SK 301 P2



4 2000mm ACOUSTIC PALING FENCE
1 : 20



3 2000mm TYPICAL PALING FENCE DETAIL
1 : 20



2 1500-1800 TYPICAL FLAT BAR TYPE FENCING
1 : 20

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PROPOSED 98 PLACE CHILDCARE DEVELOPMENT
49-51 WOODS ST, BEACONSFIELD VIC.

STREETSCAPE & FENCING DETAILS

Date. 15.07.23 Drawn. DL
Job No. 3214 Scale@A1 1 : 20

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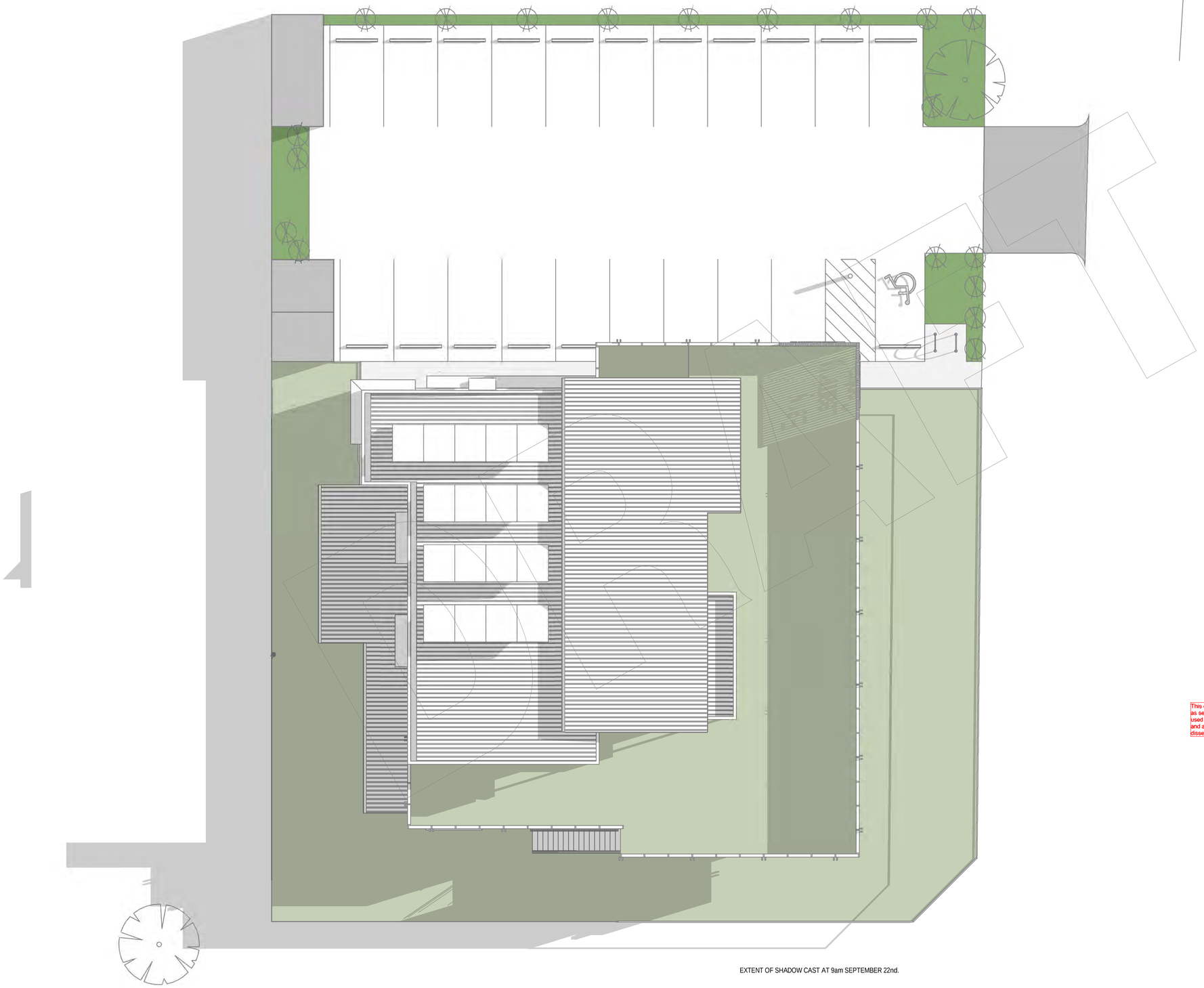
SK 310 P2



EXTENT OF SHADOW CAST AT 9am SEPTEMBER 22nd.

The ELLIS Group Architects
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PROPOSED 98 PLACE CHILDCARE DEVELOPMENT
49-51 WOODS ST, BEACONSFIELD VIC.

SHADOW DIAGRAM - 9AM SEPTEMBER EQUINOX

Date. 15.07.23 Drawn. SJL
Job No. 3214 Scale@A1 1 : 100

SK 400 P2

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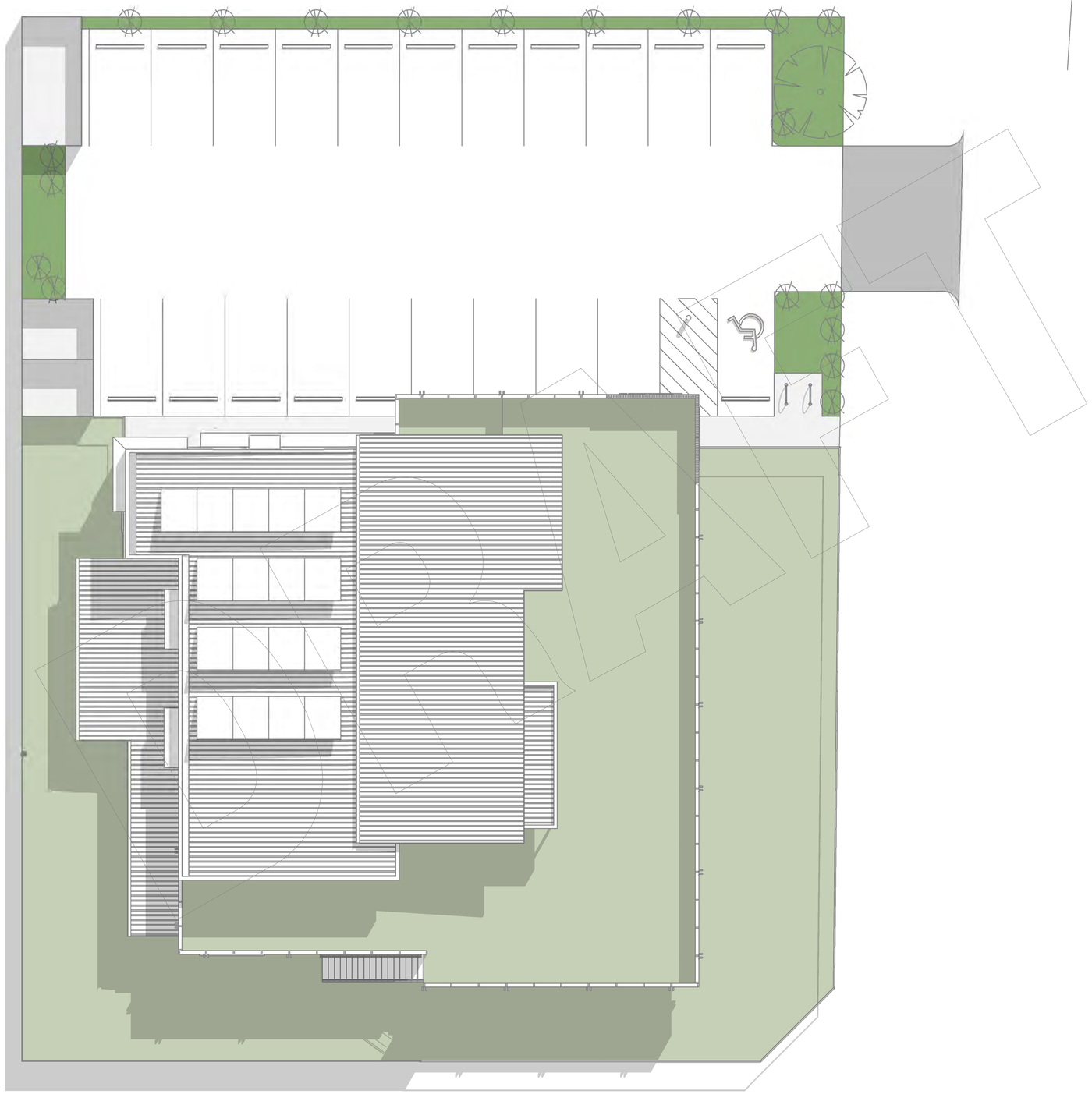

EXTENT OF SHADOW CAST AT 12pm SEPTEMBER 22nd.

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49-51 WOODS ST, BEACONSFIELD VIC.

SHADOW DIAGRAM - 12PM SEPTEMBER EQUINOX

Date. 15.07.23 Drawn. SJL
Job No. 3214 Scale@A1 1 : 100

SK 401 P2

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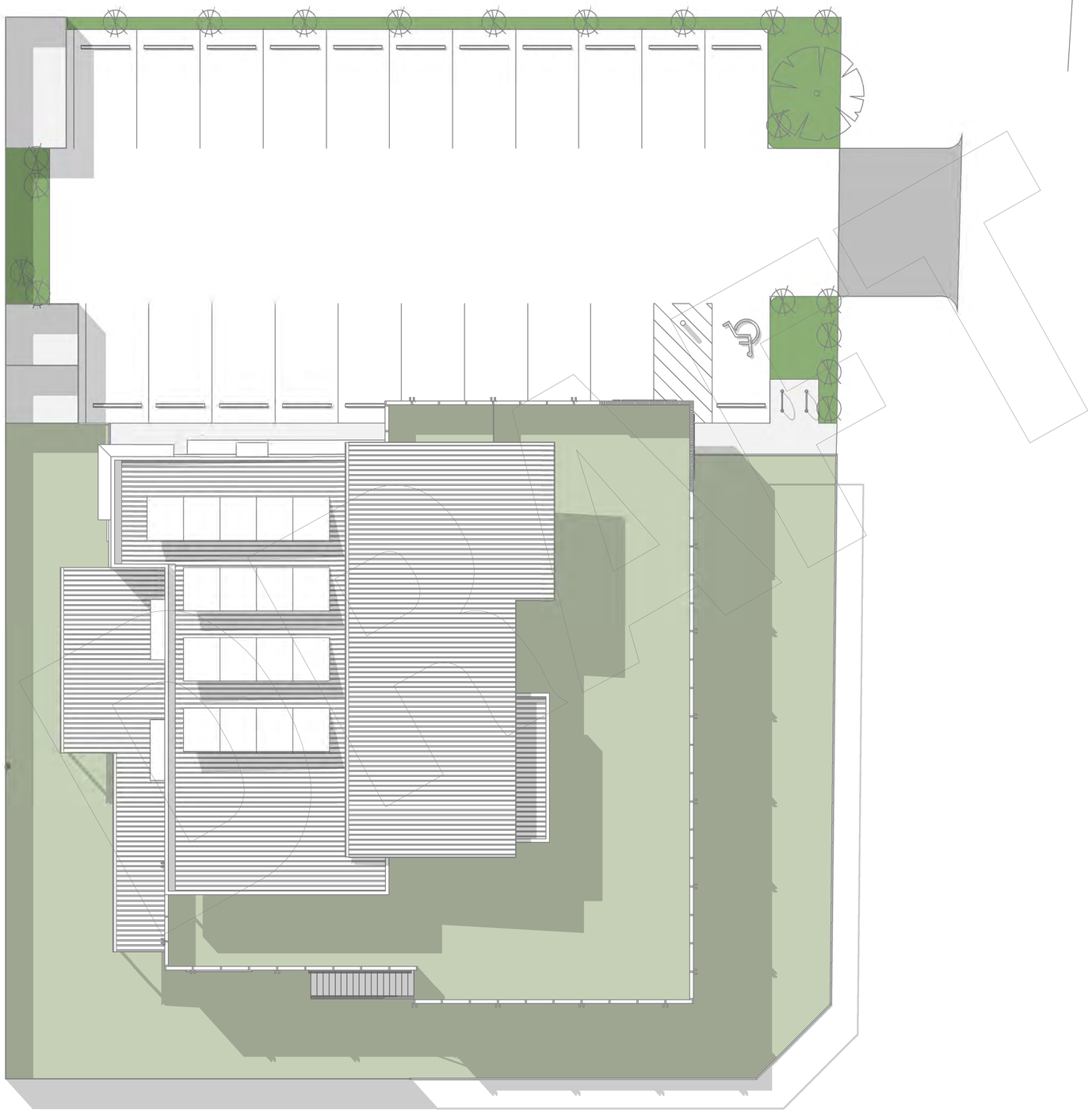

EXTENT OF SHADOW CAST AT 3pm SEPTEMBER 22nd.

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PROPOSED 98 PLACE CHILDCARE DEVELOPMENT
49-51 WOODS ST, BEACONSFIELD VIC.

SHADOW DIAGRAM - 3PM SEPTEMBER EQUINOX

Date. 15.07.23 Drawn. SJL
Job No. 3214 Scale@A1 1 : 100

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PROPOSED 98 PLACE CHILDCARE DEVELOPMENT
49-51 WOODS ST, BEACONSFIELD VIC.

3D IMAGES

Date. 15.07.23 Drawn. SO
Job No. 3214 Scale@A1

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SK 500 P2

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3D IMAGES

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SK 501 P2

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3D IMAGES

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SK 502 P2

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3D IMAGES

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SK 503 P2

Sustainability Management Plan

49-51 Woods Street, Beaconsfield VIC

07/02/2024

Frater Consulting Services Pty Ltd

(03) 8691 6928
admin@fraterconsultingservices.com.au
fraterconsultingservices.com.au

a part of Sustainability Tech Partners Pty Ltd

Frater Consulting Services Pty Ltd

Sustainability Management Plan (SMP)

Proposed Childcare Facility Development

Table of Contents

DOCUMENT VERSION

Version	Date	Changelog	Author	Review
0	07/02/24	Issued for Client Review	KT	DG

T1, Level 17, 500 Collins St
Melbourne VIC 3000
03 8691 6928
admin@fraterconsultingservices.com.au
www.fraterconsultingservices.com.au

INITIATIVES TO BE MARKED ON DRAWINGS

Water & Stormwater Management

- ☐ Mark-up showing roof catchment area to be diverted to the Rainwater tank – 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 each Rainwater tank proposed
- ☐ Note showing connection to the toilets.
- ☐ Mark-up showing the entire first floor play area to be diverted to raingarden and type of raingarden selected (planter box)
- ☐ Mark-up showing driveway and car park area to be diverted to raingarden and type of raingarden selected (in-ground)
- ☐ Location of the proposed 4.6m^2 of raingarden treating the first floor play area - The raingarden can be separated and location should be chosen in accordance with civil/drainage engineer and landscape consultant (minimum 300mm away from boundary or structural footings and LPOD location consideration)
- ☐ Location of the proposed 4.6m^2 of raingarden treating the driveway and car park area - The raingarden can be separated and location should be chosen in accordance with civil/drainage engineer and landscape consultant (minimum 300mm away from boundary or structural footings and LPOD location consideration)
- ☐ 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. If irrigation is required, it will be connected to rainwater tanks.
- ☐ 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/m^2) of the development meet the requirements in NCC 2019
- ☐ Lighting sensors for external lighting (motion detectors, timers etc.)
- ☐ 5kW Solar PV system on the roof of the development
- ☐ Fossil-fuel free development

Indoor Environment Quality

- ☐ Note showing commitment to Outside Air Fan in children room providing O/A rates 75% above minimum from AS1668 **and** O/A provision to ensure CO2 concentration remains below 650ppm
- ☐ Ceiling fans to 50% of child rooms
- ☐ Glazing to improve daylight performance by maximising VLT targeting 40%

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Transport

- One Shower provided in the development
- Three bike space location for employees in the development + three lockers minimum per unit.
- One bike space location for visitor

Urban Ecology

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

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INTRODUCTION

Frater Consulting Services have been engaged to undertake a Sustainability Management Plan for the proposed childcare development located at 48-51 Woods Street, Beaconsfield. This has been prepared to address the Cardinia Shire Council's sustainability requirements.

City of Cardinia as part of the CASBE (Council Alliance for a Sustainable Built Environment) has identified the following key categories to be addressed: Energy Performance;

- Water Resources;
- Stormwater Management;
- Indoor Environment Quality;
- Building Materials;
- Construction, Building & Waste Management;
- Transport; and
- Urban Ecology / Innovation.

The site has been assessed using the BESS tool. BESS was developed by association of councils led by Merri-bek City Council. This tool assesses the energy and water efficiency, thermal comfort and overall environmental sustainability performance of new buildings or alterations. It was created to demonstrate how new development can meet sustainability requirements as part of a planning permit application for the participating council.

Each target area within the BESS tool generally receives a score of between 1% and 100%. A minimum score of 50% is required for the energy, water, stormwater and IEQ areas. An overall score of 50% represents 'Best Practice' while a score over 70% represent 'Excellence'. The result of the BESS assessment is included as Appendix E.

The Stormwater Treatment Objective – Relative Measure (STORM) calculator, which addresses stormwater quality considerations, has been used for the development to ensure that stormwater management best practice requirements have been achieved. The result of the STORM assessment is included as Appendix A.

bess
Built Environment
Sustainability Scorecard

T1, Level 17, 500 Collins St
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www.fraterconsultingservices.com.au

SITE DESCRIPTION

The proposed site is located at 48-51 Woods Street, Beaconsfield. The 1,180m^2 site is currently occupied by a single-story building which is proposed to be demolished prior to the construction of the development. It is located approximately 52kms south-east of the Melbourne CBD.

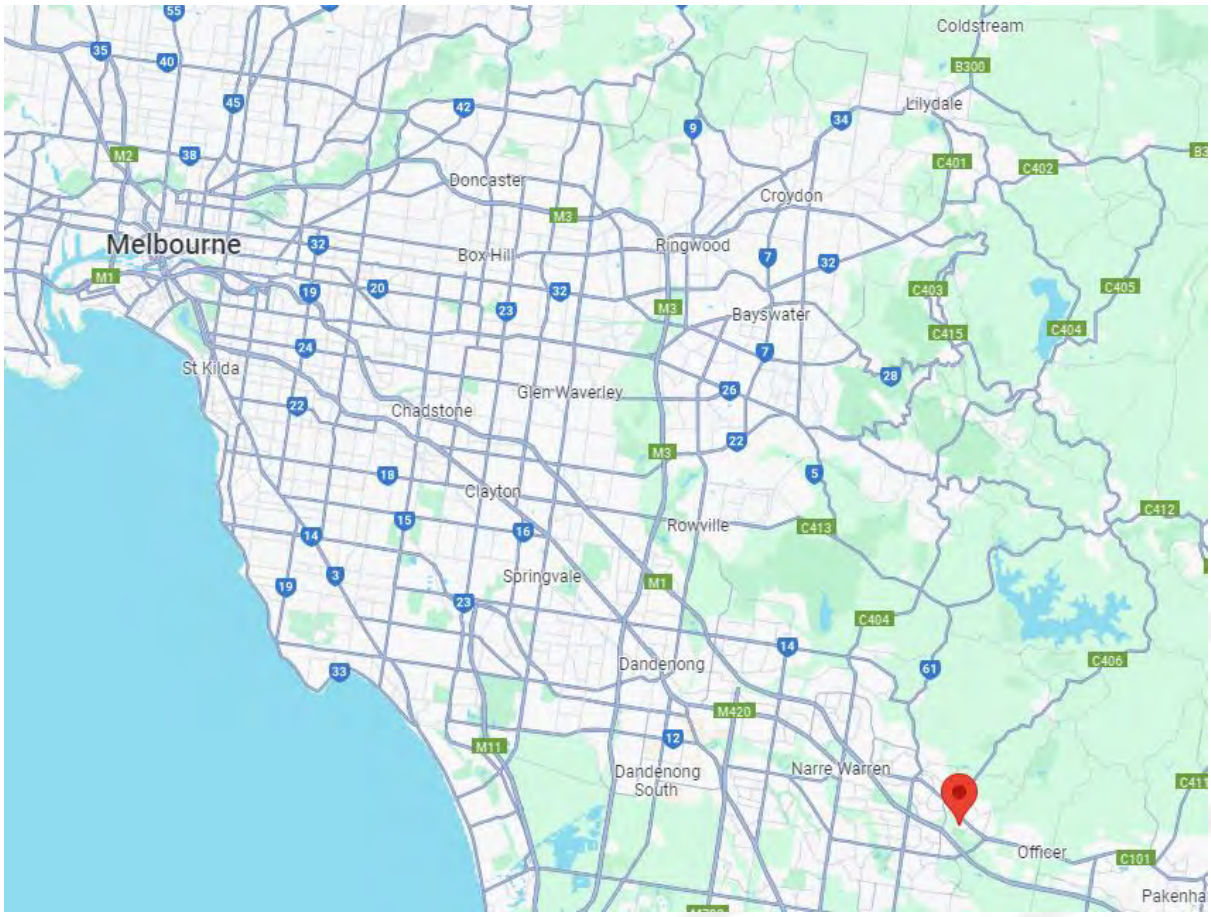

Figure 1: Location of the proposed childcare in Beaconsfield with relation to Melbourne CBD (Source: Google Maps)

PROPOSED DEVELOPMENT

The proposal consists of development of the site into a two-storey childcare facility to accommodate up to 98 children. The area of the site is approximately 1,491m^2. The facility will include six children's rooms, a laundry, staff room, kitchen, offices as well as large outdoor play area on ground and first floor.

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ENERGY EFFICIENCY

Energy and its key elements should be integrated into the design of the proposed development. These elements contribute to reducing greenhouse gas emissions by utilising energy efficient appliances, energy conservation measures and renewable energy.

Energy Efficiency

Prior to the building construction stage of the project, a section J (NCC 2019) DTS assessment will occur with the following commitments:

- 10% improvement on floor and ceiling insulation level requirement from NCC 2019;
- Wall and glazing performance to be in line with DTS requirements;
- Heating/cooling system to be chosen within one star of the best available product in the range at the time of purchase or COP/EER 85% or better than most efficient equivalent capacity unit available if no star rating is available; and
- Water heating system to be chosen within one star of the best available product in the range at the time of purchase or 85% or better than most efficient equivalent capacity unit available if no star rating is available.

Alternatively, prior to the building construction stage of the project, energy modelling will occur with the aim of exceeding requirement of NCC 2019, using an NCC JV3 modelling process. This will be achieved through the use of high-performance building fabric and glazing, low energy lighting and building services. **The reference building model will include the minimum improvement committed above for floor and ceiling.** This method will allow for flexibility in for glazing performance. Results in BESS using JV3 approach would yield a slightly lower score under BESS Energy 1.1 however our BESS assessment has been prepared to ensure that energy section and overall compliance is maintained.

Heating and Cooling Systems

To reduce the energy consumption heating and cooling will be provided by energy efficient air conditioners (chosen within one star of the best available product in the range at the time of purchase or COP/EER 85% or better than most efficient equivalent capacity unit available if no star rating is available).

Hot Water Heating

Hot water for the childcare will be provided with an efficient electric heat pump system.

Fossil Fuel-Free Development

No gas connection will be provided for the development. This will reduce reliance on fossil fuel and will be in line with local and state targets of decarbonisation.

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Lighting

The maximum illumination power density (W/m^2) of the development will meet NCC 2019 requirements in by the use of LED throughout the development.

Lighting Sensors

Common areas and transient spaces will be controlled using occupancy sensor and/or daylight sensors. Ventilation in these areas will be controlled using timers and other sensors.

Solar PV System

A 5kW solar photovoltaic for renewable energy generation will be installed on the roof of the development. This will off-set a portion of greenhouse gas emissions and energy use for the project (lighting, pumps etc.).

Solar PV system could be provided by Solar Battery Group. Solar Battery Group is a market leading solar PV and solar battery company that provides end-to-end services. For more information, please see Appendix E.

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WATER EFFICIENCY & STORMWATER MANAGEMENT

Water saving-use and reuse and its key elements should be integrated into the design of the proposed development. These principles contribute to reducing the water demand in addition to promoting water reuse. Stormwater management and its key elements should be integrated into the design of the proposed development. These principles contribute to ensuring natural systems are protected and enhanced whilst promoting on-site retention and aims to reduce runoff or peak flows.

Water Efficient Fittings

The development will include efficient fittings and fixtures to reduce the volume of mains water used in the development. The following WELS star ratings will be specified;

- Toilets – 4 Star;
- Taps (bathroom and kitchen) – 5 Star;
- Showerhead if provided – 4 Star with aeration device (6.0-7.5L/min); and
- Dishwasher – 5 Star.

Rainwater Collection & Use

Rainwater runoff from the part of the roof areas will be collected and stored in rainwater tanks[1] with a total effective capacity of 10,000L for the development.

If required, a charged pipe system or multiple tanks will be installed to collect water from the entire roof of each dwelling.

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 collected will be used for toilet flushing throughout the development. These initiatives will reduce significantly the stormwater impacts of the development and help achieve compliance with the STORM calculator (See Appendix A).

Stormwater Treatment - Raingardens

Part of the driveway and car park runoff of 230m^2 will be diverted towards a minimum of 4.6m^2 of raingarden before being released at the legal point of discharge.

This will treat the stormwater runoff from part of the driveway and car park areas by filtering coarse pollutants before releasing the outflows to the legal point of discharge on site (See Appendix A for details).

The raingardens could be implemented within the landscaped areas adjacent to the driveway and car park and will be installed at least 300mm away from boundary or structural footings. Exact location should be confirmed with civil/ drainage engineer and

[1] Please note that any stormwater detention volume requirement for the site will be in addition to the proposed rainwater retention and that the proposed tank will not be directly topped up by mains water.

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landscape consultant. The raingardens treating the roof areas can be installed in-ground or within planter boxes.

Stormwater Treatment – Planter Box Raingarden

The entire first-floor play area runoff of 230m^2 will be diverted to a minimum of 4.6m^2 of planter box raingarden located in the landscaped areas.

This will treat the stormwater runoff from part of the roof areas by filtering coarse pollutants before releasing the outflows to the legal point of discharge on site (See Appendix A for details).

The raingarden will be installed in a planter box at least 300mm away from boundary or structural footings. Exact location should be confirmed with civil/ drainage engineer and landscape consultant.

Water Efficient Appliances

All appliances provided in the development as part of the base building work (e.g. dishwasher) will be chosen within one WELS star of the best available.

Water Efficient Landscaping

Native or drought-tolerant plants will be implemented for the landscaped areas on site. Use of water or irrigation will not be required after an initial period when plants are getting established. If irrigation is required, it will be connected to rainwater tanks.

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INDOOR ENVIRONMENT QUALITY

Indoor Environment Quality and its key elements should be integrated into the design of the proposed development. These elements play a significant role in the health, wellbeing and satisfaction of the development occupants. Facilitating a good (IEQ) design provides a naturally comfortable indoor environment and less dependence on building services such as, artificial lighting, mechanical ventilation and heating and cooling device.

Volatile Organic Compounds

All paints, adhesives and sealants and flooring will have low VOC content. Alternatively, products will be selected with no VOCs. Paints such as eColour, or equivalent should be considered. Please refer to Appendix C for VOC limits.

Formaldehyde Minimisation

All engineered wood products will have 'low' formaldehyde emissions, certified as E0 or better. Alternatively, products will be specified with no Formaldehyde. Products such as ecological panel – 100% post-consumer recycled wood (or similar) will be considered for use within the development. Please refer to Appendix C for formaldehyde limits.

Daylight Levels

Daylight penetration will be enhanced with the use of light internal colours to improve daylight reflection. All children room will be provided with large windows. The depth of most room from a window will be limited and multiple windows on different façade will be implemented wherever possible which will allow for large amount of daylight to penetrate the rooms.

Internal windows will also be provided between rooms and between the room and the internal corridor within the development improving further the daylight spreading within the development.

Please refer to appendix D for daylight Hand Calculation showing compliance with best practice requirements.

Mechanical Ventilation – Improved Outside Air Rates

All children room spaces will be provided with O/A fans which will commit to provide 75% increase on O/A provision from AS1668.

Additionally, O/A will be provided in the children room spaces to ensure that CO2 concentration in the rooms remains below 650ppm.

Wherever possible, the design should also allow for cross flow ventilation as it will reduce the need for mechanical ventilation. Openable windows will be specified throughout the children rooms to enable natural ventilation. Child Room 3, 4, 5 and 6 (55%) will have access to crossflow ventilation.

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Ceiling Fans

Ceiling fans will be provided to 50% of the child rooms which will help provide comfortable indoor spaces and reduce energy needed for heating and cooling. Ceiling fans are to permanently installed and have a speed controller.

Acoustic Insulation

Each unit will be designed to meet the NCC requirement for acoustic insulation to minimise noise levels and noise transfer within and between buildings.

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CONSTRUCTION, BUILDING & WASTE MANAGEMENT

Building Management and its key elements will be integrated into the design of the proposed development. These principles contribute to ensuring efficient and effective on-going building performance. Waste management and its key elements will be integrated into the design of the proposed development. These principles contribute to ensuring minimal waste is transported to landfill by means of disposal, recycling and on-site waste storage and/or collection methods.

Metering and Monitoring

The development will be separately metered for potable water and energy. Effective metering ensures that tenants are responsible for their consumption and they can reduce their consumption.

Construction Waste Management

A waste management plan will be introduced to all on-site staff at a site orientation session to ensure that the waste generated on site is minimised and disposed of correctly. A minimum 80% of all construction waste generated on site will be reused or recycled.

Construction Environmental Management

The builder will identify environmental risks related to construction and include management strategies such as maintaining effective erosion and sediment control measures during construction and operation and ensure that appropriate staging of earthworks (e.g. avoid bare earthworks in high risk areas of the site during dominant rainfall period).

Operational Waste

A dedicated storage area will be provided in the development. The storage area will be sufficiently sized to accommodate the general and recycling waste. Recycling facilities will be as conveniently accessible as the general waste facilities.

Universal Access

The development will be designed for universal access in accordance with AS1428.2 to allow persons with limited mobility to enter and use the premises.

TRANSPORT

Bicycle Parking & End-Of-Trip Facilities

Employees will be able to store their bicycle in the development's car park. A minimum of three spaces will be provided.

An additional visitor bike space will be provided outdoor in the development's car park.

A shower will be provided in the development with as well as a minimum of three lockers.

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BUILDING MATERIALS

Materials selection should be integrated into the design of the proposed development. The criteria for appropriate materials used are based on economic and environmental cost.

Timber

All timber used in the development will be Forest Stewardship Council (FSC) or Program for the Endorsement of Forest Certification (PEFC) certified, or recycled / reused.

Flooring

Wherever possible, flooring will be selected from products/materials certified under any of the following:

- Carpet Institute of Australia Limited, Environmental Certification Scheme (ECS) v1.2;
- Global GreenTag - https://www.globalgreentag.com/; and/or
- Good Environmental Choice (GECA).

Joinery

Where possible, joinery will be manufactured from materials/products certified under any of the following:

- Global GreenTag - https://www.globalgreentag.com/; and/or
- Good Environmental Choice (GECA); and/or

Steel

Wherever possible, steel for the development will be sourced from a Responsible Steel Maker[2]. Reinforcing steel for the project will be manufactured using energy reducing processes commonly used by large manufacturers such as Bluescope or OneSteel.

[2] A Responsible Steel Maker must have facilities with a currently valid and certified ISO 14001 Environmental Management System (EMS) in place, and be a member of the World Steel Association's (WSA) Climate Action Program (CAP).

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URBAN ECOLOGY

In highly urbanised environments, such as metropolitan Melbourne, it is important to recognise the importance of maintaining and increasing the health of our urban ecosystems to improve living conditions not only for the fauna but also ourselves. We can improve our urban ecosystem through the incorporation of vegetation through landscaping for both new and existing developments.

Landscaping

The landscaping onsite will provide the occupants with a pleasant surrounding environment. The design will incorporate a mix of native species to help maintain local biodiversity.

Insulant ODP

All thermal insulation used in the development will not contain any ozone-depleting substances and will not use any in its manufacturing.

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IMPLEMENTATION & MONITORING

The proposed development will meet the best practice requirement of the City of Cardinia through the different initiatives describe in this report such as thermally efficient building envelope, efficient air conditioning and hot water system and sustainable materials. An appropriate implementation and monitoring of the initiatives outlined within this report will be required.

Implementation of the ESD initiatives outlined in this report requires the following processes:

- Full integration with architectural plans and specifications
- Full integration with building services design drawings and specifications
- Endorsement of the ESD Report with town planning drawings
- ESD initiatives to be included in plans and specifications for building approval

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APPENDIX A – WSUD REPORT / STORM ASSESSMENT

New development must comply with the best practice performance targets for suspended solids, total phosphorous and total nitrogen, as set out in the Urban Stormwater Best Practice Environmental Management Guidelines, Victoria Stormwater Committee 1999. Currently, these water quality performance targets require:

- Suspended Solids - 80% retention of typical urban annual load.
- Total Nitrogen - 45% retention of typical urban annual load.
- Total Phosphorus - 45% retention of typical urban annual load.
- Litter - 70% reduction of typical urban annual load.

The STORM tool, an industry accepted tool, was used to assess the development and ensure that the best practice targets described above are met. A minimum compliance score of 100% is required to achieve for the development.

Site Delineation

For the purpose of the assessment, the development has been delineated into the following surface types:

- Site area of 1,491m^2;
- Roof area runoff of 335.7m^2 which will be diverted into rainwater tank(s);
- A minimum of 230m^2 of the driveway and car park runoff which will be designed to divert towards raingardens;
- Entire first floor play area of 230m^2 which will be designed to divert towards raingardens;
- Permeable area of 386.6m^2 comprised of landscaped area and the entire exposed ground floor play area; and
- Remainder of impervious areas of 308.7m^2 comprised of the terraces and other impervious areas around the site.

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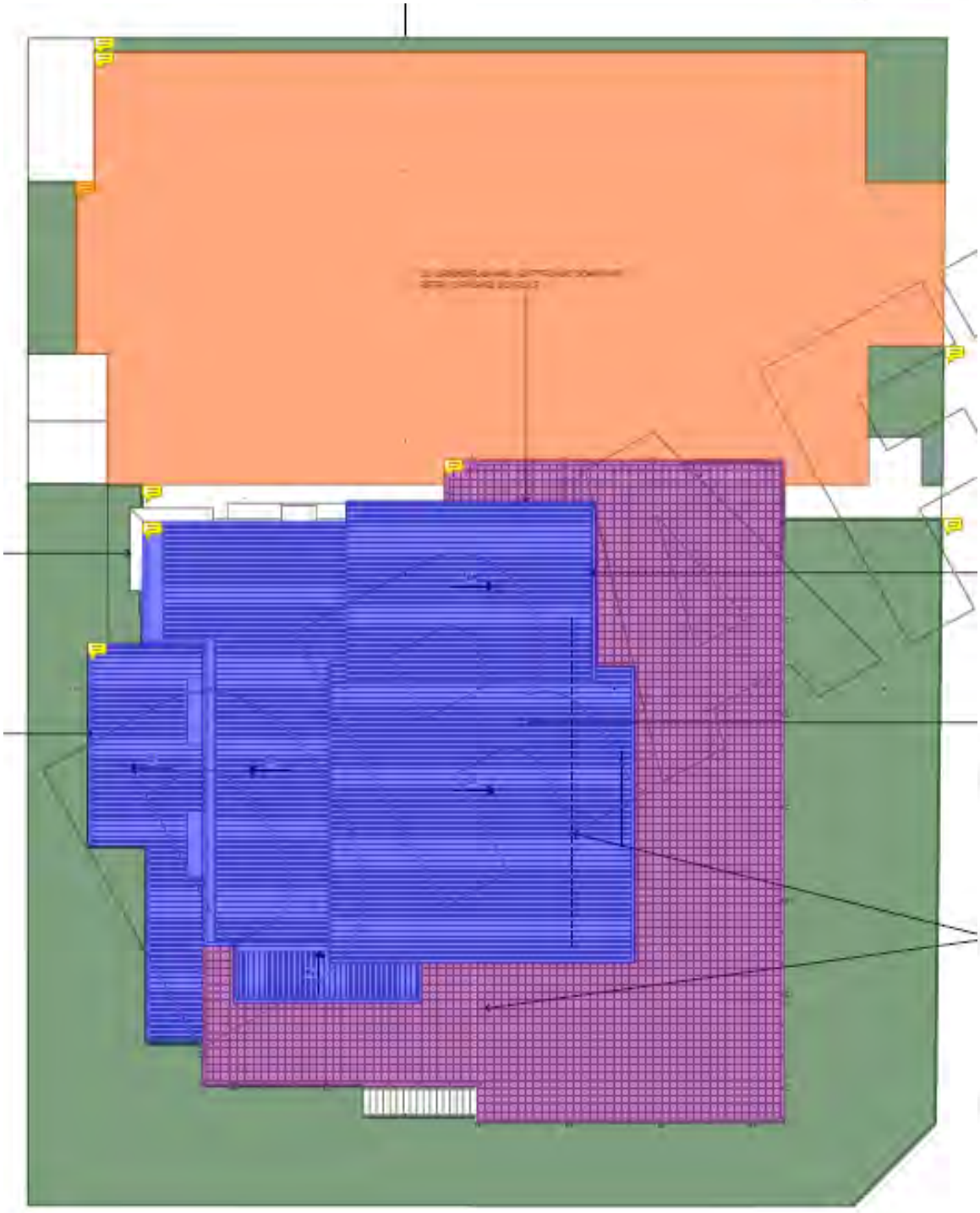

Figure 2: A minimum of 230m^2 of the driveway and car park runoff which will be designed to divert towards 4.6m^2 raingardens (orange) , Entire first floor play area of 230m^2 which will be designed to divert towards 4.6m^2 of raingardens (purple), permeable areas (green) and roof catchment (blue).

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Stormwater initiatives

Rainwater Tank
(Rainwater tank for toilet flushing)

The roof catchment area of 335.7m^2 (as described above) will be diverted to rainwater tank(s) with a total effective capacity of 10,000L for the development. The rainwater collected will be used for toilet flushing in the development.

If required, a charged pipe system or multiple tanks will be installed to collect water from part of the roof of each dwelling.

In the case of a charged pipe system, the charged pipes will not be running underneath the slab and the stakeholders (builder/developer/architect) will be required to explicitly acknowledge this solution and have the capacity to install it.

Raingarden

Part of the driveway and car park runoff of 230m^2 will be diverted towards a minimum of 4.6m^2 of raingarden before being released at the legal point of discharge.

The raingardens will be implemented within the landscaped areas adjacent to the driveway and car park and will be installed at least 300mm away from boundary or structural footings. The raingardens treating the roof areas can be installed in-ground.

The entire first-floor play area runoff of 230m^2 will be diverted to a minimum of 4.6m^2 of planter box raingarden located in the landscaped areas.

This will reduce coarse and fine sediment level. The raingarden will be installed in a planter box to ensure that connection to the LPOD will be possible. The raingardens will be lined and have an aggie drain connected to the legal point of discharge.

Outflows from the raingardens will be released at the legal point of discharge on site. The raingarden will help reducing the coarse and fine sediment level in the outflows. For more information on how to build raingarden, please visit https://www.melbournewater.com.au/sites/default/files/INGROUND.pdf. **AND** https://www.melbournewater.com.au/community-and-education/help-protect-environment/raingardens.

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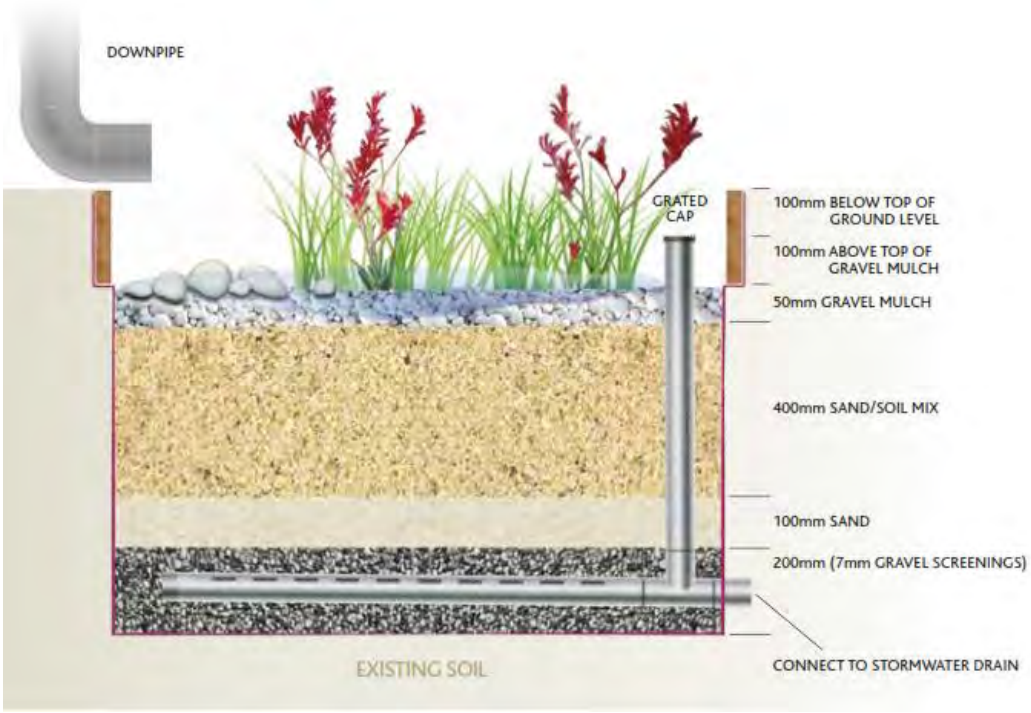

Figure 3: Proposed raingarden construction cross-section (In-ground).

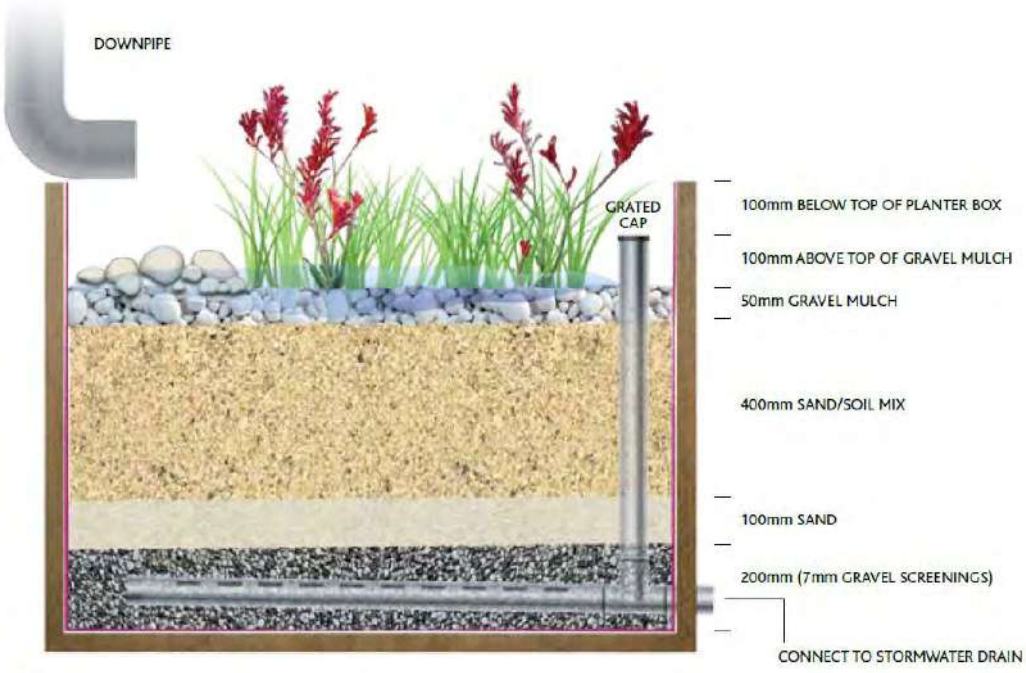

Figure 4: Proposed raingarden construction cross-section (Planter Box).

The remainder of impervious areas will directly be released at the legal point of discharge on site.

Permeable areas are excluded from the STORM assessment.

It should be noted that permeable areas have been maximised in the development which will reduce the overall stormwater outflows from the site. Vegetated areas are provided in the proposed development reducing the heat island effect and improving the local habitat.

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Stormwater Results

The initiatives and areas described above have been applied to the STORM calculator and the proposed development has achieved a score of 100%.

Melbourne Water **STORM Rating Report**

TransactionID:	0
Municipality:	CARDINIA
Rainfall Station:	CARDINIA
Address:	48-51 Wood Street Beaconsfield VIC 3807
Assessor:	Frater Consulting Services
Development Type:	Other
Allotment Site (m2):	1,491.00
STORM Rating %:	100

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Roof Catchment Area	335.70	Rainwater Tank	10,000.00	100	153.20	82.00
First Floor Play Area to Raingardens	230.00	Raingarden 100mm	4.60	0	128.10	0.00
Driveway/Carpark to Raingardens	230.00	Raingarden 300mm	4.60	0	130.20	0.00
Other Impervious Areas	308.70	None	0.00	0	0.00	0.00

It should be noted that the entire development is connected to the rainwater tank. 100 occupants have been chosen for the childcare due to the 98 children occupancy.

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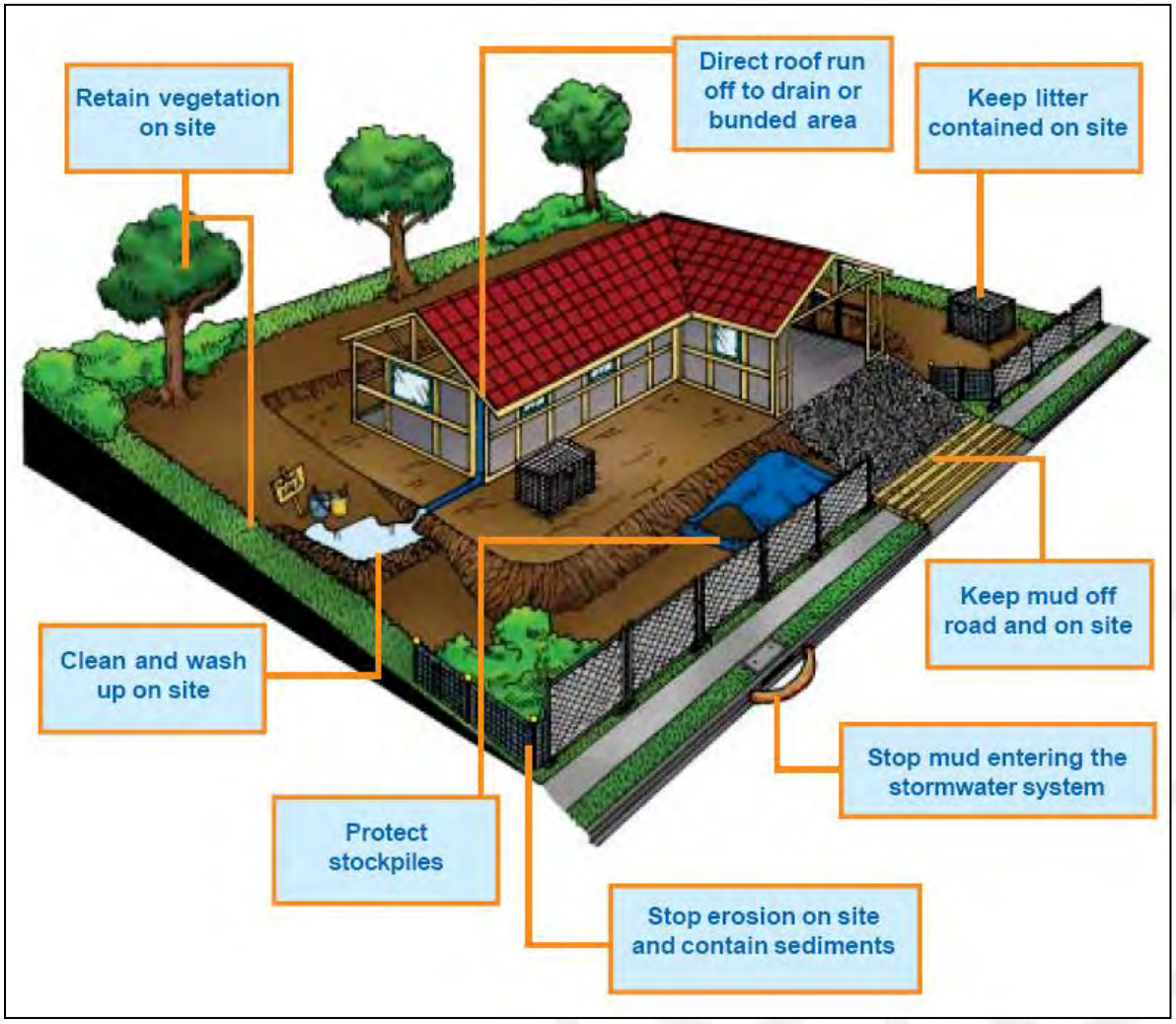
Stormwater Management at Construction Site

To manage stormwater management in the construction stage, measures will be put in place to minimise the likelihood of contaminating stormwater. This will mean ensuring buffer strips are in place, sediment traps are installed, and the site will be kept clean from any loose rubbish. The builder will follow the process outlined in "Keeping Our Stormwater Clean – A Builder's Guide" by Melbourne Water.



Copies of "Keeping Our Stormwater Clean – A Builder's Guide" booklet can be obtained from Melbourne Water by ringing on 131 722 or can be downloaded from the following website.

https://www.clearwatervic.com.au/resource-library/guidelines-and-strategy/keeping-our-stormwater-clean-a-builders-guide.php

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APPENDIX B – WSUD MAINTENANCE & INSTALLATION

Installation

Rainwater Tank(s)

The rainwater tank(s) will be installed above ground. Its manufacturer or material has not been nominated. It will be installed with a mesh insect cover over the inlet pipe to ensure the tank does not become a breeding ground for pests. Mesh needs to be installed over overflow pipes and if a man hole is present it needs to be properly sealed.

Please refer to the architectural drawings for the location of the rainwater tank.

Pumps

The pumps required either to divert the stormwater runoff to the rainwater tank or to distribute the collected water to the end uses (toilets) will be required to be installed as per the chosen manufacturer specifications.

Raingarden

The building of a raingarden, should be designed by the landscape architect and in accordance with the Melbourne Water "Building an inground raingarden", "Building an infiltration raingarden", or "Building a planter box raingarden" document/s https://www.melbournewater.com.au/sites/default/files/INGROUND.pdf. **AND** https://www.melbournewater.com.au/community-and-education/help-protect-environment/raingardens.
All layers should be installed as specified and commissioning (drainage tests, running water through the raingarden) should occur prior to building sign off.

Inspection Requirements

Rainwater Tanks

Inspections of roof areas and gutters leading to the tank should take place every 6 months. Rainwater in the tanks should be checked every 6 months for mosquito infestation.

The rainwater tank should be examined every 2 years for sludge build up.

Ensure the monitoring system (be it digital or a simple float system) is functioning properly by checking the water level in the rainwater tanks.

Pumps

The pumps required will be required to be routinely inspected by listening for the day-to day operation of the pumps. Unusual noise or no noise should be investigated. Inspection should occur as per the chosen manufacturer specifications.

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Raingarden

Raingardens should be inspected for damage after large storm events (48.2mm in one hour is considered a large storm event in Melbourne – 1 in 100 year storm) and should be inspected when garden maintenance occurs onsite (e.g. 3-monthly).

A full inspection of the raingarden should occur annually for a flow test, to identify any plant replacement requirements and whether silt build up has occurred.

Inspections roof areas and gutters leading to the raingarden should take place every 6 months.

Clean Out / Maintenance Procedure

Rainwater Tank, Roof and Gutters

Rainwater tanks will require the roof and gutters onsite to be maintained; gutters should be checked, maintained and cleaned every six months to avoid blockages from occurring. If a leaf blocking system is installed this can be completed annually.

Any trees onsite should be maintained every 6 months with branches overhanging the roof removed.

Water ponding in gutters should be avoided as this provides a breeding ground for mosquitos; tanks should also not become breeding grounds for mosquitoes. If mosquitoes are detected in the tank remedial steps need to occur to prevent breeding. If mosquitoes or other insects are found in rainwater tanks, the point of entry should be located and repaired. As well as preventing further access, this will prevent the escape of emerging adults. Gutters should be inspected to ensure they do not contain ponded water, and be cleaned if necessary.

Please refer to https://www.health.vic.gov.au/sites/default/files/2022-11/Keeping-your-rainwater-tank-safe-from-mosquitos.pdf for more information on mosquito control.

Rainwater tanks should be checked by regular maintenance person every 3-6 months to ensure that connection to the building is maintained and there are no blockages.

A simple way to ensure the tank is operating as intended would be through the installation of a smart monitoring device (e.g. OneBox®). These systems allow users to operate tanks remotely from internet or smartphone, monitor and control the tanks in real time, allow automatic release of stored water prior to storm events, alert users if there is any blockage and view tank history and usage patterns.

Alternatively, onsite tank gauges can help those familiar with the tank know if the tank is not working correctly.

Pumps

Maintenance should occur as per the chosen manufacturer specifications. All strainers and filters should be cleaned every 6 months. Good quality pump should provide trouble free service for up to 10 years.

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Raingarden

The following maintenance schedule for raingarden has been sourced from *WSUD Maintenance Guidelines* by Melbourne Water.

Item	What to check for	Action	Frequency
Civil components – Raingarden			
Inlet	No evidence of erosion, blockage, damage or standing water.	Clear inlet of accumulated sediment or debris. Eroded areas should be locally re-profiled or reinforced, and re-planted if necessary. Refer to Water by Design (2012) *Rectifying Vegetated Stormwater Treatment Assets* if the erosion is either recurring or severe.	Storm events 3 months
Outlet	No evidence of erosion, blockage, damage or standing water Outlet freely draining.	Clear outlet of accumulated sediment or debris. Refer to Water by Design (2012) *Rectifying Vegetated Stormwater Treatment Assets* if standing (backwatering into the raingarden) is present.	Storm events 3 months
Other structures	No evidence of erosion and damage to other structures, e.g. pits, pipes, access ramps, walls and rock protection.	Repair minor damage to structures. Eroded areas should be repaired (reinforced). This may involve minor re-profiling or re-planting works. For severe damage, i.e. where flows have scoured down the side of a structure refer to Water by Design (2012) *Rectifying Vegetated Stormwater Treatment Assets*.	3 months
Batters and bunds	No evidence of erosion.	Eroded areas should be locally re-profiled or reinforced, and re-planted if necessary.	Annually
Hydraulic conductivity	Filter media is draining freely. No water ponded on the surface of the raingarden for more than 12 hours after rainfall.	If water is ponded on the surface of the raingarden for more than 12 hours after rainfall, refer to Water by Design (2012) *Rectifying Vegetated Stormwater Treatment Assets*. Note: the disposal of raingarden filter material must comply with EPA Victoria guidelines for the disposal of contaminated soil (Appendix C).	Storm events
Sediment accumulation	Sediment forebay less than 75% full. No major sediment accumulation on surface of the raingarden.	Clean out accumulated sediment from the sediment forebay. Accumulated sediment to be removed from the surface of the raingarden and the system replanted as required.	Annually
Filter media surface	No surface scour, depressions.	Filter surface to be repaired. This may involve evening out the surface, importing additional filter media and replanting.	3 months
Fine sediment surface crust	No impermeable or clayey surface on the filter media. No major surface crusting (<3mm depth across less than 10% of the filter area is permissible).	Repair surface layer by scarify filter media surface, re-profiling and re-establishing vegetation, if required. If the problem persists refer to Water by Design (2012) *Rectifying Vegetated Stormwater Treatment Assets*.	3 months
Mulch layer	Even depth and distribution of the mulch layer. Surface of the mulch layer is at least 100 mm below the top of the outflow pit. Mulch is not touching the plant stems	Re-distribute or replace mulch that has been washed out or displaced. This may involve retaining mulch using jute mats or nets. Remove mulch that is touching plant stems.	3 months
Algal or moss growth	No major algal growth (less than 10% of raingarden area is permissible). No moss growth.	If significant patches of algal growth or moss persist across the surface of the raingarden (i.e. greater than 10% of the surface) then refer to Water by Design (2012) *Rectifying Vegetated Stormwater Treatment Assets*.	3 months
Inspection opening	Water level is below filter media layer. No sediment accumulation in underdrain system.	Refer to Water by Design (2012) *Rectifying Vegetated Stormwater Treatment Assets* if standing water is present in the filter media layer. Flush the underdrain system using low pressure water jet to remove accumulated sediment.	Annually

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Vegetation cover – filter media	Greater than 90% vegetation cover. Plants healthy, free from disease and vigorously growing.	Remove any dead or diseased vegetation. Replant individual bare patches (greater than 5% of the area) using either new plants or by dividing and translocating existing plants. If bare areas represent greater than 30% of the raingarden area, refer to Water by Design (2012) *Rectifying Vegetated Stormwater Treatment Assets*.	3 months
Vegetation cover – batters	Continuous vegetation cover along the lower batter. Greater than 90% vegetation cover. Plants healthy, free from disease and vigorously growing.		Annually
Weeds – filter media – batters	Less than 10% of the filter media surface area and batters covered in weeds.	Physically remove weeds from filter media surface and batters. Do not use herbicides as these may harm the desirable raingarden vegetation and contaminate the filter media. Refer to Water by Design (2012) *Rectifying Vegetated Stormwater Treatment Assets* if weed ingress is a persistent problem (i.e. weed coverage is persistently greater than 30%).	3 months
Litter	Filter media surface and batters free of litter (i.e. less than 1 piece litter per 4m^2).	Remove all litter and excessive debris	3 months
Pests	No damage by pest animals and insects.	Seek specialist advice if persistent insect damage is observed. Refer to Water by Design (2012) *Rectifying Vegetated Stormwater Treatment Assets* if there is evidence of pest animal damage.	3 months

Please note that the Water by Design documents "*Maintaining Vegetated Stormwater Assets*" and "*Rectifying Vegetated Stormwater Assets*" can be accessed online at http://waterbydesign.com.au/.

Commissioning

Rainwater Tank

All rainwater tanks should be washed or flushed out prior to use. All inlets and outlets should be correctly sealed to prevent insects entering. Connection to all toilets in the development should be tested (dye test or equivalent).

Please note if new roof coating or paint is to be installed then the first few run-offs after installation need to be discarded.

Pumps

Commissioning should occur as per the chosen manufacturer specifications.

Raingarden

A flow test which equates to running water through the raingarden needs to occur to ensure underdrainage works correctly and the raingarden drains within 24 hours. A maintenance manual for the raingarden must be provided by the designer of the rain garden if any requirements differ from those outlined above. A full inspection including a flow test must be undertaken annually.

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Summary

The following needs to occur onsite to ensure compliance with WSUD requirements and maintain operation of rainwater tank and connections onsite.

Task	When?	Requirement
Inspect Rainwater tanks	Every 6 months	• Check for any damage/compression • Mosquitoes infestation
	Every 2 years	• Sludge Build up – if sludge build up occurs a vacuum tank needs to be called out to site.
Inspect roofs & gutters	Every 6 months	• Clean out of leaves / debris. • Remove any overhanging branches onsite.
Inspection of Raingardens	3-Monthly Following large storm event	• Check slit levels • Check pollutants • Check for blockages • Check plant health • Overflow? Flooding?
	Annually	• Flow test needs to be undertaken to ensure underdrainage works properly • Silt and sediment build up • Plant replacement requirement

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APPENDIX C – VOC & FORMALDEHYDE EMISSION LIMITS

The following table are an extract of the Green Star Design and as built submission guidelines:

Table 13.1.1: Maximum TVOC Limits for Paints, Adhesives and Sealants

Product Category	Max TVOC content in grams per litre (g/L) of ready to use product.
General purpose adhesives and sealants	50
Interior wall and ceiling paint, all sheen levels	16
Trim, varnishes and wood stains	75
Primers, sealers and prep coats	65
One and two pack performance coatings for floors	140
Acoustic sealants, architectural sealant, waterproofing membranes and sealant, fire retardant sealants and adhesives	250
Structural glazing adhesive, wood flooring and laminate adhesives and sealants	100

The product complies with the Total VOC (TVOC) limits specified in the Table below.

Carpet Test Standards and TVOC Emissions Limits

Test protocol	Limit
ASTM D5116 - Total VOC limit	0.5mg/m^2 per hour
ASTM D5116 - 4-PC (4-Phenylcyclohexene)	0.05mg/m^2 per hour
ISO 16000 / EN 13419 - TVOC at three days	0.5 mg/m^2 per hour
ISO 10580 / ISO/TC 219 (Document N238) - TVOC at 24 hours	0.5mg/m^2 per hour

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Table 13.2: Formaldehyde Emission Limit Values for Engineered Wood Products

Test Protocol	Emission Limit/ Unit of Measurement
AS/NZS 2269:2004, testing procedure AS/NZS 2098.11:2005 method 10 for Plywood	≤1mg/ L
AS/NZS 1859.1:2004 - Particle Board, with use of testing procedure AS/NZS 4266.16:2004 method 16	≤1.5 mg/L
AS/NZS 1859.2:2004 - MDF, with use of testing procedure AS/NZS 4266.16:2004 method 16	≤1mg/ L
AS/NZS 4357.4 - Laminated Veneer Lumber (LVL)	≤1mg/ L
Japanese Agricultural Standard MAFF Notification No.701 Appendix Clause 3 (11) - LVL	≤1mg/ L
JIS A 5908:2003- Particle Board and Plywood, with use of testing procedure JIS A 1460	≤1mg/ L
JIS A 5905:2003 - MDF, with use of testing procedure JIS A 1460	≤1mg/ L
JIS A1901 (not applicable to Plywood, applicable to high pressure laminates and compact laminates)	≤0.1 mg/m²hr*
ASTM D5116 (applicable to high pressure laminates and compact laminates)	≤0.1 mg/m²hr
ISO 16000 part 9, 10 and 11 (also known as EN 13419), applicable to high pressure laminates and compact laminates	≤0.1 mg/m²hr (at 3 days)
ASTM D6007	≤0.12mg/m³**
ASTM E1333	≤0.12mg/m³***
EN 717-1 (also known as DIN EN 717-1)	≤0.12mg/m³
EN 717-2 (also known as DIN EN 717-2)	≤3.5mg/m²hr

*mg/m²hr may also be represented as mg/m²/hr.

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APPENDIX D – DAYLIGHT ACCESS – GREEN STAR CALCULATION

The Green Building Council of Australia (GBCA) has created a daylight access calculation method within the Green Star benchmarking tool. This tool is widely recognised by Councils and Industry.

The Green Star Daylight Hand Calculation method is used to determine if there are risks associated with the current design, particularly with respect to meeting the desired daylight factors referenced in the Sustainable Management Plan in the Planning Process (SDAPP) Indoor Environment Quality guidelines.

According to the SDAPP guidelines, best practice is achieved where 2% daylight factor is achieved across 30% of the floor area of the nominated area.

The calculation method is based on one simple formula to calculate a zone of compliance within a nominated room. The compliant zone is the area of the room achieving 2% daylight factor and can be calculated as follows:

$$\boldsymbol{Zone\ of\ Compliance} = \mathbf{2} \times \boldsymbol{h} \times \boldsymbol{w}$$

$\boldsymbol{w}$ is the width of the glazing serving the room

$\boldsymbol{h}$ is the height of the window head above the desktop/table level

Windows serving the nominated area are required to have a minimum 40% VLT to use the formula.

The percentage of compliant area within the nominated area can then be easily calculated with the following formula:

$$\boldsymbol{Percentage\ of\ compliant\ area} = \frac{\boldsymbol{Zone\ of\ Compliance}}{\boldsymbol{Nominated\ Area}} \times \mathbf{100}$$

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Site Description

The proposed development is a childcare therefore the nominated areas for the Hand Calculation are comprised of all children rooms.

The desktop/table level has been estimated to be 400mm within a childcare to be adapted to children.

The desktop/table level has been estimated to be 700mm for staff/planning.

See below for the mark-up of the compliant zone (orange) within each nominated area (light blue).

Figure 5: Compliance zone for ground floor

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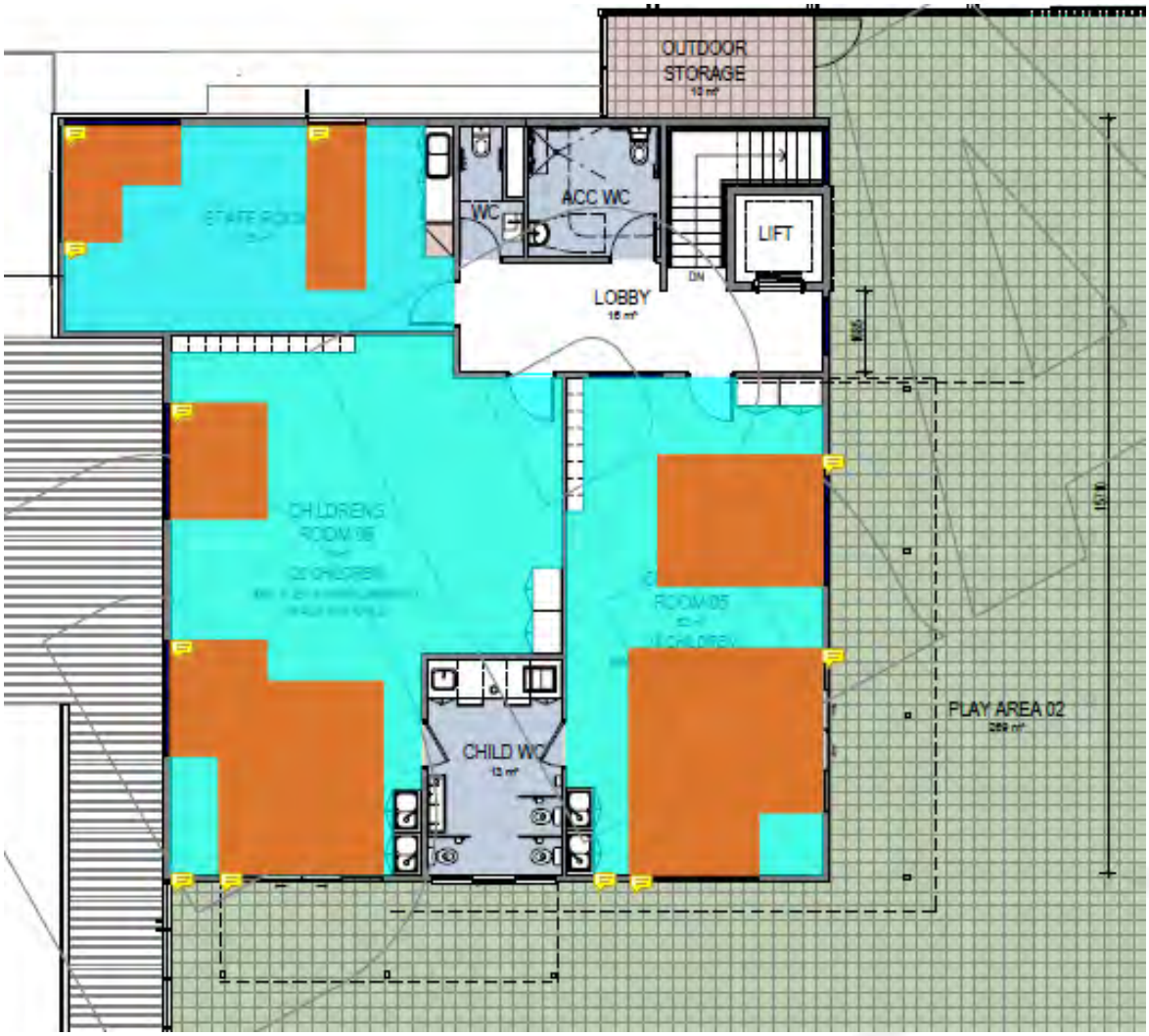

Figure 6: Compliance zone for first floor

	Nominated Areas (m^2)	Compliant Areas (m^2)	Compliant Areas (%)
Office	8	3	
Staff Room	32	8	
Child room 1	53	15	
Child room 2	41	18	
Child room 3	42	22	
Child room 4	66	22	
Child room 5	52	26	
Child room 6	73	22	
TOTAL	**367**	**136.6**	**37%**

The green star hand calculation for the proposed childcare shows that the development will achieve and exceed SDAPP best practice requirement with each children room, staff room and office achieving over 37% of floor area at 2% daylight factor.

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APPENDIX E – SOLAR PV PROVIDER INFORMATION

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About Us

Here at Solar Battery Group, we pride ourselves on being Australia's largest residential solar battery installer, and solar photovoltaic (PV) panel specialists.

We strive to provide all our customers with the latest technology in solar products and ensure a truly personalised installation experience, whether you're new to solar or expanding an existing system.

We know that solar and batteries aren't a one-size-fits-all solution, that's why we take the time to better understand how your household uses energy, and develop a solar solution that will best suit your needs.

Backed by over 30 years' industry experience, our team of dedicated staff are here to help you on your journey towards energy independence.

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Why Choose Solar Battery Group?

- Committed to high quality product, service and professionalism.
- We are a New Energy Tech Approved Seller
- We only use Clean Energy Council accredit installers and approved products
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How Does PV Solar Work?

Australia has an average from 2,200 to 3,200 high sunlight hours per year. With most capital cities seeing 7 or more sunlight hours a day, more and more Australian's are harnessing it. We have an amazing climate to maximise the benefits of PV solar. Able to generate power on even an overcast day we don't need to worry about seasonal changes to get the most out of our solar.

Why not take advantage of such a powerful and environmental resource? Going solar is the obvious choice in an ever increasing energy world, and the savings to your household and the environment are impossible to ignore. **Give yourself a break from the increasing energy bills, and go solar today with a PV Solar Solution.**

Capture the rays with a PV solar system to suit your home. Available in a number of different package sizes, you can choose an investment that works with your energy consumption patterns as well as your budget.

1. Solar panels convert sunlight into DC electricity.
2. Inverter convert DC into AC electricity.
3. Use the AC electricity to power appliances.
4. Supply the grid with surplus energy for utility credits.

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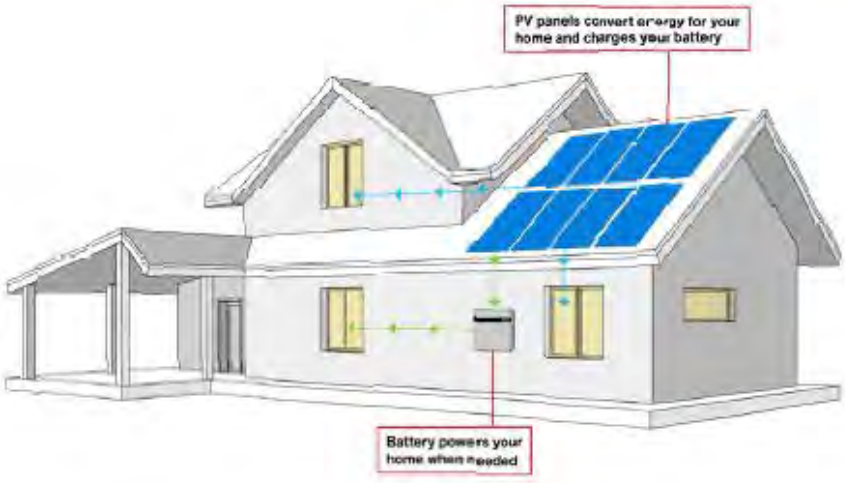
How Does a Solar Battery Work?

Most Australian households are not home, or use very little power during the day. Energy usage is much higher during the morning and evening. This is why solar battery storage is getting everyone's attention!

Solar batteries simply store unused electricity generated by your solar system during the day, for your own use later. Extending the capabilities of your system to have it working harder for you. When the solar system is no longer producing power your house starts to run from the stored battery power, instead of relying on the grid. Doing more with your own solar before paying your electricity provider. What doesn't sound great about that?

Solar Battery Group has a solution to suit your individual household needs, offering a large range of solar battery sizes and leading brands. With the analysis of a few key figures on your energy bill and our specialist knowledge, we can help you **take charge of your energy bills today!**



The Solar battery stores your excess electricity for use within your home. Ultimately you can use your own electricity that is produced by your Solar PV panels to power your home into the night, rather than purchasing expensive energy from the grid.

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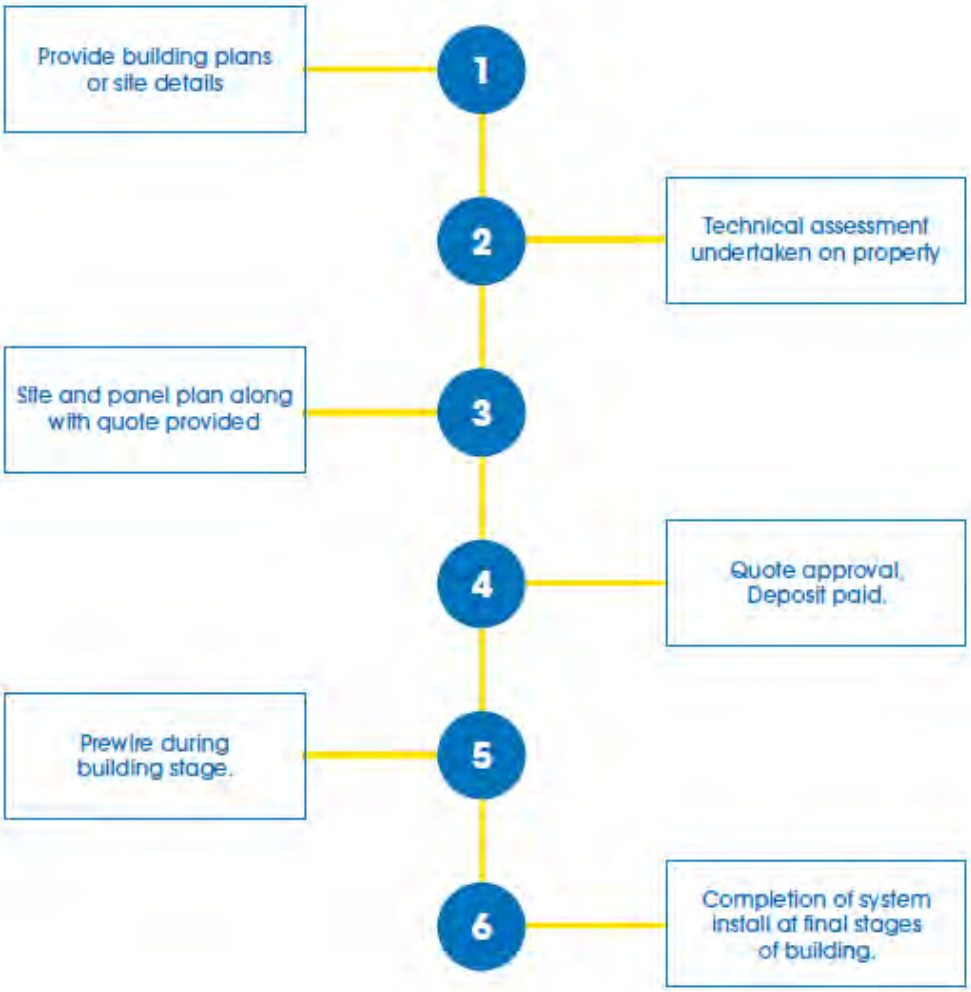
Action Plan



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APPENDIX F – BESS ASSESSMENT

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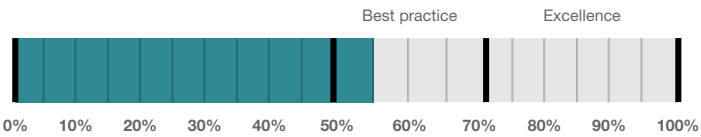
BESS Report

Built Environment Sustainability Scorecard

This BESS report outlines the sustainable design commitments of the proposed development at 48 Woods St Beaconsfield Victoria 3807. The BESS report and accompanying documents and evidence are submitted in response to the requirement for a Sustainable Design Assessment or Sustainability Management Plan at Cardinia Shire Council.

Note that where a Sustainability Management Plan is required, the BESS report must be accompanied by a report that further demonstrates the development's potential to achieve the relevant environmental performance outcomes and documents the means by which the performance outcomes can be achieved.

Your BESS Score



56%

Project details

Address	48 Woods St Beaconsfield Victoria 3807
Project no	338A167B-R1
BESS Version	BESS-7
Site type	Non-residential development
Account	komal@fraterconsultingservices.com.au
Application no.	
Site area	1,491.00 m²
Building floor area	973.00 m²
Date	07 February 2024
Software version	1.8.1-B.407

Performance by category

Buildings

Name	Height	Footprint	% of total footprint
Childcare	2	973 m^2	100%

Dwellings & Non Res Spaces

Non-Res Spaces

Name	Quantity	Area	Building	% of total area
Other building				
Childcare	1	973 m^2	Childcare	100%
Total	**1**	**973 m^2**	**100%**	

Supporting information

Floorplans & elevation notes

Credit	Requirement	Response	Status
Water 3.1	Annotation: Water efficient garden details		-
Energy 4.2	Location and size of solar photovoltaic system		-
Stormwater 1.1	Location of any stormwater management systems (rainwater tanks, raingardens, buffer strips)		-
Transport 1.4	Location of non-residential bicycle parking spaces		-
Transport 1.5	Location of non-residential visitor bicycle parking spaces		-
Transport 1.6	Location of showers, change rooms and lockers as nominated		-
Waste 2.2	Location of recycling facilities		-
Urban Ecology 2.1	Location and size of vegetated areas		-

Supporting evidence

Credit	Requirement	Response	Status
Energy 1.1	Energy Report showing calculations of reference case and proposed buildings		-
Energy 3.7	Average lighting power density and lighting type(s) to be used		-
Energy 4.2	Specifications of the solar photovoltaic system(s)		-
Stormwater 1.1	STORM report or MUSIC model		-
IEQ 1.4	A short report detailing assumptions used and results achieved.		-
Waste 1.1	Details regarding how the existing building is being reused on-site		-

Credit summary

Management Overall contribution 4.5%

	0%	
1.1 Pre-Application Meeting	0%	
2.3 Thermal Performance Modelling - Non-Residential	0%	
3.2 Metering - Non-Residential	N/A	Scoped Out
		Single Occupancy
3.3 Metering - Common Areas	0%	
4.1 Building Users Guide	0%	

Water Overall contribution 9.0%

	Minimum required 50% — 50%	Pass
1.1 Potable Water Use Reduction	40%	
3.1 Water Efficient Landscaping	100%	
4.1 Building Systems Water Use Reduction	N/A	Scoped Out
		No Sprinkler system

Energy Overall contribution 27.5%

	Minimum required 50% — 70%	Pass
1.1 Thermal Performance Rating - Non-Residential	37%	
2.1 Greenhouse Gas Emissions	100%	
2.2 Peak Demand	100%	
2.3 Electricity Consumption	100%	
2.4 Gas Consumption	N/A	Scoped Out
		No gas connection in use
2.6 Electrification	100%	
3.1 Carpark Ventilation	N/A	Scoped Out
		No Basement Car Park
3.2 Hot Water	100%	
3.7 Internal Lighting - Non-Residential	100%	
4.1 Combined Heat and Power (cogeneration / trigeneration)	N/A	Scoped Out
		No cogeneration or trigeneration system in use.
4.2 Renewable Energy Systems - Solar	100%	
4.4 Renewable Energy Systems - Other	0%	Disabled
		No other (non-solar PV) renewable energy is in use.

Stormwater Overall contribution 13.5%

	Minimum required 100%	100%	Pass
1.1 Stormwater Treatment		100%	

IEQ Overall contribution 16.5%

	Minimum required 50%	51%	Pass
1.4 Daylight Access - Non-Residential		37%	Achieved
2.3 Ventilation - Non-Residential		83%	Achieved
3.4 Thermal comfort - Shading - Non-Residential		0%	
3.5 Thermal Comfort - Ceiling Fans - Non-Residential		50%	
4.1 Air Quality - Non-Residential		100%	

Transport Overall contribution 9.0%

	57%	
1.4 Bicycle Parking - Non-Residential	100%	
1.5 Bicycle Parking - Non-Residential Visitor	100%	
1.6 End of Trip Facilities - Non-Residential	100%	
2.1 Electric Vehicle Infrastructure	0%	
2.2 Car Share Scheme	N/A	Scoped Out
		N/A
2.3 Motorbikes / Mopeds	0%	

Waste Overall contribution 5.5%

	66%	
1.1 - Construction Waste - Building Re-Use	100%	
2.1 - Operational Waste - Food & Garden Waste	0%	
2.2 - Operational Waste - Convenience of Recycling	100%	

Urban Ecology Overall contribution 5.5%

	37%
1.1 Communal Spaces	0%
2.1 Vegetation	75%
2.2 Green Roofs	0%
2.3 Green Walls and Facades	0%
3.2 Food Production - Non-Residential	0%

Innovation Overall contribution 9.0%

	0%
1.1 Innovation	0%

Credit breakdown

Management Overall contribution 0%

1.1 Pre-Application Meeting		0%
Score Contribution	This credit contributes 42.9% towards the category score.	
Criteria	Has an ESD professional been engaged to provide sustainability advice from schematic design to construction? AND Has the ESD professional been involved in a pre-application meeting with Council?	
Question	Criteria Achieved ?	
Project	No	
2.3 Thermal Performance Modelling - Non-Residential		0%
Score Contribution	This credit contributes 28.6% towards the category score.	
Criteria	Has a preliminary facade assessment been undertaken in accordance with NCC2019 Section J1.5?	
Question	Criteria Achieved ?	
Other building	No	
Criteria	Has preliminary modelling been undertaken in accordance with either NCC2019 Section J (Energy Efficiency), NABERS or Green Star?	
Question	Criteria Achieved ?	
Other building	No	
3.2 Metering - Non-Residential		N/A ◈ Scoped Out
This credit was scoped out	Single Occupancy	
3.3 Metering - Common Areas		0%
Score Contribution	This credit contributes 14.3% towards the category score.	
Criteria	Have all major common area services been separately submetered?	
Question	Criteria Achieved ?	
Other building	No	
4.1 Building Users Guide		0%
Score Contribution	This credit contributes 14.3% towards the category score.	
Criteria	Will a building users guide be produced and issued to occupants?	
Question	Criteria Achieved ?	
Project	No	

Water Overall contribution 4% Minimum required 50%

Water Approach	
What approach do you want to use for Water?:	Use the built in calculation tools
Project Water Profile Question	
Do you have a reticulated third pipe or an on-site water recycling system?:	No
Are you installing a swimming pool?:	No
Are you installing a rainwater tank?:	Yes
Water fixtures, fittings and connections	
Showerhead:	4 Star WELS (>= 6.0 but <= 7.5)
Bath:	Scope out
Kitchen Taps:	>= 5 Star WELS rating
Bathroom Taps:	>= 5 Star WELS rating
Dishwashers:	>= 5 Star WELS rating
WC:	>= 4 Star WELS rating
Urinals:	Scope out
Washing Machine Water Efficiency:	Occupant to Install
Which non-potable water source is the dwelling/space connected to?:	RWT
Non-potable water source connected to Toilets:	Yes
Non-potable water source connected to Laundry (washing machine):	No
Non-potable water source connected to Hot Water System:	No
Rainwater Tank	
What is the total roof area connected to the rainwater tank?: RWT	336 m^2
Tank Size: RWT	10,000 Litres
Irrigation area connected to tank: RWT	-
Is connected irrigation area a water efficient garden?: RWT	-
Other external water demand connected to tank?: RWT	-

1.1 Potable Water Use Reduction		40%
Score Contribution	This credit contributes 83.3% towards the category score.	
Criteria	What is the reduction in total potable water use due to efficient fixtures, appliances, rainwater use and recycled water use? To achieve points in this credit there must be >25% potable water reduction.	
Output	Reference	
Project	2368 kL	
Output	Proposed (excluding rainwater and recycled water use)	
Project	1969 kL	
Output	Proposed (including rainwater and recycled water use)	
Project	1724 kL	
Output	% Reduction in Potable Water Consumption	
Project	27 %	
Output	% of connected demand met by rainwater	
Project	83 %	
Output	How often does the tank overflow?	
Project	Never / Rarely	
Output	Opportunity for additional rainwater connection	
Project	1014 kL	

3.1 Water Efficient Landscaping		100%
Score Contribution	This credit contributes 16.7% towards the category score.	
Criteria	Will water efficient landscaping be installed?	
Question	Criteria Achieved ?	
Project	Yes	

4.1 Building Systems Water Use Reduction		N/A	Scoped Out
This credit was scoped out	No Sprinkler system		

Energy Overall contribution 19% Minimum required 50%

Use the BESS Deem to Satisfy (DtS) method for Energy?:	Yes
Do all exposed floors and ceilings (forming part of the envelope) demonstrate a minimum 10% improvement in required NCC2019 insulation levels (total R-value upwards and downwards)?:	Yes
Does all wall and glazing demonstrate meeting the required NCC2019 facade calculator (or better than the total allowance)?:	Yes
Are heating and cooling systems within one Star of the most efficient equivalent capacity unit available, or Coefficient of Performance (CoP) & Energy Efficiency Ratios (EER) not less than 85% of the CoP & EER of the most efficient equivalent capacity unit available?:	Yes
Are water heating systems within one star of the best available, or 85% or better than the most efficient equivalent capacity unit?:	Yes

Non-Residential Building Energy Profile

Heating, Cooling & Comfort Ventilation - Electricity Reference fabric & services:	-
Heating, Cooling & Comfort Ventilation - Electricity - proposed fabric and reference services:	-
Heating, Cooling & Comfort Ventilation - Electricity Proposed fabric & services:	-
Heating - Wood - reference fabric and services:	-
Heating - Wood - proposed fabric and reference services:	-
Heating - Wood - proposed fabric and services:	-
Hot Water - Electricity - Reference:	-
Hot Water - Electricity - Proposed:	-
Lighting - Reference:	-
Lighting - Proposed:	-
Peak Thermal Cooling Load - Reference:	-
Peak Thermal Cooling Load - Proposed:	-

Solar Photovoltaic system

System Size (lesser of inverter and panel capacity):	Solar PV	5.0 kW peak
Orientation (which way is the system facing)?:	Solar PV	North
Inclination (angle from horizontal):	Solar PV	10.0 Angle (degrees)

1.1 Thermal Performance Rating - Non-Residential 37%

Score Contribution	This credit contributes 40.0% towards the category score.
Criteria	What is the % reduction in heating and cooling energy consumption against the reference case (NCC 2019 Section J)?

2.1 Greenhouse Gas Emissions 100%

Score Contribution	This credit contributes 10.0% towards the category score.
Criteria	What is the % reduction in annual greenhouse gas emissions against the benchmark?

2.2 Peak Demand		100%	
Score Contribution	This credit contributes 5.0% towards the category score.		
Criteria	What is the % reduction in the instantaneous (peak-hour) demand against the benchmark?		
2.3 Electricity Consumption		100%	
Score Contribution	This credit contributes 10.0% towards the category score.		
Criteria	What is the % reduction in annual electricity consumption against the benchmark?		
2.4 Gas Consumption		N/A	Scoped Out
This credit was scoped out	No gas connection in use		
2.6 Electrification		100%	
Score Contribution	This credit contributes 10.0% towards the category score.		
Criteria	Is the development all-electric?		
Question	Criteria Achieved?		
Project	Yes		
3.1 Carpark Ventilation		N/A	Scoped Out
This credit was scoped out	No Basement Car Park		
3.2 Hot Water		100%	
Score Contribution	This credit contributes 5.0% towards the category score.		
Criteria	What is the % reduction in annual energy consumption (gas and electricity) of the hot water system against the benchmark?		
3.7 Internal Lighting - Non-Residential		100%	
Score Contribution	This credit contributes 10.0% towards the category score.		
Criteria	Does the maximum illumination power density (W/m2) in at least 90% of the area of the relevant building class meet the requirements in Table J6.2a of the NCC 2019 Vol 1?		
Question	Criteria Achieved ?		
Other building	Yes		
4.1 Combined Heat and Power (cogeneration / trigeneration)		N/A	Scoped Out
This credit was scoped out	No cogeneration or trigeneration system in use.		
4.2 Renewable Energy Systems - Solar		100%	
Score Contribution	This credit contributes 5.0% towards the category score.		
Criteria	What % of the estimated energy consumption of the building class it supplies does the solar power system provide?		
Output	Solar Power - Energy Generation per year		
Other building	6,059 kWh		
Output	% of Building's Energy		
Other building	22 %		

4.4 Renewable Energy Systems - Other		0%	⊘ Disabled
This credit is disabled	No other (non-solar PV) renewable energy is in use.		

Stormwater

Overall contribution 14% Minimum required 100%

Which stormwater modelling are you using?:	Melbourne Water STORM tool
1.1 Stormwater Treatment	100%
Score Contribution	This credit contributes 100.0% towards the category score.
Criteria	Has best practice stormwater management been demonstrated?
Question	STORM score achieved
Project	100
Output	Min STORM Score
Project	100

IEQ

Overall contribution 8% Minimum required 50%

1.4 Daylight Access - Non-Residential		37%	✔ Achieved
Score Contribution	This credit contributes 35.3% towards the category score.		
Criteria	What % of the nominated floor area has at least 2% daylight factor?		
Question	Percentage Achieved?		
Other building	37 %		
2.3 Ventilation - Non-Residential		83%	✔ Achieved
Score Contribution	This credit contributes 35.3% towards the category score.		
Criteria	What % of the regular use areas are effectively naturally ventilated?		
Question	Percentage Achieved?		
Other building	55 %		
Criteria	What increase in outdoor air is available to regular use areas compared to the minimum required by AS 1668.2:2012?		
Question	What increase in outdoor air is available to regular use areas compared to the minimum required by AS 1668:2012?		
Other building	75 %		
Criteria	What CO2 concentrations are the ventilation systems designed to achieve, to monitor and to maintain?		
Question	Value		
Other building	650 ppm		
3.4 Thermal comfort - Shading - Non-Residential		0%	
Score Contribution	This credit contributes 17.6% towards the category score.		
Criteria	What percentage of east, north and west glazing to regular use areas is effectively shaded?		
Question	Percentage Achieved?		
Other building	0 %		
3.5 Thermal Comfort - Ceiling Fans - Non-Residential		50%	
Score Contribution	This credit contributes 5.9% towards the category score.		
Criteria	What percentage of regular use areas in tenancies have ceiling fans?		
Question	Percentage Achieved?		
Other building	50 %		
4.1 Air Quality - Non-Residential		100%	
Score Contribution	This credit contributes 5.9% towards the category score.		
Criteria	Do all paints, sealants and adhesives meet the maximum total indoor pollutant emission limits?		
Question	Criteria Achieved ?		
Other building	Yes		

Criteria	Does all carpet meet the maximum total indoor pollutant emission limits?
Question	Criteria Achieved ?
Other building	Yes

Criteria	Does all engineered wood meet the maximum total indoor pollutant emission limits?
Question	Criteria Achieved ?
Other building	Yes

Transport Overall contribution 5%

1.4 Bicycle Parking - Non-Residential	100%
Score Contribution	This credit contributes 28.6% towards the category score.
Criteria	Have the planning scheme requirements for employee bicycle parking been exceeded by at least 50% (or a minimum of 2 where there is no planning scheme requirement)?
Question	Criteria Achieved ?
Other building	Yes
Question	Bicycle Spaces Provided ?
Other building	3

1.5 Bicycle Parking - Non-Residential Visitor	100%
Score Contribution	This credit contributes 14.3% towards the category score.
Criteria	Have the planning scheme requirements for visitor bicycle parking been exceeded by at least 50% (or a minimum of 1 where there is no planning scheme requirement)?
Question	Criteria Achieved ?
Other building	Yes
Question	Bicycle Spaces Provided ?
Other building	1

1.6 End of Trip Facilities - Non-Residential	100%
Score Contribution	This credit contributes 14.3% towards the category score.
Criteria	Where adequate bicycle parking has been provided. Is there also: * 1 shower for the first 5 employee bicycle spaces plus 1 to each 10 employee bicycles spaces thereafter, * changing facilities adjacent to showers, and * one secure locker per employee bicycle space in the vicinity of the changing / shower facilities?
Question	Number of showers provided ?
Other building	1
Question	Number of lockers provided ?
Other building	3
Output	Min Showers Required
Other building	1
Output	Min Lockers Required
Other building	3

2.1 Electric Vehicle Infrastructure	0%
Score Contribution	This credit contributes 28.6% towards the category score.
Criteria	Are facilities provided for the charging of electric vehicles?
Question	Criteria Achieved ?
Project	No

2.2 Car Share Scheme	N/A	Scoped Out
This credit was scoped out as N/A		

2.3 Motorbikes / Mopeds	0%
Score Contribution	This credit contributes 14.3% towards the category score.
Criteria	Are a minimum of 5% of vehicle parking spaces designed and labelled for motorbikes (must be at least 5 motorbike spaces)?
Question	Criteria Achieved ?
Project	No

Waste

Overall contribution 4%

1.1 - Construction Waste - Building Re-Use	100%
Score Contribution	This credit contributes 33.3% towards the category score.
Criteria	If the development is on a site that has been previously developed, has at least 30% of the existing building been re-used?
Question	Criteria Achieved ?
Project	Yes

2.1 - Operational Waste - Food & Garden Waste	0%
Score Contribution	This credit contributes 33.3% towards the category score.
Criteria	Are facilities provided for on-site management of food and garden waste?
Question	Criteria Achieved ?
Project	No

2.2 - Operational Waste - Convenience of Recycling	100%
Score Contribution	This credit contributes 33.3% towards the category score.
Criteria	Are the recycling facilities at least as convenient for occupants as facilities for general waste?
Question	Criteria Achieved ?
Project	Yes

Urban Ecology

Overall contribution 2%

1.1 Communal Spaces	0%
Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Is there at least the following amount of common space measured in square meters : * 1m² for each of the first 50 occupants * Additional 0.5m² for each occupant between 51 and 250 * Additional 0.25m² for each occupant above 251?
Question	Common space provided
Other building	-
Output	Minimum Common Space Required
Other building	48 m²

2.1 Vegetation	75%
Score Contribution	This credit contributes 50.0% towards the category score.
Criteria	How much of the site is covered with vegetation, expressed as a percentage of the total site area?
Question	Percentage Achieved ?
Project	20 %

2.2 Green Roofs	0%
Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Does the development incorporate a green roof?
Question	Criteria Achieved ?
Project	No

2.3 Green Walls and Facades	0%
Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Does the development incorporate a green wall or green façade?
Question	Criteria Achieved ?
Project	No

3.2 Food Production - Non-Residential	0%
Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	What area of space per occupant is dedicated to food production?
Question	Food Production Area
Other building	-
Output	Min Food Production Area
Other building	13 m²

Innovation

Overall contribution 0%

1.1 Innovation	0%
Score Contribution	This credit contributes 100.0% towards the category score.
Criteria	What percentage of the Innovation points have been claimed (10 points maximum)?

Disclaimer

The Built Environment Sustainability Scorecard (BESS) has been provided for the purpose of information and communication. While we make every effort to ensure that material is accurate and up to date (except where denoted as 'archival'), this material does in no way constitute the provision of professional or specific advice. You should seek appropriate, independent, professional advice before acting on any of the areas covered by BESS.

The Municipal Association of Victoria (MAV) and CASBE (Council Alliance for a Sustainable Built Environment) member councils do not guarantee, and accept no legal liability whatsoever arising from or connected to, the accuracy, reliability, currency or completeness of BESS, any material contained on this website or any linked sites

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HEIGHT DATUM

This plan has been connected to the Australian Height Datum vide PM 44 with a stated value of RL 50.831

IMPORTANT NOTES:

1) This plan is prepared for **GHAN CONSTRUCTIONS** for the purpose of designing new constructions on the land and should not be used for any other purpose. services shown hereon have been located by field survey. other hidden underground services may exist and prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services

2) This drawing is best viewed using either AutoCAD Release 15.1 and above, with all the required Shapefiles, Linetypes & Font Files installed or in PDF format (as supplied by Nilsson Noel & Holmes (Surveyors) Pty. Ltd.). Nilsson Noel & Holmes (Surveyors) takes NO responsibility for the interpretation of the information contained in this plan.

* THE INFORMATION SHOWN IN THIS PLAN IS ON PLANE CO-ORDINATES ONLY.

THESE NOTES ARE AN INTEGRAL PART OF THE PLAN.

Legend

102	Top Of Bank	+
103	Toe Of Bank	+
104	Existing Surface	+
201	Single Tree	⊛
202	Plantation/Orchard	⊕
206	Gum Tree	+
302	Pool	+
308	Side Entry Pit	S.E.P.
312	Unclassified Drainage	⊞
403	Edge Of Bitumen	+
405	Edge Of Formation	+
408	Back Of Kerb/Channel	+
410	Pedestrian Path	+
503	Signs	SIGN
601	Weatherboard Building	+
602	Shed	+
603	Brick Building	+
604	Verandah	+
605	Window (Hab)	+
606	Window (Non - Hab)	+
607	Doorway	+
609	Top of Gutter	+
610	Ridge Line	+
611	Parapet	+
623	Carport	+
628	Stairs / Steps	+
630	Floor Level	×
712	Electricity Pole Only	○
713	Electricity Pole With Light	○
714	Transmission Tower	○ TRANS
716	Electricity Pit	◎
717	Electricity Line Overhead	+
721	Telecommunications Pit	⊠
743	Sewerage Underground	+
747	Sewerage Inspection Shaft	+
751	Stop Valve	S•V
752	Fire Plug	▣
754	Water Meter	⧖
904	Gate	+
911	Fence - Brick	+
912	Fence - Post & Wire	+
913	Fence - Chain Wire Mesh	+
914	Fence - Horzontal Boards	+
915	Fence - Gal Iron	+
916	Fence - Pickets	+
950	Title	+

Date:	Rev.	Amendments:
22/01/2024	01	PLAN AMENDED

SURVEYED BY:	ST DC	DATUM:	AHD
DRAWN:	SS	DATE:	23/08/2023
CHECKED:	DN	SCALE:	1:250
APPROVED BY:	DN	MELWAY REF.:	111 J12

GHAN CONSTRUCTIONS

49-51 WOODS STREET, BEACONSFIELD

PLAN OF EXISTING SITE FEATURES & LEVELS SURVEY

Nilsson, Noel & Holmes
(Surveyors) Pty Ltd
Surveyors, Engineers & Town Planners
8A Codrington Street, Cranbourne 3977
Phone (03) 5996 4133 Fax (03) 5996 6119
Email – mail@nnhsurveyors.net.au

N.N.H. REF. NO. **23-561**
SHEET 1 of 1
REV 01
P:\2023\23-500\23-561\DTM\23-561FL-REV01.DWG
DRAWING NO. **23-561FL**
A1

Waste Management Plan

49 - 51 Woods Street, Beaconsfield VIC

07/02/2024

Frater Consulting Services Pty Ltd

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a part of Sustainability Tech Partners Pty Ltd

Waste Management Plan (WMP)

Proposed Childcare Development

Table of Contents

DOCUMENT VERSION

Version	Date	Changelog	Author	Review
0	07/02/24	Issued for Client Review	JC	DG

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PURPOSE OF THE WASTE MANAGEMENT PLAN

The purpose of the waste management plan (WMP) is to:

- Demonstrate the development of an effective waste management system that is compatible with the design of the development (commercial) and the adjacent built environment. An effective waste management system is hygienic, clean and tidy, minimises waste going to landfills, and maximises recycling
- Provide a waste management system that is supported by scaled drawings to ensure the final design and construction are compliant with the WMP and are verifiable
- Form a document that achieves effective communication of the waste management system so that all stakeholders can be properly informed of its design, and the roles and responsibilities involved in its implementation
- Stakeholders are defined (but not limited to): owners, occupiers, body corporate, property managers/real estate agents, Council, neighbours and collection contractors

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INTRODUCTION

Frater Consulting Services has been engaged to undertake a Waste Management Plan for the proposed childcare development located at 49 - 51 Woods Street, Beaconsfield.

We have reviewed the plans for the proposed development and have, where necessary, undertaken research in the relevant field of waste management.

SITE DESCRIPTION

The proposed site is located at 49 - 51 Woods Street, Beaconsfield. The site is currently occupied by single storey building that is proposed to be demolished before the construction of the proposed development. It is located within an established residential area approximately 52 km southeast of the Melbourne CBD.

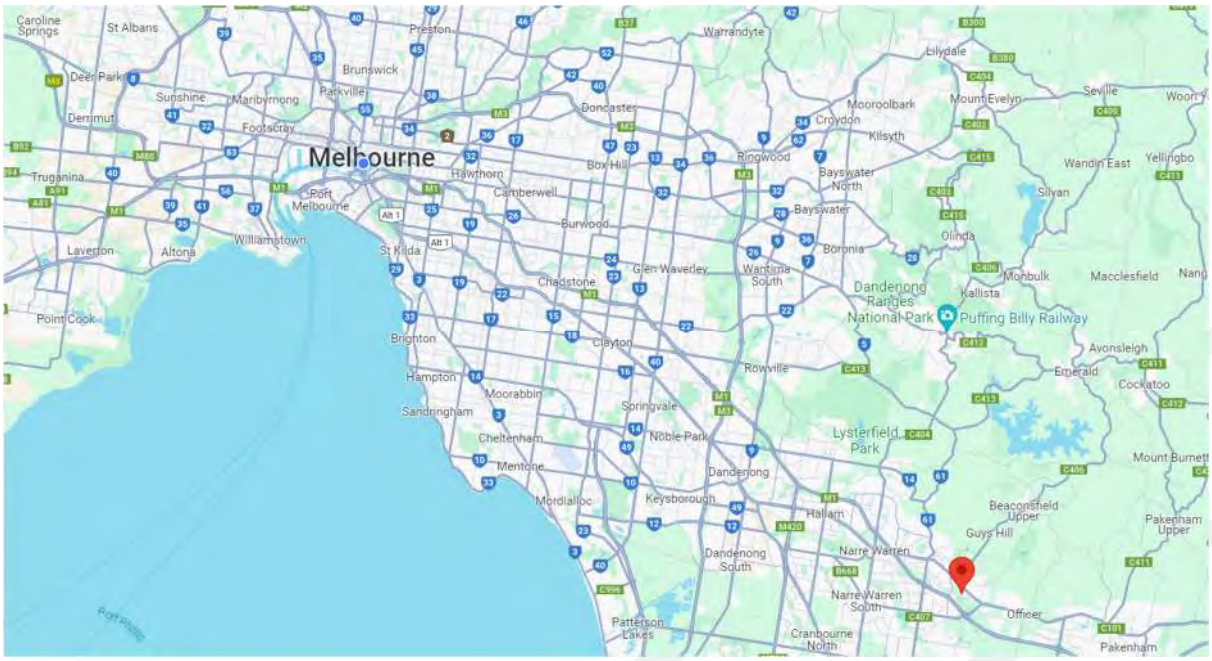

Figure 1: Location of the proposed development in Beaconsfield in relation to Melbourne CBD (Source: Google Maps)

PROPOSED DEVELOPMENT

The proposal consists of the development of the site into a childcare facility with a carpark and driveway opening on Wood Street. The area of the site is approximately 1,491m^2.

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TYPES OF WASTE GENERATED

The following types of waste are most commonly generated within a childcare development:

- General landfill rubbish;
- Recyclables such as glass, paper, cardboard, cartons, plastics with ID Codes 1 to 7, steel & aluminium cans;
- Compostable organic material (food scraps);
- Hard rubbish such as broken furniture and large objects; and
- Sundry waste types such as electronic waste.

This list of waste types to be separately treated is expected to expand by 2030 in line with the Victoria State Government's Recycling Victoria Policy. This will include separate treatment of FOGO and glass waste for a 4-stream system.

WASTE GENERATION RATES

Listed below are the waste generation estimates for the development in accordance with the Sustainability Victoria guidelines based on Melbourne City generation rates.

For the development as per SV's guidelines and Melbourne City generation rates:

Space type	Rubbish Generation	Comingled Recyclables	FOGO Waste*
Childcare	350 L per 100m2/week	350 L per 100m2/week	N/A*

FOGO Waste

*The childcare will not generate enough organic waste to provide a separate collection for this stream. There is no separate waste generation for food waste provided by Sustainability Victoria.

Separate Glass Waste

The proposed childcare will not generate enough glass waste to warrant a separate collection. The waste calculator, from Sustainability Victoria, also does not provide a different category for glass waste.

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Based on the proposed 327m^2 of children's rooms, the total waste generated by the development is therefore:

Total Development	Rubbish Generation	Comingled Recyclables
Childcare – Total Waste Generation	1,145 L/week	1,145 L/week
Proposed Bin Type	660 L	660 L
Number of Bins	2	2
Collection Frequency	Once per week (Private collection)	Once per fortnight (Private collection)

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BIN TYPES

Below are the types of bins that the private contractor will provide with the common dimensions:

Bin Storage Type	Capacity	Colour	Waste Type	Comments
	660L	Dark Green Body with a Red Lid	General Rubish	The average dimensions are: Height 1.2m, Width 1.26m, Depth 0.78m Total floor area required: 0.98m^2/bin
	660L	Dark Green Body with a Yellow Lid	Recyclables	The average dimensions are: Height 1.2m, Width 1.26m, Depth 0.78m Total floor area required: 0.98m^2/bin

The private waste contractor, once engaged, will provide the bins for the development.

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SIGNAGE

Signage is required at communal bin storage areas to encourage correct recycling and reduce waste going to landfill. The private contractor will make appropriate signage available to install (such as on the underside of the bin's lid). These visual prompts (such as Figure 2 below) will assist in the proper disposal of the different types of waste.

Figure 2: Example signage from the Sustainability Victoria waste signage library.

Printable signage can be found on Sustainability Victoria's website: http://www.sustainability.vic.gov.au.

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WASTE STORAGE

2 x 660L bins for general rubbish and 2 x 660L bins for recycling will be provided for the new development by the private contractor.

Both bin types will be stored inside the facility in a dedicated waste space. This will make it easy for the staff to store bins. Space in the storage will be allocated for hard waste.

The cleaner/building manager will be in charge of emptying the office bins into the central storage area.

The dedicated storage areas will be naturally ventilated to prevent odours from pervading the childcare and storage enclosures. The building manager/cleaner will ensure that the bin storage area remains clean to avoid the attraction of vermin. Access to a hose for the bin wash-down will be provided in the storage area. The bin storage area will be screened to protect visual amenities.

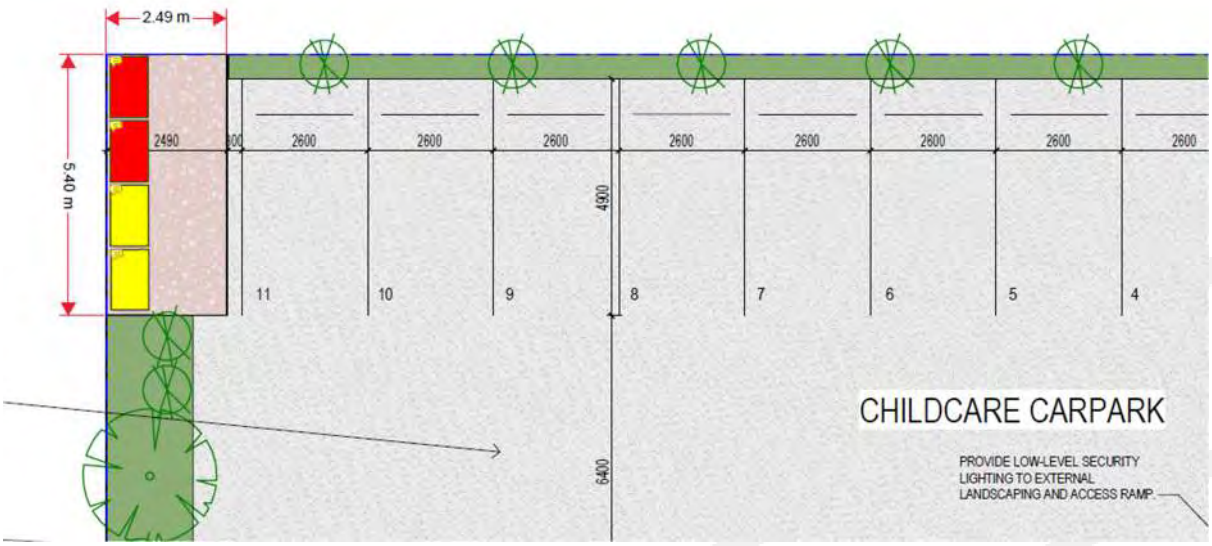

Figure 3: Example of bin storage area within the childcare

Access to a hose for the bin wash-down will be provided in the storage area. Drainage outlets in the storage area must be connected to the sewer and fitted with a litter trap/filer to trap litter, which can then be disposed of responsibly. The trap/filter must be included on a regular and sanitising schedule and must be emptied regularly.

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WASTE COLLECTION & DISPOSAL

The private collection is proposed for the development as the collection will occur from within the site.

The collection will be made directly from the car park. The private waste contractor will enter the site and roll out the 660L bins to the truck and, once empty, put them back in the storage area. The truck will then manoeuvre within the carpark to exit the site in a forward direction. The building manager/ cleaner/ staff will, therefore, need to ensure that the private contractors have access to the bin store on collection day.

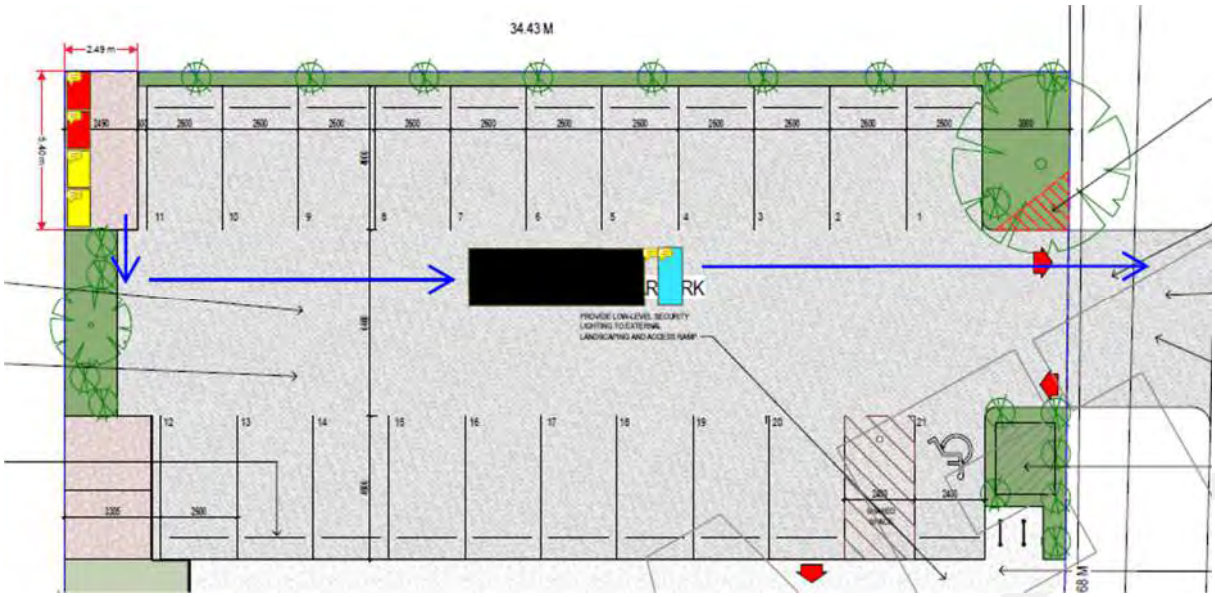

Figure 4: Truck exiting the carpark on the collection day

The collection will require separate trucks, one each for general rubbish and recyclables.

As collection of the bins is to be made within the basement, it is proposed that a Waste Wise Mini Rear Loader or similar vehicle is used for the collection. The Waste Wise Mini Rear Loader is approximately 2.08m high, 6.35m long and 1.7m wide. The mini rear loader can typically empty 660L bins with height clearance between 2.3m and 2.5m (depending on the provider).

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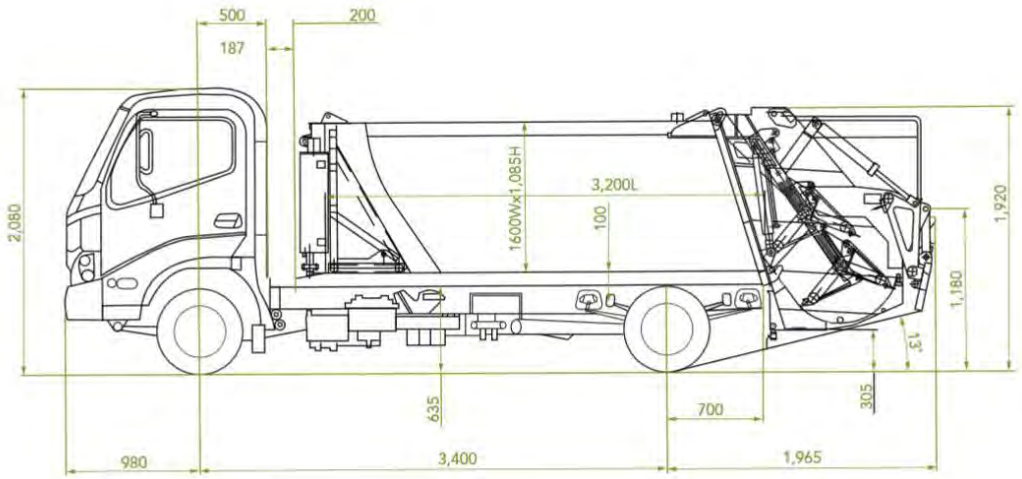

Figure 5: Dimensions of the "Waste Wise Mini Rear Loader" truck
(Source: Waste Wise Environmental Australia)

The collection will occur outside of peak traffic hours and will be in accordance with EPA and the City of Cardina requirements, to minimise any traffic disturbance for staff or visitors entering or exiting the site.

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OTHER WASTE TYPES

The private contractor will provide hard waste collection. The method and frequency of collection will be confirmed once the private contractor is engaged.

E-Waste has been banned from landfill since 1st July 2019. Occupants will be required to dispose of their E-waste at their nearest drop-off point. The nearest e-waste recycling drop-off point can be found on Planet Ark's *Recycling Near You at* *https://recyclingnearyou.com.au/electrical*.

Other Recycling Options

The following recycling options may also be useful:

Waste Exchange Database: Allows communication between generators of waste and potential recyclers.

Ziilch: Simple online recycling of unwanted goods.

Freecycle: A non-profit portal for exchanging unwanted goods for free.

Reverse Art Truck Inc.: A non-profit organisation that collects seconds and factory offcuts for reuse as art materials. Free pick up.

Ozrecycle: Another way to give and get things for free instead of sending them to landfill.

FreeTreasure: Free Treasure is developing to become one of Australia's best communities to find free stuff.

The Sharehood: Helps you share resources within your neighbourhood.

Other recycling services such as St Vincent de Paul, Brotherhood of St Laurence, The Smith Family and The Salvation Army accept a range of household items.

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PREVENTATIVE MEASURES

Disposal Procedures

Building manager/Cleaners are to ensure that all internal general rubbish bin bags are tied up securely before being placed in the bins. They will also ensure that recyclables are placed in the yellow-lidded bins in a way that minimises potential litter and overflow (for example crushing boxes, cans and plastic bottles).

Maintenance

As a minimum, building manager/cleaners will be required to keep the bins neatly placed in their garages. To further reduce the risk of litter, building manager/cleaner will be asked to make sure bins are not overfilled and to keep the lids closed. The above measures will minimise the dispersion of site litter and the risk of vermin. The building manager/cleaners will be required to conduct periodic maintenance of their bins such as wash-downs and any necessary repairs/replacements will need to be organised with the private contractor.

SUMMARY

Correct implementation and occupant induction to the WMP will ensure that all waste streams are correctly disposed of and sorted into their proper bins. Proper bin management will ensure that all waste is stored & collected efficiently and effectively without compromising the amenity, capacity and tidiness of the storage areas. The private contractor will supply the bins and will be responsible for bin collection.

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Peninsula Planning Consultants Pty Ltd

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Email: umbersfam@ozemail.com.au
PO Box 1159, Mornington, Victoria 3931

9 August 2024

[redacted]
Senior Statutory Planner
Cardinia Shire Council
PO Box 7
Pakenham Vic 3810

By Online Lodgement

Dear [redacted]

Re: Planning Permit Application No. T240089
Property No. 1936001800
Address: LI TP875150, 49-51 Woods Street, Beaconsfield
Proposed Child Care Centre, Car Parking and Landscaping
Response to Council Request for Further Information

We act as Agent for the Permit Applicant, The Ellis Group (**"The Applicant"**) with regard to Planning Permit Application No. T240089 (**"The Application"**).

On 5 April 2024 Council requested further information (**"RFI"**) and provided a preliminary assessment that identified some issues to consider. The Applicant has requested Peninsula Planning Consultants Pty. Ltd. to review Council's RFI and to provide a response to assist Council's assessment of the application. We provide our response to Council's letter.

1. A Planning Report is enclosed updating the summary of the proposed development and response to the State and Local Planning Policy Frameworks.

2. An Arboricultural Impact Assessment report has been prepared by DB Horticulture Pty. Ltd. and is enclosed.

3. A Landscape Plan prepared by Keystone Alliance Pty. Ltd. is enclosed.

4. A Traffic Impact Assessment Report has been prepared by O'Brien Traffic and is enclosed.

5. An Acoustic Engineering Report has been prepared by DDEG Acoustic Engineering and is enclosed.

6. The application fees have been paid.

In addition to Council's RFI we engaged Tardis Archaeology Heritage Advisors ("**Tardis**") to carry out a Cultural Heritage assessment as the land is located in an Area of Aboriginal Cultural Heritage Sensitivity. The assessment report advised that the proposed activity (Child Care Centre) at 49-51 Woods Street, Beaconsfield does not require the preparation of a mandatory Cultural Heritage Management Plan ("**CHMP**") as the area has undergone significant ground disturbance.

The Tardis assessment report is enclosed.

7. Conclusion

We enclose:

- Completed Application pursuant to Section 50 of the Act to Amend Planning Permit Application No. T240089;
- Amended Application Plans;
- A Landscape Plan;
- Arboricultural Impact Assessment Report;
- A Traffic Impact Assessment Report;
- An Acoustic Engineering Report;
- A Cultural Heritage Assessment; and
- Planning Report.

The abovde reports are in addition to other reports submitted with the application.

Should Council have any queries with regard to the enclosed documentation, please do not hesitate to contact [redacted]

Should Council consider that the submitted plans and reports not fully address Council's RFI, we request an extension of time of 28 days to provide any additional information that may be required.

Yours faithfully,

[redacted]

Peninsula Planning Consultants Pty. Ltd.

Tardis Archaeology
Heritage Advisors

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Our Ref: 5354.000

7 August 2024

[redacted]
Ghan Homes
7 Hammel Court
Hallam Victoria

Re: Development of Childcare Centre, 49-51 Woods Street, Beaconsfield – Cultural Heritage Statutory Obligations

Dear [redacted]

I am writing in response to your request for an investigation into the cultural heritage statutory obligations regarding the land **situated at 49-51 Woods Street, Beaconsfield** [the activity area] (**Map 1**). This land is currently proposed for the development of a **Childcare Centre** [the activity]. This development will cover approximately 1491m^2 (**Figure 1**).

This summary focuses on the statutory obligations under the *Aboriginal Heritage Act 2006*, *Aboriginal Heritage Regulations 2018*, *Heritage Act 2017*, *Planning and Environment Act 1987* and *Native Title Act 1993*. It includes a review of the Victorian Aboriginal Heritage Register (VAHR),the Victorian Heritage Database (VicPlan), and the relevant Heritage Overlay on the Planning Scheme for previously recorded sites and relevant reports.

The advice in this letter examines legislative requirements in relation to cultural heritage. It does not assess the likelihood of unknown Aboriginal or European cultural heritage being present within the activity area.

The advice contained in this letter is based on our interpretation of the above Acts and Regulations and is considered to be true and accurate. This letter is not legal advice.

Map 1 Activity Area Location

Figure 1 Design Plans (courtesy of client)

Aboriginal Cultural Heritage

Cultural Heritage Management Plan (CHMP) Triggers

Pursuant to Regulation 7, *Aboriginal Heritage Regulations 2018*, a CHMP is required for an activity if:

> (a) All or part of the activity area for the activity is an area of cultural heritage sensitivity; ***and***
> (b) All or part of the activity is a high impact activity.

If only one of these two conditions apply, then the preparation of a mandatory CHMP is not required. Areas of cultural heritage sensitivity are specified in Division 3 and Division 4 of Part 2 of the Regulations. High impact activities are specified in Division 5 of the Regulations.

A CHMP is also required:

1. If the Minister directs a CHMP to be prepared pursuant to Section 48 of the Act;
2. If an Environmental Effects Statement, Impact Management Plan or Comprehensive Impact Statement is required pursuant to Section 49 and 49A of the Act; or
3. If the Secretary has certified a preliminary Aboriginal Heritage Test (PAHT) that has determined that an activity requires a CHMP pursuant to Section 46(e) of the Act.

None of these three conditions are known to currently exist.

High Impact Activities

Division 5 of the Regulations lists high impact activities. A review shows that the activity ***is*** a high impact activity pursuant to Regulation 46(1)b(v).

> **46 Buildings and works for specified uses**
>
> (1) The construction of a building or the construction or carrying out of works on land is a high impact activity if the construction of the building or the construction or carrying out of the works—
>
> (a) would result in significant ground disturbance; and
>
> (b) is for, or associated with, the use of the land for any one or more of the following purposes—
>
> (v) a childcare centre.

Since the activity is a high impact activity, a mandatory CHMP is required ***only if*** all or part of the activity area is an area of cultural heritage sensitivity, and the area of cultural heritage sensitivity has not been subject to significant ground disturbance.

Exempt Activities

Division 2 of the Regulations lists exempt activities. A review shows that the activity is not an exempt activity pursuant to this Regulation.

Areas of Cultural Heritage Sensitivity

Divisions 3 and 4 of the Regulations list areas of cultural heritage sensitivity. These are also shown on the Aboriginal Cultural Heritage Register Information System (ACHRIS) and VicPlan Interactive Map (Department of Transport and Planning). A review of the Regulations, ACHRIS and VicPlan shows that ***all*** of the activity area is an area of cultural heritage sensitivity pursuant to regulations 25 and 26 of the *Aboriginal Heritage Regulations 2018*. Part of the activity area is within 50m of the extent of a registered Aboriginal place VAHR 7921-1563 [Woods Street, Beaconsfield AS1] and all of the activity area is within 200 metres of a waterway- Cardinia Creek (Map 2).

25 Registered cultural heritage places

(1) A registered cultural heritage place is an area of cultural heritage sensitivity.

(2) Subject to subregulation (3), land within 50 metres of a registered cultural heritage place is an area of cultural heritage sensitivity.

(3) If part of the land within 50 metres of a registered cultural heritage place has been subject to significant ground disturbance, that part is not an area of cultural heritage sensitivity.

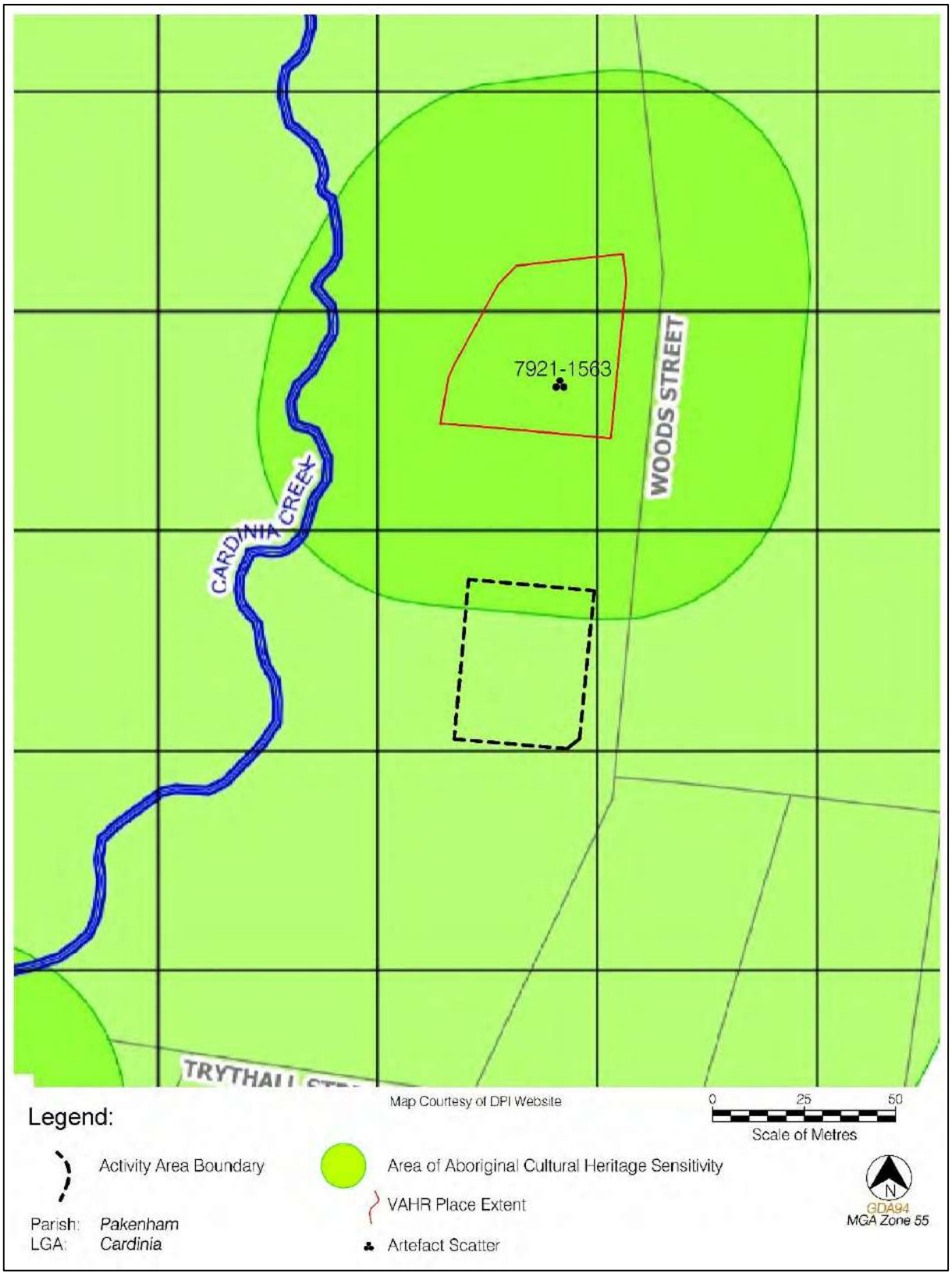
26 Waterways

(1) Subject to subregulation (2), a waterway or land within 200 metres of a waterway is an area of cultural heritage sensitivity.

(2) If part of a waterway or part of the land within 200 metres of a waterway has been subject to significant ground disturbance, that part is not an area of cultural heritage sensitivity.

Since *all* of the activity area is an area of cultural heritage sensitivity and the activity is a high impact activity, a mandatory CHMP is required.

However, Regulations 25(3) and 26(2) provide that if the area of cultural heritage sensitivity has been subject to significant ground disturbance (SGD), then it is not an area of cultural heritage sensitivity. This means a mandatory CHMP is ***not*** required because the condition in Regulation 7(a) has not been met (see CHMP Triggers above). SGD in relation to the activity area is discussed below.



Map 2 Statutory Areas of Aboriginal Cultural Heritage Sensitivity

ACHRIS Search

A search of ACHRIS shows that there is one registered Aboriginal heritage place extent within the activity area or within 50m of the activity area boundary (Map 2). ACHRIS also shows that the activity area has not previously been subject to archaeological assessment.

Relevant Cultural Heritage Management Plans

There has been no previous cultural heritage management plans that have included the project area.

Aboriginal Places

There is one registered Aboriginal place extent within 50m of the activity area. VAHR 7921-1563 [Woods Street, Beaconsfield AS1] was recorded by Hislop (2015) during preparation of CHMP 13112. This place is approximately 43 metres north of the current activity area. This subsurface scatter was located across the eastern half of the activity area and was situated on high ground overlooking Cardinia Creek.

Significant Ground Disturbance (SGD)

If the activity is a high impact activity and part of the activity area is a legislated area of cultural heritage sensitivity, then a mandatory CHMP is required. However, if the entire area of cultural heritage sensitivity in the activity area (other than a cave or an Aboriginal place) has been subject to SGD, then it is not an area of cultural heritage sensitivity. This means that a mandatory CHMP is *not* required because the condition in relation to the area of cultural heritage sensitivity in Regulation 7(a) has not been met (see CHMP Triggers above).

SGD is defined in Regulation 5 as follows:

> *significant ground disturbance* means disturbance of—
>
> (a) the topsoil or surface rock layer of the ground; or
> (b) a waterway—
>
> By machinery in the course of grading, excavating, digging, dredging or deep ripping, but does not include ploughing other than deep ripping;

Topsoil is not defined in the Regulations and has its ordinary meaning. It is not a geological term, but a common name used in a gardening context. The definition and reference for 'topsoil' used here is as follows (Murphy & Murphy 2000: 70-82):

> A1 horizon is the surface soil and is generally referred to as topsoil. It has an accumulation of organic matter, a darker colour and maximum biological activity relative to other horizons. This is usually the most useful part of the soil for plant growth and re-vegetation. It is typically from 5 to 30cm thick.

The *Practice Note Significant Ground Disturbance* published by Aboriginal Victoria states that the burden of proving SGD is the responsibility of the applicant. It outlines four levels of investigation:

- Level 1: Common knowledge
- Level 2: Publicly available records
- Level 3: Further information from the applicant
- Level 4: Expert advice or opinion

To determine whether or not SGD has occurred, an investigation of the land use history has been conducted.

Land Use History

The first pastoral run incorporating the activity area was 'Panty Gurn Gurn', established in 1848. Panty Gurn Gurn was a grazing property, covering 1,920 acres(approximately 777 hectares) and with a grazing capacity of approximately 150 head of cattle. Prior to being gazetted the run was licensed to Thomas Jackson. The survey and sale of formal allotments in the geographic region began in 1852, and in 1854, PR Bowman was granted pre-emptive right for 200 acres (approximately 81 hectares) of Panty Gurn Gurn (Barker 2021: 5), being the land to the north of what is now Beaconsfield Avenue. The land to the south of Beaconsfield Avenue was purchased by CF Henry in 1872.

In 1878, the Panty Gurn Gurn PR was subdivided, with the gazettal of roadways within the activity area, including Woods Street, Soldiers Road, and Beaconsfield Avenue.

Historical aerial photography from the 1930s shows that the activity area had been cleared of vegetation and that structures had been erected on the southern half of the activity area. There is a hedge of trees separating the built area from the unbuilt area. Woods street is also developed, the western and southern areas are open farmland (Photo 1). In 2004 the shape of the house is changed from L- shaped to a straight shape. Further the structures on the southeastern corner and on the eastern side, immediately opposite the main house, have been removed. The hedge dividing the main house from the undeveloped northern part has also been removed. The previously undeveloped northern part has now a structure on it (Photo 2). The condition in 2004 is maintained in 2009 (Photo 3), through to 2022 (Photo 4). In 2024, all structures in the activity area have been demolished and the area levelled and vegetated (Photo 5).

A site inspection visit done on 29th July 2024 confirmed the Google Earth image of the demolition and levelling of the site causing significant ground disturbance to all topsoil. Significant ground disturbance is considered to have impacted the entire lot (see Photo 6; Photo 7 & Photo 8).

The land use history has identified the following episodes of ground disturbance:

1. 1939. Aerial photo of the area shows structures constructed on the southern half of the activity area (Photo 1).
2. 2004. Google Earth Image showing re-organisation of activity area from the 1939 organisation (Photo 2).
3. 2009. Google Earth Image showing activity area same as 2004 (Photo 3).
4. 2022. Google Earth Image showing activity area same as 2009 (Photo 4).
5. 2024. Google Earth Image showing structures have been demolished and area levelized(Photo 5).

6. 2024. Gravel on driveway (Photo 6)
7. Footprint of main structure (Photo 7)
8. 2024. Area of former hedge (Photo 8).

Photo 1 1939 Aerial Photo of Activity Area

Photo 2 2004 Google Earth Image of Activity Area

Photo 3 2009 Google Earth Image of Activity Area

Photo 4 2022 Google Earth Image of Activity

Photo 5 2024 Google Earth Image of Activity Area

Photo 6 Former Driveway (facing Woods Street)

Photo 7 Footprint of main structure (facing west)

Photo 8 Former hedge on southeastern side

Has Significant Ground Disturbance Occurred?

Several Victorian Civil and Administrative Tribunal (VCAT) hearings have addressed the issue of SGD. For example, in relation to subdivision, the Azzure decision (VCAT 2009) determined that if there was no 'smoking gun' evidence, SGD could reasonably be determined through comparative and contextual information, including urban context; timing of subdivision; the shape, size, topography and configuration of lots in the subdivision; the development of buildings on the site and the pattern of use over time; the provision of underground drainage and services; the style and configuration of houses and gardens; and the lack of remnant vegetation.

The above investigation has shown that SGD has occurred in the activity area for the following reasons:

The land use history has demonstrated that significant ground disturbance took place during the earlier period when the activity area was farmland, and later when the structures were constructed, demolished and the activity area levelized. The construction of the houses may have included use of machinery to dig foundations, track fill and compact the foundations of both the houses and the driveways. Further, the demolition of the structures in 2024, would have involved machinery to demolish, remove the debris and levelize the activity area. This could have caused significant ground disturbance in the entire activity area. It is therefore reasonable to extrapolate from the evidence presented above that ground disturbance has occurred across the entire activity area and this disturbance has been caused by machinery and satisfies the definition of SGD in Regulation 5.

Statutory Obligations under the *Aboriginal Heritage Act 2006*

The above investigation demonstrates that the proposed activity at **49-51 Woods Street, Beaconsfield** does not require the preparation of a mandatory CHMP because though the activity area is a legislated area of cultural heritage sensitivity pursuant to regulations 25(2) and 26(1) and the activity is a high impact activity pursuant to Regulation 46(1)b(v), the area has however undergone significant ground disturbance and therefore pursuant to Regulations 25(3) and 26(2), is no longer an area of cultural heritage sensitivity. A mandatory CHMP is therefore not required.

If the Sponsor wishes to mitigate any risk of lengthy delays caused by the discovery of Aboriginal cultural heritage during the conduct of the activity, then a voluntary CHMP can be commissioned.

If any unexpected Aboriginal cultural heritage is discovered during the ground disturbance works, then works must cease within a 10m buffer of the location of the find and a Cultural Heritage Permit must be obtained.

Statutory Obligations under the *Native Title Act 1993*

Native Title is the recognition by Australian law that Indigenous people have the right to their land, water, traditional laws and customs. In order to acquire Native Title, a Native Title determination decision must be administered by the Federal Court or High Court of Australia. Claims can only be made on un-allocated Crown Land or water. Native Title

cannot be ascribed to past or present allocated Crown Land such as residential freehold or public land such as roads, schools or hospitals.

A search of the Aboriginal Cultural Heritage Register Information System (ACHRIS) demonstrates that under the *Native Title Act* 1993 one National Native Title Tribunal scheduled for the Boonwurrung People is relevant to the activity area (Map 1). Additionally, the land is not vacant or unallocated, and no future Native Title claims can include the activity area. Therefore, no action is required regarding the *Native Title Act 1993*.

Historic Cultural Heritage

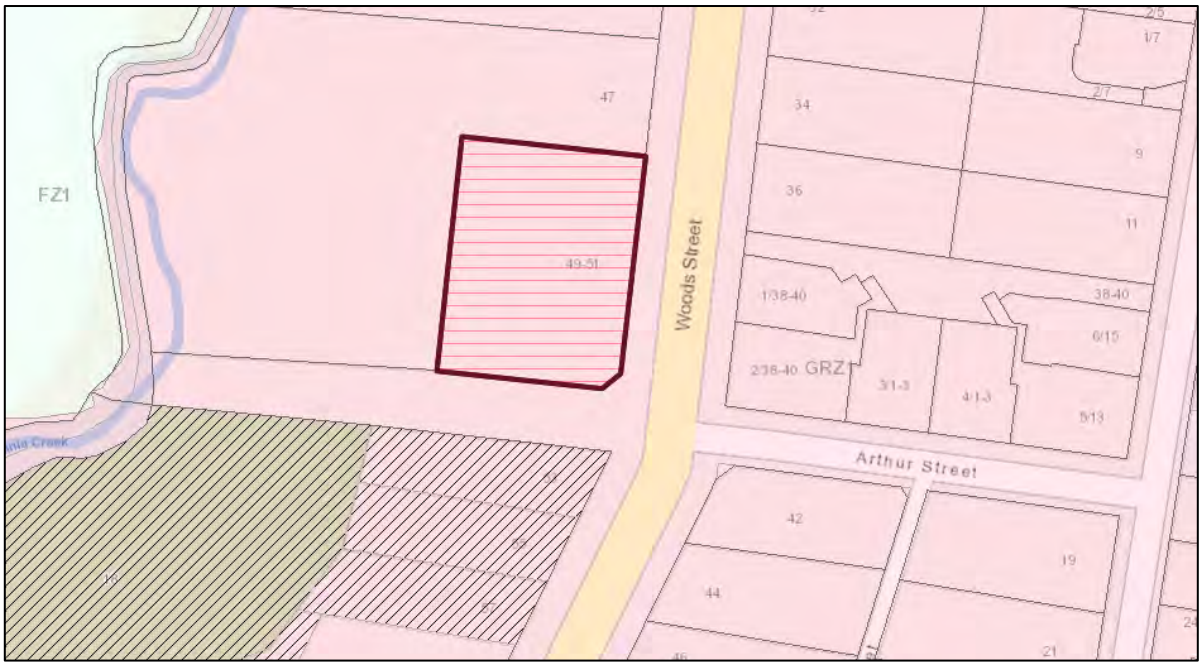
Statutory Obligations under the *Heritage Act 2017* and *Planning and Environment Act 1987*

All historic sites are protected under the *Heritage Act 2017* which requires appropriate Consents or Permits to be obtained before any historic site is disturbed. In addition, all historic sites must be reported to the Executive Director of the Heritage Council. Any archaeological site older than 75 years is considered to have potential archaeological value. Historic archaeological sites with above low scientific significance are listed on the Heritage Inventory. Historic sites with State Significance to the Government of Victoria are listed on the Victorian Heritage Register.

Local councils are responsible for issuing Permits for the use and development of local heritage places under the *Planning and Environment Act 1987*. Heritage places are listed on the Heritage Overlay on the Local Council Planning Scheme. The Heritage Overlay includes places of local significance as well as places of State Significance to the Government of Victoria on the Victorian Heritage Register.

Historic Heritage Databases Search

A search of Heritage Victoria's Victorian Heritage Database (VHD), the VicPlan online map and Cardinia Shire Council Planning Scheme Online Heritage Overlay (Map 3) shows that there are no previously recorded historic sites in or immediately adjacent to the activity area.



Map 3 Heritage Overlay

The proposed activity will not impact any historic places or Heritage Overlays.

Summary of Statutory Obligations

This investigation has reviewed the statutory obligations in relation to the relevant Aboriginal and historic heritage Acts and Regulations. The obligations are summarised in the table below.

Table 1 Summary of Cultural Heritage Statutory Obligations

Aboriginal	*Is the activity a high impact activity?*	Yes. Development of Childcare Centre pursuant Regulation 46(1)(b)(v)
	Is part of the activity area a legislated area of cultural heritage sensitivity?	No. SGD been demonstrated
	Is a mandatory CHMP required?	No
Historic	*Are there any Heritage Inventory (HI) or Victorian Heritage Register (VHR) places within or immediately abutting the activity area?*	No
	*Are there any **Cardinia Shire Council** Heritage Overlays within or immediately abutting the activity area?*	No
	Are any Permits or Consents required from Heritage Victoria required prior to the activity commencing?	No
	*Are any Permits required from **Cardinia Shire Council** required to manage a Heritage Overlay prior to the activity commencing?*	No

Tardis provides the following heritage advice in relation to the activity:

Aboriginal Cultural Heritage:

The proposed activity does not require a mandatory CHMP prior to the activity commencing.

Historic Heritage:

There are no further historic archaeological, or heritage matters that need to be addressed prior to the works commencing.

Yours sincerely,

[redacted]

[redacted]

Project Archaeologist

2021 Post-Contact Heritage Assessment: Officer South Employment Precinct. Prepared for the Victorian Planning Authority by Benchmark Heritage Management.

2015 Proposed Fire Station Redevelopment, 39-43 Woods Street, Beaconsfield. Approved CHMP 13112 prepared for Country Fire Authority.

2000 'The Soil Profile.' In PEV Chapman & BW Murphy eds. *Soils: Their Properties and Management*. 2nd Edition. Oxford University Press: 79-82.

Peninsula Planning Consultants Pty Ltd

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PLANNING SUBMISSION

PROPOSED CHILD CARE CENTRE

49-51 WOODS STREET
BEACONSFIELD

PREPARED FOR
GHAN HOMES PTY. LTD.

AUGUST 2024

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PLANNING ASSESSMENT REPORT

1.0 INTRODUCTION

Peninsula Planning Consultants Pty. Ltd. has been requested by Ghan Homes Pty. Ltd. to prepare a Planning Assessment Report to enable 49-51 Woods Street, Beaconsfield to be developed and used for a Child Care Centre for 98 children in a highly accessible but secure location to service the community of Beaconsfield.

In the preparation of our assessment and report we have carried out relevant statutory, strategic and land use planning investigations, including an inspection of the subject site and surrounding locality. We have assessed the proposal in relation to the existing conditions of the area, the provisions of the Cardinia Planning Scheme and relevant policy provisions.

A Town Planning Submission was enclosed with the initial application prepared by The Ellis Group Architect Pty. Ltd. This report does not replace the initial Town Planning Submission, but updates the submission and includes an assessment of the proposal in the context of the State and Local Planning Policy Framework of the Cardinia Planning Scheme to respond to Council's request for further information ("**RFI**"). In brief, we submit that the proposal is supportive of the purpose of the zoning of the land, the overlay that applies and the Cardinia Planning Scheme and an appropriate response to Council's RFI.

The planning application is also supported by:

- Application plans prepared by The Ellis Group Architects;
- Plan of Existing Site Features and Levels Survey prepared by Nilsson, Noel and Holmes (Surveyors) Pty. Ltd.;
- Landscape Plan prepared by Keystone Alliance Pty. Ltd.;
- Arboricultural Impact Assessment Report prepared by DB Horticulture Pty. Ltd.;
- Traffic Engineering report prepared by O'Brien Traffic;
- Acoustic Engineering Assessment prepared by DDEG Acoustic Engineering;
- Waste Management Plan prepared by Frater Consulting Pty. Ltd;
- Sustainable Design Assessment prepared by Frater Consulting Pty. Ltd.; and
- Cultural Heritage Assessment prepared by Tardis Archaeology Heritage Advisors.

2.0 SUBJECT LAND

The subject land is a regular shaped lot located on the northwest corner of Woods Street and the unconstructed Adamson Street, generally opposite Arthur Street. The land has frontages of 40.68 metres to Woods Street, 30.95 metres to the unconstructed Adamson Street and 4.33 metres to the splayed intersection. The land has a northern boundary of 34.43 metres and western boundary of 43.72 metres.

The land has an overall area of 1,491 square metres.

The legal description of the subject land in the land title is Lot 1 on Title Plan No. 875150K (Volume 9891 Folio 258). The land is more commonly known as Nos. 49-51 Woods Street, Beaconsfield. A full copy of title is submitted with the application, whilst an extract from the Title Plan is reproduced below in Figure 1.

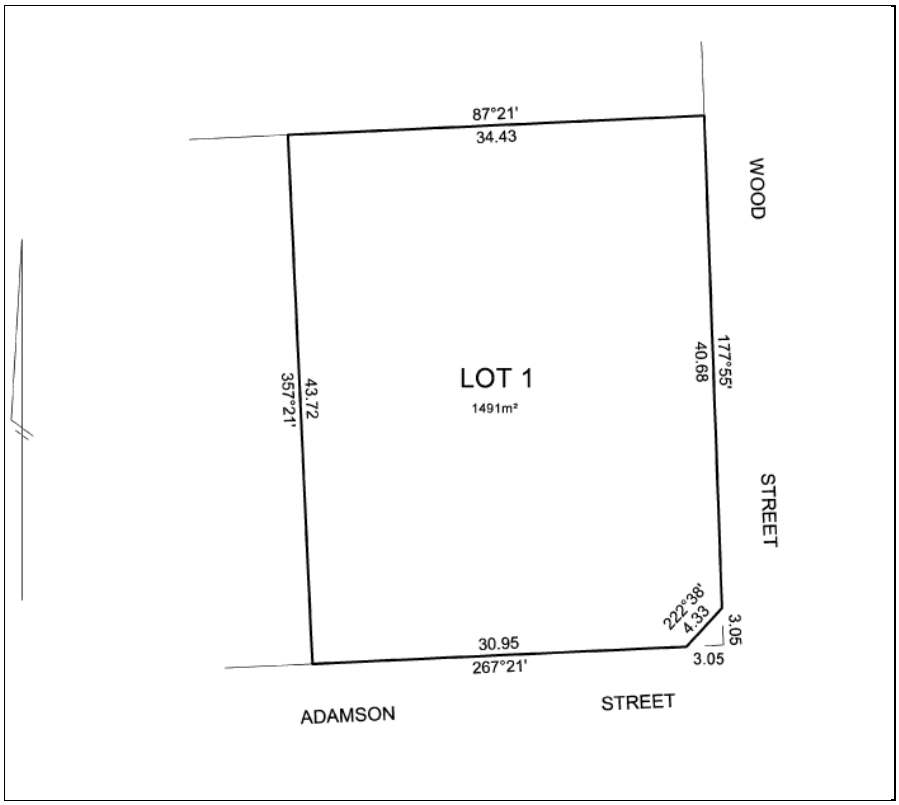


Figure 1 – TP875150K

There are no registered covenants or easements affecting the land.

As shown on the following aerial photograph (Figure 2) taken recently on 1 August 2024, the land is vacant. The aerial photograph shows existing vegetation as grasses and weeds.

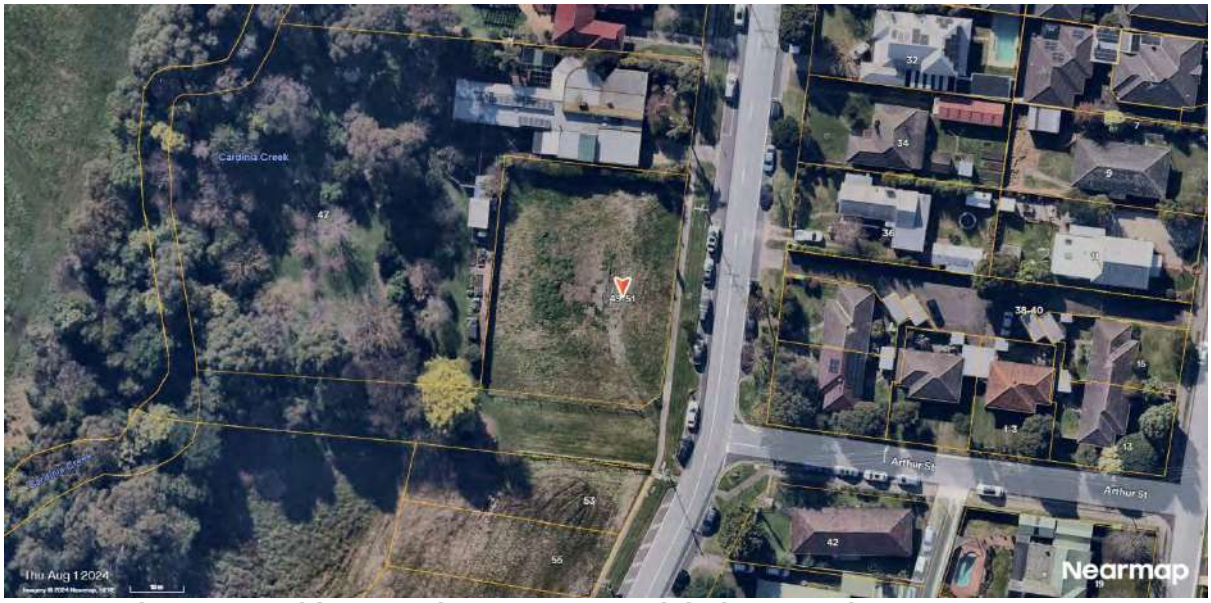


Figure 2 - Subject Land – Nearmap Aerial Photograph – 1 August 2024

The following photographs at Figure 3 show some of the above features of the site.

Southern end of site

Adamson Street

Northern end of the site looking southwest

Figure 3 – Photographic Analysis – Subject Land

The subject land is generally flat with a fall of only 0.8 metres from east to west.

The subject land has an existing crossover positioned at the northern end of the Woods Street frontage to provide convenient access and egress to Woods Street.

As detailed earlier, Adamson Street is grassed and unconstructed.

3.0 SURROUNDING ENVIRONS

Adjoining to the west and across Adamson Street to the south is undeveloped vacant residential zoned land.

Adjoining to the north is a single storey brick dwelling with double car garage positioned in front of the dwelling accessed from a crossover and driveway located adjacent to the common boundary with the subject land. The dwelling is provided with a flat roof.

Across Woods Street to the east are single and double storey dwellings constructed of brick and weatherboard with pitched tile and pitched colorbond roof profiles.

The subject land is large and benefits from direct frontage and access to Woods Street, unconstructed Adamson Street to the south and undeveloped residential zoned land to the west and south.

The Beaconsfield Primary School is only 350 metres to the east, the Haileybury College Berwick Campus is about 200 metres to the west, Beaconhills College about 700 metres also to the west and St Francis Xavier College about 500 metres to the southeast.

Woods Street provides access to the Beaconsfield Shopping Centre and Princes Highway to the north and railway station 300 metres to the south. Woods Street is a "Local Major Collector Road" with a single lane in each direction and parking lane on both sides.

The following photographs at Figure 4 below show some of the above features of the neighbourhood.

47 Woods Street

42 Woods Street

40 Woods Street

30 & 32 Woods Street

Fire Station – 43 Woods Street

The Locality Plan below at Figure 5 shows the location of the subject land relative to some of the above features of the neighbourhood.

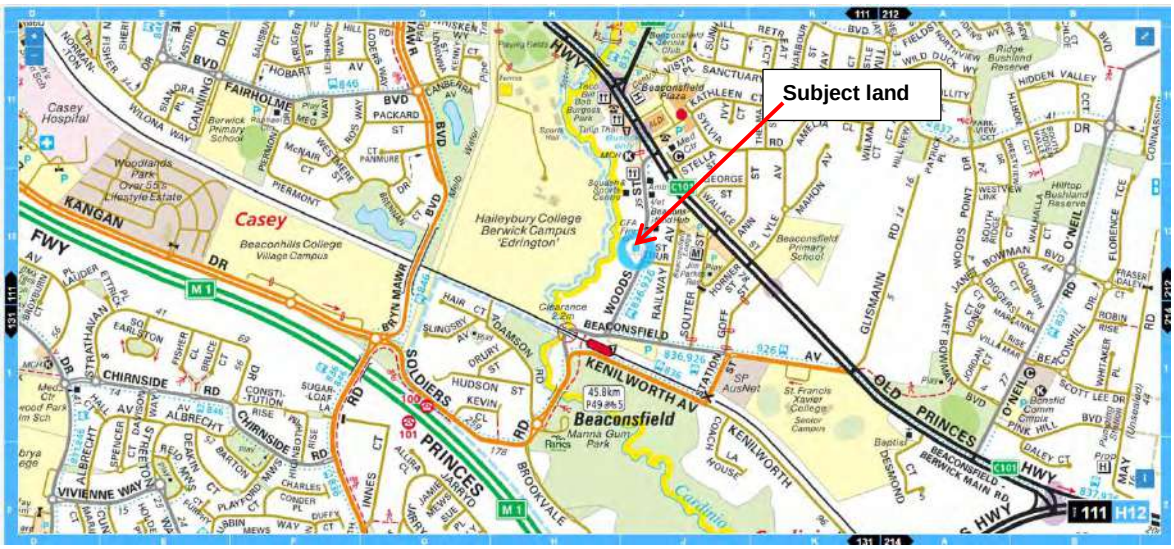


Figure 3 – Locality Plan

4.0 PROPOSAL

It is proposed to construct a purpose built Child Care Centre for 98 children.

4.1 Buildings

Development plans submitted with the application for a double storey Child Care Centre show:

- At ground floor level, reception, office, planning room, kitchen, amenities for staff and children, cot room and four (4) rooms to collectively accommodate 60 children. The Outdoor Play Areas are provided on the east, west and southern sides of the building.

- At first floor level staff room, amenities and two (2) rooms for children accommodating 38 children.

- The resulting floor area will be 973 square metres.

- At ground floor level the building will be setback 7.425 metres from the Woods Street frontage and 4.5 metres from the Adamson Street frontage. The building will be setback 18 metres from the northern boundary and between 4.2 and 6.5 metres from the western boundary.

- At first floor level the building will be setback 5.675 metres to the balustrade and Outdoor Play Area with the building setback 13.5 metres from Woods Street. The building will be setback 15.8 metres from the northern boundary and between 4.32 and 6.54 metres from the western boundary.

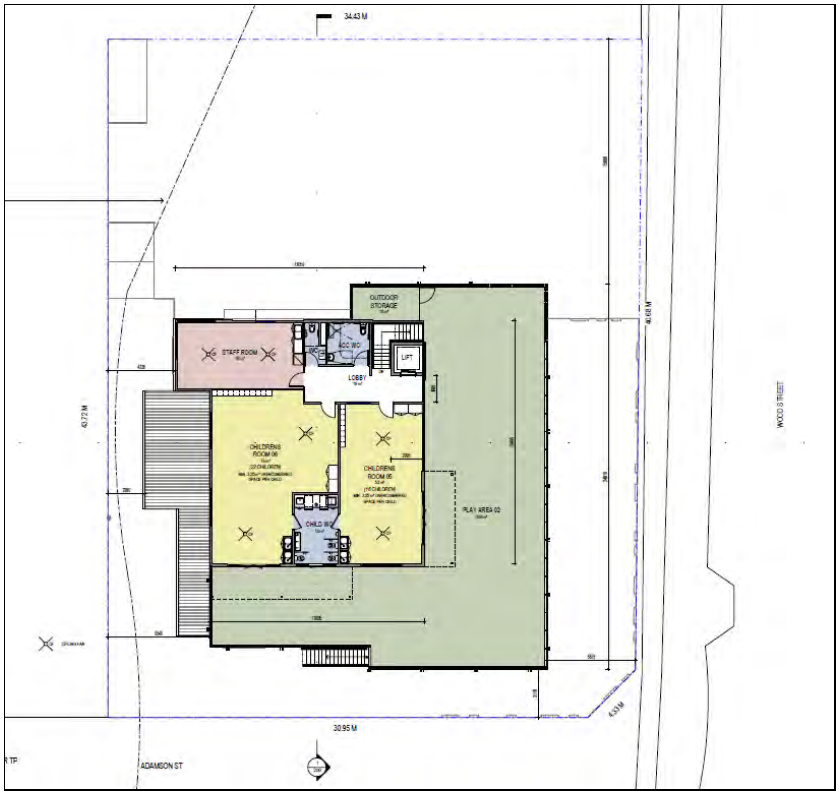
Parking for 21 car spaces will be provided on the northern side of the building accessed from Woods Street towards the northern boundary.

A Traffic Impact Assessment Report ("**TIAR**") prepared by O'Brien Traffic is submitted with the application. The report confirms the proposed car parking and access satisfies the requirements of the Cardinia Panning Scheme.

The Child Care Centre will provide adequate and appropriate facilities for a total of 98 children at any one time.

An extract from the application plans at Figure 6 below shows the above features of the proposal.

Ground Floor Level



First Floor Level

Figure 6 – Application Plans

4.2 Outdoor Play Area

Two (2) large outdoor play yards will be provided. The Outdoor Play area at ground floor level extends around the west, east and south sides of the Centre between the building and site boundaries, with an area of 421 square metres. The Outdoor Play Area at first floor level is positioned on the east and south sides of the building with an area of 269 square metres.

The location of the Outdoor Play Areas is shown on the above plans.

4.3 Car Parking and Access

As detailed above, a total of 21 car parking spaces will be provided on site located on the northern side of the building accessed from Woods Street. One (1) parking space for drivers or passengers with a disability will be provided.

Vehicular access will be provided from Woods Street and provide both entry and exit from the shared crossover and driveway.

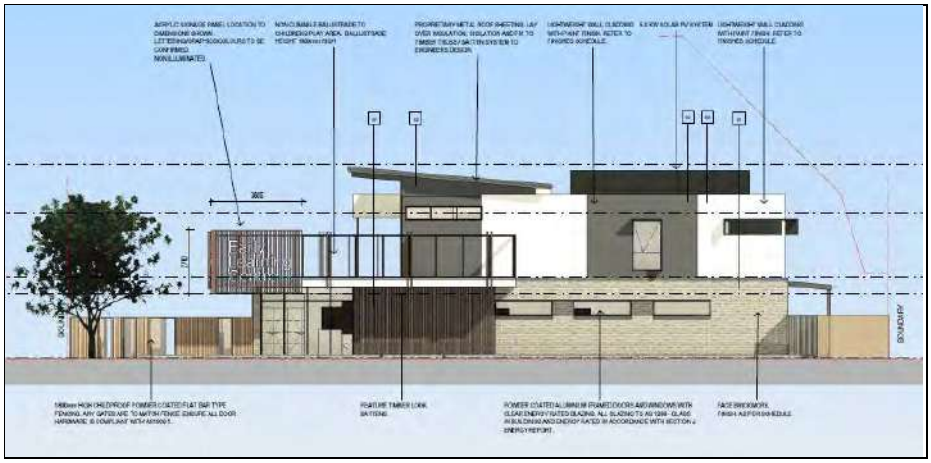
A landscape setback of 3.0 metres will be provided across the Woods Street frontage of the site adjacent to the car parking. Additional landscaping will be provided along the northern boundary and in part, adjacent to the western boundary in the car park.

4.4 Design

The proposed building is double storey and highly articulated to "*blend in*" and maintain the residential environment and character setting of the site facing Woods Street and the unconstructed Adamson Street and vacant residential land to the west and south.

The elevations of the building will combine face brickwork, horizontal wall cladding with painted finish and vertical timber look batten screens. Roof profile will combine pitched colorbond and flat roof profile.

An extract of the elevations from the application plans reproduced at Figure 7 below shows the detail of the building elevations.



North Elevation

East Elevation

Figure 7 - Elevations

Buildings will not be built to the side boundaries to create separation and maintain the amenity of the only adjoining residential property. The built form will be contemporary and attractive within the neighbourhood and streetscape.

As detailed in the Acoustic Engineering Assessment prepared by DDEG Acoustic Engineering and submitted with the application, at ground floor level a 1.8 metre high acoustic fence is required along the eastern and southern boundaries, with typical boundary fencing (not acoustic) on the western and northern boundaries of the site.

At the first floor level the Outdoor Play Area requires a 1.5 metre high solid acoustic balustrade to the boundary of the first floor balcony.

In general, the fence and balustrade may be constructed from timber palings, steel, fibre cement sheet, Perspex or polycarbonate, glass, or other suitable sheeting material of at least 15kg/m^2.

As the choice of type of construction for the acoustic fence is relatively broad, flexibility is available to provide an acoustic fence that complements the architectural detailing of the building and respects the character of the neighbourhood. As a consequence, at ground level the boundary fencing to Woods Street will be finished in alternating solid timber acoustic paneling with spaced panels of acoustically acceptable clear sheet. The treatment will return around to the west at Adamson Street and continue for about 9.5 metres along the Adamson Street frontage.

At the first floor level, the acoustic balustrade will be 1.8 metres high clear acoustic paneling.

The following extract from the application plans at Figure 8 below shows the manner in which the acoustic barriers are utilized to complement the architectural detailing but introduce the required acoustic treatments.

Figure 8 – Acoustic Barriers

4.5 Advertising Signs

The tenant for the Child Care Centre has not yet been determined. However, the location and size of proposed signs has been considered to form part of the overall architectural detail proposed for the building. Two (2) signage panels are proposed with one (1) facing east at the northern end with the other sing facing north at the eastern end. Each sign would measure 2.6 metres wide by 1.8 metres high. The following extracts from the application plans at Figure 9 show the location and type of signage detail proposed.

The signage theme proposed for the site is modest and discrete, designed to identify the site.

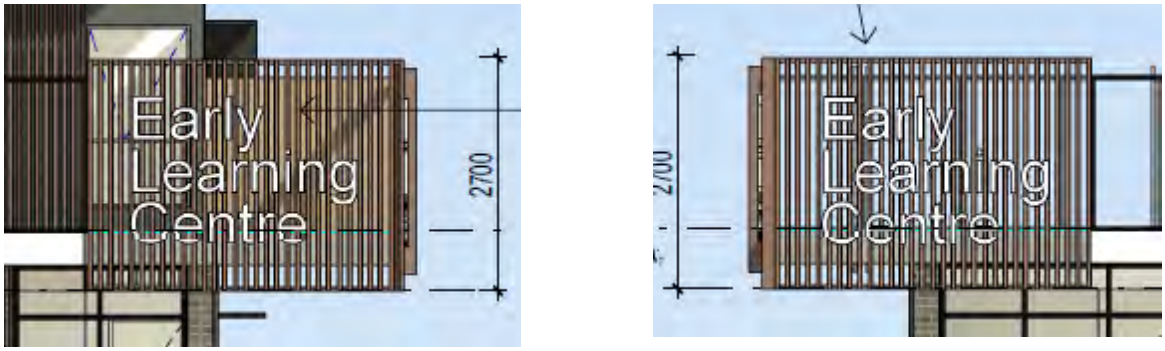


Figure 9 – Signage Detail

4.6 Use

The proposal is for a Child Care Centre for 98 children and will operate 6.30am to 6.30pm Monday to Friday and be closed Saturday and Sunday.

4.7 Waste Management

Waste will be collected onsite by private contractors and O'Brien Traffic has confirmed the car parking layout is suitable for a 6.4 metre long rigid vehicle.

The contractors will roll out the bins from the designated service yard located in the northwest corner of the site adjacent to the car park to the truck and then return the bins to the service yard. Collection will occur on an as needs basis (typically twice per week) whilst the facility is not in operation.

5.0 PLANNING CONTROLS

The land is subject to the provisions and requirements of the Cardinia Planning Scheme.

5.1 Zoning and Overlay Controls

The subject land and land adjoining to the north, south, west and across Woods Street to the east is located within a General Residential Zone and Schedule 1 ("**GRZ1**") applies.

Figure 10 below shows zoning of the land.

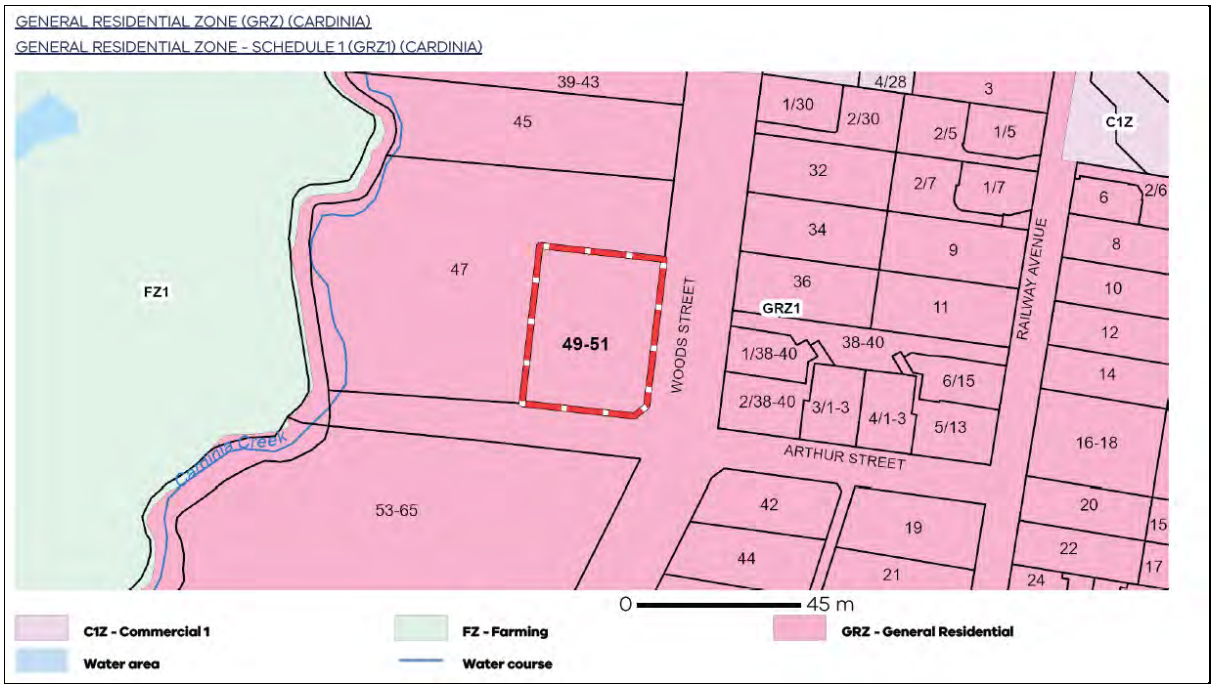


Figure 10 - Zoning Map

The subject land is not affected by any Overlays.

A "*Child Care Centre*" is a Section 2 – Permit required use in the General Residential Zone.

A planning permit is also required in the General Residential Zone for:

- Buildings and Works (**Clause 32.08-9**)
- Advertising Signs (**Clause 32.08-16** and **Clause 52.05**). The General Residential Zone is in Category 3 – "*High amenity areas*" and "*medium limitation*" applies.

It is important to note that a permit **is NOT** required to reduce the car parking requirements of **Clause 52.06-5** of the Cardinia Planning Scheme. A total of 21 car parking spaces are proposed on site. **Clause 52.06-5** requires 0.22 parking spaces for each child. For a 98 place Child Care Centre, 21 on site car parking spaces are required and provided on site.

Council must consider the following decision guidelines at **Clause 32.08-14** when considering the application for a non-residential development and use:

"General

The Municipal Planning Strategy and the Planning Policy Framework.

- *The purpose of this zone.*
- *The objectives set out in a schedule to this zone.*
- *Any other decision guidelines specified in a schedule to this zone.*

Non-residential use and development

- *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."*

5.2 Sign Controls

As referred to above, sign requirements are at **Clause 32.08-16**. The General Residential Zone is located in **Category 3 – *"High Amenity Areas***" with "*medium limitation*" applying.

The proposed signs described earlier in this report are defined as *"business identification signs"*. The signs require a permit.

5.3 Planning Considerations

In addition to **Clause 32.08-14** of the Planning Scheme, before deciding on an application or approval of a plan, at **Clause 65** of the Cardinia Planning Scheme, the responsible authority must consider, **as appropriate**, and **where relevant**:

- *"The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of the zone.*

- *Any other matter required to be considered in the zone or other provision.*
- *The orderly planning of the area.*
- *The effect on the environment, human health and amenity of the area.*
- *The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*

6.0 PLANNING ASSESSMENT AGAINST DECISION GUIDELINES

6.1 Purposes of the General Residential Zone Schedule 1 ("GRZ1")

- *"To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage development that respects the neighbourhood character of the area.*
- *….*
- ***To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations."*** (Emphasis added)

Assessment

It is submitted that the proposal satisfies the purposes of the Zone as the proposal:

- Is consistent with the Planning Policy Framework. This is quite evident in Sections 6.3 and 6.4 of this report.
- The "*limited range of other non-residential uses to serve local community needs*" is effectively defined by the uses in Section 2 of the GRZ. Although *"Child Care Centre*" is not specifically referred to, it is specifically defined by the Cardinia Planning Scheme as:

  "Land used to care for five or more children who are not permanently resident on the land."

  It is not listed as a prohibited use in the zone. Therefore, the zone anticipates that "*Child Care Centres*" to service the local community, may be located in a residential zone. Moreover, the subject site is ideally located on Woods Street with convenient access to and within close proximity of shopping centres, employment precincts, primary and secondary schools and the residential catchment of Beaconsfield to service the business, education and resident communities with child care facilities in an effective and efficient manner.

6.2 Cardinia Planning Scheme

The Cardinia Planning Scheme is strategically based providing a Planning Policy Framework ("**PPF**"), and Local Planning Policy Framework ("**LPPF**") including a Municipal Strategic Statement ("**MSS**").

6.3 Planning Policy Framework ("PPF")

For the purposes of this review, the relevant SPPF policies are:

- Settlement (**Clause 11.01-1S**)
- Bushfire (**Clause 13.02**)

- Noise Management (**Clause 13.05-1S**)
- Building Design (**Clause 15.01-2S**)
- Neighbourhood Character (**Clause 15.01-5S**)
- Aboriginal Cultural Heritage (**Clause 15.03-2S**)
- Diversified Economy (**Clause 17.01-1S**)
- Business (**Clause 17.02-1S**)
- Car Parking (**Clause 18.02-4S**)
- Education facilities (**Clause 19.02-2S**)

6.3.1 Settlement (Clause 11.01-1S)

At **Clause 11.01-1S** it is policy to "*facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements."*

Assessment

The provision of a purpose built Child Care Centre will further satisfy the provision of child care facilities required by the local community.

6.3.2 Bushfire (Clause 13.02)

At **Clause 13.02-1S (Bushfire planning)** policy applies to land that is:

- *"Within a designated bushfire prone area;*
- *Subject to a Bushfire Management Overlay; or*
- *Proposed to be used or developed in a way that may create a bushfire hazard."*

It is the policy objective:

> *"To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life."*

Relevant strategies to achieve the objective are as follows:

> ***"Protection of human life***
>
> *Give priority to the protection of human life by:*
>
> - *Prioritising the protection of human life over all other policy considerations.*

- *Directing population growth and development to low risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire.*

- *Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision making at all stages of the planning process."*

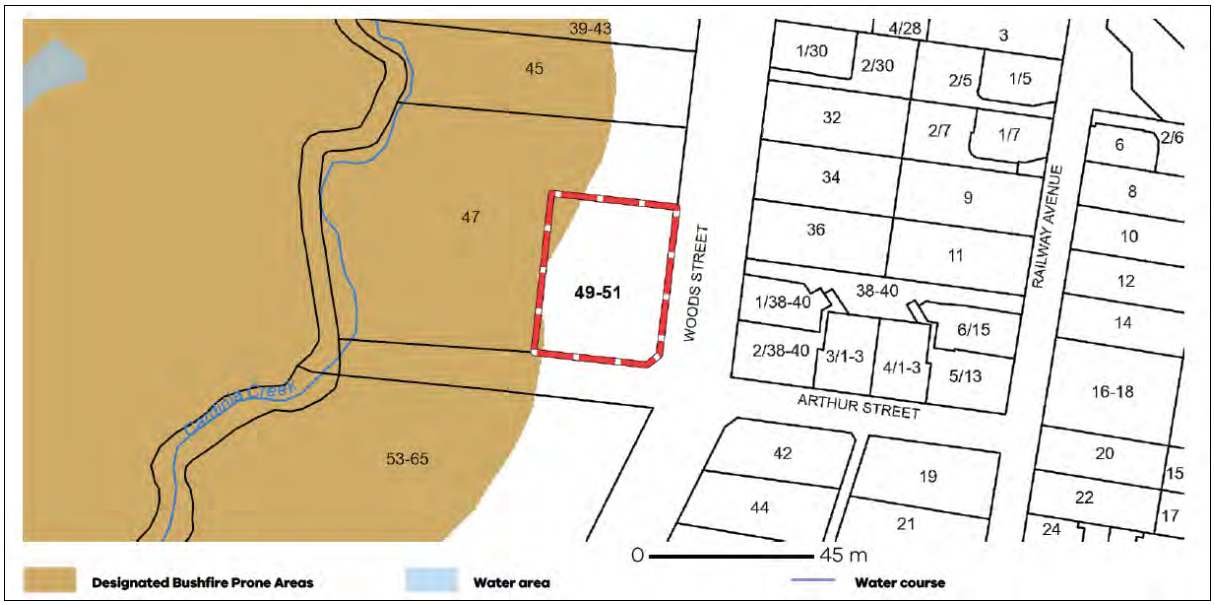
With regard to "*Bushfire hazard identification and assessment*" it is policy to undertake appropriate risk assessment by (where relevant):

> *"Considering the best available information about bushfire hazard including the map of designated bushfire prone areas proposed under the Building Act 1993 or regulations made under that Act.*
>
> *Applying the Bushfire Management Overlay to areas where the extent of vegetation can create an extreme bushfire hazard."*

Response

It is quite clear that the bushfire risk is not significant or extreme as the land is not included in a Bushfire Management Overlay. The bushfire risk is limited to the area designated as a bushfire prone area ("**BPA**") for the purposes of the *Building Regulations 2018*.

Only part of the property is affected, limited to the northwest corner of the site affecting a small part of the car park, reflecting that the fire risk is low when the balance of the land is not included in a BPA. The Planning Property Report published by the Department of Environment, Land, Water and Planning clearly advises that the BPA is determined following "*a detailed review process. The Building Regulations 2018 through adoption of the Building Code of Australia, apply bushfire protection standards for building works in a designated BPA*". It is quite obvious that bushfire protection is managed through construction of buildings, but in this case it does not appear to affect the proposed buildings.



6.3.3 Noise management (Clause 13.05-1S)

At **Clause 13.05-1S** it is policy to:

> *"Ensure that development is not prejudiced and community amenity and human health is not adversely impacted by noise emissions.*
>
> *Minimise the impact on human health from noise exposure to occupants of sensitive land uses (residential use, child care centre, school, education centre, residential aged care centre or hospital) near the transport system and other noise emission sources through suitable building siting and design (including orientation and internal layout), urban design and land use separation techniques as appropriate to the land use functions and character of the area."*

Assessment

An Acoustic Assessment has been prepared by DDEG Acoustic Engineering and is submitted in support of the application. The Acoustic Assessment recommends detailed management controls and acoustic fencing and measures to be implemented. In summary, compliance with the proposed assessment criteria as set out in the Acoustic Assessment will be achieved provided the nominated acoustic screens as shown on the application plans and the management recommendations are implemented.

6.3.4 Built Environment and Heritage (Clause 15)

It is the objective of **Clause 15.01-1S** (Urban Design):

> *"To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity."*

whilst at **Clause 15.01-2S** (Building Design) it is the objective:

> *"To achieve building design and siting outcomes that contribute positively to local context, enhance the public realm and support environmentally sustainable development."*

Relevant strategies include, with a response provided:

> *"Ensure development responds and contributes to the strategic and cultural context of its location."*

Assessment

Documentation submitted with this planning application provide an appropriate response to the strategic location of the subject site within close proximity of the local community of Beaconsfield it intends to serve, with easy access for vehicles, users of public transport and those who choose to walk, and will provide much needed child care facilities to the residential, education and business community.

The built form will complement and enhance the built form and character of the neighbourhood.

"Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment."

Assessment

The proposal will complement and have no effect on neighbouring properties and the public realm by:

- Adopting a contemporary and modern architectural built form. Although double storey built form, is highly articulated and complements existing built form and character of the neighbourhood as depicted in the earlier photographs;

- Providing car parking that will be well-landscaped, convenient to use and access; and entirely consistent with the site layout of child care centres in general; and

- Landscaping of the setbacks to Woods Street and Adamson Street and wide setbacks to all other boundaries will provide appropriate setbacks and separation to the only adjoining dwelling.

"Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm."

Assessment

The public realm is enhanced by developing the site with a quality building with an appropriate balance between built form, car parking, access for vehicles and landscaping.

"Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security."

Assessment

Access to the site and Child Care Centre is clear and obvious with good visibility of access points and building entry to enhance safety and security in the public realm. Moreover, outlook from the Child Care Centre towards Woods Street enhances safety of the public realm.

"Ensure development is designed to protect and enhance valued landmarks, views and vistas."

Assessment

The broader landscape and topography is flat, whilst building height is double storey, highly articulated and modest at 8.1 metres in overall height to the pitched skillion ridge of the roof, stepping down to 3.4 metre high walls, enhancing articulation. No views or vistas will be affected.

"Ensure development considers and responds to transport movement networks and provides safe access and egress for pedestrians, cyclists and vehicles."

Assessment

Car parking is provided in accordance of Table 1 to **Clause 52.06-5** of the Cardinia Planning Scheme and appropriately located so it is obvious to use and easy to access.

Clause 52.34 of the Cardinia Planning Scheme does not require any bicycle parking facilities. Nevertheless, parking for four (4) bicycles is provided adjacent to the building entry.

All vehicles can enter and exit in a forward direction.

Visibility of vehicles entering and exiting is good, to avoid any conflict, whilst appropriate sightline splays are provided at the frontage for approaching pedestrians to see vehicles leaving the site. Once on site a dedicated footpath is provided for pedestrians from Woods Street to the entry of the building. The design of the Child Care Centre is intended to provide a direct, engaging relationship to pedestrian traffic by highlighting the entrance to the car park, building and pedestrian access.

Moreover, the Beaconsfield train station is only 300 metres to the south providing parents and carers an additional mode of transport to use to access the site.

> *"Ensure development provides landscaping that responds to its site context, enhances the built form, creates safe and attractive spaces and supports cooling and greening of urban areas."*

Assessment

As detailed above, landscaping is provided across the Woods Street frontage, and around the perimeter of the car park to provide a well-landscaped interface as detailed in the submitted Landscape Plan prepared by Keystone Alliance.

By adopting a modest double storey built form the building footprint is reduced to minimize hard paving surfaces.

> *"Encourage development to retain existing vegetation."*

Assessment

The subject land is vacant and vegetation is limited to weeds and grasses.

6.3.5 Neighbourhood Character (Clause 15.01-5S)

It is the objective of **Clause 15.01-5S (Neighbourhood Character):**

> *"To recognise, support and protect neighbourhood character, cultural identity, and sense of place."*

Strategies to achieve these objectives include:

> *"Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.*

Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by respecting the:

- *Pattern of local urban structure and subdivision.*
- *Neighbourhood character values and built form that reflects community identity.*

Ensure development responds and contributes to the strategic and cultural context of its location.

Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.

Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.

Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.

Ensure development provides safe access and egress for pedestrians, cyclists and vehicles.

Ensure development provides landscaping that responds to its site context, enhances the built form and creates safe and attractive spaces."

Assessment

Key purposes of the General Residential Zone are:

"To encourage development that respects the neighbourhood character of the area.

To allow educational, recreational, religious, community and a limited range of other nonresidential uses to serve local community needs in appropriate locations."

The expectation in the GRZ is to respect and not replicate neighbourhood character. Moreover the purposes expect non-residential development on appropriate sites and location.

The subject site resembles an island site bounded by road reserves to the south and east with vacant land to the west. Proposed built form is contemporary and similar to the multi-dwelling development under construction at 66-68 Woods Street where six (6) double storey dwelling are under-construction provides as combination of flat and pitched skillion roof profile not dissimilar to the proposed Architectural styling, whilst the fire station a short distance to the north adopts similar Architecture.

Redevelopment in the immediate neighbourhood is progressing and evolving utilising contemporary built form.

We note with particularity that there does not appear to be a Neighbourhood Character Study in the Cardinia Planning Scheme. Nevertheless, it is submitted that the proposed development and built form is respectful of the existing character of the neighbourhood.

6.3.6 Aboriginal Cultural Heritage (Clause 15.03-2S)

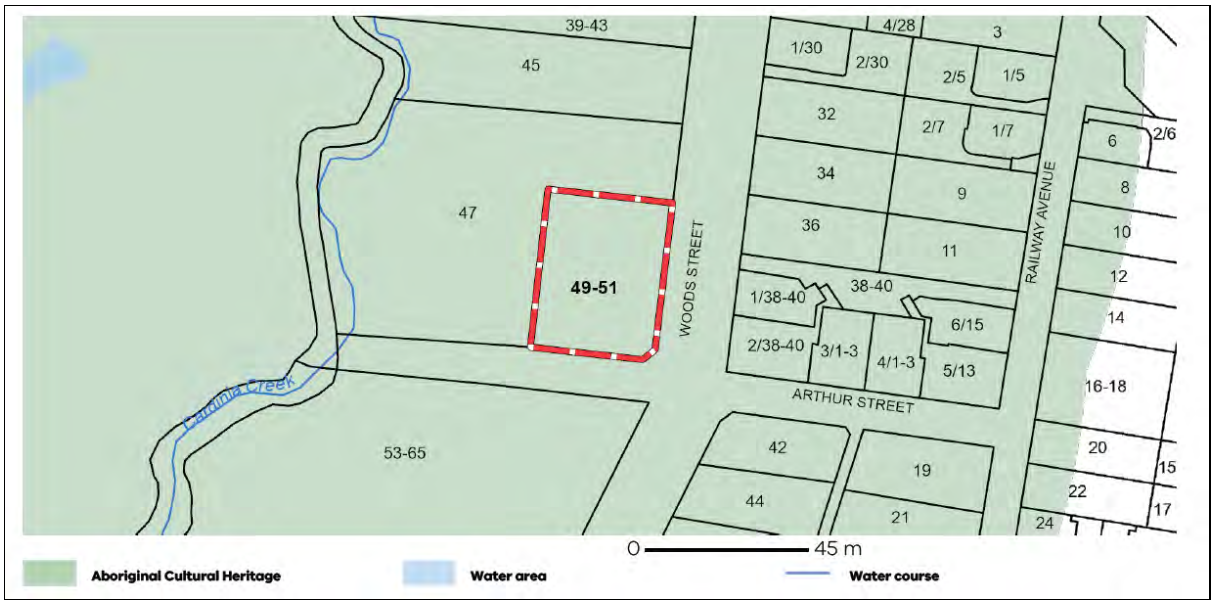
Clause 15.03-2S relates to "*Aboriginal Cultural Heritage*" and seeks to "*ensure the protection and conservation of places of Aboriginal cultural heritage significance*"

A relevant strategy is to:

> *"Ensure that permit approvals align with recommendations of a Cultural Heritage Management Plan approved under the Aboriginal Heritage Act 2006.*

Assessment

As detailed in the plan below, the land is located in an area of "*Aboriginal Cultural Heritage Sensitivity*".



Tardis has prepared a Cultural Heritage Assessment and concluded that a Cultural Heritage Management Plan is not required as the land is significantly disturbed.

6.3.7 Diversified Economy (Clause 17.01-1S)

Clause 17.01-1S relates to "*Diversified economy*" and seeks to *"protect and strengthen existing and planned employment areas and plan for new employment areas*." In addition, it is policy to "*facilitate growth in a range of employment sectors"* including *"education and professional and technical services based on the emerging and existing strengths of each region*."

Assessment

The proposed Child Care Centre provides additional employment opportunities for both Educators and Administration staff.

6.3.8 Business (Clause 17.02-1S)

Clause 17.02-1S "*Business***"** has the objective *"to encourage development that meets the community's needs for retail, entertainment, office and other commercial services".*

Assessment

In the suburb of Beaconsfield the provision of Child Care Centre facilities is fundamental to enable the community to participate in the diverse range of business, education, health, community service sectors etc. that constitute the fabric of our community.

6.3.9 Roads (Clause 18.02-4S)

Clause 18.02-4S it is policy to *"plan an adequate supply of car parking that is designed and located to (where relevant):"*

- *"Protect the role and function of nearby roads.*
- *Facilitate the use of public transport.*
- *Maintain journey times and the reliability of the on-road public transport network.*
- *Protect residential areas from the effects of road congestion created by on-street parking.*
- *Enable easy and efficient use.*
- *Achieve a high standard of urban design.*
- *Protect the amenity of the locality, including the amenity of pedestrians and other road users.*
- *Create a safe environment, particularly at night.*

Allocate land for car parking considering:

- *The existing and potential modes of access including public transport.*
- *The demand for off-street car parking.*
- *Road capacity.*
- *The potential for demand-management of car parking."*

Assessment

As detailed in the Traffic Impact Assessment Report ("**TIAR**") submitted with the planning permit application:

- The proposed Child Care Centre will not affect the traffic volume and the flow of traffic on Woods Street.

- Separate pedestrian access is provided to assist parents and carers using nearby public transport to easily access the site.

- The car parking requirements of the Cardinia Planning Scheme are provided on site. On-street parking should not occur and will not affect the public transport network.

- On-site car parking is easy to use.

- The car parking will be well-landscaped.

- The on site provision of car parking will have no effect on the amenity of the locality due to appropriate location on the northern side of the building.

6.3.9 Education facilities (Clause 19.02-2S)

At **Clause 19.02-2S** it is policy to:

> *"Locate **childcare**, kindergarten and primary school facilities to maximise access by public transport and safe walking and cycling routes.*
>
> *Ensure **childcare**, kindergarten and primary school and secondary school facilities provide safe vehicular drop-off zones."* (Emphasis added)

Assessment

The subject site and proposed Child Care Centre are strategically located with bus routes past the site on Woods Street and train station close-by to the south.

6.4 Decision Guidelines – General Residential Zone – Clause 32.08-13

As detailed in Section 5.1 of this report, Council is required to consider, where appropriate, specific decision guidelines regarding "*Non-Residential Use and Development*" and they are as follows:

6.4.1 Cardinia Local Planning Policy Framework (LPPF)

The Cardinia LPPF is a visionary document that aims to guide decisions on land use planning in the Shire of Cardinia.

The key issues facing Cardinia are focused around five (5) strategic themes and they are:

- Environment
- Settlement and Housing
- Economic Development
- Infrastructure
- Particular Uses and Development

The most relevant are "*Urban Established Area – Beaconsfield and Pakenham*" (**Clause 21.03-2**) "*Economic Development*" (**Clause 21.04**) specifically "*Employment*" (**Clause 21.06-1**), *"Local Roads"* (**Clause 21.05-3**) "*Community Services and Facilities"* (**Clause 21.05-6**), and "*Particular Uses and Development*" (**Clause 21.06, Clause 21.06-1 and Clause 21.06-2**) which are addressed below.

Council's RFI identified **Clause 21.03-4** – "*Rural Townships*" as a policy to consider. Beaconsfield is not identified as a "*Rural Township*". We have assumed that Council has included reference to **Clause 21.03-4** by mistake.

6.4.2 Urban Established Area – "*Beaconsfield and Pakenham*" (Clause 21.03-2)

The key principles for development include (where relevant):

- *"To attract commercial investment and create diverse employment opportunities.*
- *To deliver accessible community facilities and infrastructure.*
- *To increase environmental sustainability."*

It is the policy objective "*to create a functional, attractive, safe and sustainable urban environment for the existing and future community of the Urban Established Area*."

Relevant policy strategies to achieve the objective are:

- *"Provide for the development in the Urban Established Area in accordance with approved Development Plans, Structure Plans, Urban Design Frameworks, and Incorporated Provisions.*
- *Protect areas of future urban development from inappropriate subdivision and development that limits the future orderly and efficient development of the land for urban purposes.*
- *Provide a distinct character and identity for urban areas through retention of existing vegetation, respect for topography, appropriate streetscaping and provision of adequate open space."*

Response

The subject land is an infill site in a well-established area close to shopping, all forms of public transport, well suited and strategically located for a Child Care Centre. Moreover, there are no approved Development Plans, Structure Plans, etc. applying to the land.

Residential communities require a limited range of non-residential uses to provide valuable services. With regard to proposed Child Care Centres in general, they are regularly provided on large, flat sites with little to no existing vegetation, limited residential interfaces, located on through roads connecting to the Activity Centre to the north and railway station to the south, with bus routes past the site.

The subject land is easily accessible with little to no impact on residential amenity. The subject land is ideally located for a Child Care Centre and a most appropriate response to **Clause 21.03-2** of the planning scheme.

6.4.3 Economic Development (Clause 21.04) – "*Employment*" (Clause 21.04-1)

The MSS recognises the need to diversify, improve and develop employment opportunities. As a consequence, a key policy objective is "*to develop diverse local employment opportunities to meet the needs of a growing residential population*."

Relevant policy strategies to achieve the objective are:

- *"Assist in meeting local and regional employment needs in terms of the supply, type, quality and availability of employment and by facilitating appropriate development.*
- *Encourage development that provides a diverse mix of employment opportunities including for 'new economy' workers and people with business, professional and management skills.*
- *Encourage development that provides sufficient local jobs to meet the needs of the existing and future community."*

Response

The proposal provides local employment opportunities for educators and administration staff. The Child Care Centre assists to provide the local jobs required to meet the needs of the existing and future community.

6.4.4 Local Roads (Clause 21.05-3)

It is the policy objectives to:

> *"To provide an efficient, safe and attractive local road network and minimise potential adverse impacts from traffic on the amenity of adjoining residents.*
>
> *To manage the impact of the use, development and subdivision of land on the local road network."*

Relevant policy strategies include:

- *"Ensure access to new development is not allowed from an unused or unconstructed road unless no other option is available for access to land via the existing road network.*
- *Ensure that consideration of an application for the use, development or subdivision of land takes into account the classification of the road under the road hierarchy, the existing design, service and alignment of the road, and the likely effects it may have on future services and condition of the road.*
- *Ensure that development that will significantly increase the amount of traffic or heavy vehicles using the local road network be located where access is available from a declared arterial road, local arterial road or collector road."*

Response

Woods Street is a 'Local Major Collector Road' connecting the Princes Highway in the north with the Beaconsfield Train Station in the south. It supports multiple bus routes and as a consequence, is well served by public transport.

The Traffic Impact Assessment Report ("TIAR") prepared by O'Brien Traffic and submitted with the application, identifies 78 vehicle movements (39 trips to the site and 39 trips away from the site).

The TIAR at page 8 considers that:

> The traffic generated in a peak hour equates to an average of 1 vehicle entering and 1 vehicle exiting every 1.5 minutes.
>
> This is relatively low in traffic engineering terms, therefore it is expected that the traffic generated by the proposed development would have no significant adverse impact on the existing safety and operation of Woods Street or the surrounding road network.

Moreover, the TIAR concludes that:

> Based on the considerations outlined above, it is concluded that:
>
> - The proposed childcare centre development has a Planning Scheme car parking requirement of 21 spaces;
> - As 21 car parking spaces are provided, the proposal meets the Planning Scheme car parking requirement;
> - The car park access and layout arrangements meet relevant Planning Scheme and Australian Standard requirements;
> - Although the proposal does not trigger a Planning Scheme bicycle parking requirement, parking for 4 bicycles is provided on-site;
> - The proposed loading and waste collection arrangements are considered appropriate; and
> - The addition of up to 78 vehicles during the peak hour (i.e. 39 trips to the centre and 39 trips away from the centre) is anticipated to have no significant adverse impact on Woods Street or the surrounding road network.
>
> We therefore find no parking or traffic related grounds to prevent the proposed childcare development proceeding.

It is submitted that the proposal is a most appropriate response to **Clause 21.05-3** of the planning scheme.

6.4.5 Community Services and Facilities (Clause 21.05-6)

It is policy to:

> *"Facilitate the establishment of commercial activities (e.g. medical practitioners), community based organisations (e.g. Churches) and early years services (i.e. Childcare) which serve the needs of the community in activity centres and in residential areas where they can be provided in a manner which minimises any impacts on the amenity of the area."* (Emphasis added)

Response

The proposed Child Care Centre is a most appropriate response to Clause 21.05-6 as:

- The purpose built Child Care Centre will further satisfy the provision of Child Care facilities required by the local community. The site has excellent access to public transport and the main road network allowing good access by a range of available modes of transport.

- The close location of the Child Care Centre to the Beaconsfield Activity Centre and Train Station and close proximity to Haileybury College, St Francis Xavier College, Beaconsfield College and Beaconsfield Primary School accessed by both public and private transport facilities encourages multi-purpose trips with the Child Care Centre.

- A total of 21 on site car parking spaces are provided for the 98 place Child Care Centre. One (1) car parking space is provided for drivers with a disability and disabled access is provided to the Child Care Centre. On site car parking is provided in accordance with **Clause 52.06** of the Cardinia Planning Scheme.

- Although the Child Care Centre provides facilities in a double storey built form, the building provides appropriate wide setbacks and separation to the residential precinct to the north with vacant land to the west and south protecting residential amenity.

- The proposal is ideally located with *"Local Major Collector Road"* abuttal on a large site and close to parents and the residential catchment it services, reducing dependence on the use of motor vehicles for local residents using the Child Care Centre.

6.4.6 Particular Uses and Development (Clause 21.06)

Urban Design – **(Clause 21.06-1)**

Relevant objectives include:

> *"To promote a high standard of design which creates a strong character and identity for the area, provides for a functional built environment, and promotes community and personal safety.*
>
> *To ensure advertising signs are consistent with the surrounds whilst ensuring that businesses have adequate opportunities to identify their business."*

Relevant policy strategies to achieve the objectives are:

- *"Ensure that all development takes into account the character and constraints of the site and wider area.*
- *Ensure development contributes to the character, identity and sense of place of the area, particularly in newly developing areas.*
- *Ensure new development is designed to address public spaces and enhance the public realm.*
- *Provide for the reasonable and equitable identification of businesses and facilities through advertising signs which are in context with the scale of development and surrounding environment.*
- *Avoid the proliferation of signs causing visual clutter and signs which do not relate to services or facilities on the land on which they are displayed.*
- *Encourage signs that are integrated with architectural features and compliment the style and character of the host building, abutting buildings and the overall landscape or streetscape.*
- *Ensure signage has an integrated and coordinated sign package in terms of colour, graphic content and placement."*

Response

It is submitted that:

- Although the Child Care Centre provides facilities in a double storey built form, the building is provided with appropriate setbacks and separation to the residential precinct to the north and essentially vacant land to the south and west with road reserve to the east.
- The above response confirms the subject land resembles an island site where any off site amenity effects can be appropriately managed.
- Contemporary built form is evolving in the immediate neighbourhood with the multi-dwelling development at 66-68 Woods Street and Fire Station at 39-43 Woods Street providing good examples that confirm the Architectural detail of the proposal is appropriate.
- The proposal is ideally located on a Local Major Collector Road" on a large site and close to parents and the residential catchment it services, reducing dependence on the use of motor vehicles for local residents using the Child Care Centre.
- With regard to advertising signs the proposal is a most appropriate response as:
  - Signage is limited to the front and north elevation of the building facing Woods Street to the east and to the north. The type and style of signage is expected.
  - Only two (2) modest signs are proposed and required to properly identify the site and building entry.

- The signs are business identification signs, only identify the use and are integrated into the built form and architectural treatment of the building.

- The signage detail is limited, but clear, concise and expected.

Community Safety (Clause 21.06-2)

It is the policy objectives:

"To improve community safety and the perception of safety in the municipality.

To minimize the incidence and negative impact of graffiti on the community."

Relevant policy strategies to achieve the objectives are:

- *"Minimise the construction of blank walls and long fences facing onto public spaces where graffiti may occur.*

- *Reduce the risk of graffiti through the appropriate use of landscaping, lighting materials and graffiti resistant materials."*

Response

With double storey built form, Outdoor Play Areas at ground and first floor level, room windows with an outlook over the public realm of Woods Street, the presence of Educators and children will enhance public safety in the public realm of Woods Street.

In addition, Woods Street is a "Local Major Collector Road" carrying traffic and supporting pedestrians travelling between the Shopping Centre to the north and train station to the south. There is significant activity on Woods Street to further assist with enhancing the perception of public safety.

Although the provision of a long frontage to Woods Street, only part of the frontage is required to be fenced. The fencing is acoustic fencing and not entirely screen fencing with alternative panels provided that are clear to allow views between the Child Care Centre and public realm that should discourage the incidence of graffiti due to visibility through the fencing assisted by Woods Street being a "Local Major Collector Road" and well used with regular activity from early in the morning to late at night.

6.4.7 Local Planning Policies

It is considered that relevant Local Planning Policies are limited to **Clause 22.09** – "*Signs*".

As detailed earlier in this report, the signage display has not been developed at this stage as the preferred tenant has not been determined.

Nevertheless, the design response and architectural detailing considered it important to identify the preferred location for the signage so it is effective, discrete and complements the built form.

Typically, signage for Child Care Centres is wall mounted, conveys a simple message, is easily identifiable in the public realm but avoids clutter.

The broad objective of the policy is to:

> *"To facilitate signs that allow for the reasonable identification and marketing of businesses in Cardinia while enhancing the character of a building, site and area."*

Strategies to achieve the objective include (only those relevant noted):

> *"Enable signs that identify the business and service provided on the site and avoid signs that promote other businesses or details of product/s sold.*
>
> *Design signs to complement the architectural design, form and scale of the host building or land and avoid signs that:*
>
> - *Obscure a building's architectural form, features or glazed surfaces*
> - *Protrude above rooflines or parapets, or beyond the edges of fascia or walls of the host building.*
>
> *Design signs to be clearly legible in order to support safe pedestrian, cyclist and road movements, using:*
>
> - *Concise content.*
> - *Materials and colours that have sufficient contrast between the text and background.*
> - *Letters/symbols that are readable both during the day as well as the night.*
> - *Measures to eliminate glare.*
>
> *Discourage internally illuminated, floodlit, animated, electronic and reflective signs on sites or in locations where they will impact upon residential amenity.*
>
> *Design signs to be compatible with and complement the character of existing signs in the streetscape and surrounding area."*

In a residential context the strategy is to:

> *"Ensure signs in residential areas are compatible with the surrounding residential area."*

It is policy to:

> *"Consider as relevant:*
>
> - *Limiting signs to one business identification sign with an area of less than three square metres.*
> - *Limiting free standing signage to be:*

- *Located at the front of the building.*
- *Located on the street with the greatest amount of traffic (if the site has more than one street frontage).*
- *No higher than two metres above footpath level.*
- *Incorporated into the landscape treatment."*

Response

It is submitted that the proposed signage display allowed for by this application is a most appropriate response to the policy as:

- Although two (2) small business identification signs are proposed, the subject site is a corner site and each sign is of modest proportions;
- The signs will be setback a minimum of 5.65 metres from the Woods Street frontage and will face the street and car park to enable motorists approaching from the north to identify the site in advance of turning into the car park. The north facing sign will be setback 15.8 metres from the common boundary with the only adjoining residential property to the north;
- The signs will identify the business and operator;
- The signs are discretely positioned on the first floor balustrade of the building to blend in with the architectural style of the building;
- The signs do not protrude above or to the side of the building;
- The signs are neat, attractive, avoid clutter and deliver a simple clear message to easily identify the site at a glance;
- The signs are not illuminated;
- There are no other nearby existing signs to consider;
- Although the sign dimensions equal 4.68 square metres and slightly larger than 3 square metres, each sign is well proportioned in the context of the host building and set well back from the frontage and northern boundary to be an attractive addition to the overall architectural detailing of the building;
- The signs are not free-standing.

Overall, it is submitted that the proposed sign display is modest and discrete and will be an attractive addition to the built form and proposed development. The proposed signs are a most appropriate response to the *"Signs"* policy at **Clause 22.09** of the Cardinia Planning Scheme.

6.5 Decision Guidelines – General Residential Zone – Clause 32.08-13

As detailed in Section 5.1 of this report, Council is required to consider, where appropriate, specific decision guidelines regarding "*Non-Residential Use and Development*" and they are as follows:

"Non-residential use and development

- *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."*

Response

The proposal is an appropriate response for the following reasons:

- It is necessary for the Child Care Centre to be close to the community it intends to service. The location of the proposed Child Care Centre is appropriately located that is easy to access by car, public transport or walk to.
- The proposed built form is similar to that of a modest, well-articulated double storey dwelling, providing an appropriate interface with the adjoining residential property and street frontage.
- The proposal is an appropriately designed non-residential development providing a valuable Child Care facility consistent with the evolving character of the residential neighbourhood.
- An appropriate balance of well-articulated built form, car parking, access and landscaping is provided and has been achieved with little to no impact on adjoining and nearby residential properties.
- Car parking is provided in accordance with the Cardinia Planning Scheme.

- Bicycle parking is not required by the Cardinia Planning Scheme. Nevertheless, four (4) bicycle parking spaces are provided.

- Due to the nature of the use, dedicated loading facilities are not required. Refuse collection will be managed by private collection rather than rely on Council collection.

- The submitted TIAR prepared by the O'Brien Traffic demonstrates that traffic generated by the Child Care Centre is appropriately managed to maintain the safety, efficiency and amenity of the local road network and neighbourhood.

7.0 PARTICULAR PROVISIONS

7.1 Advertising Signs – Clause 52.05

The purposes of Clause 52.05 are:

- *"To regulate the display of signs and associated structures.*
- *To ensure signs are compatible with the amenity and visual appearance of an area, including the existing or desired future character.*
- *To ensure signs do not contribute to excessive visual clutter or visual disorder.*
- *To ensure that signs do not cause loss of amenity or adversely affect the natural or built environment or the safety, appearance or efficiency of a road."*

As detailed earlier in this report, the subject site is located in the General Residential Zone and Schedule 1 applies. Advertising signs are at **Clause 32.08-15** of the Cardinia Planning Scheme and Category 3 – "*High amenity area*" where "*Medium limitation*" applies.

The decision guidelines for signs are at **Clause 52.05-8** and are as follows (where relevant):

> *"Before deciding on an application to display a sign, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:*
>
> - *The character of the area including:*
>
> - *The cumulative impact of signs on the character of an area or route, including the need to avoid visual disorder or clutter of signs.*
>
> - *The consistency with any identifiable outdoor advertising theme in the area.*
>
> - *Impacts on views and vistas:*
>
> - *The potential to obscure or compromise important views from the public realm.*
>
> - *The potential to dominate the skyline.*
>
> - *The potential to impede views to existing signs.*
>
> - *The relationship to the streetscape, setting or landscape:*
>
> - *The proportion, scale and form of the proposed sign relative to the streetscape, setting or landscape.*
>
> - *The position of the sign, including the extent to which it protrudes above existing buildings or landscape and natural elements.*
>
> - *The ability to screen unsightly built or other elements.*

- *The relationship to the site and building:*

  - *The scale and form of the sign relative to the scale, proportion and any other significant characteristics of the host site and host building.*

  - *The extent to which the sign displays innovation relative to the host site and host building.*

- *The impact of structures associated with the sign:*

  - *The extent to which associated structures integrate with the sign.*

  - *The potential of associated structures to impact any important or significant features of the building, site, streetscape, setting or landscape, views and vistas or area.*

- *The impact of any illumination:*

  - *The impact of glare and illumination on the safety of pedestrians and vehicles.*

- *The impact of any logo box associated with the sign:*

  - *The extent to which the logo box forms an integral part of the sign through its position, lighting and any structures used to attach the logo box to the sign.*

  - *The suitability of the size of the logo box in relation to its identification purpose and the size of the sign.*

- *The need for identification and the opportunities for adequate identification on the site or locality.*

- *The impact on road safety. A sign is a safety hazard if the sign:*

  - *Obstructs a driver's line of sight at an intersection, curve or point of egress from an adjacent property.*

  - *Obstructs a driver's view of a traffic control device, or is likely to create a confusing or dominating background which might reduce the clarity or effectiveness of a traffic control device.*

  - *Could dazzle or distract drivers due to its size, design or colouring, or it being illuminated, reflective, animated or flashing.*

- *Is at a location where particular concentration is required, such as a high pedestrian volume intersection.*

- *Is likely to be mistaken for a traffic control device, because it contains red, green or yellow lighting, or has red circles, octagons, crosses, triangles or arrows."*

Response

In the context of the decision guidelines, the following assessment is provided:

- The proposed signage display is modest and well-balanced.
- Signage is limited to two (2) signs and on the building elevation to identify the site. The signage theme is clear, attractive, concise and coherent and avoids clutter.
- The signs have no effect on important views from the public realm, but rather enhance identification of the site for clients in the public realm in a sensitive manner.
- The site is large. The signs on the elevations of the building are in proportion and well balanced with the host building.
- Views to existing signs are not affected.
- The signs are not required to screen roof mounted plant and equipment.
- External illumination of the signs is not required.
- Logo signage is limited to the corporate identification that has not yet been determined. However, it will be cleverly integrated with the overall signage display and in proportion with the size of the sign.
- Identification of the site is essential to assist clients to easily find the site to enhance vehicle safety on the road network.
- The proposed signs have no effect on road or driver safety and will have no effect on the safe operation of traffic signals.

It is submitted that the signage theme proposed for the site is consistent with the requirements and expectations of the Cardinia Planning Scheme.

8.0 SUMMARY AND CONCLUSION

Having regard to the above assessment, it is considered that the use and development of the site for a Child Care Centre proposed by the planning application is appropriate for the following reasons:

a) The proposal is in accordance with the Planning Policy Framework of the Cardinia Planning Scheme.

b) It will yield strong net community benefit by providing Child Care facilities to the community of Beaconsfield in a highly accessible location.

c) The proposal represents an efficient and compatible use and development of the land.

PENINSULA PLANNING CONSULTANTS PTY. LTD.

August 2024

DDEG

Acoustic Engineering

Town Planning Acoustic Report

49-51 Woods Street, Beaconsfield, VIC

Project No: 208081-A
Date: 13/06/2024
Revision: 2

Document Control

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TPR	2	13/06/2024	Amended for Comments		

Executive Summary

DDEG has been appointed by Ghan Homes Pty Ltd to provide acoustic engineering consulting services associated with the proposed child care centre at 49-51 Woods Street, Beaconsfield, VIC.

Advice in relation to the following acoustic engineering elements has been requested, and is presented in this document:

Table 1 Acoustic Engineering Elements and Reference Criteria

Acoustic Engineering Element	Reference Criteria
Environmental noise emissions due to mechanical plant serving the building	▪ Environment Protection Regulations 2021 ▪ Part I of EPA Publication 1826 – Noise Protocol
Environmental noise emissions due to children and other activities within indoor and outdoor areas of the site	▪ AAAC – Guideline for Child Care Centre Acoustic Assessment
Environmental noise emissions due to on-site vehicle movements and other car park activity	▪ Part I of EPA Publication 1826 – Noise Protocol (as guideline only)
Environmental noise emissions due to deliveries and private waste collections	▪ EPA Publication 1254 – Noise Control Guidelines

A review of the above elements has been undertaken and it is considered that the proposed project will satisfy the reference criteria with inclusion of the following acoustic engineering measures:

Table 2 Recommended Acoustic Engineering Measures

System	Acoustic Engineering Measure
Mechanical Plant	▪ Mechanical plant noise emissions are expected to comply with the EPA Noise Protocol noise limits, subject to the proposed mechanical plant installed at the premises adhering to the calculation parameters in Section 7.2. ▪ If the final mechanical plant installation will differ from the calculation parameters in Section 7.2, an updated mechanical plant noise assessment should be undertaken by a suitably qualified acoustic engineer. ▪ Refer to Section 7 for further details.
Children Play Areas	▪ Noise emissions due to children play areas are expected to comply with the adopted AAAC guidelines, subject to implementation of the acoustic treatment measures detailed in Section 8.4. ▪ Refer to Section 8 for further details.

System	Acoustic Engineering Measure
Car Park	▪ Noise emissions due to on-site car park activities are expected to comply with the adopted guidelines based on the EPA Noise Protocol Noise Limits. ▪ Refer to Section 9 for further details.
Deliveries and private waste collections	▪ Deliveries and private waste collections associated with the site should be conducted between the hours presented in Table 19. ▪ Delivery vehicle engines, including ancillary motors for refrigeration equipment should be turned off whilst making the delivery. ▪ Further details are presented in Section 10.

Contents

1 Introduction

1.1 Purpose

DDEG has been appointed by Ghan Homes Pty Ltd to provide acoustic engineering consulting services in relation to the proposed childcare centre at 49-51 Woods Street, Beaconsfield, VIC.

This document has been prepared in response to a Council request for information (RFI) on the Planning Permit Application which has been submitted for the project.

The scope of this document comprises:

- Assessment of noise due to proposed mechanical plant in relation to the statutory requirements.
- Assessment of potential noise impacts due to use of proposed indoor and outdoor play areas.
- Review of potential noise impacts associated with use of the car park at pick-up and drop-off times.

A glossary of the acoustic nomenclature used in this document is presented in Appendix A.

1.2 Reference Documentation

This document is based on information contained in the following documents and drawings:

Table 3 Reference Documentation

Document	Prepared by	Issue
Town Planning Drawings; Project No. 3214; Drawing No. SK100(P4), SK101(P5), SK102(P5), SK102 (P2), SK200(P1), SK300(P1) and SK301(P1)	The Ellis Group Architects Pty Ltd	08/01/2024
Request for Information (RFI), Ref No. T240089 APP	Cardinia Shire Council	05/04/2024
Traffic Impact Assessment Report; Job No. 25819	O'Brien Traffic	05/06/2024

1.3 Document Limitations

The following limitations are applicable with respect to the acoustic advice presented in this document:

- DDEG has prepared this document for the sole use of the relevant stakeholders and approval authorities and for the specific purpose expressly stated in the document. No other party should rely on this document without the prior written consent of DDEG. DDEG undertakes no duty, nor accepts any responsibility, to any third party who may rely upon or use this document.

- The information contained in this document provides advice in relation to acoustics and vibration only. No claims are made and no liability is accepted in respect of design and construction issues falling outside of the specialist field of acoustics and vibration engineering including and not limited to structural integrity, fire rating, architectural buildability and fitness-for-purpose, waterproofing and the like. Supplementary professional advice should be sought in respect of these issues.
- Documents marked 'Not for Construction' or 'Draft' may be subject to change and are not released as final documents. DDEG accepts no liability pending release of the final version of the document.
- In preparing this document DDEG may have relied upon information provided by the Client and other third parties, some of which may not have been verified. DDEG accepts no responsibility or liability for any errors or omissions which may be incorporated into this document as a result.
- The recommendations, data and methodology presented in this document are based on the listed reference documentation. The recommendations apply specifically to the project under consideration and must not be utilised for any other purpose. Any modifications or changes to the project from that described in the listed reference documentation may invalidate the advice provided in this document, necessitating a revision.
- Subject to the above conditions, this document may be transmitted, reproduced or disseminated only in its entirety.

2 Project Characteristics

2.1 Site Location

The project site is located at 49-51 Woods Street, Beaconsfield, VIC, as shown in Figure 1. The topography in the area of the site is relatively flat.

Figure 1 Aerial Image of Site (Aerial Photo Source: Google Maps)

2.2 Proposed Project

The project is understood to comprise a proposed two-storey childcare centre with capacity for up to 98 children.

Figure 2 and Figure 3 presents the proposed floor plans.

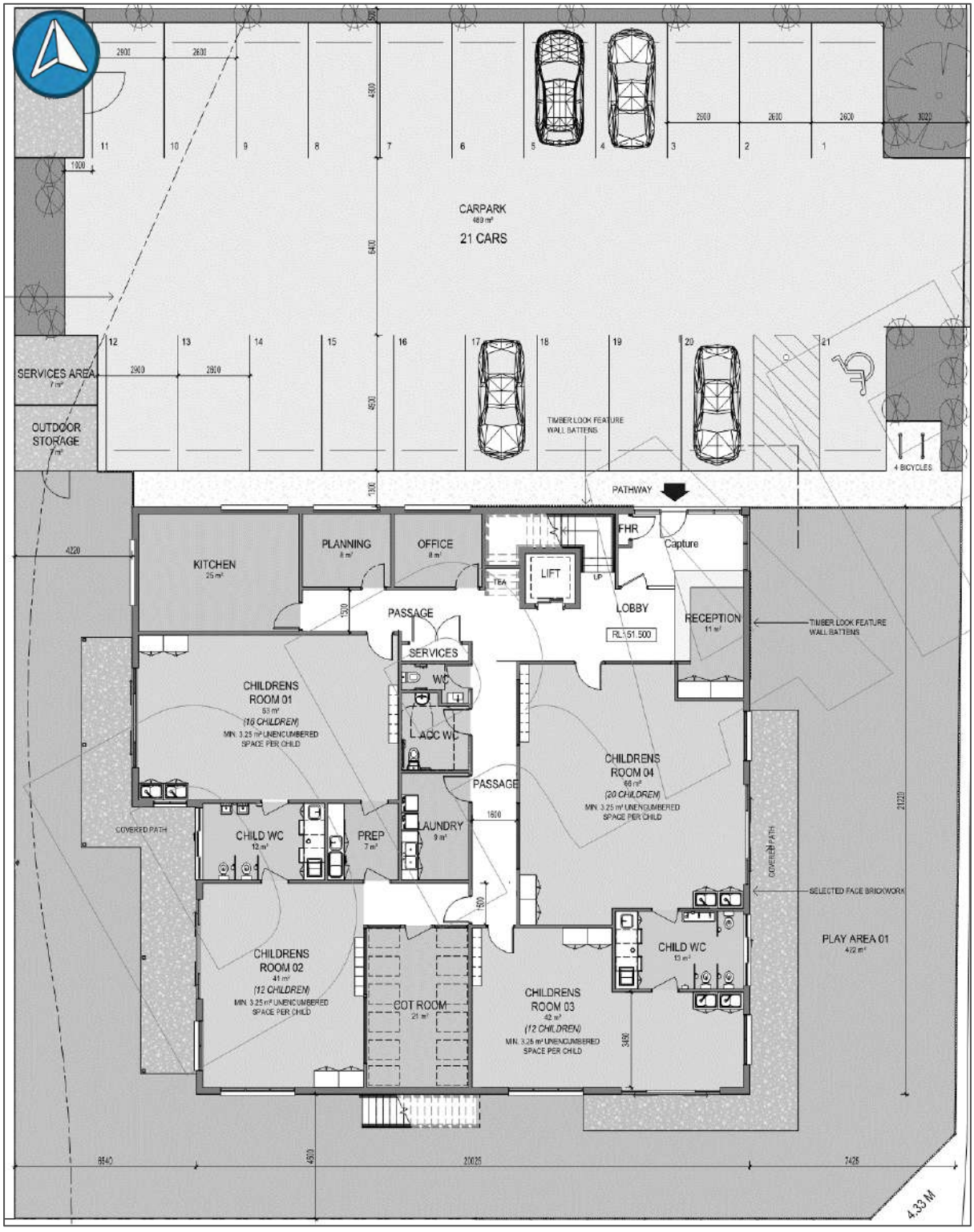


Figure 2 Proposed Floor Plans – Ground Floor (Image Source: The Ellis Group Architects)

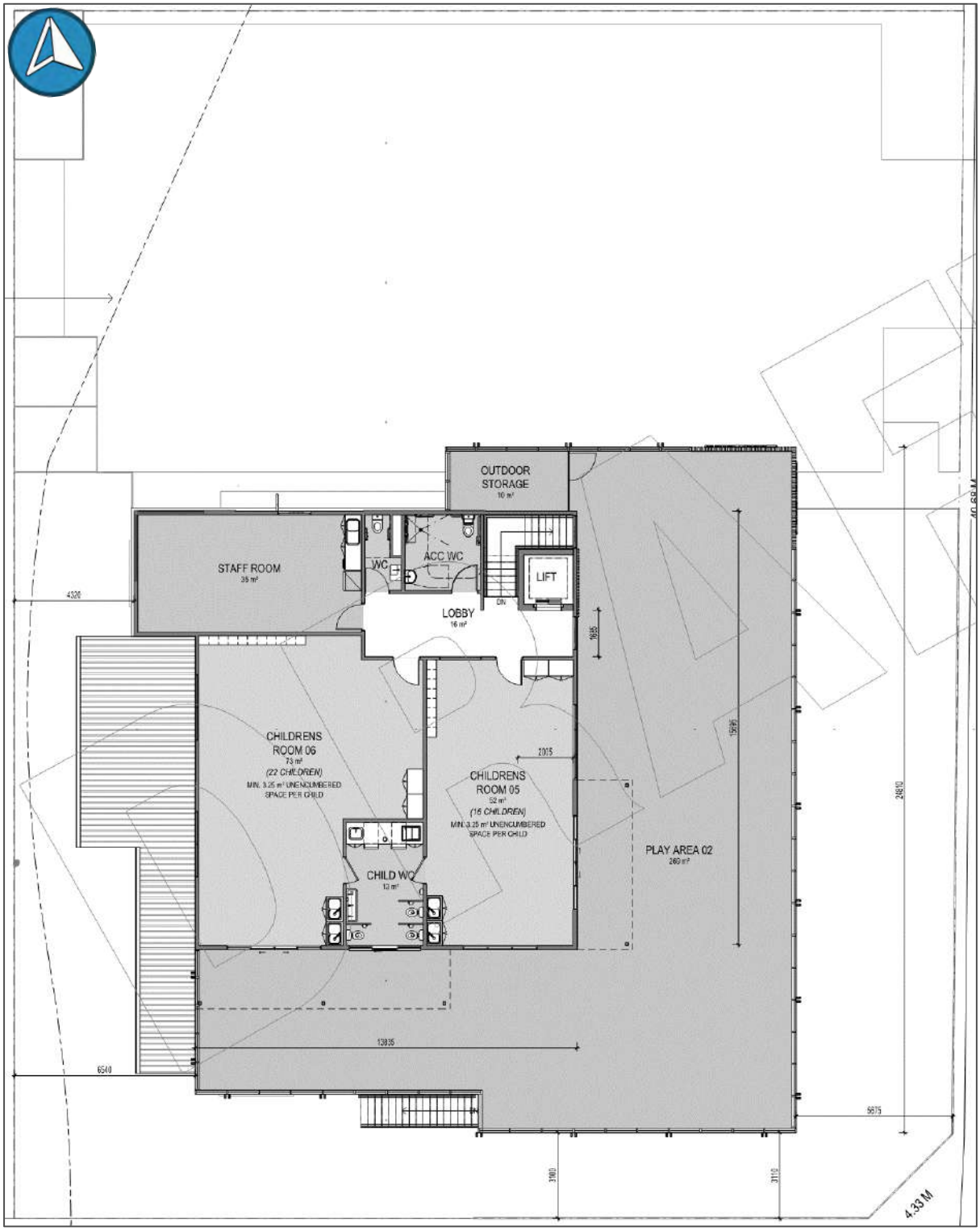


Figure 3 Proposed Floor Plans – First Floor (Image Source: The Ellis Group Architects)

2.3 Operating Hours

The proposed operating hours of the premises are as follows:

- 6:30 am and 6:30 pm Monday to Friday;

2.4 Occupancy Characteristics

The proposed premises will have a maximum capacity of 98 children.

3 Town Planning Requirements

Council Request for Information (RFI) (Ref No. T240089) issued by Cardinia Shire Council on 5 April 2024 specifies items that need to be addressed in the planning permit application for the development. Table 4 presents the relevant acoustic item(s):

Table 4 Relevant Acoustic Item from Council RFI

Item No.	Text from Council RFI
5	Acoustic Report prepared by a qualified professional.

4 Legislation and Guidelines

4.1 Summary of Relevant Documents

Table 5 presents a summary of the relevant legislation and guidelines applicable to the proposed project. The information contained in these documents forms the basis of the design criteria and advice presented in this document. Further details are presented in the subsequent subsections.

Table 5 Summary of Relevant Statutory Requirements and Guidelines

Document	Status	Relevance to this Project
Environment Protection Regulations 2021 (EPRs) (State of Victoria, 2021)	Legislation	Defines unreasonable or aggravated noise from commercial, industrial and trade premises, as well as from entertainment venues and outdoor entertainment events.
EPA Publication 1826 – Noise Limit and Assessment Protocol for the Control of Noise from Commercial, Industrial and Trade Premises and Entertainment Venues (EPA Noise Protocol) (EPA Victoria, 2021)	Legislation	Prescribes the methods for determining the statutory environmental noise limits that apply to noise emissions from industrial, commercial, and trade premises within Victoria, and the methods to be used for assessment. Mechanical plant noise emissions due to the development will be subject to the requirements of the EPA Noise Protocol.
Association of Australasian Acoustical Consultants (AAAC) – Guideline for Child Care Centre Acoustic Assessment (AAAC, 2013)	Guideline	Provides guidelines in relation to noise due to sources not covered by the EPA Noise Protocol, such as playground noise, and noise emissions due to activities inside the building.
EPA Publication 1254 – Noise Control Guidelines (EPA Victoria, 2021)	Guideline	Provides guidance in relation to appropriate delivery and waste collection times to control noise impacts on adjacent residences.

4.2 Environment Protection Regulations 2021

Noise emissions from residential premises, and from commercial, industrial and trade premises, and from entertainment venues, must comply with the *Environment Protection Regulations 2021* (EPRs) (State of Victoria, 2021).

The EPRs prescribe the time periods, relevant noise sources, base noise limits, and specify the noise levels above which noise emitted is defined as 'Aggravated Noise'.

For the purpose of assessing noise emissions in relation to the requirements of the EPRs, prediction, measurement, and assessment of noise from commercial, industrial and trade premises, and from entertainment venues, and from common parts of a residential or mixed-use development, must be conducted in accordance with *EPA Publication 1826 – Noise Limit and Assessment Protocol for the Control of Noise from Commercial, Industrial and Trade Premises and Entertainment Venues* (EPA Noise Protocol) (EPA Victoria, 2021).

4.3 EPA Publication 1826 – Noise Protocol Part I

Part I of *EPA Publication 1826 – Noise Limit and Assessment Protocol for the Control of Noise from Commercial, Industrial and Trade Premises and Entertainment Venues* (EPA Noise Protocol) (EPA Victoria, 2021) prescribes the procedures used to determine limits for, and assess, environmental noise emissions from sources such as mechanical equipment and activities associated with commercial, industrial or trade operations, or equipment which serves common parts of a residential development.

The limits prescribed by the EPA Noise Protocol apply at or within Noise Sensitive Areas, such as residential dwellings and classrooms, as defined in Appendix A.

The limits are dependent on a number of factors including:

- The time of day at which the noise emissions occur;
- The planning zone types in the area of the Noise Sensitive Area; and
- The background noise levels at the Noise Sensitive Area.

In accordance with the EPA Noise Protocol, noise emissions from the source under consideration are measured so as to obtain an L_{Aeq} Sound Pressure Level that is representative of the audible noise at the Noise Sensitive Area over a continuous 30-minute period. Adjustments to the measured level are applied where necessary to account for characteristics such as duration, intermittency, reflections, impulsiveness, tonality, and measurement location. The adjusted noise level is termed the Effective Noise Level, and it is the Effective Noise Level that is assessed in relation to the noise limits.

4.4 EPA Publication 1254 – Noise Control Guidelines

EPA Publication 1254 – Noise Control Guidelines (EPA Victoria, 2021) provides guidance relating to assessment and management of noise from a range of specific sources. It addresses a number of sources that are not explicitly covered by other policies and guidelines, and provides complementary guidance for some types of noise that are also addressed by other noise legislation, policies and guidelines.

The guidelines are primarily intended to assist in the resolution of complaints or to avert a possible noise nuisance. Many of the guidelines do not require an actual measurement of the noise, but rather prescribe parameters (such as operating hours or minimum separation distances) outside of which an activity would be likely to be unreasonable noise.

5 Noise Sensitive Areas

Table 6 and Figure 4 identify the nearest and potentially most-affected Noise Sensitive Areas (NSAs) in the vicinity of the project site, as defined by the relevant environmental noise legislation.

Assessment of environmental noise emissions due to the project will be undertaken at these locations. It is expected that compliance with the environmental noise criteria at these locations will also result in compliance at all other nearby NSAs.

Table 6 Details of Potentially Most-Affected Noise Sensitive Areas (NSAs)

NSA Ref.	Address	No. Storeys	NSA Type	Notes
1	47 Woods Street, Beaconsfield	1	Single Dwelling	North of Site
2	36 Woods Street, Beaconsfield	1	Single Dwelling	East of Site
3	38-40 Woods Street, Beaconsfield	1	Single Dwelling	East of Site

Figure 4 Locations of Potentially Most-Affected Noise Sensitive Areas (NSAs) (Aerial Photo Source: Google Maps)

6 Existing Acoustic Conditions

6.1 Exterior Soundscape

During our site visits on 6 and 10 May 2024, the soundscape was dominated by road traffic from Woods Street and Princes Highway.

6.2 Noise Measurement Location and Periods

Environmental measurements were conducted to establish the background noise levels at the location(s) detailed in Table 7 and Figure 5. Details of each measurement are presented in Table 8. Details of the measurement methodology are presented in Appendix B.

Table 7 Noise Measurement Location Details

Location Reference	Measurement Description	Microphone Height Above Ground Level
1	Environmental noise logging	1.3 m

Figure 5 Noise Measurement Locations (Aerial Photo Source: Google Maps)

Table 8 Details of Measurement Period

Location Ref.	Measurement Type		Start Time	Start Date	End Time	End Date
	Attended	Unattended				
1	☐	☒	6:15 PM	Monday 6/05/2024	10:10 AM	Friday 10/05/2024

6.3 Background Noise Levels

Environmental noise logging was performed at the site to establish the background noise levels.

The measurements were performed at a location near to the northern boundary of the project site between 6 and 10 May 2024. Details of the measurement location and measurement methodology are presented in Appendix B.

The background noise levels at the selected noise logging location are considered to be representative of the background noise levels at the potentially most-affected receptors.

Table 9 presents a summary of the measured background noise levels, as determined in accordance with the procedures given by EPA Noise Protocol Part I and the lowest background noise level during proposed operating hours. Graphs showing the variation of background noise level over the full measurement period are presented in Appendix C.

Table 9 Background Noise Levels

Period	Applicable Times during Proposed Operating Hours	L_{A90} Background Noise Level, dB(A)	
		Overall Period	Lowest $L_{A90,15min}$
Day	▪ 7:00 am to 6:00 pm Monday to Friday	42	36
Evening	▪ 6 pm to 6:30 pm Monday to Friday	46	
Night	▪ 6:30 am to 7:00 am Monday to Friday	38	

7 Building Services – Environmental Noise

7.1 Design Criteria

Environmental noise emissions from the project site must be designed to comply with the requirements of Part I of *EPA Publication 1826 – Noise Limit and Assessment Protocol for the Control of Noise from Commercial, Industrial and Trade Premises and Entertainment Venues* (EPA Noise Protocol) (EPA Victoria, 2021).

Table 10 presents the noise limits that have been determined to apply at the potentially most-affected Noise Sensitive Areas (see Section 5). Details of the EPA Noise Protocol Zoning Level and noise limit calculations are presented in Appendix D.

Table 10 EPA Noise Protocol Part I Noise Limits

Period	Applicable Times during Proposed Operating Hours	L_{eff} Noise Limits, dB(A)
Day	▪ 7 am to 6 pm Monday to Friday	51
Evening	▪ 6 pm to 6:30 pm Monday to Friday	49
Night	▪ 6:30 am to 7 am Monday to Friday	41

7.2 Assessment Input Parameters

SoundPLAN environmental noise modelling software was used to model the future noise emissions from mechanical plant equipment based on the following input parameters:

- The mechanical plant noise calculations are based on heating and cooling for the building being provided by split system air conditioning units. As air conditioning equipment specifications for the proposed building are not yet available, approximate heating / cooling requirements have been calculated based on a general estimate of 150 W/m^2. Allowance for 5-off 16.0 kW air conditioning condenser units has been included in the modelling. The Sound Power Level of the units has been modelled based on Daikin model RXYMQ6AV4A, which has a rated Sound Power Level of 73 dB(A).
- Air conditioning condenser units will be located on the first level roof, as shown in Figure 6.
- Kitchen and toilet exhaust fans are anticipated to be small roof mounted fans or typical domestic in-line type fans, which are unlikely to be a significant source of noise.
- A tonality adjustment of +2 dB(A) has been applied to the calculated AC condenser unit noise level in accordance with the EPA Noise Protocol to account for potential tonal characteristics.

Further details of the noise modelling input parameters, assumptions, and data sources are presented in Appendix E.

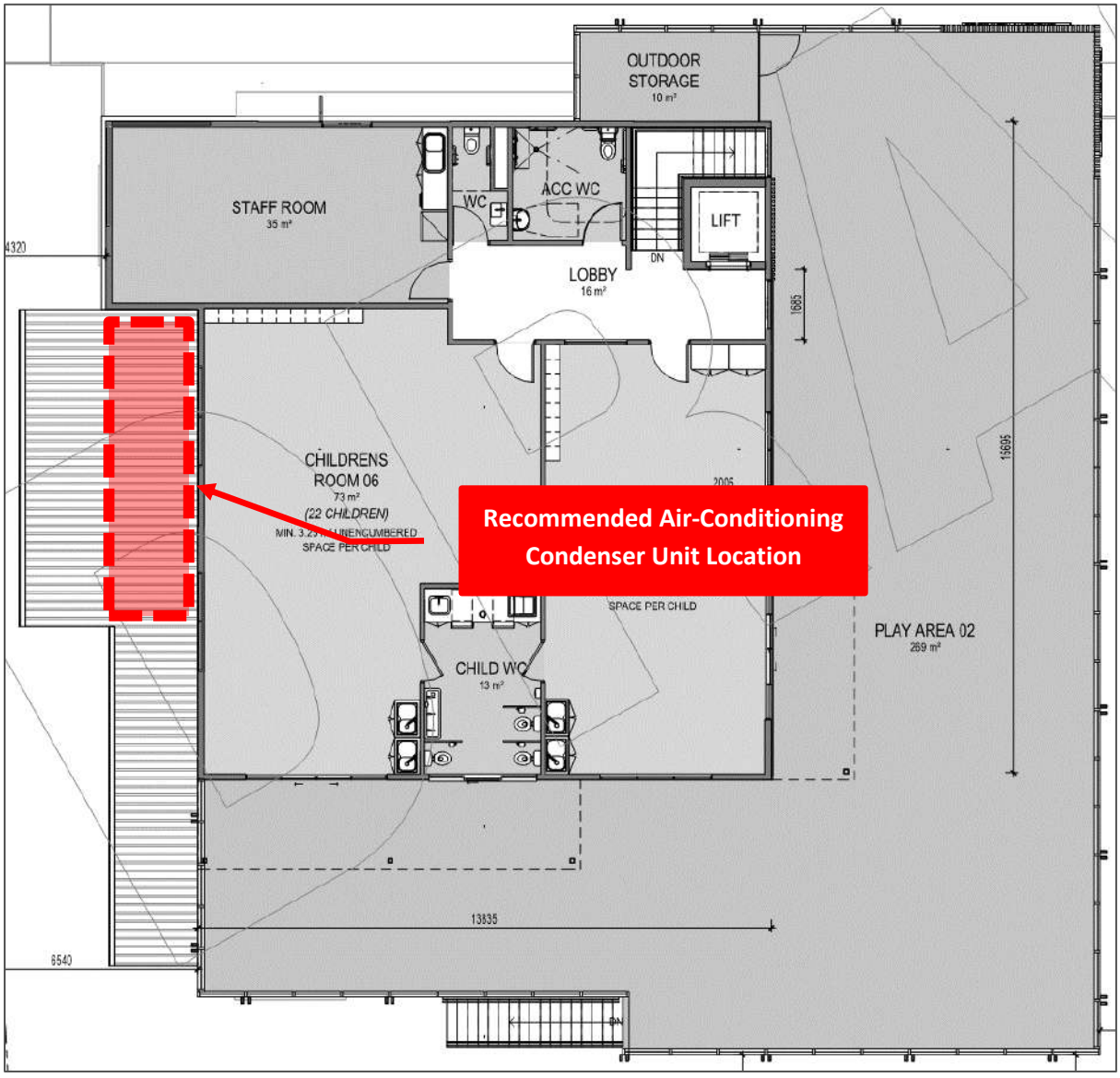


Figure 6 Recommended Air-Conditioning Condenser Unit Location (Image Source: The Ellis Group Architects)

7.3 Calculated Noise due to Mechanical Plant – With Baseline Modelling Parameters

Table 11 presents the calculated noise levels at the nearest NSAs based on the above input parameters. The Effective Noise Levels have been assessed against the EPA Noise Protocol Part I 'Night' period noise limit as it is considered to be the controlling noise limit since it is lower than the 'Day' and 'Evening' period noise limits. Therefore, achieving compliance with the 'Night' period noise limit will result in compliance with the EPA Noise Protocol Part I noise limits for all relevant periods.

Table 11 Calculated Effective Noise Levels due to Mechanical Plant – With Baseline Modelling Parameters

NSA Ref.	Calculated Noise Level, L_{Aeq}, dB(A)	EPA Noise Protocol Net Adjustment, dB(A)	Calculated Effective Noise Level, L_{eff}, dB(A)	EPA Noise Protocol Night Period Compliance ($L_{eff} \leq 41$ dB(A))
NSA 1	24	+2	26	✓
NSA 2	< 20	+2	< 20	✓
NSA 3	< 20	+2	< 20	✓

The results above indicate that noise emissions from mechanical plant, based on the input parameters, are expected to comply with the EPA Noise Protocol Part I noise limits for all relevant periods.

8 Children Play Areas

8.1 Assessment Criteria

The noise impact assessment method for childcare centres recommended by the *Association of Australasian Acoustical Consultants Guideline for Child Care Centre Acoustic Assessment* (AAAC Guideline) (AAAC, 2013) will be adopted to assess the noise emissions due to children's outdoor play at the centre.

The noise guidelines presented in Table 12 are recommended for noise emissions from outdoor play areas to nearby residential properties in accordance with the AAAC Guideline. The assessment locations are the most affected point on or within any residential receiver property boundary such as outside an external window, at an outdoor private open space, or on a balcony.

Table 12 AAAC Guideline Noise Criteria for Outdoor Play Activity

AAAC Guideline Criteria	AAAC Guideline Criteria for the Proposed Childcare Centre
Up to 4 hours total outdoor play per day: Greater of: $L_{Aeq,15min}$ ≤ Background* + 10 dB(A) or 45 dB(A)	$L_{Aeq,15min}$ ≤ 46 dB(A) (day)
Over 4 hours total outdoor play per day: Greater of: $L_{Aeq,15min}$ ≤ Background* + 5 dB(A) or 45 dB(A)	$L_{Aeq,15min}$ ≤ 45 dB(A) (day)

* Background noise level measured as $L_{A90,15min}$ Sound Pressure Level.

Whilst the above criteria have been considered for guidance in this assessment, it is noted that certain aspects of the AAAC Guideline do not align well with contemporary early learning practice and good urban design. In particular:

- The allowance of higher limits for less than 4 hours of play in outdoor areas has the potential to result in restrictions being placed on the duration of children's outdoor play as an acoustic treatment measure. Outdoor play is recognised to have significant health and learning benefits that would be negatively impacted by restrictions on outdoor play time.
- Strict compliance with the AAAC Guideline can lead to excessive noise barrier height requirements, giving rise to visual and shadowing impacts for adjacent properties and/or the childcare centre.

- Adopting a background +10 dB(A) approach without restricting the total hours of outdoor play has been accepted by the *Victorian Civil and Administrative Tribunal* (VCAT) as an appropriate criterion for assessing the noise emissions due to children's outdoor play (VCAT Reference No. P2294/2014).

Having regard to the above points, a background +10 dB(A) approach has been adopted as a more practicable target for avoiding unreasonable noise emissions to residential dwellings due to outdoor play. This aligns with the AAAC Guideline recommendations for less than 4 hours outdoor play.

Based on the above discussion, the noise criterion presented in Table 13 has been adopted for noise levels received at nearby residential properties due to outdoor play activity at the childcare centre.

Table 13 Adopted Noise Criteria for Outdoor Play Activity

Receptor Type	Noise Source	Adopted Noise Criterion
Residential	Outdoor Play Area	$L_{Aeq,15min} \leq 46$ dB(A) (day)

8.2 Assessment Input Parameters

SoundPLAN environmental noise modelling software was used to model the future noise emissions from children play areas at the proposed childcare centre, based on the maximum number of children on-site and on the site plan as in the referenced documentation.

For the purpose of this acoustic assessment, the following input parameters have been used:

- The assessment has been based on the childcare centre operating hours as specified in Section 2.3.
- Sound Power Levels of children playing have been based on the guidelines provided by the AAAC Guideline. These levels are presented in Table 14 below:

Table 14 Sound Power Levels for Groups of 10 Children Playing

Age Group, Years Old	Number of Children Playing	Sound Power Level of the Group, dB(A)
0 – 2	10	78
2 – 3	10	85
3 – 6	10	87

- The total number of children to be accommodated in the proposed childcare centre is 98. Based on the reference documentation, the assessment has been based on the number of children allocated as per Table 15.

Table 15 Maximum Number of Children in Outdoor Play Areas

Outdoor Play Area	Age Group, Years Old	No. of Children in Play Area
Outdoor Play 1	0-2	12
	2-3	-
	3-6	48
Outdoor Play 2	0-2	-
	2-3	-
	3-6	38
Total		**98**

- It is unlikely that all 98 children will play outdoors at the same time, however, to simulate a potential worst-case scenario, acoustic calculations have been carried out considering all children playing outside at the same time.
- Baseline boundary fencing (i.e. without acoustic treatment) as follows:
  - Minimum 1.8 m high solid fencing to the northern and western boundaries constructed from minimum 25 mm thick timber palings, 1.6 mm thick steel, 9 mm thick fibre cement sheet, 8 mm thick Perspex or polycarbonate (note, must be solid sheeting, Twinwall or Multiwall products are not acceptable), 6 mm glass, or other suitable sheeting material of at least 15 kg/m^2. Note, the above materials and thicknesses are minimum specifications for acoustic purposes only. Other engineering requirements may dictate thicker materials or other specific requirements.
  - A typical detail for an acoustic timber fence is presented in Appendix F.

Full details of the noise modelling input parameters, assumptions, and data sources are presented in Appendix E.

8.3 Calculated Noise from Outdoor Play Areas – With Baseline Modelling Parameters

Table 16 presents the calculated noise levels at the nearby residences, due to children playing in outdoor areas as per the input parameters specified above.

Table 16 Calculated Noise Levels from Outdoor Play Areas – With Baseline Modelling Parameters

NSA Ref.	Calculated Noise Level, L_{Aeq}, dB(A)	Adopted Noise Criterion Compliance ($L_{Aeq,15min} \leq$ 46 dB(A))
NSA 1	51	✗
NSA 2	51	✗
NSA 3	54	✗

Based on the results presented above, noise at the surrounding residences due to children playing in the outdoor play areas is expected to exceed the adopted AAAC Guideline criteria by up to 8 dB(A).

Therefore, acoustic treatment measures will need to be implemented to the proposed childcare centre outdoor play areas if the criteria are to be met.

8.4 Acoustic Treatment for Control of Outdoor Play Area Noise

The following acoustic engineering measures are recommended to comply with the AAAC Guideline noise criterion:

- Install minimum 1.8 m high solid fencing to the property boundaries (play area 1), at the location highlighted in Figure 7; and
- Install minimum 1.5 m high solid acoustic balustrade along the entire boundary of the first floor balcony (play area 2), at the location highlighted in Figure 7; and
- The fence / balustrade at each location should be constructed from minimum 25mm thick timber palings, 1.6 mm thick steel, 9 mm thick fibre cement sheet, 8 mm thick Perspex or polycarbonate (note, must be solid sheeting, Twinwall or Multiwall products are not acceptable), 6 mm glass, or other suitable sheeting material of at least 15 kg/m^2. Note, the above materials and thicknesses are minimum specifications for acoustic purposes only. Other engineering requirements may dictate thicker materials or other specific requirements.
- There must be no gaps between the panels, or between bottom of the fence and ground / balustrade and the floor.
- A typical detail for an acoustic timber fence is presented in Appendix F.

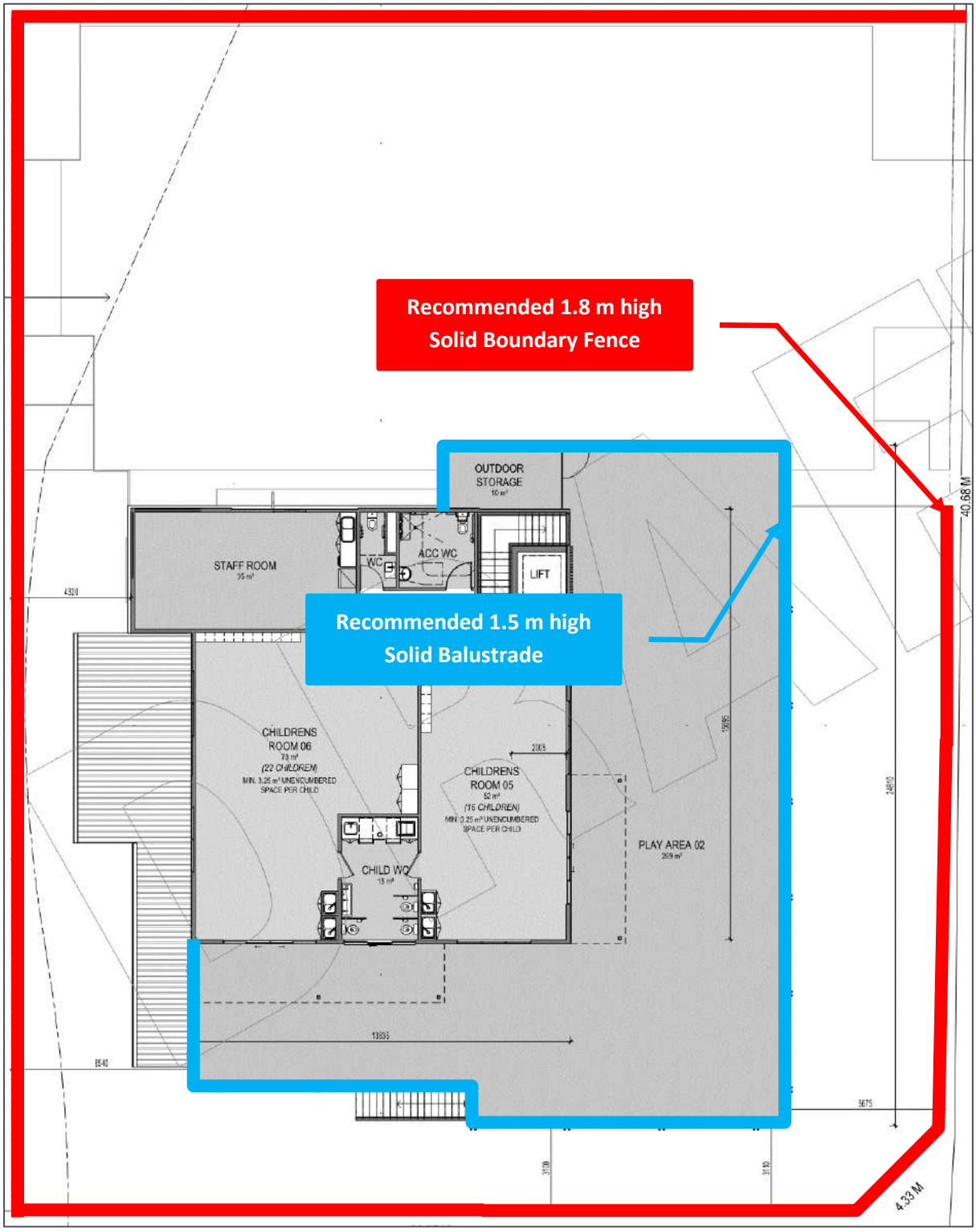


Figure 7 Recommended Acoustic Treatment
(Image Source: Ellis Group Architects)

8.5 Calculated Noise from Outdoor Play Areas – With Acoustic Treatment

Table 17 presents the calculated noise levels at the nearby residences, due to children playing in outdoor areas with acoustic treatment measures as specified in Section 8.4 implemented.

Table 17 Calculated Noise Levels from Outdoor Play Areas – With Acoustic Treatment

NSA Ref.	Calculated Noise Level, L_{Aeq}, dB(A)	Adopted Noise Criterion Compliance ($L_{Aeq,15min} \leq 46$ dB(A))
NSA 1	46	✓
NSA 2	44	✓
NSA 3	44	✓

The results above indicate that outdoor play activity noise levels at nearby residences with acoustic treatment implemented are calculated to comply with the adopted AAAC Guideline criterion.

8.6 Noise from Indoor Play Areas

Indoor areas of the childcare centre will benefit from sound insulation provided by the building envelope construction. Even with windows open for ventilation, noise levels at the surrounding residences due to indoor play areas would be less than due to outdoor play areas.

On this basis, acoustic treatment to the building is not required to control noise from indoor areas of the childcare centre.

9 Car Park Noise

9.1 Design Criteria

There are no statutory environmental noise limits or EPA Guidelines which apply to noise emissions from the on-site car park. In the absence of established policy or guidelines, noise emissions from the on-site car park have been assessed in relation to the EPA Noise Protocol Part I noise limits as specified in Table 10 of Section 7.1. For car park noise, these limits are non-mandatory and used as a guideline only.

9.2 Assessment Input Parameters

Noise due to vehicle movements within the on-site car parking area has been modelled in SoundPLAN environmental noise modelling software using methods prescribed in *Parking Area Noise* (BayLfU, 2007).

For the purpose of this acoustic assessment, the following input parameters have been used:

- Site and car park layout with 21 parking bays as per the referenced documentation.
- Baseline boundary fencing has been based on the documented design as specified in Section 8.2.
- Anticipated car park vehicle movements based on guidance provided by the referenced traffic impact assessment report (i.e. 78 vehicle movements in each peak hour).
- Modelling of the above has been based on the AM peak hour occurring between 7 am and 9 am and the PM peak hour occurring between 4 pm and 6 pm.
- The proposed operating hours of the childcare centre are between 6:30 am and 6:30 pm, Monday to Friday. While the first and last thirty minutes of the operating hours fall within the 'Night' and 'Evening' periods respectively, there is anticipated to be little traffic movement in the car park during these times. As a conservative measure, 21 vehicle movements have been modelled in both the half hour period prior to 7 am and the half hour period after 6 pm.

Further details of the noise modelling input parameters, assumptions, and data sources are presented in Appendix E.

9.3 Calculated Noise from Car Park – With Baseline Modelling Parameters

Table 18 presents the calculated noise levels at the nearest NSAs based on the above input parameters.

Table 18 Calculated Effective Noise Levels from Car Park – With Baseline Modelling Parameters

NSA Ref.	Calculated Effective Noise Level and EPA Noise Protocol Part I Noise Limit Compliance, L_{eff}, dB(A)		
	Day Period (L_{eff} ≤ 51 dB(A))	Evening Period (L_{eff} ≤ 49 dB(A))	Night Period (L_{eff} ≤ 41 dB(A))
NSA 1	46 ✓	40 ✓	40 ✓
NSA 2	40 ✓	34 ✓	34 ✓
NSA 3	39 ✓	33 ✓	33 ✓

Based on the results above, the calculated noise levels due to vehicle movements in the childcare centre car park will comply with the EPA Noise Protocol Part I noise criteria that have been adopted as a guideline, for all relevant periods.

10 Deliveries and Private Waste Collections Noise

Based on the reference documentation, existing levels of background noise, and environmental noise at the site, it is considered that the noise due to deliveries and private waste collections associated with the centre will not adversely impact on the nearby residences provided that such deliveries and collections are conducted between the hours presented in the table below, in accordance with Section 6 and 9 of *EPA Publication 1254 – Noise Control Guidelines* (EPA Victoria, 2021).

Table 19 Deliveries and Private Waste Collections Schedules

Activity Type	Permitted Times
Deliveries	▪ 7 am to 10 pm Monday to Saturday ▪ 9 am to 10 pm Sundays and Public Holidays
Private Waste Collections	▪ 7 am to 8 pm Monday to Saturday ▪ 9 am to 8 pm Sundays and Public Holidays

11 Conclusion

This document has presented a town planning acoustic assessment for the proposed child care centre at 49-51 Woods Street, Beaconsfield, VIC.

The assessment has been undertaken with regard to the acoustic requirements prescribed by *EPA Publication 1826 – Noise Limit and Assessment Protocol for the Control of Noise from Commercial, Industrial and Trade Premises and Entertainment Venues* (EPA Noise Protocol), as well as the guidelines prescribed by *AAA Guidelines for Child Care Centre Acoustic Assessment* and *EPA Publication 1254.*

Acoustic engineering advice for the proposed project has been presented in Sections 7 to 10.

Subject to implementation of the advice presented in this document, it is considered that the proposed project will satisfy the applicable acoustic legislation and guidelines.

12 References

AAAC. (2013, October). Association of Australian Acoustical Consultants Guideline for Child Care Centre Acoustic Assessment.

BayLfU. (2007). Parking Area Noise - Recommendations for the Calculation of Sound Emissions of Parking Areas, Motorcar Centers and Bus Stations as well as Multi-Storey Car Parks and Underground Car Parks. Augsburg, Germany: Bayerisches Landesamt für Umwelt (Bavarian State Office for the Environment).

EPA Victoria. (2021, May). EPA Publication 1254 - Noise Control Guidelines. Victoria.

EPA Victoria. (2021, May). EPA Publication 1826 – Noise Limit and Assessment Protocol for the Control of Noise from Commercial, Industrial and Trade Premises and Entertainment Venues. Victoria.

ISO. (1996). ISO 9613-2:1996 Acoustics - Attenuation of Sound During Propogation Outdoors - Part 2: General Method of Calculation. International Standards Organisation.

State of Victoria. (2021). *Environment Protection Regulations 2021 - Statutory Rule Number 47/2021.*

Appendix A Glossary of Acoustic Terms

dB / dB(A) — Decibels or 'A'-weighted Decibels, the units of Sound Pressure Level and Sound Power Level. 'A'-weighting adjusts the levels of frequencies within the sound spectrum to better reflect the sensitivity of the human ear to different frequencies at Sound Pressure Levels typical of everyday sounds. [Unit: dB / dB(A)]

The following are examples of the decibel readings of everyday sounds;

- 0 dB The faintest sound we can hear
- 30 dB A quiet library or in a quiet location in the country
- 45 dB Typical office space. Ambience in the city at night
- 60 dB The sound of a vacuum cleaner in a typical lounge room
- 70 dB The sound of a car passing on the street
- 80 dB Loud music played at home
- 90 dB The sound of a truck passing on the street
- 100 dB The sound of a rock band
- 120 dB Deafening

Effective Noise Level — "Effective noise level" means the level of noise emitted from the commercial, industrial or trade premises, or from plant serving common areas of residential premises and adjusted if appropriate for character and duration.

$L_{A90,T}$ — The value of A-weighted Sound Pressure Level which is exceeded for 90 percent of the time during given measurement period T. This is commonly used to represent the background noise level. [Unit: dB / dB(A)]

$L_{Aeq,T}$ — The Equivalent Continuous A-weighted Sound Pressure Level measured over the period T (also known as Time-Average Sound Pressure Level). The Equivalent Continuous A-weighted Sound Pressure Level is the constant value of A-weighted Sound Pressure Level for a given period that would be equivalent in sound energy to the time-varying A-Weighted Sound Pressure Level measured over the same period. In simple terms, this can be thought of as the average Sound Pressure Level. [Unit: dB / dB(A)]

L_{eff} — See 'Effective Noise Level'.

Noise Sensitive Area — For the purposes of assessment of noise levels in relation to *Environment Protection Regulations 2021*, a Noise Sensitive Area is defined as:

a) That part of the land within the boundary of a parcel of land that is–

i. within 10 metres outside the external walls of any of the following buildings–
   A. a dwelling (including a residential care facility but not including a caretaker's house);
   B. a residential building;
   C. a noise sensitive residential use; or
ii. within 10 metres of the outside of the external walls of any dormitory, ward, bedroom or living room of one or more of the following buildings–
   A. a caretaker's house;
   B. a hospital;
   C. a hotel;
   D. a residential hotel;
   E. a motel;
   F. a specialist disability accommodation;
   G. a corrective institution;
   H. a tourist establishment;
   I. a retirement village;
   J. a residential village; or
iii. within 10 metres of the outside of the external walls of a classroom or any room in which learning occurs in the following buildings (during their operating hours)–
   A. a child care centre;
   B. a kindergarten;
   C. a primary school;
   D. a secondary school; or

b) subject to paragraph c), in the case of a rural area only, that part of the land within the boundary of–
   i. a tourist establishment;
   ii. a campground;
   iii. a caravan park; or

c) despite paragraph b), in the case of a rural area only, where an outdoor entertainment event or outdoor entertainment venue is being operated, that part of the land within the boundary of the following are not noise sensitive areas for the purposes of that event or venue–
   i. a tourist establishment;
   ii. a campground;
   iii. a caravan park.

Sound Power Level	A measure of the total sound energy radiated by a source, per unit time. Mathematically, it is ten times the logarithm to the base ten of the ratio of the sound power (W) of the source to the reference sound power; where the reference sound power is $1x10^{-12}$ W. [Unit: dB]
Sound Pressure Level	A measure of the magnitude of a sound wave. Mathematically, it is twenty times the logarithm to the base ten of the ratio of the root mean square sound pressure at a point in a sound field, to the reference sound pressure; where sound pressure is defined as the alternating component of the pressure (Pa) at the point, and the reference sound pressure is $2x10^{-5}$ Pa. [Unit: dB]

Appendix B Noise Measurement Methodology

B.1 Measurement Location Photographs

Figure B.1 present a photograph of the noise measurement location.

Figure B.1 Noise Measurement Location 1 – Photo Facing North

B.2 Instrumentation

All acoustic instrumentation used for the measurements held a current certificate of calibration from a National Association of Testing Authorities (NATA) accredited laboratory or from the manufacturer at the time of the measurements.

A field check to confirm correct calibration of the instrumentation was performed at the beginning and end of the measurement period using a laboratory calibrated portable Sound Level Calibrator. At the time of each check the instrumentation was found to be reading correctly and the deviation between consecutive checks was found to be less than 1 dB.

Details of the acoustic instrumentation used for measurements are presented in Table B.1.

Table B.1 Acoustic Instrumentation Details

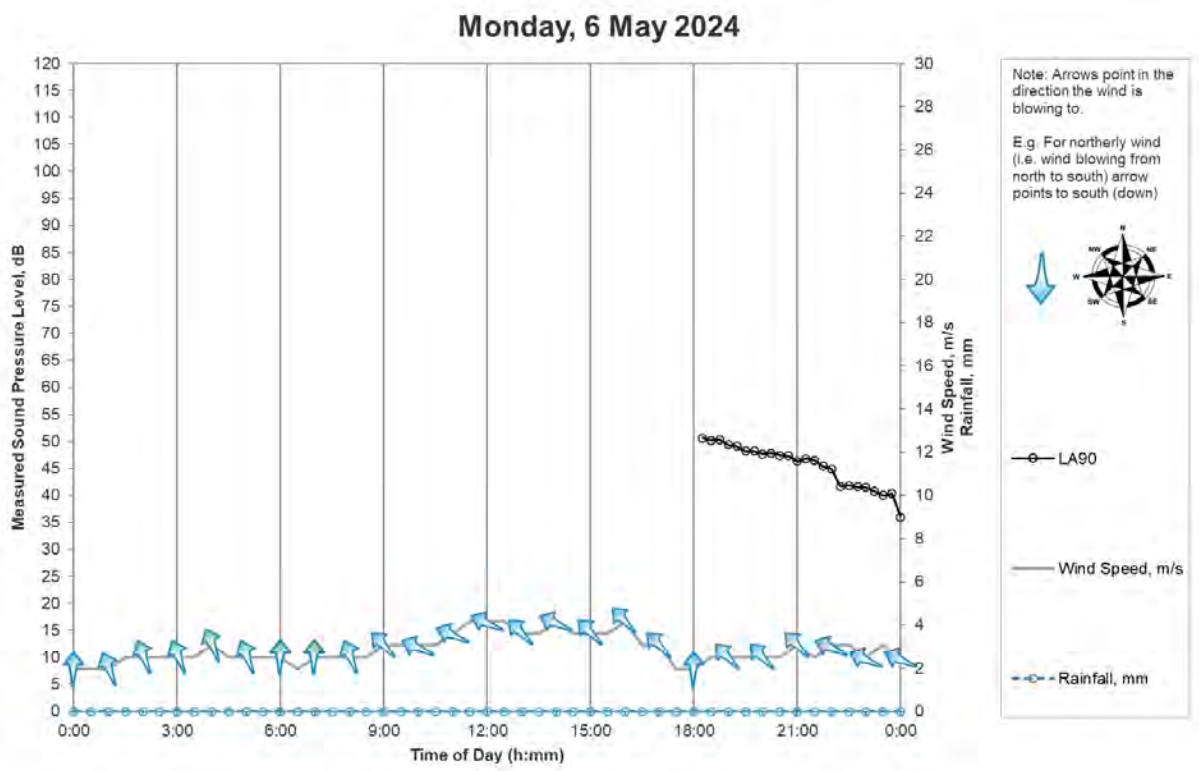
Location Reference	Instrument Description	Serial No.	Date of Last Laboratory Calibration*
1	Svantek 977 Class 1 Sound Level Meter	45758	20/10/2023
-	Svantek SV35A Portable Sound Level Calibrator	58054	4/07/2023

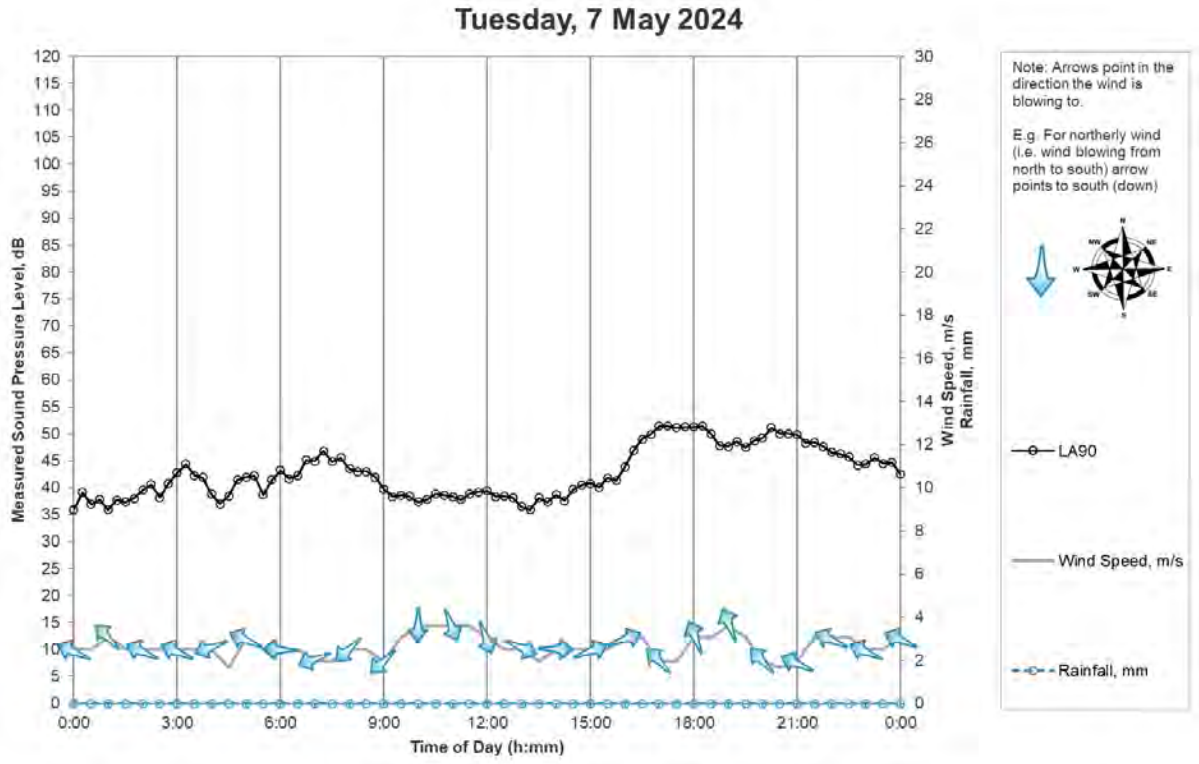
* In accordance with AS 1055 and National Association of Testing Authorities Guidelines, Sound Level Meters and Environmental Noise Loggers are required to have comprehensive laboratory calibration checks carried out at intervals not exceeding two years. Sound Level Calibrators require calibration annually.

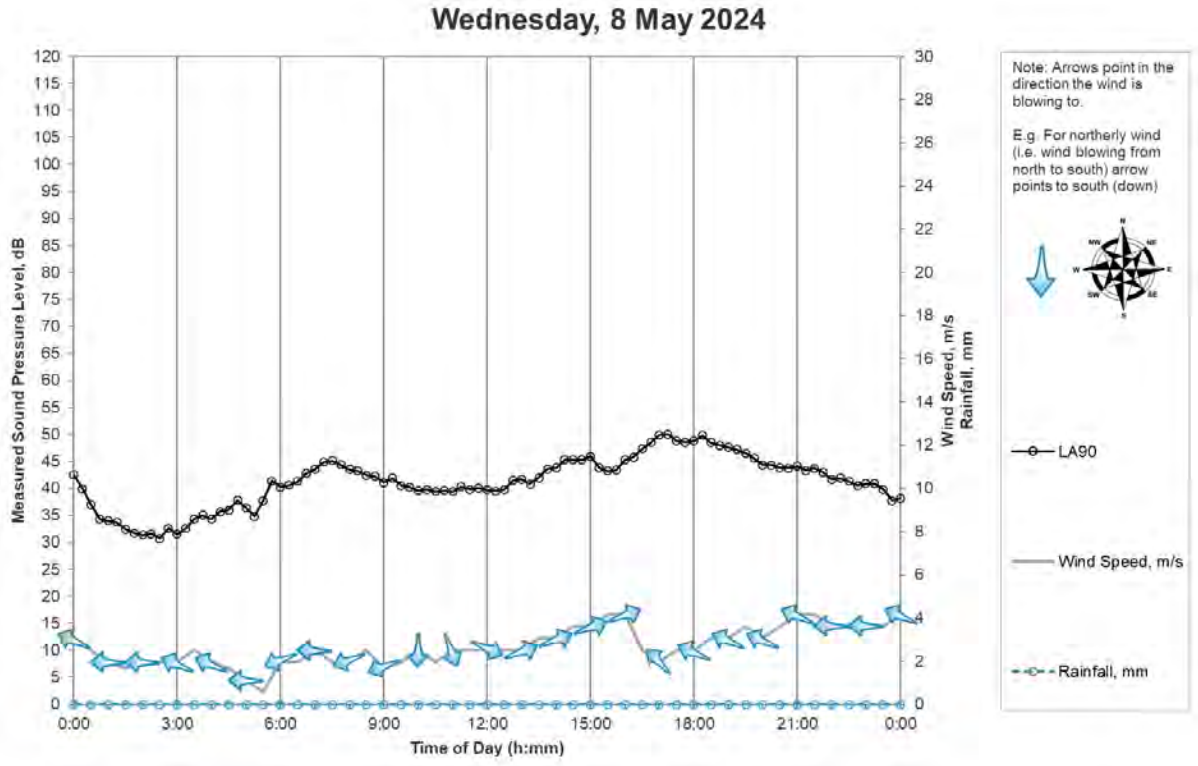
B.3 Meteorological Data

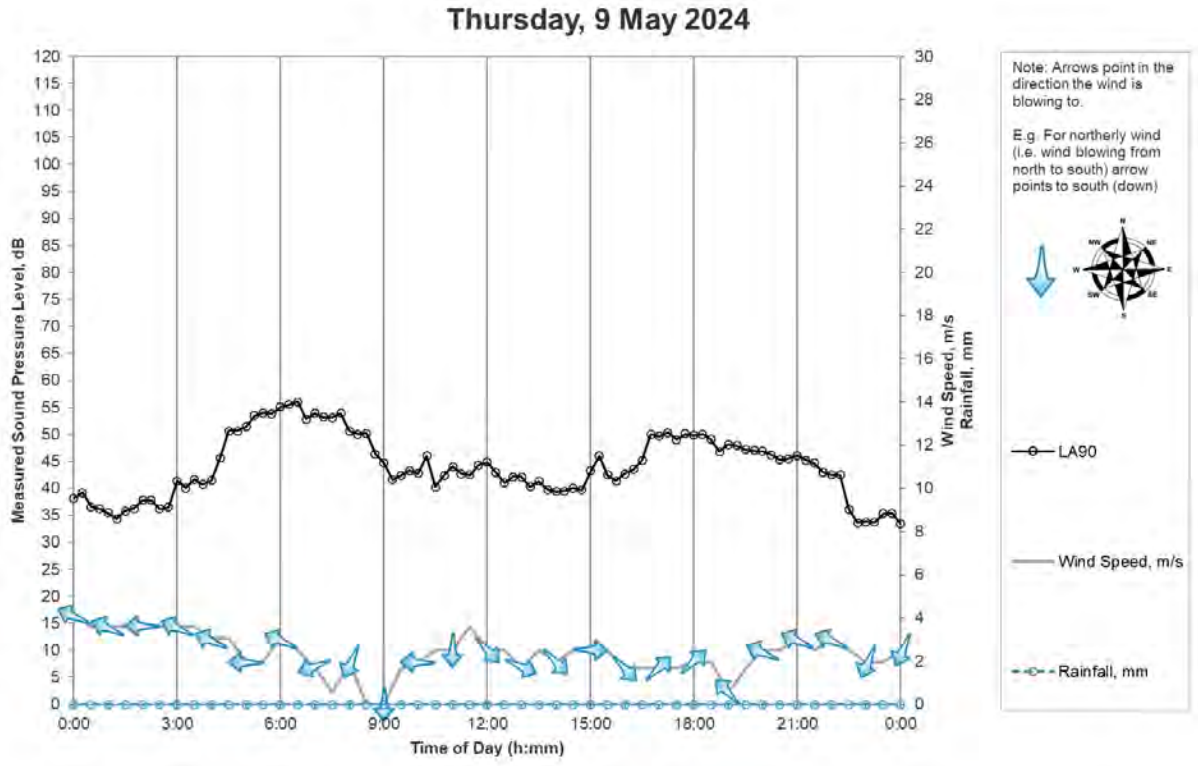
Weather observations during the monitoring period were taken from the Bureau of Meteorology Weather Station at Frankston, approximately 22 km away. Appendix C shows the meteorological observations plotted against the measured L_{A90} Sound Pressure Levels for the duration of the measurement period.

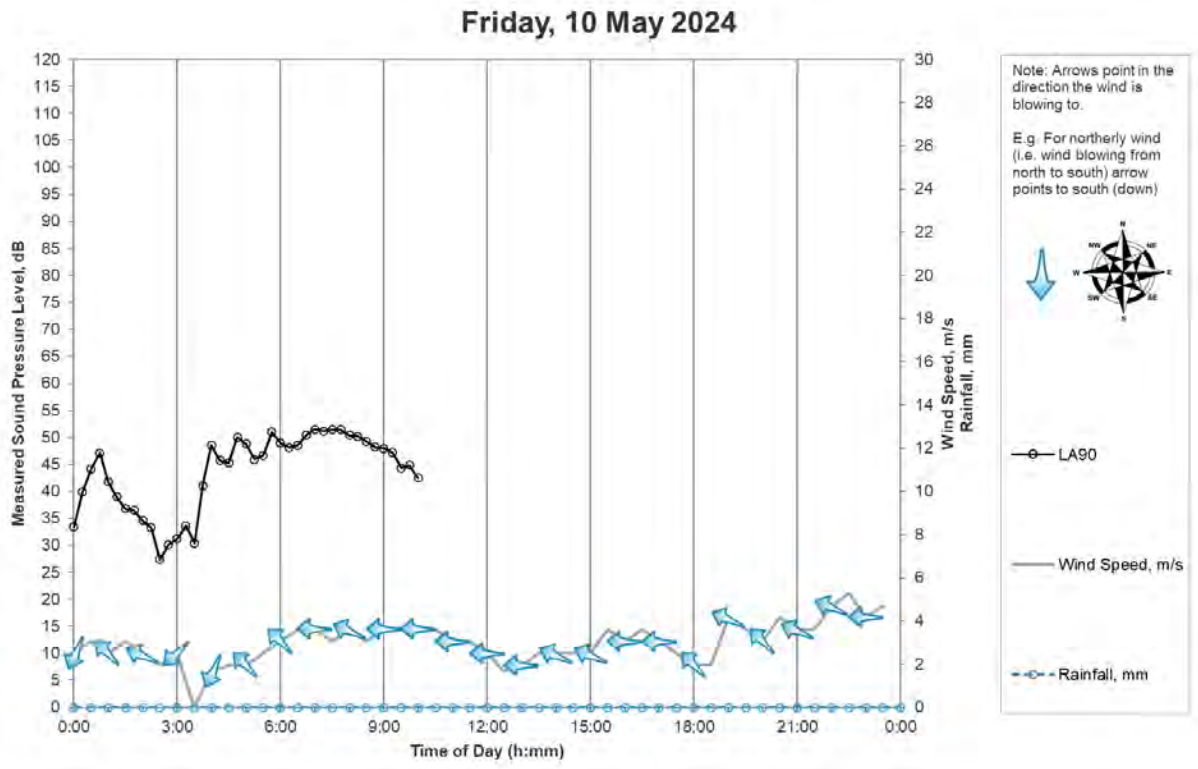
Appendix C Graphed Noise Measurement Results











Appendix D EPA Noise Protocol Zoning Level and Noise Limit Calculations

D.1 47 Wood Street, Beaconsfield

Zoning Map

Figure D.1 Zoning Circles (Image Source: https://mapshare.vic.gov.au/vicplan/)

Zone Areas

Zone Type Designation	Applicable Zones	% Area of 140m Circle	% Area of 400m Circle
Type 1	GRZ1, PPRZ, FZ1	97%	76%
Type 2	C1Z	3%	21%
Type 3	TRZ2	0%	3%

Influencing Factor: 0.08

Zoning Levels and Noise Limits

Period	Zoning Level, dB(A)	L_{A90} Background Noise Level, dB(A)	Background Noise Classification	EPA Noise Protocol Noise Limits, dB(A)
Day	51	42	Neutral	51
Evening	45	46	High	49
Night	40	38	High	41

D.2 Explanatory Notes to EPA Noise Protocol Noise Limit Derivation

In accordance with the EPA Noise Protocol, the Influencing Factor (IF) for an assessment location is calculated as follows:

$$IF = 0.25(Sum\ of\ Type\ 2\ fractions\ for\ both\ cicles) + 0.5(Sum\ of\ Type\ 3\ fractions\ for\ both\ circles)$$

The Zoning Levels are calculated according to the following equations:

$$Day\ Period\ Zoning\ Level = 18 \times IF + 50$$
$$Evening\ Period\ Zoning\ Level = 17 \times IF + 44$$
$$Night\ Period\ Zoning\ Level = 17 \times IF + 39$$

The Background Noise Levels are classified as follows:

Period	Classification Criteria	Background Noise Classification
Day	Background Noise Level > Zoning Level - 6 dB(A)	High
	Background Noise Level < Zoning Level - 12 dB(A)	Low
	Otherwise	Neutral
Evening and Night	Background Noise Level > Zoning Level - 3 dB(A)	High
	Background Noise Level < Zoning Level - 9 dB(A)	Low
	Otherwise	Neutral

The noise limits are determined based on the background noise classification, according to the following equations:

Period	Classification	Noise Limit
Day	High	Background Noise Level + 6 dB(A)
	Neutral	Zoning Level
	Low	0.5 x (Zoning Level + Background Noise Level) + 4.5 dB(A)
Evening and Night	High	Background Noise Level + 3 dB(A)
	Neutral	Zoning Level
	Low	0.5 x (Zoning Level + Background Noise Level) + 3 dB(A)

The Environment Protection Regulations 2021 specify that the noise limits may not be less than 45 dB(A) for the Day period, 40 dB(A) for the Evening period, and 35 dB(A) for the Night period.

Appendix E Modelling Parameters

E.1 General Parameters

Parameter	Description
Software	SoundPLAN Version 7.4
Calculation Method	ISO 9613-2:1996 (ISO, 1996) Car Park Noise: BayLfU (BayLfU, 2007)

E.2 Geometrical Parameters

Parameter	Description
Site Layout	▪ As per reference documentation.
Terrain	▪ Ground modelled as flat.
Ground absorption	▪ The car park has been modelled as hard ground using a ground factor of 0. ▪ All other areas have modelled as a combination of hard and soft ground using a ground factor of 0.4.
Buildings	▪ On-site buildings modelled as per referenced architectural drawings. ▪ Buildings in the vicinity of the project site modelled according to the latest Google Earth satellite imagery.
Receptors	▪ Receiver noise levels calculated at positions 1 m in front of the building facade and 1.5 m above floor level for each floor.

E.3 Environmental Parameters

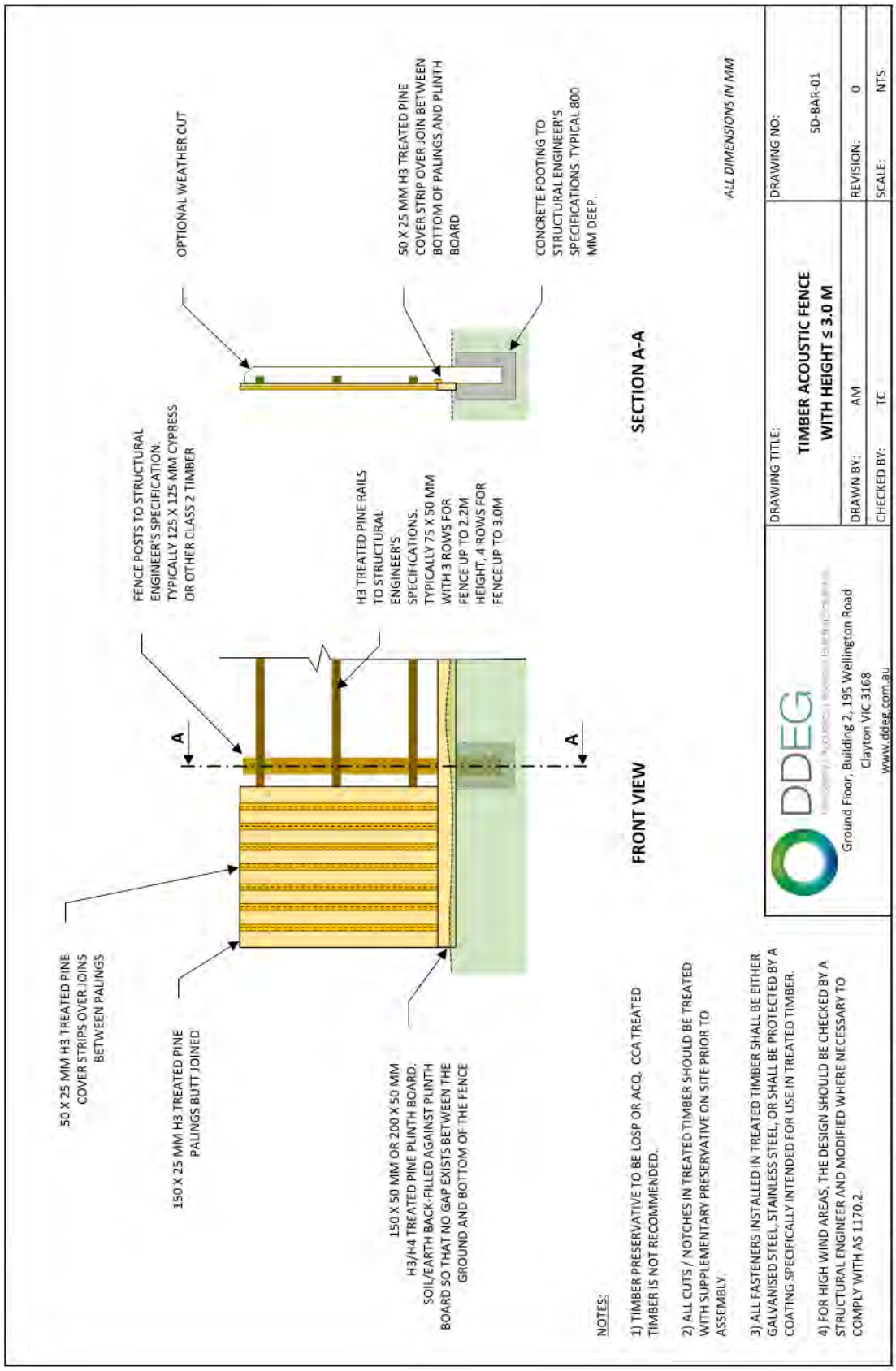
Parameter	Description
Air Absorption Calculation	ISO 9613-2:1996
Air Temperature	10 degrees Celsius
Air Pressure	1013.3 mbar
Humidity	70%
Propagation Conditions	▪ The propagation conditions used in the modelling are the standard ISO 9613-2 conditions. These represent downwind propagation with: o Wind direction ± 45 degrees of the direction connecting the centres of the dominant sound source and the specified receiver region, with the wind blowing from source to receiver; and o Wind speed between approximately 1 m/s and 5 m/s, measured at a height of 3 m to 11 m above ground. ▪ The modelled conditions would similarly represent average propagation under a well-developed moderate ground-based temperature inversion, such as commonly occurs on clear, calm nights.

Parameter	Description
	▪ Such conditions result in enhanced noise propagation and can be considered to represent a worst-case scenario for noise propagation.

E.4 Noise Source Parameters

<table>
<tr><th>Parameter</th><th>Description</th></tr>
<tr><td>Air Conditioning Condenser Unit</td><td>The air conditioning condenser units have been modelled as:
▪ Point sources 0.7 m above roof level.
▪ The modelled octave band spectrum Sound Power Levels for each condenser unit have been based on a Daikin RXYMQ6AV4A, as follows:
<table>
<tr><th>Frequency, Hz</th><th>63</th><th>125</th><th>250</th><th>500</th><th>1K</th><th>2K</th><th>4K</th><th>Total dB(A)</th></tr>
<tr><td>Sound Level, dB(Z)</td><td>78</td><td>75</td><td>76</td><td>68</td><td>66</td><td>63</td><td>64</td><td>73</td></tr>
</table></td></tr>
<tr><td>Children Play Areas</td><td>Children playing in the outdoor play area have been modelled as:
▪ An area source the same size as the outside play areas at 1.0 m above ground / floor level.
▪ The modelled octave band spectrum Sound Power Levels for the ground floor play area is as follows:
<table>
<tr><th>Frequency, Hz</th><th>63</th><th>125</th><th>250</th><th>500</th><th>1K</th><th>2K</th><th>4K</th><th>Total dB(A)</th></tr>
<tr><td>Sound Level, dB(Z)</td><td>71</td><td>77</td><td>82</td><td>88</td><td>90</td><td>87</td><td>83</td><td>94</td></tr>
</table>
▪ The modelled octave band spectrum Sound Power Levels for the first floor play area is as follows:
<table>
<tr><th>Frequency, Hz</th><th>63</th><th>125</th><th>250</th><th>500</th><th>1K</th><th>2K</th><th>4K</th><th>Total dB(A)</th></tr>
<tr><td>Sound Level, dB(Z)</td><td>70</td><td>76</td><td>81</td><td>87</td><td>89</td><td>86</td><td>82</td><td>92</td></tr>
</table></td></tr>
<tr><td>Parking</td><td>Noise associated with cars in the on-site parking bays has been modelled using the BayLfU parking noise prediction methodology (BayLfU, 2007). Each parking space has been modelled as having approximately 3.7 car movements per hour during the AM peak period and 1 car movement per hour during the Night and Evening periods.</td></tr>
</table>

Appendix F Timber Paling Acoustic Fence



ARBORICULTURAL & IMPACT ASSESSMENT REPORT

49-51 WOOD STREET, BEACONSFIELD

REPORT PREPARED FOR: **GHAN HOMES**

REPORT PREPARED BY: [redacted]
CONSULTING ARBORIST - DB HORTICULTURE PTY LTD.

07/06/2024

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Contents

1. Brief

Ghan Homes has requested an Arboricultural & Impact Assessment Report for trees adjacent to the property at 49-51 Woods Street, Beaconsfield.

2. Overview

The property contains a single dwelling and is in the Cardinia Council area, Planning Scheme Zone GRZ1. The following Planning Scheme Overlays apply: DPO25. A childcare centre is proposed for the site.

3. Methodology

A visual site inspection of the trees took place on May 17th, 2024. The trees were not climbed nor was any soil excavation or diagnosis of the internal or below ground components of the trees undertaken.

The trees were photographed on site using an iphone 11. Height and Spread of trees was recorded via visual estimation. Diameter at Breast Height (DBH) was taken at 1.4 metres above ground level using a diameter tape.

A Retention Value for each tree has been determined using tree condition factors and values as listed on Page 8 of this report.

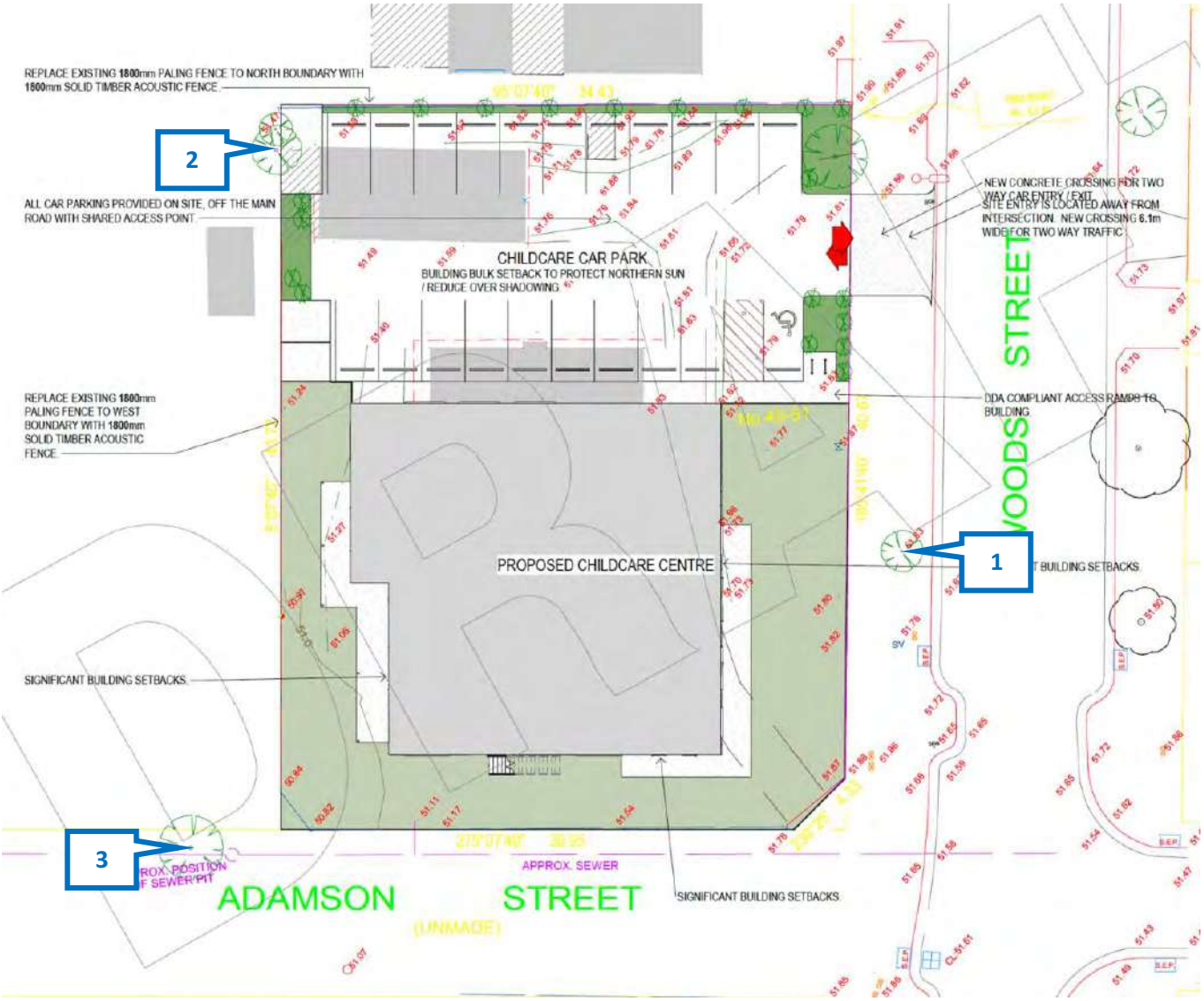
4. Tree Protection Zones (TPZ's)

Where appropriate, Tree Protection Zones and Structural Root Zones have been applied as per AS4970-2009, 'Protection of Trees on Development Sites'.

Tree Protection Zones are determined by multiplying the Trunk Diameter @ Breast Height (DBH) x 12. TPZ's are measured from the centre of the trunk.

Structural Root Zones are the area required for tree stability and are only necessary where major encroachment into the TPZ is to occur. The SRZ radius = (Diameter x 50) $^{0.42}$ x 0.64.

5. Site Plan (proposed)



6. Tree Assessment Table

#	Species	Common name	Native/ Exotic	Height (m)	Spread (m)	DBH (cm)	TPZ (m)	SRZ (m)	SULE	Age	Condition	Structure	Form	Amenity value	Retention value	Comments
1	*Tristaniopsis laurina*	Kanooka	N	3	2	8/8/8	2.0	1.5	L	SM	G	G	G	P	L	Street tree
2	*Unknown species*		E	5	4	6/6/6/6	2.0	1.7	L	M	F	F	F	P	L	neighbouring tree/shrub
3	*Acacia dealbata*	Silver Wattle	N	13	11	40	4.8	2.5	L	M	G	G	G	G	M	neighbouring tree

7. Photos

Tree 1

Tree 2

Tree 3

8. Preliminary Discussion / Recommendations

Tree 1 is a semi-mature Kanooka located on the Woods Street naturestrip.

Tree 2 (species unknown) and Tree 3, a Silver Wattle; are located within surrounding neighbourhood properties.

9. Impact Assessment

- **Tree 1:** Street Tree, TPZ = 2.0m. There will be no impact on this tree.
- **Tree 2:** Neighbouring Tree/Shrub, TPZ = 2.0m. The proposed refuse area will be made of permeable pavers, installed above grade, therefore there will be no adverse impact on the neighbouring tree/shrub.
- **Tree 3:** Neighbouring Tree, TPZ = 4.8m. There will be no impact on this tree.

[redacted]
Consulting Arborist/Director
DB Horticulture Pty Ltd.

Grad. Cert. Arboriculture (AQF 8) Cert. Horticulture ISA TRAQ

June 7th, 2024

10. Tree Descriptors

Age

Y	Young	Tree is juvenile or recently planted
SM	Semi-mature	Tree is established and actively growing
M	Mature	Tree has reached expected maximum size
OM	Over Mature	Tree is over mature and in decline

Condition

G	Good	Full crown, free of disease, good colour, good extension growth of twigs, no dieback
F	Fair	Tree shows one or more of the following: <25% deadwood, dieback, unbalanced canopy, minor pathogens
P	Poor	Tree shows one or more of the following: >25% deadwood, major pathogen presence, structural faults
D	Dead	Tree is dead

Structure

G	Good	Good branch attachments and no structural defects present, no co-dominant stems, good branch and trunk taper, good buttressing at base of trunk
F	Fair	Some minor structural defects or cavities may be present
P	Poor	Major defects to trunk, branches or roots, poor attachment points, missing bark, likely points of failure
H	Hazardous	Tree poses immediate danger and should be removed

Form

G	Good	Full and balanced canopy
F	Fair	Minor asymmetry in canopy shape
P	Poor	Major asymmetry, unbalanced appearance

Amenity Value

G	Good	Attractive tree which contributes significantly to the surrounding landscape and public realm, may provide good screening and shade qualities
F	Fair	Tree contributes to its immediate surroundings, may be one of a group of trees and/or provide moderate screening and shading qualities
P	Poor	Tree does not make a positive contribution to the landscape and could be considered for removal

Safe Useful Life Expectancy (SULE)

L	Long	Tree appears retainable for 40+ years
M	Medium	Tree appears retainable for 15 – 40 years
S	Short	Tree appears retainable for 5 – 15 years
R	Removal	Tree should be removed
MO	Move or Replaced	Trees which can be readily moved or replaced

Retention Value

L	Low	An assessment rating which incorporates all the above criteria
M	Moderate	
H	High	

11. References

- Barrell, J. (2001), *SULE, its use and status into the new millennium,* NAAA Conference proceedings
- Clark, J.R. & Matheny N.P. (1998), *Trees and Development: A Technical guide to preservation of trees during land development*, ISA Publishing
- Standards Australia (2009), *AS4970-2009 Protection of Trees on Development Sites*, Standards Australia

TRAFFIC IMPACT ASSESSMENT

PROPOSED CHILDCARE DEVELOPMENT

49-51 WOODS STREET, BEACONSFIELD

5 JUNE 2024

49-51 WOODS STREET, BEACONSFIELD

CLIENT: GHAN HOMES

OBT JOB NUMBER: 25819

Suite 2.03, 789 Toorak Road
Hawthorn East, Victoria 3123

T: 61 3 9804 3610
W: obrientraffic.com

ABN 55 007 006 037

VERSION	DATE	ISSUE	PREPARED BY	REVIEWED BY
25819 TIAR_draft	4 June 2024	Draft	[redacted]	
25819 TIAR	5 June 2024	Final		

CONTENTS

1 INTRODUCTION

O'Brien Traffic has been engaged by Ghan Homes to undertake a traffic impact assessment of a proposed childcare development at 49-51 Woods Street, Beaconsfield.

In the course of preparing this report:

- Plans and relevant documentation have been examined;
- The subject site and surrounding area have been inspected via Nearmap aerial imagery and Google Streetview; and
- The traffic and parking implications of the proposal have been assessed.

2 EXISTING CONDITIONS

2.1 LOCATION AND LAND USE

The subject site is located on the western side of Woods Street. The location of the subject site and surrounding area is shown in **Figure 1.** A recent aerial photograph is shown in **Figure 2**.

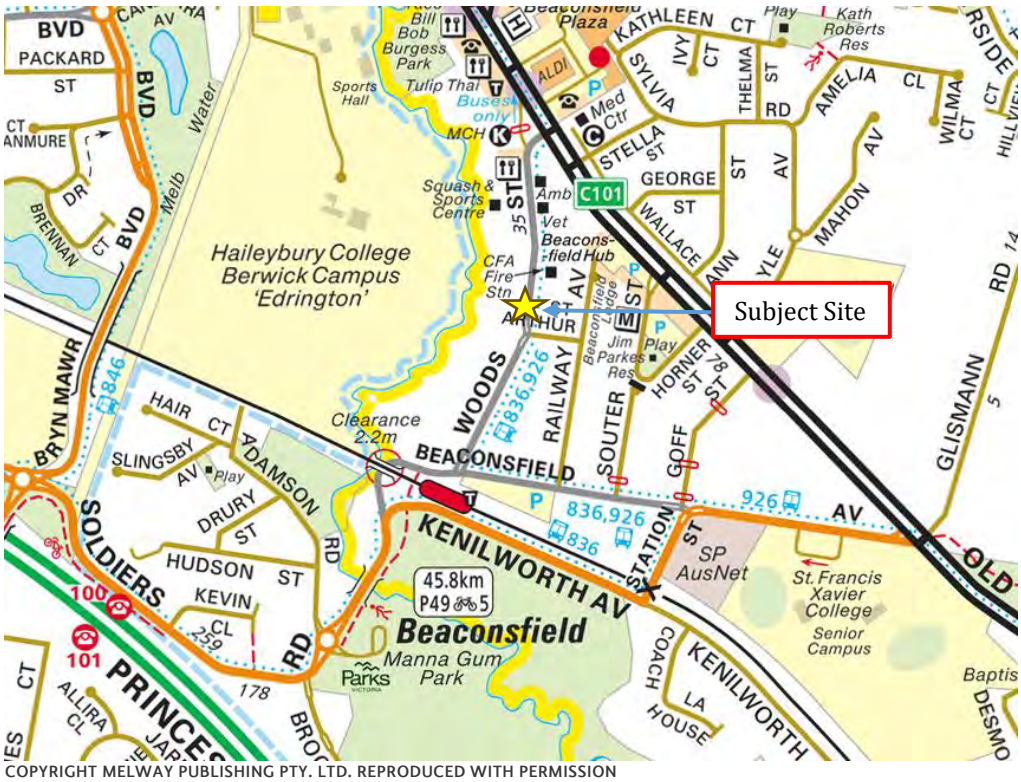


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FIGURE 1: LOCATION OF SUBJECT SITE

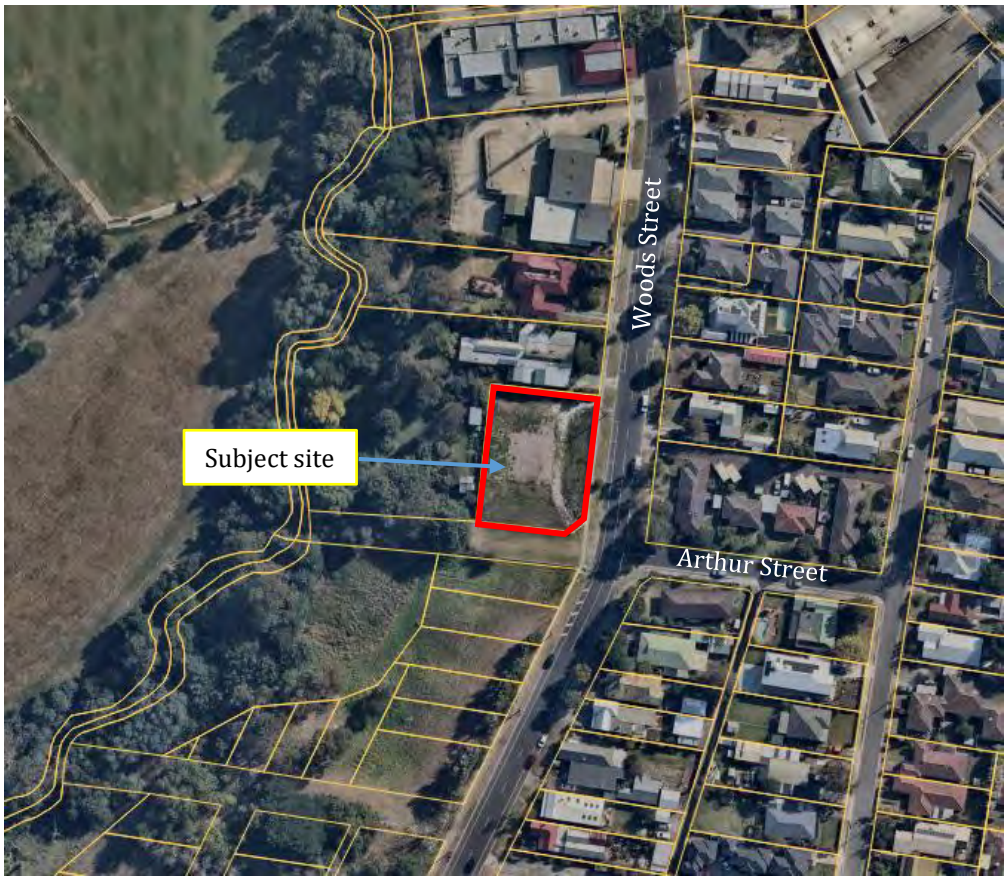

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FIGURE 2: AERIAL PHOTO OF SUBJECT SITE

The site, which is zoned General Residential Zone-Schedule 1, has a frontage of approximately 41 metres to Woods Street comprising an area of approximately 1491 square metres. A zoning map is shown in **Figure 3**.

SOURCE: VICPLAN

FIGURE 3: ZONING MAP

As shown in **Figure 2,** the site is currently vacant. A 3m wide crossover to Woods Street is located on the northern boundary of the site.

2.2 SURROUNDING LAND USE

Residential uses are located to the north and east of the site. Vacant land is located to the south of the site and Cardinia Creek to the west.

2.3 ROAD NETWORK

Woods Street is a 'Local Major Collector Road' under the care of Cardinia Shire Council. It is a two-way two-lane road providing a carriageway width of approximately 10.0 metres that generally runs in a north-south direction. Unrestricted kerbside parking is provided in the vicinity of the site.

Woods Street is subject to a posted speed limit of 50 km/h.

Views of Woods Street adjacent to the subject site are provided in **Figure 4** and **Figure 5.**

FIGURE 4: WOODS STREET, FACING NORTH (SUBJECT SITE IS ON THE LEFT OF THE PICTURE)

FIGURE 5: WOODS STREET, FACING SOUTH (SUBJECT SITE IS ON THE RIGHT OF THE PICTURE)

2.4 CASUALTY CRASH HISTORY

A review of the Department of Transport and Planning's *Victoria Road Crash Data* was undertaken to ascertain the casualty crash history in the vicinity of the subject site. In the last 5 years of available data, one crash was recorded along Woods Street in 2021 involving a motorcycle colliding with an object on the carriageway, resulting in an 'Other injury' severity.

Based on the recorded casualty accident history, there are no apparent road safety trends in the vicinity of the subject site.

2.5 SUSTAINABLE TRANSPORT

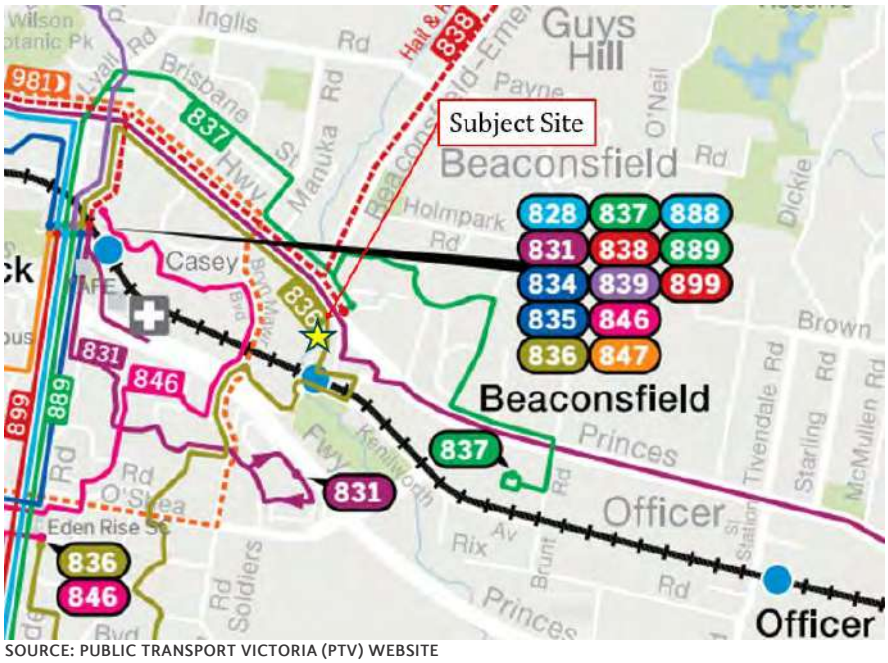
2.5.1 Public Transport

The subject site is well served by public transport

Beaconsfield Railway Station is located approximately 350 metres south of the subject site and is serviced by the Pakenham Line.

The nearest bus stop located approximately 300 metres to the south of the subject site on Beaconsfield Avenue, serviced by Route 836 and Route 926. To access other bus routes such as Bus Route 837 and 838, the closest bus stops are located on Woods Street approximately 350 metres north of the subject site.

The public transport services in the vicinity of the subject site are shown in **Figure 6**. Details of the bus routes are shown in **Table 1**.



SOURCE: PUBLIC TRANSPORT VICTORIA (PTV) WEBSITE

FIGURE 6: PUBLIC TRANSPORT SERVICES

ROUTE NUMBER	ROUTE DESCRIPTION
836	Berwick Station - Eden Rise SC via Bridgewater Estate
837	Berwick Station - Beaconsfield East via Brisbane St & Beaconsfield Plaza SC
838	Emerald - Fountain Gate SC via Beaconsfield & Berwick
926	Pakenham Station - Fountain Gate Shopping Centre via Lakeside & Beaconsfield

TABLE 1: BUS SERVICES

2.5.2 Bicycle Network

There are no formal bicycle facilities in the vicinity of the subject site.

3 THE PROPOSAL

It is proposed to construct a double-storey, 98-place childcare centre on the subject site. A total of 21 car parking spaces will be provided on the site including one accessible space.

Vehicle access will be provided via a new 6.1m wide crossover to Woods Street.

4 CAR PARKING

4.1 PLANNING SCHEME CAR PARKING REQUIREMENT

Parking policy and requirements applicable to the proposed development are specified in Clause 52.06 of the Planning Scheme.

The purpose of Clause 52.06 is:

- *To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

The Planning Scheme parking requirement for the proposal is shown in **Table 2.**

USE	SIZE	PLANNING SCHEME PARKING RATE	CAR PARKING REQUIREMENT
Child care centre	98 children	0.22 spaces to each child	21 spaces
		TOTAL	**21 SPACES**

TABLE 2: PLANNING SCHEME CAR PARKING REQUIREMENT

On this basis, the proposed development has a Planning Scheme car parking requirement of 21 spaces. Given a total of 21 spaces are proposed to be provided on-site, the development meets the Planning Scheme car parking requirement.

5 CAR PARK ACCESS & LAYOUT

The following comments are provided in relation to the car park access and layout:

- Vehicle access is proposed via a two-way 6.1m wide crossover to Woods Street, meeting Planning Scheme requirements;
- A blind aisle extension of at least 1m is provided beyond the last parking space in accordance with AS/NZS 2890.1.2004.
- The dimensions of all car spaces meet the requirements of Design Standard 2 of Clause 52.06-9 of the Planning Scheme;

- A pedestrian visibility splay is provided on the exit side of the accessway at the property boundary in accordance with Design Standard 1 of Clause 52.06-9 of the Planning Scheme;
- It is noted that the accessible space and adjacent shared area are dimensioned 2.6m wide x 4.9m long. These dimensions accord with Design Standard 2 of Clause 52.06-9 of the Planning Scheme that allows 500mm of the length of the accessible space to encroach the 6.4m wide parking aisle;

6 BICYCLE FACILITIES

'Childcare centre' is not a listed land use under Clause 52.34 of the Planning Scheme. Therefore, the proposal does not trigger a statutory bicycle parking requirement.

Notwithstanding this, two bicycle rails are provided near the entrance of the centre that would accommodate four bicycles.

7 LOADING

Clause 65.01 of the Planning Scheme states that before deciding on an application, the responsible authority must consider the adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.

Child Care Centres do not typically generate regular loading or loading activities other than waste collection. Food delivery would occur using vans outside of peak drop-off and pick-up times, and these vans would park in a vacant space within the car park. It is anticipated that waste collection would be undertaken by a private contractor using an Australian Standard 6.4m Small Rigid Vehicle (SRV). It is recommended that waste collection be undertaken outside of the peak operating times of the Centre when the car park would not be fully occupied.

Swept path analysis in **Appendix A** indicates that an Australian Standard 6.4m SRV could access the site to collect waste and manoeuvre to egress in a forward direction utilising vacant spaces as collection will occur outside of the operating times of the centre.

The proposed loading arrangements are therefore considered adequate to accommodate the loading and waste collection needs of the proposed development.

8 TRAFFIC GENERATION & IMPACT

8.1 TRAFFIC GENERATION

Based on data collected at a range of childcare centres, a traffic generation rate of 0.8 vehicle trips per child during peak times has been adopted. The peak periods of childcare centres are typically early morning (7:30am – 8:30am) and late afternoon (4:30pm – 5:30pm).

At full capacity, this equates to 78 vehicle movements in each peak hour (i.e. 39 trips to the site and 39 trips away from the site).

8.2 TRAFFIC IMPACT

The traffic generated in a peak hour equates to an average of 1 vehicle entering and 1 vehicle exiting every 1.5 minutes.

This is relatively low in traffic engineering terms, therefore it is expected that the traffic generated by the proposed development would have no significant adverse impact on the existing safety and operation of Woods Street or the surrounding road network.

9 CONCLUSION

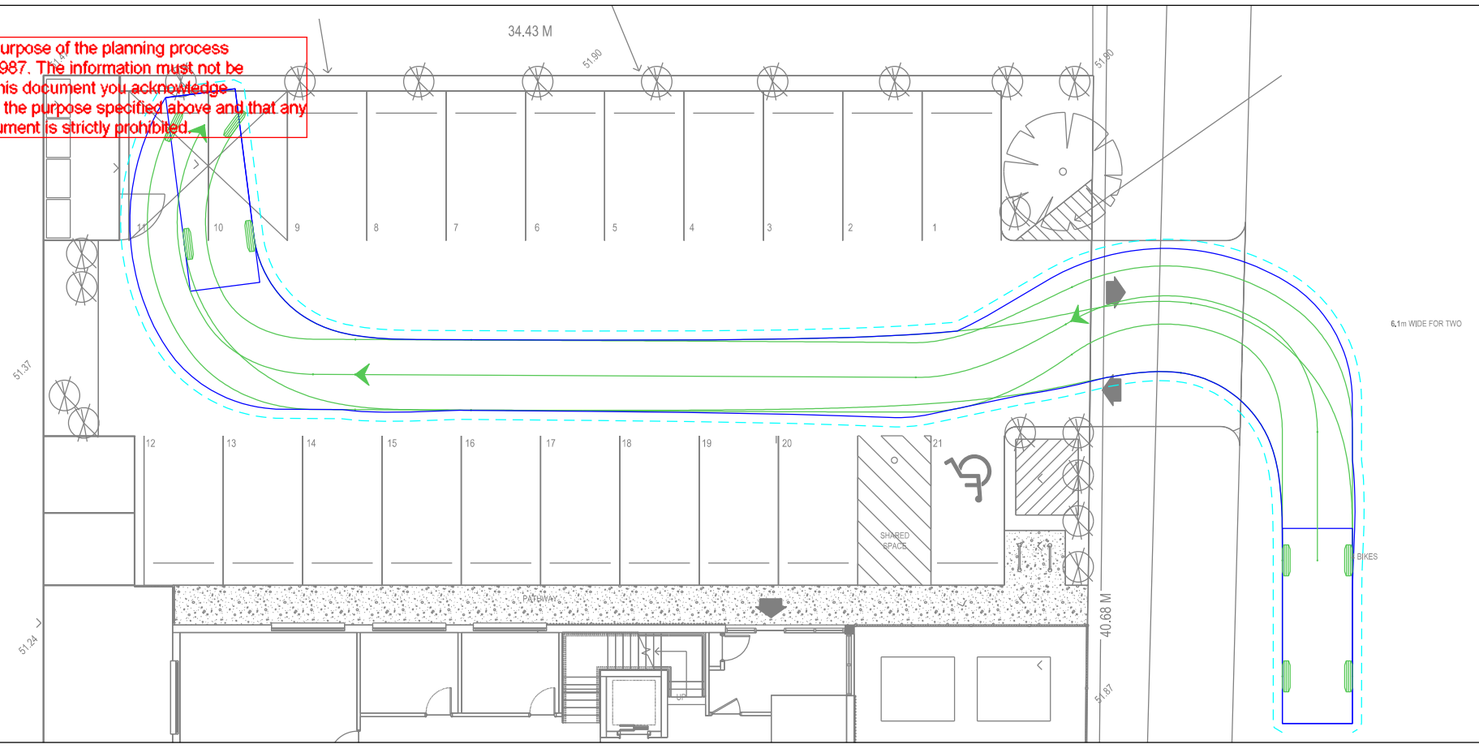
Based on the considerations outlined above, it is concluded that:

- The proposed childcare centre development has a Planning Scheme car parking requirement of 21 spaces;
- As 21 car parking spaces are provided, the proposal meets the Planning Scheme car parking requirement;
- The car park access and layout arrangements meet relevant Planning Scheme and Australian Standard requirements;
- Although the proposal does not trigger a Planning Scheme bicycle parking requirement, parking for 4 bicycles is provided on-site;
- The proposed loading and waste collection arrangements are considered appropriate; and
- The addition of up to 78 vehicles during the peak hour (i.e. 39 trips to the centre and 39 trips away from the centre) is anticipated to have no significant adverse impact on Woods Street or the surrounding road network.

We therefore find no parking or traffic related grounds to prevent the proposed childcare development proceeding.

APPENDIX A

SWEPT PATH ANALYSIS



36 WOOD STREET

PLANS ARE TO BE READ IN CONJUNCTION WITH THE SMP REPORT (WHICH FORMS PART OF THE PLANNING PERMIT SUBMISSION) . AND ALL INITIATIVES CONTAINED WITHIN MUST BE IMPLEMENTED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

REFER TO SMP REPORT

WATER AND STORM WATER MANAGEMENT.

ROOF CATCHMENT SHALL BE DIVERTED TO THE RAIN WATER TANKS, FIRST FLOOR PLAY AREA CATCHMENT TO BE DIVERTED TO RAIN GARDEN, CHARGED PIPES FOR DIVERTING RAINWATER SHALL BE USED IR REQUIRED AND SHALL NOT BE RUN UNDER THE BUILDING FOOTPRINT.

RAIN WATER STORAGE SHALL BE CONNECTED TO TOILETS.

CARPARK AND DRIVEWAY (300M2) RUN-OFF TO BE DIVERTED TO 4,60m2 RAIN GARDEN

PLANTING IN LANDSCAPED AREAS SHALL BE NATIVE OR DROUGHT TOLERANT THAT WILL NOT REQUIRE WATERING AFTER AN INITIAL PERIOD WHEN PLANTS ARE GETTING ESTABLISHED.

PLUMBING FIXTURE WELS RATINGS SEE PAGE 10 SMP REPORT, WELS RATINGS;
TOILETS 4,0 STAR
TAPS 5,0 STAR
SHOWER HEADS 4,0 STAR WITH AERATION DEVICE.
DISHWASHER 5.0 STAR

ENERGY EFFICIENCY

THE PROJECT WILL EXCEED SECTION J ENERGY EFFICIENCY REQUIREMENT OF NCC 2019.

THE MAXIMUM ILLUMINATION POWER DENSITY (W/m2) WILL MEET THE REQUIREMENTS OF NCC 2019.

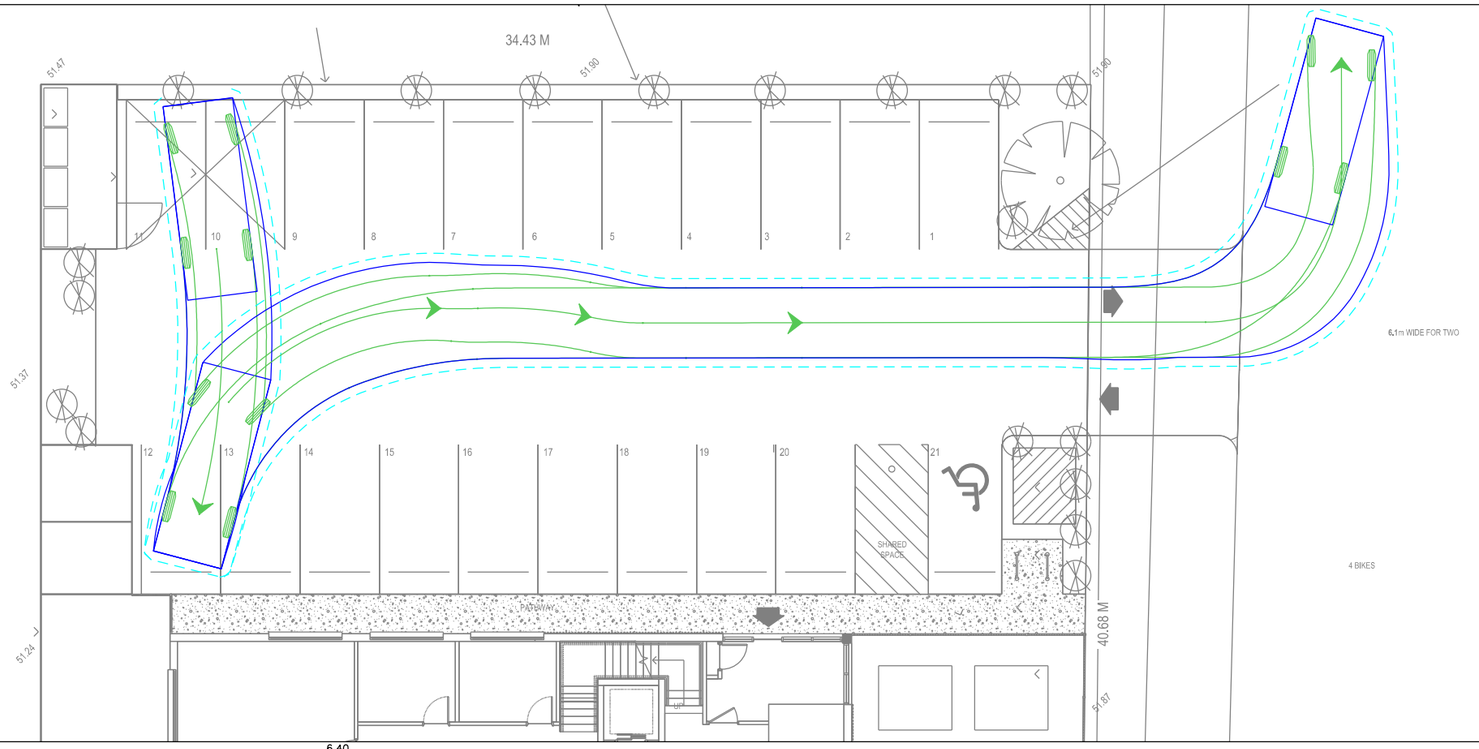
ALL EXTERNAL LIGHTING FITTIED WITH LIGHTING SENSORS (MOTION DETECTORS, TIMERS ETC AS APPROPRIATE AT THE THE JUNCTION OF THE LIGHT FITTING.

A 5 kW SOLAR PV SYSTEM SHALL BE FITTED TO THE ROOF (SEE ROOF PLAN).

ALL ELECTRIC DEVELOPMENT.

INDOOR ENVIRONMENT QUALITY
VERANDAHS TO CHILDRENS ROOMS NORTH, EAST AND WEST FACING GLAZING.
GLAZING TO IMPROVE DAYLIGHT PERFORMANCE BY MAXIMISING VLT TARGETTING 40%

TRANSPORT.
4 BIKE PARKING SPACES TO BE PROVIDED.
END OF TRIP FACILITIES: SHOWER PROVIDED.



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INDOOR ENVIRONMENT QUALITY
VERANDAHS TO CHILDRENS ROOMS NORTH, EAST AND WEST FACING GLAZING.
GLAZING TO IMPROVE DAYLIGHT PERFORMANCE BY MAXIMISING VLT TARGETTING 40%

TRANSPORT.
4 BIKE PARKING SPACES TO BE PROVIDED.
END OF TRIP FACILITIES: SHOWER PROVIDED.

SRV

	meters
Width	: 2.30
Track	: 2.30
Lock to Lock Time	: 6.0
Steering Angle	: 38.1

N

NOT FOR CONSTRUCTION

6.4m SRV ENTRY/EXIT

49/51 Woods St Beaconsfield
1:200 @ A3 16/05/24
DWG NO: 25819001

KEY

- CENTRE LINE OF FRONT WHEELS
- WHEEL PATH
- VEHICLE BODY
- VEHICLE CLEARANCE LINE (300mm FROM VEHICLE BODY)

OBT O'BRIEN TRAFFIC
• Traffic Planning • Transport Planning
• Traffic Engineering • Road Safety
SUITE 2.03, 789 TOORAK ROAD
HAWTHORN EAST, VIC, 3123
P: +613 9804 3610
W: obrientraffic.com

TOWN PLANNING SHEET LIST			
No.	Sheet Name	Current Revision	Current Revision Date
000	COVER SHEET	A	05.07.24
001	EXISTING AND DEMOLITION PLAN	P2	14.02.24
002	NEIGHBOURHOOD CHARACTER STUDY	P2	14.02.24
003	NEIGHBOURHOOD DESIGN RESPONSE	P3	14.02.24
004	SITE SURVEY (PART)	P1	14.02.24
100	PROPOSED SITE PLAN	A	05.07.24
101	PROPOSED GROUND FLOOR PLAN	A	05.07.24
102	PROPOSED FIRST FLOOR PLAN	P6	14.02.24
103	PROPOSED ROOF PLAN	P3	14.02.24
200	SECTIONS	A	05.07.24
300	PROPOSED ELEVATIONS	A	05.07.24
301	PROPOSED ELEVATIONS	A	05.07.24
310	STREETSCAPE & FENCING DETAILS	P2	14.02.24
400	SHADOW DIAGRAM - 9AM SEPTEMBER EQUINOX	P2	14.02.24
401	SHADOW DIAGRAM - 12PM SEPTEMBER EQUINOX	P2	14.02.24
402	SHADOW DIAGRAM - 3PM SEPTEMBER EQUINOX	P2	14.02.24
500	3D IMAGES	P2	14.02.24
501	3D IMAGES	P2	14.02.24
502	3D IMAGES	P2	14.02.24
503	3D IMAGES	P2	14.02.24

PROPOSED 98 PLACE CHILDCARE DEVELOPMENT
49-51 WOODS ST, BEACONSFIELD VIC.

The ELLIS Group Architects
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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	PRELIMINARY ISSUE	20.07.23
P2	PRELIM TP	08.01.24
P3	PRELIM TP	02.02.24
P4	PRELIM TP	14.02.24
A	TP AMENDED SEE CLOUDS	05.07.24

ISSUED FOR DISCUSSION PURPOSES ONLY

PROPOSED 98 PLACE CHILDCARE DEVELOPMENT
49-51 WOODS ST, BEACONSFIELD VIC.

COVER SHEET

Date. 15.07.23 Drawn. SJL
Job No. 3214 Scale@A1

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SK 000 A

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Email: mail@ellisgroup.com.au

ISSUE	DESCRIPTION	DATE
P1	PRELIM TP	08.01.24
P2	PRELIM TP	14.02.24

ISSUED FOR DISCUSSION PURPOSES ONLY

PROPOSED 98 PLACE CHILDCARE DEVELOPMENT
49-51 WOODS ST, BEACONSFIELD VIC.

EXISTING AND DEMOLITION PLAN

Date. 15.07.23 Drawn. SJL
Job No. 3214 Scale@A1 1 : 200

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SK 001 P2

SERVICES:

NOTES.

- THERE ARE SOME TREES ON THE SUBJECT SITE.
- A.H.D REFERENCED IS DETERMINED BY THE ACCOMPANYING LICENSED SURVEY.
- THE LOCATION OF FEATURES ON ADJOINING BUILDINGS ARE APPROXIMATE ONLY.
- ALL DIMENSIONS ARE IN METRES.

OPPORTUNITIES & CONSTRAINTS.

- THE SITE IS CURRENTLY OCCUPIED BY DWELLING.
- MEDIUMSIZED DEVELOPMENT SITE 1491 m².
- RE-USE ANY EXISTING SERVICE CONNECTIONS.
- MIXED USE ZONES WITHIN WALKING DISTANCE AREAS.
- PUBLIC PARKLAND LOCATED CLOSE BY AS LISTED.
- WALKING DISTANCE TO SHOPS AND AMENITIES.

LOCAL AMENITIES, LANDMARKS & POINTS OF INTEREST.

BEACONSFIELD PRIMARY SCHOOL	850M
ST FRANCIS XAVIER COLLEGE	850M
NOSSAL HIGH SCHOOL	4.0KM
FED UNI BERWICK CAMPUS LIBRARY	3.6KM
KINGSMERE DRIVE PLAYGROUND	2.6KM
NARRE WARREN POLICE STATION	6.1KM
HOLM PARK RESERVE	1.6KM
CARDINIA LIFE RECREATION CENTRE	8.9KM
LITTLE MEXICO	240M
BEACONSFIELD TRAIN STATION	350M

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ISSUE	DESCRIPTION	DATE
P1	PRELIM TP	08.01.24
P2	PRELIM TP	14.02.24

ISSUED FOR DISCUSSION PURPOSES ONLY

PROPOSED 98 PLACE CHILDCARE DEVELOPMENT
49-51 WOODS ST, BEACONSFIELD VIC.

NEIGHBOURHOOD CHARACTER STUDY

Date. 15.07.23 Drawn. SJL
Job No. 3214 Scale@A1 1 : 200

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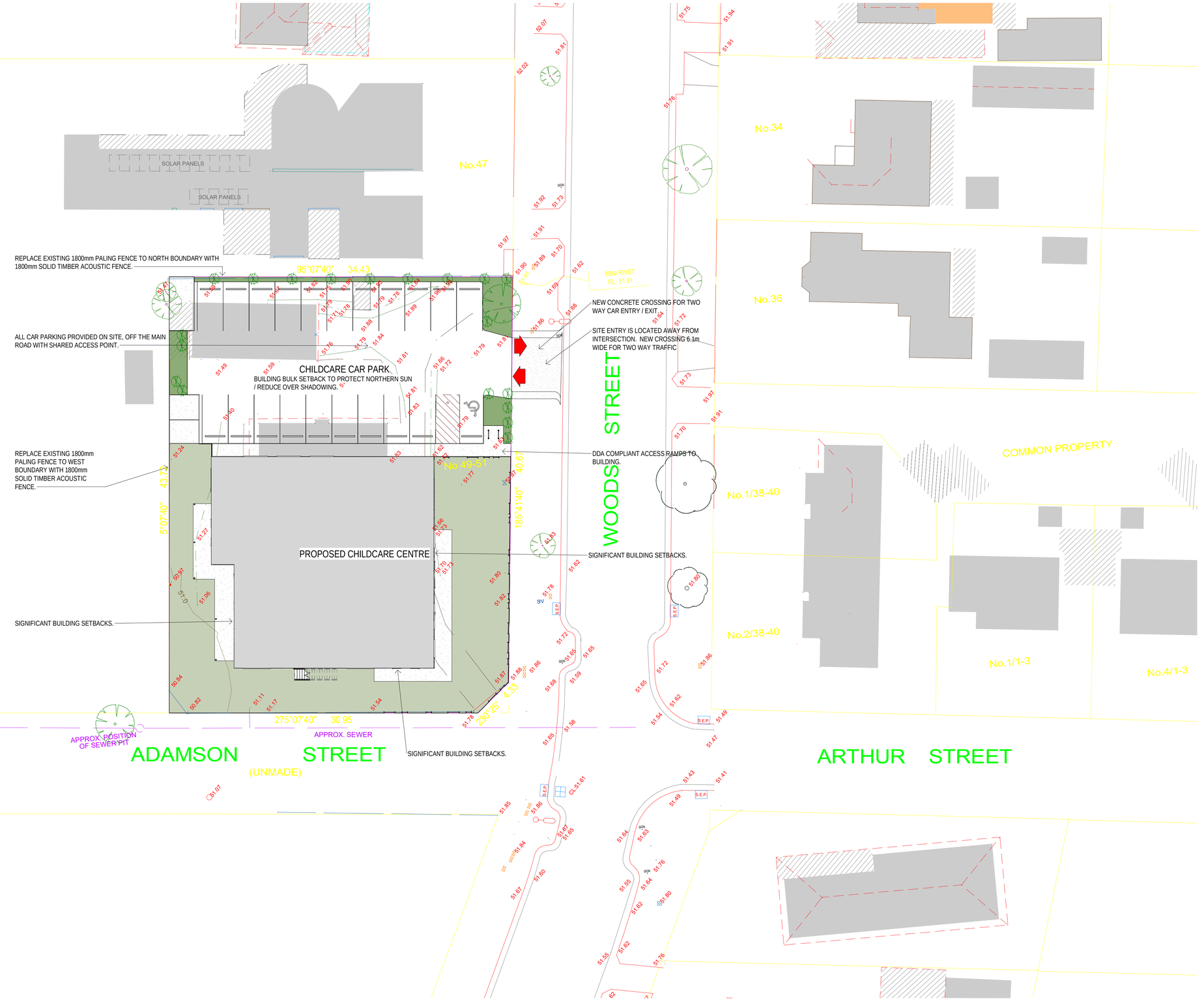
SK 002 P2



1/200 NEIGHBOURHOOD DESIGN RESPONSE
1 : 200

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ISSUE	DESCRIPTION	DATE
P1	PRELIM TP	08.01.24
P2	PRELIM TP	02.02.24
P3	PRELIM TP	14.02.24

ISSUED FOR DISCUSSION PURPOSES ONLY

PROPOSED 98 PLACE CHILDCARE DEVELOPMENT
49-51 WOODS ST, BEACONSFIELD VIC.

NEIGHBOURHOOD DESIGN RESPONSE

Date. 15.07.23 Drawn. Author
Job No. 3214 Scale@A1 1 : 200

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SK 003 P3

PRIVATE OPEN SPACE

HAB WIN
55.18 TOP WALL
95°07'40" 34.43 POST & WIRE 1.8m HIGH
O/HEAD ELEC. WIRE
CYCLONE 2.3m HIGH
TOP GUTTER 54.33
OPEN SHED
FIBRO GARAGE
TOP ROOF 55.54
FFL:51.83
TOP GUTTER 54.34
SHED
GRAVEL DRIVE
14.7m
CONC. PATH
C/BOND 2m HIGH
43.72
LOW WOVEN WIRE
TEL. PIT
TBM RIVET RL: 51.91
ELEC. POLE WITH LIGHT
SIGN
GRAVEL X-OVER
CONC. X-OVER
PICKETS
8.6m
No.36
TOP GUTTER 54.82
TOP CHIMNEY 57.24
TOP ROOF 56.95
FFL:52.27
FFL:52.22
SINGLE STOREY BRICK RESIDENCE
FFL:52.23
FFL:52.05
12.4m
GRAVEL DRIVE
No.49-51
TOP OF BANK
WATER METER
40.67
5°41'40"
BACK OF KERB
EDGE OF BITUMEN
WOODS STREET
9.2m
No.1/38-40
CONCRETE FOOTPATH
5°07'40"
9m
LOT 1
TP 875150
1491m²
15.1m
GRAVEL DRIVE
SIDE ENTRY PIT COVER RL51.70
STOP VALVE
S.E.P.
9.1m
No.2/38-40
SIDE ENTRY PIT COVER RL51.50
SIDE ENTRY PIT
50.84
50.82
POST & WIRE 1.3m HIGH 30.95
275°07'40"
GATE
4.33
230°25'
APPROX. POSITION OF SEWER PIT
APPROX. SEWER
ADAMSON STREET

1/200 02 SITE SURVEY 1 : 100

Nilsson, Noel & Holmes (Surveyors) Pty Ltd
Surveyors, Engineers & Town Planners
8A Codrington Street, Cranbourne 3977
Phone (03) 5996 4133 Fax (03) 5996 6119
Email – mail@nnhsurveyors.net.au

N.N.H. REF. NO. **23-561**
SHEET 1 of 1
REV 01
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DRAWING NO. **23-561FL** A1

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ISSUE	DESCRIPTION	DATE
P1	PRELIM TP	14.02.24

ISSUED FOR DISCUSSION PURPOSES ONLY

PROPOSED 98 PLACE CHILDCARE DEVELOPMENT
49-51 WOODS ST, BEACONSFIELD VIC.

SITE SURVEY (PART)

Date. 15.07.23 Drawn. Author
Job No. 3214 Scale@A1 1 : 100
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SK 004 P1

PLANS ARE TO BE READ IN CONJUNCTION WITH THE SMP REPORT (WHICH FORMS PART OF THE PLANNING PERMIT SUBMISSION) , AND ALL INITIATIVES CONTAINED WITHIN MUST BE IMPLEMENTED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

REFER TO SMP REPORT

WATER AND STORM WATER MANAGEMENT.

ROOF CATCHMENT SHALL BE DIVERTED TO THE RAIN WATER TANKS. FIRST FLOOR PLAY AREA CATCHMENT TO BE DIVERTED TO RAIN GARDEN. CHARGED PIPES FOR DIVERTING RAINWATER SHALL BE USED IR REQUIRED AND SHALL NOT BE RUN UNDER THE BUILDING FOOTPRINT.

RAIN WATER STORAGE SHALL BE CONNECTED TO TOILETS.

CARPARK AND DRIVEWAY (300M2) RUN-OFF TO BE DIVERTED TO 4.60m2 RAIN GARDEN

PLANTING IN LANDSCAPED AREAS SHALL BE NATIVE OR DROUGHT TOLERANT THAT WILL NOT REQUIRE WATERING AFTER AN INITIAL PERIOD WHEN PLANTS ARE GETTING ESTABLISHED.

PLUMBING FIXTURE WELS RATINGS SEE PAGE 10 SMP REPORT. WELS RATINGS:
TOILETS 4.0 STAR
TAPS 5.0 STAR
SHOWER HEADS 4.0 STAR WITH AERATION DEVICE,
DISHWASHER 5.0 STAR

ENERGY EFFICIENCY

THE PROJECT WILL EXCEED SECTION J ENERGY EFFICIENCY REQUIREMENT OF NCC 2019.

THE MAXIMUM ILLUMINATION POWER DENSITY (W/m2) WILL MEET THE REQUIREMENTS OF NCC 2019.

ALL EXTERNAL LIGHTING FITTIED WITH LIGHTING SENSORS (MOTION DETECTORS, TIMERS ETC AS APPROPRIATE AT THE THE JUNCTION OF THE LIGHT FITTING.

A 5 kW SOLAR PV SYSTEM SHALL BE FITTED TO THE ROOF (SEE ROOF PLAN).

ALL ELECTRIC DEVELOPMENT.

INDOOR ENVIRONMENT QUALITY
VERANDAHS TO CHILDRENS ROOMS NORTH, EAST AND WEST FACING GLAZING.
GLAZING TO IMPROVE DAYLIGHT PERFORMANCE BY MAXIMISING VLT TARGETTING 40%

TRANSPORT.
4 BIKE PARKING SPACES TO BE PROVIDED.
END OF TRIP FACILITIES; SHOWER PROVIDED.

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P4	PRELIM TP	08.01.24
P5	PRELIM TP	14.02.24
A	TP AMENDED SEE CLOUDS	05.07.24

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PROPOSED 98 PLACE CHILDCARE DEVELOPMENT
49-51 WOODS ST, BEACONSFIELD VIC.

PROPOSED SITE PLAN

Date. 15.07.23 Drawn. SJL
Job No. 3214 Scale@A1 1 : 100

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SK 100 A

AREA ANALYSIS
CHILD CARE FACILITY

SITE AREA:	1,491	m²
GROUND BUILDING AREA:	447	m²
FIRST BUILDING AREA:	526	m²
TOTAL BUILDING AREA:	973	m²
TOTAL CAR PARKING AREA:	487	m²
SITE COVERAGE:	37	%
SITE PERMEABILITY:	26	%
TOTAL CHILDREN SPACES:	98	
OUTDOOR PLAY AREA - REQUIRED:	686	m²
OUTDOOR PLAY AREA - PROVIDED:	692	m²
TOTAL CAR PARKING REQUIRED:	21.56	
TOTAL CAR PARKING PROVIDED:	21	

ROOM NAME	AREA	No. OF CHILDREN
CHILDRENS ROOM 01	53 m²	16
CHILDRENS ROOM 02	41 m²	12
CHILDRENS ROOM 03	42 m²	12
CHILDRENS ROOM 04	66 m²	20
CHILDRENS ROOM 05	52 m²	16
CHILDRENS ROOM 06	73 m²	22
TOTAL: 6	327 m²	98

CF CEILING FAN

SITE DETAILS ARE SHOWN NOMINAL. DIMENSIONS, CO-ORDIANTES, LEVELS ARE SUBJECT TO CHANGE ONCE RE-ESTABLISHMENT SURVEY IS PROVIDED.

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PROPOSED 98 PLACE CHILDCARE DEVELOPMENT
49-51 WOODS ST, BEACONSFIELD VIC.

PROPOSED GROUND FLOOR PLAN

Date. 15.07.23 Drawn. SJL
Job No. 3214 Scale@A1 1 : 100

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SK 101 A

34.43 M

36 WOOD STREET

LINE OF BUSHFIRE ZONE
BOUNDARY ENTERPRTETED FROM
PLANNING PROPERTY REPORT.

16050

15000

40.68 M

OUTDOOR
STORAGE
10 m²

STAFF ROOM
35 m²
CF
CF

WC

ACC WC

LIFT

DN

4320

LOBBY
16 m²

1685

43.72 M

CF

CF

CHILDRENS
ROOM 06
73 m²
(22 CHILDREN)
MIN. 3.25 m² UNENCUMBERED
SPACE PER CHILD

2005

CHILDRENS
ROOM 05
52 m²
(16 CHILDREN)
MIN. 3.25 m² UNENCUMBERED
SPACE PER CHILD

15695

24810

2380

CHILD WC
13 m²

CF

CF

PLAY AREA 02
269 m²

13835

6540

CF CEILING FAN

5675

3110

4.33 M

30.95 M

WOOD STREET

38 - 40 WOOD ST.

2
200

1
200

1 06 FIRST FLOOR TP
1 : 100

ADAMSON ST

ARTHUR ST

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PROPOSED 98 PLACE CHILDCARE DEVELOPMENT
49-51 WOODS ST, BEACONSFIELD VIC.

PROPOSED FIRST FLOOR PLAN

Date. 15.07.23 Drawn. SJL
Job No. 3214 Scale@A1 1 : 100

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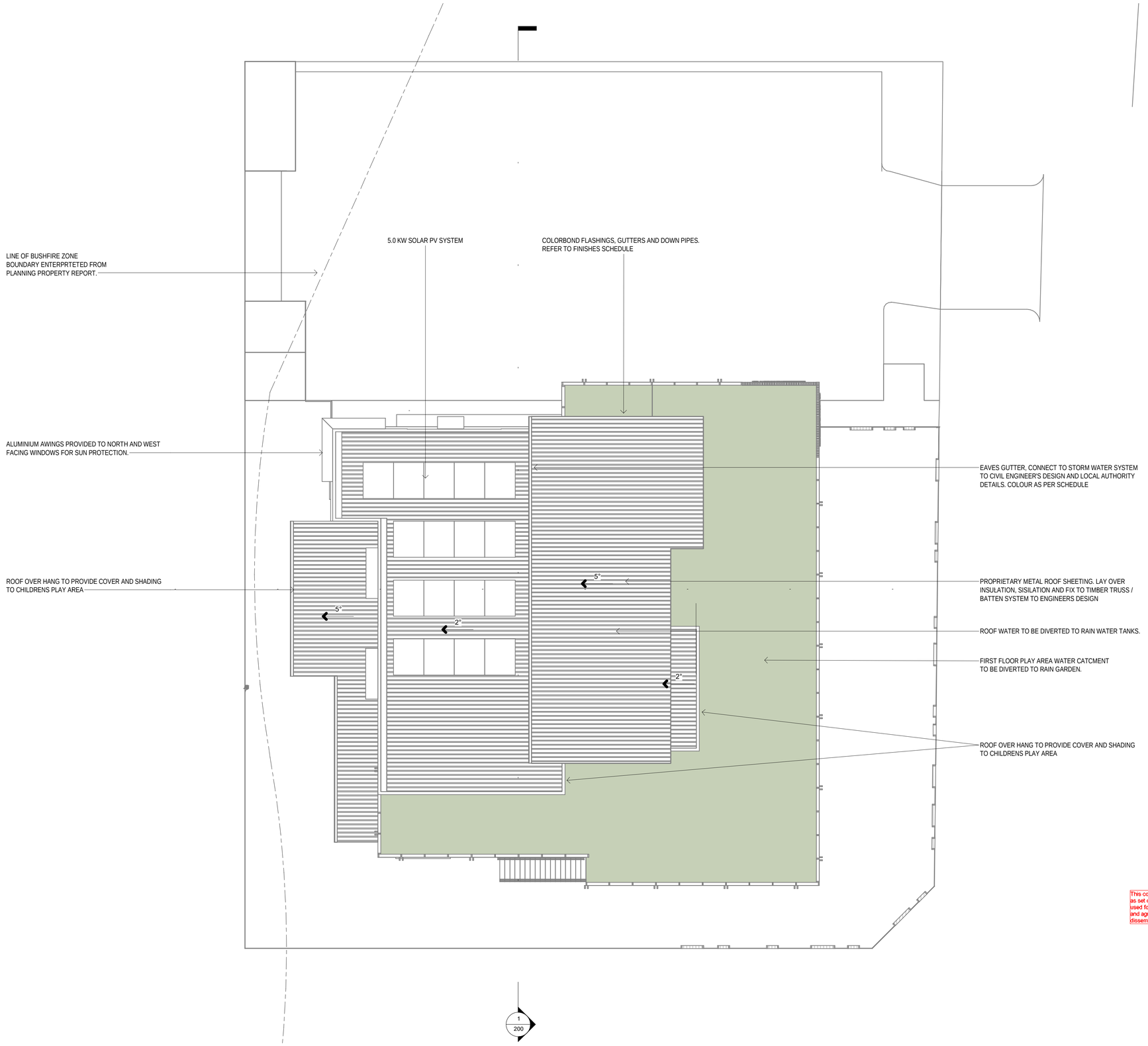
SK 102 P6



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49-51 WOODS ST, BEACONSFIELD VIC.

PROPOSED ROOF PLAN

Date. 15.07.23 Drawn. SJL
Job No. 3214 Scale@A1 1 : 100

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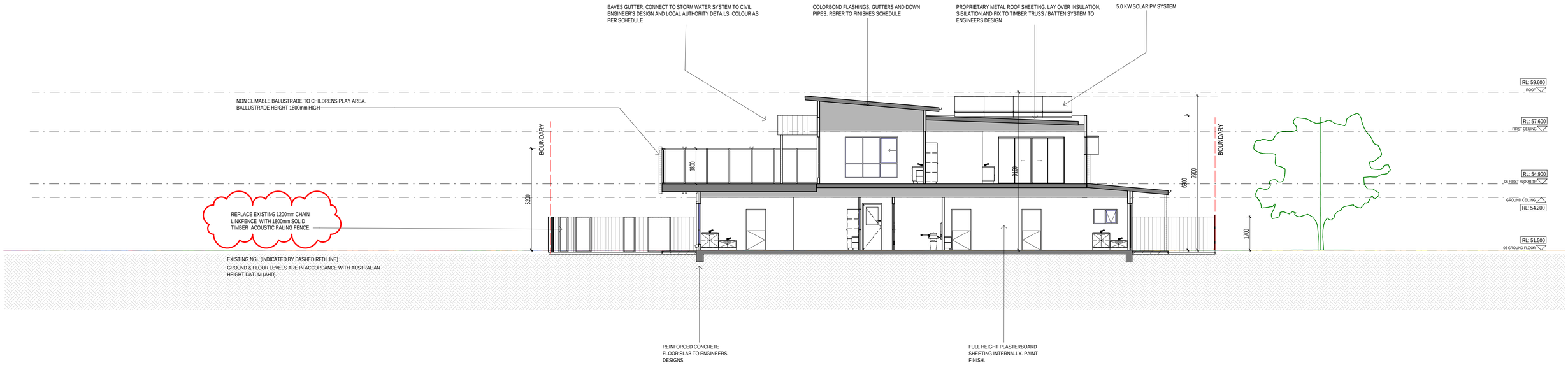
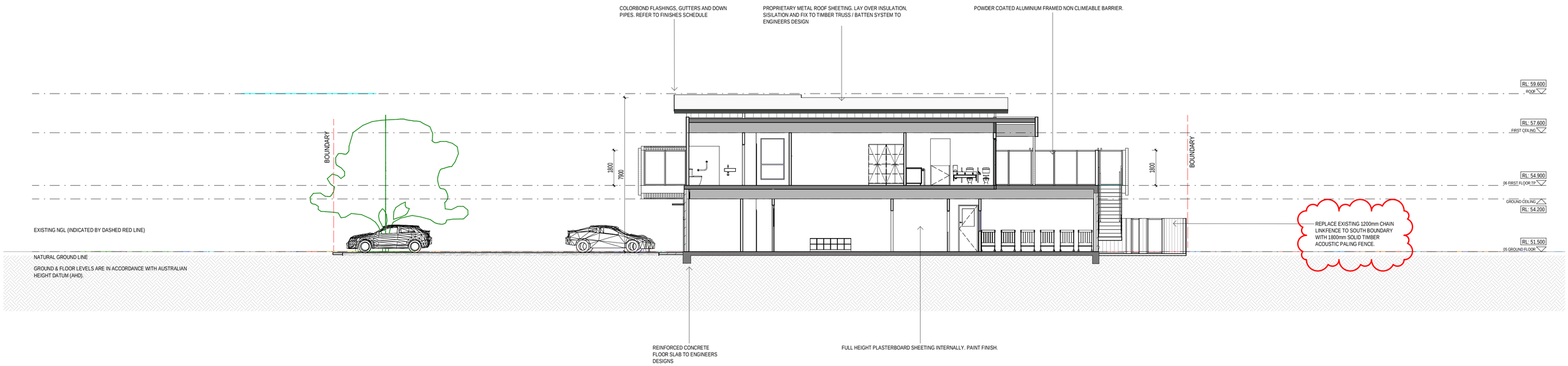
SK 103 P3



2/102 SECTION 02
1 : 100



1/102 SECTION 01
1 : 100

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PROPOSED 98 PLACE CHILDCARE DEVELOPMENT
49-51 WOODS ST, BEACONSFIELD VIC.

SECTIONS

Date. 15.07.23 Drawn. SL
Job No. 3214 Scale@A1 1 : 100

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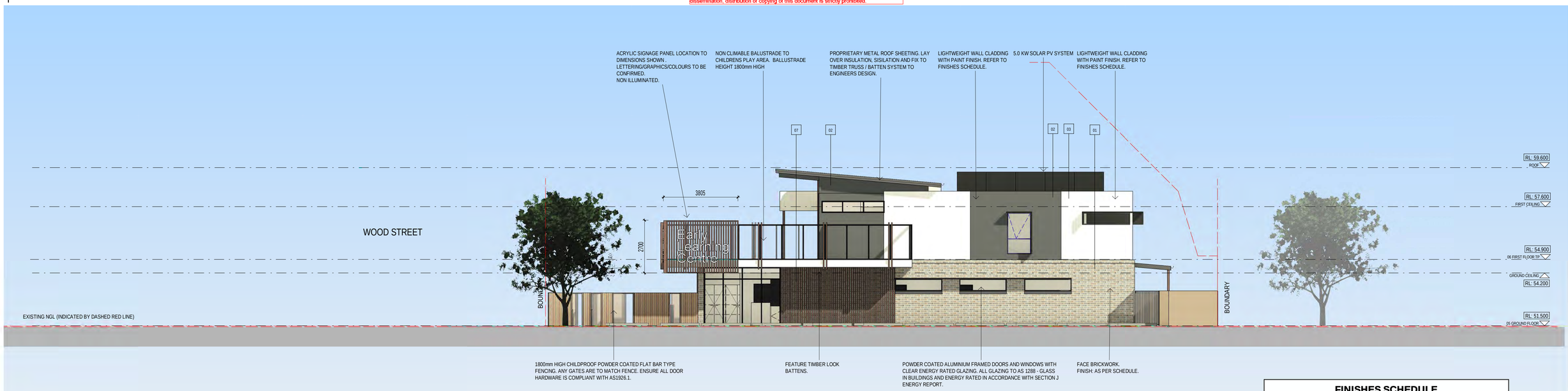
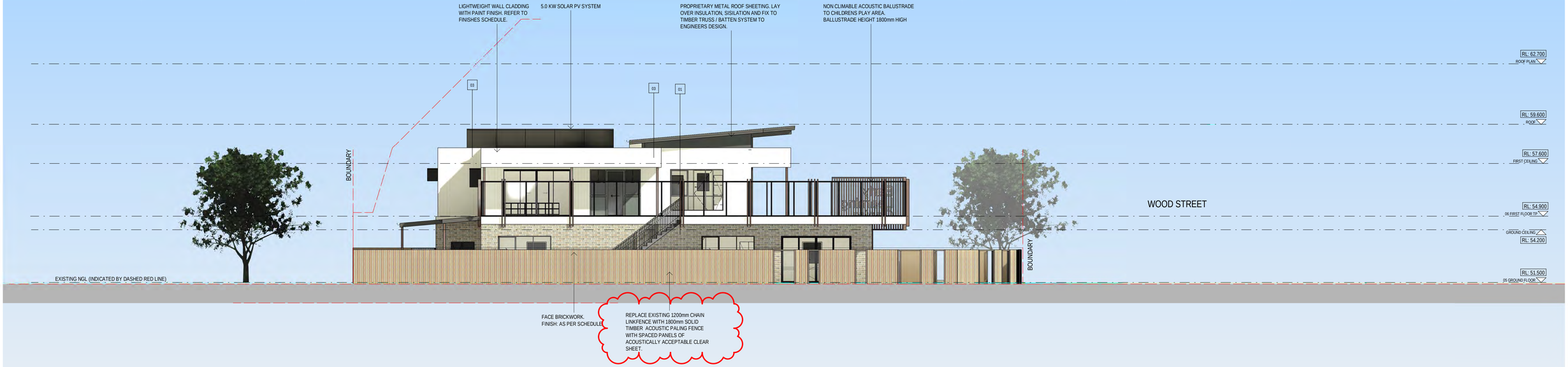
SK 200 A



1 A001 NORTH ELEVATION
1 : 100

FINISHES SCHEDULE

	01	FACE BRICKWORK - AUSTRAL YERING
	02	LIGHTWEIGHT HORIZONTAL WALL CLADDING. PAINT FINISH. COLOUR : DULUX ' MONUMENT'.
	03	LIGHTWEIGHT HORIZONTAL WALL CLADDING. PAINT FINISH. COLOUR : DULUX TERRACE WHITE
	06	POWDERCOATED METAL WINDOWS - POWDERCOAT BLACK
	07	TIMBER LOOK BATTEN SCREEN
	10	MONUMENT ROOFING AND CAPPINGS



2 A001 SOUTH ELEVATION
1 : 100

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PROPOSED 98 PLACE CHILDCARE DEVELOPMENT
49-51 WOODS ST, BEACONSFIELD VIC.

PROPOSED ELEVATIONS

Date. 15.07.23 Drawn. SJL
Job No. 3214 Scale@A1 1 : 100

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SK 300 A

1 A001 EAST ELEVATION
1 : 100

FINISHES SCHEDULE

	01	FACE BRICKWORK - AUSTRAL YERING
	02	LIGHTWEIGHT HORIZONTAL WALL CLADDING. PAINT FINISH. COLOUR : DULUX ' MONUMENT'.
	03	LIGHTWEIGHT HORIZONTAL WALL CLADDING. PAINT FINISH. COLOUR : DULUX TERRACE WHITE
	06	POWDERCOATED METAL WINDOWS - POWDERCOAT BLACK
	07	TIMBER LOOK BATTEN SCREEN
	10	MONUMENT ROOFING AND CAPPINGS

2 A001 WEST ELEVATION
1 : 100

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49-51 WOODS ST, BEACONSFIELD VIC.

PROPOSED ELEVATIONS

Date. 15.07.23 Drawn. SJL
Job No. 3214 Scale@A1 1 : 100

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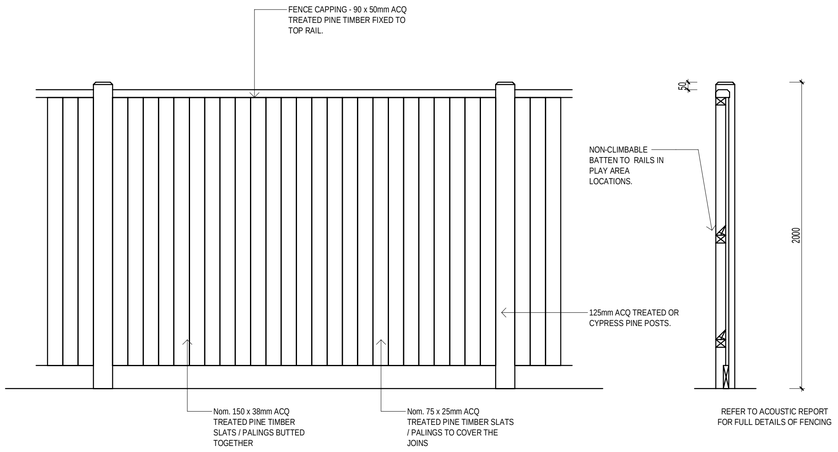
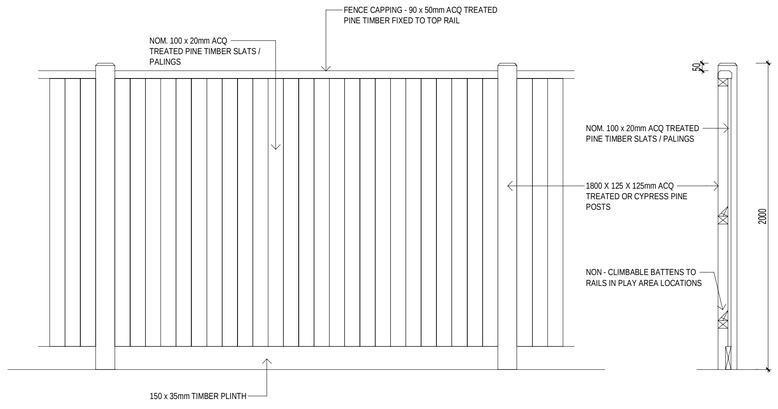
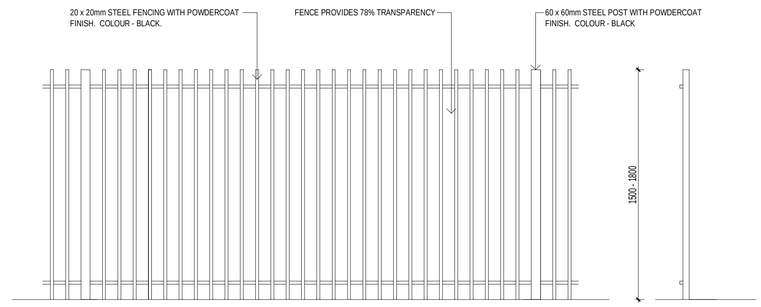


4 2000mm ACOUSTIC PALING FENCE
1 : 20



3 2000mm TYPICAL PALING FENCE DETAIL
1 : 20



2 1500-1800 TYPICAL FLAT BAR TYPE FENCING
1 : 20

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49-51 WOODS ST, BEACONSFIELD VIC.

STREETSCAPE & FENCING DETAILS

Date. 15.07.23 Drawn. DL
Job No. 3214 Scale@A1 1 : 20

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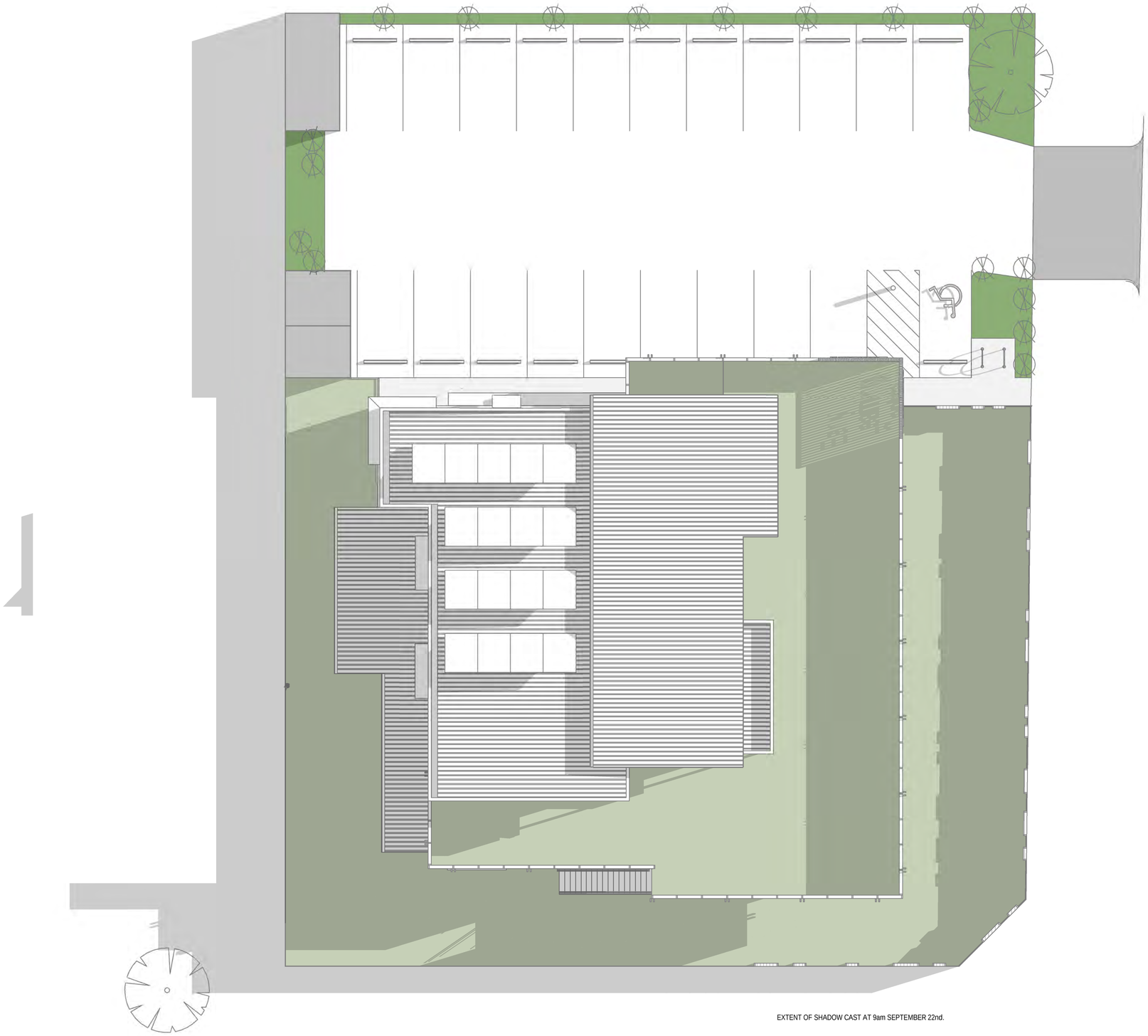
SK 310 P2



EXTENT OF SHADOW CAST AT 9am SEPTEMBER 22nd.

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SHADOW DIAGRAM - 9AM SEPTEMBER EQUINOX

Date. 15.07.23 Drawn. SJL
Job No. 3214 Scale@A1 1 : 100

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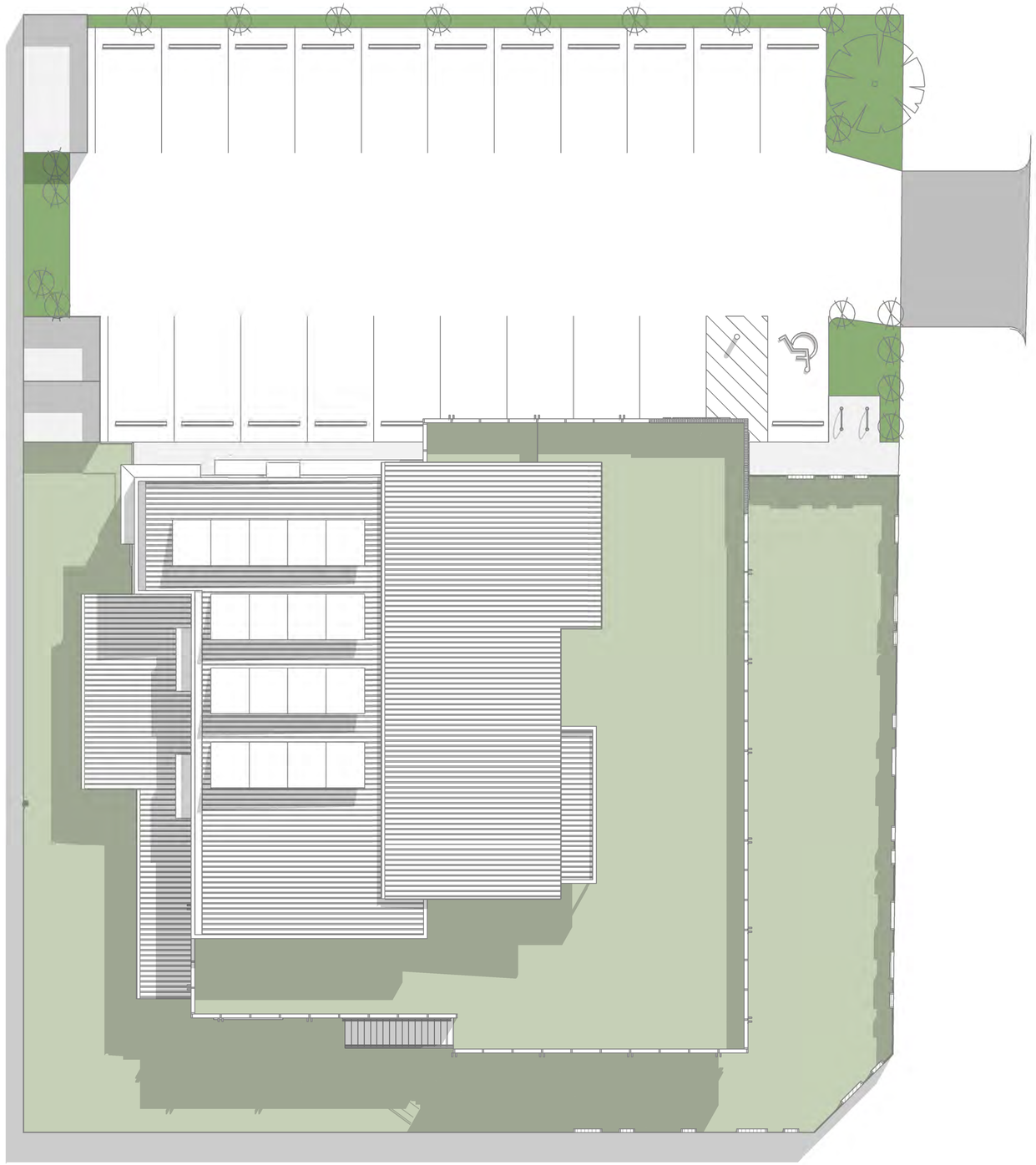

EXTENT OF SHADOW CAST AT 12pm SEPTEMBER 22nd.

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SHADOW DIAGRAM - 12PM SEPTEMBER EQUINOX

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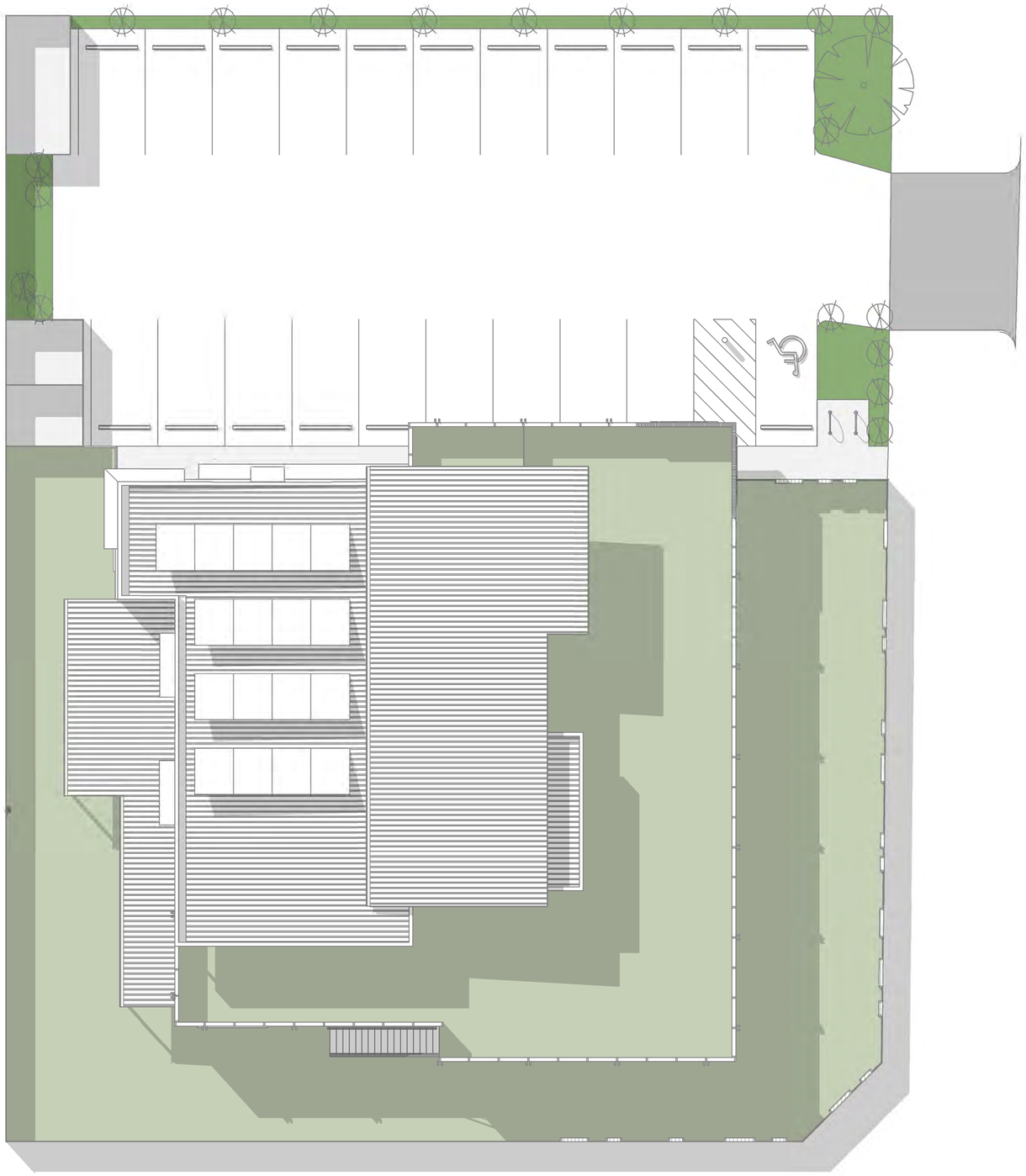

EXTENT OF SHADOW CAST AT 3pm SEPTEMBER 22nd.

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SHADOW DIAGRAM - 3PM SEPTEMBER EQUINOX

Date. 15.07.23 Drawn. SJL
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3D IMAGES

Date. 15.07.23 Drawn. SO
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