

### **3 BUILDINGS AND WORKS ASSOCIATED WITH A NON-RESIDENTIAL USE (OPEN SPORTS GROUND) AT LRES1 PS746770, 125 BRIDGE ROAD, OFFICER VIC 3809 (COMELY BANKS RESERVE)**

FILE REFERENCE INT1944940

RESPONSIBLE GENERAL MANAGER Tracey Parker

AUTHOR Emily Cook

#### **RECOMMENDATION**

That Planning Permit **T190183** be issued for **buildings and works associated with a non-residential use (open sports ground) LRES1 PS746770, 125 Bridge Road, Officer VIC 3809 (Comely Banks Reserve)** subject to the conditions attached to this report.

#### **Attachments**

- |   |                                     |         |
|---|-------------------------------------|---------|
| 1 | Locality Map                        | 1 Page  |
| 2 | Plans for Endorsement               | 5 Pages |
| 3 | Pavilion Renders (For context only) | 5 Pages |

#### **EXECUTIVE SUMMARY:**

<b>APPLICATION NO.:</b>	<b>T190183</b>
<b>APPLICANT:</b>	<b>Thomas Nicholls (Cardinia Shire Council)</b>
<b>LAND:</b>	<b>LRES1 PS746770, 125 Bridge Road, Officer VIC 3809 (Comely Banks Reserve)</b>
<b>PROPOSAL:</b>	<b>Buildings and works associated with a non-residential use (open sports ground)</b>
<b>PLANNING CONTROLS:</b>	Urban Growth Zone – Schedule 1 Development Contribution Plan Overlay – Schedule 2 Land Subject to Inundation Overlay Cardinia Road Precinct Structure Plan (September 2008) Cardinia Road Development Contribution Plan (September 2008)
<b>NOTIFICATION &amp; OBJECTIONS:</b>	Letters to adjoining owners and sign on site
<b>KEY PLANNING CONSIDERATIONS:</b>	Cardinia Road Precinct Structure Plan (September 2008) Clause 56.02 Car Parking
<b>RECOMMENDATION:</b>	Planning permit be issued subject to conditions.

#### **BACKGROUND:**

The Cardinia Road Precinct Structure Plan (September 2008) includes a district sports reserve adjacent to Gum Scrub Creek south of Bridge Road. Planning permit T150290 was issued for the subdivision of the land

forming part of the Arcadia Estate in October 2015. This permit created a title for the district sports reserve (LRES1 PS746770, 125 Bridge Road, Officer VIC 3809), now known as the Comely Banks Reserve.

Council has developed the Comely Banks Recreation Reserve Precinct Master Plan for the site. The Master Plan provides for the current and long term future recreational needs of the community.

Various Council Departments were consulted during the development of the master plan including, Recreation Services, Youth Services, Children and Family Services and Active Communities. Various peak sporting bodies also contributed to the development of the Master Plan, including Cricket Victoria and Rugby Union Victoria.

This planning permit (T190183) seeks to facilitate the development of the Comely Banks Reserve in accordance with the master plan.

## SUBJECT SITE

The site is located on the southern side of Bridge Road, the northern side of Erewhon Avenue, the eastern side of Lower Gum Scrub Creek and the western side of the Bridgewood school site.

Presently, there are no crossovers to the site and there is an existing drainage easement along the eastern property boundary.

The site currently is vacant land which does not contain any native vegetation.

The topography of the land is flat.

The main characteristics of the surrounding area are:

NORTH	Bridge Road, Arcadia/Aspect Estate, Pakenham Railway Line, Arena Estate and the Princes Highway.
SOUTH	The Arcadia Estate, the Princes Freeway, Kaduna Park Estate and undeveloped/developing land forming part of the Cardinia Road Employment Precinct Structure Plan area.
EAST	The Arcadia/Aspect Estate, Cardinia Road and the Lakeland/Edenbrooke Estate.
WEST	Lower Gum Scrub Creek, Officer Secondary/Special School, Arcadia Estate, Officer South Road and developing land forming part of the Officer Precinct Structure Plan area.

## PROPOSAL

The proposal includes **buildings and works associated with a non-residential use (open sports ground)**.

The proposal is to establish the Comely Banks Recreation Reserve which is 7.64 hectares including:

- Two (2) sporting ovals
- Bowling greens
- Pavilion
  - o Approximately 1545sqm including, change rooms, function/social spaces, bathrooms, meeting rooms, kiosks and storage areas.
- Cricket nets
- Play equipment
- Additional open space areas
- The proposal also includes the provision of 251 car parking spaces. The proposed car parking and ingress/egress from Bridge Road to the site will be via two (2) access ways. The car park then provides a single exit-only access through to Erewhon Avenue. This thoroughfare through to Erewhon Avenue also provides for bus pick/up drop. It is anticipated that the car parking and bus areas will also be utilised by Bridgewood Primary School.

### Staging

The proposal is to be delivered in a number of stages.

- Stage 1A  
Interim construction area including site offices and gravel car parking area.
- Stage 1  
Single storey pavilion (approx. 1545sqm in size).
- Stage 2  
Two (2) sporting ovals, multi-use training enclosures (cricket nets), playground/picnic area, car parking and access ways.
- Stage 3  
Bowling greens.

## **PLANNING SCHEME PROVISIONS**

### **State Planning Policy Framework (SPPF)**

The relevant clauses of the SPPF are:

- 11.02-2 Structure Planning
- 11.02-3 Sequencing of Development
- 11.03-2 Growth Areas
- 13.02 Bushfire
- 15.01-1 Urban Design
- 15.01-4 Healthy Neighbourhoods
- 15.03-2 Aboriginal Cultural Heritage
- 18.02-4 Car Parking
- 19.02-6 Open Space

### **Local Planning Policy Framework (LPPF)**

The relevant clauses of the LPPF are:

- 21.02-5 Open Space
- 21.02-7 Aboriginal and Cultural Heritage
- 21.03-2 Urban Growth Area
- 21.05-6 Community Services and Facilities
- 21.06-1 Design and Built Form

### **Relevant Particular/ General Provisions and relevant incorporated or reference documents**

The relevant provisions/ documents are:

- Clause 52.06 Car Parking
- Clause 65 Decision Guidelines
- Cardinia Road Precinct Structure Plan (September 2008)
- Cardinia Road Precinct Development Contributions Plan (September 2008)

### Cardinia Shire's Liveability Plan 2017-2029

This proposal has regard to Cardinia Shire's Liveability Plan 2017-2029, in particular:

- Improved Social Cohesion
- Improved safety
- Reduce obesity

### Zone

The land is subject to the Urban Growth Zone – Schedule 1

### Overlays

The land is subject to the following overlays:

- Development Contribution Plan Overlay – Schedule 2
- Land Subject to Inundation Overlay

### PLANNING PERMIT TRIGGERS

The proposal for **buildings and works associated with a non-residential use (open sports ground)** requires a planning permit under the following clauses of the Cardinia Planning Scheme:

- Pursuant to Clause 2.5 of Schedule 1 to the Urban Growth Zone, a planning permit is required to construct a building or construct or carry out works for a non-residential use (open sports ground).

*It is noted that Pursuant to Clause 2.5 of Schedule 1 to the Urban Growth Zone the use of the land for an open sports ground is a Section 1 use and therefore does not require planning approval.*

- Pursuant to Clause 44.04-2 of the Land Subject to Inundation Overlay, a planning permit is required to construct a building or to construct or carry out works.

### PUBLIC NOTIFICATION

The application has been advertised pursuant to Section 52 of the Planning and Environment Act 1987, by:

- Sending notices to the owners and occupiers of adjoining land.
- Placing one (1) sign on site.

The notification has been carried out correctly, and Council has received no objections to date.

## REFERRALS

In accordance with Section 55 of the Planning and Environment Act 1987 and Clause 66 of the Cardinia Planning Scheme the following referral authorities received the permit for review:

### *Melbourne Water*

The application was referred to Melbourne Water as a statutory referral. Melbourne Water had no objection to the proposal subject to conditions.

## DISCUSSION

The proposed **buildings and works associated with a non-residential use (open sports ground)** is consistent with the aims and objectives of the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement as well as zones and overlays which apply to the subject site.

### Urban Growth Zone – Schedule 1

The application has been assessed against the relevant precinct structure plan, being the Cardinia Road Precinct Structure Plan (September 2008), as discussed below.

### Cardinia Road Precinct Structure Plan (September 2008)

The Cardinia Road Precinct Structure Plan (PSP) identifies the Comely Banks Reserve as a district sports reserve. The site was created as part of Planning Permit T150190 which granted a subdivision permit of the Arcadia Estate and is 7.64 hectares in area. The orientation of the reserve has been varied from that shown in the PSP to include for a greater frontage to Bridge Road.

The PSP includes the following relevant Open Space objectives:

- *To provide and develop a range of open space types to meet the active and passive needs of the community and protect and restore environmental values and features.*
- *To provide for the protection and enhancement of areas of environmental significance and to integrate these areas with open space systems.*
- *To create an attractive urban environment with a strong sense of place through the provision and landscaping of open space.*
- *Should have a total area of at least 8 ha for each park.*
- *Are provided with at least a pavilion that includes change rooms, toilets and canteen. Training lights are usually provided.*
- *Should be located adjacent to a secondary college or adjoining a linear park.*
- *Should contain two playing fields or ovals with a buffer space.*

The proposal contributes to the overall open space network of the Cardinia Road PSP and provides for a range of active and passive recreation opportunities including; multi use sporting fields, cricket nets, bowling greens, playground equipment and an associated pavilion of 1545sqm.

The proposal includes pedestrian paths which link into the existing adjoining trail network along Lower Gum Scrub Creek. Detailed landscaping plans, required as a condition of the permit, will ensure high quality landscaping throughout the site.

The total site area of 7.64ha was determined as part of earlier subdivisions (and additional 0.3601 ha of land adjoins the subject site to be developed for a future regional autism centre). The car parking and access ways, including the bus pick up/drop off areas, have been designed to service the adjoining Bridgewood Primary School as well as the recreation reserve.

### **Land Subject to Inundation Overlay**

The Land Subject to Inundation Overlay applies to approximately half of the Comely Banks Reserve. The previous subdivision which created the Reserve (T150290 – Arcadia Estate) addressed potential flooding issues and, created the adjoining Lower Gum Scrub Creek Reserve. Notwithstanding, this application was referred to Melbourne Water who have consented to the proposal (subject to conditions).

#### **Clause 13.02 Bushfire**

The subject site is within a Bushfire Prone Area (BPA) but is not subject to the Bushfire Management Overlay (BMO). Areas with the highest risk are subject to the BMO and require individual and site specific development planning permits. Clause 71.02-3 Integrated Decision Making is however the key principle for decisions in bushfire affected areas and, prioritises the protection of human life over all other policy considerations. Clause 13.02-1S Bushfire requires Council to assess against bushfire risk for major sports and recreation facilities and/or places which result in large congregations of people. The applicant is not required to submit an assessment report.

The land surrounding the Comely Banks Reserve has been developed for urban residential purposes, in accordance with the Cardinia Road Precinct Structure Plan (PSP), thereby reducing bushfire risk.

A central evacuation route (east-west) exists via Bridge Road adjoining the site. The proposal provides for a community facilities which will offer a safe area and evacuation point.

It is noted that the CFA is not a referral authority for BPA land and has indicated they do not wish to comment on such planning permit applications. The proposal is considered to provide for appropriate bushfire mitigation measures in relation to the objectives of Clause 13.02 and is considered to be acceptable.

#### **Clause 52.06 Car Parking**

Clause 52.06-5 does not specify a number of car parking spaces required for an ‘open sports ground’ (or any terms under which it is nested). Therefore, in accordance with Clause 52.06-6 car parking spaces must be provided to the satisfaction of the Responsible Authority.

The proposal includes 251 car parking spaces which is considered to adequately provide for the proposed use. Council’s Traffic Department have consented to the number of car parking spaces. It is expected that the adjoining school, Bridgewood Primary School, will utilise the car park and bus pick up/drop off area on week days.

A condition included on the permit requires adequate interim car parking to be constructed within Stage 1A prior to the use of the pavilion commencing. The permit also requires ultimate car parking and circulation areas to be in accordance with Clause 52.06.

#### **Clause 52.36 Integrated Public Transport Planning.**

Clause 52.36-1 requires an application associated with a ‘major sports and recreation facility’ to be referred to the Public Transport Authority. The proposal is for buildings and works associated with an open sports ground and therefore is not required to be referred.

#### **Cardinia Road Development Contributions Plan (September 2008) and Development Contribution Plan Overlay – Schedule 3**

Development contributions, for the entire Arcadia Estate, were required in accordance with planning permit T1590290. The subject site was transferred to Council in accordance with this planning permit. There are no additional infrastructure items (or development contribution levies) required as part of this proposal.

#### **Cultural Heritage Sensitivity**

A Cultural Heritage Management Plan (CHMP) 10130 was prepared for the entire Aspect Estate in 2008 and approved by Aboriginal Affairs Victoria on 17 October 2008.

### **CONCLUSION**

The proposed **buildings and works associated with a non-residential use (open sports ground) are** consistent with the purpose and objectives of the Urban Growth Zone – Schedule 1, the Land Subject to Inundation Overlay, the Cardinia Road Precinct Structure Plan (September 2008), Clause 13.02 Bushfire and Clause

52.06 Car Parking which apply to the subject property. The proposal is considered acceptable and as such should be approved subject to the following conditions:

### CONDITIONS

1. The development as shown on the endorsed plan/s must not be altered without the written consent of the Responsible Authority.
2. The development must proceed in the order of the stages as shown on the endorsed plans to the satisfaction of the Responsible Authority.
3. Once the development has commenced, it must be continued and completed to the satisfaction of the Responsible Authority.
4. The use/development must be managed so that the amenity of the area is not detrimentally affected through the:
  - a. Transport of materials, goods or commodities to or from the land.
  - b. Appearance of any building, works or materials.
  - c. Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
  - d. Presence of vermin.

To the satisfaction of the Responsible Authority.

5. Before the use of the pavilion within Stage 1 commences, interim car parking and access ways must be provided within Stage 1A to the satisfaction of the Responsible Authority.
6. Car parking and access ways must be provided in accordance with the requirements of Clause 52.06 of the Cardinia Shire Planning Scheme.
7. The exterior colour and cladding of the development must not result in any adverse visual impact on the environment of the area and all external cladding and trim of the building, including the roof, must be of a non-reflective nature.
8. Before the development commences, the site must be fully provided with services including reticulated water & sewerage, gas, drainage, underground electricity and underground telecommunications and public lighting to the satisfaction of the Responsible Authority.

### Stage 1

9. Before the development of Stage 1 commences, a stormwater management plan showing the stormwater works to the nominated point of discharge must be submitted for the approval of the Responsible Authority. The stormwater management plan must be prepared by a suitably qualified person and show details of the proposed stormwater works including all existing and proposed features that may have impact (including trees to be retained, crossings, services, fences, abutting buildings, existing boundary levels etc). All works must be undertaken in accordance with the approved stormwater management plan.
10. Stormwater works for Stage 1 must be provided on the subject land so as to prevent overflows onto adjacent properties.
11. At least 14 days before any works for Stage 1 commences, a site specific Construction Environmental Management Plan (CEMP) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved the CEMP will be endorsed and will then form part of the permit. All works must be undertaken in accordance with the approved CEMP.

The CEMP must address all environmental risks and include:

- a. Temporary stormwater management including sedimentation control,
- b. Provision of pollution and contamination controls including noise and dust,



- c. Location of stockpiles and stockpile management,
- d. Location of site office and facilities
- e. Equipment, materials and goods management.
- f. Tree protection zones, trees to be retained and trees to be removed; and
- g. The western most access point to the ultimate car park location within Stage 2 must be constructed as part of Stage 1 to provide access to the temporary car parking location indicated within Stage 1, in accordance with plans and specifications approved by the Responsible Authority.

### Stage 2

12. Before the commencement of any buildings and works for Stage 2, a landscape plan prepared by a person suitably qualified and experienced in landscape design to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and one electronic copy in an approved format must be provided. The plan must show:
- a. A survey (including botanical names) of all existing vegetation to be retained and/or removed.
  - b. Buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary.
  - c. Details of surface finishes of pathways and driveways.
  - d. A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.
  - e. Landscaping and planting within all open areas of the subject land.
  - f. Indigenous species must be planted along the eastern interface adjacent to Gum Scrub Creek

All species selected must be to the satisfaction of the Responsible Authority and should be drought tolerant and proven hardy cultivars suitable to the local conditions. Plantings are not to impact sight lines for vehicles or pedestrians.

13. Before the development of Stage 2 commences, a stormwater management plan showing the stormwater works to the nominated point of discharge must be submitted for the approval of the Responsible Authority. The stormwater management plan must be prepared by a suitably qualified person and show details of the proposed stormwater works including all existing and proposed features that may have impact (including trees to be retained, crossings, services, fences, abutting buildings, existing boundary levels etc). All works must be undertaken in accordance with the approved stormwater management plan.
14. Stormwater works for Stage 2 must be provided on the subject land so as to prevent overflows onto adjacent properties.
15. Before the use of Stage 2 commences, all road and drainage infrastructure must be designed and constructed in accordance with plans and specifications approved by the Responsible Authority. The works must comply with the standards nominated in the Cardinia Shire Council "Guidelines for the Development & Subdivision of Land", "Development Construction Specification" and the "Water Sensitive Urban Design (WSUD) Guidelines".
16. At least 14 days before any works for Stage 2 commences, a site specific Construction Environmental Management Plan (CEMP) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved the CEMP will be endorsed and will then form part of the permit. All works must be undertaken in accordance with the approved CEMP.
- The CEMP must address all environmental risks and include:
- a. Temporary stormwater management including sedimentation control,
  - b. Provision of pollution and contamination controls including noise and dust,



- c. Location of stockpiles and stockpile management,
- d. Location of site office and facilities
- e. Equipment, materials and goods management.
- f. Tree protection zones, trees to be retained and trees to be removed; and

#### General

17. All roads used for the purpose of haulage of imported or exported materials for construction must be:
- a. Approved in writing by the Responsible Authority for the submitted haulage strategy, at least seven days prior to the commencement of use,
  - b. Maintained in accordance with the Responsible Authority's maintenance intervention levels, or as requested by the Responsible Authority if the road deteriorates during the haulage period, and
  - c. Reinstated to the satisfaction of the Responsible Authority.
18. Before a certificate of practical completion is issued, CCTV results for the full length of all stormwater drainage pipes where Council is the responsibility authority, must be submitted for assessment. The submitted information is to be to the satisfaction of the Responsible Authority.
19. Before a certificate of practical completion is issued, the permit holder must provide:
- a. Provide survey enhanced "as constructed" GIS data for the drainage, road and footpath information components of the subdivision, in accordance with the current version of D-SPEC and R-SPEC. Council's preferred format for the submission of the graphical data is in "MapInfo Native Format". A secondary format is "MapInfo MID/MIF". Grid Co-ordinates must be MGA zone 55 (GDA 94). Please refer to the A-SPEC website for further information: [www.a-specstandards.com.au](http://www.a-specstandards.com.au)
20. Before a certificate of practical completion is issued, "as constructed" digital road and drainage information in AutoCAD format with all Xrefs binded into the drawings and showing any amendments during construction, must be submitted for all civil works where Council is the Responsibility Authority.
21. Before the use of any stage comments, lighting of streets and pedestrian/cycle paths must be designed and provided in accordance with Australian Standard 1158.1 to the satisfaction of the Responsible Authority.
22. Before the development is occupied or by such later date as is approved by the Responsible Authority in writing, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority.
23. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority and used for no other purpose. Any dead, diseased or damaged plants are to be replaced.

#### Melbourne Water

24. Stormwater runoff from the Development must achieve State Environment Protection Policy (Waters of Victoria) objectives for environmental management of stormwater as set out in the 'Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO) 1999'.
25. All new fill pads are to be filled to a minimum of 300mm above the 1% AEP flood levels and all floor levels must be at least 600mm above the 1% AEP flood levels, associated with any existing or proposed Melbourne Water wetland, retarding basin or waterway.
26. The development is to make provision for overland flows from the upstream catchment utilising roads and/or reserves.
27. Any road or access way intended to act as a stormwater overland flow path must be designed and constructed to comply with the floodway safety criteria outlined within Melbourne Water's Land Development Manual.
28. Prior to construction, a separate application direct to Melbourne Water must be made for any new or modified storm water connection to Melbourne Water's drains or watercourses.

**Expiry:**

*This permit will expire if one of the following circumstances applies:*

- a. The development of the first stage does not start within **two (2) years** of the date of this permit; or
- b. The development of the final stage is not completed within **ten (10) years** of the date of this permit;  
or

The Responsible Authority may extend the periods referred to if a request is made in writing in accordance with section 69 of the *Planning and Environment Act 1987*.

**Notes:**

- A Building Permit may be required for this development. To obtain a Building Permit you will need to contact a registered building surveyor. A Building Permit must also be obtained for any retaining wall exceeding 1.0 metres in height.
- A 'Vehicle Crossing Permit' must be obtained from Council prior to the commencement of any works associated with the proposed vehicle crossing.
- *All activities carried out on the site must comply with the approved Cultural Heritage Management Plan for all stages on plan identifier 10130, dated 13 October 2013 and approved on 17 October 2008.*

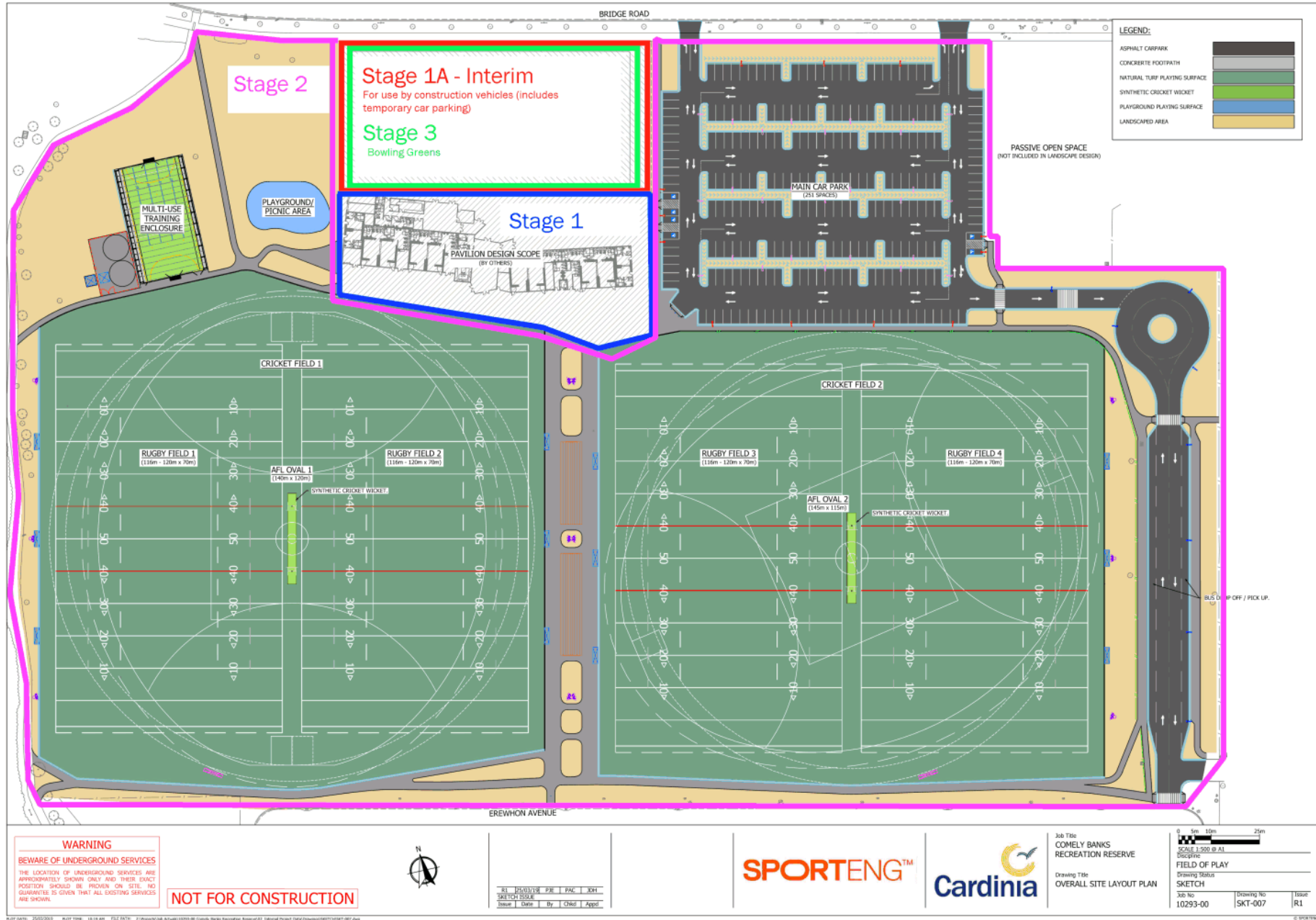
Works must cease immediately upon the discovery of any Aboriginal cultural material, and Aboriginal Affairs Victoria must immediately be notified of any such discovery.

Development on the land subject of this permit must cease immediately upon the discovery of any suspected human remains. The Police or State Coroner must be informed of the discovery without delay. If there are reasonable grounds to suspect that the remains are Aboriginal, the discovery must also be reported to Aboriginal Affairs Victoria.











ISSUE	AMENDMENT	DATE	GENERAL NOTES	<p><b>C.L.</b> CohenLeigh Architects                  Suite 1, Level 1, 5 Marceau Street                  Sandringham, Victoria 3191                  (61) 081 8585                  info@cohenleigh.com                  cohenleigh.com</p>	PROJECT	COMELY BANKS RESERVE SPORTING PAVILION	SCALE	1:300 @ A3	<p>DRAWING NAME                  PROPOSED SITE PLAN - PAVILION</p>						
A	PLANNING PERMIT ISSUE	190522	<p>THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS &amp; DRAWINGS. COPYRIGHT OF THIS DRAWING IS VESTED &amp; REMAINS WITH COHENLEIGH ARCHITECTS PTY LTD. CONTRACTOR TO CHECK &amp; SET OUT ALL CONDITIONS, LEVELS &amp; DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORKS OR PRODUCTION OF ANY SHOP DRAWINGS. DO NOT SCALE OFF DRAWINGS.</p>		CLIENT	CARDINIA SHIRE COUNCIL	DRAWN BY	EE		CHECKED	CL	DRAWING NUMBER	A-TP-09	ISSUE	A
					PROJECT NUMBER	190201	DATE	MARCH 2019							



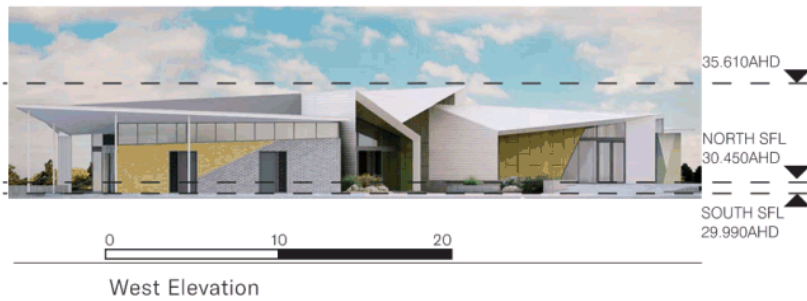
GFA = 1545m<sup>2</sup>

ISSUE A	AMENDMENT PLANNING PERMIT ISSUE	DATE 190522	GENERAL NOTES THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS & DRAWINGS. COPYRIGHT OF THIS DRAWING IS VESTED & REMAINS WITH COHENLEIGH ARCHITECTS PTY LTD. CONTRACTOR TO CHECK & SET OUT ALL CONDITIONS, LEVELS & DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORKS OR PRODUCTION OF ANY SHOP DRAWINGS. DO NOT SCALE OFF DRAWINGS.	<p>CohenLeigh Architects Suite 1, Level 1, 5 Marooch Street Sandringham, Victoria 3191 (03) 9871 6588 info@cohenleigh.com cohenleigh.com</p>	PROJECT COMELY BANKS RESERVE SPORTING PAVILION	SCALE 1:250 @ A3	DRAWING NAME PROPOSED FLOOR PLAN
					CLIENT CARDINIA SHIRE COUNCIL	DRAWN BY: EE      CHECKED: CL PROJECT NUMBER: 190201 DATE: MARCH 2019	DRAWING NUMBER A-TP-10 ISSUE A

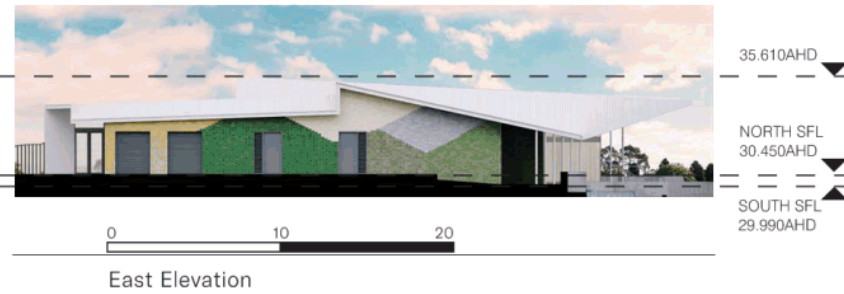




North Elevation (Entry & Bowls Facilities)



West Elevation



East Elevation



South Elevation (Sports Fields)

ISSUE	AMENDMENT	DATE	GENERAL NOTES	 CoherLeigh Architects Suite 1, Level 1, 5 Marouse Street Sandringham, Victoria 3191 (61) 9571 8585 info@coherleigh.com coherleigh.com	PROJECT	SCALE	DRAWING NAME	
A	PLANNING PERMIT ISSUE	190522	THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS & DRAWINGS. COPYRIGHT OF THIS DRAWING IS VESTED & REMAINS WITH COHERLEIGH ARCHITECTS PTY LTD. CONTRACTOR TO CHECK & SET OUT ALL CONDITIONS, LEVELS & DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORKS OR PRODUCTION OF ANY SHOP DRAWINGS. DO NOT SCALE OFF DRAWINGS.		COMELY BANKS RESERVE SPORTING PAVILION	AS SCALED@ A3	ELEVATIONS	
					CLIENT	DRAWN BY	CHECKED	ISSUE
					CARDINIA SHIRE COUNCIL	EE	CL	A
						PROJECT NUMBER		DRAWING NUMBER
						190201		A-TP-11
						DATE		ISSUE
						MARCH 2019		A



**BR-1**  
BOWRAL BRICKS  
DRY PRESSED  
SIMMENTAL SILVER



**BR-2**  
EUROA GLAZED BRICKS  
TREE FROG



**BR-3**  
EUROA GLAZED BRICKS  
LEMON BUTTER



**BR-4**  
EUROA GLAZED BRICKS  
GOLDEN CROWN



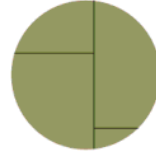
**BR-5**  
EUROA GLAZED BRICKS  
BRIGHT GREEN



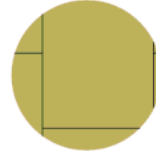
**BR-6**  
EUROA GLAZED BRICKS  
AVACADO



**WL-1**  
CEMENT WALL SHEET  
IN STRETCHER BOND  
PATTERN  
COLOUR : DULUX LAIRD



**WL-2**  
CEMENT WALL SHEET  
IN STRETCHER BOND  
PATTERN  
COLOUR : DULUX  
FIELD MAPLE



**WL-1**  
CEMENT WALL SHEET  
IN STRETCHER BOND  
PATTERN  
COLOUR : DULUX  
TARPON GREEN



**R1**  
SURFMIST COLORBOND  
SPANDEK/ KLIPOK  
MATCHING CAPPINGS ,  
FLASHINGS ETC.



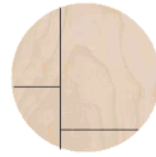
**D-DOORS /W- WINDOW  
FRAMES**  
POWDERCOAT  
MONUMENT



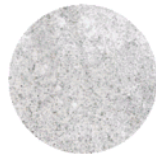
**PM-DOOR FRAMES**  
30% CONTRAST



**EA-2**  
CEMENT SHEETING  
WITH PATTERNED  
STAINLESS STEEL  
SCREWS. COLOUR:  
DULUX WHITE DUCK



**EA-2**  
BIRCH MARINE PLY  
WITH PRE POLY-  
URATHANE FINISH.  
PATTERNED STAINLESS  
STEEL SCREWS



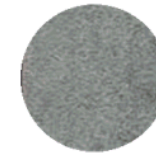
**PAVING/ SEATING**  
BRIGHT & WHITE  
CEMENT



**PAV-2**  
EXPOSED AGGREGATE




**PAV-3**  
COLOURED CONCRETE



**PAV-4**  
COLOURED CONCRETE

ISSUE	AMENDMENT	DATE	GENERAL NOTES THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS & DRAWINGS. COPYRIGHT OF THIS DRAWING IS VESTED & REMAINS WITH COHENLEIGH ARCHITECTS PTY LTD. CONTRACTOR TO CHECK & SET OUT ALL CONDITIONS, LOADS & DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORKS OR PRODUCTION OF ANY SHOP DRAWINGS. DO NOT SCALE OFF DRAWINGS.	<b>C.L.</b> CohenLeigh Architects Suite 1, Level 1, 5 Maroona Street Sandringham, Victoria 3191 (03) 9871 6888 info@cohenleigh.com cohenleigh.com	PROJECT	SCALE	DRAWING NAME		
A	PLANNING PERMIT ISSUE	190522			COMELY BANKS RESERVE SPORTING PAVILION	NTS @ A3	EXTERNAL FINISHES SCHEDULE		
					CLIENT	DRAWN BY	EE	CHECKED	CL
					CARDINIA SHIRE COUNCIL	PROJECT NUMBER	190201		
						DATE	MARCH 2019	DRAWING NUMBER	A-TP-02
						ISSUE	A		



ISSUE A	AMENDMENT PLANNING PERMIT ISSUE	DATE 190522	GENERAL NOTES THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS & DRAWINGS. COPYRIGHT OF THIS DRAWING IS VESTED & REMAINS WITH COLBERTLEIGH ARCHITECTS PTY LTD. CONTRACTOR TO CHECK & SET OUT ALL CONDITIONS, LEVELS & DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORKS OR PRODUCTION OF ANY SHOP DRAWINGS. DO NOT SCALE OFF DRAWINGS.	 <p>ColbertLeigh Architects Suite 1, Level 1, 5 Marooch Street Sandringham, Victoria 3191 183 987 8888 info@colbertleigh.com colbertleigh.com</p>	PROJECT COMELY BANKS RESERVE SPORTING PAVILION	SCALE NTS @ A3	DRAWING NAME PERSPECTIVE 1 - NORTHERN ENTRY FORECOURT	
			CLIENT CARDINIA SHIRE COUNCIL		DRAWN BY: EE      CHECKED: CL PROJECT NUMBER: 190201 DATE: MARCH 2019	DRAWING NUMBER A-TP-12	ISSUE A	






ISSUE A	AMENDMENT PLANNING PERMIT ISSUE	DATE 190522	GENERAL NOTES THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS & DRAWINGS. COPYRIGHT OF THIS DRAWING IS RESERVED & REMAINS WITH COHENLEIGH ARCHITECTS PTY LTD. CONTRACTOR TO CHECK & SET OUT ALL CONDITIONS, LEVELS & DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORKS OR PRODUCTION OF ANY SHOP DRAWINGS. DO NOT SCALE OFF DRAWINGS.	<p>CohenLeigh Architects Suite 1, Level 1, 5 Maroon Street Sandringham, Victoria 3191 PH: 9527 4555 info@cohenleigh.com cohenleigh.com</p>	PROJECT COMELY BANKS RESERVE SPORTING PAVILION	SCALE NTS @ A3	DRAWING NAME PERSPECTIVE 2 - VIEW FROM EASTERN ENTRY TO SOUTH AND NORTH AREAS	
					CLIENT CARDINIA SHIRE COUNCIL	DRAWN BY EE	CHECKED CL	DRAWING NUMBER A-TP-13
					PROJECT NUMBER 190201			
					DATE MARCH 2019			



ISSUE	AMENDMENT	DATE	GENERAL NOTES	<p><b>C.L.</b> CoherLagh Architects                  Suite 1, Level 1, 5 Marouse Street                  Sandringham, Victoria 3191                  (03) 9571 8888                  info@coherlagh.com                  coherlagh.com</p>	PROJECT	SCALE	DRAWING NAME		
A	PLANNING PERMIT ISSUE	190522	THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS & DRAWINGS. COPYRIGHT OF THIS DRAWING IS VESTED & REMAINS WITH COHERLAGH ARCHITECTS PTY LTD. CONTRACTOR TO CHECK & SET OUT ALL CONDITIONS, LEVELS & DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORKS OR PRODUCTION OF ANY SHOP DRAWINGS. DO NOT SCALE OFF DRAWINGS.		COMELY BANKS RESERVE SPORTING PAVILION	NTS @ A3	PERSPECTIVE 3 - VIEW FROM SOUTHERN SPORTS FIELD 1		
					CLIENT	DRAWN BY	EE	CHECKED	CL
					CARDINIA SHIRE COUNCIL	PROJECT NUMBER	190201		
						DATE	MARCH 2019		
							DRAWING NUMBER	A-TP-14	
							ISSUE	A	





ISSUE A	AMENDMENT PLANNING PERMIT ISSUE	DATE 18/10/09	GENERAL NOTES THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS & DRAWINGS. COPYRIGHT OF THIS DRAWING IS VESTED & REMAINS WITH COHENLEIGH ARCHITECTS PTY LTD. CONTRACTOR TO CHECK & SET OUT ALL CONDITIONS, LEVELS & DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORKS OR PRODUCTION OF ANY SHOP DRAWINGS. DO NOT SCALE OFF DRAWINGS.	 <p>CohenLeigh Architects Suite 1, Level 1, 8 Melbourne Street Sandringham, Victoria 3191 03 9527 8888 info@cohenleigh.com cohenleigh.com</p>	PROJECT COMELY BANKS RESERVE SPORTING PAVILION	SCALE NTS @ A3	DRAWING NAME PERSPECTIVE 4 - VIEW FROM SOUTHERN SPORTS FIELD 2	
					CLIENT CARDINIA SHIRE COUNCIL	DRAWN BY EE	CHECKED CL	DRAWING NUMBER A-TP-15
					PROJECT NUMBER 190201			
					DATE MARCH 2019			





ISSUE	AMENDMENT	DATE	GENERAL NOTES	<p><b>C.L.</b></p> <p>Colleen Leigh Architects                  Suite 1, Level 1, 5 Marooah Street                  Sandringham, Victoria 3191                  (03) 9827 6556                  e@colleenleigh.com                  colleenleigh.com</p>	PROJECT	SCALE	DRAWING NAME			
A	PLANNING PERMIT ISSUE	181009	THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS & DRAWINGS. COPYRIGHT OF THIS DRAWING IS VESTED & REMAINS WITH COLLEEN LEIGH ARCHITECTS PTY LTD. CONTRACTOR TO CHECK & SET OUT ALL CONDITIONS, LEVELS & DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORKS OR PRODUCTION OF ANY SHOP DRAWINGS. DO NOT SCALE OFF DRAWINGS.		COMELY BANKS RESERVE SPORTING PAVILION	NTS @ A3	PERSPECTIVE 2 - VIEW FROM NORTHERN BOWLING GREENS			
					CLIENT	DRAWN BY	EE	CHECKED	CL	
					CARDINIA SHIRE COUNCIL	PROJECT NUMBER	190201			
						DATE	MARCH 2019	DRAWING NUMBER	A-TP-16	ISSUE