

# TOWN PLANNING

## DRAWING REGISTER

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TP02	SITE SURVEY
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TP11	BUILDING CONCEPT SIGNAGE

# KR KIDS PAKENHAM



ARTIST IMPRESSION

**CHRISTOPHER  
HERN**  
ARCHITECTS

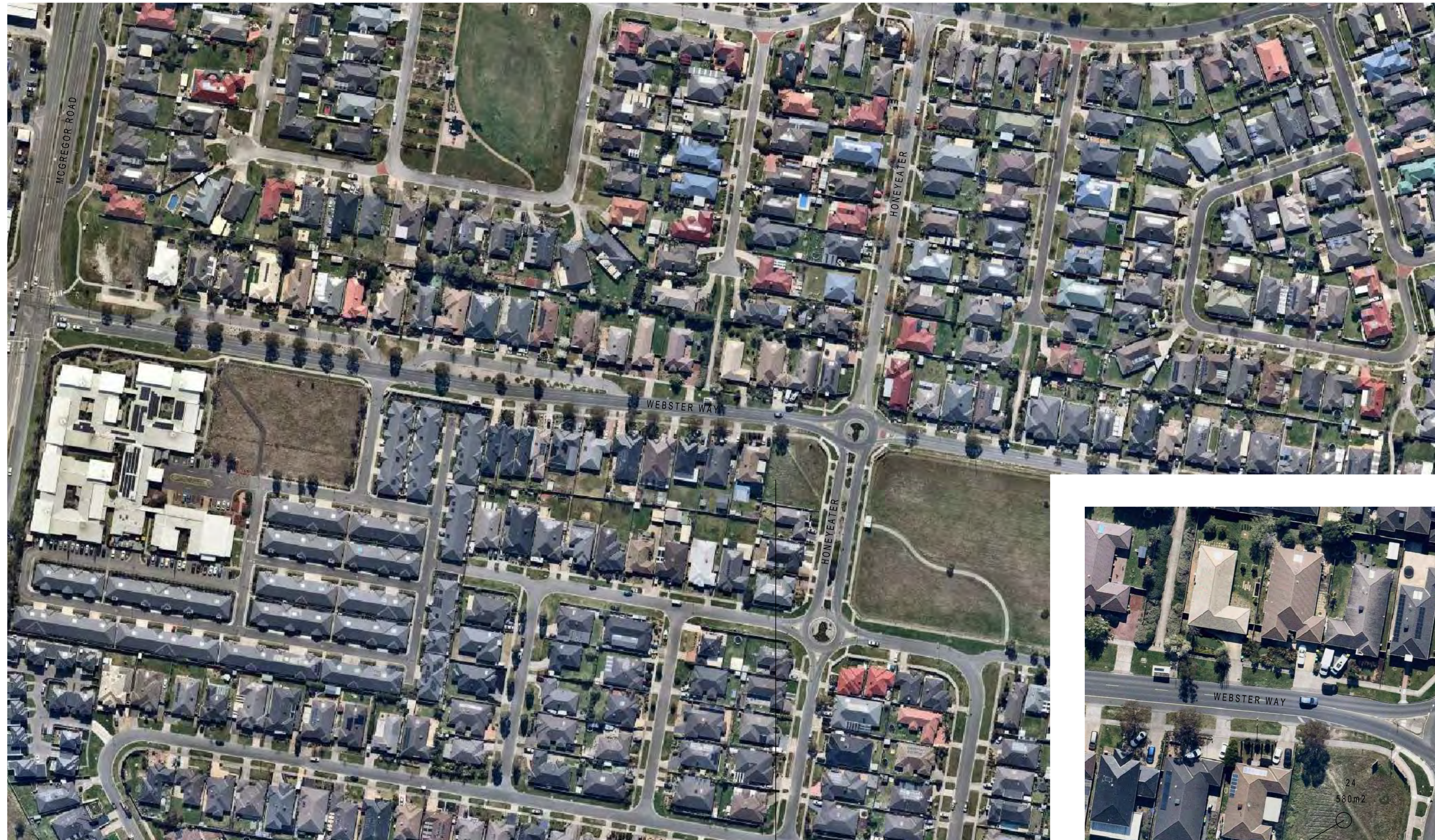
DESIGN:	REV 2	SCALE:	NS @ A1
DRAWN:	CJV	SHEET No:	CHILDCARE_TP_00
PROJECT No:	211030	DATE:	JULY 2022

ISSUE:	DATE:	REVISION:
APPLICATION FOR A PLANNING PERMIT	01.09.2022	1
RESPONSE TO COUNCIL RFI	27.03.2023	2

PROJECT:	MONOMEATH PAKENHAM
ADDRESS:	24-26 HONEYEATER WAY PAKENHAM, VIC 3810

TITLE: COVER PAGE

TP00



SUBJECT SITE: 24 - 26 HONEYEATER WAY, PAKENHAM

SITE AREA TOTAL: 1159m2  
 24 HONEYEATER WAY 580m2  
 26 HONEYEATER WAY 579m2

1 SITE CONTEXT

2 AERIAL PHOTO



DESIGN:	REV 2	SCALE:	NS @ A1
DRAWN:	CJV	SHEET No:	CHILDCARE_TP_01
PROJECT No:	211030	DATE:	JULY 2022

ISSUE:	DATE:	REVISION:
APPLICATION FOR A PLANNING PERMIT	01.09.2022	1
RESPONSE TO COUNCIL RFI	27.03.2023	2

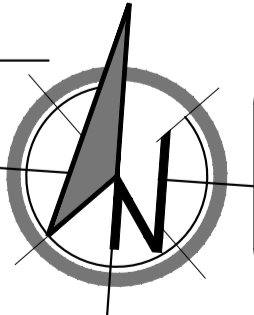
PROJECT:	MONOMEATH PAKENHAM
ADDRESS:	24-26 HONEYEATER WAY PAKENHAM, VIC 3810

TITLE: SITE CONTEXT

TP01



1 SITE SURVEY  
SCALE: 1:200

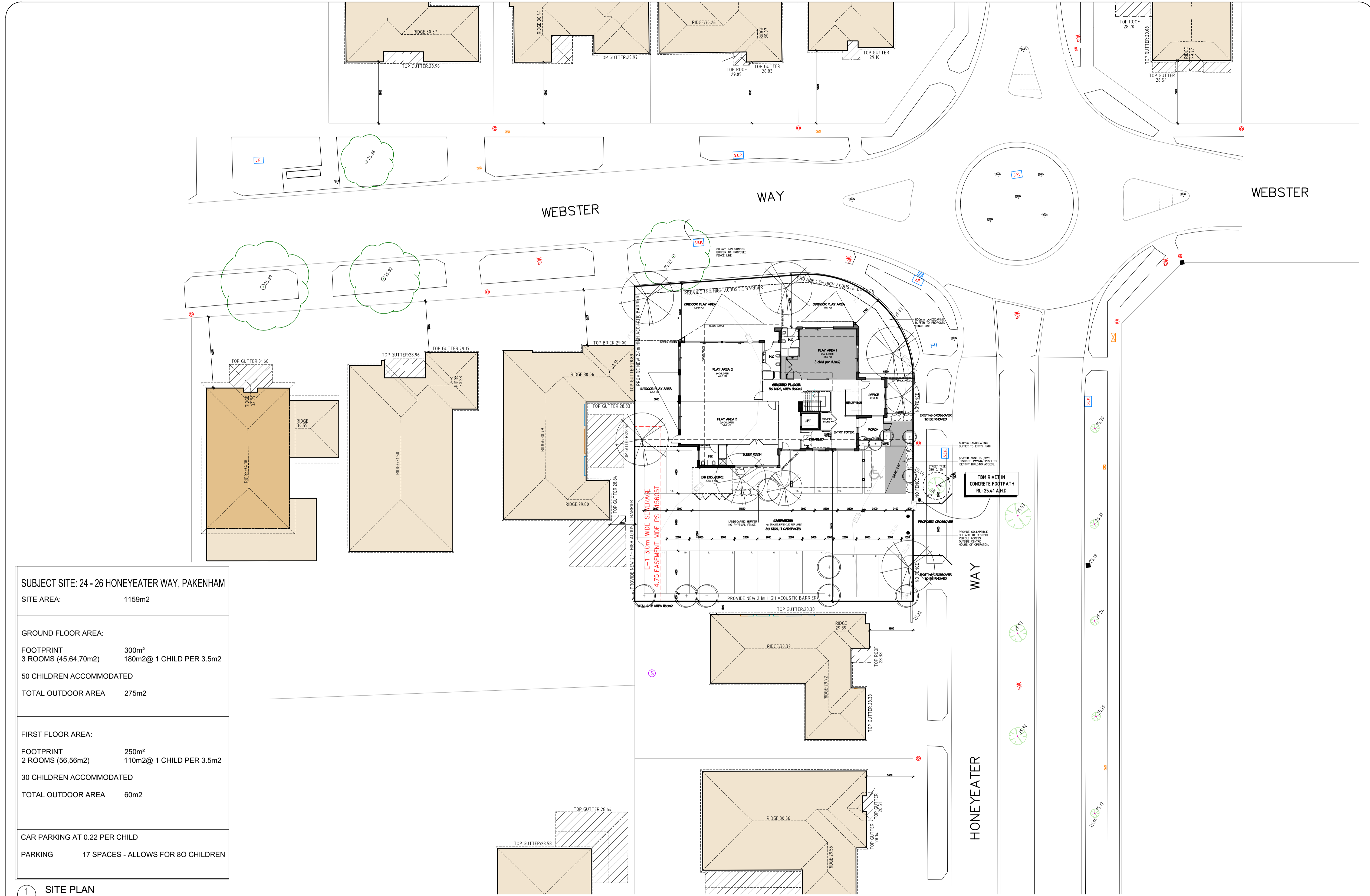


DESIGN:	REV 2	SCALE:	1:200 @ A1
DRAWN:	CJV	SHEET No:	CHILDCARE_TP_02
PROJECT No:	211030	DATE:	JULY 2022

ISSUE:	DATE:	REVISION:
APPLICATION FOR A PLANNING PERMIT	01.09.2022	1
RESPONSE TO COUNCIL RFI	27.03.2023	2

PROJECT:	MONOMEATH PAKENHAM
ADDRESS:	24-26 HONEYEATER WAY PAKENHAM, VIC 3810

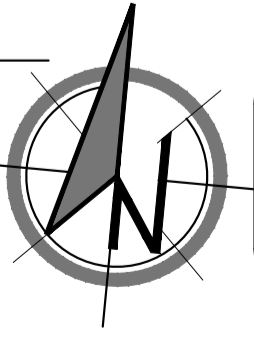
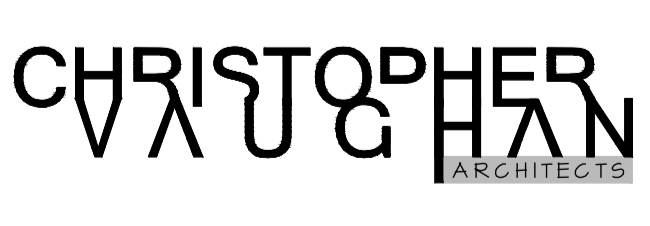
TITLE:	SITE SURVEY
TP02	



**SUBJECT SITE: 24 - 26 HONEYEATER WAY, PAKENHAM**

SITE AREA:	1159m <sup>2</sup>
<b>GROUND FLOOR AREA:</b>	
FOOTPRINT	300m <sup>2</sup>
3 ROOMS (45,64,70m <sup>2</sup> )	180m <sup>2</sup> @ 1 CHILD PER 3.5m <sup>2</sup>
50 CHILDREN ACCOMMODATED	
TOTAL OUTDOOR AREA	275m <sup>2</sup>
<b>FIRST FLOOR AREA:</b>	
FOOTPRINT	250m <sup>2</sup>
2 ROOMS (56,56m <sup>2</sup> )	110m <sup>2</sup> @ 1 CHILD PER 3.5m <sup>2</sup>
30 CHILDREN ACCOMMODATED	
TOTAL OUTDOOR AREA	60m <sup>2</sup>
<b>CAR PARKING AT 0.22 PER CHILD</b>	
PARKING	17 SPACES - ALLOWS FOR 80 CHILDREN

1 SITE PLAN  
SCALE: 1:200

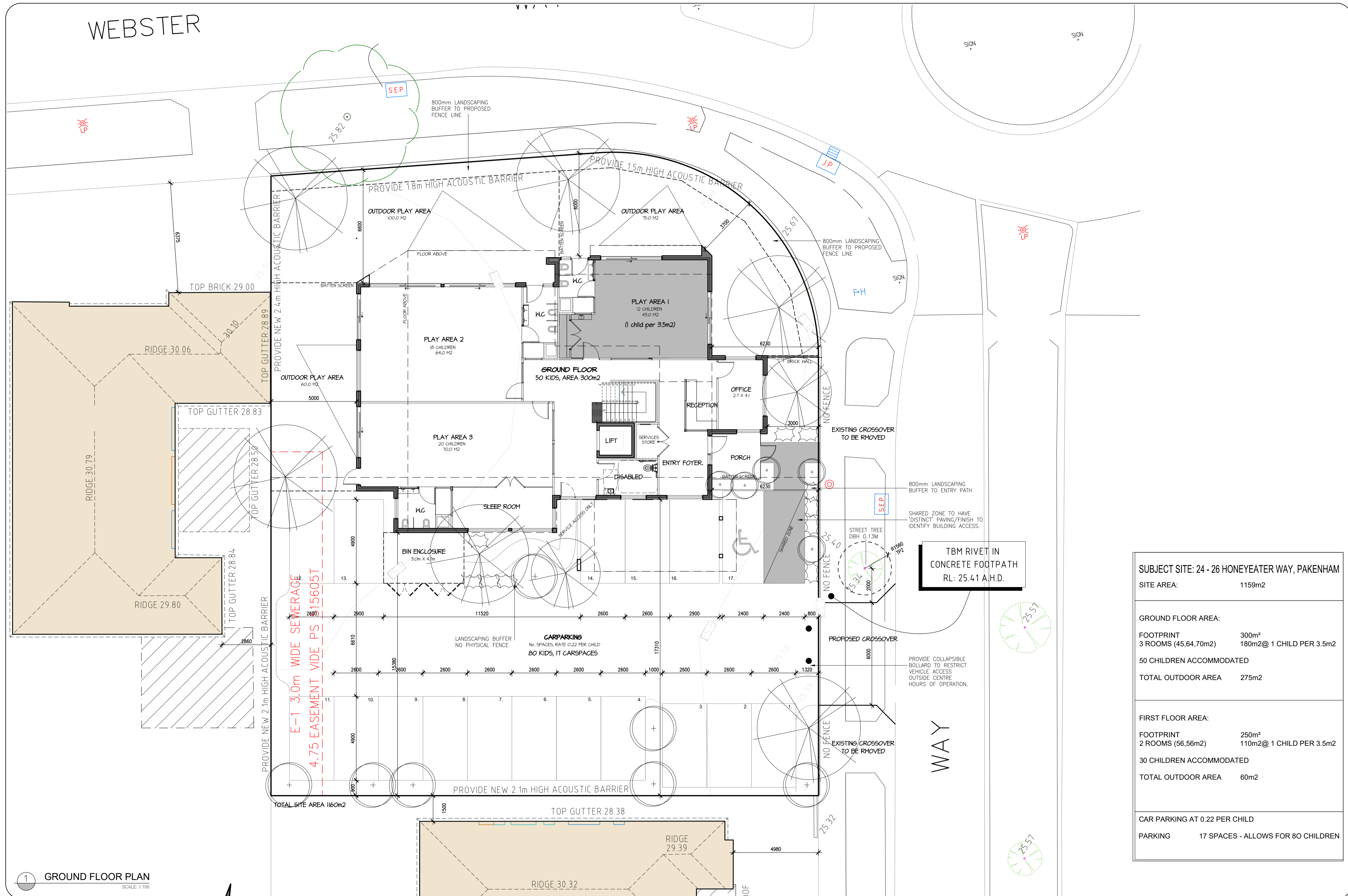


DESIGN:	REV 2	SCALE:	1:200 @ A1
DRAWN:	CJV	SHEET No:	CHILDCARE_TP_03
PROJECT No:	211030	DATE:	JULY 2022

ISSUE:	DATE:	REVISION:
APPLICATION FOR A PLANNING PERMIT	01.09.2022	1
RESPONSE TO COUNCIL RFI	27.03.2023	2

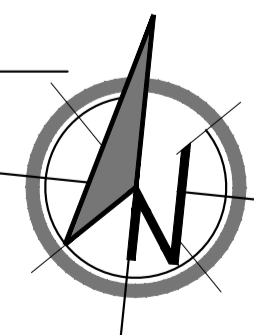
PROJECT:	MONOMEATH PAKENHAM
ADDRESS:	24-26 HONEYEATER WAY PAKENHAM, VIC 3810

TITLE:	SITE PLAN AND GROUND FLOOR OVERALL
	TP03



<b>SUBJECT SITE: 24 - 26 HONEYEATER WAY, PAKENHAM</b>	
SITE AREA:	1159m <sup>2</sup>
<b>GROUND FLOOR AREA:</b>	
FOOTPRINT	300m <sup>2</sup>
3 ROOMS (45.64, 70m <sup>2</sup> )	180m <sup>2</sup> @ 1 CHILD PER 3.5m <sup>2</sup>
50 CHILDREN ACCOMMODATED	
TOTAL OUTDOOR AREA	275m <sup>2</sup>
<b>FIRST FLOOR AREA:</b>	
FOOTPRINT	250m <sup>2</sup>
2 ROOMS (56.56m <sup>2</sup> )	110m <sup>2</sup> @ 1 CHILD PER 3.5m <sup>2</sup>
30 CHILDREN ACCOMMODATED	
TOTAL OUTDOOR AREA	60m <sup>2</sup>
<b>CAR PARKING AT 0.22 PER CHILD</b>	
PARKING	17 SPACES - ALLOWS FOR 80 CHILDREN

1 GROUND FLOOR PLAN  
SCALE: 1:100

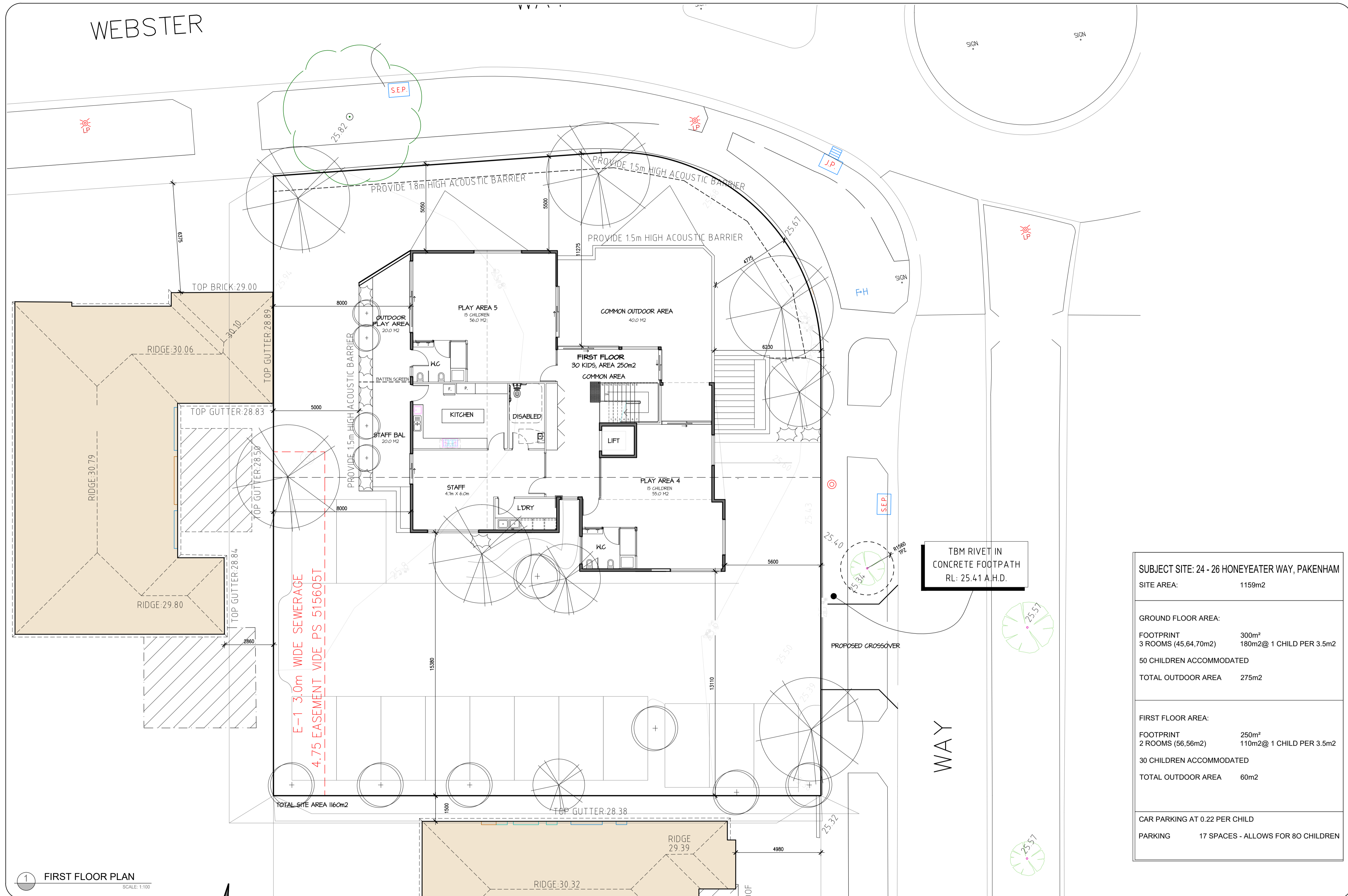


DESIGN:	REV 2	SCALE:	1:100 @ A1
DRAWN:	CJV	SHEET No:	CHILDCARE_TP_04
PROJECT No:	211030	DATE:	JULY 2022

ISSUE:	DATE:	REVISION:
APPLICATION FOR A PLANNING PERMIT	01.09.2022	1
RESPONSE TO COUNCIL RFI	27.03.2023	2

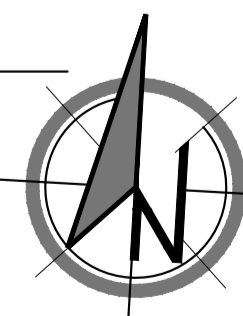
PROJECT:	MONOMEATH PAKENHAM
ADDRESS:	24-26 HONEYEATER WAY PAKENHAM, VIC 3810

TITLE:	GROUND FLOOR PLAN
	TP04



SUBJECT SITE: 24 - 26 HONEYEATER WAY, PAKENHAM	
SITE AREA:	1159m2
GROUND FLOOR AREA:	
FOOTPRINT	300m <sup>2</sup>
3 ROOMS (45.64,70m2)	180m2@ 1 CHILD PER 3.5m2
50 CHILDREN ACCOMMODATED	
TOTAL OUTDOOR AREA	275m2
FIRST FLOOR AREA:	
FOOTPRINT	250m <sup>2</sup>
2 ROOMS (56.56m2)	110m2@ 1 CHILD PER 3.5m2
30 CHILDREN ACCOMMODATED	
TOTAL OUTDOOR AREA	60m2
CAR PARKING AT 0.22 PER CHILD	
PARKING	17 SPACES - ALLOWS FOR 80 CHILDREN

1 FIRST FLOOR PLAN  
SCALE: 1:100



DESIGN:	REV 2	SCALE:	1:100 @ A1
DRAWN:	CJV	SHEET No:	CHILDCARE_TP_05
PROJECT No:	211030	DATE:	JULY 2022

ISSUE:	APPLICATION FOR A PLANNING PERMIT RESPONSE TO COUNCIL RFI	DATE:	01.09.2022	REVISION:	1
			27.03.2023		2

PROJECT:	MONOMEATH PAKENHAM
ADDRESS:	24-26 HONEYEATER WAY PAKENHAM, VIC 3810

TITLE:	FIRST FLOOR PLAN
	TP05







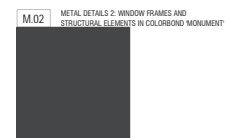
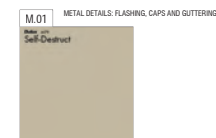
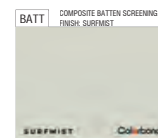
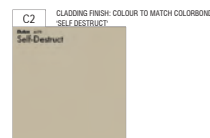
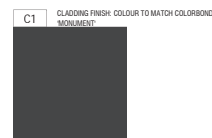
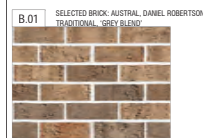




ARTIST IMPRESSION: CRN OF HONEYEATER AND WEBSTER WAY.



ARTIST IMPRESSION: WEBSTER WAY.



**CHRISTOPHER**  
ARCHITECTS

DESIGN	REV 2	SCALE	NS @ A1
DRAWN	CJV	SHEET No	CHILDCARE_TP_09
PROJECT No	211030	DATE	JULY 2022

ISSUE	DATE	REVISION
APPLICATION FOR A PLANNING PERMIT	01.09.2022	1
RESPONSE TO COUNCIL IIR	27.03.2023	2

PROJECT	MONOMEATH PAKENHAM
ADDRESS	24-26 HONEYEATER WAY PAKENHAM, VIC 3810

TITLE	ARTIST IMPRESSION SHEET 1 STATION STREET
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TP09



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### Specifications

#### Subgrade preparation

Site preparation to be carried out in accordance with best horticultural practice and under suitable conditions. Disturbance to indigenous soil structure is to be minimised. The use of machinery that may damage soil structure or profile is not acceptable. Sub-grade to all lawn and planted areas is to be cultivated to a minimum depth of 150mm and shaped to achieve drainage falls prior to topsoiling. Subgrade to be tested prior to preparation and conditioning to determine pH, salinity and gypsum requirement. Any gypsum required is to be distributed at the manufacturer's recommended rate and cultivated into the sub-grade at a minimum depth of 150mm. Proposed topsoil areas to be graded / drained to prevent water discharge into neighbouring properties.

#### Weed control

Remove and dispose of environmental weeds off site prior to subgrade preparation, topsoiling and planting works.

#### Soil Preparation

Topsoil to be spread in maximum 150mm layers, lightly compacted by use of a 150 - 200kg roller, or by thoroughly walking until it accords with finished kerb levels or to within 75mm below edging levels to accommodate mulch. Imported topsoil for garden beds is to be medium texture general purpose garden soil and lightly compacted to minimum 300mm depth to garden beds. Soil is to comply with s.a. 2.23-1978, and as follows:

- free from perennial weeds and their roots, tubers and rhizomes
- free from building rubble and any other matter deleterious to plant growth
- pH to be 6.0 - 7.0
- texture to be light to medium friable loam
- free from all material

Imported topsoil for lawn revegetation / establishment shall have the above characteristics, but shall be a free draining sandy loam, lightly compacted to minimum 100mm depth.

#### Mulch

The specified mulch for garden beds is to be an aged organic material with 60 - 80 percent of its volume being wood chips particles in a size range of 25 - 50 mm maximum. Mulch is to be spread at a consolidated depth of 75mm.

#### Planting Procedure

If soil to planting hole is dry - fill with water and allow to drain completely. Tree roots are to be teased outwards if matted or circling occurs prior to backfilling. Place tree in centre of hole on firm soil to prevent sinking, ensuring top of the rootball is flush with the surrounding soil surface and the trunk is vertical. Backfill material is to be in a loose, friable state, with no bricks, rocks or foreign material - if sufficient material is not available form the original hole to backfill, a similar soil type must be sourced and used. Soil material must be firmly backfilled in layers to prevent large air pockets from occurring, then thoroughly watered in. Trees to be staked with two 2250mm x 70mm hardwood stakes driven firmly into the ground - stakes must not be placed through the rootball area. Trees are to be secured to each stake with a strong, soft and flexible material, tight enough to support the tree in windy conditions - yet loose enough to stimulate development of a good supportive root system. Tree tie material must not injure tree bark or restrict trunk growth for a minimum period of three years. Slow release fertiliser (36 month formulation) such as 'Osmocote' is to be applied to the top of the rootball area away from the trunk / stem to manufacturers specifications and watered in immediately. All trees to be mulched to a diameter of 1200mm wide and to a depth of 100mm but must not be in contact with the tree trunk. Mulch is to be an aged organic material with 60 - 80 percent of its volume being wood chip particles in a size range of 25 - 50mm maximum. Mulch is to be spread at a consolidated depth of 75mm. The planting hole surface is to be shaped to minimise waterlogging/excessive water retention but retain the mulch material neatly. The site must be left in a clean and safe condition.

#### Plant Establishment Period

The landscape is to be maintained by applying best horticultural practice to promote healthy plant performance for a 13 week establishment period following the approval of Practical Completion by the responsible authority including (but not limited to) the following tasks - Pruning as necessary to maintain plants in a healthy and structurally sound manner, pest and disease - vegetation to be pest and disease free, watering, staking and tying - 75mm mulch depth to be maintained around tree bases throughout maintenance period, watering - as often as necessary to ensure healthy and vigorous growth in accordance with current local watering regulations, weeding - maintenance in a weed free state over the entire mulch area by spraying or mechanical means, fertilising - 36 x monthly slow release fertiliser in accordance with manufacturer's recommended application rates, replacement of diseased, rotten or winddamaged plants beyond repair or regrowth with the same species as specified in the plant schedule within the assigned maintenance period.

#### Irrigation

An in-ground automatic drip irrigation system to be installed to all garden areas and planter boxes. If applicable in accordance with current local watering regulations.

#### Timber Edging

Timber edging to be 75mm x 25mm treated pine secured to 300mm long treated pine stakes at nom. min 1000mm spacings with galvanneal screws and installed to all junctions between garden beds, lawn and topping / pebble areas.

#### Drainage

Landscape and / or building contractor(s) are responsible for civil and hydraulic computations for landscape building works including, but not limited to surface and sub surface drainage for all landscape areas prior to commencement of works.

#### General

White care has been taken to select tree species with non-invasive root systems it is recommended that root control barriers be installed for any trees located within two metres of any building lines.

#### Climbing plants (if applicable)

are to be trained to supportive mesh, wire or lattice fixed over entire fence section from base to top.

#### Do not scale from plan - contractor to verify all dimensions on site prior to commencing construction

#### Plants - Quality of Trees and Shrubs

Trees and shrubs shall be healthy nursery stock free from insects, diseases and weeds. The specified plant heights, and pot sizes are minimums. If plant material is unavailable in these sizes, larger stock must be used. Plant substitution is not acceptable unless confirmed by the responsible authority in writing. The contractor is to supply and install semi mature trees which meet the following criteria: Have a minimum planted height to sizes as indicated in the plant schedule, have a minimum trunk diameter of 50mm at ground level, be undamaged and free of disease and insect pests, not be root bound or have circling or girdling roots but have roots grown to the edge of - the container, should bear a single straight trunk, strong branching pattern, and full canopy, show healthy, vigorous growth.

#### Protection of Existing Trees

All existing vegetation (stem on the endorsed plan (subject site and neighbouring properties) to be retained must be suitably marked before any development (including demolition) commences on the land and that vegetation must not be removed, destroyed or topped without the written consent of the responsible authority. Before the commencement of works (including demolition) start, tree protection barriers must be erected around trees (subject site and neighbouring properties) to form a defined tree protection zone during demolition and construction in accordance with tree protection measures as per AS 4370:2009 (Tree protection in development sites).

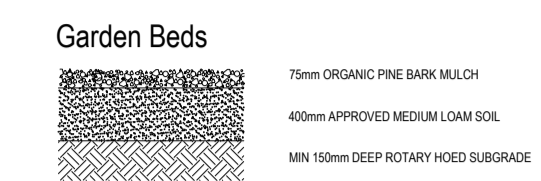
Any pruning that is required must be carried out by a trained and competent arborist with a thorough knowledge of tree physiology and pruning methods to carry out pruning to the Australian standard - AS 4373:2007 (Pruning of amenity trees). All tree protection practices must be in accordance with a consulting arborist and / or to the satisfaction of the responsible authority.

### Legend

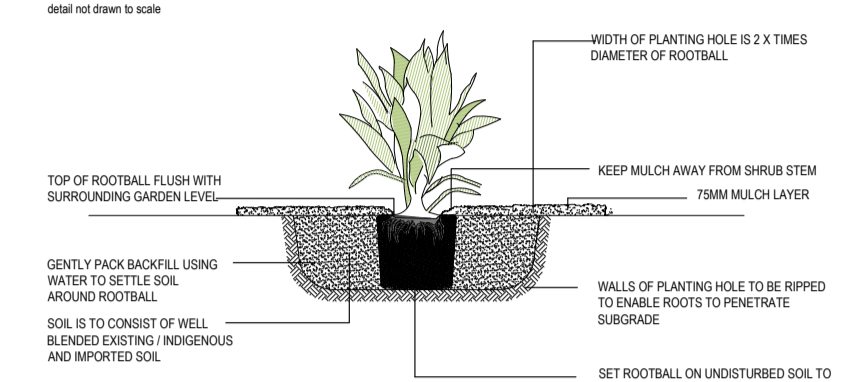
- Proposed evergreen trees
- Proposed deciduous trees
- Proposed evergreen shrubs
- Proposed ground cover / low planting
- Existing trees to be retained
- Play area to future details
- Proposed concrete areas
- Proposed pathway
- Fences with heights and material as nominated



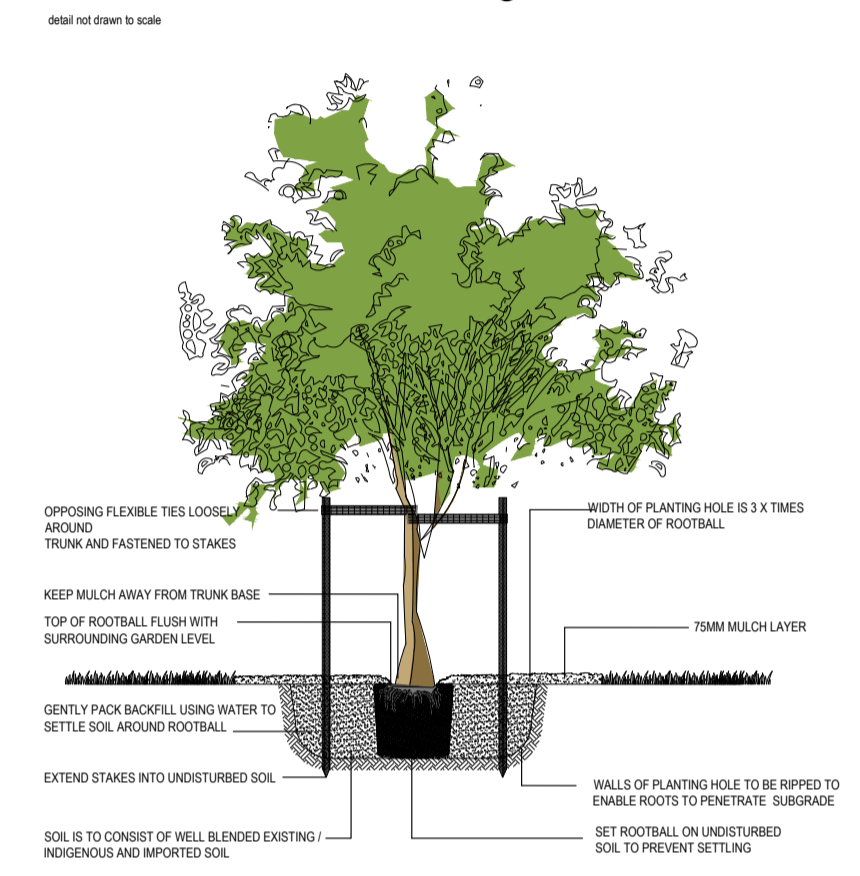
### Surface Finishes Detail



### Shrub Planting



### Advanced Tree Planting



### Plant Schedule

CODE	BOTANICAL NAME	COMMON NAME	QTY	SUPPLY SIZE	MATURE H x W
AFB	<i>Agonis flexuosa</i> Burgundy	Willow Myrtle	4	40tr / min 1.8m high	5m x 3m
HF	<i>Hymenosporum flavum</i>	Native Frangipani	4	40tr / min 1.8m high	10m x 4m
LN	<i>Lagerstroemia indica</i> Natchez	White Crepe Myrtle	1	40tr / min 1.8m high	8m x 6m
LIS	<i>Lagerstroemia indica</i> 'Sioux'	Crepe Myrtle	1	40tr / min 1.8m high	4.5m x 3m
LT	<i>Lagerstroemia indica</i> x <i>L.fauriei</i> 'Tuscannon'	Crepe Myrtle	1	40tr / min 1.8m high	4.5m x 5m
TL	<i>Tristanopsis laurina</i>	Kanooka	1	40tr / min 1.8m high	7m x 5m
TLU	<i>Tristanopsis laurina</i> 'Luscious'	Water Gum	2	40tr / min 1.8m high	12m x 5m
LP	<i>Ulmus parvifolia</i>	Chinese Elm	1	40tr / min 1.8m high	10m x 10m

#### SHRUBS

AS	<i>Acmena smithii</i> var. 'Minor'	Compact Lily Pilly	11	20cm pot	3m x 1.5m
IA	<i>Indigofera australis</i>	Austral Indigo	2	20cm pot	1.5m x 1.2m
NDM	<i>Nandina domestica</i> 'Magical lemon lime'	Heavenly bamboo 'Lemon-Lime'	9	20cm pot	8m x 8m
RI	<i>Rhaphis indica</i>	Indian Hawthorn	2	20cm pot	1.5m x 1m
SASF	<i>Syzygium australe</i> 'Select Form'	Select Form Lily Pilly	3	20cm pot	3 x 1.2m (clipped)

#### GROUND COVERS & LOW SHRUBS

BA	<i>Brachycome multifida</i>	Cut-Leaf Daisy	26	14cm pot	3m x 75m
CHR	<i>Chrysanthemum apiculatum</i>	Yellow Buttons	28	14cm pot	5m x 7m
CPB	<i>Carpobrotus rosali</i>	Native Pig Face	30	14cm pot	2m x 1.2m
KP	<i>Kennedia prostrata</i>	Running Postman	18	14cm pot	1m x 6m
MYN	<i>Myoporum parvifolium</i> 'Yareena'	Creeping Boobiala	50	14cm pot	2m x 7m
MYP	<i>Myoporum parvifolium</i>	Creeping Boobiala	15	14cm pot	2m x 1m
PAT	<i>Pachysandra terminalis</i>	Pachysandra	24	14cm pot	2m x 7m

#### TUSSOCKS / GRASSES / EVERGREEN PERENNIALS

DR	<i>Dianella revoluta</i> var. <i>revoluta</i>	Black-Anther Flax-Lily	7	14cm pot	8m x 8m
FG	<i>Festuca glauca</i>	Blue Fescue	11	14cm pot	3m x 3m
LL	<i>Lomandra longifolia</i>	Spry Headed Mat Rush	30	14cm pot	1m x 1m
LM	<i>Liriope muscari</i>	Liriope	7	14cm pot	75m x 75m
LT	<i>Lomandra longifolia</i> 'Tankia'	Tankia	23	14cm pot	75m x 75m

## Landscape Plan

PROJECT: PROPOSED CHILD-CARE CENTER  
 ADDRESS: 24-26 HONEYEATER WAY PAKENHAM  
 DATE: 21.02.2023 PROJECT NO. # L3663  
 SHEET SIZE: A1 REV. # A  
 DESIGNED BY: NH/MA landscape Arch. UEL/UK DRAWN BY: A.S.

**Keystone Alliance Pty Ltd**  
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