

# KR KIDS PAKENHAM TOWN PLANNING

## DRAWING REGISTER

TP00	COVER PAGE
TP01	SITE CONTEXT
TP02	SITE SURVEY
TP03	SITE PLAN, GROUND FLOOR OVERALL
TP04	GROUND FLOOR PLAN
TP05	FIRST FLOOR PLAN
TP06	NORTH AND EAST ELEVATIONS
TP06a	NORTH STREETScape, MASSING AND FENCE
TP07	SOUTH AND WEST ELEVATIONS
TP08	SHADOW STUDY 9,12 AND 3PM
TP09	ARTIST IMPRESSIONS
TP10	SHADOW STUDY 10,11,1pm AND 2pm



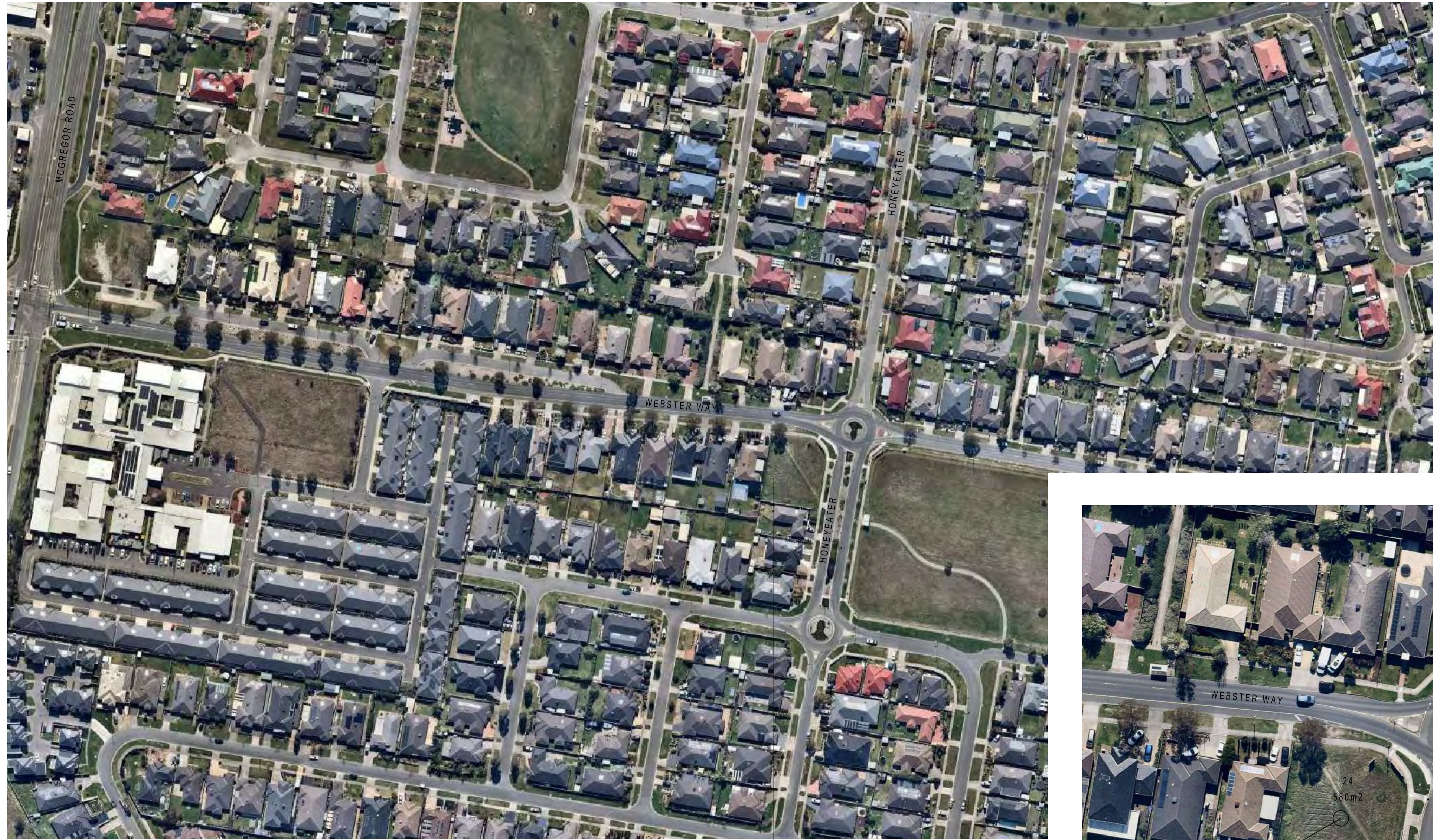
**CHRISTOPHER & HAN**  
ARCHITECTS

DESIGN:	REV 3	SCALE:	NS @ A1
DRAWN:	CJV	SHEET No:	CHILDCARE_TP_00
PROJECT No:	211030	DATE:	JAN 2025

ISSUE:	DATE:	REVISION:
APPLICATION FOR A PLANNING PERMIT	01.09.2022	1
RESPONSE TO COUNCIL RFI	27.03.2023	2
VCAT SUBSTITUTION DRAWING	15.01.2025	3

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

TITLE:	COVER PAGE
	TP00



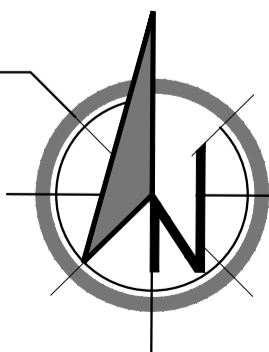
SUBJECT SITE: 24 - 26 HONEYEATER WAY, PAKENHAM

SITE AREA TOTAL: 1159m<sup>2</sup>  
 24 HONEYEATER WAY 580m<sup>2</sup>  
 26 HONEYEATER WAY 579m<sup>2</sup>

1 SITE CONTEXT

2 AERIAL PHOTO

**CHRISTOPHER HAN**  
ARCHITECTS

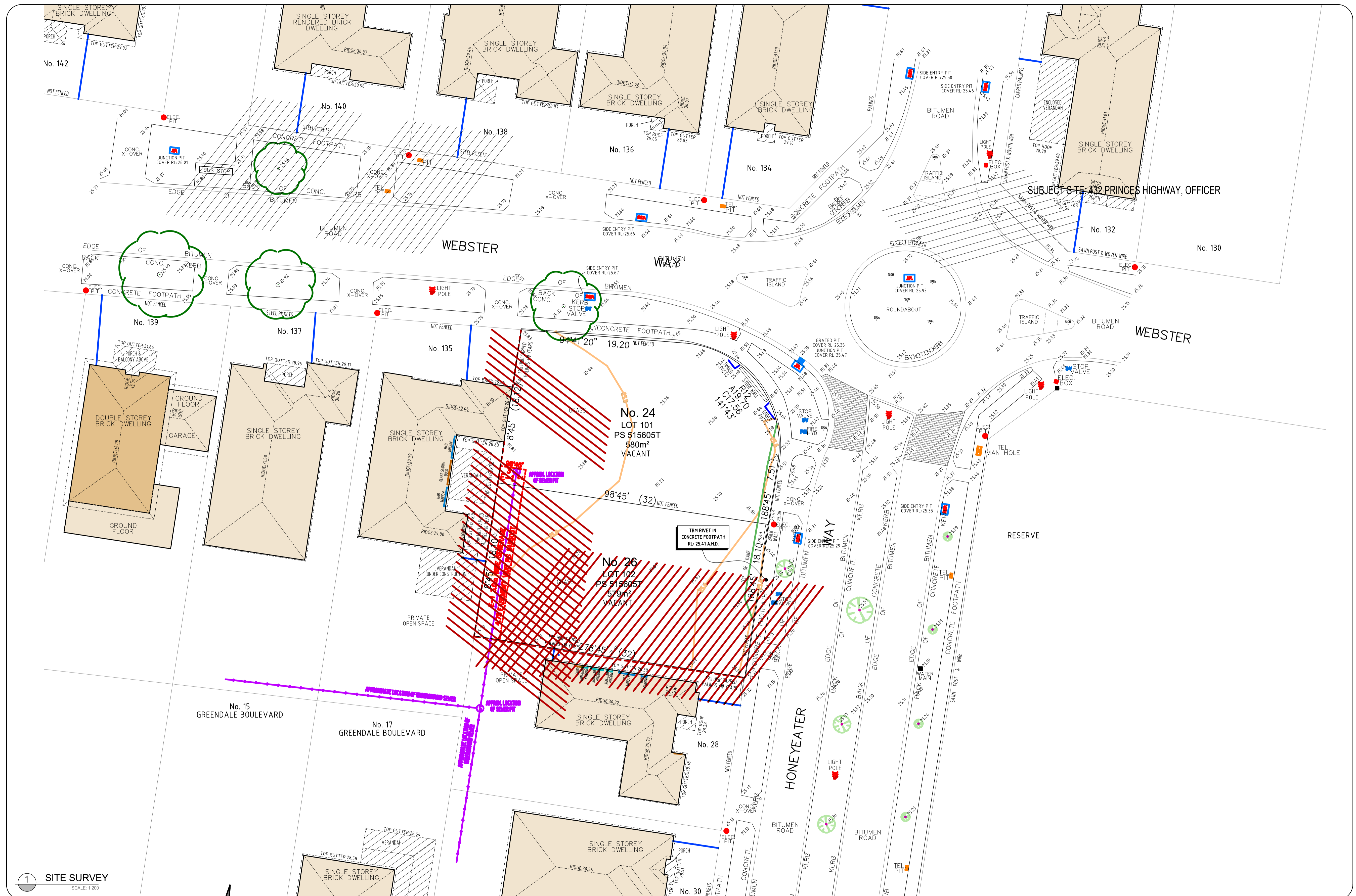


DESIGN:	REV 3	SCALE:	NS @ A1
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PROJECT No:	211030	DATE:	JAN 2025

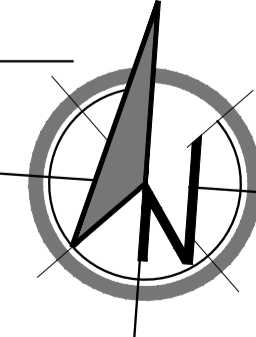
ISSUE:	DATE:	REVISION:
APPLICATION FOR A PLANNING PERMIT	01.09.2022	1
RESPONSE TO COUNCIL RFI	27.03.2023	2
VCAT SUBSTITUTION DRAWING	15.01.2025	3

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

TITLE:	SITE CONTEXT
	TP01



1 SITE SURVEY  
SCALE: 1:200

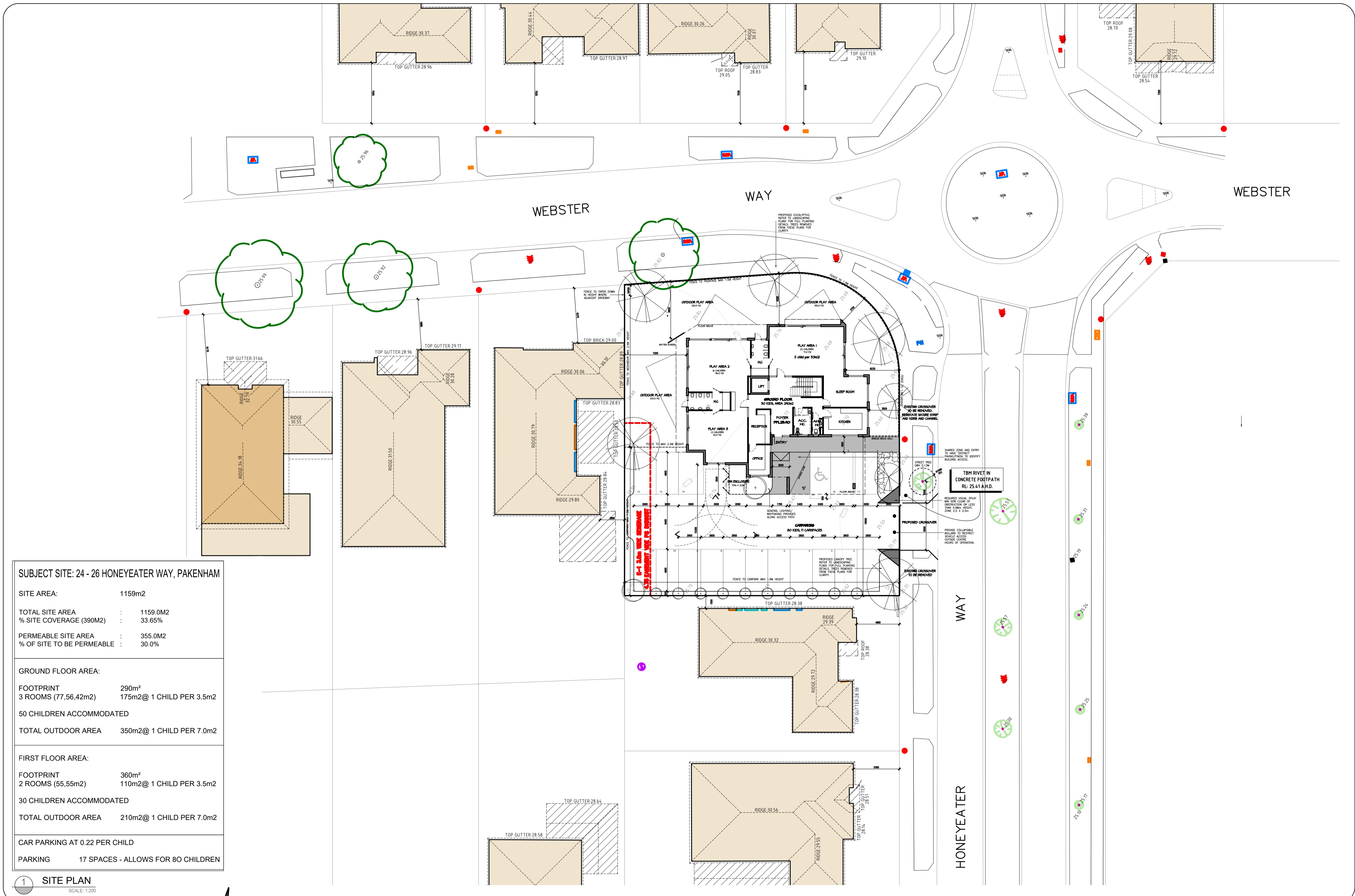


DESIGN:	REV 3	SCALE:	1:200 @ A1
DRAWN:	CJV	SHEET No:	CHILDCARE_TP_02
PROJECT No:	211030	DATE:	JAN 2025

ISSUE:	DATE:	REVISION:
APPLICATION FOR A PLANNING PERMIT	01.09.2022	1
RESPONSE TO COUNCIL RFI	27.03.2023	2
VCAT SUBSTITUTION DRAWING	15.01.2025	3

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

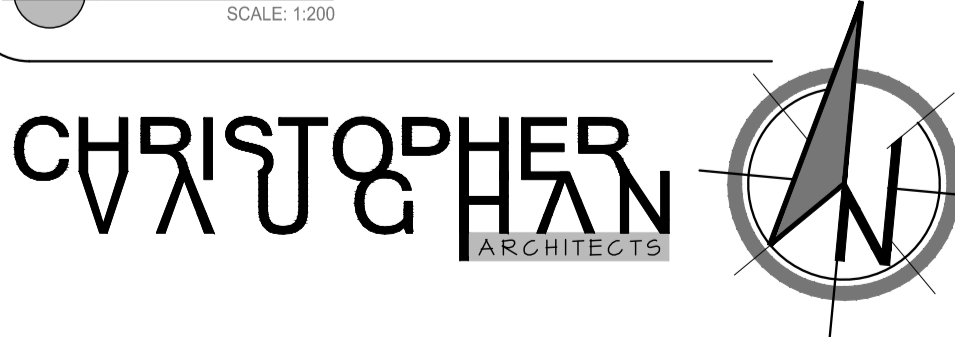
TITLE:	SITE SURVEY
TP02	



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

SITE AREA:	1159m <sup>2</sup>
TOTAL SITE AREA	: 1159.0M2
% SITE COVERAGE (390M2)	: 33.65%
PERMEABLE SITE AREA	: 355.0M2
% OF SITE TO BE PERMEABLE	: 30.0%
<b>GROUND FLOOR AREA:</b>	
FOOTPRINT	290m <sup>2</sup>
3 ROOMS (77,56,42m <sup>2</sup> )	175m <sup>2</sup> @ 1 CHILD PER 3.5m <sup>2</sup>
50 CHILDREN ACCOMMODATED	
TOTAL OUTDOOR AREA	350m <sup>2</sup> @ 1 CHILD PER 7.0m <sup>2</sup>
<b>FIRST FLOOR AREA:</b>	
FOOTPRINT	360m <sup>2</sup>
2 ROOMS (55,55m <sup>2</sup> )	110m <sup>2</sup> @ 1 CHILD PER 3.5m <sup>2</sup>
30 CHILDREN ACCOMMODATED	
TOTAL OUTDOOR AREA	210m <sup>2</sup> @ 1 CHILD PER 7.0m <sup>2</sup>
CAR PARKING AT 0.22 PER CHILD	
PARKING	17 SPACES - ALLOWS FOR 80 CHILDREN

1 SITE PLAN  
SCALE: 1:200

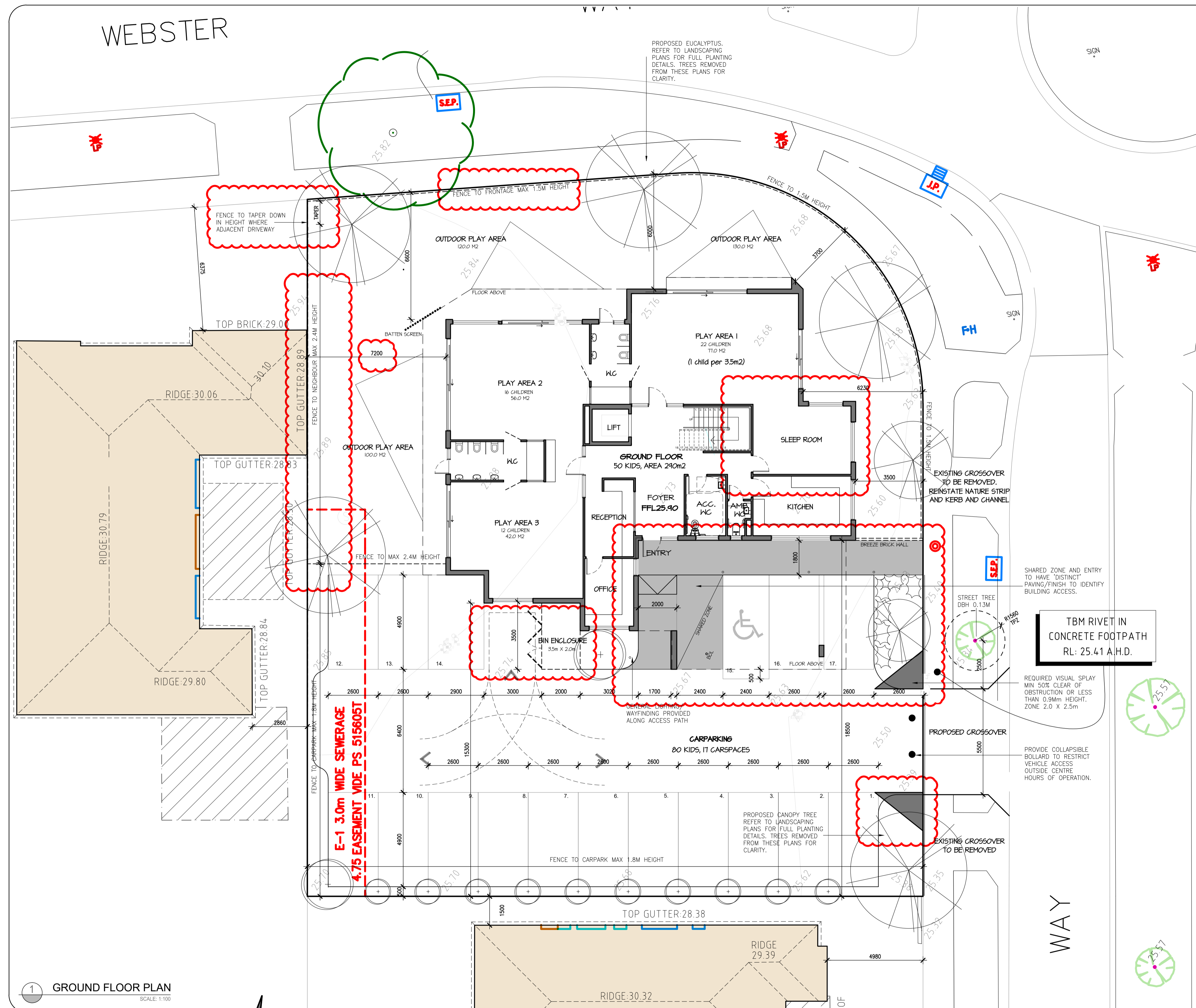


DESIGN:	REV 3	SCALE:	1:200 @ A1
DRAWN:	CJV	SHEET No:	CHILDCARE_TP_03
PROJECT No:	211030	DATE:	JAN 2025

ISSUE:	DATE:	REVISION:
APPLICATION FOR A PLANNING PERMIT	01.09.2022	1
RESPONSE TO COUNCIL RFI	27.03.2023	2
VCAT SUBSTITUTION DRAWING	15.01.2025	3

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

TITLE:	SITE PLAN AND GROUND FLOOR OVERALL
	TP03



- PROPOSED VCAT REVISIONS - REV 3, DATED JAN 2025
- GROUND FLOOR**
- SIDE SETBACK, WESTERN BOUNDARY INCREASED AT BOTH LEVELS - GROUND FLOOR INCREASED TO 7.2 METRES, ORIGINALLY 5 METRES.
  - BUILDING ENTRY RATIONALISED, MAIN ENTRY NOW PROVIDED DIRECTLY OFF CARPARK WITH SECONDARY ACCESS TO SAME FROM STREET FRONTAGE.
  - DISABLED CAR SPACE AND SHARED ZONE NOW PROVIDED DIRECTLY OFF BUILDING ENTRY.
  - TURNAROUND ZONE PROVIDED WITHIN CARPARK AREA TO FACILITATE EASE OF VEHICLE MOVEMENT.
  - LANDSCAPING BUFFERS TO CARPARK AREA (HONEYEATER WAY) INCREASED IN SIZE. VISUAL SPLAYS DEPICTED ON DRAWINGS ENSURING SAFE VEHICLE MOVEMENTS
  - GENERAL CHANGES INTERNALLY BASED ON NEW ENTRY LOCATION.
  - LARGER ROOM OF 22 CHILDREN, INFANT ROOM AND SLEEP SPACES MOVED AWAY FROM WESTERN BOUNDARY.
  - BIN ENCLOSURE AND ACCESS COMBINED WITH TURN AROUND BAY FOR EASE OF WASTE COLLECTION AND VEHICLE MOVEMENTS.
  - LANDSCAPING BUFFER TO FENCE PREVIOUSLY SHOWN ALONG WEBSTER WAY NOW COMBINED INTO THE TOTAL OUTDOOR AREA. THE 1.5-METRE-HIGH FENCE, IN LIEU OF 1.8 HIGH.
- FIRST FLOOR**
- FIRST FLOOR BALCONY DELETED FROM WESTERN INTERFACE. SETBACK NOW 6 METRES TO BUILDING LINE, PREVIOUSLY 5 METRES.
  - OUTDOOR PLAY AREAS COMBINED INTO ONE COMMON SPACE ADJOINING STREET FRONTAGES.
  - FIRST FLOOR GENERALLY RECONFIGURED AROUND DELETION OF WEST FACING BALCONY AREA.
- ELEVATIONS**
- SOUTHERN AND WESTERN ELEVATIONS PROVIDED SHOWING COMPLIANCE WITH OVERLOOKING.
  - SOUTH FACING WINDOWS ARE ALL LOCATED OVER 13 METRES FROM SOUTHERN BOUNDARY AND ONLY SERVING STAFF AMENITY AREAS. SCREEN PROVIDED (MAXIMUM 25% TRANSPARENT) TO OBLIQUE VIEWS FROM SOUTH FACING WINDOW PALLY ARE 5.
  - BALCONY BALUSTRADE TO SOUTH FACING OUTDOOR AREA, FIRST FLOOR PROVIDED WITH MINIMUM 1800H OPAQUE GLAZING.
  - OVERALL BUILDING HEIGHT, marginally reduced, 800MM LOWER BASED ON NEW RIDGE HEIGHT OF 33.20RL WITH RE-CONFIGURATION OF UPPER LEVEL.

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

SITE AREA:	1159m2
TOTAL SITE AREA	: 1159.0M2
% SITE COVERAGE (390M2)	: 33.65%
PERMEABLE SITE AREA	: 355.0M2
% OF SITE TO BE PERMEABLE	: 30.0%
<b>GROUND FLOOR AREA:</b>	
FOOTPRINT	290m²
3 ROOMS (77,56,42m2)	175m2@ 1 CHILD PER 3.5m2
50 CHILDREN ACCOMMODATED	
TOTAL OUTDOOR AREA	350m2@ 1 CHILD PER 7.0m2
<b>FIRST FLOOR AREA:</b>	
FOOTPRINT	360m²
2 ROOMS (55,55m2)	110m2@ 1 CHILD PER 3.5m2
30 CHILDREN ACCOMMODATED	
TOTAL OUTDOOR AREA	210m2@ 1 CHILD PER 7.0m2
CAR PARKING AT 0.22 PER CHILD	
PARKING	17 SPACES - ALLOWS FOR 80 CHILDREN

1 GROUND FLOOR PLAN  
SCALE: 1:100

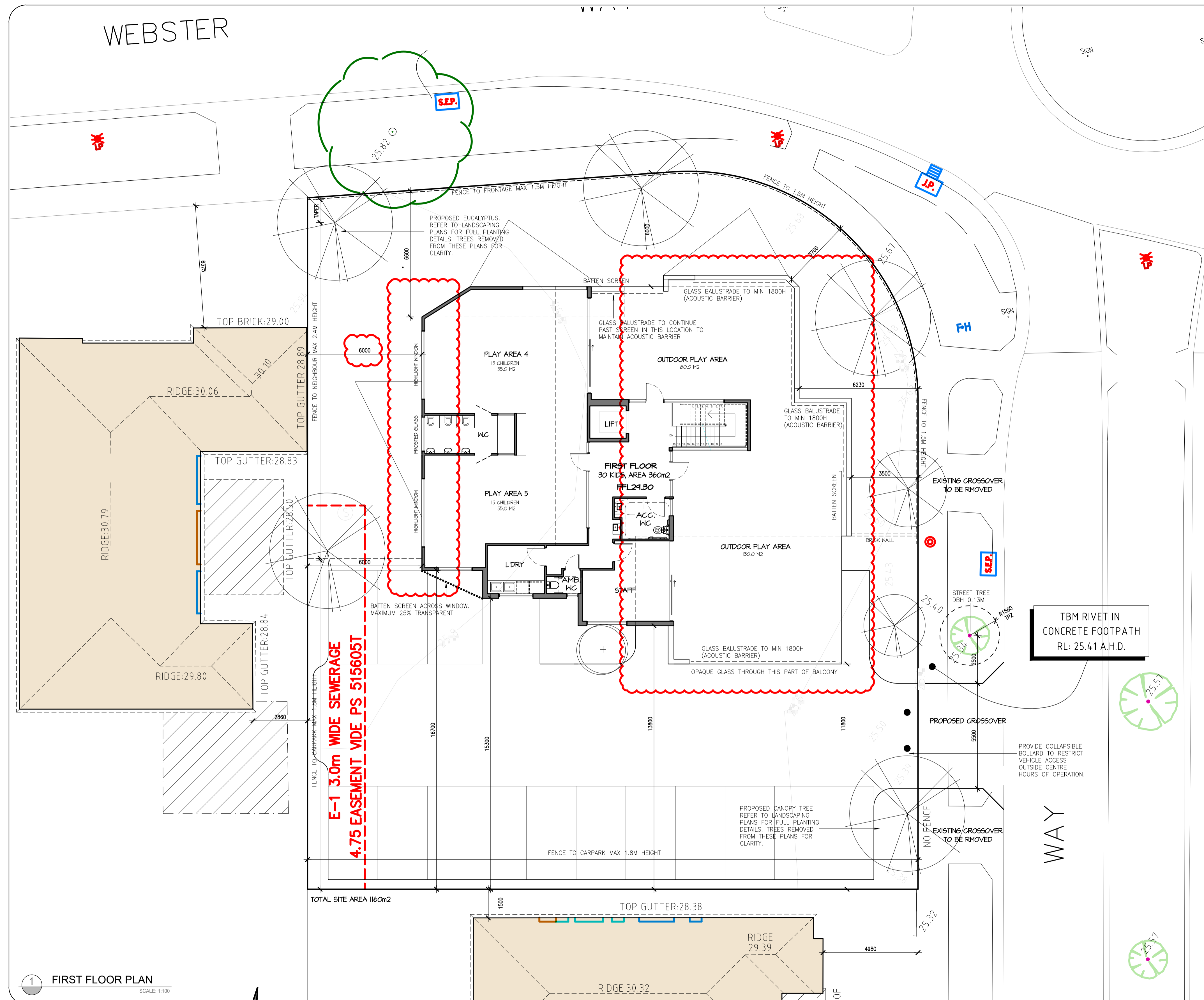


DESIGN:	REV 3	SCALE:	1:100 @ A1
DRAWN:	CJV	SHEET No:	CHILDCARE_TP_04
PROJECT No:	211030	DATE:	JAN 2025

ISSUE:	DATE:	REVISION:
APPLICATION FOR A PLANNING PERMIT	01.09.2022	1
RESPONSE TO COUNCIL RFI	27.03.2023	2
VCAT SUBSTITUTION DRAWING	15.01.2025	3

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

TITLE:	GROUND FLOOR PLAN
	TP04



- PROPOSED VCAT REVISIONS - REV 3, DATED JAN 2025
- GROUND FLOOR**
- SIDE SETBACK, WESTERN BOUNDARY INCREASED AT BOTH LEVELS - GROUND FLOOR INCREASED TO 7.2 METRES, ORIGINALLY 5 METRES.
  - BUILDING ENTRY RATIONALISED, MAIN ENTRY NOW PROVIDED DIRECTLY OFF CARPARK WITH SECONDARY ACCESS TO SAME FROM STREET FRONTAGE.
  - DISABLED CAR SPACE AND SHARED ZONE NOW PROVIDED DIRECTLY OFF BUILDING ENTRY.
  - TURNAROUND ZONE PROVIDED WITHIN CARPARK AREA TO FACILITATE EASE OF VEHICLE MOVEMENT.
  - LANDSCAPING BUFFERS TO CARPARK AREA (HONEYEATER WAY) INCREASED IN SIZE. VISUAL SPLAYS DEPICTED ON DRAWINGS ENSURING SAFE VEHICLE MOVEMENTS
  - GENERAL CHANGES INTERNALLY BASED ON NEW ENTRY LOCATION.
  - LARGER ROOM OF 22 CHILDREN, INFANT ROOM AND SLEEP SPACES MOVED AWAY FROM WESTERN BOUNDARY.
  - BIN ENCLOSURE AND ACCESS COMBINED WITH TURN AROUND BAY FOR EASE OF WASTE COLLECTION AND VEHICLE MOVEMENTS.
  - LANDSCAPING BUFFER TO FENCE PREVIOUSLY SHOWN ALONG WEBSTER WAY NOW COMBINED INTO THE TOTAL OUTDOOR AREA. THE 1.5-METRE-HIGH FENCE, IN LIEU OF 1.8 HIGH.
- FIRST FLOOR**
- FIRST FLOOR BALCONY DELETED FROM WESTERN INTERFACE. SETBACK NOW 6 METRES TO BUILDING LINE, PREVIOUSLY 5 METRES.
  - OUTDOOR PLAY AREAS COMBINED INTO ONE COMMON SPACE ADJOINING STREET FRONTAGES.
  - FIRST FLOOR GENERALLY RECONFIGURED AROUND DELETION OF WEST FACING BALCONY AREA.
- ELEVATIONS**
- SOUTHERN AND WESTERN ELEVATIONS PROVIDED SHOWING COMPLIANCE WITH OVERLOOKING.
  - SOUTH FACING WINDOWS ARE ALL LOCATED OVER 13 METRES FROM SOUTHERN BOUNDARY AND ONLY SERVING STAFF AMENITY AREAS. SCREEN PROVIDED (MAXIMUM 25% TRANSPARENT) TO OBLIQUE VIEWS FROM SOUTH FACING WINDOW PALLY ARE 5.
  - BALCONY BALUSTRADE TO SOUTH FACING OUTDOOR AREA, FIRST FLOOR PROVIDED WITH MINIMUM 1800H OPAQUE GLAZING.
  - OVERALL BUILDING HEIGHT, marginally reduced, 800MM LOWER BASED ON NEW RIDGE HEIGHT OF 33.20RL WITH RE-CONFIGURATION OF UPPER LEVEL.

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

SITE AREA:	1159m2
TOTAL SITE AREA :	1159.0M2
% SITE COVERAGE (390M2) :	33.65%
PERMEABLE SITE AREA :	355.0M2
% OF SITE TO BE PERMEABLE :	30.0%
<b>GROUND FLOOR AREA:</b>	
FOOTPRINT	290m²
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50 CHILDREN ACCOMMODATED	
TOTAL OUTDOOR AREA	350m2@ 1 CHILD PER 7.0m2
<b>FIRST FLOOR AREA:</b>	
FOOTPRINT	360m²
2 ROOMS (55,55m2)	110m2@ 1 CHILD PER 3.5m2
30 CHILDREN ACCOMMODATED	
TOTAL OUTDOOR AREA	210m2@ 1 CHILD PER 7.0m2
CAR PARKING AT 0.22 PER CHILD	
PARKING	17 SPACES - ALLOWS FOR 80 CHILDREN

1 FIRST FLOOR PLAN  
SCALE: 1:100

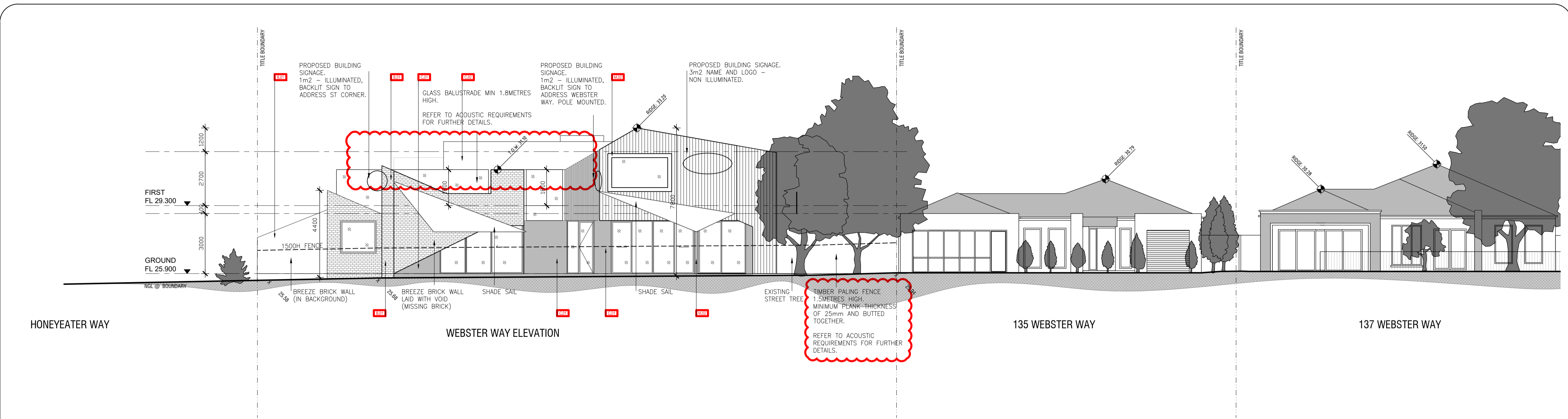


DESIGN:	REV 3	SCALE:	1:100 @ A1
DRAWN:	CJV	SHEET No:	CHILDCARE_TP_05
PROJECT No:	211030	DATE:	JAN 2025

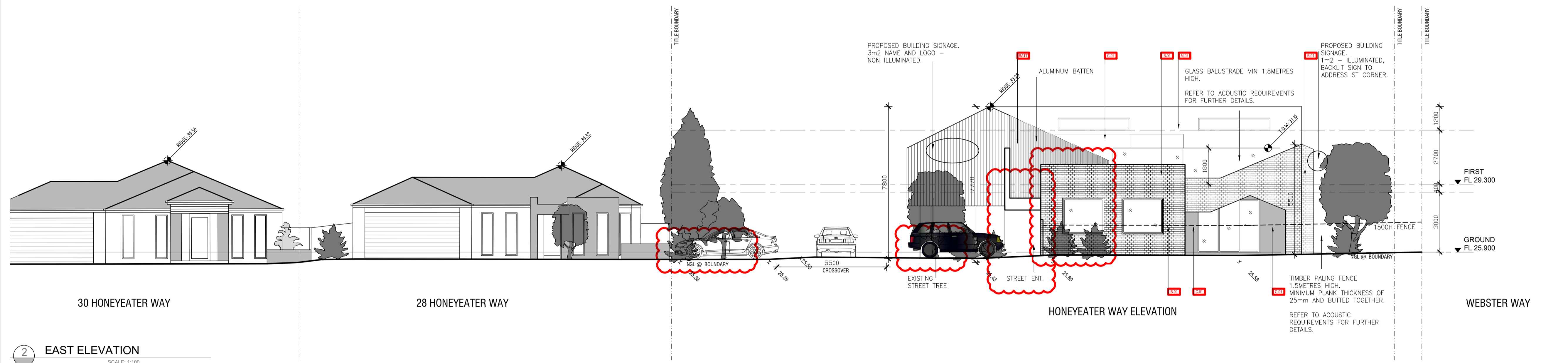
ISSUE:	DATE:	REVISION:
APPLICATION FOR A PLANNING PERMIT	01.09.2022	1
RESPONSE TO COUNCIL RFI	27.03.2023	2
VCAT SUBSTITUTION DRAWING	15.01.2025	3

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

TITLE:	FIRST FLOOR PLAN
TP05	



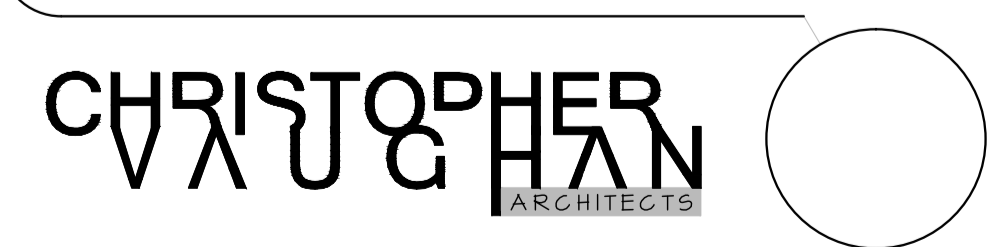
1 NORTH ELEVATION  
SCALE: 1:100



2 EAST ELEVATION  
SCALE: 1:100

3 MATERIALS

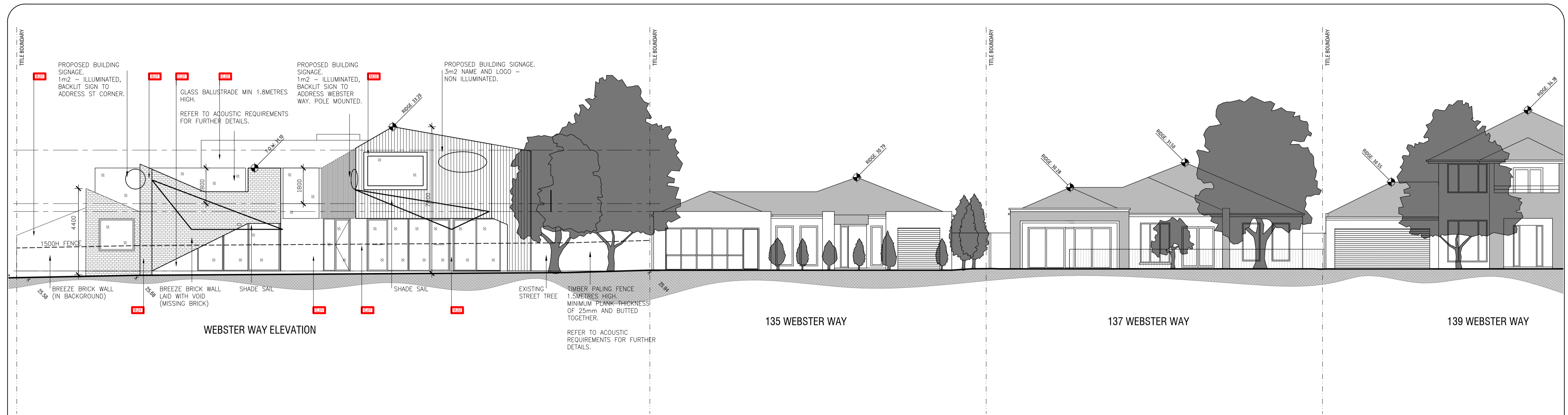
<b>B.01</b> SELECTED BRICK: AUSTRAL DANIEL ROBERTSON TRADITIONAL GREY BLEND	<b>G.01</b> GLASS: FOR ALL WINDOWS, GLAZING REFER TO FUTURE ESD REPORT FOR DETAILS	<b>C1</b> CLADDING FINISH: COLOUR TO MATCH COLORBOND MONUMENT	<b>C2</b> CLADDING FINISH: COLOUR TO MATCH COLORBOND 'SELF-DESTRUCT'	<b>BATT</b> COMPOSITE BATTEN SCREENING FINISH: SURFMAT	<b>M.01</b> METAL DETAILS: FLASHING, CAPS AND GUTTERING	<b>M.02</b> METAL DETAILS 2: WINDOW FRAMES AND STRUCTURAL ELEMENTS IN COLORBOND MONUMENT
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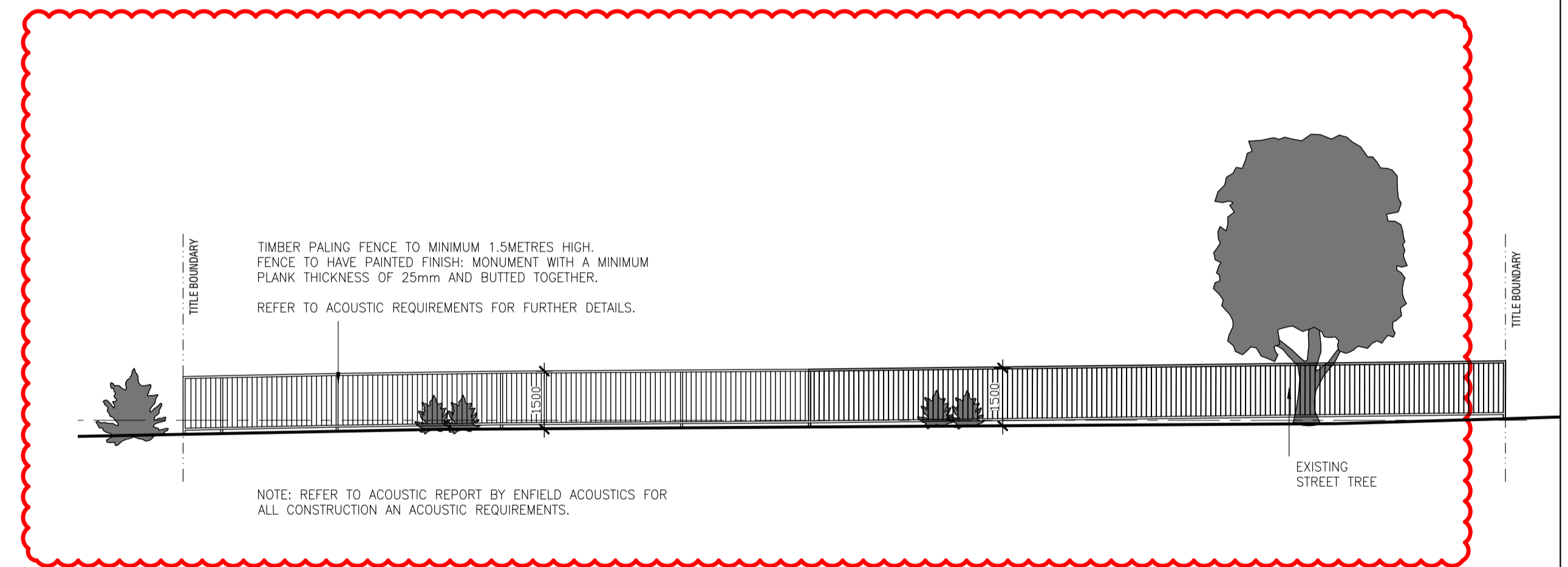
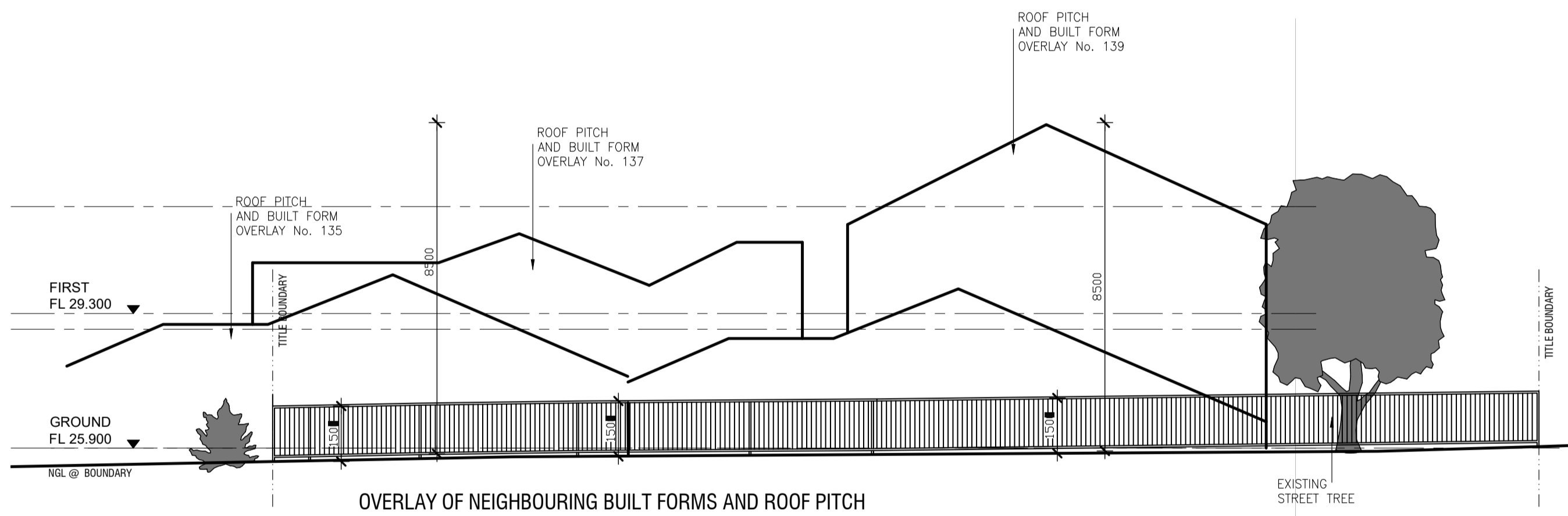
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DRAWN: <b>CJV</b>	SHEET No: <b>CHILDCARE_TP_06</b>
PROJECT No: <b>211030</b>	DATE: <b>JAN 2025</b>

ISSUE: APPLICATION FOR A PLANNING PERMIT RESPONSE TO COUNCIL RFI VCAT SUBSTITUTION DRAWING	DATE: 01.09.2022 27.03.2023 15.01.2025	REVISION: 1 2 3
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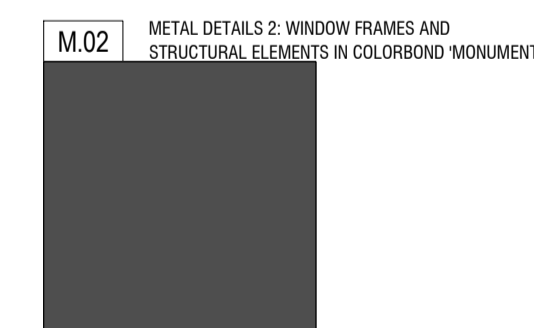
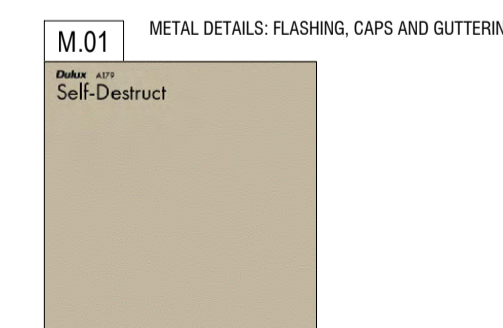
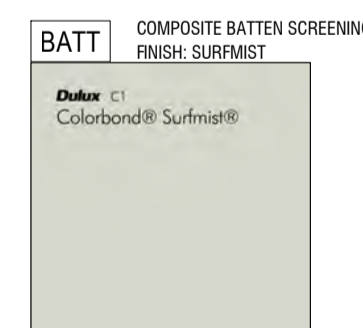
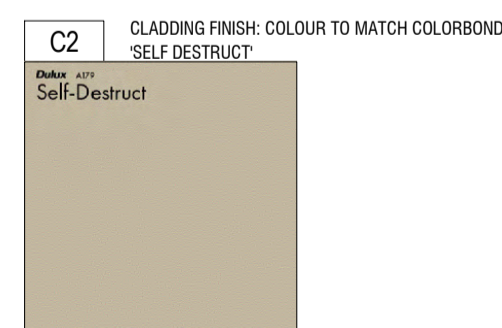
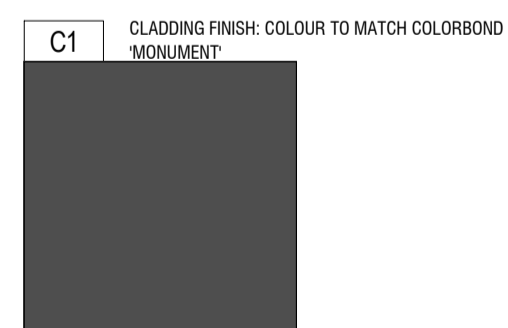
PROJECT: <b>MONOMEATH PAKENHAM</b>	TITLE: <b>NORTH ELEVATION AND EAST ELEVATION</b>
ADDRESS: <b>24-26 HONEYEATER WAY PAKENHAM, VIC 3810</b>	<b>TP06</b>



1 NORTH ELEVATION (STREETSCAPE)  
SCALE: 1:100



2 MASSING ELEVATION AND FENCE  
SCALE: 1:100



3 MATERIALS



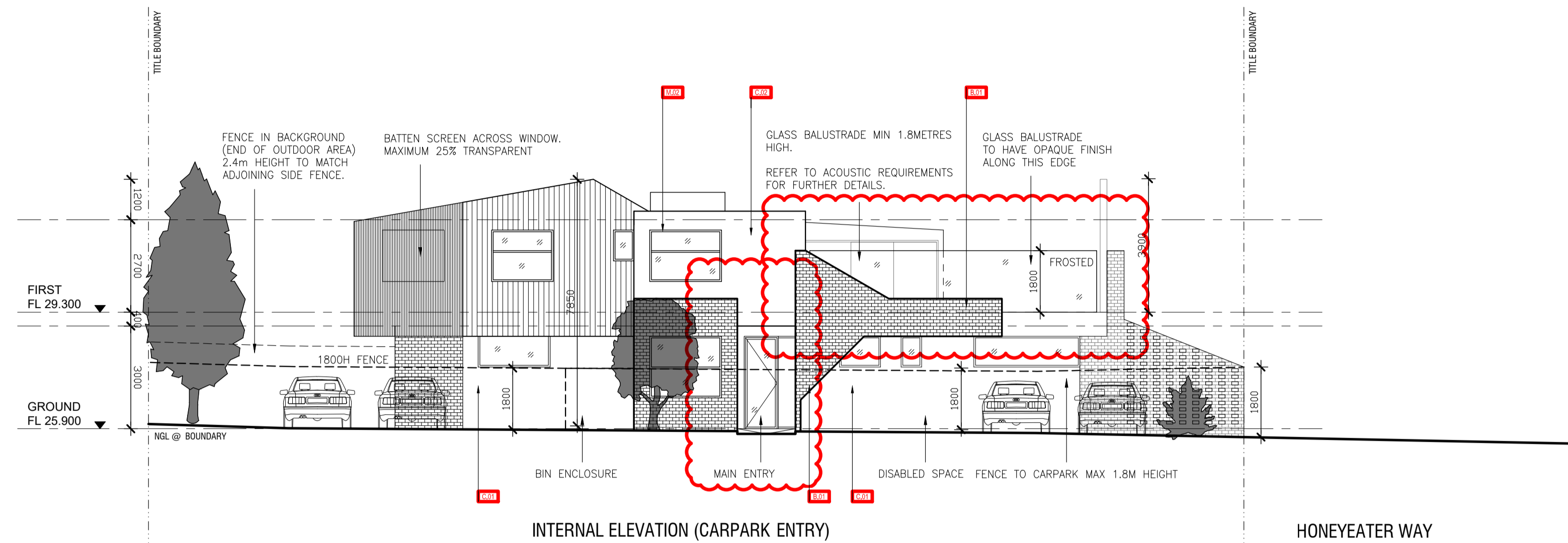
DESIGN:	REV 3	SCALE:	1:100 @ A1
DRAWN:	CJV	SHEET No:	CHILDCARE_TP_06a
PROJECT No:	211030	DATE:	JAN 2025

ISSUE:	DATE:	REVISION:
APPLICATION FOR A PLANNING PERMIT	01.09.2022	1
RESPONSE TO COUNCIL RFI	27.03.2023	2
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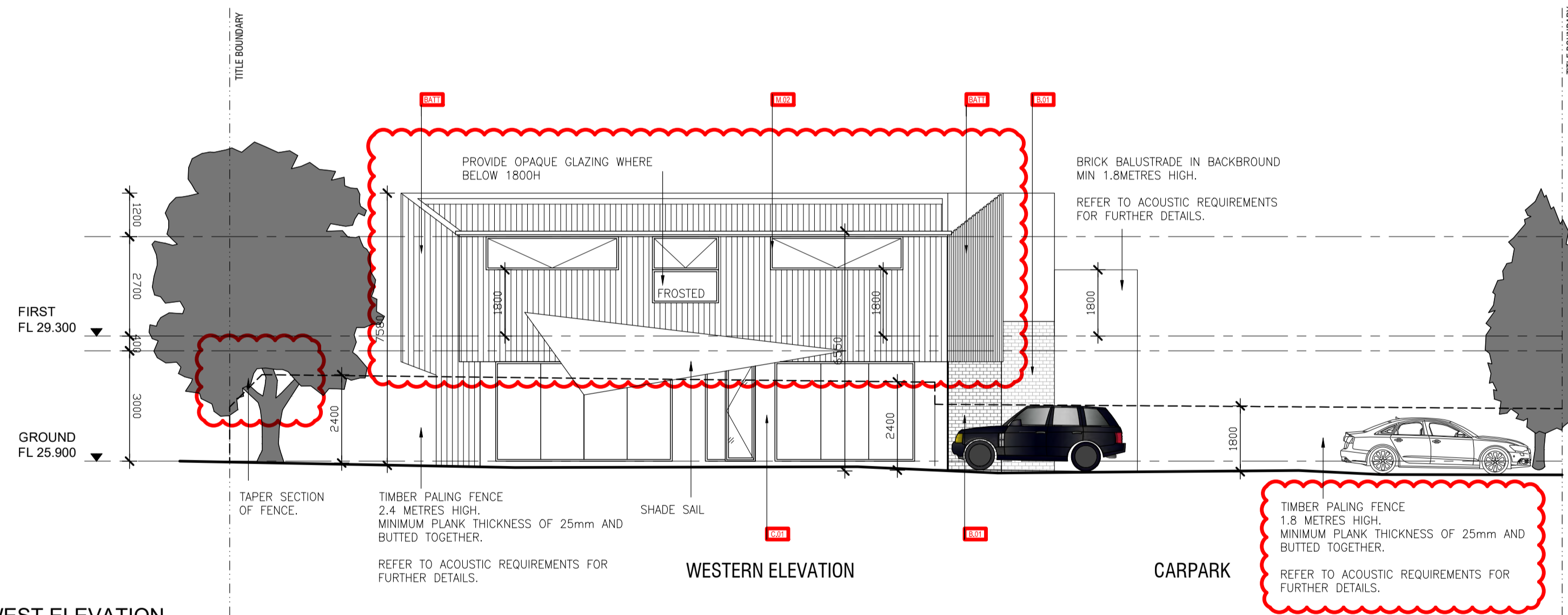
PROJECT:	MONOMEATH PAKENHAM
ADDRESS:	24-26 HONEYEATER WAY PAKENHAM, VIC 3810

TITLE:	NORTH STREETSCAPE AND MASSING ELEVATION
	TP06a

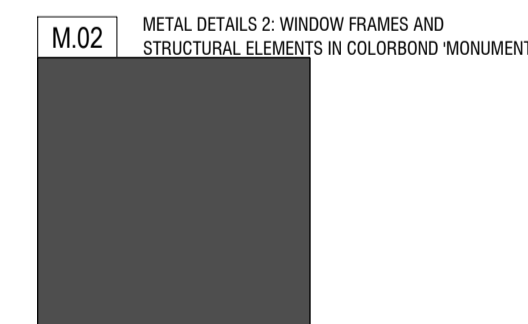
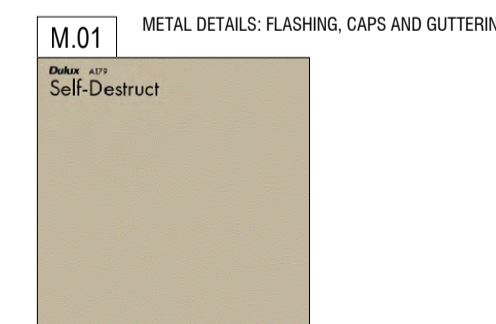
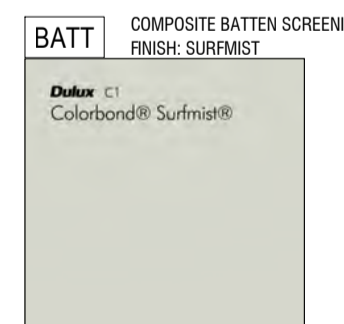
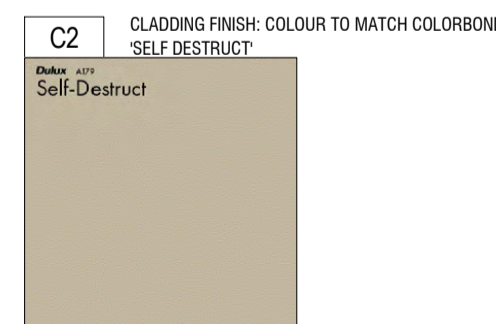
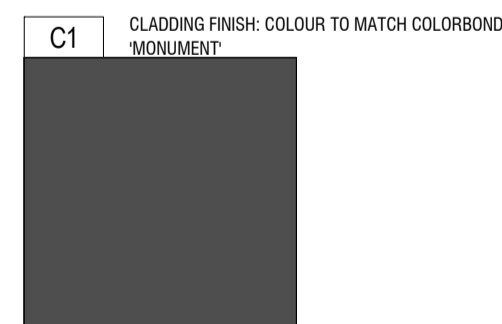




1 SOUTH ELEVATION  
SCALE: 1:100



2 WEST ELEVATION  
SCALE: 1:100



3 MATERIALS



DESIGN:	REV 3	SCALE:	1:100 @ A1
DRAWN:	CJV	SHEET No:	CHILDCARE_TP_07
PROJECT No:	211030	DATE:	JAN 2025

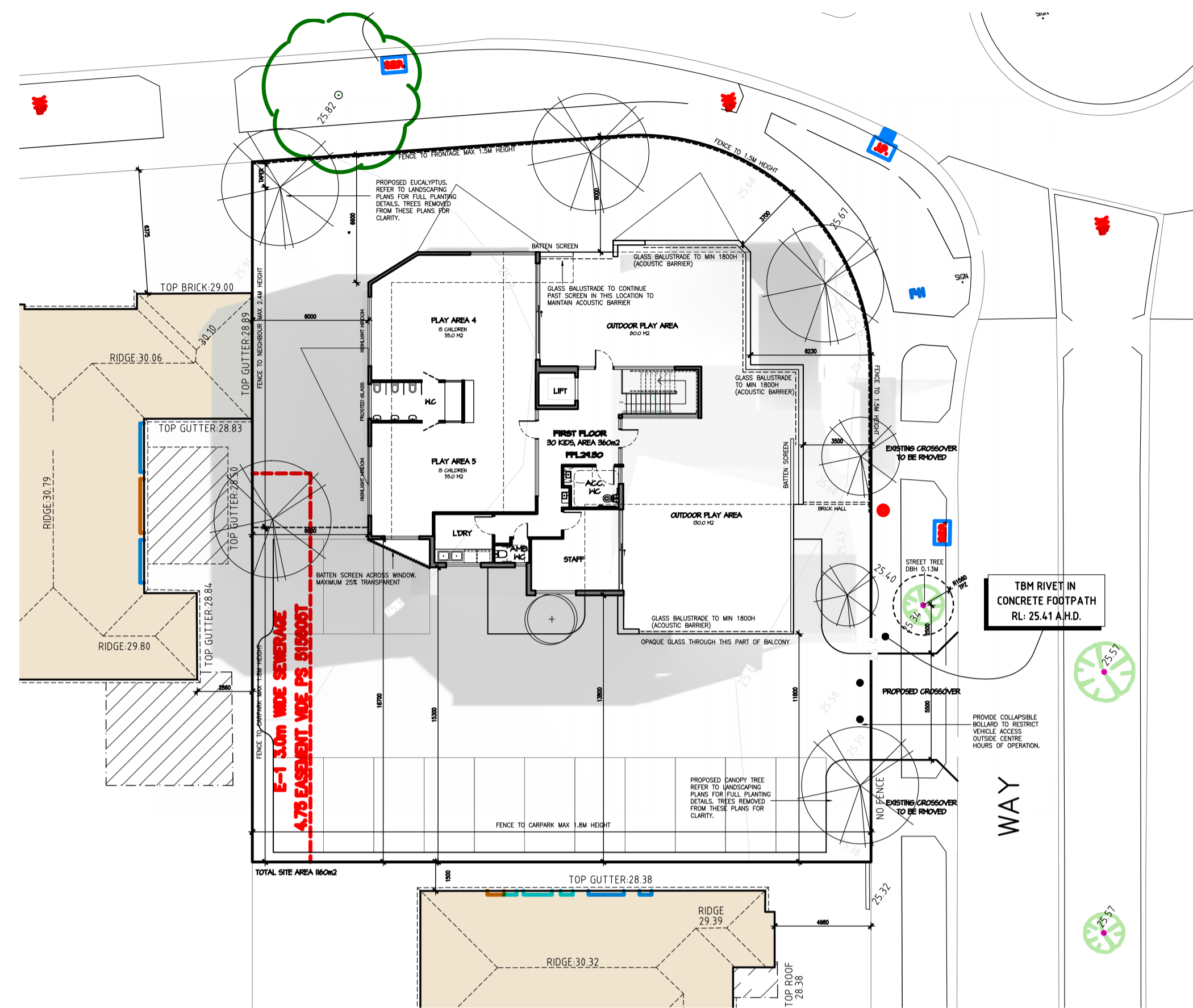
ISSUE:	DATE:	REVISION:
APPLICATION FOR A PLANNING PERMIT	01.09.2022	1
RESPONSE TO COUNCIL RFI	27.03.2023	2
VCAT SUBSTITUTION DRAWING	15.01.2025	3

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

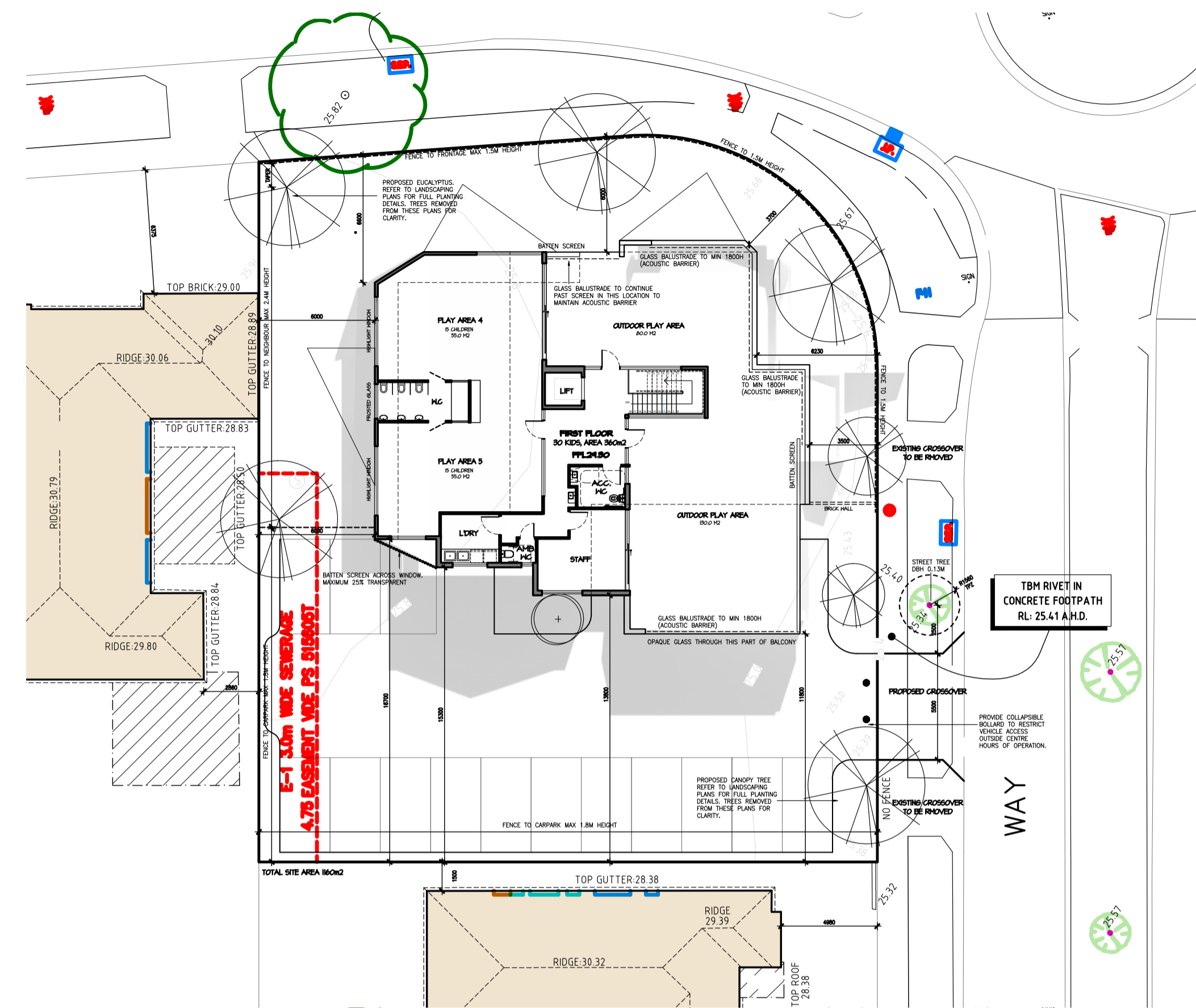
TITLE:	SOUTH ELEVATION AND WEST ELEVATION
TP07	

PROPOSED VCAT REVISIONS - REV 3, DATED JAN 2025

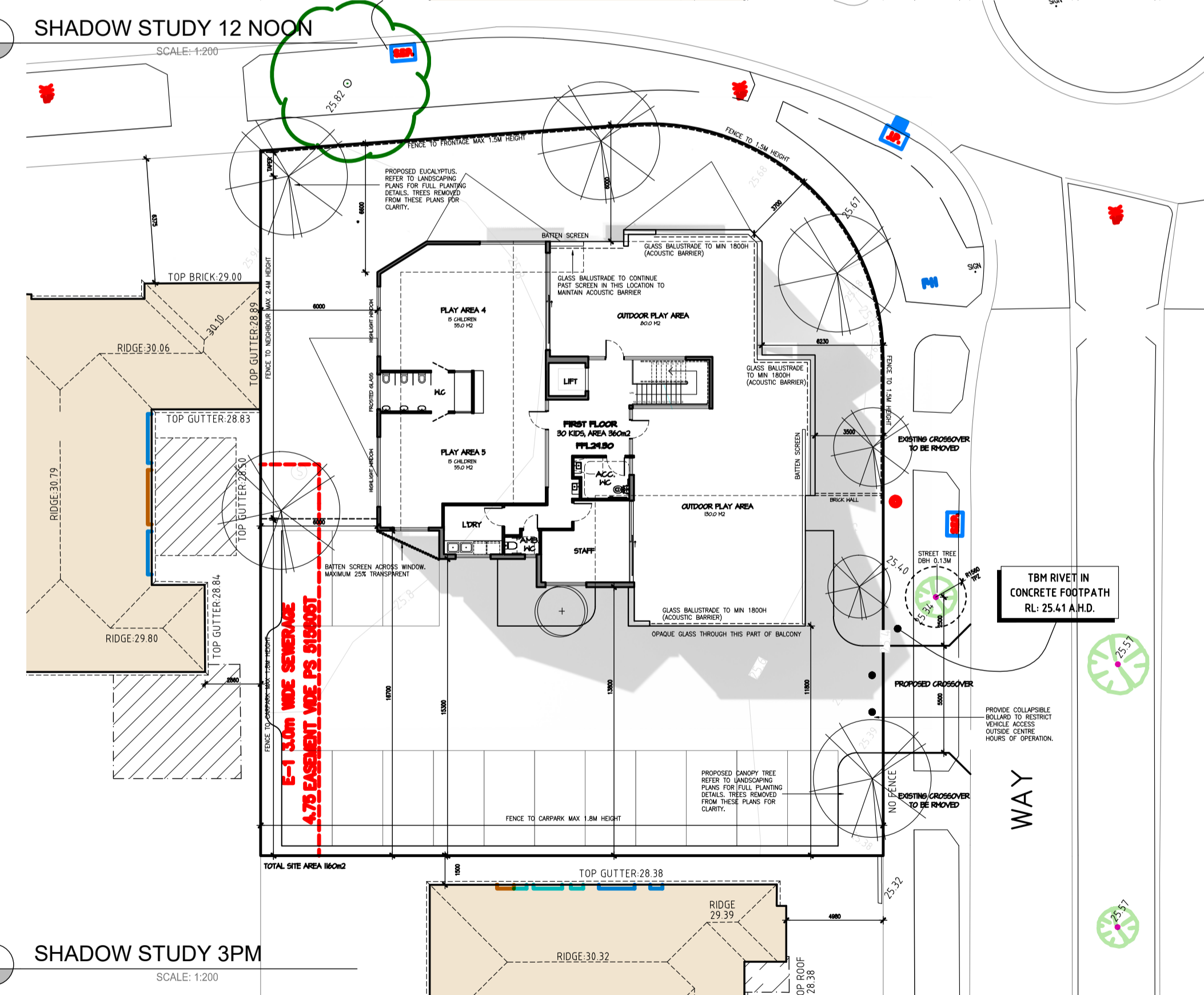
- GROUND FLOOR**
- SIDE SETBACK, WESTERN BOUNDARY INCREASED AT BOTH LEVELS - GROUND FLOOR INCREASED TO 7.2 METRES, ORIGINALLY 5 METRES.
  - BUILDING ENTRY RATIONALISED, MAIN ENTRY NOW PROVIDED DIRECTLY OFF CARPARK WITH SECONDARY ACCESS TO SAME FROM STREET FRONTAGE.
  - DISABLED CAR SPACE AND SHARED ZONE NOW PROVIDED DIRECTLY OFF BUILDING ENTRY.
  - TURNAROUND ZONE PROVIDED WITHIN CARPARK AREA TO FACILITATE EASE OF VEHICLE MOVEMENT.
  - LANDSCAPING BUFFERS TO CARPARK AREA (HONEYEATER WAY) INCREASED IN SIZE. VISUAL SPLAYS DEPICTED ON DRAWINGS ENSURING SAFE VEHICLE MOVEMENTS
  - GENERAL CHANGES INTERNALLY BASED ON NEW ENTRY LOCATION.
  - LARGER ROOM OF 22 CHILDREN, INFANT ROOM AND SLEEP SPACES MOVED AWAY FROM WESTERN BOUNDARY.
  - BIN ENCLOSURE AND ACCESS COMBINED WITH TURN AROUND BAY FOR EASE OF WASTE COLLECTION AND VEHICLE MOVEMENTS.
  - LANDSCAPING BUFFER TO FENCE PREVIOUSLY SHOWN ALONG WEBSTER WAY NOW COMBINED INTO THE TOTAL OUTDOOR AREA. THE 1.5-METRE-HIGH FENCE, IN LIEU OF 1.8 HIGH.
- FIRST FLOOR**
- FIRST FLOOR BALCONY DELETED FROM WESTERN INTERFACE. SETBACK NOW 6 METRES TO BUILDING LINE, PREVIOUSLY 5 METRES.
  - OUTDOOR PLAY AREAS COMBINED INTO ONE COMMON SPACE ADJOINING STREET FRONTAGES.
  - FIRST FLOOR GENERALLY RECONFIGURED AROUND DELETION OF WEST FACING BALCONY AREA.
- ELEVATIONS**
- SOUTHERN AND WESTERN ELEVATIONS PROVIDED SHOWING COMPLIANCE WITH OVERLOOKING.
  - SOUTH FACING WINDOWS ARE ALL LOCATED OVER 13 METRES FROM SOUTHERN BOUNDARY AND ONLY SERVING STAFF AMENITY AREAS. SCREEN PROVIDED (MAXIMUM 25% TRANSPARENT) TO OBLIQUE VIEWS FROM SOUTH FACING WINDOW PALS ARE 5.
  - BALCONY BALUSTRADE TO SOUTH FACING OUTDOOR AREA, FIRST FLOOR PROVIDED WITH MINIMUM 1800H OPAQUE GLAZING.
  - OVERALL BUILDING HEIGHT, marginally reduced, 800MM LOWER BASED ON NEW RIDGE HEIGHT OF 33.20RL WITH RE-CONFIGURATION OF UPPER LEVEL.



1 SHADOW STUDY 9AM  
SCALE: 1:200



2 SHADOW STUDY 12 NOON  
SCALE: 1:200



3 SHADOW STUDY 3PM  
SCALE: 1:200



DESIGN:	REV 3	SCALE:	1:100 @ A1
DRAWN:	CJV	SHEET No:	CHILDCARE_TP_08
PROJECT No:	211030	DATE:	JAN 2025

ISSUE:	DATE:	REVISION:
APPLICATION FOR A PLANNING PERMIT	01.09.2022	1
RESPONSE TO COUNCIL RFI	27.03.2023	2
VCAT SUBSTITUTION DRAWING	15.01.2025	3

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

TITLE:	SHADOW STUDY 9am, 12 Noon and 3pm
TP08	



ARTIST IMPRESSION: CRN OF HONEYEATER AND WEBSTER WAY.



ARTIST IMPRESSION: WEBSTER WAY.

**B.01** SELECTED BRICK: AUSTRALIAN DANIEL ROBERTSON TRADITIONAL 'GREY BLEND'

**G.01** GLASS: FOR ALL WINDOWS, GLAZING REFER TO FUTURE ESD REPORT FOR DETAILS

**C1** CLADDING FINISH: COLOUR TO MATCH COLORBOND 'MONUMENT'

**C2** CLADDING FINISH: COLOUR TO MATCH COLORBOND 'SELF-DESTRUCT'

**BATT** COMPOSITE BATTEN SCREENING. FINISH: SURFMIST

**M.01** METAL DETAILS: FLASHING, CAPS AND GUTTERING.

**M.02** METAL DETAILS 2: WINDOW FRAMES AND STRUCTURAL ELEMENTS IN COLORBOND 'MONUMENT'

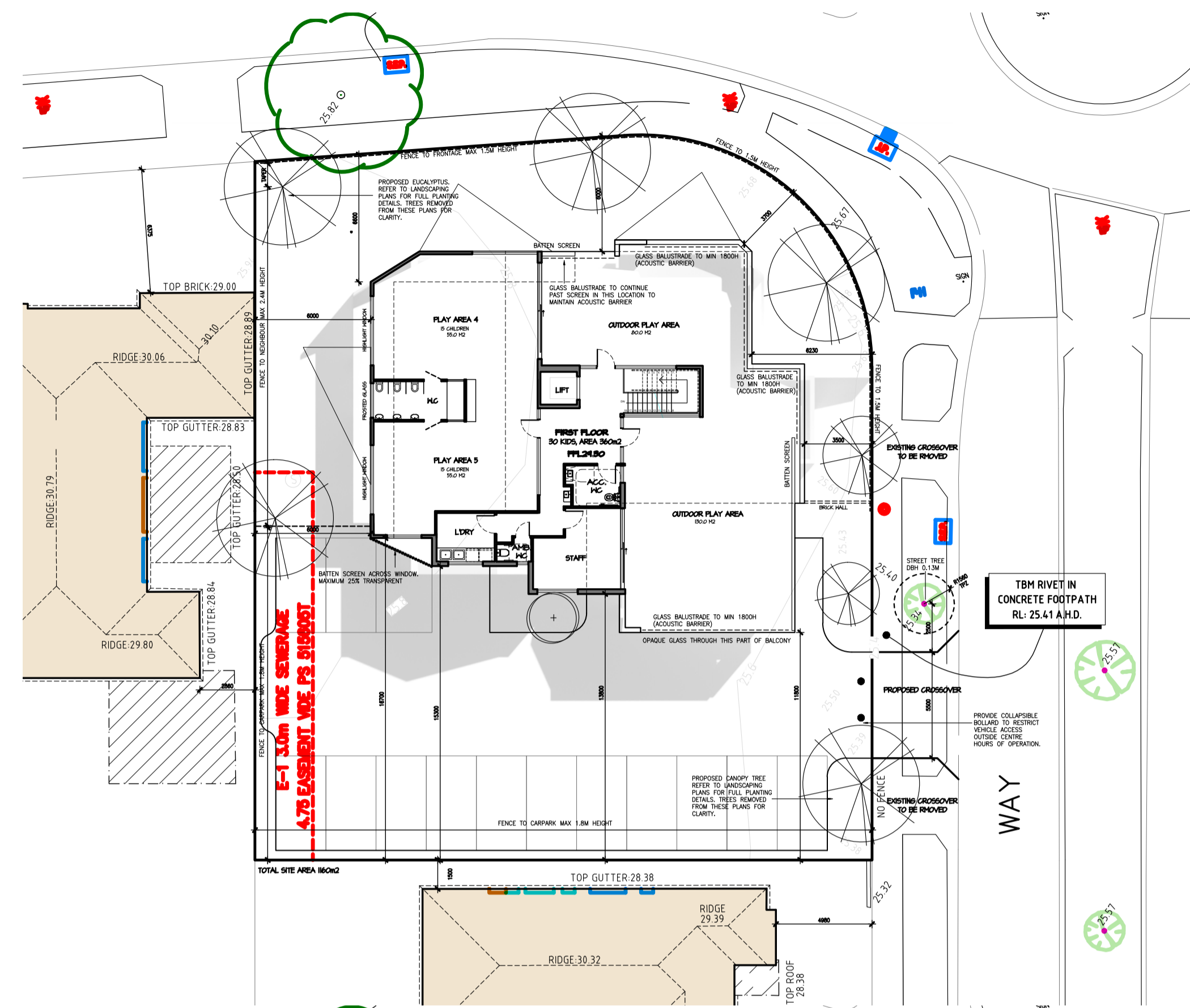
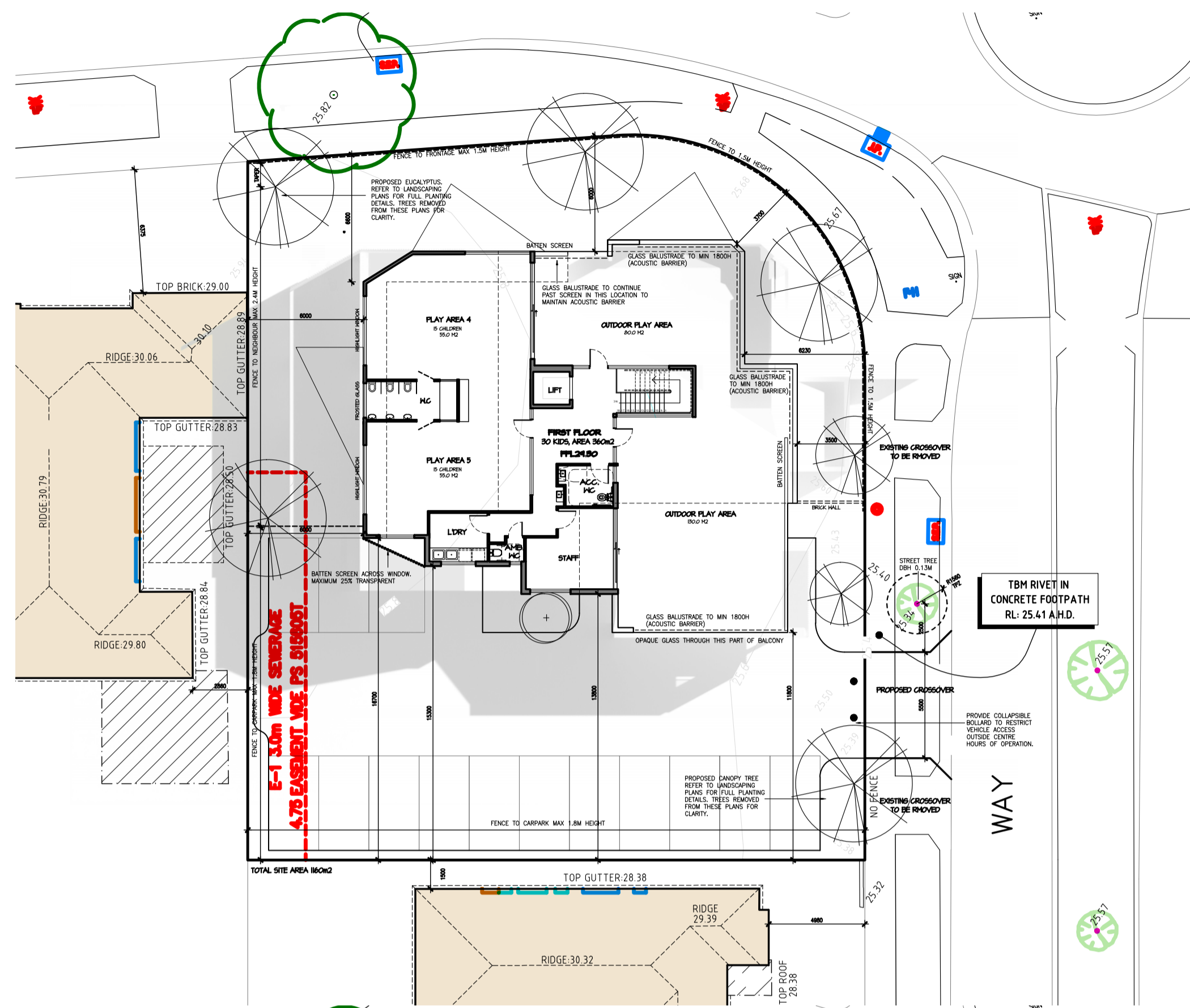
**CHRISTOPHER HAN**  
ARCHITECTS

DESIGN:	REV 3	SCALE:	NS @ A1
DRAWN:	CJV	SHEET No:	CHILDCARE_TP_09
PROJECT No:	211030	DATE:	JAN 2025

ISSUE:	DATE:	REVISION:
APPLICATION FOR A PLANNING PERMIT	01.09.2022	1
RESPONSE TO COUNCIL RFI	27.03.2023	2
VCAT SUBSTITUTION DRAWING	15.01.2025	3

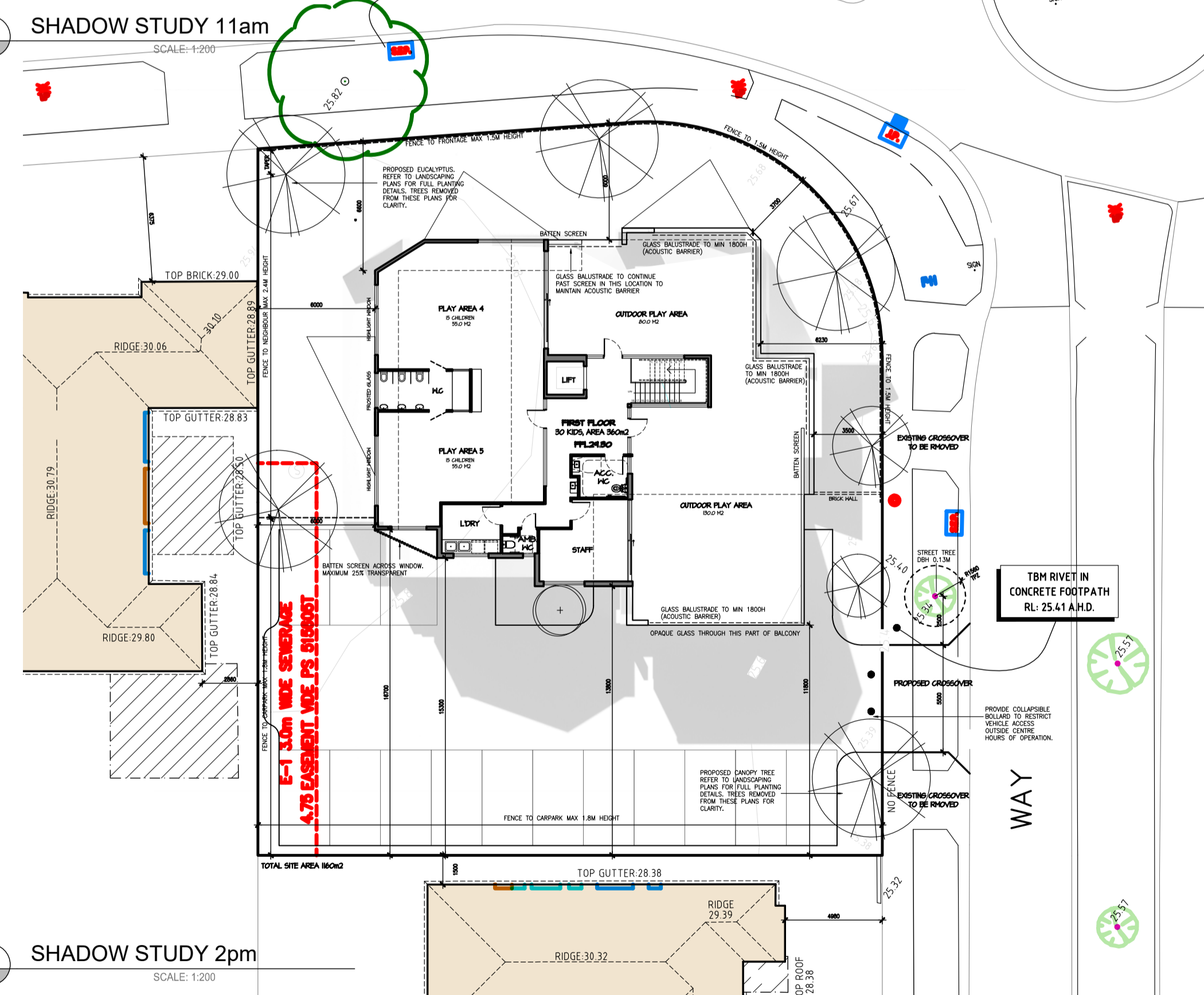
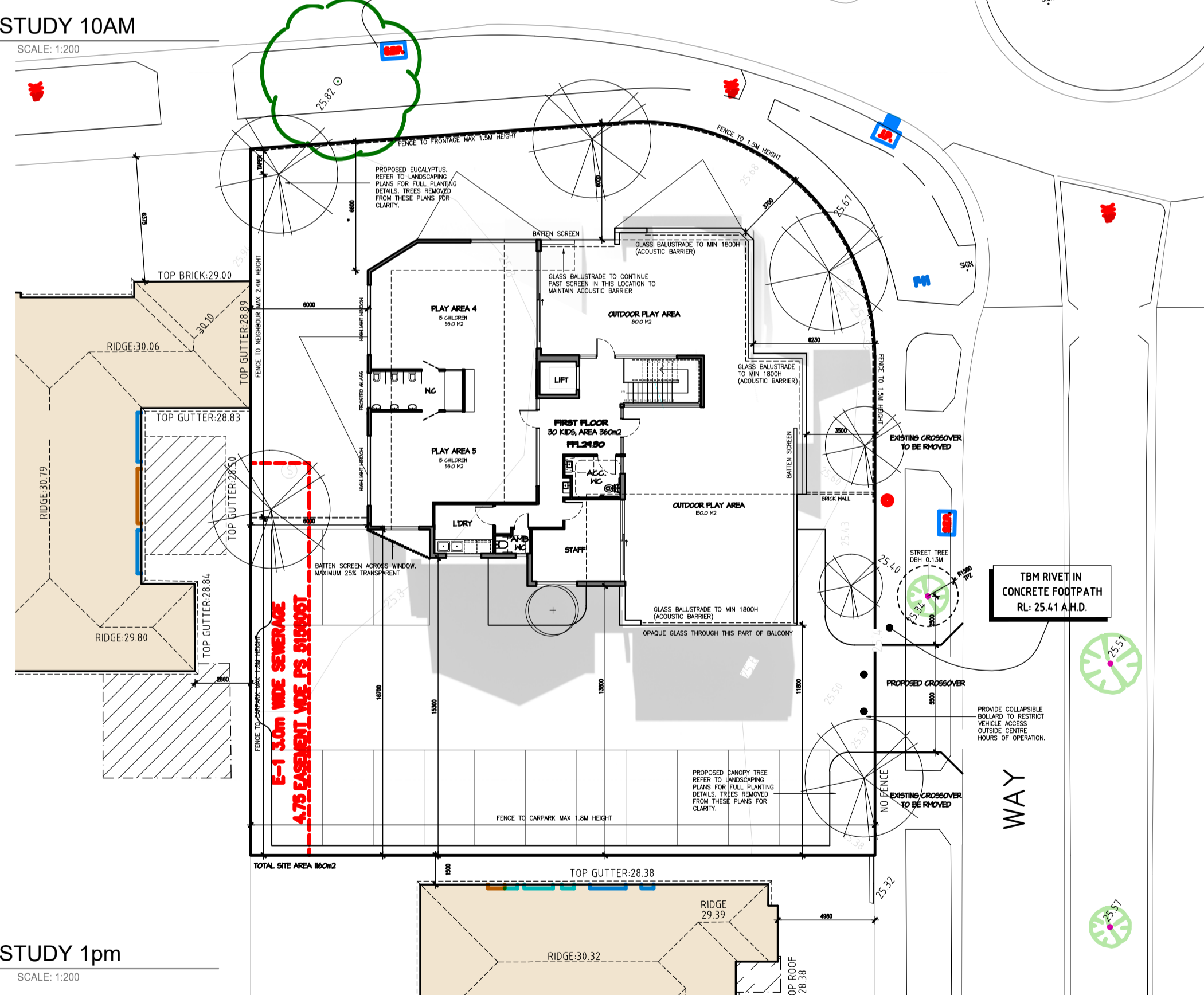
PROJECT:	MONOMEATH PAKENHAM
ADDRESS:	24-26 HONEYEATER WAY PAKENHAM, VIC 3810

TITLE:	ARTIST IMPRESSION SHEET 1 STATION STREET
	TP09



1 SHADOW STUDY 10AM  
SCALE: 1:200

2 SHADOW STUDY 11am  
SCALE: 1:200



3 SHADOW STUDY 1pm  
SCALE: 1:200

4 SHADOW STUDY 2pm  
SCALE: 1:200



DESIGN:	REV 3	SCALE:	1:100 @ A1
DRAWN:	CJV	SHEET No:	CHILDCARE_TP_10
PROJECT No:	211030	DATE:	JAN 2025

ISSUE:  
APPLICATION FOR A PLANNING PERMIT  
RESPONSE TO COUNCIL RFI  
VCAT SUBSTITUTION DRAWING

DATE:	REVISION:
01.09.2022	1
27.03.2023	2
15.01.2025	3

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

TITLE: SHADOW STUDY  
10am, 11am, 1pm & 2pm

TP10



webster way

honeyeater way

Streetscape - honeyeater way

**Planting schedule**

Botanical name	common name	quantity	size*
<b>Groundcovers, tussocks, small to medium shrubs</b> (Supply in 150mm pots or larger advanced size pots as indicated, eg (300mm))			
Acmena 'Firescreen'	Hedging Lillypilly	12	3.5x0.8 trimmed
Cornea reflexa	Cornea	20	1.2x1
Dianella 'Little River'	Dianella	20	0.4x0.4
Dodonaea viscosa	Dodonaea	12	3x1
Doryardhes excelsa	Gymea Lilly	4	1.5x1.5
Liriope muscari	Liriope	10	0.5x0.4
Lomandra 'Lime Tuff'	Lomandra	12	0.4x0.4
Murraya paniculata	Orange Jessamine	6	2.5x0.8 trimmed
Plectranthus argentatus	Silver Plectranthus	12	0.8x0.8
Scaevola hookeri	Fan Flower	10	0.2x0.8
Syzygium 'Tiny Tree'	Dwarf Lillypilly	40	1x0.8 trimmed
Westringia glabra	Westringia	30	1.5x0.8

**Climbing/Trailing Plants**

Botanical name	common name	quantity
Clematis microphylla	Clematis	20

**Feature trees, shade trees, large shrubs**

(supply in 200mm pots or as advanced plants 1.5m high** or larger indicated height, eg (2m))			
Botanical name	common name	quantity	size*
Acer p. 'Crimson Sentry'	Maple	1(2m)	6x3
Angophora costata	Angophora	1(2m)	12x7
Banksia integrifolia	Coast Banksia	2(2m)	9x5
Banksia marginata	Banksia	4**	6x4
Corymbia 'Scentuous'	Dwarf Lemon Scented Gum	1(2m)	9x5
Corymbia ficifolia 'Calypso'	Flowering Gum	2(2m)	6x5
Eucalyptus sideroxylon	Ironbark	3(2m)	18x7
Pyrus 'Capital'	Lightspear	10**	8x3.5
Tristania laurina 'Luscious'	Kanooka	2**	9x5
Waterhousea floribunda 'Whisper'	Lilly pilly	2(2m)	9x5

\*height x width average at maturity estimated for this location or maintained by trimming

**Site Preparation and Maintenance notes**

- All weeds to be removed from site by physical removal or spraying with glyphosate based herbicide
- Existing soil should be improved by the addition of organic matter and light cultivation only to break up any compaction. No cultivation within driplines of existing retained trees on site or adjacent areas. Areas of possible contamination with paint, oil or any other materials used on site are to be removed and replaced with topsoil from a sustainable source and approved for use on site. Areas requiring topsoil to ensure levels or for plant growth are to be spread with approved soil previously stockpiled on site or from quality controlled and sustainable source.
- Irrigation is to be in accordance with current water restrictions and weather conditions generally 10 minutes every second day during establishment period (6 months) and during dry summer periods if required, programmable irrigation systems are to be low water use drippers and sprays as appropriate and designed by irrigation supplier or consultant.
- Weeding and trimming every 14 - 21 days. Plant replacement as required during establishment period of 6 months or longer as required by permit conditions. All plants to be pruned/shaped to appropriate size on an ongoing basis. Mulch levels to be maintained at 75mm.

**landscape plan**

project: 24 - 26 honeyeater way, pakenham  
 client:  
 scale: 1:100 A1 date: january 2025 sheet: 1 of 1  
 issue A

**habitat**  
 landscape and environmental design consultants 9836 1272

this plan is intended as a layout and planting guide only all dimensions, locations, etc are to be checked and verified on site. Refer to architectural and engineering plans and permit conditions.  
 habitat accepts no responsibility or liability as a result of errors or omissions on this plan

**notes**

- Existing vegetation**  
Existing trees and shrubs indicated for retention are to be protected in accordance with Australian standards. Refer to arborists report and/or council permit conditions for tree protection and management. Trees should be protected with physical barriers to prevent access within nominated tree protection zones which are to be mulched and irrigated during construction. No trees to be removed without clarification from owner or local council. All tree protection to be in accordance with relevant Australian Standards.
- Garden Beds**  
Cultivate existing soil to 200mm (not within driplines of existing trees) Re-use site topsoil if suitable or imported garden mix topsoil to provide minimum 100mm of topsoil to garden beds. Spread 75mm layer of 10mm pine bark mulch or stone chips as non flammable mulch if required.
- Drainage**  
Refer to architectural or engineering plans for stormwater and drainage pit locations. All paved areas in rear gardens are to have a grade of 2.5% minimum, away from buildings. All grades, levels and drainage to comply with relevant building codes and council planning requirements.
- Services**  
Contractors are to determine the location of all underground and overhead services prior to construction. Any services, pits, etc illustrated on this plan are indicative only and are to be checked with architectural and engineering plans.
- Building Structures**  
The use of this plan and planting of trees, shrubs, etc as specified may require the provision of root control barriers or specifically engineered foundations or similar method of controlling root growth to avoid intrusion into adjacent areas or building foundations. A qualified consultant should advise on foundation design and/or barriers (physical or chemical) as appropriate.



- key**
- lawn/softfall/play surfaces**  
drought tolerant, non - invasive species seeded or turf on 50mm topsoil or approved playground
- paving**  
400x400mm stone or concrete pavers on for and sand base (permeable) or paving/concrete as per architectural plans or as selected
- path**  
paving or concrete as selected
- driveway**  
asphalt or concrete as per architectural plans or as selected
- fence**  
refer to architectural plans for acoustic and other fence types
- existing trees**  
trees adjacent to site to be retained



<p>Legend:</p> <ul style="list-style-type: none"> <li> Point Source</li> <li> Area Source</li> <li> Crossing</li> <li> Building</li> <li> Barrier</li> <li> 3D-Reflector</li> <li> Receiver</li> </ul> <p>Scale: 1: 388 @ A3</p>	<p>PO Box 920 North Melbourne, VIC 3051 P: 03 9111 0090</p>	<p><b>Noise emission levels from OUTDOOR PLAY</b></p> <p>LAeq Noise Levels</p> <p>Project No: V2123</p>	<p>NOTES:</p> <p>*Propagation in accordance with ISO9613</p>
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<p>Legend:</p> <ul style="list-style-type: none"> <li> Point Source</li> <li> Area Source</li> <li> Crossing</li> <li> Building</li> <li> Barrier</li> <li> 3D-Reflector</li> <li> Receiver</li> </ul> <p>Scale: 1: 388 @ A3</p>	 <p>PO Box 920 North Melbourne, VIC 3051 P: 03 9111 0090</p>	<p><b>Noise emission levels from CARPARK TRAFFIC</b></p> <p>LAeq Noise Levels</p> <p>Project No: V2123</p>	<p>NOTES:</p> <p>*Propagation in accordance with ISO9613</p>
<p>Drawing No: MAP-02</p>		<p>Date: 15.01.2025</p>	

0401 018 995 [chris\\_vaughan@live.com.au](mailto:chris_vaughan@live.com.au)15<sup>th</sup> Jan 2025

Re: Childcare centre - Statement of Changes  
24 & 26 Honeyeater Way, Pakenham  
VCAT Reference: P1065/2024

#### Ground Floor

- Side setback (Western boundary) increased at ground floor from 5m to 7.2m.
- Building entry rationalised, main entry now provided directly off carpark (Honeyeater Way) with secondary access to same from street frontage.
- Disabled car space and shared zone now provided directly off building entry.
- Turnaround zone provided within carpark area to facilitate ease of vehicle movement should all parking bays be occupied.
- Landscaping buffers to carpark area (Honeyeater Way) increased in size to provide greater planting and better landscape screening of vehicles from street, with visual splays depicted on drawings ensuring safe vehicle movements.
- General changes internally based on new entry location. More efficient building circulation with no loss of amenity, nor loss of useable floor area (child and floor area ratios support 80 children).
- Bin enclosure and access combined with turn around bay for ease of waste collection and vehicle movements within car parking area.
- Landscaping buffer to fence line previously shown along Webster Way now combined into the total outdoor area, with a 1.5m high fence proposed in lieu of 1.8m high now addressing Webster Way and (part of) Honeyeater Way.
- Fencing notes depicted on the plans in terms of height and general requirements – full acoustic details contained in Enfield Acoustic's letter dated January 2025.