

### **3 DEVELOPMENT OF ADDITIONS AND ALTERATIONS TO AN EXISTING PLACE OF ASSEMBLY (CULTURAL & COMMUNITY CENTRE) AND ASSOCIATED CAR PARKING AT 40 LAKESIDE BOULEVARD, PAKENHAM**

FILE REFERENCE INT1726632

RESPONSIBLE GENERAL MANAGER Andrew Paxton

AUTHOR Stephen Powell

#### **RECOMMENDATION**

That Planning Permit T170113 be issued for the development of additions and alterations to the existing Place of Assembly (Cultural & Community Centre) and associated car parking at 40 Lakeside Boulevard, Pakenham Victoria 3810 subject to the conditions attached to this report.

#### **Attachments**

- |   |                   |          |
|---|-------------------|----------|
| 1 | Locality plan     | 1 Page   |
| 2 | Development plans | 25 Pages |

#### **EXECUTIVE SUMMARY:**

APPLICATION NO.:	T170113
APPLICANT:	Mantric Architecture Pty Ltd,
LAND:	Cardinia Cultural Centre, 40 Lakeside Boulevard, Pakenham
PROPOSAL:	Development of additions and alterations to the existing Place of Assembly (Cultural & Community Centre) and associated car parking.
PLANNING CONTROLS:	Comprehensive Development Zone Schedule 1 Development Contributions Plan Overlay Schedule 1
NOTIFICATION & OBJECTIONS:	The application has been advertised pursuant to Section 52 of the <i>Planning and Environment Act 1987</i> , by sending notices to adjoining land owners and occupiers and by placing a sign on site One (1) submissions was received.
KEY PLANNING CONSIDERATIONS:	Comprehensive Development Zone Schedule 1
RECOMMENDATION:	Approval

#### **BACKGROUND:**

The history of the site includes:

Planning Permit T010487 was issued for 'the development of the land for the purpose of a Place of Assembly (Cultural & Community Centre) with a reduced car parking requirement generally in accordance with the approved plans' on 3 August 2001.

## SUBJECT SITE

The subject site is located on the corner of Lakeside Boulevard and Waterford Rise in Pakenham, approximately 350 metres south of the Princes Highway.

The key features of the site are summarised as follows:

- The site is generally regular in shape with a frontage of 147.48 metres to Lakeside Boulevard and a maximum depth of 149.63 metres, with a total area of 20,806 square metres / 2.08 hectares.
- The site currently contains the Cardinia Cultural Centre (CCC) which is a single storey building that offers a variety of publicly available facilities including an auditorium, function rooms, community rooms, café and kitchen.
- The site has a generally flat topography with a slight slope from west to east of approximately 0.3 metres.
- Vehicle access is provided along the northern boundary from Waterford Rise via two double cross-overs. A total of 77 car spaces are currently accommodated on-site.
- The site is affected by an easement that runs along the western boundary.
- The site contains low level landscaping including small shrubs and canopy trees.
- A number of footpaths are provided throughout the site connecting the CCC with Lakeside Park and the surrounding pedestrian network,

The main characteristics of the surrounding area are:

North: Medical Centre and Food and Drink Premises located north of Waterford Rise.

South: Lakeside Park which is a large open space area that includes a lake which provides a 140 metre buffer between the CCC and the dwellings beyond.

East:

Three storey townhouse development which have an outlook towards the subject site and located on the opposite side of Lakeside Boulevard.

Lakeside College and associated car parking.

West: A mixture of two/three storey dwellings located along Clearwater Drive. The rear of the lots abut the subject site with private open space and rear boundary fencing abutting the public open space that abuts the subject site. There is a pedestrian path which runs adjacent the rear boundary of these dwellings and within the public open space.

## PROPOSAL

The proposal is for the development of additions and alterations to the existing Cardinia Cultural Centre with works limited to the ground floor level including internal reconfigurations of the existing building.

The proposal is summarised as follows:

- Partial demolition to the north-east portion of the building which generally contains the rear foyer, toilets and western wing.
- The construction of the following generally within the existing building footprint:
  - two (2) dance studios;
  - lounge and crush space;
  - two (2) meeting rooms;
  - theatre room;
  - new arts space entrance and lobby on the north side of the building;

- laundry room;
- workshop;
- office;
- waste compound with four temporary storage units located behind a 2.86-metre-high timber batten fence.
- An increase in gross floor area of 483sqm from 2,922sqm to 3405sqm.
- The construction of 74 additional car spaces in the north east corner of the site. This will complement the existing 77 car spaces currently constructed.
- A revitalised cladding scheme generally consisting of anodised aluminium cladding, precast cladding and timber battens.

The proposed development forms Stage 1 of 3 stages with the preceding stages expected to be delivered over the next 10 years. The facility is located within a designated urban growth area with population figures expected to increase expediential over time. The development is required to cater for the projected increase in demand for the facility to ensure the Cardinia Cultural Centre can continue to provide the community with high quality facilities, services and amenities.

## **PLANNING SCHEME PROVISIONS**

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

The relevant clauses of the SPPF are:

- Clause 11 - Settlement
- Clause 15 – Built Environment and Heritage
- Clause 17 - Economic Development
- Clause 18 – Transport
- Clause 19.02-3 Cultural Facilities

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

The relevant clauses of the LPPF are:

- Clause 21.01 – Cardinia Shire Key Issues and Strategic Vision
- Clause 21.03-2 – Urban Growth Area
- Clause 21.04-1 – Employment
- Clause 21.04-3 – Activity Centres
- Clause 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 52.07 – Loading and Unloading of Vehicles
- Clause 52.34 – Bicycle Parking
- Clause 65 – Decision Guidelines
- Clause 67 – Applications under Section 96 of the Act
- Cardinia Precinct Structure Plan

## Zone

The land is subject to Clause 37.02 - Comprehensive Development Zone - Schedule 1 (CDZ1).

## Overlays

The land is subject to Clause 45.06 - Development Contribution Plan Overlay – Schedule 1 (DCP01)

## PLANNING PERMIT TRIGGERS

The proposal for *the development of additions and alterations to the existing Place of Assembly (Cultural & Community Centre) and associated car parking* requires a planning permit under the following clauses of the Cardinia Planning Scheme:

- Pursuant to Clause 37.02-4 – Comprehensive Development Zone a planning permit is required to construct a building or construct or carry out works.

## PUBLIC NOTIFICATION

In accordance with Clause 67.02, the application has been advertised pursuant to Section 52(1)(c) of the Planning and Environment Act 1987, by:

- *Sending notices to the owners and occupiers of adjoining land.*

It is noted that pursuant to Clause 37.02-4 – Comprehensive Development Zone, the application is exempt from the notice requirements of Section 52(1)(a), (b) and (d).

Council did not receive any objections in relation to the proposed development.

One (1) submission was received which requested that consideration be given to the light spill of the development to the surrounding properties.

The following advice was provided by the applicant and provided to the resident:

- The proposed carpark lighting will have less spill lighting relative to the existing carpark lighting due to proposed LED lighting which has a much improved light-beam focus / cut-off angle. Further, the carpark lighting is directed toward the carpark ground surface and not in any other direction.
- The proposed lighting levels are designed to be similar to the existing lighting levels (sub-category P11b of AS1158.3) and the pole heights match the existing. The external lighting design considers the obtrusive effects of outdoor lighting in accordance with Australian Standard AS4282 *Obtrusive Effects of Outdoor Lighting*;

## REFERRALS

The application was not required to be referred to any external referral authorities under Section 55 of the Planning and Environment Act 1987.

## DISCUSSION

### State Planning Policy Framework

The proposal will provide a good quality urban environment with a sense of place and cultural identity (Clause 15.01-1) while providing architectural and urban design outcomes which contribute positively to the local urban character and enhance the public realm (Clause 15.01-2). The height, scale and massing of the development is commensurate to the existing building while providing a high standard in architecture and urban design features.

The development will meet the communities needs for entertainment and provide a net community benefit in relation to accessibility, efficient infrastructure use and the aggregation and sustainability of commercial facilities (Clause 17.01-1) and promote a strong cultural environment by increasing access to art, recreation and other cultural facilities (Clause 19.02-3).

### **Local Planning Policy Framework**

Cardinia Shire is expected to accommodate population growth from 77, 000 people in 2011 to 120, 000 by 2021 (Clause 21.01). Key issues relevant to this intended growth is providing infrastructure that meets the needs of the existing and future community (Clause 21).

The Municipal Strategic Statement (MSS) recognises that it is essential to balance the needs of the environment, economic development and community in order to continue to provide its residents with a high quality of life. The MSS provides a commitment to provide quality community infrastructure (Clause 21.05-6 and Clause 21.06) that acknowledges the diversity of age groups within the municipality and the importance in providing services to meet the needs of particular age groups and which is located in accessible locations.

The propose development with further reinforce the commitment to provide residents with a range of community services and facilities which respond to the community's needs.

### **Zone**

Clause 37.02 - Comprehensive Development Zone - Schedule 1 (CDZ1).

The purpose of the zone is as follows:

- To designate land suitable for urban development.
- To provide for the development of the land generally in accordance with the Pakenham West Comprehensive Development Plan, 1 September 2005.
- To ensure that any development and use of the land is in accordance with a local structure plan prepared to the satisfaction of the responsible authority.
- To provide a range of dwelling types and lot sizes to meet a diversity of housing needs.
- To provide a range of commercial and community facilities to meet the needs of existing and future residents of the area.
- To ensure that non-residential uses do not cause a loss of amenity to nearby residents.
- To facilitate urban design which creates a strong character and identity for the area, provides for a functional built environment, and promotes community and personal safety.
- To manage the quality and quantity of urban stormwater entering local waterways.

Pursuant to Clause 37.02-4 – Comprehensive Development Zone a planning permit is required to construct a building or construct or carry out works.

It is noted that the proposed development is associated with the existing use of the land as a Place of Assembly which is a use which does not require planning approval under the CDZ1 as the use is consistent with the Pakenham West Comprehensive Development Plan 1 September 2005.

The proposed development is considered to satisfy the objectives of the CDZ1 on the following basis:

- The facility is located within a designated urban growth area with population figures expected to increase expediently over time. The development is required to cater for the projected increase in demand for the facility and to ensure the Cardinia Cultural Centre will remain a viable community centre that will provide the community with high quality facilities, services and amenities to meet the needs of the existing and future residents of the area.
- The proposed development remains consistent with the existing use of the land as a 'Place of Assembly' and with the uses specified for the site in the Pakenham West Comprehensive Development Plan 1 September 2005 which identifies the site as being located in a 'Neighbourhood Centre' that includes 'Community Facilities'.
- The proposed development remains consistent with the community service role of the Cardinia Cultural Centre as identified in the Cardinia Road Precinct Structure Plan.
- The design of the additions and alterations respects the character of the existing building while providing a strong sense of character and identity, as well as providing a functional built environment that will benefit the local visiting community.
- The proposed car parking location is generally in accordance with the location identified in previous planning permit T010487 for future staging of the Cultural Centre.
- The unique materials and colour finishes and the innovative architectural design will ensure that the Cardinia Cultural Centre continues to positively contribute to the character of the area, whilst maintaining a sense of place and identity to the area. Further, the new architectural expression of the building is designed to integrate well with the overall design of the host (existing) building.
- The temporary storage units and waste compound enclosure have been screened from the public realm through the use of landscaping and a 2.86-metre-high timber batten fence.
- The proposed development does not result in any significant amenity impacts to the potentially sensitive interface of the residential properties to the west. These dwellings are orientated to Clearwater Drive with the rear private open space abutting the subject site characterised by high rear boundary fencing. The proposed additions and alterations are generally located within the building footprint of the existing building ensuring that the open outlook viewed from the rear of dwellings in Clearwater Drive is retained. Further, the development retains significant open space buffers around the building footprint between the nearby residences and appropriately addresses the public open space. In addition, landscaping is proposed between the building and the dwellings within Clearwater Drive to further screen the development and car parking areas to the nearby residences.
- As detailed in the submitted Environmental Noise Survey prepared by Cundall, the proposed setback of 50 metres (building) and 17 metre (carpark) exceed the EPA requirements (minimum 10 metres to noise sensitive areas).

The proposed additions and alterations will ensure that the current / future demands of the community will be positively contribute by providing the community with high quality facility and services.

## Overlays

### Clause 45.06 - Development Contribution Plan Overlay – Schedule 1 (DCPO1)

The purpose of the DCPO is to identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.

Pursuant to Clause 45.06-1, a permit granted must:

- Be consistent with the provisions of the relevant development contributions plan.
- Include any conditions required to give effect to any contributions or levies imposed, conditions or requirements set out in the relevant schedule to this overlay.

Development Contributions associated with this site have been paid.

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

#### Cardinia Road Precinct Structure Plan

The Cardinia Road Precinct Structure Plan highlights the regional recreational and community service role of the Cardinia Cultural Centre. The proposed development with further the strategic role of the Neighbourhood Activity Centre by aiding in addressing the growing needs of the community and ensure that the community is provided with a range of high quality facilities within activity centres.

### Clause 52.06 – Car Parking

A total of 77 car spaces are currently provided on-site to meet the demands generated by the existing Cardinia Cultural Centre and in accordance with the requirements of the original permit T010487. The proposed development does not seek to change the peak usage / occupancy of the site which is currently allowed (noting that no patron cap was nominated on the original permit that allowed the use T010487). Rather the development seeks to provide an additional 74 car parking spaces to accommodate the demands of the existing use / intensity (Total of 151 car spaces). Further, the building footprint has only been marginally increased (483 sqm). Therefore, there are no permit requirements under Clause 52.06-3 with relation to parking reductions.

Council's Traffic Engineering Department have reviewed the submitted and provision of car parking numbers and have raised no objection to the proposed development.

### Clause 52.07 - Loading and Unloading of Vehicles

The proposed development provides for loading bays in excess of the requirements of Clause 52.07.

Council's Traffic Engineers have reviewed the submitted information and provided no objection to the proposal. Condition of the permit will require the alterations to the medium strip in Waterford Drive and to a section of kerb within the existing parking areas to ensure that a 12.5 metre long Heavy Rigid Vehicle can satisfactorily enter and exit the site for the purposed of loading and unloading of vehicles.

**Clause 52.34 – Bicycle Parking**

Pursuant to Clause 52.34-1, a new use must not commence or the floor area of an existing use must not be increased until the required bicycle facilities and associated signage has been provided on the land. Where the floor area occupied by an existing use is increased, the requirement for bicycle facilities only applies to the increased floor area for the use. Bicycle parking has been provided on site to comply with Clause 52.34.

**Clause 67 – Applications under Section 96 of the Act**

The buildings and works associated with the existing Place of Assembly are exempt from the requirements of Section 96(1) and (2) of the Act pursuant to Clause 67.01 as 'community facility' is a Class 1 use.

**CONCLUSION**

The proposal is consistent with the State and Local Planning Policy Framework, Zone, Overlay, Particular and General Provisions.

It is recommended that Planning Permit T170113 be issued for the development of additions and alterations to the existing Place of Assembly (Cultural & Community Centre and associated car parking at 40 Lakeside Boulevard, Pakenham Victoria 3810, subject to conditions.

**CONDITIONS**

1. Before the development starts, plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and must show:
  - a. A swept path assessment which demonstrates that a 12.5 metre long Heavy Rigid Vehicle can satisfactorily enter and exit the Waste Compound area for the purpose of waste collection in accordance with the Waste Management Plan required under Condition 2.
  - b. An amended service entry design to accommodate the swept path areas as detailed in Condition 1a.
  - c. The location of any zebra crossings (if applicable) with a notation that the zebra crossings are subject to a Memorandum of Authorisation (MOA) being obtained from VicRoads prior to the installation.
  - d. Alterations to the medium strip within Waterford Rise in accordance with Condition 16.
  - e. Alterations to the existing car parking kerb in accordance with Condition 17.
  - f. The relocation of bollards within the service entry driveway to be outside of areas required for the turning of waste collection/loading vehicle.
  - g. All areas required for the manoeuvrability of the 12.5 metre long Heavy Rigid Vehicle to be appropriately sealed, including the turning area associated with the Waste Compound.
  - h. The location of signage and line marking to control right of way at internal cross-road and altered priority T intersections including loading bays and rear driveway access to the waste compound area.
  - i. A notation confirming that the waste compound is unroofed to ensure sufficient room for waste collection.
  - j. Consistency with the bin type and location as detailed in the Waste Management Plan required under Condition 2.



2. Before the development starts, a Waste Management Plan must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The waste management plan must:
  - a. be prepared by a suitably qualified expert;
  - b. provide detail of the proposed arrangements for collection of waste from the land;
  - c. be consistent with relevant guidelines prepared by Cardinia Shire Council;
  - d. provide turning templates which demonstrate how a 12.5 m long Heavy Rigid Vehicle can satisfactorily enter and exit the Waste Compound; and
  - e. Details of the location of any glass crushers.
3. Before the development starts, an amended 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 landscaping plan must be generally in accordance with the landscape concept plan dated 19 December 2016 prepared by Land Design Partnership, amended to show all of the following:
  - a. The replacement of any landscape islands to car parking spaces;
  - b. Planting at the ends of aisles and near disabled bays to be no more than 600mm above road level to avoid blocking sightlines for motorists and pedestrians within the carpark at conflict points;
  - c. Details of surface finishes of pathways and driveways; and
  - 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.  
All species selected must be to the satisfaction of the Responsible Authority and be consistent with the existing landscape installations.
4. Before the development starts, an access and disability audit report for the development, carried out by a person suitably qualified in the field, must be provided and approved, to the satisfaction of the Responsible Authority.
5. The development as shown on the endorsed plan/s must not be altered without the written consent of the Responsible Authority.
6. The layout of the uses on the endorsed plans must not be altered without the written consent of the Responsible Authority.
7. The various activities forming parts of the use as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
8. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.

**Engineering:**

9. Before the development starts, detailed construction plans must be submitted to and approved by the Responsible Authority. The plans must be drawn to scale with dimensions and must show:
  - a) Fully sealed pavement with kerb and channel to dimensions generally in accordance with the approved plans, including traffic management devices where appropriate including but not limited to:
    - i. The medium strip within Waterford Rise altered to allow for a 12.5m long Heavy Rigid Vehicle to turn east.

- ii. The existing car parking kerb altered to allow for a 12.5m long Heavy Rigid Vehicle to access the loading bay on the north side of the building.
  - iii. The proposed carpark west of the existing carpark.
10. Before the development starts, 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.
11. Stormwater must not be discharged from the subject land other than by means of an underground pipe drain discharged to an outlet in the street or to an underground pipe drain to the satisfaction of the Responsible Authority.
12. Stormwater works must be provided on the subject land so as to prevent overflows onto adjacent properties.
13. Before the development is occupied, all proposed areas set aside on the approved plan/s for access, circulation and car parking (apart from the proposed gravel access driveway) must be constructed with concrete, asphalt or other approved hard surfacing material, drained and the parking areas delineated to the satisfaction of the Responsible Authority. Once constructed, these areas must be maintained to the satisfaction of the Responsible Authority.
14. Earthworks must be undertaken in a manner that minimises soil erosion. Exposed areas of soil must be stabilised to prevent soil erosion. The time for which soil remains exposed and unestablished must be minimised to the satisfaction of the Responsible Authority.
15. Sediment control measures must be undertaken during construction to the satisfaction of the Responsible Authority to ensure that the development subject land is adequately managed in such a way that no mud, dirt, sand, soil, clay or stones are washed into or allowed to enter the stormwater drainage system.
16. Prior to practical completion of the development, the medium strip within Waterford Rise must be altered to allow for a 12.5m long Heavy Rigid Vehicle to turn east in accordance with approved plans submitted to the Responsible Authority, and constructed to the satisfaction of the Responsible Authority.
17. Prior to practical completion of the development, the existing car parking kerb must be altered to allow for a 12.5m long Heavy Rigid Vehicle to access the loading bay on the north side of the building in accordance with approved plans submitted to the Responsible Authority, and constructed to the satisfaction of the Responsible Authority.
18. Prior to practical completion of the development, signage and line marking must be provided to control right of way at internal cross-road and altered priority T intersections including to the loading bays and rear driveway access to the waste compound, to the satisfaction of the Responsible Authority.
19. Zebra crossings must not be installed until a Memorandum of Authorisation (MOA) is obtained from VicRoads, to the satisfaction of the Responsible Authority.

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

### **General Conditions**

21. The development (including works associated with the construction of the development) must not detrimentally affect the amenity of the area, 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 or litter, grit or oil.
  - d. Presence of vermin.
22. Noise levels emanating from the subject land must comply with the State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade), No. N-1.
23. Noise levels emanating from the subject land must comply with the State Environment Protection Policy (Control of Music Noise from Public Premises), No. N-2.
24. All bins and receptacles used for the collection and storage of garbage, bottles and other solid wastes must be stored out of general view and storage areas maintained in a suitable condition to the satisfaction of the Responsible Authority.
25. External lighting must be designed, baffled and located to the satisfaction of the Responsible Authority so as to cause no loss of amenity to residents of adjoining properties, to the satisfaction of the Responsible Authority.
26. Except with the written consent of the Responsible Authority no external sound amplification equipment or loud speakers are to be used for the purpose of announcement, broadcast, playing of music or similar purpose.
27. The loading and unloading of goods from vehicles must only be carried out on the subject land within the designated loading bay/s and must not disrupt the circulation and parking of vehicles on the subject land.
28. The loading and unloading of vehicles must always be carried out on entirely within the site and not interfere with other traffic.
29. The landscaping shown on the approve plans must be carried out within six (6) months of the practical completion of the development or by such later date as is approved by the Responsible Authority in writing, to the satisfaction of the Responsible Authority.
30. 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.
31. All security alarms or similar devices installed on the subject land must be of a silent type in accordance with any current standard published by Standards Australia International Limited and be connected to a security service.

32. All external plant and equipment must be acoustically treated or placed in sound proof housing to reduce noise for nearby residence to a level satisfactory to the Responsible Authority.
33. All wastewater must be discharged into the reticulated sewerage system to the satisfaction of the responsible authority.

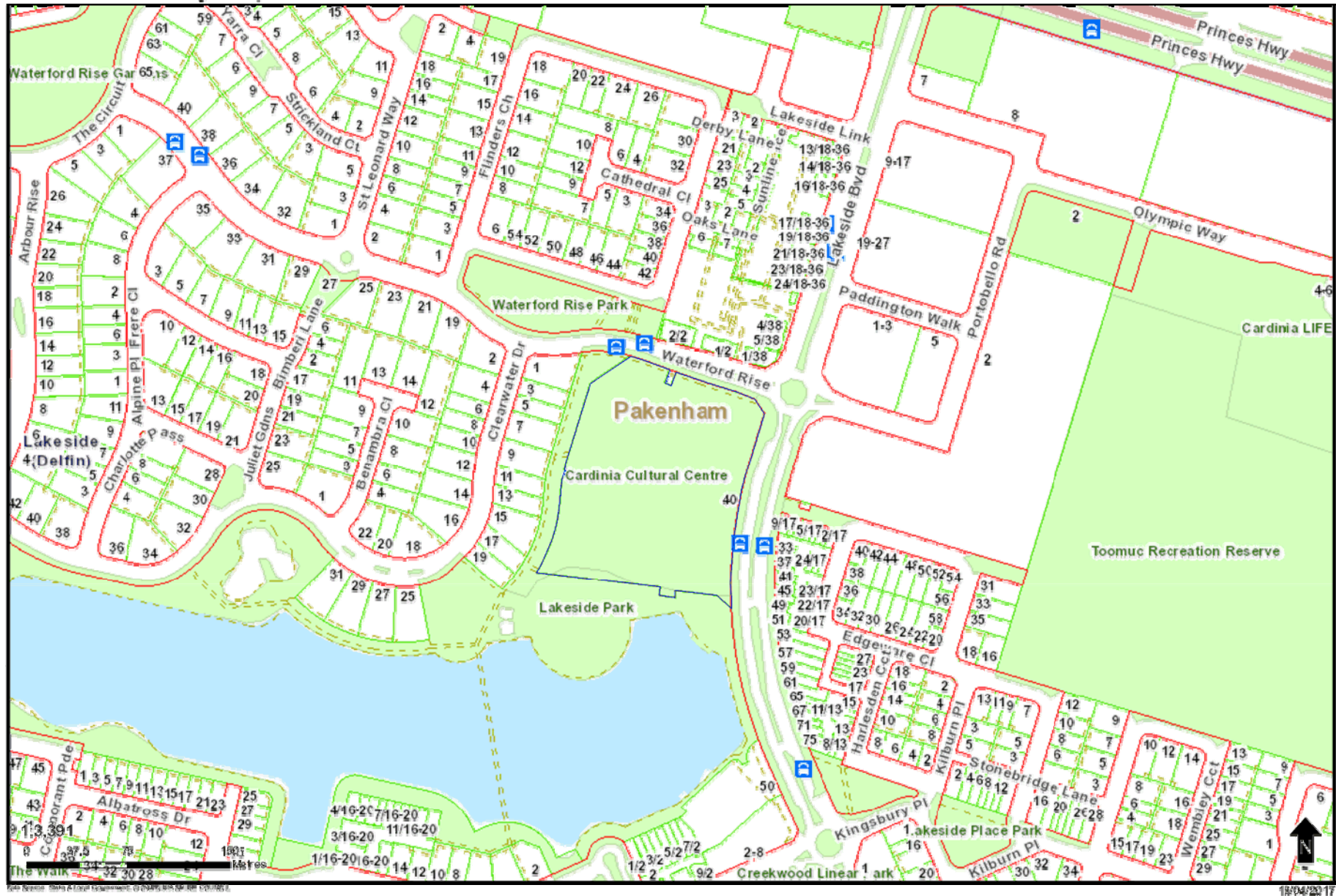
**Permit Expiry**

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

- a. The development is not started within two years of the date of this permit.
- b. The development is not completed within four years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires, or within three months afterwards.

### T170113 Locality Map





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WE: WWW.MANTRIC.COM.AU  
E : INFO@MANTRIC.COM.AU

### Drawing Schedule

Architectural - Not For Construction



Sheet No.	Sheet Name
A0	Site Plan
A1	Foundation
A2	Structure - 2/F
A3	Structure - 3/F
A4	Structure - 4/F
A5	Structure - 5/F
A6	Structure - 6/F
A7	Structure - 7/F
A8	Structure - 8/F
A9	Structure - 9/F
A10	Structure - 10/F
A11	Structure - 11/F
A12	Structure - 12/F
A13	Structure - 13/F
A14	Structure - 14/F
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A19	Structure - 19/F
A20	Structure - 20/F

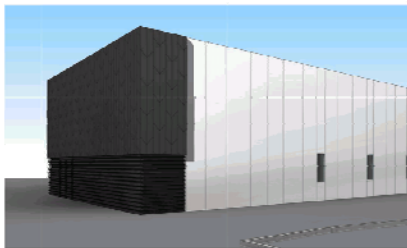
PRELIMINARY ISSUE

## Cardinia Cultural Centre

# 313



1 Perspective - Overall



4 Perspective - Plant Enclosure



2 Perspective - Art Entry



3 Perspective - Dance Studios



5 Perspective - Arts Store Entry

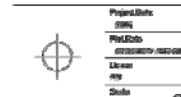


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 WILMINGTON, DE  
 19804  
 P: 302.321.8477  
 F: 302.321.8478  
 WWW.NBERICARCHITECTURE.COM

Client  
**Carroll's Site Council**

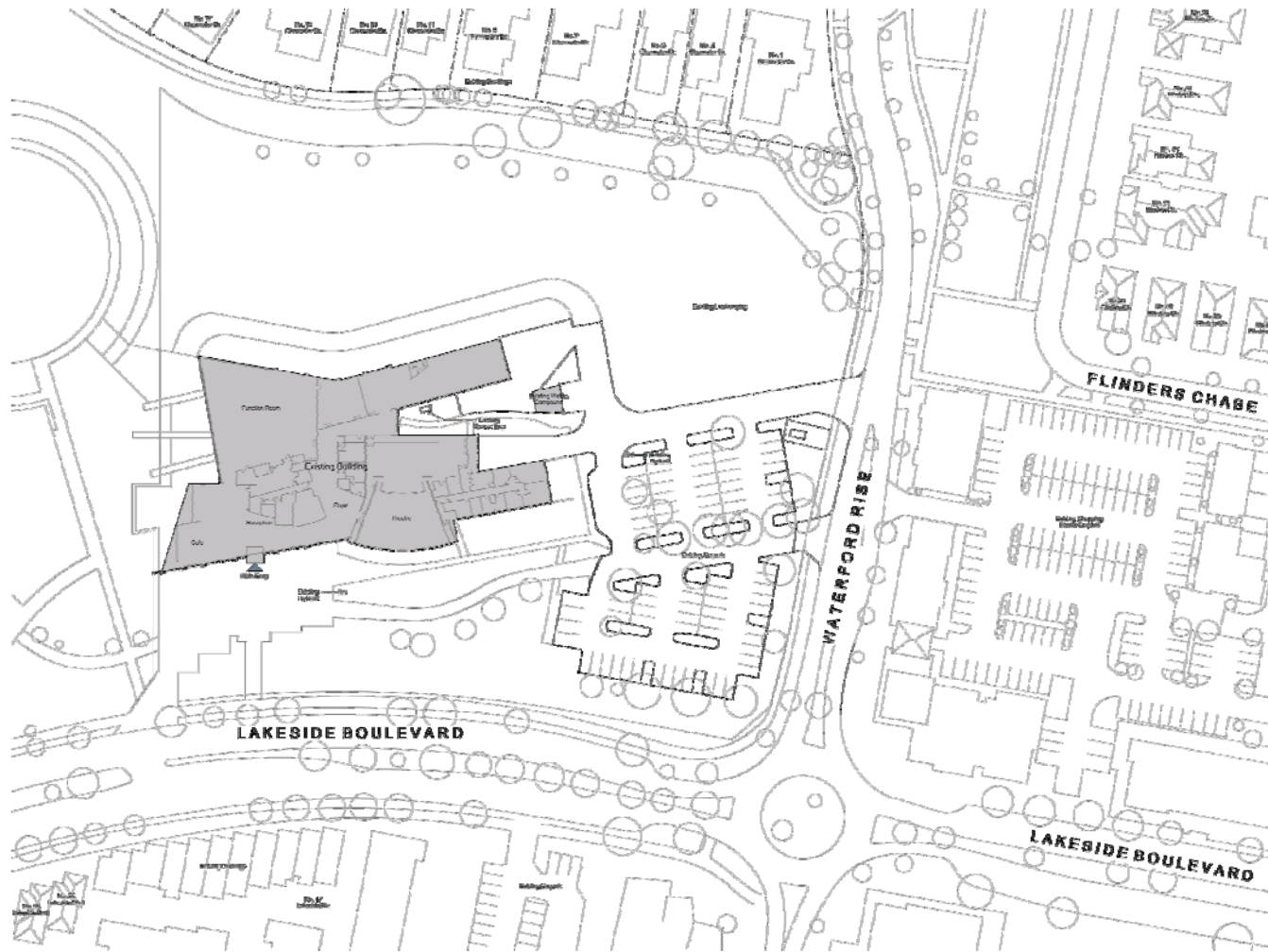
Project  
**Carroll's Cultural Centre  
 40 Lakeside Blvd,  
 Philadelphia, PA 19106**

Discipline  
 Perspectives



PRELIMINARY ISSUE

Project No. 313 | Drawing No. DD-01



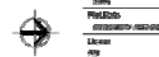
110 ARDEN STREET,  
SCOWRONG VIC 3444  
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F: 08 9375 6777  
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Client  
**Corralba Shire Council**

Project  
**Corralba Cultural Centre**  
48 Lakeside Blvd,  
Preston VIC 3073

Design  
**Site Plan - Existing**

Prepared by  
**DB**



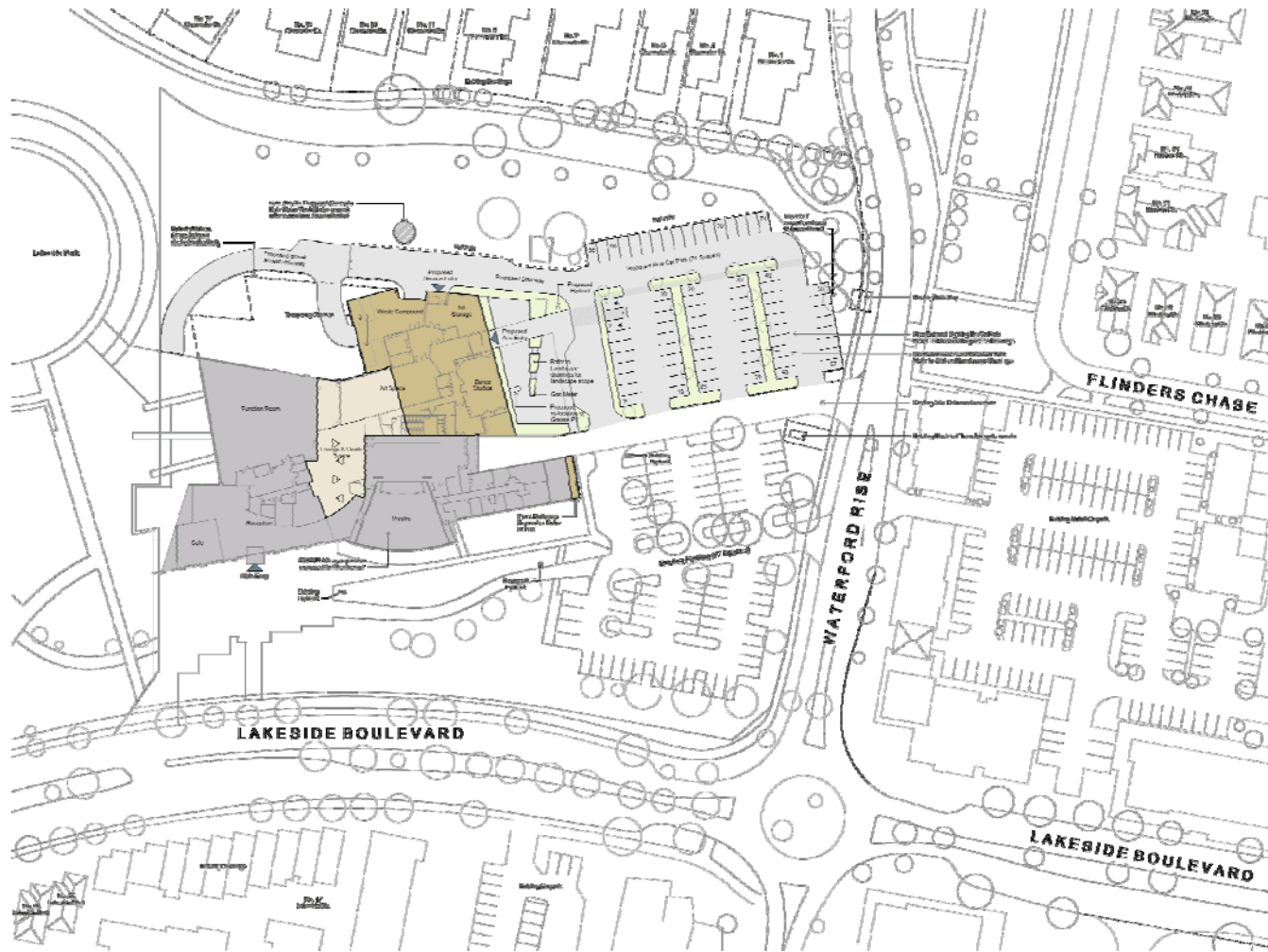
Project No  
**313**

Drawn by  
**DD-10**

Scale  
**1:100**

PRELIMINARY ISSUE





**Legend**

- Site of Scope
- Proposed Refurbishments
- Proposed Extension
- Proposed Hard Surface
- Proposed Landscape

**Development Summary**

Site Area	2220m <sup>2</sup>
Lottery Carved Floor Area	2120m <sup>2</sup>
Proposed Ground Floor Area	825m <sup>2</sup>
Additional Floor Area	65m <sup>2</sup>
Workable Area	2285m <sup>2</sup>
Proposed to Cover	71.7%
Existing Car Parking	71 spaces
Proposed Car Parking	76 spaces (51 accessible)
Total Car Parking	147 spaces



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Prepared for  
**Cardinia Shire Council**

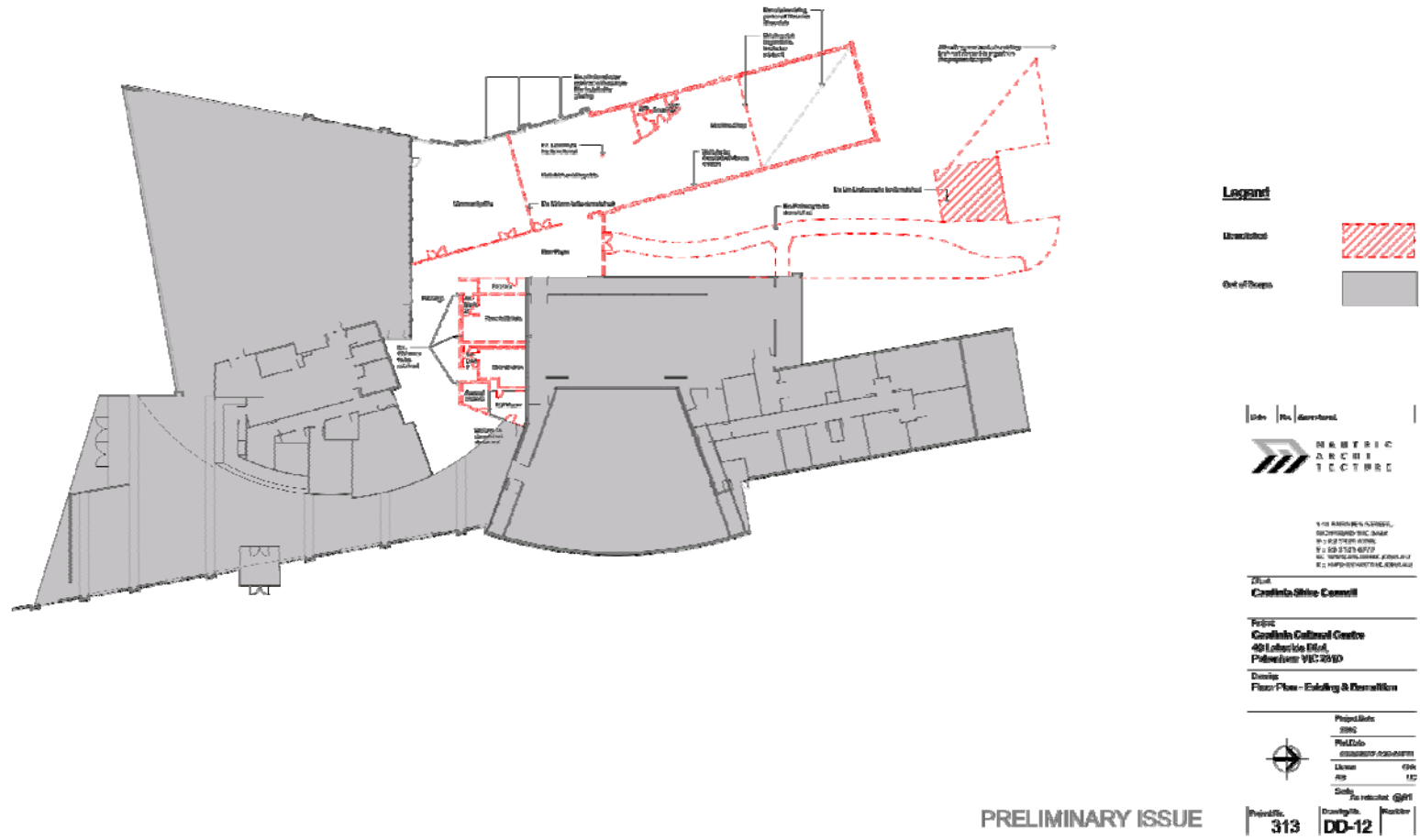
Project  
**Cardinia Cultural Centre**  
48 Lakeside Blvd,  
Pakenham VIC 3910

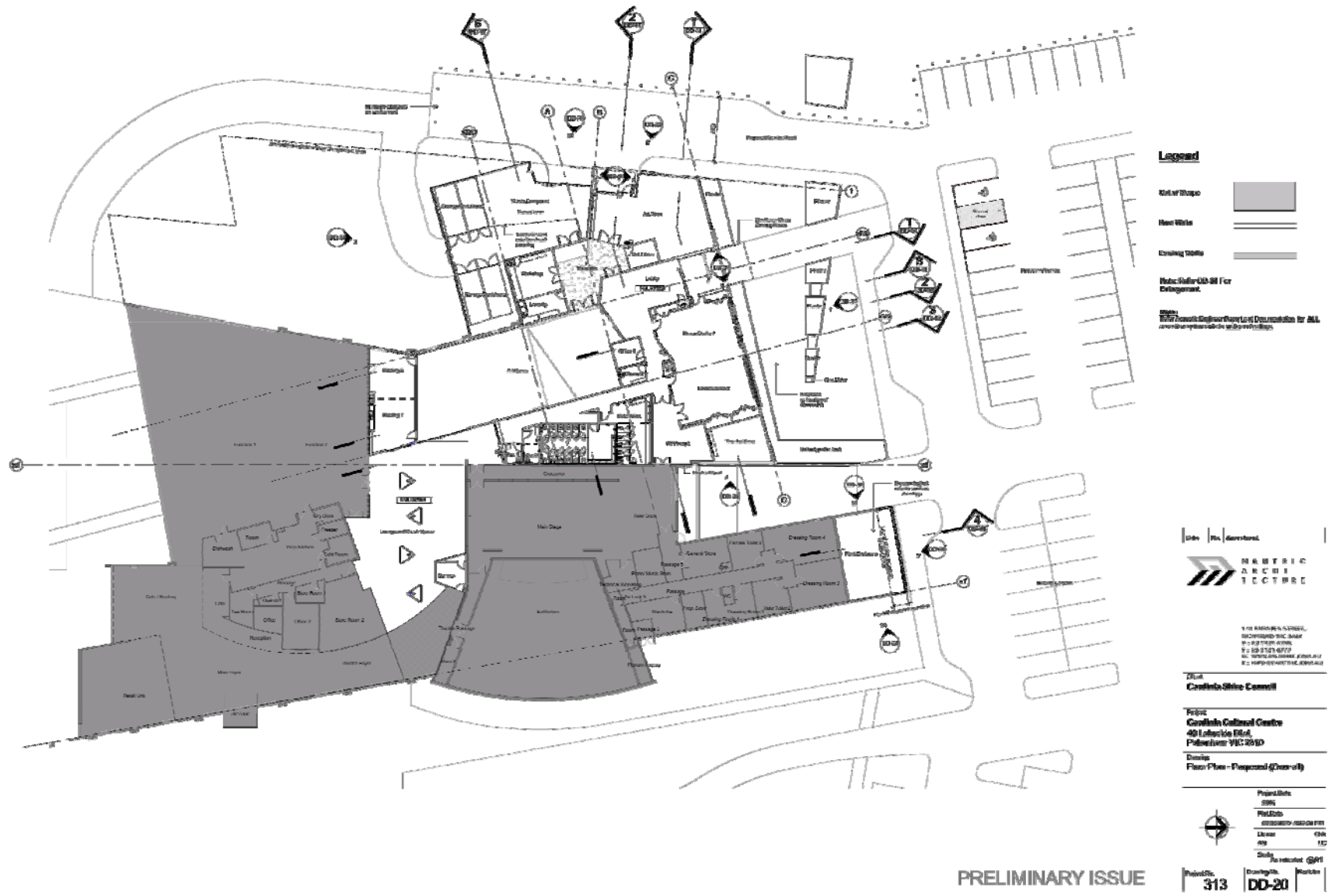
Drawing  
**Site Plan - Proposed**

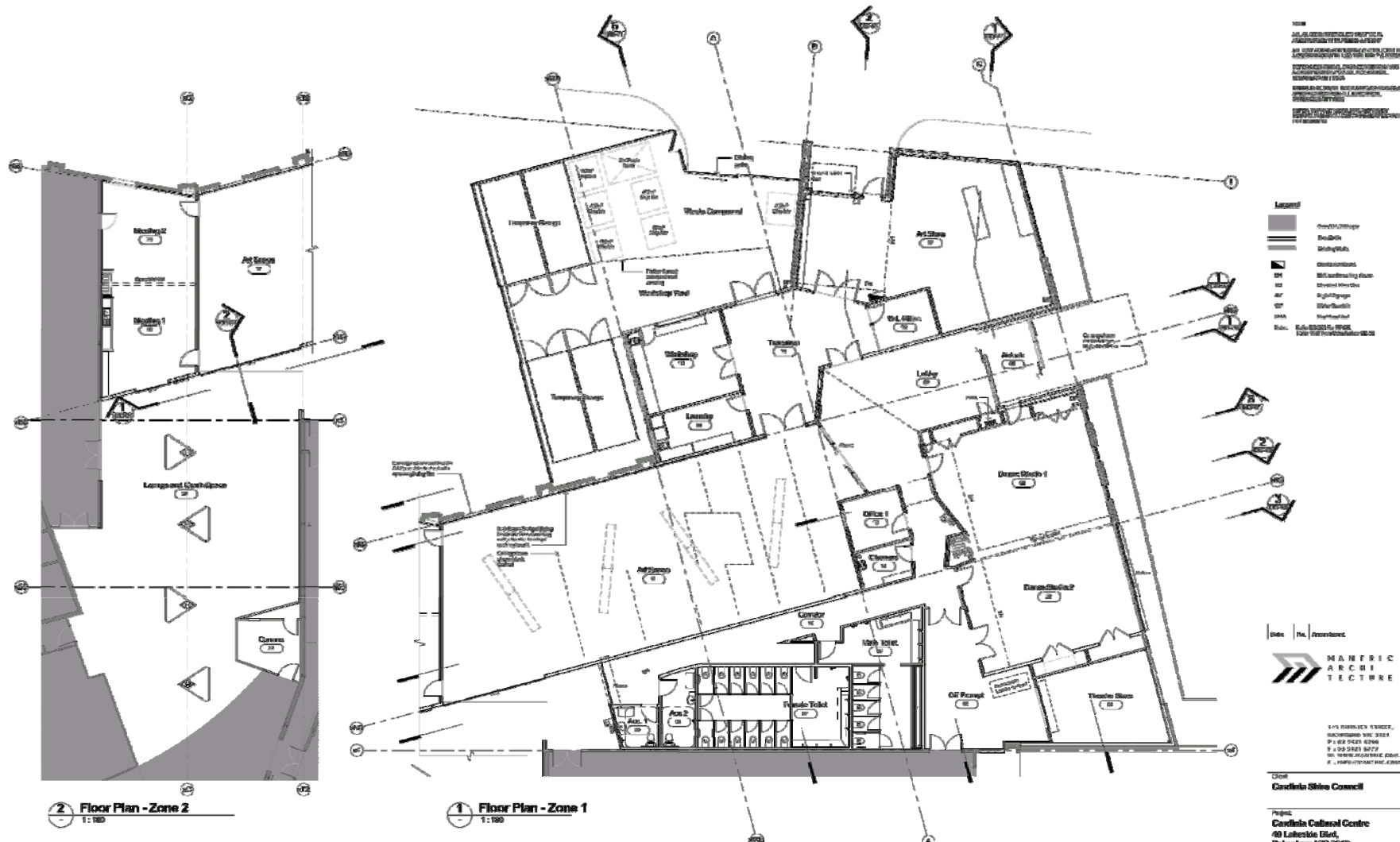
Prepared by	SHC
Prepared for	48 LAKESIDE BLVD, PAKENHAM VIC 3910
Drawn by	SHC
Scale	AS
Date	20/11/2019

Project No.	313	Drawing No.	DD-11	Revision	01
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PRELIMINARY ISSUE







2 Floor Plan - Zone 2  
1:100

1 Floor Plan - Zone 1  
1:100

NOT TO SCALE  
ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED  
ALL WORK TO BE IN ACCORDANCE WITH THE 2015 BUILDING REGULATIONS  
THIS DRAWING IS A PRELIMINARY ISSUE  
FOR INFORMATION ONLY  
DO NOT CONSTRUCT FROM THIS DRAWING

- Legend
- Party Wall
  - Wall
  - Window
  - Door
  - Stair
  - Stair Landing
  - Stair
  - Stair
  - Stair
  - Stair
  - Stair
  - Stair
  - Stair



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F + 61 8 4351 6277  
W www.maneric.com.au  
E info@maneric.com.au

Client  
**Cardinal Shire Council**

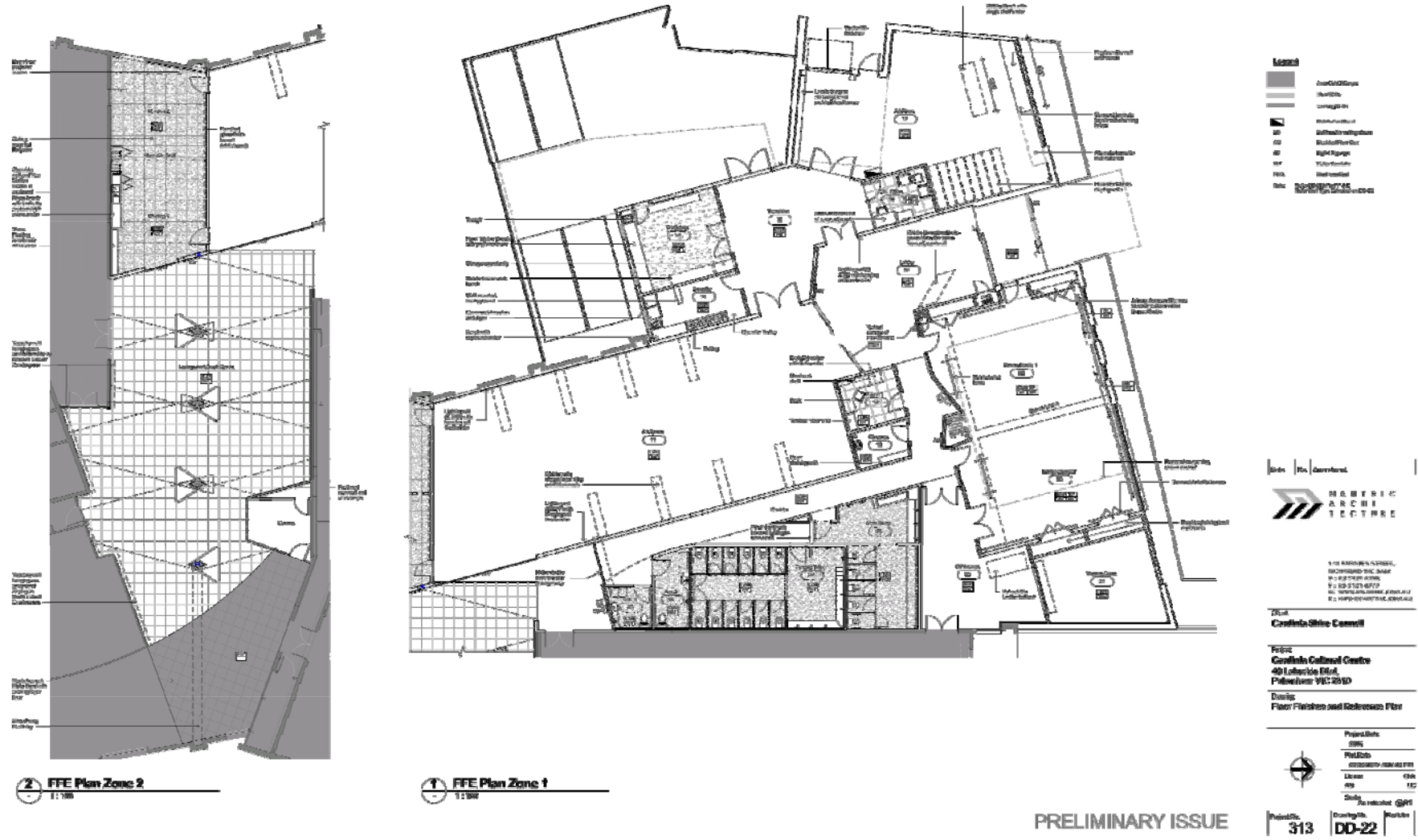
Project  
**Cardinal Cultural Centre  
40 Lakeside Blvd,  
Palmerston VIC 3610**

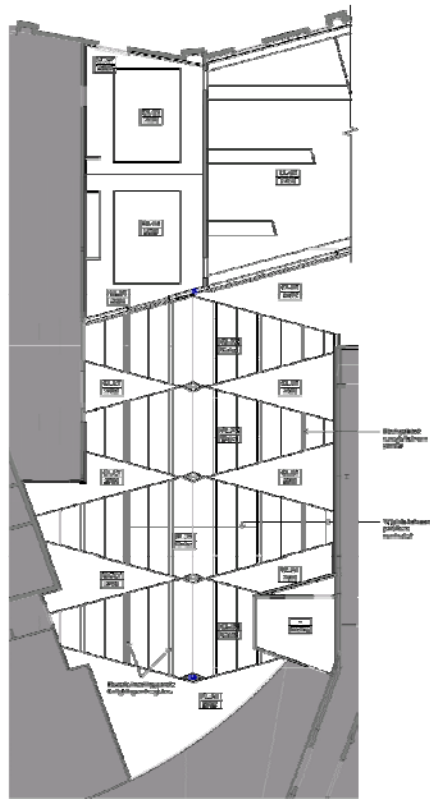
Drawing  
**Floor Plan - Entry, Amenities & Art  
Spaces**

Project Date	2016
Project	Cardinal Cultural Centre
Discipline	Architect
Author	AS
Checker	AS
Scale	As Indicated

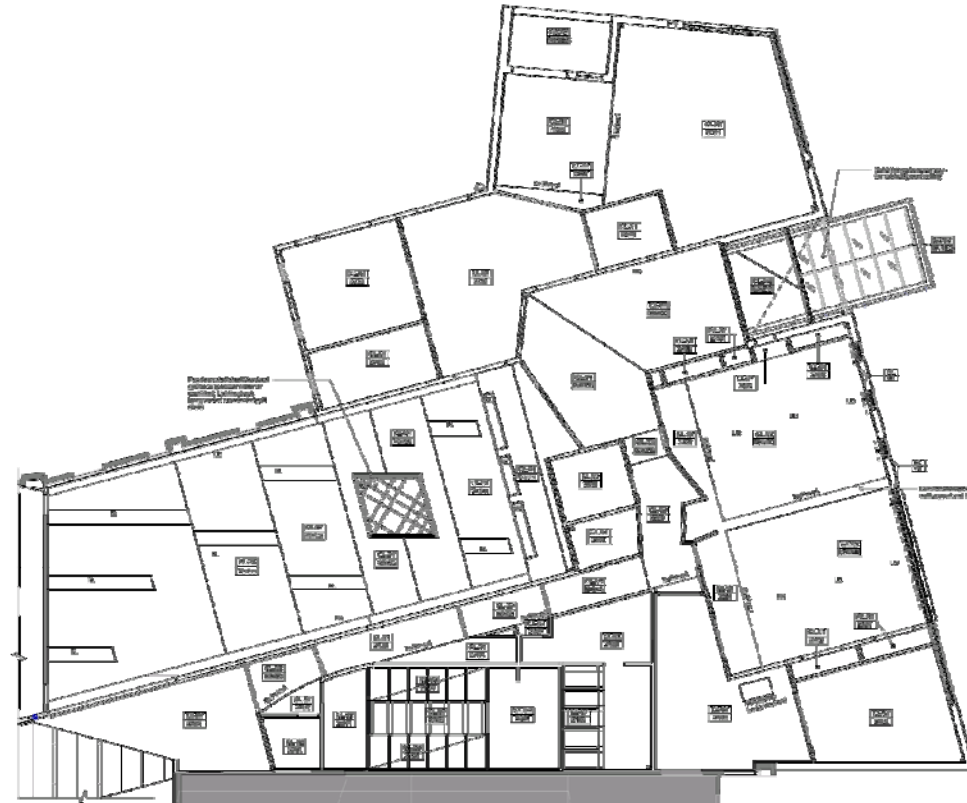
Project No. **313** Drawing No. **DD-21** Revision **@R1**

PRELIMINARY ISSUE





**2 Level 0G - Zone 2**  
1:100



**1 Floor Plan - Zone 1**  
1:100

**LEGEND - Ceiling Finishes**

CL-01	Acoustic Fibre
CL-02	Acoustic Fibre
CL-03	Acoustic Fibre
CL-04	Acoustic Fibre
CL-05	Acoustic Fibre
CL-06	Acoustic Fibre
CL-07	Acoustic Fibre
CL-08	Acoustic Fibre
CL-09	Acoustic Fibre
CL-10	Acoustic Fibre
CL-11	Acoustic Fibre
CL-12	Acoustic Fibre
CL-13	Acoustic Fibre
CL-14	Acoustic Fibre
CL-15	Acoustic Fibre
CL-16	Acoustic Fibre
CL-17	Acoustic Fibre
CL-18	Acoustic Fibre
CL-19	Acoustic Fibre
CL-20	Acoustic Fibre
CL-21	Acoustic Fibre
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CL-96	Acoustic Fibre
CL-97	Acoustic Fibre
CL-98	Acoustic Fibre
CL-99	Acoustic Fibre
CL-100	Acoustic Fibre



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Client  
**Cardinia Shire Council**

Project  
**Cardinia Cultural Centre  
40 Lakeside Blvd,  
Southbridge VIC 3042**

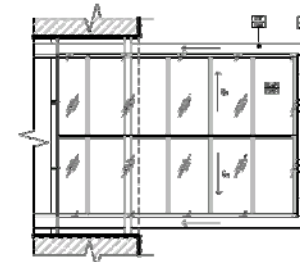
Design  
**Revised Ceiling Plan - Proposed**

Project No: 0000  
Project Name: CARDINIA CULTURAL CENTRE  
Location: 40 LAKESIDE BLVD, SOUTHBRIDGE VIC 3042  
Scale: 1:100 @A1



PRELIMINARY ISSUE

Project No: 313 DD-24



**Canopy Roof Plan**  
1:100

**Legend**

- Field Number
- Field Type
- MM-01 Slabting
- 02-02 Structural Slab with F&B Pattern
- 04-01 Air Handling Unit
- RA Recessed Air
- EF Roof Elevation
- ES1 Ceiling/Finish
- ES2 Ceiling/Finish
- ES4 Ceiling/Finish
- ES-01 Non-Fin Ceiling
- DP Non-Dimpled
- Non-spend Ceiling

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Prepared for  
**Cardinia Shire Council**

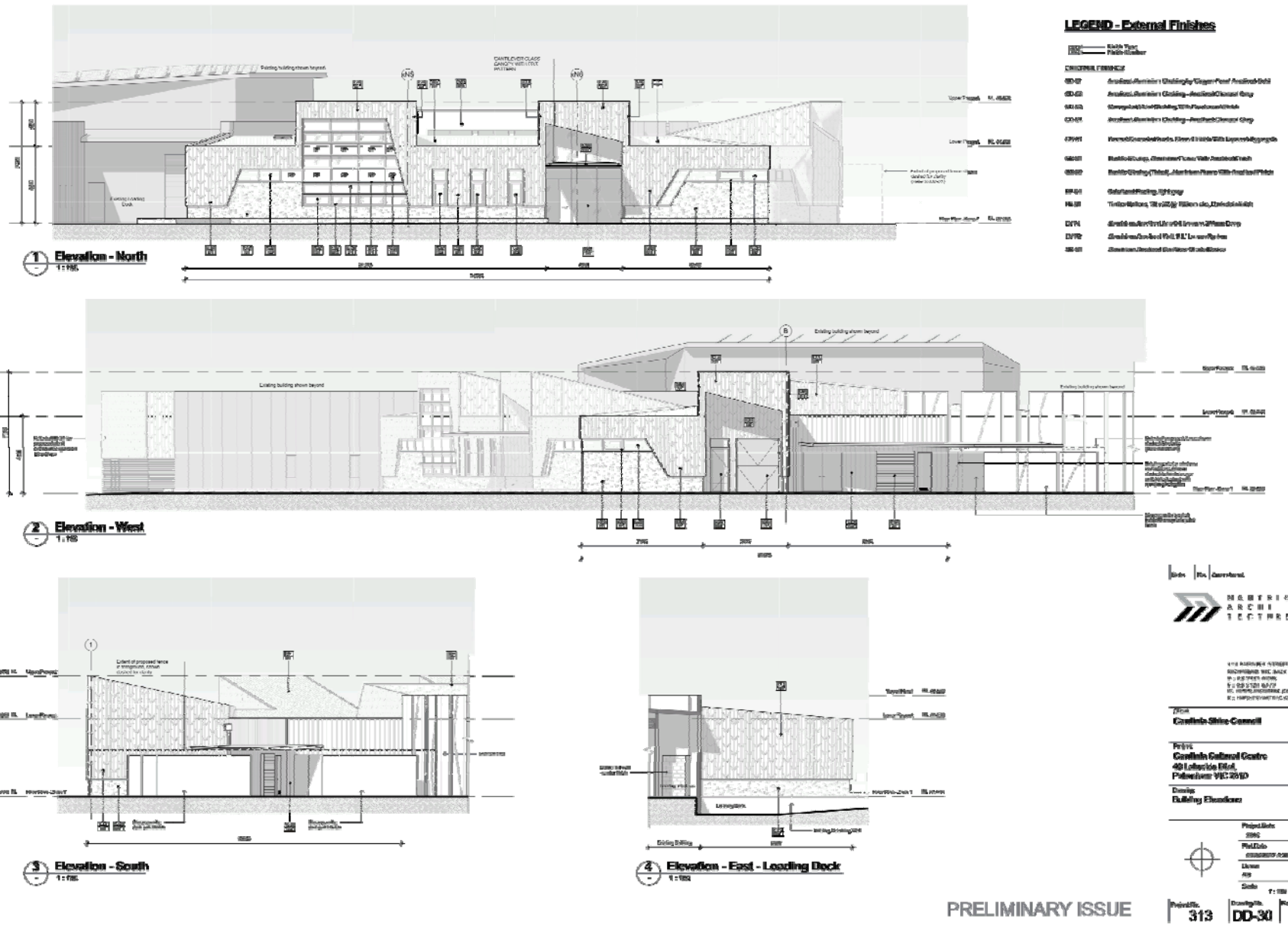
Project  
**Cardinia Cultural Centre**  
40 Lakeside Blvd,  
Preston VIC 3207

Discipline  
**Roof Plan - Proposed**

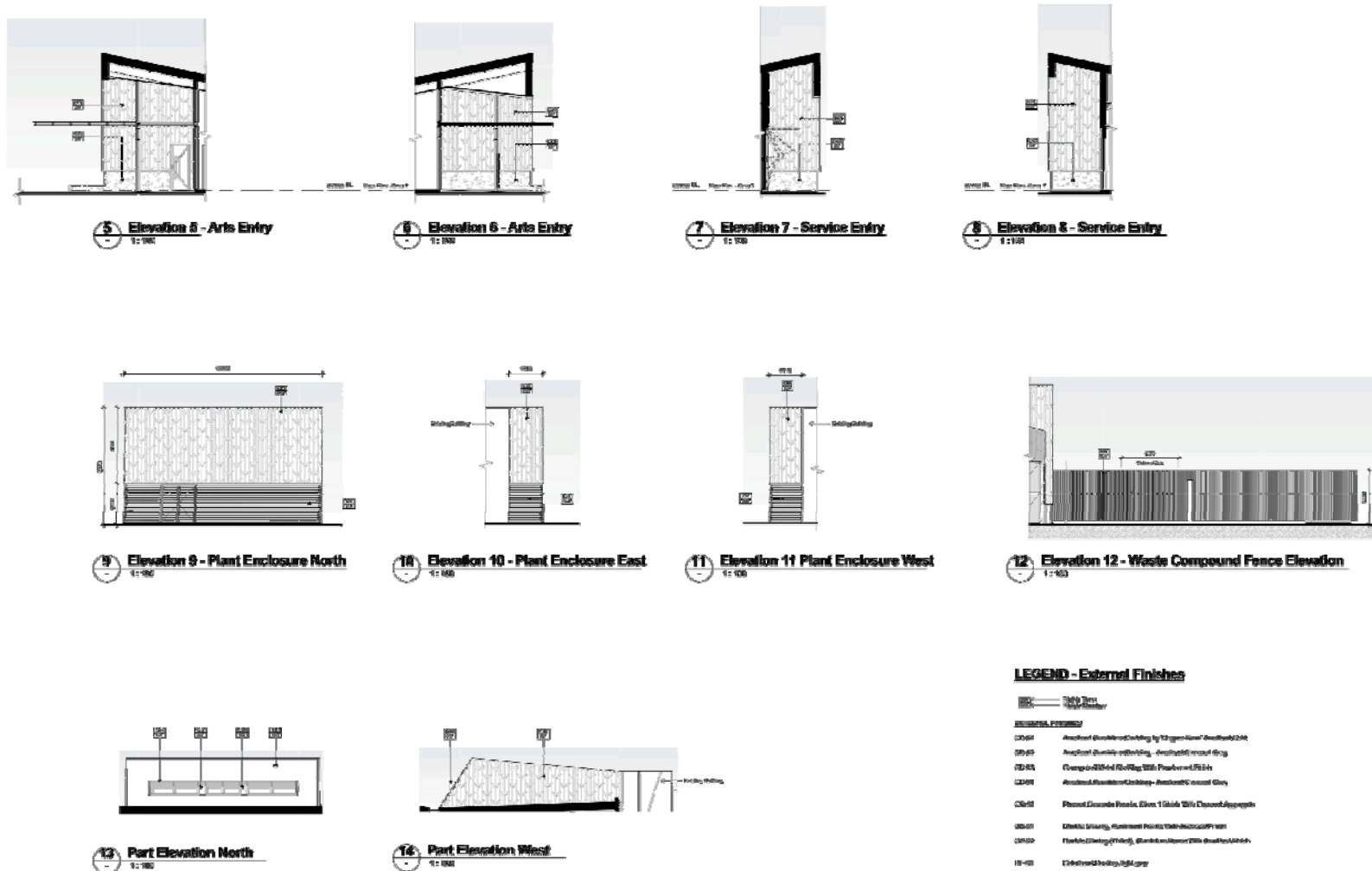
Prepared By	0000
Checked By	0000
Drawn By	0000
Scale	1:100

Project No.	313	Drawing No.	DD-25
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PRELIMINARY ISSUE







**LEGEND - External Finishes**

Code	Finish Description
0201	Architect specified cladding by 12 Green House Australia
0202	Architect specified cladding - Architectural metal cladding
0203	Orange-brown Red-Flag 200, Powder-coated steel
0204	Architect specified cladding - Architectural metal cladding
0205	Painted Concrete Finish, Green 1 (Dark) 200, Powder-coated steel
0206	Architect specified cladding - Architectural metal cladding
0207	Architect specified cladding - Architectural metal cladding
0208	Architect specified cladding - Architectural metal cladding
0209	Architect specified cladding - Architectural metal cladding
0210	Architect specified cladding - Architectural metal cladding
0211	Architect specified cladding - Architectural metal cladding



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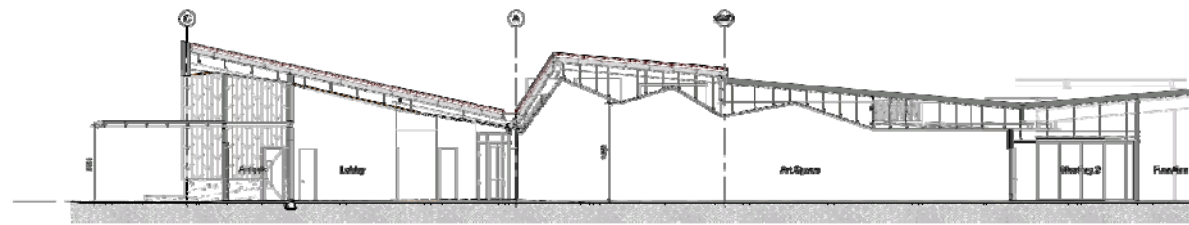
**City of  
 Cardinia Shire Council**

**Project  
 Cardinia Cultural Centre  
 40 Lakeside Blvd,  
 Pakenham VIC 3860**

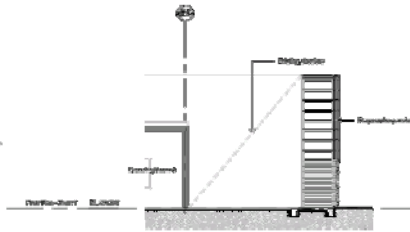
**Discipline  
 Building Elevations**

Prepared by  
 GMR  
 Checked by  
 LK  
 Drawn by  
 LK  
 Scale  
 1:100 @A1

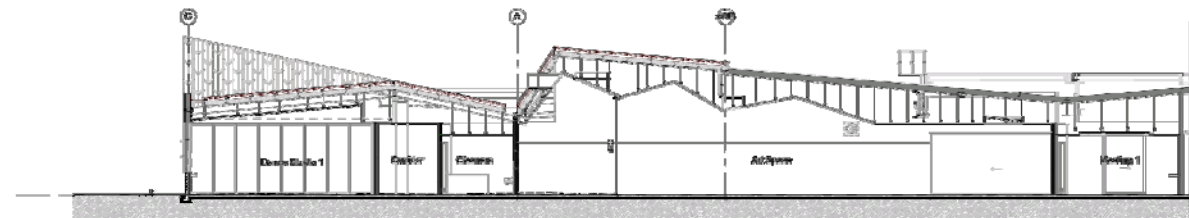
Project No. **313** | Drawing No. **DD-31**



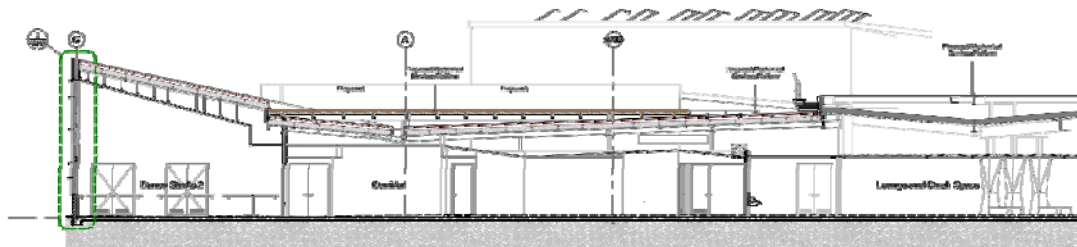
1 Section 1  
1:100



4 Section 4 - Plant Enclosure  
1:100



2 Section 2  
1:100



3 Section 3  
1:100



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Client  
**Carroll's Office Council**

Project  
**Carroll's Cultural Centre  
40 Lakeside Blvd,  
Southamptn VIC 3840**

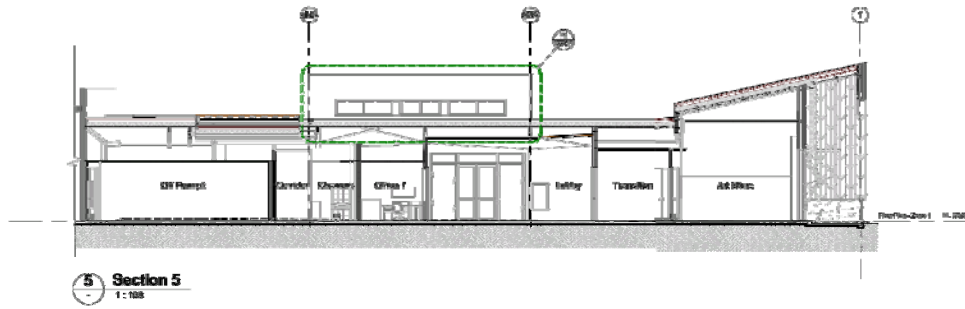
Discipline  
**Building Envelope**

Project No.	000
Project Name	Carroll's Cultural Centre
Location	40 Lakeside Blvd, Southamptn VIC 3840
Scale	1:100 @ 1/4" = 1'-0"

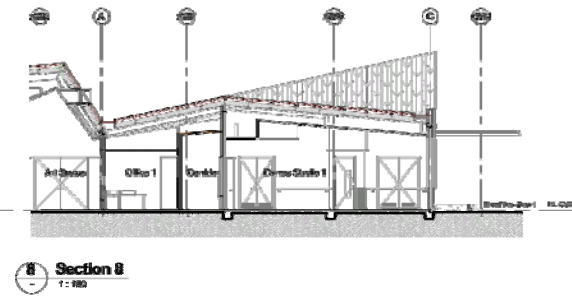


PRELIMINARY ISSUE

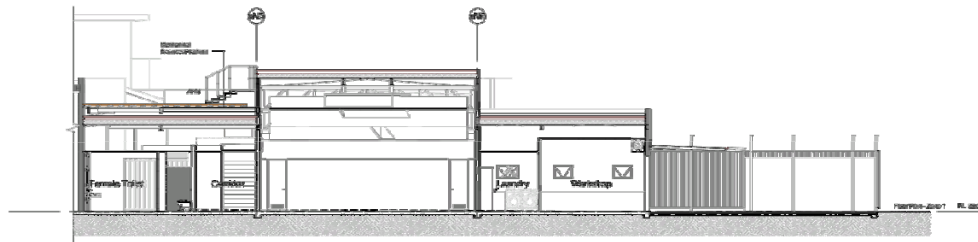
Project No.	313	Drawing No.	DD-40
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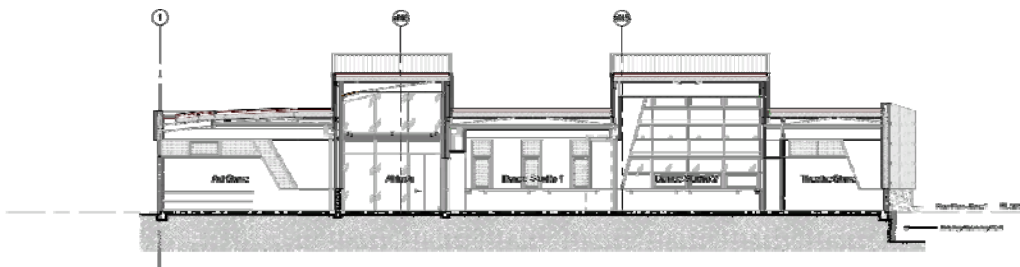
**5 Section 5**  
1:100



**8 Section 8**  
1:100



**6 Section 6**  
1:100



**7 Section 7**  
1:100



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Client  
**Carroll's Office Centre**

Project  
**Carroll's Cultural Centre**  
40 Lakeside Blvd,  
Preston VIC 3073

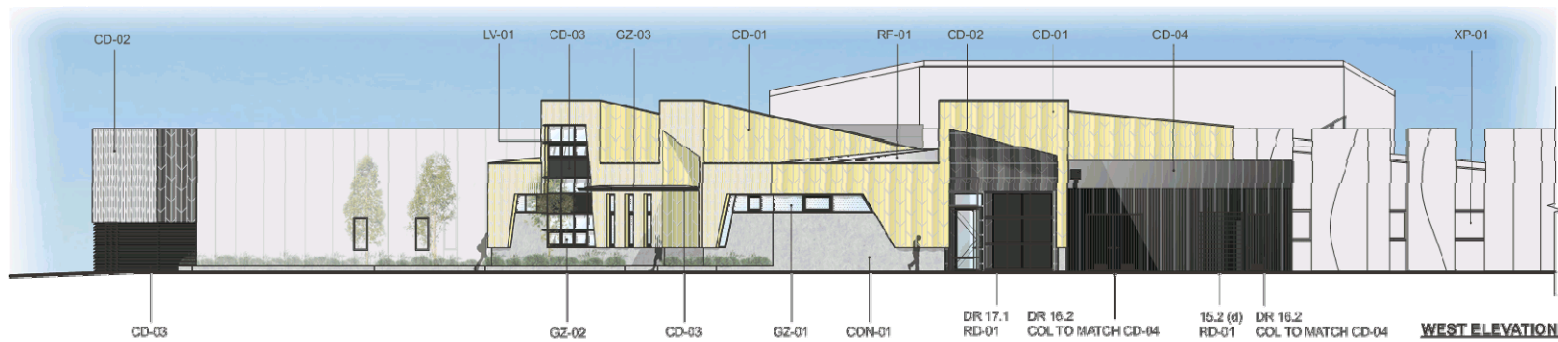
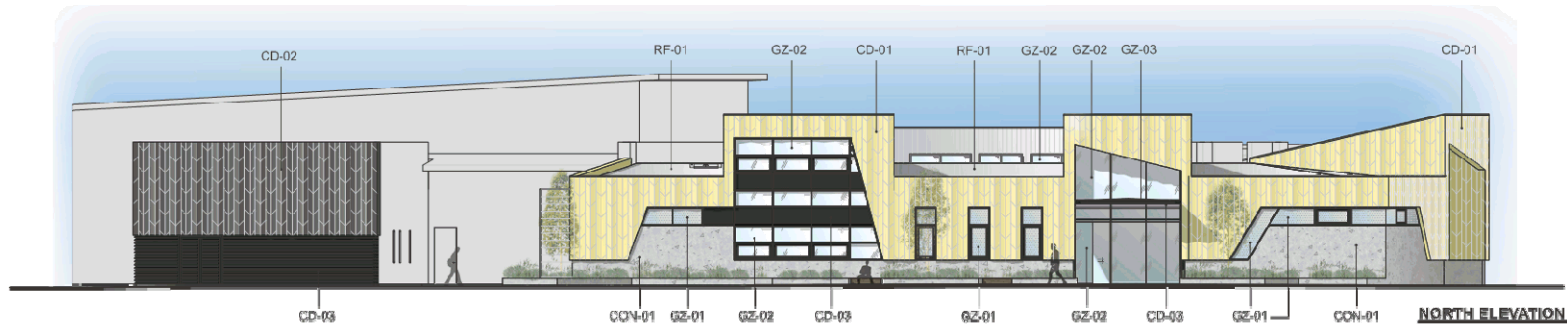
Design  
**Building Evolution**

Prepared by	GHK
Project No.	313
Client Ref.	313
Scale	1:100 @A1



PRELIMINARY ISSUE

Project No.	313
Drawing No.	DD-41



CD-01  
Anodised Alum. Cladding  
Sapphire Champagne Matt



CD-02  
Anodised Alum. Cladding  
Sapphire or AAF Charcoal



CD-03 & LV-01  
Anodised Alum. Cladding  
Sapphire Karamata Matt



GZ-01  
Double Glazing  
Vitidian EVerantage Grey



GZ-02  
Double Glazing  
Vitidian Enviroshield ITO Clear



GZ-03  
Vitidian ScalaSerephic Diamond  
on SuperClear Glass



CON-01  
Precast Concrete Panel  
CCS Pewter



CD-04, BH-01 & RD-01  
Steel Cladding, Fence & Roller Door  
CB Monument Powdercoat



RF-01  
Steel Roof  
Fielders KK70C CB Shale Grey



XP-01  
3M Scotichal Black Opesque  
Graphic Film Series 3650



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CARDINIA CULTURAL CENTRE  
ELEVATIONS

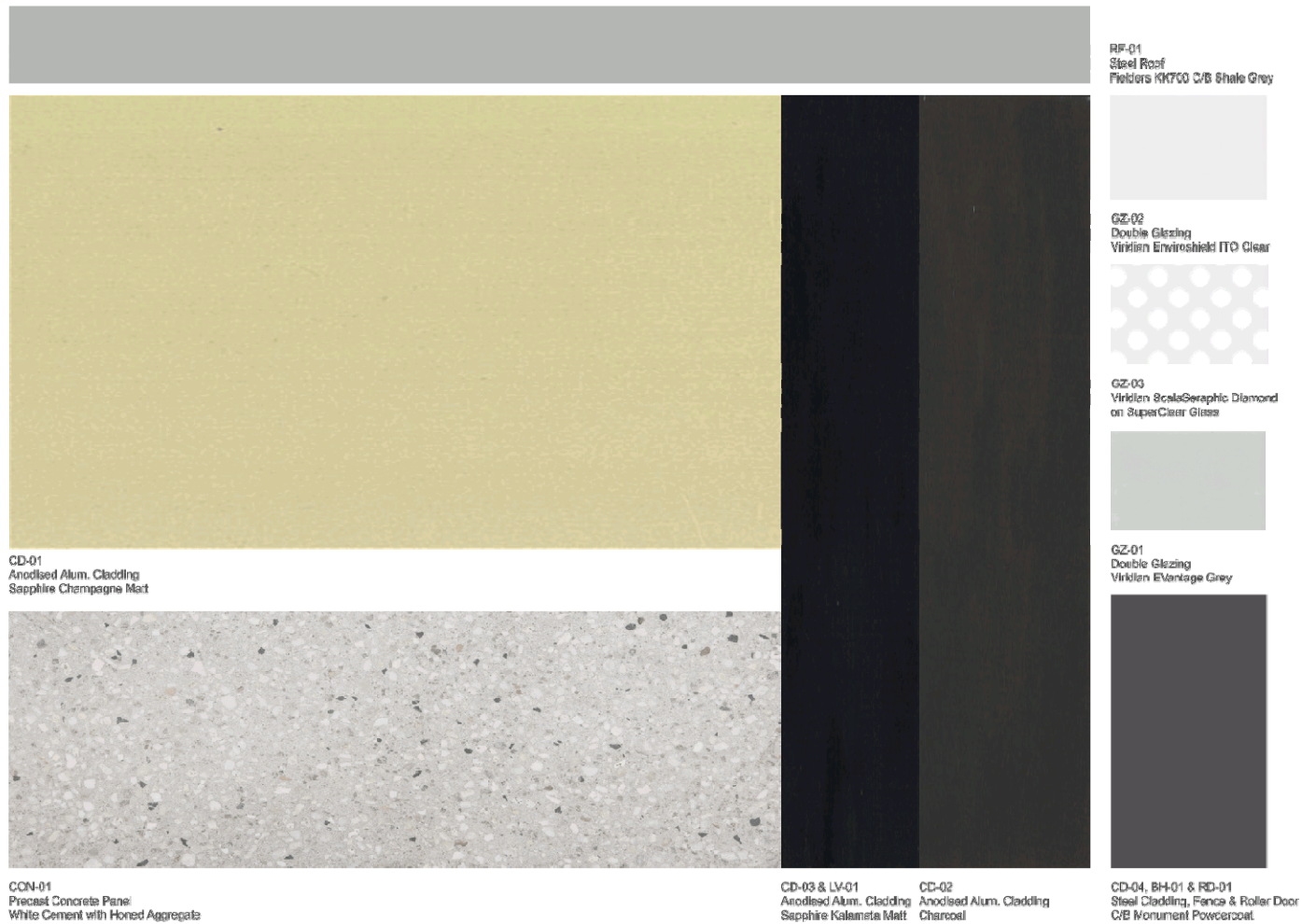
1:200 @ 12.20 MARCH, 2016  
3'x0 COPY10.111



NORTH

0 2 4 6

DD-90



MANTRIX  
ARCHITECTURE

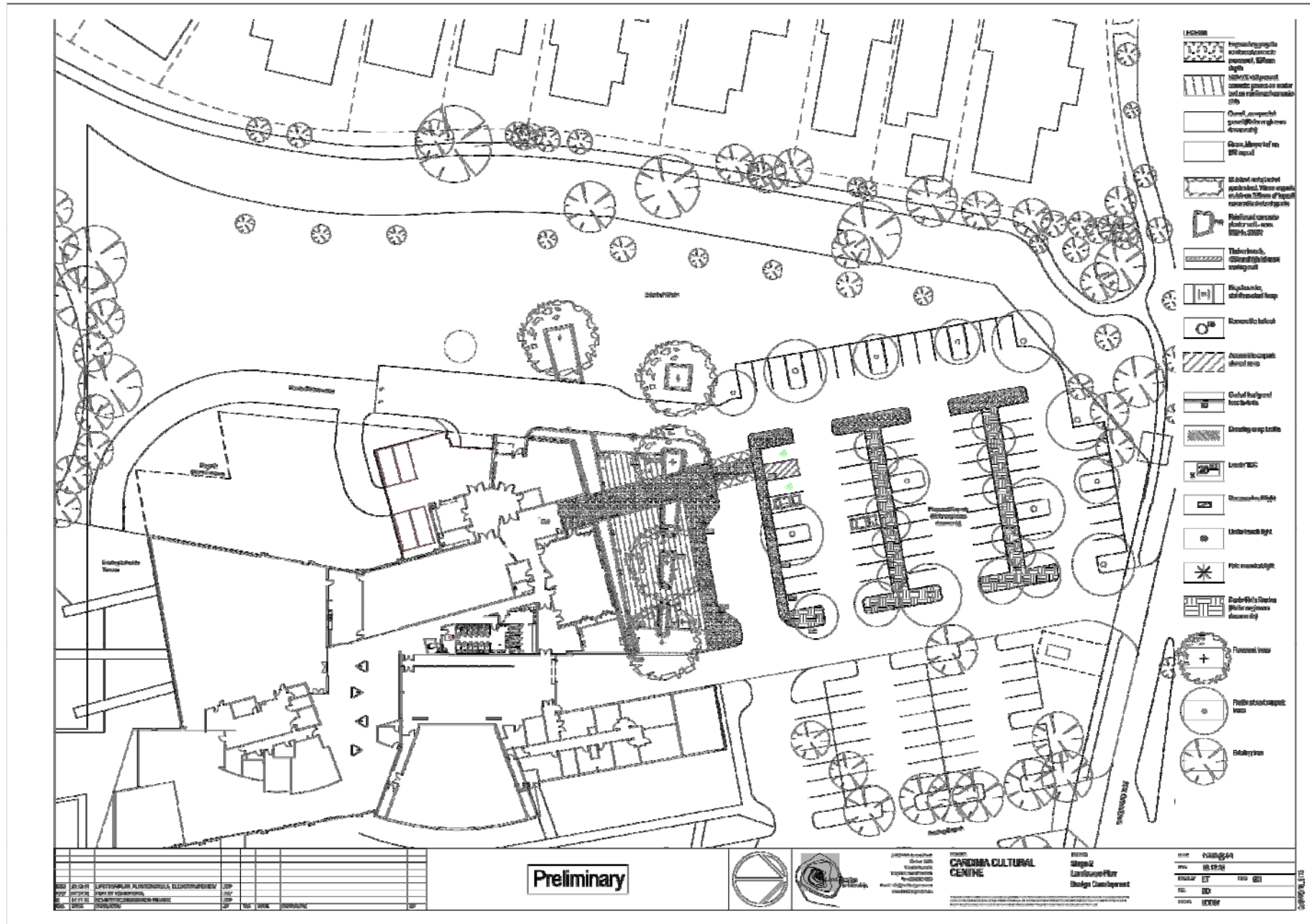
141 BURNLEY STREET, RICHMOND  
INFO@MANTRIX.COM.AU  
P: 03 9421 5256  
F: 03 9421 5777  
WWW.MANTRIX.COM.AU

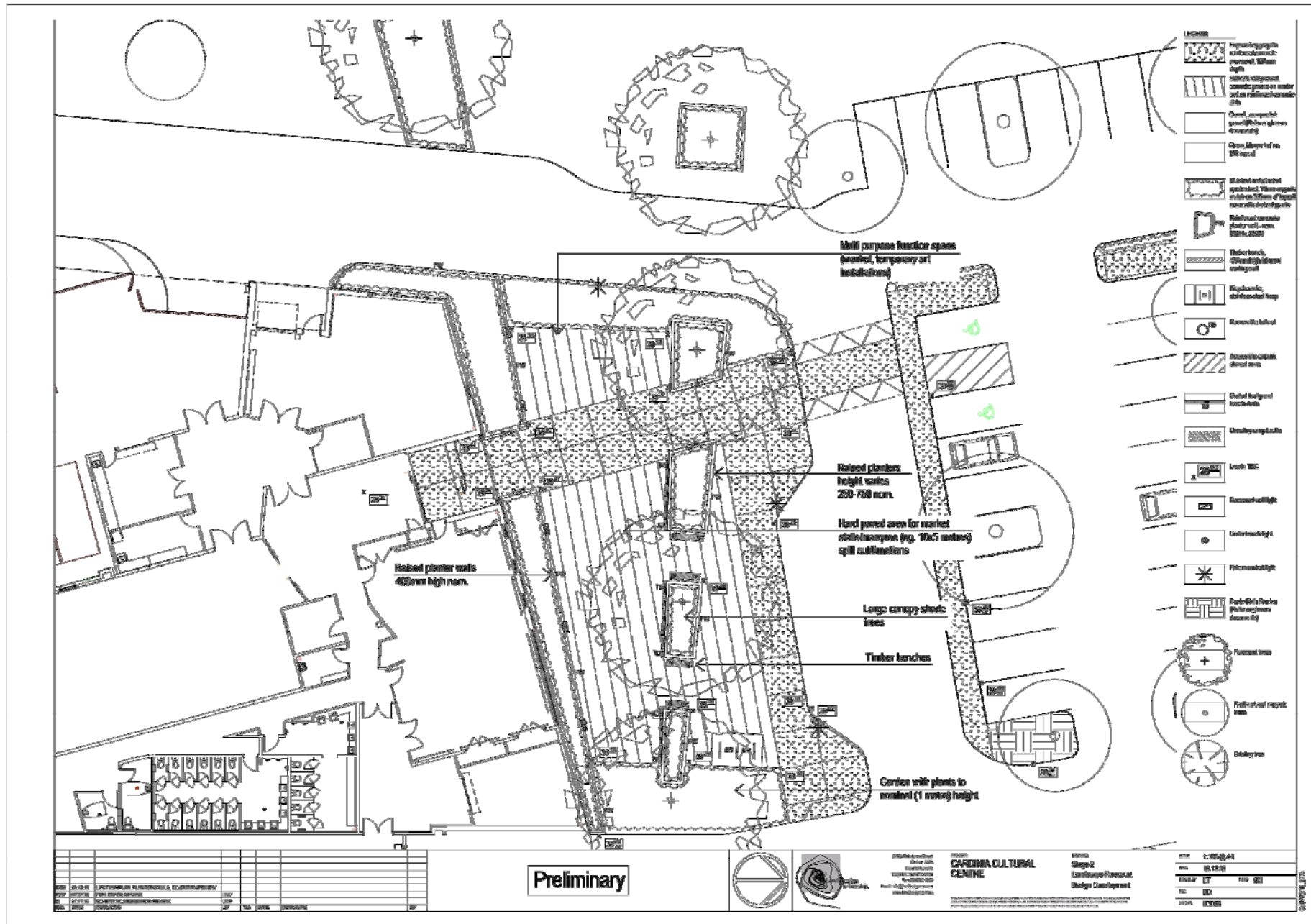
CARDINIA CULTURAL CENTRE  
ELEVATIONS

1:200 @ A3, 20 MARCH, 2016  
3"0 COPYRIGHT



DD-91



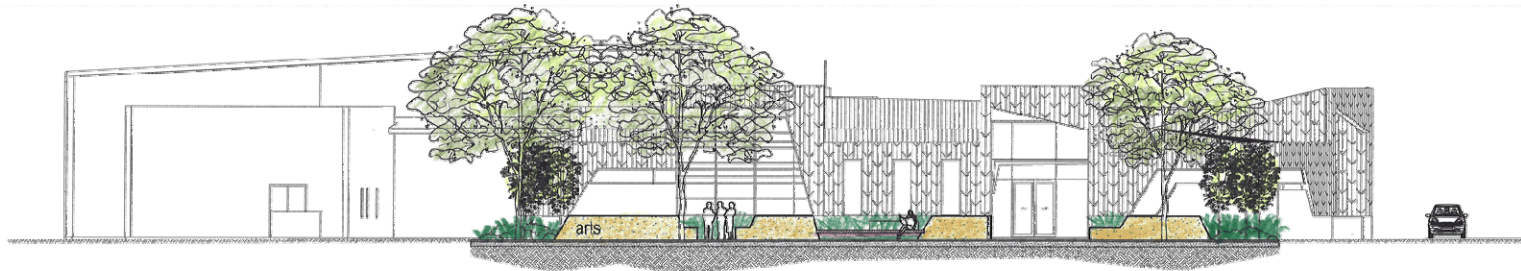








**SECTION 1**  
SCALE 1:10



**NORTHERN ELEVATION**  
SCALE 1:100

NO.	DATE	BY	CHKD.	APP.



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PROJECT  
**CARDINIA CULTURAL CENTRE**

DRAWING  
**Stage 2  
 Sections and Elevations  
 Option 3**

DATE	6/11/12
DRAWN BY	LT
CHECKED BY	GH
REV	0
DRAWN BY	LS07

LS07/2012



**OPTION 1: 'The Garden Forecourt'**  
SCALE: 1:100

**OPTION 2: 'The Urban Forecourt'**  
SCALE: 1:100

**OPTION 3: 'The Art Crescent'**  
SCALE: 1:100

NO.	DATE	DESCRIPTION	BY	APP.	STATUS
1	2023/05/01	PRELIMINARY DESIGN	ARCHITECT	CLIENT	APPROVED
2	2023/05/15	FINAL DESIGN	ARCHITECT	CLIENT	APPROVED



PROJECT  
**CHRISTCHURCH CULTURAL CENTRE**

DESIGN  
Rings2  
FosterPartners

DATE: 23/03/23  
DRAWN: EY  
SCALE: 1:100

S:\Projects\2303136







