

Our Ref. 101702.PPD01
Barry Edge/nr

18 December 2012



SOUTHERN SUSTAINABLE DEVELOPMENTS (LYNDHURST) PTY LTD
Po Box 1016
COWES VIC 3922

Dear Sir/Madam

Permit No.: PInA00641/08
Formerly: P401/08
Address: 290S Dandenong-Hastings Road LYNDHURST VIC 3975
Lot G PS 604037K, Lot 413 PS 604025S, Lot J PS 604025S
170 Aylmer Road LYNDHURST VIC 3975
172S Aylmer Road LYNDHURST VIC 3975
Permit Allows: Development of a Child Care Centre

I refer to your letter requesting an extension of the time limit on the above Planning Permit.

Council decided to approve an extension of time for two (2) years. The development authorised by the above permit must now be:

- Commenced by 11 December 2014, and
- Completed by 11 December 2016

Please find enclosed a copy of the planning permit for your attention.

Please contact **Barry Edge** of Council's Planning Department on telephone 9705 5264 if you have any queries.

Yours faithfully

A handwritten signature in black ink, appearing to read "Craig Tate".

Craig Tate
Team Leader - Statutory Planning

Enc.

Victoria's Largest and Most Vibrant Municipality

Magid Drive
PO Box 1000
Narre Warren Vic 3805

Telephone 03 9705 5200
Facsimile 03 9704 9544
Ausdoc DX 30460 Berwick

Email caseycc@casey.vic.gov.au
Website www.casey.vic.gov.au
ABN 43 320 295 742

**PLANNING
PERMIT**

Permit No. P401/08
Planning Scheme Casey Planning Scheme
Responsible Authority City of Casey

ADDRESS OF THE LAND:

170 & 172S Aylmer Road, Lyndhurst Lot 413 & Lot J PS604025S (previously known as 290S Dandenong/Hastings Road, Lyndhurst, Lot G PS:604037K)

THE PERMIT ALLOWS:

Development Of A Child Care Centre in accordance with the plans to be submitted.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Conditions: 1-28 (Inclusive)

Plans Required

1. Before the development starts, amended 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 three copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:
 - (a) The freestanding sign on the west side of the building with a maximum overall height of 1.8 metres and total signage area of 2 square metres.
2. Before the development starts, a landscape plan prepared by a person suitably qualified or experienced in landscape design to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and three copies must be provided. The plan must show:
 - (a) Details of surface finishes of pathways and driveways and is to include all the necessary information for construction purposes including:
 - General landscape specifications.
 - General Planting specifications & tree/shrub planting diagrams.
 - Maintenance/establishment specifications.
 - (b) 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. The landscape theme is to reflect the Neighbourhood Character of the Cranbourne North, which comprises of large, tall, clean trunk trees with a high crown to allow surveillance, low ground covers underneath with limited shrubs.
 - (c) All plants are to be low maintenance, hardy and drought tolerant, proven to perform in a development of this type. Appropriate planting densities are to be incorporated throughout the landscaping areas, i.e. a minimum of 4p/m² of ground covers and grows and 2p/m² of shrubs.

Date Issued: 11 December 2008

Signature for the
Responsible Authority



**PLANNING
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- (d) Landscaping and planting throughout all open areas of the site that vegetatively softens the building bulk and car parking area.
- (e) The following minimum plantings are to be implemented:
- (i) A minimum of 1 large canopy tree to every 10lm of landscape buffer
 - (ii) A minimum of 1 large canopy tree for every 4 (single row) or 8 (double row) car parks will be required throughout the development.
 - (iii) A minimum of 1 canopy tree for every 100m² of open space planted throughout the play area.

All species selected must be to the satisfaction of the Responsible Authority.

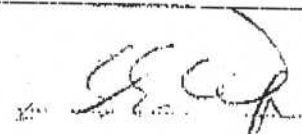
3. The use and development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
4. No more than ninety (90) children may be present on the premises at any one time without the written consent of the Responsible Authority.
5. Before the development starts, a schedule of construction materials, external finishes and colours to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the schedule will be endorsed and will then form part of the permit.
6. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.

Actions Before Use Commences

7. The buildings must not be occupied and the use must not commence until the following works have been completed to the satisfaction of the Responsible Authority:
 - (a) The premises are connected to reticulated water supply, sewerage, drainage and underground electricity to the requirements of the relevant servicing authority.
 - (b) The areas set aside for car parking and access lanes as shown on the endorsed plan have been:
 - (i) Constructed with an all weather seal coat.
 - (ii) Properly formed to such levels that they can be used in accordance with the plans.
 - (iii) Drained in accordance with requirements of the Responsible Authority.
 - (iv) Linemarked to indicate each car space and all access lanes.
 - (c) The development including all landscaping works has been completed generally in accordance with the endorsed plan.
-

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Landscaping

8. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority and used for no other purpose, including that any dead, diseased or damaged plants are to be replaced.

Drainage

9. Before the development starts, drainage plans must be submitted to and approved by the Responsible Authority. The plan must be drawn to scale with dimensions and three copies must be provided. The plans must show the provision of a litter and/or sediment trap to control runoff from the carpark/development. The litter trap will become the responsibility of the property owner or body corporate to maintain/
10. Storm water must not be discharged from the site other than by means of an underground pipe drain discharged to an approved outlet in the street to the satisfaction of the Responsible Authority.
11. Polluted drainage must not be discharged beyond the boundaries of the lot from which it emanates, or into a watercourse or easement drain, but must be treated and/or absorbed on that lot to the satisfaction of the Responsible Authority.
12. Appropriate sediment control measures must be undertaken during construction to ensure that the development site 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.

Amenity Requirements

13. The use and development must be managed to the satisfaction of the Responsible Authority so that the amenity of the area is not detrimentally affected, through the:
- Transport of materials, goods or commodities to or from the land.
 - Appearance of any building, works or materials.
 - Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
 - Presence of vermin.
14. The use may operate only between the hours of:
- 6.30am – 6.30pm Monday to Friday (except with the written consent of the Responsible Authority).
15. External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the Responsible Authority.
16. All pipes, fixtures, fittings and vents servicing any building on the site must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.

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17. No plant, equipment, services or architectural features other than those shown on the endorsed plans are permitted above the roof level of the building/s without the written consent of the Responsible Authority.

Noise Control

18. All external plant and equipment must be acoustically treated or placed in sound proof housing to reduce noise to a level satisfactory to the Responsible Authority.
19. All security alarms or similar devices installed on the 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.

Access and Car Parking

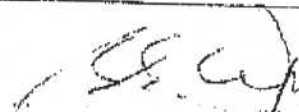
20. No fewer than 23 car spaces must be provided on the land for the use and development, including 1 space clearly marked for use by disabled persons.
21. Vehicular crossing must be constructed to the road to suit the proposed driveway to the satisfaction of the Responsible Authority and any existing crossing or crossing opening must be removed and replaced with footpath, nature strip, and kerb and channel to the satisfaction of the Responsible Authority.
22. Vehicles under the care, management or control of the operator of the use, including staff and customer vehicles must not be parked in any nearby road.

Signs

23. The location and details of the sign, including those on the supporting structure, as shown on the endorsed plans, must not be altered without the written consent of the Responsible Authority.
24. The signs must not contain any flashing light.
25. The signs must not be illuminated by external or internal light except with the written consent of the Responsible Authority.
26. The sign must be constructed and maintained to the satisfaction of the Responsible Authority.
27. This permit for signage expires 15 years from the date of this permit.

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Permit Expiry

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

- The development and use are not started within two years of the date of this permit.
- The development is not completed within four years from 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.

NOTES:

- (i) On completion of works, Council's Planning Investigations Officer is to be contacted in order to arrange an inspection of the site.
- (ii) Unless no permit is required under the Planning Scheme, advertising signs must not be constructed or displayed without a further permit.
- (iii) Prior to the commencement of works, a permit must be obtained through Council's Works and Operations Department for the construction of a crossover.
- (iv) Off street parking should not be considered as of right. Council reserves the option to place parking restrictions at a later stage if so required.

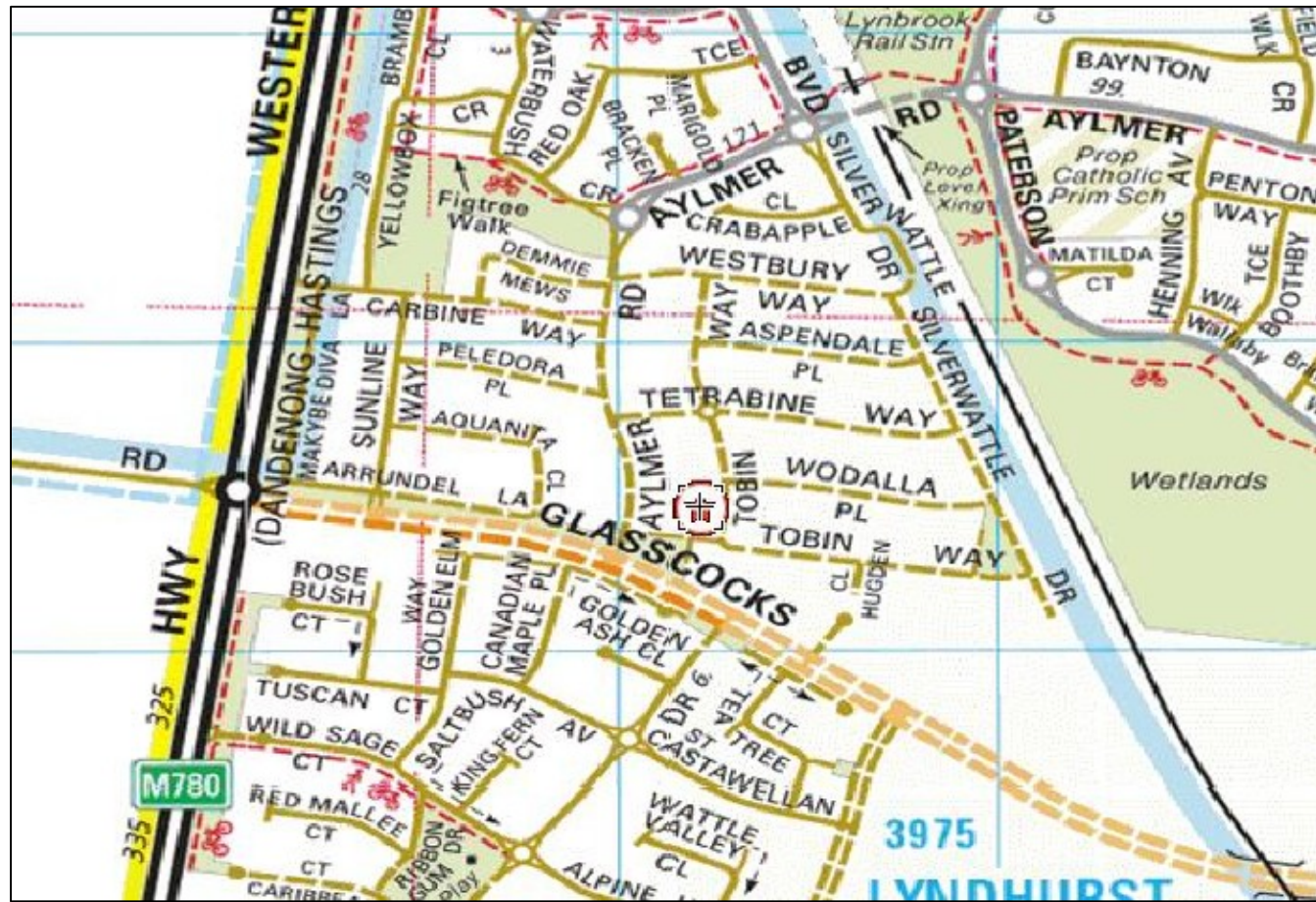
Applicant's Name: Urbis Pty Ltd
Address: Jarrah Lukjanov
Level 12, 120 Collins Street
MELBOURNE VIC 3000

Date Issued: 11 December 2008

Signature of the
Responsible Authority



plan of development for a proposed child care centre cnr aylmer & glasscocks roads lyndhurst. Vic



site locality plan

abc developmental learning centres pty. ltd.



face sheet/site data

note: this proposal is subject to site survey and development approval(s) from the relevant authority.
this drawing shall not be copied or used without authorisation and is protected by copyright.

site data

| | | |
|--|-------------------|---|
| r.p.d. part lot J on PS609853A & lot 413 aylmer & glasscocks rds, lyndhurst. VIC | | building area |
| local authority | city of casey | enclosed floor -- 637.7 sq.m verandahh -- 62.4 sq.m. entry porch -- 11.3 sq.m. total 711.4 sq.m. |
| site area | 2465 sqm | playscape |
| site cover | 734.2 sqm (29.8%) | required -- 630 sq.m. provided -- 672.2 sq.m. |
| proposal | child care centre | car parking |
| no. of children | 90 children | required -1/4 -- 22.5 provided -- 23 inc. disabled |
| no. of activity rooms | 5 activity rooms | |
| staff | | |
| - contact | 10 | |
| - non contact | 2 | |
| total | 12 | |

development statement

built environment
the development will comply with the space & built requirements of "the children's services regulations 1998"

car parking
all car parking and access shall accord with AS 2890.1 where applicable

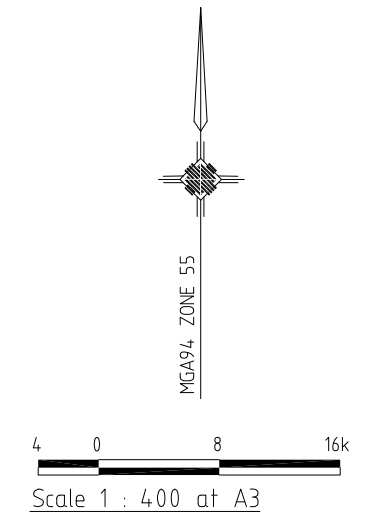
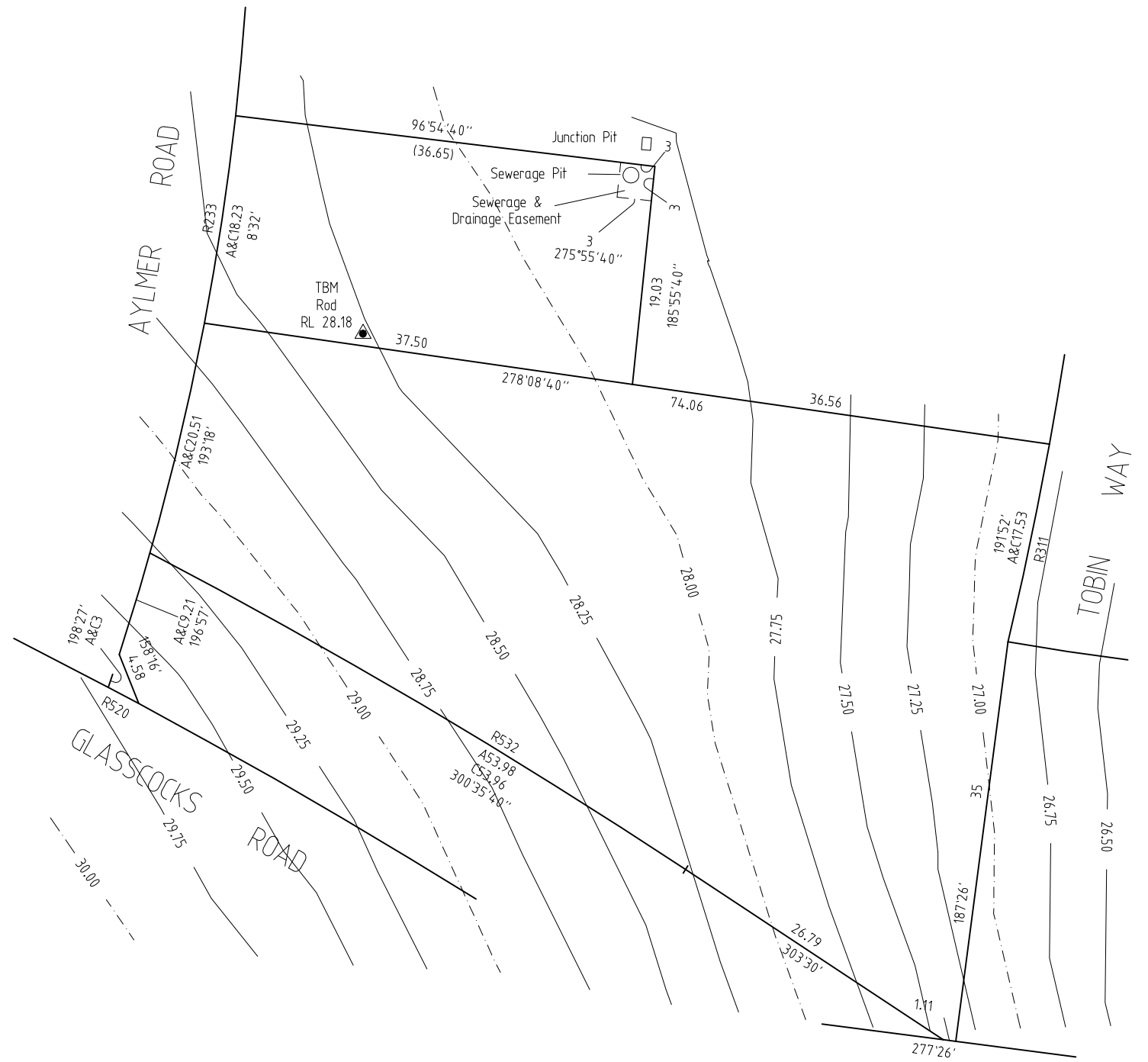
area calculations
all area calculations are based on design and are subject to final design development. final figures shall accord with the minimums or maximums allowed by council and shall not vary by more than 5% of that stated.

garbage collection
garbage is to be collected kerbside
bins to be stored in screened service area

index to sheets


| | | |
|----------|-------|-------------------------------|
| RD-C5755 | pod 1 | face sheet/site data |
| | pod 2 | existing conditions site plan |
| | pod 3 | site plan |
| | pod 4 | floor plan |
| | pod 5 | elevations |
| | pod 6 | section |
| | pod 7 | landscape intent plan |
| | pod 8 | fence & signage details |
| | pod 9 | shade structure details |

pod 01
cnr aylmer & glasscocks rds, lyndhurst. Vic



Notations

- This is not a title survey.
- Only visible services are shown on this plan.
- Data on this plan may only be manipulated with permission from Watsons Pty Ltd.

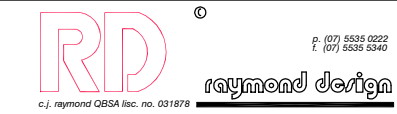
| REVISIONS | | | SCALE: 1 : 400 at A3 | | CITY OF CASEY | | PLAN NUMBER |
|-----------|----------------------------------|------------|----------------------|----------------------|--|--|--------------|
| DATE | DETAILS | AUTHORISED | DATE PRINTED: | \$DATES | AUSTRALIAN CHILDCARE DEVELOPMENTS PTY. LTD. LOT 413, AYLMER ROAD THE RISE, LYNDHURST | | 35844LF-A |
| 20/3/08 | A TBM added. | K.C.W. | LEVEL DATA: | 35844dl1.sse |  WATSONS URBAN DEVELOPMENT CONSULTANTS & MANAGERS ABN 47 637 509 613 | | REVISION B |
| 25/3/08 | B Extra area and contours added. | K.C.W. | LEVEL DATUM: | AHD | | | SHEET 1 OF 1 |
| | | | PROJECT No.: | 35844 | MELBOURNE The Melbourne, Suite 2 250 St. Kilda Rd. Phone(03) 9697 8000 Fax(03) 9697 8099 | | |
| | | | DRAWN: | J.A.C. DATE: 20/3/08 | | | |
| | | | DESIGNED: | K.C.W. DATE: 20/3/08 | <ul style="list-style-type: none"> • TOWN PLANNERS • CIVIL ENGINEERS • SURVEYORS • Project Managers • Urban Designers • Structural Engineers | | |
| | | | FILENAME: | FILES | | | |
| | | | AUTHORISED: | K.C.W. DATE: 20/3/08 | | | |

existing conditions site plan



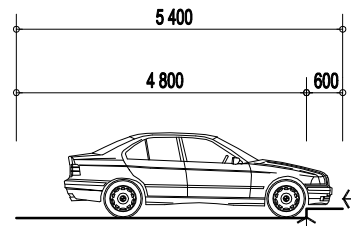
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issue P2 - 26/03/08
drawn by - r.b.h.

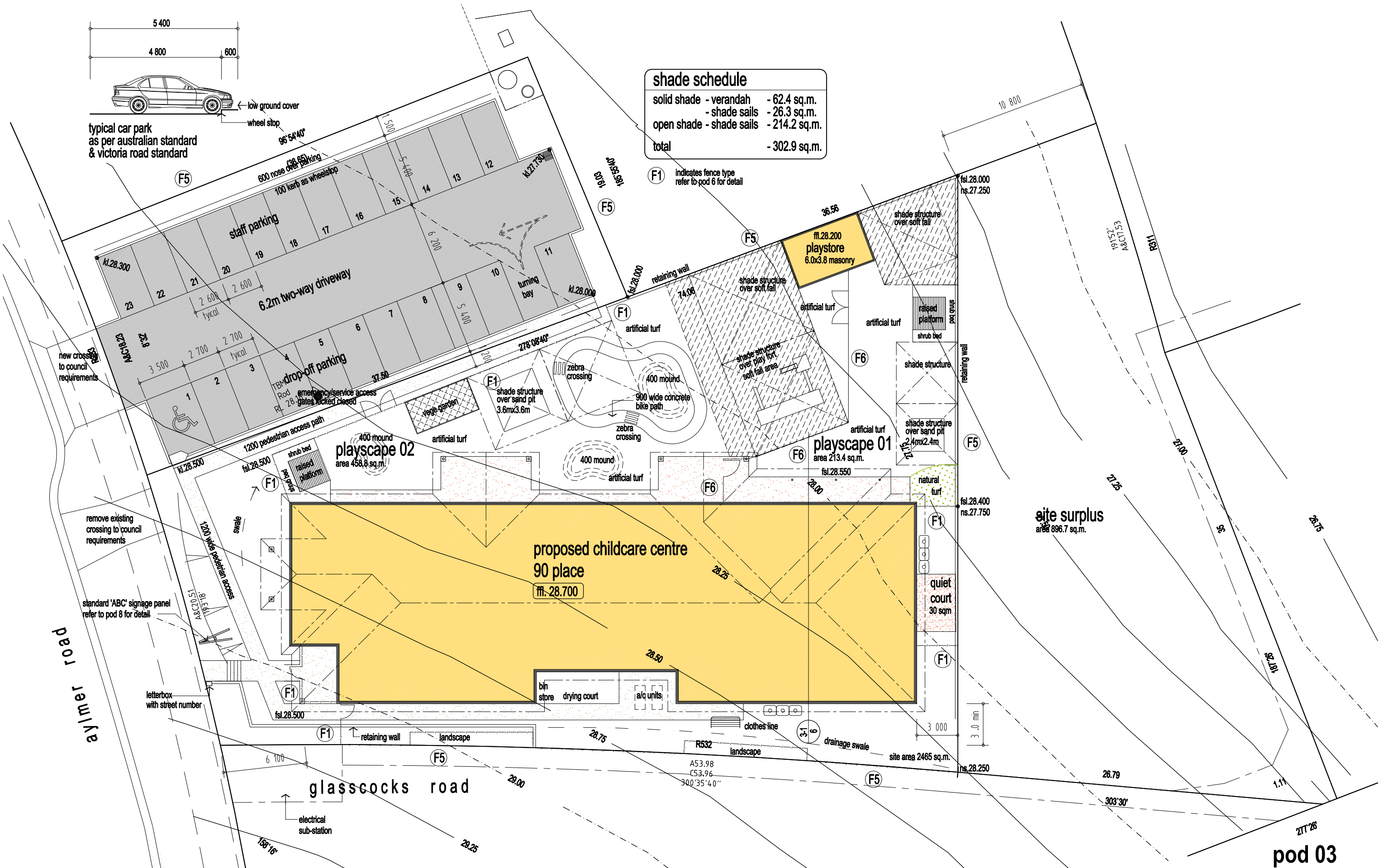
pod 02



typical car park
as per Australian standard
& Victoria road standard

| shade schedule | |
|--------------------------|----------------------|
| solid shade - verandah | - 62.4 sq.m. |
| - shade sails | - 26.3 sq.m. |
| open shade - shade sails | - 214.2 sq.m. |
| total | - 302.9 sq.m. |

(F1) indicates fence type refer to pod 6 for detail



aylmer road

pod 03

site plan

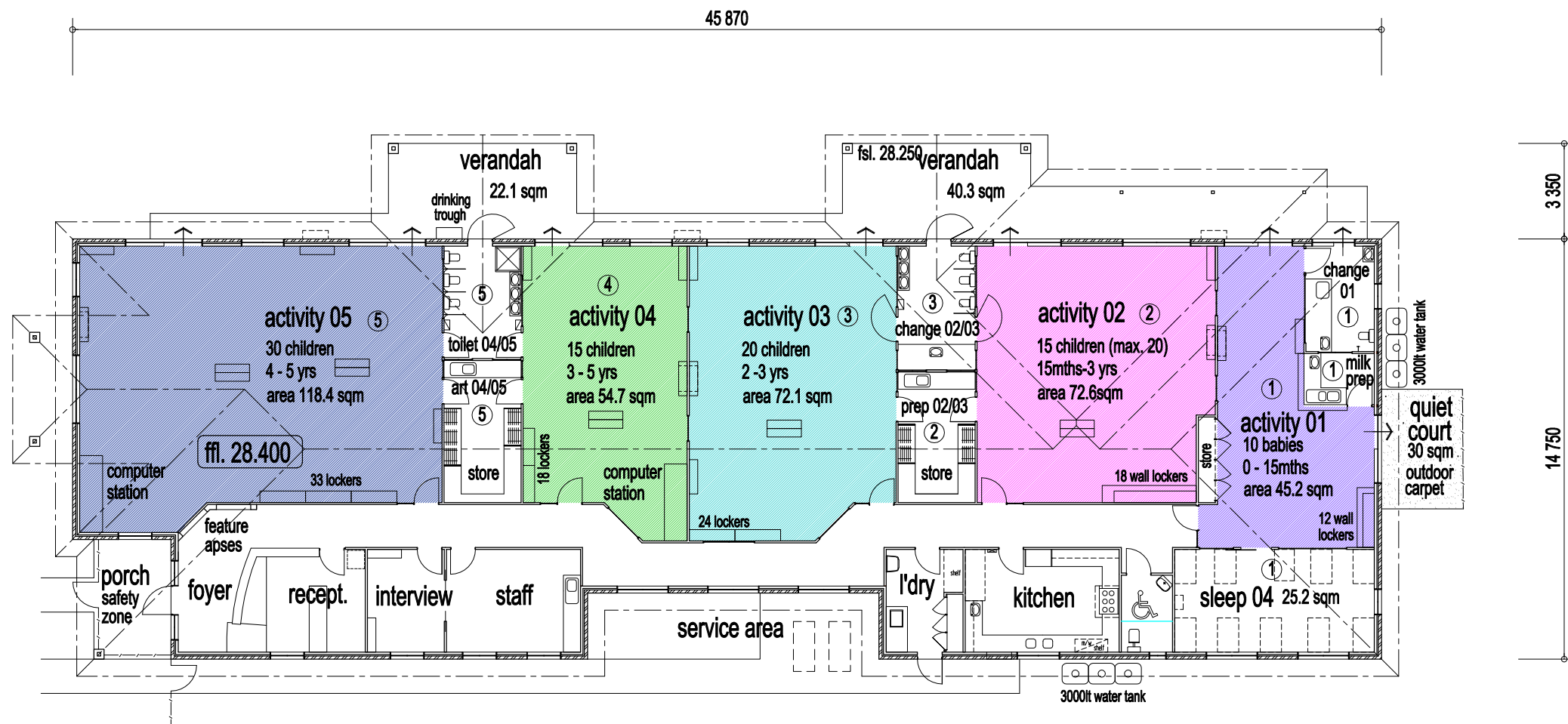
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RD-C5755: feb_2008
issue P5 - 30/05/08
drawn by - r.b.h.

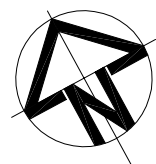


floor plan

- enclosed -- 637.7 sq.m
- roofed play area -- 62.4 sq.m.
- entry porch -- 11.3 sq.m.
- total -- 711.4 sqm

rainwater tank

6 000 ltr rainwater tanks in accordance with AS/NZ 3500 & councils guidelines for the installation of rainwater tanks on residential properties - plumbing requirements tank to incorporate first flow flush device & plumbed to service all toilets, external taps, & irrigation the tank to be controlled such that supplementary flow from domestic mains does not occur until the tank is at least 80% empty.

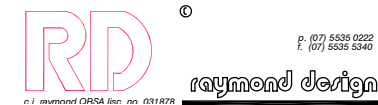


floor plan

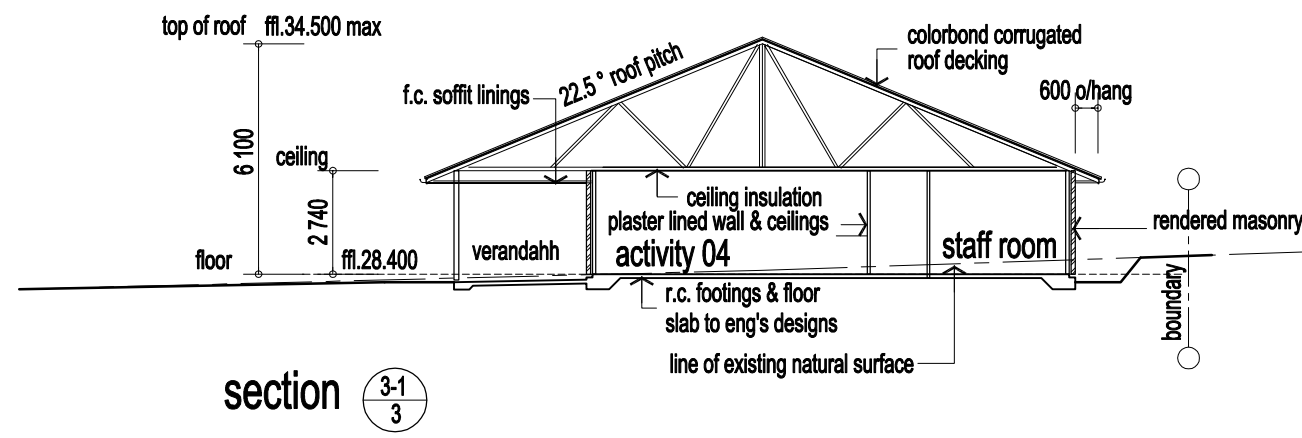


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pod 04
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issue P3 - 30/05/08
drawn by - r.b.h.



pod 06

sections

cnr aylmer & glasscocks rds, lyndhurst. Vic

0 10m
1:200(A3)

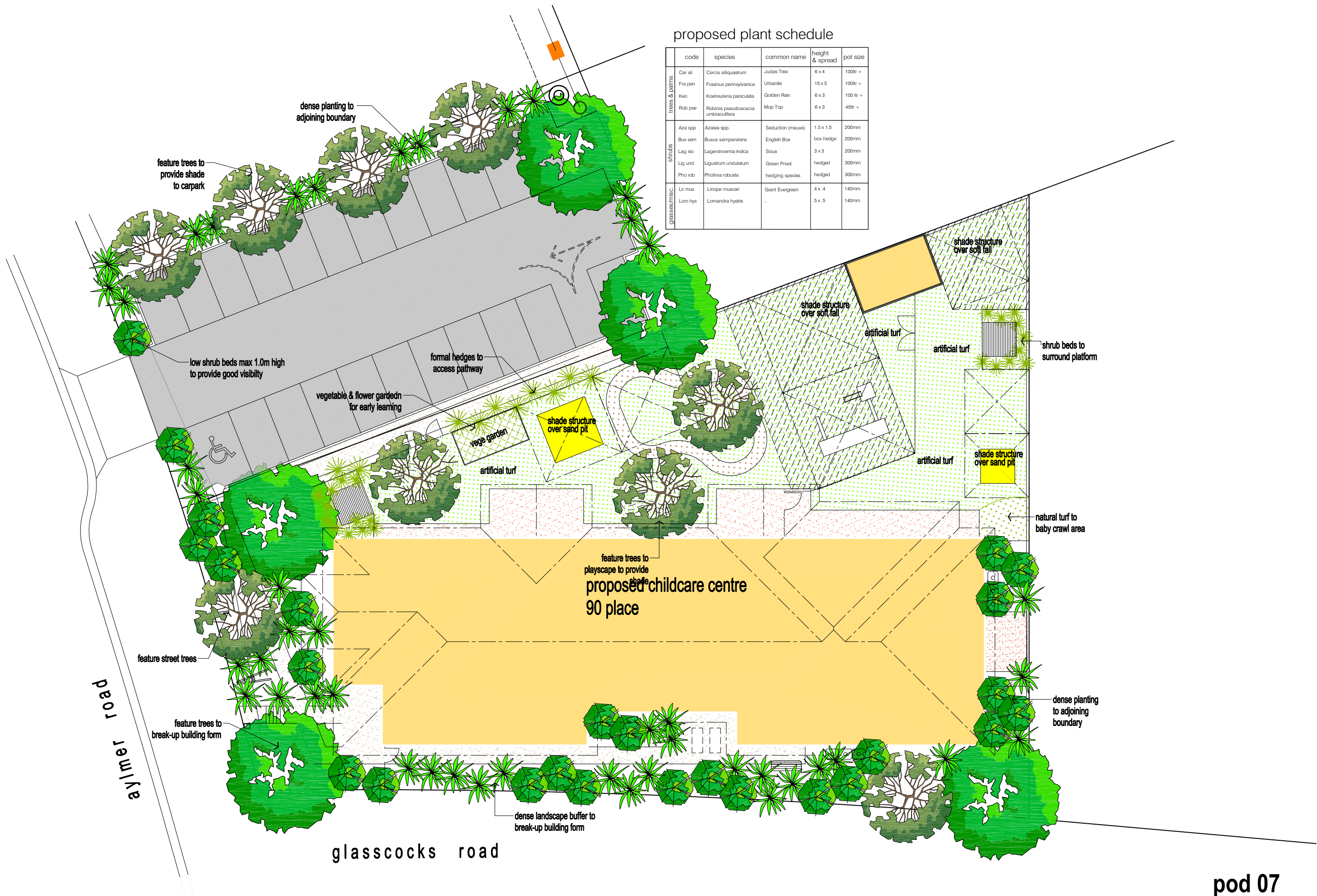
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RD
raymond design
p. (07) 5535 0222
f. (07) 5535 0340
c/- registered QRS&A lic. no. 021878

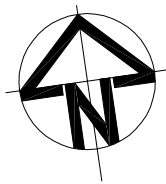
RD-C5755: feb_2008
issue P2 - 30/05/08
drawn by - r.b.h.

proposed plant schedule

| | code | species | common name | height & spread | pot size |
|---------------|---------|-----------------------------------|-------------------|-----------------|-----------|
| trees & palms | Cer sil | Cercis siliquastrum | Judas Tree | 6 x 4 | 100ltr + |
| | Fra pen | Fraxinus pennsylvanica | Urbante | 15 x 5 | 100ltr + |
| | Keo | Koeleruteria paniculata | Golden Rain | 6 x 3 | 100 ltr + |
| | Rob pae | Robinia pseudacacia umbraculifera | Map Top | 6 x 3 | 45lr + |
| shrubs | Aza spp | Azalea spp. | Seduction (mauve) | 1.5 x 1.5 | 200mm |
| | Bux sem | Buxus sempervirens | English Box | box hedge | 200mm |
| | Lag sic | Lagerstroemia indica | Sioux | 3 x 3 | 200mm |
| | Lig und | Ligustrum undulatum | Green Privet | hedged | 300mm |
| | Pho rob | Photinia robusta | hedging species | hedged | 300mm |
| grasses/misc. | Lir mus | Liriope muscari | Giant Evergreen | .4 x .4 | 140mm |
| | Lom hys | Lomandra hystrix | - | .5 x .5 | 140mm |



landscape intent plan



0 10m
1:250(A3)

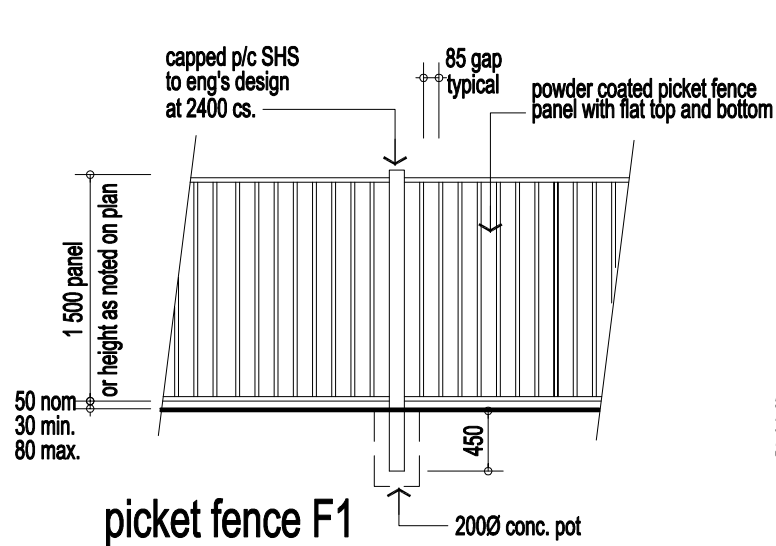
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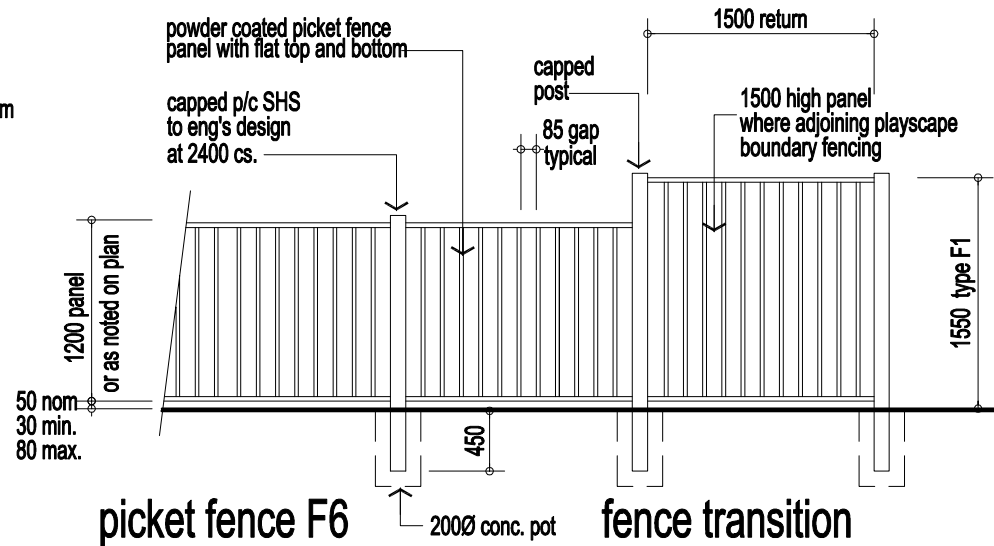


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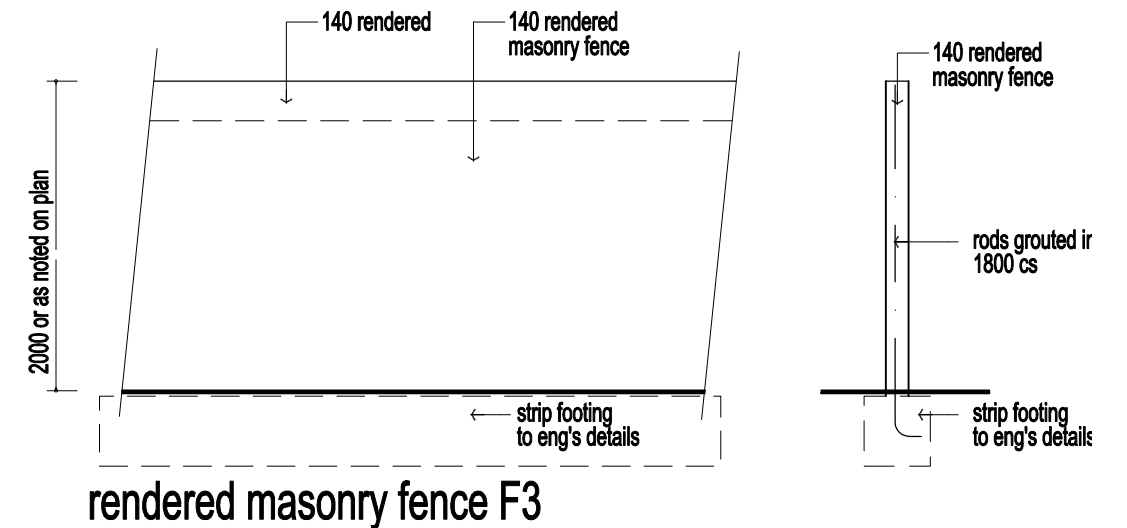
pod 07



picket fence F1

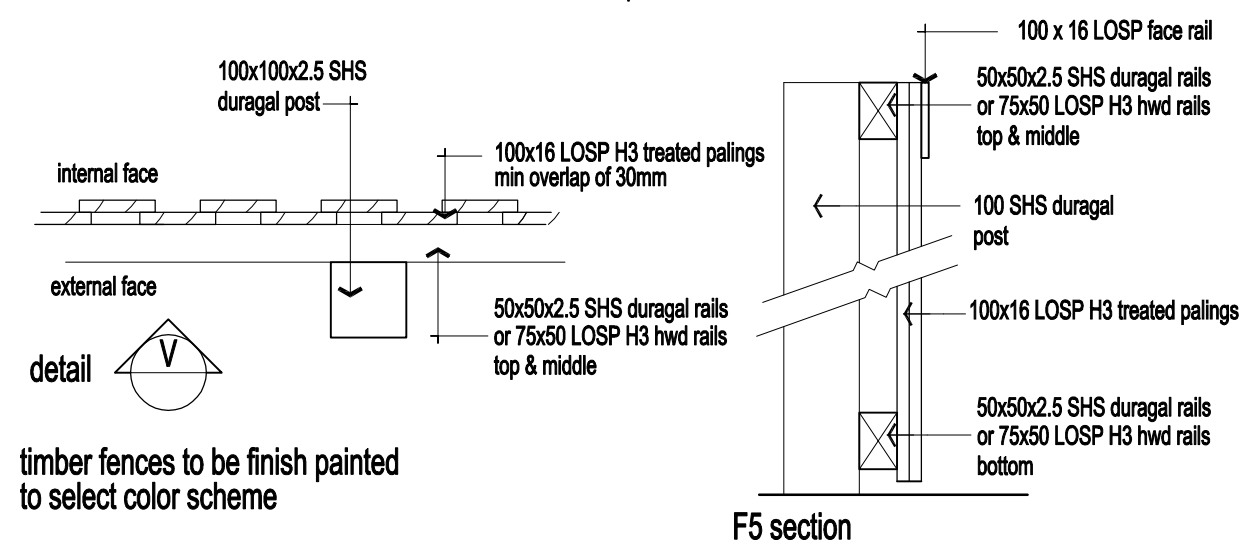
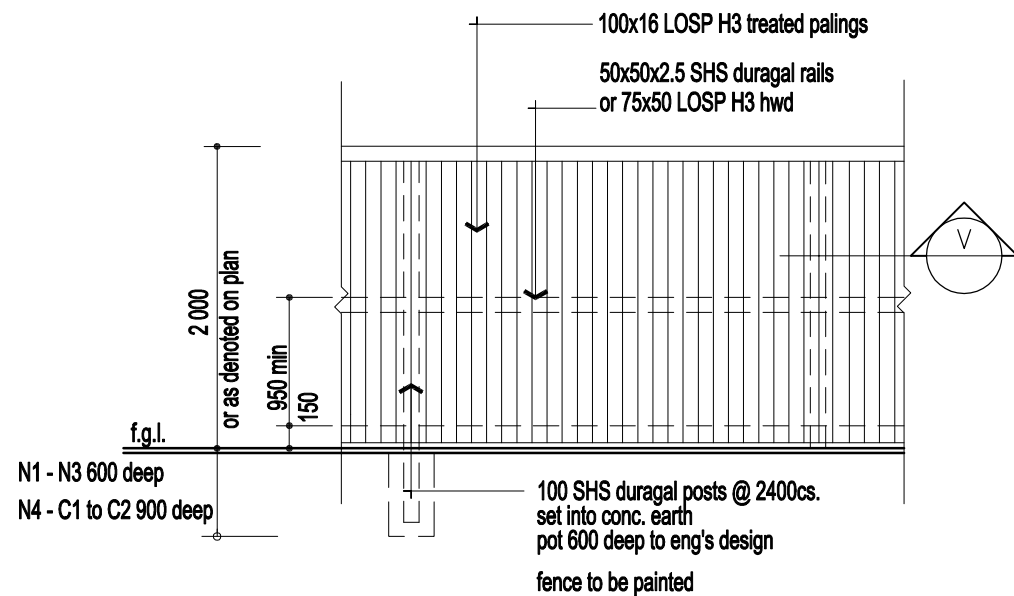


picket fence F6
fence transition
internal to external



rendered masonry fence F3
signage - type 2

sign foundations by builder prior to construction confirm location with ABC - Damien Drew - 07 3852 4577 or damien@depasquale.com.au

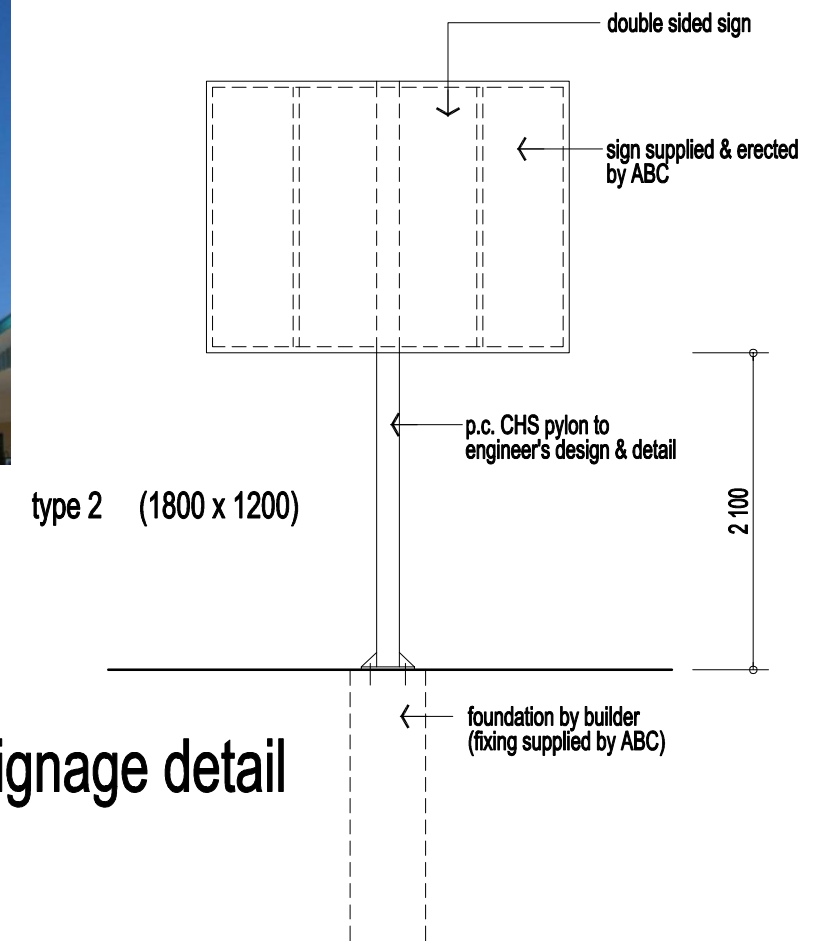


timber fences to be finish painted to select color scheme

fencing F5



typical sign format
showing logo and fonts



signage detail

pod 08

fence & signage details

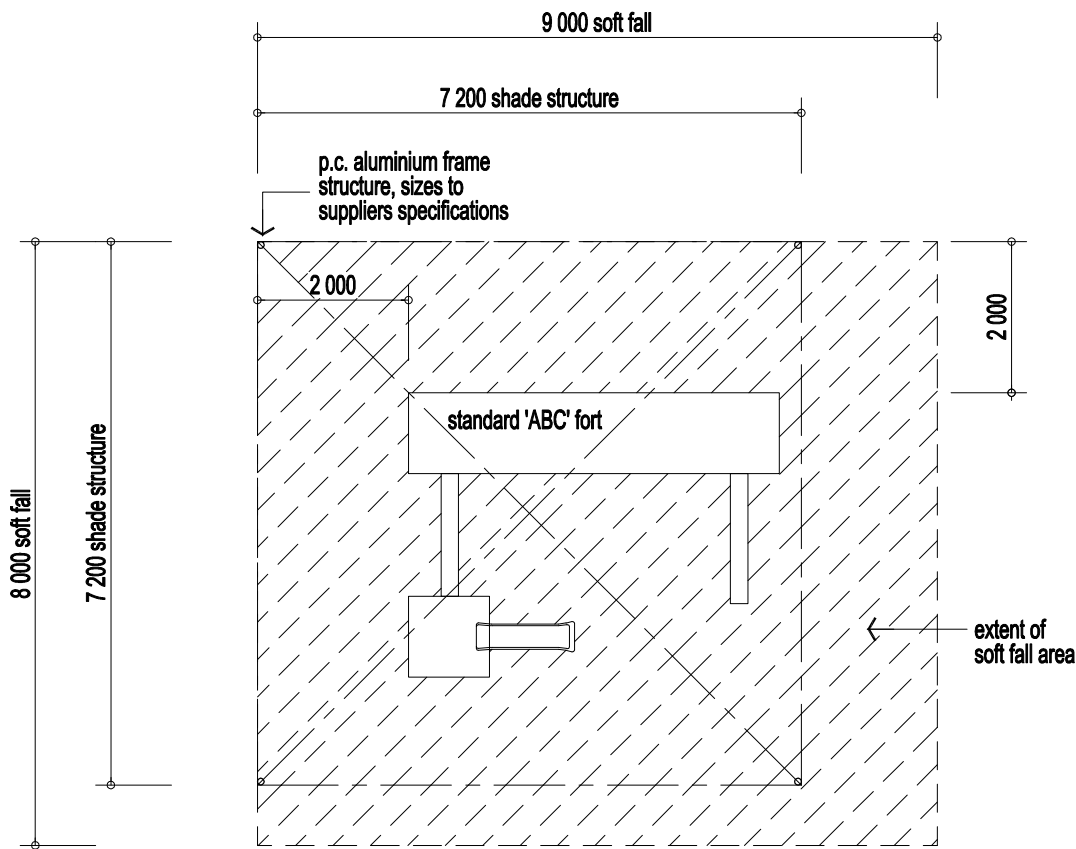


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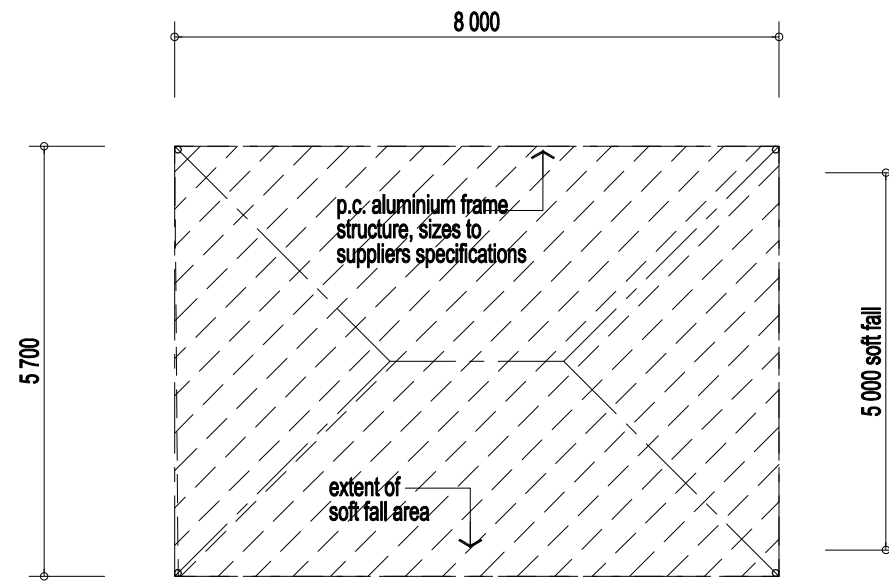
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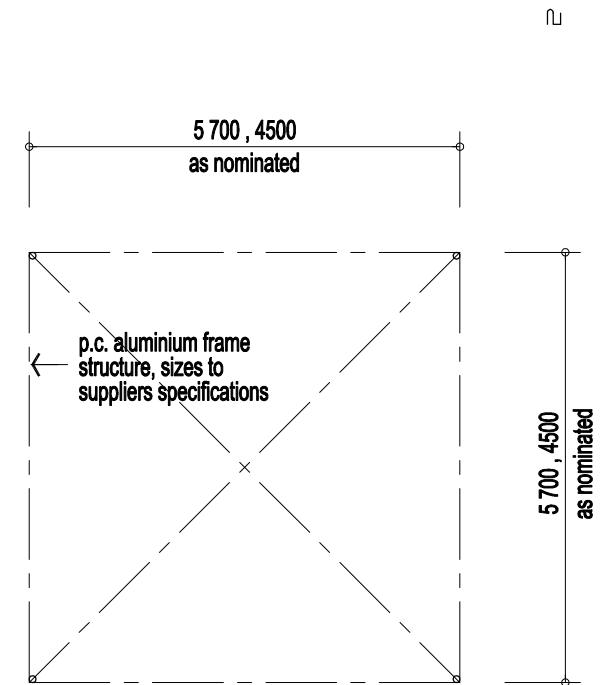
RD-C5755: feb_2008
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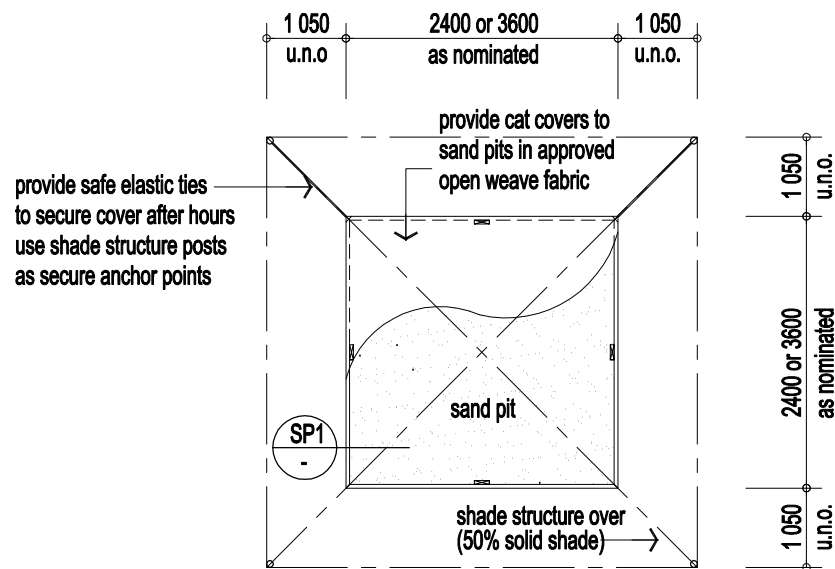
play fort shade structure & soft fall layout



shade structure over soft fall floor plan

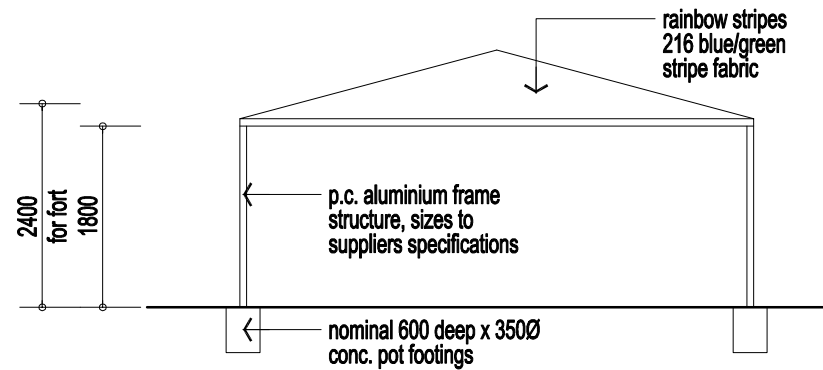


typical shade structure floor plan

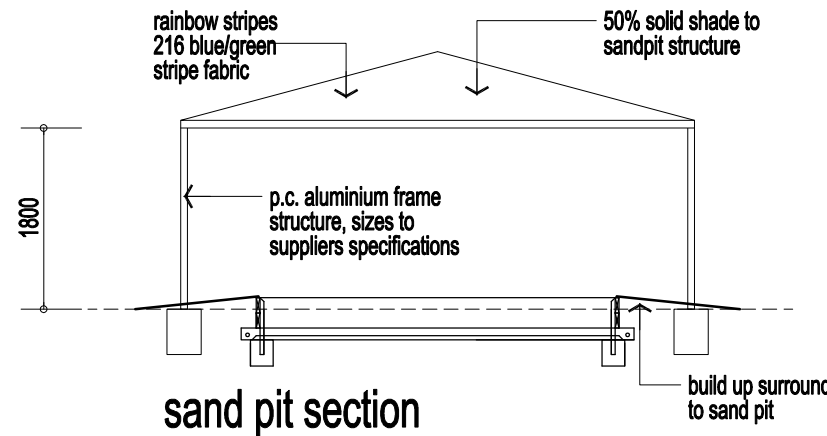


standard sandpit floor plan

shade structure size may vary - refer to site plan

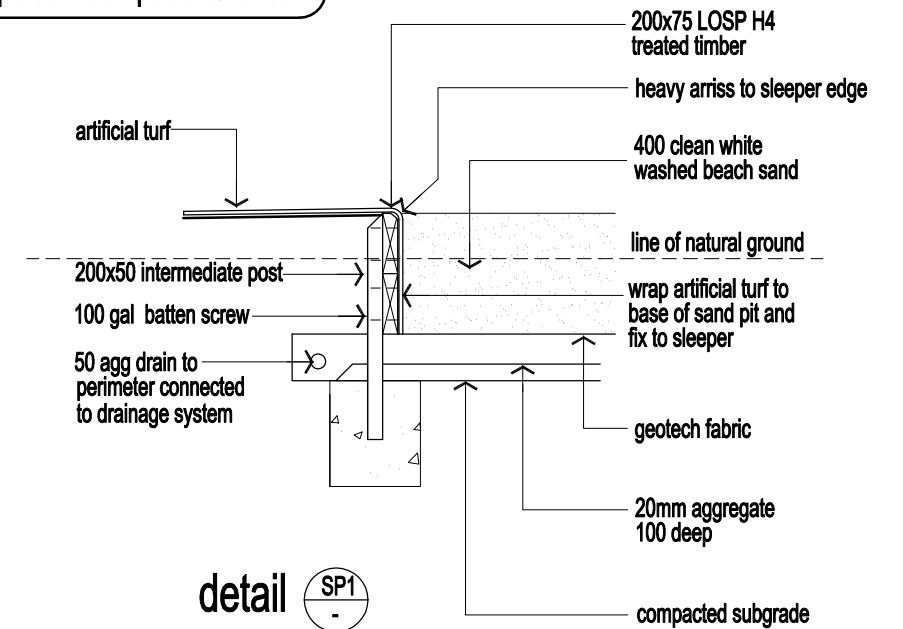


shade structure elevation



sand pit section

note :-
where shade structure adjoins fencing, frame post is to be incorporated in fence structure ie: no gaps between posts & fence



detail SP1

pod 09

shade structure details



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issue P1 - 12/02/08
drawn by - r.b.h.