NOTICE OF AN APPLICATION FOR PLANNING PERMIT

Form 2

The land affected by the application is located at:	**20 Alexander Parade LUCKNOW 3875, 22 Alexander Parade LUCKNOW 3875 Lot: 1 TP: 83446, Lot: 1 TP: 186818**
The application is for a permit to:	**Use and Development of a Childcare Centre, Associated Signage, Reduction to the Bicycle Facility and Creation of Access to a road in a Transport Zone 2**
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	**Matter for which a permit is required**
32.08-2 (GRZ1)	Use of the land for a childcare centre
32.08-10 (GRZ1)	Construct a building or construct or carry out works for a childcare centre
52.05-2	Construct or put up for display a Business Identification Sign
52.29-2	Create or alter access to a road in a Transport Zone 2
52.34-2	Reduce requirement of Clause 52.34-5 and Clause 52.34-6
The applicant for the permit is:	**Nba Group Pty Ltd**
The application reference number is:	**5.2025.23.1**

You may look at the application and any documents that support the application free of charge at: https://www.eastgippsland.vic.gov.au/building-and-development/advertised-planning-permit-applications

You may also call 5153 9500 to arrange a time to look at the application and any documents that support the application at the office of the responsible authority, East Gippsland Shire. This can be done during office hours and is free of charge.

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

An objection must

- **be made to the Responsible Authority in writing,**
- **include the reasons for the objection, and**
- **state how the objector would be affected.**

The responsible authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.

The Responsible Authority will not decide on the application before:	**Subject to the applicant giving notice**

If you object, the Responsible Authority will tell you its decision**.**

April McDonald

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Tuesday, 4 February 2025 11:27 AM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: Titles 2 nos..pdf; Set of Plans.pdf; Planning Report.pdf; Waste Management plan.pdf; Traffic Impact Assessment Report.pdf; Cultural Heritage Process List.pdf; Acoustic Report.pdf; Feature Level Survey.pdf

Planning Permit Application

A Planning Permit Application' has been submitted via the East Gippsland Shire Council website, the details of this submission are shown below:

Applicant name: RBSW Property Pty Ltd c/ NBA Group

Email address:

Postal address : PO Box 1170 SALE VIC 3850

Work phone number: 03 5134 5477

Owner's name: RBSW Property Pty Ltd

Owner's postal address:

Street number: 20-22

Street name: Alexander Parade

Town: Lucknow

Post code: 3875

Lot number: Lot 1

Plan number: 186818R and 083446C

Plan type: Title plan

Please upload a copy of plan: Titles 2 nos..pdf

Has there been a pre-application meeting: No

Is there any encumbrance on the Title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?: No

Will the proposal result in a breach of a registered covenant restriction or agreement?: No

Description of proposal - Describe the use, development or other matter which requires a permit: Use and Development of a Childcare Centre, Associated Signage and Creation or Alteration of Access to a Road in a Transport Zone 2.

Existing conditions - Describe how the land is used and developed now: The site consists of two separate lots, known as Lot 1 TP83446 and Lot 1 TP186818 each containing a single dwelling.

Estimated cost of development. Note: You may be required to verify this estimate: 2000000

Title (must have been generated within the past 30 days: Titles 2 nos..pdf

Site plan/floor - plan/elevations: Set of Plans.pdf

Planning report: Planning Report.pdf

1. Supporting information/reports: Waste Management plan.pdf

2. Supporting information/reports: Traffic Impact Assessment Report.pdf

3. Supporting information/reports: Cultural Heritage Process List.pdf

4. Supporting information/reports: Acoustic Report.pdf

5. Supporting information/reports: Feature Level Survey.pdf

Who is the invoice to be made out to?: RBSW Property Unit Trust C/ NBA Group PO Box 1170 SALE VIC 3850

Declaration: Yes

Privacy Statement: Yes

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 09092 FOLIO 979

Security no : 124121713089S
Produced 04/02/2025 10:58 AM

LAND DESCRIPTION

Lot 1 on Title Plan 186818R.
PARENT TITLE Volume 05148 Folio 594
Created by instrument F749328 27/06/1975

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
RBSW PROPERTY PTY LTD
AY709898N 16/12/2024

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP186818R FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AY662954M (E)	CONV PCT & NOM ECT TO LC	Completed	04/12/2024
AY709898N (E)	TRANSFER	Registered	16/12/2024

----------END OF REGISTER SEARCH STATEMENT----------

Additional information: (not part of the Register Search Statement)

Street Address: 22 ALEXANDER PARADE LUCKNOW VIC 3875

ADMINISTRATIVE NOTICES

NIL

eCT Control 25091C LITTLETON HACKFORD PTY LTD
Effective from 16/12/2024

DOCUMENT END

Imaged Document Cover Sheet

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Document Identification	**TP186818R**
Number of Pages (excluding this cover sheet)	**1**
Document Assembled	**04/02/2025 10:58**

The document is invalid if this cover sheet is removed or altered.

TITLE PLAN

EDITION 1

TP 186818R

Location of Land

Parish: WY-YUNG
Township:
Section: A
Crown Allotment:
Crown Portion:
CROWN PRE-EMPTIVE RIGHT (PT)
Last Plan Reference: LP2488
Derived From: VOL 9092 FOL 979
Depth Limitation: NIL

Notations

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

ALL THAT piece of land delineated and coloured red on the map hereon -- being part of Lot 98 on Plan of Subdivision No.2488 and being part of - -- Crown Pre-emptive Section A Parish of Wy Yung County of Dargo Together - - with a right of carriageway over Macrae Street coloured brown on Plan of - Subdivision No.2535-- --

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED: 13/10/1999
VERIFIED: BC

COLOUR CODE
R = RED

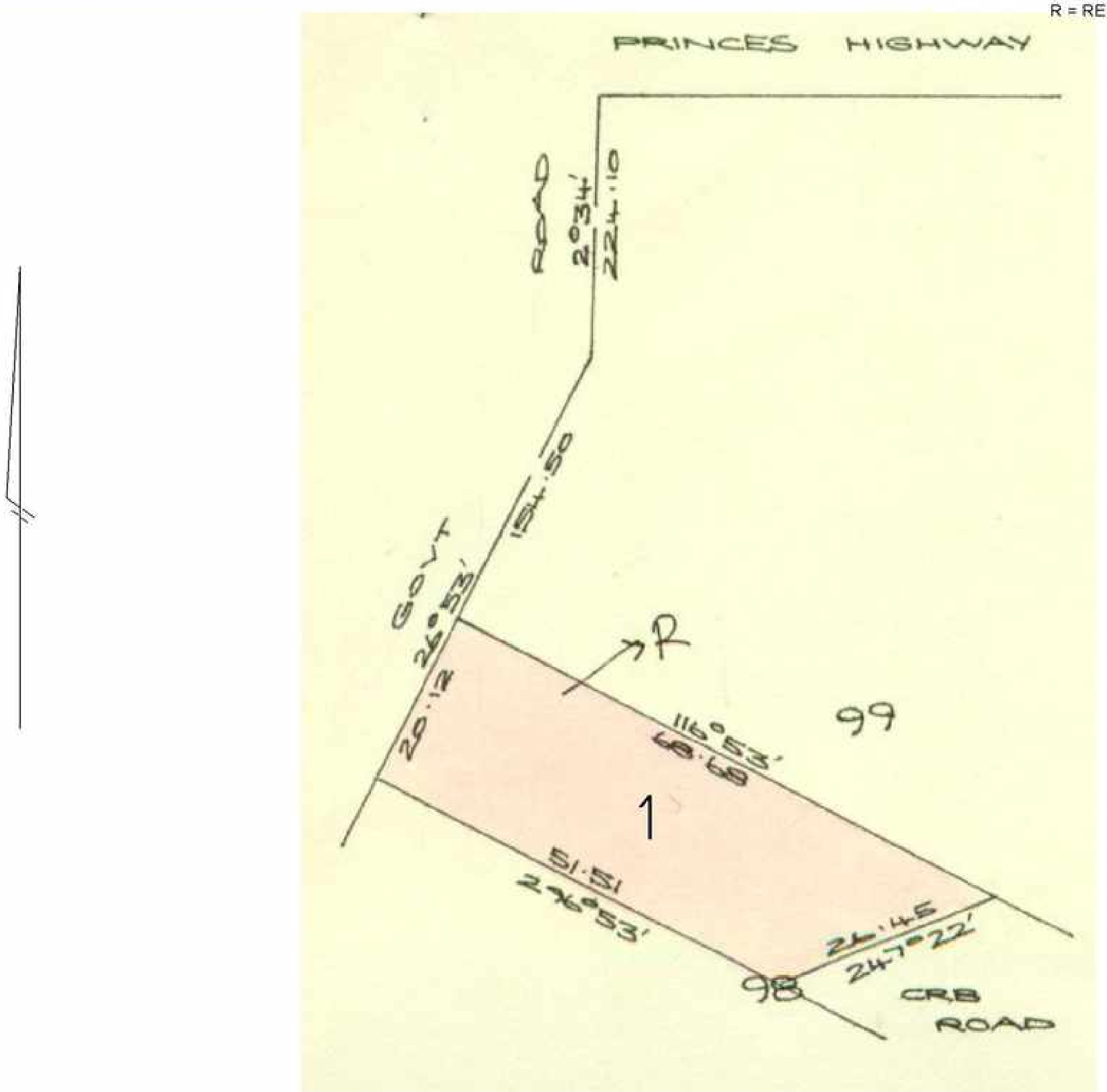

TABLE OF PARCEL IDENTIFIERS

WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962

PARCEL 1 = LOT 98 (PT) ON LP2488

LENGTHS ARE IN METRES
Metres = 0.3048 x Feet
Metres = 0.201168 x Links

Sheet 1 of 1 sheets

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 09535 FOLIO 393

Security no : 124121713243A
Produced 04/02/2025 11:00 AM

LAND DESCRIPTION

Lot 1 on Title Plan 083446C.
PARENT TITLE Volume 08746 Folio 697
Created by instrument K614963 04/11/1983

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
RBSW PROPERTY PTY LTD
AY708519F 16/12/2024

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP083446C FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AY708518H (E)	DISCHARGE OF MORTGAGE	Registered	16/12/2024
AY708519F (E)	TRANSFER	Registered	16/12/2024

----------END OF REGISTER SEARCH STATEMENT----------

Additional information: (not part of the Register Search Statement)

Street Address: 20 ALEXANDER PARADE LUCKNOW VIC 3875

ADMINISTRATIVE NOTICES

NIL

eCT Control 25091C LITTLETON HACKFORD PTY LTD
Effective from 16/12/2024

DOCUMENT END

Imaged Document Cover Sheet

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Document Type	**Plan**
Document Identification	**TP083446C**
Number of Pages (excluding this cover sheet)	**1**
Document Assembled	**04/02/2025 11:00**

The document is invalid if this cover sheet is removed or altered.

TITLE PLAN

EDITION 1 TP 83446C

Location of Land

Parish: WY-YUNG
Township:
Section:
Crown Allotment:
Crown Portion:

Last Plan Reference: LP 2488
Derived From: VOL 9535 FOL 393
Depth Limitation: NIL

Notations

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

all that piece-- of land in the Parish of Wy-Yung County of Dargo being part of Lot 98 on- - -- Plan of Subdivision No.2488 which land is shown enclosed by continuous lines- on the map hereon TOGETHER WITH a right of carriage way over Macrae Street- - coloured brown on Plan of Subdivision No.2535- - - - - - - - - - - - - - - - - --

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED: 26/07/1999
VERIFIED: AA

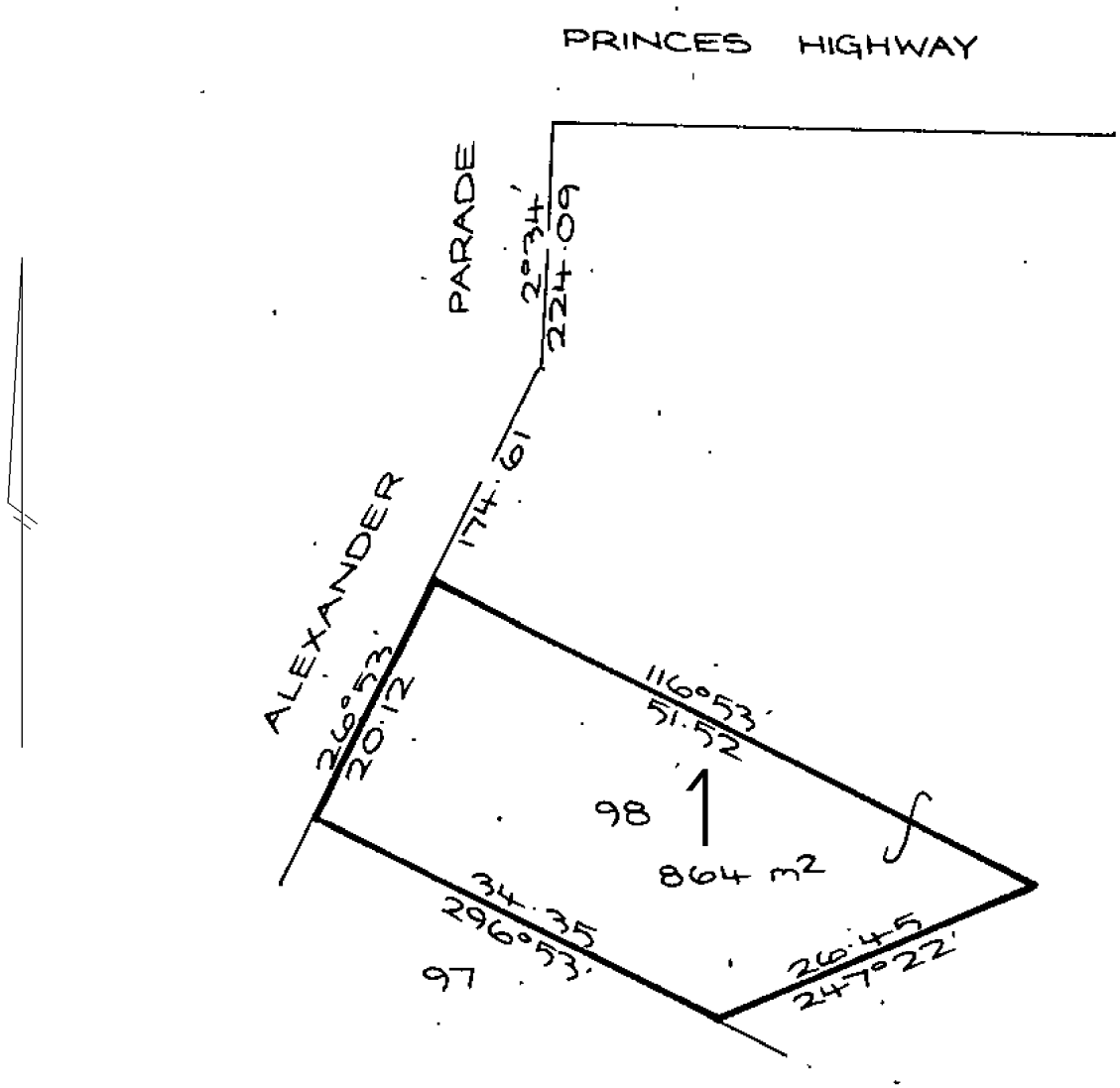

TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = LOT 98 (PT) ON LP 2488

LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets

WASTE MANAGEMENT PLAN

PROPOSED CHILD CARE CENTRE

20-22 ALEXANDER PARADE, LUCKNOW

20 JANUARY 2025

Proposed Child Care Centre
20-22 ALEXANDER PARADE, LUCKNOW

CLIENT: Centra Development

OBT JOB NUMBER: 26905

Suite 2.03, 789 Toorak Road
Hawthorn East, Victoria 3123

T: 61 3 9804 3610
W: obrientraffic.com

ABN 55 007 006 037

CONTENTS

1 INTRODUCTION

O'Brien Traffic has been engaged by Centra Developments to prepare a Waste Management Plan for a proposed child care centre development at 20 – 22 Alexander Parade, Lucknow.

In the course of preparing this report, plans and relevant documentation have been examined.

2 EXISTING CONDITIONS

2.1 LOCATION AND LAND USE

The subject site is located on the southern side of Princes Highway and northern side of Hadfield Street. The site is on the northern edge of East Bairnsdale. The location of the subject site and surrounding area is shown in **Figure 1.** A recent aerial photograph is shown in **Figure 2**.

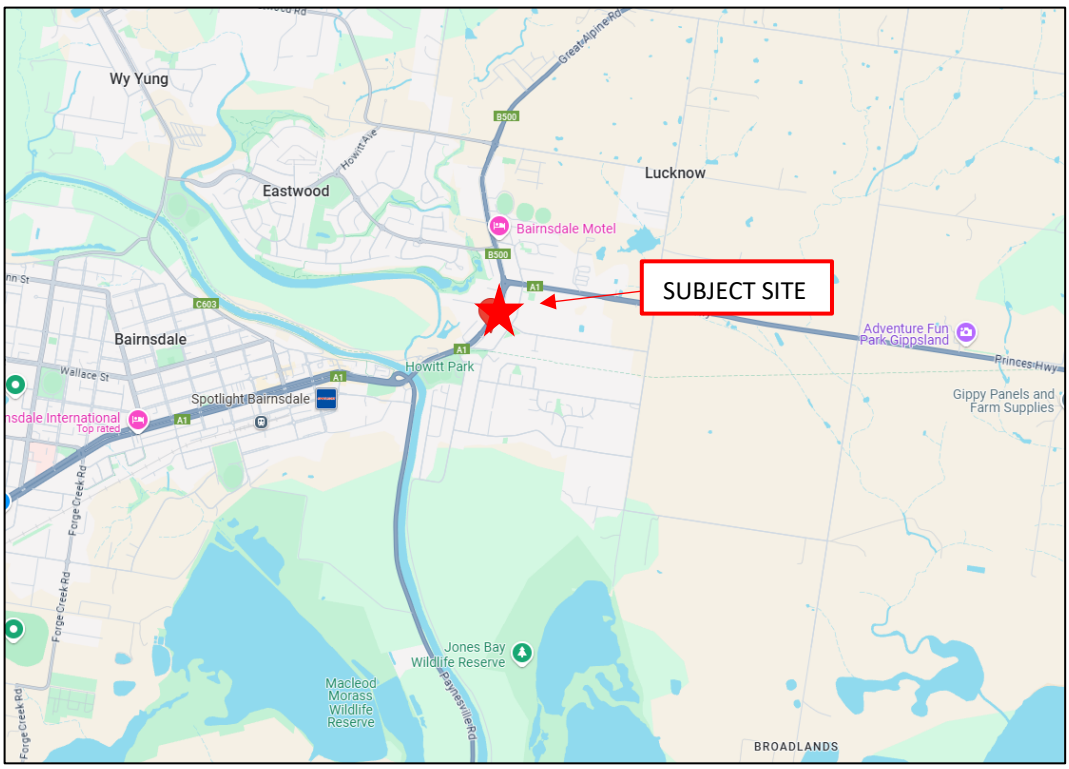

FIGURE 1: LOCATION OF SUBJECT SITE

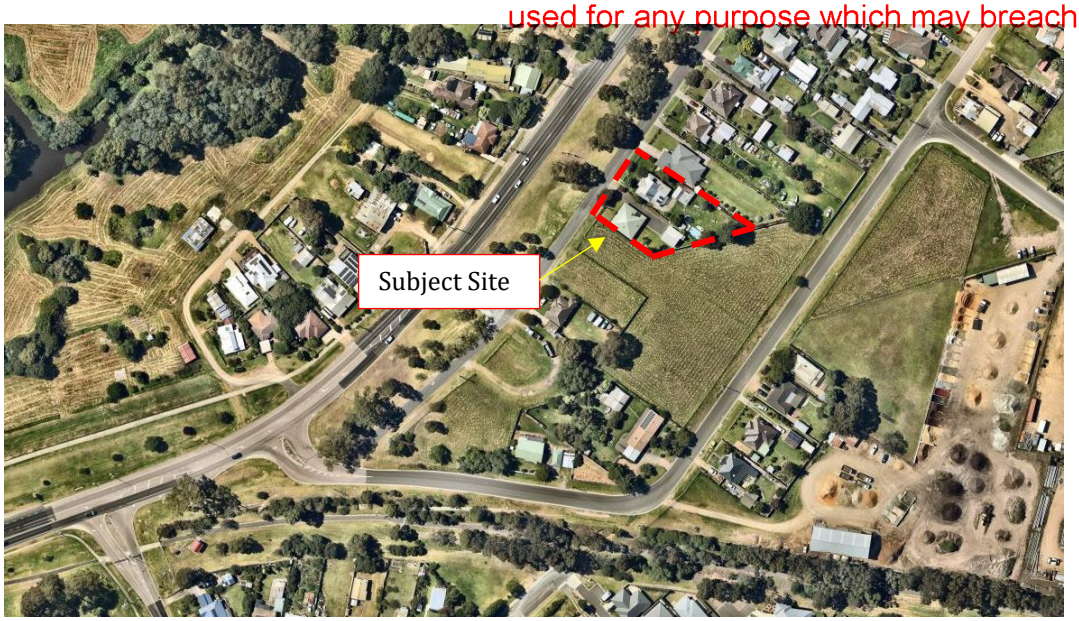

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FIGURE 2: AERIAL PHOTO OF SUBJECT SITE

The subject site is zoned as General Residential Zone 1 (GRZ1) and is within the East Gippsland area. It has a frontage of approximately 40 metres to Alexander Parade, with a total area of approximately 2,072 sqm.

3 THE PROPOSAL

It is proposed to construct an 88-place child care centre, with an internal floor area of approximately 651.7m^2.

Vehicle access is proposed via a new 7.0m crossover to Alexander Parade.

It is proposed to utilise private waste collection for the development.

4 WASTE STREAMS

On-site waste may be sorted into the following streams:

- General Waste;
- Commingled Recycling;
- Food Organics and Garden Organics Waste (FOGO);
- Nappies; and
- Hard waste & E-waste.

4.1 GENERAL WASTE

Bins would be provided in each room that can be lined with a plastic bag for temporary holding of general waste. Staff would then place the tied plastic bags in the marked bin in the bin storage area as shown in **Appendix A**.

4.2 COMMINGLED RECYCLING

Each room would be provided with an unlined bin for the temporary holding of commingled recycling. Staff would then place the loose recyclables in the marked bin in the bin storage area as shown in **Appendix A**.

4.3 FOOD ORGANICS / GARDEN ORGANICS WASTE

Caddies for temporary holding of food and organics would be provided in the kitchen. Food and organics would then be placed by staff in a composting system such as a Green Cone Bio-digestor.

Green waste from landscaped areas would be removed by a garden contractor.

4.4 NAPPIES

Used nappies would be placed in sealed bins lined with a plastic bag for temporary holding. Staff would then place the tied plastic bags in a marked bin in the bin storage area as shown in **Appendix A**.

4.5 HARD WASTE & E-WASTE

Management shall arrange hard waste / e-waste collections to be undertaken by the waste contractor as required.

5 WASTE GENERATION

The anticipated waste generation for the proposed development is shown below in **Table 1** based on The Sustainability Victoria Better Practice Guide (2019).

USE	SIZE	L/WEEK/100M^2			WASTE/WEEK		
		GENERAL WASTE	RECYCLING	FOGO	GENERAL WASTE	RECYCLING	FOGO
Childcare centre	651.7m^2	262L	350L	88L	1,707L	2,281L	574L
			TOTAL		1,707L	2,281L	574L

WASTE FIGURES BASED ON SUSTAINABILITY VICTORIA BETTER PRACTICE GUIDE (2019)
WASTE ASSOCIATED WITH NAPPIES WILL ALSO BE GENERATED (SEE TABLE 2)

TABLE 1: WASTE GENERATION ASSESSMENT

6 BIN REQUIREMENTS

6.1 BIN QUANITY, SIZE, COLLECTION FREQUENCY AND COLOUR

The bin quantity, size and collection frequency are shown in **Table 2** below.

WASTE STREAM	TOTAL WASTE /WEEK[1]	BIN SIZE	BIN QUANTITY	COLLECTION FREQUENCY	CAPACITY/ WEEK
General Waste	1,707 L	1100 L	1 bin	Once a week	1,760 L
		660 L	1 bin		
Recycling	2,281 L	1100 L	1 bin	Once a week	2,420 L
		660 L	2 bins		
FOGO	574 L	660 L	1 bin	Once a week	660 L
Nappy Waste	-	240 L	1 bin	Weekly	240 L

1. SEE TABLE 1

TABLE 2: BIN QUANTITY, SIZE AND COLLECTION FREQUENCY

The standard approximate dimensions and colours of bins are provided in **Table 3** below.

WASTE STREAM	BIN SIZE	WIDTH (M)	DEPTH (M)	HEIGHT (M)	COLOUR	
					LID	BODY
General Waste	1100 L	1.4	1.3	1.5	Red	Dark green
	660 L	1.4	0.8	1.2		
Recycling	1100 L	1.4	1.3	1.5	Yellow	Dark green
	660 L	1.4	0.8	1.2		
FOGO	660 L	1.4	0.8	1.2	Lime	Black
Nappy	240 L	0.6	0.8	1.1	Dark green	Dark green

NOTE: FOR PRIVATE BINS, BIN COLOURS SPECIFIED IN AS 4123.7 CAN BE ADOPTED. PRIVATE BINS SHALL BE LABELLED APPROPRIATELY TO IDENTIFY ADDRESS.

TABLE 3: STANDARD BIN SPECIFICATIONS

6.2 BIN STORAGE

6.2.1 Bin Storage Area

The required areas for the bins are indicated in **Table 4**.

WASTE STREAM	AREA REQUIRED (EXCL. CIRCULATION)
General Waste	2.94m^2 (1.4 x 1.3 + 1.4 x 0.8)
Recycling	2.94m^2 (1.4 x 1.3 + 1.4 x 0.8)
FOGO	1.12m^2(1.4 x 0.8)
Nappy	0.48m^2 (0.6 x 0.8)
TOTAL	**7.48M^2**

TABLE 4: REQUIRED WASTE STORAGE AREA

Bins would be stored in the bin store as shown in **Appendix A**. The plans indicate that sufficient area will be provided to store the required bins.

6.2.2 Washing, Stormwater Pollution Prevention & Vermin Prevention

Bins are to be washed regularly by the waste contractor. Alternatively, a bin washing company can be engaged to perform this service.

The waste contractor is required to clean-up any spills that might occur when collecting bins.

The door of the bin storage area and lids for the bins shall be kept closed when not in use to prevent vermin.

6.2.3 Ventilation

Waste areas shall provide ventilation in accordance with Australian Standard AS1668.

6.2.4 Noise Management

Waste areas shall meet relevant Building Code and AS2107 acoustic requirements.

Waste collection by private contractors shall be as per Council's local laws and EPA guidelines.

6.3 SIGNAGE

Waste storage areas and bins would be clearly marked and signed with standard signage approved. Examples of typical signage recommended by Sustainability Victoria are illustrated in **Figure 3**.

FIGURE 3: WASTE, RECYCLING AND ORGANICS SIGNAGE

7 WASTE COLLECTION ARRANGEMENTS

The proposed child care development will use private waste collection.

A standard 10-metre long waste collection vehicle will enter the site and park in front of the bin storage area. Bins will be taken out to be emptied and then returned to the bin storage area. The waste vehicle will turn around within the site and exit in a forward direction. Swept path diagrams for a suitable waste vehicle are shown in **Appendix B**.

The private waste contractor will be responsible for the completion of a Job Safety Analysis (JSA) before collection commences.

8 COUNCIL INFORMATION

East Gippsland Shire Council Ph: (03) 5153 9500

APPENDIX A

BIN STORAGE PLAN

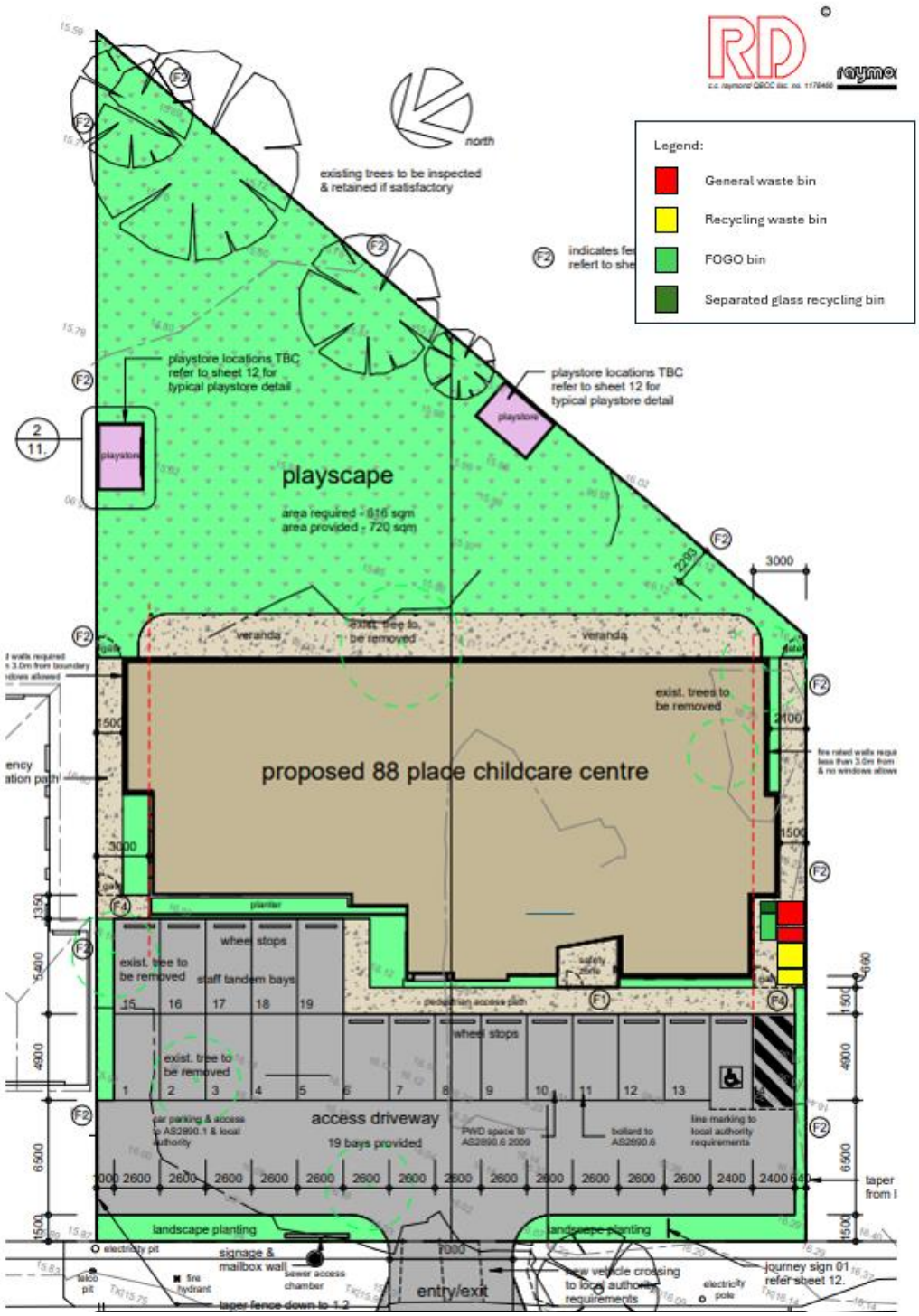
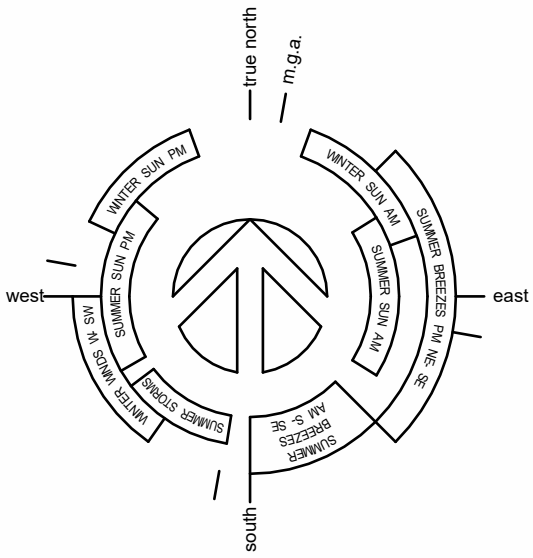


FIGURE A1: BIN STORAGE

APPENDIX B

SWEPT PATH ANALYSIS

raymond design
m. 0418 666 922
c.c. raymond QBCC lisc. no. 1178466



solar aspect

site context plan

02.

site context plan

proposed childcare centre, 20 - 22 alexander parade, lucknow.

0 m
not to scale

rd2401 - July 2024
issue B - 14/11/24
drawn - d.c.r.

raymond design
m. 0418 666 922
c.c. raymond QBCC lisc. no. 1178466

north

existing trees to be inspected & retained if satisfactory

F2 indicates fence type refert to sheet 10 for details

playstore locations TBC refer to sheet 12 for typical playstore detail

playstore locations TBC refer to sheet 12 for typical playstore detail

playstore

playstore

playscape

area required - 616 sqm
area provided - 720 sqm

2 / 11.

F5 1.8m high acoustic fence refer to sheet 10 for details

F2

2293

3000

veranda

exist. tree to be removed

veranda

gate

gate

fire rated walls required less than 3.0m from boundary & no windows allowed

F5

1500

proposed 88 place childcare centre

exist. trees to be removed

2100

fire rated walls required less than 3.0m from boundary & no windows allowed

emergency evacuation path

3000

gate

F4

planter

1350

5400

wheel stops

exist. tree to be removed

staff tandem bays

15 16 17 18 19

pedestrian access path

F1

safety zone

gate

refuse

service court

wheel stops

4900

exist. tree to be removed

1 2 3 4 5 6 7 8 9 10 11 12 13 14

6500

car parking & access to AS2890.1 & local authority

access driveway

19 bays provided

PWD space to AS2890.6 2009

bollard to AS2890.6

line marking to local authority requirements

1000 2600 2600 2600 2600 2600 2600 2600 2600 2600 2600 2600 2600 2400 2400 640

taper fence down to 1.2 from last 6.0m run

1500

660

landscape planting

landscape planting

electricity pit

signage & mailbox wall

7000

sewer access chamber

telco pit

fire hydrant

entry/exit

new vehicle crossing to local authority requirements

electricity pole

journey sign 01 refer sheet 12.

taper fence down to 1.2 from last 6.0m run

existing street tree to be retained

alexander parade

04.

site plan

proposed childcare centre, 20 - 22 alexander parade, lucknow.

0 10m
1:200 (A3)

issue C - 16/01/25

TRAFFIC IMPACT ASSESSMENT

PROPOSED CHILD CARE CENTRE

20-22 ALEXANDER PARADE, LUCKNOW

20 JANUARY 2025

Proposed Child Care Centre

20-22 ALEXANDER PARADE, LUCKNOW

CLIENT: Centra Developments

OBT JOB NUMBER: 26905

Suite 2.03, 789 Toorak Road
Hawthorn East, Victoria 3123

T: 61 3 9804 3610
W: obrientraffic.com

ABN 55 007 006 037

CONTENTS

1 INTRODUCTION

O'Brien Traffic has been engaged by Centra Developments to undertake a traffic impact assessment of a proposed childcare centre at 20 – 22 Alexander Parade, Lucknow.

In the course of preparing this report:

- Plans and relevant documentation have been examined;
- The subject site and surrounding area have been inspected using Nearmap and Google Streetview; and
- The traffic and parking implications of the proposal have been assessed.

2 EXISTING CONDITIONS

2.1 LOCATION AND LAND USE

The subject site is located north east of the Bairnsdale Town Centre and east of Alexander Parade as shown in **Figure 1** and **Figure 2**. A recent aerial photograph is provided in **Figure 3**.

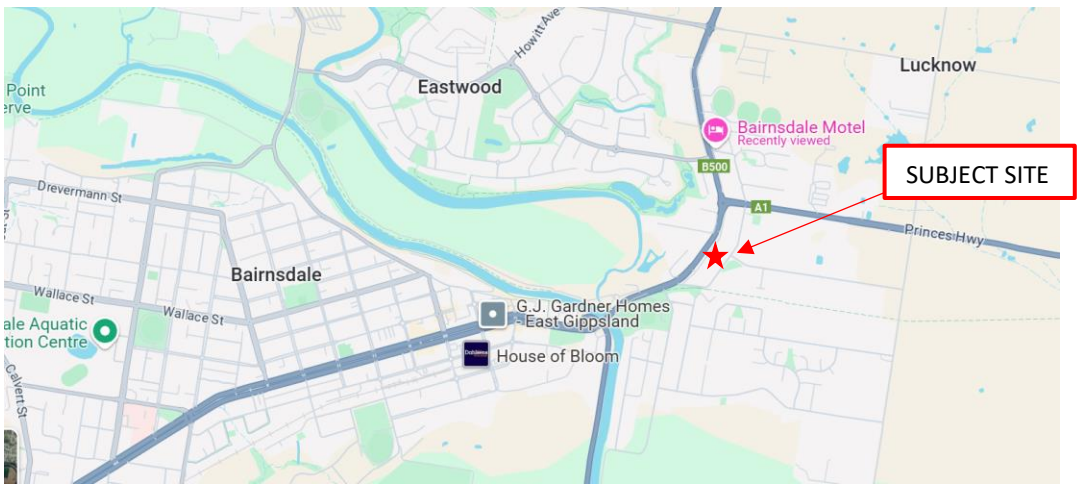


FIGURE 1: LOCALITY PLAN

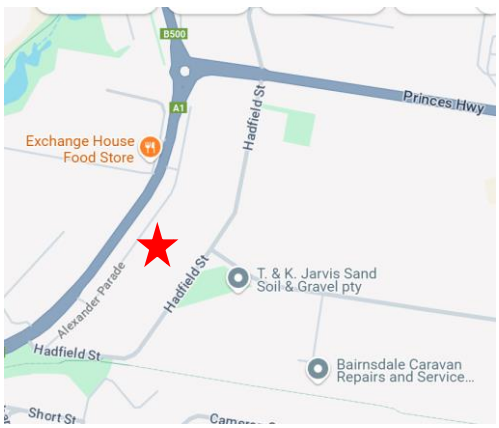


FIGURE 2: DETAILED LOCALITY PLAN

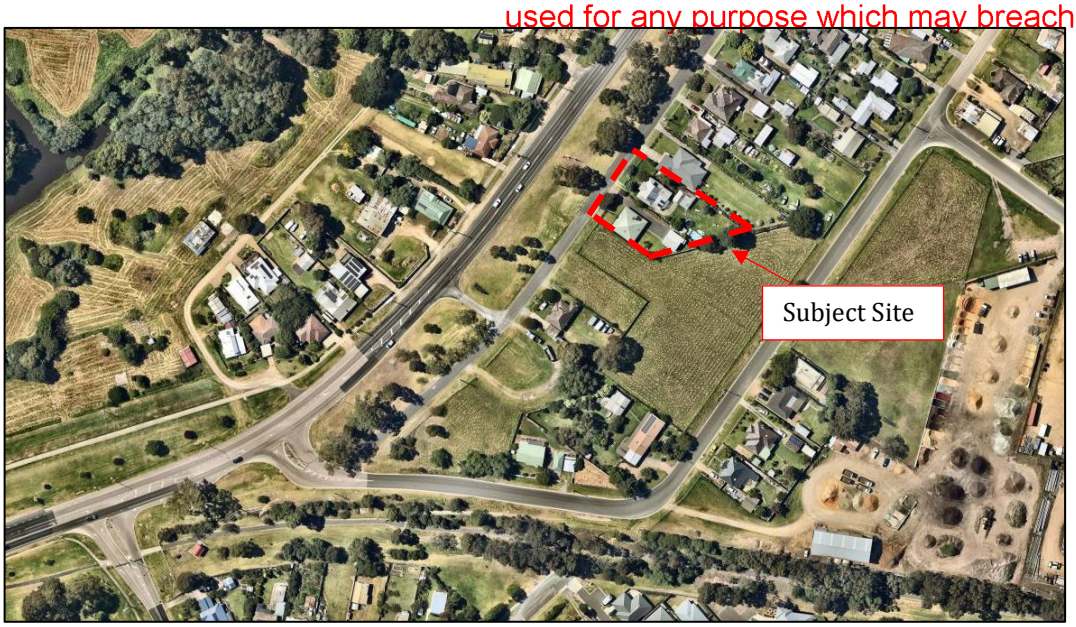


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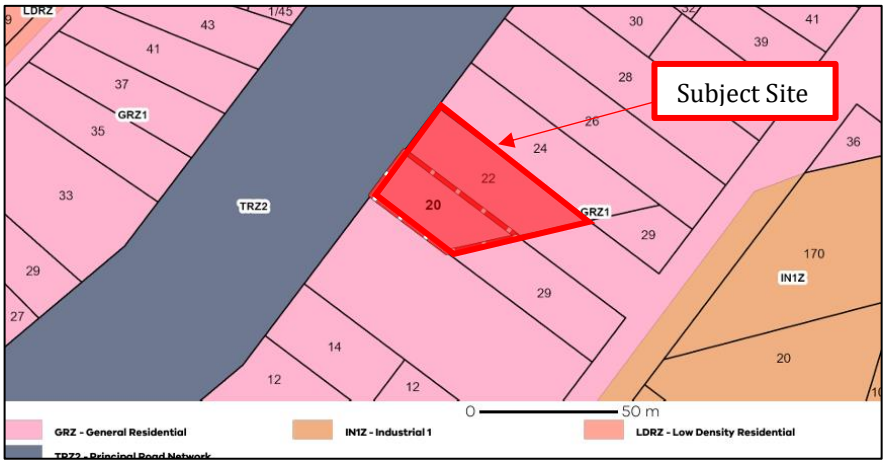
FIGURE 3: AERIAL PHOTO OF SUBJECT SITE AND SURROUNDING AREA

The subject site is zoned General Residential Zone 1 (GRZ1), as shown in the zoning map provided in **Figure 4**. Both Princes Highway and Alexander Parade are zoned Transport Zone 2, which is under the control of the Department of Transport and Planning (DTP).



SOURCE: VICPLAN

FIGURE 4: ZONING MAP

The site has a frontage of approximately 40 metres to Alexander Parade, and a total area of approximately 2,072 sqm.

2.2 SURROUNDING LAND USE

The area surrounding the subject site is used for a mix of residential and commercial uses. An area used for commercial/industrial purposes is located to the east of Hadfield Street, east of the subject site (see **Figure 4**).

2.3 ROAD NETWORK

Princes Highway is zoned Transport Zone 2 and is under the care and management of the Department of Transport and Planning (DTP). In the vicinity of the subject site it provides one lane in each direction with some turn lanes provided at some intersections, including a right turn lane at the intersection of Princes Highway and Hadfield Street (**Figure 5**), and a left turn lane at the intersection of Princes Highway and Alexander Parade (north) – **Figure 6**. A speed limit of 60km/h applies in the vicinity of the subject site.

Alexander Parade is also within the Transport Zone 2 and is therefore under the care and management of DTP. It provides a carriageway width of between approximately 5.5 and 6.5 metres, allowing for two-way traffic movement. The general urban speed limit of 50km/h applies to Alexander Parade.

Hadfield Street connects to the Princes Highway and provides for two-way residential and commercial/industrial traffic movements. There is a right turn lane provided from Princes Highway into Hadfield Street as shown in **Figure 5**.

FIGURE 5: AERIAL PHOTO OF PRINCES HIGHWAY / HADFIELD STREET INTERSECTION

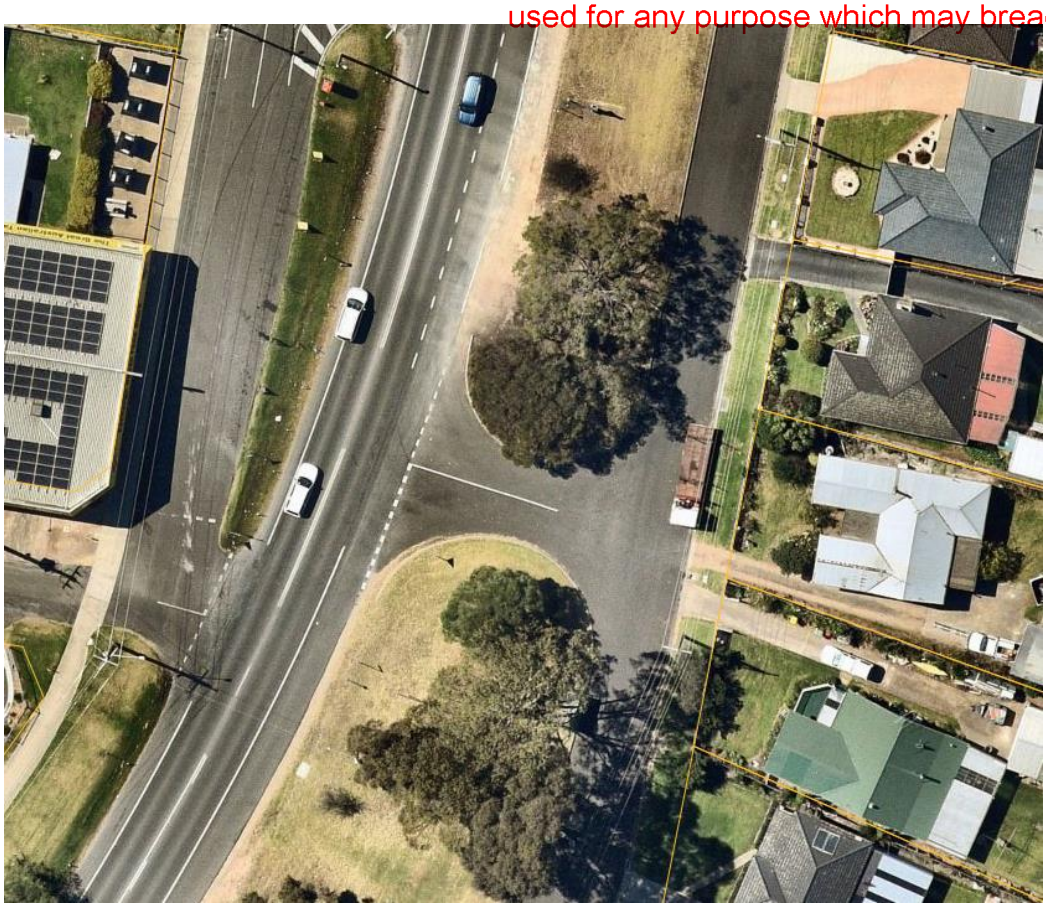


FIGURE 6: AERIAL PHOTO OF PRINCES HIGHWAY / ALEXANDER STREET (NORTH) INTERSECTION

2.4 CASUALTY CRASH HISTORY

A review of DTP casualty crash data for the most recent five-year period (2019 –2024) indicates that there were 5 casualty crashes recorded along the Princes Highway within 300 metres of the subject site, including two 'serious' injury crashes and three 'other' injury crashes.

- Tuesday, 1 September 2020 at 10:00am a 'Collision with fixed object' collision occurred (DCA 183). The accident resulted in 'Other injury accident'.
- Saturday, 9 March 2019 at 10:53pm a 'head on (not overtaking)' collision occurred (DCA 120). The accident resulted in 'Serious injury accident'.
- Wednesday, 31 March 2021 at 06:15am an 'unknown – no details on manoeuvres of road-users in accident' accident occurred (DCA 199). The accident resulted in 'Serious injury accident'.
- Wednesday, 17 May 2023 at 03:10pm a 'fell in/from vehicle' accident occurred (DCA 190). The accident resulted in 'Other injury accident'.
- Wednesday, 17 March 2021 at 08:06am a 'rear end (vehicles in same lane)' collision occurred (DCA 130). The accident resulted in 'Other injury accident'.

No particular trends are evident in relation to the crash history near the site.

2.5 SUSTAINABLE TRANSPORT

2.5.1 Public Transport

The subject site has reasonable access to public transport.

Bairnsdale Railway Station is within 2.2km southwest of the subject site. Bus Routes 2 (Bairnsdale - East Bairnsdale), 14 (Bairnsdale - Omeo) and 12 (Gelantipy - Bairnsdale Via Lakes Entrance) are respectively within 600m, 1.6km and 1.6km from the subject site.

Bus route details are displayed in Error! Reference source not found..

ROUTE NUMBER	ROUTE DESCRIPTION
2	Bairnsdale - East Bairnsdale (600m away from subject site)
14	Bairnsdale - Omeo (1.6km away from subject site)
12	Gelantipy - Bairnsdale Via Lakes Entrance (1.6km away from subject site)

TABLE 1: BUS SERVICES

2.5.2 Bicycle Network

There is established bicycle infrastructure located in the vicinity of the subject site, as shown in **Figure 7**.

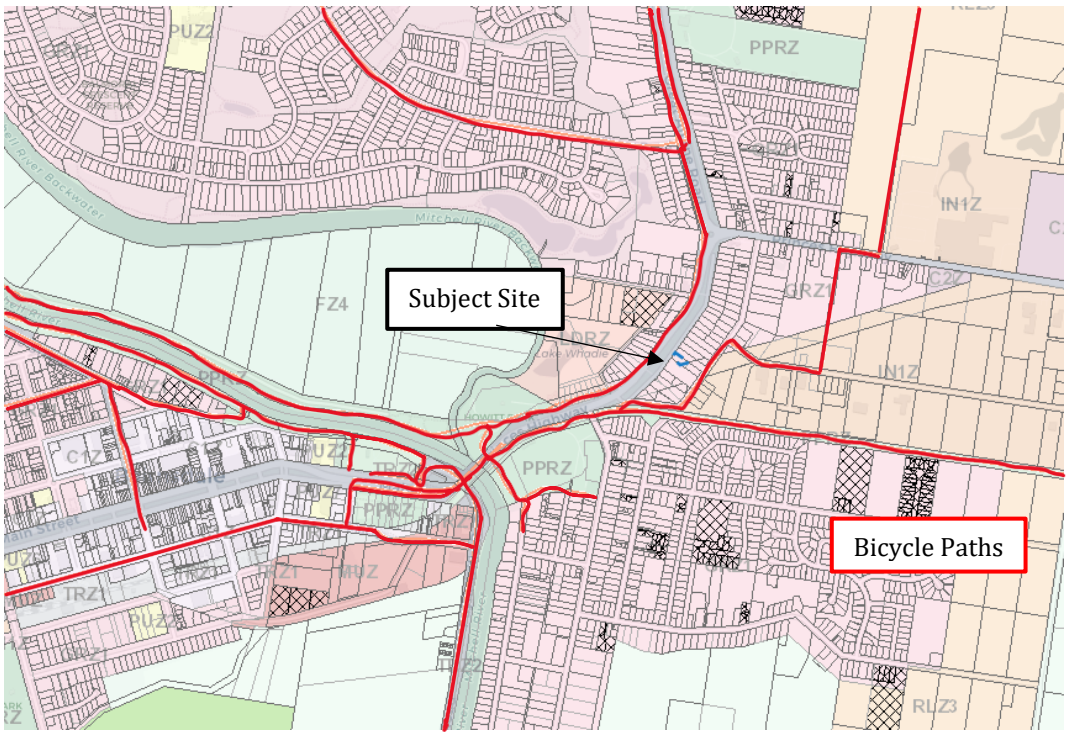


FIGURE 7: BICYCLE NETWORK

2.5.3 Pedestrian Network

The majority of streets in the vicinity of the subject site do not provide footpaths, including Alexander Parade.

3 THE PROPOSAL

It is proposed to construct a child care centre, which will accommodate a total of 88 children at any one time. A total of 19 car parking spaces are proposed to be provided on the site, including one accessible space and 5 tandem spaces.

A new 7.0m wide centrally located crossover to Alexander Parade will provide access to the child care centre car park.

The proposed site plan is provided in **Appendix A**.

4 CAR PARKING

4.1 PLANNING SCHEME CAR PARKING REQUIREMENT

Parking policy and requirements applicable to the proposed development are specified in Clause 52.06 of the Planning Scheme.

The purpose of Clause 52.06 is:

- *To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

The Planning Scheme parking requirement for the proposal is shown in **Table 2**.

USE	SIZE	PLANNING SCHEME PARKING RATE	CAR PARKING REQUIREMENT
Childcare Centre	88 children	0.22 spaces to each child	19 spaces
		TOTAL	**19 SPACES**

TABLE 2: PLANNING SCHEME CAR PARKING REQUIREMENT

On this basis, the proposed development has a Planning Scheme car parking requirement of 19 spaces.

As 19 car parking spaces are proposed on-site, the planning scheme parking requirements have been met.

5 CAR PARK ACCESS & LAYOUT

The following comments are provided in relation to the car park access and layout:

- Vehicle access is proposed via a new 7.0m wide crossover to Alexander Parade, which will facilitate convenient two-way traffic movements;
- The accessible car parking space is dimensioned 2.4m wide x 5.4m long with a 2.4m wide x 5.4m long adjacent shared area, in accordance with AS2890.6-2022;
- All other individual car parking spaces are 2.6m wide and 4.9m long accessible via a 6.5m wide aisle, meeting or exceeding the requirements of Design Standard 2 of Clause 52.06-9 of the Planning Scheme;
- Tandem spaces provide an additional 0.5 metres in each of the front spaces as required in the Planning Scheme;
- Pedestrian visibility splays can be provided at the proposed crossover in accordance with Design Standard 1 of Clause 52.06-9 of the Planning Scheme;
- Swept path analysis as shown in **Appendix B** indicates that a 10 metre waste truck can conveniently enter and turn around and exit the site in a forward direction, even if the car park is fully occupied.

It is concluded that there are no access or layout issues associated with the proposal.

6 BICYCLE FACILITIES

The child care centre use is not a listed land use under Clause 52.34 of the Planning Scheme. Therefore, the proposal does not trigger a statutory bicycle parking requirement.

Based on other child care centres in similar regional locations, it is unlikely that bicycle will be a popular travel mode.

However, should there be a demand for bicycle parking, there is sufficient room on the site to install bicycle parking racks.

7 LOADING

Clause 65.01 of the Planning Scheme states that before deciding on an application, the responsible authority must consider the adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.

Child care centres do not typically generate regular loading or unloading activities other than waste collection. Food delivery would occur using vans outside of peak drop-off and pick-up times, and these vans would park in a vacant space within the car park.

It is anticipated that waste collection would be undertaken by a private contractor using a standard size waste collection vehicle. Swept path analysis (**Appendix B**) shows that a 10-metre-long waste collection vehicle can turn around on the site to be able to enter and exit in a forward direction. It is recommended that waste collection occur outside of peak drop-off and pick-up times to avoid conflict within the car park.

8 TRAFFIC GENERATION, DISTRIBUTION & IMPACT

8.1 TRAFFIC GENERATION

Based on data collected at a range of childcare centres, a traffic generation rate of 0.8 vehicle trips per child during peak times has been adopted. The peak periods of child care centres are typically early morning (7:30 am – 8:30 am) and late afternoon (4:30 pm – 5:30 pm).

At full capacity (i.e. 88 children), this equates to up to 64 vehicle movements in each peak hour for the childcare centre (i.e. 32 trips to the site and 32 trips away from the site).

8.2 TRAFFIC DISTRIBUTION

The likely distribution of vehicle trips entering and exiting the proposed development, based on the existing form of development in the area surrounding the site, and the surrounding road network, is as follows. It is noted that a child care centre generates entry and exit movements in the peak periods as children are dropped-off in the morning and picked-up in the afternoon/evening, but very few trips between these peak periods:

Cars arriving at the site

- 50% using Princes Highway north - accessing the subject site by turning left onto Alexander Parade at its northern intersection with Princes Highway;
- 50% using Princes Highway south – accessing the subject site by turning right from Princes Highway into Hadfield Street;

Cars exiting the site

- 50% using Princes Highway to drive north – vehicles will turn right onto Alexander Parade and then right onto the Princes Highway (via the northern intersection);
- 50% using Princes Highway to the south - vehicles will turn left onto Alexander Parade and then left onto the Princes Highway at Hadfield Street;

Based on the distributions above, **Figure 8** shows the percentage and volume of traffic that will be generated by the proposed childcare centre on different road sections for entering vehicles (shown in blue) and exiting vehicles (shown in yellow).

FIGURE 8: ANTICIPATED SITE-GENERATED TRAFFIC VOLUME

8.3 TRAFFIC IMPACT

The traffic volumes that will be generated by the site are low in traffic engineering terms.

It is concluded that the level of traffic anticipated to be generated by the proposed child care centre will have no significant adverse impact on the existing safety and operation of Alexander Parade, Princes Highway, Hadfield Street, or the surrounding road network.

9 CONCLUSION

Based on the considerations outlined above, it is concluded that there are no parking or traffic-related grounds to prevent the proposed child care development from proceeding.

APPENDIX A

PROPOSED SITE PLAN

raymond design
m. 0418 666 922
c.c. raymond QBCC lisc. no. 1178466

north

existing trees to be inspected & retained if satisfactory

F2 indicates fence type refert to sheet 10 for details

playstore locations TBC refer to sheet 12 for typical playstore detail

playstore locations TBC refer to sheet 12 for typical playstore detail

playstore

playstore

playscape

area required - 616 sqm
area provided - 720 sqm

1.8m high acoustic fence refer to sheet 10 for details

2293

3000

veranda

exist. tree to be removed

veranda

gate

gate

fire rated walls required less than 3.0m from boundary & no windows allowed

exist. trees to be removed

2100

fire rated walls required less than 3.0m from boundary & no windows allowed

emergency evacuation path

proposed 88 place childcare centre

1500

3000

gate

planter

service court

wheel stops

exist. tree to be removed

staff tandem bays

15 16 17 18 19

safety zone

gate

refuse

pedestrian access path

wheel stops

exist. tree to be removed

1 2 3 4 5 6 7 8 9 10 11 12 13 14

car parking & access to AS2890.1 & local authority

access driveway

19 bays provided

PWD space to AS2890.6 2009

bollard to AS2890.6

line marking to local authority requirements

1000 2600 2600 2600 2600 2600 2600 2600 2600 2600 2600 2600 2600 2400 2400 640

taper fence down to 1.2 from last 6.0m run

landscape planting

landscape planting

electricity pit

signage & mailbox wall

sewer access chamber

7000

telco pit

fire hydrant

entry/exit

new vehicle crossing to local authority requirements

electricity pole

journey sign 01 refer sheet 12.

taper fence down to 1.2 from last 6.0m run

existing street tree to be retained

alexander parade

04.

site plan

proposed childcare centre, 20 - 22 alexander parade, lucknow.

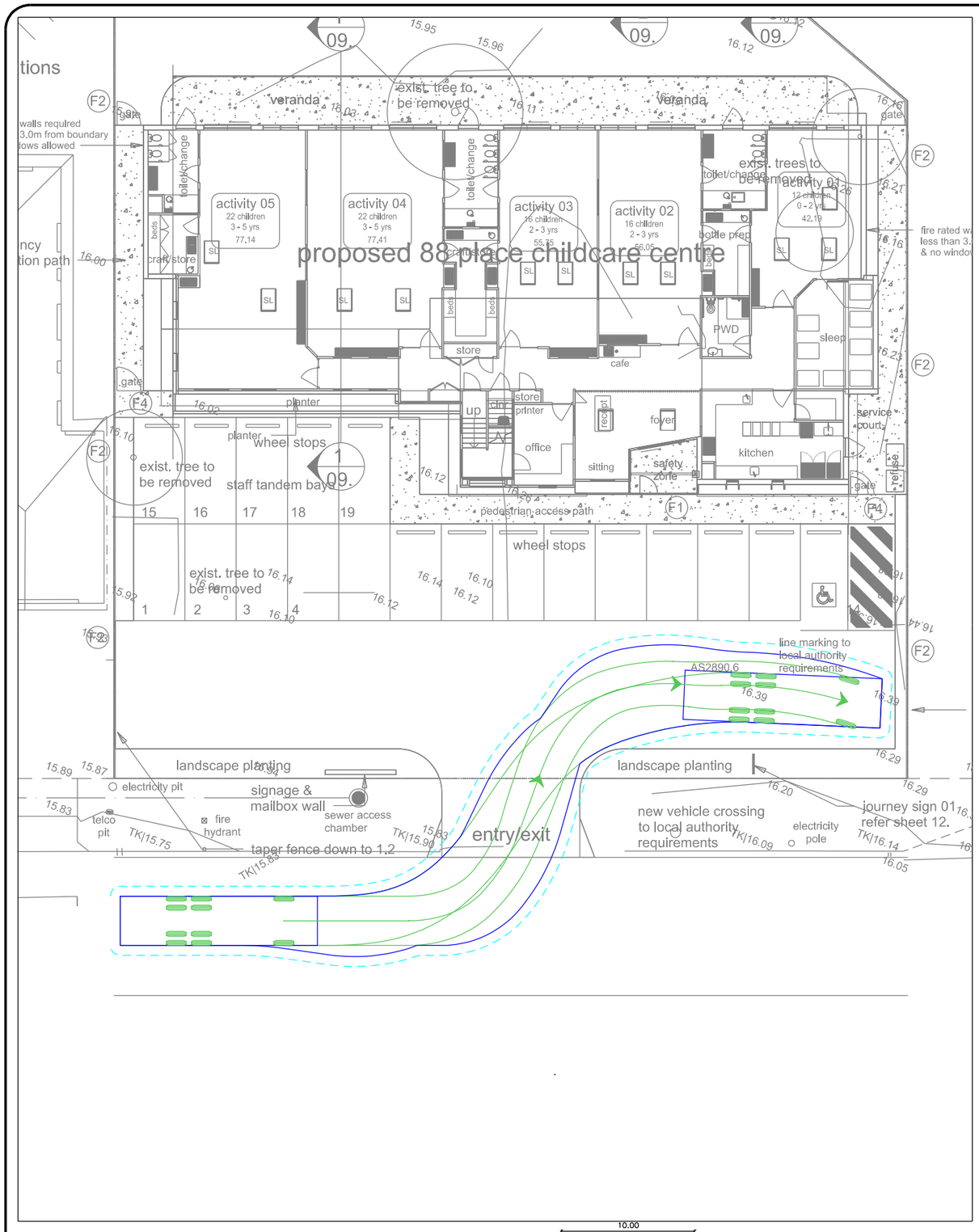
0 10m
1:200 (A3)

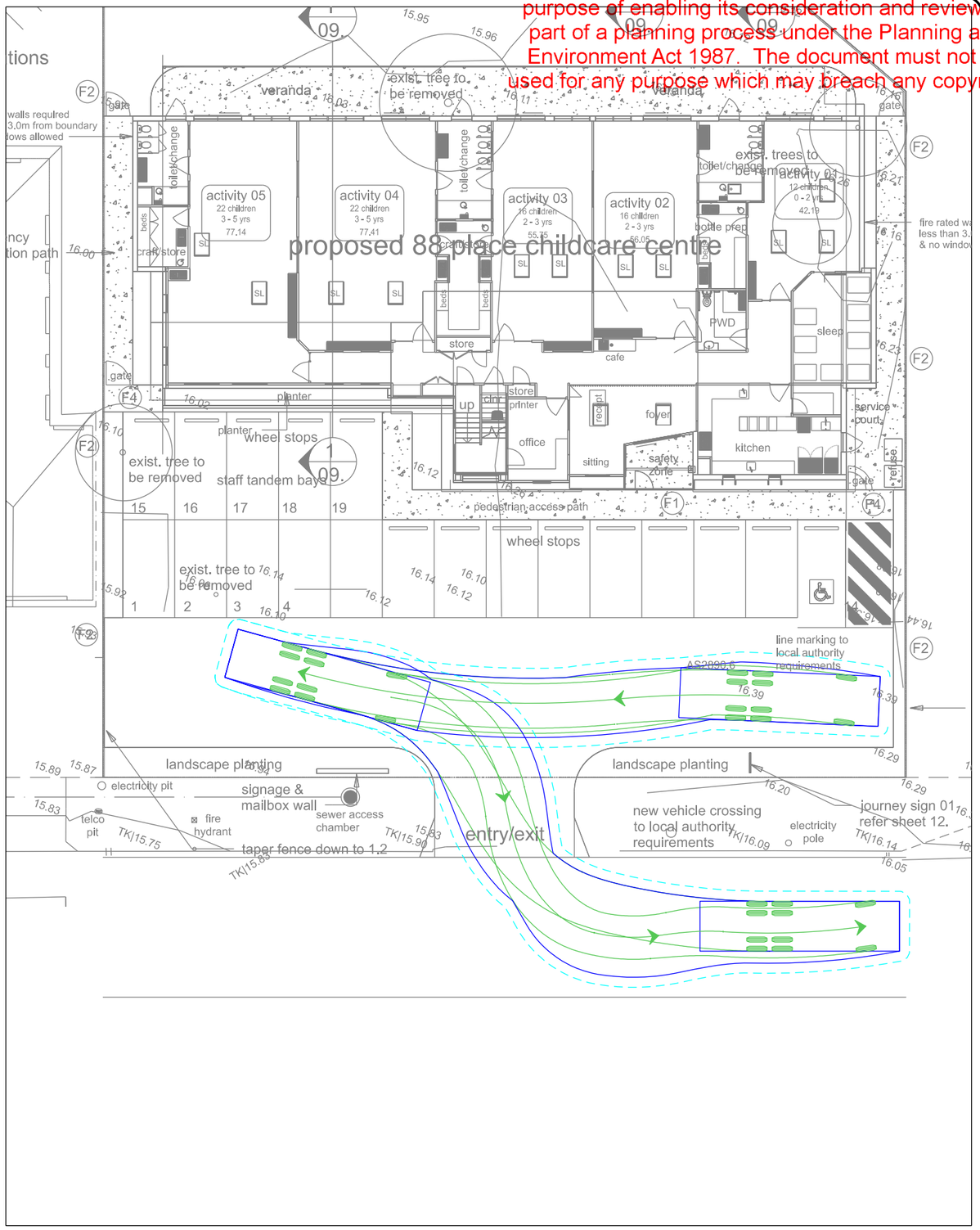
note: this proposal is subject to site survey and development approval(s) from the relevant authority.

issue C - 16/01/25
drawn - d.r.

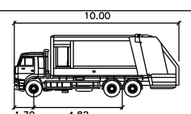
APPENDIX B

SWEPT PATH DIAGRAM –WASTE COLLECTION VEHICLE





NOT FOR CONSTRUCTION



10m Garbage Truck

	meters
Width	: 2.50
Track	: 2.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.1

10m Garbage Truck ENTRY/EXIT

20-22 Alexander Parade Lucknow
1:250 @ A3 17/01/25
DWG NO: 26905001

KEY

- CENTRE LINE OF FRONT WHEELS
- WHEEL PATH
- VEHICLE BODY
- VEHICLE CLEARANCE LINE (500mm FROM VEHICLE BODY)

OBT O'BRIEN TRAFFIC
• Traffic Planning • Transport Planning
• Traffic Engineering • Road Safety
SUITE 2.03, 789 TOORAK ROAD
HAWTHORN EAST, VIC, 3123
P: +613 9804 3610
W: obrientraffic.com

CLARITY
ACOUSTICS

Report R01 24182

16 January 2025

20-22 Alexander Parade, Lucknow

Planning Application Acoustic Report

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ABN 86 301 701 872

CLARITY
ACOUSTICS

PROJECT SUMMARY:

R01 24182

20-22 Alexander Parade, Lucknow

Childcare Centre Planning Application

Acoustic Report

PREPARED FOR:

Centra Developments

C/o Millar Merrigan

2/126 Merrindale Drive

Croydon South VIC 3136

REFERENCE	REV	STATUS	DATE	AUTHOR	REVIEWER
R01 24182	-	DRAFT	16 JAN 2025	AC	RL
R01 24182	-	ISSUED	16 JAN 2025	AC	RL

CLARITY
ACOUSTICS

AAAC

Clarity Acoustics is a member of the *Association of Australasian Acoustical Consultants* (AAAC), the not-for-profit peak body representing the acoustic consulting industry in Australia and New Zealand.

CLARITY ACOUSTICS

Contents

1.0 INTRODUCTION

It is proposed to develop the land at 20-22 Alexander Parade, Lucknow for a new 88 place childcare centre with parking for 19 cars.

Clarity Acoustics Pty Ltd (Clarity Acoustics) has been engaged by Millar Merrigan to prepare an acoustic report to be submitted as part of the planning application for the proposed development.

This report provides details of the proposed childcare centre operations, measurements of background noise levels in the vicinity of the subject site, relevant noise criteria applicable to the operation of the childcare centre, an assessment of operational noise from the childcare centre and recommended noise controls.

A glossary of acoustic terminology used in this report is provided in APPENDIX A.

2.0 PROJECT DESCRIPTION

2.1 Subject site

The subject site is located at 20-22 Alexander Parade in Lucknow is bounded by the following:

- Alexander Parade to the west with Princes Highway beyond
- Vacant lots to the east and the south
- Dwellings on Alexander Parade and Hadfield Street to the north.

The subject site is located within a General Residential Zone 1 (GRZ1) with further GRZ3 and Transport Zone 2 – Principal Road Network (TRZ2) in the immediate environs. The relevant planning map for the subject site is provided in APPENDIX B.

2.2 Proposed childcare centre operation

The proposed single storey childcare centre will cater for up to 88 children with an outdoor play area at the rear i.e., to the south-east of the childcare centre building. Parking for 19 cars is to be provided on the site with the childcare centre being accessible from Alexander Parade.

The proposed site layout is provided in APPENDIX C.

The anticipated age distribution of the 88 children that will attend the centre is outlined in Table 1.

Table 1 – Anticipated age distribution of children attending childcare centre

Age group	Number of children
0-2 years	12
2-3 years	32
3-5 years	44

It is proposed that the childcare centre will operate between 0630-1830 hours, Monday to Friday.

2.3 Nearest noise sensitive receivers

The nearest noise sensitive receivers are dwellings on Alexander Parade to the north and south of the subject site, dwellings on Princes Highway to the west and dwellings on Hadfield Street to the north-east and south-east of the subject site.

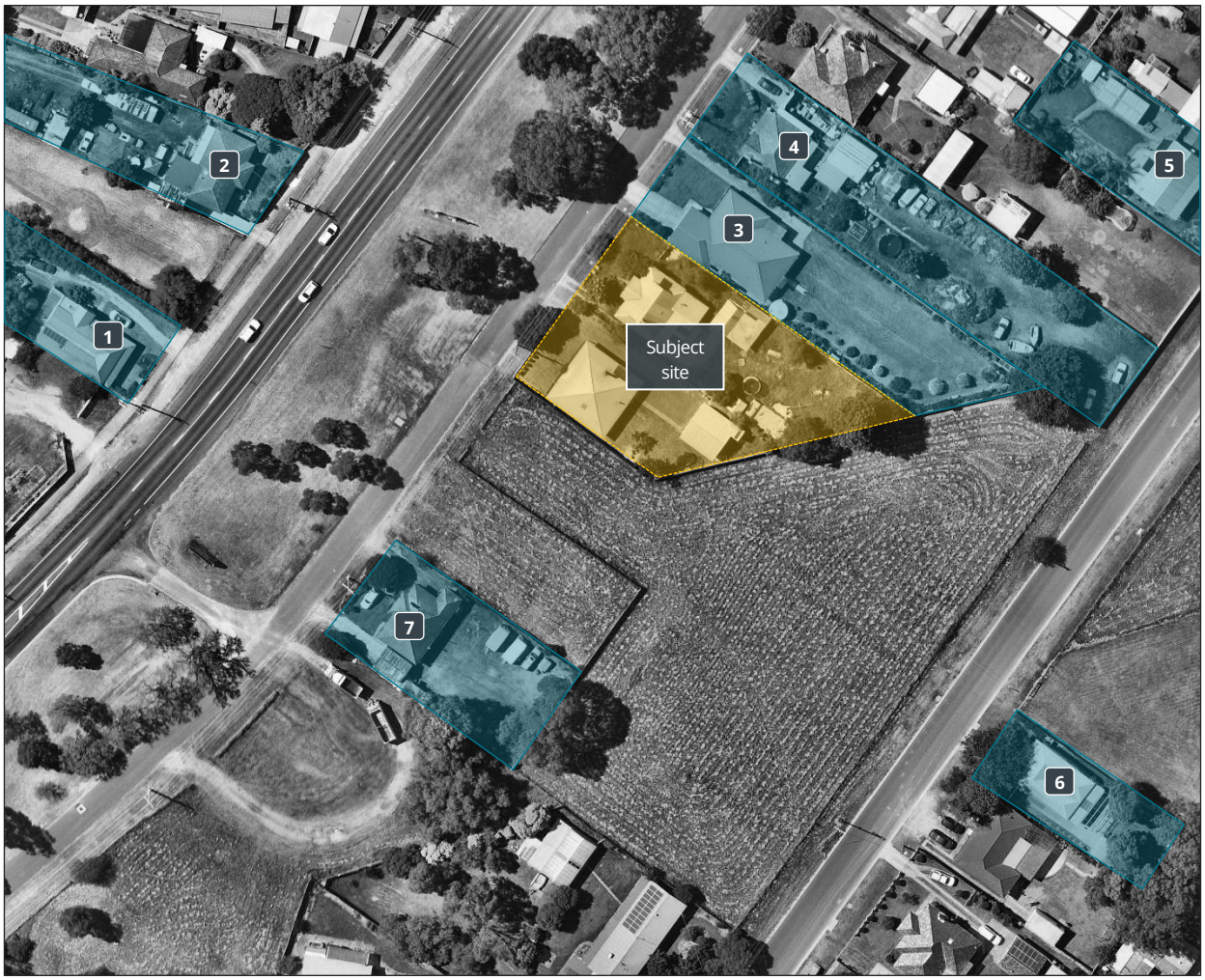
Table 2 provides details of the nearest noise sensitive receivers that have been considered representative for the purpose of our assessment.

Table 2 - Nearest noise sensitive noise sensitive receivers

ID	Address	Description
R1	35 Princes Highway	Single storey dwelling to the west of the subject site
R2	41 Princes Highway	Single storey dwelling to the west of the subject site
R3	24 Alexander Parade	Single storey dwelling to the north of the subject site
R4	26 Alexander Parade	Single storey dwelling to the north of the subject site
R5	37 Hadfield Street	Single storey dwelling to the north-east of the subject site
R6	18 Hadfield Street	Single storey dwelling to the south-east of the subject site
R7	14 Alexander Parade	Single storey dwelling to the south-west of the subject site

An aerial photograph of the subject site and surrounds is provided in Figure 1.

Figure 1 - Aerial photograph of the subject site and surrounds (image source: Nearmap)



3.0 RELEVANT GUIDELINES AND CRITERIA

The following table provides a summary of the key noise legislation and related guidelines and standards commonly referenced in Victoria which are relevant to childcare centres.

Table 3 – Relevant legislation and standards

Legislation/ Guideline	Description
Environment Protection Act 2017 (the Act)	Legislative framework for the protection of the environment in Victoria that establishes obligations for environmental noise control.
Environment Protection Regulations 2021 (S.R. No. 47/2021)	The Environment Protection Regulations set out the framework for noise from residential, commercial, industrial and trade premises as well as from indoor and outdoor entertainment venues and events. The Regulations require that noise levels from commercial, industrial and trade premises and indoor and outdoor entertainment venues and events are set to protect noise sensitive areas from unreasonable noise.
Association of Australasian Acoustical Consultants *Guideline for Child Care Centre Acoustic Assessment* (AAAC Guideline)	The AAAC Guideline relating to childcare centres provides criteria to be used for the assessment of noise from children in outdoor play areas associated with child care centres impacting on nearby noise sensitive receivers. Criteria are also provided for the assessment of the impact of extraneous noise on children within childcare facilities. **Noise from outdoor play areas:** The guideline outlines design criteria for outdoor play areas based on the duration of play nominating an emergence of 10 dB above the background noise level ($L_{A90,\ 15\ min}$) for up to four hours of play per day and an emergence of 5 dB above the background noise level for more than 4 hours of play per day. Childcare centres typically no longer limit outdoor play times, therefore, criteria based on limiting outdoor play are not considered relevant. Several other issues with the implementation of the AAAC design criteria have been identified by Clarity Acoustics (and other acoustic consultants in Victoria) which are summarised below for reference: • In most contexts a L_{A90} + 5 dB criterion results in more stringent criteria applicable to noise from children in outdoor play than would apply to noise from industrial/commercial premises • The L_{A90} + 5 dB criterion does not consider that noise from children in outdoor play does not have the same character as other forms of environmental noise such as industrial noise or music from licensed venues • The L_{A90} + 5 dB criterion can result in very onerous mitigation measures such as noise barriers that are excessive in height and not consistent with visual amenity • The nominated criteria do not account for other factors such as duration of exposure, character of the noise etc., which can all influence noise impact. A review of relevant VCAT decisions demonstrates that noise from children in outdoor play areas associated with child care centres is considered to be consistent with residential amenity and that a L_{A90} + 10 dB approach is appropriate in the majority of circumstances. Accordingly, the assessment outlined in subsequent sections compares the predicted noise levels from outdoor play areas associated with the development against a 10 dB margin above the existing background noise levels. A summary of relevant VCAT decisions is provided in APPENDIX D.

Legislation/ Guideline	Description
	Extraneous noise: The AAAC guideline recommends that the noise level $L_{Aeq, 1hour}$ from road, rail traffic or industry at any location within the outdoor play or activity area during the hours when a centre is operating shall not exceed 55 dB and not exceed 40 dB within the indoor play areas and 35 dB in sleeping areas associated with child care centres.
NSW Road Noise Policy	The NSW Environmental Protection Authority (EPA) conducted a review of sleep disturbance studies the results of which are outlined in the NSW EPA's Road Noise Policy (RNP). The NSW EPA concluded that: • maximum internal noise levels below 50–55 dB L_{Amax} are unlikely to awaken people from sleep • one or two noise events per night, with maximum internal noise levels of 65-70 dB L_{Amax} are not likely to affect health and wellbeing significantly. An open window provides an approximate noise reduction of 10-15 dB from outside to inside (refer to World Health Organisation guidelines and RNP). Therefore, noise levels from early morning/night-time activity associated with the childcare centre car park should not exceed 65 dB L_{Amax} external to bedrooms of the nearest noise sensitive dwellings. Although compliance with the sleep disturbance criteria is not a legislative requirement in Victoria, it is often referenced as a guide in terms of early morning activities

4.0 EXISTING NOISE ENVIRONMENT

4.1 Background noise levels

As outlined in Table 3 above, environmental noise criteria for the proposed development are set accounting for existing background noise levels in the vicinity of the proposed use. Accordingly, background noise monitoring was undertaken at the subject site between 1800 hours on Monday, 9 December and 1245 hours on Monday, 16 December 2024.

A Class 1 Sound and Vibration Analyser (Svantek 977C – serial number 98811) was installed in the front yard of the existing dwelling at 22 Alexander Parade with the microphone located at approximately 1.5 m above ground level. The equipment was checked before and after the noise survey using a Svantek Class 1 Acoustic Calibration (serial number 58085) and no significant calibration drifts were observed.

Refer to Figure 2 for the noise monitoring position in relation to the subject site.

Figure 2 – Noise monitoring position (image source: Nearmap)

Weather data for the monitoring period has been sourced from the Bureau of Meteorology weather station at Bairnsdale Airport and periods of rainfall or high wind (i.e., above 5 m/s) have been excluded from the noise monitoring data. In addition, periods that were impacted by road construction activity in the vicinity of the site have also been excluded from the monitoring data.

The measured lowest daily average background noise levels relevant to the proposed operating hours of the childcare centre are detailed in Table 4.

Table 4 – Measured lowest daily average background noise levels, dB

Period	Time Period (relevant to subject site operating hours)	Measured background noise level, $L_{A90,\ 15\ minute}$
Morning shoulder	0630 – 0700 hours	37
Day	0700 – 1800 hours	48
Evening	1800 – 1830 hours	46

The background noise levels detailed in Table 4 above have been used to determine noise criteria applicable to noise from the outdoor play area associated with the childcare centre.

4.2 Traffic noise levels

The southern site boundary of the subject site is located approximately 45 m south-west of the Princes Highway. The ambient noise environment at the subject site is dominated by traffic noise from Princes Highway.

In order to quantify the traffic noise levels at the subject site, traffic noise level monitoring at the subject site was also undertaken at the noise monitoring position highlighted in Figure 2. The monitoring position had direct line of sight to traffic on Princes Highway.

The measured hourly traffic noise levels ranged between 54 to 60 dB $L_{Aeq,\ 1\ hour}$ in the hours between 0630 and 1830 hours. The highest measured traffic noise level is presented in Table 5 below.

Table 5 – Traffic noise monitoring results, dB

Description	Measured traffic noise level
Highest day time hourly traffic noise level (0630-1830 hours) [1]	60 dB $L_{Aeq,\ 1\ hour}$

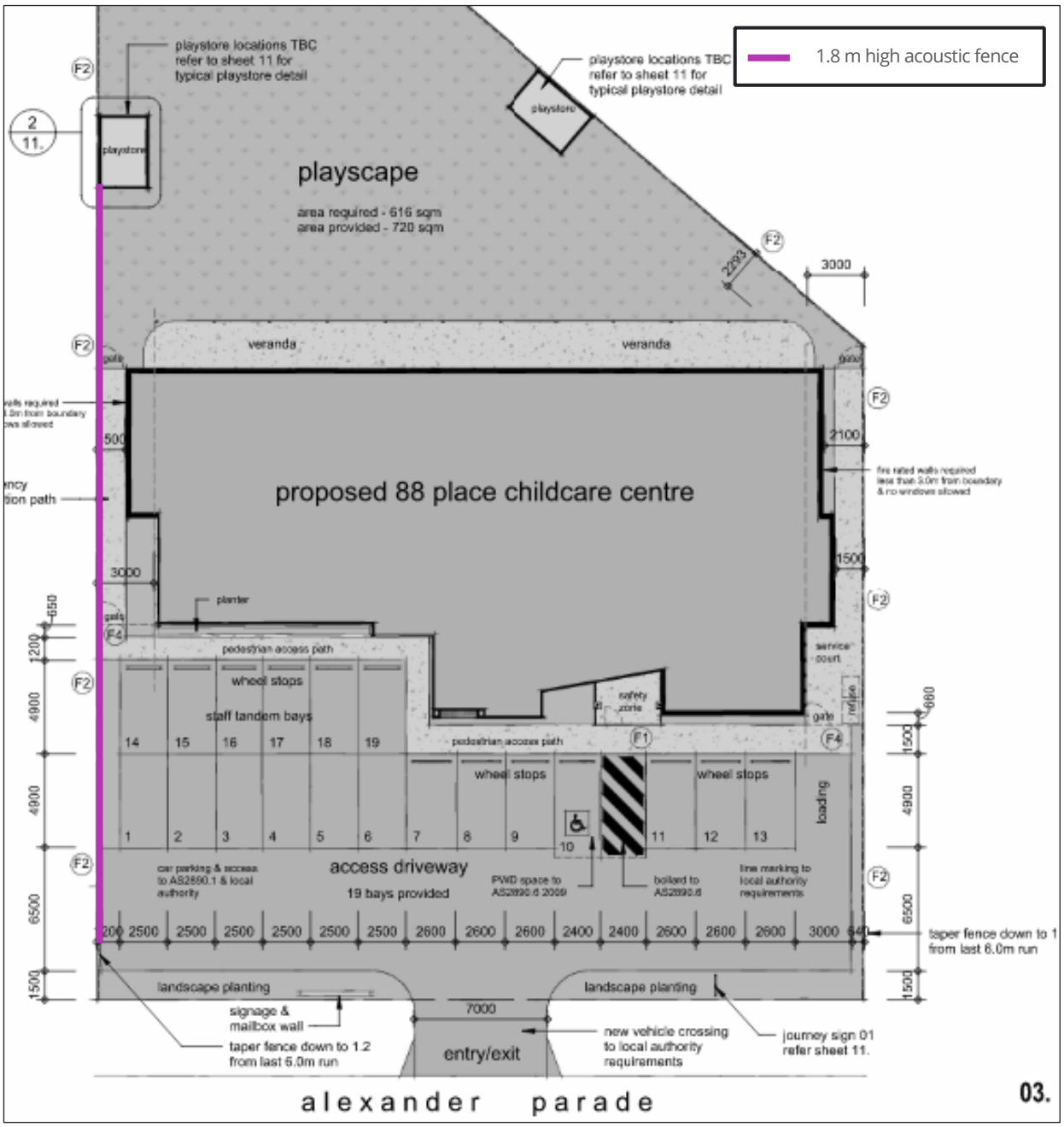
5.0 ACOUSTIC SCREENING TO CAR PARK AND OUTDOOR PLAY AREA

Acoustic screening will be required to a section of the north-eastern site boundary to enable compliance with the relevant environmental noise criteria relating to the early morning use of the car park as well as to the use of the outdoor play area.

The acoustic screen to the north-eastern site boundary will need to be a minimum of 1.8 m high relative to the finished surface level of the car park and outdoor play area associated with the proposed childcare centre. The height and extent of acoustic screening required is provided in Figure 3.

[1] Relevant to the proposed hours of operation of the childcare centre.

Figure 3 – Proposed acoustic screening to car park and outdoor play area



To provide adequate noise attenuation, the construction material of the recommended acoustic screen/fence must have a minimum surface density of 12 kg/m^2 and be free from holes and gaps. Where timber acoustic fencing is preferred, 25 mm thick plywood timber panelling will meet the minimum surface density specification. Materials such as 9 mm thick fibre cement sheet, 6 mm thick float glass, proprietary acoustic panels or any other approved material which meets the minimum surface density specification of 12 kg/m^2 may also be used.

If a material which meets the above acoustic requirements and does not restrict light is required, 12 mm thick Perspex, 16 mm thick Thermoclear or 6 mm thick float glass can be used.

Where a perforated finish or batten screen finish is preferred such as metal or timber perforated balustrades or a timber look batten screen, the chosen finish will require a solid backing such as 12 mm thick Perspex or 6 mm thick glass or any other approved material which material which meets the minimum surface density specification.

6.0 ASSESSMENT OF NOISE FROM CHILDREN PLAYING OUTDOORS

Noise levels from the subject site have been calculated using the proprietary noise modelling software SoundPLAN v9.1 which implements International Standard ISO 9613-2:1996 *Acoustics – Attenuation of sound during propagation outdoors – Part 2: General method of calculation* (ISO 9613-2). Noise levels from children playing in the outdoor play area associated with the childcare centre are calculated considering the following:

- Source noise levels for children playing outdoors taken from the AAAC guideline outlined in Table 7
- Assumed number of children using the proposed outdoor play areas simultaneously as outlined in Section 6.3
- Attenuation of noise provided by distance between the source and receiver, any intervening screening structures and the built form of the development including the recommended acoustic fencing as outlined in Section 5.0
- Reflections from built form, adjacent buildings, screening structures and the ground surface
- The noise prediction methodology outlined in APPENDIX E.

The following sections detail the source noise data used in our noise model, outline the noise targets applicable to the outdoor play area associated with the childcare centre and compare the predicted noise levels from children in the outdoor play area with the relevant noise criteria.

6.1 Noise criteria

Based on the discussion in 3.0 and APPENDIX D and the background noise levels provided in Table 4, the design criteria for noise from children in the outdoor play area associated with the childcare centre are summarised in Table 6.

Table 6 – Noise criteria for outdoor play area, dB

Period	Time Period	Noise criteria, $L_{Aeq,\ 15\ min}$
Morning shoulder	(0630-0700 hours)	47
Day	(0700-1800 hours)	58
Evening	(1800-1830 hours)	56

The criteria outlined above have been applied externally at existing dwellings in the vicinity of the subject site.

6.2 Noise source data

The AAAC guideline provides typical sound power levels for groups of 10 children playing within different age groups. The AAAC sound power level data for groups of 10 children in active play and the anticipated age distribution of the 88 children that will attend the centre is provided in Table 7.

Table 7 – Children age distribution and AAAC effective sound power level per group of 10 children

Age group	AAAC Sound Power Level per group of 10 children playing, dB L_{Aeq}
0-2 years	78
2-3 years	85
3-5 years	87

The AAAC guideline also notes that an adjustment of -6 dB can be applied to the above sound power levels for children involved in passive play.

6.3 Predicted noise levels

Predictions of noise levels from children in the outdoor play area are based on the following:

- Up to 75 % of the children attending the centre (66 children) being outside in active play at the same time during the day period (0700-1800 hours)
- Up to 25 % of the children attending the centre (22 children) being outside in active play at the same time during the morning shoulder and evening periods (0630-0700 and 1800-1830 hours)
- A source height of 1 m (AGL) for all age groups as recommended by the AAAC guideline.

This is considered a conservative estimate and in practice, external playtimes will be staggered, typical percentages of children playing outside simultaneously are generally lower than those used in this assessment and some children will be engaged in passive play. In addition, children are unlikely to be playing outside during the morning shoulder and evening periods as these periods are likely to coincide with drop off and pickup, however, the predictions have been provided as a conservative approach.

The predicted noise levels from children engaged in active play in the outdoor play areas associated with the child care centre are provided in Table 8 and Table 9 and account for the proposed built form of the subject site and the recommended acoustic screening detailed in Section 5.0.

Table 8 - Predicted noise levels - children in outdoor play area (Day), dB

Receiver	Predicted noise level from outdoor play area, $L_{Aeq,15\ min}$	Criteria (Day), $L_{Aeq,15\ min}$	Compliance?
35 Princes Highway	25	58	**Yes**
41 Princes Highway	28	58	**Yes**
24 Alexander Parade	51	58	**Yes**
26 Alexander Parade	44	58	**Yes**
37 Hadfield Street	44	58	**Yes**
18 Hadfield Street	45	58	**Yes**
14 Alexander Parade	43	58	**Yes**

Table 9 - Predicted noise levels - children in outdoor play area (Morning shoulder & Evening), dB

Receiver	Predicted noise level from outdoor play area, $L_{Aeq,15\ min}$	Criteria (Morning Shoulder/ Evening), $L_{Aeq,15\ min}$	Compliance?
35 Princes Highway	21	47 / 56	**Yes**
41 Princes Highway	23	47 / 56	**Yes**
24 Alexander Parade	46	47 / 56	**Yes**
26 Alexander Parade	40	47 / 56	**Yes**
37 Hadfield Street	39	47 / 56	**Yes**
18 Hadfield Street	40	47 / 56	**Yes**
14 Alexander Parade	38	47 / 56	**Yes**

It can be seen from Table 8 and Table 9 that noise levels from children playing within the outdoor play area associated with the proposed childcare centre are predicted to comply with the nominated noise criteria by a significant margin at the nearest noise sensitive receivers with the incorporation of the recommended acoustic screening outlined in Section 5.0.

7.0 ASSESSMENT OF TRAFFIC NOISE IMPACTS

7.1 Traffic noise impacts on proposed childcare centre

As outlined in Table 3, the proposed childcare centre should be designed for traffic noise levels to not exceed 55 dB $L_{Aeq,\ 1\ hour}$ within outdoor play areas, 40 dB $L_{Aeq,\ 1\ hour}$ within the indoor activity areas and 35 dB $L_{Aeq,\ 1\ hour}$ in sleeping areas.

The highest measured external traffic noise level of 60 dB $L_{Aeq,\ 1\ hour}$ has been used to calibrate the noise model to predict traffic noise levels at most exposed facade of the childcare centre building. Based on the worst-case predicted traffic noise levels at the most exposed facades of the childcare centre building, compliance with the indoor criteria of 40 dB $L_{Aeq,\ 1\ hour}$ in indoor activity areas and compliance with the indoor criteria of 35 dB $L_{Aeq,\ 1\ hour}$ in sleeping areas associated with the childcare centre can be achieved by conventional facade construction.

Based on the highest measured traffic noise level of 60 dB $L_{Aeq,\ 1\ hour}$ at the north-western site boundary of the subject site and the shielding that will be provided to the outdoor play area by the built form of the childcare centre building, the 55 dB L_{Aeq} requirement will be met within the outdoor play.

7.2 Sleep disturbance assessment from use of the car park

As outlined in Table 3, maximum noise levels from the use of the car park associated with the childcare centre should not exceed the sleep disturbance criterion of 65 dB L_{Amax} outside openable windows of neighbouring dwellings during the early morning period (0630-0700 hours).

Noise associated with the use of the childcare centre car park during the early morning period could include car movements within the car park, cars braking, doors closing and patron voices. Predicted maximum noise levels from the above activities are outlined in Table 10 below. A summary of the sound power level data used in our assessment of sleep disturbance from early morning activities associated with the subject site is provided in APPENDIX F.

Table 10 – Predicted maximum noise levels from early morning activity at nearby receivers, dB L_{Amax}

Receiver	Normal car[1]	Voices[2]	Car pass by	Sleep disturbance criterion	Compliance?
35 Princes Highway	47	51	46	**65**	**Yes**
41 Princes Highway	48	50	47	**65**	**Yes**
24 Alexander Parade	57	64	56	**65**	**Yes**
26 Alexander Parade	42	46	45	**65**	**Yes**
37 Hadfield Street	33	39	31	**65**	**Yes**
18 Hadfield Street	32	36	40	**65**	**Yes**
14 Alexander Parade	49	53	49	**65**	**Yes**

Note 1 – A car being driven in a normal manner. Includes car braking and door closing. Given the nature of the development, noise events from worst case cars (i.e., a V8 or high-powered vehicle being driven in an aggressive manner) in the early morning period have been excluded from our assessment.

Note 2 – Based on a worst-case scenario of a shouting voice.

In can be seen from Table 10, that the noise levels from the early morning use of the car park associated with the childcare centre are predicted to comply with the sleep disturbance thresholds at the nearest noise sensitive receivers.

8.0 SUMMARY

It is proposed to develop the land at 20-22 Alexander Parade, Lucknow for a new 88 place childcare centre. The proposed two storey childcare centre will include an outdoor play area to the south-east of the childcare centre building and parking for 19 cars will be provided on the subject site.

Noise criteria for the proposed childcare centre development have been developed considering the following:

- Environment Protection Regulations 2021
- AAAC *Guideline for Childcare Centre Acoustic Assessment* (Version 3.0)
- Australian Standard AS 2107-2016 *Acoustics – Recommended design sound levels and reverberation times for building interiors*
- Recent relevant VCAT decisions
- NSW Road Noise Policy.

Clarity Acoustics has undertaken an assessment of environmental noise associated with the proposed childcare centre and found the following:

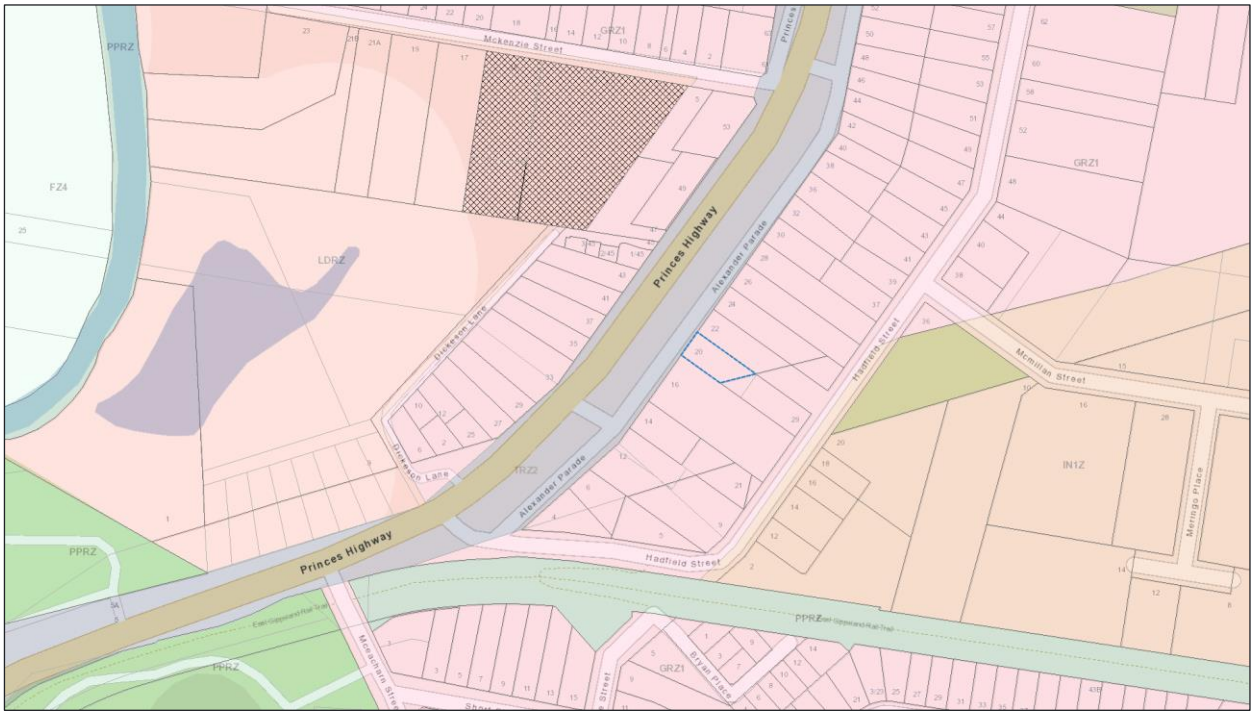
- noise levels from children engaged in active play in the outdoor play area associated with the childcare centre will be compliant with the nominated acoustic criteria based on the proposed design of the subject site and the incorporation of the recommended acoustic fencing outlined in Section 5.0 of this report
- based on the proposed design of the subject site and the incorporation of the acoustic fencing outlined in Section 5.0, maximum noise levels from the use of the car park associated with the childcare centre during the early morning period are predicted to be compliant with the sleep disturbance criterion of 65 dB L_{Amax} outside bedroom windows of neighbouring dwellings
- noise from traffic in the vicinity of the subject site will be compliant with the AAAC recommended targets in both the outdoor and indoor activity and sleep areas associated with the childcare centre.

APPENDIX A GLOSSARY OF TERMINOLOGY

A-weighting	The A-weighting filter covers the full audio range - 20 Hz to 20 kHz and the shape is similar to the response of the human ear at lower levels. A-weighted measurements correlate well with the perceived loudness at low sound levels, as originally intended.
dB	Decibel (dB) a relative unit of measurement widely used in acoustics, electronics and communications. The dB is a logarithmic unit used to describe a ratio between the measured sound level and a reference or threshold level of 0 dB.
Hertz	Hertz (Hz) the unit of Frequency or Pitch of a sound. One hertz equals one cycle per second. 1 kHz = 1000 Hz, 2 kHz = 2000 Hz, etc.
$L_{A90\,(t)}$	The sound level exceeded for 90 % of the measurement period, A-weighted and averaged over time (t) and commonly referred to as the background sound level.
$L_{Aeq\,(t)}$	A –weighted equivalent continuous sound Level is the sound level equivalent to the total sound energy over a given period of time (t). Commonly referred to the average sound level.
L_{Amax}	The A-weighted maximum noise level. The highest sound level which occurs during the measurement period or a noise event.
R_w	Weighted Sound Reduction Index - A single number rating of airborne sound insulation between rooms, over a range of frequencies - laboratory measurement.

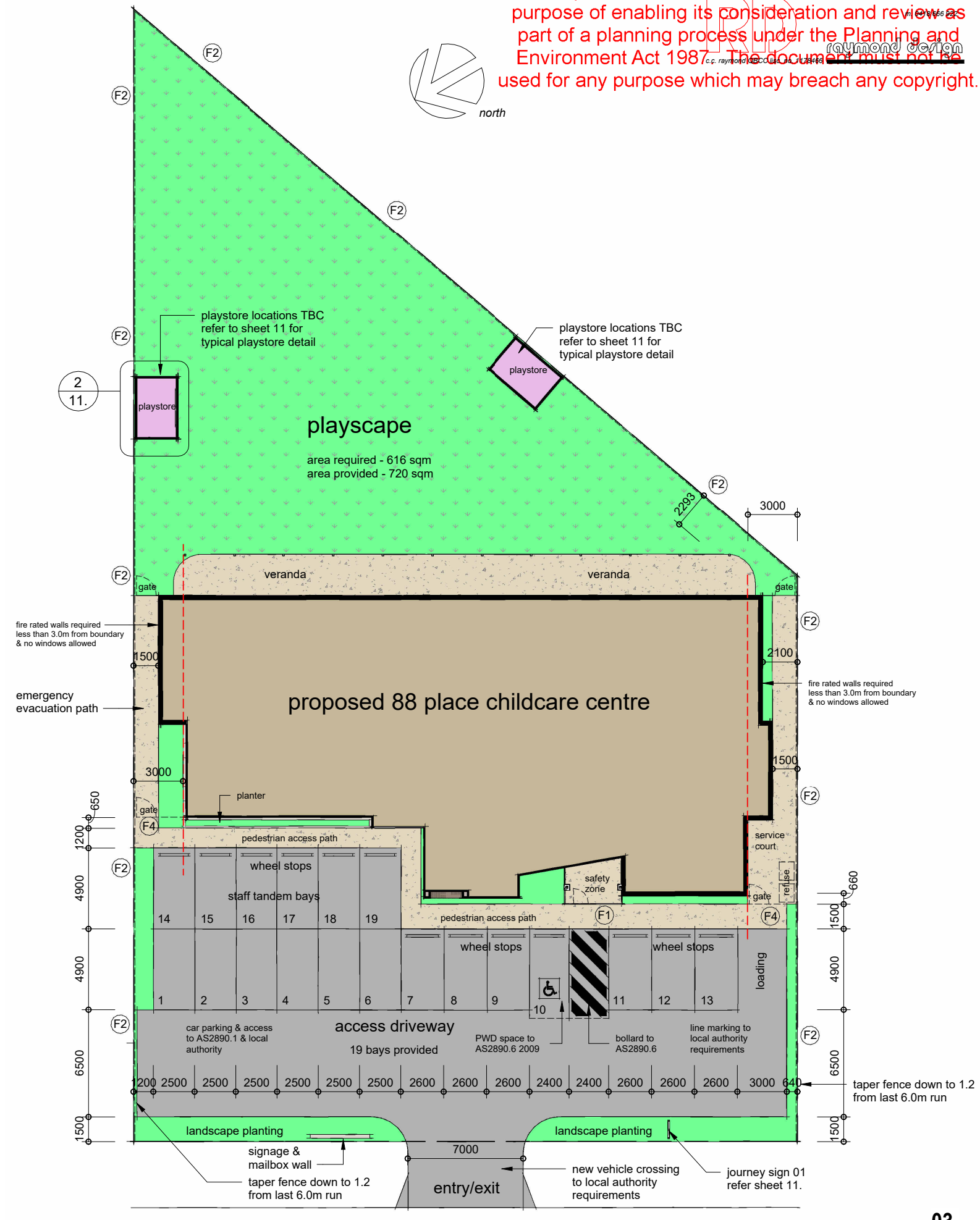
CLARITY ACOUSTICS

APPENDIX B PLANNING MAP



CLARITY ACOUSTICS

APPENDIX C SITE PLAN



alexander parade

03.

site plan

proposed childcare centre, 20 - 22 alexander parade, lucknow.

0 10m
1:200 (A3)

RD24011 : july_2024
issue A : 31/10/24
drawn : J.T.

APPENDIX D CHILDCARE GUIDELINES AND RELEVANT VCAT DECISIONS

Design criteria

The AAAC guideline relating to childcare centres nominates the following design targets for assessing noise from children in outdoor play areas:

Table 11 - Design criteria for outdoor play areas, dB

Use of outdoor area	Design criteria
Up to 4 hours (total) per day	$L_{Aeq,\ 15\ min} \leq L_{A90,\ 15\ min} + 10$ dB
More than 4 hours per day	$L_{Aeq,\ 15\ min} \leq L_{A90,\ 15\ min} + 5$ dB

However, based on previous project experience, key planning precedents and discussions with other acoustic consultants, issues have been identified with the AAAC design criteria which are detailed in Table 3.

Revised approach

A revised approach to the use of the AAAC design targets has been adopted by Clarity Acoustics (and other consultants). Accordingly, this assessment compares the noise from children playing at nearby receivers against a margin of 10 dB above the background noise levels. This approach is consistent with the VCAT decisions discussed in the next section.

Relevant VCAT decisions

A review of relevant VCAT decisions has been undertaken to determine an approach to noise assessment of childcare centres and noise control design that is consistent with planning precedents in Victoria. The review concludes that noise from children playing in outdoor areas associated with childcare centres is considered to be consistent with residential amenity. It has also identified that there is a need to consider appropriate noise mitigation strategies for such developments.

Furthermore, the review also supports the view of Clarity Acoustics (and other acoustic consultants) that the design targets for noise from children in outdoor play areas nominated by the AAAC guideline are highly conservative. This is discussed below.

The following VCAT decisions are of relevance:

Petzierides v Hobsons Bay CC (includes Summary) (Red Dot) [2012] VCAT 686 (28 May 2012)

This Red Dot VCAT decision is of significance as it notes that there is a general agreement that noise from childcare centres is considered reasonable in residential areas. Notwithstanding this, it emphasises the need for appropriate noise controls to minimise noise impacts to an acceptable level. The Member states the following in her decision:

> *Ms Hayes responded to this concern by pointing out there have been many decisions of the Tribunal and its predecessors that have viewed noise emanating from child care centres or, more specifically, from the children themselves as being reasonable within a residential area. Whilst I agree with this in general terms, it does not mean that a child can centre can obviate the need to act responsibly and appropriately by ensuring any noise impact is of an acceptable level, particularly given the size of child care centres today.*

Basic Element Pty Ltd v Hobsons Bay CC [2017] VCAT 522

This decision is of significance as it identifies the highly conservative approach nominated in the AAAC guideline for the assessment of noise from outdoor play areas.

With regards to the evidence given by the acoustic expert witness, it states the following:

> *There is no accepted standard for noise from people. Mr Tardio referred to a guideline for child care centres prepared by the Association of Australian Acoustical Consultants (the AAAC guideline) that sets out recommendations for assessment methodology and acceptable noise levels. Other divisions of the Tribunal have determined that the AAAC Guideline should be given little weight in these matters as it is highly conservative and it has no statutory basis in any planning schemes. I see no reason to give this guideline any weight in this matter.*

PHHH Investments Pty Ltd v Bayside CC (Amended) [2015] VCAT 922

This decision is of significance as it identifies the use of the AAAC guideline as a guide to inform decision making and the design of noise control. It states:

> *There is currently no policy or guidelines on noise. The AAAC guidelines would hence be useful in informing a decision making to determine whether noise emitted is excessive, and amelioration measures that can be used.*

The member in his/her decision agrees with the acoustic expert witness and makes the following comments:

> *On this point, I agree with Mr. Marks and the NSW Land and Environment Court that noise from children playing outdoors are not equivalent to continuous industrial noise, the basis of the tougher guidelines.*

Following this the member accepts that the L_{A90} + 5 dB criteria is not appropriate and states the following:

> *In all, I adopt AAAC's approach to noise and the criterion of 10dB above background noise and adoption of permit conditions with regard to noise attenuation measures and management plan.*

Motherwell v Bayside CC [2016] VCAT 1918 (15 November 2016)

The role of the AAAC guideline as a guide for decision making is reiterated in this matter. It states the following in relation to the evidence given by the acoustic expert witness:

> *There are no statutory noise regulations relating to the noise from children in a childcare centre. Mr Liu referred to guidelines prepared by the Association of Australian Acoustic Consultants (AAAC) which have been prepared to assist in the acoustic assessment of child-care centres. These guidelines have no statutory force, have not been adopted by government and are not referenced in the planning scheme. In Mr Liu's evidence they should be applied flexibly and do no more than provide a useful guide to noise criteria. In Mr Liu's evidence, a balance should be struck between applying the guidelines and ensuring that the acoustic treatments are appropriate in a residential setting.*

Xanthopoulos v Boroondara CC [2021] VCAT 834 (28 July 2021)

In this recent decision, the Member states the following in relation to the conservative nature of the AAAC guideline:

> *I find the noise benchmarks established under the AAAC Guidelines somewhat conservative when noise from what is considered more incongruent to a residential area, such as industry can have similar noise criteria applied to it. There is a significant difference between the two forms of land use and the nature of noise that may be generated with the sounds of children playing compared to what can occur with industrial activity. In this sense, care needs to be exercised with the use of the AAAC Guidelines.*

Beis Efraim College Limited v Bayside CC [2014] VCAT 856 (16 July 2014)

This case relates to the change of use of a site that was previously used as a childcare centre to a pre-school. Objectors to the application noted that noise was not a negative impact at their properties when the site was used a childcare centre.

Furthermore, an assessment in strict accordance with the AAAC's more stringent design criterion (L_{A90} + 5 dB) resulted in the need for barriers between up to 4 metres in height which was considered excessive. When the less stringent criterion of L_{A90} + 10 dB was applied, the maximum barrier height required for compliance to be achieved was 2.7-3.0 metres high.

This decision supports the findings that noise from children in outdoor play areas is considered reasonable in residential areas and that the AAAC's design criterion of L_{A90} + 5 dB is highly conservative.

APPENDIX E NOISE PREDICTION METHODOLOGY

Predictions of operational noise from the subject site have been undertaken on the basis of:

- The sound emissions of noise sources associated with the subject site as outlined in Table 7 and APPENDIX F
- A digital noise model of the site and surrounding environment
- International standard(s) used for the calculation of environmental noise propagation.

Details of the prediction methodology are summarised in Table 12 below.

Table 12 - Noise prediction methodology

Detail	Description
Software	Proprietary noise modelling software SoundPLAN v9.1
Method	International Standard ISO 9613-2:2024-1 *Acoustics – Attenuation of sound during propagation outdoors – Part 2: General method of calculation* (ISO 9613-2).
Ground conditions	Ground factor of G = 0.5 i.e., 50% hard ground
Atmospheric conditions	Temperature 10°C and relative humidity 70% This represents conditions which result in relatively low levels of atmospheric sound absorption.
Receiver heights	1.5 m above FFL

APPENDIX F VEHICLE AND PATRON ACTIVITY MAXIMUM NOISE LEVELS

Noise from the car movements and patron voices has been sourced from measurements conducted by Clarity Acoustics at similar sites. The sound power level data for noise sources used in our assessment of early morning activity associated with the car park is summarised in Table 13.

Table 13 - Sound power level of vehicle and patron activity, dB L_w

	Octave band centre frequency							
Noise source	**63 Hz**	**125 Hz**	**250 Hz**	**500 Hz**	**1 kHz**	**2 kHz**	**4 kHz**	**A**
	Maximum Noise Level Events, L_{max}							
'Normal' car[1]	108	96	95	90	90	86	79	94
Car pass by	104	95	88	88	89	85	79	93
Patron maximal shout	83	92	98	97	92	87	87	98

[1] Includes door closing and vehicle start up from stationary

Department of Premier and Cabinet

Process List

Project Name: 20-22 Alexander Parade Lucknow

Project Location: 20-22 Alexander Parade Lucknow

Date: 22-Jan-2025

	QUESTION	ANSWER
Answer:	ON THE BASIS OF THE ANSWERS YOU HAVE ENTERED YOU ARE NOT REQUIRED BY THE REGULATIONS TO PREPARE A CULTURAL HERITAGE MANAGEMENT PLAN FOR THIS PROJECT	
	This process list is for information purposes only; the result must not be relied upon by a statutory authority in deciding whether a cultural heritage management plan is required for a proposed activity.	

20-22 Alexander Parade, Lucknow

Planning Permit Application
East Gippsland Council

Use and Development of a Childcare Centre, Associated Signage and Creation or Alteration of Access to a Road in a Transport Zone 2.
January 2025

Prepared by the NBA Group

Contents

1 Background and Introduction

The NBA Group has been requested to prepare a planning application for the Use and Development of a Childcare Centre, associated signage and the creation or alteration of access to a road in a transport zone 2 at 20-22 Alexander Parade, Lucknow.

The site consists of two separate lots, known as Lot 1 TP83446 and Lot 1 TP186818 each containing a single dwelling.

The land is contained within the *General Residential Zone, Schedule 1 (GRZ1)* within an established residential neighbourhood where local facilities and services are available.

The proposal seeks to provide a childcare centre that takes advantage of the sites location and seeks to cater for the needs of the local community. The use of land for a childcare centre is permitted where it respects the neighbourhood character and services the community. The site is well located in proximity to other similar uses, such as Wild Chery Kindergarten. Bairnsdale primary school, Eastwood early learning centre and Lucknow primary school and kindergarten. Given the growing population in township (which is evident by the growing number of multi-unit developments and increase in residential development) and location, it was considered appropriate to develop a childcare centre with the capabilities of catering for 88 children.

The architectural style of the development has been designed to respect the emerging character and style of new residential developments whilst also distinguishing itself as a business entity. The building is well articulated using mixed building materials. Parking is logically positioned east of the site, whilst still appropriately setback and provides 19 parking spaces to satisfy requirements. The parking layout and access way have been designed to accord with the design and safety standards of *Clause 52.06.*

The site is unburdened by any planning overlays. Some insignificant vegetation is proposed for removal from the site to facilitate future development, however it does not require a permit for removal due to the lack of landscape protection overlays.

The subject site requires the creation of an accessway to Alexander Parade, a TRZ2. As such, a permit is triggered for the creation or alteration of access to a road in a TRZ2 under *Clause 52.29*. It is submitted that the creation of the crossing will not cause an unsafe environment for entering and exiting the site. The proposal is in accordance with the purpose of this Clause in that it has no detrimental impact on Alexander Parade.

The proposal is generally in accordance with the East Gippsland Planning Scheme, State Planning Policy Framework (SPPF) and the Local Planning Policy Framework (LPPF). In particular, the proposal addresses the requirements of *Clause 52.06* of the East Gippsland Planning Scheme with an adequate number of car spaces provided for the proposed use.

The site is located within an area of Cultural Heritage Sensitivity, however given that the site has previously undergone development with two single story dwellings, associated earthworks and service being constructed on the land it is concluded that the site has already been subject to significant ground disturbance. A Cultural Heritage process list has been completed and is attached as a part of this application.

This report seeks to demonstrate how the proposal is appropriate in terms of achieving State and Local planning objectives and policies.

1.1 Supporting Documentation

Accompanying this submission is the following supporting documentation:

- Certificate of Titles
- Set of Plans by Raymond Design
- Feature & Level Plan
- Traffic and Waste Management Report by O'Brien Traffic.
- Acoustic Report by Clairty Acoustics.
- Cultural Heritage process list.

2 Site Context and Existing Conditions

The subject site is located in Lucknow located in the East Gippsland region of Victoria, it sits directly east of the Princess Freeway. The site is well situated to make more efficient use of existing infrastructure. There are existing and emerging suburban residential developments located to the north and south, an industrial area to the east and Clifton Creek to the west.

2.1 Size, Shape and Orientation

The subject land is an irregular shaped parcel of land with street frontage to Alexander Parade. The lot comprises of 2071sqm and is occupied with two single dwellings and associated sheds. There is currently two single crossovers that provide access to each respective lot.

Figure 1: Aerial View of the subject

2.2 Built Form

The site currently has two single storey weatherboard dwellings and associated garages on each respective lot. A high paling fence ranging in height from 1.5m to 2m encompasses both of the lots except for along the western boundary which has a high picket fence ranging from 1m to 1.3m in height.

2.3 Vegetation

The site is mostly laid to lawn, with a few insignificant trees around the dwellings and within the front and rear setbacks, which limits views into the site. The two larger trees along the south-eastern boundary are to be inspected and retained if satisfactory.

2.4 Topography, Easements and Restrictions

The site is generally flat and there are no easements present on the subject site.

2.5 Services & Neighbourhood Character

The subject site is located northeast of the Bairnsaide Town Centre and east of Alexander Parade and within the township of Lucknow. Lucknow is an established township that provides a range of services and facilities to the existing community and to surrounding rural and regional communities.

The surrounding area is a mix of residential and commercial uses with a commercial/ industrial use located to the east of Hadfield Street, east of the subject site.

Lots in the area are standard residential allotments ranging in size from approximately 600sqm to 800sqm. They are developed with single dwellings that vary from single to double story construction. Construction materials are a mix of brick veneer and weatherboard with hipped tiled or colorbond roofs. Materials and colours prevalent within the neighbourhood are muted earthy tones.

2.6 Existing Road Network

The subject site is in between Alexander Parade to its west and Hadfield Street to its east although no formal vehicle access is available from Hadfield Street.

A Traffic Impact & Car Parking Demand Assessment has been prepared by O'Brien Traffic. It notes the following in relation to existing road networks.

Princes Highway is zoned Transport Zone 2 and is under the care and management of the Department of Transport and Planning (DTP). In the vicinity of the subject site, it provides one lane in each direction with some turn lanes provided at some intersections, including a right turn lane at the intersection of Princes Highway and Hadfield Street, and a left turn lane at the intersection of Princes Highway and Alexander Parade (north). A speed limit of 60km/h applies in the vicinity of the subject site.

Alexander Parade is also within the Transport Zone 2 and is therefore under the care and management of DTP. It provides a carriageway width of between approximately 5.5 and 6.5 metres, allowing for two-way traffic movement. The general urban speed limit of 50km/h applies to Alexander Parade.

Hadfield Street connects to the Princes Highway and provides for two-way residential and commercial/industrial traffic movements. There is a right turn lane provided from Princes Highway into Hadfield Street.

2.7 Cultural Heritage Significance Overlay

The site is mostly located within an area of Cultural Heritage Sensitivity. As seen in Figure 2 majority of the western portions of the site is impacted. The site has however previously undergone development including the construction of two single story dwellings, two separate driveways and two sheds as well as associated earthworks and service. As such it can be concluded that the site has previously undergone significant ground disturbance.

Figure 2: Aboriginal Cultural Heritage

3 Site Photographs

Photograph 1: View of the subject site from Alexander Parade

Photograph 2: Existing driveway and garage on No.20 Alexander Parade

Photograph 3: Rear Yard of No.20 Alexander Parade

Photograph 4: Looking north across the rear yard of No.22 Alexander Parade

Photograph 3: Looking east across the rear yard of No.22 Alexander Parade

4 Proposed Use & Development

Given the particular site conditions, the surrounding pattern of development, and the strategic planning direction for the area, it is considered appropriate to seek approval for the use and development of a childcare centre, associated signage and creation or alteration of access to a road in a transport zone 2. The following provides a detailed description of the proposal and should be read in conjunction with the suite of plans.

4.1 Childcare Centre

The proposed building works will include the construction of a new double storey childcare centre with a gross floor area of 655.3spm and a site coverage of 32.4%. The front of the building with be setback from Alexander Parade by 14.4m and the building will have a maximum height of 7.44m

A reception/ foyer area and offices alongside various service rooms are located towards the front of the building and throughout with five separate activity rooms being located within the building. The upper floor will consist of staff facilities such as staff room, laundry, amenities and planning room and a veranda wraps around the north sides of the building. Other features of the childcare centre include:

- Three toilet/change rooms
- Two craft store rooms
- A bottle prep room
- A powder room
- A sleep room
- A kitchen
- A café
- Playscape with two play stores
- A staff room
- A planning room
- A laundry
- Staff amenities room
- A drying court /staff breakout area

The new building will be constructed of crushed grey brickwork and vertical weatherboard panels and a colorbond metal deck roof. A front façade with an articulated and prominent entry providing the building with a sense of address will be utilized.

A generous play space is provided to the west of the building, comprising of a veranda and an 720sqm play scape that will be shared by the different care rooms. Detailed design for the outdoor area will be undertaken post permit. A sealed carpark is provided to the east side of the building with details regarding vehicle access and carparking provided below.

The centre will cater for 88 children and will operate Monday to Friday between 6:30am and 6:30pm.

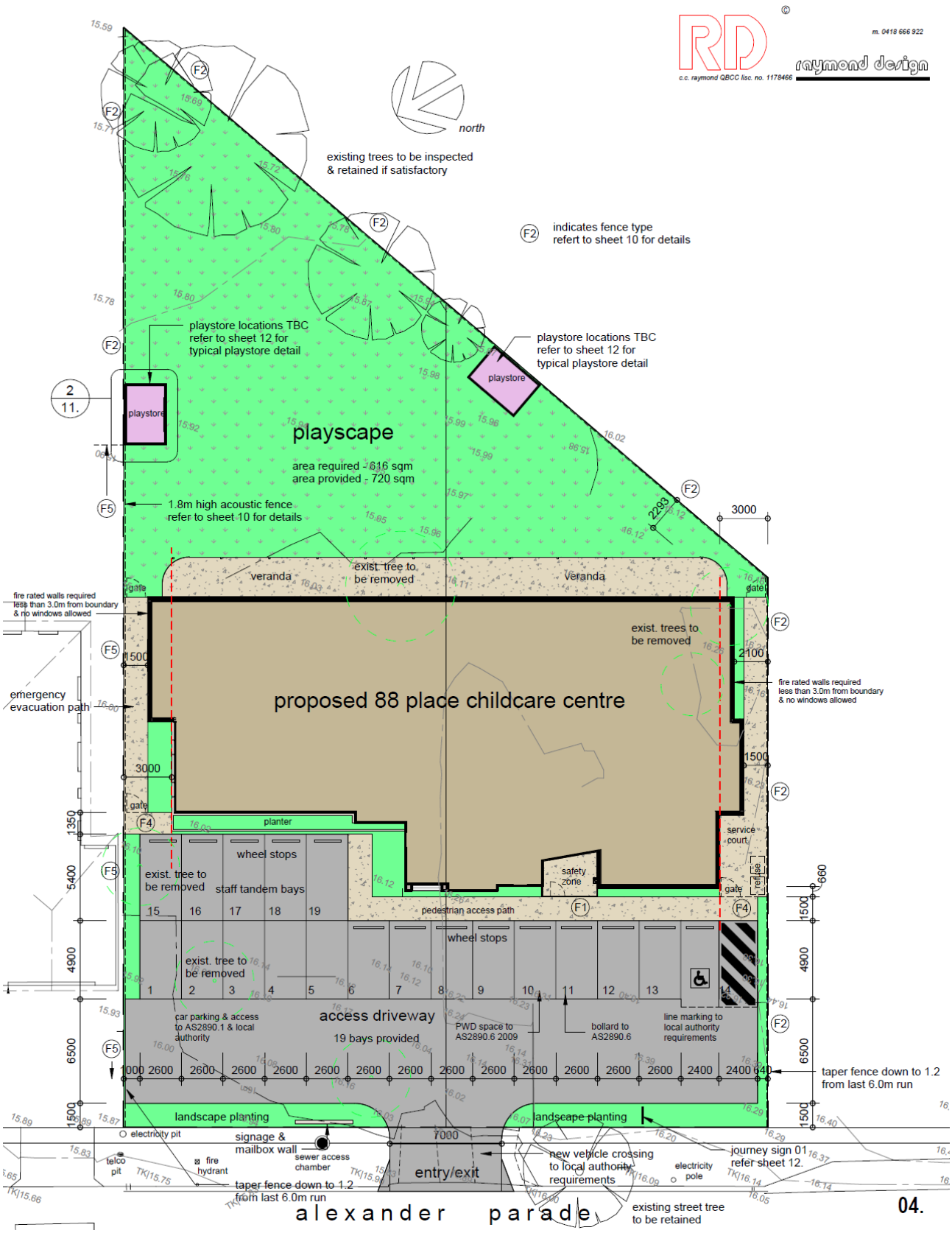


Figure 4: Site Plan

Figure 5: Ground Floor Plan

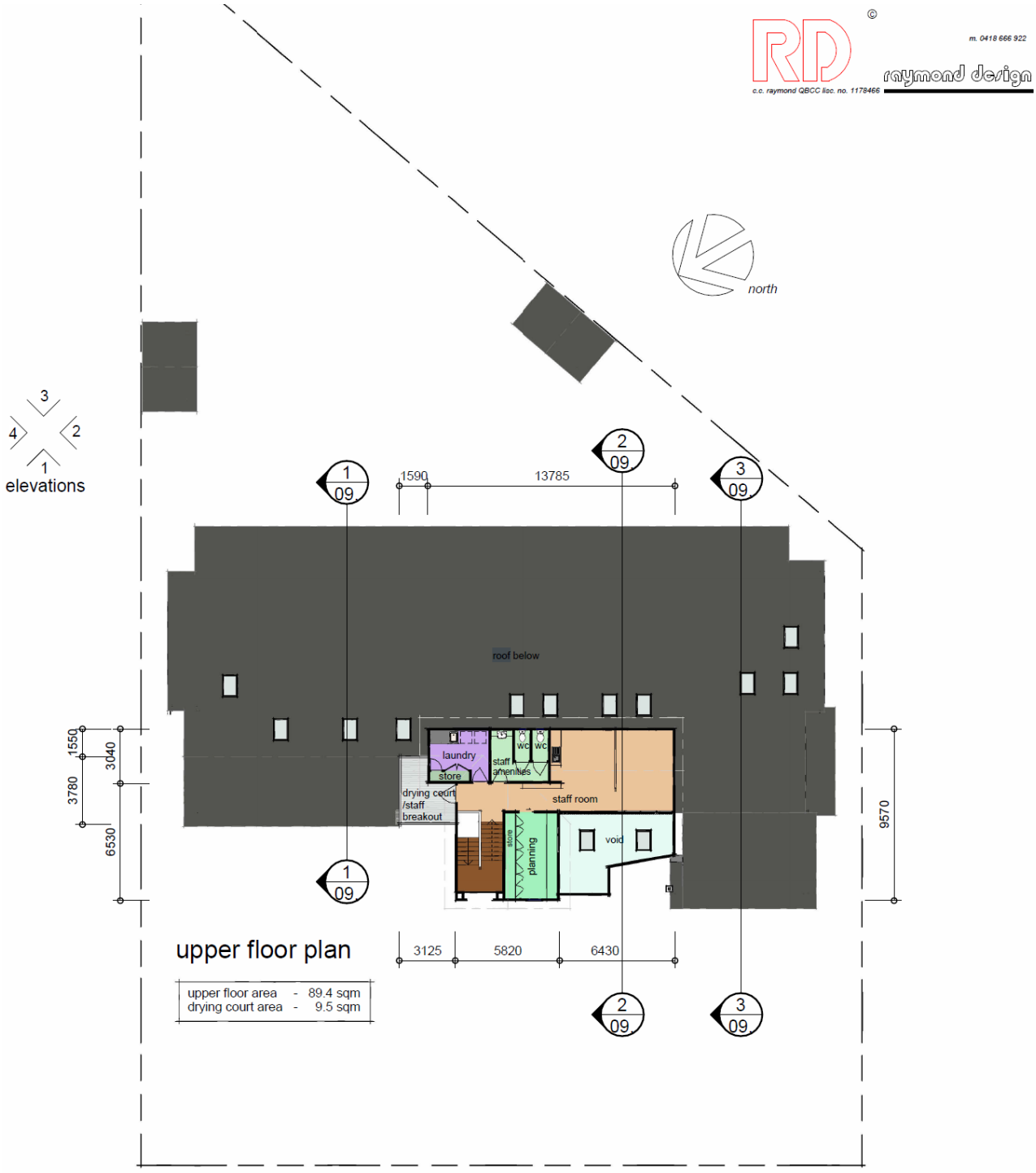


Figure 6: Upper Floor Plan

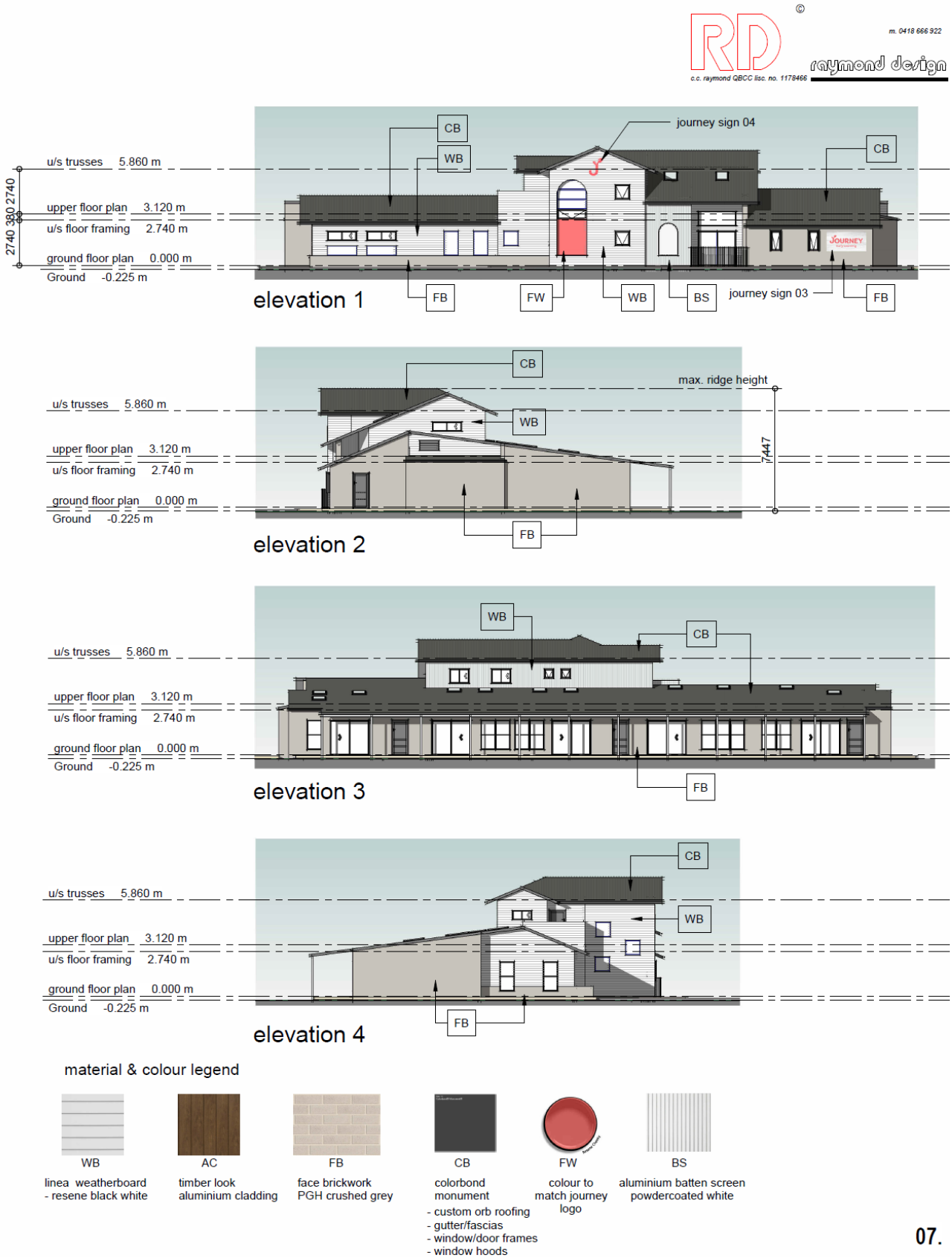


Figure 7: Elevation Plans

4.2 Access and Car Parking

Vehicle access to the childcare centre and respective carparking will be achieved via a proposed 7m wide crossover off Alexander Parade, which will facilitate convenient two-way traffic movements. The new crossing is proposed in the centre of the western boundary of the subject site and leads into the childcare centres car parking area. The carparking area is designed as a safe low paced environment with two-way traffic movements to enter and exit the site at Alexander Parade where the new crossing will be provided.

The proposed carpark provides for 19 car spaces, inclusive of one accessible space and 5 tandem spaces. This is appropriate to meet the needs of an 88-child centre as per the requirements of Clause 52.06. The Traffic Report by O'Brien Traffic makes the following comments in relation to traffic and carparking on site:

- *Vehicle access is proposed via a new 7.0m wide crossover to Alexander Parade, which will facilitate convenient two-way traffic movements;*
- *The accessible car parking space is dimensioned 2.4m wide x 5.4m long with a 2.4m wide x 5.4m long adjacent shared area, in accordance with AS2890.6-2022;*
- *All other individual car parking spaces are 2.6m wide and 4.9m long accessible via a 6.5m wide aisle, meeting or exceeding the requirements of Design Standard 2 of Clause 52.06-9 of the Planning Scheme;*
- *Tandem spaces provide an additional 0.5 metres in each of the front spaces as required in the Planning Scheme;*
- *Pedestrian visibility splays can be provided at the proposed crossover in accordance with Design Standard 1 of Clause 52.06-9 of the Planning Scheme;*
- *Swept path analysis as shown in Appendix B indicates that a 10 metre waste truck can conveniently enter and turn around and exit the site in a forward direction, even if the car park is fully occupied.*

In relation to Traffic Generation the traffic report notes the following:

Based on data collected at a range of childcare centres, a traffic generation rate of 0.8 vehicle trips per child during peak times has been adopted. The peak periods of child care centres are typically early morning (7:30 am – 8:30 am) and late afternoon (4:30 pm – 5:30 pm). At full capacity (i.e. 88 children), this equates to up to 64 vehicle movements in each peak hour for the childcare centre (i.e. 32 trips to the site and 32 trips away from the site).

The traffic volumes that will be generated by the site are low in traffic engineering terms.

It is concluded that the level of traffic anticipated to be generated by the proposed child care centre will have no significant adverse impact on the existing safety and operation of Alexander Parade, Princes Highway, Hadfield Street, or the surrounding road network.

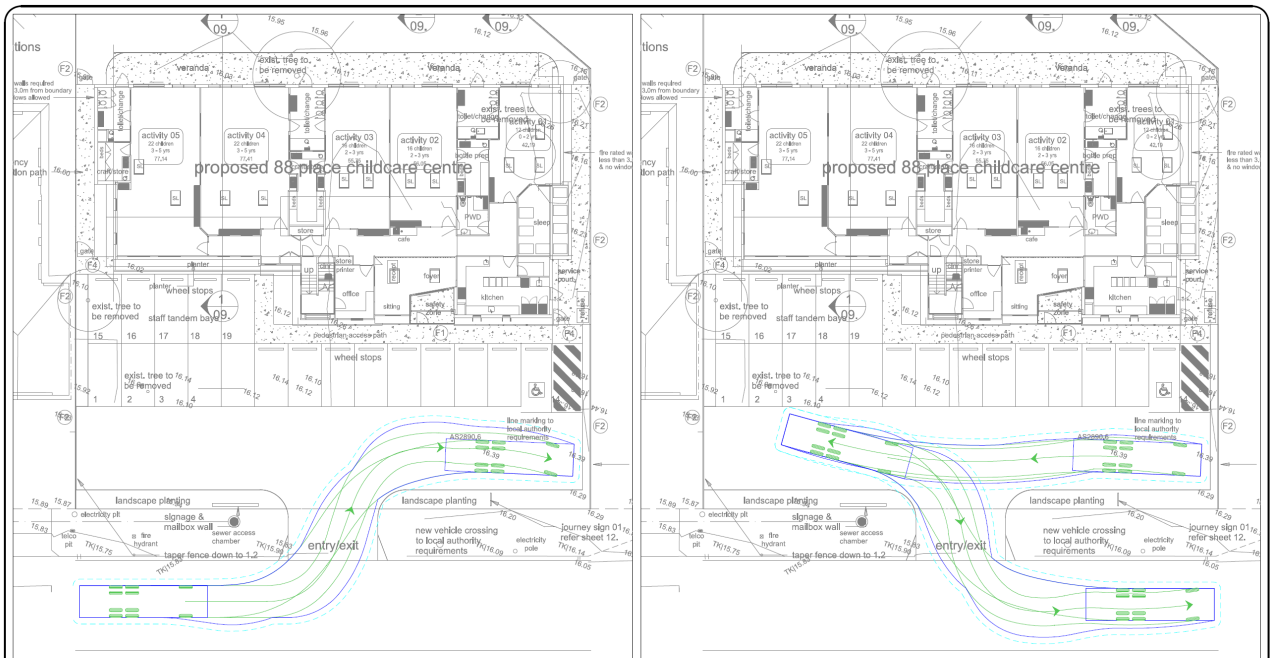


Figure 8: Car Parking Access Design Swept Paths

4.3 Loading & Unloading

The Traffic Report by O'Brien Traffic has considered loading and unloading and notes the following in relation to the loading bay at the western extent of the site:

Childcare centres do not typically generate regular loading or unloading activities other than waste collection. Food delivery would occur using vans outside of peak drop-off and pick-up times, and these vans would park in a vacant space within the car park. It is anticipated that waste collection would be undertaken by a private contractor using a standard size waste collection vehicle. Swept path analysis shows that a 10-metre-long waste collection vehicle can turn around on the site to be able to enter and exit in a forward direction. It is recommended that waste collection occur outside of peak drop-off and pick-up times to avoid conflict within the car park

4.4 Waste Management

Waste collection is discussed in detail in a Waste Management Plan prepared as part of the planning application material.

The proposed childcare centre will contain a nominated bin store area along its southern boundary to cater for bins and waste generated. The bin store is tucked away to the side of the childcare centre and will therefore not be visually unattractive. The proposed childcare development will use private waste collection. A standard 10-metre-long waste collection vehicle will enter the site and park in front of the bin storage area. Bins will be taken out to be emptied and then returned to the bin storage area. The waste vehicle will turn around within the site and exit in a forward direction.

4.5 Vegetation Removal/ Retention & Landscaping

There are six (6) trees within the subject site that are to be removed to facilitate this development. The subject site is not burdened by any landscape protection overlays therefor no permit is required for their removal. The two large trees along the south-eastern boundary are to be inspected and retained if satisfactory.

Ample space is available within the playscape for future landscaping to occur. The childcare design also provides space for landscaping around the extremities of the building and carpark with feature entrance planting possible at key locations. An extensive landscape design can be completed if required.

4.6 Acoustic

An Acoustic Report has been prepared as part of this application as per the attached report by Clarity Acoustics. It includes a recommendation that a 1.8m high acoustic fence be constructed to a section of the north-eastern site boundary to acter for the noise generated from early morning use of the carpark and use of the outdoor play area.

The report notes:

To provide adequate noise attenuation, the construction material of the recommended acoustic screen/fence must have a minimum surface density of 12 kg/m2 and be free from holes and gaps. Where timber acoustic fencing is preferred, 25 mm thick plywood timber panelling will meet the minimum surface density specification. Materials such as 9 mm thick fibre cement sheet, 6 mm thick float glass, proprietary acoustic panels or any other approved material which meets the minimum surface density specification of 12 kg/m2 may also be used.

If a material which meets the above acoustic requirements and does not restrict light is required, 12 mm thick Perspex, 16 mm thick Thermoclear or 6 mm thick float glass can be used.

Where a perforated finish or batten screen finish is preferred such as metal or timber perforated balustrades or a timber look batten screen, the chosen finish will require a solid backing such as 12 mm thick Perspex or 6 mm thick glass or any other approved material which material which meets the minimum surface density specification.

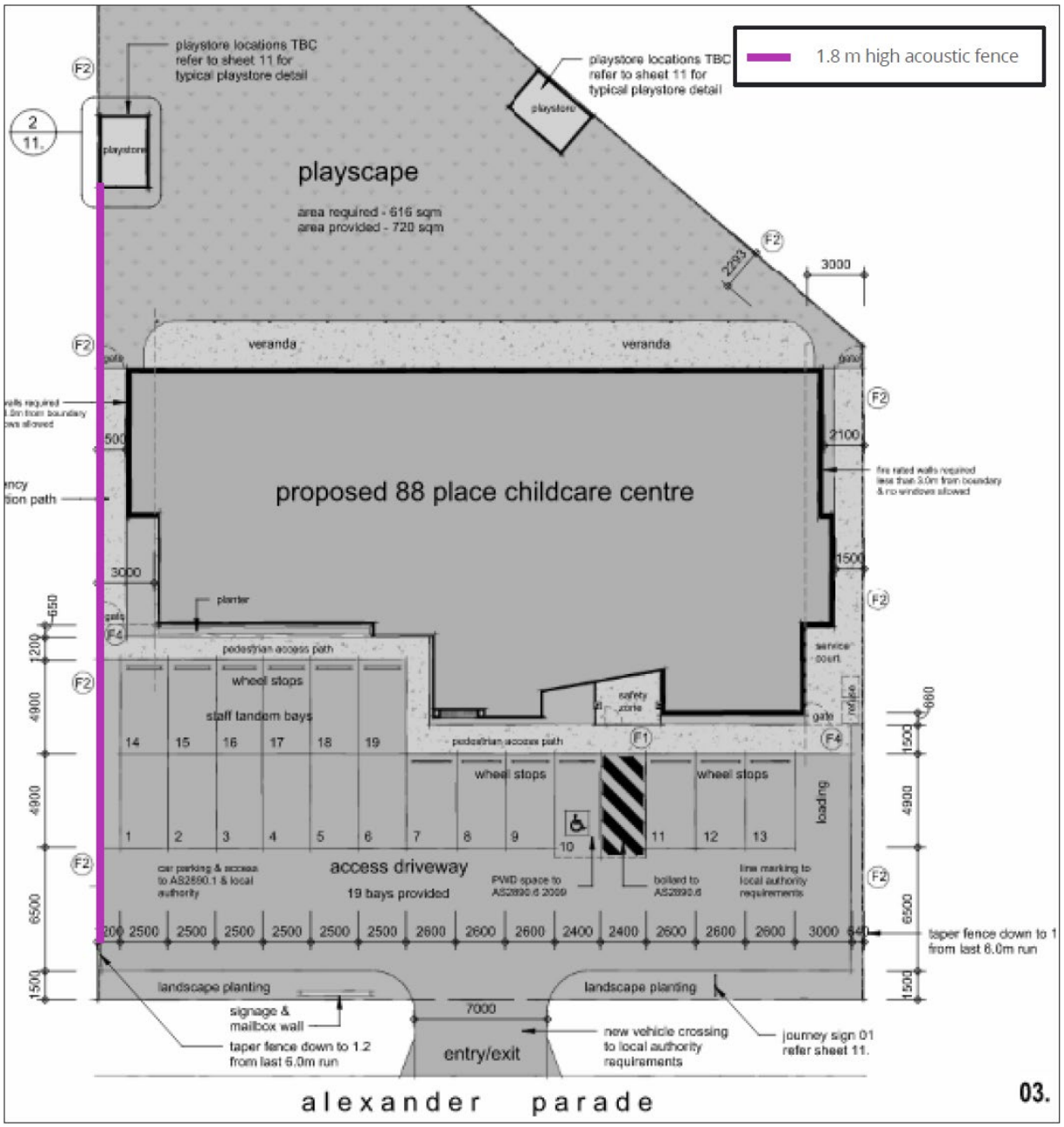


Figure 9: Proposed acoustic screening to car park and outdoor play area

4.7 Infrastructure Servicing

The subject site is in an established residential neighbourhood where existing infrastructure can be utilised and will be connected to the subject site. All services are available including reticulated water, electricity, gas and telecommunications and will be provided in accordance with the requirements of the relevant authorities.

5 Planning Assessment

5.1 Overview

This section details how the proposed development will meet the objectives of the Municipal Planning Strategy and the Planning Policy Framework, zoning and any overlay provisions within these policies, and any particular provisions relevant to the proposal.

The East Gippsland Planning Scheme Clauses relevant to this application include the following:

Zoning
Clause 32.08 General Residential Zone, Schedule 1 – GRZ1

Overlays
non-applicable

Planning Policy Framework (PPF):

Clause 11	**Settlement**
11.01-1S	Settlement
11.01-1L-01	East Gippsland Settlements
11.02-1S	Supply of Urban Land
Clause 13	**Environmental Risk and Amenity**
13.05-1S	Noise Management
13.07-1S	Land Use Compatibility
Clause 15	**Built Environment and Heritage**
15.01-1S	Urban Design
15.01-1L-01	Urban Design – General
15.01-1L-02	Urban Design – Bairnsdale
15.01-2S	Building Design
15.01-5S	Neighbourhood Character

Particular Planning Provisions

Clause 52.06	Car Parking
Clause 52.29	Land Adjacent to the Principal Road Network
Clause 52.05	Signs
Clause 65	Decision Guidelines

5.2 Zoning

Pursuant to the East Gippsland Planning Scheme, the property is contained within the *General Residential Zone, Schedule 1 (Clause 32.08)*. The proposal is in accordance with the relevant purposes of the zone which, alongside implementing the Municipal Planning Strategy and Planning Policy Framework, are:

- *To encourage development that respects the neighbourhood character of the area;*
- *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport; and*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

Pursuant to *Clause 32.08-2* a permit is required for use of a childcare centre (nested under education centre) as it falls under any 'other use not in Section 1 or 3'.

Pursuant to *Clause 32.08-10* a permit is required to construct a building or carry out works for a use in Section 2 of *Clause 32.02-2*.

Clause 32.08-11 stipulates the maximum building height should not exceed 11m or contain more than 3 storeys at any point.

Schedule 1 refers to the East Gippsland General Residential Area. Pursuant to Schedule 1, no neighbourhood character objectives are stipulated nor any variations to RESCODE.

The relevant Decision Guidelines contained within *Clause 32.08-14* have been considered and discussed below.

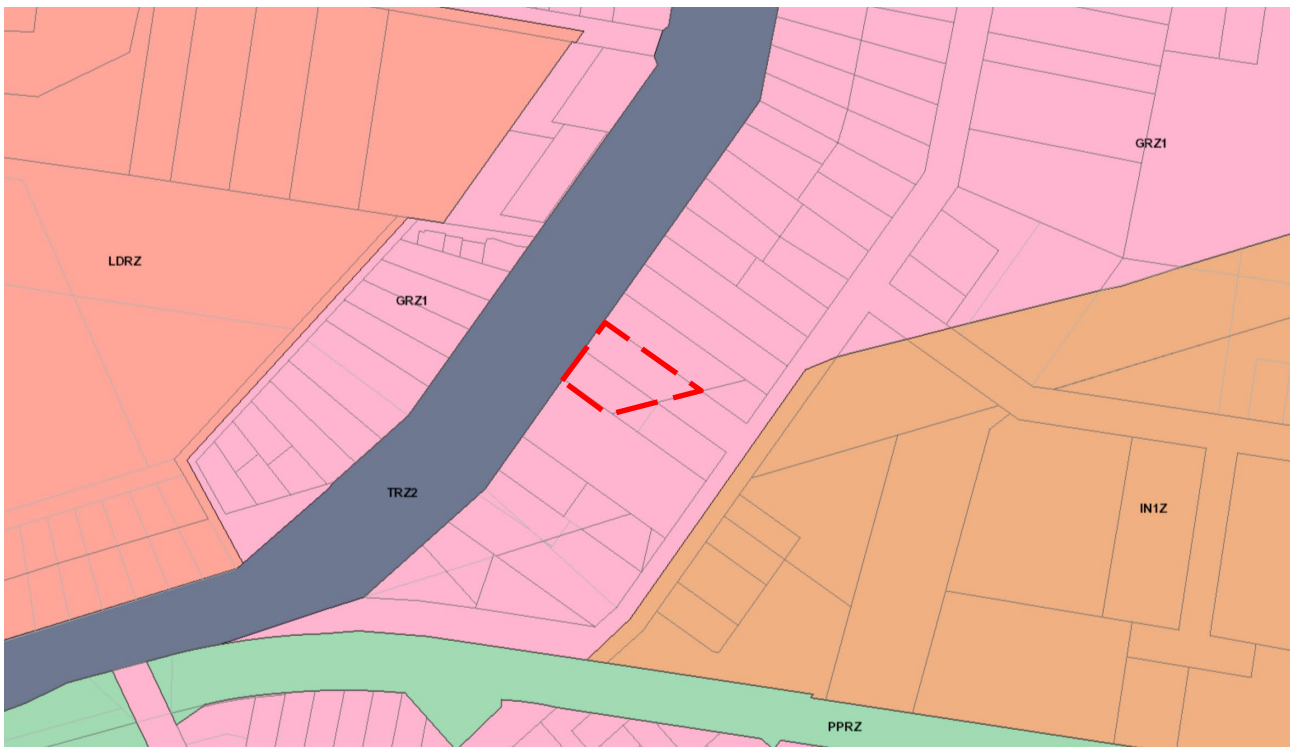


Figure 10: Zoning Plan

Response:

- **In accordance with the objectives of this Zone the overall character of the surrounding residential area is respected through appropriate setbacks, compatible building materials and attractive architectural design.**
- **The maximum building height is 7.44m which is well under the 11m limit stipulated in the zone.**
- **The site is well located close to a range of facilities and services.**
- **A permit is triggered under the zone for a Section 2 Use (Childcare) and for the construction of a building for a section 2 use. The proposed childcare serves local community needs, the scale and intensity being appropriate for the zone and surrounding area.**
- **A generous front setback remains with the childcare building setback 14.4m from the front boundary. This allows for the appropriate car parking facilities to occur with convenient access to Alexander Parade as well as landscaping to occur along the front boundary of the subject site.**
- **Access to the proposed lots and childcare centre is safe and convenient. A Traffic Impact Assessment has been completed by O'Brien Traffic with respect to the childcare centre and is included with this application.**
- **An Acoustic Report was completed by Clarity Acoustics to assess operational noise that would be present upon the construction of the childcare. A recommendation of the report is to provide the site with 1.8m high acoustic fencing to the north-eastern side of the car parking and playscape. A full copy of the acoustic report is submitted with this application.**

5.3 Overlays

No Overlays are applicable.

5.4 Planning Policy Framework and Local Planning Policy Framework

The PPF is structured around the following themes: those relevant to this application are discussed below:

Clause 11 – Settlement

States that: Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.

Settlement (11.01-1S)

Objective: To facilitating the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

Supply of Urban Land (11.02-1S)

Objective: To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

Relevant strategies:

- *Ensure that sufficient land is available to meet forecast demand; and*
- *Plan to accommodate projected population growth over at least a 15 year period and provide clear direction on locations where growth should occur. Residential land supply will be considered on a municipal basis, rather than a town-by-town basis.*

Response:

The proposal is compatible with the policy for settlement and is in an established urban area that is appropriately zoned for residential purposes and nominated as residential as per the East Bairnsdale – Lucknow Precinct Plan. The childcare centre would serve a beneficial role in the community, providing a vital service to local families while maintaining a scale and operation that fits within the residential character of the area.

Figure 11: East Bairnsdale - Lucknow Precinct Plan

<u>Clause 11 – Environmental Risk and Amenity</u>

States that: *Planning should strengthen the resilience and safety of communities by adopting a best practice environmental management and risk management approach.*

Planning should identify, prevent and minimise the risk of harm to the environment, human health, and amenity through:

- *Land use and development compatibility.*
- *Effective controls to prevent or mitigate significant impacts.*

Planning should identify and manage the potential for the environment and environmental changes to impact on the economic, environmental or social wellbeing of society.

Planning should ensure development and risk mitigation does not detrimentally interfere with important natural processes.

Planning should prepare for and respond to the impacts of climate change.

Noise Management (13.05-1S)

Objective: To assist the management of noise effects on sensitive land uses.

Land Use Compatibility (13.07-1S)

Objective: To protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.

Relevant Strategies:

- *Avoid or otherwise minimise adverse off-site impacts from commercial, industrial and other uses through land use separation, siting, building design and operational measures.*

Response:

The proposed childcare centre is compatible with the surrounding residential uses within the area. Childcare centres generally have relatively low environmental and traffic impacts compared to other commercial and industrial uses, their activities such as supervised play and learning, typically do not generate a detrimental level of noise pollution or heavy traffic that might come from more intensive developments.

An acoustic screening fence will also be constructed along the northern boundary of the car park and outdoor play area, this will allow the noise impacts from the childcare centre to be minimised in relation to the residential land uses surrounding.

Clause 15 – Built Environment & Heritage

States that: *Planning should ensure all land use and development appropriately responds to its surrounding landscape and character, valued built form and cultural contex**t.***

Urban Design (15.01-1S)

Objective: To create urban environments that are safe, healthy, functional and enjoyable and the contribute to a sense of place and cultural identity.

Relevant Strategies:

- *Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.*
- *Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.*
- *Ensure the interface between the private and public realm protects and enhances personal safety.*
- *Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.*
- *Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.*
- *Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.*
- *Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.*
- *Promote good urban design along and abutting transport corridors.*

Urban Design - General (15.01-1L-01)

Relevant Strategies:

- *Encourage high standards of design in urban areas, coastal and lakeside areas, areas of high landscape quality, and land adjacent to parks and reserves.*
- *Design development to be in keeping with landscape and town character.*
- *Avoid overshadowing by buildings of foreshores and other public areas.*
- *Protect and enhance the visual quality of road corridors, especially between towns.*
- *Protect and enhance roadside vegetation corridors at town entrances.*
- *Encourage advertising that complements the architectural style, built form and character of the place.*
- *Support commercial development that provides weather protection such as awnings and verandas.*
- *Support transparent ground floor windows and door openings to commercial developments.*

Urban Design - Bairnsdale (15.01-1L-02)

Objective: To encourage improvements to building frontages, laneways and arcades, and residential streets in the Bairnsdale CBD and residential areas.

Relevant Strategies:

- *Rationalise the number of signs on a site, including permanent, removable and temporary forms of advertising.*
- *Ensure signage, including corporate colouring:*
    - *Complements character.*
    - *Is in proportion to the building.*
    - *Avoids bright or fluorescent block colouring.*
    - *Respects sensitive areas and the heritage significance of buildings.*

- *Encourage signage that maintains active street frontages, shop fronts, windows and passive surveillance.*

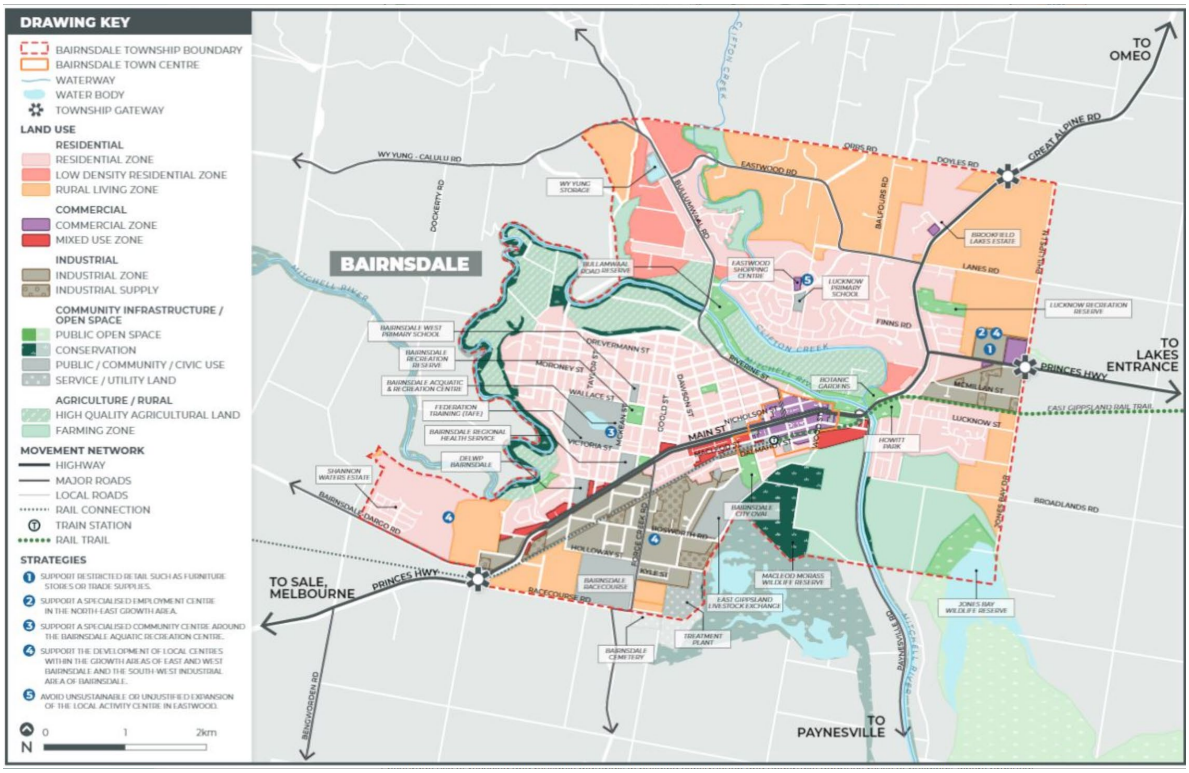


Figure 12: Bairnsdale Urban Design Framework Plan

Building Design (15.01-2S)

Objective: To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development

Neighbourhood Character (15.01-5S)

Objective: To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Response:

The proposal has been designed to ensure an appropriate outcome in terms of the site's context. The proposed development is architecturally designed to suit the site and is finished in materials and colours that are compatible with the built environment of the neighbourhood, allowing the building to blend in with the existing character. It is submitted that the development will achieve high standards in terms of urban image, landscape design and building design innovation.

The proposal offers a high standard of design that will offer good amenities for neighbouring residents. The childcare centre has been designed to front Alexander parade, maintaining surveillance over it, as well as its own internal car parking area.

No front fences is proposed to maintain the openness of the street and all signage proposed is appropriate for the site and the scale of the building.

<u>Clause 17 – Economic Development</u>

States that: *Planning is to provide for a strong and innovative economy, where all sectors are critical to economic prosperity.*

Planning is to contribute to the economic wellbeing of the state and foster economic growth by providing land, facilitating decisions and resolving land use conflicts, so that each region may build on its strengths and achieve its economic potential.

Response:

The proposed use of a childcare centre is a needed addition to the Lucknow area providing further employment opportunities to the population and additional childcare places for families residing in the area as such contributing to the economic potential of the area.

5.5 Particular Provisions

Car Parking (Clause 52.06)

Pursuant to Clause 52.06 the purpose of this clause is.

- *To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

Pursuant to Clause 52.06 the number of car parking spaces required for a childcare centre under Table 1 is 0.22 to each child.

Response:

- **The proposed childcare centre has allocated car parking for visitors and staff at the front of the site. The front entrance of the childcare centre is easily identifiable and accessible from the parking lot. While there is no dedicated footpath for visitors, the low-speed environment of the parking lot will allow for the safe and efficient movement of people within this area.**
- **The childcare centre has been designed to accommodate a total of 88 children, as such based on the parking rate of 0.22 per child, a total of 19.36 parking spaces are required. The proposed parking lot provides 19 car parking spaces (including one accessible space) which satisfies the parking requirements of this Clause.**
- **The design of the car parking spaces, accessway and pedestrian linkages are in accordance with the relevant Design Standards as per Clause 52.06-9.**
- **Entry and exit to the site will be via Alexander Parade via a concrete crossing along the eastern boundary.**
- **A traffic impact assessment has been completed by O'Brien Traffic and is included within the application documents which concludes that there is no access, or layout issues and includes a swept path analysis.**

Land Adjacent to The Principal Road Network (Clause 52.29)

Pursuant to Clause 52.29 the purpose of this clause is:

- *To ensure appropriate access to the Principal Road Network or land planned to form part of the Principal Road Network.*
- *To ensure appropriate subdivision of land adjacent to Principal Road Network or land planned to form part of the Principal Road Network.*

Pursuant to *Clause 52.29-2* a permit is required to create or alter access to a road in a *Transport Zone 2.*

Response:

- **The subject site requires the creation of an accessway to Alexander Parade, a TRZ2. As such, a permit is triggered for the creation of access to a road in a TRZ2. It is submitted that the creation of the crossing will not cause an unsafe environment for entering and exiting the site.**
- **The proposal is in accordance with the purpose of this Clause in that it has no detrimental impact on Alexander Parade (TRZ2). It is submitted that the proposal will not disrupt traffic flow on this street.**
- **A traffic Impact Assessment conducted by O'brien traffic concludes that the level of traffic anticipated to be generated by the proposed childcare centre will have no significant adverse impact on the existing safety and operation of Alexander Parade, Princes Highway, Hadfield Street, or the surrounding road network.**

Signs (Clause 52.05)

Pursuant to Clause 52.05 the purpose of this clause is:

- To regulate the development of land for signs and associated structures.
- To ensure signs are compatible with the amenity and visual appearance of an area, including the existing or desired future character.
- To ensure signs do not contribute to excessive visual clutter or visual disorder.
- To ensure that signs do not cause loss of amenity or adversely affect the natural or built environment or the safety, appearance or efficiency of a road.

Pursuant to this clause the subject site is located within Category 3 – High Amenity Areas whereby a planning permit is required for business identification signage

Response:

The proposal includes signage as shown on the attached plans. The signage requires a planning permit due to its location within a high amenity area. The signage is considered appropriate for the site and the scale of the building. It is not considered to be excessive in size or design nor does it create clutter or visual disorder and allows those using the centre to easily identify the entry to the childcare centre.

5.6 General Provisions

Clause 65 Decision Guidelines

Before deciding on an application or approval of a plan, the responsible authority must consider a series of matters, and these seek to ensure good decision making. In addition to consideration of applicable policies and strategies as outlined in this report, the responsible authority must make a judgement on whether a proposal presents an appropriate outcome with respect to amenity, land use conflicts, environmental aspects and the orderly planning of the wider area.

It is submitted that this proposal responds to policy requirements and specific opportunities and constraints to offer an outcome that will make a positive contribution to the municipality. There are no fundamental shortfalls in the matters to be considered and as such we consider approval of this application to be an example of good decision making.

6 Conclusion

The following key conclusions can be drawn from the above analysis:

- The proposal is consistent with the General Residential Zone, Schedule 1 (GRZ1) in that it appropriately provides for needs of the local community with the development of a childcare centre
- The proposal is compatible with *Clause 52.06* with the appropriate provision and design of on-site carparking and vehicle access. A Traffic report has been prepared to demonstrate how the proposal has no impact on the surrounding road network.
- The proposal is considered to be in accordance with the purpose of Clause 52.29 in that it has no detrimental impact on Alexander Parade (TRZ2).
- An acoustic report has been prepared and there are no amenity concerns.
- A Waste Management Plan has been prepared to outline details for private waste collection and the bin storage area.
- The proposal meets the requirements of Clause 52.05 Signs.
- The proposal is consistent with the Municipal Planning Strategy and Planning Policy Framework and particularly with the East Gippsland Council's local policies;
- The proposal is consistent and complies with the decision guidelines stated within Clause 65.

Nick Anderson
Managing Director

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proposed 88 place childcare centre
20 - 22 alexander parade, lucknow, vic.

site data / analysis

proposal
- 88 place childcare centre
r.p.d.
20 - 22 alexander parade
lucknow, vic.

local authority	East Gippsland Shire Council
site area	2072 sqm
site cover	672.1 sqm (32.4 %)
gross floor area	- 655.3 sqm

building area

ground floor area	- 577.4 sqm
veranda area	- 87.0 sqm
safety zone	- 7.7 sqm
upper floor area	- 89.4 sqm
drying court area	- 9.5 sqm

childcare centre
no. of children - 88
no. of activity rooms - 5

staff
- 15 contact

playscape

required	-- 616	sq.m.
provided	-- 720	sq.m.

car parking
car bays provided
- 19 bays inc. disabled bay

refer to traffic report

operating hours
monday - friday 6:30am - 6:30pm tbc

index to sheets

development statement

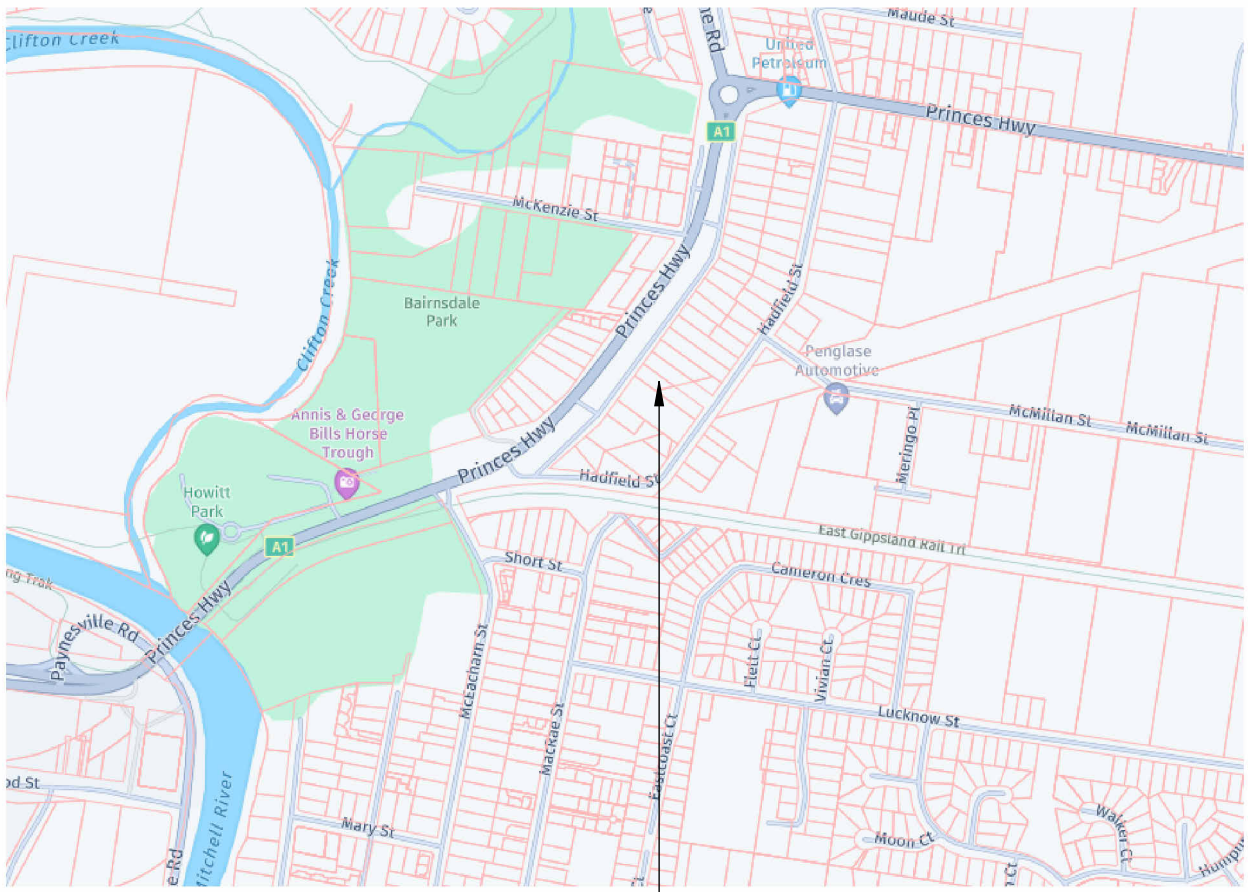
built environment
the development will comply with the requirements of the East Gippsland Shire Council, the NCC 2022 Vol 1 and the National Quality Framework and standards.

car parking
all car parking and access shall accord with AS2890.1

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

garbage collection
garbage is to be collected on site, bins to be stored in screened service area

3D perspective



locality plan

site location

01.

face sheet/site data

proposed childcare centre, 20 - 22 alexander parade, lucknow.

0 m
not to scale

note: this proposal is subject to site survey and development approval(s) from the relevant authority

rd2024031 / 10/12/2024
issue B - 14/11/24
drawn - d.c.

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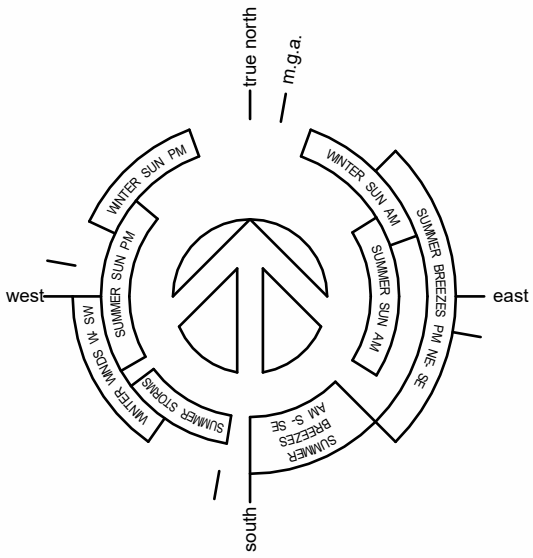
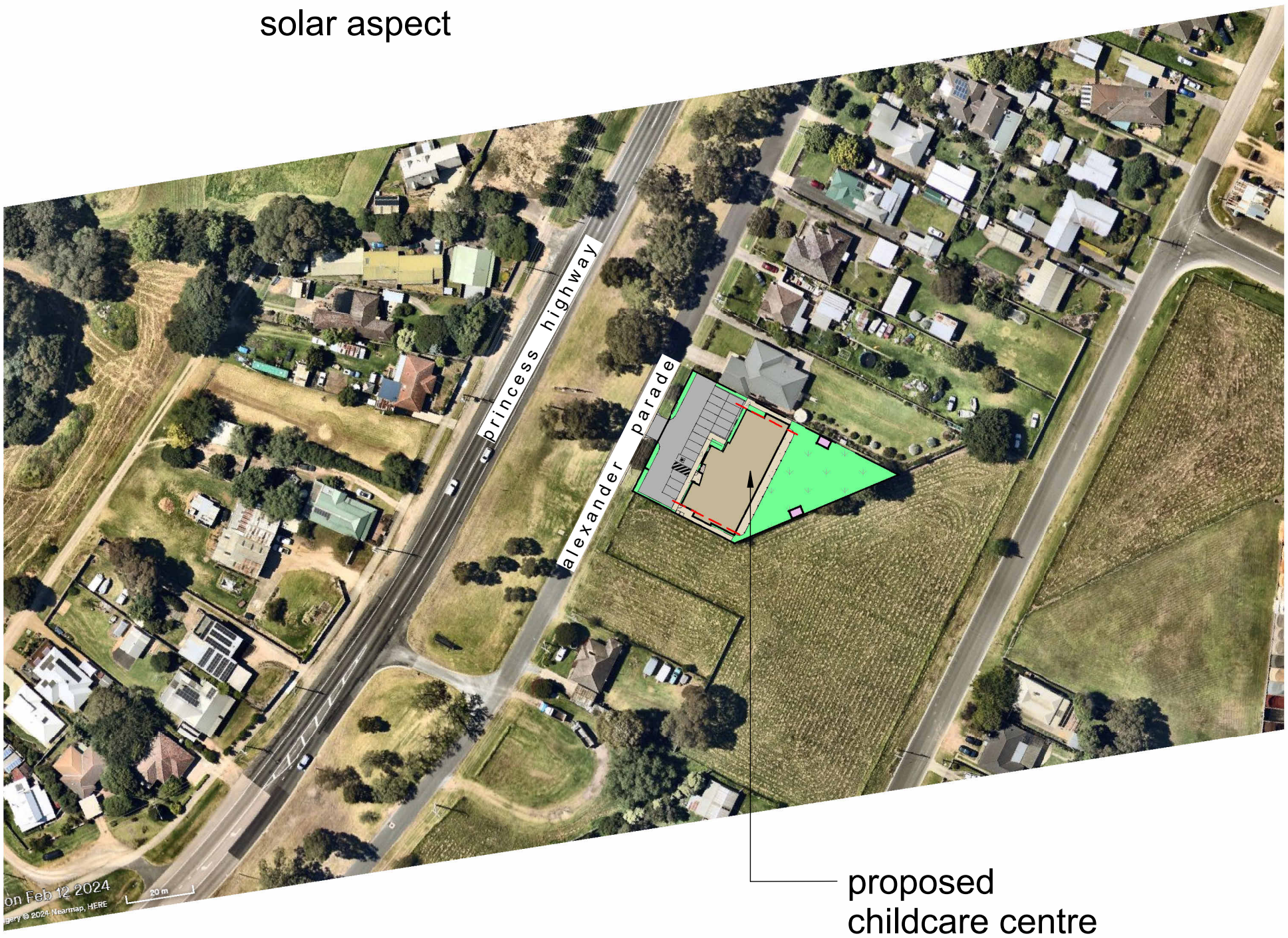


solar aspect



proposed
childcare centre

site context plan

02.

site context plan

proposed childcare centre, 20 - 22 alexander parade, lucknow.

0 m
not to scale

note: this proposal is subject to site survey and development approval(s) from the relevant authority.

rd2401 - July 2024
issue B - 14/11/24
drawn - d.c.r.

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north

existing trees to be inspected & retained if satisfactory

F2 indicates fence type refert to sheet 10 for details

playstore locations TBC refer to sheet 12 for typical playstore detail

playstore locations TBC refer to sheet 12 for typical playstore detail

playstore

playstore

playscape

area required - 616 sqm
area provided - 720 sqm

2 / 11.

F5 1.8m high acoustic fence refer to sheet 10 for details

2293

3000

veranda

exist. tree to be removed

veranda

gate

gate

fire rated walls required less than 3.0m from boundary & no windows allowed

exist. trees to be removed

2100

fire rated walls required less than 3.0m from boundary & no windows allowed

proposed 88 place childcare centre

emergency evacuation path

1500

3000

gate

F4

planter

1350

5400

wheel stops

exist. tree to be removed

staff tandem bays

15 16 17 18 19

pedestrian access path

safety zone

gate

refuse

service court

wheel stops

exist. tree to be removed

1 2 3 4 5 6 7 8 9 10 11 12 13 14

4900

6500

car parking & access to AS2890.1 & local authority

access driveway

19 bays provided

PWD space to AS2890.6 2009

bollard to AS2890.6

line marking to local authority requirements

1000 2600 2600 2600 2600 2600 2600 2600 2600 2600 2600 2600 2600 2400 2400 640

taper fence down to 1.2 from last 6.0m run

660

1500

4900

6500

1500

landscape planting

landscape planting

electricity pit

signage & mailbox wall

sewer access chamber

7000

entry/exit

new vehicle crossing to local authority requirements

journey sign 01 refer sheet 12.

telco pit

fire hydrant

taper fence down to 1.2 from last 6.0m run

electricity pole

existing street tree to be retained

alexander parade

04.

site plan

proposed childcare centre, 20 - 22 alexander parade, lucknow.

0 10m
1:200 (A3)

note: this proposal is subject to site survey and development approval(s) from the relevant authority.

issue C - 16/01/25
drawn - d.r.

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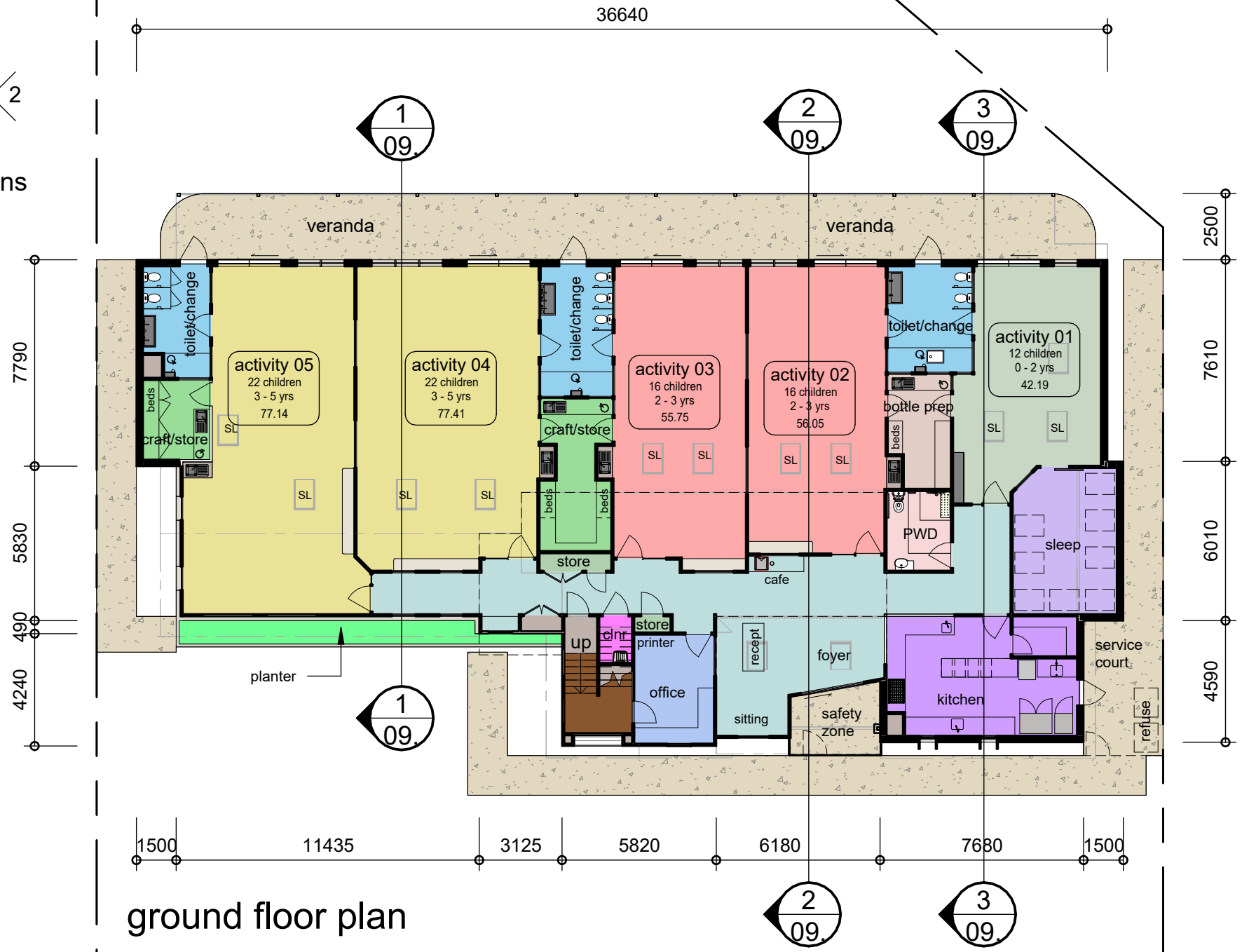
north

3
4
2
1
elevations



ground floor plan

ground floor area	-	577.4 sqm
veranda area	-	87.0 sqm
safety zone	-	7.7 sqm
upper floor area	-	89.4 sqm
drying court area	-	9.5 sqm

05.

ground floor plan

proposed childcare centre, 20 - 22 alexander parade, lucknow.

0
1:200 (A3)
10m

note: this proposal is subject to site survey and development approval(s) from the relevant authority

2401 - July 2024
issue B - 14/11/24
drawn - d.r.

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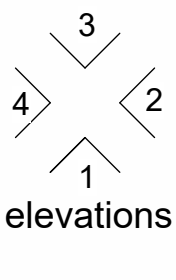

upper floor plan

upper floor area	-	89.4 sqm
drying court area	-	9.5 sqm

06.

upper floor plan

proposed childcare centre, 20 - 22 alexander parade, lucknow.

0 10m
1:200 (A3)

rd2401 / 01 / 2224
issue B - 14/11/24
drawn - d c s

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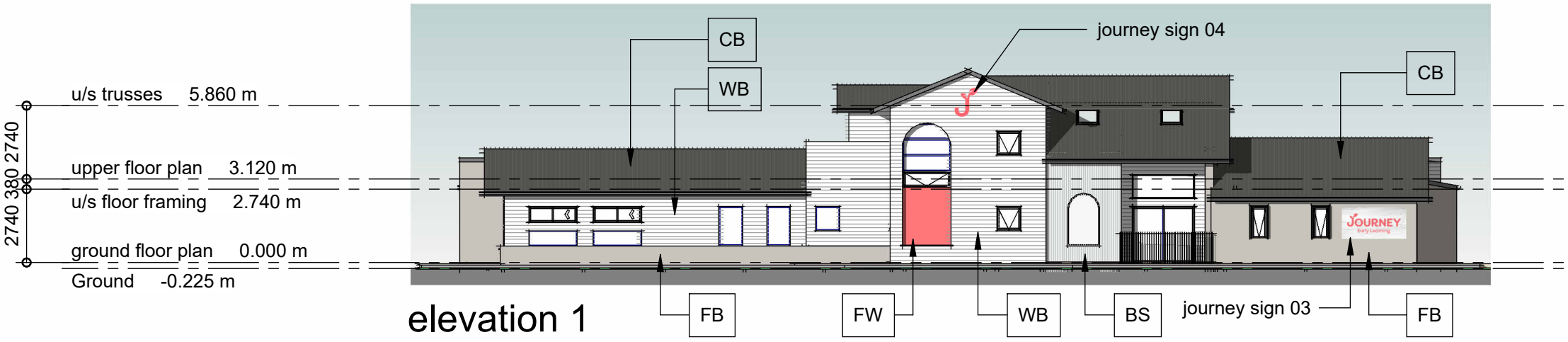
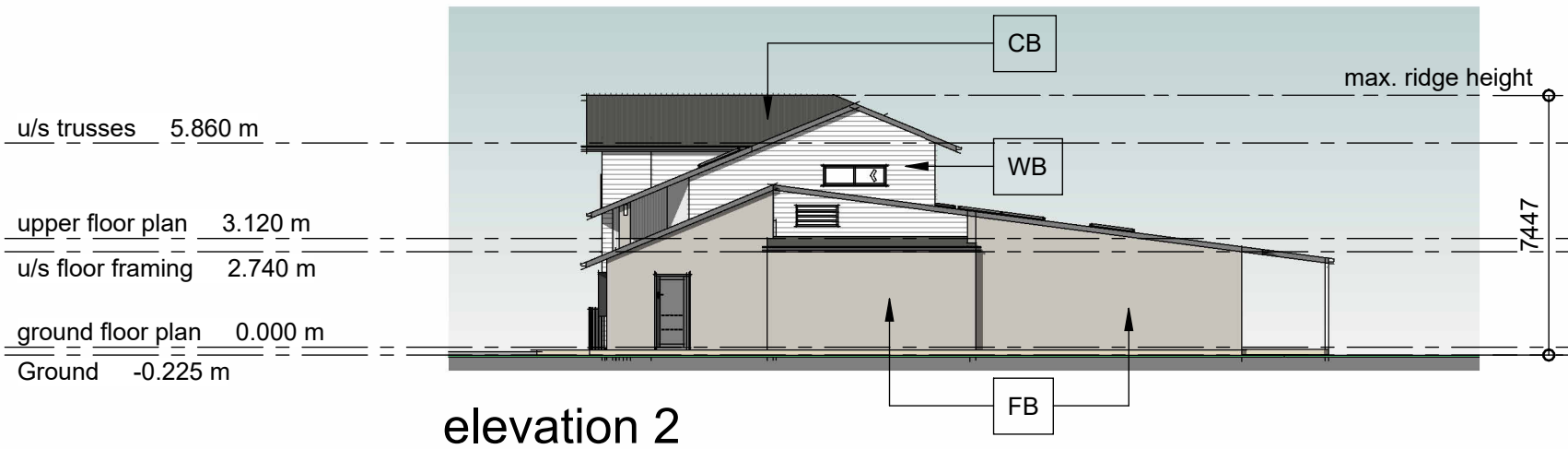
c.c. raymond QBCC lisc. no. 1178466



elevation 1



elevation 2

elevation 3

elevation 4

material & colour legend

WB

linea weatherboard
- resene black white

AC

timber look
aluminium cladding

FB

face brickwork
PGH crushed grey

CB

colorbond
monument
- custom orb roofing
- gutter/fascias
- window/door frames
- window hoods

FW

colour to
match journey
logo

BS

aluminium batten screen
powdercoated white

07.

elevations

proposed childcare centre, 20 - 22 alexander parade, lucknow.

0 10m
1:200 (A3)

note: this proposal is subject to site survey and development approval(s) from the relevant authority.

rd20240131 | JUL 2024
issue C - 16/01/25
drawn - d c r

m. 0418 666 922
raymond design
c.c. raymond QBCC lisc. no. 1178466

3D View 1

3D View 2

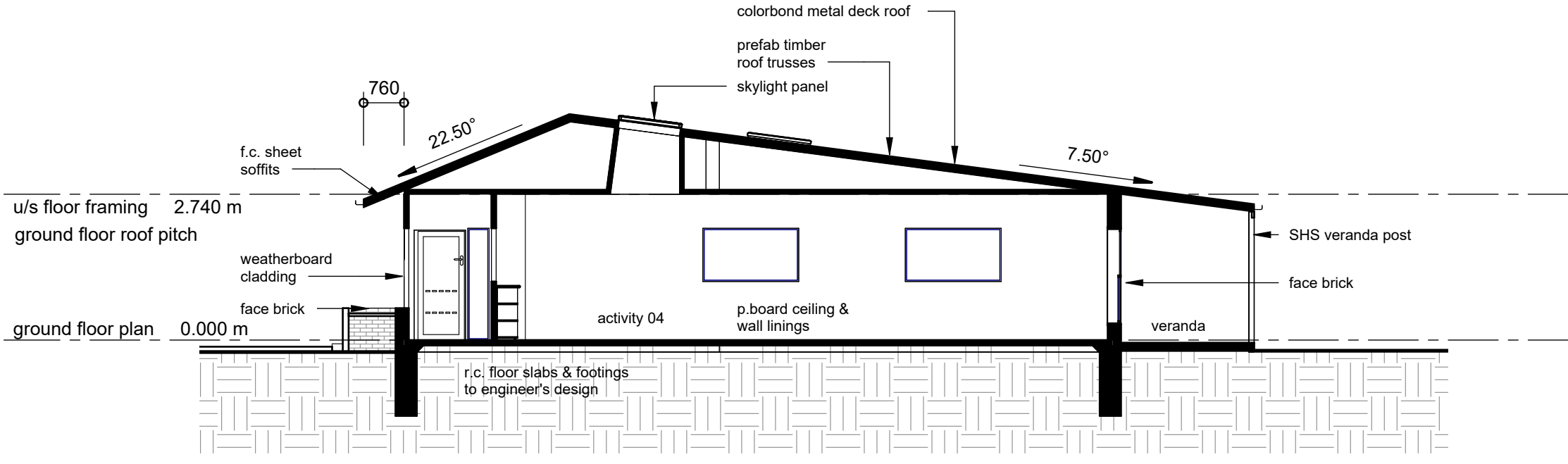
08.

3D views

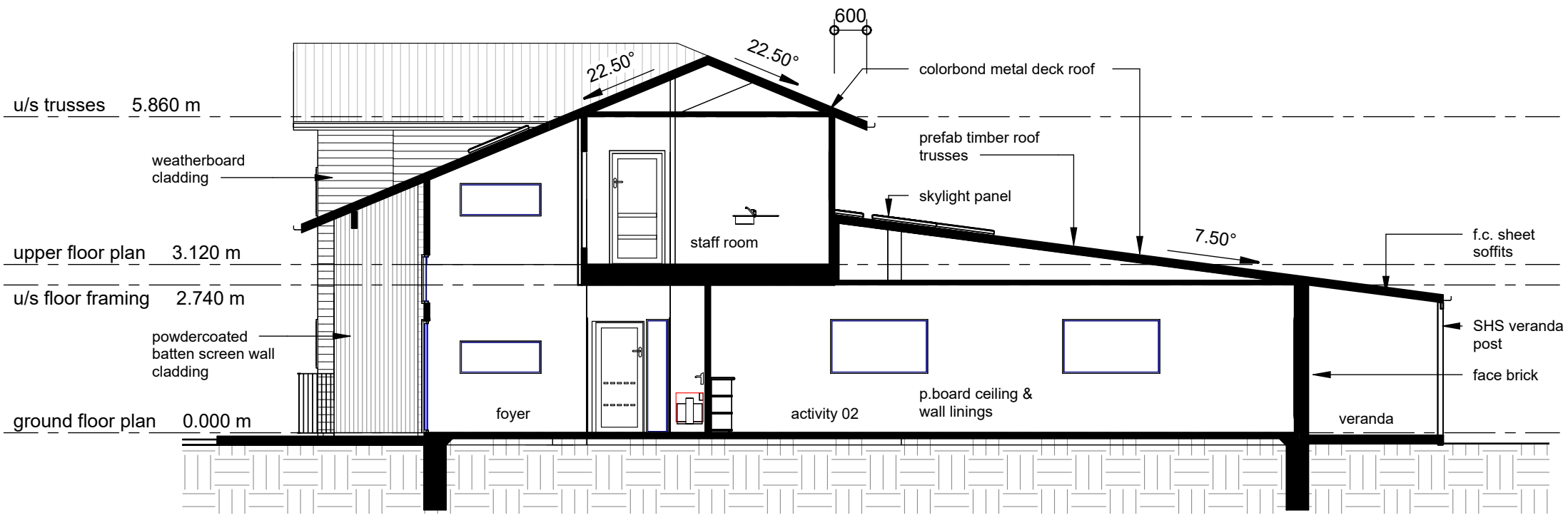
proposed childcare centre, 20 - 22 alexander parade, lucknow.

0 m
not to scale

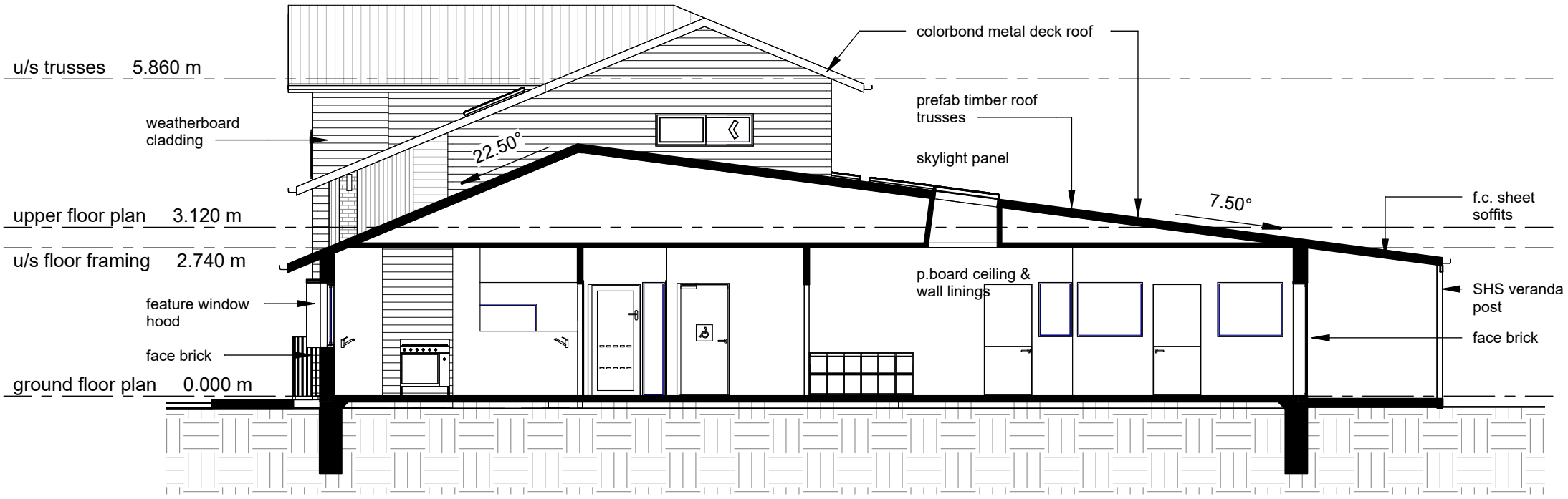
raymond design
m. 0418 666 922
c.c. raymond QBCC lisc. no. 1178466



Section 1



Section 2



Section 3

09.

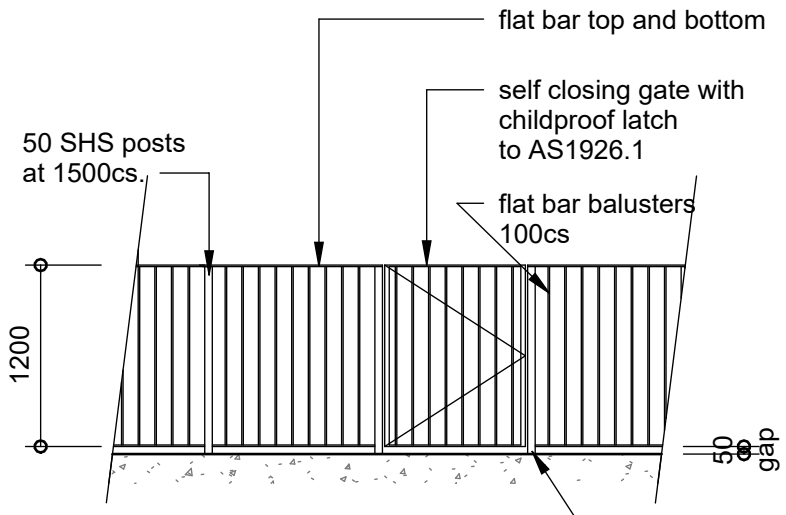
site sections

proposed childcare centre, 20 - 22 alexander parade, lucknow.

0 5m
1:100 (A3)

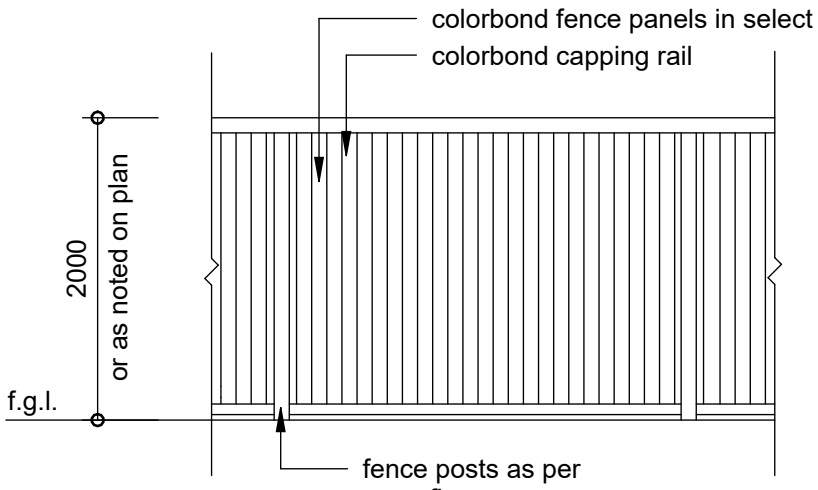
issue A - 1/7/2024
issue B - 14/11/24
drawn - d & r

RD raymond design
m. 0418 666 922
c.c. raymond QBCC lisc. no. 1178466

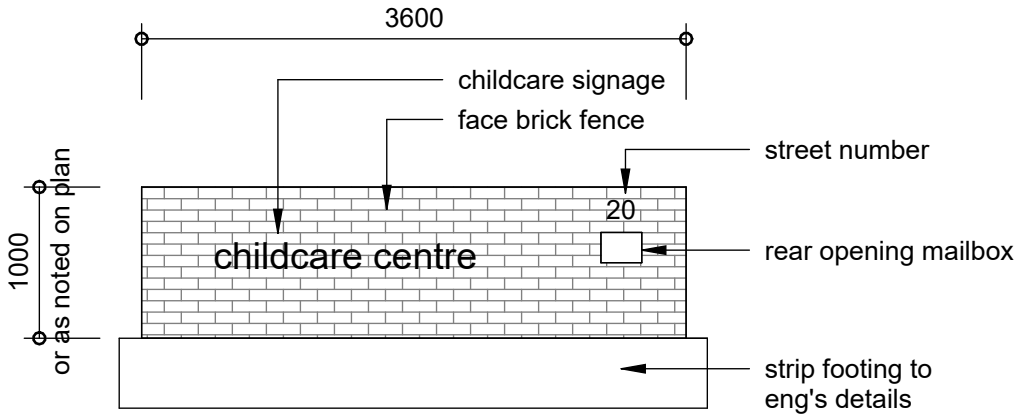


safety zone fence F1

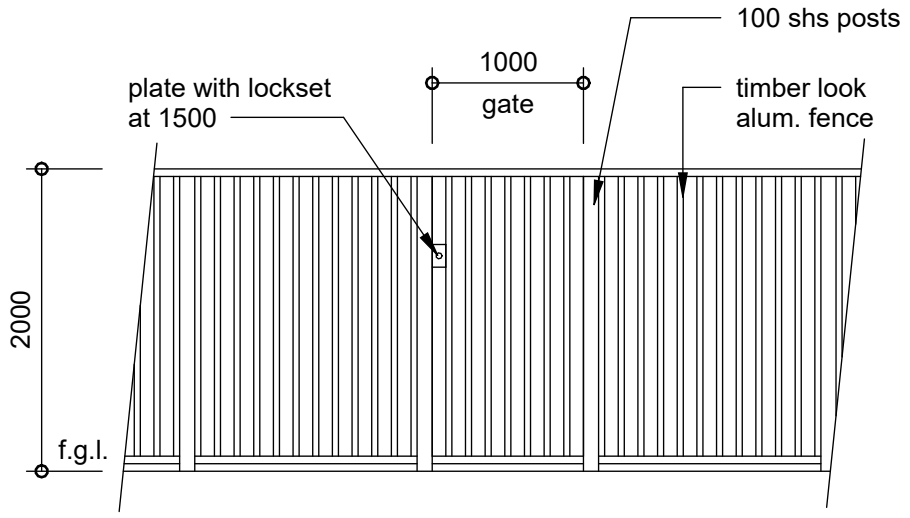
note : all fencing to child play areas to be in accordance with AS1926



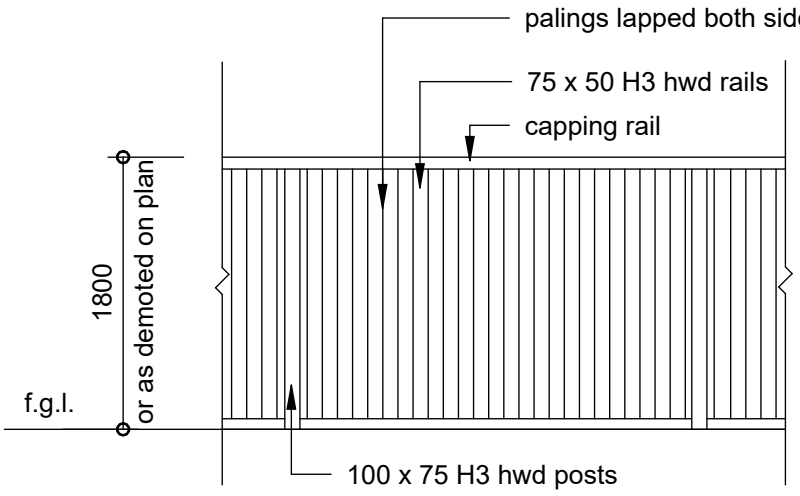
fence type F2



face brick fence F3



fence type F4



cladding to accord with construction requirements contained within Clarity Acoustics acoustic report

acoustic timber fence F5

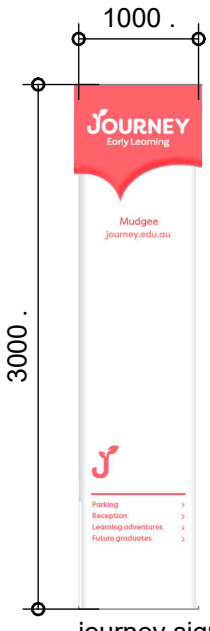
10.

fence details

proposed childcare centre, 20 - 22 alexander parade, lucknow.

0 2.5m
1:50 (A3)

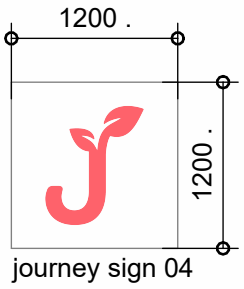
raymond design
m. 0418 666 922
c.c. raymond QBCC lisc. no. 1178466



journey sign 01

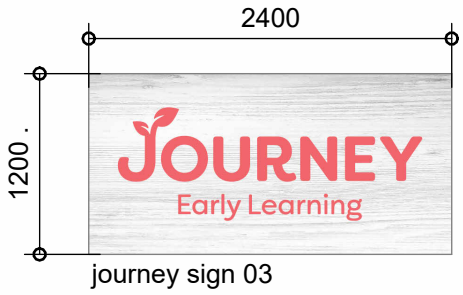
3000x1000 uv printed acm with matte clear coat

journey sign 02
525x5950 uv printed amc with matte clear coat



journey sign 04

1200x1200 uv printed amc with matte clear coat

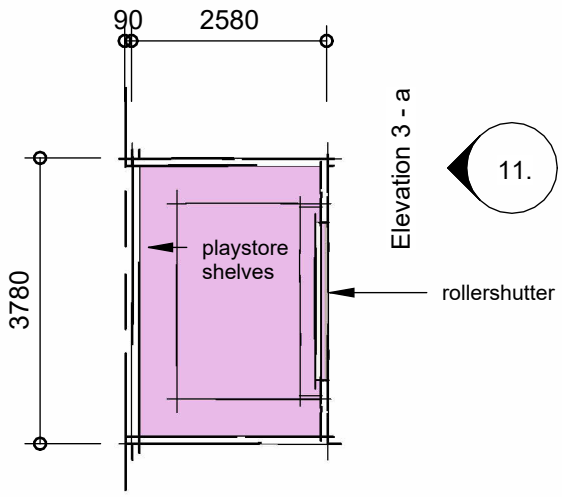


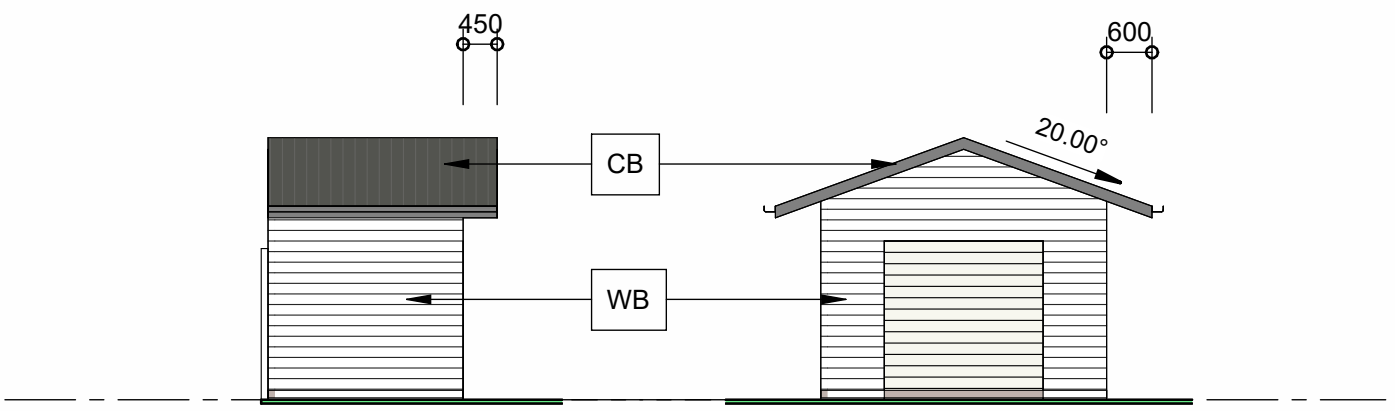
journey sign 03

2400x1200 uv printed amc with matte clear coat

refer to the site plan & elevations for signage locations

signage details





Elevation 2 - a

Elevation 3 - a

playstore plan 2

11.

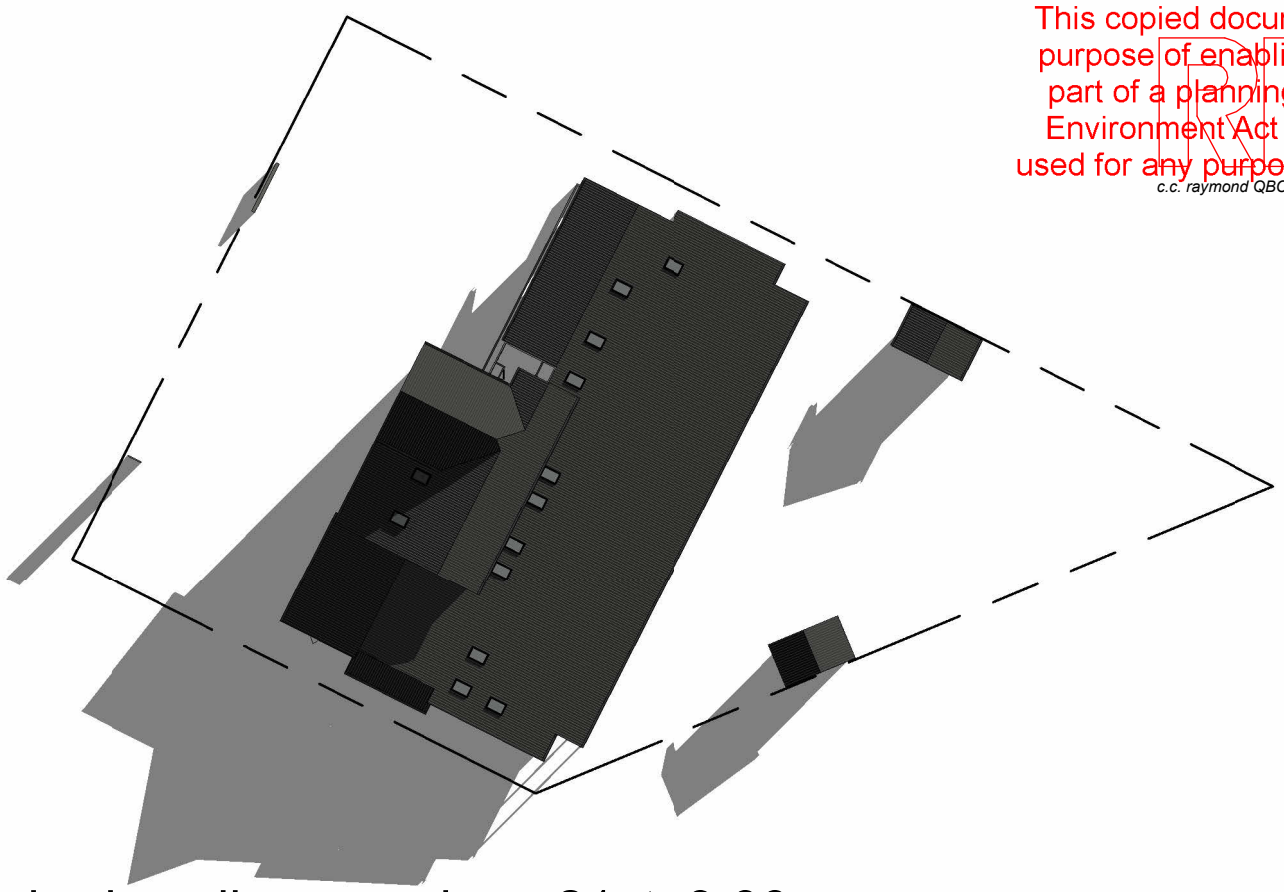
playstore & signage details

proposed childcare centre, 20 - 22 alexander parade, lucknow.

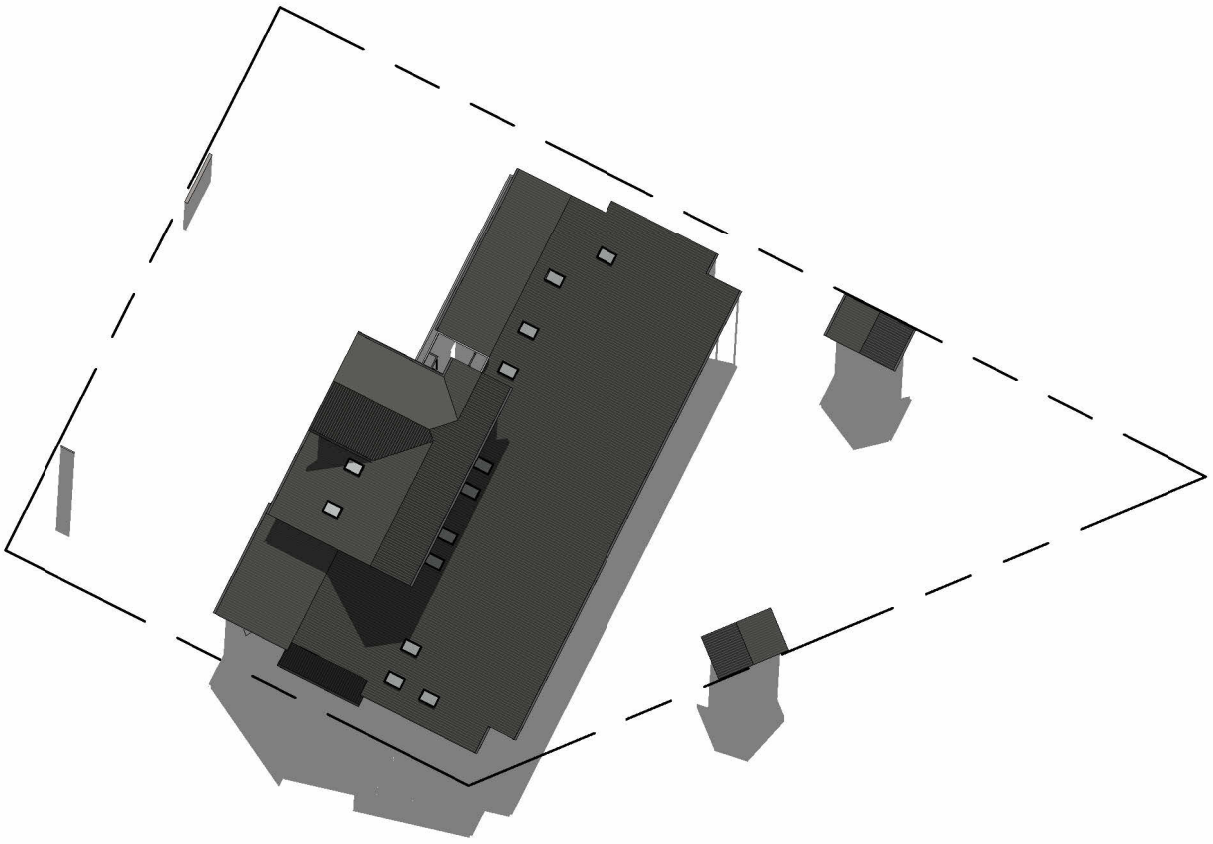
0 2.5m
1:50 (A3)

RD2024031 / July 2024
issue B - 14/11/24
drawn: c. c.

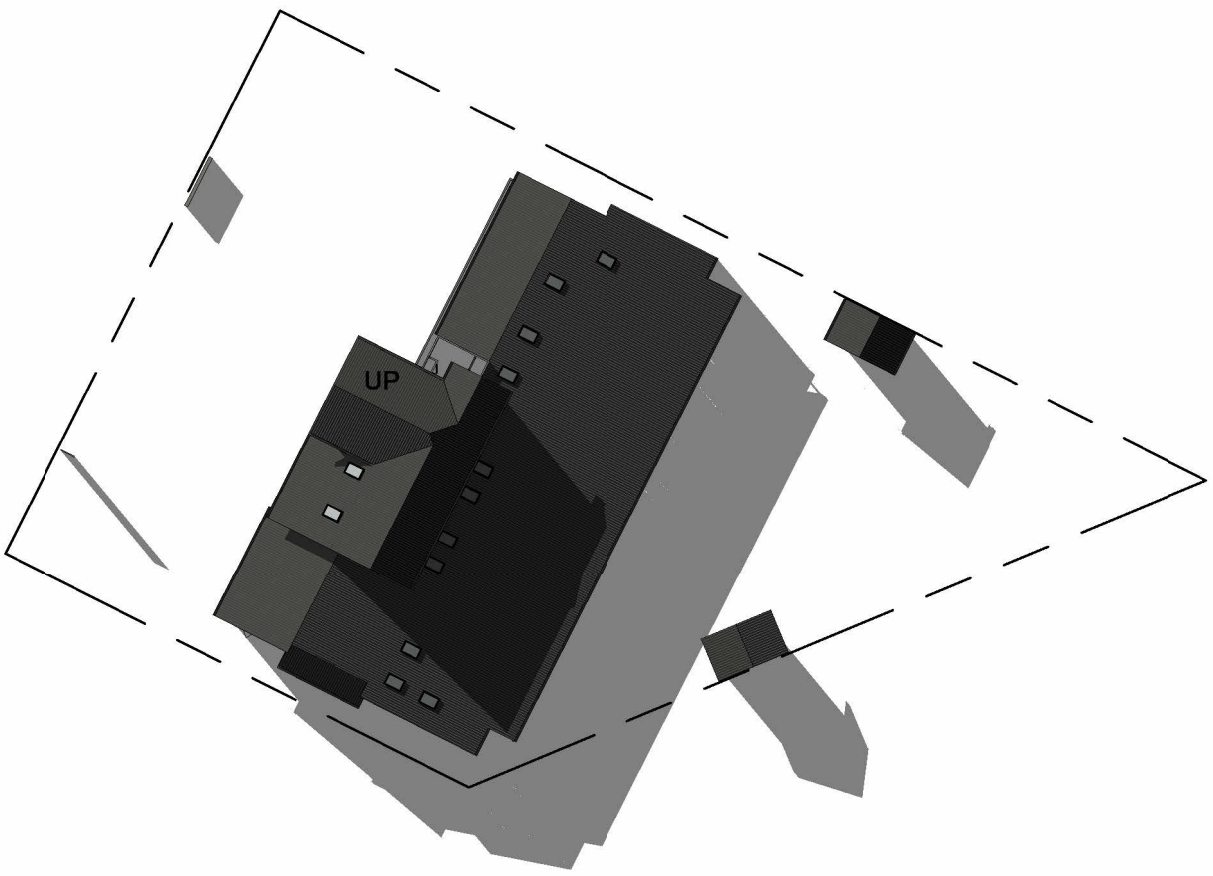
raymond design
m. 0418 666 922
c.c. raymond QBCC lisc. no. 1178466



shadow diagram - june 21st, 9.00am.



shadow diagram - june 21st, 12.00pm.



shadow diagram - june 21st, 3.00pm.

12.

shadow diagrams

proposed childcare centre, 20 - 22 alexander parade, lucknow.

0 10m
1:200 (A3)

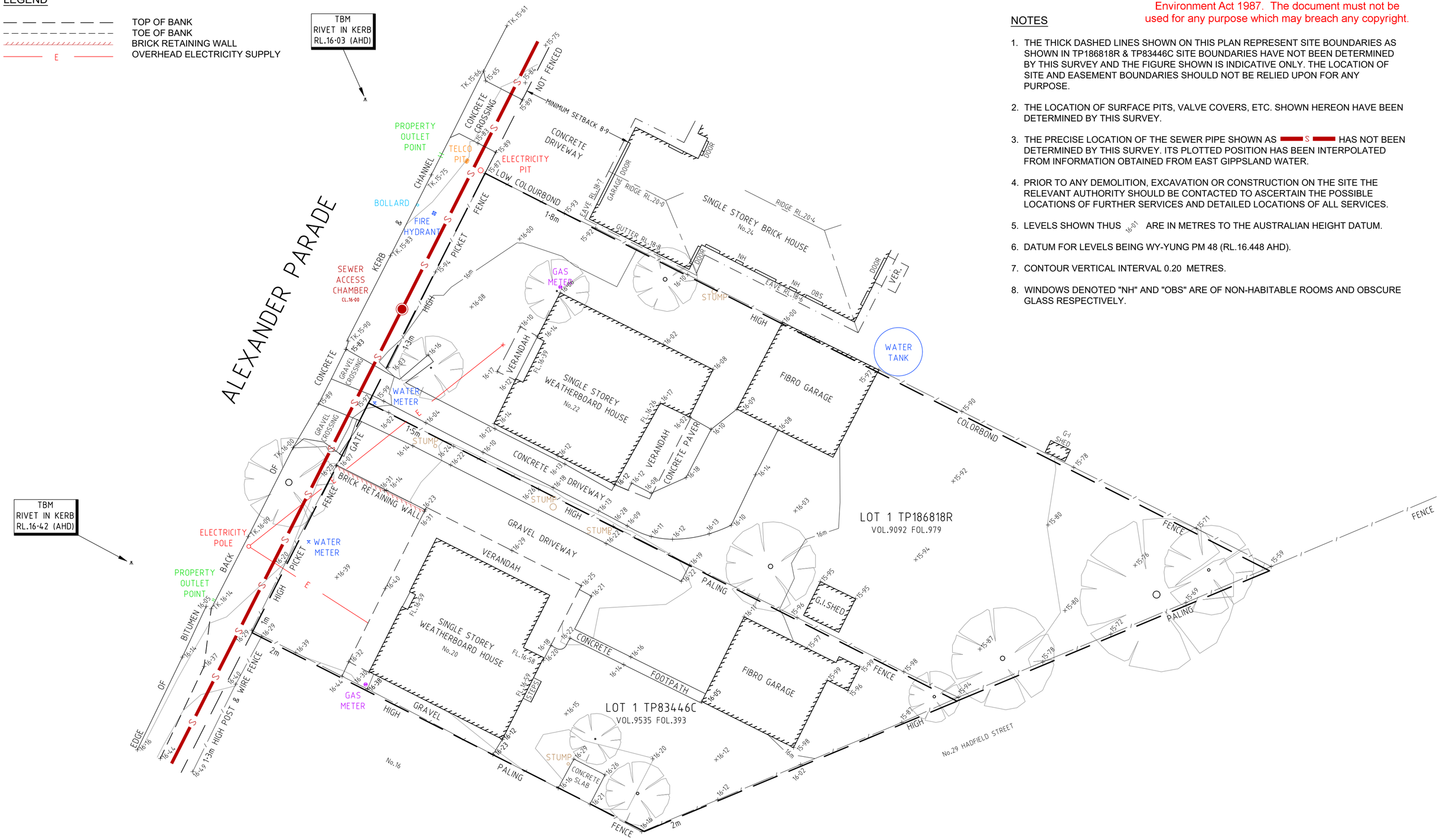
ref: 2401_DA_224
issue B - 14/11/24
drawn: c. c.

LEGEND

- TOP OF BANK
- TOE OF BANK
- BRICK RETAINING WALL
- OVERHEAD ELECTRICITY SUPPLY

NOTES

1. THE THICK DASHED LINES SHOWN ON THIS PLAN REPRESENT SITE BOUNDARIES AS SHOWN IN TP186818R & TP83446C SITE BOUNDARIES HAVE NOT BEEN DETERMINED BY THIS SURVEY AND THE FIGURE SHOWN IS INDICATIVE ONLY. THE LOCATION OF SITE AND EASEMENT BOUNDARIES SHOULD NOT BE RELIED UPON FOR ANY PURPOSE.
2. THE LOCATION OF SURFACE PITS, VALVE COVERS, ETC. SHOWN HEREON HAVE BEEN DETERMINED BY THIS SURVEY.
3. THE PRECISE LOCATION OF THE SEWER PIPE SHOWN AS S HAS NOT BEEN DETERMINED BY THIS SURVEY. ITS PLOTTED POSITION HAS BEEN INTERPOLATED FROM INFORMATION OBTAINED FROM EAST GIPPSLAND WATER.
4. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ASCERTAIN THE POSSIBLE LOCATIONS OF FURTHER SERVICES AND DETAILED LOCATIONS OF ALL SERVICES.
5. LEVELS SHOWN THUS 16-01 ARE IN METRES TO THE AUSTRALIAN HEIGHT DATUM.
6. DATUM FOR LEVELS BEING WY-YUNG PM 48 (RL.16.448 AHD).
7. CONTOUR VERTICAL INTERVAL 0.20 METRES.
8. WINDOWS DENOTED "NH" AND "OBS" ARE OF NON-HABITABLE ROOMS AND OBSCURE GLASS RESPECTIVELY.



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	Initials	Date
Surveyed	MC	20.11.24
Drafted	MC	22.11.24
Checked	SF	25.11.24

FINAL PLAN

Millar Merrigan
Land Development Consultants

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Civil Engineering
Land Surveying
Asset Recording
Landscape Architecture
Project Management
Town Planning
Building Design
Structural Engineering

NORTH
4 2 0 4 8
1:200
Original sheet size A2

FEATURE & LEVEL PLAN

20 & 22 ALEXANDER PARADE
LUCKNOW, 3875
Lot 1 on TP186818R & Lot 1 on TP83446C
Vol.9092 Fol.979 & Vol.9535 Fol.393
Site Area 2073m²
32074FL
Version 1
Sheet 1 of 1