Nunawading Christian College

EARLY LEARNING CENTRE

161 CENTRE ROAD, NUNAWADING

TOWN PLANNING

Revision: A2

Issued: SEPT 2024

FEASIBILTY REPORT

ADVERTISED PLAN

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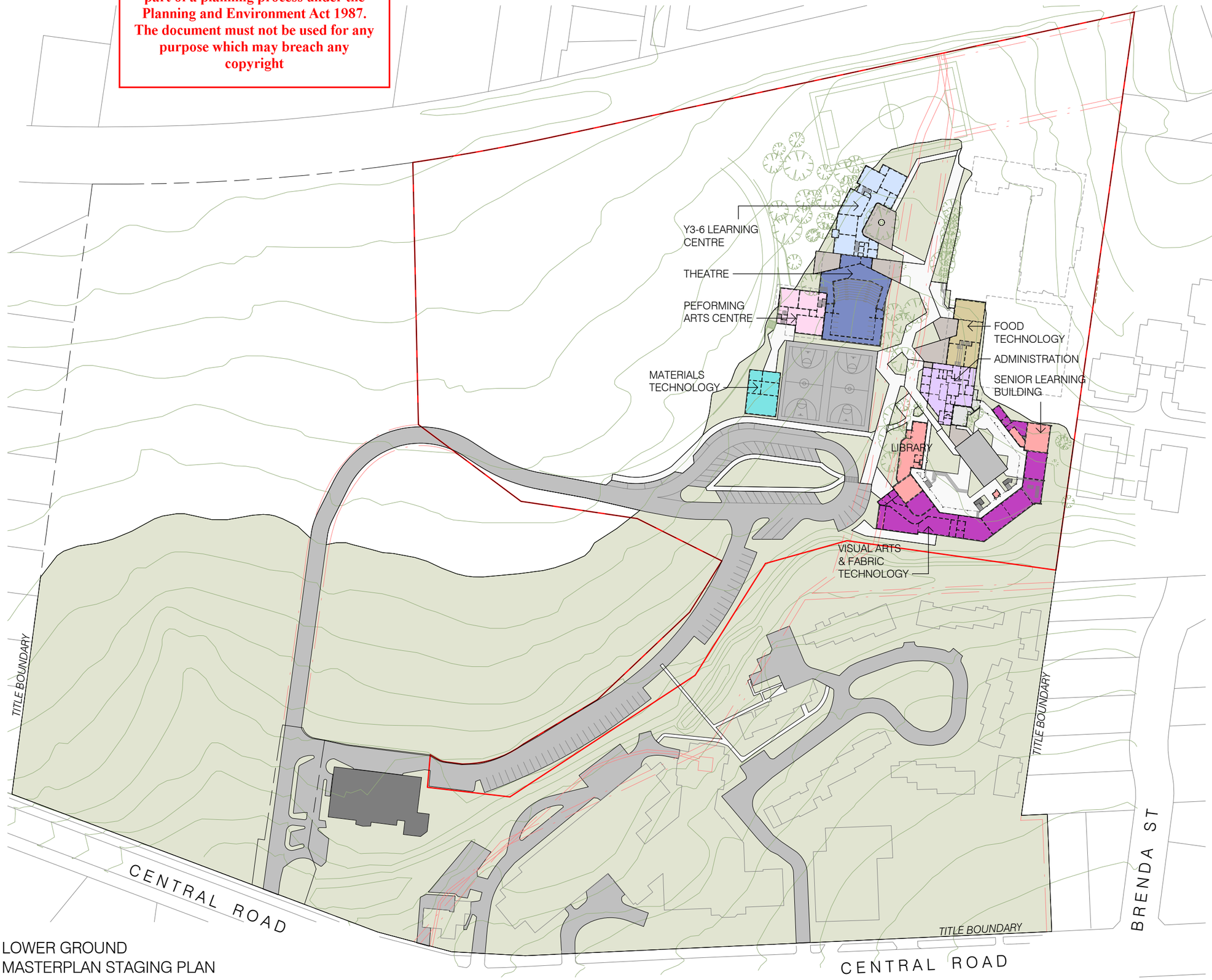

LOWER GROUND
MASTERPLAN STAGING PLAN

MASTERPLAN STAGES

- EXISTING
- STAGE 3- OCTOBER 2018
- STAGE 4- APRIL 2023
- STAGE 5- JULY 2024
- STAGE 7
- STAGE 8
- STAGE 9
- STAGE 10
- STAGE 11

SCALE
1 : 1500

N

SITE PLAN- MASTERPLAN STAGING DIAGRAM

PROJECT
NUNAWADING CHRISTIAN COLLEGE MASTERPLAN
161 CENTRAL ROAD, NUNAWADING 3131

DATE
JULY 2024

DRAWING NUMBER
MP1836/103/

2/163 Hyde Street
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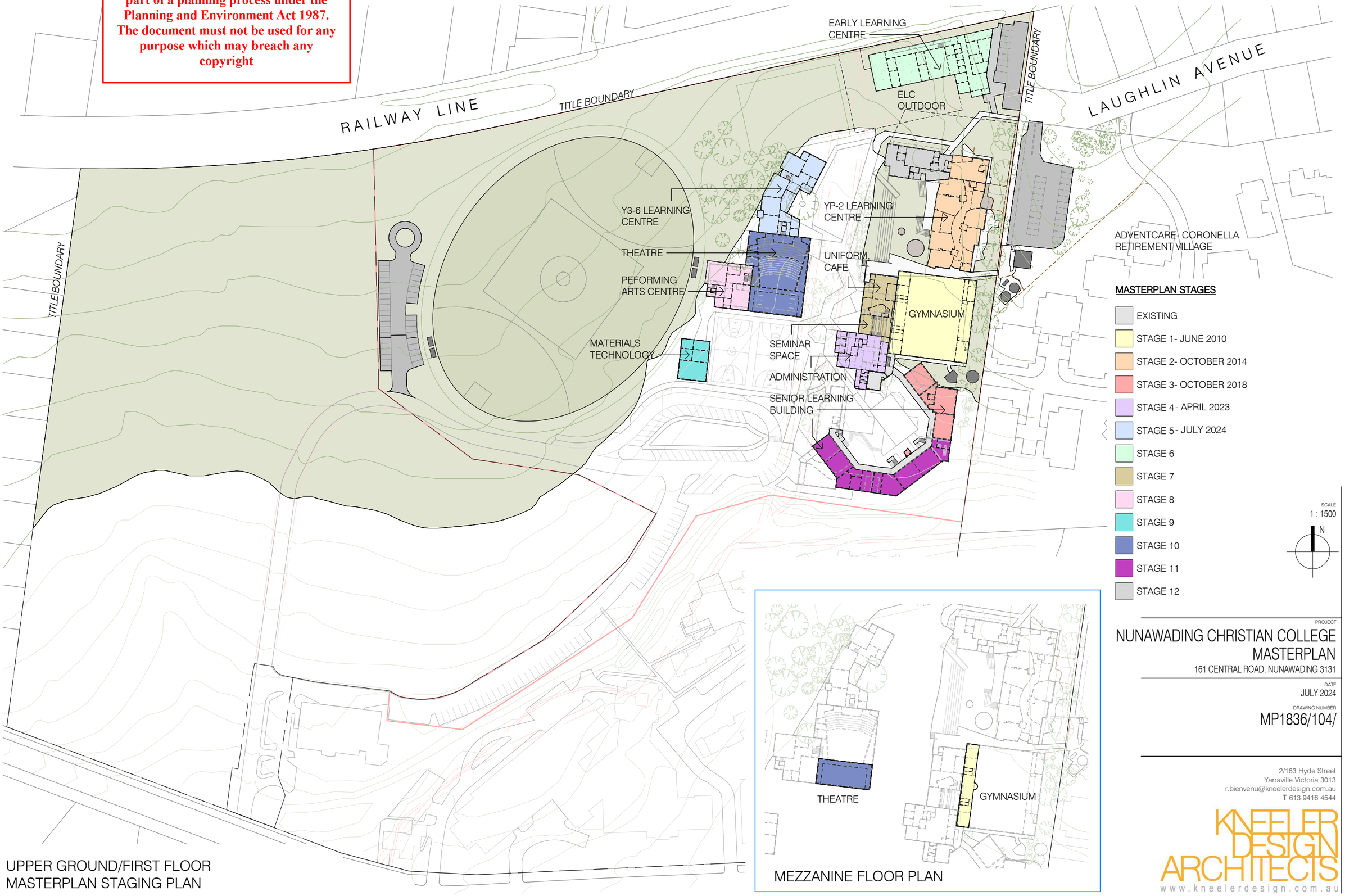

UPPER GROUND/FIRST FLOOR
MASTERPLAN STAGING PLAN

PROJECT
NUNAWADING CHRISTIAN COLLEGE
MASTERPLAN
161 CENTRAL ROAD, NUNAWADING 3131

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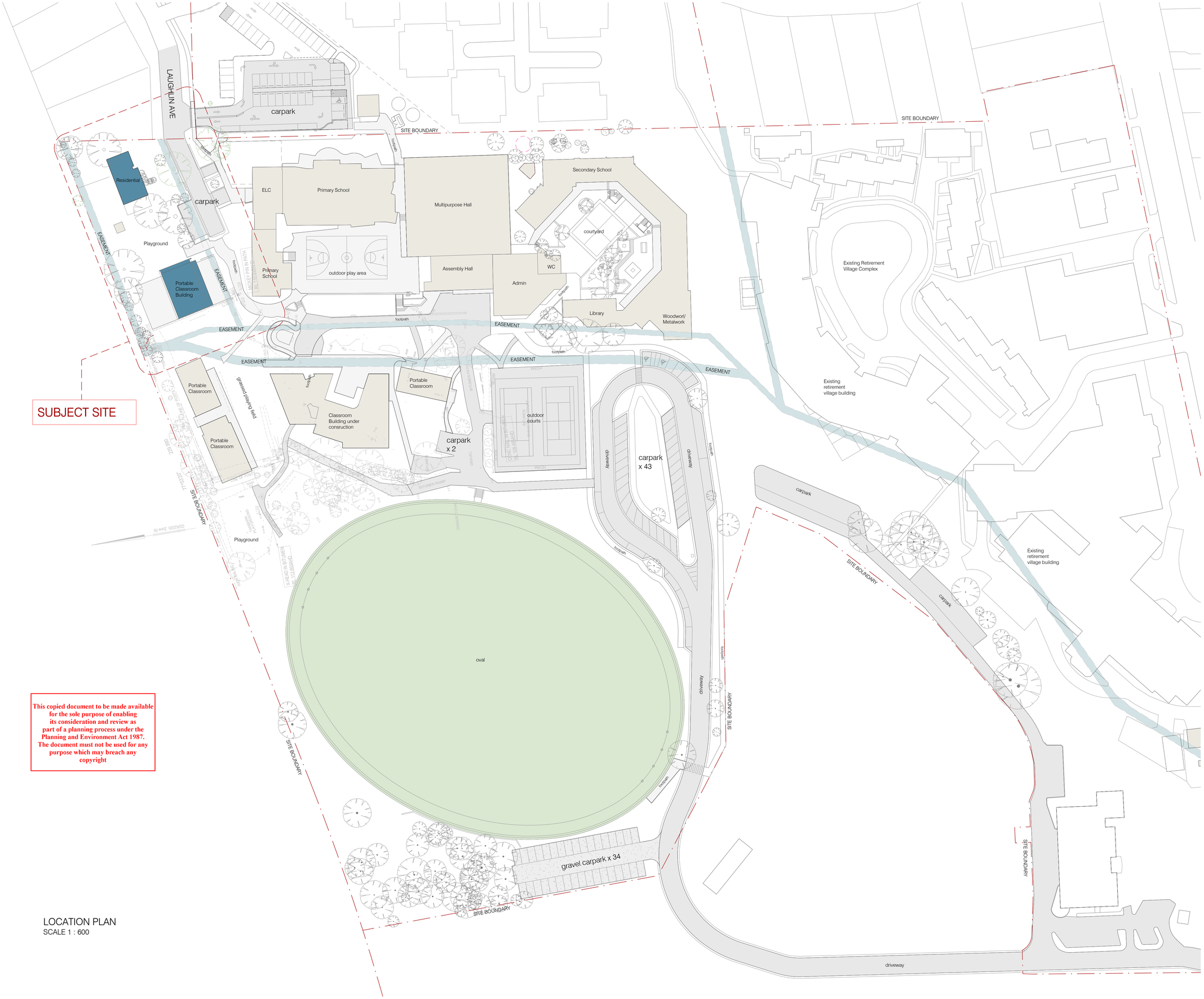

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LOCATION PLAN
SCALE 1 : 600

TOWN PLANNING

NOT FOR CONSTRUCTION

NUMBER	REVISIONS	DATE
A0	ISSUED FOR TOWN PLANNING APPLICATION	05-06-2024

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PROJECT
NUNAWADING CHRISTIAN COLLEGE

EARLY LEARNING CENTRE
161 CENTRAL ROAD, NUNAWADING 3131

DRAWING
LOCALITY PLAN

DRAWN BY	DATE
ATC	JULY 2024
SCALE	DRAWING NUMBER
1 : 600	WD2110/001/A0

ADVERTISED PLAN

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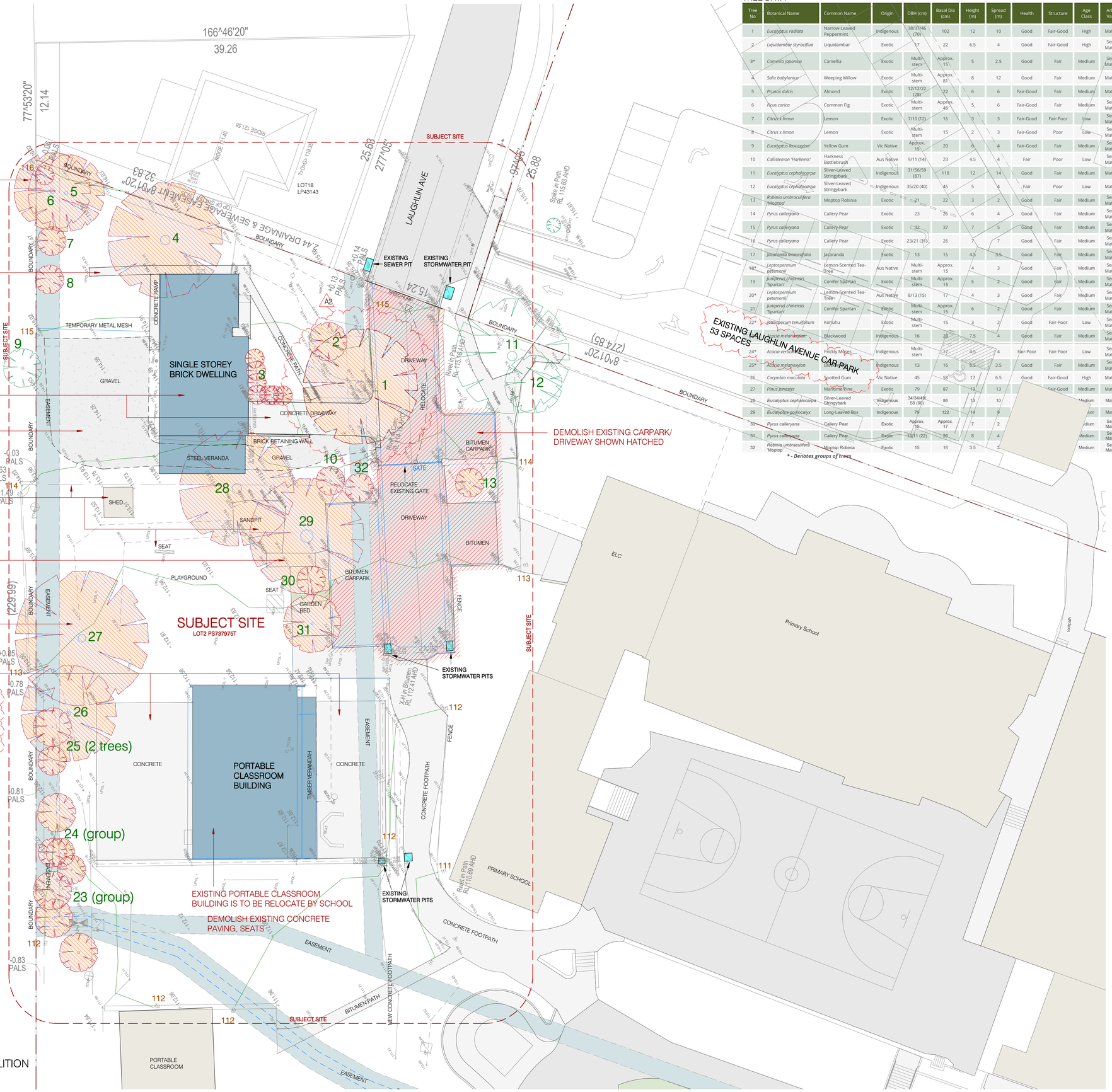

FENCING NOTE

1. RETAIN ALL EXISTING BOUNDARY PALING FENCES.
2. NEW ELC FENCES THAT DEFINES CHILDREN OUTDOOR PLAY AREAS TO BE:
   - PALISADE FENCE, 1.5m HEIGHT, POWDERCOAT FINISH

DEVELOPMENT SUMMARY

EXISTING SITE COVERAGE	(16860/ 81840m² x 100)	Approx. 21%
EXISTING IMPERVIOUS AREA	(47380/ 81840m² x 100)	Approx. 58%
EXISTING GARDEN AREA	(52075/ 81840m² x 100)	Approx. 64%
PROPOSED SITE COVERAGE	(17290/ 81840m² x 100)	Approx. 21%
PROPOSED IMPERVIOUS AREA	(46950/ 81840m² x 100)	Approx. 57%
PROPOSED GARDEN AREA	(52075/ 81840m² x 100)	Approx. 64%

NOTE:
- TITLE BOUDARY CONSIST OF SCHOOL AND RETIREMENT VILLAGE

- CALCULATION OF SITE COVERAGE/ IMPERVIOUS AREA/ GARDEN AREA ETC AREA BASED ON ACCURATE SURVEY AND ASSUMPTION MADE FROM SCALED AERIAL MAP

EXISTING SITE PLAN + DEMOLITION
SCALE 1 : 200

TREE DATA

Tree No	Botanical Name	Common Name	Origin	DBH (cm)	Basal Dia (cm)	Height (m)	Spread (m)	Health	Structure	Age Class	Arbor Value	Ownership	Protection Value	SRZ (m)	TPZ (m)	TPZ10% (m)	Notes
1	*Eucalyptus radiata*	Narrow-Leaved Peppermint	Indigenous	38/37/46 (70)	102	12	10	Good	Fair-Good	High	Mature	Project Site	High	3.3	8.4	5.8	Minor deadwood
2	*Liquidambar styraciflua*	Liquidambar	Exotic	17	22	6.5	4	Good	Fair-Good	High	Semi-Mature	Project Site	None	1.8	2.0	1.4	Codominant stems
3*	*Camellia japonica*	Camellia	Exotic	Multi-stem	Approx. 15	5	2.5	Good	Fair	Medium	Semi-Mature	Project Site	None	1.5	2.0	1.4	Group of 7, Pohutukawa, Camellia, Yucca, Bottlebrush, Diosma
4	*Salix babylonica*	Weeping Willow	Exotic	Multi-stem	Approx. 81	8	12	Good	Fair	Medium	Mature	Project Site	Moderate	3.0	9.7	6.7	Deadwood
5	*Prunus dulcis*	Almond	Exotic	12/12/22 (28)	22	6	6	Fair-Good	Fair	Medium	Mature	Project Site	None	1.8	3.4	2.3	Fig tree growing through canopy
6	*Picus carica*	Common Fig	Exotic	Multi-stem	Approx. 45	5	6	Fair-Good	Fair	Medium	Semi-Mature	Project Site	None	2.4	5.4	3.7	Multi stem from base
7	*Citrus x limon*	Lemon	Exotic	7/10 (12)	16	3	3	Fair-Good	Fair-Poor	Low	Semi-Mature	Project Site	None	1.5	2.0	1.4	Wound with decay in main stem
8	*Citrus x limon*	Lemon	Exotic	Multi-stem	15	2	3	Fair-Good	Poor	Low	Semi-Mature	Project Site	None	1.5	2.0	1.4	Ground heave
9	*Eucalyptus leucoxylon*	Yellow Gum	Vic Native	Approx. 15	20	6	4	Fair-Good	Fair	Medium	Semi-Mature	Vic Rail	High	1.7	2.0	1.4	On train line, higher soil grade on train line side
10	*Callistemon 'Harkness'*	Harkness Bottlebrush	Aus Native	9/11 (14)	23	4.5	4	Fair	Poor	Low	Semi-Mature	Project Site	None	1.8	2.0	1.4	Split stem
11	*Eucalyptus cephalocarpa*	Silver-Leaved Stringybark,	Indigenous	31/56/59 (87)	118	12	14	Good	Fair	Medium	Mature	Project Site	Moderate	3.5	10.4	7.2	Split crossing stems
12	*Eucalyptus cephalocarpa*	Silver-Leaved Stringybark	Indigenous	35/20 (40)	45	5	4	Fair	Poor	Low	Mature	Project Site	None	2.4	4.8	3.3	Lopped stems
13	*Robinia umbraculifera 'Moptop'*	Moptop Robinia	Exotic	21	22	3	2	Good	Fair	Medium	Semi-Mature	Project Site	None	1.8	2.5	1.7	Low landscape value
14	*Pyrus calleryana*	Callery Pear	Exotic	23	26	6	4	Good	Fair	Medium	Semi-Mature	Project Site	None	1.9	2.8	1.9	Acute unions
15	*Pyrus calleryana*	Callery Pear	Exotic	32	37	7	5	Good	Fair	Medium	Semi-Mature	Project Site	None	2.2	3.8	2.6	Acute unions
16	*Pyrus calleryana*	Callery Pear	Exotic	23/21 (31)	26	7	7	Good	Fair	Medium	Semi-Mature	Project Site	None	1.9	3.7	2.5	Acute unions
17	*Jacaranda mimosifolia*	Jacaranda	Exotic	13	15	4.5	3.5	Good	Fair	Medium	Semi-Mature	Project Site	None	1.5	2.0	1.4	Low landscape value
18*	*Leptospermum petersonii*	Lemon-Scented Tea-Tree	Aus Native	Multi-stem	Approx. 15	4	3	Good	Fair	Medium	Semi-Mature	Project Site	None	1.5	2.0	1.4	Group of 2
19	*Juniperus chinensis 'Spartan'*	Conifer Spartan	Exotic	Multi-stem	Approx. 15	5	2	Good	Fair	Medium	Semi-Mature	Project Site	None	1.5	2.0	1.4	Low landscape value
20*	*Leptospermum petersonii*	Lemon-Scented Tea-Tree	Aus Native	8/13 (15)	17	4	3	Good	Fair	Medium	Semi-Mature	Project Site	None	1.6	2.0	1.4	Group of 2
21	*Juniperus chinensis 'Spartan'*	Conifer Spartan	Exotic	Multi-stem	Approx. 15	6	2	Good	Fair	Medium	Semi-Mature	Project Site	None	1.5	2.0	1.4	Low landscape value
22*	*Pittosporum tenuifolium*	Kohuhu	Exotic	Multi-stem	15	3	2	Good	Fair-Poor	Low	Semi-Mature	Project Site	None	1.5	2.0	1.4	Group of 4
23*	*Acacia melanoxylon*	Blackwood	Indigenous	16	23	7.5	4	Good	Fair	Medium	Semi-Mature	Project Site	Moderate	1.8	2.0	1.4	Group of 4
24*	*Acacia verticillata*	Prickly Moses	Indigenous	Multi-stem	17	4.5	4	Fair-Poor	Fair-Poor	Low	Semi-Mature	Project Site	None	1.6	2.0	1.4	Group of 4, 3 in poor health
25*	*Acacia melanoxylon*	Blackwood	Indigenous	13	16	6.5	3.5	Good	Fair	Medium	Semi-Mature	Project Site	None	1.5	2.0	1.4	Group of 2
26	*Corymbia maculata*	Spotted Gum	Vic Native	45	58	17	6.5	Good	Fair-Good	High	Mature	Project Site	High	2.6	5.4	3.7	
27	*Pinus pinaster*	Maritime Pine	Exotic	79	87	19	13	Fair-Good	Medium	Medium	Mature	Project Site	Moderate	3.1	9.5	6.5	Thin canopy
28	*Eucalyptus cephalocarpa*	Silver-Leaved Stringybark	Indigenous	34/34/49/ 58 (90)	86	13	10			Medium	Mature	Project Site	Moderate	3.1	10.8	7.4	Acute unions
29	*Eucalyptus goniocalyx*	Long-Leaved Box	Indigenous	79	122	14	9			Medium	Mature	Project Site	Moderate	3.6	9.5	6.5	Lopped stem, epicormic growth
30	*Pyrus calleryana*	Callery Pear	Exotic	Approx. 15	Approx. 17	7	2			Medium	Semi-Mature	Project Site	None	1.6	2.0	1.4	Low landscape value
31	*Pyrus calleryana*	Callery Pear	Exotic	11/11 (22)	26	8	4			Medium	Semi-Mature	Project Site	Moderate	1.9	2.6	1.8	Lopped branches
32	*Robinia umbraculifera 'Moptop'*	Moptop Robinia	Exotic	15	18	3.5	3			Medium	Semi-Mature	Project Site	None	1.6	2.0	1.4	Low landscape value

** - Denotes groups of trees*

FLOOR PLAN LEGEND

- EXISTING BUILDING
- SUBJECT BUILDING/ SITE
- SITE DEMOLITION
- EASEMENT
- EXISTING TREE- RETAIN
- EXISTING TREE- REMOVAL
- TPZ
- SRZ
- FL.000.00 FLOOR LEVEL

TOWN PLANNING

NOT FOR CONSTRUCTION

NUMBER	REVISIONS	DATE
A0	ISSUED FOR TOWN PLANNING APPLICATION	05-06-2024
A1	UPDATED DRAWINGS FOR TP APPLICATION	01-07-2024
A2	UPDATED DRAWINGS FOR TP APPLICATION	16-09-2024

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PROJECT
NUNAWADING CHRISTIAN COLLEGE

EARLY LEARNING CENTRE
161 CENTRAL ROAD, NUNAWADING 3131

DRAWING
EXISTING SITE PLAN

DRAWN BY	DATE
KDA	SEPT 2024
SCALE	DRAWING NUMBER
As indicated	WD2110/101/A2

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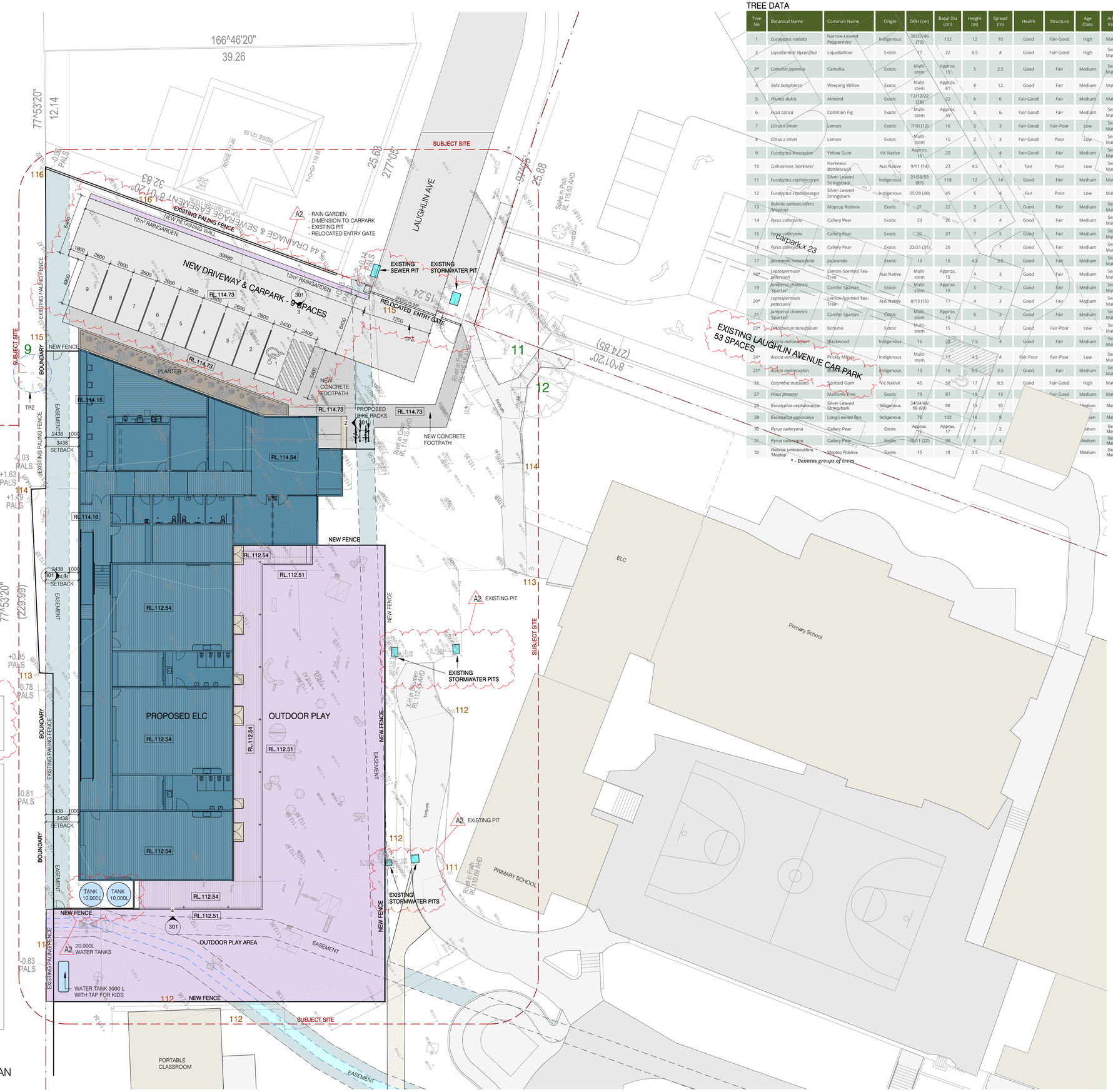

SUBJECT SITE

Student per room = 33
Total student = 99
Outdoor play area= min. 693m2

FENCING NOTE

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PROPOSED SITE PLAN
SCALE 1 : 200

TREE DATA

Tree No	Botanical Name	Common Name	Origin	DBH (cm)	Basal Dia (cm)	Height (m)	Spread (m)	Health	Structure	Age Class	Arbor Value	Ownership	Protection Value	SRZ (m)	TPZ (m)	TPZ10% (m)	Notes
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** - Denotes groups of trees*

FLOOR PLAN LEGEND

- EXISTING BUILDING
- SUBJECT BUILDING/ SITE
- SITE DEMOLITION
- EASEMENT
- EXISTING TREE- RETAIN
- EXISTING TREE- REMOVAL
- TPZ
- SRZ
- FL.000.00 FLOOR LEVEL

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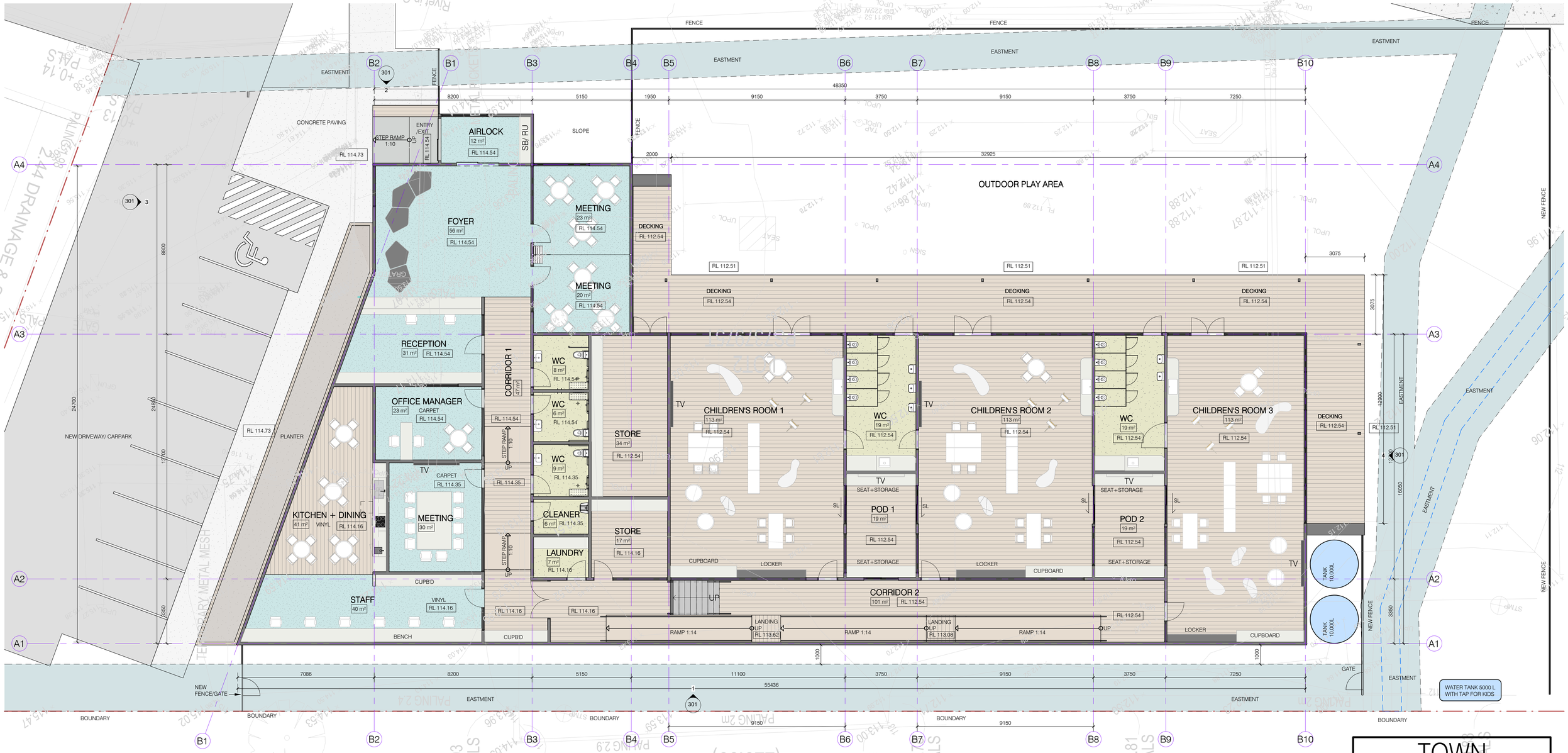
PROJECT
NUNAWADING CHRISTIAN COLLEGE

EARLY LEARNING CENTRE
161 CENTRAL ROAD, NUNAWADING 3131

DRAWING
PROPOSED SITE PLAN

DRAWN BY	DATE
KDA	SEPT 2024
SCALE	DRAWING NUMBER
As indicated	WD2110/102/A2



GROUND FLOOR PLAN
SCALE 1 : 100

Student per room = 33 max.
Total student = 99
Outdoor play area= min. 693m2

ADVERTISED PLAN

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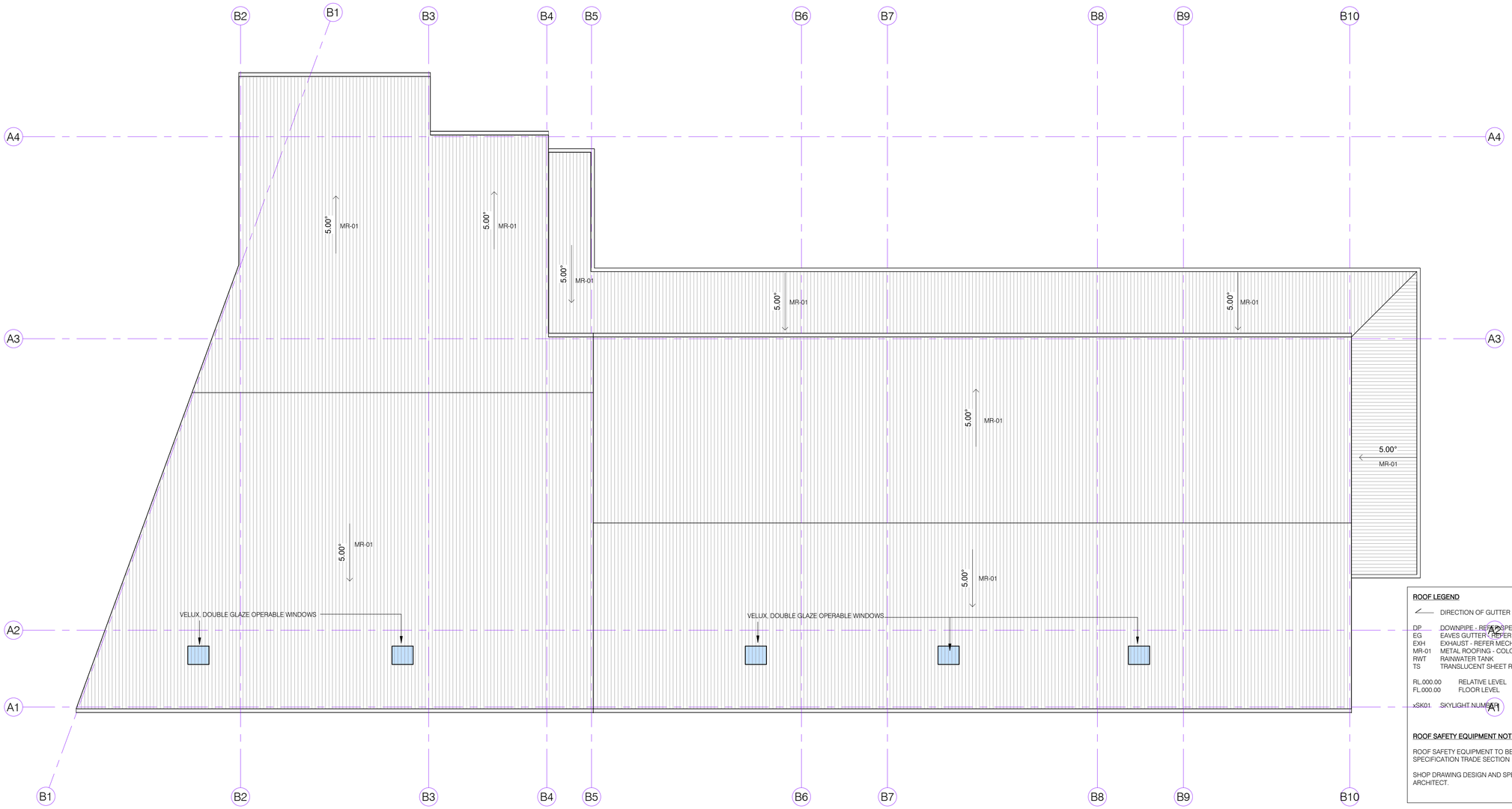
PROJECT
NUNAWADING CHRISTIAN COLLEGE

EARLY LEARNING CENTRE
161 CENTRAL ROAD, NUNAWADING 3131

DRAWING
PROPOSED FLOOR PLAN

DRAWN BY	DATE
KDA	SEPT 2024
SCALE	DRAWING NUMBER
1 : 100	WD2110/201/A1



ROOF PLAN
SCALE 1 : 100

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ROOF LEGEND

DIRECTION OF GUTTER FALL AT MIN. 1:500

DP	DOWNPIPE - REFER SPEC FOR TYPE
EG	EAVES GUTTER - REFER SPEC FOR TYPE
EXH	EXHAUST - REFER MECHANICAL
MR-01	METAL ROOFING - COLORBOND SURFMIST
RWT	RAINWATER TANK
TS	TRANSLUCENT SHEET ROOFING
RL.000.00	RELATIVE LEVEL
FL.000.00	FLOOR LEVEL
xSK01	SKYLIGHT NUMBER

ROOF SAFETY EQUIPMENT NOTES

ROOF SAFETY EQUIPMENT TO BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATION TRADE SECTION 'FALL ARREST EQUIPMENT'.

SHOP DRAWING DESIGN AND SPECIFICATION FOR APPROVAL BY ARCHITECT.

TOWN PLANNING

NOT FOR CONSTRUCTION

NUMBER	REVISIONS	DATE
A0	ISSUED FOR TOWN PLANNING APPLICATION	05-06-2024

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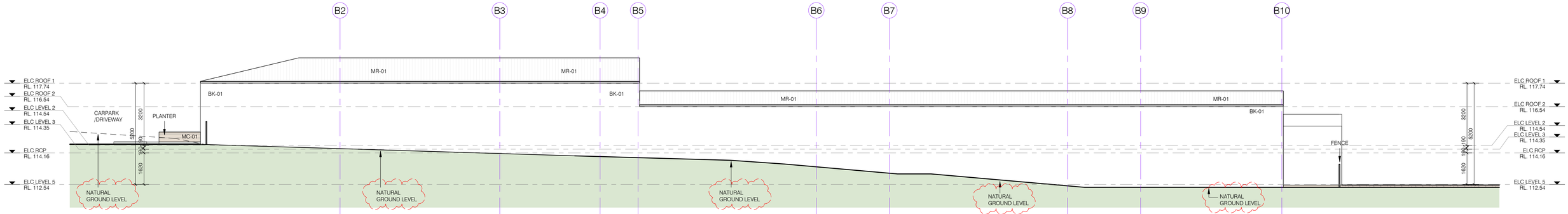
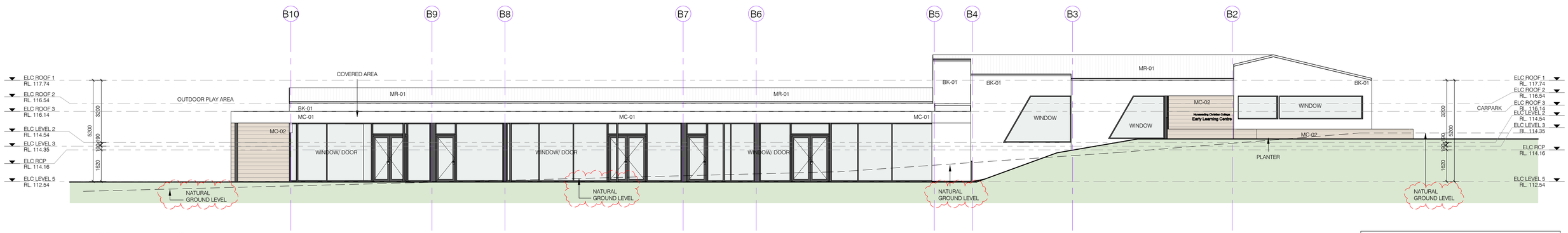
DRAWING
PROPOSED ROOF PLAN

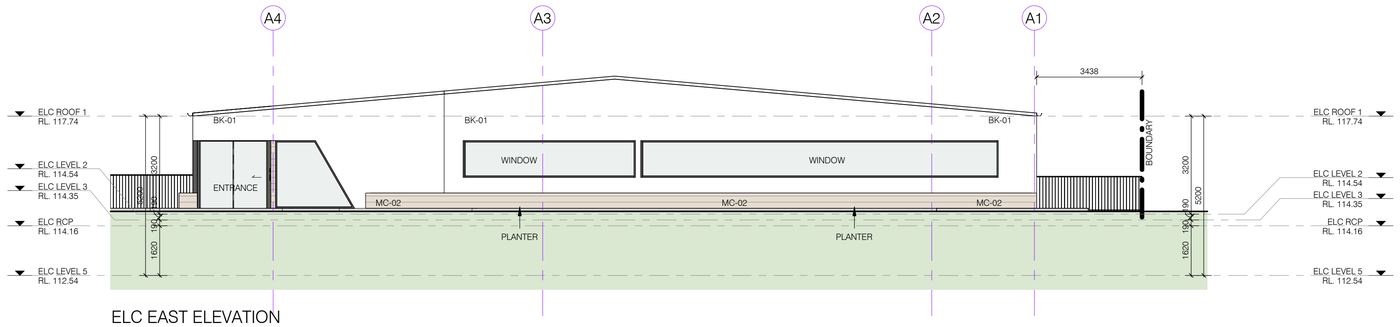
DRAWN BY	DATE
ATC	JULY 2024
SCALE	DRAWING NUMBER
1 : 100	WD2110/204/A0



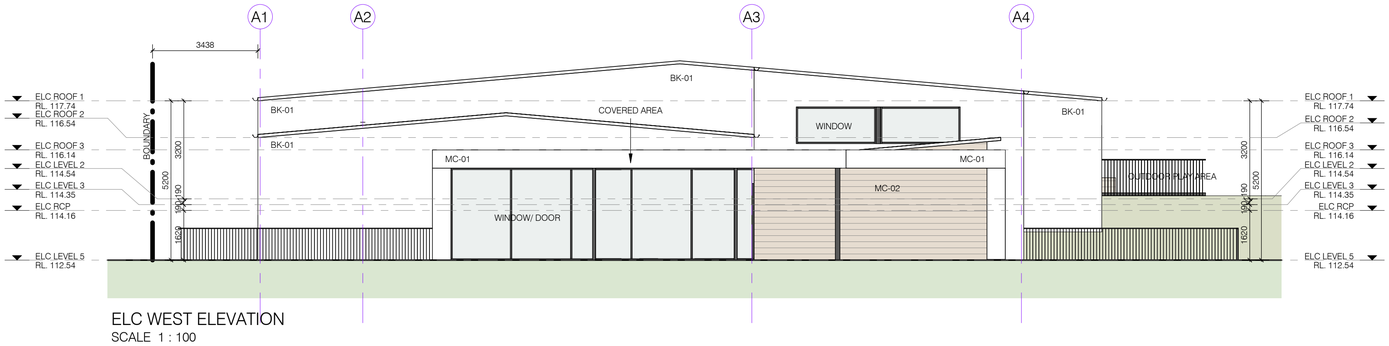
ELC NORTH ELEVATION
SCALE 1 : 100



ELC SOUTH ELEVATION
SCALE 1 : 100



ELC EAST ELEVATION
SCALE 1 : 100



ELC WEST ELEVATION
SCALE 1 : 100

ELEVATION / SECTION LEGEND

AC	AIR CONDITIONING - REFER MECHANICAL
BK-01	BRICKWALL - WHITE FINISHING COLOUR
BK-02	BRICK TYPE 02 - REFER SPEC FOR TYPE
CFC-01	COMPRESSED FIBRE CEMENT SHEET - REFER SPEC FOR TYPE
DP	DOWNPIPE - REFER SPEC FOR TYPE
EG	EAVES GUTTER - REFER SPEC FOR TYPE
HR	HANDRAIL
IG	IMPACT GLAZING
L	LIGHT FITTING - REFER ELECTRICAL
MC-01	METAL CLADDING - REFER SPEC FOR TYPE
MC-02	METAL CLADDING - REFER SPEC FOR TYPE
MR-01	METAL ROOFING - COLORBOND SURFMIST
R	RENDER TO BRICK/ BLOCK WALL
TIM-01	TIMBER CLADDING - REFER SPEC FOR TYPE
TP	TRANSLUCENT POLYCARBONATE
TS	TRANSLUCENT SHEET ROOFING
RL.000.00	RELATIVE LEVEL
FFL.000.00	FLOOR LEVEL
SSL.0000	STRUCTURAL SPRING LEVEL

TOWN PLANNING

NOT FOR CONSTRUCTION

NUMBER	REVISIONS	DATE
A0	ISSUED FOR TOWN PLANNING APPLICATION	05-06-2024
A1	UPDATED DRAWINGS FOR TP APPLICATION	01-07-2024
A2	UPDATED DRAWINGS FOR TP APPLICATION	16-09-2024

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NUNAWADING CHRISTIAN COLLEGE

EARLY LEARNING CENTRE
161 CENTRAL ROAD, NUNAWADING 3131

DRAWING
PROPOSED ELEVATIONS

DRAWN BY	DATE
KDA	SEPT 2024
SCALE	DRAWING NUMBER
1 : 100	WD2110/301/A2

MC-01:
- NON COMBUSTIBLE ALUMINIUM CLADDING
- HVG FACADE OR EQUIVALENT
- COLOUR: WHITE

BK-01:
- BRICK TO EXTERNAL
- PGH OR EQUIVALENT
- COLOUR: WHITE

NUNAWADING CHRISTIAN COLLEGE: EXISTING ADMIN BUILDING

MR-01:
- PROFILE STEEL ROOFING
- LYSAGHT OR EQUIVALENT
- COLOUR: SURFMIST

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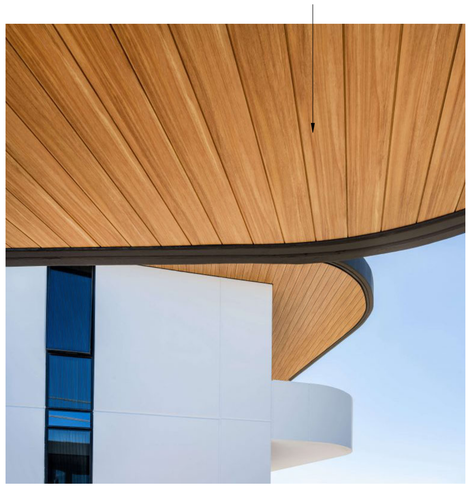
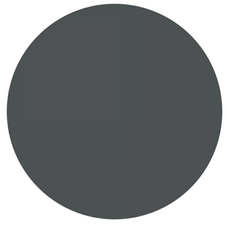
MC-01:
- NON COMBUSTIBLE ALUMINIUM CEILING/ CLADDING
- SCULPFORM OR EQUIVALENT
- FINISH: REALISTIC WOOD FINISH OPTION

EXAMPLE IMAGE

TIMBER DECKING





POWDER COATING:
- DULUX DURATEC ZEUS DARK GREY
- ALUMNIUM WINDOW/ DOOR FRAME/ FENCE

ADVERTISED PLAN

ELEVATION / SECTION LEGEND

AC	AIR CONDITIONING - REFER MECHANICAL
BK-01	BRICKWALL - WHITE FINISHING COLOUR
BK-02	BRICK TYPE 02 - REFER SPEC FOR TYPE
CFC-01	COMPRESSED FIBRE CEMENT SHEET - REFER SPEC FOR TYPE
DP	DOWNPIPE - REFER SPEC FOR TYPE
EG	EAVES GUTTER - REFER SPEC FOR TYPE
HR	HANDRAIL
IG	IMPACT GLAZING
L	LIGHT FITTING - REFER ELECTRICAL
MC-01	METAL CLADDING - REFER SPEC FOR TYPE
MC-02	METAL CLADDING - REFER SPEC FOR TYPE
MR-01	METAL ROOFING - COLORBOND SURFMIST
R	RENDER TO BRICK/ BLOCK WALL
TIM-01	TIMBER CLADDING - REFER SPEC FOR TYPE
TP	TRANSLUCENT POLYCARBONATE
TS	TRANSLUCENT SHEET ROOFING
RL.000.00	RELATIVE LEVEL
FFL.000.00	FLOOR LEVEL
SSL.0000	STRUCTURAL SPRING LEVEL

TOWN PLANNING

NOT FOR CONSTRUCTION

NUMBER	REVISIONS	DATE
A0	UPDATED DRAWINGS FOR TP APPLICATION	01-07-2024

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PROJECT
NUNAWADING CHRISTIAN COLLEGE

EARLY LEARNING CENTRE
161 CENTRAL ROAD, NUNAWADING 3131

DRAWING
MATERIALS AND FINISHES SCHEDULE

DRAWN BY	DATE
KDA	JULY 2024
SCALE	DRAWING NUMBER
1 : 100	WD2110/302/A0

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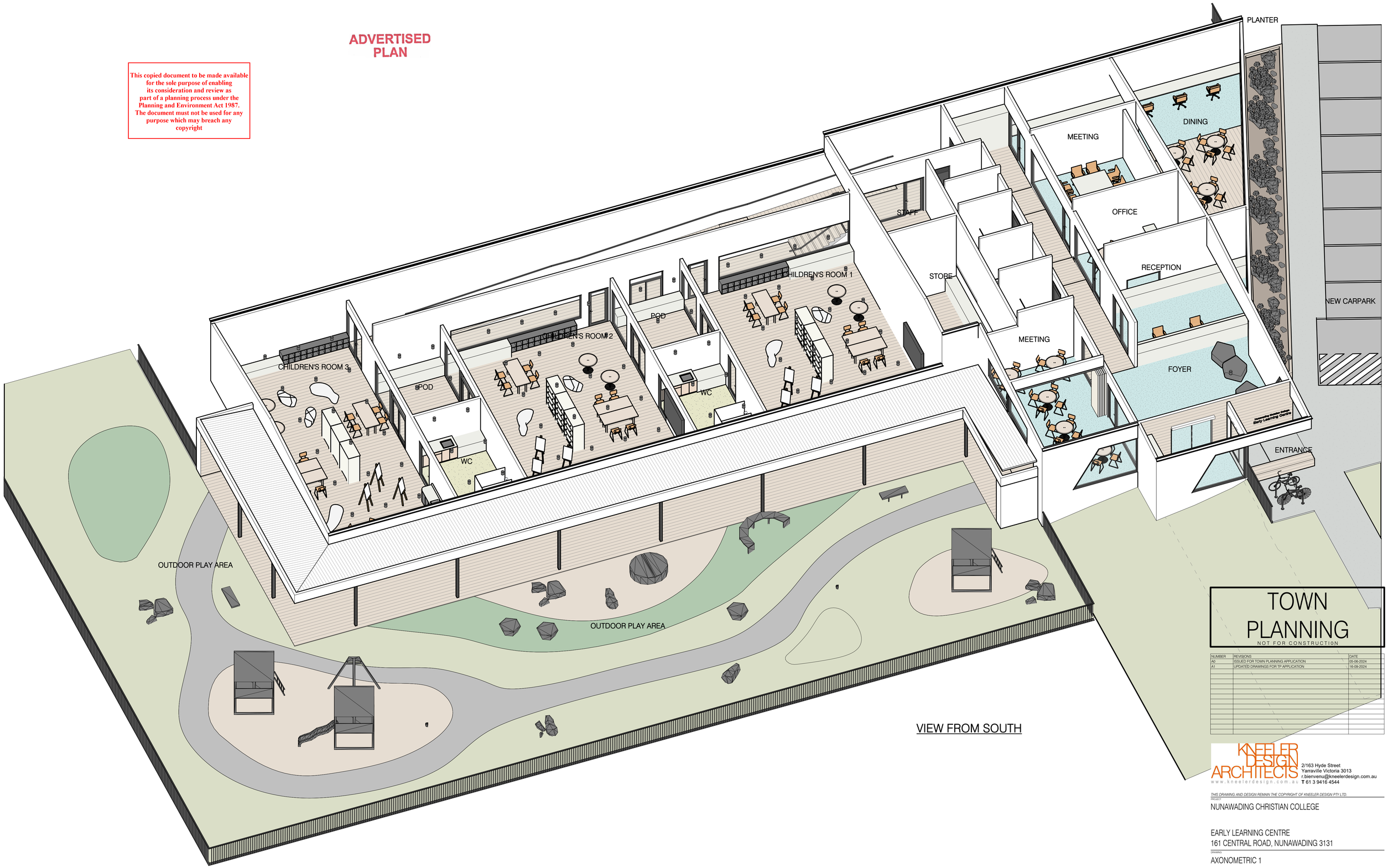

VIEW FROM SOUTH

TOWN PLANNING

NOT FOR CONSTRUCTION

NUMBER	REVISIONS	DATE
A0	ISSUED FOR TOWN PLANNING APPLICATION	05-08-2024
A1	UPDATED DRAWINGS FOR TP APPLICATION	16-09-2024

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DRAWING
AXONOMETRIC 1

DRAWN BY	DATE
KDA	SEPT 2024

SCALE

DRAWING NUMBER
TP2110/901/A1

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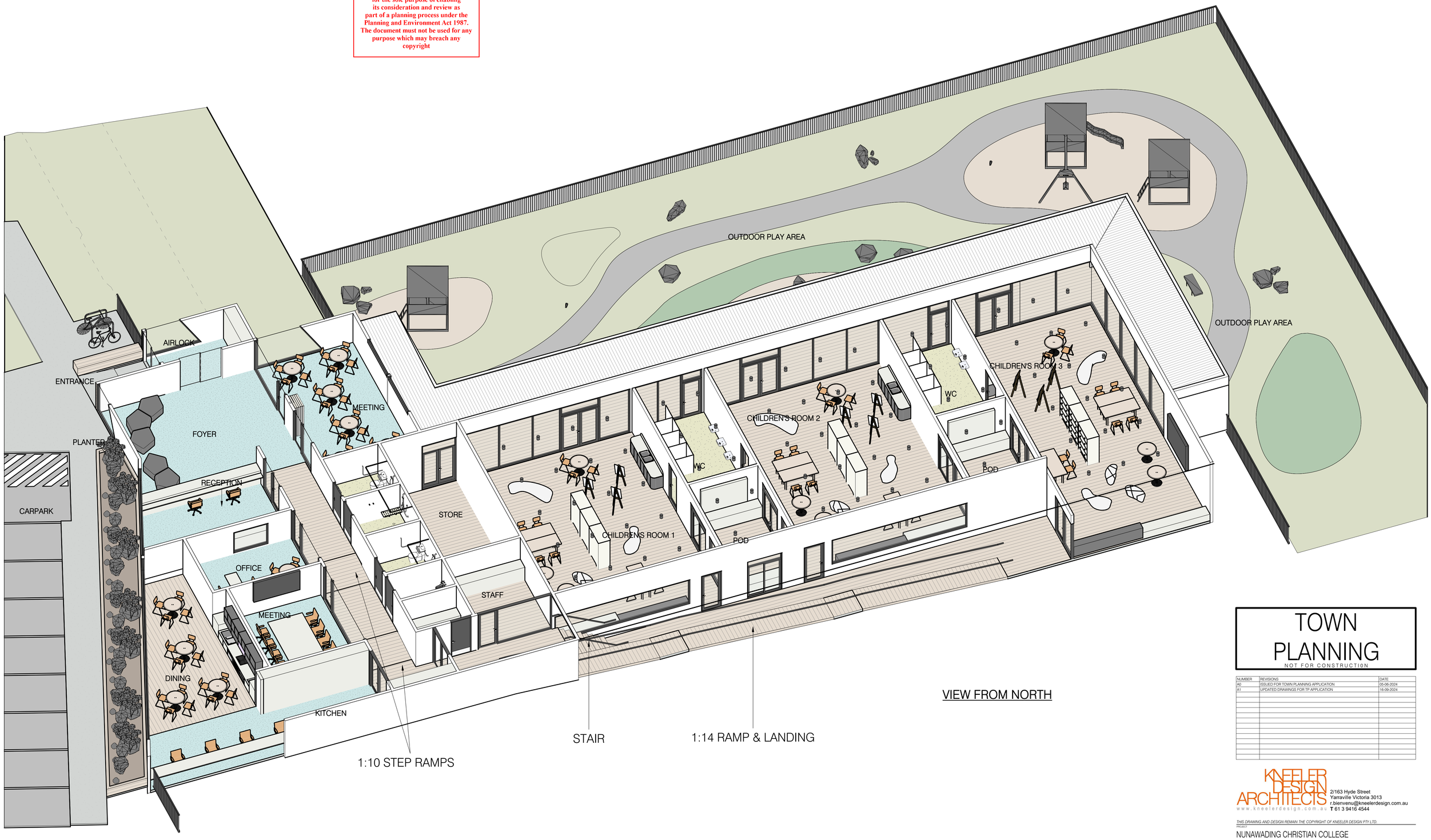

VIEW FROM NORTH

ADVERTISED
PLAN

TOWN PLANNING

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NUMBER	REVISIONS	DATE
A0	ISSUED FOR TOWN PLANNING APPLICATION	05-06-2024
A1	UPDATED DRAWINGS FOR TP APPLICATION	16-09-2024

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DRAWING
AXONOMETRIC 2

DRAWN BY
KDA

DATE
SEPT 2024

SCALE

DRAWING NUMBER
TP2110/902/A1

ENTRANCE, NEW CAR PARK

TOWN PLANNING

NOT FOR CONSTRUCTION

NUMBER	REVISIONS	DATE
A0	ISSUED FOR TOWN PLANNING APPLICATION	05-06-2024
A1	UPDATED DRAWINGS FOR TP APPLICATION	16-09-2024

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DRAWING
3D

DRAWN BY
KDA

DATE
SEPT 2024

SCALE

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ISS.	DESCRIPTION	DATE
	TOWN PLANNING APPLICATION	05-06-2024
A1	UPDATED DRAWINGS FOR TP APPLICATION	16-09-2024

OUTDOOR PLAY AREA, CHILDREN'S ROOM 1 & 2, VIEW FROM SOUTH

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DRAWING
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OUTDOOR PLAY AREA/ CHILDREN'S ROOM 3, VIEW FROM WEST

TOWN PLANNING

NOT FOR CONSTRUCTION

NUMBER	REVISIONS	DATE
A0	ISSUED FOR TOWN PLANNING APPLICATION	05-06-2024

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EARLY LEARNING CENTRE
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OUTDOOR PLAY AREA, YEAR 3-6 LEARNING CENTRE, VIEW FROM EAST

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DRAWING
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