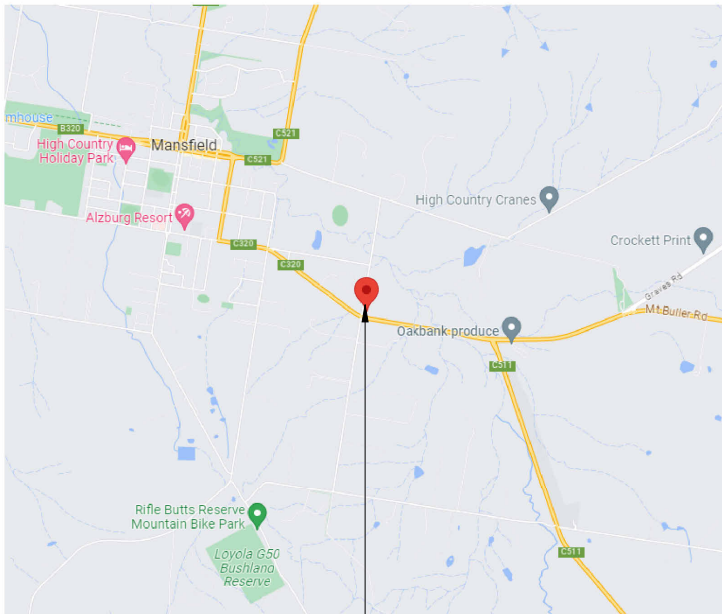


# proposed 100 place childcare centre & swim centre 2 greenvale lane, mansfield, vic.



3D perspective



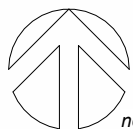
locality plan

site location

|                        |                                       |
|------------------------|---------------------------------------|
| proposal               | - swim centre                         |
| r.p.d.                 | lot 1 greenvale lane, mansfield, vic. |
| local authority        | Mansfield Shire Council               |
| site area              | 4563 sqm                              |
| site cover             | 746.4 sqm (16.3 %)                    |
| gross floor area       | - 736.3 sqm                           |
| <b>building area</b>   |                                       |
| floor area             | - 736.3 sqm                           |
| entry area             | - 10.1 sqm                            |
| <b>staff</b>           |                                       |
|                        | - 3 contact                           |
| <b>car parking</b>     |                                       |
| swim centre            |                                       |
| car bays provided      | - 8 bays inc. disabled bay            |
|                        | refer to traffic report               |
| <b>operating hours</b> |                                       |
| monday - friday        | 6:30am - 8:00pm tbc                   |
| saturday               | 8:00am - 5:00pm tbc                   |

site data / analysis

|                         |                                       |  |   |
|-------------------------|---------------------------------------|--|---|
| proposal                | - 100 place childcare centre          | index to sheets  | 01. face sheet/ site data               |
| r.p.d.                  | lot 1 greenvale lane, mansfield, vic. | 02. site plan existing condition   | 03. site context plan                   |
| local authority         | Mansfield Shire Council               | 04. site plan  | 05. floor plan                          |
| site area               | - 4563 sqm                            | 06. elevations   | 07. elevations                          |
| site cover              | - 1031.2 sqm (22.5 %)                 | 08. site sections  | 09. site sections                       |
| gross floor area        | - 836.7 sqm                           | 10. site sections  | 11. site sections                       |
| <b>building area</b>    |                                       | 12. roof plan  | 13. signage, refuse & playstore details |
| floor area              | - 836.7 sqm                           | 14. fence details  | 15. shadow diagrams                     |
| veranda area            | - 147.9 sqm                           | 16. 3D perspectives  | 17. floor plan set out                  |
| safety zone area        | - 12.8 sqm                            |  |   |
| playstore area          | - 25.3 sqm                            |  |   |
| refuse area             | - 8.5 sqm                             |  |   |
| <b>childcare centre</b> |                                       | <b>development statement</b>   |   |
| no. of children         | - 100                                 | built environment  |   |
| no. of activity rooms   | - 6                                   | the development will comply with the requirements of the Mansfield Shire Council, the NCC 2019 Vol 1 and the National Quality Framework and standards.   |   |
| <b>staff</b>            |                                       | car parking  |   |
| - 19 contact            |                                       | all car parking and access shall accord with AS2890.1  |   |
| <b>playscape</b>        |                                       | area calculations  |   |
| required                | -- 700.0 sq.m.                        | 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 |   |
| provided                | -- 932.0 sq.m.                        | garbage collection   |   |
| <b>car parking</b>      |                                       | garbage is to be collected on site, bins to be stored in screened service area   |   |
| childcare centre        |                                       |  |   |
| car bays provided       | - 22 bays inc. disabled bay           |  |   |
|                         | refer to traffic report               |  |   |
| <b>operating hours</b>  |                                       |  |   |
|                         | monday - friday 6:30am - 6:30pm tbc   |  |   |



north

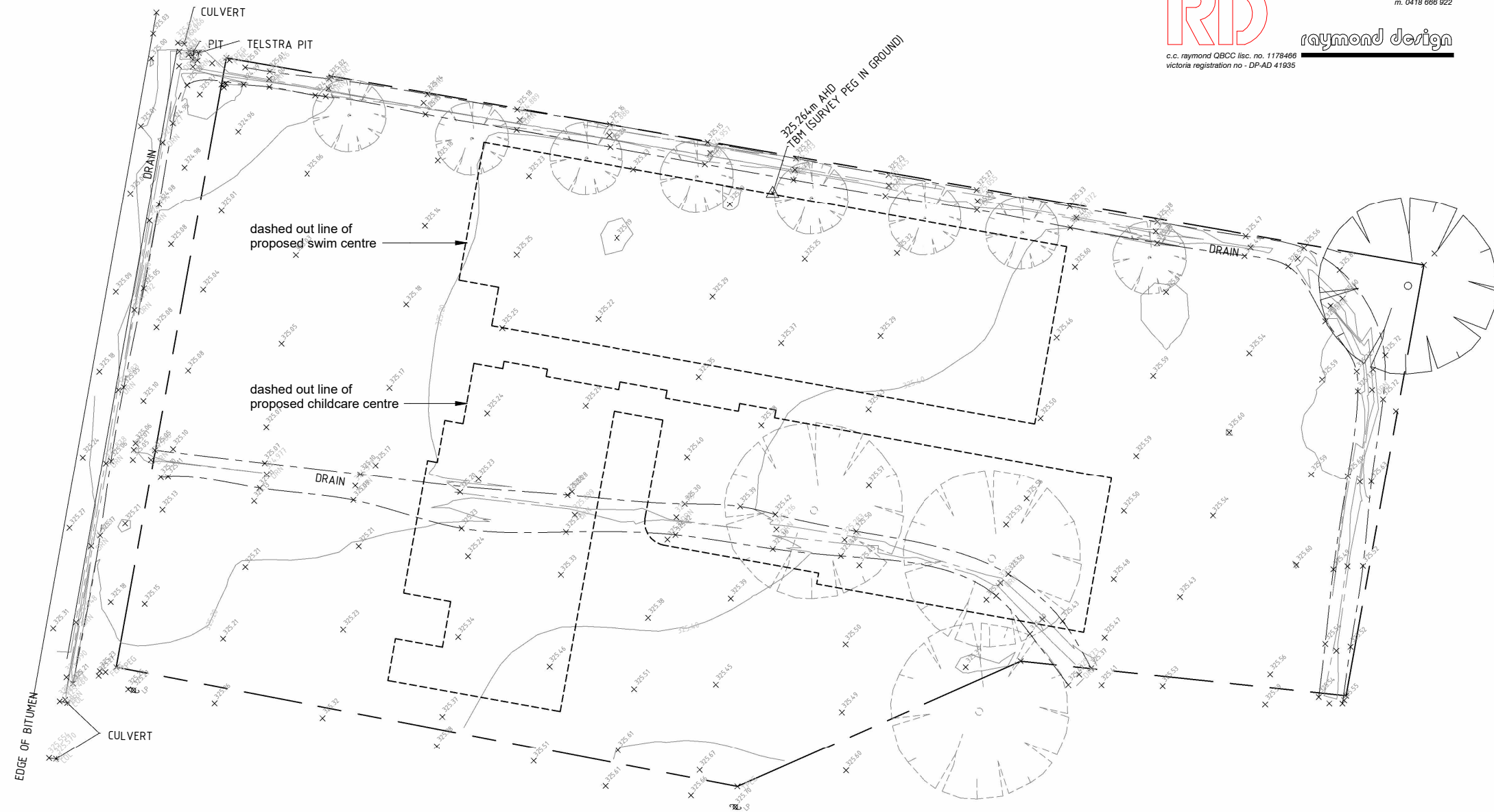
face sheet/ site data



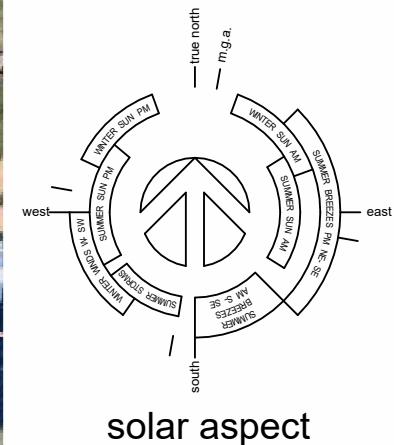
not to scale

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

proposed childcare centre & swim centre, 2 greenvale lane, mansfield, vic.

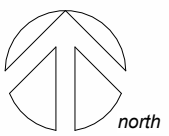






site context plan

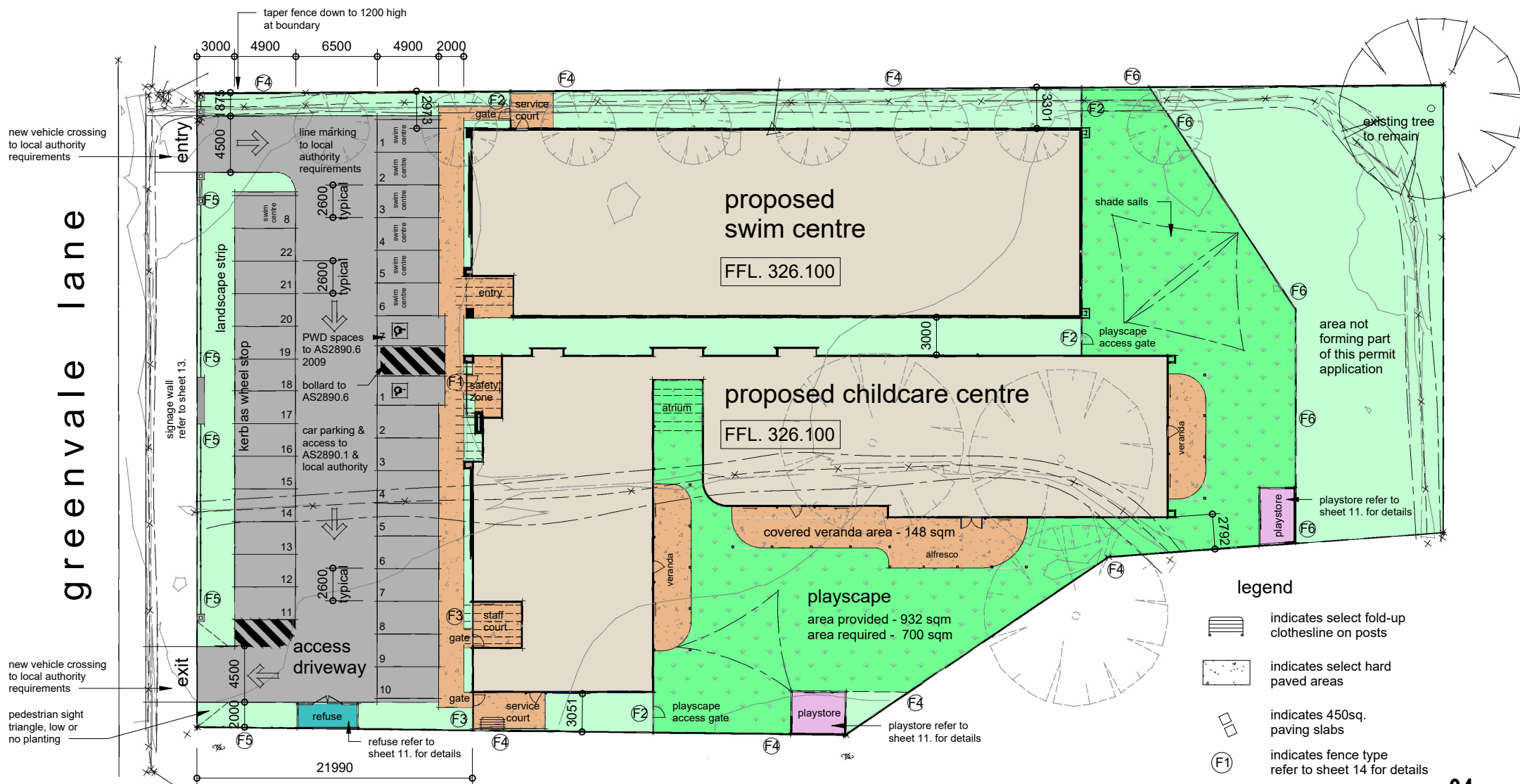
proposed childcare centre & swim centre, 2 greenvale lane, mansfield, vic.



0 not to scale m

note: this proposal is subject to site survey and development approval(s) from the relevant authority.  
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04.

site plan

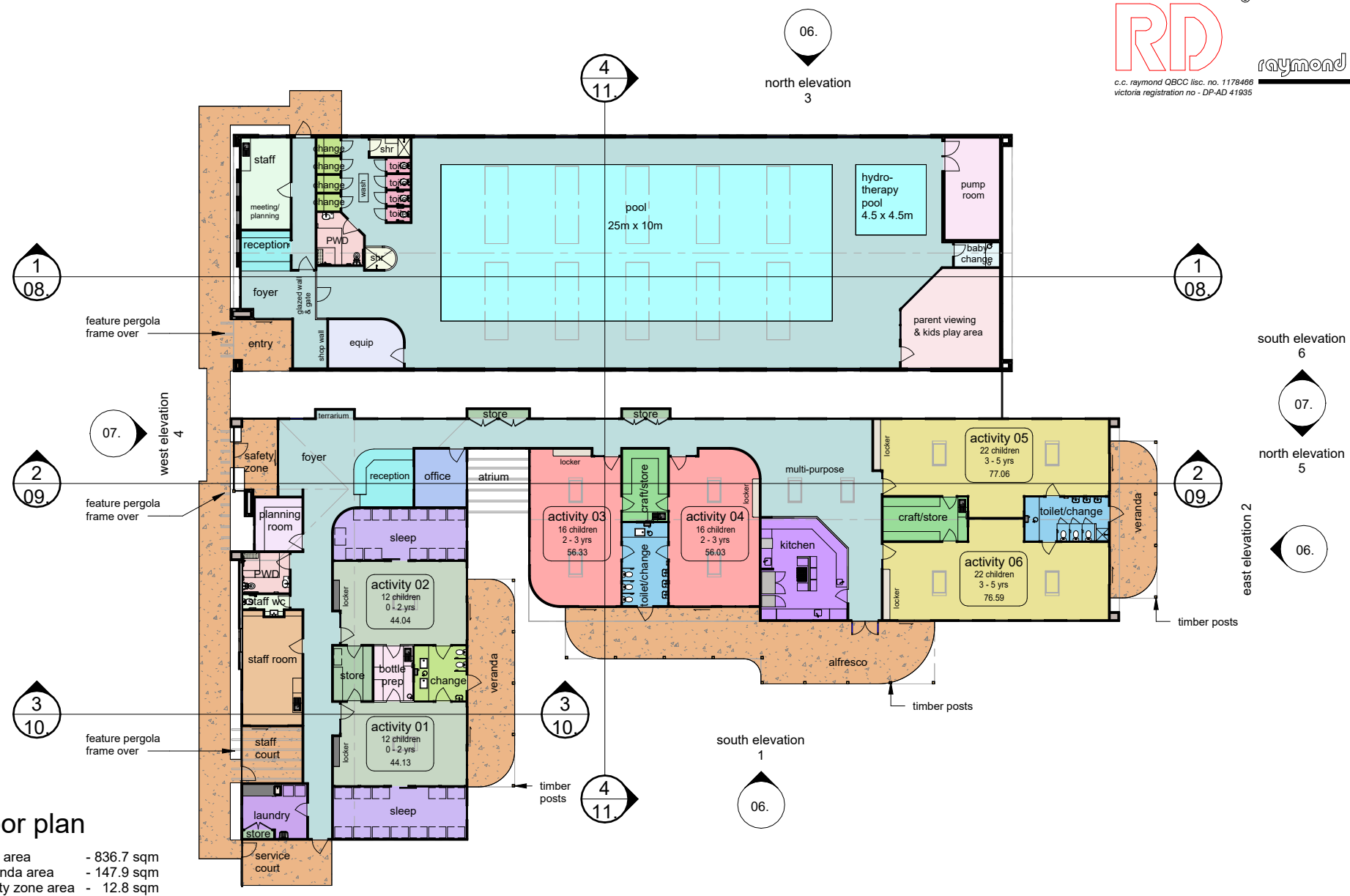
proposed childcare centre & swim centre, 2 greenvale lane, mansfield, vic.



north

0 15m  
1:300 (A3)

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**floor plan**

floor area - 836.7 sqm  
 veranda area - 147.9 sqm  
 safety zone area - 12.8 sqm

05.

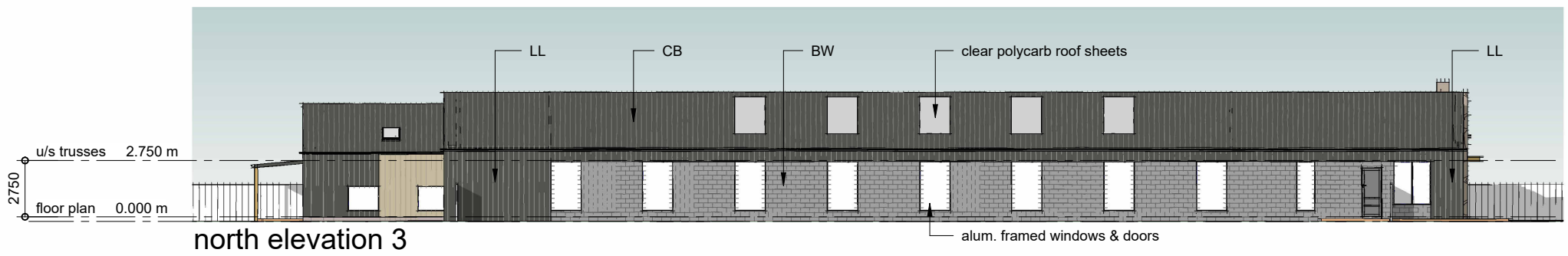
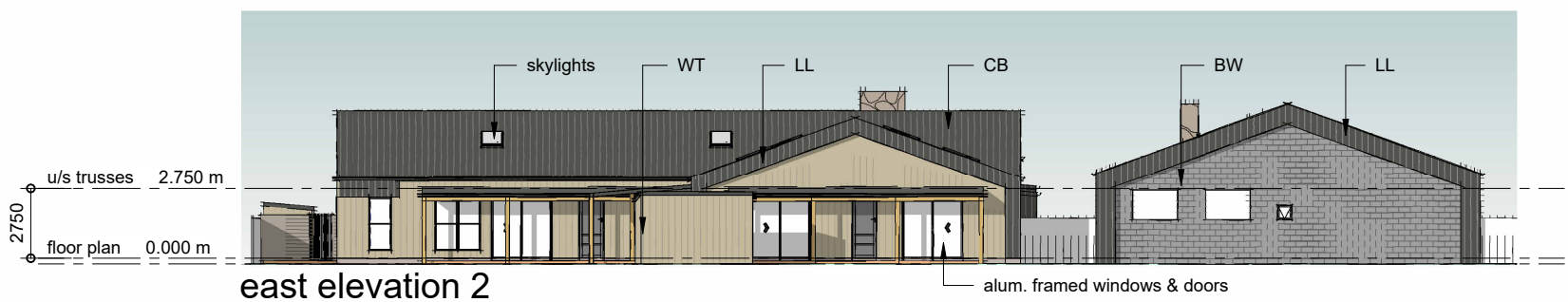


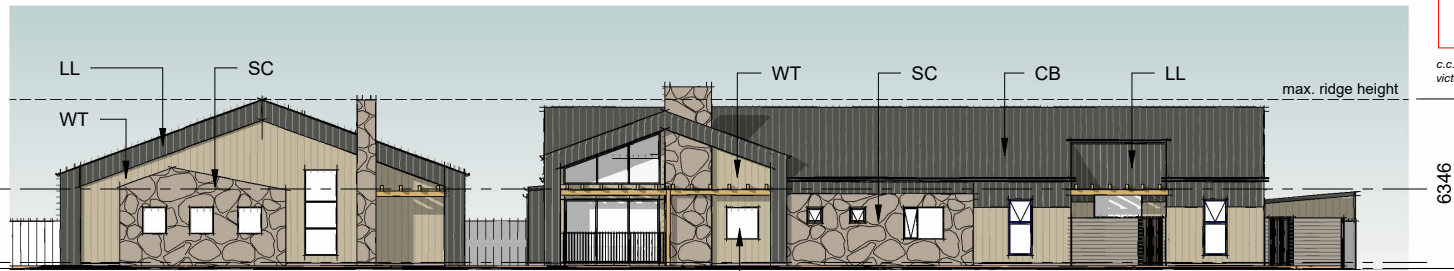
**floor plan**



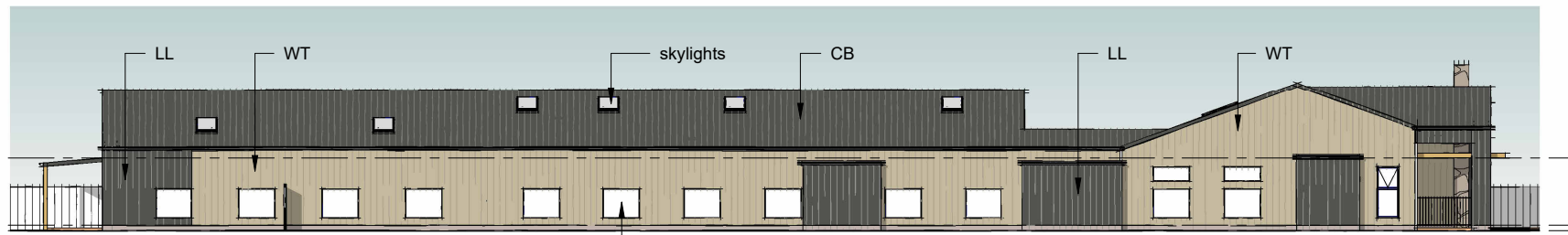
note: this proposal is subject to site survey and development approval(s) from the relevant authority.  
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proposed childcare centre & swim centre, 2 greenvale lane, mansfield, vic.

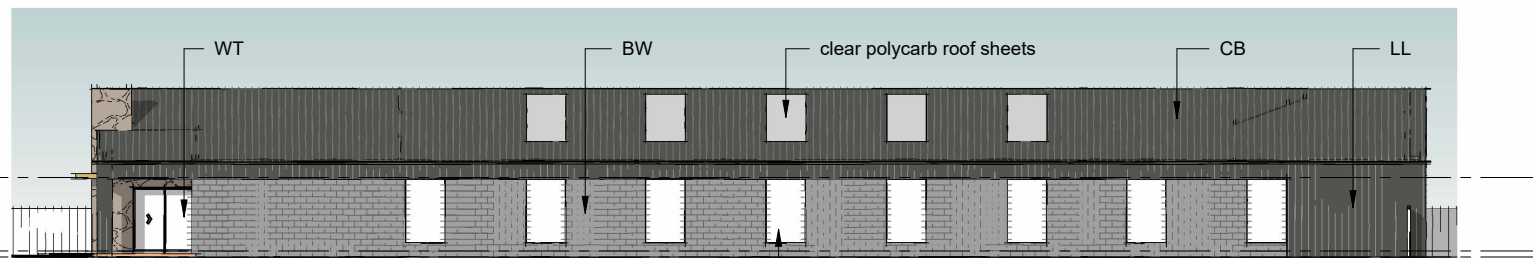




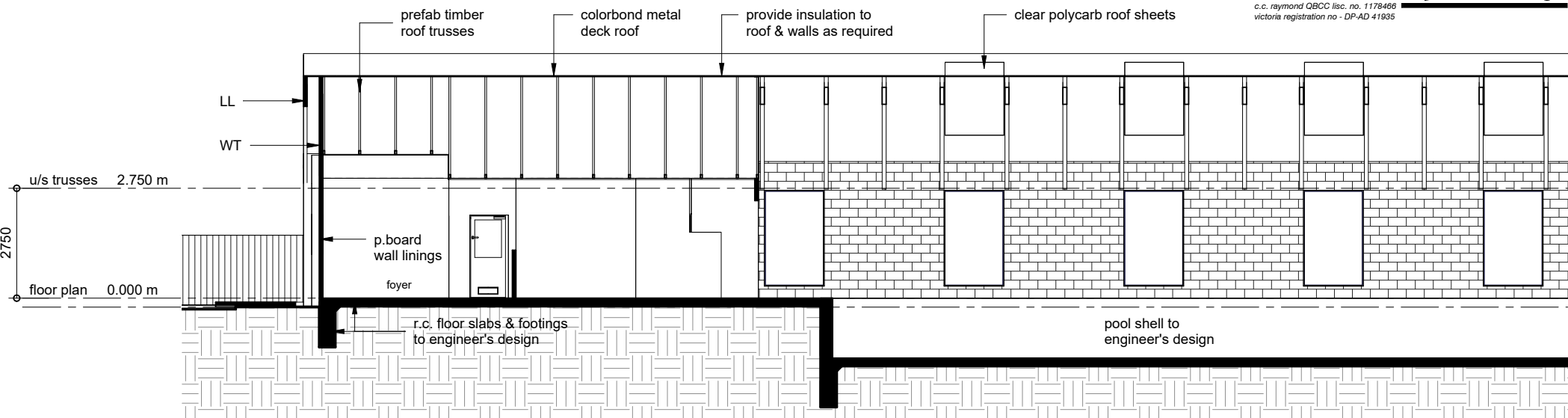
west elevation 4



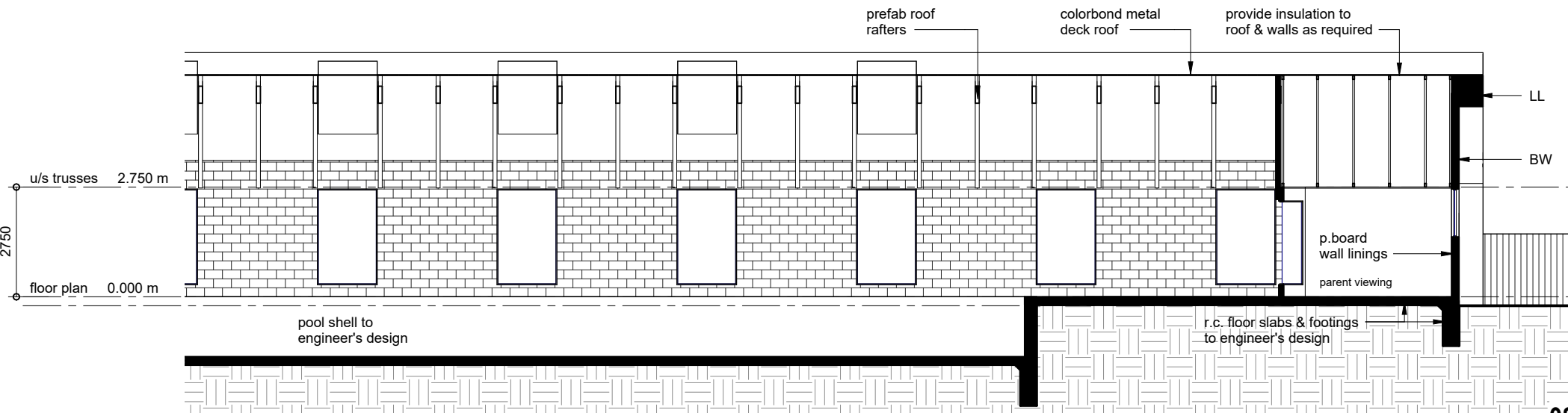
north elevation 5



south elevation 6



section 1 - A



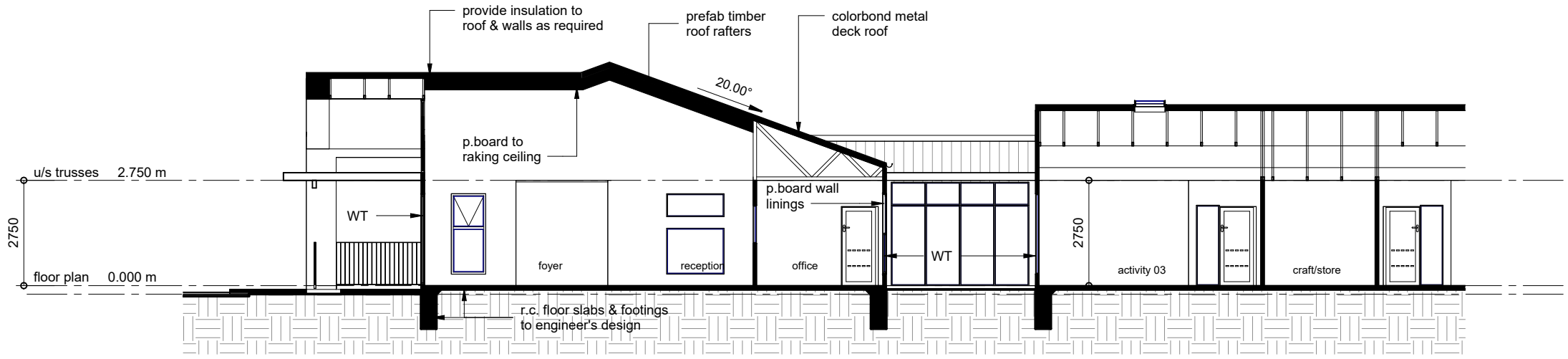
section 1 - B

08.

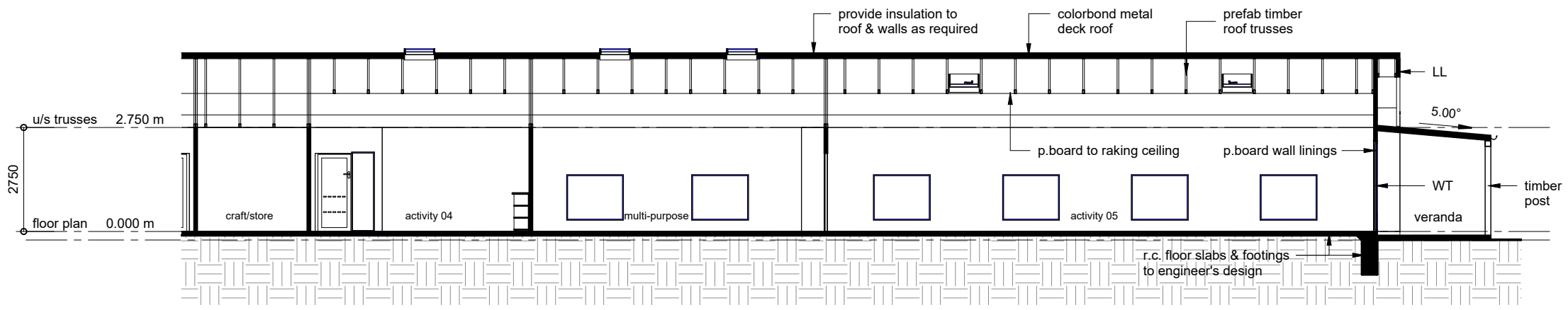
site sections

proposed childcare centre & swim centre, 2 greenvale lane, mansfield, vic.





section 2 - A



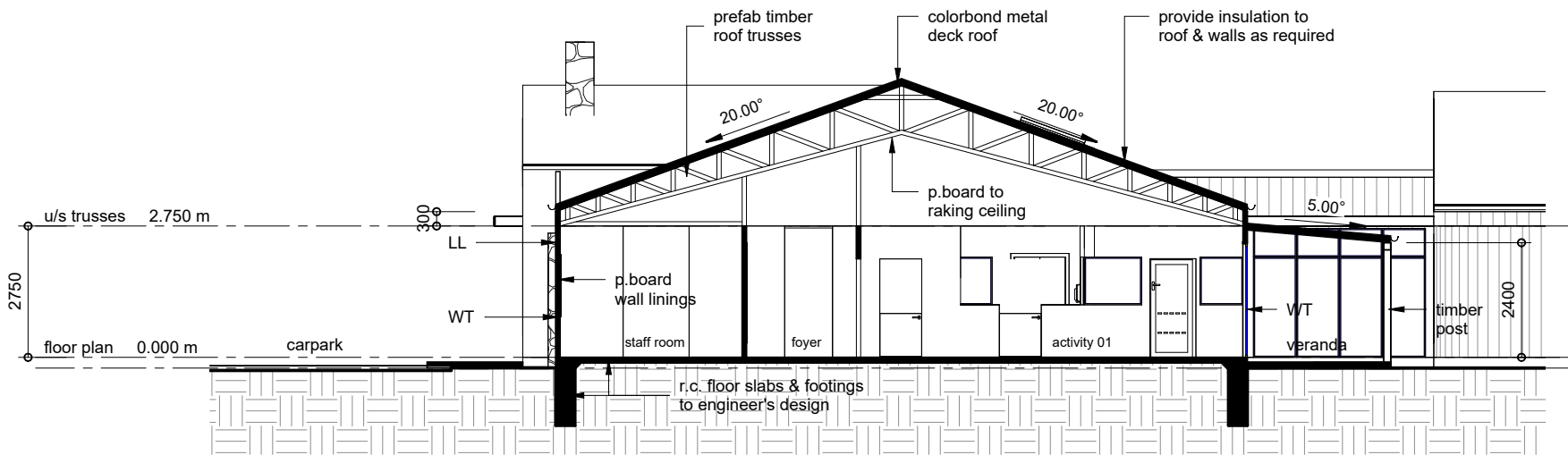
section 2 - B

site sections

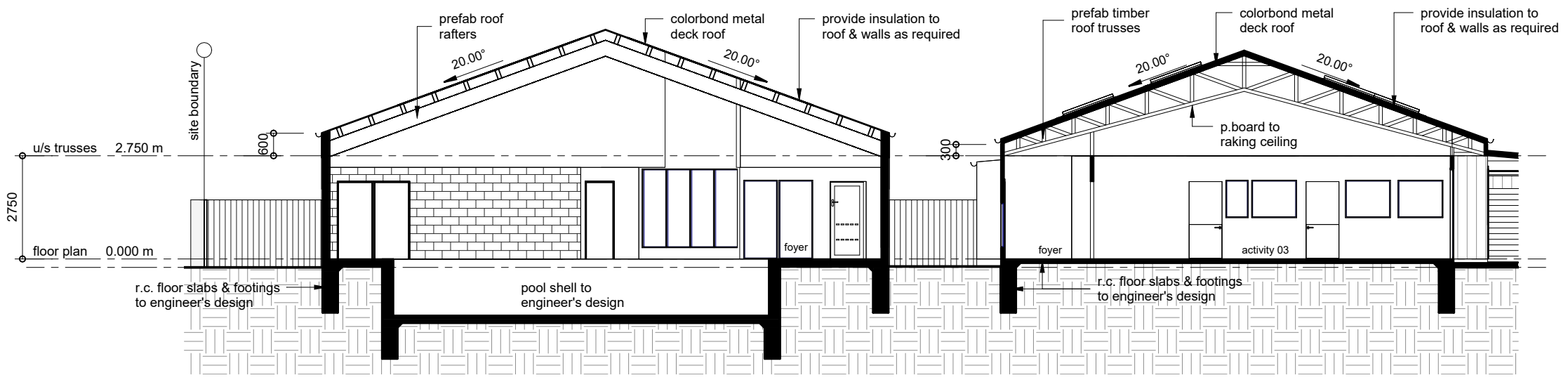
proposed childcare centre & swim centre, 2 greenvale lane, mansfield, vic.



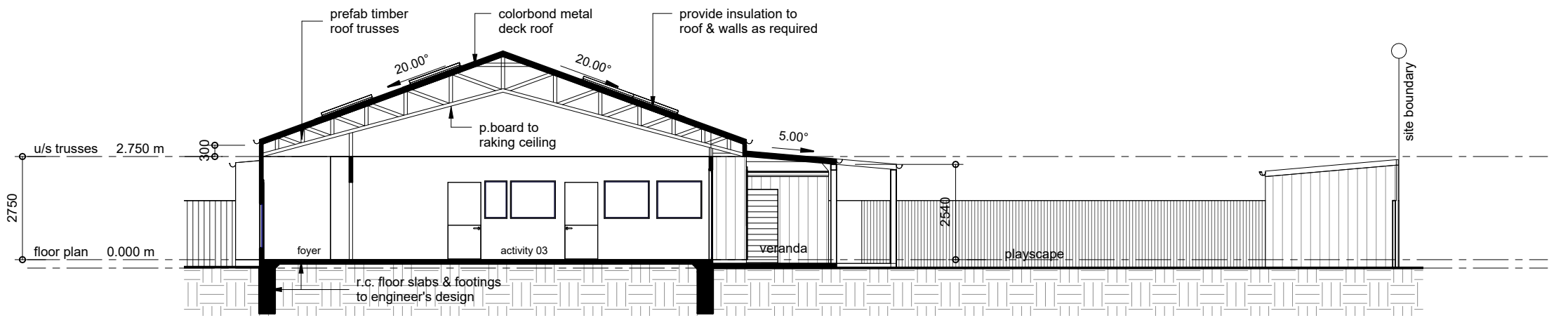
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section 3



section 4 - A



section 4 - B

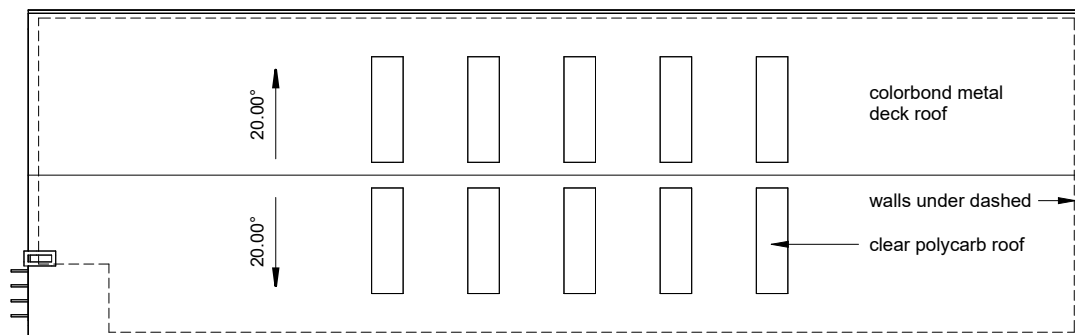
site sections

proposed childcare centre & swim centre, 2 greenvale lane, mansfield, vic.

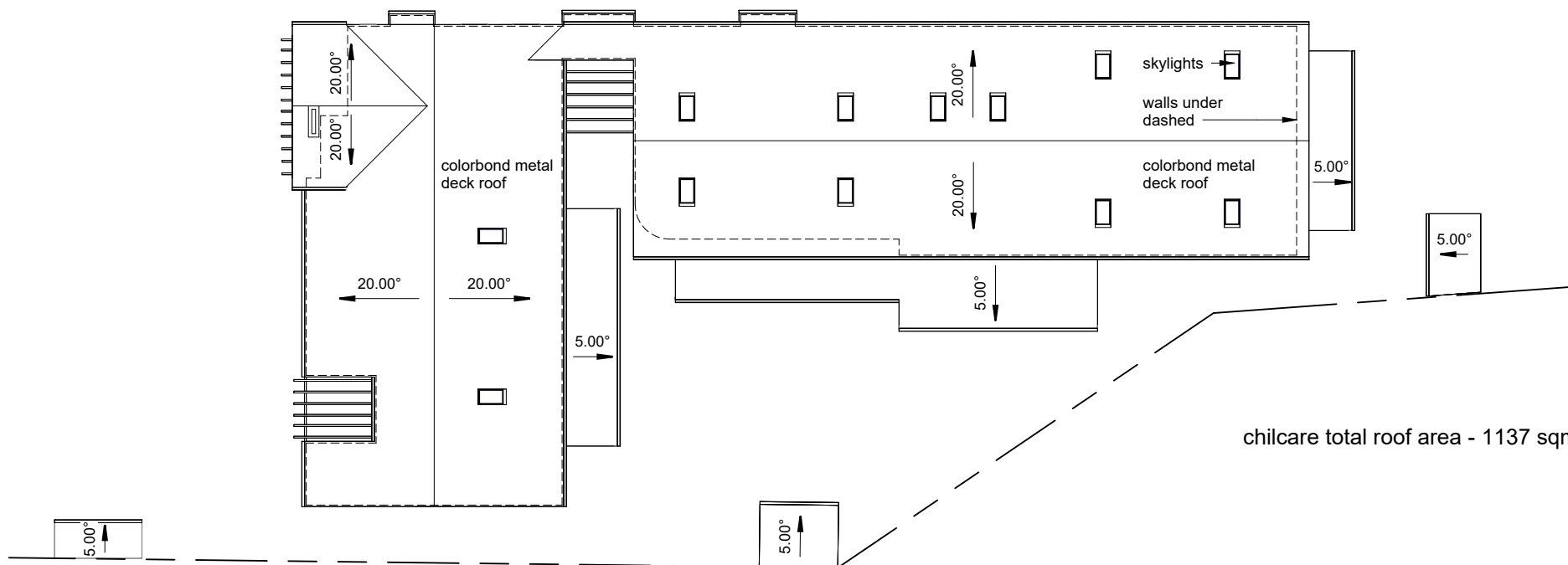


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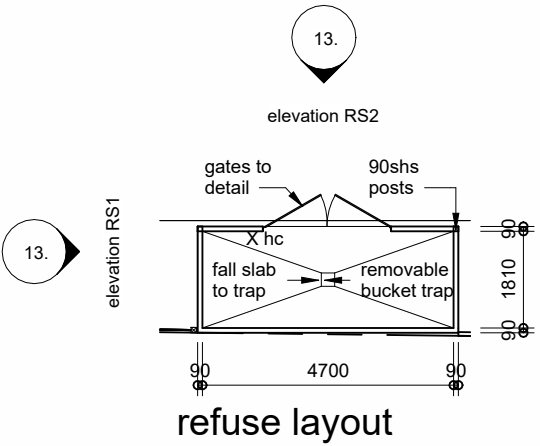


swim centre total roof area - 804 sqm

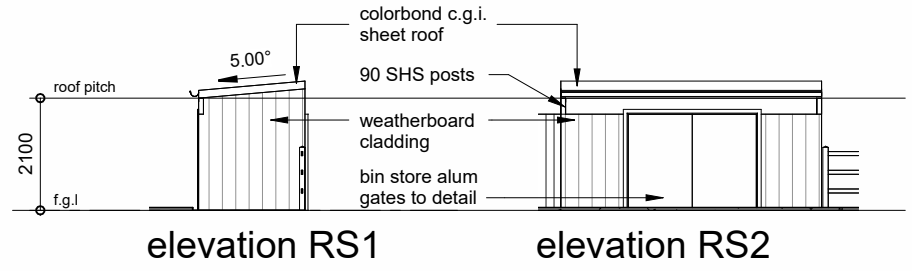


childcare total roof area - 1137 sqm



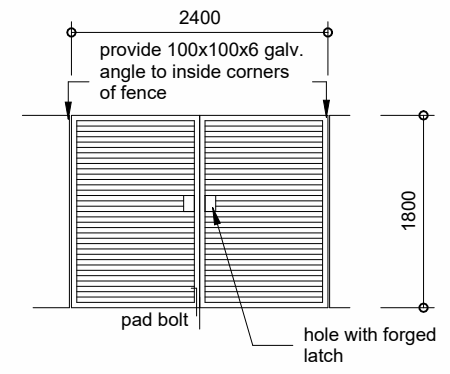


refuse layout

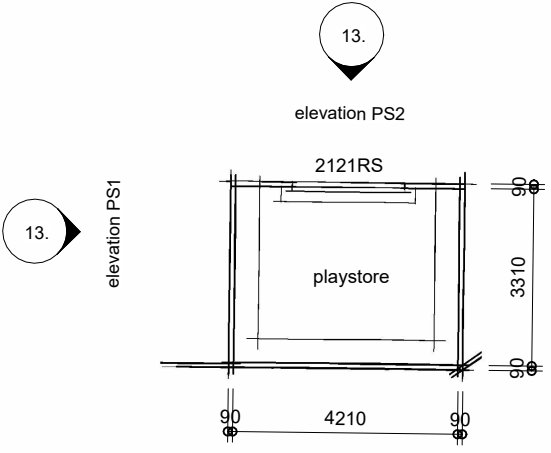


elevation RS1

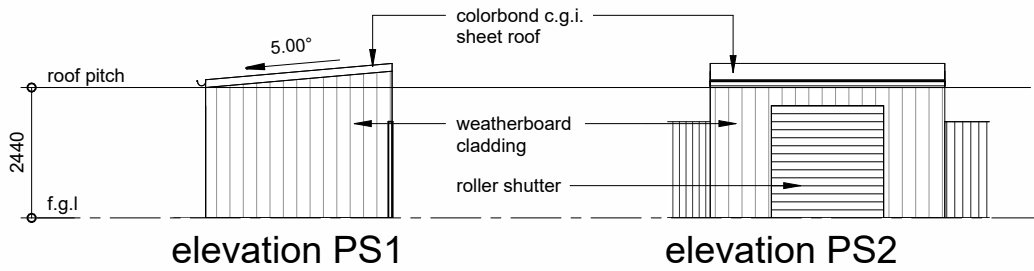
elevation RS2



bin store gates detail

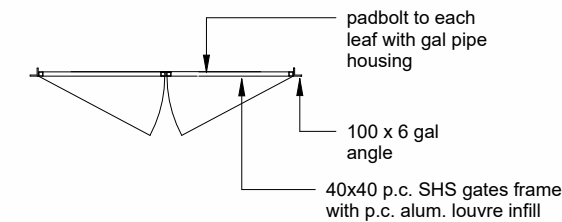


typical playstore layout

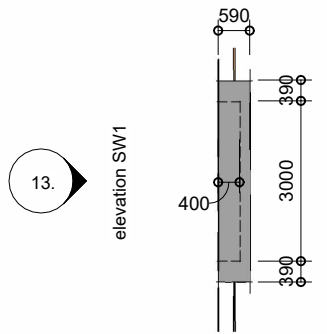


elevation PS1

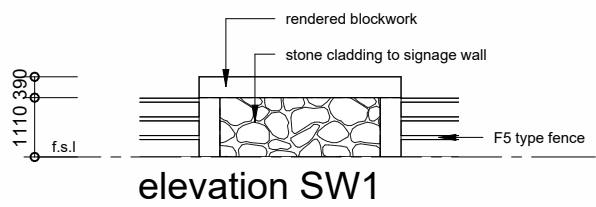
elevation PS2



bin store gates plan



front signage wall details



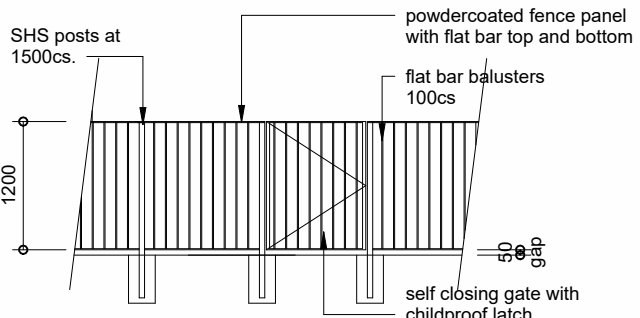
elevation SW1

signage, refuse & playstore details

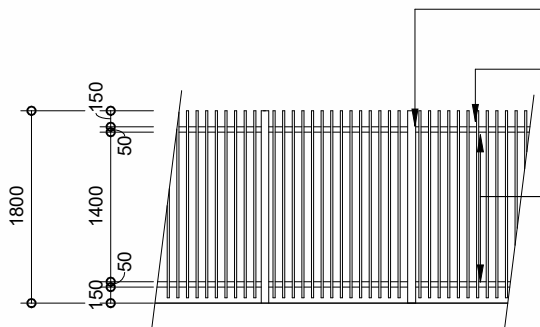
proposed childcare centre & swim centre, 2 greenvale lane, mansfield, vic.



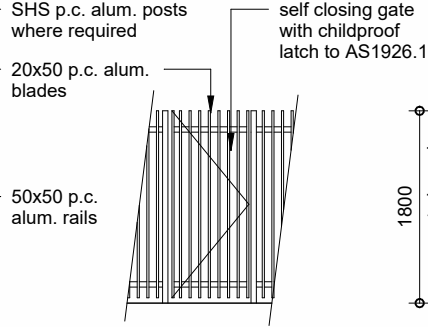
street elevation to greenvale lane



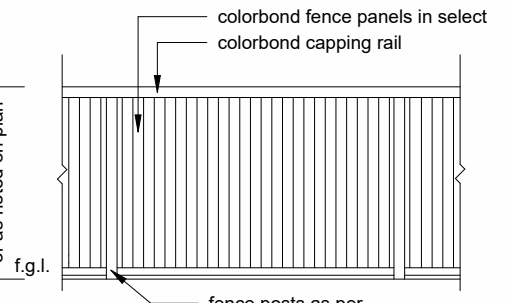
fence F1



fence F2

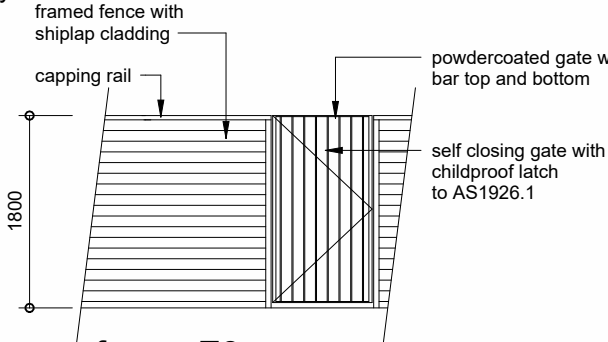


fence F2  
single entry gate

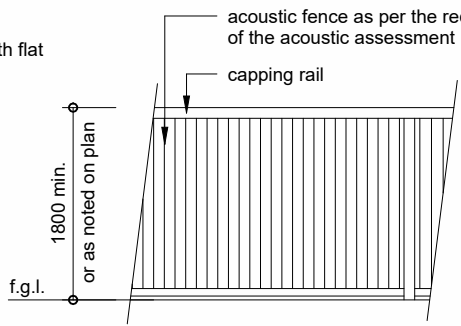


fence F6

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

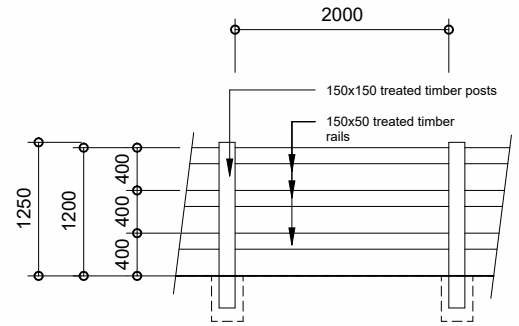


fence F3



acoustic fence F4

note : cladding to accord with construction recommendations in the acoustic report

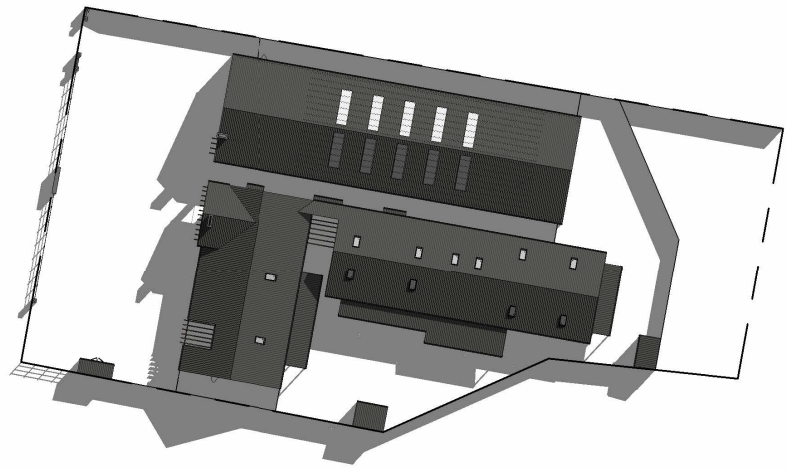


F5 post & rail fence

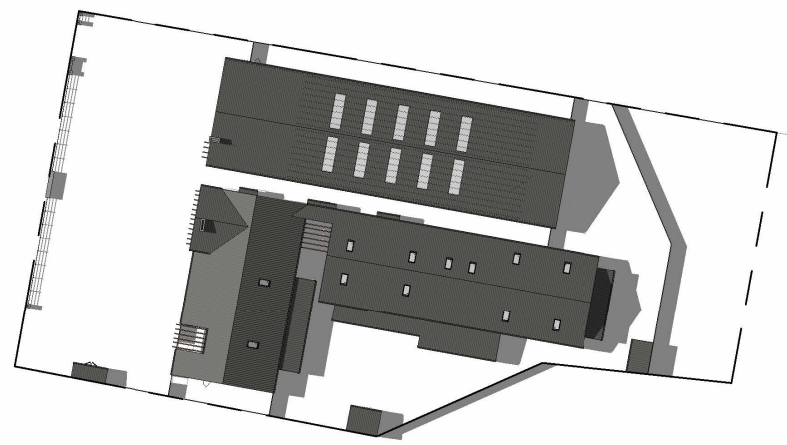
fence details

proposed childcare centre & swim centre, 2 greenvale lane, mansfield, vic.

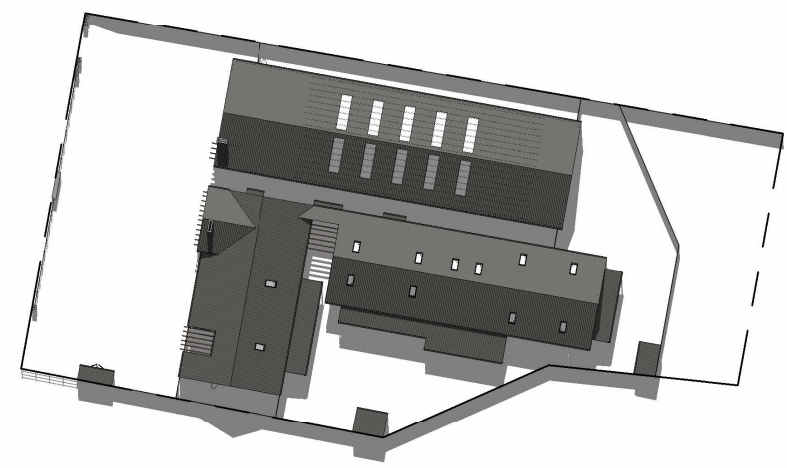




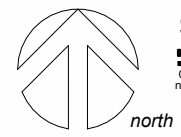
shadow diagram - june 21st, 9.00am.



shadow diagram - june 21st, 3.00pm.



shadow diagram - june 21st, 12.00pm.





3D View 1



3D View 2



3D View 3