



Response to Schedule 8 to the Surf Coast Shire Development Plan

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1. Executive Summary

The following report has been prepared in response to Schedule 8 of the Development Plan Overlay of the Surf Coast Shire Planning Scheme for land at 1 Merrijig Drive, Torquay.

This report illustrates a focus on utilisation of the land for community benefit, with extensive analysis having been undertaken on need and applying an evidence based operating model. The design of the building in that area is in general accordance with Torquay-Jan Juc Structure Plan 2007 as required by Schedule 8 to the Development Plan Overlay. In addition, the building has been designed to be sympathetic to the design of the overall Torquay North Civic Precinct.

Demand for 4 year old and 3 year old kindergarten, long day care and maternal child health services in the Torquay area will rapidly increase as Surf Coast's population continues to over the next 20 years and a key feature of the development plan is the delivery of an integrated family centre, which is designed to support inter-generational activities. The position of this centre as part of the overall civic precinct and located near to several education and community facilities, ensures that a broad range of services and programs can be provided for individuals and families from birth through to graduation of high school, and beyond.

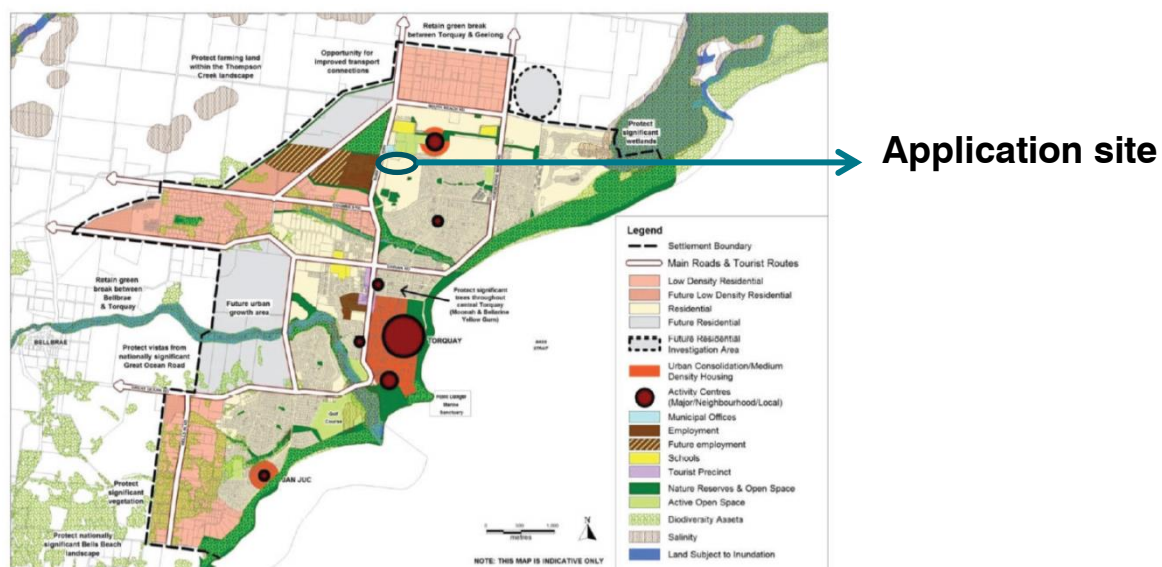
The building has a key focus on universal design and access for all people. The area will be known as a place of inclusion and understanding that encourages people to learn and grow in their own way.

The design incorporates sustainability principles, in such a way that education about sustainability will also be fostered. The area will help all generations learn about their impacts on the environment including how behaviour change can offset that impact.

The area in the vicinity of the centre will be designed to provide bicycle, pram and wheelchair/ scooter access.

A primary measure of the success of this site will be the realisation of an integrated early childhood facility and service model. Integration is the coming together of facilities, services, agencies and practitioners to work seamlessly to achieve the best possible outcomes for children and families. It is widely accepted as best practice. The State Government's well-established blueprint for early childhood identifies integration and co-location as key system improvements in supporting children to develop to their full potential.

The proposed design demonstrates a collaborative and engaged approach that the Surf Coast Shire Council has taken with key stakeholders in the development of the area. It is envisioned that the area will be an excellent example of combined education, suitability, access and integration.



2. Report Background

On 30 April 2009 the land at 63(Part) and 64A (Part) and former government road was rezoned from Farming Zone to Residential 1 Zone (now General Residential Zone) as part of Planning Scheme Amendment C43 of the Surf Coast Planning Scheme. This created what is known as the Torquay North Residential Precinct.

Planning Scheme Amendment C43 also introduced Schedule 8 of the Development Plan Overlay over the Torquay North Residential Precinct. This was designed to provide structure and clear direction for the development of the Precinct.

In June 2009, an overarching planning report was submitted to guide the overall development of the Torquay North Residential Precinct.

This report is designed to meet the requirements of Schedule 8 and relates specifically to a sole parcel of land in Merrijig Drive and the nearby road reserve. The land in question is owned by the Surf Coast Shire Council.

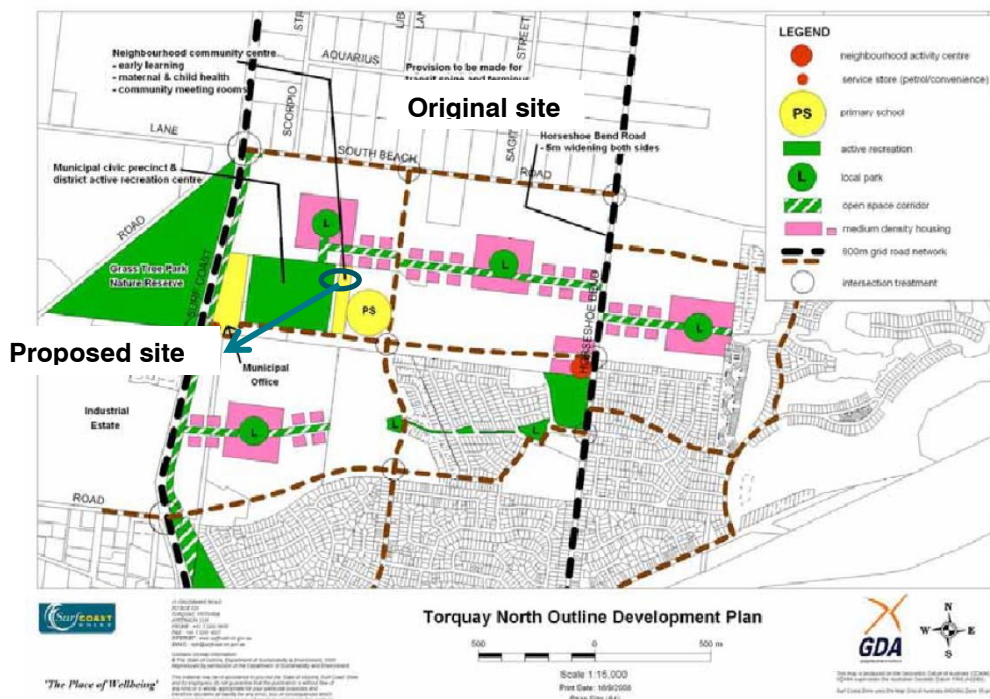
As illustrated below, the site was identified in the Torquay North Outline Development Plan. This plan helped to establish design principles for the future development of the land in Torquay North. This was focused on maintaining a sense of community and belonging, coastal character, diversity of housing types and energy efficiency.

The site for the Torquay North Children's Centre has since moved location but contains the same essential elements as presented in the original plan. This plan provides more detail relating to the specific site in question.

Pursuant to Schedule 8 of the Development Plan Overlay, a permit must not be granted for the use and development of the land until a satisfactory development plan has been prepared.

Once a development plan is approved, an application under any provision of this scheme which is generally in accordance with the approved development plan is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

In order to aid the community gaining a full understanding of the use of the sit, as much information as possible has been provided in this report in order to mirror the requirements of a planning permit. This is intended to ensure full transparency. Additional information about the project as it progresses is available from <http://www.surfcoastconversations.com.au/tncc>



3. The Land

a) Street Address

The site is located in Merrijig Drive, Torquay 3228.

b) Formal Land Description

The crown allotment is described as being 63(Part) and 64A (Part) and former government road. The developer plan also takes into account the road reserve located in Merrijig Drive between the primary site and Surf Coast Highway.



a) Site Zoning and Overlays

The site is located in a General Residential Zone within the Surf Coast Shire Municipal area, and covered by an Environmental Audit Overlay, Development Plan Overlay and Development Contributions Plan Overlay.

b) Title

Please note that there is no title available for the car park area as this is registered as a road reserve.

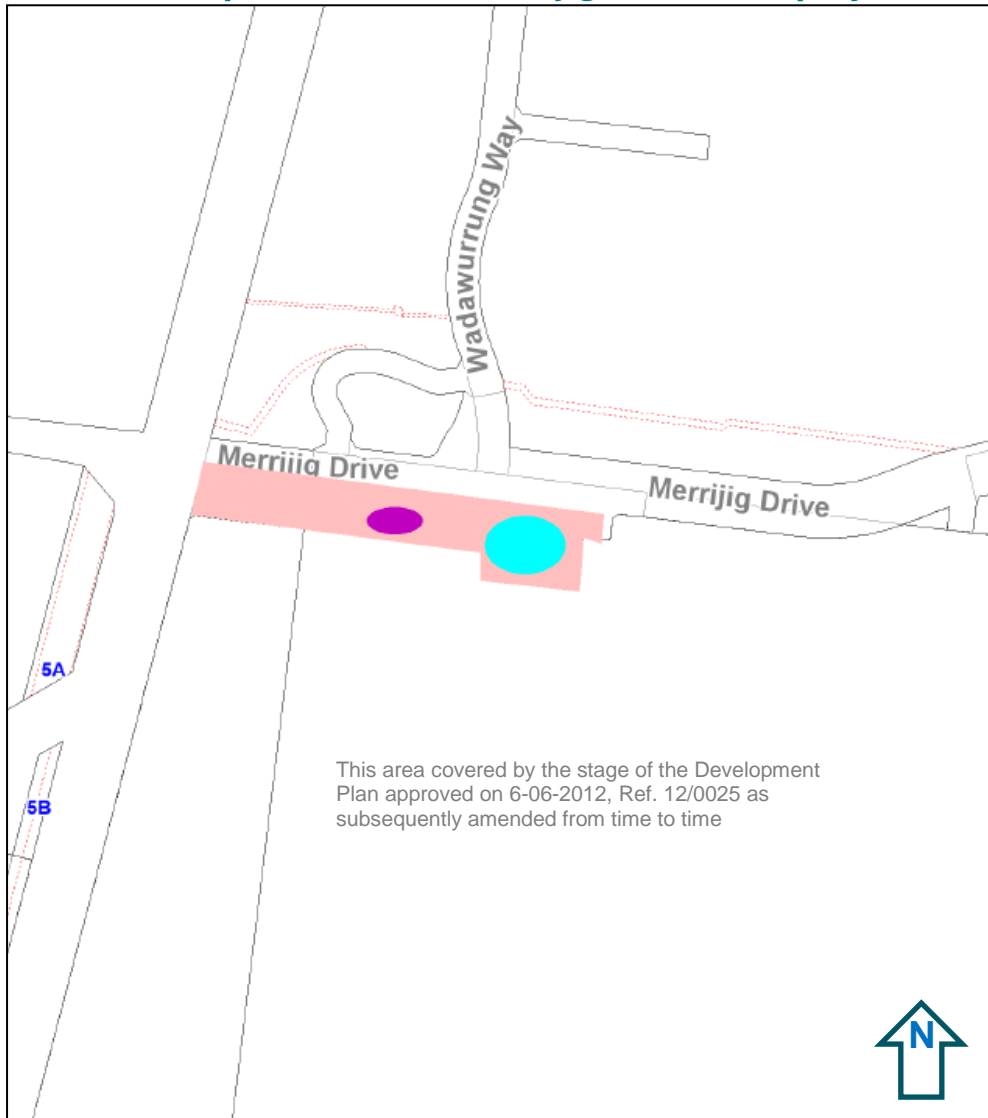
The title for the primary site is shown below. It should be noted that there are no encumbrances on the title that are relevant to this development plan.


Signed by Council: Surf Coast Shire Council, Council Ref: 64139, Original Certification: 18/03/2014, S.O.C.: 18/03/2014

SUBDIVISION ACT 1988 PLAN OF CONSOLIDATION		LRS USE ONLY EDITION	PLAN NUMBER PC 374129V			
LOCATION OF LAND PARISH: PUEBLA TOWNSHIP: SECTION: CROWN ALLOTMENT: 63(PART) AND 64A(PART) AND FORMER GOVERNMENT ROAD CROWN PORTION: TITLE REFERENCES: VOL. FOL. VOL. FOL. LAST PLAN REFERENCE: PS716075B, RES No.1 AND TP POSTAL ADDRESS: MERRIJIG DRIVE (at time of subdivision) TORQUAY 3228 MGA COORDINATES: E 295 905 ZONE: 55 (of appropriate centre of land in plan) N 5 756 585 GDA 94		DEPTH LIMITATION: DOES NOT APPLY THIS IS A SPEAR PLAN SURVEY: THIS PLAN IS NOT BASED ON SURVEY		COUNCIL NAME : SURF COAST SHIRE COUNCIL REF : SPEAR REF :		
NOTATIONS		EASEMENT INFORMATION				
OTHER PURPOSE: TO REMOVE THE RESERVE STATUS FROM RESERVE No.1 ON PS 716075B UNDER SECTION 24A OF THE SUBDIVISION ACT 1988, AS DIRECTED BY PLANNING PERMIT No.13/0446		LEGEND: A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)				
		EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
DIGITALLY SIGNED BY LICENSED SURVEYOR ALAN DAVID NORMAN		REF: 21437/PC VERSION: B		SHEET 1 OF 1 SHEET		
Reeds Consulting Pty Ltd Level 4-440 Elizabeth Street Melbourne VIC 3000 phone (03) 8662 3000 fax (03) 8660 3060 email survey@reedscon.com.au www.reedscon.com.au LAND SURVEYORS • CIVIL ENGINEERS • DEVELOPMENT CONSULTANTS		DATE: 12/08/13 1PC1B,DGN		ORIGINAL SCALE SHEET SIZE 1:500 A3		
		SCALE LENGTHS ARE IN METRES				

Signed by: Alan Norman (Reeds Consulting Pty Ltd) Surveyor's Plan Version (B) SPEAR Ref: 6036535B 16/01/2014

4. Development Plan – Merrijig Drive, Torquay



-  Family Services
-  Car Parking

This area covered by the stage of the Development Plan approved on 6-06-2012, Ref. 12/0025 as subsequently amended from time to time



Development Plan area.....
 To be used & developed in accordance with the zone provisions of the Surf Coast Planning Scheme

1. Site Information

a) Site Context

The site is located in Torquay, 80 kilometres south-west of the Melbourne City Centre, 18 km the South of Geelong City Centre and 1.5km to the north of the Torquay Town Centre.

The land in the locality is gently undulating and slopes south easterly towards the nearest coastline (approximately 1.3 kilometres from the site). The site elevation is approximately 45 metres above sea level. The site sits within Torquay and Jan Juc, which has been designated as the main urban growth area within the Surf Coast Shire.

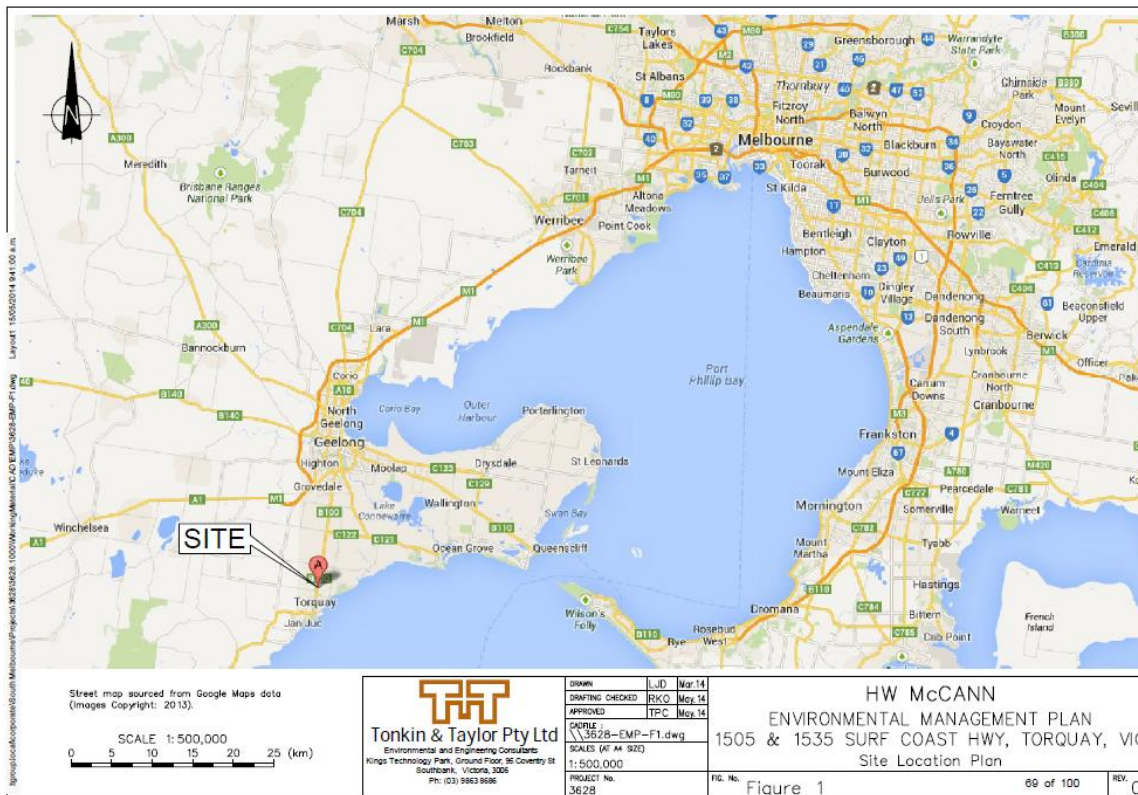
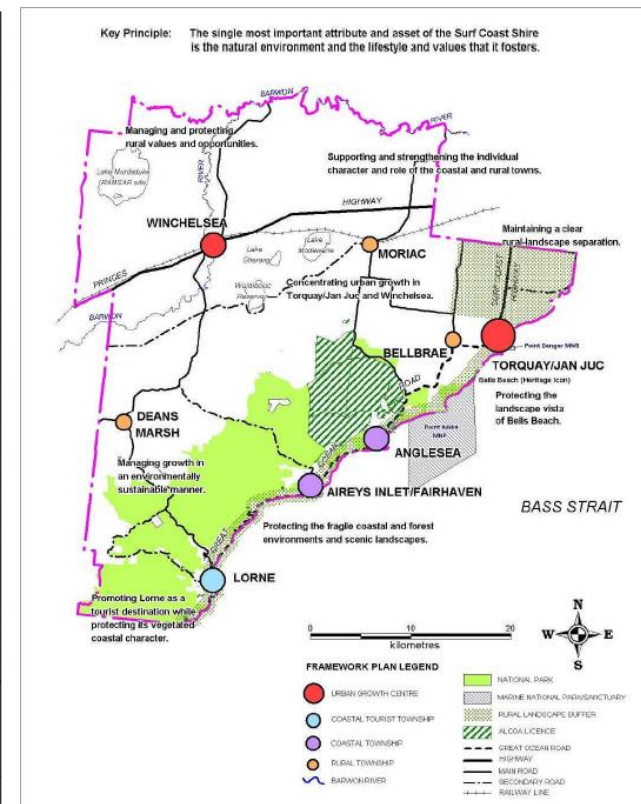
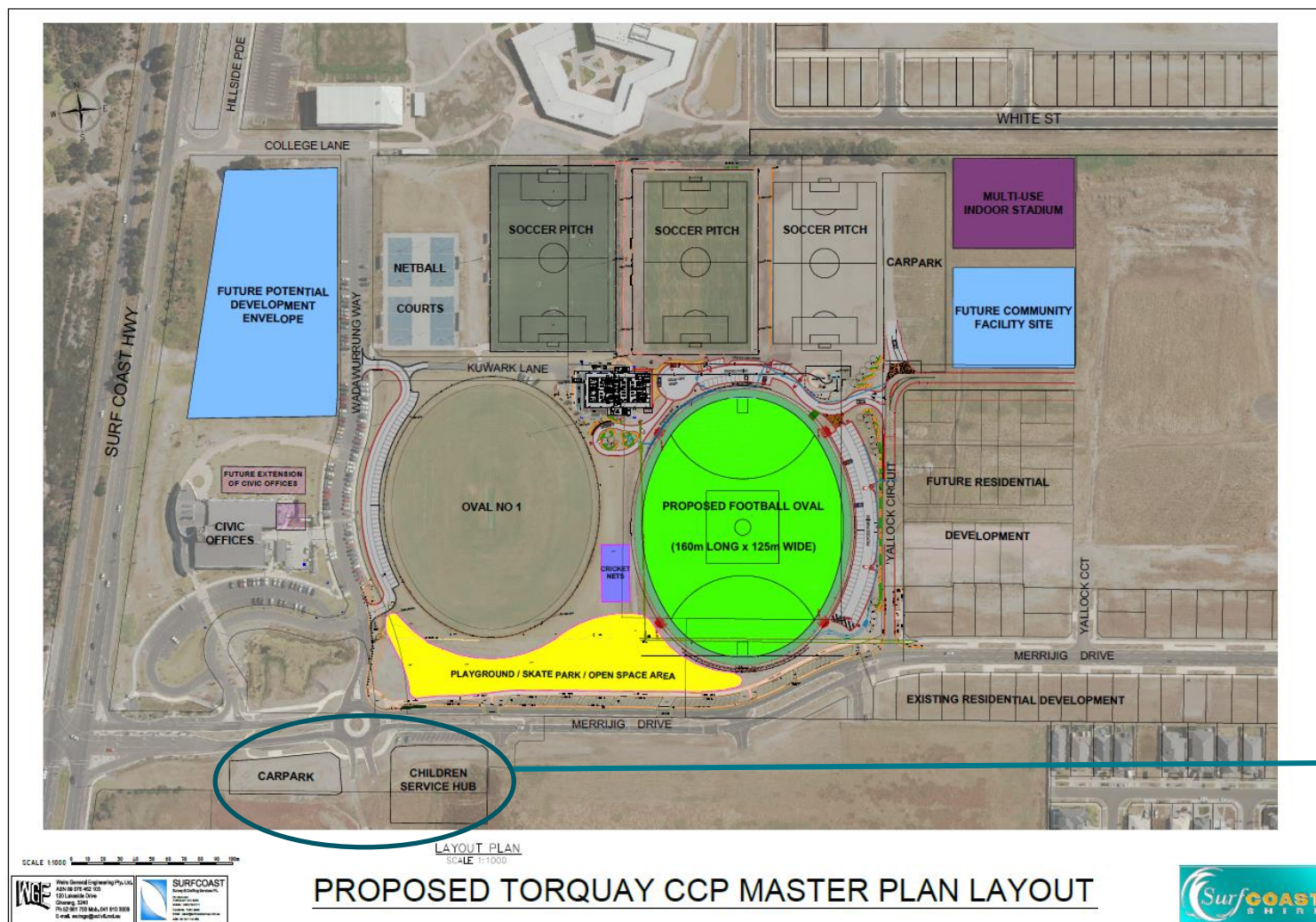


Figure 1 00 of 100 REV. 0



The site sits within the larger Civic Precinct in Torquay North. A number of sport and recreation facilities and passive recreation sites are located immediately to the north of the site. Civic offices and parking are also located immediately to the north-west of the site. While not shown on this map, it should be noted that a Secondary College and Primary school are located within the wider precinct in Torquay North. The overarching precinct has been considered in the design of buildings for the site.



→ Application site

The site is located in a residential area to the south. The developer plan for that area is known as 1505 Surf Coast Highway, is publicly available and is provided for context. The residential area has been taken into account in the planning and design for the application site.



b) Site Summary

The site was originally part of the “Stretton Park” sheep property until approximately 1952, when the McCann family acquired the site as part of the “Wombah Park” property.

The site now comprises rural land on the northern fringe of the Torquay Township in the area known as Torquay North. The site is currently vacant.

The typical soil profile comprises clays, sandy clays and clayey sands overlaying weathered limestone.

c) Environmental Assessment

A full environmental audit was conducted in 2014 and found the site to be suitable for the following land uses:

- Sensitive use (high density residential);
- Sensitive use (other);
- Recreation / open space;
- Commercial; and
- Industrial

All intended uses for the site fit within these prescribed uses.

d) Vegetation Assessment

A flora and fauna assessment has been carried out across the area. It has shown that there is no significant vegetation on the site as it had previously been cleared for agricultural use.



1 Merrijig Drive Site 1



Road Reserve Site 1

The landscape for the outdoor play areas for the early learning space will focus on the use of appropriate trees and flora to facilitate a sustainable approach to the provision of daylighting and heating to the buildings.

e) Cultural Heritage Assessment

There is no requirement under the *Aboriginal Heritage Regulations* 2007 for a cultural heritage management plan to be prepared for this site.

As per the Child Safe Standards, the building will provide a physical environment that is visually inclusive and welcoming for Aboriginal peoples and culture, such as by displaying symbols that indicate support and respect for Aboriginal peoples. The Surf Coast Shire Council will work with the Registered Aboriginal Party for the site in order to achieve this.

2. Design Response

A design response has been prepared by Baade Harbour Architects as per the specified design principles provided by the Surf Coast Shire.

a) Design Principles

The following design principles have been considered in the development of the family services centre:

- The building itself should serve to educate children and adults
- The building should consider people of all abilities and Universal Design principles should be utilised
- The building should consider Council's role in environmental leadership and minimise CO2 emissions wherever possible
- The building should focus on the needs of the end user first and foremost
- The building should utilise a best of breed approach and focus on learning from others
- The design shall be completed in a collaborative fashion and include staff, stakeholders and community where appropriate

The following design principles have been considered in the development of the outdoor play spaces in the family services centre:

- The outdoor areas shall encourage play through exploration and imagination
- The outdoor areas shall be informal and made up of natural features rather than excessive built up play equipment
- Features to include soft fall grass, sand pits and dirt pits to encourage children to explore the natural environment

b) Neighbourhood Character

The existing neighbourhood is made up of predominantly commercial buildings, which are either single storey to double storey. The precinct is seen as a community hub, which includes council offices, schools & a skate park, which is currently under construction.

The existing buildings generally adopt a modern coastal theme & use a mixture of cladding materials ranging from rammed earth, timber, lightweight cement sheet & profiled colorbond steel sheeting. The existing buildings generally incorporate box like shapes combined with low-pitched skillion roofs & parapet walls.

The proposed design respects & contributes to the existing neighbourhood character by developing an architectural style, which is sympathetic to the existing modern coastal theme. The proposed design incorporates box like shapes, low-pitched skillion roofs, parapet walls, & cladding materials like timber, rammed earth, pre-finished aluminium & perforated metal with a rust finish.

The proposed design integrates the layout of the development with the street by orientating the building & the main entry towards the main street Merrijig Drive, & the yet to be constructed side street along the western side of the site. A new 1.8m high fence is required along the north & east boundaries to protect children from the roadways. The fence will be visually permeable to promote observation of the street & public spaces.

c) Site Layout & Massing

1. Setbacks & Amenity Impacts

The proposed building has been setback from the surrounding streets in an effort to respect the preferred neighbourhood character, & to minimise the impact of the proposed building on the existing streetscape

The first floor has been significantly set back from the south boundary to avoid overshadowing onto future neighbouring dwellings. The number of proposed windows on the first floor that face south have been minimised to avoid overlooking onto future dwellings & private open spaces.

The total floor area of the first floor has been kept to a minimum to reduce the overall mass of the building, & to minimising the buildings impact on the streetscape.

2. Building Height

It is anticipated the proposed building height will not exceed the maximum height of 7.5m as required under General Residential Zone GRZ1.

3. Site Coverage

The proposed design includes generously sized outdoor play areas & courtyards which are landscaped. The proposed vegetation will be native to the area to maintain the existing neighbourhood character.

4. Energy Efficiency/Daylight to Windows

The proposed design has a strong focus on sustainability. The building & its habitable spaces have been orientated to face north where practicable. The design will therefore reduce fossil fuel energy use & make appropriate use of daylight & solar energy.

The proposed design also incorporates:

- North facing solar panels with battery storage.
- Water tanks for toilet flushing & vegetation.
- Natural construction materials where possible.
- Materials with recycled content & low VOC ratings.
- Passive ventilation & cooling.
- Low E double glazing with sun shading.
- Above standard insulation levels.
- Energy efficient fixtures & fittings.
- Deciduous trees for sun shading.
- Thermal mass acting as a heat sink.

d) Detailed Design

1. Facade Articulation & Detailing

The proposed facade is articulated with a variety of materials, colours, shapes & overhangs to add interest & contribute to the existing neighbourhood character.

Cladding materials like timber, rammed earth, pre-finished aluminium & perforated metal with a rust finish have been selected to maintain the coastal character of the precinct, & to promote the buildings strong focus on sustainability.

2. Windows, Door, Verandahs & Eaves

Habitable rooms have been orientated to face north where possible in the proposed design. The windows to these rooms are generously proportioned to make appropriate use of daylight & solar energy. Windows are shaded by roof overhangs, verandahs, louvers & deciduous trees to prevent solar heat gains during summer months.

The main entry has automatic double sliding doors to allow a large number of users to access the building. The large doors also clearly define the location of the main entry to the building. The remaining doors are of a standard size & provide full disabled access.

3. Roof Form, Parapets

The proposed design adopts low pitched skillion roofs & parapet walls which are in keeping with the predominant neighbourhood character. The low roof pitch also ensures the proposed building height does not exceed the maximum building height of 7.5m as required under General Residential Zone GRZ1.

4. Front Fence









A new 1.8m high fence is required along the north & east boundaries to protect children from the roadways. A height of 1.8m is specifically required to prevent children climbing over the fence. The fence will be visually permeable to promote observation of the street & public spaces.

e) Concept Plan

The concept plan is provided to show the floor plan of the building. Further designs will be made available on <http://www.surfcoastconversations.com.au/tnc> as they become available and the Surf Coast Shire encourages the community to stay connected to the project as the design progresses.



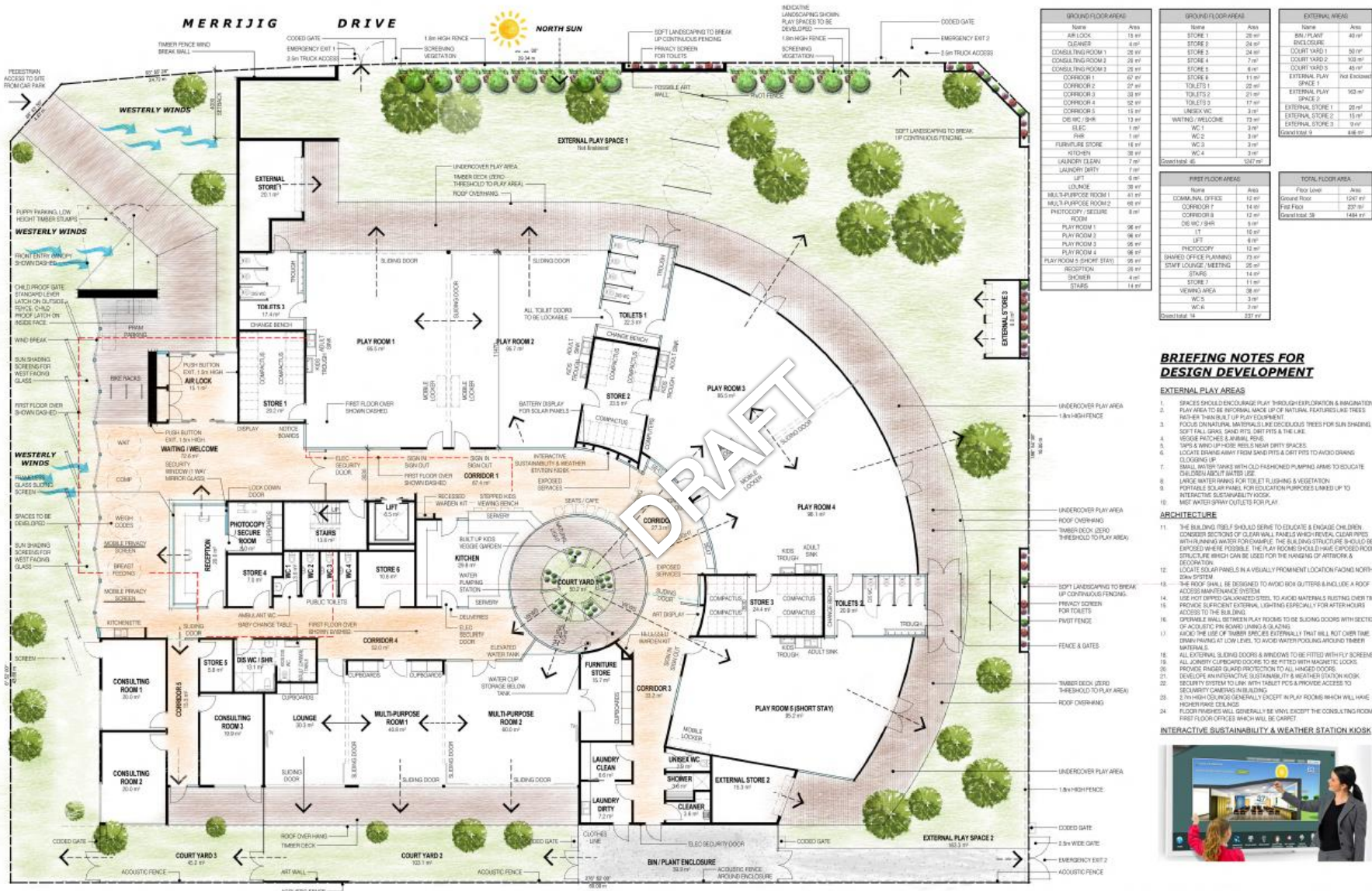
LEGEND:

-  COMPOSITE TIMBER. RECYCLED CONTENT. LOW VOC.
-  RAMMED EARTH. SUSTAINABLE MATERIAL. USED IN PRECINCT.
-  PREFINISHED ALUMINIUM. USED IN PRECINCT.
-  PERFORATED METAL. POWDERCOAT OR CORTEN (RUST) FINISH.
-  ROOF MOUNTED SOLAR PANELS. FACING NORTH IN VISUALLY PROMINENT LOCATION.
-  ALUMINIUM WINDOW & DOOR FRAMES. POWDERCOAT FINISH. ENERGY EFFICIENT DOUBLE GLAZING.
-  GALVANISED STEEL TUBULAR FENCING. POWDERCOAT FINISH.
-  CYPRESS PINE TIMBER POSTS. PRE-DRILLED HOLES FOR PUPPY PARKING. OIL FINISH.



TORQUAY NORTH CHILDREN'S CENTRE
MERRIJIG DRIVE, TORQUAY

CONCEPT PERSPECTIVE - NORTH WEST
DATE: 18.05.16 REV: 0 PROJ NO: 1601 DESIGN/DRAWN: B



GROUND FLOOR AREAS	
Name	Area
AMBULANCE	12.00
CLEANER	4.00
CONSULTING ROOM 1	28.00
CONSULTING ROOM 2	28.00
CONSULTING ROOM 3	28.00
CORRIDOR 1	27.00
CORRIDOR 2	33.00
CORRIDOR 3	33.00
CORRIDOR 4	32.00
CORRIDOR 5	15.00
DIS. WC / SHR	13.00
ELIC	1.00
FURNITURE STORE	18.00
KITCHEN	38.00
LAUNDRY CLEAN	7.00
LAUNDRY DIRTY	7.00
LIFT	5.00
LOUNGE	28.00
MULTI-PURPOSE ROOM 1	43.00
MULTI-PURPOSE ROOM 2	43.00
PHOTOCOPY / SECURE ROOM	8.00
PLAY ROOM 1	98.00
PLAY ROOM 2	98.00
PLAY ROOM 3	98.00
PLAY ROOM 4	98.00
PLAY ROOM / SHOW STAY	35.00
RECEPTION	28.00
STORES	4.00
STAIRS	14.00
STAIRS	11.00
VIEWING AREA	38.00
WC 5	3.00
WC 6	3.00
Grandtotal	527.00

EXTERNAL AREAS	
Name	Area
STORE 1	28.00
STORE 2	28.00
STORE 3	28.00
STORE 4	28.00
STORE 5	4.00
STORE 6	11.00
TOILETS 1	28.00
TOILETS 2	28.00
TOILETS 3	17.00
UNISEX WC	3.00
WAITING / RECEPTION	17.00
WC 1	3.00
WC 2	3.00
WC 3	3.00
WC 4	3.00
Grandtotal	237.00

TOTAL FLOOR AREA	
Floor Level	Area
Ground Floor	1247.00
First Floor	237.00
Grandtotal	1484.00

BRIEFING NOTES FOR DESIGN DEVELOPMENT

- EXTERNAL PLAY AREAS**
- SPACES SHOULD ENCOURAGE PLAY THROUGH EXPLORATION & IMAGINATION
 - PLAY AREA TO BE INFORMAL RANGE UP OF NATURAL FEATURES LIKE TREES WHICH TRIMMER IS NOT TO BE DEVELOPED
 - FOCUS ON NATURAL MATERIALS LIKE DISCULOUS TREES FOR SUN SHADING
 - SOFT LANDSCAPING TO BREAK UP CONTINUOUS FENCING
 - SPACES TO BE INFORMAL RANGE UP OF NATURAL FEATURES LIKE TREES WHICH TRIMMER IS NOT TO BE DEVELOPED
 - LOCATE DENISE AWAY FROM SHADING & GET TREE TO AVOID DRIVING CLOSURES
 - SMALL WATER SPARKS WITH OLD FASHIONED PUMPING APARS TO EDUCATE CHILDREN ABOUT WATER USE
 - LARGE WATER WINGS FOR TABLE FLUSHING & VEGETATION
 - PORTABLE SOLAR PANEL FOR EDUCATION PURPOSES LINKED UP TO INTERACTIVE SUSTAINABILITY KIOSK
 - MEET WATER SPARKS FOR PLAY
- ARCHITECTURE**
- THE BUILDING ITSELF SHOULD SERVE TO EDUCATE & ENGAGE CHILDREN. CONSIDER SECTIONS OF CLEAR WALL PANELS WHICH REVEAL CLEAR PIPES WITHIN AND WATER PUMPABLE. THE BUILDING STRUCTURE SHOULD BE EXPOSED WHERE POSSIBLE. THE PLAY ROOMS SHOULD HAVE EXPOSED ROOF STRUCTURE WHICH CAN BE USED FOR THE HANGING OF ARTWORK & DECORATION
 - LOCATE SOLAR PANELS IN A VISIBLY PROMINENT LOCATION FACING NORTH
 - SOFT LANDSCAPING TO BREAK UP CONTINUOUS FENCING
 - USE HOT DIPPED GALVANIZED STEEL TO AVOID MATERIALS FLUTING OVER TIME
 - PROVIDE SUFFICIENT EXTERNAL LIGHTING ESPECIALLY FOR AFTER HOURS ACCESS TO THE BUILDING
 - OPENABLE WALL BETWEEN PLAY ROOMS TO BE SLIDING DOORS WITH SECTIONS OF ACROLYIC PANELS UNDER SLIDING
 - AVOID THE USE OF TIMBER PANELS EXTERNALLY THAT WILL NOT OVER TIME DIMMER PANELS AT LOW LEVEL TO AVOID WATER POOLING AROUND TIMBER MATERIALS
 - ALL EXTERNAL SLIDING DOORS & WINDOWS TO BE FITTED WITH FLY SCREENS
 - ALL JOINTS / CLIPPOINTS DOORS TO BE FITTED WITH MAGNETIC DOORS
 - PROVIDE BUNGER GUARD PROTECTION TO ALL HANGED DOORS
 - SECURE AN INTERACTIVE SUSTAINABILITY & WEATHER STATION KIOSK
 - SECURITY SYSTEM TO LINK WITH TABLE PDS & PROVIDE ACCESS TO SECURITY CAMERA BUILDING
 - 2.7m HIGH OSINGES GENERALLY EXCEPT PLAY ROOMS WHICH WILL HAVE HIGHER PANE CEILING
 - FLOOR FINISHES WILL GENERALLY BE VINYL EXCEPT THE CONSULTING ROOMS & FIRST FLOOR OFFICES WHICH WILL BE CARPET
- INTERACTIVE SUSTAINABILITY & WEATHER STATION KIOSK**



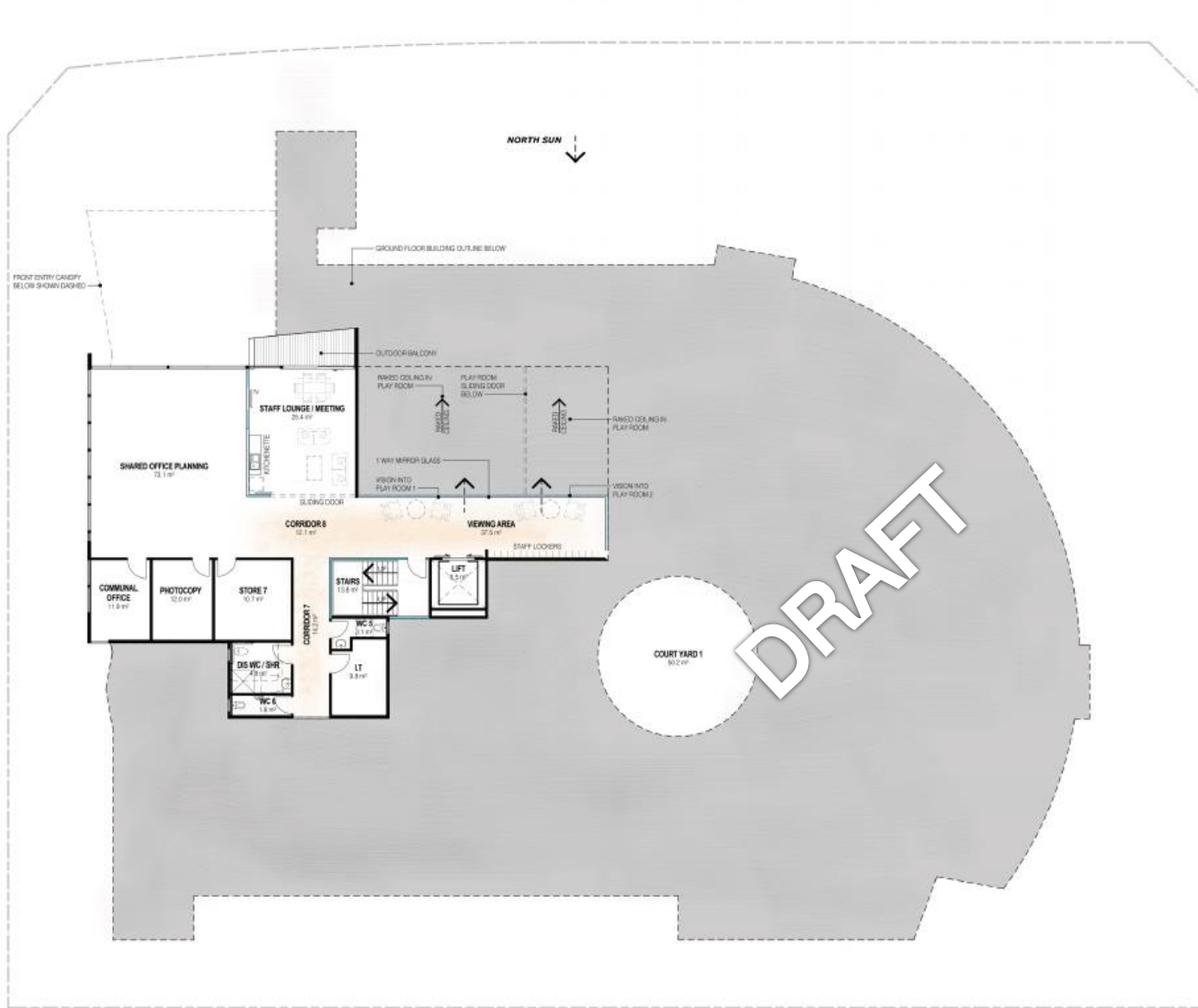
PROPOSED GROUND FLOOR PLAN

SCALE 1:100
SCALE (M)
0 1 2 3 4 10

Project Name Torquay North Childrens Centre Project No. 14003 Revision 4
 Date 09/05/16 Issued 27/05/16
 Project Address Merrijig Drive, Torquay Scale 1 : 100
 Format A1
 Client Surf Coast Shire Drawn by MB

Sheet Title Proposed Ground Floor Plan
 Sheet Number SD01





GROUND FLOOR AREAS		GROUND FLOOR AREAS		EXTERNAL AREAS	
Name	Area	Name	Area	Name	Area
AWLONK	15 m²	STORE 1	20 m²	BILL PLANT ENCLASURE	48 m²
CLANER	4 m²	STORE 2	34 m²	COURT YARD 1	58 m²
CONSULTING ROOM 1	20 m²	STORE 3	24 m²	COURT YARD 2	103 m²
CONSULTING ROOM 2	20 m²	STORE 4	9 m²	COURT YARD 3	45 m²
CONSULTING ROOM 3	20 m²	STORE 5	6 m²	EXTERNAL PLAY SPACE 1	183 m²
CORRIDOR 1	87 m²	STORE 6	11 m²	EXTERNAL PLAY SPACE 2	183 m²
CORRIDOR 2	27 m²	TOILETS 1	32 m²	EXTERNAL STORE 1	28 m²
CORRIDOR 3	38 m²	TOILETS 2	21 m²	EXTERNAL STORE 2	18 m²
CORRIDOR 4	32 m²	TOILETS 3	17 m²	EXTERNAL STORE 3	9 m²
CORRIDOR 5	15 m²	UNSEIC WC	3 m²	EXTERNAL STORE 4	48 m²
DIS WC / SR	13 m²	WC 1	3 m²		
ELEC	1 m²	WC 2	3 m²		
FBI	1 m²	WC 3	3 m²		
RUBBISH STORE	18 m²	WC 4	3 m²		
KITCHEN	20 m²	WC 5	3 m²		
LAUNDRY CLEAN	7 m²				
LAUNDRY DRY	7 m²				
LIFT	6 m²				
LOUNGE	20 m²				
MULTI-PURPOSE ROOM 1	41 m²				
MULTI-PURPOSE ROOM 2	40 m²				
PHOTOCOPIY / SECURITY ROOM	10 m²				
PLAY ROOM 1	36 m²				
PLAY ROOM 2	36 m²				
PLAY ROOM 3	36 m²				
PLAY ROOM 4	36 m²				
PLAY ROOM 5 (SPORT SEAT)	25 m²				
RECEPTION	20 m²				
SHOWER	4 m²				
STAIRS	14 m²				

FIRST FLOOR AREAS		TOTAL FLOOR AREA	
Name	Area	Floor Label	Area
COMMUNAL OFFICE	12 m²	Ground Floor	1070 m²
CORRIDOR 7	14 m²	First Floor	239 m²
CORRIDOR 8	12 m²	Ground Floor	2080 m²
DIS WC / SR	3 m²		
LT	10 m²		
LIFT	8 m²		
PHOTOCOPIY	12 m²		
SHARED OFFICE PLANNING	75 m²		
STAFF LOUNGE / MEETING	25 m²		
STAIRS	14 m²		
STORE 7	11 m²		
VIEWING AREA	23 m²		
WC 5	3 m²		
WC 6	3 m²		
Grand total	14		227 m²

BRIEFING NOTES FOR DESIGN DEVELOPMENT

- EXTERNAL PLAY AREAS**
1. SPACES SHOULD ENCOURAGE PLAY THROUGH EXPLORATION & IMAGINATION
 2. PLAY AREA TO BE INFORMAL MADE UP OF NATURAL FEATURES LIKE TREES BUSHES THAN BUILT UP PLAY EQUIPMENT
 3. FOCUS ON NATURAL MATERIALS LIKE DECIDUOUS TREES FOR SUN SHADING SOFT FALL GRASS SAND PITS GIRT PITS & LOGS
 4. YOGGIE PATCHES & ANIMAL PENS
 5. TANKS & WIND UP HOSE PIPES NEAR DIPPY SPACES
 6. LOCATE GRASS AWAY FROM SAND PITS & DIPPERS TO AVOID DRAINAGE CLOGGING UP
 7. SMALL WATER PANS WITH OLD FASHIONED PUMPING ARMS TO EDUCATE CHILDREN ABOUT WATER USE
 8. LARGE WINDY TRANSFORM TOILET ALLOWING VEGETATION
 9. PORTABLE SOLAR PANEL FOR EDUCATION PURPOSES LINKED UP TO INTERACTIVE SUSTAINABILITY KIOSK
 10. NET WATER SPRAY OUTLETS FOR PLAY

- ARCHITECTURE**
11. THE BUILDING ITSELF SHOULD SERVE TO EDUCATE & ENGAGE CHILDREN CONSIDER SECTIONS OF CLEAR WALL PANELS WHICH REVEAL CLEAR PIPES WITH RUNNING WATER FOR EXAMPLE THE STRUCTURE SHOULD BE EXPOSED WHERE POSSIBLE THE PLAY ROOMS SHOULD HAVE EXPOSED ROOF STRUCTURE WHICH CAN BE USED FOR THE HANGING OF ARTWORK & DECORATION
 12. LOCATE SOLAR PANELS IN A VISUALLY PROMINENT LOCATION FACING NORTH ZONE SYSTEMS
 13. THE ROOF SHALL BE DESIGNED TO AVOID BOX GUTTERS & INCLUDE A ROOF ACCESS MAINTENANCE SYSTEM
 14. USE HOT DIPPED GALVANIZED STEEL TO AVOID MATERIALS RUBBER OVER TIME
 15. PROVIDE SUFFICIENT EXTERNAL LIGHTING ESPECIALLY FOR AFTER HOURS ACCESS TO THE BUILDING
 16. OPENABLE WALL BETWEEN PLAY ROOMS TO BE SLIDING DOORS WITH SECTIONS OF ACCESSIBLE BRUSHED ALUMINUM & GLASS
 17. AVOID THE USE OF TIMBER SPECIES EXTERNALLY THAT WILL ROT OVER TIME CHAIN BRUSH ALUMINUM LEVEL TO AVOID WATER POOLING AROUND TIMBER MATERIALS
 18. ALL EXTERNAL SLIDING DOORS & WINDOWS TO BE FITTED WITH FLY SCREENS
 19. ALL ALUMINUM CLIPBOARD DOORS TO BE FITTED WITH HANDLE TO LOCKS
 20. PROVIDE FINISH GUARD PROTECTION TO ALL JUNGLED DOORS
 21. DESIGN UP AN INTERACTIVE SUSTAINABILITY & WEATHER STATION KIOSK
 22. SECURITY SYSTEM TO LINK WITH WAREHOUSE PCS & PROVIDE ACCESS TO SECURITY CAMERAS IN BUILDING
 23. 2.7M HIGH CEILING GENERALLY EXCEPT IN PLAY ROOMS WHICH WILL HAVE HEIGHTIER CEILINGS
 24. FLOOR FINISHES WILL GENERALLY BE VINYL EXCEPT THE CONSULTING ROOMS & FIRST FLOOR OFFICES WHICH WILL BE CARPET

INTERACTIVE SUSTAINABILITY & WEATHER STATION KIOSK



PROPOSED FIRST FLOOR PLAN
SCALE: 1:100
SCALE (M)
0 1 2 3 4 10

Project Name Torquay North Childrens Centre **Project No.** 14003 **Revision** 3
Project Address Merrijig Drive, Torquay **Date** 16/05/16 **Issued** 27/05/16
Client Surf Coast Shire **Format** A1 **Drawn by** MB

Sheet Title
Proposed First Floor Plan

Sheet Number
SD02

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f) Stakeholder engagement

The Surf Coast Shire has established extensive stakeholder engagement processes in relation to the development of the site. Information will be available for public comment throughout the project via <http://www.surfcoastconversations.com.au/tbcc>

This website will also provide information for community members who may consider utilising the building for early learning, community use or for health services.

Once the development is completed, the information will transition to the primary Surf Coast Shire website at <http://www.surfcoast.vic.gov.au/Home>

3. Services

a) Movement and Transport

As the site is a stand-alone land parcel, it does not contain any specific transport or road requirements. However, the site orientation has been developed cognisant that it has access to a number of different transport options including:

- Several bus services between Torquay / Jan Juc and the Geelong city centre, where public transport can be obtained into Melbourne or other major regional centres.
- Motor vehicle transport via the Surf Coast highway. The site also has street frontage to Merrijig Drive, a major road within the North Torquay precinct.
 - Geelong is located to the North and is a 20-minute drive by private vehicle.
 - To the south along the Highway, the main township of Torquay can be found and is about 5 minutes by private vehicle.
 - The Surf Coast Highway becomes the Great Ocean Road where it crosses Spring Creek and this is a key tourist route.
- Pedestrian access will be provided via footpaths within the precinct and surrounding areas. It is noted that further development of footpaths is to be undertaken by area developers and the Surf Coast Shire council as part of the Torquay / Jan Juc Development Contributions Plan 2007.

b) Integration

The site has been developed holistically with the overall civic precinct. This precinct includes a range of sport and recreation facilities, Shire offices and links in with the educational facilities to the North of the site.

A strategy is in development to ensure that travel to and between sites within the precinct occurs safely, and is accessible for all community members.

c) Utilities

The site will leverage the utilities being provided as part of the overall residential development occurring to the east and south of the site. These utilities are expected to be located to the west of the main site and to the east of the road reserve.

The site includes a sewer easement to the south of the property that reaches approximately 2 metres within the boundary.

d) Parking

The site includes two key areas of parking.

- The first relates to street parking at the front of the main site. This will be time limited to 15 minutes during core hours of operation. This parking area is designed to facilitate efficient pick up and drop offs of children attending the early learning services.
- Wadawurrung Way. This area will include approximately 30 car parks and will primarily be used for staff and those attending community events at the facility.
- There is also on-street parking available along Wadawurrung Way and in front of the Civic offices. It is unlikely that all car parking would be at capacity for any event at the primary site.

It is noted that due to the structure of the parking in and around the site, a technical waiver of car parking (Clause 52.96-01) will be required as part of the future planning permit application.

4. Nature of the Use

a) Overview

The primary use of the site is for an integrated family services centre. The services provided within the centre are:

- Space for early learning in the form of sessional kindergarten
- Occasional care
- Youth area
- Maternal Child Health
- Allied Health
- Early intervention services
- Community spaces
- Play groups
- Parent Education

a) Project Budget

The total budget for the project including design and construction is \$6.775m.

It is important to note that the centre has been funded by:

- the Department of Education and Training (\$1.6m); and
- the remainder from the Surf Coast Shire Council including the Developer Contributions Plan.

b) Benefits

High-level benefits statements have been developed for the family services centre that will assist in guiding the development and operation of the centre. The centre aims to:

- Provide good quality education and care that focuses on all development domains to ensure that the children in Torquay have a better start to life.
- Create partnerships with the community, service providers and our staff to ensure the provisions of good quality, efficient services that are most needed.
- Provide a place that the community appreciates and that parents and children want to be part of.
- Show environmental leadership and reduce 228 tonnes of CO2 emissions over 15 years. This is the approximate equivalent of CO2 stores in 187 acres of forests.
- Make a direct and indirect financial contribution to the Surf Coast Shire of \$119m over 15 years.

c) Philosophy

The core philosophy for the operation of the family services centre is based around integration. This model is supported by a solid evidence base and Victorian Government policy.

The 2011 Victorian Families Statement highlighted that nothing is more important for the future prosperity of families than a good education, starting in early childhood.

The integration of services makes life easier and less stressful for families by enhancing access to education and care. Improved family engagement, streamlined service delivery and earlier diagnosis of children's health and developmental problems are outcomes of the integrated children's services model.

Integrated services allow children and families to receive high quality kindergarten education, early childhood intervention services, maternal and child health services and family support services.

Integrated services also allow for a range of complementary services to be available within each centre, including playgroups, parenting groups or programs, occasional care, outside school hours care and the availability of community space for local activities.

d) Amenity issues

The primary use of the site is for a family services centre. The services anticipated to be provided are listed in section 4a.

5. Hours of Operation

The core hours for the service will be between 8:00 am and 5:00 pm, Monday to Friday, during school terms. These core hours relate to the provision of early learning services. The reception area is expected to be staffed during these hours.

It is noted that heavier traffic numbers will occur between 8:00 am – 8:45 am and 3:45pm – 4:30 pm. Cleaning or other minor staff activities may occur outside these hours.

The building will be available for pre-booked community use between the hours of 7:00 am and 11:00 pm, 7 days per week. It is not expected that the community facilities will be fully booked at all times.

The booking of these facilities will take into account the overall philosophy of the centre and as such will focus on provision of family and children's related community events or groups. The booking of these community facilities will also take into account the position of the centre in a residential area.

6. Deliveries and Despatch

Deliveries will occur during the core operating hours of the building. Deliveries are not expected to cause a significant inconvenience to nearby residents and they are likely to be infrequent and be short in duration.

Gates in the fence have been provided to allow small trucks to service the playground areas. This will further reduce the inconvenience to nearby residents.

7. Staff numbers

There are expected to be up to 30 staff in the building at one time. This is expected to consist of:

- 12 kindergarten teaching staff
- 1 receptionist
- 1 centre manager
- 1 services co-ordinator
- 3 kindergarten support staff
- 2 family day care support staff
- 3 youth staff
- 3 allied health or maternal child health nurses
- 1 playgroup
- 1 parent education
- 2 community users

Other staff who may attend include:

- Cleaning
- Outdoor space maintenance
- Indoor space maintenance

8. Anticipated customer numbers

The largest number of attendees on a single day will include children utilising the early learning rooms. This may be up to 110 per day. Up to 330 children are expected to attend per week, depending on community need and scheduling requirements.

Under normal circumstances, there is expected to be approximately 18 allied health or maternal child health visits per day, equating to approximately 90 per week. However, this will also depend on scheduling requirements and the centre may include later evening appointments or weekend appointments in order to better service the community. Should this occur the total visits may be as many as 190 visits per week.

The multi-purpose rooms can accommodate up to 129 people in total. Careful management of the multi-purpose rooms will ensure that the centre is not overloaded and will consider traffic, staffing and residential considerations when developing the books.

The youth space is expected to be a more informal drop in service however may accommodate up to 10 visits per day or a total of 50 per week. The bulk of these visits may occur after school hours, however the service will be available throughout the day to connect with young people who have or

are at risk or disengaging with traditional school services. Any allied health/specialist services provided to youth are included in the calculations for allied health visits above

9. Noise levels

The noise levels are not expected to be significant, especially in relation to the nearby residential areas. The site is bordered on three sides by road, which will assist in minimising noise. In addition, the areas that may create higher levels of noise have been placed in these areas, with the primary outdoor area placed nearer to the main road in order to mitigate noise levels.

Some noise may emanate from the rear of the property, which is bordered by residential area. This noise may relate to:

- Music stemming from the youth space or multi-purpose areas
- Noise from large group discussions from the multi-purpose areas
- AV or speaker systems to support presentations in the youth or multi-purpose areas
- Noise occurring in the plan enclosure

In order to reduce the possible noise spill to nearby residential properties an acoustic fence has been designed to span the entire back portion of the site. Acoustic fencing is able to achieve a significant reduction in noise levels for nearby areas.

10. Light Spill

It is not anticipated that there will be any significant light spill to nearby properties. As much as possible principles of day lighting will be utilised for the centre. Evening lighting may be seen in the following areas:

- Muted office lighting may be seen from the first floor office area on occasion. This is not anticipated beyond 7:00pm on any occasion.
- Lighting for the car park will be provided in a similar manner to street lighting. This is not expected to impact on nearby residents as the site is bordered in three directions by streets and the third border is road reserve.
- Lighting for the ground floor may occur up to 11:00pm for the youth and multi-purpose spaces. This light is expected to have minimal spill and it will face onto the back acoustic fence.

11. Emissions

The site is not expected to have any emissions, which will affect air, soil or water quality.

e) Licenses

A number of licenses are required in order to operate an integrated family services centre. This includes:

- Victorian WorkCover Authority, which will be provided as part of the overall Surf Coast Shire provision
- License to Operate a Children's Service (Limited Hours Type 2 Service License)
- Service approval under Section 48, Education and Care Services National Law