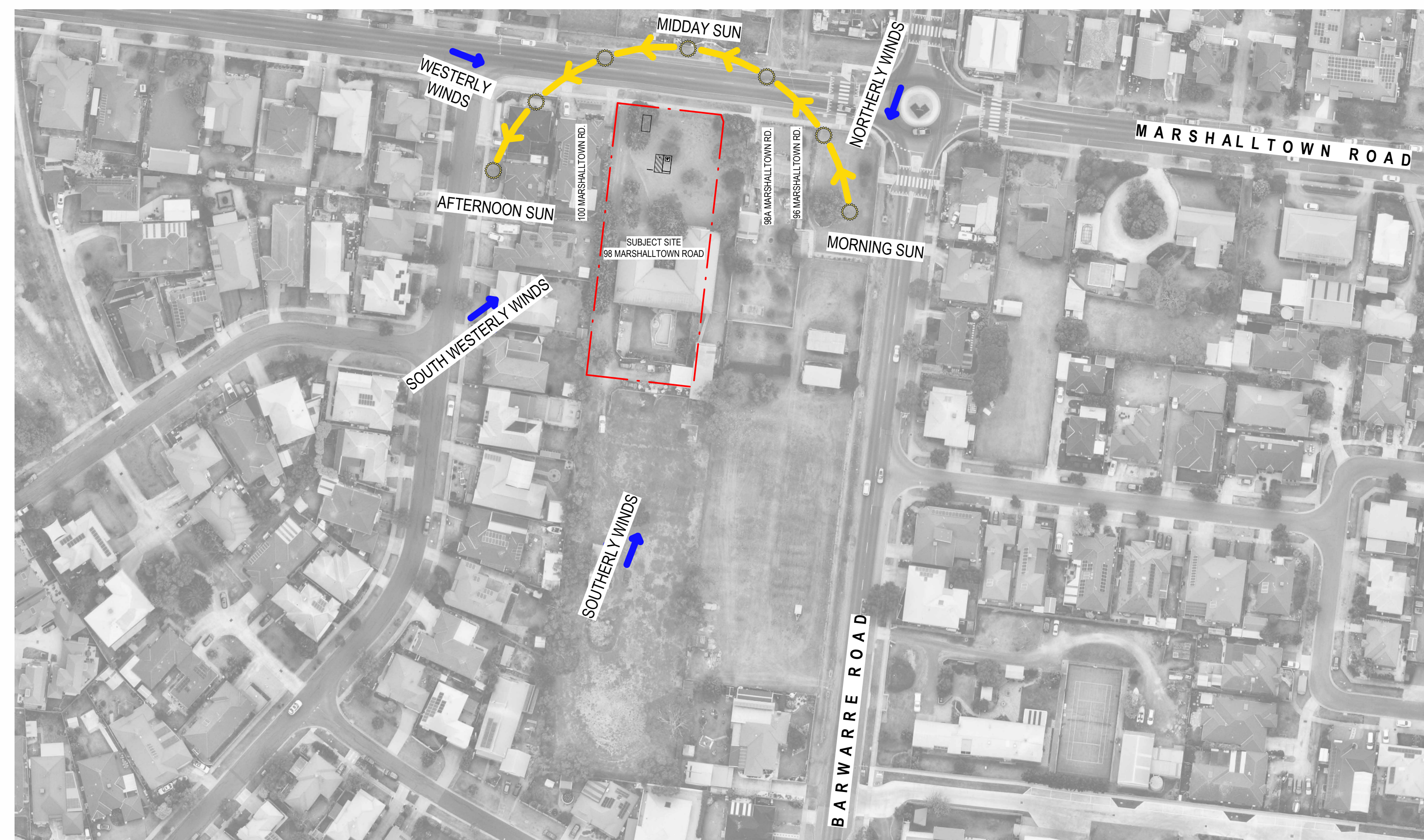


SHEET LIST:

TP00	COVER SHEET - LOCALITY PLAN - DESIGN ANALYSIS
TP01	LOT PLAN
TP02	SITE & GROUND FLOOR PLAN
TP03	ROOF PLAN
TP04	ELEVATIONS + SECTIONS
TP05	SIGNAGE + FENCING DETAILS
TP06	SHADOW DIAGRAMS

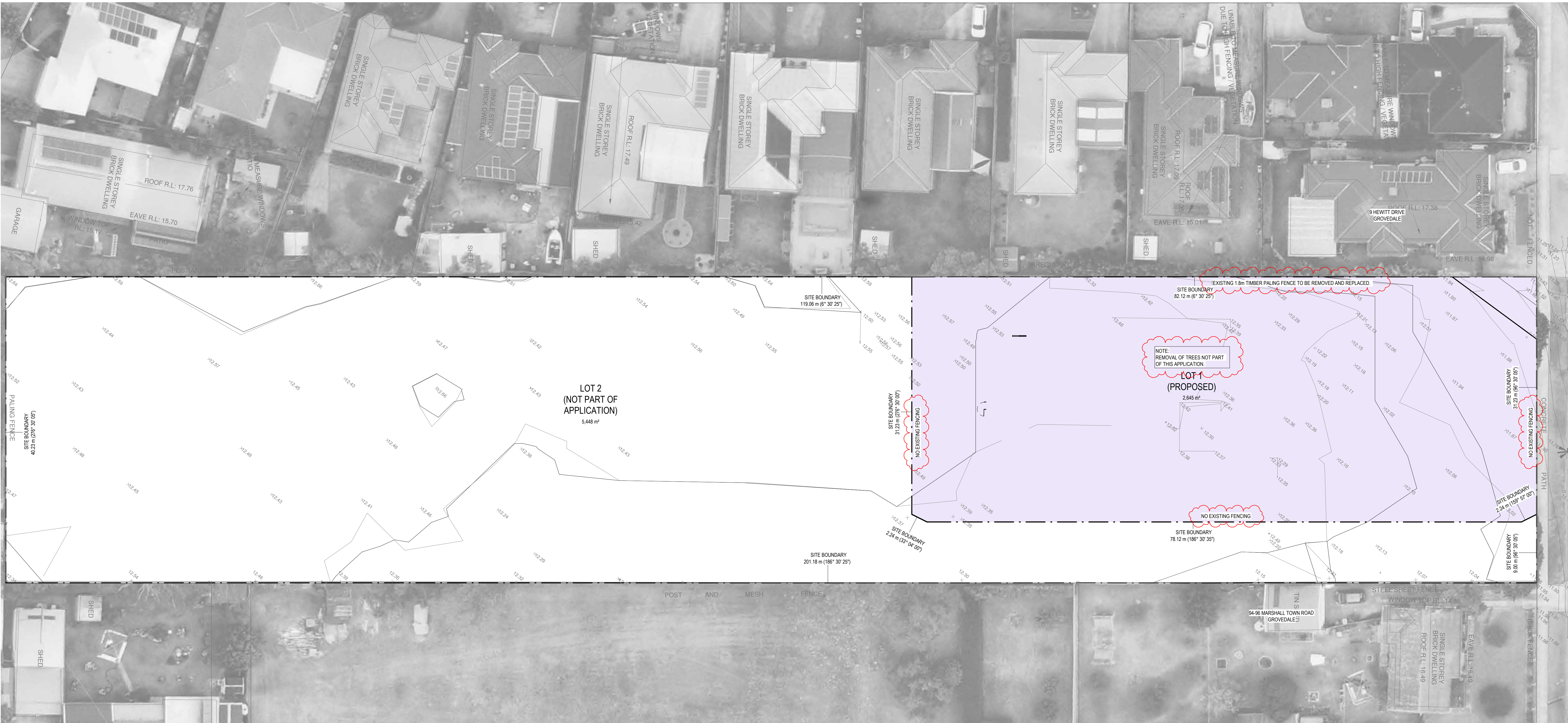


ARTISTS IMPRESSION ONLY
SCALE : NTS



98 MARSHALLTOWN ROAD
GROVEDALE, VIC

LOCALITY PLAN & DESIGN ANALYSIS
SCALE : 1 : 1000



LOT PLAN
SCALE: 1 : 250

NOTES

- ALL NEW CROSSOVERS IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS
- ALL PARKING SPACES IN ACCORDANCE WITH VICTORIAN PLANNING SCHEME
- ALL DISABLED PARKING SPACES IN ACCORDANCE WITH AUSTRALIAN STANDARD AS2890 (5.4m x 2.4m)
- SITE STORMWATER DRAINAGE IN ACCORDANCE WITH LOCAL AUTHORITY & COUNCIL REQUIREMENTS
- ALL RELATIVE LEVELS ARE SHOWN TO A.H.D. (Australian Height Datum)
- REDUNDANT KERB LAYBACK TO BE REMOVED, AND REINSTATED TO A 82 KERB TYPE AND A GRASSED NATURE STRIP PER COUNCIL REQUIREMENTS

ISSUED FOR
TOWN PLANNING

No.	DATE:	REVISION:	BY:	CHK:
A	29.05.2026	TOWN PLANNING ISSUE	CZ	JB
B	26.08.2026	TOWN PLANNING ISSUE	CZ	RJ

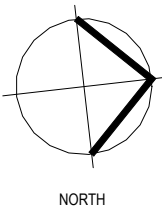
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PROJECT:
98 MARSHALLTOWN ROAD
GROVEDALE, VIC

TITLE:
LOT PLAN



CLIENT:
MARSHALLTOWN ROAD GROVEDALE LAND PTY LTD

DATE: MAY, 2025
DRAWN BY: CZ
SCALE: 1 : 250 @ A1
SCALE: 1 : 500 @ A3

JOB NO:	25143
DRAWING NO:	TP01
REVISION:	B

NOTES

ALL NEW CROSSOVERS IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS

ALL PARKING SPACES IN ACCORDANCE WITH VICTORIAN PLANNING SCHEME

ALL DISABLED PARKING SPACES IN ACCORDANCE WITH AUSTRALIAN STANDARD AS2890 (5.4m x 2.4m)

SITE STORMWATER DRAINAGE IN ACCORDANCE WITH LOCAL AUTHORITY & COUNCIL REQUIREMENTS

ALL RELATIVE LEVELS ARE SHOWN TO A.H.D. (Australian Height Datum)

REDUNDANT KERB LAYBACK TO BE REMOVED, AND REINSTATED TO A B2 KERB-TYPE AND A GRASSED NATURE STRIP PER COUNCIL REQUIREMENTS

LEGEND

- INDICATES EXTENT OF LIGHT DUTY PAVEMENT TO CIVIL ENGINEERS DETAILS
- PEDESTRIAN CONCRETE PAVING
- OUTDOOR PLAY SPACE
- AREA OF GRASS / LANDSCAPING. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LANDSCAPE LAYOUT AND DETAILS

- RWT** 2 x 5,000L CAPACITY RAINWATER TANK
NOTE: TANKS WILL BE USED FOR TOILETS, LANDSCAPE IRRIGATION AND WASH DOWN WHERE SUITABLE
REFER TO SUSTAINABLE MANAGEMENT PLAN (SMP) FOR FURTHER INFORMATION
- Sx** SIGNAGE. REFER TP06 FOR FURTHER DETAILS.

LEGEND

NOTE: EXISTING 1.8m HIGH TIMBER PALING FENCE TO BE REMOVED AND REPLACED. ALL OTHER BOUNDARIES HAVE NO EXISTING FENCING. REFER FENCE TYPE LEGEND BELOW.

- FN1** 1500mm HIGH METAL PALISADE FENCING
- FN2** 1800mm HIGH METAL PALISADE FENCE
- FN3** 1800mm HIGH METAL COLORBOND FENCE
- FN4** 1800mm HIGH TIMBER PALING FENCE
- FN5** 2000mm HIGH TIMBER PALING ACOUSTIC FENCE

FENCE TYPES

AREA ANALYSIS

SITE AREA	2645m ²
SITE COVERAGE	38.7%
SITE PERMEABILITY	33.3%
GROSS BUILDING AREA	835 m ²

TOTAL PARKING AREA	584 m ²
RATE REQUIRED PER STAFF MEMBER	0.5
BAYS REQUIRED	15
MAXIMUM NUMBER OF STAFF	30
BAYS PROVIDED	25

TOTAL CHILDREN SPACES	123
OUTDOOR PLAY AREA - REQUIRED	861.0 m ²
OUTDOOR PLAY AREA - PROVIDED	894.0 m ²

ROOM NAME	AREA (ACTUAL)	No. OF CHILDREN
CHILDCARE RM 01	42 m ²	12
CHILDCARE RM 02	42 m ²	12
CHILDCARE RM 03	42 m ²	12
CHILDCARE RM 04	55 m ²	16
CHILDCARE RM 05	55 m ²	16
CHILDCARE RM 06	38 m ²	11
CHILDCARE RM 07	75 m ²	22
CHILDCARE RM 08	75 m ²	22
		123

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P2	08.05.2026	PRELIMINARY ISSUE	CZ	JB
P3	11.05.2026	PRELIMINARY ISSUE	PH	JB
A	29.05.2026	TOWN PLANNING ISSUE	CZ	JB
B	01.07.2026	TOWN PLANNING ISSUE	PH	RJ
C	26.08.2026	TOWN PLANNING ISSUE	CZ	RJ

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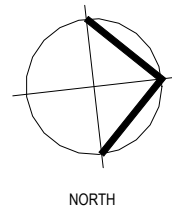
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SITE & FLOOR PLAN
SCALE: 1 : 200

PROJECT:
98 MARSHALLTOWN ROAD
GROVEDALE, VIC

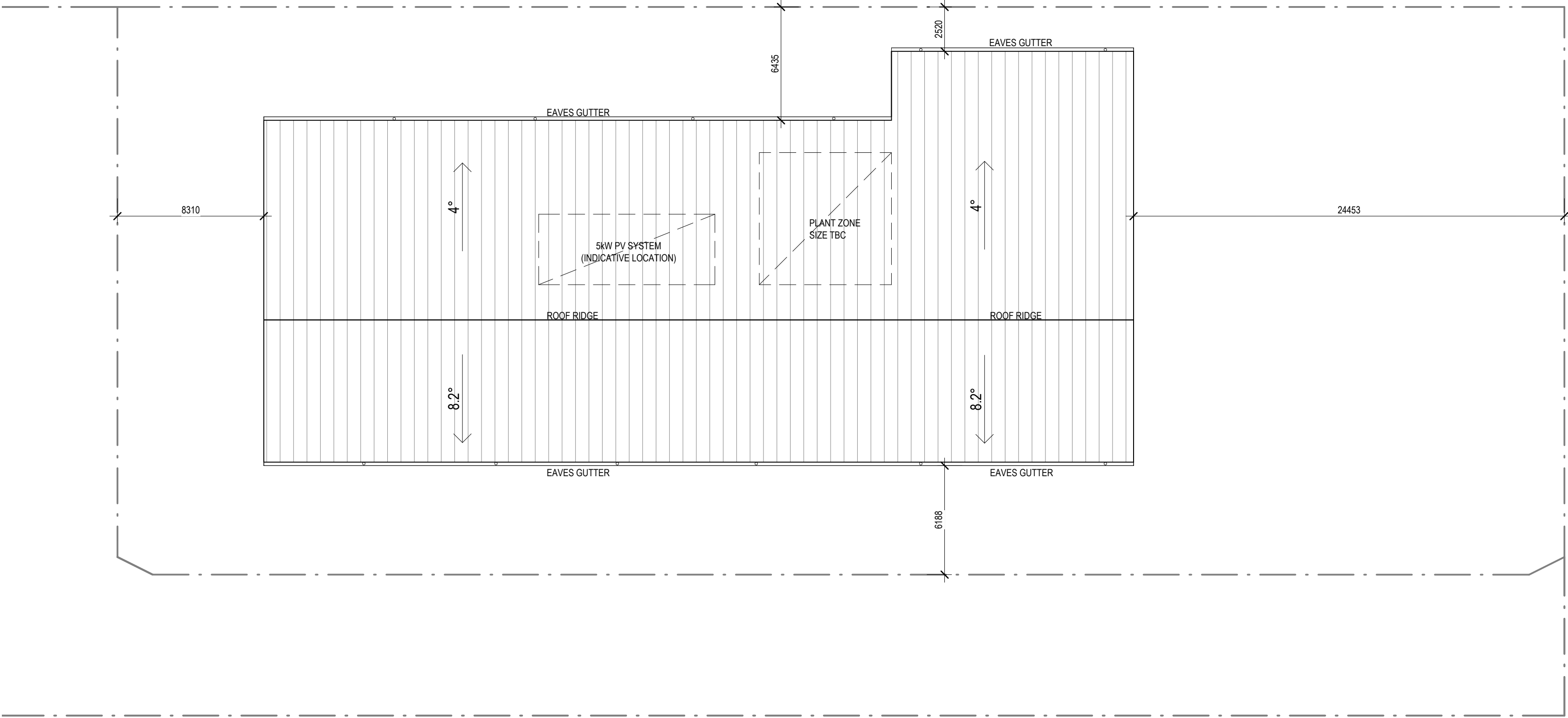
TITLE:
SITE & GROUND FLOOR PLAN



CLIENT:
MARSHALLTOWN ROAD GROVEDALE LAND PTY LTD

DATE: MAY, 2025
DRAWN BY: CZ
SCALE: 1 : 200 @ A1
SCALE: 1 : 400 @ A3

JOB NO:	25143
DRAWING NO:	TP02
REVISION:	C



ROOF PLAN
SCALE: 1 : 200

ISSUED FOR
TOWN PLANNING

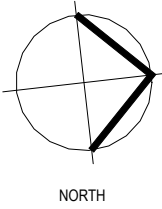
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98 MARSHALLTOWN ROAD
GROVEDALE, VIC

TITLE:
ROOF PLAN

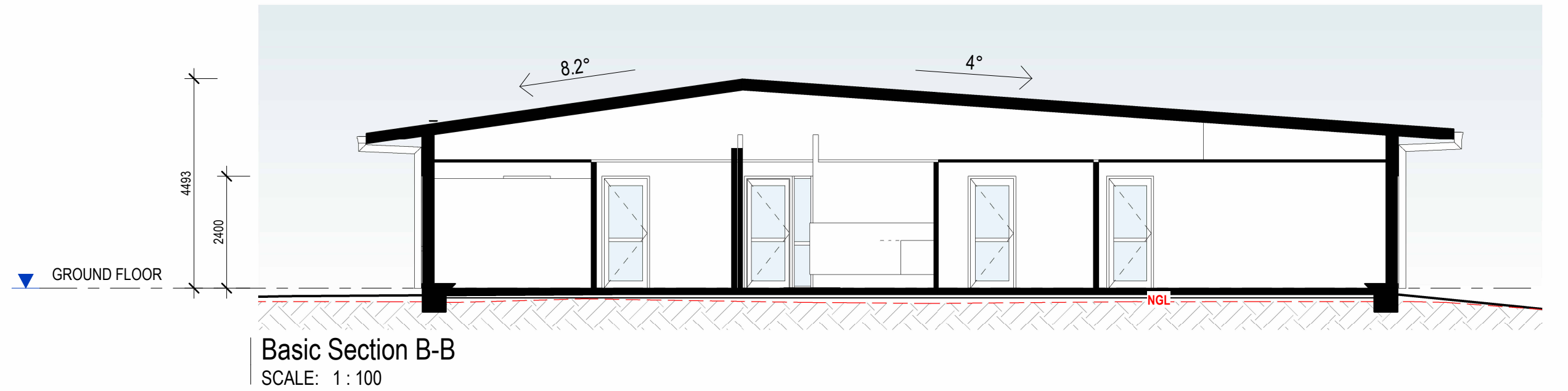
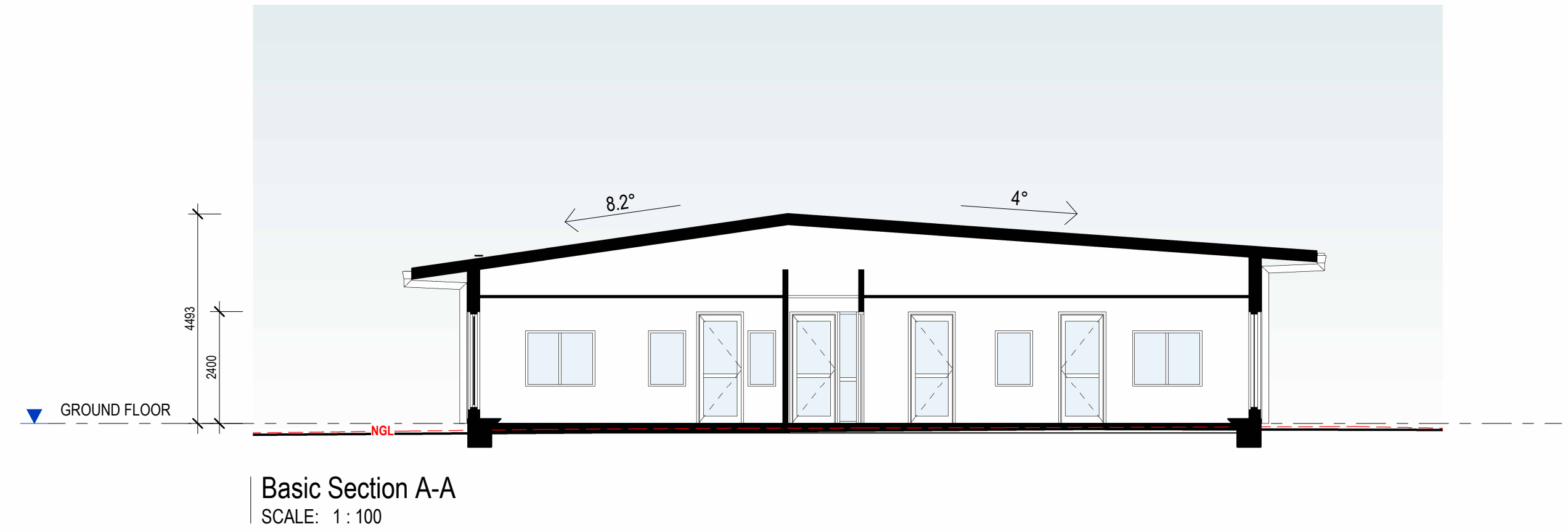
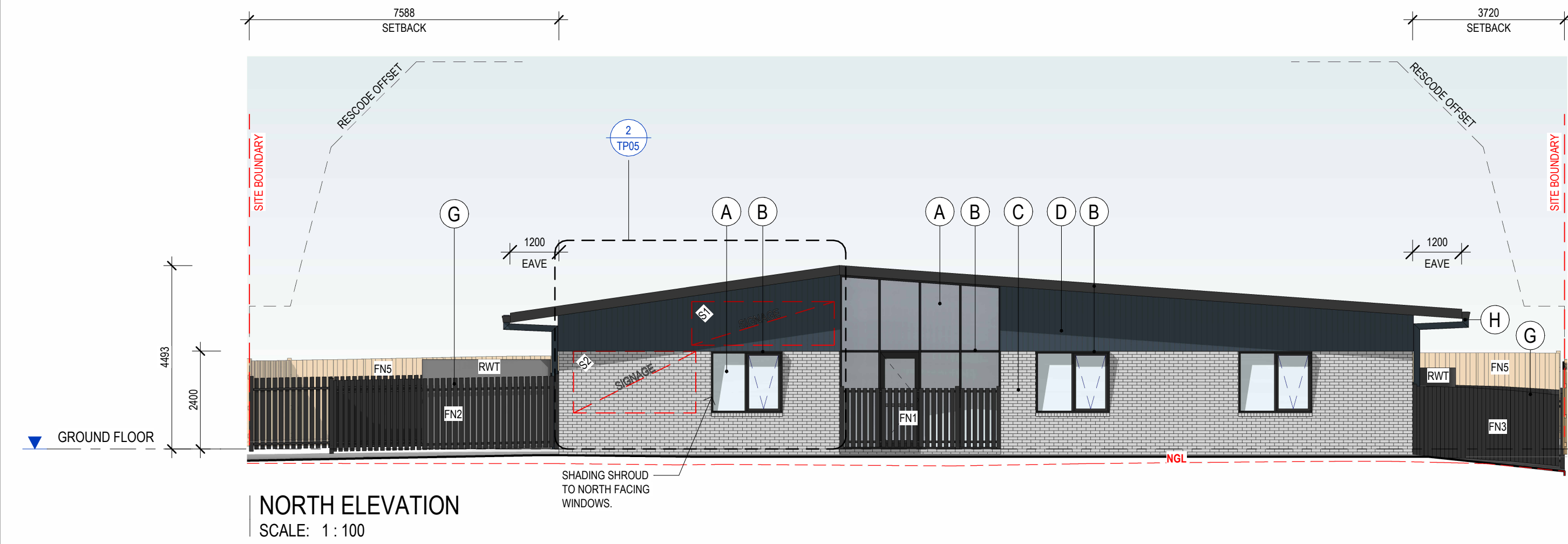


CLIENT:
MARSHALLTOWN ROAD GROVEDALE LAND PTY LTD

DATE: MAY, 2025
DRAWN BY: CZ
SCALE: 1 : 200 @ A1
SCALE: 1 : 400 @ A3

JOB NO:	25143
DRAWING NO:	TP03
REVISION:	A





EXTERNAL FINISHES

(A)	GLAZING	CLEAR
(B)	POWDERCOAT FINISH	DARK GREY
(C)	BRICK FINISH	OFF-WHITE
(D)	CFC WALL CLADDING	BLUE
(E)	CFC WALL CLADDING	OFF-WHITE
(F)	ROOF CLADDING	LIGHT GREY
(G)	FENCE FINISH	DARK GREY
(H)	DOWNPipes	BLUE

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98 MARSHALLTOWN ROAD
GROVEDALE, VIC

TITLE:
ELEVATIONS + SECTIONS

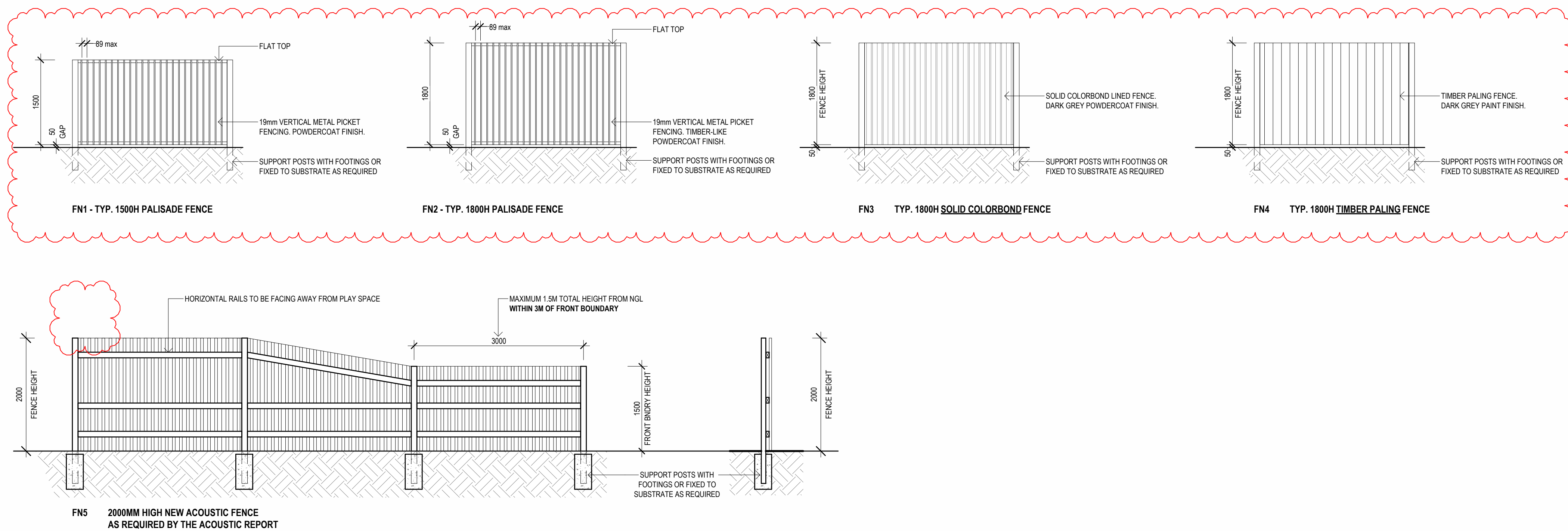
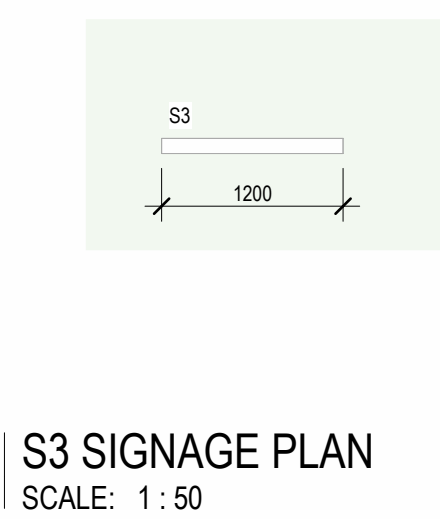
CLIENT:
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DATE: MAY, 2025
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SCALE: 1 : 100 @ A1
SCALE: 1 : 200 @ A3

JOB NO:	25143
DRAWING NO:	TP04
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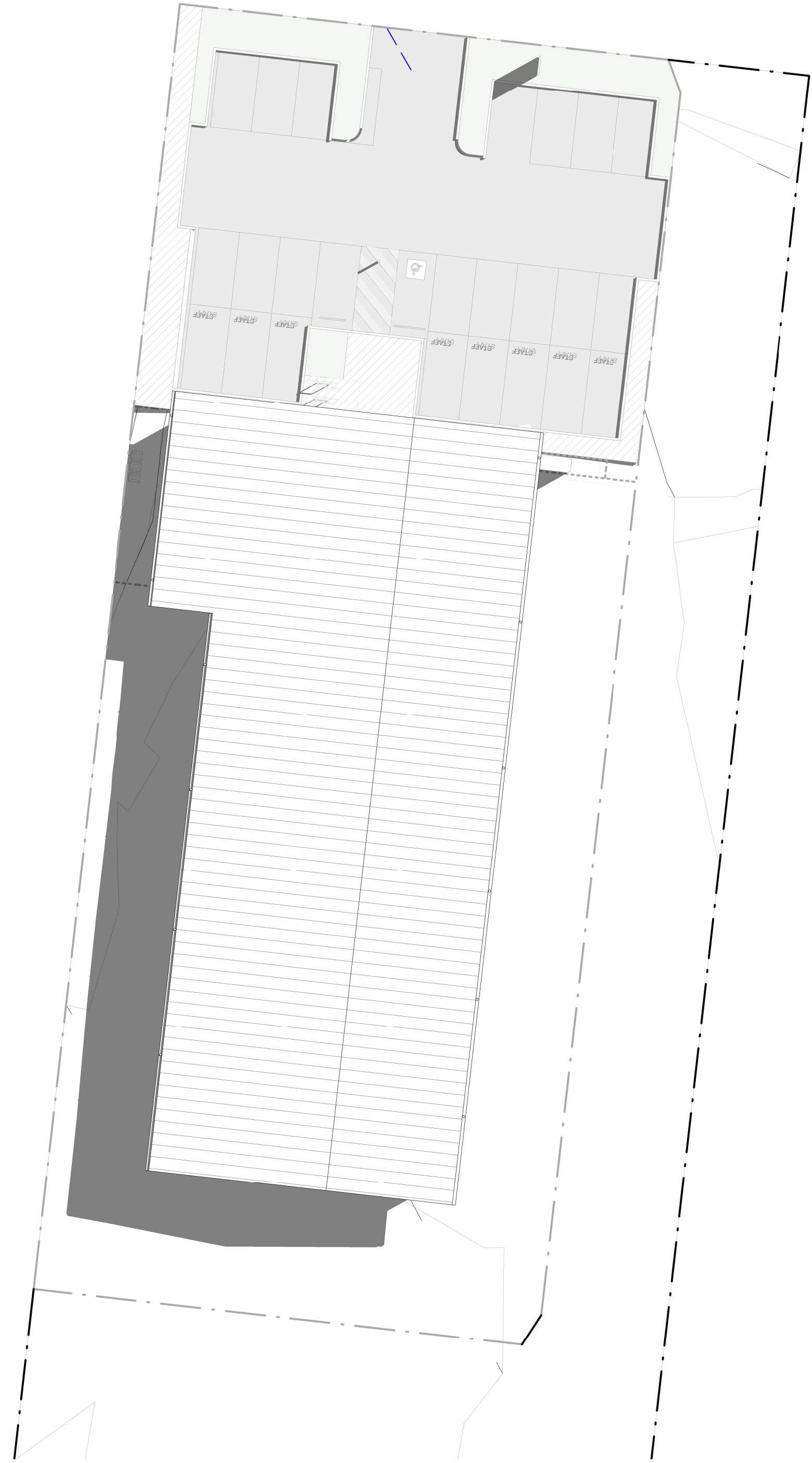
PROJECT:
98 MARSHALLTOWN ROAD
GROVEDALE, VIC

TITLE:
SIGNAGE + FENCING DETAILS

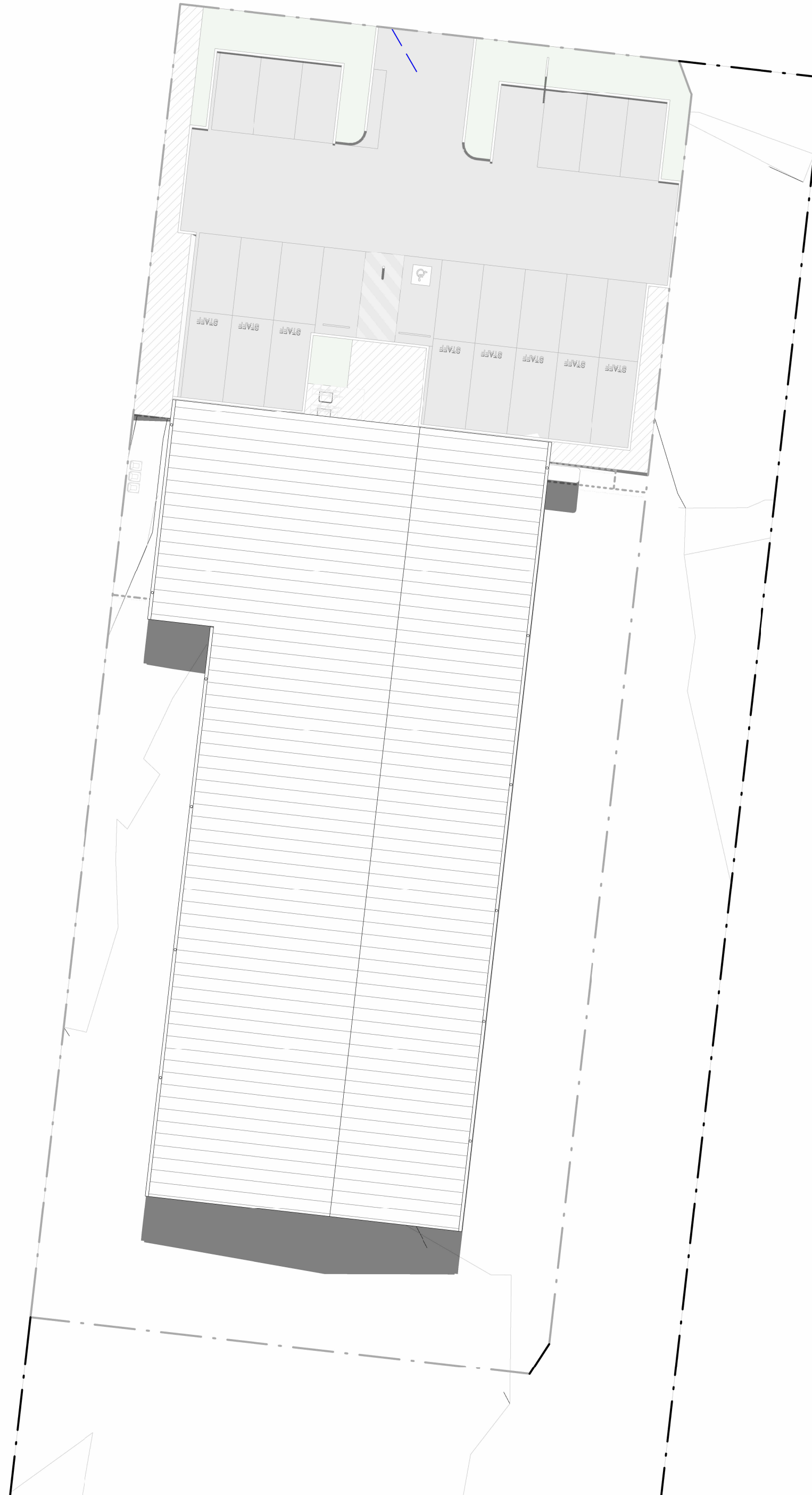
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DATE: MAY, 2025
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SCALE: AS SHOWN @ A1
SCALE: NTS @ A3

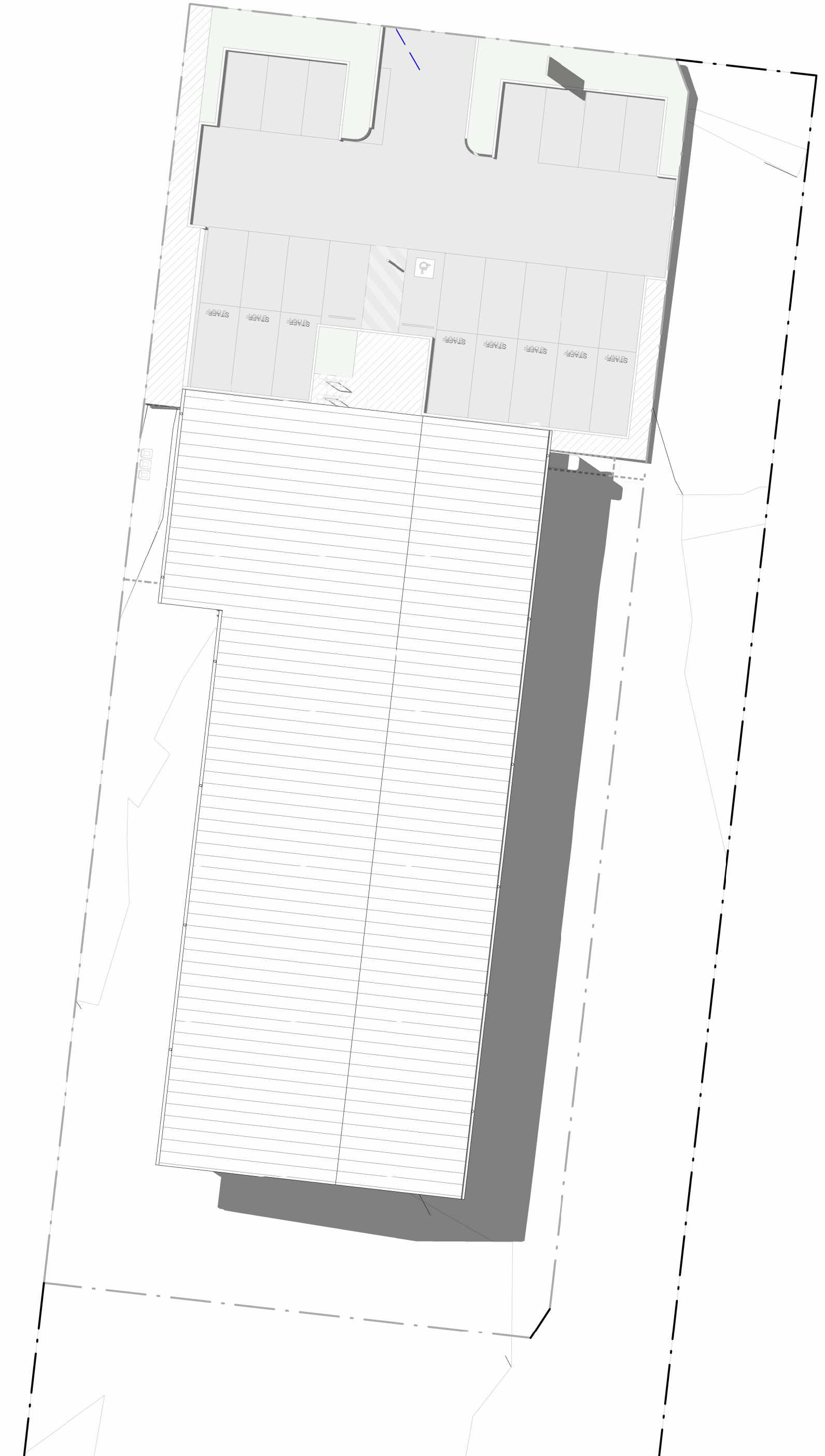
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DRAWING NO.	TP05
REVISION:	C



SHADOW DIAGRAM - 9AM - 22 SEPTEMBER
SCALE: 1 : 250



SHADOW DIAGRAM - 12PM - 22 SEPTEMBER
SCALE: 1 : 250



SHADOW DIAGRAM - 3PM - 22 SEPTEMBER
SCALE: 1 : 250

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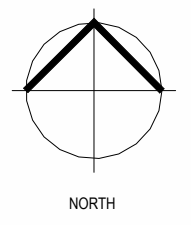
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TITLE:
SHADOW DIAGRAMS



CLIENT:
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DATE: MAY, 2025
DRAWN BY: CZ
SCALE: 1 : 250 @ A1
SCALE: 1 : 500 @ A3

JOB NO:	25143
DRAWING NO:	TP06
REVISION:	A

