

Child Care Facility and Detention Basin



Plan - Child Care Facility and Detention Pond
Scale 1 : 200 @ A1

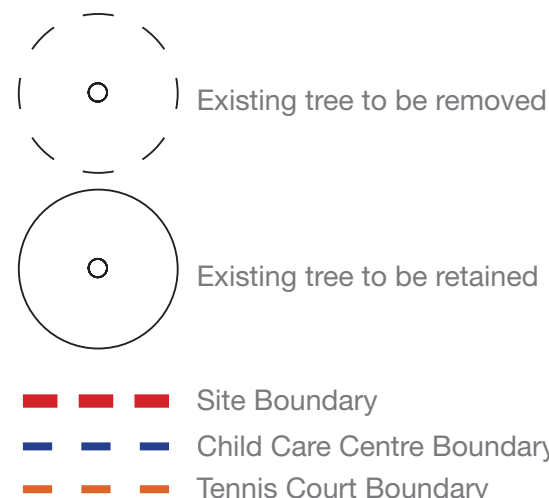
KEY

- CHILD CARE FACILITY AND TENNIS COURT
1. Security fenced tennis court
2. Gate access to tennis court
3. Timber bench seating with decomposed granite ground surface
- accessed from tennis court
4. 4m wide drainage swale collecting and filtering water from
adjacent carpark
5. Ramped concrete vehicular driveways
6. Fenced carpark for Child Care centre
7. Vehicular access to outdoor children's play space
- 7a. Brick paved emergency exit at edge of carpark
8. Brick paved circulation paths
9. Bicycle parking
10. Small evergreen tree - *Tristaniopsis laurina*
11. Large evergreen canopy trees- *Eucalyptus saligna*
12. Understorey planting including *Allocasia macrorrhiza*, *Liriope muscaris* 'Evergreen Giant', *Alpinia caerulea* and *Dianella ensiformis* 'Silver Stick' or like
13. Child Care centre
14. Children's outdoor play space - design to future proprietor's requirements
15. Concrete access stairs to main entry

- | PUBLIC DOMAIN | |
|---------------|--|
| 16. | Detention basin with wetland planting at its periphery. Species include <i>Baumea articulata</i> , <i>Phragmites australis</i> , <i>Persicaria decipiens</i> , <i>Triglochin procerrum</i> , <i>Villarsia exaltata</i> , <i>Eleocharis spachelata</i> , <i>Cyperus isoclados</i> or like |
| 17. | Screening trees to edge of Child Care Centre and tennis court - <i>Malealeuca quinquevneria</i> |
| 18. | Bio retention swales with wetland planting include <i>Isolepis nodosa</i> , <i>Juncus usitatus</i> , <i>Carex appressa</i> or like |
| 19. | 15m wide overland and flowpath adjacent to Child Care Centre
Plant species include wetland species <i>Isolepis nodosa</i> , <i>Juncus usitatus</i> , <i>Carex appressa</i> or like |
| 19a | Possible decomposed granite access path to existing carpark within Mobbs Lane Reserve |
| 20a. | Raised timber pedestrian paths over swales and lake |
| 20a. | Timber access stairs |
| 21. | Concrete weir walls |
| 22. | Screen planting at western edge of site. Species include <i>Elaeocarpus eumundii</i> , <i>Eucalyptus acmenoides</i> , <i>Eucalyptus saligna</i> , <i>Eucalyptus pilularis</i> |
| 23. | Existing native groundcover enhanced with proposed native groundcovers at western edge |

25. Screen planting against building podium. Species include *Argophora costata*, *Elaeocarpus eumundii* with understorey species including *Doryanthes palmeri*, *Diets robinsoniana*, *Lomandra hystrix* 'Katie Belle' or like
26. Retaining walls at buildings edge
27. Terraced gardens with timber bench seating and ornamental fruiting trees. Species include *Malus loensis* 'Plena', *Prunus calleryana*
28. Existing trees to remain
29. Insitu concrete access stairs to tennis court
30. Lawn
31. 3m wide concrete footpath / cycleway
32. Street trees to Mobbs Lane. Species include *Eucalyptus acmenoides*
33. Turf verge
34. Location of traffic signage
35. Location of commercial signage

TOW = Top of wall



 Site Boundary
 Child Care Centre Boundary
 Tennis Court Boundary

Epping Park, Epping - Early Works Planning Application

