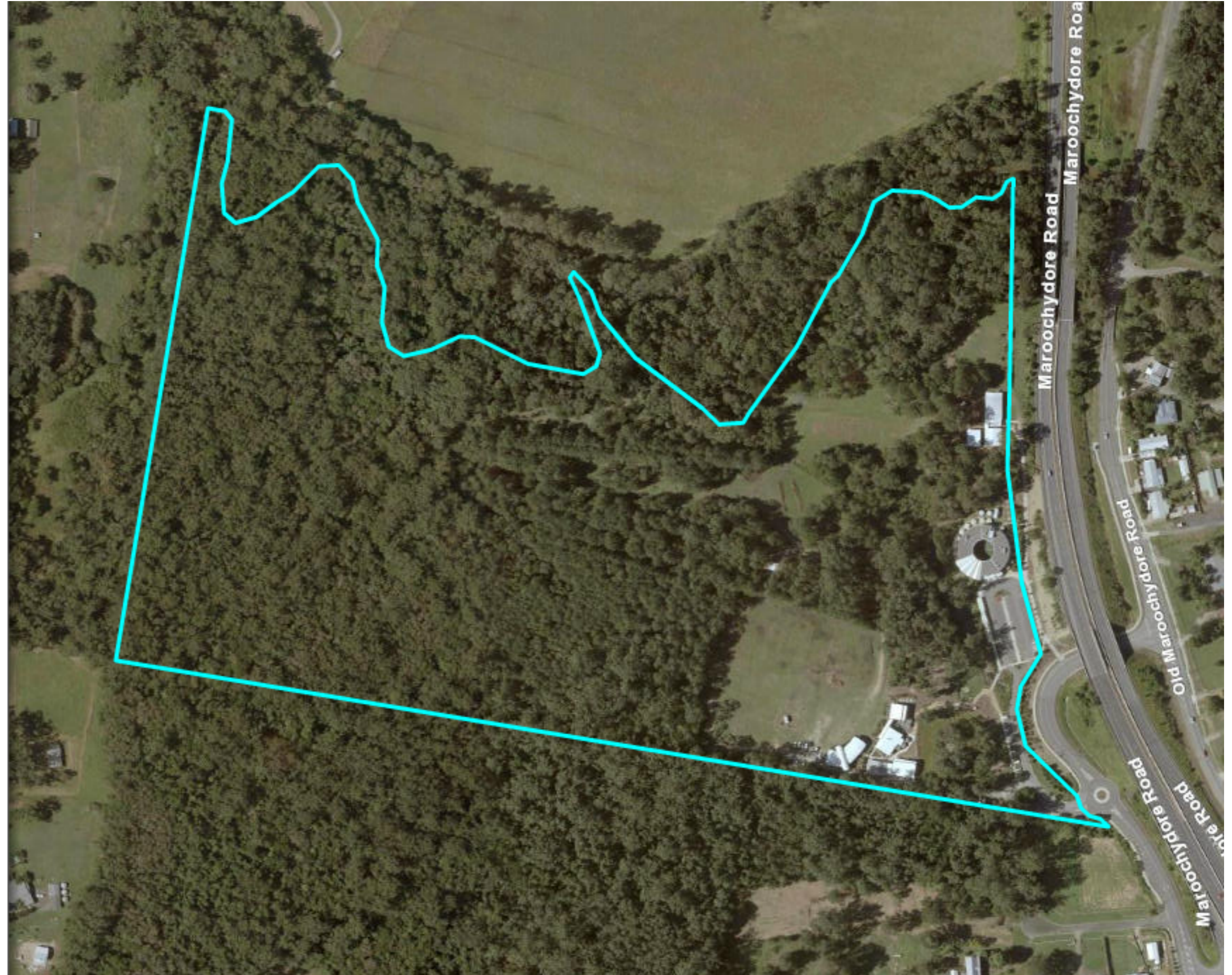


# Montessori International College

Infrastructure Designation Scope

Master Plan 2019 - 2039





# Contents

## Document Control

Project No.: 1900400

Report Title: Infrastructure Designation  
Scope 2019-2039

Client: Montessori International College

Author: PlaceSense

Approved by: Phillip Daffara

Date: 28 June 2019

Rev	Date	Description
5A	30.4.2018	Client Issue
5B	9.5.2019	Consultant Issue
5C	13.5.2019	Pre Lodgement Issue
5D	28.06.2019	Stakeholder Consultation
		ID Application Issue

“5” refers to MIC’s proposed iteration of the master plan

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- d. Car Parking

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- f. Eco-design Strategies
- g. Biophilic Design Principles

Attachments – refer Drawing Schedule

### Part C: Scenic Landscape Assessment

Attachments – refer Drawing Schedule

## Drawing Schedule

ID	Layout Sheet
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A	Site Plan – Existing Features
B	Current Approved Campus Key Plan
	PART B
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2	Site Areas & Indicative GFA
3	Proposed Clearing and Fuel Load Reduction
4	Landscape Management Areas
5	Open Space Destinations
6	Access Diagram
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11	Site Plan 4 (North Precinct)
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SL2	Section A – Scenic Landscape
SL3	Section B – Scenic Landscape
SL4	Section C – Scenic Landscape

# Part A: Overview

## a. Scope of this Document

This document provides a summary of scope to be included in the application for Infrastructure Designation with the Queensland Government Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP).

### Project Control Group

Montessori International College (MIC)

- Principal – Chiray Fitton
- Business Manager – Grant Vayro

### Consultants

- PlaceSense
- RPS
- HydraLogic
- Hayes Traffic Engineering
- TOD Consulting
- Mark Taylor Ecology

### Campus Master Plan

MIC has worked with PlaceSense to develop a master plan for the college to 2039.

This proposed scope aims to make a significant contribution to the place vision of the college by achieving the following:

- Shift main campus northwards, away from Maroochydore Road Traffic noise to allow passive ventilation and permeable indoor – outdoor learning spaces; and
- A flood immune, green school that uses the site's natural assets as a living laboratory and learning resource.

## b. The Campus

Montessori International College is located on a 22.66 hectare property in the Eudlo Creek catchment. Significant habitat is currently protected by a Vegetation Covenant Area totalling 9.78 Ha of the site.

### Location

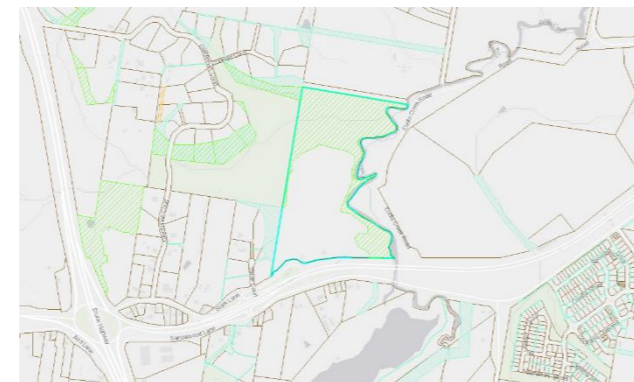
880-932 Maroochydore Road, Forest Glen, Qld 4556.

### Property Description

Lot 9 SP251589

### Land Ownership

Montessori International College Limited



### Existing Development Approval

MCU120060.04 (Green Door Project).

Refer Master Plan Sheets 1200500 1-8 prepared by PlaceSense.

Attachment B: 1200500-1, MIC Campus Key Plan (12/07/2017)

## c. Population

### Student Population

(including boarders)

	2019	2020	2039
EY	88	88	92
Jnr Primary	101	121	144
Snr Primary	62	76	174
Adolescent	63	55	204
Snr Secondary	39	53	234
<b>TOTAL</b>	<b>353</b>	<b>393</b>	<b>848</b>

### Boarding Population

(Adolescent Program + Carers)

	2019	2020	2039
Adolescents	0	0	40
Carers + Specialists in Residence	0	0	6
<b>TOTAL</b>			<b>46</b>

### Staff Population

	2019	2020	2039
Full time equivalent staff	46	50	103
Total Head Count	57	61*	TBC

\*Estimate

(Numbers include teaching and non-teaching staff excluding cleaning contractors)

## d. Parking

### Existing Summary

	Cars	PWD	Informal	Total	Buses
PA	76	1	10	87	2
PB	70	2	28	100	0
PC			28	28	0
B.J	15	1		16	
<b>TOTAL</b>				<b>231</b>	<b>2</b>

B.J: Basement / undercroft parking space to future Building Site J (if required).

### Cycle Provision

	2019 (extg)		2039	
<b>Class:</b>	<b>3</b>	<b>1</b>	<b>3</b>	<b>1</b>
PA [6]	30	2	30	2
Bldg I.3 [12]	6	0	6	0
PB [13]	0	0	30	2
subtotal	36	2	66	4
<b>TOTAL</b>	<b>38</b>		<b>70</b>	

# Part A: Overview

## Place Vision

MIC's Place Vision:

### Place Teaches Us...

*"To be an international benchmark for a green school, engaged within the locale's community and natural environment. The key eco-design principle underpinning the master planning process is that solutions grow out of place".*

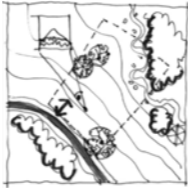
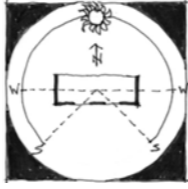
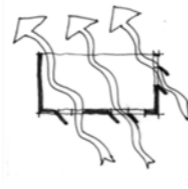


Integrated public artworks are an important strategy for MIC to create memorable and legible places of learning. The Montessori pedagogy sees place as a resource for learning and storytelling about the nature of the cosmos and humanity.







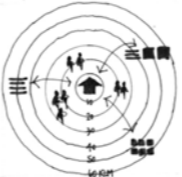
Based on the Whole-School Montessori Handbook (1999), the key design goals that inform the architectural expression of Montessori's theory of learning are to:

- Leave a legacy where the Pedagogy provides an undertone of order, beauty and grace thereby creating a distinct school identity within the community;
- Design the learning environment to reflect the developmental needs of the child and how that changes over time;
- Build and operate an environmentally sensitive school;
- Provide architecture that teaches and tells stories; and
- Create social spaces that nurture a sense of school community.

## Eco-Design Strategies

MIC's community of parents, carers and teachers, facilitated by *FutureSense*; prioritised twelve ecological design strategies for the master planning and design process of the new green campus and its implementation. These principles were important in obtaining Green Door status by the Queensland State Government (January 2012).

Priority	Design Value/Goal
1	 Environmental site planning
2	 Orientation responds to climate
3	 Natural Ventilation
4	 Water Smart
5	 Energy Smart

6	 Healthy Materials
7	 Consider whole of life costs
8	 Adaptable, universal design
9	 Thermal Performance + green rooves
10	 Minimum waste - reduce and recycle
11	 Adaptive reuse of buildings and materials
12	 Use local suppliers

The achievement of a number of these strategies are being compromised by the current approved master plan siting of buildings in relation to the traffic noise from Maroochydore Road. This tension prevents natural ventilation of learning spaces.

## Biophilic Design Principles

Montessori College has adopted Biophilic Design Principles to achieve its aim of being a green, sustainable school.

Existing and future buildings and landscapes respond to the natural assets of the site and the spatial program using the *Biophilic Design Principles* outlined in the guiding document:

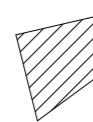
Browning, W.D., Ryan, C.O., Clancy, J.O. (2014). **14 Patterns of Biophilic Design**. New York: Terrapin Bright Green Inc.

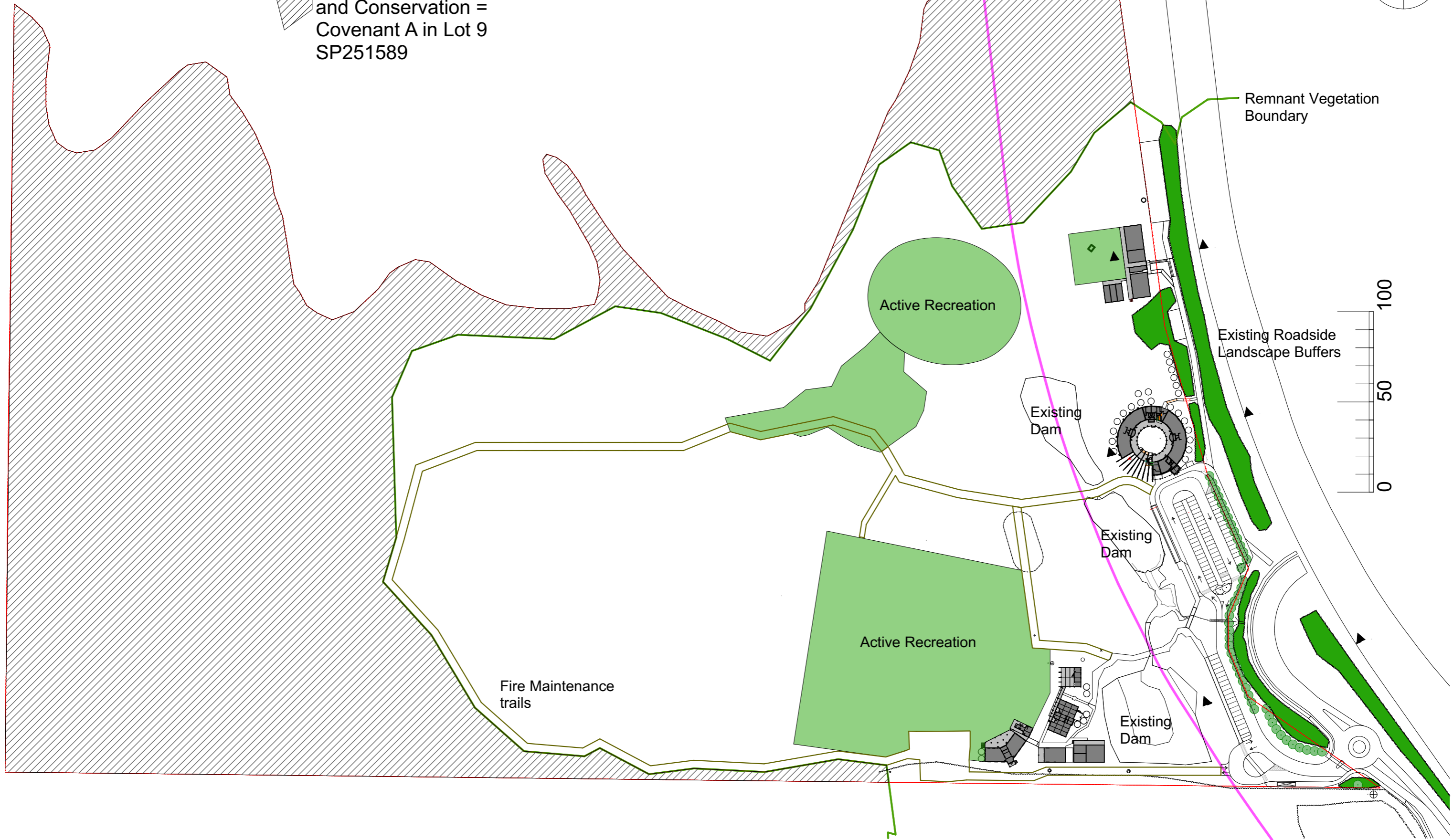
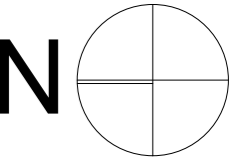
Further guidance will be provided by:

(2018). **Biophilic Design Guidebook**, Seattle: International Living Future Institute



**Legend**

 Environmental Management and Conservation = Covenant A in Lot 9 SP251589



PO Box 1489, Mooloolaba  
Queensland 4557  
Ph: 07 31026050  
E: p.daffara@placesense.com.au

PROJECT: MIC Master Plan (2019-2039)  
ADDRESS: Stark Lane, Forest Glen,  
CLIENT: Montessori International College

TITLE: Site Plan - Existing Features  
SCALE: 1:2000  
PURPOSE: Planning Scheme Amdt  
LAND: Lot 9 SP 251589

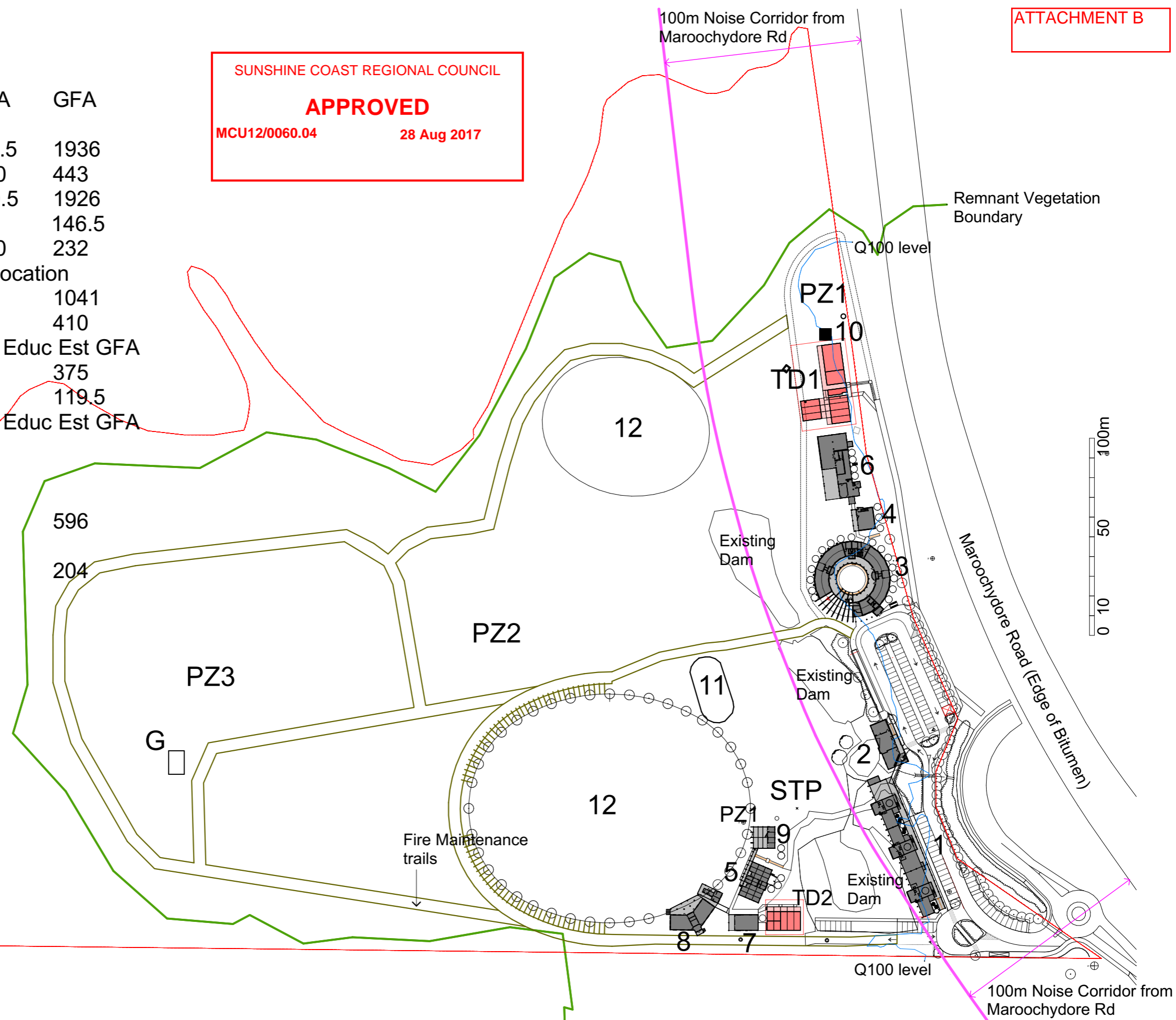
SHEET No: A  
DRAFTED BY: PDaffara  
ISSUE No: 5D

PROJECT No: 1900400  
ISSUE DATE: 28/06/2019

**BUILDING LEGEND**

USE	FECA	GFA
1 Early Learning Ctr	1155.5	1936
2 Administration	301.0	443
3 Primary School	1410.5	1926
4 Learning Commons	92.5	146.5
5 Secondary DGLA	182.0	232
6 Adolescent House - Approved location (Secondary school)	929	1041
(Accommodation Bldg)	410	410
7 Barn/Farm shed	excl. Educ Est GFA	
8 Relocatable Bldg	125	375
9 Pavilion	41	119.5
10 Farm Mgrs House	excl. Educ Est GFA	
11 Former Horse Corral		
12 Sports Field		
TD1 Area for temporary demountables (leased)	452	596
TD2 Area for temporary demountables (leased)	163	204
PZ1 Permaculture Zone 1 (Food Garden)		
PZ2 Permaculture Zone 2 (Livestock)		
PZ3 Permaculture Zone 3 (Horticulture)		
G Agribusiness bioshelter		
STP Sewage Treatment Plant		

SUNSHINE COAST REGIONAL COUNCIL  
**APPROVED**  
 MCU12/0060.04 28 Aug 2017



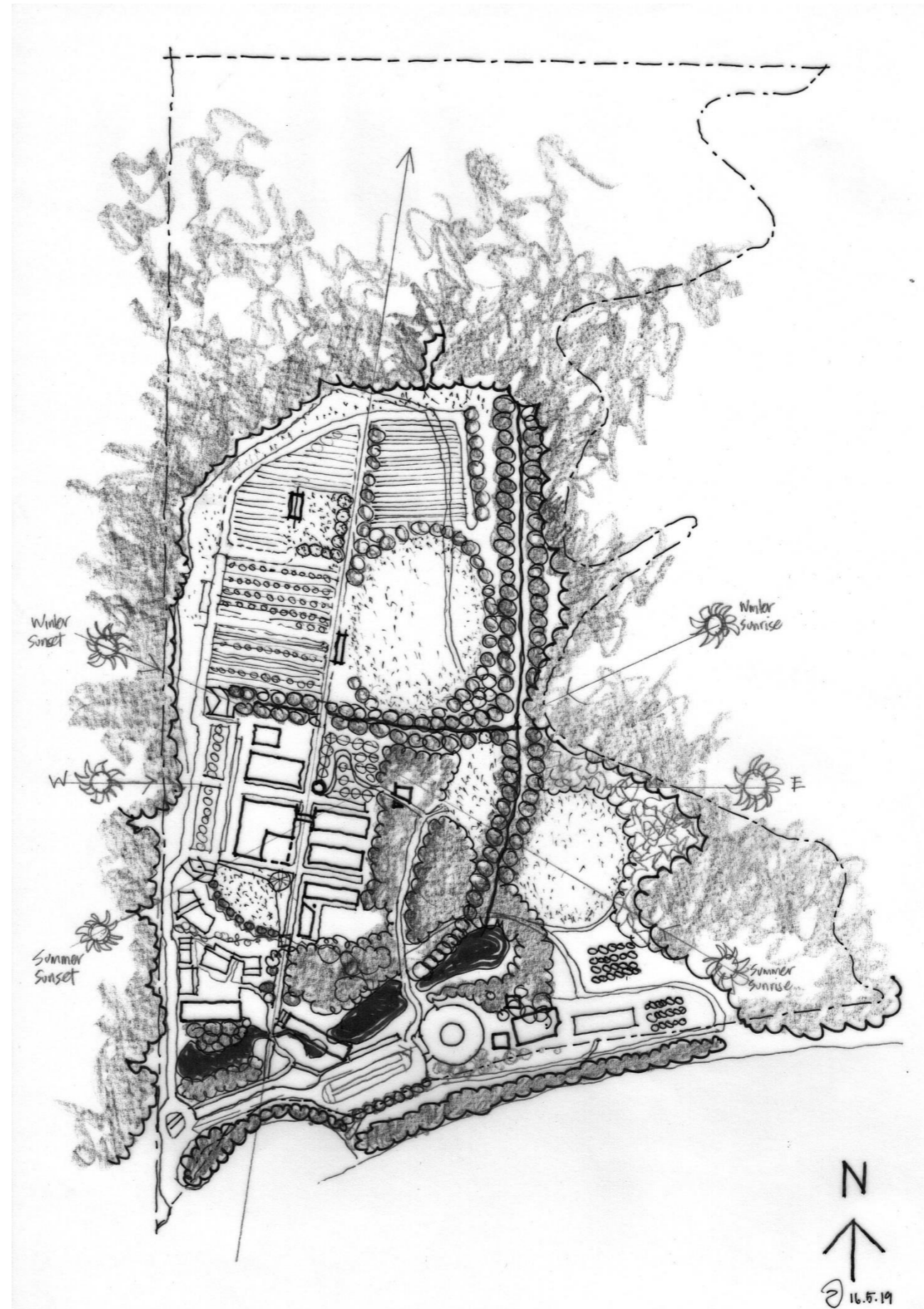


# Part B: Proposed Master Plan

## Montessori International College

### Infrastructure Designation Scope

### Master Plan 2019-2039







**MASTER PLAN LEGEND**

- Existing Buildings
- Future Buildings

Remnant Vegetation Boundary

100m Noise Corridor from Maroochydore Rd

Maroochydore Road

Stark Ln



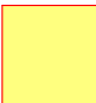
# MASTER PLAN LEGEND


## BUILDING SITES

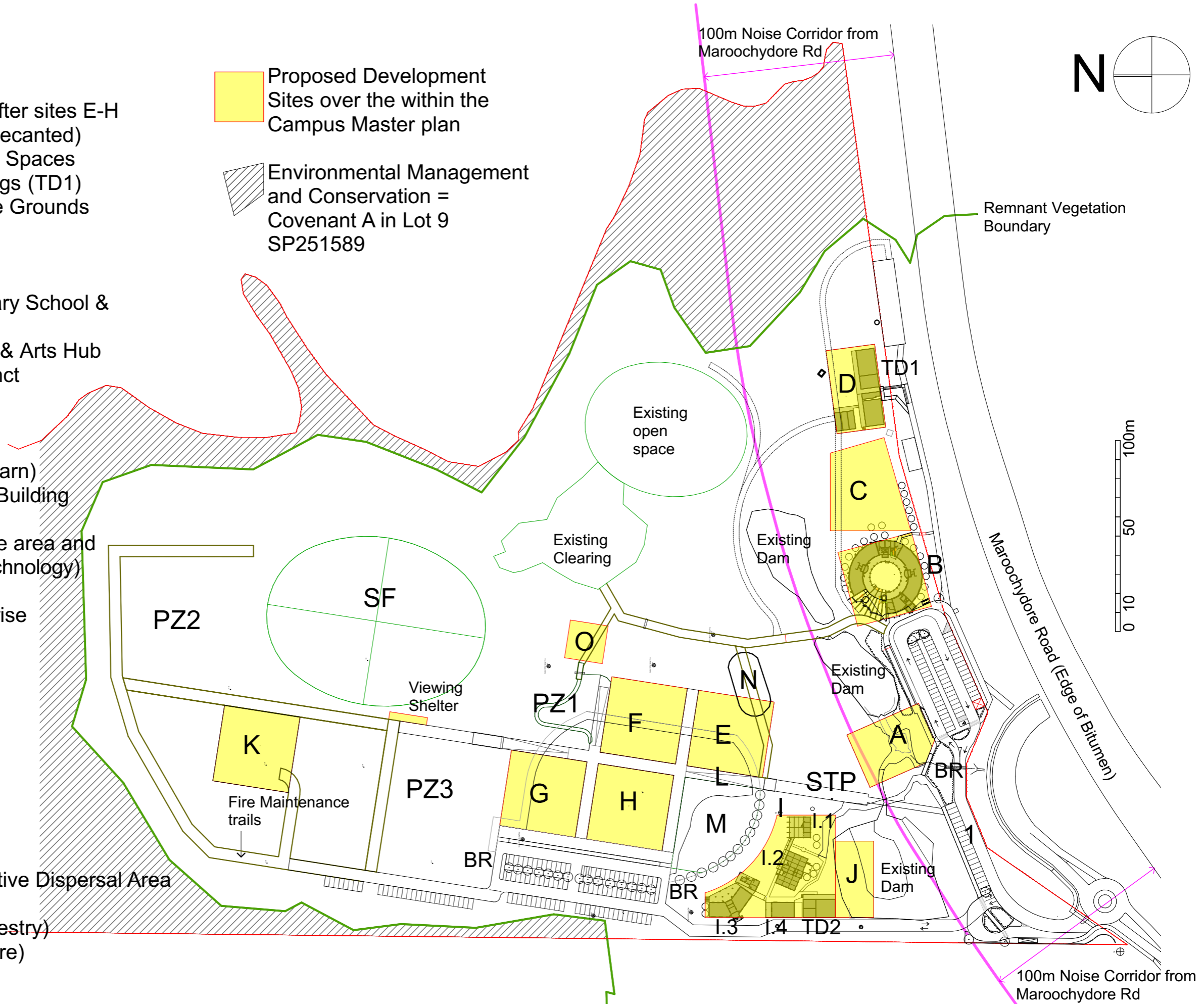
- A Administration & Training
- B Future Learning Support Hub (after sites E-H are built and ELC and Primary decanted)
- C Multi-purpose, Flexible Learning Spaces
- D Temporary Demountable Buildings (TD1) (leased) and future Maintenance Grounds Shed & Farm Manager's House
- E Early Learning Centre
- F Primary School (Jnr & Snr)
- G Adolescent House (Jnr Secondary School & Residential Boarding)
- H Learning Resource, Languages & Arts Hub
- I Senior Secondary School Precinct
  - I.1 - Pavilion
  - I.2 - DGLA
  - I.3 - DGLA
  - I.4 - Temporary Maker Space (Barn)
- TD2 - Temporary Demountable Building (leased)
- J Secondary School Staff resource area and Maker Space (Fabrication & Technology) Learning Commons
- K Bioshelter: Student farm-enterprise

## MASTER PLAN FEATURES

- L Promenade
- M Village Green
- N Playscape
- O Covered outdoor learning area
- SF Sports Field
- BR Bio-retention basin
- PZ1 Permaculture Zone 1 (Food Garden / Orchard) & Captive Dispersal Area for WWTP
- PZ2 Permaculture Zone 2 (Farm Forestry)
- PZ3 Permaculture Zone 3 (Horticulture)
- STP Sewage Treatment Plant

 Proposed Development Sites over the within the Campus Master plan

 Environmental Management and Conservation = Covenant A in Lot 9 SP251589





# BUILDING ENVELOPES

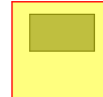
SITE	AREA	OPEN SPACE	SITE COVER	GFA	HEIGHT (Storeys/ m <sup>1</sup> )	Student Pop.
A	1189	37%	749	900	2 / 12.0m	0
B	1600	40%	960	2889	3 / 15.0m	0*
C	1600	42.5%	920	2760	3 / 15.0m	0
D	1126	35.5%	726	1452		
TD1			452	596	2 / 8.5m	67**
Shed and Farm Mgr's Residence excl. from Educ Est GFA						
E	1600	33%	1072	2144	2 / 12.0m	88
F	1600	20.25%	1276	2552	2 / 12.0m	324
G	1600	20.25%	1276	3828***	3 / 15.0m	204
H	1600	20.25%	1276	3828	3 / 15.0m	0
I	2615	50%	1307	2615	2 / 12.0m	232
Bldg I.1				125		
Bldg I.2				232		
Bldg 1.3				375		
Bldg 1.4				120		
TD2				204		
J	800	30%	560	1120	2 / 12.0m	0
K	1600	20.25%	excl. from Educ Est GFA		2 / 8.5m	0
O	Covered Outdoor learning Areas excl. from GFA (no walls)					
<b>TOTAL</b>			<b>10478</b>	<b>25,156</b>		<b>469</b>

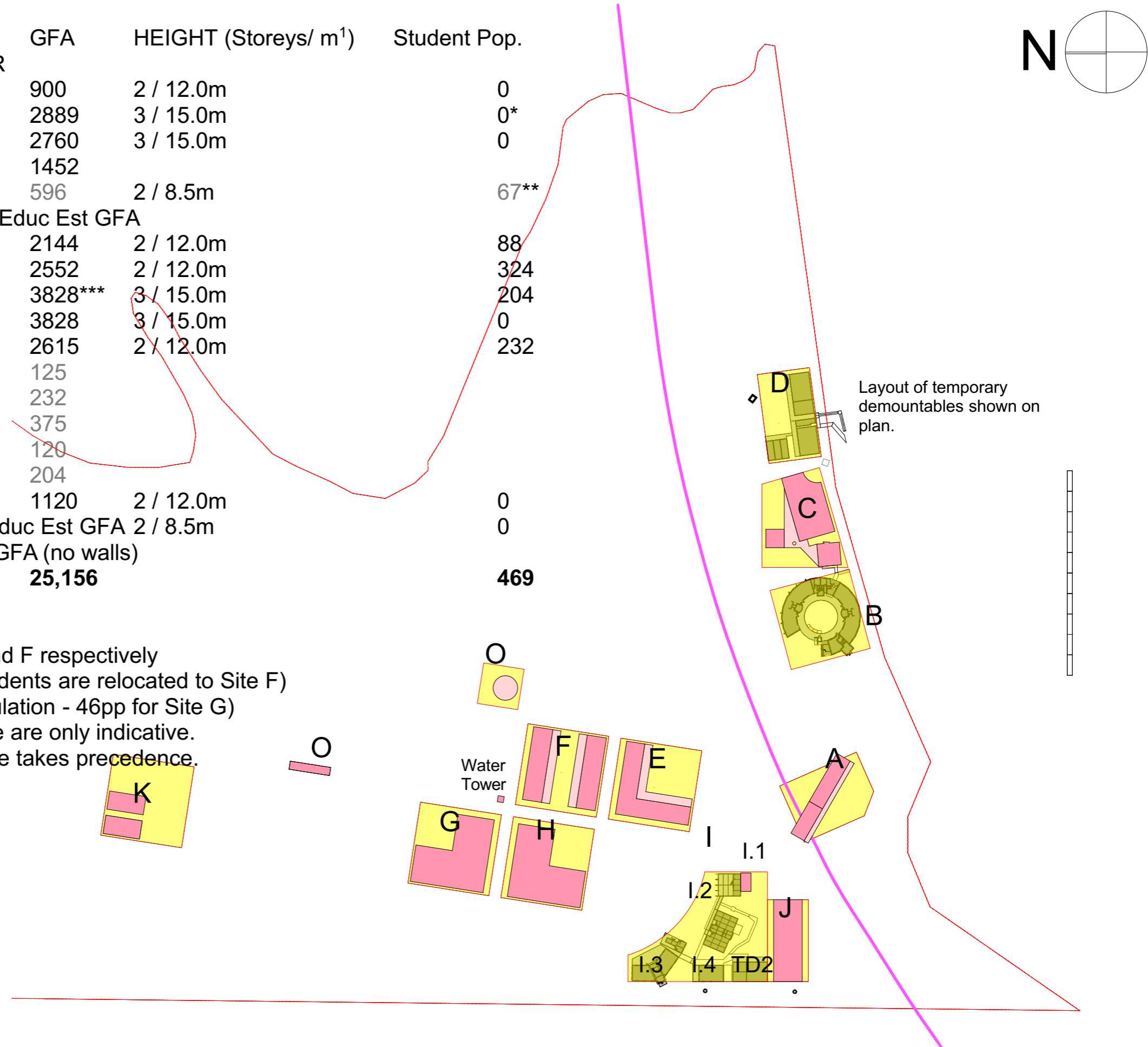
- 1 Maximum height above Flood Design Level
- \* ELC and Jnr Primary relocated to Sites E and F respectively
- \*\* (Temporary occupation until Snr Primary students are relocated to Site F)
- \*\*\* (Accommodation Bldg included in GFA calculation - 46pp for Site G)

NOTE: Spatial configurations of building envelope are only indicative.  
The required open space % within the building site takes precedence.

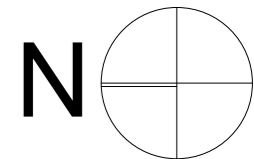
 Proposed Development Site within the Campus Master plan

 Indicative Building Envelope

 Existing Building (2018)








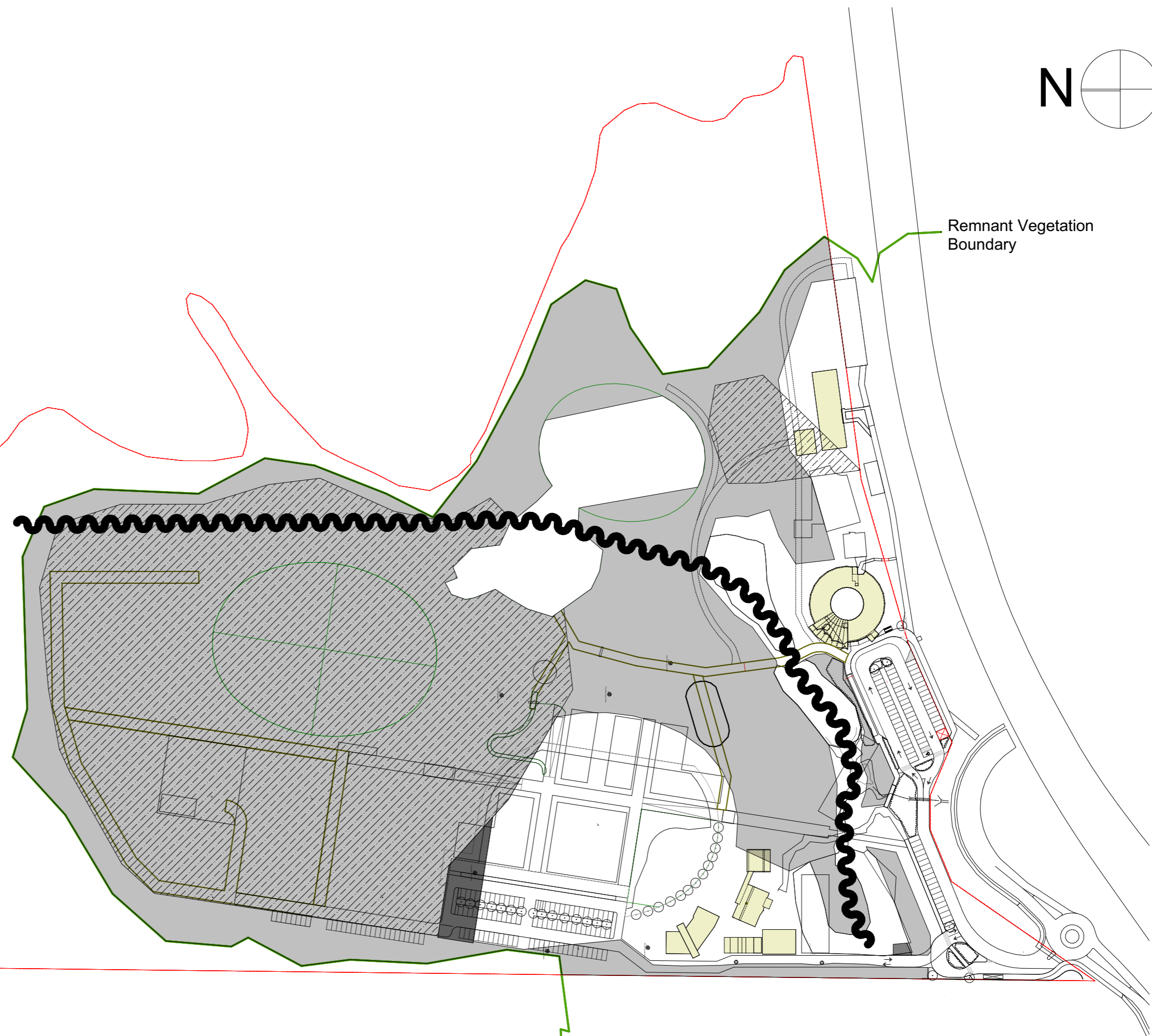




Remnant Vegetation Boundary

**Legend:  
Asset Protection Zones**

-  Existing Cleared Areas
-  Fuel load reduction of mixed weeds/regrowth and clearings
-  Staged removal of Pine trees
-  Removal of regrowth
-  Reshape borrow pits to improve onsite water flow, quality and minimise water storage and aquatic weeds



PO Box 1489, Mooloolaba  
Queensland 4557  
Ph: 07 31026050  
E: p.daffara@placesense.com.au





PROJECT: MIC Master Plan (2019-2039)  
ADDRESS: Stark Lane, Forest Glen,  
CLIENT: Montessori International College

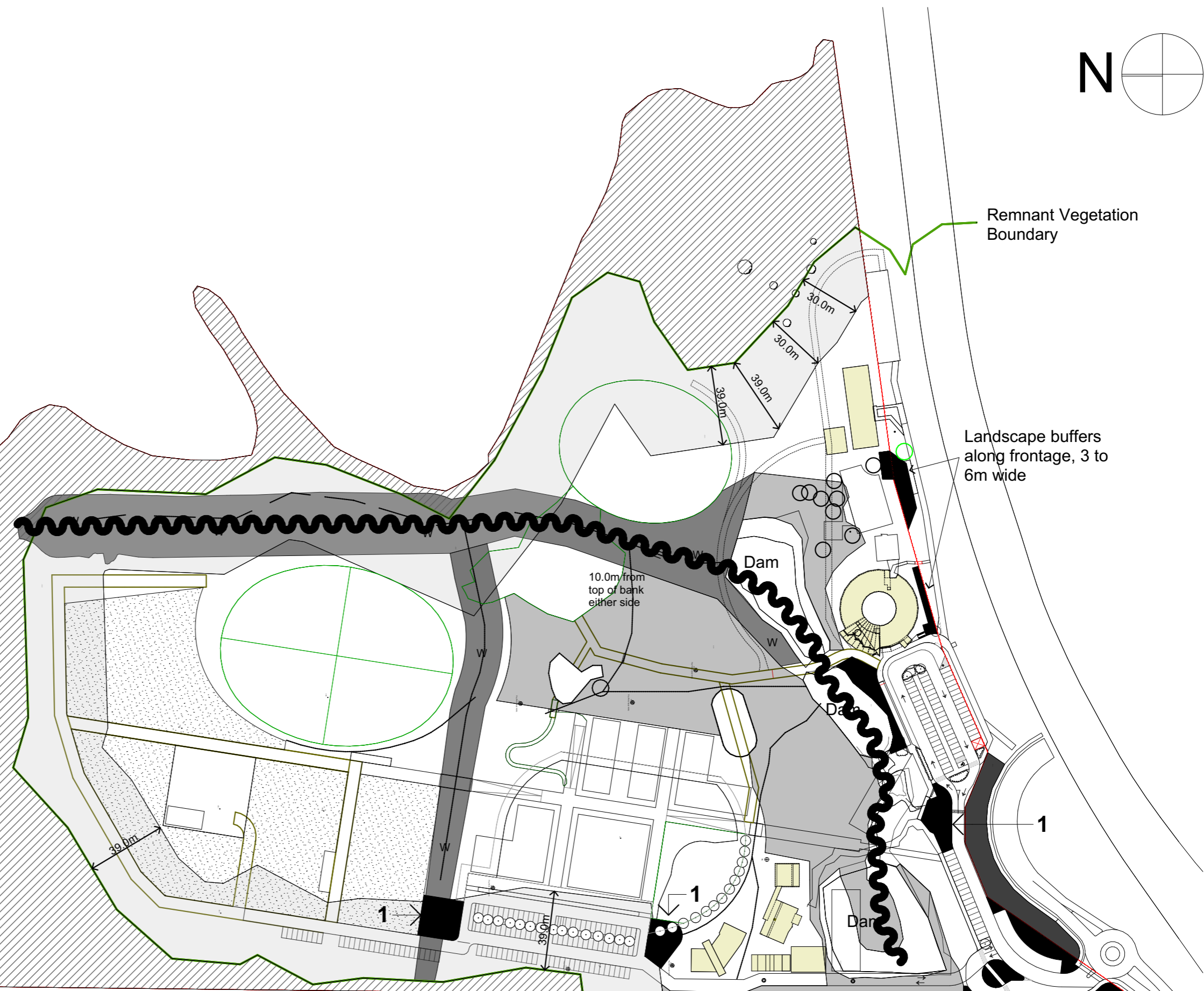
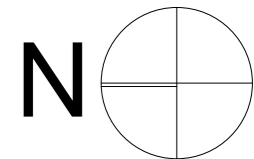
TITLE: Proposed clearing and fuel load reduction  
SCALE: 1:2000  
PURPOSE: Planning Scheme Amdt  
LAND: Lot 9 SP 251589

SHEET No: 3  
DRAFTED BY: PDaffara  
ISSUE No: 5D

PROJECT No: 1900400  
ISSUE DATE: 28/06/2019

**Legend:  
Landscape Mgt. Areas**

-  Cleared Areas
-  Bushfire & Remnant Vegetation buffer  
Desired Genera: Flindersia, Acmena and Syzygium, Waterhousea, Alphitonia, Pipturis, Glochidion, Mallotus, Neolitsea, Polyscias and Omolanthus
-  Existing regrowth conserved - weed removal + rehabilitation with fire retardant species  
Desired Genera: Illawarra Flame Tree, Tulipwood, Golden Penda, Pink Euodia, Silky Oak. Dam embankments: Lomandra and Isolepis
-  Waterway buffer revegetation  
Refer Rehabilitation Plan (2016)
-  Existing vegetated buffer in Stark Lane
-  Formal landscaping  
(1) Bio-filtration basin
-  Remnant Vegetation
-  Permaculture Farming incl. Farm Forestry
-  Reshape borrow pits to improve onsite water flow, quality and minimise water storage and aquatic weeds



Refer to the MIC Rehabilitation Plan (2016, vs2) by Taylor Ecology for suitable plants species for each zone



PO Box 1489, Mooloolaba  
Queensland 4557  
Ph: 07 31026050  
E: p.daffara@placesense.com.au

PROJECT: MIC Master Plan (2019-2039)  
ADDRESS: Stark Lane, Forest Glen,  
CLIENT: Montessori International College




TITLE: Landscape Management Areas  
SCALE: 1:2000  
PURPOSE: Planning Scheme Amdt  
LAND: Lot 9 SP 251589

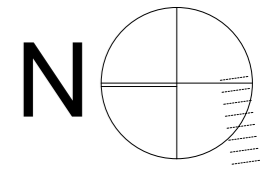
SHEET No: 4  
DRAFTED BY: PDaffara  
ISSUE No: 5D

PROJECT No: 1900400  
ISSUE DATE: 28/06/2019



# OPEN SPACE DESTINATION TYPES

-  Landscape feature framed predominately by Parkland.
-  Garden or Courtyard framed by Campus Building(s).
-  Primary pedestrian path landscaped as event space.



## OPEN SPACE DESTINATION LEGEND

NOTE: Spatial configurations are only indicative. The required open space % within the building site takes precedence.

- 1 Campus Entry Garden
- 2 Designated Evacuation Assembly Area
- 3a Empheral Artwork Display
- 3b Admin Entry Garden
- 4 Roundhouse Courtyard
- 5 Forecourt
- 6 Multi-purpose Space Decks & Garden
- 7 East Yard
- 8 Labyrinth
- 9 Memorial Waterside Linear Park
- 10 Meeting Point & Gateway
- 11 Senior School Sacred Garden
- 12 Senior School Forecourt
- 13 Village Green
- 14 Promenade
- 15a Early Learning Playscape
- 15b Primary Playscape
- 16 Learning Resource Hub Piazza
- 17 Primary School Courtyard
- 18 Adolescent House Courtyard
- 19 Food Orchard and Bush Tucker Garden
- 20 Covered Outdoor Learning Area
- 21 Bioshelter/Greenhouse Yard
- 22a Viewing Shelter (unenclosed)
- 22b Sports Field
- 23 Events Glade
- 24 Practice Field



PO Box 1489, Mooloolaba  
Queensland 4557  
Ph: 07 31026050  
E: p.daffara@placesense.com.au









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ADDRESS: Stark Lane, Forest Glen,  
CLIENT: Montessori International College

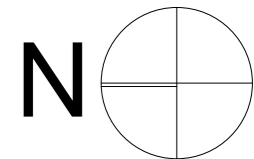
TITLE: Open Space Destinations  
SCALE: 1:1500  
PURPOSE: Planning Scheme Amdt  
LAND: Lot 9 SP 251589

SHEET No: 5  
DRAFTED BY: PDaffara  
ISSUE No: 5D

PROJECT No: 1900400  
ISSUE DATE: 28/06/2019

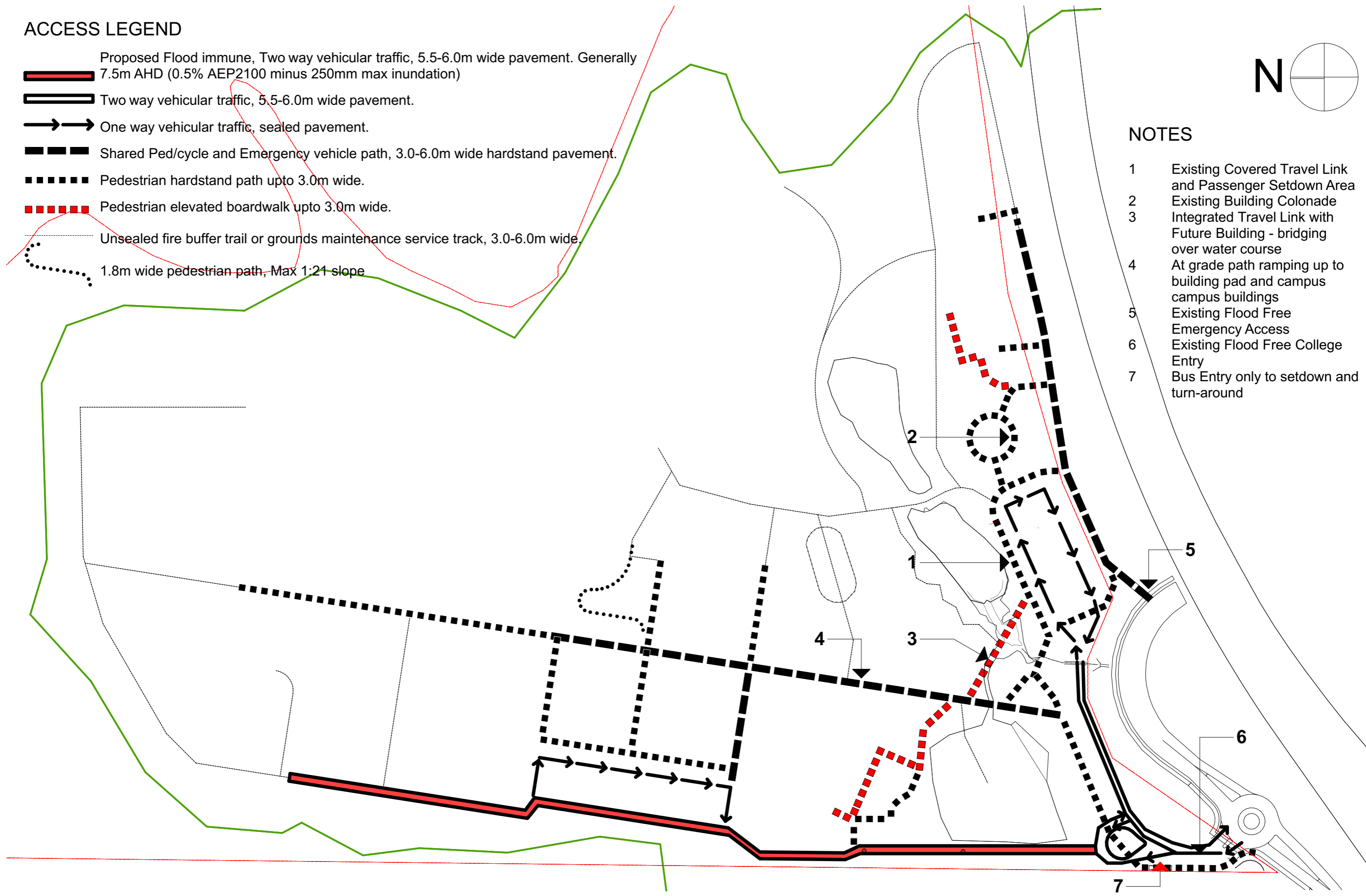
# ACCESS LEGEND

-  Proposed Flood immune, Two way vehicular traffic, 5.5-6.0m wide pavement. Generally 7.5m AHD (0.5% AEP2100 minus 250mm max inundation)
-  Two way vehicular traffic, 5.5-6.0m wide pavement.
-  One way vehicular traffic, sealed pavement.
-  Shared Ped/cycle and Emergency vehicle path, 3.0-6.0m wide hardstand pavement.
-  Pedestrian hardstand path upto 3.0m wide.
-  Pedestrian elevated boardwalk upto 3.0m wide.
-  Unsealed fire buffer trail or grounds maintenance service track, 3.0-6.0m wide.
-  1.8m wide pedestrian path, Max 1:21 slope



# NOTES

- 1 Existing Covered Travel Link and Passenger Setdown Area
- 2 Existing Building Colonnade
- 3 Integrated Travel Link with Future Building - bridging over water course
- 4 At grade path ramping up to building pad and campus campus buildings
- 5 Existing Flood Free Emergency Access
- 6 Existing Flood Free College Entry
- 7 Bus Entry only to setdown and turn-around



PO Box 1489, Mooloolaba  
 Queensland 4557  
 Ph: 07 31026050  
 E: p.daffara@placesense.com.au

PROJECT: MIC Master Plan (2019-2039)  
 ADDRESS: Stark Lane, Forest Glen,  
 CLIENT: Montessori International College

TITLE: Access Diagram  
 SCALE: 1:1500  
 PURPOSE: Planning Scheme Amdt  
 LAND: Lot 9 SP 251589

SHEET No: 6  
 DRAFTED BY: PDaffara  
 ISSUE No: 5D

PROJECT No: 1900400  
 ISSUE DATE: 10/07/2019



# CAMPUS PARKING PLAN

- 145 sealed car parking spaces
- 58 unsealed overflow parking (grass reinforced)
- 4 motorcycle bays
- 36 Class 1 cycle spaces for students
- 4 Class 3 cycle lockers for staff

## CARPARK A (Total 81 Existing Spaces)

- 1: 17 no. staff spaces incl. 10 no. WSUD grass reinforced spaces.
- 2: 12 no. unlined drop-off/set-down spaces.
- 3: 52 no. spaces incl. 1 no. disability parking bay.
- 4: Loading zone.
- 5: 2 no. Bus Setdown and turn-around.

◀ Refuse Storage

## CARPARK B (Total 96 Spaces)

- 7: 12 no. unlined drop-off/set-down spaces.
- 8: 56 no. marked spaces incl. 1 no. disability parking bay + 4 no. motorcycle bays.
- 9: 28 no. unsealed WSUD grass reinforced overflow parking spaces for events.

## CARPARK C (Total 28 Spaces)

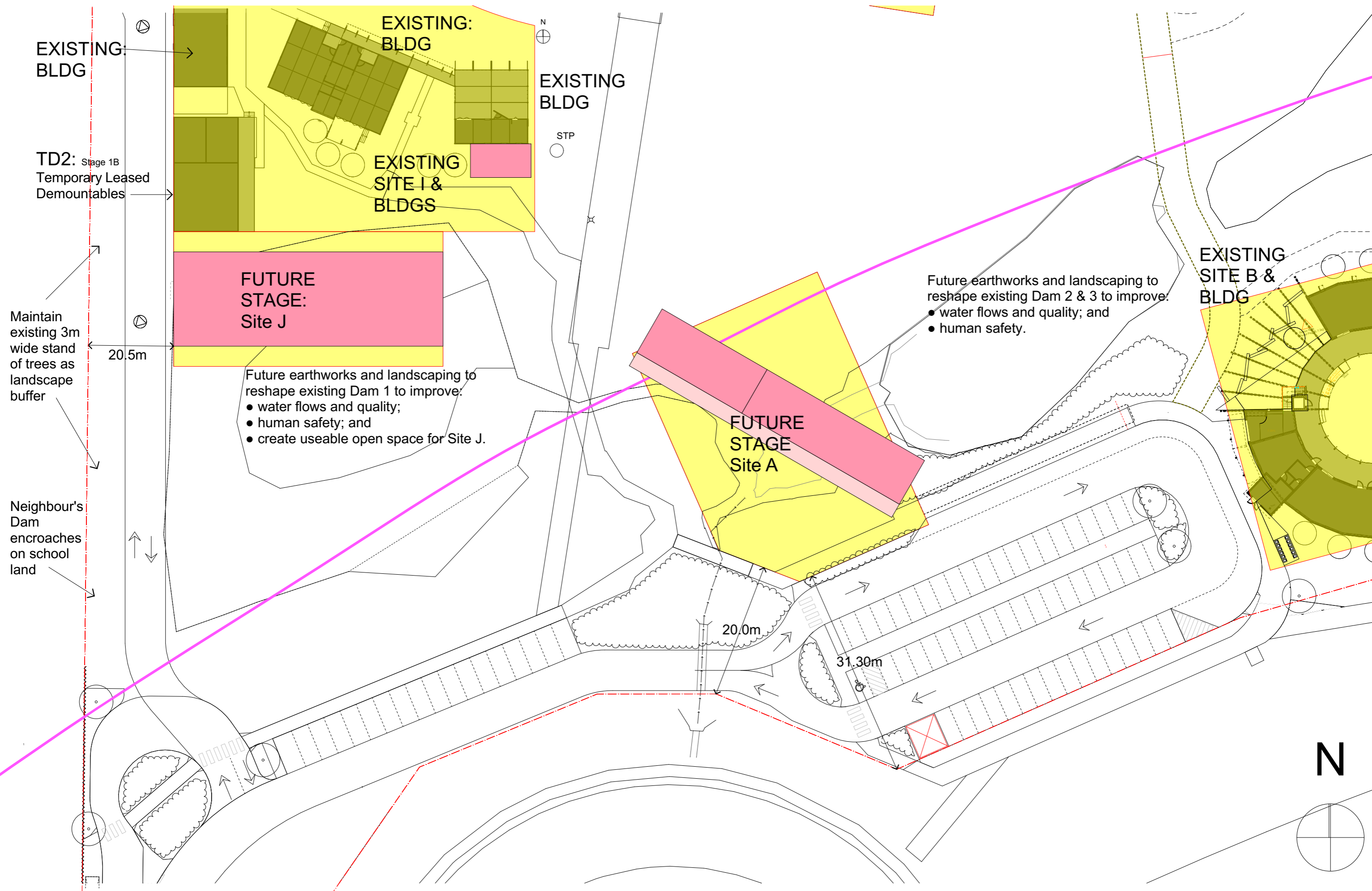
- 10: 20 no. unsealed WSUD grass reinforced overflow parking spaces for events.
- 11: 8 no. marked car spaces for the agri-business site.

## CYCLE PROVISION

- 6: Cycle Parking - 30 no. Class 3 spaces and 2 no. Class 1 Lockers for staff (Cobra "EcoPark" EP2).
- 12: Existing 6 no. undercover bike racks for Snr. School.
- 13: Possible location to decentralise cycle provision from the existing facilities at front entrance - Refer Note (6) and add 2 no. Class 1 Lockers.



Snr. School Loading Zone,  
after removal of  
demountable building



Future earthworks and landscaping to reshape existing Dam 1 to improve:

- water flows and quality;
- human safety; and
- create useable open space for Site J.

Future earthworks and landscaping to reshape existing Dam 2 & 3 to improve:

- water flows and quality; and
- human safety.

Maintain existing 3m wide stand of trees as landscape buffer

Neighbour's Dam encroaches on school land



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E: p.daffara@placesense.com.au

PROJECT: MIC Master Plan (2019-2039)  
ADDRESS: Stark Lane, Forest Glen,  
CLIENT: Montessori International College

TITLE: Site Plan 1 (S.West Precinct)  
SCALE: 1:500  
PURPOSE: Planning Scheme Amdt  
LAND: Lot 9 SP 251589

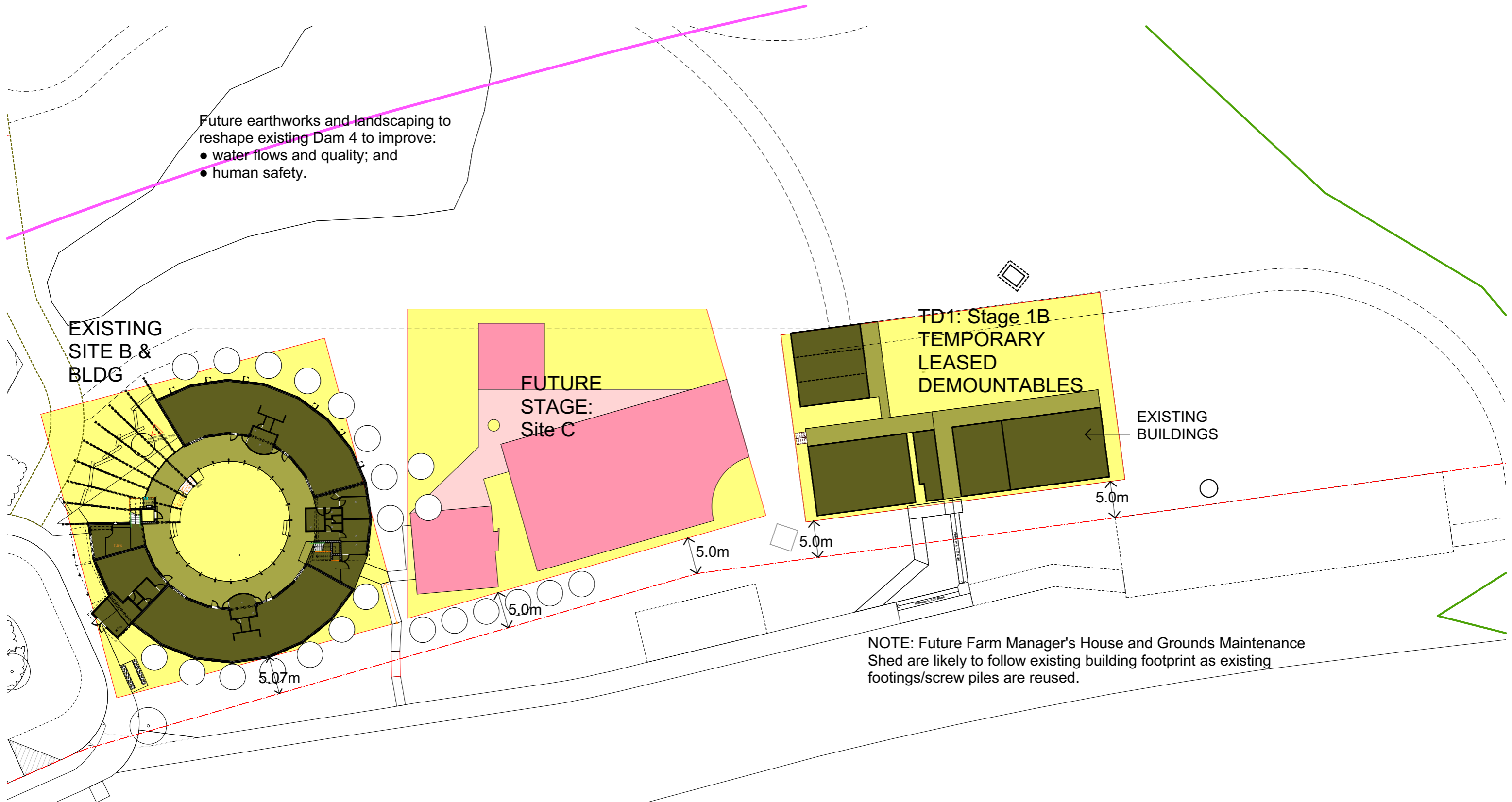
SHEET No: 8  
DRAFTED BY: PDaffara  
ISSUE No: 5D

PROJECT No: 1900400  
ISSUE DATE: 28/06/2019



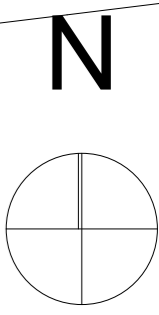
Future earthworks and landscaping to reshape existing Dam 4 to improve:

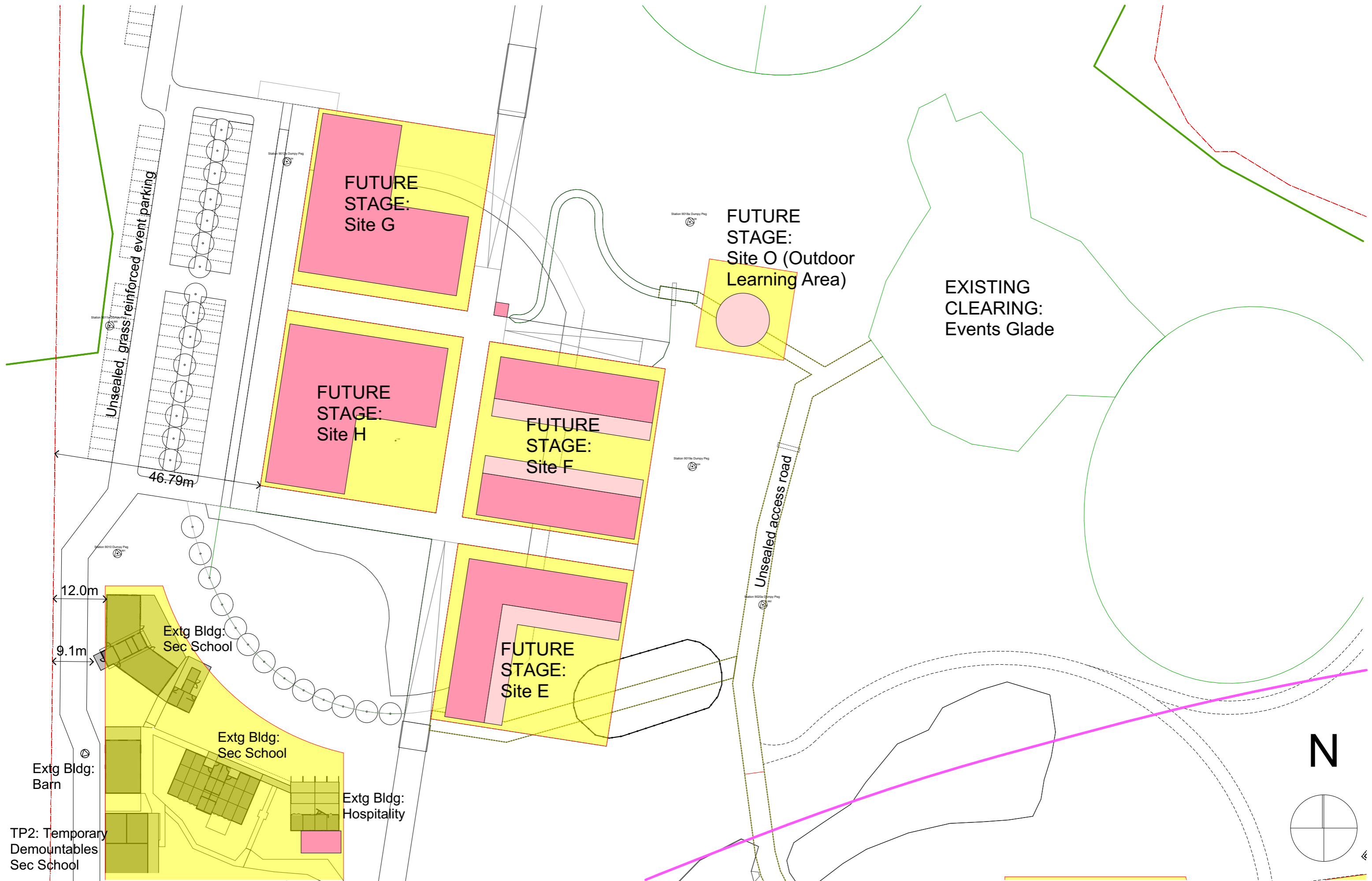
- water flows and quality; and
- human safety.



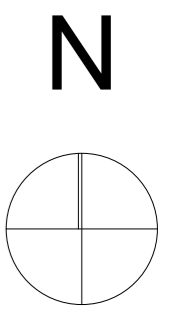
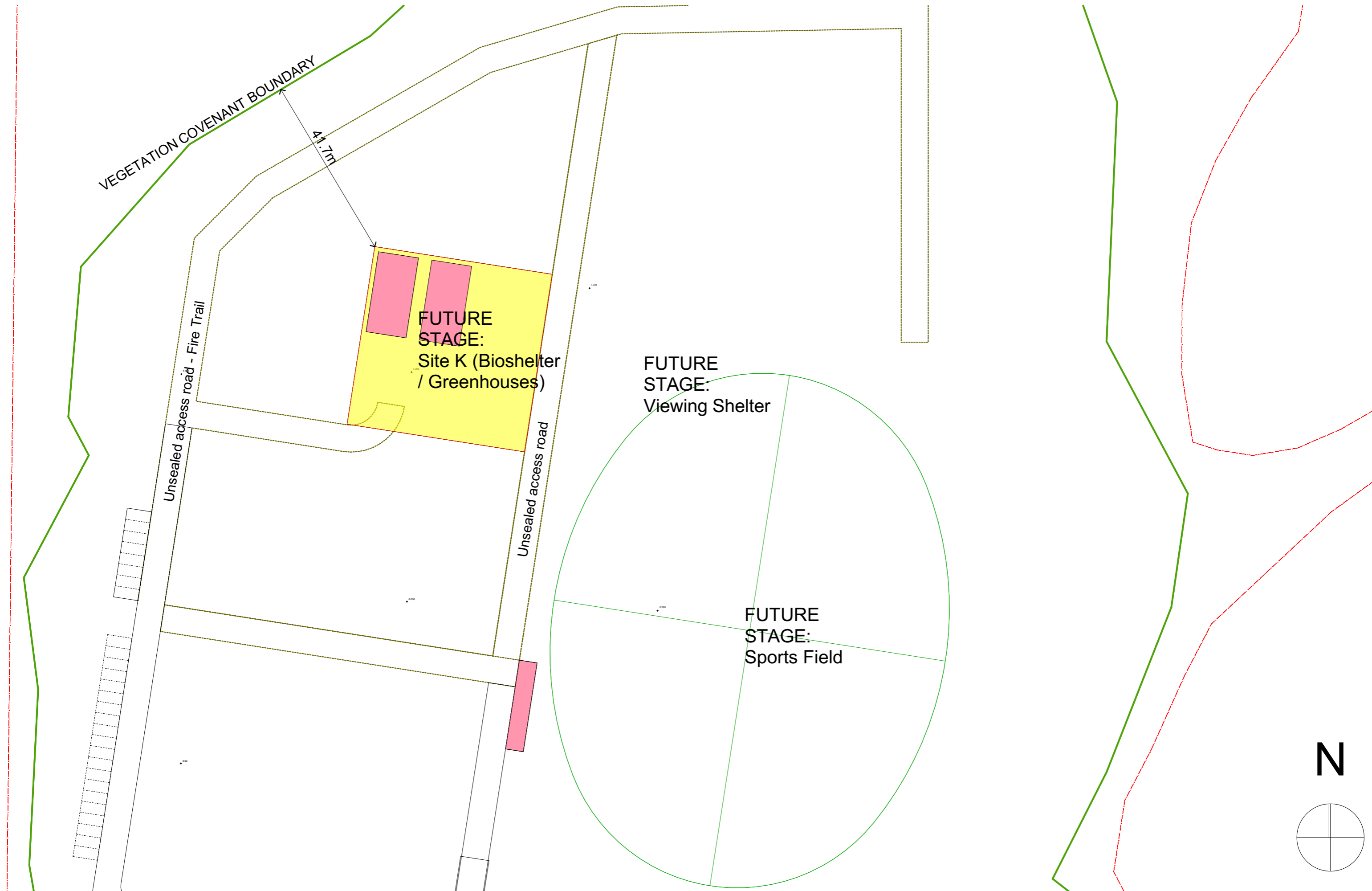
NOTE: Future Farm Manager's House and Grounds Maintenance Shed are likely to follow existing building footprint as existing footings/screw piles are reused.

NOTE: Setback distances are measured to roof eaves

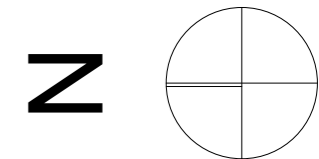








# FLOOD IMPACT MANAGEMENT - DESIGN STRATEGIES



## Improve Overland Flows:

- 1 Network of swales, drains and water courses through the Campus
- 2 Reshape borrow pits to improve onsite water flow, quality and minimise water storage and aquatic weeds (Refer Landscape Management Areas)

## Resilient Piered Buildings & Boardwalks:

- 3 Minimum Floor Levels for each precinct as follows:
  - A Piered; 7.95m AHD
  - B Existing Bldg; 8.0m AHD
  - C Piered; 7.95m AHD
  - D Piered; 7.95m AHD (ext'g temp' demountable bldgs are 8.0m AHD)
  - E Piered; 7.95m AHD
  - F Piered; 7.95m AHD
  - G Piered; 7.95m AHD
  - H Piered; 7.95m AHD
  - I Existing Piered Bldgs; 8.0m AHD
  - J Piered / Basement; 7.95m AHD
  - K Slab on ground; 8.0m AHD
  - O Slab on ground (Class 10 Shelter)
- 4 Piered building construction as per Concept Building Sections
- 5 Flood Immune Emergency Evacuation Routes - Refer Access Diagram

## Negligible impact on the Flood Plain:

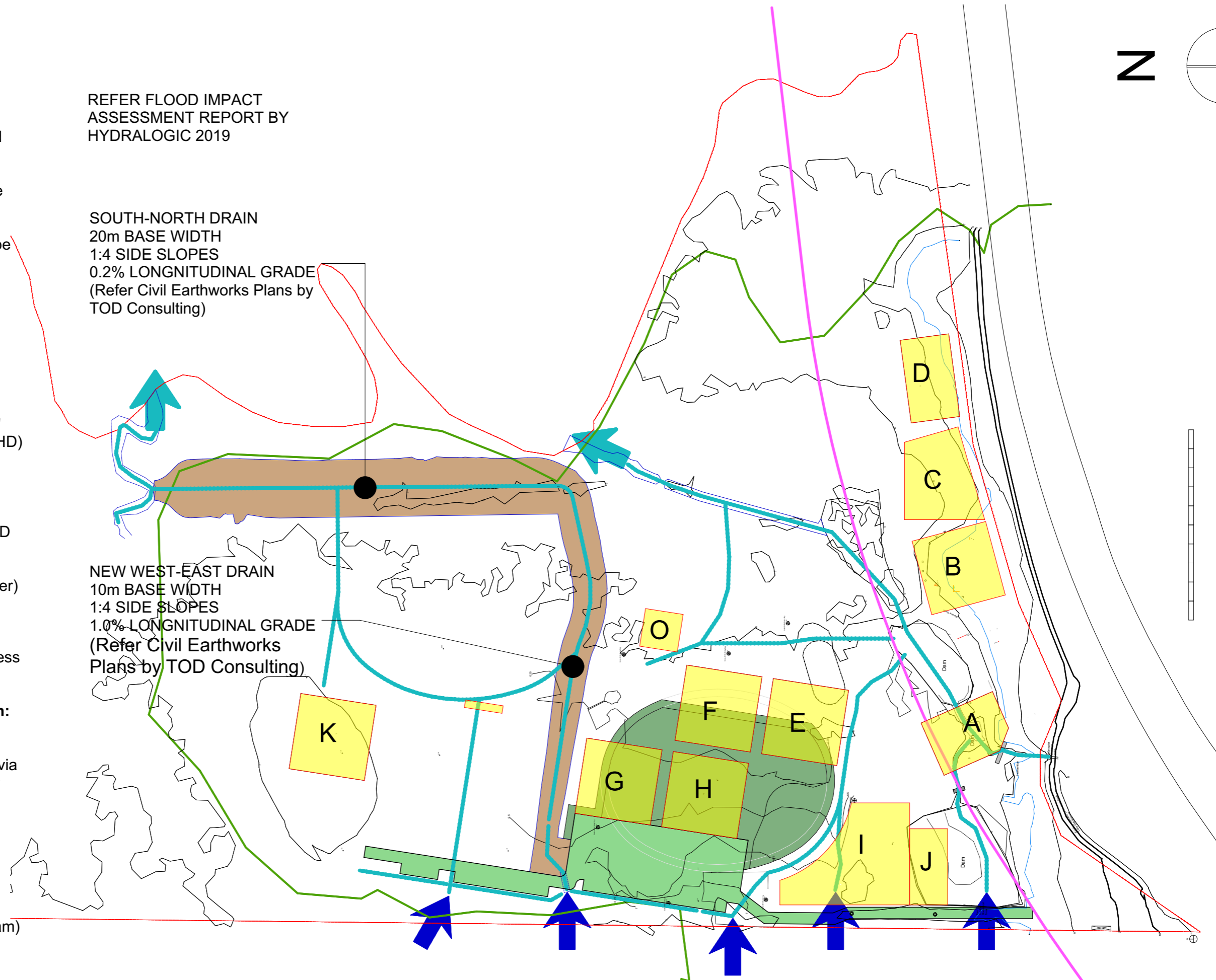
- 6 Allow overland flows from the western neighbouring property via culverts or pipes under the new road
- 7 Compensatory Earthworks for roads and building pads

- Earthworks cut area
- Earthworks fill - road and carparking (refer Access Diagram)
- Earthworks - building pad area. Generally 7.1 - 7.68m AHD

REFER FLOOD IMPACT ASSESSMENT REPORT BY HYDRALOGIC 2019

SOUTH-NORTH DRAIN  
20m BASE WIDTH  
1:4 SIDE SLOPES  
0.2% LONGNITUDINAL GRADE  
(Refer Civil Earthworks Plans by TOD Consulting)

NEW WEST-EAST DRAIN  
10m BASE WIDTH  
1:4 SIDE SLOPES  
1.0% LONGNITUDINAL GRADE  
(Refer Civil Earthworks Plans by TOD Consulting)

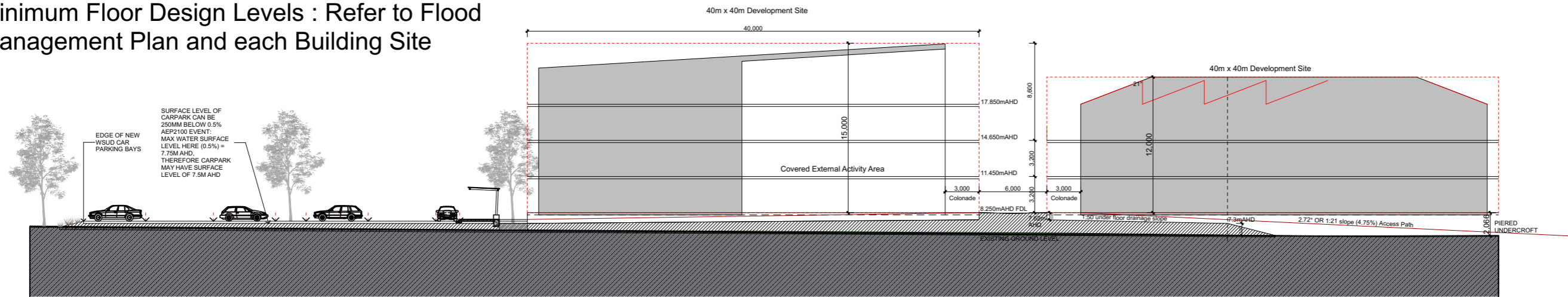




NOTES

BUILDING FORM

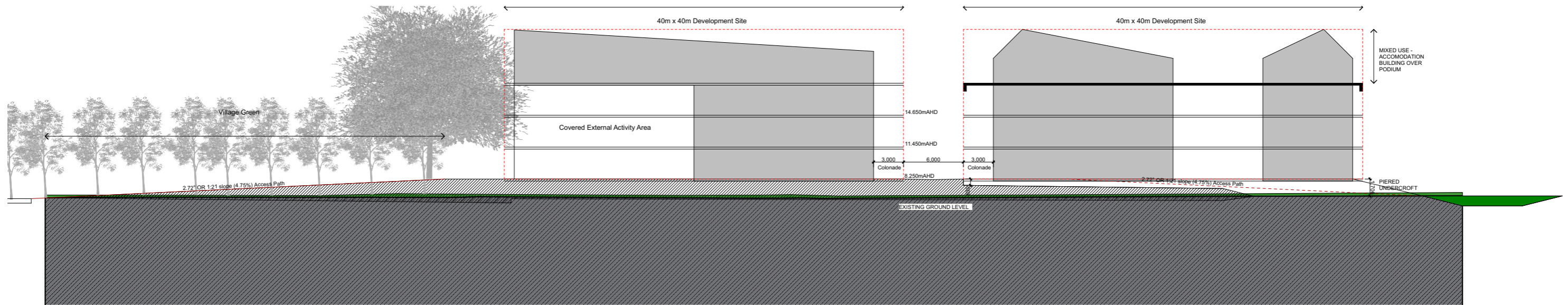
- 1 Forms within Building Envelopes are indicative only
- 2 Heights: Refer to each Building Site
- 3 Site Cover: Refer to each Building Site
- 4 Minimum Floor Design Levels : Refer to Flood Management Plan and each Building Site



1

E-W Cross Section through new carpark and sites H & F

1:400



2

S-N Cross Section through Promenade Access

1:400



PO Box 1489, Mooloolaba  
Queensland 4557  
Ph: 07 31026050  
E: p.daffara@placesense.com.au

PROJECT: MIC Master Plan (2019-2039)  
ADDRESS: Stark Lane, Forest Glen,  
CLIENT: Montessori International College

TITLE: Sections  
SCALE: 1:400  
PURPOSE: Planning Scheme Amdt  
LAND: Lot 9 SP 251589

SHEET No: 20  
DRAFTED BY: PDaffara  
ISSUE No: 5D

PROJECT No: 1900400  
ISSUE DATE: 28/06/2019



## Part C: Scenic Landscape Assessment

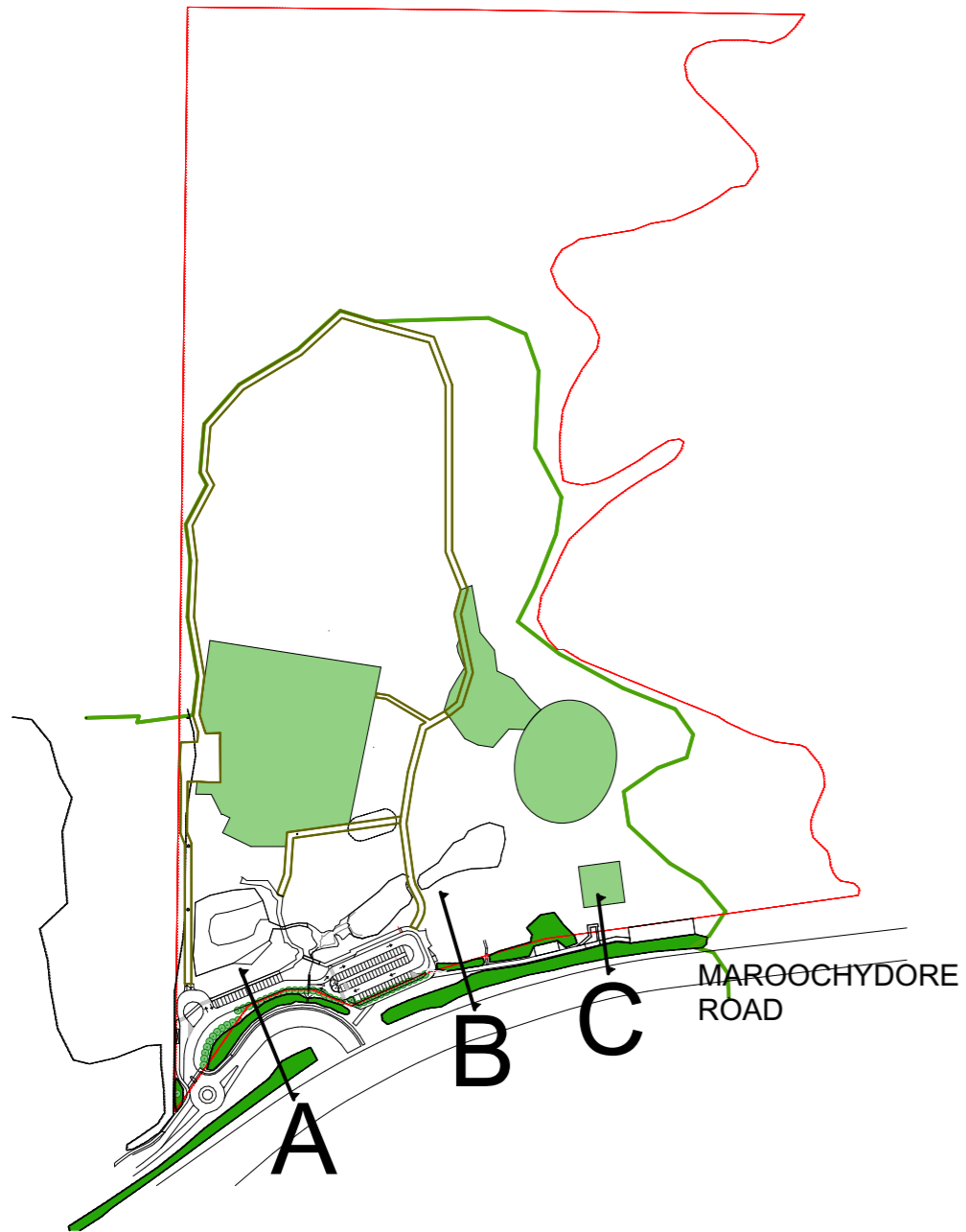
Montessori  
International  
College

Infrastructure  
Designation  
Scope

Master Plan  
2019-2039

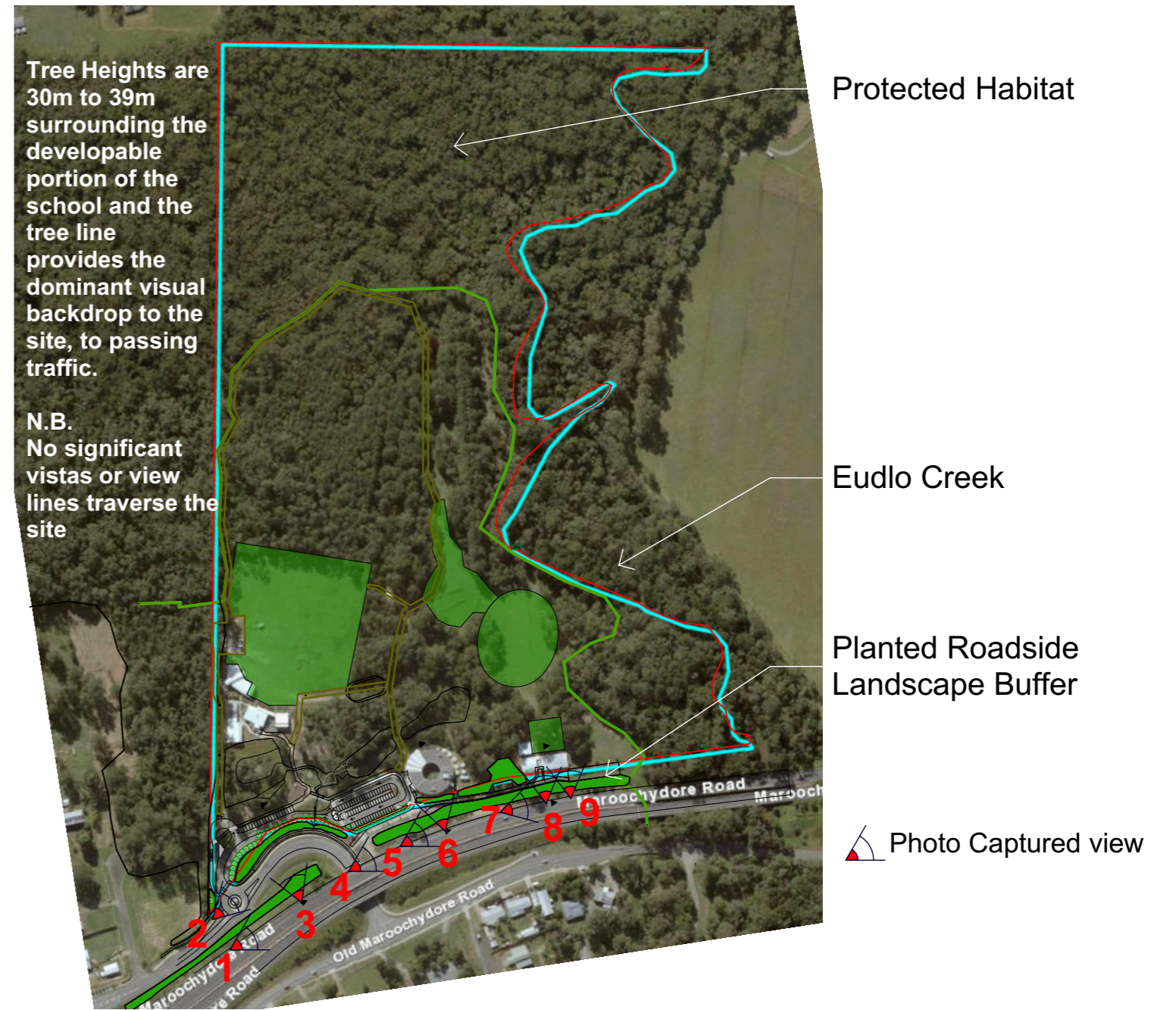






1 Key Map - Sections 1:5000

N.B.: Data to generate sections sourced from RPS Feature Survey of Site and DTMR "As-constructed" survey of road.



2 Surrounding Buffers to School 1:5000 that conserve scenic landscape amenity





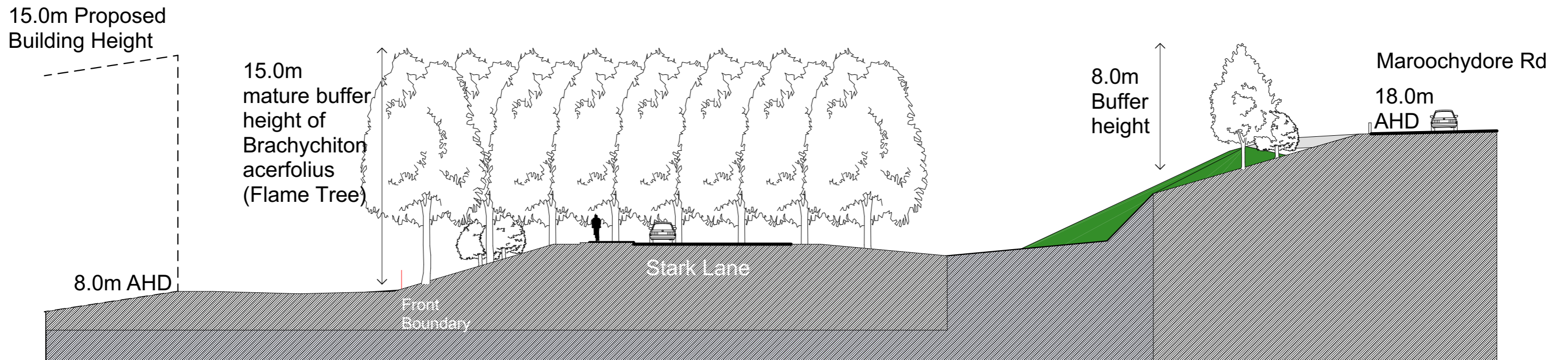
Photo 1



Photo 2



Photo 3



3

Section A

1:250







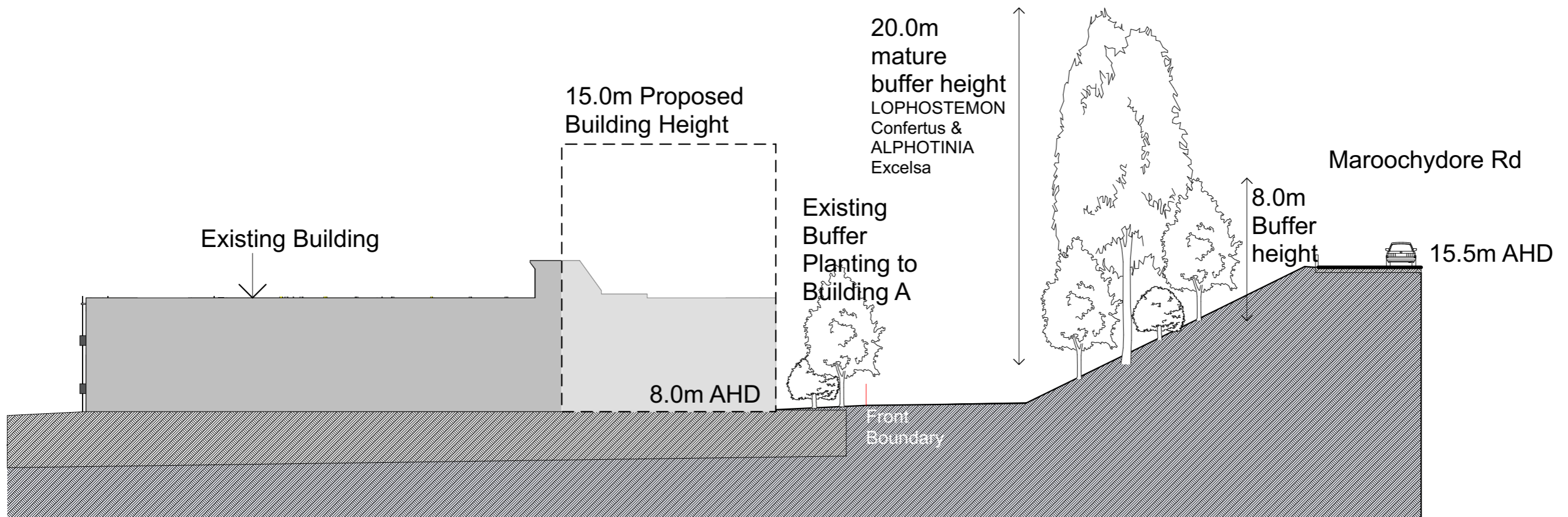
Photo 4



Photo 5



Photo 6



4

Section B

1:250



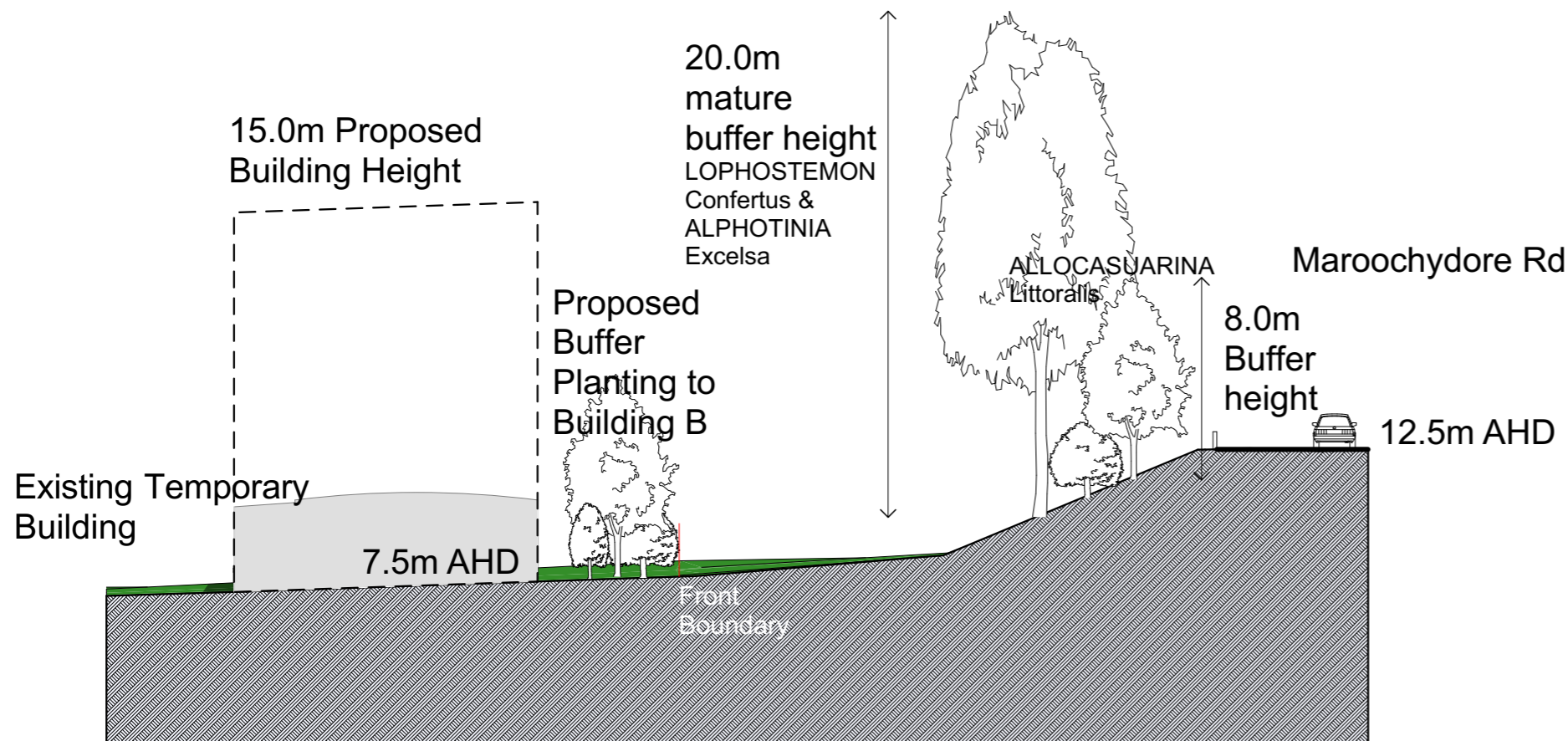




Photo 7



Photo 8



5

Section C

1:250



Photo 9