



Attachment 2

Architectural Plans and Landscape Plan

PROPOSED CHILDCARE CENTRE

40 MARLBORO ROAD, SWAN VIEW, WA



DRAWING REGISTER PLANNING

SHEET NUMBER	SHEET NAME	ISSUE	DESCRIPTION	DATE
DA00	COVER SHEET	C	UDPATED DA SUBMISSION SET	17/04/2023
DA01	EXISTING CONDITIONS / DEMOLITION PLAN	C	UDPATED DA SUBMISSION SET	17/04/2023
DA02	SITE PLAN	C	UDPATED DA SUBMISSION SET	17/04/2023
DA03	FLOOR PLAN	C	UDPATED DA SUBMISSION SET	17/04/2023
DA04	ELEVATIONS	C	UDPATED DA SUBMISSION SET	17/04/2023
DA05	SECTIONS	C	UDPATED DA SUBMISSION SET	17/04/2023

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A	PRELIMINARY DA SET	02/03/2023

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CLIENT:
CHARTER HALL

PROJECT:
PROPOSED CHILDCARE CENTRE (82 places)

LOCATION:
40 MARLBORO RD, SWAN VIEW, WA

DRAWING TITLE:
COVER SHEET

SCALE: DATE: APR 23

DRAWN: CW/SS PRINTED: 17/04/2023 1:05:05 PM

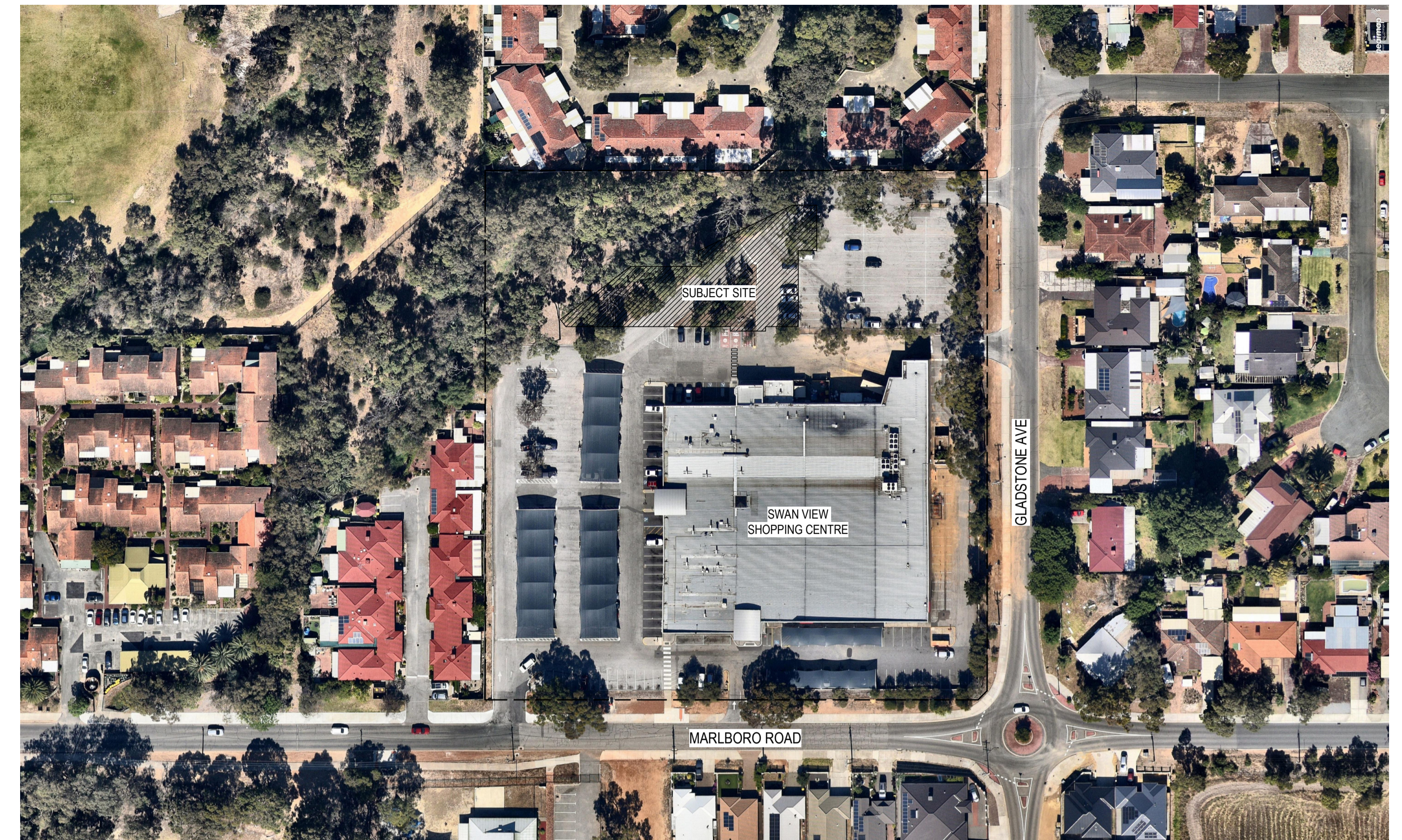
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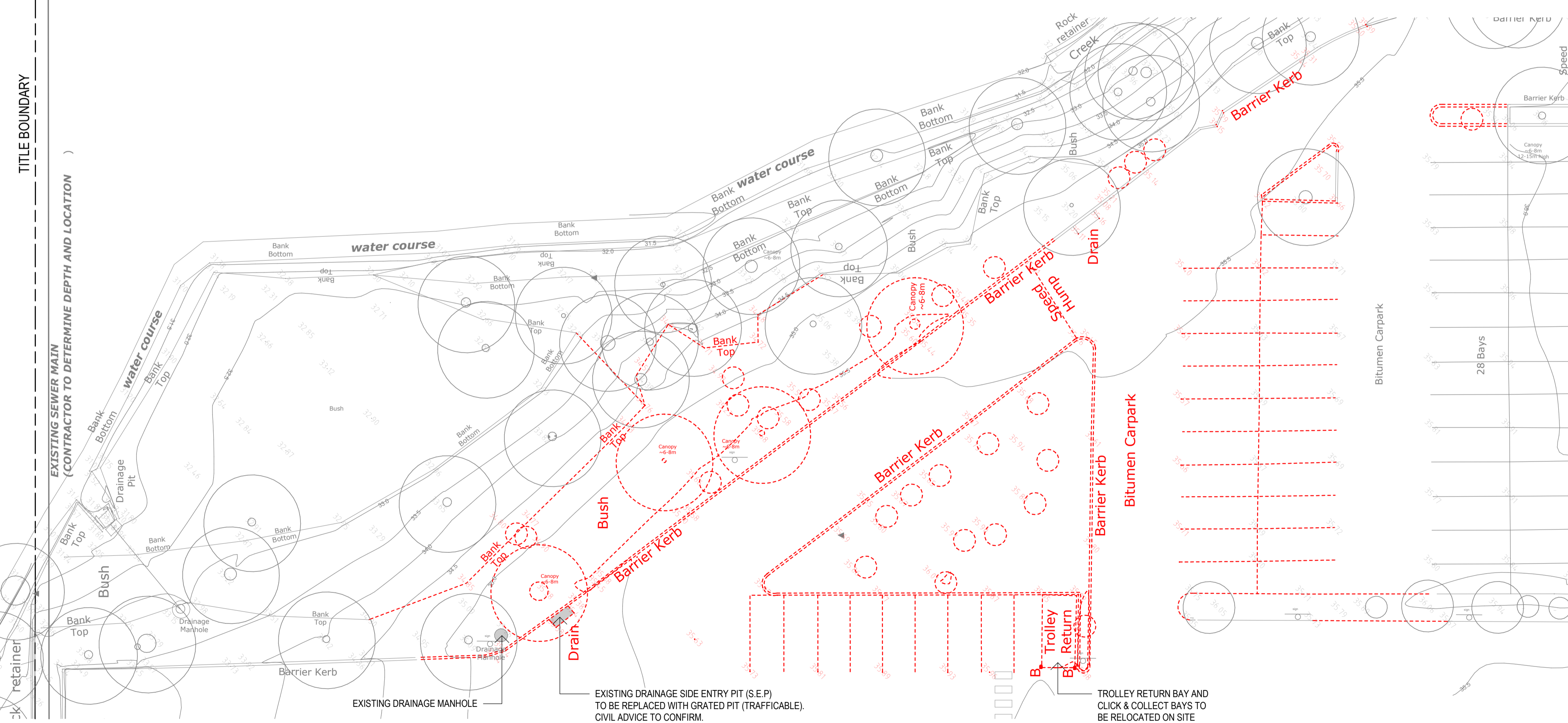
DA00/c

D/A ISSUE

NOTE:
EXISTING CONDITIONS INFORMATION OBTAINED FROM SURVEY PREPARED BY ST SPATIAL CONSULTING SURVEYORS - DWG. NO: 20086-01 DATED 10/06/2020



Strata Lots (SP 33115)
Brick & tiles Residences
Brick & Tiles Building
Fibro Fence
Brick & Tiles Building



1 SITE AERIAL
1:1000

2 DEMOLITION PLAN (part site)
1:200

- LEGEND**
- EXISTING TREE TO BE RETAINED & PROTECTED
 - EXISTING SMALL TREE TO BE RETAINED & PROTECTED
 - EXISTING TREE TO BE REMOVED
 - EXISTING SMALL TREE TO BE REMOVED
 - EXISTING STRUCTURE TO BE DEMOLISHED

GENERAL NOTES		
DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT. PREPARATION OF SHOP DRAWINGS OR MANUFACTURING FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALING.		
VERIFY LOCATION OF EXISTING SERVICES BEFORE COMMENCEMENT.		
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA, BUILDING ACT 1975 AS AMENDED STANDARD BUILDING BY-LAWS AND RELEVANT AUSTRALIAN STANDARDS.		
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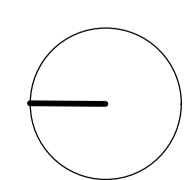
DRAWING TITLE:
EXISTING CONDITIONS / DEMOLITION PLAN

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DA01_{IC}

D/A ISSUE

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CHILDCARE CENTRE ANALYSIS

OPERATION HOURS 6:30am to 6:30pm Monday to Friday with up to four days open on the weekend for open days

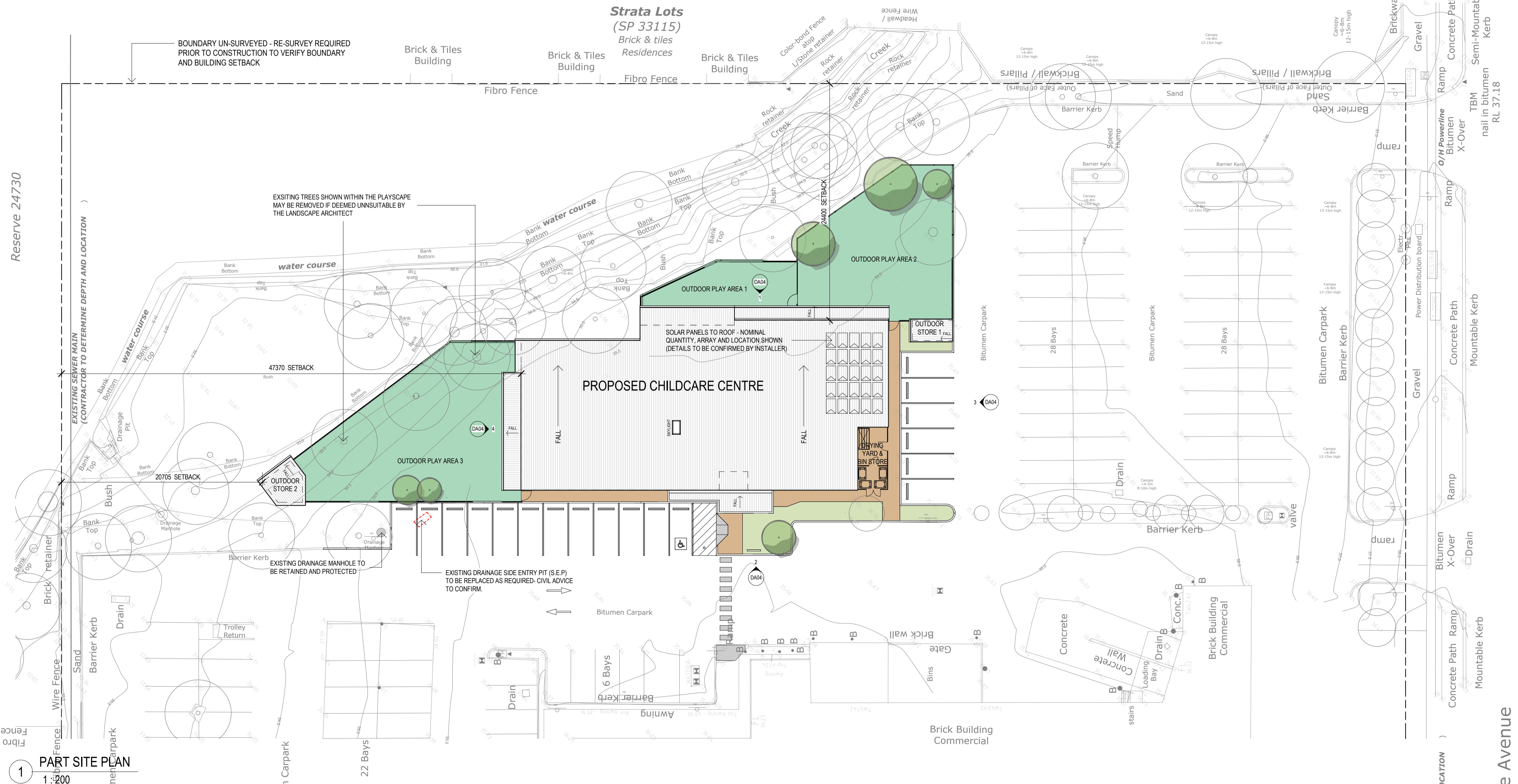
GROUP ROOM 1	0-24months	12 PLACES	3 EDUCATORS
GROUP ROOM 2	24-36months	15 PLACES	3 EDUCATORS
GROUP ROOM 3	24-36months	15 PLACES	3 EDUCATORS
GROUP ROOM 4	36+ months	20 PLACES	2 EDUCATORS
GROUP ROOM 5	36+ months	20 PLACES	2 EDUCATORS
			+ 2 STAFF
			82 PLACES 15 STAFF (minimum at capacity)

AREA ANALYSIS

OVERALL SITE AREA 20230m²
SITE COVERAGE 625m²
BUILDING AREA 580m² gross leaseable area

LEGEND

- UNENCUMBERED PLAYSPACE
- LANDSCAPING
- BUILDING AREA
- CAR PARK
- PAVING or similar
- PROPOSED TREE nominal location shown
- EXISTING TREE TO BE RETAINED & PROTECTED
- EXISTING SMALL TREE TO BE RETAINED & PROTECTED
- PROPOSED FLOOR FINISHED LEVEL



GENERAL NOTES

DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT. PREPARATION OF SHOP DRAWINGS OR MANUFACTURING FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALING.

VERIFY LOCATION OF EXISTING SERVICES BEFORE COMMENCEMENT.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA BUILDING ACT 1975 AS AMENDED STANDARD BUILDING BY-LAWS AND RELEVANT AUSTRALIAN STANDARDS.

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PROJECT:
PROPOSED CHILDCARE CENTRE (82 places)

LOCATION:
40 MARLBORO RD, SWAN VIEW, WA

DRAWING TITLE:
SITE PLAN

SCALE: As indicated @A1 DATE: APR 23

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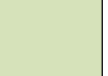


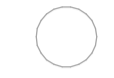



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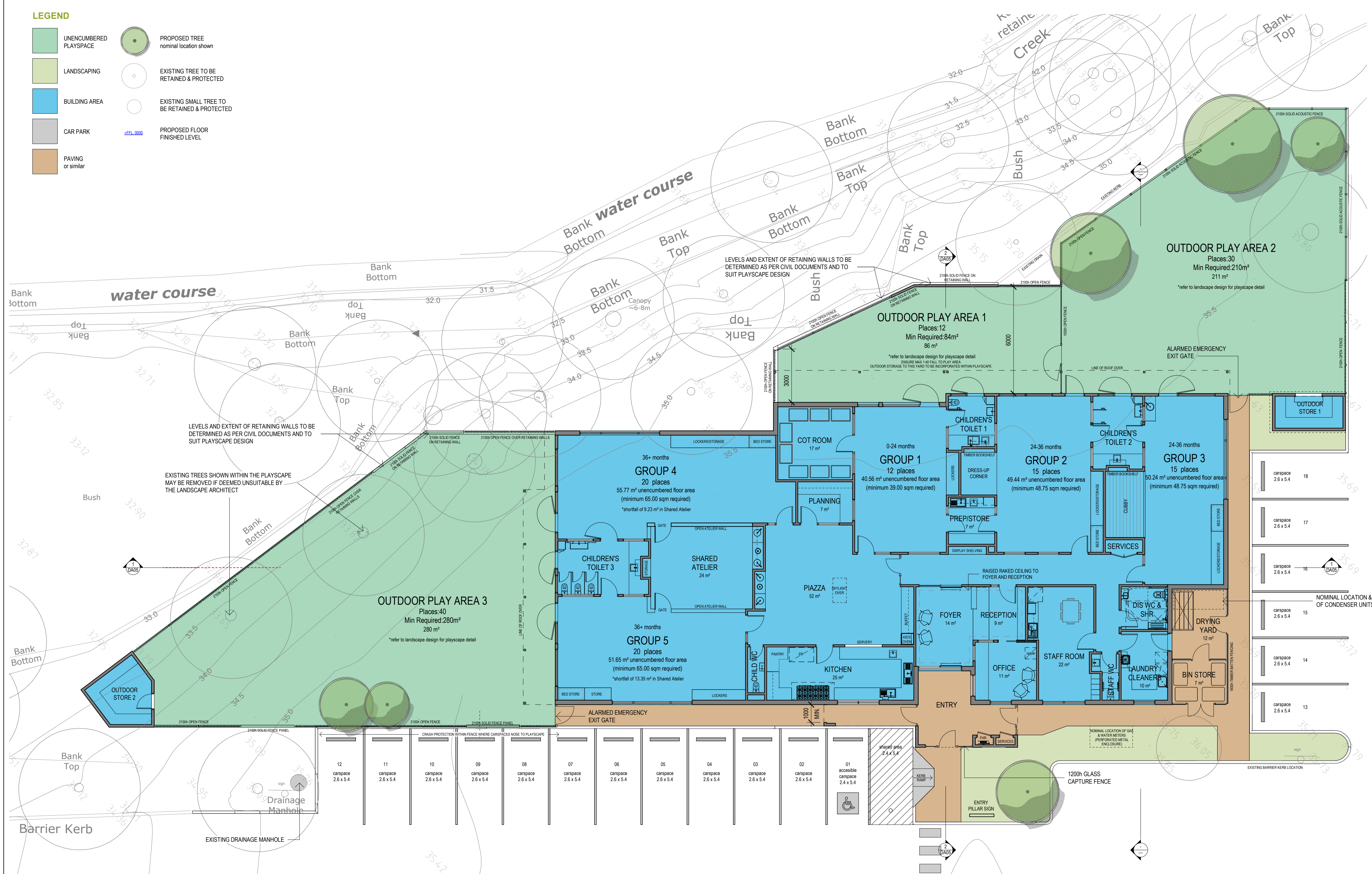
DA02

DA ISSUE

Glatstone Avenue

LEGEND

	UNENCUMBERED PLAYSACE		PROPOSED TREE nominal location shown
	LANDSCAPING		EXISTING TREE TO BE RETAINED & PROTECTED
	BUILDING AREA		EXISTING SMALL TREE TO BE RETAINED & PROTECTED
	CAR PARK		PROPOSED FLOOR FINISHED LEVEL
	PAVING or similar		



1 FLOOR PLAN
1 : 100

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DRAWING TITLE:
FLOOR PLAN

SCALE: 1:100@A1 **DATE:** APR 23

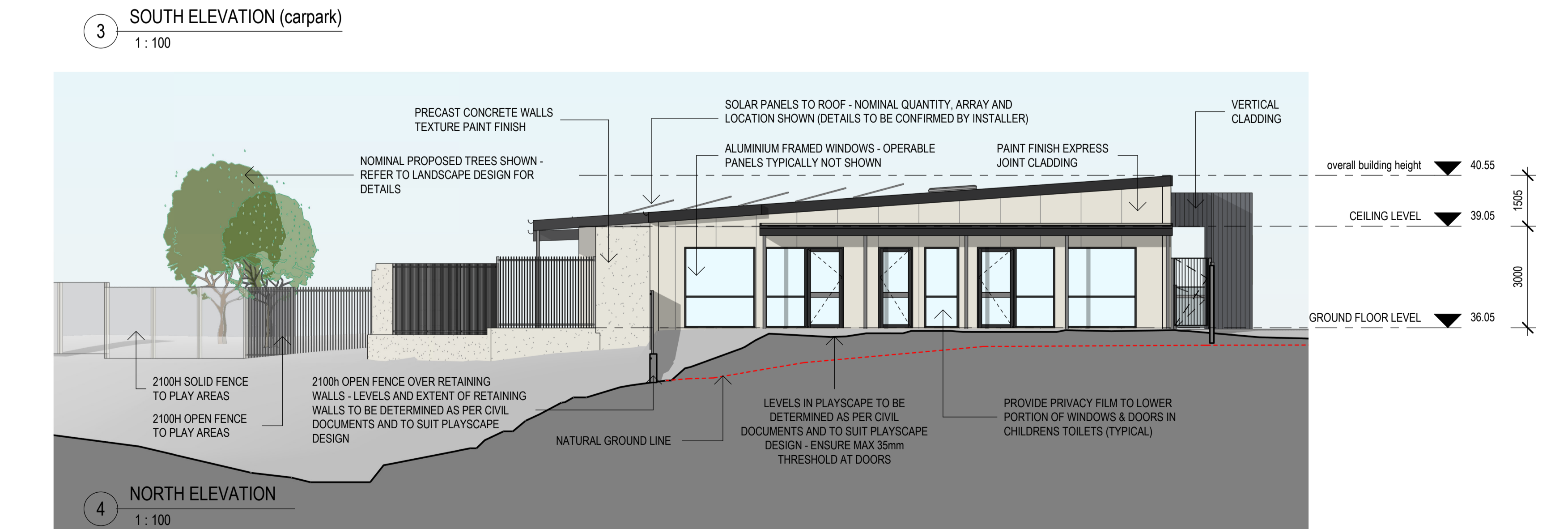
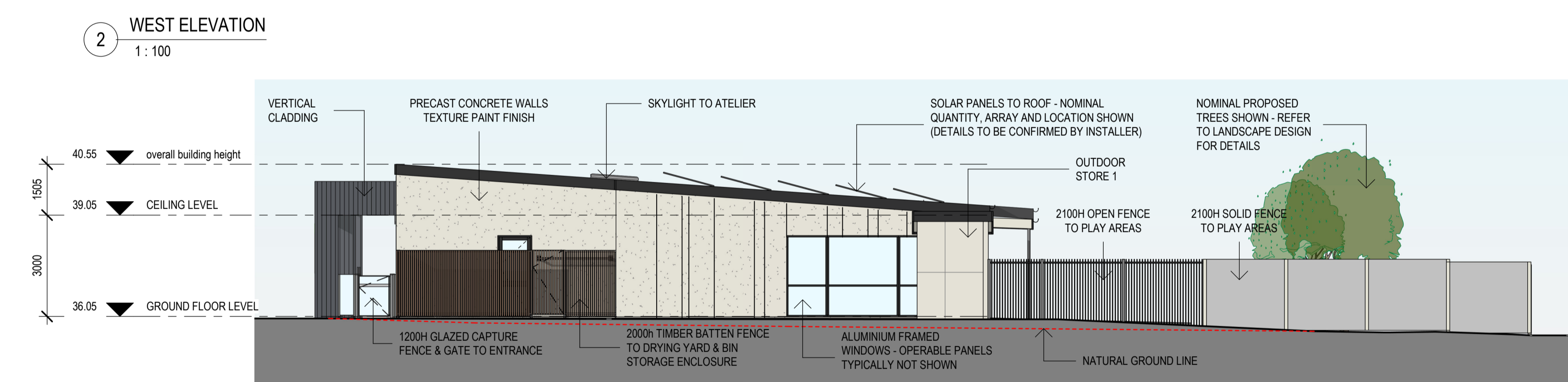
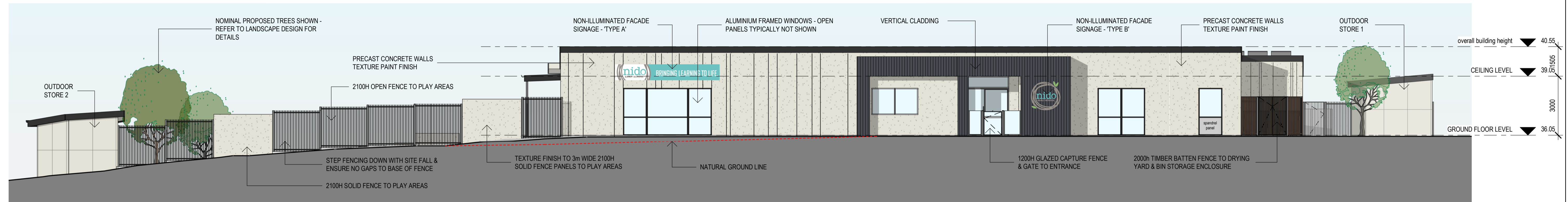
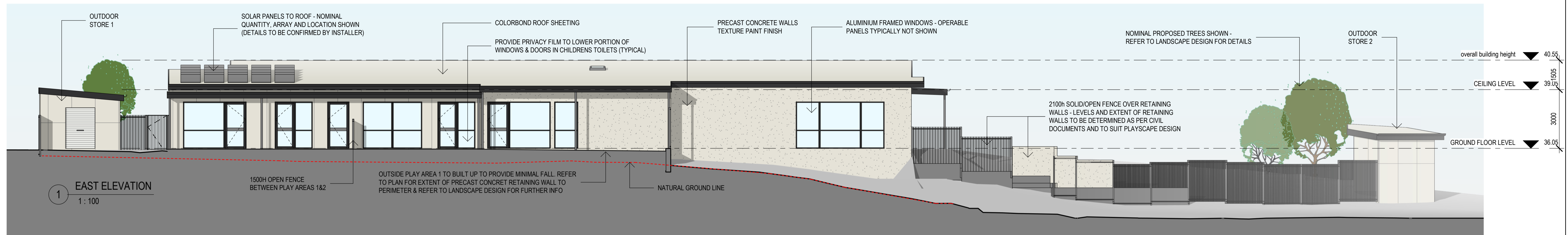
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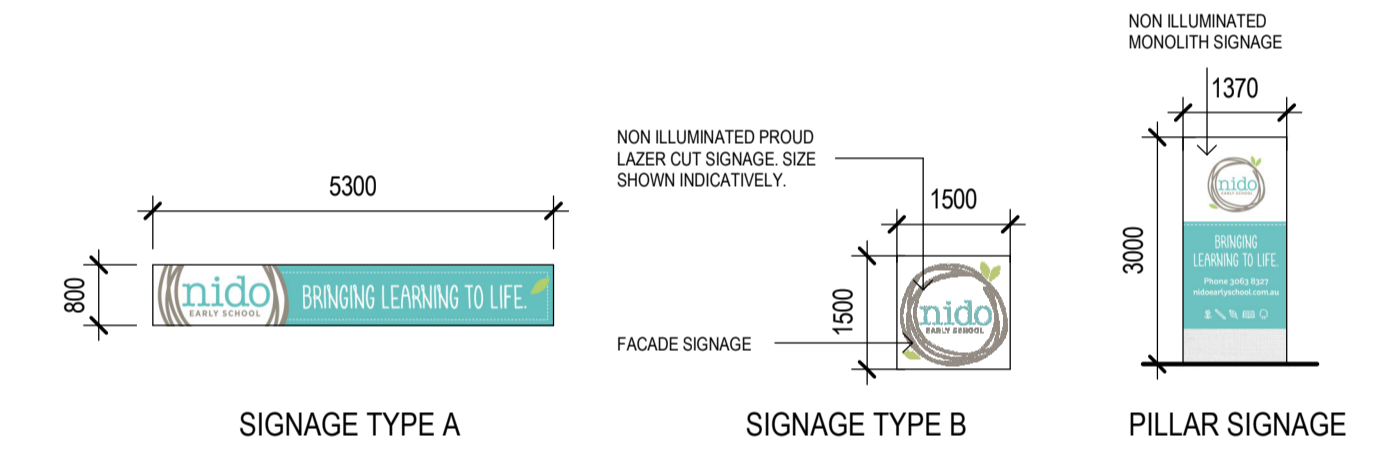
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DA03_c

D/A ISSUE



FENCE HEIGHT
ENSURE ALL PLAYSCAPE FENCING COMPLIES WITH AS1926.1 WITH MINIMUM INTERNAL HEIGHT OF 2.1m AND MINIMUM EXTERNAL HEIGHT OF 1.2m.



5 PROPOSED SIGNAGE
1:100

MATERIALS PALETTE



GENERAL NOTES

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LOCATION:
40 MARLBORO RD, SWAN VIEW, WA

DRAWING TITLE:
ELEVATIONS

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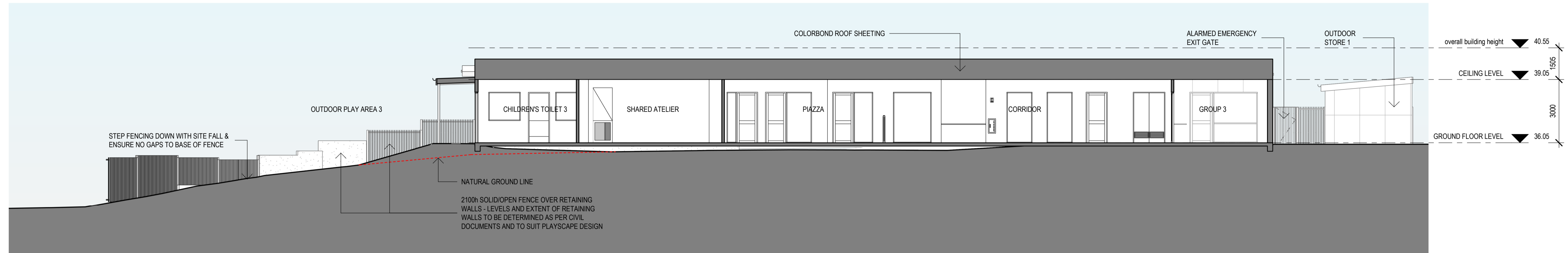
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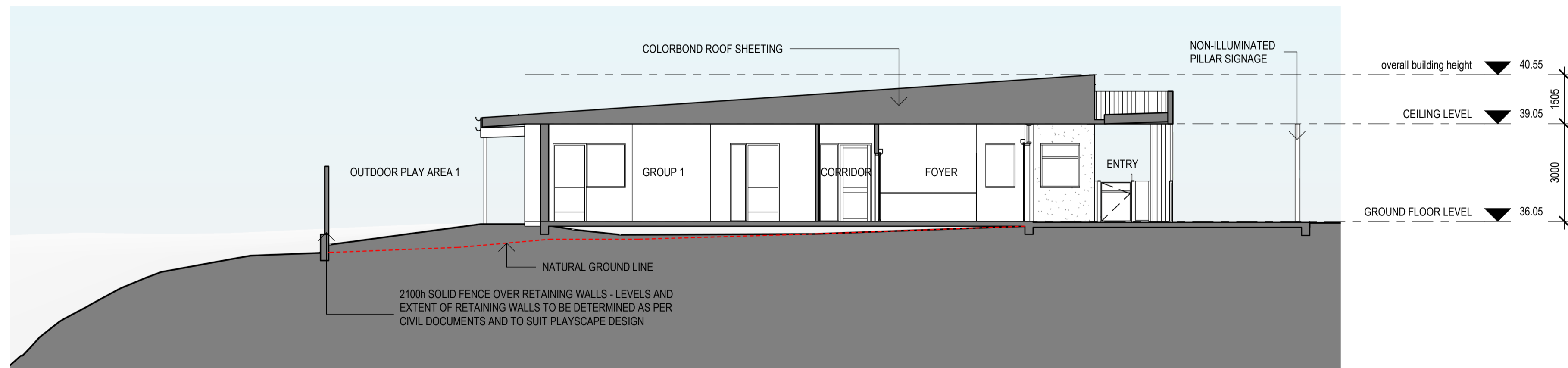
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DA04/c

D/A ISSUE



1 SECTION 1
1:100



2 SECTION 2
1:100

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DRAWING TITLE:
SECTIONS

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DA05/c

D/A ISSUE

GENERAL NOTES:
 1. THIS IS A CONCEPT PLAN ONLY.
 2. ALL STRUCTURES SUBJECT TO ENGINEERING AND COUNCIL APPROVAL.
 3. ALL MEASUREMENTS TO BE CHECKED PRIOR TO CONSTRUCTION.

REV	DATE	DWN	APP	DESCRIPTION
A	04.05.23	AC	KD	LANDSCAPE CONCEPT PLAN



LEGEND

TREES

- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE RETAINED
- SUGGESTED PLAYGROUND TREES EG. LITTLE GHOST GUM OR CITRUS VARIETIES
- SELECTED FEATURE TREES EG. RED FLOWERING GUM

PLANTING

- PLAY SPACE BY OTHERS TO FUTURE DETAIL
- PLANTING TYPE 01 GROUNDCOVERS
- PLANTING TYPE 03 STRAPPY/MIXED

NOTES

- GENERAL**
 - DRAINAGE FROM THE RAISED PLANTER AREAS AND POTS TO BE PROVIDED BY BUILDER
 - ALL SCALES ARE AS NOTED AND TO SUIT A1 PAPER SIZE
 - FOR ALL FINISHED LEVELS, DRAINAGE DESIGN AND WATER CONNECTION POINTS REFER TO ASSOCIATED PROJECT DOCUMENTATION (BY OTHERS).
 - PLANTING SETOUT SHOULD BE CHECKED BY SUPERINTENDENT BEFORE INSTALLATION BEGINS.
- SOIL PREPARATION**
 - ALL AREAS ARE TO BE FINE GRADED EVENLY TO CONFORM TO KERB LEVELS AND SURROUNDING FINISHES.
 - SURFACES SHALL BE FREE FROM DEPRESSIONS, IRREGULARITIES AND NOTICEABLE CHANGES IN GRADE. GENERALLY, GRADES SHALL DEVIATE IN LEVEL NO GREATER THAN 20mm IN ONE LINEAR METRE.
 - PLANTED AREAS SHALL BE SPREAD WITH MIN. 50mm OF APPROVED STANDARD SOIL CONDITIONER THAT SHALL BE RIPPED INTO EXISTING SOIL TO A MIN. DEPTH OF 200mm.
 - PLANTING AREA SOIL PROFILES TO BE PREPARED AS SPECIFIED AND REVIEWED BY SUPERINTENDENT BEFORE PLANTING AND CONNECTING IRRIGATION.
 - ALL SITE AND IMPORTED SOILS, POTTING MIX, SOIL CONDITIONERS AND MULCHES TO BE IN ACCORDANCE TO RELEVANT AUSTRALIAN STANDARDS.
- PLANTING**
 - PLANTED AREAS SHALL BE MULCHED WITH AN ORGANIC MULCH UNLESS OTHERWISE STATED TO A MINIMUM DEPTH OF 75mm.
 - ADVANCED TREES SHALL BE STAKED W/ 50x50mm DIA HARDWOOD POSTS. POSTS SHALL BE PAINTED BLACK AND INSTALLED TO A MIN DEPTH OF 500mm. TREES SHALL BE SECURED TO POLES W/ RUBBER TIES IN FIGURE 8.
 - TREES PLANTED WITH IN 1000mm OF BOUNDARY WALLS AND/OR PARKING AREAS SHALL BE INSTALLED WITHIN 600mm DEPTH NYLON ROOT BARRIER MEMBRANE. MEMBRANE SHALL BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.
 - REFER TO PLANTING PALETTE FOR SUGGESTED SPECIES, SPACING AND SIZES.
 - PLANTS TO BE SET OUT IN EVEN SPACING TO FILL THE DESIGNATED AREAS.
 - IN AREAS OF MIXED PLANTING, SPECIES TO BE SPREAD OUT AT RANDOM, IN GROUPINGS OF 2 OR 3.
 - PLANTS SHALL BE SUPPLIED FROM AN INDUSTRY ACCREDITED WHOLESALE NURSERY. PLANTS SHALL BE IN APPROPRIATE SIZE FOR THE LISTED POT SIZE AND IN GOOD HEALTH.
- IRRIGATION**
 - PLANTING TO GROUND LEVEL TO BE IRRIGATED VIA A FULLY AUTOMATIC SYSTEM FROM MAINS.
 - WATER PRESSURE TO HAVE A MINIMUM FLOW RATE OF 30L/pm AT 300KPA FROM THE WATER CONNECTION POINT (OR AS STIPULATED).
 - CONTROLLER TO BE LOCATED IN SERVICE ROOM (OR AS DIRECTED BY PROJECT MANAGER).
 - SLEEVES BENEATH PAVED SURFACES AND TO RAISED PLANTING AREAS TO BE PROVIDED BY OTHERS.
 - IRRIGATION TO GARDEN BEDS TO BE NETAFIM TECHLINE, SUB SURFACE IRRIGATION, INSTALLED TO MANUFACTURERS SPECIFICATION. IRRIGATION TO TURF TO BE POP UP SPRINKLERS, MP ROTATORS OR SIMILAR. IRRIGATION TO TREES TO BE BUBBLERS; TORO FLOOD BUBBLERS OR SIMILAR.
 - ASCON DRAWINGS, MANUALS AND 12 MONTH WARRANTY SHALL BE SUPPLIED BY THE IRRIGATION CONTRACTOR TO THE CLIENT UPON PRACTICAL COMPLETION.

PLANTING PALETTE

Symbol	Species	Common Name	Quantities	Size
Trees:				
CIlim	Citrus Limon	Lemon Tree	As Shown	100L
CIret	Citrus reticulata	Mandarine Tree	As Shown	100L
CIsin	Citrus sinensis	Ornange Tree	As Shown	100L
CORfc	Corymbia ficifolia (Grafted)	Red Flowering Gum	As Shown	100L
EUCvic	Eucalyptus victrix	Little Ghost Gum	As Shown	100L
Shrubs and Groundcovers:				
ADEun	Adenanthos cuneatus	Coral Carpet	3/m2	140mm
AJRep	Ajuga reptans	Bungle weed	3/m2	140mm
DIaeme	Dianella tasmanica 'Emerald Arch'	Emerald Arch	3/m2	140mm
DIAbia	Dianella tasmanica 'Blaze'	Blaze	3/m2	140mm
EREblu	Eremphila 'Blue Horizon'	Blue Horizon	3/m2	140mm
GREgin	Grevillea 'Gin Gin Gem'	Gin Gin Gem	3/m2	140mm
LIRjus	Liriope 'Just Right'	Just Right	3/m2	140mm
LOMit	Lomandra 'Tanika'	Tanika	3/m2	200mm
MYOpar	Myoporum parvifolium 'Yareena'	Yareena	3/m2	140mm
SCAhum	Scaevola humilis 'Purple Fusion'	Fan Flower	3/m2	140mm

PLANTING IMAGES

