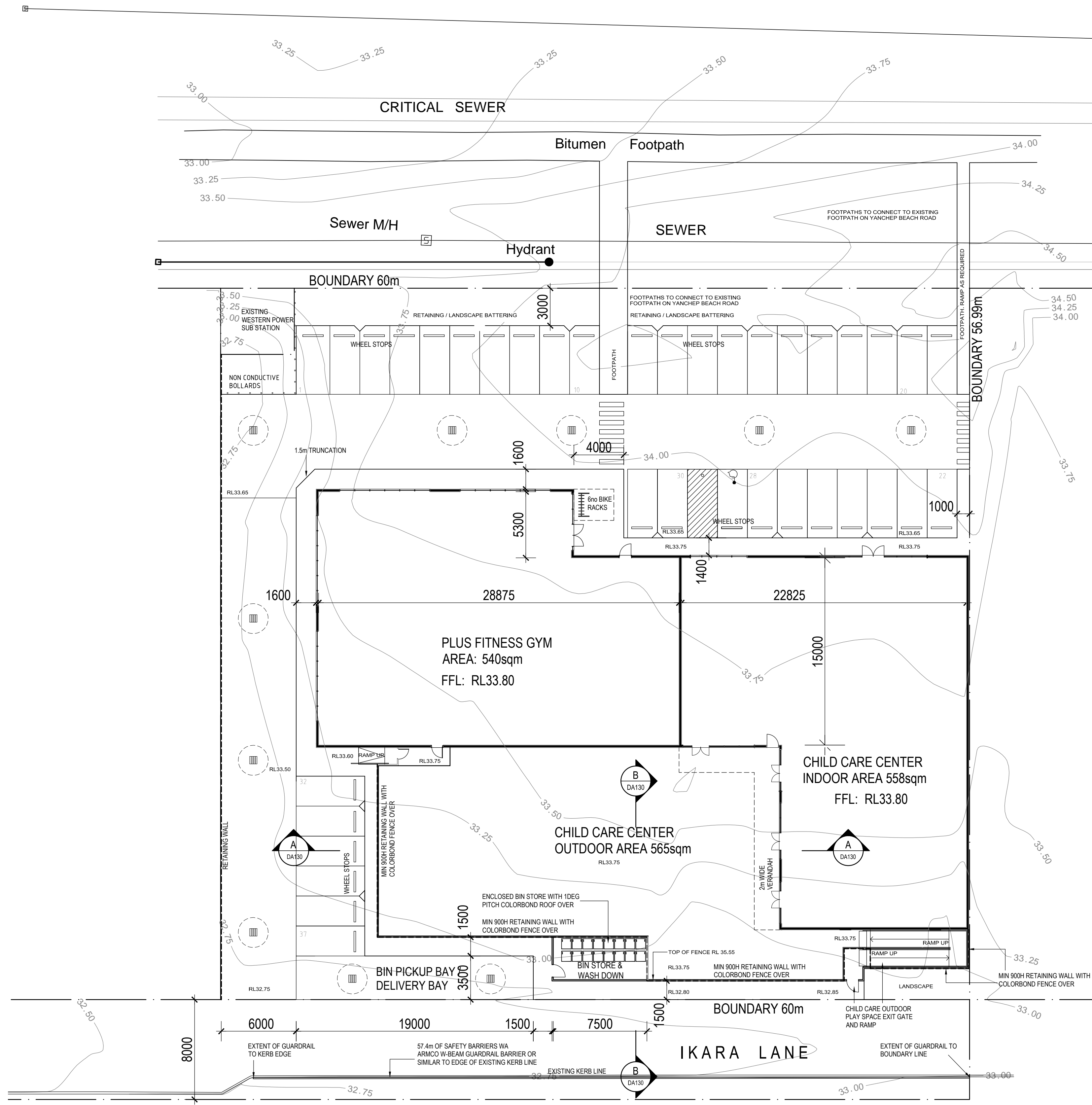


No	DATE	ISSUE / REVISION
A	12.03.18	ISSUE FOR DEVELOPMENT APPROVAL
B	17.05.18	REVISED DEVELOPMENT APPLICATION
C	01.06.18	REVISED DEVELOPMENT APPLICATION
D	26.07.18	ISSUE FOR CONSULTANT COORDINATION REVISED CAR PARKING AND SITE LAYOUT
E	30.07.18	ISSUE FOR REVISED DA APPLICATION
F	01.08.18	ADJUST PARKING TO SATISFY COUNCIL REQMENTS INCLUDE CRASH BARRIER TO IKARA LANE
G	12.09.18	ADJUST RETAINING WALL AND FENCE TO CHILD CARE OUTDOOR AREA. NOTE ROOF TO BIN STORE
J	04.03.19	INCLUSION OF GYM. ADJUST REAR EXIT TO CHILD CARE PLAY SPACE. ADJUST CAR PARKING, INCREASE LANDSCAPING AREA



PARKING REQUIREMENTS

GYM
 RECREATION CENTRE. 1 BAY PER 4 PEOPLE ACCOMMODATED
 ANTICIPATE 20 TO 40 PEOPLE AT ANY ONE TIME
 CALCULATE ON 40 PERSONS
 40 PERSONS = 10 CAR BAYS REQUIRED

PARKING REQUIRED FOR 68 CHILD, CHILD CARE CENTRE:

CHILDREN 0-1	12 CHILDREN	1 TEACHER PER 4 CHILDREN	3 TEACHERS REQ
CHILDREN 1-2	16 CHILDREN	1 TEACHER PER 4 CHILDREN	4 TEACHERS REQ
CHILDREN 2-3	20 CHILDREN	1 TEACHER PER 5 CHILDREN	4 TEACHERS REQ
CHILDREN 3+	20 CHILDREN	1 TEACHER PER 10 CHILDREN	2 TEACHERS REQ

PARKING REQUIRED 1 BAY PER TEACHER, THEREFORE 13 BAYS REQUIRED
 PARKING REQUIRED FOR 65-72 CHILDREN - 9 BAYS

CHILD CARE CENTRE (68 CHILD)
 13 BAYS TEACHERS & 9 BAYS CHILDREN 22 CARBAYS

TOTAL BAYS REQUIRED = 32 BAYS

BAYS AVAILABLE = 37 (5 BAY EXCESS)

STORMWATER SOAKWELL CALCULATION
 STORMWATER DRAINAGE TO COMPLY WITH AS / NZS 3500.3

EQUIVALENT IMPERVIOUS AREA	ROOF	1136sqm
	CARPARK	1188sqm
	TOTAL	2324 sqm

SOAKWELL SIZE 2.4m DIAMETER x 2.4m DEEP
 THEREFORE 229.31m³ - AREA SERVED FOR 100 YEAR 24 HOUR STORM

SOAKWELL SIZE / EIA 229.31m³ / 2324sqm
 NUMBER OF SOAKWELLS REQUIRED 10no (EACH 2.4m x 2.4m)

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 EMAIL: off2site@inet.net.au

CLIENT: **CARDIFF CAPITAL PTY LTD**

PROJECT: **COMMERCIAL DEVELOPMENT**
 LOT 2 YANCHEP BEACH ROAD, YANCHEP

DRAWING: **SITE PLAN**

PROJECT DATE	FEB 2019	DWG No	DA101	REV	J
PROJECT No	17028				
SCALE	1 : 200 @ A1				

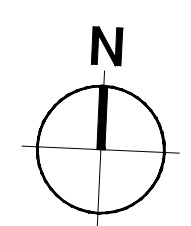
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SITE PLAN
 SCALE 1:200

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F	04.03.19	INCLUSION OF GYM, ADJUST REAR EXIT TO CHILD CARE PLAY SPACE, ADJUST CAR PARKING, INCREASE LANDSCAPING AREA



- LANDSCAPE LEGEND:**
- GROUND COVER**
- Eremophila Glabra Kalbarri Carpet (8 off)
- SHRUBS**
- Yucca filamentosa 'Color Guard' (3 off)
 - Cordyline 'Red Fountain' (4 off)
 - Ficinia nodosa - Knotted Rush (8 off)
 - Kalanchoe thyrsiflora (10 off)
- TREES**
- Asparagaceae Yucca Elephantipes (3 off)
 - Prunus cerasifera 'flowering plum' (4 off)
 - CORYMBIA CALOPHYLLA "MARRI" TREE (1/4 off)
- MULCH**
- Depiazzi Muja Black Mulch



LANDSCAPING PLAN
SCALE 1:200

CHILD CARE CENTRE, OUTDOOR PLAY AREA LANDSCAPING LEGEND:

<p>SELECTION OF HERBS AND VEGGIES MAX GROWTH: VARIOUS QUANTITY: TBC</p>	<p>DELPHINIUM KING ARTHUR DELPHINIUM x HYBRID MAX GROWTH: 750mm QUANTITY: TBC</p>	<p>TRIXZE PEAR MINI FRUIT TREE PYRUS COMMUNIS MAX GROWTH: 15m QUANTITY: TBC</p>
<p>POLYCALA DALMASIANA MAX GROWTH: 600mm QUANTITY: TBC</p>	<p>VERBENA BEBOP PINK VERBENA x HYBRID MAX GROWTH: 200-400mm QUANTITY: TBC</p>	<p>DWARF APRICOT TREVATT PRUNUS ARHENACA MAX GROWTH: 5m QUANTITY: TBC</p>
<p>HOSTA FIRE ISLAND HOSTA HYBRID MAX GROWTH: 500-600mm QUANTITY: TBC</p>	<p>LAVENDER MISS KATHERINE LAVANDULA ANGUSTIFOLIA MAX GROWTH: 400-600mm QUANTITY: TBC</p>	<p>LABURNUM VOSSII LABURNUM x WATERERI MAX GROWTH: 7m QUANTITY: TBC</p>
<p>BOSTON FERN NEPHROLEPIS EXALTATA MAX GROWTH: 900mm QUANTITY: TBC</p>	<p>DWARF EMPEROR MANDARIN CITRUS x RETICULATA MAX GROWTH: 15m QUANTITY: TBC</p>	

ALL LANDSCAPED AREAS MUST BE RETICULATED, WITH WATERING SCHEDULED ON THE ALLOCATED WATERING DAY.
ANY PLANTS THAT DIE WITHIN THE FIRST 5 YEARS FROM DATE OF COMPLETION, MUST BE REMOVED AND REPLACED
PAVING SELECTION TO BE MIDLAND BRICK "STYLESTONE ROCKPAVE" COLOUR TO BE CONFIRMED

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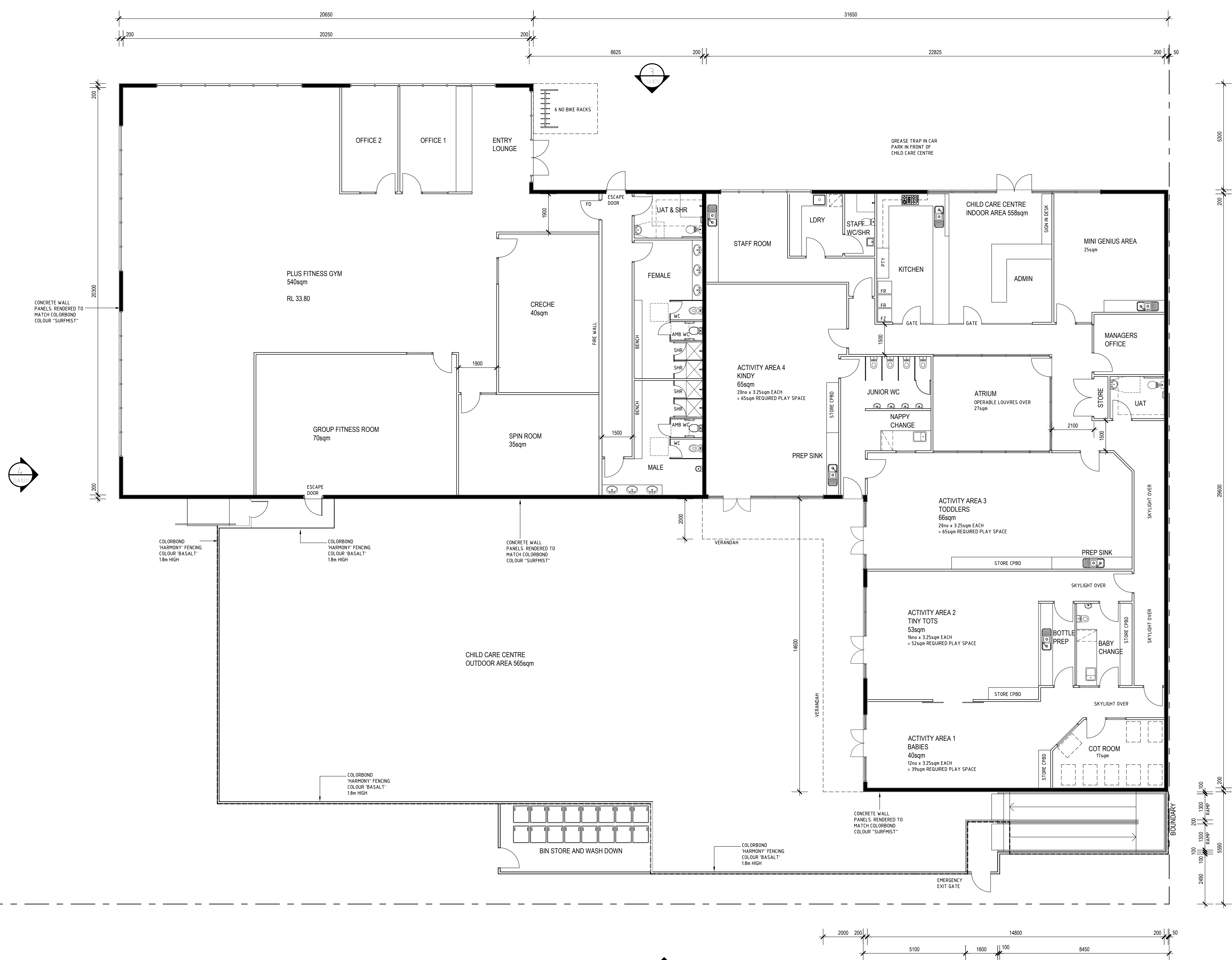
PROJECT: **COMMERCIAL DEVELOPMENT**
LOT 2 YANCHEP BEACH ROAD, YANCHEP

DRAWING: **LANDSCAPE PLAN**

PROJECT DATE	SEPTEMBER 2017	DWG No	REV
PROJECT No	17028	DA102	F
SCALE	1 : 200 @ A1		

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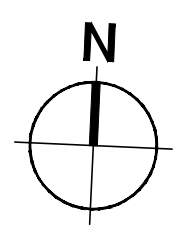
CLIENT: **CARDIFF CAPITAL PTY LTD**

PROJECT: **COMMERCIAL DEVELOPMENT**
LOT 2 YANCHEP BEACH ROAD, YANCHEP

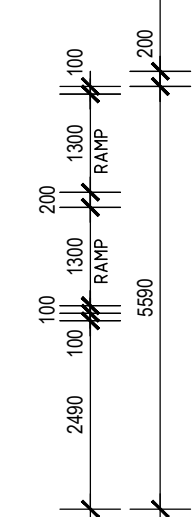
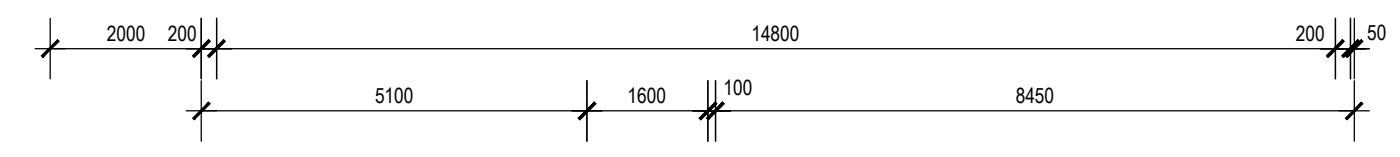
DRAWING: **FLOOR PLANS**

PROJECT DATE: FEB 2019	DWG No: 17028	REV: DA110	REV: E
PROJECT No: 17028			
SCALE: 1 : 100 @ A1			

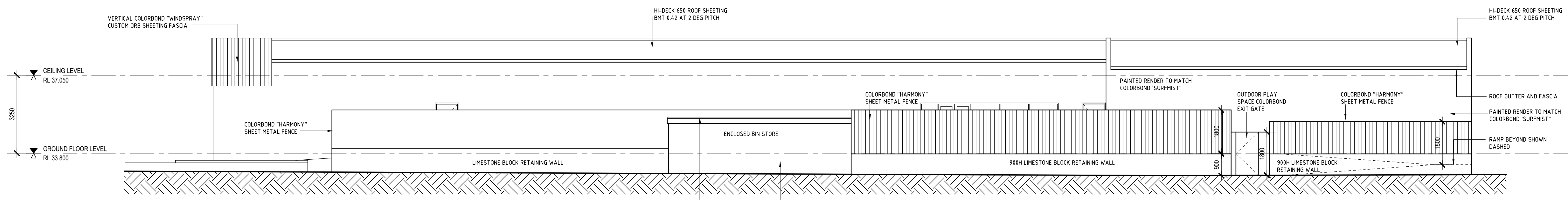
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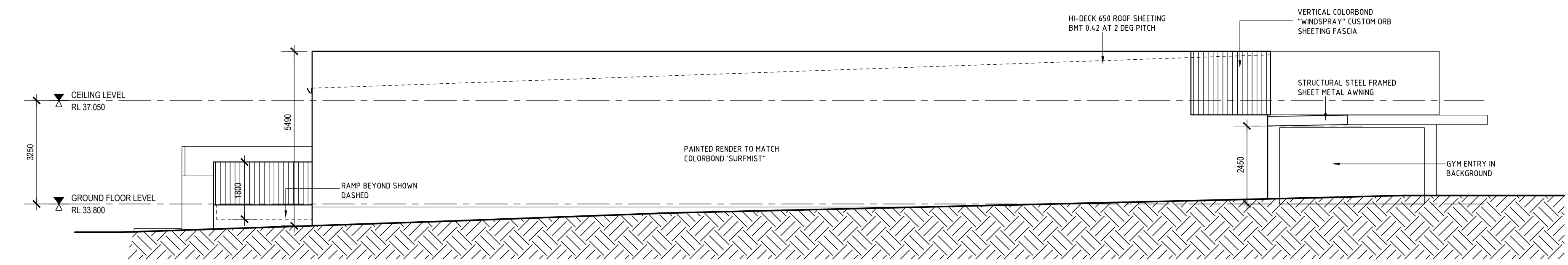
FLOOR PLAN
SCALE 1:100



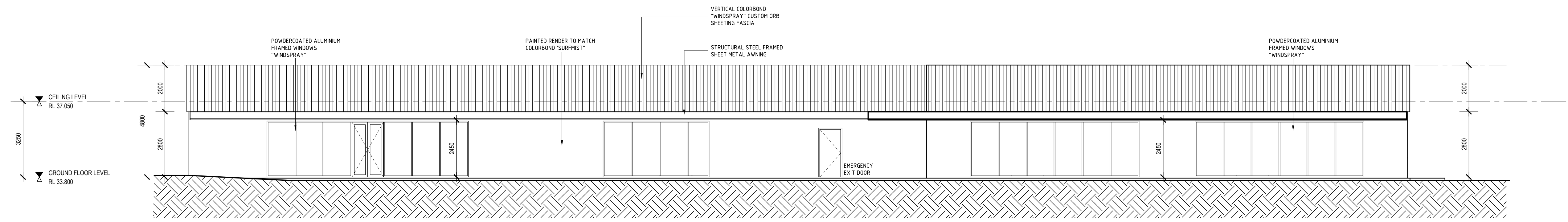
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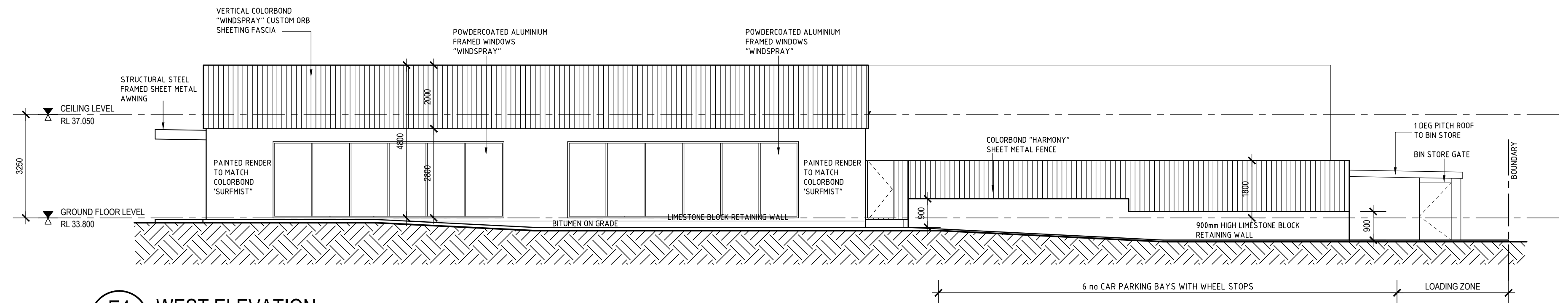
E1 SOUTH (ROW) ELEVATION
DA110 SCALE 1:100



E2 EAST ELEVATION
DA110 SCALE 1:100



E3 NORTH (STREET) ELEVATION
DA110 SCALE 1:100



E4 WEST ELEVATION
DA110 SCALE 1:100

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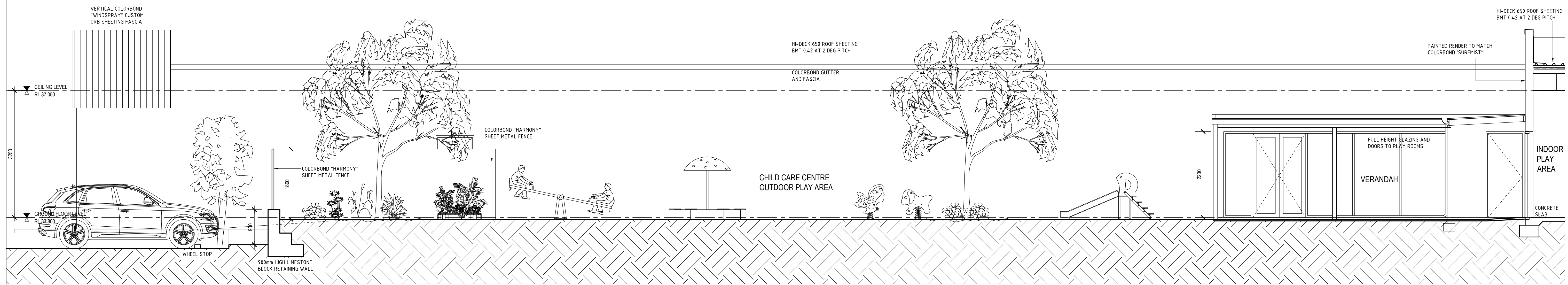
PROJECT: **COMMERCIAL DEVELOPMENT**
LOT 2 YANCHEP BEACH ROAD, YANCHEP

DRAWING: **ELEVATIONS**

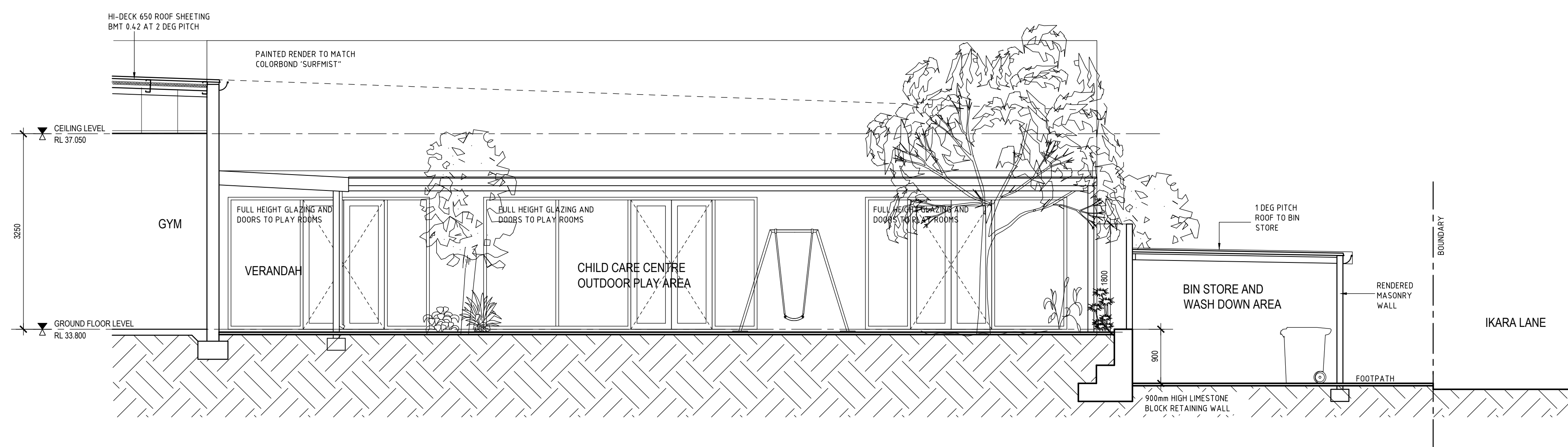
PROJECT DATE	FEB 2019	DWG No	DA120	REV	E
PROJECT No	17028				
SCALE	1:100 @ A1				

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A SECTION A
DA110 SCALE 1:50



B SECTION B
DA110 SCALE 1:50

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PROJECT: **COMMERCIAL DEVELOPMENT**
LOT 2 YANCHEP BEACH ROAD, YANCHEP

DRAWING: **SECTIONS**

PROJECT DATE	FEB 2019	DWG No	DA130	REV	B
PROJECT No	17028				
SCALE	1:100 @ A1				

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