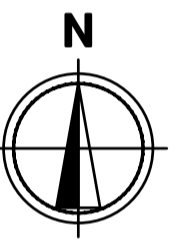




**PROPOSED MIXED USE
DEVELOPMENT**
 LOT 646 (48K) ROULETTES PARADE
 CLARKSON
 LOT SUBJECT TO THIS APPLICATION



HINDLEY & ASSOCIATES
 PTY LTD
 BUILDING DESIGNERS

166 STIRLING HIGHWAY
 NEDLANDS WA 6009

PO BOX 199
 NEDLANDS WA 6909

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 admin@hindley.com.au

DEVELOPMENT APPLICATION

SITE LOCATION PLAN
 NOT TO SCALE

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HINDLEY & ASSOCIATES P/L
 AS TRUSTEE FOR
 HINDLEY TRUST
 ACN No. 088 989 904

NO.	DATE	REVISION	DRAWN	CHECK
A	13.11.18	DEVELOPMENT APPLICATION ISSUE	CPH	CPH
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A1 SHEET

**PROPOSED CHILD CARE CENTRE
 & MIXED USE DEVELOPMENT**
 LOT 646 ROULETTES PDE, CLARKSON
 for CATALINA Pty Ltd

Date - 09.10.18
 Design - CPH
 Drawn - CPH
 Checked - CPH
 Scale - N.T.S.
 Job No. - 0665
 Dwg - **DA01**
 Rev - **A**



GENERAL NOTES

SITE AREA: 4,004m²

LANDSCAPING:
SOFT 115m² = 11.8%
HARD 529m² = 13.2%
TOTAL 1244m² = 31.0%

CARPARKING

USE	VALUE	CALC.	REQ'D
CHILD CARE	81 CHILDREN	9 BAYS PLUS 1 PER 7 CHILDREN IN EXCESS OF 12	11
	15 STAFF (est)	1 PER STAFF	15 (est)
MIXED USE DEVELOPMENT			
GROUND FLOOR SHOPS	375m ² NLA	7 PER 100m ² NLA	27
GROUND FLOOR CAFE	100m ² GLA - 45 SEATS	1 PER 4 PEOPLE	12
FIRST FLOOR OFFICE	252m ² NLA	1 PER 30m ² NLA	8
SECOND FLOOR RESIDENTIAL	3 BEDROOMS	2 PER 24 BEDROOMS (R-CODES 5.3.3)	2
TOTAL REQUIRED			76
TOTAL PROVIDED ON SITE			44
TOTAL PROVIDED OFF SITE			12
TOTAL PROVIDED			61
SHORTFALL			15
BICYCLE PARKING BAYS			24

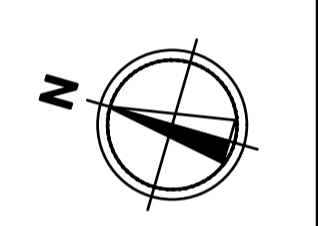
PLAY AREAS

INDOOR	VALUE	CALC.	AREA
REQUIRED AREA	81 CHILDREN	3.25m ² / CHILD	264m ²
PROVIDED AREA			214m ²

OUTDOOR	VALUE	CALC.	AREA
REQUIRED AREA	81 CHILDREN	7.00m ² / CHILD	567m ²
PROVIDED AREA			567m ²

LEGEND

- NEW LEASABLE BUILDING AREA.
- NEW COMMON / SERVICES BUILDING AREA.
- NEW BITUMEN PAVING.
- NEW PAVING.
- NEW CONCRETE PAVING TO MATCH EXISTING.
- NEW SELECTED NATIVE 'WATERWISE' LANDSCAPING - REFER TO LANDSCAPING PLAN.
- NEW OUTDOOR PLAY AREA INCORPORATING PLAY EQUIPMENT / SAND PITS / SHADE SAILS / VEGETATION ETC.
- EXISTING NATIVE LANDSCAPING.
- SHADE TREE - REFER TO LANDSCAPING PLAN.
- EXISTING TREE RETAINED.
- EXISTING SITE SURVEYED LEVELS - REFER TO SITE CONTOUR AND FEATURE SURVEY DRAWING 10149-DE-001-A FOR DETAILS.
- PROPOSED DESIGN LEVELS - REFER TO CIVIL ENGINEERS DRAWING NE1858-50 (A) FOR DETAILS.
- VENTILATION PATH OVERLAY - VENTILATION PATH OVERLAY BASED ON PREVAILING SOUTH WESTERLY WINDS.



HINDLEY & ASSOCIATES
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DEVELOPMENT APPLICATION

PROPOSED SITE PLAN
SCALE 1:200

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ACN No. 088 989 904

NO.	DATE	REVISION	DRAWN	CHECK
A	13.11.18	DEVELOPMENT APPLICATION ISSUE	CPH	CPH
B	21.11.18	RESIDENTIAL PARKING ADDED	CPH	CPH
C	13.12.18	CROSSOVER MATERIAL ALTERED	CPH	CPH
D	27.05.19	TENANCY LAYOUT ALTERED	CPH	CPH
E	11.09.19	SITE LAYOUT ALTERED	CPH	CPH
F	09.10.19	SITE LAYOUT ALTERED	CPH	CPH

A1 SHEET

**PROPOSED CHILD CARE CENTRE
& MIXED USE DEVELOPMENT**
LOT 646 ROULETTES PDE, CLARKSON
for CATALINA Pty Ltd

Date - 09.10.18
Design - CPH
Drawn - CPH
Checked - CPH
Scale - 1:200
Job No. 0618
Dwg - DA02
Rev - F



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ACN No. 088 989 904

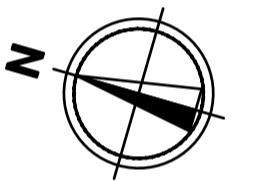
NO.	DATE	REVISION	DRAWN	CHECK
A	13.11.18	DEVELOPMENT APPLICATION ISSUE	CPH	CPH
B	11.09.19	FLOOR LAYOUT ALTERED	CPH	CPH

A1 SHEET

CHILDCARE CENTRE FLOOR PLAN
SCALE 1:100

**PROPOSED CHILD CARE CENTRE
& MIXED USE DEVELOPMENT**
LOT 646 ROULETTES PDE, CLARKSON
for CATALINA Pty Ltd

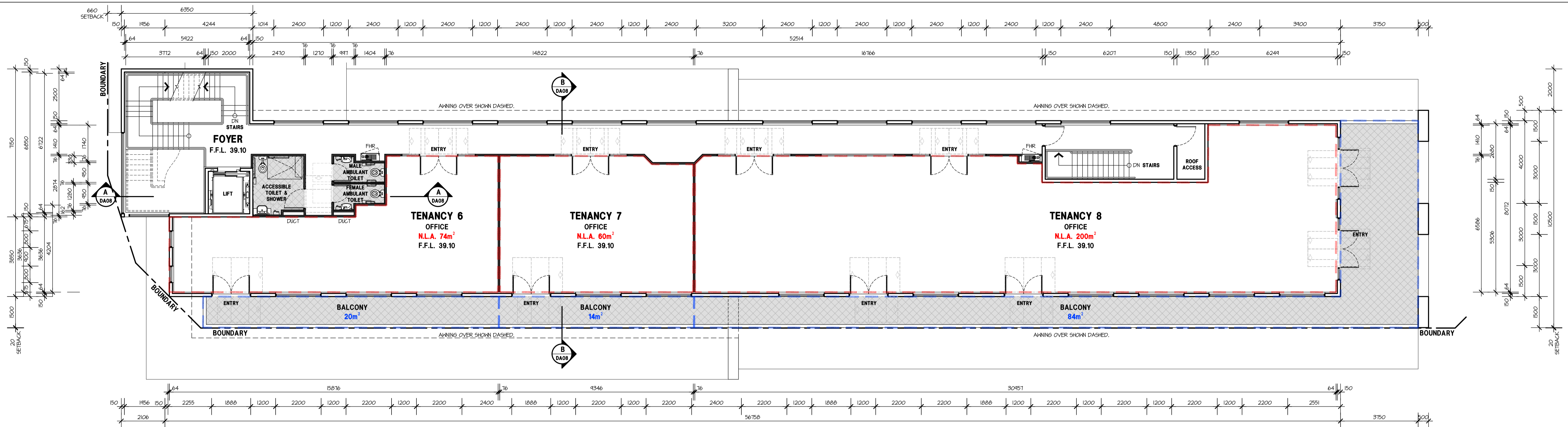
Date - 09.10.18
Design - CPH
Drawn - CPH
Checked - CPH
Scale - 1:100
Job No. - 0888
Dwg - DA03
Rev - B



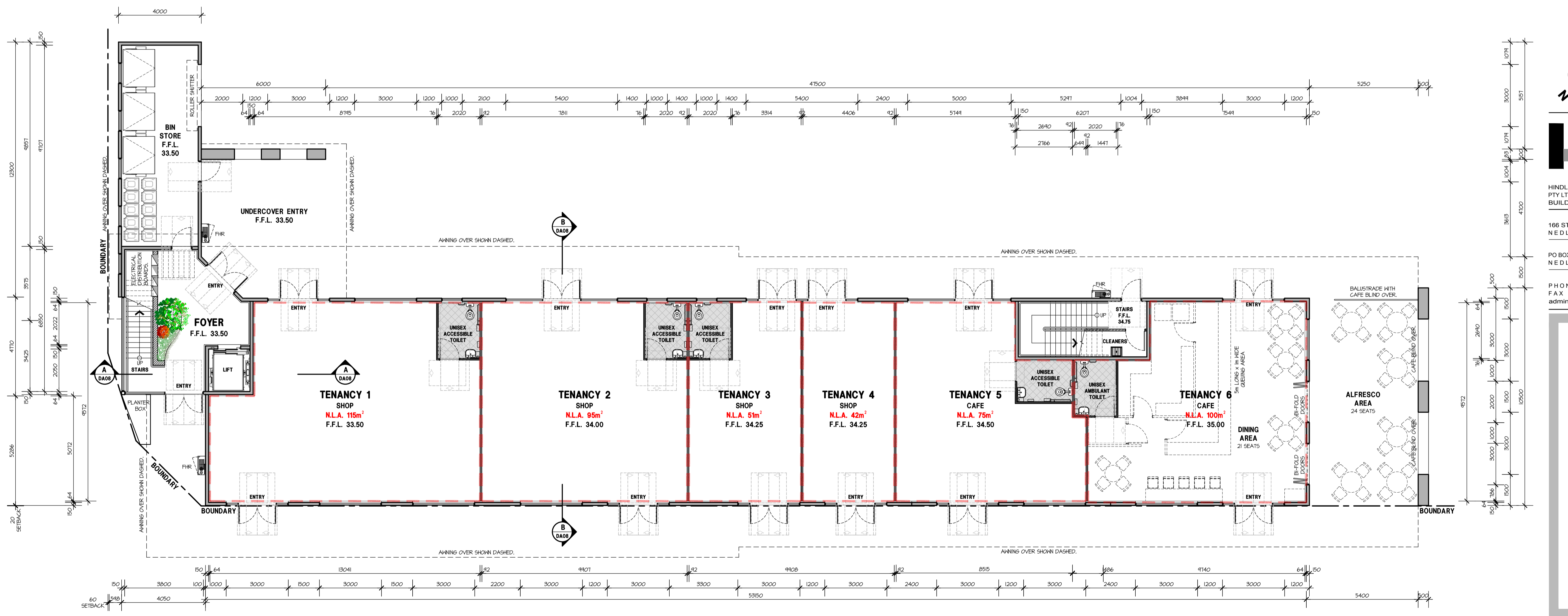
HINDLEY & ASSOCIATES
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DEVELOPMENT APPLICATION

EVERINGHAM STREET



MIXED USE BUILDING - FIRST FLOOR PLAN
SCALE 1:100



MIXED USE BUILDING - GROUND FLOOR PLAN
SCALE 1:100

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ACN No. 088 989 904

NO.	DATE	REVISION	DRAWN	CHECK
A	13.11.18	DEVELOPMENT APPLICATION ISSUE	CPH	CPH
B	21.08.19	AMENDED AS PER COMMENTS	JJR	JJR
C	01.07.19	FLOOR LEVELS ALTERED	CPH	CPH
D	12.09.19	FLOOR LAYOUT ALTERED	CPH	CPH

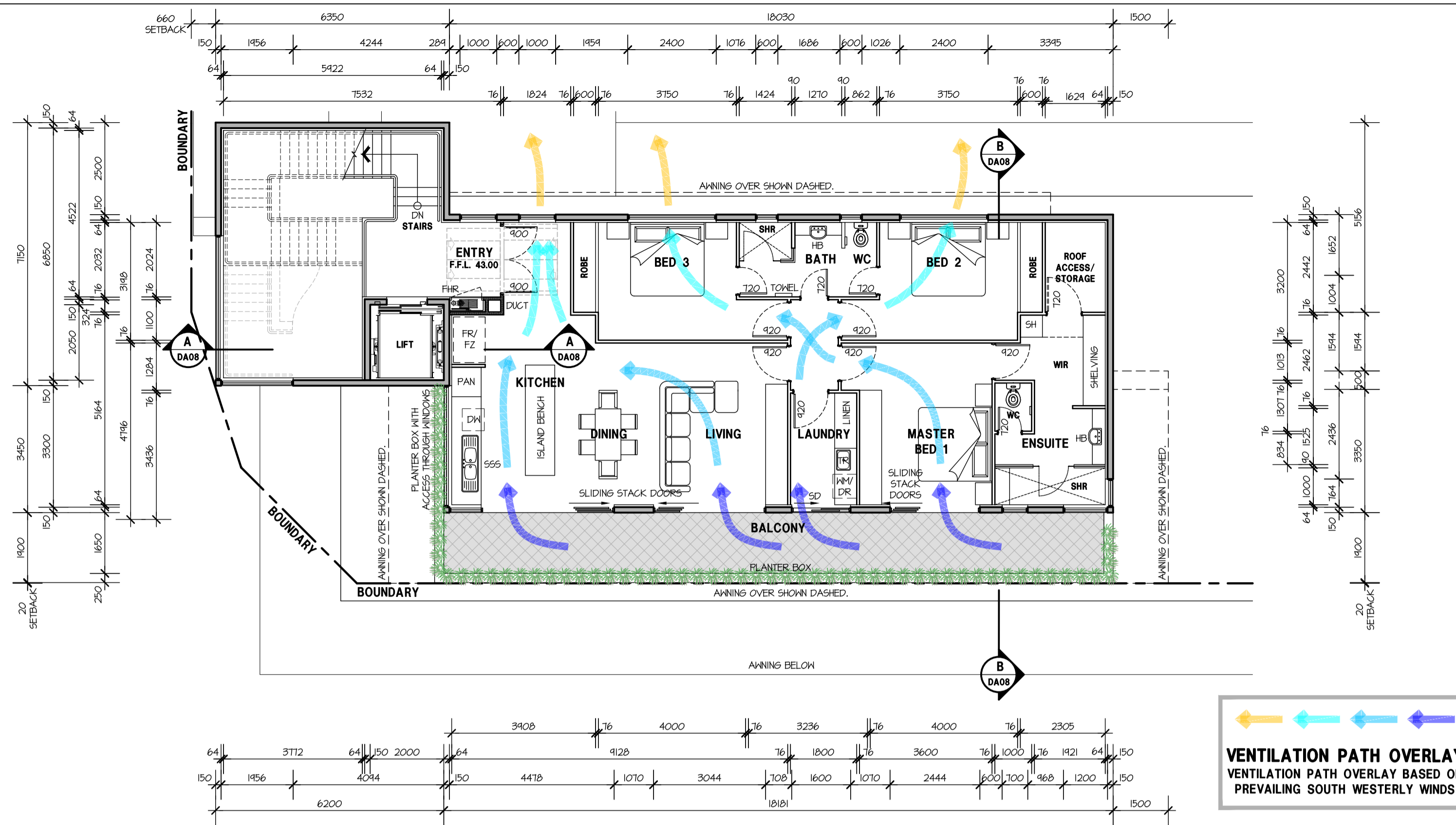
A1 SHEET

PROPOSED CHILD CARE CENTRE
& MIXED USE DEVELOPMENT
LOT 646 ROULETTES PDE, CLARKSON
for CATALINA Pty Ltd

Date - 09.10.18
Design - CPH
Drawn - CPH
Checked - CPH
Scale - 1:100
Job No. 0858
Dwg. No. DA04
Rev. D

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DEVELOPMENT APPLICATION



VENTILATION PATH OVERLAY
 VENTILATION PATH OVERLAY BASED ON
 PREVAILING SOUTH WESTERLY WINDS

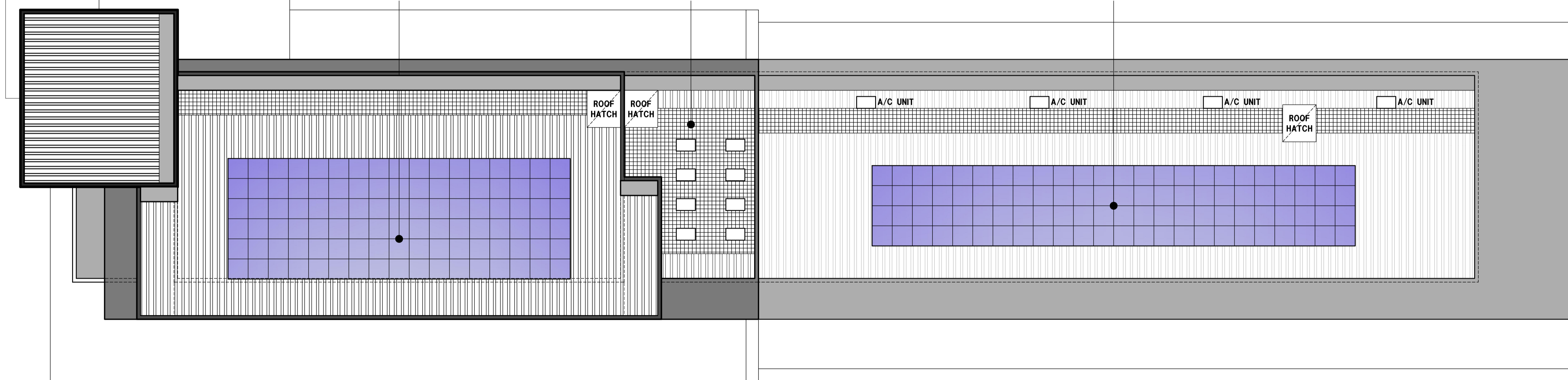
MIXED USE BUILDING - SECOND FLOOR PLAN - APARTMENT 3 BED x 2 BATH

SCALE 1:100

SOLAR PANEL PLANT
 SOLAR PANEL SPECIFICATIONS
 TO BE APPROVED BY TAMALA
 PARK REGIONAL COUNCIL
 FINAL DIMENSIONS AND LOCATION TO BE
 DETERMINED AT BUILDING PERMIT STAGE.

MECHANICAL PLANT
 FINAL DIMENSIONS AND LOCATION TO BE
 DETERMINED AT BUILDING PERMIT STAGE.

SOLAR PANEL PLANT
 SOLAR PANEL SPECIFICATIONS
 TO BE APPROVED BY TAMALA
 PARK REGIONAL COUNCIL
 FINAL DIMENSIONS AND LOCATION TO BE
 DETERMINED AT BUILDING PERMIT STAGE.



INDICATIVE ROOF PLAN

SCALE 1:100

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 ACN No. 088 989 904

NO.	DATE	REVISION	DRAWN	CHECK
A	13.11.18	DEVELOPMENT APPLICATION ISSUE	CPH	CPH
B	13.12.18	SOLAR PANEL NOTE ADDED	CPH	CPH
C	12.09.19	FLOOR PLAN LAYOUT ALTERED	CPH	CPH



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A1 SHEET

**PROPOSED CHILD CARE CENTRE
 & MIXED USE DEVELOPMENT**
 LOT 646 ROULETTES PDE, CLARKSON
 for CATALINA Pty Ltd

Date - 09.10.18
 Design - CPH
 Drawn - CPH
 Checked - CPH
 Scale - 1:100
 Job No. - 0858
 Dwg - DA05
 Rev - C



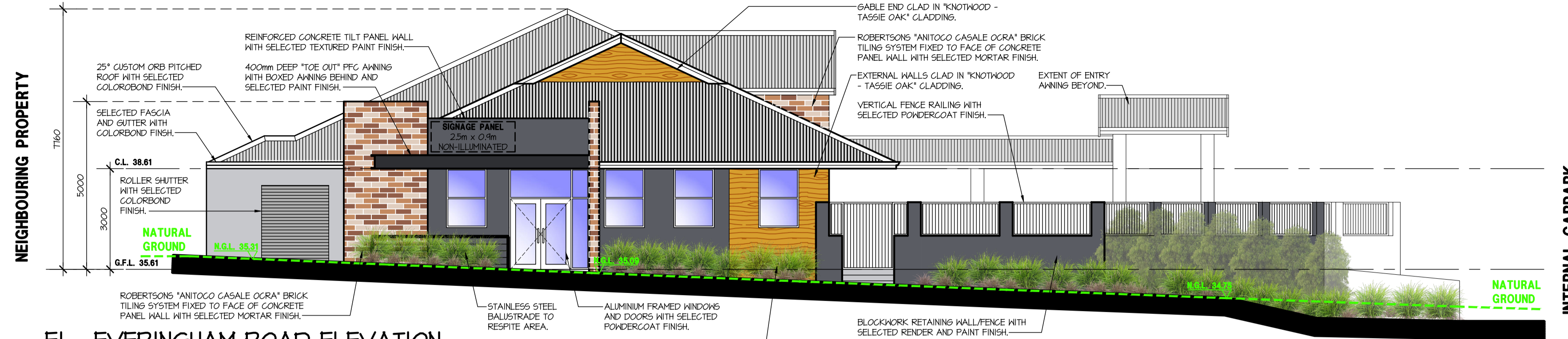
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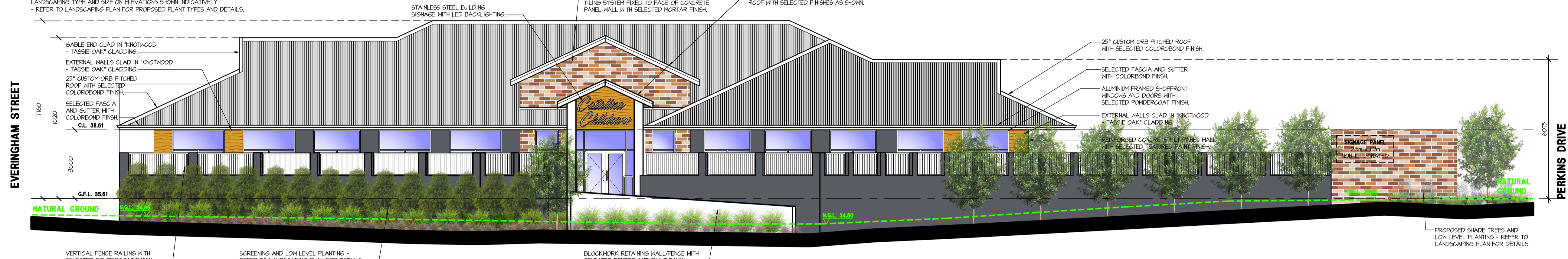
DEVELOPMENT APPLICATION



E1 - EVERINGHAM ROAD ELEVATION

SCALE 1:100

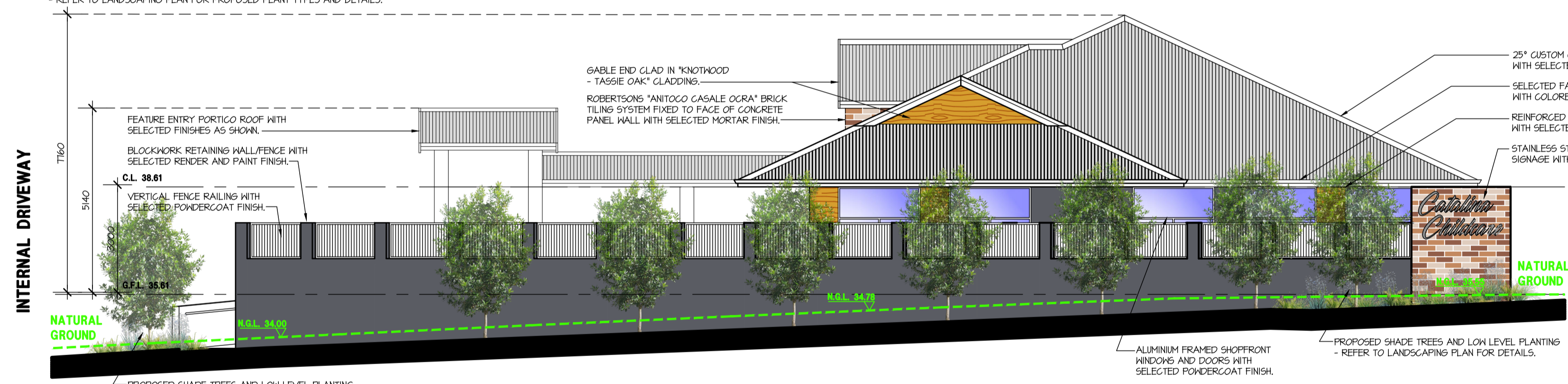
LANDSCAPING NOTE!
LANDSCAPING TYPE AND SIZE ON ELEVATIONS SHOWN INDICATIVELY
REFER TO LANDSCAPING PLAN FOR PROPOSED PLANT TYPES AND DETAILS.



E2 - INTERNAL DRIVEWAY ELEVATION

SCALE 1:100

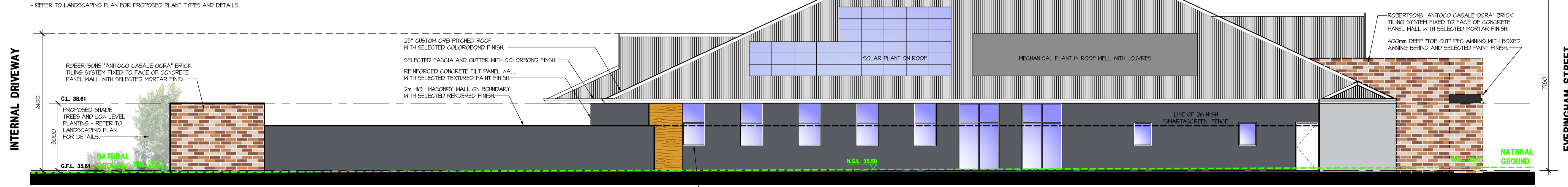
LANDSCAPING NOTE!
LANDSCAPING TYPE AND SIZE ON ELEVATIONS SHOWN INDICATIVELY
REFER TO LANDSCAPING PLAN FOR PROPOSED PLANT TYPES AND DETAILS.



E3 - INTERNAL DRIVEWAY ELEVATION

SCALE 1:100

LANDSCAPING NOTE!
LANDSCAPING TYPE AND SIZE ON ELEVATIONS SHOWN INDICATIVELY
REFER TO LANDSCAPING PLAN FOR PROPOSED PLANT TYPES AND DETAILS.



E4 - NEIGHBOURING LOT ELEVATION - 42 PERKINS DRIVE AND 43 EVERINGHAM STREET

SCALE 1:100

LANDSCAPING NOTE!
LANDSCAPING TYPE AND SIZE ON ELEVATIONS SHOWN INDICATIVELY
REFER TO LANDSCAPING PLAN FOR PROPOSED PLANT TYPES AND DETAILS.

RECOMMENDED MATERIALS AND FINISHES

WALL AND TRIM COLOURS

WALL MATERIALS

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ACN No. 088 989 904

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A	13.11.18	DEVELOPMENT APPLICATION ISSUE	CPH	CPH
B	12.09.19	ELEVATIONS ALTERED	CPH	CPH
C	09.10.19	ELEVATIONS ALTERED	CPH	CPH

A1 SHEET

PROPOSED CHILD CARE CENTRE & MIXED USE DEVELOPMENT
LOT 646 ROULETTES PDE, CLARKSON
for CATALINA Pty Ltd

Date - 09.10.18
Design - CPH
Drawn - CPH
Checked - CPH
Scale - 1:100
Job No. 0888
Dwg No. DA06
Rev - C

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DEVELOPMENT APPLICATION



E5 - AVIATOR BOULEVARD ELEVATION
SCALE 1:100

LANDSCAPING NOTE!
LANDSCAPING TYPE AND SIZE ON ELEVATIONS SHOWN INDICATIVELY - REFER TO LANDSCAPING PLAN FOR PROPOSED PLANT TYPES AND DETAILS.

FLOOR LEVEL NOTE!
NOT ALL TENANCY FLOOR LEVELS SHOWN DUE TO CLARITY - REFER TO FLOOR PLAN FOR FLOOR LEVEL DETAILS.

RECOMMENDED MATERIALS AND FINISHES

WALL AND TRIM COLOURS

WALL MATERIALS

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E6 - PERKINS DRIVE ELEVATION
SCALE 1:100

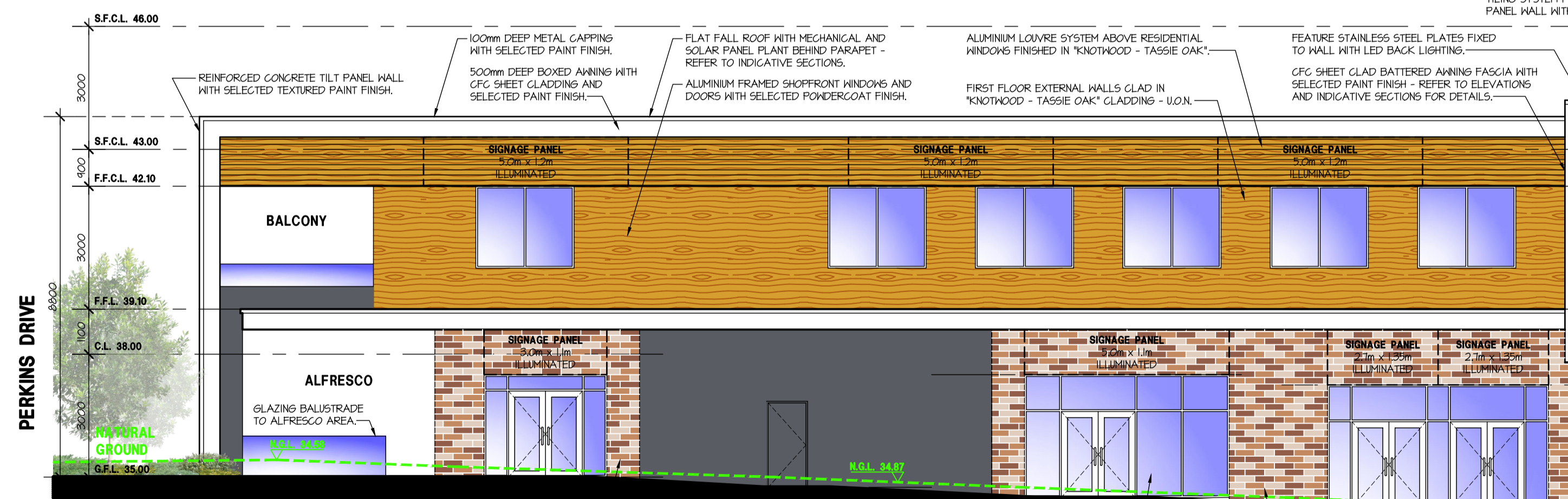
LANDSCAPING NOTE!
LANDSCAPING TYPE AND SIZE ON ELEVATIONS SHOWN INDICATIVELY - REFER TO LANDSCAPING PLAN FOR PROPOSED PLANT TYPES AND DETAILS.

FLOOR LEVEL NOTE!
NOT ALL TENANCY FLOOR LEVELS SHOWN DUE TO CLARITY - REFER TO FLOOR PLAN FOR FLOOR LEVEL DETAILS.



E8 - ROULETTES PARADE ELEVATION
SCALE 1:100

LANDSCAPING NOTE!
LANDSCAPING TYPE AND SIZE ON ELEVATIONS SHOWN INDICATIVELY - REFER TO LANDSCAPING PLAN FOR PROPOSED PLANT TYPES AND DETAILS.



E7 - INTERNAL DRIVEWAY ELEVATION
SCALE 1:100

LANDSCAPING NOTE!
LANDSCAPING TYPE AND SIZE ON ELEVATIONS SHOWN INDICATIVELY - REFER TO LANDSCAPING PLAN FOR PROPOSED PLANT TYPES AND DETAILS.

FLOOR LEVEL NOTE!
NOT ALL TENANCY FLOOR LEVELS SHOWN DUE TO CLARITY - REFER TO FLOOR PLAN FOR FLOOR LEVEL DETAILS.

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HINDLEY TRUST
ACN No. 088 989 904

NO.	DATE	REVISION	DRAWN	CHECK
A	13.11.18	DEVELOPMENT APPLICATION ISSUE	CPH	CPH
B	12.09.19	ELEVATIONS ALTERED	CPH	CPH
C	09.10.19	ELEVATIONS ALTERED	CPH	CPH

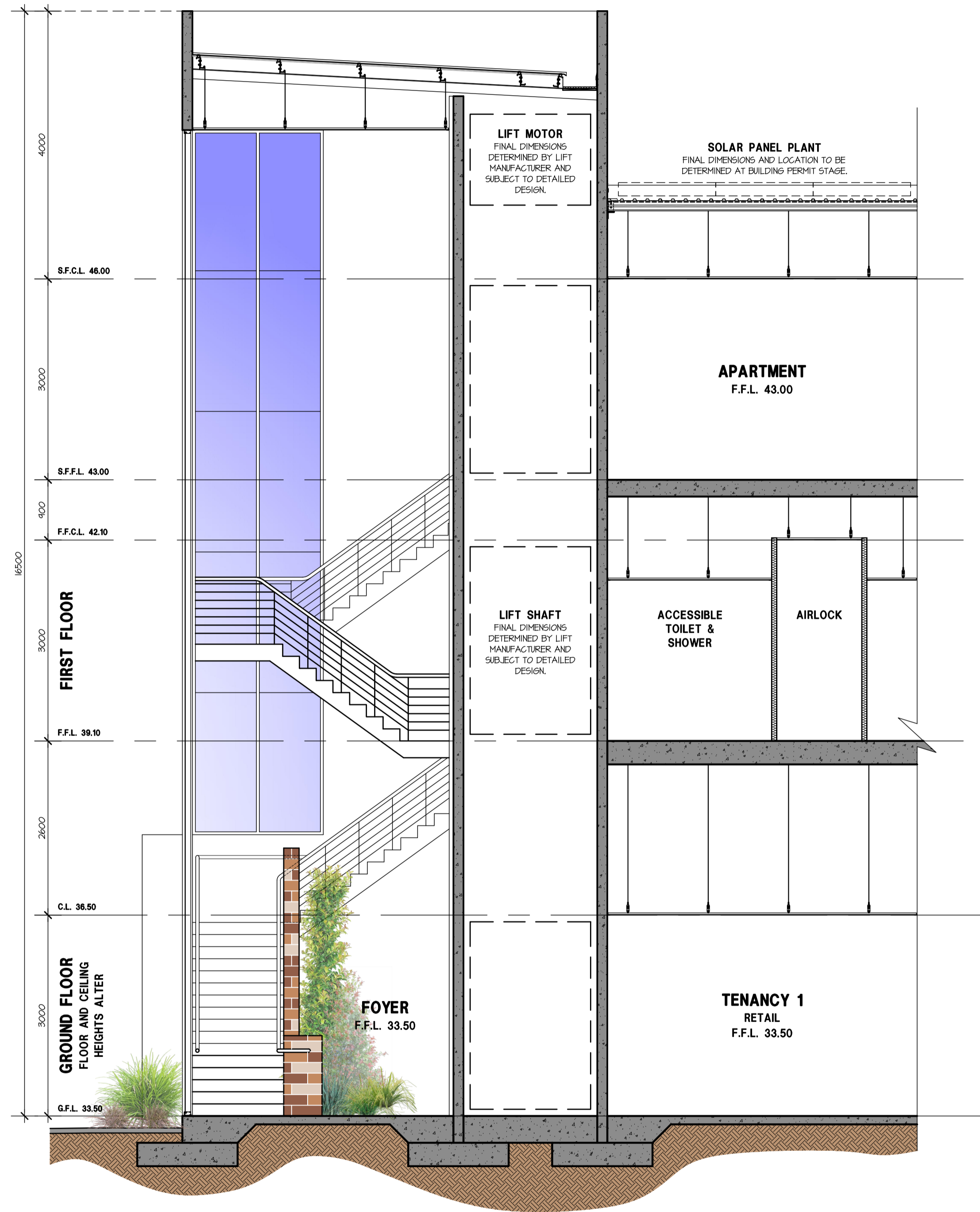
A1 SHEET

PROPOSED CHILD CARE CENTRE & MIXED USE DEVELOPMENT
LOT 646 ROULETTES PDE, CLARKSON
for CATALINA Pty Ltd

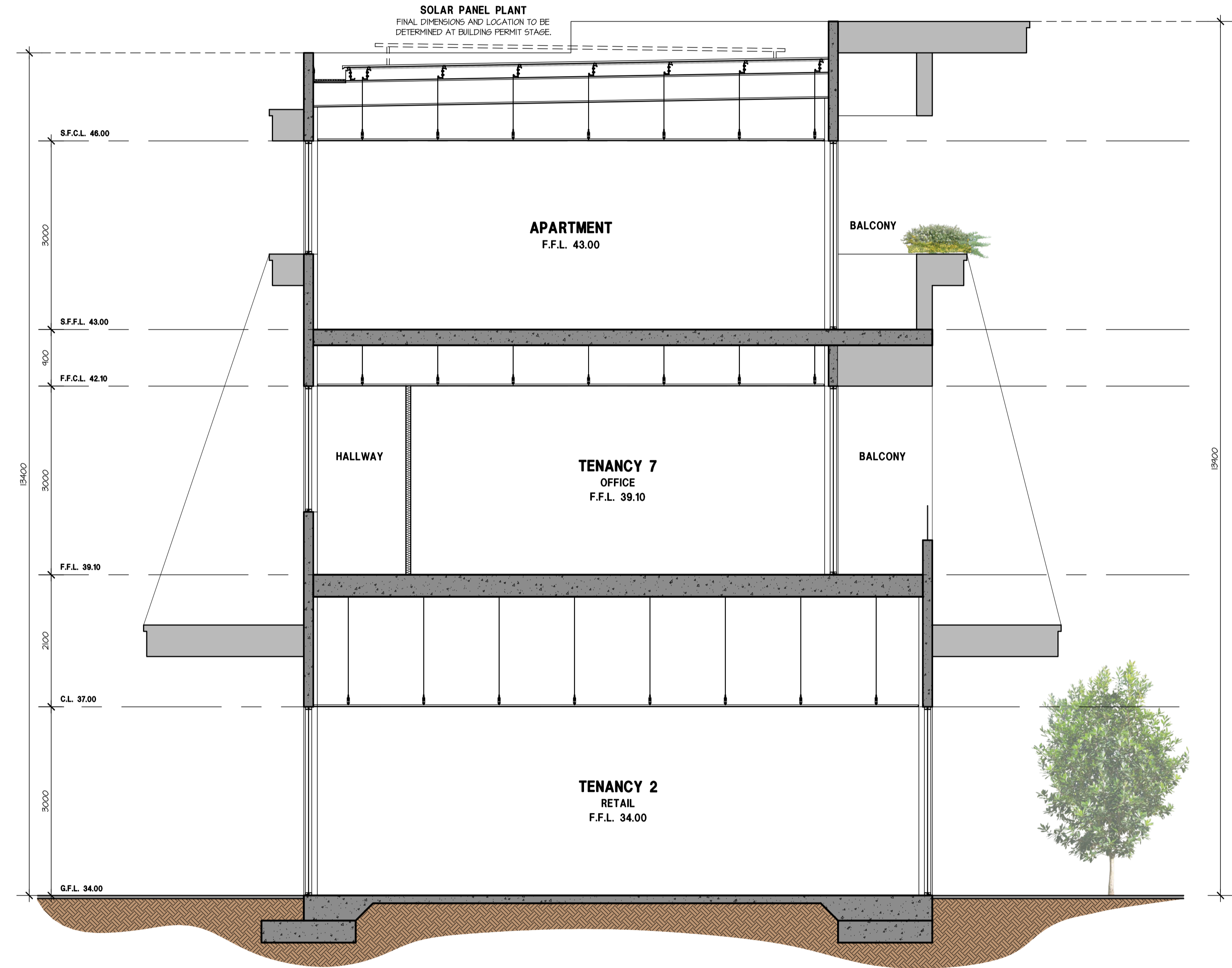
Date - 09.10.18
Design - CPH
Drawn - CPH
Checked - CPH
Scale - 1:100
Job No. 0888
Dwg - DA07
Rev - C

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DEVELOPMENT APPLICATION



INDICATIVE SECTION A-A
SCALE 1:50



INDICATIVE SECTION B-B
SCALE 1:50



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DEVELOPMENT APPLICATION

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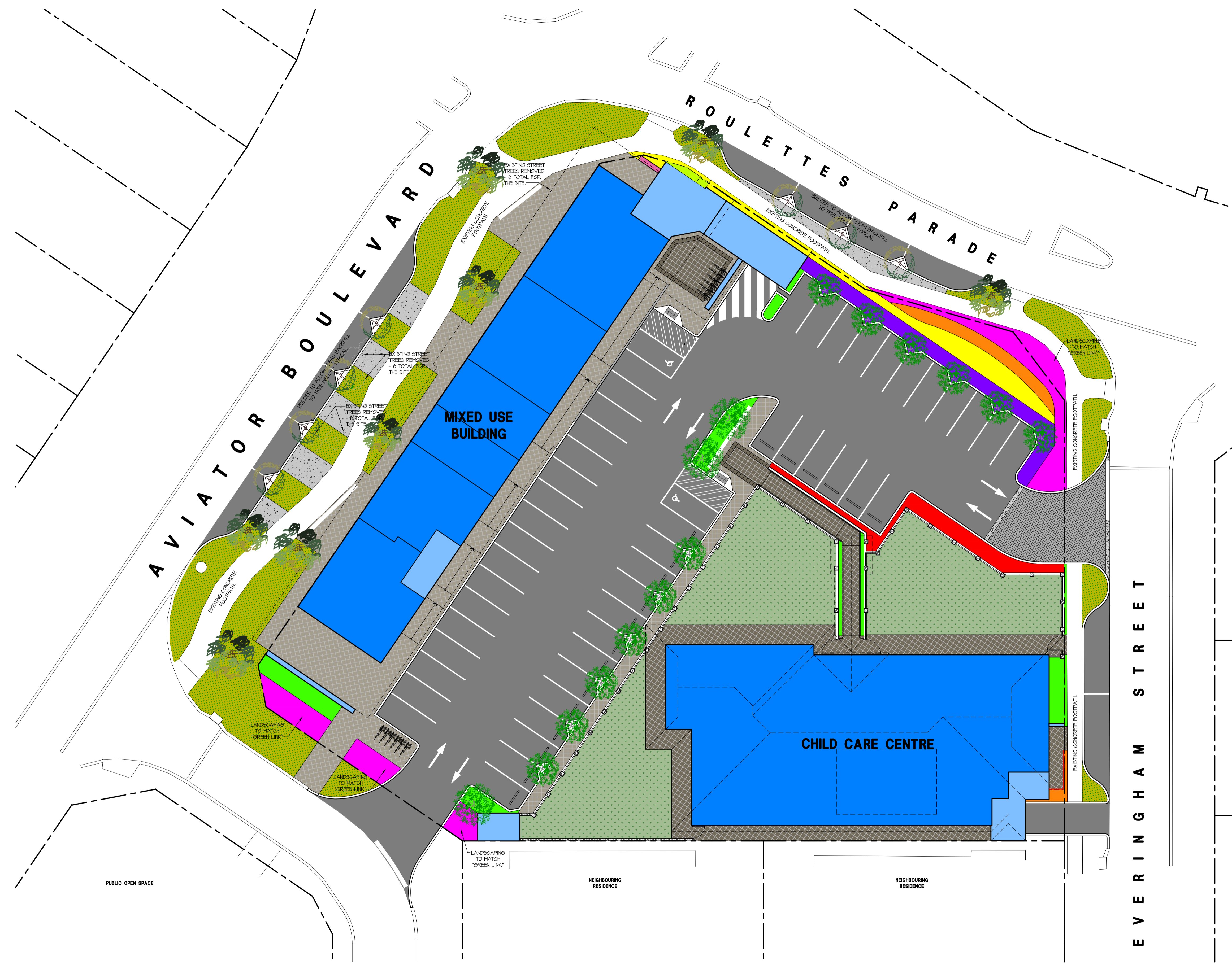
NO: DATE: REVISION: DRAWN: CHECK:

A 13.11.18 DEVELOPMENT APPLICATION ISSUE CPH CPH

A1 SHEET

PROPOSED CHILD CARE CENTRE
& MIXED USE DEVELOPMENT
LOT 646 ROULETTES PDE, CLARKSON
for CATALINA Pty Ltd

Date - 09.10.18
Design - CPH
Drawn - CPH
Checked - CPH
Scale - AS SHOWN
Job No. 0858
Dwg - DA08
Rev - A



LANDSCAPING LEGEND

SITE AREA	SOFT LANDSCAPING AREA	% OF LANDSCAPING
4,004m ²	715m ²	17.8%

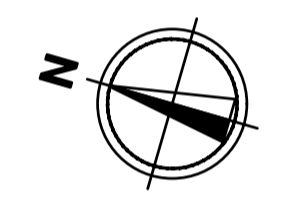
- NEW BITUMEN PAVING
- NEW PAVING - PATTERN, SIZE AND COLOUR TO BE CONFIRMED
- NEW FEATURE PAVING - PATTERN, SIZE AND COLOUR TO BE CONFIRMED
- NEW CONCRETE PAVING TO MATCH EXISTING
- NEW OUTDOOR PLAY AREA INCORPORATING PLAY EQUIPMENT / SAND PITS / SHADE SAILS / VEGETATION
- EXTENT OF EXISTING VERGE "GREEN LINK"
PRIMARILY CONSISTS OF EREMOPHILA GLABRA
- EXISTING STREET TREE RETAINED.

SHRUB SPECIES	SIZE	SPACING	AREA m ²
ADENANTHOS SERICEUS	5LT	500mm	35m ²
LOMANDRA LIME TUFF	14cm	500mm	57m ²
EREMOPHILA GLABRA TO MATCH "GREEN LINK"	14cm	500mm	75m ²
AGONIS FLEXUOSA NANA HEDGED TO 1.5m	5LT	500mm	55m ²
SYZYGIUM AUSTRALE "PINNACLE"	90LT	500mm	3m ²
WESTRINGIA "JERVIS GEM"	5LT	500mm	45m ²
CALLISTEMON "MATTHEW FLINDERS"	5LT	400mm	33m ²

TREE SPECIES	SIZE	SPACING	QUANTITY (EST)
AGONIS FLEXUOSA "AFTER DARK"	90L	-	15
AGONIS FLEXUOSA ADVANCED 2.5m - 3.5m TALL	200L	-	7

LANDSCAPING NOTES

- FINAL DENSITY, SPECIES AND PLANTING LOCATION OF SHRUBS AND GROUNDCOVERS ARE TO BE CONFIRMED BY CONTRACTOR WITH THE SUPERINTENDENT PRIOR TO PLANTING.
- FINAL LOCATIONS OF TREE PLANTINGS TO BE DETERMINED BY ACTUAL SERVICE LOCATIONS AND ARE TO BE CONFIRMED ON SITE.
- PLANTS TO BE OFFSET 1m FROM KERBLINE TO ALLOW FOR OVERHANG IF ABLE.
- GROUNDCOVERS ARE TO BE PLANTED IN GROUPS OF 3 & 5.
- SQUARE SHOULDER CONCRETE KERBING TO DEFINE GARDEN AREAS.
- RETICULATION CONTROLLER FIXED IN SERVICE AREA WITH WATERPROOF GPO.
- ALL GARDEN AREAS SUPPLIED WITH JUNGLE MULCH - 20mm MIN.
- IRRIGATION TO ALL GARDEN AREAS WITH 13mm COMMERCIAL BORE DRIP LINE, PVC MAINLINES/ LATERAL LINES



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PLAN SUPPLIED BY

admin@gtm.com.au
P.O. Box 507 Wanneroo 6946

DEVELOPMENT APPLICATION

PROPOSED LANDSCAPING PLAN
SCALE 1:200

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HINDLEY & ASSOCIATES P/L
AS TRUSTEE FOR
HINDLEY TRUST
ACN No. 088 989 904

NO.	DATE	REVISION	DRAWN	CHECK
A	13.11.18	DEVELOPMENT APPLICATION ISSUE	CPH	CPH
B	13.12.18	STREET TREES ALTERED	CPH	CPH
C	12.09.19	REVISED LANDSCAPING LAYOUT	CPH	CPH
D	08.10.19	REVISED LANDSCAPING LAYOUT	CPH	CPH

A1 SHEET

**PROPOSED CHILD CARE CENTRE
& MIXED USE DEVELOPMENT**
LOT 646 ROULETTES PDE, CLARKSON
for CATALINA Pty Ltd

Date	09.10.18
Design	CPH
Drawn	CPH
Checked	CPH
Scale	1:200
Job No.	0658
Dwg No.	DA09
Rev	D



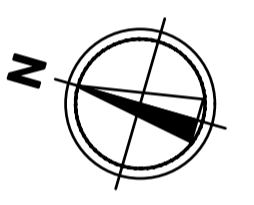
OVERSHADOWING NOTES

OVERSHADOWING CALCULATION
 OVERSHADOWING CALCULATIONS HAVE BEEN BASED OFF THE R-CODES EXPLANATORY GUIDELINES CLAUSE 1.2 - SOLAR ACCESS FOR ADJOINING SITES.
 PERTH - LATITUDE 32°S - VERTICAL SUN ANGLE 35°.

IN ACCORDANCE WITH THE R-CODES PART 5, CLAUSE 5.4.2. - SOLAR ACCESS FOR ADJOINING SITES ADJOINING PROPERTIES SHALL NOT EXCEED THE FOLLOWING LIMITS:

ADJOINING PROPERTIES CODED R25 AND LOWER - 25% OF THE SITE AREA,
 ADJOINING PROPERTIES CODED R30 TO R40 INCLUSIVE - 35% OF THE SITE AREA,
 ADJOINING PROPERTIES CODED HIGHER THAN R40 - 50% OF THE SITE AREA.

LOT 647, No. 42 PERKINS DRIVE **COMPLIANT**
 LOT 667, No. 43 EVERINGHAM STREET **COMPLIANT**



HINDLEY & ASSOCIATES
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 BUILDING DESIGNERS

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DEVELOPMENT APPLICATION

OVERSHADOWING PLAN
 SCALE 1:200

NEIGHBOURING RESIDENCE
 LOT 647, No. 42 PERKINS DRIVE
 LAND ZONING - R30
 LOT AREA - 450m²
 OVERSHADOWING AREA - 25.5m²
 PERCENTAGE OF OVERSHADOWING - 5.6%

NEIGHBOURING RESIDENCE
 LOT 667, No. 43 EVERINGHAM STREET
 LAND ZONING - R30
 LOT AREA - 450m²
 OVERSHADOWING AREA - 19.2m²
 PERCENTAGE OF OVERSHADOWING - 4.2%

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THE CONTRACTOR AND HIS SUBCONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON SITE BEFORE MAKING SHOP DRAWINGS OR COMMENCING MANUFACTURE.

THIS IS A COMPUTER GENERATED DRAWING AND SHALL NOT BE ALTERED BY HAND.

HINDLEY & ASSOCIATES P/L
 AS TRUSTEE FOR
 HINDLEY TRUST
 ACN No. 088 989 904

NO.	DATE	REVISION	DRAWN	CHECK
A	10.07.19	DEVELOPMENT APPLICATION ISSUE	CPH	CPH
B	09.10.19	OVERSHADOWING ALTERED	CPH	CPH

A1 SHEET

PROPOSED CHILD CARE CENTRE & MIXED USE DEVELOPMENT
 LOT 646 ROULETTES PDE, CLARKSON
 for CATALINA Pty Ltd

Date - 10.07.19
 Design - CPH
 Drawn - CPH
 Checked - CPH
 Scale - 1:200
 Job No. - 0658
 Dwg - DA10
 Rev - B