



PROPOSED CHILD CARE CENTRE

LOT 923 (NO.5) GRAYSWOOD COURT, LANDSDALE
CITY OF WANNEROO

7 OCTOBER 2021



BURGESS | DESIGN
GROUP
TOWN PLANNING + URBAN DESIGN



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1. INTRODUCTION

Burgess Design Group has been appointed by The Atlantis Group, the contracted purchaser of Lot 923 (No.5) Grayswood Court, Landsdale, (the subject "site" or "land") to prepare a Development Application and coordinate the planning approval for a Child Care Centre.

The following report provides an overview of the site characteristics, and explains the rationale for the Development Application design and the statutory and strategic framework that will guide its implementation.

The Development Application has been formulated in collaboration with a team of specialist consultants, that has provided technical input in relation to matters as follows:

Herring Storer Acoustics	Environmental Acoustic Assessment
Suez Recycling and Recovery	Waste Management Plan
Uloth & Associates	Traffic Impact Statement

1.1 ABBREVIATIONS

Abbreviations used in this report are summarised below for ease of reference:

ASP7	Agreed Structure Plan No.7 – East Wanneroo Cell 5
DPS2	City of Wanneroo District Planning Scheme No.2
LPP 4.23	Local Planning Policy 4.23: Design Review Panel
R-codes	State Planning Policy 7.3 - Residential Design Codes

2. SITE DESCRIPTION/DETAILS

2.1 LEGAL DESCRIPTION, RESTRICTIONS AND ENCUMBRANCES

Lot 923 (No.5) Grayswood Court, Landsdale is registered in the ownership of Yemmy Effendi.

The site can be formally described as:

- Lot 923 on Plan 22545, Certificate of Title Volume 2129, Folio 326.

There is a restrictive covenant burden registered for rights of carriageway. Refer to **Appendix 1 – Certificate of Title**.

The site comprises a total legal land area of 5,000m².

2.2 LOCATION

The site is located within the suburb of Landsdale and is situated approximately 17 kilometres north of the Perth Central Business District and approximately 10 kilometres from the Joondalup Regional Centre.

The site currently gains direct access to and from Grayswood Court, a constructed and gazetted road. **Figure 1 – Location Plan** shows the site's location.

2.3 EXISTING AND HISTORICAL USE AND DEVELOPMENT

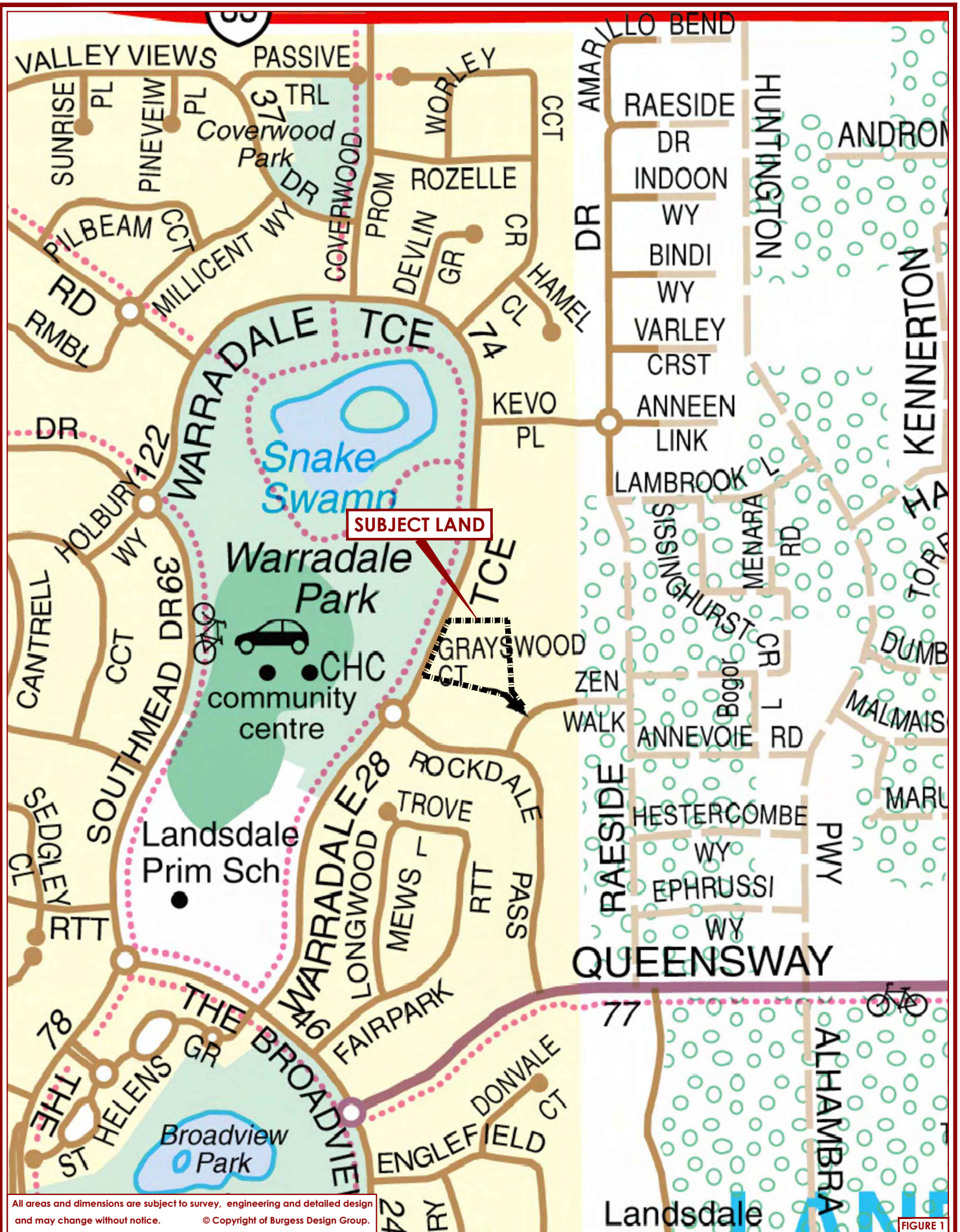
The subject land accommodates a large residential dwelling, proposed to be retained as part of this application (refer to **Figure 2 – Aerial Photograph**).

2.4 SURROUNDING LAND USE AND DEVELOPMENT

The subject site is located directly opposite a large area of Public Open Space (POS) being Warradale Park. North, South and East of the site is comprise of largely residential development. Other surrounding land uses and facilities include:

- Warradale Community Centre (approximately 250m west of the site);

- Landsdale Primary School (approximately 200-400m south west of site);
- Broadview Park (approximately 400m south of the site);
- Landsdale Childcare Centre (approximately 700m south of the site);
- Landsdale Medical Centre (approximately 700m south of the site);
- Landsdale Forum Shopping Centre (approximately 700m south west site); and
- Landsdale Gardens Adventist School (approximately 500 - 750m south east of the site).



0 50 75 100 150
SCALE 1:5,000 (A4)

LOCATION PLAN
LOT 923 (NO.5) GRAYSWOOD COURT
LANDSDALE

LEGEND



Subject Land

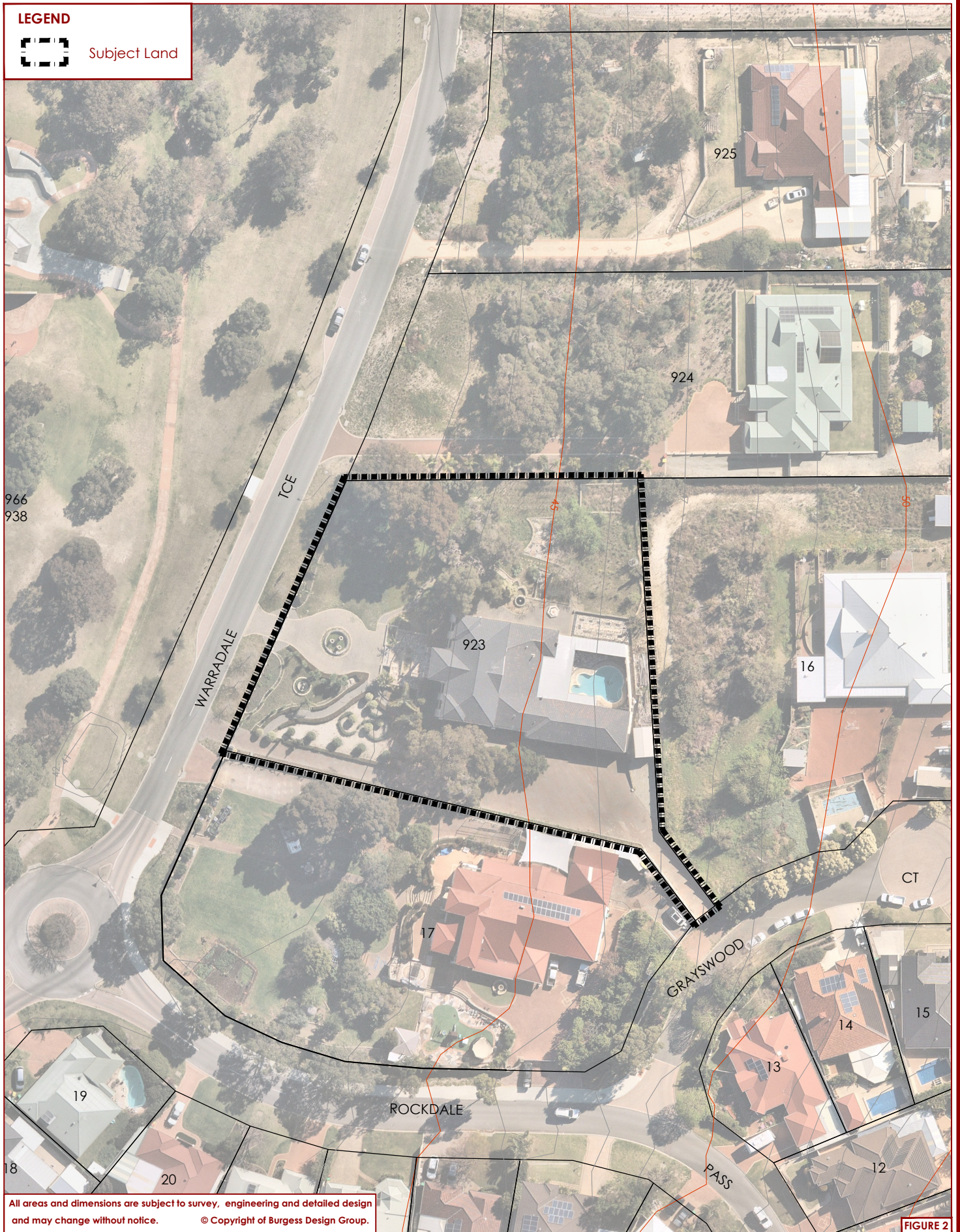


FIGURE 2

All areas and dimensions are subject to survey, engineering and detailed design and may change without notice. © Copyright of Burgess Design Group.



NORTH

0 10 20 30 40 50m

SCALE 1:1000 (A4)

**AERIAL PHOTOGRAPH
LOT 923 (NO.5) GRAYSWOOD COURT
LANDSDALE**

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Date: 1.10.21

Client: Bob Hindle
Planner: ZM

CITY OF WANNEROO

3. PLANNING FRAMEWORK

Outlined below is a summary of the relevant strategic and statutory documents that guide the development of a Child Care Centre.

3.1 STATUTORY FRAMEWORK

3.1.1 CITY OF WANNEROO DISTRICT PLANNING SCHEME NO.2

The application area is zoned 'Urban Development' under the *City of Wanneroo District Planning Scheme No.2* (DPS2) (refer **Figure 3 – DSP2 Map**).

DPS2 provides for the subdivision and development of 'Urban Development' zoned land in accordance with an approved structure plan.

3.1.2 AGREED STRUCTURE PLAN NO.7 - EAST WANNEROO CELL 5

The subject site falls within *Agreed Structure Plan No.7 – East Wanneroo Cell 5* (ASP7). ASP7 designates 'Residential R40' classification over the subject site (refer **Figure 4 – APS7 Map**).

3.2 WAPC POLICIES

The following WAPC Policy is relevant to the proposed development and discussed in further detail in proceeding sections:

- State Planning Policy 7.3 - Residential Design Codes (R-codes)

3.3 LOCAL PLANNING POLICIES

The following Local Planning Policies are relevant to the proposed development and are discussed in further detail in proceeding sections:



- Local Planning Policies 2.3: Child Care Centres
- Local Planning Policy 4.23: Design Review Panel (LPP 4.23)

LEGEND



 Subject Land

LEGEND



LOCAL SCHEME RESERVES

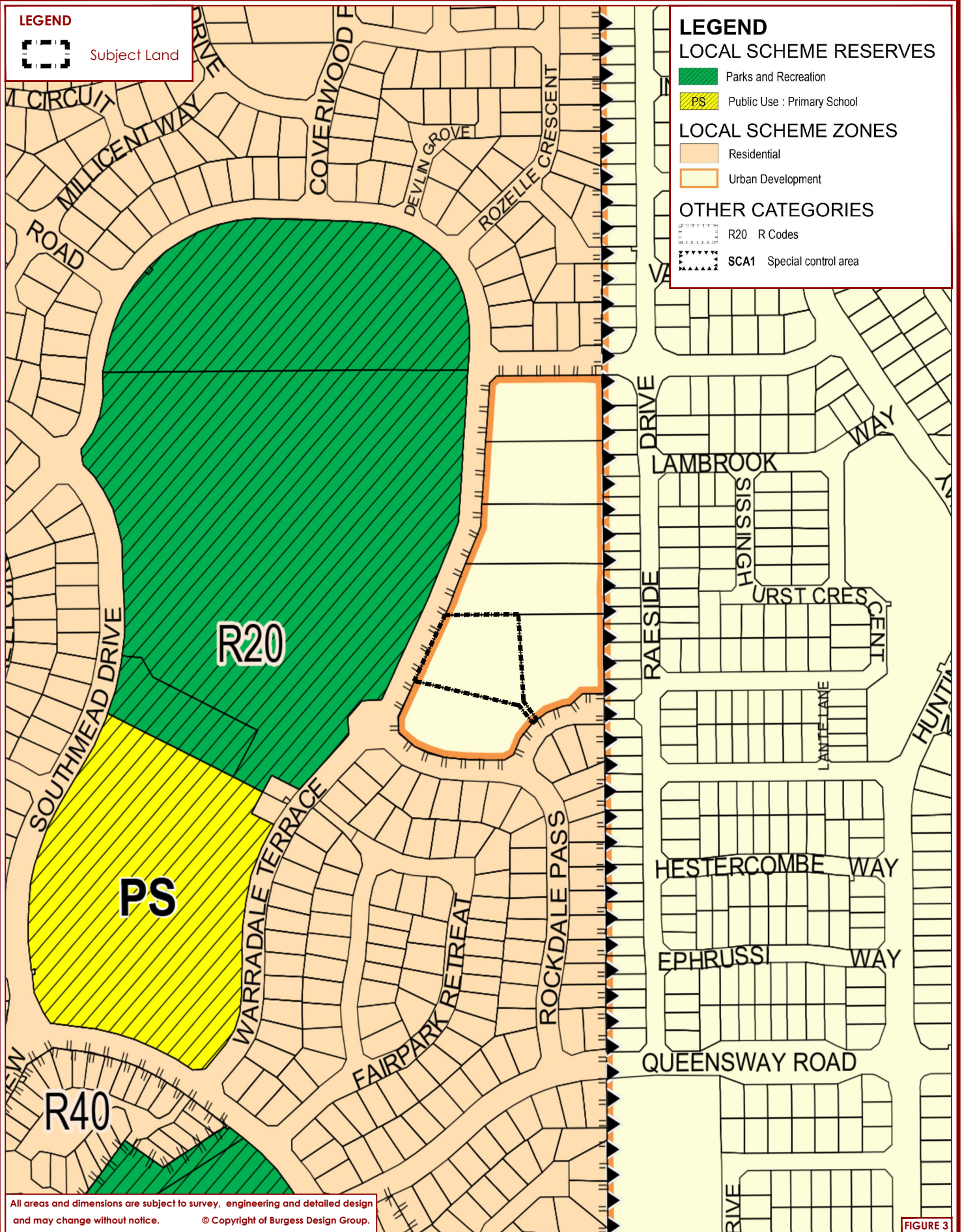
-  Parks and Recreation
-  PS Public Use : Primary School

LOCAL SCHEME ZONES

-  Residential
-  Urban Development

OTHER CATEGORIES

-  R20 R Codes
-  SCA1 Special control area



All areas and dimensions are subject to survey, engineering and detailed design and may change without notice. © Copyright of Burgess Design Group.

FIGURE 3



NORTH

0 25 50 75 100m

SCALE 1:4,000 (A4)

TOWN PLANNING SCHEME NO.2
LOT 923 (NO.5) GRAYSWOOD COURT
LANDSDALE



NORTH



**EAST WANNEROO CELL 5
 AGREED STRUCTURE PLAN NO.7
 LOT 923 (NO.5) GRAYSWOOD COURT
 LANDSDALE**

4. PROPOSED DEVELOPMENT

This application seeks approval for the retrofitting of the existing residential dwelling use on the subject site to accommodate a child care centre. The facility will provide for the care and early education of up to 128 children, and the employment of up to 23 staff.

The proposed child care centre development comprises the following elements:

- An internal ground floor layout comprising:
 - Reception
 - Office
 - Babies Room
 - Nursery
 - Bottle preparation
 - Toddler 1 Activity Room
 - Toddler 2 Activity Room
 - Kindy 1 Activity Room
 - Kindy 2 Activity Room
 - Kitchen
 - Laundry
 - 7 x store rooms
 - 2 x cot rooms
 - Bathrooms
- An internal first floor layout comprising:
 - Staff room
 - Pre-school/art room

- Bathroom
- Planning room

OUTDOOR PLAY AREAS

- Ground level outdoor play areas comprising:
 - Outdoor play area 1 (kindy/ toddlers) of 1,540m²
 - Outdoor play area 2 (toddlers) of 700m²
 - Outdoor play area 3 (nursery/babies) of 230m²

4.1 LAND USE PERMISSIBILITY

DPS2 identifies Child Care Centre as a 'D' use within the 'Residential' zone, requiring discretionary approval subject to due consideration against the requirements of Clause 67 of the Deemed Provisions.

4.1.1 LOCAL PLANNING POLICIES 2.3: CHILD CARE CENTRES (LPP 2.3)

The City's Local Planning Policy 2.3 – Child Care Centres (LPP 2.3) provides provisions relating to the design, location, and development of child care centres within the City. Refer to Table 1 below for an assessment of the proposal against the relevant provisions of LPP 2.3.

Table 1: LPP2.3 Compliance Statement		
Development Standard	Provided	Complies
1.1 Located abutting and/or adjacent to non-residential uses such as shopping centres, medical centres, schools, parks and community-purpose buildings.	The subject site is located adjacent to Warradale Park. In addition, the site is located within close proximity to Landsdale Primary School, Landsdale Medical Centre and Landsdale Forum Shopping Centre. In this regard, the proposal complies with this provision.	✓
2.1 Setbacks (per 4.7 of DPS2):	37m (to Warradale Tce)	x
Primary street: 6m		
Side & rear setbacks abutting residential uses: 6m	2.38m (rear boundary) 16m (southern boundary) 27.5m (northern boundary)	

Table 1: LPP2.3 Compliance Statement

Development Standard	Provided	Complies
<p>2.2 Raised outdoor play areas and windows to activity rooms are to be setback in accordance with R-codes Clause 5.4.1 where the child care centre abuts residential development.</p>	<p>16m (to 3 Grayswood Ct, Landsdale)</p>	<p>✓</p>
<p>Major openings to habitable rooms other than bedrooms and studies setback: 6m</p>		
<p>2.3.1 Outdoor play areas to be located away from residential development</p>	<p>The outdoor play areas abut existing residential development. The layout of the child care centre is restricted given that the development seeks approval to retrofit the existing residential dwelling for a child care centre use.</p> <p>An Environmental Acoustic Assessment report prepared by Herring Storer Acoustics demonstrates that compliance with the <i>Environmental Protections (Noise) Regulations 1997</i> for the outdoor play areas can be achieved subject to mitigation and management measures. Refer Appendix 4 for further details.</p>	<p>x</p>
<p>2.3.2 Where 2.3.1 cannot be met, the outdoor play areas are to have a one metre buffer along all common boundaries.</p>	<p>A one (1) metre landscape buffer is provided along all common boundaries.</p>	<p>✓</p>
<p>2.3.3 Windows to activity rooms to be oriented away from adjoining residential development.</p>	<p>The building is an existing residential. As such, it is not possible to orientate windows away from adjoining residential development.</p>	<p>x</p>
<p>3.1 Landscaping (per 4.17 of DPS2):</p>		

Table 1: LPP2.3 Compliance Statement

Development Standard	Provided			Complies
	Use	Area	Site %	
Minimum 8% of the site area	Child care building	801m ² (Ground Floor) 228m ² (First Floor) Total: 1,029 m ²	20%	
	Total Landscaping	2,400m ²	48%	
	Car parking landscaping	393m ²	7.86%	
	Bin store area	8.6m ²	0.172%	
Minimum 3m landscaping strip along streets	3m provided			✓
Landscaping to comprise all areas not set aside for other uses/structures	Landscaping has been utilised in all areas not used for structures & pathways required for efficient operation			✓
Located & designed to improve street appeal & amenity	Landscaping provides a screen to the proposed car parking area from the street. The Landscape Plan details the proposed plantings including shrubs and trees.			✓
Minimum 1 shade tree per 4 car bays	36 bays/4 bays = 9 trees required 9 trees provided			✓
3.2 Adjacent verges to be landscaped	The adjacent verge will be landscaped with Kikuyu grass.			✓
4.1 Fences in the front setback to comply with R-Codes	The existing front fence will be retained.			-
5.1 Located on Neighbourhood Connector roads	The child care centre is located on Warradale Tce, a classified Local Distributor Road under the Main Roads WA Functional Hierarchy. A Local Distributor Road has an indicative traffic volume of 6,000 vehicles per day. As such, the equivalent road under the <i>Draft Liveable Neighbourhoods (2015)</i> is a Neighbourhood Connector A Road, with a projected maximum volume of 7,000 vpd. In this regard, the proposal complies with this provision.			✓
5.2 Parking to be located in front of buildings and easily visible from the entry point.	The proposed car parking area is located at the front of the existing building and is visible from Warradale Tce.			✓

Table 1: LPP2.3 Compliance Statement

Development Standard	Provided	Complies
5.3 Disabled parking bays to be in close proximity to the pedestrian entry.	Disabled parking is located adjacent to the pedestrian footpath and within close proximity to the entry.	✓
	36 car bays provided.	
5.4 Minimum of 42 car bays to be provided (for 23 staff and 128 children) - one parking bay for each staff member, in addition to 9 bays plus 1 per 8 children accommodated in excess of 54	There is a shortfall of 6 car bays. The TIS prepared by Uloth & Associates demonstrates that there is capacity for up to 6 or 7 vehicles to park within the on-street parking embayment within Warradale Terrace, if required. In this regard, this application seeks the City's discretion to vary the car parking requirement.	✗
5.5 Pedestrian access to be provided from the parking area to the building entry	A pedestrian access is provided from the car parking area to the building entry.	✓
6.1 Acoustic assessment to be provided	An Environmental Acoustic Assessment is provided (see Appendix 4).	✓
6.2 Traffic impact assessment to be provided	A Traffic Impact Statement is provided (see Appendix 3).	✓
6.3 Landscaping plan to be provided	Landscaping Plan is provided (see Appendix 2).	✓
6.4 Written statement to be provided	Written statement provided herein.	✓

4.2 BUILT FORM

A key objective of LPP2.3 is:

"To ensure the development of child care centres is site-responsive, integrates with its context and is in-keeping with the character of the locality."

The proposal is considered to be in keeping with the character of the locality given that this application seeks to retain and retrofit the existing residential dwelling on the site to accommodate the proposed child care centre (refer **Appendix 2 - Proposed Plans**).

The existing dwelling is a double storey structure with a traditional pitched roof and access from Grayswood Court (refer **Appendix 2 - Proposed Plans**). The built-form is characterised as low to medium scale architecture, with the building façade facing Warradale Terrace and set in landscaped surrounds.

The retention of the existing dwelling will ensure the development is compatible with the existing residential character and streetscape.

The proposed changes to the existing residential building are minor in nature. These external changes to the building are reflected on the Elevations (refer **Appendix 2**).

Generally, the proposal will incorporate:

- New cladding to external columns;
- New portions of roofing to match existing building;
- New limestone wall to match existing building; and,
- New glass sliding doors and windows to match existing building.

4.3 LAYOUT

The proposed layout responds directly to the site's context. Pedestrian and vehicular access is gained from Warradale Terrace, a classified Local Distributor Road. Vehicle access to/from Warradale Terrace is a logical entry point given that the road is a higher order road, in comparison to Grayswood Court, a classified Access Street. As such, traffic impacts are considered to be minimal.

The car parking area is visible from Warradale Terrace to encourage patrons to park on-site instead of on road verges. The outdoor play spaces are north-south orientated to provide access to the sun and shading when necessary, and are suitably sized to offer a high level of amenity.

48% of the site is set aside for landscaping (inclusive of the outdoor play areas), significantly above the 8% minimum requirement. This provides ample area to soften the impact of the proposed development.

4.4 BUILDING SETBACKS

The proposed building is set back 37m from Warradale Terrace, 2.38m to the rear boundary, and ≥ 6 m to side lot boundaries. The rear setback is considered to be acceptable given that this is the existing setback to the neighbouring property. A 2.0m acoustic wall is proposed on the eastern boundary to ensure the development

complies with the *Environmental Protection (Noise) Regulations 1997*. As such, the proposed variation is considered minor and will not have a detrimental impact on the adjoining residence.

4.5 FENCING

Colorbond fencing is generally proposed along lot boundaries, except where an existing limestone wall exists, which is to be extended, per the requirements of the *Environmental Acoustic Assessment* (Herring Storer Acoustics, 2021).

4.6 LANDSCAPING

The development provides approximately 2,400m² of landscaping area, and includes the planting of at least nine (9) trees and a variety of shrubs (including; *Dianella Revoluta*, *Conostylis Aculeata* and *Boronia Crenulata*).

The landscaped areas are intended to frame the development and provide a green buffer to enhance the facility's external appearance.

4.7 VEHICLE ACCESS

The development proposes two (2) new vehicle crossovers, 6.0m in width, to Warradale Terrace. At present, access is currently restricted by an existing Pedestrian Access Way (PAW), Lot 55 on Plan 22545. The PAW, however, does not function, nor form part of, a pedestrian access route. As such, a separate application will be submitted to the city requesting the permanent removal of the PAW to facilitate vehicle access to Warradale Terrace.

4.8 CAR PARKING

A total of 36 car parking bays are proposed, with 23 of the bays (inclusive of the 4 tandem spaces) to accommodate staff, whilst the remaining 13 visitor bays (inclusive of the 1 ACROD bay) being available for parents to use during drop-off/pick-up.

The 6 car bay shortfall is acceptable when considering the *NSW RTA Guide to Traffic Engineering Developments*. The RTA Guide states that the average length of stay for child care centres is 6.8 minutes. Assuming a 7 minutes dwell time for each bay, each bay would have a turnover rate of about 8.5 in an hour. As such, it is estimated that the proposed 12 visitor bays (excluding the use of the 1 ACROD bay) would be able to

accommodate about 102 vehicles in the peak hour period. Given that 90 vehicles are anticipated to arrive during the AM and PM peak hour period, the proposed 36 car parking spaces can accommodate the expected parking generation.

In addition, the following should be taken into consideration:

- The peak time for childcare centres is typically a 2-hour period;
- It should be noted that it is highly unlikely that the proposed childcare centre would operate at its maximum capacity at all times. This could be considered as the theoretical maximum and the estimated trips generated assumes that all children are driven to the child care centre and no siblings attend; and,
- Information provided by other franchised childcare centre providers indicate that the actual average maximum operating capacity is at approximately 85% of legal capacity, rarely reaching 90%. This is primarily due to:
 - Children attending childcare part time (certain days of the week);
 - Children being absent from childcare due to colds (particularly in winter in autumn);
 - Children being absent from childcare due to other family commitments (given that attendance of childcare is not mandatory, parents elect to use this flexibility in organising family commitments in such way that siblings attending school aren't affected).
 - It is important to note that even though a particular enrolled child does not attend the centre on a particular day, the enrolments in relation to capacity prevent the operator from accommodating another child.
 - Furthermore, it was found that the siblings comprise 15%-40% of all enrolments. It is neither reasonable nor practical for families to enrol siblings in different childcare centres.

5. TRAFFIC REPORT

A Traffic Impact Statement for the proposed development has been prepared by Uloth & Associates. The Transport Impact Statement outlines the transport aspects of the proposed development focusing on traffic operations, access and provision of car parking.

The TIS provides the following key conclusions:

- The proposed development is expected to generate approximately 90 vehicle trips in the AM and PM Peak Hours. This traffic generation falls under the 'moderate impact' category according to *WAPC Transport Impact Assessment Guidelines*, and will not have significant traffic impact on the existing road network.
- The peak parking demand of the site is able to be accommodated when considering that there is capacity for up to 6 or 7 vehicles to park within the on-street parking embayment within Warradale Terrace, and the possibility of a number of trips being existing 'passing trips' from residents travelling to and from work, and 'linked trips' with the pick-up and drop-off of children at the nearby Landsdale Primary School and Landsdale Christian School.
- The existing road network provides good pedestrian access to and from the surrounding residential areas, nearby schools and bus stops.

Overall, the development of the site is expected to have no significant traffic impacts on the surrounding road network.

The Traffic Impact Statement for the proposed development is attached at **Appendix 3**.

6. ACOUSTIC REPORT

Herring Storer Acoustics assessed noise emissions from child play, mechanical plant (AC plant and extraction fans) and car doors closing, against the *Environmental Protection (Noise) Regulations 1997*.

The report concluded that compliance can be achieved for all noise sensitive premises provided that the following measures are implemented:

- Restricting outdoor play before 7.00am (i.e. during the night period).
- Limiting the number of children to 40 children within the northern outdoor play area, and 10 children within the vegetable garden area.
- Installing acoustic fencing as shown Figure 5.1 of the Environmental Acoustic Assessment. The *Environmental Acoustic Assessment* generally recommends a 1.8m and 2.0m fence on the northern boundary; a 2.0m fence on the eastern boundary, with a small 1.8m fence section; and a 2.1m fence on the southern boundary. Refer to Appendix 4 for further details.
- Door must be closed to an activity space during periods of singing and/or when music is being played.

The Environmental Acoustic Assessment prepared by Herring Storer Acoustics detailing the outcomes of the assessment is attached at **Appendix 4**.

7. WASTE MANAGEMENT

The proposed development provides a screened bin storage area on the northern boundary of the site with direct access to Warradale Terrace. It is proposed that street collection of waste will occur from Warradale Terrace.

The operator intends using Suez Recycling and Recovery collection service and will therefore require the following numbers of bins:

- General Waste – 1 x 1100L bin, serviced 2 x weekly = 2,200L total capacity
- Recycling – 1 x 1100L bin, serviced 2 x weekly = 2,200L total capacity

The bin store is 7.5m² and is capable of housing the required number of bins to service this development. Bins will be stored in the designated compound where they will be collected by the service provider on the nominated days (refer **Appendix 5**).

8. OPERATIONAL OVERVIEW

8.1 INTRODUCTION TO THE ATLANTIS GROUP

The Atlantis Group has consistently provided quality early childhood education and care service in the Wanneroo area. The proposed development would be under the brand banner of Tall Tree Early Learning offering a largely increased allocation of space per child. Refer to **Appendix 6** for further details regarding the operator's vision for the site.

8.2 OPERATIONAL HOURS AND DAYS

The proposed operational hours are 6.30 am to 6.30 pm Monday to Friday.

8.3 NUMBER OF CHILDREN

Age group	Number of children
0-1 years	12
1-2 years	16
2-3 years	40
3+ years	60
Total	128

8.4 NUMBER OF EMPLOYEES

The total number of employees on site at any given time is 23.

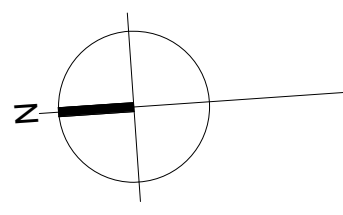
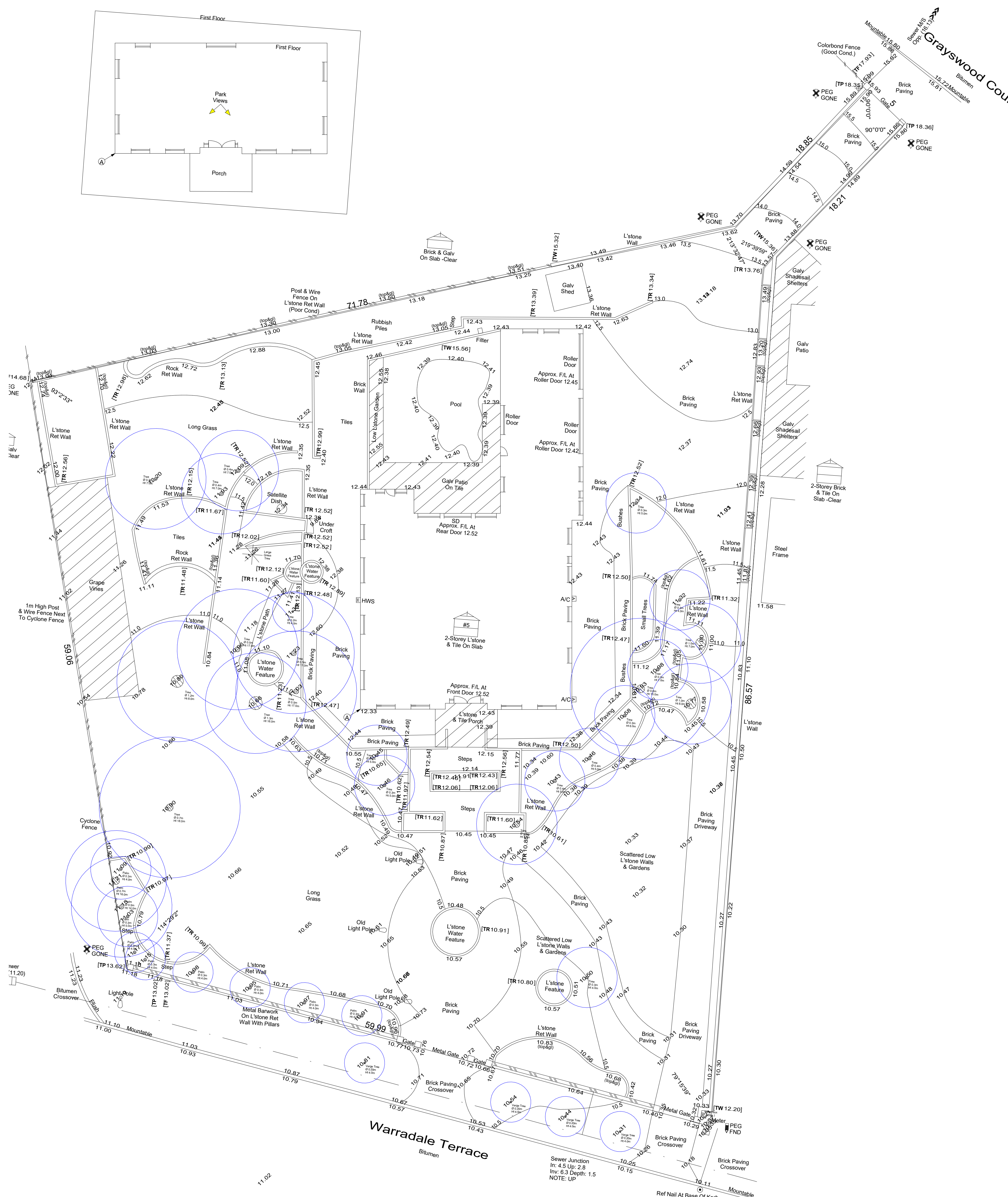
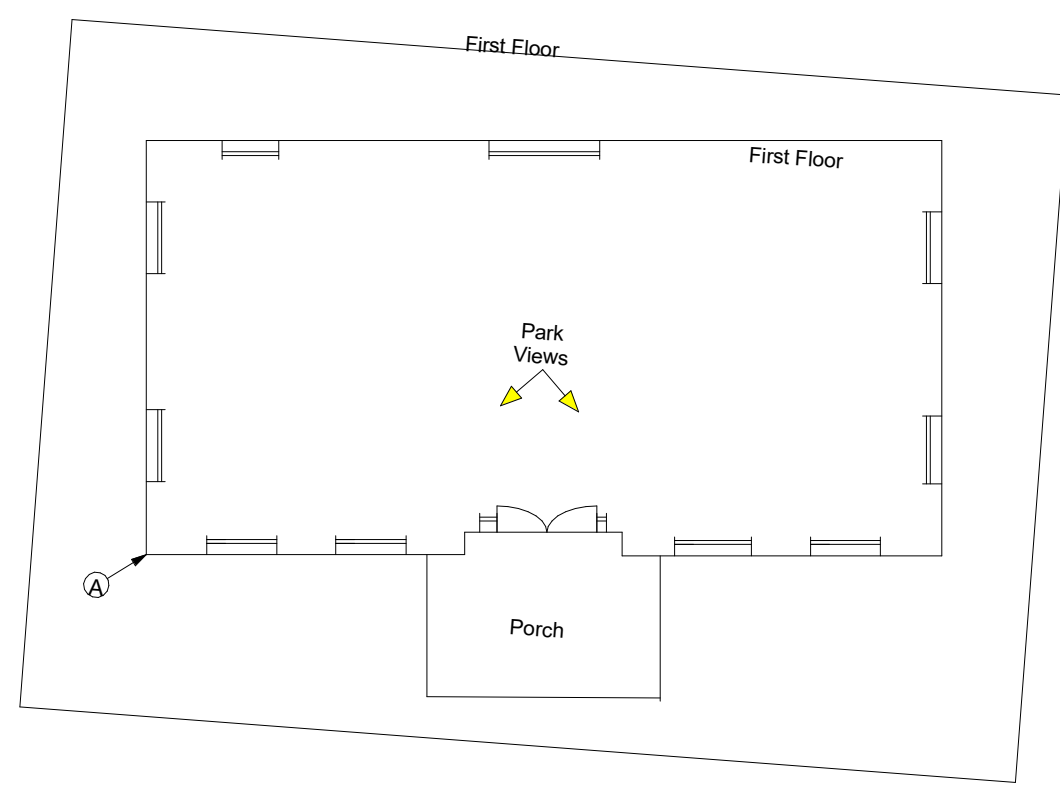
9. CONCLUSION

Burgess Design Group, on behalf of The Atlantis Group, the contracted purchaser of Lot 923 (No.5) Grayswood Court, Landsdale, has prepared the preceding Development Application report to guide the development of a Child Care Centre on the site.

The proposed development has merit and warrants approval for the following reasons:

- The Child Care Centre is an 'D' use within the 'Residential' zone and can be considered by the City;
- The subject site is within close proximity to a range of other complementary uses including a Warradale Park, Landsdale Primary School, and Landsdale Medical Centre, and Landsdale Forum Shopping Centre.
- The proposal is supported by expert technical inputs demonstrating its suitability from a design, traffic and acoustic perspective.

In light of the above, conditional approval of the proposed development is respectfully requested.

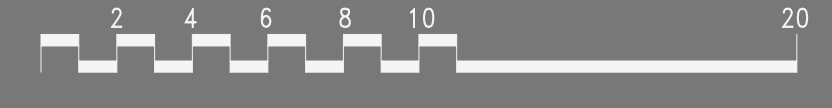


SITE SURVEY
SCALE: 1:200

PROPOSED CHILDCARE CONVERSION
LOCATION: 5 GRAYSWOOD COURT, LANDSDALE
FOR: ATLANTIS INDOOR PLAY CENTRE PTY. LTD.

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1:200 @ B1

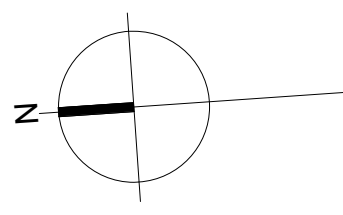
8776 **shircore** **5** YEARS
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SITE CRITERIA

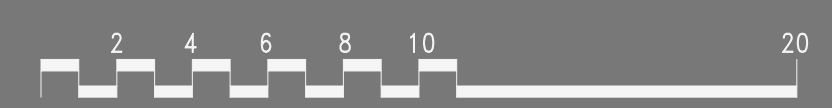
1. Site Area		5,000m²
a. Site Area		
2. Landscaping		2,400m² (48%)
a. Provided		
3. Floor Area (GFA)		801m²
a. Ground		228m²
b. First		573m²
Total		1,029m² (20%)
4. Place Numbers		
a. 0-1y		12 (3 Staff)
b. 1-2y		16 (4 staff)
c. 2-3y		40 (8 Staff)
d. 3+y		60 (6 staff)
5. Carparking		
i. Cars Required		
a. Staff @ 1/Staff		23 Cars
b. Places @ 9 bays plus 1/8 children in excess of 54		18.25 Cars
Total Cars required		41.25 Cars
Total Car provided		37 Cars (5 car shortfall)



SITE PLAN
SCALE: 1:200

PROPOSED CHILDCARE CONVERSION
LOCATION: 5 GRAYSWOOD COURT, LANDSDALE
FOR: ATLANTIS INDOOR PLAY CENTRE PTY. LTD.

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As indicated @ B1



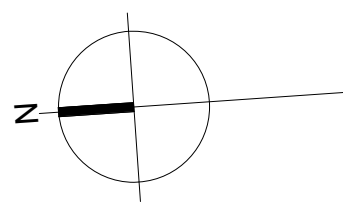
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Landscaping
A. Hard Landscaping
Defined as paved walkways either open or covered.
B. Soft Landscaping
Defined as vegetative landscaping.

Gross Floor Area: GFA
A. All Floor Areas on this plan are shown as GROSS FLOOR AREA.
Unless otherwise noted as Net Floor Area.
B. Definition of Gross Floor Area is defined as:
i. GROSS FLOOR AREA OF TENANCY:
Gross Floor Area of an individual Tenancy is defined as the area contained between the centre line of common tenancy walls and the outside edge of external walls.
ii. GROSS FLOOR AREA OF A BUILDING:
Gross Floor Area of a Building is defined as the total area contained between the outside edge of external walls.

Net Floor Area: NFA
A. Net Floor Area of a Tenancy on this plan is defined as the area between external or tenancy dividing walls.
B. This area is inclusive of toilets if the toilets are exclusive to the Tenancy.



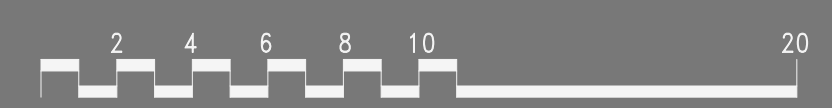
LANDSCAPE PLAN

SCALE: 1:200

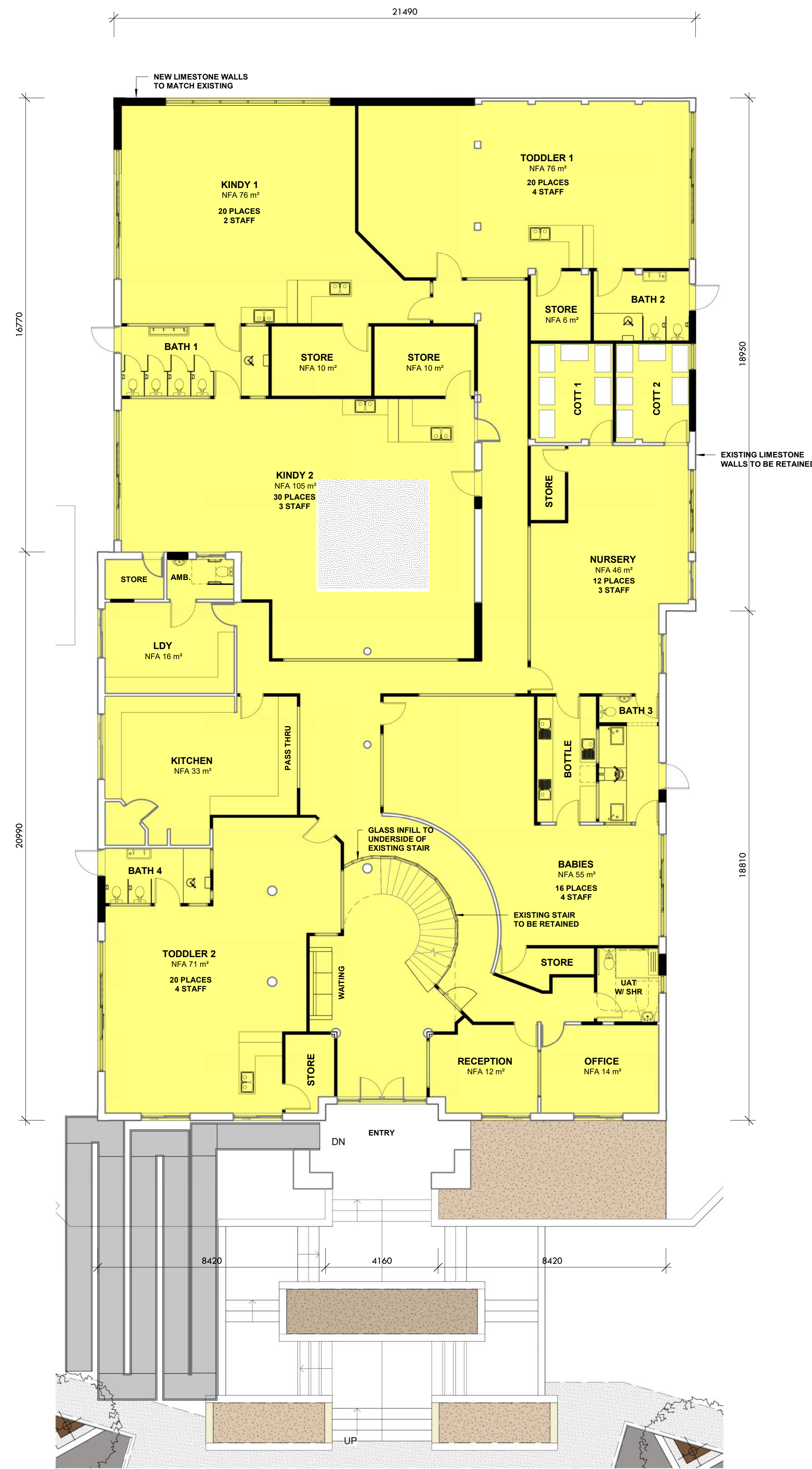
PROPOSED CHILDCARE CONVERSION
 LOCATION: 5 GRAYSWOOD COURT, LANDSDALE
 FOR: ATLANTIS INDOOR PLAY CENTRE PTY. LTD.

SK008
 OCT 2021
 3
 1:200 @ B1

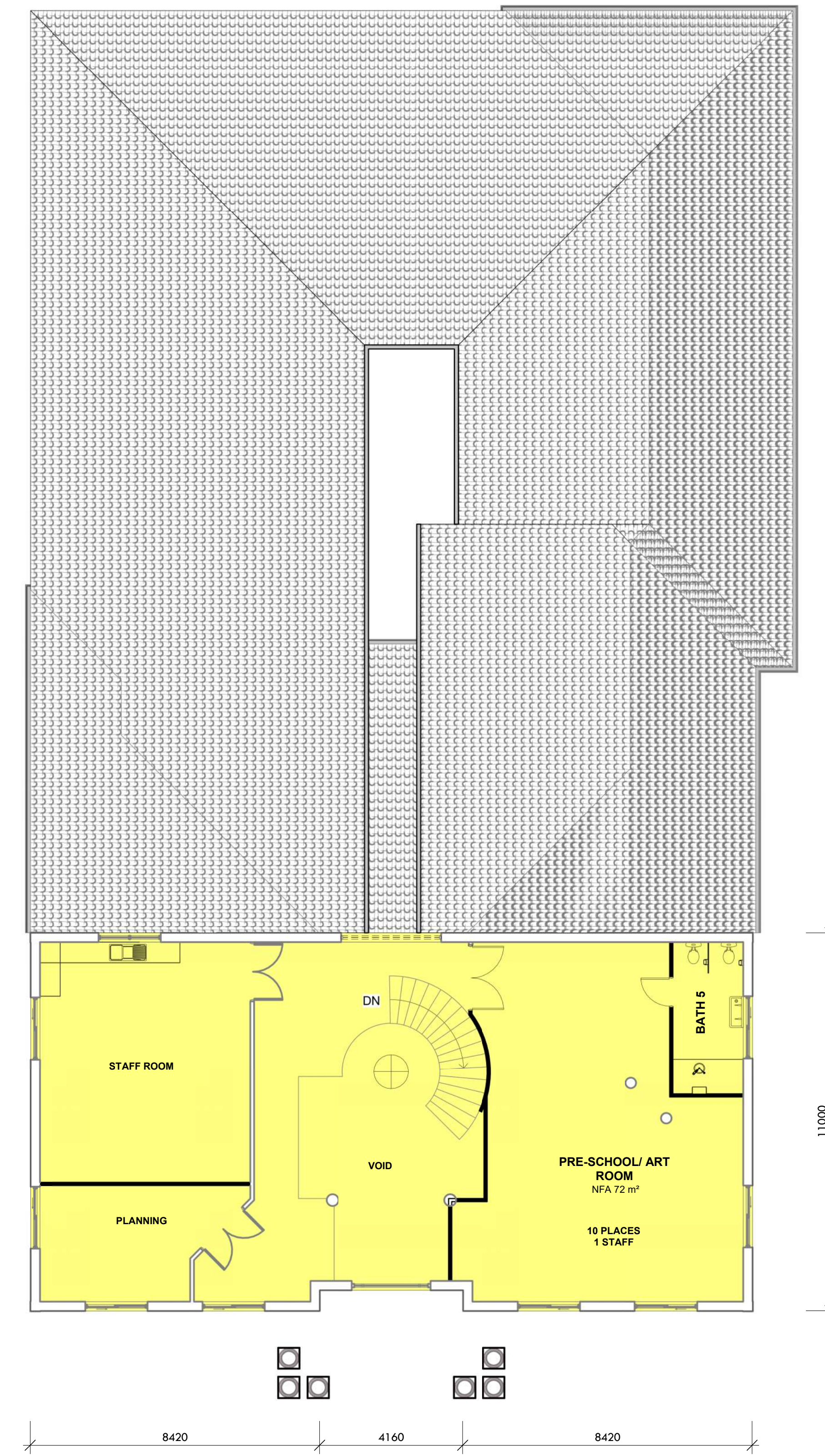
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GROUND FLOOR PLAN - NEW
SCALE: 1 : 100



FIRST FLOOR PLAN - NEW

SCALE: 1 : 100

PROPOSED CHILDCARE CONVERSION
LOCATION: 5 GRAYSWOOD COURT, LANDSDALE
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SK007
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6
1 : 100 @ B1

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SOUTH ELEVATION - EXISTING

SCALE: 1 : 100



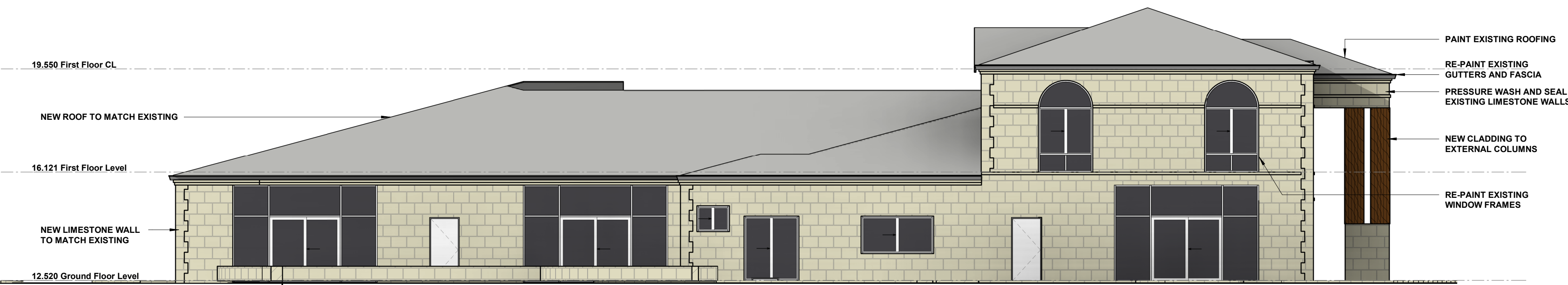
SOUTH ELEVATION - NEW

SCALE: 1 : 100



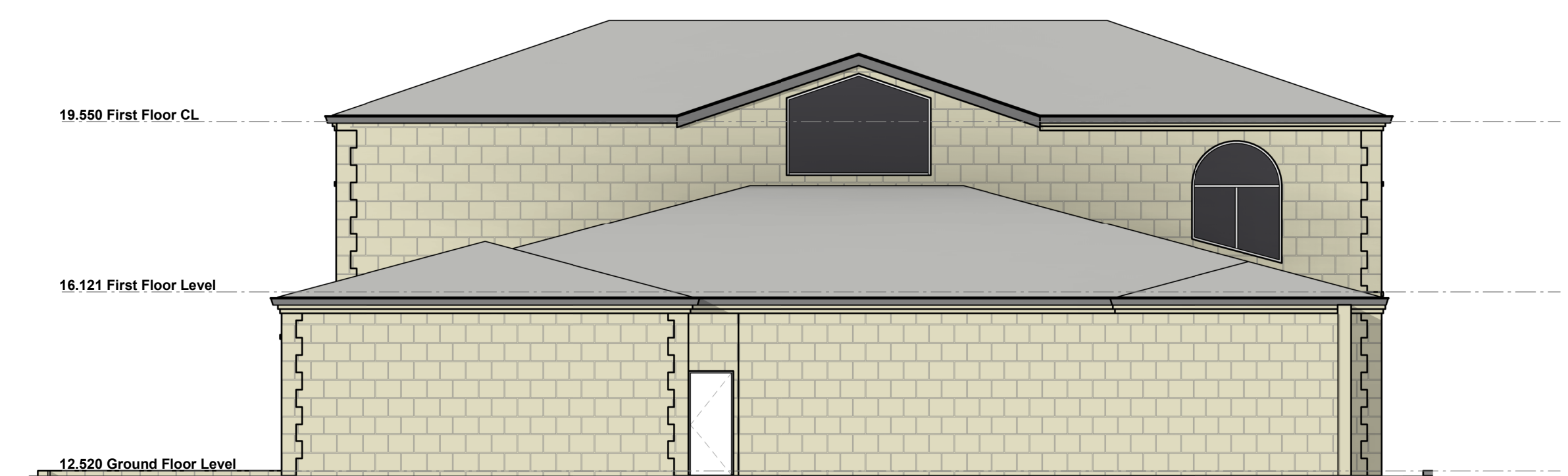
WEST ELEVATION - EXISTING

SCALE: 1 : 100



WEST ELEVATION - NEW

SCALE: 1 : 100



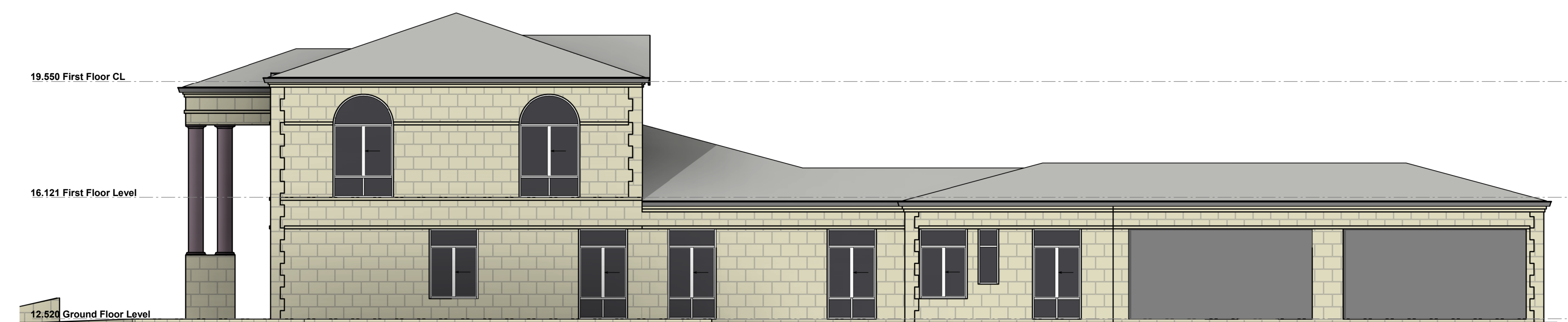
NORTH ELEVATION - EXISTING

SCALE: 1 : 100



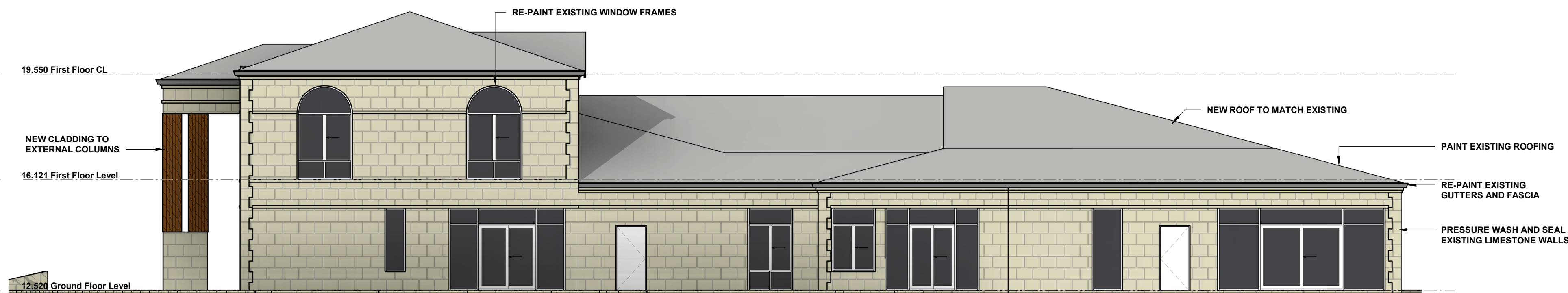
NORTH ELEVATION - NEW

SCALE: 1 : 100



EAST ELEVATION - EXISTING

SCALE: 1 : 100



EAST ELEVATION - NEW

SCALE: 1 : 100

PROPOSED CHILDCARE CONVERSION
 LOCATION: 5 GRAYSWOOD COURT, LANDSDALE
 FOR: ATLANTIS INDOOR PLAY CENTRE PTY. LTD.

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