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TOWN PLANNING SHEET LIST		
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PROPOSED CHILDCARE + RETAIL DEVELOPMENT 1 NEWMARKET PARADE, BUTLER, WA 6036

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ISSUE	DESCRIPTION	DATE
1	TP ISSUE	11.08.21

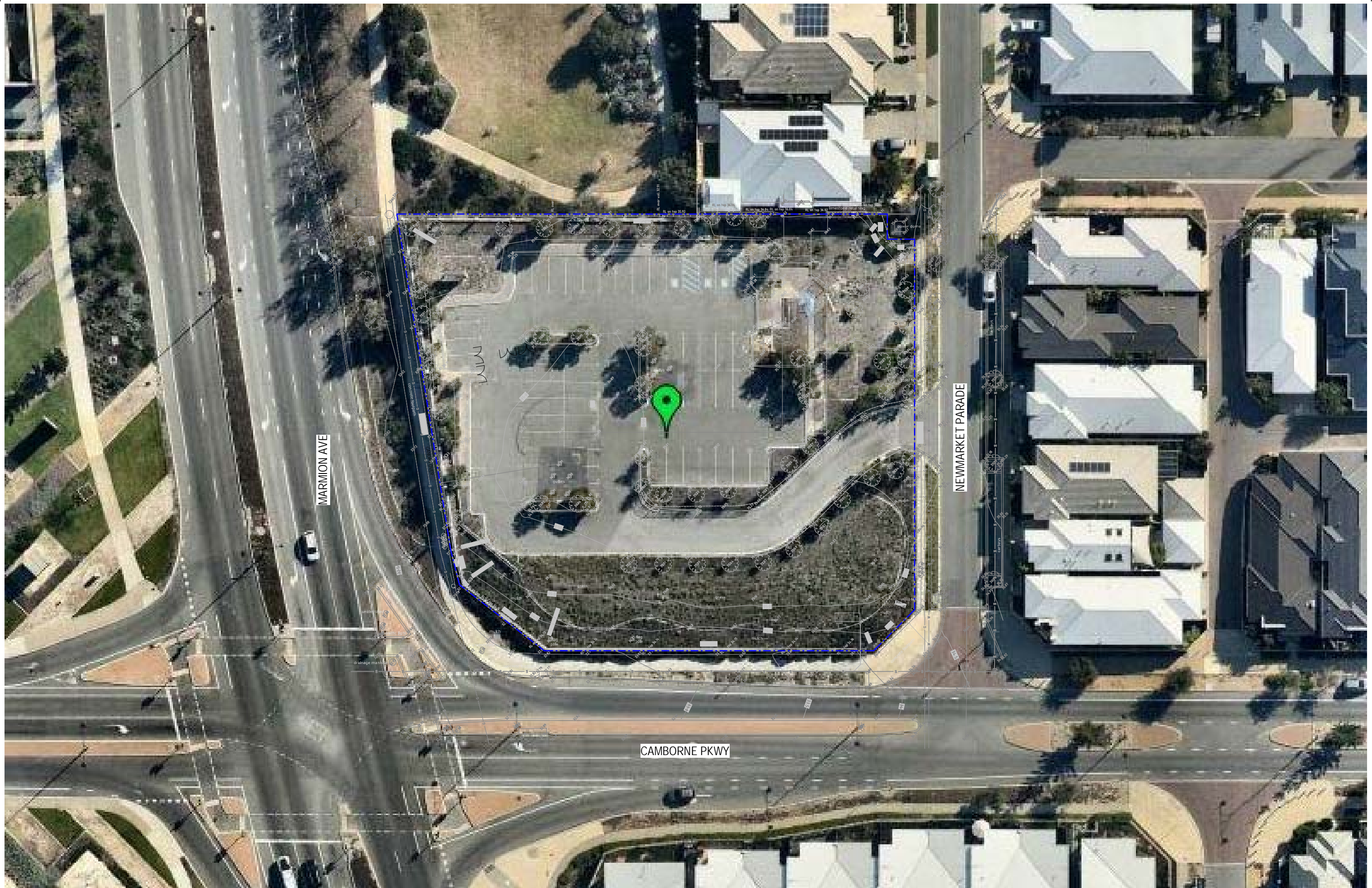
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PROPOSED CHILDCARE + RETAIL DEVELOPMENT
1 NEWMARKET PARADE, BUTLER, WA 6036

COVER SHEET

Date: 11.08.21 Drawn: SM
Job No. 2880 Scale: A1

SK 001 1



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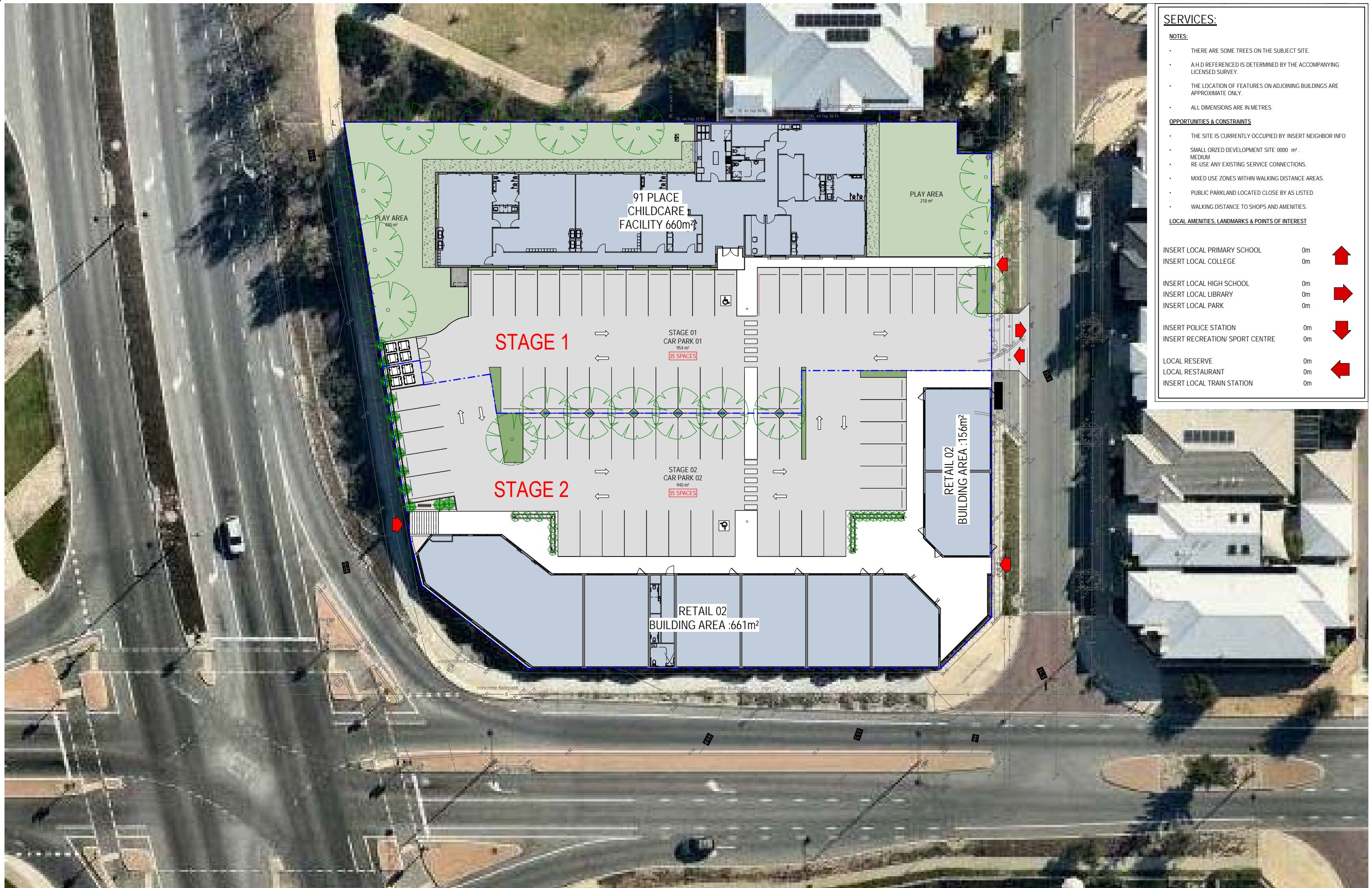


PROPOSED CHILDCARE + RETAIL DEVELOPMENT
 1 NEWMARKET PARADE, BUTLER, WA 6036

EXISTING AND DEMOLITION PLAN

Date: 11.08.21 Drawn: SM
 Job No. 2880 Scale: A1 : 250

SK 002 1



SERVICES:

NOTES:

- THERE ARE SOME TREES ON THE SUBJECT SITE.
- A.H.D REFERENCED IS DETERMINED BY THE ACCOMPANYING LICENSED SURVEY.
- THE LOCATION OF FEATURES ON ADJOINING BUILDINGS ARE APPROXIMATE ONLY.
- ALL DIMENSIONS ARE IN METRES.

OPPORTUNITIES & CONSTRAINTS

- THE SITE IS CURRENTLY OCCUPIED BY INSERT NEIGHBOR INFO
- SMALL ORZED DEVELOPMENT SITE 0000 m².
- MEDIUM
- RE-USE ANY EXISTING SERVICE CONNECTIONS.
- MIXED USE ZONES WITHIN WALKING DISTANCE AREAS.
- PUBLIC PARKLAND LOCATED CLOSE BY AS LISTED.
- WALKING DISTANCE TO SHOPS AND AMENITIES.

LOCAL AMENITIES, LANDMARKS & POINTS OF INTEREST

INSERT LOCAL PRIMARY SCHOOL	0m	↑
INSERT LOCAL COLLEGE	0m	↑
INSERT LOCAL HIGH SCHOOL	0m	→
INSERT LOCAL LIBRARY	0m	→
INSERT LOCAL PARK	0m	→
INSERT POLICE STATION	0m	↓
INSERT RECREATION/ SPORT CENTRE	0m	↓
LOCAL RESERVE	0m	←
LOCAL RESTAURANT	0m	←
INSERT LOCAL TRAIN STATION	0m	←

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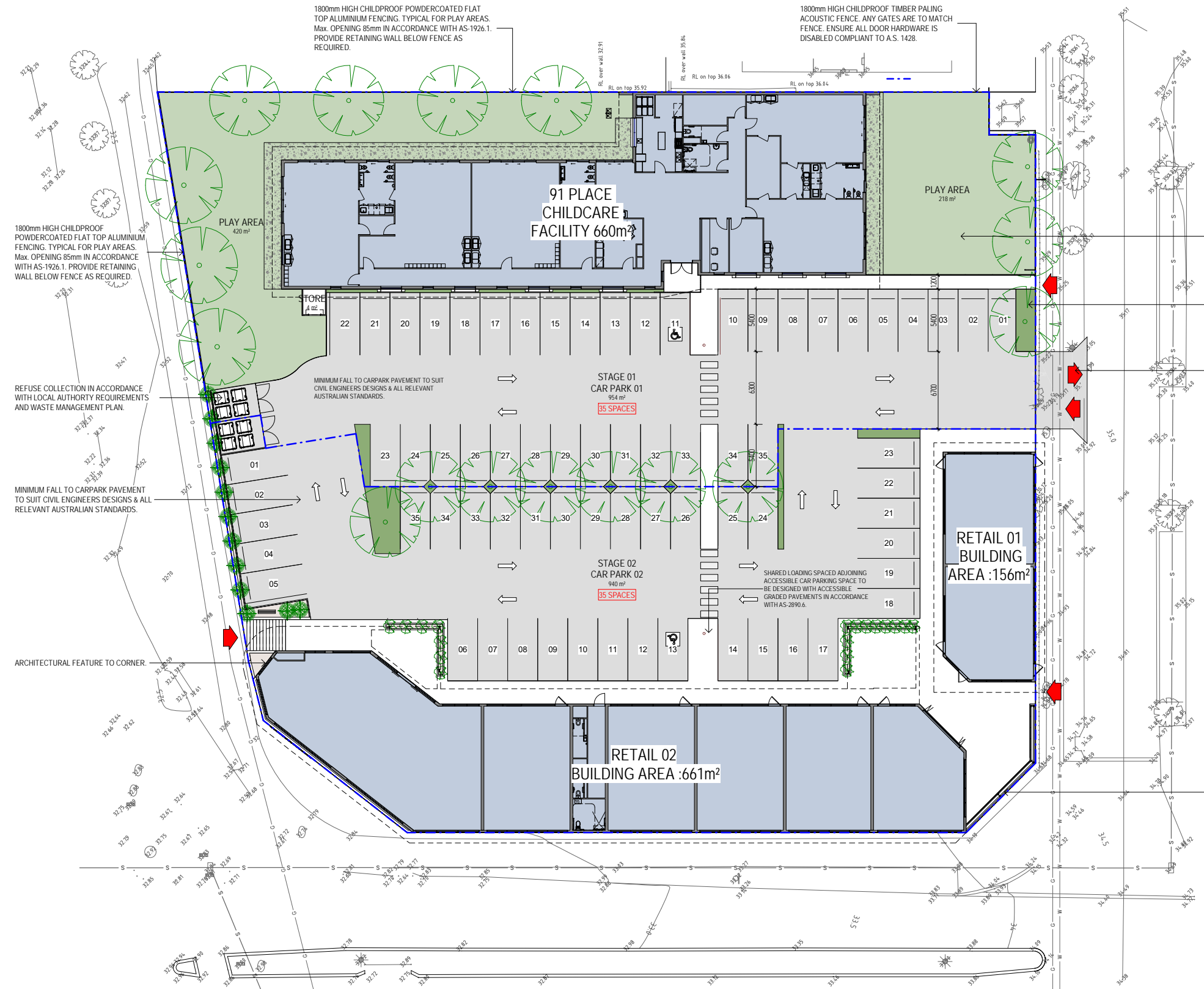
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PROPOSED CHILDCARE + RETAIL DEVELOPMENT
 1 NEWMARKET PARADE, BUTLER, WA 6036

NEIGHBOURHOOD CHARACTER STUDY

Date: 11.08.21 Drawn: SM
 Job No. 2880 Scale: A1 1 : 200



TENANCY UNITS SCHEDULE

TOTAL NET LETTABLE AREA	
UNIT 01	72m²
UNIT 02	72m²
UNIT 03	76m²
UNIT 04	79m²
UNIT 05	80m²
UNIT 06	80m²
UNIT 07	80m²
UNIT 08	150m²
	729m²
CAR PARKING REQUIRED	(7100m² RETAIL SPACE) = 50 CARS PROVIDED = 35 CAR PARKING AREA = 940m²

**AREA ANALYSIS
CHILD CARE + SITE**

SITE AREA:	4453 m²
TOTAL BUILDING (CHILDCARE) AREA:	660 m²
CC CAR PARKING AREA:	954 m²
OVERALL SITE COVERAGE:	33.16 %
OVERALL SITE PERMEABILITY:	14.32 %
TOTAL CHILDREN SPACES:	91
OUTDOOR PLAY AREA - REQUIRED:	637 m²
OUTDOOR PLAY AREA - PROVIDED:	638 m²
TOTAL CAR PARKING REQUIRED:	35
TOTAL CAR PARKING PROVIDED:	35

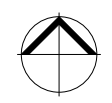
ROOM NAME	AREA	No. OF CHILDREN
CHILDRENS ROOM 01	65 m²	20
CHILDRENS ROOM 02	65 m²	20
CHILDRENS ROOM 03	65 m²	20
CHILDRENS ROOM 04	50 m²	15
CHILDRENS ROOM 05	54 m²	16
TOTAL: 5	299 m²	91

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PROPOSED CHILDCARE + RETAIL DEVELOPMENT
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PROPOSED SITE PLAN

Date: 11.08.21 Drawn: SM
 Job No: 2880 Scale: A1 1 : 200



TENANCY UNITS SCHEDULE

TOTAL NET LETTABLE AREA	
UNIT 01	72m ²
UNIT 02	72m ²
UNIT 03	76m ²
UNIT 04	79m ²
UNIT 05	80m ²
UNIT 06	80m ²
UNIT 07	80m ²
UNIT 08	190m ²
TOTAL: 729m ²	
CAR PARKING REQUIRED	(7/100m ² RETAIL SPACE) = 50
	CARS PROVIDED = 35
	CAR PARKING AREA = 940m ²

AREA ANALYSIS CHILD CARE + SITE

SITE AREA:	4453 m ²
TOTAL BUILDING (CHILDCARE) AREA:	660 m ²
CC CAR PARKING AREA:	954 m ²
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CHILDRENS ROOM 05	54 m ²	16
TOTAL: 5	299 m ²	91

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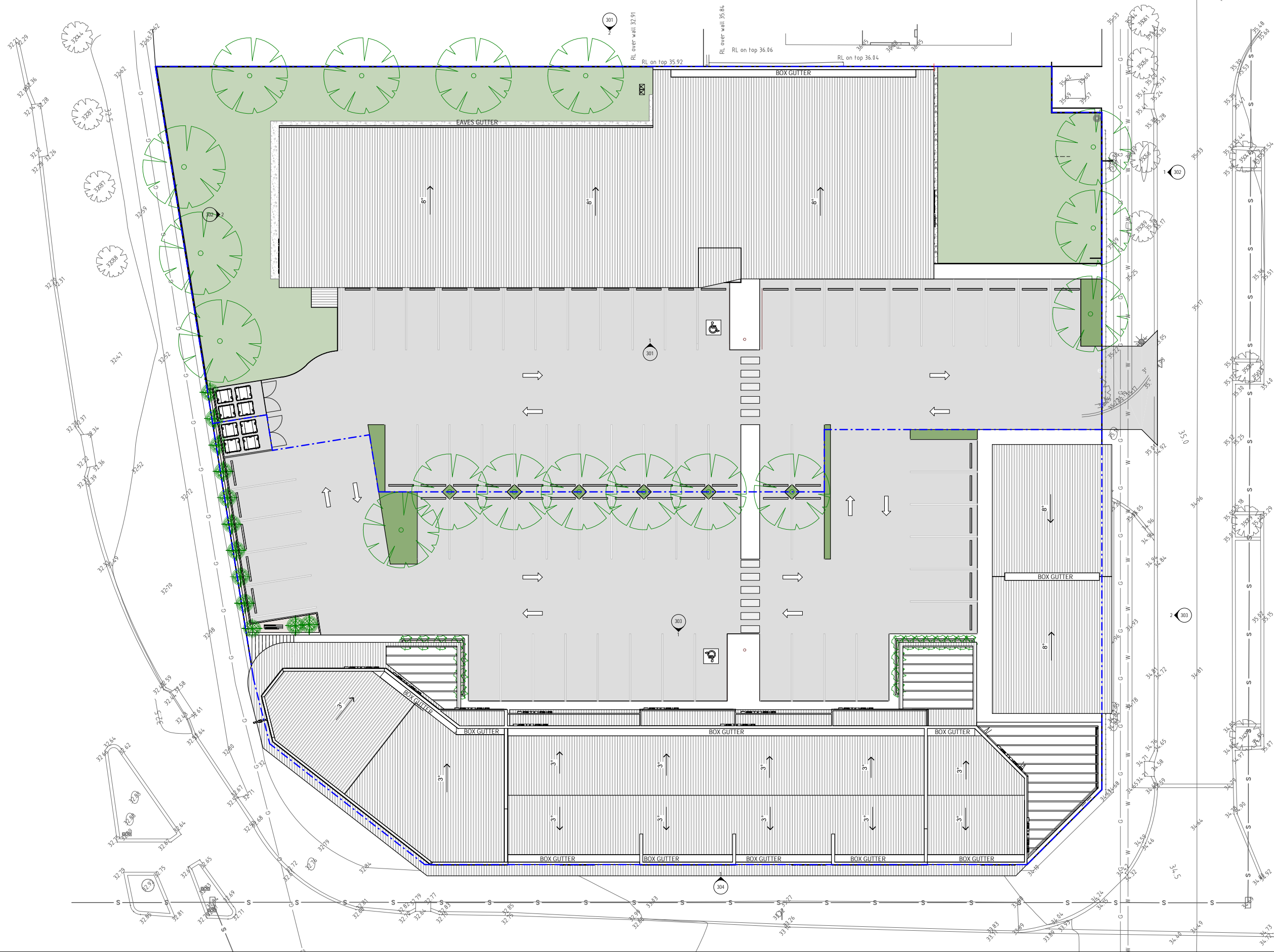
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PROPOSED CHILDCARE + RETAIL DEVELOPMENT
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PROPOSED GROUND FLOOR PLAN

Date: 11.08.21 Drawn: SM
 Job No: 2880 Scale: A1: 150



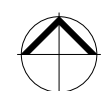
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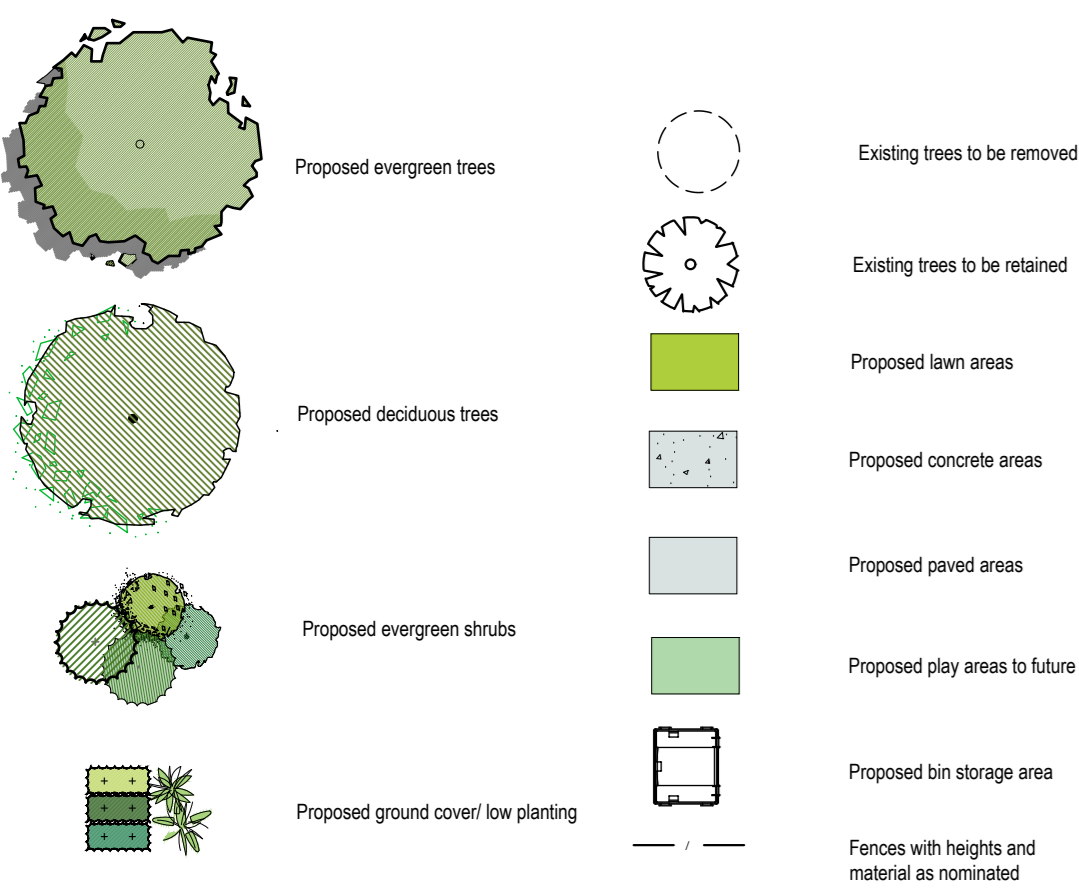


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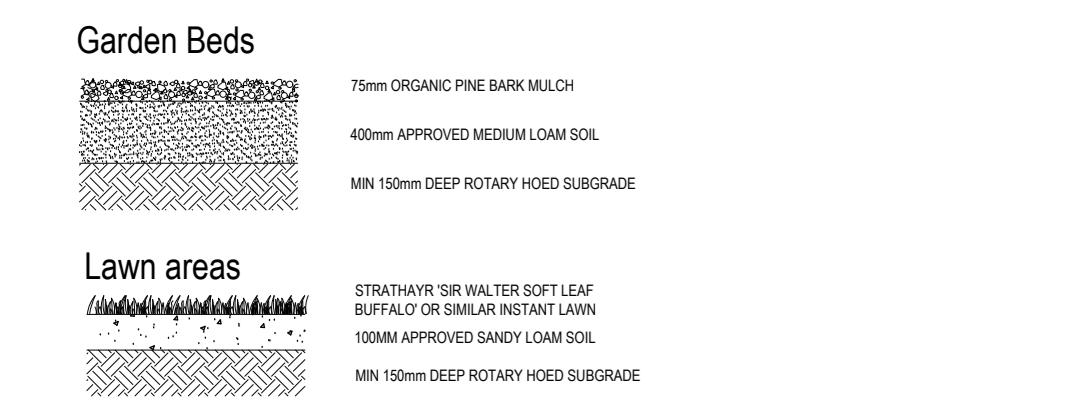
PROPOSED ROOF PLAN

Date: 11.08.21 Drawn: SM
 Job No. 2880 Scale: A1: 1:150

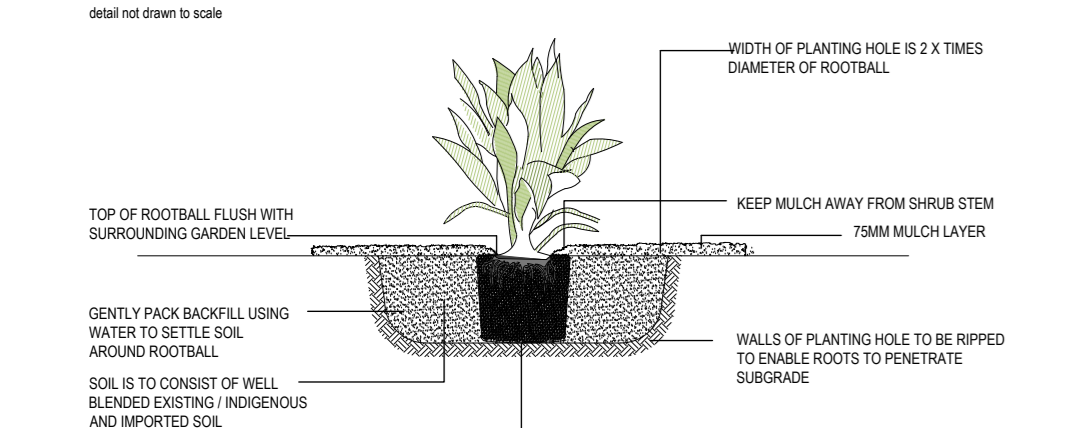
Legend



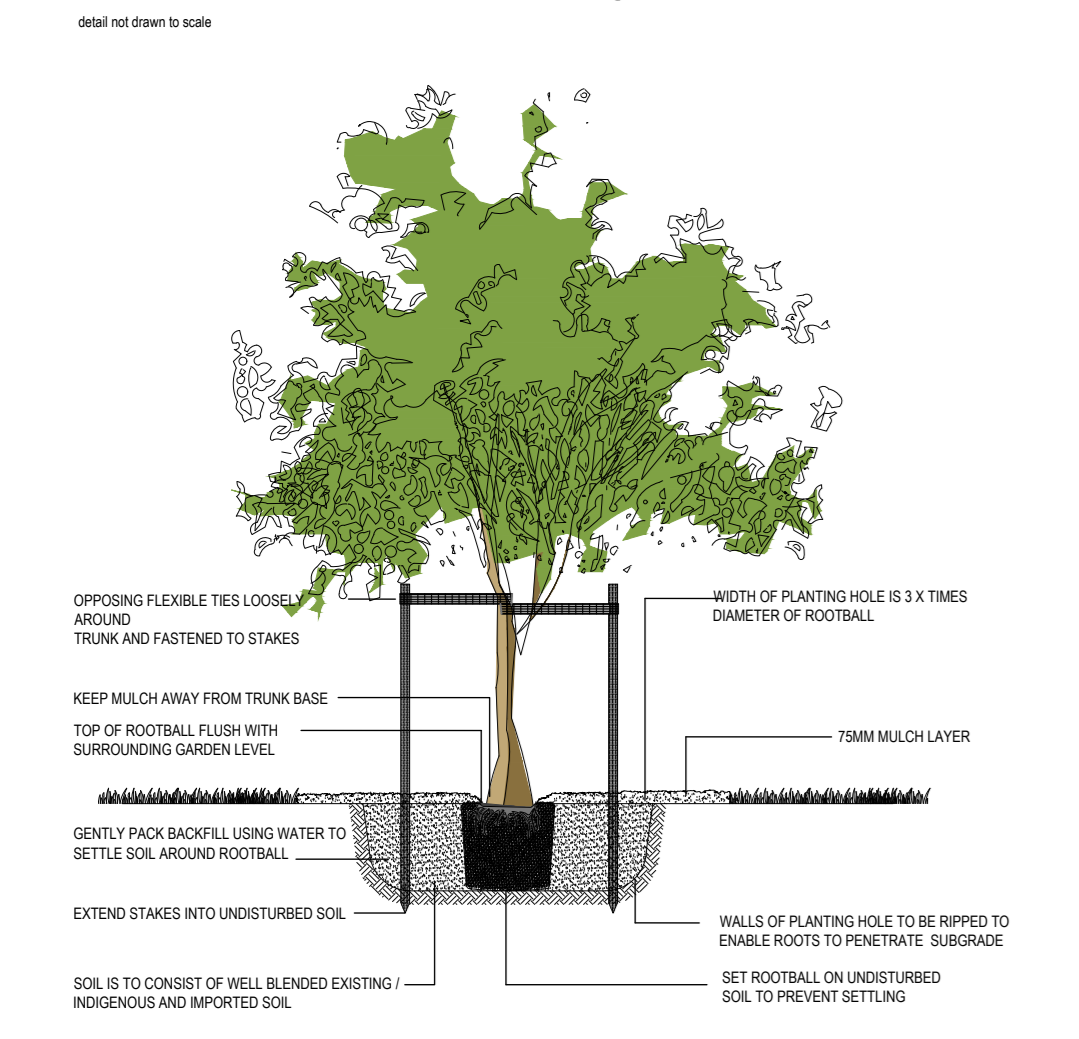
Surface Finishes Detail



Shrub Planting



Advanced Tree Planting



Specifications

Subgrade preparation
Site preparation to be carried out in accordance with best horticultural practice and under suitable conditions. Disturbance to indigenous soil structure is to be minimised. The use of machinery that may damage soil structure or profile is not acceptable. Sub-grade to all lawn and planted areas is to be cultivated to a minimum depth of 150mm and dressed to achieve drainage to the surface. Sub-grade to be tested prior to preparation and conditioning to determine pH, salinity and gypsum requirement. Any gypsum required is to be distributed at the manufacturer's recommended rate and cultivated into the subgrade to a minimum depth of 150mm. Proposed topping areas to be graded/ drained to prevent water discharge into neighbouring properties.

Weed control
Remove and dispose of environmental weeds off site prior to subgrade preparation, topsoiling and planting works.

Soil Preparation
Topsoil to be spread in maximum 150mm layers, lightly compacted by use of a 150 - 200kg roller, or by thoroughly walking until it accords with finished level levels or to within 75mm below edging levels to accommodate mulch. Imported topsoil to garden beds is to be medium texture general purpose garden soil and lightly compacted to minimum 300mm depth to garden beds. Soil is to comply with a.s.a. 2223-1918, and as follows:
- free from perennial weeds and their roots, bulbs and rhizomes
- pH to be 6.5 - 7.5
- texture to be light to medium texture loam
- free from silt material

Imported topsoil for lawn revegetation/ establishment shall have the above characteristics, but shall be a fine draining sandy loam, lightly compacted to minimum 100mm depth.

Mulch
The specified mulch for garden beds is to be an aged organic material with 60 - 80 percent of its volume being wood chips particles in a size range of 25 - 50mm maximum. Mulch is to be spread at a consolidated depth of 75mm.

Planting Procedure
If soil to be planted is dry - fill with water and allow to drain completely. Tree roots are to be banded thoroughly if matted or circling occurs prior to backfilling. Place tree in centre of hole on firm soil to prevent sinking, ensuring top of the rootball is flush with the surrounding soil surface and the trunk is vertical. Backfill material to be in a loose, friable state, with no local rocks or foreign material. If backfill material is not available from the original hole to backfill, a similar soil type must be sourced and used. Soil material must be firmly backfilled in layers to prevent large air pockets from occurring, then thoroughly watered in. Trees to be staked with an 800mm x 20mm hardwood stake driven firmly into the ground - stakes must not be placed through the rootball area. Trees are to be secured to each stake with a strong, soft and flexible material, tight enough to support the tree but not enough to stifle development of a good support root system. Tree tie material must not ripen tree bark or restrict trunk growth for a minimum period of three years. One wireless tetherless (3/8" mesh braided) such as "Dynamilis" must be applied to the top of the rootball area away from the trunk. Items to be undertaken: specifications and watered in immediately. All trees to be mulched to a diameter of 1000mm wide and to a depth of 100mm but must not be in contact with the tree trunk. Mulch to be an aged organic material with 60 - 80 percent of its volume being wood chip particles in a size range of 25 - 50mm maximum. Mulch is to be spread at a consolidated depth of 75mm. The planting hole surface is to be shaped to minimise waterlogging/ excessive water retention but retain the mulch material ready. The site must be left in a clean and safe condition.

Plant Establishment Period
The landscape is to be maintained by applying best horticultural practice to promote healthy plant performance for a 13 week establishment period following the approval of Practical Completion by the responsible authority including (but not limited to) the following tasks - Planting as necessary to maintain plants in a healthy and structurally sound manner; pest and disease - vegetation to be pest and disease free; watering, mowing, weeding, staking and tying - 75mm mulch depth to be maintained around tree bases throughout maintenance period; watering, as often as necessary to ensure healthy and vigorous growth in accordance with current best horticultural practice; weeding - maintained in a weed free state over the entire mulch area by spraying or mechanical means, herbicide - 35 x monthly slow release fertilizer in accordance with manufacturer's recommended application rates in accordance with approved site plan; replacement of damaged, staked or unsupported plants beyond repair or replacement with the same species as specified in the plant schedule within the assigned maintenance period.

Irrigation
An irrigation system to be installed to all garden areas and planter boxes (if applicable) in accordance with current local watering regulations.

Timber Edging
Timber edging to be 100mm x 25mm treated pine secured to 300mm deep treated pine stakes at 600mm intervals with galvanneal screws on either side to all junctions between garden beds, lawn and topping/ paved areas.

Drainage
Landscape and/or building contractor(s) are responsible for civil and hydraulic computations for landscape building works including, but not limited to, surface and sub-surface drainage for all landscape areas prior to commencement of works.

General
While care has been taken to select tree species with non-invasive root systems it is recommended that root control barriers be installed for any trees located within the footprint of a building/structure.

Climbing plants (if applicable) are to be trained to supportive mesh, wire or lattice fixed over entire fence section from base to top.

Do not scale from plan - contractor to verify all dimensions on site prior to commencing construction.

Plants - Quality of Trees and Shrubs
Trees and shrubs shall be healthy nursery stock free from insects, diseases and weeds. The specified plant heights, and pot sizes are minimum. If plant material is unavailable in these sizes, larger stock must be used. Plant substitutions are not acceptable unless confirmed by the responsible authority in writing. The contractor is to supply and install semi mature trees which meet the following criteria: Have a minimum planted height to sizes as indicated in the plant schedule, have a minimum trunk caliper of 20mm at ground level, be unpruned and free of disease and insect pests, not be root bound or have girdling roots but have roots grown to the edge of the container, the container should have a single straight trunk, strong branching pattern, and full canopy, show healthy, vigorous growth.

Protection of Existing Trees
All existing vegetation shown on the endorsed plan (subject site and neighbouring properties) to be retained must be suitably marked before any development (including demolition) commences on the land and that vegetation must not be removed, destroyed or topped without the written consent of the responsible authority. Before the commencement of works (including demolition) that tree protection barriers must be erected around trees in subject site and neighbouring properties to form a defined tree protection zone during demolition and construction in accordance with tree protection measures in AS 4373:2007. Tree protection measures in AS 4373:2007.

Any pruning that is required must be carried out by a trained and competent arborist with a thorough knowledge of tree physiology and pruning methods to carry out pruning to the Australian standard - AS 4373:2007 (Pruning of amenity trees). All tree protection practices must be in accordance with a consulting arborist and/or the satisfaction of the responsible authority.

Plant Schedule

CODE	BOTANICAL NAME	COMMON NAME	QTY	SUPPLY SIZE	MATURE H x W
TREES					
AF	Agavei Resuscita 'Ray After Dark'	Purple Willow Myrtle	2	Min 2m high	6m x 6m
BAP	Banksia pruriens	Acorn Banksia	4	Min 2m high	6m x 6m
CFS	Corymbia Koliba 'Summer Beauty'	Dwarf Flowering Gum	1	Min 2m high	6m x 4m
CFP	Corymbia Koliba	Red Flowering Gum	3	Min 2m high	10m x 6m
EF	Eucalyptus formosana	Fuchsia Gum	2	Min 2m high	5m x 4m
EUN	Eucalyptus westeriana	Wattle's Wattle	1	Min 2m high	6m x 5m
HF	Hymenocarpus flavus	Native Flaxpoplar	6	Min 2m high	10m x 4m
LIN	Lagerstromia indica 'Natchez'	White Crepe Myrtle	1	Min 2m high	8m x 6m
LIT	Lagerstromia indica 'L. Bourne'	Tussocky Crepe Myrtle	1	Min 2m high	4.5m x 5m
SAP	Syzygium australe 'Phenacel'	Narrow Branch Cherry	8	Min 2m high	6m x 1.25m
UP	Ulmus parviflora	Chinese Elm	1	Min 2m high	10m x 10m
SHRUBS					
ACM	Acacia manurellii	Acacia manurellii	15	20cm pot	1.5m x 1.5m
ASM	Acmena smithii 'Mingily'	Lili - Pilly	27	20cm pot	2m x 1.5m
GM	Gucherradia macrocarpa	Large-flowered Gucherradia	25	20cm pot	1.5m x 1.5m
SC	Schottbeia capitata	Schottbeia capitata	1	20cm pot	3m x 2m
WFN	Wrightia purpurascens 'Nangai'	Coast Rosemary	10	20cm pot	2m x 1m
GROUND COVERS & LOW SHRUBS					
CRE	Convolvulus renardii	Native Bindweed	38	14cm pot	2m x 6m
EG	Eriophyllum glabrum	Common Emu Bush	15	14cm pot	5m x 5m
GT	Grewia Phalaenopsis 'Red wing'	Spider Net Grewia	10	14cm pot	5m x 8m
KOP	Koeleria prostrata	Running Postman	52	14cm pot	1m x 5m
ROP	Rourea officinalis 'Prostrata'	Crawling Rosemary	6	14cm pot	3m x 1m
SA	Scariosa amula	Fairy Fan	77	14cm pot	5m x 1m
TUSSOCKS / GRASSES / EVERGREEN PERENNIALS					
DB	Dianella involucrata	Short-stalk Flax-lily	12	14cm pot	5m x 5m

Landscape Plan



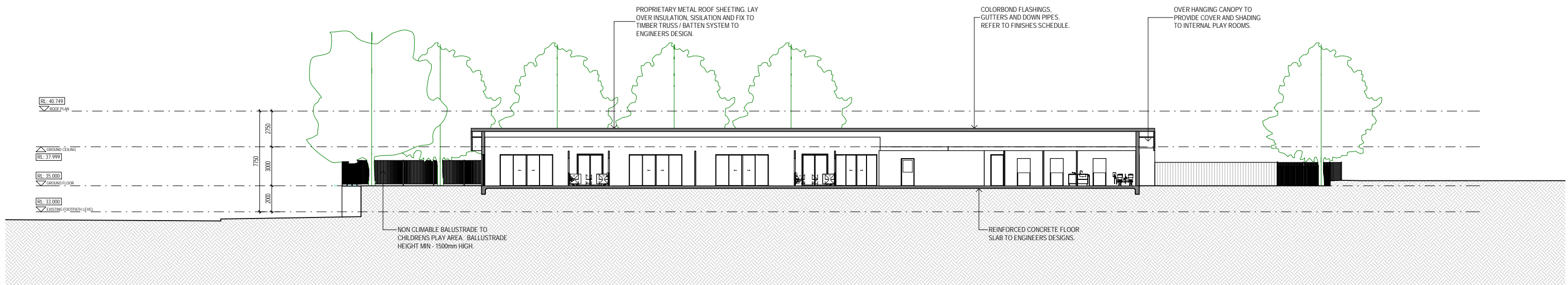
CAMBORNE PKWY

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 271 Glen Road, Preston VIC 3072
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 E: info@keystonealliance.com.au
 W: keystonealliance.com.au

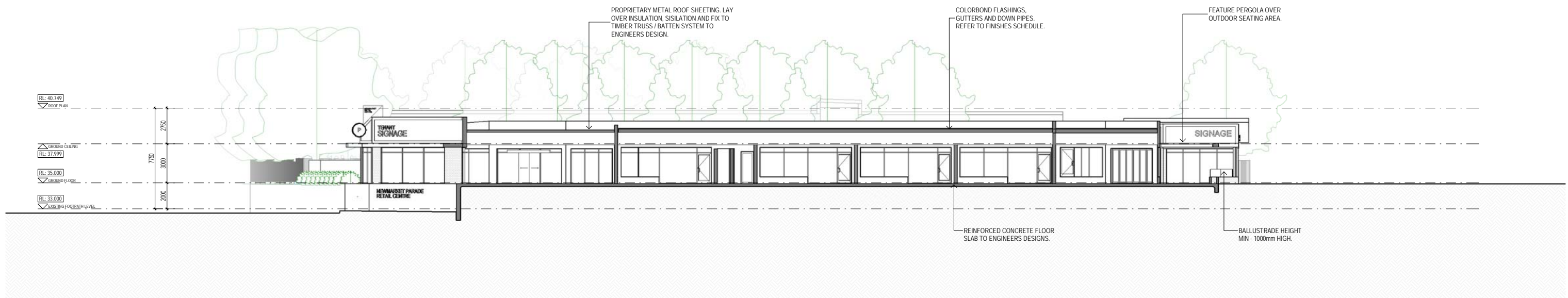
PROJECT: PROPOSED CHILDCARE CENTRE
 ADDRESS: 1 NEWMARKET PARADE, RULPHER
 DATE: 20/09/2021
 SHEET: 02/2
 DESIGNED BY: N/A/M/A Landscape Arch/UR/UR
 DRAWN BY: AS

PROJECT NO. B: L6849
 REV: 0
 AS

KEYSTONE ALLIANCE



2 SECTION 01 TP
1:150



1 SECTION 02 TP
1:150

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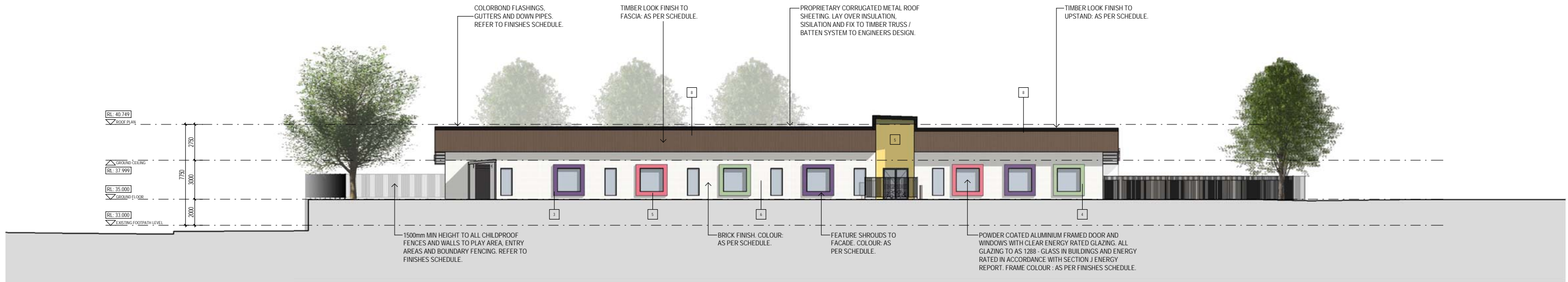
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1 NEWMARKET PARADE, BUTLER, WA 6036

SECTIONS

Date: 11.08.21 Drawn: SM
Job No: 2880 Scale: A1:1:150

SK 201 1



1 SOUTH ELEVATION - CHILDCARE
1:150

FINISHES SCHEDULE		
	1	POWDERCOATED ALUMINIUM FLASHING 'MONUMENT'
	2	CLEAR GLAZING
	3	PAINT FINISH - Presley Purple P44G8
	4	PAINT FINISH - Light Leaf P22D4
	5	PAINT FINISH - Pink Spell S03H7
	5	PAINT FINISH - Pale Buttercup S16G5

FINISHES SCHEDULE		
	6	SMOOTH FACE BRICKWORK - WHITE TONES
	8	FEATURE TIMBER LOOK CLADDING
	9	PAINT FINISH - Pale Oriental S16F3
	10	PAINT FINISH - Winter Storm S32A6
	11	PAINT FINISH - Peastake S24C4

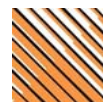
FINISHES SCHEDULE		
	13	BRICKWORK - GREY TONES OR SIMILAR
	14	BRICKWORK - BLUE TONES OR SIMILAR
	15	BRICKWORK - GREEN TONES OR SIMILAR
	16	'MONUMENT' METAL ROOF SHEETING.
	17	FC SHEET HORIZONTAL CLADDING WITH PAINT FINISH

FINISHES SCHEDULE		
	18	FC SHEET VERTICAL CLADDING WITH PAINT FINISH
	19	DULUX - 'WHISPER WHITE'
	20	METAL ROOF SHEETING - GREY
	21	EXISTING STONE - EXTENDED IN SECTIONS.



2 NORTH ELEVATION - CHILDCARE
1:150

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PROPOSED ELEVATIONS - CHILDCARE

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SK 301 1



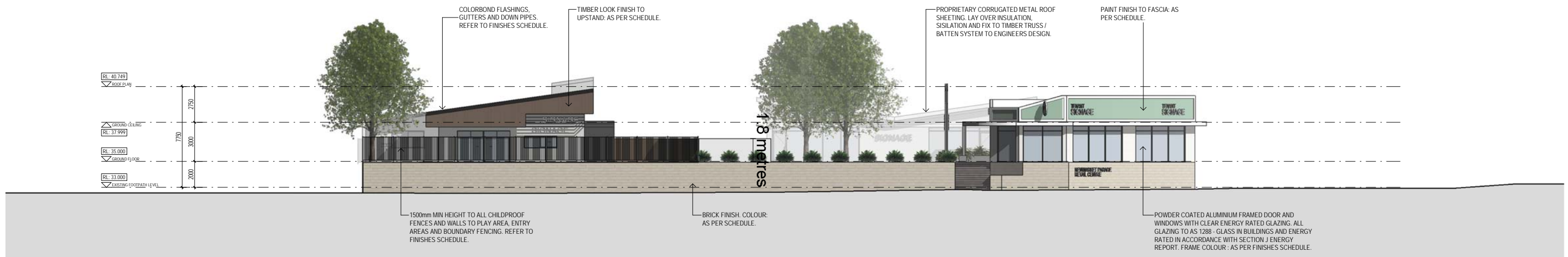
1 EAST ELEVATION - CHILDCARE
1:150

FINISHES SCHEDULE		
	1	POWDERCOATED ALUMINIUM FLASHING 'MONUMENT'
	2	CLEAR GLAZING
	3	PAINT FINISH - Presley Purple P44G8
	4	PAINT FINISH - Light Leaf P22D4
	5	PAINT FINISH - Pink Spell S03H7
	5	PAINT FINISH - Pale Buttercup S16G5

FINISHES SCHEDULE		
	6	SMOOTH FACE BRICKWORK - WHITE TONES
	8	FEATURE TIMBER LOOK CLADDING
	9	PAINT FINISH - Pale Oriental S16F3
	10	PAINT FINISH - Winter Storm S32A6
	11	PAINT FINISH - Peastake S24C4

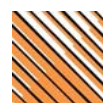
FINISHES SCHEDULE		
	13	BRICKWORK - GREY TONES OR SIMILAR
	14	BRICKWORK - BLUE TONES OR SIMILAR
	15	BRICKWORK - GREEN TONES OR SIMILAR
	16	'MONUMENT' METAL ROOF SHEETING.
	17	FC SHEET HORIZONTAL CLADDING WITH PAINT FINISH

FINISHES SCHEDULE		
	18	FC SHEET VERTICAL CLADDING WITH PAINT FINISH
	19	DULUX - 'WHISPER WHITE'
	20	METAL ROOF SHEETING - GREY
	21	EXISTING STONE - EXTENDED IN SECTIONS.



2 WEST ELEVATION - CHILDCARE
1:150

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ISSUE	DESCRIPTION	DATE
1	TP ISSUE	11.08.21

ISSUED FOR TOWN PLANNING PURPOSES ONLY

PROPOSED CHILDCARE + RETAIL DEVELOPMENT
1 NEWMARKET PARADE, BUTLER, WA 6036

PROPOSED ELEVATIONS - CHILDCARE

Date: 11.08.21 Drawn: SM
Job No: 2880 Scale: A1:1:150

SK 302 1



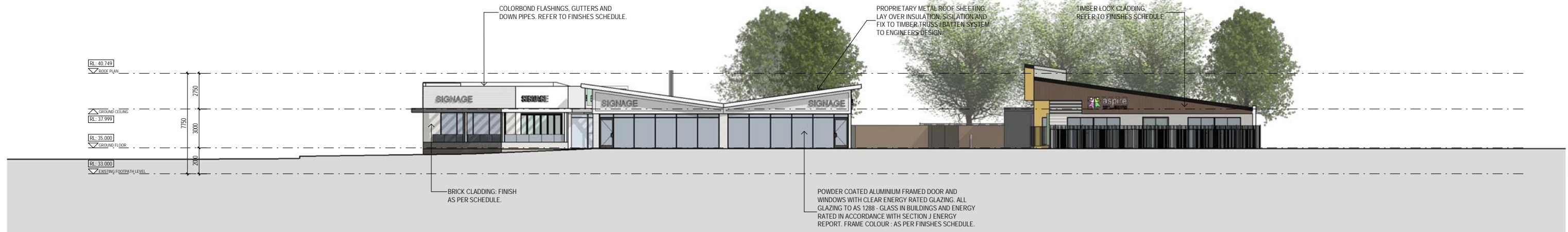
1 NORTH ELEVATION - RETAIL
1:150

FINISHES SCHEDULE		
	1	POWDERCOATED ALUMINIUM FLASHING 'MONUMENT'
	2	CLEAR GLAZING
	3	PAINT FINISH - Presley Purple P44G8
	4	PAINT FINISH - Light Leaf P22D4
	5	PAINT FINISH - Pink Spell S03H7
	5	PAINT FINISH - Pale Buttercup S16G5

FINISHES SCHEDULE		
	6	SMOOTH FACE BRICKWORK - WHITE TONES
	8	FEATURE TIMBER LOOK CLADDING
	9	PAINT FINISH - Pale Oriental S16F3
	10	PAINT FINISH - Winter Storm S32A6
	11	PAINT FINISH - Peastake S24C4

FINISHES SCHEDULE		
	13	BRICKWORK - GREY TONES OR SIMILAR
	14	BRICKWORK - BLUE TONES OR SIMILAR
	15	BRICKWORK - GREEN TONES OR SIMILAR
	16	'MONUMENT' METAL ROOF SHEETING.
	17	FC SHEET HORIZONTAL CLADDING WITH PAINT FINISH

FINISHES SCHEDULE		
	18	FC SHEET VERTICAL CLADDING WITH PAINT FINISH
	19	DULUX - 'WHISPER WHITE'
	20	METAL ROOF SHEETING - GREY
	21	EXISTING STONE - EXTENDED IN SECTIONS.



2 EAST ELEVATION - RETAIL
1:150

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PROPOSED ELEVATIONS - RETAIL
Date: 11.08.21 Drawn: SM
Job No: 2880 Scale: A1: 1:150



2 WEST ELEVATION RETAIL
1:150

FINISHES SCHEDULE		
	1	POWDERCOATED ALUMINIUM FLASHING 'MONUMENT'
	2	CLEAR GLAZING
	3	PAINT FINISH - Presley Purple P44G8
	4	PAINT FINISH - Light Leaf P22D4
	5	PAINT FINISH - Pink Spell S03H7
	5	PAINT FINISH - Pale Buttercup S16G5

FINISHES SCHEDULE		
	6	SMOOTH FACE BRICKWORK - WHITE TONES
	8	FEATURE TIMBER LOOK CLADDING
	9	PAINT FINISH - Pale Oriental S16F3
	10	PAINT FINISH - Winter Storm S32A6
	11	PAINT FINISH - Peastake S24C4

FINISHES SCHEDULE		
	13	BRICKWORK - GREY TONES OR SIMILAR
	14	BRICKWORK - BLUE TONES OR SIMILAR
	15	BRICKWORK - GREEN TONES OR SIMILAR
	16	'MONUMENT' METAL ROOF SHEETING.
	17	FC SHEET HORIZONTAL CLADDING WITH PAINT FINISH

FINISHES SCHEDULE		
	18	FC SHEET VERTICAL CLADDING WITH PAINT FINISH
	19	DULUX - 'WHISPER WHITE'
	20	METAL ROOF SHEETING - GREY
	21	EXISTING STONE - EXTENDED IN SECTIONS.



1 SOUTH ELEVATION - RETAIL
1:150

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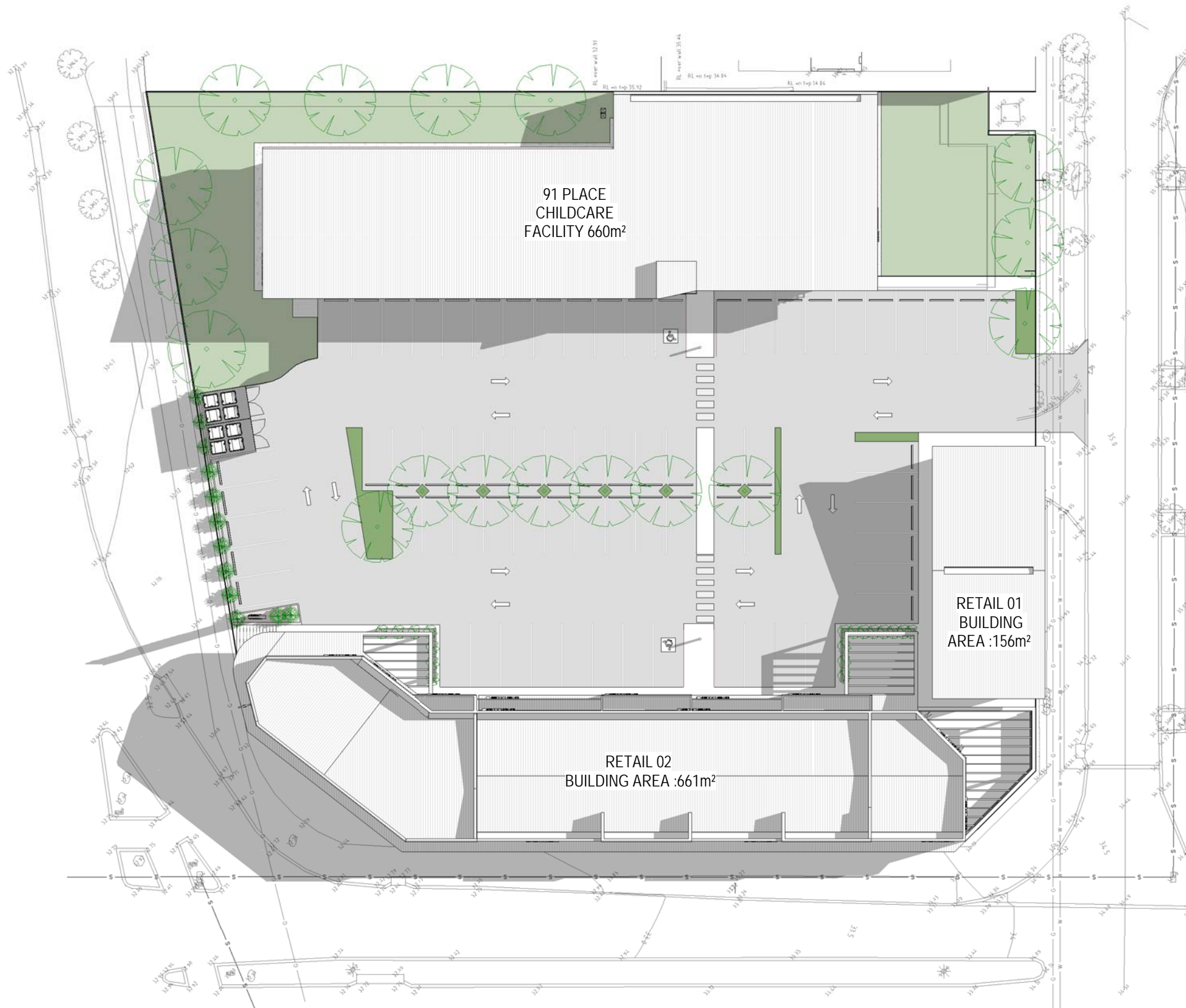
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1 NEWMARKET PARADE, BUTLER, WA 6036

PROPOSED ELEVATIONS - RETAIL

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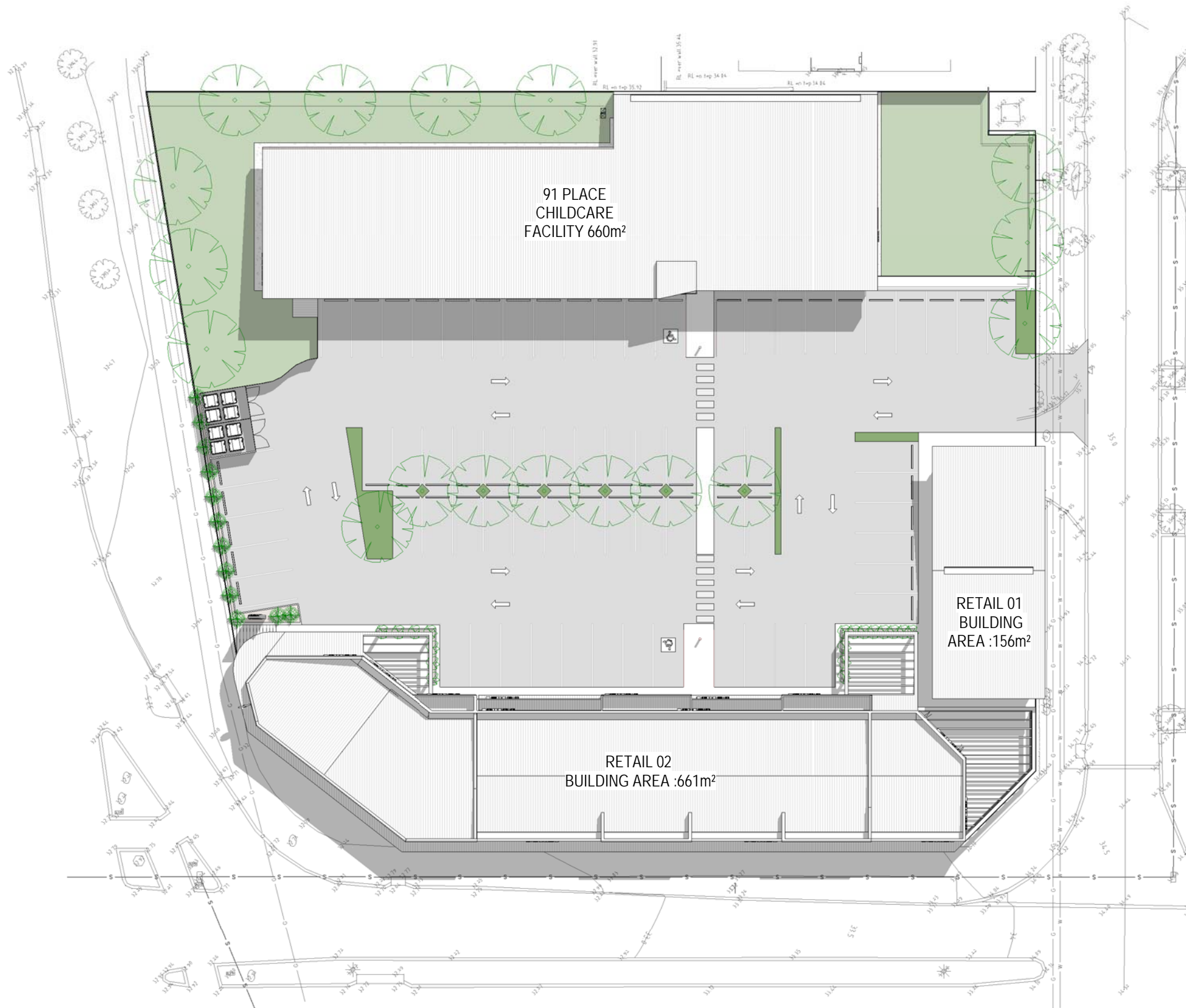
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SHADOW DIAGRAM - 9AM SEPTEMBER EQUINOX

Date: 11.08.21 Drawn: SM
 Job No. 2880 Scale@A1 1 : 200



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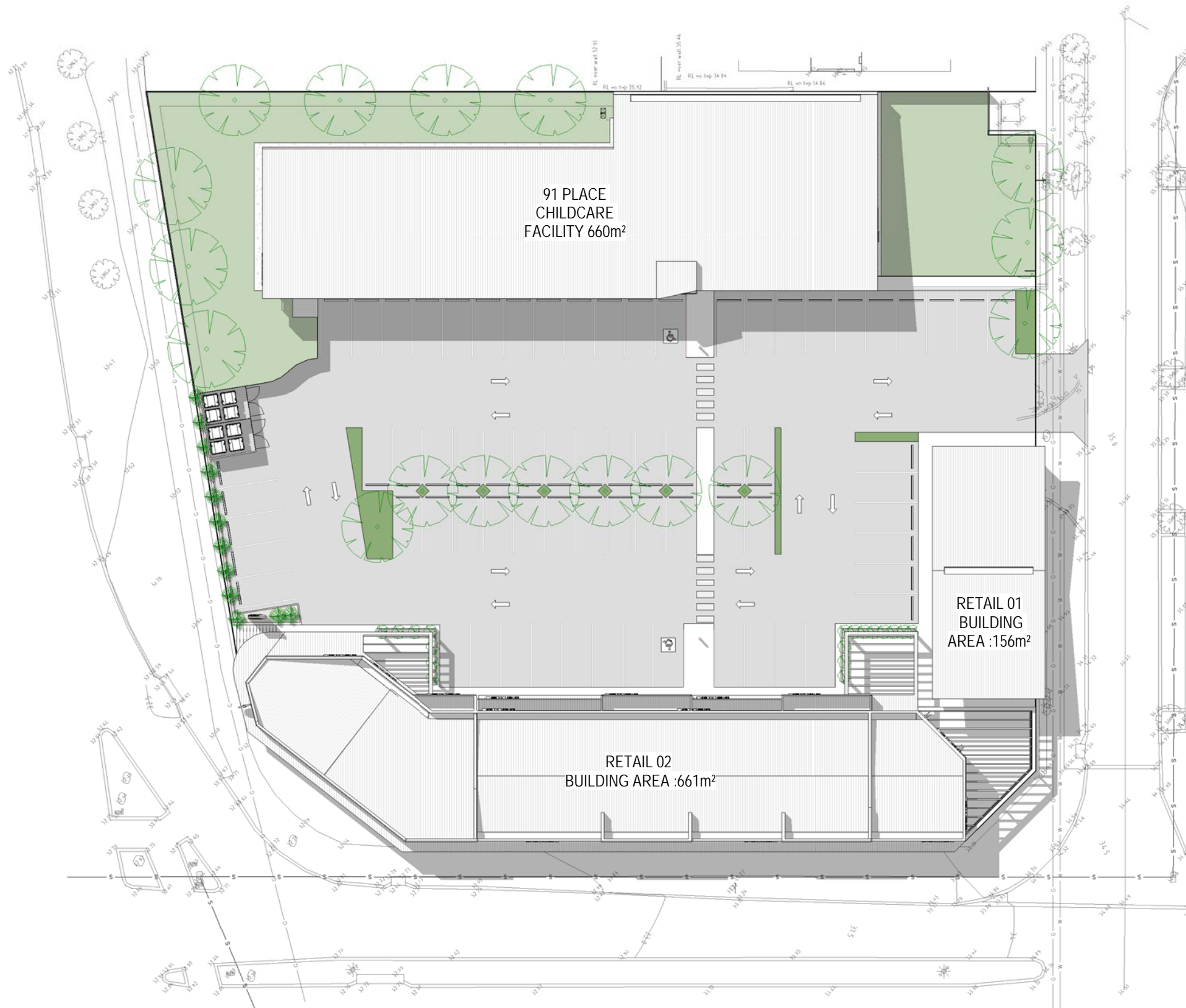
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PROPOSED CHILDCARE + RETAIL DEVELOPMENT
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SHADOW DIAGRAM - 12PM SEPTEMBER EQUINOX

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SHADOW DIAGRAM - 3PM SEPTEMBER EQUINOX

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3D IMAGES

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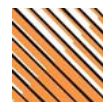
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