

# WASTE MANAGEMENT PLAN

PROPOSED CHILD CARE CENTRE

LOT 2035 (NO.7) CUSHING ROAD, ALKIMOS



## CITY OF WANNERROO

*Prepared for:*

**Germano Designs & Panda Early Learning Centre**

*Prepared by:*

**CF Town Planning & Development**  
Planning & Development Consultants

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**December 2021**

CF Town Planning & Development

This Waste Management Plan has been prepared by CF Town Planning & Development on behalf of Germano Designs & Panda Early Learning Centre for a proposed child care centre development on Lot 2035 (No.7) Cushing Road, Alkimos.



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## 1.0 BACKGROUND & DESCRIPTION

CF Town Planning & Development have been commissioned by Panda Early Learning Centre and Germano Designs to prepare a Waste Management Plan (WMP) in support of the development currently being considered by the City of Wanneroo for the construction of a new child care centre on Lot 2035 (No.7) Cushing Road Alkimos ('Subject Land'). The proposed child care centre will support the existing approved and operating child care centre on adjoining Lot 2034 (No.1) Cushing Road.

The Subject Land is classified 'Urban Development' zone under the City of Wanneroo's current operative District Planning Scheme No.2 (DPS No.2) and is located within Local Structure Plan No.73 entitled 'North Alkimos' (LSP No.73). According to LSP No.73, the land is classified 'Mixed Use' zone.

Under the terms of the City of Wanneroo's current operative District Planning Scheme No.2 (DPS No.2), the development and use of land within the 'Mixed Use' zone for 'Child Care Centre' purposes is identified as a discretionary ("A") use meaning a use class that is not permitted, unless the local government grants its approval after following the procedures laid down by subclause 6.2.2.

The Subject Land is currently vacant/unused and does not comprise any physical improvements and/or any vegetation. As previously mentioned, the City has approved a child care centre on adjoining Lot 2034 which comprises a separate waste management plan.

The proposed development includes the construction of a single storey building for child care centre purposes. In addition, the development will include the construction of a car parking area, vehicular access from Cushing Road along the land's northern lot boundary.

A copy of the site development plans are provided in Appendix 2. It is significant to note that the proposed development will comprise a combined building floor area of 381.57m<sup>2</sup>, along with outdoor play area and other facilities. The following table provides a breakdown of the usage of the site:

**Table 1 – Floor Area Usage**

USAGE	AREA
Internal Floor Area	363.5m <sup>2</sup>
Outdoor Activity Area	357.11m <sup>2</sup>
Stores, bin stores & portico	18.07m <sup>2</sup>
<b>Total Area of Child Care Centre</b>	<b>738.68m<sup>2</sup></b>

## 2.0 PURPOSE OF WASTE MANAGEMENT PLAN

This Waste Management Plan has been prepared and submitted with the City of Wanneroo as part of the current development application being considered by the City for the Subject Land.

The aim of this waste management plan is to:

1. Identify the indicative volume of waste generation.
2. Ensure adequate facilities are provided to serve the future operations of the child care centre on the Subject Land.
3. Demonstrate the proposed design meets industry best practice.

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4. Provide for an adequate on-site bin pick-up location and minimize any impacts on traffic safety and vehicle movements along the adjoining road network.
5. Develop the framework of operational procedures required from the centre operator to ensure that the management of waste is to best practice.

### 3.0 KEY REFERENCE MATERIAL

- *WALGA Commercial and Industrial Waste Management Plan Guidelines;*
- *Sustainability Victoria (Victorian State Government); and*
- *New South Wales (NSW) Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities.*

### 4.0 ESTIMATED VOLUMES & BIN TYPE

#### 4.1 Types of Waste Generated

Commercial and industrial operations can generate a wide variety of the waste types. Table 2 below lists the types of waste typically generated for commercial/industrial developments (Table from WALGA 'Commercial and Industrial Waste Management Plan Guidelines'). It is recognised that the waste type generated will vary between different business operations.

**Table 2 – Waste Types**

WASTE STREAM	COMMENT
<b>General Waste</b>	The quantity and composition of general waste generated by a commercial or industrial operation can vary significantly. General waste includes non-recyclable plastics, food waste, recyclable packaging which is contaminated with food waste and other non-recyclable materials, as well as recyclables which have not been placed in the correct bin.
<b>Recyclables</b>	Workers frequently consume beverages packaged in recyclable containers, such as aluminium cans and polyethylene terephthalate (PET) bottles and milk is often provided by organisations in liquid paperboard or high density polyethylene (HDPE) containers. These materials can form a significant proportion of the waste stream in commercial and industrial buildings. Occasional company events can also generate irregular but significant quantities of glass and other containers.
<b>Glass</b>	Glass bottles are a primary component of the waste streams generated within licensed venues such as pubs and clubs, as well as food retailers such as cafes and some take-away shops. Glass is very dense which makes it difficult to store and move efficiently
<b>Office Paper</b>	Waste audits have shown that by quantity, paper is by far the largest waste stream generated from offices. Office paper is generally white, A4-size and 80 grams per square metre (gsm, g/m <sup>2</sup> ), although many other combinations of colour, size and grade are also generated. Office paper is a higher grade paper and as it is usually generated in large quantities it is generally collected separately and recycled.
<b>Cardboard and Bulk Packaging</b>	Most waste generated from non-food retail facilities is bulk packaging material that protects goods delivered to the facility for sale or distribution.
<b>Plastic Film</b>	Plastic film, such as shrink pallet wrap, is another major component of non-food retail building waste. This material is very bulky, but very light weight and compacts well.
<b>Food Waste</b>	Most commercial and industrial developments generate some quantities of food waste. The volumes of food waste generated within a development can vary significantly depending on the

	type and scale of the business; ranging from uneaten employee/staff meals within office buildings through to food outlets, which can produce large quantities of food waste on a daily basis.
<b>Cooking Oil &amp; Grease</b>	Used cooking oil is produced in large volumes by food retailers such as fish and chips shops and fried chicken stores. Waste oil can cause significant issues if improperly disposed of to the sewage system.
<b>Controlled Waste</b>	The Environmental Protection (Controlled Waste) Regulations 2004 apply to a controlled waste that is produced by, or as a result of: <ul style="list-style-type: none"> <li>• An industrial or commercial activity</li> <li>• A medical, nursing, dental, veterinary, pharmaceutical or other related activity</li> <li>• Activities carried out on or at a laboratory</li> <li>• An apparatus for the treatment of sewage. An apparatus for the treatment of sewage.</li> </ul> Controlled Waste is defined as all liquid waste, and any waste that cannot be disposed at a Class I, II or III landfill site.
<b>Other Wastes</b>	These can include printers, copies, and toner cartridges, IT equipment, batteries, mobile phones, furniture, florescent lights, paint, pallets and mattresses, timber, ferrous and non-ferrous metal

The staff of the child care centre will be responsible to sort the waste through the provision of labeled bins throughout the building. The waste and recyclable streams that would apply to the proposed child care centre on the Subject Land would be as following:

- General waste; and
- Co-mingled recycling, which in includes all paper, cardboard, plastic, glass and metal waste.

#### 4.2 Volume

As previously mentioned, the proposed development on the Subject Land will include the construction of one (1) building comprising a building floor area of 363.5m<sup>2</sup>.

In order to provide the necessary service, this Waste Management Plan estimates the volume of waste generated by the use. The waste generation rates prescribed by Sustainability Victoria has been adopted for the proposed child care centre (using the generation rates prescribed for 'Commercial Development – Childcare').

In light of the above and in accordance with Sustainability Victoria, the following weekly waste generations rates associated for each stream of waste (i.e. general waste and recycling) are provided:

**Table 3: Waste Generation Rates**

USE TYPE	GENERAL WASTE	RECYCLE WASTE
Childcare	350L/100m <sup>2</sup> per week	350L/100m <sup>2</sup> per week

It should be noted that the proposed child care centre on the Subject Land will operate between Monday to Friday (i.e. 5 days), with the potential to operate on a Saturday.

The following equation was used to calculate the anticipated weekly general waste and recycling generation:

- Waste & recycle generation calculations

$$\text{Total Amount of Waste Type} = (\text{Floor Area}/100\text{m}^2) \times \text{Waste Rate}$$

The following weekly waste generation calculations are provided in support of the development for the purpose of establishing the number of bins required in support of the new child care centre, based on the entire usable area of the site:

**Table 4 – Weekly Waste Generation**

USE TYPE	AREA OF BUILDING	GENERAL WASTE	RECYCLE WASTE
Childcare	363.5m <sup>2</sup>	1,272.25 litres	1,272.25 litres

#### 4.3 Bin Type

Given the relatively small volume of waste being generated by the proposed use on the land, this Waste Management Plan recommends the use of 660L garbage bins to service the property. It should be noted that the existing child care centre on adjoining Lot 2034 currently utilizes 1,100 litre bins. Figure 1 illustrates the dimension of a 660L bin. As to be outlined further, the waste collection intervals will be weekly for both general waste and recycle waste.

The following equation was used to calculate the number of bins required to service the development:

- Total bins required for general/recycle waste

$$\text{Total Number of Bins Required} = \text{Total Weekly Waste Generated}/660\text{L}$$

Given the waste generation calculation outlined in Table 4, the following bin requirements will be applied to the proposed development on the Subject Land:

- General waste bins- 2 x 660L
- Recycle waste bins- 2 x 660L

It should be noted that there is sufficient space within the proposed bin storage areas to accommodate the various bins required to service the development. The following calculation (i.e. Table 5) are provided in support of the waste generation and the number of bins required to service the use:

The following calculation are provided in support of the waste generation and the number of bins required to service the use:

**Table 5 – Bin Capacity**

WASTE TYPE	BIN SIZE	NUMBER OF BINS	BIN CAPACITY
General Waste	660L	2	1,320L per week
Recycle Waste	660L	2	1,320L per week

In light of the above bin capacity calculations, it is contended that the provision of the bin numbers listed in Table 5, including associated storage facilities, is sufficient to accommodate the needs of the future occupants of the development.



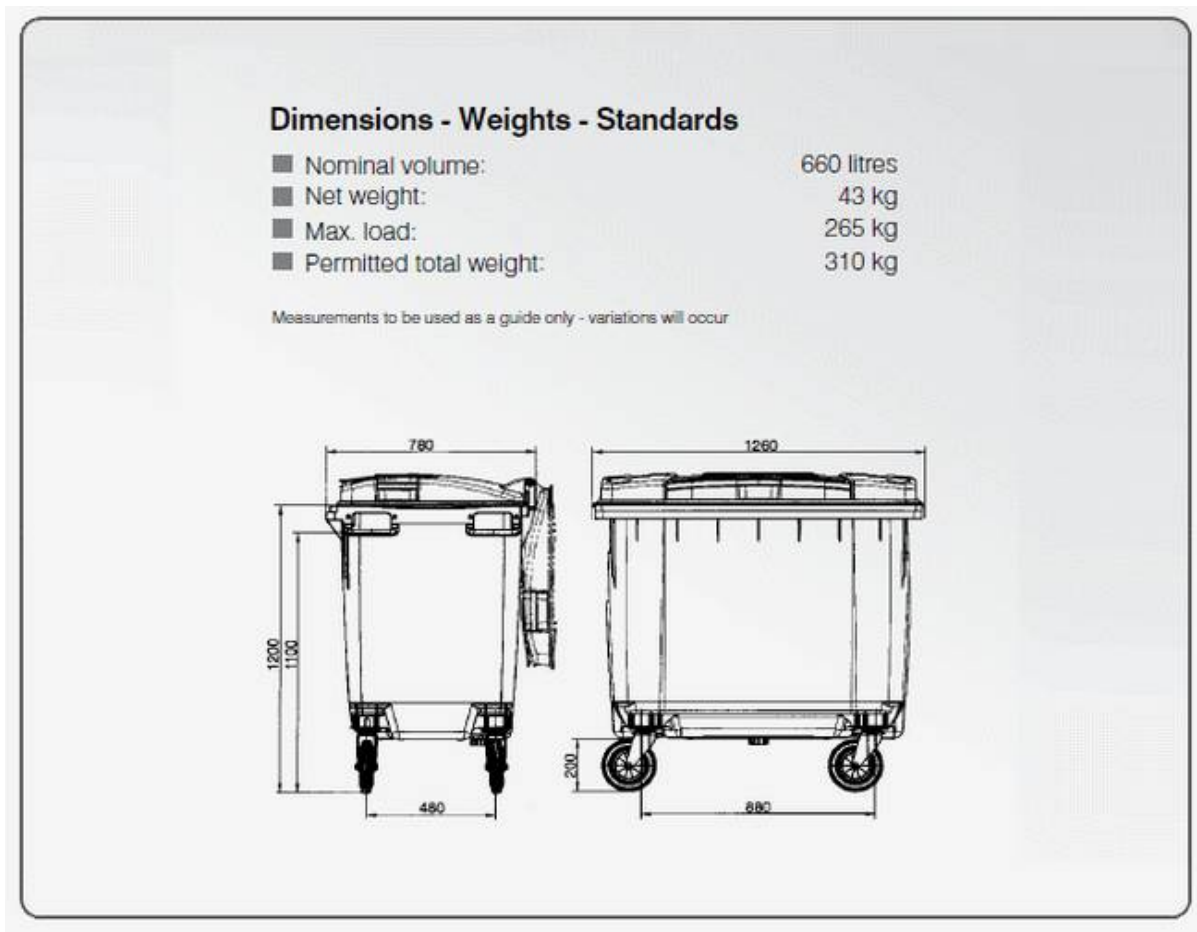


Figure 1 – Bin type &amp; dimensions

## 5.0 COLLECTION FREQUENCY & PROVIDER

The operator of the child care centre will appoint a private contractor (Cleanaway, which also services the existing child care centre on adjoining Lot 2034) as the rubbish collection service provider, with the following collection services being provided for the development on the Subject Land:

- Weekly 660 litre general waste bin collection.
- Weekly 660 litre recycling bin collection.

It is significant to note that all green waste will be collected and disposed of by a private landscape contractor which will collect and disposal of green waste (i.e. small garden prunings etc) as part of the weekly maintenance of the landscaping area and outdoor activity areas of the development.

All bins will be collected by the private contractor on-site using an 8 metre long truck, which is a rear loading truck equipped with a reverse camera system (see Figure 2). The rubbish truck will service the development from the Cushing Road, accessing the site in reverse gear and exiting in forward gear.

On collection day, the truck will be stationary for a short period of time, with collection time being outside of the peak vehicle movement periods for the child care centre (i.e. outside the pick-up and drop-off times). This will result in the rubbish service attending the site between 9am and 2pm once per week per rubbish type. Given this, it is expected that there will be little disruptions to the on-site vehicle movements experienced during the weekly rubbish pick-up period. Furthermore, the service will not conflict with the peak vehicles movements on the adjoining streets.

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It should be noted that there is sufficient space within the car parking area to enable the trucks to service the rubbish bins for pick-up (see Appendix 1 – Bin Storage Location).

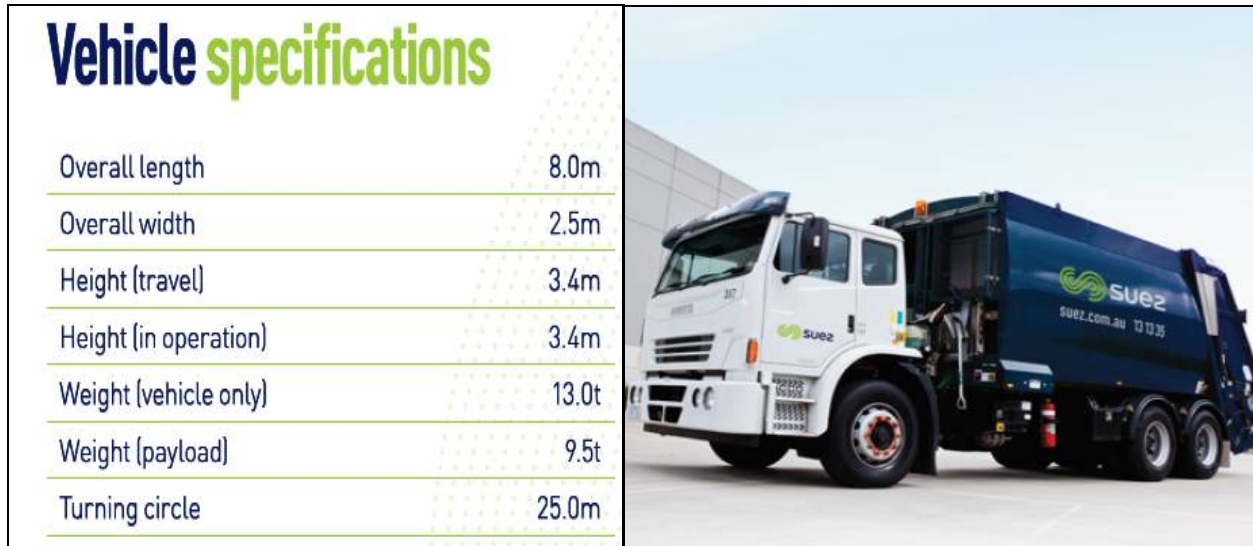


Figure 2 – Rubbish truck & specifications to be adopted for the development (which includes a reversing camera to access/egress the Subject Land)

## 6.0 LOCATION, SIZE & FEATURES OF BIN STORAGE AREA

### 6.1 Bin Store Area & Layout

As previously mentioned, the proposed child care centre on the Subject Land will require a total of four (4) 660 litre garbage bins. The *New South Wales (NSW) Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities* has been adopted to provide for the required allowance for the bin storage area. As such, the following table provides a breakdown of the required area for the bin storage area to accommodate the required bins:

Table 6 – Bin Storage Area

BINS SIZE	BIN AREA ALLOWANCE	NUMBER OF BINS	MANOEURING SPACE ALLOWANCE	TOTAL AREA REQUIRED
660L Bins (General Waste)	1.16m <sup>2</sup>	2 bins	X 1.5 (shared access)	3.48m <sup>2</sup>
660L Bins (Recycle Waste)	1.16m <sup>2</sup>	2 bins	X 1.5 (shared access)	3.48m <sup>2</sup>
		<b>Total Area Required</b>		<b>7m<sup>2</sup></b>
		<b>Total Area provided</b>		<b>7.76m<sup>2</sup></b>

The bin store area will comprise sliding gates to allow for easy access and storage of the bins. The store has been designed to provide easy removal of the bins for servicing and cleaning (see Appendix 1 – Bin Store Location).

## 6.2 Bin Store Location & Features

The development will include one (1) bin storage area to service the child care centre on the land. The bin storage area will be located in close proximity to the land's northern boundary with Cushing Road, abutting the car parking area. The proposed location allows for easy access to the bin storage area by the private contractor and will enable the truck to access/depart the development along Cushing Road to the rear of the Subject Land in a forward gear (see Appendix 1 – Bin Store Location).



Figure 3 – Aerial Site Plan. Location of the bin store on the Subject Land.

The location of the bin store will be abutting the car parking area. In addition, the bin storage area will contain masonry screen fencing and will therefore not have an adverse impact on the occupants of the development or any adjoining/adjacent properties.

The proposed location of the bin storage area will:

- i) Minimise odour levels impacting on the occupants/patrons of the child care centre;
- ii) The bin store is located away from any habitable rooms of the existing dwelling/s on any adjoining/adjacent properties; and
- iii) Provide easy access for the future operators of the child care centre.

Key design points of the bin storage area are as follows:

- The bin storage area will comprise a tap and connection to sewer for wash-down purposes.
- The bin storage area will comprise a 100mm concrete floor.

- The bin store area will be screened and gated to hide its view from the street, the car parking area, the outdoor play area and will provide security.
- The bin storage area will be secure and screened from the operators of the development.
- Adequate on-site collection area (see Appendix 1 – Bin Store Location).

## 7.0 NOISE, ODOUR & MINIMIZING LANDFILL

It is anticipated that the location of the bin storage area within the car parking area of the development will provide easily access by the operators of the child care centre on the land and minimize disruption to neighbors and residents.

### Noise

The bin storage area will be screened and located within the Subject Land, abutting the car parking area, with adequate separation to the dwelling on the adjacent land to the north of the Subject Land. The bin storage area will comprise a masonry wall around the perimeter of the compound to provide security and reduce any transfer of noise.

It is expected that the storage area will generate minimal vertical and horizontal noise transfer during use. As such, it is contended that the noise generated from the bin storage area will not result in any undue noise that would not be consistent with that generated by the adjoining properties.

In light of the above, it is contended that there will be no notable impacts on the residential dwellings on the adjoining properties from the development on the Subject Land in terms of waste management.

### Odour

Strategies to minimize odour are:

- Locating the bin storage area within the car parking area for the new development, away from any openings to the child care centre;
- Construction of a masonry wall around the perimeter of the bin storage area.
- Screening the bin storage area.
- Allowing for natural ventilation of the bin storage area.
- Regular washing of the bins and storage area.

### Minimising landfill

Given that the proposed child care centre on the Subject Land will be provided with two (2) separate bin types (i.e. general waste & recycling), it allows operators of the child care centre to sort rubbish accordingly. The provision of recycling bins will enable occupants of the development to place the following items for recycle collection:

- Glass bottles and jars (excluding broken glass, plates, pottery etc).
- All plastic bottles.
- Newspapers and glossy magazines, paper, envelopes
- Cardboard boxes etc.

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- Cans - steel and aluminum, including aerosols cans.
- Milk and juice cartons.



This Waste Management Plan has been developed with of reducing waste through best practices and education of staff. It is contended that adequate measures are available for the operators of the child care centre to minimize disposal of rubbish within the general waste bin resulting in long term reduction of landfill.

#### Vermin

The bin lids will remain closed at all times to reduce access by vermin. The use of bait stations could be implemented/considered by the operator in instances of vermin appearing.

## **8.0 SCREENING & BLENDING OF BIN STORAGE AREA**

The bin storage area will be purpose built compound specifically designed and screened from the public realm (i.e. Cushing Road, Barney Road and/or Bainbridge Avenue). The materials and finishes of the bin storage compound will harmonise with those materials to be used for the proposed development (i.e. masonry).

## **9.0 IMPACT ON ADJOINING/ADJACENT PROPERTIES**

The proposed development on the Subject Land has been designed to locate the bin storage area in a location away from any internal activity areas of the child care centre and provides adequate separation from any major opening to the habitable rooms for the existing residential dwellings on the adjacent northern properties (opposite the Subject Land along Cushing Road).

It is contended that the bin storage area is consistent with a bin storage area akin to a conventional residential development (i.e. grouped or multiple dwelling development). Notwithstanding this fact, it is significant to note that the bin store for the proposed development on the Subject Land is located and will be constructed to minimize any adverse impacts on the adjoining or adjacent properties.

In light of the above, it is contended that any potential impacts on the adjoining and adjacent properties from the proposed bin storage area on the Subject Land is expected to be minimal and would be consistent with the waste disposal activities of a typical a residential type development within the immediate locality.

## 10.0 GENERAL WASTE & RECYCLING TRANSFER

The proposed development will include adequate general waste and recycle bins within each key functional area of the building to enable staff and patrons of the use to appropriately dispose of waste. This includes the activity areas/outdoor play areas for the child care centre, all amenities and staff rooms throughout the development. The bins will be no larger than 60 litres and will be appropriately labelled or coloured to distinguish between the different waste types.

All bins will be regularly cleaned to reduce the extent of odours and attraction of pests. All waste within the bins located throughout the development will be transferred to the large storage bins once full and at the end of every day. This will include cleaning and sanitizing the bins on a daily basis to reduce any potential odours or pests.

## 11.0 MANAGEMENT REQUIREMENTS (WASTE MANAGEMENT)

The appointed centre manager for the child care centre will be responsible to:

- i) Appoint a staff member to be responsible for:
  - arranging pick-up times for the bins by the private contractor;
  - arrange for all internal bins to be emptied daily or when full and arrange for the bins to be cleared and sanitized daily; and
  - coordinating the cleaning of the bins and bin storage areas every two (2) to three (3) weeks;
- ii) Ensure litter is cleaned up through regular landscape maintenance;
- iii) Co-ordinate the ordering of any skip bins if required for bulk pick-ups;
- iv) Deal promptly with any issues or complaints relating to hygiene, noise, odour or other inconvenience; and
- v) Arrange for a private contractor to collect and disposal of green waste (i.e. small garden prunings etc) as part of maintaining the landscaping areas for the development.

A copy of the Waste Management Plan will be maintained within the office/administration area of the child care centre for reference and records.

## 12.0 CONSTRUCTION WASTE

During construction, a waste compound will be provided on-site to store any waste produced during the construction process and will be serviced regularly (when required) by a private contractor. The contractor will provide off-site sorting of the waste to ensure that waste is recycled where possible to minimize landfill waste.

Sub-contractors will be responsible for pre-sorting of waste products into appropriate areas within the waste compound as much as possible to reduce overall construction costs. The site manager will monitor the disposal of waste and sorting of recycle material.

No waste compounds or rubbish will be placed or stored on the street verge area or footpaths surrounding

the project boundaries. All pedestrian and vehicle access areas will remain clear from construction debris at all times.

More details regarding on-site management during the construction phase of the development will be provided as part of a Construction Management Plan (CMP) to be prepared by the builder prior to the commencement of construction.

### 13.0 CONCLUSION

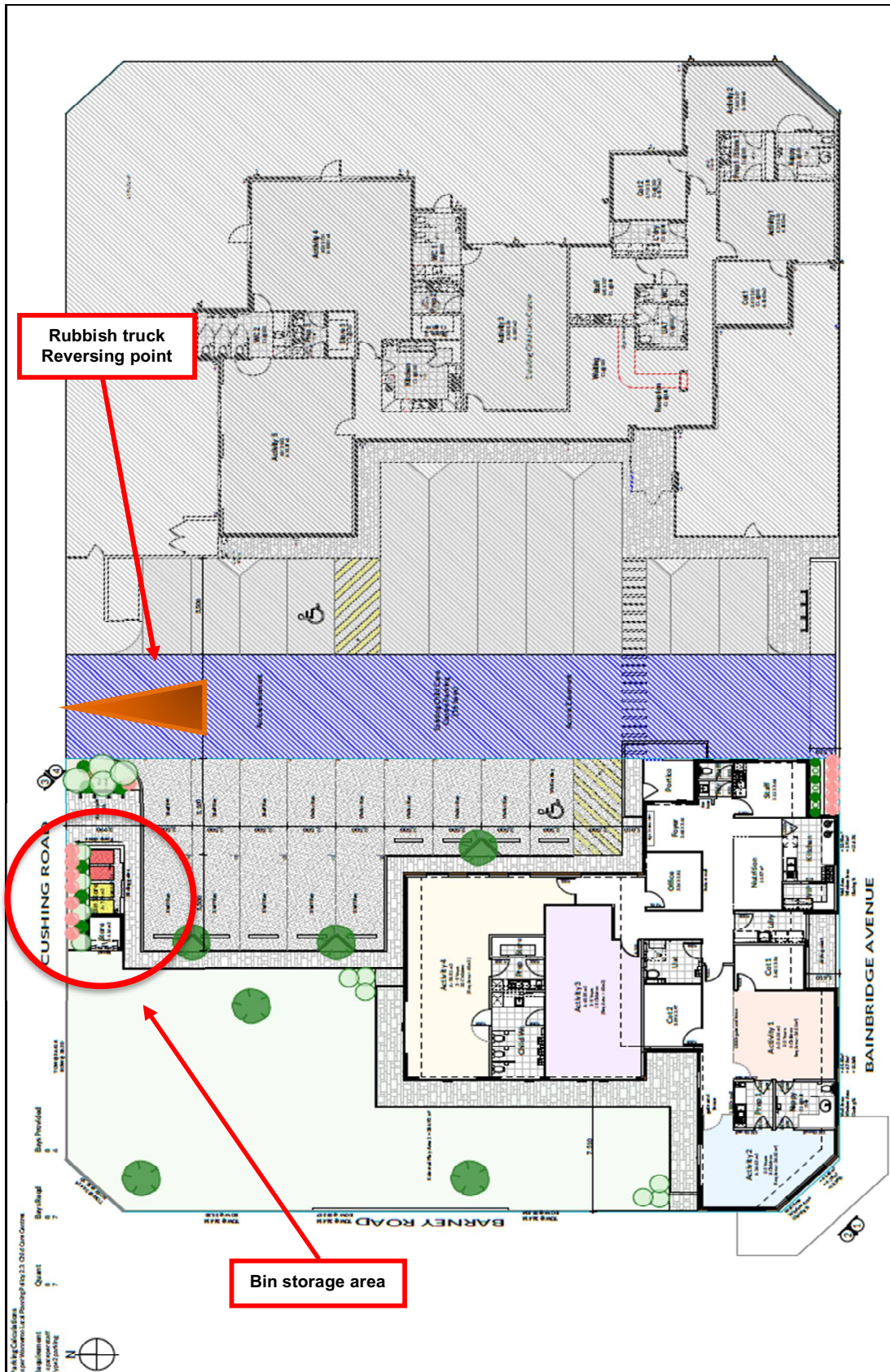
As demonstrated within this Waste Management Plan, the proposed child care centre on Subject Land provides sufficient bin storage and adequate bins to service the business operations for both general waste and recyclables. Furthermore the servicing of the bins by the private contractor can be adequately achieved without having an adverse impact on the local residents and the local street network.

7 December 2021

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Planning & Development Consultants

## APPENDIX 1 – BIN STORE LOCATION





Above - Site Plan

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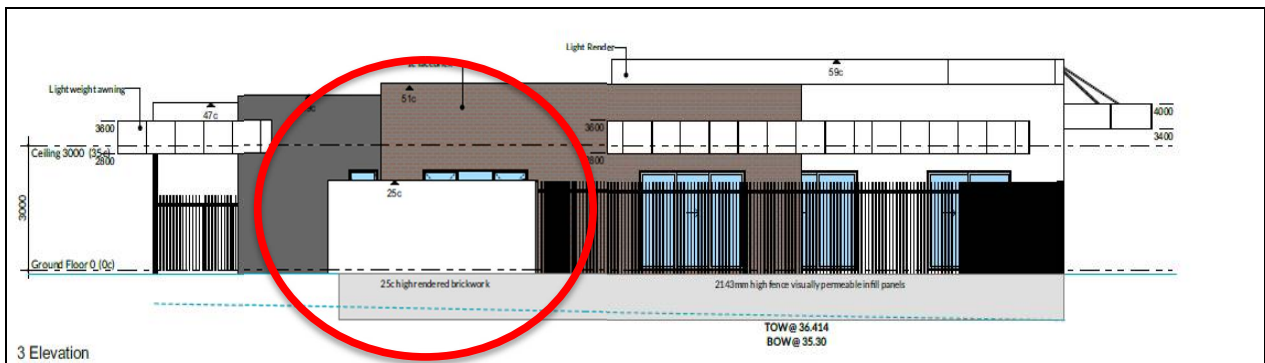
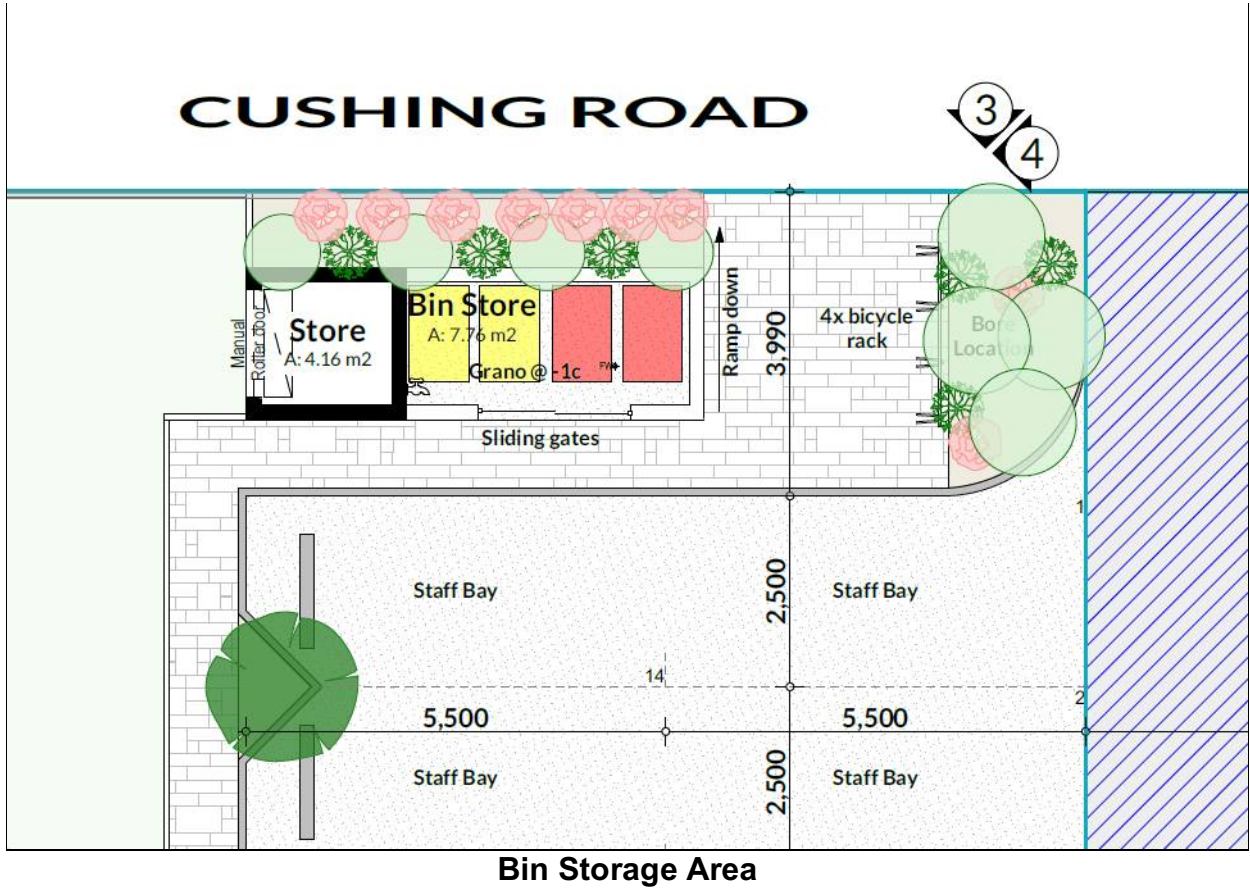
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## APPENDIX 2 – SITE DEVELOPMENT PLANS

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# Panda ELC

Address: Lot 2035 (#7) Cushing Road, Alkimos

Childcare Centre

Job Number: 21087

Drawing No	Description
PD01	Cover Sheet
PD02	Existing Site Survey & Site Plan
PD03	Access Easement & Landscaping Plan
PD04	Floor Plan
PD05	Elevations



# GERMANO DESIGNS

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LEGEND	
	Gas Main
	Water Main
	Sewer Main
	Gully
	Stop Valve
	Sewer Manhole
	Light Pole
	Power Dome
	Telstra/NBN Pit
	Peg/Boundary Mark

IBM deck spike in bitumen equals RL 35.62 AHD  
Contractor to check datum before adopting levels

Survey Date: 16 September 2021 Scale 1:200@A3  
Client: Rajai Wahhab  
Feature Survey by THE LAND DIVISION  
PO Box 2444, Malaga, WA 6090  
phone: 08 9209 3232  
www.landdivision.com.au

FEATURE AND CONTOUR SURVEY OF LOT 2035 ON DEPOSITED PLAN 417006  
7 Cushing Road, Alkimos  
C/T Vol: 2973 Fol: 126  
our ref. 21-9442

LEGEND	
	Gas Main
	Water Main
	Sewer Main
	Gully
	Stop Valve
	Sewer Manhole
	Light Pole
	Power Dome
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	Peg/Boundary Mark

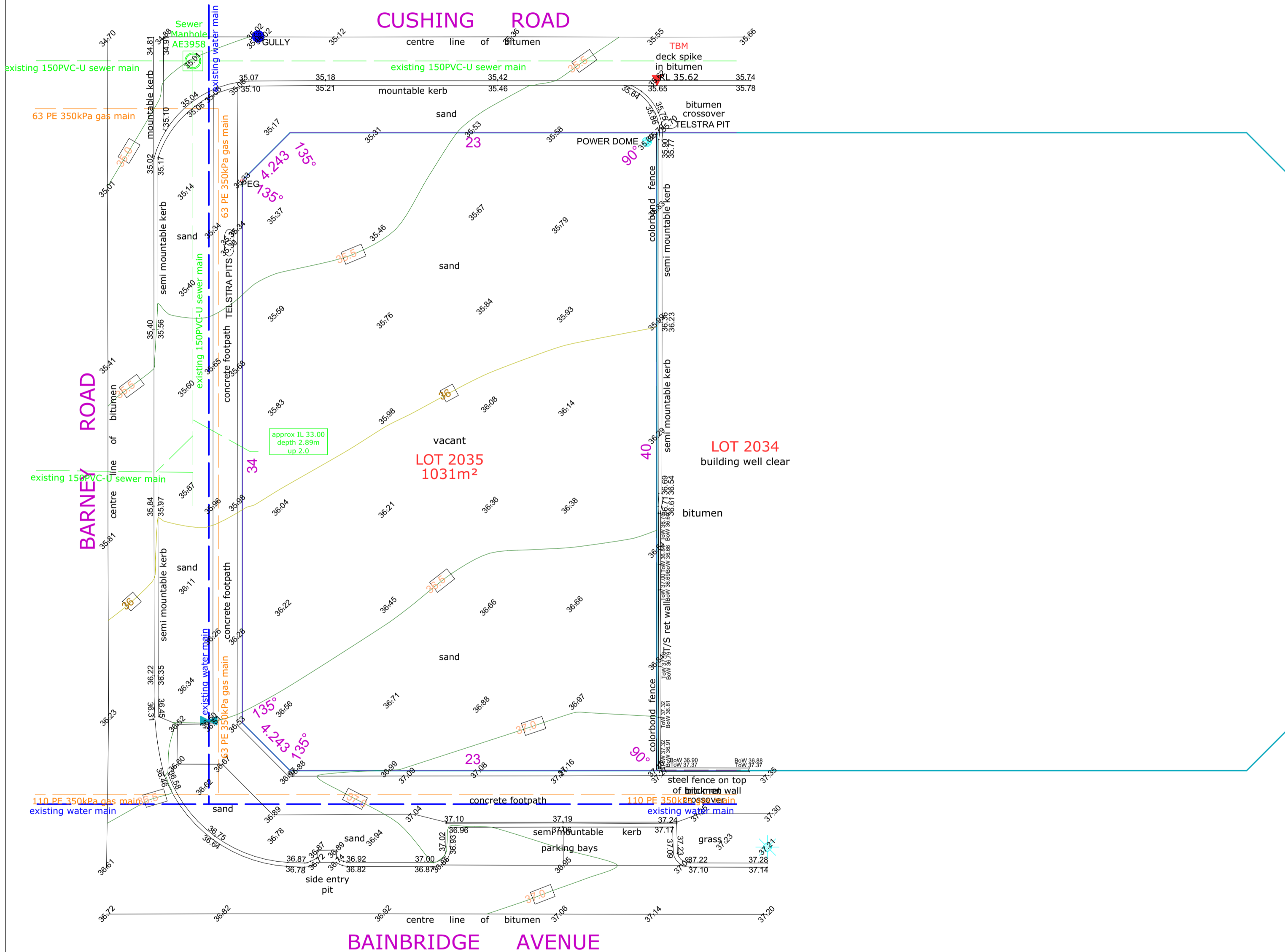
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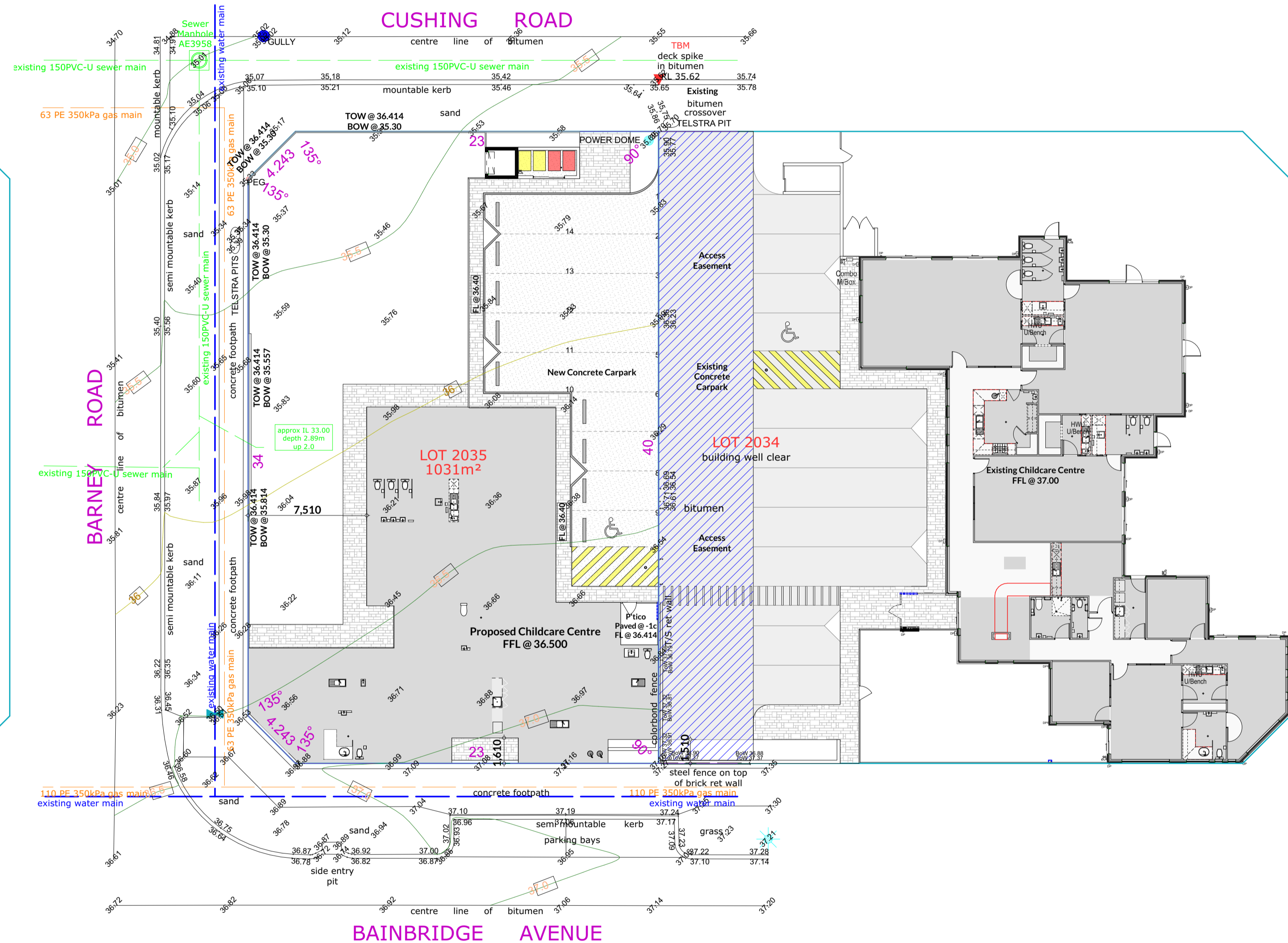
FEATURE AND CONTOUR SURVEY OF LOT 2035 ON DEPOSITED PLAN 417006  
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C/T Vol: 2973 Fol: 126  
our ref. 21-9442

NOTES: 1) CONSULT LEGAL ADVICE ON EASEMENTS, ENCUMBRANCES AND CAVEATS THAT MAY APPEAR ON THE CERTIFICATE OF TITLE. 2) LEVELS ON ADJOINING PROPERTIES ARE APPROXIMATE DUE TO ACCESS RESTRICTIONS. 3) SERVICES PLOTTED AS VISUALLY SEEN ON SITE AND ARE APPROXIMATE. 4) SEWER POSITION AND LEVELS FROM WATER CORPORATION PLANS. 5) CONSULT DIA. BEFORE YOU DIG TO CHECK LOCATION OF UNDERGROUND SERVICES. 6) BEWARE OF OVERHEAD POWER LINE HAZARDS. 7) CONSULT TLD ON ANY ANOMALY BEFORE DESIGN AND CONSTRUCTION. 8) POSITION AND DEPTH OF SERVICES TO BE CONFIRMED ON SITE BY CONTRACTOR. 9) FEATURES ARE RELATED TO FENCE-LINES ONLY. NO CONNECTION MADE TO BOUNDARIES. REPEG RECOMMENDED.

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Existing Site Survey  
1:200



Site Plan  
1:200

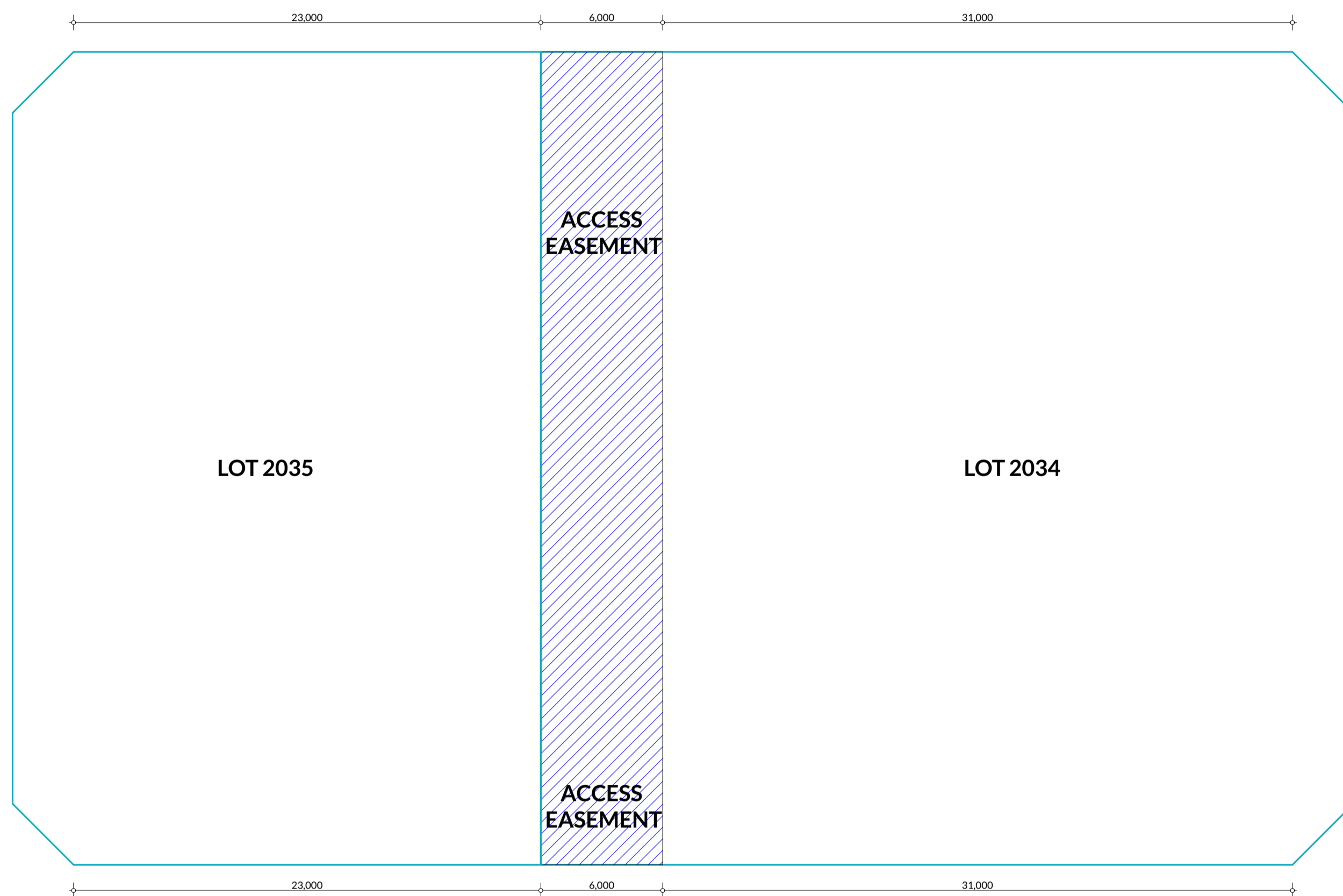
Client: Panda ELC  
Project Name: Childcare Centre  
Project Address: Lot 2035 (#7) Cushing Road, Alkimos

Drawing Title: Existing Site Survey & Site Plan  
Scale: as noted Sheet Size: A1  
Project No: 21087 Drawing No: PD02 of 05

Issue: Development Approval  
Rev: 007 Description: Planning Drawings  
Revision Number: 007 Date: 29/11/2021

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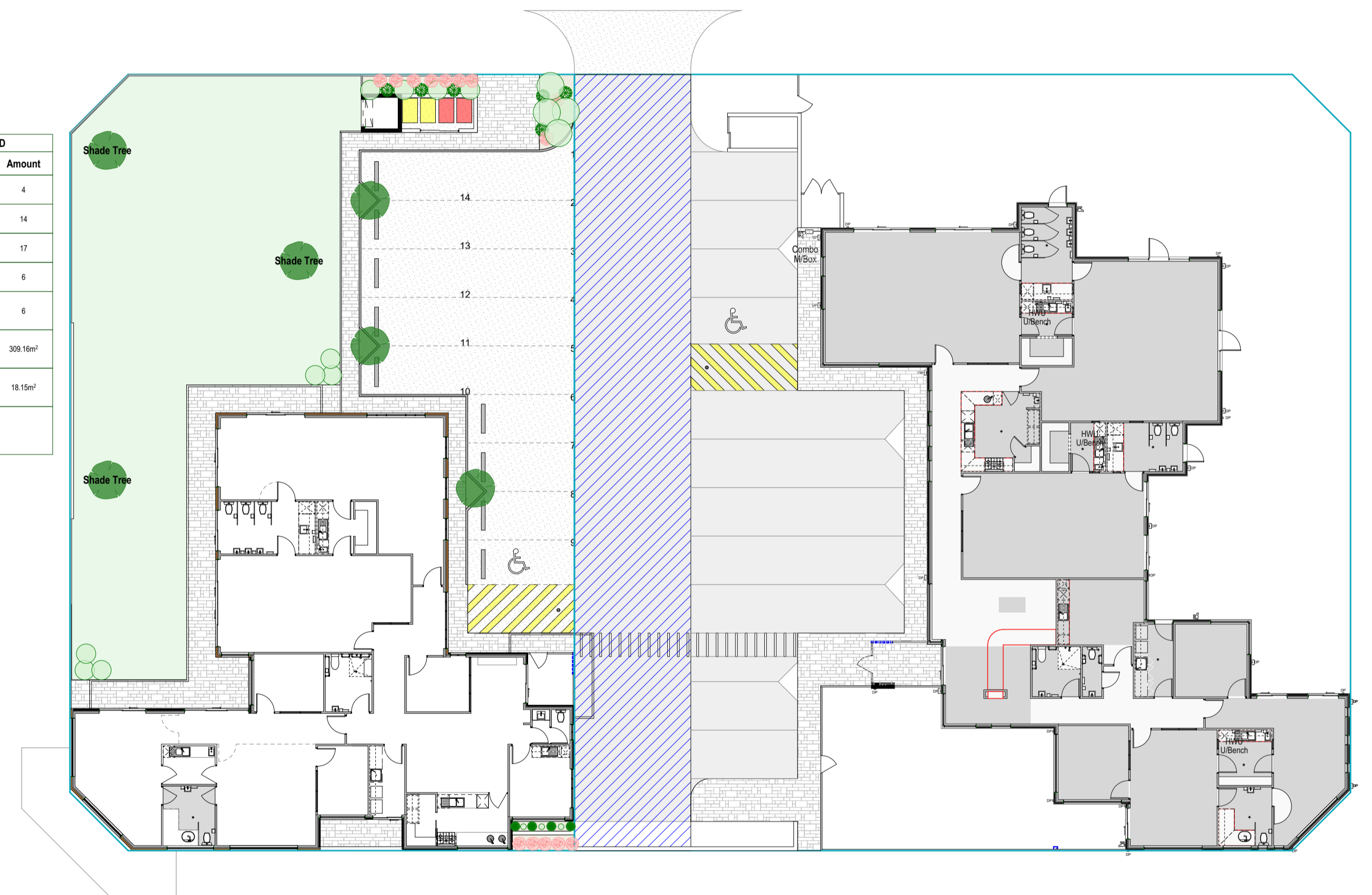


Access Easement  
1:200

LANDSCAPING PLANT LEGEND			
Symbol	Description	Size of Plant	Amount
●	Cordyline Red Fountain Cabbage Tree	1m High 1m Wide 17cm Pot	4
●	Rhaphidole Shoe Maiden	75cm - 1m High 75cm - 1m Wide 14cm Pot	14
●	Azalea Silver Spire	1.5m High 1m Wide 14cm Pot	17
●	Mosses in Grates	40cm High 30 - 40cm Wide 14cm Pot	6
●	Lagerstromia Indica "Crispe Myrtle"	Up to 7m high	6
■	Grassed Area	N/A	309.16m <sup>2</sup>
■	Mulched Area	N/A	18.15m <sup>2</sup>

Landscaping Totals  
Site Area = 1,031.02m<sup>2</sup>  
Grassed Area + Mulched Area (in site) = 327.31m<sup>2</sup>  
Total Landscaped Area % = 31.74%

Landscaping Plan  
1:200





**Child / Room Calculations**

Room	Age (Yrs)	Quant.	Size	Staff Req
Activity 1	0-2	8	26.04m <sup>2</sup>	2
Activity 2	0-2	8	26.43m <sup>2</sup>	2
Activity 3	3-5	15	45.25m <sup>2</sup>	2
Activity 4	3-5	20	58.51m <sup>2</sup>	2
Nutritional			10.57m <sup>2</sup>	
<b>Total Internal =</b> (Min 3.25m <sup>2</sup> per child)		<b>51</b>	<b>166.80m<sup>2</sup></b> (Min 165.75m <sup>2</sup> req)	<b>8</b>
<b>Total External Play Area =</b> (Min 7m <sup>2</sup> per child)		<b>51</b>	<b>357.11m<sup>2</sup></b> (Min 357.00m <sup>2</sup> req)	

**Parking Calculations**  
as per Wanneroo Local Planning Policy 2.3: Child Care Centres

Requirement	Quant	Bays Req'd	Bays Provided
1 space per staff	8	8	8
Type 2 parking	7	7	6

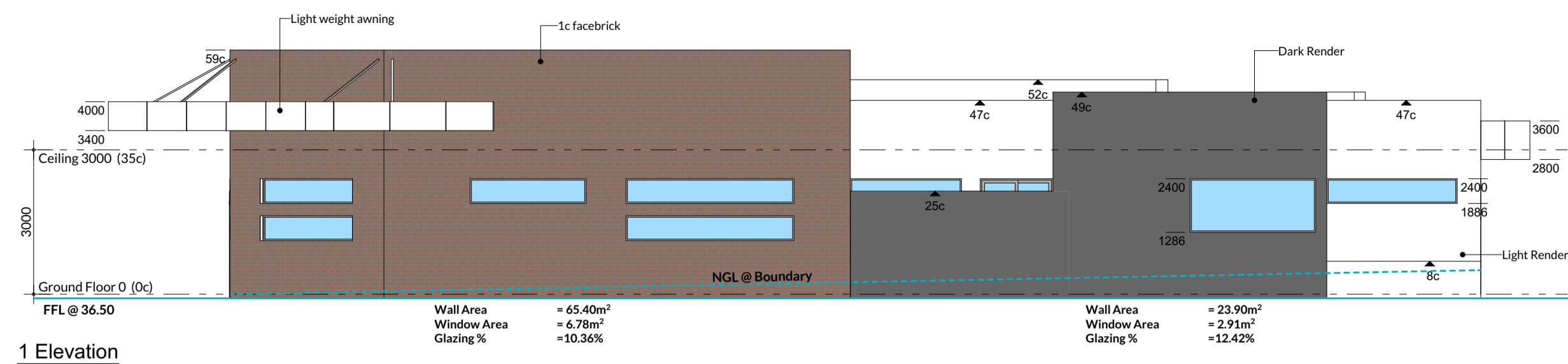
Zone	Area	Perim
Bin Store	7.76	11.78
Child Care Centre	363.50	101.89
Portico	6.75	10.50
Store	4.16	8.16
<b>Total</b>	<b>382.17 m<sup>2</sup></b>	<b>132.33 m</b>



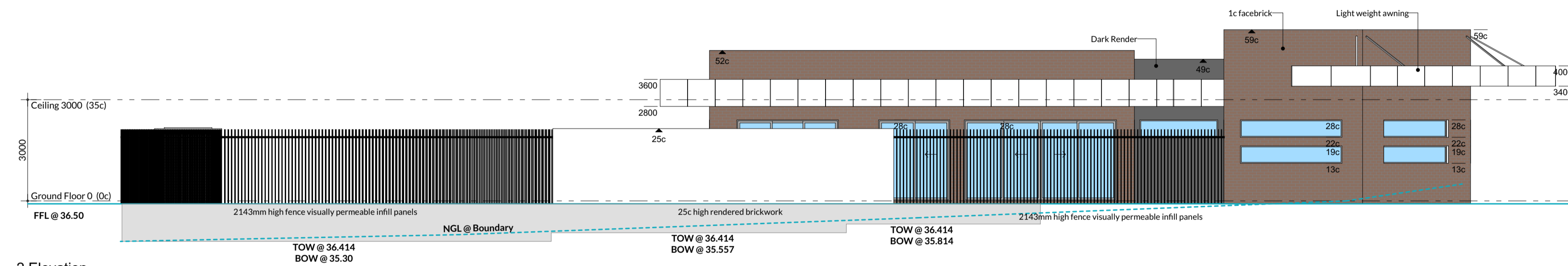
Child Care Centre  
1:100

Client Panda ELC	Drawing Title Floor Plan	Issue Development Approval	
Project Name Childcare Centre	Scale: as noted Sheet Size: A1	Rev: Description: Drawn: CD	
Project Address Lot 2035 (#7) Cushing Road, Alkimos	Project No: 21087 PD04 of 05	Revision Number: 007 Date: 29/11/2021	
Unit: 3/1 Mulgill Road, Malaga WA 6090 (08) 9248 8392 www.germanodesigns.com.au		<small>©COPYRIGHT GERMANO DESIGNS and all other rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the copyright owner.</small>	

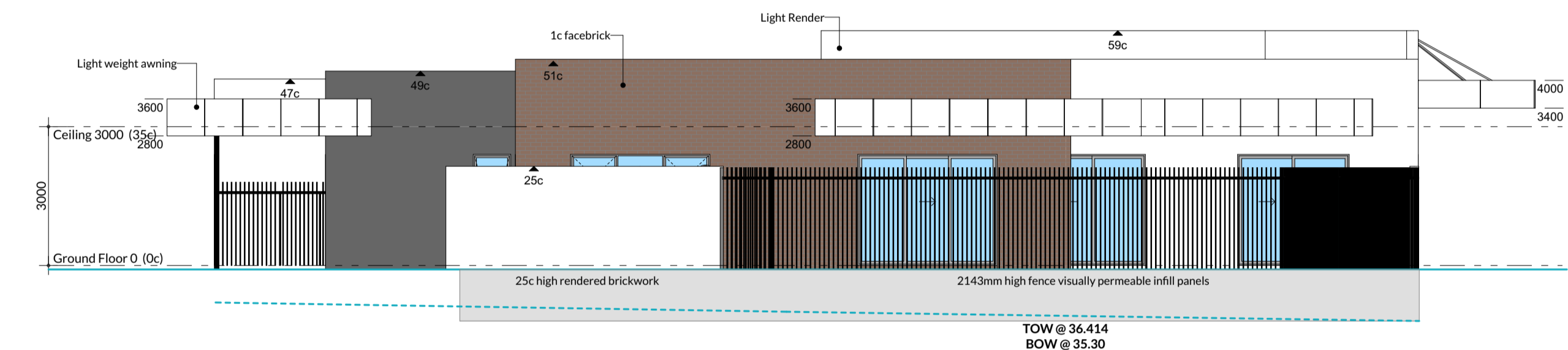




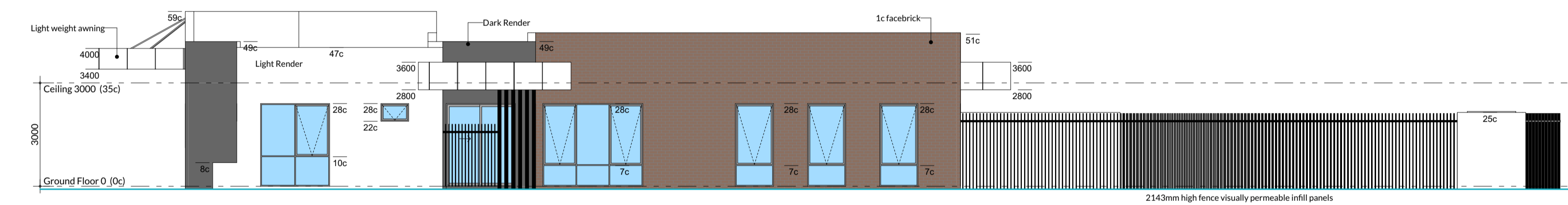
1 Elevation  
1:100



2 Elevation  
1:100



3 Elevation  
1:100



4 Elevation  
1:100

Client Panda ELC Project Name Childcare Centre Project Address Lot 2035 (#7) Cushing Road, Alkimos	Drawing Title: Elevations		Issue: Development Approval		
	Scale: as noted	Sheet Size: A1	Rev: 007	Description: Planning Drawings	
Project No: 21087	Drawing No.: PD05 of 05		Revision Number: 007	Date: 29/11/2021	Unit: 3/1 Mulgool Road, Malaga WA 6090 (08) 9248 8392 www.germanodesigns.com.au

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