

CHECK CERTIFICATE OF TITLE FOR EASEMENTS, RESTRICTIVE COVENANTS, ETC.
 THIS SURVEY DOES NOT GUARANTEE THE CORRECT POSITION OF BOUNDARY PEGS OR FENCES.
 ALL FEATURES AND BUILDING POSITIONS ARE APPROXIMATE ONLY, AS THEY HAVE BEEN
 POSITIONED FROM MEASUREMENTS TAKEN FROM EXISTING PEGS, FENCES AND WALLS.
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 AND ARE SUBJECT TO FIELD SURVEY.
 A BOUNDARY RE-ESTABLISHMENT SURVEY IS RECOMMENDED PRIOR TO UNDERTAKING
 ANY SITE WORKS OR CONSTRUCTION.

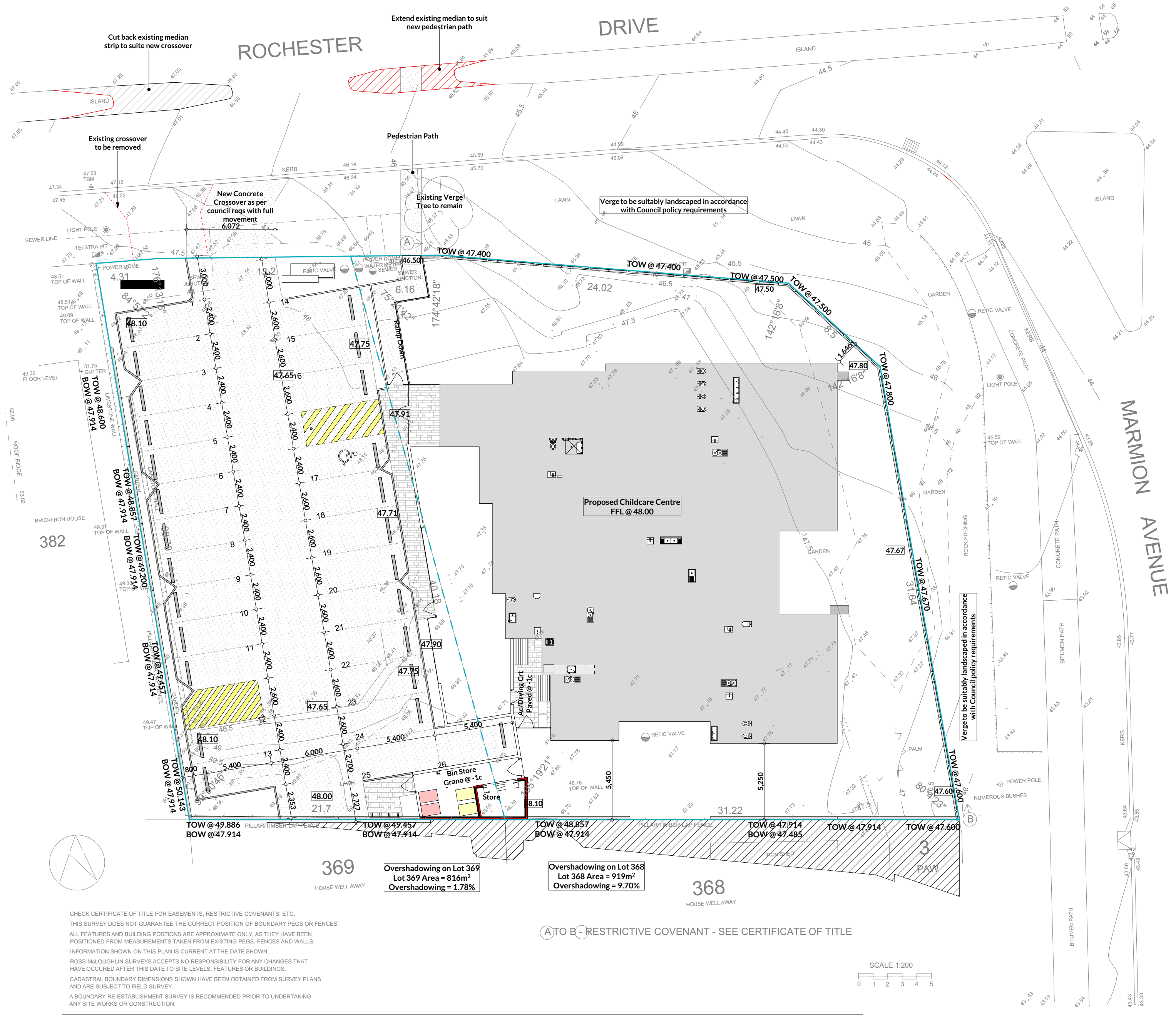
(A) TO (B) RESTRICTIVE COVENANT - SEE CERTIFICATE OF TITLE



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LOTS 1 AND 383 ROCHESTER DRIVE - MINDARIE			
SITE PLAN			
SCALE: 1:200 @ A2 SIZE	LOCAL AUTHORITY: CITY OF WANNEROO	SURVEYOR: RAM	
DATE: 22.9.2021	PLAN: LOT 383 ON PLAN 21192, LOT 1 ON DEPOSITED PLAN 42278	DRAWN: RAM	
DATUM: AHD (SEWER MH LID)	AREA: LOT 1 - 1238m ² , LOT 383 - 758m ²	SDR FILE: RC1	

Existing Site Survey
 1:200



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Site Plan
 1:200

Client
 Macri Builders
 Project Name
 Childcare Centre
 Project Address
 Lot 1 & 383 (#54 & 56) Rochester Drive,
 Mindarie

Drawing Title:
 Existing Site Survey & Site Plan
 Scale: as noted Sheet Size: A1
 Project No:
 21104 Drawing No.:
 PD03 of 05

Issue:
 Development Approval
 Rev: Description: Drawn:
 008 Planning Drawings CD
 Revision Number:
 008 Date:
 10/01/2022



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ROCHESTER DRIVE

Cut back existing median strip to suite new crossover

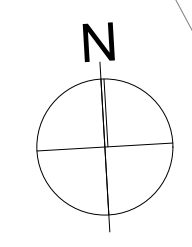
Extend existing median to suit new pedestrian path



Child / Room Calculations				
Room	Age (Yrs)	Quant.	Size	Staff Req.
Activity 1	0-1	12	39.70m ²	3
Activity 2	1-2	8	30.53m ²	2
Activity 3	2-3	15	49.11m ²	3
Activity 4	3-5	30	71.55m ²	3
Activity 5	3-5	20	61.12m ²	2
Nutrition			28.38m ²	+ 1 Co-Ordinator + 1 Kitchen Hand
Total Internal =		85	280.39m²	15
(Min 3.25m ² per child)			(276.25m ² Req)	
Total External Play Area =		85	595.89m²	
(Min 7m ² per child)			(595m ² Req)	

Parking Calculations			
as per City of Waveroo LPP2.3 Child Care Centres			
Requirement	Quant	Bays Req'd	Bays Provided
1 per staff	15	15	15
9 bays plus 1 per 8 child for every child over 54 places	12.75	13	11

Ground Floor	
Ground Floor	569.22
Bin Store	20.24
Drying/VAC	15.21
Store	9.18
Total	613.85 m²



MARMION AVENUE

Ground Floor Plan
11103

Client: Macri Builders
Project Name: Childcare Centre
Project Address: Lot 1 & 383 (#54 & 56) Rochester Drive, Murrumbidgee

Drawing Title: Floor Plans
Scale: as noted
Project No: 21104
Sheet Size: A1
Drawing No: PD04 of 05

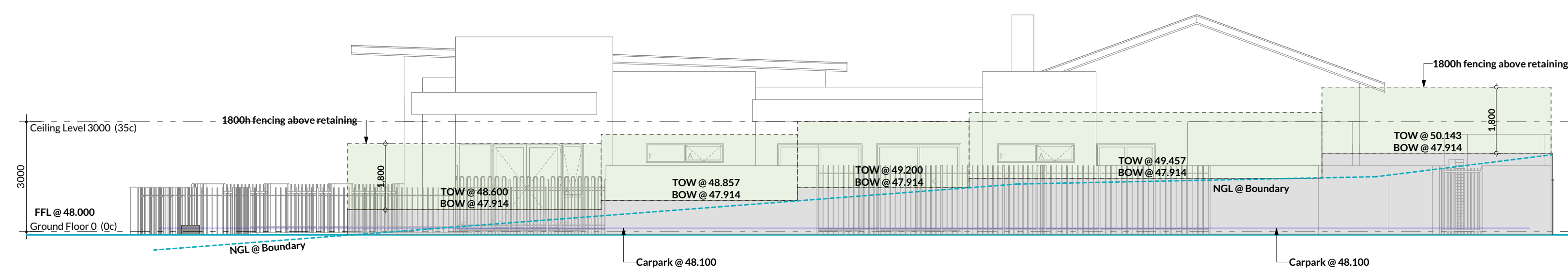
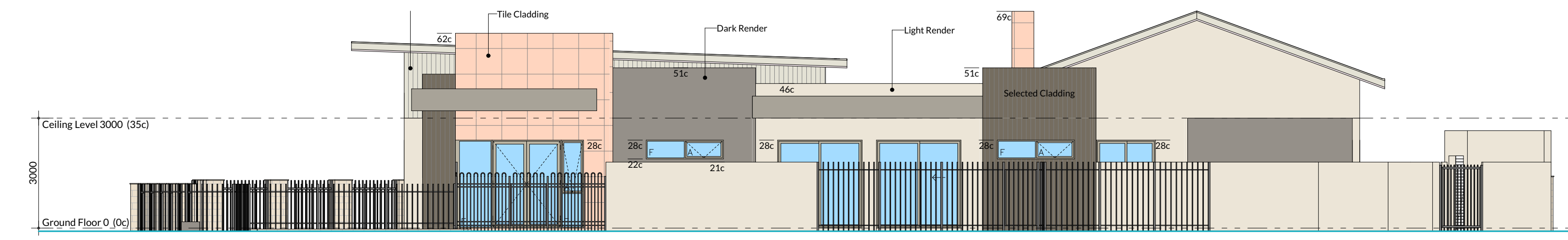
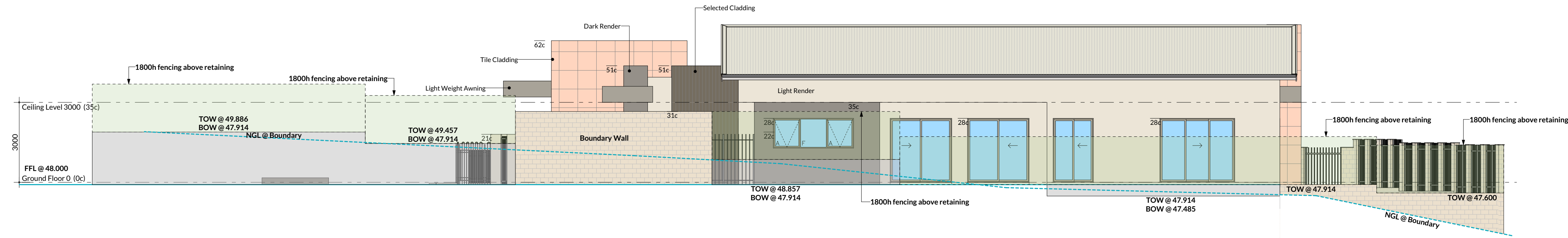
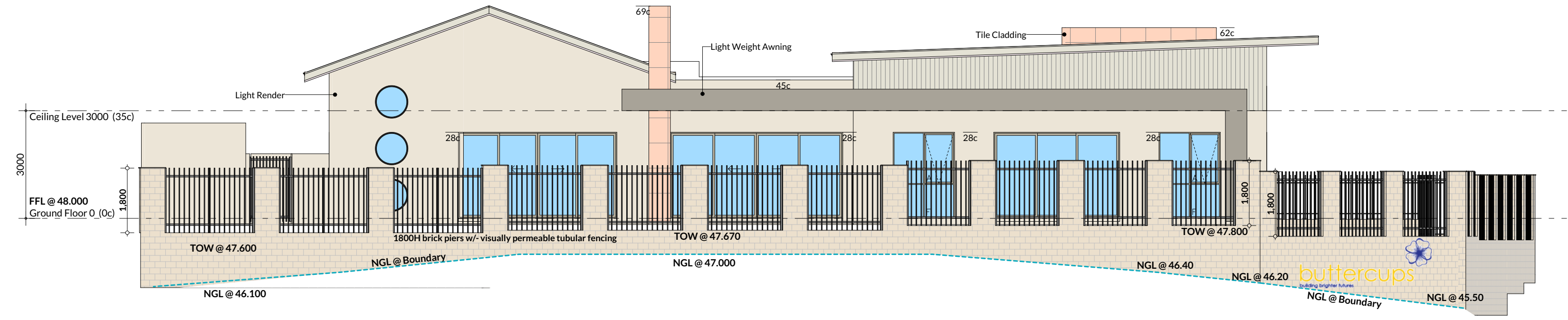
Issue: Development Approval
Rev: 008
Description: Planning Drawings
Revision Number: 008
Date: 10/01/2022



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Material / Colour Finishes Schedule

Location	Description	Example
Roof	Colorbond Sheeting "Surfmist"	
Window & Door Frames	Powdercoat Evening Haze	
Glass- Windows & Doors	6.38mm Laminated Grey Glass or as per acoustic report	
P/Coated Alumin Tubular Fencing	Colorbond "Monument"	
Timber Look Cladding	James Hardi Axon Woodgrain Cladding Paint Finish Dulux "Randall"	
Colorbond Cladding	"Woodland Grey"	
External Render	Acrylic Render Dulux "Hog Bristle Quarter"	
Awning Face	CFC Sheeting w/- Negative Joint Detail Paint Finish Dulux "Paving Stone 50%)"	



Client
Macri Builders
Project Name
Childcare Centre
Project Address
Lot 1 & 383 (#54 & 56) Rochester Drive,
Murrumbidgee

Drawing Title:
Elevations
Scale: as noted
Sheet Size: A1
Project No:
21104
Drawing No.:
PD05 of 05

Issue:
Development Approval
Rev: Description: Drawn:
008 Planning Drawings CD
Revision Number: Date:
008 10/01/2022

