

DA ISSUE

ISSUED FOR DEVELOPMENT APPROVAL

28/09/2023 4:19:13 PM

| Rev | Amendment | Date |
|-----|---------------|----------|
| 1 | DA ISSUE | 09/08/23 |
| 2 | ISSUED FOR DA | 22/09/23 |
| 3 | ISSUED FOR DA | 28/09/23 |



CLARKSON CCC

AVIATOR BOULEVARD, CLARKSON 6030 WA

DA ISSUE

SEPTEMBER 2023

ARCHITECTURAL DRAWING SCHEDULE

| DA SHEET LIST | | | |
|---------------|-------------------------------|----------|---------------|
| Sheet Number | Sheet Name | Revision | Revision Date |
| DA01 | COVER SHEET | 3 | 28/09/23 |
| DA02 | DESIGN CONCEPT | 3 | 28/09/23 |
| DA03 | OVERALL SITE PLAN | 3 | 28/09/23 |
| DA04 | SITE PLAN | 5 | 28/09/23 |
| DA05 | FLOOR PLAN | 4 | 28/09/23 |
| DA06 | ROOF PLAN | 2 | 28/09/23 |
| DA07 | ELEVATIONS | 4 | 28/09/23 |
| DA08 | STREET AND FENCING ELEVATIONS | 2 | 28/09/23 |
| DA09 | 3D IMAGES | 3 | 28/09/23 |

**BROWN
FALCONER**

28 Chesser Street, Adelaide, South Australia 5000
Telephone : 08 8203 5800 Facsimile : 08 8223 2440
ABN 65 007 846 586 brownfalconer.com.au

ACCORD PROPERTY

CLARKSON CCC

COVER SHEET

Scale 1 : 1

Drawn BH

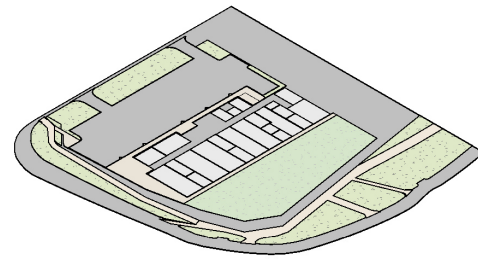
Date AUGUST 2023

Job No. 2023066

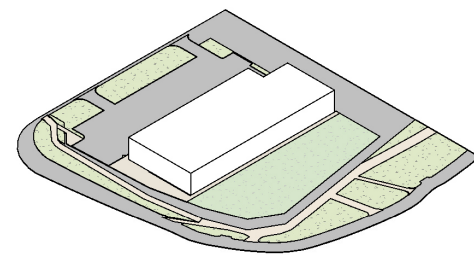
Dwg No. **DA01** Rev. **3** A3 SHEET

| Rev | Amendment | Date |
|-----|---------------|----------|
| 1 | DA ISSUE | 09/08/23 |
| 2 | ISSUED FOR DA | 22/09/23 |
| 3 | ISSUED FOR DA | 28/09/23 |

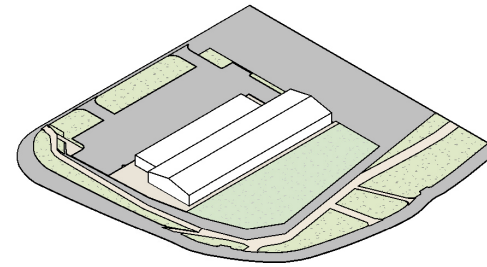
**FORM FOLLOWS FUNCTION
SIMPLE + CONTEMPORARY + RESPECTFUL**



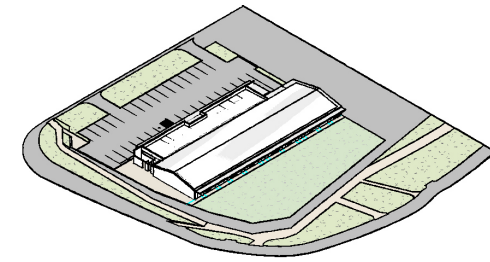
- CHILDCARE PLANNING REQUIREMENTS
- CREATION OF FUNCTIONAL SPACES
- ORIENTATION OF OUTDOOR PLAY AND RELATIONSHIP TO INTERNAL SPACE



- EXTRUDING INTO A SIMPLE FORM
- RESPECTING SURROUND AREA AND DOMESTIC STYLE



- BREAKING FORM INTO TWO PARTS
- PITCH STYLE ROOF TO LENGTH OF BUILDING



- EXPANDING ON FORM
- CREATING ENTRY CUTOUT

DA ISSUE

ISSUED FOR DEVELOPMENT APPROVAL

28/09/2023 4:19:48 PM

| Rev | Amendment | Date |
|-----|---------------|----------|
| 1 | DA ISSUE | 09/08/23 |
| 2 | ISSUED FOR DA | 22/09/23 |
| 3 | ISSUED FOR DA | 28/09/23 |



SITE PLAN

1 : 600

BROWN FALCONER

28 Chesser Street, Adelaide, South Australia 5000
 Telephone : 08 8203 5800 Facsimile : 08 8223 2440
 ABN 65 007 846 586 brownfalconer.com.au

ACCORD PROPERTY

CLARKSON CCC

OVERALL SITE PLAN

Scale 1 : 600
 Drawn BFG
 Date AUGUST 2023
 Job No. 2023066



Dwg No. **DA03** Rev. **3** A3 SHEET

DA ISSUE

ISSUED FOR DEVELOPMENT APPROVAL

28/09/2023 4:19:28 PM

| Rev | Amendment | Date |
|-----|-----------------------|----------|
| 1 | DA ISSUE | 09/08/23 |
| 2 | ISSUED FOR COMMENT | 06/09/23 |
| 3 | ISSUE FOR INFORMATION | 19/09/23 |
| 4 | ISSUED FOR DA | 22/09/23 |
| 5 | ISSUED FOR DA | 28/09/23 |



1.8h DOUBLE SKINNED COLORBOND FENCE BETWEEN PLAY AREA AND NEIGHBOURING PROPERTY

2.1h DOUBLE SKINNED COLORBOND FENCE BETWEEN PLAY AREA AND NEIGHBOURING PROPERTY

CONNELLY DRIVE

1.8h SOLID 'TIMBER LOOK' FENCE WITH PALISADE FENCE INFILLS

FENCES
FENCING HEIGHT AND MATERIAL SUBJECT TO ACOUSTIC AND DEVELOPER DESIGN REQUIREMENTS

FT01 FENCE TYPE 01
SOLID TIMBER LOOK FENCE WITH PALISADE INFILLS BACKED BY PERSPEX ON TOP OF RETAINING WALL
1800 MINIMUM HEIGHT
COLOUR: BLACK (PALISADE)

FT02 FENCE TYPE 02
PALISADE FENCE
1500 MINIMUM HEIGHT
COLOUR: BLACK

FT03 FENCE TYPE 03
COLORBOND METAL 'GOOD NEIGHBOUR' TYPE FENCE ON TOP OF RETAINING WALL AS REQUIRED
2100 MINIMUM HEIGHT
COLOUR: MONUMENT

FT04 FENCE TYPE 04
COLORBOND METAL 'GOOD NEIGHBOUR' TYPE FENCE
1800 MINIMUM HEIGHT
COLOUR: MONUMENT

FT05 FENCE TYPE 05
SOLID TIMBER LOOK FENCE
1800 MINIMUM HEIGHT

EXISTING RETAINING WALL
LIMESTONE RETAINING WALL WITH BRICK CAPPING

NOTE:
FENCES SEALED AIRTIGHT AT ALL JUNCTIONS, INCLUDING BETWEEN PANELS AND AT THE GROUND

| | |
|-------------------------|--------------------|
| NUMBER OF PLACES | 116 |
| NUMBER OF STAFF | 22 |
| OVERALL SITE AREA | 6907m ² |
| CCC SITE AREA | 2907m ² |
| CCC SITE AREA PER PLACE | 25m ² |
| TOTAL LANDSCAPING AREA | 210m ² |
| NUMBER OF TREES | 12 |
| BUILDING AREA | 900m ² |
| BUILDING AREA PER PLACE | 7.75m ² |
| OUTDOOR PLAY AREA | 830m ² |
| NUMBER OF CARPARKS | 33 |

BROWN FALCONER

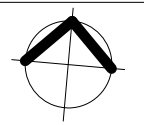
28 Chesser Street, Adelaide, South Australia 5000
Telephone : 08 8203 5800 Facsimile : 08 8223 2440
ABN 65 007 846 586 brownfalconer.com.au

ACCORD PROPERTY

CLARKSON CCC

SITE PLAN

Scale 1 : 400
Drawn BFG
Date AUGUST 2023
Job No. 2023066



SITE PLAN

1 : 400

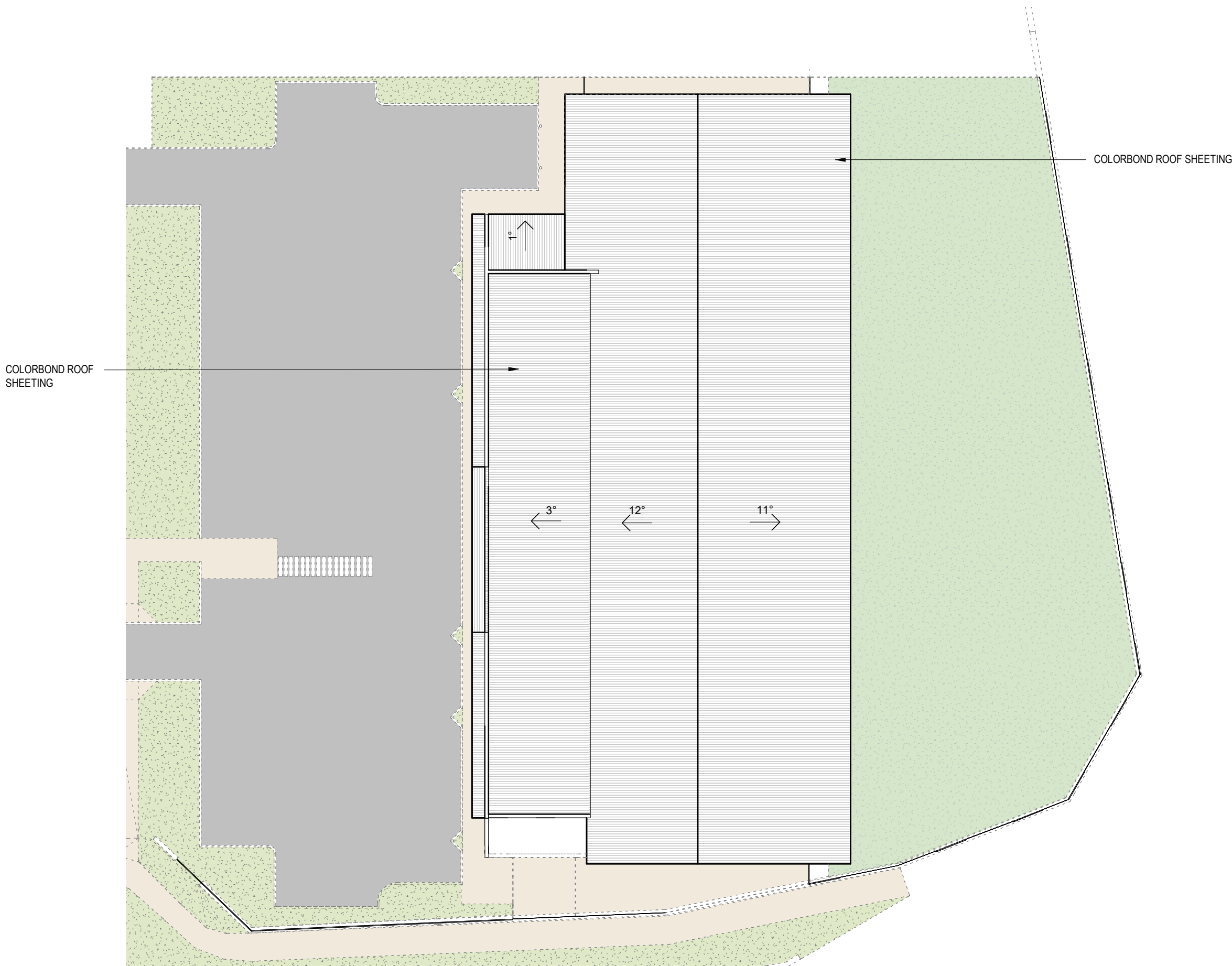
AVIATOR BOULEVARD

DA ISSUE

ISSUED FOR DEVELOPMENT APPROVAL

28/09/2023 4:20:12 PM

| Rev | Amendment | Date |
|-----|---------------|----------|
| 1 | ISSUED FOR DA | 22/09/23 |
| 2 | ISSUED FOR DA | 28/09/23 |



ROOF PLAN

1 : 250

BROWN FALCONER

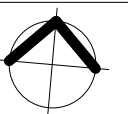
28 Chesser Street, Adelaide, South Australia 5000
Telephone : 08 8203 5800 Facsimile : 08 8223 2440
ABN 65 007 846 586 brownfalconer.com.au

ACCORD PROPERTY

CLARKSON CCC

ROOF PLAN

Scale 1 : 250
Drawn BFG
Date AUGUST 2023
Job No. 2023066



Dwg No. **DA06** Rev: **2** A3 SHEET

DA ISSUE

ISSUED FOR DEVELOPMENT APPROVAL

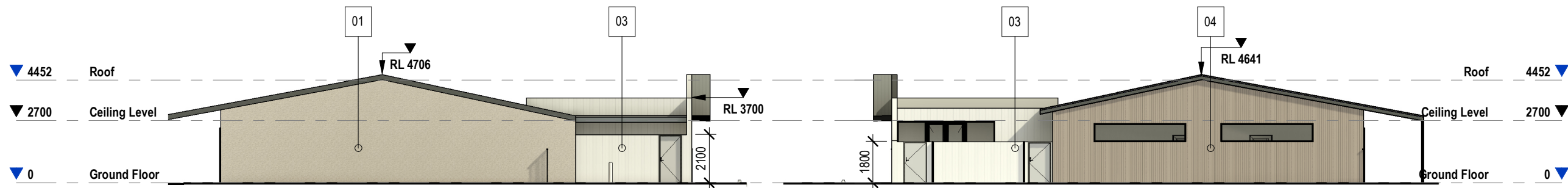
28/09/2023 4:20:22 PM

| Rev | Amendment | Date |
|-----|-----------------------|----------|
| 1 | DA ISSUE | 09/08/23 |
| 2 | ISSUE FOR INFORMATION | 19/09/23 |
| 3 | ISSUED FOR DA | 22/09/23 |
| 4 | ISSUED FOR DA | 28/09/23 |



WEST ELEVATION

1 : 200



NORTH ELEVATION

1 : 200

SOUTH ELEVATION

1 : 200



EAST ELEVATION

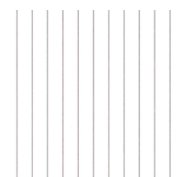
1 : 200



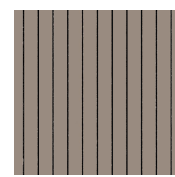
01 HIGH TEXTURE PAINTED FINISH



02 CORRUGATED COLORBOND METAL ROOF



03 AXON VERTICAL CLADDING. PAINT FINISH: DULUX WHITE ON WHITE



04 AXON GRAINED CLADDING. PAINT FINISH: DULUX FUDGE

BROWN FALCONER

28 Chesser Street, Adelaide, South Australia 5000
Telephone : 08 8203 5800 Facsimile : 08 8223 2440
ABN 65 007 846 586 brownfalconer.com.au

ACCORD PROPERTY

CLARKSON CCC

ELEVATIONS

Scale 1 : 200

Drawn BH

Date AUGUST 2023

Job No. 2023066

Dwg No. **DA07** Rev: **4** A3 SHEET

DA ISSUE

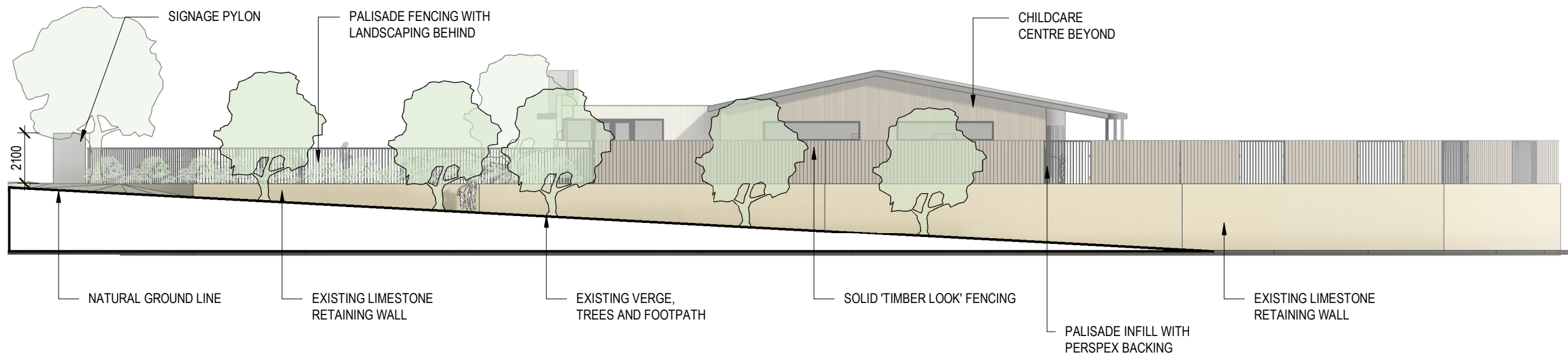
ISSUED FOR DEVELOPMENT APPROVAL

| Rev | Amendment | Date |
|-----|---------------|----------|
| 1 | ISSUED FOR DA | 22/09/23 |
| 2 | ISSUED FOR DA | 28/09/23 |



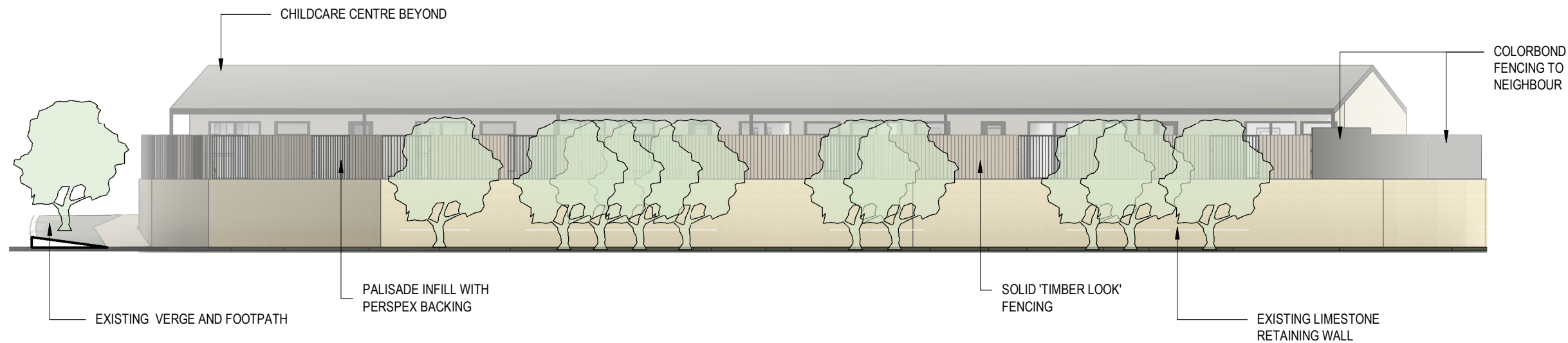
RATHMINES STREET ELEVATION

1 : 200



AVIATOR BOULEVARD FENCING ELEVATION

1 : 200



CONNELLY DRIVE FENCING ELEVATION

1 : 200

BROWN FALCONER

28 Chesser Street, Adelaide, South Australia 5000
 Telephone : 08 8203 5800 Facsimile : 08 8223 2440
 ABN 65 007 846 586 brownfalconer.com.au

ACCORD PROPERTY

CLARKSON CCC

STREET AND FENCING ELEVATIONS

Scale 1 : 200

Drawn BFG

Date 02/12/18

Job No. 2023066

Dwg No. **DA08 Rev: 2** A3 SHEET

DA ISSUE

ISSUED FOR DEVELOPMENT APPROVAL

28/09/2023 4:20:56 PM

| Rev | Amendment | Date |
|-----|---------------|----------|
| 1 | DA ISSUE | 09/08/23 |
| 2 | ISSUED FOR DA | 22/09/23 |
| 3 | ISSUED FOR DA | 28/09/23 |



BROWN FALCONER

28 Chesser Street, Adelaide, South Australia 5000
Telephone : 08 8203 5800 Facsimile : 08 8223 2440
ABN 65 007 846 586 brownfalconer.com.au

ACCORD PROPERTY

CLARKSON CCC

3D IMAGES

Scale 1 : 1

Drawn BH

Date AUGUST 2023

Job No. 2023066

Dwg No. **DA09** Rev: **3** A3 SHEET



| PLANT SCHEDULE | | | | | |
|--------------------------------|--------------|---------------------------------------|-----------------------|---------------------------|---------------|
| Symbol | Code on plan | Botanic Name | Mature height x width | Minimum installation size | Plant Numbers |
| TREES (9 site, 3 verge) | | | | | |
| | Af | Agonis flexuosa | 7m x 6m | 45 Litre | 3 |
| | Cf | Corymbia ficifolia 'Orange Splendour' | 5m x 3m | 45 Litre | 5 |
| | Ed | Eucalyptus decipiens | 6m x 3m | 45 Litre | 4 |
| SHRUBS | | | | | |
| | Hr | Hypocalymma robustum | 1.5m x 1m | 13cm | 19 |
| | Mt | Melaleuca trichophylla | 1m x 1m | 13cm | 10 |
| | Oa | Olearia axillaris 'Beach Ball' | 40cm x 80cm | 13cm | 21 |
| | Pf | Pimelea ferruginea 'White Solitaire' | 50cm x 60cm | 13cm | 27 |
| | Sn | Scaevola nitida 'Aussie Spirit' | 1m x 1m | 13cm | 20 |
| GRASSES | | | | | |
| | Cc | Conostylis candicans | 30cm x 50cm | 13cm | 38 |
| GROUND COVER | | | | | |
| | Al | Acacia lasiocarpa prostrate | 50cm x 1m | 13cm | 28 |
| | Ac | Adenanthos cuneatus 'Coral Carpet' | 30cm x 1.5m | 13cm | 23 |
| | DI | Dampiera linearis 'Western Blue' | 30cm x 1m | 13cm | 36 |
| | Eg | Eremphila glabra 'Kalbarri Carpet' | 20cm x 2m | 13cm | 20 |
| | Hp | Hemiantra pungens 'Alba' | 30cm x 1.5m | 13cm | 38 |
| | Gc | Grevillea crithmifolia prostrate | 30cm x 2m | 13cm | 22 |
| TOTAL | | | | | 314 |



PLANTING SPECIFICATIONS

- SPECIFIED PLANT SPECIES HAVE BEEN SOURCED FROM BENARA NURSERY, DOMUS NURSERY AND ELLENBY TREE FARM STOCK LISTS. SHOULD PLANT SPECIES BE UNAVAILABLE AT TIME OF PLANTING, CONTACT DESIGNER FOR SUBSTITUTIONS.
- ALL PLANTING AREAS ARE TO BE PREPARED AND PLANTED IN ACCORDANCE WITH INDUSTRY BEST PRACTICE, TYPICAL DRAWINGS INCLUDED IN THIS PLAN SET AND THE INSTRUCTIONS BELOW.
 - PREPARATION OF SOIL IN GARDEN BED AREAS:
 - REMOVE ALL TRACES OF BUILDERS' MATERIAL FROM PLANTING AREAS INCLUDING RUBBLE, SAND, MORTAR AND ALL OTHER EXTRANEIOUS MATERIAL.
 - REMOVE ALL WEEDS IN GARDEN BED AREAS BY SPRAYING WEEDS WITH A STANDARD INDUSTRY HERBICIDE FOLLOWING MANUFACTURER'S SPECIFICATIONS AND LEAVE FOR RECOMMENDED TIME.
 - REMOVE DEAD PLANT MATTER AFTER TIME SPECIFIED ON HERBICIDE PRODUCT.
 - UNDERTAKE MINOR LEVELLING AND GRADING TO ACHIEVE FINAL GROUND LEVEL AND TO ALLOW FOR THICKNESS OF SUBSEQUENT FINISHES INCLUDING SOIL CONDITIONER AND MULCH. FINISHED GROUND LEVEL TO TO 20MM BELOW SURROUNDING SURFACES.
 - APPLY SOIL CONDITIONER (AQUAMOR OR BIOWISE OR SIMILAR PRODUCT) COMPLYING WITH AS4454-2012 COMPOSTS, SOIL CONDITIONERS AND MULCHES TO A MINIMUM DEPTH OF 75MM OVER FULL EXTENT OF PLANTING AREA AND ROTARY HOE MIX 200MM INTO EXISTING GROUND.
 - PLANTING
 - PLANT TREES AS SPECIFIED ON DRAWING 'TYPICAL TREE PLANTING' AND INSTALL ARBORGREEN TREE ROOT DIRECTORS OR SIMILAR PRODUCT TO ALL NEW TREES.
 - PLANT SHRUBS (INCLUDING GRASSES AND GROUND COVERS) AS SPECIFIED ON DRAWING 'TYPICAL SHRUB PLANTING' AND WATER IN THOROUGHLY.
 - AT TIME OF BACKFILLING, ALL PLANTS TO RECEIVE APPROVED PROPRIETARY 'EIGHT TO NINE MONTH' SLOW RELEASE FERTILISER SUITABLE FOR AUSTRALIAN NATIVE PLANTS: 10GMS FOR 13CM POTS 20GMS FOR 45 LITRE POTS.
 - MULCH
 - AFTER PLANTING, APPLY FINE-GRADE PLAY GROUND APPROVED PINE BARK WOOD CHIPS TO A MINIMUM DEPTH OF 75MM (MAXIMUM 100MM) TO PLANTING BEDS, KEEPING MULCH WELL CLEAR OF PLANT STEMS.
 - CHECK MULCH IS FREE OF WOOD SLIVERS AND EXTRANEIOUS MATERIAL.
 - TIDY AND GRADE MULCH AFTER APPLICATION. FINISHED MULCH LEVEL TO BE 20MM BELOW SURROUNDING HARD SURFACES.

IRRIGATION SPECIFICATIONS

- ALL GARDEN BEDS TO BE IRRIGATED WITH SUB-MULCH DRIP SYSTEM AND AUTOMATIC CONTROLLER WITH RAIN SENSOR.
- WATER SUPPLY IS SCHEME WATER.
- IRRIGATION LAYOUT BY LANDSCAPE INSTALLER.

