

#### **CLARKSON CCC**

AVIATOR BOULEVARD, CLARKSON 6030 WA

#### DA ISSUE

SEPTEMBER 2023

#### ARCHITECTURAL DRAWING SCHEDULE

DA SHEET LIST								
Sheet Number Sheet Name Revision Revision								
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					

#### **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

#### BROLK FALCONER

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#### ACCORD PROPERTY

CLARKSON CCC

#### **COVER SHEET**

Scale 1:1 Drawn BH

Date AUGUST 2023 Job No. 2023066

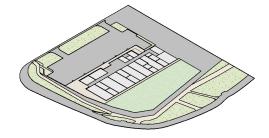
DA01 Rev: 3 A3 SHEET

#### **DA ISSUE**

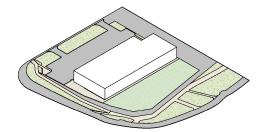
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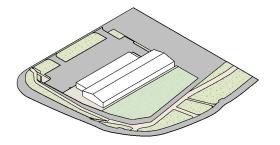
#### FORM FOLLOWS FUNCTION SIMPLE + CONTEMPORARY + RESPECTFUL



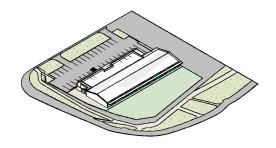
- CHILDCARE PLANNING REQUIREMENTS
- CREATION OF FUNCTIONAL SPACES - ORIENTATION OF OUTDOOR PLAY AND RELATIONSHIP TO INTERNAL SPACE



- 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

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**DESIGN CONCEPT** 

Scale 1:20 Drawn BFG Date 02/12/18 Job No. 2023066

DA02 Rev: 3 A3 SHEET

## 0 0 0 0 0 00000 BOUNDARY 00 CHILD CARE CENTRE 895m<sup>2</sup> VERGE LANDSCAPING ALREADY COMPLETED BY OTHERS BOUNDARY (A) VERGE LANDSCAPING ALREADY COMPLETED BY OTHERS

#### **DA ISSUE**

ISSUED FOR DEVELOPMENT APPROVAL 28/09/2023 4:19:48 PM

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1	DA ISSUE	09/08/23
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#### OVERALL SITE PLAN

 Scale
 1:600

 Drawn
 BFG

 Date
 AUGUST 2023

 Job No.
 2023066



vg 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

EXISTING VERGE

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

**BRO**とん

116

22

6907m<sup>2</sup>

2907m<sup>2</sup>

25m²

210m<sup>2</sup>

900m<sup>2</sup>

7.75m<sup>2</sup>

830m²

33

12

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FALCONER

ACCORD PROPERTY

**CLARKSON CCC** 

NUMBER OF PLACES

NUMBER OF STAFF

OVERALL SITE AREA

NUMBER OF TREES

OUTDOOR PLAY AREA

NUMBER OF CARPARKS

**BUILDING AREA** 

CCC SITE AREA PER PLACE

TOTAL LANDSCAPING AREA

BUILDING AREA PER PLACE

CCC SITE AREA

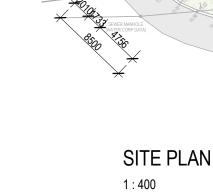
SITE PLAN

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



Dwg No. DA04 Rev: 5

DA04 Rev: 5 A3 SHEET



56320

BOUNDARY

17174

CHILD CARE CENTRE

FFL 15.90

13645

854.2 m<sup>2</sup>

21074

16452

14960

14846

10220

15 STAFF 33 STAFF

14 STAFF

18

19

20

21

23

24 DDA

5400

BOUNDARY

26463

26463

**AVIATOR BOULEVARD** 

29

30

CARPARK 22

7 34 SPACES

6200

4800 10

EXISTING VERGE

32 STAFF

7880

00000

NEW FOOTPATH

J+

4536

3526

STREET TREES

3499

10109

SIGNAGE PYLON, 2100mm H 6200



FLOOR PLAN

1:250

#### **DA ISSUE**

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1	DA ISSUE	09/08/23
2	ISSUED FOR COMMENT	06/09/23
3	ISSUED FOR DA	22/09/23
4	ISSUED FOR DA	28/09/23

NUMBER OF PLACES NUMBER OF STAFF	<b>116</b> 22
DEVELOPMENT AREA SITE AREA SITE AREA PER PLACE	6907m <sup>2</sup> 2907m <sup>2</sup> 25m <sup>2</sup>
TOTAL LANDSCAPING AREA NUMBER OF TREES	170m² 10
BUILDING AREA BUILDING AREA PER PLACE	900m² 7.75m²
OUTDOOR PLAY AREA NUMBER OF CARPARKS	830m² 33

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#### FLOOR PLAN

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

DA05 Rev: 4 A3 SHEET

# COLORBOND ROOF SHEETING COLORBOND ROOF SHEETING

#### **ROOF PLAN**

1:250

#### **DA ISSUE**

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1	ISSUED FOR DA	22/09/23
2	ISSUED FOR DA	28/09/23

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#### **ROOF PLAN**

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

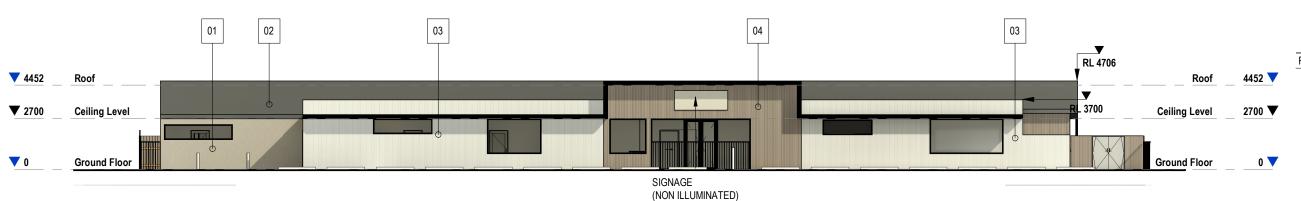


DA06 Rev: 2 A3 SHEET



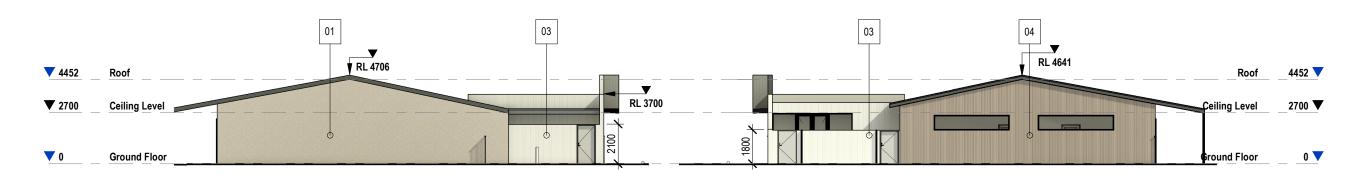
ISSUED FOR DEVELOPMENT APPROVAL 28/09/2023 4:20:22 PM

Amendment	Date
DA ISSUE	09/08/23
ISSUE FOR INFORMATION	19/09/23
ISSUED FOR DA	22/09/23
ISSUED FOR DA	28/09/23
	DA ISSUE ISSUE FOR INFORMATION ISSUED FOR DA



#### WEST ELEVATION

1:200



#### NORTH ELEVATION

1:200

#### **SOUTH ELEVATION**

1:200



#### **EAST ELEVATION**

1:200



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

## 

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#### ACCORD PROPERTY

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#### **ELEVATIONS**

 Scale
 1:200

 Drawn
 BH

 Date
 AUGUST 2023

 Job No.
 2023066

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

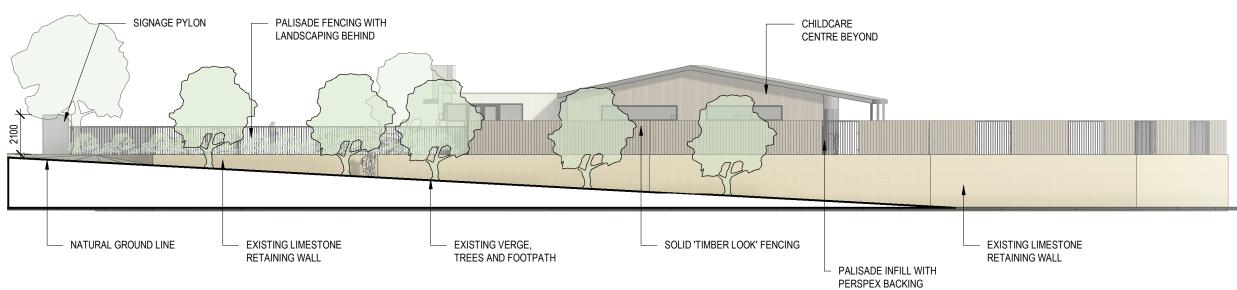
A3 SHEET

## COLORBOND FENCING TO NEIGHBOUR CROSSOVER CROSSOVER CHILDCARE CENTRE BEYOND SIGNAGE PYLON PALISADE FENCE WITH LANDSCAPING BEHIND CROSSOVER

#### **RATHMINES STREET ELEVATION**

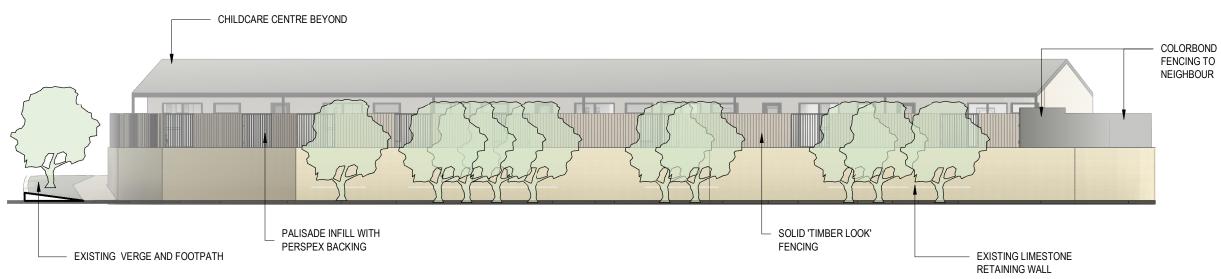
NATURAL GROUND LEVEL

1:200



#### AVIATOR BOULEVARD FENCING ELEVATION

1:200



#### CONNELLY DRIVE FENCING ELEVATION

1:200

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#### 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**

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#### 3D IMAGES

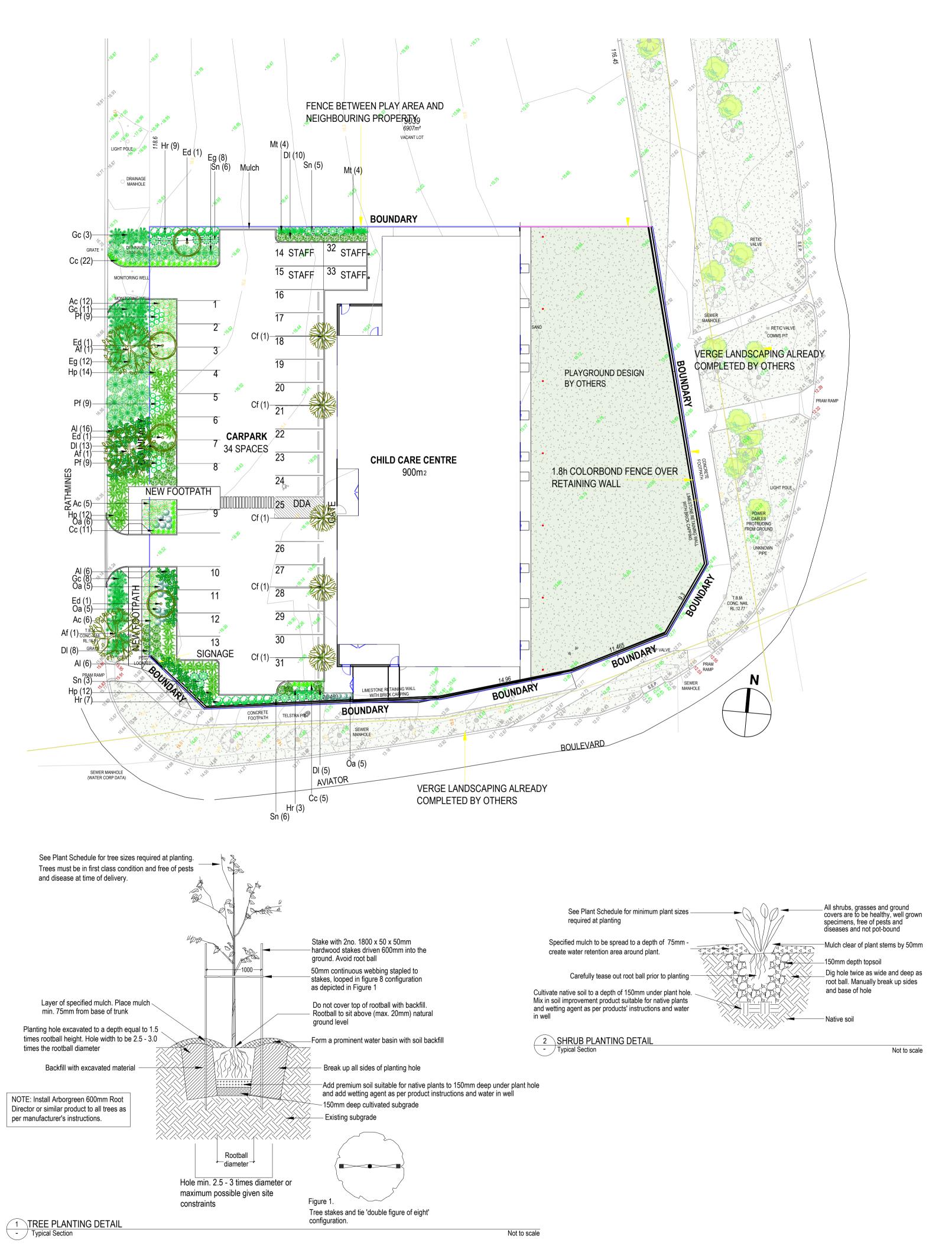
 Scale
 1:1

 Drawn
 BH

 Date
 AUGUST 2023

Job No. 2023066

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



		PLANT S	CHEDULE							
Symbol	Code on plan	Botanic Name	Mature height x width	Minimum installation size	Plant Numbers					
TREES (9	site, 3 verge	<b>3</b> )				TREE VARIET	ES			
	Af	Agonis flexuosa	7m x 6m	45 Litre	3					
	Cf	Corymbia ficifolia 'Orange Splendour'	5m x 3m	45 Litre	5					
$\odot$	Ed	Eucalyptus decipiens	6m x 3m	45 Litre	4		Corymbia ficifolia 'Orange Splendour'	Eucalyptus decipiens		
SHRUBS						SHRUB VARIE	TIES			
	Hr	Hypocalymma robustum	1.5m x 1m	13cm	19	1		419		
*	Mt	Melaleuca trichophylla	1m x 1m	13cm	10					
	Oa	Olearia axillaris 'Beach Ball'	40cm x 80cm	13cm	21	Hypocalymma	Melaleuca	Olearia	Pimelea ferruginea	Scaevola
$\odot$	Pf	Pimelea ferruginea 'White Solitaire'	50cm x 60cm	13cm	27	robustum	trichophylla	axillaris 'Beach Ball'	'White Solitaire'	nitida 'Aussie Spirit'
	Sn	Scaevola nitida 'Aussie Spirit'	1m x 1m	13cm	20					
GRASSES						GRASS VARIE	TIES			
*	Сс	Conostylis candicans	30cm x 50cm	13cm	38	ROW TO	Conostylis			
ROUND	COVER					AND DESCRIPTION OF THE PERSON	candicans			
	Al	Acacia lasiocarpa prostrate	50cm x 1m	13cm	28	GROUND COV	'ER VARIETIES			
	Ac	Adenanthos cuneatus 'Coral Carpet'	30cm x 1.5m	13cm	23					- A. P.
	DI	Dampiera linearis 'Western Blue'	30cm x 1m	13cm	36					**
	Eg	Eremphila glabra 'Kalbarri Carpet'	20cm x 2m	13cm	20	Acacia lasiocarpa prostrate	Adenanthos cuneatus 'Coral	Dampiera linearis 'Western Blue'	Eremphila glabra 'Kalbarri Carpet'	Hemiandra pungens 'Alba
*	Нр	Hemiandra pungens 'Alba'	30cm x 1.5m	13cm	38		Carpet'		·	. 3
	Gc	Grevillea crithmifolia prostrate	30cm x 2m	13cm	22					
OTAL					314	Grevillea crithmifoli prostrate	a			

#### 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.
- 2. 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.
- A. PREPARATION OF SOIL IN GARDEN BED AREAS:
- I. REMOVE ALL TRACES OF BUILDERS' MATERIAL FROM PLANTING AREAS INCLUDING RUBBLE,
- SAND, MORTAR AND ALL OTHER EXTRANEOUS MATERIAL.
- II. REMOVE ALL WEEDS IN GARDEN BED AREAS BY SPRAYING WEEDS WITH A STANDARD INDUSTRY HERBICIDE FOLLOWING MANUFACTURER'S SPECIFICATIONS AND LEAVE FOR RECOMMENDED
- III. REMOVE DEAD PLANT MATTER AFTER TIME SPECIFIED ON HERBICIDE PRODUCT.
- IV. 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.
- V. 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.
- B. PLANTING
- I. PLANT TREES AS SPECIFIED ON DRAWING 'TYPICAL TREE PLANTING' AND INSTALL ARBORGREEN TREE ROOT DIRECTORS OR SIMILAR PRODUCT TO ALL NEW TREES.
- II. PLANT SHRUBS (INCLUDING GRASSES AND GROUND COVERS) AS SPECIFIED ON DRAWING 'TYPICAL SHRUB PLANTING' AND WATER IN THOROUGHLY.
- III. 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.
- C. MULCH
- I. 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.
- II. CHECK MULCH IS FREE OF WOOD SLIVERS AND EXTRANEOUS MATERIAL.
- III. 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.
- 2. WATER SUPPLY IS SCHEME WATER.
- 3. IRRIGATION LAYOUT BY LANDSCAPE INSTALLER.



В	DEVELOPMENT APPLICATION		AC	AC	21.09.2023
Α	DEVELOPMENT APPLICATION		AC	AC	15.09.2023
revision/issue	description		drawn	checked	date
project PROPOSED CHILD CARE CENTRE			drawn AC	description LANDSCAPE PL	
LOT 341 RATHMINES STREET, CLARKSON			ACCORD PROPERT		
	N RETREAT	GARDEN DESIGN www.urbanretreatgardens.com.au E:amelia@urbanretreatgardens.com.au	1:250 @ A1	project n 2324	ــ اا