



PROPOSED SITE PLAN

R-25 SITE COVER

BUILDING AREA: 437.12m²
 SITE AREA: 1474m²
 OPEN SPACE: 72.30%

STAFF 9 TOTAL
 CHILDREN 50 TOTAL
 2+2+3+1MANAGER+ 1FLOATER =9
 0-2 8 BABY (2 STAFF) INDOOR PLAY 28.31M²
 2-3 12 TOLDDER (2 STAFF) INDOOR PLAY 44.78M²
 3-4 30 PER KINDDY (3 STAFF) INDOOR PLAY 107.92 M²

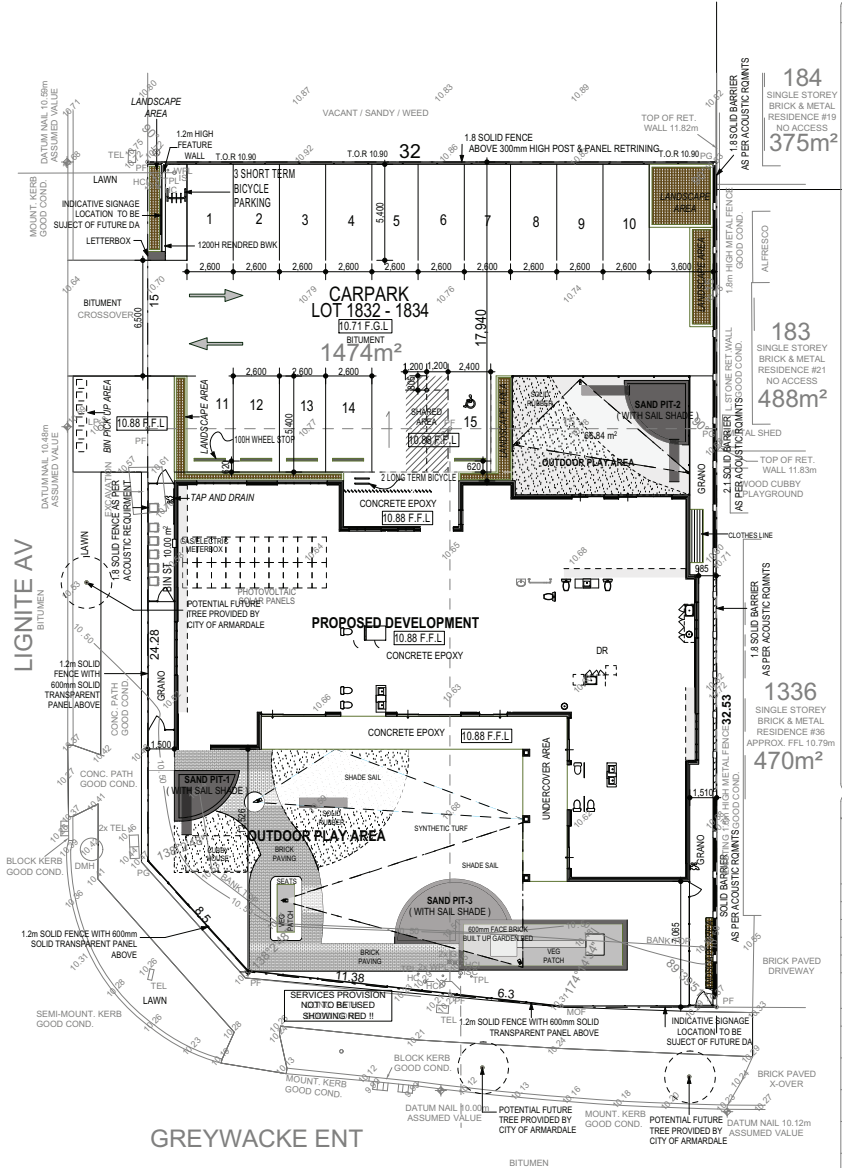
PARKING : 15 CAR PARK + 1 DISABILITY BAY
 APROX 420M² PARKING AND CIRCULATION
 BICYCLE, (3 SHORT TERM 0.042 PER M² 2 LONG TERM 0.019 PER P)
 PRAM LOCKER 9.6m²

SITE AREA 1474 m²
 BUILDING AREA 437.44m²
 OPEN SPACE R25 MINIMUM 50% 737 MINIMUM
 ACTURAL 1004.63M²
 UNDERCOVER (SHADE SAIL) 128.6M²

INDOOR PLAY AREA REQUIRED 3.5m² PER CHILD
 3.5m² X 50 = 157 m²
 INDOOR PLAY AREA ACTUAL = 180m²

OUTDOOR PLAY AREA REQUIRED 7.5m² / CHILD
 7.5 m² X 50CHILDREN = 375m²
 OUTDOOR PLAY AREA ACTUAL = 413.29m²

UNDER COVER PLAY AREA TOTAL= 287m²
 SHADE SAILS AREA: 128.6M²
 UNDER ROOF AREA: 24.4 M²
 TREE CANOPYS: 143M²
 69.4% COVERED PLAY AREA



SERVICE LEGEND

- POWER**
 - CONSUMER POLE ○ CP
 - POWER POLE ○ PP
 - LIGHT POLE ○ LP
 - STAY POLE ○ SP
 - S. WIRE ANCHOR ○ SWA
 - UNI PILLAR ○ UP
 - EXPOSED CABLES ○ EC
- GAS**
 - PRE-LAID CONN. ○ GPL
 - LINE MARKER ○ LG
- SEWERAGE**
 - MANHOLE ○ SMH
 - INSPECT. SHAFT ○ IS
 - INSPECT. OPENING ○ IO
 - HOUSE CONNECTION ○ HC
 - HOUSE CONN. ○ HCI
 - INDICATOR ○ ISC
 - INSPECT. SHAFT CONNECTION ○ ISC
- TELE.**
 - PIT ○ TEL
 - PRE-LAID CONN. ○ TPL
- DRAINAGE**
 - MANHOLE ○ DMH
 - GULLY PIT ○ GHP
 - LOT PIT ○ LDP
 - HOUSE CONN. ○ DHC
 - SIDE ENTRY PIT ○ SEP
 - COMBINATION ENTRY PIT ○ CEP
- WATER**
 - STOP VALVE ○ WSV
 - HYDRANT ○ HY
 - FLUSH PIT ○ FP
 - WATER TAP ○ WTP
 - WATER METER ○ WM
 - PRE-LAID CONN. ○ WPL
- SURVEY**
 - DATUM NAIL ○ DN
 - PEG FOUND ○ PF
 - PEG DISTURBED ○ PD
 - PEG GONE ○ PG
 - MARK ON FEATURE ○ MOF

LOT RECORDS

STATUS	LOCATED	AVAILABLE	NO SERVICE	CONFIRM
LOT SERVICE	✓	✓	✓	✓
WATER	✓	✓	✓	✓
SEWERAGE	✓	✓	✓	✓
GAS	✓	✓	✓	✓
TELE.	✓	✓	✓	✓
DRAINAGE	✓	✓	✓	✓
POWER	✓	✓	✓	✓

AREA: NEW 06/2020
 COASTAL DISTANCE >10km
 LOT: 1832 AREA: 480 m²
 LOT: 1833 AREA: 509 m²
 LOT: 1834 AREA: 485 m²
 APPROX. AHD +18.21m
 SERVICES MARKED CONFIRM REQUIRE BUILDER / CLIENT TO CONFIRM POSITION & OR AVAILABILITY ON SITE. APPROXIMATE AND CONNECTION ONLY. HEIGHT RESTRICTIONS REQUIRE ACCURATE GEODETIC CONNECTION.

GROUND COVER	LOT 1832	LOT 1833	LOT 1834
SANDY / WEED	SEWER CONNECTION POSITION APPROXIMATE ONLY	SEWER CONNECTION POSITION APPROXIMATE ONLY	SEWER CONNECTION POSITION APPROXIMATE ONLY
	SEWER INVERT LEVEL 7.70	SEWER INVERT LEVEL 7.36	SEWER INVERT LEVEL 7.34
	SEWER BROUGHT UP 2.40	SEWER BROUGHT UP 2.2	SEWER BROUGHT UP 0.00
	DEPTH TO CONNECTION 0.61	DEPTH TO CONNECTION 0.73	DEPTH TO CONNECTION 3.01

TITLE : FEATURE SURVEY	LOT : 1832 No. 3 LIGNITE AV				
CLIENT : N/A	SUBURB : PIARA WATERS DP : 417973				
BUILDER : C U BUILDING GROUP PTY LTD	AUTHORITY : CITY OF ARMADALE C/T : 2987/222				
	UBD REF : 390 C 1 GPS : S 32.14394° E 115.91930°				
	5 0 2.5 5 10 15				
SHEET 1 of 1	BUILDER'S REF 20056	SURVEYED 22/09/20	SCALE @ A3 1:200	DWG No 39738-01-100	REV A

CLIENT SIGNATURE 1	DATE	NO.	DATE	REVISIONS	DRAWN	CHK.
		1	18/09/20	PLANNING	LK	LK
		2	01/10/20	CONSULTANTS JUSTIFICATIONS	LK	LK
		3	01/10/20	DEVELOPER AMENDMENTS	LK	LK
		4	09/10/20	LANDSCAPE	LK	LK
		5	09/10/20	DEVELOPER AMENDMENTS	LK	LK
		6	11/10/20	DEVELOPER AMENDMENTS	LK	LK
		7	14/10/20	DEVELOPER AMENDMENTS	LK	LK
		8	14/10/20	PLANNING	LK	LK
		9	14/10/20	PLANNER AMENDMENTS	LK	LK
		11	20/10/20	PLANNER AMENDMENTS	LK	LK
		12	01/10/20	PLANNER AMENDMENTS	LK	LK

CLIENT SIGNATURE 2	DATE	CLIENT	UNITED LAND HOLDING
		PROJECT	LOT 1832-1834 Lignite Avenue PIARA WATER
BUILDER'S REPRESENTATIVE	DATE	TITLE	SITE PLAN

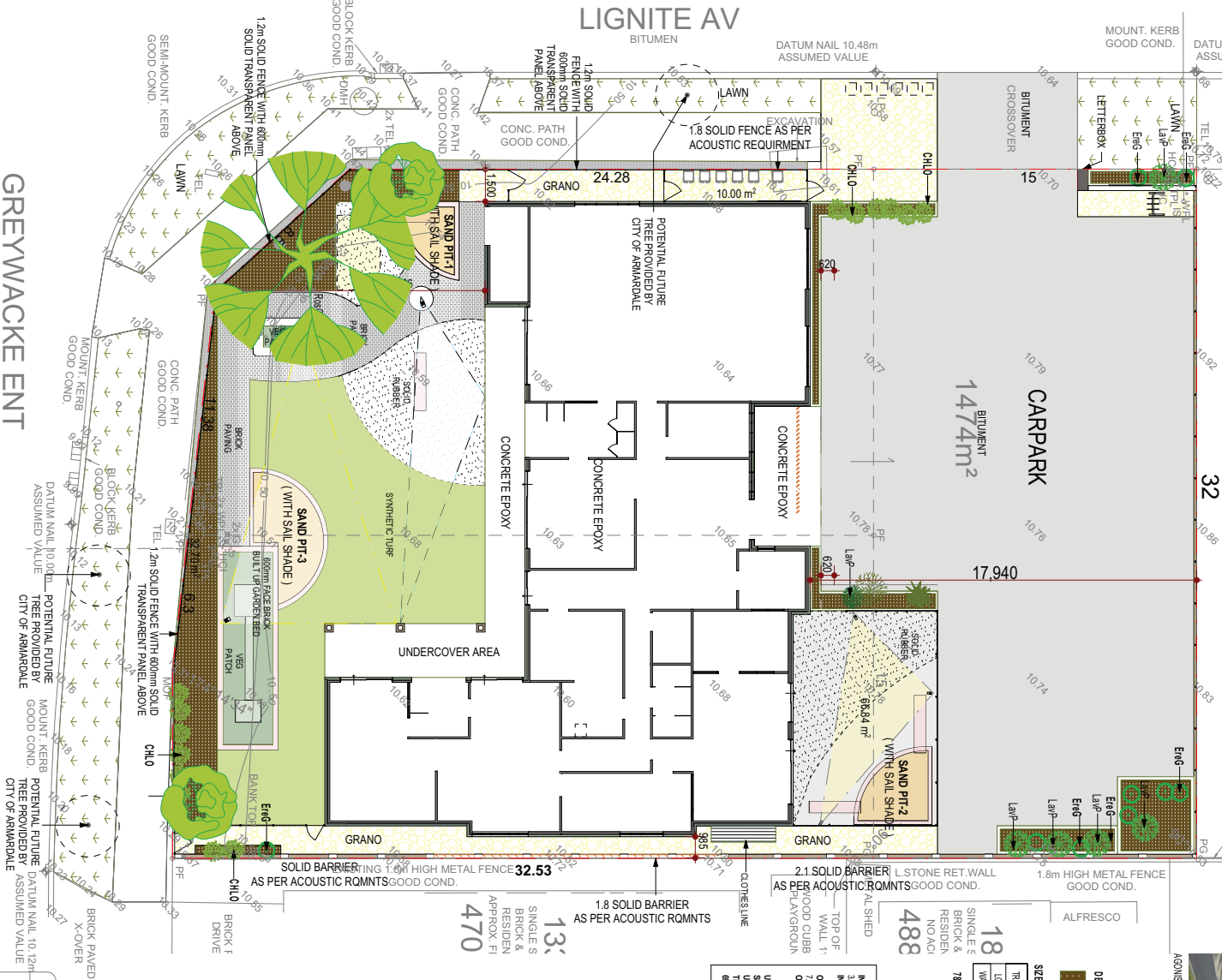


JOB NO.	20056
SHEET NO.	1 of 8
DEVELOPMENT APPROVAL	

NOTE: This PLAN is current at the Surveyed Date. NOT FOR CONSTRUCTION purposes without site collaboration. The cadastral boundary POSITION is APPROXIMATE & requires survey confirmation. Check Landgate Plan & Certificate of Title for Encumbrances including Easements, Covenants, Concessions etc. ALL SERVICES require verification from the relevant AUTHORITY - suggest contacting 'Dig Before You Dig' for underground services & a site inspection. © STANDFAST NOMINEES 1996

LANDSCAPE LEGEND				
ID	TREE SPECIES	BOTANICAL NAME	COMMON NAME	DESCRIPTION
		PLANTAINS ACERIFOLIA	LONDON PLAN	DECIDUOUS PERENNIAL FULL SUN 1.5M HIGH X 7.0M WIDE FLOWERING SEASON - SPRING
		AGONIS FLEXUOSA	WA PEPPERBUSH	AUSTRALIAN NATIVE DENSE CANOPY 10M HIGH X 8M WIDE FLOWERING SEASON - SPRING

SHRUBS			
ID	SHRUBS	CHOROCHUAM	PAPER FLOWER
CH10		CHOROCHUAM	PAPER FLOWER
RO60		ROSEMARY	ROSMARINUS OFFICINALIS
E60		BENICOPHA GLABRA	ELMU BUSH
LAP		LAMANDULA PENDULICULATA	BUTTERFLY LAMANDER
LAP		PINE MULCH	SOFT FALL MULCH



DEEP SOIL ZONE 15.4% OF SITE AREA
= 88 SQM X 133 SQM (SENTINEL LAWN)
= 27 SQM OF 147.5 SQM SITE AREA

SIZE AND CANOPY COVER OF PROPOSED TREES

TREE SPECIES	CANOPY AT MATURETY	QUANTITY	TOTAL CANOPY
LONDON PLAN	10M DIA 7.5SQM	1	7.5SQM
WA PEPPERBUSH	8M DIA 2.8SQM	2	5.6SQM
			13.4SQM

AREA	REQUIREMENTS	NOTES
INDOOR PLAY AREA	REQUIRED 3.5m ² PER CHILD	
OUTDOOR PLAY AREA	REQUIRED 7.5m ² CHILD	
SHADE SALES AREA	REQUIRED 12.6m ²	
THREE CANOPIES	REQUIRED 4.8m ²	
OUTDOOR PLAY AREA ACTUAL	7.5m ² X 3 CHILDREN	
SHADE SALES AREA ACTUAL	12.6m ²	
THREE CANOPIES ACTUAL	4.8m ²	
OUTDOOR PLAY AREA ACTUAL	7.5m ²	

NOTE

1. LANDSCAPE WORKS

1.1 ALL AREAS ARE TO BE GRADED EVENLY TO CORRESPOND TO KERB LEVELS AND SURROUNDING FINISHED LEVELS.

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CLIENT SIGNATURE 1		DATE		REVISIONS		DRAWN		CHK		CLIENT	
				1	18/07/2020	1	LANDSCAPE			UNITED LAND HOLDING	
				2	18/07/2020	2	LANDSCAPE			LOT 1832-1834 Lignite Avenue	
				3	18/07/2020	3	LANDSCAPE			PARVA WATER	
				4	18/07/2020	4	LANDSCAPE				
				5	18/07/2020	5	LANDSCAPE				
				6	18/07/2020	6	LANDSCAPE				
				7	18/07/2020	7	LANDSCAPE				
				8	18/07/2020	8	LANDSCAPE				
				9	18/07/2020	9	LANDSCAPE				
				10	18/07/2020	10	LANDSCAPE				
				11	18/07/2020	11	LANDSCAPE				
				12	18/07/2020	12	LANDSCAPE				

CLIENT SIGNATURE 2	DATE	PROJECT	TITLE
		LANDSCAPE	

JOB NO.	SHEET NO.	DEVELOPMENT APPROVAL
20056	2 of 8	

R-25 SITE COVER

BUILDING AREA: 437.12m²
 SITE AREA: 1474m²
 OPEN SPACE: 72.30%

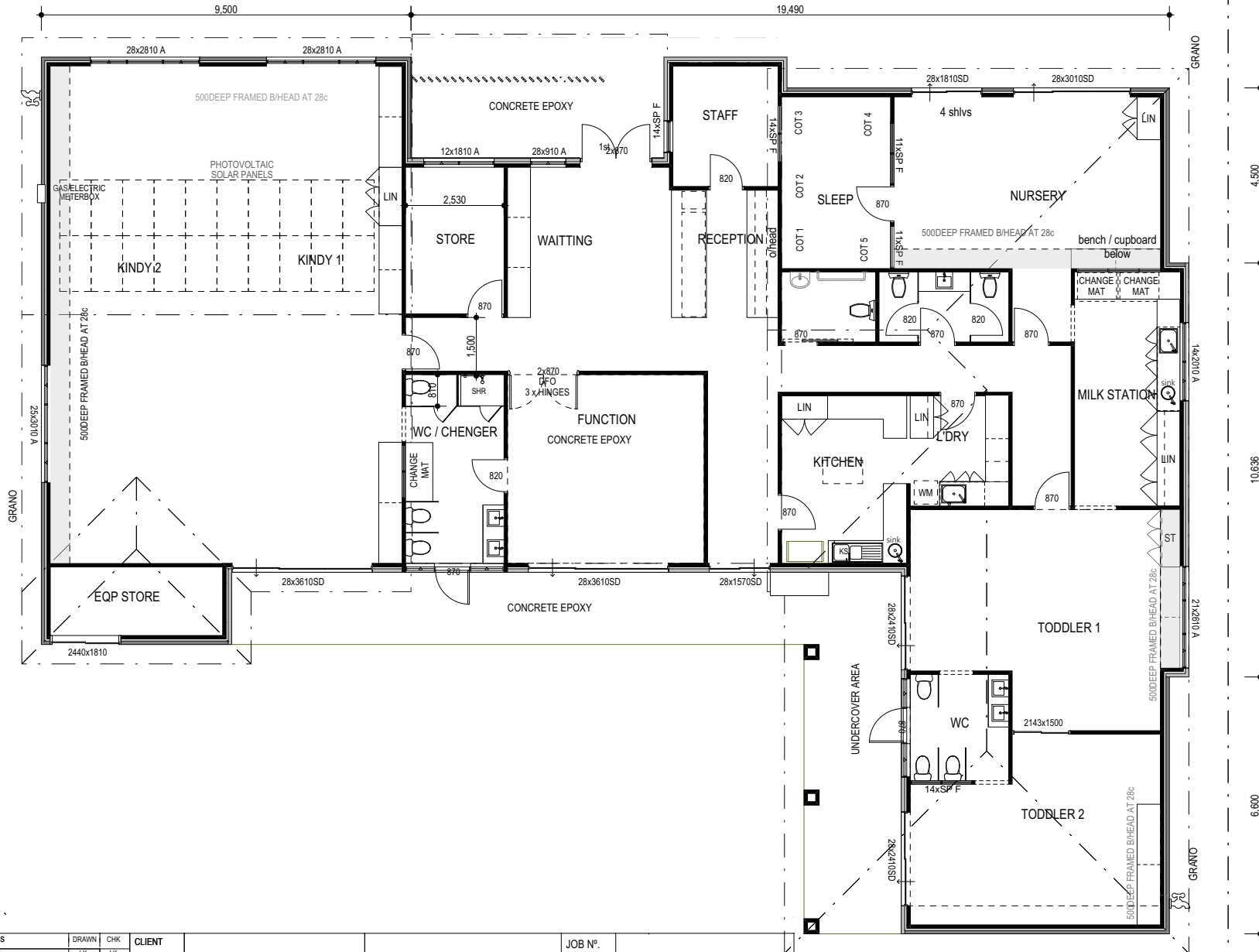
STAFF 9 TOTAL
 CHILDREN 50 TOTAL
 2+2-3+1 MANAGER+ 1FOODATER +9
 0-2 3 BABY (2 STAFF) INDOOR PLAY 28.31MF
 2-3 12 TODDLER (2 STAFF) INDOOR PLAY 44.78MF
 3-4 30 PER KINDY (3 STAFF) INDOOR PLAY 107.92 MF

PARKING: 15 CAR PARK + 1 DISABILITY BAY
 APPROX 420MF PARKING AND CIRCULATION
 BICYCLE (3 SHORT TERM 0.042 PER/ 2 LONG TERM 0.019 PER/1)
 PRAM LOCKER 6 BAY

SITE AREA 1474 m²
 BUILDING AREA 437.44m²
 OPEN SPACE R25 MINIMUM 50% 737 MINIMUM
 ACTUAL 1004.53MF
 UNDERCOVER (SHADE SAIL) 128.6MF

ROOF AREA(m2 ON THE FLAT) 522.40

AREAS - GROUND		
	PERIM. (m)	AREA (m ²)
KINDY 2	35.77	63.42
KINDY 1	35.72	58.74
HALLWAY	65.48	52.00
NURSERY	29.39	46.66
TODDLER 1	26.33	36.92
TODDLER 2	24.04	31.68
FUNCTION ROOM	20.26	25.66
KITCHEN / LDRY	21.11	23.07
RECEPTION / OFFICE	19.71	19.23
KIDS TOILET AND CHANGER	45.81	40.58
TOILET	15.66	10.89
STORE 1	13.42	10.71
STORE	13.95	10.19
WAITING	11.78	7.37
		437.12 m ²

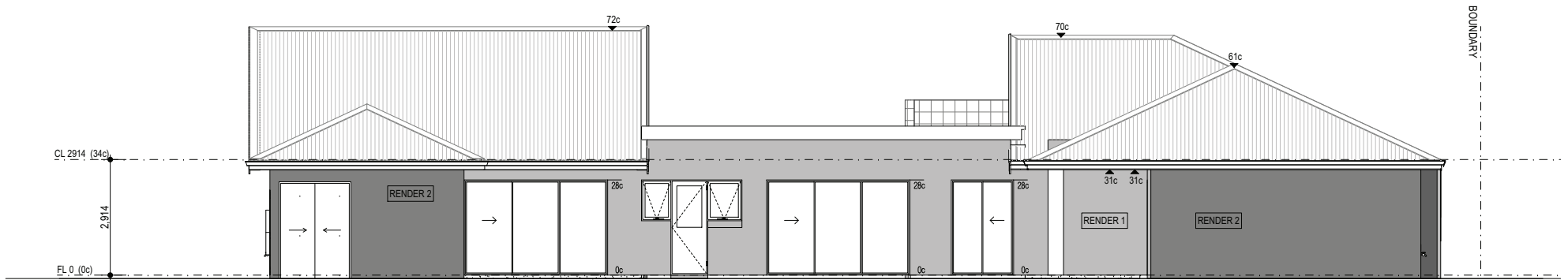


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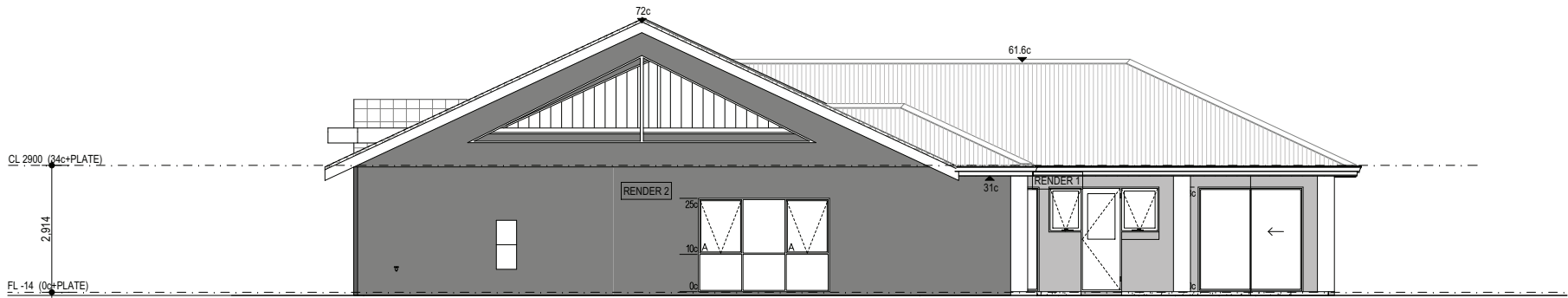
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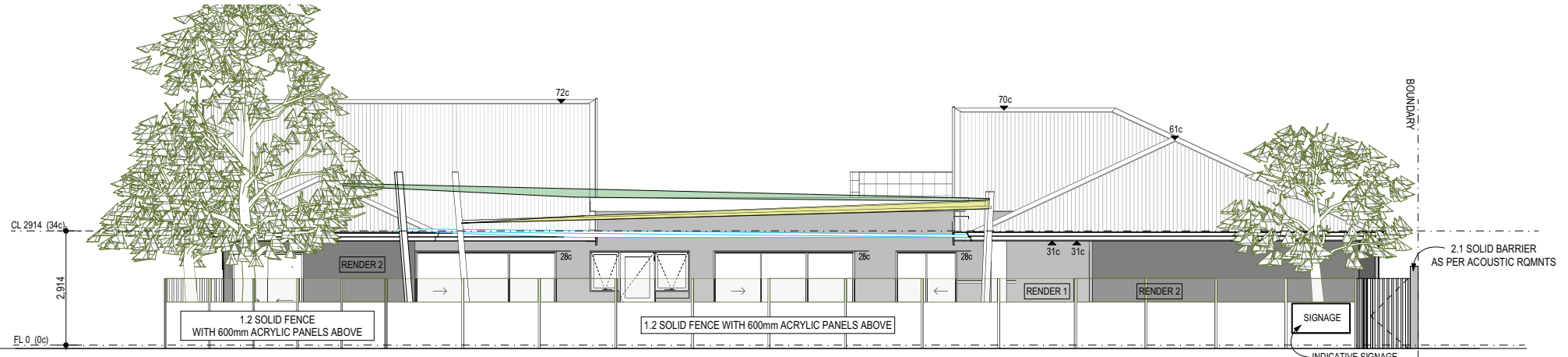
SOUTH ELEVATION
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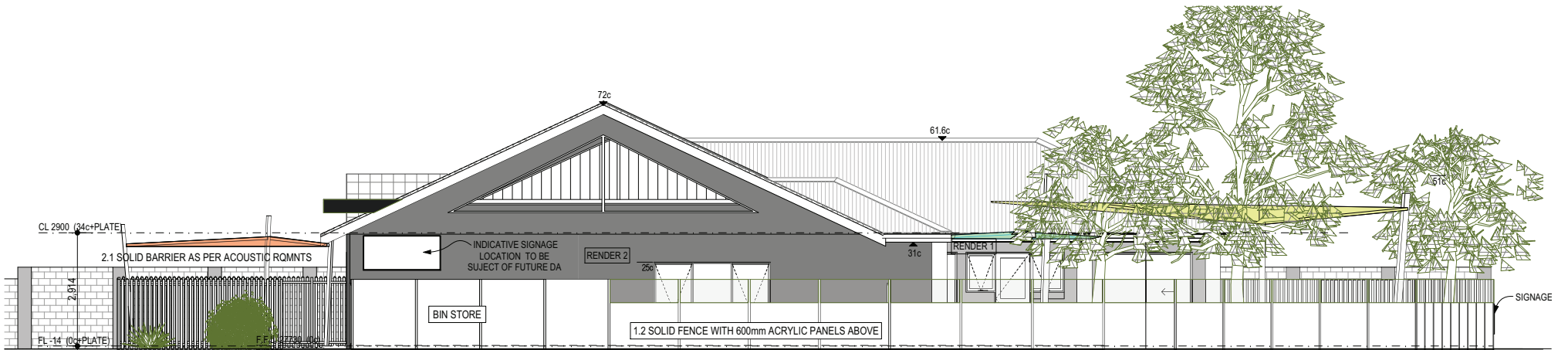
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WEST ELEVATION
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