

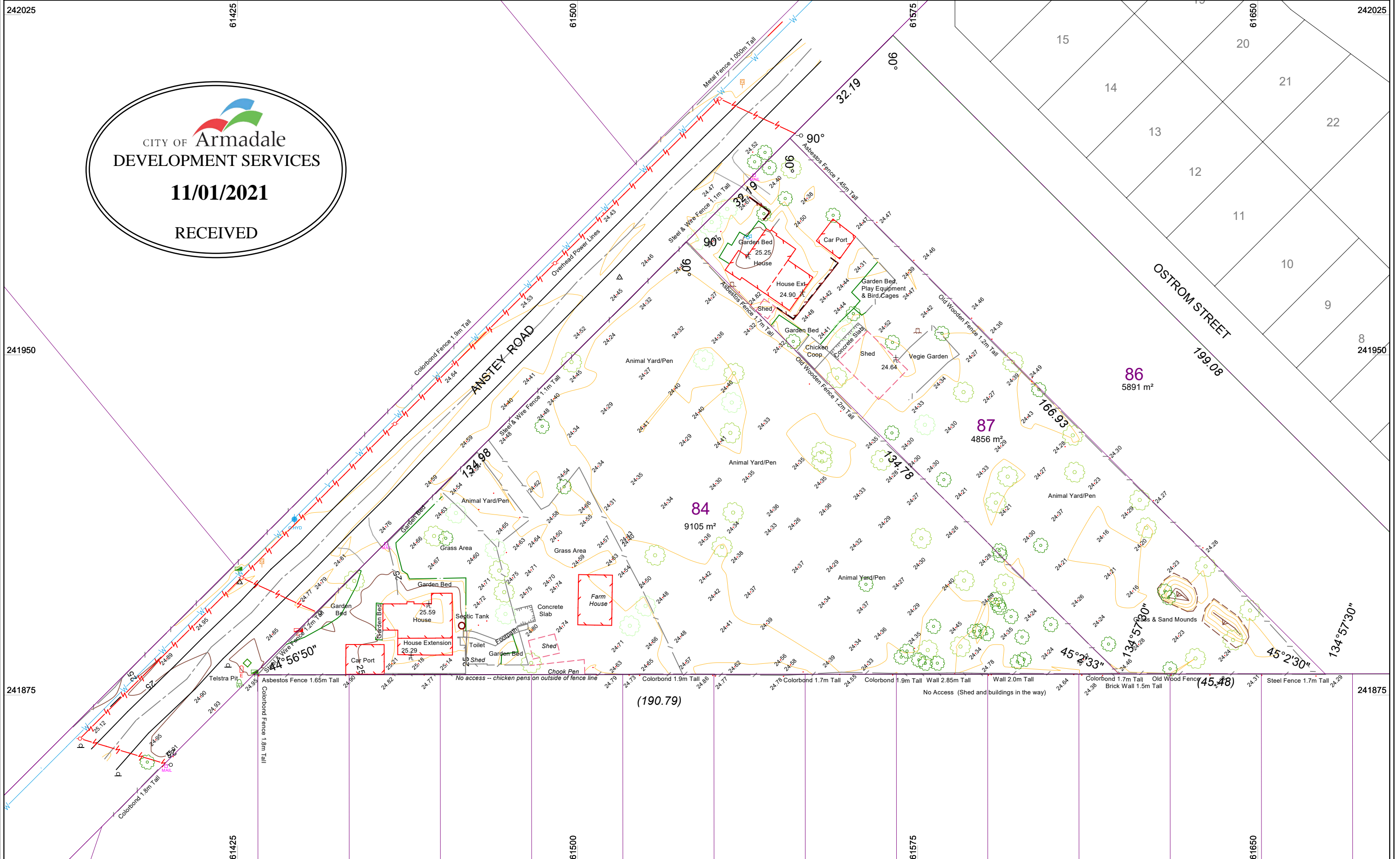


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<p><b>AVELING DEVELOPMENTS</b> STRATA, DUPLEX, TRIPLEX, MULTI-UNITS BUILDING CONTRACTOR N° 12788 Level 1, 42 Cedric Street, Stirling WA 6021 Phone (08) 6144 1000 Fax (08) 6144 1004 © Copyright 2020 AVELING DEVELOPMENTS</p>	<p>Drwg: <b>LOCALITY PLAN</b></p> <p>Client: <b>OTB DEVELOPMENTS PTY LTD</b></p> <p>Site: <b>LOT 84 &amp; 87 #16 &amp; 30 ANSTEY ROAD FORRESTDALE</b></p> <p>Map Ref: StreetSmart® - 494/E5</p>	<p><b>CONTRACTS</b></p> <p>OWNER..... DATE.....</p> <p>OWNER..... DATE.....</p> <p>BUILDER..... DATE.....</p>	<p><b>CHILDCARE CENTRE</b></p> <table border="1"> <tr> <th>Rev</th> <th>Date</th> <th>Amendment</th> </tr> <tr> <td>01</td> <td>14/12/20</td> <td>UPDATE CARPARKING LAYOUT</td> </tr> <tr> <td>02</td> <td></td> <td></td> </tr> <tr> <td>03</td> <td></td> <td></td> </tr> <tr> <td>04</td> <td></td> <td></td> </tr> <tr> <td>05</td> <td></td> <td></td> </tr> <tr> <td>06</td> <td></td> <td></td> </tr> <tr> <td>07</td> <td></td> <td></td> </tr> </table>	Rev	Date	Amendment	01	14/12/20	UPDATE CARPARKING LAYOUT	02			03			04			05			06			07			<p>Local Authority: <b>ARMADALE</b></p> <p>Job No: <b>TBC</b></p> <p>Date Dm: <b>26/10/20</b></p> <p>Dm By: ZH</p> <p>Check: TIM</p> <p>Sales: LA</p> <p>Scale: 1:5000, 1:200</p> <p>Sheet #01 Rev: 01</p>	<p><b>NOTE:</b> TO SCALE ON A2 SHEET</p>
	Rev	Date	Amendment																										
01	14/12/20	UPDATE CARPARKING LAYOUT																											
02																													
03																													
04																													
05																													
06																													
07																													



  
**CITY OF Armadale**  
**DEVELOPMENT SERVICES**  
**11/01/2021**  
**RECEIVED**

Rev.	Description	Drawn	Date	Checked
B	Lot Dimensions Added	SAH	21/10/2020	MAD
A	Initial Issue	SAH	19/10/2020	MAD

SCALE 1:750 @ A3


0 15 30

ALL DISTANCES ARE IN METRES

For a true to scale reproduction of this plan, plot it to A3 with the Paging Scaling set to None.


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Surveyor:- ATH  
 Survey Date:- 13/10/2020  
 Precal/Cad:- 19/10/2020

  
 150 RENNALS AVENUE, JOHNS RIVER  
 GlobalMark.com.au



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**FORRESTDALE**  
**LOTS 84, 86 & 87 ANSTEY ROAD**  
**DETAIL SURVEY**

CLIENT: **OTB MANAGEMENT PTY LTD**

Project Mgr: Mark Dobson    Datum:    PC94 / AHD

**103473 - DE - 001 - B**

Job Number    Type    Plan Number    Revision

ROAD FEATURES	COMMUNICATION	SEWER	GROUND FEATURES	ROAD FEATURES	STRUCTURE	GROUND FEATURE	ELECTRICAL	UNDERGROUND SERVICES
Traffic Junction Box	Telstra Pit	Sewer Vent	Natural Surface	Edge Of Bitumen	Bridge	Major Contour	Variable Message Sign	<b>UNDERGROUND SERVICES - DIRECT MEASUREMENT - CLASS A</b> 
Traffic Signals - 1 Aspect	Telstra Pillar	Sewer Line Marker	Aerial Survey Marker	Road Shoulder	Abutment	Minor Contour	Electrical Structure String	
Traffic Signals - 2 Aspect	Telstra Marker	Sewer Inspection Shaft	<b>VEGETATION</b>	Edge Of Unsealed Road	Columns	Bank Bottom	Overhead Powerlines - Null Height	
Traffic Signals - 3 Aspect	Telstra Pole	Sewer Inspection Opening	Tree Details - Canopy & Trunk	On Road	Piers	Bank Top	Overhead Powerlines - True Height	
Traffic Signals - 4 Aspect	Telephone Booth	Sewer Manhole	Tree 0.1m-0.3m Trunk Diameter	Centre Of Road	Underpass	Line Of Levels	High Tension Power Lines - Null Height	
Pedestrian Signals	Emergency Phone	<b>RAIL</b>	Tree 0.3m-0.5m Trunk Diameter	Kerb Top	Ramp	Levee Top	High Tension Power Lines - True Height	
Sign On One Pole	Antenna	Rail Traffic Signals	Tree 0.5m-1.0m Trunk Diameter	Kerb Bottom	Steps/Stairs	Levee Bottom	<b>COMMUNICATION</b>	
Sign Multiple Poles	Telstra Elevated Joint	Rail Traffic Control Box	Tree > 1.0m Trunk Diameter	Cattle Grid	Edge Of Concrete	Rock Outcrop	Unidentified Service Pit	
Overhead Sign	Cable Marker (Optus)	Rail Telephone Box	Bush	Centre Of Driveway	Bus Shelter	Ridge Line	Telstra Cable	
Traffic Controller Box	Telstra Tower	Rail Cable Pit	Die Back Area - Marker	Edge Of Driveway	Memorial	Borrow Pit	Amcom Cable	
Finger Sign	Communication Manhole	Rail Cable Marker	Nesting Tree	Pedestrian Ramp	Ruin	Earthworks Area	<b>WATER</b>	
Traffic Earth Pit	<b>WATER</b>	Rail SLK Post	Tree Trunk / Stump	Pedestrian Crosswalk	Building / Structure	Ground Subsidence	Water Pipe	
Police Traffic Camera	Water Meter	Manhole - Rail Cable	<b>SURVEY CONTROL</b>	Track	Awning	Rock Pitching	<b>GAS</b>	
Guide Post	Water Stop Valve	<b>STRUCTURE</b>	Star Iron Picket	Parking Bay	Shed	<b>VEGETATION</b>	<b>DRAINAGE</b>	
Km Marker	Hydrant (Ground Level)	Deck Level	Trig Point	Line Markings 1m Line & 1m Gap	Verandah	Tree Line/Canopy	Drainage Pipe	
Traffic Count	Hydrant (Pillar)	Floor Level	SSM	Line Markings 1m Line & 3m Gap	Door Opening	Bush Line	Drainage Culvert	
<b>ELECTRICAL</b>	Water Bore	Column Centre	Bench Mark	Lane Markings 3m Line & 9m Gap	Window	Hedge	Floodway	
Earth Pit	Stand Pipe	<b>GENERAL</b>	Photo Point	Lane Markings - Audible	Roof Gutter Line	Garden Bed	Drain	
Electrical Pillar	Reticulation Sprinkler	Clothes Hoist	Cadastral Peg/Post	Shared Pathway - Guide Line 900mm*300mm GAP	Roof Ridge Line	Lawn Area	Edge Of Drain	
Electrical Dome	Reticulation Control Valve	Air Conditioner	Reference Peg	Footpath/Shared Path - Give Way 200mm*200mm GAP	Top Of Wall	Vineyard	Sump	
Light Pole - Directional	Well	Marker Unk/Undefined	Alignment Control	Giveway/Hold/Turn Lines 600mm*600mm GAP	Brick Wall	Plantation	Waters Edge	
Power Pole	Water Main Marker	Undefined Manhole	Spring Head Nail	Double Barrier Line	Concrete Wall	Orchard	Swamp	
Transformer Single Pole	Water Tap	Control Of Access Sign	Spike	Overtaking Lane Left	Livestock Grid	Nursery	Dam	
Stay Pole	Flushing Point	Count Station	TBM	Overtaking Lane Right	Swimming Pool	Market Garden	Edge Of Creek/Water	
Steel Wire Anchor	Air Valve	Advertising Sign	Peg Placed / Found	Single Solid Line	<b>GENERAL</b>	Recreational Area	Centre Of Channel	
High Mast Lighting	Peizometer	Windmill		Arrow Straight	Tank Perimeter	Trunk Circumference Circle	Wet Area	
Electrical Cable Marker	Hydrant Booster Box	Stock Trough		Arrow Straight/Left	Mine Shaft	Tree-line Face Of Trunks	Flood Level Line	
MRWA Cable Marker	Gas Marker	Litter Bin		Arrow Straight/Right	Mine Workings		Waterways Cross Section	
MRWA Electrical Cable Box	Gas Valve	Mail Box		Arrow Left	Koppa Logging Fence			
Electrical Cable Pit/Box	Gas Test Valve	Parking Meter		Arrow Right	Fence/Gate	<b>CADASTRAL</b>		
MRWA Distribution Board	LPG Tank	Bus Stop		Arrow 3 Ways	Wall	MNG Precal/Re Established	<b>SEWER</b>	
High Tension Power Pole	Gas Test Pit	Borehole		Arrow Right & Left	Top Of Barrier / Wall etc	(SCDB) - State Cadastral Data Base	Sewer Pressure Main	
Electrical Supply Pole	Gas Manhole	Flag Pole		Arrow U-Turn	Retaining Wall	Cadastral By Others	Sewer Pipe	
Ground Floodlight	<b>DRAINAGE</b>	Bollard		Arrow Merge	Boundary Line		<b>RAIL</b>	
MRWA Electrical Manhole	Invert Level	Fuel Bowser		Painted Lettering On Seal	Footpath		Railway Platform	
Meter Box	Overt Level	Underground Filler		Painted Bicycle Traffic Signal Detector	Gas Cylinder/Tank		On Rail	
Power Meter Box	Flood Level	Diesel Tank		Guardrail - W Beam	Brick Paving		Rail Boom Gate	
Electrical Transformer	Water Line	Oil Main Marker		Guardrail - Thrie	Bike Rack		Rail Underground Cable	
MRWA Light Pole	Flood Level Indicator	Security Post		Barrier Concrete	Bench Seating		Dual Gauge Rail	
MRWA Multiple Light Pole	Storm Water Grate	Tank		Barrier Steel Rope	Handrail		Narrow Gauge Rail	
	Drainage Gully			Barrier - Single Rail			Cross Section - Rail	
	Drainage Manhole			Barrier - Double Rail			Standard Gauge Rail	
	Drainage Headwall			Barrier Triple Rail			Rail U/G Cable	
				Bridge Barrier - (All Types)				
				Bridge Expansion Joints				
				Bridge - Outside Of Deck				
				Soffit String				



Rev.	Description	Drawn	Date	Checked
G	U/G Services Linestyles Revised	SAH	01/08/2020	TKI
F	U/G Abandoned Services Added	SAH	27/05/2020	TKI
E	U/G Services Updated	SAH	11/02/2020	TKI
D	Cadastral Added	SAH	07/11/2019	TKI
C	U/G NBN Fibre Added	SAH	12/03/2018	TKI
B	Feature Codes Revised	SAH	22/08/2017	TKI
A	Initial Issue	SAH	30/06/2016	TKI

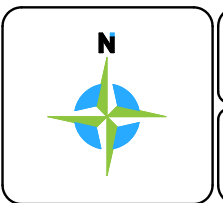
SCALE 1:1000 @ A3

ALL DISTANCES ARE IN METRES

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Surveyor:- MNG  
Survey Date:- 31/07/2020  
Precal/Cad:- 30/06/2020



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**McMULLEN NOLAN GROUP**  
**FEATURE SURVEY - GENERAL LEGEND**

CLIENT: N/A

Project Mngr: MNG Datum: LOCAL

**95465 - DOC-012 - G**

Job Number	Type	Plan Number	Revision
95465	DOC	012	G



**NOTE:**  
**CEILING 31c + WALL PLATE**  
 UNLESS NOTED OTHERWISE.  
**METAL DECK ROOF**  
**AT 5 & 20 °, EAVE 500MM**  
**ACRYLIC TEXTURE ON RENDER FINISH TO**  
**EXTERNAL BWK UNLESS NOTED**  
**OTHERWISE.**

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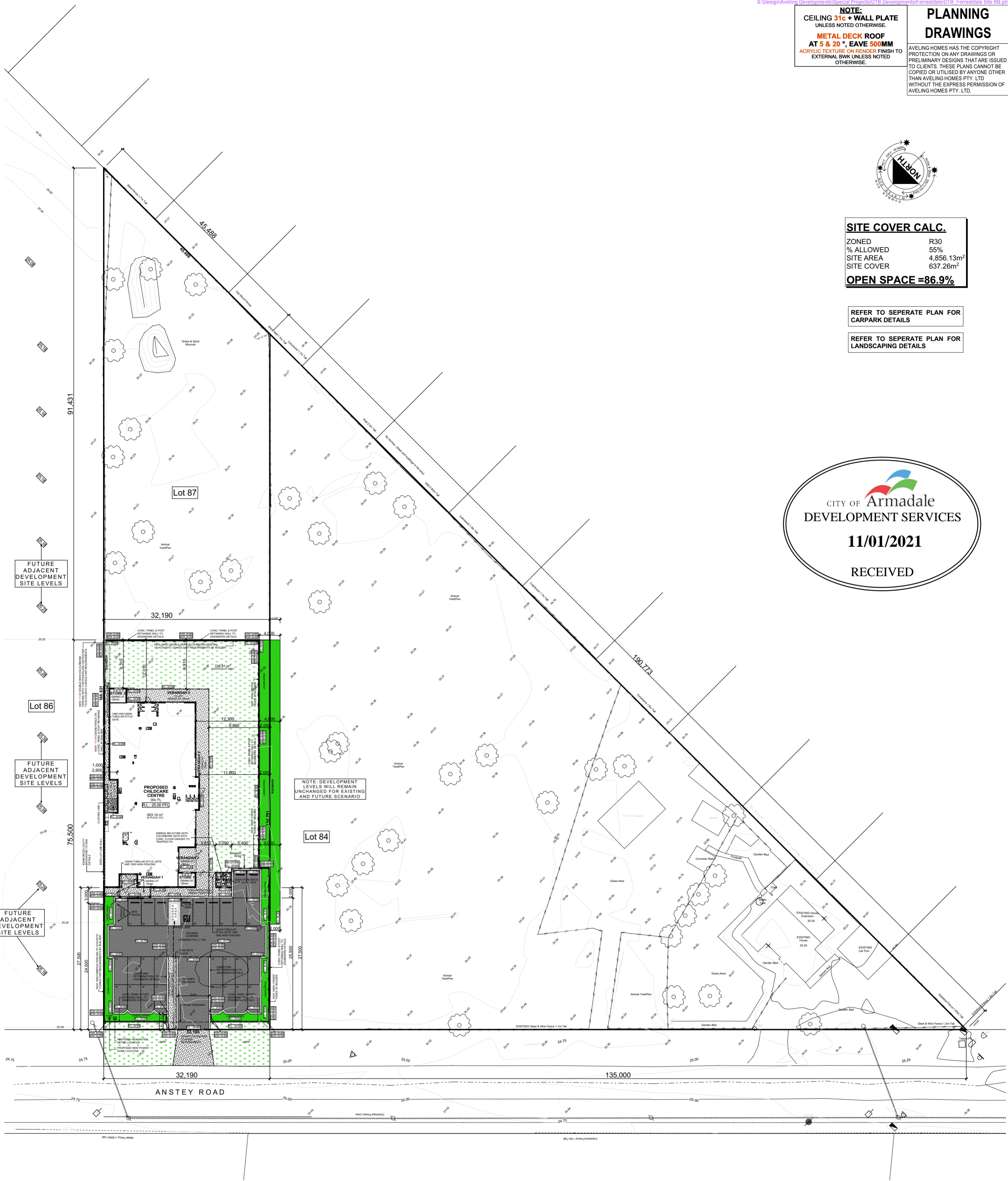


**SITE COVER CALC.**

ZONED	R30
% ALLOWED	55%
SITE AREA	4,856.13m <sup>2</sup>
SITE COVER	637.26m <sup>2</sup>
<b>OPEN SPACE = 86.9%</b>	

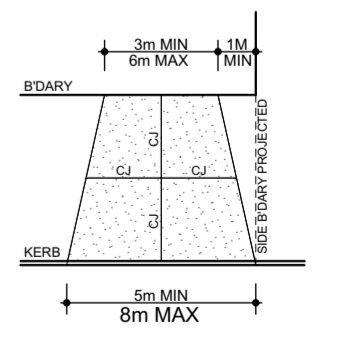
REFER TO SEPARATE PLAN FOR CARPARK DETAILS

REFER TO SEPARATE PLAN FOR LANDSCAPING DETAILS



NOTE: DEVELOPMENT LEVELS WILL REMAIN UNCHANGED FOR EXISTING AND FUTURE SCENARIO

**SITE PLAN 1:500**  
 1:500



**PAVING & GRANO AREA**

BITUMEN - DRIVEWAY	875.63
BITUMEN - PARKING	378.60
FLUSH KERB	138.08
GRANO - BIN STORE	8.05
GRANO - DRY. / SERV.	31.18
GRANO - PATH	29.63
GRANO - VERANDAH 1	71.87
GRANO - VERANDAH 2	479.28
<b>TOTAL</b>	<b>2,012.32 m<sup>2</sup></b>

0 15 30  
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Surveyor: ATH  
 Survey Date: 13/10/2020  
 Precal/Cad: 19/10/2020

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**FORRESTDALE**  
**LOTS 84, 86 & 87 ANSTEY ROAD**  
**DETAIL SURVEY**

CLIENT: **OTB MANAGEMENT PTY LTD**

Project Mgr: Mark Dobson    Datum:    PLOD: / AHD

**103473 - DE - 001 - A**

Number    Type    Plan    Revision

REFER TO SEPARATE PLAN FOR CARPARK DETAILS

REFER TO SEPARATE PLAN FOR LANDSCAPING DETAILS

**ENERGY EFFICIENCY 6 STAR REQUIREMENTS**  
 CAVITY WALL INSULATION: **NIL**  
 (Extent between markers X-X)  
 LIVING CEILING INSULATION: **R3.0**  
 GARAGE CEILING INSULATION: **NIL**  
 ROOF INSULATION: **NIL or BAL SPEC.**  
 DESIGN CHANGES: **NIL**  
 WINDOW GLAZING: **SINGLE CLEAR**  
 ENERGY RATING COMPLETE: **YES/NO**

**AVELING DEVELOPMENTS**  
 STRATA, DUPLEX, TRIPLEX, MULTI-UNITS  
 BUILDING CONTRACTOR N° 12788  
 Level 1, 42 Cedric Street, Stirling WA 6021  
 Phone (08) 6144 1000 Fax (08) 6144 1004  
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Drwg: **SITE PLAN (1:500)**  
 Client: **OTB DEVELOPMENTS PTY LTD**  
 Site: **LOT 84 & 87 #16 & 30 ANSTEY ROAD FORRESTDALE**  
 Map Ref: StreetSmart® - 494/E5

**CONTRACTS**

OWNER..... DATE.....  
 OWNER..... DATE.....  
 BUILDER..... DATE.....

**CHILD CARE CENTRE**

Rev	Date	Amendment
01	14/12/20	UPDATE CARPARKING LAYOUT
02		
03		
04		
05		
06		
07		

Local Authority: **ARMADALE**

Job No: **TBC**

Date Dm: **26/10/20**

Dm By: **ZH**

Check: **TIM**

Sales: **LA**

Scale: **1:500, 1:200,**

Sheet #03 Rev: 01

**NOTE:**  
**TO SCALE ON**  
**A2 SHEET**

**NOTE:**  
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 UNLESS NOTED OTHERWISE.  
**METAL DECK ROOF**  
 AT 5 & 20 °, EAVE 500MM  
 ACRYLIC TEXTURE ON RENDER FINISH TO  
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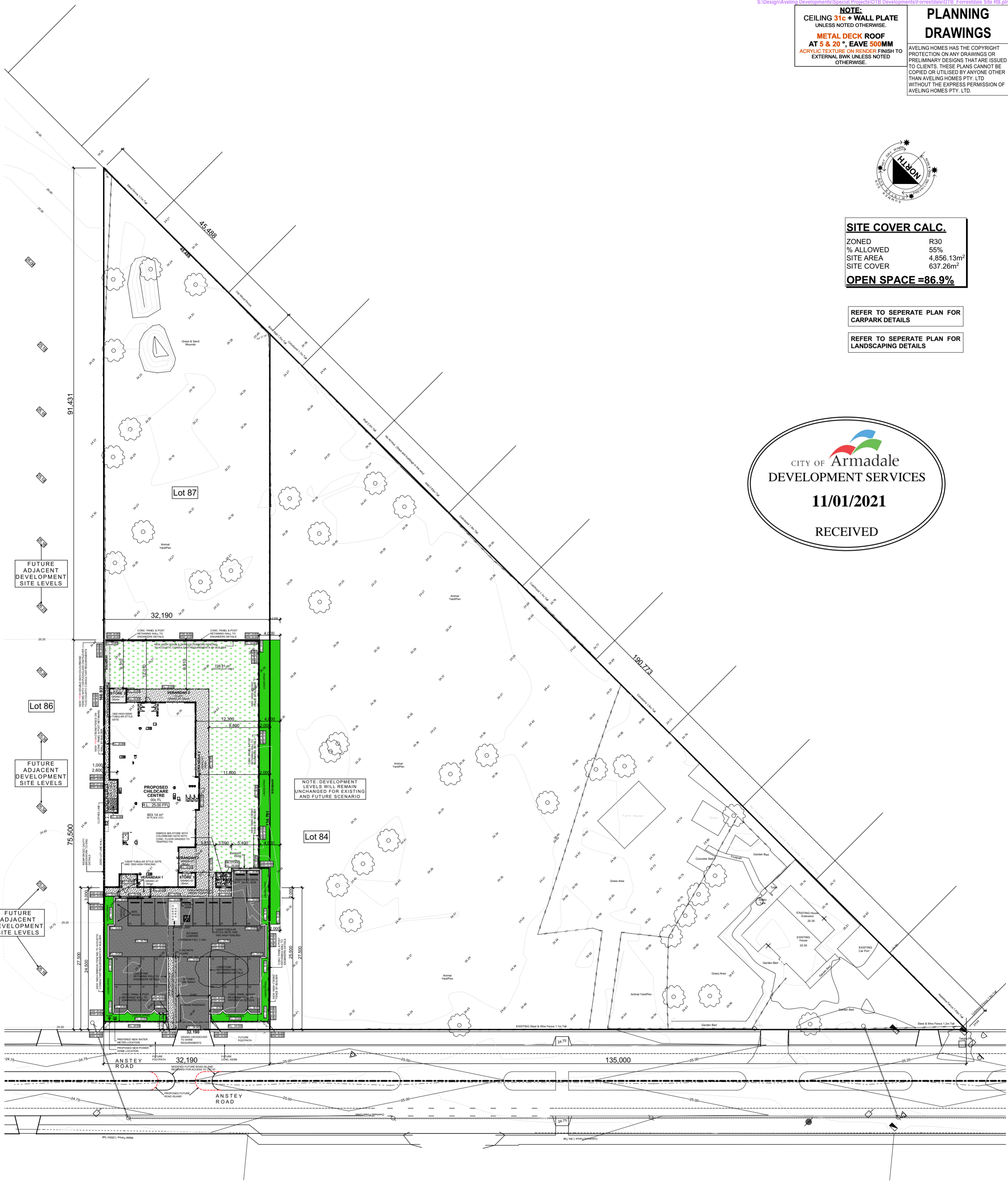


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SITE AREA	4,856.13m <sup>2</sup>
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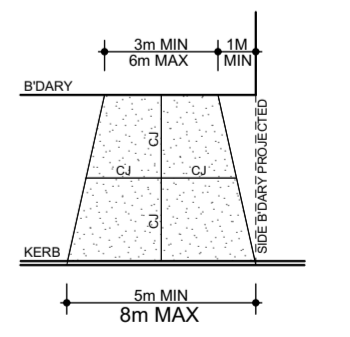
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NOTE: DEVELOPMENT LEVELS WILL REMAIN UNCHANGED FOR EXISTING AND FUTURE SCENARIO

**SITE - FUTURE SITE CONDITIONS**  
 1:500



**PAVING & GRANO AREA**

BITUMEN - DRIVEWAY	875.63
BITUMEN - PARKING	378.60
FLUSH KERB	138.08
GRANO - BIN STORE	8.05
GRANO - DRY. / SERV.	31.18
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Surveyor: ATH  
 Survey Date: 13/10/2020  
 Precal/Cad: 19/10/2020

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**FORRESTDALE LOTS 84, 86 & 87 ANSTEY ROAD DETAIL SURVEY**

CLIENT: **OTB MANAGEMENT PTY LTD**

Project Mgr: Mark Dobson    Datum: PEGDA / AHD

103473 - DE - 001 - A

Number: 103    Type: DE    Plan: 001    Revision: A

REFER TO SEPERATE PLAN FOR CARPARK DETAILS

REFER TO SEPERATE PLAN FOR LANDSCAPING DETAILS

**ENERGY EFFICIENCY 6 STAR REQUIREMENTS**  
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 (Extent between markers X-X)  
 LIVING CEILING INSULATION: **R3.0**  
 GARAGE CEILING INSULATION: **NIL** or BAL SPEC.  
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 DESIGN CHANGES: **NIL**  
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 ENERGY RATING COMPLETE: **YES/NO**

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 BUILDING CONTRACTOR N° 12788  
 Level 1, 42 Cedric Street, Stirling WA 6021  
 Phone (08) 6144 1000 Fax (08) 6144 1004  
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Drwg: **FUTURE SITE CONDITIONS (1:500) CONTRACTS**

Client: **OTB DEVELOPMENTS PTY LTD**

Site: **LOT 84 & 87 #16 & 30 ANSTEY ROAD FORRESTDALE**

Map Ref: StreetSmart® - 494/E5

OWNER.....	DATE.....
OWNER.....	DATE.....
BUILDER.....	DATE.....

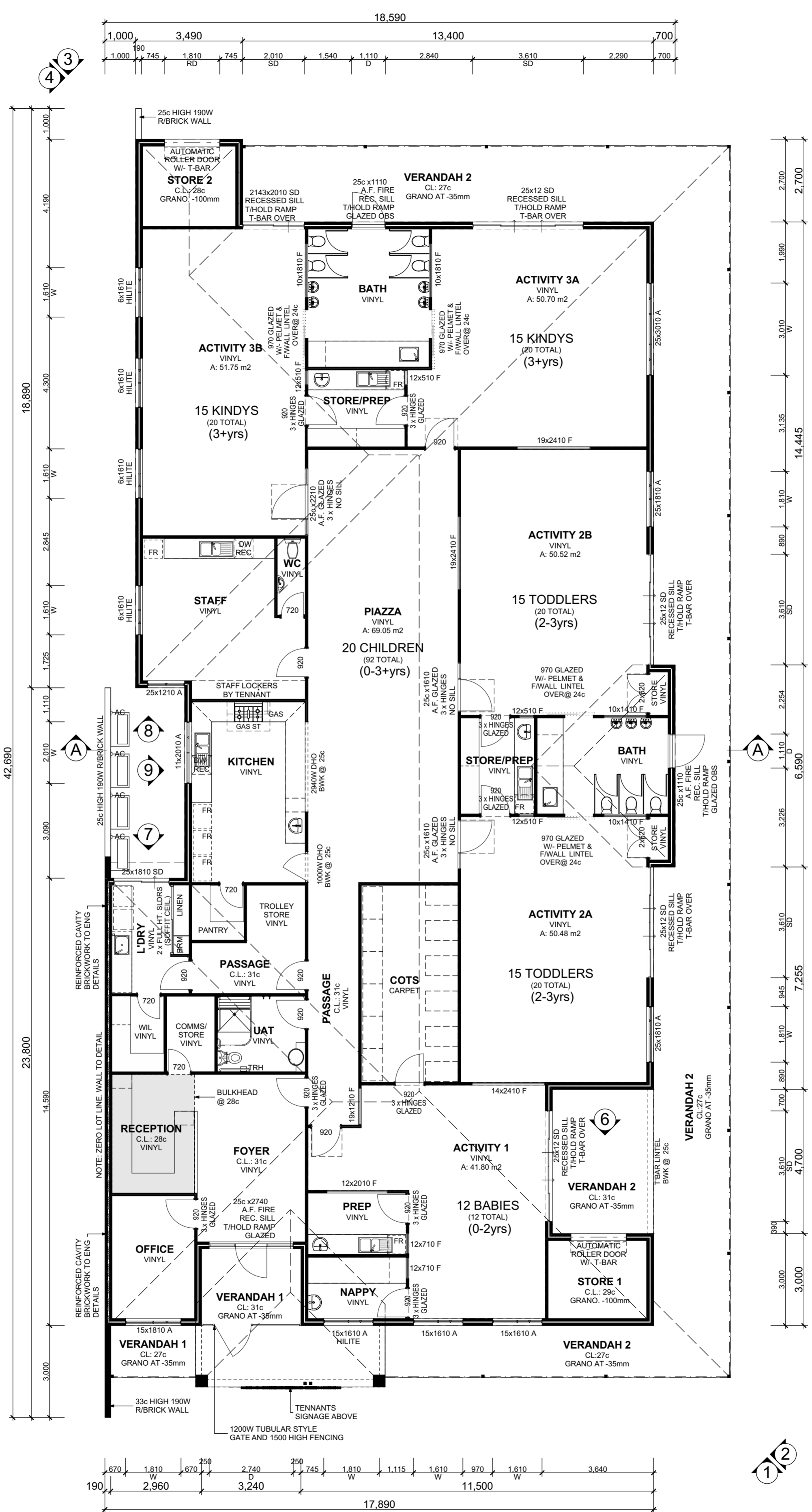
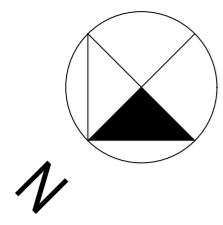
Local Authority:	<b>ARMADALE</b>
Job No:	<b>TBC</b>
Int:	<b>ZH</b>
Date Dm:	<b>26/10/20</b>
Drn By:	<b>ZH</b>
Check:	<b>TIM</b>
Sales:	<b>LA</b>
Scale:	<b>1:500, 1:200, 1:100</b>
Sheet #	<b>04</b>
Rev:	<b>01</b>

**NOTE: TO SCALE ON A2 SHEET**



**NOTE:**  
 CEILING 31c + WALL PLATE  
 UNLESS NOTED OTHERWISE.  
**METAL DECK ROOF**  
 AT 5 & 20°, EAVE 500MM  
 ACRYLIC TEXTURE ON RENDER FINISH TO  
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(U.N.O.) UNLESS NOTED OTHERWISE ON PLAN THE FOLLOWING SHALL APPLY:

**BRICKLAYER NOTE**  
 6mm RODS & 3" OF LONG REACH BRICK TO TOP OF INTERNAL WALLS BETWEEN Z,Z.

EXTENT OF RENDER BETWEEN R-R.

REFER TO CONSTRUCTION DETAIL SHEET & ENGINEER CERTIFIED DETAILS

REFER TO ENGINEERS TIE DOWN DETAILS

**ROOF CARPENTER NOTE**  
 REFER TO ENGINEERS TIE DOWN DETAILS

REFER TO BUILDERS ROOF CARPENTER SPECIFICATION

**FIXING CARPENTER NOTE**  
 PROVIDE GALLOW'S BRACKET SUPPORT TO SHELVES OVER 1800mm LONG (MAX. 1800mm)

ALL SHELVES 450 DEEP (U.N.O.)

HANG RAIL CENTRE TO BE 250mm OFF WALL BACK OF SHELF.

WIRROBE: SHELF & RAIL AT 1800mm A.F.L.

PANTRY: 4 SHELVES TOP SHELF AT 1800mm A.F.L. BOTTOM SHELF AT 600mm A.F.L. EQ. SPACE SHELVES BETWEEN

LINEN: 4 SHELVES TOP SHELF AT 1800mm A.F.L. EQ. SPACE ALL SHELVES TO F.F.L.

BROOM: 1x SHELF AT 1800mm A.F.L.

PROVIDE DRAFTPROOF SEAL TO ENTRY, GARAGE ENTRY & LAUNDRY EXTERNAL DOORS WHERE APPLICABLE

TOWEL RAILS FIXED AT 1100mm A.F.L.

**CLIENT NOTE**  
 NOTED DIMENSIONS WILL TAKE PREFERENCE TO SCALE.

DIMENSIONS SHOWN ON PLANS ARE TO BRICKWORK. INTERNAL SPACES WILL ALTER IN SIZE TO ACCOMMODATE WALL FINISHES

H/FLEX TO ALL EXTERNAL CEILINGS & EAVELININGS U.N.O.

NUMBER AND SPACING OF RAIN WATER PIPES IS APPROXIMATE & GOVERNED BY ROOF STRUCTURE & AT THE PLUMBERS DISCRETION.

ALL STRUCTURAL BEAMS IN ACCORDANCE WITH THE ENGINEERS SIGNED DETAILS AND SPECIFICATIONS

**LEGEND:**

RL	REDUCED LEVEL
FFL	FINISHED FLOOR LEVEL
AF	ABOVE FLOOR LEVEL
NGL	NATURAL GROUND LEVEL
GF	GROUND FLOOR
FF	FIRST FLOOR
SF	SECOND FLOOR
FL	FLOOR LEVEL
CL	CEILING LEVEL
PD	PLUMBING DUCT
WP	WALL PLATE
AF	ALUMINIUM FRAME
MF	METAL FRAME
TF	TIMBER FRAME
CSD	CAVITY SLIDING DOOR
PL	PRIVACY LOCK
OBS	OBSCURE GLASS
DG	DOUBLE GLAZING
DR	DOUBLE REBATE
GB	GLAZING BARS
PB	PLASTERBOARD
FC	FIBRE CEMENT
SC	SKIM COAT (PLASTER)
PF	PAINT FINISH
PFR	PAINT FINISH RENDER
AT	ACRYLIC TEXTURE
EPS	EXPANDED POLYSTYRENE
DP	DOWNSPIPE
SPDR	SPREADER
RWH	RAIN WATER HEAD
NTB	NOT TO BOND
FW	FLOOR WASTE

**ENERGY EFFICIENCY 6 STAR REQUIREMENTS**

CAVITY WALL INSULATION: **NIL**  
 (Extent between markers X-X)

LIVING CEILING INSULATION: **R3.0**

GARAGE CEILING INSULATION: **NIL**

ROOF INSULATION: **NIL or BAL SPEC.**

DESIGN CHANGES: **NIL**

WINDOW GLAZING: **SINGLE CLEAR**

ENERGY RATING COMPLETE: **YES/NO**

**AVELING DEVELOPMENTS**  
 STRATA, DUPLEX, TRIPLEX, MULTI-UNITS  
 BUILDING CONTRACTOR N° 12788  
 Level 1, 42 Cedric Street, Stirling WA 6021  
 Phone (08) 6144 1000 Fax (08) 6144 1004  
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Drwg: **FLOOR PLAN**  
 Client: **OTB DEVELOPMENTS PTY LTD**  
 Site: **LOT 84 & 87 #16 & 30 ANSTEY ROAD FORRESDALE**  
 Map Ref: StreetSmart® - 494/E5

**CONTRACTS**

OWNER..... DATE.....  
 OWNER..... DATE.....  
 BUILDER..... DATE.....

**CHILDCARE CENTRE ARMADALE**

Rev	Date	Amendment	Int	Date
01	14/1/20	UPDATE CARPARKING LAYOUT	ZH	26/10/20
02				
03				
04				
05				
06				
07				

Local Authority: **ARMADALE**  
 Job No: **TBC**  
 Date Dm: **26/10/20**  
 Dm By: **ZH**  
 Check: **TIM**  
 Sales: **LA**  
 Scale: **1:100, 1:1**  
 Sheet # **06** Rev: **01**

**NOTE:**  
 TO SCALE ON  
 A2 SHEET

ID	FLOOR PLAN	M <sup>2</sup>	PERIM.
01	PROPOSED CHILDCARE CENTRE	583.42	124.76
02	VERANDAH 1	23.31	26.29
03	VERANDAH 2	159.76	137.69
04	STORE 1	10.32	12.88
05	STORE 2	10.10	14.66
		<b>786.91 m<sup>2</sup></b>	<b>316.28 m</b>
		<b>M<sup>2</sup></b>	<b>PERIM.</b>
01	ROOF AREA GF	787.35	125.12



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**NOTE:**  
LIGHT GREY SHADING TO RENDER INDICATES PRIMARY COLOUR

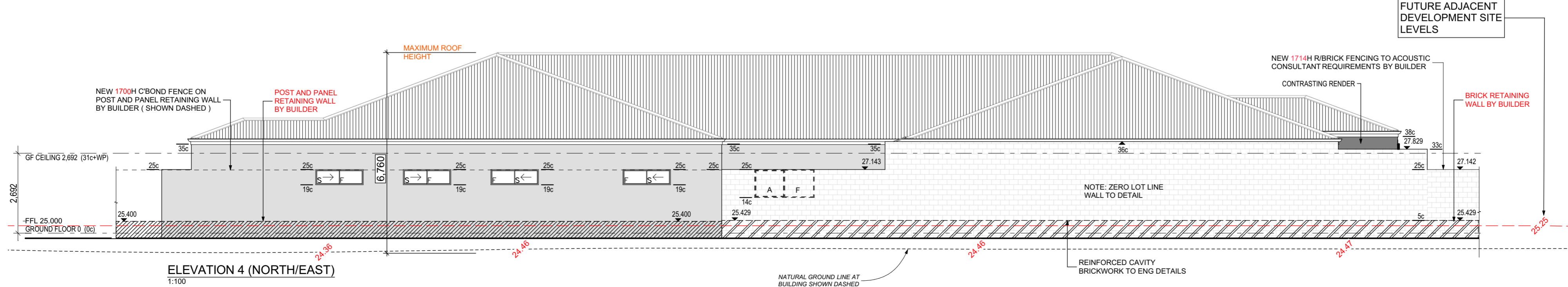
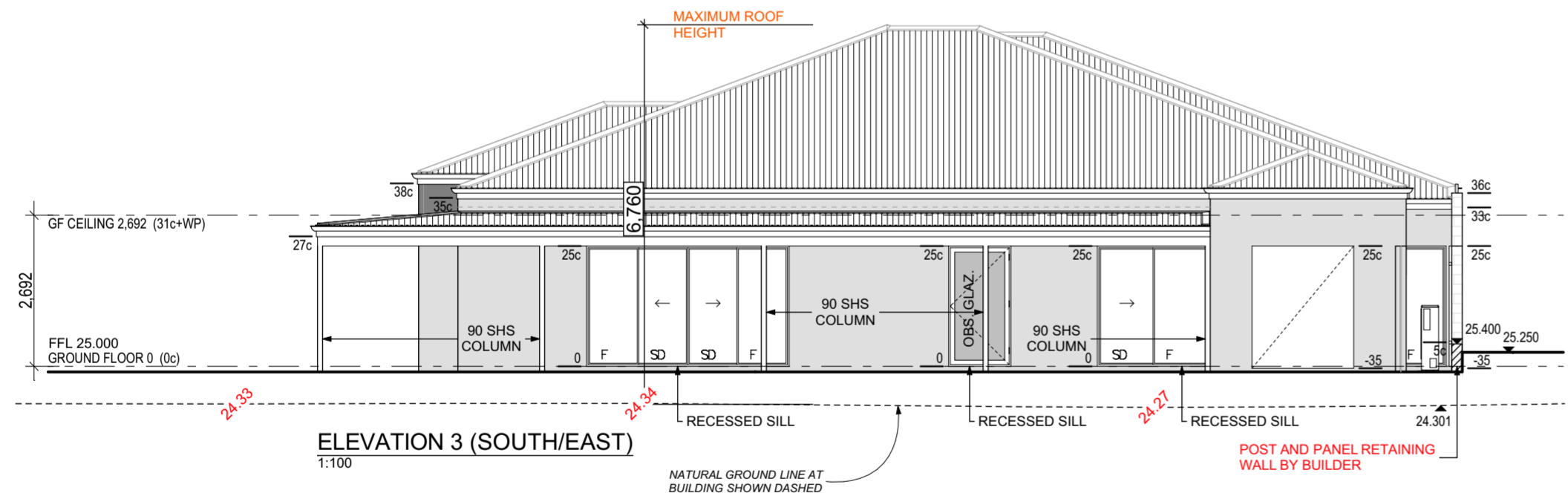
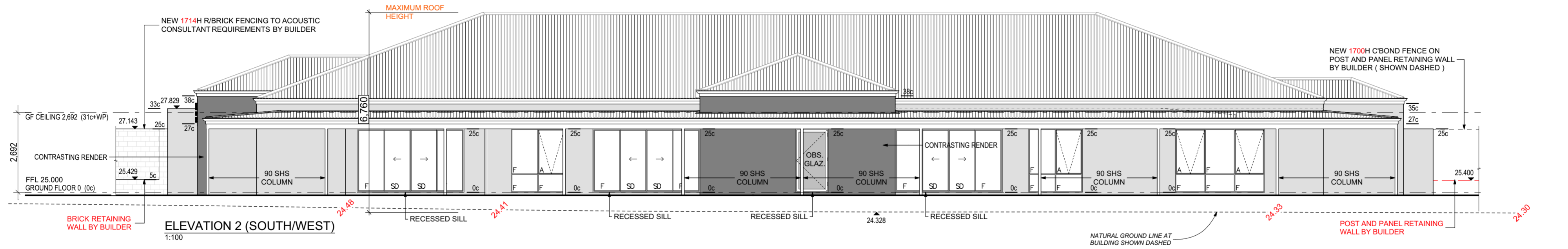
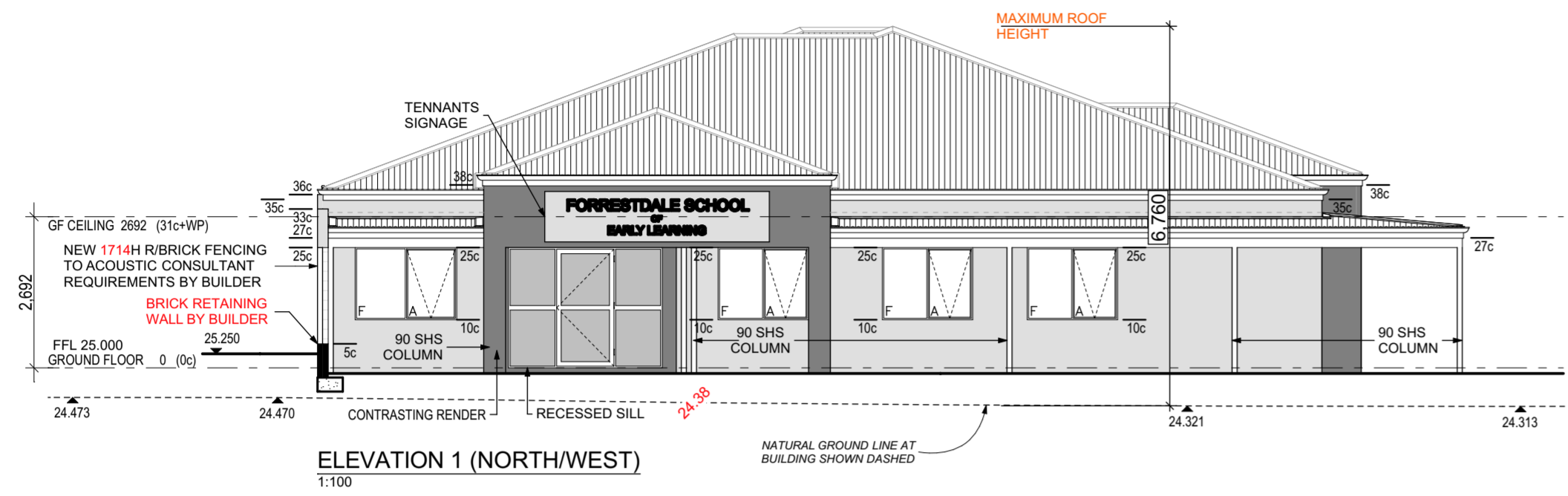
**NOTE:**  
DARK GREY SHADING TO RENDER INDICATES SECONDARY COLOUR

**NOTE:**  
CEILING 31c + WALL PLATE UNLESS NOTED OTHERWISE.  
**METAL DECK ROOF**  
AT 5 & 20 °, EAVE 500MM  
ACRYLIC TEXTURE ON RENDER FINISH TO EXTERNAL BWK UNLESS NOTED OTHERWISE.

**NOTE:**  
TO SCALE ON A2 SHEET

ACRYLIC TEXTURE COAT (MAIN COLOUR)	KITTY GREY (SOLVER)
ACRYLIC TEXTURE COAT (FEATURE COLOUR)	SHASHIMI (SOLVER)
GABLES, SCREENS AND DOWNPIPES	COLORBOND DUNE
ROOF COVER	COLORBOND SURFMIST
INFILL PANELS & TUBULAR FENCING	COLORBOND DUNE
WINDOW FRAMES	COLORBOND EVENING HAZE
COLORBOND BOUNDARY FENCE	COLORBOND DUNE

**INDICATIVE COLOUR SCHEME**



Job No	TBC
Date Dim	26/10/20
Drawn By	ZH
Check	TIM
Sales	LA
Scale	1:100, 1:20
Sheet #/of	01

Local Authority	ARMADALE
Project Name	CHILD CARE CENTRE
Assessment	UPGRADE CARPARKING LAYOUT
Rev	01
Date	DATE
Owner	DATE
Builder	DATE

Local Authority	ARMADALE
Project Name	CHILD CARE CENTRE
Assessment	UPGRADE CARPARKING LAYOUT
Rev	01
Date	DATE
Owner	DATE
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Local Authority	ARMADALE
Project Name	CHILD CARE CENTRE
Assessment	UPGRADE CARPARKING LAYOUT
Rev	01
Date	DATE
Owner	DATE
Builder	DATE

Local Authority	ARMADALE
Project Name	CHILD CARE CENTRE
Assessment	UPGRADE CARPARKING LAYOUT
Rev	01
Date	DATE
Owner	DATE
Builder	DATE

**AVELING DEVELOPMENTS**  
STRATA DUBULA TRIPLE MULTI-UNITS  
BUILDING CONTRACTOR N° 12788  
Level 1, 42 Cecil Street, Stirling, WA 6021  
Phone (08) 9344 1000 Fax (08) 9344 1004  
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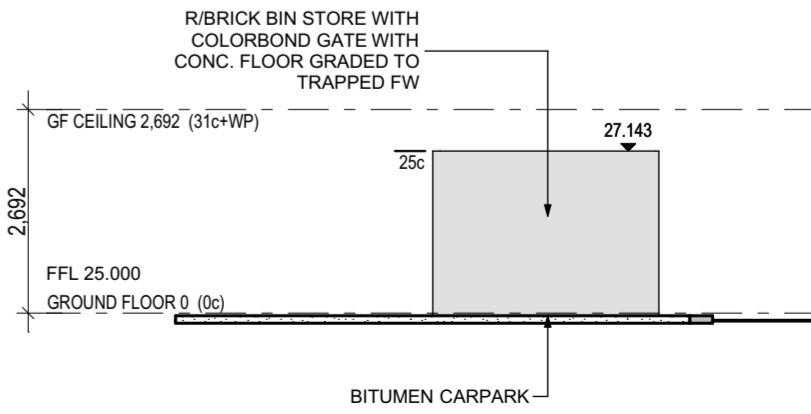
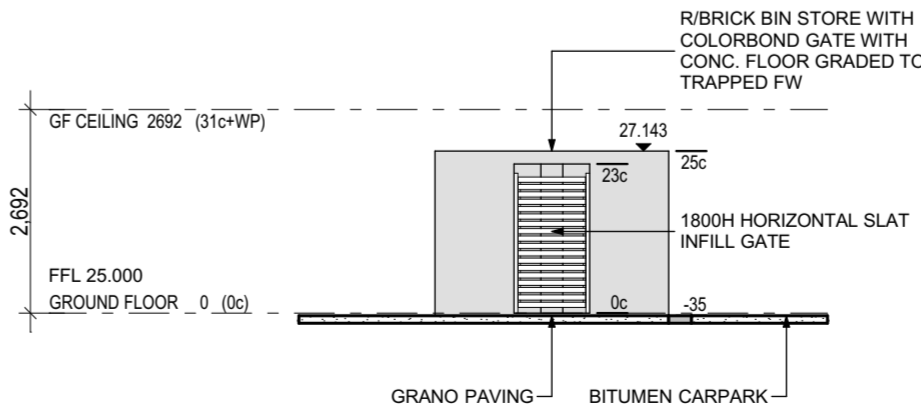
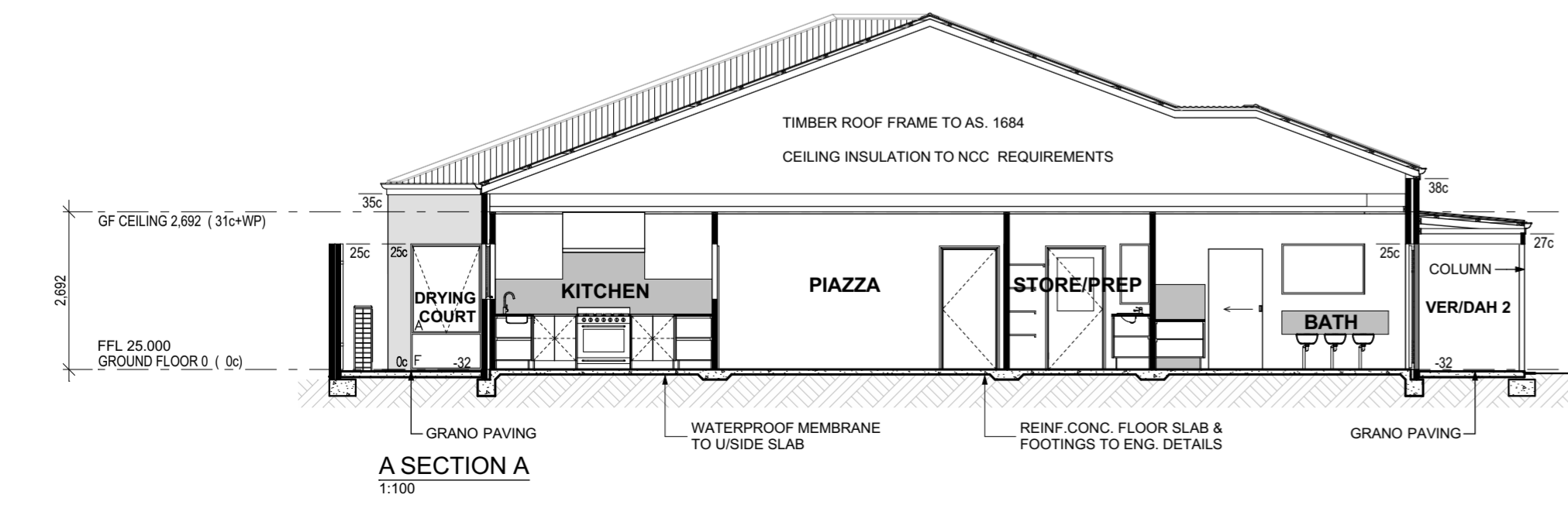
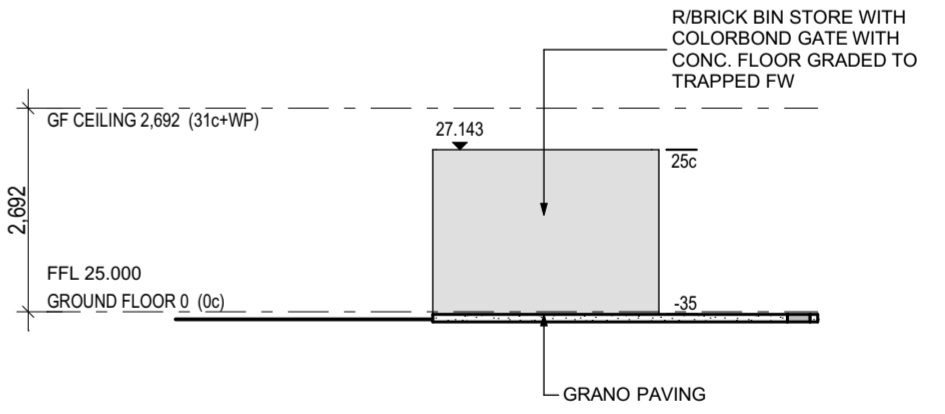
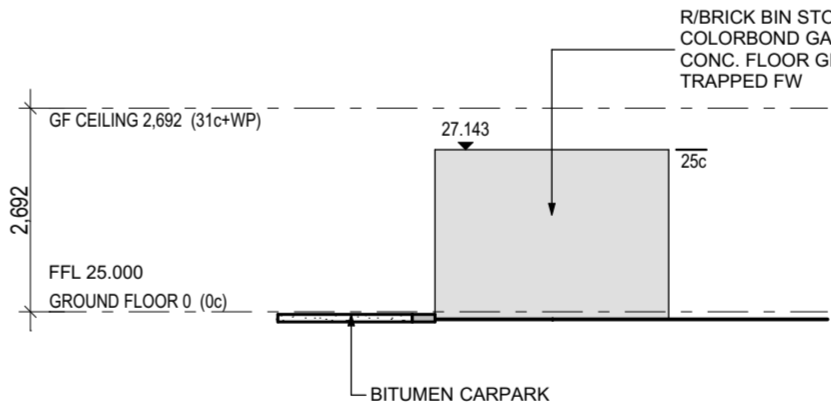
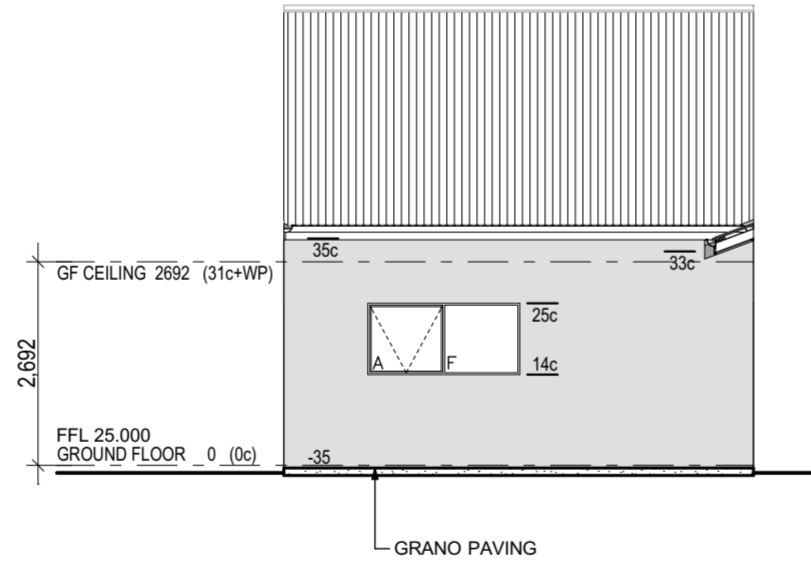
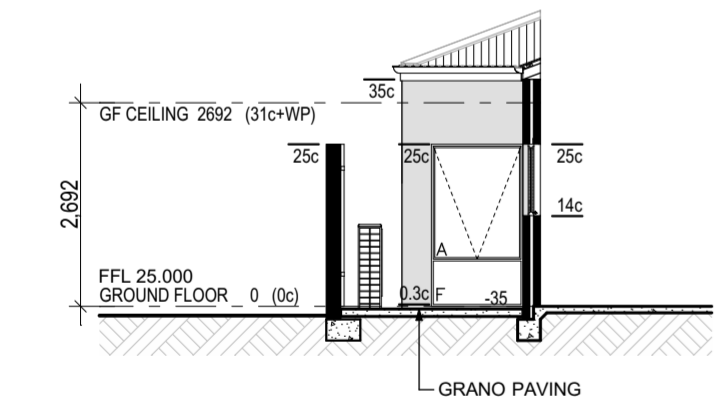
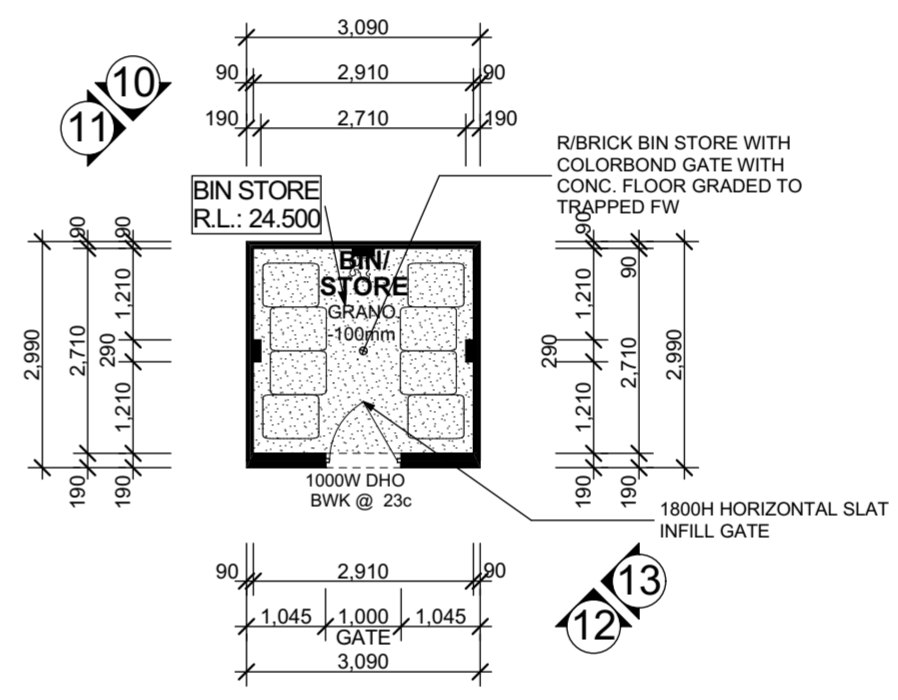
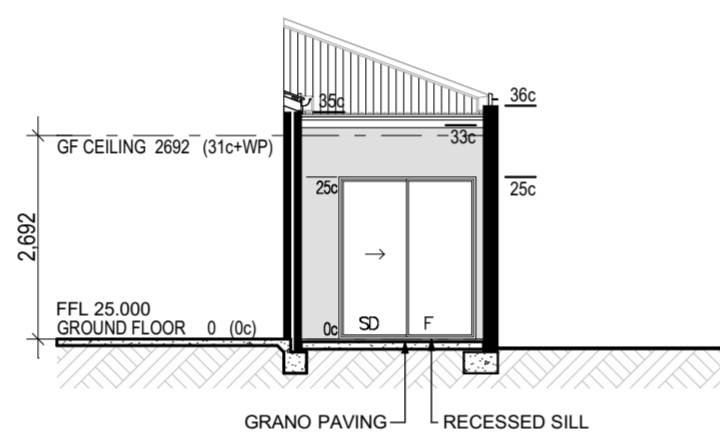
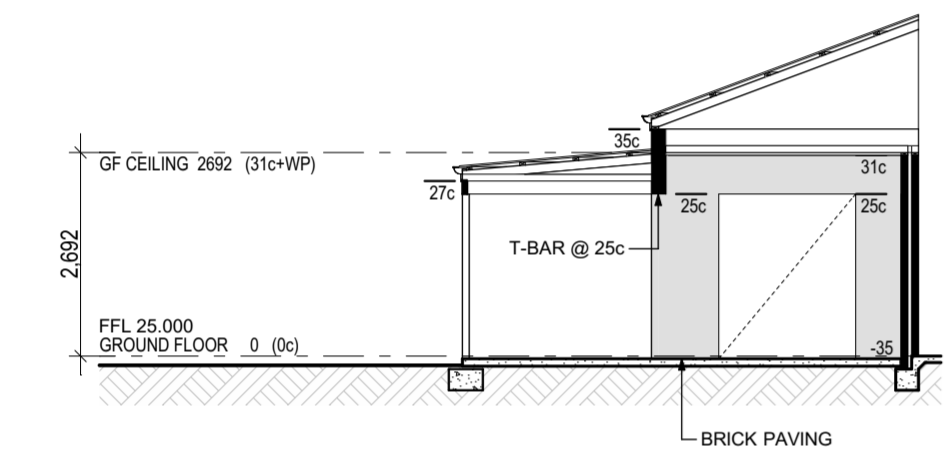
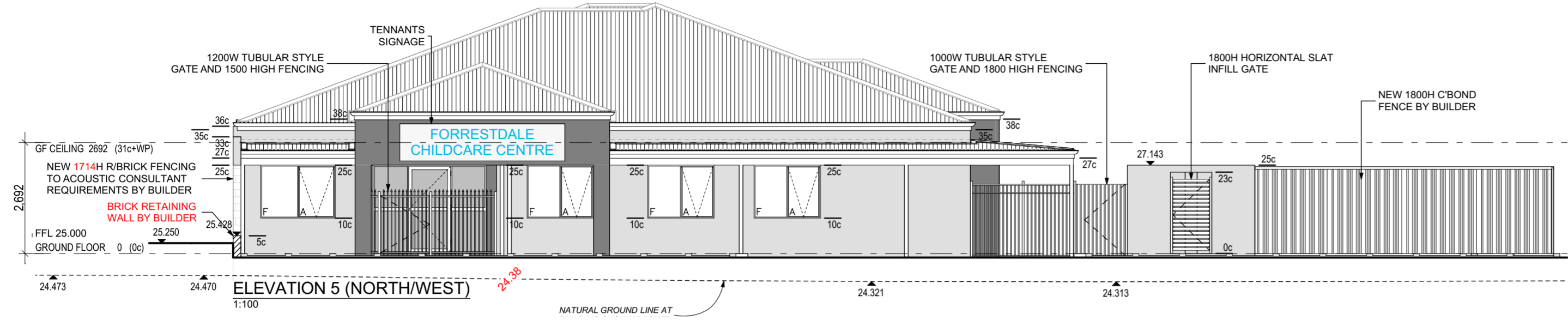
**NOTE:**  
LIGHT GREY SHADING TO RENDER INDICATES PRIMARY COLOUR

**NOTE:**  
DARK GREY SHADING TO RENDER INDICATES SECONDARY COLOUR

**NOTE:**  
CEILING 31c + WALL PLATE UNLESS NOTED OTHERWISE.  
**METAL DECK ROOF AT 5 & 20 °, EAVE 500MM**  
ACRYLIC TEXTURE ON RENDER FINISH TO EXTERNAL BWK UNLESS NOTED OTHERWISE.

**NOTE:**  
TO SCALE ON A2 SHEET

Job No	TBC
Date Dim	26/10/20
Drawn By	ZH
Checked	TIM
Sales	LA
Scale	1:100
Sheet #	08
Rev	01

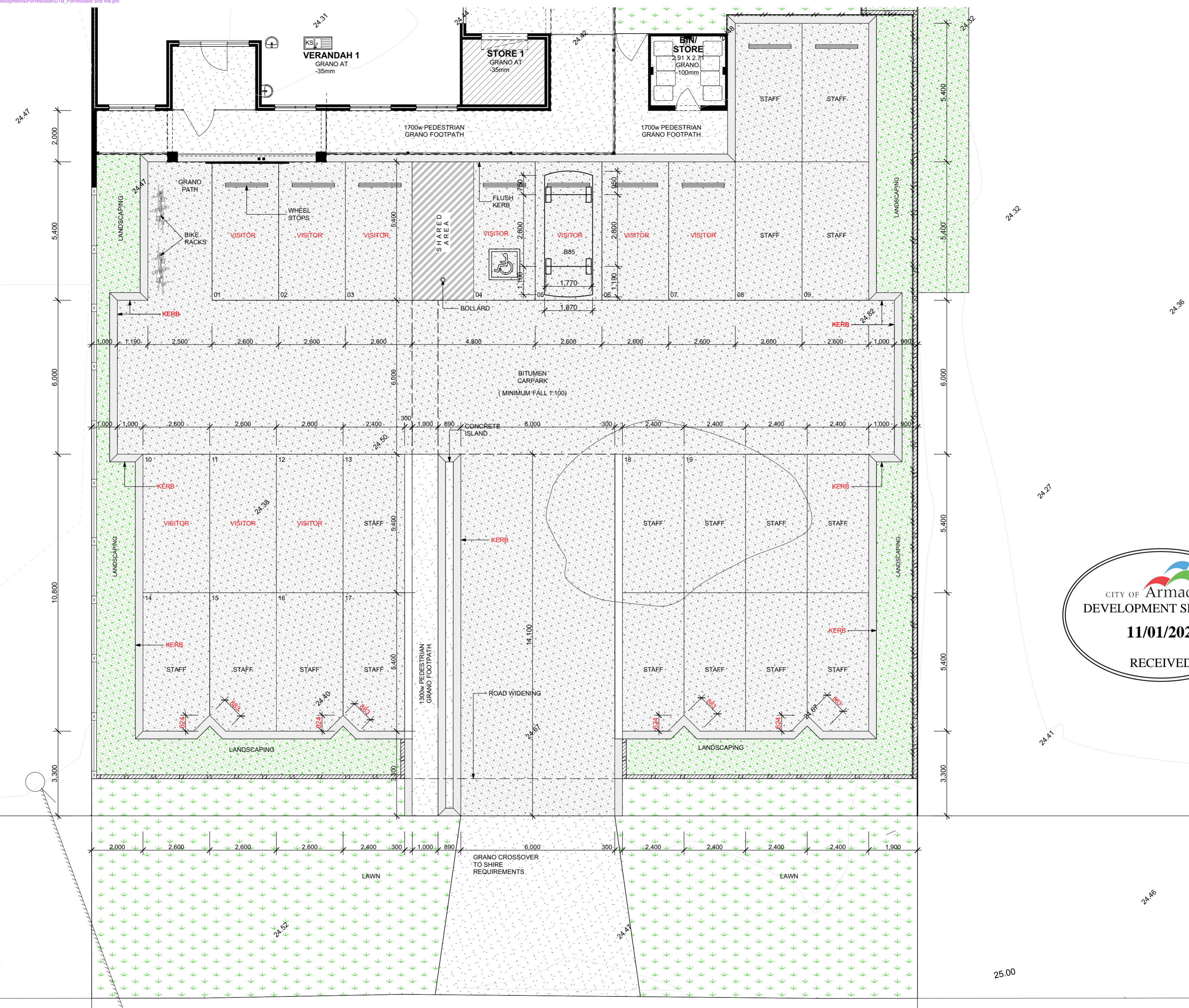


Local Authority	ARMADALE
Project Name	CHILDCARE CENTRE
Contract No	
Owner	
Builder	
Client	SECTIONS & BIN STORE
Site	LOT 84 & 87 #16 & 30 ANSTEY ROAD FORRESTDALE
Map Ref.	Streetsmart@ -49/4E5

**AVELING DEVELOPMENTS**  
STRATA DUBULA TRIPLEX MULTI-UNIT.  
BUILDING CONTRACTOR N° 12788  
Level 1, 42 Cecil Street, Stirling WA 6021  
Phone (08) 9344 1000 Fax (08) 9344 1004  
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**CARPARK PLAN**  
1:100

**NOTE:**  
TO SCALE ON  
A2 SHEET

Job No	TBC
Date Dim	26/10/20
Drawn By	ZH
Check	TIM
Sales	LA
Scale	1:100, 1:200
Sheet # of	01
Rev	01

Local Authority	ARMADALE
Project Name	CHILDCARE CENTRE
Assessment	UPGRADE CARPARKING LAYOUT
Rev	01
Date	14/12/20

OWNER	DATE
OWNER	DATE
BUILDER	DATE

**CONTRACTS**

Client: OTB DEVELOPMENTS PTY LTD

Site: LOT 84 & 87 #16 & 30 ANSTEY ROAD FORRESTDALE

Map Ref: StreetSmart® - 494/E5



11/01/2021

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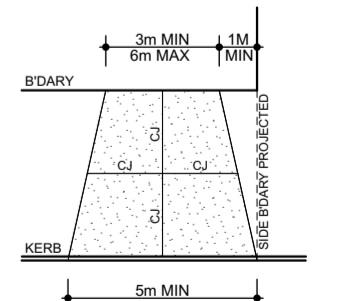
**AVELING DEVELOPMENTS**

STRATA DUBLEX TRIPLEX MULTI-UNIT BUILDING CONTRACTOR N° 12788

Level 1, 42 Cecil Street, Shiring WA 6021

Phone (08) 9 614 1000 Fax (08) 9 614 1004

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TYPICAL ARMADALE SHIRE GRANO CROSSOVER DETAIL

PAVING & GRANO AREA	
BITUMEN - DRIVEWAY	875.63
BITUMEN - PARKING	378.60
FLUSH KERB	138.08
GRANO - BIN STORE	8.05
GRANO - DRY. / SERV.	31.18
GRANO - PATH	29.63
GRANO - VERANDAH 1	71.87
GRANO - VERANDAH 2	479.28
<b>TOTAL</b>	<b>2,012.32 m²</b>

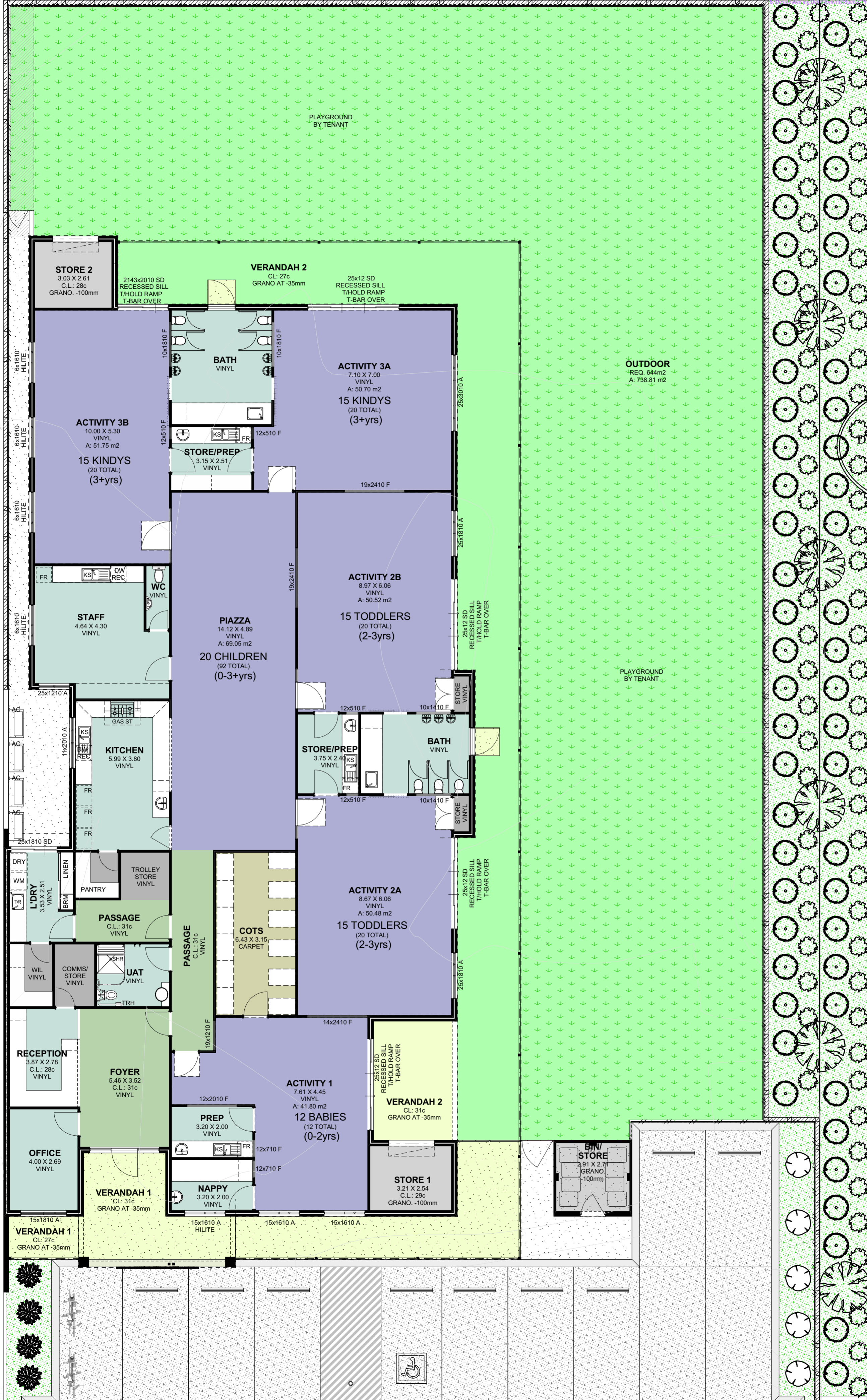
# PLANNING DRAWINGS

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CITY OF Armadale  
DEVELOPMENT SERVICES

11/01/2021

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### BUILDING AND SITE CRITERIA

**Capacity:**  
 0-2 years: 12 (3 Staff)  
 2-3 years: 40 Children (8 Staff)  
 3 years and over: 40 Children (4 Staff)  
**Total:**  
 92 Children  
 17 Staff  
 (15 Educators + 2 Admin)

**Activity Areas:**  
**Indoor:**  
 Required: 302.25m<sup>2</sup>  
 Provided: 314.29m<sup>2</sup>  
**Outdoor:**  
 Required: 644.00m<sup>2</sup>  
 Provided: 826.71m<sup>2</sup>

**Parking:**  
 Requirements: 29  
 Staff: 17  
 Visitors: 12 (inc. Accessible parking)  
 Provided: 27  
 Shortfall: 2

### ACTIVITY AREA'S

ACTIVITY AREA	Area (m <sup>2</sup> )
ACTIVITY 1	41.80
ACTIVITY 2A	50.48
ACTIVITY 2B	50.52
ACTIVITY 3A	50.70
ACTIVITY 3B	51.75
OUTDOOR	738.81
PIAZZA	69.05
<b>TOTAL</b>	<b>1,053.11 m<sup>2</sup></b>



**AVELING DEVELOPMENTS**  
 STRATA, DUPLEX, TRIPLEX, MULTI-UNITS  
 BUILDING CONTRACTOR N° 12788  
 Level 1, 42 Cedric Street, Stirling WA 6021  
 Phone (08) 6144 1000 Fax (08) 6144 1004  
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Drwg: **CHILDCARE CAPACITY PLAN**

Client: **OTB DEVELOPMENTS PTY LTD**

Site: **LOT 84 & 87 #16 & 30 ANSTEY ROAD FORRESTDALE**

Map Ref: StreetSmart® - 494/E5

**CONTRACTS**

OWNER..... DATE.....  
 OWNER..... DATE.....  
 BUILDER..... DATE.....

**CHILDCARE CENTRE**

Rev: 01 Date: 14/1/2020  
 02  
 03  
 04  
 05  
 06  
 07

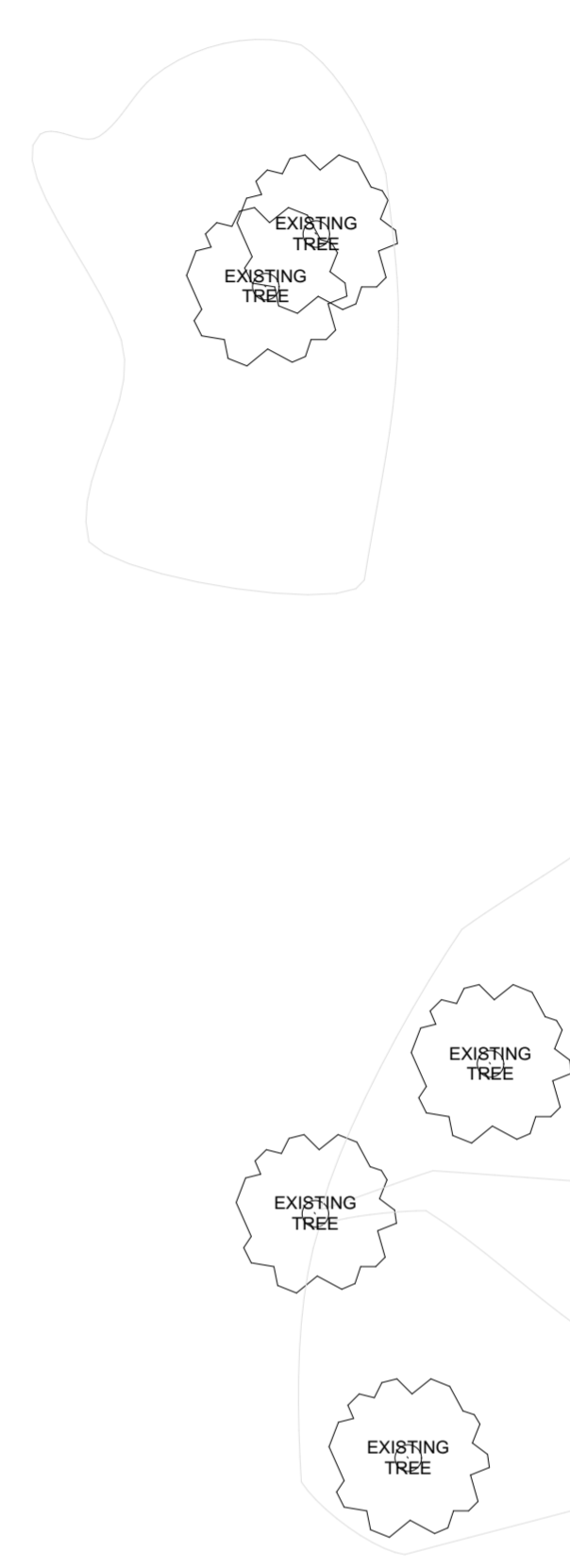
Local Authority: **ARMADALE**

Job No: **TBC**  
 Date Dm: **26/10/20**  
 Dm By: ZH  
 Check: TIM  
 Sales: LA  
 Scale: 1:100, 1:1  
 Sheet #10 Rev: 01

**NOTE: TO SCALE ON A2 SHEET**

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**HARDSCAPES:**

75 DEEP BARK CHIP MULCH	
GRANO PAVING TO COUNCIL REQUIREMENTS	
RETICULATED LAWN AREA	

**NOTE:**  
THIS PLAN TO BE READ IN CONJUNCTION WITH THE 'SITE PLAN' FOR ALL FINISHED AND GROUND LEVELS.

**NOTE:**  
ALL AREA'S SHOWN AS MULCH OR GRASS IS TO BE RETICULATED - BY CLIENT

**NOTE:**  
ALL LANDSCAPING BY CLIENT

ANY ADDITIONAL PAVING, GRASS, MULCH, PLANTING, RETICULATION ETC SHOWN ON THIS PLAN IS ENTIRELY BY THE CLIENT

SITE LANDSCAPE PLAN  
1:200

KEY	SPECIES	SIZE	QTY	HEIGHT
	PRUNUS X BLIREANA	45L	10	5.0M
	CALLISTEMON 'GREAT BALLS OF FIRE'	200	56	0.8M
	WESTRINGIA 'SMOKIE'	200	12	0.8M
	ADENANTHOS 'CORAL CARPET'	200	109	0.3M
	LOMANDRA TANIKA	200	4	0.6M

**AVELING DEVELOPMENTS**  
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 BUILDING CONTRACTOR N° 12788  
 Level 1, 42 Cedric Street, Stirling WA 6021  
 Phone (08) 6144 1000 Fax (08) 6144 1004  
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Drwg: **LANDSCAPING PLAN**  
 Client: **OTB DEVELOPMENTS PTY LTD**  
 Site: **LOT 84 & 87 #16 & 30 ANSTEY ROAD FORRESTDALE**  
 Map Ref: StreetSmart® - 494/E5

<b>CONTRACTS</b>	<b>CHILD CARE CENTRE</b>	Local Authority: <b>ARMADALE</b>	Job No: <b>TBC</b>
OWNER..... DATE.....	Rev: 01 Date: 14/12/20 Amendment: UPDATE CARPARKING LAYOUT	Int: ZH	Date Dm: 26/10/20
OWNER..... DATE.....	02	Dm By: ZH	Check: TIM
BUILDER..... DATE.....	03	Sales: LA	Scale: 1:200, 1:1
	04	Sheet #11	Rev: 01
	05		
	06		
	07		

**PAVING & GRANO AREA**

BITUMEN - DRIVEWAY	875.63
BITUMEN - PARKING	378.60
FLUSH KERB	138.08
GRANO - BIN STORE	8.05
GRANO - DRY. / SERV.	31.18
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GRANO - VERANDAH 1	71.87
GRANO - VERANDAH 2	479.28
<b>TOTAL</b>	<b>2,012.32 m²</b>

**NOTE:**  
TO SCALE ON A2 SHEET