

DESCR: Proposed Childcare Centre
CLIENT: Jordan River Developments
ADDRESS: Lot 452, HN 34 Drummond Street
NUNILE
JOB NO: 4147
DRAWN: WS

CONTENTS:

- 1 : Level & Feature Survey
 - 2 : Site Plan
 - 3 : Proposed Floor Plan & Landscaping Plan
 - 4 : Elevations & Section
-



25a Dorothy Street, Gosnells, WA 6110
TEL 08 9398 2139 | MOB 0417 945 820 | ABN 33085773190

DISCLAIMER:
 Due to lack of survey marks/pegs, all building offset dimensions & features are approximate only and positioned from existing fences and walls which may not be on the correct alignment and are to be verified when repegged. Any design that involves additions to any structures shown or portion of structures remaining after any demolition has taken place requires boundaries to be repegged and exact offsets provided to your designer/architect before any plans are produced and before any work is started on site.

DISCLAIMER:
 Brook and Marsh Licensed Surveyors accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbour's levels and features that have occurred after the date of this survey.

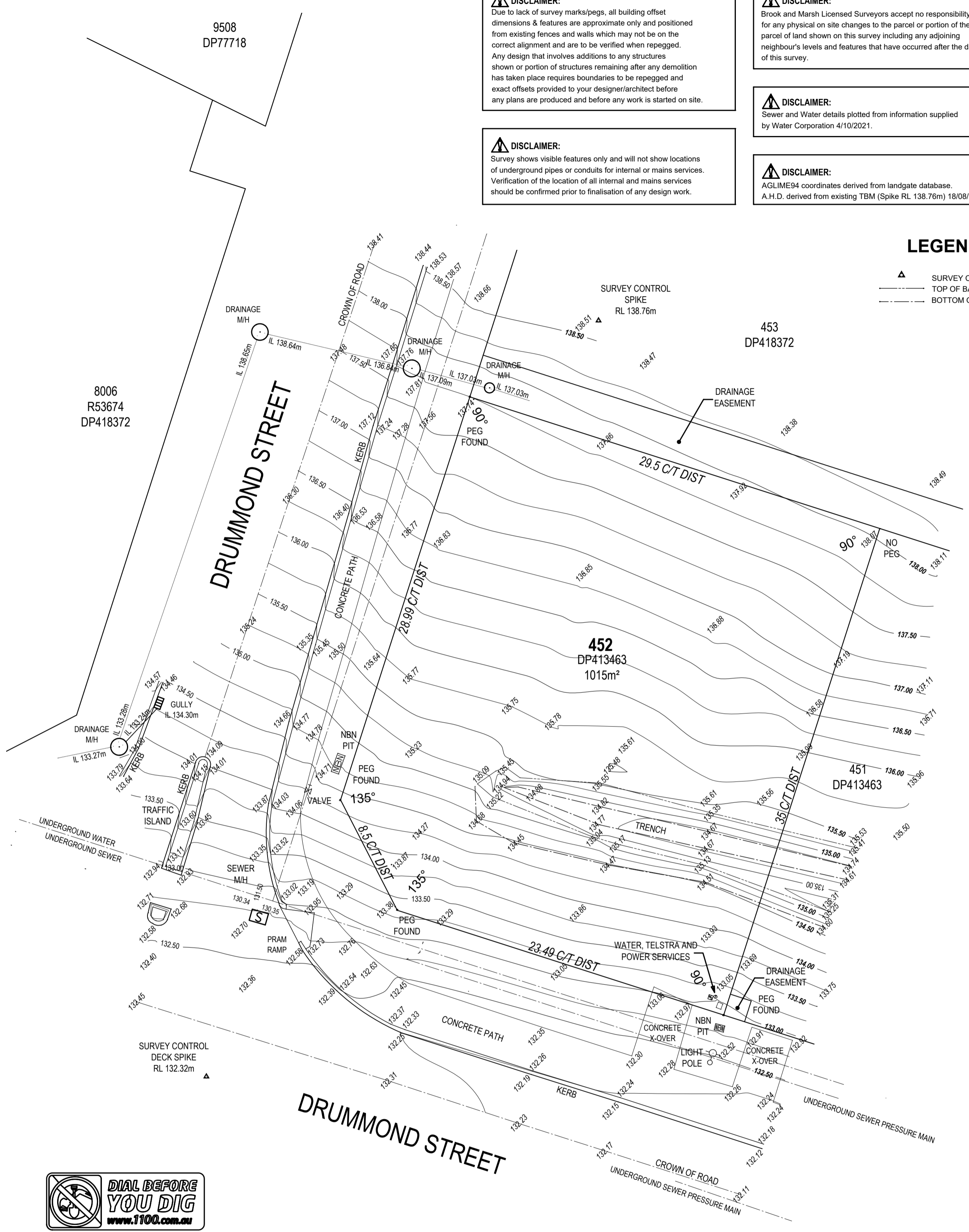
DISCLAIMER:
 Sewer and Water details plotted from information supplied by Water Corporation 4/10/2021.

DISCLAIMER:
 Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

DISCLAIMER:
 AGLIME94 coordinates derived from landgate database. A.H.D. derived from existing TBM (Spike RL 138.76m) 18/08/2021.

LEGEND

- SURVEY CONTROL
- TOP OF BANK
- BOTTOM OF BANK



		 BROOK MARSH PTY LTD LICENSED SURVEYORS ph 9398 2441 fax 9490 1313 P.O BOX 91 GOSNELLS 6990 admin@brookandmarsh.com.au	DRAWN	JOB NUMBER	LEVEL AND FEATURE SURVEY OF LOT 452 ON DP413463 #34 DRUMMOND STREET, NUNILE	SHEET 1 of 1
			B.K.	21191		
			SURVEYED	DATE		
			W.F. LS	4/10/2021		
			CONTOUR INTERVAL	SCALE		
			0.25m	1:250		
			DATUM	CO-ORD SYS.		
			A.H.D.	AGLIME94		
			METRES		CLIENT	REV.
					DOMESTIC DRAFTING SERVICE	00
					A3	
REV	DATE	REVISION DETAILS	DRAWING FILE. 21191 LF - Drawing001			

DOMESTIC DRAFTING SERVICE
 25a Dorothy Street, Gosnells, WA 6110
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DRAWN DATE CHECK DESCR
 WS 14.10.21 FL DA1
 WS 16.10.21 FL DA2

CLIENT
JORDAN RIVER DEVELOPMENTS
 PROJECT
PROPOSED CHILDCARE CENTRE
 ADDRESS
LOT 452, HN 34 DRUMMOND STREET NUNILE

PAGE 1/4
 REV DA 2
 SCALE 1:200
 DWG **4147**

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INDOOR SPACE CALCULATIONS

ROOM	AGE	QUANTITY	AREA
ACTIVITY 1	0 - 2 YEARS	8 CHILDREN	27.72m ²
ACTIVITY 2	2 - 3 YEARS	15 CHILDREN	48.78m ²
ACTIVITY 3	3 - 5 YEARS	20 CHILDREN	65.56m ²
TOTAL		43 CHILDREN	142.06m ²
TOTAL INDOOR AREA REQUIRED 3.25m ² PER CHILD = 139.75m ²			

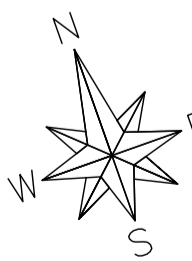
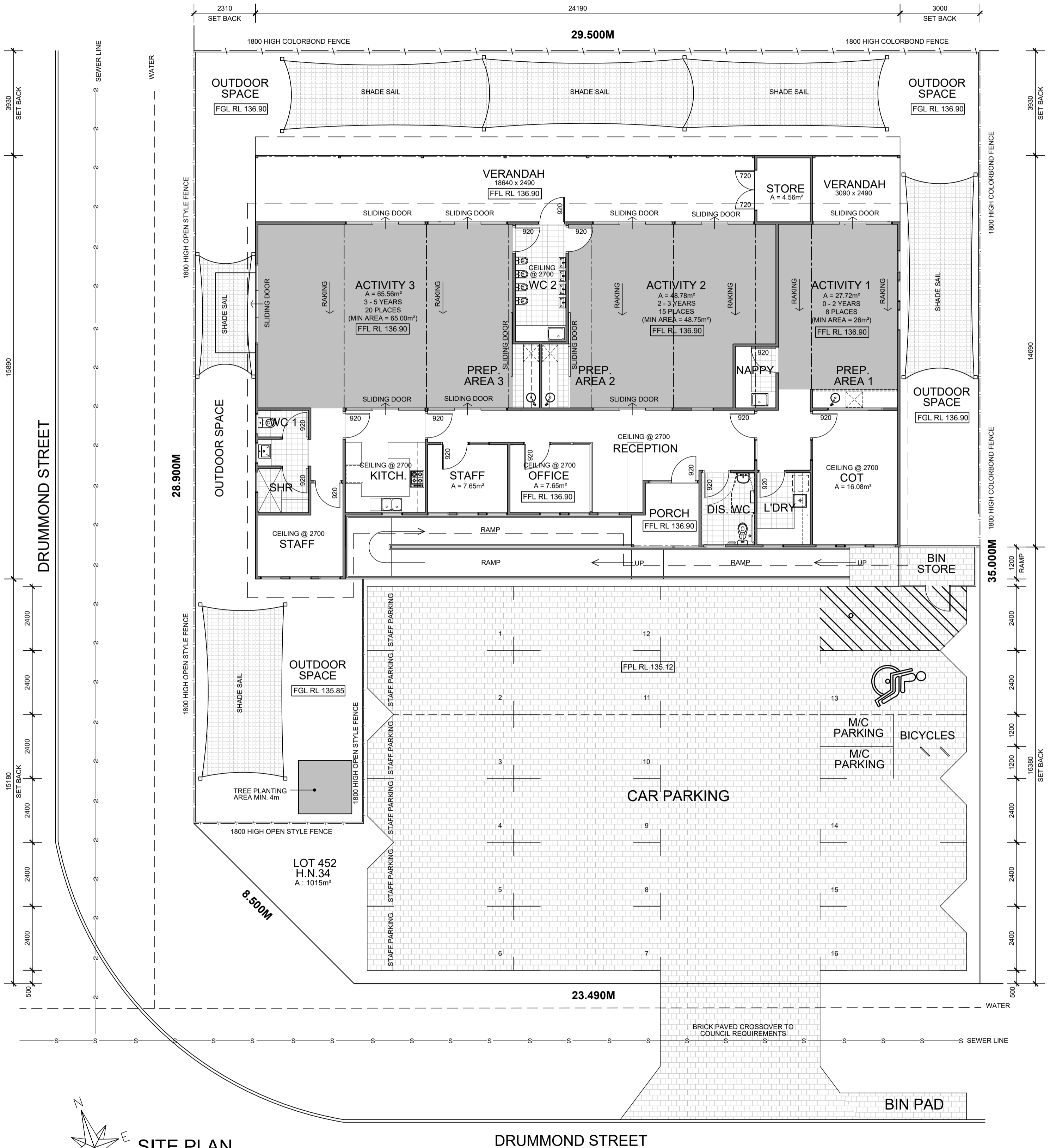
OUTDOOR SPACE CALCULATIONS

TOTAL OUTDOOR AREA = 305.17m ²
TOTAL OUTDOOR AREA REQUIRED 7.00m ² PER CHILD = 301.00m ²

CAR PARKING CALCULATIONS

CAR PARKING FOR STAFF - 1 BAY PER STAFF MEMBER = 8 BAYS
CAR PARKING FOR CHILDREN - 1 BAY PER 5 CHILDREN = 8 BAYS
TOTAL NUMBER OF BAYS PROVIDED = 16 BAYS
1 DISABLED PARKING BAY PROVIDED
MOTORCYCLE / SCOOTER PARKING SPACES PROVIDED = 2 BAYS
BICYCLE PARKING SPACES PROVIDED = 2 BAYS

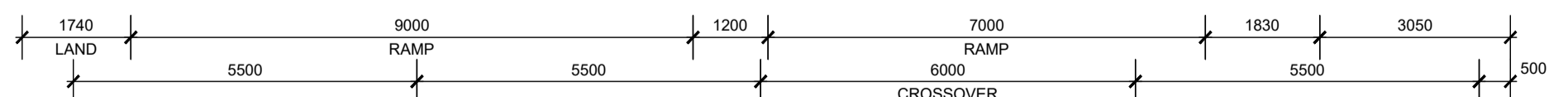
BUSHFIRE ATTACK LEVEL 40



SITE PLAN

SCALE 1:100

AREA	m ²
CHILD CARE CENTER	270.74
VERANDAH	54.10
PORCH	5.40
TOTAL AREA	330.24
AREA OF SITE	1015.00
BUILDING FOOTPRINT	270.74
SITE COVERAGE %	26.67%



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DRAWN	DATE	CHECK	DESCR
WS	14.10.21	FL	DA1
WS	16.10.21	FL	DA2

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CLIENT
JORDAN RIVER DEVELOPMENTS

PROJECT
PROPOSED CHILDCARE CENTRE

ADDRESS
LOT 452, HN 34 DRUMMOND STREET
NUNILE

PAGE 2/4
REV DA 2
SCALE 1:100

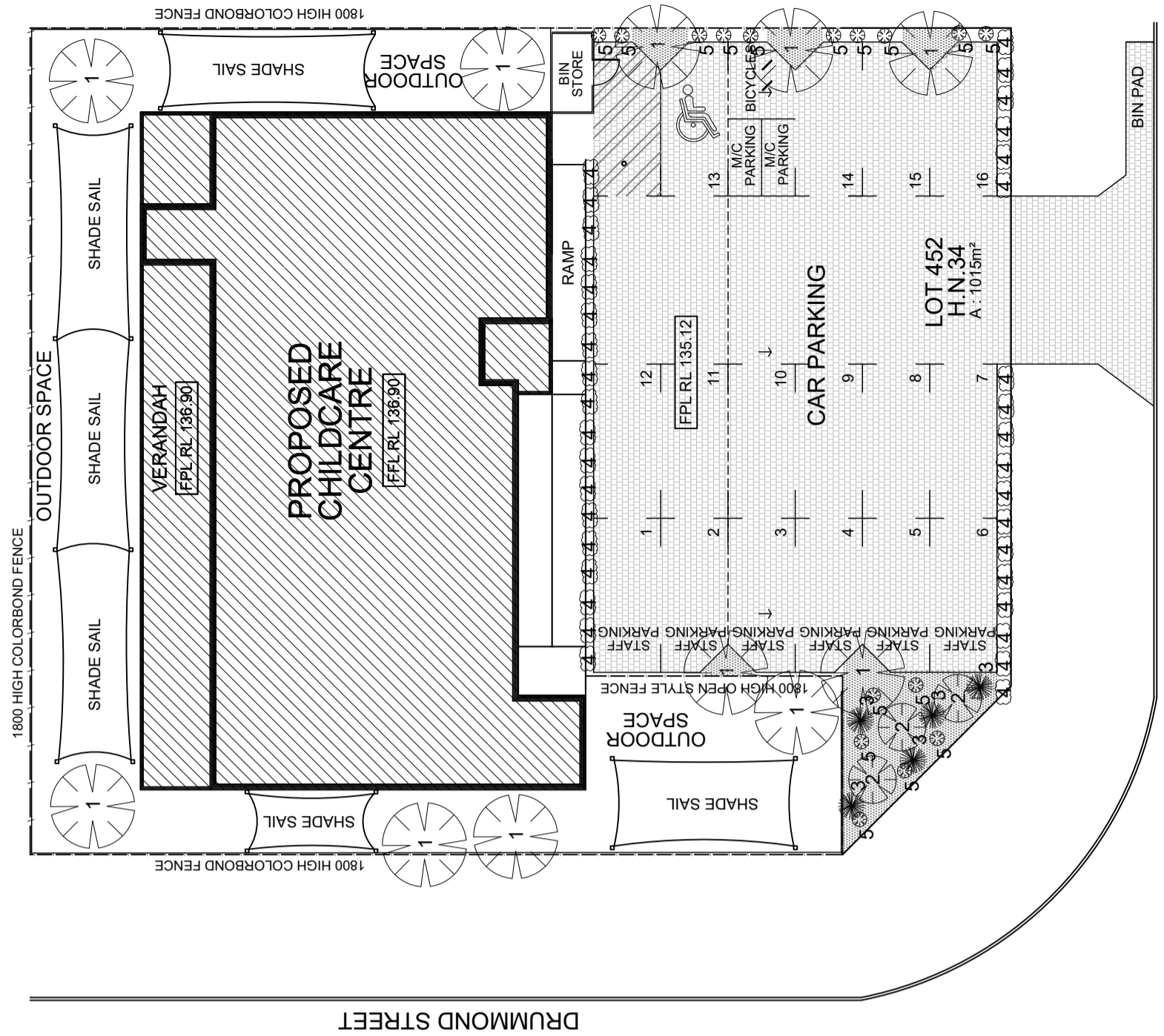
DWG 4147

LANDSCAPE AND RETICULATION NOTES:

1. ALL LANDSCAPE BEDS ARE TO BE PREPARED WITH GOOD QUALITY LOAM.
2. PROVIDE 100mm COMPOSTED ORGANIC MULCH IMMEDIATELY AFTER PLANTING.
3. ALL PLANTS TO BE WATERED WITH SUB-SURFACE IRRIGATORS VIA A SUB-SURFACE DELIVERY SYSTEM TO THE BASE OF THE PLANT.
4. THE LAWN AREAS TO BE IRRIGATED VIA A SUB-SURFACE SYSTEM INSTALLED PRIOR TO LAYING THE LAWN.
5. THE WEEKLY TIMER CONTROLLED RETICULATION SYSTEM TO BE SET TO AUTOMATICALLY WATER PLANTS AND LAWN AREA AS PERMITTED BY WATER RESTRICTION TIMES AND DAYS.

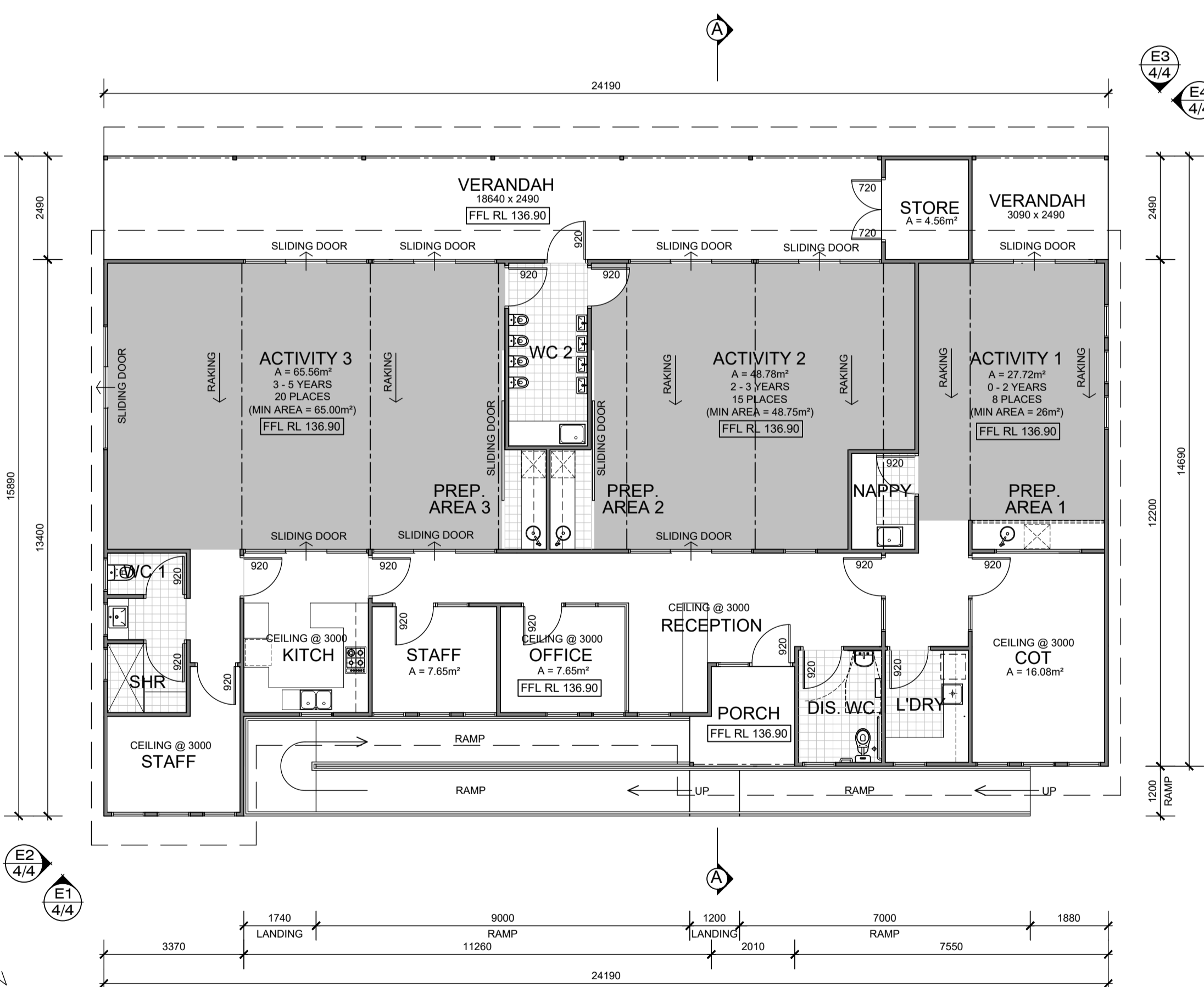
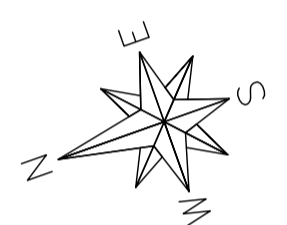
LANDSCAPING LEGEND

No.	BOTANICAL NAME	COMMON NAME	DESCRIPTION	POT SIZE	QTY
1	MAGNOLIA GRANDIFLORA	MAGNOLIA LITTLE GEM	VERSATILE SMALL / MEDIUM EVERGREEN TREEWITH ATTRACTIVE GLOSSY LEAVES & CREAMY - WHITE FLOWERS IN SUMMER	45ts	10
2	PRUNUS CERASIFERA 'ELVINS STAR'	DWARF FLOWERING PLUM	A SMALL FASTIGIATE TREE WITH RICHLY COLOURED FOLIAGE AND ATTRACTIVE SPRING BLOSSOM	8ts	3
3	MYOPORIUM PARVIFOLIUM 'AUSTRALIS'	HEBE LEMON & LIME	COMPACT EVERGREEN HEDGING / BORDER PLANT WITH BURGUNDY GREEN FOLIAGE	300mm	5
4	HEBE LEMON & LIME	HEBE LEMON & LIME	COMPACT EVERGREEN HEDGING / BORDER PLANT WITH BRIGHT LIME GREEN FOLIAGE	150mm	36
5	MYOPORIUM PARVIFOLIUM 'PURPUREA'	CREeping BOOBIALLA	EASY CARE, LOW GROUND COVER WITH FINE LEAF FOLIAGE & SMALL WHITE FLOWERS IN SPRING / SUMMER	150mm	16
	MULCH	JUNGLE MULCH	A BLEND OF COMPOSTED TREE MULCH & SCREENED PEAT	100mm THICK	30m ²



LANDSCAPING PLAN

SCALE 1: 200



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PROPOSED CHILD CARE CENTER FLOOR PLAN

SCALE 1:100

NOTE : ACCESS RAMP & HANDRAIL TO COMPLY AS 1428 - 2009 SECTION 10. SELECT BALUSTRADE TO NCC 3.9.2

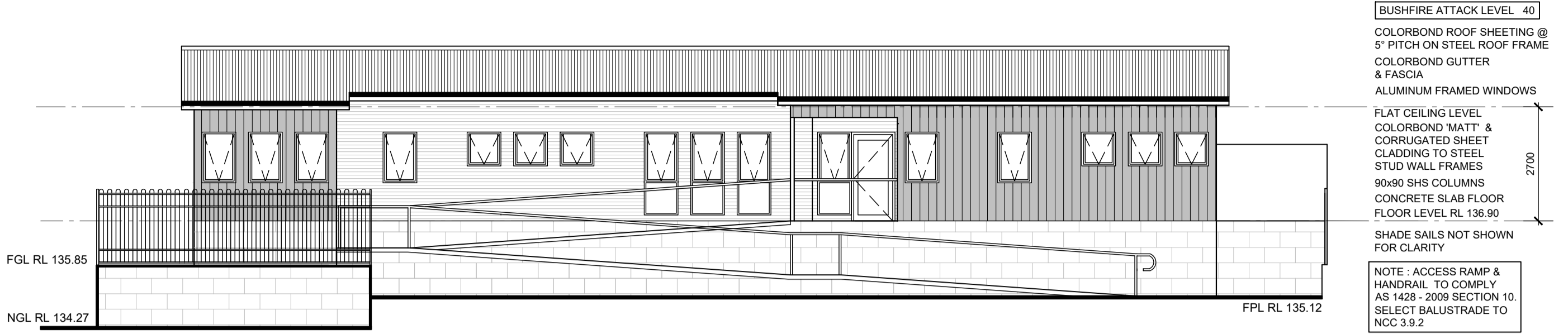
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DRAWN WS WS	DATE 14.10.21 16.10.21	CHECK FL FL	DESCR DA1 DA2	CLIENT JORDAN RIVER DEVELOPMENTS	PAGE 3/4
				PROJECT PROPOSED CHILDCARE CENTRE	REV DA 2
				ADDRESS LOT 452, HN 34 DRUMMOND STREET NUNILE	SCALE 1:100, 1:200
				DWG 4147	

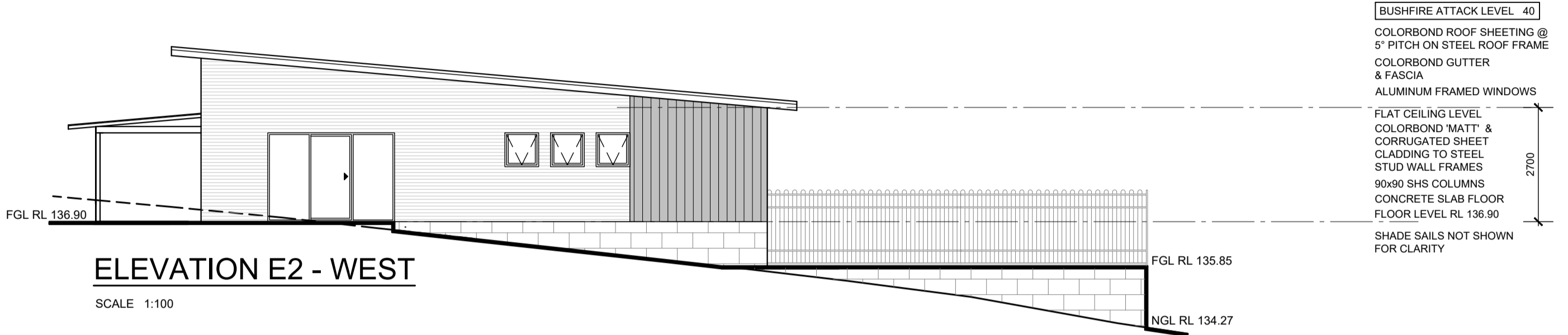
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ELEVATION E1 - SOUTH

SCALE 1:100

BUSHFIRE ATTACK LEVEL 40
 COLORBOND ROOF SHEETING @ 5° PITCH ON STEEL ROOF FRAME
 COLORBOND GUTTER & FASCIA
 ALUMINUM FRAMED WINDOWS
 FLAT CEILING LEVEL
 COLORBOND 'MATT' & CORRUGATED SHEET CLADDING TO STEEL STUD WALL FRAMES
 90x90 SHS COLUMNS
 CONCRETE SLAB FLOOR
 FLOOR LEVEL RL 136.90
 SHADE SAILS NOT SHOWN FOR CLARITY
 NOTE : ACCESS RAMP & HANDRAIL TO COMPLY JAS 1428 - 2009 SECTION 10. SELECT BALUSTRADE TO NCC 3.9.2



ELEVATION E2 - WEST

SCALE 1:100

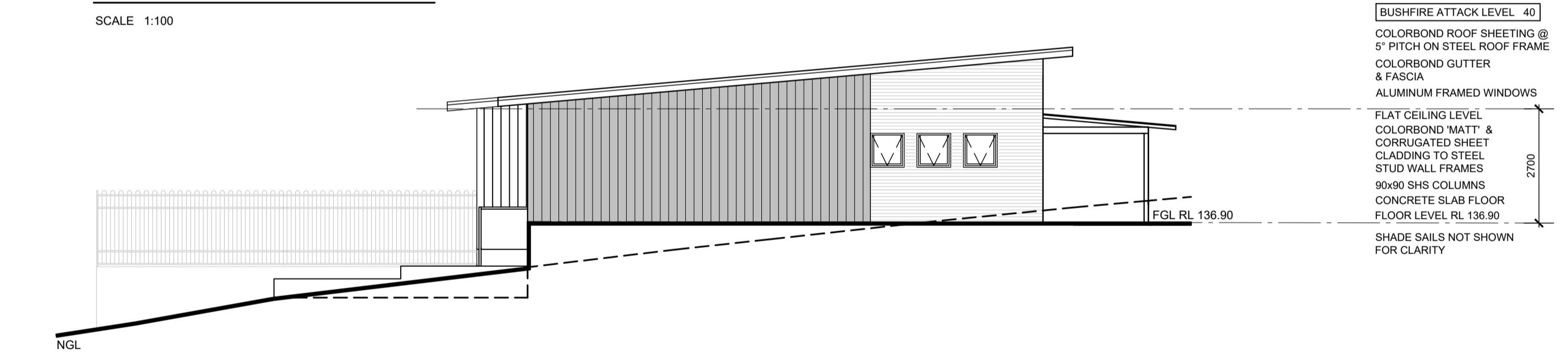
BUSHFIRE ATTACK LEVEL 40
 COLORBOND ROOF SHEETING @ 5° PITCH ON STEEL ROOF FRAME
 COLORBOND GUTTER & FASCIA
 ALUMINUM FRAMED WINDOWS
 FLAT CEILING LEVEL
 COLORBOND 'MATT' & CORRUGATED SHEET CLADDING TO STEEL STUD WALL FRAMES
 90x90 SHS COLUMNS
 CONCRETE SLAB FLOOR
 FLOOR LEVEL RL 136.90
 SHADE SAILS NOT SHOWN FOR CLARITY



ELEVATION E3 - NORTH

SCALE 1:100

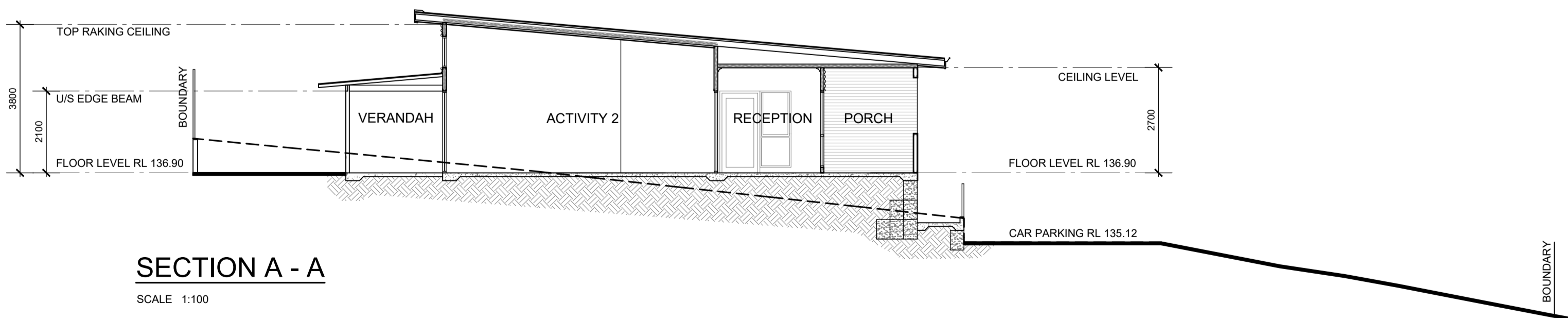
BUSHFIRE ATTACK LEVEL 40
 COLORBOND ROOF SHEETING @ 5° PITCH ON STEEL ROOF FRAME
 COLORBOND GUTTER & FASCIA
 ALUMINUM FRAMED WINDOWS
 FLAT CEILING LEVEL
 COLORBOND 'MATT' & CORRUGATED SHEET CLADDING TO STEEL STUD WALL FRAMES
 90x90 SHS COLUMNS
 CONCRETE SLAB FLOOR
 FLOOR LEVEL RL 136.90
 SHADE SAILS NOT SHOWN FOR CLARITY



ELEVATION E4 - EAST

SCALE 1:100

BUSHFIRE ATTACK LEVEL 40
 COLORBOND ROOF SHEETING @ 5° PITCH ON STEEL ROOF FRAME
 COLORBOND GUTTER & FASCIA
 ALUMINUM FRAMED WINDOWS
 FLAT CEILING LEVEL
 COLORBOND 'MATT' & CORRUGATED SHEET CLADDING TO STEEL STUD WALL FRAMES
 90x90 SHS COLUMNS
 CONCRETE SLAB FLOOR
 FLOOR LEVEL RL 136.90
 SHADE SAILS NOT SHOWN FOR CLARITY



SECTION A - A

SCALE 1:100