

Design Review Report – Item 1

Local government:	City of Stirling	
Item no.:	Item 1 – DA22/1138 – 1 Dallwin Street and 450 Grand Promenade, Dianella – Development Assessment Panel – Form 1 – Child Care premises	
Chairperson:	Emma Williamson	
Panel members:	Wayne Dufty Peter Ciemitis Anthony Duckworth	
Local government officers:	Karina Bowater Andrew Karagoglou Simone Palmer	Senior Planning Officer Planning Officer DRP Support Officer
Observers	Dean Williams Michael Italiano Tracey Baglin	Senior Planning Officer Acting Senior Planning Officer Planning Officer
Date:	24 November 2022	Time: 2pm
Venue:	City of Stirling – Challenger Room	

Proponent/s

James Lewisson	Element (<i>Applicant</i>)
Emily Greenwood	Element
Alicia Abbott	Actus Associates
Cassie Rodwell	Wallace PM
Jessica Jarman	Wallace PM
Owners	Mary Phan and Troy and Phoebe Adams
Observer/s	

Briefings

Development assessment overview	Andrew Karagoglou	Planning Officer
Technical issues	Andrew Karagoglou	Planning Officer

Design Review

Proposed development	Item 1 – DA22/1138 – 1 Dallwin Street and 450 Grand Promenade, Dianella – Development Assessment Panel – Form 1 – Child Care premises	
Property address	1 Dallwin Street and 450 Grand Promenade, Dianella	
Background		
Proposal		
Applicant or applicant's representative address to the design review panel	Alicia Abbott	Actus Associates

Key issues / recommendations	The Panel thank the Applicant for their presentation and the improvements to the design since the last DRP. The Panel accept the configuration of the building and carpark on the site but feel that considerably more work is required in the soft and hard landscape to ensure that the corner is adequately developed. Sustainability has not been integrated into the design and this remains a significant weakness in the design. Refer to attached Design Quality Evaluation Report.
Chairperson signature	

Design quality evaluation Item 1 – DA22/1138 – 1 Dallwin Street and 450 Grand Promenade, Dianella – Development Assessment Panel – Form 1 – Child Care DRP Meeting – Thursday 24 November 2022	
	<i>Design Principle satisfied</i>
	<i>Design Principle pending further attention</i>
	<i>Design Principle not satisfied</i>
Principle 1 Context and character	<i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i>
	1a. It was mentioned by the Panel the site options explored by the Applicant were beneficial for the Panel to view and gain a better understanding of the approach taken to the configuration of the building and carpark on the site. 1b. It was suggested by the Panel that further development of the design needs to be undertaken to ensure the corner is appropriately addressed in the context.
Principle 2 Landscape quality	<i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i>
	2a. Comment was made by the Panel landscaping is a key element to this proposal and the landscaping on the corner is critical to a successful design outcome. This has not currently been developed sufficiently. 2b. The Panel stressed the importance of having advanced trees included in the initial design to create a powerful impact immediately on handover. 2c. The Panel commented creating an environment that is attractive to the children and neighbours is an important factor of this development. 2d. A request was made by the Panel for clarity around the planters on the upper level. 2e. There was an absence of detail in relation to the landscaping of the play areas. It was stated by the Panel they do not support astro turf if this was to be used. 2f. The Panel commented on the fencing, noting that it does not adequately screen the carpark as a result of the clear, coloured panels. The fencing should be reconsidered in regard to materiality and the role that landscape can also play in regards to visual amenity.
Principle 3 Built form and scale	<i>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i>
	3a. The Panel mentioned they would prefer the built form to be on the corner but if this option is not going to come to fruition it would be beneficial to reinforce the built form on the corner through a combination of site planning, hardscape, fencing and landscaping. 3b. Comment was made by the Panel the playful nature of the upper deck is an improvement and this is supported. 3c. Suggestion was made by the Panel the depth of the slab could be increased at the edges to mitigate views to the underside.
Principle 4 Functionality and build quality	<i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.</i>
	4a. This design principle is supported by the Panel.
Principle 5 Sustainability	<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>
	5a. It was stated the sustainability principle has not been addressed. 5b. The Applicant was encouraged by the Panel to explore options and make a commitment to sustainability initiatives and provide further information in the way

	of a sustainability strategy. Water harvesting and photovoltaic cells were some suggestions. 5c. It was stated by the Panel the correct shading needs to be added to the openings. 5d. The Panel mentioned the solar heat gain on the south west facing glazing and the staff room in the brick building would be problematic.
Principle 6 Amenity	<i>Good design optimises internal and external amenity for occupants, visitors and neighbours providing environments that are comfortable, productive and healthy.</i>
	6a. This design principle is supported by the Panel although there was some concern around the acoustics to the neighbours.
Principle 7 Legibility	<i>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.</i>
	7a. It was stated by the Panel the entry onto Grand Promenade has moved away from alignment with the pathway and there is opportunity to include some stairs to improve legibility. The Panel commented there is a missed opportunity and there could be some built form expression at this entry.
Principle 8 Safety	<i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>
	8a. It was mentioned by the Panel there has been improvement in this area and they are comfortable with the changes to the carpark and the vehicle access. 8b. Comment was made by the Panel the concern expressed around the height and size of the bin store is still valid as the store is dominant and blocks view lines.
Principle 9 Community	<i>Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.</i>
	9a. The Panel questioned if further activation and consideration could be given around how the building addresses the corner and what sort of neighbour they will be to surrounding properties.
Principle 10 Aesthetics	<i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i>
	10a. The Panel support the use of the red brick and the simplification of the materials used in this proposal. Comment was made the face brick could be further developed to respond to the local character and texture. 10b. Comment was made by the Panel more bulk would be beneficial to the fencing in the areas where it is required. 10c. The Panel commented there is opportunity to apply further thought to the fencing and balustrading to the ramps. 10d. Comment was made there is a need for consideration of what the form of the sail shades are going to look like at the front and in the play areas as they will be a prominent part of design and make a big impact. It was suggested by the Panel these could be included in the architecture and white shade sails would be a better option which would allow other features to come forward. It was suggested this could be included as a condition of the determination.

Design Review progress**Item 1 – DA22/1138 – 1 Dallwin Street and 450 Grand Promenade, Dianella - Development****Assessment Panel – Form 1 – Child Care****DRP Meeting – Thursday 24 November and 29 September 2022**

	<i>Design Principle satisfied</i>		
	<i>Design Principle pending further attention</i>		
	<i>Design Principle not satisfied</i>		
	DR1 29/9/2022	DR2 24/11/2022	DR3
Principle 1 - Context and character			
Principle 2 - Landscape quality			
Principle 3 - Built form and scale			
Principle 4 - Functionality and build quality			
Principle 5 - Sustainability			
Principle 6 - Amenity			
Principle 7 - Legibility			
Principle 8 - Safety			
Principle 9 - Community			
Principle 10 - Aesthetics			

Recommendations Summary
Item 1 – DA22/1138 – 1 Dallwin Street and 450 Grand Promenade, Dianella

DR1 – DRP Recommendations DRP Meeting – 29/9/2022	DR2 – Applicant Response DRP Meeting – 29/9/2022	DR2 DRP Recommendations DRP Meeting – 24/11/2022	DR2 – Applicant Response DRP Meeting – 24/11/2022
1b. Comment was made by the Panel the project would benefit from having a more nuanced response to the context and character of the surrounding area taking cues to develop a simplified palette of materials. 1c. The Panel requested a more detailed context and character analysis.	1a.	1b. It was suggested by the Panel that further development of the design needs to be undertaken to ensure the corner is appropriately addressed in the context.	
2b. The Panel requested further information in relation to the landscape, noting that this necessitates a change in what has been viewed as the “business as usual” approach to date, with additional information to be prepared for DRP presentations and feedback. 2c. It would be beneficial for the Panel to see the intent of the landscape play experience and its interconnection with the broader design. 2e. The Panel commented that increased landscape to the street will be positive. 2f. A request was made by the Panel for a better understanding and further detail of the approach to drainage as there are a lot of hard services. 2g. The Panel’s recommend combining an integrated response to shading that incorporates designed shade elements alongside trees that offer shading. 2h. The Panel commented that additional trees on the upper deck would be supported.		2b. The Panel stressed the importance of having advanced trees included in the initial design to create a powerful impact immediately on handover. 2c. The Panel commented creating an environment that is attractive to the children and neighbours is an important factor of this development. 2d. A request was made by the Panel for clarity around the planters on the upper level. 2f. The Panel commented on the fencing, noting that it does not adequately screen the carpark as a result of the clear, coloured panels. The fencing should be reconsidered in regard to materiality and the role that landscape can also play in regards to visual amenity.	

3b. The Panel commented that the architectural language and bulk of the upper floor pergola creates a poor interface with Dallwin Street and requires resolution.		3a. The Panel mentioned they would prefer the built form to be on the corner but if this option is not going to come to fruition it would be beneficial to reinforce the built form on the corner through a combination of site planning, hardscape, fencing and landscaping. 3c. Suggestion was made by the Panel the depth of the slab could be increased at the edges to mitigate views to the underside.	
4a. The Panel requested further information in relation to the location of services in the undercroft area and whether or not these will be screened as this impacts the quality of the development. 4d. It was mentioned the main pedestrian entry looks tight and the columns could be problematic. There is opportunity to reconsider this area as it would benefit from the addition of a bench and a meeting area. 4f. It was suggested by the Panel shading to the upper west window should be considered.		4. This design principle is supported by the Panel.	
5b. The Applicant was encouraged by the Panel to explore options and make a commitment to sustainability and provide further information in the way of a sustainability strategy. Water harvesting and photovoltaic cells were some suggestions. 5c. The Panel requested operable and openable windows to assist with ventilation to be noted on the plans.		5b. The Applicant was encouraged by the Panel to explore options and make a commitment to sustainability initiatives and provide further information in the way of a sustainability strategy. Water harvesting and photovoltaic cells were some suggestions. 5c. It was stated by the Panel the correct shading needs to be added to the openings.	

6a. A request was made by the Panel to articulate the location of the air conditioning condensers on the plans. 6b. The Panel expressed concern in relation to the impact of amenity for neighbours in relation to acoustics and overlooking. A request for further information in relation to this was made. 6c. There was a request by the Panel to think about the user experience in the carpark and how it will be managed as children enter the building.		6a. This design principle is supported by the Panel although there was some concern around the acoustics to the neighbours.	
7a. The Panel questioned whether the second signage on the corner is needed and suggested removing this. 7b. The Panel commented the entry from the street is good although trees could be used to highlight the entry further and increase visibility.		7a. It was stated by the Panel the entry onto Grand Promenade has moved away from alignment with the pathway and there is opportunity to include some stairs to improve legibility. The Panel commented there is a missed opportunity and there could be some built form expression at this entry.	
9a. The Panel commented the screening at the street edge creates an inactivated pedestrian experience. The suggestion was made this screening could be semi permeable or permeable allowing views to and from the outdoor play spaces. 9b. It was suggested by the Panel to incorporate more playfulness and give consideration to the way design elements can gesture to the broader community.		9a. The Panel questioned if further activation and consideration could be given around how the building addresses the corner and what sort of neighbour they will be to surrounding properties.	
10a. The Panel suggested the overall design could be simplified and the number of elements reduced. 10d. It was mentioned by the Panel a finer grain texture for children is appropriate. 10e. Comment was made by the		10a. The Panel support the use of the red brick and the simplification of the materials used in this proposal. Comment was made the face brick could be further developed to respond to the local character and texture.	

Panel the roof forms require unification in form. 10f. The Panel stated the dominant material of the balustrade on the upper level requires further thought and development. There is a design opportunity to have some fun and incorporate more translucency and transparency. The suggestion was made this could be a broken balustrade with some gaps.		10b. Comment was made by the Panel more bulk would be beneficial to the fencing in the areas where it is required. 10c. The Panel commented there is opportunity to apply further thought to the fencing and balustrading to the ramps. 10d. Comment was made there is a need for consideration of what the form of the sail shades are going to look like at the front and in the play areas as they will be a prominent part of design and make a big impact. It was suggested by the Panel these could be included in the architecture and white shade sails would be a better option which would allow other features to come forward. It was suggested this could be included as a condition of the determination.	
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KOOKAPULLA DIANELLA
DIANELLA CHILDCARE
1 DALLWIN STREET & 450 GRAND PROMENADE
DIANELLA WA 6059

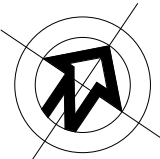
SHEET LIST					
Sheet Name	Current Revision Description	Current Revision	Current Revision Date	Drawn By	Checked By
COVER SHEET	ISSUE FOR DA	F	16.11.2022	AA	AA
SITE PLAN - AREA ANALYSIS	ISSUE FOR DA	F	16.11.2022	AA	AA
EXISTING SITE & DEMOLITION PLAN	ISSUE FOR DA	E	16.11.2022	AA	AG
PERSPECTIVE	ISSUE FOR DA	G	16.11.2022	AA	AA
PERSPECTIVE	ISSUE FOR DA	G	16.11.2022	AA	AA
PERSPECTIVE	ISSUE FOR DA	G	16.11.2022	AA	AA
PERSPECTIVE	ISSUE FOR DA	G	16.11.2022	AA	AA
PERSPECTIVE	ISSUE FOR DA	G	16.11.2022	AA	AA
PERSPECTIVE	ISSUE FOR DA	G	16.11.2022	AA	AA
PERSPECTIVE	ISSUE FOR DA	G	16.11.2022	AA	AA
PERSPECTIVE	ISSUE FOR DA	C	16.11.2022	AA	AA
PERSPECTIVE	ISSUE FOR DA	C	16.11.2022	AA	AA
PERSPECTIVE	ISSUE FOR DA	B	16.11.2022	AA	AA
GROUND FLOOR PLAN / SITE PLAN	ISSUE FOR DA	J	16.11.2022	AA	AA
FIRST FLOOR PLAN	ISSUE FOR DA	J	16.11.2022	AA	AA
EXTERNAL ELEVATIONS	ISSUE FOR DA	F	16.11.2022	AA	AA
EXTERNAL ELEVATIONS	ISSUE FOR DA	H	16.11.2022	AA	AA
EXTERNAL ELEVATION MATERIALS PALETTE	ISSUE FOR DA	G	16.11.2022	AA	AA
SECTIONS	ISSUE FOR DA	G	16.11.2022	AA	AA

REV	DESCRIPTION	DATE
A	ISSUE FOR PRELIM DD REVIEW	11.08.2022
B	ISSUE FOR DA - CLIENT REVIEW	16.08.2022
C	ISSUE FOR DA	30.08.2022
D	ISSUE FOR DA	09.11.2022
E	ISSUE FOR DA	10.11.2022
F	ISSUE FOR DA	16.11.2022



SHEET STATUS:
ISSUE FOR DA

- NOTES:
- ALL DIMENSIONS SUBJECT TO ON SITE VERIFICATION PRIOR TO EXECUTION OF WORK
 - FIGURED DIMENSIONS SHALL BE TAKEN IN PREFERENCE TO SCALING
 - THE DRAWINGS MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION AND ASSOCIATED DRAWINGS.



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DESIGNER



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CLIENT
KOOKAPULLA DIANELLA

PROJECT
1 DALLWIM STREET &
450 GRANDE PROMENADE
DIANELLA WA 6059

DRAWING TITLE
COVER SHEET

DRAWN AA	DESIGN AA	SCALE @ A1 1 : 1
DATE 21/03/2022	PROJECT NUMBER 22-027	
DRAWING NUMBER A-001	ISSUE F	

REV	DESCRIPTION	DATE
A	ISSUE FOR DA - CLIENT REVIEW	16.08.2022
B	ISSUE FOR DA	30.08.2022
C	REVISED FOR DA	09.09.2022
D	ISSUE FOR DA	09.11.2022
E	ISSUE FOR DA	10.11.2022
F	ISSUE FOR DA	16.11.2022



1 SITE ANALYSIS
A-200 1 : 500



2 LOCATION PLAN
A-101 1 : 1000

SHEET STATUS:
ISSUE FOR DA

- NOTES:
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PROJECT
1 DALLWIM STREET &
450 GRANDE PROMENADE
DIANELLA WA 6059

DRAWING TITLE
SITE PLAN - AREA ANALYSIS

DRAWN AA	DESIGN Designer	SCALE @ A1 As indicated
DATE 21/03/2022	PROJECT NUMBER 22-027	
DRAWING NUMBER A-015	ISSUE F	

DEMOLITION LEGEND:

 TRESS TO BE RETAINED

 EXTENT OF SITE DEMOLITION

NOTES:

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DESIGNER

 **actus**
associates

CLIENT
KOOKAPULLA DIANELLA

DRAWING TITLE
EXISTING SITE & DEMOLITION PLAN

DRAWN AA	DESIGN Designer	SCALE @ 1 : 10
DATE 21/03/2022	PROJECT NUMBER 22-027	
DRAWING NUMBER A-016		ISSUE E



REV	DESCRIPTION	DATE
A	ISSUED FOR REVIEW	20.07.2022
B	CONCEPT DESIGN	28.07.2022
C	PRELIM FOR COORDINATION	04.08.2022
D	ISSUE FOR PRELIM DD REVIEW	11.08.2022
E	ISSUE FOR DA - CLIENT REVIEW	16.08.2022
F	ISSUE FOR DA	30.08.2022
G	REVISED FOR DA	09.09.2022
H	ISSUE FOR DA	09.11.2022
I	ISSUE FOR DA	10.11.2022
J	ISSUE FOR DA	16.11.2022

SITE ANALYSIS TABLE

TOTAL SITE AREA	1601.0 SQM	100%
GROUND FLOOR COVERAGE		
BUILDING AREA (INC. BIN STORAGE)	397 SQM	25%
PLAY SPACE (INC. PAVED AREAS & PLAY STORES)	307 SQM	19%
CAR PARK (INC. VEHICLE RAMP)	653 SQM	41%
SOFTSCAPE	117 SQM	7%
OTHERS (INC. HARDSCAPE, PAVING, PERIMETER WALLS, ETC.)	127 SQM	8%
TOTAL		100%
TOTAL GROUND FLOOR OPEN SPACE		45%
FIRST FLOOR COVERAGE		
BUILDING AREA	435 SQM	
PLAY SPACE (INC. PAVED AREAS & PLAY STORES)	417 SQM	
SOFTSCAPE	13 SQM	
OTHERS (ESCAPE STAIRS)	13 SQM	
TOTAL	878 SQM	54%
TOTAL OPEN SPACE GROUND FLOOR + USABLE FLAT ROOF / OUTDOOR LIVING AREA ABOVE NATURAL GROUND		
		70%
PROPOSED CAR PARKING		
STAFF BAYS	17	PLUS 10 X BICYCLE RACK
VISITOR BAYS	8	
ACC BAYS	1	
TOTAL BAYS	26	
SHARED ZONE	1	
TURNING ZONE	1	

SHEET STATUS:
PRELIMINARY_CLIENT REVIEW

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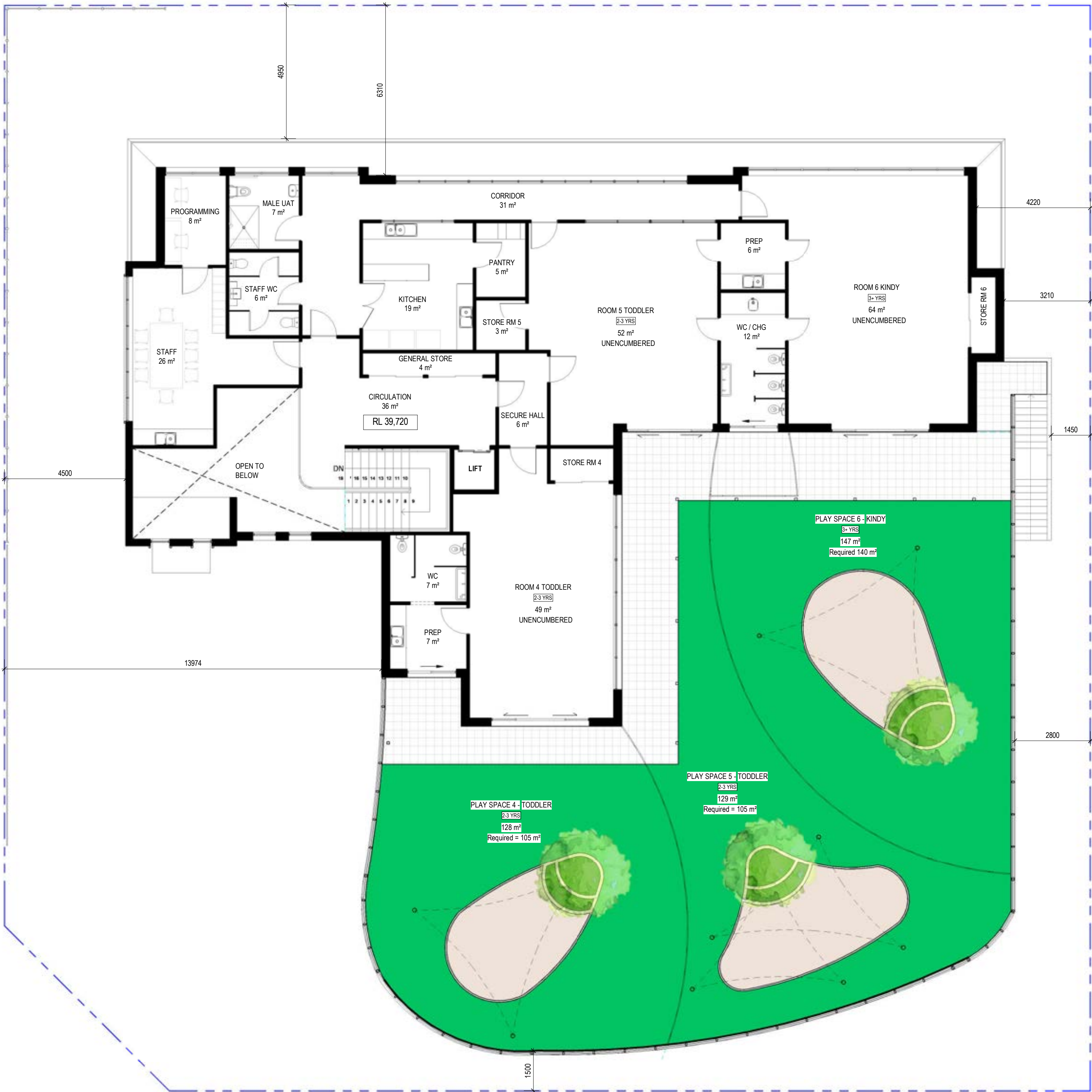
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CLIENT
KOOKAPULLA DIANELLA

PROJECT
1 DALLWIN STREET &
450 GRANDE PROMENADE
DIANELLA WA 6059

DRAWING TITLE
GROUND FLOOR PLAN / SITE PLAN

DRAWN AA	DESIGN AA	SCALE @ A1 1 : 100
DATE 21/03/2022	PROJECT NUMBER 22-027	
DRAWING NUMBER A-100	ISSUE J	



REV	DESCRIPTION	DATE
A	ISSUED FOR REVIEW	20.07.2022
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G	REVISED FOR DA	09.09.2022
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SHEET STATUS:
PRELIMINARY_CLIENT REVIEW

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PROJECT
1 DALLWIM STREET &
450 GRANDE PROMENADE
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DRAWING TITLE
FIRST FLOOR PLAN

DRAWN AA	DESIGN AG / SG	SCALE @ A1 1 : 100
DATE 21/03/2022	PROJECT NUMBER 22-027	
DRAWING NUMBER A-101	ISSUE J	



1
A-101

DIANELLA EARLY LEARNING CORNER PERSPECTIVE
1:1

REV	DESCRIPTION	DATE
A	ISSUE FOR PRELIM DD REVIEW	11.08.2022
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SHEET STATUS:
ISSUE FOR DA

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DRAWING TITLE
PERSPECTIVE

DRAWN AA	DESIGN AA	SCALE @ A1 1 : 1
DATE 21/03/2022	PROJECT NUMBER 22-027	
DRAWING NUMBER A-030		ISSUE G



2
A-101

GRANDE PROMENADE PERSPECTIVE
1 : 1

REV	DESCRIPTION	DATE
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ISSUE FOR DA

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CLIENT
KOOKAPULLA DIANELLA

PROJECT
1 DALLWIM STREET &
450 GRANDE PROMENADE
DIANELLA WA 6059

DRAWING TITLE
PERSPECTIVE

DRAWN AA	DESIGN AA	SCALE @ A1 1 : 1
DATE 21/03/2022	PROJECT NUMBER 22-027	
DRAWING NUMBER A-031	ISSUE G	

REV	DESCRIPTION	DATE
A	ISSUE FOR PRELIM DD REVIEW	11.08.2022
B	ISSUE FOR DA - CLIENT REVIEW	16.08.2022
C	ISSUE FOR DA	30.08.2022
D	REVISED FOR DA	09.09.2022
E	ISSUE FOR DA	09.11.2022
F	ISSUE FOR DA	10.11.2022
G	ISSUE FOR DA	16.11.2022



3
A-101

DALLWIN STREET PERSPECTIVE
1 : 1

SHEET STATUS: ISSUE FOR DA	
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DRAWING TITLE
PERSPECTIVE

DRAWN AA	DESIGN AA	SCALE @ A1 1 : 1
DATE 21/03/2022	PROJECT NUMBER 22-027	
DRAWING NUMBER A-032	ISSUE G	



4
A-101

GROUND FLOOR PLAY SPACE PERSPECTIVE
1:1

REV	DESCRIPTION	DATE
A	ISSUE FOR PRELIM DD REVIEW	11.08.2022
B	ISSUE FOR DA - CLIENT REVIEW	16.08.2022
C	ISSUE FOR DA	30.08.2022
D	REVISED FOR DA	09.09.2022
E	ISSUE FOR DA	09.11.2022
F	ISSUE FOR DA	10.11.2022
G	ISSUE FOR DA	16.11.2022

SHEET STATUS:
ISSUE FOR DA

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DRAWING TITLE
PERSPECTIVE

DRAWN AA	DESIGN AA	SCALE @ A1 1 : 1
DATE 21/03/2022	PROJECT NUMBER 22-027	
DRAWING NUMBER A-033	ISSUE G	



5 FIRST FLOOR PLAY SPACE PERSPECTIVE
A-101 1:1

REV	DESCRIPTION	DATE
A	ISSUE FOR PRELIM DD REVIEW	11.08.2022
B	ISSUE FOR DA - CLIENT REVIEW	16.08.2022
C	ISSUE FOR DA	30.08.2022
D	REVISED FOR DA	09.09.2022
E	ISSUE FOR DA	09.11.2022
F	ISSUE FOR DA	10.11.2022
G	ISSUE FOR DA	16.11.2022

SHEET STATUS:
ISSUE FOR DA

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DRAWING TITLE
PERSPECTIVE

DRAWN AA	DESIGN AA	SCALE @ A1 1 : 1
DATE 21/03/2022	PROJECT NUMBER 22-027	
DRAWING NUMBER A-034	ISSUE G	



6 UNDERCROFT PERSPECTIVE & ISOMETRIC VIEWS
A-101 1:1

REV	DESCRIPTION	DATE
A	ISSUE FOR PRELIM DD REVIEW	11.08.2022
B	ISSUE FOR DA - CLIENT REVIEW	16.08.2022
C	ISSUE FOR DA	30.08.2022
D	REVISED FOR DA	09.09.2022
E	ISSUE FOR DA	09.11.2022
F	ISSUE FOR DA	10.11.2022
G	ISSUE FOR DA	16.11.2022

SHEET STATUS:
ISSUE FOR DA

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DESIGNER

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DRAWING TITLE
PERSPECTIVE

DRAWN AA	DESIGN AA	SCALE @ A1 1 : 1
DATE 21/03/2022	PROJECT NUMBER 22-027	
DRAWING NUMBER A-035	ISSUE G	

REV	DESCRIPTION	DATE
A	ISSUE FOR DA	09.11.2022
B	ISSUE FOR DA	10.11.2022
C	ISSUE FOR DA	16.11.2022



1 ENTRY RAMP AND NW PLAY SPACE
1:1

SHEET STATUS:
ISSUE FOR DA

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DRAWING TITLE
PERSPECTIVE

DRAWN AA	DESIGN AA	SCALE @ A1 1 : 1
DATE 21/03/2022	PROJECT NUMBER 22-027	
DRAWING NUMBER A-036	ISSUE C	

REV	DESCRIPTION	DATE
A	ISSUE FOR DA	09.11.2022
B	ISSUE FOR DA	10.11.2022
C	ISSUE FOR DA	16.11.2022



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ISSUE FOR DA

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DRAWING TITLE
PERSPECTIVE

DRAWN AA	DESIGN AA	SCALE @ A1 1 : 1
DATE 21/03/2022	PROJECT NUMBER 22-027	
DRAWING NUMBER A-037	ISSUE C	

1

GROUND FLOOR PLAY AREA

1 : 1

REV	DESCRIPTION	DATE
A	ISSUE FOR DA	10.11.2022
B	ISSUE FOR DA	16.11.2022



1 FIRST FLOOR PLAY AREA
1:1

SHEET STATUS:
ISSUE FOR DA

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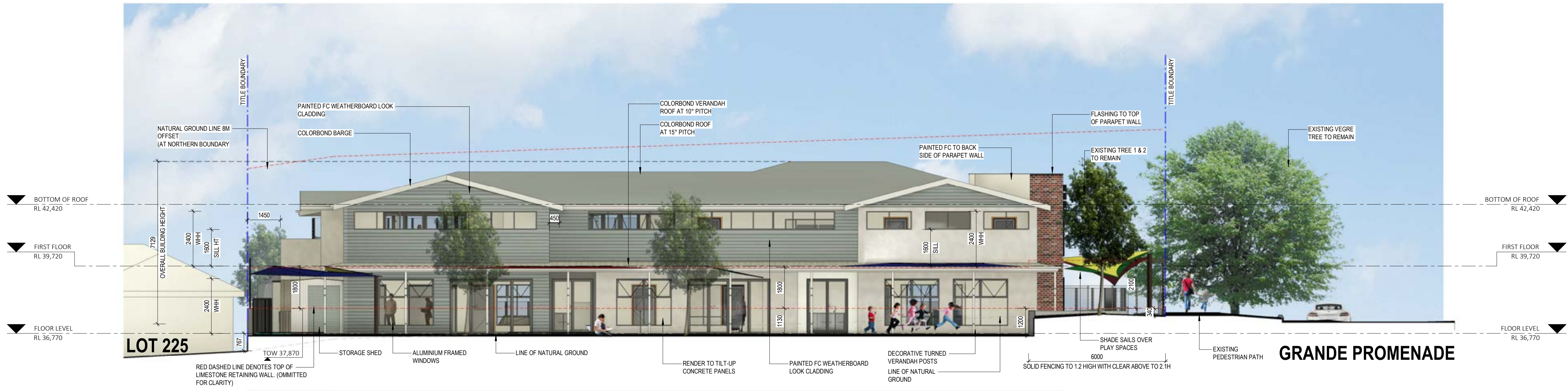
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1 DALLWIM STREET &
450 GRANDE PROMENADE
DIANELLA WA 6059

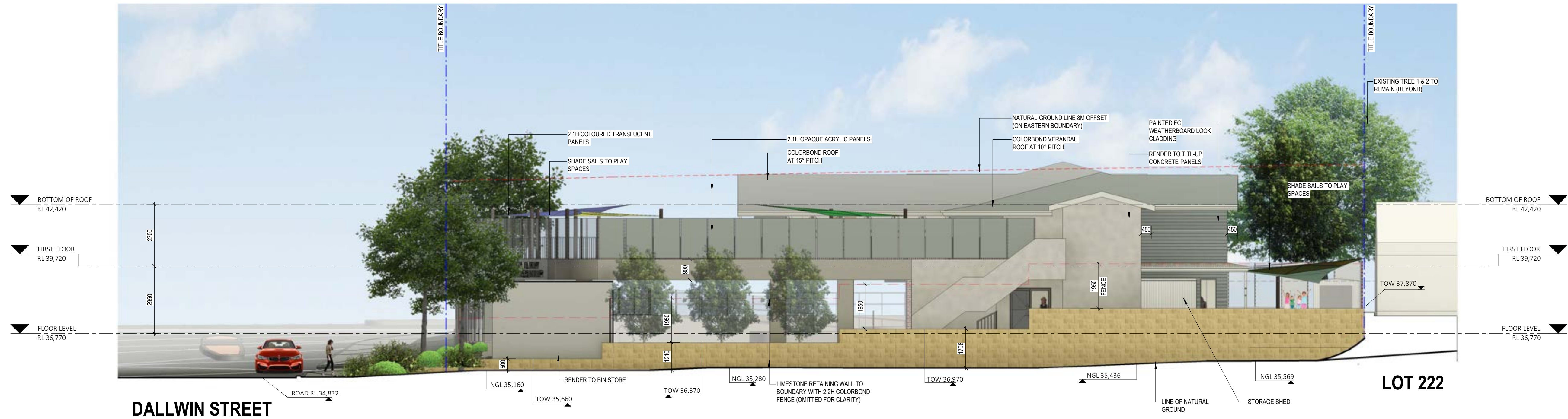
DRAWING TITLE
PERSPECTIVE

DRAWN AA	DESIGN AA	SCALE @ A1 1:1
DATE 21/03/2022	PROJECT NUMBER 22-027	
DRAWING NUMBER A-038	ISSUE B	

REV	DESCRIPTION	DATE
A	ISSUE FOR DA - CLIENT REVIEW	16.08.2022
B	ISSUE FOR DA	30.08.2022
C	REVISED FOR DA	09.09.2022
D	ISSUE FOR DA	09.11.2022
E	ISSUE FOR DA	10.11.2022
F	ISSUE FOR DA	16.11.2022



1 NORTH ELEVATION
A-101 1: 100



2 EAST ELEVATION
A-101 1: 100

SHEET STATUS:
ISSUE FOR DA

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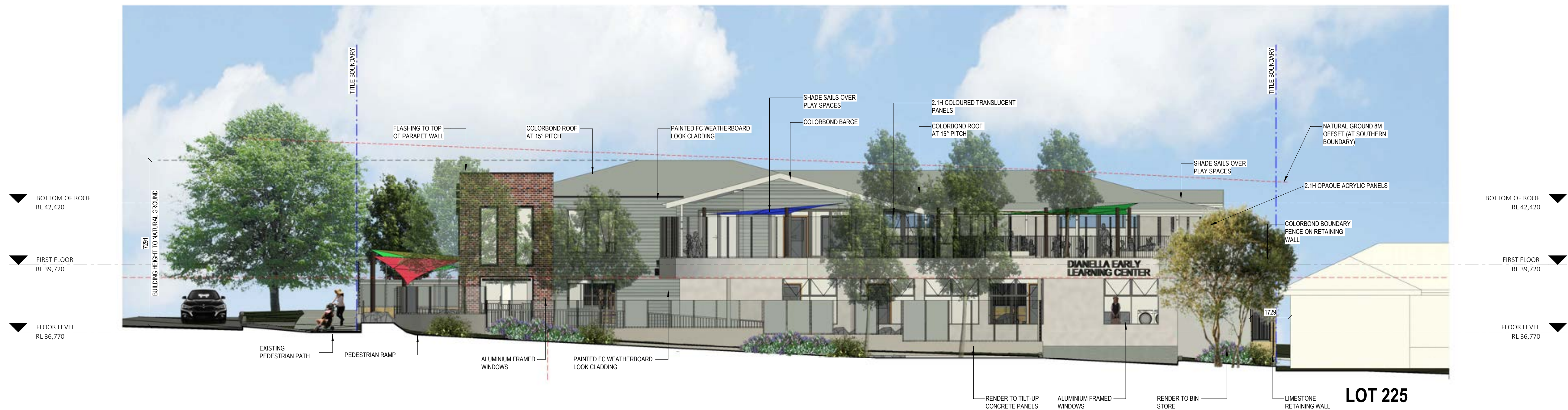
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PROJECT
1 DALLWIM STREET &
450 GRANDE PROMENADE
DIANELLA WA 6059

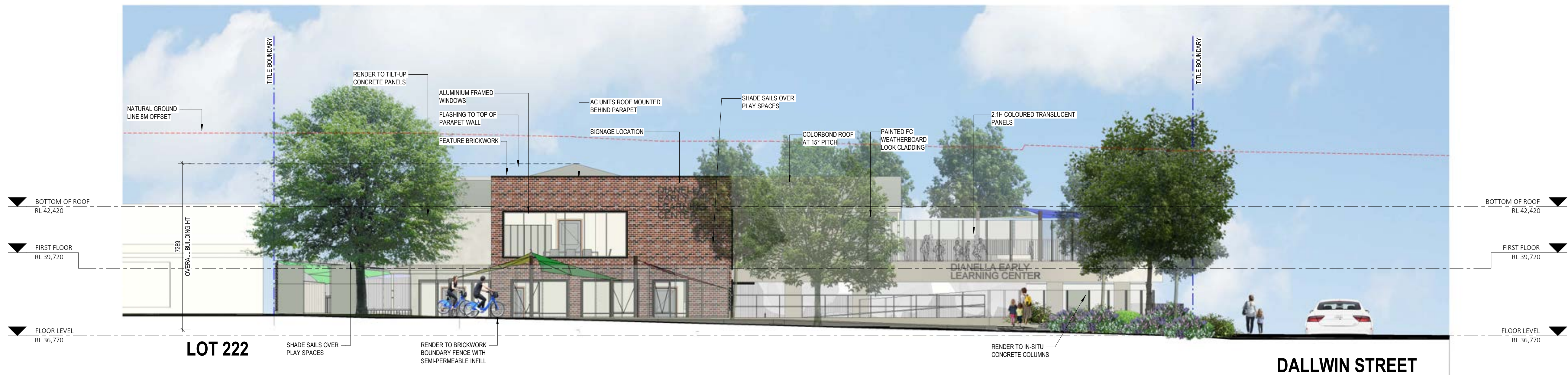
DRAWING TITLE
EXTERNAL ELEVATIONS

DRAWN AA	DESIGN AA	SCALE @ A1 1 : 100
DATE 21/03/2022	PROJECT NUMBER 22-027	
DRAWING NUMBER A-200	ISSUE F	

REV	DESCRIPTION	DATE
A	ISSUE FOR PRELIM DD REVIEW	11.08.2022
B	ISSUE FOR DA - CLIENT REVIEW	16.08.2022
C	ISSUE FOR DA - PLANNING REVIEW	19.08.2022
D	ISSUE FOR DA	30.08.2022
E	REVISED FOR DA	09.09.2022
F	ISSUE FOR DA	09.11.2022
G	ISSUE FOR DA	10.11.2022
H	ISSUE FOR DA	16.11.2022



3 SOUTH ELEVATION
1 : 100



4 WEST ELEVATION
1 : 100

SHEET STATUS:
ISSUE FOR DA

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DESIGNER



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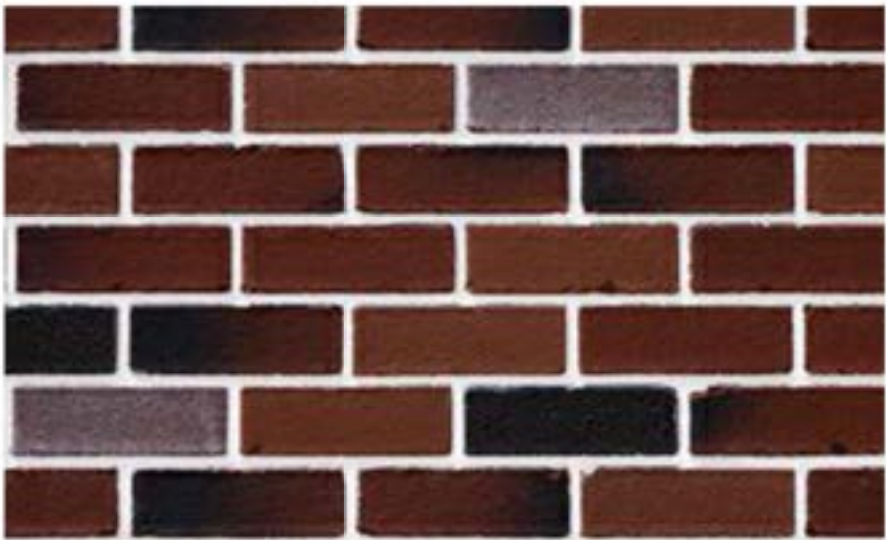
PROJECT

1 DALLWIN STREET &
450 GRANDE PROMENADE
DIANELLA WA 6059

DRAWING TITLE

EXTERNAL ELEVATIONS

DRAWN AA	DESIGN AA	SCALE @ A1 1 : 100
DATE 21/03/2022	PROJECT NUMBER 22-027	
DRAWING NUMBER A-201	ISSUE H	



1 LAW BLEND BRICK FACING



2 MONUMENT CAPPING AND SELECTED WINDOWS



3 OFF FORM CONCRTE



4 PRIMELOK SMOOTH - LIGHT GREY



5 TEXTURE CREAM RENDER



6 SHADE SAILS - COLOURED



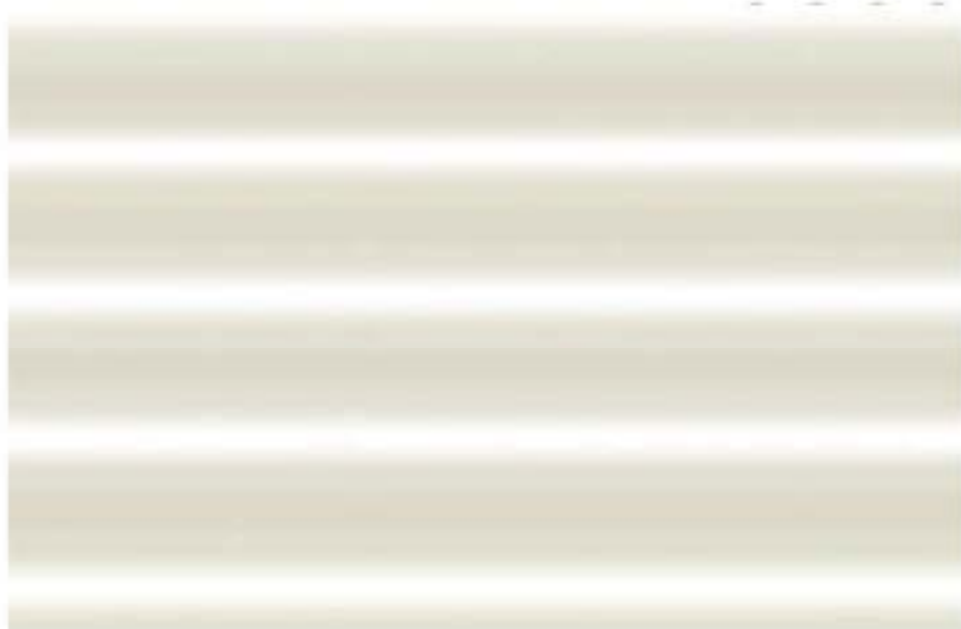
7 FROSTED COLOURED PERSPEX



8 WHITE WINDOW FRAMES



9 TURNED POSTS



10 SURFMIST COLORBOND ROOF SHEETING



11 EXTERNAL PAVERS



12 RECYCLED ASPHALT

REV	DESCRIPTION	DATE
A	ISSUE FOR DA - CLIENT REVIEW	16.08.2022
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DRAWING TITLE
EXTERNAL ELEVATION MATERIALS PALETTE

DRAWN AA	DESIGN AA	SCALE @ A1 1 : 1
DATE 21/03/2022	PROJECT NUMBER 22-027	
DRAWING NUMBER A-210	ISSUE G	

REV	DESCRIPTION	DATE
A	ISSUE FOR DA - CLIENT REVIEW	16.08.2022
B	ISSUE FOR DA- PLANNING REVIEW	19.08.2022
C	ISSUE FOR DA	30.08.2022
D	REVISED FOR DA	09.09.2022
E	ISSUE FOR DA	09.11.2022
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ISSUE FOR DA

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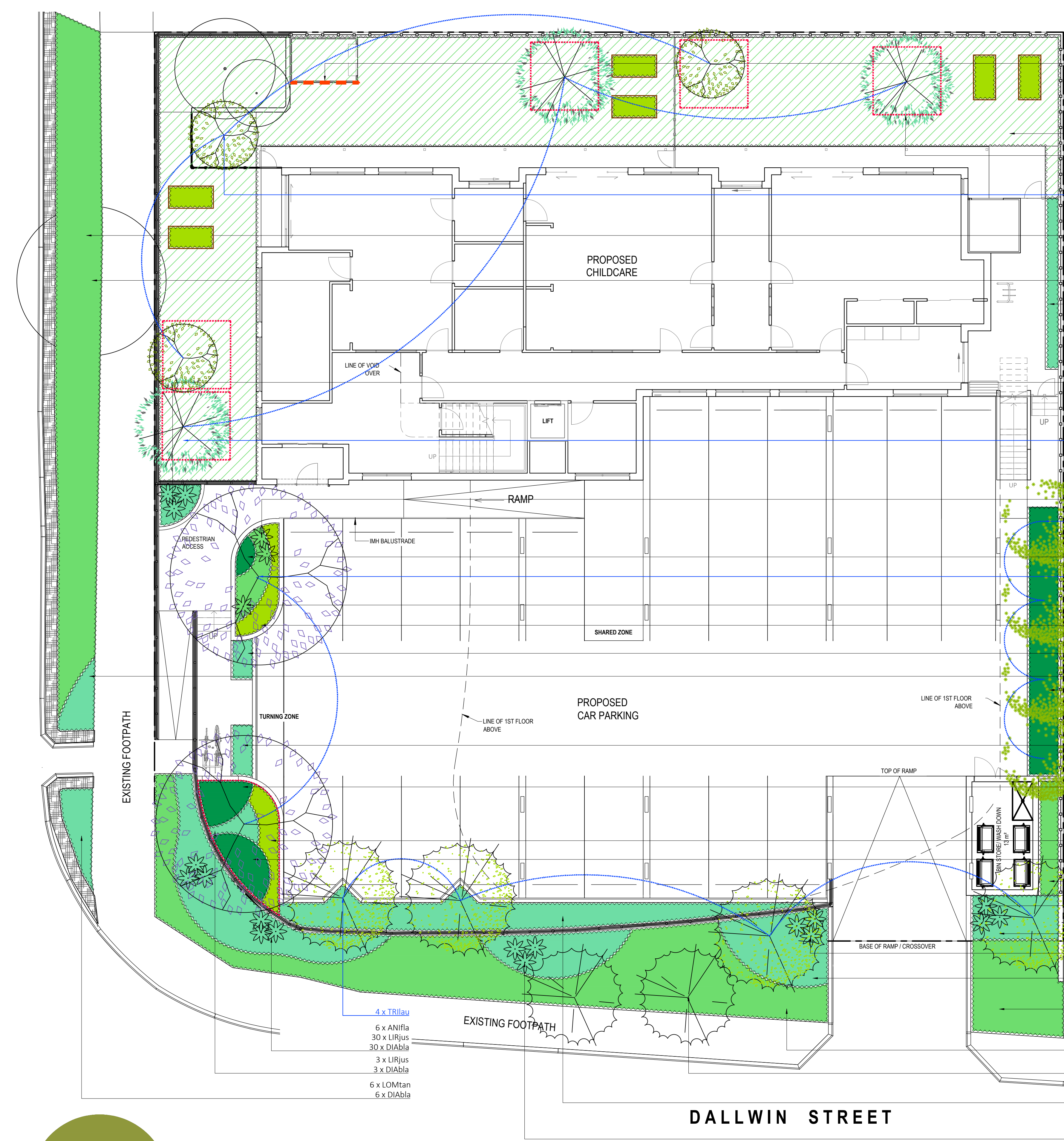
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DRAWING TITLE
SECTIONS

DRAWN AA	DESIGN AA	SCALE @ A1 1 : 100
DATE 21/03/2022	PROJECT NUMBER 22-027	
DRAWING NUMBER A-300	ISSUE G	



TRELLIS TO SHED WITH PASSION FRUIT VINE

PROPOSED VEGE GARDEN: PLANTING BY OWNER
EG. ROSEMARY, TYME, MINT

DASHED LINE INDICATED 9m2 DSA

3 x CITlim

50 x MYOpar
50 x SCAhum
50 x EREbly

EXISTING VERGE TREE TO REMAIN
16 x LIRjus
16 x DIAbla

3 x EREbly
2 x LOMtan
3 x ANired

3 x BAUbla

3 x ANired
4 x CORfic

2 x JACmim
5 x EREbly
5 x MYOpar
3 x LOMtan
6 x DICsil
6 x CAScou

6 x LOMtan
5 x LOMtan
5 x DIAeme
24 x RHAori

6 x LOMtan
6 x LEUbro
3 x PITmis

7 x DICsil
7 x CAScou
8 x LEUbro
6 x PITmis
9 x MYOpar
9 x EREbly

3 x ANired
7 x LIRjus
7 x DIAbla

3 x ANired
12 x LIRjus
12 x DIAbla
15 x MYOpar
15 x SCAhum
15 x EREbly

60 x MYOpar
60 x SCAhum
60 x EREbly

VERGE TREES, SPECIES TO BE CONFIRMED BY COUNCIL

30 x LIRjus
30 x DIAbla

3 x ANired
14 x LIRjus
14 x DIAbla

LANDSCAPE AREA CALCULATIONS

TOTAL LANDSCAPED AREA

Total External Landscape = 105.1m² (6.6% of site)

Total Minimum Landscape Zones within Ground Floor Play Space (shown dashed) = 54m² (3.4% of site)

Total Landscape First Floor = 9.3m² (0.5% of site)

Total Landscaped Area = 168.4m² (10.5% of site)

CANOPY COVER

Proposed Small Trees (3m canopy) x 6 = 42m²

Proposed Small Trees (4m canopy) x 7 = 88.2m²

Proposed Medium Trees (5m Canopy) x 5 = 78.4m²

Proposed Large Trees (8m Canopy) x 2 = 100.6m²

Total Canopy Cover = 309.2m² (19.3% of site)

PLANTING IMAGES

REV	DATE	DWN	APP	DESCRIPTION
A	15.08.22	AC	KD	LANDSCAPE PLANTING PLAN
B	10.11.22	AC	KD	UPDATED LANDSCAPE PLANTING PLAN

LEGEND

TREES

EXISTING TREES (TO BE RETAINED)

PROPOSED LARGE TREE
JACARANDA
8m CANOPY

PROPOSED MEDIUM TREE
LUSCIOUS
5m CANOPY

PROPOSED SMALL TREES
RED FLOWERING GUM
4m CANOPY

PROPOSED SMALL TREES
HONG KONG ORCHID
4m CANOPY

STREET TREES
SPECIES TO BE CONFIRMED

PROPOSED SMALL TREES
CITRUS
3m CANOPY

FEATURE PLANTS

RED KANGAROO PAW

PLANTING

PLAY SPACE LANDSCAPE TO FUTURE DETAIL (BY TENANT)

PLANTING TYPE 01
NATIVE GROUND COVER

PLANTING TYPE 02
SHRUBS/HEDGE

PLANTING TYPE 03
NATIVE GRASSES

PLANTING TYPE 04
CASCADING/FEATURE

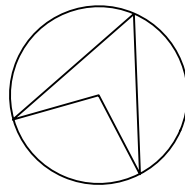
9m2 DSA TREE ZONES (DEDICATED SOFT LANDSCAPING)

ORGANIC MULCH
WOOD CHIP TBC

SELECTED CLIMBER ON TRELLIS OR STRUCTURE

REFER TO PAGE 202 FOR PLANTING SCHEDULE AND PLANTING NOTES

GENERAL NOTES:
1. THIS IS A CONCEPT PLAN ONLY.
2. ALL STRUCTURES SUBJECT TO ENGINEERING AND COUNCIL APPROVAL.
3. ALL MEASUREMENTS TO BE CHECKED PRIOR TO CONSTRUCTION.



LANDSCAPE AREA CALCULATIONS

TOTAL LANDSCAPED AREA

Total External Landscape = 105.1m² (6.6% of site)
Total Minimum Landscape Zones within Ground Floor Play Space
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Total Canopy Cover = 309.2m² (19.3% of site)

PLANTING IMAGES



REV	DATE	DWN	APP	DESCRIPTION
A	10.11.22	AC	KD	FIRST FLOOR PLANTING PLAN

PLANTING SCHEDULE

Symbol	Species	Common Name	Quantities	Size
Trees:				
BALbJa	Bauhinia blakeana	Hong King Orchid Tree	3	100L
OTlim	Citrus limon	Lemon Tree	3	100L
COORfc	Corymbia ficifolia (grafted)	WA Red Flowering Gum	4	100L
JACom	Jacaranda mimosaeifolia	Purple Jacaranda	2	100L
TRHlau	Tristania posidaurina	Luscious	4	100L
Shrubs and Groundcovers:				
DIAbJa	Dianella Blaze	Blaze	112	140mm
DIAlme	Dianella tasmanica 'Emerald Arch'	Emerald Arch	5	140mm
BRBDlu	Bremophila 'Blue Horizon'	Blue Horizon	142	140mm
LEUBro	Leucophyta brownii	Silver Cushion Bush	16	140mm
LIRjus	Liriope 'Just Right'	Just Right	112	140mm
LOMTan	Lomandra 'Tanika'	Tanika	28	200mm
MYOpar	Myoporum parvifolium 'Yareena'	Yareena	139	140mm
PITmis	Pittosporum tobira 'Miss Muffet'	Miss Muffet	11	140mm
RHIAori	Rhapiolepis 'Oriental Pearl'	Dwarf Indian Hawthorn	24	200mm
SCAHum	Scaevola humilis 'Purple Fusion'	Fan Flower	125	140mm
Feature Plants:				
ANIRed	Anigozanthos Red	Kangaroo Paw	18	200mm

Symbol	Species	Common Name	Quantities	Size
Trees:				
OTlat	Citrus latifolia	Persian Lime	1	100L
OTlim	Citrus limon	Eureka Lemon	1	100L
CITsen	Citrus Senensis	Ornange Tree	1	100L
Shrubs and Groundcovers:				
DIAbJa	Dianella Blaze	Blaze	9	140mm
LAVsen	Lavender Sensation Purple	Butterfly Lavender	9	140mm
LIRjus	Liriope 'Just Right'	Just Right	9	140mm
ROSoff	Rosemary officinalis Prostrate	Creeping Rosemary	9	140mm

NOTES

1. LANDSCAPE WORKS

- 1.1 ALL AREAS ARE TO BE FINE GRADED EVENLY TO CONFORM TO KERB LEVELS AND SURROUNDING FINISHES.
- 1.2 SURFACES SHALL BE FREE FROM DEPRESSIONS, IRREGULARITIES AND NOTICEABLE CHANGES IN GRADE. GENERALLY, GRADES SHALL DEVIATE IN LEVEL NO GREATER THAN 20mm IN ONE LINEAR METRE.
- 1.3 DRAINAGE FROM THE RAISED PLANTER AREAS AND POTS TO BE PROVIDED BY BUILDER
- 1.4 ALL SCALES ARE AS NOTED AND TO SUIT A1 PAPER SIZE

2. SOIL PREPARATION

- 2.1 PLANTED AREAS SHALL BE SPREAD WITH MIN. 30mm OF APPROVED STANDARD SOIL CONDITIONER THAT SHALL BE RIPPED INTO EXISTING SOIL TO A MIN. DEPTH OF 200mm.
- 2.2 TURF AREAS SHALL BE EVENLY SPREAD WITH MIN. 30mm OF APPROVED STANDARD SOIL CONDITIONER THAT SHALL BE RIPPED INTO EXISTING SITE SOIL TO A DEPTH OF 100mm.
- 2.3 RAISED PLANTER AREAS AND POTS SHALL BE INSTALLED WITH APPROPRIATE DRAINAGE CELL, AGGREGATE AND GEOTEXTILE MEMBRANE BELOW SOIL.
- 2.4 FILL SOIL TO RAISED PLANTER AREAS AND POTS TO BE APPROVED LIGHTWEIGHT LANDSCAPE MIX.
- 2.5 PLANTING AREA SOIL PROFILES TO BE PREPARED AS SPECIFIED AND REVIEWED BY SUPERINTENDENT BEFORE PLANTING AND CONNECTING IRRIGATION.

3. PLANTING

- 3.1 PLANTED AREAS SHALL BE MULCHED WITH AN ORGANIC WOOD CHIP MULCH UNLESS OTHERWISE STATED TO A MINIMUM DEPTH OF 75mm.
- 3.2 ADVANCED TREES SHALL BE STAKED W/ 50x50mm DIA HARDWOOD POSTS. POSTS SHALL BE PAINTED BLACK AND INSTALLED TO A MIN DEPTH OF 500mm. TREES SHALL BE SECURED TO POLES W/ RUBBER TIES IN FIGURE 8.
- 3.3 TREES PLANTED WITH IN 1000mm OF BOUNDARY WALLS AND/OR PARKING AREAS SHALL BE INSTALLED WITHIN 600mm DEPTH W/LEX ROOT BARRIER MEMBRANE. MEMBRANE SHALL BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.
- 3.4 TREE LOCATIONS ARE AS SHOWN - REFER TO LEGEND.
- 3.5 TREE SPECIES AND QUANTITY WITHIN PLAY AREA SHALL BE DETERMINED BY CHILD CARE PROVIDER AT A LATER DATE.
- 3.6 SHRUBS OVER 500mm ARE NOT TO BE PLANTED ON VERGE AREAS (SIGHT LINES).
- 3.7 SHRUBS & GROUNDCOVERS IN MIXED PLANTING AREAS ARE TO BE PLANTED AT RANDOM IN GROUPINGS OF 2 OR 3.

4. IRRIGATION

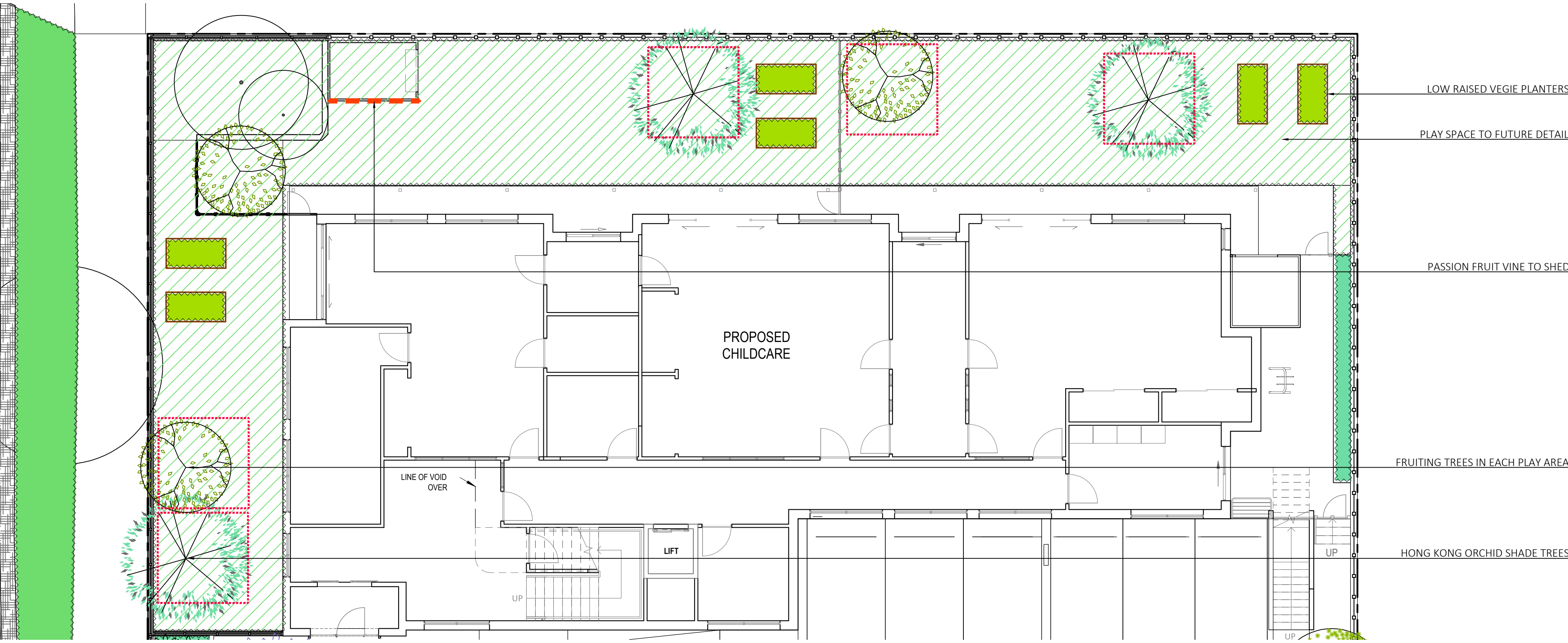
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- 4.7 ASCON DRAWINGS, MANUALS AND 12 MONTH WARRANTY SHALL BE SUPPLIED TO THE CLIENT UPON PRACTICAL COMPLETION.

5. GENERAL

- 5.1 PLEASE NOTE THAT KDLA'S QUOTATION & SCHEDULE OF QUANTITIES IS TO TAKE PRECEDENCE OVER DRAWING NOTES.

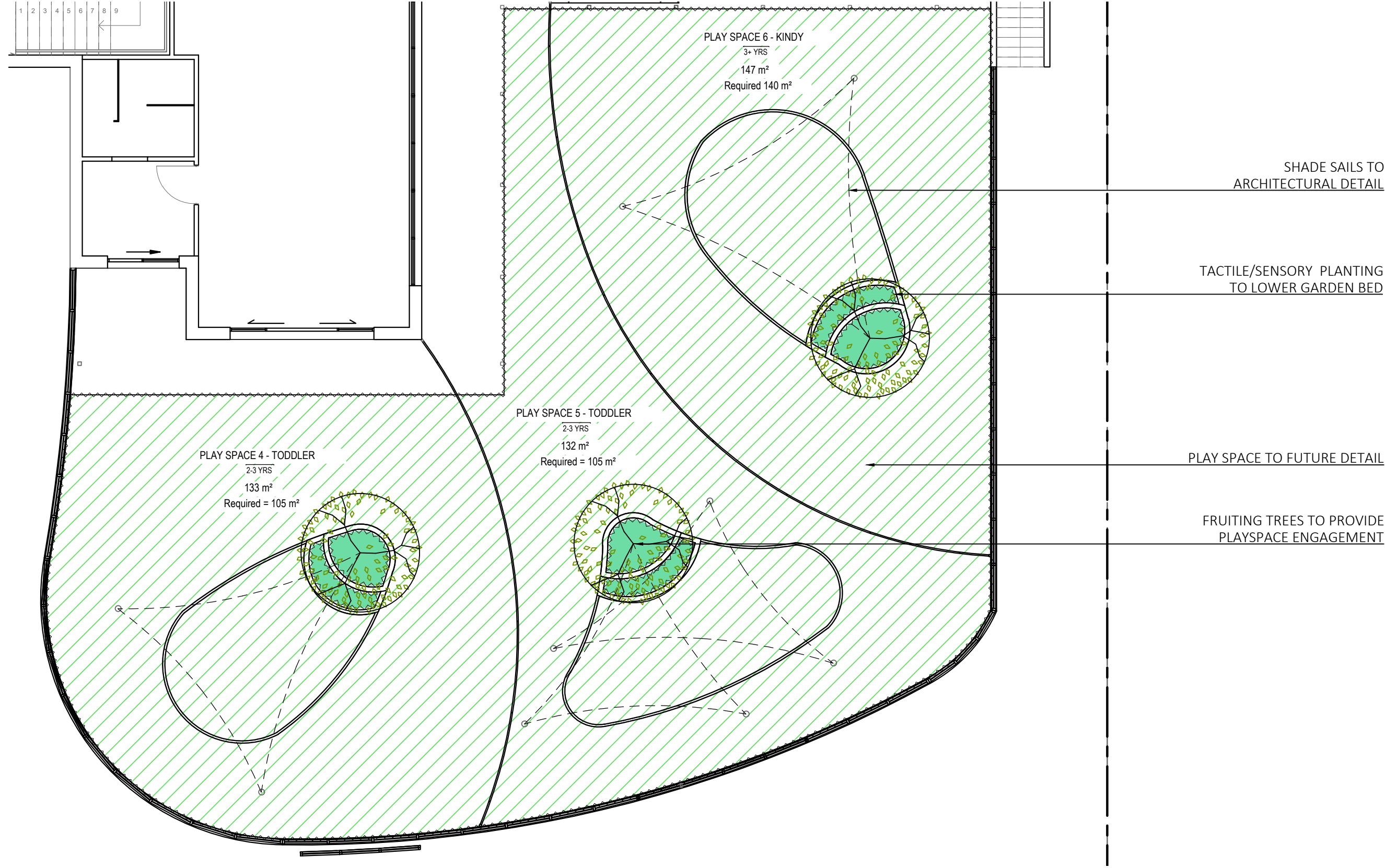
REFER TO PAGE 201 FOR
PLANTING LEGEND

REV	DATE	DWN	APP	DESCRIPTION
A	09.11.22	AC	KD	PLAY SPACE



01
203

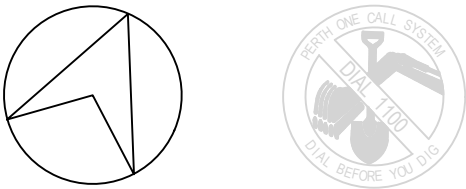
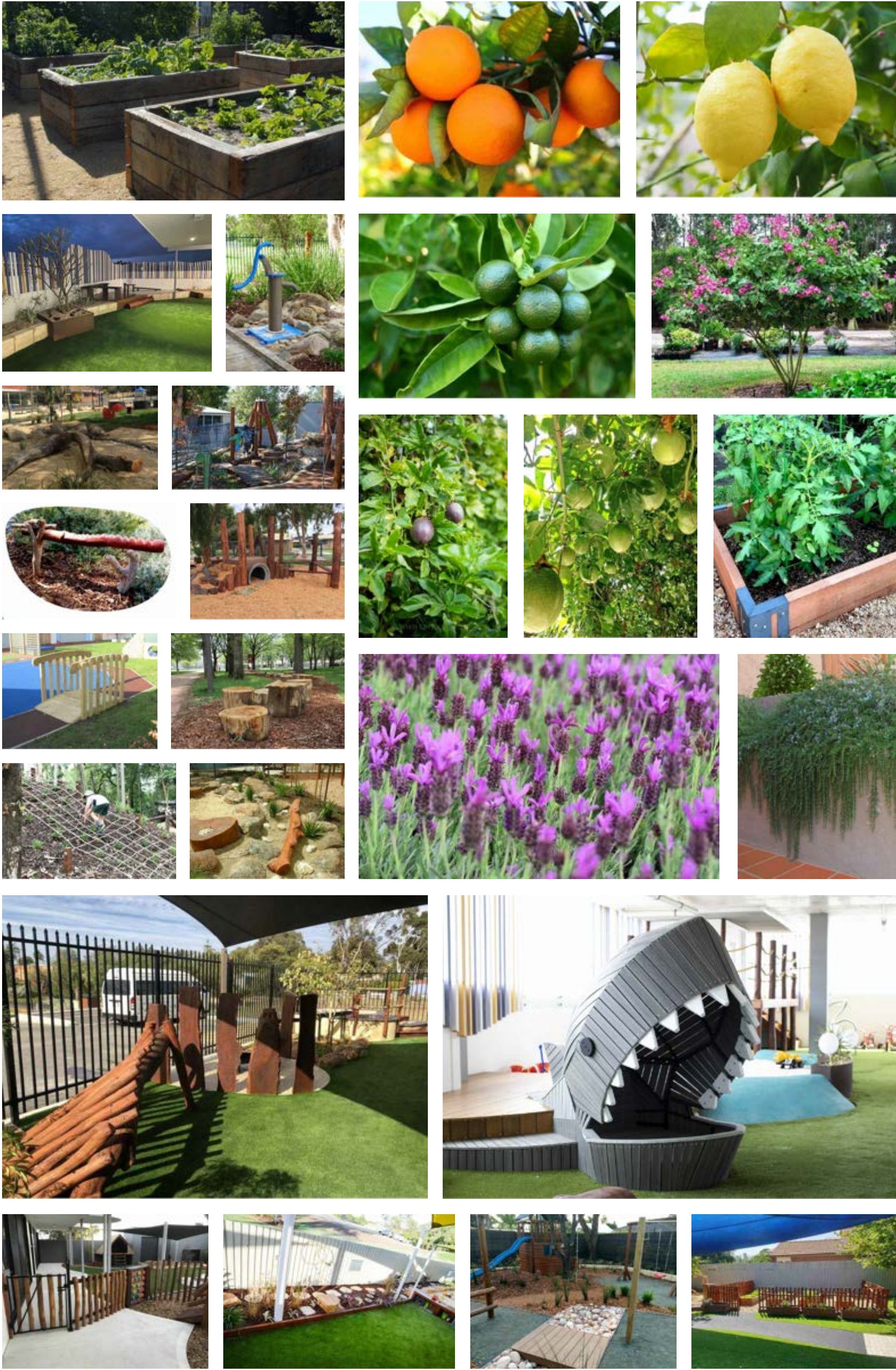
GROUND FLOOR PLAY SPACE
PLAN 1:100 @ A1

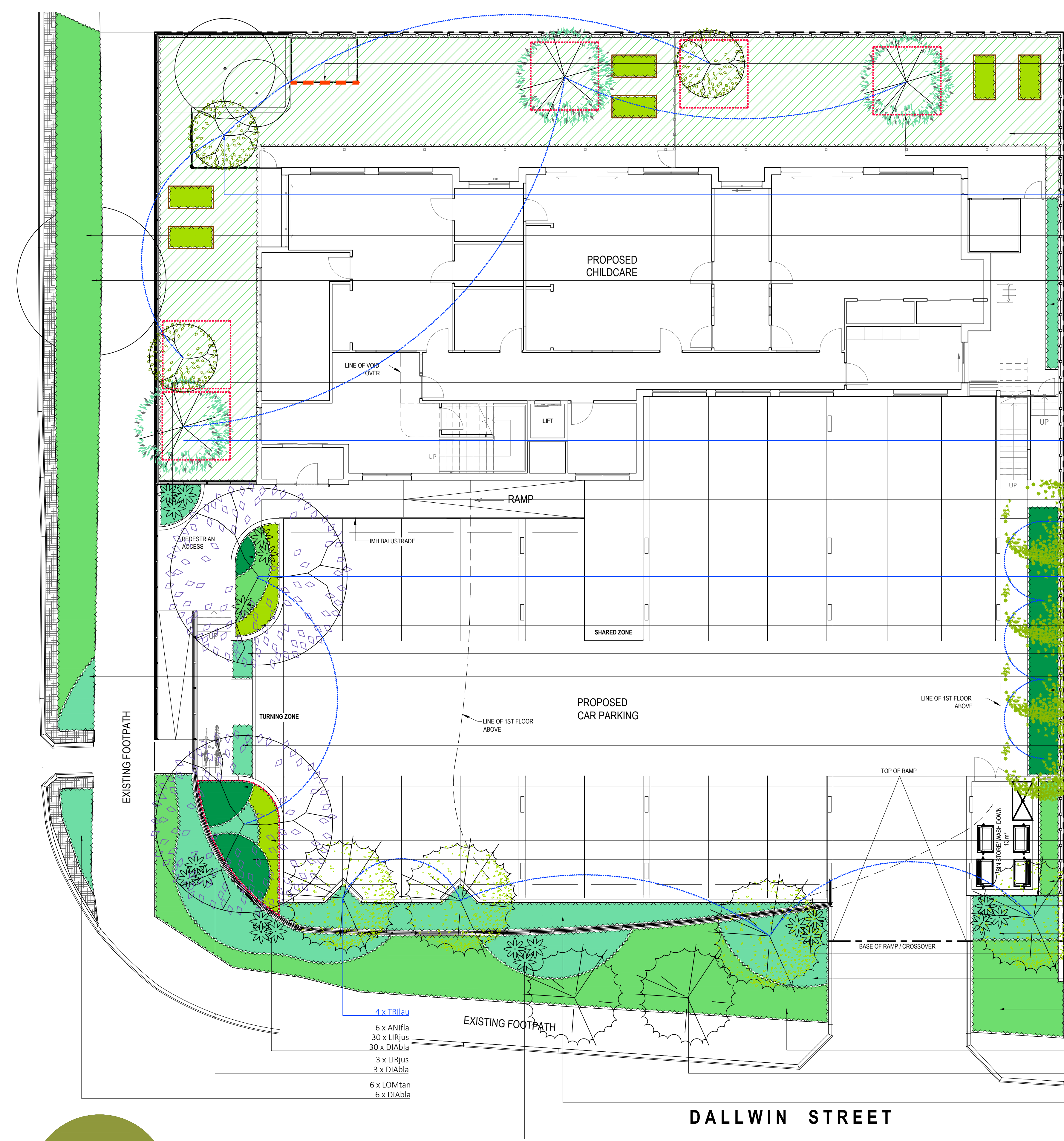


02
203

FIRST FLOOR PLAY SPACE
PLAN 1:100 @ A1

PLAY SPACE IMAGES





TRELLIS TO SHED WITH PASSION FRUIT VINE

PROPOSED VEGE GARDEN: PLANTING BY OWNER
EG. ROSEMARY, TYME, MINT

DASHED LINE INDICATED 9m2 DSA

3 x CITlim

50 x MYOpar
50 x SCAhum
50 x EREblu

EXISTING VERGE TREE TO REMAIN
16 x LIRjus
16 x DIAbla

3 x EREblu
2 x LOMtan
3 x ANired

3 x BAUbla

3 x ANired
4 x CORfic

2 x JACmim
5 x EREblu
5 x MYOpar
3 x LOMtan
6 x DICsil
6 x CAScou

6 x LOMtan
5 x LOMtan
5 x DIAeme
24 x RHAori

6 x LOMtan
6 x LEUbro
3 x PITmis

7 x DICsil
7 x CAScou
8 x LEUbro
6 x PITmis
9 x MYOpar
9 x EREblu

3 x ANired
7 x LIRjus
7 x DIAbla

3 x ANired
12 x LIRjus
12 x DIAbla
15 x MYOpar
15 x SCAhum
15 x EREblu

60 x MYOpar
60 x SCAhum
60 x EREblu

VERGE TREES, SPECIES TO BE CONFIRMED BY COUNCIL

30 x LIRjus
30 x DIAbla

3 x ANired
14 x LIRjus
14 x DIAbla

LANDSCAPE AREA CALCULATIONS

TOTAL LANDSCAPED AREA

Total External Landscape = 105.1m2 (6.6% of site)

Total Minimum Landscape Zones within Ground Floor Play Space (shown dashed) = 54m2 (3.4% of site)

Total Landscape First Floor = 9.3m2 (0.5% of site)

Total Landscaped Area = 168.4m2 (10.5% of site)

CANOPY COVER

Proposed Small Trees (3m canopy) x 6 = 42m2

Proposed Small Trees (4m canopy) x 7 = 88.2m2

Proposed Medium Trees (5m Canopy) x 5 = 78.4m2

Proposed Large Trees (8m Canopy) x 2 = 100.6m2

Total Canopy Cover = 309.2m2 (19.3% of site)

PLANTING IMAGES

JACmim

BAUbla

CORfic

TRIlau

PASedu

CITlim

DIAeme

LIRjus

LOMTan

DIAbla

ANired

RHAori

PITmis

EREblu

MYOpar

SCAhum

LEUbro

DICsil

CAScou

REV	DATE	DWN	APP	DESCRIPTION
A	15.08.22	AC	KD	LANDSCAPE PLANTING PLAN
B	10.11.22	AC	KD	UPDATED LANDSCAPE PLANTING PLAN

LEGEND

TREES

EXISTING TREES (TO BE RETAINED)

PROPOSED LARGE TREE
JACARANDA
8m CANOPY

PROPOSED MEDIUM TREE
LUSCIOUS
5m CANOPY

PROPOSED SMALL TREES
RED FLOWERING GUM
4m CANOPY

PROPOSED SMALL TREES
HONG KONG ORCHID
4m CANOPY

STREET TREES
SPECIES TO BE CONFIRMED

PROPOSED SMALL TREES
CITRUS
3m CANOPY

FEATURE PLANTS

RED KANGAROO PAW

PLANTING

PLAY SPACE LANDSCAPE TO FUTURE DETAIL (BY TENANT)

PLANTING TYPE 01
NATIVE GROUND COVER

PLANTING TYPE 02
SHRUBS/HEDGE

PLANTING TYPE 03
NATIVE GRASSES

PLANTING TYPE 04
CASCADING/FEATURE

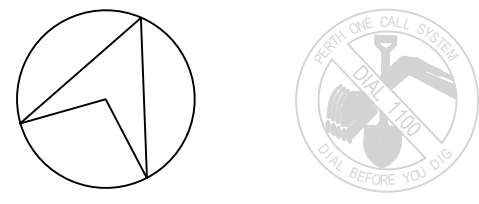
9m2 DSA TREE ZONES (DEDICATED SOFT LANDSCAPING)

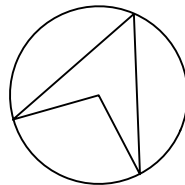
ORGANIC MULCH
WOOD CHIP TBC

SELECTED CLIMBER ON TRELLIS OR STRUCTURE

REFER TO PAGE 202 FOR PLANTING SCHEDULE AND PLANTING NOTES

GENERAL NOTES:
1. THIS IS A CONCEPT PLAN ONLY.
2. ALL STRUCTURES SUBJECT TO ENGINEERING AND COUNCIL APPROVAL.
3. ALL MEASUREMENTS TO BE CHECKED PRIOR TO CONSTRUCTION.





LANDSCAPE AREA CALCULATIONS

TOTAL LANDSCAPED AREA
Total External Landscape = 105.1m² (6.6% of site)
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Total Canopy Cover = 309.2m² (19.3% of site)

PLANTING IMAGES



CITsen



CITlim



CITlat



DIAbla



LIRjus



LAVsen



ROSoFF

REV	DATE	DWN	APP	DESCRIPTION
A	10.11.22	AC	KD	FIRST FLOOR PLANTING PLAN

PLANTING SCHEDULE

Symbol	Species	Common Name	Quantities	Size
Trees:				
BALbJa	Bauhinia blakeana	Hong King Orchid Tree	3	100L
OTlim	Citrus limon	Lemon Tree	3	100L
COORfc	Corymbia ficifolia (grafted)	WA Red Flowering Gum	4	100L
JACom	Jacaranda mimosaeifolia	Purple Jacaranda	2	100L
TRlaur	Tristania posidaurina	Luscious	4	100L
Shrubs and Groundcovers:				
DIAbJa	Dianella Blaze	Blaze	112	140mm
DIAlme	Dianella tasmanica 'Emerald Arch'	Emerald Arch	5	140mm
BRBdlu	Bremophila 'Blue Horizon'	Blue Horizon	142	140mm
LEUbro	Leucophyta brownii	Silver Cushion Bush	16	140mm
LIRjus	Liriope 'Just Right'	Just Right	112	140mm
LOMTan	Lomandra 'Tanika'	Tanika	28	200mm
MYOpar	Myoporum parvifolium 'Yareena'	Yareena	139	140mm
PITmis	Pittosporum tobira 'Miss Muffet'	Miss Muffet	11	140mm
RHIAori	Rhapiolepis 'Oriental Pearl'	Dwarf Indian Hawthorn	24	200mm
SCAHum	Scaevola humilis 'Purple Fusion'	Fan Flower	125	140mm
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NOTES

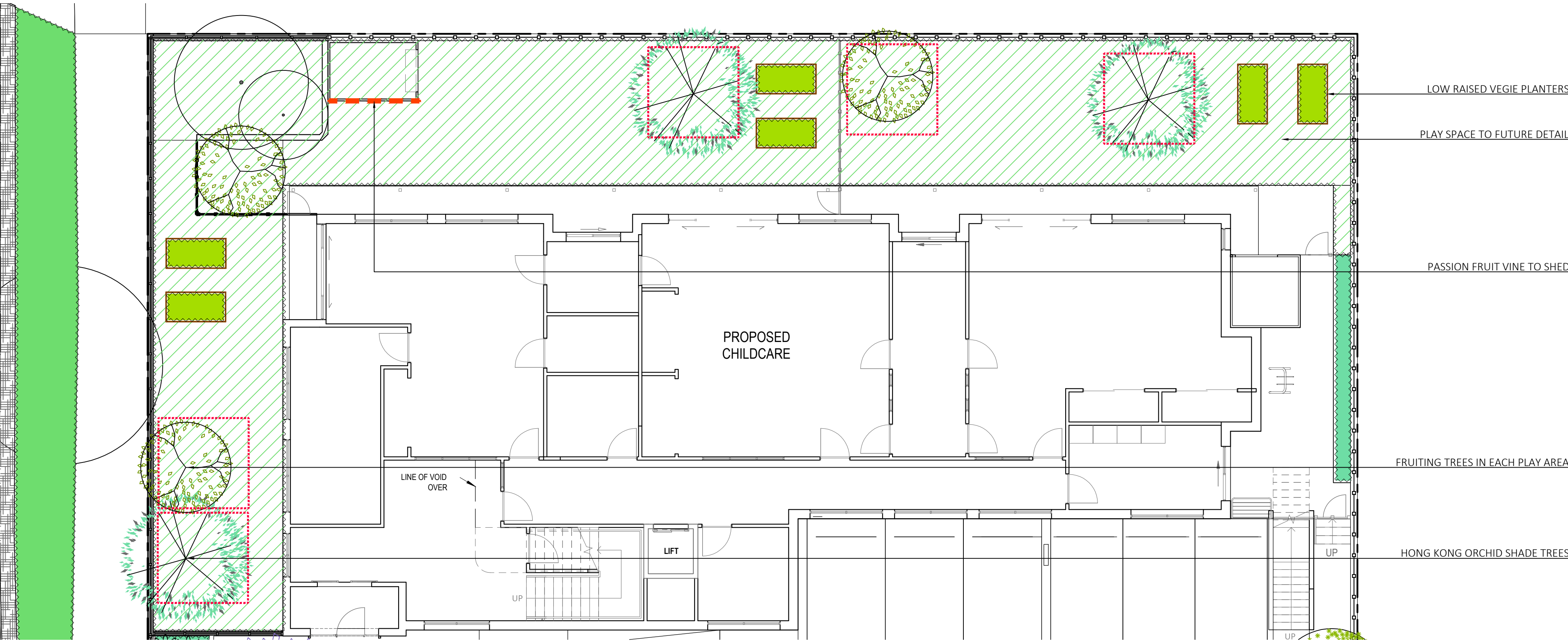
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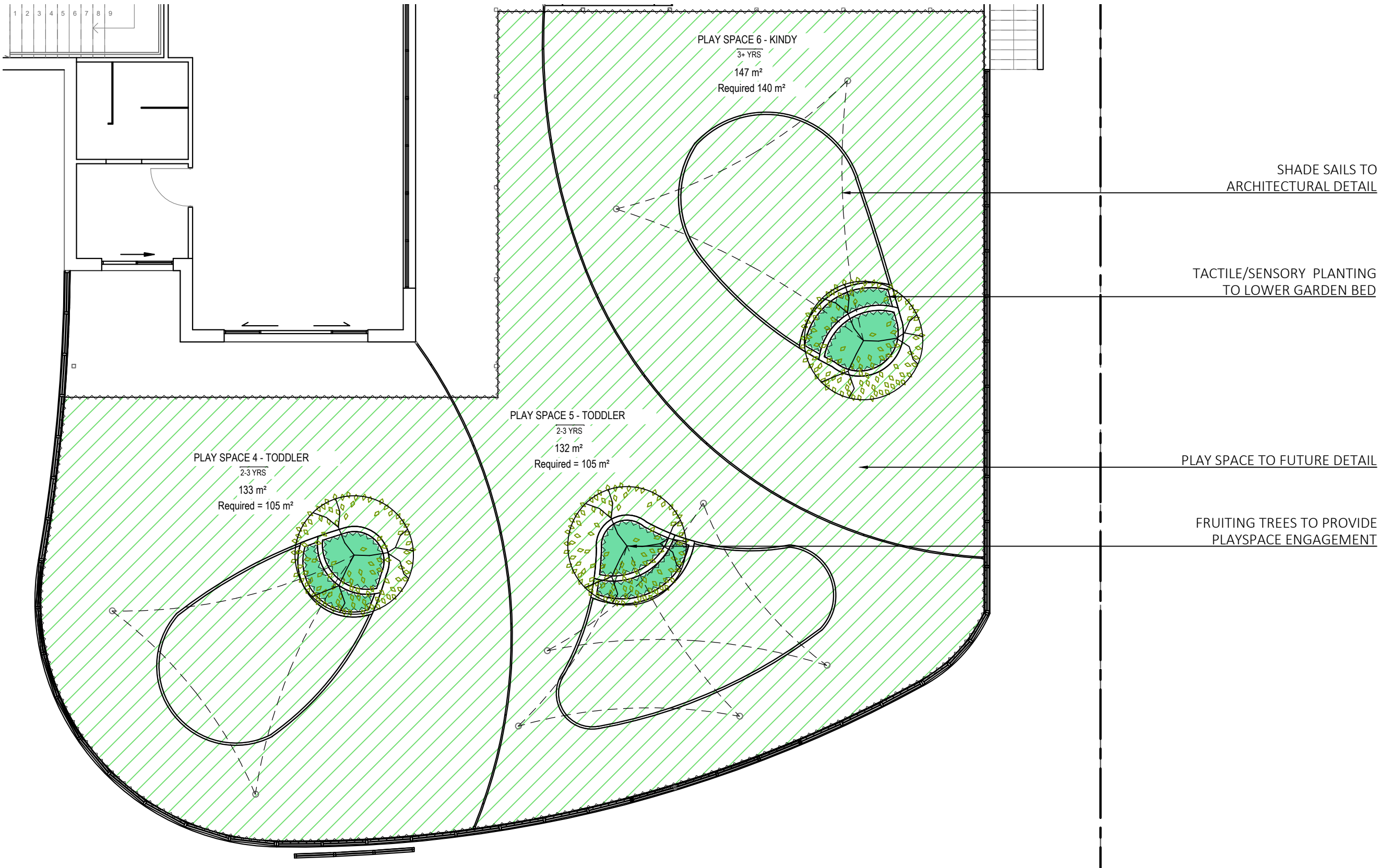
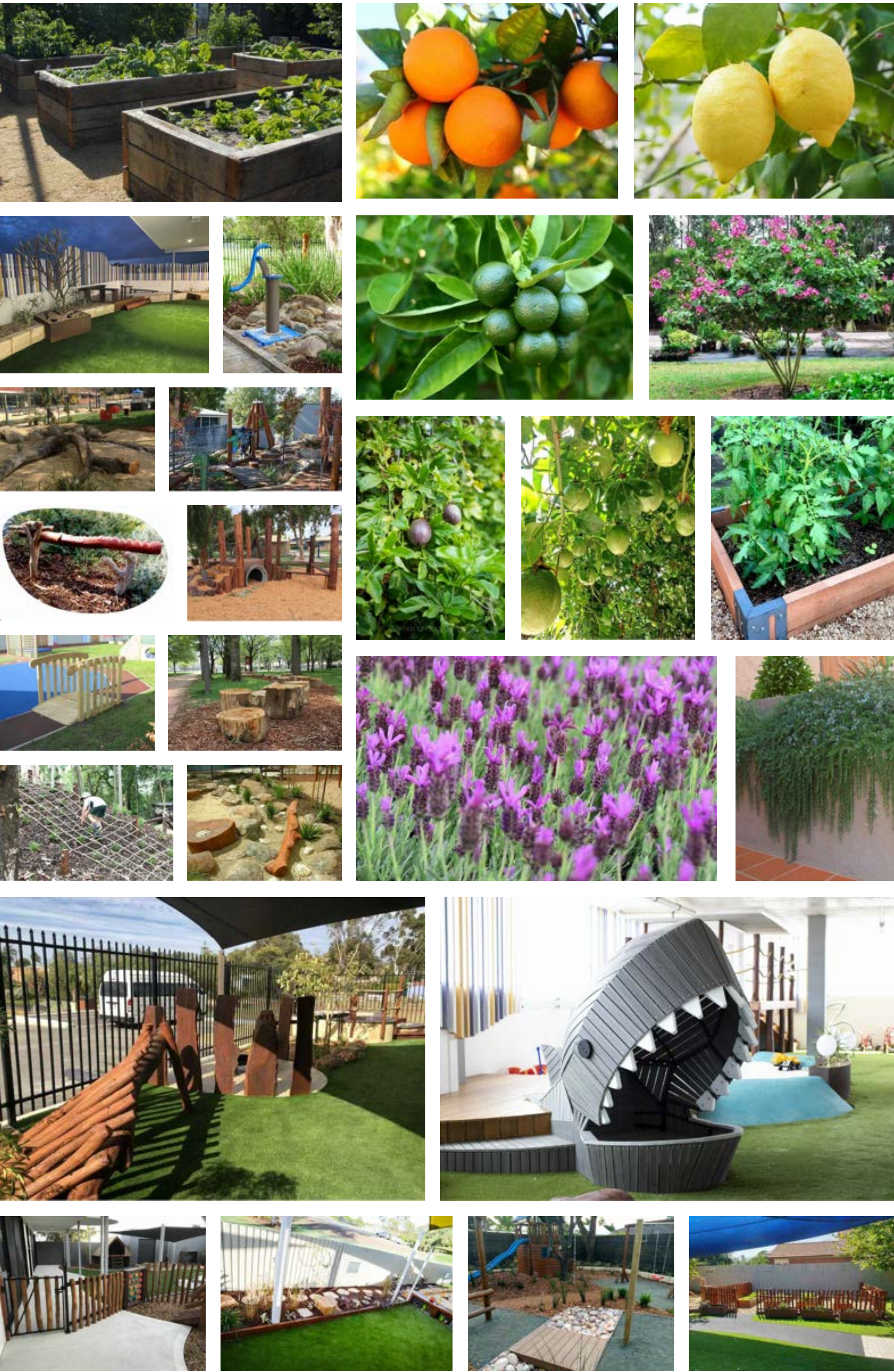
DIANELLA CHILD CARE CENTER
FIRST FLOOR PLANTING PLAN

KOOKAPULLA DIANELLA PTY LTD
1 DALLWIN STREET, DIANELLA

REV	DATE	DWN	APP	DESCRIPTION
A	09.11.22	AC	KD	PLAY SPACE



PLAY SPACE IMAGES



PLAY SPACE DESIGN TO FUTURE
DETAIL (BY OPERATOR)

REFER TO PAGE 201 FOR LANDSCAPE
LEGEND
202 FOR PLANTING SCHEDULE AND
PLANTING NOTES

PLAY SPACE AREA CALCULATIONS
TOTAL PLAY SPACE AREA
Total Play Space Ground Floor = 257m² (16% of site)
Total Play Space First Floor = 351m² (22% of site)
Total Play Space = 608m² (38% of site)

