Design Review Report – Item 2

Local government:	City of Stirling	
Item no.:	Item 2 – DA22/1242 – 104, 106A and 106B Main Street, Osborne Park – Development Assessment Panel – Form 1 – Child Care Premise	
Chairperson:	Philip Gresley	
Panel members:	Peter Ciemitis Tony Blackwell Anthony Duckworth	
Local government officers:	Dean Williams Karina Bowater Michael Italiano Kelly Douglas	Coordinator Planning Acting Coordinator Planning Acting Senior Planning Officer Acting DRP Support Officer
Observers	Gareth Glanville Olivia Abbonizio	Coordinator City Future Projects Senior Strategic Planning Officer
Date:	18 January 2024	Time: 3pm
Venue:	City of Stirling – Challenger Room	

Proponent/s		
	Ben Carter	Pinnacle Planning (*Applicant)*
	Yan Ham	Olk and Associates
	Julian Croudace	Propagule
	Chris Bosco	Botchette Education
	Owners	Botchette Pty Ltd
Observer/s		

Briefings		
Development assessment overview	Michael Italiano	Acting Senior Planning Officer
Technical issues	Michael Italiano	Acting Senior Planning Officer
Design Review		
Proposed development	Item 2 – DA22/1242 – 104, 106A and 106B Main Street, Osborne Park – Development Assessment Panel – Form 1 – Child Care Premise	
Property address	104, 106A and 106B Main Street, Osborne Park	
Background	This is the second review of the proposal. The proponent has significantly amended the design since DRP1. This includes the replacement of the architect from DRP1 with a fresh approach which includes the consideration / adoption of most of the Panel's commentary.	
Proposal		

Applicant or applicant's representative address to the design review panel	Ben Carter Yan Ham Julian Croudace	Pinnacle Planning Olk and Associates Propagule
Key issues / recommendations	The applicant is applauded for the commitment to improving the design which has included a wholesale redesign to address the Panel comments from DRP1. The Panel is now supportive of the proposal and believes that the outcome will be a positive addition to the community of Osborne Park. The Panel has made some further minor (but important) suggestions for improvement which the City can review internally through the Development Application process. Another review is not required. Refer to attached Design Quality Evaluation Report.	
Chairperson signature		

Design quality evaluation **Item 2 – DA22/1242 – 104, 106A and 106B Main Street, Osborne Park - Development Assessment Panel – Form 1 – Child Care premise** **DRP Meeting – Thursday 18 January 2024**		
	S	*Design Principle satisfied*
	P	*Design Principle pending further attention*
	N	*Design Principle not satisfied*
Principle 1 **Context and character**		*Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.*
	S	1a. This design principle is satisfied.
Principle 2 **Landscape quality**		*Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.*
	S	2a. This design principle is satisfied. 2b. The Panel does not support the use of artificial turf. 2c. The Panel supports the landscape design with this this is well integrated with the overall design of the childcare centre. 2d. The Panel supports the landscape design to the Main Street fence line elevation. The Panel emphasised to the Applicant the need to ensure the landscaping of this area is sufficient in terms of deep soil and irrigation for the landscaping to thrive. 2e. The street tree removal is supported by the Panel based on the balance of what has been provided back into the development and subject to city authorisation.
Principle 3 **Built form and scale**		*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.*
	S	3a. This design principle is satisfied.
Principle 4 **Functionality and build quality**		*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.*
	P	4a. The Panel commented the elevation to the northern half of Main Street seems open and cluttered in comparison to the fairly resolved built form for the remainder of the development. The Panel recommends the northern part of the elevation should be simplified by increasing landscaping to help to unify this area. The Panel also recommended bringing screening elements down to the ground and suggested to flip the cot room to the street side. 4b. The Panel advised the fencing design addresses permeability and security issues. The Panel was supportive of the vines being incorporated into the landscaping. Comment was made by the Panel for the Applicant to have further thought if solid fencing is required and for acoustic considerations to be considered. 4c. The Panel supports the signage and how it integrates with the development. 4d. The Panel advised the Applicant to consider the width of the pedestrian walkway as is a little narrow and the functionality of this area could be compromised.
Principle 5 **Sustainability**		*Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.*
	P	5a. The Panel noted an ESD consultant has been engaged. The Panel encouraged the Applicant where possible to demonstrate more evidence and commitment to the sustainability initiatives relating to the development. 5b. The Panel noted the shading on the upper floor is north and west facing and recommends the Applicant ensure the shade sails are functional from a sustainability and amenity point of view.
Principle 6 **Amenity**		*Good design optimises internal and external amenity for occupants, visitors and neighbours providing environments that are comfortable, productive and healthy.*

	S	6a. This design principle is satisfied. 6b. The Panel requested further clarification regarding waste pick up and the location of a bin pad is provided.
Principle 7 **Legibility**		*Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.*
	S	7a. This design principle is satisfied. 7b. The Panel advised there is potential to improve the legibility and experience for the pedestrian entry off Hector Street.
Principle 8 **Safety**		*Good design optimises safety and security, minimising the risk of personal harm and supporting safe behavior and use.*
	S	8a. This design principle is satisfied.
Principle 9 **Community**		*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.*
	S	9a. This design principle is satisfied. 9b. The Panel recommended the Applicant to consider additional ways to enhance the community interaction to the front area such as creating break out spaces for informal stops and community interaction.
Principle 10 **Aesthetics**		*Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.*
	S	10a. This design principle is satisfied. 10b. The Panel supports the signage and how it integrates with the development.

Design Review progress
Item 2 – DA22/1242 – 104, 106A and 106B Main Street, Osborne Park - Development Assessment Panel – Form 1 – Child Care premise
DRP Meeting – Thursday 18 January 2024 and 10 November 2022

S	*Design Principle satisfied*
P	*Design Principle pending further attention*
N	*Design Principle not satisfied*

	DR1 10/11/2022	*DR2 18/1/2024*	*DR3*
Principle 1 - **Context and character**		S	
Principle 2 - **Landscape quality**		S	
Principle 3 - **Built form and scale**		S	
Principle 4 - **Functionality and build quality**		P	
Principle 5 - **Sustainability**		P	
Principle 6 - **Amenity**		S	
Principle 7 - **Legibility**		S	
Principle 8 - **Safety**		S	
Principle 9 - **Community**		S	
Principle 10 - **Aesthetics**		S	

Recommendations Summary Item 1 – DA22/1242 – 104, 106A and 106B Main Street, Osborne Park			
DR1 – DRP Recommendations DRP Meeting – 10/11/2022	DR2 – Applicant Response DRP Meeting – 10/11/2022	DR2 DRP Recommendations DRP Meeting – 18/1/2024	DR2 – Applicant Response DRP Meeting – 18/1/2024
1a. The Panel stated it would be beneficial to see an urban design study and a context analysis undertaken by the Applicant to understand their reading of the current and future context of the surrounding area. 1b. The Panel commented that there is an opportunity to undertake an analysis of the area that will assist in understanding the fine grain of the area, the materiality and the opportunity of interface at street level.	1. Main Street locality to be removed from Structure Plan area, zoned residential. Context for the project now pivots to a child care in residential area, on a main arterial. Character of the area will now also pivot to residential style projects. Design now uses residential elements such as lightweight cladding and residential style fencing. Building still addresses with and engages the street. Design approach proceeded with now is akin to established styles of appropriate child care in residential areas.		
2b. The Panel urged the Applicant to enter into a dialogue with the city to ensure the verge trees can be planted as proposed. These are considered important to the interface of the building within the context. 2c. It was recommended by the Panel information around the garden beds on the upper levels could be included into the design and shown on the drawings. 2e. It would be beneficial for the Panel to see the intent of the landscape play experience and its interconnection with the broader design. There is opportunity for play spaces to be inviting and attractive.	2. Focus on balance of upper and ground floor play spaces. Change to site planning enables less covered play space. Critical feedback on minimum 30% uncovered landscaping. Retention of road widening area to boost onsite landscaping. Maintain rectangular footpath alignment and provide further verge landscaping. Play space zones identified.	2d. The Panel supports the landscape design to the Main Street fence line elevation. The Panel emphasised to the Applicant the need to ensure the landscaping of this area is sufficient in terms of deep soil and irrigation for the landscaping to thrive.	

2f. Comment was made by the Panel the truncation of the footpath is not required and the footpath could be maintained on a rectangular alignment and create an opportunity for further landscaping.				
3a. The Panel support the scale of the development and the way that it addresses the corner site location. Comment was made that there is considerable opportunity to further develop the bulk of the built form to maximise and improve amenity for children. 3b. Comment was made by the Panel there is opportunity to relocate the oculus closer to the building to allow more light into the play spaces and activity rooms that will struggle to get any meaningful natural light or ventilation with the current proposal. 3c. It was suggested by the Panel the configuration of the bathrooms on the lower level could be altered to minimize the negative impact they are having on surveillance and natural light penetration. 3d. The Panel commented on the need to consider ways in which the porosity of the ground floor interface with the street can be improved through a considered and nuanced response. The current interface with Main Street is not considered adequate in terms of visual amenity and activation.	3. Two storey form that was supported has been retained. Key site planning redistribution enables opening up of the northern aspect. Transition to a residentially based childcare form opens up play spaces. Fencing to streetscape balances security requirements and engagement with street. Western side of building accesses afternoon sun to paired back upper level, and open ground floor play zones. Building has transitioned from closed, hemmed in commercial/office aesthetic to open engaging built form.		
4b. It was mentioned by the Panel the staff parking could be further away and parent drop off could be closer to the entry point. The Panel commented on the opportunities to consider the reallocation of tandem parking to assist in the redistribution of deep soil areas for the benefit of many rather than the few.	4. Fundamental change to the building to enable it to open up and function appropriately. Accessible parking bay moved adjacent to entrance to centre. Redistribution of staff and drop off bay allocation to the centre, placing visitor and drop off parking closer to entrance.	4a. The Panel commented the elevation to the northern half of Main Street seems open and cluttered in comparison to the fairly resolved built form for the remainder of the development. The Panel recommends the northern part of the elevation should be simplified by increasing landscaping to help to unify this		

	Use of tandem bays remains appropriate in conjunction with other site planning redistributions, to boost deep soil and uncovered play zones. Confirmation from the City verge collection for council private waste appropriate, waste vehicles do not need to enter the site.	area. The Panel also recommended bringing screening elements down to the ground and suggested to flip the cot room to the street side. 4b. The Panel advised the fencing design addresses permeability and security issues. The Panel was supportive of the vines being incorporated into the landscaping. Comment was made by the Panel for the Applicant to have further thought if solid fencing is required and for acoustic considerations to be considered. 4d. The Panel advised the Applicant to consider the width of the pedestrian walkway as is a little narrow and the functionality of this area could be compromised	
5a. It was stated by the Panel the sustainability principle has not been adequately addressed and requires further thought and development. 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. 5c. The Panel commented on the inability for natural light and ventilation to penetrate the ground floor playroom and recommended reviewing this playroom. 5d. The Panel questioned why the upper-level outdoor areas are fully roofed. The guidance around this is 30% direct sunlight. This could be tested and amended. 5e. Comment was made by the Panel light in all rooms is questionable and recommended demonstrating the natural light penetration into the rooms.	5. Building has been re-designed to move away from heavily covered/closed in play and indoor spaces. 30% open play space minimum achieved to upper and lower play spaces as requested. Use of road widening area enables western façade to open up to light and ventilation. Combination of better access to light from western and eastern facades, plus shorter play space distance improves light to the centre in all respects. Sustainability WA engaged to provide ESD assessment.	5a. The Panel noted an ESD consultant has been engaged. The Panel encouraged the Applicant where possible to demonstrate more evidence and commitment to the sustainability initiatives relating to the development. 5b. The Panel noted the shading on the upper floor is north and west facing and recommends the Applicant ensure the shade sails are functional from a sustainability and amenity point of view	

5f.	There is opportunity for further thought and development in relation to cross ventilation throughout the design.			
		6. Nappy changing facilities shown on the plans and integrated into ground floor wet areas. The cot room has been amended to include a window to the outdoor play space, balancing ability to access moderate light, and darkness to facilitate sleeping. Redesign and changes to site planning greatly enhances internal and external amenity for the building.	6b. The Panel requested further clarification regarding waste pick up and the location of a bin pad is provided	
7a. 7b.	The Panel commented that the legibility of the front door could be more prominent to the footpath and improve activation to the street. The Panel stated there is no information on signage noted on the drawings and request more information in this regard.	7. Simplified aesthetic to the building supports greater legibility. Fencing to Main Street ensures there is no confusing access sequence. Vehicle and pedestrian access points clearly legible to the Hector Street frontage. Signage above entrance to centre to further reinforce a logical access sequence, along with signage approach to both street facades.	7b. The Panel advised there is potential to improve the legibility and experience for the pedestrian entry off Hector Street	
8c.	The Panel commented there is opportunity to look for separation between vehicles and pedestrians.	8. Safety audit of the design has been undertaken in light of DRP comments. Reversing bay added to the car park area adjacent to terminating point of visitor and drop off bays. Footpath provided to all of the parking area on both sides of the drive aisle to effectively separate pedestrians from vehicles through the site.		

		The requirement to sleeve and screen parking behind the building balances the need to walk to the centre safely. Community can easily access the front of the centre without accessing the carpark through the dual access portico arrangement.		
9a.	The Applicant was encouraged to think about the edge conditions on the ground floor façade in relation to the pedestrian experience. The Panel do not support the proposed blank façade and suggest consideration be given to reproportioning the windows thus enabling the sightline to be higher and not into the floor area. This would enable a safe and respectful interaction with pedestrians without compromising the security of the children.	9. Transition from attempts to match a high street and commercial building to a more conventional residential based child care centre. Ground floor experience balanced safety, the building addressing the street, but also opening to the street, and engaging with it. The open play spaces enable light and ventilation, and for the community to hear children playing, and walk past a landscaped play space, a vast improvement over a closed façade from DRP 1.	9b. The Panel recommended the Applicant to consider additional ways to enhance the community interaction to the front area such as creating break out spaces for informal stops and community interaction.	
10a. 10b. 10c.	The Panel commented there is opportunity for further development in the Applicants' approach to screening and stated the square motive feels heavy handed. It was suggested by the Panel it would be beneficial to connect the project materiality and detailing to the findings of the context and character study. Comment was made by the Panel there is opportunity for more tactility around the ground floor materiality.	10. The benefit of the site being rezoned to residential has enabled a study of residentially based and located child care in Perth. Enabled a simplified aesthetic to be delivered, focusing on the function of the building. Removal of heavy commercial materiality, and transition to residential style materiality. The design as amended is clearly identifiable as a child care centre, and consistent with accepted and appropriate childcare design.		

NORTH

CONSUMER POLE
LP

MAIN STREET

GARNER LANE

HECTOR STREET

SEWER

4

AC FENCE
33.32m
SLABS
GARDEN BED
PD
WM
SBK
BUS STOP
IL24.63
IN6.2
UP0.5
89°59'
10.1m
90°3'38"
CONCRETE
CONCRETE PARKING AREA
SLABS
SLABS
FL 27.66
1
319m²
BRICK & TILE DUPLEX PAIR
2
315m²
FL 27.67
30.32m
PARTY WALL EASEMENT
89°55'42"
6.12m
HIGH BRICK WALL
6m
90°14'40"
270°
4m
90°
16.475m
90°1'
HATCHED LOT DENOTES NEIGHBOURING LOT NOT PART OF SCOPE
270°
89°58'20"
3
368m²
BRICK & TIN HOUSE
20.12m
10.02m
90°1'
IL26.10
IN5.9
UP0.5
TEL
GARDEN BED
33.32m
SLABS
37.71m
AC FENCE
BORE
SCRUBBY
IL23.91
IN6.1
UP0.5
CONCRETE
PATIO
LOW BRICK WALL
CONCRETE
SCRUBBY GRASS
90°1'
89°59'
16.475m
COLORBOND
HATCHED LOT DENOTES NEIGHBOURING LOT NOT PART OF SCOPE
2 STORY RENDERED
BRICK & TILE HOUSE
951
POSSIBLE PARAPET
20.12m
PP
SIGN
SEP
PATH
14.12m
NUMEROUS PLANTS
135°0'30"
8.49m
BRICK & TILE HOUSE
FL 27.20
950
741m²
PORCH
135°0'30"
8.49m
31.71m
COLORBOND
SBK
M/H?
CONCRETE
PATH
TEL
CONCRETE
BITUMEN
SMK
MK
SMK
FLUSH KERB
PAVERS
TBM IS NAIL & PLATE
RL 27.13 APPROX AHD

LEGENDS:

- SITE BOUNDARY
- TO BE DEMOLISHED
- TO BE DEMOLISHED
- HATCHED LOT DENOTES NEIGHBOURING LOT NOT PART OF SCOPE

REV	DATE	DESCRIPTION	BY
C	15.12.2023	ISSUED FOR DEVELOPMENT APPLIC	KL
B	12.12.2023	UPDATED DA SET	KL
A	11.12.2023	PRELIM DA SET FOR REVIEW	KL

REVISIONS

ISSUED FOR:
DEVELOPMENT APPROVAL

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59 canning road kalamunda wa 6076
po box 1427 kalamunda wa 6926
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f 08 9293 0543
olk.com.au

CLIENT:
BOTCHETTE PTY LTD

PROJECT:
PROPOSED CHILD CARE CENTRE
104, 106A & 106B MAIN STREET, OSBORNE PARK, WA 6017

DRAWING TITLE:
SITE FEATURE SURVEY / DEMOLITION

DRAWN BY:	CHECKED BY:	ENGINEER:	CLIENT REP:
KL	YH	-	CB

PROJECT No.	DWG NO.	REV
C-GLA-BOT-01	DA-100	C
SCALE: 1 : 100 @ A1		

C-GLA-BOT-01
DA-100 C
REV

15-Dec-23 5:10:22 PM

NORTH

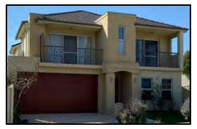
SITE MATERIAL ANALYSIS

BEACH WHITE AND BRICK FEATURES

WOOD PANEL FEATURE
AND WARM EARTH TONES

FEATURE BRICK AND SLAT FENCING

NEUTRAL GREY TONES
WITH FEATURE SLATS



SANDY BEACH TONES / SCALE

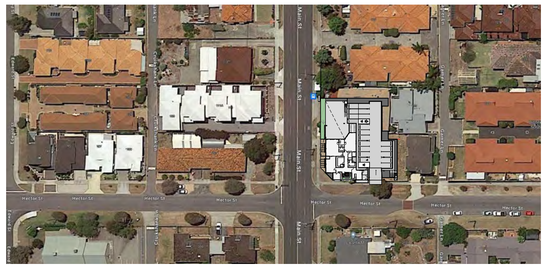
NEUTRAL EARTH TONES

NATURAL STONE FEATURE

WASH WHITE BRICK AND ARCH FEATURE

WEATHER BOARD PANEL

LOCATION PLAN

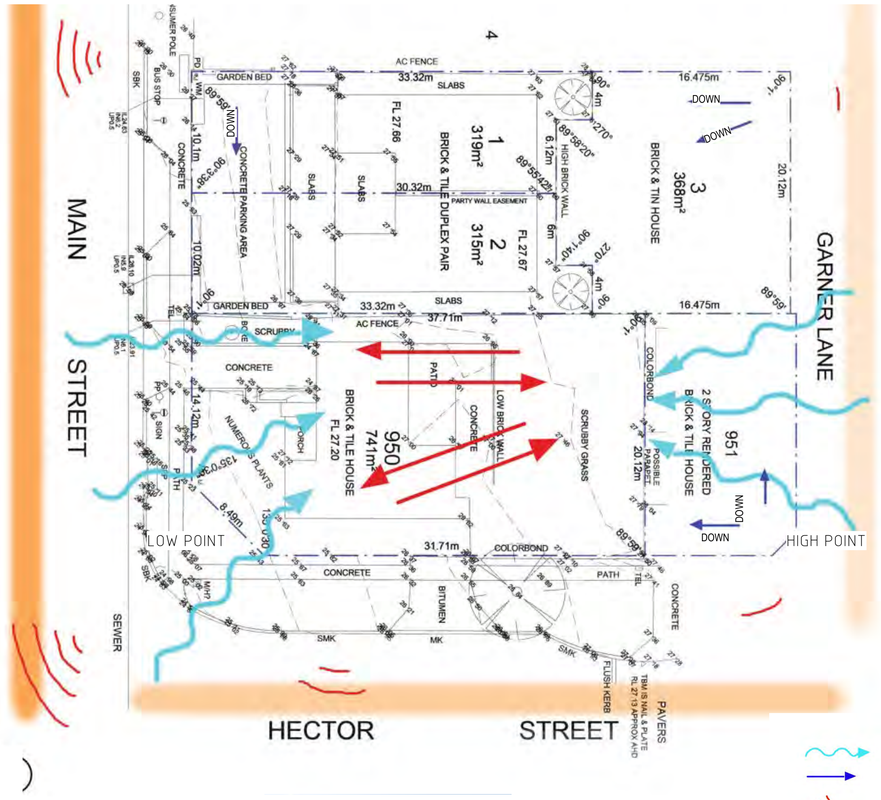


CNR CAPE / MAIN ST

MAIN ST

HECTOR ST

CNR HECTOR / MAIN ST

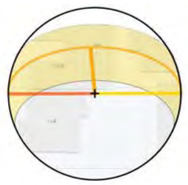


HECTOR ST

GARMER LANE

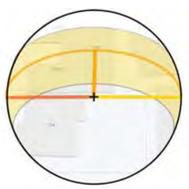
HECTOR ST

HECTOR ST



SPRING EQUINOX

SUMMER EQUINOX



AUTUMN EQUINOX

WINTER EQINOX

SITE BREEZE DIRECTION

SITE FALL DIRECTIONS

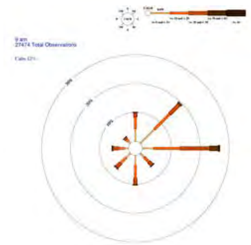
NOISE POLLUTION LEVELS
SEVERITY INDICATED BY NO. OF BARS

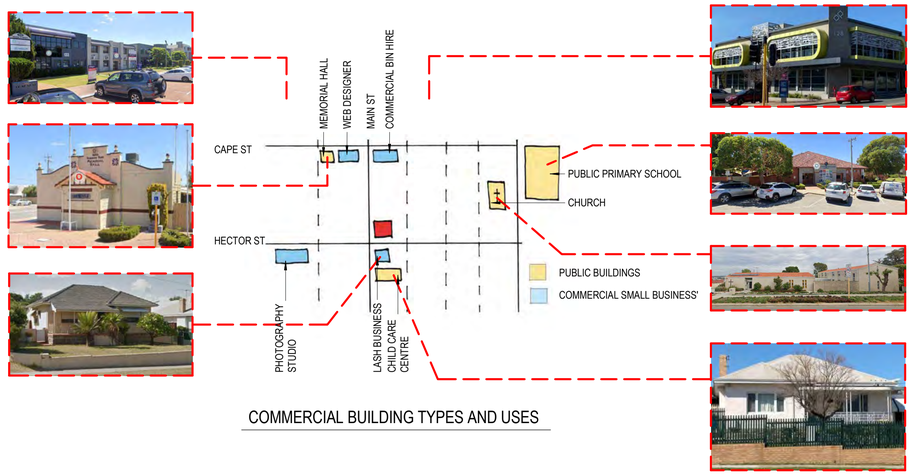
POTENTIAL CROSS VENTILATION DIRECTIONS

MAJOR TRAFFIC ZONE -
50 + CARS PER HALF HOUR

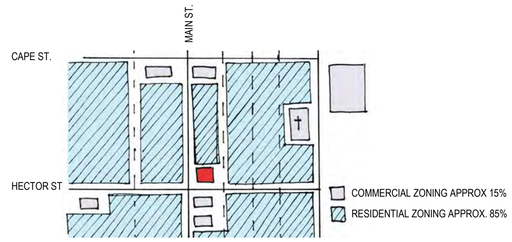
MEDIUM TRAFFIC ZONE -
20+ CARS PER HALF HOUR

LIGHT TRAFFIC ZONE -
15 + CARS PER HALF HOUR

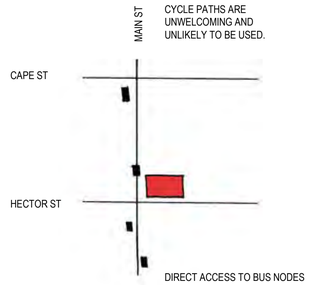




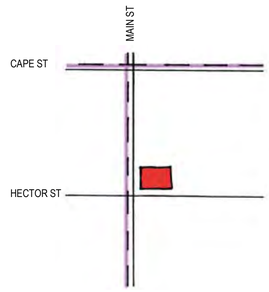
COMMERCIAL BUILDING TYPES AND USES



ZONING PERCENTAGES DIAGRAM



PUBLIC TRANSPORT - BUS NODES



TRANSPORT - CYCLABLE PATHS

REV	DATE	DESCRIPTION	BY
C	15.12.2023	ISSUED FOR DEVELOPMENT APPLIC	KL
B	12.12.2023	UPDATED DA SET	KL
A	11.12.2023	PRELIM DA SET FOR REVIEW	KL

REVISIONS

ISSUED FOR:
DEVELOPMENT APPROVAL

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CLIENT:
BOTCHETTE PTY LTD

PROJECT:
PROPOSED CHILD CARE CENTRE
104, 106A & 106B MAIN STREET, OSBORNE PARK, WA 6017

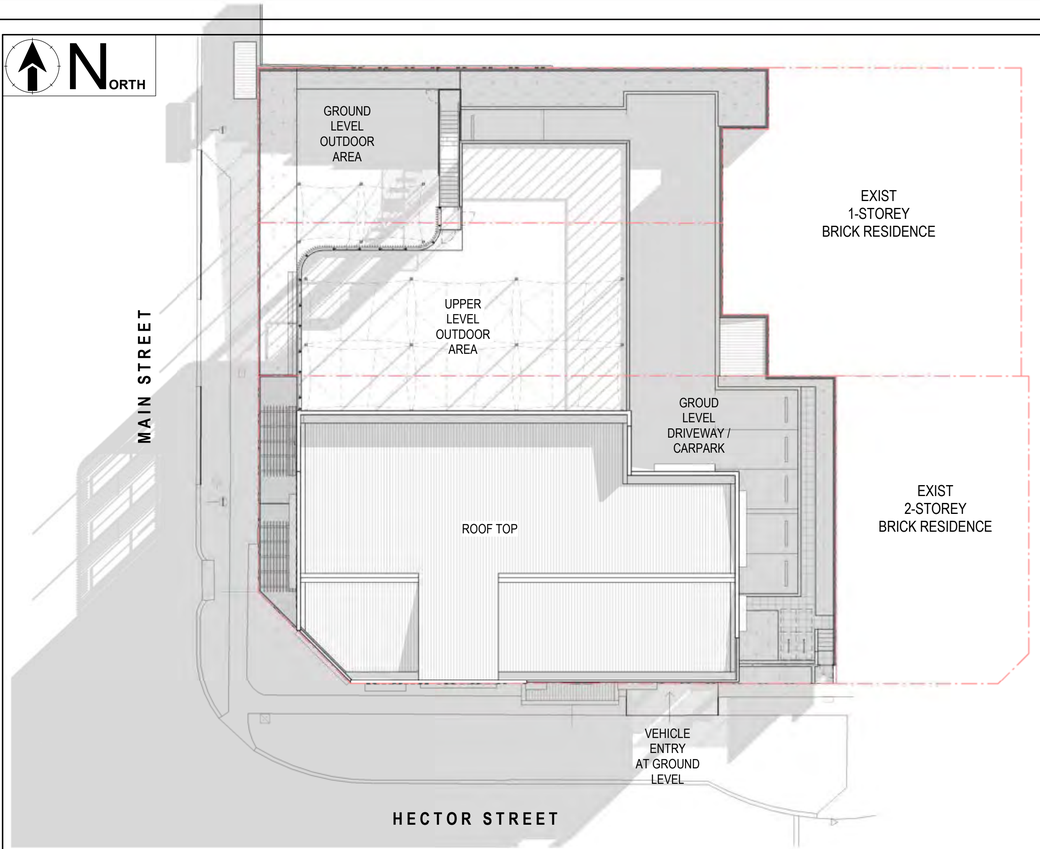
DRAWING TITLE:
SITE ANALYSIS

DRAWN BY:	CHECKED BY:	ENGINEER:	CLIENT REP:
KL	YH	-	CB

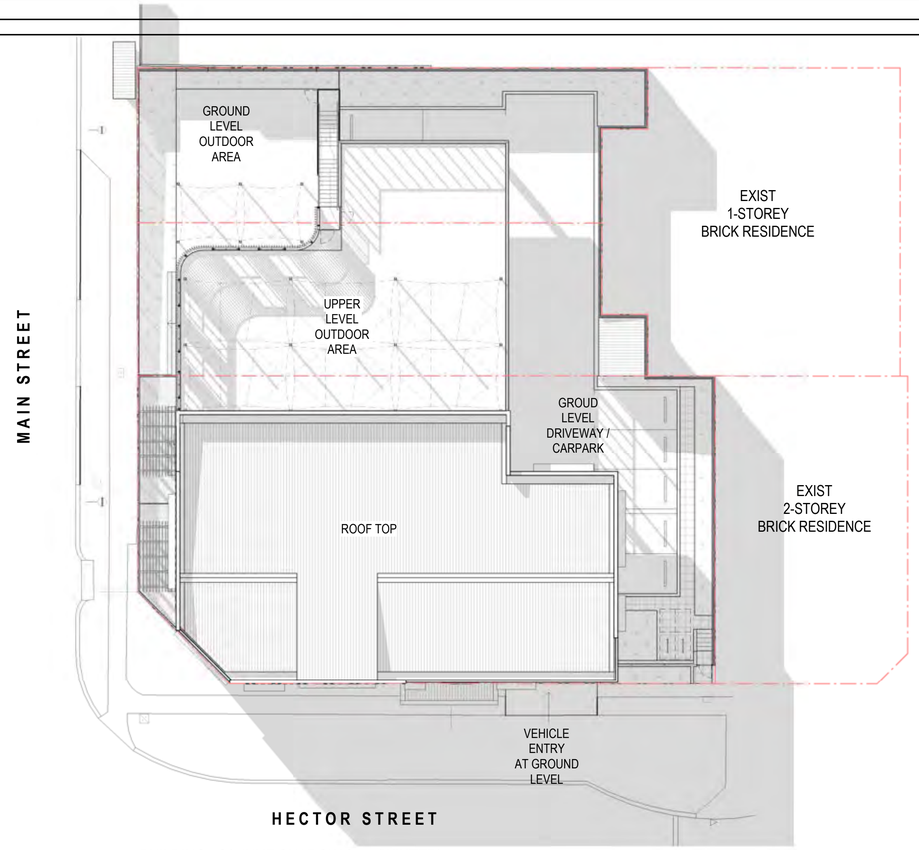
PROJECT No.	DWG NO.	REV
C-GLA-BOT-01	DA-101	C
SCALE: As indicated @ A1		

C-GLA-BOT-01
DA-101 REV C

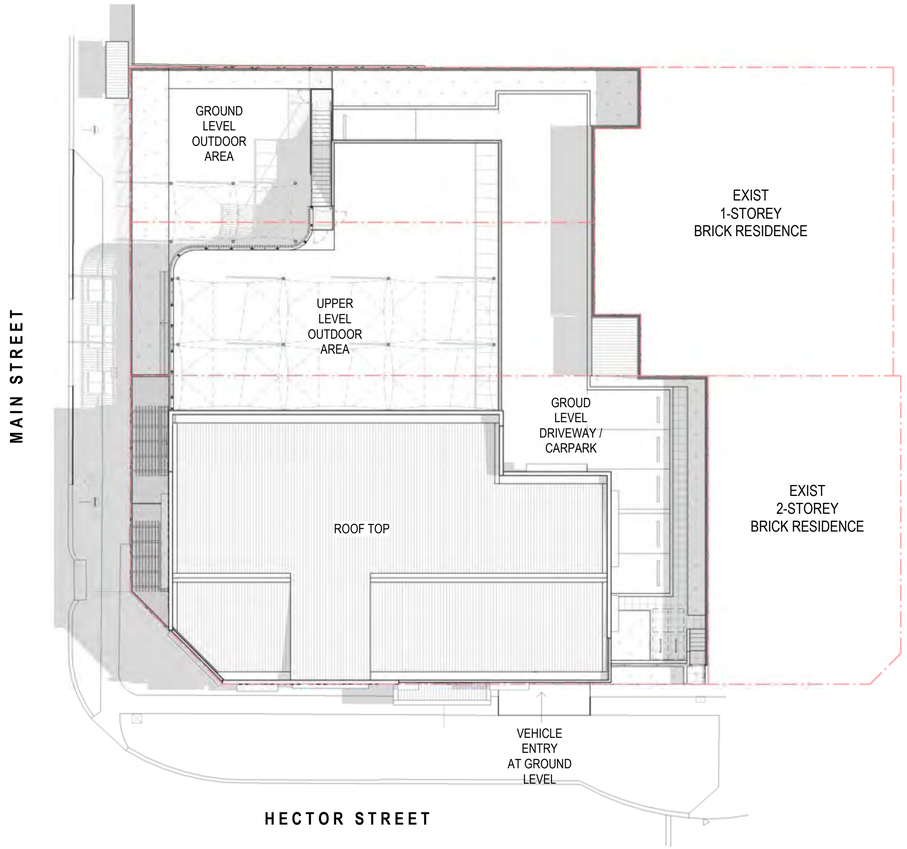
15-Dec-23 5:10:42 PM



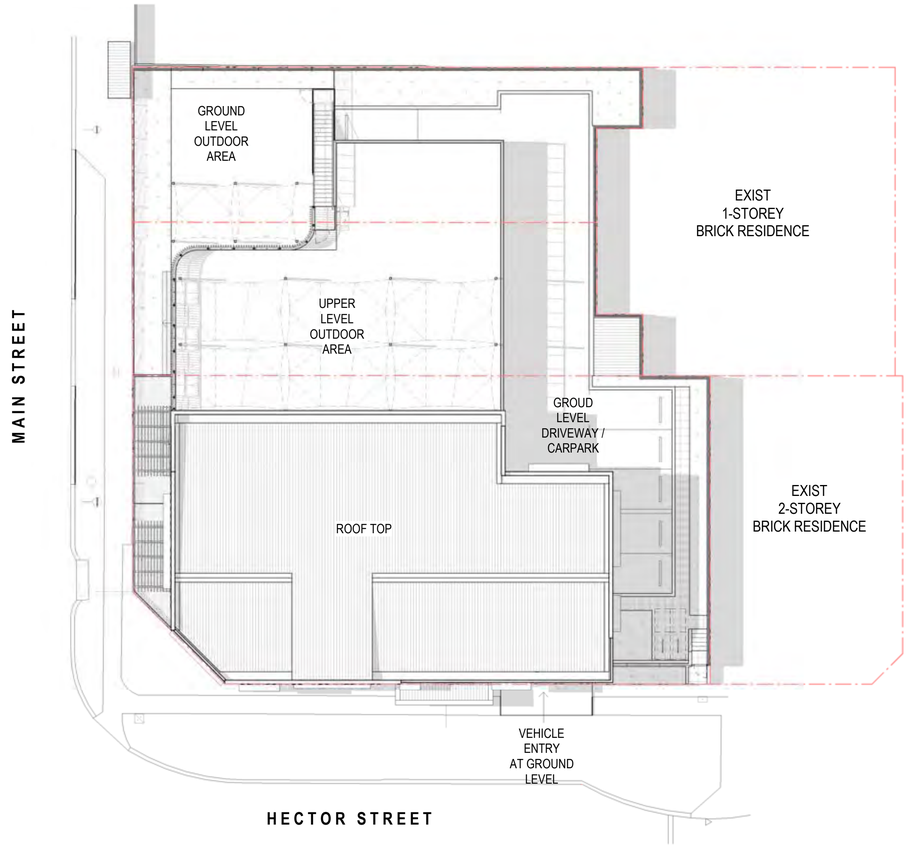
BUILDING - 21 JUNE SHADOW 9am (WINTER)



BUILDING - 21 JUNE SHADOW 3pm (WINTER)



BUILDING - 21 DECEMBER SHADOW 9am (SUMMER)



BUILDING - 21 DECEMBER SHADOW 3pm (SUMMER)

REV	DATE	DESCRIPTION	BY
E	15.12.2023	ISSUED FOR DEVELOPMENT APPLIC	KL
D	14.12.2023	UPDATED DA SET	KL
C	12.12.2023	UPDATED DA SET	KL
B	11.12.2023	PRELIM DA SET FOR REVIEW	KL
A	06.12.2023	PRELIM FOR INFO	KL

REVISIONS

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CLIENT:
BOTCHETTE PTY LTD

PROJECT:
PROPOSED CHILD CARE CENTRE
104, 106A & 106B MAIN STREET, OSBORNE PARK, WA 6017

DRAWING TITLE:
OVERSHADOW DIAGRAMS - BUILDING

DRAWN BY:	CHECKED BY:	ENGINEER:	CLIENT REP:
KL	YH	-	CB

PROJECT No.	DWG NO.	REV
C-GLA-BOT-01	DA-102	E
SCALE: 1 : 200 @ A1		

C-GLA-BOT-01 DA-102 REV E

15-Dec-23 5:10:51 PM

NORTH

EXIST LIGHT POLE

EXIST NEIGHBOURING BRICK FENCE

EXIST BUS STOP

2.5m ROAD RESERVE FOR FUTURE ROAD WIDENING

MIN 30% DIRECT SUNLIGHT TO GR FLR OUTDOOR AREA SHOWN BLUE HATCH

1.8m FENCE ON RETAINING WALL

BOUNDARY

RL 26.600

LANDSCAPING

EXIST FOOTPATH

4730 SETBACK

11730 SETBACK

8310

FFL. 26.650

UP

STAIR 2

GARDEN BED BELOW STAIR

OUTDOOR AREA (MAIN)
203.9 m²

SHADE SAIL COVERS OVER

STAFF ONLY

BUILDING LINE OVER

EXIST TREE RETAINED

EXIST CROSSOVER TO BE REMOVED & BE REPLACED WITH NEW LANSCAPING

EXIST FOOTPATH

BUILDING LINE OVER

HATCHED AREA DENOTES AREA INCLUSIVE IN TOTAL OUTDOOR AREA (MAIN) NORTH OF GRID 5, ON GROUND LEVEL.

RL 26.120

EXIST FOOTPATH ALONG WEST BOUNDARY BE REMOVED & BE REPLACED WITH CONTINUOUS PLANTING BED

DISCOVERY PLAY GARDEN LANDSCAPING

BOUNDARY FENCING

LANSCAPING

EXIT

KEEP CLEAR

TURN AROUND BAY

6.1 m WIDE DRIVEWAY

COT ROOM
13.3 m²

HIGH WINDOW

GLA (SLIDE CAV)

GLA (SLIDE DOOR•WN)

GLA (SLIDE DOOR•WN)

VISITOR

300 CLEAR

200 WIDE NEW RETAINING WALL

300 WIDE CONCRETE KERB NO HIGHER THAN 150mm

1.8m FENCE ON RETAINING WALL

EXIST TREE TO BE REMOVED

BIN
10.1 m²

1.8m FENCE ON RETAINING WALL

FFL. 26.350

OUTDOOR PLAY AREA
212 m²
(EXCLUDE LANDSCAPING AREA)

WET AREA 1
9.9 m²

WC HB NC TR

PLAYROOM 1
(0 - 2 YO)
44.2 m²

PLAYROOM 2
(0 - 2 YO)
51.3 m²

FFL. 26.700

PREP
5.9 m²

FR SK HB

STORE 1

STORE 2

UAT
5.2 m²

TROLLEY STORE

DRY CRT
4.9 m²

L'DRY
11.1 m²

CS TR

PIAZZA OUTDOOR PLAY AREA
17.5 m²

PIAZZA
33.5 m²

KITCHEN
18.5 m²

O/S FZ SK FR

PTY
2.3 m²

PASSAGE 1
31.8 m²

FENCE

STAIR 1 OVER INTERNAL LANDSCAPING

HERB GARDEN PLAY AREA
5.6 m²

OFFICE
15.1 m²

RECEPTION
34.7 m²

PORTICO

SECURE

ENTRY

WIN (F) WIN (H)

1800

5.8 m WIDE DRIVEWAY

DDA BAY

KEEP CLEAR

BOL

BUILDING LINE OVER

FALL

SLIDING GATE

BIKE RACKS (4X)

EXIT

DN EXIT

1.5m FENCE ON RETAINING WALL

1.8m FENCE ON RETAINING WALL

EXIST FOOTPATH TO BE REMOVED FOR NEW CROSSOVER ACCESS

NEW 6m CROSSOVER TO COUNCIL REQUIREMENT

EXIST CROSSOVER TO BE REMOVED & BE REPLACED WITH NEW LANSCAPING

EXIST TREE TO BE REMOVED

2.5m ROAD RESERVE FOR FUTURE ROAD WIDENING

.2500.

15120

6600

6095 SETBACK

6288 SETBACK

20180

13840

17970

10950

6286 SETBACK

1 GROUND FLOOR PLAN
1 : 100

CHILD / AREA CALCULATIONS

ROOM	AGE (YRS)	QTY	STAFF	AREA REQUIRED	AREA PROVIDED
PLAYROOM 1	0 - 2	12x CHILD	3	39 m²	**44.2 m²**
PLAYROOM 2	0 - 2	16x CHILD	4	52 m²	**51.3 m²**
PLAYROOM 3	3 - 5	35x CHILD	4	113.75 m²	**113.7 m²**
PLAYROOM 4	2 - 3	25x CHILD	5	81.25 m²	**87.8 m²**
PIAZZA					**33.5 m²**

INDOOR PLAY AREA (TOTAL)	286.0 m² (REQUIRED)	TOTAL 88 x CHILD	
GROUND FLOOR	129.0 m²		
UPPER FLOOR	201.5 m²		
TOTAL INDOOR PLAY AREA	330.5 m² PROVIDED		
(MIN 3.25 m² PER CHILD)			
OUTDOOR PLAY AREA (TOTAL)	616.0 m² (REQUIRED)	TOTAL 88 x CHILD	
GROUND FLOOR	242.0 m²		
UPPER FLOOR	386.6 m²		
TOTAL OUTDOOR PLAY AREA	628.5 m² PROVIDED		
(MIN 7 m² PER CHILD)			
STAFF (TOTAL)		16 x STAFF	

LANDSCAPING AREA CALCULATIONS

TOTAL SITE AREA	1374.74 m²
LANDSCAPING REQUIRED (10%)	137.5 m²
LANDSCAPING PROVIDED	148 m²

LOCATION SITE PLAN
1 : 1000

REV	DATE	DESCRIPTION	BY
J	15.12.2023	ISSUED FOR DEVELOPMENT APPLIC	KL
H	14.12.2023	UPDATED DA SET	KL
G	12.12.2023	UPDATED DA SET	KL
F	11.12.2023	PRELIM DA SET FOR REVIEW	KL
E	04.12.2023	PRELIM FOR CONSULTANT INPUTS	KL
D	22.11.2023	GR PLAN FOR CONSULTANTS INPUT	KL
C	17.11.2023	PRELIM FOR CLIENT APPROVAL	KL
B	16.11.2023	UPDATED FOR TRAFFIC STUDY	KL
A	10.11.2023	PRELIM FOR TRAFFIC STUDY	KL

REVISIONS

ISSUED FOR:
DEVELOPMENT APPROVAL

59 canning road kalamunda wa 6076
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t 08 9293 0296
f 08 9293 0543
olk.com.au

CLIENT:
BOTCHETTE PTY LTD

PROJECT:
PROPOSED CHILD CARE CENTRE
104, 106A & 106B MAIN STREET, OSBORNE PARK, WA 6017

DRAWING TITLE:
GROUND FLOOR PLAN

DRAWN BY:	CHECKED BY:	ENGINEER:	CLIENT REP:
KL	YH	-	CB

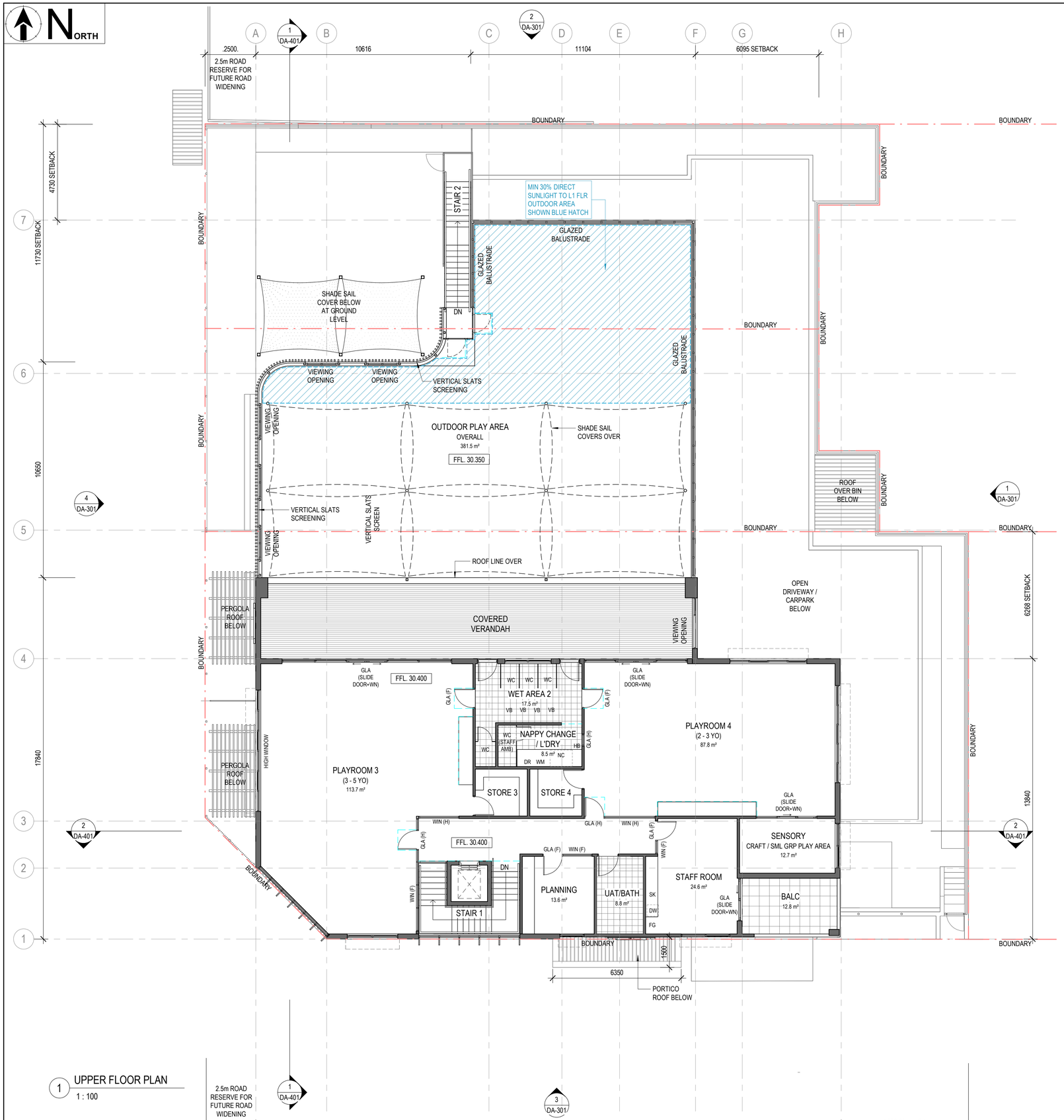
PROJECT No.	DWG NO.	REV
C-GLA-BOT-01	DA-201	J

SCALE: As indicated @ A1

C-GLA-BOT-01
DA-201 REV J

15-Dec-23 5:10:55 PM

NORTH



CHILD / AREA CALCULATIONS

ROOM	AGE (YRS)	QTY	STAFF	AREA REQUIRED	AREA PROVIDED
PLAYROOM 1	0 - 2	12x CHILD	3	39 m²	**44.2 m²**
PLAYROOM 2	0 - 2	16x CHILD	4	52 m²	**51.3 m²**
PLAYROOM 3	3 - 5	35x CHILD	4	113.75 m²	**113.7 m²**
PLAYROOM 4	2 - 3	25x CHILD	5	81.25 m²	**87.8 m²**
PIAZZA					**33.5 m²**

INDOOR PLAY AREA (TOTAL)	286.0 m²	(REQUIRED)	TOTAL 88 x CHILD
GROUND FLOOR	129.0 m²		
UPPER FLOOR	201.5 m²		
TOTAL INDOOR PLAY AREA (MIN 3.25 m² PER CHILD)	330.5 m²	PROVIDED	

OUTDOOR PLAY AREA (TOTAL)	616.0 m²	(REQUIRED)	TOTAL 88 x CHILD
GROUND FLOOR	242.0 m²		
UPPER FLOOR	386.6 m²		
TOTAL OUTDOOR PLAY AREA (MIN 7 m² PER CHILD)	628.5 m²	PROVIDED	

STAFF (TOTAL) 16 x STAFF

1 UPPER FLOOR PLAN
1 : 100

REV	DATE	DESCRIPTION	BY
F	15.12.2023	ISSUED FOR DEVELOPMENT APPLIC	KL
E	14.12.2023	UPDATED DA SET	KL
D	12.12.2023	UPDATED DA SET	KL
C	11.12.2023	PRELIM DA SET FOR REVIEW	KL
B	04.12.2023	PRELIM FOR CONSULTANT INPUTS	KL
A	17.11.2023	PRELIM FOR CLIENT APPROVAL	KL

REVISIONS

ISSUED FOR:
DEVELOPMENT APPROVAL

59 canning road kalamunda wa 6076
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CLIENT: BOTCHETTE PTY LTD

PROJECT: PROPOSED CHILD CARE CENTRE
104, 106A & 106B MAIN STREET, OSBORNE PARK, WA 6017

DRAWING TITLE: UPPER FLOOR PLAN

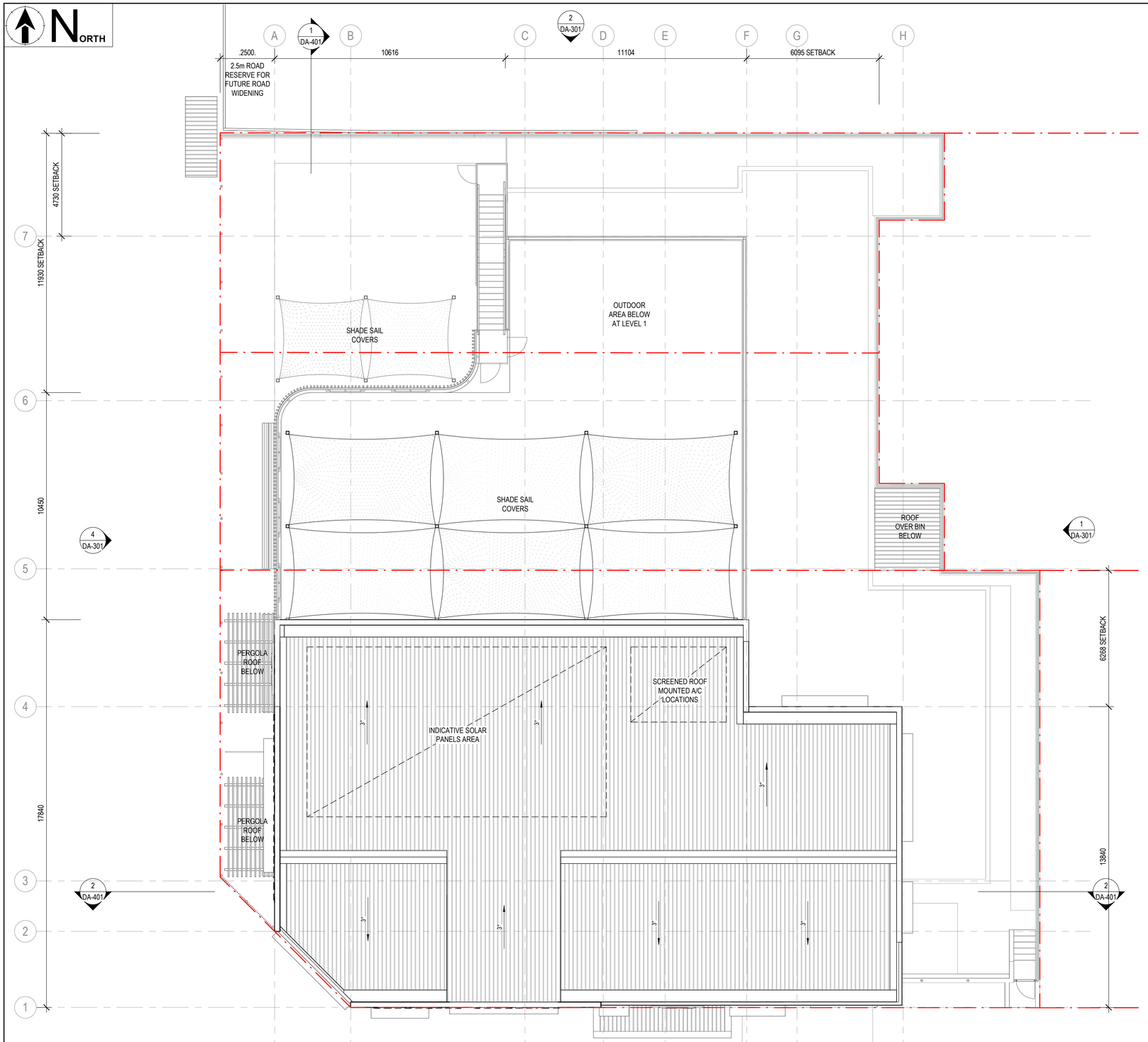
DRAWN BY:	CHECKED BY:	ENGINEER:	CLIENT REP:
KL	YH	-	CB

PROJECT No.	DWG NO.	REV
C-GLA-BOT-01	DA-202	F
SCALE: 1 : 100 @ A1		

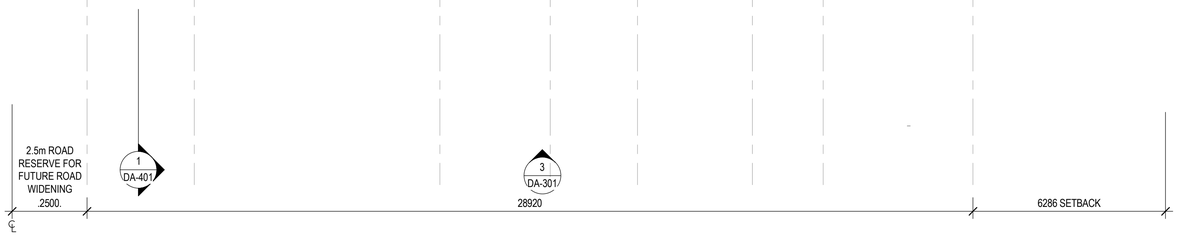
C-GLA-BOT-01 DA-202 REV. F

15-Dec-23 5:10:57 PM

NORTH



1 ROOF PLAN
1 : 100



REV	DATE	DESCRIPTION	BY
E	15.12.2023	ISSUED FOR DEVELOPMENT APPLIC	KL
D	14.12.2023	UPDATED DA SET	KL
C	12.12.2023	UPDATED DA SET	KL
B	11.12.2023	PRELIM DA SET FOR REVIEW	KL
A	04.12.2023	PRELIM FOR CONSULTANT INPUTS	KL

REVISIONS

ISSUED FOR:
DEVELOPMENT APPROVAL

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CLIENT:
BOTCHETTE PTY LTD

PROJECT:
PROPOSED CHILD CARE CENTRE
104, 106A & 106B MAIN STREET, OSBORNE PARK, WA 6017

DRAWING TITLE:
ROOF PLAN

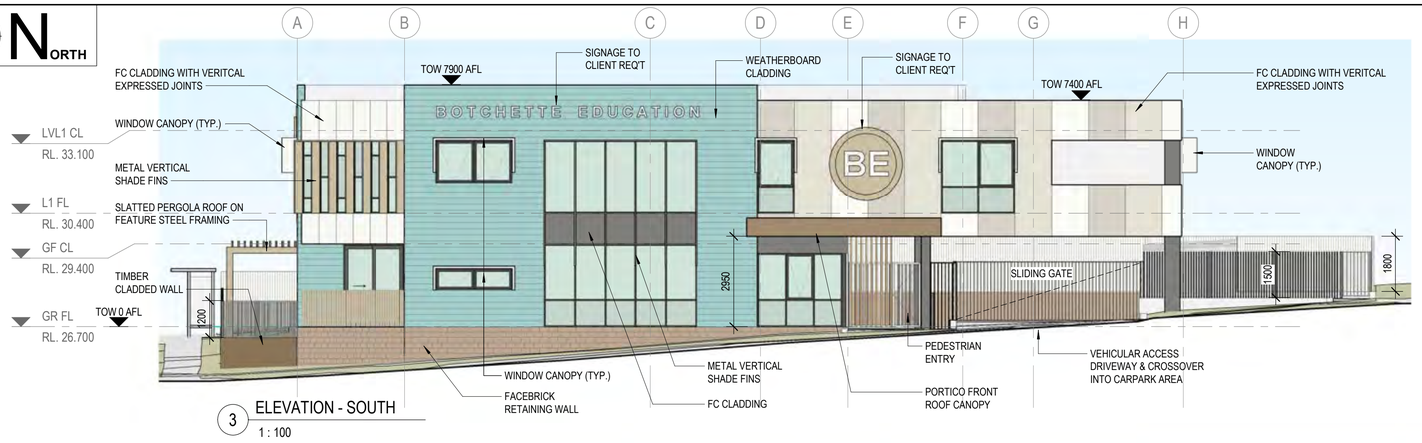
DRAWN BY:	CHECKED BY:	ENGINEER:	CLIENT REP:
KL	YH	-	CB

PROJECT No.	DWG NO.	REV
C-GLA-BOT-01	DA-203	E
SCALE: 1 : 100 @ A1		

C-GLA-BOT-01
DA-203
REV E

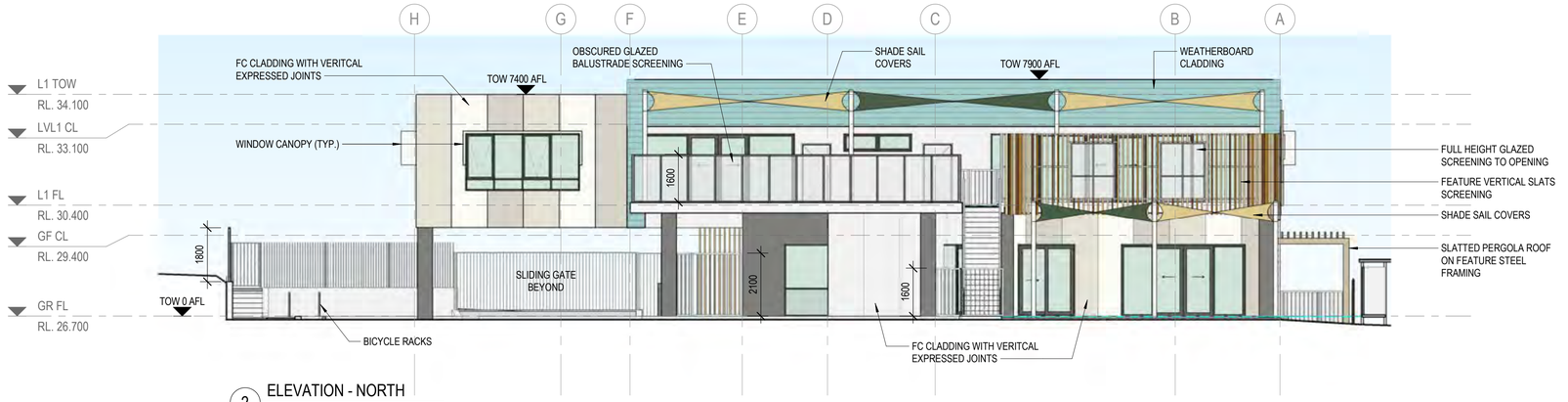
15-Dec-23 5:10:58 PM

NORTH



3 ELEVATION - SOUTH
1 : 100

4 ELEVATION - WEST
1 : 100



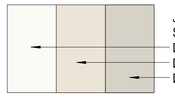
2 ELEVATION - NORTH
1 : 100

1 ELEVATION - EAST
1 : 100

MATERIAL SCHEDULE

JAMES HARDIE PRIMELINE WEATHERBOARD CLADDING. DULUX 'SURF WASH' (TURQUOISE) PAINT FINISH

JAMES HARDIE FIBRE CEMENT SHEET CLADDING WITH EXPRESSED JOINTS



JAMES HARDIE FIBRE CEMENT SHEET CLADDING
DULUX 'VIVID WHITE'
DULUX 'WHITE CLOAK QUARTER'
DULUX 'FEATHER SOFT'

LYSAGHT METAL ROOF SHEETING TRIMDEK PROFILE COLORBOND 'DOVER WHITE'

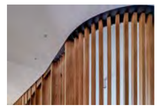
WINDOWS / DOORS FRAMES DULUX POWDERCOAT 'BASALT' GLAZING TO ACOUSTIC / ENERGY EFFICENCY SPECIALIST REQ'T

WINDOW HOOD SUN SHADE DEVICE DULUX POWDERCOAT 'VIVID WHITE'

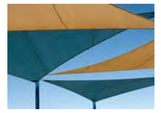
ALUMINIUM FRAMED AWNING WINDOW DULUX POWDERCOAT 'BASALT' CHILD SAFETY FALL PREVENTION DEVICE

VERTICAL ALUMINIUM SUN SHADE FINS. TIMBER LOOK FINISH

MASONRY FACE BRICK MIDLAND BRICK 'SHALE'



VERTICAL ALUMINIUM SLATS. TIMBER LOOK FINISH



SHADE SAIL COVERS
2x CONTRASTING COLORS

GLAZED STEEL BALUSTRADE DULUX POWDERCOAT 'RECKLESS GREY'

GARRISON METAL FENCING DULUX POWDERCOAT 'RECKLESS GREY'

REV	DATE	DESCRIPTION	BY
G	15.12.2023	ISSUED FOR DEVELOPMENT APPLIC	KL
F	14.12.2023	UPDATED DA SET	KL
E	12.12.2023	UPDATED DA SET	KL
D	11.12.2023	PRELIM DA SET FOR REVIEW	KL
C	05.12.2023	PRELIM ELEV COLORED FOR INFO	KL
B	04.12.2023	PRELIM FOR CONSULTANT INPUTS	KL
A	27.11.2023	FACADE FOR CLIENT REVIEW	KL

REVISIONS

ISSUED FOR:
DEVELOPMENT APPROVAL

59 canning road kalamunda wa 6076
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f 08 9293 0543
olk.com.au

CLIENT:
BOTCHETTE PTY LTD

PROJECT:
PROPOSED CHILD CARE CENTRE
104, 106A & 106B MAIN STREET, OSBORNE PARK, WA 6017

DRAWING TITLE:
ELEVATIONS

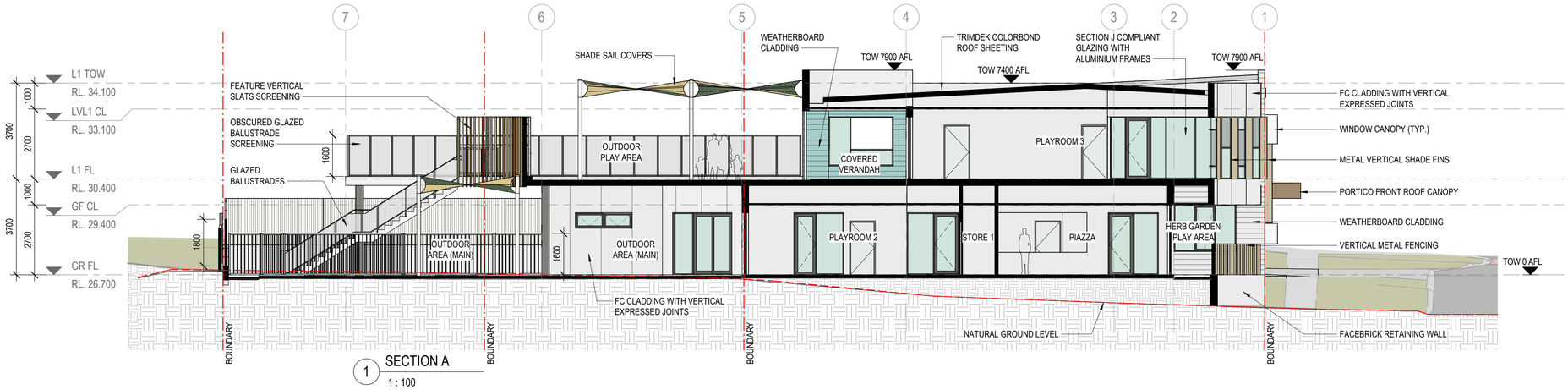
DRAWN BY:	CHECKED BY:	ENGINEER:	CLIENT REP:
KL	YH	-	CB

PROJECT No.	DWG NO.	REV
C-GLA-BOT-01	DA-301	G
SCALE: 1 : 100 @ A1		

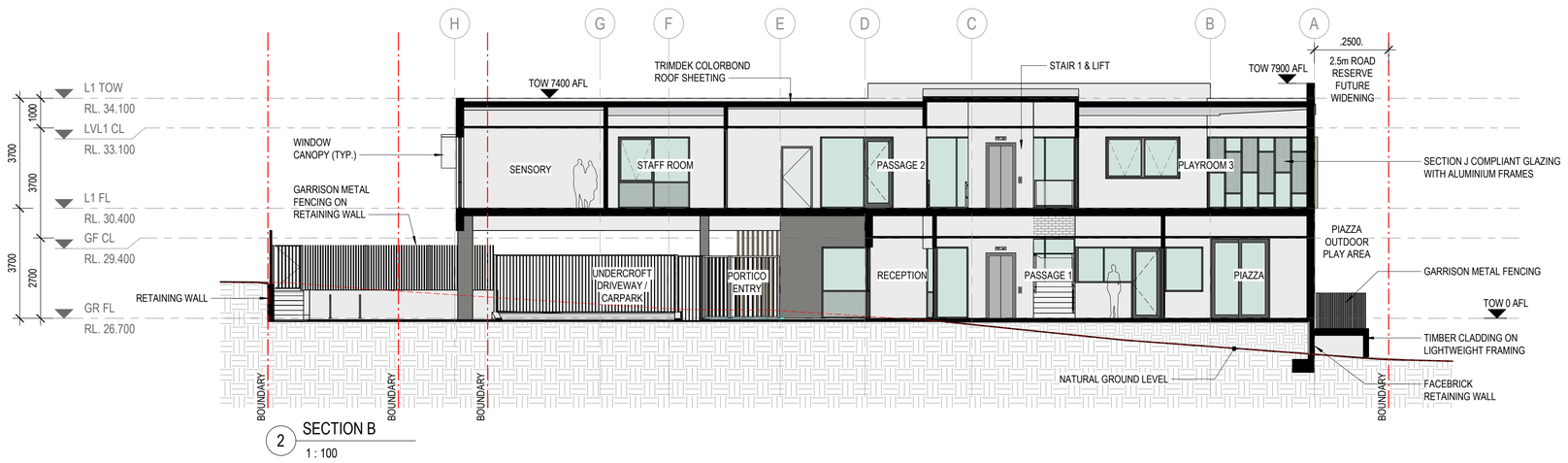
C-GLA-BOT-01
DA-301
REV G

15-Dec-23 5:11:05 PM

NORTH



1 SECTION A
1 : 100



2 SECTION B
1 : 100

REV	DATE	DESCRIPTION	BY
D	15.12.2023	ISSUED FOR DEVELOPMENT APPLIC	KL
C	14.12.2023	UPDATED DA SET	KL
B	12.12.2023	UPDATED DA SET	KL
A	11.12.2023	PRELIM DA SET FOR REVIEW	KL

REVISIONS

ISSUED FOR:
DEVELOPMENT APPROVAL

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f 08 9293 0543
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CLIENT:
BOTCHETTE PTY LTD

PROJECT:
PROPOSED CHILD CARE CENTRE
104, 106A & 106B MAIN STREET, OSBORNE PARK, WA 6017

DRAWING TITLE:
SECTION

DRAWN BY:	CHECKED BY:	ENGINEER:	CLIENT REP:
KL	YH	-	CB

PROJECT No.	DWG NO.	REV
C-GLA-BOT-01	DA-401	D
SCALE: 1 : 100 @ A1		

C-GLA-BOT-01
DA-401
REV D

15-Dec-23 5:11:08 PM

NORTH

CORNER OF MAIN STREET & HECTOR STREET

REV	DATE	DESCRIPTION	BY
D	15.12.2023	ISSUED FOR DEVELOPMENT APPLIC	KL
C	14.12.2023	UPDATED DA SET	KL
B	12.12.2023	UPDATED DA SET	KL
A	11.12.2023	PRELIM DA SET FOR REVIEW	KL

REVISIONS

ISSUED FOR:
DEVELOPMENT APPROVAL

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po box 1427 kalamunda wa 6926
t 08 9293 0296
f 08 9293 0543
olk.com.au

CLIENT:
BOTCHETTE PTY LTD

PROJECT:
PROPOSED CHILD CARE CENTRE
104, 106A & 106B MAIN STREET, OSBORNE PARK, WA 6017

DRAWING TITLE:
PERSPECTIVE

DRAWN BY:	CHECKED BY:	ENGINEER:	CLIENT REP:
KL	YH	-	CB

PROJECT No.	DWG NO.	REV
C-GLA-BOT-01	DA-901	D
SCALE: 1 : 100 @ A1		

15-Dec-23 5:26:52 PM

C-GLA-BOT-01
DA-901 REV D

NORTH

MAIN STREET - NORTHWEST VIEW

HECTOR STREET - SOUTHEAST VIEW

REV	DATE	DESCRIPTION	BY
D	15.12.2023	ISSUED FOR DEVELOPMENT APPLIC	KL
C	14.12.2023	UPDATED DA SET	KL
B	12.12.2023	UPDATED DA SET	KL
A	11.12.2023	PRELIM DA SET FOR REVIEW	KL

REVISIONS

ISSUED FOR:
DEVELOPMENT APPROVAL

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po box 1427 kalamunda wa 6926
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CLIENT:
BOTCHETTE PTY LTD

PROJECT:
PROPOSED CHILD CARE CENTRE
104, 106A & 106B MAIN STREET, OSBORNE PARK, WA 6017

DRAWING TITLE:
PERSPECTIVES

DRAWN BY:	CHECKED BY:	ENGINEER:	CLIENT REP:
KL	YH	-	CB

PROJECT No.	DWG NO.	REV
C-GLA-BOT-01	DA-902	D
SCALE: 1 : 100 @ A1		

15-Dec-23 5:26:24 PM

C-GLA-BOT-01 DA-902 REV. D

EXISTING CONDITIONS

propagule

PROPOSED CHILDCARE DEVELOPMENT
CORNER OF MAIN STREET + HECTOR STREET, OSBORNE PARK, WA

STREETSCAPE RENDER

AUTHOR:	JC
CHECKED:	BC
PROJECT NO:	P22-004
SCALE:	1:100 @ A1
DATE:	14.12.2023

existing bus stop

compact (6m) flowering trees below powerline

planted on future road widening street tree alignment

native, waterwise verge planting

visually permeable fence

feature tree to lot corner truncation

native street tree planting

feature grass trees frame entry

entrance to undercroft parking

propagule

PROPOSED CHILDCARE DEVELOPMENT
CORNER OF MAIN STREET + HECTOR STREET, OSBORNE PARK, WA

DEVELOPMENT APPLICATION

STREETSCAPE RENDER

AUTHOR:	JC
CHECKED:	BC
PROJECT NO:	P22-004
SCALE:	1:100 @ A1
DATE:	14.12.2023

DEEP SOIL COMPLIANCE

TARGET: 137.5 sqm (10% of site area)
NOTE : 50% of podium greea applied to combined total below:

13.2%
DEEP SOIL
185m² of 1375m² site area

4.8%
PODIUM GREEN
65.8m² of 1375m² site area

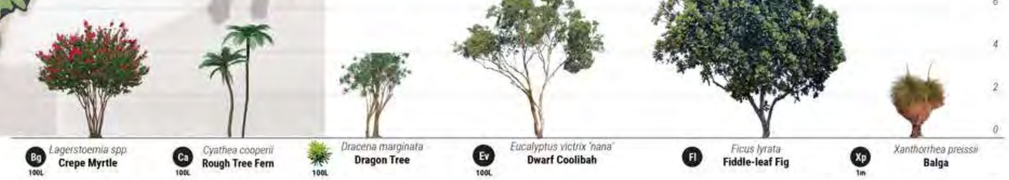
15.8%
COMBINED
218m² of 1375m² site area

TYPICAL PLAY INTERACTIVES PALETTE

Van Ryt Industries | https://www.vanrytind.com.au

TYPICAL UNDERSTOREY PLANTING PALETTE

TYPICAL TREE PLANTING PALETTE



EXISTING CONDITIONS

LANDSCAPE DESIGN RATIONALE

Initial site investigations reveal two residential dwellings on a combined area of 1375m² lot with one established Queensland Box Tree *(Lophostemon confertus)* on the Hector Street frontage in Osborne Park, WA.

The streetscapes are typically paved in natural concrete with occasional service pit lids and traffic signage on the intersection corner. The street tree on the Hector Street frontage will be replaced with 6 no. *Eucalyptus victrix 'nana'* to accommdate vehicular access into the proposed off-street visitors parking area.

The streetscapes in this location would benefit from additional street tree planting. Crepe Myrtles *(Lagerstoemia indica)* are proposed adacent the existing powerlines and footpath to align with future road widening of Main Street. These small flowering trees will offer a welcoming cue to patrons along with shade and a green buffer along the western exposure of the site.

No turf will be incorporated in this development but rather planted and irrigated to soften and punctuate the play experience and enhance the presentation of the complex to the street frontages.

The landscape design for this project will consist of plants and materials sourced locally. The softworks designs are inspired by local vegetation complexes punctuated with small and medium-sized ornamental trees to create a colourful, scented and textured native garden setting to the complex.

In addition to technical responses to access, sustainable irrigation and drainage, a strong greening rationale is incorporated to establish a verdant, shaded environment. Landscape elements will frame entries, promote comfort and combat urban heat island effect by shading pavements and facades.

LEGEND

- **TREES TO BE RETAINED** to be protected to AS 4970
- **PROPOSED TREE** refer schedule for selections & sizes
- **TREE TO BE REMOVED** stumps + roots to be removed
- **MASS PLANTING** 75mm organic mulch | 3 plants/sqm | 130mm pots
- **FEATURE PLANTING** edible species | succulent or vertical accent
- **RUBBER SOFTFALL** light colours | non-slip finish
- **CONCRETE PAVING** | STREETBOND COATED reinforced + saw cut joints | sponge-swirl finish
- **SYNTHETIC TURF** cool-turf white rubber softfall underlay
- **TRAFFICABLE PAVING** red asphalt | flush concrete kerbs
- **GRANULAR PAVING | Permeable** 75 cracked pea gravel fines | 5% cement stabilised
- **UNIT PAVING | Interlocking Permeable** mixed charcoal, pewter + sand colours

IRRIGATION RATIONALE

Irrigation will be a smart, automatic irrigation system that will provide subsurface watering to verge planting and internal landscapes and will be inaccessible to childcare patrons.

- **DRIP IRRIGATION THROUGHOUT** in-line drip system | subsurface
- **BUBBLERS TO TREES** 1 - 3 bubblers per tree dependent on size
- **NO OVERHEAD SPRAY SPRINKLERS** minimise water use, overspray & evaporation
- **HYDROZONING** designed with water demand calibrated stations
- **SOIL MOISTURE SENSORS** smart system to respond to soil moisture levels
- **RAIN SENSORS** smart system to respond to prevailing weather
- **PASSIVE IRRIGATION** direct storm water to gardens before drains

propagule

PROPOSED CHILDCARE DEVELOPMENT

CORNER OF MAIN STREET + HECTOR STREET, OSBORNE PARK, WA

LANDSCAPE DEVELOPMENT APPLICATION

GROUND FLOOR

0 2 4 6 8 10m

AUTHOR:	JC
CHECKED:	BC
PROJECT NO:	P22-004
SCALE:	1:100 @ A1
DATE:	09.12.2023

DEEP SOIL COMPLIANCE

TARGET: 137.5 sqm (10% of site area)

NOTE : 50% of podium green applied to combined total below:

13.2%
DEEP SOIL
185m² of 1375m² site area

4.8%
PODIUM GREEN
66.8m² of 1375m² site area

15.8%
COMBINED
218m² of 1375m² site area

TYPICAL PLAY INTERACTIVES PALETTE

Van Ryt Industries | https://www.vanrytind.com.au

P1 Tubular Slide
P2 Tee Pee with Accessible Deck
P3 Box Tunnel
P4 Little Cooker Kitchen - Small
P5 Camp Fire
P6 General Store Shop Front Window
P7 Giant Cray Pot
P8 Windmill
P9 Walkaway Cubby
P10 Log Scramble

EXISTING CONDITIONS

LANDSCAPE DESIGN RATIONALE

Initial site investigations reveal two residential dwellings on a combined area of 1375m² lot with one established Queensland Box Tree *(Lophostemon confertus)* on the Hector Street frontage in Osborne Park, WA.

The streetscapes are typically paved in natural concrete with occasional service pit lids and traffic signage on the intersection corner. The street tree on the Hector Street frontage will be replaced with 6 no. *Eucalyptus victrix 'nana'* to accommdate vehicular access into the proposed off-street visitors parking area.

The streetscapes in this location would benefit from additional street tree planting. Crepe Myrtles (*Lagerstoemia indica*) are proposed adacent the existing powerlines and footpath to align with future road widening of Main Street. These small flowering trees will offer a welcoming cue to patrons along with shade and a green buffer along the western exposure of the site.

No turf will be incorporated in this development but rather planted and irrigated to soften and punctuate the play experience and enhance the presentation of the complex to the street frontages.

The landscape design for this project will consist of plants and materials sourced locally. The softworks designs are inspired by local vegetation complexes punctuated with small and medium-sized ornamental trees to create a colourful, scented and textured native garden setting to the complex.

In addition to technical responses to access, sustainable irrigation and drainage, a strong greening rationale is incorporated to establish a verdant, shaded environment. Landscape elements will frame entries, promote comfort and combat urban heat island effect by shading pavements and facades.

LEGEND

- **TREES TO BE RETAINED** to be protected to AS 4970
- **PROPOSED TREE** refer schedule for selections & sizes
- **TREE TO BE REMOVED** stumps + roots to be removed
- **MASS PLANTING** 75mm organic mulch | 3 plants/sqm | 130mm pots
- **FEATURE PLANTING** edible species | succulent or vertical accent
- **RUBBER SOFTFALL** light colours | non-slip finish
- **CONCRETE PAVING** | STREETBOND COATED reinforced + saw cut joints | sponge-swirl finish
- **SYNTHETIC TURF** cool-turf white rubber softfall underlay
- **TRAFFICABLE PAVING** red asphalt | flush concrete kerbs
- **GRANULAR PAVING | Permeable** 75 cracked pea gravel fines | 5% cement stabilised
- **UNIT PAVING | Interlocking Permeable** mixed charcoal, pewter + sand colours

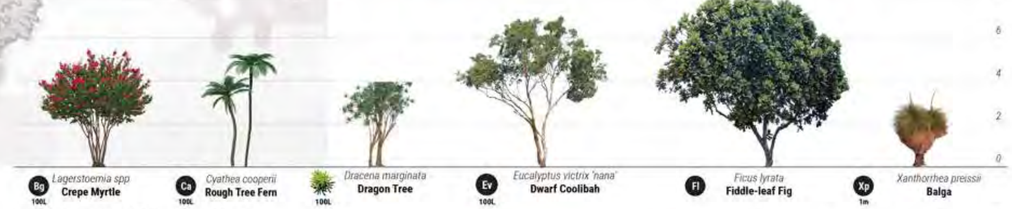
IRRIGATION RATIONALE

Irrigation will be a smart, automatic irrigation system that will provide subsurface watering to verge planting and internal landscapes and will be inaccessible to childcare patrons.

- **DRIP IRRIGATION THROUGHOUT** in-line drip system | subsurface
- **BUBBLERS TO TREES** 1 - 3 bubblers per tree dependent on size
- **NO OVERHEAD SPRAY SPRINKLERS** minimise water use, overspray & evaporation
- **HYDROZONING** designed with water demand calibrated stations
- **SOIL MOISTURE SENSORS** smart system to respond to soil moisture levels
- **RAIN SENSORS** smart system to respond to prevailing weather
- **PASSIVE IRRIGATION** direct storm water to gardens before drains

Anigozanthos flavidus **Kangaroo Paw** | *Billardiera heterophylla* **WA Blue Bell** | *Carpobrotus virescens* **Pig Face** | *Casuarina 'Cousin It'* **Cousin It** | *Conospermum stoechadis* **Common Smokebush** | *Conostylis candicans* **Grey Cotton Heads** | *Eremophila glabra* **Kalbarri Carpet** | *Hibbertia scandens* **Snake Vine** | *Liriope evergreen giant* **Evergreen Giant** | *Myoporum parvifolium* **Creeping Boobialla** | *Westringia dampiera* **Coastal Rosemary**

TYPICAL UNDERSTOREY PLANTING PALETTE



Bg 100L *Lagerstoemia spp* **Crepe Myrtle** | Ca 100L *Cyathea cooperii* **Rough Tree Fern** | 100L *Dracena marginata* **Dragon Tree** | Ev 100L *Eucalyptus victrix 'nana'* **Dwarf Coolibah** | Fl *Ficus lyrata* **Fiddle-leaf Fig** | Xp 1m *Xanthorrhea preissii* **Balga**

TYPICAL TREE PLANTING PALETTE

UPPER FLOOR

0 2 4 6 8 10m

propagule

PROPOSED CHILDCARE DEVELOPMENT
CORNER OF MAIN STREET + HECTOR STREET, OSBORNE PARK, WA

LANDSCAPE DEVELOPMENT APPLICATION

AUTHOR: JC
CHECKED: BC
PROJECT NO: P22-004
SCALE: 1:100 @ A1
DATE: 09.12.2023