

Design Review Report – Item 1

Local government:	City of Stirling	
Item no.:	Item 1 - DA24/1064 – 308 Main Street, Balcatta – Development Assessment Panel – Form 1 – Child Care Premise	
Acting Chairperson:	Philip Gresley	
Panel members:	Tony Blackwell Jackson Liew Lisa Shine	
Local government officers:	Peter Prendergast James Fletcher Dean Williams Shaun Wheatland Simone Palmer	Acting Manager Acting Service Lead Planning Coordinator Planning Senior Planning Officer DRP Support Officer
Observers		
Date:	29 August 2024	Time: 3pm
Venue:	City of Stirling – Challenger Room	

Proponent/s		
	Alan Stewart Daneil Hollingworth Leon Abrusci Chris Hindley William Greenwood	Lateral Planning (<i>Applicant – didn't attend</i>) Lateral Planning Project Construction Hindley & Associates (remotely) Nature Play Solutions
	Owners	Happy Felix Balcatta Pty Ltd
Observer/s		

Briefings		
Development assessment overview	Shaun Wheatland	Senior Planning Officer
Technical issues	Shaun Wheatland	Senior Planning Officer
Design Review		
Proposed development	Item 1 - DA24/1064 – 308 Main Street, Balcatta – Development Assessment Panel – Form 1 – Child Care Premise	
Property address	308 Main Street, Balcatta	
Background		
Proposal		
Applicant or applicant's representative address to the design review panel	Daniel Hollingworth Chris Hindley William Greenwood	Lateral Planning Hindley & Associates (remotely) Nature Play Solutions

Key issues / recommendations	The proposal for a single storey child care centre in this location is supported. However various design improvements are required before the proposal will obtain the Panel's support. The Panel suggests that a more comprehensive contextual analysis be undertaken to inform a revised design approach which should better express its use. Presently the building reads more like a retail building. The retention of many existing trees is pleasing but the landscape needs additional consideration including opportunities for more trees and shading in general Various issues were noted and improvements suggested including the provision of sustainability commitments, a safer more generous and better located entry, and consideration of the site planning to better optimise passive solar design opportunities and give the users better amenity through access to northern light. Refer to attached Design Quality Evaluation Report.
Chairperson signature	

Design quality evaluation Item 1 – DA24/1064 – 308 Main Street, Balcatta – Development Assessment Panel – Form 1 – Child Care Premise DRP Meeting – Thursday 29 August 2024		
	S	<i>Design Principle satisfied</i>
	P	<i>Design Principle pending further attention</i>
	N	<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>
	N	1a. Whilst the location of the proposal (and some technical contextual issues) was presented, the Panel noted that there was limited information provided about how the proposal enhances the distinctive characteristics of the local area or contributed to a sense of place. The Panel suggests that a more comprehensive analysis be undertaken to inform a revised design approach. This might include the local streetscape and examples of materials or design features that are intrinsic to this location. 1b. The current proposal in form is reminiscent of a more suburban retail outlet and would benefit from consideration of its use in its design. This can be challenging with Childcare as it is a commercial venture within a residential location. The Panel suggests the materiality and form of the building be reconsidered and the introduction of some more playful elements might assist. 1c. The Panel support a single storey development in this location and commented that the approach of simplicity was acceptable. 1d. The Panel expressed concern around the “timber look” aluminum cladding and queried whether this is in line with the context. 1e. The Panel expressed concerns about the front fence and suggested that this could be improved to provide a better streetscape interface. Front fences play an important part in defining the context and character of the area. Some additional diversity in the fencing module should be considered. 1f. A view showing the front entry path might help the design team see the opportunity for expanding the width of the pathway and the legibility of the entry. 1g. The location of the carpark to the side of the building rather than in front is a positive outcome, however the location to the north (as opposed to the south) was queried.
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>
	P	2a. The retention of many of the existing trees is strongly supported. 2b. The Panel commented there is a reasonably generous setback of car bays to allow for planting of trees. 2c. It was noted by the Panel there are no fall zones indicated on the plans. A request was made to have these calculations included on the drawings. 2d. Comment was made by the Panel the verge tree planting is sparse considering the small size of this species of tree. The Applicant was encouraged to increase the number of trees planted in the verge area if they are limited on the height of the mature trees due to powerlines above. 2e. It was noted by the Panel the Agonis Flexuosa (Peppermint) is an iconic tree although it is on the Polyphagous shot-hole borer tree list and may not be the best choice. 2f. It was suggested that a paving audit be conducted as there appears to be an excess of hard surface area. It was suggested there may be an opportunity to reduce the paving. 2g. Further information was requested on the existing trees, specifically the frangipani trees. There is a lack of clarity around removing these trees and it was suggested they could be transplanted.

		2h. The Panel requested further clarification around the hybrid turf. There is opportunity for the Applicant to demonstrate the hybrid turf is a suitable product. 2i. Comment was made by the Panel it is not clear how much shading is over the play areas. 2j. It was suggested by the Panel there is an opportunity for smaller trees in the open space to better screen the carpark.
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>
	N	3a. The scale of the building is acceptable. 3b. The placement of the car park to the north of the site significantly reduces the opportunities for access to northern light for the building for passive solar design. The current proposal also introduces service areas and other functions to the north façade that do not require the benefit of northern light. Consideration should be made to relocate the carpark to the south of the building plus re-planning the building to face activity spaces north wherever possible, with connection to north facing outdoor areas. 3c. It is acknowledged that there are technical issues that create more difficulty in relocating the carpark to the south. It was suggested that due to the proposed road widening there may be opportunity for repositioning of the bus stop and drainage to more readily enable a crossover in that location. 3d. Should the relocation of the carpark not be possible, the Applicant should reconsider the design to demonstrate better access to northern light for better amenity and passive solar design.
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>
	P	4a. The Panel stated they support the way the Applicant has clearly identified the different age groups within the centre. 4b. The Panel commented that the centralised “piazza” circulation area works well from a ventilation and light access point of view. However, it seems to be its own separate activity space and included in the calculations for child activity spaces. The Panel questioned how this area will function if all activity spaces circulate kids through this space at the same time. Further clarification and an explanation on how this works would be beneficial. This also applies to the kitchen access to the “piazza” space. Although this might work well, how will this be managed? 4c. The Panel support the operable highlight windows in the central space, however there is some concern about the effectiveness of the ventilation if there are no openings (fixed or operable) between the activity spaces and the “piazza” space to optimize the stack effect. 4d. Comment was made there is room for improvement around the arrival experience. It was suggested the entry could be relocated closer to the front corner of the building which could create more generosity of space (currently limited by the low safety fence), better legibility, a more welcoming entry, whilst improving proximity to the community seating area. 4e. The Panel expressed concern about the bin store being in such close proximity to the entrance. It was recommended the bin store should be repositioned to a more remote location away from the entrance due to possible odour issues and the visual aspect. 4f. The bin doors are not shown on the elevation drawings. The door handles popping out could be problematic if people are walking past. It was suggested there could be a slight recess to accommodate the bin store or recessed door handles to assist with this. 4g. The Applicant stated in their presentation the design is adaptable to other uses. The Panel commented the adaptability is not evident and further clarification is

		requested to understand this better. 4h. The Panel had concerns about the entry path being too narrow to accommodate two prams passing, or a pram and a double pram. 4i. Concerns were raised about the use of Perspex in the fencing to meet acoustic requirements. Perspex can degrade significantly over time and is generally not very UV stable. Alternative materials should be considered plus alternative approaches to managing this important interface should be considered.
Principle 5 Sustainability		<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>
	N	5a. The Panel noted the successful opportunities in providing the centrally ventilated space for passive cooling. 5b. The Panel support the operable highlight windows in the central space, however there is some concern about the effectiveness of the ventilation if there is no openings (fixed or operable) between the activity spaces and the “piazza” space to optimize the stack effect. 5c. The Applicant was strongly encouraged by the Panel to explore sustainability initiatives and suggested engaging the services of a sustainability consultant. A commitment to sustainability initiatives is essential to enable a successful outcome and further clarity was requested.
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>
	P	6a. The seating provided at the entry for clientele to stop and chat is welcoming, positive and good practice, however generosity in this area could be improved. 6b. It was noted by the Panel there are no windows indicated in the cot room on the drawings. The cot room should include an openable window to purge overnight and enable natural light penetration. 6c. The space defined by the safety fence and gates to the entry way could be more generous.
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>
	P	7a. The Panel stated the legibility of the entry portico could be examined and improved. It was suggested the generosity of this area could be explored. 7b. The Applicant was encouraged to explore screening the carpark with landscape or a visually permeable element which would add to the pedestrian experience and reduce the visual dominance of car spaces.
Principle 8 Safety		<i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>
	P	8a. Comment was made the entry portal and pathway seems too narrow. The Applicant was urged to check the width to ensure people can pass if a pram is being pushed at the same time. 8b. The Panel questioned the future security through including carpark gates. 8c. The Applicant was encouraged to separate the pedestrian and vehicular paths.
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>
	S	9a. The Panel support a child care centre in this location and are satisfied with the community benefit it will bring to the area. 9b. Comment was made the public art on the front wall near the seat is a positive outcome and supported.

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>
	NS	10a. The current proposal in form is reminiscent of a more suburban retail outlet and would benefit from consideration of its use in its design. 10b. As explained under Principle 1 commentary there is opportunity to revise the selection of materials to include those of a more contextual nature. One suggestion was to consider the use of brickwork (even as a feature element) which is contextual to the local area. Investigate the various colours in the area or a certain type of brick which has been used. 10c. Whilst the simplicity of form is acknowledged the building form should be enhanced to better represent the use and to better respond to the quality of the streetscape. 10d. The front fence should be further developed to create more interest and better integrate the landscaping. 10e. The use of lightweight materials requires good architectural detailing to optimize the aesthetic outcomes. It would be beneficial to have a better understanding and detailing around the robustness of the materials utilised in the design to ensure a good outcome. 10f. Any shade sails proposed should be shown on the drawings and renders as they impact considerably the aesthetic outcomes. 10g. The location and detailing of downpipes and other detailed service elements should be considered with relation to aesthetic appeal. 10h. A suggestion was made by the Panel there is opportunity to explore a more playful approach to the black safety fence at the entrance. 10i. Integrating the “actual signage” into the design approach is encouraged and the Panel appreciated this consideration. 10j. The screening of the air-conditioning units on the roof is a positive outcome.

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N	Design Principle not satisfied		
	DR1 29/8/24		
Principle 1 - Context and character	N		
Principle 2 - Landscape quality	P		
Principle 3 - Built form and scale	N		
Principle 4 - Functionality and build quality	P		
Principle 5 - Sustainability	N		
Principle 6 - Amenity	P		
Principle 7 - Legibility	P		
Principle 8 - Safety	P		
Principle 9 - Community	S		
Principle 10 - Aesthetics	N		

DR1 – DRP Recommendations DRP Meeting – 29/8/2024	DR2 – Applicant Response DRP Meeting – 29/8/2024	DR2 - DRP Recommendations DRP Meeting –	DR2 – Applicant Response DRP Meeting –
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1f.	A view showing the front entry path might help the design team see the opportunity for expanding the width of the pathway and the legibility of the entry.			
2c.	It was noted by the Panel there are no fall zones indicated on the plans. A request was made to have these calculations included on the drawings.			
2d.	Comment was made by the Panel the verge tree planting is sparse considering the small size of this species of tree. The Applicant was encouraged to increase the number of trees planted in the verge area if they are limited on the height of the mature trees due to powerlines above.			
2f.	It was suggested that a paving audit be conducted as there appears to be an excess of hard surface area. It was suggested there may be an opportunity to reduce the paving.			
2g.	Further information was requested on the existing trees, specifically the frangipani trees. There is a lack of clarity around removing these trees and it was suggested they could be transplanted.			
2h.	The Panel requested further clarification around the hybrid turf. There is opportunity for the Applicant to demonstrate the hybrid turf is a suitable product.			
2j.	It was suggested by the Panel there is an opportunity for smaller trees in the open space to better screen the carpark.			
3b	The placement of the car park to the north of the site significantly			

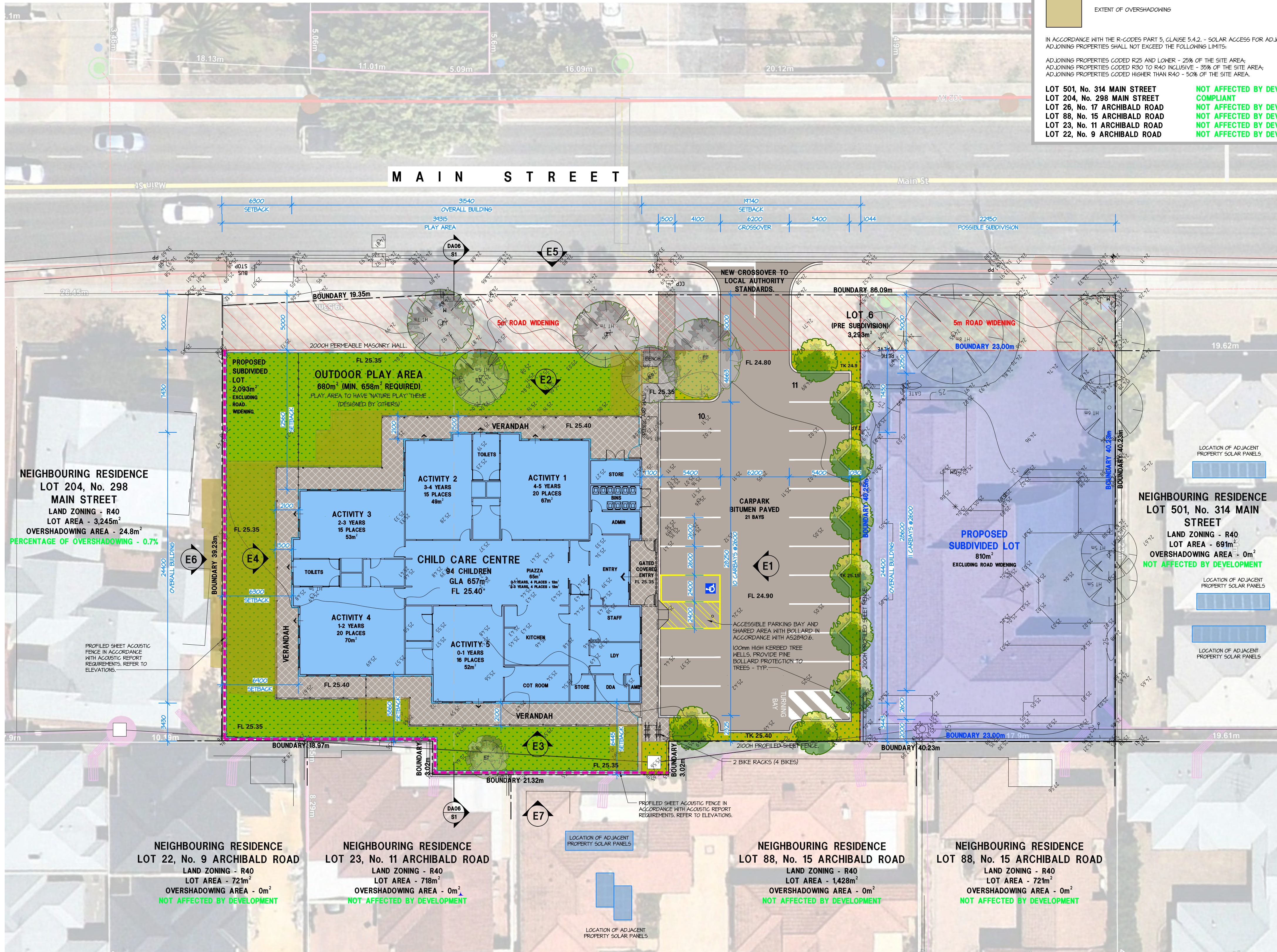
reduces the opportunities for access to northern light for the building for passive solar design. The current proposal also introduces service areas and other functions to the north façade that do not require the benefit of northern light. Consideration should be made to relocate the carpark to the south of the building plus re-planning the building to face activity spaces north wherever possible, with connection to north facing outdoor areas. 3c. It is acknowledged that there are technical issues that create more difficulty in relocating the carpark to the south. It was suggested that due to the proposed road widening there may be opportunity for repositioning of the bus stop and drainage to more readily enable a crossover in that location. 3d. Should the relocation of the carpark not be possible, the Applicant should reconsider the design to demonstrate better access to northern light for better amenity and passive solar design.			
4b. The Panel commented that the centralised “piazza” circulation area works well from a ventilation and light access point of view. However, it seems to be its own separate activity space and included in the calculations for child activity spaces. The Panel questioned how this area will function if all activity spaces circulate kids through this space at the same time. Further clarification and an explanation on how this works would be beneficial. This also applies to the kitchen access to the “piazza” space. Although this			

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4i.	Concerns were raised about the use of Perspex in the fencing to meet acoustic requirements. Perspex can degrade significantly over time and is generally not very UV stable. Alternative materials should be considered plus alternative approaches to managing this important interface should be considered.			
5c.	The Applicant was strongly encouraged by the Panel to explore sustainability initiatives and suggested engaging the services of a sustainability consultant. A commitment to sustainability initiatives is essential to enable a successful outcome and further clarity was requested.			
6a.	The seating provided at the entry for clientele to stop and chat is welcoming, positive and good practice, however generosity in this area could be improved.			
6b.	It was noted by the Panel there are no windows indicated in the cot room on the drawings. The cot room should include an openable window to purge overnight and enable natural light penetration.			
6c.	The space defined by the safety fence and gates to the entry way could be more generous.			
7a.	The Panel stated the legibility of the entry portico could be examined and improved. It was suggested the generosity of this area could be explored.			
7b.	The Applicant was encouraged to explore screening the carpark with landscape or a visually permeable element which would add to the pedestrian experience and reduce the visual dominance of car spaces.			

8a. Comment was made the entry portal and pathway seems too narrow. The Applicant was urged to check the width to ensure people can pass if a pram is being pushed at the same time. 8c. The Applicant was encouraged to separate the pedestrian and vehicular paths.			
10a. The current proposal in form is reminiscent of a more suburban retail outlet and would benefit from consideration of its use in its design. 10b. As explained under Principle 1 commentary there is opportunity to revise the selection of materials to include those of a more contextual nature. One suggestion was to consider the use of brickwork (even as a feature element) which is contextual to the local area. Investigate the various colours in the area or a certain type of brick which has been used. 10c. Whilst the simplicity of form is acknowledged the building form should be enhanced to better represent the use and to better respond to the quality of the streetscape. 10d. The front fence should be further developed to create more interest and better integrate the landscaping. 10e. The use of lightweight materials requires good architectural detailing to optimize the aesthetic outcomes. It would be beneficial to have a better understanding and detailing around the robustness of the materials utilised in the design to ensure a good outcome. 10f. Any shade sails proposed should be shown on the drawings and			

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OVERSHADOWING NOTES

OVERSHADOWING CALCULATION

OVERSHADOWING CALCULATIONS HAVE BEEN BASED OFF THE R-CODES EXPLANATORY GUIDELINES CLAUSE 1.2 - SOLAR ACCESS FOR ADJOINING SITES.

PERTH - LATITUDE 32°S - VERTICAL SUN ANGLE 35°.

EXTENT OF OVERSHADOWING

IN ACCORDANCE WITH THE R-CODES PART 5, CLAUSE 5.4.2 - SOLAR ACCESS FOR ADJOINING SITES ADJOINING PROPERTIES SHALL NOT EXCEED THE FOLLOWING LIMITS:

ADJOINING PROPERTIES CODED R25 AND LOWER - 25% OF THE SITE AREA;
ADJOINING PROPERTIES CODED R30 TO R40 INCLUSIVE - 35% OF THE SITE AREA;
ADJOINING PROPERTIES CODED HIGHER THAN R40 - 50% OF THE SITE AREA.

LOT 501, No. 314 MAIN STREET
LOT 204, No. 298 MAIN STREET
LOT 26, No. 17 ARCHIBALD ROAD
LOT 88, No. 15 ARCHIBALD ROAD
LOT 23, No. 11 ARCHIBALD ROAD
LOT 22, No. 9 ARCHIBALD ROAD

NOT AFFECTED BY DEVELOPMENT
COMPLIANT
NOT AFFECTED BY DEVELOPMENT
NOT AFFECTED BY DEVELOPMENT
NOT AFFECTED BY DEVELOPMENT
NOT AFFECTED BY DEVELOPMENT

CARPARKING

USE	VALUE	CALC	REQUIRED
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CHILD CARE	94 CHILDREN	1/5 PLACES	19
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TOTAL PROVIDED

21

LEGEND:

- HARDSTAND PAVEMENT.
- PAVED FOOTPATHS.
- SELECTED LANDSCAPING: PLAY AREA TO BE DESIGNED BY OTHERS.
- NEW SELECTED SHADE TREE IN ACCORDANCE WITH LOCAL AUTHORITY GUIDELINES.
- EXISTING TREE RETAINED. REFER TO DEMO PLAN FOR EXTENT OF REMOVED TREES.
- EXTENT OF 2000mm HIGH PROFILED SHEET ACOUSTIC WALL TO BE IN ACCORDANCE WITH ACOUSTIC REPORT REQUIREMENTS. REFER TO ELEVATIONS FOR MORE INFORMATION.

NOTES:

* FLOOR LEVEL AND STORM WATER IS INDICATIVE ONLY. FINAL DESIGN TO BE PREPARED BY A CIVIL ENGINEER AS PART OF BUILDING PERMIT APPLICATION.

* REFER TO SITE SURVEY PLAN FOR DETAILS ON ALL EXISTING INFRASTRUCTURE.



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PTY LTD
BUILDING DESIGNERS

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HINDLEY TRUST
ACN No. 088 989 904

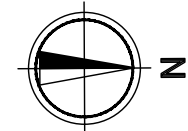


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SHOP DRAWINGS OR COMMENCING MANUFACTURE.
THIS IS A COMPUTER GENERATED DRAWING AND
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NO.	DATE:	REVISION:	DRAWN:	CHECK:
A	23.07.24	ISSUED FOR DEVELOPMENT APPROVAL	JJR	CPH
B	08.08.24	REVISED FOR COMMENTS	JJR	CPH

PROPOSED SITE PLAN

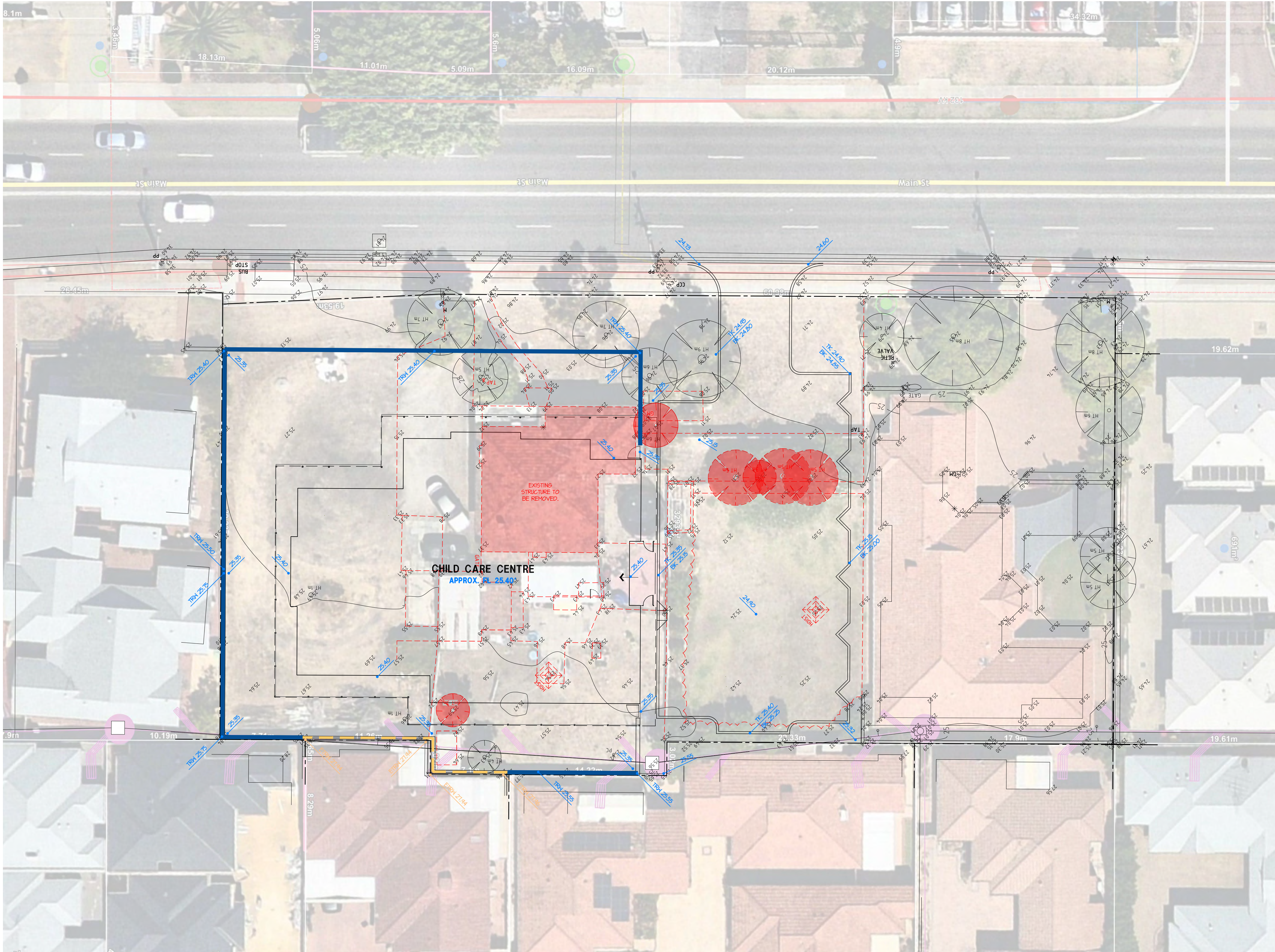
SCALE 1:200 @ A1 1:400 @ A3



A1 SHEET

PROPOSED CHILDCARE CENTRE
LOT 6, No. 308 MAIN STREET
BALCATTA
for PROJECT CONSTRUCTION Pty Ltd

Date - 30.05.24
Design - JJR
Drawn - JJR
Checked - CPH
Scale - 1:200
Job No. 0873
Dwg - DA01
Rev - B



- NOTES:**
- *DESIGN LEVELS ARE INDICATIVE ONLY. FINAL LEVELS AND TO BE DESIGNED BY A CIVIL ENGINEER AS PART OF THE BUILDING PERMIT APPLICATION.
 - SURVEY INFORMATION PROVIDED BY TUSCOM SUBDIVISION CONSULTANTS PTY LTD. REFER TO FEATURE SURVEY DATED 26/11/2021 FOR IDENTIFICATION OF FEATURES AND DETAILS OF DATUM.
 - SEWER LOCATION IS PLOTTED FROM WATER CORPORATION PLANS AND IS TO BE CONSIDERED APPROXIMATE ONLY. ACCURATE LOCATION OF SEWER TO BE VERIFIED PRIOR TO CONSTRUCTION.
 - SURFACE FEATURES AND LEVELS HAVE BEEN SURVEYED TO MEET THE REQUESTED SCOPE OF WORKS ACCURACY. THE SURFACE MAY BE CONTOURED TO DEPICT TOPOGRAPHY OR DEFINED ONLY BY SPOT HEIGHTS. FOR CLARITY ON HARD COPY SOME LEVEL INFORMATION IS NOT SHOWN. REFER TO 3D DIGITAL FILE. ABOVE GROUND INDICATORS (MARKERS) OF UNDERGROUND SERVICES ARE LOCATED WHERE VISIBLE. THIRD PARTIES UTILISING THIS INFORMATION SHOULD CONFIRM THE CAPTURE ACCURACIES MEET REQUIREMENTS PRIOR TO USE.
 - PRIOR TO ANY CONSTRUCTION EXCAVATION OR DEMOLITION THE RELEVANT SERVICE AUTHORITIES SHOULD BE CONTACTED TO CONFIRM LOCATION OF ALL UNDERGROUND AND NON-VISIBLE SERVICES. THE CONTRACTOR IS TO CARRY OUT A GROUND SCAN TO LOCATE ANY EXISTING SERVICES WITHIN THE SITE AND VERGE AREAS PRIOR TO WORKS.
 - THE DEPICTED PRECALCULATED BOUNDARIES SHALL BE TREATED AS PROPOSED ONLY AND MAY BE SUBJECT TO ALTERATIONS IN DIMENSIONS OR AREAS PRIOR TO DEPOSITED PLAN LODGEMENT AT LANDGATE. THE DEPICTED BOUNDARY LOCATIONS ARE A GRAPHICAL REPRESENTATION ONLY, THEREFORE THEIR POSITION IS NOT GUARANTEED BY MNG UNLESS STATED OTHERWISE. RE-ESTABLISHMENT OF LOT BOUNDARIES BY A LICENSED SURVEYOR IS RECOMMENDED FOR ANY WORKS ON OR ABOUT A BOUNDARY.
 - REFER TO CERTIFICATE OF TITLE FOR ENCUMBRANCES.

- LEGEND:**
- ITEMS TO BE REMOVED / RELOCATED SHOWN IN RED.
 - PROPOSED DESIGN LEVEL:
 - TK - TOP OF KERB
 - BK - BOTTOM OF KERB
 - TRW - TOP OF RETAINING WALL
 - BRW - BOTTOM OF RETAINING WALL
 - ETRW - TOP OF EXISTING RETAINING WALL
 - ALL OTHER LEVELS ARE FROM SURFACE OF PAVEMENT.
 - LOW LEVEL MASONRY RETAINING WALL INCORPORATED INTO BOUNDARY FENCE. EXTENT AND TYPE TO BE CONFIRMED BY CIVIL ENGINEER DURING DETAILED DESIGN STAGE.
 - EXISTING NEIGHBOURING RETAINING.



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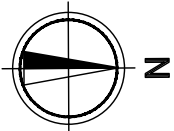
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NO.	DATE:	REVISION:	DRAWN:	CHECK:
A	23.07.24	ISSUED FOR DEVELOPMENT APPROVAL	JJR	CPH
B	08.08.24	REVISED FOR COMMENT	JJR	CPH

A1 SHEET

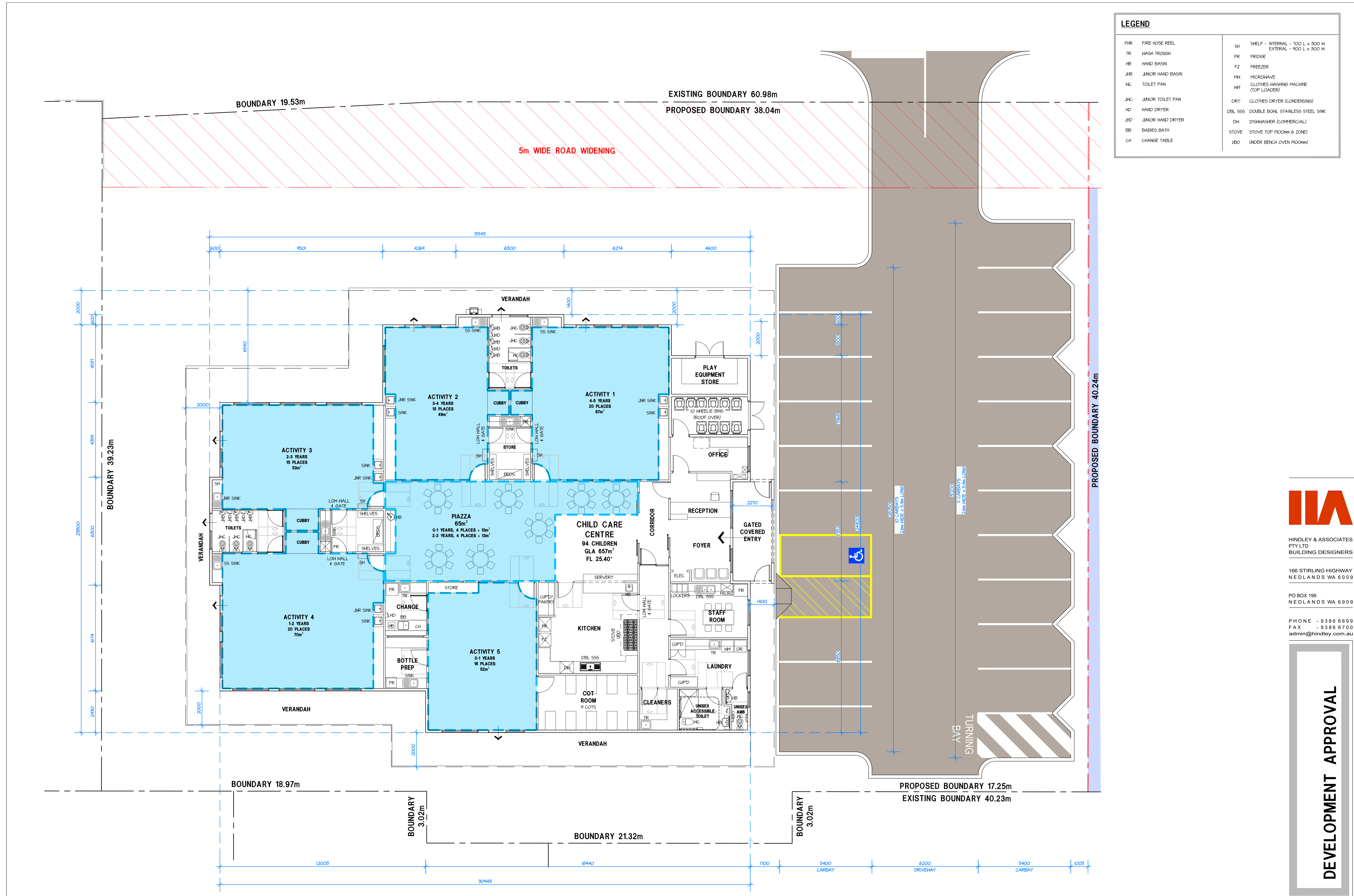
SURVEY OVERLAY/ LEVELS / DEMOLITION PLAN
SCALE 1:200 @ A1 1:400 @ A3



PROPOSED CHILDCARE CENTRE
LOT 6, No. 308 MAIN STREET
BALCATT
for PROJECT CONSTRUCTION Pty Ltd

Date - 30.05.24
Design - JJR
Drawn - JJR
Checked - CPH
Scale - 1:200
Job No. 0873
Dwg - DA02
Rev - B

LEGEND			
FHR	FIRE HOSE REEL	SH	SHELF - INTERNAL - 100 L x 300 H
TR	WASH TROUGH	FR	FRIDGE
HB	HAND BASIN	FZ	FREEZER
JHB	JUNIOR HAND BASIN	MW	MICROWAVE
WC	TOILET PAN	WM	CLOTHES WASHING MACHINE (TOP LOADER)
JWC	JUNIOR TOILET PAN	DRY	CLOTHES DRYER (CONDENSING)
HD	HAND DRYER	DBL SSS	DOUBLE BOWL STAINLESS STEEL SINK
JHD	JUNIOR HAND DRYER	DW	DISHWASHER (COMMERCIAL)
BB	BABIES BATH	STOVE	STOVE TOP (400mm 6 ZONE)
CH	CHANGE TABLE	UBO	UNDER BENCH OVEN (900mm)



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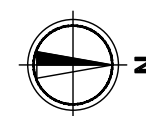
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B	08.08.24	REVISED FOR COMMENT	JJR	CPH

PROPOSED FLOOR PLAN
SCALE 1:100 @ A1 1:200 @ A3



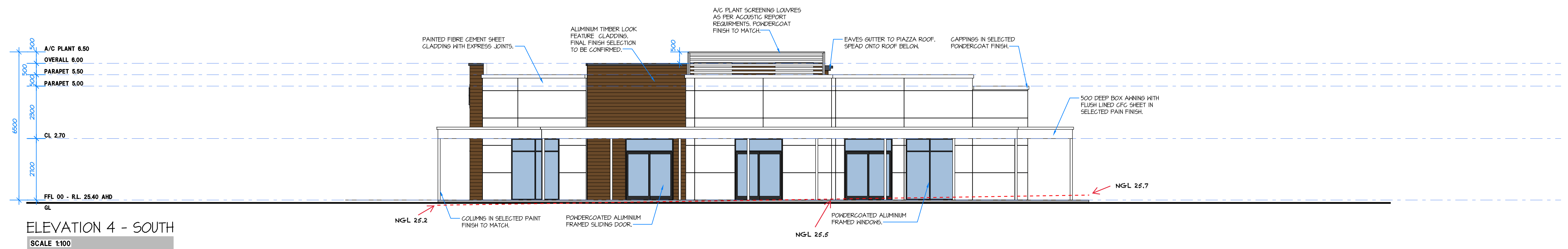
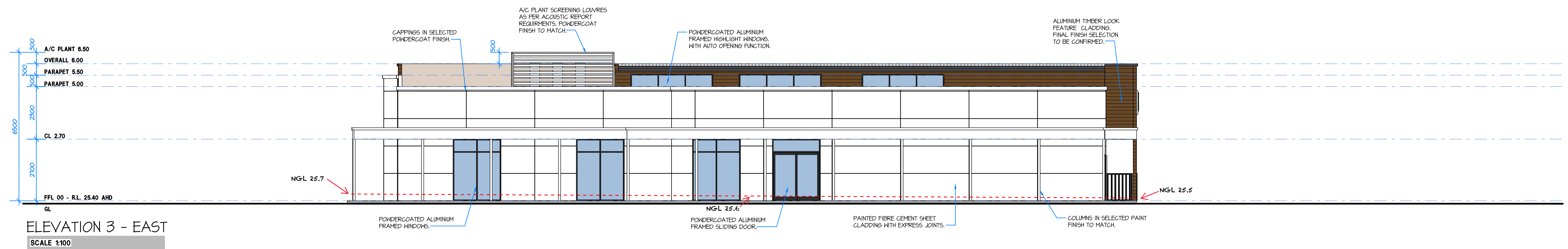
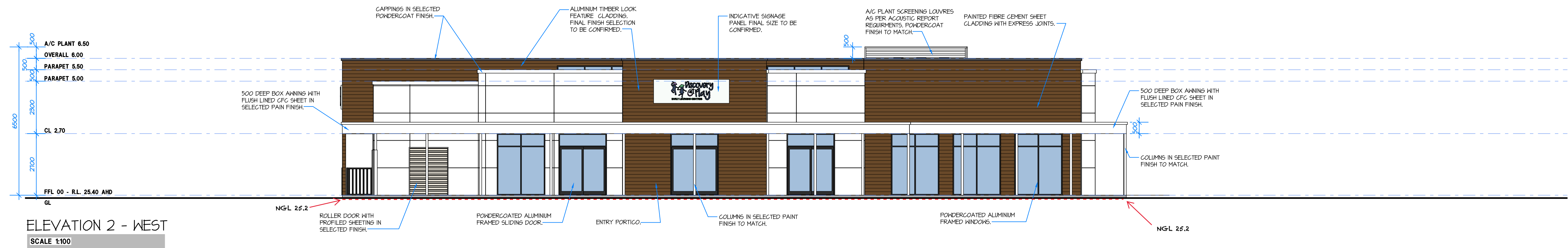
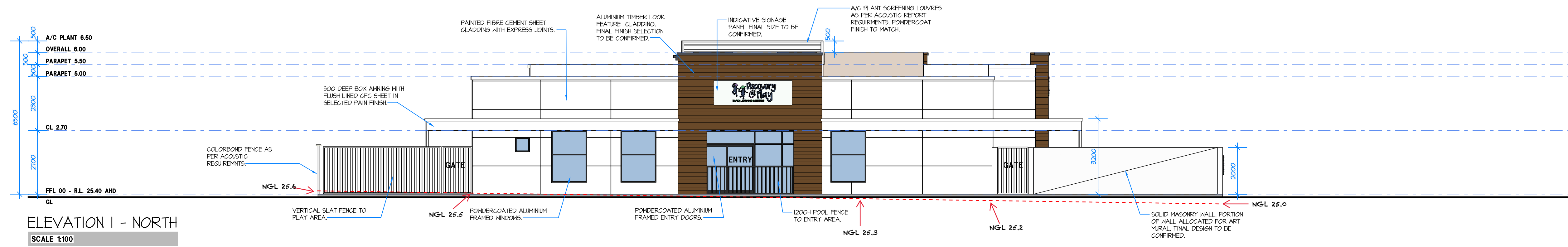
A1 SHEET

PROPOSED CHILDCARE CENTRE
LOT 6, No. 308 MAIN STREET
BALCATTA
for PROJECT CONSTRUCTION Pty Ltd

Date - 30.05.24
Design - JUR
Drawn - JUR
Checked - CPH
Scale - 1:200
Job No. 0873
Dwg - DA03
Rev - B

COLOUR SCHEDULE:

- SELECTED GLAZING.
- ALUMINUM TIMBER LOOK GLAZING.
- DILUX VIVID WHITE PAINT FINISH.
- COLORBOND BASALT.
- DURATEC BLACK POWDERCOAT TO FRAMES.



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B	08.08.24	REVISED FOR COMMENT	JJR	CPH

PROPOSED ELEVATIONS

SCALE 1:100 @ A1 1:200 @ A3

A1 SHEET

PROPOSED CHILDCARE CENTRE
LOT 6, No. 308 MAIN STREET
BALCATT
for PROJECT CONSTRUCTION Pty Ltd

Date - 30.05.24
Design - JUR
Drawn - JUR
Checked - CPH
Scale - 1:100
Job No. 0873
Dwg - DA04
Rev - B

	SELECTED GLAZING.
	ALUMINIUM TIMBER LOOK GLAZING.
	DULUX VIVID WHITE PAINT FINISH.
	COLORBOND BASALT.
	DURATEC BLACK POWDERCOAT TO FRAMES.



DEVELOPMENT APPROVAL

Date - 30.05.24
Design - JJR
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Checked - CPH
Scale - 1:100
Job No. - 0873

Dwg - DA05
Rev - B



IMAGE 1
"PLAY AREA SHOWN INDICATIVELY ONLY"



IMAGE 2
"PLAY AREA SHOWN INDICATIVELY ONLY"



IMAGE 3
"PLAY AREA SHOWN INDICATIVELY ONLY"



IMAGE 4
"PLAY AREA SHOWN INDICATIVELY ONLY"



IMAGE 5
"PLAY AREA SHOWN INDICATIVELY ONLY"



IMAGE 6
"PLAY AREA SHOWN INDICATIVELY ONLY"

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A1 SHEET

PERSPECTIVE VIEWS
NOT TO SCALE

PROPOSED CHILDCARE CENTRE
LOT 6, No. 308 MAIN STREET
BALCATT
for PROJECT CONSTRUCTION Pty Ltd

Date	-	30.05.24
Design	-	JJR
Drawn	-	JJR
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Scale	-	1:100
Job No.	-	0873
Dwg	-	DA06
Rev	-	A



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DEVELOPMENT APPROVAL



IMAGE 7
"PLAY AREA SHOWN INDICATIVELY ONLY"



IMAGE 8
"PLAY AREA SHOWN INDICATIVELY ONLY"



IMAGE 9
"PLAY AREA SHOWN INDICATIVELY ONLY"



IMAGE 10
"PLAY AREA SHOWN INDICATIVELY ONLY"



IMAGE 11
"PLAY AREA SHOWN INDICATIVELY ONLY"



IMAGE 12
"PLAY AREA SHOWN INDICATIVELY ONLY"



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ACN No. 088 989 904



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A	23.07.24	ISSUED FOR DEVELOPMENT APPROVAL	JJR	CPH

A1 SHEET

PERSPECTIVE VIEWS
NOT TO SCALE

PROPOSED CHILDCARE CENTRE
LOT 6, No. 308 MAIN STREET
BALCATT
for PROJECT CONSTRUCTION Pty Ltd

Date	-	30.05.24
Design	-	JJR
Drawn	-	JJR
Checked	-	CPH
Scale	-	1:100
Job No.	-	0873
Dwg	-	DA07
Rev	-	A



IMAGE 13
'PLAY AREA SHOWN INDICATIVELY ONLY'



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ACN No. 088 989 904



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A 23.07.24 ISSUED FOR DEVELOPMENT APPROVAL JJR CPH

A1 SHEET

PERSPECTIVE VIEWS
NOT TO SCALE

PROPOSED CHILDCARE CENTRE
LOT 6, No. 308 MAIN STREET
BALCATT
for PROJECT CONSTRUCTION Pty Ltd

Date - 30.05.24
Design - JJR
Drawn - JJR
Checked - CPH
Scale - 1:100
Job No. 0873
Dwg - DA08
Rev - A



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A	08.08.24	ISSUED FOR DEVELOPMENT APPROVAL	JJR	CPH

A1 SHEET

@ A1 1:200 @ A3

**PROPOSED CHILDCARE CENTRE
LOT 6, No. 308 MAIN STREET
BALCATT
for PROJECT CONSTRUCTION Pty Ltd**

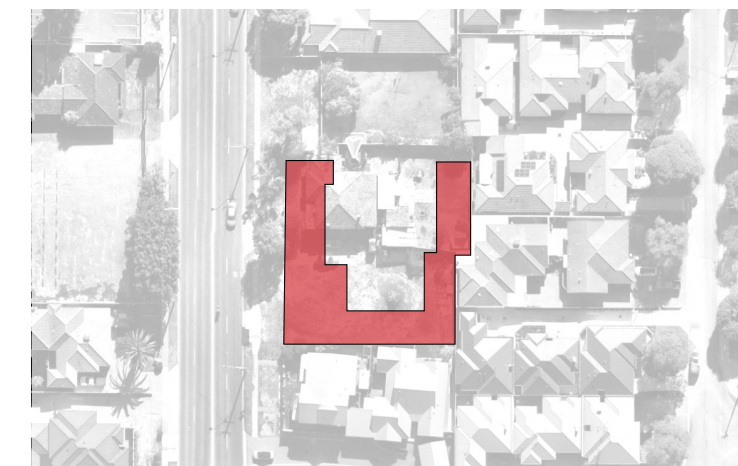
Date - 30.05.24
Design - JJR
Drawn - JJR
Checked - CPH
Scale - 1:100
Job No. - 0873

Dwg - **DA10**
Rev - **A**



MAIN STREET

NOT TO SCALE



MAIN STREET CHILDCARE CENTRE BALCATT

PLAY SPACE DESIGN

CONTENTS

- LS 101 LOCATION PLAN
- LS 102 CONCEPT PLAN - 0 - 3 YEARS
- LS 103 CONCEPT PLAN - 2 - 5 YEARS
- LS 104 SHADE PLAN
- LS 105 DEEP SOIL CALCULATION AND RETAINING WALLS
- LS 106 PLANTING PLAN - PLAYSPACE
- LS 107 PLANTING PLAN - CARPARK AND VERGE

PROPOSED DEVELOPMENT (EXCLUDING ROAD WIDENING)

GENERAL NOTES

HYDRAULIC

- 20mm water points to water play (fountains/pumps/misters) locations
- 25mm retic cut-in close to the water meter

ELECTRICAL

- Power to retic controller location

CIVIL

- Ground level on site to be set 150mm lower than FFL of slab prior to us commencing on site
- Stormwater pit/grate locations and heights to be coordinated with this concept plan

HARD DIGGING

- No allowance has been made for hard digging in the costing provided

GROUND FLOOR

685 sqm

AREA 1 (0 - 1 years)
16 places



AREA 2 (1 - 3 years)
35 places



AREA 3 (2 - 5 years)
35 places



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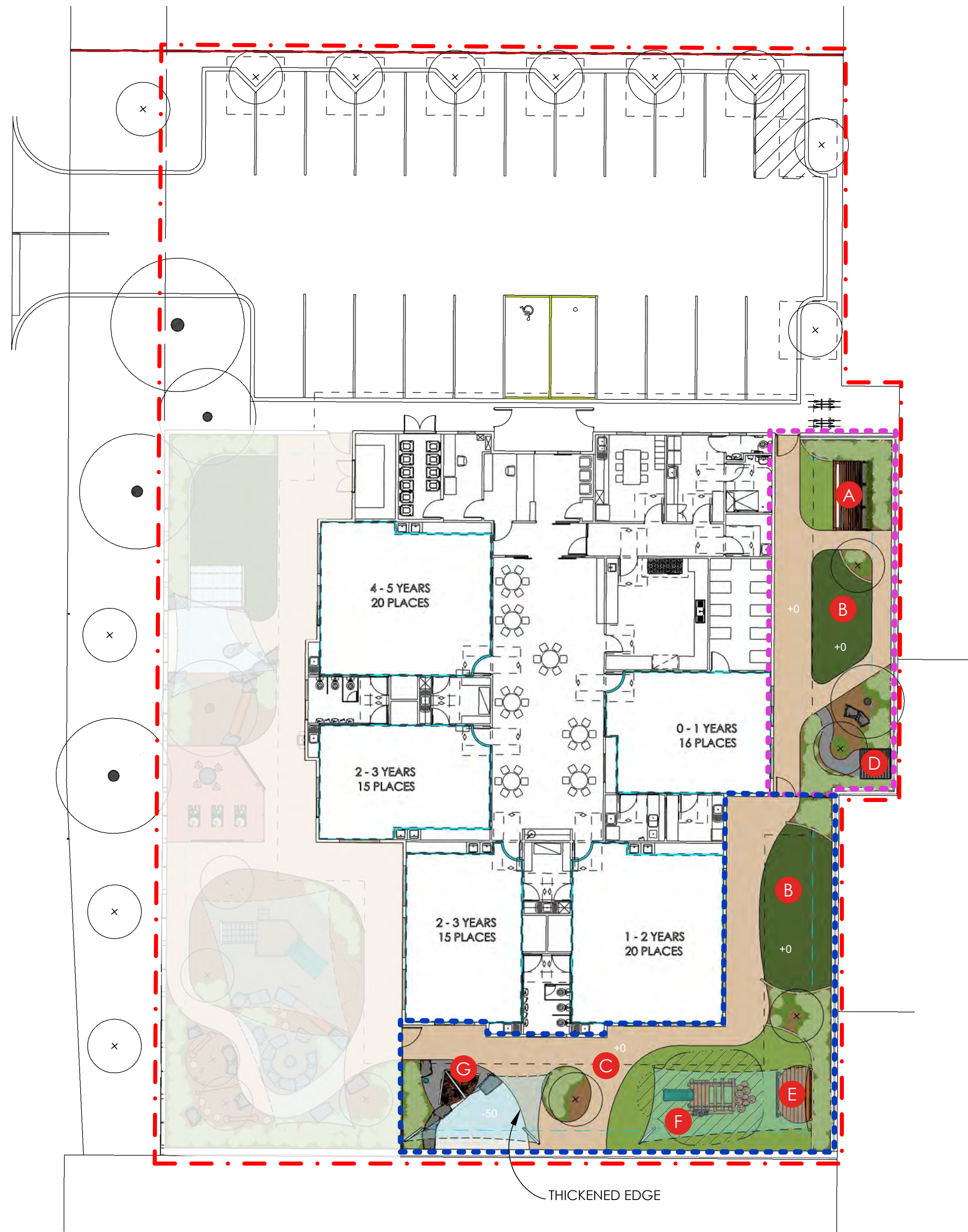
MAIN STREET CHILDCARE CENTRE BALCATT

308 Main Street Balcatta WA Australia

LS 101 - LOCATION PLAN



Job No: 6342
Rev: B
Date: Aug 2024
Design: KP



LEGEND

- A** ARCH SHELTER W SANDPIT (L051504)
- B** OPEN FLEXIBLE SPACE
- C** BIKE PATH
- D** MINI CUBBY - MESH (L019113)
- E** STAGE WITH CURTAIN AND CLIPS (L032403)
- F** MINI MORETON CLIMBER (L002801)
- G** SHADLE LIGHT AND SHADE WITH MISTERS (L016922)

- HYBRID LAWN
- ARTIFICIAL TURF
- ARTIFICIAL TURF WITH RUBBER UNDERNEATH
- WHITE SAND (MIN 300mm DEEP)
- MULCH
- PISTACHIO CONCRETE (STIPPLE TROWEL)
- CONCRETE (ROCK SALT FINISH)
- SHADE SAIL (COLOR TBC WITH CLIENT)

- ROCK BOULDERS
- SHADE SAIL POST
- CURVED SHADE SAIL POST
- CONCRETE KERB (CREAM)
- EXISTING TREE
- PROPOSED TREE
- PLANTS
- FALL ZONE
- ROOF OVER / SHADE SAIL
- POOL FENCE FT5
- TIMBER TO BOUNDARY
- SINGLE GATE GT2
- ISOLATION VALVE
- 1m BOUNDARY EXCLUSION ZONE
- SCOPE OF WORKS (0 - 1 YEAR)
- SCOPE OF WORKS (1 - 3 YEARS)
- PROPOSED DEVELOPMENT (EXCLUDING ROAD WIDENING)

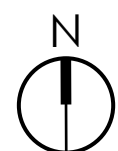


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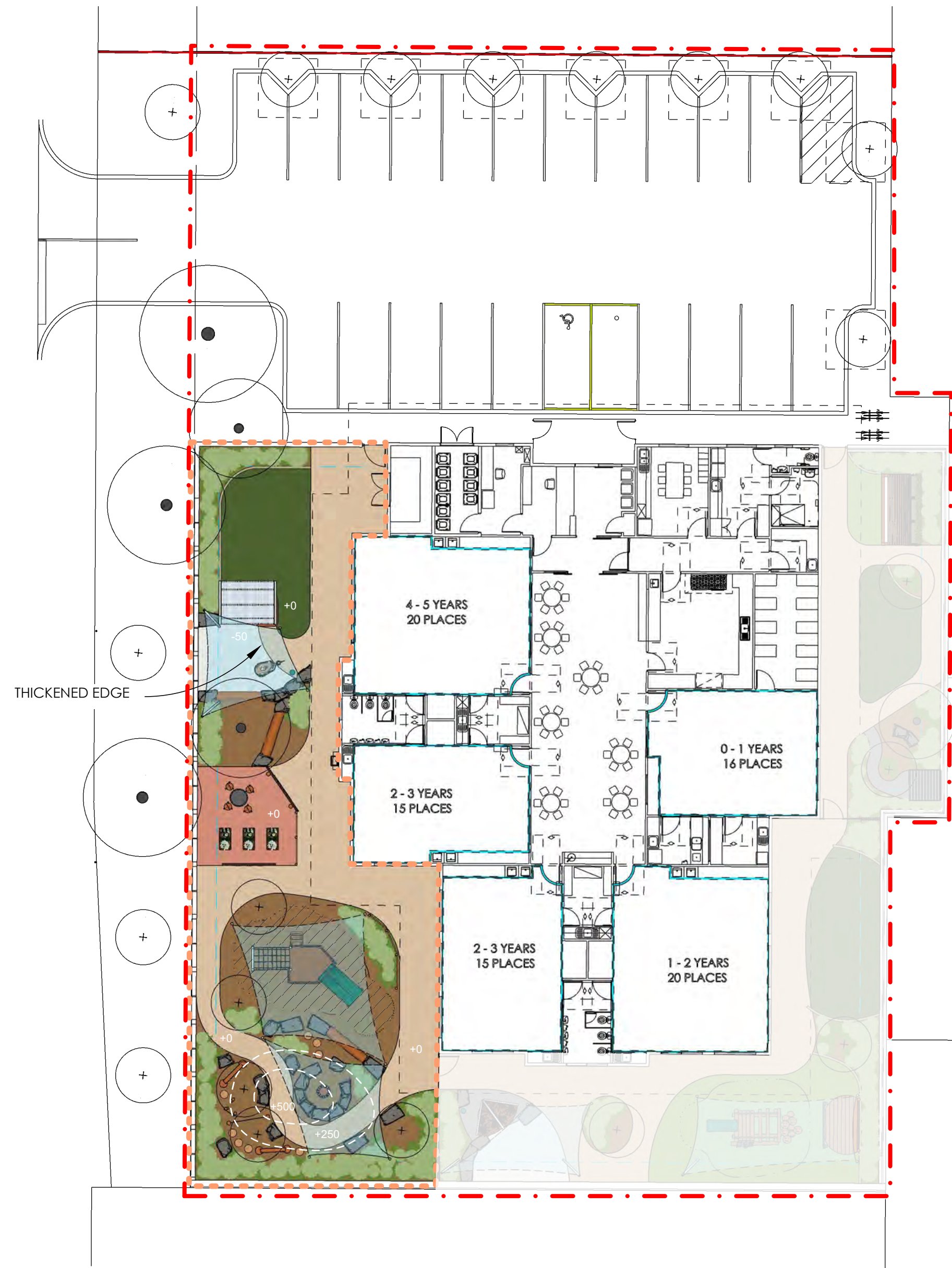
MAIN STREET CHILDCARE CENTRE BALCATT

308 Main Street Balcatta WA Australia
LS 102 - CONCEPT PLAN - 0 - 3 YEARS

Scale Approx 1:200 @ A2
0 1 2 3 4 5 10 20m



Job No: 6342
Rev: B
Date: Aug 2024
Design: KP



LEGEND

- A** OPEN FLEXIBLE SPACE
- B** TOOL SHED W/ SHOP FRONT TIMBER SLATS (L010317)
- C** WATER PUMP (L003002)
- D** WATER CREEK (L003008)
- E** GAMES STUMP WITH CONCRETE TOP (L016402)
WITH 4 X MOVEABLE ART STOOL (L020901)
- F** VEGGIE GARDEN ENTRY FEATURE (L031600)
- G** TIMBER PLANTER - VEGGIES (L010905)
- H** ACTIVITY PANEL PEEK-A-BOO WALL - STRAIGHT (L007006)
- I** WALFORD FORT (L053900)
- J** CAMP SITE W/ FIRE PIT (L027800)
- K** BIKE PATH
- L** BALANCE SLEEPER 1.8m (L005211)
- M** DUAL TIGHT ROPE (L006300)
- N** STILT HONED CONCRETE STEP (L004307)

- HYBRID LAWN**
- WHITE SAND (MIN 300mm DEEP)**
- MULCH**
- IAS MULCH**
- PISTACHIO CONCRETE (STIPPLE TROWEL)**
- SHADE SAIL (COLOR TBC WITH CLIENT)**
- PAVING**

- ROCK BOULDERS**
- CONCRETE STEPPER LIGHT BROWN (L010505)**
- SHADE SAIL POST**
- CURVED SHADE SAIL POST**
- LOG**
- CONCRETE KERB (CREAM)**
- EXISTING TREE**
- PROPOSED TREE**
- PLANTS**
- FALL ZONE**
- ROOF OVER / SHADE SAIL**
- POOL FENCE FT5**
- GARDEN RAIL FT16**
- TIMBER TO BOUNDARY**
- SINGLE GATE GT2**
- ISOLATION VALVE**
- 1m BOUNDARY EXCLUSION ZONE**
- SCOPE OF WORKS (2 - 5 YEARS)**
- PROPOSED DEVELOPMENT
(EXCLUDING ROAD WIDENING)**

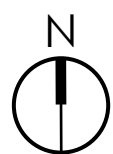


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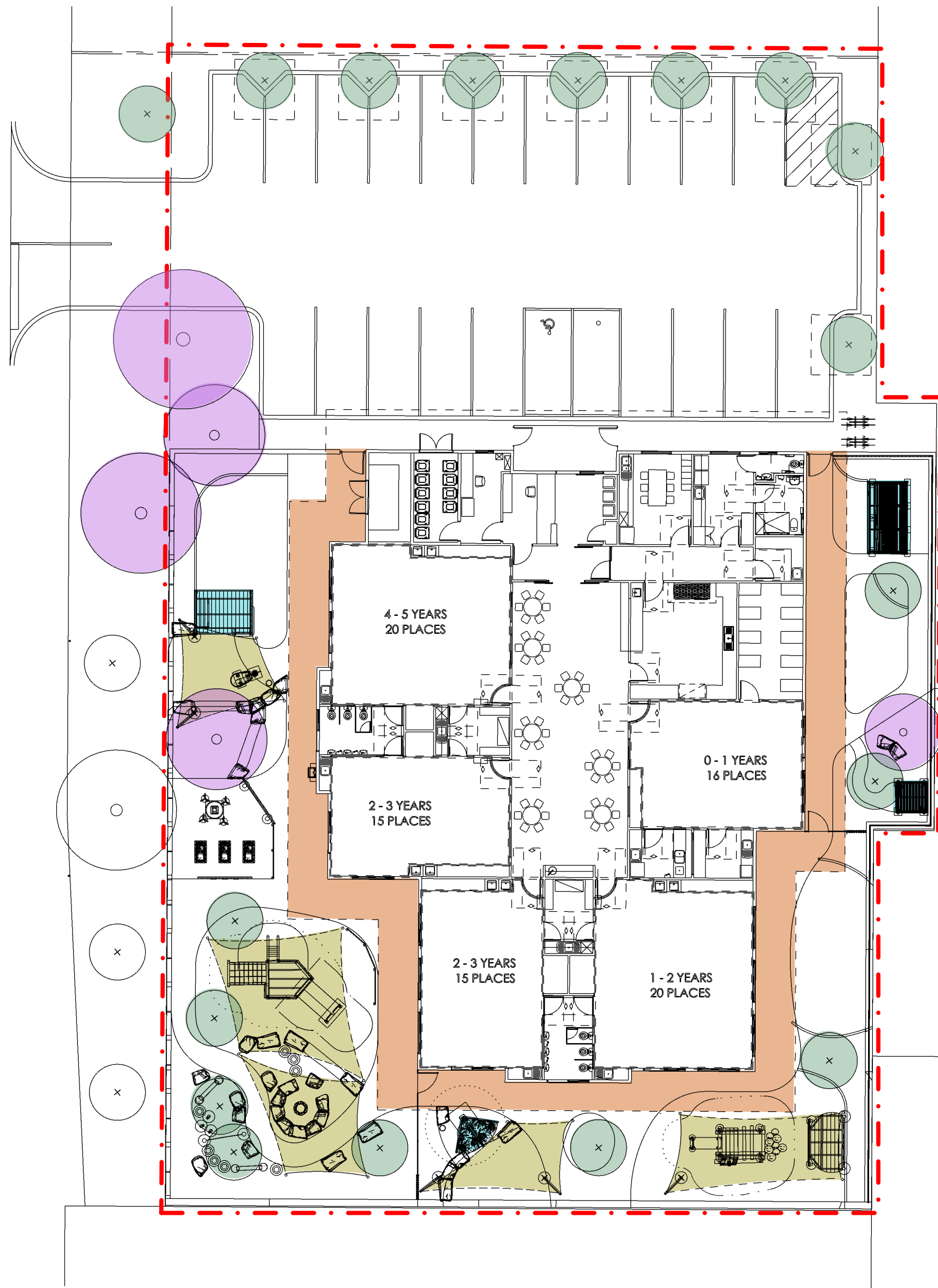
MAIN STREET CHILDCARE CENTRE BALCATT

308 Main Street Balcatta WA Australia
LS 103 - CONCEPT PLAN - 2 - 5 YEARS

Scale Approx 1:200 @ A2
0 1 2 3 4 5 10 20m



Job No: 6342
Rev: B
Date: Aug 2024
Design: KP



- BUILDING ROOF
- EQUIPMENT ROOF
- PROPOSED SHADE SAIL
- PROPOSED TREES
- EXISTING TREES
- PROPOSED DEVELOPMENT
(EXCLUDING ROAD WIDENING)

Scale Approx 1:200 @ A2

0 1 2 3 4 5 10 20m



Job No: 6342
Rev: B
Date: Aug 2024
Design: KP

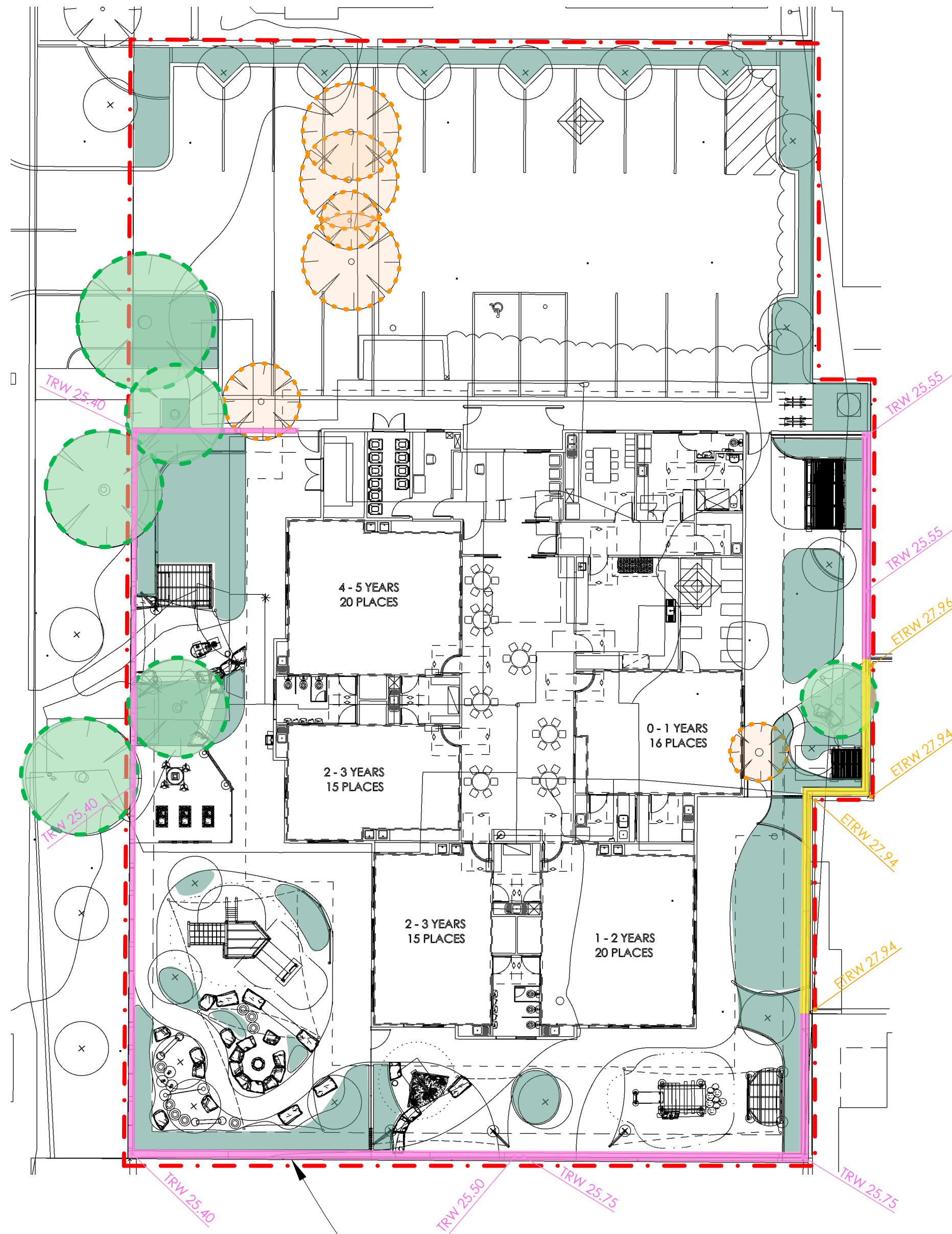


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MAIN STREET CHILDCARE CENTRE BALCATT

308 Main Street Balcatta WA Australia

LS 104 - SHADE PLAN



- - - PROPOSED DEVELOPMENT (EXCLUDING ROAD WIDENING)
- EXISTING RETAINING WALL
- PROPOSED RETAINING WALL
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE RETAINED
- DEEP SOIL AREA

SITE AREA	m2	SITE %
TOTAL SITE (EXCLUDING ROAD WIDENING)	2093	
DEEP SOIL AREA	315	15%

WALL WORKS BY OTHERS, REFER TO ARCHITECTURAL DRAWINGS FOR MORE DETAILS.

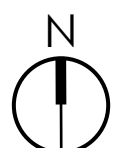


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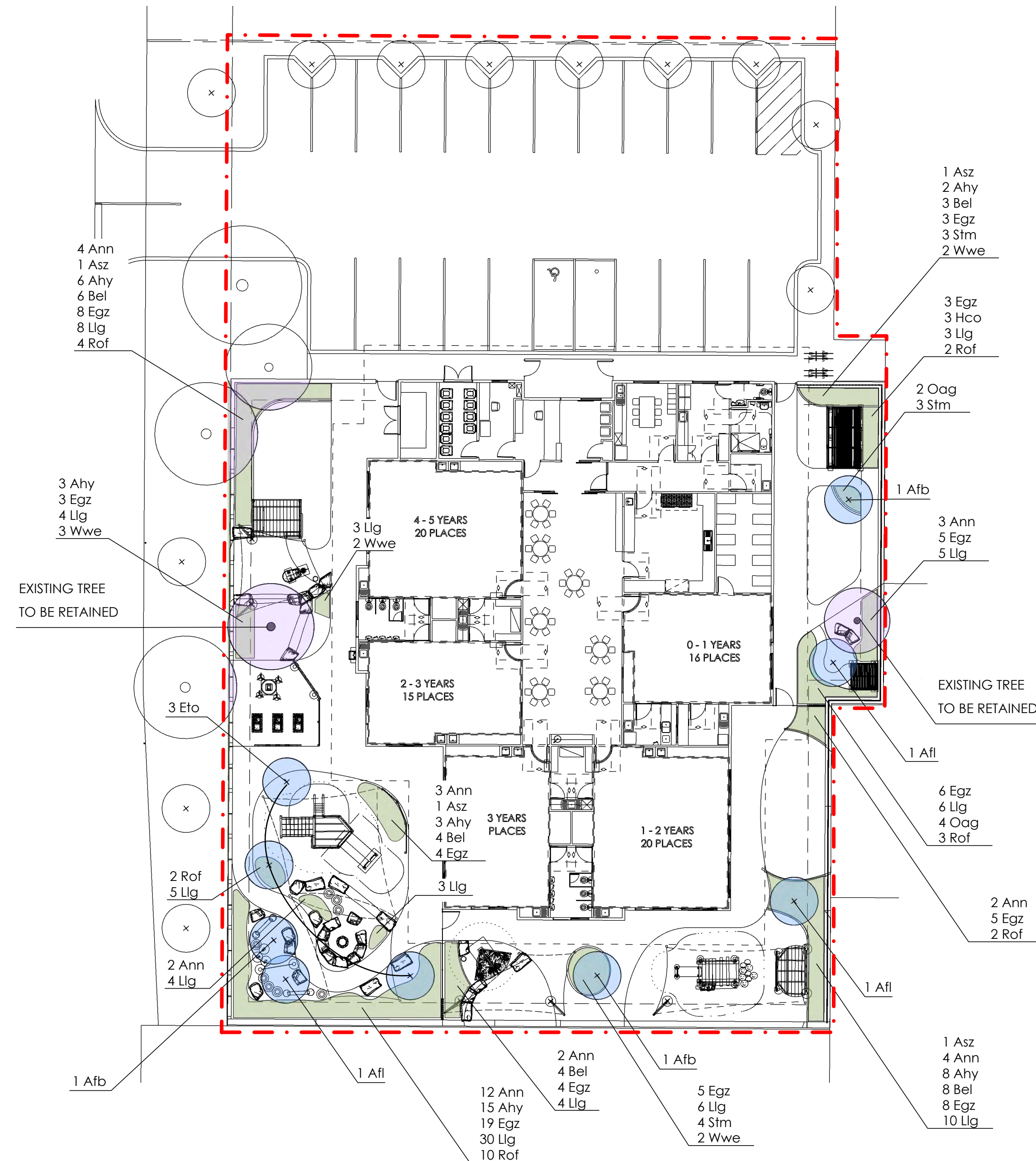
MAIN STREET CHILDCARE CENTRE BALCATT 308 Main Street Balcatta WA Australia LS 105 - DEEP SOIL CALCULATION AND RETAINING WALLS

Scale Approx 1:200 @ A2

0 1 2 3 4 5 10 20m



Job No: 6342
Rev: B
Date: Aug 2024
Design: KP



PLAYSPACE PLANTING

TYPE	CODE	SPECIES	SIZE	POT SIZE	HABIT	QTY
Plants	Ann	Adenanthos cunninghamii	1m	140mm	Shrub	32
	Asz	Adenanthos sericeus 'Pencil Perfect'	3m	140mm	Shrub Large	4
	Ahy	Anigozanthos hybrid	0.5m	140mm	Strappy	37
	Bel	Beaufortia elegans	1m	140mm	Shrub	25
	Egz	Eremophila glabra 'Blue horizon'	0.3m	140mm	Ground Cover	73
	Afb	Hardenbergia comptoniana	3m	140mm	Creeper	3
	Llg	Lomandra longifolia 'Tanika'	0.7m	140mm	Strappy	91
	Oag	Olearia axillaris 'Little Smokie'	1m	140mm	Shrub	6
	Rof	Rosmarinus officinalis	1.5m	140mm	Shrub	23
	Stm	Stachys 'Moonlight'	0.25m	140mm	Shrub	10
	Wwe	Westringia fruticosa 'WES06' PBR	0.3m	140mm	Shrub	9
Trees	Afl	Agonis flexuosa	8m	100L	Tree Evergreen	3
	Afb	Agonis flexuosa 'Burgundy'	6m	100L	Tree Evergreen	3
	Eto	Eucalyptus torquata	8m	100L	Tree Evergreen	3
TOTAL PLANTS						313
TOTAL TREES						9

*All planting irrigated from mains reticulated water

* PLANTING DENSITY IS APPROX. 3 PLANTS PER SQM IN GENERAL,
DEPENDENT ON PLANT SPECIES

--- PROPOSED DEVELOPMENT
(EXCLUDING ROAD WIDENING)



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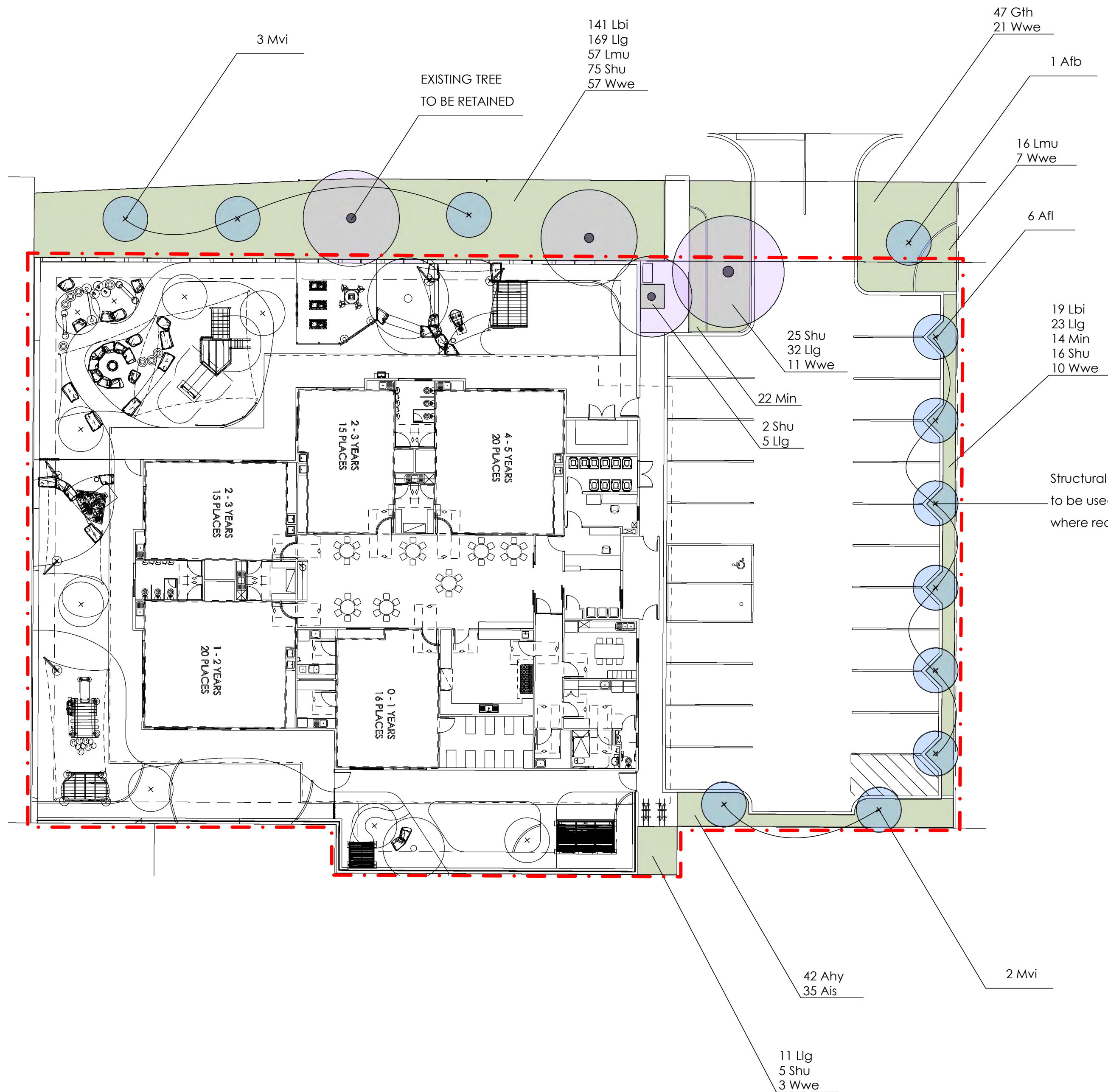
MAIN STREET CHILDCARE CENTRE BALCATT

308 Main Street Balcatta WA Australia
LS 106 - PLANTING PLAN - PLAYSPACE

Scale Approx 1:200 @ A2
0 1 2 3 4 5 10 20m



Job No: 6342
Rev: B
Date: Aug 2024
Design: KP



CARPARK AND VERGE PLANTING

TYPE	CODE	SPECIES	SIZE	POT SIZE	HABIT	QTY
Plants	Ais	Adenanthos meisneri 'Green Carpet'	0.3m	140mm	Shrub	35
	Ahy	Anigozanthos hybrid	0.5m	140mm	Strappy	42
	Gth	Grevillea thelemanniana 'Mini Marvel'	0.3m	140mm	Ground Cover	47
	Lbi	Lechenaultia biloba 'Dark Blue'	0.3m	140mm	Shrub	160
	Lmu	Liriope muscari	0.2m	140mm	Strappy	73
	Llg	Lomandra longifolia 'Tanika'	0.7m	140mm	Strappy	240
	Min	Melaleuca incana 'nana'	1m	140mm	Shrub	36
	Shu	Scaevola humilis 'Purple Fusion'	0.2m	140mm	Ground Cover	123
	Wwe	Westringia fruticosa 'WES06' PBR	0.3m	140mm	Shrub	109
Trees	Afl	Agonis flexuosa	8m	100L	Tree Evergreen	6
	Afb	Agonis flexuosa 'Burgundy'	6m	100L	Tree Evergreen	1
	Mvi	Melaleuca viridiflora	8m	100L	Tree Evergreen	5
TOTAL PLANTS						865
TOTAL TREES						12

*All planting irrigated from mains reticulated water

* PLANTING DENSITY IS APPROX. 3 PLANTS PER SQM IN GENERAL, DEPENDENT ON PLANT SPECIES

--- PROPOSED DEVELOPMENT
(EXCLUDING ROAD WIDENING)

Scale Approx 1:200 @ A2

0 1 2 3 4 5 10 20m



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MAIN STREET CHILDCARE CENTRE BALCATT

308 Main Street Balcatta WA Australia

LS 107 - PLANTING PLAN - CARPARK AND VERGE



Job No: 6342
Rev: B
Date: Aug 2024
Design: KP