



PROPOSED CHILD CARE CENTRE

Lot 290 (No. 94) Kooyong Road, Rivervale

City of Belmont
RECEIVED 08/10/2019
Application No: 403/2019



Harley Dykstra

PLANNING & SURVEY SOLUTIONS



DOCUMENT CONTROL

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Prepared for: JDH & JHM Investments Pty Ltd
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PERTH & FORRESTDAL

Level 1, 252 Fitzgerald Street, Perth
15/2 Hensbrook Loop, Forrestdale
PO Box 316, Kelmscott WA 6991

T: 08 9228 9291

T: 08 9495 1947

E: metro@harleydykstra.com.au

ABN 77 503 764 248

Albany

Bunbury

Busselton

Forrestdale

Perth

www.harleydykstra.com.au

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FS 536019



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- APPENDIX A** Development Plans
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1 INTRODUCTION

This Application to Commence Development (Development Application) has been prepared to formally seek the approval of the City of Belmont to develop a Child Care Centre on Lot 290 (No. 94) Kooyong Road, Rivervale. The proposed development comprises a two storey building with a large outdoor play deck, comprising predominantly of natural construction materials and fixtures. A copy of the Development Plans are included at **Appendix A**.

The Application proposes a Child Care Centre which is designed to accommodate 76 children and 13 staff members. The facility comprises 325m² of creditable internal play space and 542m² of creditable outdoor play space, as well as the associated amenities, offices, landscaping and car parking, sited over two stories.

The proposed development has been designed embracing principles of biophyllic design, acknowledging the positive impacts on wellbeing that natural elements have. The external building facades comprise largely of timber cladding, glazing and timber framed windows. The development comprises timber and glazed fencing, including open and solid format panels, with extensively landscaped play spaces to achieve a predominantly nature based amenity. While not required to be detailed at this stage, it is intended that these play spaces will be fit out with nature-based play equipment in lieu of the more commercial plastic play equipment. The proposed Elevation and Streetscape Perspectives are also included at **Appendix A**.

A review of the City of Belmont's Local Planning Scheme No. 15 and the relevant Local Planning Policies has been conducted in order to prepare this Development Application; which includes a description of the proposed works, the subject land and surrounding locality, planning rationale in support of the application, parking calculations, as well as the various management solutions including landscaping, acoustic treatment and site access.



2 SUBJECT LAND

Lot 290 (No. 94) Kooyong Road, Rivervale ('the subject site') is located on the northern edge of the Rivervale commercial centre (local centre) with frontage to Kooyong Road, Francisco Street and Jupp Lane. The subject site is 814m² in area and currently contains a vacant commercial building and informal parking to the rear of the site. Land to the north-west, north and north-east contains existing medium density development, while land to the south east comprises commercial tenancies including an IGA supermarket, medical centre and a laundromat. **Figure 1** depicts an Aerial Photograph of the Subject Site, and a Feature Survey of the site is included at **Appendix B**.



FIGURE 1 – AERIAL PHOTOGRAPH

A summary of the land particulars is provided at **Table 1** and a copy of the Certificate of Title is attached at **Appendix C**.

LOT NO.	PROPERTY ADDRESS	LANDOWNER	VOL.	FOLIO	PLAN NO.
290	94 KOOYONG ROAD, RIVERVALE	TALBANE PTY LTD	1140	790	D16131

TABLE 1 – SUMMARY OF LAND



3 PLANNING FRAMEWORK

3.1 Metropolitan Region Scheme

The subject site, as with the broader surrounding area, is zoned 'Urban' under the Metropolitan Region Scheme (MRS). Orrong Road, located approximately 350m south-west of the subject site, is reserved for 'Other Regional Roads'; which connects with the Graham Farmer Freeway, reserved for 'Primary Regional Roads'.

3.2 City of Belmont Local Planning Scheme No. 15

The land is zoned 'Commercial' under the City of Belmont's Local Planning Scheme No. 15 (LPS 15), consistent with a small strip of 'Commercial' zoned properties fronting Kooyong Road, and one to the rear of the subject site. Land zoned 'Residential' is located to the site's west, north and east in densities ranging from R20 to R40. A small strip of Residential land also exists to the south of the site, fronting Gerring Court. Both Francisco Road and Kooyong Road are zoned 'Arterial Road' under LPS 15. **Figure 2** is an extract of the City's Zoning Map.



FIGURE 2 – ZONING MAP

The objective of the 'Commercial' zone is defined within Clause 4.5 of the Scheme, as:

"The Town Centre and Commercial Zones are intended to provide for the retail commercial function and entertainment".

The land use definition relevant to this application is defined within Schedule 1 of the Scheme, which is a 'D' use within the 'Commercial Zone'.



“Child Care Premises means premises where –

- a) An education and care service as defined in the Education and Care Services National Law (Western Australia) section 5(1), other than a family day care as defined in that section, is provided; or
- b) A child care service as defined in the Child Care Services Act 2007 section 4 is provided.”

The proposed development is a permitted use within the ‘Commercial’ zone, subject to discretion being applied by the Council, and is entirely consistent with the objective of the zone.

Table 2 of the Scheme sets out the Car Parking Requirements for various uses throughout the municipality. The table prescribes a requirement of “1 space for every employee, plus 1 space per 8 children allowed under maximum occupancy” for Child Day Care Centre uses. This development therefore generates a requirement of 23 car parking spaces (13 staff members and 76 children). The development has proposed 14 bays (including a universal bay), and therefore seeks a variation to the Scheme Requirement. A Transport Impact Statement has been prepared in support of this application and is attached at **Appendix D**.

3.3 Local Planning Policy No. 9 – Child Care Premises and Child Family Day Care

The City of Belmont have prepared Local Planning Policy 9 – Child Care Premises and Child Family Day Care (LPP 9) to provide guidelines to assist in the preparation and assessment of Development Applications for Child Care Centres within the municipality. The objective of LPP 9 is to ensure that:

- *Child Care Premises in the City of Belmont are located in areas of compatible land uses and that the needs of the users are adequately served.*
- *The amenity of landowners adjoining a Child Family Day Care Premises is protected by ensuring adequate development standards and notification.*

The proposed application has been developed having regard to LPP 9 where possible, however seeks variations to the following policy criteria:

Locational Criteria

- Clause 5: Sites for Child Care Premises will be required to have a minimum frontage of 20m and a minimum area of 1000m². Lots must be sufficiently large to accommodate the open space/play areas, car parking and other facilities which are necessary.

The subject site is 814m² in area, with a 12.7m frontage to Kooyong Road and secondary street frontage of 38.2m to Francisco Street. Further, the site has rear access to Jupp Lane. The proposed Child Care Centre layout has provided for the required areas per child accommodated of indoor and outdoor play, as set out by the *Child Care Services Act 2007* and the associated Guidelines, as well as the area for access, open space and landscaping. It is considered that the site benefits (rear access and corner location) with the proposed design sufficient to accommodate all required functional elements and therefore variation to this criteria is requested.

Development Requirements

- Clause 1: Car parking will be required on site at the standard of one bay per five children and one bay per staff member, plus a paved “put down” and “pick up” area to the satisfaction of Council. Vehicle access to and from the site must be available in forward gear.

The proposed development has been designed having regard to the (differing) car parking standards set out in the City’s LPS 15, being 1 bay per 8 children plus 1 bay per staff member. As a result, the parking requirement for this development is 23 car bays. The proposed development provides 14 car spaces including a universal space, with a 1.5m reversing aisle



allowing all vehicles to access the property in forward gear. Further, a Transport Impact Statement has been prepared to assess the impact of the requested parking variation, and is included at **Appendix D**.

- Clause 2: All car parking spaces will be required to be screened from view from the street by a landscaped strip of 2m minimum width. The objective of this requirement is to provide shade and reduce the impact of car parking on the streetscape.

The proposed parking area is located underneath the first floor outdoor play deck, ensuring it is essentially an “undercroft” parking area. This parking area is screened from the view of Francisco Street (and partially Jupp Lane) by feature timber fencing, and a strip of landscaping (of 0.8m wide), containing small ornamental trees. This ensures that the car parking area is completely screened from view, though is treated in a material that is sympathetic with the overall development. See Elevations and Streetscape Perspectives at **Appendix A**, and the Concept Landscape Plan at **Appendix E**.

- Clause 4: Buildings for Child Care Premises will be required to be of brick or masonry construction, insulated and have air conditioning. Windows where children congregate within the building should be fixed glazing incapable of being opened.

This development proposes the construction of this child care facility predominantly comprising timber framed modular construction, with the necessary steel supporting columns where necessary. Modular construction reduces the capital input on site, reduces site disturbances and ensures an efficient construction period. The building as proposed is a high quality design, incorporating passive architectural elements to reduce the overall carbon impact and reliance on conventional climate control systems. The proposed design has been reviewed by the potential builders, confirming that it is both compliant with the BCA requirements and able to accommodate all of the required all servicing infrastructure, including energy efficiency considerations.

- Clause 5: Centres should provide a residential appearance so as to maintain a secure and familiar atmosphere for children and be harmonious with the character of the streetscape.

This development has been designed having regard to biophilic design and the wellbeing benefits of natural elements, passive energy principles and the existing streetscape of the locality. As such, it has been designed to reflect these elements; particularly given the subject site’s corner location, it also seeks to provide for a notable and highly identifiable development.

It is further considered that this criteria was not intended to be applied to development with Commercial zoned areas; and while there is residential land surrounding, it is not considered that the existing amenity of this local centre is consistent with this residential theme. This facility has been designed to promote early childhood learning, rather than simply care, and has therefore provided spaces conducive to that.

The proposal has been designed having regard to the City’s Local Planning Policy No. 9 where possible, as well as the detailed requirements set out in the *Child Care Services Act 2007* and its associated Guidelines. Its design seeks variations, as outlined above, to optimise its passive energy opportunities, provide contemporary spaces for children to promote early childhood learning and achieve a high quality natural amenity within the facility. It is therefore considered that despite the minor variations to the policy criteria, the design as presented meets the objective of Local Planning Policy No. 9.



4 PROPOSED DEVELOPMENT

4.1 Development Summary

The proposed development has been designed having regard to the City's LPP 9, the surrounding streetscape and locality, as well as the site's benefits and constraints. The approval of this development will facilitate the construction of a new child care centre facility, which intends to accommodate a maximum of 76 children and 13 staff members.

The development has been designed to ensure the following:

- A robust architectural statement is sited on the corner of Francisco Street and Kooyong Road, being a prominent landholding in the area;
- The car parking area is screened from public view, and accessible via the rear laneway;
- The retention of a mature Jacaranda tree, with it being 'built into' the facility.

Furthermore, the proposed child care facility utilises passive architectural design to promote a nature based education theme throughout the site. Internally, the age-specific indoor play spaces are separated by low-level walls, provided to increase solar access, natural ventilation and to ensure an open-plan style of play space.

The outdoor play areas are sited over two stories; however a large majority of the outdoor play area is on the first floor on a large, open air deck space. This outdoor play spaces are intended to accommodate a wide range of outdoor play activities. The Concept Landscaping Plan has been prepared to illustrate the intended landscaping treatments of the development; particularly on the first floor deck. Overall, the development strives to promote and replicate natural elements and design, and enhance nature based sensory learning.

4.2 Site Layout & Design

The proposed improvements to the site are demonstrated in the attached Development Plan Set, including a Development Site Plan, Floor Plans, Elevations and Streetscape Perspectives (**Appendix A**). The proposed development includes the construction of a 76 place child care centre, with play spaces sited over two floors. The site has been designed to maximise the solar access to both internal and external play spaces.

The entrance to the facility is located on the corner of the Francisco Street-Kooyong Road intersection. It provides direct access from the existing pedestrian network to a reception area. The internal play areas, and associated junior amenities, are also located on the ground floor, with access to a small, grassed outdoor play space.

The first floor includes the internal play spaces for older children (above 24 months) in a large, open format design, as well as their associated amenities. The internal play spaces provide direct access to the large, open deck outdoor play space of 420m² in area.

Signage for any part of the development is not proposed and will be subject to a separate application.

4.3 Building Design & Rationale

The proposed development has been designed in a manner which intends to emphasise and promote natural elements and nature based play, while still respecting its urban context. The development utilises passive design elements ensuring that, where possible, the design is able to provide sufficient solar access and natural ventilation.



The external façade comprises predominantly of timber cladding, with feature window frames and awnings for internal weather protection. It is intended that the proposed child care centre building will provide for a strong corner presence on the Kooyong Road-Francisco Street intersection, while still providing for a high level of activity and surveillance throughout due to the active nature of the land use.

Other rationale for the building design is as follows:

- The natural elements of the building design have been chosen in response to the positive impacts on wellbeing and air quality as a result of incorporating biophilic design; in this case, by incorporating natural construction elements, placement of building openings and the nature passed play equipment throughout the site.
- The architectural design intends to provide visual interest to the street, taking advantage of its location on a prominent corner of an area which would benefit from some regeneration. The development seeks to bring a natural presence to the locality, which is largely built up currently.
- This application proposes the use of modular buildings, which will reduce the reliance on traditional methods of construction including concrete and steel framework. Modular construction will also provide for a shorter construction time, and therefore reduced cost of development.
- It is anticipated that a child care centre will be a much sought after land use within this largely residential area; particularly considering the density increase which is occurring due to the areas split coding. This centre will therefore be able to service the needs of this population from within the locality.
- The buildings have been designed to optimise natural cross ventilation with the incorporation of operable highlight windows and open plan play spaces.
- The buildings have been sited to optimise natural breezes and solar access during all times of the year, reducing the development's reliance on conventional climate control systems.
- The Concept Landscaping Plan features a range of deciduous tree species to ensure natural shading during the summer months and solar access during the winter months.
- The development utilises awnings, highlight windows and double glazed windows to ensure the optimised natural lighting and ensuring the building retains a comfortable internal temperature.
- The proposed roof has been to allow any future landowner or tenant the option to install solar collectors for energy harvesting.

4.4 Hours of Operation & Staffing

The Child Care Centre will operate from 6.00am to 6.30pm on weekdays only (Monday to Friday). The facility has been designed to accommodate a maximum of 76 children at any one time. In accordance with the *Child Care Services Act 2007* and the associated Guidelines, it is anticipated that a total of 13 staff members would be employed to manage the centre at full capacity at any one time.

4.5 Landscaping

A Concept Landscaping Plan has been included at **Appendix E** which demonstrates the provision of significant landscaping where possible throughout the development. The Concept Landscape Plan illustrates the location and species throughout the site, largely located on the first floor play deck.



The plan contemplates fruiting trees, vines and includes a vegetable garden to enhance the nature based play aspect of the facility.

It is anticipated that a detailed landscaping and reticulation plan will be required as a condition of approval, to the satisfaction of the City of Belmont.

4.6 Car Parking & Access

The development will be accessed via a new 6m wide crossover to Jupp Lane. This crossover will provide direct access to the car parking area, which accommodates parking spaces for 14 vehicles (including 1 universal access space). The parking area provides pedestrian access to the facility entrance via the Francisco Street pedestrian network.

Table 2 of Local Planning Scheme No. 15 provides the parking requirements for various land uses within the City. **Table 2**, below, demonstrates this car parking requirement and provides the calculated requirement applicable to this development, being 23 bays, and thus, a 9 bay parking shortfall is proposed.

PROPOSED USE	CAR PARKING REQUIREMENT	PROPOSED CAPACITY	REQUIRED BAYS
Child Care Centre	1 : 1 employee, plus 1 : 8 children	13 employees 76 children	22.5 bays

TABLE 2 – CAR PARKING CALCULATIONS

The attached TIS (**Appendix D**) concludes that the proposed parking area will adequately accommodate the parking demand generated by the facility for the following reasons:

- There is a generous amount of existing street parking within both the Francisco Street and Kooyong Road, which is more likely to be used by parents for short term stays, given the ease of accessibility.
- Visitors to the site are generally concentrated between 7.00am – 9.00am (morning peak) and 2.30pm – 6.30pm (afternoon peak), and generally only stay for between 2 and 10 minutes.
- Additional public parking exists at the adjacent Rivervale Community Centre and Gerring Street; however it is unlikely this will be required.
- A Transperth bus stop is located approximately 100m south-east of the subject site, which is serviced by the 935 high frequency route, providing direct connections to the Perth CBD, Burswood, Belmont Forum and the Perth Airport.
- The development is located in an area with existing high quality pedestrian and cycling paths. The development further seeks to promote active transport modes by including bicycle racks, personal lockers and change and shower facilities.



5 TOWN PLANNING CONSIDERATIONS

5.1 Acoustic Management

An Environmental Acoustic Assessment (EAA) has been prepared in support of the proposed development, and is attached at **Appendix F**. The EAA was prepared by Herring Storer to assess and address the outgoing noise emissions from the Child Care Centre and provides management solutions to ensure the development is able to comply with the *Environmental Protection (Noise) Regulations 1997*, thereby ensuring the existing amenity of the neighbouring residents is maintained.

The EAA considers the likely noise sources occurring within this development as being car doors closing, the building's mechanical services and children playing in outdoor play areas. In order to achieve compliance with the Regulations at all times, the development would be required to adhere to the following recommendations:

- No use of the outdoor play areas prior to 7.00am;
- First floor deck (north western side fence) is to be solid to a height of 1.2m; and
- Mechanical services are located within the plant rooms, or otherwise assessed by a suitably qualified consultant.

5.2 Stormwater Drainage

It is anticipated that a Drainage Management Plan shall be required as a condition of approval, to the satisfaction of the City of Belmont, prior to the issuing of a Building Permit. In any case, it is expected that all stormwater runoff will be able to be contained within the site via soak wells, detention cells and within the areas of landscaping; and that no stormwater runoff will be discharged off site.

5.3 Waste Management

A 13m² bin store area has been provided within the facility's parking area, designed to store a maximum of 8 bins. The bin store is proposed to be lockable, and treated with the same fencing as utilised throughout the entire development. It is anticipated that the development will utilise the City's waste management services, with collection occurring from either Jupp Lane or Francisco Street, as required by the City. Alternatively, a private contractor is able to be accommodated by this development layout if required.



6 CONCLUSION

This Development Application has provided the relevant details and supporting rationale for the development of a Child Care Centre at Lot 290 (No. 94) Kooyong Road, Rivervale. This proposal would allow for the development of a Child Care Centre facility which could accommodate a maximum of 76 children and 13 members of staff.

This submission demonstrates that the servicing and management requirements for the facility, including acoustic, waste and stormwater management can be adequately met. This submission has also demonstrated that the proposal is compliant with the intent of and each of the policy parameters of the City's Local Planning Policy 9, as well as the Local Planning Scheme 15 and the relevant planning framework.

The proposal, and in particular, its unique and passive architectural form, intends to service and improve the overall amenity of the area, by affording greater opportunities for landscaping within the locality and increasing the area's tree canopy. It is anticipated that a Child Care Centre facility will be a much sought after services, particularly given the steady residential growth in the area afforded by the blanket split residential coding in the area. It is considered that this development will be a positive contribution to the overall area, increasing the level of activity and vibrancy to this local centre.

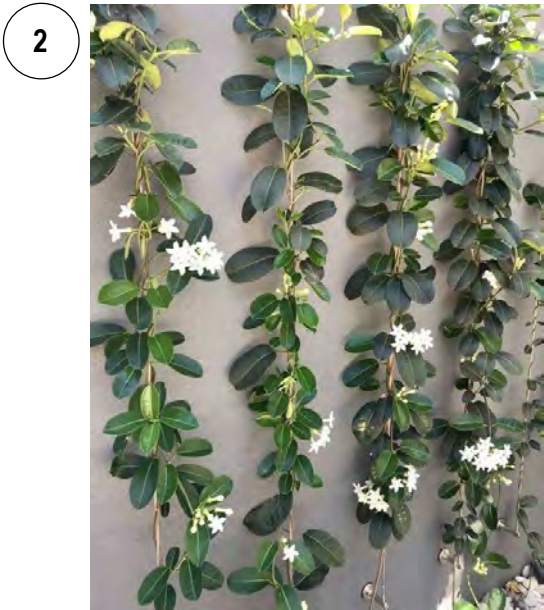
In view of the attributes of this proposal, as provided within this report, the associated Development Plans and supporting technical studies, it is respectfully requested that the City of Belmont approve this child care centre as presented on Lot 290 Kooyong Road, Rivervale. Should you have any further queries, please do not hesitate to contact Madison Mackenzie at this office.

APPENDIX E | CONCEPT LANDSCAPING PLAN

LANDSCAPING LEGEND



FEATURE TIMBER FENCING
AROUND PERIMETER OF
SITE/OUTDOOR PLAY DECK



JASMINE TO BE PLANTED
W/WIRE TO ALLOW CREEPING



SENSORY PATH (WOOD
CHIPS/TIMBER
LOGS/SAND/STONE)



SOFTFALL ALONG UPPER DECK



TREE TRUNK/LOGS IN SANPIT TO FORM
NATURAL CLIMBING STRUCTURE



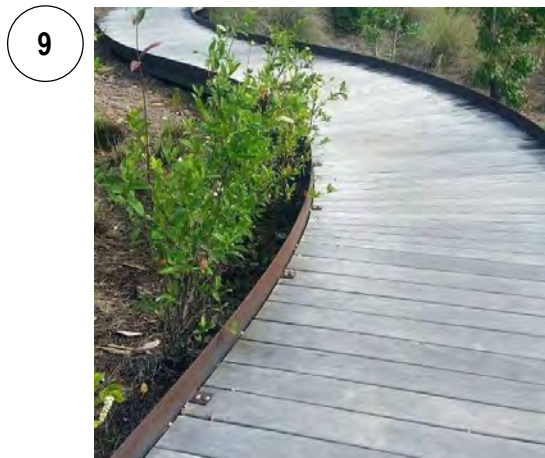
CLIMBING STRUCTURE/SLIDE
INTO SANDPIT



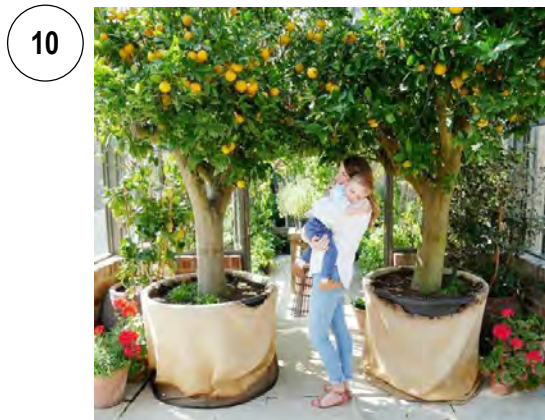
TIMBER BENCH TO BE BUILT
AROUND EXISTING TREE/VOID
ON UPPER DECK



CHILDREN'S TEEPEE ON
UPPER DECK



TIMBER "WALKWAY"



FRUIT TREES TO BE PLANTED IN
LARGE POTS ON UPPER PLAY
DECK

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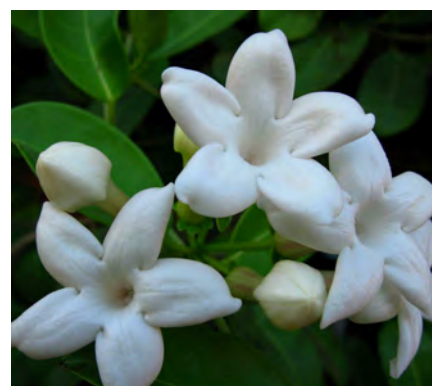
<div><div>studio</div><div><div>Architectural Drafting</div></div></div>	STUDIO 25 ARCHITECTURAL DRAFTING	
	CAMBRIDGE STREET WEST LEEDERVILLE PERTH, WA 6007	
	T. 0450 253 643	
94 KOOYONG ROAD		
LANDSCAPING LEGEND		
Project number	250037	A106
Date	08/10/2019	
Drawn by	VD	
Revision	A	
		Scale



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DWARF MONDO
OPHIPOGON JAPONICUS NANA
100MM (H) X 100-150MM (W)



CHINESE STAR JASMINE
TRACHELOSPERMUM JASMINOIDES
4M (H) X 2M-3M (W)



DWARF CRAB APPLE
MALUS TORINGO 'AROS'
2-3M (H) X 2.4M (W)



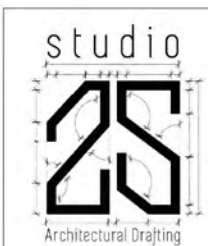
PASSION FRUIT
PASSIFLORA EDULIS
4.5M (H) X 2.4-4.5M (W)



BIRDS NEST FERN
ASPENIUM AUSTRALASICUM
1.5M (H) X 3M (W)



LAVENDER MONET
LAVANDULA DENTATA
1M (H) X 1M (W)



STUDIO 25 | ARCHITECTURAL DRAFTING

CAMBRIDGE STREET
WEST LEEDERVILLE
PERTH, WA 6007

T. 0450 253 643

94 KOOYONG ROAD

GROUND FLOOR LANDSCAPING PLAN

Project number	250037
Date	07/10/2019
Drawn by	VD
Revision	A

A107

Scale 1 : 100



TRIXIE PEAR MINI FRUIT TREE
PYRUS COMMUNIS
1.5M (H) X 1.5M (W)



DWARF LEMON MEYER
CITRUS X LIMON
1.5M (H) X 1.5M (W)



DWARF VALENCIA ORANGE
CITRUS SINENSIS
1.5M (H) X 1.5M (W)



DWARF NECTARINE NECTA RED
PRUNUS PERSICA
2M (H) X 2M (W)

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<div><div>studio</div><div></div></div>	<div>STUDIO 25 ARCHITECTURAL DRAFTING</div> <div>CAMBRIDGE STREET WEST LEEDERVILLE PERTH, WA 6007</div> <div>T. 0450 253 643</div>		
94 KOOYONG ROAD			
FIRST FLOOR LANDSCAPING PLAN			
Project number	250037	A108	
Date	07/10/2019		
Drawn by	VD		
Revision	A		
		Scale	1 : 100

DEVELOPMENT SUMMARY

TOTAL SITE AREA: 814m²

TOTAL GF BUILDING FOOTPRINT 218m²

RECEPTION/FOYER/CORRIDOR: 41m²
LAUNDRY: 7m²
STAFF ROOM: 12m²
OFFICE: 12m²

0-18 MONTHS: 31m²
18-24 MONTHS: 34m²
BABY CHANGE: 16m²
COT ROOM: 9m²
BOTTLE PREP: 7m²

UAT: 6m²
STORE 1: 2m²
STORE 2: 5m²

GF OUTDOOR PLAY AREA 122m²
TIMBER DECK: 122m²

CAR PARK AREA 474m²
BITUMECAR PARK 384m²
LANDSCAPING 72m²
PAVING 18m²

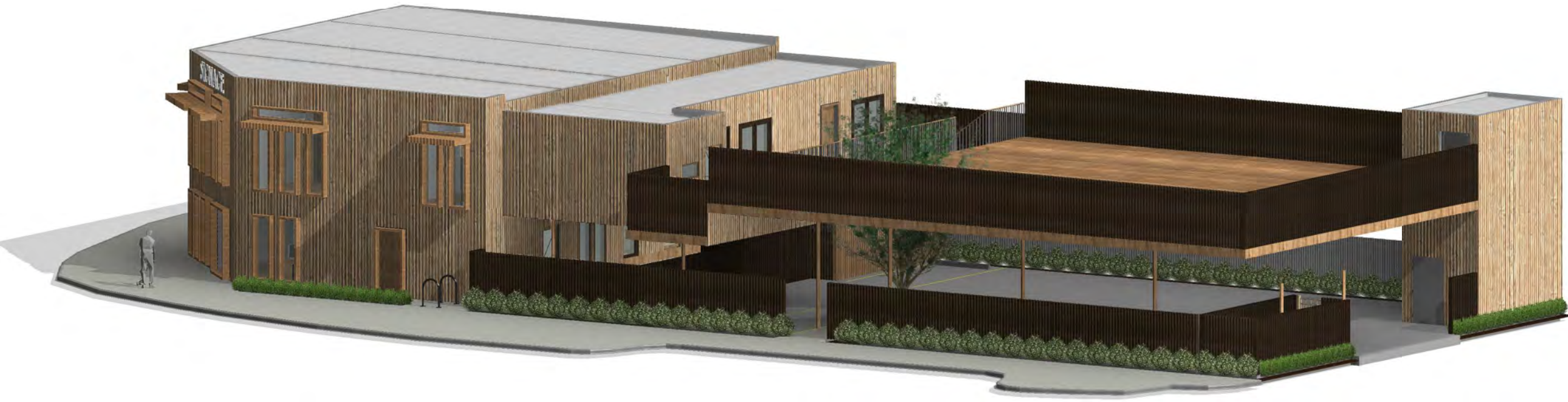
TOTAL FF BUILDING FOOTPRINT 310m²

LANDING(INC LIFT/STAIR): 25m²
KITCHEN 14m²
STAFF WC: 3m²
STORE: 8m²

24-36 MONTHS: 112m² (+4m² REDUN.)
+36 MONTHS: 107m²
JUNIOR WC: 13m²

FF OUTDOOR PLAY DECK 420m²

TOTAL ROOF BUILDING FOOTPRINT 305m²



CHILD CARE SUMMARY

AGE GROUPS	NO. OF CHILDREN	REQ. AREA	PROV. AREA
0-18 MONTHS	8 CHILDREN	26m²/56m²	65m²/122m² comb. GF
18-24 MONTHS	8 CHILDREN	26m²/56m²	65m²/122m² comb. GF
24-36 MONTHS	30 CHILDREN	97.5m²/210m²	112m²/420m² comb. FF
+36 MONTHS	30 CHILDREN	97.5m²/210m²	107m²/420m² comb. FF
TOTAL:	76 CHILDREN	247m²/532m²	284m²/542m²

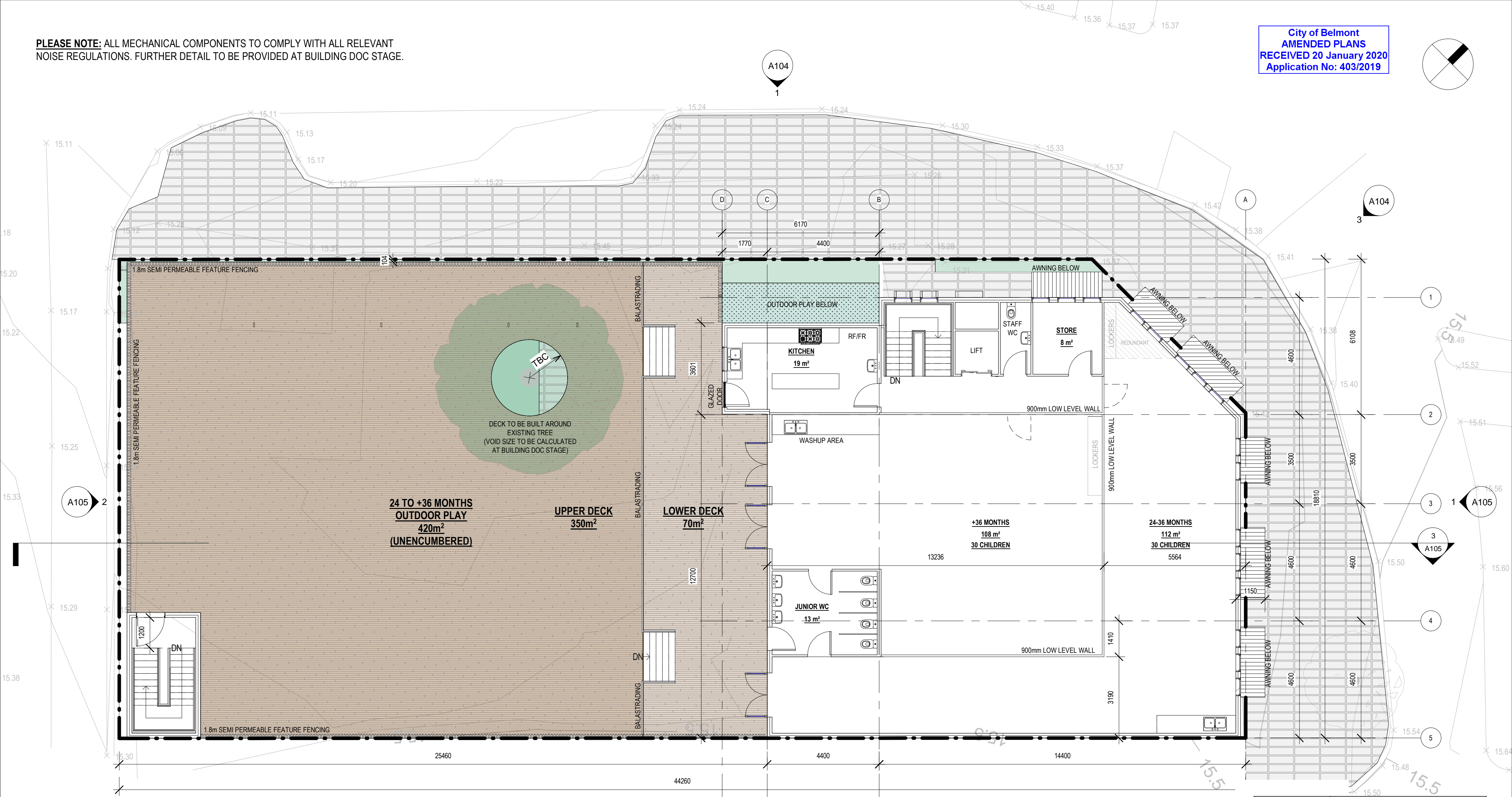
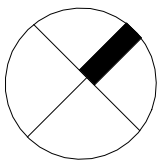
FRANCISCO STREET



Project number	250037	A101
Date	19/01/2020	
Drawn by	VD	
Revision	A	
		Scale 1 : 100

PLEASE NOTE: ALL MECHANICAL COMPONENTS TO COMPLY WITH ALL RELEVANT NOISE REGULATIONS. FURTHER DETAIL TO BE PROVIDED AT BUILDING DOC STAGE.

City of Belmont
AMENDED PLANS
RECEIVED 20 January 2020
Application No: 403/2019



DEVELOPMENT SUMMARY

TOTAL SITE AREA:	814m²
TOTAL FF BUILDING FOOTPRINT	314m²

LANDING(INC LIFT/STAIR):	25m²
KITCHEN	18m²
STAFF WC:	3m²
STORE:	8m²

24-36 MONTHS:	112m² (+4m² REDUN.)
+36 MONTHS:	107m²
JUNIOR WC:	13m²

OUTDOOR PLAY DECK	420m²
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CHILD CARE SUMMARY

AGE GROUPS	NO. OF CHILDREN	REQ. AREA	PROV. AREA
0-18 MONTHS	8 CHILDREN	26m²/56m²	65m²/122m² comb. GF
18-24 MONTHS	8 CHILDREN	26m²/56m²	65m²/122m² comb. GF
24-36 MONTHS	30 CHILDREN	97.5m²/210m²	112m²/420m² comb. FF
+36 MONTHS	30 CHILDREN	97.5m²/210m²	107m²/420m² comb. FF
TOTAL:	76 CHILDREN	247m²/532m²	284m²/542m²



STUDIO 25 | ARCHITECTURAL DRAFTING
43 CAMBRIDGE STREET
WEST LEEDERVILLE
PERTH, WA 6007
T. 0450 253 643

94 KOORYONG ROAD

CLIENT: JOSH HILL

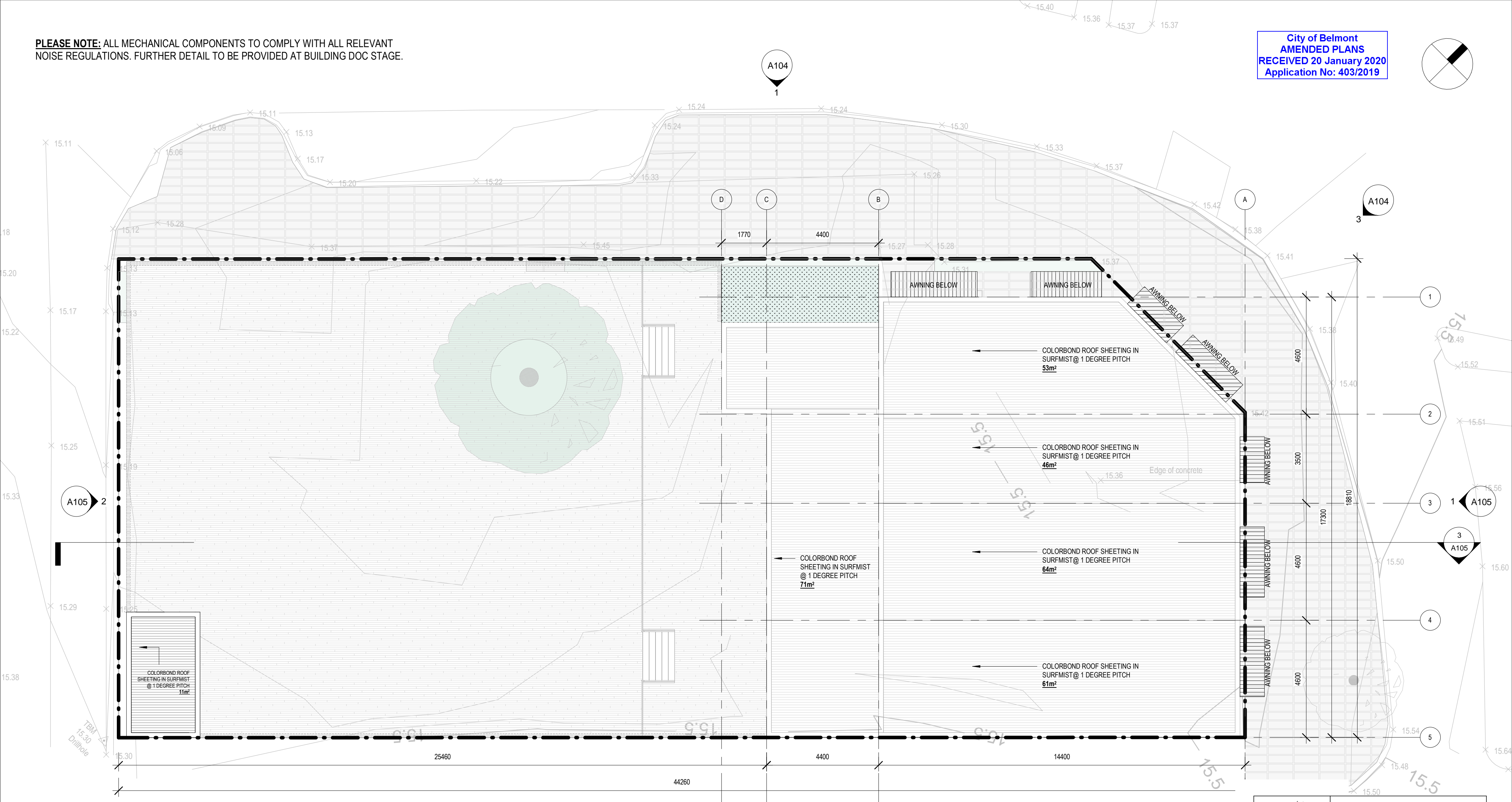
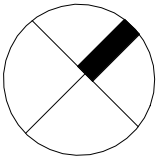
FIRST FLOOR PLAN

Project number	250037	A102
Date	19/01/2020	
Drawn by	VD	
Revision	A	

Scale 1 : 100

PLEASE NOTE: ALL MECHANICAL COMPONENTS TO COMPLY WITH ALL RELEVANT NOISE REGULATIONS. FURTHER DETAIL TO BE PROVIDED AT BUILDING DOC STAGE.

City of Belmont
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DEVELOPMENT SUMMARY	
TOTAL SITE AREA:	814m ²
TOTAL ROOF BUILDING FOOTPRINT	305m ²

studio

25

Architectural Drafting

STUDIO 25 | ARCHITECTURAL DRAFTING

43

CAMBRIDGE STREET
WEST LEEDERVILLE
PERTH, WA 6007

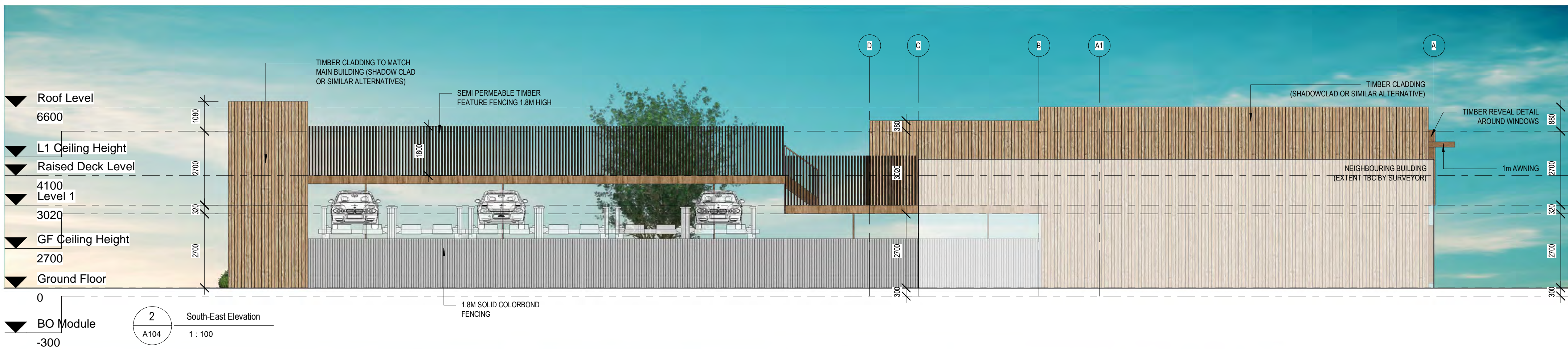
T. 0450 253 643

94 KOORYONG ROAD

CLIENT: JOSH HILL

ROOF PLAN

Project number	250037	A103
Date	19/01/2020	
Drawn by	VD	
Revision	A	
Scale	1 : 100	

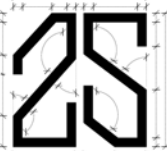


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Application No: 403/2019

<div><div>studio</div><div></div><div>Architectural Drafting</div></div>	STUDIO 25 ARCHITECTURAL DRAFTING	
	CAMBRIDGE STREET WEST LEEDERVILLE PERTH, WA 6007	
	T. 0450 253 643	
94 KOOYONG ROAD		
CLIENT: JOSH HILL		
ELEVATIONS		
Project number	250037	A104
Date	19/01/2020	
Drawn by	VD	
Revision	A	
Scale		1 : 100



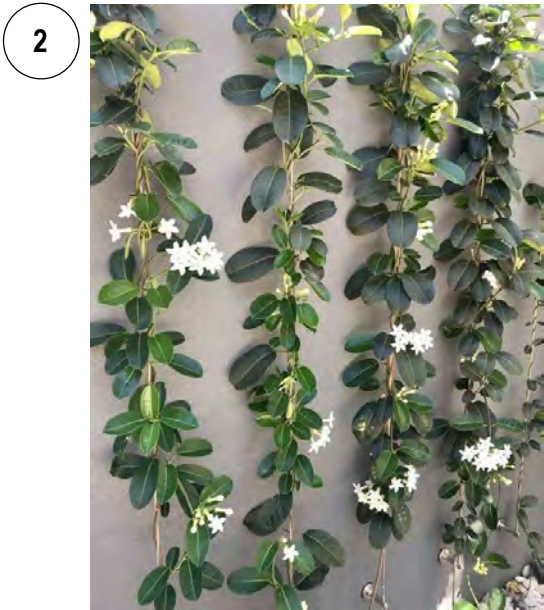
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Application No: 403/2019

<div><div>studio</div><div></div><div>Architectural Drafting</div></div>	<div>STUDIO 25 ARCHITECTURAL DRAFTING</div> <div>CAMBRIDGE STREET WEST LEEDERVILLE PERTH, WA 6007</div> <div>T. 0450 253 643</div>
94 KOORYONG ROAD	
CLIENT: JOSH HILL	
ELEVATIONS & SECTION	
Project number	250037
Date	19/01/2020
Drawn by	VD
Revision	A
A105	
Scale	1 : 100

LANDSCAPING LEGEND



FEATURE TIMBER FENCING
AROUND PERIMETER OF
SITE/OUTDOOR PLAY DECK



JASMINE TO BE PLANTED
W/WIRE TO ALLOW CREEPING



TREE TRUNK/LOGS IN SANPIT TO FORM
NATURAL CLIMBING STRUCTURE



CLIMBING STRUCTURE/SLIDE
INTO SANDPIT



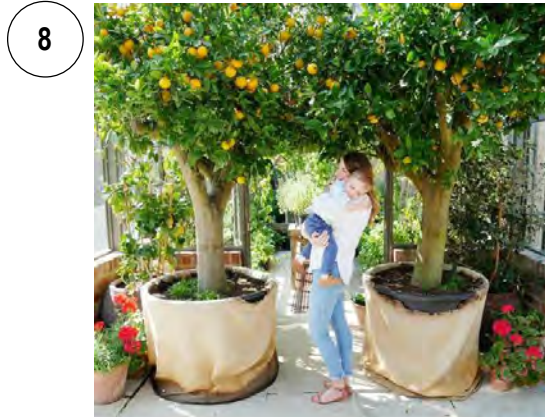
TIMBER BENCH TO BE BUILT
AROUND EXISTING TREE/VOID
ON UPPER DECK



CHILDREN'S TEEPEE ON
UPPER DECK



SHADE SAIL ON UPPER DECK



FRUIT TREES TO BE PLANTED IN
LARGE POTS ON UPPER PLAY
DECK

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studio

25

Architectural Drafting

STUDIO 25 | ARCHITECTURAL DRAFTING

CAMBRIDGE STREET
WEST LEEDERVILLE
PERTH, WA 6007

T. 0450 253 643

94 KOORYONG ROAD

CLIENT: JOSH HILL

LANDSCAPING LEGEND

Project number	250037	A106
Date	19/01/2020	
Drawn by	VD	
Revision	B	
Scale		

PLEASE NOTE:
 OUTDOOR PLAY LANDSCAPING IS CONCEPT ONLY.
 TENANT TO DESIGN OUTDOOR PLAY AREAS ACCORDING
 TO INDIVIDUAL SPEC. (TO COMPLY WITH RELEVANT
 AUSTRALIAN STANDARDS)

FURTHER DETAIL RE: PRESERVATION OF EXISTING TREE
 TO BE PROVIDED AT BUDILDING DOC STAGE



CONCEPT ONLY



DWARF MONDO
 OPHIOPOGON JAPONICUS NANA
 100MM (H) X 100-150MM (W)



CHINESE STAR JASMINE
 TRACHLEOSPERMUM JASMINOIDES
 4M (H) X 2M-3M (W)



DWARF CRAB APPLE
 MALUS TORINGO 'AROS'
 2-3M (H) X 2.4M (W)



PASSION FRUIT
 PASSIFLORA EDULIS
 4.5M (H) X 2.4-4.5M (W)



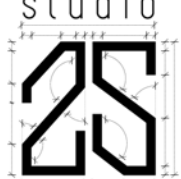
BIRDS NEST FERN
 ASPLENIUM AUSTRALASICUM
 1.5M (H) X 3M (W)



LAVENDER MONET
 LAVANDULA DENTATA
 1M (H) X 1M (W)

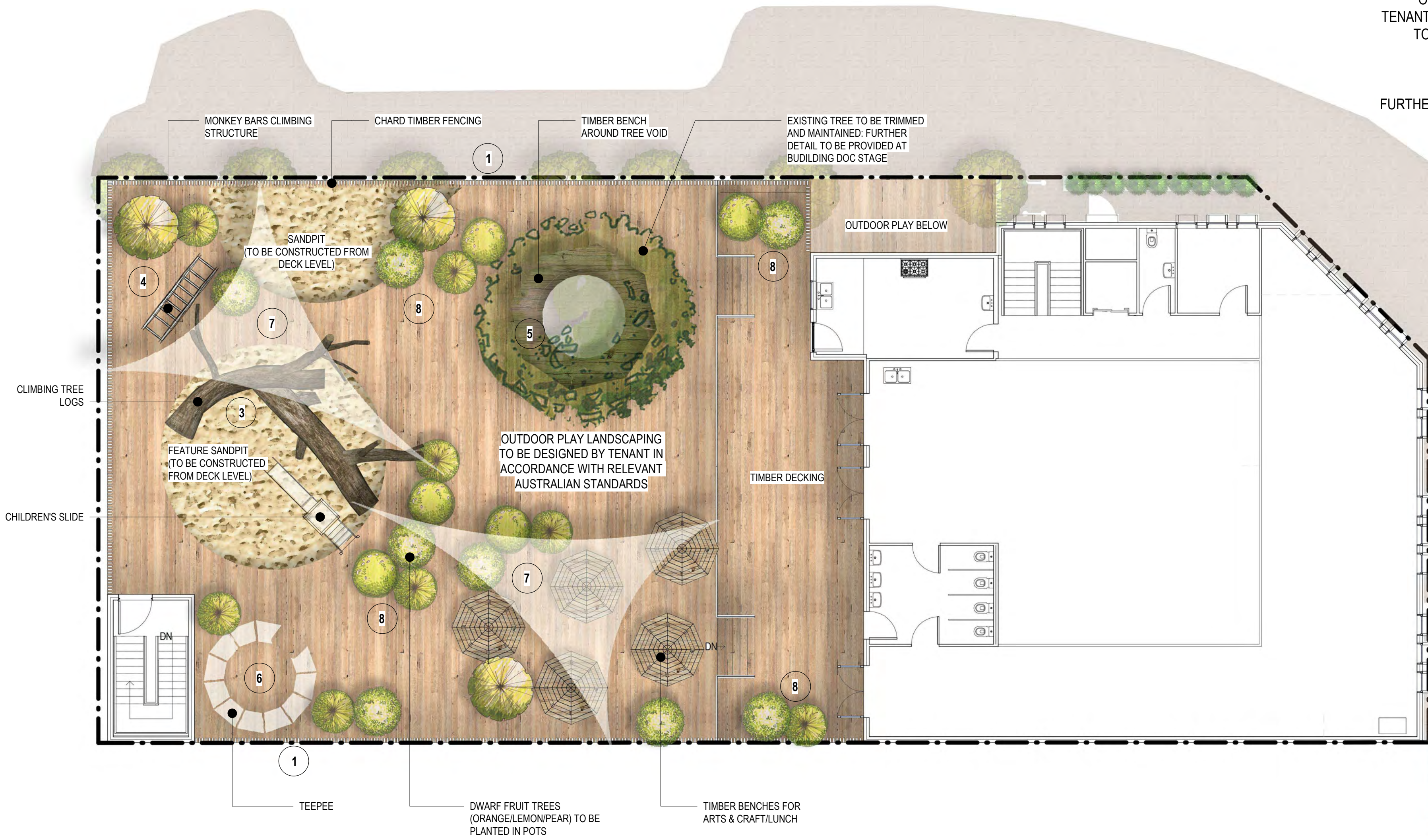
***PLEASE NOTE:**
 ALL PLANTINGS WITHIN
 GROUND FLOOR OUTDOOR
 PLAY TO BE PLANTED IN POTS

City of Belmont
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94 KOORYONG ROAD			
CLIENT: JOSH HILL			
GF LANDSCAPING			
Project number	250037	A107	
Date	19/01/2020		
Drawn by	VD		
Revision	B	Scale	1 : 10

PLEASE NOTE:
 OUTDOOR PLAY LANDSCAPING IS CONCEPT ONLY.
 TENANT TO DESIGN OUTDOOR PLAY AREAS ACCORDING
 TO INDIVIDUAL SPEC. (TO COMPLY WITH RELEVANT
 AUSTRALIAN STANDARDS)

FURTHER DETAIL RE: PRESERVATION OF EXISTING TREE
 TO BE PROVIDED AT BUDILDING DOC STAGE



CONCEPT ONLY



TRIXIE PEAR MINI FRUIT TREE
 PYRUS COMMUNIS
 1.5M (H) X 1.5M (W)



DWARF LEMON MEYER
 CITRUS X LIMON
 1.5M (H) X 1.5M (W)



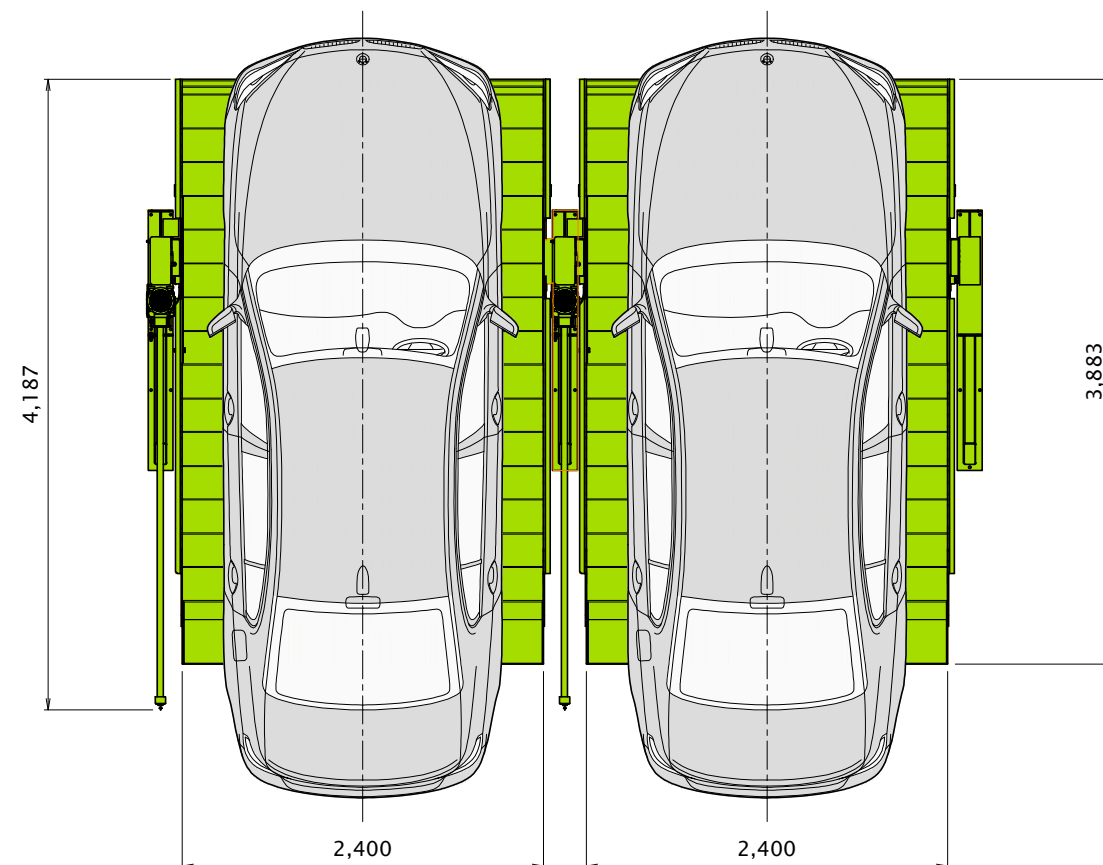
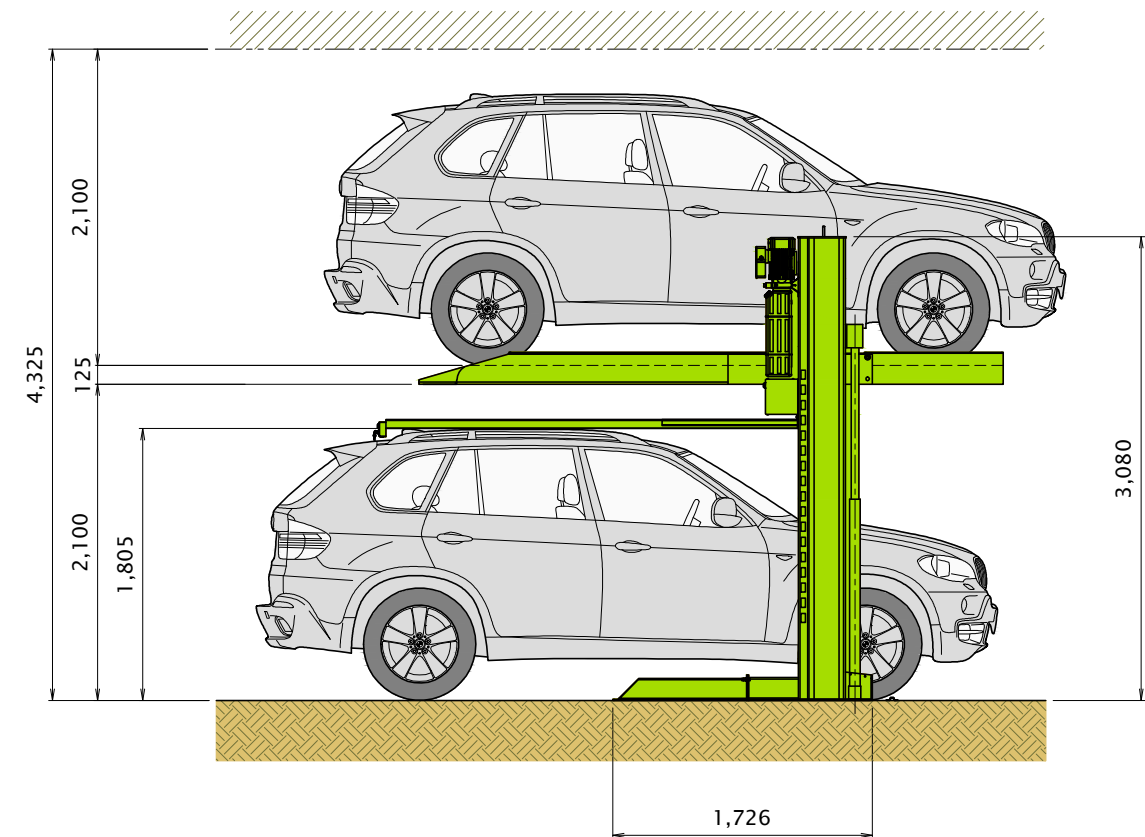
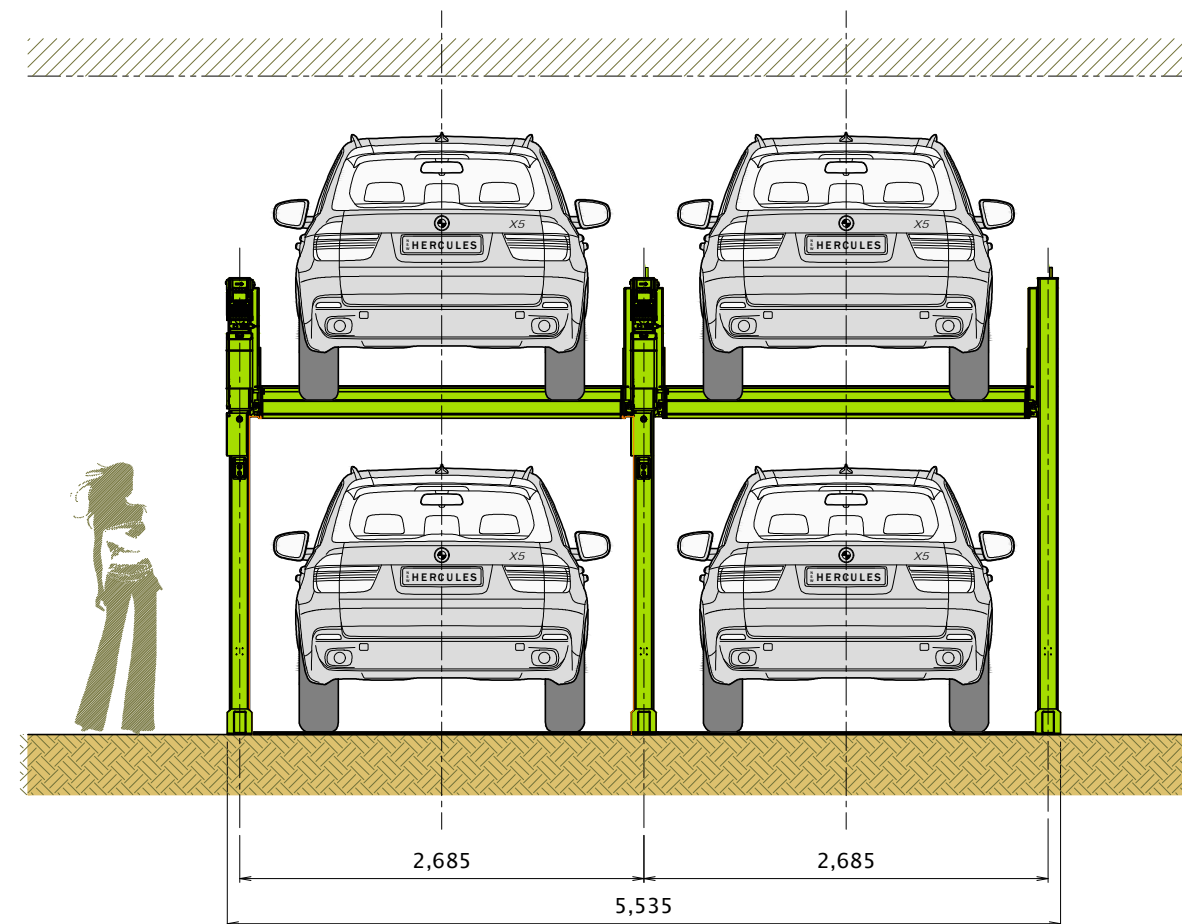
DWARF VALENCIA ORANGE
 CITRUS SINENSIS
 1.5M (H) X 1.5M (W)



DWARF NECTARINE NECTA RED
 PRUNUS PERSICA
 2M (H) X 2M (W)



City of Belmont
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<div><div>studio</div><div></div></div>	<div>STUDIO 25 ARCHITECTURAL DRAFTING</div> <div>CAMBRIDGE STREET WEST LEEDERVILLE PERTH, WA 6007</div> <div>T. 0450 253 643</div>		
94 KOORYONG ROAD			
CLIENT: JOSH HILL			
FF LANDSCAPING PLAN			
Project number	250037	A108	
Date	19/01/2020		
Drawn by	VD		
Revision	B	Scale	1 : 10



SPECIFICATION		
ACCOMMODATION	LENGTH	5,000 mm
	WIDTH	2,400 mm
	HEIGHT	2,050 mm
	WEIGHT	2,300 kg
PUMP MOTOR	2.2 kW	
LIFTING SPEED	55 sec	
POWER SOURCE	415V × 50HZ × 3P	
	240V × 50HZ × 1P	

City of Belmont
AMENDED PLANS
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Application No: 403/2019

	..				MODEL NAME	H C P - D 2 - 0 4			JOB				TITLE	2 × DOUBLE STACKER										
	..				 HERCULES CARPARKING SYSTEMS				DATE	24th May 2017		SCALE	1 / 40		SUBJECT	L A Y O U T								
	..								DRAW	DESIGNED	CHECKED	REVIEWED	APPROVED	FILE NAME						REV. 				
	DATE	REVISIONS & DESCRIPTION				ENG'R	APPR'D		James Han				DWG NO.	H	C	P	-	D	S		2	-	0	0