

Address:67 Berwick St Victoria Park

Childcare Centre

Job Number: 22077

TOWN OF VICTORIA PARK
Received: 14/09/2023

Drawing No	Description
PD01	Cover Sheet
PD02	Exsting Site Survey
PD03	Site Plan
PD04	Ground Floor
PD05	First Floor
PD06	Roof Plan
PD07	Elevations
PD08	Elevations
PD09	GF Electrical Plan
PD10	FF Electrical Plan



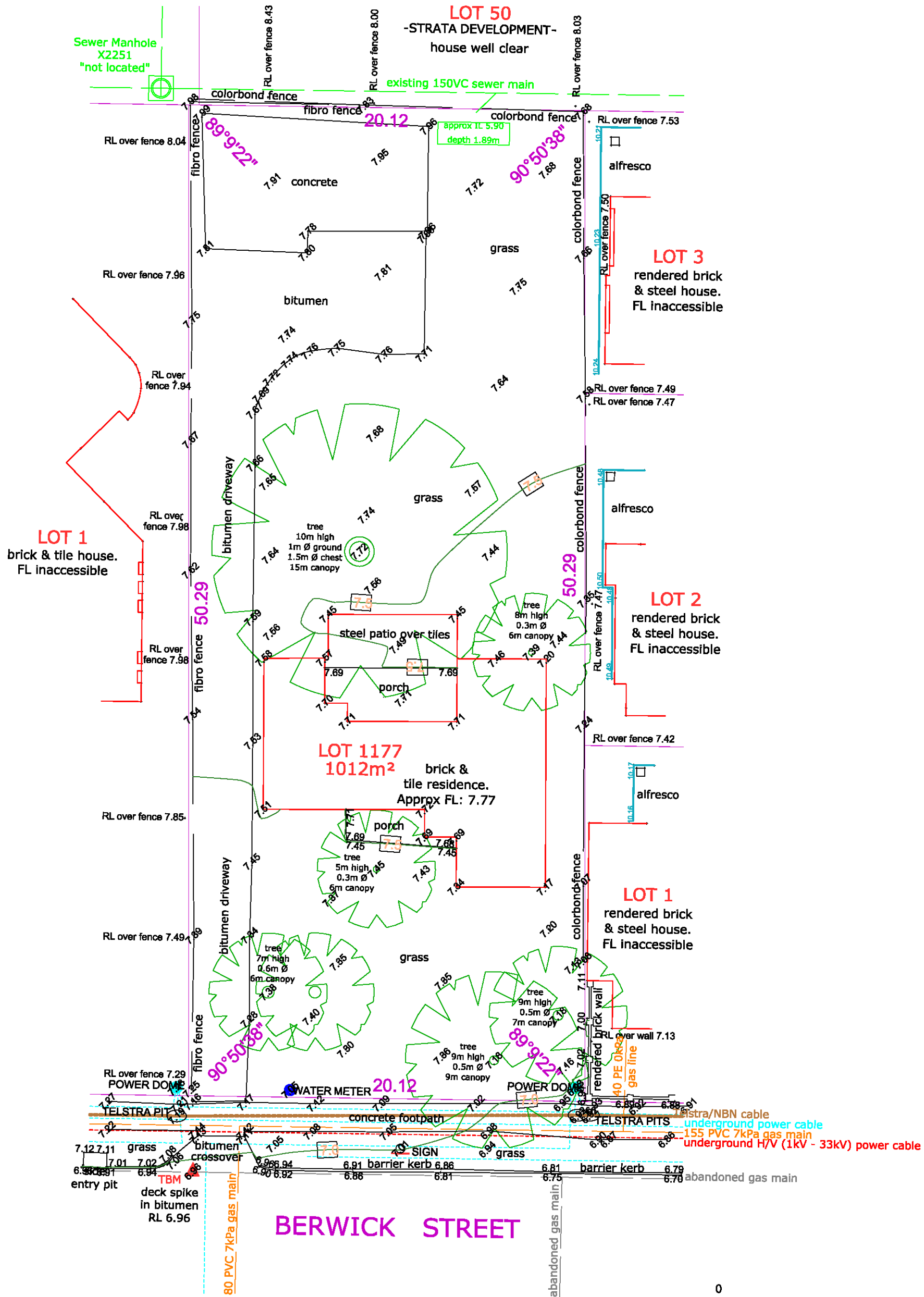
GERMANO
DESIGNS

Unit: 3/1 Mulgul Road, Malaga W.A 6090

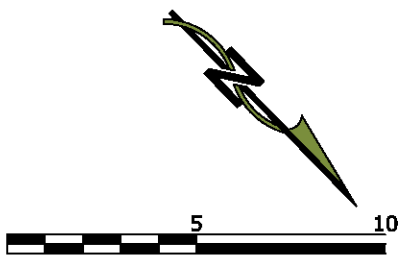
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NOTE: No title viewed by The Land Division. A certificate of title check for easements and encumbrances is highly recommended as should they exist, they may affect design.



Feature Survey by
THE LAND DIVISION
PO Box 2444,
Malaga, WA 6090
phone: 08 9209 3232
www.landdivision.com.au

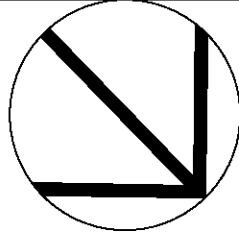
**FEATURE AND CONTOUR SURVEY
OF LOT 1177 ON PLAN 4377**
67 Berwick Street, Victoria Park
C/T Vol: 2013 Fol: 947
our ref. 22-9806

Scale 1:200@A3		Survey Date: 31 August 2022		
Client: Learn & Care Pty Ltd				
Drawn	Surv	Description	Date	Re
TF	TF	Feature Survey Drafted	08/09/2022	0

TBM deck spike in bitumen
equals RL 6.96 AHD
Based on sewer manhole
1326 RL 7.75 AHD
(Water Corp e-plan)
Contractor to check datum
before adopting levels

NOTES: 1) CONSULT LEGAL ADVICE ON EASEMENTS, ENCUMBRANCES AND CAVEATS THAT MAY APPEAR ON THE CERTIFICATE OF TITLE. 2) LEVELS ON ADJOINING PROPERTIES ARE APPROXIMATE DUE TO ACCESS RESTRICTIONS. 3) SERVICES PLOTTED AS VISUALLY SEEN ON SITE AND ARE APPROXIMATE. 4) SEWER POSITION AND LEVELS FROM WATER CORPORATION PLANS. 5) CONSULT DIAL BEFORE YOU DIG TO CHECK LOCATION OF UNDERGROUND SERVICES. 6) BEWARE OF OVERHEAD POWER LINE HAZARDS. 7) CONSULT TLD ON ANY ANOMALY BEFORE DESIGN AND CONSTRUCTION. 8) POSITION AND DEPTH OF SERVICES TO BE CONFIRMED ON SITE BY CONTRACTOR. 9) FEATURES ARE RELATED TO FENCE-LINES ONLY. NO CONNECTION MADE TO BOUNDARIES. REPEG RECOMMENDED.

SCALE 1:200



Client
Project Name
Childcare Centre
Project Address
67 Berwick St Victoria Park

Drawing Title:
Existing Site Survey
Scale: as noted Sheet Size: A1
Project No: 22077 Drawing No.: PD02 of 10

Issue:
Development Approval
Rev: Description: Drawn:
011 Council Comments CD
Revision Number: 011 Date: 13.09.2023

Revision	Description	Date
011	Council Comments	13.09.23
010	Planner Comments	30.08.23
009	Council Comments	17.08.23
008	Council Comments	21.07.23
007	Council Comments	23.06.23
006	Council Comments	07.06.23
005	Council Comments	01.06.23

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DESIGNS**

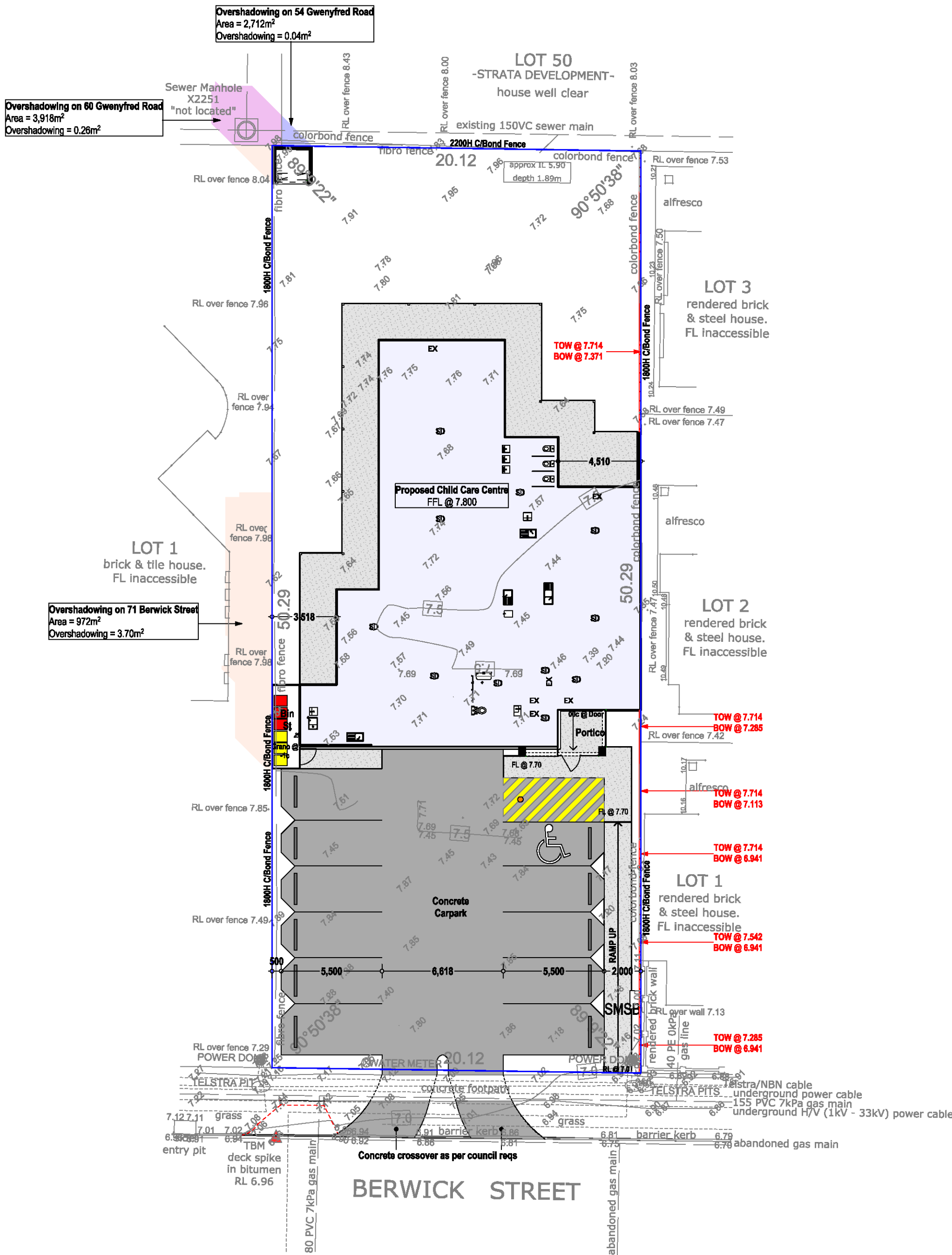
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Building Areas

Store	4.50
Portico	5.20
Ground Floor	282.78
First Floor	86.60
Bin St	6.97
5	386.05 m²

TOWN OF VICTORIA PARK
Received: 14/09/2023



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LEGEND	
TBM - RL 6.96m	▲
Edge of Patio/Structure	↘
Gutter Line	↘
Underground Highvoltage (1kV- 33kV) Power Cable	↘
Underground Power Cable	↘
Abandoned Gas Main	↘
Gas Main	↘
Sewer Main	↘
Underground Telstra/NBN Cable	↘
Water Meter	⊙
Sewer Manhole	⊕
Power Dome	⊙
Telstra Pit	○
Sign	○
Tree	⊕
TBM deck spike in bitumen equals RL 6.96 AHD Based on sewer manhole 1326 RL 7.75 AHD (Water Corp e-plan) Contractor to check datum before adopting levels	

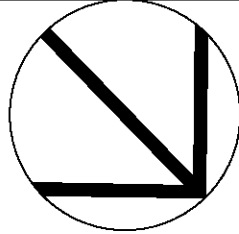
Feature Survey by
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PLANNING | ENGINEERING | DESIGN
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SCALE 1:200



Client
Project Name
Childcare Centre
Project Address
67 Berwick St Victoria Park

Drawing Title:
Site Plan
Scale: as noted Sheet Size: A1
Project No: 22077 Drawing No.: PD03 of 10

Issue:
Development Approval
Rev: Description: Drawn:
011 Council Comments CD
Revision Number: 011 Date: 13.09.2023

Revision	Description	Date
011	Council Comments	13.09.23
010	Planner Comments	30.08.23
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Child / Room Calculations

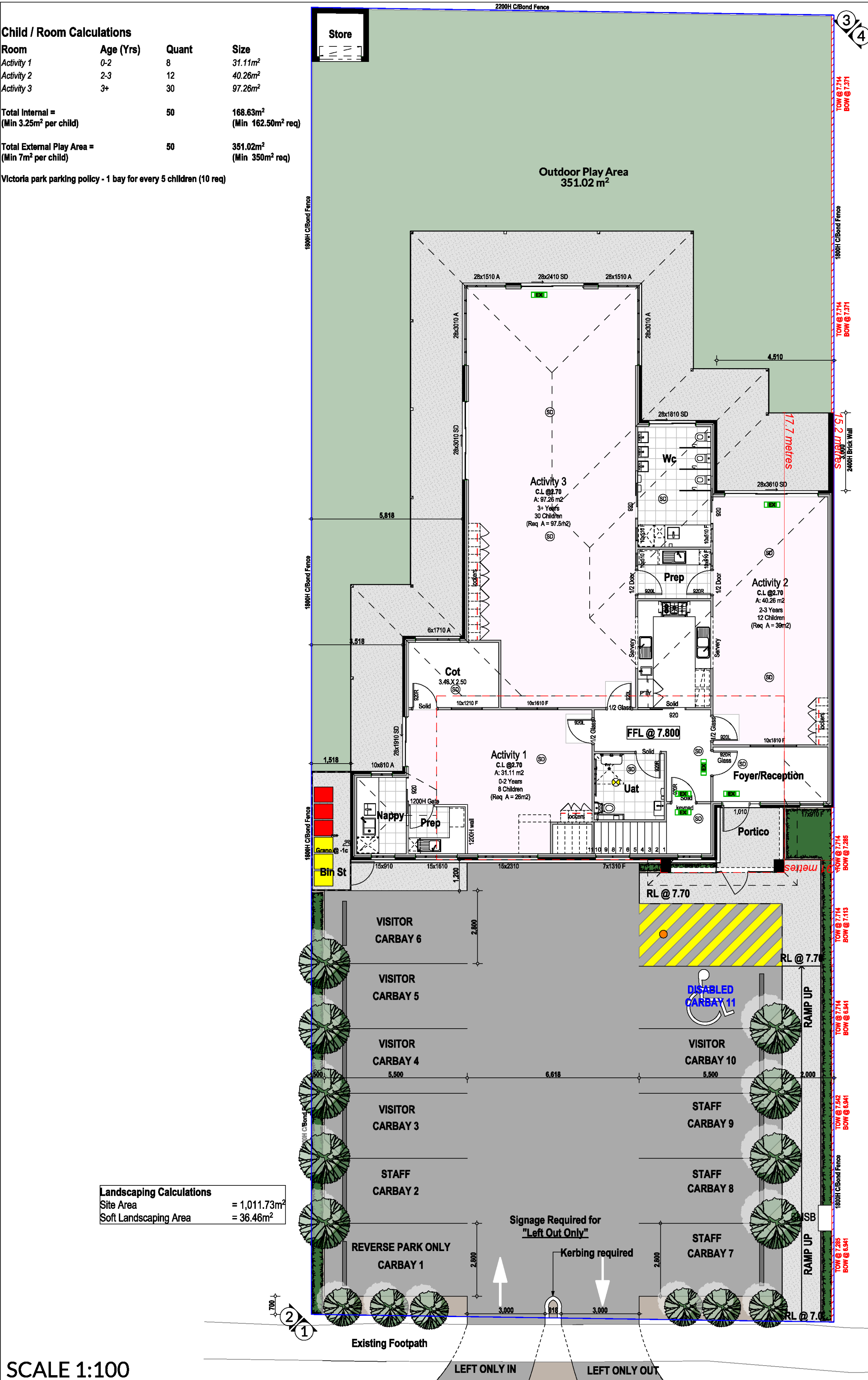
Room	Age (Yrs)	Quant	Size
Activity 1	0-2	8	31.11m ²
Activity 2	2-3	12	40.26m ²
Activity 3	3+	30	97.26m ²
Total Internal = (Min 3.25m ² per child)			168.63m ² (Min 162.50m ² req)
Total External Play Area = (Min 7m ² per child)			351.02m ² (Min 350m ² req)

Victoria park parking policy - 1 bay for every 5 children (10 req)

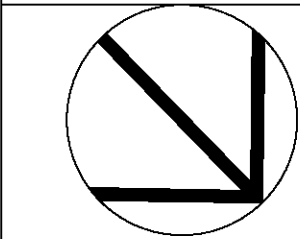
Building Areas

Store	4.50
Portico	5.20
Ground Floor	282.78
First Floor	86.60
Bin St	6.97

TOWN OF VICTORIA PARK
Received: 14/09/2023



SCALE 1:100



Client
Project Name
Childcare Centre
Project Address
67 Berwick St Victoria Park

Drawing Title:
Ground Floor
Scale: as noted Sheet Size: A1
Project No.: 22077 Drawing No.: PD04 of 10

Issue:
Development Approval
Rev: Description: Drawn:
011 Council Comments CD
Revision Number: 011 Date: 13.09.2023

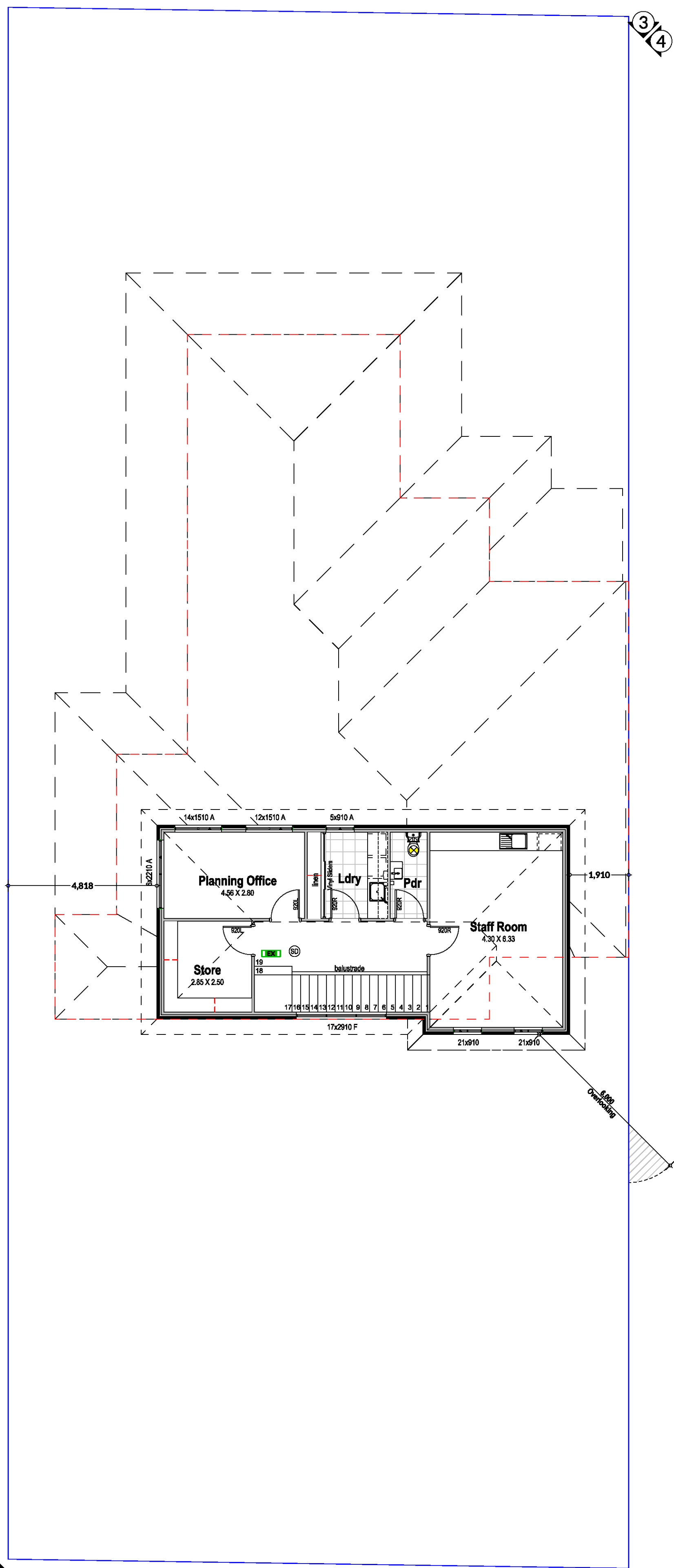
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011	Council Comments	13.09.23
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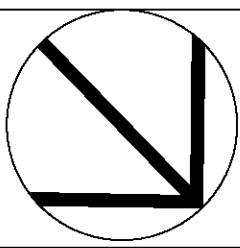
Age (Yrs)	Quant	Size
0-2	8	31.11m ²
2-3	12	40.26m ²
3+	30	97.26m ²
Internal = 3.25m ² per child)	50	168.63m ² (Min 162.50m ²
External Play Area = 7m ² per child)	50	351.02m ² (Min 350m ² re

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Store	4.50
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Ground Floor	282.78
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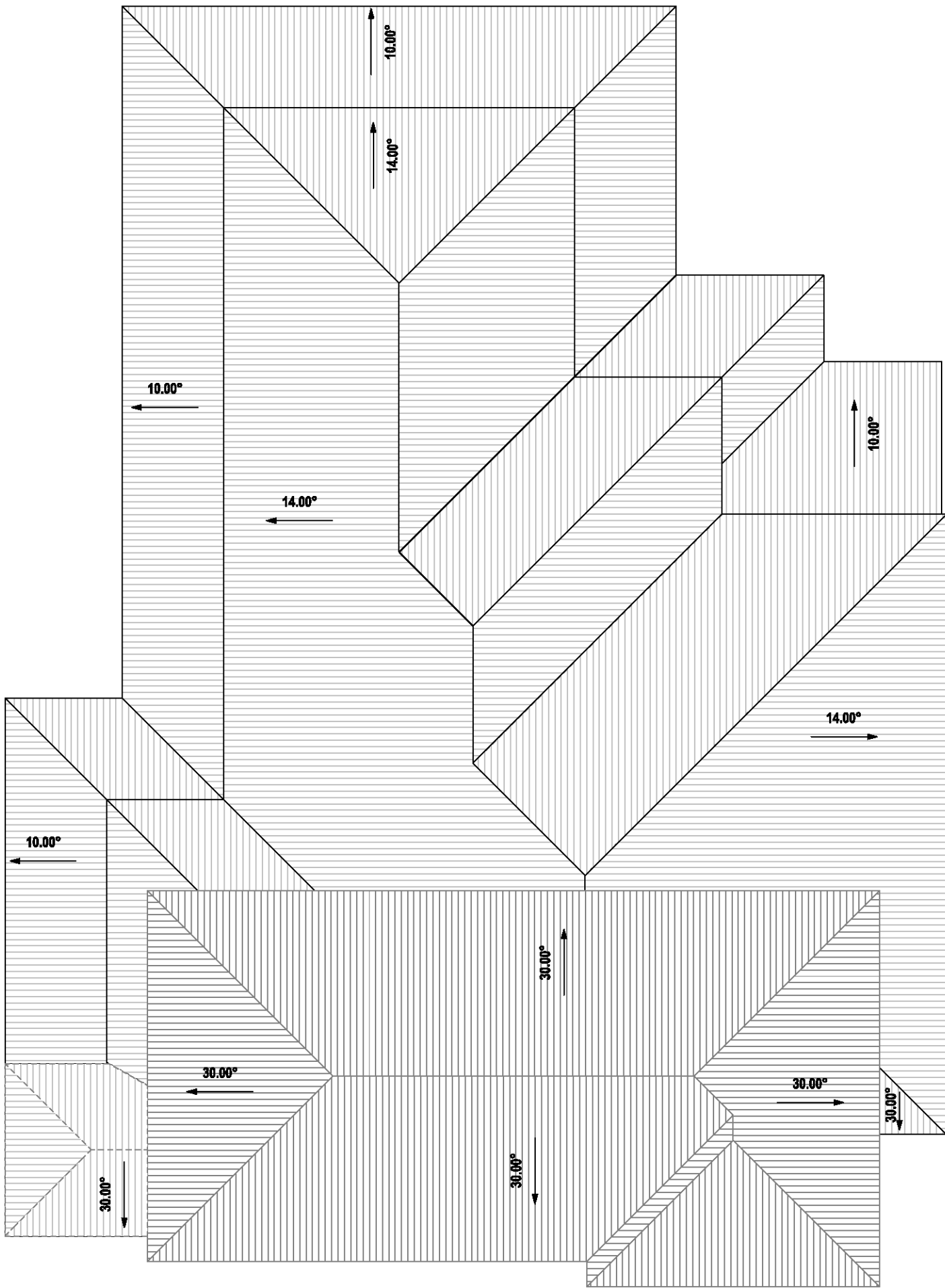
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SCALE 1:100

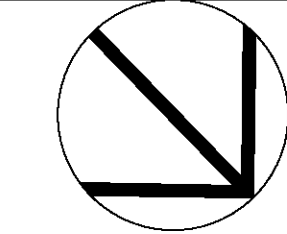


Client Project Name Childcare Centre Project Address 67 Benwick St Victoria Park	Drawing Title: First Floor		Issue: Development Approval			Revision Description Date		GERMANO DESIGNS Unit: 3/1 Mulgool Road, Malaga WA 6000 (08) 9248 8392 www.germanodesigns.com.au ©COPYRIGHT The copyright remains the sole property of GERMANO DESIGNS and must not be given, lent, re-sold or otherwise disposed or copied without permission in writing of the company.		
	Scale: as noted		Sheet Size: A1		011 Council Comments		011 Council Comments			13.08.23
	Project No:		Drawing No.:		010 Planner Comments		010 Planner Comments			30.08.23
	22077		PD05 of 10		009 Council Comments		009 Council Comments			17.08.23
					008 Council Comments		008 Council Comments			21.07.23
					007 Council Comments		007 Council Comments			23.06.23
					006 Council Comments		006 Council Comments			07.06.23
				005 Council Comments		005 Council Comments	01.06.23			



SCALE 1:100

Roof Plan
1:100



Client
[Redacted]
Project Name
Childcare Centre
Project Address
67 Berwick St Victoria Park

Drawing Title:
Roof Plan
Scale: as noted Sheet Size: A1
Project No: 22077 Drawing No.: PD06 of 10

Issue:
Development Approval
Rev: Description: Drawn:
011 Council Comments CD
Revision Number: 011 Date: 13.09.2023

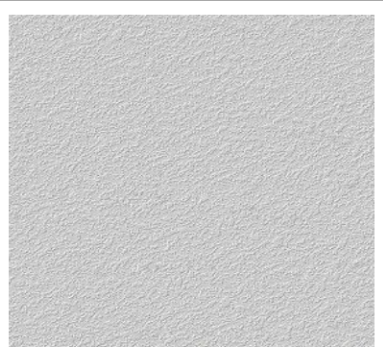
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011	Council Comments	13.09.23
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Material Schedule



Main Render
"Dulux Mt Aspiring"



Zincalume Roof Sheetting
"Shale Grey"



Feature Facebrick
"Austral Bricks San Selmo Reclaimed"



Window Frames
"Jason Charcoal Lustre"



Windows & Door Glazing
"6.38mm Laminated Translucent Grey Glass"



White Picket Fence



Concrete Carpark

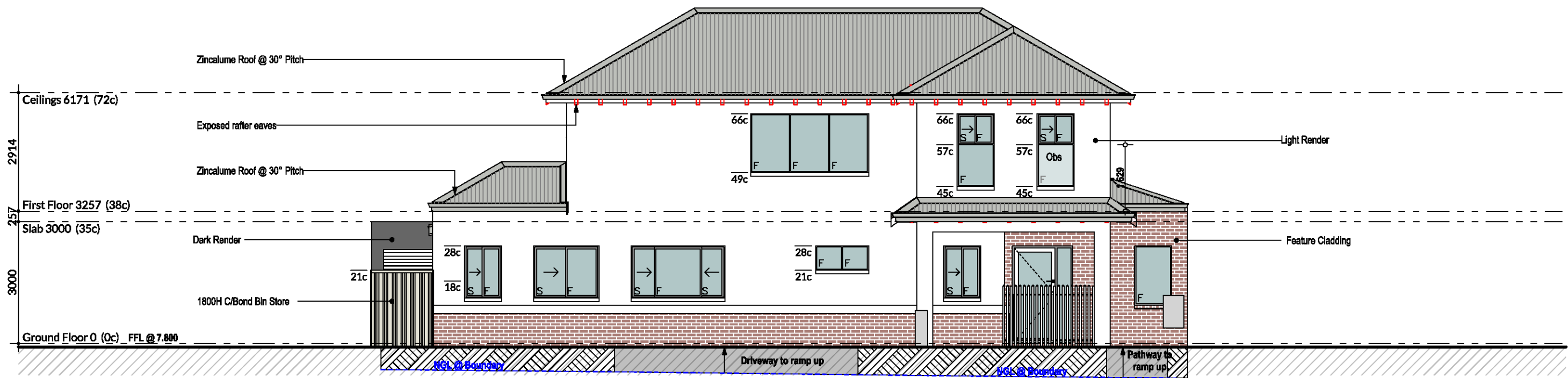


Poured Limestone Path

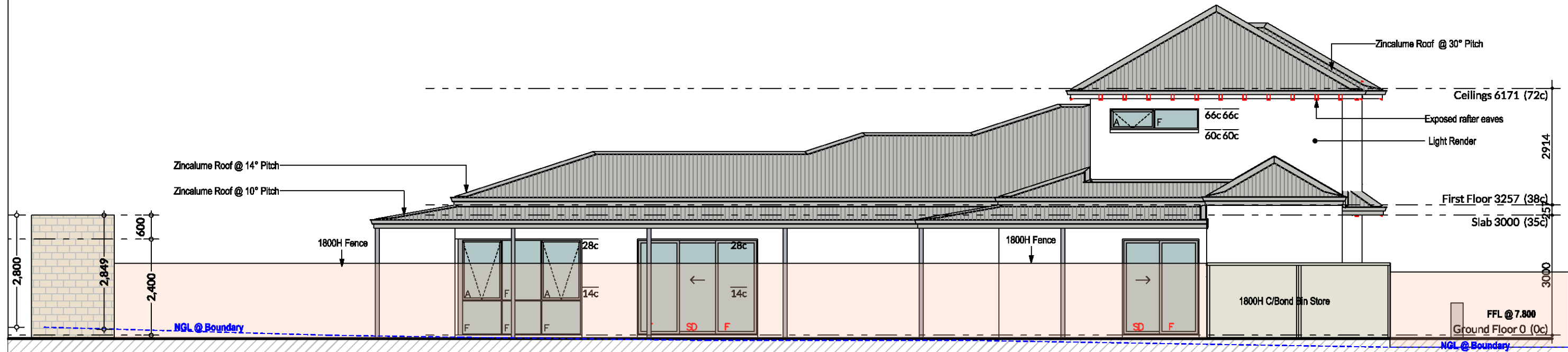


Wintergreen Turf

TOWN OF VICTORIA PARK
Received: 14/09/2023



1 Elevation
1:100



2 Elevation
1:100

Client
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Project Name
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Project Address
67 Berwick St Victoria Park

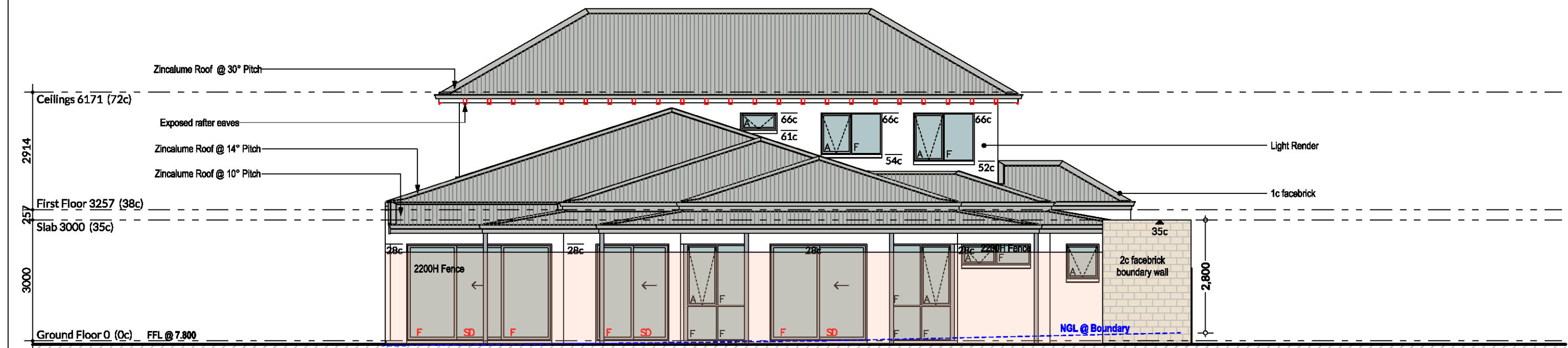
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Elevations
Scale: as noted
Sheet Size: A1
Project No.: 22077
Drawing No.: PD07 of 10

Issue:
Development Approval
Rev: 011
Description: Council Comments
Drawn: CD
Revision Number: 011
Date: 13.09.2023

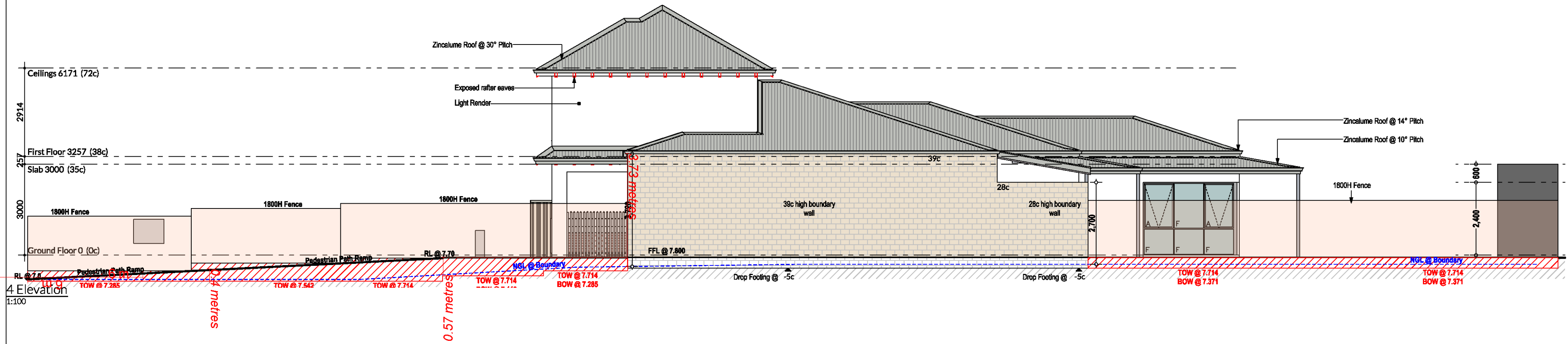
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3 Elevation
1:100



4 Elevation
1:100

Client
[Redacted]
Project Name
Childcare Centre
Project Address
67 Berwick St Victoria Park

Drawing Title:
Elevations
Scale: as noted Sheet Size: A1
Project No: 22077 Drawing No.: PD08 of 10

Issue:
Development Approval
Rev: Description: Drawn:
011 Council Comments CD
Revision Number: 011 Date: 13.09.2023

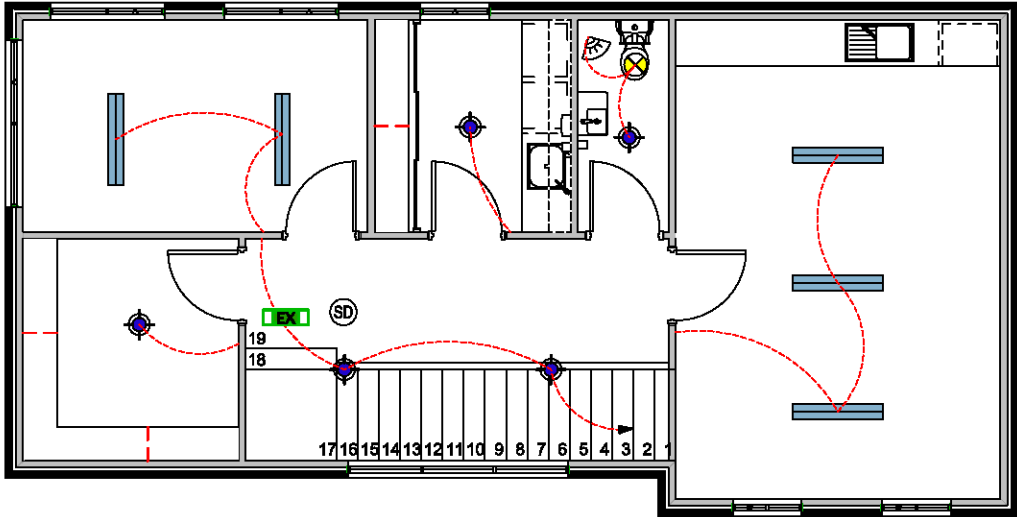
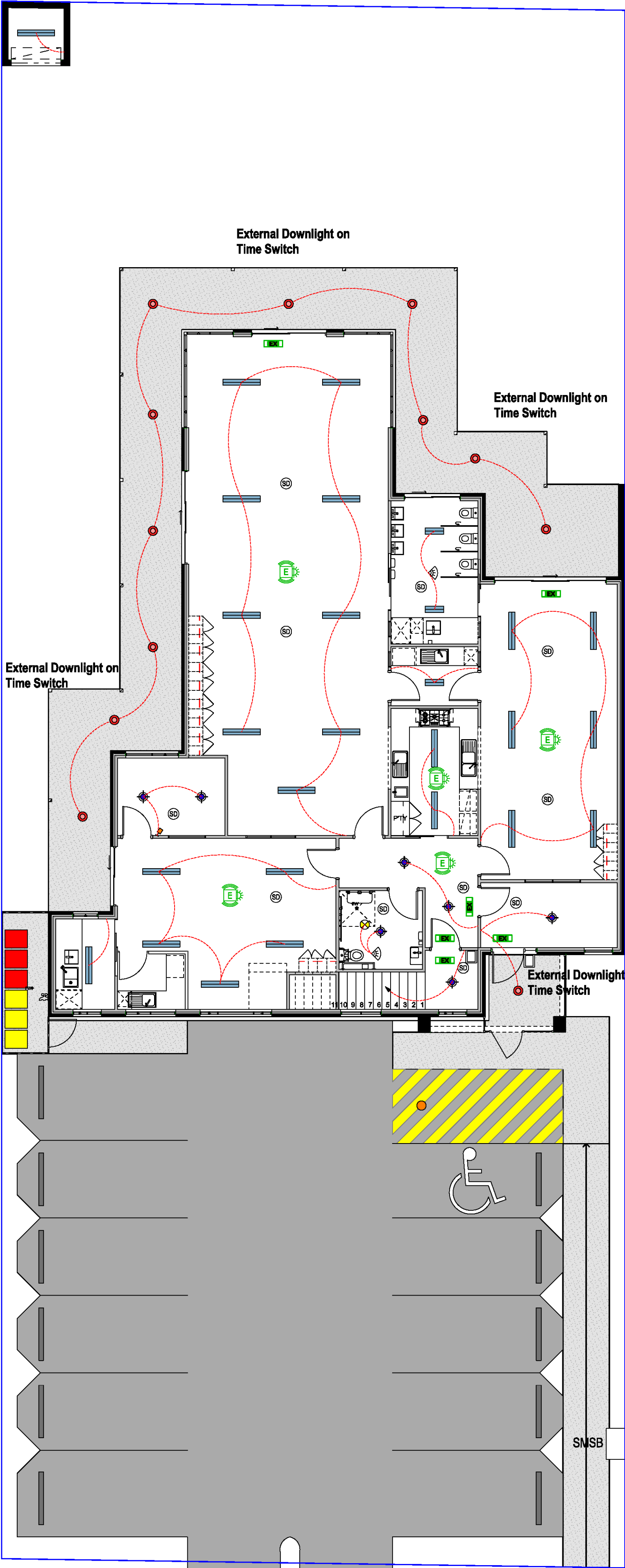
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ELECTRICAL LEGEND		
Desc.	Sym.	Q
Ceiling or Wall Mounted Wireless Access Point		1
Data @ 1500 AFL		4
Dimmer		1
DOUBLE GPO @ NOTED HT		18
DOUBLE WATER PROOF GPO		1
Emergency Light		5
Exhaust Fan - On Sensor		1
Exit Sign		6
External LED Downlight on Time Switch		12
LED down lights		7
LED Panel Light 1200mm x 300mm		24
LED Panel Light 600mm x 300mm		3
MOTION SENSOR		2
SINGLE GPO @ NOTED HT		1
SINGLE OR 3 PHASE AS PER EQUIPMENT @ HEIGHT TBC		2
Site Main Switchboard		1
Smoke Detector		11
Touch Screen Keypad		2

TOWN OF VICTORIA PARK
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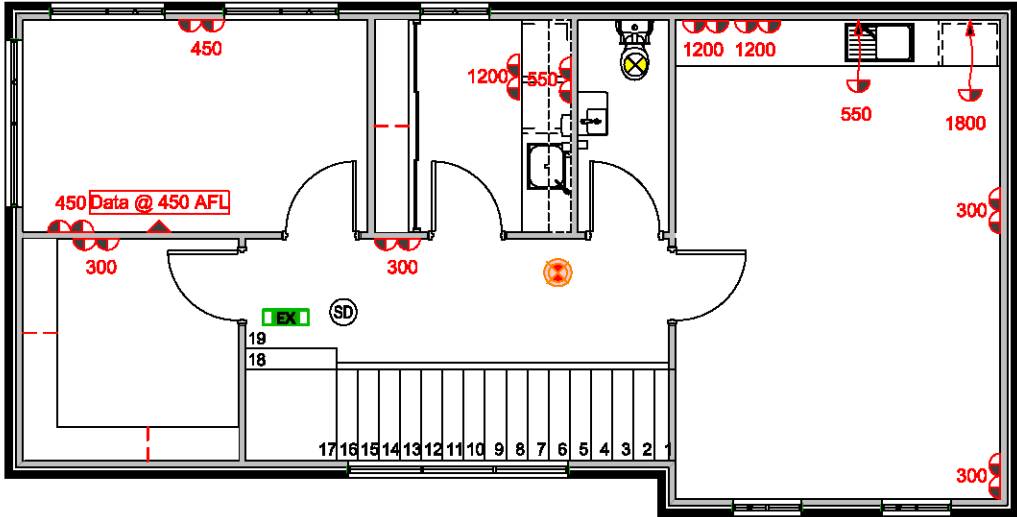
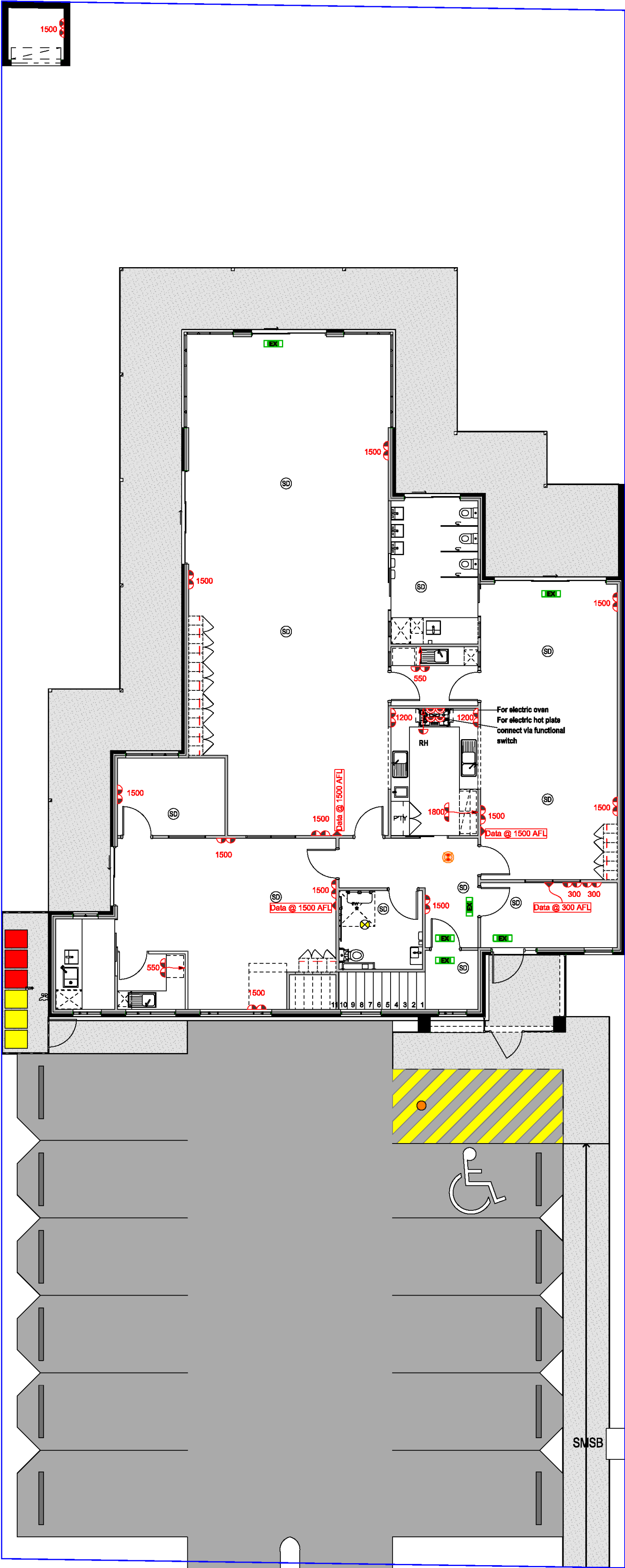
FF Light Plan
1:100

GF Light Plan
1:100

Client [REDACTED] Project Name Childcare Centre Project Address 67 Berwick St Victoria Park	Drawing Title: GF Electrical Plan		Issue: Development Approval		Revision	Description	Date	GERMANO DESIGNS Unit: 3/1 Mulgool Road, Malaga WA 6090 (08) 9248 8392 www.germanodesigns.com.au	©COPYRIGHT This plan shall remain the sole property of GERMANO DESIGNS and must not be given, lent, reproduced or otherwise disposed or copied without permission in writing of the company.
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Project No: 22077		Drawing No.: PD09 of 10		Revision Number: 011	Date: 13.08.2023	010	Planner Comments	30.08.23	
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ELECTRICAL LEGEND		
Desc.	Sym.	Q
Ceiling or Wall Mounted Wireless Access Point		1
Data @ 1500 AFL		4
Dimmer		1
DOUBLE GPO @ NOTED HT		18
DOUBLE WATER PROOF GPO		1
Emergency Light		5
Exhaust Fan - On Sensor		1
Exit Sign		6
External LED Downlight on Time Switch		12
LED down lights		7
LED Panel Light 1200mm x 300mm		24
LED Panel Light 600mm x 300mm		3
MOTION SENSOR		2
SINGLE GPO @ NOTED HT		1
SINGLE OR 3 PHASE AS PER EQUIPMENT @ HEIGHT TBC		2
Site Main Switchboard		1
Smoke Detector		11
Touch Screen Keypad		2

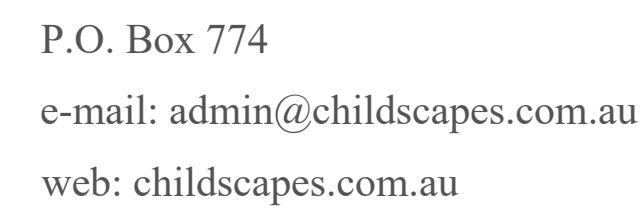
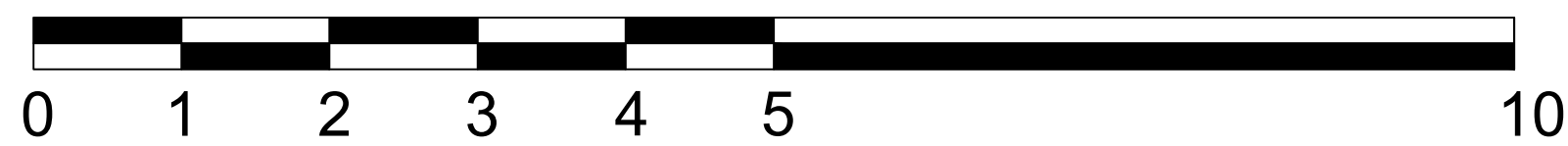
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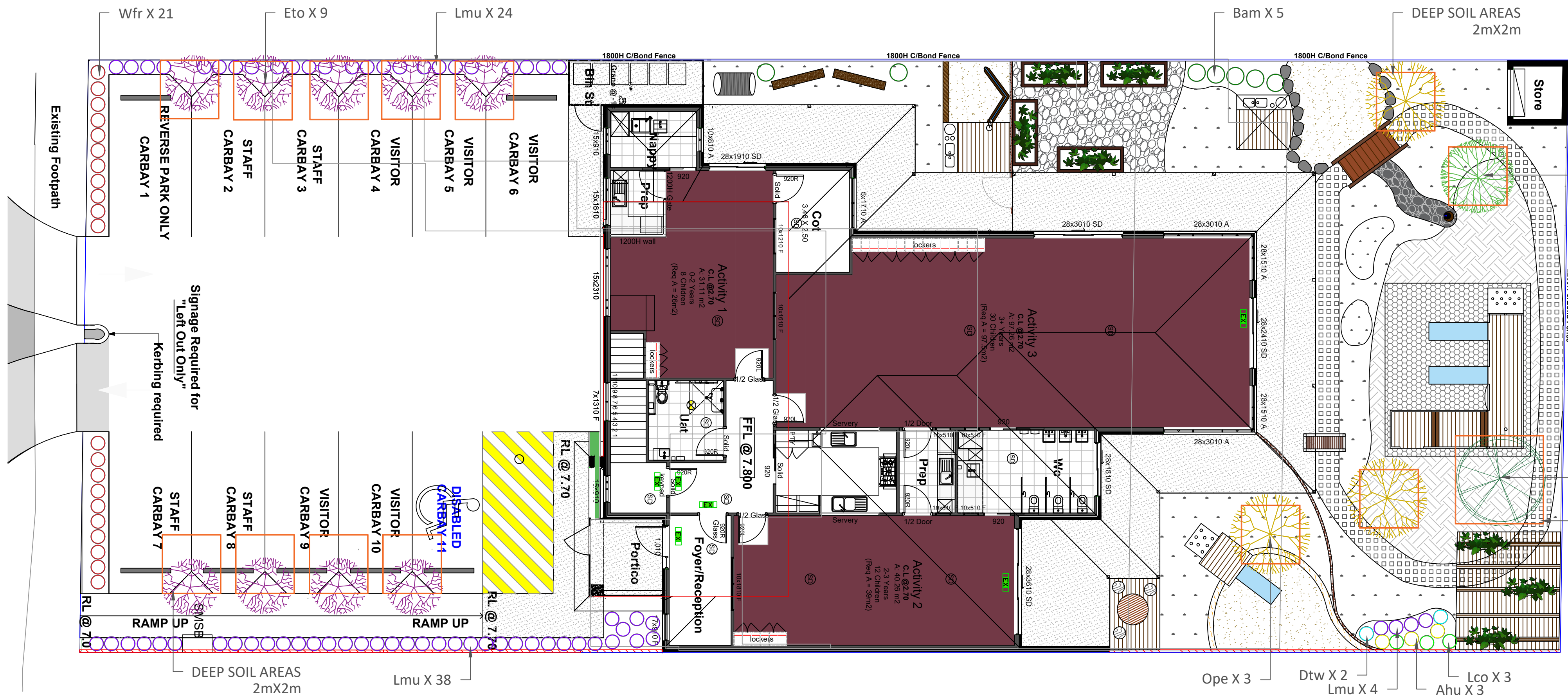


FF GPO Plan
1:100

GF GPO Plan
1:100

Client [REDACTED] Project Name Childcare Centre Project Address 67 Berwick St Victoria Park	Drawing Title: FF Electrical Plan		Issue: Development Approval		Revision	Description	Date	GERMANO DESIGNS Unit: 3/1 Mulgool Road, Malaga WA 6090 (08) 9248 8392 www.germanodesigns.com.au	©COPYRIGHT This plan shall remain the sole property of GERMANO DESIGNS and must not be given, lent, reproduced or otherwise disposed or copied without permission in writing of the company.
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					005	Council Comments	01.06.23		

[illegible]



PLANT SCHEDULE				
LARGE AND MEDIUM TREES	SPECIES	SPACINGS	SIZE	QTS
TREES				
L Afi	AGONIS FLEXUOSA	AS SHOWN	90 L	1
M Ope	ORNAMENTAL PEAR	AS SHOWN	90 L	3
M Wmu	WEeping MULBERRY	AS SHOWN	90 L	1
M Eto	EUCALYPTUS TORQUATA	AS SHOWN	90 L	9
SHRUBS				
Ahu	ANIGOZANTHOS HUMILIS	AS SHOWN	400 MM	3
Bam	BAMBOO	AS SHOWN	600 MM	5
Dtw	DIANELLA TASMANICA 'WYEENA'	AS SHOWN	400 MM	2
Lmu	LIRIOPE MUSCARI	AS SHOWN	400 MM	65
Lco	LOMANDRA CONFERTIFOLIA	AS SHOWN	400 MM	3
Wfr	WESTRINGIA FRUTICOSA	AS SHOWN	400 MM	21

- NOTES
- LANDSCAPE WORKS
 - All areas are to be fine graded to conform with kerb levels and surrounding surfaces.
 - Surfaces shall be free from depressions, irregularities, and noticeable changes in grade.
 - SOIL PREPARATION
 - Planted areas shall be spread with min of 50mm soil conditioner ripped into soil to a min depth of 200mm.
 - Medium trees in carpark and play areas shall have a 2000x2000x600mm deep pit filled with Eclipse structural soil and compacted every 150mm as per specification.
 - Large trees in play areas shall have a 3000x3000x1000mm deep pit filled with Eclipse structural soil and compacted every 150mm as per specification.
 - Soils in pots or planter boxes shall be eclipse light weight soil and garden beds to filled to a minimum of 300mm.
 - PLANTING
 - Planted areas shall be mulched with pine chip mulch to a minimum of 75mm.
 - Tree locations are as shown please refer to plan.
 - Shrubs & groundcovers in mixed planting areas are to be planted in random groupings.
 - All garden beds to be mulched with pine chip at a min of 50mm depth.
 - IRRIGATION
 - All planting and turf areas are to be irrigated via a fully automatic system from the mains.
 - All garden beds within playspace to be irrigated with 300mm pop up risers, trees with bubblers on 100mm pop ups, sub surface drip irrigation may be used in skinny harden beds to prevent excessive overspray.
 - All garden beds in the carpark and verge shall be irrigated with sub surface drip irrigation and 100mm pop ups with bubblers to each tree.
 - As constructed irrigation plans shall be submitted on completion of works.
 - Irrigation controller must be dual program.

TREES:



ORNAMENTAL PEAR

WEeping MULBERRY

AGONIS FLEXUOSA

EUCALYPTUS TORQUATA

SHRUBS:



BAMBOO

ANIGOZANTHOS HUMILIS

DIANELLA TASMANICA 'WYEENA'

LOMANDRA CONFERTIFOLIA

LIRIOPE MUSCARI

WESTRINGIA FRUTICOSA

PROJECT		DRAWING				ISSUE			REVISIONS			
VICTORIA PARK		PLANTING PLAN				FOR DEVELOPMENT APPROVAL			No	DATE	DRAWN	DETAILS
CLIENT		DRAWING NO	SCALE	SHEET	REVISION	DRAWN	DATE		0	21/12/22	NK	PLANTING- ISSUED FOR FEEDBACK
									1	16/01/23	NK	PLANTING- FOR DEVELOPMENT APPROVAL
									2	18/09/23	NK	PLANTING- FOR DEVELOPMENT APPROVAL
									3	19/09/23	NK	PLANTING- FOR DEVELOPMENT APPROVAL
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