

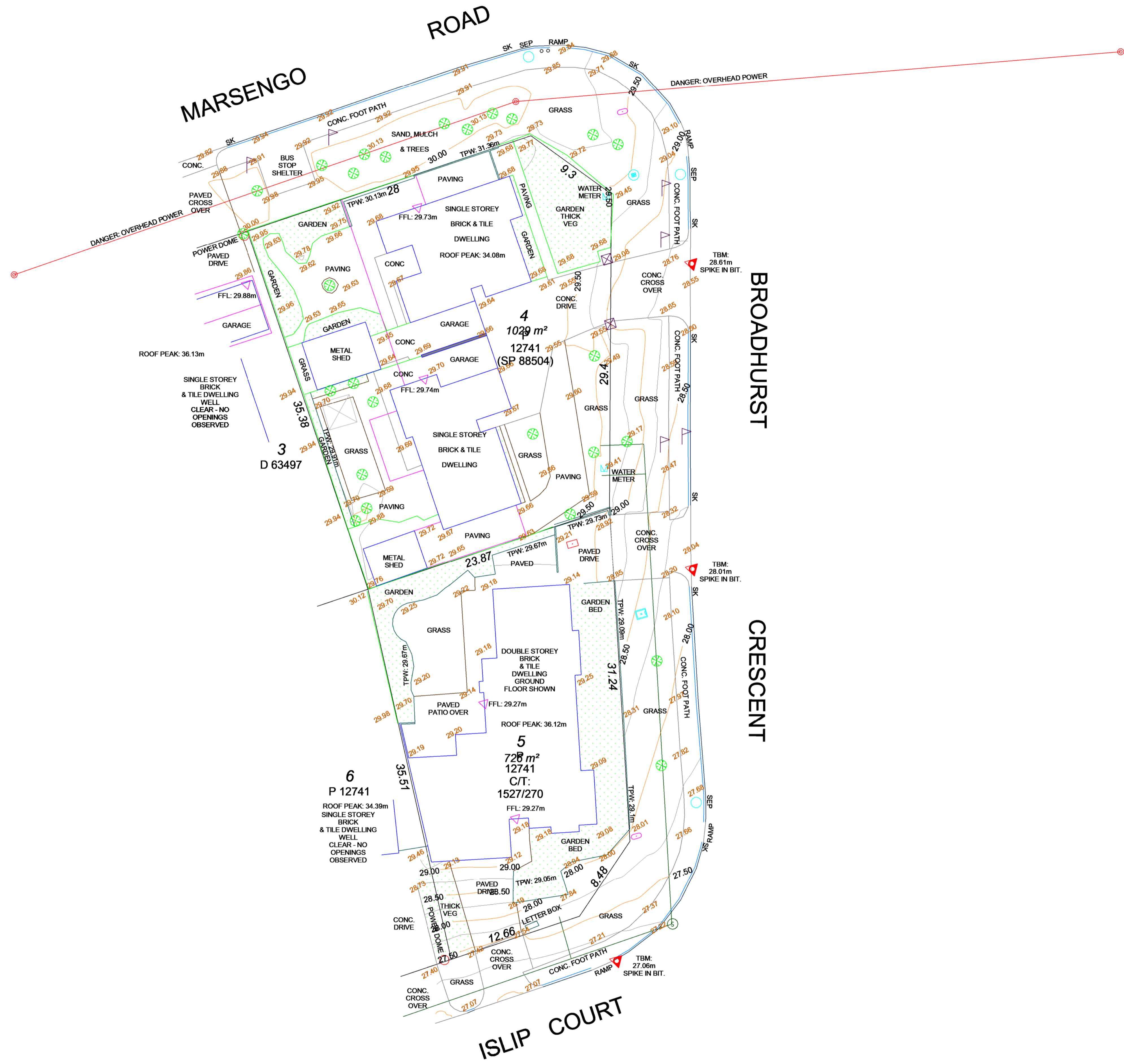


ARTIST IMPRESSION

BATEMAN CHILD CARE DEVELOPMENT
1 ISLIP CRT 2A&2B BROADHURST CR, BATEMAN

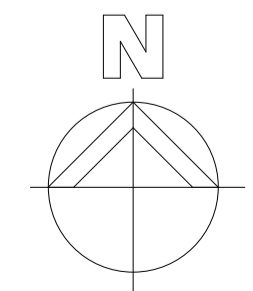
Drawing List	
Sheet Number	Sheet Name
DA000	COVER PAGE
DA001	EXISTING SITE CONDITIONS
DA002	PROPOSED OVERALL SITE PLAN
DA003	ACOUSTIC FENCE AND RETAINING WALL PLAN
DA100	PROPOSED GROUND FLOOR PLAN
DA101	PROPOSED AREA PLAN
DA200	PROPOSED BUILDING ELEVATION
DA201	PROPOSED STREET ELEVATION
DA300	RENDER
Grand total: 9	

E	REMOVE 2 ON-STREET PARKING BAYS	JS	NP	01.03.2023
D	CARPARK RAMP AMENDMENTS	JS	NP	30.01.2023
C	DA RFI	JS	NP	25.01.2023
B	DA RFI STREET ELEVATION	JS	NP	17.11.2022
revision/ issue	description	drawn by	check by	date
project		Author	description	
location		Checked	COVER PAGE	
1 ISLIP CRT 2A&2B BROADHURST CR, BATEMAN		scale	date	01.03.2023
Hodge Collard Preston ARCHITECTS		1 : 50	project no	28.22
Third Floor, 38 Richardson Street, West Perth, WA 6005 PO Box 743, West Perth, WA 6872 Ph: (08) 9322 5144 Fax: (08) 9322 5140 Email: admin@hccparoh.com		dwg no	DA000	
		rev	E	



1 EX. SITE CONDITIONS
1:200

Legend	
---	Road Centre Line
---	Kerb Bottom
---	Kerb Top
---	Approx. Boundary
---	Approx. Sewer Line
---	Edge of Concrete
---	Edge of Paving
---	Eave / Ridge Line
---	Wall
---	Fence
---	Building
---	Openings
▲	Sign
▲	Survey Control
▲	Water Meter / Marker
▲	Surface Height
▲	Letter Box
▲	Telecom Pit
▲	Electric Power Pole
▲	Electric Pit
▲	Water Hydrant
▲	Water Stop Valve
▲	Drainage Manhole
▲	Clothes Line
▲	Light Pole
▲	Tree
▲	Tree Stump
SK	Square Kerb
PF	Peg Found (To Be Confirmed)
PG	Peg Gone
GC	Good Condition
PC	Poor Condition
SEP	Side Entry Pit



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revision/issue	description	drawn by	check by	date
project location	description	drawn by	check by	date
PROPOSED CHILDCARE DEVELOPMENT		Author	EXISTING SITE CONDITIONS	
1 ISLIP CRT 2A&2B BROADHURST CR, BATEMAN		checked		
		Checker		
scale	1:200	date	01.03.2023	
Hodge Collard Preston ARCHITECTS		project no	28.22	dwg no DA001
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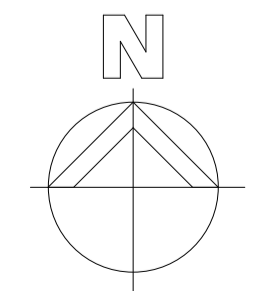
1 PROPOSED SITE PLAN
1:200

CHILDCARE - 82 CHILDREN		
SITE AREA		1,755 sqm
INTERNAL AREA	REQUIRED 3.25sqm / CHILD REQUIREMENT PLUS ANCILLARY & CIRCULATION SPACES. APPROX TOTAL / CHILD 7 sqm / CHILD. TOTAL 3.25sqm/CHILD. 82x3.25=266.5 sqm REQUIRED.	PROVIDED 574 sqm
OUTDOOR PLAY AREA	7sqm / CHILD REQUIREMENT TOTAL 574 sqm REQUIRED.	590 sqm

OCCUPATION SCHEDULE - 82 CHILDREN			
AGE GROUP	NO. OF CHILDREN	NO. OF STAFF	RATIO
NURSERY - BIRTH TO 2 YRS	12 CHILDREN	3 STAFF	1:4
BABIES - BIRTH TO 2 YRS	12 CHILDREN	3 STAFF	1:4
TODDLERS - 2-3 YRS	14 CHILDREN	3 STAFF	1:5
TODDLERS - 2-3 YRS	14 CHILDREN	3 STAFF	1:5
PRESCHOOL - 3-4 YRS	30 CHILDREN	3 STAFF	1:10
ADDITIONAL STAFF		2 STAFF	
TOTAL	82 CHILDREN	17 STAFF	

SITE PLAN LEGEND	
	CONCRETE PAVING. REFER CIVIL ENGINEER'S DRAWINGS FOR CUTS / THICKNESS
	LANDSCAPING
	VERANDAH AREA
	PROPOSED LEVEL
	EXISTING LEVEL
	STAFF PARKING

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	PROPOSED CHILDCARE DEVELOPMENT	JS	NP	01.03.2023
location	description	checked	checked	date
	1 ISLIP CRT 2A&2B BROADHURST CR, BATEMAN	NP	NP	17.11.2022
scale	As indicated	project no	28.22	dwg no DA002
		rev	E	



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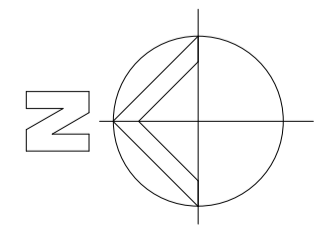
BROADHURST CRESCENT



1 ACOUSTIC FENCE AND RETAINING WALL PLAN
1:100

LEGEND:

- 1.2M HIGH SOLID BRICK FENCE AS PER ACOUSTIC REPORT REQ. WITH 0.6M HIGH PERMEABLE FENCE ABOVE
- 1.8M HIGH COLORBOND FENCE AS PER ACOUSTIC REPORT REQ.
- 2.1M HIGH COLORBOND FENCE AS PER ACOUSTIC REPORT REQ.
- RETAINING WALL (VARYING HEIGHT)
- PROPOSED LEVEL
- EXISTING LEVEL
- CONCRETE PAVING
- LANDSCAPING AREA AS PER L.A. DRAWINGS
- VERANDAH AREA



revision/ issue	description	drawn by	check by	date
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PROPOSED CHILDCARE DEVELOPMENT		JS	NP	01.03.2023
location		Author	check by	date
1 ISLIP CRT 2A&2B BROADHURST CR, BATEMAN		JS	NP	01.03.2023
checked		Checker	date	project no
				28.22
scale		As indicated	dwg no	DA003
			rev	E

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BROADHURST CRESCENT



EXTERNAL PLAY
82 PLACES
574 m² REQ.
590 m² PROV.

1 GROUND FLOOR PLAN
1:100

- LEGEND:**
- CONCRETE PAVING
 - LANDSCAPING AREA AS PER L.A. DRAWINGS
 - VERANDAH AREA
 - S** STAFF PARKING
 - 29.00** PROPOSED LEVEL
 - 27.50** EXISTING LEVEL

Childcare Room Schedule

Name	Provided Area	Required area
AAT	3 m ²	
AMENITIES	12 m ²	
AMENITIES	12 m ²	
BABY	41 m ²	39 sqm
CIRCULATION	23 m ²	
COTTES	17 m ²	
COTTES	12 m ²	
FOYER	29 m ²	
KINDY	99 m ²	97.5 sqm
KITCHEN	13 m ²	
L'DRY	8 m ²	
NURSERY	41 m ²	39 sqm
OFFICE	9 m ²	
PTRY	2 m ²	
PLANNING	9 m ²	
PREP/STORE	11 m ²	
RECEPTION	7 m ²	
STAFF ROOM	26 m ²	
STORE	8 m ²	
STORE	6 m ²	
STORE	6 m ²	
STORE	5 m ²	
TODDLERS	47 m ²	45.5 sqm
TODDLERS	47 m ²	45.5 sqm
TOILETS	9 m ²	
UAT	8 m ²	

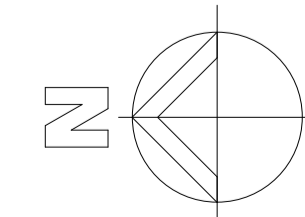
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B	DA RFL STREET ELEVATION	JS	NP	17.11.2022
revision/ issue	description	drawn by	check by	date
project	description	Author	description	
PROPOSED CHILDCARE DEVELOPMENT			PROPOSED GROUND FLOOR PLAN	
location	1 ISLIP CRT 2A&2B BROADHURST CR, BATEMAN	checked	Checker	
scale	1:100	date	01.03.2023	
project no	28.22	dwg no	DA100	
rev	E			

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1 GROUND FLOOR AREA PLAN
1:100



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B	DA RFL STREET ELEVATION	JS	NP	17.11.2022
project	description	drawn	description	
location	1 ISLIP CRT 2A&2B BROADHURST CR, BATEMAN	Author	PROPOSED AREA PLAN	
checked		Checker		
scale	1:100	date	01.03.2023	
project no	28.22	dwg no	DA101	
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1 NORTH ELEVATION (MARSENKO ROAD)
1:100



2 EAST ELEVATION (BROADHURST CRESCENT)
1:100

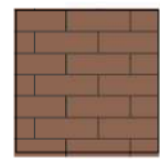




3 SOUTH ELEVATION (ISLIP COURT)
1:100



4 WEST ELEVATION
1:100

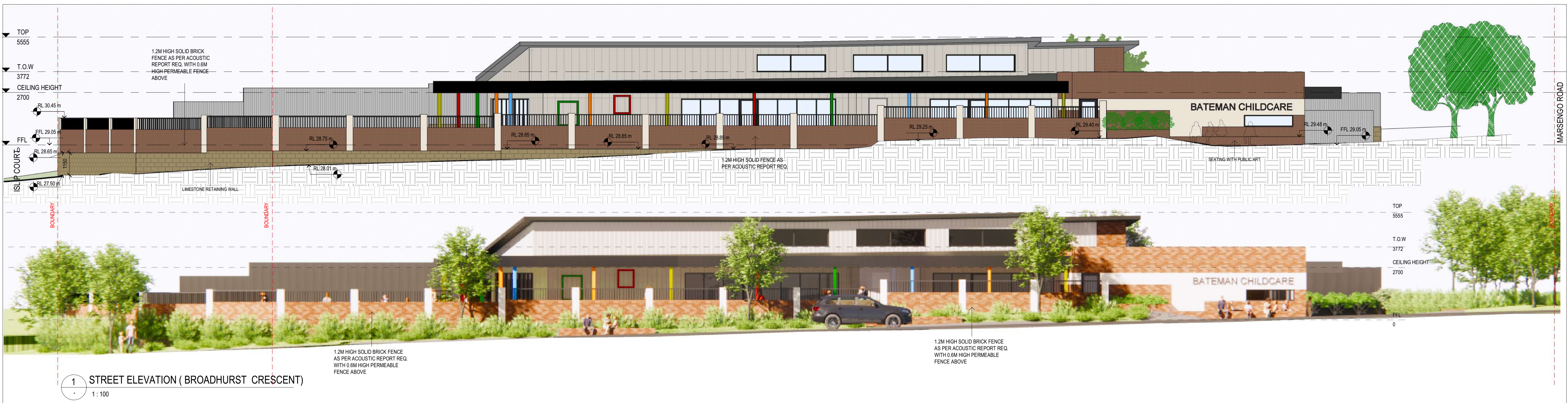
MATERIAL SCHEDULE

	SELECTED FACE BRICK
	SELECTED RENDER
	SELECTED AXON CLADDING

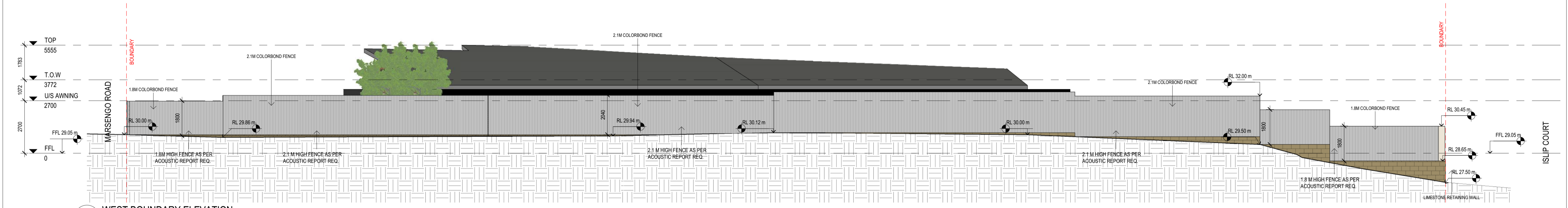
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project	description	drawn by	check by	date
	PROPOSED CHILDCARE DEVELOPMENT	Author	PROPOSED BUILDING ELEVATION	
location	1 ISLIP CRT 2A&2B BROADHURST CR, BATEMAN	checked	Checker	
scale	date	As indicated	project no	dwg no
28.22	01.03.2023		DA200	rev E

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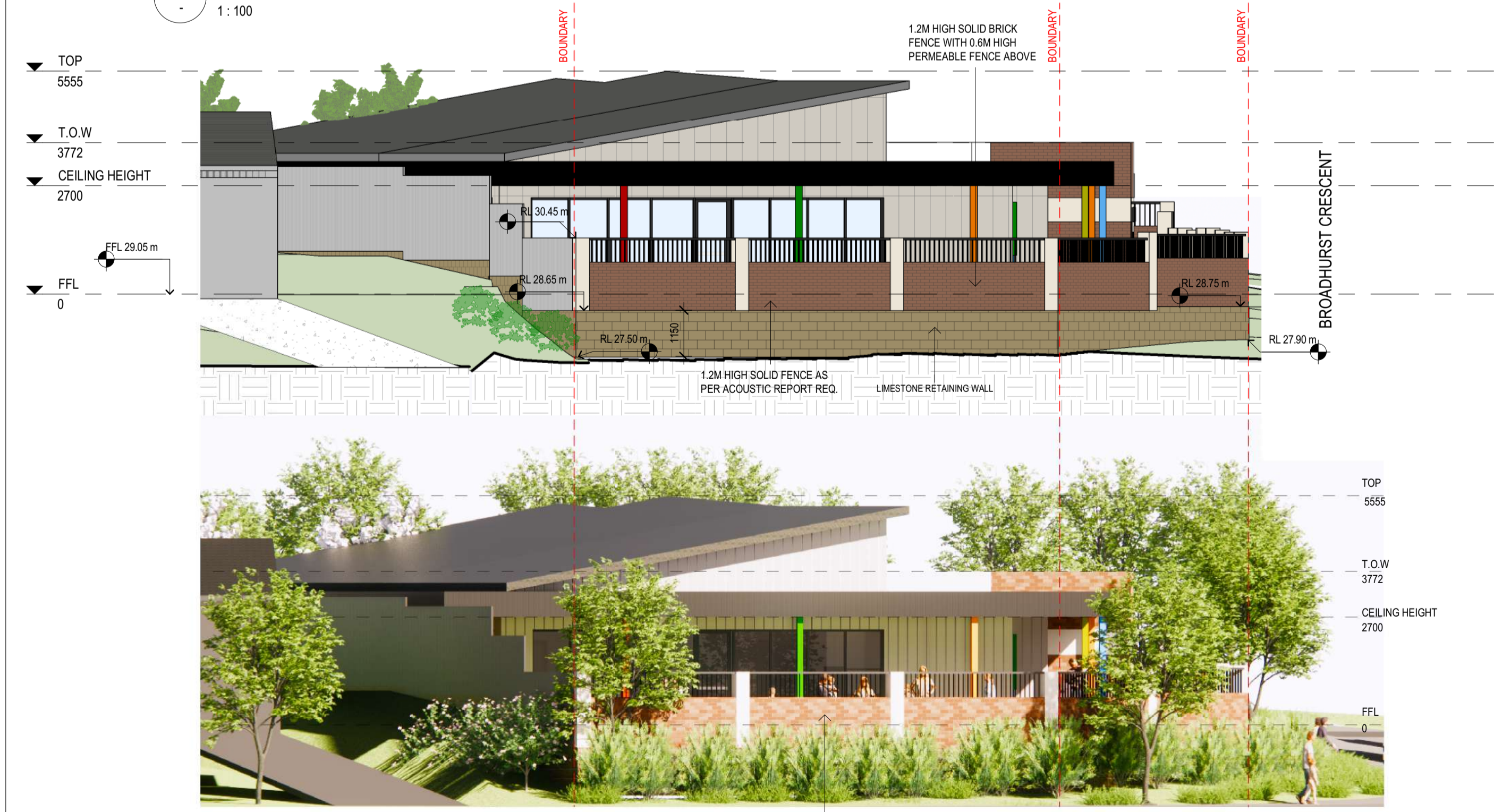
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1 STREET ELEVATION (BROADHURST CRESCENT)
1:100



3 WEST BOUNDARY ELEVATION
1:100



2 STREET ELEVATION (ISLIP COURT)
1:100

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project	description	drawn by	check by	date
	PROPOSED CHILDCARE DEVELOPMENT			
location	description	Author	PROPOSED STREET ELEVATION	
	1 ISLIP CRT 2A&2B BROADHURST CR, BATEMAN	checked	Checker	
scale	date	1:100	01.03.2023	
	project no	28.22	dwg no	DA201
	rev			E

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FRONT RENDER



BACK RENDER 1



STREET VIEW



BACK RENDER 2

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revision/ issue	description	drawn by	check by	date
project	Author	description	RENDER	
PROPOSED CHILDCARE DEVELOPMENT		checked		
location		Checker		
1 ISLIP CRT 2A&2B BROADHURST CR, BATEMAN		scale	date	01.03.2023
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		20	28.22	rev