

WARR

Address: 127 & 129 Canning Road KALAMUNDA

Childcare Centre/Commercial

Job Number: 22049

Drawing No	Description
PD01	Cover Sheet
PD02	3D Render
PD03	Existing Site Survey
PD04	Site Plan
PD05	Floor Plan
PD06	Elevations




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Unit: 3/1 Mulgool Road, Malaga W.A 6090
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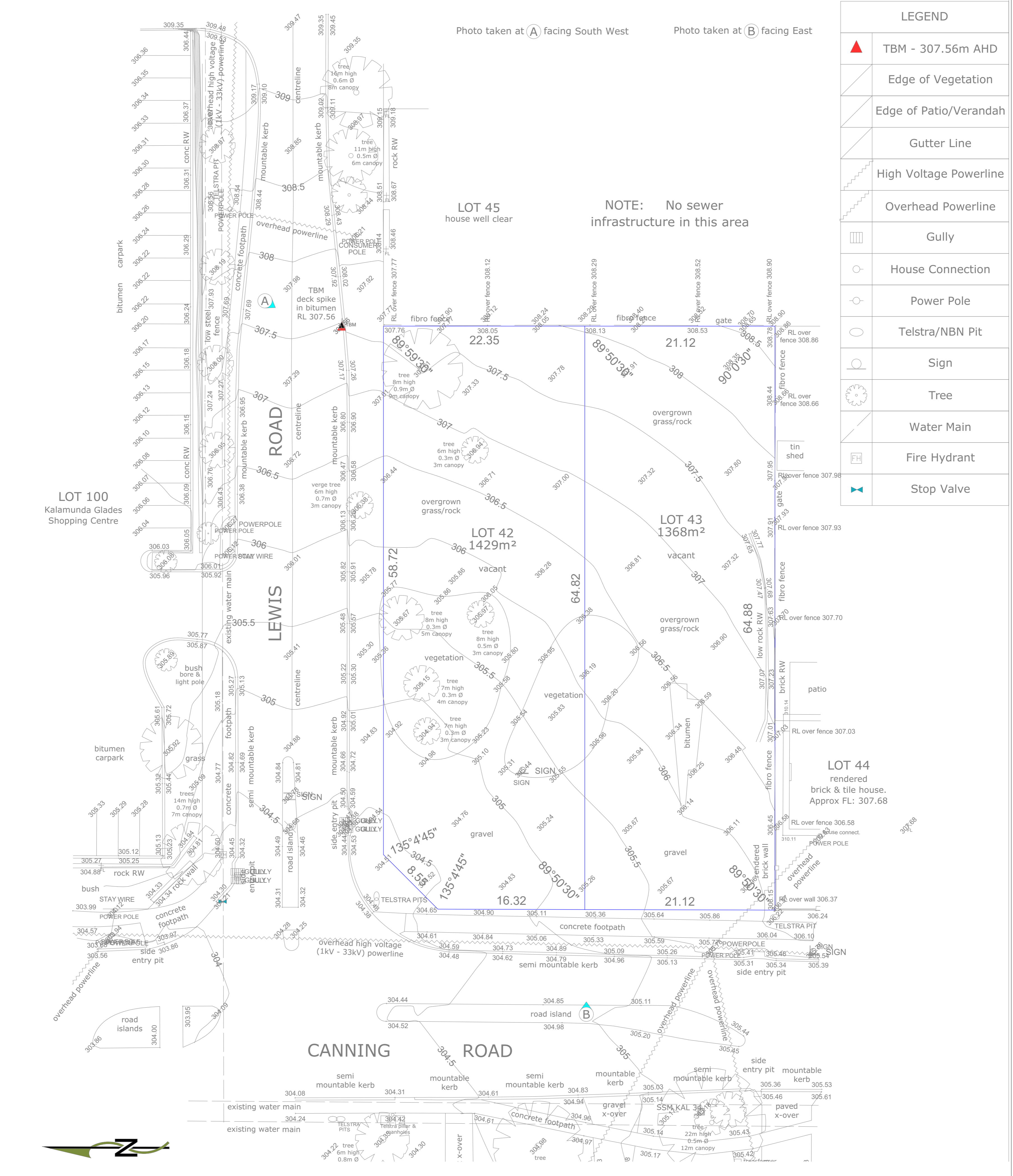
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TBM deck spike in bitumen equals RL 307.56 AHD Based on SSM KALAMUNDA 34 RL 305.177 AHD (Landgate Geodetic Section) Contractor to check datum before adopting levels	Survey Date: 3rd August 2022	Scale 1:200@A1	FEATURE AND CONTOUR SURVEY			Feature Survey by THE LAND DIVISION PLANNING SURVEYING DESIGN PO Box 2444, Malaga, WA 6090 phone: 08 9209 3232 www.landdivision.com.au	
	Client: Warr Investment P/L			OF LOTS 42 & 43 ON DIAGRAM 30146			
	Rev	Date	Description	Surv	Drawn		127 & 129 Canning Road, Kalamunda C/T LOT 42 VOL:1620 FOL:689 C/T LOT 43 VOL:1284 FOL:706 our ref. 22-9776

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. **REPEP RECOMMENDED.**

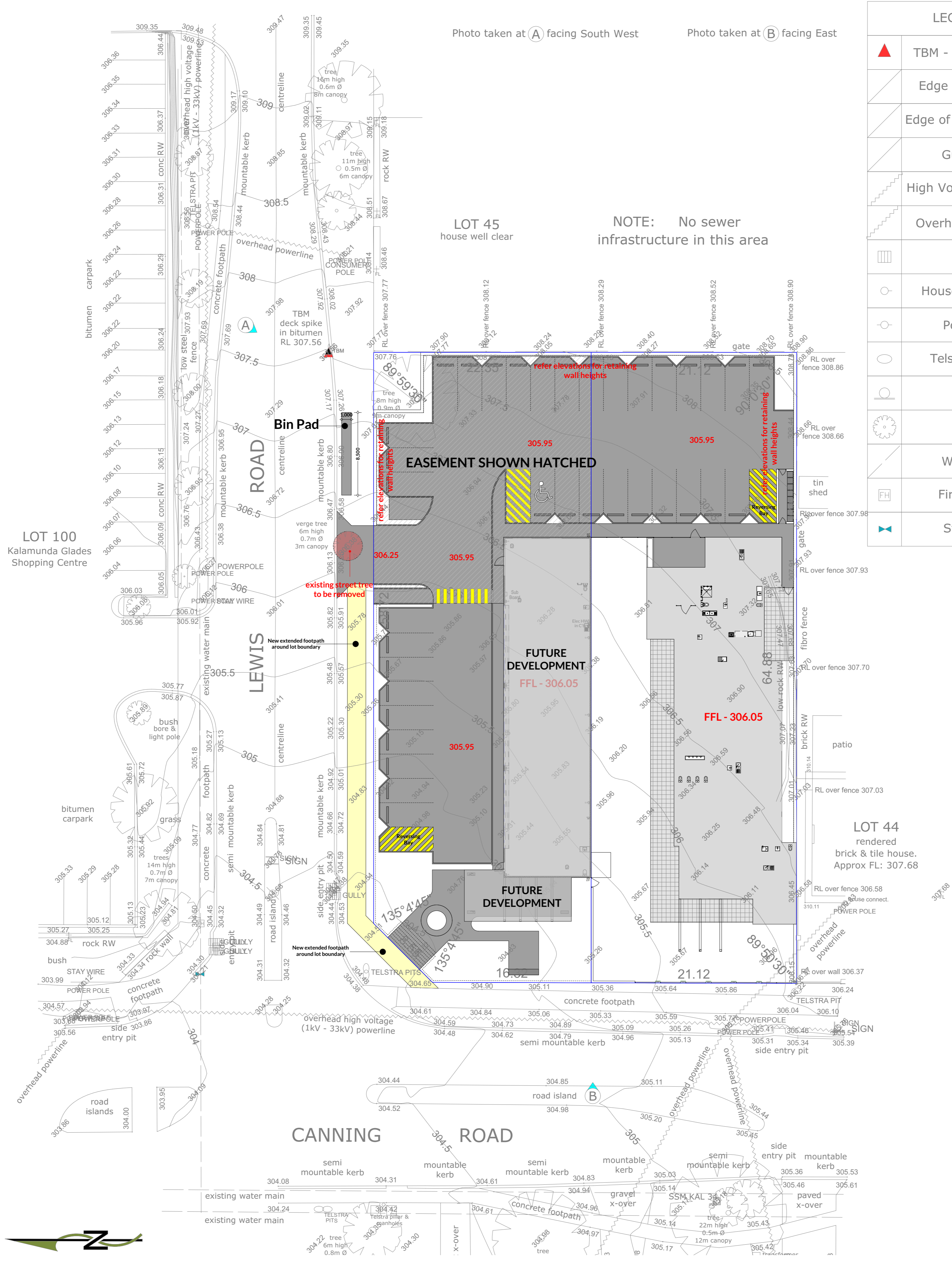
NOTE: No title viewed by The Land Division. A certificate of title check for easements and encumbrances is highly recommended as should they exist, they may affect design.



LEGEND	
▲	TBM - 307.56m AHD
/	Edge of Vegetation
/	Edge of Patio/Verandah
—	Gutter Line
—	High Voltage Powerline
—	Overhead Powerline
▨	Gully
○	House Connection
○	Power Pole
○	Telstra/NBN Pit
○	Sign
○	Tree
—	Water Main
FH	Fire Hydrant
▶	Stop Valve

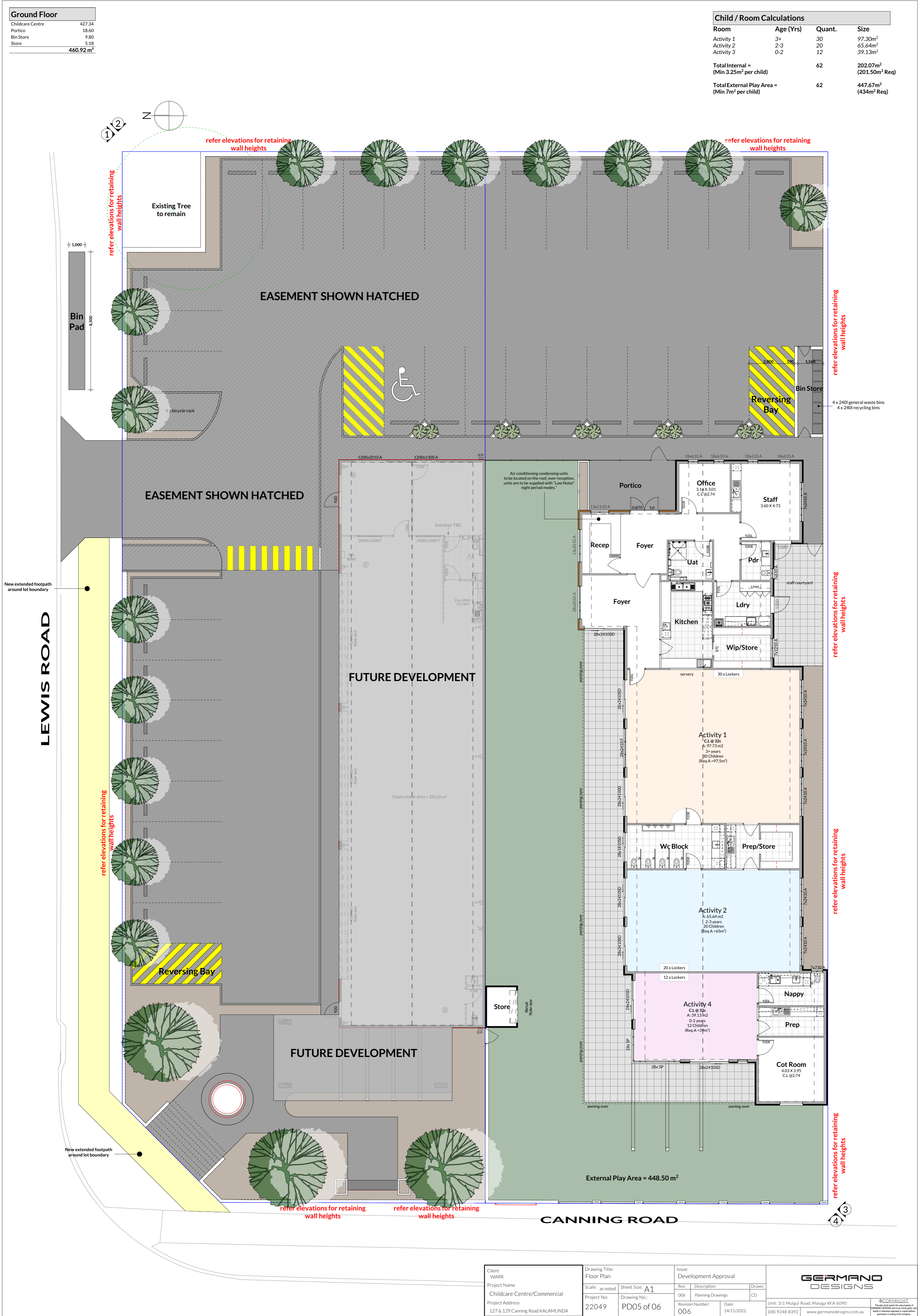
Client: WARR Project Name: Childcare Centre/Commercial Project Address: 127 & 129 Canning Road KALAMUNDA	Drawing Title: Existing Site Survey Scale: as noted Project No: 22049 Drawing No: PD03 of 06	Issue: Development Approval Rev: 006 Description: Planning Drawings Date: 14/11/2022	GERMANO DESIGNS Unit: 3/1 Mulgool Road, Malaga WA 6090 (08) 9248 8392 www.germanodesigns.com.au <small>©COPYRIGHT High quality design and surveying services All rights reserved. No part of this publication may be reproduced without the prior written permission of the copyright owner.</small>
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TBM deck spike in bitumen equals RL 307.56 AHD Based on SSM KALAMUNDA 34 RL 305.177 AHD (Landgate Geodetic Section) Contractor to check datum before adopting levels	Survey Date: 3rd August 2022	Scale 1:200@A1	<h2 style="margin:0;">FEATURE AND CONTOUR SURVEY</h2> <h3 style="margin:0;">OF LOTS 42 & 43 ON DIAGRAM 30146</h3> <p style="margin:0;">127 & 129 Canning Road, Kalamunda</p> <p style="margin:0;">C/T LOT 42 VOL:1620 FOL:689</p> <p style="margin:0;">C/T LOT 43 VOL:1284 FOL:706</p> <p style="margin:0;">our ref. 22-9776</p>			Feature Survey by THE LAND DIVISION PLANNING SURVEYING DESIGN PO Box 2444, Malaga, WA 6090 phone: 08 9209 3232 www.landdivision.com.au		
	Client: Warr Investment P/L			Rev 0	Date 9/8/2022	Description Feature Survey Drafted	Surv LZ	Drawn LZ
	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.							



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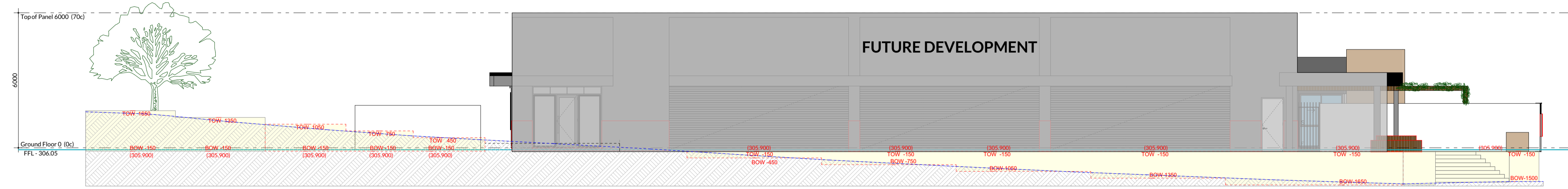
Client: WARR Project Name: Childcare Centre/Commercial Project Address: 127 & 129 Canning Road KALAMUNDA	Drawing Title: Site Plan Scale: as noted Project No: 22049 Drawing No: PD04 of 06	Issue: Development Approval Rev: 006 Description: Planning Drawings Date: 14/11/2022	GERMANO DESIGNS Unit: 3/1 Mulgool Road, Malaga WA 6090 (08) 9248 8392 www.germanodesigns.com.au	©COPYRIGHT High Quality Design and Planning All Rights Reserved No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, without the prior written permission of the publisher.
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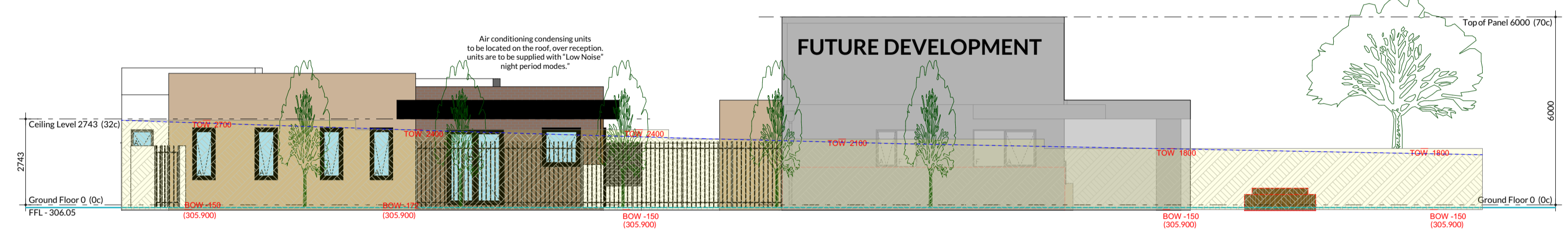
Ground Floor	
Childcare Centre	427.34
Portico	18.60
Bin Store	9.80
Store	5.18
Total	460.92m²

Child / Room Calculations			
Room	Age (Yrs)	Quant.	Size
Activity 1	3+	30	97.30m²
Activity 2	2-3	20	65.64m²
Activity 3	0-2	12	39.13m²
Total Internal =		62	202.07m²
(Min 3.25m² per child)			(201.50m² Req)
Total External Play Area =		62	447.67m²
(Min 7m² per child)			(434m² Req)

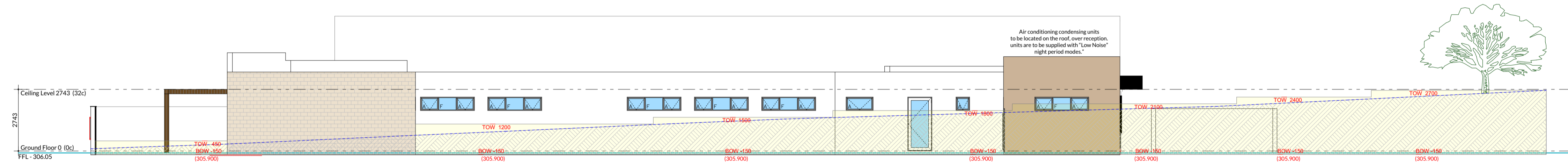
Client: WARR	Drawing Title: Floor Plan	Issue: Development Approval	
Project Name: Childcare Centre/Commercial	Scale: as noted	Rev: 006 - Planning Drawings	
Project Address: 127 & 129 Canning Road KALAMUNDA	Project No: 22049	Sheet Size: A1	Unit: 3/1 Mulgool Road, Malaga WA 6090
	Drawing No: PD05 of 06	Revision Number: 006	Date: 14/11/2022
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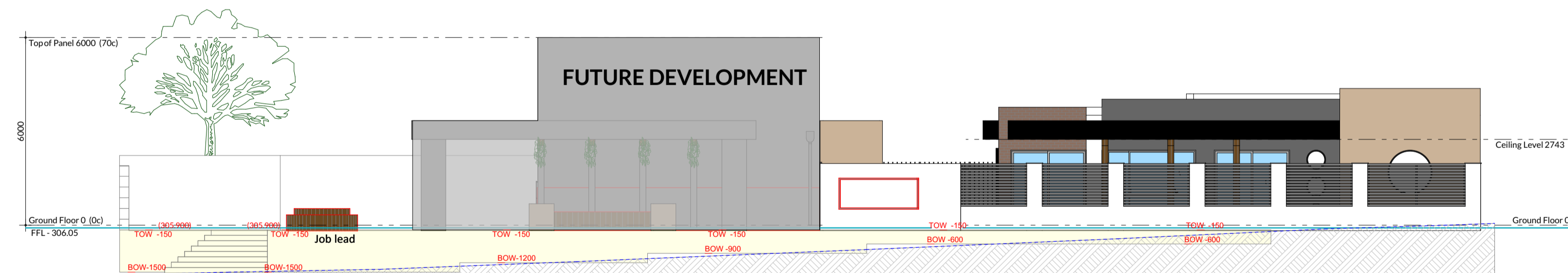
1 Elevation
1:100



2 Elevation
1:100



3 Elevation
1:100



4 Elevation
1:100

Client: WARR	Drawing Title: Elevations	Issue: Development Approval	
Project Name: Childcare Centre/Commercial	Scale: as noted	Rev: 006	
Project Address: 127 & 129 Canning Road KALAMUNDA	Sheet Size: A1	Description: Planning Drawings	
	Project No: 22049	Revision Number: 006	
	Drawing No: PD06 of 06	Date: 14/11/2022	
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