

# Panda

Address: Lot 243 & 244 (#44 & 46) Grand Ocean Entrance, Burns Beach

Child Care Premises

Job Number: 23003

## Drawing Index

01	Cover Sheet
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03	Existing Site Survey
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06	Ground Floor Plan
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08	Breeze Path Plan
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10	Elevations
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Revision	Description	Date
6.00	DRP Comments	13.11.23
5.00	Development Approval	16.08.23
4.00	Concept	07.08.23
3.00	Concept	04.08.23
2.00	Concept	15.07.23
1.00	Concept	12.07.23

Project North:



Client  
Panda

Project Name  
Child Care Premises

Project Address  
Lot 243 & 244 (#44 & 46) Grand Ocean  
Entrance, Burns Beach

Drawing Title:  
3D

Scale: 1:2.22	Sheet Size: A2
Project No: 23003	Revision Number: 6.00

Drawing No.:  
02 of 12



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TBM deck spike and plate in bitumen equals RL 21.97 AHD Based on sewer manhole AB7596 RL 21.83 AHD (Water Corp e-plan) Contractor to check datum before adopting levels

Survey Date: 6 May 2019		Scale 1:200@A3		
Client: Rajai Wahhab				
Rev	Date	Description	Surv	Drawn
0	09/05/19	Feature Survey Drafted	JD	TF

**FEATURE AND CONTOUR SURVEY OF LOTS 243 & 244 ON DEPOSITED PLAN 47367**  
**44 & 46 Grand Ocean Entrance, Burns Beach**  
 C/T #44 Vol: 2625 Fol: 619  
 #46 Vol: 2625 Fol: 620  
 our ref. 19-8426

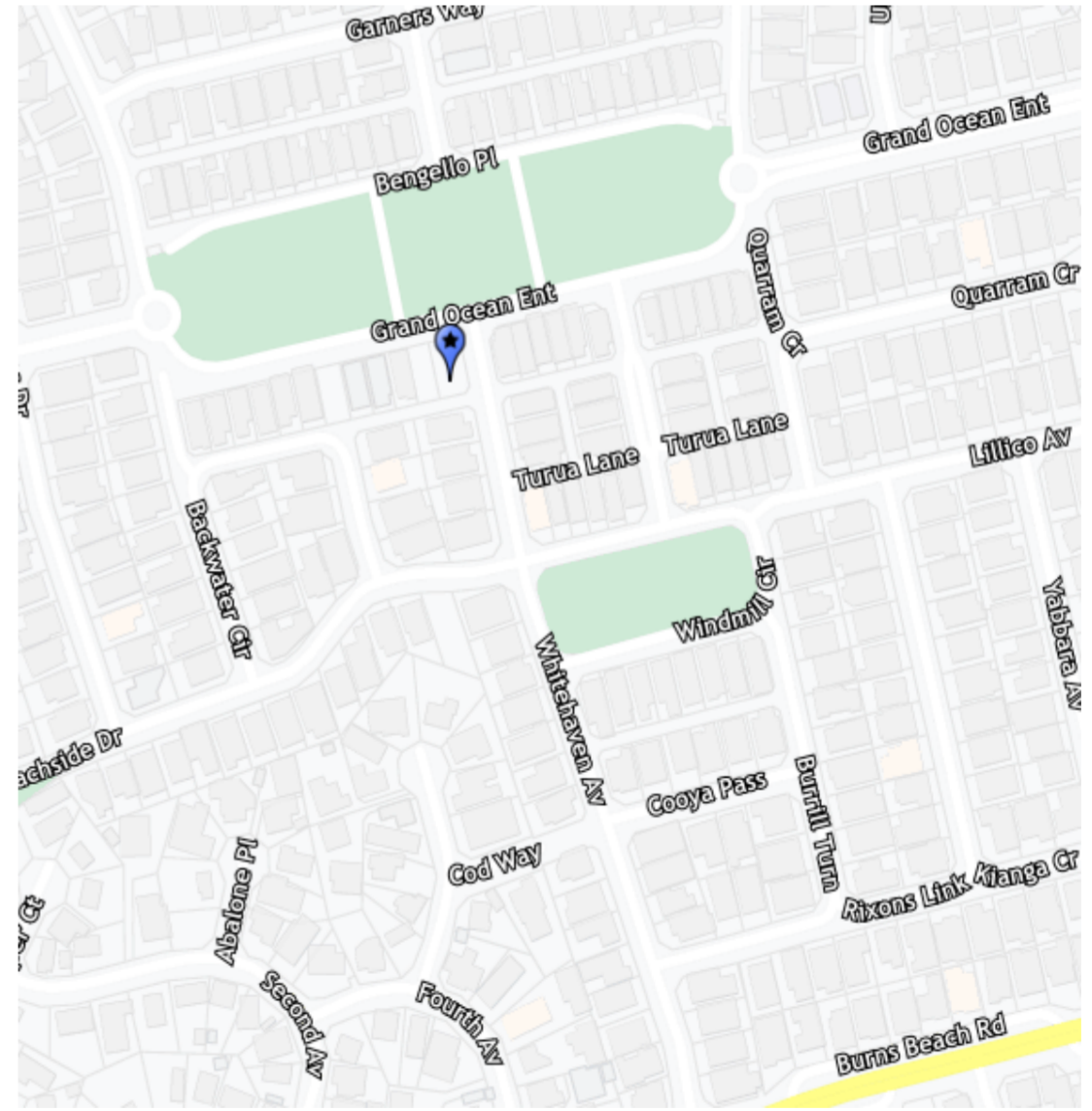
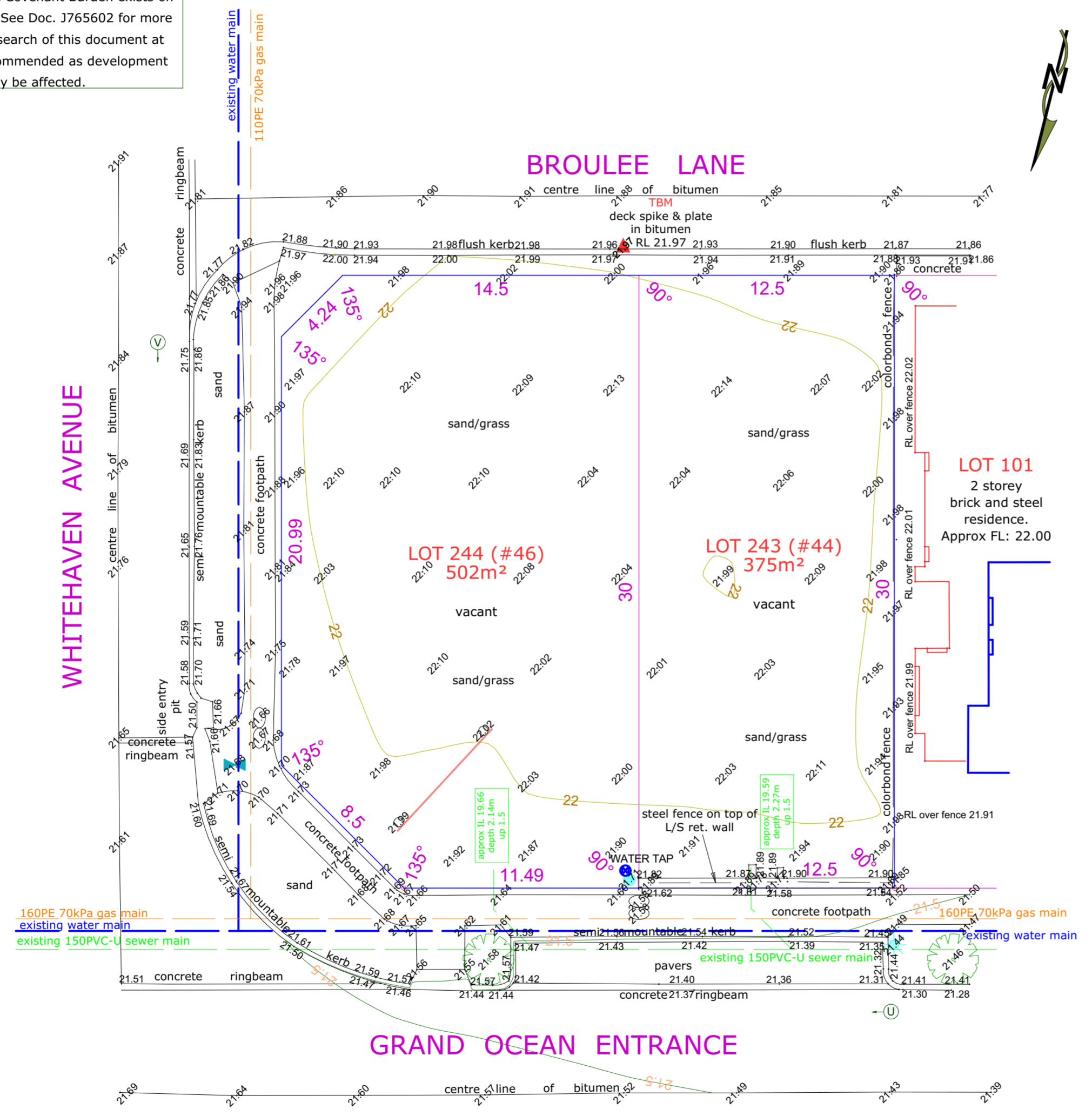
Feature Survey by  
**THE LAND DIVISION**  
 PLANNING | SURVEYING | DESIGN  
 PO Box 2444,  
 Malaga, WA 6090  
 Tel 08 9209 3232  
 Fax 08 9249 2551

**LEGEND/KEY**

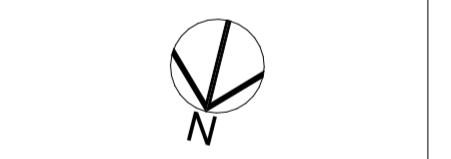
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	Water Main
	Sewer Main
	Stop Valve
	Light Pole
	Power Dome
	Water Tap
	Telstra Pit
	Sign
	Tree
	Peg/Boundary Mark

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.  
**Note:** Restrictive Covenant Burden exists on lot from (U) to (V). See Doc. J765602 for more information. A search of this document at Landgate is recommended as development may be affected.



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Client: Panda  
 Project Name: Child Care Premises  
 Project Address: Lot 243 & 244 (#44 & 46) Grand Ocean Entrance, Burns Beach

Drawing Title: Existing Site Survey

Scale: 1:200	Sheet Size: A2
Project No: 23003	Revision Number: 6.00

Drawing No.: 03 of 12



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TBM deck spike and plate in bitumen equals RL 21.97 AHD		Survey Date: 6 May 2019		Scale 1:200@A3		
Based on sewer manhole AB7596 RL 21.83 AHD (Water Corp e-plan)		Client: Rajai Wahhab		Feature Survey by		
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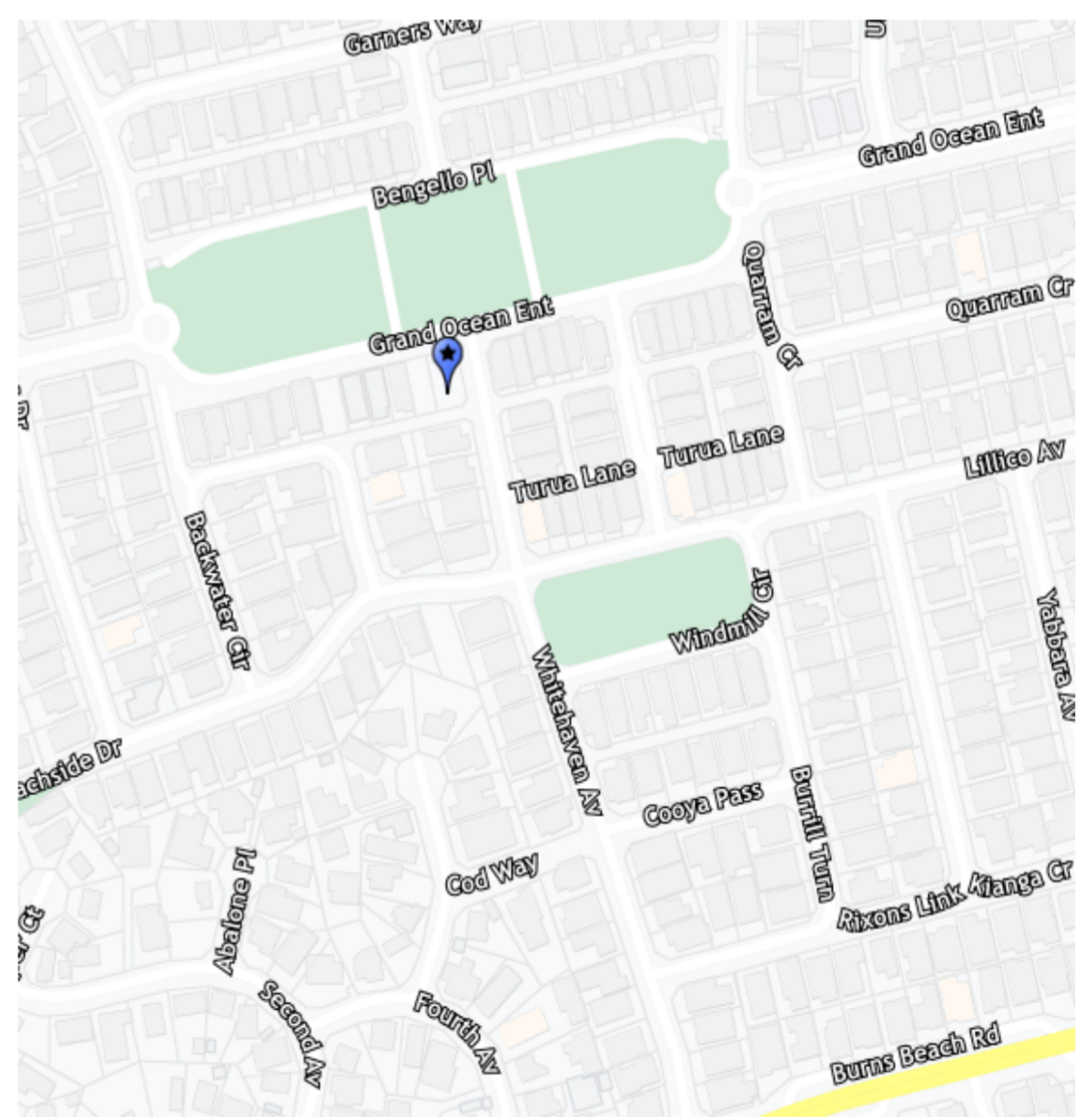
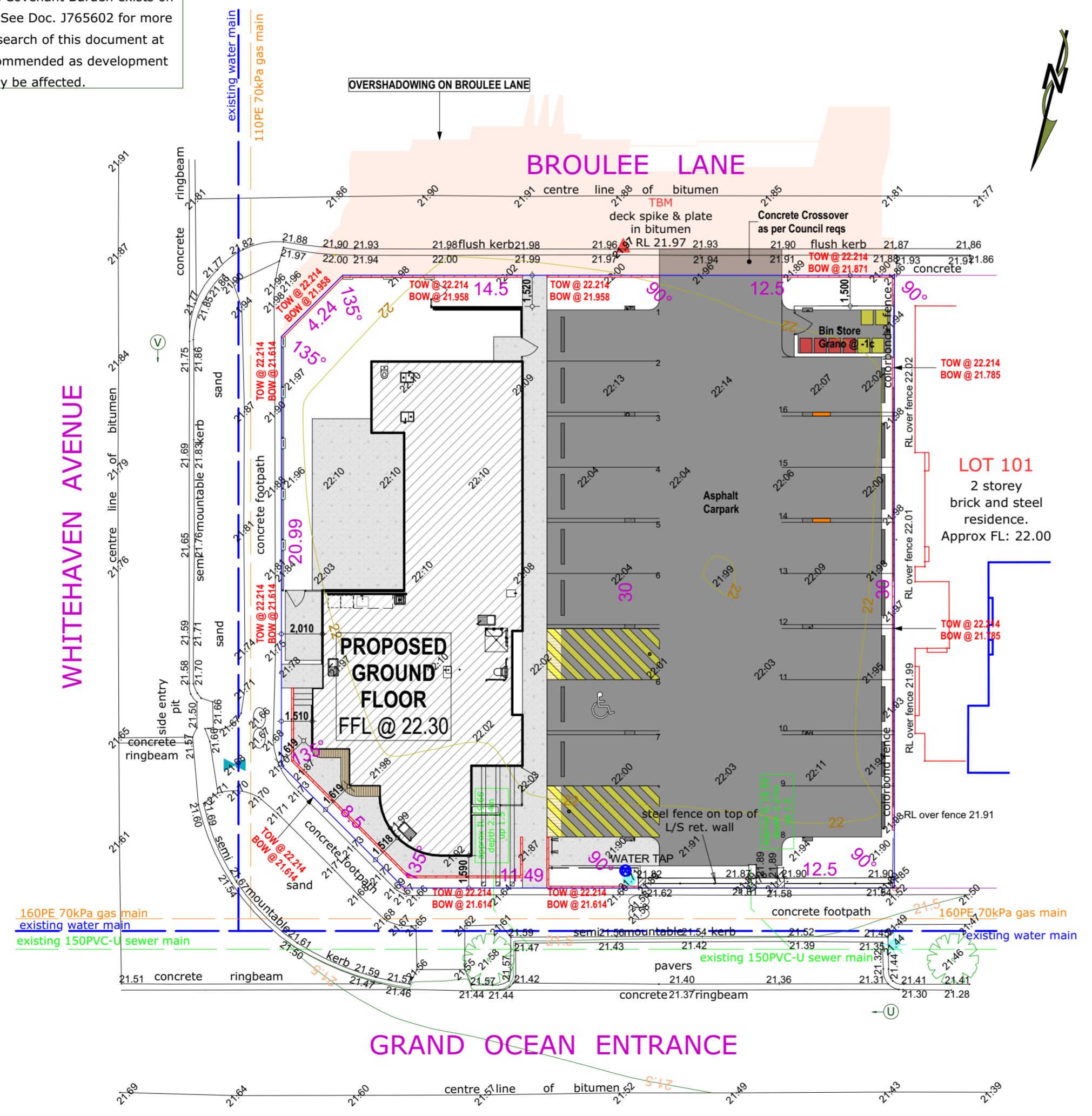
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LEGEND/KEY	
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	Water Main
	Sewer Main
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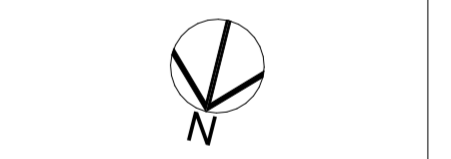
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Client: Panda  
 Project Name: Child Care Premises  
 Project Address: Lot 243 & 244 (#44 & 46) Grand Ocean Entrance, Burns Beach

Drawing Title: Site Plan	
Scale: 1:200	Sheet Size: A2
Project No: 23003	Revision Number: 6.00
Drawing No.: 04 of 12	



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# Child / Room Calculations

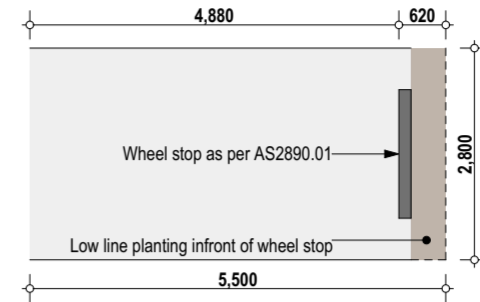
Room	Age (Yrs)	Quant.	Size	Staff Req
Activity 1	0-2	12	39.36m <sup>2</sup>	3
Activity 2	2-3	15	48.72m <sup>2</sup>	3
Activity 3	3+	30	97.94m <sup>2</sup>	3
				<b>+2</b>
Total Internal =		57	186.02m <sup>2</sup>	11
(Min 3.25m <sup>2</sup> per child)			(Min 185.25m <sup>2</sup> req)	
Total External Play Area =		57	405.44m <sup>2</sup>	
(Min 7m <sup>2</sup> per child)			(Min 399m <sup>2</sup> req)	

Landscaping	
Site Area	877m <sup>2</sup>
Required	8%
Provided	69.60m <sup>2</sup>
	7.93%

# Car Parking Calculations

	Required	Provided
1 per employee	11	11
8 per 57 - 64 children	8	5
Bike = 1 per 8 employees	2	

BROULEE LANE



Carbay Detail



Zone	Area	Perimeter
First Floor		
Store 1	3.34	7.74
Store 2	5.67	9.78
Child Care Centre	309.54 m <sup>2</sup>	83.87
Ground Floor		
Bin Store	12.40	15.66
Child Care Centre	172.26	71.87
	184.86 m <sup>2</sup>	87.53 m
	<b>494.20 m<sup>2</sup></b>	<b>188.92 m</b>

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Client  
Panda

Project Name  
Child Care Premises

Project Address  
Lot 243 & 244 (#44 & 46) Grand Ocean Entrance, Burns Beach

Drawing Title:  
Ground Floor Plan

Scale: <b>1:100</b>	Sheet Size: <b>A2</b>
Project No: <b>23003</b>	Revision Number: <b>6.00</b>

Drawing No.:  
**06 of 12**



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GRAND OCEAN ENTRANCE

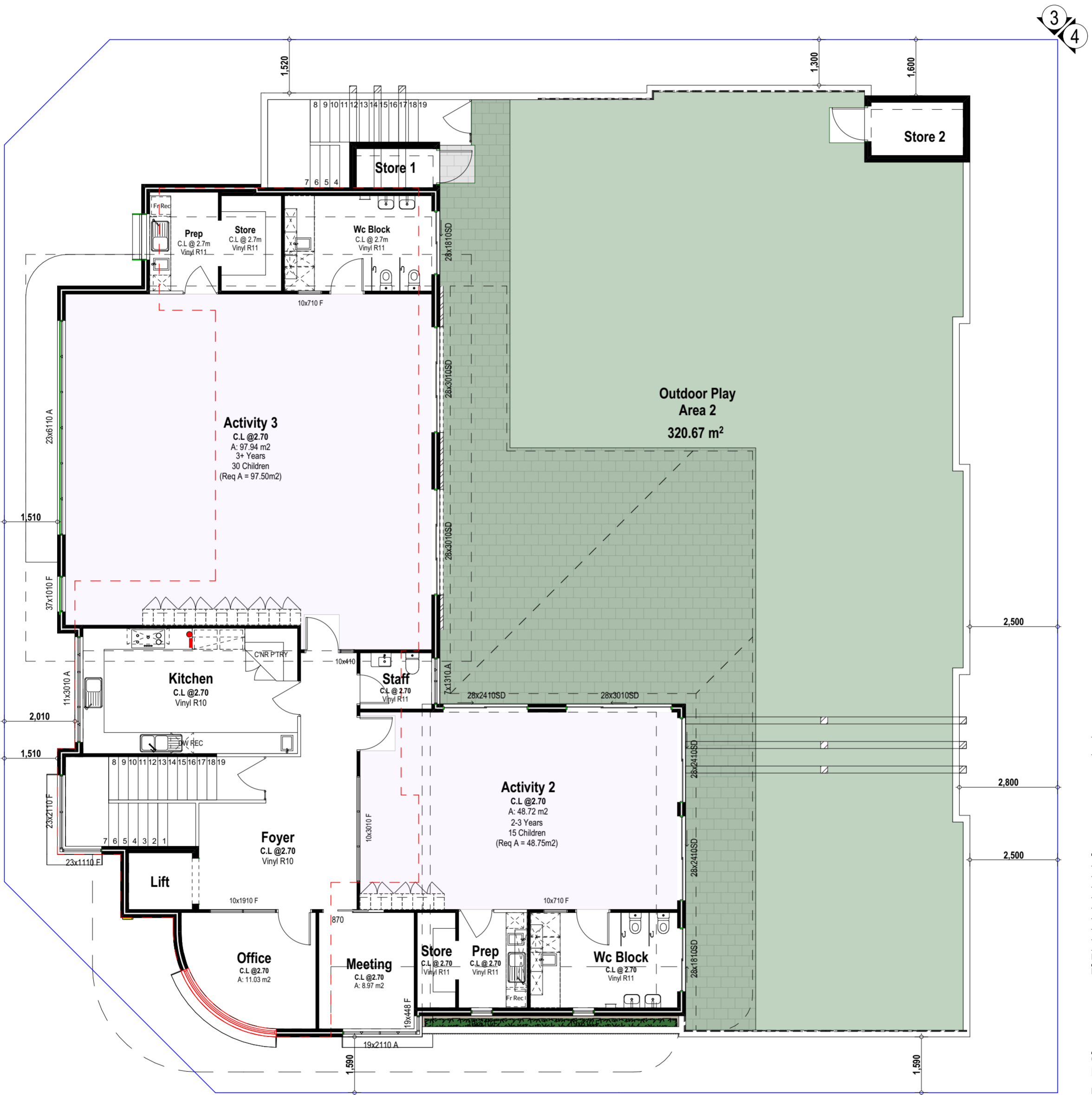
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				<b>+2</b>
<b>Total Internal =</b> (Min 3.25m <sup>2</sup> per child)		<b>57</b>	<b>186.02m<sup>2</sup></b> (Min 185.25m <sup>2</sup> req)	<b>11</b>
<b>Total External Play Area =</b> (Min 7m <sup>2</sup> per child)		<b>57</b>	<b>405.44m<sup>2</sup></b> (Min 399m <sup>2</sup> req)	

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Client  
Panda

Project Name  
Child Care Premises

Project Address  
Lot 243 & 244 (#44 & 46) Grand Ocean  
Entrance, Burns Beach

## First Floor Plan

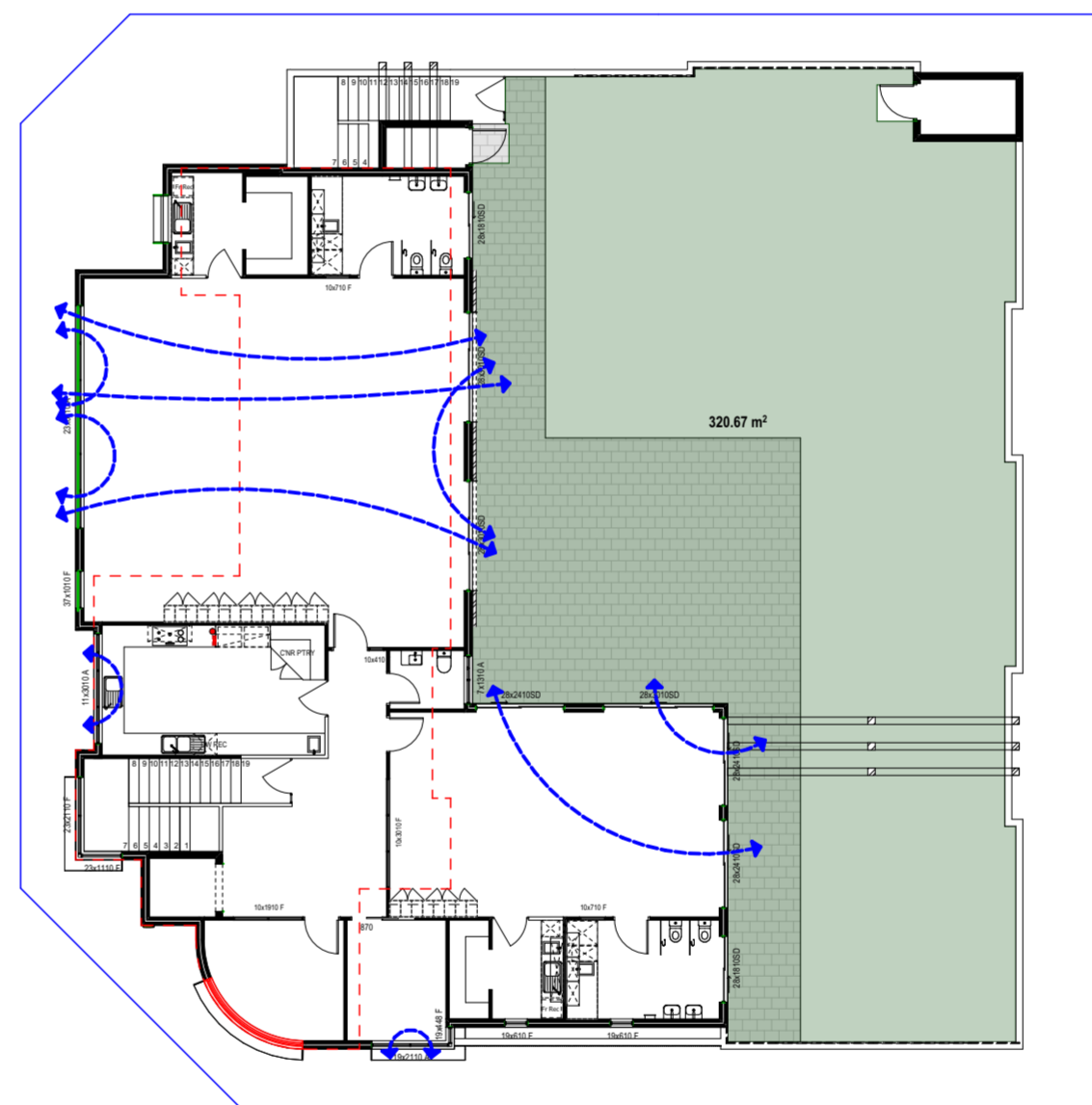
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Revision Number:		6.00

Drawing No.: 07 of 12



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Project North:



Client  
Panda  
Project Name  
Child Care Premises  
Project Address  
Lot 243 & 244 (#44 & 46) Grand Ocean  
Entrance, Burns Beach

Drawing Title:  
Breeze Path Plan

Scale: 1:200 Sheet Size: A2  
Project No: 23003 Revision Number: 6.00

Drawing No.:  
08 of 12



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Project North:



Client  
Panda

Project Name  
Child Care Premises

Project Address  
Lot 243 & 244 (#44 & 46) Grand Ocean  
Entrance, Burns Beach

Drawing Title:  
Roof Plan

Scale: 1:100	Sheet Size: A2
Project No: 23003	Revision Number: 6.00

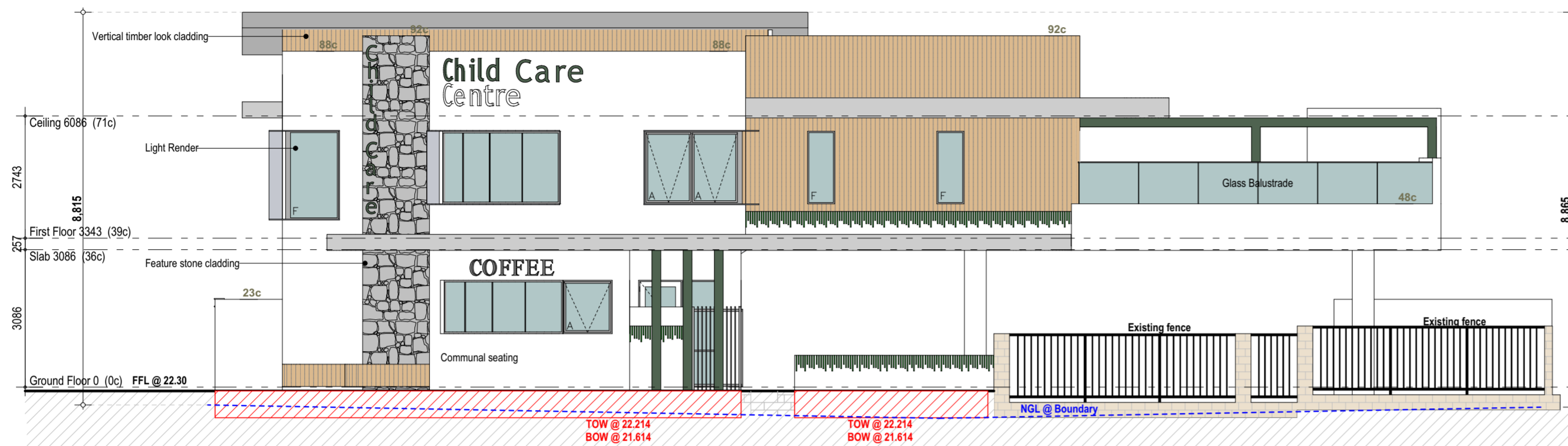
Drawing No.:  
09 of 12



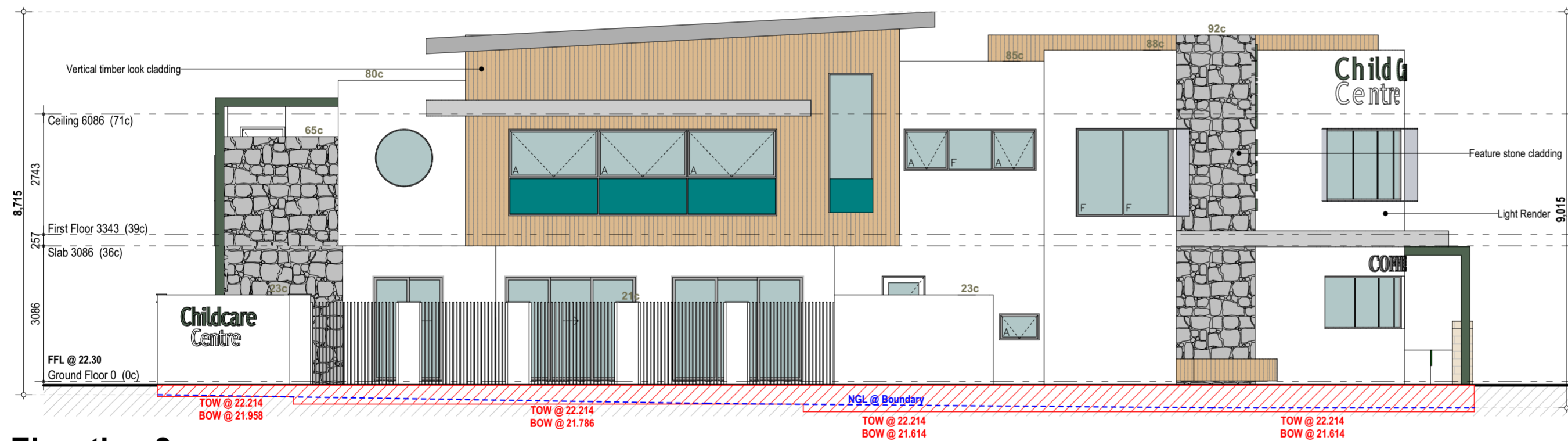
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**Elevation 1**  
Scale 1:100



**Elevation 2**  
Scale 1:100

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Child Care Premises  
Project Address  
Lot 243 & 244 (#44 & 46) Grand Ocean Entrance, Burns Beach

Drawing Title:  
Elevations

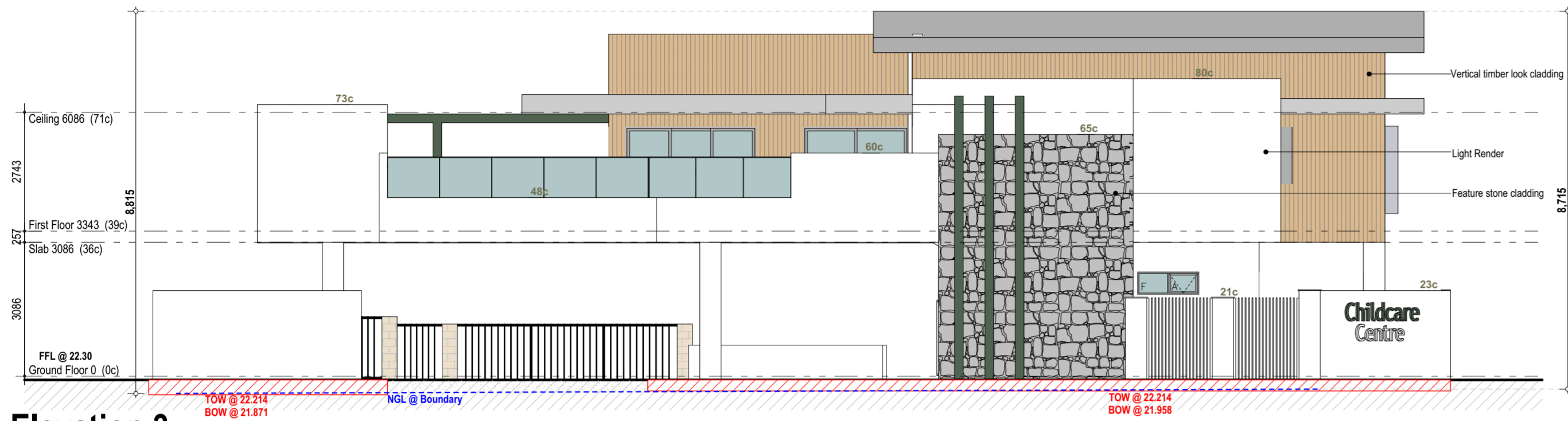
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1:100	A2
Project No:	Revision Number:
23003	6.00

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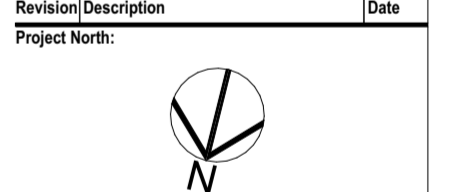


**Elevation 3**  
Scale 1:100



**Elevation 4**  
Scale 1:100

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Entrance, Burns Beach

Drawing Title:  
Elevations

Scale:	Sheet Size:
1:100	A2
Project No:	Revision Number:
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