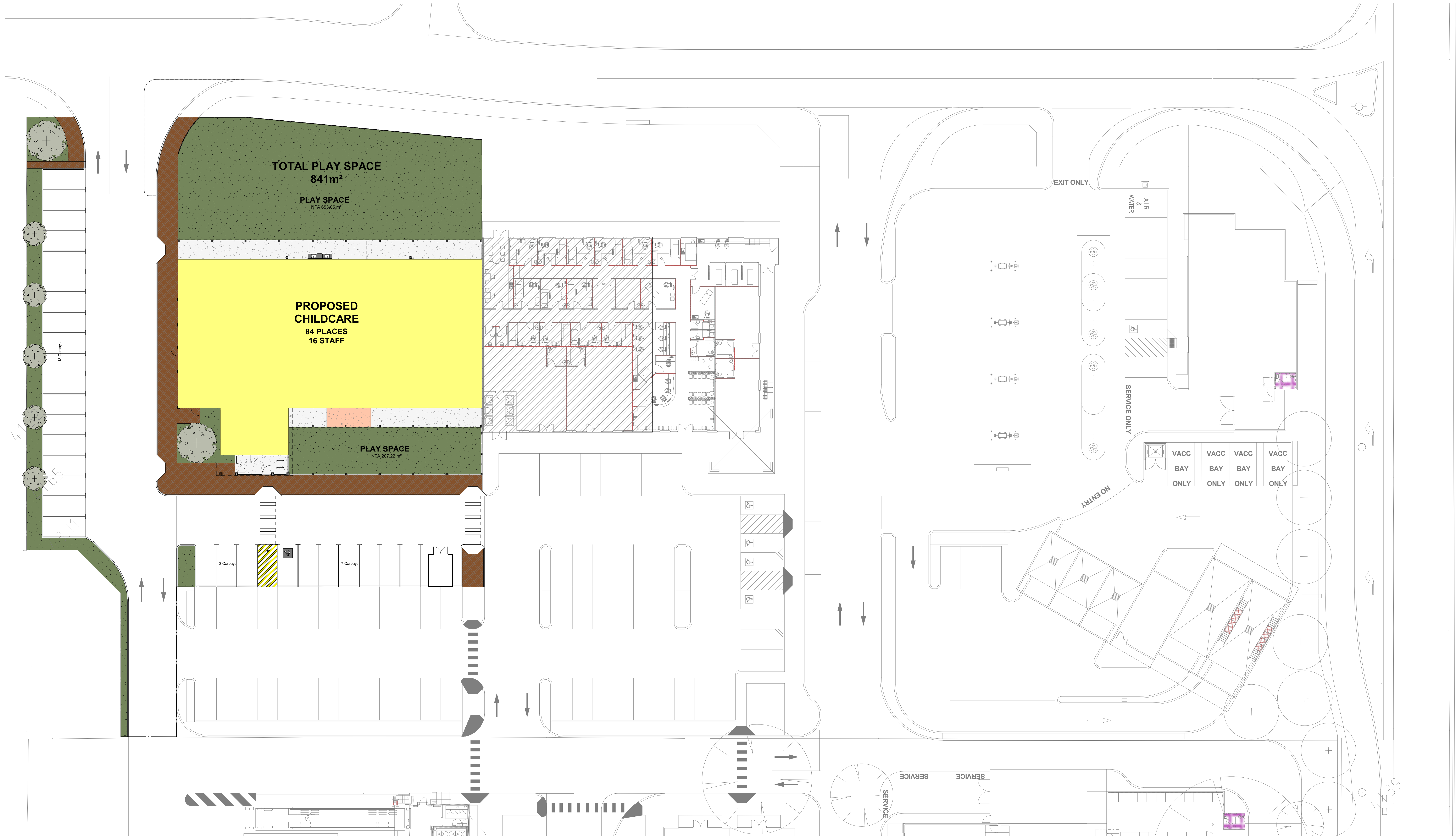
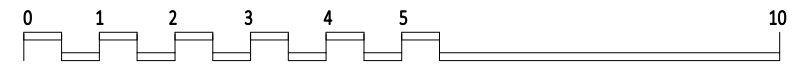
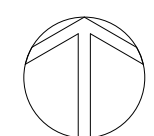




LOCATION PLAN
SCALE: 1 : 200

PROPOSED CHILDCARE DEVELOPMENT

LOCATION : 365 LANDSDALE ROAD & 385 ALEXANDER DRIVE (LOTS 154 & 155), LANDSDALE
FOR : BLACKOAK



GROUND FLOOR PLAN

SCALE: 1 : 100

PROPOSED CHILDCARE DEVELOPMENT

LOCATION : 365 LANDSDALE ROAD & 385 ALEXANDER DRIVE (LOTS 154 & 155), LANDSDALE
FOR : BLACKOAK

SITE CRITERIA

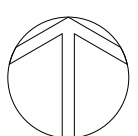
1. Site Area	3,520m ²
a. Site Area	
2. Landscaping	1,066m ² (30%)
a. Provided	
3. Floor Area (GFA)	Total 786m ²
4. Carparking	
ii. Cars Provided	16 Cars
a. Staff	12 Cars
b. Visitors	28 Cars

CHILD CARE CRITERIA

1. Centre capacity	84 places
a. Number of places	
2. Landscaping	588m ²
a. Required 7m ² :1 child	841m ²
b. Provided	10.0 m ²
Total m ² provided per child	
3. Indoor Floor Area (NLA)	273.0m ²
a. Area required	278.9m ²
b. Area provided	
4. Room distribution	
a. Room 0 - 1y	12 Places
Number of places	1:4 Staff
Staff provided	3 Staff
b. Room 0 - 1y	12 Places
Number of places	1:4 Staff
Staff provided	3 Staff
c. Room 2 - 3y	20 Places
Number of places	1:5 Staff
Staff provided	4 Staff
d. Room +3y	20 Places
Number of places	1:10 Staff
Staff provided	2 Staff
e. Room +3y	20 Places
Number of places	1:10 Staff
Staff provided	2 Staff
Total places	84 Places
Total Staff (+2 Staff (Chef, Manager))	16 Staff

LEGEND

	BUILDING FOOTPRINT - CHILDCARE
	EXTENT OF BITUMEN PAVING
	EXTENT OF BRICK PAVING / CONCRETE PAVING
	EXTENT OF AGGREGATE CONCRETE PAVING
	EXTENT OF LANDSCAPING





SOUTH ELEVATION

SCALE: 1 : 100



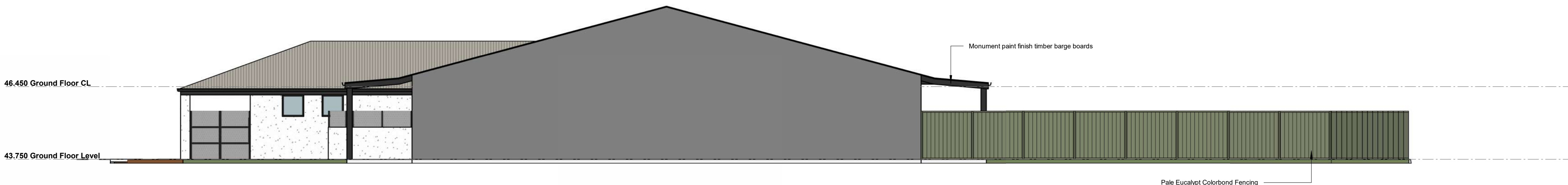
SOUTH ELEVATION - FENCE

SCALE: 1 : 100



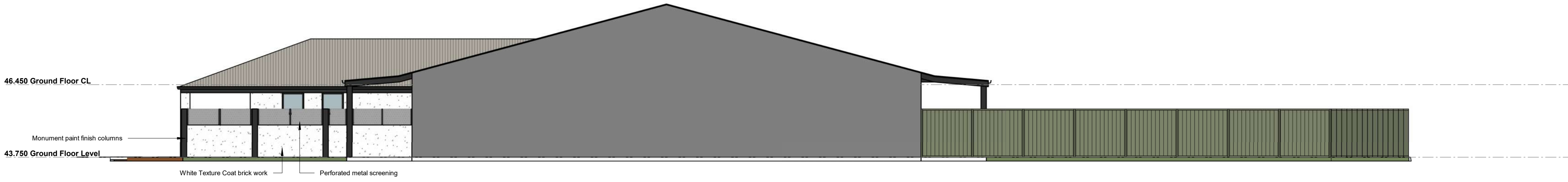
NORTH ELEVATION

SCALE: 1 : 100



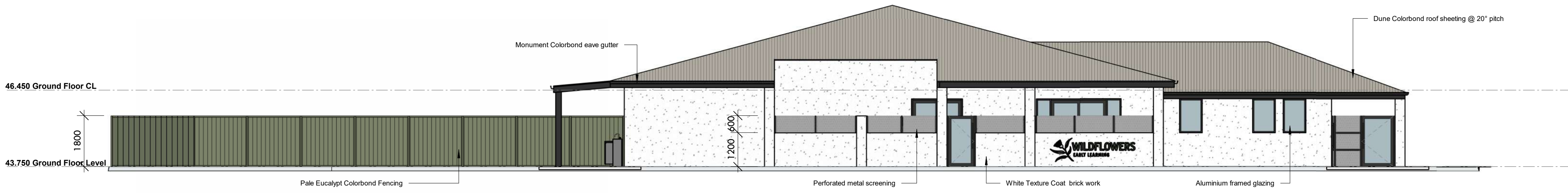
EAST ELEVATION

SCALE: 1 : 100



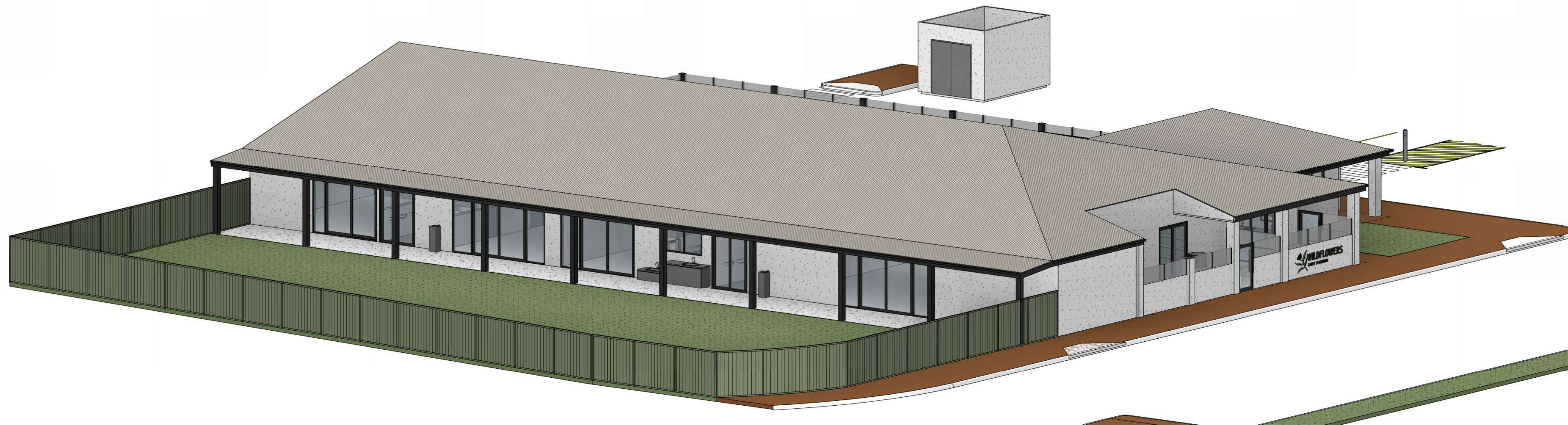
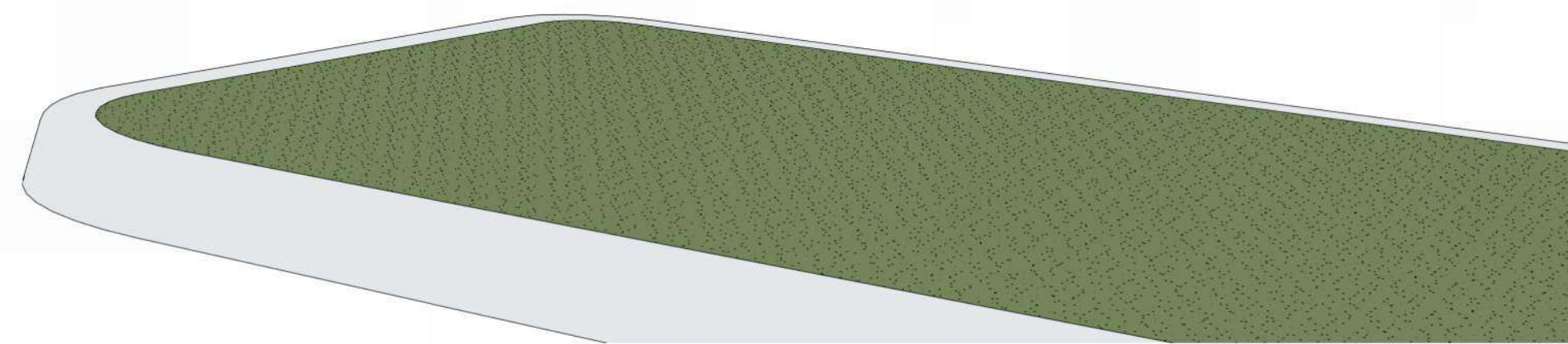
EAST ELEVATION - FENCE

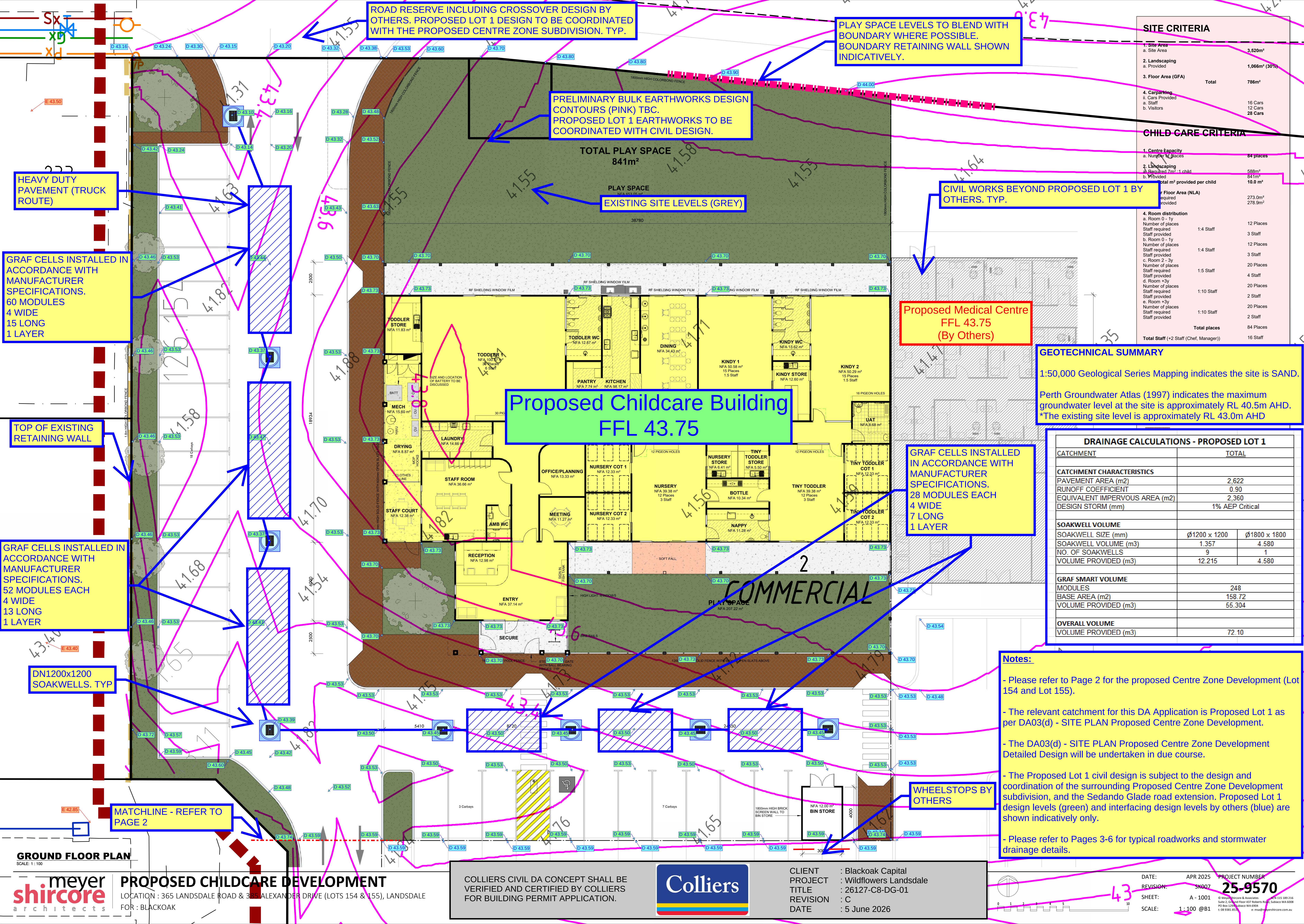
SCALE: 1 : 100

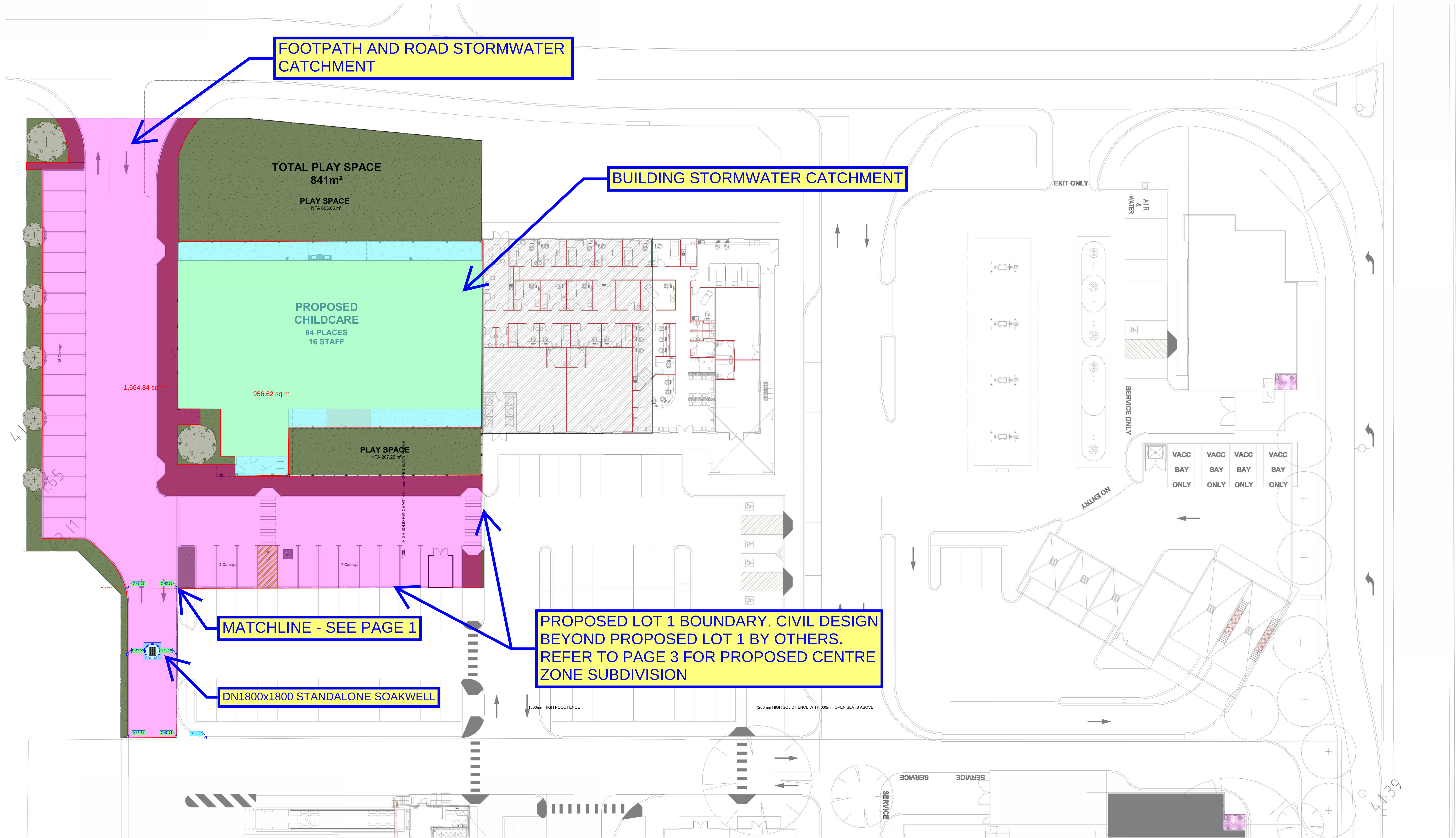


WEST ELEVATION

SCALE: 1 : 100







LOCATION PLAN
SCALE: 1 : 200

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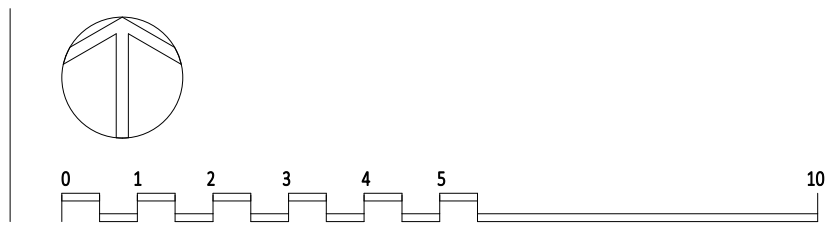
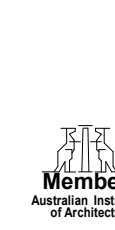


CLIENT : Blackoak Capital
PROJECT : Wildflowers Landsdale
TITLE : 26127-C8-DG-01
REVISION : C
DATE : 5 June 2026

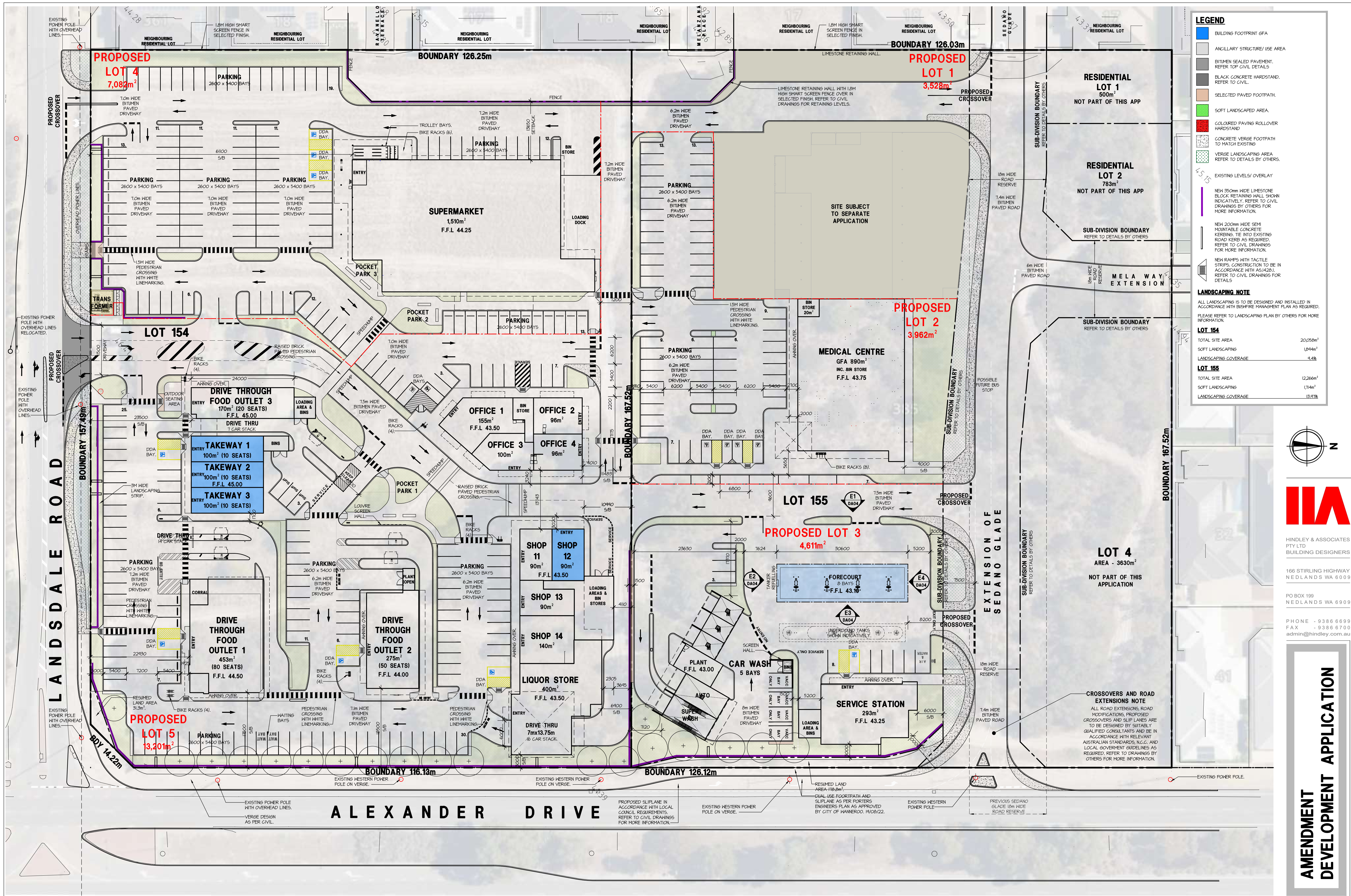
**meyer
shircore**
architects

PROPOSED CHILDCARE DEVELOPMENT

LOCATION : 365 LANDSDALE ROAD & 385 ALEXANDER DRIVE (LOTS 154 & 155), LANDSDALE
FOR : BLACKOAK



DATE: APR 2025
REVISION: SK007
SHEET: A - 1000
SCALE: 1 : 200 @B1
PROJECT NUMBER
25-9570
© Meyer Shircore & Associates ACN 115 189 216
Suite 2, Ground Floor 417 Roberts Road, Subiaco WA 6008
PO Box 1294 Subiaco WA 6904
t: 08 9381 9511 e: msa@meyershircore.com.au



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NO.	DATE	REVISION
A	22.01.25	ISSUED FOR COMM
B	29.08.25	AMENDMENT TO D
C	04.03.26	AMENDMENT TO D
D	31.03.26	AMENDMENT TO D

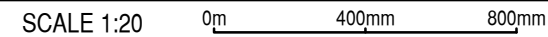
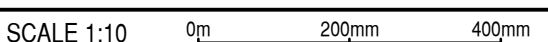
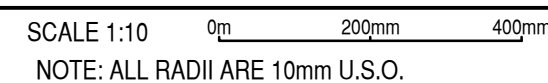
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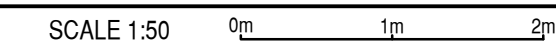
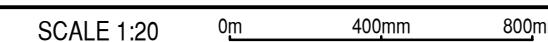
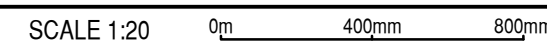
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PROJECT : Wildflowers Landsdale
TITLE : 26127-C8-DG-01
REVISION : C
DATE : 5 June 2026

PROPOSED CENTRE ZONE DEVELOPMENT
LOT 154 & 155 Cnr. ALEXANDER DRIVE &
LANDSDALE ROAD. EAST LANDSDALE
for LANDSDALE UNIT TRUST & ALEXANDER UNIT TRUST

Date 24.08.20
Design SJH
Drawn JHR
Checked SJH
Scale 1:400
Job No. 0458
Dwg - DA03
Rev - D

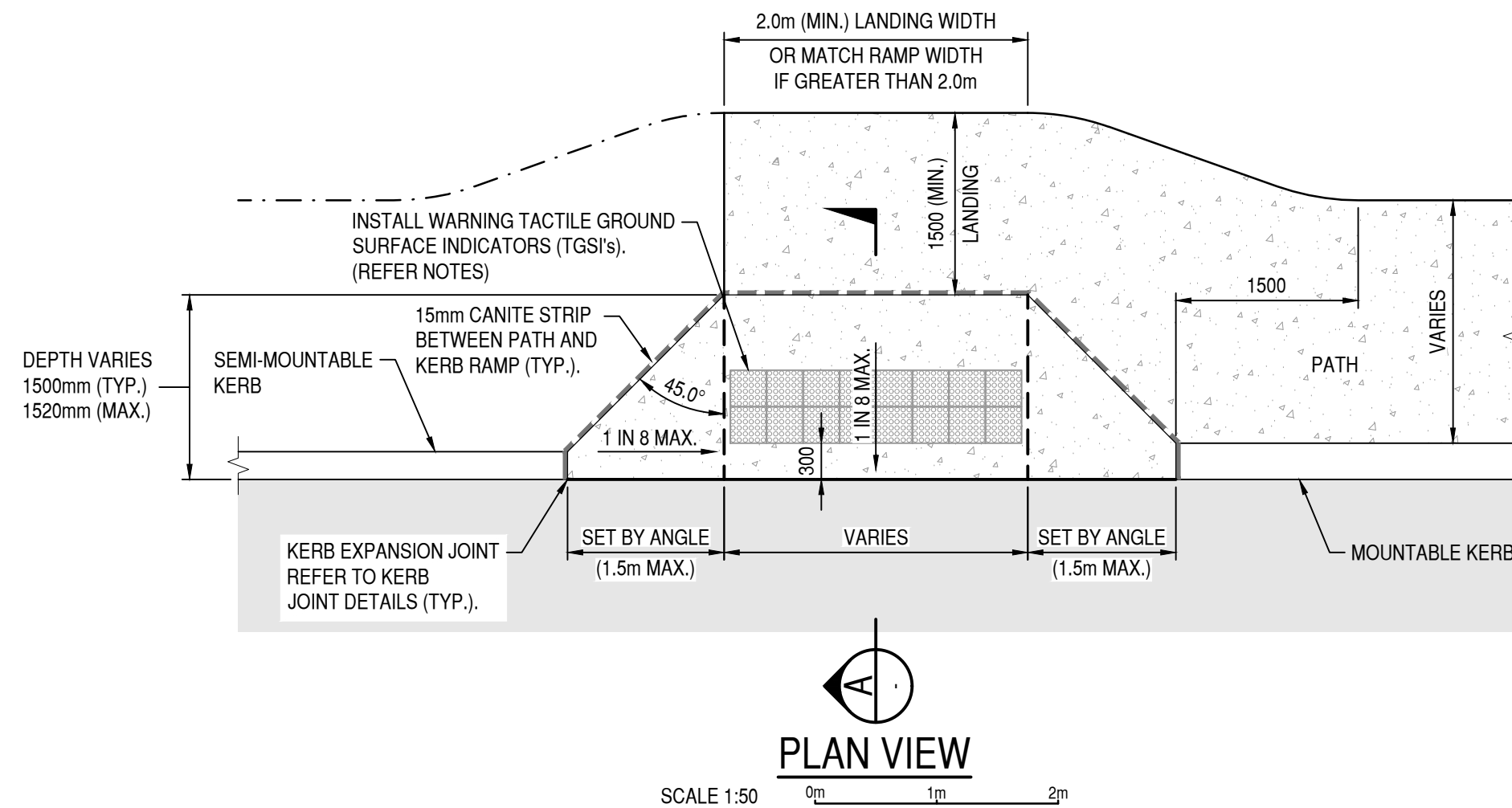


SCALE 1:10 0m 200mm 400mm



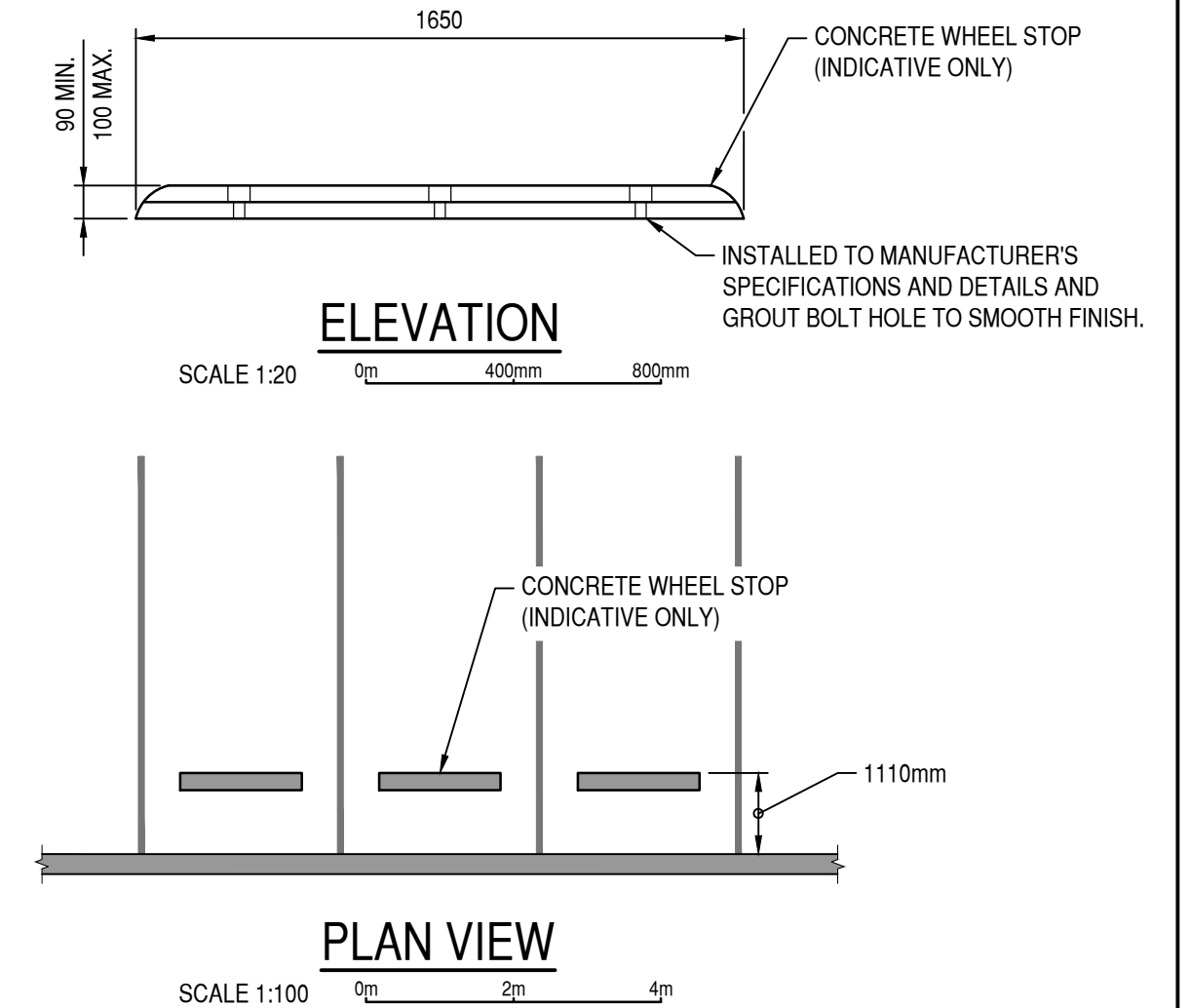
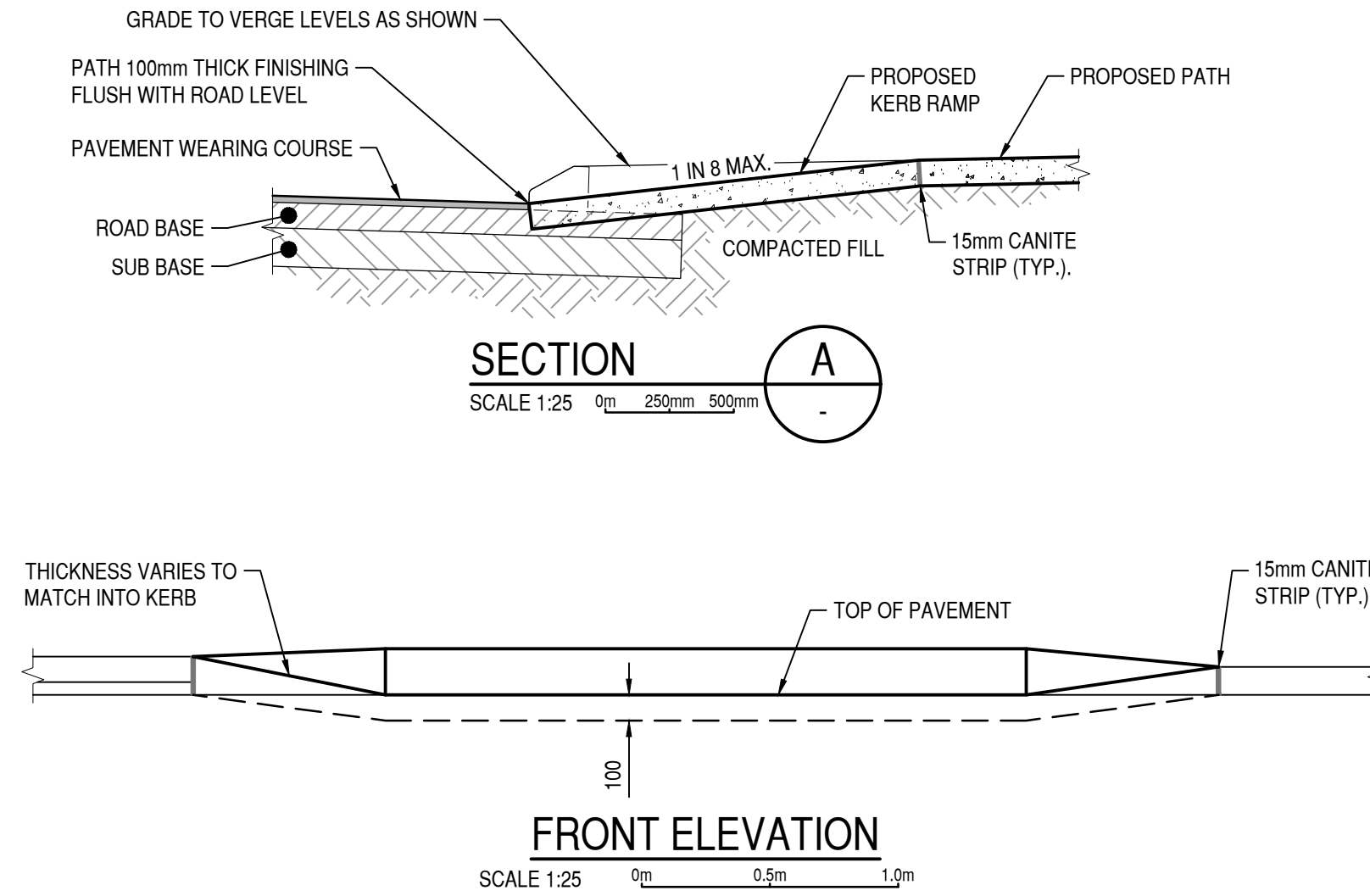
SCALE 1:200 0m 4m 8m

CLIENT : Blackoak Capital
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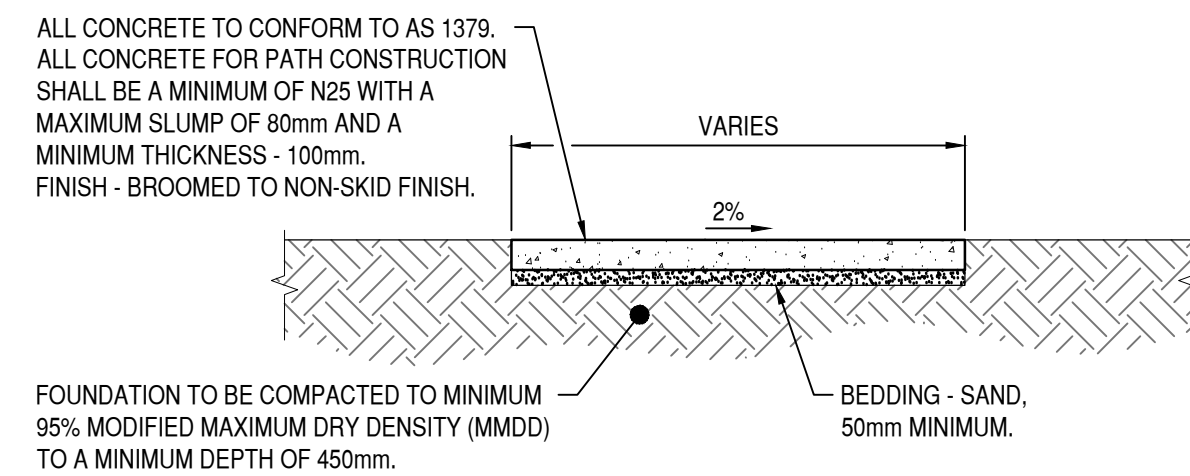


KERB RAMP NOTES

1. ALL CONCRETE TO BE A MINIMUM OF 25MPa, 20mm AGGREGATE AND A MAXIMUM SLUMP OF 80mm, FROM AN APPROVED PRE-MIX BATCH PLANT
2. MINIMUM THICKNESS - 100mm
3. BEDDING - SAND, 50mm MINIMUM.
4. FINISH - BROOMED TO NON-SKID FINISH PARALLEL TO LINE OF KERB WITH TOOLED EDGES
5. EXPANSION JOINTS - "JOINTFLEX" OR SIMILAR APPROVED
6. TACTILE GROUND SURFACE INDICATORS (TGSIs) SHALL BE IN ACCORDANCE WITH AS1428.1 AND AS1428.4.
7. CONTRACTOR TO INSTALL 2x ROWS OF TERRACOTTA WARNING TGSIs (ADHESIVE TYPE) FOR FULL WIDTH OF CONCRETE KERB RAMP.
8. WARNING TGSIs ARE NOT TO BE CUT. CONTRACTOR SHALL SELECT SUITABLE SIZE TO EXTEND ACROSS FULL WIDTH OF KERB RAMP (EXCLUDING SPLAYS).
9. WHERE THE KERB RAMP IS CONSTRUCTED USING BLOCK PAVERS, THE CONTRACTOR SHALL INSTALL TGSi PAVERS IN A CONTRASTING COLOUR CONFORMING WITH AS1428.4 LUMINANCE REQUIREMENTS.

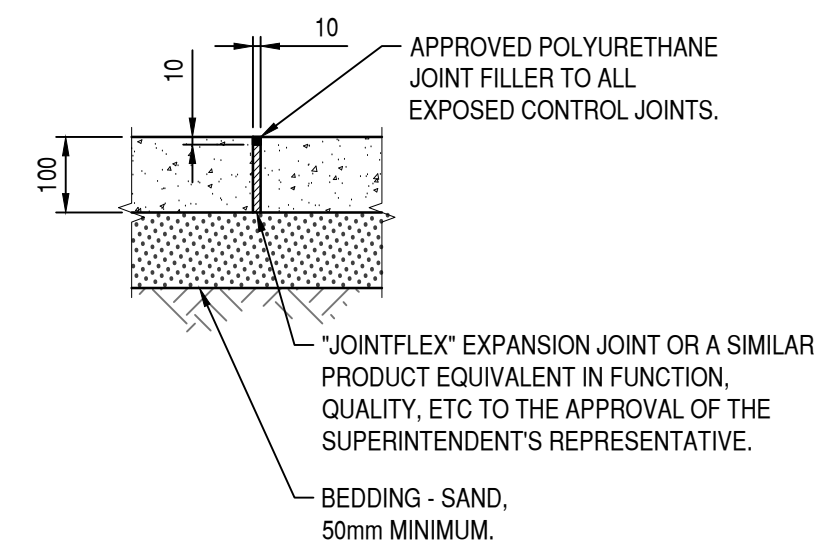


TYPICAL WHEEL STOP DETAIL - CONCRETE



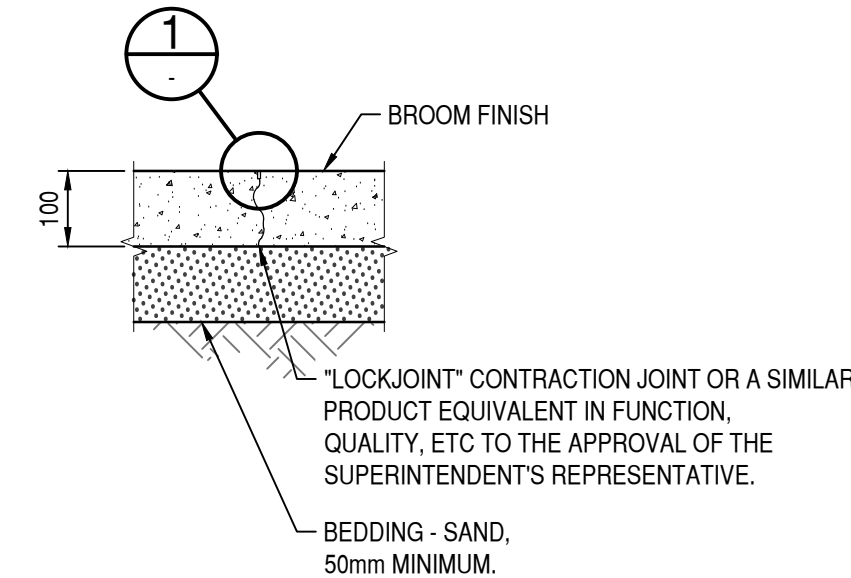
CONCRETE PATH SECTION

SCALE 1:25



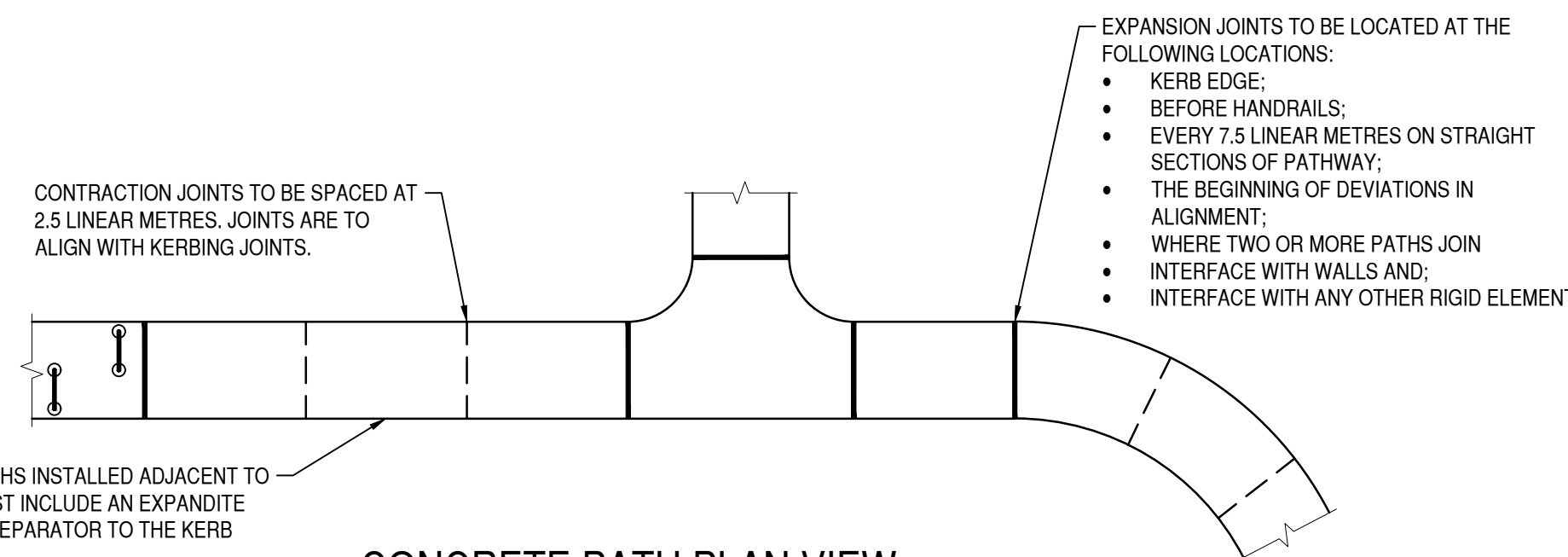
EXPANSION JOINT

SCALE 1:10



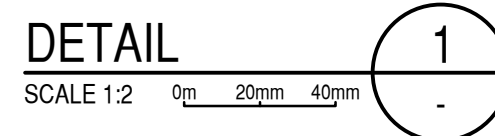
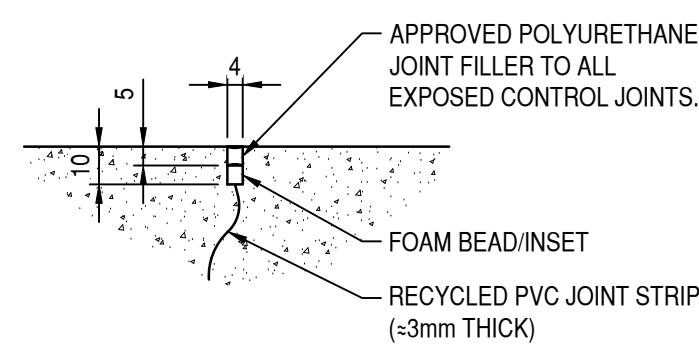
CONTRACTION JOINT

SCALE 1:10



CONCRETE PATH PLAN VIEW

SCALE 1:100



SIGN PANEL LATERAL CLEARANCE

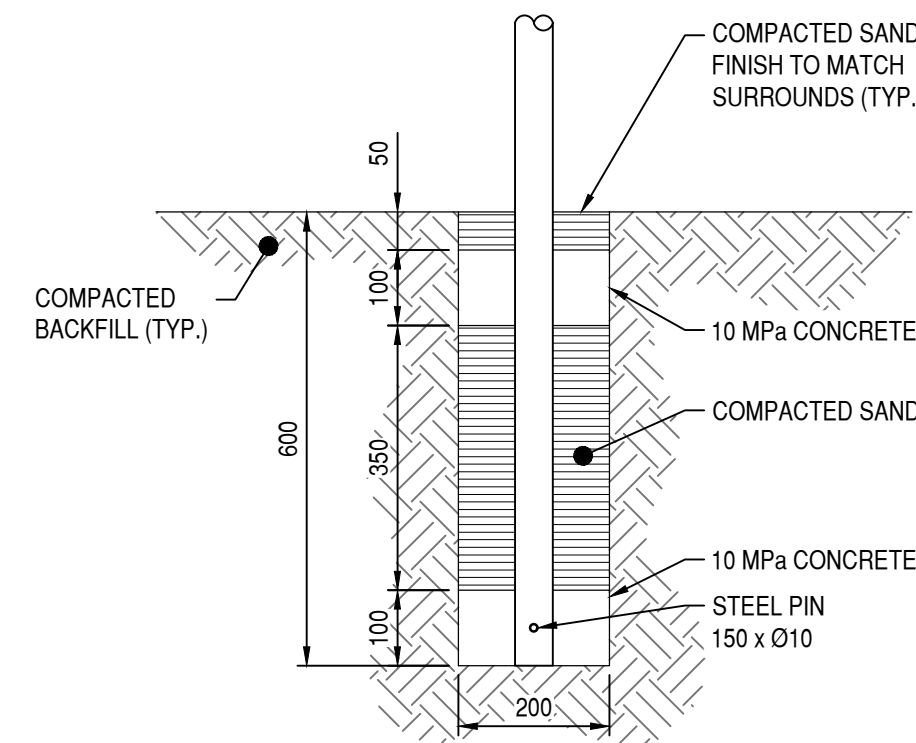
KERB TYPE	MIN. CLEARANCE (mm)
BARRIER KERB	300
SEMI-MOUNTABLE KERB	500
MOUNTABLE KERB	500
UNKERBED	2000

SIGN PANEL VERTICAL CLEARANCE

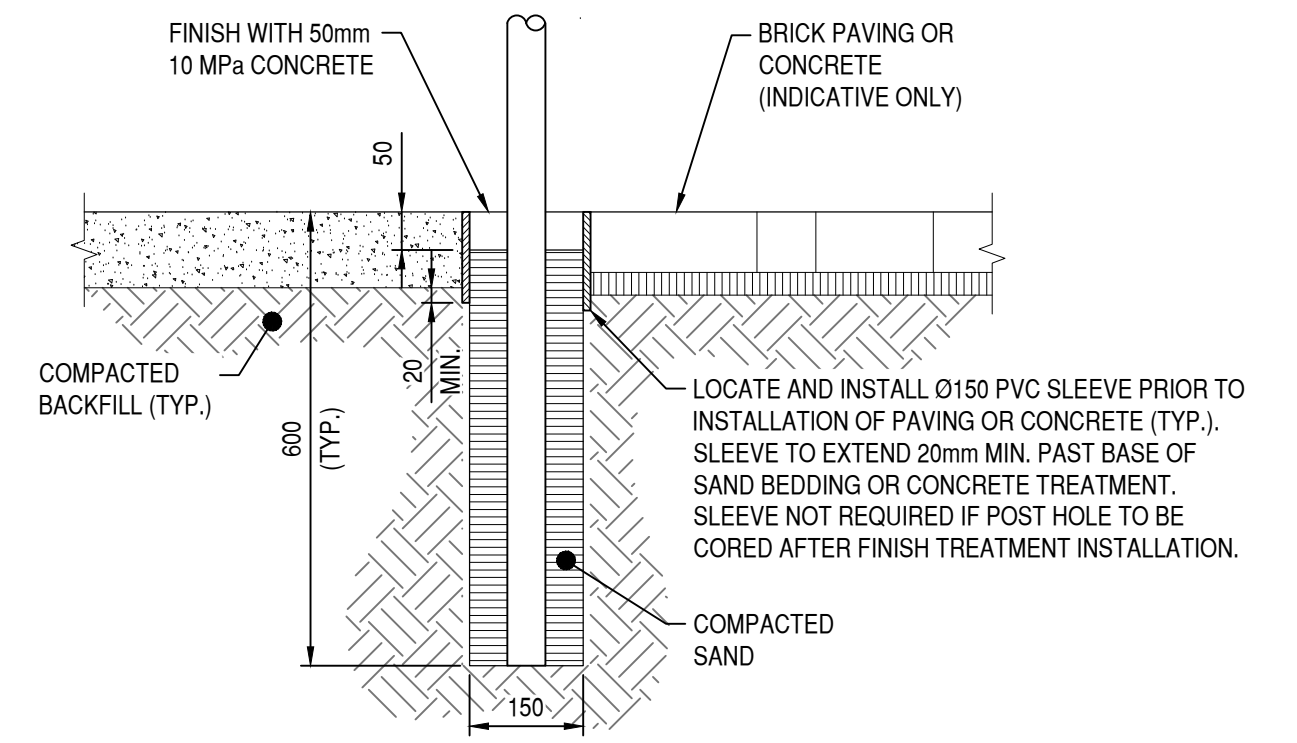
DESIGN SCENARIO	MIN. CLEARANCE (mm)
LOCATED IN UNPAVED VERGE	
- FROM VERGE LEVEL	2000
- FROM PAVEMENT LEVEL	2200
WHEN OVER HANGING OR LOCATED WITHIN FOOTWAY	2500

NOTES

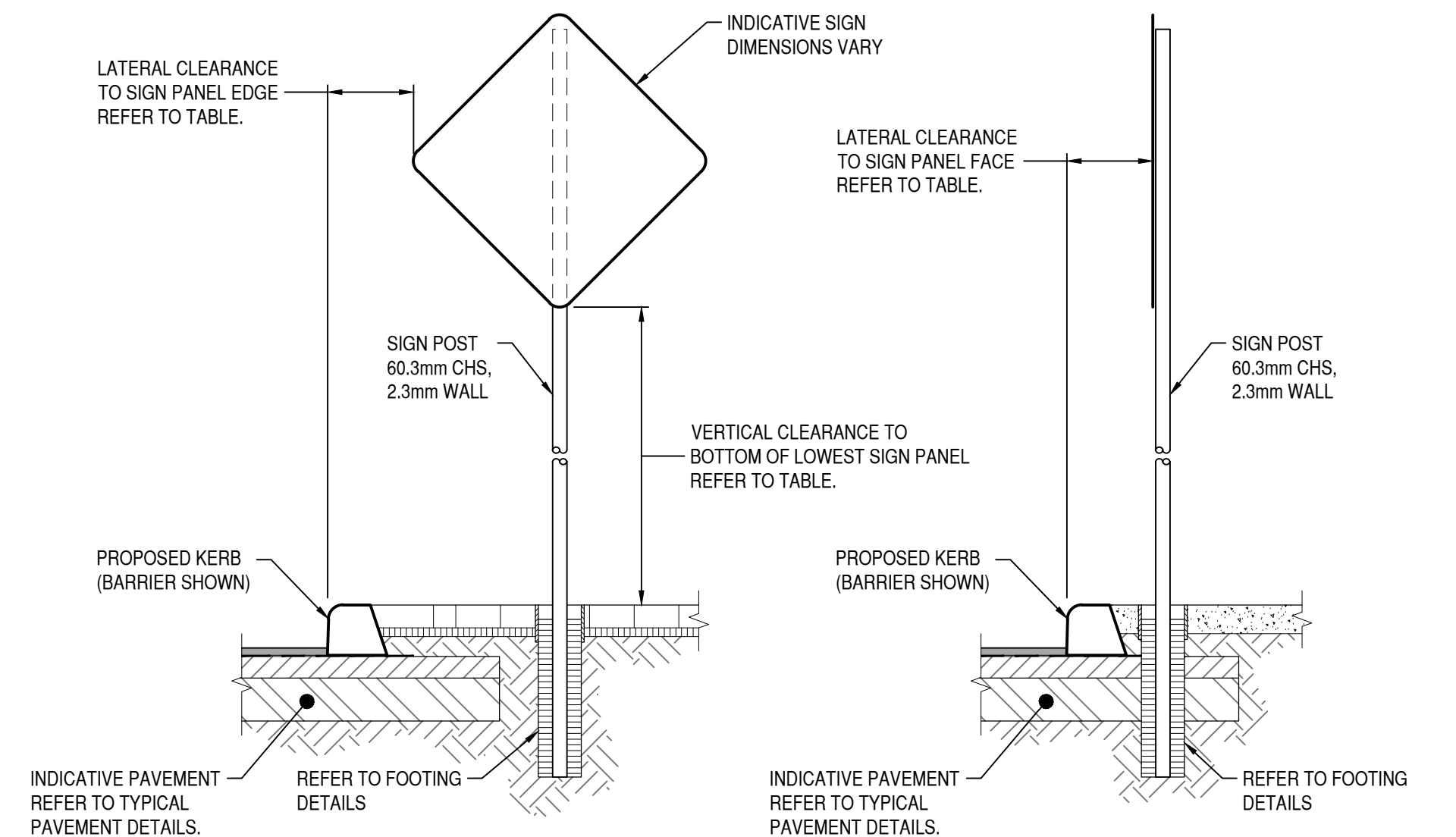
1. LOCAL AUTHORITY OR CLIENT SPECIFICATIONS AND DETAILS TAKE PRECEDENCE.
2. DETAIL FOR USE IN WIND REGIONS 'A' AND 'B' ONLY.
3. FOOTINGS FOR WIND REGIONS 'C' AND 'D' SHALL BE STRUCTURALLY ENGINEERED.
4. SIGN INSTALLATION SHALL COMPLY WITH AS2890 SERIES AND AS1742 SERIES
5. IF LOCATED WITHIN ROAD RESERVE, SIGN INSTALLATION SHALL COMPLY WITH MAIN ROADS W.A. SPECIFICATIONS AND DETAILS.



FOOTING DETAIL GENERAL / VERGE



FOOTING DETAIL TRAFFIC ISLAND, PATH OR OTHER PAVED / SURFACED AREA



TYPICAL ROAD SIGN CLEARANCE AND FOOTING DETAILS

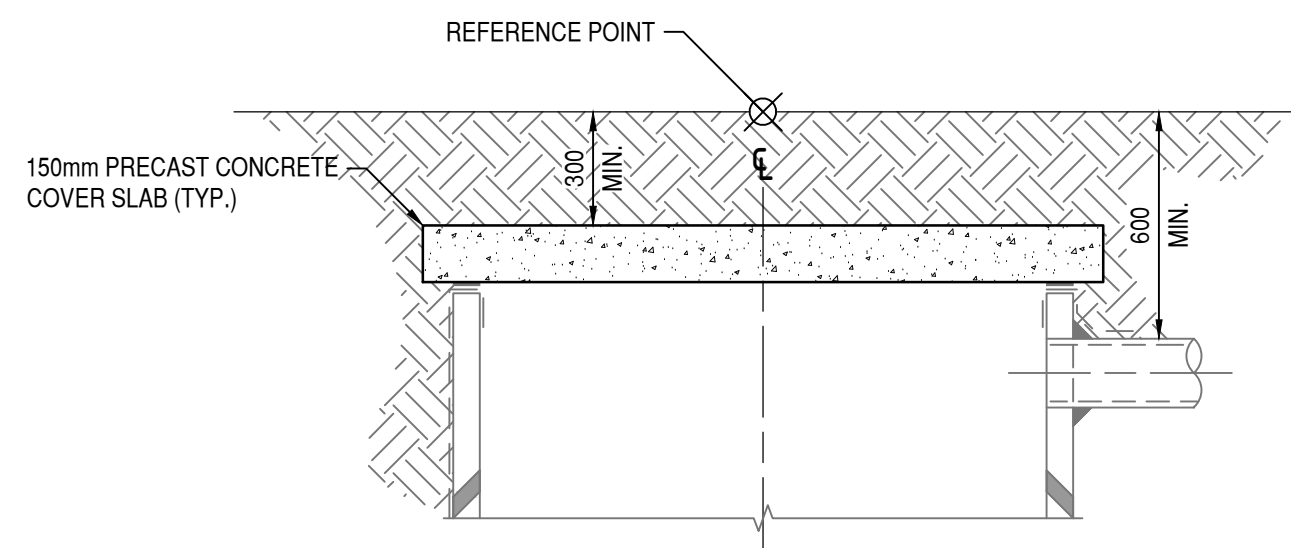
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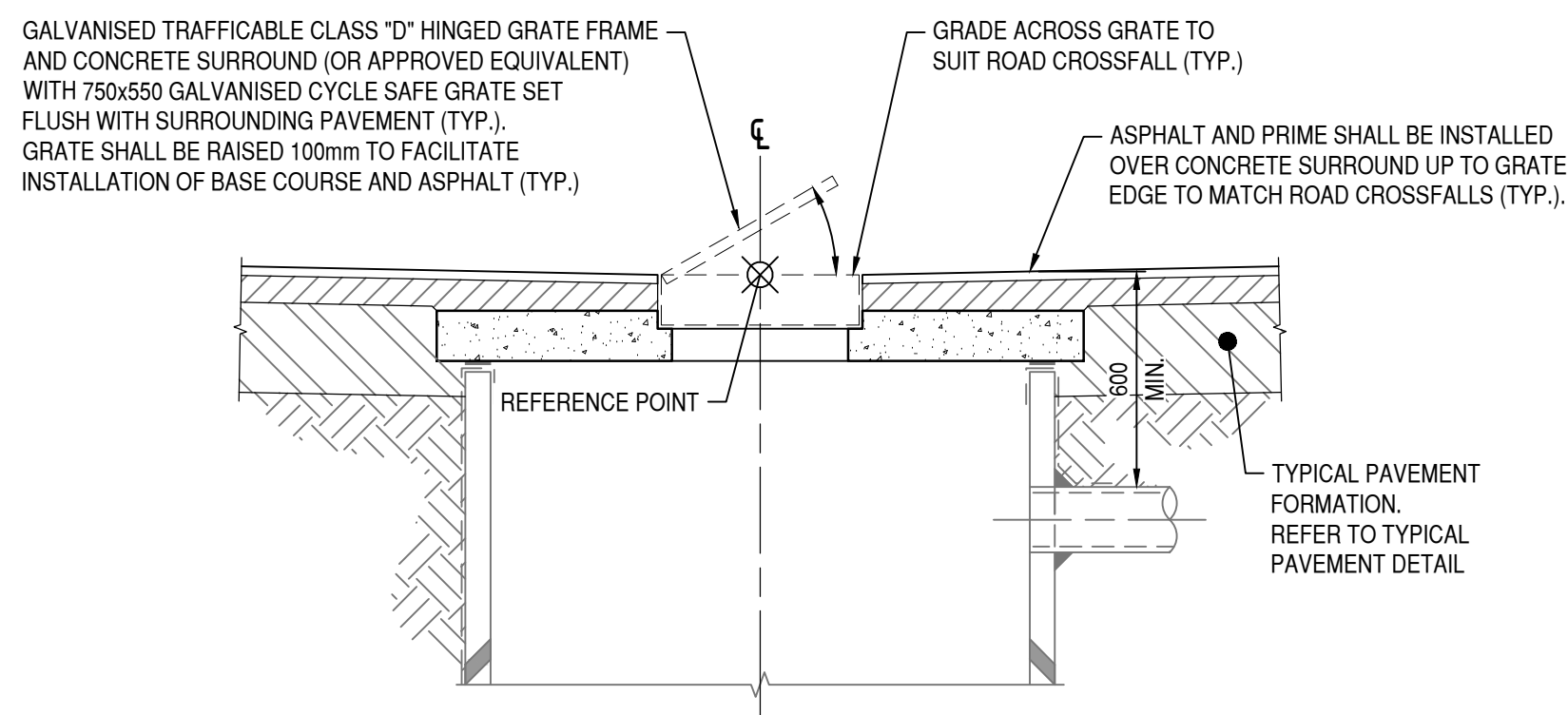
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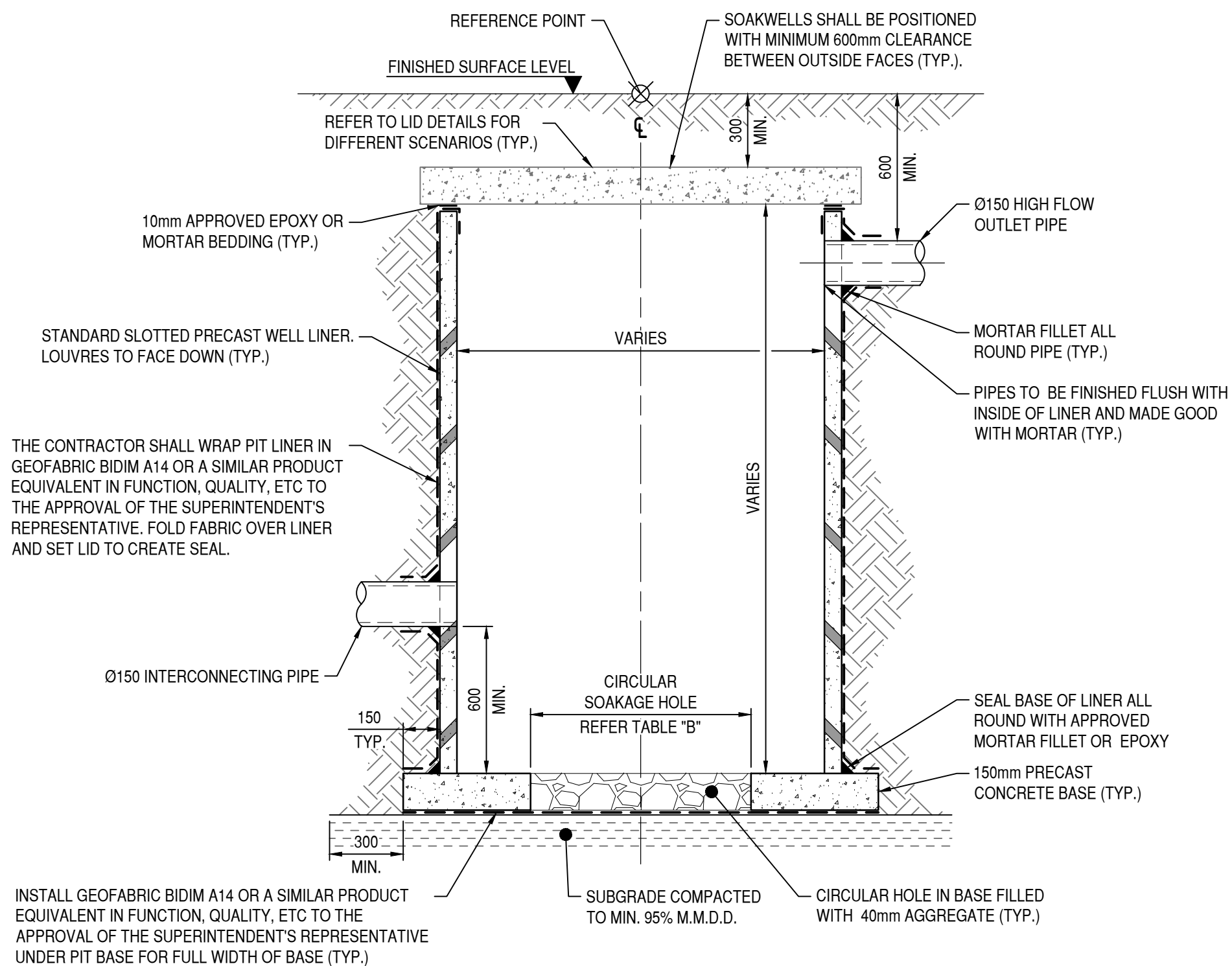
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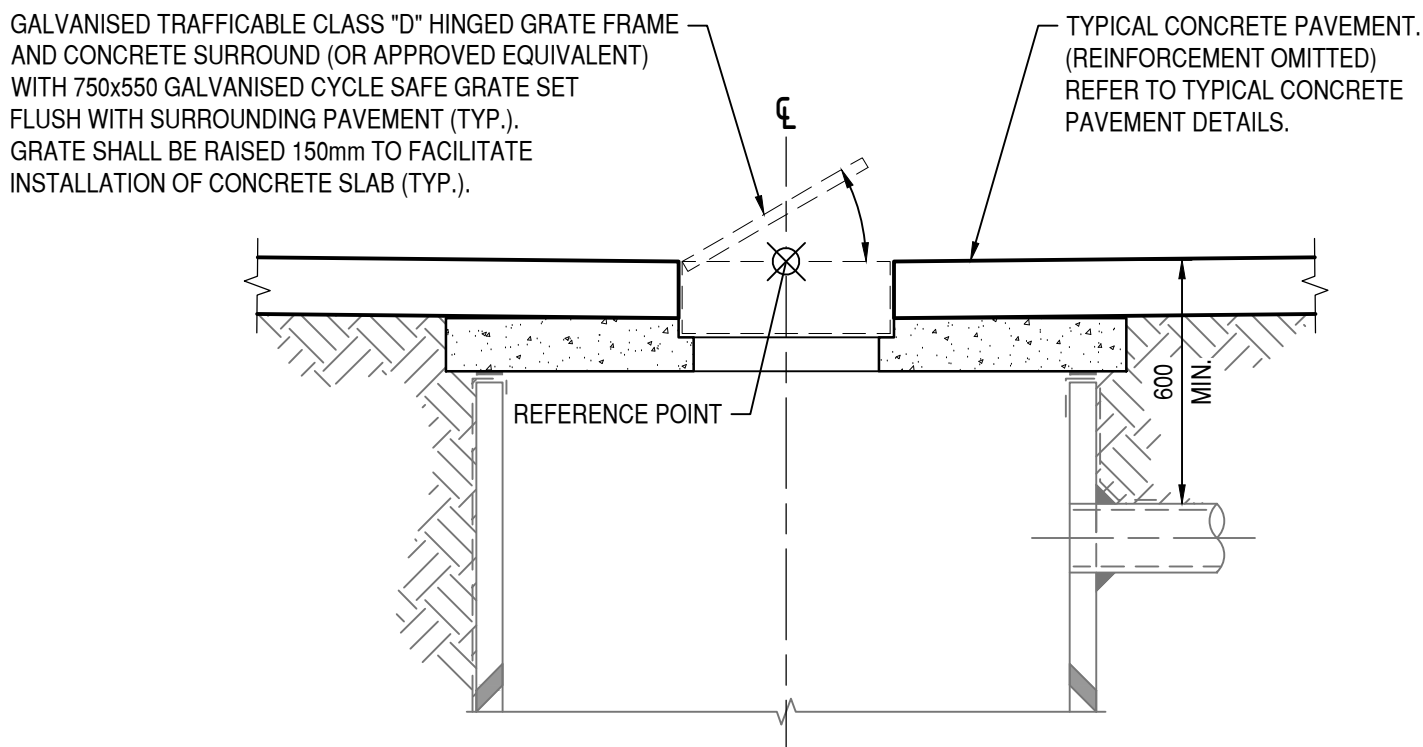
TYPICAL BURIED LID DETAIL (BSW)
SCALE 1:20 0m 400mm 800mm



TYPICAL INVERTED GULLY GRATE LID DETAIL (GSW)
WITH ASPHALT PAVEMENT
SCALE 1:20 0m 400mm 800mm



TYPICAL INTERCONNECTED SOAKWELL DETAIL
SCALE 1:20 0m 400mm 800mm

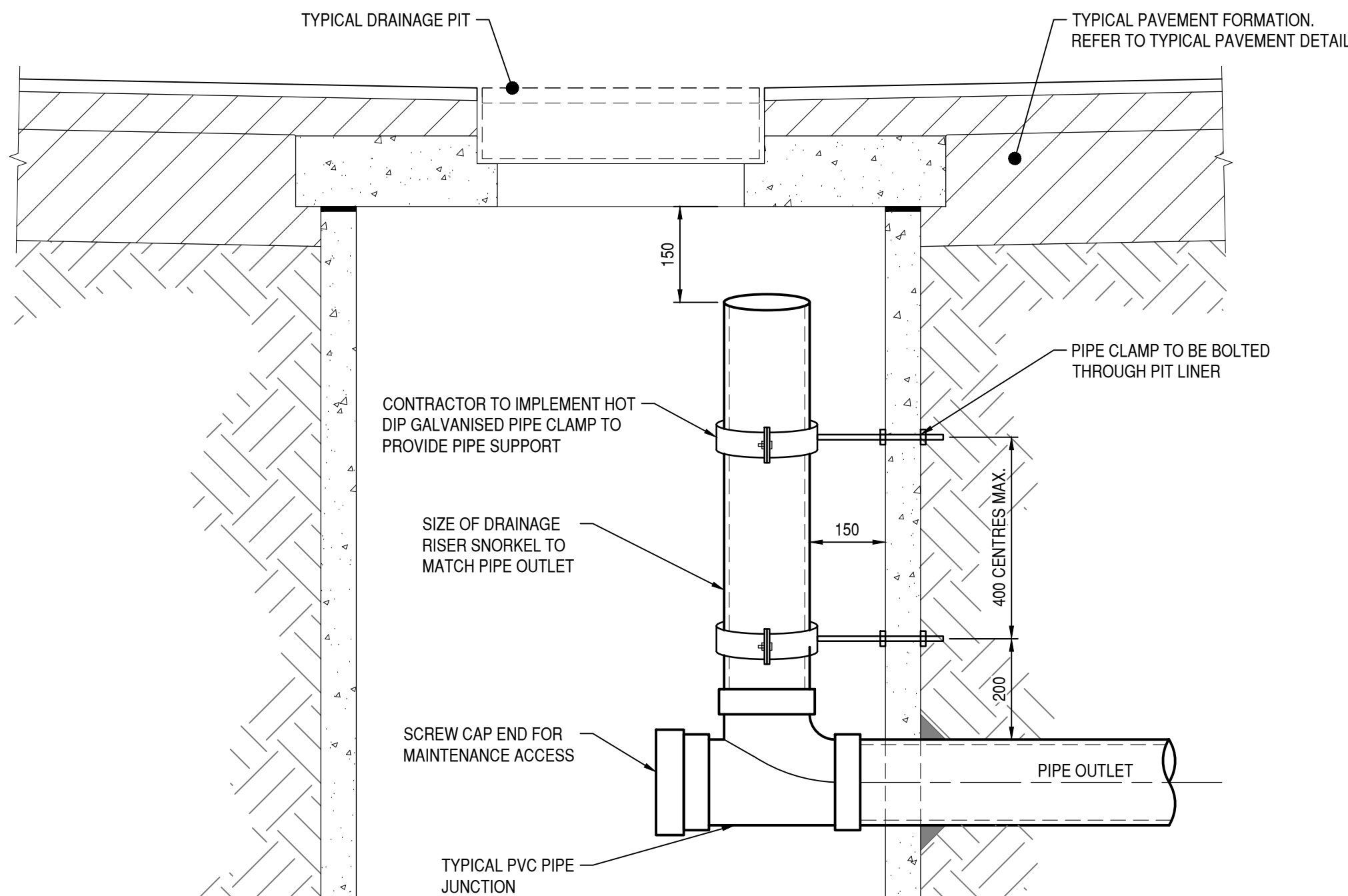


TYPICAL INVERTED GULLY GRATE LID DETAIL (GSW)
WITH CONCRETE PAVEMENT
SCALE 1:20 0m 400mm 800mm

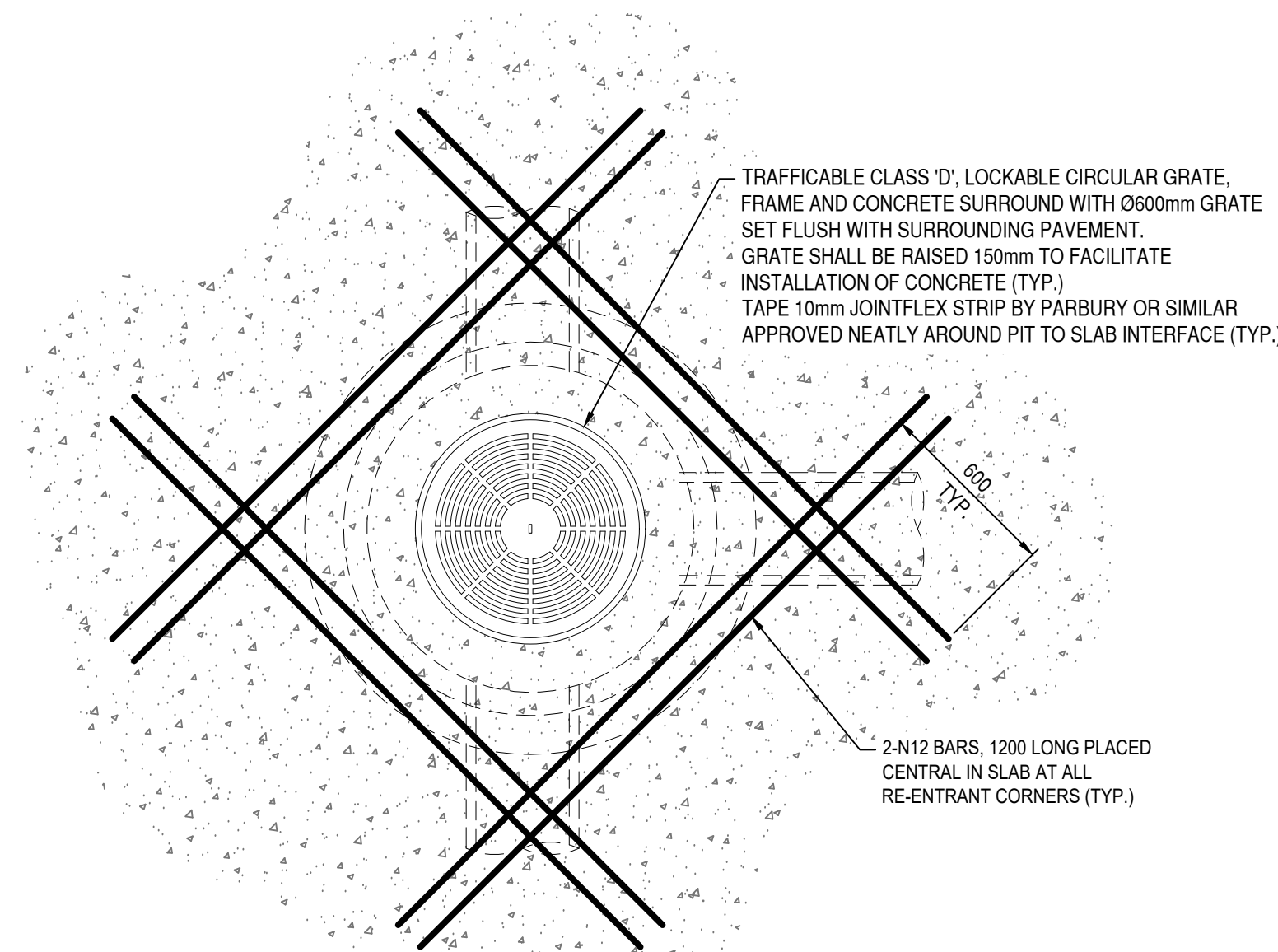
STORMWATER PIT NOTES

1. ALL IN-SITU CONCRETE SHALL BE CLASS N32 IN ACCORDANCE WITH AS1379.
2. ALL IN-SITU CONCRETE CORNERS SHALL HAVE A 20mm CHAMFER UNLESS OTHERWISE NOTED.
3. CEMENT MORTAR SHALL CONSIST OF ONE PART CEMENT AND THREE PARTS SAND.
4. SL81 REINFORCEMENT SHALL CONFORM WITH HARD DRAWN FABRIC TO AS4671.
5. MINIMUM CLEAR COVER TO REINFORCEMENT SHALL BE 50mm.
6. THE LINER SHALL BE REINFORCED CONCRETE MANUFACTURED TO AS4058.
7. THE MAXIMUM INLET/OUTLET PIPE OUTSIDE DIAMETER SHALL BE LESS THAN 60% OF THE LINER INTERNAL DIAMETER.
8. MINIMUM OF 40% OF LINER SHALL REMAIN IN ANY HORIZONTAL PLANE.
9. MINIMUM INTERNAL LINER SPACE OF 200mm BETWEEN PUNCHED/CUT HOLES.
10. HOLES TO BE CUT/PUNCHED ON ACCORDANCE WITH MANUFACTURER'S SPECIFICATION.
11. THE LINER SHALL HAVE EQUIVALENT PROPERTIES AND REINFORCEMENT OF CLASS 2 R.C.P. EXCEPT THAT THE REINFORCEMENT SHALL BE CIRCULAR.
12. COVERS SHALL BE CLASS 'D' TO AS3996.
13. ALL GRATED GULLY LIDS TO BE GALVANISED AND LOCKABLE.

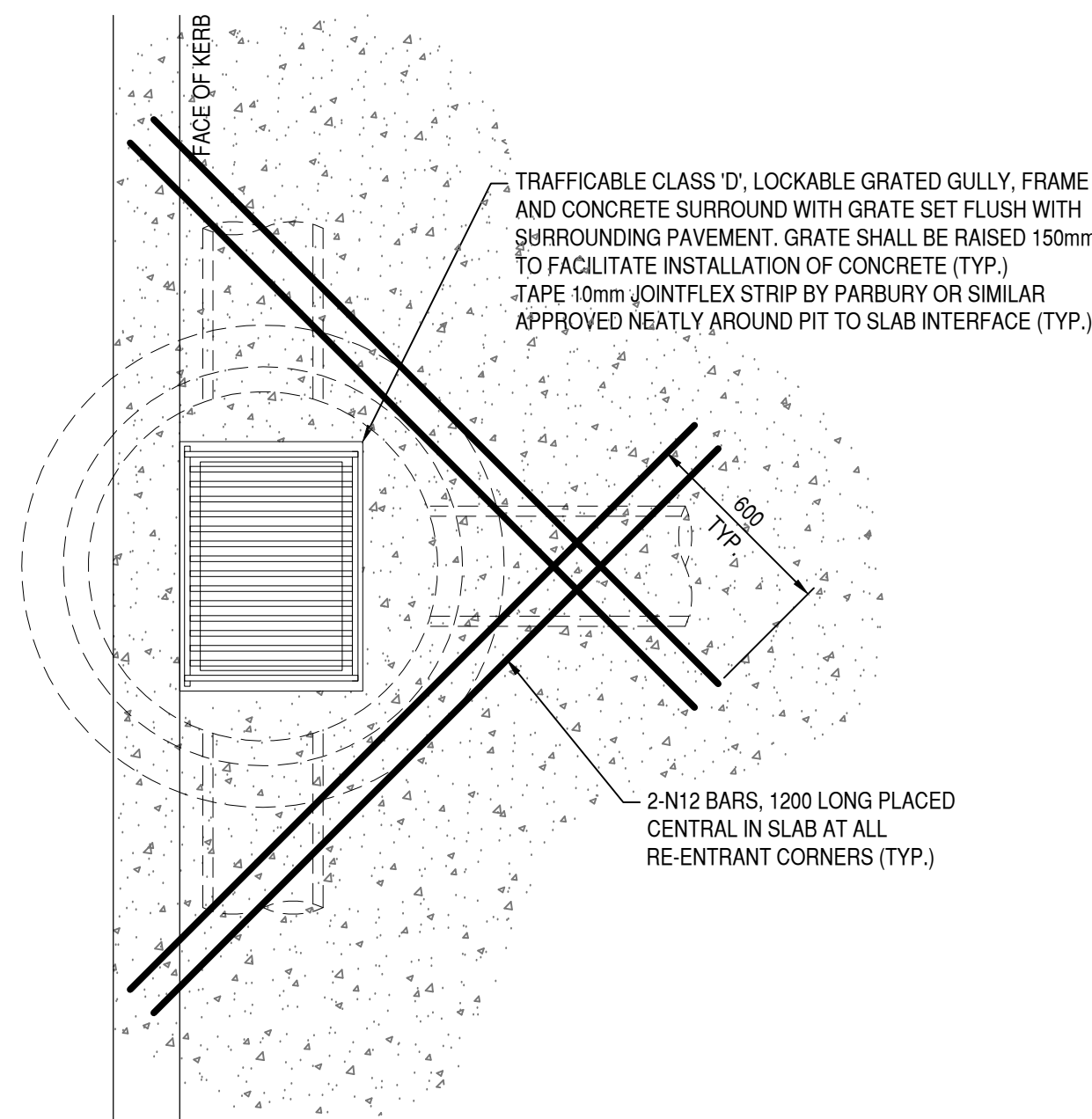
TABLE B DRAINAGE PIT BASE SOAKAGE HOLE SIZE	
LINER SIZE MIN. (mm)	SOAKHOLE DIAMETER (mm)
1050	600
1200	600
1500	900
1800	1200



DRAINAGE PIT SNORKEL DETAIL
SCALE 1:10 0m 200mm 400mm



TYPICAL CAST-IN SLAB STORMWATER PIT RE-ENTRANT BAR DETAIL - ROUND
SCALE 1:20 0m 400mm 800mm



TYPICAL CAST-IN SLAB STORMWATER PIT RE-ENTRANT BAR DETAIL
FOR GRATES TO EDGE OF HARDSTAND
SCALE 1:20 0m 400mm 800mm

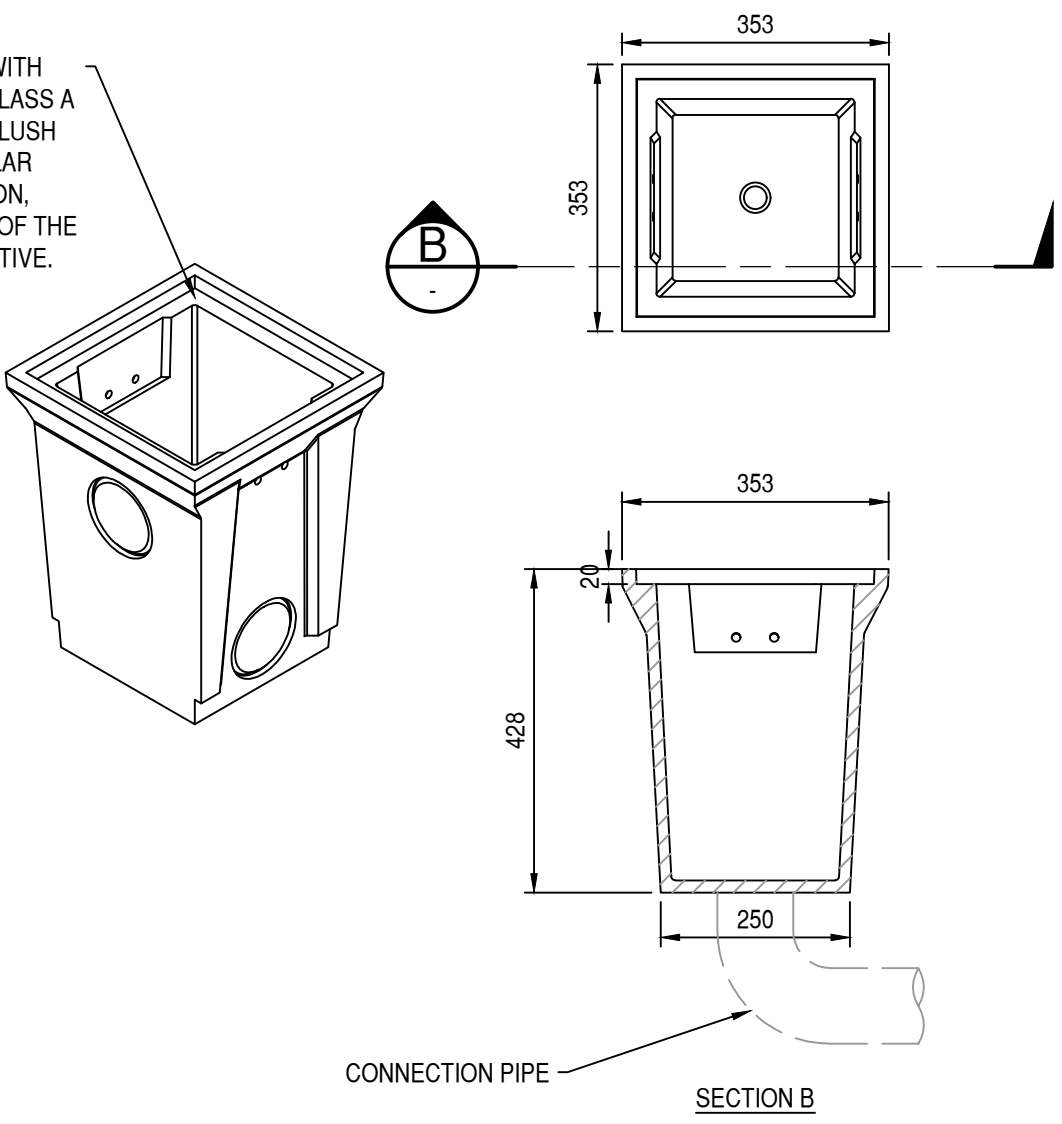


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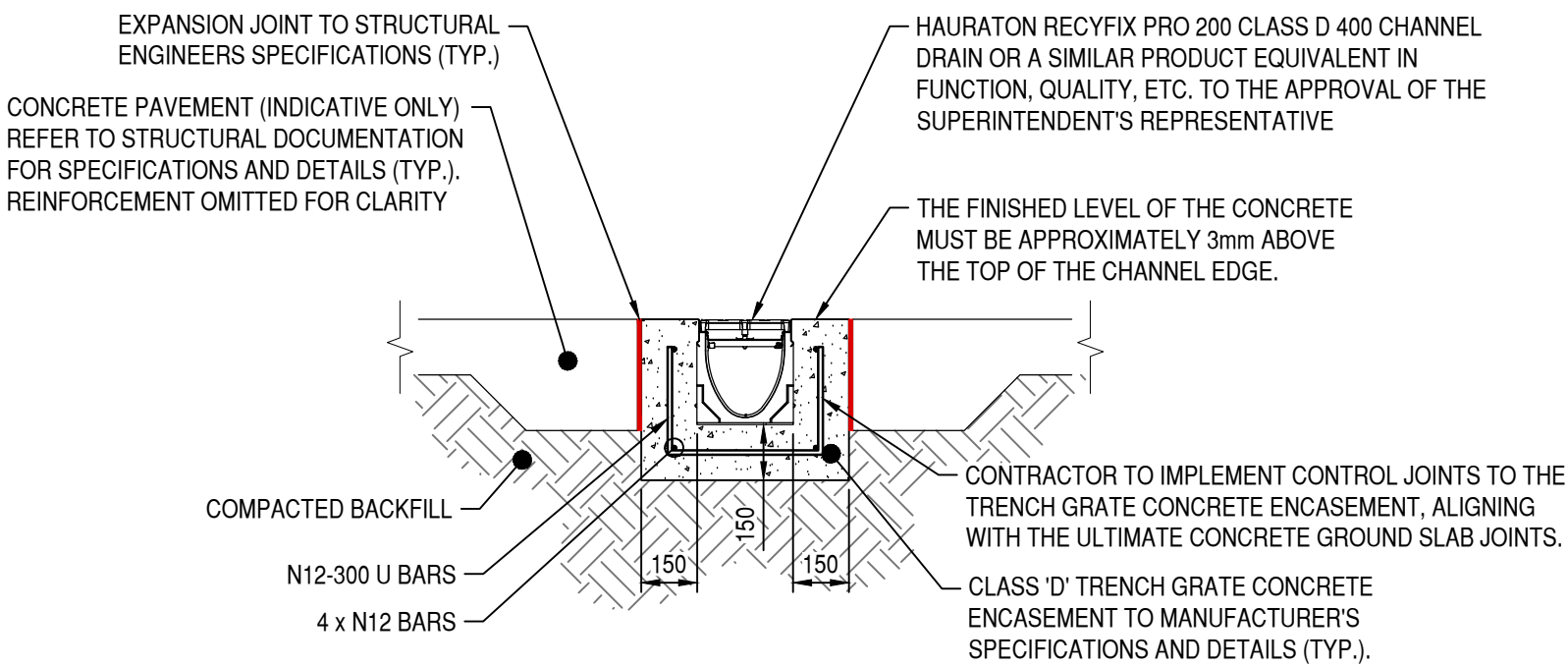
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ACO DRAIN TYPE 33 PIT (#77003), WITH STAINLESS HEELSAFE ANTI-SLIP CLASS A GRATE (#141808) - LOCKING, SET FLUSH WITH FINISHED SURFACE OR SIMILAR PRODUCT EQUIVALENT IN FUNCTION, QUALITY, ETC. TO THE APPROVAL OF THE SUPERINTENDENT'S REPRESENTATIVE.



TYPICAL HEELSAFE COLLECTION PIT

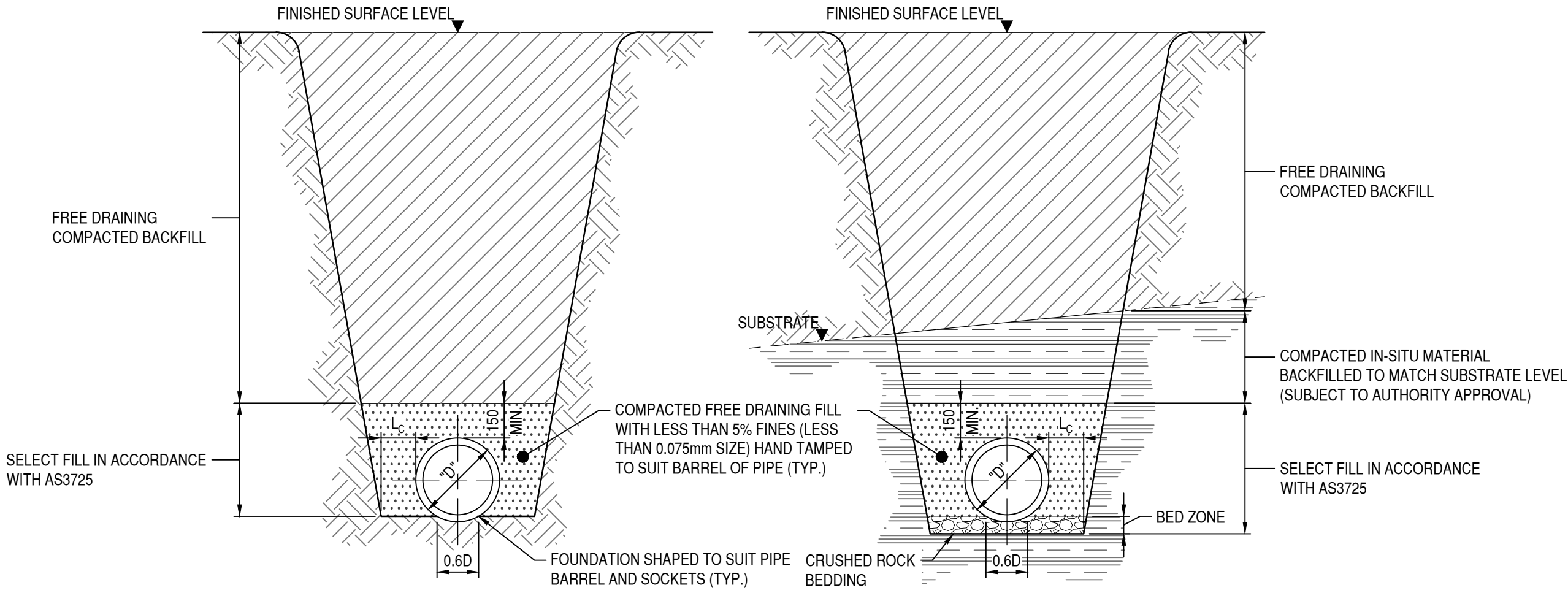
SCALE 1:10



TRENCH GRATE TO CONCRETE PAVEMENT HAUNCH TO TOP

NOTES

1. TRENCH GRATE CONCRETE ENCASEMENT TO MANUFACTURER'S SPECIFICATIONS AND DETAILS (TYP.).
2. THE FINISHED LEVEL OF THE CHANNEL EDGE MUST BE SET APPROXIMATELY 3mm BELOW THE SURROUNDING SURFACE.



DRY CONDITIONS

WET CONDITIONS

TYPICAL CONCRETE PIPE TRENCH DETAILS
(SUPPORT TYPE "U")

SCALE 1:20

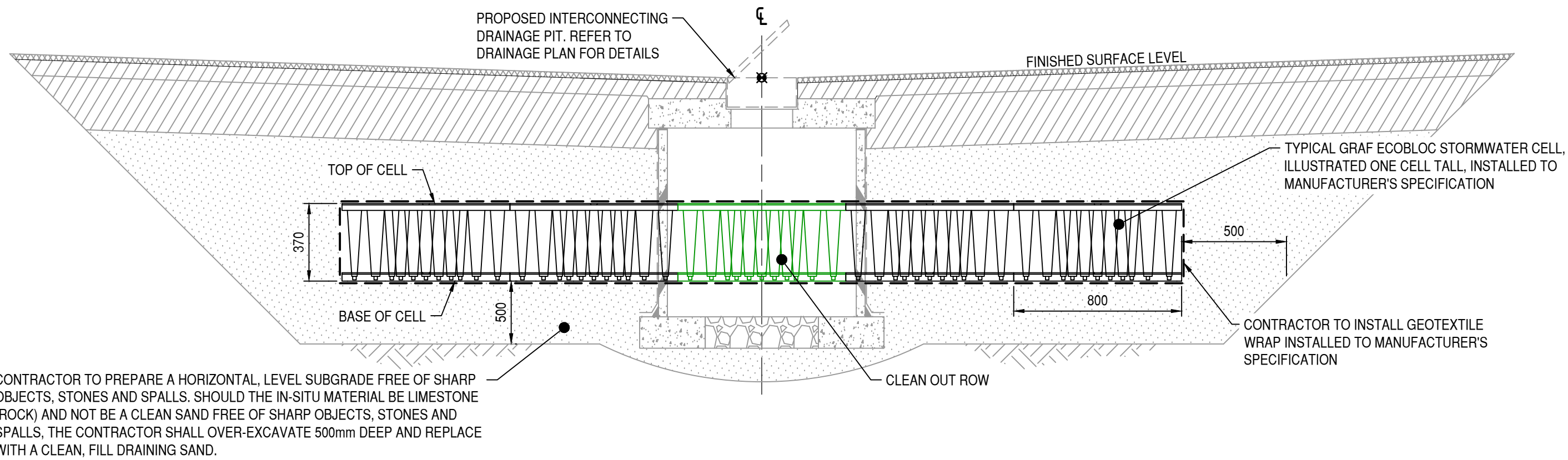
MINIMUM BED ZONE DEPTHS	
SUPPORT TYPE	DEPTH (mm)
U	75
H / HS ≤ Ø1500	100
H / HS > Ø1500	150

MINIMUM SIDE CLEARANCE "L _c " (D/6 or L _c , WHICHEVER IS GREATER)	
PIPE DIAMETER	L _c
≤600	150
>600 - ≤1200	200
>1200	D/6

NOTE:
THE MINIMUM L_c VALUES SHALL ONLY BE USED WHERE NECESSARY COMPACTION VALUES CAN BE ASSURED.

TRENCH DETAIL NOTES

1. ALL PIPE TRENCHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH AS3725 - DESIGN FOR INSTALLATION OF BURIED CONCRETE PIPES. SHOULD DISCREPANCIES EXIST, AS3725 TAKES PRECEDENCE.
2. DRY CONDITIONS SHALL BE SAND SOIL WHERE THE MAXIMUM PREDICTED GROUND WATER LEVEL (G.W.L.) IS A MINIMUM 300mm BELOW PIPE INVERT.
3. WET CONDITIONS SHALL BE CONSIDERED AS BEING IN ROCK, CLAY OR SAND WHERE THE MAXIMUM PREDICTED G.W.L. IS HIGHER THAN 300mm BELOW PIPE INVERT.
4. BEDDING CONDITION SHALL BE CARRIED PAST ALL MANHOLES, GULLIES & OTHER DRAINAGE STRUCTURES DOWNSTREAM.
5. WHERE PIPES HAVE PROTRUDING SOCKETS, SUITABLE RECESSES SHALL BE PROVIDED IN THE SUPPORTING MATERIALS TO ENSURE THAT THE PIPES DO NOT BEAR ON THE SOCKETS (TYP.).



CONTRACTOR TO PREPARE A HORIZONTAL, LEVEL SUBGRADE FREE OF SHARP OBJECTS, STONES AND SPALLS. SHOULD THE IN-SITU MATERIAL BE LIMESTONE (ROCK) AND NOT BE A CLEAN SAND FREE OF SHARP OBJECTS, STONES AND SPALLS, THE CONTRACTOR SHALL OVER-EXCAVATE 500mm DEEP AND REPLACE WITH A CLEAN, FILL DRAINING SAND.

TYPICAL GRAF ECOBLOC SMART STORMWATER CELL

SCALE 1:20



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