

Exhaust System  
 Proposed Air-Conditioned Zones

Carpark ventilation ductwork.  
Carpark ventilation ductwork required to be in fire rated riser.

**icon**  
WATER

**WATER AND SEWERAGE NETWORK**

**FAILS TO COMPLY**

The design depicted in this document is not accepted because it fails to comply with conditions listed on the accompanying statement.

Please note: Construction of unapproved works may result in connection to Icon Water's water and sewerage networks being denied and/or action being taken to require the property owner to remove non-compliant services or structures.

**Signed** Eddie Gonzalez      **Date** 22 Feb 2018

Contact phone: 6248 3111

**Rudds**  
Consulting Engineers  
PTY LIMITED  
ABN 16 054 211 192

5 Bodalla Place  
FYSHWICK, ACT 2609  
Tel: (02) 6240 2900  
Fax: (02) 6280 9951  
Email: first.name.surname@rudds.com.au  
Website: www.rudds.com.au

Rev	Amendment	Date	Int



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MITCHELL CHILDCARE CENTRE  
BLOCK 18, SECTION 11 CORNER DARLING &  
HEFFERNAN STREET, MITCHELL, ACT

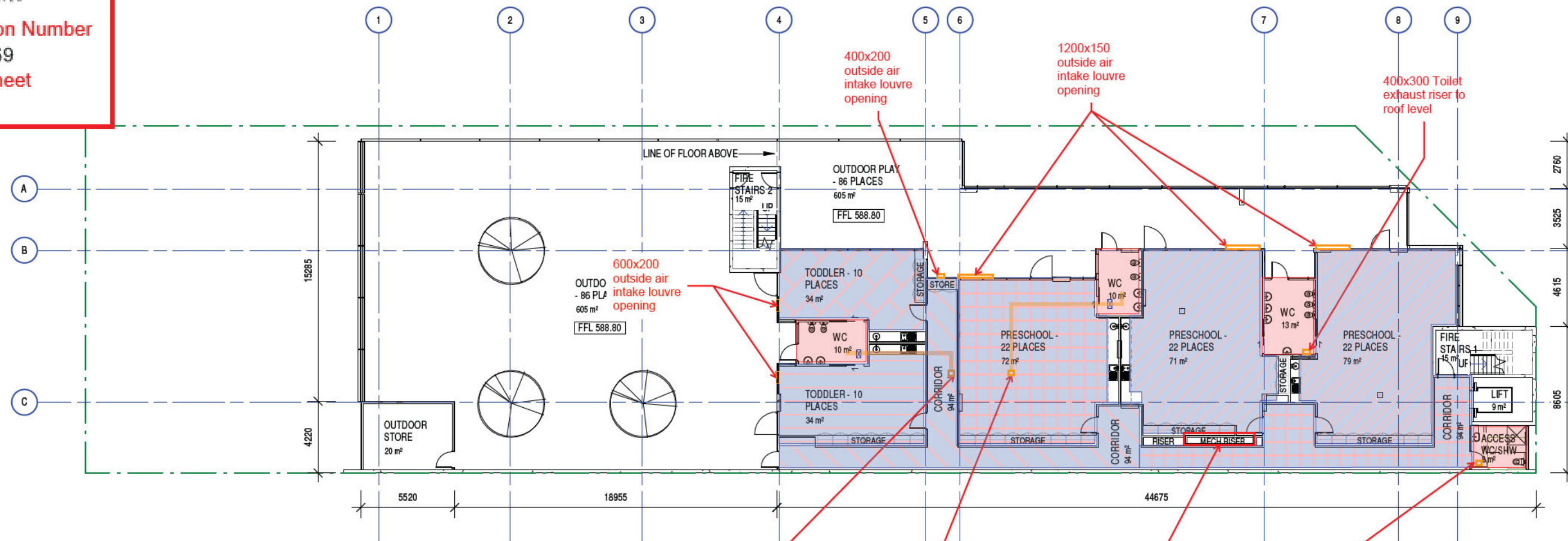
GROUND FLOOR PLAN			
Drawn	Date	Scale	Project Number
Author		1 : 250	A3
Review	Date	Project Leader	Date
Checker		Designer	
PRELIMINARY		Drawing Number	Area
		SK 102	

Contractor shall check and verify all levels and dimensions on site and report any discrepancies to the Superintendent before undertaking any work or shop drawings

Architectural Drawings  
Issued 30-01-18

**Rudds**  
Consulting Engineers  
Comments 12/02/2018





approximate range of particle diameters (microns)

Substance	approximate range of particle diameters (microns)
Rain drops	500 - 5000
Natural mist	50 - 500
Natural fog	10 - 100
Pollens	10 - 100
Ground talc	0.5 - 50
Bacteria	3 - 5
Plant spore	10 - 35
Insecticide dusts	0.5 - 10
Stoker fly ash	10 - 8000
Pulverized coal, fly ash	1 - 1000
Foundry dusts	1 - 1000
Cement dust	3 - 100
Metallurgical dust	0.5 - 100
Dust damaging to lungs	0.5 - 100
Oil smoke	0.1 - 1.0
Resin smoke	0.01 - 1.0
Tobacco smoke	0.01 - 1.0
Carbon black	0.01 - 0.3
Pigments (paints)	0.1 - 5
Viruses	0.003 - 0.05
Human hair	50 - 200

**WATER AND SEWERAGE NETWORK**

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Signed **Eddie Gonzalez**

Date **22 Feb 2018**

Contact phone: 6248 3141

Rating	0.1 micron	0.5 micron	0.1 - 0.3 micron	Filter type
G1	90%	60%	20%	pre-filter
G2	96%	75%	30%	pre-filter
G3	97%	85%	45%	pre-filter
F6	99.9%	91%	58%	pre-filter
F7	99.9%	99%	88%	secondary
F8	99.9%	99%	97%	secondary
F9	99.99%	99.99%	98%	secondary
F14	100%	100%	100%	HEPA
U15-U17	100%	100%	100%	ULPA

For more information on HEPA or ULPA grades please contact your local distributor.

300x300 Toilet exhaust riser to roof level

300x300 Toilet exhaust riser to roof level

Carpark ventilation ductwork required to be in fire rated riser.

300x300 Toilet exhaust to rise up to roof through level 2.

Minimum requirement by the ventilation code 1668.2-2012

Proposed filter to all outside air intakes.

**Rudds Consulting Engineers**  
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Website: www.rudds.com.au  
ABN 16 054 211 192

Rev	Amendment	Date	Int



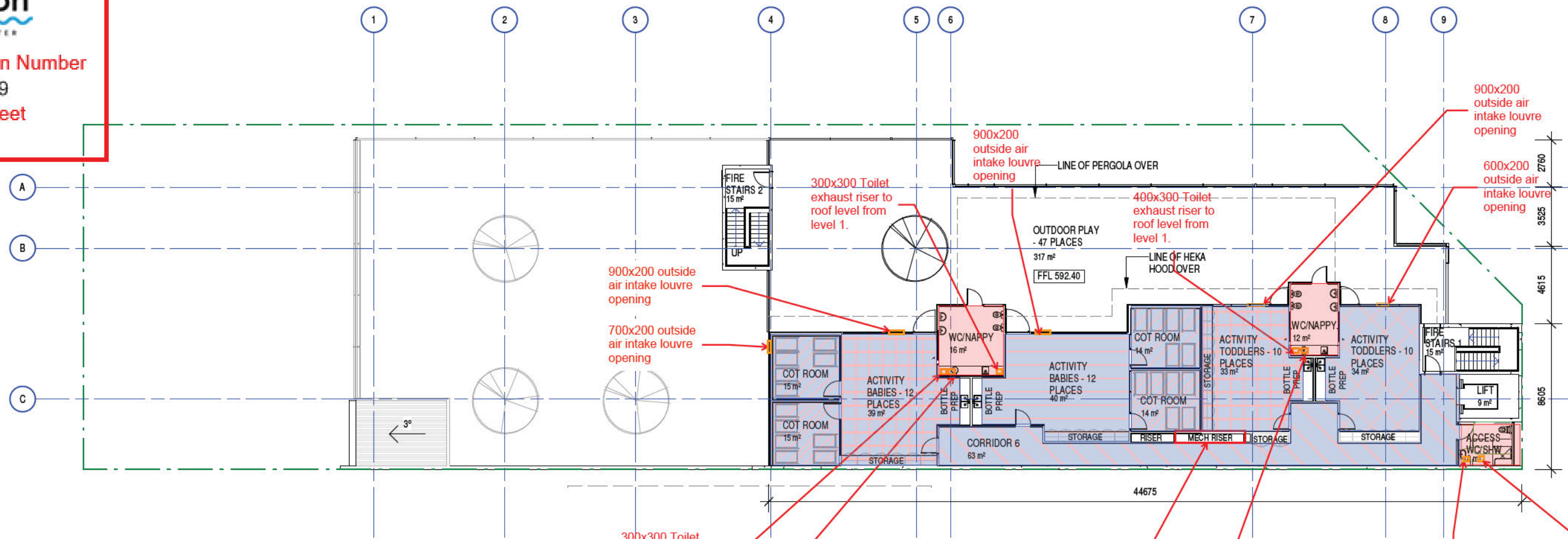
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MITCHELL CHILDCARE CENTRE  
BLOCK 18, SECTION 11 CORNER DARLING & HEFFERNAN STREET, MITCHELL, ACT

FIRST FLOOR PLAN			
Drawn	Date	Scale	Project Number
Author		1 : 250	A3
Review	Date	Project Leader	Date
Checker		Designer	
PRELIMINARY		Drawing Number	
		SK 103	

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approximate range of particle diameters (microns)

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Pollens	10 - 100
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Foundry dusts	1 - 1000
Cement dust	3 - 100
Metallurgical dust	0.5 - 100
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Oil smoke	0.1 - 1.0
Resin smoke	0.01 - 1.0
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Carbon black	0.01 - 0.3
Pigments (paints)	0.1 - 5
Viruses	0.003 - 0.05
Human hair	50 - 200

**WATER AND SEWERAGE NETWORK**

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Signed **Eddie Gonzalez**

Date **22 Feb 2018**

Contact phone: 6248 3141

Rating	0.1 micron	0.5 micron	0.1 - 0.3 micron	Filter type
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G2	96%	75%	30%	pre-filter
G3	97%	85%	45%	pre-filter
F7	99.9%	99%	88%	secondary
F9	99.99%	99.99%	98%	secondary
U15-U17	100%	100%	100%	HEPA
	100%	100%	100%	ULPA

For more information on HEPA or ULPA grades please contact your local distributor

900x200 outside air intake louvre opening

600x200 outside air intake louvre opening

900x200 outside air intake louvre opening

700x200 outside air intake louvre opening

300x300 Toilet exhaust riser to roof level from level 1.

400x300 Toilet exhaust riser in ceiling level to roof level.

300x300 Toilet exhaust riser to roof level from level 1.

400x300 Toilet exhaust riser in ceiling level to roof level.

300x300 Toilet exhaust riser to roof level from level 1.

300x300 Toilet exhaust riser in ceiling level to roof level.

300x300 Toilet exhaust riser to roof level from level 1.

300x300 Toilet exhaust riser in ceiling level to roof level.

Carpark ventilation ductwork required to be in fire rated riser.

400x300 Toilet exhaust riser in ceiling level to roof level.

Minimum requirement by the ventilation code 1668.2-2012

Proposed filter to all outside air intakes.

**Rudds Consulting Engineers**  
5 Bodalla Place  
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Rev	Amendment	Date	Int



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MITCHELL CHILDCARE CENTRE  
BLOCK 18, SECTION 11 CORNER DARLING & HEFFERNAN STREET, MITCHELL, ACT

SECOND FLOOR PLAN			
Drawn	Date	Scale	Project Number
Author		As indicated	A3
Review	Date	Project Leader	Date
Checker		Designer	
PRELIMINARY			Drawing Number
			SK 104
			Annex

Contractor shall check and verify all levels and dimensions on site and report any discrepancies to the Superintendent before undertaking any work or shop drawings

Architectural Drawings  
Issued 30-01-18

**Rudds Consulting Engineers**  
Comments 12/02/2018





Form 4 - LETTER OF AUTHORISATION

PRE APPLICATION MEETINGS      DEVELOPMENT APPLICATION  
APPLICATION FOR RECONSIDERATION

LEASE/SITE DETAILS (Please Print)

If more than two leases/sites please attach the following details for each additional lease/site on a separate sheet

Block       Section       Suburb

Unit No.       Street Address

Block       Section       Suburb

Unit No.       Street Address

Describe location where no block and section details are available (e.g. for outdoor dining area location)

LESSEE(S) DETAILS - if more than two lessees please provide details of each additional lessee (Please Print)

1st Lessee Name       2nd Lessee Name

LESSEE AUTHORISATION

This appointment is made under the *Planning and Development Act 2007* and relates to: (please tick)

- Pre - application meeting       Development Application       Application for Reconsideration

I/we the lessee(s) authorise the person/company (to be known as *the Applicant*) detailed below:

- to obtain information in relation to this site through the pre-application process  
 to act on my/our behalf in relation to a development application for the abovementioned site/s  
 to act on my/our behalf in relation to an application for a reconsideration of a development application for the abovementioned site/s  
 to pay all application fees, bonds and securities, liaise with the Planning and Land Authority when required, alter, amend or provide further information as necessary and receive any communications relating to the DA or Application for Reconsideration.

APPLICANT DETAILS (Please Print)

Applicant Name       Email address

OR

Company Name       Email address

Company Nominees – a Company can list up to three nominees. The first nominee must be authorised to sign on behalf of the Company

Nominee 1       Nominee 2       Nominee 3



Application Number

167569

Sheet

16 of 53

LESSEE(S) DECLARATION if more than two lessees please provide details of each additional lessee on a separate sheet

- I/we declare that I am/we are the lessee(s) of the land described above;
- I/we have been made aware of the declaration clauses in the DA or Application for Reconsideration form; and
- I/we declare that all the information given on this form is true and complete.

1<sup>st</sup> Lessee's Signature

[Redacted Signature]

DIRECTOR

Date

8/9/2017

2<sup>nd</sup> Lessee's Signature

[Redacted Signature]

JOHN KONSTANTINO

Date

[Redacted Date]

APPLICANT DECLARATION

- I declare that I am the person authorised to sign/sign on behalf of the company described in this form
- I declare that all the information given on this form and its attachments are true and complete;

Applicant Name

ANNETTE POGAS

Company Name

APM

Signature

[Redacted Signature]

Date

06.09.2017

LAND CUSTODIAN AUTHORISATION

- I/we declare that I am/we are the land custodian(s) of the public land or unleased land as described above;
- I/we authorise the applicant to obtain information in relation to this site through the pre-application process and make an application for development approval.

Delegate Name

Robyn Hawkins

Agency Name

TCCS - Roads ACT

Signature

[Redacted Signature]

Date

17 January 2018

Delegate Name

[Redacted Name]

Agency Name

[Redacted Agency Name]

Signature

[Redacted Signature]

Date

[Redacted Date]

THIS AUTHORISATION DOES NOT CONSTITUTE AN APPROVAL IN PRINCIPLE OR OTHERWISE BY THE LAND CUSTODIAN IN RELATION TO THE PROPOSED DEVELOPMENT.

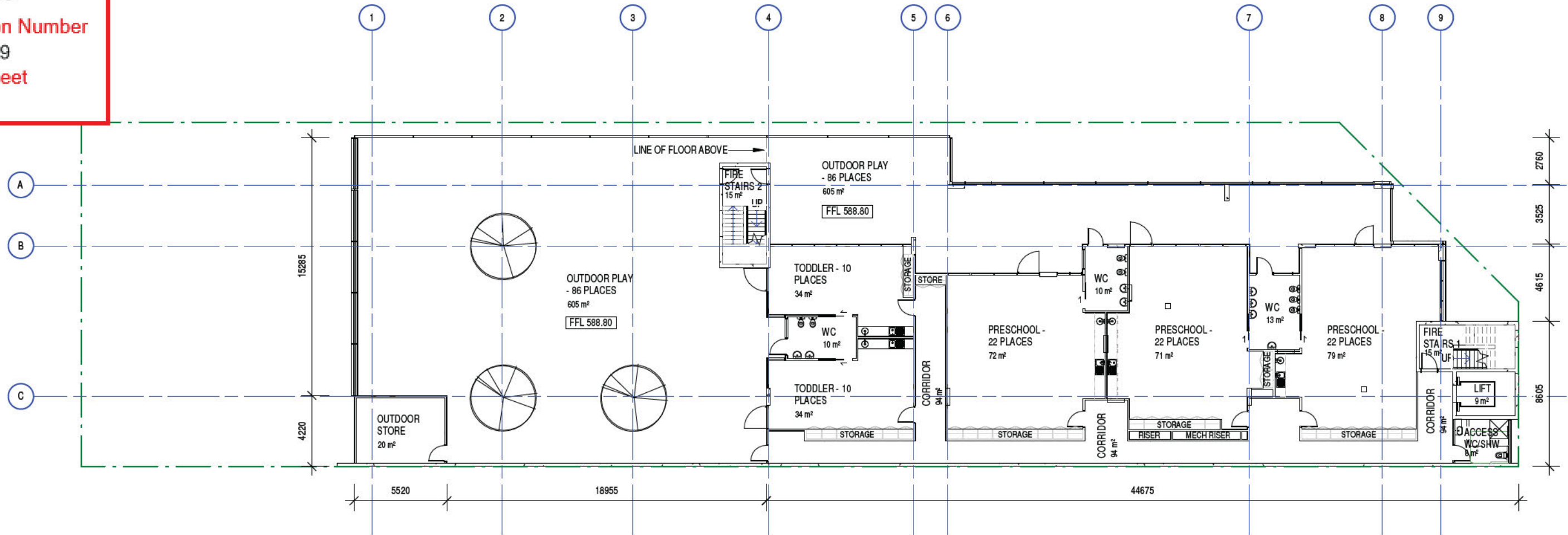
Privacy Notice

The personal information on this form is provided to the Environment, Planning and Sustainable Development Directorate (EPD) to enable the processing of your application. The collection of personal information is authorised by the Planning and Development Act 2007. If all or some of the personal information is not collected EPSDD cannot process your application. The Planning and Development Act 2007 requires the details of applications, decisions and orders to be kept on a register and made available for public inspection. Information and documentation relevant to a development application may be made available via the Internet. The personal information you provide may be disclosed to Australian Bureau of Statistics, ACT Revenue Office, the Registrar General's Office, ACTEW Corporation, ActewAGL, Territory and Municipal Services Directorate and other Government agencies with a direct interest in the development assessment process. The information may also be disclosed where authorised by law or court order, or where the Directorate reasonably believes that the use or disclosure of the information is reasonably necessary for enforcement-related activities conducted by, or on behalf of, an enforcement body. EPSDD's Information Privacy Policy contains information about how you may access or seek to correct your personal information held by EPSDD, and how you may complain about an alleged breach of the Territory Privacy Principles. The EPSDD Information Privacy Policy can be found at www.environment.act.gov.au

Contact Details:

Environment, Planning and Sustainable Development Directorate  
Customer Service Centres  
GPO Box 158, Canberra City 2601  
16 Challis Street Dickson ACT 2602

Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)  
Phone: (02) 6207 1923  
Email: epdcustomerservices@act.gov.au  
Website: www.planning.act.gov.au



**WATER AND SEWERAGE NETWORK**

**FAILS TO COMPLY**

The design depicted in this document is not accepted because it fails to comply with conditions listed on the accompanying statement.

Please note: Construction of unapproved works may result in connection to Icon Water's water and sewerage networks being denied and/or action being taken to require the property owner to remove non-compliant services or structures.

Signed Eddie Gonzalez      Date 22 Feb 2018

Contact phone: 6248 3111

Rev	Amendment	Date	Int



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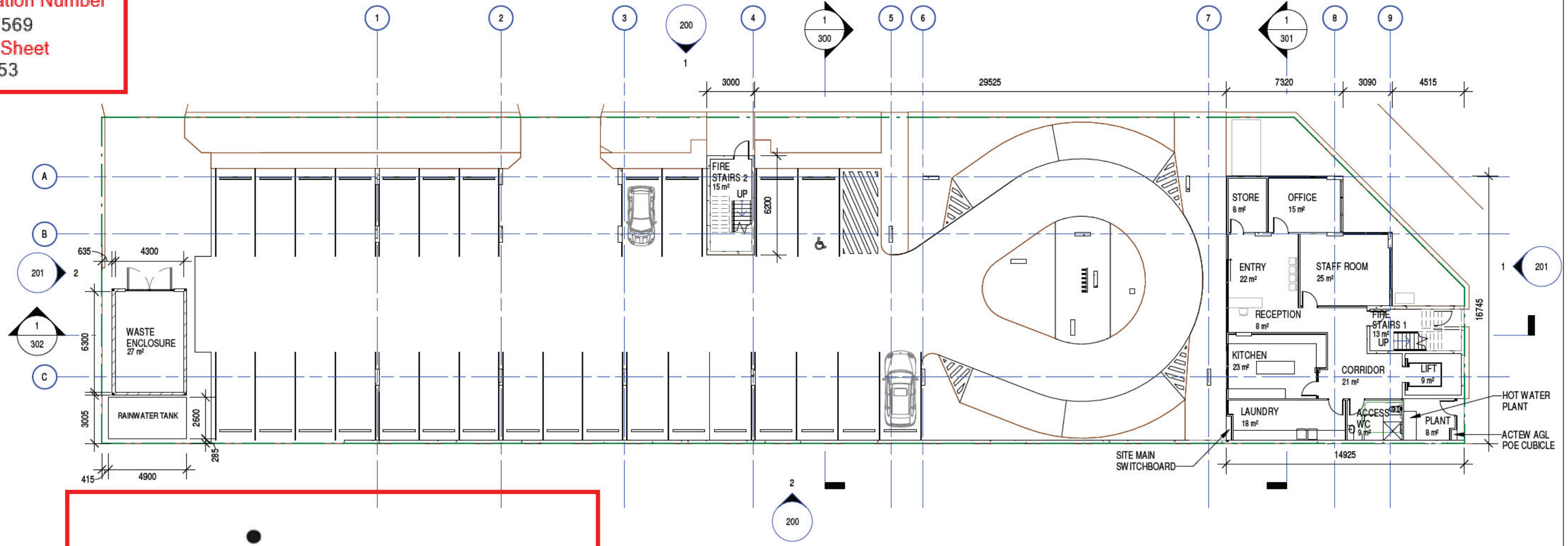
MITCHELL CHILDCARE CENTRE  
BLOCK 18, SECTION 11 CORNER DARLING &  
HEFFERNAN STREET, MITCHELL, ACT

FIRST FLOOR PLAN

Drawn	Date	Scale	Project Number
Author		1 : 250	A3 A17041
Review	Date	Project Leader	Date
Checker		Designer	
PRELIMINARY			Drawing Number SK 103



Contractor shall check and verify all levels and dimensions on site and report any discrepancies to the Superintendent before undertaking any work or shop drawings



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Contact phone: 6248 3111

Rev	Amendment	Date	Int



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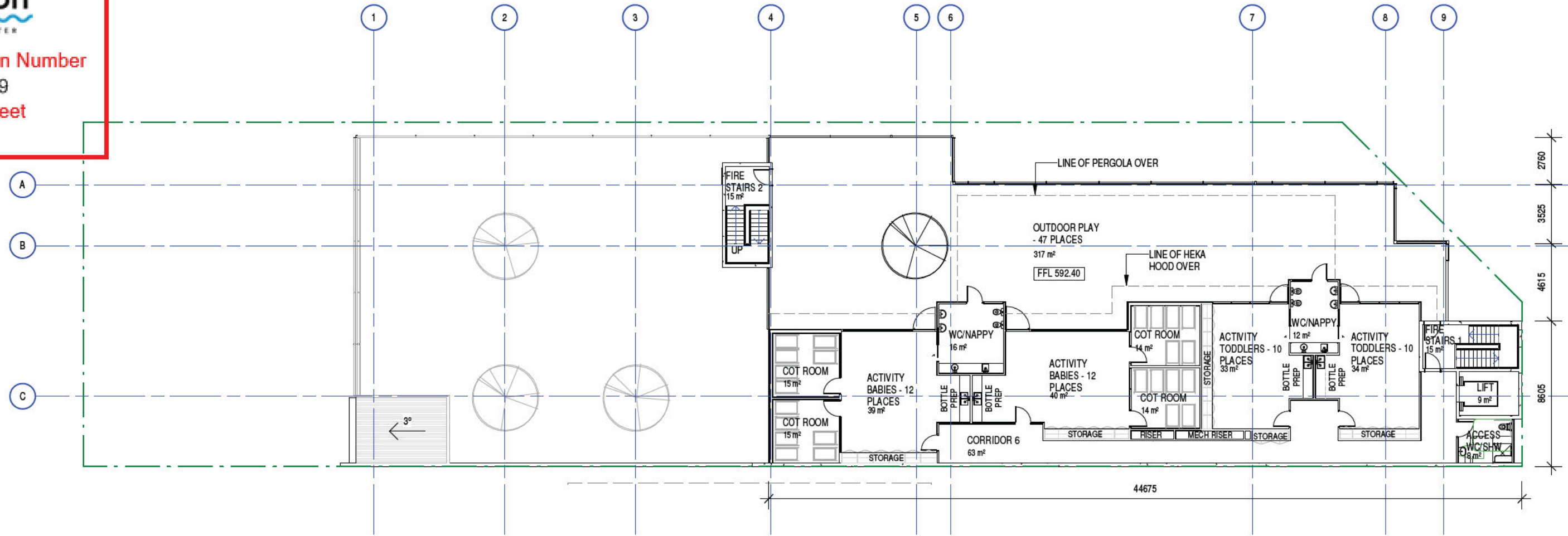
MITCHELL CHILDCARE CENTRE  
BLOCK 18, SECTION 11 CORNER DARLING & HEFFERNAN STREET, MITCHELL, ACT

GROUND FLOOR PLAN

Drawn	Date	Scale	Project Number
Author		1 : 250	A3 A17041
Review	Date	Project Leader	Date
Checker		Designer	
PRELIMINARY			Drawing Number SK 102



Contractor shall check and verify all levels and dimensions on site and report any discrepancies to the Superintendent before undertaking any work or shop drawings

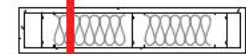


\\Mac\Home\Desktop\Revit Local Files\A17041 Mitchell C\_Central\_R17\_Jarrad.rvt 13/02/2018 9:29:21 AM

**icon**

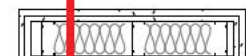
**WALL TYPE LEGEND:**

**INTERNAL WALLS:**



P01

- STUD FRAMED WALL - STANDARD
- 92mm INTERNAL STEEL STUD FRAMING @ 400mm MAX CENTRES
- 13mm PLASTERBOARD LINING TO BOTH SIDES, FLUSHED AND PAINTED
- 11 kg/m³ POLYESTER OR GLASS WOOL 75mm INSULATION



**WATER AND SEWERAGE NETWORK**

- 2 LAYERS 16mm FIRE RATED PLASTERBOARD LINING TO BOTH SIDES, FLUSHED AND PAINTED
- R2.7 HIGH DENSITY GLASSWOOL ACOUSTIC INSULATION TO STUDS

**FAILS TO COMPLY**

**EXTERNAL WALLS:**



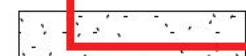
E01

- EXTERNAL STUD FRAMED WALL - STANDARD
- 92mm STEEL STUD FRAMING @ 400mm MAX CENTRES AND NICKING @ 200mm MAX CENTRES
- 13mm PLASTERBOARD LINING INTERNALLY, FLUSHED AND PAINTED
- R2.5 INSULATION TO STUDS
- 9mm CEMINTEL BARESTONE EXTERNAL CLADDING (1200 X 2400mm PANELS) ON 35mm TOPHATS @ 800mm CENTRES



E02

- STUD FRAMED WALL - COT ROOMS
- 92mm STEEL STUD FRAMING @ 400mm MAX CENTRES
- 2 LAYERS 16mm FIRE RATED PLASTERBOARD LINING INTERNALLY, FLUSHED AND PAINTED
- 90mm THICK R2.7 HIGH DENSITY GLASSWOOL ACOUSTIC INSULATION TO STUDS
- 4 LAYERS 13mm GYPSUM SHEET FIXED DIRECT TO STUDS
- 9mm CEMINTEL BARESTONE EXTERNAL CLADDING (1200 X 2400mm PANELS) ON 35mm TOPHATS @ 800mm CENTRES OVER THE TOP OF THE 2 LAYERS OF GFC SHEET



E03

- PRECAST CONCRETE WALL
- 200mm THICK PRECAST CONCRETE PANELS

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Please note: Construction of unapproved works may result in connection to Icon Water's water and sewerage networks being denied and/or action being taken to require the property owner to rectify any unapproved works.

Signed Eddie Gwynne

Contact phone: 6248 3111

Rev	Amendment	Date	Int



Adelaide | Alice Springs | Canberra | Darwin | Hobart | Melbourne | Perth  
189 Wakefield Street, Adelaide SA 5000 P: (08) 8236 2900 | E: info@arpm.net.au

MITCHELL CHILDCARE CENTRE  
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HEFFERNAN STREET, MITCHELL, ACT

**SECOND FLOOR PLAN**

Drawn	Date	Scale	Project Number
Author	As indicated	A3	A17041
Review	Date	Project Leader	Date
Checker	Designer	Drawing Number	Area
PRELIMINARY		SK 104	

Contractor shall check and verify all levels and dimensions on site and report any discrepancies to the Superintendent before undertaking any work or shop drawings



**From:** [Mills, David \(Health\)](#) on behalf of [HPS](#)  
**To:** [EPD, Customer Services](#)  
**Subject:** URGENT - Referral-Health-DEVELOPMENT APPLICATION -201733198- Block 18 Section 11 MITCHELL  
**Date:** 1 May 2018 9:42:11 AM  
**Attachments:** [Referral-Health-DEVELOPMENT APPLICATION -201733198- Block 18 Section 11 MITCHELL.pdf](#)

---

Please see attached response from the Health Protection Service.

Regards

Health Protection Service

**From:** [developmentapplications@iconwater.com.au](mailto:developmentapplications@iconwater.com.au)  
**To:** [EPD, Customer Services](#)  
**Subject:** Icon Water Application Decision. Application - 167569. Mitchell - 18/11 (Email 2 of 3)  
**Date:** 22 February 2018 12:03:38 PM  
**Attachments:** [LNDSCAPE PLAN.pdf](#)  
[MISC.pdf](#)  
[OFFSITWORKS-201733198-01#2.pdf](#)  
[PERSP.pdf](#)  
[PLAN-201733198-CIVIL WORKS-01#2.pdf](#)

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## Icon Water

### Approval ID : 167569, Mitchell 18 /11

Your application has been assessed against Icon Water's water and sewerage network access and asset protection requirements.

Please find attached an Icon Water DECISION STATEMENT together with your stamped plans.

A failure to comply with decision statement conditions will invalidate the approval and will expose the land-holder to prosecution under the Utilities Act 2000.

Non-compliant submissions must be rectified and resubmitted to Icon Water for approval prior to construction commencing. A decision to proceed with construction using unapproved drawings will expose the land-holder to prosecution under the Utilities Act 2000.

Please note: Separate decision statements are required from other utilities (eg: electricity, gas, stormwater and communications)

### Future applications

Icon Water has introduced an online planning application process for obtaining utility clearances prior to submitting a development application or seeking building approval.

This revised application process consists of an electronic form available [here](#). By using the online form applicants will no longer need to complete the respective Water/Sewerage and Electricity/Gas application forms.

When an application is submitted it will be assessed against the water, sewerage, electricity and gas networks.

Icon Water requests that organisations register their details if they regularly submit applications. Registration will reduce the time it takes to lodge an application. To register, send a return email including the organisation's name, a contact name, phone number and email address.

Regards

**Eddie Gonzalez**

[Building Approvals and Network Protection](#)

Icon Water

**Telephone** 02 6248 3111

**Facsimile** 02 6242 1459

**Email** [developmentapplications@iconwater.com.au](mailto:developmentapplications@iconwater.com.au)

GPO Box 366 Canberra ACT 2601

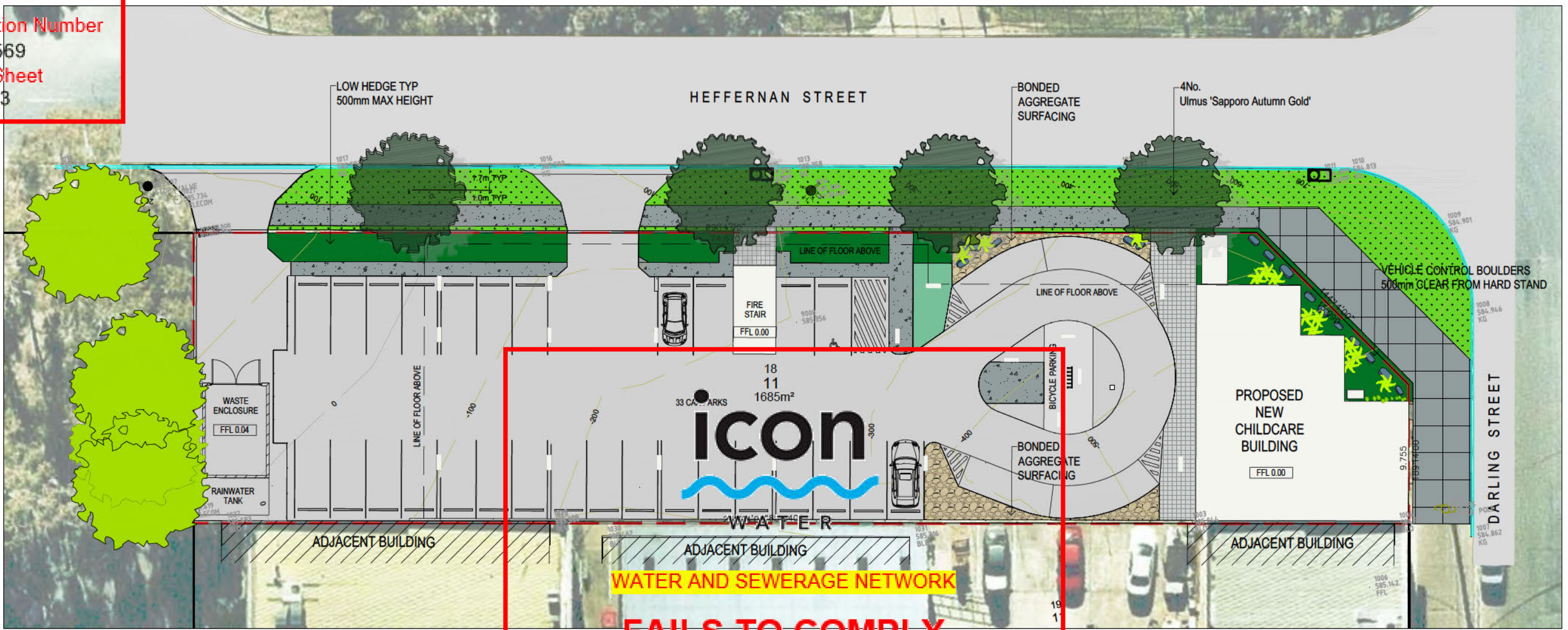
[www.iconwater.com.au](http://www.iconwater.com.au)

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\*\*\*\*\*



**LANDSCAPE LEGEND**

- PROPERTY BOUNDARY
- BOUNDARY OF UPPER LEVEL
- EXISTING TREES  
Off-site to be protected and retained
- PROPOSED HARD LANDSCAPE
  - PAVING TYPE 1: Grey Concrete, Covered Finish with 600x600mm sawcut grid pattern
  - PAVING TYPE 2: Grey Concrete, Covered Finish with 2000x2000mm sawcut grid pattern
  - PAVING TYPE 3: Exposed Aggregate Concrete, Charcoal oxide, Nimmittel blue aggregate
  - PAVING TYPE 4: 10mm Ø Bonded Gravel
  - PAVING TYPE 5: As specified by architect
  - SAND BOX
  - CIRCUIT RUN  
EPDM rubber soft fall
  - TRAFFIC CONTROL SELECTED DECORATIVE BOULDERS
  - PAINTED SURFACE: "OASIS" ELEMENTS  
Water theme
  - PAINTED SURFACE: "TREASURE MAP" ELEMENTS  
Colours to be confirmed
- PROPOSED PLANTING - REFER TO L502.1 FOR SPECIES LOCATIONS
  - PROPOSED TREES  
Refer to L502.1 for species locations
  - PLANTING BEDS - INTERACTIVE PLAY - WITH SELECTED SEASONAL VEGETABLES AND OR SENSORY GARDENS
  - RAISED PLANTING CONTAINERS - CUSTOM DESIGNED AND SELECTED PROPRIETARY ITEMS EQUAL TO QUANTITY PRODUCED
  - ARTIFICIAL TURF  
Exterior play space
  - ARTIFICIAL TURF  
Interior play space
  - VERGE GRASSING - Reinstate to TCCS standards
  - CLIMBING PLANTS ON MESH SCREEN
- PROPOSED CUSTOM BUILT ELEMENTS
  - TIMBER TIPI SHELTER (BY OTHERS)
  - SHADE SAIL STRUCTURE
  - TIMBER DECKING  
Levels to be confirmed
  - TIMBER BOARDWALK SECTION  
Slight up and down ramping

**INDICATIVE LANDSCAPE MATERIALS: INSPIRATION IMAGES**

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Signed Eddie Gonzalez Date 22 Feb 2018  
Contact phone: 6248 3111



NOTE  
Preliminary works by others shown on these drawings are for site context only and are indicative. Subject to change based on this assessment.

NOT FOR CONSTRUCTION



REVISION	REASON FOR ISSUE	DATE	DESIGN	DRAWN	CHECKED	APPROVED FOR ISSUE
A	FOR INFORMATION	01.11.2017	AJ	AJ	CB	CS
B	FOR INFORMATION	15.11.2017	AJ	CB	CB	CS
C	FOR APPROVAL	01.12.2017	AJ	AJ	CB	CS

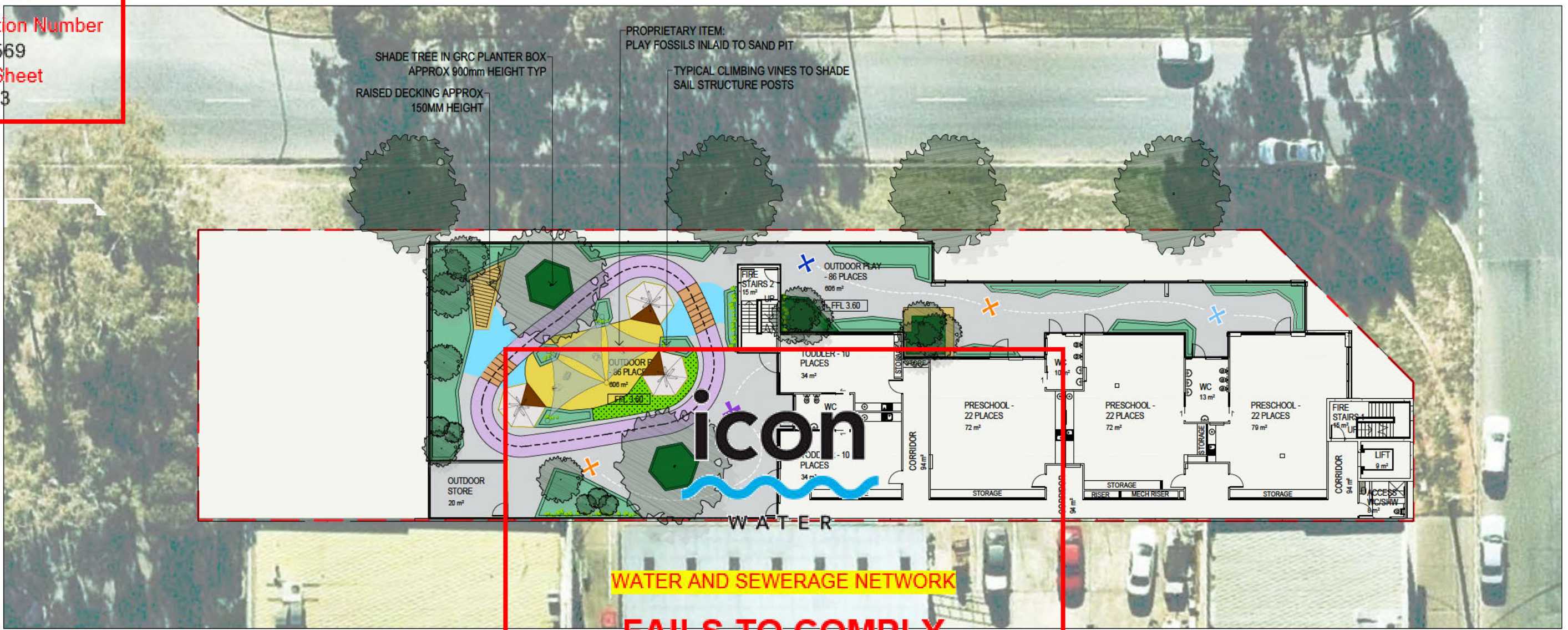
**DRAWING STATUS**  
Warning: unless there is an authorized SPACELAB signature in the approved for issue column, this drawing is not approved for issue.  
COPYRIGHT  
This drawing remains the property of SPACELAB Studio. It may be used for the purpose for which it was commissioned & in accordance with the terms of engagement for that commission. Unauthorised use of the drawing is prohibited.

CLIENT  
Kostantinou  
Developments Pty Ltd

CONSULTANTS  
SPACELAB  
CREATING TIMELESS PLACES  
arpm  
architecture  
project consulting  
interior design

PROJECT  
MITCHELL CHILDCARE CENTRE  
BLOCK 18 SECTION 11  
MITCHELL, ACT

PROJECT No	DRAWING No	ISSUE	REVISION
17/1272	L501.1	DA	C



**WATER AND SEWERAGE NETWORK FAILS TO COMPLY**

The design depicted in this document is not accepted because it fails to comply with conditions listed on the accompanying statement.

Please note: Construction of unapproved works may result in connection to Icon Water's water and sewerage networks being denied and/or action being taken to require the property owner to remove non-compliant services or structures.

Signed Eddie Gonzalez Date 22 Feb 2018  
Contact phone: 6248 3111

**LANDSCAPE LEGEND**

- PROPERTY BOUNDARY
- BOUNDARY OF UPPER LEVEL
- EXISTING TREES
- PROPOSED HARD LANDSCAPE
- PAVING TYPE 1: Grey Concrete, Covered Finish with 600x600mm sawcut grid pattern
- PAVING TYPE 2: Grey Concrete, Covered Finish with 2000x2000mm sawcut grid pattern
- PAVING TYPE 3: Exposed Aggregate Concrete, Charcoal oxide, Nimmittel blue aggregate
- PAVING TYPE 4: 10mm Ø Bonded Gravel
- PAVING TYPE 5: As specified by architect
- SAND BOX
- CIRCUIT RUN
- EPDM rubber soft fall
- TRAFFIC CONTROL SELECTED DECORATIVE BOULDERS
- PAINTED SURFACE: "OASIS" ELEMENTS
- PAINTED SURFACE: "TREASURE MAP" ELEMENTS
- PROPOSED PLANTING - REFER TO L502.1 FOR SPECIES LOCATIONS
- PROPOSED TREES
- PLANTING BEDS - INTERACTIVE PLAY - WITH SELECTED SEASONAL VEGETABLES AND OR SENSORY GARDENS
- RAISED PLANTING CONTAINERS - CUSTOM DESIGNED AND SELECTED PROPRIETARY ITEMS EQUAL TO QUATRO GRC PRODUCTS
- ARTIFICIAL TURF
- VERGE GRASSING - Reinstate to TCCS standards
- CLIMBING PLANTS ON MESH SCREEN
- PROPOSED CUSTOM BUILT ELEMENTS
- TIMBER TIPI SHELTER (BY OTHERS)
- SHADE SAIL STRUCTURE
- TIMBER DECKING
- TIMBER BOARDWALK SECTION

**INDICATIVE LANDSCAPE MATERIALS: INSPIRATION IMAGES**



NOTE  
Preliminary works by others shown on these drawings are for site context only and are indicative. Subject to change based on this assessment.  
**NOT FOR CONSTRUCTION**



REVISION	REASON FOR ISSUE	DATE	DESIGN	DRAWN	CHECKED	APPROVED FOR ISSUE
A	FOR INFORMATION	01.11.2017	AJ	AJ	CS	CS
B	FOR INFORMATION	15.11.2017	AJ	CS	CS	CS
C	FOR APPROVAL	01.12.2017	AJ	AJ	CS	CS

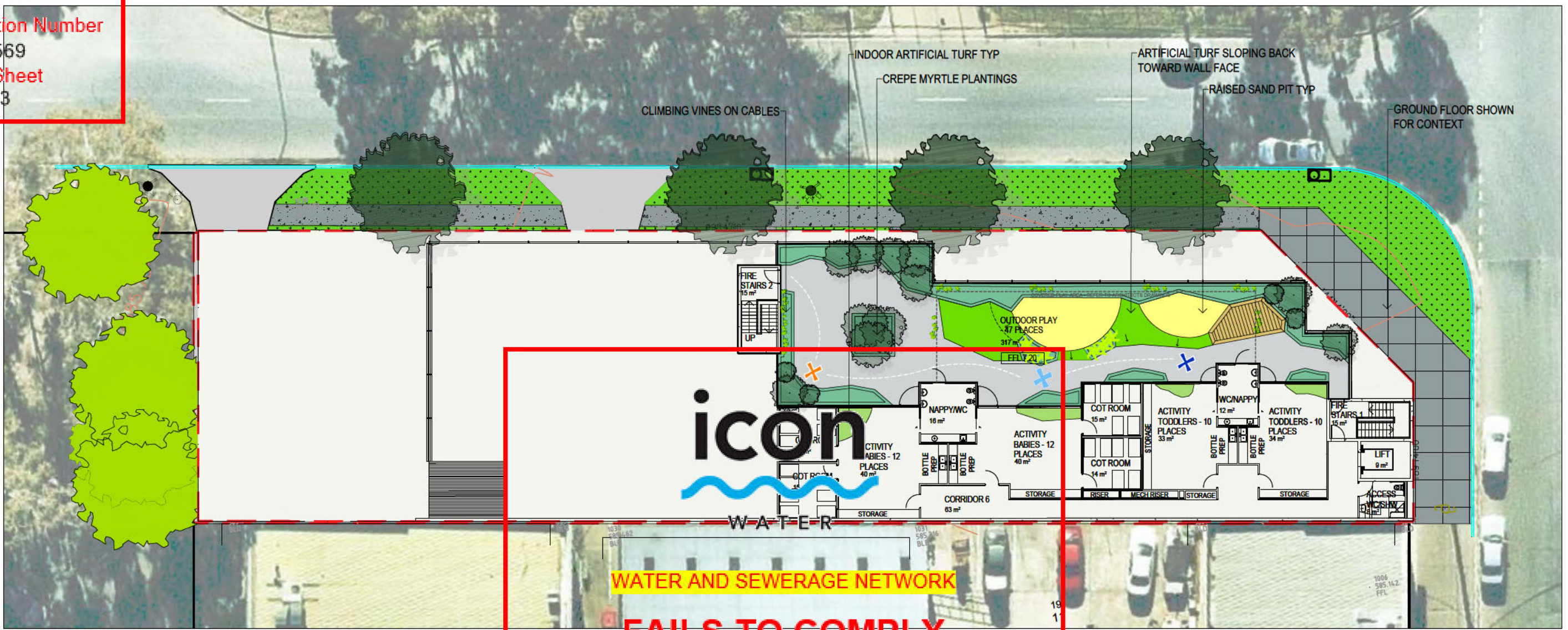
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CLIENT  
**Kostantinou Developments Pty Ltd**

CONSULTANTS

PROJECT  
**MITCHELL CHILDCARE CENTRE  
BLOCK 18 SECTION 11  
MITCHELL, ACT**

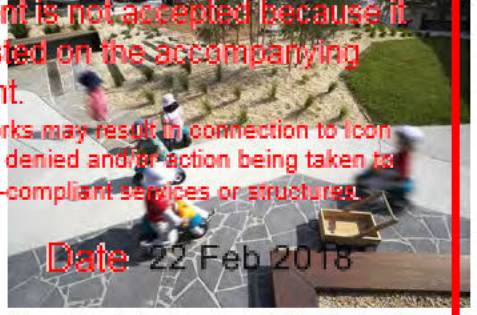
PROJECT No	DRAWING No	ISSUE	REVISION
17/1272	L501.2	DA	C



**WATER AND SEWERAGE NETWORK  
FAILS TO COMPLY**

INDICATIVE LANDSCAPE MATERIALS: INSPIRATION IMAGES

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Date 22 Feb 2018  
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Outdoor baby play area (mixed tactile areas)

Jasmine trained up cables

Low decking at sand pit

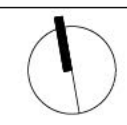
Small trees in low profile GRC containers (general form shown, not material).

**LANDSCAPE LEGEND**

- PROPERTY BOUNDARY
- BOUNDARY OF UPPER LEVEL
- EXISTING TREES  
Off-site to be protected and retained
- PROPOSED HARD LANDSCAPE
  - PAVING TYPE 1: Grey Concrete, Covered Finish with 600x600mm sawcut grid pattern
  - PAVING TYPE 2: Grey Concrete, Covered Finish with 2000x2000mm sawcut grid pattern
  - PAVING TYPE 3: Exposed Aggregate Concrete, Charcoal oxide, Nimmittel blue aggregate
  - PAVING TYPE 4: 10mm Ø Bonded Gravel
  - PAVING TYPE 5: As specified by architect
- SAND BOX
- CIRCUIT RUN  
EPDM rubber soft fall
- TRAFFIC CONTROL SELECTED DECORATIVE BOULDERS
- PAINTED SURFACE: "OASIS" ELEMENTS  
Water theme
- PAINTED SURFACE: "TREASURE MAP" ELEMENTS  
Colours to be confirmed
- PROPOSED PLANTING - REFER TO L502.1 FOR SPECIES LOCATIONS
  - PROPOSED TREES  
Refer to L502.1 for species locations
  - PLANTING BEDS - INTERACTIVE PLAY - WITH SELECTED SEASONAL VEGETABLES AND OR SENSORY GARDENS
  - RAISED PLANTING CONTAINERS - CUSTOM DESIGNED AND SELECTED PROPRIETARY ITEMS EQUAL TO QUANTITY GRC PRODUCTS
  - ARTIFICIAL TURF  
Exterior play space
  - ARTIFICIAL TURF  
Interior play space
  - VERGE GRASSING - Reinstale to TCCS standards
  - CLIMBING PLANTS ON MESH SCREEN
- PROPOSED CUSTOM BUILT ELEMENTS
  - TIMBER TIPI SHELTER (BY OTHERS)
  - SHADE SAIL STRUCTURE
  - TIMBER DECKING  
Levels to be confirmed
  - TIMBER BOARDWALK SECTION  
Slight up and down ramping

NOTE  
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NOT FOR CONSTRUCTION



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A	FOR INFORMATION	01.11.2017	AJ	AJ	CB	CS
B	FOR INFORMATION	15.11.2017	AJ	CB	CB	CS
C	FOR APPROVAL	01.12.2017	AJ	AJ	CB	CS

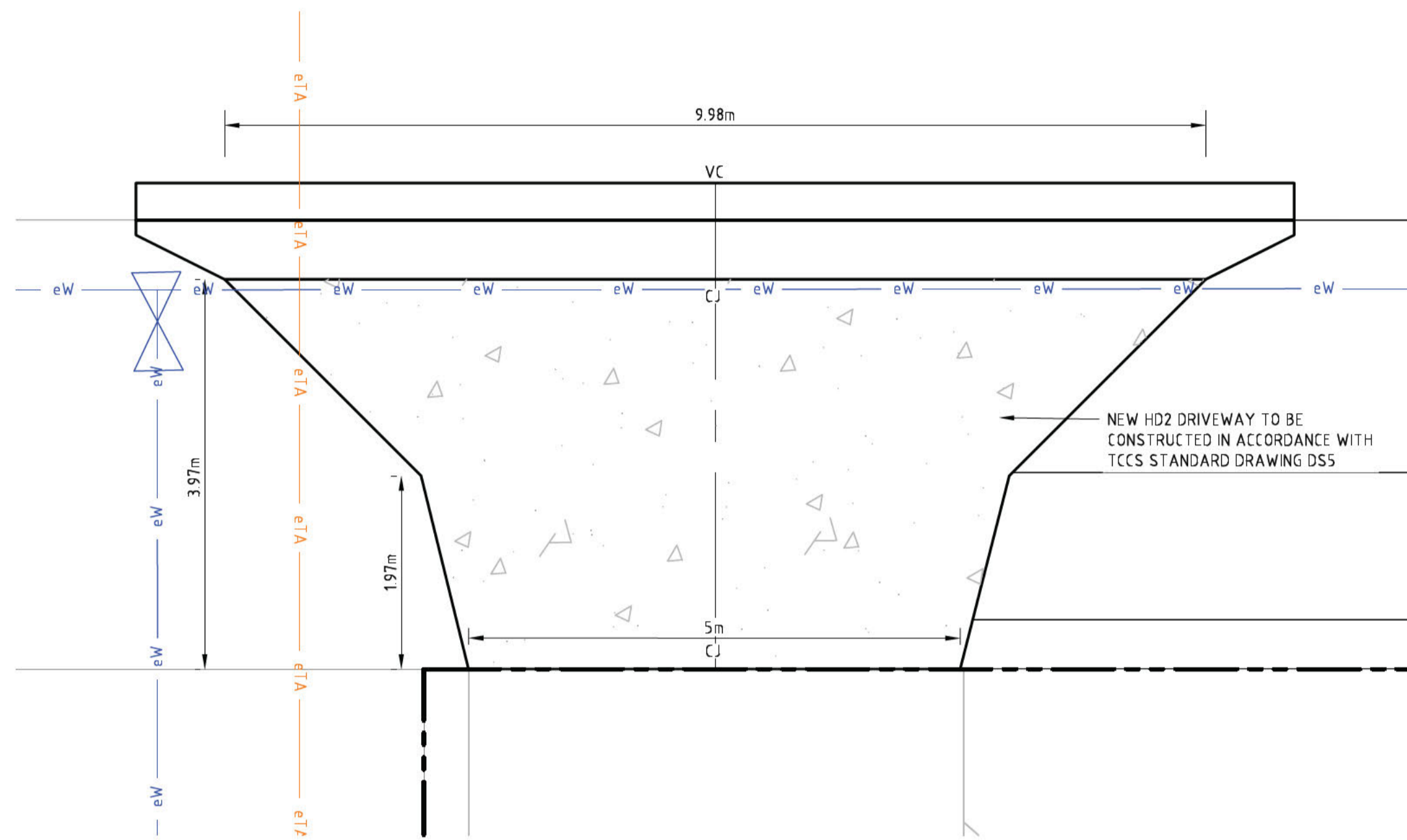
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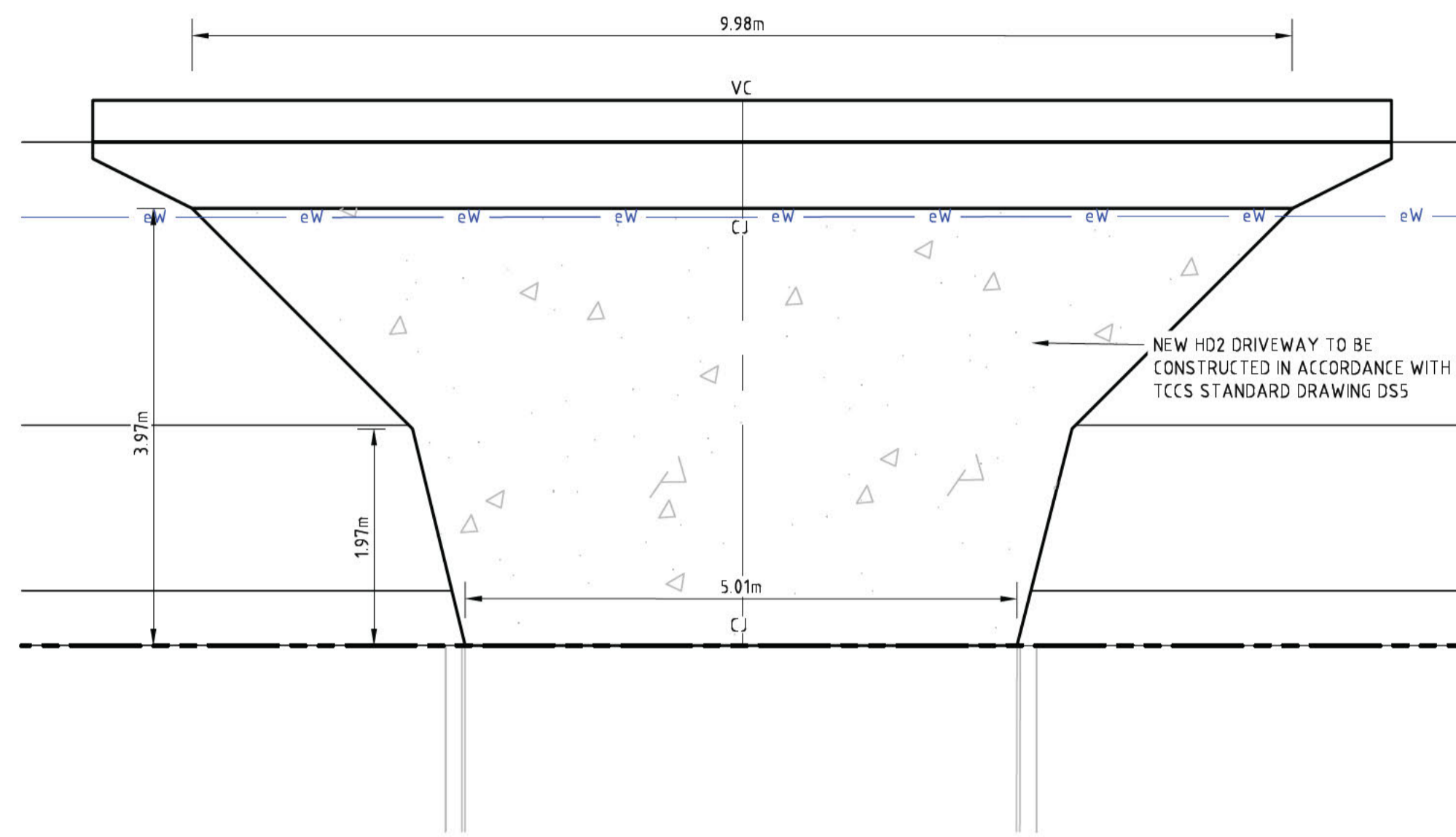
CONSULTANTS

PROJECT  
MITCHELL CHILDCARE CENTRE  
BLOCK 18 SECTION 11  
MITCHELL, ACT

PROJECT No	DRAWING No	ISSUE	REVISION
17/1272	L501.3	DA	C



WASTE TRUCK DRIVEWAY - (DW - 1) - HD2 - TYPE  
SCALE 1:50



MAIN USERS DRIVEWAY - (DW - 2) - HD2 TYPE  
SCALE 1:50

PAVEMENT LEGEND

HEAVY DUTY DRIVEWAY  
HD2 TYPE DRIVEWAY -  
150mm N32 CONCRETE - BROOM FINISH  
SL82 REINFORCEMENT - 50mm TOP COVER  
100mm DGB20 COMPACTED TO 95% MMDD  
SUBGRADE COMPACTED TO 90% MMDD

FOOTPATH  
FINISH TO LANDSCAPE ARCHITECT'S SPECIFICATIONS  
CONSTRUCTED IN ACCORDANCE WITH TCCS STANDARD DRAWING (DS-13)

GRASSED AREA  
TO LANDSCAPE ARCHITECT'S SPECIFICATIONS

LEGEND

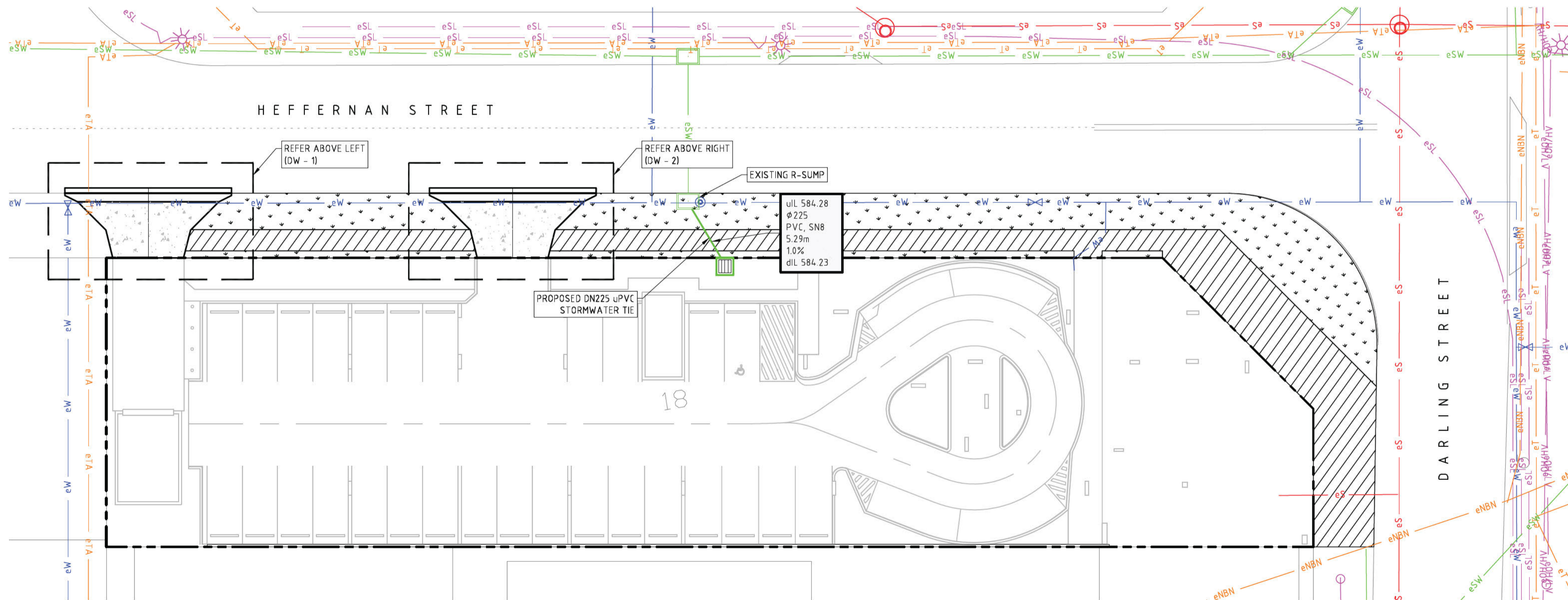
PROPOSED PAVEMENT STRUCTURES

VC - REINFORCED VEHICLE CROSSING CONSTRUCTED TO DETAIL ON TCCS STANDARD DRAWING DS3-02  
CJ - CONSTRUCTION JOINT AS PER DETAIL ON TCCS STANDARD DRAWING DS3-01

EXISTING SERVICES

- STORMWATER MAIN
- SEWER MAIN
- WATER MAIN
- TELSTRA
- GAS
- ELECTRICITY
- HIGH VOLTAGE ELECTRICITY
- ABANDONED SERVICE
- SEWER MANHOLE
- STORMWATER MANHOLE
- STORMWATER SUMP
- FIRE HYDRANT
- STOP VALVE
- TELSTRA PIT
- LIGHT POLE
- EXISTING TREE

WARNING:  
EXISTING SERVICES SHOWN ARE BASED ON INFORMATION PROVIDED BY SERVICE AUTHORITIES AND ARE ESTIMATES ONLY. UNDER NO CIRCUMSTANCES SHOULD THE LOCATIONS OF SERVICES SHOWN ON THIS PLAN BE RELIED UPON FOR ON SITE WORK. ALL INFORMATION MUST BE CONFIRMED IN THE FIELD.



SITE PLAN  
SCALE 1:200

NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE
1	DRAFT D.A.		AH	JW	22.11.17
2	D.A.		AH	JW	30.11.17

CLIENT  
DRAWING NOT TO BE USED FOR CONSTRUCTION UNLESS VERIFICATION SIGNATURE HAS BEEN ADDED

ARCHITECT  
**ARPM**  
ARCHITECTURE PROJECT  
CONSULTING INTERIOR DESIGN

ALL SETOUT TO ARCHITECT'S DRAWINGS. DIMENSIONS TO BE VERIFIED WITH THE ARCHITECT AND ON SITE BEFORE MAKING SHOP DRAWINGS OR COMMENCING WORK. NORTHROP ACCEPTS NO RESPONSIBILITY FOR THE USABILITY, COMPLETENESS OR SCALE OF DRAWINGS TRANSFERRED ELECTRONICALLY.

0 5 10 15 20 25m PLAN  
SCALE 1500 @ A1

**NORTHROP**  
Canberra  
Unit 2, 2-6 Shea Street, Phillip ACT 2606  
Ph (02) 6285 1822 Fax (02) 6285 1863  
Email canberra@northrop.com.au ABN 81 094 433 100

PROJECT  
**CHILD CARE CENTRE**  
BLOCK 18 SECTION 11 MITCHELL

DRAWING TITLE  
**CIVIL WORKS**  
EXTERNAL SITE WORKS PLAN

JOB NUMBER <b>CR171360</b>	
DRAWING NUMBER <b>C121</b>	REVISION <b>2</b>
DRAWING SHEET SIZE = A1	

DRAWN: A. HOWARD  
DESIGNED: A. HOWARD  
JOB MANAGER: D. FIELD  
VERIFIER: J. WILTSHIRE