



**PROPOSED CHILD CARE CENTRE  
LOT 102 (#13) AND LOT 103 (#15) BEENYUP ROAD  
BYFORD**

**ENVIRONMENTAL ACOUSTIC ASSESSMENT**

MAY 2021

OUR REFERENCE: 27848-3-21201

## DOCUMENT CONTROL PAGE

**ENVIRONMENTAL ACOUSTIC ASSESSMENT**  
**PROPOSED CHILD CARE CENTRE**  
**BEENYUP ROAD; BYFORD**

Job No: 21201

Document Reference : 27848-3-21201

FOR

**HARLEY DYKSTRA**

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|                        |                       |   |              |                 |

This report has been prepared in accordance with the scope of services and on the basis of information and documents provided to Herring Storer Acoustics by the client. To the extent that this report relies on data and measurements taken at or under the times and conditions specified within the report and any findings, conclusions or recommendations only apply to those circumstances and no greater reliance should be assumed. The client acknowledges and agrees that the reports or presentations are provided by Herring Storer Acoustics to assist the client to conduct its own independent assessment.

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## 1. INTRODUCTION

Herring Storer Acoustics were commissioned to undertake an acoustic assessment of noise emissions associated with the proposed day care centre to be located at Lots 102 and 103 (Nos 13 and 15) Beenyup Road, Byford.

The report considers noise received at the neighbouring premises from the proposed development for compliance with the requirements of the *Environmental Protection (Noise) Regulations 1997*. This report considers noise emissions from :

- Children playing within the outside play areas of the centre; and
- Mechanical services.

We note that from information received from DWER, the bitumised area would be considered as a road, thus noise relating to motor vehicles is exempt from the *Environmental Protection (Noise) Regulations 1997*. We note that these noise sources are rarely critical in the determination of compliance. However, as requested by council and for completeness, they have been included in the assessment, for information purposes only.

For information, a plan of the proposed development is attached in Appendix A.

## 2. SUMMARY

Noise received at the neighbouring premises from children playing in the outdoor areas would comply with the requirements of the *Environmental Protection (Noise) Regulations 1997*, for the day period with the existing boundary fencing and the eastern boundary fence being 1800mm high. However, it is noted that although the proposed facility would open before 7 am (ie during the night period), the outdoor play area would not be used until after 7am.

The air conditioning condensing units have also been assessed to comply with the requirements of the *Environmental Protection (Noise) Regulations 1997* at all times. However, it is recommended that the air conditioning condensers be located within the bin store. Additionally, it is recommended that mechanical services design be reviewed for compliance with the Regulatory requirements.

It is noted that noise associated with cars movements and cars starting are exempt from complying with the Regulations. However, noise emissions from car doors are not strictly exempt from the Regulations. Noise received at the neighbouring residences from these noise sources would also comply with the Regulatory requirements at all times.

Thus, noise emissions from the proposed development, would be deemed to comply with the requirements of the *Environmental Protection (Noise) Regulations 1997* for the proposed hours of operation.

Notes :

- 1 For this development, the boundary fencing can be colourbond fencing.
- 2 Although the child care would be open before 7am, no outdoor play would be allowed until after 7am.
- 3 Air conditioning condensing unit to have night period low noise modes.

### 3. CRITERIA

The allowable noise level at the surrounding locales is prescribed by the *Environmental Protection (Noise) Regulations 1997*. Regulations 7 & 8 stipulate maximum allowable external noise levels. For highly sensitive area of a noise sensitive premises this is determined by the calculation of an influencing factor, which is then added to the base levels shown below in Table 3.1. The influencing factor is calculated for the usage of land within two circles, having radii of 100m and 450m from the premises of concern. For other areas within a noise sensitive premises, the assigned noise levels are fixed throughout the day, as listed in Table 3.1.

**TABLE 3.1 - BASELINE ASSIGNED OUTDOOR NOISE LEVEL**

| Premises Receiving Noise   | Time of Day  | Assigned Level (dB) |                 |                   |
|--|--|---------------------|-----------------|-------------------|
|  |  | L <sub>A10</sub>    | L <sub>A1</sub> | L <sub>Amax</sub> |
| Noise sensitive premises : highly sensitive area                     | 0700 - 1900 hours Monday to Saturday (Day)   | 45 + IF             | 55 + IF         | 65 + IF           |
|  | 0900 - 1900 hours Sunday and Public Holidays (Sunday / Public Holiday Day)                               | 40 + IF             | 50 + IF         | 65 + IF           |
|  | 1900 - 2200 hours all days (Evening)   | 40 + IF             | 50 + IF         | 55 + IF           |
|  | 2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays (Night) | 35 + IF             | 45 + IF         | 55 + IF           |
| Noise sensitive premises : any area other than highly sensitive area | All hours  | 60                  | 75              | 80                |

Note: L<sub>A10</sub> is the noise level exceeded for 10% of the time.  
 L<sub>A1</sub> is the noise level exceeded for 1% of the time.  
 L<sub>Amax</sub> is the maximum noise level.  
 IF is the influencing factor.

Under the Regulations, a highly sensitive area means that area (if any) of noise sensitive premises comprising –

- (a) A building, or a part of a building, on the premises that is used for a noise sensitive purpose; and
- (b) Any other part of the premises within 15 m of that building or that part of the building.

It is a requirement that received noise be free of annoying characteristics (tonality, modulation and impulsiveness), defined below as per Regulation 9.

**“impulsiveness”** means a variation in the emission of a noise where the difference between L<sub>Apeak</sub> and L<sub>Amax(Slow)</sub> is more than 15 dB when determined for a single representative event;

**“modulation”** means a variation in the emission of noise that –

- (a) is more than 3 dB L<sub>AFast</sub> or is more than 3 dB L<sub>AFast</sub> in any one-third octave band;
- (b) is present for more at least 10% of the representative assessment period; and
- (c) is regular, cyclic and audible;

**“tonality”**

means the presence in the noise emission of tonal characteristics where the difference between –

- (a) the A-weighted sound pressure level in any one-third octave band; and
- (b) the arithmetic average of the A-weighted sound pressure levels in the 2 adjacent one-third octave bands,

is greater than 3 dB when the sound pressure levels are determined as  $L_{Aeq,T}$  levels where the time period T is greater than 10% of the representative assessment period, or greater than 8 dB at any time when the sound pressure levels are determined as  $L_{ASlow}$  levels.

Where the noise emission is not music, if the above characteristics exist and cannot be practicably removed, then any measured level is adjusted according to Table 3.2 below.

**TABLE 3.2 - ADJUSTMENTS TO MEASURED LEVELS**

| Where <b>tonality</b> is present | Where <b>modulation</b> is present | Where <b>impulsiveness</b> is present |
|----------------------------------|------------------------------------|---------------------------------------|
| +5 dB(A)                         | +5 dB(A)                           | +10 dB(A)                             |

Note: These adjustments are cumulative to a maximum of 15 dB.

For this development, the closest neighbouring residences of concern to the proposed development, are located around the development. An aerial of the area and neighbouring residences are shown below as Figure 3.1.



FIGURE 3.1 – NEIGHBOURING LOTS

At the neighbouring residences, as shown above, the influencing factor has been determined to be +1 dB. Thus, the assigned noise levels would be as listed in Table 3.3.

TABLE 3.3 - ASSIGNED OUTDOOR NOISE LEVEL  
 RESIDENCES TO NORTH AND EAST

| Premises Receiving Noise                         | Time of Day  | Assigned Level (dB) |                 |                   |
|--|--|---------------------|-----------------|-------------------|
|  |  | L <sub>A10</sub>    | L <sub>A1</sub> | L <sub>Amax</sub> |
| Noise sensitive premises : highly sensitive area | 0700 - 1900 hours Monday to Saturday (Day)   | 46                  | 56              | 66                |
|  | 0900 - 1900 hours Sunday and Public Holidays (Sunday / Public Holiday Day)                               | 41                  | 51              | 66                |
|  | 1900 - 2200 hours all days (Evening)   | 41                  | 51              | 56                |
|  | 2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays (Night) | 36                  | 46              | 56                |

Note: L<sub>A10</sub> is the noise level exceeded for 10% of the time.  
 L<sub>A1</sub> is the noise level exceeded for 1% of the time.  
 L<sub>Amax</sub> is the maximum noise level.

#### 4. PROPOSAL

From information supplied, we understand that the child care centre normal hours of operations would be between 0630 and 1830 hours, Monday to Friday (closed on public holidays). It is understood that the proposed childcare centre will cater for a maximum of 100 children; with the following breakdown :

|        |             |           |
|--------|-------------|-----------|
| Room 1 | 0 – 1 years | 20 places |
| Room 2 | 1 – 2 years | 20 places |
| Room 3 | 2 – 3 years | 20 places |
| Room 4 | 3 – 4 years | 20 places |
| Room 5 | 4 – 5 years | 20 places |

It is noted that although the proposed child care centre would open before 7 am (ie during the night period), the outdoor play area would not be used until after 7am.

For reference, plans are attached in Appendix A.

#### 5. MODELLING

To assess the noise received at the neighbouring premises from the proposed development, noise modelling was undertaken using the noise modelling program SoundPlan.

Calculations were carried out using the DWER’s weather conditions, which relate to worst case noise propagation, as stated in the Department of Environment Regulation “*Draft Guidance on Environmental Noise for Prescribed Premises*”. These conditions include winds blowing from sources to the receiver(s).

Calculations were based on the sound power levels used in the calculations are listed in Table 5.1.

**TABLE 5.1 – SOUND POWER LEVELS**

| Item                             | Sound Power Level, dB(A) |
|----------------------------------|--------------------------|
| Children Playing                 | 83 (per 10 children)     |
| Car Moving in Car Park           | 79                       |
| Car Starting                     | 85                       |
| Door Closing                     | 87                       |
| Air conditioning condensing Unit | 2 @ 74                   |

Notes :

- Given the number and breakdown of children, acoustic modelling of outdoor play noise was made, based on 70 children playing within the outdoor play areas at the one time, utilising 7 groups of 10 children, sound power levels distributed as plane sources. It is noted that the outdoor play noise associated with children under the age of 2 years is significantly less than for those over 3 years. Thus, given the breakdown of children, the assessment of 70 children would be considered conservative.
- With regards to the air conditioning, we understand that the air conditioning has not been designed at this stage of the development. However, it is recommended that the condensing units be located within or near the bin store.

- 3 The noise level for the air conditioning has been based on the sound power levels used for previous assessment of child care centres. Although we understand that not all the air conditioning condensing units would be run before 7am, to provide flexibility all air conditioning units are to be installed with night period low noise modes. However, to be conservative, it has been assumed that all condensing units were operating before 7am.
- 4 Modelling has been existing fencing and the fence to along the eastern boundary to be 1.8m high.
- 5 Noise modelling was undertaken to a number of different receiver locations for each of the neighbouring residences. However, to simplify the assessment, only the noise level in the worst case location, as shown on Figure 3.1, have been listed.

## 6. ASSESSMENT

The resultant noise levels at the neighbouring residence from children playing outdoors and the mechanical services are tabulated in Table 6.1.

From previous measurements, noise emissions from children playing does not contain any annoying characteristics. Noise emissions from the mechanical services could be tonal and a +5 dB(A) penalty would be applicable, as shown in Table 6.1. Noise emissions from both outdoor play and the mechanical services needs to comply with the assigned  $L_{A10}$  noise levels.

**TABLE 6.1 - ACOUSTIC MODELLING RESULTS FOR  $L_{A10}$  CRITERIA  
OUTDOOR PLAY AREAS AND MECHANICAL PLANT**

| Neighbouring Premises | Calculated Noise Level (dB(A)) |                  |              |
|-----------------------|--------------------------------|------------------|--------------|
|                       | Children Playing               | Air Conditioning |              |
|                       |                                | Day Period       | Night Period |
| North                 | 46                             | 15 (20)          | 10 (15)      |
| East                  | 45                             | 31 (36)          | 25 (30)      |
| South                 | 42                             | 33 (38)          | 27 (32)      |

( ) Includes +5 dB(A) penalty for tonality

With regards to noise associated with cars within the parking area, resultant noise levels are tabulated in Tables 6.2 and 6.3. It is noted that noise emissions from a moving car being an  $L_{A1}$  noise level, with noise emissions from cars starting and doors closing being an  $L_{Amax}$  noise level.

Based on the definitions of tonality, noise emissions from car movements and car starts, being an  $L_{A1}$  and  $L_{Amax}$  respectively, being present for less than 10% of the time, would not be considered tonal. Thus, no penalties would be applicable, and the assessment would be as listed in Table 6.2 (Car Moving) and Table 6.3 (Car Starting). However, noise emissions from car doors closing could be impulsive, hence the +10dB penalty has been included in the assessment.

**TABLE 6.2 - ACOUSTIC MODELLING RESULTS  $L_{A1}$  CRITERIA  
CAR MOVING**

| Neighbouring Premises | Calculated Noise Level (dB(A)) |
|-----------------------|--------------------------------|
| North                 | 35                             |
| East                  | 41                             |
| South                 | 43                             |

**TABLE 6.3 - ACOUSTIC MODELLING RESULTS  $L_{Amax}$  CRITERIA  
CAR STARTING / DOOR CLOSING**

| Neighbouring Premises | Calculated Noise Level (dB(A)) |              |
|-----------------------|--------------------------------|--------------|
|                       | Car Starting                   | Door Closing |
| North                 | 41                             | 42 [52]      |
| East                  | 44                             | 46 [56]      |
| South                 | 43                             | 46 [56]      |

[ ] Includes +10 dB(A) penalty for impulsiveness.

Tables 6.4 to 6.9 summarise the applicable Assigned Noise Levels, and assessable noise level emissions for each identified noise.

**TABLE 6.4 – ASSESSMENT OF  $L_{A10}$  NOISE LEVEL EMISSIONS  
OUTDOOR PLAY (DAY PERIOD)**

| Location | Assessable Noise Level<br>dB(A) | Applicable Assigned Noise Level<br>(dB(A)) | Exceedance to Assigned<br>Noise Level |
|----------|---------------------------------|--|---------------------------------------|
| North    | 46                              | 46   | Complies                              |
| East     | 45                              | 46   | Complies                              |
| South    | 42                              | 46   | Complies                              |

**TABLE 6.5 – ASSESSMENT OF  $L_{A10}$  DAY PERIOD NOISE LEVEL EMISSIONS  
AIR CONDITIONING**

| Location | Assessable Noise Level<br>dB(A) | Applicable Assigned Noise Level<br>(dB(A)) | Exceedance to Assigned<br>Noise Level |
|----------|---------------------------------|--|---------------------------------------|
| North    | 20                              | 46   | Complies                              |
| South    | 36                              | 46   | Complies                              |
| West     | 38                              | 46   | Complies                              |

**TABLE 6.6 – ASSESSMENT OF  $L_{A10}$  NIGHT PERIOD NOISE LEVEL EMISSIONS  
AIR CONDITIONING**

| Location | Assessable Noise Level<br>dB(A) | Applicable Assigned Noise Level<br>(dB(A)) | Exceedance to Assigned<br>Noise Level |
|----------|---------------------------------|--|---------------------------------------|
| North    | 15                              | 36   | Complies                              |
| South    | 30                              | 36   | Complies                              |
| West     | 32                              | 36   | Complies                              |

**TABLE 6.7 – ASSESSMENT OF  $L_{A1}$  NIGHT PERIOD NOISE LEVEL EMISSIONS  
CAR MOVEMENTS**

| Location | Assessable Noise Level<br>dB(A) | Applicable Assigned Noise Level<br>(dB(A)) | Exceedance to Assigned<br>Noise Level |
|----------|---------------------------------|--|---------------------------------------|
| North    | 35                              | 46   | Complies                              |
| South    | 41                              | 46   | Complies                              |
| West     | 43                              | 46   | Complies                              |

**TABLE 6.8 – ASSESSMENT OF L<sub>Amax</sub> NIGHT PERIOD NOISE LEVEL EMISSIONS  
 CAR STARTING**

| Location | Assessable Noise Level<br>dB(A) | Applicable Assigned Noise Level<br>(dB(A)) | Exceedance to Assigned<br>Noise Level |
|----------|---------------------------------|--|---------------------------------------|
| North    | 41                              | 56   | Complies                              |
| South    | 44                              | 56   | Complies                              |
| West     | 43                              | 56   | Complies                              |

**TABLE 6.9 – ASSESSMENT OF L<sub>Amax</sub> NIGHT PERIOD NOISE LEVEL EMISSIONS  
 CAR DOOR**

| Location | Assessable Noise Level<br>dB(A) | Applicable Assigned Noise Level<br>(dB(A)) | Exceedance to Assigned<br>Noise Level |
|----------|---------------------------------|--|---------------------------------------|
| North    | 52                              | 56   | Complies                              |
| South    | 56                              | 56   | Complies                              |
| West     | 56                              | 56   | Complies                              |

## 7. CONCLUSION

Noise received the neighbouring residences from the outdoor play area would comply with day period assigned noise level, with the existing fencing and the eastern boundary fence being 1800mm high.

The air conditioning condensing units have also been assessed to comply with the requirements of the *Environmental Protection (Noise) Regulations 1997* at all times. However, it is recommended that the air conditioning condensers be located within the bin store. Additionally, it is recommended that mechanical services design be reviewed for compliance with the Regulatory requirements.

It is noted that noise associated with cars movements and cars starting are exempt from complying with the Regulations. However, noise emissions from car doors are not strictly exempt from the Regulations. Noise received at the neighbouring residences from these noise sources also complies with the Regulatory requirements at all times.

Thus, noise emissions from the proposed development, would be deemed to comply with the requirements of the *Environmental Protection (Noise) Regulations 1997* for the proposed hours of operation, with the inclusion of the mitigation as outlined above.

Notes :

- 4 For this development, the boundary fencing can be colourbond fencing.
- 5 Although the child care would be open before 7am, no outdoor play would be allowed until after 7am.
- 6 Air conditioning condensing unit to have night period low noise modes.

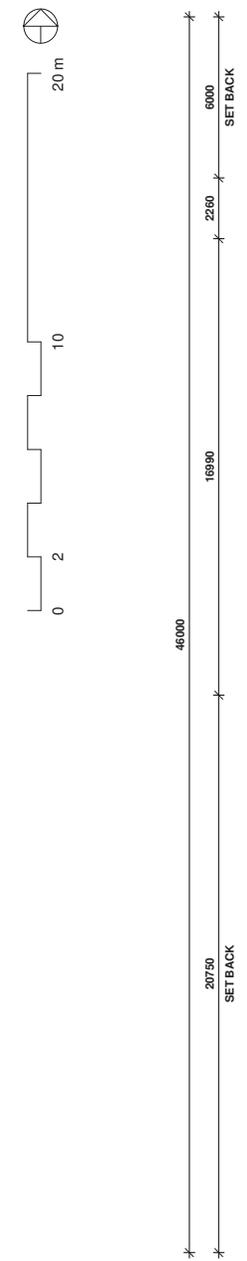
# **APPENDIX A**

## PLANS

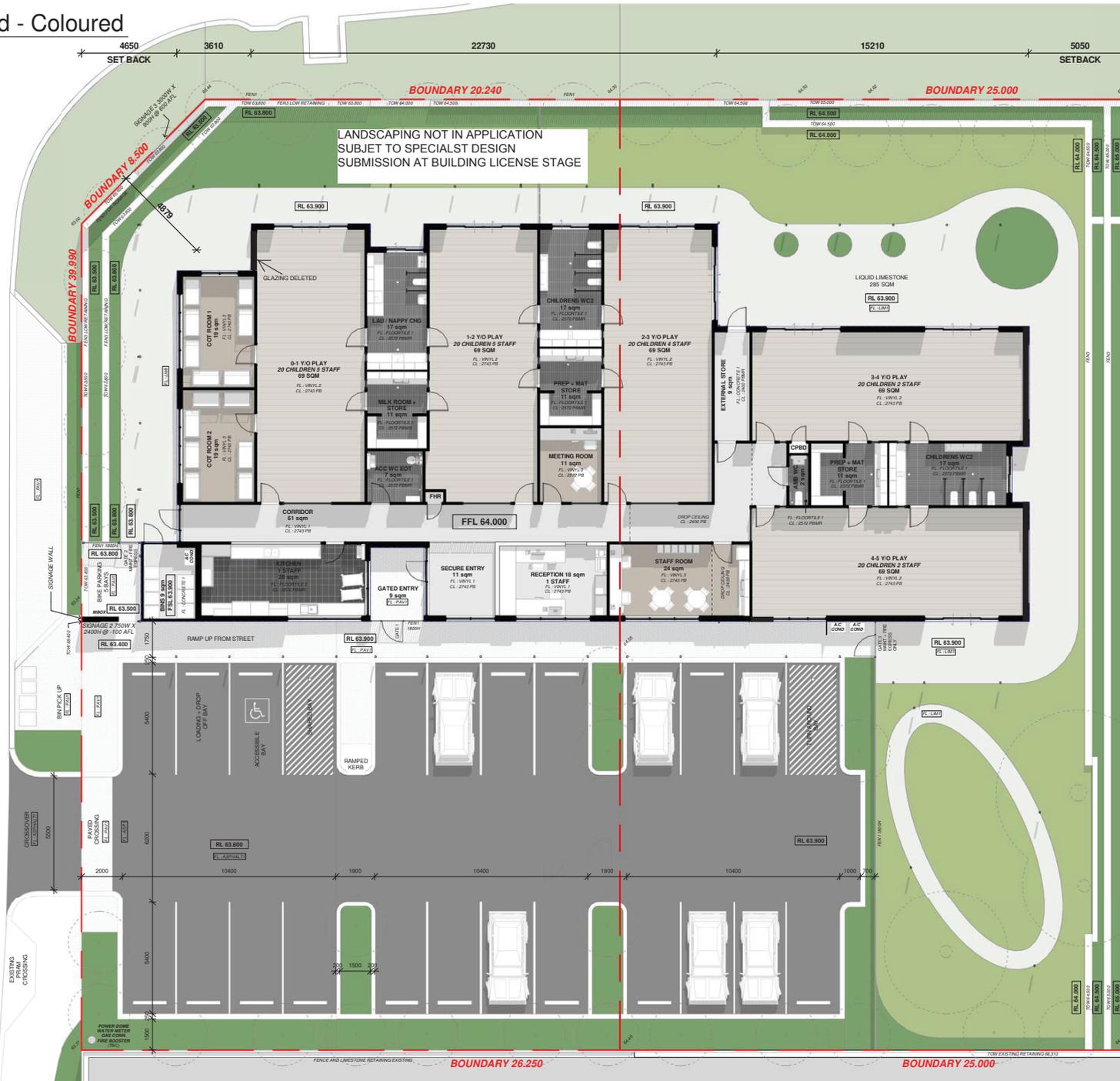
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Site Plan - Ground - Coloured

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DUNDATHA DRIVE



- 13.37 RL SURVEY LEVEL - EXISTING
- 13.38 PFL FINISHED FLOOR LEVEL - PROPOSED
- 13.39 TOWP TOP OF WALL - PROPOSED
- 13.40 TOWP TOP OF FENCE - PROPOSED
- 13.41 SMOKE DETECTOR 1 SMOKE ALARM - HARDWIRED
- 13.42 EXHAUST FAN 1 EXHAUST FAN - MECHANICALLY VENTILATED
- 13.43 RANGEHOOD FAN 1 RANGEHOOD EXHAUST FAN - MECHANICALLY VENTILATED
- 13.44 METER BOX EXISTING RESIDENCE METER BOX - UPGRADE AS REQUIRED
- 13.45 SW 900H 1200DIA SOAKWELL 900MM HIGH X 1200MM DIAMETER W/ 300 COVER (OR GRAYPOT STYLE EQUIVALENT)

**SUMMARY**

|                              |                                |
|------------------------------|--------------------------------|
| <b>SITE AREA =</b>           | <b>2339 SQM</b>                |
| <b>LEVEL G ENCLOSED =</b>    | <b>707 SQM GBA</b>             |
| STANDARD CAR BAYS =          | 20                             |
| ACCESS CAR BAY =             | 1                              |
| DROP OFF / LOADING =         | 1                              |
| <b>TOTAL CAR BAYS =</b>      | <b>22</b>                      |
| <b>SITE COVERAGE =</b>       | <b>707 SQM</b>                 |
|                              | 31%                            |
| <b>OPEN SPACE =</b>          | <b>69%* INCLUDING CAR BAYS</b> |
| 0-2 YO                       | 40 CHILDREN + 10 STAFF         |
| 2-3 YO                       | 20 CHILDREN + 4 STAFF          |
| 3-5 YO                       | 40 CHILDREN + 4 STAFF          |
| ADMIN + KITCHEN              | 2 STAFF                        |
| <b>TOTAL CHILDREN</b>        | <b>100 PAX</b>                 |
| <b>TOTAL STAFF</b>           | <b>20 PAX</b>                  |
| <b>TOTAL POPULATION</b>      | <b>120 PAX</b>                 |
| <b>REQUIRED OUTDOOR PLAY</b> | <b>700 SQM (100 X 7 SQM)</b>   |
| <b>PROVIDED OUTDOOR PLAY</b> | <b>721 SQM</b>                 |
| RECYCLED BINS                | 2 X 360L (70L PER 100 SQM)     |
| GENERAL BINS                 | 3 X 240L (70L PER 100 SQM)     |
| BIN WASH BAY                 | 1                              |

| No. | Description   | Date       |
|-----|---|------------|
| 6   | Development Application   | 07.05.2021 |
| 7   | Development Application - Comb Sites 13 + 15 Beenyp Rd. 100 Children, 20 Staff, 22 Car Bays | 30.06.2021 |

**SUITABILITY DESCRIPTION**  
 PRELIMINARY - NOT SUITABLE FOR BUILDING PERMIT, PRICING OR CONSTRUCTION.

**PURPOSE OF ISSUE**  
 OWNER REVIEW, OPERATOR REVIEW, PLANNER REVIEW, CONSULTANT TEAM REVIEW, DEVELOPMENT APPLICATION.

**CLIENT**  
Carmel Group

**PROJECT**  
13 & 15 Beenyp Road, Byford WA 6122

**SHEET**  
Site Plan - Ground - Coloured Ordinary Council Meeting - 15 November 2021

**Date**  
30.06.2021

**Project number**  
210322

**DRAWING NUMBER**  
AP-103

**Scale (@ A3)** 1 : 200  
**Scale (@ A1)** 1 : 100

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Site Plan - Roof - Coloured

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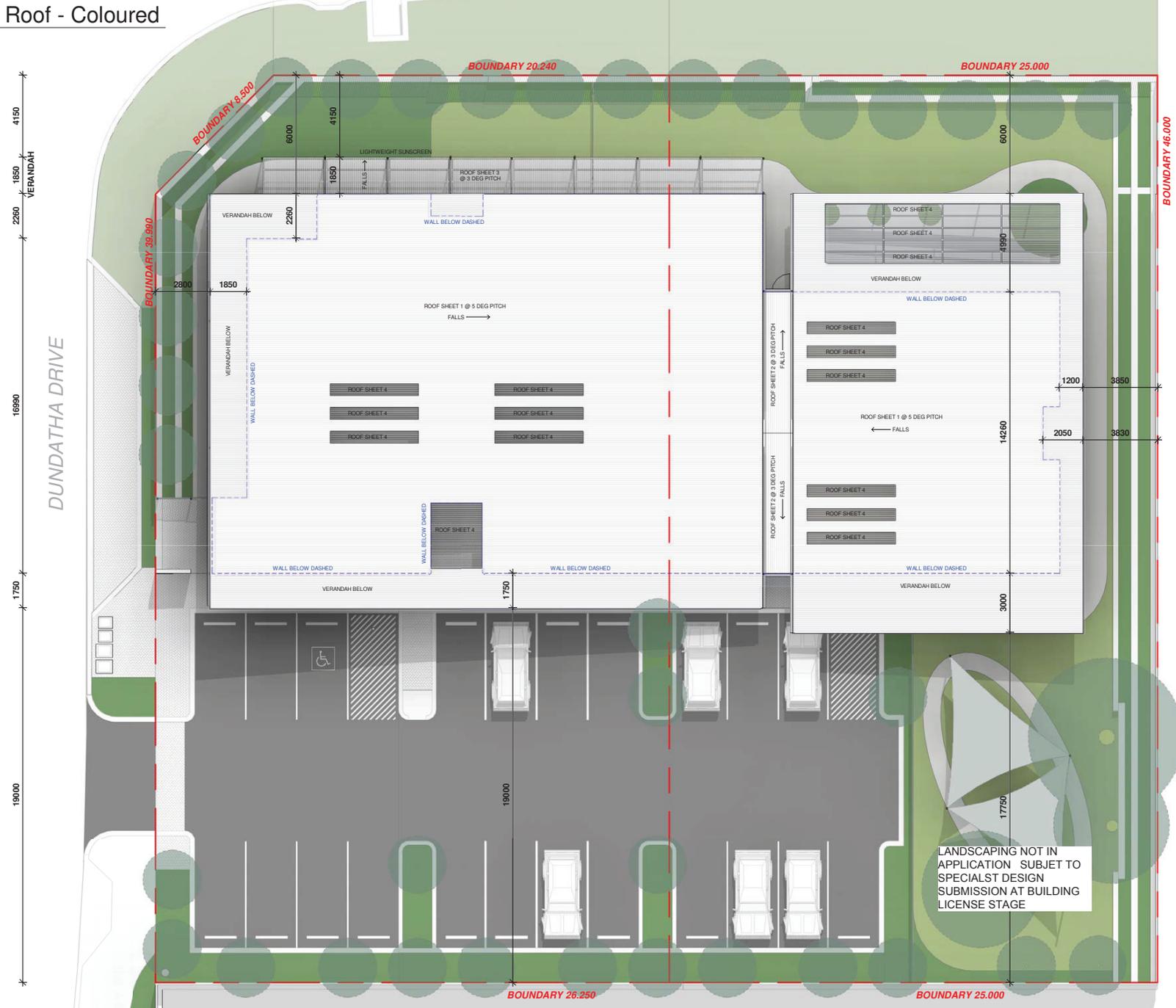


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| No. | Description   | Date       |
|-----|---|------------|
| 1   | Site Capacity and Brief Massing Test - 70 Children, 16 Staff, 14 Car Bays                   | 23.03.2021 |
| 2   | Option 2 Langer Upper Deck - 68 Children, 15 Staff, 13 Car Bays                             | 24.03.2021 |
| 3   | Option 3 New Client Brief, Single Storey, 50 Children + 7 Car Bays, 402 sqm GFA             | 06.04.2021 |
| 4   | Option 4 Amended Client Brief, 50 Children + 9 Car Bays w/ Tandem Staff Bays, 422 sqm       | 09.04.2021 |
| 5   | Option 5 Amended Client Brief, 50 Children + 9 Car Bays w/ Tandem Staff Bays, 422 sqm       | 10.04.2021 |
| 6   | Development Application   | 07.05.2021 |
| 7   | Development Application - Comb Sites 13 + 15 Beenyp Rd, 100 Children, 20 Staff, 22 Car Bays | 30.06.2021 |

|  |
|--|
| SUITABILITY DESCRIPTION<br><b>PRELIMINARY - NOT SUITABLE FOR BUILDING PERMIT, PRICING OR CONSTRUCTION.</b>                 |
| PURPOSE OF ISSUE<br><b>OWNER REVIEW, OPERATOR REVIEW, PLANNER REVIEW, CONSULTANT TEAM REVIEW, DEVELOPMENT APPLICATION.</b> |

|   |
|---|
| CLIENT<br><b>Carmel Group</b>                             |
| PROJECT<br><b>13 &amp; 15 Beenyp Road, Byford WA 6122</b> |
| SHEET<br><b>Site Plan - Roof - Coloured</b>               |

|                           |                            |                         |
|---------------------------|----------------------------|-------------------------|
| Date<br>30.06.2021        | Project number<br>210322   | Scale (@ A3)<br>1 : 200 |
| Drawn by<br>PS            | DRAWING NUMBER<br>AP-104   | Scale (@ A1)<br>1 : 100 |
| Checked by<br>[Signature] | Meeting - 15 November 2021 | REV<br>7                |

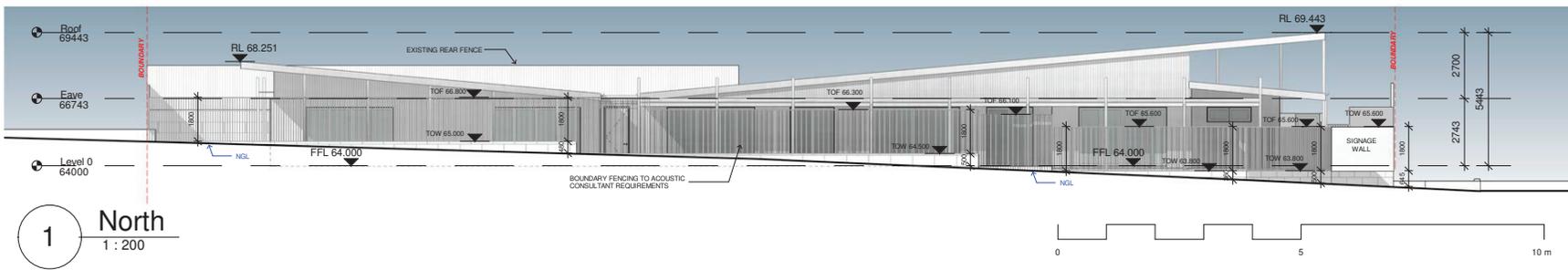


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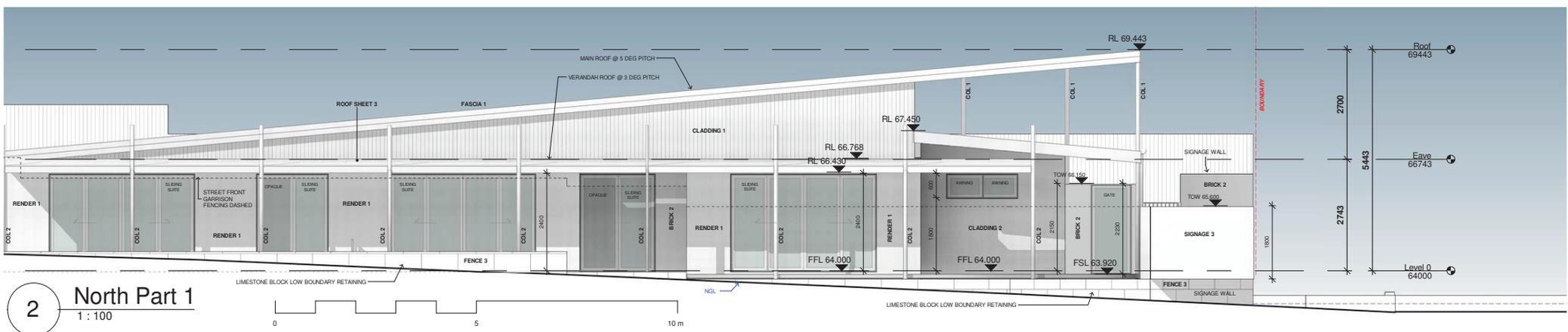
### 10.1.4 - Attachment 6

- FINISHES LEGEND EXTERNAL**
- ASPHALT 1 ASPHALT HEAVY DUTY "BLACK" ON ROAD BASE
  - BRICK 1 FACE BRICK "STRETCH BOND METALLIC" STACK BAND WITH DARK GROUT
  - BRICK 2 PAINTED RED COUCH BRICK WITH FLUSH JOINT "DOMINO"
  - CLADDING 1 HARDIGROOVE VERTICAL - "DULUX DESIGN COPPER EFFECT"
  - CLADDING 2 HARDIGROOVE VERTICAL - "DULUX DESIGN RUST EFFECT"
  - COL 1 COLUMN CHS STEEL PAINTED - "DULUX DESIGN COPPER EFFECT"
  - COL 2 COLUMN CHS STEEL PAINTED - "MONUMENT"
  - CONCRETE 1 CONCRETE GREY STEEL THROWWELLED NON SLIP SEALED
  - CONCRETE 2 COLORBOND ROUND PROFILE - "MONUMENT"
  - CONCRETE 3 COLORBOND STEPPED FASCIA - "MONUMENT"
  - DOWNPIPE 1 POWERCOATED ALUM TUBULAR RAL POOL FENCE 180SH "MONUMENT"
  - FASCIA 1 COLORBOND MATCH ROOFING
  - FENCE 1 STRATCO GOOD NEIGHBOUR CORRUGATED FENCING - "GUNMETAL GREY"
  - FENCE 2 LIMESTONE BLOCK RETAINING FLUSH JOINTED "MOORE RIVER WHITE"
  - FENCE 3 COLORBOND - COLOUR MATCH ROOFING
  - FLASHING 1 GATE 1:3 POWERCOATED ALUM TUBULAR RAL POOL GATE 180SH "MONUMENT"
  - GATE 1:3 GATE 1:3 COLORBOND QUARTER ROUND "MONUMENT"
  - GUTTER 1 LIQUID LIMESTONE EXPOSED TEXTURE - SEALED - "OFF WHITE"
  - LIMESTONE 1 MIDLAND CONCRETE PAVING - "ASHLAR CLASSIC" "CHARCOAL"
  - LIMESTONE 2 RENDER WHITE PAINTED "ANTIQUE WHITE USA"
  - PAVING 1 RENDER "RUST" PAINTED "DULUX DESIGN RUST EFFECT"
  - RENDER 1 COLORBOND CUSTOM ORB (5 DEG) "SMILE GREY"
  - RENDER 2 COLORBOND TRINDER (4.5 DEG) "SMILE GREY"
  - ROOF SHEET 1 "SUNLIF" STANDARD CORRUGATED POLYCARBONATE ROOF SHEET "OPAL"
  - ROOF SHEET 2 "SUNLIF" SUNLITE TWIN WALL POLYCARBONATE SYSTEM "OPAL"
  - ROOF SHEET 3 "SUNLIF" SUNLITE TWIN WALL POLYCARBONATE SYSTEM "OPAL"
  - ROOF SHEET 4 POWDERCOATED ALUMINUM WITH TRIM "MATT BLACK"
  - ROOF TRIM BRIM VILLA BOARD WITH EXPRESSED JOINTS
  - SOFFIT 1 EXPOSED RAFTERS AND UNDERSIDE OF ROOF SHEETING
  - SOFFIT 2 ALUMINIUM POWDERCOAT "SATIN BLACK"
  - WINDOWS ALUMINIUM POWDERCOAT "SATIN BLACK"

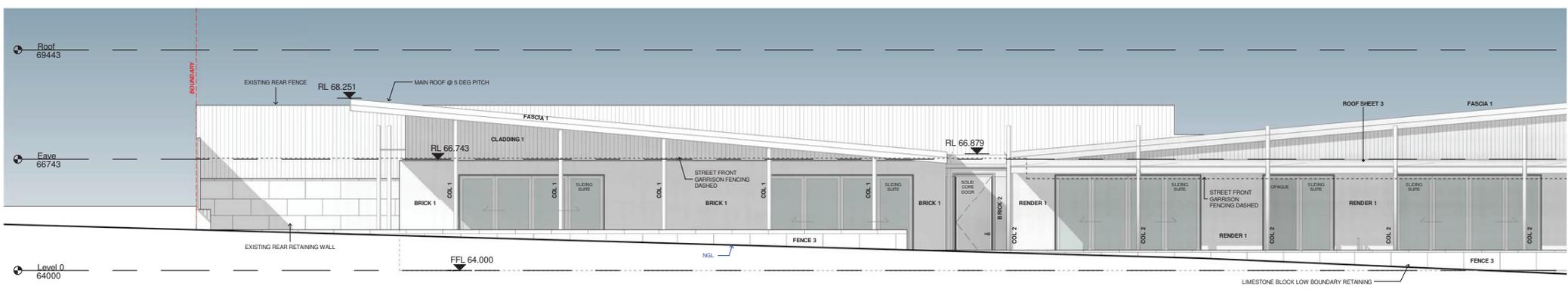
- FINISHES NOTES:**
1. REFER BUILDER'S FINISHES SCHEDULE FOR FINAL SELECTIONS AND COLOURS.
  2. PROVIDE SAMPLES OF ALL MATERIALS (INCLUDING PAINT SELECTIONS) TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION COMMENCEMENT.
  3. FINISHES INDICATED PROVIDE BENCHMARKS ONLY. ALTERNATIVES SUBJECT TO OWNER APPROVAL.
  4. REFER FINISHES SCHEDULES FOR SELECTION BENCHMARKS AND ADDITIONAL PERFORMANCE REQUIREMENTS.
  5. REFER ACOUSTIC REPORT FOR BOUNDARY FENCE REQUIREMENTS.



1 North  
1:200



2 North Part 1  
1:100



3 North Part 2  
1:100

|     |  |            |   |                                 |   |                |               |
|-----|--|------------|---|---------------------------------|---|----------------|---------------|
| No. | Description  | Date       | SUITABILITY DESCRIPTION   | CLIENT                          | Date  | Project number | Scale (@ A3)  |
| 6   | Development Application  | 07.05.2021 | PRELIMINARY - NOT SUITABLE FOR BUILDING PERMIT, PRICING OR CONSTRUCTION.                        | Carmel Group                    | 30.06.2021                                  | 210322         | 1:200 / 1:100 |
| 7   | Development Application - Comb Sites 13 + 15 Beenyup Rd. 100 Children, 20 Staff, 22 Car Bays | 30.06.2021 |   |                                 |   |                | Scale (@ A1)  |
|     |  |            | PURPOSE OF ISSUE  | PROJECT                         | Drawn by                                    | DRAWING NUMBER | REV           |
|     |  |            | OWNER REVIEW, OPERATOR REVIEW, PLANNER REVIEW, CONSULTANT TEAM REVIEW, DEVELOPMENT APPLICATION. | 13 Beenyup Road, Byford WA 6122 | PS  |                |               |
|     |  |            |   | SHEET                           | Checked by                                  | AP-401         | 7             |
|     |  |            |   | Elevations                      | Ordinary Council Meeting - 15 November 2021 |                |               |

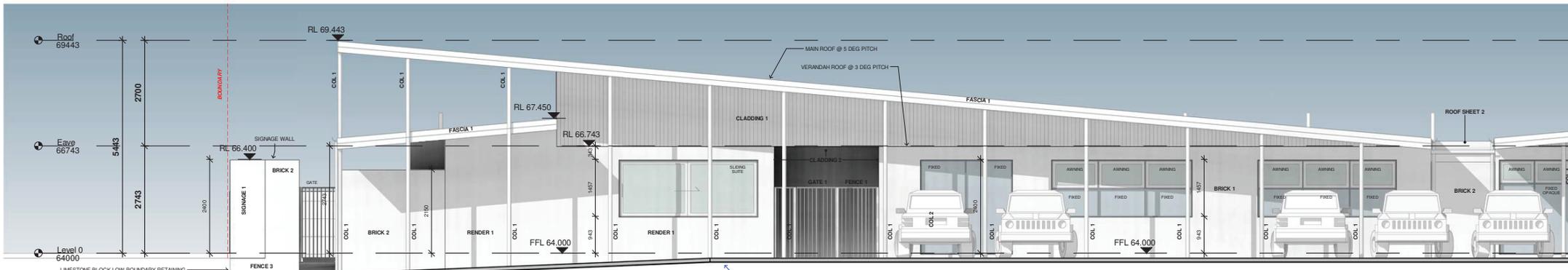


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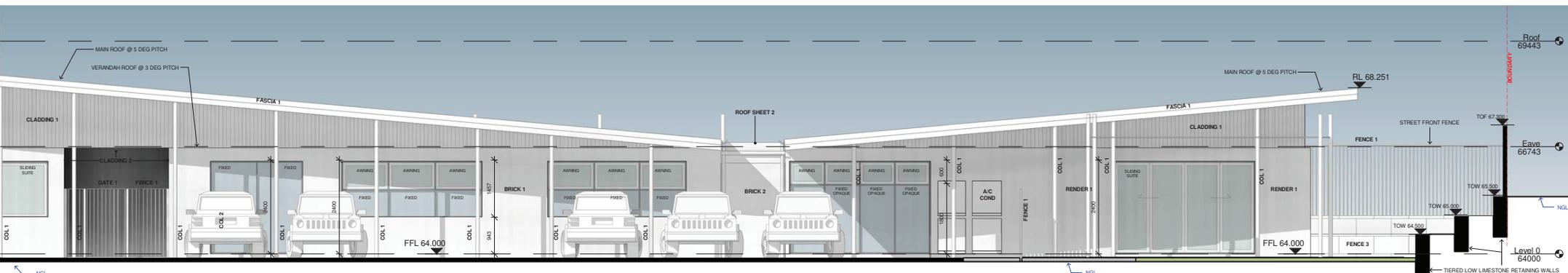


1 South  
1 : 200

- FINISHES NOTES:**
- REFER BUILDER'S FINISHES SCHEDULE FOR FINAL SELECTIONS AND COLOURS.
  - PROVIDE SAMPLES OF ALL MATERIALS (INCLUDING PAINT SELECTIONS) TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION COMMENCEMENT.
  - FINISHES INDICATED PROVIDE BENCHMARKS ONLY - ALTERNATIVES SUBJECT TO OWNER APPROVAL.
  - REFER FINISHES SCHEDULES FOR SELECTION BENCHMARKS AND ADDITIONAL PERFORMANCE REQUIREMENTS.
  - REFER ACOUSTIC REPORT FOR BOUNDARY FENCE REQUIREMENTS.
- ASPHALT 1** FACE BRICK "SILICON BROWN METALIC" STACK BOND WITH DARK GROUT  
**BRICK 2** PAINTED RED COACH BRICK WITH FLUSH JOINT "DOMING"  
**CLADDING 1** HARDIGROOVE VERTICAL "DULLX DESIGN RUST EFFECT"  
**CLADDING 2** HARDIGROOVE VERTICAL "DULLX DESIGN RUST EFFECT"  
**COL 1** COLUMN CHR STEEL PAINTED "MONUMENT"  
**COL 2** COLUMN CHR STEEL PAINTED "MONUMENT"  
**CONCRETE 1** CONCRETE GREY STEEL THROWELED NON SLIP SEALED  
**DOWNPIPE 1** COLORBOND ROUND PROFILES "MONUMENT"  
**FASCIA 1** COLORBOND STEPPED FASCIA "MONUMENT"  
**FASCIA 2** STRATO GOOD NEIGHBOUR CORRUGATED FENCING "GLIMMETAL GREY"  
**FENCE 1** LIMESTONE BLOCK RETAINING FLUSH COATED "MOORE RIVER WHITE"  
**FLASHING 1** COLORBOND - COLOUR MATCH ROOFING  
**GATE 1** POWDERCOATED ALUM TUBULAR RAIL POOL GATE 1800H "MONUMENT"  
**GUTTER 1** COLORBOND QUARTER ROUND "MONUMENT"  
**LIMESTONE 1** LIQUID LIMESTONE EXPOSED TEXTURE "SEALED - OFF WHITE"  
**PAVING 1** MIDLAND CONCRETE PAVER - ASHLAR CLASSIC "CHARCOAL"  
**RENDER 1** RENDER WHITE PAINTED "ANTIQUE WHITE USA"  
**RENDER 2** RENDER RUST PAINTED "DULLX DESIGN RUST EFFECT"  
**RENDER 3** COLORBOND CUSTOM ORB (5 DEG) "SHALE GREY"  
**RENDER 4** COLORBOND TRIMDEX (4.5 DEG) "SHALE GREY"  
**ROOF SHEET 1** SUNTUF STANDARD CORRUGATED POLYCARBONATE ROOF SHEET "OPAL"  
**ROOF SHEET 2** SUNTUF SIALITE TWIN WALL POLYCARBONATE SYSTEM "OPAL"  
**ROOF SHEET 3** SUNTUF SIALITE TWIN WALL POLYCARBONATE SYSTEM "OPAL"  
**ROOF SHEET 4** POWDERCOATED ALUMINUM WITH TRIM "MATT BLACK"  
**SOFFIT 1** HARDIGROOVE VERTICAL "DULLX DESIGN RUST EFFECT"  
**SOFFIT 2** EXPOSED RAFTERS AND UNDERSIDE OF ROOF SHEETING  
**WINDOWS** ALUMINUM POWDERCOAT "SATIN BLACK"



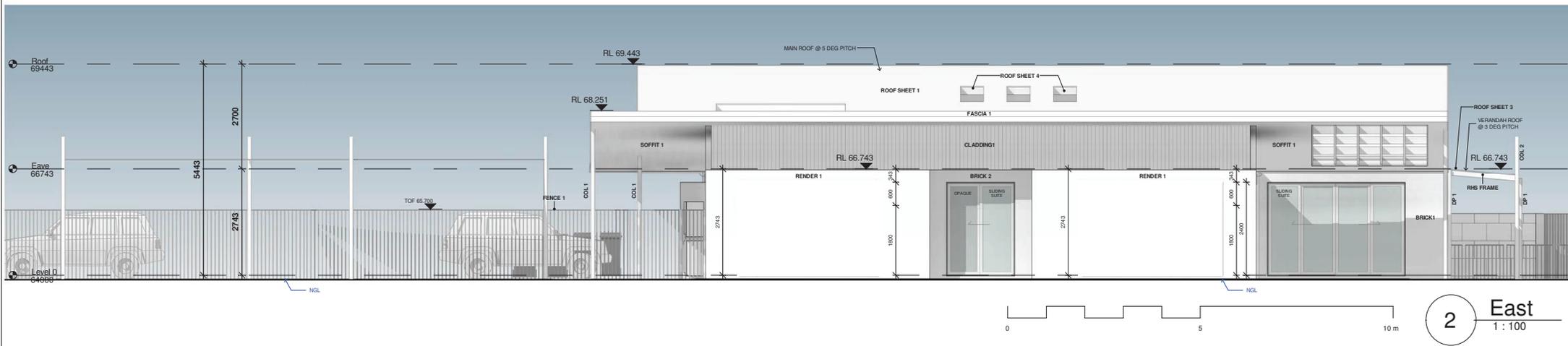
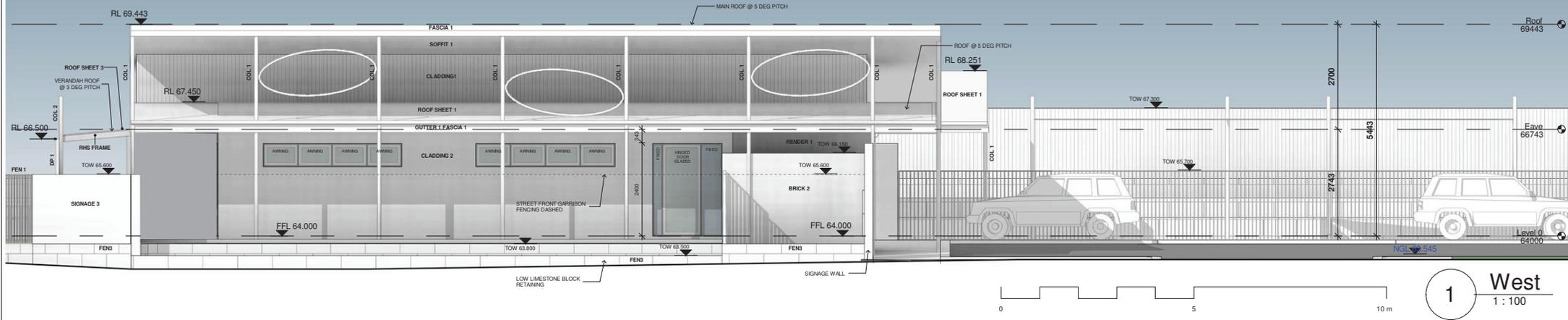
2 South Part 1  
1 : 100



3 South Part 2  
1 : 100

|     |  |            |   |                                 |   |                |                            |
|-----|--|------------|---|---------------------------------|---|----------------|----------------------------|
| No. | Description  | Date       | SUITABILITY DESCRIPTION   | CLIENT                          | Date  | Project number | Scale (@ A3) 1:200 / 1:100 |
| 7   | Development Application - Comb Sites 13 + 15 Beenyup Rd. 100 Children, 20 Staff, 22 Car Bays | 30.06.2021 | PRELIMINARY - NOT SUITABLE FOR BUILDING PERMIT, PRICING OR CONSTRUCTION.                        | Carmel Group                    | 30.06.2021                                  | 210322         | Scale (@ A1) 1:100 / 1:50  |
|     |  |            | PURPOSE OF ISSUE  | PROJECT                         | Drawn by                                    | DRAWING NUMBER | REV                        |
|     |  |            | OWNER REVIEW, OPERATOR REVIEW, PLANNER REVIEW, CONSULTANT TEAM REVIEW, DEVELOPMENT APPLICATION. | 13 Beenyup Road, Byford WA 6122 | PS  |                |                            |
|     |  |            |   | SHEET                           | Checked by                                  | AP-402         | 7                          |
|     |  |            |   | Elevations                      | Ordinary Council Meeting - 15 November 2021 |                |                            |



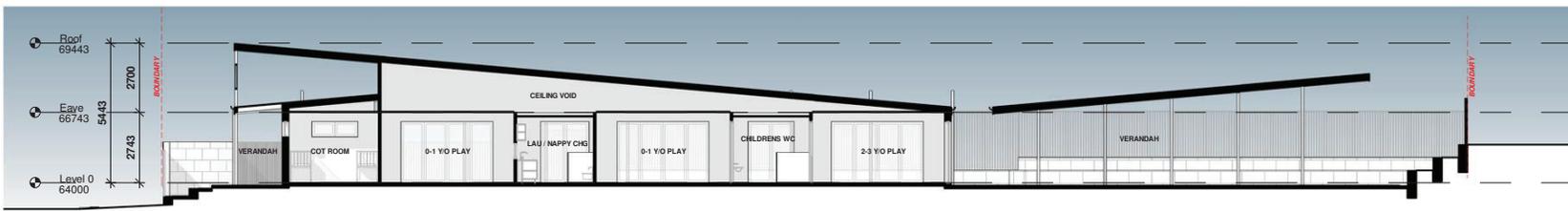


- FINISHES LEGEND EXTERNAL**
- ASPHALT 1 ASPHALT HEAVY DUTY 'BLACK' ON ROAD BASE
  - BRICK 2 FACE BRICK 'ESTILONERO METALICO' STACK BOND WITH DARK GROUT
  - BRICK 2 PAINTED 'RED COACH BRICK WITH FLUSH JOINT 'COMING'
  - CLADDING 2 HARDGROOVE VERTICAL 'DULUX DESIGN COPPER EFFECT'
  - CLADDING 2 HARDGROOVE VERTICAL 'DULUX DESIGN RUST EFFECT'
  - COL 1 COLUMN CHS STEEL PAINTED 'DULUX DESIGN COPPER EFFECT'
  - COL 2 COLUMN CHS STEEL PAINTED 'MONUMENT'
  - CONCRETE 1 CONCRETE GREY STEEL TROWELLED NON SLIP SEALED
  - DOWNPIPE 1 COLORBOND ROUND PROFILE 'MONUMENT'
  - FASCIA 1 COLORBOND STEPPED FASCIA 'MONUMENT'
  - FENCE 1 POWDERCOATED ALUM TUBULAR RAIL POOL FENCE 1800H 'MONUMENT'
  - FENCE 2 STRATO GOOD NEIGHBOUR CORRUGATED FENCING 'GUNMETAL GREY'
  - FENCE 3 LIMESTONE BLOCK RETAINING FLUSH JOINTED 'MOORE RIVER WHITE'
  - FLASHING 1 COLORBOND 'COLOUR MATCH' ROOFING
  - GATE 1/3 POWDERCOATED ALUM TUBULAR RAIL POOL GATE 1800H 'MONUMENT'
  - GUTTER 1 COLORBOND QUARTER ROUND 'MONUMENT'
  - LIMESTONE 1 LIQUID LIMESTONE EXPOSED TEXTURE - SEALED, 'OFF WHITE'
  - PAVING 1 MIDLAND CONCRETE PAVES - 'ASHLAR CLASSIC', 'CHARCOAL'
  - RENDER 1 RENDER WHITE PAINTED 'ANTIQUE WHITE USA'
  - RENDER 2 RENDER BUT PAINTED 'DULUX DESIGN RUST EFFECT'
  - ROOF SHEET 1 COLORBOND CUSTOM ORB (5 DEG) 'SHALE GREY'
  - ROOF SHEET 2 COLORBOND TRIMTEK (4 DEG) 'SHALE GREY'
  - ROOF SHEET 3 SLUTLUF STANDARD CORRUGATED POLYCARBONATE ROOF SHEET 'OPAL'
  - ROOF SHEET 4 SLUTLUF SUNLITE TWIN WALL POLYCARBONATE SYSTEM 'OPAL'
  - SIGNAGE 1/3 POWDERCOATED ALUMINIUM WITH TRIM 'MATT BLACK'
  - SOFFIT 1 HARDGROOVE VERTICAL 'DULUX DESIGN RUST EFFECT'
  - SOFFIT 2 EXPOSED RAFTERS AND UNDERSIDE OF ROOF SHEETING
  - WINDOWS ALUMINIUM POWDERCOAT 'SATIN BLACK'

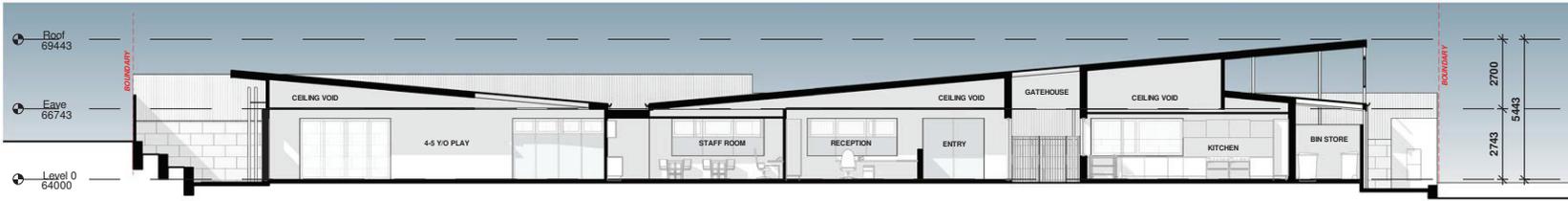
- FINISHES NOTES**
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|     |  |            |   |                                 |   |                |              |         |
|-----|--|------------|---|---------------------------------|---|----------------|--------------|---------|
| No. | Description  | Date       | SUITABILITY DESCRIPTION   | CLIENT                          | Date  | Project number | Scale (@ A3) | 1 : 100 |
| 6   | Development Application  | 07.05.2021 | PRELIMINARY - NOT SUITABLE FOR BUILDING PERMIT, PRICING OR CONSTRUCTION.                        | Carmel Group                    | 30.06.2021                                  | 210322         | Scale (@ A1) | 1 : 50  |
| 7   | Development Application - Comb Sites 13 + 15 Beenyup Rd. 100 Children, 20 Staff, 22 Car Bays | 30.06.2021 |   | PROJECT                         | Drawn by                                    | DRAWING NUMBER |              | REV     |
|     |  |            | PURPOSE OF ISSUE  | 13 Beenyup Road, Byford WA 6122 | PS  |                |              |         |
|     |  |            | OWNER REVIEW, OPERATOR REVIEW, PLANNER REVIEW, CONSULTANT TEAM REVIEW, DEVELOPMENT APPLICATION. | SHEET                           | Elevations                                  | Checked by     | AP-403       | 7       |
|     |  |            |   |                                 | Ordinary Council Meeting - 15 November 2021 |                |              |         |

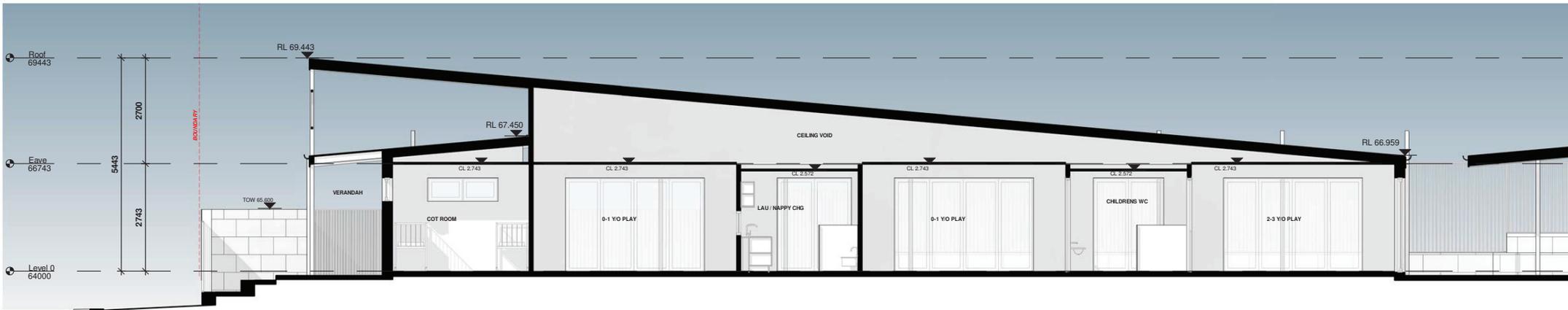




1 Section 1  
1 : 200



2 Section 2  
1 : 200



3 Section 1 Part  
1 : 100

|     |  |            |   |                                 |            |   |              |         |
|-----|--|------------|---|---------------------------------|------------|---|--------------|---------|
| No. | Description  | Date       | SUITABILITY DESCRIPTION   | CLIENT                          | Date       | Project number                              | Scale (@ A3) | 1 : 200 |
| 6   | Development Application  | 07.05.2021 | PRELIMINARY - NOT SUITABLE FOR BUILDING PERMIT, PRICING OR CONSTRUCTION.                        | Carmel Group                    | 30.06.2021 | 210322                                      | Scale (@ A1) | 1 : 100 |
| 7   | Development Application - Comb Sites 13 + 15 Beenyup Rd. 100 Children, 20 Staff, 22 Car Bays | 30.06.2021 |   | PROJECT                         | PS         | DRAWING NUMBER                              |              |         |
|     |  |            | PURPOSE OF ISSUE  | 13 Beenyup Road, Byford WA 6122 | Checked by | AP-501                                      |              | 7       |
|     |  |            | OWNER REVIEW, OPERATOR REVIEW, PLANNER REVIEW, CONSULTANT TEAM REVIEW, DEVELOPMENT APPLICATION. | SHEET                           | Sections   | Ordinary Council Meeting - 15 November 2021 |              |         |