

issue k:		
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issue c:	Schematic design	29/07/2020
issue b:	Schematic 64	30/06/2020
issue a:	Schematic 60	05/06/2020

drawing:	GROUND		
project:	PROPOSED CHILD CARE CENTRE @ 45 MOBBS LANE CARLINGFORD		
client:	SKYCORP CONSTRUCTION GROUP		
drawn:	E.K.	scale: as shown	sheet size: A3
checked:	J.E.	date: OCT	ref: 2020-192
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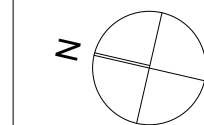
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16 dunlop street
north parramatta nsw 2151
ph: +61 2 9630 9911
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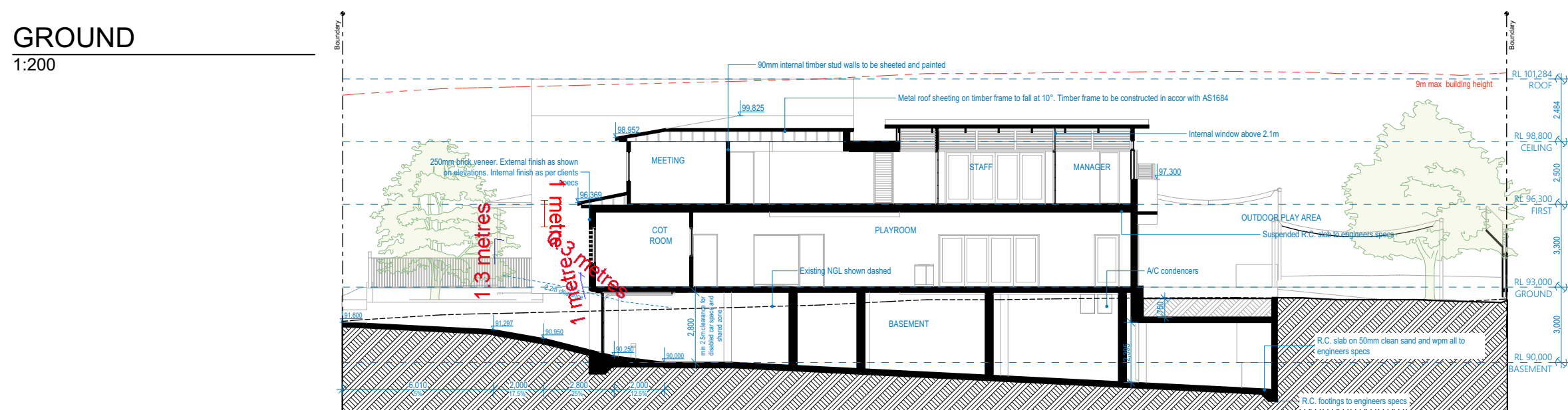
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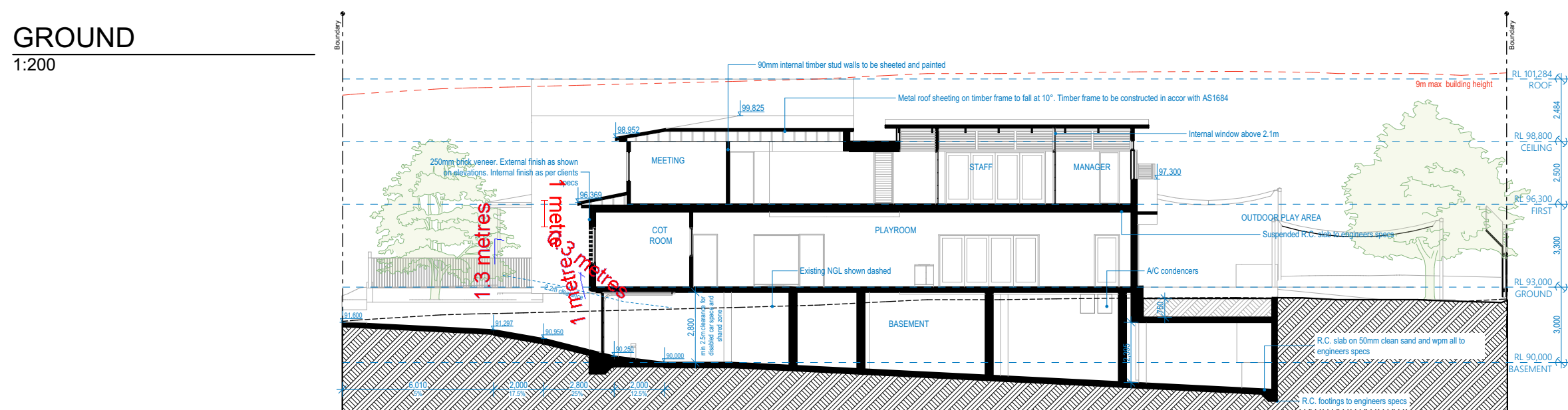
GROUND

1:200



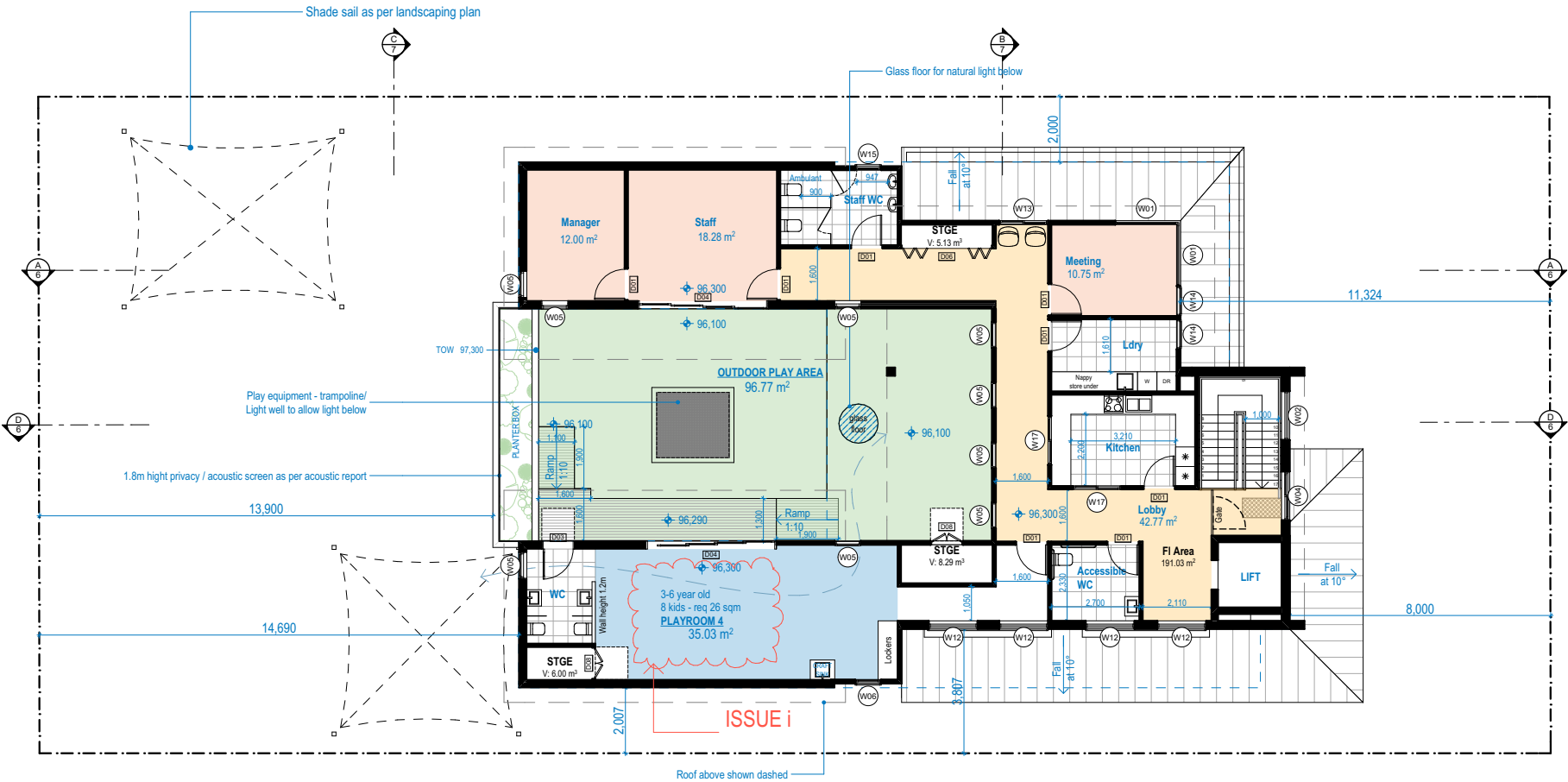
SECTION A

1:200



FIRST
1:200

3D Height Plane



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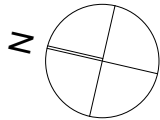
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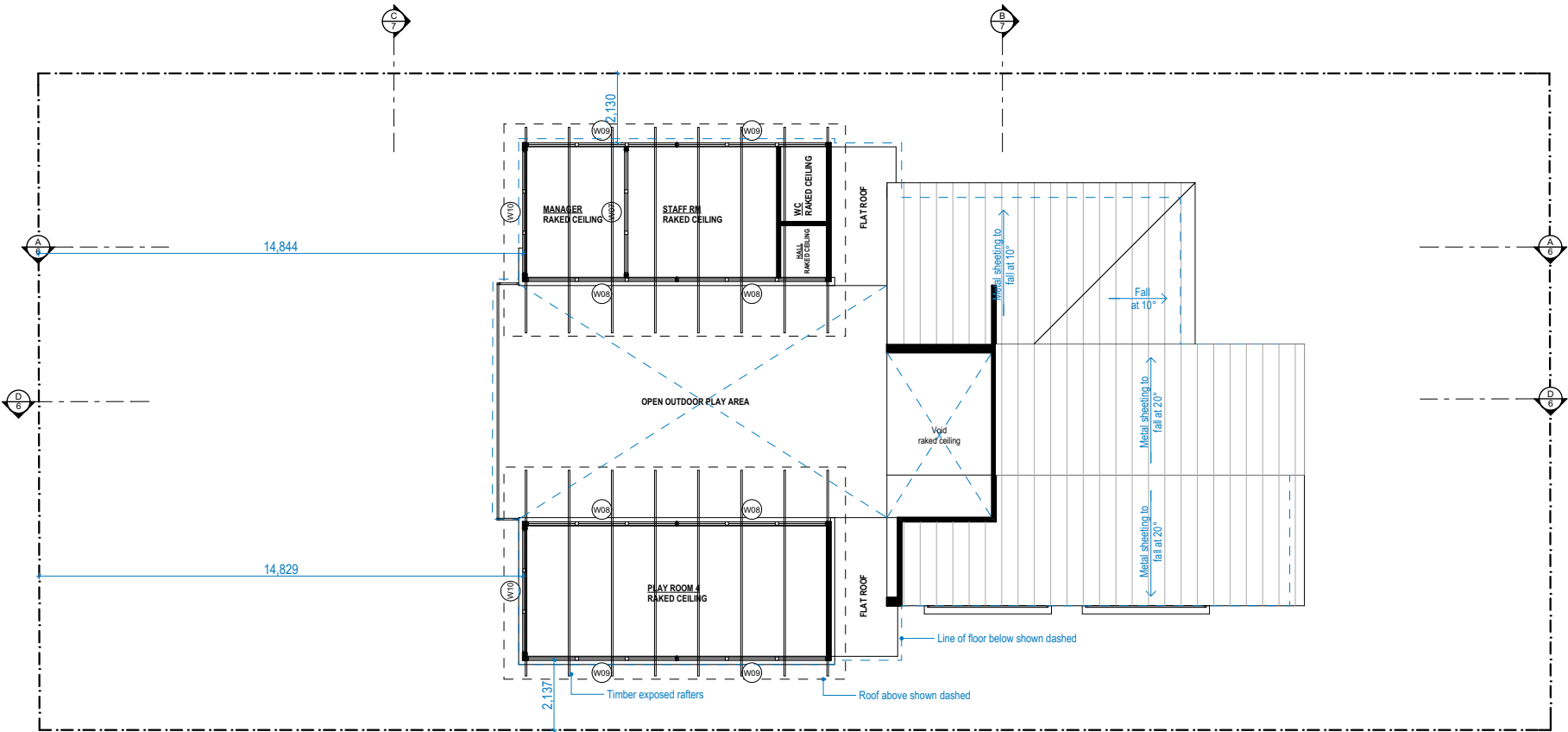


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ROOF
1:200



WINDOW SCHEDULE							
ID	TYPE	SILL	WIDTH	HEIGHT	PLAN	ELEVATION	Q
W01	FIXED WINDOW	900	1,900	1,200			2
W02	FIXED WINDOW	0	1,500	2,400			1
W03	FIXED WINDOW	900	1,500	2,400			1
W04	DOUBLE SLIDING WINDOW	900	1,500	1,500			5
W05	LOUVRE WINDOW	0	800	2,100			9
W06	LOUVRE WINDOW	300	800	1,800			6
W07	FIXED WINDOW	0	3,800	1,000			1
W08	LOUVRE WINDOW	0	4,600	800			4
W09	FIXED WINDOW	0	4,600	400			4
W10	FIXED WINDOW	0	3,800	400			2
W11	FIXED WINDOW	1,800	3,600	600			6
W12	FIXED WINDOW	1,300	1,500	800			4
W13	SLIDING WINDOW	900	1,500	1,200			1
W14	SLIDING WINDOW	900	920	1,200			2
W15	SLIDING WINDOW	300	800	1,800			1
W16	SLIDING WINDOW	1,800	2,000	600			1
W17	SLIDING WINDOW	1,200	1,500	1,200			9

DOOR SCHEDULE						
ID	TYPE	HEIGHT	WIDTH	PLAN	ELEVATION	Q
D01	SWING DOOR	2,070	920			17
D02	POCKET DOOR	2,070	920			1
D03	SWING DOOR	2,100	1,000			4
D04	SLIDING DOOR	2,100	4,000			5
D05	SWING DOOR WITH SIDELIGHT	2,400	1,550			1
D06	BIFOLD DOOR	2,070	2,730			1
D07	GARAGE DOOR	2,350	5,500			1
D08	DOUBLE DOOR	2,070	920			5

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drawing: **ROOF PLAN**

project: **PROPOSED CHILD CARE CENTRE
@ 45 MOBBS LANE CARLINGFORD**

client: **SKYCORP CONSTRUCTION GROUP**

drawn: E.K.

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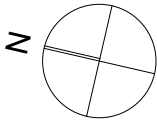
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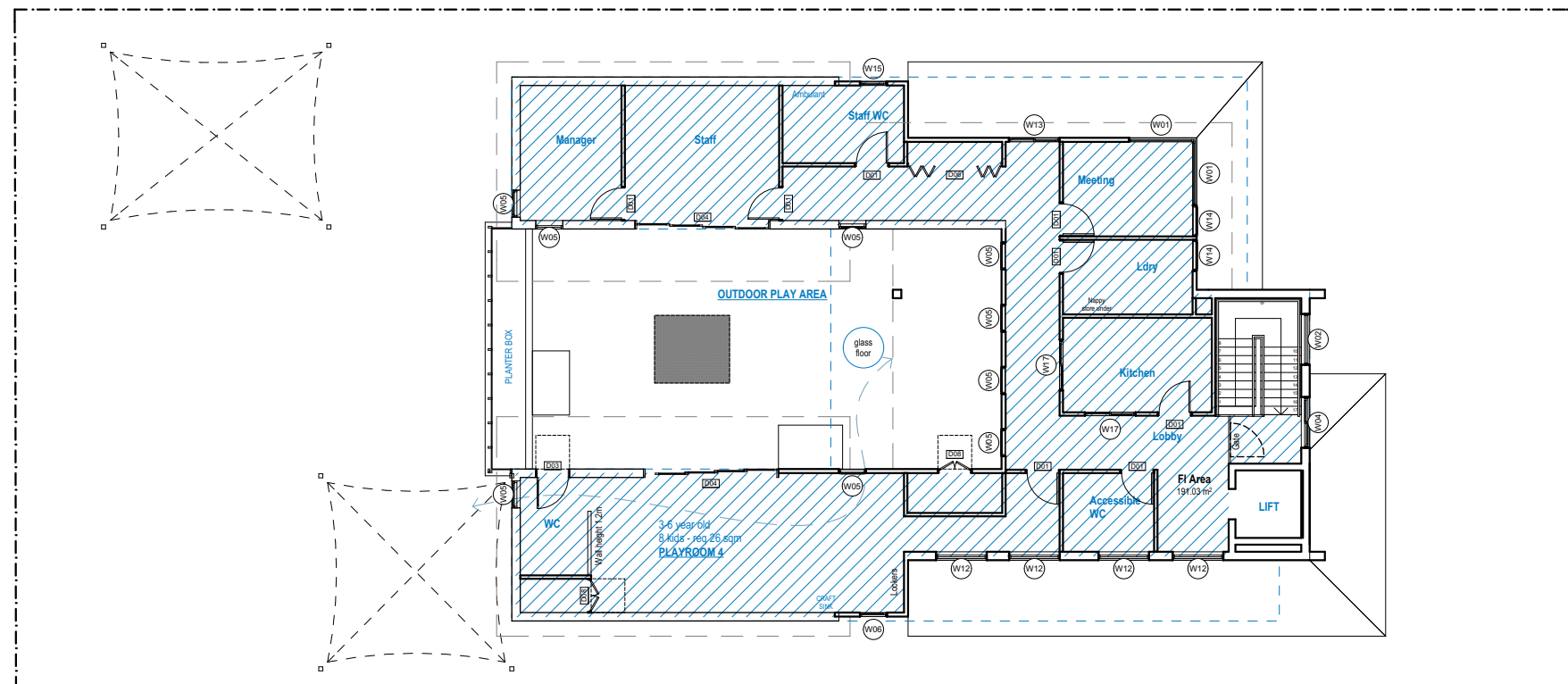
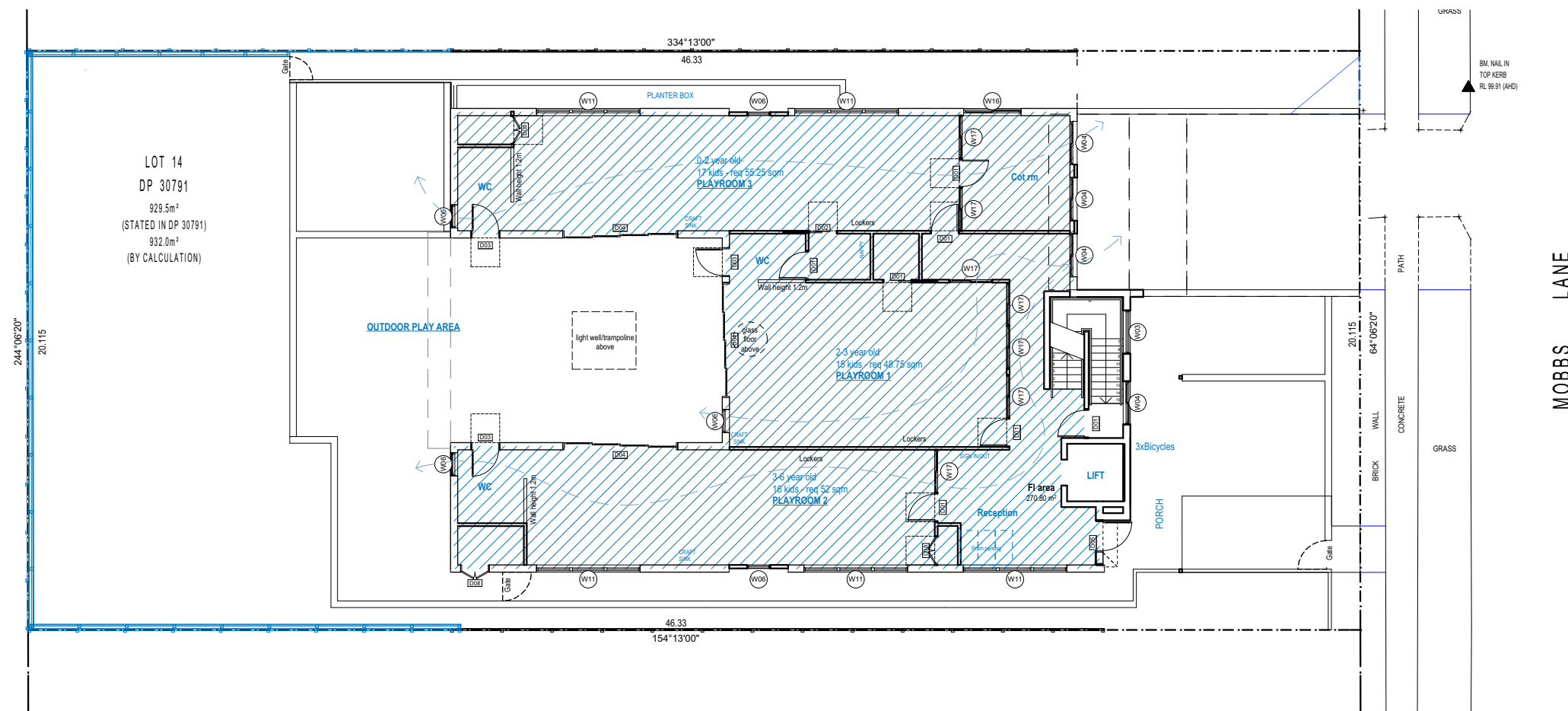
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ph: +61 2 9630 9911
fax: + 61 2 9630 9922
mob: 0431 111 777
admin@designcorp.com.au
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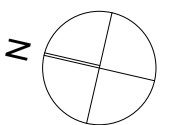
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project: PROPOSED CHILD CARE CENTRE @ 45 MOBBS LANE CARLINGFORD			
client: SKYCORP CONSTRUCTION GROUP			
drawn: E.K.	scale: as shown	sheet size: A3	Council
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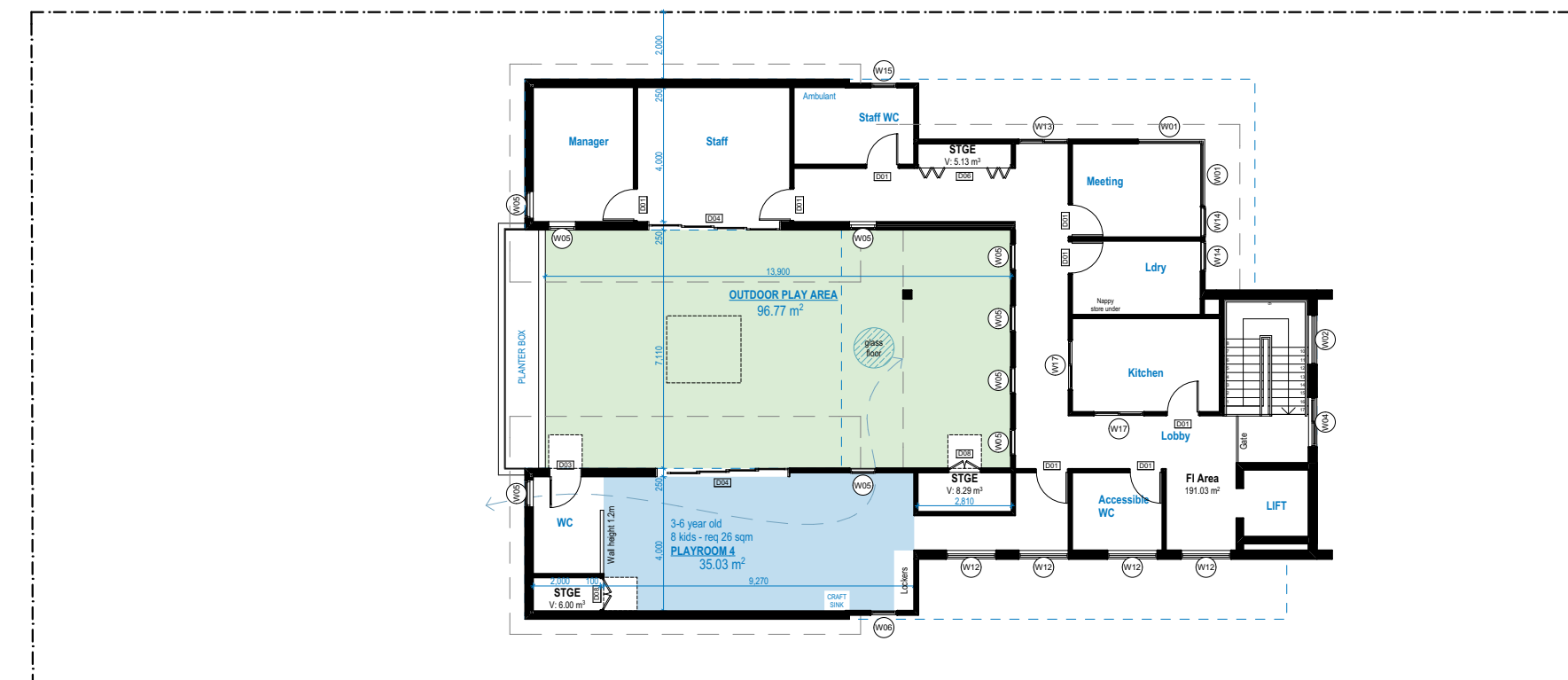
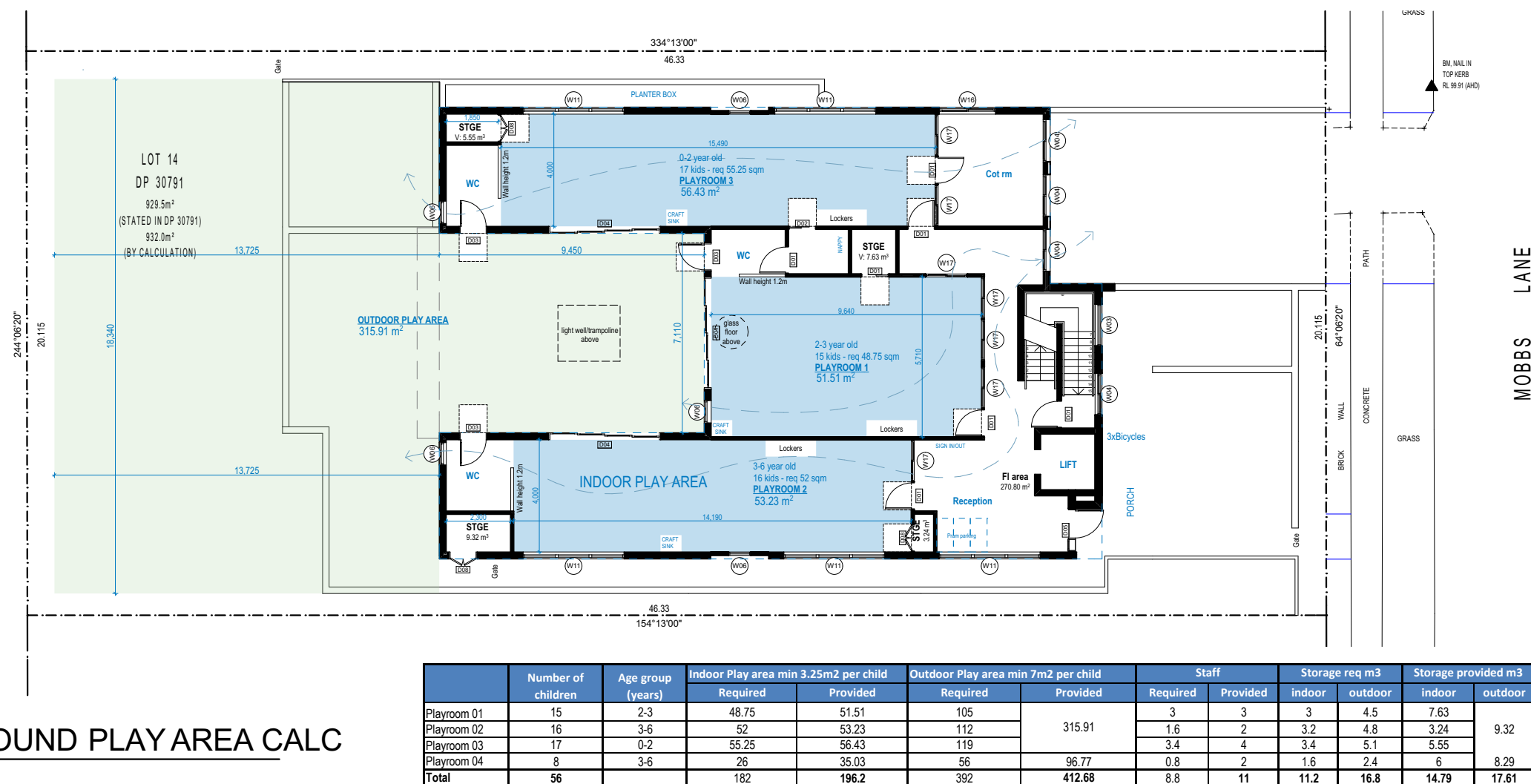
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	issue b: Schematic 64	30/06/2020
	issue a: Schematic 60	05/06/2020

drawing: GROUND FL LANDSCAPE DESIGN			
project: PROPOSED CHILD CARE CENTRE @ 45 MOBBS LANE CARLINGFORD			
client: SKYCORP CONSTRUCTION GROUP			
drawn: E.K.	scale: as shown	sheet size: A3	Council
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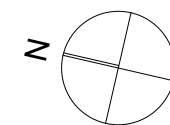


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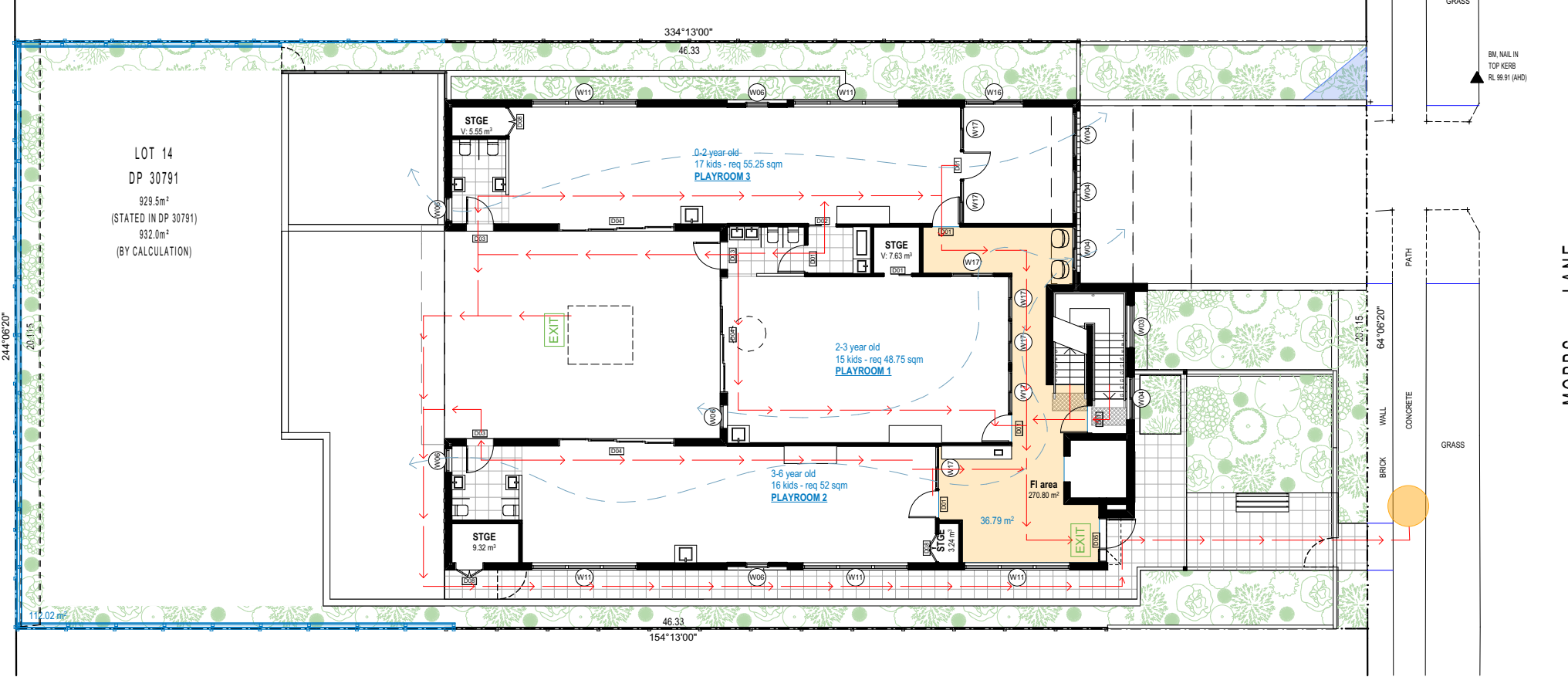
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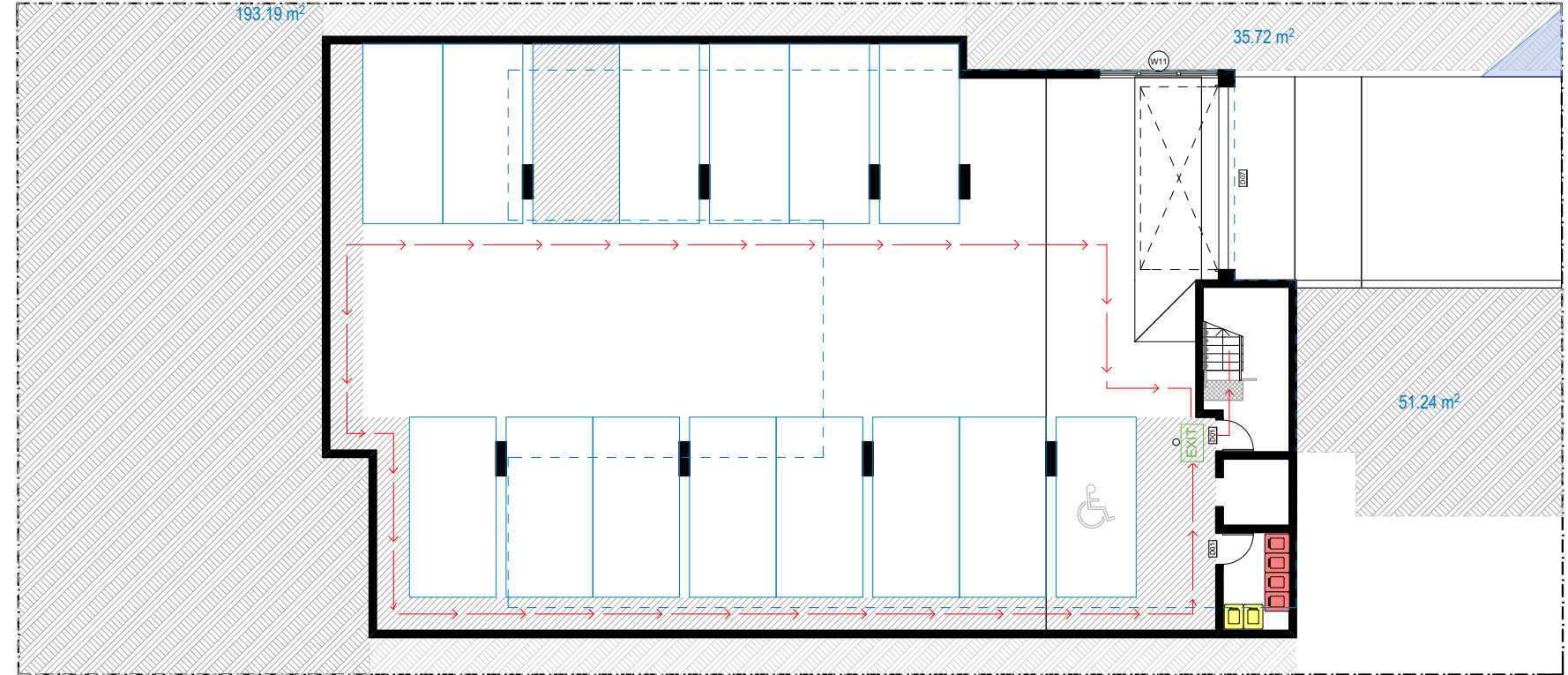
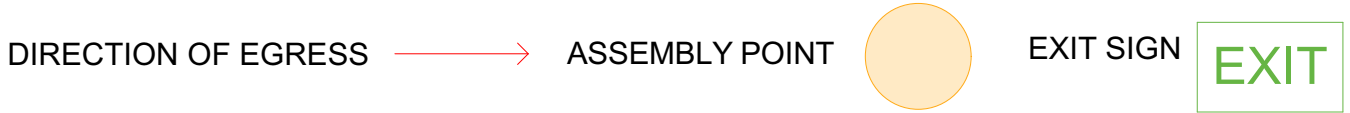


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BASEMENT - EVACUATION PLAN
1:200



GROUND - EVACUATION PLAN
1:200



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issue a:	

drawing:	EVACUATION PLAN LAYOUTS
project:	PROPOSED CHILD CARE CENTRE @ 45 MOBBS LANE CARLINGFORD
client:	SKYCORP CONSTRUCTION GROUP
drawn:	E.K.
checked:	J.E.
scale:	as shown
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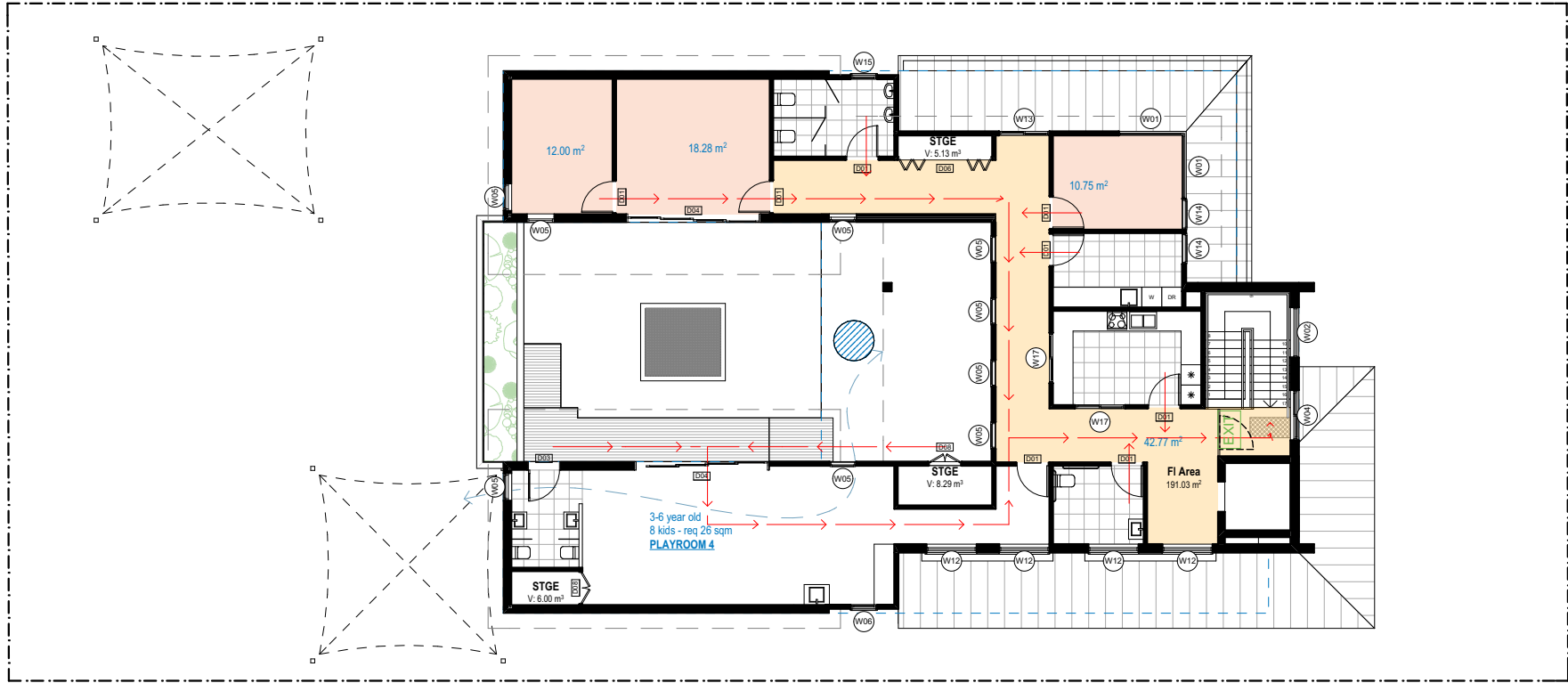
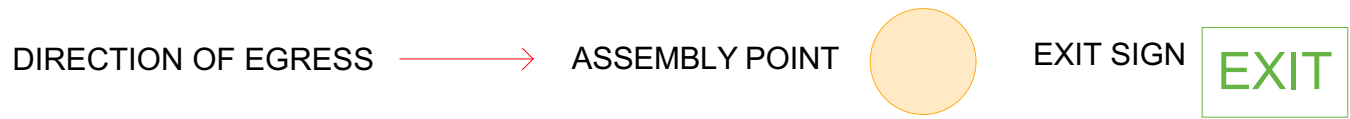
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FIRST - EVACUATION PLAN
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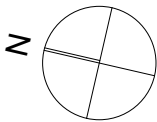
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client:	SKYCORP CONSTRUCTION GROUP	date:	OCT	2020-192
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ph: +61 2 9630 9911
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LEGEND & SCHEDULE

NOTES:
1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT.
3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLAN.
4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS
5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS
6. THE NATURE STRIP (STREET FRONTAGE) FOR THE SITE IS PUBLIC LAND, AND ONLY AUTHORIZED WORKS MAY OCCUR HERE. EXISTING CONDITIONS SUCH AS STREET TREES, COUNCIL PLANTING ETC SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION, UNLESS SPECIFIC APPROVAL HAS BEEN GRANTED FOR NEW WORK IN THIS AREA.

TREES

- Botanical Name:** *Corymbia maculata*
Common Name: Spotted Gum (Native)
Pot size: 75Lt
Mature H x S: 15-25m x 10-15m
Qty Required: 1
- Botanical Name:** *Lagerstroemia indica*
Common Name: Crepe myrtle (Exotic)
Pot size: 75Lt
Mature H x S: 8m x 5m
Qty Required: 1
- Botanical Name:** *Elaeocarpus reticulatus*
Common Name: Blueberry Ash (Native)
Pot size: 75Lt
Mature H x S: 8-10m x 6-7m
Qty Required: 10
- Botanical Name:** *Malus ioensis 'Plena'*
Common Name: Plena Crab Apple (Exotic)
Pot size: 45Lt
Mature H x S: 6m x 4.5m
Qty Required: 3
- Botanical Name:** *Banksia serrata*
Common Name: Old Man Banksia (Native)
Pot size: 45Lt
Mature H x S: 5m x 3m
Qty Required: 1

SHRUBS AND HEDGES

- Botanical Name:** *Ceratopetalum gummiferum*
Common Name: NSW Christmas Bush (Native)
Pot size: 75 Lt
Mature H x S: 5-8m x 3-4m
Qty Required: 1
- Botanical Name:** *Syzygium 'Resilience'*
Common Name: Resilience Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 3m x 2m
Qty Required: 13
- Botanical Name:** *Syzygium australe 'Pinnacle'*
Common Name: Pinnacle Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 6-8m x 1-1.5m
Qty Required: 34
- Botanical Name:** *Grevillea 'Honey Gem'*
Common Name: Honey Gem Grevillea (Native)
Pot size: 200mm
Mature H x S: 3-5m x 2-3m
Qty Required: 3
- Botanical Name:** *Syzygium 'Cascade'*
Common Name: Cascade Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 2.5m x 1.8m
Qty Required: 39
- Botanical Name:** *Banksia spinulosa 'Birthday Candles'*
Common Name: Banksia Birthday Candles (Native)
Pot size: 200mm
Mature H x S: 0.6m x 0.9m
Qty Required: 9
- Botanical Name:** *Westringia 'Aussie Box'*
Common Name: Westringia Aussie Box (Native)
Pot size: 200mm
Mature H x S: 0.9m x 0.9m
Qty Required: 3
- Botanical Name:** *Callistemon 'Better John'*
Common Name: Better John Bottlebrush (Native)
Pot size: 200mm
Mature H x S: 1m x 0.9m
Qty Required: 3
- Botanical Name:** *Gardenia augusta 'True love'*
Common Name: Gardenia (Exotic)
Pot size: 300mm
Mature H x S: 1m x 1m
Qty Required: 10

ACCENT PLANTS

- Botanical Name:** *Agave tequiliana*
Common Name: Tequila Agave (Exotic)
Pot size: 300mm
Mature H x S: 1.5m x 1.5m
Qty Required: 17
- Botanical Name:** *Alcantarea imperialis 'Rubra'*
Common Name: Ruby Imperial Bromeliad (Exotic)
Pot size: 300mm
Mature H x S: 0.8m x 0.9m
Qty Required: 6
- Botanical Name:** *Doryanthes excelsa*
Common Name: Gynea Lily (Native)
Pot size: 300mm
Mature H x S: 1.1m x 1m
Qty Required: 8
- Botanical Name:** *Strelitzia juncea*
Common Name: Rush-leaved Strelitzia (Exotic)
Pot size: 200mm
Mature H x S: 1.5m x 1m
Qty Required: 15

ACCENT PLANTS

- Botanical Name:** *Russelia equisetiformis*
Common Name: Firecracker (Exotic)
Pot size: 200mm
Mature H x S: 1m x 1.2m
Qty Required: 6
- Botanical Name:** *Liriope muscari 'Just Right'*
Common Name: Liriope Just Right (Exotic)
Pot size: 140mm
Mature H x S: 0.5m x 0.5m
Qty Required: 7/m2 (5.7m2 total)
- Botanical Name:** *Dichondra argentea 'Silver Falls'*
Common Name: Silver Falls Dichondra (Exotic)
Pot size: 140mm
Mature H x S: 0.15m x spreading
Qty Required: 9/m2 (3.8m2 total)
- Shade Groundcover Mix:**
Ophiopogon japonicus 'Nana'
Viola hederacea
Dichondra repens
Pot size: 140mm
Mature H x S: 0.25m x 0.75m
Qty Required: 9/m2 (17.4m2 total)
- Groundcover Mix A:**
Dianella caerulea 'Little Jess'
Trachelospermum jasminoides
Myoporum parvifolium 'Yareena'
Pot size: 140mm
Mature H x S: < .5m
Qty Required: 5/m2 (21.1m2 total)



FOR ADVANCED TREE PLANTING IN HIGH WIND AND ROOFTOP LOCATIONS, IT IS RECOMMENDED THAT AN APPROVED ROOT BALL ANCHORING SYSTEM EQUAL TO 'PLATIPUS ANCHORS' SHALL BE USED. INSTALL AS PER THE MANUFACTURERS SPECIFICATION

LANDSCAPE PLAN NOTES

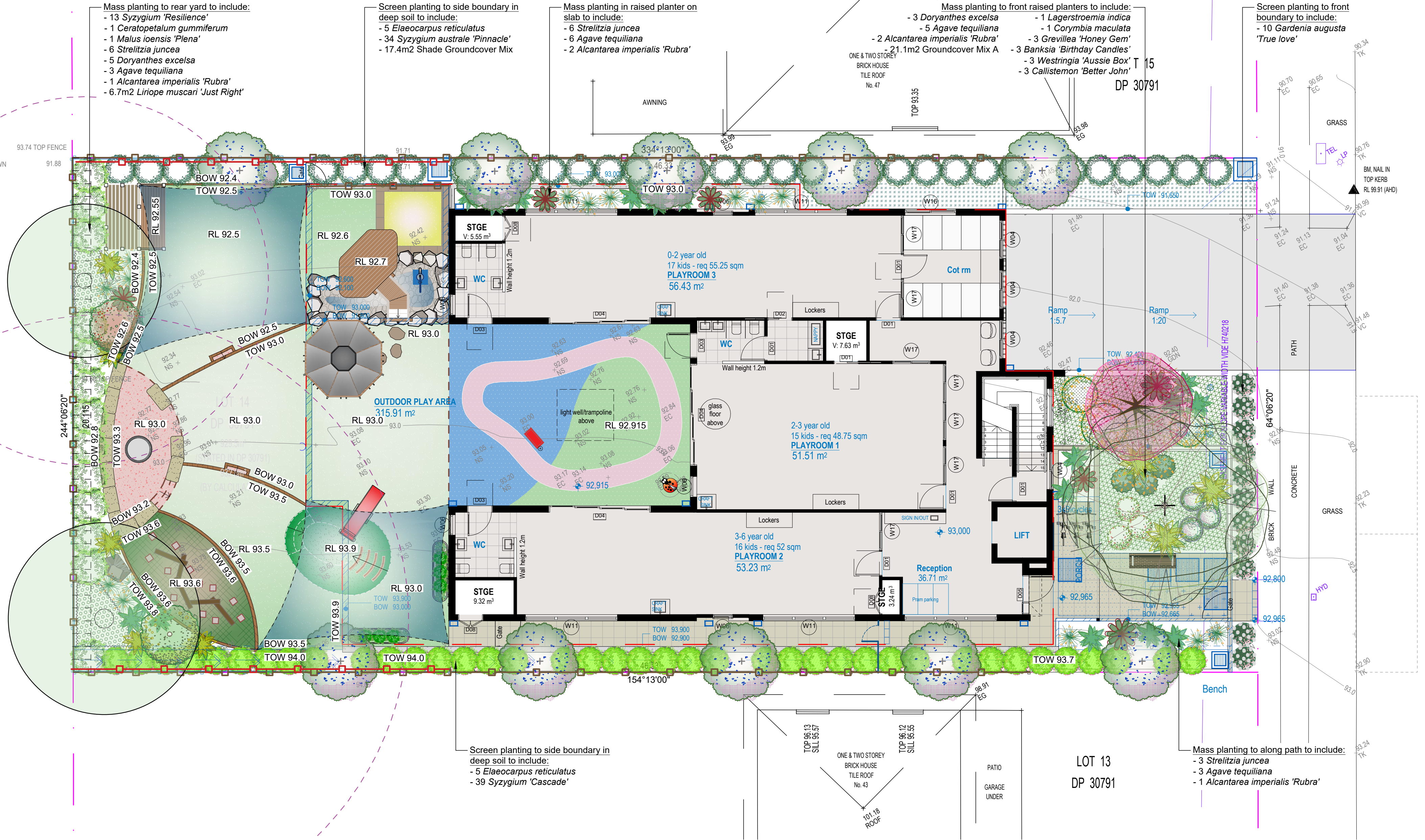
This plan should be read in conjunction with the architectural and hydraulics plans. Work specific to these plans should be prepared in accordance to these plans, including specification and details prior to the installation of landscaping, and should not be altered or compromised during landscape construction. **Retaining wall details to engineers design.**

Elements such as drainage swales may be incorporated in garden bed areas (using non-floatable mulch) without compromising the capacity or form.

This plan has been prepared for Development Application approval only, not for construction. This plan has been prepared with reference to **PARRAMATTA Councils** Landscaping Guidelines & requirements. Planting proposed using commercially available plant species selected from local planting lists and the BASIX local plant list and from Sydney Waters "Plant Selector" web site one-drip rated native plants (acceptable for Basix planting).

The Design & location of new letter boxes shall be in accordance with Australia Post's "Requirements for Delivery of Mail to Residential Premises" published Feb '97. All noxious weeds listed in Councils weed lists & located on the site shall be continually removed & suppressed. Reinstatement all boundary fencing in poor condition with Council approved 1.8m fencing to rear of building line, rake to 1m forward of BL. Pollution, sediment & erosion control devices as specified shall be in place, and maintained for the duration of the construction period. Proposed excavation near existing established trees to be supervised by arborist.

D.A approved landscape plan's are required to be constructed as approved to obtain occupancy certificate. **Permeable areas may be indicated to achieve site coverage restrictions & should be constructed as drawn on this plan.**



Communal Open Space Rooftop Terraces

GENERAL NOTE

BCA & Australian Standards (AS):

Building codes and standards are established on a federal level by the nationally recognised Building Code of Australia (BCA), & these apply to all phases of construction, including balustrade design and specification. Specifically, BCA 2012 Parts 3.9.1 (stairs) and 3.9.2 (balustrades) and Australian Standard 1170.1 cover regulations for balustrades on stairways, balconies, rooftop terraces and other surfaces between levels.

BCA Balustrade Regulations and Standards

A balustrade is defined as a rail and its balusters (posts or other supporting members). BCA regulations state that a balustrade must:

- Be at least 1 metre high as measured from the finished floor;
- Have openings between risers or posts no greater than 125mm; and
- Be able to withstand loads and impacts as determined by AS 1170.1

The height regulation of 1 metre ensures the balustrade is high enough to provide prevention against falling over the balustrade. The openings between risers or posts cannot be greater than 125mm to prevent children from falling between them. Load and impact regulations are designed to ensure balustrades can resist impact or will not collapse when pressure is applied to them from any direction.

Balustrade Safety & Planters

BCA regulations state that the balustrade must be 1 metre or more, higher than the finished floor. On roof-top terraces, planters & furniture are often incorporated in the landscape design. It's important for compliance and safety that these elements do not undermine the safety of Communal Open Space (COS) terraces and rooftops, and the compliance with the BCA and AS's are maintained.

Items to consider are:

- Where planters form the safety balustrade, their internal face must be 1m non-climbable
- Outdoor furniture such as tables, BBQs, and seating shall be fixed and located a minimum 1m away from balustrades
- Where furniture is proposed to be fixed or adjacent to COS terrace planters which form the balustrade, then a compliant handrail will be required to be fixed to the external edge of the planter

A concern for COS areas on rooftops or terrace areas is that the strata will add loose furniture which ultimately could undermine the safety of the installed balustrades. **In this case, it shall be the strata bodies responsibility to manage the safety of these areas.**

Ultimately, the compliance and safety of the COS areas shall be the responsibility of the builder, and carefully inspected and certified at the Occupation Certificate (OC) stage of the development

Maintenance of COS area

Communal Open Space terrace and rooftop areas are exposed to extremes (wind, sun, and extreme weather) so maintenance is important. The following item should be included or considered:

- All planters shall be structurally water-proofed**, with this work certified and periodically inspected. Trades should be closely monitored so they do not subsequently damage completed waterproofing
- All planters shall be irrigated with an automated system** set on an approved watering pattern. Moisture gauges should be installed in some planters to minimize overwatering
- Tree Anchors** shall be installed in high wind areas to larger plants, such as palms & small trees
- Compliance for balustrades and handrails should be monitored regularly
- For the maintenance of large rooftop areas and planters without external balustrades, **anchoring points for tying off harnesses** for landscape maintenance workers are essential

Mass planting to raised planter on Level 1 to include:

- 1 *Banksia serrata*
- 6 *Banksia 'Birthday Candles'*
- 6 *Russelia equisetiformis*
- 3.8m2 *Dichondra 'Silver Falls'*

Soft/protective pad/cushion to all columns where is required



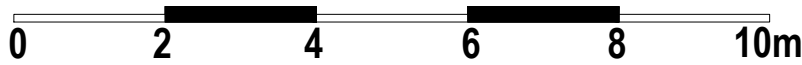
GENERAL NOTE:

Figured dimensions take preference to scale readings. Verify all dimensions on site. PFD is provided as a guide only. It is the responsibility of the client to ensure that the information is correct and that it is used for the intended purpose. The client is responsible for ensuring that the information is correct and that it is used for the intended purpose. The client is responsible for ensuring that the information is correct and that it is used for the intended purpose.



NOT FOR CONSTRUCTION

Bar Scale



DESIGNCORP

LANDSCAPE ARCHITECT:



Suit 101, 526 Miller Street, CAMMERAY NSW 2062
Phone: 9622 5312
Fax: 9209 4982
Mobile: 04 13 851 351
www.concept.net.au
enquiries@concept.net.au

COUNCIL:

PARRAMATTA

CLIENT:
SKYCORP CONSTRUCTION GROUP

REV

DATE

NOTATION/AMENDMENT

REV	DATE	NOTATION/AMENDMENT
A	22.10.20	Preliminary plan prepared for review
B	26.10.20	Finalize for DA submission
C	22.07.21	Coordinate with Council preliminary assessments
D	29.07.21	Coordinate with architectural & engineering updates

PROJECT:

PROPOSED CHILDCARE CENTRE DEVELOPMENT
45 MOBBS LANE
CARLINGFORD

TITLE:

LANDSCAPE PLAN
[GROUND + LEVEL 1]

DWG No:

LPDA 21 - 114

PAGE NUMBER:

2

STATUS:

DEVELOPMENT APPLICATION

SCALE:

1:100 @ A1

DATE:

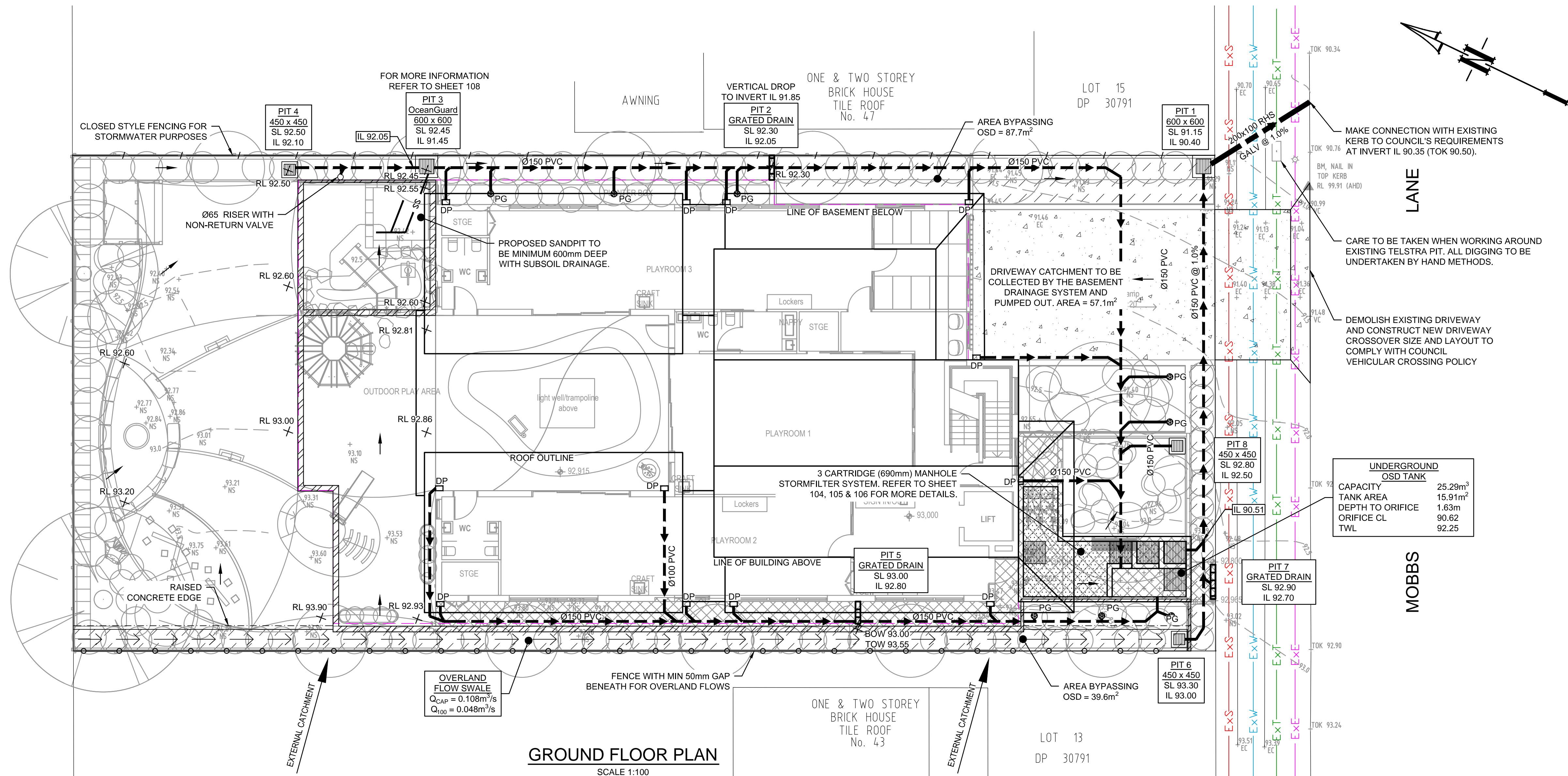
JULY 2021

DRAWN:

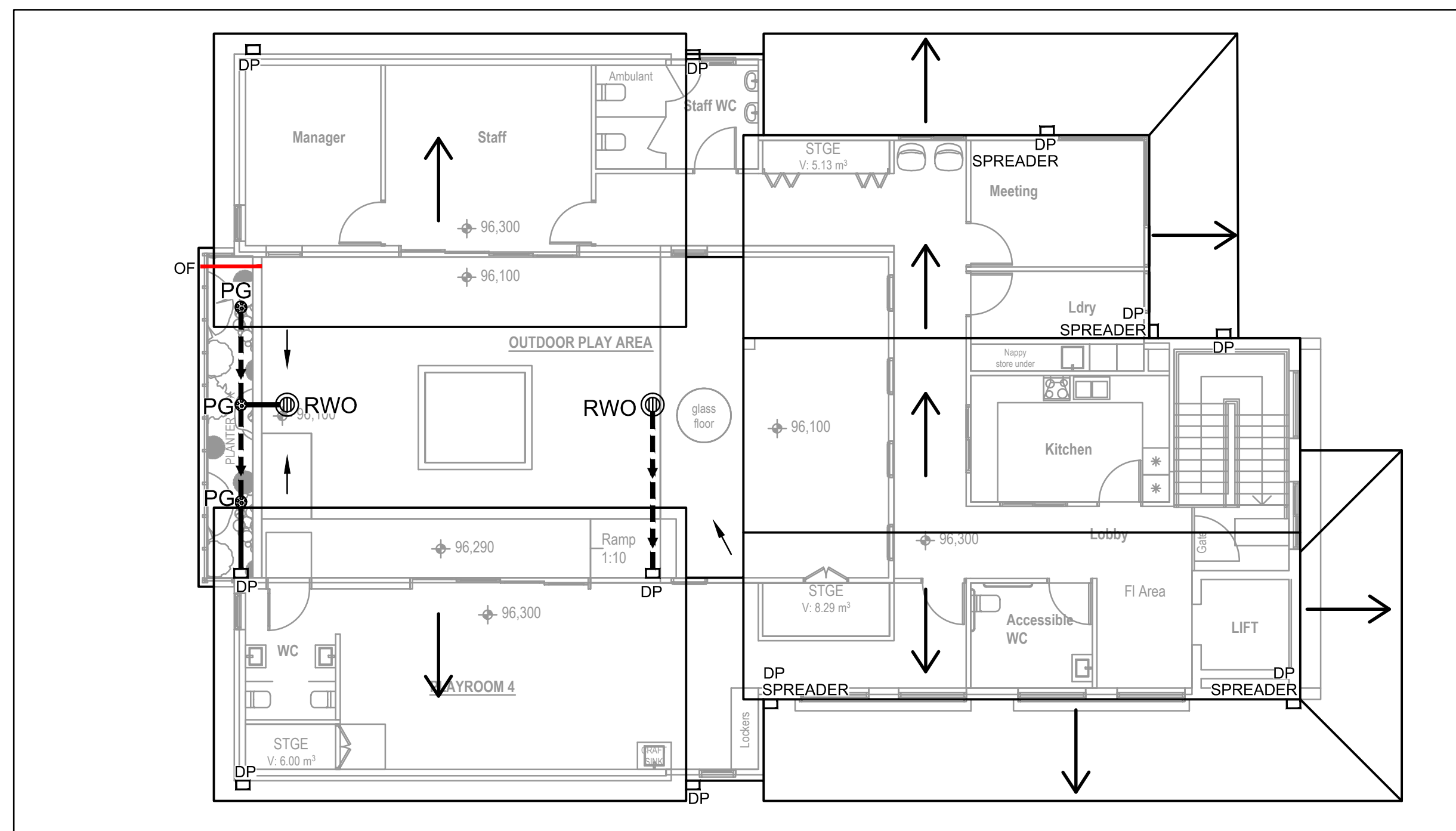
R.H

CHECKED:

R.F



GROUND FLOOR PLAN
SCALE 1:100



LEVEL 1 PLAN
SCALE 1:100

PIPES NOTE:
Ø65 PVC @ MIN 1.0%
Ø90 PVC @ MIN 1.0%
Ø100 PVC @ MIN 1.0%
Ø150 PVC @ MIN 1.0%
Ø225 PVC @ MIN 0.5%
Ø300 PVC @ MIN 0.4%
UNLESS NOTED OTHERWISE

ALL GRATES TO BE HEEL PROOF
HINGED GALVANIZED MILD STEEL
GRATE FRAME FITTED WITH
CHILD-PROOF LOCKING DEVICES

Regulated Design Record				
Project Address: 45 Mobbs Lane, Carlingford				
Project Title: CHILD CARE CENTRE				
Consent No: DA/725/2020		Body Corporate Reg No: -		
Drawing Title: STORMWATER CONCEPT PLAN			Drawing No: 103	
Rev	Date dd.mm.yy	Description	DP Full Name	Reg No
1	27.07.21	COUNCIL COMMENTS	ANTHONY HASHAM	DEP0000109

NOT FOR CONSTRUCTION

Issue	Description	Date	Design	Checked
B	COUNCIL COMMENTS	27/07/2021	AGN	JSF
A	ISSUE FOR DEVELOPMENT APPLICATION	22/10/2020	EHZ	JSF

Certification By Dr. Anthony Hasham (NPER)
Anthony Hasham

Designcorp
16 dunlop street
north parramatta NSW 2151
PHONE : +61 2 9630 9911
Email : admin@designcorp.com.au

Skycorp Construction Group
Council
City of Parramatta Council

Scale
0 2 4 6 m
SCALE 1:100 @ A1

ACE
ENGINEERING THE FUTURE

ACE CIVIL STORMWATER SERVICES PTY LTD
ABN: 27 644 422 506
SHOP 2-141 CONCORD RD,
NORTH STRATHFIELD, NSW 2137
P: (02) 9763 1500 E: info@aceeng.com.au



**45 MOBBS LANE, CARLINGFORD
PROPOSED CHILD CARE CENTRE
STORMWATER CONCEPT PLANS
DEVELOPMENT APPLICATION**

Drawing Title				
STORMWATER CONCEPT PLAN				
Scale	A1	Project No.	Dwg. No.	Issue
1:100		200934	103	B