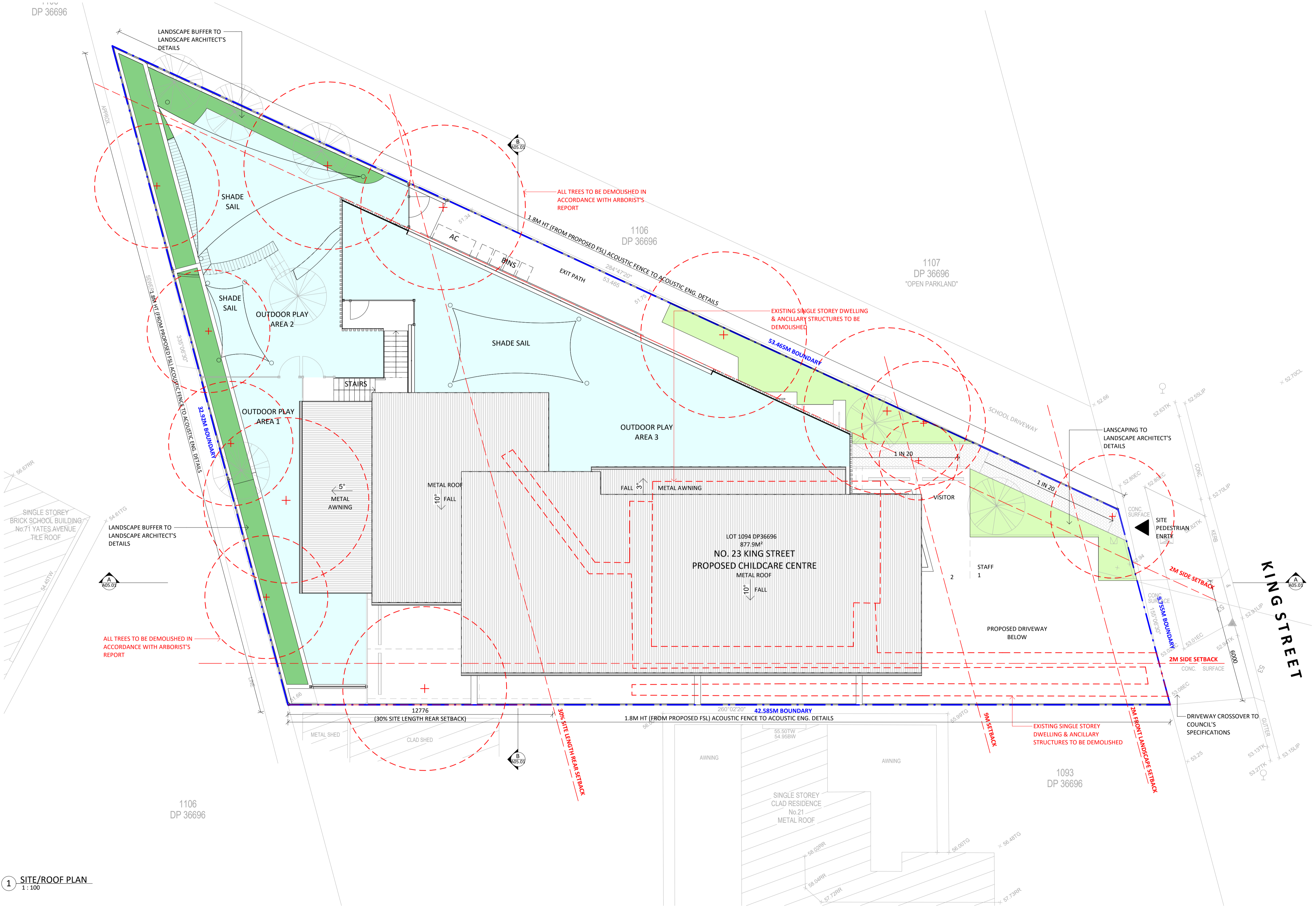


**SITE CALCULATIONS**

TOTAL SITE AREA:	877.9 M <sup>2</sup>
PERMITTED BUILDING HEIGHT	= 9 M
PERMITTED TOTAL FSR	= 0.5:1
PROPOSED TOTAL FSR	= 0.39:1
PERMITTED TOTAL GFA	= 438.95 M <sup>2</sup>
PROPOSED TOTAL GFA	= 340.8 M <sup>2</sup>
GROUND FLOOR GFA	= 159.00 M <sup>2</sup>
FIRST FLOOR GFA	= 181.80 M <sup>2</sup>



B	01.02.2023	ISSUED FOR DEVELOPMENT APPLICATION
A	28.09.2022	ISSUED FOR DEVELOPMENT APPLICATION
ISSUE	DATE	DESCRIPTION
ASSOCIATED CONSULTANTS		
ACCESS		
ACOUSTIC		
BCA		
CIVIL		
ELECTRICAL		
FIRE		
GEOTECH		
HYDRAULIC		
LANDSCAPE		
MECH		
SEC J		
STRUCTURE		
SURVEY		

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- Drawing not for construction purposes.

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MR. HOSEA CHAN

**ABBREVIATIONS**

- ENG. - ENGINEER
- ESL - EXISTING SLAB LEVEL
- EXT - EXTERIOR
- FFL - FINISH FLOOR LEVEL
- F. - FIXED
- FSL - FINISH SURFACE LEVEL
- GLZ - GLAZING
- NGL - NATURAL GROUND LEVEL
- REQ. - REQUIREMENTS
- XX.XX - PROPOSED LEVEL
- XX.XX - EXISTING LEVEL
- +XX.XX - SPOT LEVEL (PLAN)
- ▼XX.XX - SPOT LEVEL (ELEVATION)

**LANDSCAPE LEGEND**

- EXISTING TREE / TREE TO BE RETAINED
  - TREE TO BE REMOVED
  - NEW TREE
  - LANDSCAPING
  - LANDSCAPE BUFFER
  - TURF
  - PAVING
  - LINE OF STRUCTURAL ROOT ZONE (SRZ)
  - LINE OF TREE EXCLUSION ZONE (TEZ)
  - LINE OF TREE PROTECTION ZONE (TPZ)
- NOTE: REFER TO ARBORIST REPORT FOR FUTURE DETAILS

**PROJECT**

CHILDCARE CENTRE

**PROJECT ADDRESS**

23 KING STREET, DUNDAS VALLEY

**SHEET NAME**

SITE PLAN / DEMOLITION

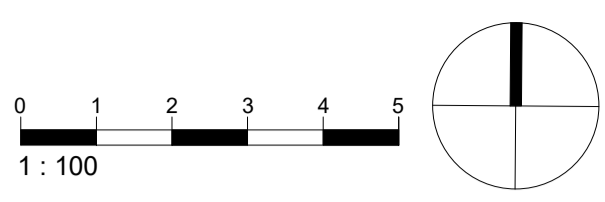
<b>ISSUED FOR DEVELOPMENT APPLICATION</b>			
Project number	Sheet No.	Issue	Phase
20584	A02.01	B	DA

**Sheet Size** A1 **Scale** As indicated **L.G.A.** PARRAMATTA

**Drawn By** MS/SH **Checked By** SS **Date** 01.02.2023

1 SITE/ROOF PLAN  
1:100

**NOT FOR CONSTRUCTION**



**SITE CALCULATIONS**

TOTAL SITE AREA:	877.9 M <sup>2</sup>
PERMITTED BUILDING HEIGHT	= 9 M
PERMITTED TOTAL FSR	= 0.5:1
PROPOSED TOTAL FSR	= 0.39:1
PERMITTED TOTAL GFA	= 438.95 M <sup>2</sup>
PROPOSED TOTAL GFA	= 340.8 M <sup>2</sup>
GROUND FLOOR GFA	= 159.00 M <sup>2</sup>
FIRST FLOOR GFA	= 181.80 M <sup>2</sup>

**CHILCARE CALCULATIONS**

**CHILDREN & STAFF NUMBER**

AGE	KIDS #	STAFF #	INDOOR PLAYROOM # (UNENCUMBERED AREA)	OUTDOOR PLAYAREA # (UNENCUMBERED AREA)
0-2	8	2	1 (28.5 M <sup>2</sup> )	1 (58.10 M <sup>2</sup> )
2-3	10	2	2 (37.5 M <sup>2</sup> )	2 & 3 (258.50 M <sup>2</sup> )
3-5	26	3	3 (89.3 M <sup>2</sup> )	
<b>TOTAL</b>	<b>44</b>	<b>7</b>	<b>155.3 M<sup>2</sup></b>	<b>316.60 M<sup>2</sup></b>
<b>REQUIRED UNENCUMBERED AREA</b>			<b>143 M<sup>2</sup></b>	<b>308.00 M<sup>2</sup></b>

**INDOOR PLAY AREA**  
 **OUTDOOR PLAY AREA**

**CARPARKING**  
 REQUIRED CAR PARKING SPACES: 1 IN 4  
 PROPOSED CAR PARKING SPACES: 11 SPACES (INCL 1 ACC)  
 BICYCLE PARKING: 2 RACKS

ISSUE	DATE	DESCRIPTION
C	21.06.2023	ISSUED FOR DEVELOPMENT APPLICATION
B	01.02.2023	ISSUED FOR DEVELOPMENT APPLICATION
A	28.09.2022	ISSUED FOR DEVELOPMENT APPLICATION

**ASSOCIATED CONSULTANTS**

- ACCESS
- ACOUSTIC
- BCA
- CIVIL
- ELECTRICAL
- FIXED
- GEOTECH
- HYDRAULIC
- LANDSCAPE
- MECH
- SEC
- STRUCTURE
- SURVEY

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 MR. HOSEA CHAN

**ARCHITECT**

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**PROJECT**  
 CHILDCARE CENTRE

**PROJECT ADDRESS**  
 23 KING STREET, DUNDAS VALLEY

**SHEET NAME**  
 GROUND FLOOR PLAN

**ISSUED FOR DEVELOPMENT APPLICATION**

Project number	Sheet No.	Issue	Phase
20584	A03.01	C	DA

**Sheet Size** A1 **Scale** As indicated **L.G.A.** PARRAMATTA

**Drawn By** MS/SH **Checked By** SS **Date** 21.06.2023

**ABBREVIATIONS**

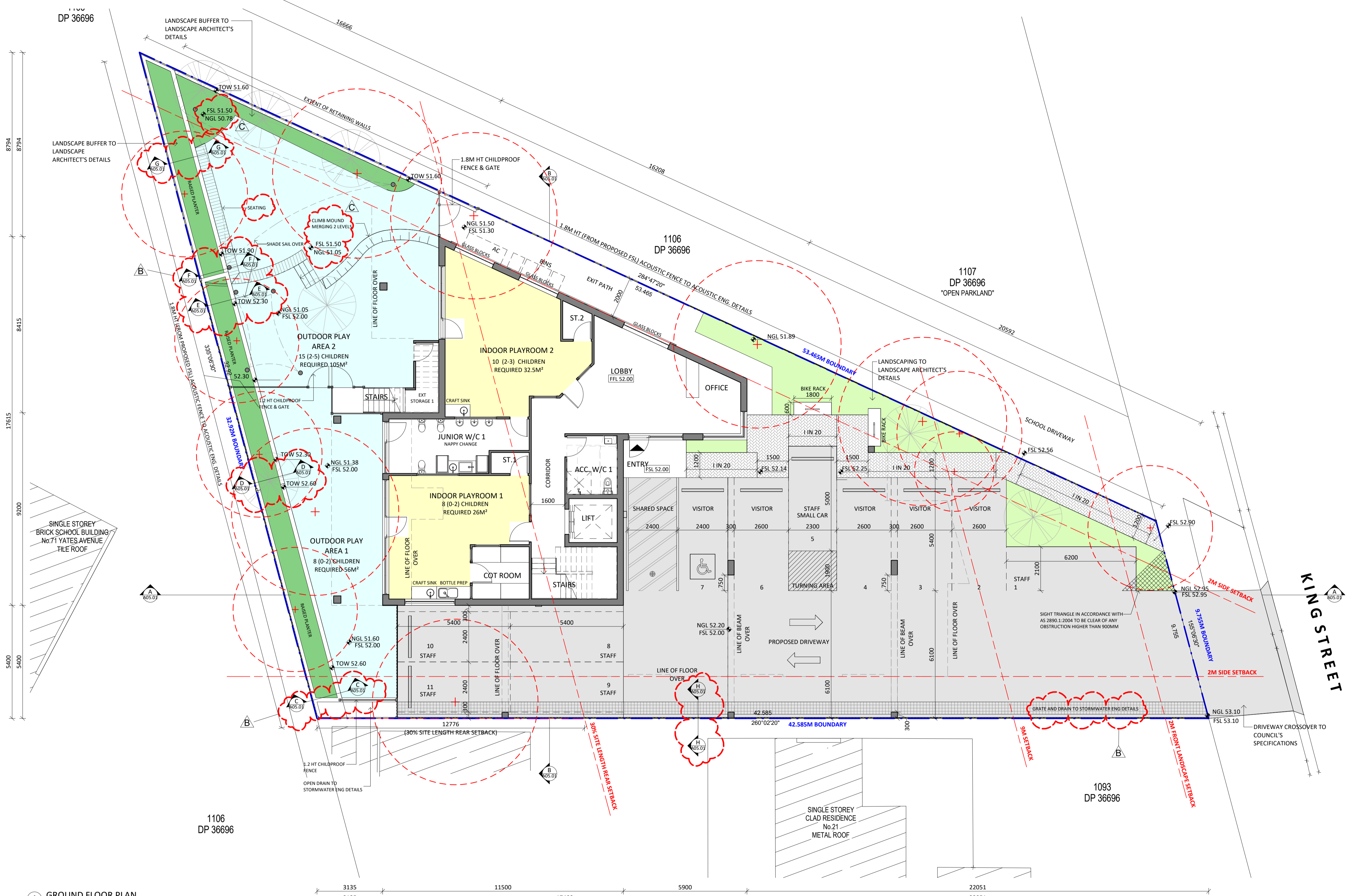
- ENG. - ENGINEER
- ESL - EXISTING SLAB LEVEL
- EXT - EXTERIOR
- FFL - FINISH FLOOR LEVEL
- F - FIXED
- FSL - FINISH SURFACE LEVEL
- GLZ - GLAZING
- NGL - NATURAL GROUND LEVEL
- REQ. - REQUIREMENTS
- XXX - PROPOSED LEVEL
- XX.XX - EXISTING LEVEL
- +XX.XX - SPOT LEVEL (PLAN)
- ▼XX.XX - SPOT LEVEL (ELEVATION)

**LANDSCAPE LEGEND**

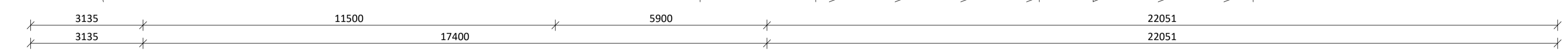
- EXISTING TREE / TREE TO BE RETAINED
- TREE TO BE REMOVED
- NEW TREE
- LANDSCAPING
- LANDSCAPE BUFFER
- TURF
- PAVING
- LINE OF STRUCTURAL ROOT ZONE (SRZ)
- LINE OF TREE EXCLUSION ZONE (TEZ)
- LINE OF TREE PROTECTION ZONE (TPZ)

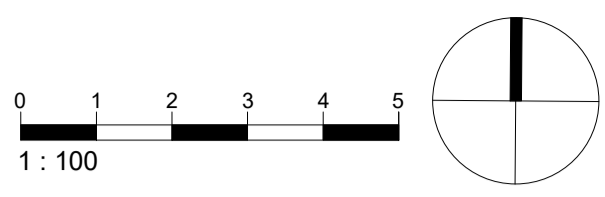
NOTE: REFER TO ARBORIST REPORT FOR FUTURE DETAILS

**NOT FOR CONSTRUCTION**



**1 GROUND FLOOR PLAN**  
 1 : 100





**SITE CALCULATIONS**

TOTAL SITE AREA:	877.9 M <sup>2</sup>
PERMITTED BUILDING HEIGHT	= 9 M
PERMITTED TOTAL FSR	= 0.5:1
PROPOSED TOTAL FSR	= 0.39:1
PERMITTED TOTAL GFA	= 438.95 M <sup>2</sup>
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GROUND FLOOR GFA	= 159.00 M <sup>2</sup>
FIRST FLOOR GFA	= 181.80 M <sup>2</sup>

**CHILCARE CALCULATIONS**

CHILDREN & STAFF NUMBER

AGE	KIDS #	STAFF #	INDOOR PLAYROOM # (UNCLUMBERED AREA)	OUTDOOR PLAYAREA # (UNCLUMBERED AREA)
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3-5	26	3	3 (89.3 M <sup>2</sup> )	(258.50 M <sup>2</sup> )
<b>TOTAL</b>	<b>44</b>	<b>7</b>	<b>155.3 M<sup>2</sup></b>	<b>316.60 M<sup>2</sup></b>

REQUIRED UNCLUMBERED AREA 143 M<sup>2</sup> 308.00 M<sup>2</sup>

- INDOOR PLAY AREA
- OUTDOOR PLAY AREA

**CARPARKING**  
 REQUIRED CAR PARKING SPACES: 1 IN 4  
 PROPOSED CAR PARKING SPACES: 11 SPACES (INCL 1 ACC)  
 BICYCLE PARKING: 2 RACKS

ISSUE	DATE	DESCRIPTION
C	21.06.2023	ISSUED FOR DEVELOPMENT APPLICATION
B	01.02.2023	ISSUED FOR DEVELOPMENT APPLICATION
A	28.09.2022	ISSUED FOR DEVELOPMENT APPLICATION

ASSOCIATED CONSULTANTS

- ACCESS
- ACOUSTIC
- BCA
- CIVIL
- ELECTRICAL
- FRM
- GEOTECH
- HYDRAULIC
- LANDSCAPE
- MECH
- SEC J
- STRUCTURE
- SURVEY

- NOTES**
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**PROJECT**  
 CHILDCARE CENTRE

**PROJECT ADDRESS**  
 23 KING STREET, DUNDAS VALLEY

**SHEET NAME**  
 FIRST FLOOR PLAN

**ISSUED FOR DEVELOPMENT APPLICATION**

Project number	Sheet No.	Issue	Phase
20584	A03.02	C	DA

Sheet Size	Scale	L.G.A.
A1	As indicated	PARRAMATTA

Drawn By: MS/SH | Checked By: SS | Date: 21.06.2023

**ABBREVIATIONS**

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- EXT - EXTERIOR
- FFL - FINISH FLOOR LEVEL
- F. - FIXED
- FSL - FINISH SURFACE LEVEL
- GLZ - GLAZING
- NGL - NATURAL GROUND LEVEL
- REQ. - REQUIREMENTS

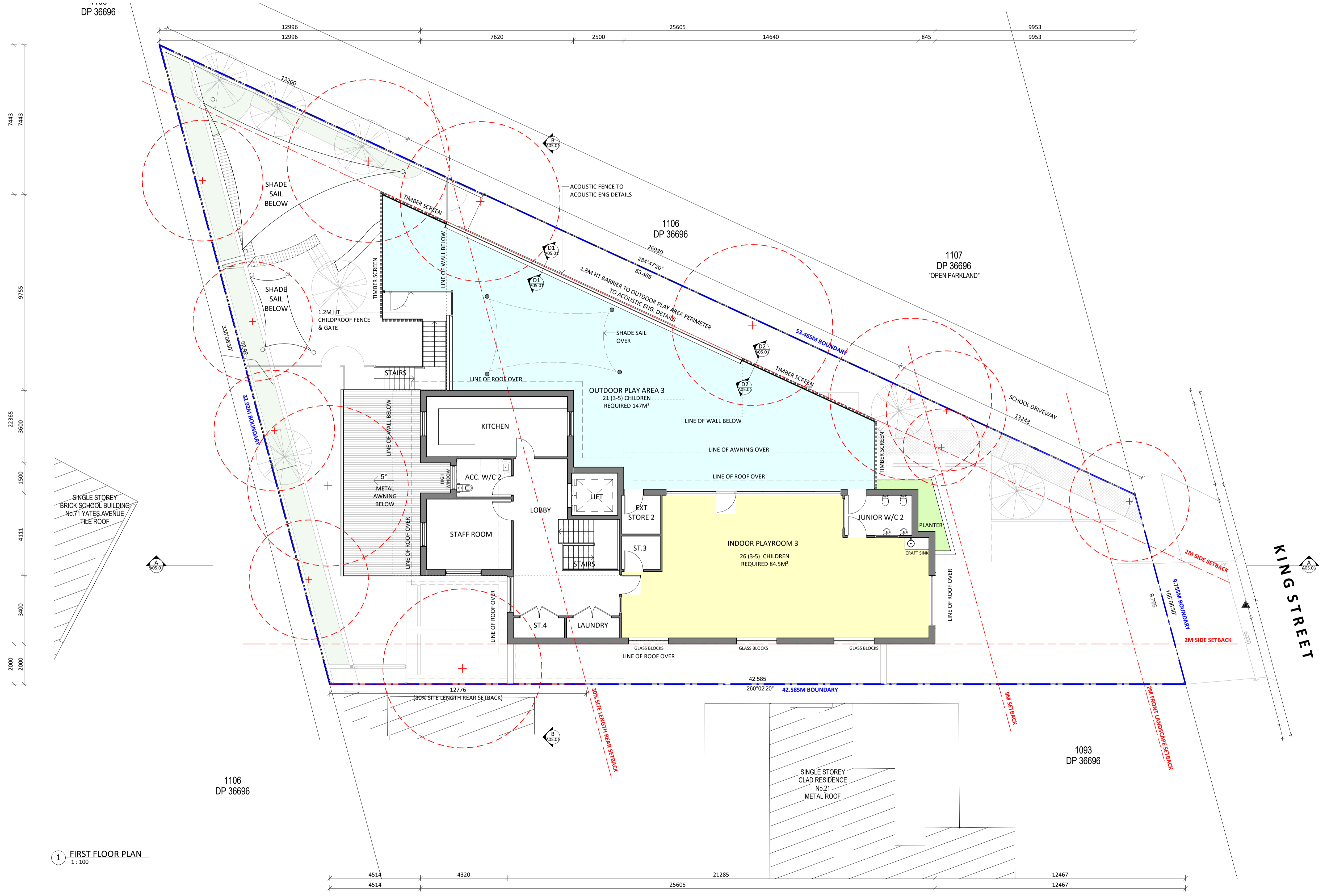
- XXX - PROPOSED LEVEL
- XX.X - EXISTING LEVEL
- XXX - SPOT LEVEL (PLAN)
- XX.XX - SPOT LEVEL (ELEVATION)

**LANDSCAPE LEGEND**

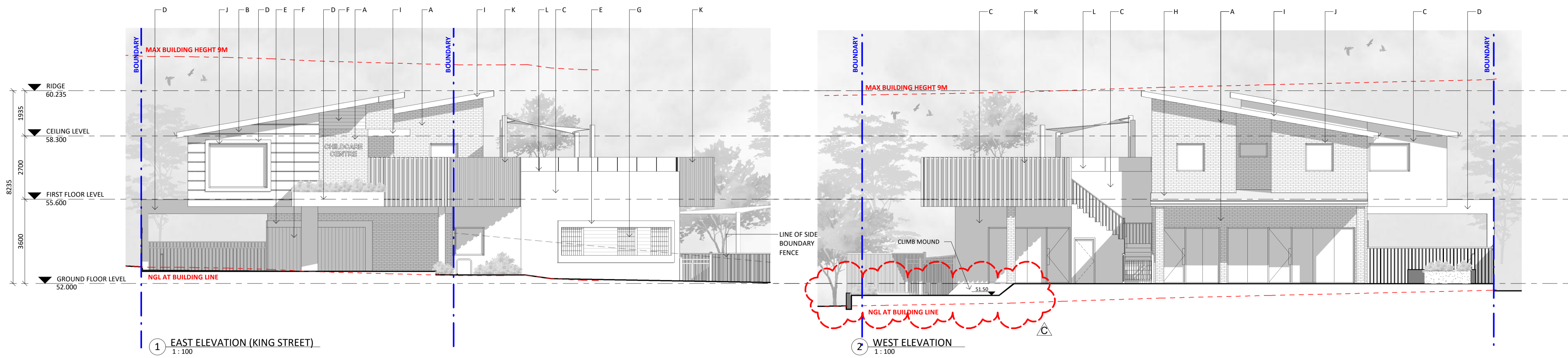
- EXISTING TREE / TREE TO BE RETAINED
- TREE TO BE REMOVED
- NEW TREE
- LANDSCAPING
- LANDSCAPE BUFFER
- TURF
- PAVING
- LINE OF STRUCTURAL ROOT ZONE (SRZ)
- LINE OF TREE EXCLUSION ZONE (TEZ)
- LINE OF TREE PROTECTION ZONE (TPZ)

NOTE: REFER TO ARBORIST REPORT FOR FUTURE DETAILS

**NOT FOR CONSTRUCTION**



1 FIRST FLOOR PLAN  
 1:100

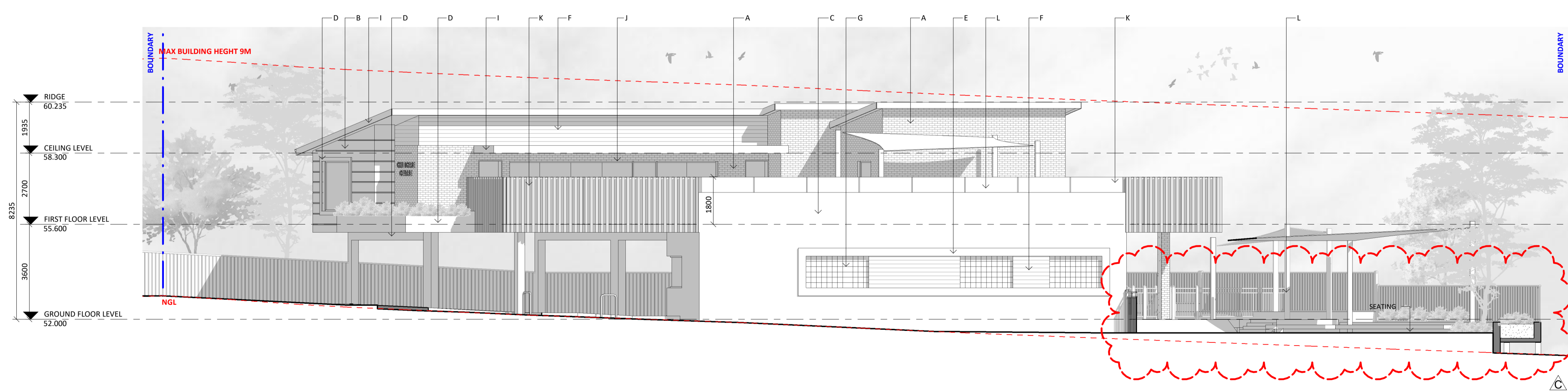


1 EAST ELEVATION (KING STREET)  
1 : 100

2 WEST ELEVATION  
1 : 100



3 SOUTH ELEVATION  
1 : 100



4 NORTH ELEVATION  
1 : 100

**EXTERNAL FINISHES & MATERIALS**

- A** PGH BRICK  
METALLIC RANGE  
COLOUR: PEWTER OR SIMILAR
- B** JAMES HARDIE WALL CLADDING  
AXON CLADDING  
COLOUR: PAINT WITH  
DULUX ASHVILLE OR SIMILAR
- C** RENDER & WALL PAINT  
DULUX  
COLOUR: ASHVILLE OR SIMILAR
- D** RENDER & WALL PAINT  
DULUX  
COLOUR: TICKING OR SIMILAR
- E** RENDER & WALL PAINT  
DULUX  
COLOUR: VIVID WHITE OR SIMILAR
- F** TIMBER CLADDING  
INNOWOOD  
COLOUR: WESTERN RED CEDAR OR  
SIMILAR
- G** GLASS BLOCKS
- H** METAL ROOF  
COLORBOND  
COLOUR: MONUMENT
- I** FASCIA, GUTTER & DOWN PIPES  
COLORBOND  
COLOUR: MONUMENT
- J** ALUMINIUM WINDOW & DOOR FRAME  
POWDERCOATED  
COLOUR: MONUMENT (SEMI GLOSS)
- K** TIMBER BATTENS  
INNOWOOD  
COLOUR: WESTERN RED CEDAR OR  
SIMILAR
- L** GLASS BALUSTRADE

ISSUE	DATE	DESCRIPTION
C	21.06.2023	ISSUED FOR DEVELOPMENT APPLICATION
B	01.02.2023	ISSUED FOR DEVELOPMENT APPLICATION
A	28.09.2022	ISSUED FOR DEVELOPMENT APPLICATION

- ASSOCIATED CONSULTANTS**
- ACCESS
  - ACOUSTIC
  - BCA
  - CIVIL
  - ELECTRICAL
  - FIRE
  - GEOTECH
  - HYDRAULIC
  - LANDSCAPE
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**ARCHITECT**



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**PROJECT**

CHILDCARE CENTRE

**PROJECT ADDRESS**

23 KING STREET, DUNDAS VALLEY

**SHEET NAME**

EXTERNAL ELEVATIONS

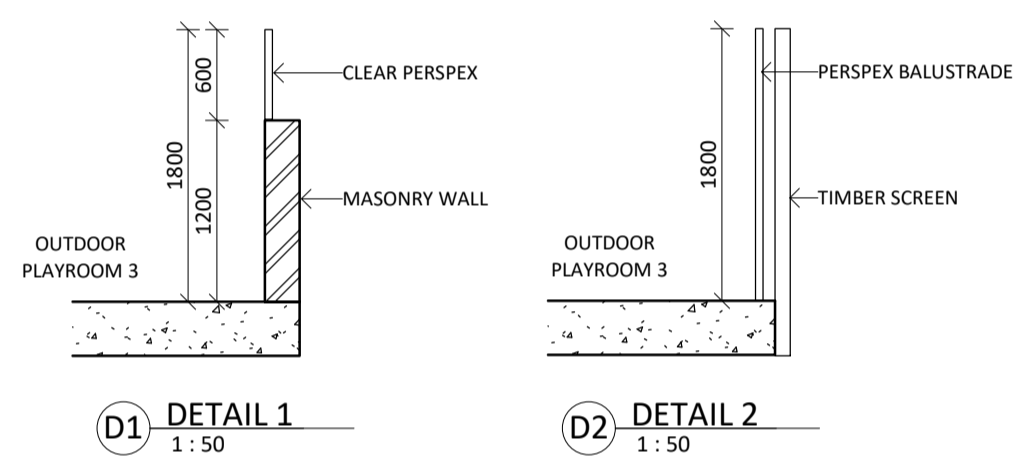
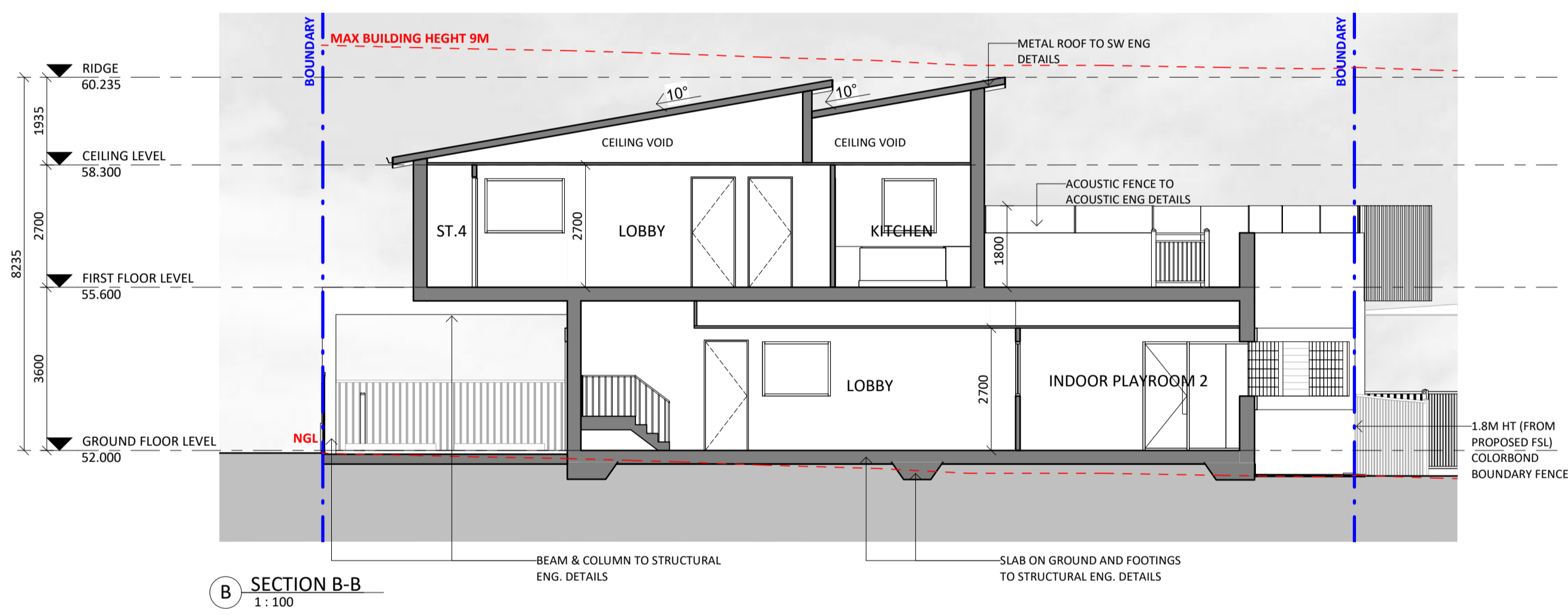
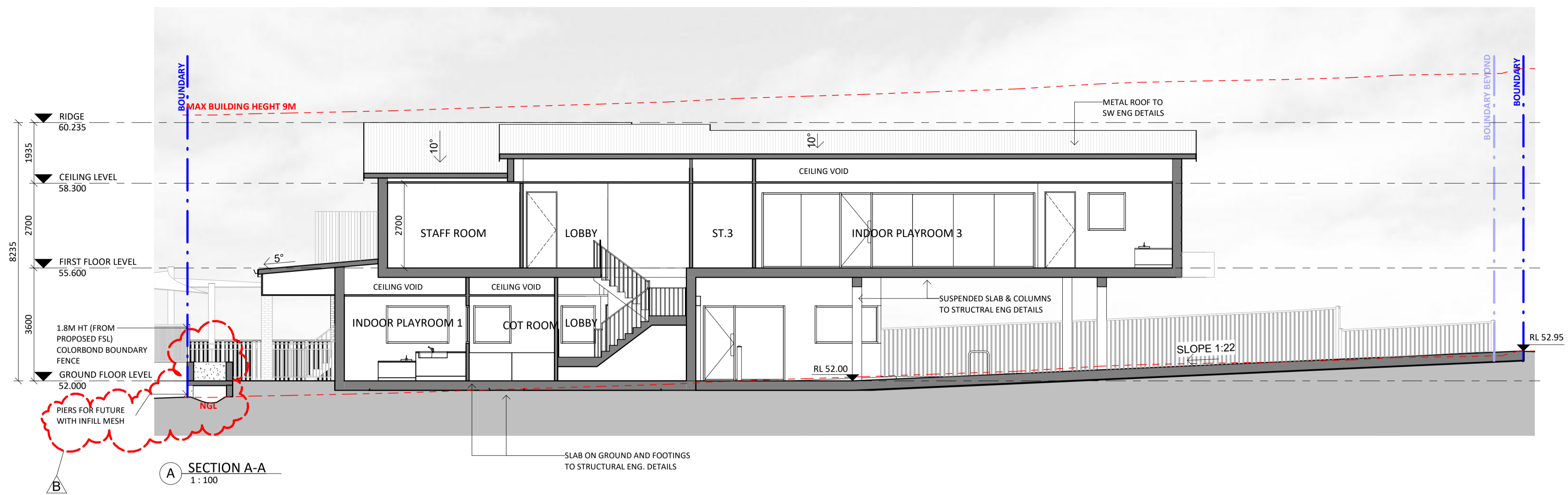
**ISSUED FOR DEVELOPMENT APPLICATION**

Project number	Sheet No.	Issue	Phase
20584	A04.01	C	DA

Sheet Size	Scale	L.G.A.
A1	As indicated	PARRAMATTA

Drawn By	Checked By	Date
MS/SH	SS	21.06.2023

**NOT FOR CONSTRUCTION**



EXTERNAL FINISHES & MATERIALS (ARTIST'S IMPRESSION)

**EXTERNAL FINISHES & MATERIALS**

- A** PGH BRICK METALLIC RANGE COLOUR: PEWTER OR SIMILAR
- B** JAMES HARDIE WALL CLADDING AXON CLADDING COLOUR: PAINT WITH DULUX ASHVILLE OR SIMILAR
- C** RENDER & WALL PAINT DULUX COLOUR: ASHVILLE OR SIMILAR
- D** RENDER & WALL PAINT DULUX COLOUR: TICKING OR SIMILAR
- E** RENDER & WALL PAINT DULUX COLOUR: VIVID WHITE OR SIMILAR
- F** TIMBER CLADDING INNOWOOD COLOUR: WESTERN RED CEDAR OR SIMILAR
- G** GLASS BLOCKS
- H** METAL ROOF COLORBOND COLOUR: MONUMENT
- I** FASCIA, GUTTER & DOWN PIPES COLORBOND COLOUR: MONUMENT
- J** ALUMINIUM WINDOW & DOOR FRAME POWDERCOATED COLOUR: MONUMENT (SEMI GLOSS)
- K** TIMBER BATTENS INNOWOOD COLOUR: WESTERN RED CEDAR OR SIMILAR
- L** GLASS BALUSTRADE

ISSUE	DATE	DESCRIPTION
C	21.06.2023	ISSUED FOR DEVELOPMENT APPLICATION
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**PROJECT**  
CHILDCARE CENTRE

**PROJECT ADDRESS**  
23 KING STREET, DUNDAS VALLEY

**SHEET NAME**  
SECTIONS & EXTERNAL FINISHES

ISSUED FOR DEVELOPMENT APPLICATION			
Project number	Sheet No.	Issue	Phase
20584	A05.01	C	DA

Sheet Size	Scale	L.G.A.
A1	As indicated	PARRAMATTA

Drawn By	Checked By	Date
SH/MS	SS	21.06.2023

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