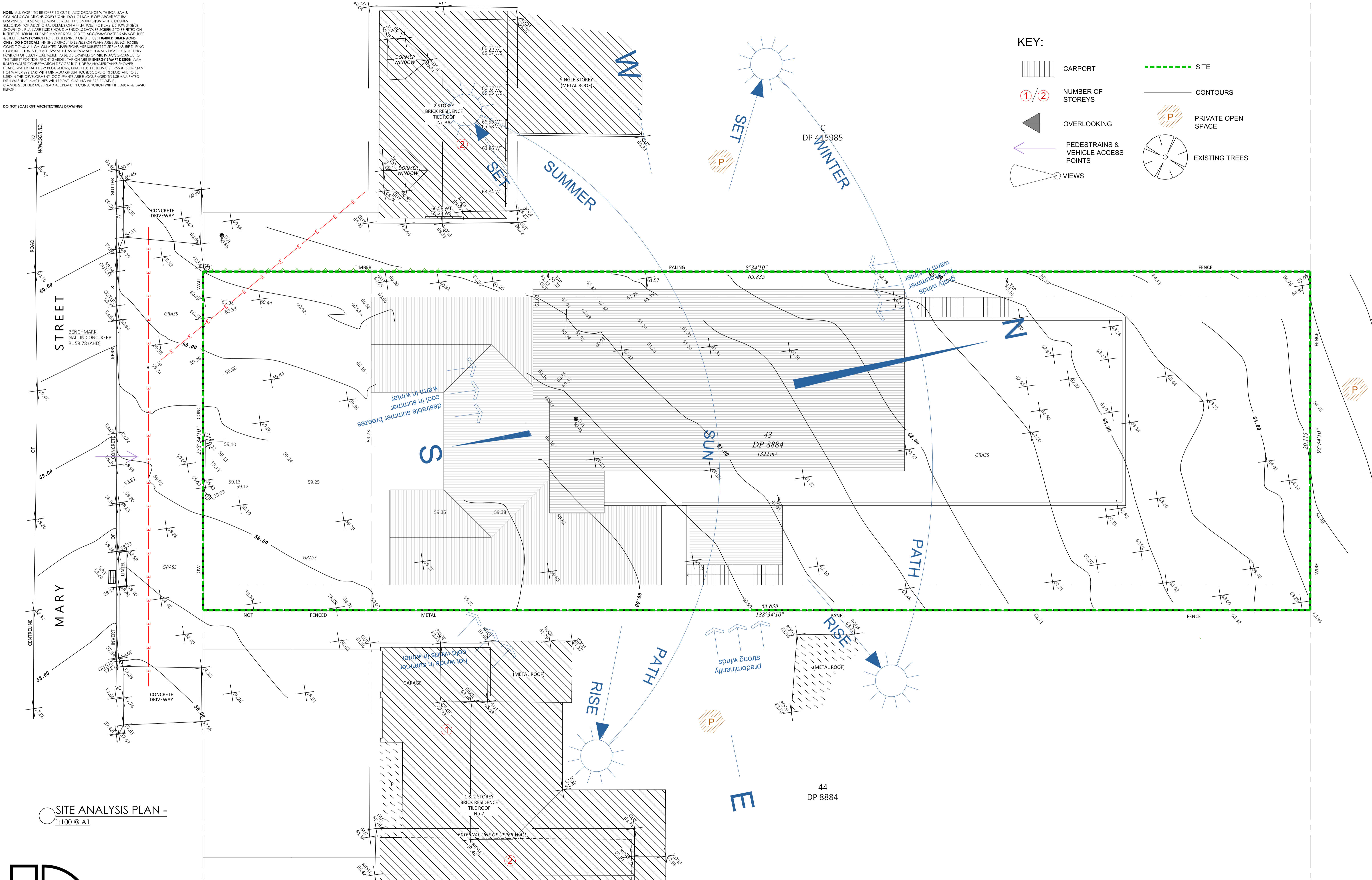


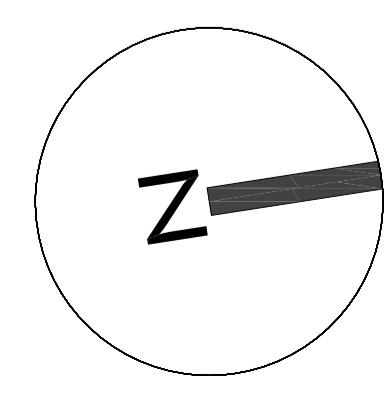
NOTE: ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH BCA, SAA & COUNCILS CONDITIONS OF PRACTICE. DO NOT SCALE OFF ARCHITECTURAL DRAWINGS. THESE NOTES MUST BE READ IN CONJUNCTION WITH COLOURS. SELECTION FOR ADDITIONAL DETAILS ON APPLIANCES, FC ITEMS & SHOWER SIZES SHOWN ON PLAN ARE FOR INFORMATION ONLY. DIMENSIONS TO BE REVERSED ON INSIDE OF JOB BULKHEADS MAY BE REQUIRED TO ACCOMMODATE DRAINAGE LINES & STEEL BEAMS POSITION TO BE DETERMINED ON SITE. **USE FIGURED DIMENSIONS ONLY. DO NOT SCALE.** FINISHED GROUND LEVELS ON PLANS ARE SUBJECT TO SITE CONDITIONS. ALL CALCULATED DIMENSIONS ARE SUBJECT TO SITE MEASURE DURING CONSTRUCTION & NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING POSITION OF ELECTRICAL METER TO BE DETERMINED ON SITE IN ACCORDANCE TO THE TURRET POSITION FROM GARDEN TAP ON METER. **ENERGY SMART DESIGN:** AAA RATED WATER CONSERVATION DEVICES INCLUDE RAINWATER TANKS, SHOWER HEADS, WATER FAP FLOW REGULATORS, DUAL FLUSH TOILETS & COMPACT HOT WATER SYSTEMS WITH MINIMUM GREEN HOUSE SCORE OF 3 STARS ARE TO BE USED IN THE DEVELOPMENT. OCCUPANTS ARE ENCOURAGED TO USE ENERGY EFFICIENT DEW WASHING MACHINES WITH FRONT LOADING WHERE POSSIBLE. OWNER/BUILDER MUST READ ALL PLANS IN CONJUNCTION WITH THE ABSA & BASIX REPORT.

DO NOT SCALE OFF ARCHITECTURAL DRAWINGS



SITE ANALYSIS PLAN -
1:100 @ A1

info@janssendedesigns.com.au | PO Box 41, Kenthurst 2156 | m: 0423 216 636
Nominated Architect: Jake Janssen NSW ARB 11575



AMENDMENTS		
ISSUE	DESCRIPTION	DATE

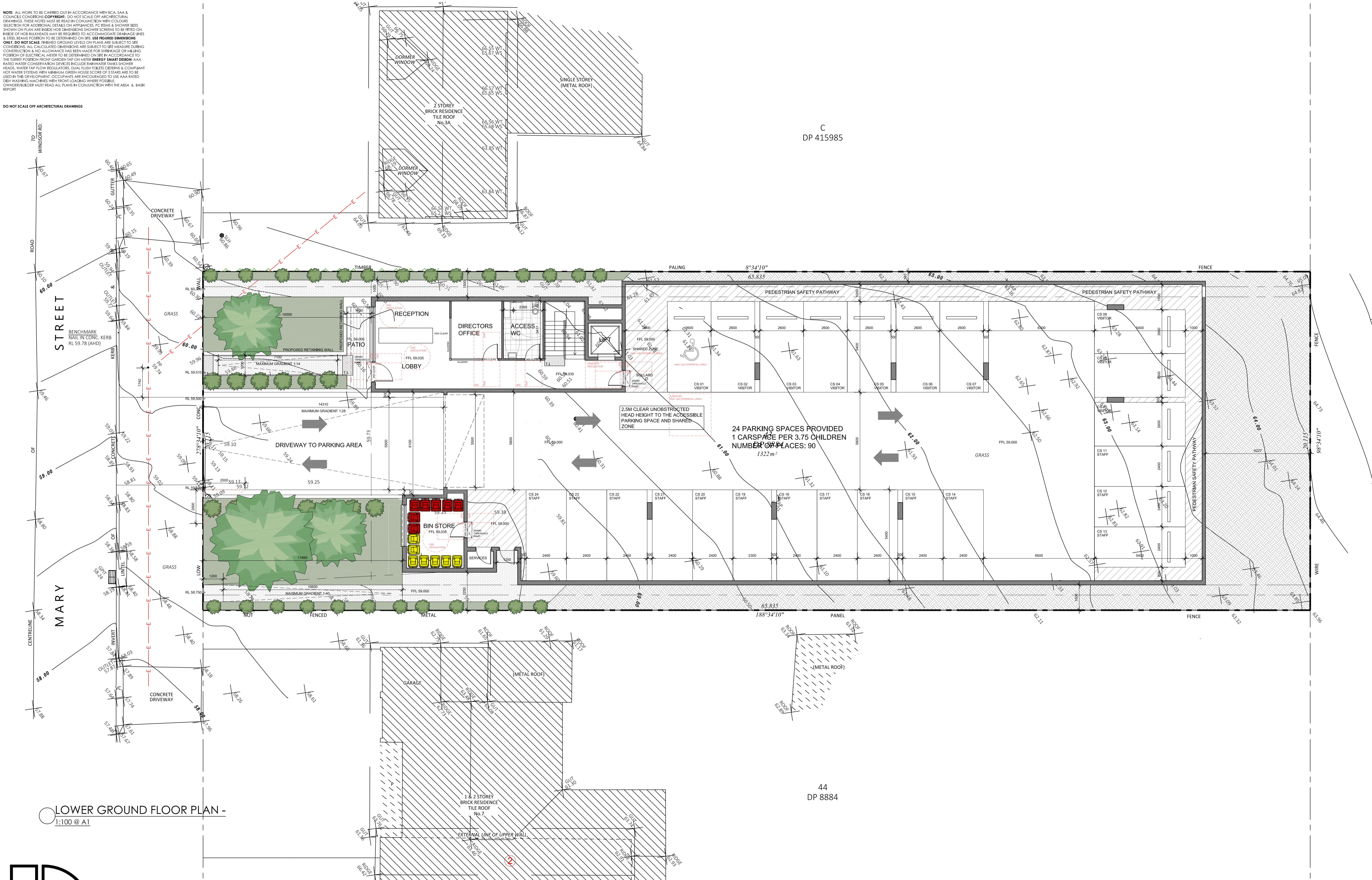
Project Title:
Proposed Child Care Centre

DRAWING TITLE:
Site Analysis Plan
ADDRESS:
5 Mary Street, Northmead

CLIENT DETAILS:
Kirribilli Capital
LOCAL GOVERNMENT AREA:
Paramatta Council
Issue For: DA
Date: 13.7.2023
Scale: 1:100
Drawing #: A004
Project #: 10198

NOTE: ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH BCA, SAA & COUNCILS CONDITIONS. DO NOT SCALE OFF ARCHITECTURAL DRAWINGS. THESE NOTES MUST BE READ IN CONJUNCTION WITH COLOURS. SELECTION FOR ADDITIONAL DETAILS ON APPLIANCES, FC ITEMS & SHOWER SIZES SHOWN ON PLAN ARE FOR INFORMATION ONLY. SEE FINISHED DIMENSIONS ONLY. DO NOT SCALE. FINISHED GROUND LEVELS ON PLANS ARE SUBJECT TO SITE CONDITIONS. ALL CALCULATED DIMENSIONS ARE SUBJECT TO THE MEASURE DURING CONSTRUCTION & NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING POSITION OF ELECTRICAL METER TO BE DETERMINED ON SITE IN ACCORDANCE TO THE TURRET POSITION FROM GARDEN 1M ON METER ENERGY SMART DESIGN. AAA RATED WATER CONSERVATION DEVICES INCLUDE RAINWATER TANKS, SHOWER HEADS, WATER FLOW REGULATORS, DUAL FLUSH TOILETS & COMPLIANT HOT WATER SYSTEMS WITH MINIMUM GREEN HOUSE SCORE OF 3 STARS ARE TO BE USED IN THE DEVELOPMENT. OCCUPANTS ARE ENCOURAGED TO USE AAA RATED DSH WASHING MACHINES WITH FRONT LOADING WHERE POSSIBLE. OWNER/BUILDER MUST READ ALL PLANS IN CONJUNCTION WITH THE ABSA & BASK REPORT.

DO NOT SCALE OFF ARCHITECTURAL DRAWINGS



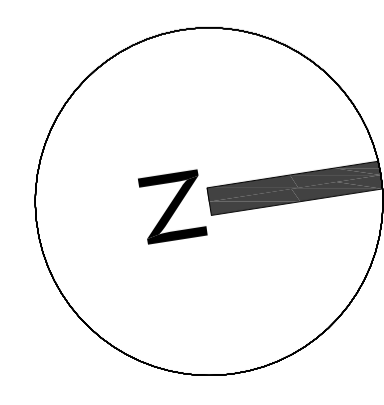
C
DP 415985

44
DP 8884

LOWER GROUND FLOOR PLAN -
1:100 @ A1

**JANSSEN
DESIGNS**

info@janssengns.com.au | PO Box 41, Kenthurst 2156 | m: 0423 216 636
Nominated Architect: Jake Janssen NSW ARB 11575



AMENDMENTS		
ISSUE	DESCRIPTION	DATE

Project Title:
Proposed Child Care
Centre

DRAWING TITLE:
Lower Ground Floor Plan

ADDRESS:
5 Mary Street, Northmead

CLIENT DETAILS:
Kirribilli Capital

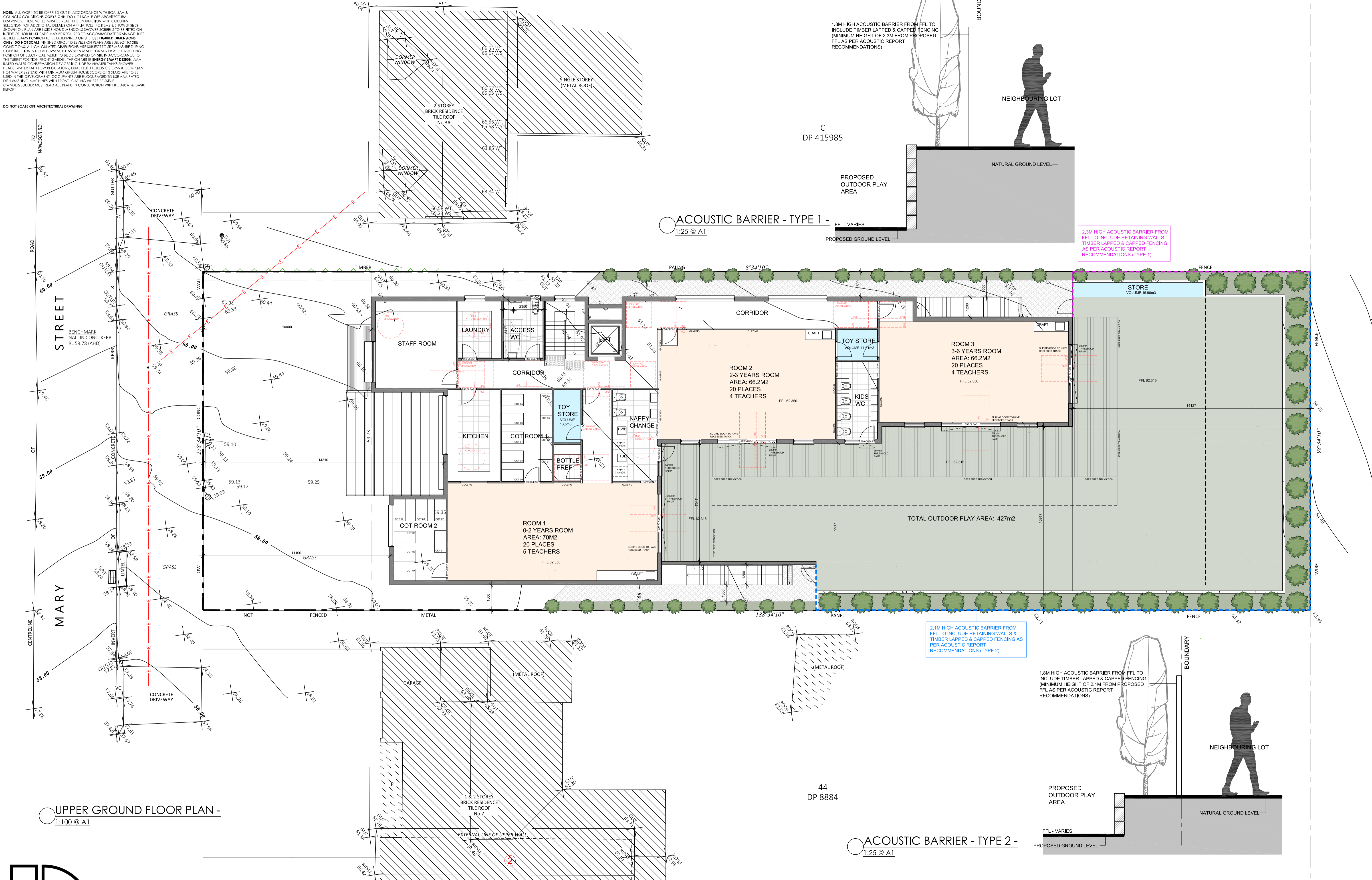
LOCAL GOVERNMENT AREA:
Paramatta Council

Issue For: DA
Issue: A

Date: 13.7.2023
Scale: 1:100
Drawing #: A005
Project #: 10198

NOTE: ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH BCA SAA & COUNCILS CONDITIONS OF CONTRACT. DO NOT SCALE OFF ARCHITECTURAL DRAWINGS. THESE NOTES MUST BE READ IN CONJUNCTION WITH COLOURS. SELECTION FOR ADDITIONAL DETAILS ON APPLIANCES, FC ITEMS & SHOWER SIZES SHOWN ON PLAN ARE FOR INFORMATION ONLY. DIMENSIONS TO BE REVERSED ON INSIDE OF HOB BULKHEADS MAY BE REQUIRED TO ACCOMMODATE DRAINAGE LINES & STEEL BEANS POSITION TO BE DETERMINED ON SITE. **USE FIGURED DIMENSIONS ONLY. DO NOT SCALE.** FINISHED GROUND LEVELS ON PLANS ARE SUBJECT TO SITE CONDITIONS. ALL CALCULATED DIMENSIONS ARE SUBJECT TO SITE MEASURE DURING CONSTRUCTION & NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR SWELLING POSITION OF ELECTRICAL METER TO BE DETERMINED ON SITE IN ACCORDANCE TO THE TURRET POSITION FRONT GARDEN 1M ON METER. **ENERGY SMART DESIGN:** AAA RATED WATER CONSERVATION DEVICES INCLUDE RAINWATER TANKS, SHOWER HEADS, WATER FLOW REGULATORS, DUAL FLUSH TOILETS & COMPLIANT HOT WATER SYSTEMS WITH MINIMUM GREEN HOUSE SCORE OF 3 STARS ARE TO BE USED IN THE DEVELOPMENT. OCCUPANTS ARE ENCOURAGED TO USE AAA RATED DSH WASHING MACHINES WITH FRONT LOADING WHERE POSSIBLE. OWNER/BUILDER MUST READ ALL PLANS IN CONJUNCTION WITH THE ABSA & BASK REPORT.

DO NOT SCALE OFF ARCHITECTURAL DRAWINGS

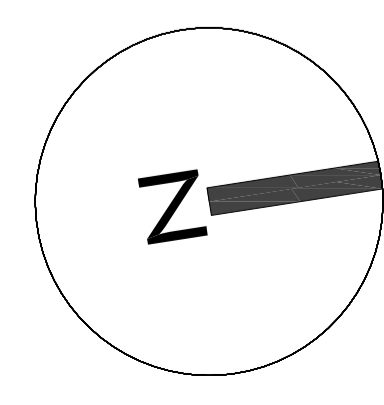


UPPER GROUND FLOOR PLAN - 1:100 @ A1

ACOUSTIC BARRIER - TYPE 1 - 1:25 @ A1

ACOUSTIC BARRIER - TYPE 2 - 1:25 @ A1

info@janssengns.com.au | PO Box 41, Kenthurst 2156 | m: 0423 216 636
Nominated Architect: Jake Janssen NSW ARB 11575



AMENDMENTS		
ISSUE	DESCRIPTION	DATE

Project Title:
Proposed Child Care Centre

DRAWING TITLE:
Upper Ground Floor Plan

ADDRESS:
5 Mary Street, Northmead

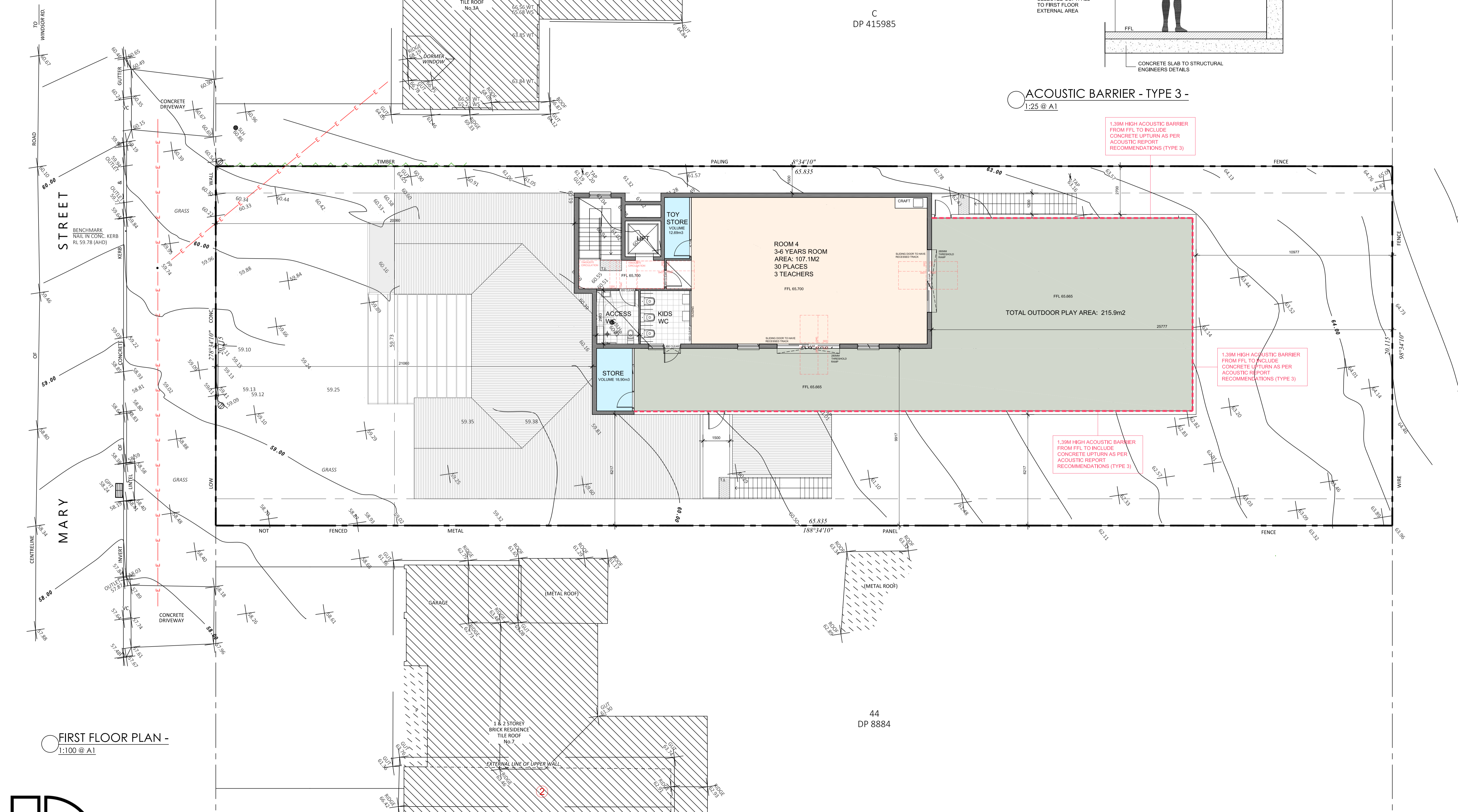
CLIENT DETAILS:
Kiribilli Capital

LOCAL GOVERNMENT AREA:
Paramatta Council

Date: 13.7.2023
Scale: 1:100
Issue For: DA
Issue: A
Drawing #: A006
Project #: 10198

NOTE: ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH BCA, SAA & COUNCILS CONDITIONS OF CONTRACT. DO NOT SCALE OFF ARCHITECTURAL DRAWINGS. THESE NOTES MUST BE READ IN CONJUNCTION WITH COLOURS. SELECTION FOR ADDITIONAL DETAILS ON APPLIANCES, FC ITEMS & SHOWER SIZES SHOWN ON PLAN ARE FOR INFORMATION ONLY. DIMENSIONS TO BE REVERSED ON INSIDE OF HOB BULKHEADS MAY BE REQUIRED TO ACCOMMODATE DRAINAGE LINES & STEEL BEANS POSITION TO BE DETERMINED ON SITE. **USE FIGURED DIMENSIONS ONLY. DO NOT SCALE.** FINISHED GROUND LEVELS ON PLANS ARE SUBJECT TO SITE CONDITIONS. ALL CALCULATED DIMENSIONS ARE SUBJECT TO SITE MEASURE DURING CONSTRUCTION & NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING POSITION OF ELECTRICAL METER TO BE DETERMINED ON SITE IN ACCORDANCE TO THE TURRET POSITION FROM GARDEN TAP ON METER. **ENERGY SMART DESIGN:** AAA RATED WATER CONSERVATION DEVICES INCLUDE RAINWATER TANKS, SHOWER HEADS, WATER FAP FLOW REGULATORS, DUAL FLUSH TOILETS & COMPANION HOT WATER SYSTEMS WITH MINIMUM GREEN HOUSE SCORE OF 3 STARS ARE TO BE USED IN THE DEVELOPMENT. OCCUPANTS ARE ENCOURAGED TO USE AAA RATED DISH WASHING MACHINES WITH FRONT LOADING WHERE POSSIBLE. OWNER/BUILDER MUST READ ALL PLANS IN CONJUNCTION WITH THE ABSA & BASIX REPORT.

DO NOT SCALE OFF ARCHITECTURAL DRAWINGS

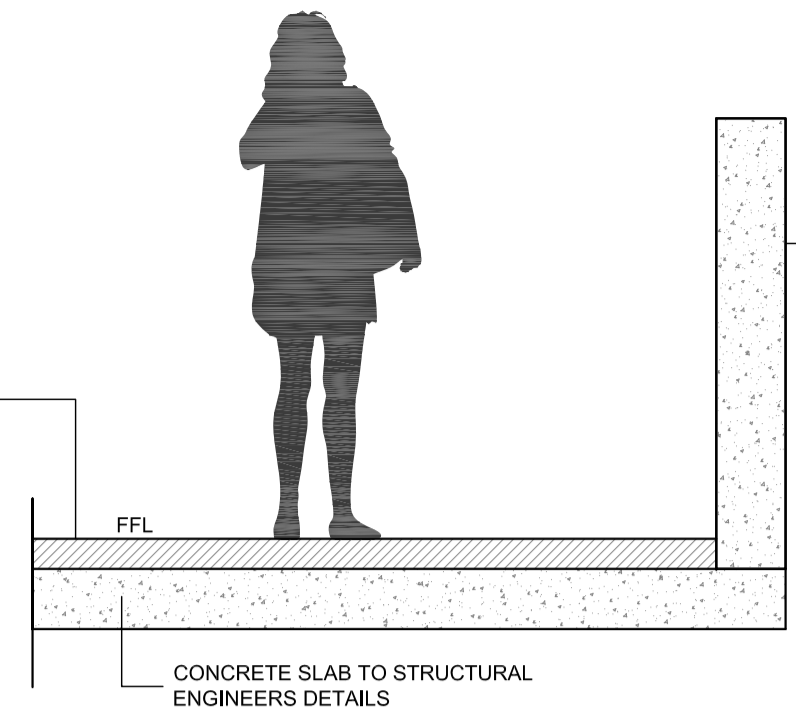


FIRST FLOOR PLAN - 1:100 @ A1

C DP 415985

44 DP 8884

SELECTED SOFTFALL TO FIRST FLOOR EXTERNAL AREA



ACOUSTIC BARRIER - TYPE 3 - 1:25 @ A1

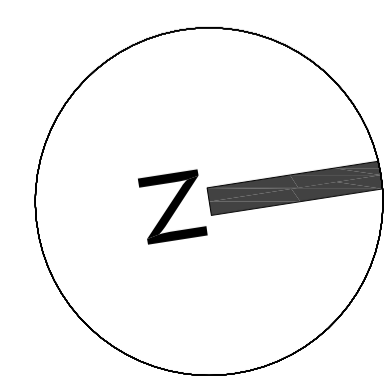
1.39M HIGH ACOUSTIC BARRIER FROM FFL TO INCLUDE CONCRETE UPTURN AS PER ACOUSTIC REPORT RECOMMENDATIONS (TYPE 3)

1.39M HIGH ACOUSTIC BARRIER FROM FFL TO INCLUDE CONCRETE UPTURN AS PER ACOUSTIC REPORT RECOMMENDATIONS (TYPE 3)

1.39M HIGH ACOUSTIC BARRIER FROM FFL TO INCLUDE CONCRETE UPTURN AS PER ACOUSTIC REPORT RECOMMENDATIONS (TYPE 3)

**JANSSEN
DESIGNS**

info@janssengns.com.au | PO Box 41, Kenthurst 2156 | m: 0423 216 636
Nominated Architect: Jake Janssen NSW ARB 11575



AMENDMENTS		
ISSUE	DESCRIPTION	DATE

Project Title:
Proposed Child Care Centre

DRAWING TITLE:
First Floor Plan

ADDRESS:
5 Mary Street, Northmead

CLIENT DETAILS:
Kirribilli Capital

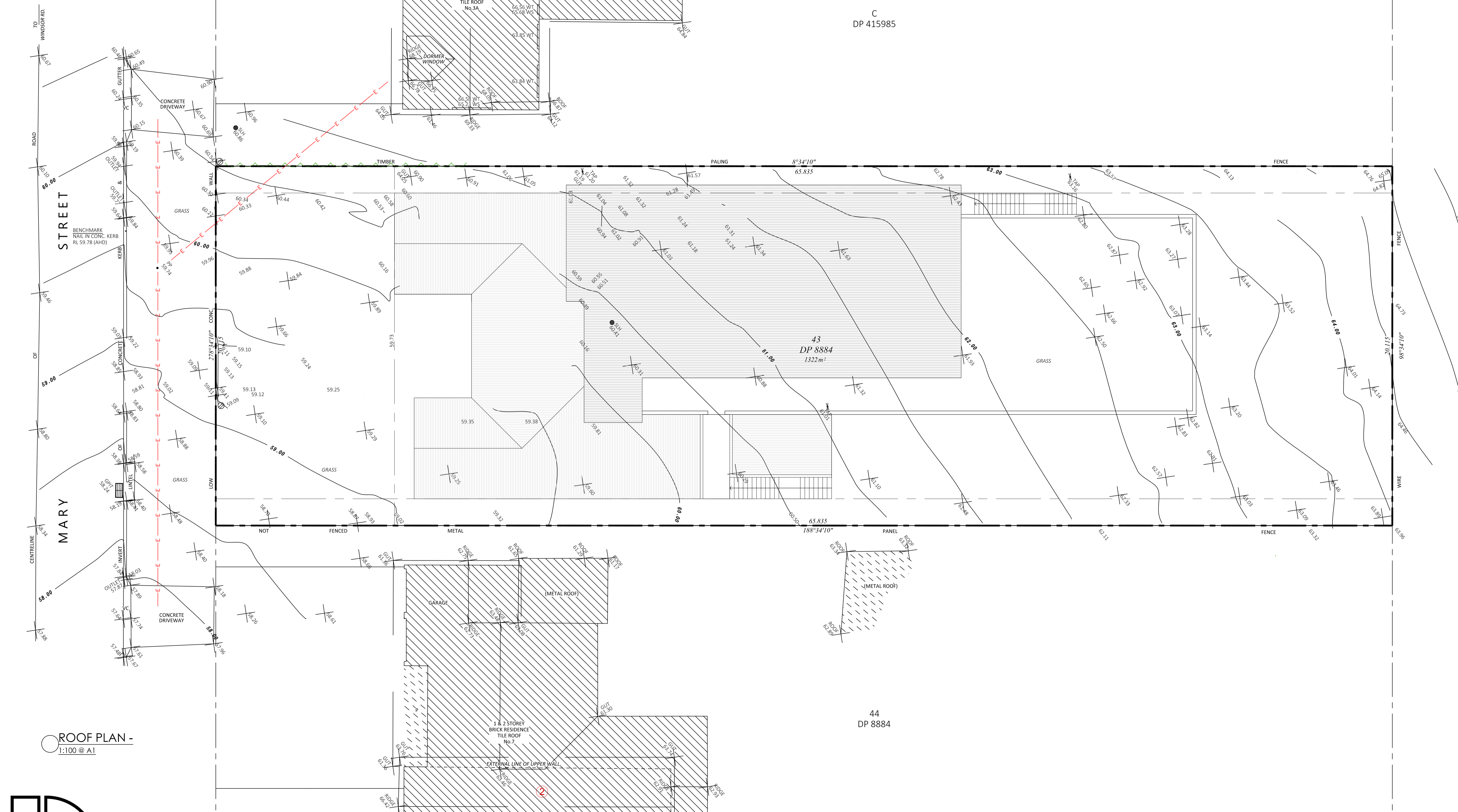
LOCAL GOVERNMENT AREA:
Paramatta Council

Issue For: DA
Issue: A

Date: 13.7.2023
Scale: 1:100
Drawing #: A007
Project #: 10198

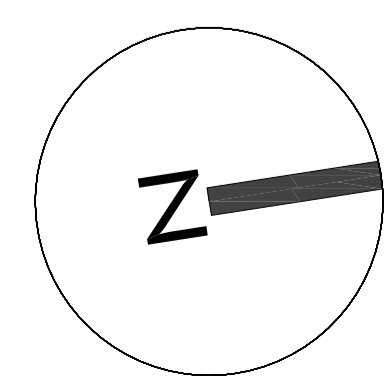
NOTE: ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH BCA, SAA & COUNCILS CONDITIONS. DO NOT SCALE OFF ARCHITECTURAL DRAWINGS. THESE NOTES MUST BE READ IN CONJUNCTION WITH COLOURS. SELECTION FOR ADDITIONAL DETAILS ON APPLIANCES, FC ITEMS & SHOWER SIZES SHOWN ON PLANS ARE FOR INFORMATION ONLY. DIMENSIONS TO BE USED ON INSIDE OF HOB BULKHEADS MAY BE REQUIRED TO ACCOMMODATE DRAINAGE LINES & STEEL BEANS POSITION TO BE DETERMINED ON SITE. **USE FIGURED DIMENSIONS ONLY. DO NOT SCALE.** FINISHED GROUND LEVELS ON PLANS ARE SUBJECT TO SITE CONDITIONS. ALL CALCULATED DIMENSIONS ARE SUBJECT TO THE MEASURE DURING CONSTRUCTION & NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR SWELLING. POSITION OF ELECTRICAL METER TO BE DETERMINED ON SITE IN ACCORDANCE TO THE TURRET POSITION FROM GARDEN TAP ON METER. **ENERGY SMART DESIGN:** AAA RATED WATER CONSERVATION DEVICES INCLUDE RAINWATER TANKS, SHOWER HEADS, WATER FLOW REGULATORS, DUAL FLUSH TOILETS & COMPLIANT HOT WATER SYSTEMS WITH MINIMUM GREEN HOUSE SCORE OF 3 STARS ARE TO BE USED IN THE DEVELOPMENT. OCCUPANTS ARE ENCOURAGED TO USE AAA RATED DISH WASHING MACHINES WITH FRONT LOADING WHERE POSSIBLE. OWNER/BUILDER MUST READ ALL PLANS IN CONJUNCTION WITH THE ABSA & BASIX REPORT.

DO NOT SCALE OFF ARCHITECTURAL DRAWINGS



ROOF PLAN -
1:100 @ A1

info@janssendedesigns.com.au | PO Box 41, Kenthurst 2156 | m: 0423 216 636
Nominated Architect: Jake Janssen NSW ARB 11575



AMENDMENTS		
ISSUE	DESCRIPTION	DATE

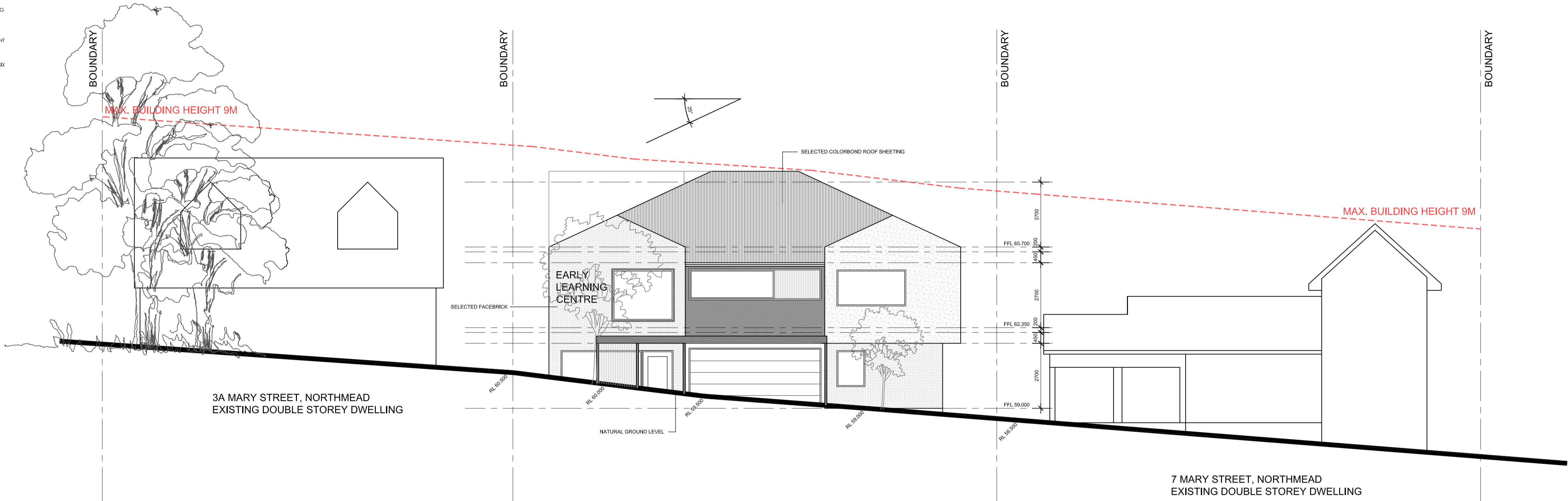
Project Title:
Proposed Child Care Centre

DRAWING TITLE:
Roof Plan
ADDRESS:
5 Mary Street, Northmead

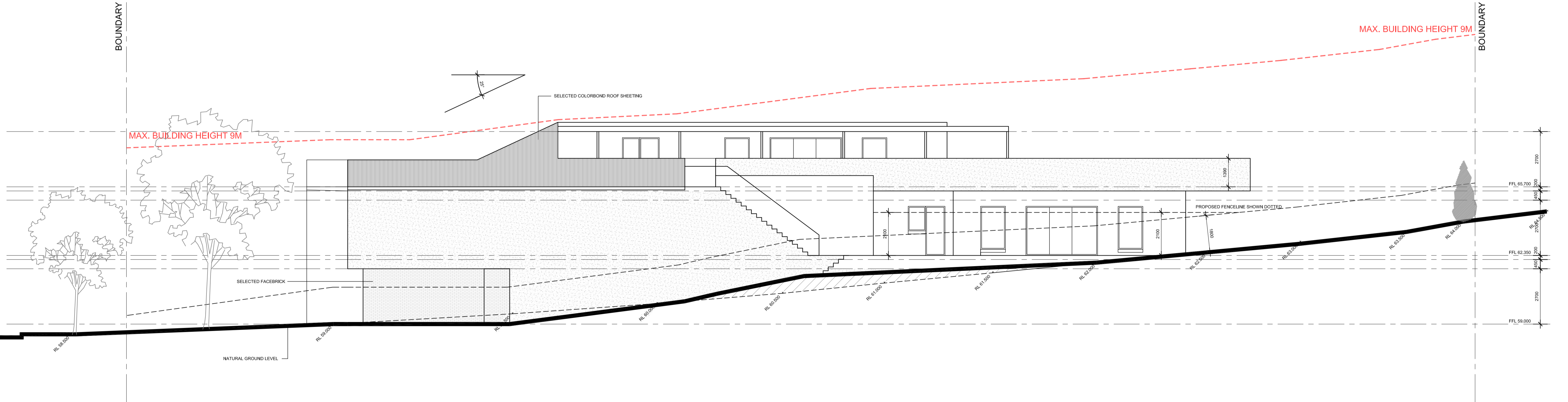
CLIENT DETAILS:
Kirribilli Capital
LOCAL GOVERNMENT AREA:
Paramatta Council
Issue For: DA
Date: 15.7.2023
Scale: 1:100
Drawing #: A008
Project #: 10198

NOTE: ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH BCA, SAA & COUNCILS CONDITIONS OF PRACTICE. DO NOT SCALE OFF ARCHITECTURAL DRAWINGS. THESE NOTES MUST BE READ IN CONJUNCTION WITH COLOURS SELECTION FOR ADDITIONAL DETAILS ON APPLIANCES, FC ITEMS & SHOWER SEES SHOWN ON PLANS ARE INSET FOR DIMENSIONS SHOWN SCREENS TO BE FITTED ON INSIDE OF HOBS BULKHEADS MAY BE REQUIRED TO ACCOMMODATE DRAINAGE LINES & STEEL BEAMS POSITION TO BE DETERMINED ON SITE. **USE FIGURED DIMENSIONS ONLY. DO NOT SCALE.** FINISHED GROUND LEVELS ON PLANS ARE SUBJECT TO SITE CONDITIONS. ALL CALCULATED DIMENSIONS ARE SUBJECT TO SITE MEASURE DURING CONSTRUCTION & NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING POSITION OF ELECTRICAL METER TO BE DETERMINED ON SITE IN ACCORDANCE TO THE TURRET POSITION FRONT GARDEN 1M ON METER. **ENERGY SMART DESIGN:** AAA RATED WATER CONSERVATION DEVICES INCLUDE RAINWATER TANKS, SHOWER HEADS, WATER FLOW REGULATORS, DUAL FLUSH TOILETS, CEILING & COMPLIANT HOT WATER SYSTEMS WITH MINIMUM GREEN HOUSE SCORE OF 3 STARS ARE TO BE USED IN THE DEVELOPMENT. OCCUPANTS ARE ENCOURAGED TO USE AAA RATED DEH WASHING MACHINES WITH FRONT LOADING WHERE POSSIBLE. OWNER/BUILDER MUST READ ALL PLANS IN CONJUNCTION WITH THE ABSA & BASK REPORT.

DO NOT SCALE OFF ARCHITECTURAL DRAWINGS



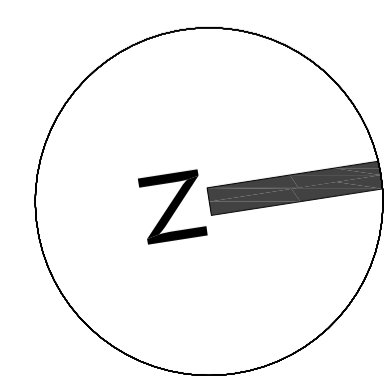
SOUTH ELEVATION (STREETSCAPE) -
1:100 @ A1



EAST ELEVATION -
1:100 @ A1

**JANSSSEN
DESIGNS**

info@janssendedesigns.com.au | PO Box 41, Kenthurst 2156 | m: 0423 216 636
Nominated Architect: Jake Janssen NSW ARB 11575



AMENDMENTS		
ISSUE	DESCRIPTION	DATE

Project Title:
Proposed Child Care Centre

DRAWING TITLE:
South (Streetscape) & East Elevations

ADDRESS:
5 Mary Street, Northmead

CLIENT DETAILS:
Kirribilli Capital

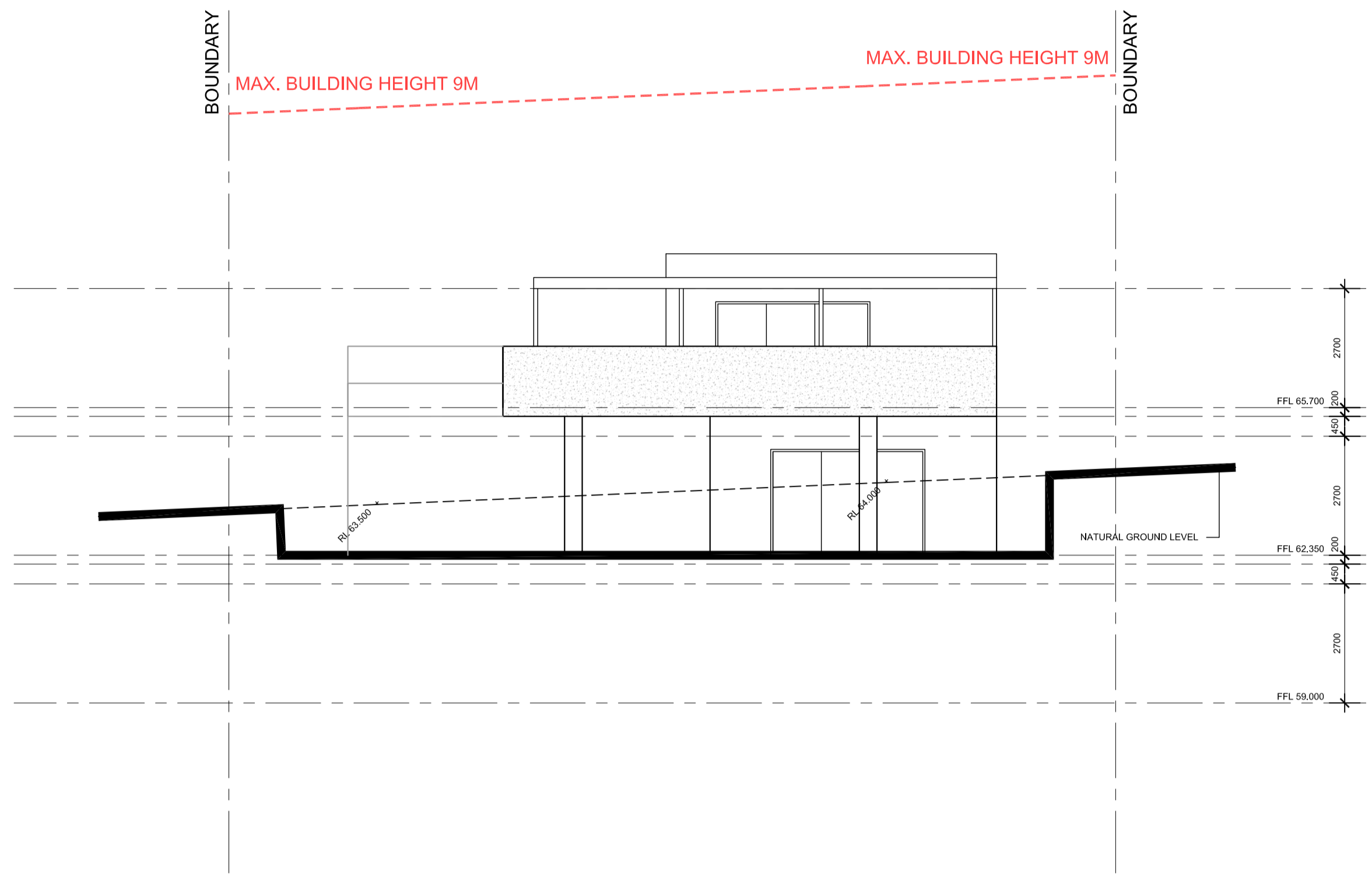
LOCAL GOVERNMENT AREA:
Parramatta Council

Issue For: DA
Issue: A

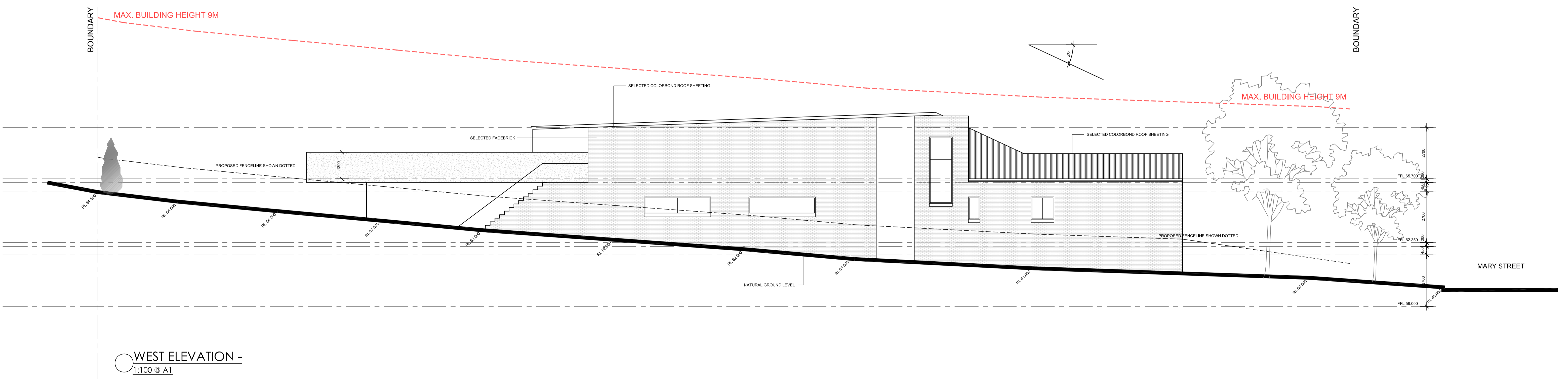
Date: 13.7.2023
Scale: 1:100
Drawing #: A007
Project #: 10198

NOTE: ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH BCA, SAA & COUNCILS CONDITIONS. **COPYRIGHT:** DO NOT SCALE OFF ARCHITECTURAL DRAWINGS. THESE NOTES MUST BE READ IN CONJUNCTION WITH COLOURS. SELECTION FOR ADDITIONAL DETAILS ON APPLIANCES, FC ITEMS & SHOWER SIZES SHOWN ON PLANS ARE INSET FOR DIMENSIONS. SHOWER SCREENS TO BE FITTED ON INSIDE OF HOBB BULKHEADS MAY BE REQUIRED TO ACCOMMODATE DRAINAGE LINES & STEEL BEAMS POSITION TO BE DETERMINED ON SITE. **USE FIGURED DIMENSIONS ONLY. DO NOT SCALE.** FINISHED GROUND LEVELS ON PLANS ARE SUBJECT TO SITE CONDITIONS. ALL CALCULATED DIMENSIONS ARE SUBJECT TO SITE MEASURE DURING CONSTRUCTION & NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING POSITION OF ELECTRICAL METER TO BE DETERMINED ON SITE IN ACCORDANCE TO THE TURKEY POSITION FRONT GARDEN 1M ON METER. **ENERGY SMART DESIGN:** AAA RATED WATER CONSERVATION DEVICES INCLUDE RAINWATER TANKS, SHOWER HEADS, WATER FLOW REGULATORS, DUAL FLUSH TOILETS, CISTERNS & COMPLIANT HOT WATER SYSTEMS WITH MINIMUM GREEN HOUSE SCORE OF 3 STARS ARE TO BE USED IN THE DEVELOPMENT. OCCUPANTS ARE ENCOURAGED TO USE AAA RATED DSH WASHING MACHINES WITH FRONT LOADING WHERE POSSIBLE. OWNER/BUILDER MUST READ ALL PLANS IN CONJUNCTION WITH THE ABSA & BASIX REPORT.

DO NOT SCALE OFF ARCHITECTURAL DRAWINGS



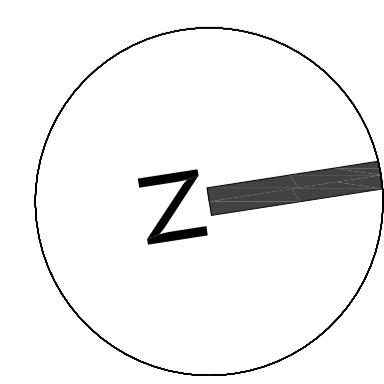
NORTH ELEVATION -
1:100 @ A1



WEST ELEVATION -
1:100 @ A1

**JANSSEN
DESIGNS**

info@janssendedesigns.com.au | PO Box 41, Kenthurst 2156 | m: 0423 216 636
Nominated Architect: Jake Janssen NSW ARB 11575



AMENDMENTS		
ISSUE	DESCRIPTION	DATE

Project Title:
Proposed Child Care
Centre

DRAWING TITLE:
North & West Elevations

ADDRESS:
5 Mary Street, Northmead

CLIENT DETAILS:
Kirribilli Capital

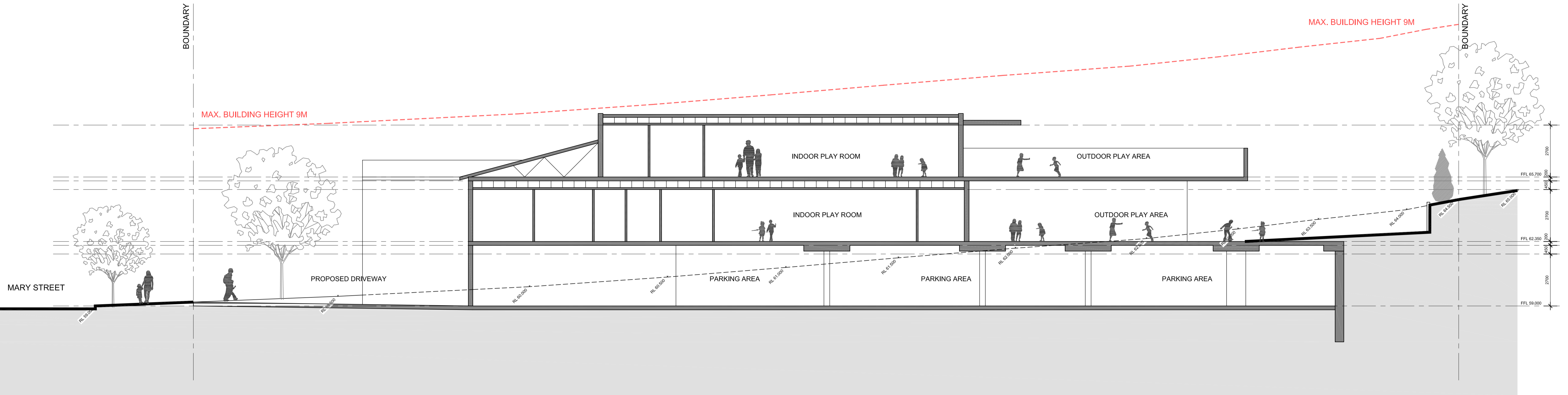
LOCAL GOVERNMENT AREA:
Parramatta Council

Issue For: DA
Issue: A

Date: 15.7.2023
Scale: 1:100
Drawing #: AD10
Project #: 10198

NOTE: ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH BCA, SAA & COUNCILS CONDITIONS. **COPYRIGHT:** DO NOT SCALE OFF ARCHITECTURAL DRAWINGS. THESE NOTES MUST BE READ IN CONJUNCTION WITH COLOURS. SELECTION FOR ADDITIONAL DETAILS ON APPLIANCES, FC ITEMS & SHOWER SIZES SHOWN ON PLANS ARE INSET FOR DIMENSIONS. SHOWER SCREENS TO BE FITTED ON INSIDE OF HOBB BULKHEADS MAY BE REQUIRED TO ACCOMMODATE DRAINAGE LINES & STEEL BEAMS POSITION TO BE DETERMINED ON SITE. **SEE FIGURED DIMENSIONS ONLY. DO NOT SCALE.** FINISHED GROUND LEVELS ON PLANS ARE SUBJECT TO SITE CONDITIONS. ALL CALCULATED DIMENSIONS ARE SUBJECT TO SITE MEASURE DURING CONSTRUCTION & NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR SWELLING. POSITION OF ELECTRICAL METER TO BE DETERMINED ON SITE IN ACCORDANCE TO THE TURRET POSITION FROM GARDEN TAP ON METER. **ENERGY SMART DESIGN:** AAA RATED WATER CONSERVATION DEVICES INCLUDE RAINWATER TANKS, SHOWER HEADS, WATER FLOW REGULATORS, DUAL FLUSH TOILETS, CISTERNS & COMPLIANT HOT WATER SYSTEMS WITH MINIMUM GREEN HOUSE SCORE OF 3 STARS ARE TO BE USED IN THE DEVELOPMENT. OCCUPANTS ARE ENCOURAGED TO USE AAA RATED DSH WASHING MACHINES WITH FRONT LOADING WHERE POSSIBLE. OWNER/BUILDER MUST READ ALL PLANS IN CONJUNCTION WITH THE ABSA & BASK REPORT.

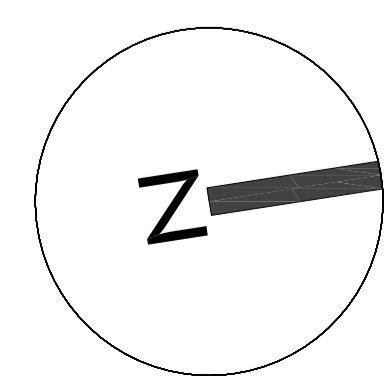
DO NOT SCALE OFF ARCHITECTURAL DRAWINGS



SECTION A -
1:100 @ A1

**JANSSEN
DESIGNS**

info@janssendesigns.com.au | PO Box 41, Kenthurst 2156 | m: 0423 216 636
Nominated Architect: Jake Janssen NSW ARB 11575



AMENDMENTS		
ISSUE	DESCRIPTION	DATE

Project Title:
Proposed Child Care
Centre

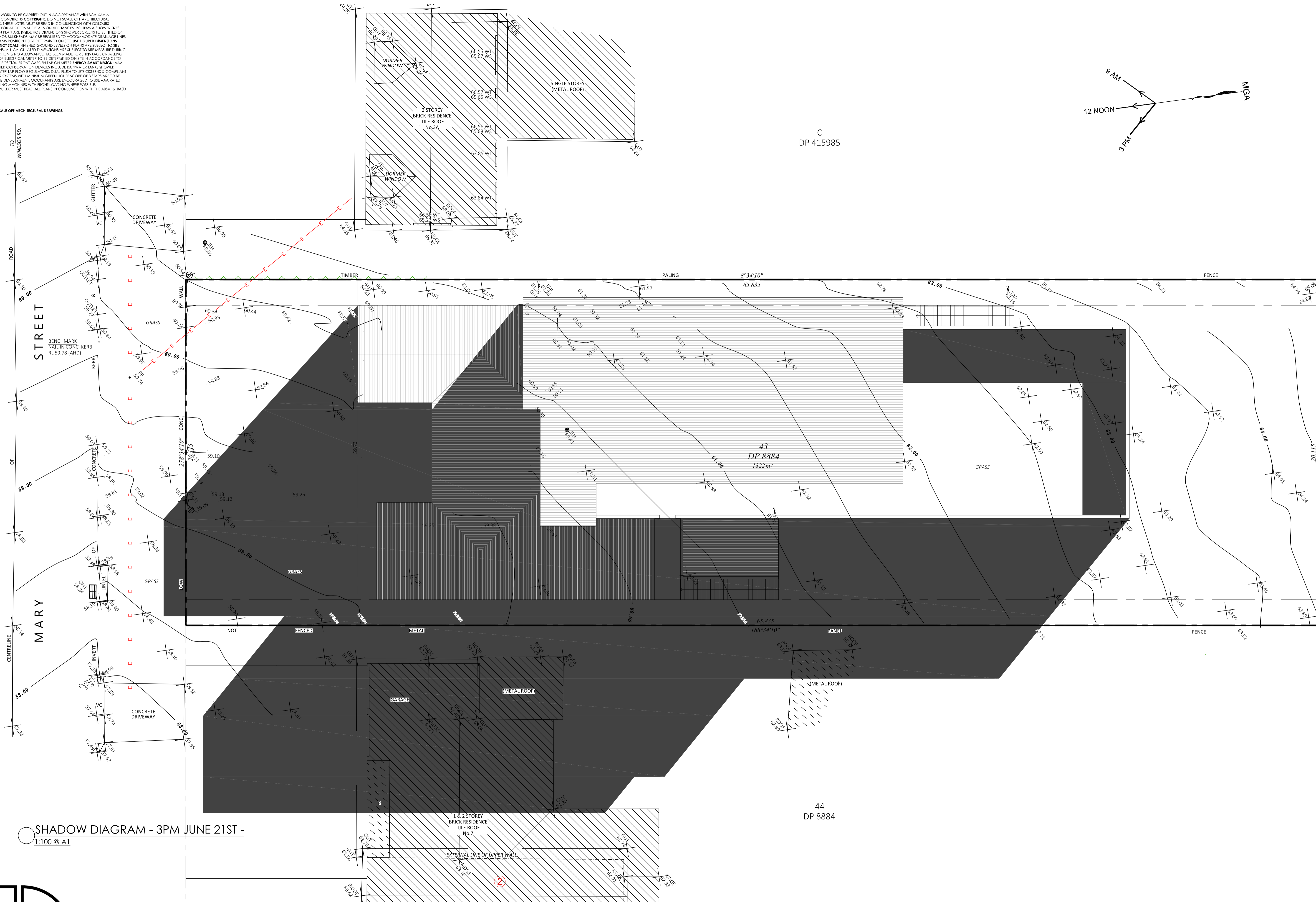
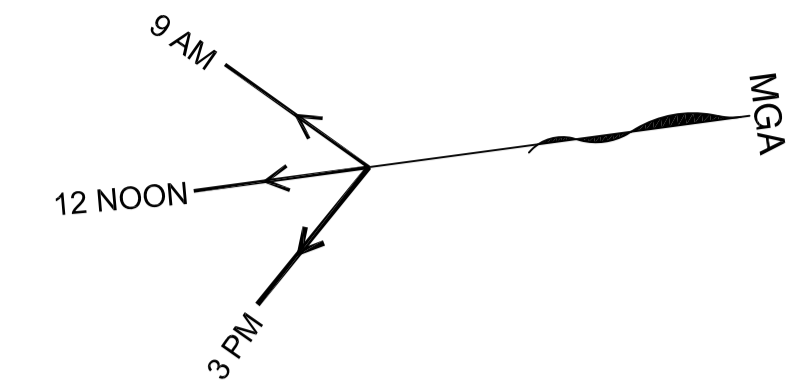
DRAWING TITLE:
Section

ADDRESS:
5 Mary Street, Northmead

CLIENT DETAILS:			
Kirribilli Capital			
LOCAL GOVERNMENT AREA: Parramatta Council			
Issue For: DA	Issue: A	Scale: 1:100	Project #: 10198
Date: 13.7.2023			

NOTE: ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH BCA, SAA & COUNCILS CONDITIONS OF CONTRACT. DO NOT SCALE OFF ARCHITECTURAL DRAWINGS. THESE NOTES MUST BE READ IN CONJUNCTION WITH COLOURS. SELECTION FOR ADDITIONAL DETAILS ON APPLIANCES, FC ITEMS & SHOWER MIXES SHOWN ON PLANS ARE FOR INFORMATION ONLY. DIMENSIONS TO BE USED ON INSIDE OF HOB BULKHEADS MAY BE REQUIRED TO ACCOMMODATE DRAINAGE LINES & STEEL BEANS POSITION TO BE DETERMINED ON SITE. **USE FIGURED DIMENSIONS ONLY. DO NOT SCALE.** FINISHED GROUND LEVELS ON PLANS ARE SUBJECT TO SITE CONDITIONS. ALL CALCULATED DIMENSIONS ARE SUBJECT TO THE MEASURE DURING CONSTRUCTION & NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR SWELLING POSITION OF ELECTRICAL METER TO BE DETERMINED ON SITE IN ACCORDANCE TO THE TURRET POSITION FROM GARDEN TAP ON METER. **ENERGY SMART DESIGN:** A RATED WATER CONSERVATION DEVICES INCLUDE RAINWATER TANKS, SHOWER HEADS, WATER FLOW REGULATORS, DUAL FLUSH TOILETS & COMPANIMENT HOT WATER SYSTEMS WITH MINIMUM GREEN HOUSE SCORE OF 3 STARS ARE TO BE USED IN THE DEVELOPMENT. OCCUPANTS ARE ENCOURAGED TO USE AAA RATED DISH WASHING MACHINES WITH FRONT LOADING WHERE POSSIBLE. OWNER/BUILDER MUST READ ALL PLANS IN CONJUNCTION WITH THE ABSA & BASIX REPORT.

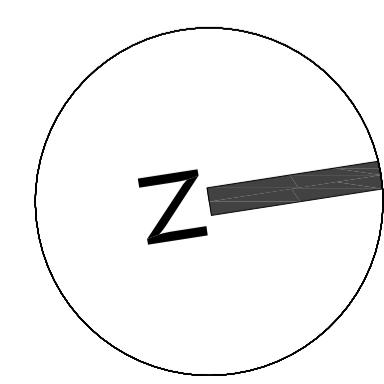
DO NOT SCALE OFF ARCHITECTURAL DRAWINGS



SHADOW DIAGRAM - 3PM JUNE 21ST -
1:100 @ A1

**JANSSEN
DESIGNS**

info@janssendedesigns.com.au | PO Box 41, Kenthurst 2156 | m: 0423 216 636
Nominated Architect: Jake Janssen NSW ARB 11575



AMENDMENTS		
ISSUE	DESCRIPTION	DATE

Project Title:
Proposed Child Care
Centre

DRAWING TITLE:
Shadow Diagram -
3pm June 21st

ADDRESS:
5 Mary Street, Northmead

CLIENT DETAILS:
Kirribilli Capital

LOCAL GOVERNMENT AREA:
Paramatta Council

Issue For: DA	Issue: A
Date: 13.7.2023	Scale: 1:100
Drawing #: A016	Project #: 10198

NOTE: ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH BCA, SAA & COUNCILS CONDITIONS. **COPYRIGHT:** DO NOT SCALE OFF ARCHITECTURAL DRAWINGS. THESE NOTES MUST BE READ IN CONJUNCTION WITH COLOURS. SELECTION FOR ADDITIONAL DETAILS ON APPLIANCES, FC ITEMS & SHOWER SIZES SHOWN ON PLANS ARE INSIDE HOW DIMENSIONS SHOWER SCREENS TO BE FITTED ON INSIDE OF HOBB BULKHEADS MAY BE REQUIRED TO ACCOMMODATE DRAINAGE LINES & STEEL BEAMS POSITION TO BE DETERMINED ON SITE. **SEE FIGURED DIMENSIONS ONLY. DO NOT SCALE.** FINISHED GROUND LEVELS ON PLANS ARE SUBJECT TO SITE CONDITIONS. ALL CALCULATED DIMENSIONS ARE SUBJECT TO SITE MEASURE DURING CONSTRUCTION & NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING POSITION OF ELECTRICAL METER TO BE DETERMINED ON SITE IN ACCORDANCE TO THE TURNER POSITION FRONT GARDEN 1M ON METER. **ENERGY SMART DESIGN:** AAA RATED WATER CONSERVATION DEVICES INCLUDE RAINWATER TANKS, SHOWER HEADS, WATER FLOW REGULATORS, DUAL FLUSH TOILETS, CEILING & COMPLIANT HOT WATER SYSTEMS WITH MINIMUM GREEN HOUSE SCORE OF 3 STARS ARE TO BE USED IN THE DEVELOPMENT. OCCUPANTS ARE ENCOURAGED TO USE AAA RATED DSH WASHING MACHINES WITH FRONT LOADING WHERE POSSIBLE. OWNERS/BUILDER MUST READ ALL PLANS IN CONJUNCTION WITH THE ABSA & BASK BEFORE.

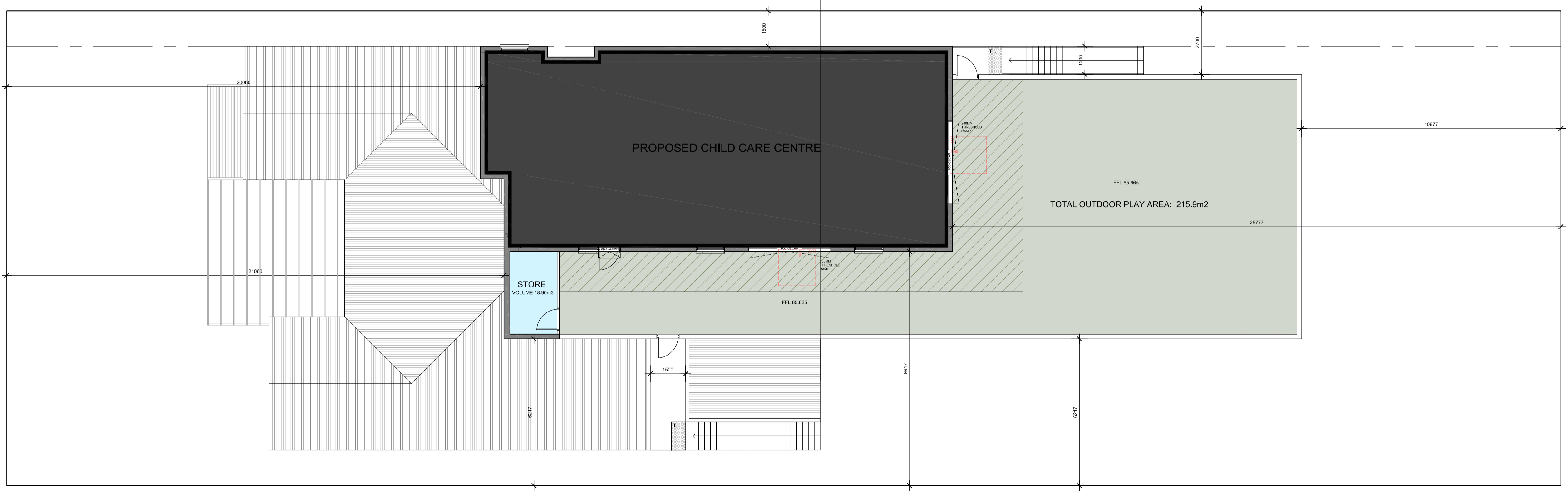
DO NOT SCALE OFF ARCHITECTURAL DRAWINGS



TOTAL OUTDOOR PLAY AREA: 427m²
TOTAL COVERED AREA: 160.9m² / 37%

HATCHED AREA IDENTIFIES OUTDOOR PLAY SPACE
HATCHED AREA IDENTIFIES EXTENT OF COVERED OUTDOOR PLAY SPACE

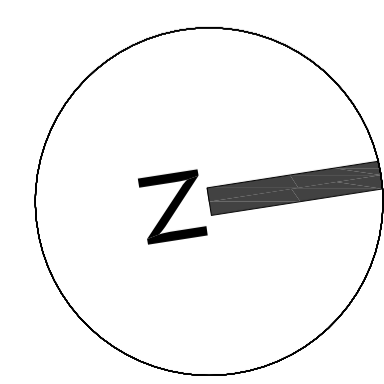
UPPER GROUND FLOOR PLAN - 1:100 @ A1



TOTAL OUTDOOR PLAY AREA: 215.9m²
TOTAL COVERED AREA: 55.3m² / 25%

HATCHED AREA IDENTIFIES OUTDOOR PLAY SPACE
HATCHED AREA IDENTIFIES EXTENT OF COVERED OUTDOOR PLAY SPACE

FIRST FLOOR PLAN - 1:100 @ A1



AMENDMENTS		
ISSUE	DESCRIPTION	DATE

Project Title:
Proposed Child Care Centre

DRAWING TITLE:
Covered Outdoor Play Area Diagram
ADDRESS:
5 Mary Street, Northmead

CLIENT DETAILS:
Kirribilli Capital
LOCAL GOVERNMENT AREA:
Parramatta Council
Issue For: DA
Issue: A
Date: 15.7.2023
Scale: 1:100
Drawing #: A021
Project #: 10198

2.6.1 GENERAL REQUIREMENTS

ALL FOOD PREMISES SHALL HAVE NATURAL OR ARTIFICIAL LIGHTING IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA (BCA), WITH THE FOLLOWING EXCEPTIONS:

- A. WHERE NATURAL LIGHTING IS PROVIDED THE LIGHTING SHALL ALSO COMPLY BE EQUIVALENT TO THE LEVELS FOR ARTIFICIAL LIGHTING.
- B. WHERE ARTIFICIAL LIGHTING IS PROVIDED THE LIGHTING SHALL ALSO COMPLY WITH THE REQUIREMENTS OF AS1680.1 AND AS/NZS1680.2.4

SUBDUED LIGHTING MAY BE PROVIDED IN DINING AND DRINKING AREAS, PROVIDED THAT THERE IS LIGHT AVAILABLE THAT COMPLIES WITH THE ABOVE REQUIREMENTS DURING CLEANING AND INSPECTION OPERATIONS.

THE EXPOSED SURFACE OF ALL CONDUITS INSTALLED ON THE SURFACE OF WALLS OR CEILINGS SHALL BE SMOOTH.

2.6.2 LIGHT FITTINGS

IN AREAS WHERE OPEN FOOD IS HANDLED OR STORED, LIGHT FITTINGS SHALL BE -

- A. DESIGNED AND CONSTRUCTED TO PREVENT CONTAMINATION OF FOOD SHOULD THE GLOBE OR TUBE SHATTER; AND
- B. FREE FROM ANY FEATURES THAT WOULD HARBOUR DIRT, DUST OR INSECTS OR MAKE THE FITTING DIFFICULT TO CLEAN.

LIGHT FITTINGS, WHETHER INTENDED TO PROVIDE LIGHT OR HEAT, THAT ARE PART OF EQUIPMENT USED TO PROCESS OR DISPLAY OPEN FOOD SHALL COMPLY WITH THE REQUIREMENTS FOR LIGHT FITTINGS ABOVE.

2.5 VENTILATION

2.5.1 GENERAL REQUIREMENTS

ALL FOOD PREMISES SHALL HAVE EITHER NATURAL OR MECHANICAL VENTILATION IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA.

EQUIPMENT INSTALLED IN AREAS OF THE PREMISES, AFTER THE MECHANICAL EXHAUST VENTILATION SYSTEM HAS BEEN DESIGNED AND INSTALLED IN THAT AREA, SHALL NOT BE LOCATED SO AS TO IMPAIR THE EFFICIENCY OF THE MECHANICAL EXHAUST VENTILATION OR OF NATURAL VENTILATION.

2.5.2 MECHANICAL VENTILATION AND FILTRATION

IN ADDITION TO THE REQUIREMENTS OF AS/NZS 1668.1 AND AS 1668.2, AN EXTRACTION SYSTEM SHALL BE PROVIDED WHERE THERE IS ANY DISHWASHER AND OTHER WASHING AND SANITIZING EQUIPMENT THAT VENTS STEAM INTO THE AREA TO THE EXTENT THAT THERE IS, OR IS LIKELY TO BE, CONDENSATION ON WALLS AND CEILINGS.

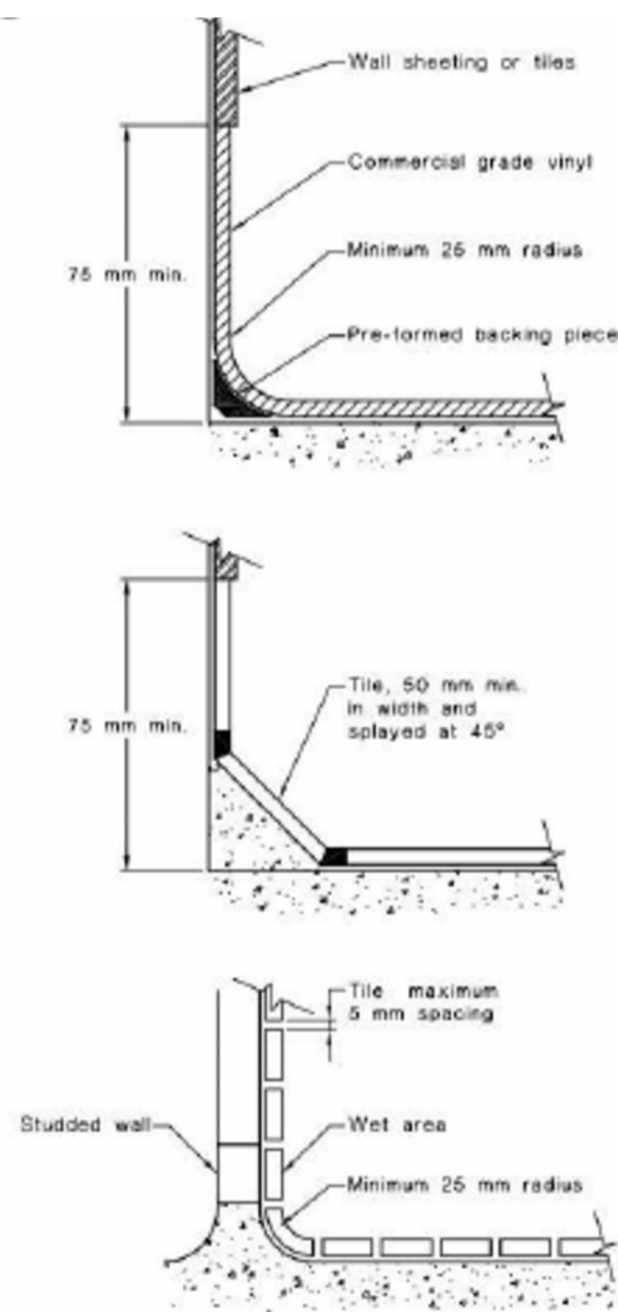
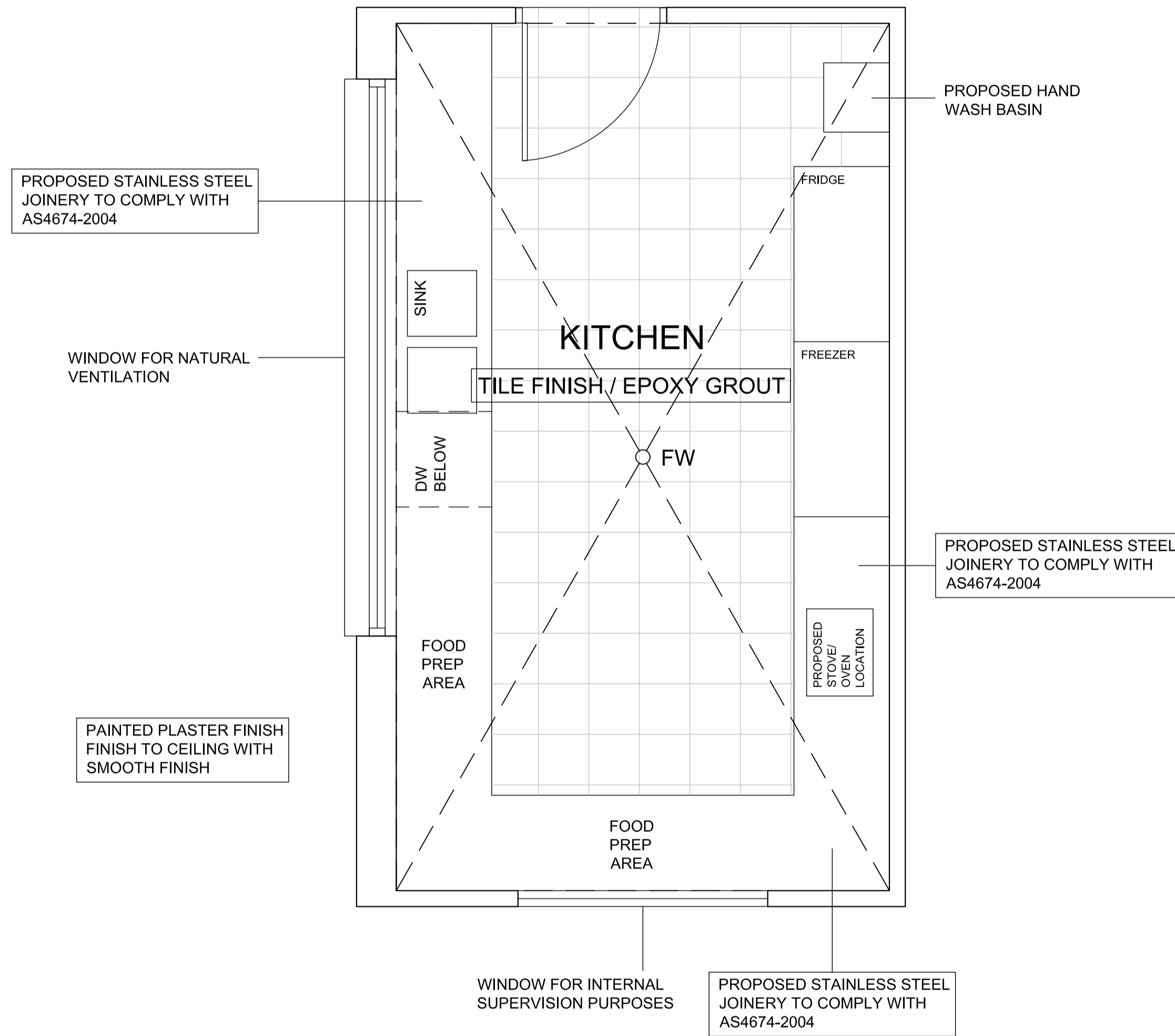


FIGURE 3.1 TYPICAL COVING METHODS



PAINTED PLASTER FINISH FINISH TO CEILING WITH SMOOTH FINISH

DETAIL PLAN - KITCHEN
1:25 @ A1

NOTE: ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH BCA, AS, SAA & COUNCILS CONDITIONS. COPYRIGHT. DO NOT SCALE OFF ARCHITECTURAL DRAWINGS. THESE NOTES MUST BE READ IN CONJUNCTION WITH COLOUR SELECTION FOR ADDITIONAL DETAILS ON APPLIANCES, PC BEGS & SHOWER SEES SHOWN ON PLAN ARE INDE HCB DIMENSIONS SHOWER SCREENS TO BE FITTED ON INDE OF HCB BATHHEADS MAY BE REQUIRED TO ACCOMMODATE DRAINAGE LINES & STEEL BEAMS POSITION TO BE DETERMINED ON SITE. USE INSURED DIMENSIONS ONLY. DO NOT SCALE. FINISHED GROUND LEVELS ON PLANS ARE SUBJECT TO SITE CONDITIONS. ALL CALCULATED DIMENSIONS ARE SUBJECT TO SITE MEASURE DURING CONSTRUCTION & NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR SWELLING POSITION OF ELECTRICAL METER TO BE DETERMINED ON SITE BY ACCORDANCE TO THE LATEST POSITION FRONT GARDEN TAP ON METER ENERGY SMART DESIGN. AAA RATED WATER CONSERVATION DEVICES INCLUDE RAINWATER TANKS, SHOWER HEADS, WATER TAP FLOW REGULATORS, DUAL FLUSH TOILETS, CISTERN & COMPLIANT HOT WATER SYSTEMS WITH MINIMUM GREEN HOUSE SCORE OF 3 STARS ARE TO BE USED IN THE DEVELOPMENT. OCCUPANTS ARE ENCOURAGED TO USE AAA RATED DSH WASHING MACHINES WITH FRONT LOADING WHERE POSSIBLE. OWNER/BUILDER MUST READ ALL PLANS IN CONJUNCTION WITH THE AREA & BASIN REPORT.

DO NOT SCALE OFF ARCHITECTURAL DRAWINGS

THE PREMISES ARE TO BE CONSTRUCTED AND FITTED OUT STRICTLY IN ACCORDANCE WITH THE AUSTRALIAN/NEW ZEALAND FOOD SAFETY STANDARDS CODE 3.2.3 'FOOD PREMISES & EQUIPMENT' AND AUSTRALIAN STANDARD 4674.2004 DESIGN, CONSTRUCTION & FIT OUT OF FOOD PREMISES.

FITOUT OF FOOD PREPARATION AREA

A RIGID SMOOTH FACED IMPERVIOUS CEILING SHALL BE PROVIDED OVER THE FOOD PREPARATION, COOKING AND SERVING AREAS. THE SURFACE FINISH SHALL BE FREE OF OPEN JOINTS, CRACKS, CREVICES OR OPENINGS WITH INTERSECTION OF THE WALLS AND CEILING BEING TIGHT JOINTED, SEALED AND DUSTPROOF.

THE CEILING SHALL BE PAINTED WITH A LIGHT COLOURED WASHABLE PAINT.

ALL FLUORESCENT LIGHT FITTINGS SHALL BE FITTED WITH A SMOOTH FACED DIFFUSER. LIGHTING SHALL BE EITHER:

- * RECESSED SO THAT THE DIFFUSER IS FLUSH WITH THE CEILING OR
- * DESIGNED TO ENSURE THAT NO HORIZONTAL SURFACE EXISTS WHICH WOULD ALLOW DUST & GREASE TO ACCUMULATE.

THE FLOOR IS TO BE CONSTRUCTED OF CONCRETE OR OTHER MATERIAL IMPERVIOUS TO MOISTURE, FINISHED TO A SMOOTH TROWELLED FINISH, COVED AT THE INTERSECTIONS WITH THE WALLS AND GRADED AND DRAINED TO APPROVED SEWERAGE CONNECTIONS.

COVING IS TO BE PROVIDED BETWEEN ALL WALLS AND THE FLOOR AND BETWEEN THE FLOOR AND ALL FITTINGS. THIS CAN BE ACHIEVED BY COVING TILES, CEMENT RENDER, OR BY TURNING VINYL FLOORING UP THE WALLS. IN THIS CASE A FILLET OR BACKING PIECE IS REQUIRED TO SUPPORT THE COVE.

FLOOR TO BE CONSTRUCTED OF MATERIAL IMPERVIOUS TO WATER, NON SLIP AND GRADED AND DRAINED TO FLOOR WASTE.

THE WALLS IN THE KITCHEN ARE TO BE TILED WITH CLOSE JOINTED, GLAZED TILES OF A LIGHT COLOUR TO A HEIGHT OF 450MM ABOVE ALL SINKS, TUBS, DRAINING BOARDS, WASH HAND BASINS AND PREPARATION BENCHES.

ALL WALLS WHERE NOT TILED SHALL BE CEMENT RENDERED TO A SMOOTH SURFACE AND PAINTED WITH A LIGHT COLOURED WASHABLE PAINT.

REFRIGERATION, FROZEN FOOD CABINETS, COOKING APPLIANCES, EQUIPMENT, FITTINGS, CUPBOARDS AND CABINETS ARE TO BE SUPPORTED ON ONE OF THE FOLLOWING SYSTEMS:

- * WHEELS OR COASTERS WHICH ALLOW THE FULLY LOADED FITTING TO BE EASILY MOVED.
- * LEGS WHICH PROVIDE A MIN. 150MM CLEARANCE FROM THE FLOOR TO THE UNDERSIDE OF THE FITTING.

ALL SHELVING TO BE INSTALLED ON APPROVED METAL BRACKETS KEPT AT LEAST 25MM CLEAR OF WALL.

FOOD PREPARATION BENCHES SHALL BE CONSTRUCTED OF STAINLESS STEEL.

THE TOP AND EXPOSED EDGES OF ALL BENCHES, COUNTERS AND SHELVING TO FINISHED IN A SMOOTH AND NON-ABSORBENT MATERIAL FREE OF JOINT.

ALL SERVICE PIPES, CONDENSATE PIPES AND ELECTRICAL CONDUITS MUST BE SEALED INTO THE WALLS, FLOORS OR PLINTHS.

A FREESTANDING WASH HAND BASIN IS TO BE PROVIDED IN AN APPROVED POSITION IN THE KITCHEN/FOOD PREPARATION AREA CONNECTED TO BOTH HOT AND COLD WATER AT A MINIMUM TEMPERATURE OF 40°C THROUGH A SINGLE OUTLET, AS REQUIRED BY CLAUSE 14(1) AND (2) OF THE AUSTRALIAN NEW ZEALAND FOOD STANDARDS CODE FOOD SAFETY STANDARD 3.2.3 PROVIDE AND MAINTAIN DISPENSABLE SOAP AND SINGLE USE TOWELS OR OTHER SUITABLE HAND DRYING FACILITIES NEAR THE WASH HAND BASIN.

ALL OPENINGS IN THE WALLS, FLOOR AND CEILING AND ALL EXTERNAL DOORS AND WINDOWS MUST BE VERMIN PROOF.

ALL WINDOWS AND DOORS TO THE EXTERNAL AIR ARE TO BE PROVIDED WITH FLY SCREENS.

A KITCHEN EXHAUST HOOD IS TO BE PROVIDED ABOVE ALL APPLIANCES OF HEATING CAPACITY GREATER THAN 8KW IN ACCORDANCE WITH AS 1668 PART 2. A TEST CERTIFICATE SHALL BE SUBMITTED TO THE PRINCIPAL CERTIFYING AUTHORITY WITH AN APPLICATION FOR AN OCCUPATION CERTIFICATE.

THE DOORS OF THE AIR-LOCK AND SANITARY COMPARTMENTS MUST BE CLOSE FITTING AND SELF CLOSING.

A LIQUID SOAP DISPENSER AND PAPER TOWEL DISPENSER MUST BE PROVIDED ABOVE OR ADJACENT TO THE HAND BASIN.

WASHING FACILITIES MUST BE PROVIDED AND COMPLY WITH THE FOOD PREMISES CODE.

NOT LESS THAN 100 LUX OF LIGHT TO BE AVAILABLE ON ALL SURFACES WHERE FOOD IS PREPARED, OR UTENSILS ARE WASHED AND STERILIZED IN ACCORDANCE WITH AS 1680.

GENERAL FOOD TO BE PROVIDED AS PER 'CARING FOR CHILDREN - BIRTH TO 5 YEARS (FOOD, NUTRITION AND LEARNING EXPERIENCES)

Table 3 - Daily food amounts for children (2 to 5 years)*.

Food Group and Serve Sizes	Minimum number of serves while in care for 0 hours	Comments
Vegetables and legumes/beans Each of the following foods is one serve: ½ cup cooked vegetables ½ cup cooked dried, canned beans, peas or lentils 1 cup salad vegetables ½ medium potato or sweet potato 1 medium tomato	2	<ul style="list-style-type: none"> • Include different types and colours. • Fresh, frozen and canned varieties can be used. • Choose canned varieties with no added salt.
Fruit Each of the following foods is one serve: 1 medium (150g) piece of fruit e.g. apple, banana, orange or pear 2 small apricots, kiwi fruits or plums 1 cup diced or canned fruit (no added sugar) 30g dried fruit e.g. 4 dried apricot halves	1	<ul style="list-style-type: none"> • Serve fresh fruit rather than juice.
Wholegrain cereal foods and breads Each of the following foods is one serve: 1 slice of bread ½ a bread roll ½ cup wheat cereal flakes ½ cup cooked rice ½ cup cooked pasta 3 crispbread biscuits 1 crumpet 1 English muffin 1 scone	2	<ul style="list-style-type: none"> • Include a variety - breads, cereals, rice, pasta, noodles, polenta, couscous, oats, quinoa and barley. • Choose wholegrain or wholemeal varieties and when available varieties with added iron.
Lean meat and poultry, fish, eggs, tofu, seeds and legumes Each of the following foods is one serve: 65g cooked lean meats - beef, lamb, veal, pork, goat, kangaroo (90-100g raw) 80g cooked lean poultry or turkey (100g raw) 100g cooked fish (115g raw) 1 small can fish 2 large eggs 1 cup cooked or canned legumes/beans 170g tofu	¾	<ul style="list-style-type: none"> • Trim fat from meat where possible.
Milk, yoghurt, cheese and alternatives Each of the following foods is one serve: 1 cup milk 2 slices of cheese (40g) 200g yoghurt 120g ricotta cheese 1 cup soy milk with at least 100mg of added calcium per 100ml	1	<ul style="list-style-type: none"> • Serving milk at morning and afternoon tea may be an easy and reliable way to meet this requirement. • Choose mostly reduced fat varieties.

Note: If a child is in care for more than eight hours extra meals and/or midmeals (i.e. breakfast or late afternoon tea) should be provided.

COVING DETAILS

**JANSSSEN
DESIGNS**

info@janssendedesigns.com.au | PO Box 41, Kenthurst 2156 | m: 0423 216 636
Nominated Architect: Jake Janssen NSW Registered Architect 11575

AMENDMENTS		
ISSUE	DESCRIPTION	DATE

Project Title:
Proposed Child Care Centre

DRAWING TITLE:
Kitchen Detail Plan

ADDRESS:
5 Mary Street, Northmead

CLIENT DETAILS:
Kirribilli Capital

LOCAL GOVERNMENT AREA:
Parramatta Council

Issue For: DA	Issue: A
Date: 15.7.2023	Scale: 1:25
Drawing #: A027	Project #: 10198

5 Mary Street, Northmead

PROPOSED CHILDCARE CENTRE COLOUR AND FINISHES SCHEDULE



FINISHES SCHEDULE TABLE:

BRICK WORK - FBI - PGH BRICKS - VELOUR 'CRUSHED GREY' OR EQUAL TO.

RENDER - R1 - RENDER AND PAINT FINISH - 'WHITE' OR EQUAL TO.

CLADDING - C1 - ALUMINIUM SLAT - TIMBER

WINDOW FRAMES - ALUMINIUM FRAMES WITH WOODLAND GREY COLORBOND FINISH OR EQUAL TO.

FASCIA - COLORBOND FINISH WITH 'WOODLAND GREY' COLOUR OR EQUAL TO.

FENCING TO BOUNDARIES - TIMBER LAPPED AND CAPPED - TIMBER FINISH

ROOFING - COLORBOND SHEETING - WOODLAND GREY OR EQUAL

AMENDMENTS		
ISSUE	DESCRIPTION	DATE

Project Title:
Proposed Child Care Centre

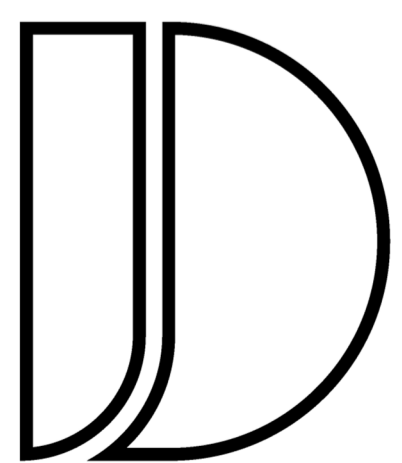
DRAWING TITLE:
Colour and Finishes Schedule

ADDRESS:
5 Mary Street, Northmead

CLIENT DETAILS:
Kirribilli Capital

LOCAL GOVERNMENT AREA:
Parramatta Council

Issue For: DA	Issue: A
Date: 15.7.2023	Scale: 1:100
Drawing #: A030	Project #: 10198



**JANSSSEN
DESIGNS**

info@janssendedesigns.com.au | PO Box 41, Kenthurst 2156 | m: 0423 216 636
Nominated Architect: Jake Janssen NSW ARB 11575