

Calculations	Requirement	Provides
Child to staff ratio	1:4	1:4
5-5 years old	18 (1.8 offer 31/2/15)	20 Children = 6 Staff
3-5 years old	1:10	8 Children = 2 Staff
Total		20 Children = 2 Staff
Fencing	4.5 (1 per 2 staff) + 4.8 (1 per 10 children) = 9.3	10.300000

Area Calculations	Value
Site Area	614.7 m ²
Ground Floor	174 m ²
Level 1 Floor	132 m ²
Level 2 Floor	143 m ²
Total GFA	449 m ²
FSR	0.73:1



TECTON GROUP
 ARCHITECTS
 10/11 O'Connell Street
 Sydney NSW 2000
 Tel: 6053 1666 Fax: 6053 1889
 Email: tecton@tectongroup.com.au

PROJECT
 Proposed Childcare Centre at:
10 Lawrence Street, Peakhurst

REVISION	DATE	DESCRIPTION
A	19 December 2014	DA Drawings forwarded to client/consultants
B	21 September 2015	Drawings amended in reference to Council letter
C	13 October 2015	While Plans to the Council are in progress, a children's seat was introduced to comply with minimum headroom. Driveway widened by narrowing side feature wall, and lengthened as per traffic engineer's advice.
D	22 October 2015	Final design of driveway and ramp.
E	12 February 2016	Final design of driveway and ramp.
F	12 February 2016	Final design of driveway and ramp.

Note:
 - All work of drawings prepared in accordance with the Australian Standards.
 - The client is responsible for verifying all dimensions and levels, as well as verify the site conditions and any other relevant information.
 - The design is intended only to be used by the named client and for that particular project.
 - Not for construction unless noted otherwise in stamp and revision block.

Drawing Name
 Proposed Childcare Centre at:
10 Lawrence Street, Peakhurst

Project
 Proposed Childcare Centre at:
10 Lawrence Street, Peakhurst

Scale	Issue Date	Revision
1:100 (max)	12 February 2016	DA: F

Ground Floor Plan
 Drawing No. **1.4**

Maximum 12 m height

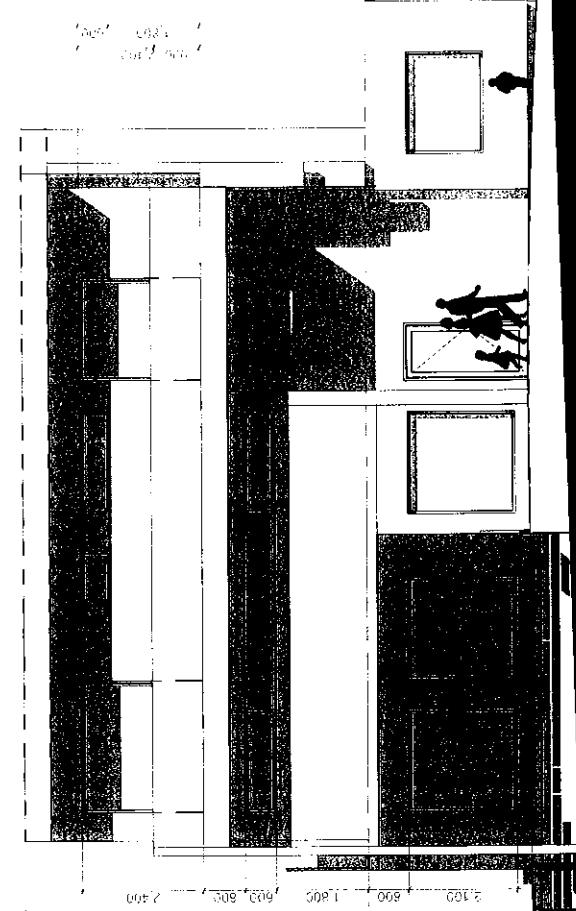
+35,700
-35,900
1 Ceiling

+32,200
0 Level 2

+29,000
-1 Level 1

+25,800
-2 Ground Floor

+22,800
-3 Basement



Western Elevation

(Lawrance St)



Maximum 12 m height

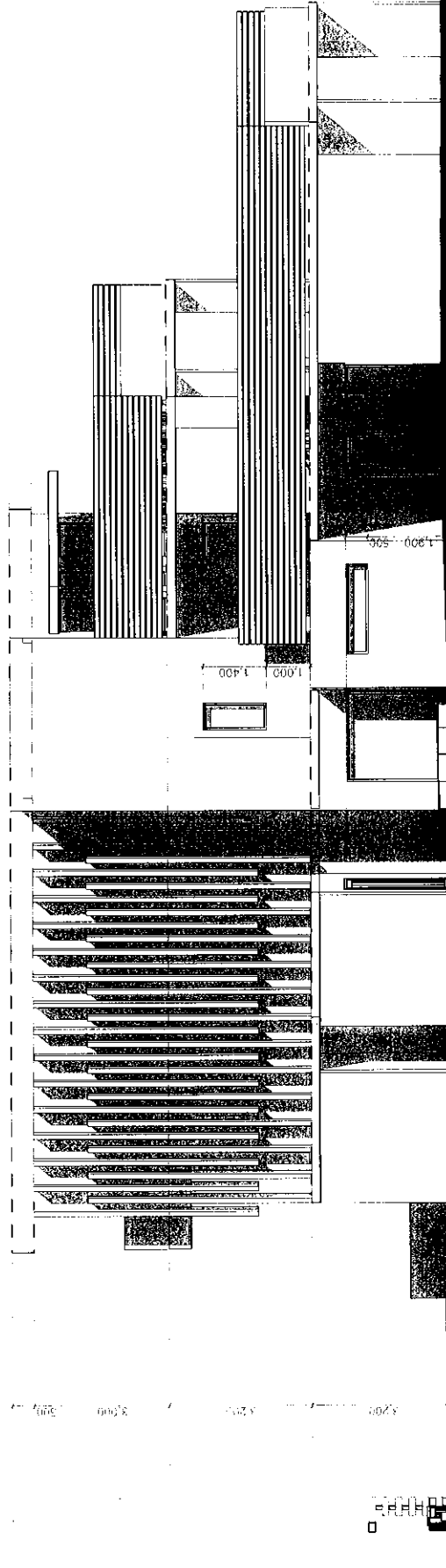
+35.700
+35.900
1 Ceiling

+32.200
0 Level 2

+29.000
-1 Level 1

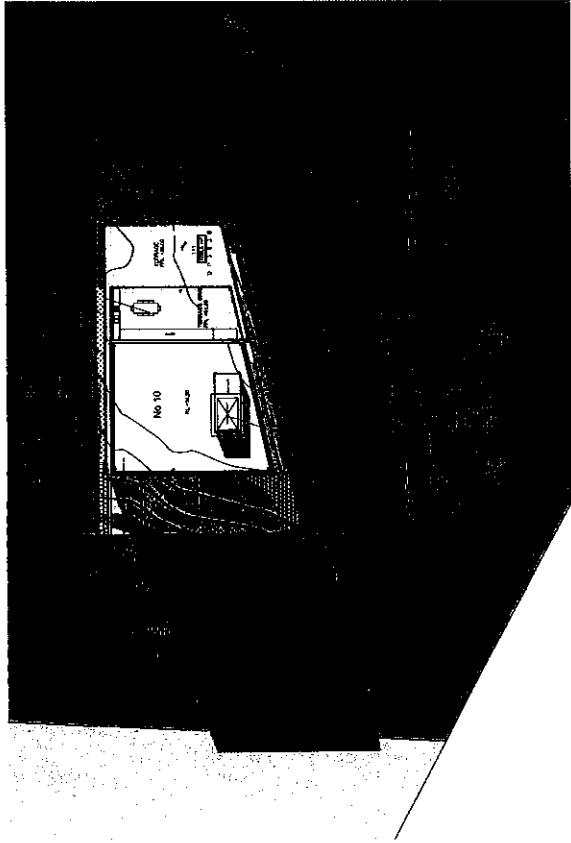
+25.800
Ground Floor

+22.800
-3 Basement

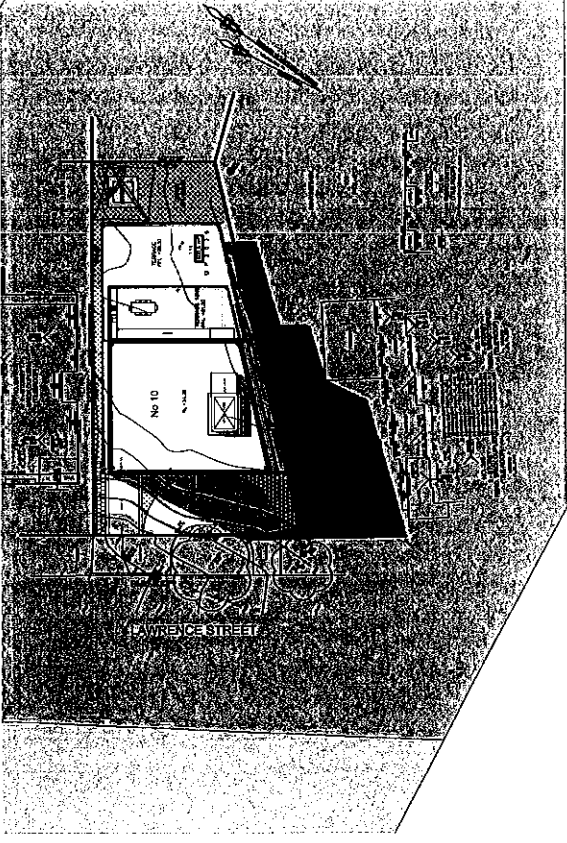


Southern Elevation

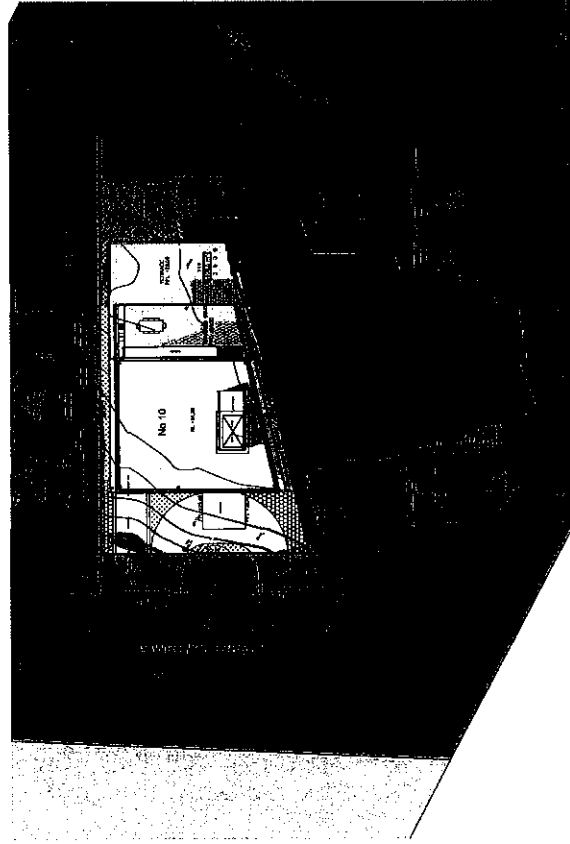




Shadow diagram @9 am June



Shadow diagram @12 pm June



Shadow diagram @3 pm June

