

ROAD

1800mm HIGH BARRIER TO ACOUSTIC ENGINEERS REPORT

FENCING PROVISIONS, CHILD PROOF, SEPERATION OF CHILDREN AND CARS TO CLASS 9B OF THE BCA

SELECTED BUILT IN PLAY EQUIPMENT TO BE INSTALLED TO MANUFACTURERS DETAILS AND SPECIFICATIONS AND TO CHILDRENS SERVICES REGULATIONS 2004 REQUIREMENTS.

1800mm HIGH TIMBER FENCE.

PROPOSED SIGNAGE 1.2m High x 2.1m Wide

PARK

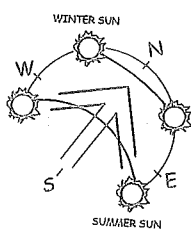
STORMWATER TO BE DRAINED TO EXISTING POINT OF DISCHARGE. BUILDER TO CONFIRM THE EXACT LOCATION OF THE LEGAL POINT OF DISCHARGE PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORKS.

PROPOSED CHILD CARE DESIGNED AND POSITIONED SO THAT ANY DISTURBANCE TO ADJACENT / NEARBY PROPERTIES IS MINIMISED

PROPOSED MASONRY CONSTRUCTION. REFER TO MATERIALS SCHEDULE FOR COLOUR, TEXTURE AND LOCATION.

SOFTFALL TO BE 20mm THICK TO WITHSTAND 1.2m FALL HEIGHT CONFORMS WITH (AS/NZ 1986) STANDARDS.

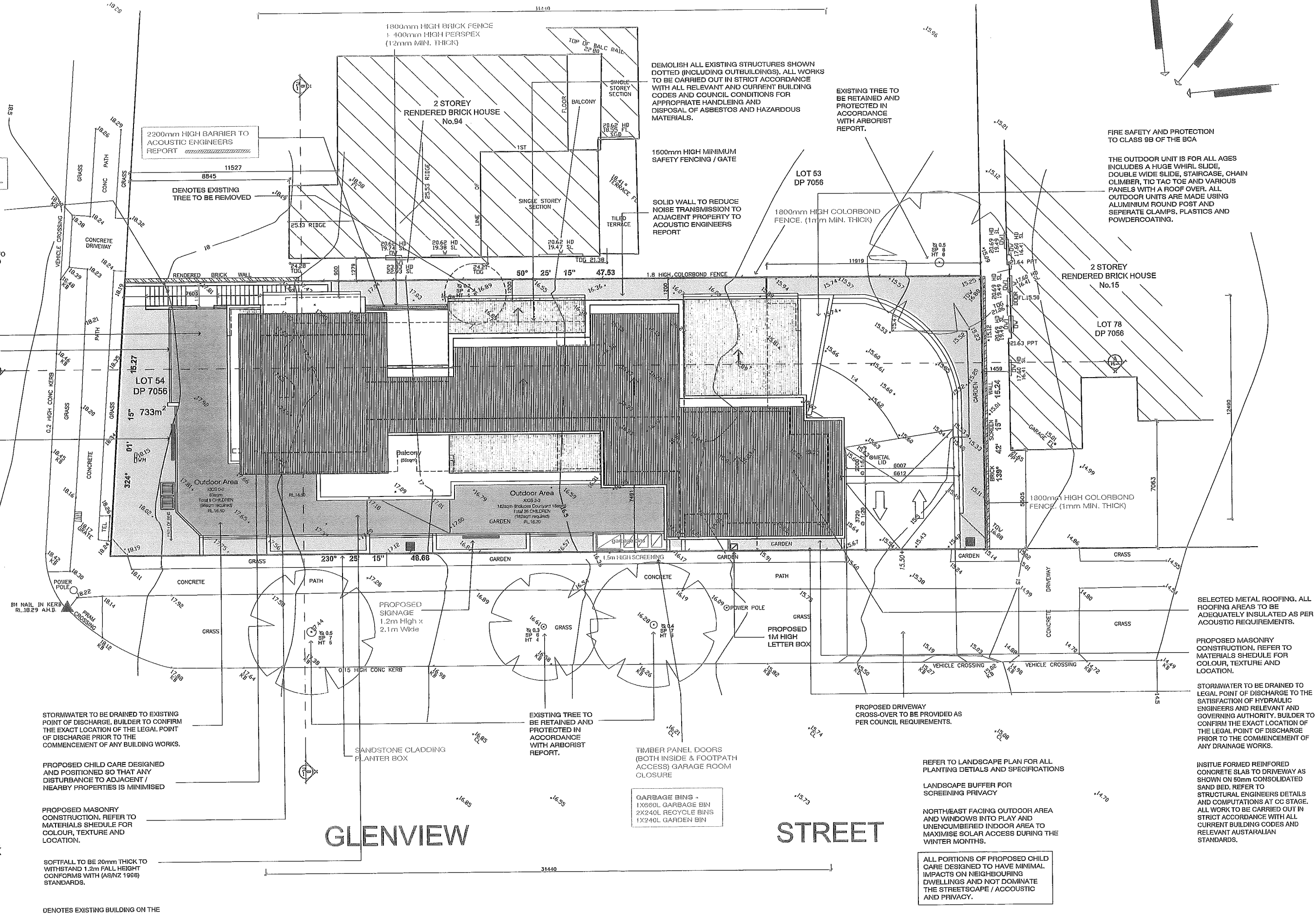
DENOTES EXISTING BUILDING ON THE PROPERTY TO BE REMOVED.



SITE / ROOF LAYOUT scale 1:100



SCALE BAR - 1:100



DEMOLISH ALL EXISTING STRUCTURES SHOWN DOTTED (INCLUDING OUTBUILDINGS). ALL WORKS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH ALL RELEVANT AND CURRENT BUILDING CODES AND COUNCIL CONDITIONS FOR APPROPRIATE HANDLING AND DISPOSAL OF ASBESTOS AND HAZARDOUS MATERIALS.

EXISTING TREE TO BE RETAINED AND PROTECTED IN ACCORDANCE WITH ARBORIST REPORT.

1500mm HIGH MINIMUM SAFETY FENCING / GATE

SOLID WALL TO REDUCE NOISE TRANSMISSION TO ADJACENT PROPERTY TO ACOUSTIC ENGINEERS REPORT

LOT 53 DP 7056

1800mm HIGH COLORBOND FENCE. (1mm MIN. THICK)

FIRE SAFETY AND PROTECTION TO CLASS 9B OF THE BCA

THE OUTDOOR UNIT IS FOR ALL AGES INCLUDES A HUGE WHIRL SLIDE, DOUBLE WIDE SLIDE, STAIRCASE, CHAIN CLIMBER, TIC TAC TOE AND VARIOUS PANELS WITH A ROOF OVER. ALL OUTDOOR UNITS ARE MADE USING ALUMINIUM ROUND POST AND SEPERATE CLAMPS, PLASTICS AND POWDERCOATING.

2 STOREY RENDERED BRICK HOUSE No.15

LOT 78 DP 7056

1800mm HIGH COLORBOND FENCE. (1mm MIN. THICK)

SELECTED METAL ROOFING. ALL ROOFING AREAS TO BE ADEQUATELY INSULATED AS PER ACOUSTIC REQUIREMENTS.

PROPOSED MASONRY CONSTRUCTION. REFER TO MATERIALS SCHEDULE FOR COLOUR, TEXTURE AND LOCATION.

STORMWATER TO BE DRAINED TO LEGAL POINT OF DISCHARGE TO THE SATISFACTION OF HYDRAULIC ENGINEERS AND RELEVANT AND GOVERNING AUTHORITY. BUILDER TO CONFIRM THE EXACT LOCATION OF THE LEGAL POINT OF DISCHARGE PRIOR TO THE COMMENCEMENT OF ANY DRAINAGE WORKS.

INSITUE FORMED REINFORCED CONCRETE SLAB TO DRIVEWAY AS SHOWN ON 80mm CONSOLIDATED SAND BED. REFER TO STRUCTURAL ENGINEERS DETAILS AND COMPUTATIONS AT CC STAGE. ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH ALL CURRENT BUILDING CODES AND RELEVANT AUSTRALIAN STANDARDS.

PROPOSED DRIVEWAY CROSS-OVER TO BE PROVIDED AS PER COUNCIL REQUIREMENTS.

REFER TO LANDSCAPE PLAN FOR ALL PLANTING DETAILS AND SPECIFICATIONS

LANDSCAPE BUFFER FOR SCREENING PRIVACY

NORTH/EAST FACING OUTDOOR AREA AND WINDOWS INTO PLAY AND UNENCLUMBERED INDOOR AREA TO MAXIMISE SOLAR ACCESS DURING THE WINTER MONTHS.

ALL PORTIONS OF PROPOSED CHILD CARE DESIGNED TO HAVE MINIMAL IMPACTS ON NEIGHBOURING DWELLINGS AND NOT DOMINATE THE STREETScape / ACOUSTIC AND PRIVACY.

GARBAGE BINS - 1X660L GARBAGE BIN 2X240L RECYCLE BINS 1X240L GARDEN BIN

TIMBER PANEL DOORS (BOTH INSIDE & FOOTPATH ACCESS) GARAGE ROOM CLOSURE

EXISTING TREE TO BE RETAINED AND PROTECTED IN ACCORDANCE WITH ARBORIST REPORT.

SANDSTONE CLADDING PLANTER BOX

Project: 14/25 PARK ROAD, KOGARAH BAY, (LOT: 51, DP: 7056 - 732-000) Client: Tony & Ines Parshayeva Date: 01.09.16 Scale: 1:100	Drawing Title: SITE / ROOF LAYOUT DEVELOPMENT APPLICATION P15 - 07 Date: 01.09.16 Scale: C	Prepared by: Anthony Hertzog Checked by: Raymond Tsouk Date: 01.09.16 Scale: 1:100	DA-PL-No.006 
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ROAD

STORMWATER TO BE DRAINED TO EXISTING POINT OF DISCHARGE. BUILDER TO CONFIRM THE EXACT LOCATION OF THE LEGAL POINT OF DISCHARGE PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORKS.

ALL ON SITE PARKING DESIGNED SO AS TO BE ABLE TO LEAVE THE SITE IN A FORWARD DIRECTION

ALL PARKING AND MANOEUVERING ARE TO BE SUITABLY POSTED, DRAINED AND LINE MARKED

PARK

FIRE SAFETY AND PROTECTION TO CLASS 9B OF THE BCA

COMPACT TYPE 440-170/165 - 2000kg CAR STACKER. 3250mm MIN. HEIGHT REQUIRED. 1650mm PIT DEPTH IN THE GROUND.

EXISTING TREE TO BE RETAINED AND PROTECTED IN ACCORDANCE WITH ARBORIST REPORT.

SELECTED MECHANICAL GARAGE DOOR WITH MOTORISED OPERATION TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURES DETAILS, SIZES AND SPECIFICATIONS. REFER TO WINDOW SCHEDULE AT CC STAGE.

EXISTING TREE TO BE RETAINED AND PROTECTED IN ACCORDANCE WITH ARBORIST REPORT.

PAINTED CENTRE LINE ALONG DRIVEWAY RAMP FROM STREET BOUNDARY ON GLENVIEW TO THE BASEMENT SLAB

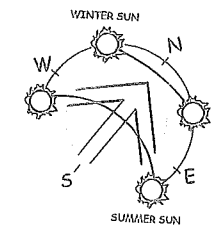
IN SITU FORMED REINFORCED CONCRETE SLAB TO DRIVEWAY AS SHOWN ON 50mm CONSOLIDATED SAND BED. REFER TO STRUCTURAL ENGINEERS DETAILS AND COMPUTATIONS AT CC STAGE. ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH ALL CURRENT BUILDING CODES AND RELEVANT AUSTRALIAN STANDARDS.

PROPOSED DRIVEWAY CROSS-OVER TO BE PROVIDED AS PER COUNCIL REQUIREMENTS.

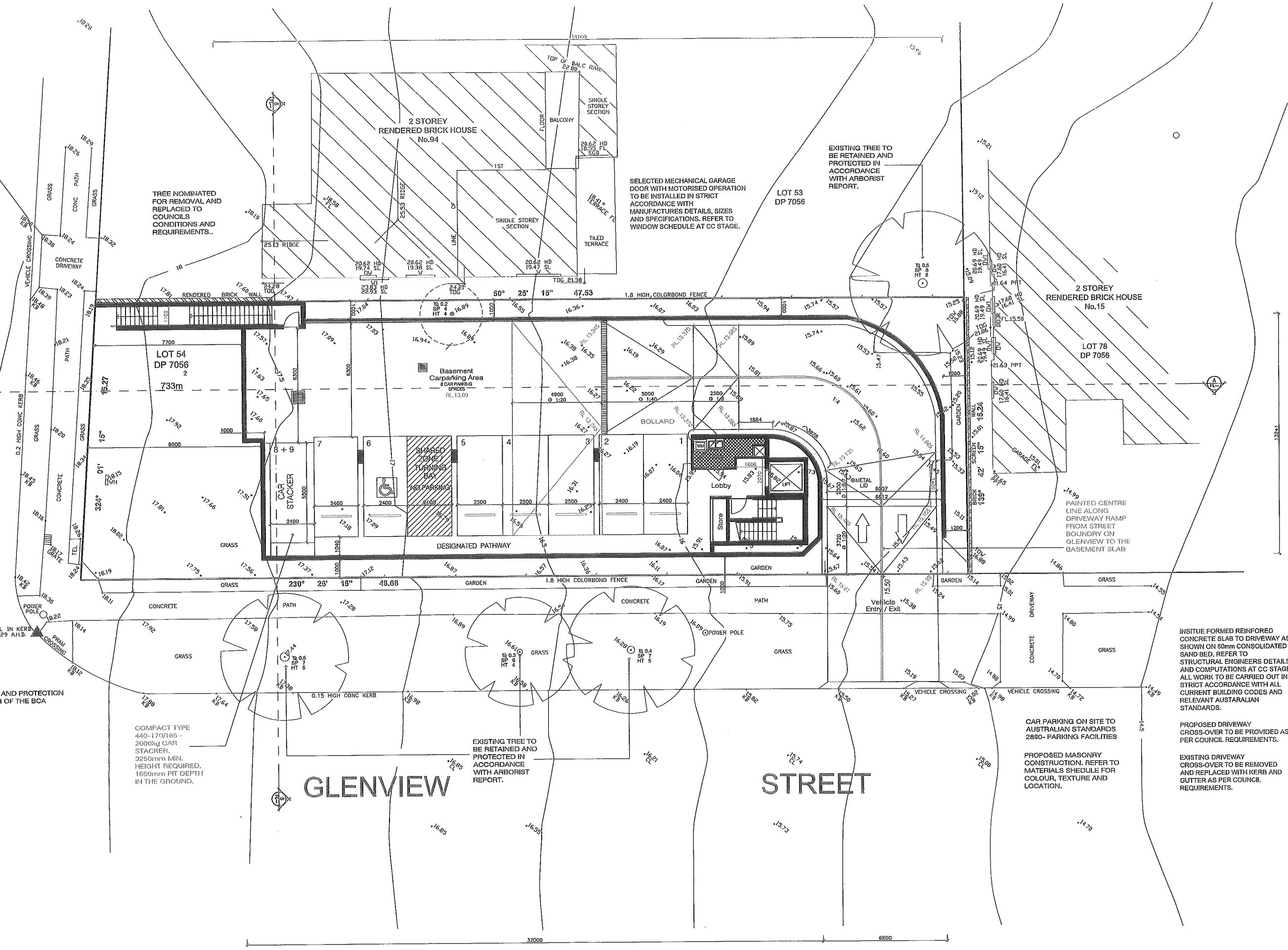
EXISTING DRIVEWAY CROSS-OVER TO BE REMOVED AND REPLACED WITH KERB AND GUTTER AS PER COUNCIL REQUIREMENTS.

CAR PARKING ON SITE TO AUSTRALIAN STANDARDS 2890- PARKING FACILITIES

PROPOSED MASONRY CONSTRUCTION. REFER TO MATERIALS SCHEDULE FOR COLOUR, TEXTURE AND LOCATION.



BASEMENT LAYOUT scale 1:100



Project: No.88 PARK ROAD, KOGARAH BAY, (LOT) 54, DP 7056 - 733sqm Client: Tony & Tracy Paralytzis	Drawing Title: <b>BASEMENT LAYOUT</b> DEVELOPMENT APPLICATION Job no: P15-07 Date: 01.09.16 Status: C	Raymond Teak & Arch (Pty) Ltd 14/111 Macleay - Macleay Street Rydges Park NSW Fax: 615 770 0000 Email: raymond.teak@rdc.com.au www.rdc.com.au	DA-PL-No.003 
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ROAD

PARK

GLENVIEW

STREET

1800mm HIGH BARRIER TO ACOUSTIC ENGINEERS REPORT

1500mm HIGH MINIMUM SAFETY FENCING / GATE

ALUMINIUM FRAMED GLASS FIXED TO WALL OF 1000mm HEIGHT TO ALLOW VISIBILITY BETWEEN ROOMS

1800mm HIGH TIMBER FENCE.

PROPOSED SIGNAGE 1.2m High x 2.1m Wide

FENCING PROVISIONS, CHILD PROOF, SEPARATION OF CHILDREN AND CARS TO CLASS 9B OF THE BCA

SELECTED BUILT IN PLAY EQUIPMENT TO BE INSTALLED TO MANUFACTURERS DETAILS AND SPECIFICATIONS AND TO CHILDRENS SERVICES REGULATIONS 2004 REQUIREMENTS.

PROPOSED CHILD CARE DESIGNED AND POSITIONED SO THAT ANY DISTURBANCE TO ADJACENT / NEARBY PROPERTIES IS MINIMISED

ALL PORTIONS OF PROPOSED CHILD CARE DESIGNED TO HAVE MINIMAL IMPACTS ON NEIGHBOURING DWELLINGS AND NOT DOMINATE THE STREETScape / ACOUSTIC AND PRIVACY.

STORMWATER TO BE DRAINED TO EXISTING POINT OF DISCHARGE. BUILDER TO CONFIRM THE EXACT LOCATION OF THE LEGAL POINT OF DISCHARGE PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORKS.

TREE NOMINATED FOR REMOVAL AND REPLACED TO COUNCILS CONDITIONS AND REQUIREMENTS..

LANDSCAPE BUFFER FOR SCREENING PRIVACY

SOLID WALL TO REDUCE NOISE TRANSMISSION TO ADJACENT PROPERTY TO ACOUSTIC ENGINEERS REPORT

2200mm HIGH BARRIER TO ACOUSTIC ENGINEERS REPORT

1800mm HIGH BRICK FENCE  
1400mm HIGH PERSPEX  
(12mm MIN. THICK)

2 STOREY RENDERED BRICK HOUSE  
No.94  
LOT 53  
DP 7056

STORMWATER TO BE DRAINED TO EXISTING POINT OF DISCHARGE. BUILDER TO CONFIRM THE EXACT LOCATION OF THE LEGAL POINT OF DISCHARGE PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORKS.

REFER TO LANDSCAPE PLAN FOR ALL PLANTING DETAILS AND SPECIFICATIONS  
LANDSCAPE BUFFER FOR SCREENING PRIVACY

DEMOLISH ALL EXISTING STRUCTURES SHOWN DOTTED (INCLUDING OUTBUILDINGS). ALL WORKS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH ALL RELEVANT AND CURRENT BUILDING CODES AND COUNCIL CONDITIONS FOR APPROPRIATE HANDLING AND DISPOSAL OF ASBESTOS AND HAZARDOUS MATERIALS.

FIRE SAFETY AND PROTECTION TO CLASS 9B OF THE BCA

1800mm HIGH COLORBOND FENCE. (1mm MIN. THICK)

FENCING PROVISIONS, CHILD PROOF, SEPARATION OF CHILDREN AND CARS TO CLASS 9B OF THE BCA

NORTH FACING OUTDOOR AREA AND WINDOWS INTO PLAY AND UNENCUMBERED INDOOR AREA TO MAXIMISE SOLAR ACCESS DURING THE WINTER MONTHS.

REFER TO CLASS 9B BUILDING OF THE BUILDING CODE OF AUSTRALIA FOR ALL BUILDING REQUIREMENTS AND STANDARDS.

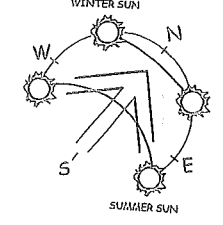
EXISTING DRIVEWAY CROSS-OVER TO BE REMOVED AND REPLACED WITH KERB AND GUTTER AS PER COUNCIL REQUIREMENTS.

INSITUE FORMED REINFORCED CONCRETE SLAB TO DRIVEWAY AS SHOWN ON 50mm CONSOLIDATED SAND BED. REFER TO STRUCTURAL ENGINEERS DETAILS AND COMPUTATIONS AT CC STAGE. ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH ALL CURRENT BUILDING CODES AND RELEVANT AUSTRALIAN STANDARDS.

PROPOSED DRIVEWAY CROSS-OVER TO BE PROVIDED AS PER COUNCIL REQUIREMENTS.

DISABLED TOILET AND SHOWER TO COMPLY WITH AS 1428.1

FIRE SAFETY AND PROTECTION TO CLASS 9B OF THE BCA



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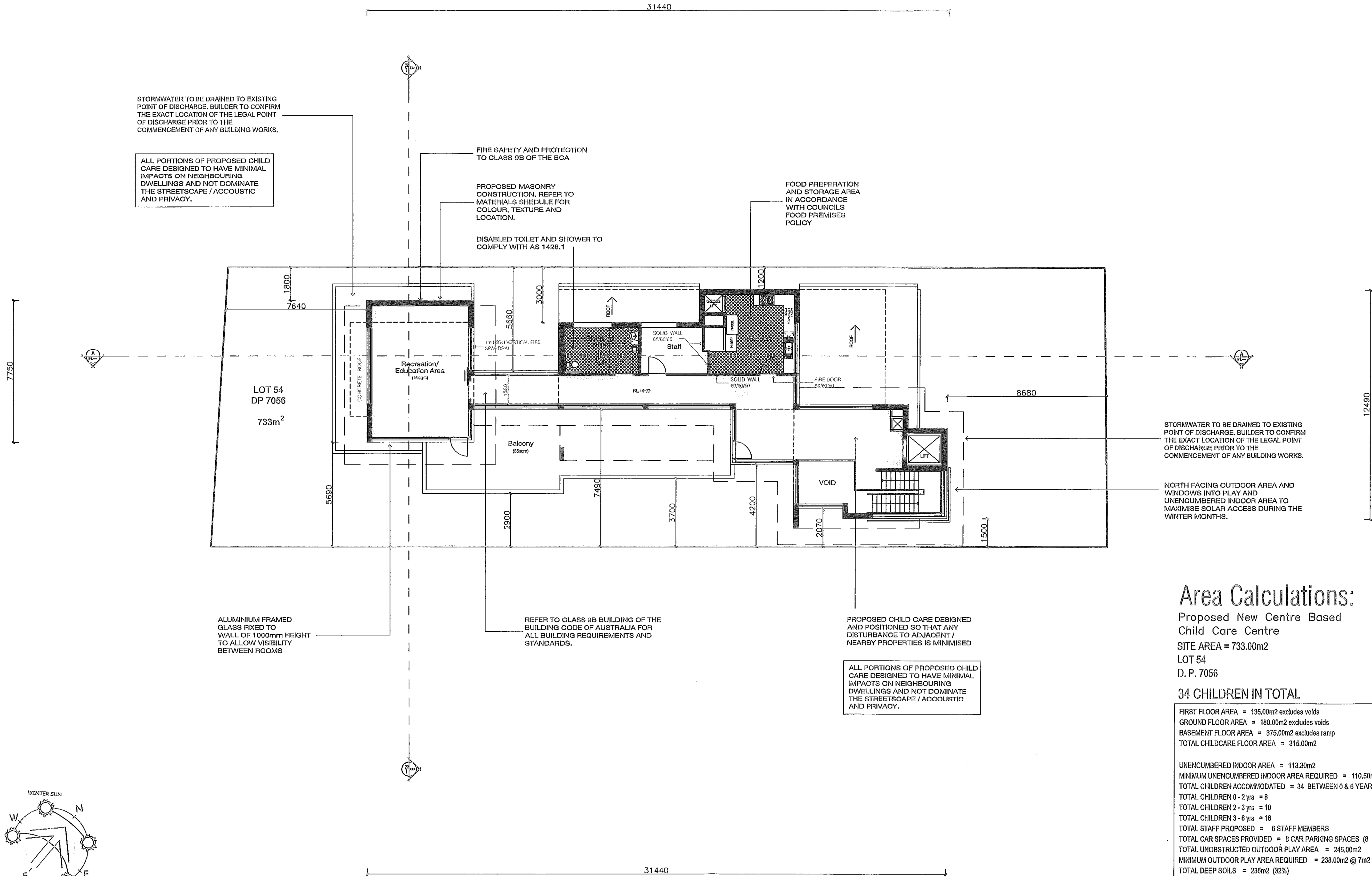


SCALE BAR - 1:100

GROUND FLOOR LAYOUT

scale 1:100

Project: No.99 PARK ROAD, KOGARAH BAY, (LOT 54, DP 7056 - 733sqm)	Drawing Title: <b>GROUND FLOOR LAYOUT</b> DEVELOPMENT APPLICATION P15 - 07    01.09.18    C	Prepared: Terry & Tracy Partridge Checked: Raymond Tseka Date: 01.09.18	DA-PL-No.004 
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STORMWATER TO BE DRAINED TO EXISTING POINT OF DISCHARGE. BUILDER TO CONFIRM THE EXACT LOCATION OF THE LEGAL POINT OF DISCHARGE PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORKS.

ALL PORTIONS OF PROPOSED CHILD CARE DESIGNED TO HAVE MINIMAL IMPACTS ON NEIGHBOURING DWELLINGS AND NOT DOMINATE THE STREETScape / ACCOUSTIC AND PRIVACY.

FIRE SAFETY AND PROTECTION TO CLASS 9B OF THE BCA

PROPOSED MASONRY CONSTRUCTION. REFER TO MATERIALS SHEDULE FOR COLOUR, TEXTURE AND LOCATION.

DISABLED TOILET AND SHOWER TO COMPLY WITH AS 1428.1

FOOD PREPERATION AND STORAGE AREA IN ACCORDANCE WITH COUNCIL'S FOOD PREMISES POLICY

STORMWATER TO BE DRAINED TO EXISTING POINT OF DISCHARGE. BUILDER TO CONFIRM THE EXACT LOCATION OF THE LEGAL POINT OF DISCHARGE PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORKS.

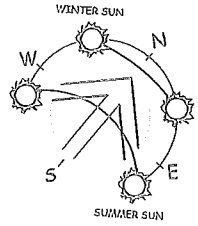
NORTH FACING OUTDOOR AREA AND WINDOWS INTO PLAY AND UNENCUMBERED INDOOR AREA TO MAXIMISE SOLAR ACCESS DURING THE WINTER MONTHS.

ALUMINIUM FRAMED GLASS FIXED TO WALL OF 1000mm HEIGHT TO ALLOW VISIBILITY BETWEEN ROOMS

REFER TO CLASS 9B BUILDING OF THE BUILDING CODE OF AUSTRALIA FOR ALL BUILDING REQUIREMENTS AND STANDARDS.

PROPOSED CHILD CARE DESIGNED AND POSITIONED SO THAT ANY DISTURBANCE TO ADJACENT / NEARBY PROPERTIES IS MINIMISED

ALL PORTIONS OF PROPOSED CHILD CARE DESIGNED TO HAVE MINIMAL IMPACTS ON NEIGHBOURING DWELLINGS AND NOT DOMINATE THE STREETScape / ACCOUSTIC AND PRIVACY.



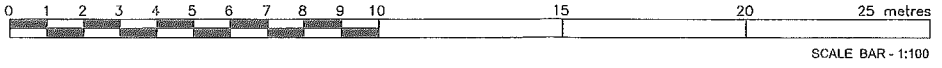
### Area Calculations:

Proposed New Centre Based Child Care Centre  
 SITE AREA = 733.00m<sup>2</sup>  
 LOT 54  
 D. P. 7056

#### 34 CHILDREN IN TOTAL

FIRST FLOOR AREA = 135.00m <sup>2</sup> excludes voids
GROUND FLOOR AREA = 180.00m <sup>2</sup> excludes voids
BASEMENT FLOOR AREA = 375.00m <sup>2</sup> excludes ramp
TOTAL CHILDCARE FLOOR AREA = 315.00m <sup>2</sup>
UNENCUMBERED INDOOR AREA = 113.30m <sup>2</sup>
MINIMUM UNENCUMBERED INDOOR AREA REQUIRED = 110.50m <sup>2</sup> @ 3.25 PER CHILD
TOTAL CHILDREN ACCOMMODATED = 34 BETWEEN 0 & 6 YEARS OF AGE
TOTAL CHILDREN 0 - 2 yrs = 8
TOTAL CHILDREN 2 - 3 yrs = 10
TOTAL CHILDREN 3 - 6 yrs = 16
TOTAL STAFF PROPOSED = 6 STAFF MEMBERS
TOTAL CAR SPACES PROVIDED = 8 CAR PARKING SPACES (8 REQUIRED)
TOTAL UNOBSTRUCTED OUTDOOR PLAY AREA = 245.00m <sup>2</sup>
MINIMUM OUTDOOR PLAY AREA REQUIRED = 238.00m <sup>2</sup> @ 7m <sup>2</sup> PER CHILD
TOTAL DEEP SOILS = 235m <sup>2</sup> (32%)
TOTAL LANDSCAPING = 412m <sup>2</sup> (~56%) (Includes planters on top of basement)
HOURS OF OPERATION = 7.00am - 7.00pm Monday to Friday.

FIRST FLOOR LAYOUT  
 scale 1:100



Project: <b>No. 53 PARK ROAD,          KOGARAH BAY,          (LOT: 54, DP: 7056 - 733sqm)</b>	Drawing Title: <b>GROUND FLOOR LAYOUT</b>	Registered Trade Architect ANTHONY HASSIDIS 1/18/19/2016 1/18/19/2016 1/18/19/2016 1/18/19/2016
Client: Terry & Elena Puzoski	DEVELOPMENT APPLICATION Job no: P15-07 Date: 20.07.16 Revision: B	Checked: Raymond Toa Scale: 1:100

DA-PL-No.005  
**fdc architects**