

Area Calculations

Site Area	614.7 m ²
Maximum Allowable FSR	0.61
Maximum Allowable Gross Floor Area (GFA)	368.82 m ²
Proposed GFA	174.1 m ²
Proposed FSR	0.28:1

Area Calculations

Criteria	Requirement	Provides	Complies
FSR	0.6:1	0.28:1	Yes
Gross Floor Area (GFA)	max. 368.82 m ²	174.1 m ²	Yes
Front Setback	min. 5.5 m	9.5 m	Yes
Side Setback	min. 0.9m	0.9m	Yes
Rear Setback	min. 3m	3.2m (to road)	Yes
Maximum Height	1 storey	1 storey	Yes
Child to Staff Ratio	1:4	1:4	Yes
2-5 years old	8 Children	2 Staff	Yes
3-5 years old	1:8 (1:15 after 31/12/15)	1:5	Yes
3-5 years old	1:10	1:5	Yes
Indoor Play Area	80.5 m ² (0.5m ² x 23 children)	89 m ²	Yes
Outdoor Play Area	1.6 m ² (1m ² x 23 children)	170.6 m ²	Yes
Parking	2 (1 per 2 staff)	4	Yes

TECTON GROUP

ARCHITECTURE
 2/1100 BRIDGE ROAD
 SYDNEY NSW 2015
 Tel: 02 9338 1888
 Fax: 02 9338 1889
 Email: info@tectongroup.com.au

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 For development application only

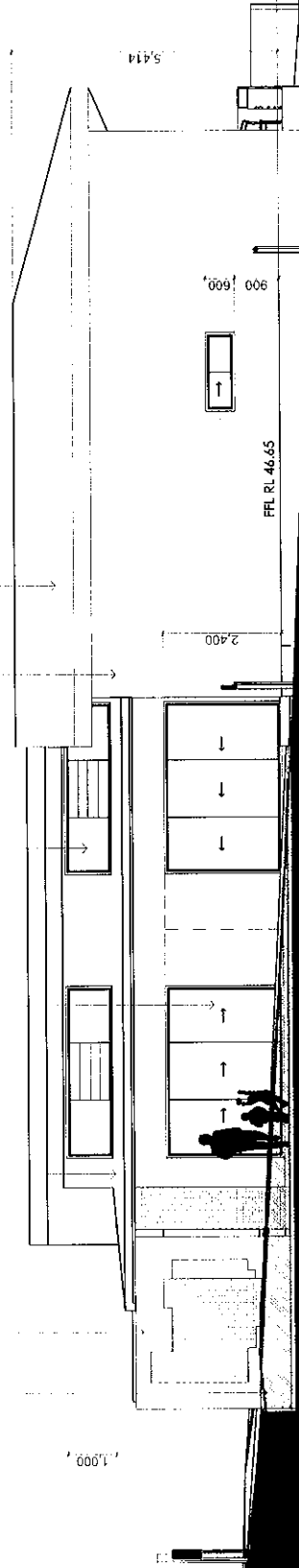
Revision

REVISION	DATE	DESCRIPTION
DA-A	19 December 2014	Drawings given to consultants
DA-B	4 February 2015	Windows on rear fence overlooking tennis court replaced by mirrors.
DA-C	3 August 2015	DA Drawing submitted to Council's Public Hearing
DA-C	12 August 2015	Amended drawings to be forwarded to acoustic engineer and Tunnicliffe Council
DA-D	2 May 2016	Amended drawings to be forwarded to acoustic engineer and Tunnicliffe Council
DA-E	11 July 2016	Amended drawings to be forwarded to Council

Proposed New Child Care Centre at:
30 Queensbury Road, Penshurst

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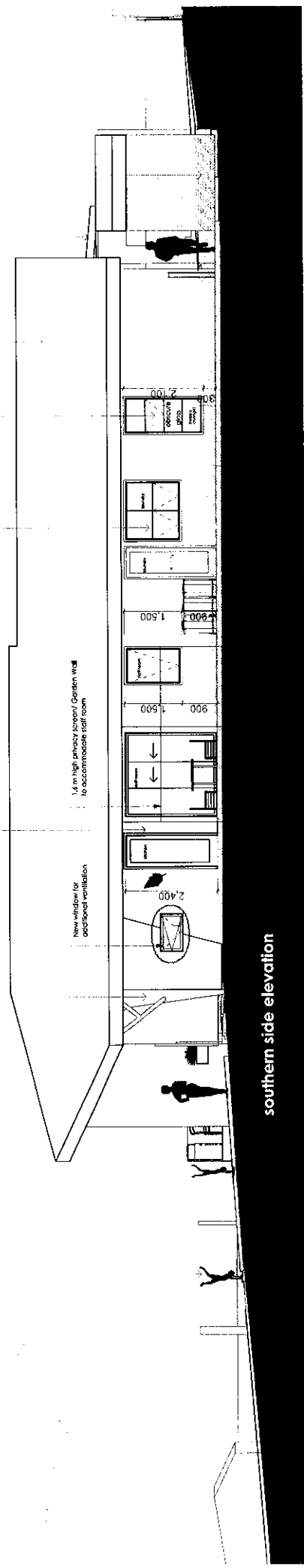
Colorbond metal roof at 15% pitch with Timber-look Soffit. Gutters and downpipes as per engineer's details.
 Reverse brick wall construction with combination of face brick and rendered walls.
 All glazing to Authalon Windows.
 Colorbond roof for awning above outdoor deck at 5 degree pitch (Timber-look soffit).
 Feature archway with clear panels showing downpipes/waterfall as per engineer's details.
 Proposed excavation for outdoor deck.



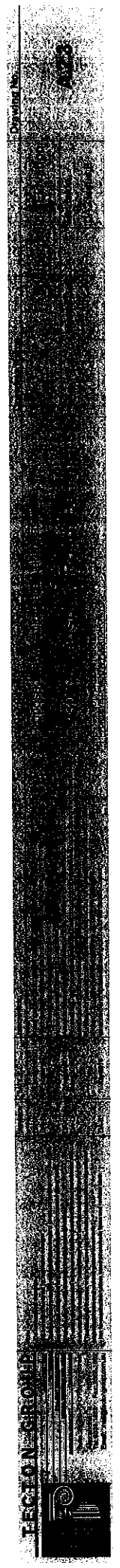
northern elevation



Proposed Excavation and required retaining wall as per engineer's detail.
 Colorbond metal roof at 15% pitch. Downpipes and gutters as per the engineer's detail.
 All glazing to Australian Standards and BASIX schedule.
 Combination of brick face and smooth wall panels in reverse brick veneer wall construction.
 Metal decorative pattern of landscape in front of feature column.
 'Summerhull' freestanding sculptures on stepping stones.

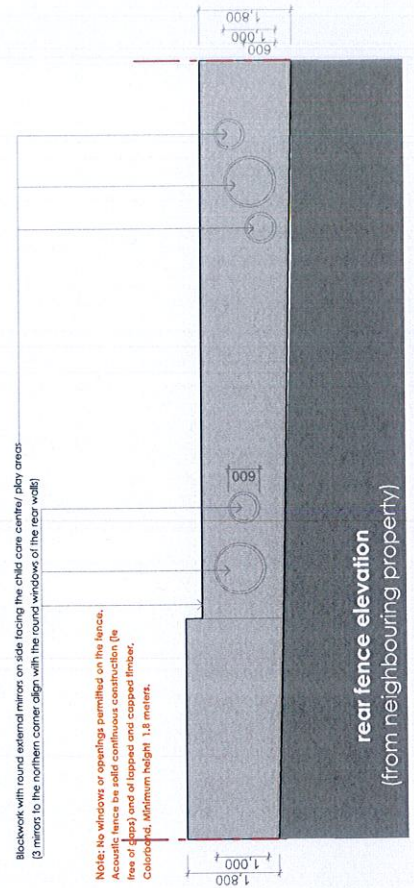


southern side elevation





front fence elevation



rear fence elevation
(from neighbouring property)

TECCON GROUP
 ARCHITECTURE
 30 QUEENSBURY ROAD, PENSURST
 VIC 3195
 Tel: 8338 1883 Fax: 8338 1889
 Email: mail@teccongroup.com.au

Note:
 -Builder to coordinate with planning
 -All work to be done in accordance with the relevant survey
 -Builder to coordinate with planning and provide as well as only the
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 -The design is intended only to be used by the stated client and for the particular
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REVISION	DATE	DESCRIPTION
DA.A	10 December 2014	Drawings taken to consultants
DA.B	4 February 2015	Windows on rear fence overlooking tennis court replaced by mitres.
DA.C	3 August 2015	DA Drawings to be submitted to Council
DA.D	12 August 2015	Amended drawings to be forwarded to acoustic engineer and Hurstville Council
DA.E	2 May 2016	Amended drawings to be forwarded to Council
DA.F	11 July 2016	Further information provided in response to Council's email dated 18 April 2016. amended and updated drawings to be forwarded to Council.

Project
Proposed New Child Care Centre at:
30 Queensbury Road, Penshurst
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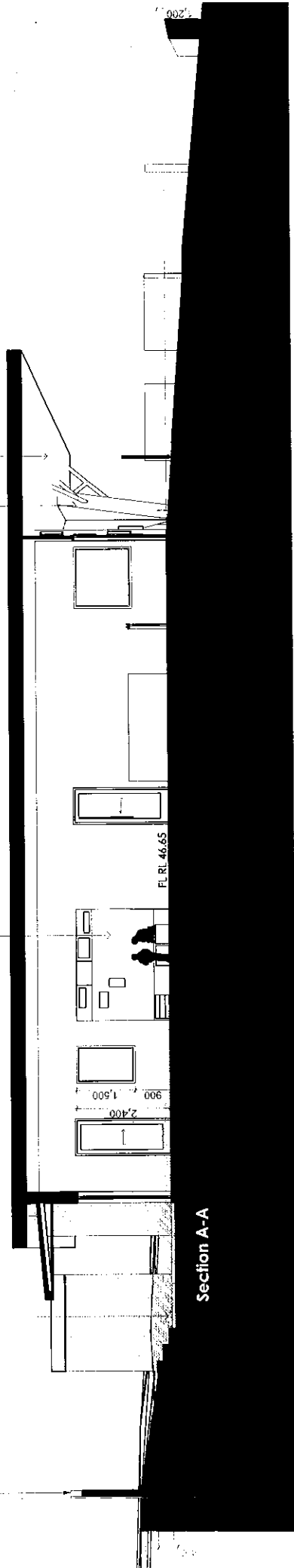
Scale	Issue Date	Revision
1:100 @A3	11 July 2016	DA: Issue E

Drawing Name
Front & Rear Fence Elevations

Drawing No.
A.2.4

Colorbond metal roof or 1.5% pitch with Timberlok Soffit. Gutters and downpipes as per engineer's details
 Timber look / finish feature wall to match soffit above.
 Feature children's nook with seating and storage
 Colorbond roof for awning above outdoor deck, at 5 degree pitch (Timberlok soffit)
 Proposed excavation for outdoor deck

Note: No windows or openings permitted on this level.
 Acoustic barrier to add extensive consideration for
 Top of glass and all tapered metal copper timber
 Clearance: Minimum Height 1.8 meters



Section A-A



SECTION GROUP