

DEVELOPMENT APPLICATION
No. 20 Earlwood Avenue, Earlwood

CHANGE OF USE FROM RESIDENTIAL
TO EXTEND EXISTING CHILD CARE CENTER
DRAWING LIST

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SITE CALCULATIONS	TOTAL
SITE AREA	594.40 sq.m.
GROSS FLOOR AREA - including existing	385.70 sq.m.
UNENCUMBERED AREA- GROUND	116.00 sq.m.
UNENCUMBERED AREA- FIRST	48.50 sq.m.
UNENCUMBERED OUTDOOR AREA-GROUND	225.00 sq.m.
UNENCUMBERED OUTDOOR AREA-FIRST	70.00 sq.m.



SITE LOCATION



EXISTING STREETSCAPE

NOTES

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0	ISSUE FOR DA APPROVAL	Arch.M.	24.01.2022
REV#	DESCRIPTION	BY	DATE
STAGE: DA APPROVAL			

CLIENT:	MY EARLY LEARNING CENTRE
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DESIGNED BY:	
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PROJECT:	Change of use from Residential to extend existing Child Care Center No. 20 Earlwood Avenue, Earlwood
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TITLE:	Cover Sheet
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SHEET SIZE:	SCALE:	DRAWN BY:	CHECKED BY:
A3	1:200	Arch. M.	MT
PROJECT NO:	DRAWING NO:	REVISION:	
	DA-00	0	

SPECIFICATIONS

1. FALLS, SLIPS, TRIPS A. WORKING AT HEIGHTS

Care must be taken during the construction and installation of building components which will require persons to be situated where a fall from a height more than two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations, or legislation.

- ### B. LOOSE MATERIALS OR SMALL OBJECTS
- Construction, maintenance, or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below: -
- * Prevent or restrict access to areas below where the work is being carried out.
 - * Provide toe-boards to scaffolding or work platforms.
 - * Provide protective structure below the work area.
 - * Ensure that all persons below the work area have Personal Protective Equipment (PPE).

C. STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to design requiremnts for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and always when the building operates as a workplace. Building owners should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects, or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways. Contractors should be required to maintain a tidy work site during construction, maintenance, or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. BUILDING COMPONENTS A. WALLS

All new walls are to be constructed as of new materials as specified on plans

B. FLOORS

Must have an even, unbroken slip-resistant surface, free from holes, indentations, projections, or other obstructions that might create tripping or stumbling hazards. Surfaces slip resistance in accordance with AS HB 197:1999 and AS/NZ 4586:2004.

C. ROOF

Extension roof to be "Tiled roof" to match existing roof. Timber frame, fascia's, gutters, and downpipes to comply with Australian Standards and manufacturer's installation requirements.

D. DOORS

Exit doors, room doors and sanitary compartments must be fitted with fastenings which allow them to be readily opened from the inside without the use of a key. The operation of all door latches in doors that form part of a required exit must be readily openable without a key, by single hand downward action to comply with D2.21 of the BCA. Details must be noted on plan.

3. TRAFFIC MANAGEMENT

To Follow traffic consultant report.

4. ACCESS FOR THE DISABLED

All new works and alterations are to be executed to comply with Accessibility consultant report

5. HAZARDOUS MATERIALS A. POWDERED MATERIALS

Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material. Mechanical air-conditioning plant and equipment to be installed must be acoustically treated, constructed with barriers or enclosures, attenuators or acoustic louvers designed by the acoustic engineer to comply with Section 3.3 of the acoustic report. Certified details must be submitted before practical completion.

B. TREATED TIMBER

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting, or using treated tim**VOLATILE ORGANIC COMPOUNDS**

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully always considered.

C. SYNTHETIC MINERAL FIBRE

Fibreglass, "Rockwool", ceramic and other material used for thermal, or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing, or working near bulk insulation material.

D. FIRE HAZARDOUS MATERIAL

Fire hazard properties of all materials used will comply with Specification C1.10 and the Building Code of Australia ber in any way that may cause harmful material to be released. Do not burn treated timber.

6. THE SLIP RESISTANCE OF FLOOR SURFACES

The slip resistance of all floor surfaces must be shown to comply with AS/NZS4586-2004 Slip Resistance Classification. The Contractor shall submit Manufacture's certification of the floor material and surface.

7. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, plant or loose materials are present they should be secured when not fully supervised.

8. OTHER HIGH-RISK ACTIVITY

All electrical work should be carried out in accordance with code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements. All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace. All work should be carried out in accordance with code of Practice: Managing Noise and Preventing Hearing Loss at Work.

9.BALUSTRADES

Provide balustrade to comply with BCA Clause 3.9.2 as follows:

- * Be at least 1,000mm above the FFL of balconies and landings, and no less than 865mm above the nosing line of stairs;
- * Incorporate openings that are no larger than 125mm.

10. HANDRAILS

All stairs or steps serving a change in level >1m must be provided with a handrail to one side between 865mm-1m in height to meet BCA 3.9.2.4. The handrail must not contain any obstruction that would break a hand-hold throughout the flight, except at winders where a newel post can be utilized.

11.SMOKE ALARM

Provide hard-wired smoke alarms,to be installed in accordance with Clause 3.7.2.3 of BCA and AS3786-2014.

12.GENERAL NOTES A. REGISTERED BUILDER

The Builder is required to be registered and hold all licensing requirements of the Department of Fair Trading and ensure that all trade work is also carried out by suitably qualified and licensed trade persons.

B. INSURANCES

Ensure all indemnities and insurance required under the building contract and NSW law are obtained and current for the full duration of the project, including where applicable, but not limited to:

- * Home Warranty Insurance.
- * Public Liability Insurance.
- * Workers Compensation Insurance for direct employees and subcontractors.
- * Insurance of the building works required under the contract.

C. REGULATIONS AND AUSTRALIAN STANDARDS

Provide all materials and carry out all work to comply with the relevantparts and clauses of the Building Code of Australia (BCA) and in accordance with the relevant Australian Standards (AS) to the satisfaction of the Principal Certifying Authority. Carry out the work in accordance with Local Government regulations, Work Cover requirements, Conditions of Development Approval and the requirements of leading services Supply Authorities having justification. Give all notices, obtain all permits and certificates and pay all fees required by local and other legal constituted Authorities.

D. INTERPRETATION OF THE DOCUMENTS

Read these drawings in conjunction with all contract documents, structural details, all consultants 'drawings and specifications and other relevant regulations and standards. Before proceeding with work clarify all discrepancies and verify all setting out dimensions.

E. SETTING OUT

Check all measurements, dimensions, levels and component sizes of the work as an integral step before starting each fabrication and/or installation. Take figured dimensions in reference to scaling.

F. PROPERTY PROTECTION

Provide all measures required by Local and State ordinances, laws, and regulations for the protection of surrounding property, footpaths, street, Krebs and driveway crossings during the course of the contract works.

G. STRUCTURAL STABILITY

Maintain new structure, and adjoin old structure where applicable, in a stable condition during construction. Provide temporary bracing and shoring designed by a structural consultant to always keep the works and excavation stable and to ensure that adjacent structures and ground are not undermined.

H. INSPECTIONS BY AUTHORITIES

Arrange and facilitate all the necessary inspection of the works by the Principal Certifying Authority and other relevant approvals and certification required.

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CLIENT: MY EARLY LEARNING CENTRE			
DESIGNED BY: ARCH. M. Pty Ltd Mob. : +61 40 5676 661 email: magued@archm.net.au www.archm.net.au			
PROJECT: Change of use from Residential to extend existing Child Care Center No. 20 Earlwood Avenue, Earlwood			
TITLE: Project Specifications			
SHEET SIZE: A3	SCALE: 1:200	DRAWN BY: Arch. M.	CHECKED BY: MT
PROJECT NO:	DRAWING NO: DA-01	REVISION: 0	

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EARLWOOD AVENUE

GUEUDECOURT AVENUE

AVENUE

- LEGEND:
- AHD AUSTRALIAN HEIGHT DATUM
AWN AWNING
BM BENCH MARK
CONC CONCRETE
CS CONCRETE SURFACE
D/H/S DIAMETER/HEIGHT/SPREAD
D DOOR
EC EDGE OF CONCRETE
EG EAVE & GUTTER
FL FLOOR LEVEL
GDN GARDEN
HYD HYDRANT
IL INVERT LEVEL
LH LAMP HOLE
NS NATURAL SURFACE
PAV PAVERS
PP POWER POLE
RL REDUCED LEVEL
S STEPS
SL SURFACE LEVEL
SILL WINDOW SILL
SV STOP VALE
TEL TELSTRA PIT
TK TOP OF KERB
TW TOP OF WALL
VC VEHICLE CROSSING
W WINDOW
WM WATER METER
WTOP TOP OF WINDOW
W-B WALL TO BOUNDARY

1

DA-02

PROPOSED SITE LAYOUT

1 : 200

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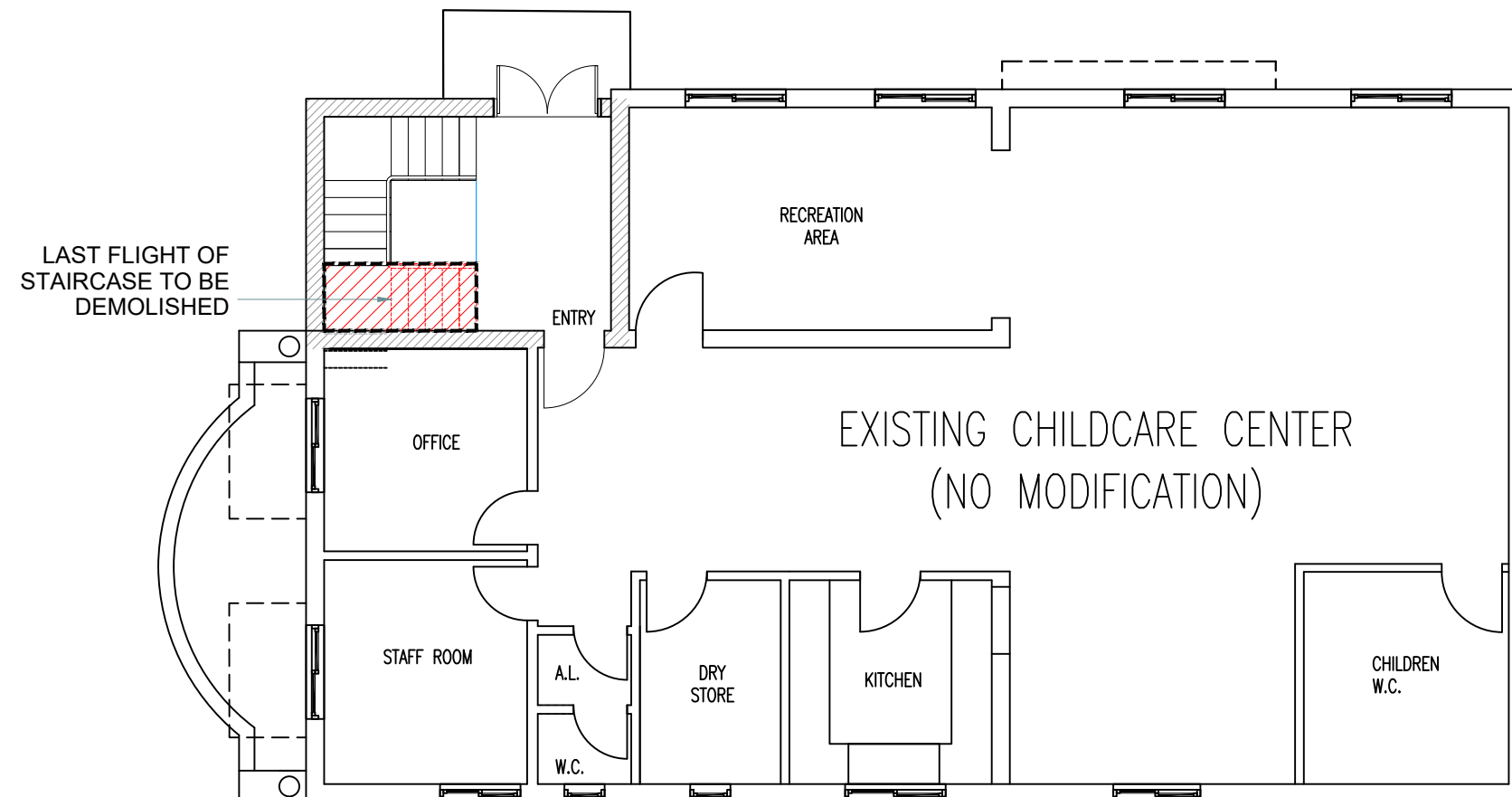
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PROJECT: Change of use from Residential to extend existing Child Care Center No. 20 Earlwood Avenue, Earlwood

TITLE: Proposed Site Plan

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1
DA-03

PROPOSED GROUND FLOOR DEMOLITION PLAN

1 : 100

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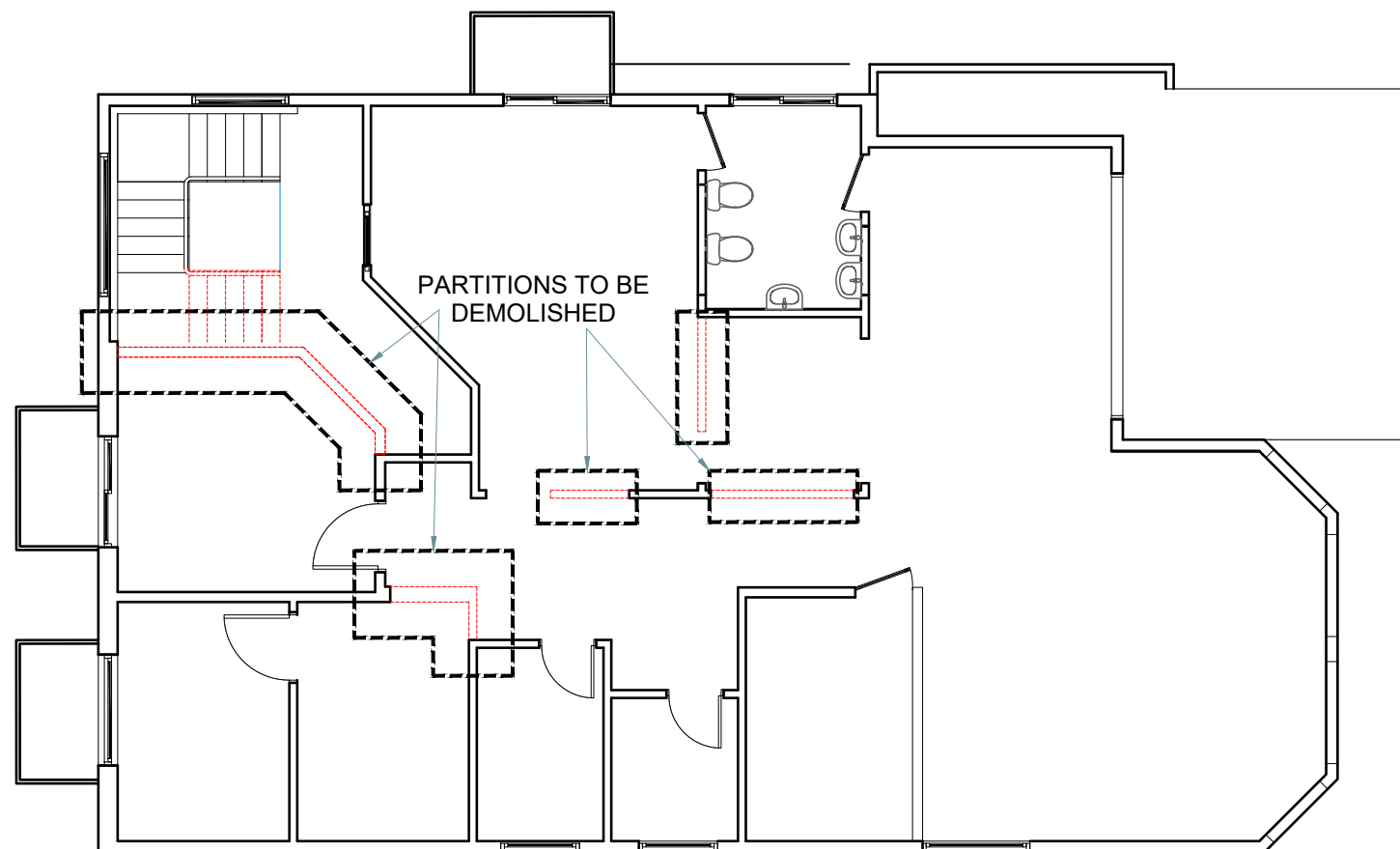
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TITLE:	Proposed Ground Floor Plan Demolition Plan
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PROJECT NO:	DRAWING NO:	REVISION:	
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1
DA-04

PROPOSED FIRST FLOOR DEMOLITION PLAN

1 : 100

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PROJECT: Change of use from Residential to extend existing Child Care Center No. 20 Earlwood Avenue, Earlwood

TITLE:
Proposed First Floor
Demolition Plan

SHEET SIZE: A3	SCALE: 1:100	DRAWN BY: Arch. M.	CHECKED BY: MT
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TITLE:	Proposed Ground Floor Plan
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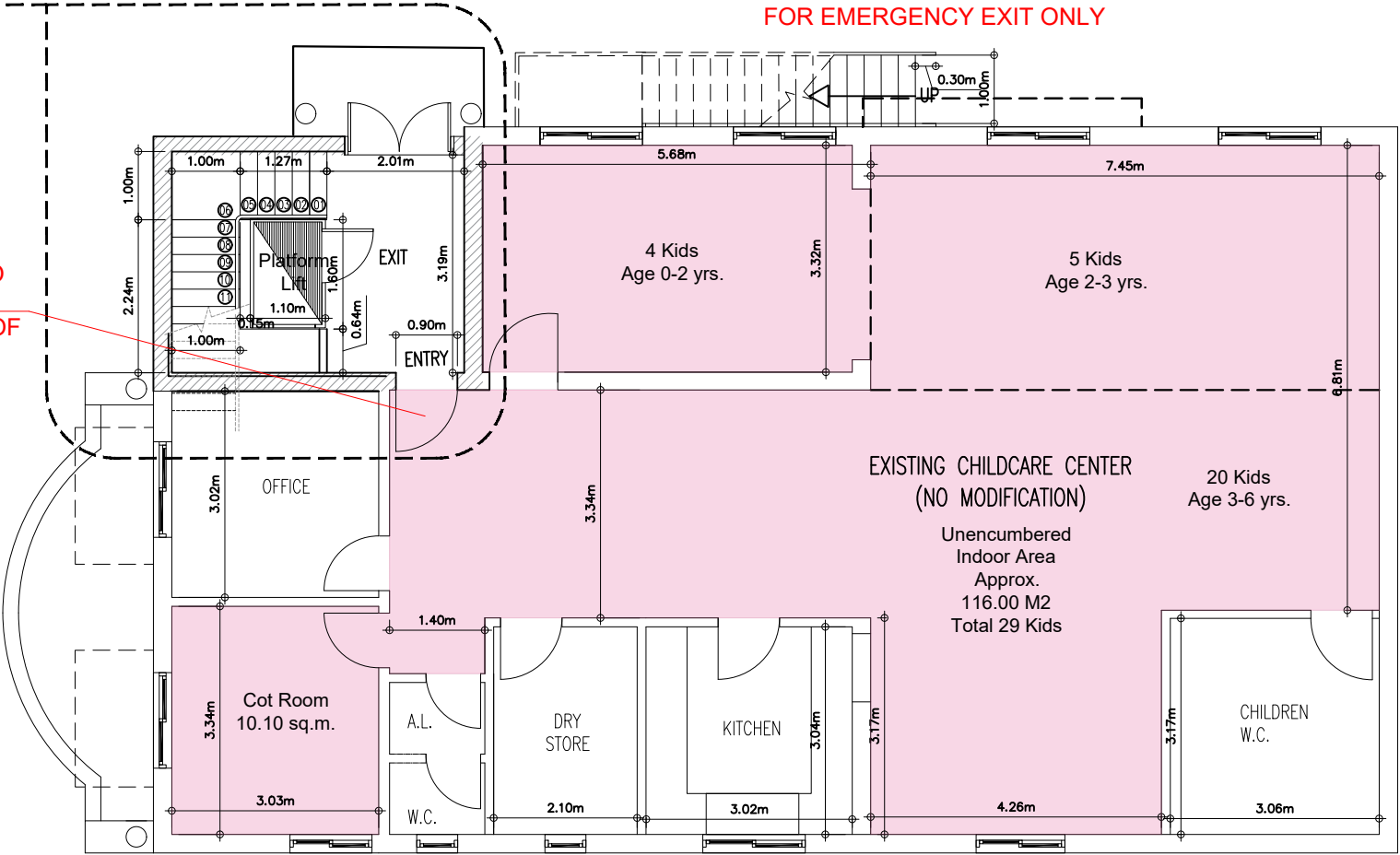
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SEE DA-08
FOR DETAILS

NEW STEEL STAIRCASE
FOR EMERGENCY EXIT ONLY

EXISTING ENTRY DOOR TO
BE POWER OPERATED TO
SATISFY NCC CLAUSE 13 OF
AS 1428.1

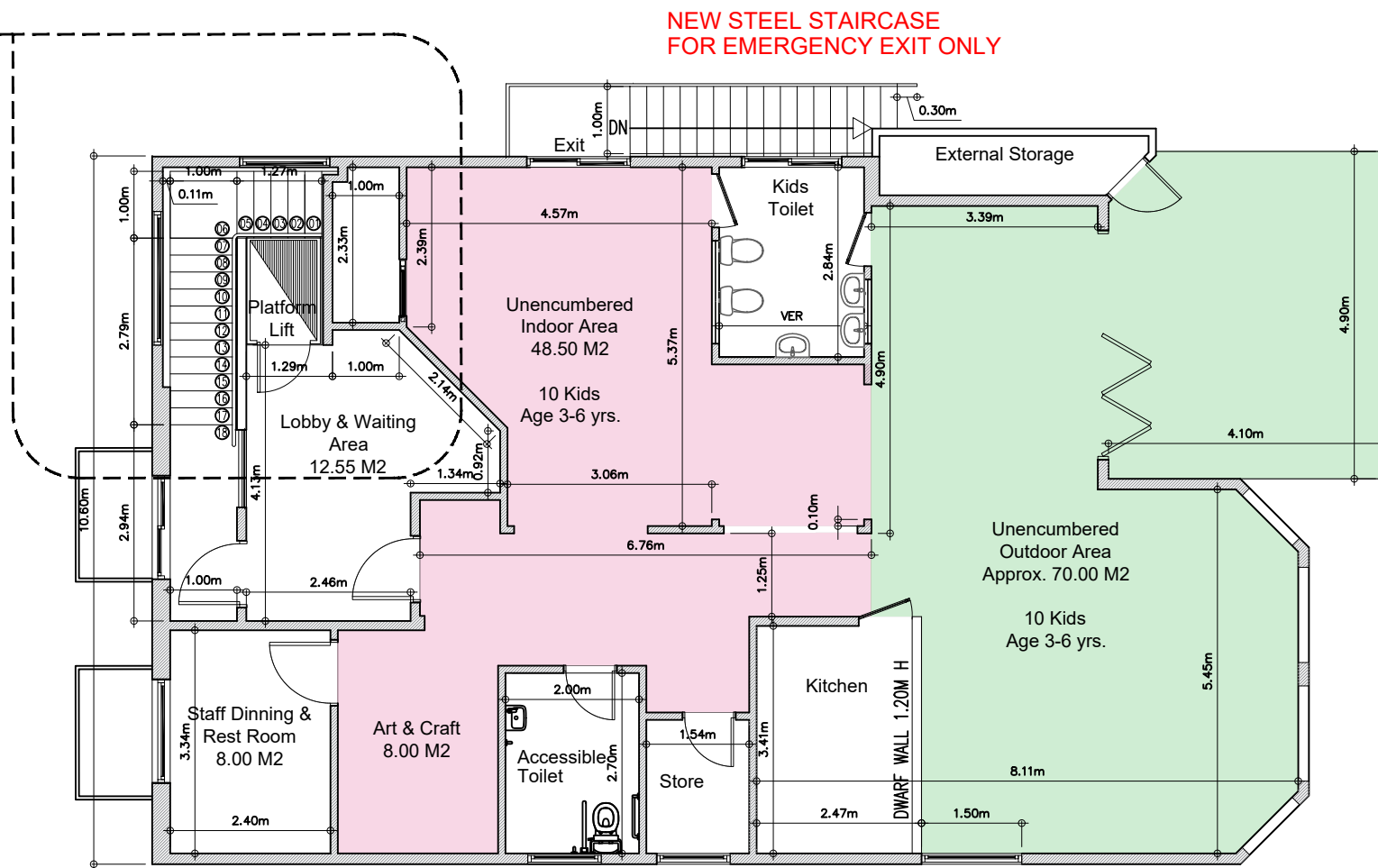


PROPOSED GROUND FLOOR
ENTRANCE LOBBY MODIFICATION



1 : 100

SEE DA-08
FOR DETAILS



PROPOSED FIRST FLOOR MODIFICATION

1
DA-06

1 : 100

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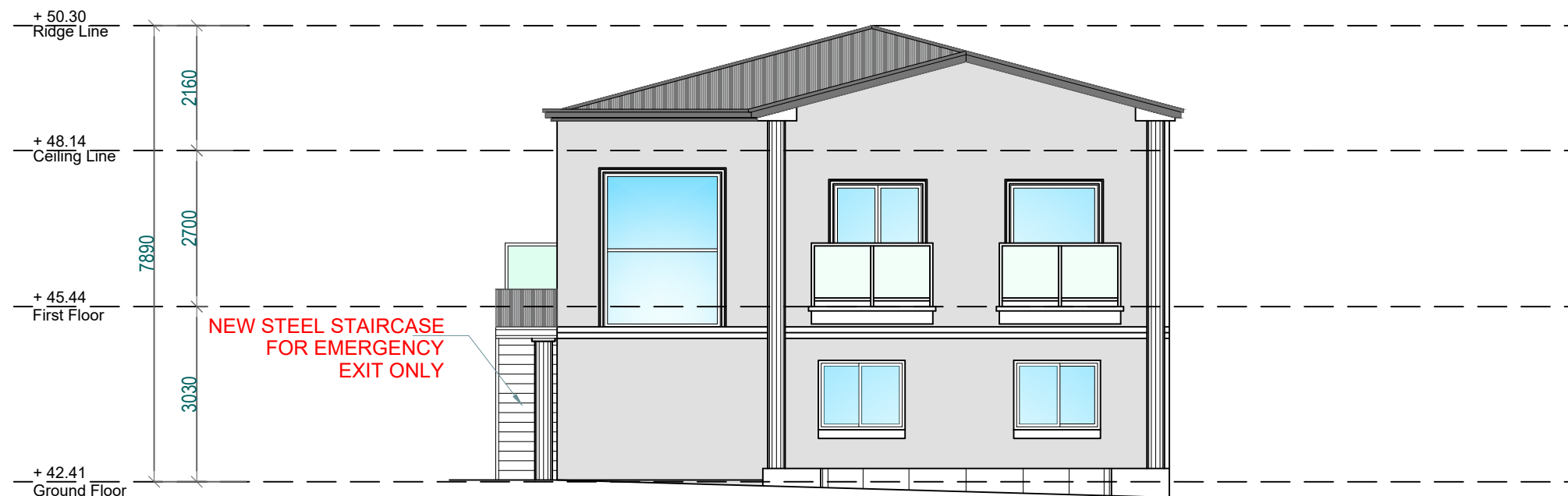
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PROJECT: Change of use from Residential to extend existing Child Care Center No. 20 Earlwood Avenue, Earlwood

TITLE: Proposed First Floor Plan

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1 WEST ELEVATION



2 NORTH ELEVATION

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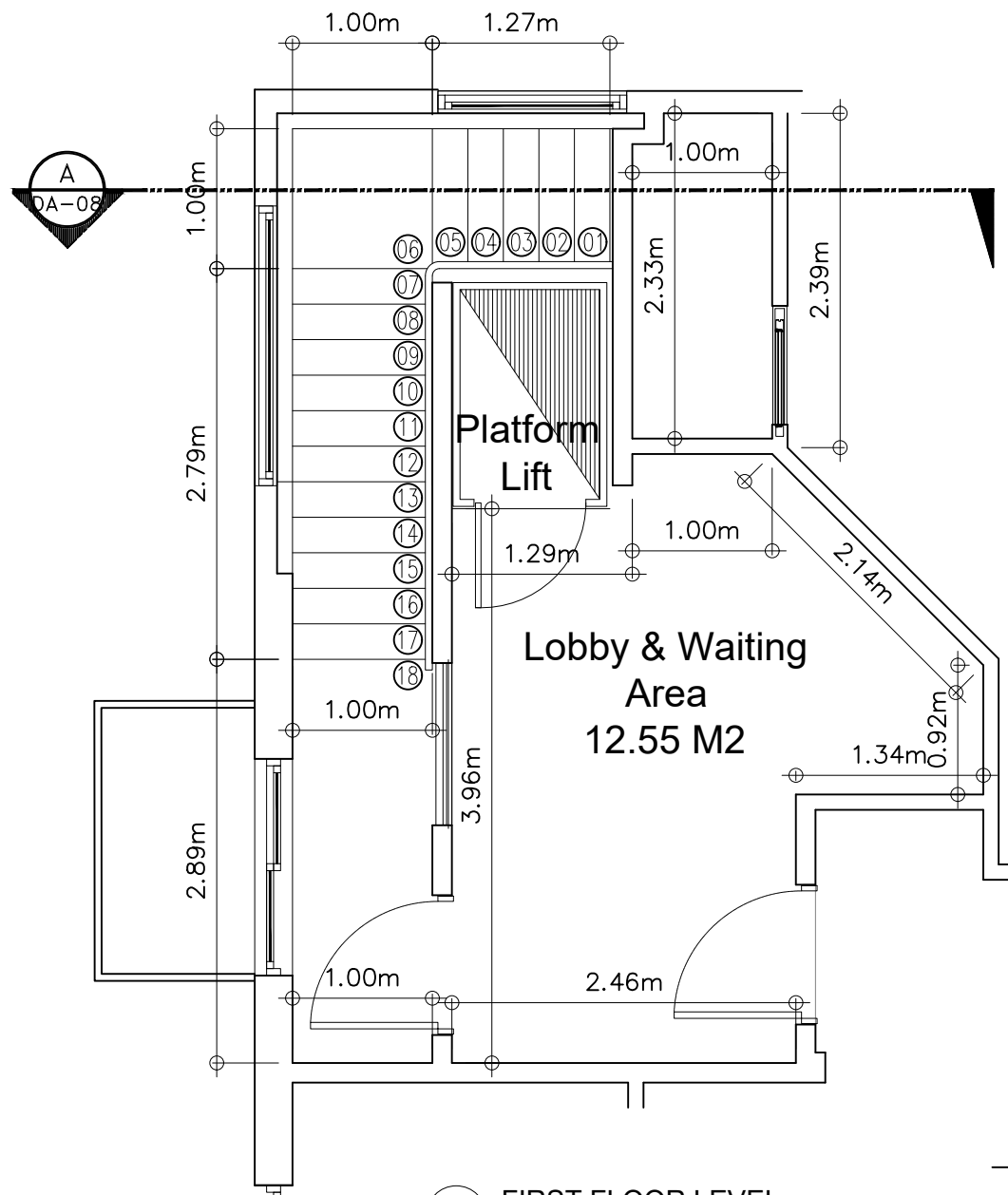
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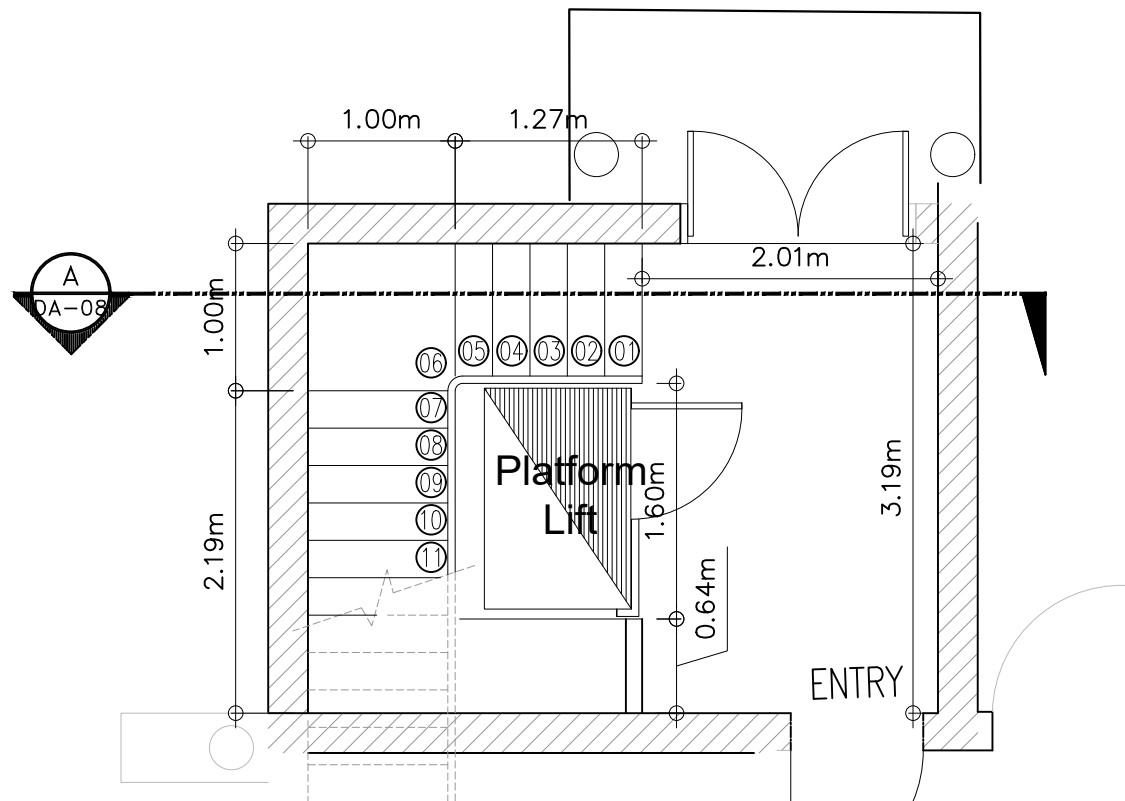
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TITLE:	Proposed Elevations
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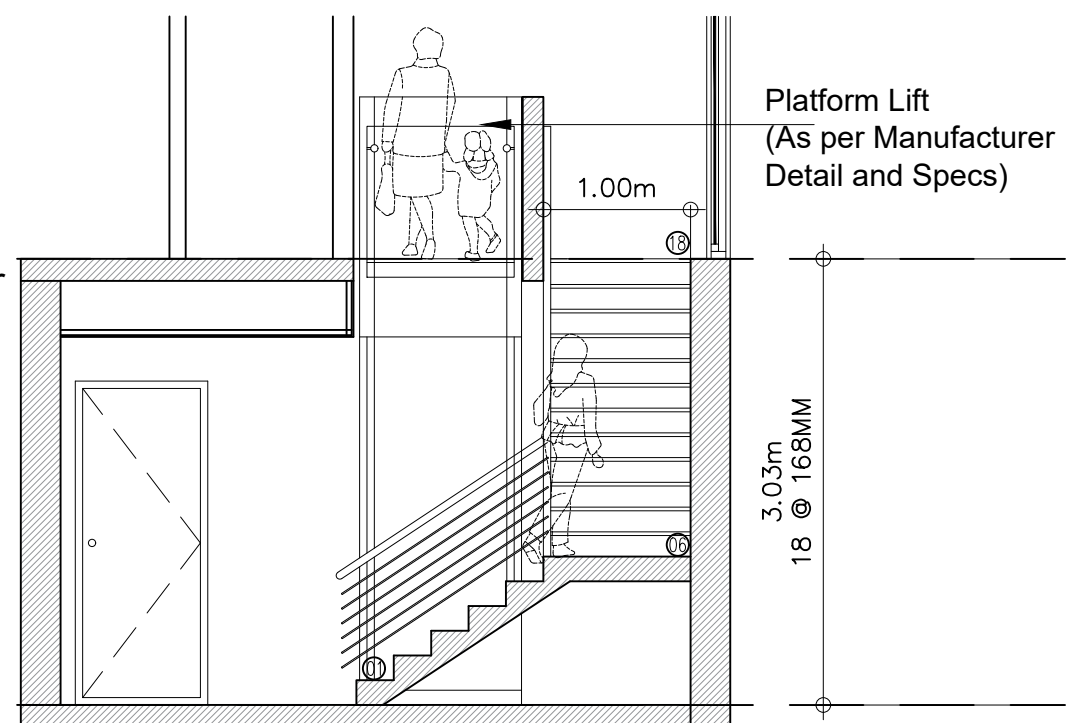
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	DA-07	1	



01
DA-08
FIRST FLOOR LEVEL
SCALE: 1 : 50 MTS.



02
DA-08
GROUND FLOOR LEVEL
SCALE: 1 : 50 MTS.



03
DA-08
SECTION A-A
SCALE: 1 : 50 MTS.

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PROJECT: Change of use from Residential to extend existing Child Care Center No. 20 Earlwood Avenue, Earlwood

TITLE: Proposed Stairs & Lobby Renovation Plan and Section

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