

DEVELOPMENT APPLICATION

DRAWING SCHEDULE

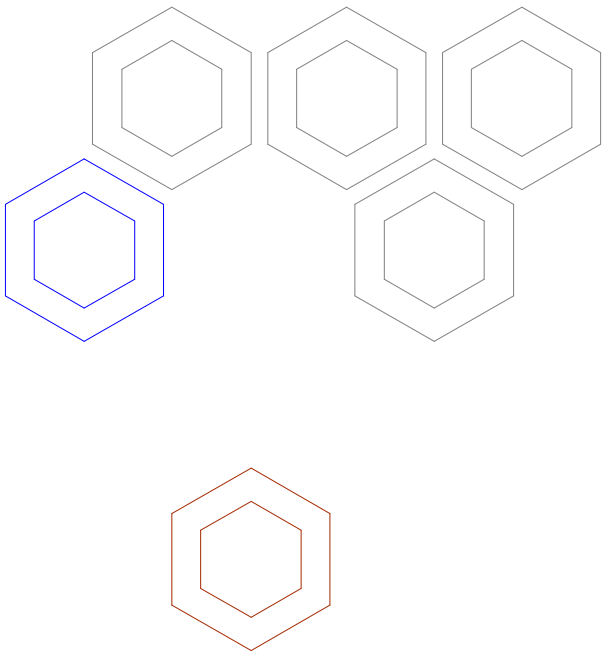
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ISSUE DETAILS

A	31.05.2022	ISSUED FOR PRE-DA
B	05.07.2022	ISSUED FOR APPROVAL
C	15.07.2022	ISSUED FOR APPROVAL
D	06.08.2022	ISSUED FOR APPROVAL
E	05.09.2022	ISSUED FOR APPROVAL
F	29.09.2022	ISSUED FOR APPROVAL
G	07.10.2022	ISSUED FOR DEVELOPMENT APPLICATION

ADDITIONAL INFORMATION

A01	OWNER'S CONSENT FORM
A02	SURVEY PLAN
A03	STORMWATER PLAN
A04	LANDSCAPE PLAN
A05	STATEMENT OF ENVIRONMENTAL EFFECTS
A06	WASTE MANAGEMENT PLAN
A07	QUANTITY SURVEYORS REPORT
A08	ACOUSTIC REPORT
A09	BCA REPORT
A10	TRAFFIC REPORT
A11	ACCESS REPORT
A12	SERVICE PROTECTION REPORT
A13	PLAN OF MANAGEMENT



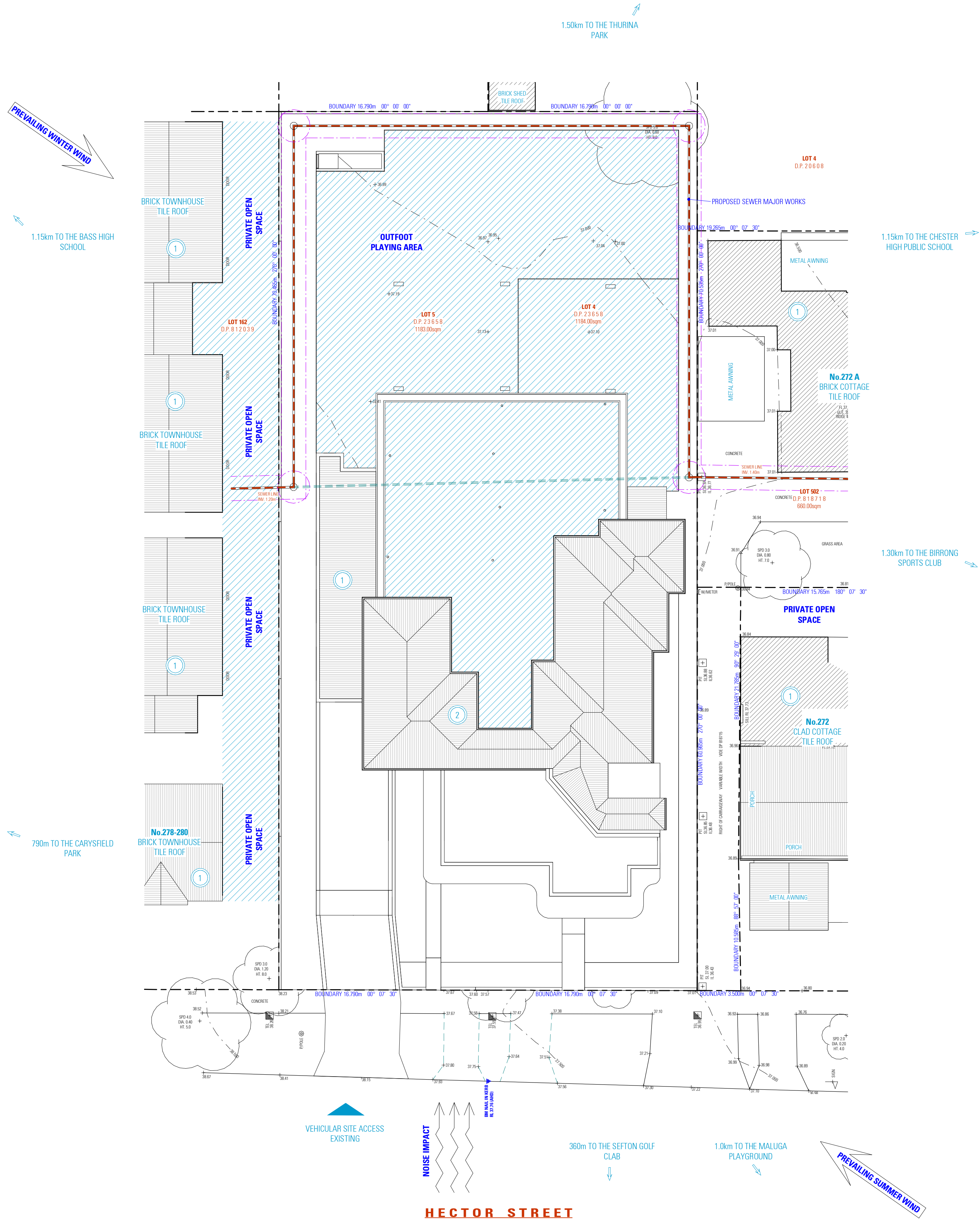
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274-276 HECTOR STREET,
BASS HILL NSW 2197

MAHMOUD ABBAS



ITEM	SYMBOL
NUMBER OF STOREYS	
POSSIBLE OVERLOOKING	
OUTDOOR PLAYIN AREA	
REDUCED LEVELS	
SITE	
SITE DETAILS	
SITE LENGTH (APPROX.)	70.465 m
SITE WIDTH (APPROX.)	33.580 m
SITE AREA	2367.293 m²



SITE ANALYSIS PLAN

NOTES

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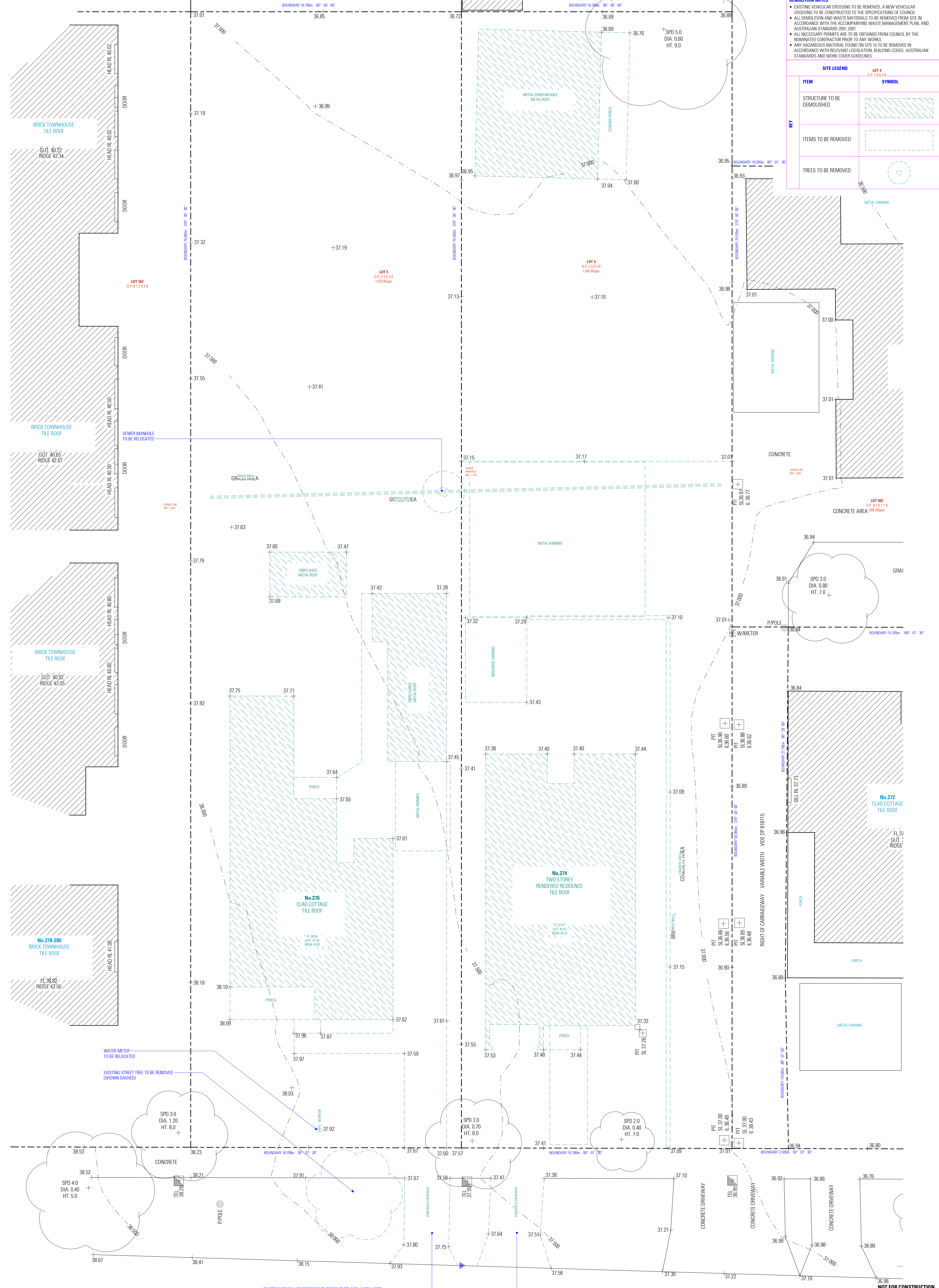
DRAWING
SITE ANALYSIS PLAN

DESIGN
DRAFTED MICHEL TOUBIA
KATERINA NKOVSKA

SCALE
1:200/A1
6/07/2022

DWG No. 22028 - 01

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- DEMOLITION NOTES**
- EXISTING VEHICULAR CROSSING TO BE REMOVED. A NEW VEHICULAR CROSSING TO BE CONSTRUCTED TO THE SPECIFICATIONS OF COUNCIL.
 - ALL DEMOLITION AND WASTE MATERIALS TO BE REMOVED FROM SITE IN ACCORDANCE WITH THE ACCOMPANYING WASTE MANAGEMENT PLAN, AND AUSTRALIAN STANDARD 2601:2001.
 - ALL NECESSARY PERMITS ARE TO BE OBTAINED FROM COUNCIL BY THE NOMINATED CONTRACTOR PRIOR TO ANY WORKS.
 - ANY HAZARDOUS MATERIAL FOUND ON SITE IS TO BE REMOVED IN ACCORDANCE WITH RELEVANT LEGISLATION, BUILDING CODES, AUSTRALIAN STANDARDS AND WORK COVER GUIDELINES.

SITE LEGEND	
ITEM	SYMBOL
STRUCTURE TO BE DEMOLISHED	
ITEMS TO BE REMOVED	
TREES TO BE REMOVED	

- NOTES**
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MICHEL TOUBRA
KATERINA NKOVSKA

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DRAWING
DEMOLITION PLAN

SCALE
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6 07/10/2022

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DEMOLITION PLAN

SITE LEGEND	
ITEM	SYMBOL
GROUND FLOOR AREA	
LINE OF FIRST FLOOR	
SITE BOUNDARY	

PROPOSED SITE PLAN

ACOUSTIC NOTE
REFER TO ACOUSTIC REPORT NO. 7453-1-1R WITH DATE ISSUED 23 MAY 2022 FROM DAY DESIGN PTY LTD FOR A COMPREHENSIVE LIST OF ACOUSTICAL TREATMENTS. ALL TREATMENTS DETAILED IN THE APPROVED ACOUSTIC REPORT MUST BE INSTALLED TO THE BUILDING.

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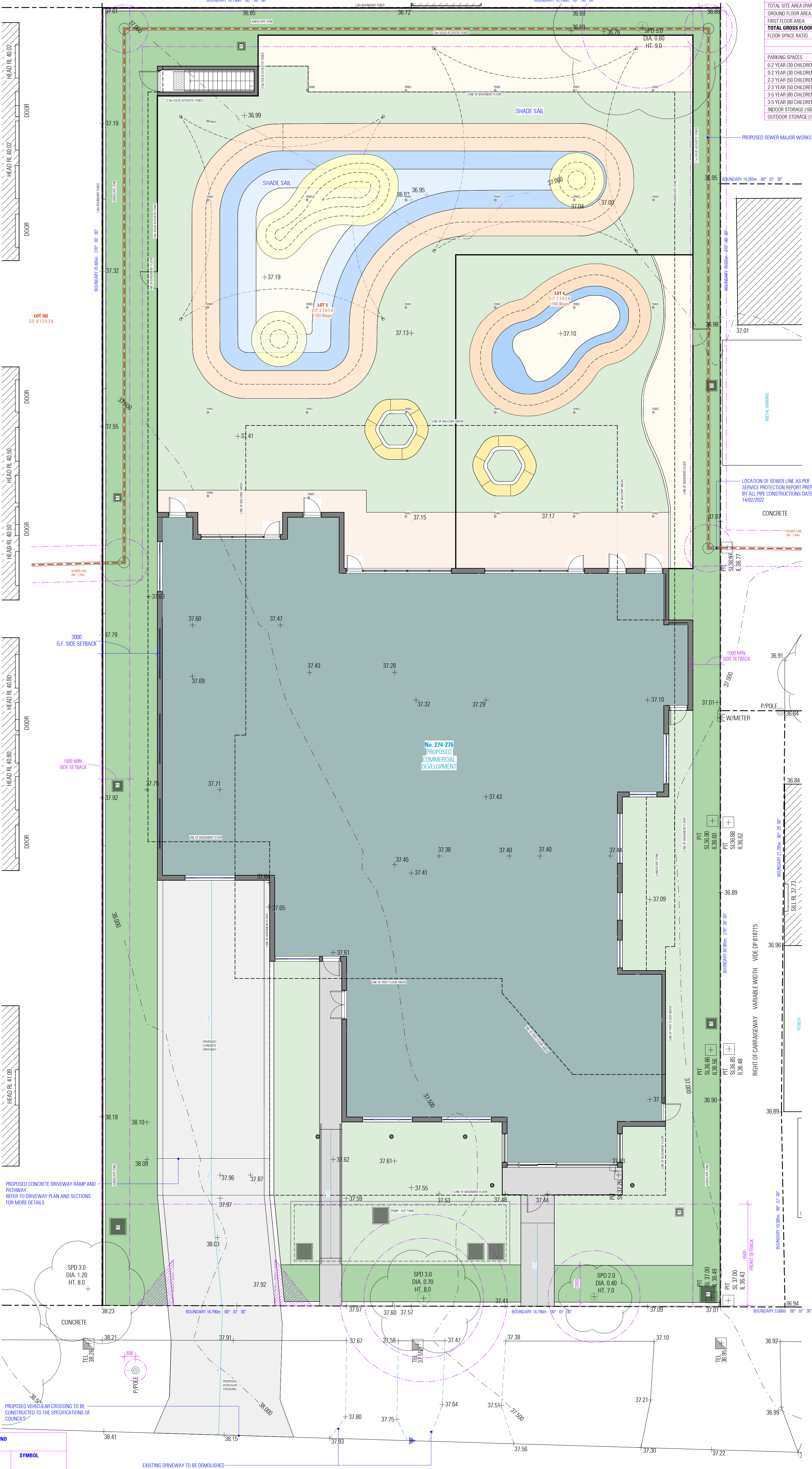
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PROPOSED SITE PLAN

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DRAWN KATERINA KROVSKA

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SITE CALCULATIONS		
TOTAL SITE AREA (PARENT LOT)		2367 sqm
GROUND FLOOR AREA		691.91 sqm
FIRST FLOOR AREA		244.94 sqm
TOTAL GROSS FLOOR AREA		936.85sqm
FLOOR SPACE RATIO		0.395:1.0

CHILD CARE CALCULATIONS		
ITEM	REQUIREMENT	PROPOSED
PARKING SPACES	40 SPACES	43 SPACES
0-2 YEAR (30 CHILDREN) UNENCUMBERED INDOOR SPACE	97.50 sqm	98.48 sqm
0-2 YEAR (30 CHILDREN) UNENCUMBERED OUTDOOR SPACE	210.00 sqm	216.46 sqm
2-3 YEAR (50 CHILDREN) UNENCUMBERED INDOOR SPACE	162.50 sqm	170.04 sqm
2-3 YEAR (50 CHILDREN) UNENCUMBERED OUTDOOR SPACE	350.00 sqm	352.34 sqm
3-5 YEAR (80 CHILDREN) UNENCUMBERED INDOOR SPACE	280.00 sqm	262.83 sqm
3-5 YEAR (80 CHILDREN) UNENCUMBERED OUTDOOR SPACE	580.00 sqm	575.54 sqm
INDOOR STORAGE (160 CHILDREN)	32.00 m²	54.02 m²
OUTDOOR STORAGE (160 CHILDREN)	48.00 m²	53.56 m²

PROPOSED SEWER MAJOR WORKS

LOCATION OF SEWER LINE AS PER SERVICE PROTECTION REPORT PREPARED BY ALL PIPE CONSTRUCTIONS DATED 14/02/2022

CONCRETE

1500 MIN. SIDE SETBACK

P/POLE

W/METER

3000 G.F. SIDE SETBACK

1500 MIN. SIDE SETBACK

3000 G.F. SIDE SETBACK

1500 MIN. SIDE SETBACK

3000 G.F. SIDE SETBACK

1500 MIN. SIDE SETBACK

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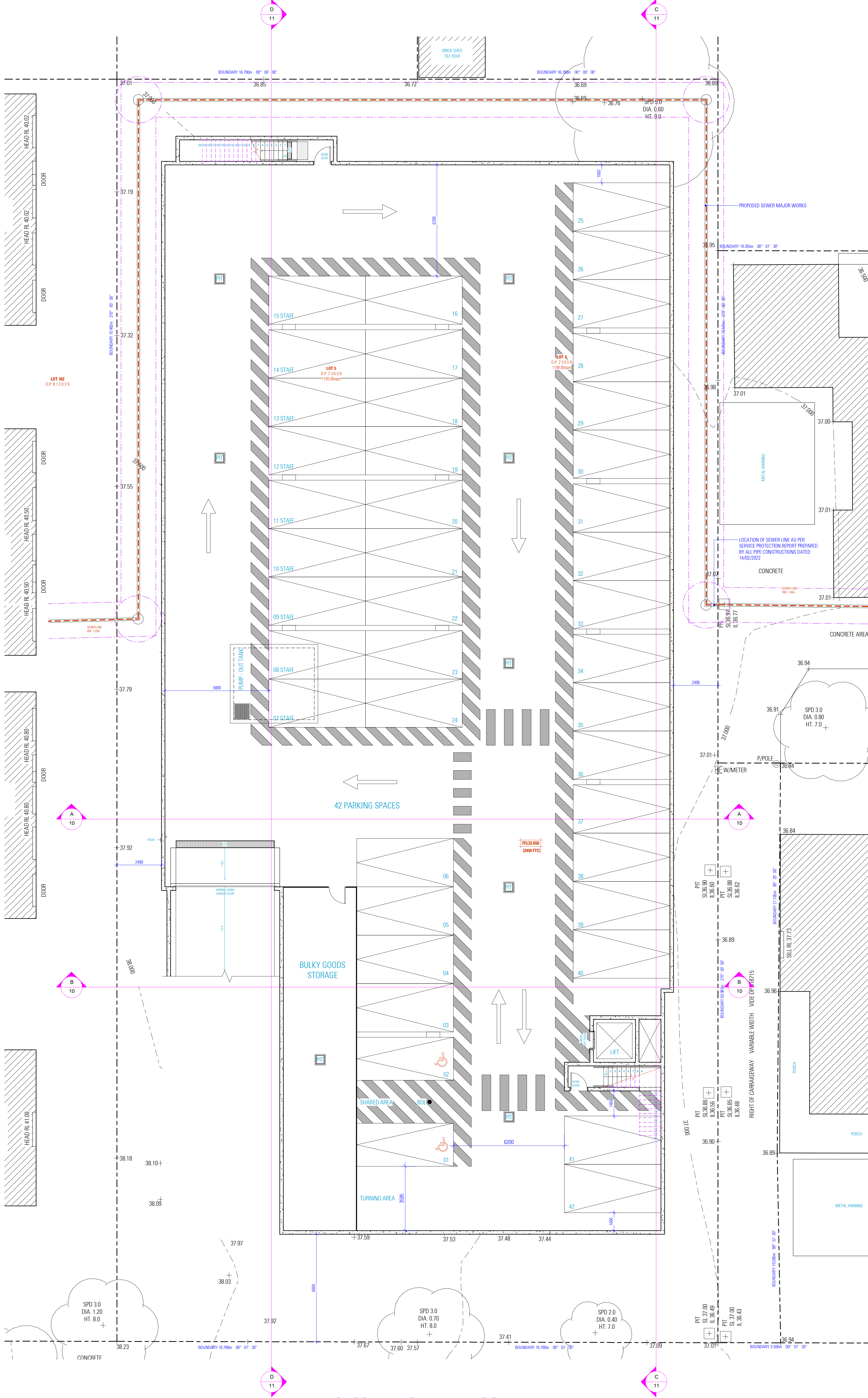
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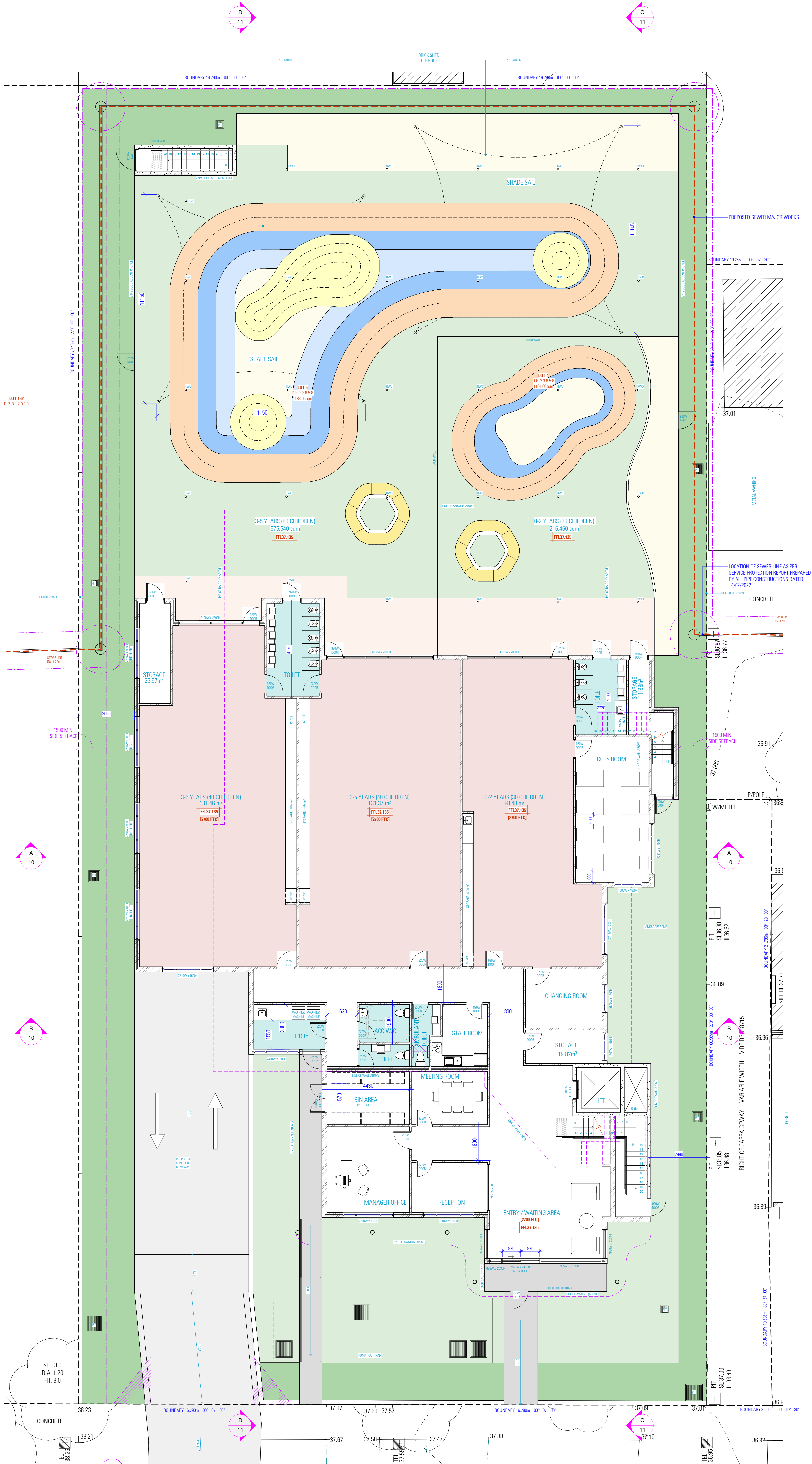
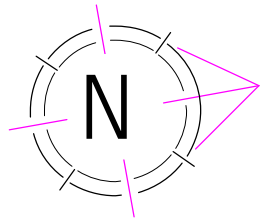
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PROPOSED BASEMENT FLOOR PLAN

SCALE 1:100/A1
ISSUE 6 07.10.2022

BWG No. 22

RWG No. 22028 - 04



PROPOSED GROUND FLOOR PLAN

ACOUSTIC NOTE
REFER TO ACOUSTIC REPORT NO. 7453-1.1R WITH DATE ISSUED
23 MAY 2022 FROM DAY DESIGN PTY LTD FOR A
COMPREHENSIVE LIST OF ACOUSTICAL TREATMENTS. ALL
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NOTES
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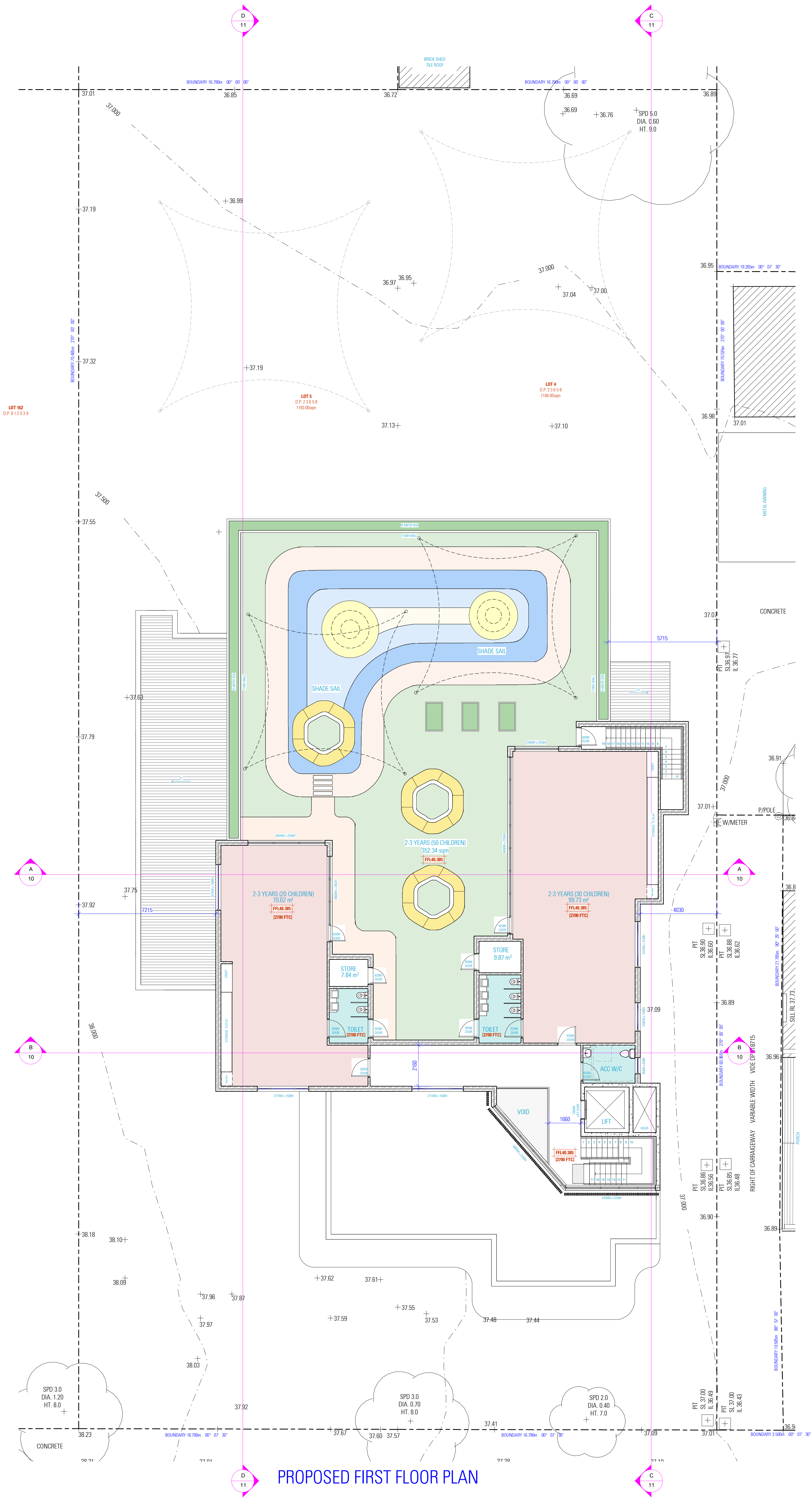
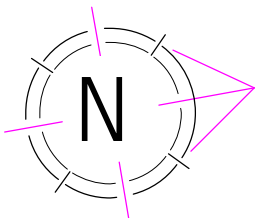
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PROPOSED GROUND FLOOR PLAN
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PROPOSED FIRST FLOOR PLAN

ACOUSTIC NOTE
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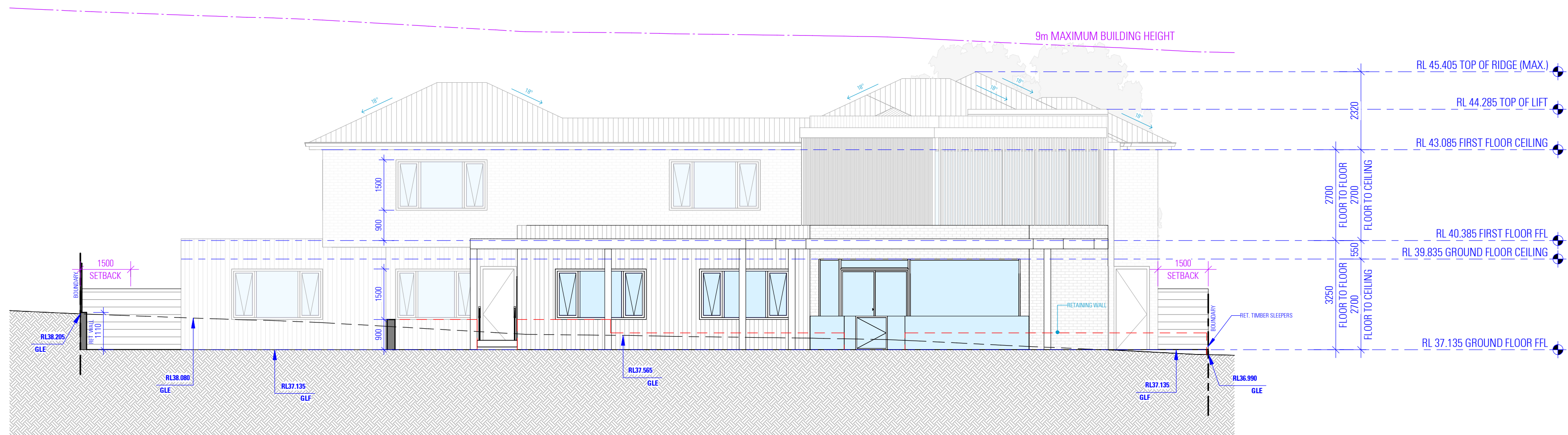
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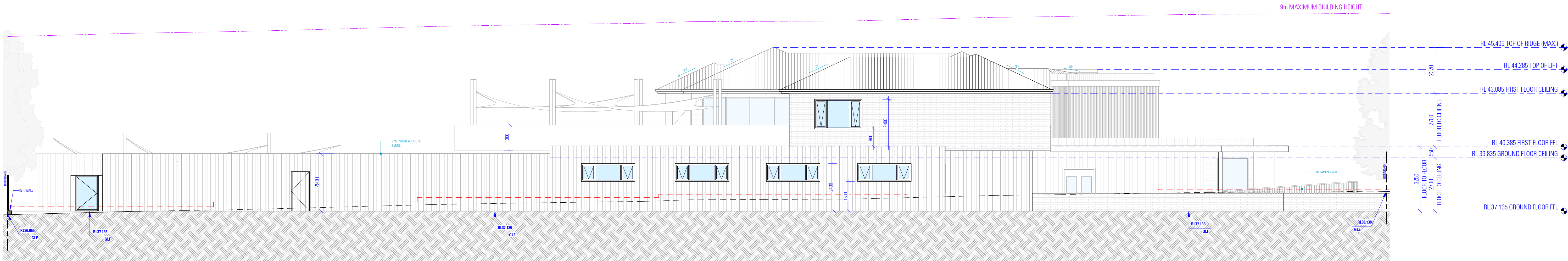
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DWG No. 22028 - 06



EAST ELEVATION
AS SEEN FROM HECTOR STREET



SOUTH ELEVATION

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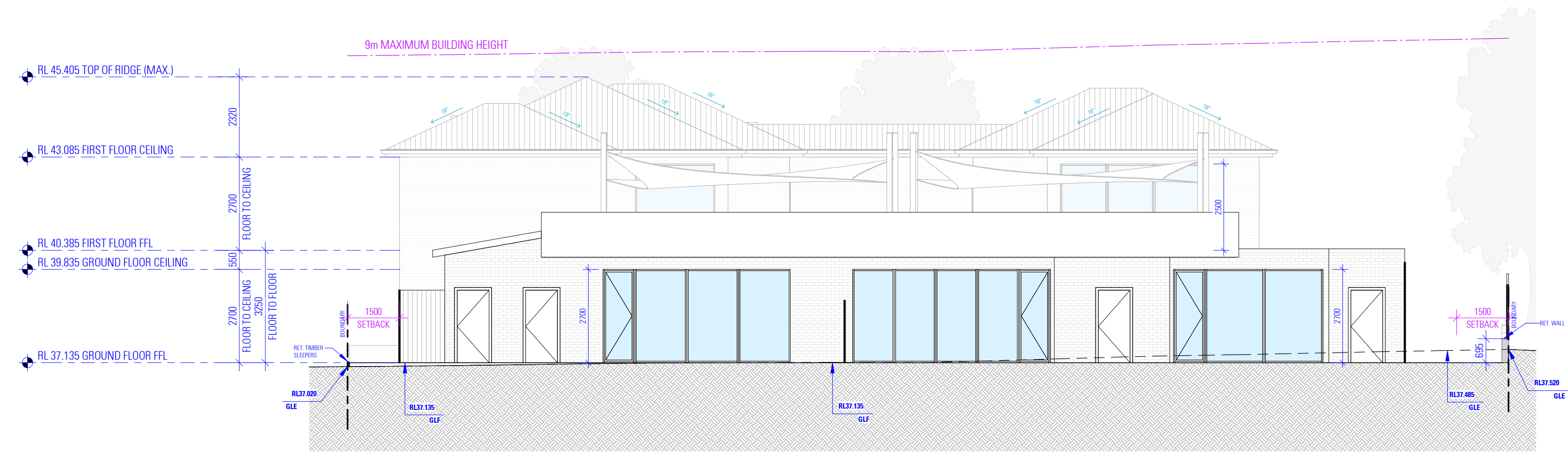
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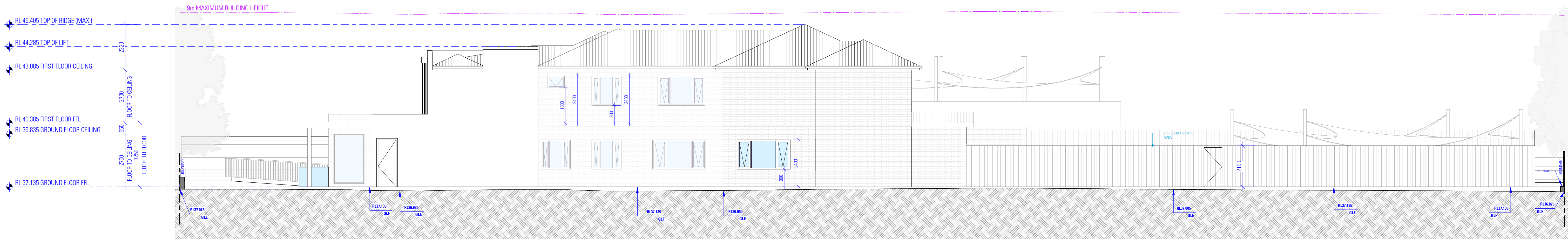
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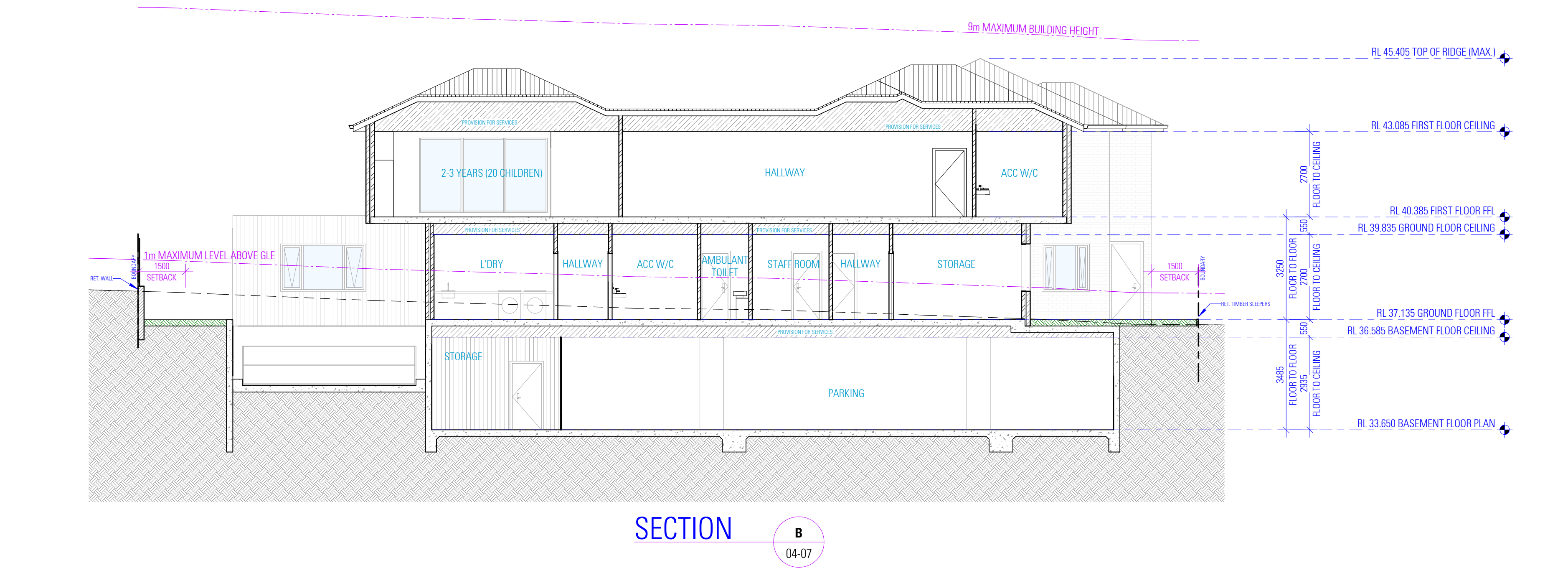
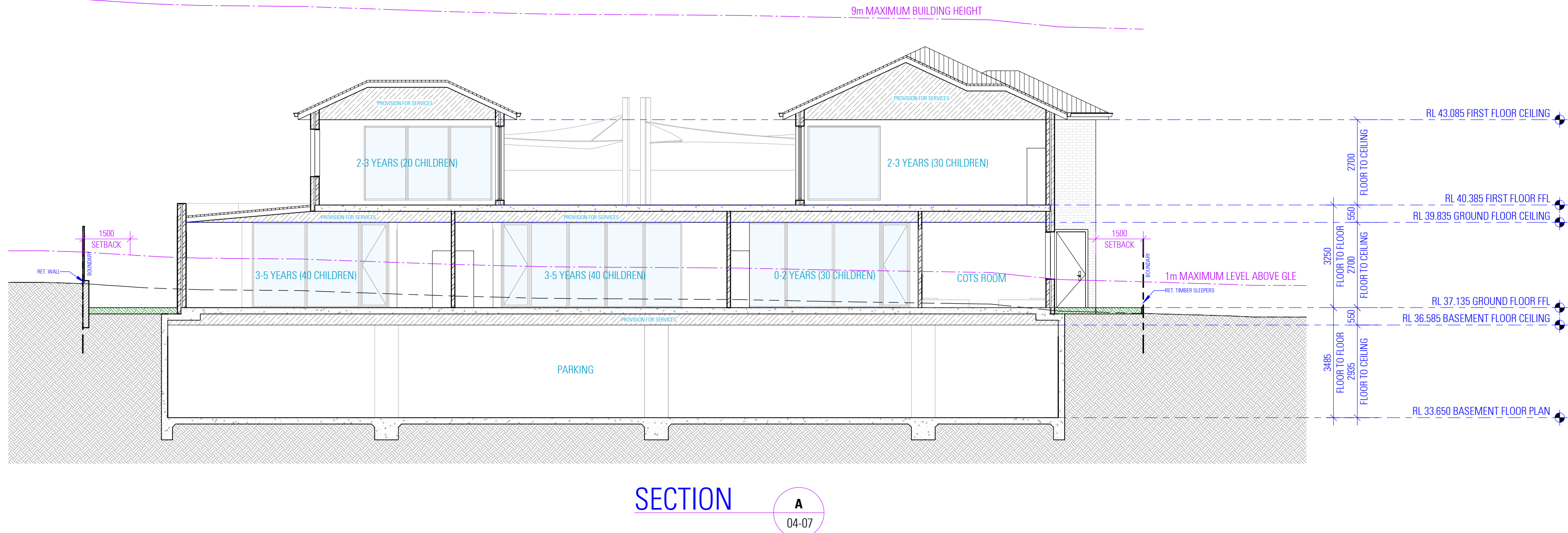


WEST ELEVATION



NORTH ELEVATION

WALL SCHEDULE			
270mm CAVITY BRICK	110mm SINGLE BRICK	190mm RETAINING WALL	200mm RETAINING WALL
110mm BRICK SKIN 50mm CAVITY 110mm BRICK SKIN	110mm BRICK SKIN	190mm CONCRETE BLOCK	200mm CONCRETE WALL
NOTES: 1. THIS SCHEDULE DETAILS MAIN WALL COMPONENTS ONLY AND THE MEASUREMENTS GIVEN DO NOT INCLUDE RENDER, PLASTER OR THE LIKE. THEY ARE PROVIDED FOR CONSTRUCTION PURPOSES AND SUCH DO NOT REPRESENT THE FINAL WALL THICKNESS. 2. EXISTING WALLS SHOWN SOLID HATCHED. 3. THE ITEMS PROVIDED ABOVE ARE A GENERAL LIST OF WALL TYPES. VERIFY ALL DISCREPANCIES WITH THE DESIGNER BEFORE COMMENCING CONSTRUCTION.			



NOISE CONTROL RECOMMENDATIONS:
PROPOSED DWELLINGS TO BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING FACADE TREATMENT CATEGORY RECOMMENDATIONS:

MANAGEMENT PLAN
WE RECOMMEND THE CENTRE'S MANAGEMENT IMPLEMENT A NOISE MANAGEMENT PLAN THAT SHOULD INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

- ENSURING ALL STAFF AND PARENTS ARE PROVIDED WITH A COPY OF THE CENTRE'S NOISE MANAGEMENT PLAN AND ITS IMPLICATIONS FOR THEM DURING THEIR TIME AT THE CENTRE.
- THE NAME AND CONTACT DETAILS OF THE CENTRE'S MANAGER SHOULD BE CLEARLY DISPLAYED AT THE FRONT OF THE BUILDING TO ENSURE NEIGHBOURS CAN CONTACT THAT PERSON AT ANY TIME THE CENTRE IS OPERATING.
- ENSURING A SUFFICIENT NUMBER OF EDUCATORS ARE PROVIDED TO SUPERVISE CHILDREN'S OUTSIDE PLAY TO DISCOURAGE UNNECESSARILY LOUD ACTIVITIES
- CARERS/STAFF SHOULD BE EDUCATED TO CONTROL THE LEVEL OF THEIR VOICE WHILE OUTDOORS.
- FACILITATING CHILDREN'S SMALL GROUP PLAY WHEN OUTSIDE, AND ENCOURAGING EDUCATORS TO ENGAGE IN CHILDREN'S PLAY AND FACILITATE FRIENDSHIPS BETWEEN CHILDREN.
- CRYING CHILDREN SHOULD BE COMFORTED AS QUICKLY AS POSSIBLE AND MOVED INDOORS.
- STAFF ARRIVING PRIOR TO 7 AM AND PARKING IN THE 'STAFF' AREA SHOULD ENSURE THEY DO NOT CREATE UNNECESSARY NOISE.

OUTDOOR PLAY
THE FOLLOWING OUTDOOR PLAY SCENARIO IS PROVIDED, WITH OPERATIONAL CONTROLS AND CORRESPONDING SOUND BARRIERS, IN ORDER TO ACHIEVE THE OUTDOOR CRITERIA OF 50 DBA.

SEPARATE PLAY TIMES FOR 2-3 YEAR OLDS
WE RECOMMEND THAT OUTDOOR PLAY BE SCHEDULED SUCH THAT THE 3-5 YEAR OLDS ARE NOT OUTSIDE AT THE SAME TIME AS THE 2-3 YEAR OLDS AND 0-2 YEAR OLDS.

SOUND BARRIER WALLS
IN ADDITION TO THE ASSUMED BARRIERS STATED IN SECTION 6.4, THE FOLLOWING BARRIERS ARE RECOMMENDED FOR INSTALLATION:

- 2-6-METRE HIGH SOLID ACOUSTIC FENCE, CONSTRUCTED ALONG THE SOUTHERN BOUNDARY OF THE GROUND FLOOR OUTDOOR PLAY AREA.
- 2-6 METRE HIGH SOLID ACOUSTIC FENCE, CONSTRUCTED ALONG THE WESTERN BOUNDARY OF THE GROUND FLOOR OUTDOOR PLAY AREA.

GENERAL CONSTRUCTION METHOD FOR SOUND BARRIER WALLS
THE SOUND BARRIER WALLS SPECIFIED BELOW MAY BE CONSTRUCTED FROM 3x4M, SOLID CAPPED AND LAPPEDED TIMBER, 10 MM THICK SOLID POLYCARBONATE (NOT HOLLOW), 6.38 MM THICK LAMINATED GLASS OR MASONRY. THE CONSTRUCTION SHALL BE FREE OF VISIBLE AIR GAPS TO PROVIDE AN IMPERVIOUS SOUND BARRIER.

IF REQUIRED, WHERE AN EXISTING BOUNDARY FENCE IS TO BE MAINTAINED (AND IS OF SOUND CONSTRUCTION), AND TO ACHIEVE THE REQUIRED VERTICAL HEIGHTS RECOMMENDED IN THE FOLLOWING SECTIONS, A NEW UPPER PORTION OF FENCE SHOULD BE CONSTRUCTED ON TOP OF THE EXISTING FENCE. A TRANSPARENT MATERIAL SUCH AS 10 MM THICK VY RESISTANT POLYCARBONATE (NOT HOLLOW) MAY BE USED, CANTILEVERED INWARDS AT 45 DEGREES, AS SHOWN IN APPENDIX E1. THE CONSTRUCTION SHALL BE FREE OF VISIBLE AIR GAPS TO PROVIDE AN IMPERVIOUS SOUND BARRIER.

ALTERNATIVELY, STEEL POSTS MAY BE PLACED 0.5 TO 1 METRE STEPPED IN FROM THE EXISTING FENCES AND HAVE 10 MM THICK POLYCARBONATE SHEETING INSTALLED VERTICALLY ON THE OUTSIDE OF THE STEEL POSTS AND THEN ANGLED INWARDS TO THE REQUIRED VERTICAL HEIGHT. THE VERTICAL SECTION IS REQUIRED TO START A MINIMUM OF 0.5 OR 1 METRE RELATIVE TO DISTANCE FROM THE BOUNDARY FENCE BELOW THE MAXIMUM HEIGHT OF THE EXISTING FENCE LINE, AS SHOWN IN APPENDIX E2. FOR BOUNDARY FENCES, THE HEIGHTS PROVIDED BELOW ARE TO BE MEASURED FROM THE RL ON THE RECEIVER'S SIDE OF THE FENCE LINE. IN LINE WITH THE ASSUMED BARRIERS OUTLINED IN SECTION 6.4, WE RECOMMEND THE FOLLOWING BARRIER HEIGHTS AND LOCATIONS. THE LOCATION AND HEIGHTS OF THE BARRIERS ARE SHOWN IN APPENDIX D.

MECHANICAL PLANT & EQUIPMENT – CONSTRUCTION CERTIFICATE
THE SPECIFICATIONS FOR THE MECHANICAL PLANT HAVE NOT YET BEEN SELECTED FOR THIS DEVELOPMENT. FOR TYPICAL MECHANICAL PLANT AND EQUIPMENT WITH SOUND POWER LEVELS NOT EXCEEDING THOSE LISTED IN TABLE 7, IT IS REASONABLE AND FEASIBLE TO ACOUSTICALLY TREAT THE ASSOCIATED PLANT AREA (ABSORPTIVE LINING, ETC) OR EQUIPMENT ITSELF SO THAT NOISE WILL NOT IMPACT THE NEIGHBOURING PROPERTIES. ONCE MECHANICAL PLANT HAS BEEN SELECTED, A DETAILED ACOUSTIC ASSESSMENT SHOULD BE MADE, PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE. WE RECOMMEND THAT THE MECHANICAL SERVICES ENGINEERS SELECT MECHANICAL PLANT EQUIPMENT WITH THE LOWEST SOUND POWER LEVELS TO REDUCE THE AMOUNT OF ACOUSTIC TREATMENT NECESSARY TO ACHIEVE THE NOISE CRITERIA AT NEARBY RESIDENTIAL RECEIVERS. THE CUMULATIVE NOISE EMISSIONS FROM THE MECHANICAL PLANT SYSTEM, AND USE OF THE INDOOR PLAY AREAS AND CAR PARK IS NOT TO EXCEED THE PROJECT NOISE TRIGGER LEVELS AND CAN PARK IS NOT TO EXCEED THE PROJECT NOISE TRIGGER LEVELS.

SPECIFIED IN SECTION 5.5.

WE OFFER TO PROVIDE DETAILED NOISE CONTROL'S WHEN SPECIFICATIONS OF THE MECHANICAL PLANT EQUIPMENT HAVE BEEN FINALISED. ROOMS ARE TO BE VENTILATED TO THE STANDARDS SET OUT IN CLAUSE F4.5 OF THE BUILDING CODE OF AUSTRALIA AND AUSTRALIAN STANDARD AS1688.2:1991.

NORTHERN 2-3 YEAR OLD INDOOR PLAY AREA – NORTHERN
WE RECOMMEND THAT THE NORTHERN WINDOWS OF THE NORTHERN 2-3 YEAR OLD INDOOR PLAY AREA REMAIN CLOSED WHILE THE AREA IS IN USE, TO LIMIT THE NOISE EMISSION TO RECEPTOR 'R5A'. THE LOCATIONS OF THESE GLAZING ELEMENTS ARE HIGHLIGHTED IN THE ATTACHED APPENDIX D. THE WESTERN DOOR MAY REMAIN OPEN WHILE THE AREA IS IN USE, TO PROVIDE ADEQUATE VENTILATION TO THE SPACE. ROOMS ARE TO BE VENTILATED TO THE STANDARDS SET OUT IN CLAUSE F4.5 OF THE BUILDING CODE OF AUSTRALIA AND AUSTRALIAN STANDARD AS1688.2:1991.

SOUTHERN 2-3 YEAR OLD INDOOR PLAY AREA – SOUTHERN
WE RECOMMEND THAT THE EASTERN AND SOUTHERN WINDOWS OF THE SOUTHERN 2-3 YEAR OLD INDOOR PLAY AREA REMAIN CLOSED WHILE THE AREA IS IN USE, TO LIMIT THE NOISE EMISSION TO RECEPTORS 'R5A', 'R5B' AND 'R5C'. AND TO LIMIT THE ROAD TRAFFIC NOISE INTRUSION INTO THE INDOOR PLAY AREA, THE LOCATIONS OF THESE GLAZING ELEMENTS ARE HIGHLIGHTED IN THE ATTACHED APPENDIX D. THE WESTERN DOOR MAY REMAIN OPEN WHILE THE AREA IS IN USE, TO PROVIDE ADEQUATE VENTILATION TO THE SPACE. ROOMS ARE TO BE VENTILATED TO THE STANDARDS SET OUT IN CLAUSE F4.5 OF THE BUILDING CODE OF AUSTRALIA AND AUSTRALIAN STANDARD AS1688.2:1991.

CONSTRUCTION DISCLAIMER
RECOMMENDATIONS MADE IN THIS REPORT ARE INTENDED TO RESOLVE ACOUSTICAL PROBLEMS ONLY. WE MAKE NO CLAIMS OF EXPERTISE IN OTHER AREAS OF BUILDING CONSTRUCTION AND THEREFORE THE RECOMMENDED NOISE CONTROLS SHOULD BE IMPLEMENTED INTO THE BUILDING DESIGN IN CONSULTATION WITH OTHER SPECIALISTS TO ENSURE THEY MEET THE STRUCTURAL, FIRE, THERMAL OR OTHER ASPECTS OF BUILDING CONSTRUCTION.

WE ENCOURAGE CLIENTS TO CHECK WITH US BEFORE USING MATERIALS OR EQUIPMENT THAT ARE ALTERNATIVE TO THOSE SPECIFIED IN OUR ACOUSTICAL REPORT.

THE INTEGRITY OF ACOUSTIC STRUCTURES IS VERY DEPENDENT ON INSTALLATION TECHNIQUES. THEREFORE THE USE OF CONTRACTORS THAT ARE EXPERIENCED IN ACOUSTIC CONSTRUCTION IS ENCOURAGED. FURTHERMORE, TWO INSULATION PRODUCTS MAY HAVE THE SAME THERMAL R RATING BUT THE SOUND ABSORPTION OF ONE MAY BE ENTIRELY DIFFERENT. THEREFORE THE USE OF MATERIALS AND EQUIPMENT THAT ARE SUPPORTED BY ACoustical LABORATORY TEST DATA IS ENCOURAGED.

GENERAL REQUIREMENTS SPECIFICATIONS
BUILDING TO BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING WHERE RELEVANT

BUILDING STRUCTURE
THE BUILDING SHALL BE DESIGNED TO RESIST LOADS DETERMINED IN ACCORDANCE WITH AS1170 AS REQUIRED BY CLAUSE E1.9 OF THE BCA.

- THE MATERIALS AND FORMS OF CONSTRUCTION IN THE BUILDING SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSE E1.4 OF THE BCA.
- TERMINAL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 8 OF THE BCA AND AS 3601.1.
- STRUCTURAL DESIGN WILL INCORPORATE THE REQUIREMENTS OF THE BCA, INCLUDING STRUCTURAL LOADINGS AND STRUCTURAL FIRE RESISTANCE (WHERE ELEMENTS ARE TO HAVE A STRUCTURAL LOAD BEARING CAPACITY AND POSSES A FIRE RESISTANCE LEVEL IN RELATION TO STRUCTURAL ADEQUACY).

THE RESISTANCE
THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF SPECIFICATION C1.1 OF THE BCA.

- THE RESISTANCE LEVELS WILL BE PROVIDED IN ACCORDANCE WITH THE SPECIFICATION C1.1 FOR THE RELEVANT TYPE OF CONSTRUCTION.
- THE FIRE HAZARD PROPERTIES OF ANY MATERIAL ASSEMBLY (INCLUDING A CLASS 2 TO 9 BUILDING) WILL COMPLY WITH SPECIFICATION C1.10.

EXTERNAL CLADDING
THE USE OF ALUMINIUM COMPOSITE PANELS (ACP) WITH A CORE COMPOSED OF MORE THAN 50% POLYETHYLENE GLYCOL BY MASS HAS BEEN BANNED FOR USE IN ANY EXTERNAL CLADDING. EXTERNAL WALL, EXTERNAL INSULATION FACADE OR RENDERED FINISH IN BUILDINGS WITH THE FOLLOWING CLASSIFICATION:

- CLASS 2, 3 AND 9 BUILDINGS WITH A RISE IN STOREYS OF THREE OR MORE AND CLASS 6, 7 AND 8 BUILDINGS WITH A RISE IN STOREYS OF FOUR OR MORE TYPE A CONSTRUCTION, AS DEFINED IN THE BUILDING CODE OF AUSTRALIA; AND
- CLASS 2, 3 AND 9 BUILDINGS WITH A RISE IN STOREYS OF TWO OR MORE AND CLASS 6, 7 AND 8 BUILDINGS WITH A RISE IN STOREYS OF THREE OR MORE TYPE B CONSTRUCTION AS DEFINED IN THE BUILDING CODE OF AUSTRALIA.

- REFER TO BUILDING PRODUCT USE BAN NOTICE (DATED 10 AUGUST 2018) FOR FURTHER DETAILS AND EXCEPTIONS.
- BUILDER TO CONTACT THE CLADDING SUPPLIER OR MANUFACTURER TO CONFIRM WHETHER THE PRODUCT IS BANNED FOR USE ON A MULTI STOREY BUILDING.

EGRESS
ALL EXITS AND PATHS OF TRAVEL SHALL MEASURE A MINIMUM CLEAR WIDTH OF 740mm AND AN UNOBSTRUCTED HEIGHT OF NOT LESS THAN 2m, EXCEPT THAT DOORWAYS MAY BE REDUCED TO NOT LESS THAN 1800mm IN HEIGHT AND 750mm IN WIDTH AS SPECIFIED BY CLAUSE D1.6 OF THE BCA.

- SUITABLE BARRIERS TO PREVENT VEHICLES FROM BLOCKING EXITS SHALL BE PROVIDED IN COMPLIANCE WITH THE REQUIREMENTS OF CLAUSE D1.10A OF THE BCA.
- THE TREADS, RISERS AND LANDINGS OF ALL STAIRWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF CLAUSES D2.13 AND D2.14 OF THE BCA.
- A NON-SLIP FINISH OR NON-SLIP STRIP SHALL BE PROVIDED NEAR THE EDGE OF LANDINGS AND TREADS OF STAIRWAYS IN ACCORDANCE WITH CLAUSES D2.13 AND D2.14 OF THE BCA. STAIRS SHOULD HAVE A CONTRASTING STRIP TO CLEARLY INDICATE STAIR NOSINGS.
- ALL THRESHOLDS OF DOORWAYS OPENING TO OPEN SPACE SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSE D2.16B OF THE BCA.
- BALUSTRADES SHALL BE PROVIDED TO BALCONIES, DECKS OR THE LIKE WHERE THE DISTANCE FROM THE FLOOR LEVEL OF THE BALCONY OR DECK IS GREATER THAN 1m TO THE GROUND LEVEL BELOW, AS REQUIRED BY D2.36 OF THE BCA. OPENINGS IN BALUSTRADES WILL NOT BE LARGER THAN 120mm.
- BALUSTRADES WILL COMPLY WITH CLAUSE D2.12 AND BE DESIGNED TO TAKE LOADS IN ACCORDANCE WITH AS 1170.1.

GENERALLY BALUSTRADES ARE REQUIRED WHERE THE FLOOR LEVEL IS MORE THAN 1000mm ABOVE THE SURFACE LEVEL. BEHIND BALUSTRADES ARE ALSO REQUIRED TO STAIRS TO HEIGHT OF NOT LESS THAN 800mm ABOVE THE FINISHES OF STAIR TREADS AND 1000mm AT LANDINGS, BALCONIES, RAMPS OR THE LIKE.

ACCESS FOR PEOPLE WITH DISABILITIES
ACCESS FOR PEOPLE WITH DISABILITIES SHALL BE PROVIDED TO AND WITHIN THE BUILDING IN ACCORDANCE WITH THE REQUIREMENTS OF CLAUSES D3.2, D3.3 AND D3.4 OF THE BCA. PARTS OF THE BUILDING REQUIRED TO BE ACCESSIBLE SHALL COMPLY WITH THE REQUIREMENTS OF AS1628.1:2008.

- ACCESSIBLE TO PEOPLE WITH DISABILITIES SHALL BE IDENTIFIED BY SIGNAGE COMPLYING WITH CLAUSE D3.3 AND SPECIFICATION D3.6 OF THE BCA. ALL REQUIRED ACCESSIBLE SIGNAGE WILL INCORPORATE BRAIL AND TACTILE FEATURES ON THE SIGN.
- TYPE 6 TACTILE GROUND SURFACE INDICATORS SHALL BE PROVIDED IN ACCORDANCE WITH AS1628.4 AS REQUIRED BY CLAUSE D3.8 OF THE BCA.

SERVICES & EQUIPMENT
WHEN THE BUILDING IS OVER 100m², IT MUST BE SERVED BY FIRE HYDRANTS IN ACCORDANCE WITH BCA E1.3 AND AS2439:2005.

- IF THE BUILDING CONTAINS A FIRE COMPARTMENT OVER 500m² OR INTERNAL HYDRANTS, IT MUST ALSO BE PROVIDED WITH FIRE ROSE REELS WITHIN 4m OF EXITS IN ACCORDANCE WITH BCA E1.4 AND AS2441:2005.
- WHERE REQUIRED, SPRINKLERS MUST COMPLY WITH BCA E1.5 AND AS2118.1:2005 (TYPICALLY LARGE WAREHOUSE OR HIGH RISE).
- PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED THROUGHOUT THE BUILDING IN ACCORDANCE WITH THE REQUIREMENTS OF CLAUSE E1.6 OF THE BCA AND AS 2444.
- WHERE REQUIRED, FIRE BLANKETS ARE TO BE PROVIDED IN ACCORDANCE WITH AS 2444.
- WHERE REQUIRED, A FIRE CONTROL CENTRE FACILITY SHALL BE PROVIDED IN THE BUILDING IN ACCORDANCE WITH CLAUSE E1.8 OF THE BCA.
- PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED DURING CONSTRUCTION TO COMPLY WITH THE REQUIREMENTS OF CLAUSE E1.9 OF THE BCA.

HEALTH & AMENITY
STORMWATER DRAINAGE SHALL BE PROVIDED TO THE BUILDING AND SITE IN ACCORDANCE WITH THE REQUIREMENTS OF AS2600 AS REQUIRED BY CLAUSE F1.3 OF THE BCA, AS WELL AS THE APPROVED STORMWATER AND LANDSCAPE PLANS FOR THE PROJECT.

- ROOF COVERINGS SHALL COMPLY WITH CLAUSE F1.5 OF THE BCA. ANY SINKING USED IN ROOF AND WALL CONSTRUCTION SHALL COMPLY WITH AS 4200 PARTS 1 AND 2 AS REQUIRED BY CLAUSE F1.6 OF THE BCA.
- WET AREAS IN BATHROOMS, TOILETS, LAUNDRIES AND KITCHENS SHALL BE WATERPROOFED IN ACCORDANCE WITH THE REQUIREMENTS OF CLAUSE F1.7 OF THE BCA AND BE INSTALLED TO AS 2140:2004.
- DAMP PROOFING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF CLAUSE F1.8 OF THE BCA.

- THE BUILDING SHALL BE SATISFACILY TREATED WITH DAMP PROOFING SO AS TO COMPLY WITH THE REQUIREMENTS OF CLAUSES F1.10 OF THE BCA.
- SUB FLOOR VENTILATION SHALL BE PROVIDED IN ACCORDANCE WITH AS 2281.1.
- SAFETY FACILITIES FOR PEOPLE WITH DISABILITIES SHALL COMPLY WITH THE REQUIREMENTS OF AS 1428.1:2009 AS REQUIRED BY CLAUSE F2.4 OF THE BCA.
- DOORS THAT OPEN INWARDS TO SANITARY COMPARTMENTS WILL BE OF THE TYPE THAT CAN BE READER REMOVED FROM THE OUTSIDE, IE LIFT OFF TYPE DOORS.
- LIGHTING SHALL BE PROVIDED THROUGHOUT THE BUILDING TO COMPLY WITH AS1688.0 IN ACCORDANCE WITH THE REQUIREMENTS OF CLAUSE F4.4 OF THE BCA.
- VENTILATION SHALL BE PROVIDED THROUGHOUT THE BUILDING IN ACCORDANCE WITH THE REQUIREMENTS OF AS1688.1 AS REQUIRED BY CLAUSE F4.5 OF THE BCA.

ENERGY EFFICIENCY
MECHANICAL SERVICES SHOULD BE INSTALLED IN ACCORDANCE WITH AS1688.2:1991.

- AIR-CONDITIONED PORTIONS OF THE BUILDING MUST COMPLY WITH THE ENERGY EFFICIENCY REQUIREMENTS OF PART J1 OF THE BCA.
- BUILDING FABRIC, GLAZING AND BUILDING CEILING BUILDING SERVICES MUST COMPLY WITH THE ENERGY EFFICIENCY REQUIREMENTS OF PART J2 MECHANICAL AIR-HANDLING SYSTEMS AND AIR-CONDITIONING EQUIP. IN ARTIFICIAL LIGHTING AN POWER, J7 (HOT WATER SYSTEMS), AND PART J8 ACCESS FOR MAINTENANCE.
- THE ENERGY EFFICIENCY CONSULTANT REPORT SHOULD BE REFERRED TO FOR COMPLIANCE DETAILS.

THE DEVELOPMENT HAS BEEN DESIGNED TO BEST MEET THE GUIDELINES OF COUNCIL & THE NATIONAL CONSTRUCTION CODE (ALL WORK ON SITE SHALL BE CARRIED OUT IN A SIMILAR MANNER TO ADHERE TO THE REQUIREMENTS OF COUNCIL AND THE NCC).

MINOR CHANGES TO BUILDING FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT

NOT FOR CONSTRUCTION

NOTES

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ARCHITECTED
BUILDING DESIGN

DESIGN
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KATERINA NIKOVSKA

CHILD CARE CENTER
274-276 HECTOR STREET, BASS HILL
NSW 2197

SCALE
1:100/1
1:50/1
1:20/1
1:10/1

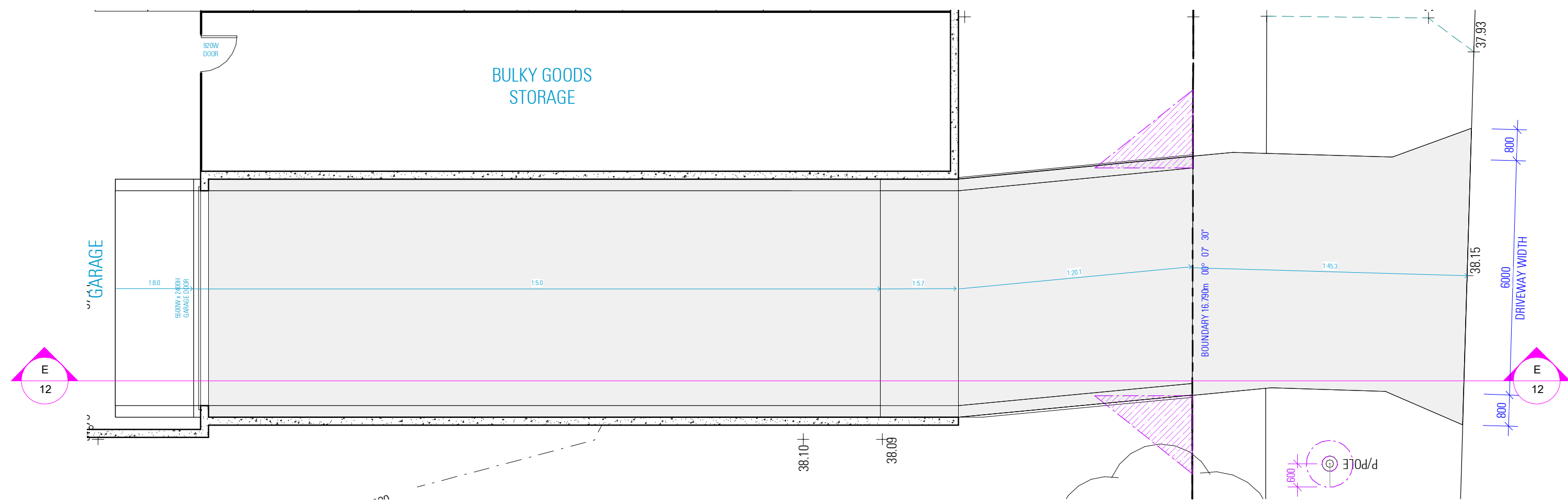
DWG NO.
22028-10

This architectural section drawing illustrates a building's internal structure and elevation. The drawing includes a parking area labeled "PARKING" below the ground level. The building features a multi-level design with various rooms and spaces. Key elements include:

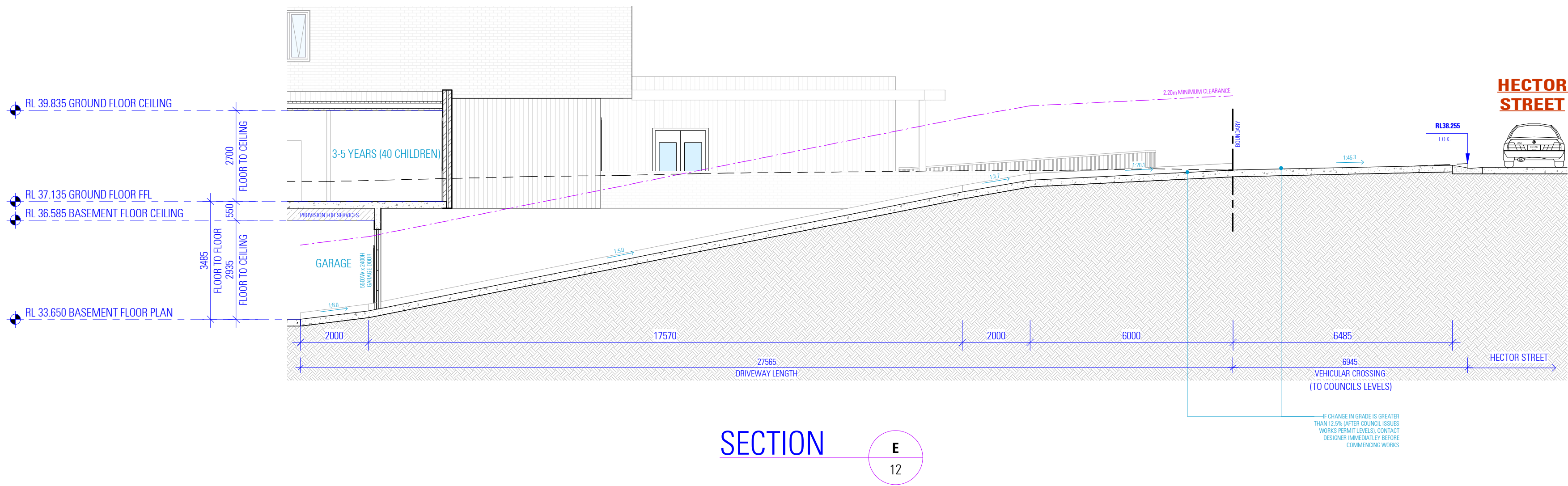
- Floor Levels:** Indicated by dashed horizontal lines and labels on the right side:
 - RL 45.405 TOP OF FLOOR
 - RL 44.285
 - RL 43.085 FIRST FLOOR
 - RL 40.385 FIRST FLOOR
 - RL 39.835 GROUND FLOOR
 - RL 37.135 GROUND FLOOR
 - RL 36.585 BASEMENT FLOOR
 - RL 33.650 BASEMENT FLOOR
- Dimensions:** Vertical dimensions are provided on the right:
 - 3250 FLOOR TO FLOOR
 - 2700 FLOOR TO CEILING
 - 3485 FLOOR TO FLOOR
 - 2085 FLOOR TO CEILING
- Structural Elements:** The drawing shows walls, columns, beams, and a sloped roof section. A note "PROVISION FOR SERVICES" is repeated across several sections.
- Other Labels:**
 - "1m MAXIMUM LEVEL ABOVE GLE" (Ground Level Elevation) is noted on the left.
 - "PARKING FOR SERVICES" is noted in multiple locations.

[illegible][illegible]

DRIVEWAY GRADE DETAILS



PROPOSED BASEMENT FLOOR PLAN




SECTION


E
12

SCHEDULE OF EXTERNAL MATERIALS, COLOURS AND FINISHES


- 1



COLORBOND ROOF
COLOUR: ASHVILLE
- 2



JAMES HARDIE AXON CLADDING
COLOUR: MONUMENT
OR SIMILAR PRODUCT TO MATCH
- 3



ALUMINIUM WINDOW FRAME
COLOUR: MOUNMENT
- 4

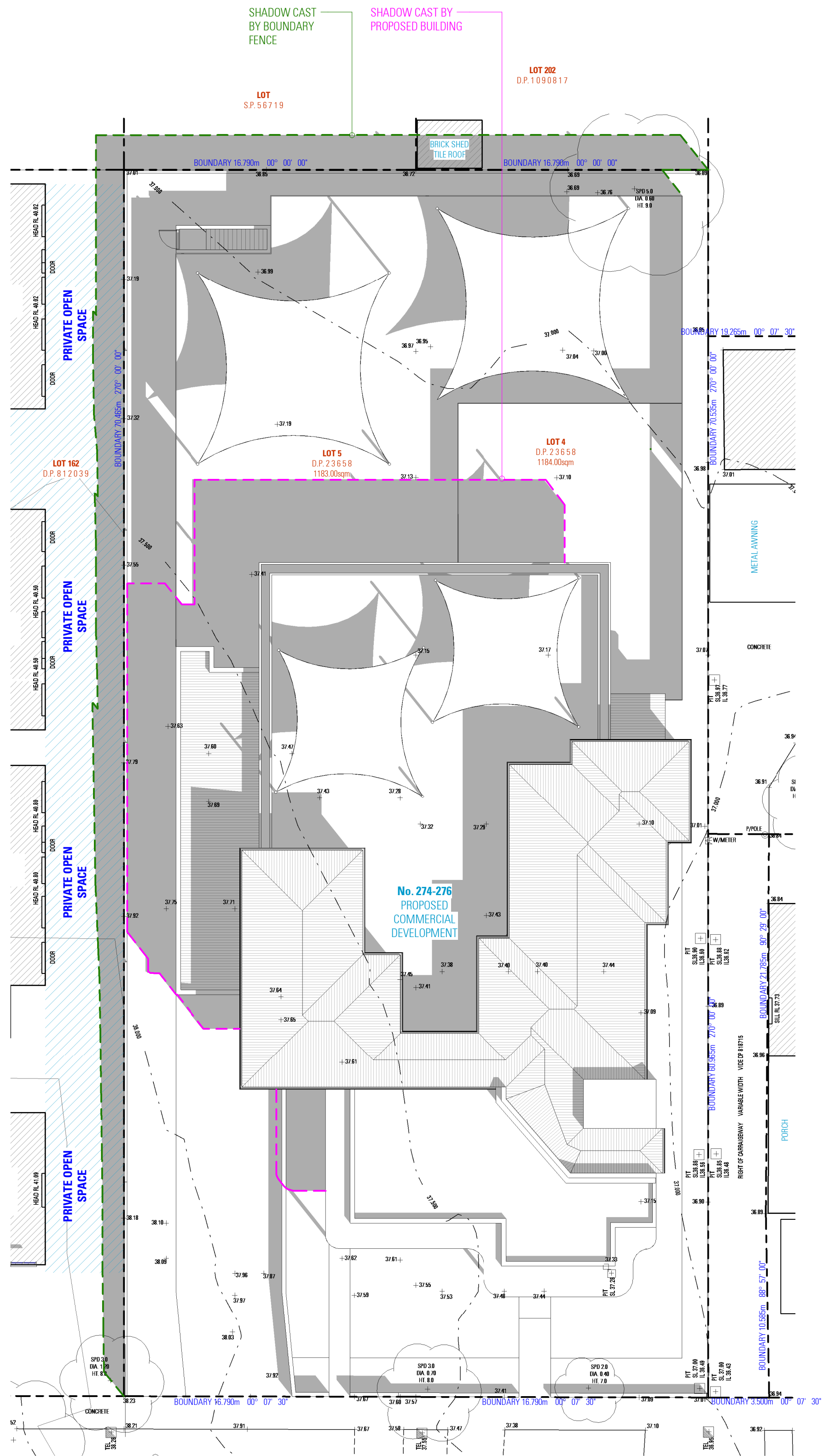


AUSTRAL BRICK LA PALOMA
COLOUR: CASTELLANA
OR SIMILAR PRODUCT TO MATCH

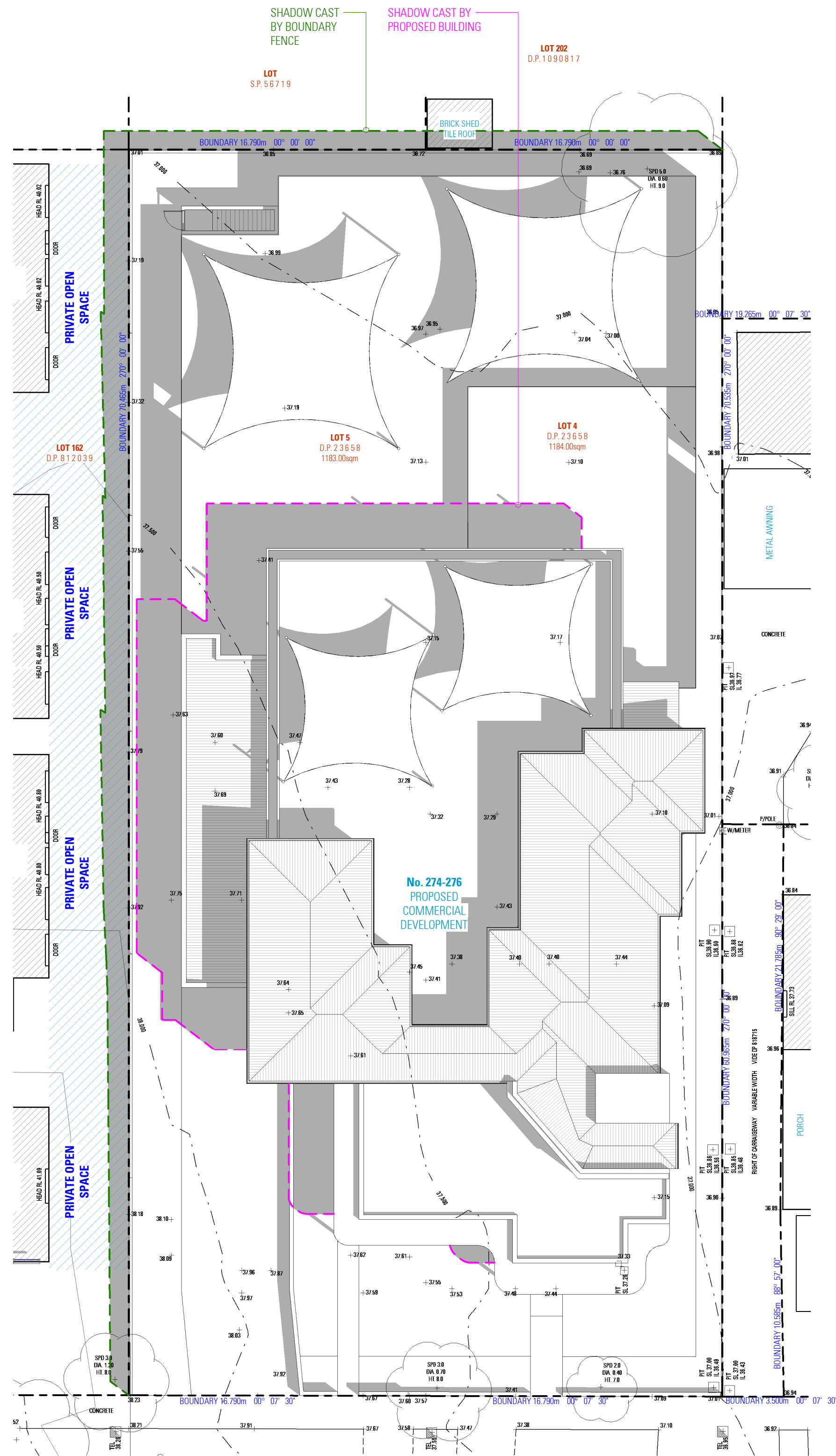


SOUTH ELEVATION
AS SEEN FROM HECTOR STREET

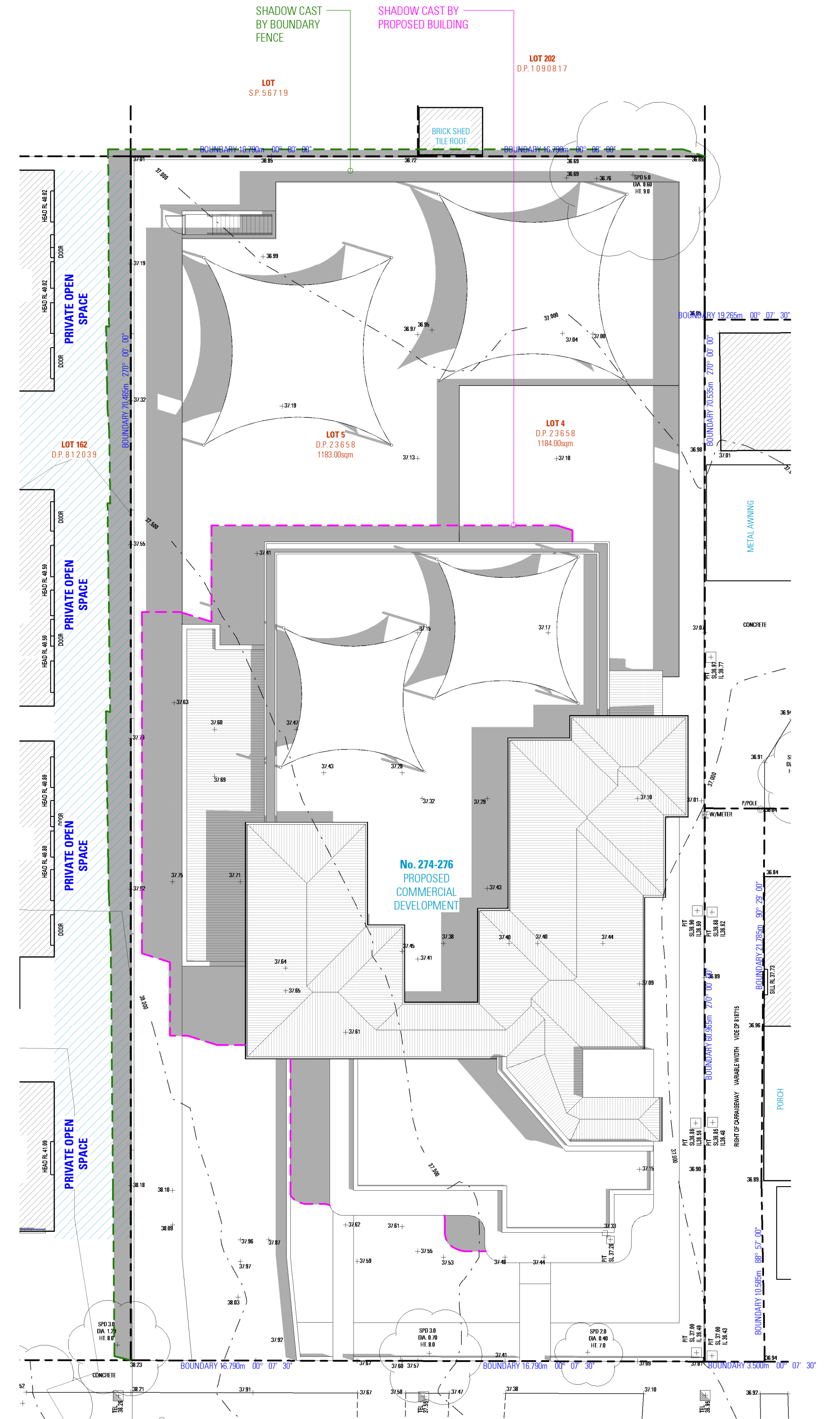
SHADOW DIAGRAMS - 21st of MARCH



SHADOW DIAGRAM 9AM



SHADOW DIAGRAM 10AM



SHADOW DIAGRAM 11AM

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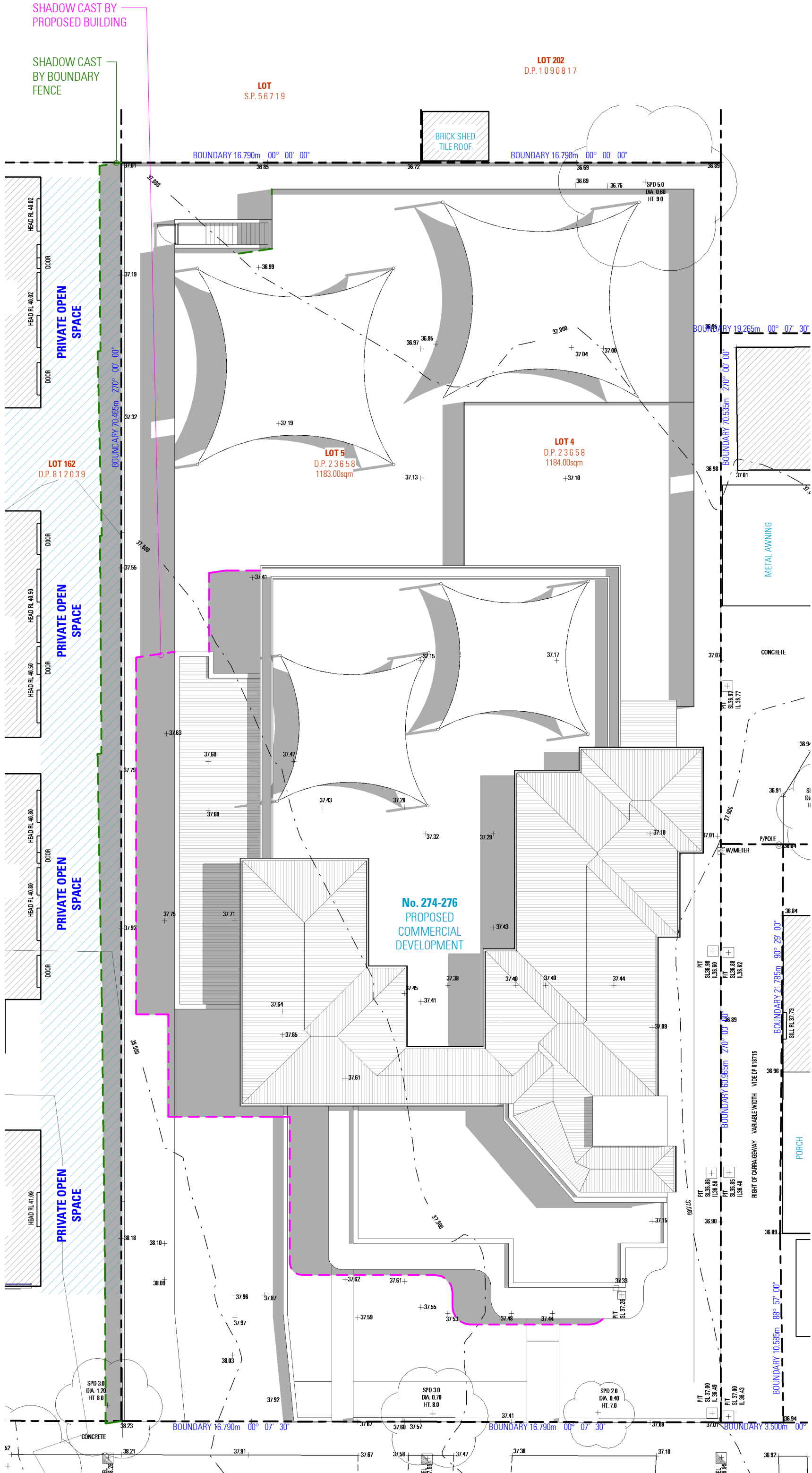


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STREET, BASS HILL
NSW 2107

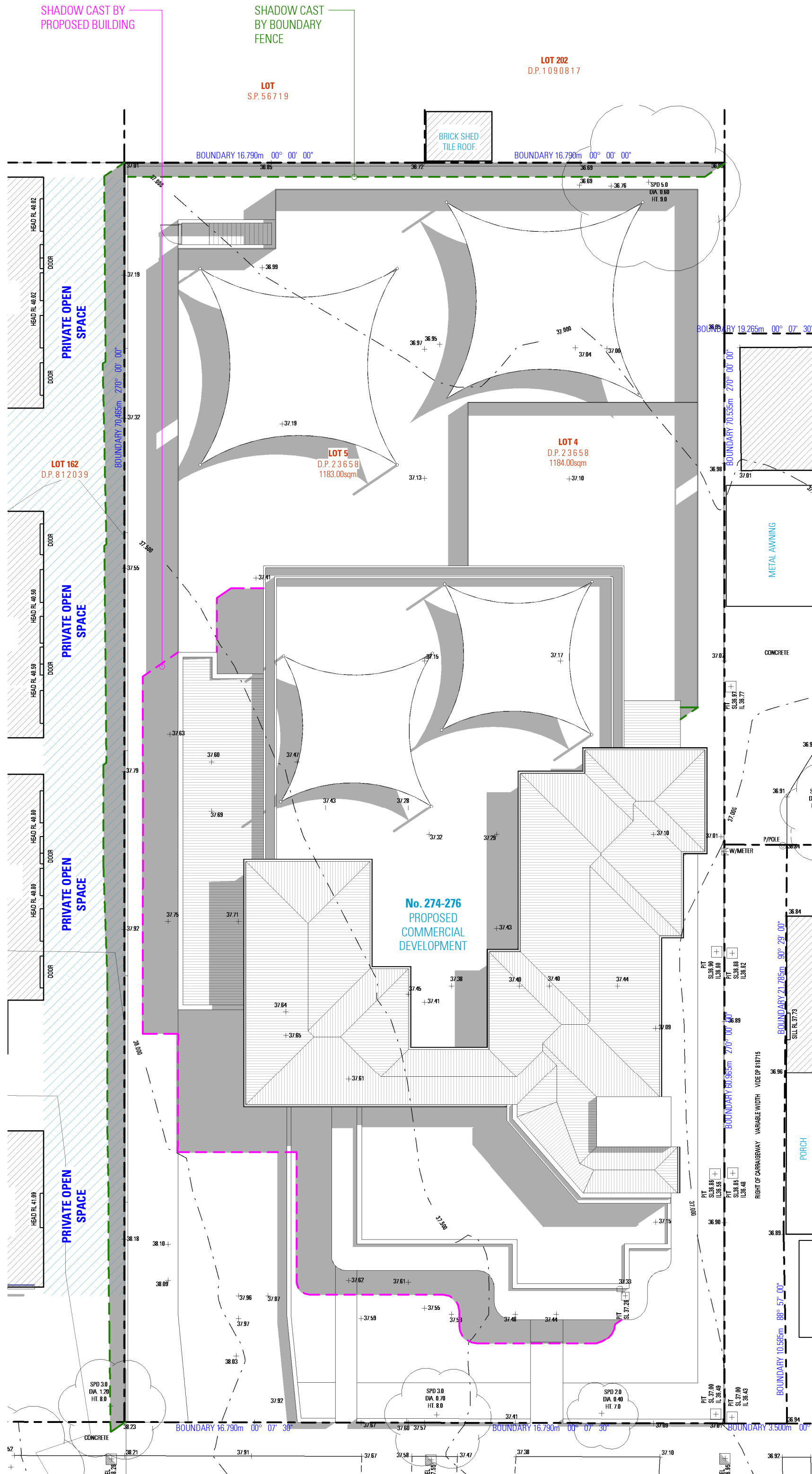
SHADOW DIAGRAMS - 21st of MARCH

DWG No. 22028 - 14

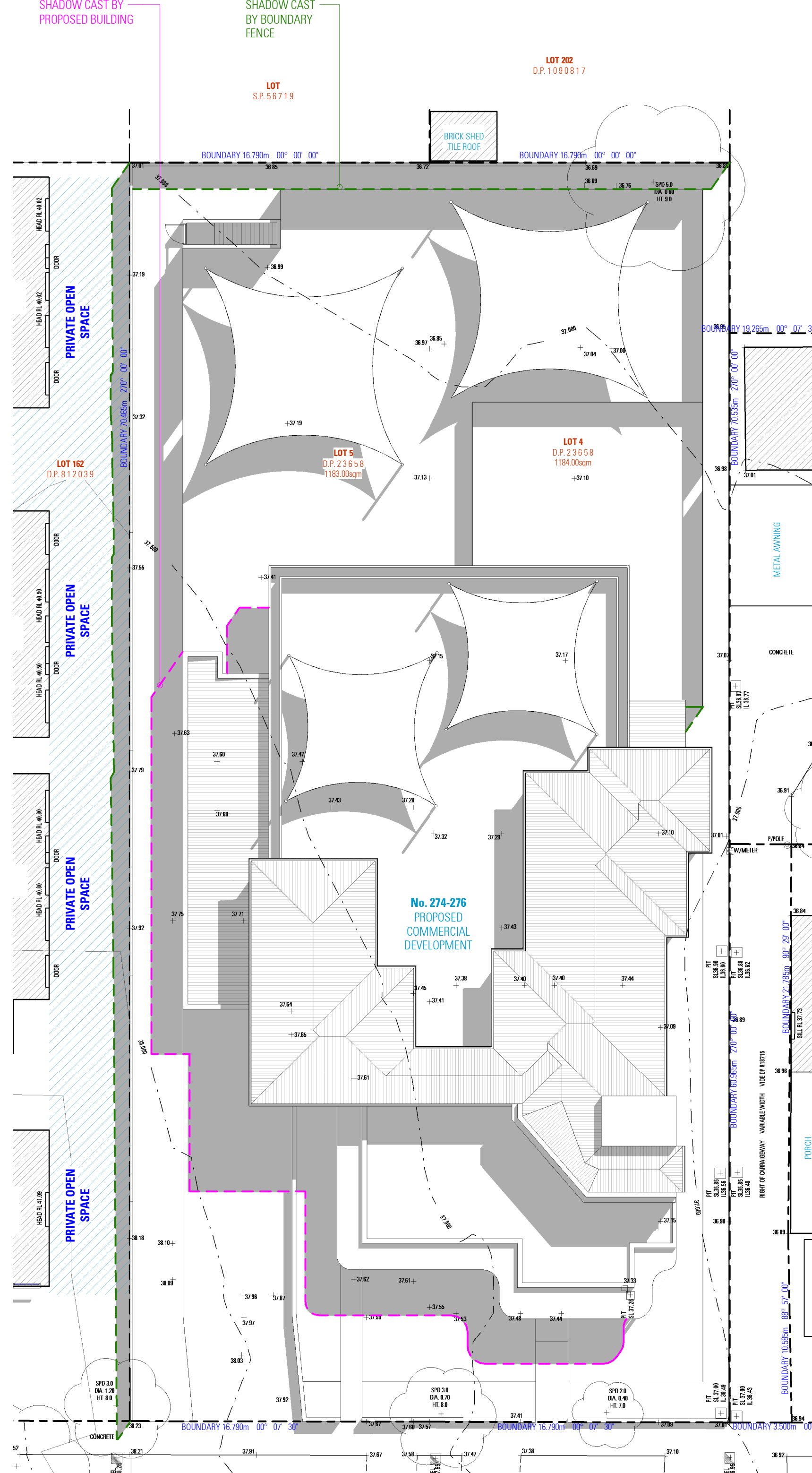
SHADOW DIAGRAMS - 21st of MARCH



SHADOW DIAGRAM 12PM

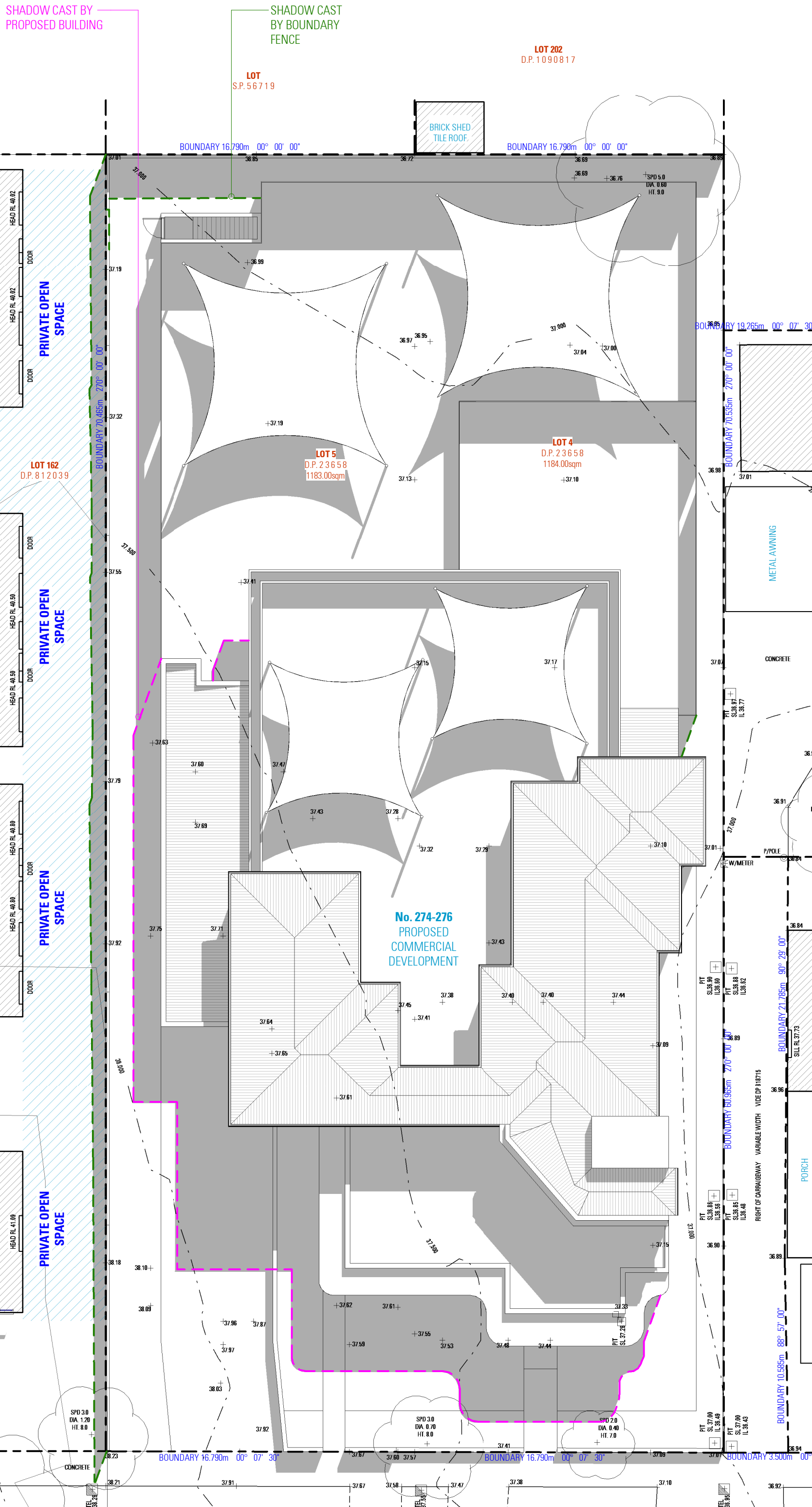


SHADOW DIAGRAM 13PM

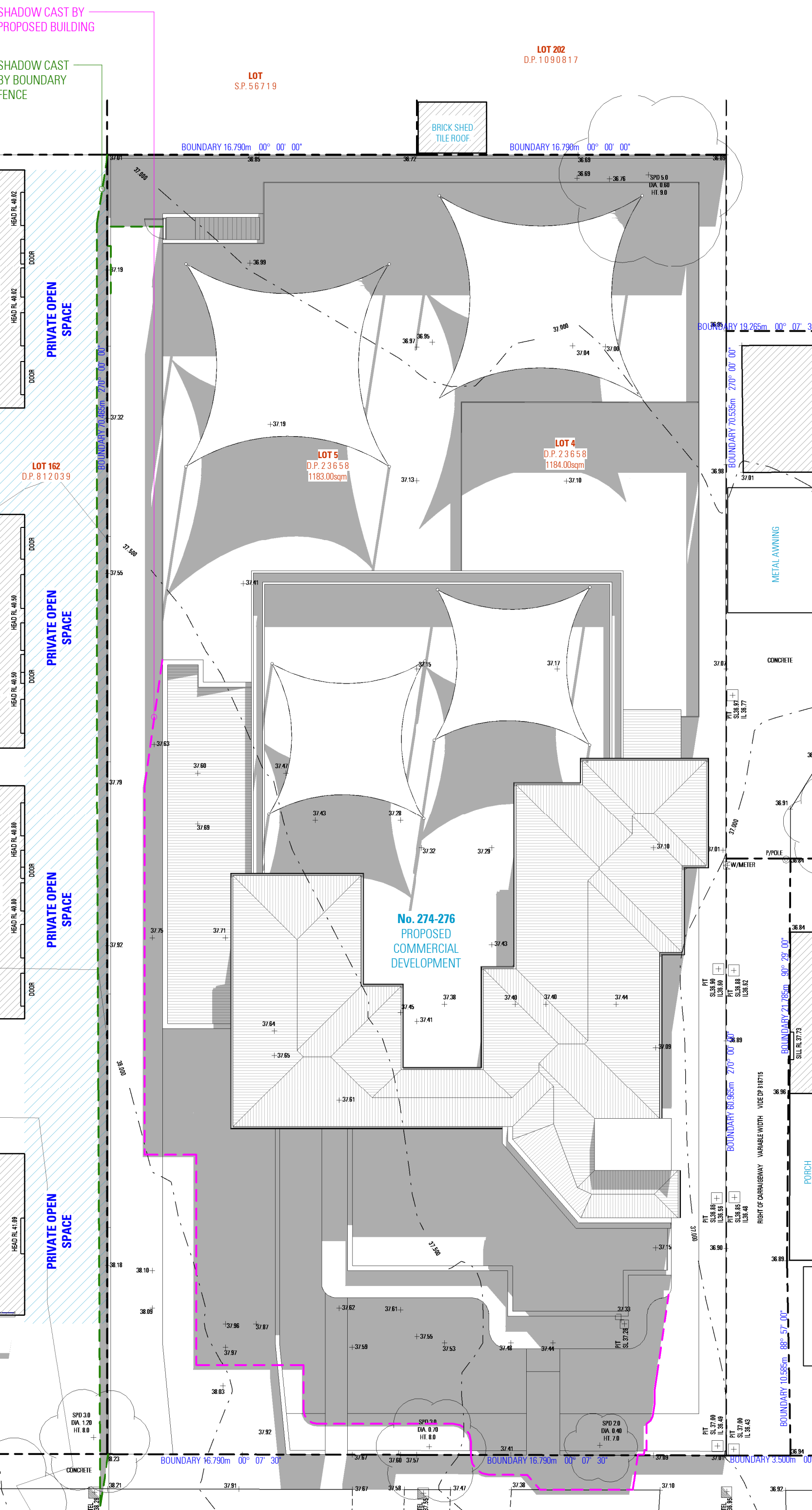


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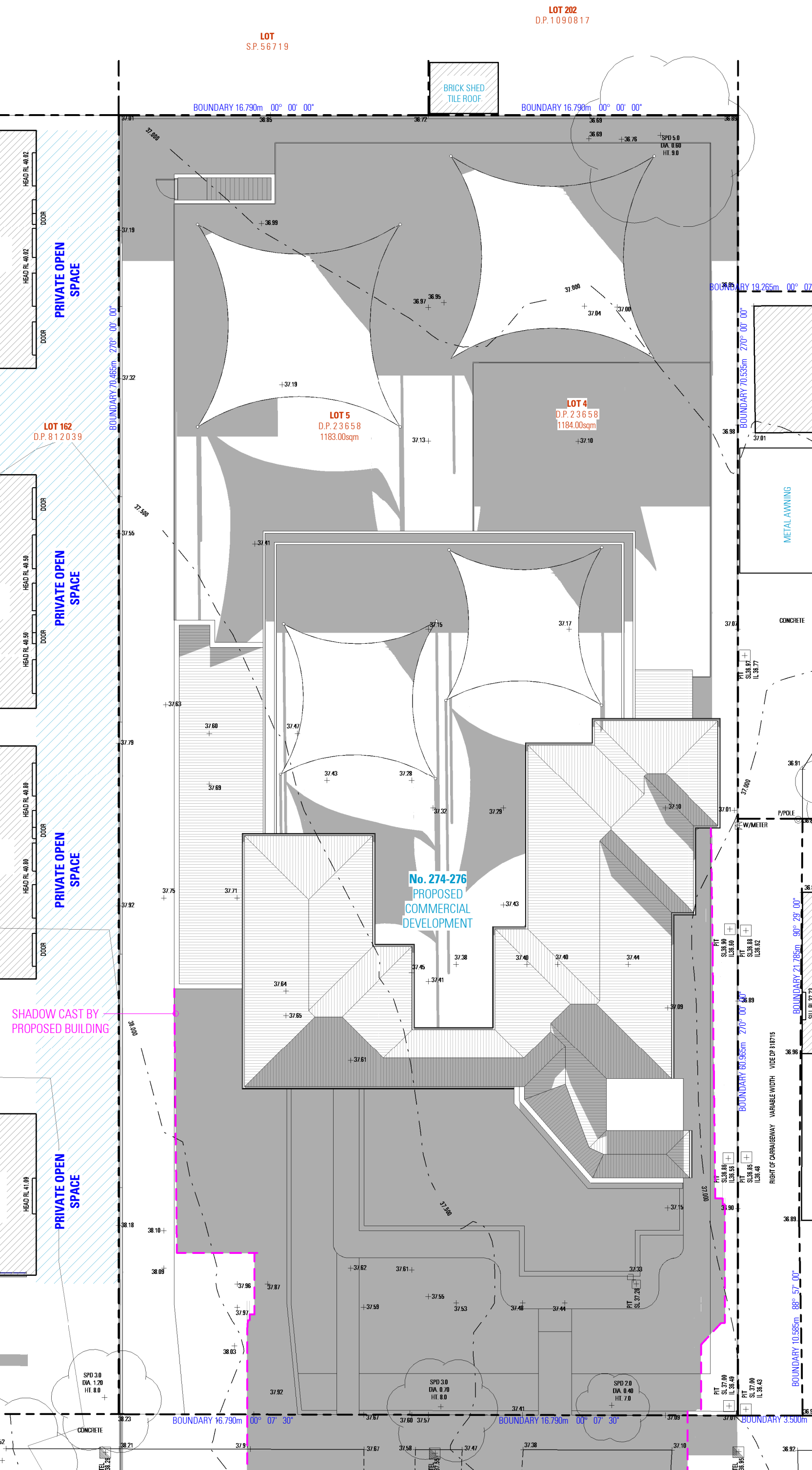
SHADOW DIAGRAMS - 21st of MARCH



SHADOW DIAGRAM 15PM



SHADOW DIAGRAM 16PM



SHADOW DIAGRAM 17PM

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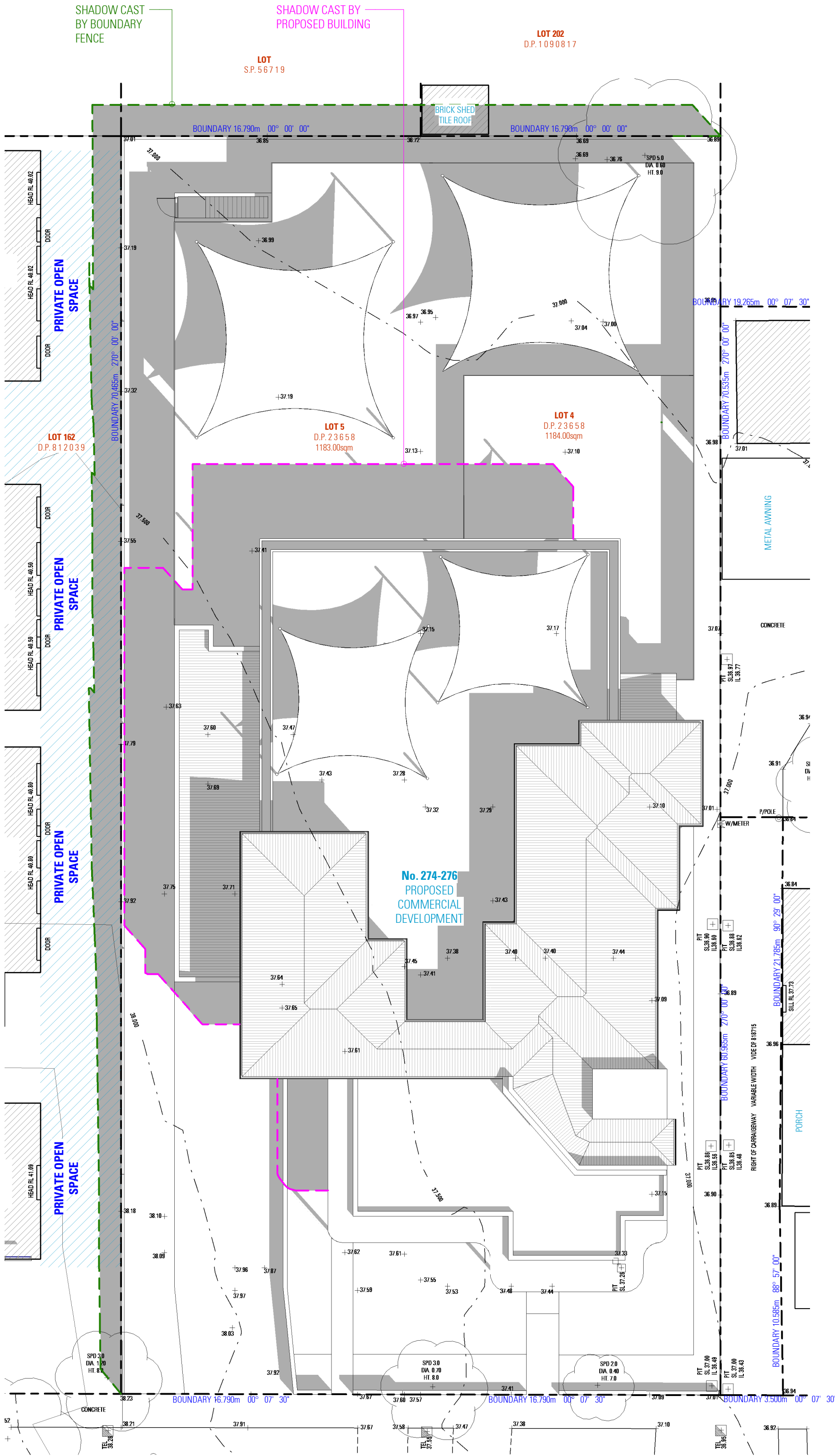


274-276 HECTOR
STREET, BASS HILL
NEWCASTLE

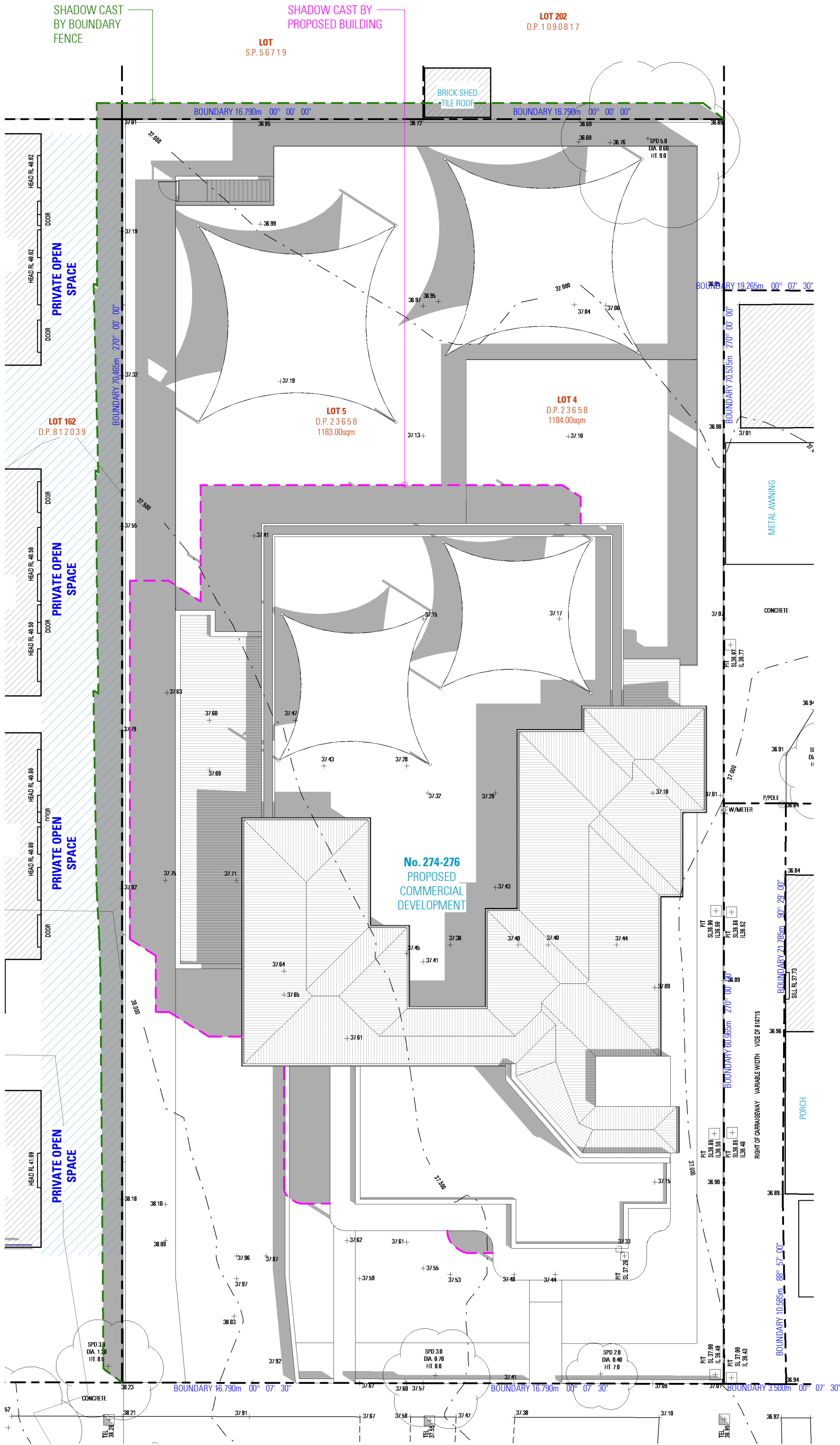
SHADOW DIAGRAM

MS - 21st of MARCH

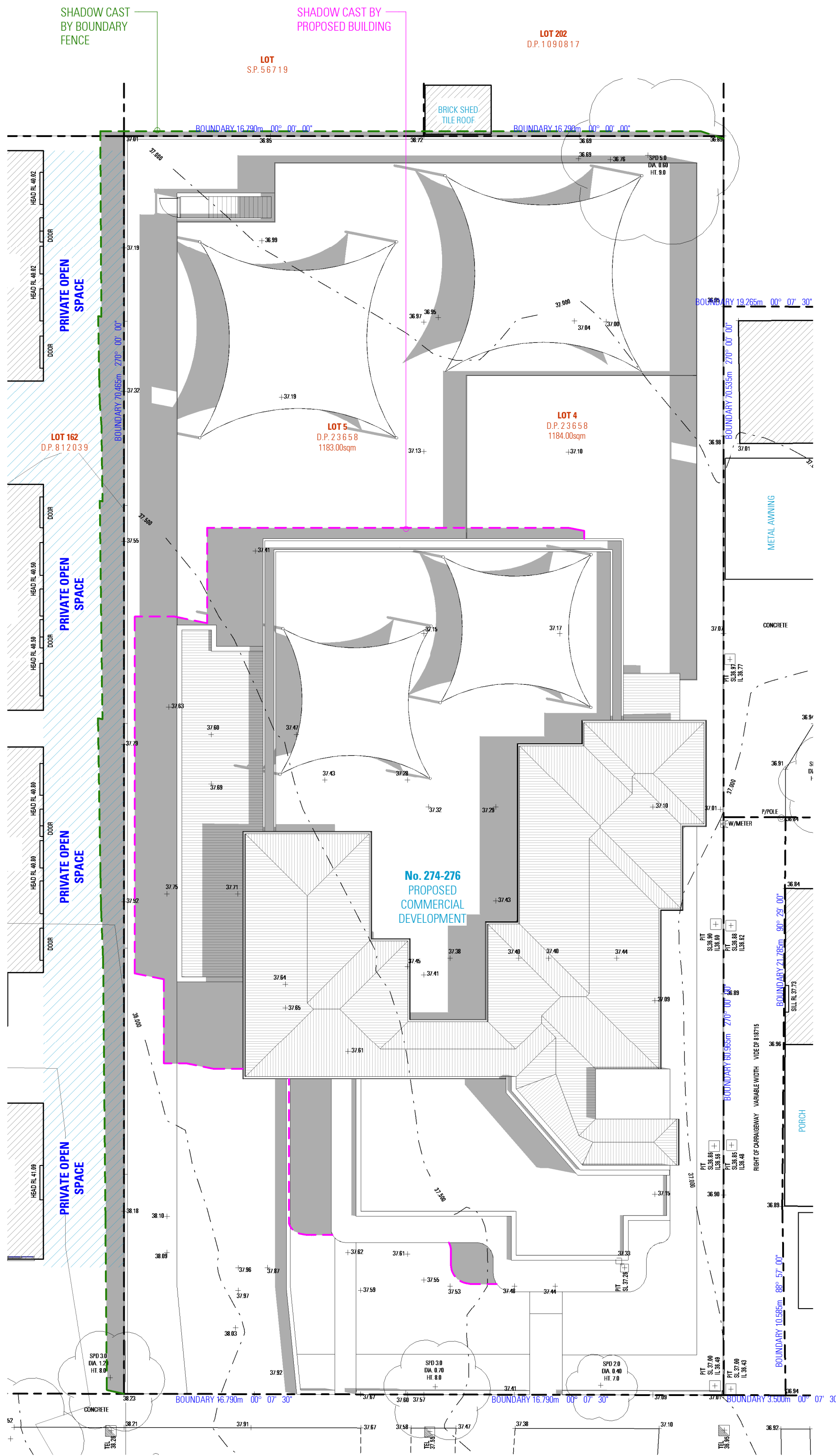
SHADOW DIAGRAMS - 21st of SEPTEMBER



SHADOW DIAGRAM 9AM

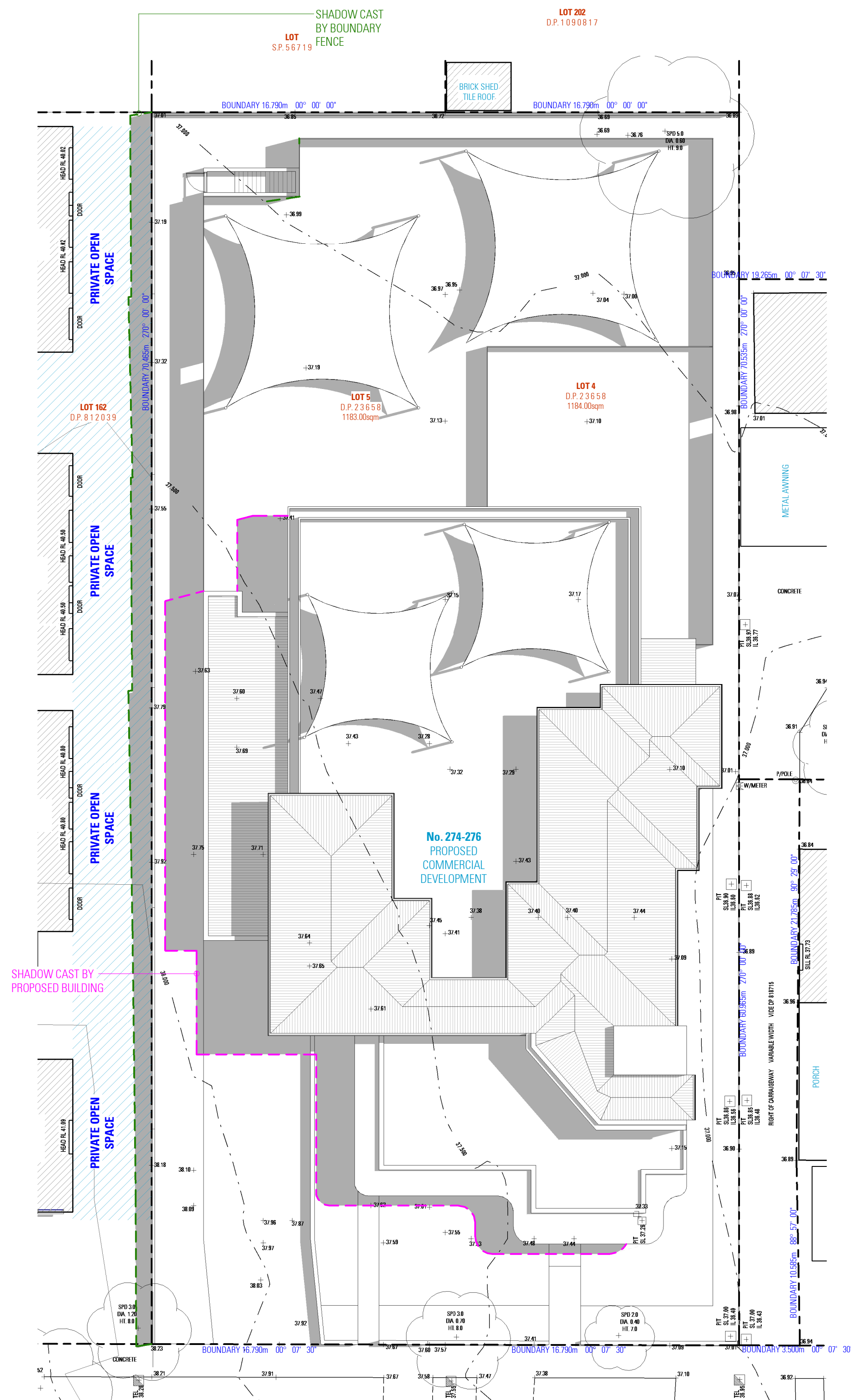


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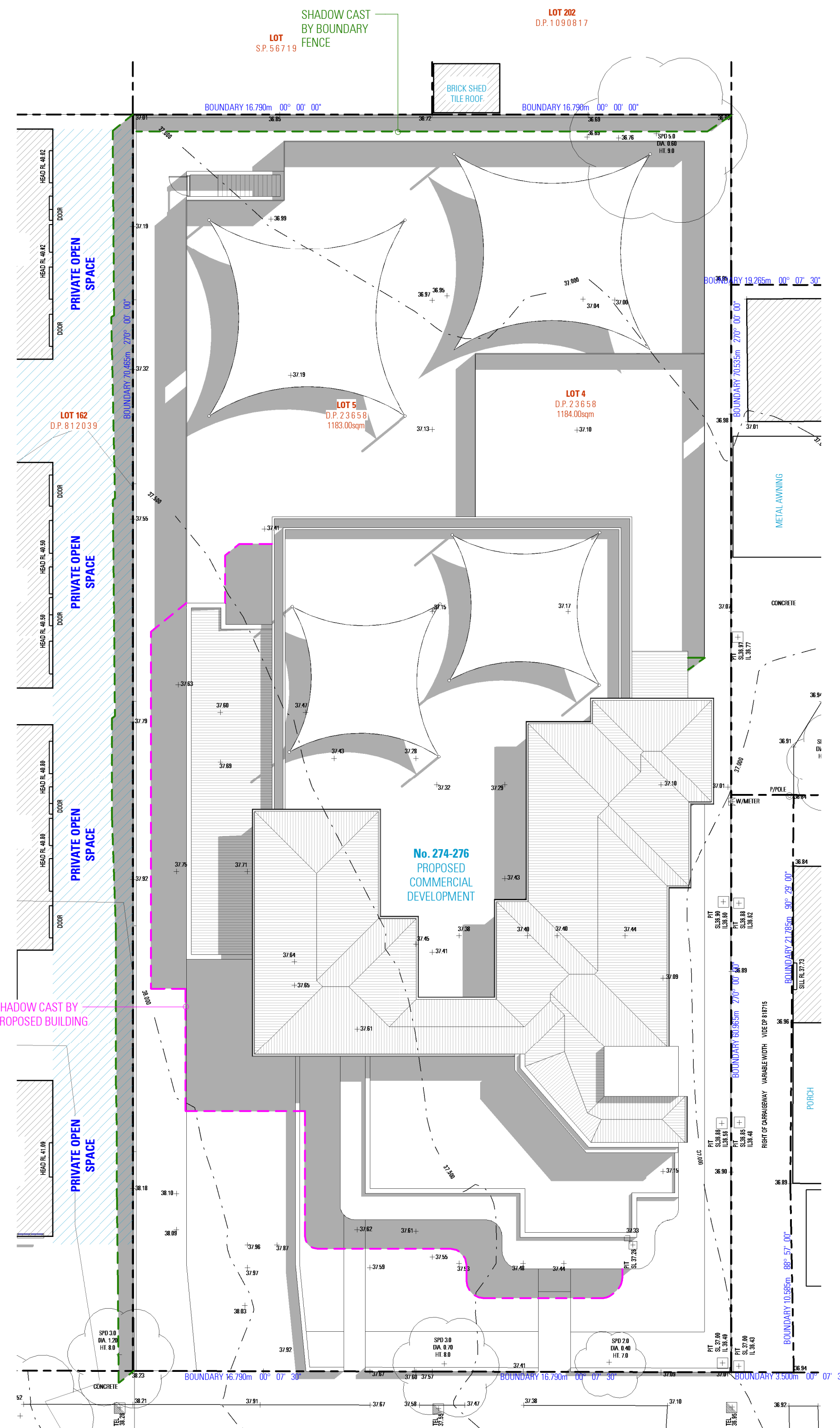


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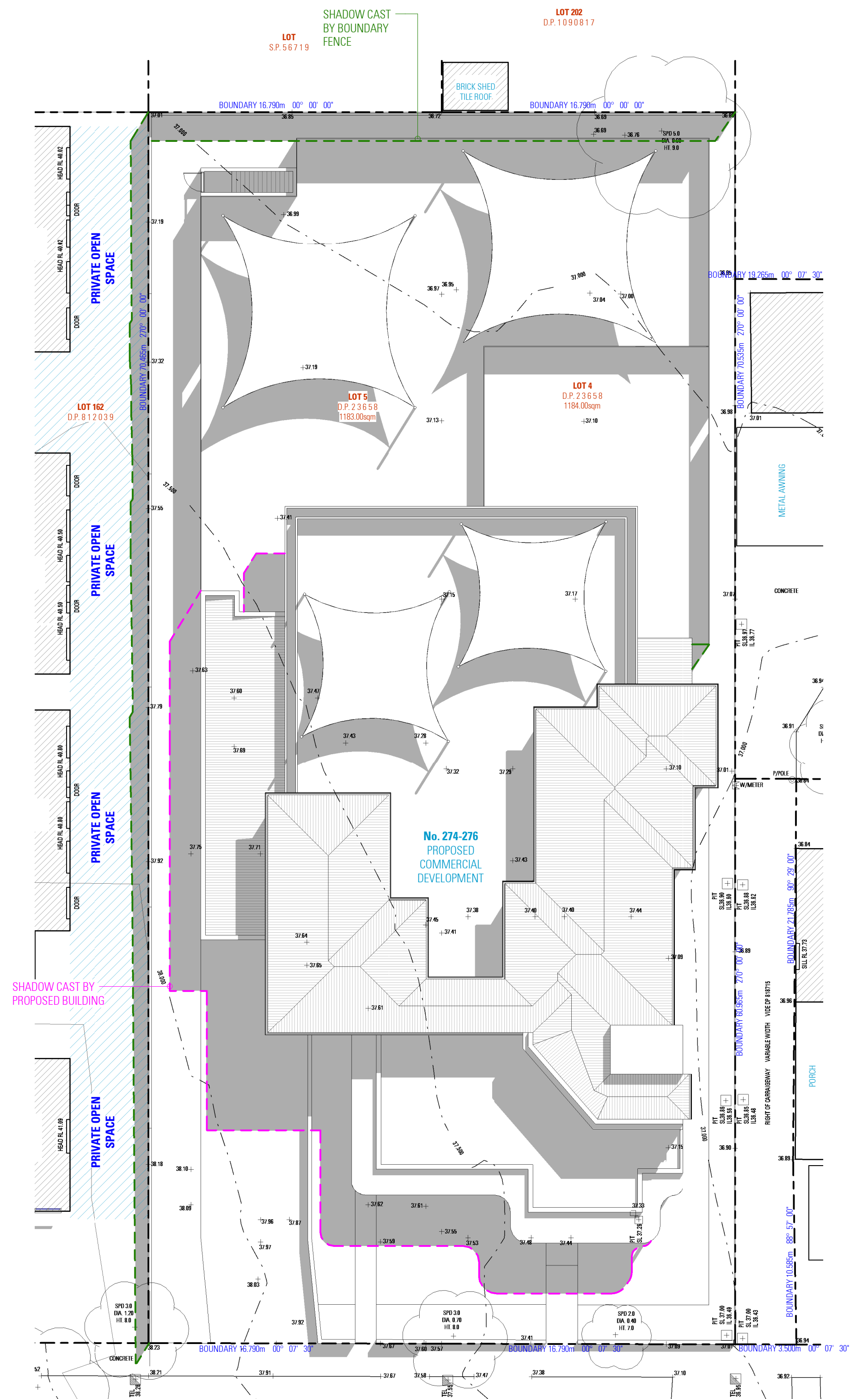
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SHADOW DIAGRAM 12PM



SHADOW DIAGRAM 13PM



SHADOW DIAGRAM 14PM

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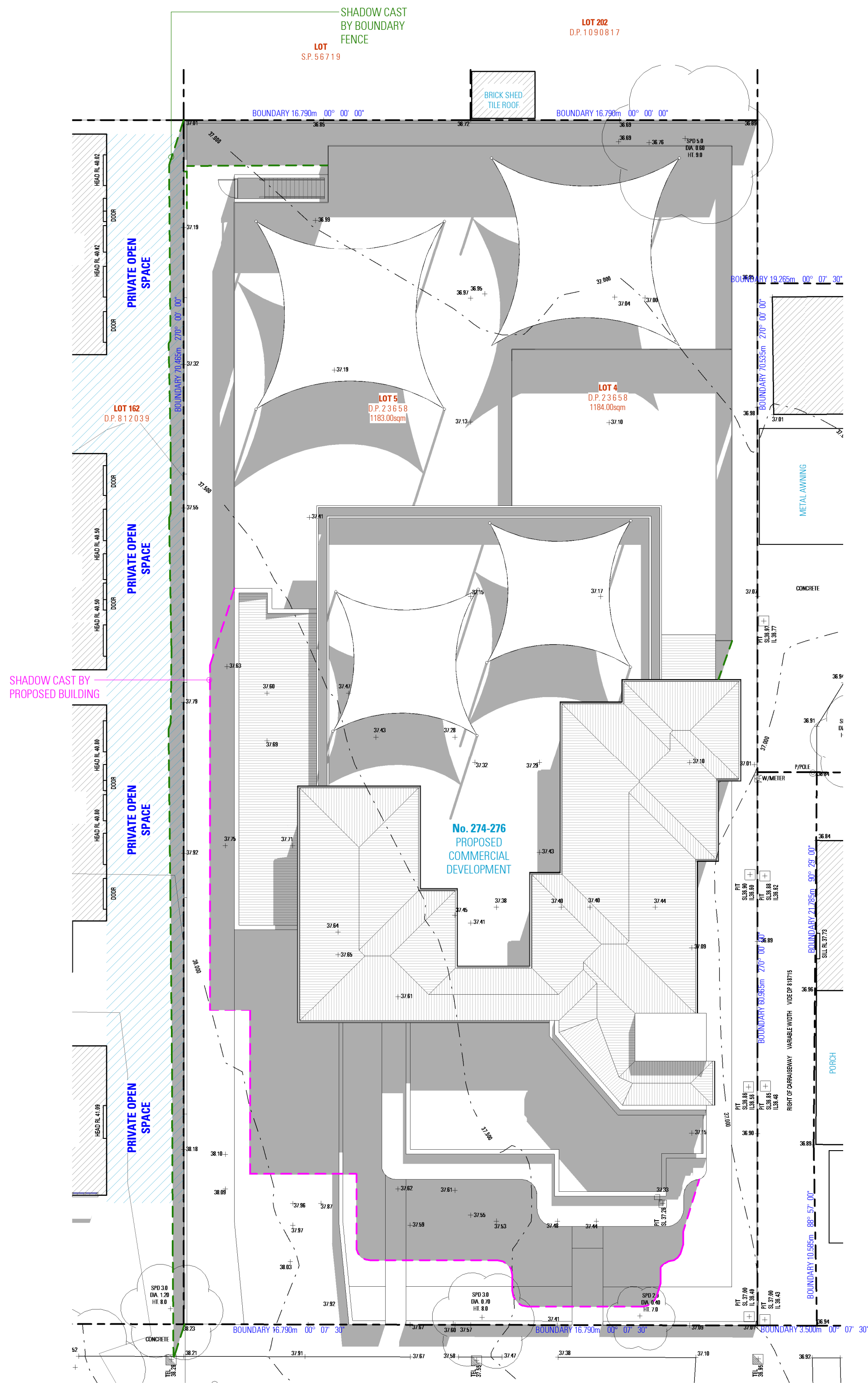
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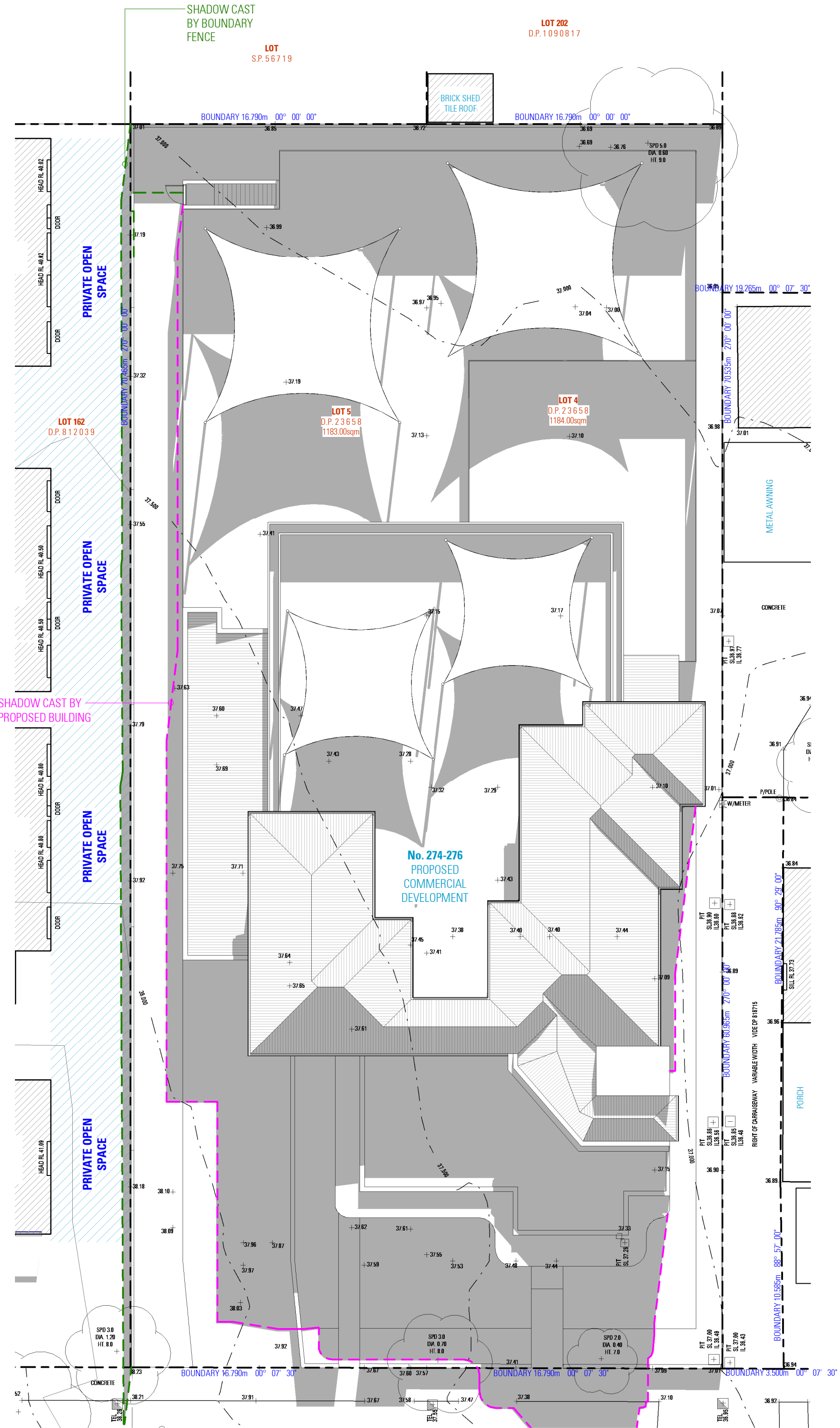
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DWG No. 22028 - 18

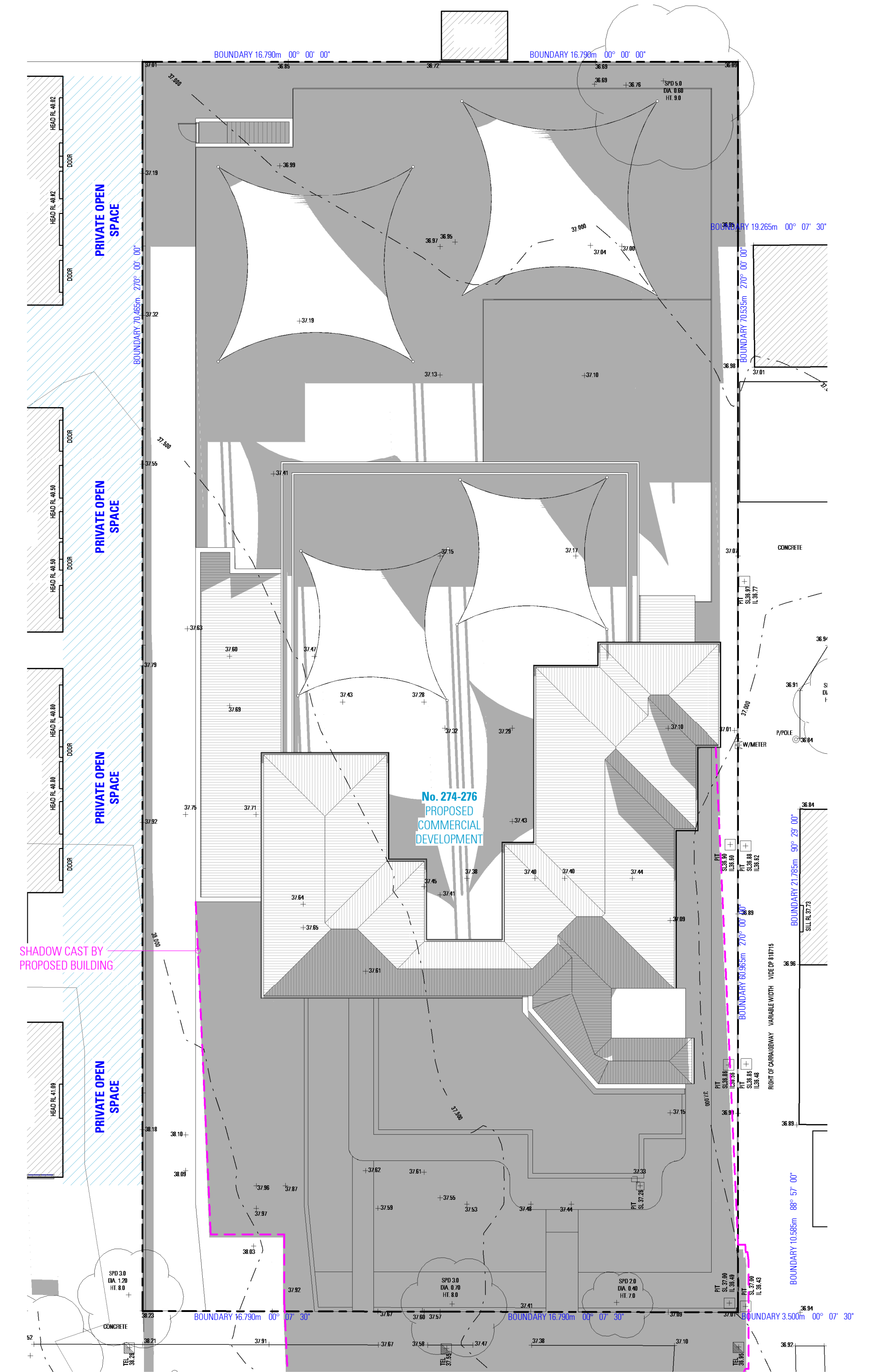
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SHADOW DIAGRAM 15PM



SHADOW DIAGRAM 16PM



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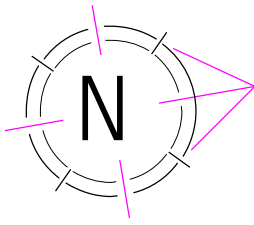
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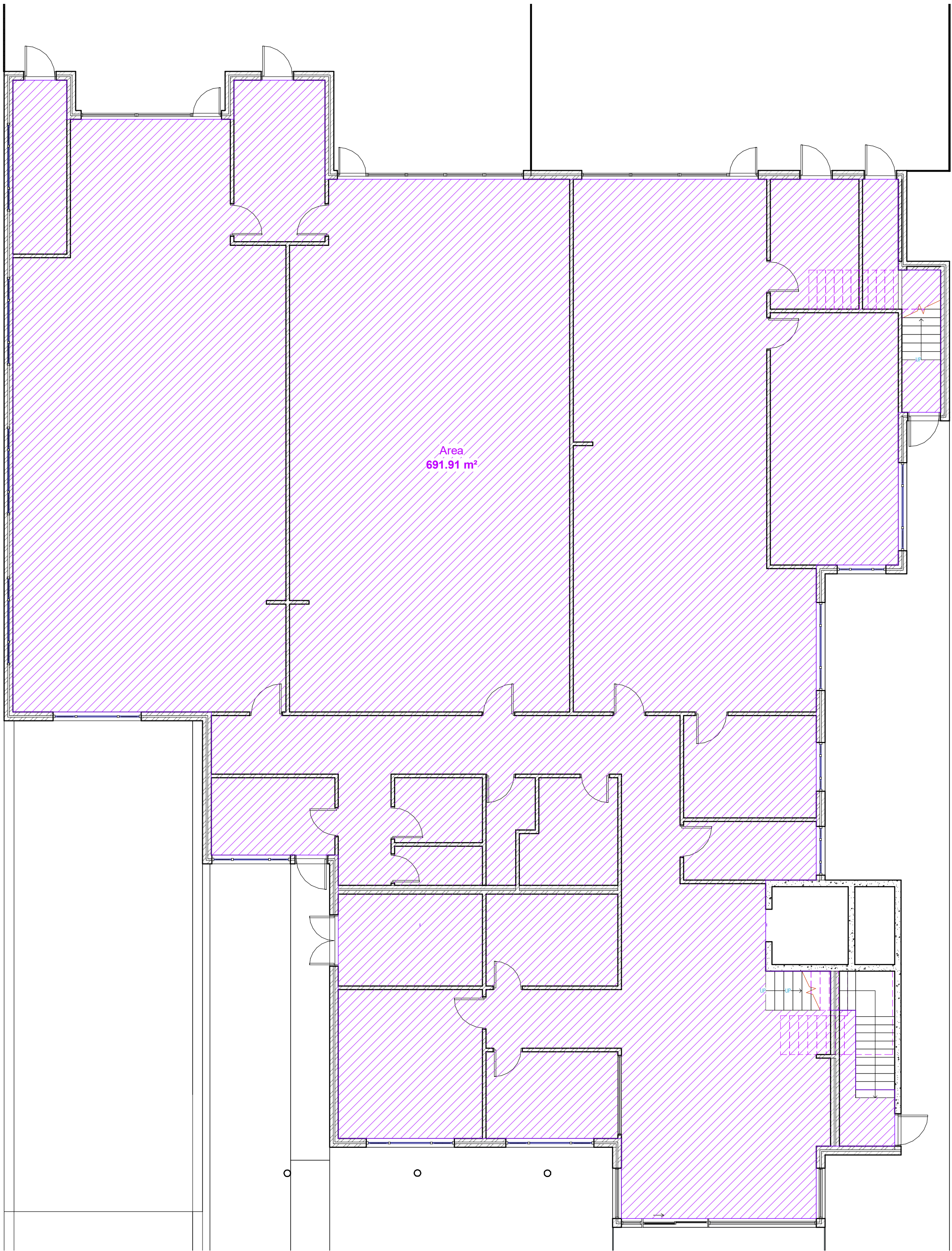
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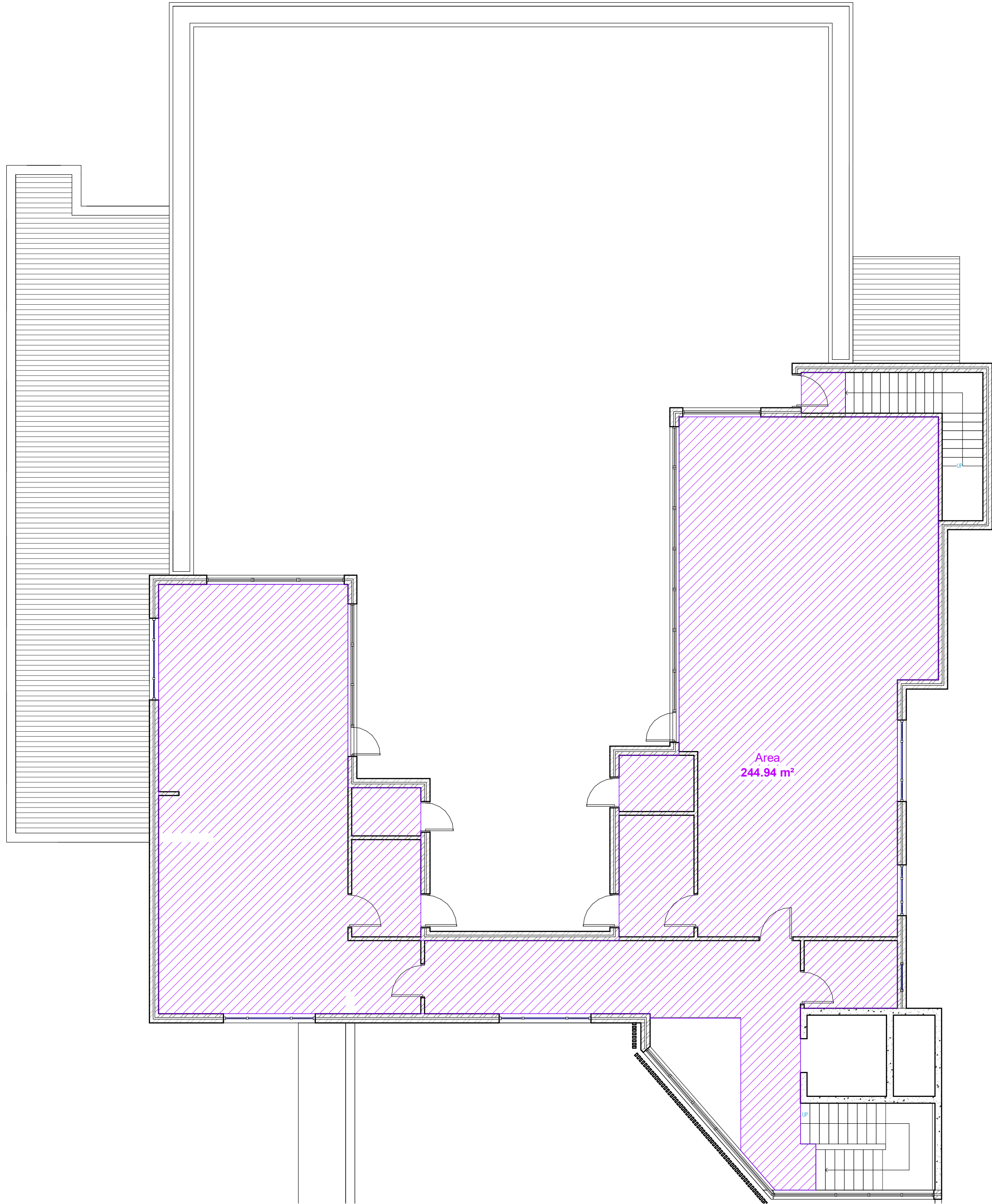
SHADOW DIAGRAMS - 21st of SEPTEMBER



SITE CALCULATIONS	
SITE AREA	2367sqm
GROUND FLOOR AREA	691.91sqm
FIRST FLOOR AREA	244.94sqm
TOTAL FLOOR AREA	936.85sqm
FLOOR SPACE RATIO	0.39:6:1.0



GROUND FLOOR GFA



FIRST FLOOR GFA

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DESIGN

MICHEL TOUBIA
KATERINA MIROVSKA

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274-276 HECTOR STREET, BASS HILL NSW 2197

DRAWING

GROSS FLOOR AREA CALCULATION SHEET

SCALE

1:100/A1

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PROPOSED CONSOLIDATION PLAN

STREETSCAPE ANALYSIS PLAN



STREETSCAPE ELEVATION

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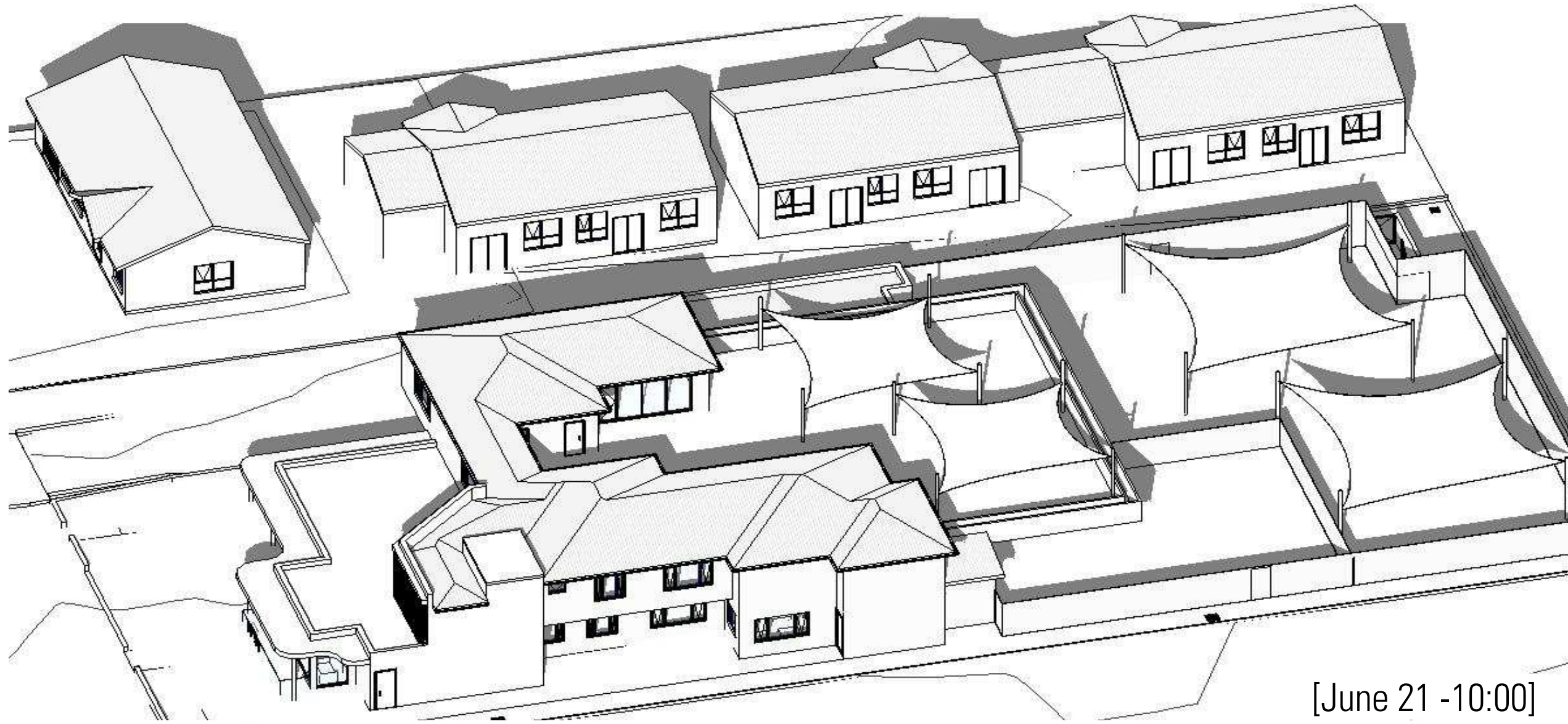
SOLAR DIAGRAMS - SHEET 1



[June 21 - 08:00]



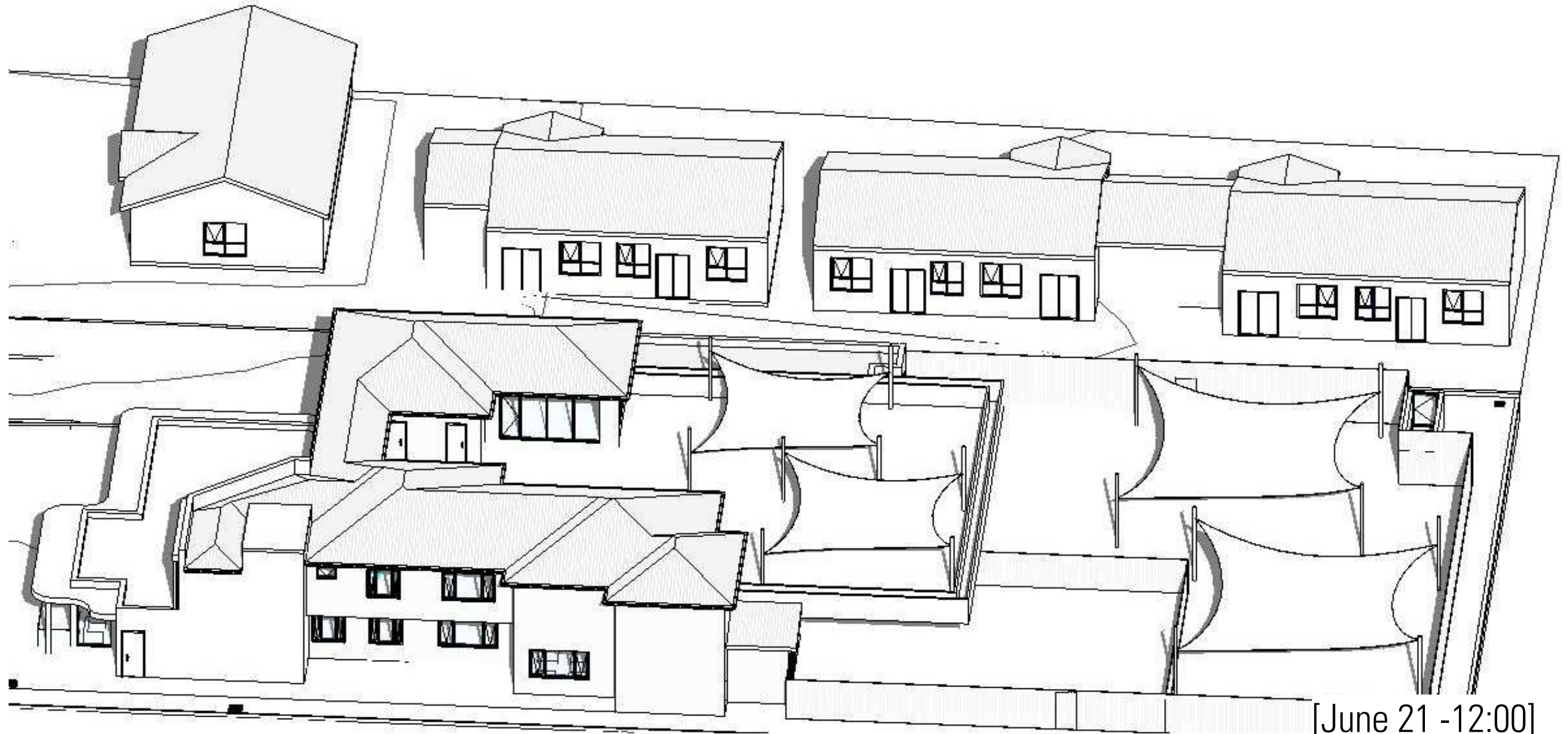
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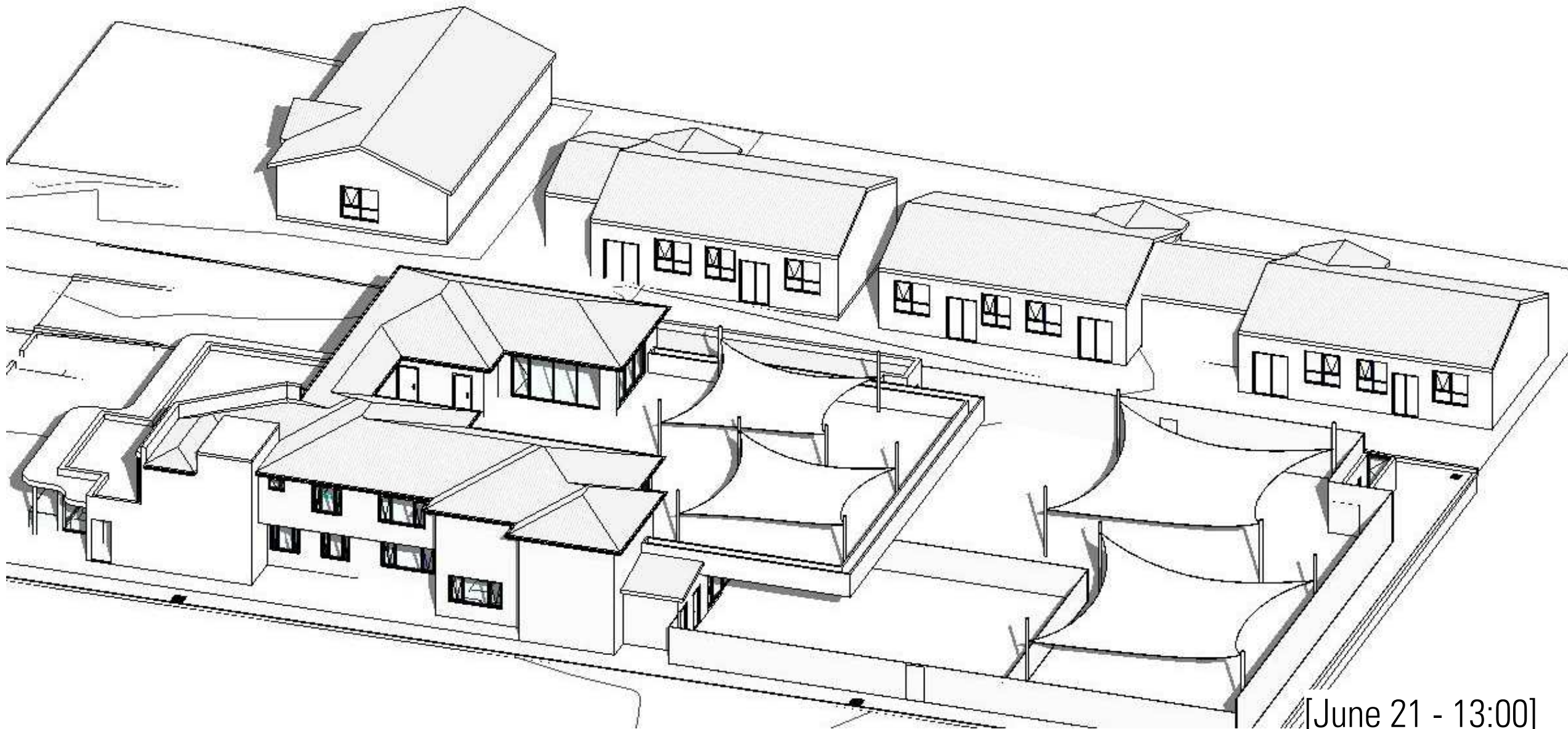
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[June 21 - 11:00]

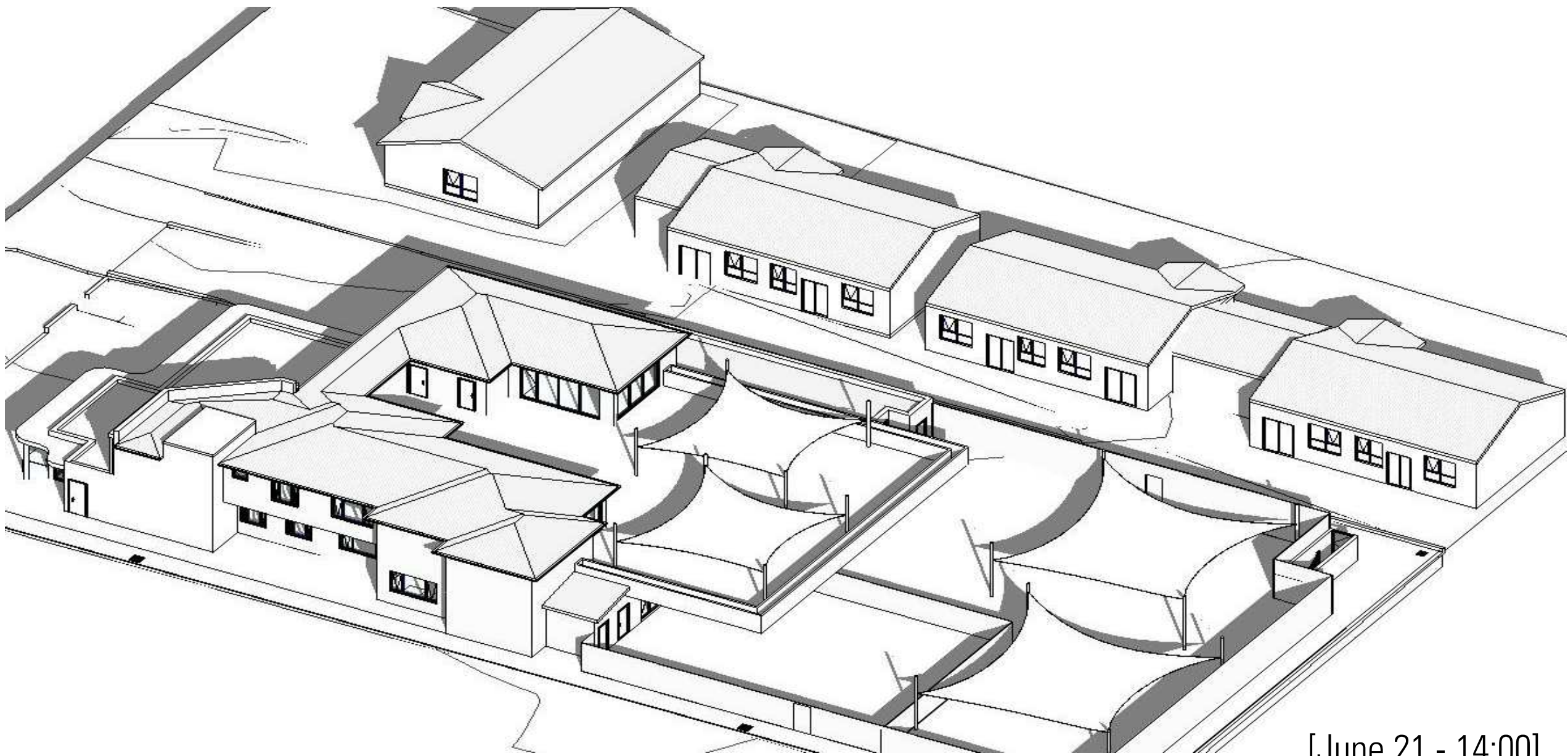


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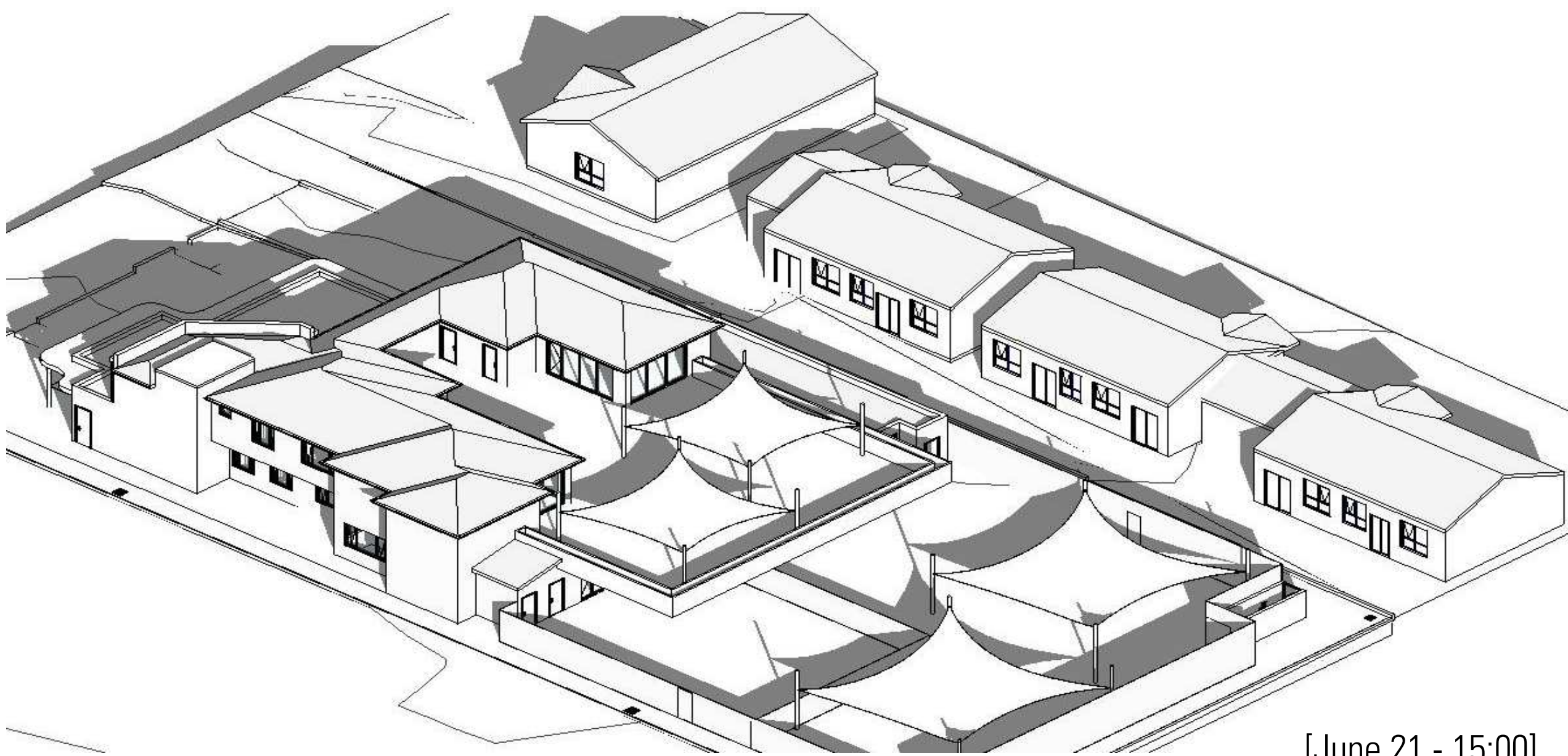


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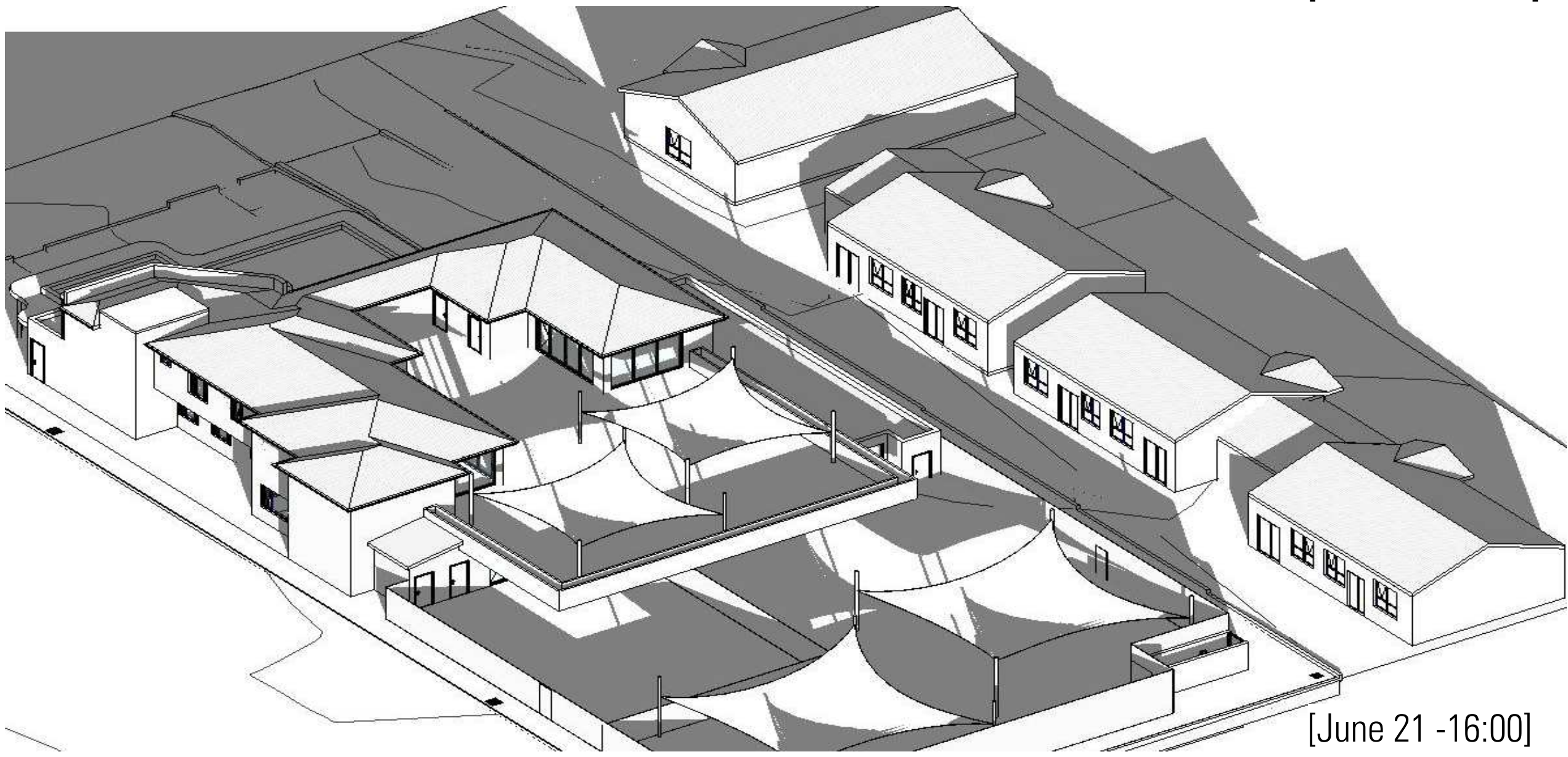
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[June 21 - 14:00]



[June 21 - 15:00]



[June 21 - 16:00]