208 VICTORIA RD. PUNCHBOWL. NSW 2196 . PROPOSED . CHILDCARE CENTRE

DEVELOPMENT APPLICATION (DA)

PROJECT TEAM

CLIENT
FUTURE MASTERS

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DRAWING REGISTER

DA1001	COVER SHEET
DA1002	LOCATION PLAN
DA1003	SITE ANALYSIS PLAN
DA1004	BUILDING MASSING ANALYSIS (DCP vs SEPP)
DA1005	DEMOLITION PLAN
DA2001	SITE PLAN
DA2002	BASEMENT PLAN
DA2003	GROUND FLOOR PLAN
DA2004	FIRST FLOOR PLAN
DA2005	ROOF PLAN
DA3001	VICTORIA RD STREETSCAPE (WEST) ELEVATION
DA3002	EAST ELEVATION
DA3003	NORTH ELEVATION
DA3004	SOUTH ELEVATION
DA3005	SECTION A-A
DA4001	BUILDING HEIGHT PLANE DIAGRAMS
DA4002	WALL HEIGHT PLANE DIAGRAMS
DA4003	PRIVACY/ACOUSTIC SECTIONAL DIAGRAMS
DA4004	BOUNDARY FENCE DETAILS
DA4005	EMERGENCY EVACUATION PLAN
DA4006	TYPICAL KITCHEN / WET AREA DETAILS
DA5001	AREA CALCULATION DIAGRAMS
DA6001	SHADOW ANALYSIS DIAGRAMS
DA6002	SUN EYE VIEW DIAGRAMS - OUTDOOR PLAY SOLAR ACCESS
DA7001	SCHEDULE OF EXTERNAL FINISHES | MATERIALS & COLOURS
DA8001	ELECTRONIC 3D MODEL
DA8002	PERSPECTIVE VIEWS

DESIGN&BUILDINGGROUP

3 PARRAMATTA SQUARE
LEVEL 14,
153 MACQUARIE STREET
PARRAMATTA NSW 2150

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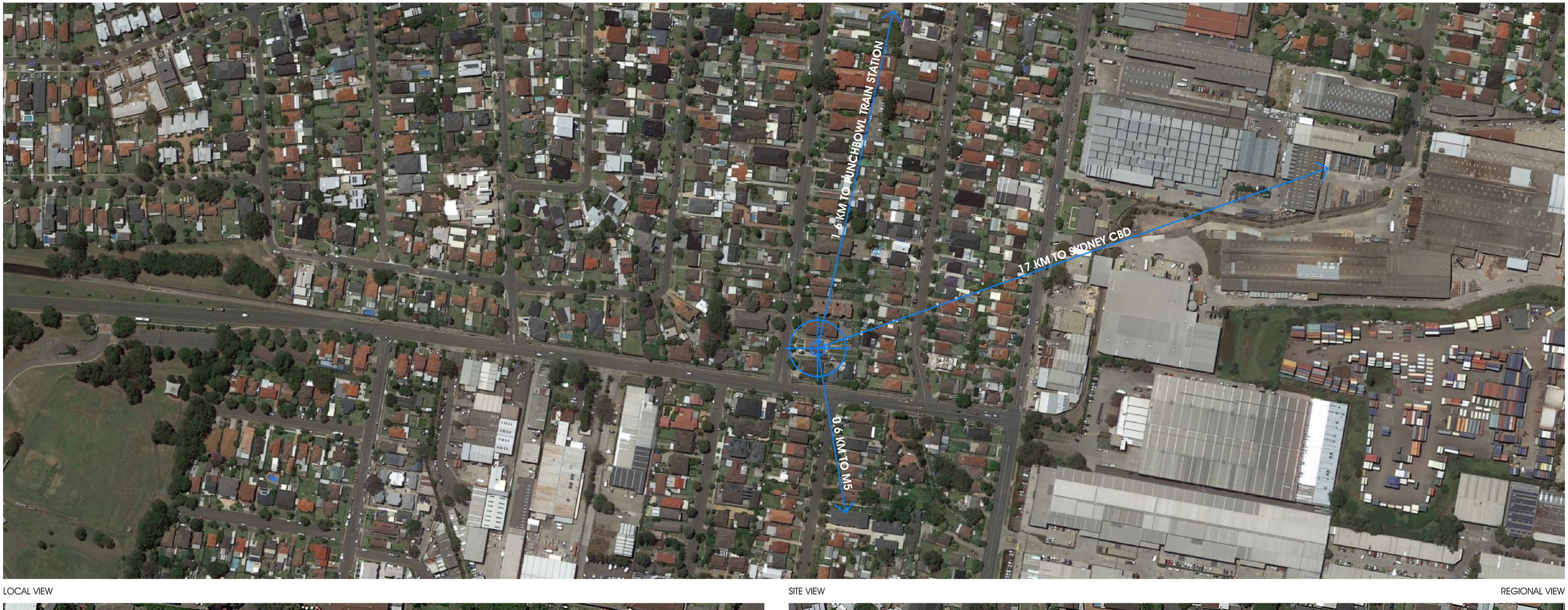
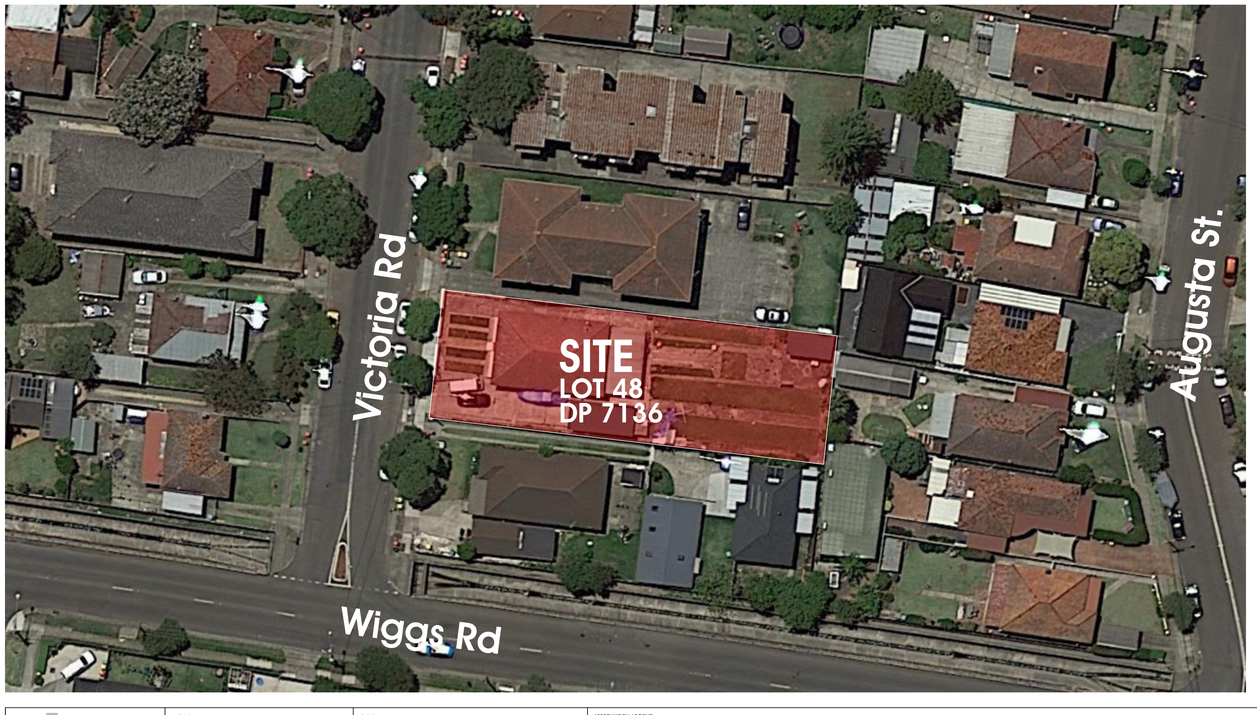


LOCAL VIEW



SITE VIEW

REGIONAL VIEW

DBG
DESIGN&BUILDINGGROUP
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3 PARRAMATTA SQUARE
153 MACQUARIE STREET
PARRAMATTA NSW 2150
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project
PROPOSED CHILDCARE CENTRE

address
208 VICTORIA RD, PUNCHBOWL
(LOT 48 IN DP 7136)

drawing
LOCATION PLAN

client
FUTURE MASTERS

ABBREVIATION LEGEND

AFW	ALUMINUM FRAMED WINDOW	CMR	COLORBOND METAL ROOF	FES	FIRE EXIT STAIR	L	LINEN	PS	PRIVACY SCREEN	RWT	RAINWATER TANK
ALF	ALFRESCO	COS	CHECK ON SITE	FFL	FINISHED FLOOR LEVEL	LC	LAUNDRY CHUTE	PBX	PLANTER BOX	S	STORAGE
AWN	AWNING	DP	DOWNPIPE	GB	GLASS BALUSTRADE	LDY	LAUNDRY	PDR	POWDER ROOM	SC	STONE CLADDING
B*	BEAM TO ENGINEERS DETAILS	DW	DISHWASHER	GD	GARAGE DOOR	MB	METAL BALUSTRADE	PLB	PLANTER BED	SI	SECURITY INTERCOM
BDY	BOUNDARY LINE	D-W	DUMB WAITER	GR	GRATE	MLV	METAL LOUVRES	POS	PRIVATE OPEN SPACE	SL	SKYLIGHT
BG	BALUSTRADE	EMB	ELECTRICAL DISTRIBUTION BOARD	GT	GRID	MWH	MAXIMUM WALL HEIGHT	PWD	PLANTER WALL	SK	UNDERBENCH MOUNTED SINK
BW	BRICK WALL	ENS	ENSUITE	GUY	GUYS / LOUVRES	NGL	NATURAL GROUND LINE	R	RANGEHOOD	TOW	TOP OF WALL
CB	COLORBOND	EN	ENGRAVING	GUT	GUTTER	OHS	OVERHEAD STORAGE	RL	REDUCED LEVEL		
CF	COLORBOND FENCE	F	FIXED	HOB	MAXIMUM HEIGHT OF BUILDING	OSD	ON-SITE STORMWATER DETENTION SYSTEM	RC	REINFORCED CONCRETE TO STRUCTURAL ENGINEERS DRAWINGS & DETAILS		
CL	COLUMN	FB	FACE BRICK	HWS	HOT WATER SYSTEM	P*	POST TO ENGINEERS DETAILS				
CR	CEMENT RENDER	FC	FIBRE CEMENT	INS	INSULATION TO BASIX REQUIREMENTS	PB	PLASTERBOARD LINING	RW	RETAINING WALL		
CFC	COMPRESSED FIBRE CEMENT	FW	FLOOR WASTE	KIT	KITCHEN	PG	PRIVACY GLAZING (TRANSLUCENT)	RWH	RAINWATER HEAD		

wall legend

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issue	revision description	date
A	ISSUED FOR DEVELOPMENT APPLICATION	04/08/2023

NOTE: ALL STRUCTURAL ELEMENTS SUBJECT TO CHANGE AS DETERMINED BY STRUCTURAL ENGINEER AND DETAILED AT CC STAGE

SCALE BAR 1:200 2m 4m 6m 10m; 1:100 1m 2m 3m 5m

DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

date (first issue)	04/08/2023
scale	NTS@ A1
project number	2021 - 13
drawing number	**DA1002**
issue	A
drawn	IM/GR checked AG/JA

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drawing
SITE ANALYSIS PLAN

client
FUTURE MASTERS

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BG	BOX GUTTER	EDB	ELECTRICAL DISTRIBUTION BOARD	GT	GATE	MWH	MAXIMUM WALL HEIGHT	PRG	PERGOLA	SK	UNDERBENCH MOUNTED SINK
BWK	BRICK WALL	ENS	ENSUITE	GLV	GLASS LOUVRES	NGL	NATURAL GROUND LINE	R	RISER	TOW	TOP OF WALL
CB	COLORBOND	EX	EXISTING	GU	GUTTER	OHS	OVERHEAD SERVICES	RE	RECESSED LEVEL		
CF	COLORBOND FENCE	F	FENCE	HOB	MAXIMUM HEIGHT OF BUILDING	PC	PRECAST CONCRETE	RC	REINFORCED CONCRETE TO STRUCTURAL		
CL	COLUMN	FB	FACE BRICK	HWS	HOT WATER SYSTEM	PD*	POST TO ENGINEER'S DETAILS		ENGINEERS DRAWINGS & DETAILS		
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DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

date (first issue)	04/08/2023
scale	1:400@A1
project number	2021 - 13
drawing number	**DA1003**
issue	A
drawn IM/GR	checked AG/JA

AREA CALCULATIONS

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

Proposed Dual Occupancy

- Site Area - **1031.00m²**

- Maximum Building Height above ground level (existing) - **8.5m** COMPLIES

- Maximum GFA
  - 25% of lot area + 300m² = **557.75m²** COMPLIES - Proposed = 483.37m²
  - Garage Space (Not included in GFA) = **18m²**
  - Max Void Space Not included in GFA) = No Limit

- Primary Road (Front) Setback
  - The average setback from the primary road of the 2 nearest dwelling houses on the same side of the primary road - **8m** COMPLIES

- Side Setback
  - Width of Parent Lot at the Building Line - 12m-24m & Building Height - Om-4.5m (Ground Floor) - **0.9m** COMPLIES

o Width of Parent Lot at the Building Line - 12m-24m & Building Height - 4.5m-8.5m (First Floor) - **1.9m** COMPLIES

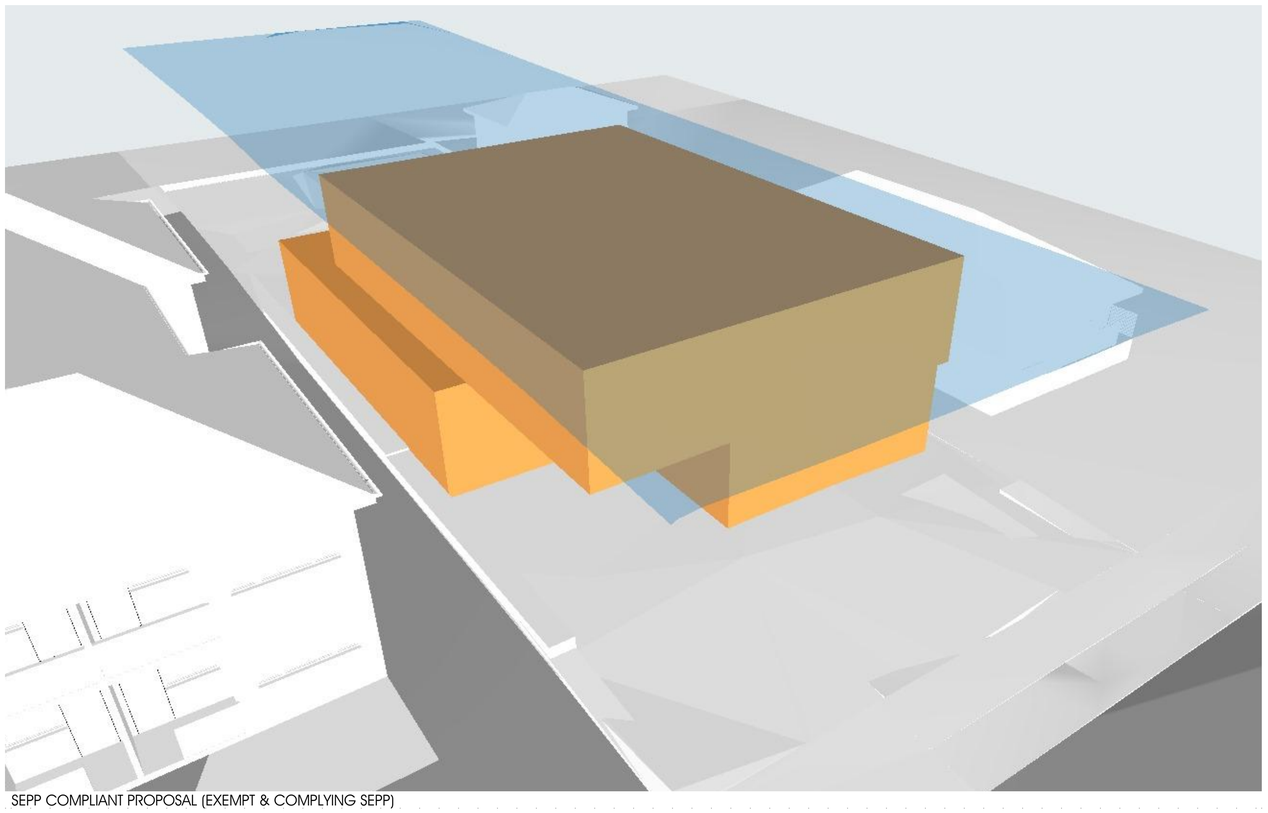
- Rear Setback
  - Lot Area - >900 m²-1500 m² & Building Height - Om-4.5m (Ground Floor) - 5m COMPLIES
  - Lot Area - >900 m²-1500 m² & Building Height - 4.5m-8.5m (First Floor) - 12m COMPLIES

- Minimum Landscaped Area - Minimum 1.5m x 1.5m
  - 50% of Lot Area = 100m² =**415m²** COMPLIES. Proposed = 447.62 m²
- 25% of the area forward of the building line must be landscaped - >25% COMPLIES
- 50% of the minimum landscaped area must be located behind the building line - >50% COMPLIES

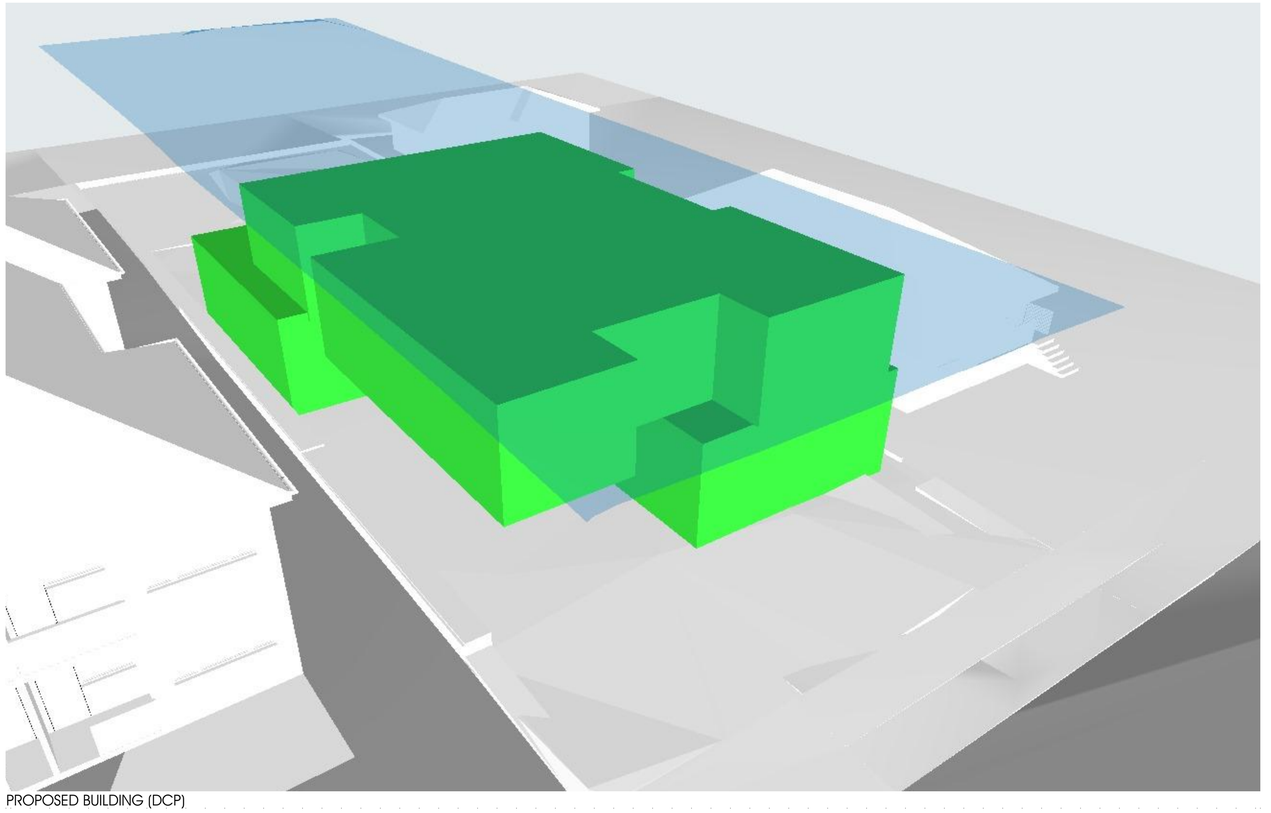
- Principal Private Open Space - Minimum 3m x 3m
  - **16m²** COMPLIES

- The maximum height of the floor level of the balcony, deck, patio, terrace or verandah - **4m** - COMPLIES
- Any attached side or rear balcony, deck, patio, terrace or verandah that has a floor level of more than 2m above ground level (existing) must have a setback from side and rear boundaries of at least 3m N/A

- The total floor area of all attached decks having a floor level of more than 2m above ground level (existing) must not be more than **12 m²** COMPLIES



SEPP COMPLIANT PROPOSAL (EXEMPT & COMPLYING SEPP)



PROPOSED BUILDING (DCP)

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3 PARRAMATTA SQUARE
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project
PROPOSED CHILDCARE CENTRE

address
208 VICTORIA RD, PUNCHBOWL
(LOT 48 IN DP 7136)

drawing
BUILDING MASSING ANALYSIS (DCP vs SEPP)

client
FUTURE MASTERS

ABBREVIATION LEGEND

AFW	ALUMINUM FRAMED WINDOW	CMR	COLORBOND METAL ROOF	FES	FIRE EXIT STAIR	L	LINEN	PS	PRIVACY SCREEN	RWT	RAINWATER TANK
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wall legend

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A	ISSUED FOR DEVELOPMENT APPLICATION	04/08/2023

NOTE: ALL STRUCTURAL ELEMENTS SUBJECT TO CHANGE AS DETERMINED BY STRUCTURAL ENGINEER AND DETAILED AT CC STAGE

SCALE BAR 1:200 2m 4m 6m 10m; 1:100 1m 2m 3m 5m

DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

date (first issue)	04/08/2023
scale	NTS@ A1
project number	2021 - 13
drawing number	**DA1004**
issue	A
drawn	IM/GR
checked	AG/JA

VICTORIA ROAD (20. 115 WIDE)

2 STOREY
BRICK UNITS
TILE ROOF
No.206

S.P. 81655

4
D.P. 16589

EXISTING TREE TO BE REMOVED
SHOW DASHED (GREEN).
REFER TO LANDSCAPE PLANS

BENCH MARK
NAIL ON KERB
RL 7.42 AHD

95° 41' 00"
56.28

ANCILLARY STRUCTURES AND
ASSOCIATED HARDSTAND AREAS
TO BE REMOVED SHOWN DASHED RED

RENDERED RESIDENCE
TILE ROOF
No.208

No208 EXISTING DWELLING
TO BE DEMOLSIHED
SHOWN DASHED RED

AWNING

RENDERED
GARAGE

AWNING

ANCILLARY STRUCTURES AND
ASSOCIATED HARDSTAND AREAS
TO BE REMOVED SHOWN DASHED RED

BRICK
SHED

RENDERED

FIBRO
GARAGE

48
D.P. 7136
1031m²

3
D.P. 16589

18.29

37'

5°

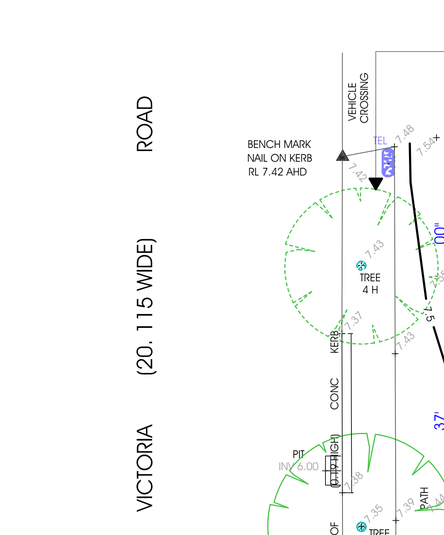
184°

275° 41' 00"
56.54

ANCILLARY STRUCTURES AND
ASSOCIATED HARDSTAND AREAS
TO BE REMOVED SHOWN DASHED RED

BRICK

EAVE 10.62
RIDGE 12.69



PROPOSED DEMOLITION WORK SHOWN DASHED

DEMOLITION NOTES:

- THE SITE MUST BE APROPRIATELY SECURED AND FENCED AT ALL TIMES DURING DEMOLITION WORKS.
- EXISTING SERVICES ARE TO BE CHECKED AND CAPPED AS APPROPRIATE BEFORE THE COMMENCEMENT OF DEMOLITION WORKS.
- PRIOR TO THE COMMENCEMENT OF DEMOLITION WORKS, THE NEIGHBOURS (ALL ADJOINING AND OPPOSITE SITE) MUST BE PROVIDED WITH NOTICE IN WRITING CONFIRMING THE INTENDED COMMENCEMENT TIME AND DATE OF DEMOLITION WORKS. TIMING IS TO BE IN ACCORDANCE WITH DA APPROVAL CONDITIONS.
- DEMOLITION WORKS ARE TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARD 2601-2001"DEMOLITION OF STRUCTURES".
- BEFORE THE COMMENCEMENT OF ANY STRIPPING OR DEMOLITION WORKS, AN INITIAL INVESTIGATION OF THE STRUCTURE AND SITE SHALL BE CARRIED OUT IN ACCORDANCE WITH CLAUSE 1.6 AND CLAUSE 1.7.25 OF AS 2601-2001 BY ENGAGED BUILDER AND DEMOLITION CONTRACTOR.
- IF ASBESTOS, HAZARDOUS AND/OR INTRACTABLE WASTE MATERIALS ARE FOUND, THEY ARE TO BE DISPOSED OF IN ACCORDANCE WITH WORKCOVER AUTHORITY AND EPA REQUIREMENTS.
- DO NOT REMOVE VEGETATIVE COVER FROM ANY AREAS OF THE SITE WHICH ARE NOT AFFECTED BY THE BUILDING WORKS.
- ENGAGE BUILDER TO ORGANISE SKIP BINS AS NECESSARY, BINS ARE NOT PERMITED ON COUNCIL'S FOOTPATH, NATURE STRIP OR ROADWAY.
- BUILDER TO ORGANISE SKIP BINS AS NECESSARY, BINS ARE NOT PERMITTED ON COUNCIL'S FOOTPATH, NATURE STRIP OR ROADWAY AT ANY TIME.
- ALL EXISTING TREES TO BE RETAINED ARE TO BE FENCED (TO ARBORIST'S ADVICE WHERE INDICATED) DURING CONSTRUCTION

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drawing
DEMOLITION PLAN

client
FUTURE MASTERS

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A	ISSUED FOR DEVELOPMENT APPLICATION	04/08/2023

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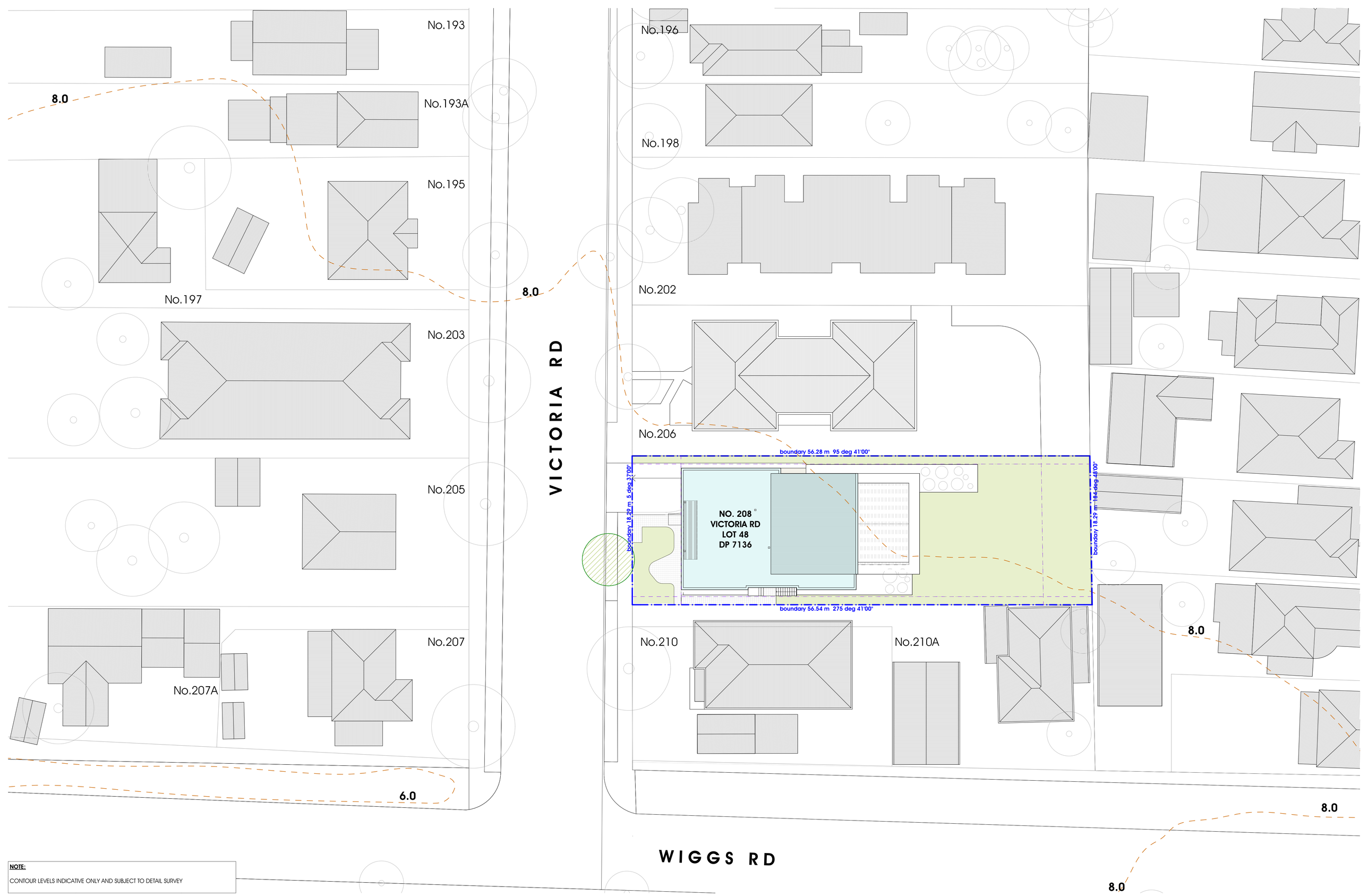
SCALE BAR 1:200 2m 4m 6m 8m 10m; 1:100 1m 2m 3m 4m 5m

DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

date (first issue)	04/08/2023
scale	1:100@ A1
project number	2021 - 13
drawing number	DA1005
issue	A
drawn	IM/GR
checked	AG/JA



NOTE:

CONTOUR LEVELS INDICATIVE ONLY AND SUBJECT TO DETAIL SURVEY

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project
PROPOSED CHILDCARE CENTRE

address
208 VICTORIA RD, PUNCHBOWL
(LOT 48 IN DP 7136)

drawing
SITE PLAN

client
FUTURE MASTERS

ABBREVIATION LEGEND

AFW	ALUMINIUM FRAMED WINDOW	CMR	COLORBOND METAL ROOF	FES	FIRE EXIT STAIR	L	LINEN	PS	PRIVACY SCREEN	RWT	RAINWATER TANK
ALF	ALFRESCO	COS	CHECK ON SITE	FFL	FINISHED FLOOR LEVEL	LC	LAUNDRY CHUTE	PBX	PLANTER BOX	S	STORAGE
AWN	AWNING	DP	DOWNPIPE	GB	GLASS BALUSTRADE	LDY	LAUNDRY	PDR	POWDER ROOM	SC	STONE CLADDING
B*	BEAM TO ENGINEER'S DETAILS	DW	DISHWASHER	GD	GARAGE DOOR	MB	METAL BALUSTRADE	PLB	PLANTER BED	SI	SECURITY INTERCOM
BDY	BOUNDARY LINE	D.W	DUMB WATER	GR	GRATE	MLV	METAL LOUVRES	POS	PRIVATE OPEN SPACE	SL	SKYLIGHT
BG	BOX GUTTER	EDB	ELECTRICAL DISTRIBUTION BOARD	GT	GATE	MWH	MAXIMUM WALL HEIGHT	PRG	PERGOLA	SK	UNDERBENCH MOUNTED SINK
BWK	BRICK WALL	ENS	ENSUITE	GLV	GLASS LOUVRES	NGL	NATURAL GROUND LINE	R	REFRIGERATOR	TOW	TOP OF WALL
CB	COLORBOND	EX	EXISTING	GU	GUTTER	OHS	OVERHEAD SPRINKLER	RL	REDUCED LEVEL		
CF	COLORBOND FENCE	F	FENCE	HOB	MAXIMUM HEIGHT OF BUILDING	OSD	ON SITE STORMWATER DETENTION SYSTEM	RC	REINFORCED CONCRETE TO STRUCTURAL		
CL	COLUMN	FB	FACE BRICK	HWS	HOT WATER SYSTEM	P**	POST TO ENGINEER'S DETAILS		ENGINEERS DRAWINGS & DETAILS		
CR	CEMENT RENDER	FC	FIBRE CEMENT	INS	INSULATION TO BASIX REQUIREMENTS	PB	PLASTERBOARD LINING	RW	RETAINING WALL		
CFC	COMPRESSED FIBRE CEMENT	FW	FLOOR WASTE	KIT	KITCHEN	PG	PRIVACY GLAZING (TRANSLUCENT)	RWH	RAINWATER HEAD		

wall legend

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A	ISSUED FOR DEVELOPMENT APPLICATION	04/08/2023

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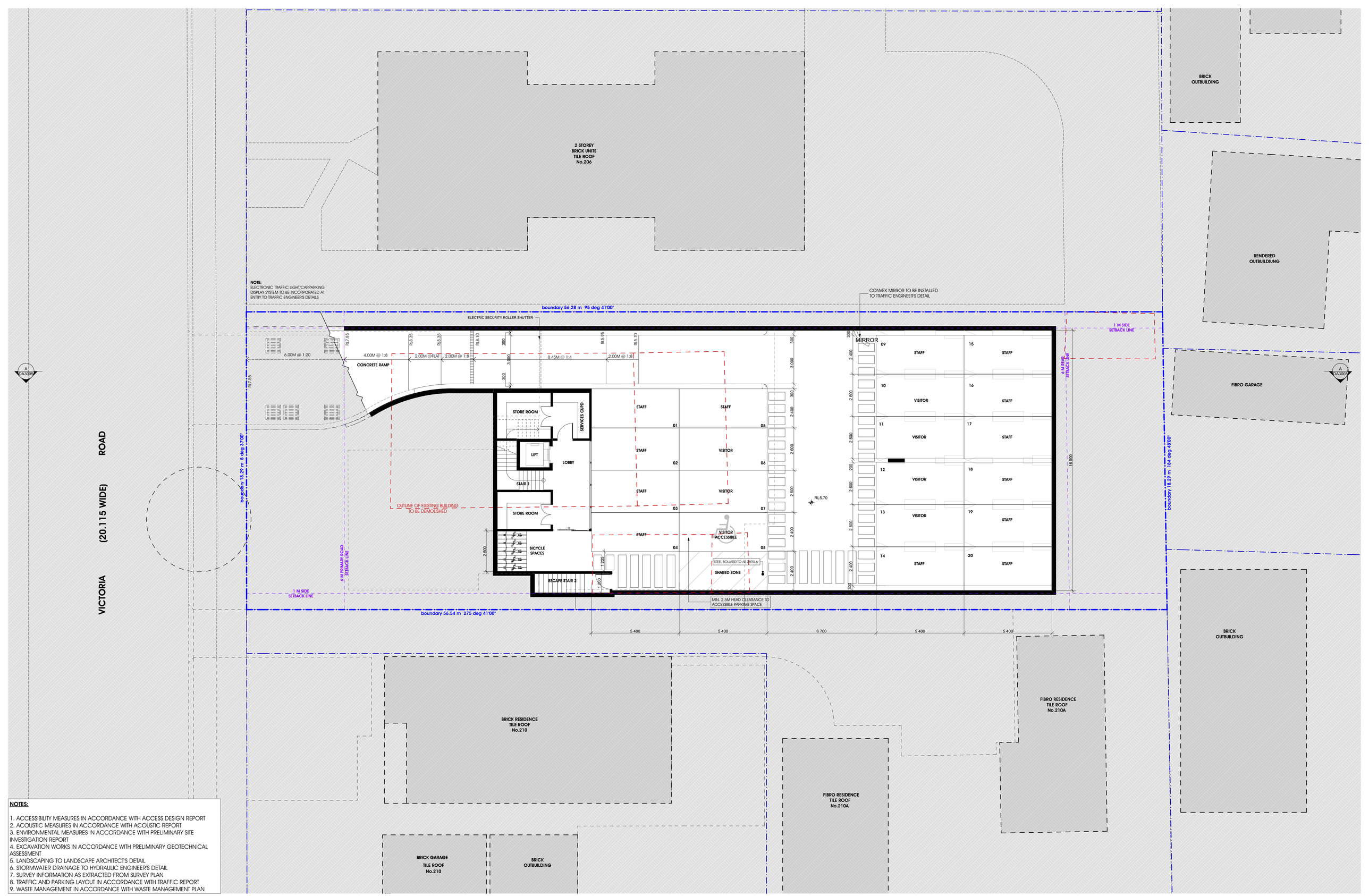
SCALE BAR 1:200 2m 4m 6m 10m; 1:100 1m 2m 3m 5m

DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

date (first issue)	04/08/2023
scale	1:200@ A1
project number	2021 - 13
drawing number	**DA2001**
issue	A
drawn	IM/GR checked AG/JA



NOTES:

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2. ACOUSTIC MEASURES IN ACCORDANCE WITH ACOUSTIC REPORT
3. ENVIRONMENTAL MEASURES IN ACCORDANCE WITH PRELIMINARY SITE INVESTIGATION REPORT
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6. STORMWATER DRAINAGE TO HYDRAULIC ENGINEER'S DETAIL
7. SURVEY INFORMATION AS EXTRACTED FROM SURVEY PLAN
8. TRAFFIC AND PARKING LAYOUT IN ACCORDANCE WITH TRAFFIC REPORT
9. WASTE MANAGEMENT IN ACCORDANCE WITH WASTE MANAGEMENT PLAN

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project
PROPOSED CHILDCARE CENTRE

address
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(LOT 48 IN DP 7136)

drawing
BASEMENT PLAN

client
FUTURE MASTERS

ABBREVIATION LEGEND

AFW	ALUMINIUM FRAMED WINDOW	CMR	COLORBOND METAL ROOF	FES	FIRE EXIT STAIR	L	LINEN	PS	PRIVACY SCREEN	RWT	RAINWATER TANK
ALF	ALFRESCO	COS	CHECK ON SITE	FFL	FINISHED FLOOR LEVEL	LC	LAUNDRY CHUTE	PBX	PLANTER BOX	S	STORAGE
AWN	AWNING	DP	DOWNPIPE	GB	GLASS BALUSTRADE	LDY	LAUNDRY	PDR	POWDER ROOM	SC	STONE CLADDING
B*	BEAM TO ENGINEER'S DETAILS	DW	DISHWASHER	GD	GARAGE DOOR	MB	METAL BALUSTRADE	PLB	PLANTER BED	SI	SECURITY INTERCOM
BDY	BOUNDARY LINE	D-W	DUMB WATER	GR	GRATE	MLV	METAL LOUVRES	POS	PRIVATE OPEN SPACE	SL	SKYLIGHT
BG	BOX GUTTER	EDB	ELECTRICAL DISTRIBUTION BOARD	GT	GATE	MWH	MAXIMUM WALL HEIGHT	PRG	PERGOLA	SK	UNDERBENCH MOUNTED SINK
BWK	BRICK WALL	ENS	ENSUITE	GLV	GLASS LOUVRES	NGL	NATURAL GROUND LINE	R	WARDROBE	TOW	TOP OF WALL
CB	COLORBOND	EX	EXISTING	GUT	GUTTER	OHS	OVERHEAD STORAGE	RL	REDUCED LEVEL		
CF	COLORBOND FENCE	F	FIXED	HOB	MAXIMUM HEIGHT OF BUILDING	OSD	ON-SITE STORMWATER DETENTION SYSTEM	RC	REINFORCED CONCRETE TO STRUCTURAL		
CL	COLUMN	FB	FACE BRICK	HWS	HOT WATER SYSTEM	P*	POST TO ENGINEER'S DETAILS		ENGINEERS DRAWINGS & DETAILS		
CR	CEMENT RENDER	FC	FIBRE CEMENT	INS	INSULATION TO BASIX REQUIREMENTS	PB	PLASTERBOARD LINING	RW	RETAINING WALL		
CFC	COMPRESSED FIBRE CEMENT	FW	FLOOR WASTE	KIT	KITCHEN	PG	PRIVACY GLAZING (TRANSLUCENT)	RWH	RAINWATER HEAD		

wall legend

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A	ISSUED FOR DEVELOPMENT APPLICATION	04/08/2023

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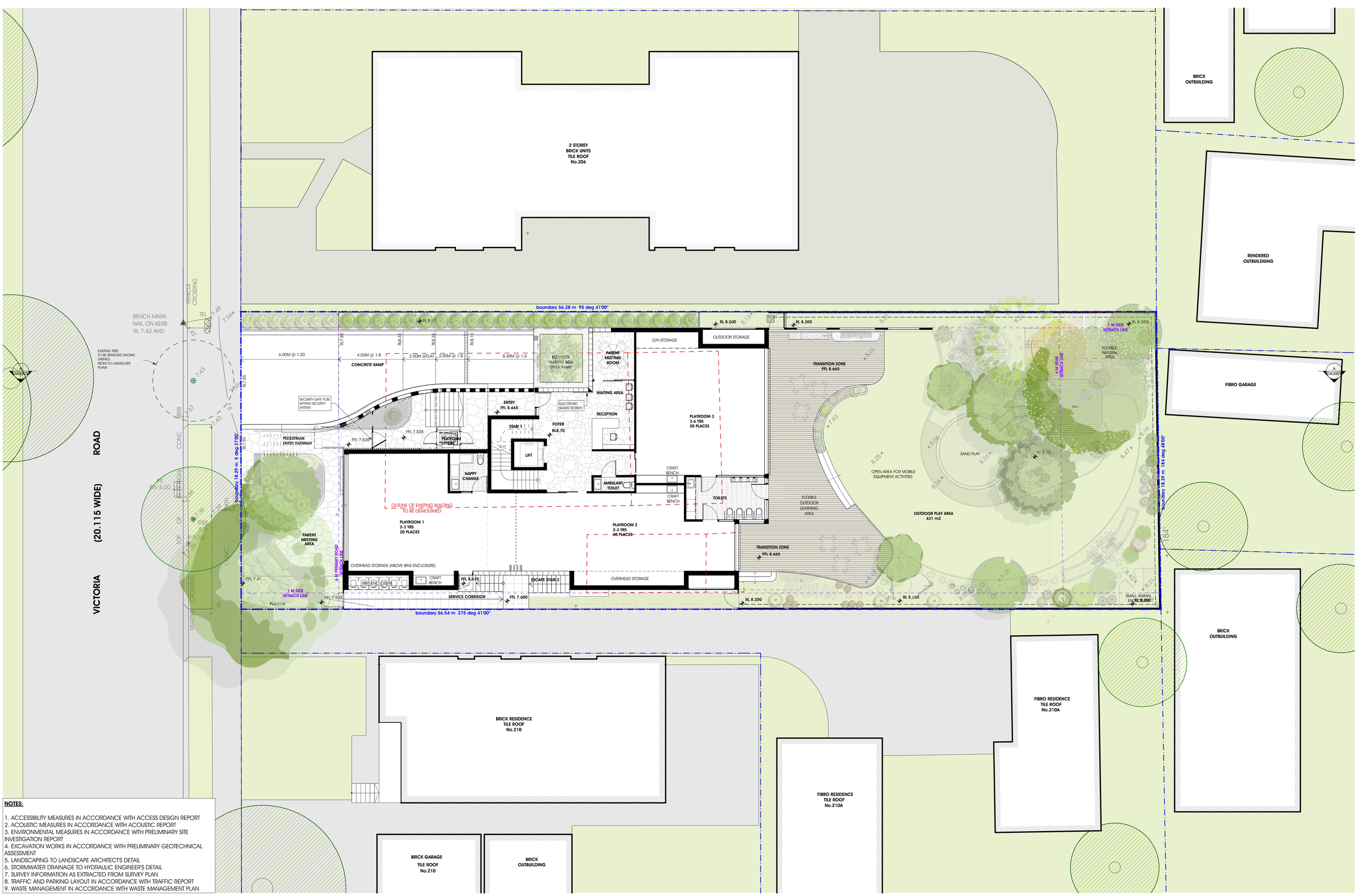
DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

date (first issue)	04/08/2023
scale	1:100@ A1
project number	2021 - 13
drawing number	**DA2002**
issue	A
drawn	IM/GR checked AG/JA



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9. WASTE MANAGEMENT IN ACCORDANCE WITH WASTE MANAGEMENT PLAN

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project
PROPOSED CHILDCARE CENTRE

address
208 VICTORIA RD, PUNCHBOWL
(LOT 48 IN DP 7136)

drawing
GROUND FLOOR PLAN

client
FUTURE MASTERS

ABBREVIATION LEGEND

AFW	ALUMINIUM FRAMED WINDOW	CMR	COLORBOND METAL ROOF	FES	FIRE EXIT STAIR	L	LINEN	PS	PRIVACY SCREEN	RWT	RAINWATER TANK
ALF	ALFRESCO	COS	CHECK ON SITE	FFL	FINISHED FLOOR LEVEL	LC	LAUNDRY CHUTE	PBX	PLANTER BOX	S	STORAGE
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CF	COLORBOND FENCE	F	FIXED	HOB	MAXIMUM HEIGHT OF BUILDING	OSD	ON-SITE STORMWATER DETENTION SYSTEM	RC	REINFORCED CONCRETE TO STRUCTURAL ENGINEERS DRAWINGS & DETAILS		
CL	COLUMN	FB	FACE BRICK	HWS	HOT WATER SYSTEM	P*	POST TO ENGINEER'S DETAILS	RW	RETAINING WALL		
CR	CEMENT RENDER	FC	FIBRE CEMENT	INS	INSULATION TO BASIX REQUIREMENTS	PB	PLASTERBOARD LINING	RWH	RAINWATER HEAD		
CFC	COMPRESSED FIBRE CEMENT	FW	FLOOR WASTE	KIT	KITCHEN	PG	PRIVACY GLAZING (TRANSLUCENT)				

wall legend

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A	ISSUED FOR DEVELOPMENT APPLICATION	04/08/2023

NOTE: ALL STRUCTURAL ELEMENTS SUBJECT TO CHANGE AS DETERMINED BY STRUCTURAL ENGINEER AND DETAILED AT CC STAGE

SCALE BAR 1:200 2m 4m 6m 8m 10m; 1:100 1m 2m 3m 4m 5m

DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

date (first issue)	04/08/2023
scale	1:100@ A1
project number	2021 - 13
drawing number	**DA2003**
issue	A
drawn	checked

IM/GR AG/JA

VICTORIA ROAD (20.115 WIDE)

2 STOREY
BRICK UNITS
TILE ROOF
No.206

BRICK
OUTBUILDING

RENDERED
OUTBUILDIUNG

FIBRO GARAGE

boundary 56.28 m 95 deg 41'00"

45D ANGLED SUN LOUVRES OVER 1500H FIXED PRIVACY SCREEN

OPERABLE ROOF PERGOLA

1M SIDE SETBACK LINE

3.304

STAFF PROGRAMMING

STAFF BREAKOUT

STAFF ROOM

LOCKERS

DIRECTOR/ MANAGER

STAFF TOILET

ACCESSIBLE BATHROOM

SHW

CLEANER

STAIR

FOYER FFL12.000

LIFT

STORAGE

LAUNDRY

PANTRY

PANTRY

PANTRY

KITCHEN

NAPPY CHANGE

BOTTLE PREP

COT ROOM

COOL ROOM

PLAYROOM 4
0-2 YRS
16 PLACES

OVERHEAD STORAGE

OUTDOOR STORAGE

DECK

CRAFT BENCH

OUTLINE OF EXISTING BUILDING TO BE DEMOLISHED

ROOF

TERRACE FFL11.965

1-2 YEAR PLAY TROLLEY TRACK

OPEN AREA FOR MOBILE EQUIPMENT ACTIVITIES

OUTDOOR PLAY AREA TRANSITION ZONE FFL 11.965

SAND PIT

DECK

45D ANGLED SUN LOUVRES

45D ANGLED SUN LOUVRES OVER 1500H FIXED PRIVACY SCREEN

ROOF

4.978

6 M REAR SETBACK LINE

1.650

1.650

1M SIDE SETBACK LINE

6 M PRIMARY ROAD SETBACK LINE

boundary 56.54 m 275 deg 41'00"

boundary 18.29 m 5 deg 37'00"

boundary 18.29 m 184 deg 48'00"

BRICK RESIDENCE
TILE ROOF
No.210

BRICK GARAGE
TILE ROOF
No.210

BRICK
OUTBUILDING

FIBRO RESIDENCE
TILE ROOF
No.210A

FIBRO RESIDENCE
TILE ROOF
No.210A

BRICK
OUTBUILDING

A DA3004

A DA3005

NOTES:

1. ACCESSIBILITY MEASURES IN ACCORDANCE WITH ACCESS DESIGN REPORT
2. ACOUSTIC MEASURES IN ACCORDANCE WITH ACOUSTIC REPORT
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project
PROPOSED CHILDCARE CENTRE

address
208 VICTORIA RD, PUNCHBOWL
(LOT 48 IN DP 7136)

client
FUTURE MASTERS

drawing
FIRST FLOOR PLAN

ABBREVIATION LEGEND

AFW	ALUMINIUM FRAMED WINDOW	CMR	COLORBOND METAL ROOF	FES	FIRE EXIT STAIR	L	LINEN	PR	PRIVACY SCREEN	RWT	RAINWATER TANK
ALF	ALFRESCO	COS	CHECK ON SITE	FL	FINISHED FLOOR LEVEL	LC	LAUNDRY CHUTE	PBX	PLANTER BOX	S	STORAGE
AW	AWNING	CP	COMPAPER	GB	GLASS BALUSTRADE	LDY	LAUNDRY	PDR	POWDER ROOM	SC	STONE CLADDING
B*	BEAM TO ENGINEER'S DETAILS	DW	DISHWASHER	GD	GARAGE DOOR	MB	METAL BALUSTRADE	PLB	PLANTER BED	SI	SECURITY INTERCOM
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BWK	BRICK WALL	ENS	ENSUITE	GLV	GLASS LOUVRES	NGL	NATURAL GROUND LINE	R	WARDROBE	TOW	TOP OF WALL
CB	COLORBOND	EX	EXISTING	GUT	GUTTER	OHS	OVERHEAD STORAGE	RL	REDUCED LEVEL		
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CL	COLUMN	FB	FACE BRICK	HWS	HOT WATER SYSTEM	P*	POST TO ENGINEER'S DETAILS	RW	RETAINING WALL		
CR	CEMENT RENDER	FC	FIBRE CEMENT	INS	INSULATION TO BASIX REQUIREMENTS	PB	PLASTERBOARD LINING	RWH	RAINWATER HEAD		
CFC	COMPRESSED FIBRE CEMENT	FW	FLOOR WASTE	KIT	KITCHEN	PG	PRIVACY GLAZING (TRANSLUCENT)				

wall legend

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A	ISSUED FOR DEVELOPMENT APPLICATION	04/08/2023

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SCALE BAR 1:200 2m 4m 6m 10m; 1:100 1m 2m 3m 5m

DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

date (first issue)	04/08/2023
scale	1:100@ A1
project number	2021 - 13
drawing number	**DA2004**
issue	A
drawn	IM/GR checked AG/JA

NOTES:

1. ACCESSIBILITY MEASURES IN ACCORDANCE WITH ACCESS DESIGN REPORT
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address
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(LOT 48 IN DP 7136)

drawing
ROOF PLAN

client
FUTURE MASTERS

ABBREVIATION LEGEND

AFW	ALUMINIUM FRAMED WINDOW	CMB	COLORBOND METAL ROOF	FES	FIRE EXIT STAIR	L	LINEN	PS	PRIVACY SCREEN	RWT	RAINWATER TANK
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CT	CEMENT RENDER	FC	FIBRE CEMENT	INS	INSULATION TO BASIX REQUIREMENTS	PB	PLASTERBOARD LINING	RWH	RAINWATER HEAD		
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wall legend

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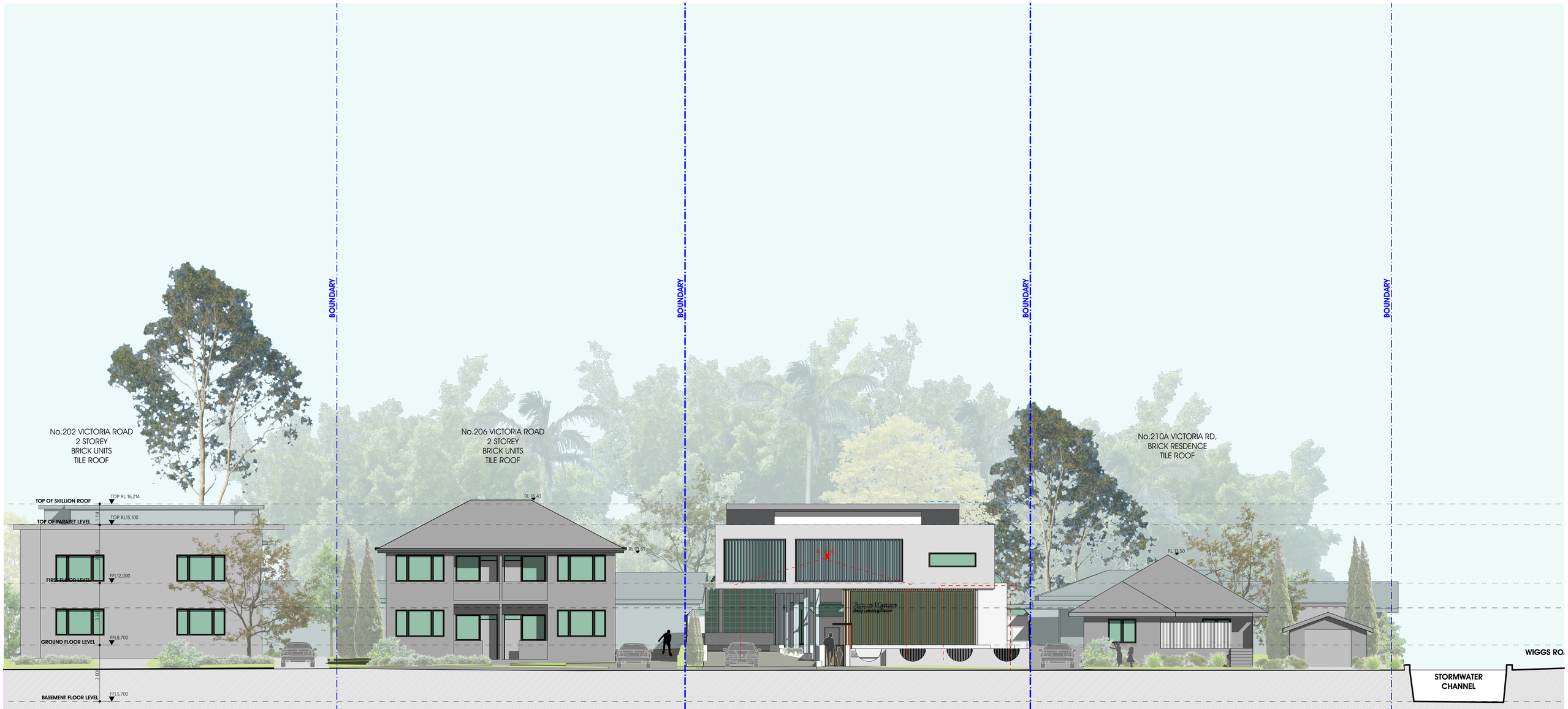
DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

date (first issue)	04/08/2023
scale	1:100@ A1
project number	2021 - 13
drawing number	**DA2005**
issue	A
drawn	IM/GR
checked	AG/JA



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8. TRAFFIC AND PARKING LAYOUT IN ACCORDANCE WITH TRAFFIC REPORT
9. WASTE MANAGEMENT IN ACCORDANCE WITH WASTE MANAGEMENT PLAN

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project
PROPOSED CHILDCARE CENTRE

address
208 VICTORIA RD, PUNCHBOWL
(LOT 48 IN DP 7136)

drawing
VICTORIA RD STREETSCAPE (WEST) ELEVATION

client
FUTURE MASTERS

ABBREVIATION LEGEND

AFW	ALUMINIUM FRAMED WINDOW	CMR	COLORBOND METAL ROOF	FES	FIRE EXIT STAIR	L	LINEN	PS	PRIVACY SCREEN	RWT	RAINWATER TANK
ALF	ALFRESCO	COS	CHECK ON SITE	FFL	FINISHED FLOOR LEVEL	LC	LAUNDRY CHUTE	PBX	PLANTER BOX	S	STORAGE
AWN	AWNING	DP	DOWNPIPE	GB	GLASS BALUSTRADE	LDY	LAUNDRY	PDR	POWDER ROOM	SC	STONE CLADDING
BAL	BALCONY	DSH	DOUBLE SHED	GD	GARAGE DOOR	LTB	LIGHT BALUSTRADE	PLB	PLASTERBOARD	SH	SHOWER WITH/COM
BDY	BOUNDARY LINE	D/W	DOWN WATER	GO	GRILLE	MLV	METAL LOUVRES	POS	PRIVATE OPEN SPACE	SL	SKYLIGHT
BGI	BOX GUTTER	EDB	ELECTRICAL DISTRIBUTION BOARD	GT	GATE	MWH	MAXIMUM WALL HEIGHT	PRG	PERGOLA	SK	UNDERBENCH MOUNTED SINK
BWK	BRICK WALL	ENS	ENSUITE	GLV	GLASS LOUVRES	NGL	NATURAL GROUND LINE	R	WARDROBE	TOW	TOP OF WALL
CB	COLORBOND	EX	EXISTING	GUT	GUTTER	OHS	OVERHEAD STORAGE	RL	REDUCED LEVEL		
CF	COLORBOND FENCE	F	FIXED	HOB	MAXIMUM HEIGHT OF BUILDING	OSD	ON-SITE STORMWATER DETENTION SYSTEM	RC	REINFORCED CONCRETE TO STRUCTURAL ENGINEERS DRAWINGS & DETAILS		
CL	COLUMN	FB	FACE BRICK	HWS	HOT WATER SYSTEM	P*	POST TO ENGINEERS DETAILS	RW	RETAINING WALL		
CR	CEMENT RENDER	FC	FIBRE CEMENT	INS	INSULATION TO BASIX REQUIREMENTS	PB	PLASTERBOARD LINING	RWH	RAINWATER HEAD		
CFC	COMPRESSED FIBRE CEMENT	FW	FLOOR WASTE	KIT	KITCHEN	PG	PRIVACY GLAZING (TRANSLUCENT)				

wall legend

NOTES
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- do not scale drawing
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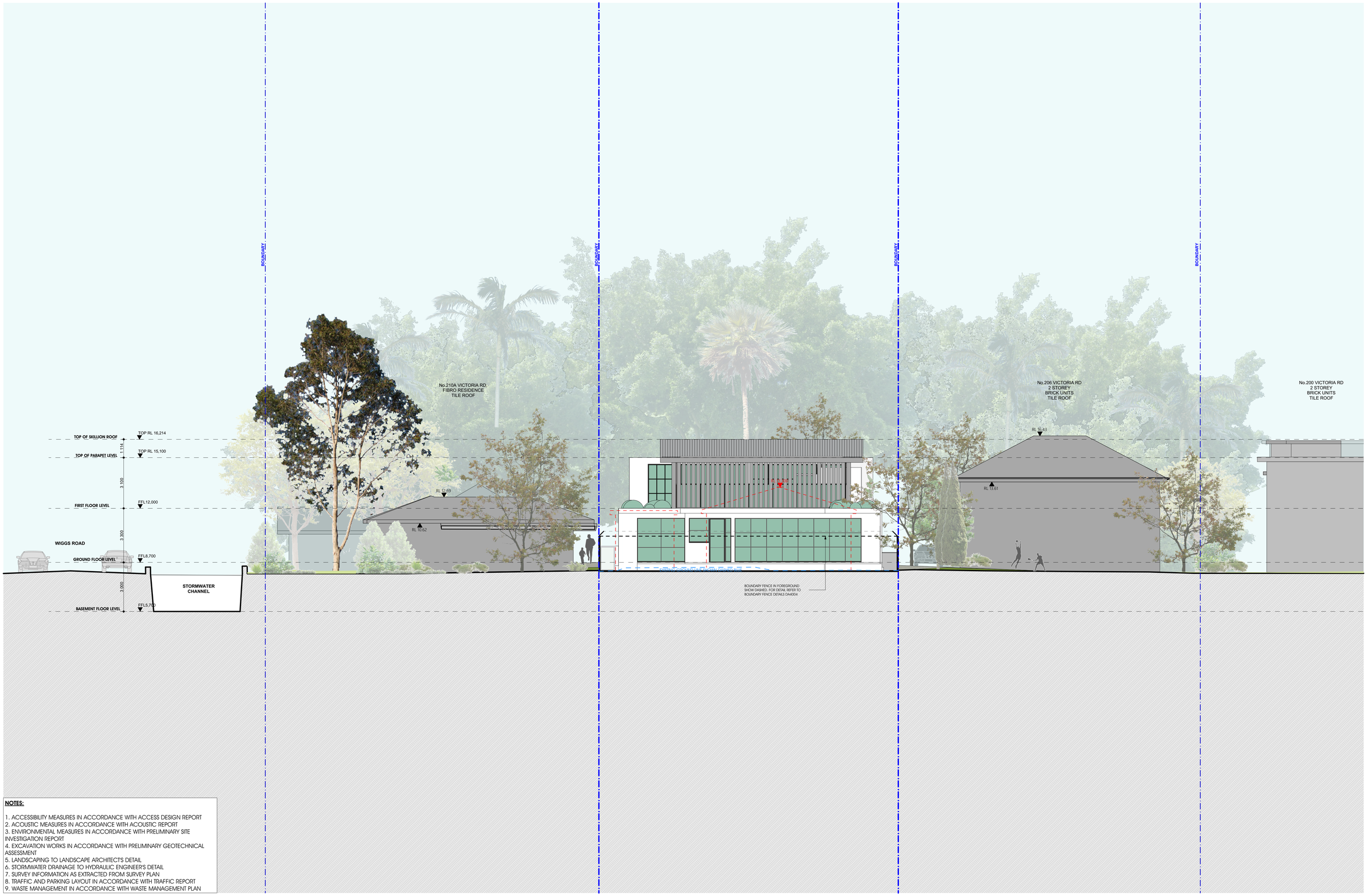
issue	revision description	date
A	ISSUED FOR DEVELOPMENT APPLICATION	04/08/2023

NOTE: ALL STRUCTURAL ELEMENTS SUBJECT TO CHANGE AS DETERMINED BY STRUCTURAL ENGINEER AND DETAILED AT CC STAGE

SCALE BAR 1:200 2m 4m 6m 10m; 1:100 1m 2m 3m 5m

DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

date (first issue)	04/08/2023
scale	1:100@ A1
project number	2021 - 13
drawing number	DA3001
issue	A
drawn	IM/GR checked AG/JA



NOTES:

1. ACCESSIBILITY MEASURES IN ACCORDANCE WITH ACCESS DESIGN REPORT
2. ACOUSTIC MEASURES IN ACCORDANCE WITH ACOUSTIC REPORT
3. ENVIRONMENTAL MEASURES IN ACCORDANCE WITH PRELIMINARY SITE INVESTIGATION REPORT
4. EXCAVATION WORKS IN ACCORDANCE WITH PRELIMINARY GEOTECHNICAL ASSESSMENT
5. LANDSCAPING TO LANDSCAPE ARCHITECT'S DETAIL
6. STORMWATER DRAINAGE TO HYDRAULIC ENGINEER'S DETAIL
7. SURVEY INFORMATION AS EXTRACTED FROM SURVEY PLAN
8. TRAFFIC AND PARKING LAYOUT IN ACCORDANCE WITH TRAFFIC REPORT
9. WASTE MANAGEMENT IN ACCORDANCE WITH WASTE MANAGEMENT PLAN

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project
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address
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(LOT 48 IN DP 7136)

drawing
EAST ELEVATION

client
FUTURE MASTERS

ABBREVIATION LEGEND

AFW	ALUMINIUM FRAMED WINDOW	CMR	COLORBOND METAL ROOF	FES	FIRE EXIT STAIR	L	LINEN	PS	PRIVACY SCREEN	RWT	RAINWATER TANK
ALF	ALFRESCO	COS	CHECK ON SITE	FFL	FINISHED FLOOR LEVEL	LC	LAUNDRY CHUTE	PBX	PLANTER BOX	S	STORAGE
AWN	AWNING	DP	DOWNPIPE	GB	GLASS BALUSTRADE	LDY	LAUNDRY	PDR	POWDER ROOM	SC	STONE CLADDING
B*	BEAM TO ENGINEER'S DETAILS	DW	DISHWASHER	GD	GARAGE DOOR	MB	METAL BALUSTRADE	PLB	PLANTER BED	SI	SECURITY INTERCOM
BDY	BOUNDARY LINE	D-W	DUMB WAITER	GR	GRATE	MLV	METAL LOUVRES	POS	PRIVATE OPEN SPACE	SL	SKYLIGHT
BO	BOX GUTTER	EDB	ELECTRICAL DISTRIBUTION BOARD	GT	GATE	MWH	MAXIMUM WALL HEIGHT	PRG	PERGOLA	SK	UNDERBENCH MOUNTED SINK
BWK	BRICK WALL	ENS	ENSUITE	GLV	GLASS LOUVRES	NGL	NATURAL GROUND LINE	R	WARDROBE	TOW	TOP OF WALL
CB	CONCRETE BLOCK	ET	EXISTING TREE	HB	HOSE BIB	NSW	NEW SOUTH WALES	RL	REDUCED LEVEL		
CL	COLORBOND FENCE		PAINTED	HOB	MAXIMUM HEIGHT OF BUILDING	OSD	ON-SITE STORMWATER DETENTION SYSTEM	RC	REINFORCED CONCRETE TO STRUCTURAL ENGINEERS DRAWINGS & DETAILS		
CL	COLUMN	FB	FACE BRICK	HWS	HOT WATER SYSTEM	P*	POST TO ENGINEER'S DETAILS				
CR	CEMENT RENDER	FC	FIBRE CEMENT	INS	INSULATION TO BASIX REQUIREMENTS	PB	PLASTERBOARD LINING	RW	RETAINING WALL		
CFC	COMPRESSED FIBRE CEMENT	FW	FLOOR WASTE	KIT	KITCHEN	PG	PRIVACY GLAZING (TRANSLUCENT)	RWH	RAINWATER HEAD		

wall legend

NOTES
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issue	revision description	date
A	ISSUED FOR DEVELOPMENT APPLICATION	04/08/2023

NOTE: ALL STRUCTURAL ELEMENTS SUBJECT TO CHANGE AS DETERMINED BY STRUCTURAL ENGINEER AND DETAILED AT CC STAGE

SCALE BAR 1:200 2m 4m 6m 10m; 1:100 1m 2m 3m 5m

DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

date (first issue)	04/08/2023
scale	1:100@ A1
project number	2021 - 13
drawing number	DA3002
issue	A
drawn	checked

IM/GR AG/JA

NOTES:

1. ACCESSIBILITY MEASURES IN ACCORDANCE WITH ACCESS DESIGN REPORT
2. ACOUSTIC MEASURES IN ACCORDANCE WITH ACOUSTIC REPORT
3. ENVIRONMENTAL MEASURES IN ACCORDANCE WITH PRELIMINARY SITE INVESTIGATION REPORT
4. EXCAVATION WORKS IN ACCORDANCE WITH PRELIMINARY GEOTECHNICAL ASSESSMENT
5. LANDSCAPING TO LANDSCAPE ARCHITECTS DETAIL
6. STORMWATER DRAINAGE TO HYDRAULIC ENGINEER'S DETAIL
7. SURVEY INFORMATION AS EXTRACTED FROM SURVEY PLAN
8. TRAFFIC AND PARKING LAYOUT IN ACCORDANCE WITH TRAFFIC REPORT
9. WASTE MANAGEMENT IN ACCORDANCE WITH WASTE MANAGEMENT PLAN

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project
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208 VICTORIA RD, PUNCHBOWL
(LOT 48 IN DP 7136)

drawing
NORTH ELEVATION

client
FUTURE MASTERS

ABBREVIATION LEGEND

AFW	ALUMINUM FRAMED WINDOW	CMR	COLORBOND METAL ROOF	FES	FIRE EXIT STAIR	L	LINEN	PS	PRIVACY SCREEN	RWT	RAINWATER TANK
ALF	ALFRESCO	COS	CHECK ON SITE	FFL	FINISHED FLOOR LEVEL	LC	LAUNDRY CHUTE	PBX	PLANTER BOX	S	STORAGE
AWN	AWNING	DP	DOWNPIPE	GB	GLASS BALUSTRADE	LDY	LAUNDRY	PDR	POWDER ROOM	SC	STONE CLADDING
B*	BEAM TO ENGINEER'S DETAILS	DW	DISHWASHER	GD	GARAGE DOOR	MB	METAL BALUSTRADE	PLB	PLANTER BED	SI	SECURITY INTERCOM
BDY	BOUNDARY LINE	D.W	DUMB WATER	GR	GRATE	MLV	METAL LOUVRES	POS	PRIVATE OPEN SPACE	SL	SKYLIGHT
BG	BOX GUTTER	EDB	ELECTRICAL DISTRIBUTION BOARD	GT	GATE	MWH	MAXIMUM WALL HEIGHT	PRG	PERGOLA	SK	UNDERBENCH MOUNTED SINK
BWK	BRICK WALL	ENS	ENSUITE	GW	GLASS LOUVRES	NGL	NATURAL GROUND LINE	R	REFRIGERATOR	TOW	TOP OF WALL
CB	COLORBOND	EX	EXISTING	HLV	LOUVRES	OHS	OVERHEAD SHUTTER	RL	RAISED LEVEL		
CF	COLORBOND FENCE	FF	FINISH FLOOR	MBH	MAXIMUM HEIGHT OF BUILDING	OSD	ON SITE STORMWATER DETENTION SYSTEM	RC	REINFORCED CONCRETE TO STRUCTURAL		
CL	COLUMN	FB	FACE BRICK	HWS	HOT WATER SYSTEM	P**	POST TO ENGINEER'S DETAILS		ENGINEERS DRAWINGS & DETAILS		
CR	CEMENT RENDER	FC	FIBRE CEMENT	INS	INSULATION TO BASIX REQUIREMENTS	PB	PLASTERBOARD LINING	RW	RETAINING WALL		
CFC	COMPRESSED FIBRE CEMENT	FW	FLOOR WASTE	KIT	KITCHEN	PG	PRIVACY GLAZING (TRANSLUCENT)	RWH	RAINWATER HEAD		

wall legend

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issue	revision description	date
A	ISSUED FOR DEVELOPMENT APPLICATION	04/08/2023

NOTE: ALL STRUCTURAL ELEMENTS SUBJECT TO CHANGE AS DETERMINED BY STRUCTURAL ENGINEER AND DETAILED AT CC STAGE

SCALE BAR 1:200 2m 4m 6m 10m
1:100 1m 2m 3m 5m

DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

date (first issue)	04/08/2023
scale	1:100@ A1
project number	2021 - 13
drawing number	**DA3003**
issue	A
drawn IM/GR	checked AG/JA

NOTES:

1. ACCESSIBILITY MEASURES IN ACCORDANCE WITH ACCESS DESIGN REPORT
2. ACOUSTIC MEASURES IN ACCORDANCE WITH ACOUSTIC REPORT
3. ENVIRONMENTAL MEASURES IN ACCORDANCE WITH PRELIMINARY SITE INVESTIGATION REPORT
4. EXCAVATION WORKS IN ACCORDANCE WITH PRELIMINARY GEOTECHNICAL ASSESSMENT
5. LANDSCAPING TO LANDSCAPE ARCHITECTS DETAIL
6. STORMWATER DRAINAGE TO HYDRAULIC ENGINEER'S DETAIL
7. SURVEY INFORMATION AS EXTRACTED FROM SURVEY PLAN
8. TRAFFIC AND PARKING LAYOUT IN ACCORDANCE WITH TRAFFIC REPORT
9. WASTE MANAGEMENT IN ACCORDANCE WITH WASTE MANAGEMENT PLAN

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address
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(LOT 48 IN DP 7136)

drawing
SOUTH ELEVATION

client
FUTURE MASTERS

ABBREVIATION LEGEND

AFW	ALUMINIUM FRAMED WINDOW	CMR	COLORBOND METAL ROOF	FES	FIRE EXIT STAIR	L	LINEN	PS	PRIVACY SCREEN	RWT	RAINWATER TANK
ALF	ALFRESCO	COS	CHECK ON SITE	FFL	FINISHED FLOOR LEVEL	LC	LAUNDRY CHUTE	PWK	PLANTER BOX	S	STORAGE
AWN	AWNING	DP	DOWNPIPE	GB	GLASS BALUSTRADE	LDY	LAUNDRY	PDR	POWDER ROOM	SC	STONE CLADDING
B*	BEAM TO ENGINEERS DETAILS	DW	DISHWASHER	GD	GARAGE DOOR	MB	METAL BALUSTRADE	PLB	PLANTER BED	SI	SECURITY INTERCOM
BDY	BOUNDARY LINE	D-W	DUMB WAITER	GR	GRATE	MLV	METAL LOUVRES	POS	PRIVATE OPEN SPACE	SL	SKYLIGHT
BG	BOX GUTTER	EDB	ELECTRICAL DISTRIBUTION BOARD	GT	GATE	MWH	MAXIMUM WALL HEIGHT	PRG	PERGOLA	SK	UNDERBENCH MOUNTED SINK
BWK	BRICK WALL	ENS	ENSUITE	GLV	GLASS LOUVRES	NGL	NATURAL GROUND LINE	R	WARDROBE	TOW	TOP OF WALL
CB	COLORBOND	EX	EXISTING	GUT	GUTTER	OHS	OVERHEAD STORAGE	RL	REDUCED LEVEL		
CF	COLORBOND FENCE	F	FIXED	HOB	MAXIMUM HEIGHT OF BUILDING	OSD	ON-SITE STORMWATER DETENTION SYSTEM	RC	REINFORCED CONCRETE TO STRUCTURAL		
CL	COLUMN	FB	FACE BRICK	HWS	HOT WATER SYSTEM	P*	POST TO ENGINEERS DETAILS		ENGINEERS DRAWINGS & DETAILS		
CR	CEMENT RENDER	FC	FIBRE CEMENT	INS	INSULATION TO BASIX REQUIREMENTS	PB	PLASTERBOARD LINING	RW	RETAINING WALL		
CFC	COMPRESSED FIBRE CEMENT	FW	FLOOR WASTE	KIT	KITCHEN	PG	PRIVACY GLAZING (FRANSLUCENT)	RWH	RAINWATER HEAD		

wall legend

NOTES
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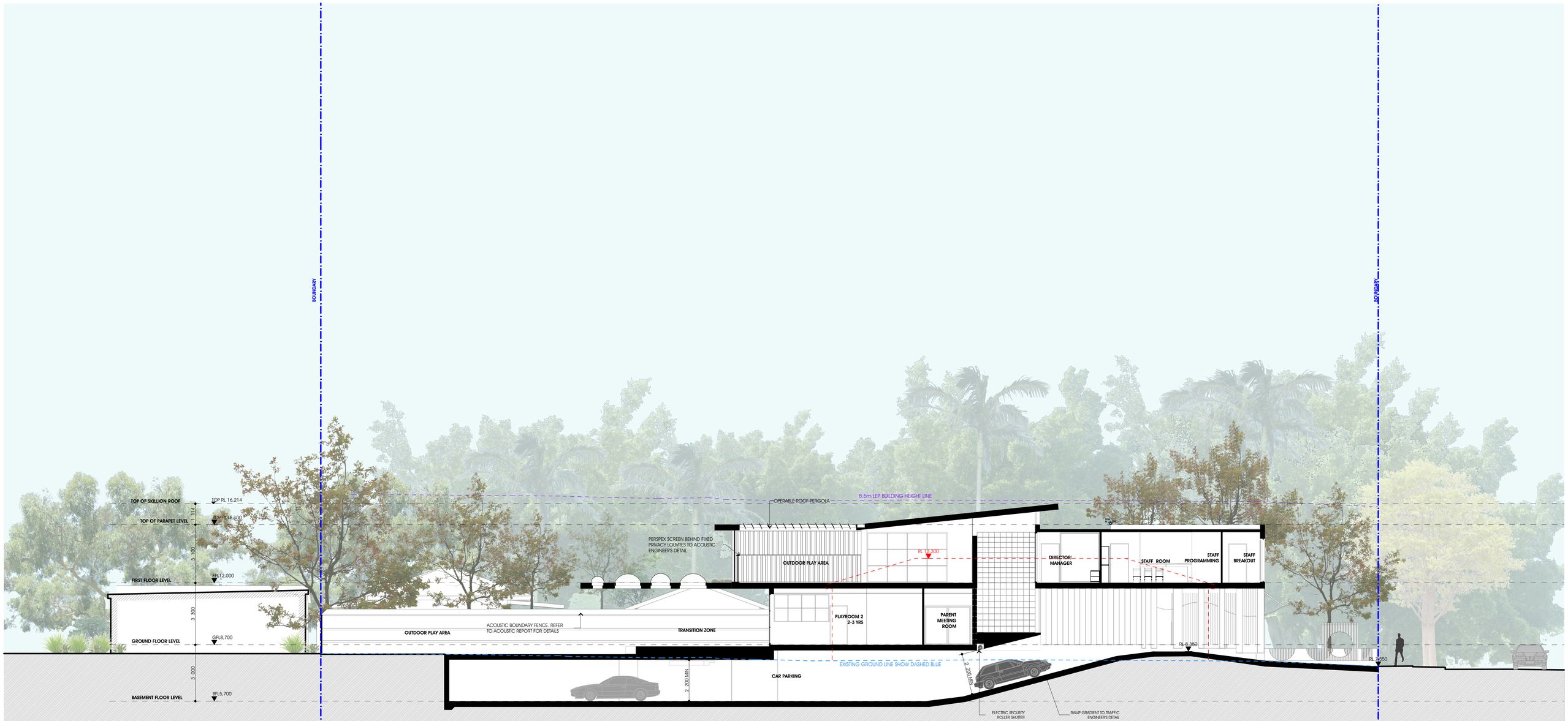
issue	revision description	date
A	ISSUED FOR DEVELOPMENT APPLICATION	04/08/2023

NOTE: ALL STRUCTURAL ELEMENTS SUBJECT TO CHANGE AS DETERMINED BY STRUCTURAL ENGINEER AND DETAILED AT CC STAGE

SCALE BAR 1:200 2m 4m 6m 10m; 1:100 1m 2m 3m 5m

DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

date (first issue)	04/08/2023
scale	1:100@ A1
project number	2021 - 13
drawing number	**DA3004**
issue	A
drawn	IM/GR
checked	AG/JA



NOTES:

1. ACCESSIBILITY MEASURES IN ACCORDANCE WITH ACCESS DESIGN REPORT
2. ACOUSTIC MEASURES IN ACCORDANCE WITH ACOUSTIC REPORT
3. ENVIRONMENTAL MEASURES IN ACCORDANCE WITH PRELIMINARY SITE INVESTIGATION REPORT
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project
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address
208 VICTORIA RD, PUNCHBOWL
(LOT 48 IN DP 7136)

drawing
SECTION A-A

client
FUTURE MASTERS

ABBREVIATION LEGEND

AFW	ALUMINIUM FRAMED WINDOW	CMR	COLORBOND METAL ROOF	FES	FIRE EXIT STAIR	L	LINEN	PB	PRIVACY SCREEN	RWT	RAINWATER TANK
ALF	ALFRESCO	COS	CHECK ON SITE	FFL	FINISHED FLOOR LEVEL	LC	LAUNDRY CHUTE	PBX	PLANTER BOX	S	STORAGE
AWN	AWNING	DP	DOWNPIPE	GB	GLASS BALUSTRADE	LDY	LAUNDRY	PDR	POWDER ROOM	SC	STONE CLADDING
B*	BEAM TO ENGINEERS DETAILS	DW	DISHWASHER	GD	GARAGE DOOR	MB	METAL BALUSTRADE	PLB	PLANTER BED	SI	SECURITY INTERCOM
BDY	BOUNDARY LINE	D-W	DUMB WAITER	GR	GRATE	MLV	METAL LOUVRES	POS	PRIVATE OPEN SPACE	SL	SKYLIGHT
BG	BOX GUTTER	EDB	ELECTRICAL DISTRIBUTION BOARD	GT	GATE	MAH	MAXIMUM WALL HEIGHT	PRG	PERGOLA	SK	UNDERBENCH MOUNTED SINK
BWK	BRICK WALL	ENS	ENSUITE	GLV	GLASS LOUVRES	NGL	NATURAL GROUND LINE	R	WARDROBE	TOW	TOP OF WALL
C/B	COLORBOND	EX	EXISTING	GUT	GUTTER	OHS	OVERHEAD STORAGE	RL	REDUCED LEVEL		
C/F	COLORBOND FENCE	F	FIXED	HOB	MAXIMUM HEIGHT OF BUILDING	OSD	ON-SITE STORMWATER DETENTION SYSTEM	RC	REINFORCED CONCRETE TO STRUCTURAL ENGINEERS DRAWINGS & DETAILS		
CL	COLUMN	FB	FACE BRICK	HWS	HOT WATER SYSTEM	P*	POST TO ENGINEERS DETAILS	RW	RETAINING WALL		
CR	CEMENT RENDER	FC	FIBRE CEMENT	INS	INSULATION TO BASIX REQUIREMENTS	PB	PLASTERBOARD LINING	RWH	RAINWATER HEAD		
CFC	COMPRESSED FIBRE CEMENT	FW	FLOOR WASTE	KIT	KITCHEN	PG	PRIVACY GLAZING (TRANSLUCENT)				

wall legend

NOTES
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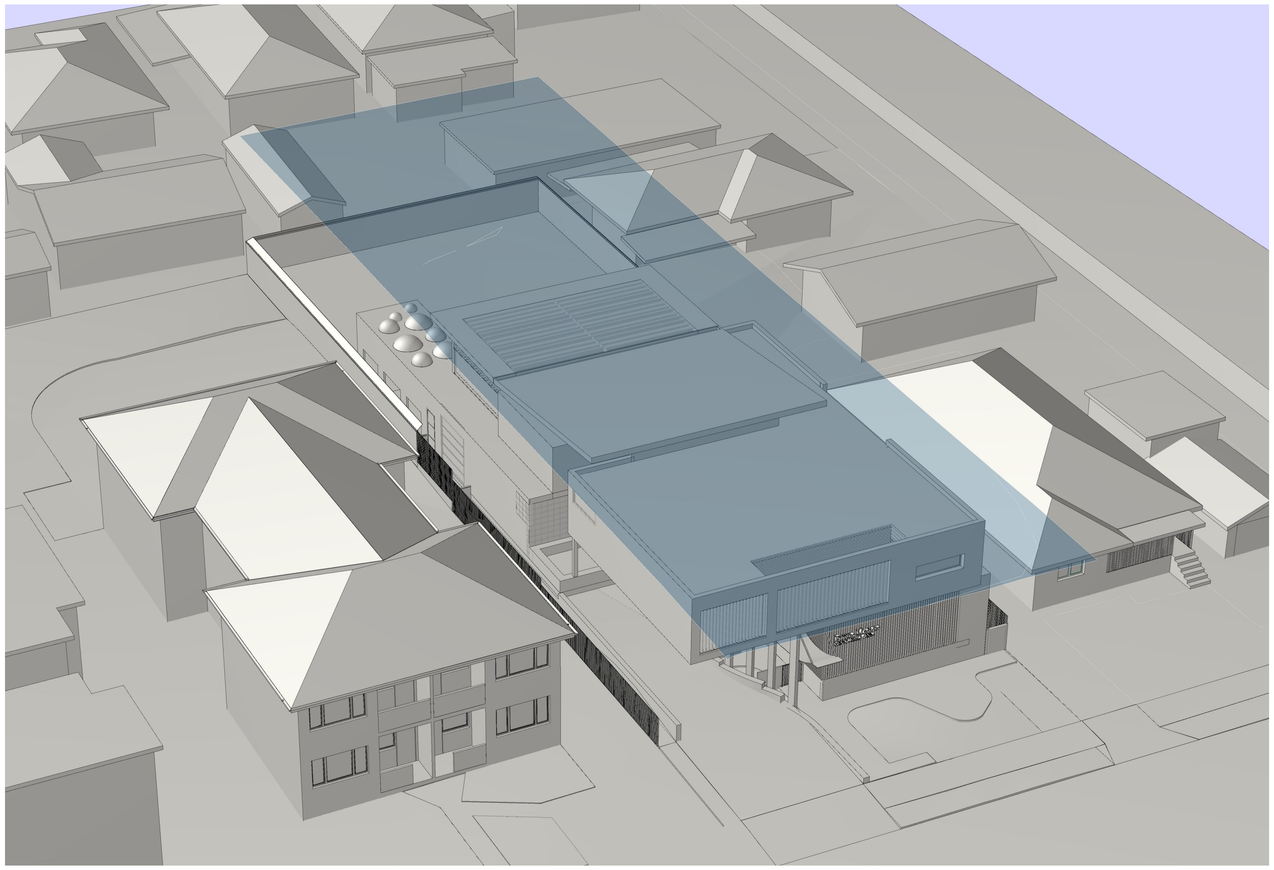
issue	revision description	date
A	ISSUED FOR DEVELOPMENT APPLICATION	04/08/2023

NOTE: ALL STRUCTURAL ELEMENTS SUBJECT TO CHANGE AS DETERMINED BY STRUCTURAL ENGINEER AND DETAILED AT CC STAGE

SCALE BAR 1:200 2m 4m 6m 10m; 1:100 1m 2m 3m 5m

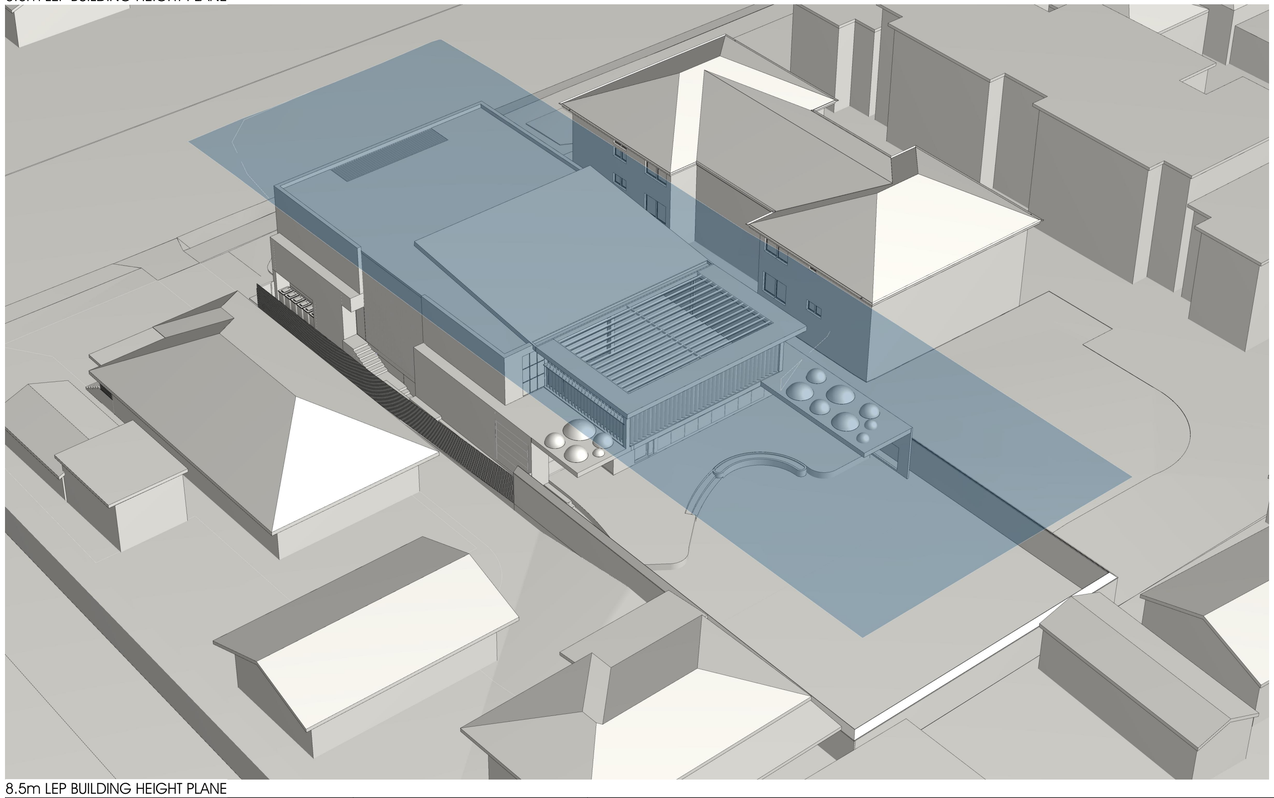
DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

date (first issue)	04/08/2023
scale	1:100@ A1
project number	2021 - 13
drawing number	**DA3005**
issue	A
drawn	IM/GR
checked	AG/JA



8.5m LEP BUILDING HEIGHT PLANE

8.5m LEP BUILDING HEIGHT PLANE



8.5m LEP BUILDING HEIGHT PLANE

DBG DESIGN&BUILDINGGROUP

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address
208 VICTORIA RD, PUNCHBOWL
(LOT 48 IN DP 7136)

drawing
BUILDING HEIGHT PLANE DIAGRAMS

client
FUTURE MASTERS

ABBREVIATION LEGEND

AFW	ALUMINIUM FRAMED WINDOW	CMR	COLORBOND METAL ROOF	FES	FIRE EXIT STAIR	L	LINEN	PS	PRIVACY SCREEN	RWT	RAINWATER TANK
ALF	ALFRESCO	COS	CHECK ON SITE	FFL	FINISHED FLOOR LEVEL	LC	LAUNDRY CHUTE	PBX	PLANTER BOX	S	STORAGE
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BDY	BOUNDARY LINE	D/W	DUMB WAITER	GR	GRANITE	MLV	METAL LOUVRES	POS	PRIVATE OPEN SPACE	SL	SKYLIGHT
BG	BOX GUTTER	EDB	ELECTRICAL DISTRIBUTION BOARD	GT	GATE	MWH	MAXIMUM WALL HEIGHT	PRG	PERGOLA	SK	UNDERBENCH MOUNTED SINK
BWK	BRICK WALL	ENS	ENSUITE	GLV	GLASS LOUVRES	NGL	NATURAL GROUND LINE	R	WARDROBE	TOW	TOP OF WALL
CB	COLORBOND	EX	EXISTING	GUT	GUTTER	OHS	OVERHEAD STORAGE	RL	REDUCED LEVEL		
CF	COLORBOND FENCE	F	FIXED	HOB	MAXIMUM HEIGHT OF BUILDING	OSD	ON-SITE STORMWATER DETENTION SYSTEM	RC	REINFORCED CONCRETE TO STRUCTURAL ENGINEERS DRAWINGS & DETAILS		
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CFC	COMPRESSED FIBRE CEMENT	FW	FLOOR WASTE	KIT	KITCHEN	PG	PRIVACY GLAZING (TRANSLUCENT)	RWH	RAINWATER HEAD		

wall legend

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issue	revision description	date
A	ISSUED FOR DEVELOPMENT APPLICATION	04/08/2023

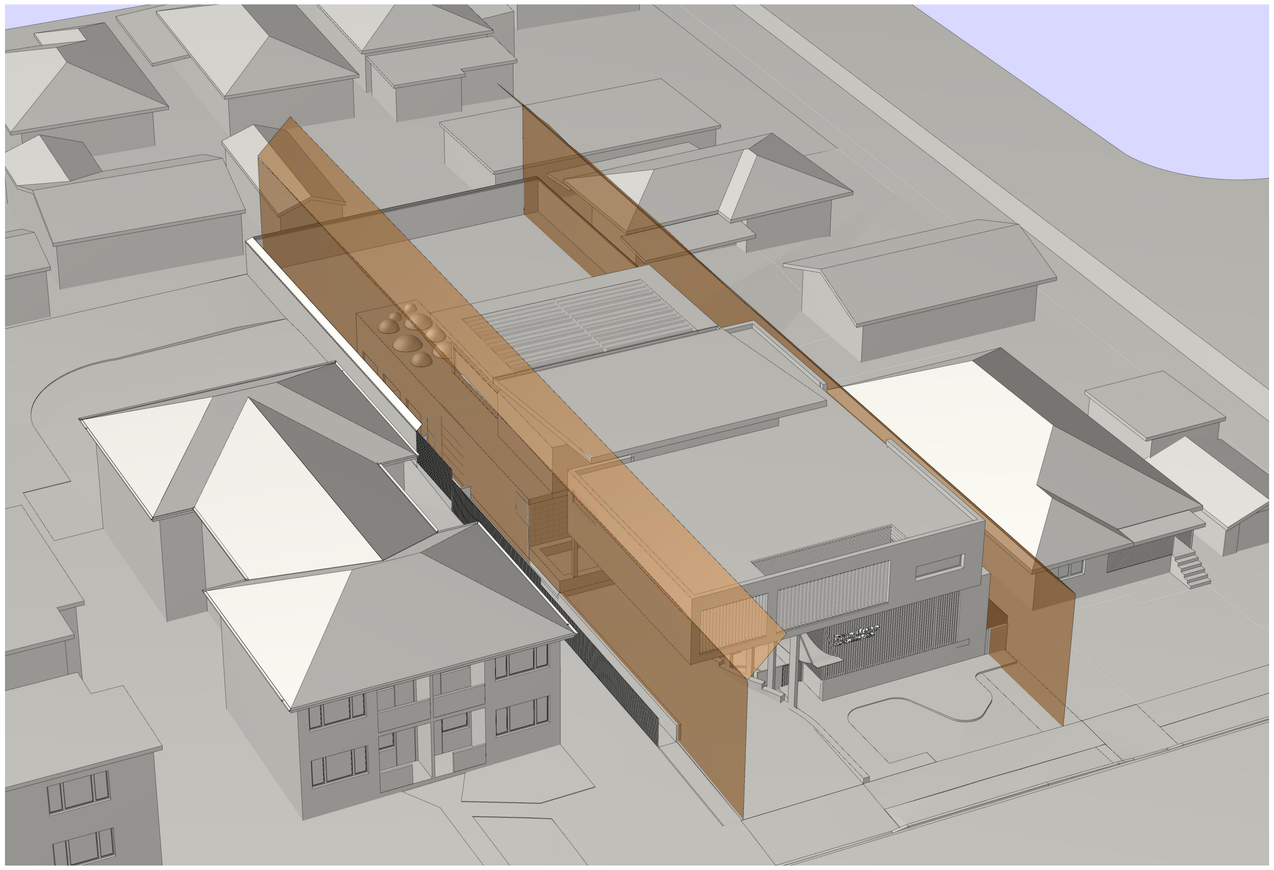
NOTE: ALL STRUCTURAL ELEMENTS SUBJECT TO CHANGE AS DETERMINED BY STRUCTURAL ENGINEER AND DETAILED AT CC STAGE

SCALE BAR 1:200 (2m, 4m, 6m, 10m) 1:100 (1m, 2m, 3m)

DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

date (first issue)	04/08/2023
scale	NTS@ A1
project number	2021 - 13
drawing number	**DA4001**
issue	A
drawn	checked

IM/GR AG/JA



7m DCP WALL HEIGHT PLANE

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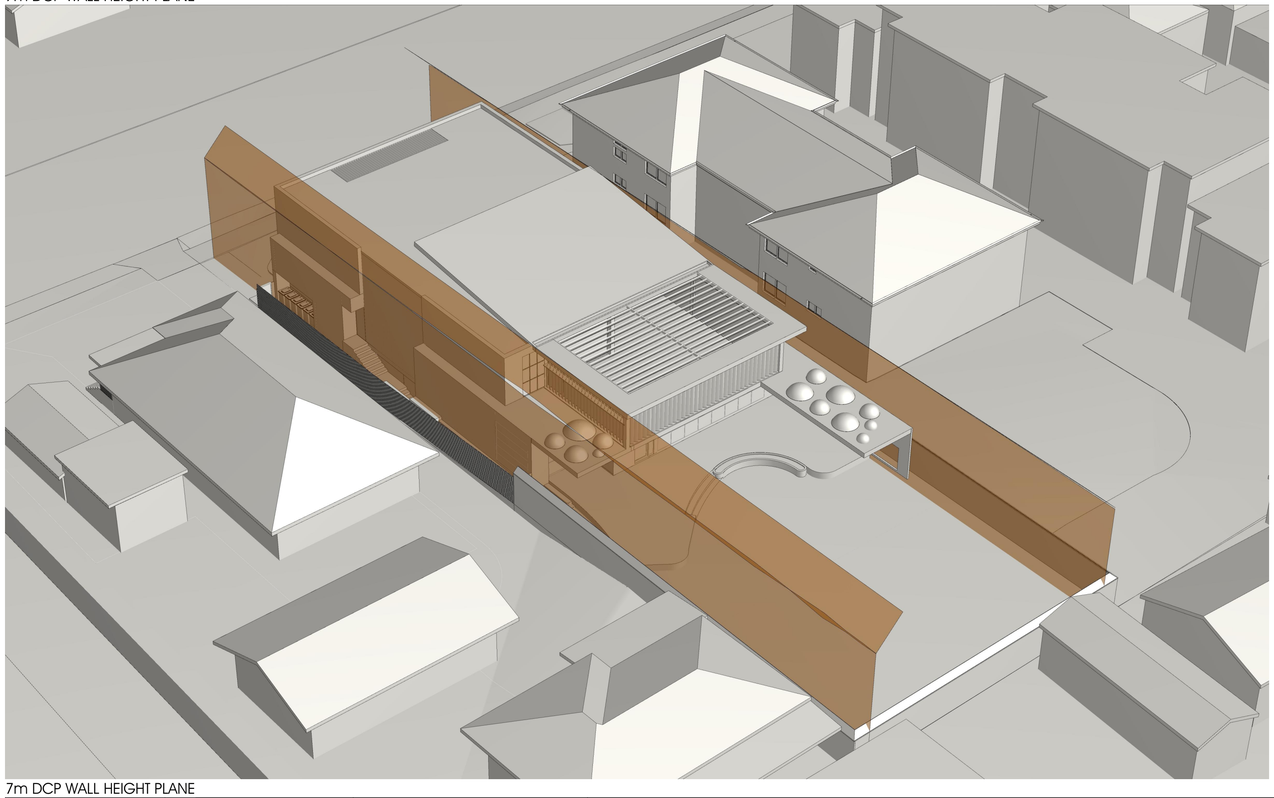

7m DCP WALL HEIGHT PLANE

7m DCP WALL HEIGHT PLANE

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project
PROPOSED CHILDCARE CENTRE

address
208 VICTORIA RD, PUNCHBOWL
(LOT 48 IN DP 7136)

drawing
WALL HEIGHT PLANE DIAGRAMS

client
FUTURE MASTERS

ABBREVIATION LEGEND

AFW	ALUMINIUM FRAMED WINDOW	CMR	COLORBOND METAL ROOF	FES	FIRE EXIT STAIR	L	LINEN	PS	PRIVACY SCREEN	RWT	RAINWATER TANK
ALF	ALFRESCO	COS	CHECK ON SITE	FFL	FINISHED FLOOR LEVEL	LC	LAUNDRY CHUTE	PBX	PLANTER BOX	S	STORAGE
AWN	AWNING	DP	DOWNPIPE	GB	GLASS BALUSTRADE	LDY	LAUNDRY	PDR	POWDER ROOM	SC	STONE CLADDING
B*	BEAM TO ENGINEER'S DETAILS	DW	DISHWASHER	GD	GARAGE DOOR	MB	METAL BALUSTRADE	PLB	PLANTER BED	SI	SECURITY INTERCOM
BDY	BOUNDARY LINE	D/W	DUMB WAITER	GR	GRATE	MLV	METAL LOUVRES	POS	PRIVATE OPEN SPACE	SL	SKYLIGHT
BG	BOX GUTTER	EDB	ELECTRICAL DISTRIBUTION BOARD	GT	GATE	MWH	MAXIMUM WALL HEIGHT	PRG	PERGOLA	SK	UNDERBENCH MOUNTED SINK
BWK	BRICK WALL	ENS	ENSUITE	GLV	GLASS LOUVRES	NGL	NATURAL GROUND LINE	S	WARDROBE	TOW	TOP OF WALL
CB	COLORBOND	EX	EXISTING	GUT	GUTTER	OHS	OVERHEAD STORAGE	RL	REDUCED LEVEL		
CF	COLORBOND FENCE	FB	FACE BRICK	HOB	MAXIMUM HEIGHT OF BUILDING	OSD	ON SITE STORMWATER DETENTION SYSTEM	RC	REINFORCED CONCRETE TO STRUCTURAL		
CL	CLOSET	FB	FACE BRICK	HWS	HOT WATER SYSTEM	PD	POST TO ENGINEER'S DETAILS		ENGINEERS DRAWINGS & DETAILS		
CS	CURTAIN TENDER	FC	FIBRE CEMENT	INT	INSULATION TO BASIX REQUIREMENTS	PB	PLASTERBOARD LINING	RW	RETAINING WALL		
CFC	COMPRESSED FIBRE CEMENT	FW	FLOOR WASTE	KIT	KITCHEN	PG	PRIVACY GLAZING (TRANSLUCENT)	RWH	RAINWATER HEAD		

wall legend

NOTES
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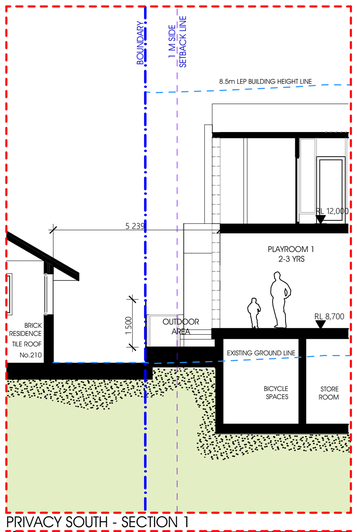
issue	revision description	date
A	ISSUED FOR DEVELOPMENT APPLICATION	04/08/2023

NOTE: ALL STRUCTURAL ELEMENTS SUBJECT TO CHANGE AS DETERMINED BY STRUCTURAL ENGINEER AND DETAILED AT CC STAGE

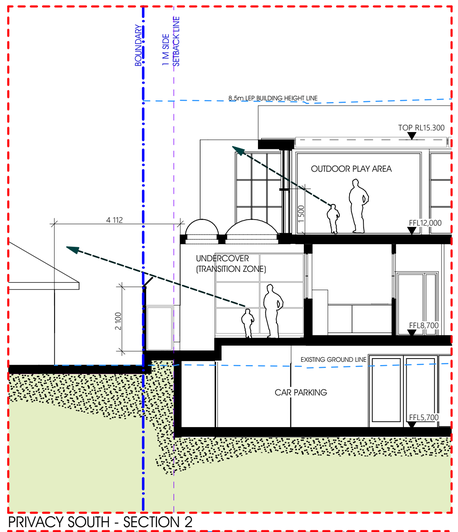
SCALE BAR 1:200 2m 4m 6m 10m; 1:100 1m 2m 3m 5m

DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

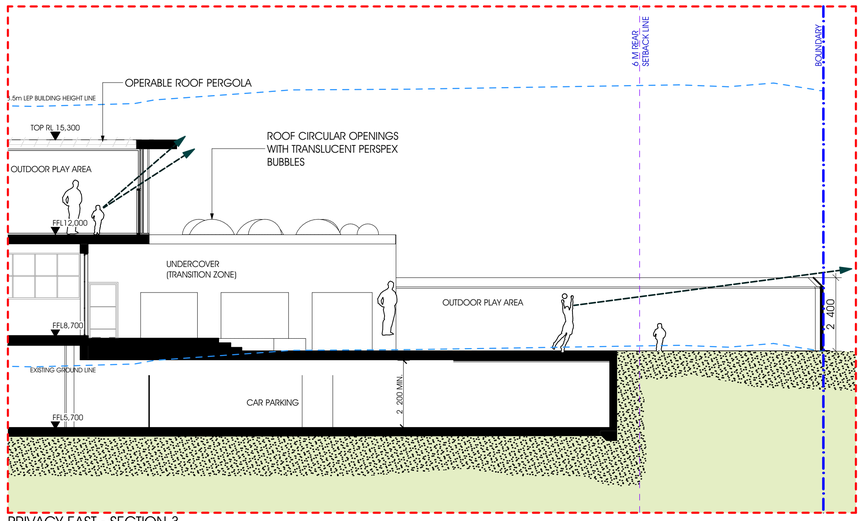
date (first issue)	04/08/2023
scale	NTS@ A1
project number	2021 - 13
drawing number	**DA4002**
issue	A
drawn IM/GR	checked AG/JA



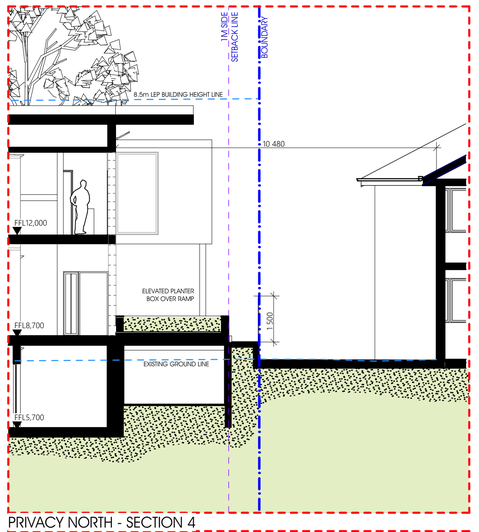
PRIVACY SOUTH - SECTION 1



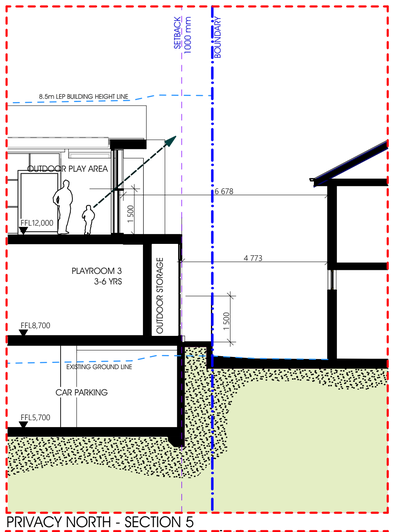
PRIVACY SOUTH - SECTION 2



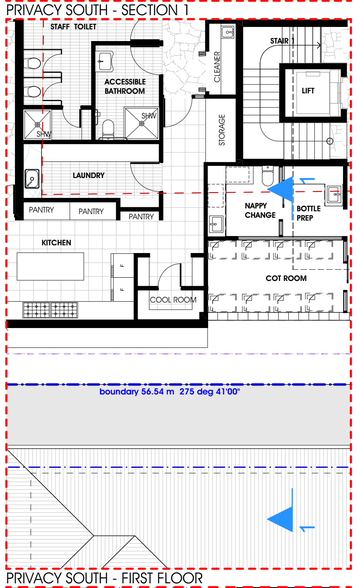
PRIVACY EAST - SECTION 3



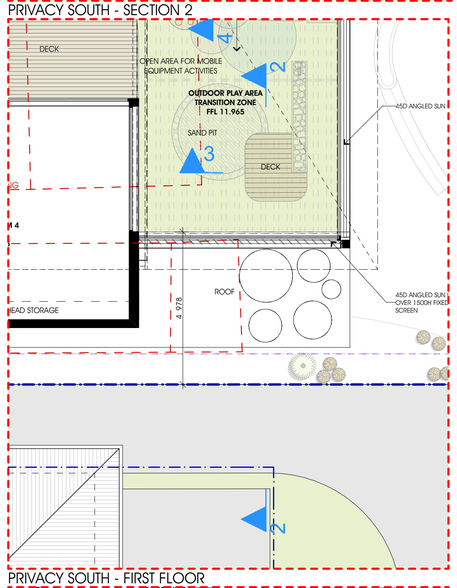
PRIVACY NORTH - SECTION 4



PRIVACY NORTH - SECTION 5



PRIVACY SOUTH - FIRST FLOOR



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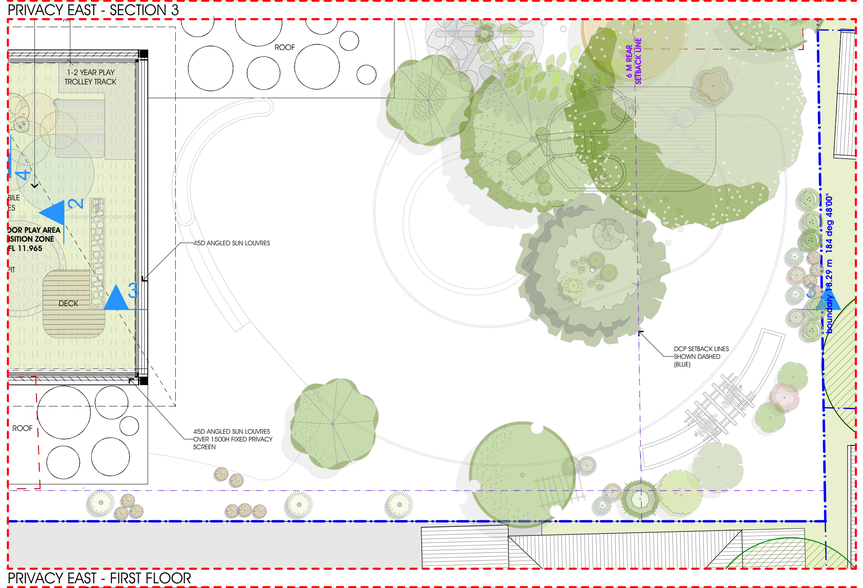

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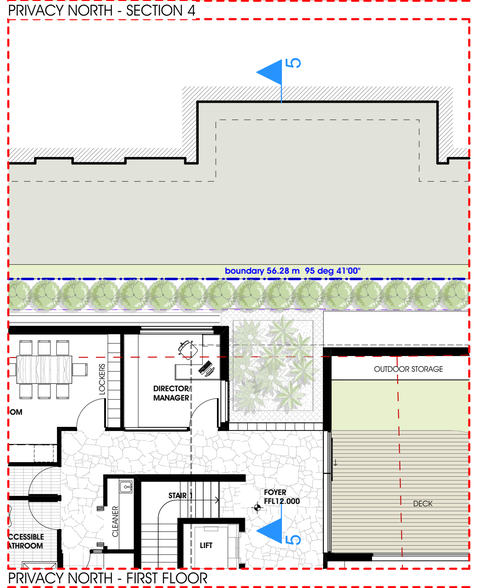

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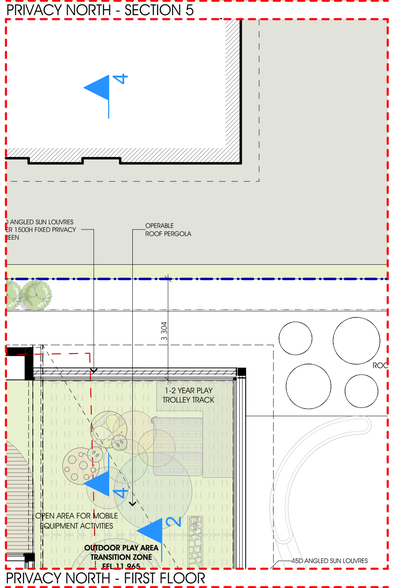

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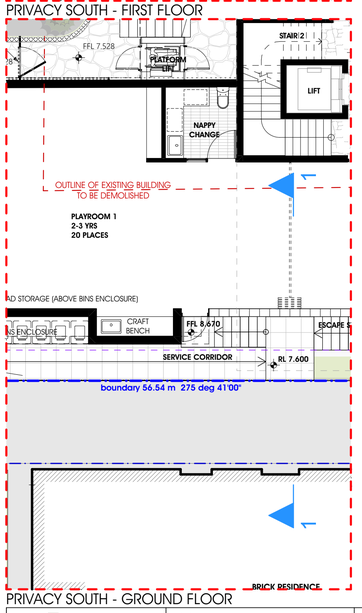
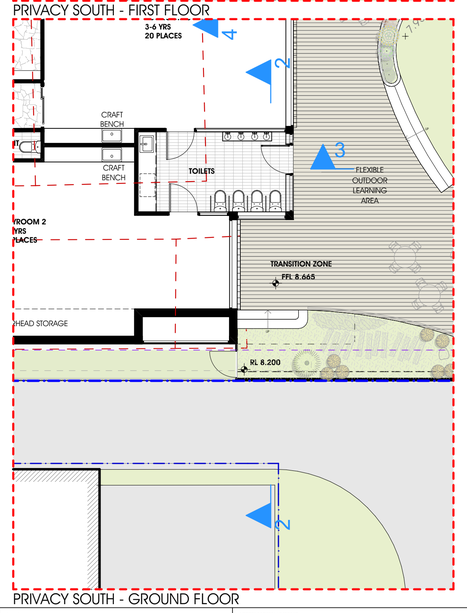
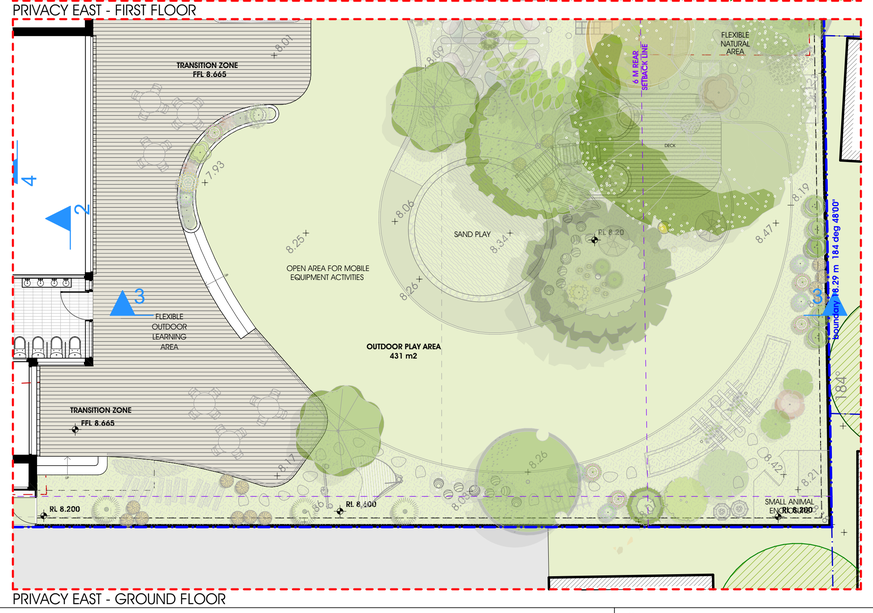


PRIVACY SOUTH - GROUND FLOOR



PRIVACY SOUTH - GROUND FLOOR



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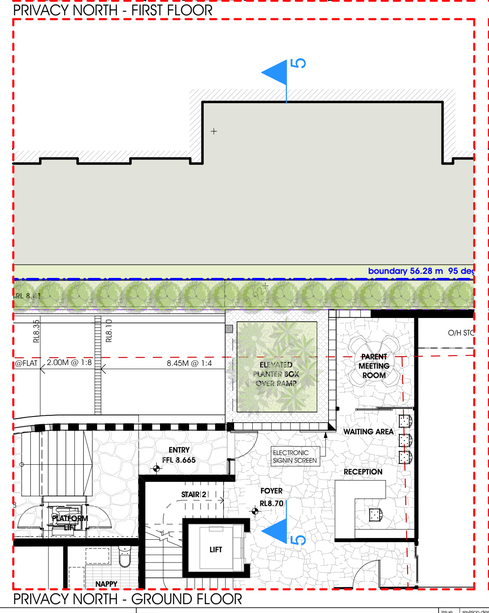

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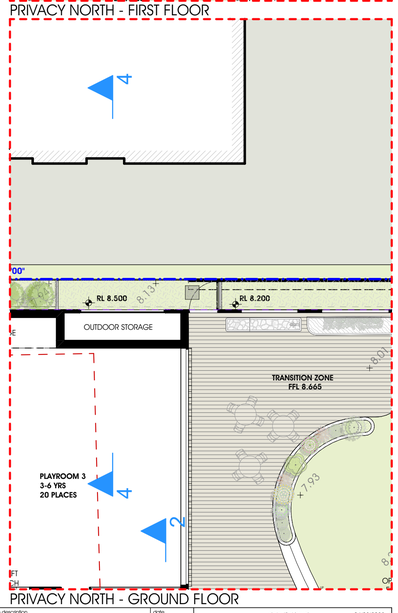

PRIVACY NORTH - GROUND FLOOR

DESIGN&BUILDINGGROUP
LEVEL 14
3 PARRAMATTA SQUARE
153 MACQUARIE STREET
PARRAMATTA NSW 2150
P: +61 2 9615 9615
WWW.DABG.COM.AU
INFO@DABG.COM.AU

project
PROPOSED CHILDCARE CENTRE

address
208 VICTORIA RD, PUNCHBOWL
(LOT 48 IN DP 7136)

drawing
PRIVACY/ACOUSTIC SECTIONAL DIAGRAMS

client
FUTURE MASTERS

ABBREVIATION LEGEND

AFW	ALUMINIUM FRAMED WINDOW	CMR	COLORBOND METAL ROOF	FES	FIRE EXIT STAIR	L	LINEN	PS	PRIVACY SCREEN	RWT	RAINWATER TANK
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AWN	AWNING	DP	DOWNPIPE	GB	GLASS BALUSTRADE	LDY	LAUNDRY	PDR	POWDER ROOM	SC	STONE CLADDING
B*	BEAM TO ENGINEER'S DETAILS	DW	DISHWASHER	GD	GARAGE DOOR	MB	METAL BALUSTRADE	PLB	PLANTER BED	SI	SECURITY INTERCOM
BDY	BOUNDARY LINE	D/W	DUMB WAITER	GR	GRATE	MLV	METAL LOUVRES	POS	PRIVATE OPEN SPACE	SL	SKYLIGHT
BG	BOX GUTTER	EDB	ELECTRICAL DISTRIBUTION BOARD	GT	GATE	MWH	MAXIMUM WALL HEIGHT	PRG	PERGOLA	SK	UNDERBENCH MOUNTED SINK
BW	BRICK WALL	ENS	ENSUITE	GLV	GLASS LOUVRES	NGL	NATURAL GROUND LINE	R	RANGEHOOD	TOW	TOP OF WALL
CB	COLORBOND	EX	EXISTING	GUT	GUTTER	OHS	OVERHEAD STORAGE	RL	REDUCED LEVEL		
CF	COLORBOND FENCE	F	PAINTED	HOB	MAXIMUM HEIGHT OF BUILDING	OSD	ON SITE STORMWATER DETENTION SYSTEM	RC	REMOVE CONCRETE TO STRUCTURAL		
CL	COLUMN	FB	FACE BRICK	HWS	HOT WATER SYSTEM	P	PAINTED		ENGINEERS DRAWINGS & DETAILS		
CT	CONCRETE	FC	FIBRE CEMENT	INS	INSULATION TO BASIX REQUIREMENTS	PB	PLASTERBOARD LINING	RW	RETAINING WALL		
CFC	COMPRESSED FIBRE CEMENT	FW	FLOOR WASTE	KT	KITCHEN	PG	PRIVACY GLAZING (TRANSLUCENT)	RWH	RAINWATER HEAD		

wall legend

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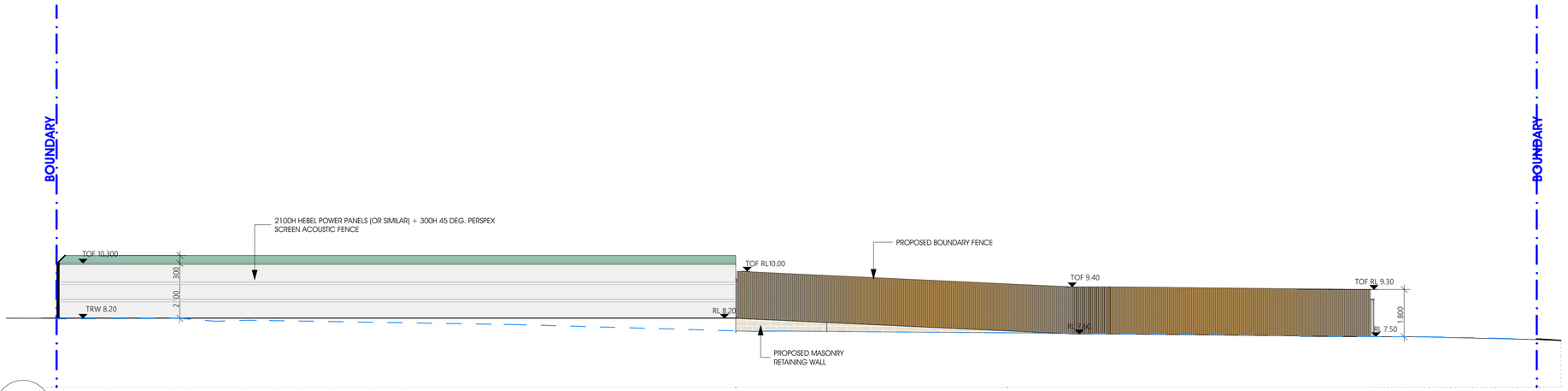
issue	revision description	date
A	ISSUED FOR DEVELOPMENT APPLICATION	04/08/2023

NOTE: ALL STRUCTURAL ELEMENTS SUBJECT TO CHANGE AS DETERMINED BY STRUCTURAL ENGINEER AND DETAILED AT CC STAGE

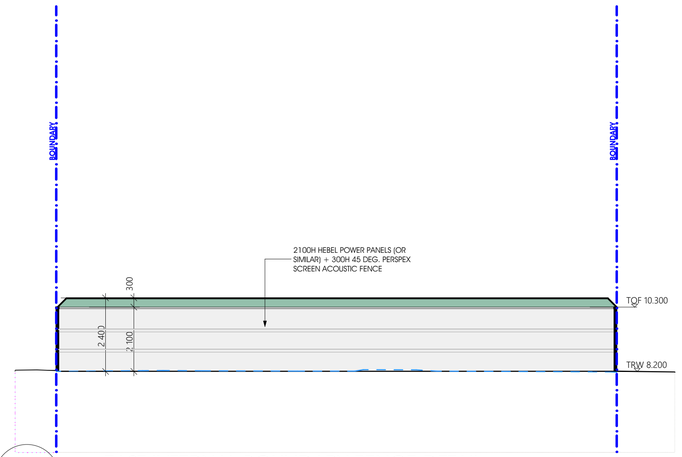
SCALE BAR 1:200 1m 2m 4m 6m 10m; 1:100 1m 2m 3m

DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

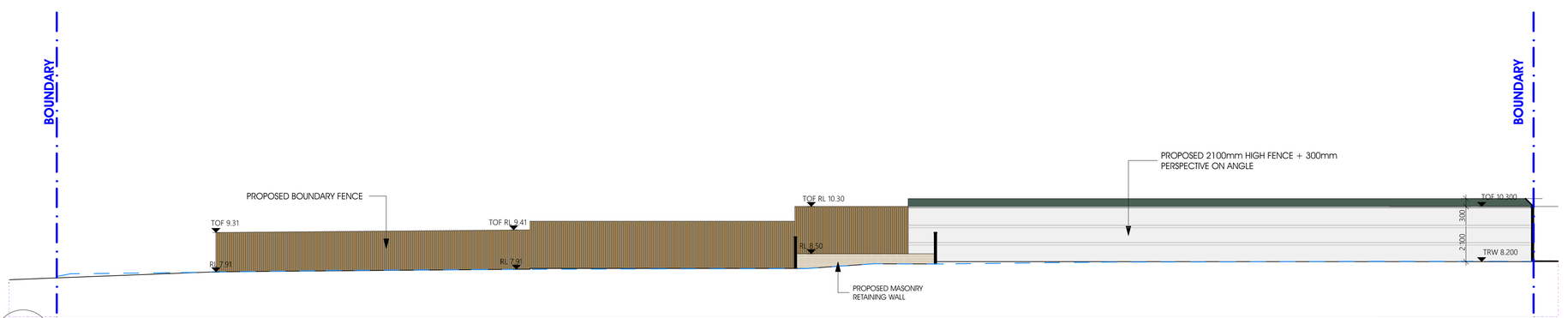
date (first issue)	04/08/2023
scale	1:100@ A1
project number	2021 - 13
drawing number	**DA4003**
issue	A
drawn	IM/GR checked AG/JA



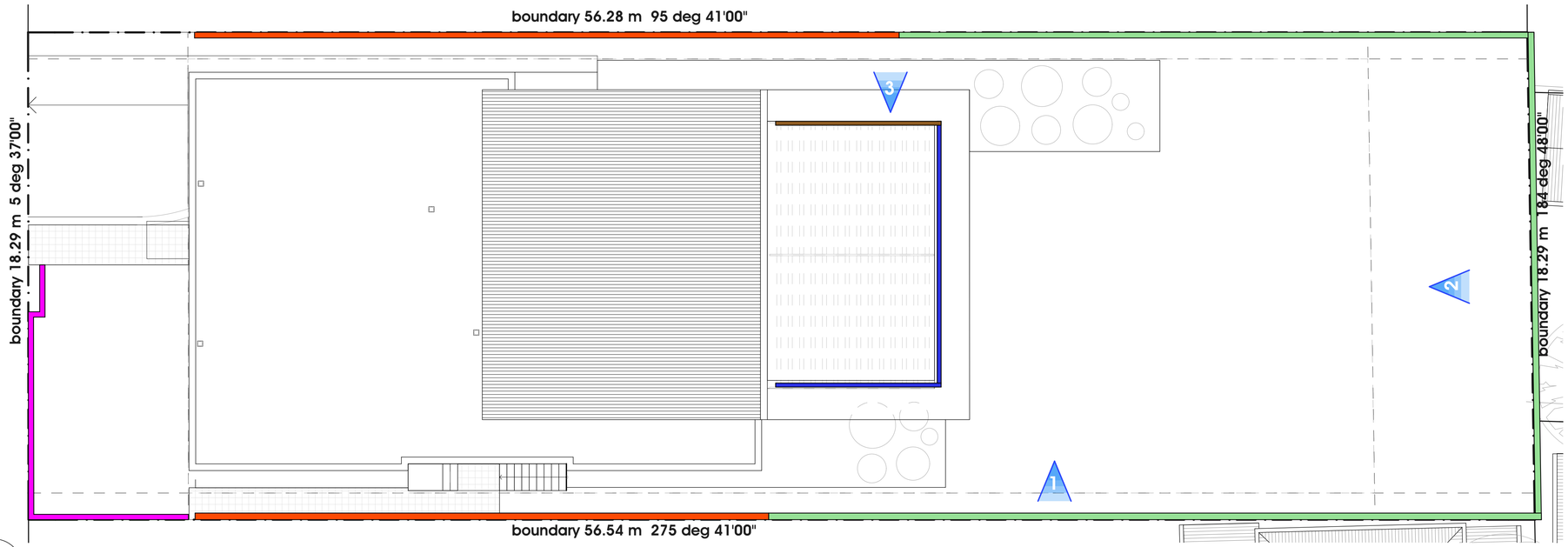
1 SOUTH INTERNAL BOUNDARY FENCE DETAIL
1:100



2 EAST INTERNAL BOUNDARY FENCE DETAIL
1:100



3 NORTH INTERNAL BOUNDARY FENCE DETAIL
1:100



ACOUSTIC FENCE PLAN
1:100

LEGEND:
- -1M HIGH FRONT MASONRY + METAL BATTEN FENCE
- -PROPOSED BOUNDARY FENCE (1500-1800H RANGE)
- -2100H HEBEL POWER PANELS (OR SIMILAR) + 300H 45 DEG.PERSPEX SCREEN ACOUSTIC FENCE
- -2100H FIXED PERSPEX
- -1500H FIXED PERSPEX

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153 MACQUARIE STREET
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project
PROPOSED CHILDCARE CENTRE

address
208 VICTORIA RD, PUNCHBOWL
(LOT 48 IN DP 7136)

drawing
BOUNDARY FENCE DETAILS

client
FUTURE MASTERS

ABBREVIATION LEGEND

AFW	ALUMINUM FRAMED WINDOW	CMR	COLORBOND METAL ROOF	FES	FIRE EXIT STAIR	L	LINEN	PS	PRIVACY SCREEN	RWT	RAINWATER TANK
ALF	ALFRESCO	COS	CHECK ON SITE	FFL	FINISHED FLOOR LEVEL	LC	LAUNDRY CHUTE	PBX	PLANTER BOX	S	STORAGE
AWN	AWNING	DP	DOWNPIPE	GB	GLASS BALUSTRADE	LDY	LAUNDRY	PDR	POWDER ROOM	SC	STONE CLADDING
BE	BUILDING ENGINEER'S DETAILS	DW	DISHWASHER	GD	GARAGE DOOR	LTB	LIGHT BALUSTRADE	PLB	PLANTER BED	SCR	SECURITY INTERCOM
BDY	BOUNDARY LINE	DWH	DOMESTIC WATER	GO	GRATED OPENING	MLV	METAL LOUVRES	POS	PRIVATE OPEN SPACE	SL	SKYLIGHT
BGI	BOX GUTTER	EDB	ELECTRICAL DISTRIBUTION BOARD	GT	GATE	MWH	MAXIMUM WALL HEIGHT	PRG	PERGOLA	SK	UNDERBENCH MOUNTED SINK
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PB	CEMENT RENDER	FC	FIBRE CEMENT	INS	INSULATION TO BASIX REQUIREMENTS	PB	PLASTERBOARD LINING	RW	RETAINING WALL		
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wall legend

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issue	revision description	date
A.	ISSUED FOR DEVELOPMENT APPLICATION	04/08/2023

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SCALE BAR 1:200 2m 4m 6m 8m 10m; 1:100 1m 2m 3m 4m 5m

DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

date (first issue)	04/08/2023
scale	1:100@ A1
project number	2021 - 13
drawing number	**DA4004**
issue	A
drawn	IM/GR
checked	AG/JA

IMAGE 1 NTS

FIRE OPERATION

YOU ARE HERE

EXIT

EVAC PATH

ASSEMBLY AREA

- Stay back from fire 2-3 meters
- Check Pressure Gauge
- Ensure door or clear exit path is directly behind you
- use the **PASS** method

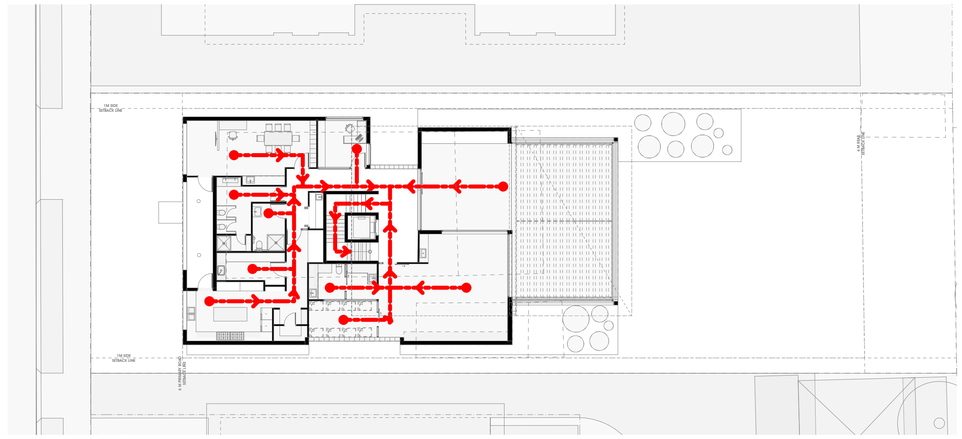
P - pull bin
A - aim at edge of fire
S - squeeze the handle
S - sweep the fire

1. Remain calm. Do not panic
2. Leave building by designed exit or neareest safe exit
3. Proceed to the closest ASSEMBLY AREA (see map)
4. Remain at ASSEMBLY AREA until otherwise directed by staff / Emergency Services

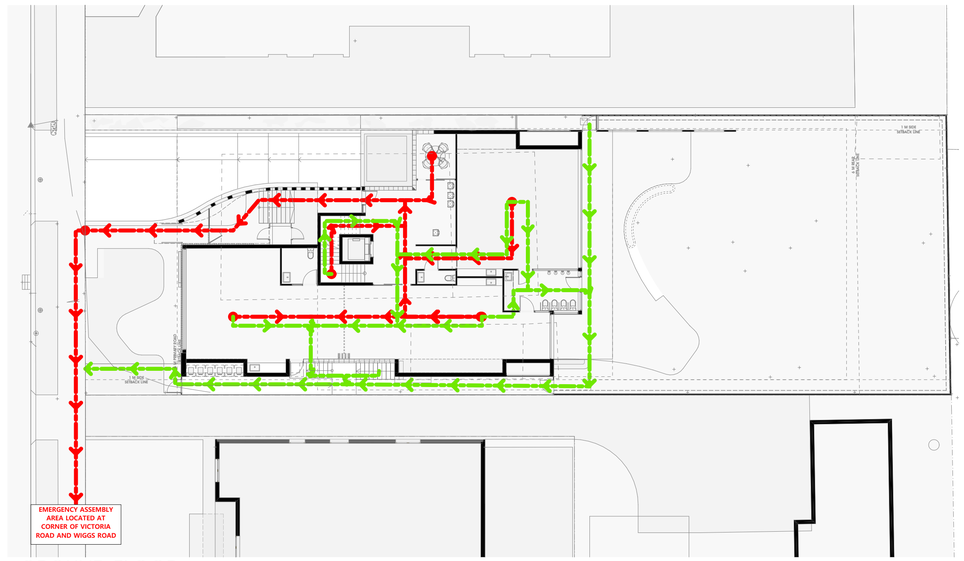
IN CASE OF EMERGENCY
FIRE / AMBULANCE / POLICE
DIAL 000

MAIN EGRESS EVACUATION ROUTE

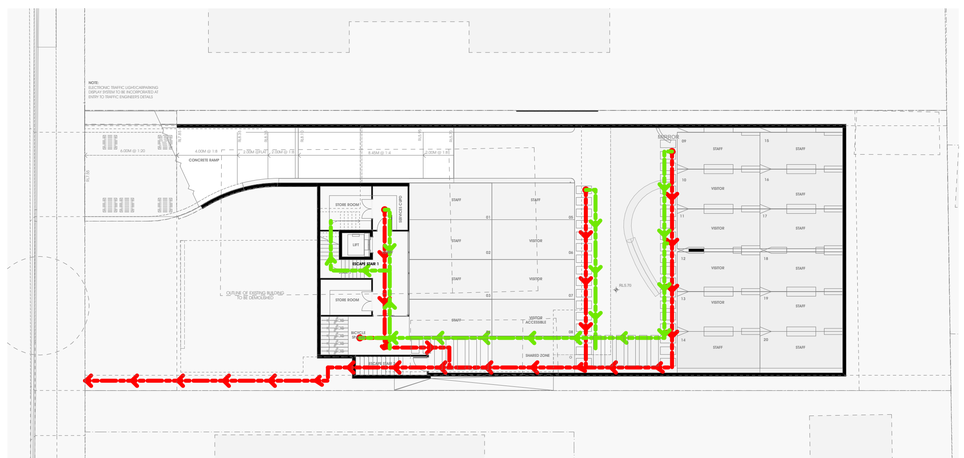
ALTERNATE EGRESS EVACUATION ROUTE/S



FIRST FLOOR



GROUND FLOOR



BASEMENT FLOOR

LEVEL 14
3 PARRAMATTA SQUARE
153 MACQUARIE STREET
PARRAMATTA NSW 2150
P: +61 2 9615 9615
WWW.DABG.COM.AU
INFO@DABG.COM.AU
DESIGN&BUILDINGGROUP

project
PROPOSED CHILDCARE CENTRE

address
208 VICTORIA RD, PUNCHBOWL
(LOT 48 IN DP 7136)

drawing
EMERGENCY EVACUATION PLAN

client
FUTURE MASTERS

ABBREVIATION LEGEND

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AWN	AWNING	DP	DOWNPIPE	GB	GLASS BALUSTRADE	LDR	LAUNDRY	PDR	POWDER ROOM	SC	STONE CLADDING
BAL	BALCONY	DR	DOOR NUMBER	GD	GARAGE DOOR	LR	METAL BALUSTRADE	PL	PLANTER	SI	SECURITY INTERCOM
BDY	BOUNDARY LINE	DW	DISHWASHER	GO	GATE	MLV	MECHANICAL LOUVRES	POS	PRIVATE OPEN SPACE	SL	SKYLIGHT
BG	BOX GUTTER	ECB	ELECTRICAL DISTRIBUTION BOARD	GT	GATE	MWH	MAXIMUM WALL HEIGHT	PRG	PERGOLA	SK	UNDERBENCH MOUNTED SINK
BWK	BRICK WALL	ENS	ENSUITE	GLV	GLASS LOUVRES	NGL	NATURAL GROUND LINE	R	WARDROBE	TOW	TOP OF WALL
CB	COLORBOND	EX	EXISTING	GUT	GUTTER	OHS	OVERHEAD STORAGE	RL	REDUCED LEVEL		
CF	COLORBOND FENCE	F	FIXED	HOB	MAXIMUM HEIGHT OF BUILDING	OSD	ON-SITE STORMWATER DETENTION SYSTEM	RC	REINFORCED CONCRETE TO STRUCTURAL ENGINEERS DRAWINGS & DETAILS		
CL	COLUMN	FB	FACE BRICK	HWS	HOT WATER SYSTEM	P*	POST TO ENGINEER'S DETAILS				
CR	CEMENT RENDER	FC	FIBRE CEMENT	INS	INSULATION TO BASIX REQUIREMENTS	PB	PLASTERBOARD LINING	RW	RETAINING WALL		
CFC	COMPRESSED FIBRE CEMENT	FW	FLOOR WASTE	KIT	KITCHEN	PG	PRIVACY GLAZING (TRANSLUCENT)	RWH	RAINWATER HEAD		

wall legend

NOTES
- unless noted otherwise, all RL's shown on this drawing indicate top of structural elements such as slabs, walls, parapets, roofs etc. floor/roof finishes, insulation, waterproof membranes, screed and tiles are required to be add on top, above the indicated RL's
- do not scale drawing
- builder to check all dimensions on site before commencing works. any discrepancies (not limited to dimensions) found are to be brought to the attention of design & building group as soon as possible
- builder to ensure all relevant clauses of the National Construction Code (NCC)(BCA) and applicable Australian Standards are met
- this drawing and the design expressed are copyright and remain the property of design & building group. In accordance with the copyright act 1968 this drawing and design in whole or part may not be used unless licenced by design & building group.

issue	revision description	date
A	ISSUED FOR DEVELOPMENT APPLICATION	04/08/2023

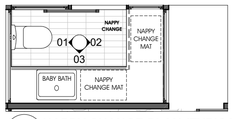
NOTE: ALL STRUCTURAL ELEMENTS SUBJECT TO CHANGE AS DETERMINED BY STRUCTURAL ENGINEER AND DETAILED AT CC STAGE

SCALE BAR 1:200 2m 4m 6m 8m 10m; 1:100 1m 2m 3m 4m 5m

DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

date (first issue) 04/08/2023
scale 1:200@ A1
project number 2021 - 13
drawing number **DA4005**
issue A
drawn IM/QR checked AG/JA

NOTES:
DETAILS PROVIDED ARE TYPICAL ONLY AND NOT SITE SPECIFIC. ACCURATE DETAILS TO BE PROVIDED AT CONSTRUCTION CERTIFICATE STAGE.



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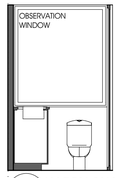

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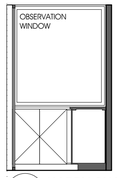

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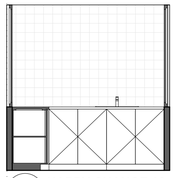

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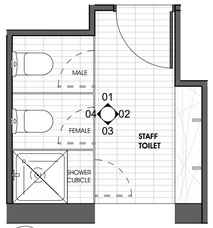

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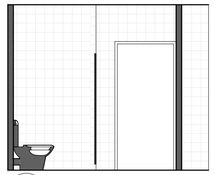

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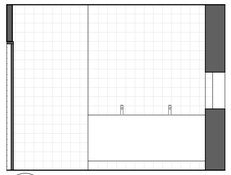

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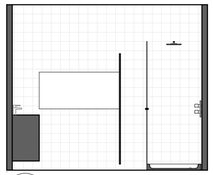

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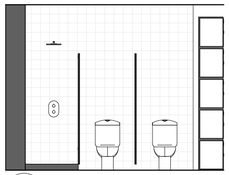

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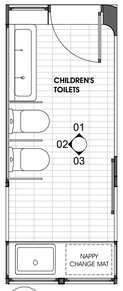

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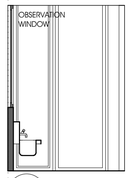

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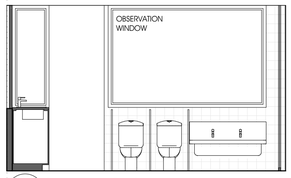

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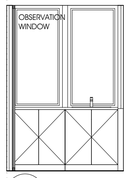

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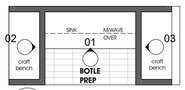

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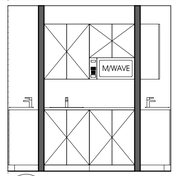

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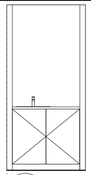

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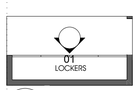

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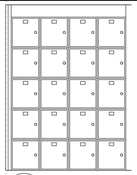

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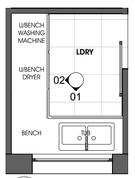

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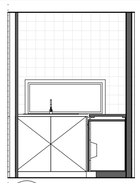

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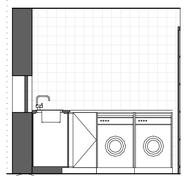

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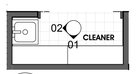

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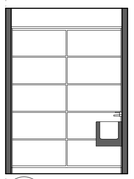

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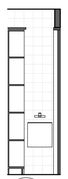

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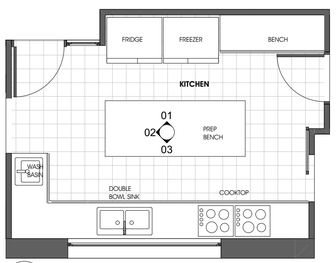

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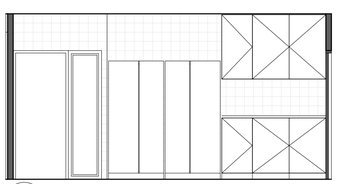

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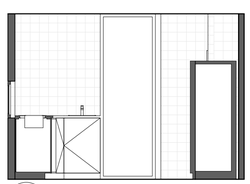

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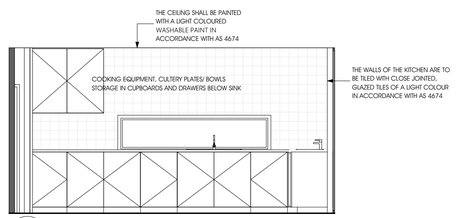


03 KITCHEN 03 1:50

Kitchen Specifications for Preschools & Early Learning Centres (Food Preparation)

The following specifications shall apply to the fit out for the food preparation area within preschools, childcare centres and early learning centres.

FLOORING
Flooring shall be constructed of a material such as concrete or other moisture-resistant materials and shall be non-slip, graded and drained to floor waste.
Flooring shall have a smooth trowelled finish applied, intersections shall be coved with the walls, graded and drained to authorised sewerage connections.
Coving shall be applied to all wall and floor intersections and between the floor and all fitting by either cement render, coving tiles, or applying vinyl flooring up the walls (in which case a fillet shall be required to support the cove).

WALLS
Kitchen walls shall be constructed of cement rendered bricks, blocks or concrete finished to a smooth trowelled surface, coved to the floor. Any area that has not been tiled shall be painted with pale shade of coloured gloss-finish paint. No brick or block work shall remain unrendered.
Kitchen walls shall be tiled to a minimum height of a 2 metres height with glazed tiles, close jointed and shall be of a pale shade in colour.
Where kitchen walls are located above sinks, draining boards, tubs, hand-wash basins and food preparation areas and benches, walls shall be tiled to a height of 450mm with close jointed, glazed tiles and shall be of a pale shade in colour.
Any walls that are not tiled shall be cement rendered to a smooth surface and finished with washable paint in a pale shade of colour.

CEILING
The ceiling over the food preparation, cooking and serving areas shall be water-resistant, firm with a smooth-faced finished. The surface finish shall be free of cracks, crevices, open joints, or openings with the intersection of the walls and ceiling being sealed and dustproof.
The ceiling shall also be painted with washable paint in a pale shade of colour.

LIGHTING
Fluorescent light fittings are to be fitted with a smooth faced diffuser and the lighting shall be either recessed to enable the diffuser to be flush with the ceiling, or alternatively shall be designed to prevent the collection and accumulation of surface dust or grease.
A minimum of 300 lux of light will be available for any food preparation surfaces or for areas where utensils are rinsed, washed and sanitized in accordance with SA 1680.

COUNTERTOPS, BENCHES & SHELVING
Any shelving shall be installed on approved metal brackets and shall be clear off walls by 25mm as a minimum.
Benches that are to be used for the purpose of food preparation are to be constructed of stainless steel.
The top and exposed edges of all shelving, counters and benchtops will be finished in a smooth, non-absorbent material and shall be free of joints.

APPLIANCES
Equipment including but not limited to refrigerators, freezers, cooking appliances, cupboards, cabinets or similar equipment shall be supported on casters or wheels to enable them to be easily transported at full-load capacity. Leg supports shall provide a min. 150mm clearance from the floor to the underside of the fitting.

EXTRACTION
An exhaust hood shall be provided above any appliances with a heating capacity of 8kw or greater in accordance with AS 1668 Part 2. A test certificate with an application for an O.C. (Occupation Certificate) shall be submitted to the P.C.A. (Principal Certifying Authority).

PLUMBING
There A freestanding wash hand basin is to be provided in an approved position in the kitchen/food preparation area connected to both hot and cold water at a minimum temperature of 40°C through a single outlet, as required by Clause 14 (1) and (2) of the Australian New Zealand Food Standards Code Food Safety Standard 3.2.3.

Provide and maintain dispensable soap and single use towels or other suitable hand drying facilities near the wash hand basin.

A liquid soap dispenser and paper towel dispenser must be provided above or adjacent to the hand basin.

Washing facilities must be provided and comply with the Food Premises Code.

The doors of the air-lock and sanitary compartments must be close fitting and self closing.

PIPING
All service pipes, condensate pipes and electrical conduits must be sealed into the walls, floors or plinths.
All service pipes, condensate pipes and electrical conduits which are not capable of being concealed within the walls shall be mounted on brackets so as to provide at least 25mm clearance between the pipe and adjacent (wall) vertical surface and 100mm between the pie and adjacent (floor) horizontal surface.

PEST PREVENTION
All openings in the walls, floors and ceiling and all external doors and windows must be vermin proof.
All windows and doors to the external air are to be provided with fly screens

NOTE:
The details provided are typical details only. Accurate details are subject to further information to be prepared at Construction Certificate stage.

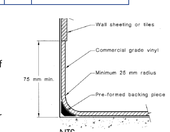
Suitability of floor finishes in various areas within a food business

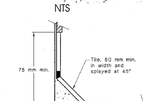
Finish	Water areas	Food preparation	Vegetable preparation	Servery	Store room	Chillers/ freezers	Bin store	Eating areas	Comments
Stainless Steel non-slip	✓	✓	✓	✓	✓	✓	✓	✓	Welded joints
Ceramic tiles	✓	✓	✓	✓	✓	✓	✓	✓	Epoxy grout
Quarry tiles	✓	✓	✓	✓	✓	✓	✓	✓	Sealed
Steel trowel case hardened concrete			✓		✓	✓	✓	✓	Smooth sealed; finish no joints
Carpet/ carpet tiles								✓	
Wooden flooring								✓	Sealed
Poly vinyl sheet	✓	✓	✓	✓	✓	✓	✓	✓	Heat welded joints
Laminated thermosetting plastic sheet	✓	✓	✓	✓	✓	✓	✓	✓	Heat welded joints
Vinyl tiles			✓	✓	✓	✓	✓	✓	
Plastic matting				✓				✓	
Cork tiles								✓	Sealed
Epoxy resin	✓	✓	✓	✓	✓	✓	✓	✓	

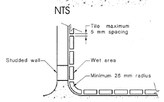
Coving
To facilitate effective and easy cleaning, it is recommended that coving be installed in areas where floors are intended to be or likely to be cleaned by flushing with water, at the intersections of walls to floors and floors to plinths in food preparation areas.

Coving is the process of turning up a sheet at the perimeter to provide a continuous surface between the floor and wall, or floor and other vertical surfaces.

Example of a plinth with coving







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P: +61 2 9615 9615
WWW.DABG.COM.AU
INFO@DABG.COM.AU

project
PROPOSED CHILDCARE CENTRE

address
208 VICTORIA RD, PUNCHBOWL
(LOT 48 IN DP 7136)

drawing
TYPICAL KITCHEN / WET AREA DETAILS

client
FUTURE MASTERS

ABBREVIATION LEGEND

AFW	ALUMINUM FRAMED WINDOW	CMR	COLORBOND METAL ROOF	FES	FIRE EXIT STAIR	L	LINEN	PS	PRIVACY SCREEN	RWT	RAINWATER TANK
ALF	ALFRESCO	COS	CHECK ON SITE	FFL	FINISHED FLOOR LEVEL	LC	LAUNDRY CHUTE	PWK	PLANTER BOX	S	STORAGE
AWN	AWNING	DP	DOWNPIPE	GB	GLASS BALUSTRADE	LDY	LAUNDRY	PDR	POWDER ROOM	SC	STONE CLADDING
B*	BEAM TO ENGINEERS DETAILS	DW	DISHWASHER	GD	GARAGE DOOR	MB	METAL BALUSTRADE	PLB	PLANTER BED	SI	SECURITY INTERCOM
BDY	BOUNDARY LINE	D-W	DUMB WATER	GR	GRATE	MLV	METAL LOUVRES	POS	PRIVATE OPEN SPACE	SL	SKYLIGHT
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BWK	BRICK WALL	ENS	ENSUITE	GLV	GLASS LOUVRES	NGL	NATURAL GROUND LINE	R	WARDROBE	TOW	TOP OF WALL
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CFC	COMPRESSED FIBRE CEMENT	FW	FLOOR WASTE	KIT	KITCHEN	PG	PRIVACY GLAZING (TRANSLUCENT)	RWH	RAINWATER HEAD		

wall legend

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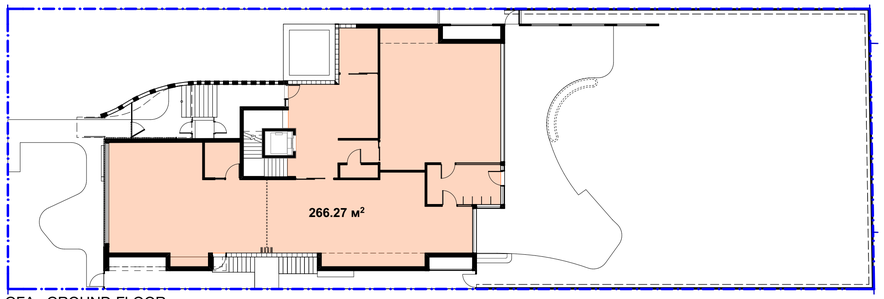
issue	revision description	date
A	ISSUED FOR DEVELOPMENT APPLICATION	04/08/2023

NOTE: ALL STRUCTURAL ELEMENTS SUBJECT TO CHANGE AS DETERMINED BY STRUCTURAL ENGINEER AND DETAILED AT CC STAGE

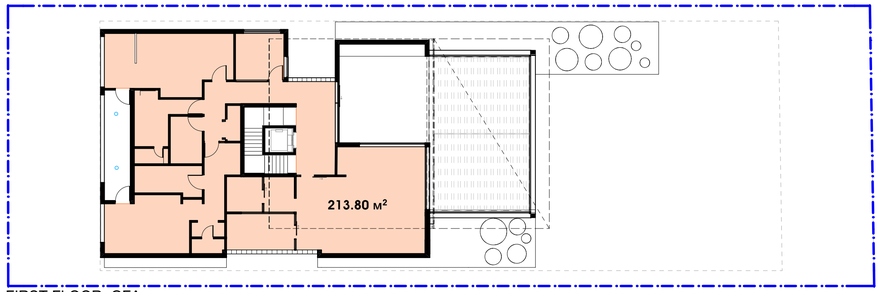
SCALE BAR 1:200 2m 4m 6m 8m 10m; 1:100 1m 2m 3m 5m

DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

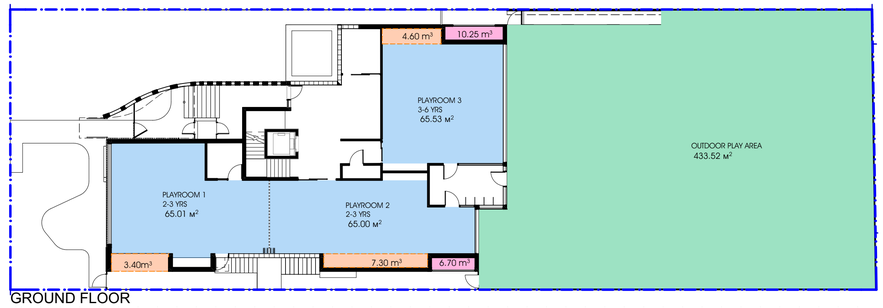
date (first issue)	04/08/2023
scale	1:50@ A1
project number	2021 - 13
drawing number	**DA4006**
issue	A
drawn	IM/GR checked AG/JA



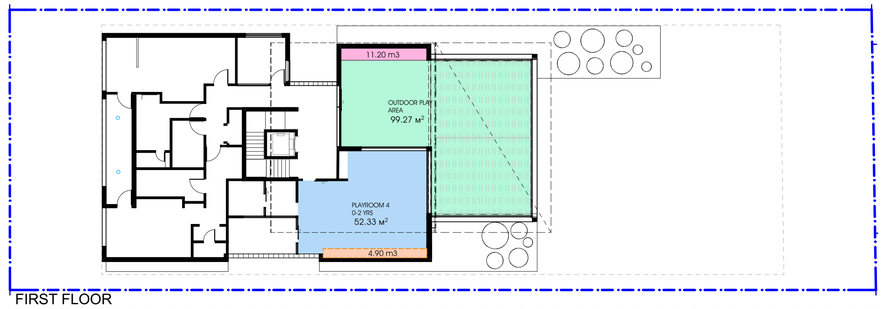
GFA - GROUND FLOOR



FIRST FLOOR GFA



GROUND FLOOR



FIRST FLOOR

AREA CALCULATIONS

SITE AREA:		1031 sqm
	GROUND FLOOR AREA (GFA):	266.27 sqm
	FIRST FLOOR AREA (GFA):	213.80 sqm
	TOTAL GROSS FLOOR AREA (GFA): (MAX. 515.50M2)	480.07 sqm
	FLOOR SPACE RATIO (FSR): (MAX. 0.50:1)	0.47:1
	DEEP SOIL ZONE:	249.56 sqm (24.20%)

NOTES

GROSS FLOOR AREA AND LANDSCAPED AREA CALCULATIONS HAVE BEEN PREPARED IN ACCORDANCE WITH THEIR DICTIONARY DEFINITIONS DOCUMENTED IN CANTERBURY-BANKSTOWN LOCAL ENVIRONMENTAL PLAN (LEP) 2023. THE DEFINITIONS ARE EXTRACTED BELOW FOR CLARITY.

GROSS FLOOR AREA
GROSS FLOOR AREA MEANS THE SUM OF THE FLOOR AREA OF EACH FLOOR OF A BUILDING MEASURED FROM THE INTERNAL FACE OF EXTERNAL WALLS, OR FROM THE INTERNAL FACE OF WALLS SEPARATING THE BUILDING FROM ANY OTHER BUILDING, MEASURED AT A HEIGHT OF 1.4 METRES ABOVE THE FLOOR, AND INCLUDES-
(A) THE AREA OF A MEZZANINE, AND
(B) HABITABLE ROOMS IN A BASEMENT OR AN ATTIC, AND
(C) ANY SHOP, AUDITORIUM, CINEMA, AND THE LIKE, IN A BASEMENT OR ATTIC,
BUT EXCLUDES-
(D) ANY AREA FOR COMMON VERTICAL CIRCULATION, SUCH AS LIFTS AND STAIRS, AND
(E) ANY BASEMENT-
(I) STORAGE, AND
(II) VEHICULAR ACCESS, LOADING AREAS, GARBAGE AND SERVICES, AND
(F) PLANT ROOMS, LIFT TOWERS AND OTHER AREAS USED EXCLUSIVELY FOR MECHANICAL SERVICES OR DUCTING, AND
(G) CAR PARKING TO MEET ANY REQUIREMENTS OF THE CONSENT AUTHORITY (INCLUDING ACCESS TO THAT CAR PARKING), AND
(H) ANY SPACE USED FOR THE LOADING OR UNLOADING OF GOODS (INCLUDING ACCESS TO IT), AND
(I) TERRACES AND BALCONIES WITH OUTER WALLS LESS THAN 1.4 METRES HIGH, AND
(J) VOIDS ABOVE A FLOOR AT THE LEVEL OF A STOREY OR STOREY ABOVE.

LANDSCAPED AREA
MEANS A PART OF A SITE USED FOR GROWING PLANTS, GRASSES AND TREES, BUT DOES NOT INCLUDE ANY BUILDING, STRUCTURE OR HARD PAVED AREA.

AREA DIAGRAM LEGEND

- UNENCUMBERED INDOOR PLAY AREA
- UNENCUMBERED OUTDOOR PLAY AREA
- INDOOR STORAGE
- OUTDOOR STORAGE

NOTE:
DEEP SOIL/LANDSCAPED AREA CALCULATIONS HAVE BEEN PREPARED IN ACCORDANCE WITH THEIR DICTIONARY DEFINITIONS DOCUMENTED IN CANTERBURY DEVELOPMENT CONTROL PLAN 2023. THE DEFINITIONS ARE EXTRACTED BELOW FOR CLARITY.

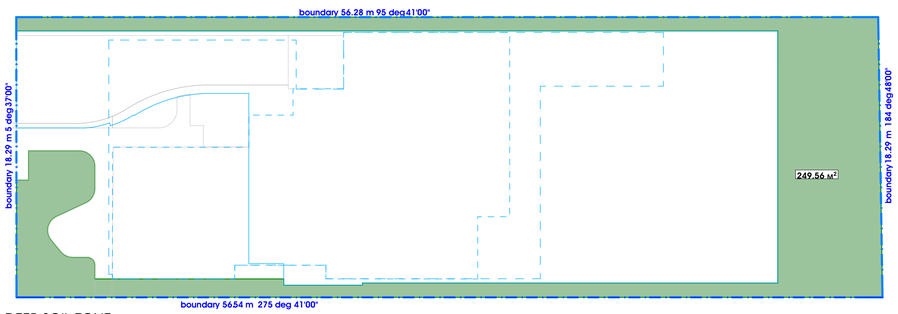
C1.2.4 LANDSCAPING

C1 DEEP SOIL PERMEABLE AREAS MUST BE PROVIDED IN ACCORDANCE WITH THE TABLE BELOW

Site Area	Minimum Deep Soil Area (% of site area)
600 m2	or above 25%

Table C1.2: Minimum Deep Soil Areas

C2 DEEP SOIL AREAS MUST HAVE A MINIMUM DIMENSION OF 2.5m



DEEP SOIL ZONE

AREA CALCULATIONS – UNENCUMBERED INDOOR / OUTDOOR PLAY AREAS

NOTE:
UNENCUMBERED AREA CALCULATIONS IN ACCORDANCE WITH THE CHILD CARE PLANNING GUIDELINES 2017, EDUCATION AND CARE SERVICES NATIONAL REGULATIONS

AREA	NO. OF CHILDREN	AGE	UNENCUMBERED AREA REQUIRED (SQM)	UNENCUMBERED AREA PROVIDED (SQM)
INDOOR PLAY AREA 1	20	2-3 yo	65.00	65.01
INDOOR PLAY AREA 2	20	2-3 yo	65.00	65.00
INDOOR PLAY AREA 3	20	3-6 yo	65.00	65.53
INDOOR PLAY AREA 4	16	0-2 yo	52.00	52.33
TOTAL INDOOR UNENCUMBERED PLAY AREA (3.25m2/PLACE)	76	0-6 yo	247.00	247.87
TOTAL OUTDOOR UNENCUMBERED PLAY AREA (7.00m2/PLACE)	76	0-6 yo	532.00	532.79
TOTAL INDOOR STORAGE AREA (0.2m3/PLACE)	76	0-6 yo	15.20 m3	20.20 m3
TOTAL OUTDOOR STORAGE AREA (0.3m3/PLACE)	76	0-6 yo	22.80 m3	28.15 m3

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project
PROPOSED CHILDCARE CENTRE

address
208 VICTORIA RD, PUNCHBOWL
(LOT 48 IN DP 7136)

drawing
AREA CALCULATION DIAGRAMS

client
FUTURE MASTERS

ABBREVIATION LEGEND

AFW	ALUMINIUM FRAMED WINDOW	CMR	COLORBOND METAL ROOF	FES	FIRE EXIT STAIR	L	LINEN	PS	PRIVACY SCREEN	RWT	RAINWATER TANK
ALF	ALFRESCO	COS	CHECK ON SITE	FFL	FINISHED FLOOR LEVEL	LC	LAUNDRY CHUTE	PBX	PLANTER BOX	S	STORAGE
AWN	AWNING	DP	DOWNPIPE	GB	GLASS BALUSTRADE	LDY	LAUNDRY	PDR	POWDER ROOM	SC	STONE CLADDING
B*	BEAM TO ENGINEER'S DETAILS	DW	DISHWASHER	GD	GARAGE DOOR	MB	METAL BALUSTRADE	PLB	PLANTER BED	SI	SECURITY INTERCOM
BDY	BOUNDARY LINE	D.W	DUMB WATER	GR	GRANITE	MLV	METAL LOUVRES	POS	PRIVATE OPEN SPACE	SL	SKYLIGHT
BG	BOX GUTTER	EDB	ELECTRICAL DISTRIBUTION BOARD	GT	GATE	MAH	MAXIMUM WALL HEIGHT	PRG	PERGOLA	SK	UNDERBENCH MOUNTED SINK
BWK	BRICK WALL	ENS	ENSUITE	GLV	GLASS LOUVRES	NGL	NATURAL GROUND LINE	S	SHREDDIE	TOW	TOP OF WALL
CB	COLORBOND	EX	EXISTING	GUT	GUTTER	OHS	OVERHEAD STORAGE	RL	REDUCED LEVEL		
CF	COLORBOND FENCE	F	FIXED	HOB	MAXIMUM HEIGHT OF BUILDING	OSD	ON-SITE STORMWATER DETENTION SYSTEM	RC	REINFORCED CONCRETE TO STRUCTURAL ENGINEERS DRAWINGS & DETAILS		
CL	COLUMN	FB	FACE BRICK	HWS	HOT WATER SYSTEM	P*	POST TO ENGINEER'S DETAILS				
CR	CEMENT RENDER	FC	FIBRE CEMENT	INS	INSULATION TO BASIX REQUIREMENTS	PB	PLASTERBOARD LINING	RW	RETAINING WALL		
CFC	COMPRESSED FIBRE CEMENT	FW	FLOOR WASTE	KIT	KITCHEN	PG	PRIVACY GLAZING (TRANSLUCENT)	RWH	RAINWATER HEAD		

wall legend

NOTES
- unless noted otherwise, all RLs shown on this drawing indicate top of structural elements such as slabs, walls, parapets, roofs etc. floor/roof finishes, insulation, waterproof membranes, screed and tiles are required to be laid on top, above the indicated RLs
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issue	revision description	date
A	ISSUED FOR DEVELOPMENT APPLICATION	04/08/2023

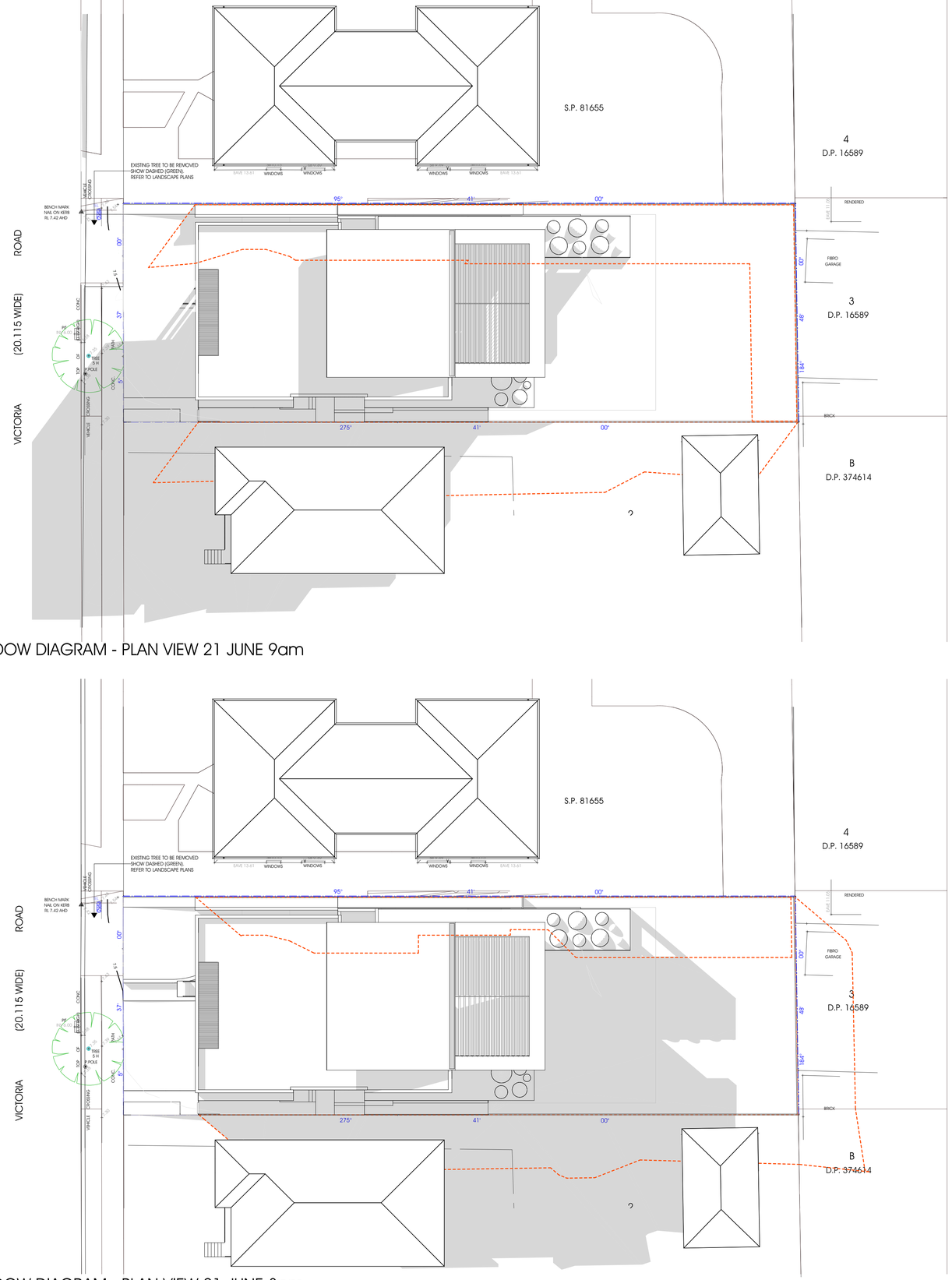
NOTE: ALL STRUCTURAL ELEMENTS SUBJECT TO CHANGE AS DETERMINED BY STRUCTURAL ENGINEER AND DETAILED AT CC STAGE

SCALE BAR 1:200 2m 4m 6m 10m; 1:100 1m 2m 3m 5m

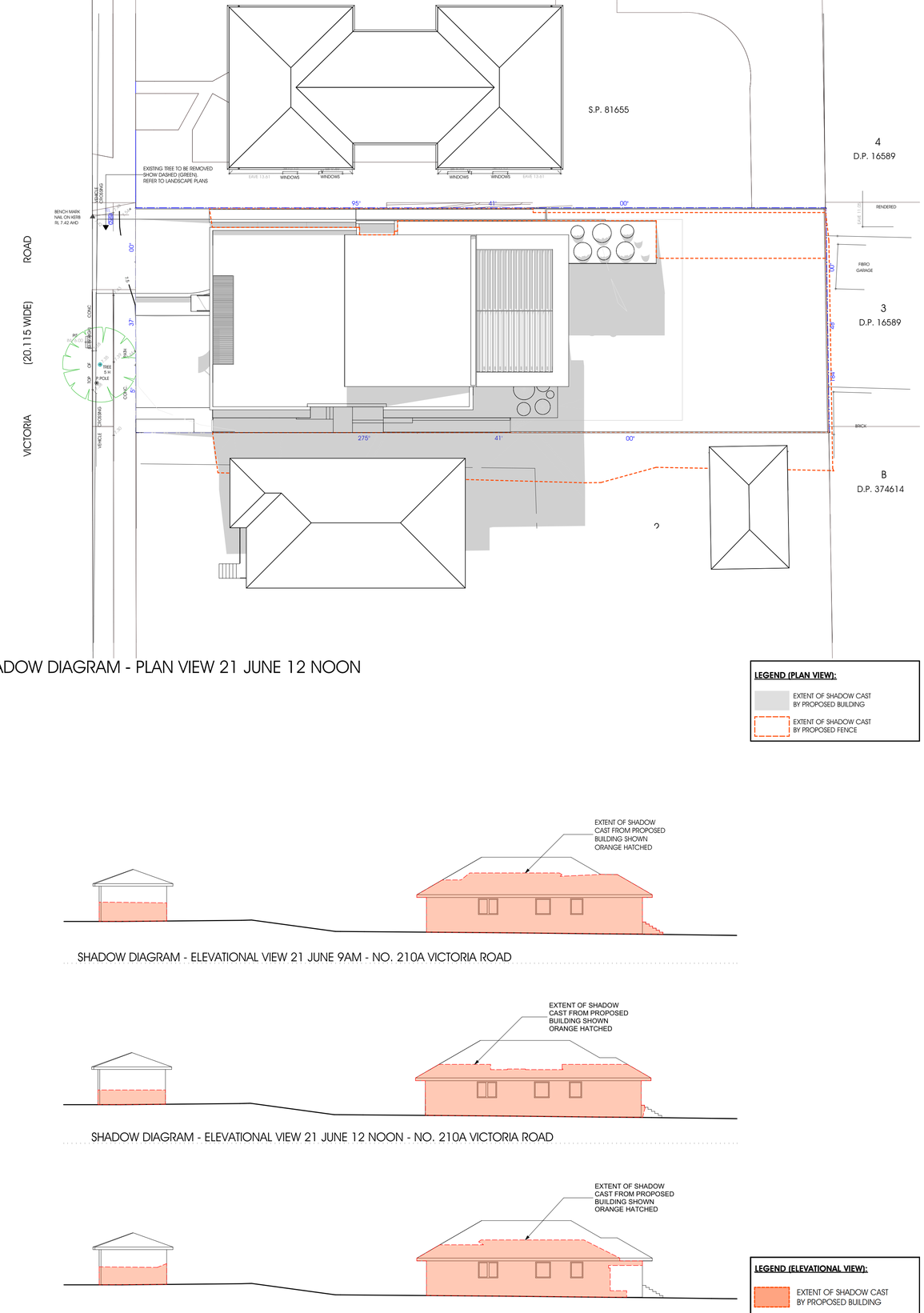
DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

date (first issue)	04/08/2023
scale	1:200 @ A1
project number	2021 - 13
drawing number	**DA5001**
issue	A
drawn	IM/GR
checked	AG/JA

SHADOW DIAGRAM - PLAN VIEW 21 JUNE 9am



SHADOW DIAGRAM - PLAN VIEW 21 JUNE 12 NOON



LEGEND (PLAN VIEW):

- EXTENT OF SHADOW CAST BY PROPOSED BUILDING
- EXTENT OF SHADOW CAST BY PROPOSED FENCE

SHADOW DIAGRAM - ELEVATIONAL VIEW 21 JUNE 9AM - NO. 210A VICTORIA ROAD

SHADOW DIAGRAM - ELEVATIONAL VIEW 21 JUNE 12 NOON - NO. 210A VICTORIA ROAD

SHADOW DIAGRAM - ELEVATIONAL VIEW 21 JUNE 3PM - NO. 210A VICTORIA ROAD

LEGEND (ELEVATIONAL VIEW):

- EXTENT OF SHADOW CAST BY PROPOSED BUILDING

SHADOW DIAGRAM - PLAN VIEW 21 JUNE 3pm

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(LOT 48 IN DP 7136)

drawing
SHADOW ANALYSIS DIAGRAMS

client
FUTURE MASTERS

ABBREVIATION LEGEND

AFW	ALUMINIUM FRAMED WINDOW	CMR	COLORBOND METAL ROOF	FES	FIRE EXIT STAIR	L	LINEN	PS	PRIVACY SCREEN	RWT	RAINWATER TANK
ALF	ALFRESCO	COS	CHECK ON SITE	FFL	FINISHED FLOOR LEVEL	LC	LAUNDRY CHUTE	PBX	PLANTER BOX	S	STORAGE
AWN	AWNING	DP	DOWNPIPE	GB	GLASS BALUSTRADE	LDY	LAUNDRY	POR	POWDER ROOM	SC	STONE CLADDING
BE	BY OTHERS ENGINEER'S DETAILS	DR	DOOR NUMBER	GD	GARAGE DOOR	LTB	LIGHT BALUSTRADE	PUB	PUBLIC BED	SE	SEMI ENSUITE BEDROOM
BDY	BOUNDARY LINE	D-W	DOOR WAYER	GO	GRADE	M	METAL LOUVRES	PVA	PRIVATE OPEN SPACE	SL	SKYLIGHT
BG	BOX GUTTER	EDB	ELECTRICAL DISTRIBUTION BOARD	GT	GATE	MAH	MAXIMUM WALL HEIGHT	PGS	PERGOLA	SK	UNDERBENCH MOUNTED SINK
BWK	BRICK WALL	ENS	ENSUITE	GLV	GLASS LOUVRES	NGL	NATURAL GROUND LINE	R	WARDROBE	TOW	TOP OF WALL
CB	COLORBOND	EX	EXISTING	GUT	GUTTER	OHS	OVERHEAD STORAGE	RL	REDUCED LEVEL		
CF	COLORBOND FENCE	F	FIXED	HOB	MAXIMUM HEIGHT OF BUILDING	OSD	ON-SITE STORMWATER DETENTION SYSTEM	RC	REINFORCED CONCRETE TO STRUCTURAL ENGINEERS DRAWINGS & DETAILS		
CL	COLUMN	FB	FACE BRICK	HWS	HOT WATER SYSTEM	P*	POST TO ENGINEERS DETAILS				
CR	CEMENT RENDER	FC	FIBRE CEMENT	INS	INSULATION TO BASIX REQUIREMENTS	PB	PLASTERBOARD LINING	RW	RETAINING WALL		
CFC	COMPRESSED FIBRE CEMENT	FW	FLOOR WASTE	KIT	KITCHEN	PG	PRIVACY GLAZING (TRANSLUCENT)	RWH	RAINWATER HEAD		

wall legend

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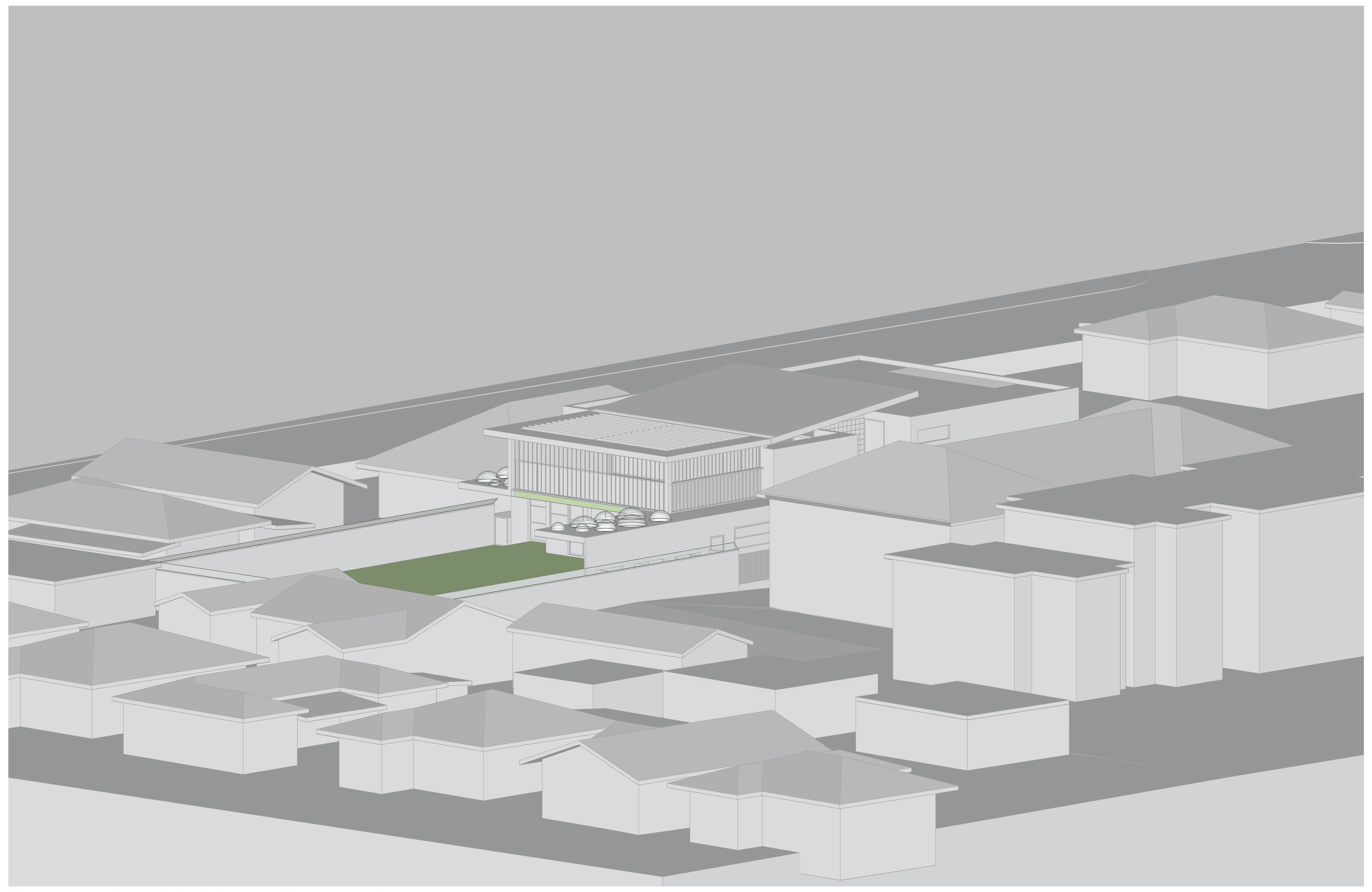
issue	revision description	date
A	ISSUED FOR DEVELOPMENT APPLICATION	04/08/2023

NOTE: ALL STRUCTURAL ELEMENTS SUBJECT TO CHANGE AS DETERMINED BY STRUCTURAL ENGINEER AND DETAILED AT CC STAGE

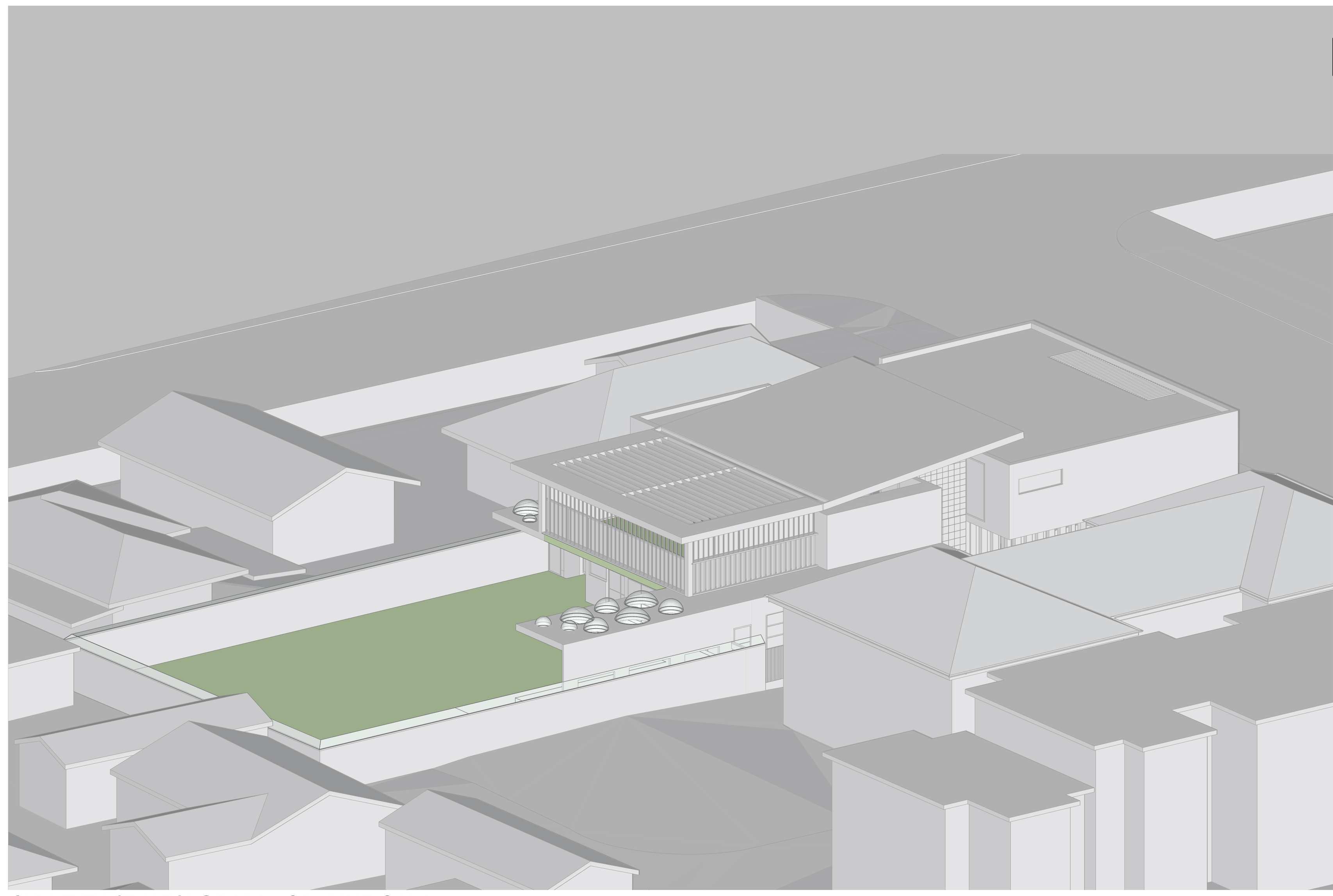
SCALE BAR 1:200 2m 4m 6m 10m; 1:100 1m 2m 3m 5m

DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

date (first issue)	04/08/2023
scale	1:200 @ A1
project number	2021 - 13
drawing number	**DA6001**
issue	A
drawn	IM/GR
checked	AG/JA



SUN EYE VIEW DIAGRAM - 21 JUNE 8AM



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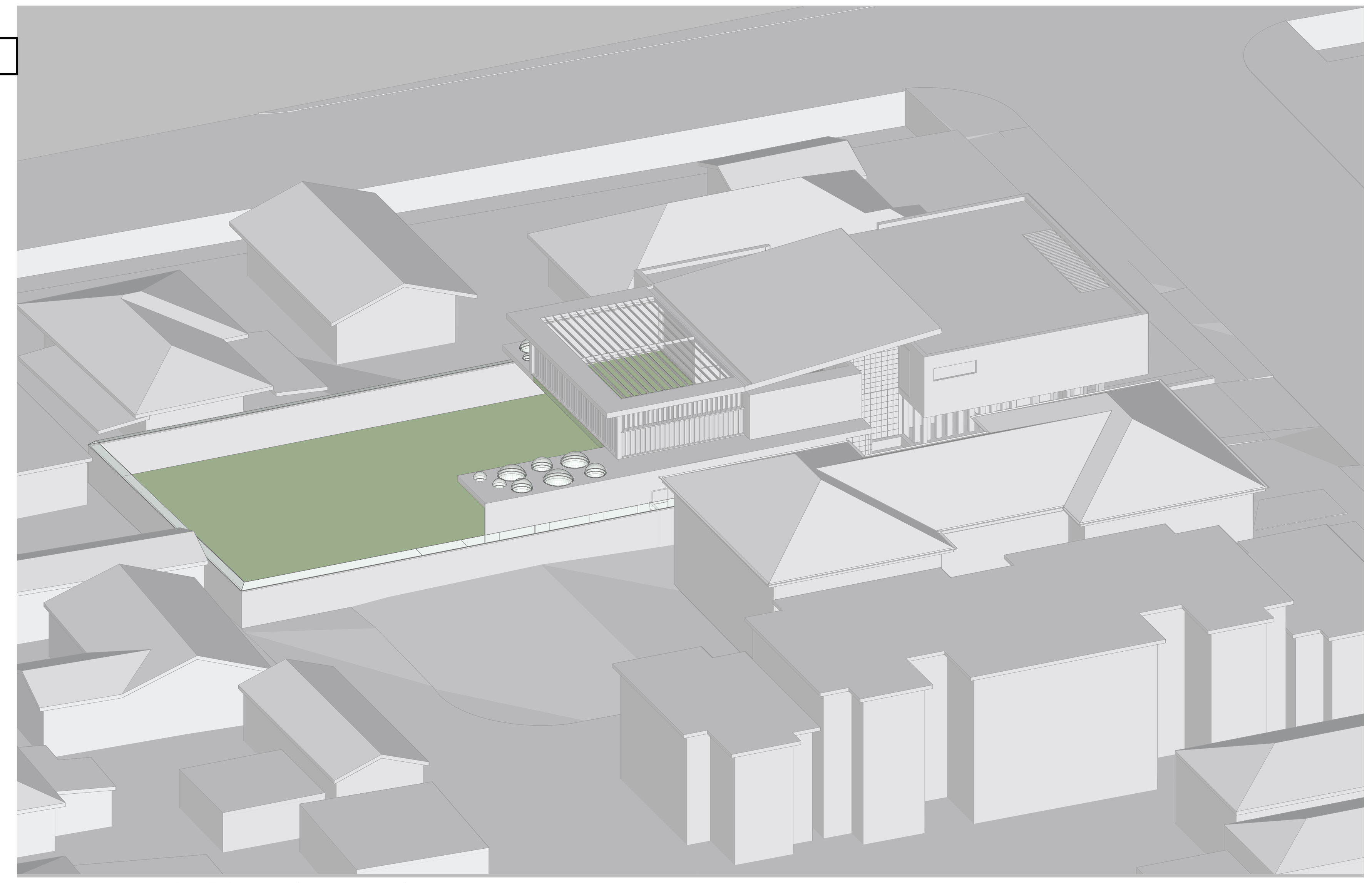
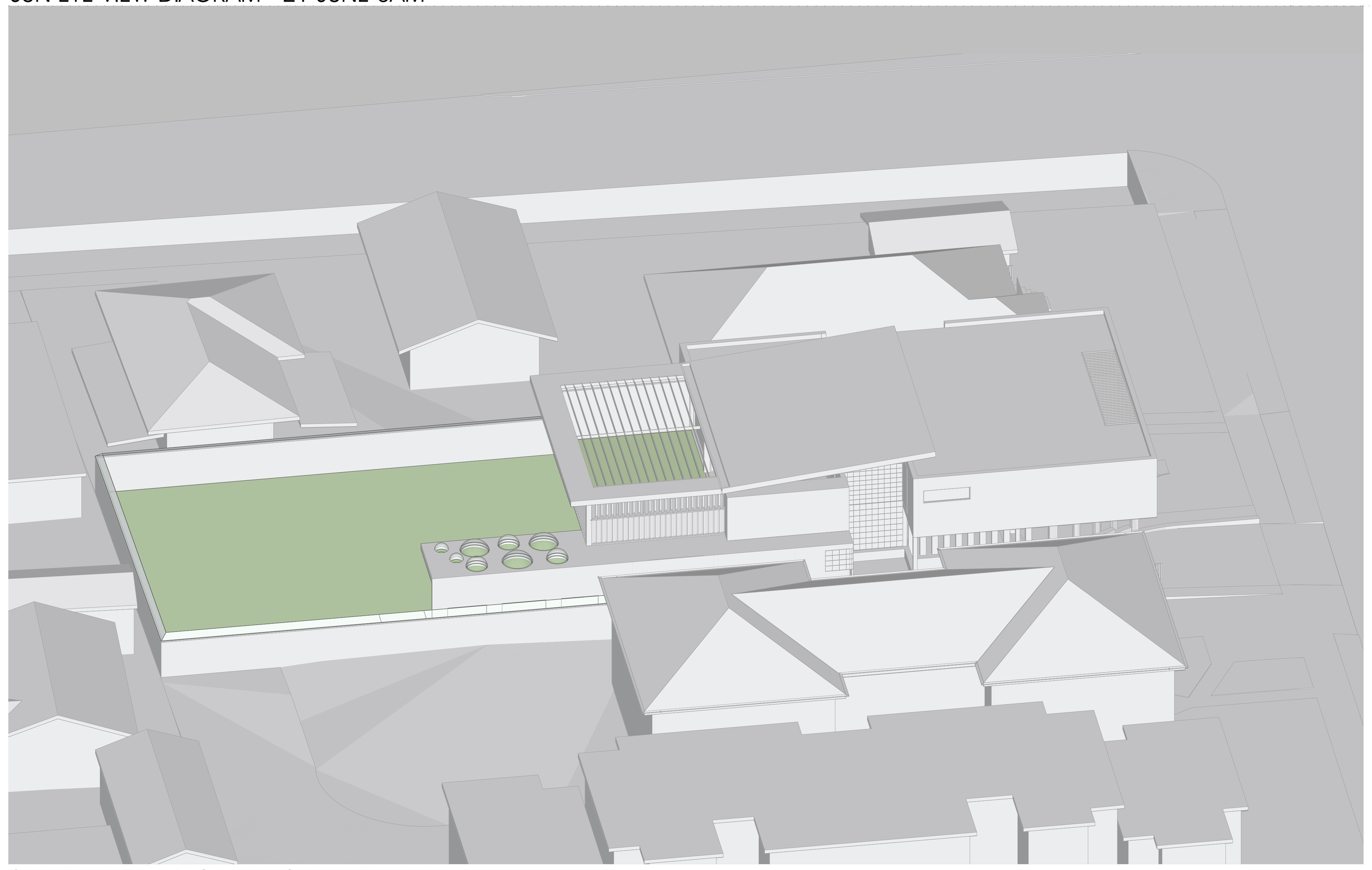
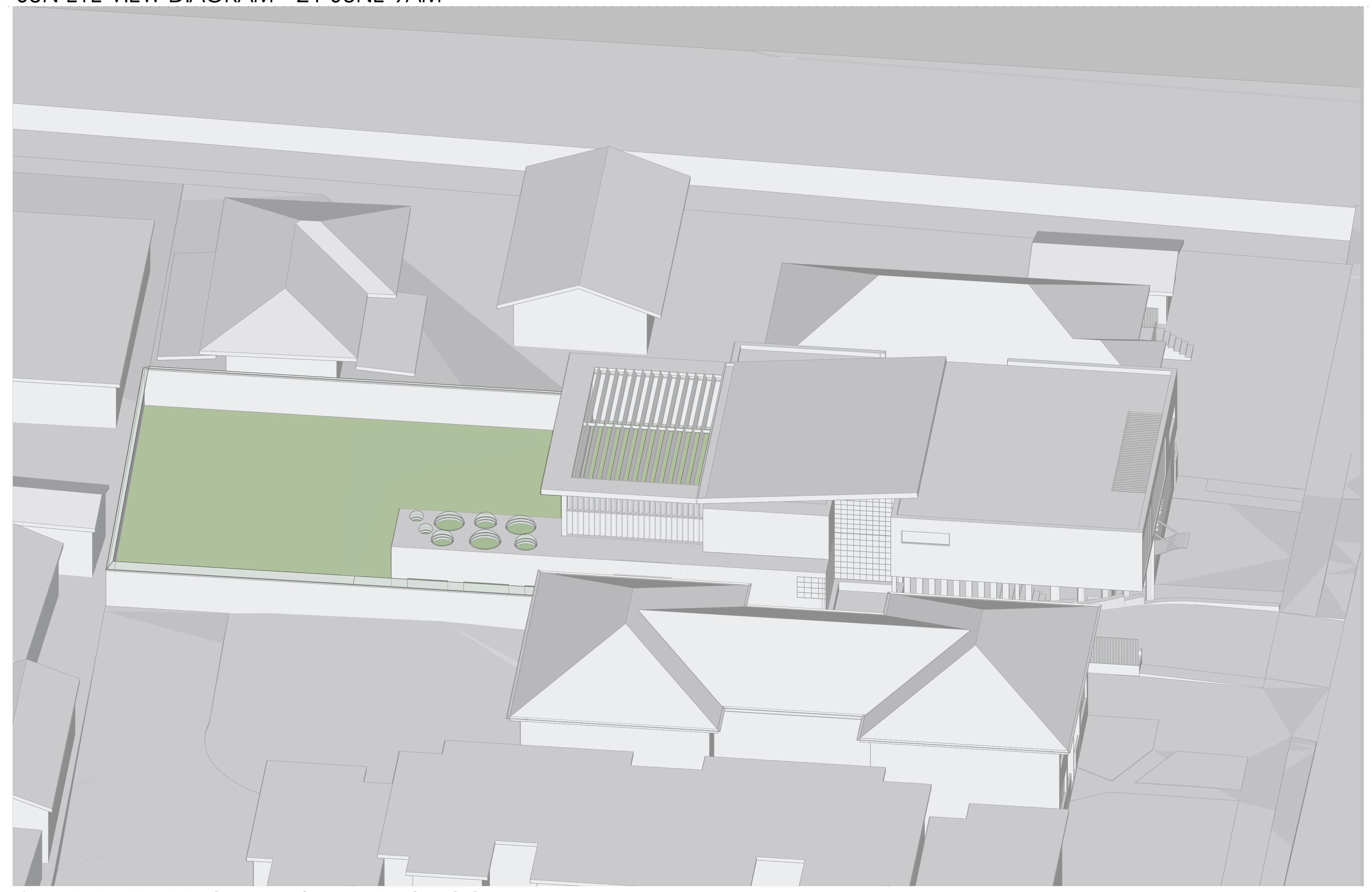


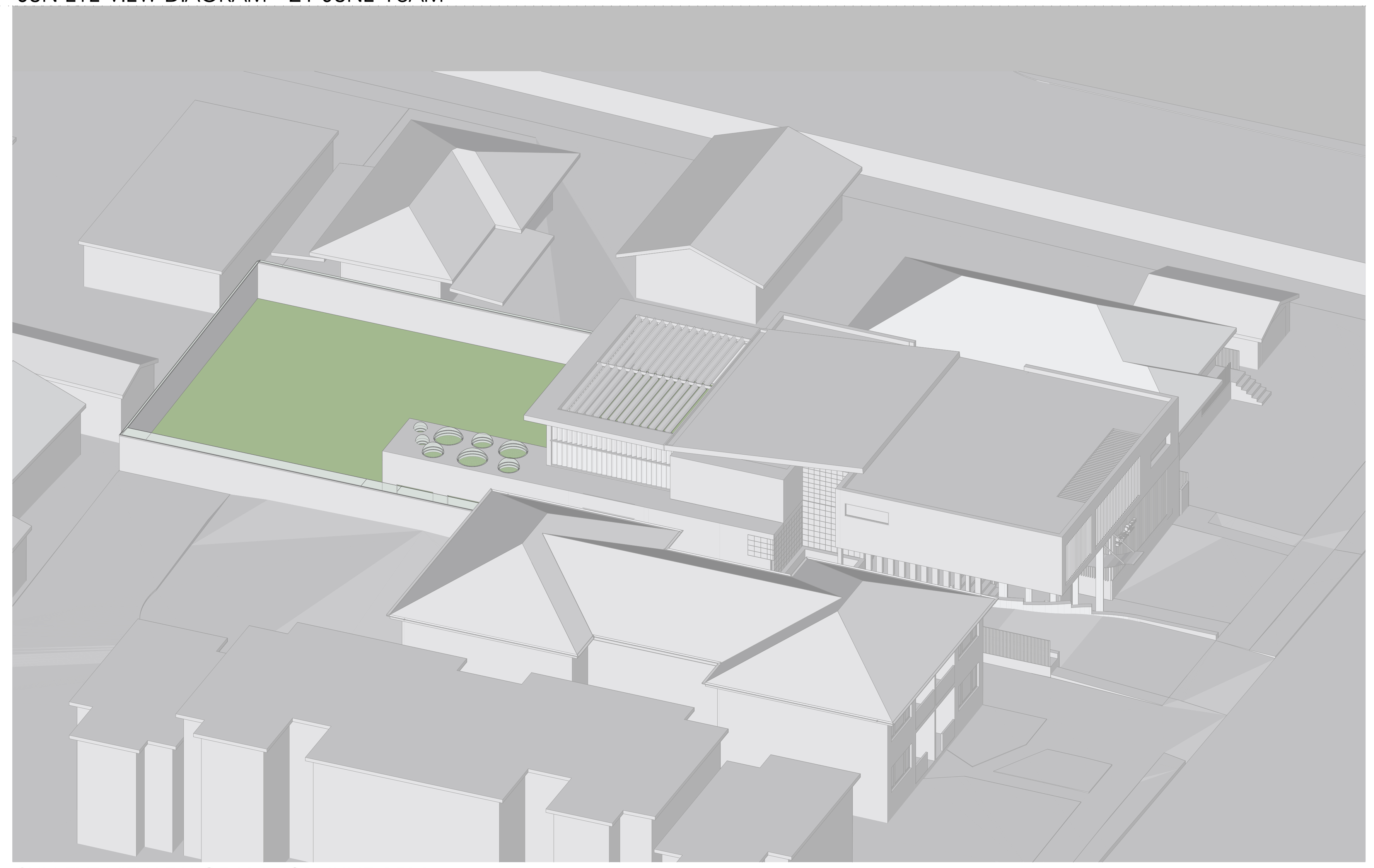
SUN EYE VIEW DIAGRAM - 21 JUNE 10AM



SUN EYE VIEW DIAGRAM - 21 JUNE 11AM

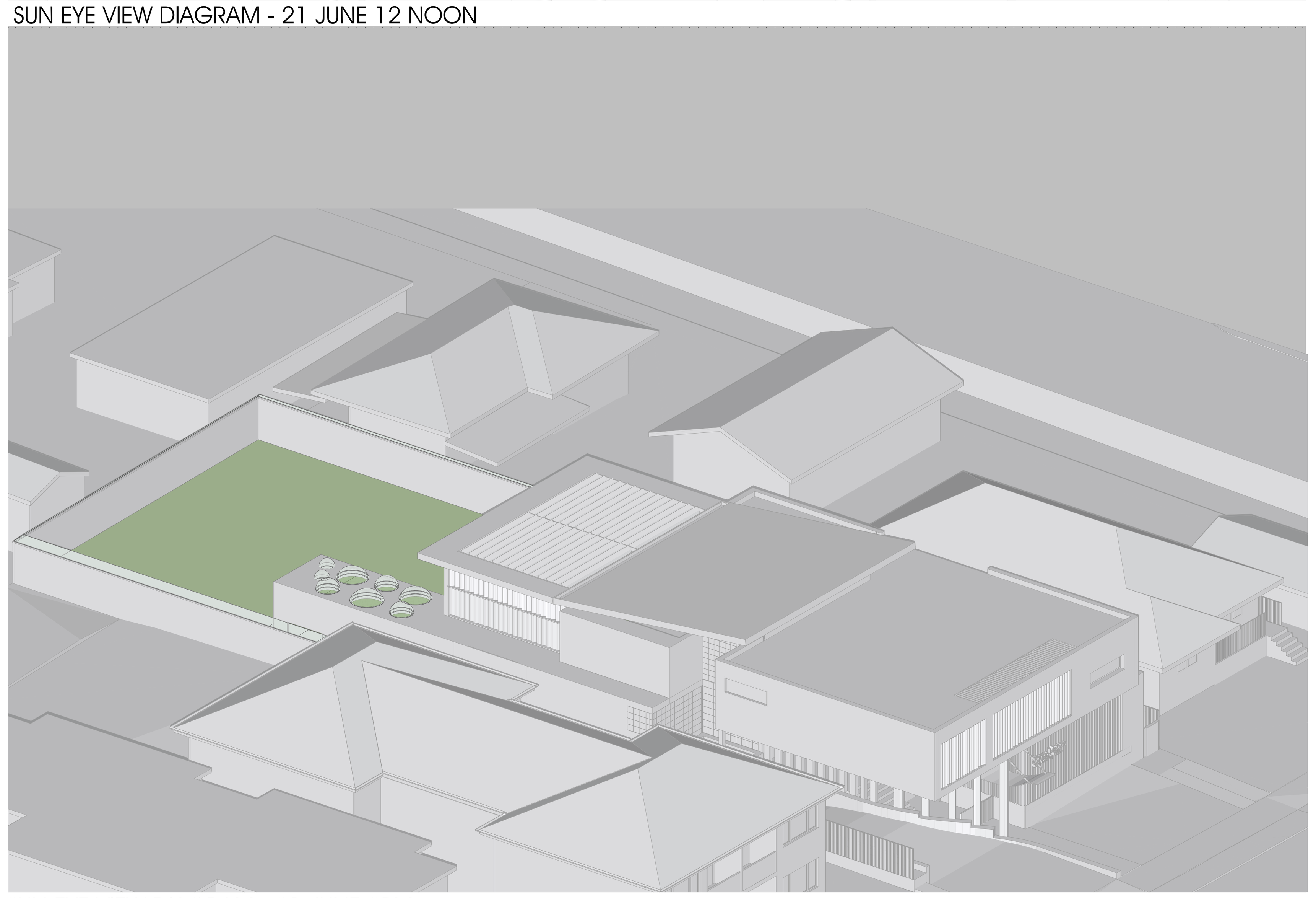


SUN EYE VIEW DIAGRAM - 21 JUNE 12 NOON

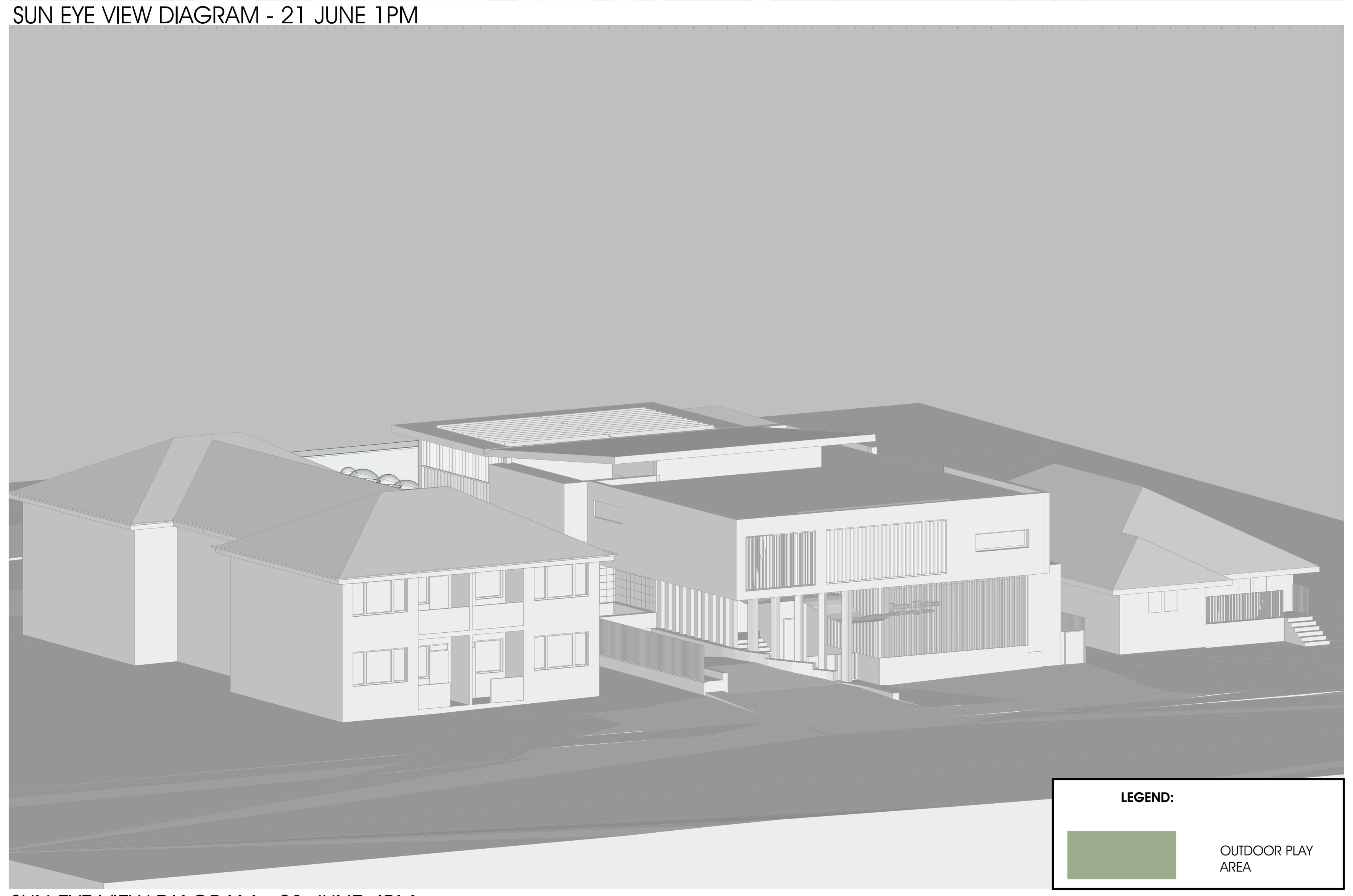


SUN EYE VIEW DIAGRAM - 21 JUNE 1PM

SUN EYE VIEW DIAGRAM - 21 JUNE 2PM



SUN EYE VIEW DIAGRAM - 21 JUNE 3PM



SUN EYE VIEW DIAGRAM - 21 JUNE 4PM

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drawing
SUN EYE VIEW DIAGRAMS - OUTDOOR PLAY SOLAR ACCESS

client
FUTURE MASTERS

ABBREVIATION LEGEND

AFW	ALUMINIUM FRAMED WINDOW
ALF	ALFRESCO
AWN	AWNING
B*	BEAM TO ENGINEER'S DETAILS
BDY	BOUNDARY LINE
BG	BOX GUTTER
BWK	BRICK WALL
CB	COLORBOND
CF	COLORBOND FENCE
CL	COLUMN
CR	CEMENT RENDER
CFC	COMPRESSED FIBRE CEMENT
CMR	COLORBOND METAL ROOF
COS	CHECK ON SITE
DP	DOWNPIPE
DW	DISHWASHER
D-W	DUMB WAITER
EDB	ELECTRICAL DISTRIBUTION BOARD
ENS	ENSUITE
EX	EXISTING
F	FIXED
FB	FACE BRICK
FC	FIBRE CEMENT
FW	FLOOR WASTE
FES	FIRE EXIT STAIR
FFL	FINISHED FLOOR LEVEL
GB	GLASS BALUSTRADE
GD	GARAGE DOOR
GR	GRATE
GT	GATE
GLV	GLASS LOUVRES
GUT	GUTTER
HOB	MAXIMUM HEIGHT OF BUILDING
HWS	HOT WATER SYSTEM
INS	INSULATION TO BASIX REQUIREMENTS
KIT	KITCHEN
L	LINEN
LC	LAUNDRY CHUTE
LDY	LAUNDRY
MB	METAL BALUSTRADE
MLV	METAL LOUVRES
MWH	MAXIMUM WALL HEIGHT
NGL	NATURAL GROUND LINE
OHS	OVERHEAD STORAGE
OSD	ON-SITE STORMWATER DETENTION SYSTEM
P*	POST TO ENGINEER'S DETAILS
PB	PLASTERBOARD LINING
PG	PRIVACY GLAZING (TRANSLUCENT)
PS	PRIVACY SCREEN
PBX	PLANTER BOX
PDR	POWDER ROOM
PLB	PLANTER BED
POS	PRIVATE OPEN SPACE
PRG	PERGOLA
R	WARDROBE
RL	REDUCED LEVEL
RC	REINFORCED CONCRETE TO STRUCTURAL ENGINEERS DRAWINGS & DETAILS
RW	RETAINING WALL
RWH	RAINWATER HEAD
RWT	RAINWATER TANK
S	STORAGE
SC	STONE CLADDING
SI	SECURITY INTERCOM
SL	SKYLIGHT
SK	UNDERBENCH MOUNTED SINK
TOW	TOP OF WALL

wall legend

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issue	revision description	date
A	ISSUED FOR DEVELOPMENT APPLICATION	04/08/2023

NOTE: ALL STRUCTURAL ELEMENTS SUBJECT TO CHANGE AS DETERMINED BY STRUCTURAL ENGINEER AND DETAILED AT CC STAGE

SCALE BAR 1:200 2m 4m 6m 10m
1:100 1m 2m 3m 5m

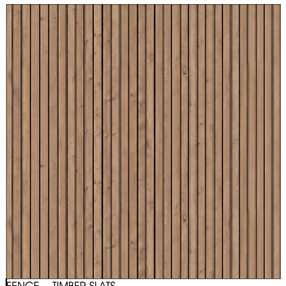
DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

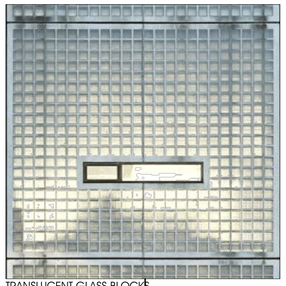
date (first issue)	04/08/2023
scale	NTS@ A1
project number	2021 - 13
drawing number	**DA6002**
issue	A
drawn	IM/GR
checked	AG/JA

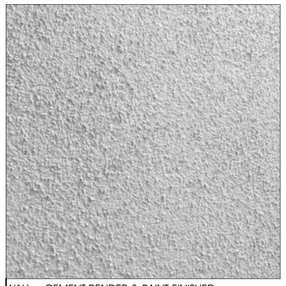
MATERIAL SELECTION

SATIN ALUMINIUM LOUVRES

ROOFING KLIP-LOK 406


FENCE - TIMBER SLATS


TRANSLUCENT GLASS BLOCKS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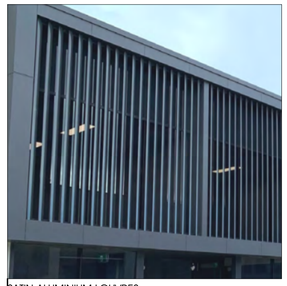
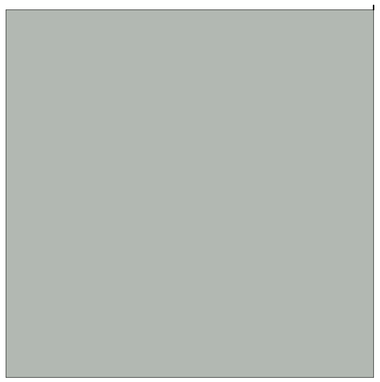
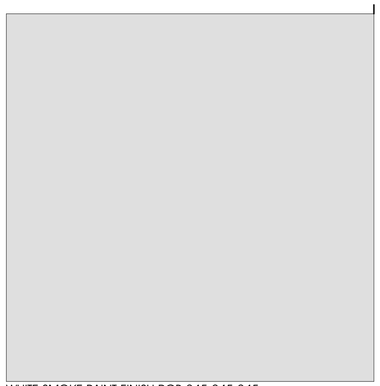

SATIN ALUMINIUM LOUVRES

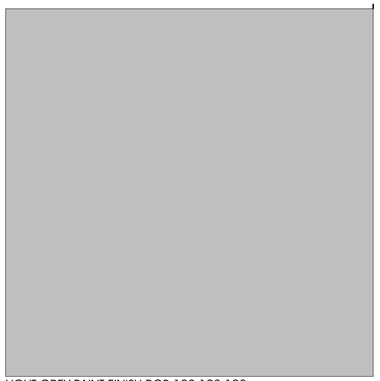
CORTEN STEEL SCREEN

WINDOW FRAME - SATIN ANODIZED ALUMINIUM.

COLOUR SELECTION


ROOFING - COLORBOND SHALEGREY


WHITE SMOKE PAINT FINISH RGB 245,245,245


LIGHT GREY PAINT FINISH RGB 192,192,192

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(LOT 48 IN DP 7136)

drawing
SCHEDULE OF EXTERNAL FINISHES | MATERIALS & COLOURS

client
FUTURE MASTERS

ABBREVIATION LEGEND

AFW	ALUMINIUM FRAMED WINDOW	CMR	COLORBOND METAL ROOF	FES	FIRE EXIT STAIR	L	LINEN	PS	PRIVACY SCREEN	RWT	RAINWATER TANK
ALF	ALFRESCO	COS	CHECK ON SITE	FFL	FINISHED FLOOR LEVEL	LC	LAUNDRY CHUTE	PBX	PLANTER BOX	S	STORAGE
AWN	AWNING	DP	DOWNPIPE	GB	GLASS BALUSTRADE	LDY	LAUNDRY	PDR	POWDER ROOM	SC	STONE CLADDING
B*	BEAM TO ENGINEER'S DETAILS	DW	DISHWASHER	GD	GARAGE DOOR	MB	METAL BALUSTRADE	PLB	PLANTER BED	SI	SECURITY INTERCOM
BDY	BOUNDARY LINE	D.W	DUMB WAITER	GR	GRATE	MLV	METAL LOUVRES	POS	PRIVATE OPEN SPACE	SL	SKYLIGHT
BG	BOX GUTTER	EDB	ELECTRICAL DISTRIBUTION BOARD	GT	GATE	MWH	MAXIMUM WALL HEIGHT	PRG	PERGOLA	SK	UNDERBENCH MOUNTED SINK
BWK	BRICK WALL	ENS	ENSUITE	GLV	GLASS LOUVRES	NGL	NATURAL GROUND LINE	S	WARDROBE	TOW	TOP OF WALL
CB	COLORBOND	EX	EXISTING	GUT	GUTTER	OHS	OVERHEAD STORAGE	RL	REDUCED LEVEL		
CF	COLORBOND FENCE	FB	FACE BRICK	HOB	MAXIMUM HEIGHT OF BUILDING	OSD	ON SITE STORMWATER DETENTION SYSTEM	RC	REINFORCED CONCRETE TO STRUCTURAL		
CL	COLUMN	FB	FACE BRICK	HWS	HOT WATER SYSTEM	PD	POSITIVE ENGINEERS DETAILS		ENGINEERS DRAWINGS & DETAILS		
CPF	CEMENT RENDER	FC	FIBRE CEMENT	INS	INSULATION TO BASIX REQUIREMENTS	PB	PLASTERBOARD LINING	RW	RETAINING WALL		
CFC	COMPRESSED FIBRE CEMENT	FW	FLOOR WASTE	KIT	KITCHEN	PG	PRIVACY GLAZING (TRANSLUCENT)	RWH	RAINWATER HEAD		

wall legend

NOTES
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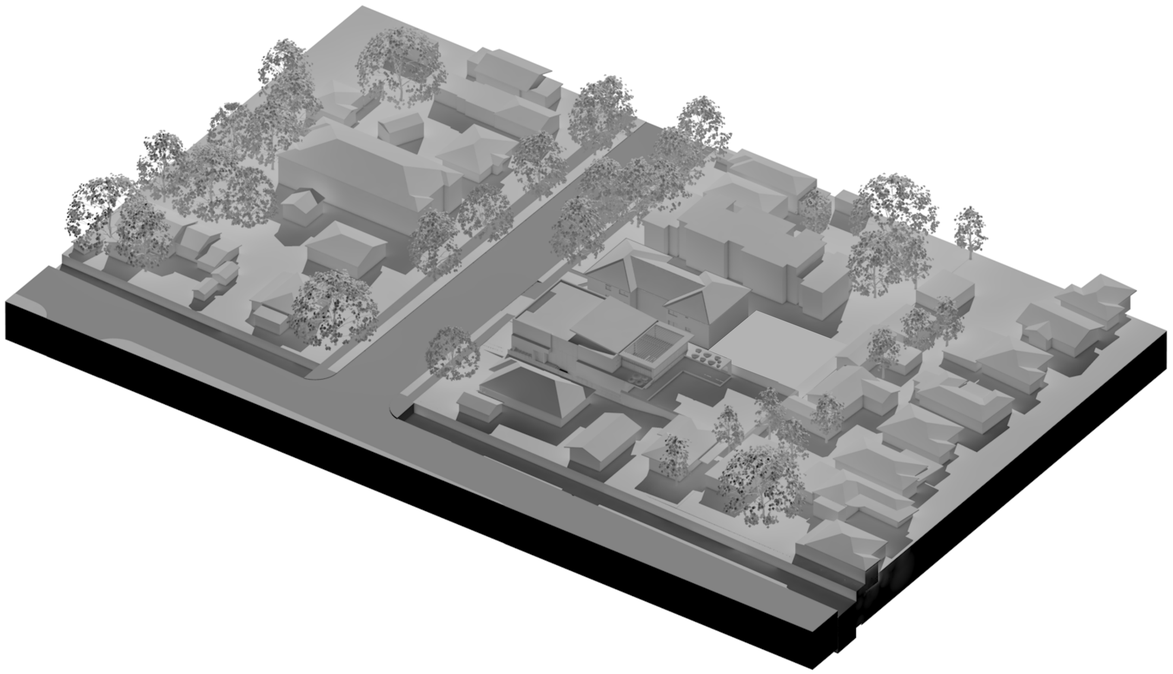
issue	revision description	date
A	ISSUED FOR DEVELOPMENT APPLICATION	04/08/2023

NOTE: ALL STRUCTURAL ELEMENTS SUBJECT TO CHANGE AS DETERMINED BY STRUCTURAL ENGINEER AND DETAILED AT CC STAGE

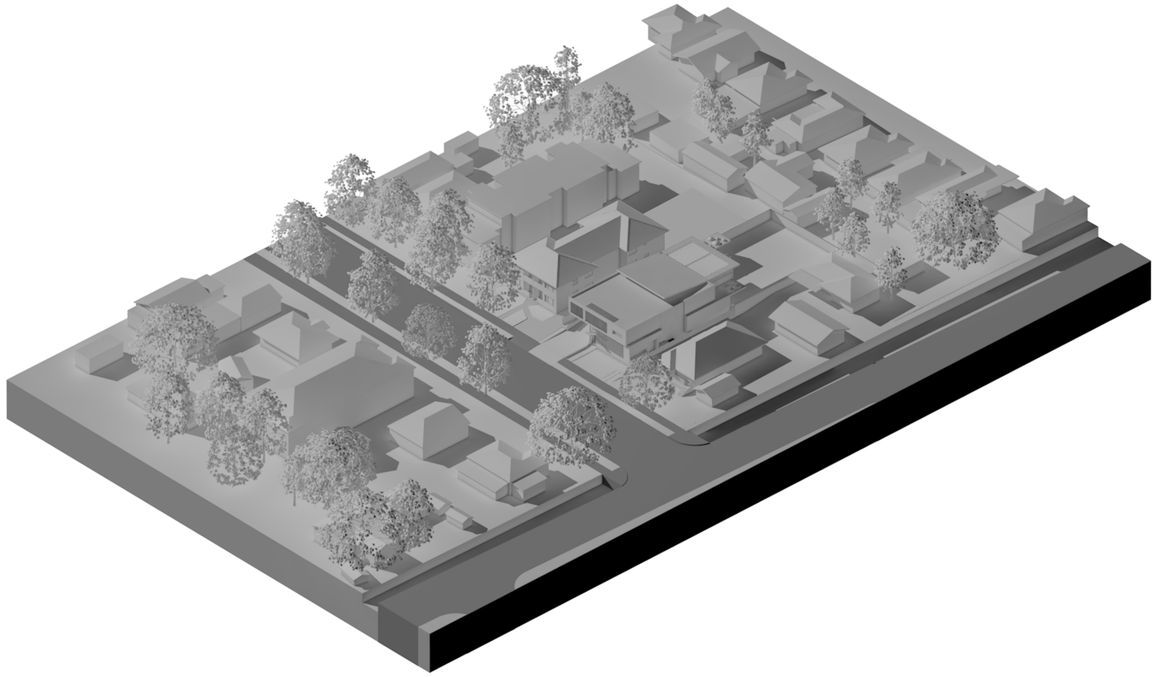
SCALE BAR 1:200 2m 4m 6m 10m
1:100 1m 2m 3m 5m

DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

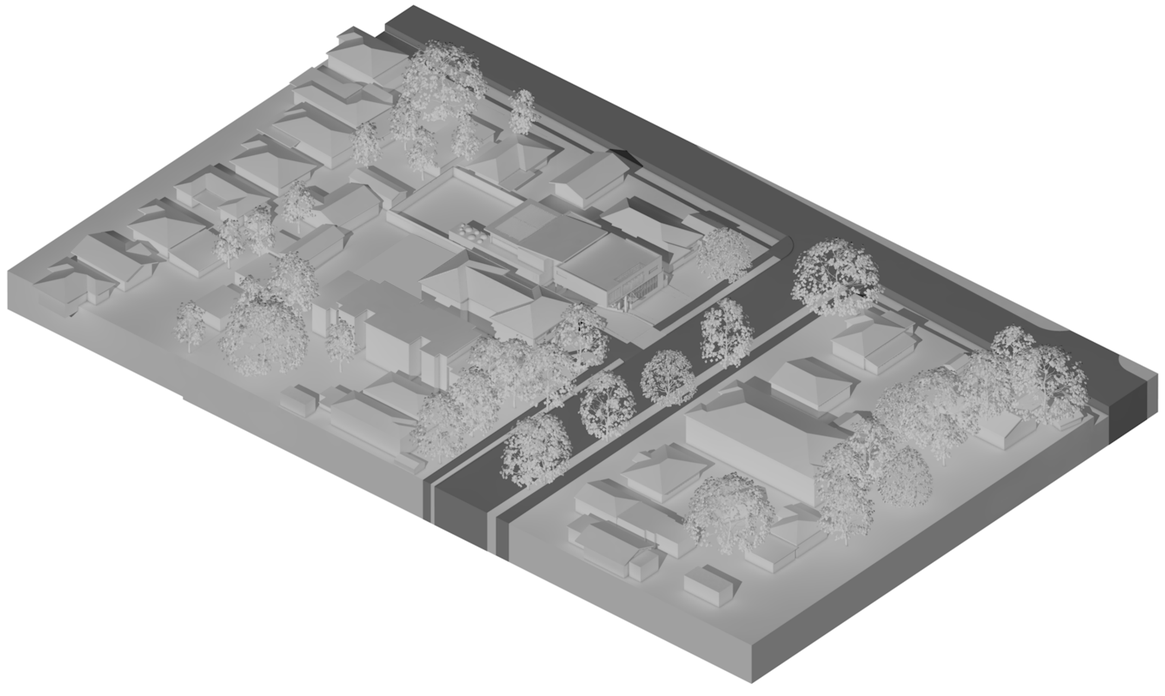
date (first issue)	04/08/2023
scale	NTS@ A1
project number	2021 - 13
drawing number	**DA7001**
issue	A
drawn	IM/GR
checked	AG/JA



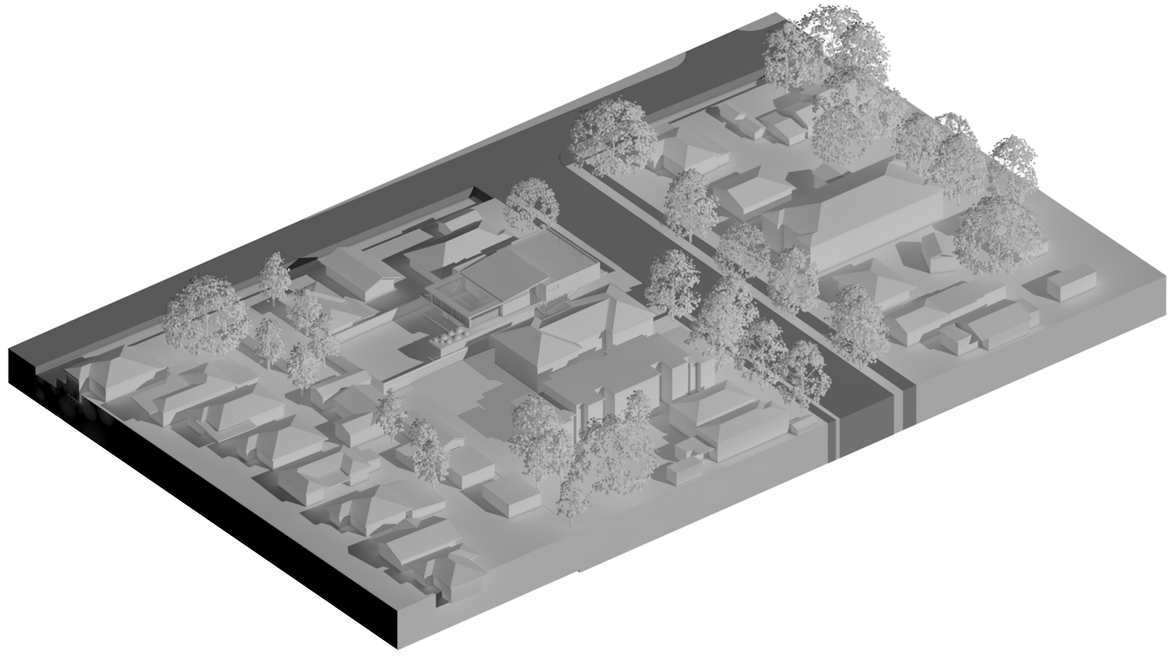
ELECTRONIC 3D MODEL -
AERIAL VIEW FROM SOUTH-EAST



ELECTRONIC 3D MODEL -
AERIAL VIEW FROM SOUTH-WEST



ELECTRONIC 3D MODEL -
AERIAL VIEW FROM NORTH-WEST



ELECTRONIC 3D MODEL -
AERIAL VIEW FROM NORTH-EAST

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(LOT 48 IN DP 7136)

drawing
ELECTRONIC 3D MODEL

client
FUTURE MASTERS

ABBREVIATION LEGEND

AFW	ALUMINUM FRAMED WINDOW	CMR	COLORBOND METAL ROOF	FES	FIRE EXIT STAIR	L	LINEN	PS	PRIVACY SCREEN	RWT	RAINWATER TANK
ALF	ALFRESCO	COS	CHECK ON SITE	FFL	FINISHED FLOOR LEVEL	LC	LAUNDRY CHUTE	PBX	PLANTER BOX	S	STORAGE
AWN	AWNING	DP	DOWNPIPE	GB	GLASS BALUSTRADE	LDY	LAUNDRY	PDR	POWDER ROOM	SC	STONE CLADDING
B*	BEAM TO ENGINEER'S DETAILS	DW	DISHWASHER	GD	GARAGE DOOR	MB	METAL BALUSTRADE	PLB	PLANTER BED	SI	SECURITY INTERCOM
BDY	BOUNDARY LINE	D/W	DUMB WAITER	GR	GRATE	MLV	METAL LOUVRE	POS	PRIVATE OPEN SPACE	SL	SKYLIGHT
BO	BOX OUTLET	EDB	ELECTRICAL DISTRIBUTION BOARD	GT	GATE	MWH	MAXIMUM WALL HEIGHT	RWG	RAINWATER GOODS	SR	UNDERBENCH MOUNTED SINK
BWK	BRICK WORK	EJ	EXPANSION JOINT	GLV	GLASS LOUVRES	NGL	NATURAL GROUND LINE	S	SHOWER	TOW	TOP OF WALL
CB	COLORBOND	EX	EXISTING	GUT	GUTTER	OHS	OVERHEAD STORAGE	RL	REDUCED LEVEL		
CF	COLORBOND FENCE	F	FIXED	HOB	MAXIMUM HEIGHT OF BUILDING	OSD	ON-SITE STORMWATER DETENTION SYSTEM	RC	REINFORCED CONCRETE TO STRUCTURAL		
CL	COLUMN	FB	FACE BRICK	HWS	HOT WATER SYSTEM	P*	POST TO ENGINEER'S DETAILS		ENGINEERS DRAWINGS & DETAILS		
CR	CEMENT RENDER	FC	FIBRE CEMENT	INS	INSULATION TO BASIX REQUIREMENTS	PB	PLASTERBOARD LINING	RW	RETAINING WALL		
CFC	COMPRESSED FIBRE CEMENT	FW	FLOOR WASTE	KIT	KITCHEN	PG	PRIVACY GLAZING (TRANSLUCENT)	RWH	RAINWATER HEAD		

wall legend

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issue	revision description	date
A	ISSUED FOR DEVELOPMENT APPLICATION	04/08/2023

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SCALE BAR: 1:200 2m 4m 6m 8m 10m; 1:100 1m 2m 3m 4m 5m

DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

date (first issue)	04/08/2023
scale	NTS@ A1
project number	2021 - 13
drawing number	**DA8001**
issue	A
drawn	IM/GR checked AG/JA

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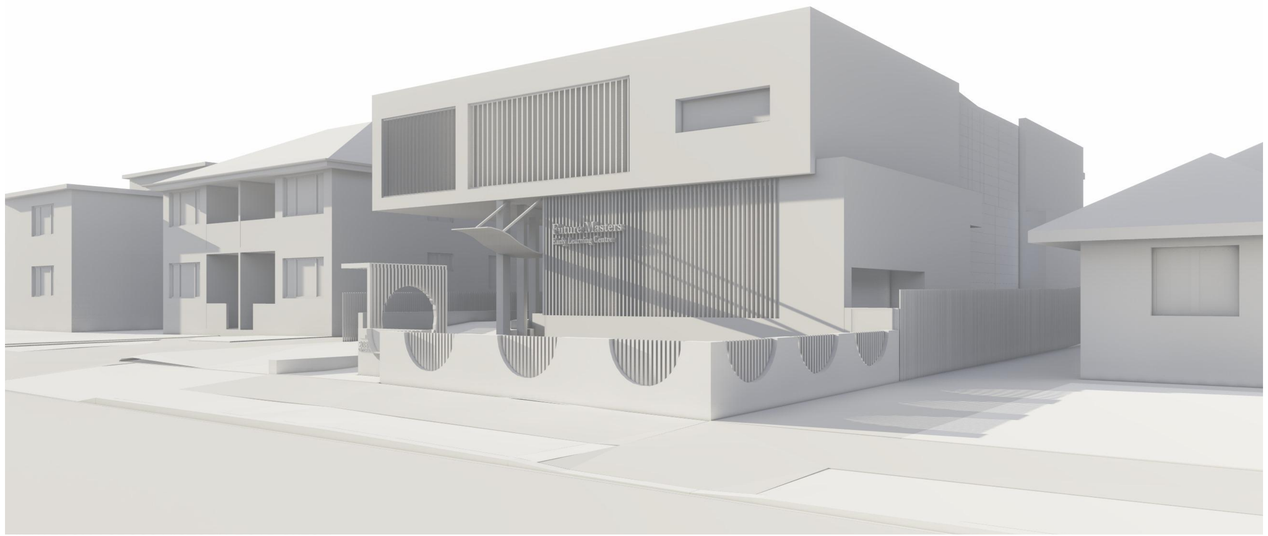
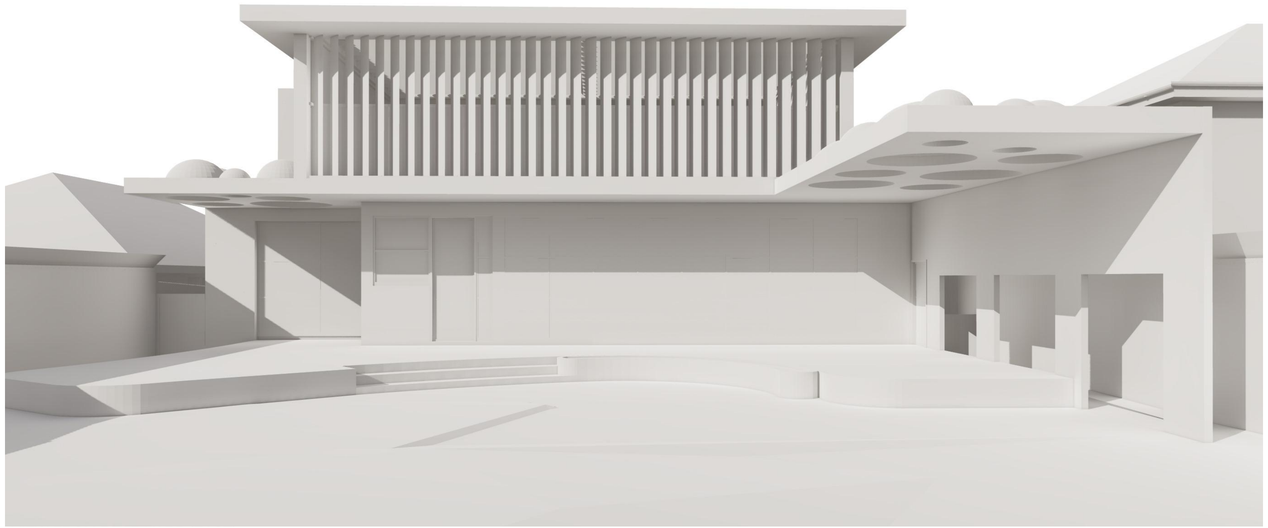


VIEW FROM ACROSS VICTORIA ROAD (WEST)



VIEW FROM REAR YARD (EAST)

VIEW FROM VICTORIA ROAD (NORTH-WEST)

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(LOT 48 IN DP 7136)

drawing
PERSPECTIVE VIEWS

client
FUTURE MASTERS

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BWK	BRICK WALL	ENS	ENSUITE	GLV	GLASS LOUVRES	NGL	NATURAL GROUND LINE	R	WARDROBE	TOW	TOP OF WALL
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CF	COLORBOND FENCE	FB	FACE BRICK	HOB	MAXIMUM HEIGHT OF BUILDING	OSD	ON SITE STORMWATER DETENTION SYSTEM	RC	REINFORCED CONCRETE TO STRUCTURAL		
CL	CLOTHES LINE	FB	FACE BRICK	HWS	HOT WATER SYSTEM	PD	POST TO ENGINEERS DETAILS		ENGINEERS DRAWINGS & DETAILS		
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wall legend

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SCALE BAR 1:200 (2m, 4m, 6m, 10m) 1:100 (1m, 2m, 3m, 5m)

DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

date (first issue)	04/08/2023
scale	NTS@ A1
project number	2021 - 13
drawing number	**DA8002**
issue	A
drawn	IM/GR
checked	AG/JA