

CHILD CARE CENTRE

DA SUBMISSION

46A TOWNSEND STREET, CONDELL PARK NSW 2200

PROJECT NO. 23536

Canterbury-Bankstown City Council LEP & DCP
Compliance Table

Land Zoning: R2 - Low Density Residential

Site Area: 665 m²

No.	DRAWING NAME
DA_000.	COVER SHEET
DA_100.	SITE PLAN & ANALYSIS
DA_101.	DEMOLITION PLAN
DA_102.	SEDIMENT CONTROL PLAN
DA_103.	SUBDIVISION PLAN
DA_200.	BASEMENT PLAN
DA_201.	GROUND FLOOR PLAN
DA_202.	FIRST FLOOR PLAN
DA_203.	ROOF FLOOR PLAN
DA_300.	ELEVATIONS
DA_301.	ELEVATIONS
DA_302.	STREETSCAPE
DA_400.	SECTION
DA_500.	CALCULATIONS - GFA
DA_501.	CALCULATIONS - LANDSCAPE
DA_600.	SHADOWS - PLAN
DA_700.	FINISHES SCHEDULE
DA_701.	3D VISUAL
DA_800.	NOTIFICATION PLAN
DA_900.	LANDSCAPE PLAN

	REQUIREMENTS	PROVIDED	COMPLIANCE
FSR (m²):	332.5 m² Permissible (0.5:1)	Ground Floor - 192 m² First Floor - 125 m² Total - 317 m²	Compliant
Front Setback:	5.5m (or Average Neighbouring)	5.5m	Compliant
Front Setback (Secondary):	3m	3m	Compliant
Side Setback:	1.5m	1.5m	Compliant
Maximum Building Height:	7m Wall Height (Based on LEP wall Height 8.5m)	7 m	Compliant
Outdoor Play Area:	7m² Per Child required. Requires 343m² of outdoor play area.	358 m²	Compliant
Staff Required:	0-2 years,requires 1 Staff per 4 Children - 12 Children 2-3 years, requires 1 Staff per 5 Children - 15 Children 3 + years, requires 1 Staff per 11 Children - 22 Children	Total 49 Children Capacity. 0-2 years - 3 Staff 2-3 years - 3 Staff 3 + years - 2 Staff Total: 8 Staff Provided.	Compliant
Car Parking:	Minimum 1 car parking space per 2 Staff - 4 Required. Minumum 1 bike parking space per 4 staff - 2 Required.	9 car parking spaces. 3 bike parking spaces.	Compliant



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BUILDING DESIGNER

NOTE

ISSUE DATE PURPOSE OF ISSUE

PROJECT
46A TOWNSEND STREET,
CONDELL PARK NSW 2200

CLIENT
-

STATUS
PRELIMINARY

STAGE
DA

DRAWING NO.
DA-000

SCALE
1 : 50

DATE
05 FEBRUARY 2024

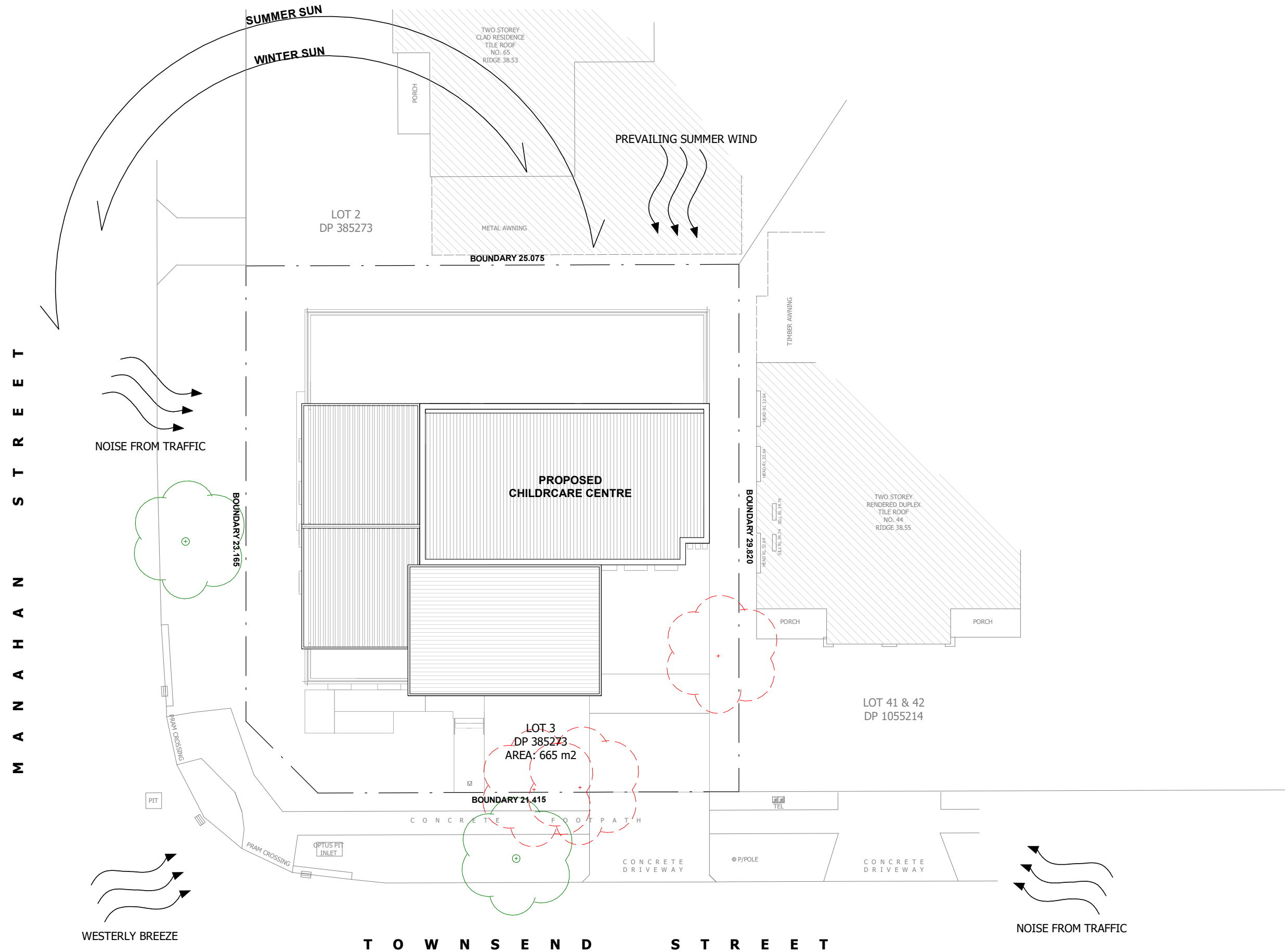
ISSUE
A

JOB NO.
23536

DRAWING TITLE
Cover Sheet

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EB

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RZ



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ISSUE

DATE

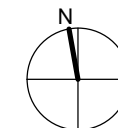
PURPOSE OF ISSUE

PROJECT
46A TOWNSEND STREET,
CONDELL PARK NSW 2200

CLIENT
-

STATUS
PRELIMINARY

STAGE
DA



DRAWING NO.
DA-100

SCALE
1 : 200

DATE
05 FEBRUARY 2024

ISSUE
A

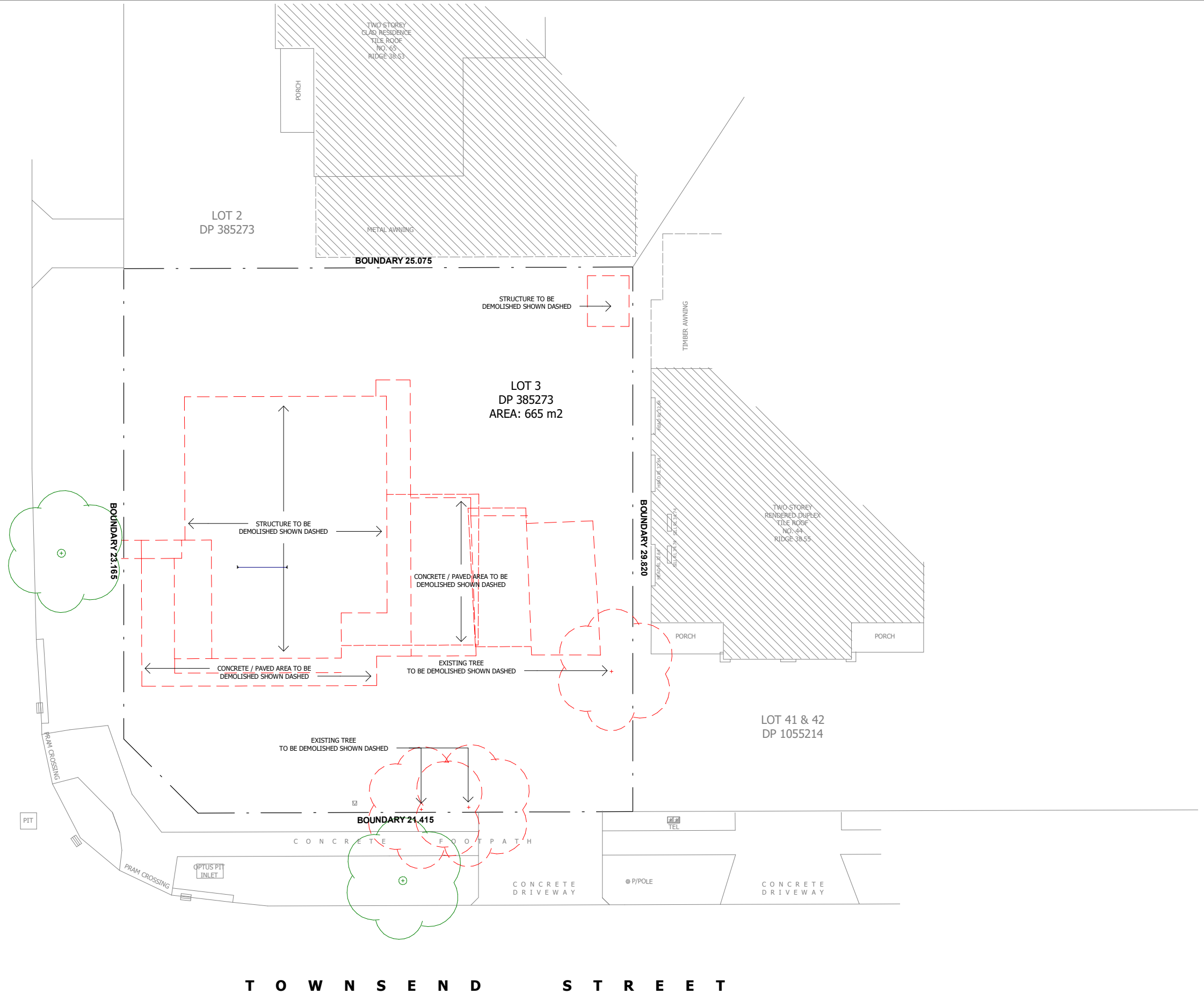
JOB NO.
23536

DRAWING TITLE
Site Plan & Analysis

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M A N A H A N S T R E E T



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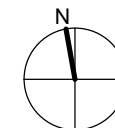
ISSUE DATE PURPOSE OF ISSUE

PROJECT
46A TOWNSEND STREET,
CONDELL PARK NSW 2200

CLIENT
-

STATUS
PRELIMINARY

STAGE
DA



DRAWING NO.
DA-101

SCALE
1 : 200

DATE
05 FEBRUARY 2024

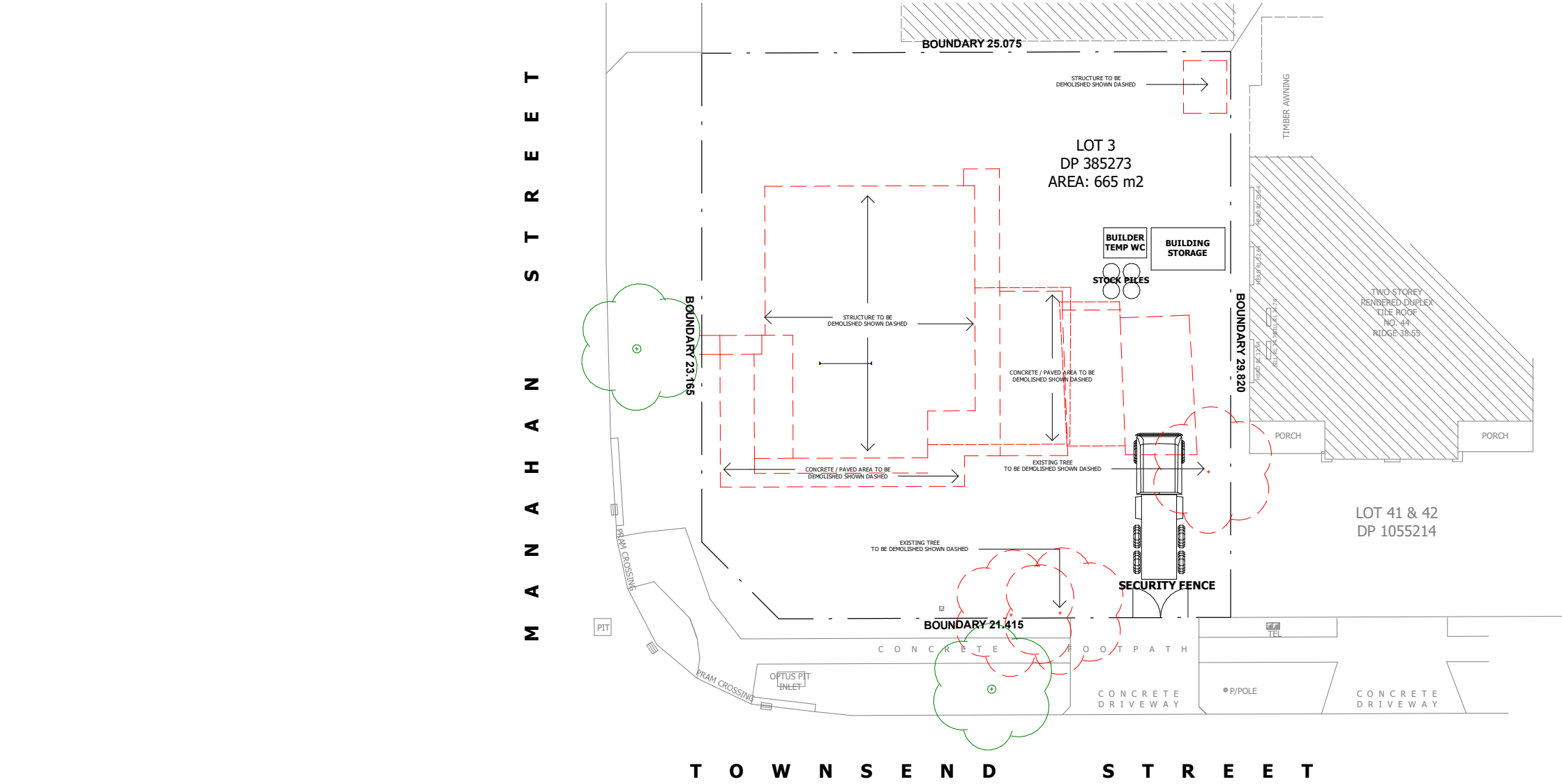
ISSUE
A

JOB NO.
23536

DRAWING TITLE
Demolition Plan

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EB

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SCALE 1:200

01. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER

02. MINIMISE DISTURBED AREAS

03. ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS.

04. DRAINAGE TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE.

05. ROADS AND FOOTPATHS TO BE SWEEPED DAILY AND KEPT CLEAN AT ALL TIMES

06. INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL INLET PITS LIKELY TO COLLECT SILT LADEN WATER, TO COUNCILS' REQUIREMENTS.

07. NOT WITHSTANDING DETAILS SHOWN, IT IS THE SITE MANAGERS SOLE RESPONSIBILITY TO ENSURE THAT ALL SITE ACTIVITIES COMPLY WITH THE REQUIREMENTS OF THE CLEAN WATERS ACT.

08. ALL BARE SOIL AREAS ARE TO BE PROTECTED FROM EROSION BY TEMPORARY MEASURES AND RE-VEGETATED

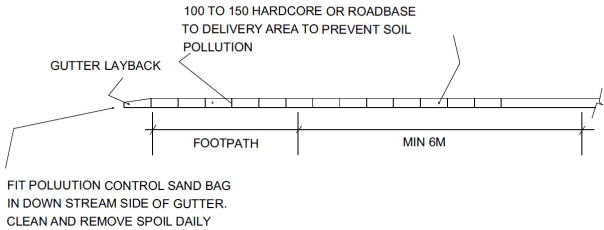
09. THE DOWNHILL BOUNDARY OF THE SITE IS TO BE PROTECTED BY HAY BALES OR A FILTER FABRIC FENCE DURING CONSTRUCTION AS SHOWN IN THE ATTACHED DETAILS.

10. THE STREET DRAINAGE PIT LOCATED DOWNHILL OF THE SITE SHALL BE PROTECTED FROM SEDIMENT WITH HAY BALES.

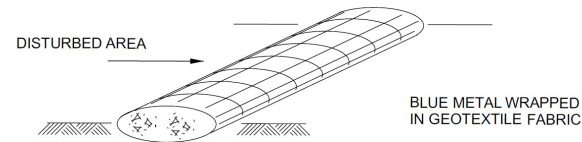
11. A SINGLE CONSTRUCTION ENTRANCE SHALL BE ESTABLISHED IN THE MANNER SHOWN IN THE ATTACHED DETAILS.

12. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ARCHITECTURAL AND STRUCTURAL ENGINEERING DOCUMENTS. ANY DISCREPANCIES SHALL BE REPORTED BY THE BUILDER TO THE ARCHITECT PRIOR TO COMMENCEMENT OF THE ITEM.

13. IF IN DOUBT, ASK THE SUPERINTENDENT WHO SHALL CONSULT THE DESIGNER.

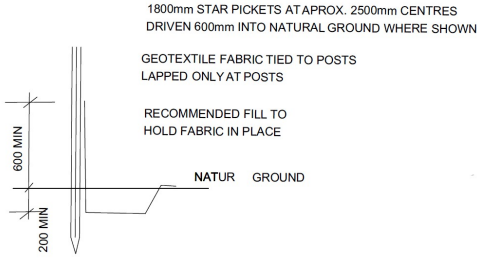


SECTION THRU UNLOADING DRIVEWAY

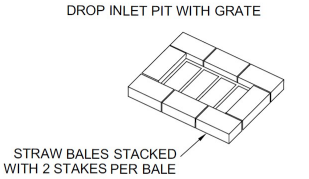


SEDIMENT BARRIER

N.T.S.



SECTION THRU TYPICAL SEDIMENT CONTROL FENCING



STRAW BALE DROP INLET SEDIMENT TRAP

N.T.S.

NOTE

ISSUE DATE PURPOSE OF ISSUE

PROJECT
**46A TOWNSEND STREET,
CONDELL PARK NSW 2200**

CLIENT
-

STATUS
PRELIMINARY

STAGE
DA

DRAWING NO.
DA-102

SCALE
1 : 250

DATE
05 FEBRUARY 2024

ISSUE
A

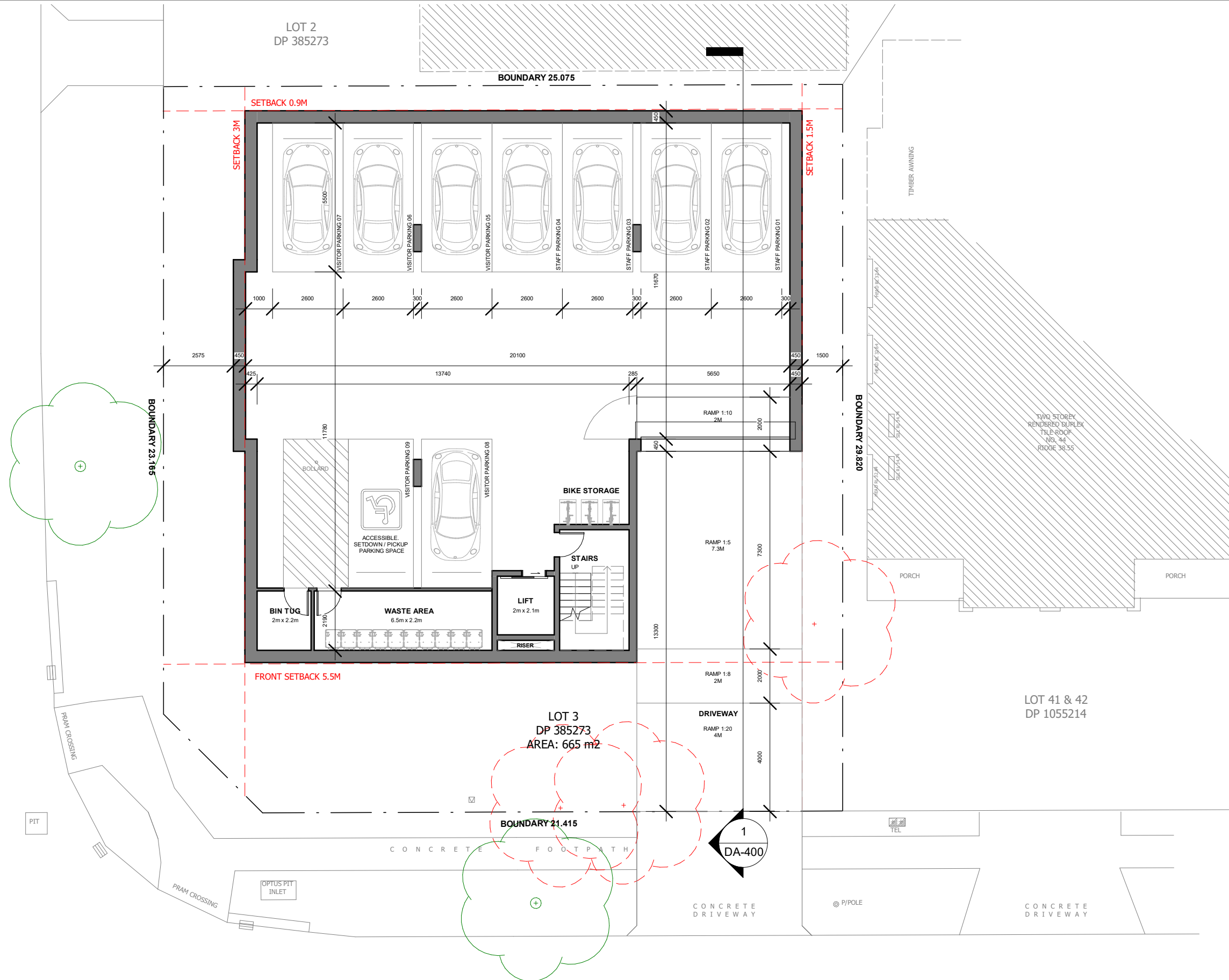
JOB NO.
23536

DRAWING TITLE
Sediment Control Plan

DRAWN BY
EB

CHECKED BY
RZ

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T O W N S E N D S T R E E T



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NOTE

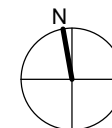
ISSUE DATE PURPOSE OF ISSUE

PROJECT
46A TOWNSEND STREET,
CONDELL PARK NSW 2200

CLIENT
-

STATUS
PRELIMINARY

STAGE
DA



DRAWING NO.
DA-200

SCALE
1 : 150

DATE
05 FEBRUARY 2024

ISSUE
A

JOB NO.
23536

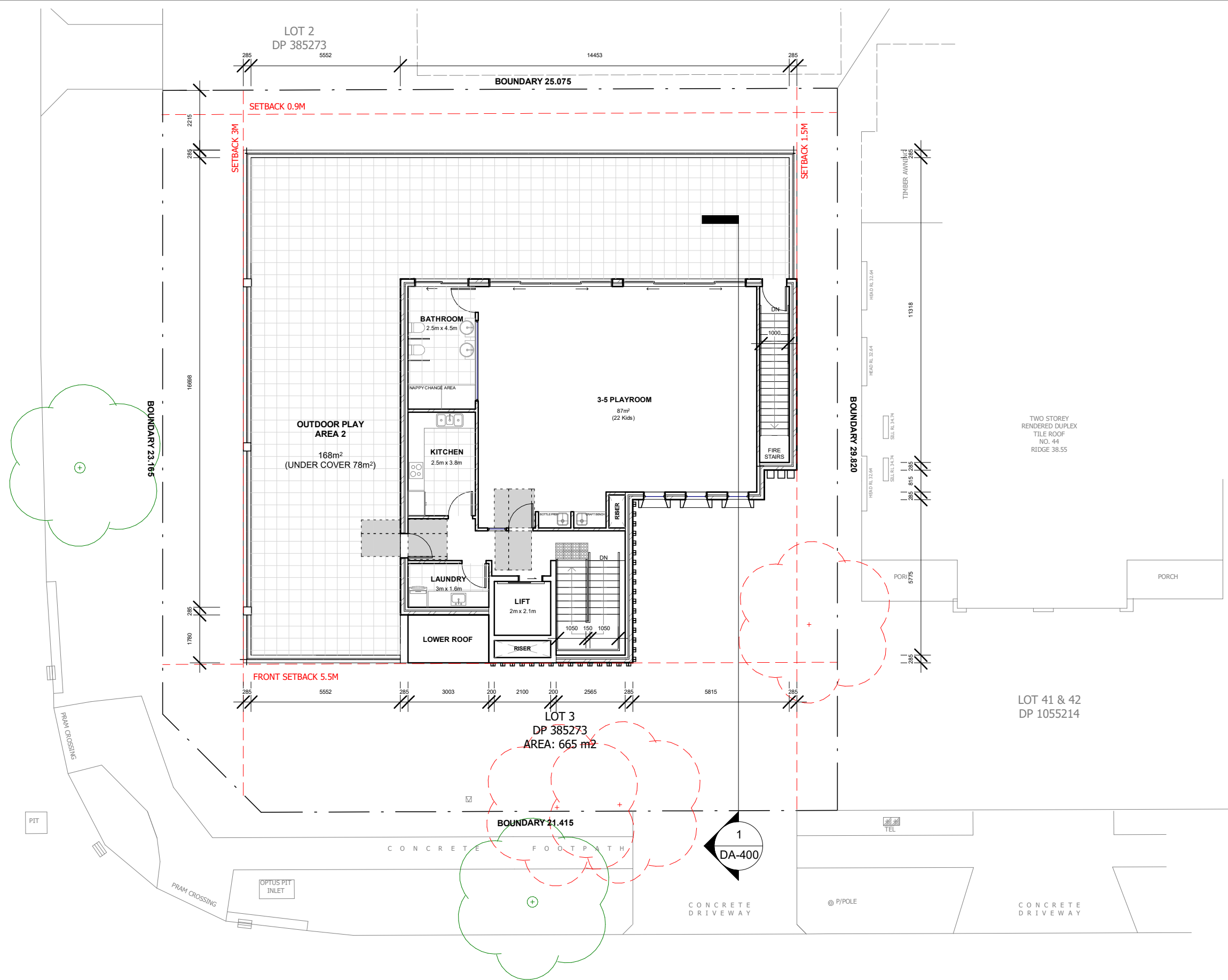
DRAWING TITLE
Basement Plan

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EB

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T O W N S E N D S T R E E T



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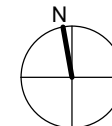
ISSUE DATE PURPOSE OF ISSUE

PROJECT
46A TOWNSEND STREET,
CONDELL PARK NSW 2200

CLIENT
-

STATUS
PRELIMINARY

STAGE
DA



DRAWING NO.
DA-202

SCALE
1 : 150

DATE
05 FEBRUARY 2024

ISSUE
A

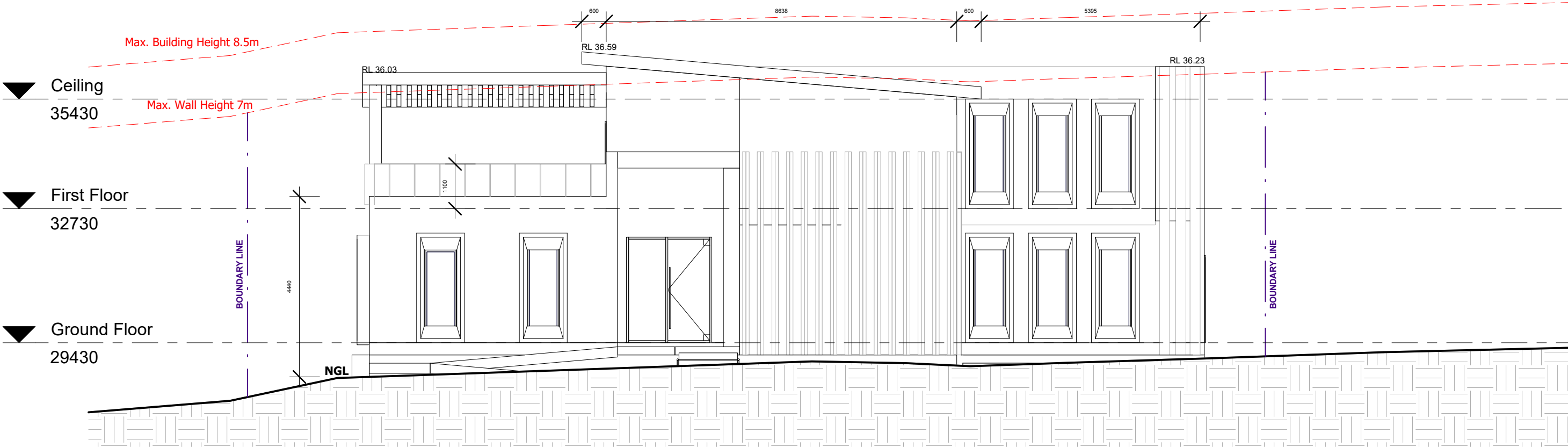
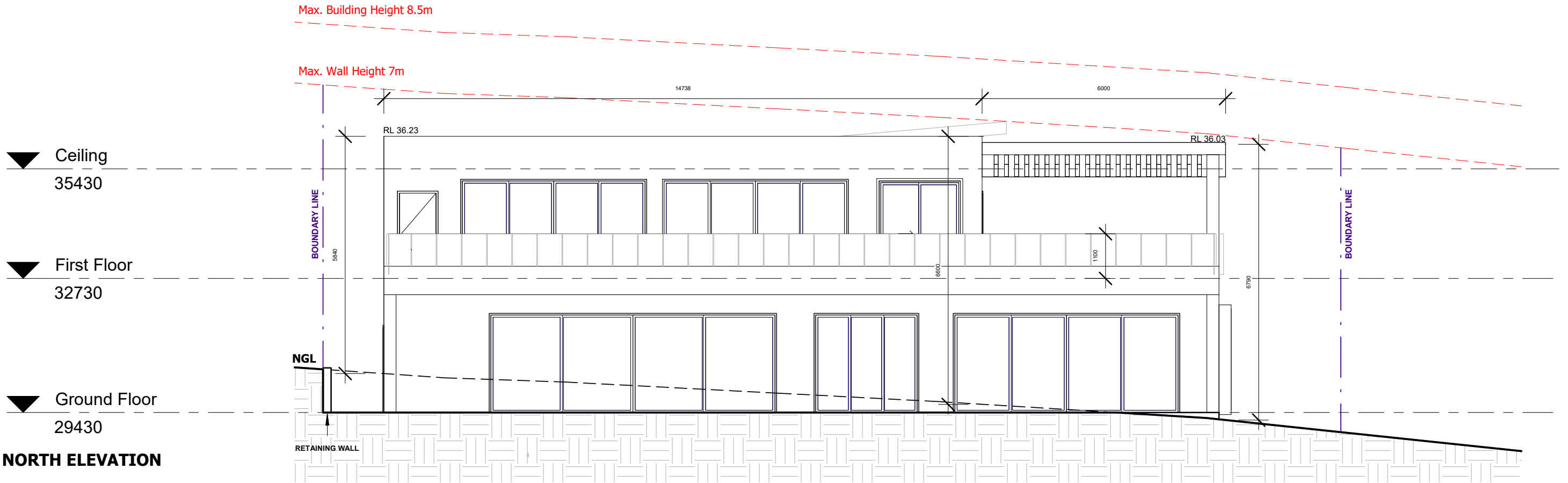
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DRAWING TITLE
First Floor Plan

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SOUTH ELEVATION



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PURPOSE OF ISSUE

PROJECT
46A TOWNSEND STREET,
CONDELL PARK NSW 2200

CLIENT
-

STATUS
PRELIMINARY

STAGE
DA

DRAWING NO.
DA-300

SCALE
1 : 100

DATE
05 FEBRUARY 2024

ISSUE
A

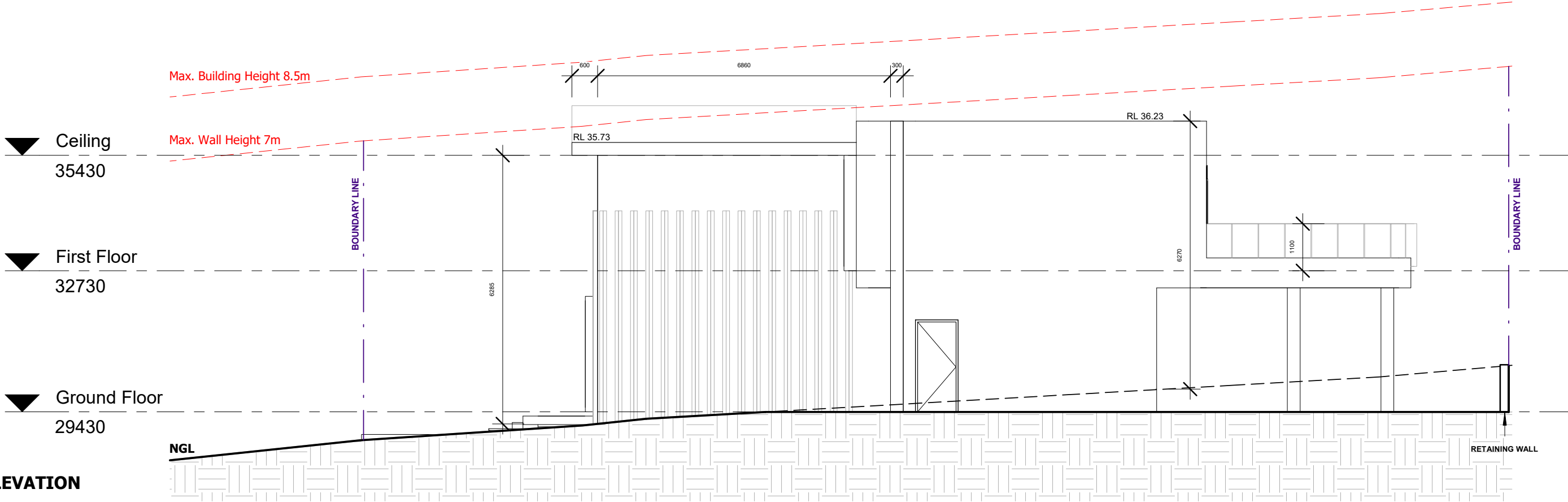
JOB NO.
23536

DRAWING TITLE
Elevations

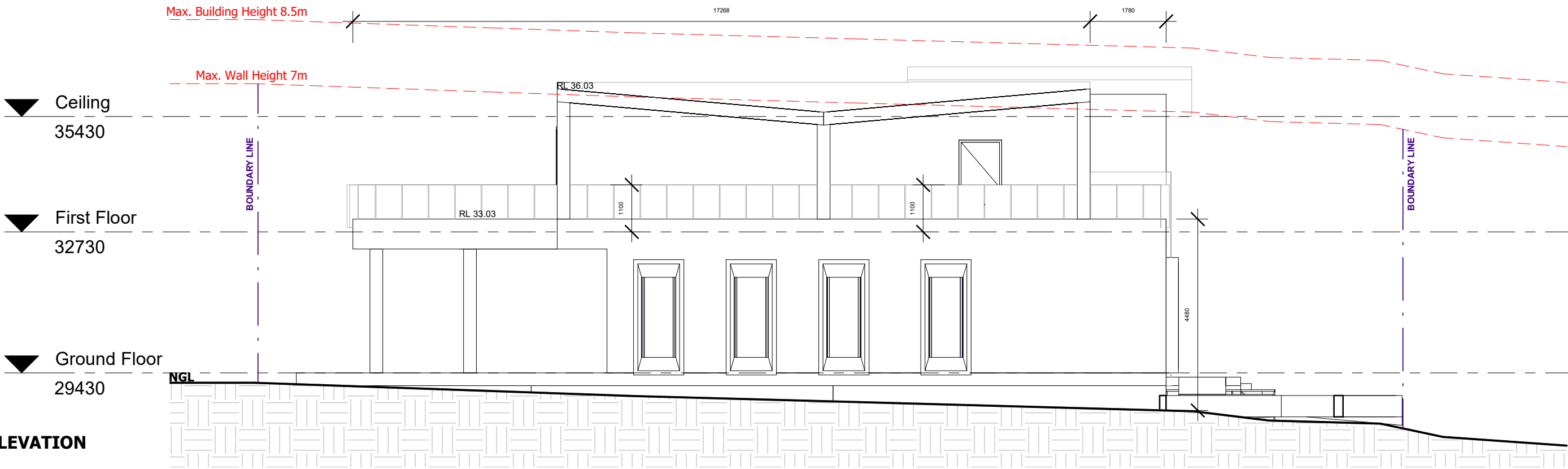
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EAST ELEVATION



WEST ELEVATION





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PROJECT
46A TOWNSEND STREET,
CONDELL PARK NSW 2200

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-

STATUS
PRELIMINARY

STAGE
DA

DRAWING NO.
DA-301

SCALE
1 : 100

DATE
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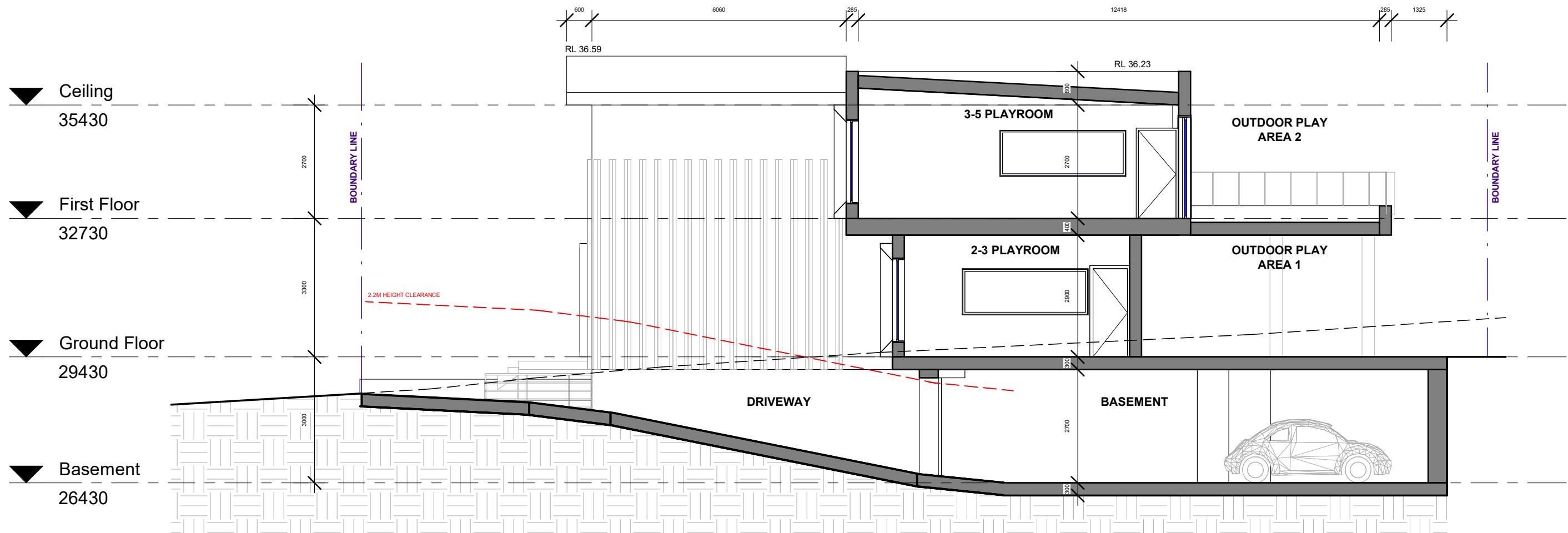
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DRAWING TITLE
Elevations

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ISSUE

DATE

PURPOSE OF ISSUE

PROJECT
46A TOWNSEND STREET,
CONDELL PARK NSW 2200

CLIENT
-

STATUS
PRELIMINARY

STAGE
DA

DRAWING NO.
DA-400

SCALE
1 : 100

DATE
05 FEBRUARY 2024

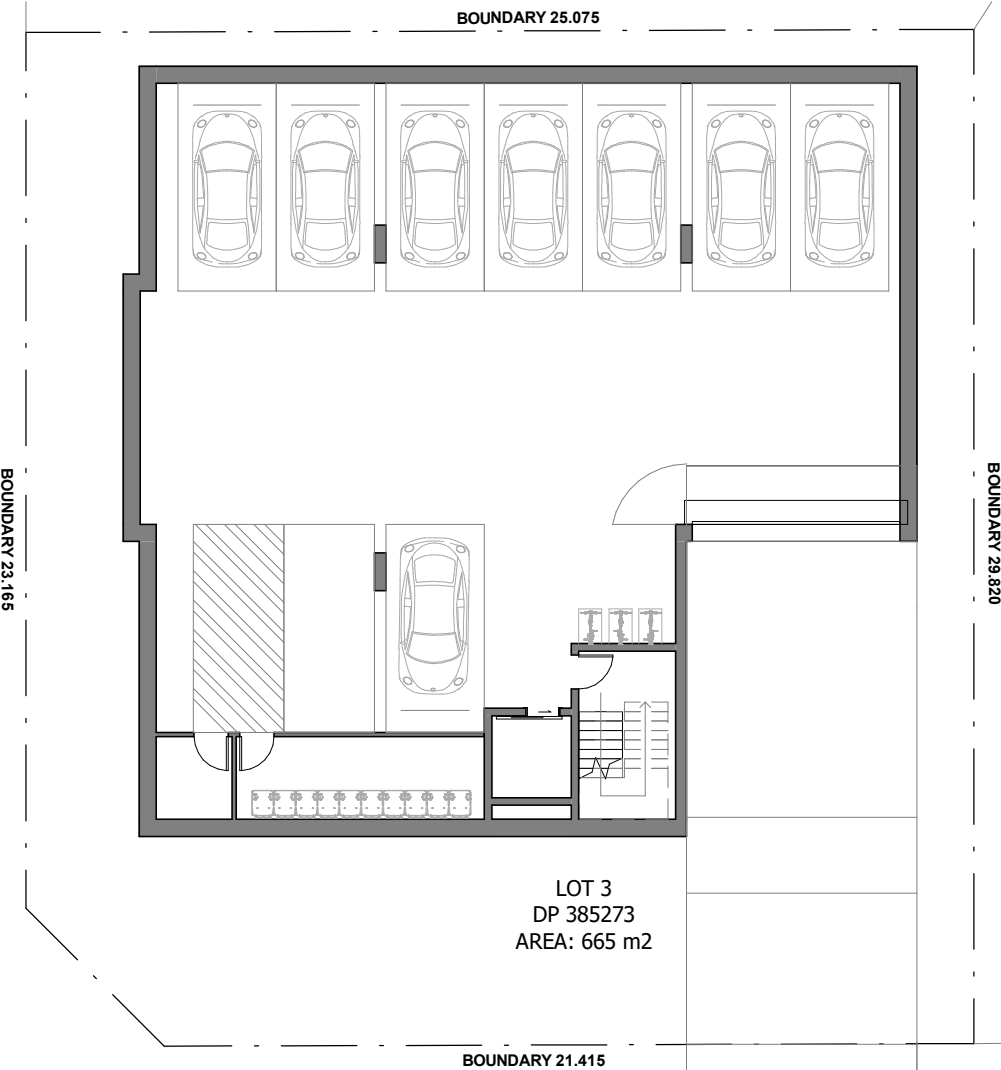
ISSUE
A

JOB NO.
23536

DRAWING TITLE
Section

DRAWN BY
EB

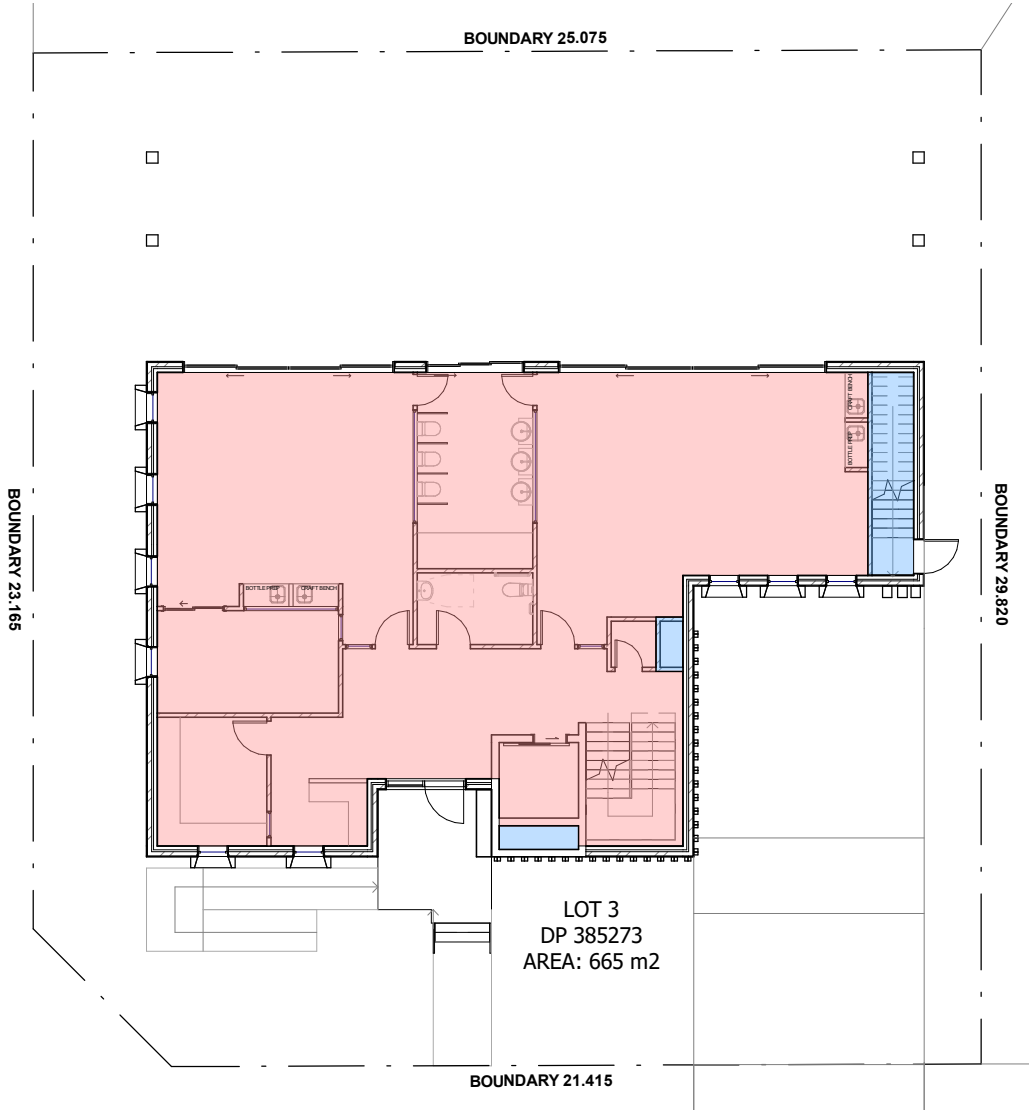
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RZ



LOT 3
DP 385273
AREA: 665 m2

GFA CALCULATIONS - BASEMENT
(NOT INCLUDED IN GFA CALCULATIONS)

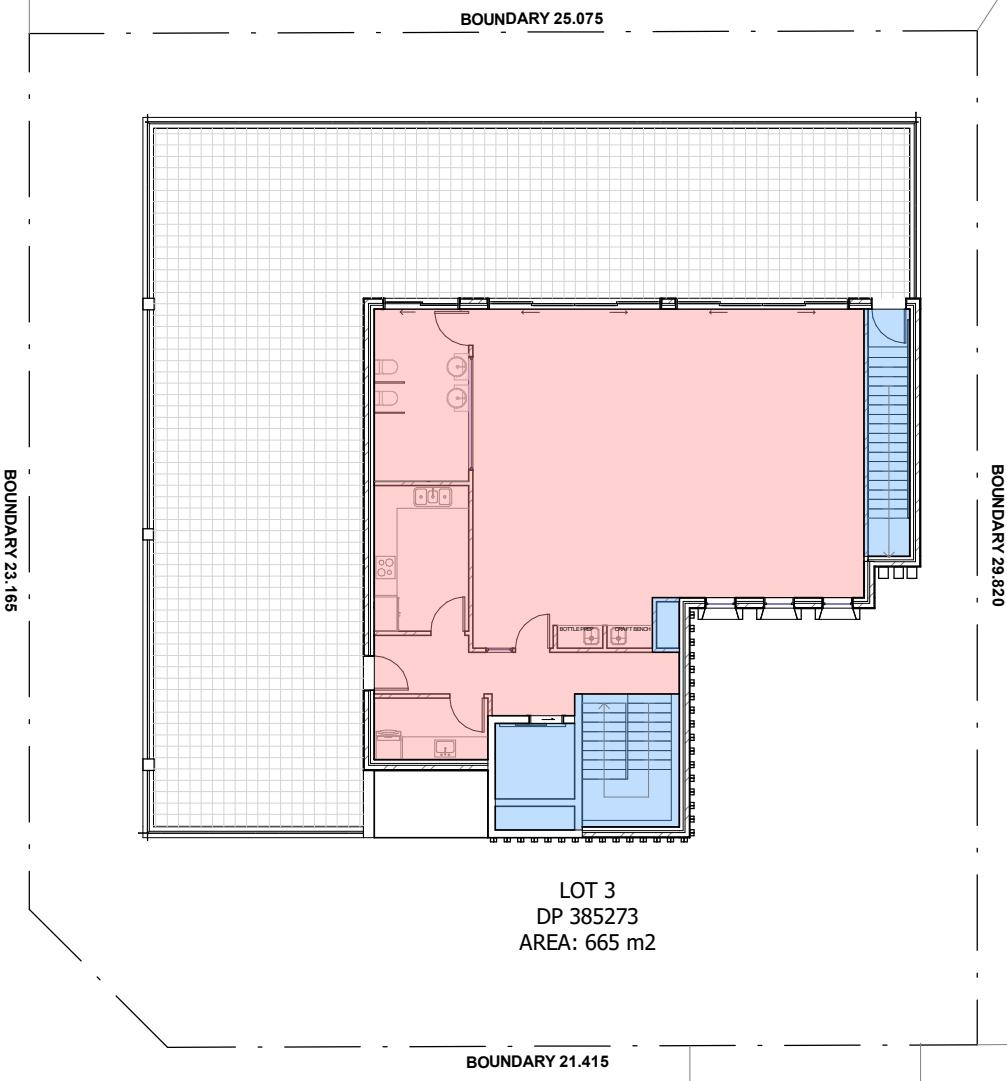
Basment	
	GFA: 330 m ²
	VOID: 18 m ²
Total Area: Area: 330 m ²	



LOT 3
DP 385273
AREA: 665 m2

GFA CALCULATIONS - GROUND FLOOR

Ground Floor	
	GFA: 192 m ²
	VOID: 10 m ²
Total Area: Area: 192 m ²	



LOT 3
DP 385273
AREA: 665 m2

GFA CALCULATIONS - FIRST FLOOR

First Floor	
	GFA: 125 m ²
	VOID: 24 m ²
Total Area: Area: 125 m ²	



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NOTE

ISSUE DATE PURPOSE OF ISSUE

PROJECT
**46A TOWNSEND STREET,
CONDELL PARK NSW 2200**

CLIENT
-

STATUS
PRELIMINARY

STAGE
DA

DRAWING NO.
DA-500

SCALE
As indicated

DATE
05 FEBRUARY 2024

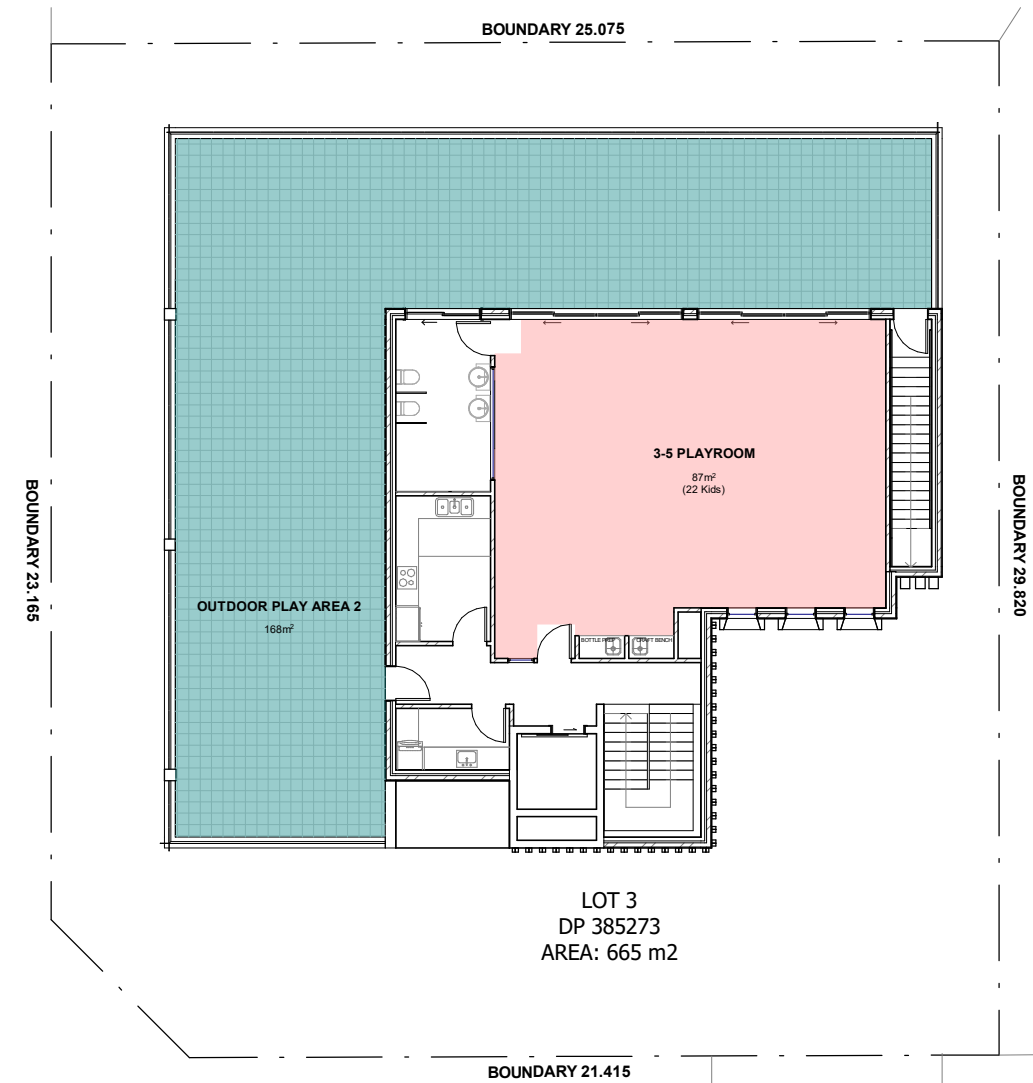
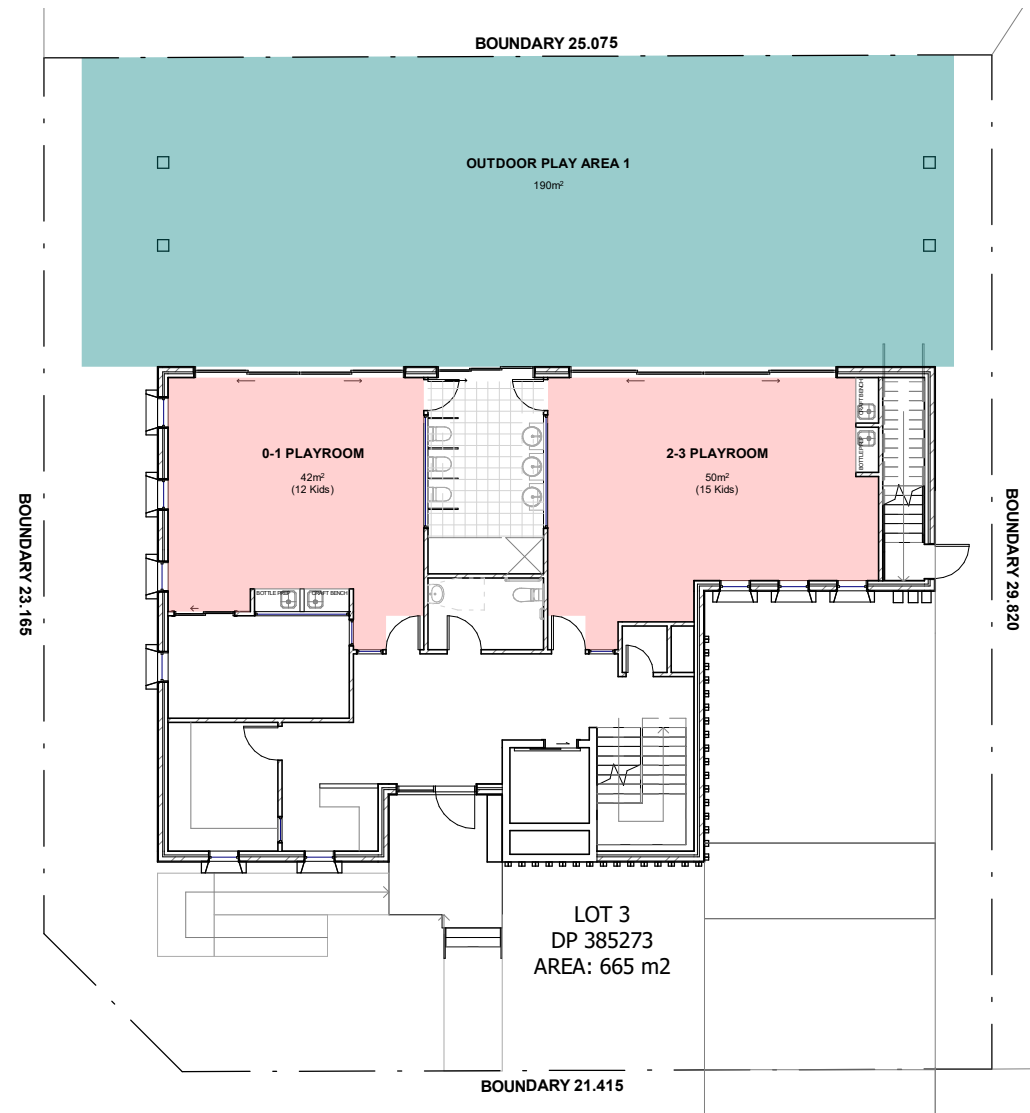
ISSUE
A

JOB NO.
23536

DRAWING TITLE
Calculations - GFA

DRAWN BY
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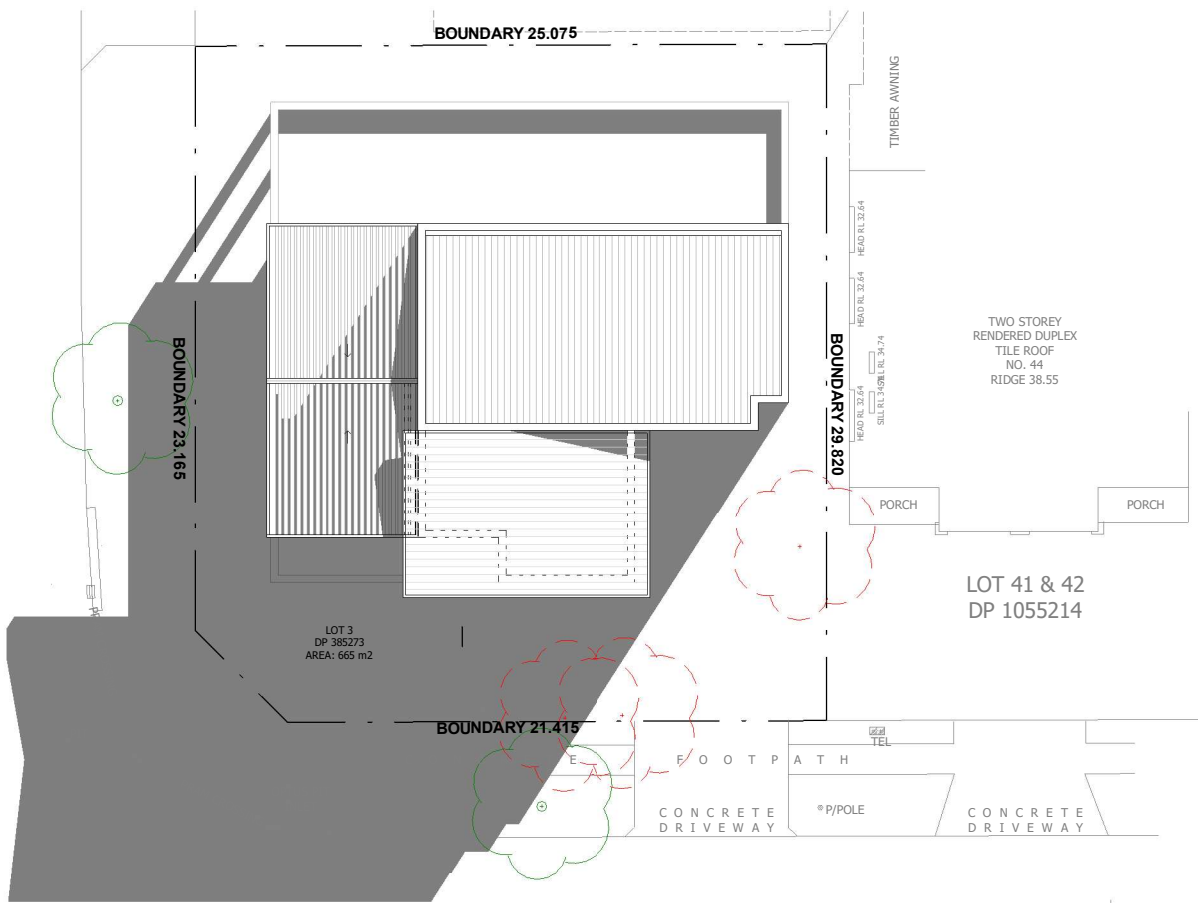
AREA REQUIREMENTS FOR INDOOR & OUTDOOR AREA

OUTDOOR AREA: Requires: 7m² per child
Total Children: 49

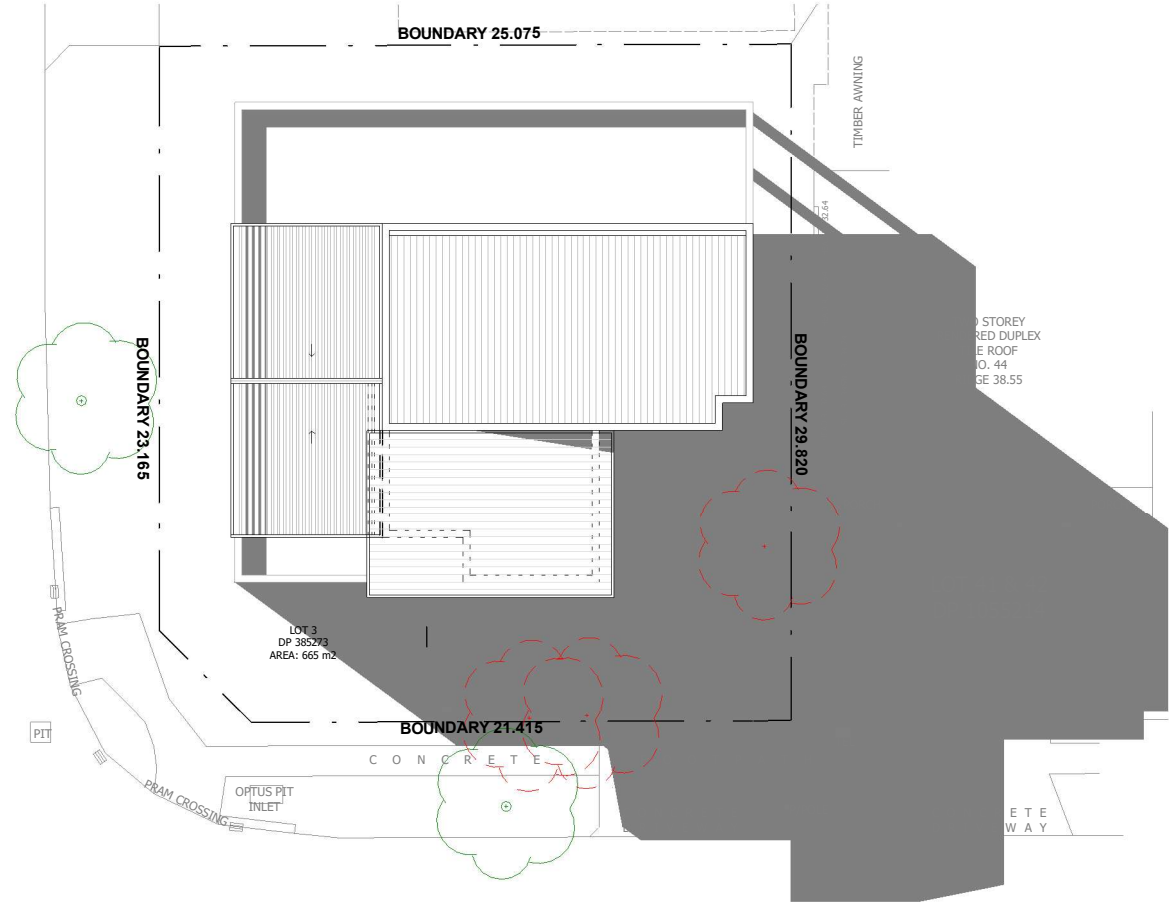
INDOOR AREA: Requires: 3.25m² per child
Total Children: 49

Required Area:	Provided Area:
343 m ²	345 m ²
Total Area: Area: 345 m ²	

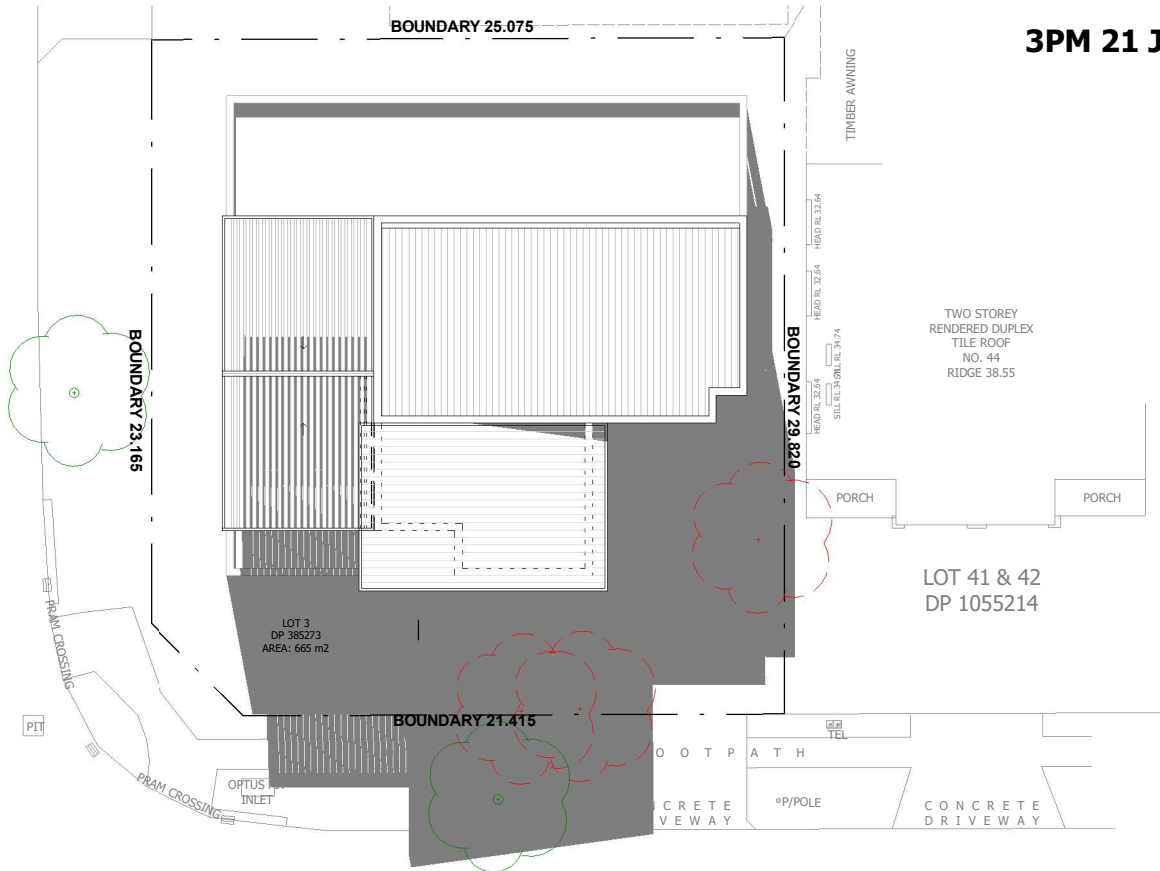
Required Area:	Provided Area:
159.25 m ²	197 m ²
Total Area: Area: 197 m ²	



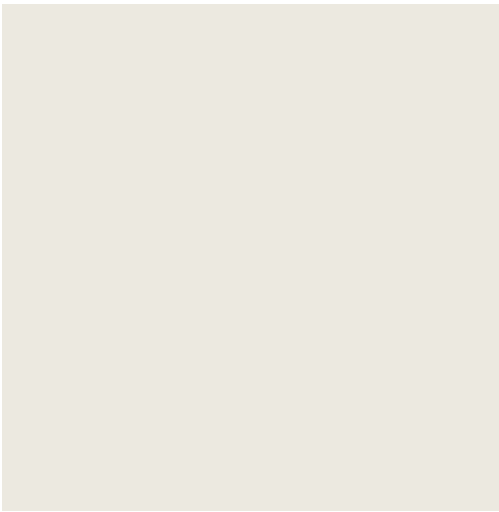
9AM 21 JUNE - SHADOWS



3PM 21 JUNE - SHADOWS



12PM 21 JUNE - SHADOWS



R1 WHISPER WHITE DULUX, OR SIMILAR



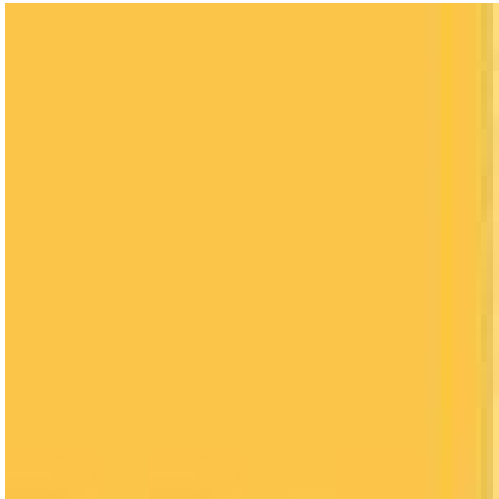
R2 MONUMENT DULUX, OR SIMILAR



COLORBOND - SHALE GREY OR SIMILAR - ROOF SHEET & FASCIA



R3 DULUX RED, OR SIMILAR



R4 DULUX YELLOW, OR SIMILAR



R5 DULUX GREEN, OR SIMILAR



R6 DULUX BLUE, OR SIMILAR

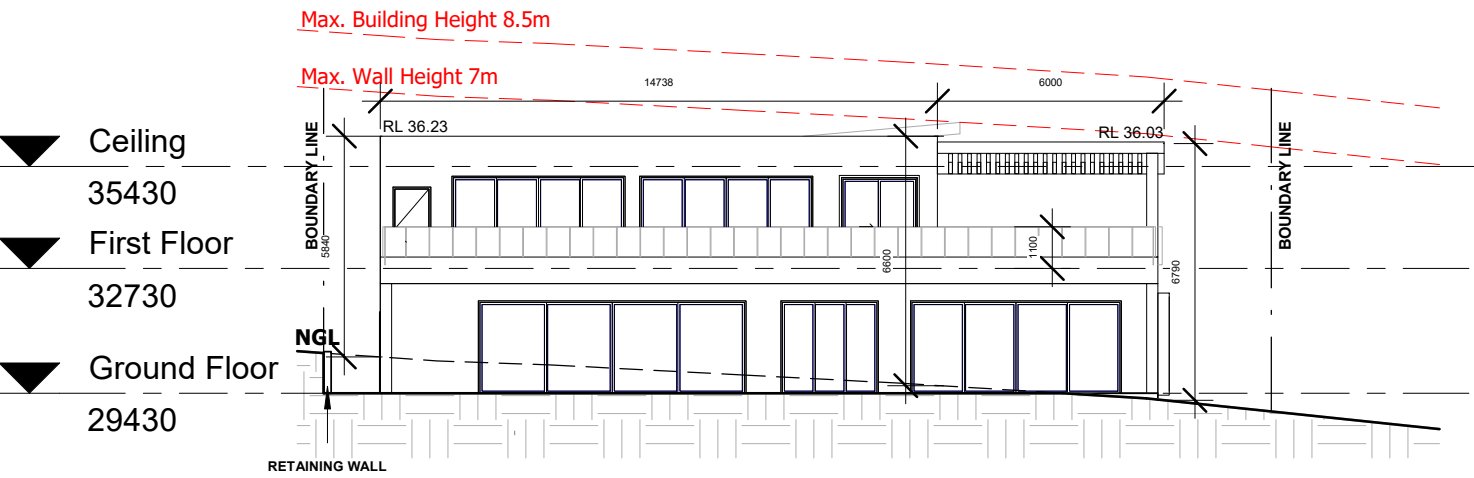


FB PGH BRICKS - ALTITUDE COLLECTION, OLYMPUS, OR SIMILAR



T ALUMINIUM - TIMBER LOOK CLADDING & BATTENS

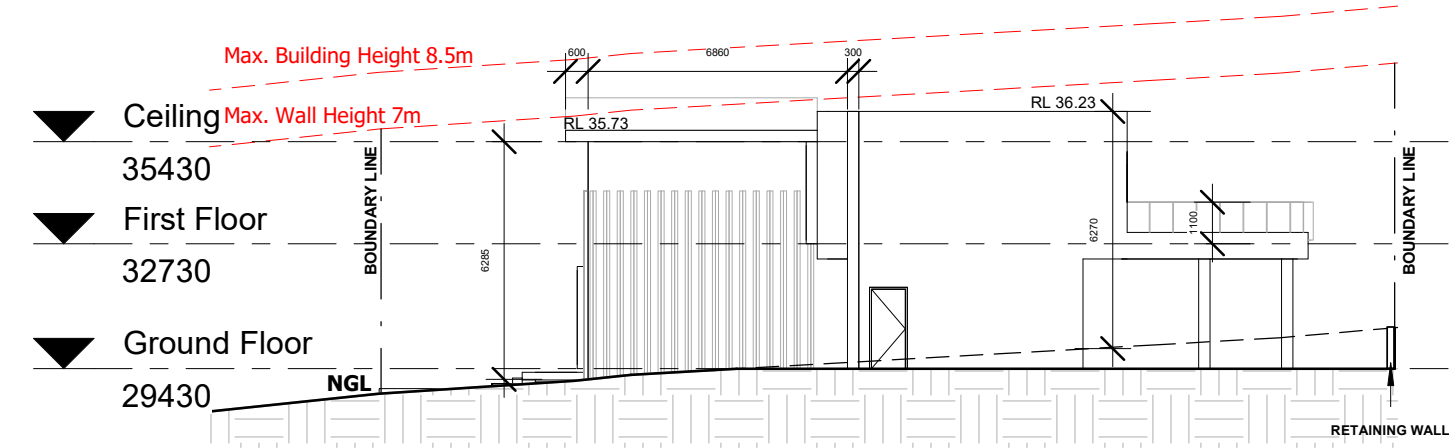
 309A Forest Rd, Hurstville NSW 2220 ph: +61 2 8098 7886 fx: +61 2 8098 7886 e: admin@zta.net.au ZT ARCHITECTS PTY LTD ABN 87 655 327 049 architecture / urban design / interior design	 ACCREDITED BUILDING DESIGNER	NOTE	ISSUE	DATE	PURPOSE OF ISSUE	PROJECT	STATUS	DRAWING NO.	ISSUE	DRAWN BY	
						46A TOWNSEND STREET, CONDELL PARK NSW 2200	PRELIMINARY	DA-700	A	EB	
						CLIENT	STAGE	SCALE	JOB NO.	CHECKED BY	
			-	DA			23536	RZ			
								DATE	DRAWING TITLE		
								05 FEBRUARY 2024	Finishes Schedule		



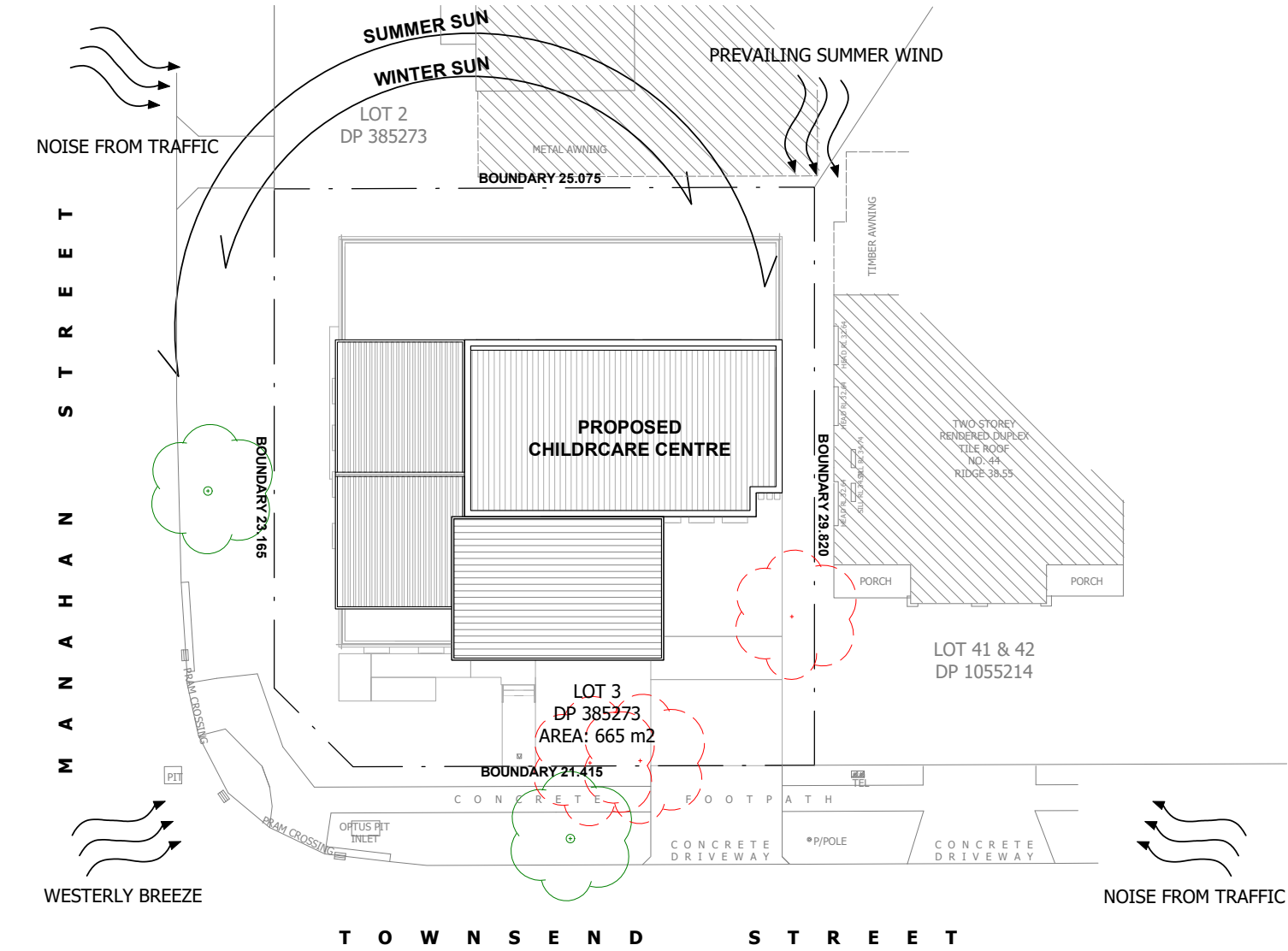
1:200
NORTH ELEVATION



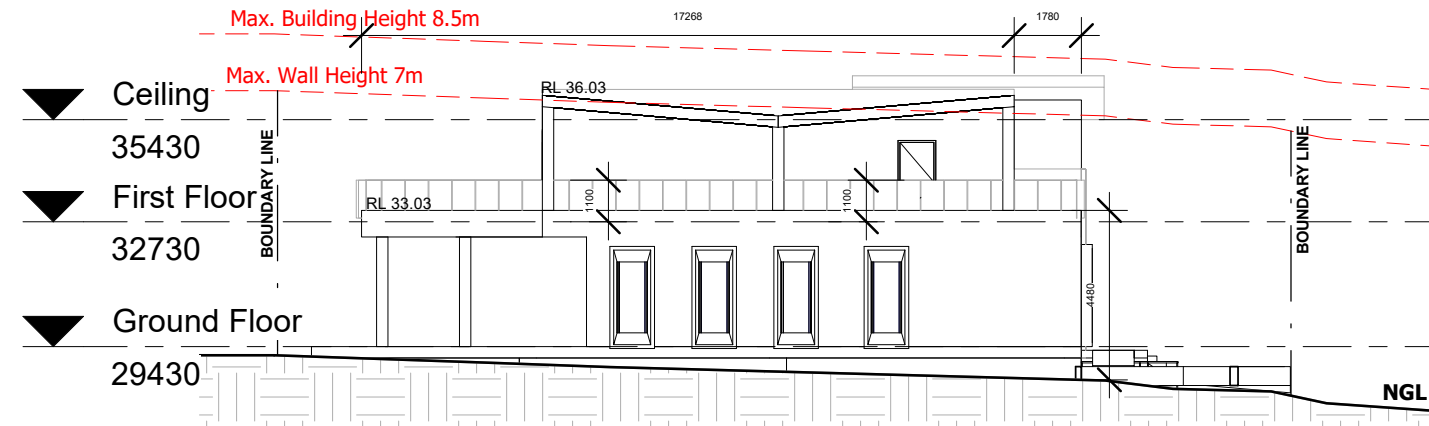
1:200
SOUTH ELEVATION



1:200
EAST ELEVATION



1:300
SITE PLAN



1:200
WEST ELEVATION



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NOTE

ISSUE

DATE

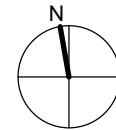
PURPOSE OF ISSUE

PROJECT
46A TOWNSEND STREET,
CONDELL PARK NSW 2200

CLIENT
-

STATUS
PRELIMINARY

STAGE
DA



DRAWING NO.
DA-800

SCALE
As indicated

DATE
05 FEBRUARY 2024

ISSUE
A

JOB NO.
23536

DRAWING TITLE
Notification Plan

DRAWN BY
EB

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