



SUBJECT SITE
NO.86 THE AVENUE, BANKSTOWN NSW
LOT 47, SEC A, DP 110163
SITE AREA: 1195 m²



DEVELOPMENT DATA

SITE ADDRESS	LOT 47, SEC. A, DP110163, 86 THE AVENUE, BANKSTOWN NSW 2200
SITE AREA	1195.1 m2 (BY TITLE)
ZONE	R2 LOW DENSITY RESIDENTIAL
TOTAL BUILDING AREA	379.0m2
GFA (MAX.478m2)	447.1m2
FSR	0.37:1

TOTAL NO. OF PLACEMENTS **68 CHILDREN**

CARPARKING

REQUIRED SPACES 68/4	17
PROVIDED SPACES	17

PARKING SCHEDULE

STAFF	8
VISITOR	8
VISITOR ACCESSIBLE	1
TOTAL CARPARKING SPACES	17

LOCATION PLAN

SCALE 1:2000 (A3)

Sheet List

Sheet Number	Sheet Name	Revision	Revision Date
DA 00	Notes	E	03.07.24
DA 01	Location Plan	E	03.07.24
DA 02	Site Analysis	E	03.07.24
DA 03	Site Plan	E	03.07.24
DA 04	Demolition, Erosion & Sediment Control Plan	E	03.07.24
DA 05	Key Plans	E	03.07.24
DA 06	Basement Part Plan A	E	03.07.24
DA 07	Basement Part Plan B	E	03.07.24
DA 08	Ground Floor Part Plan A	E	03.07.24
DA 09	Ground Floor Part Plan B	E	03.07.24
DA 10	First Floor Plan	E	03.07.24
DA 11	Roof Part Plan A	E	03.07.24
DA 12	Roof Part Plan B	E	03.07.24

Sheet List

Sheet Number	Sheet Name	Revision	Revision Date
DA 13	North Elevation Part A	E	03.07.24
DA 14	North Elevation Part B	E	03.07.24
DA 15	South Elevation Part A	E	03.07.24
DA 16	South Elevation Part B	E	03.07.24
DA 17	East & Streetscape Elevation	E	03.07.24
DA 18	West Elevation	E	03.07.24
DA 19	Section A	E	03.07.24
DA 20	Section A	E	03.07.24
DA 21	Section B	E	03.07.24
DA 22	Section B	E	03.07.24
DA 23	GFA Calculation Plan	E	03.07.24
DA 24	Playspace Area plan	E	03.07.24

Sheet List

Sheet Number	Sheet Name	Revision	Revision Date
DA 25	Basement Evacuation Plan	E	03.07.24
DA 26	Ground Floor Evacuation Plan	E	03.07.24
DA 27	First Floor Evacuation Plan	E	03.07.24
DA 28	Shadow Diagrams	E	03.07.24
DA 29	Shadow Diagrams	E	03.07.24
DA 30	Shadow Diagrams	E	03.07.24
DA 31	Shadow Diagrams	E	03.07.24
DA 32	Shadow Diagrams	E	03.07.24
DA 33	Shadow Diagrams	E	03.07.24
DA 34	Acoustic Fence Details	E	03.07.24
DA 35	Notification Plan	E	03.07.24

FOR DEVELOPMENT APPLICATION



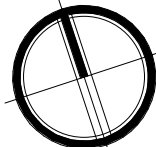
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E ISSUED TO COUNCIL FOR DEVELOPMENT APPLICATION

03.07.24

#186



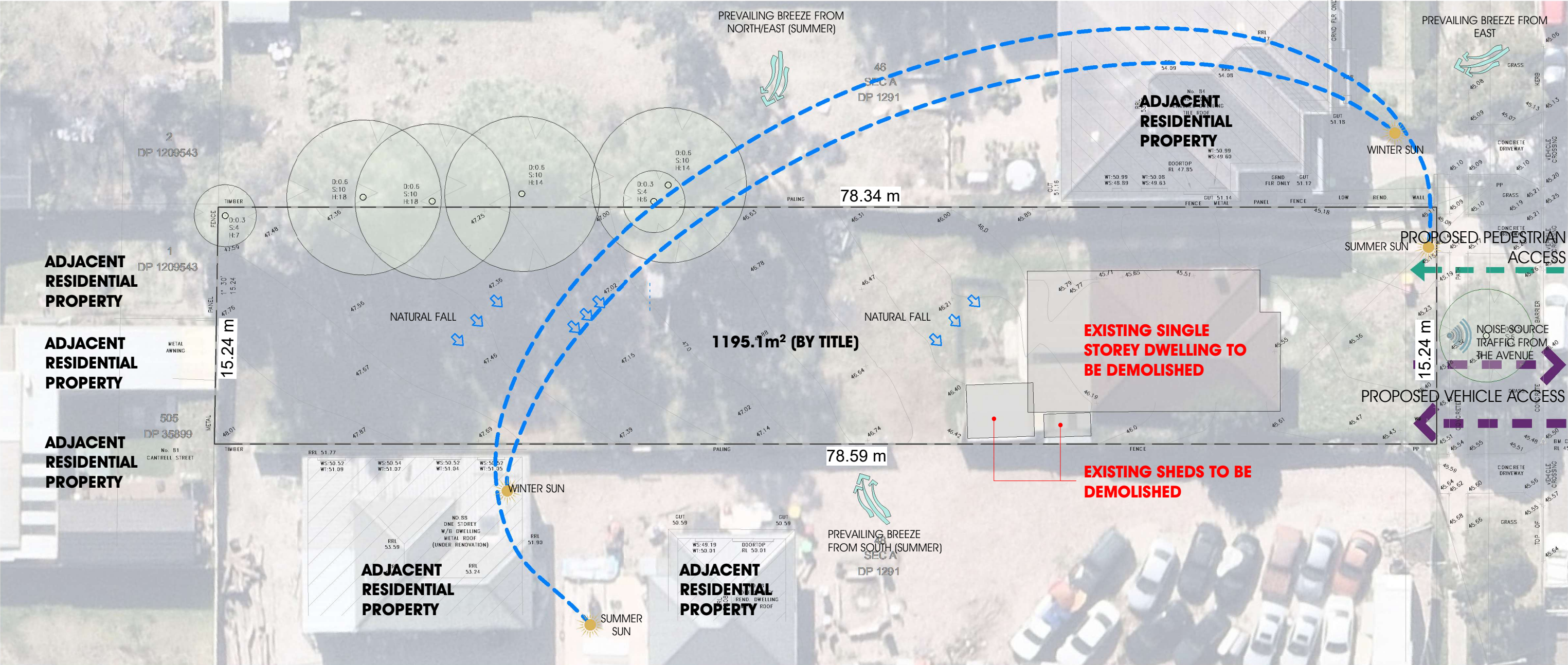
DA 01

ENTITY 8886

PROPOSED CHILDCARE CENTRE

0 1 2m

LOT 47, SEC. A, DP110163, 86 THE AVENUE, BANKSTOWN NSW 2200



SITE ANALYSIS PLAN

SCALE 1 : 250 (A3)

DEVELOPMENT DATA

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GFA (MAX.478m2)	447.1m2
FSR	0.37:1

TOTAL NO. OF PLACEMENTS68 CHILDREN

CARPARKING

REQUIRED SPACES 68/4	17
PROVIDED SPACES	17

GROSS FLOOR AREA

BASEMENT	
SHED	4.85 m²
LNDRY	10.40 m²
GROUND FLOOR	
GROUND FLOOR	280.58 m²
SHED	2.50 m²
WSA	8.45 m²
FIRST FLOOR	
FIRST FLOOR A	72.98 m²
FIRST FLOOR B	67.32 m²
TOTAL GFA	447.10 m²

EXTERNAL PLAYSPACE CALCS.

EXT. PLAY AREA 01	41m2
EXT. PLAY AREA 02	376m2
EXT. PLAY AREA 03	75m2

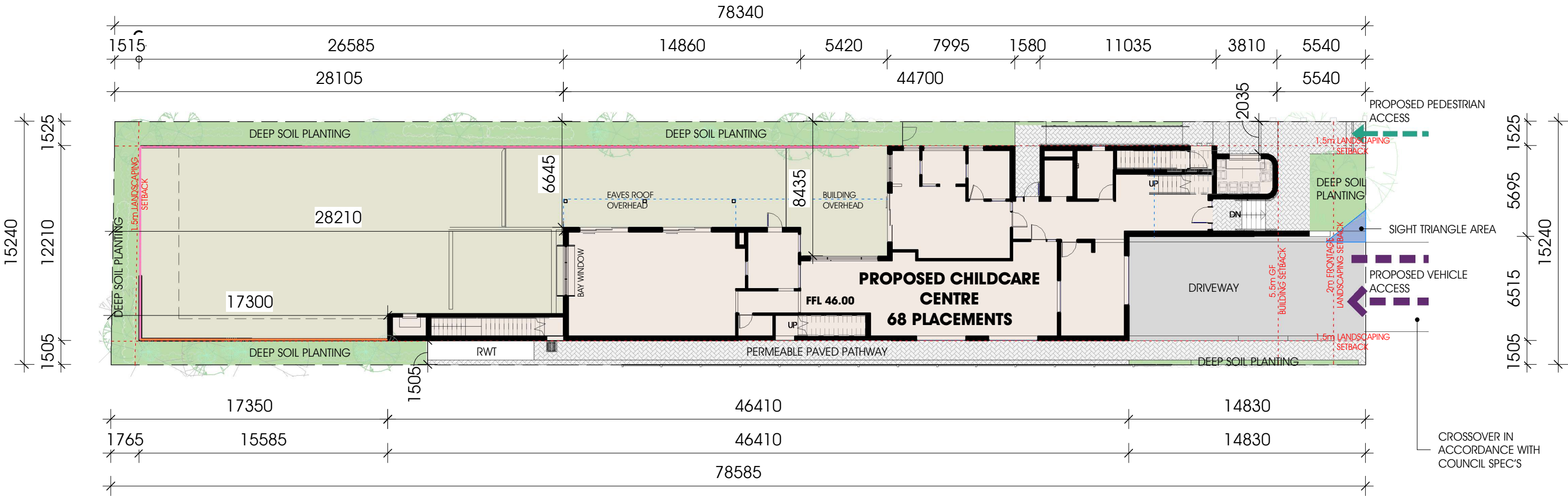
TOTAL492.0m2

INTERNAL PLAYSPACE AREA SCHEDULE

Name	Comments	Area Required	Area Provided	Staff Ratio	No. of Staff
PLAYROOM 01	8 - 0-2 YO	26	26.79 m²	1:4	2
PLAYROOM 02	20 - 3-6 YO	65	70.23 m²	1:10	2
PLAYROOM 03	20 - 3-6 YO	65	66.87 m²	1:10	2
PLAYROOM 04	20 - 2-3YO	65	53.33 m²	1:5	4
UNENCUMBERED INDOOR PLAYROOM 04			12.69 m²		
		221	229.92 m²		10

ACOUSTIC RECOMMENDATIONS

- 1.44m HIGH ACOUSTIC BARRIER
- 1.52m HIGH ACOUSTIC BARRIER - 1.0 VERTICAL BARRIER WITH 1.1m CANTILEVERED INWARDS AT 63° ANGLE
- 1.84m HIGH ACOUSTIC BARRIER - 1.0m VERTICAL BARRIER WITH 1.3m CANTILEVERED INWARDS AT 51° ANGLE



SITE PLAN

SCALE 1 : 250 (A3)

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ACCREDITED
BUILDING DESIGNER

ISSUED TO COUNCIL FOR DEVELOPMENT APPLICATION

03.07.24

AMENDMENTS:

PROJECT NO.:

#186

DA 03

FOR DEVELOPMENT APPLICATION

ENTITY 8886
PROPOSED CHILDCARE CENTRE

0 1 2m
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