

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

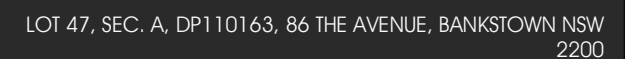
REQUIRED SPACES 68/4	17
PROVIDED SPACES	17

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

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

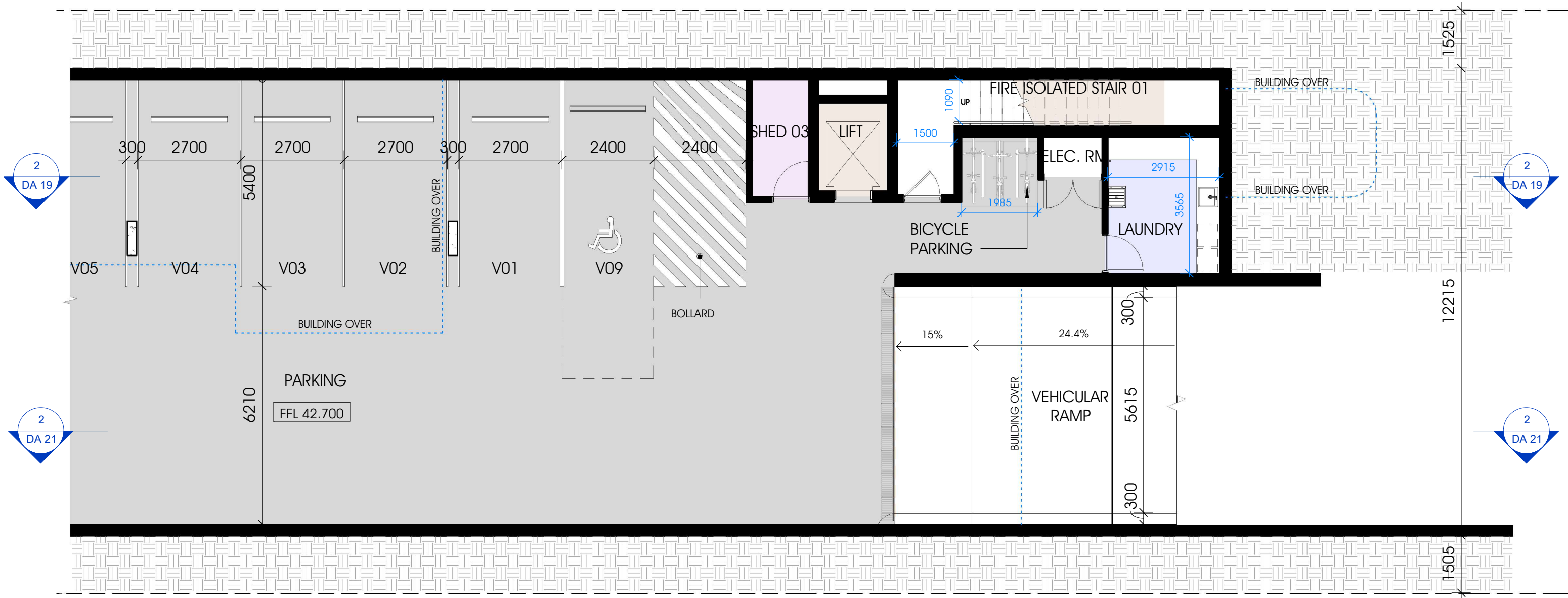
Name	Comments	Area Required	Area Provided	Staff Ratio	No. of Staff
PLAYROOM 01	8 - 0-2 YO	26	26.79 m²	1:4	2
PLAYROOM 02	20 - 3-6 YO	65	70.23 m²	1:10	2
PLAYROOM 03	20 - 3-6 YO	65	66.87 m²	1:10	2
PLAYROOM 04	20 - 2-3YO	65	53.33 m²	1:5	4
UNENCUMBERED INDOOR PLAYROOM 04			12.69 m²		
		221	229.92 m²		10

- 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 CANTILIVERED INWARDS AT 51° ANGLE



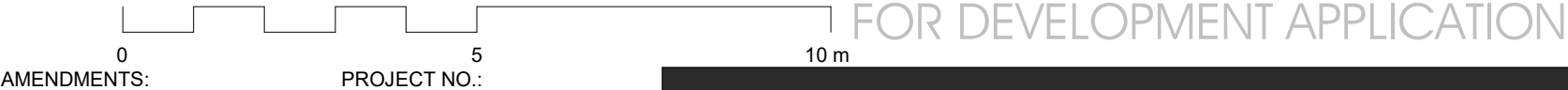
PARKING SCHEDULE

STAFF	8
VISITOR	8
VISITOR ACCESSIBLE	1
TOTAL CARPARKING SPACES	17



BASEMENT PLAN

SCALE 1 : 100 (A3)



ENVISION BUILDING DESIGN STUDIO PTY.LTD
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ACCREDITED
BUILDING DESIGNER

E ISSUED TO COUNCIL FOR DEVELOPMENT APPLICATION 03.07.24

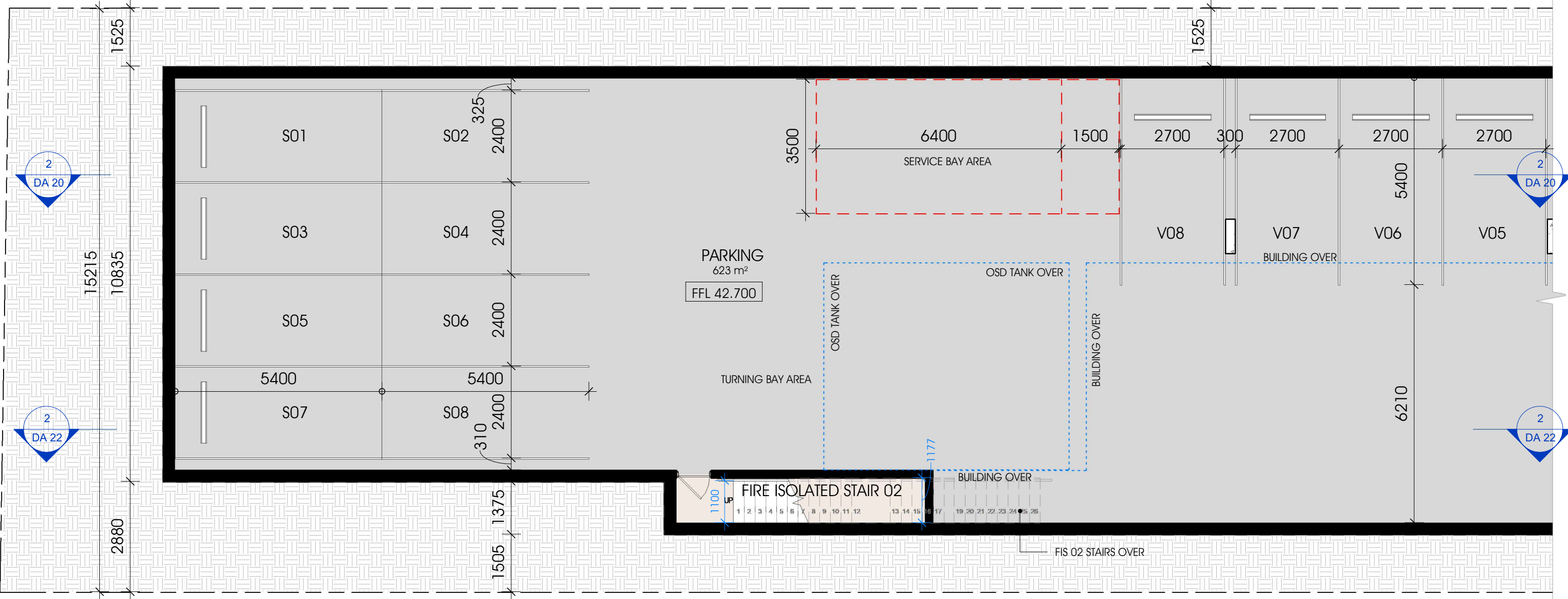
#186

DA 06

ENTITY 8886
PROPOSED CHILDCARE CENTRE
LOT 47, SEC. A, DP110163, 86 THE AVENUE, BANKSTOWN NSW 2200

PARKING SCHEDULE

STAFF	8
VISITOR	8
VISITOR ACCESSIBLE	1
TOTAL CARPARKING SPACES	17



BASEMENT PLAN

SCALE 1 : 100 (A3)

0 5 10 m FOR DEVELOPMENT APPLICATION

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AMENDMENTS:

PROJECT NO.:

#186

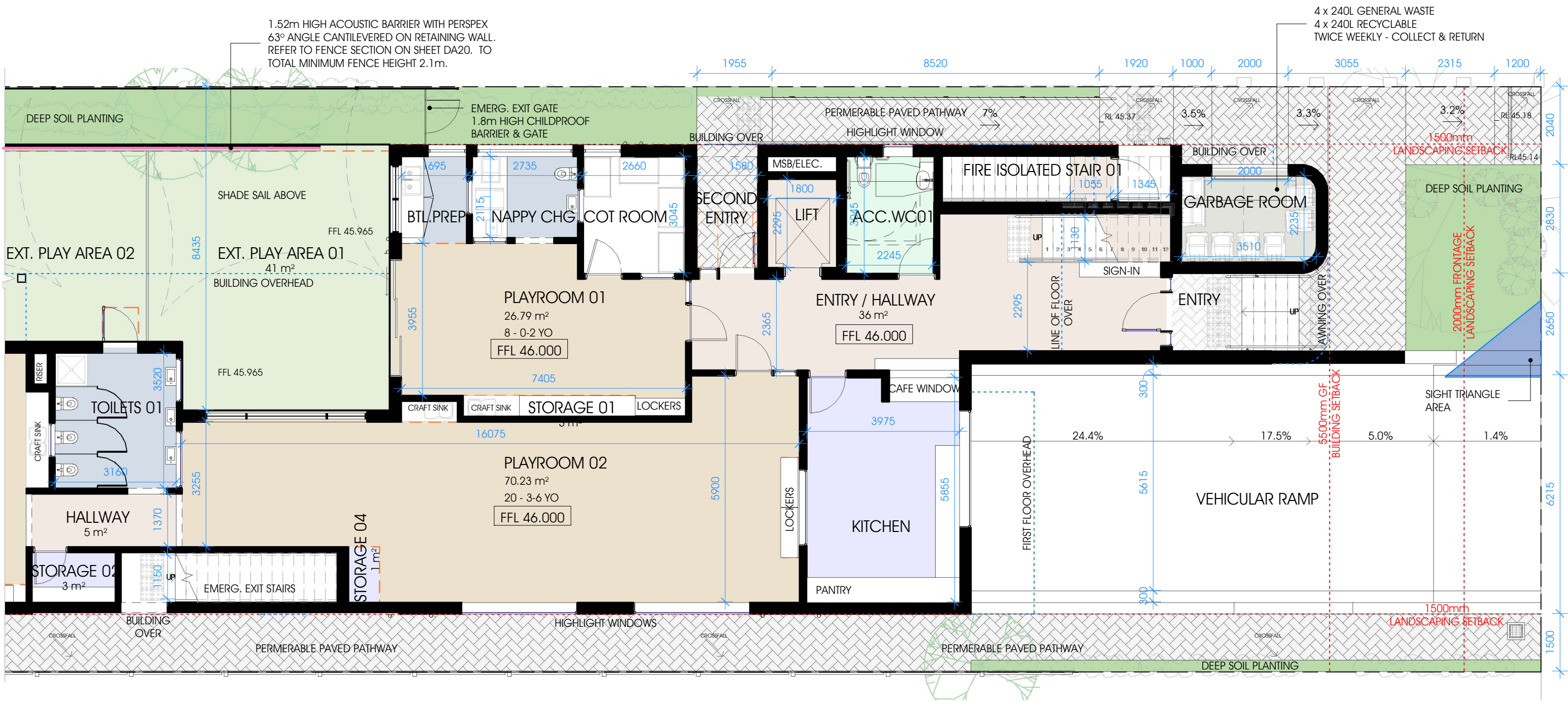
DA 07

ENTITY 8886

PROPOSED CHILDCARE CENTRE

0 1 2m

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

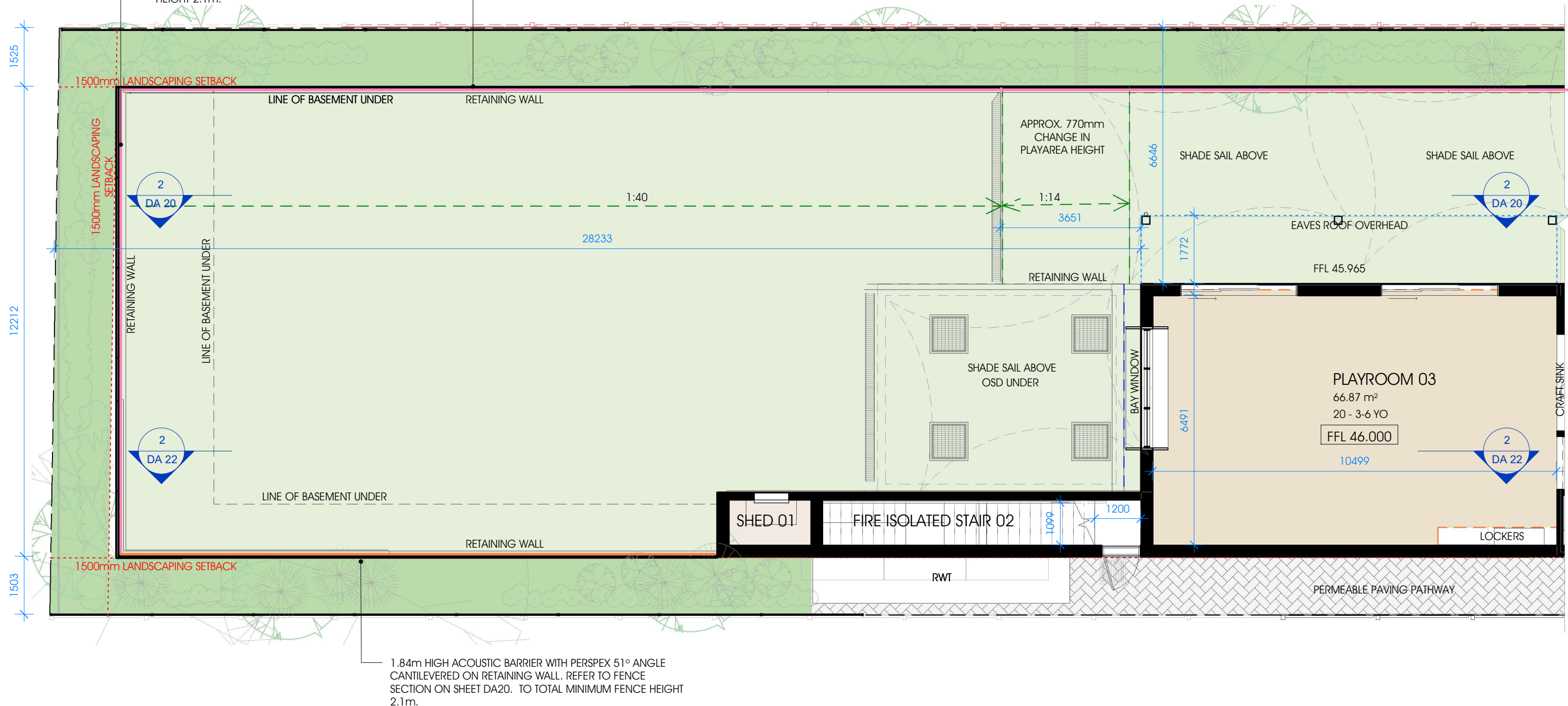


GROUND FLOOR PLAN

SCALE 1 : 100 (A3)

AMENDMENTS: 0 PROJECT NO.: 5 FOR DEVELOPMENT APPLICATION 10 m

1.52m HIGH ACOUSTIC BARRIER WITH PERSPEX 63° ANGLE
CANTILEVERED ON RETAINING WALL. REFER TO FENCE
SECTION ON SHEET DA20. TO TOTAL MINIMUM FENCE
HEIGHT 2.1m.



GROUND FLOOR PLAN

SCALE 1 : 100 (A3)

AMENDMENTS: 0 5 10 m

PROJECT NO.:

FOR DEVELOPMENT APPLICATION



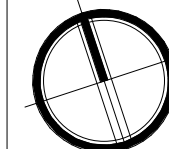
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A ISSUED TO CLIENT FOR COMMENTS
B ISSUED TO CLIENT FOR APPROVAL
D REVISED FF - ISSUED TO CLIENT FOR APPROVAL
E ISSUED TO COUNCIL FOR DEVELOPMENT APPLICATION

19.09.23
30.11.23
04.04.24
03.07.24

#186

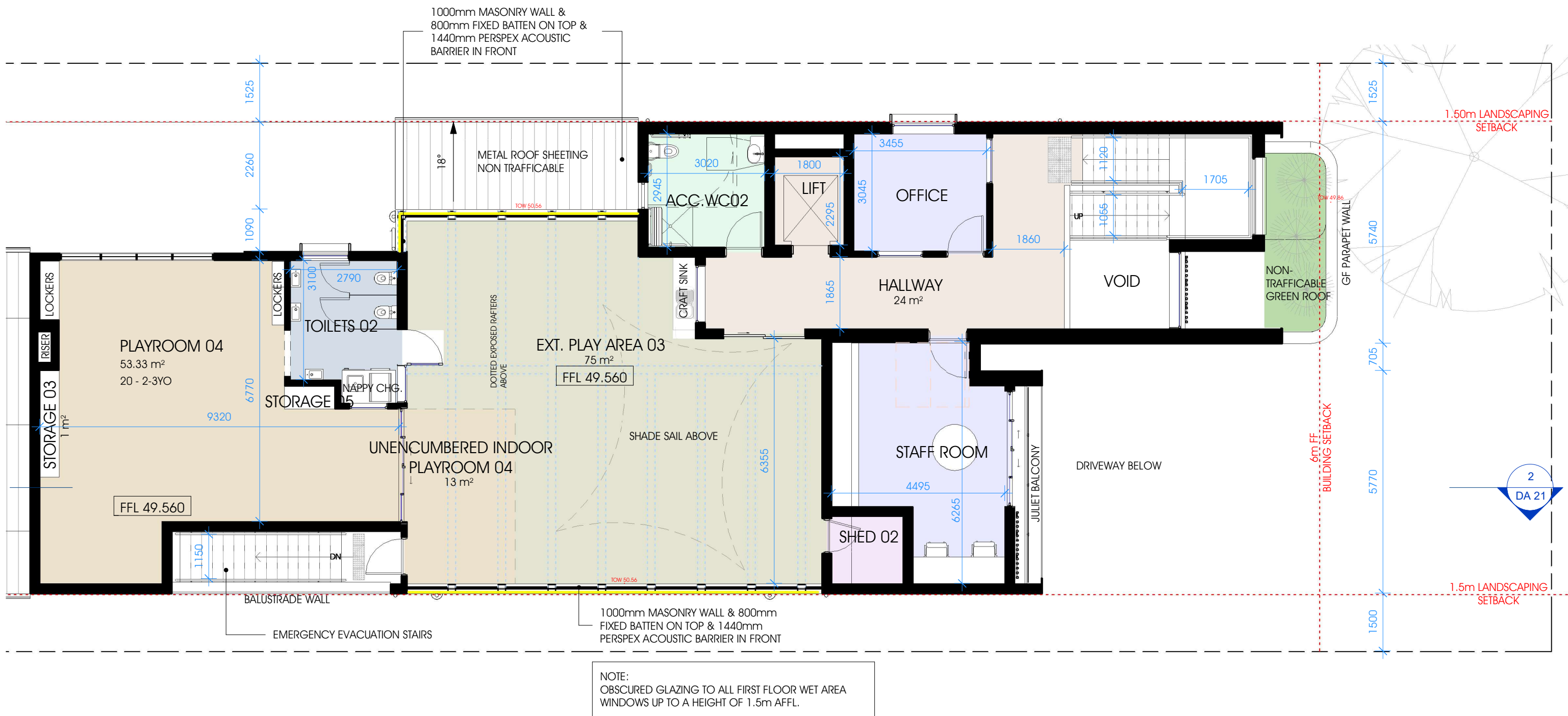


DA 09

ENTITY 8886

PROPOSED CHILDCARE CENTRE

0 1 2m
LOT 47, SEC. A, DP110163, 86 THE AVENUE, BANKSTOWN NSW
2200



FIRST FLOOR PLAN

SCALE 1 : 100 (A3)



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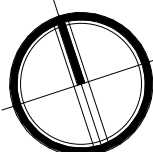
ACCREDITED
BUILDING DESIGNER

A	ISSUED TO CLIENT FOR COMMENTS	19.09.23
B	ISSUED TO CLIENT FOR APPROVAL	30.11.23
D	REVISED FF - ISSUED TO CLIENT FOR APPROVAL	04.04.24
E	ISSUED TO COUNCIL FOR DEVELOPMENT APPLICATION	03.07.24

AMENDMENTS:

PROJECT NO.:

#186



DA 10

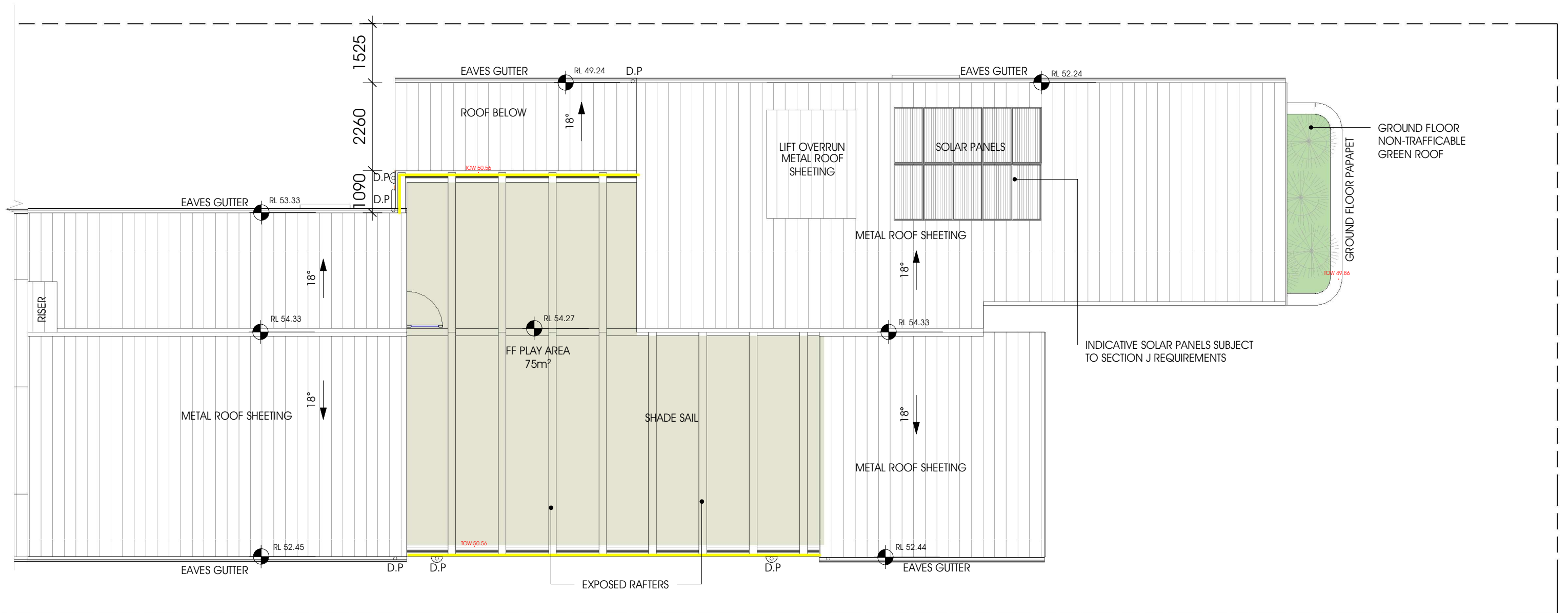
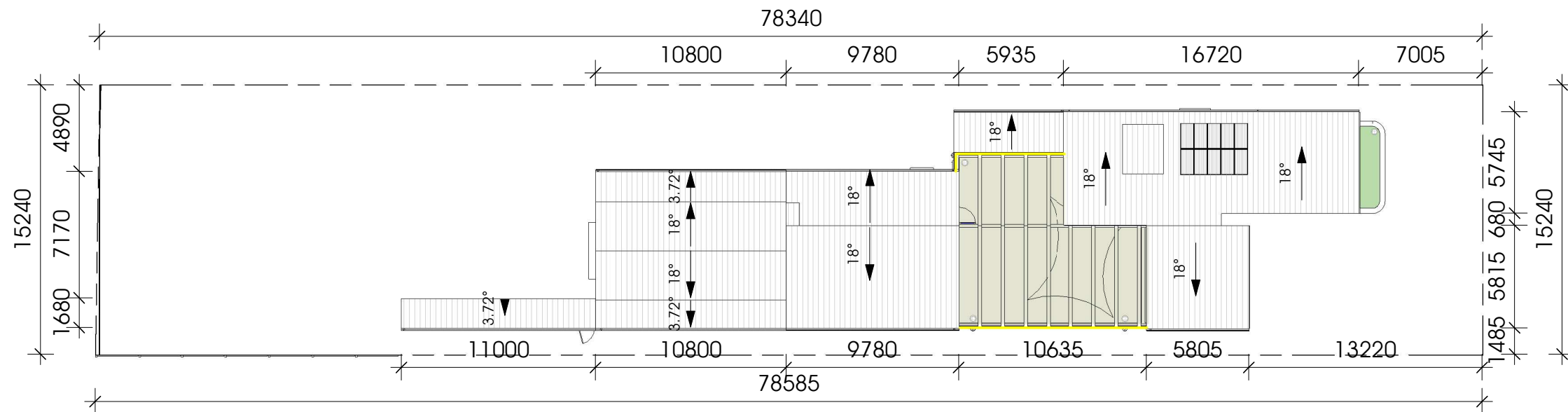
ENTITY 8886

PROPOSED CHILDCARE CENTRE

0 1 2m

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

FOR DEVELOPMENT APPLICATION



ROOF PLAN

SCALE 1 : 100 (A3)

0 5 10 m FOR DEVELOPMENT APPLICATION

AMENDMENTS:

PROJECT NO.:



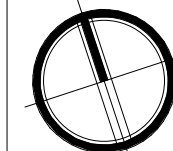
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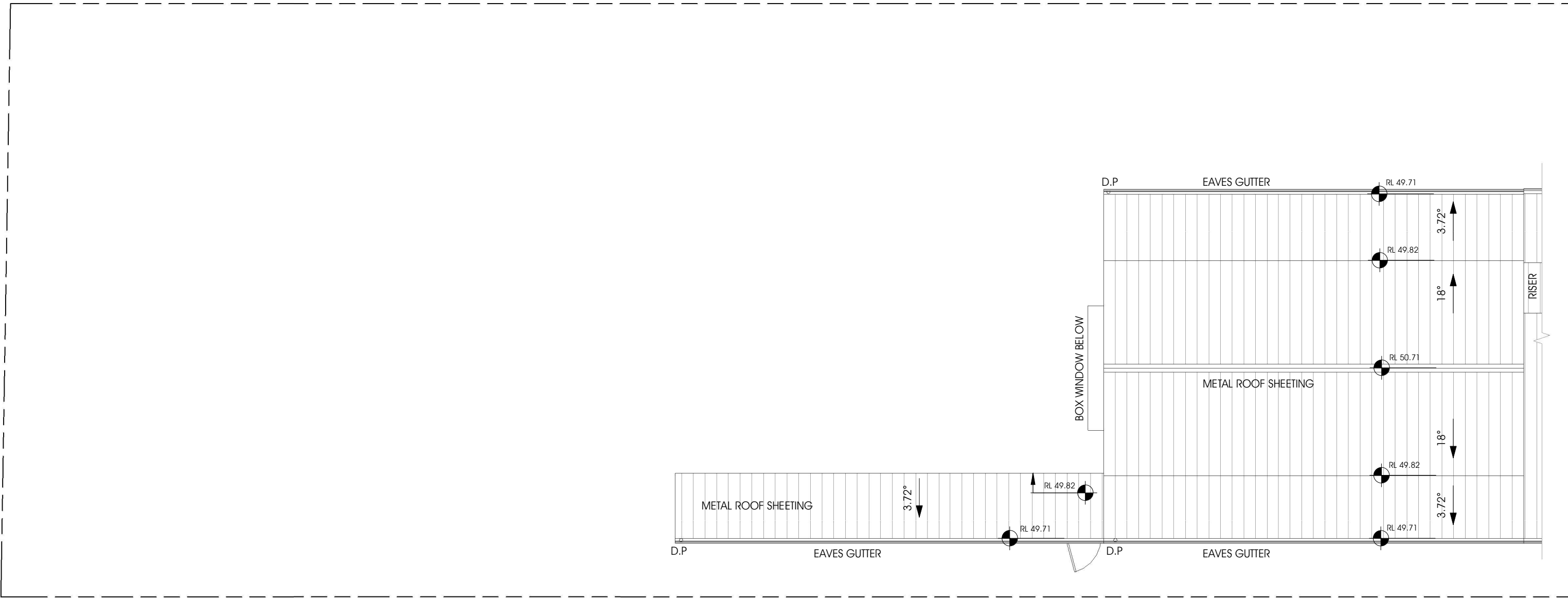


DA 11

ENTITY 8886

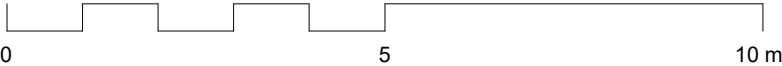
PROPOSED CHILDCARE CENTRE

0 1 2m
LOT 47, SEC. A, DP110163, 86 THE AVENUE, BANKSTOWN NSW 2200



ROOF PLAN

SCALE 1 : 100 (A3)



FOR DEVELOPMENT APPLICATION

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