



PROPOSED CHILDCARE CENTRE 10 BEN BULLEN PLACE, GOULBURN, 2580, NEW SOUTH WALES

LOCATION



ADRESS:

COUNCIL:

LOT:

10 BEN BULLEN PL, GOULBURN NSW 2580

GOULBURN MULWAREE COUNCIL

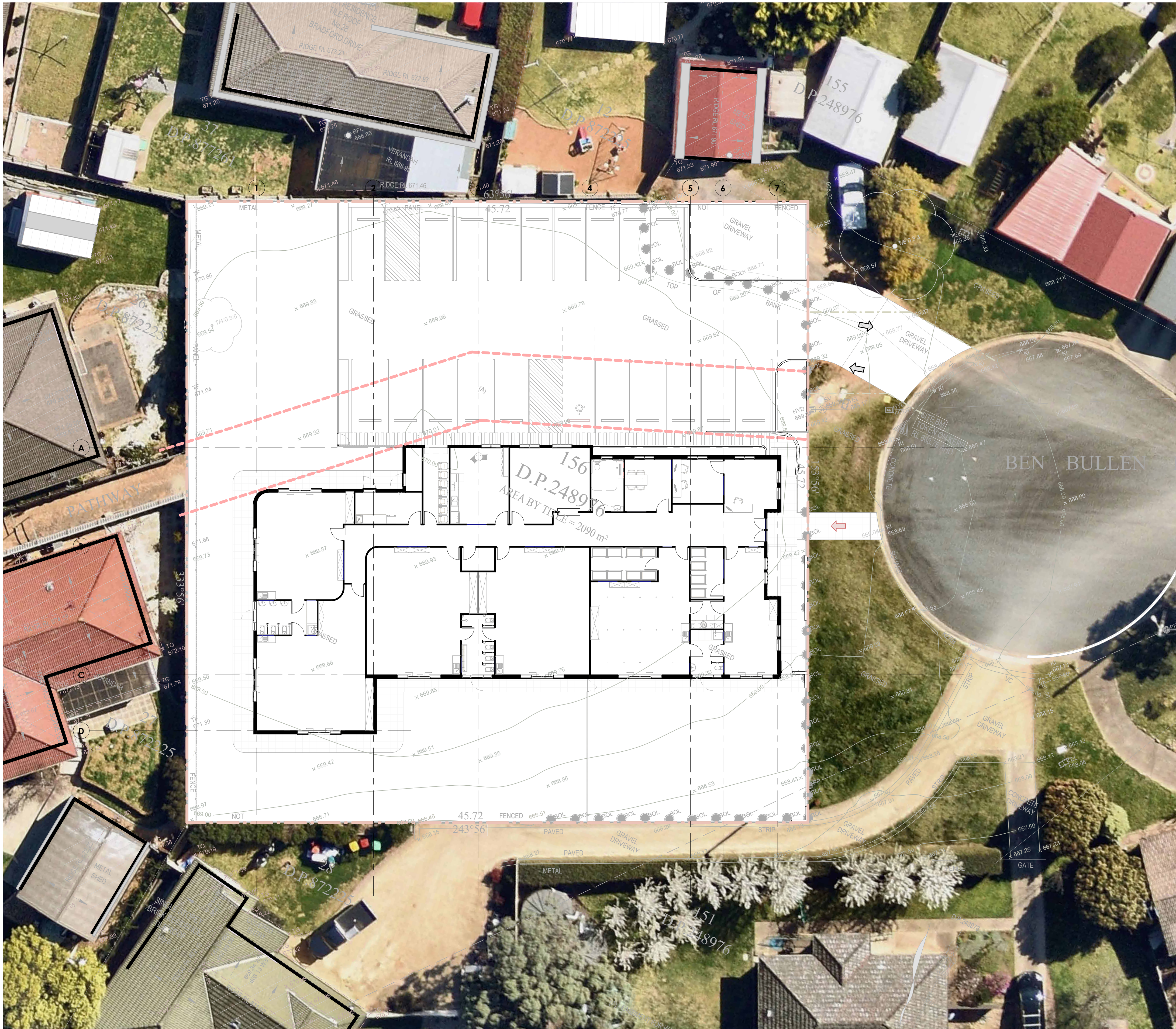
LOT 156, DP 248976

SHEET LIST				
SHEET NO.	SHEET NAME	ISSUE DATE	REVISION	REVISION DATE
DA000	COVER PAGE	14-11-2024		
DA101	SITE PLAN	14-11-2024		
DA102	GROUND FLOOR PLAN	14-11-2024		
DA103	ROOF PLAN	14-11-2024		
DA104	ELEVATIONS	14-11-2024		
DA105	SECTIONS	14-11-2024		
DA106	3D VIEW	14-11-2024		
DA107	MID WINTER SHADOW DIAGRAMS BY HOURS	14-11-2024		
DA108	VIEW FROM SUN 9-15	14-11-2024		
DA109	FSR PLAN	14-11-2024		
DA110	UNECUMBERED AREA PLANS	14-11-2024		
DA111	NOTIFICATION PLANS	14-11-2024		

PLAN NO: 156/248976 LOT NUMBER: 156

LOCAL AUTHORITY: Goulburn Mulwaree C.

SITE ADDRESS: 10 Ben Bullen Pl, Goulburn NSW 2580



BOUNDARY

PEDESTRIAN ACCESS

VEHICLE ACCESS

EXISTING TREE TO REMAIN

1

SITE PLAN

1 : 150

FOR DA

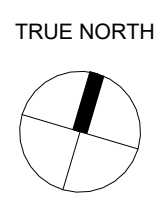
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- ALL STEEL, CONCRETE AND TIMBER WORK TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEERS SPECIFICATIONS AND RELEVANT SAA CODES.
- LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER.
- ALL DIMENSIONS TO BE CONFIRMED ON SITE. CONTACT THE ARCHITECT IF ANY DOUBT OR DISCREPANCY ARISES.
- READ FIGURED DIMENSIONS IN PREFERENCE TO SCALING.

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Nominated Architect
David Brett 12657

FOR	ISSUE	DATE	AMENDMENT	FOR	ISSUE	DATE	AMENDMENT	DRAFTING
								DRAWN: CG
								CHECKED: DB
								APPROVED: DB



CHILDCARE CENTRE AT 10 BEN BULLEN PI, GOULBURN NSW 2580	Scale:	As indicated @A1
SITE PLAN	Date :	14-11-2024
GREENSCAPE DESIGN & ASSOCIATES SUITE 1175 JONSON ST, BYRON BAY, NSW 2481	Project Number :	241018
INFO@GREENSCAPEDSIGN.COM.AU	Drawing Number :	DA101
	Rev :	



CHILD CARE AREA AND OCCUPATION CALCULATIONS							
Age Group	No. of Kids	Req. Indoor	Prop. Indoor	Req. Outdoor	Prop. Outdoor	RMS Staff	Parking
GF 0-2	24	78.0m²	83.70m²	168m²	170.13m²	6	4
GF 2-3	35	113.75m²	114.13m²	525m²	558.79m²	7	6
GF 3-5	40	130m²	130.19m²			4	7
TOTAL		99	321.75 m² < 328.02m²	693m² < 728.92m²	17	19	

PARKING	
PARKING: STAFF MEMBERS: 1 PER MEMBER VISITORS: 1 PER 6 CHILDREN	REQUIREMENTS: 1 PER MEMBER 1 PER 6 CHILDREN
PROPOSED: 20 PARKING SPOTS STAFF MEMBERS: 9 VISITORS: 10 + 1 DISABLED	

CHILD CARE REQ STORAGE CALCULATIONS					
Age Group	No. of Kids	Req. Indoor	Prop. Indoor	Req. Outdoor	Prop. Outdoor
0-2	24	4.80m³	4.80m³	7.20m³	7.20m³
2-3	35	7.00m³	8.20m³	10.50m³	22.50m³
3-5	40	8.00m³	8.00m³	12.00m³	
TOTAL		99	21.00m³	29.70m³	29.70m³

FACILITIES		
JUNIOR SANITARY FACILITIES		
TOILETS	PROPOSED	COMPLIES
0-2 YR OLD: 1 PER CHILDCARE	1	YES
2-3 YR OLD: 1 PER 10 CHILDREN	4	YES
3-5 YR OLD: 1 PER 10 CHILDREN	4	YES
BASINS	PROPOSED	COMPLIES
0-2 YR OLD: 1 PER CHILDCARE	1	YES
2-3 YR OLD: 1 PER 10 CHILDREN	4	YES
3-5 YR OLD: 1 PER 10 CHILDREN	4	YES
NAPPY CHANGE	PROPOSED	COMPLIES
0-2 YR OLD: REQUIRED	1	YES
2-3 YR OLD: REQUIRED	1	YES
3-5 YR OLD: NOT REQUIRED	-	YES
BOTTLE PREP	PROPOSED	COMPLIES
0-2 YR OLD: REQUIRED	1	YES
LAUNDRY	PROPOSED	COMPLIES
0-3 YR OLD: REQUIRED	1	YES
ADULT SANITARY FACILITIES	PROPOSED	COMPLIES
REQUIRED FOR >16 STAFF	1 UNISEX FACILITY YES 1 SHOWER	YES
FOOD PREP/KITCHEN	PROPOSED	COMPLIES
REQUIRED	1	YES

AREA	
TOTAL: 2089.45m²	
Hard Surface + Building	1348m²
Landscaped Area	741m²
Building	31%
Car/Pavement	650m²
Land	69%
TOTAL: 650m²	

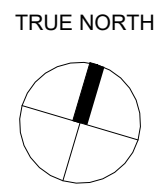
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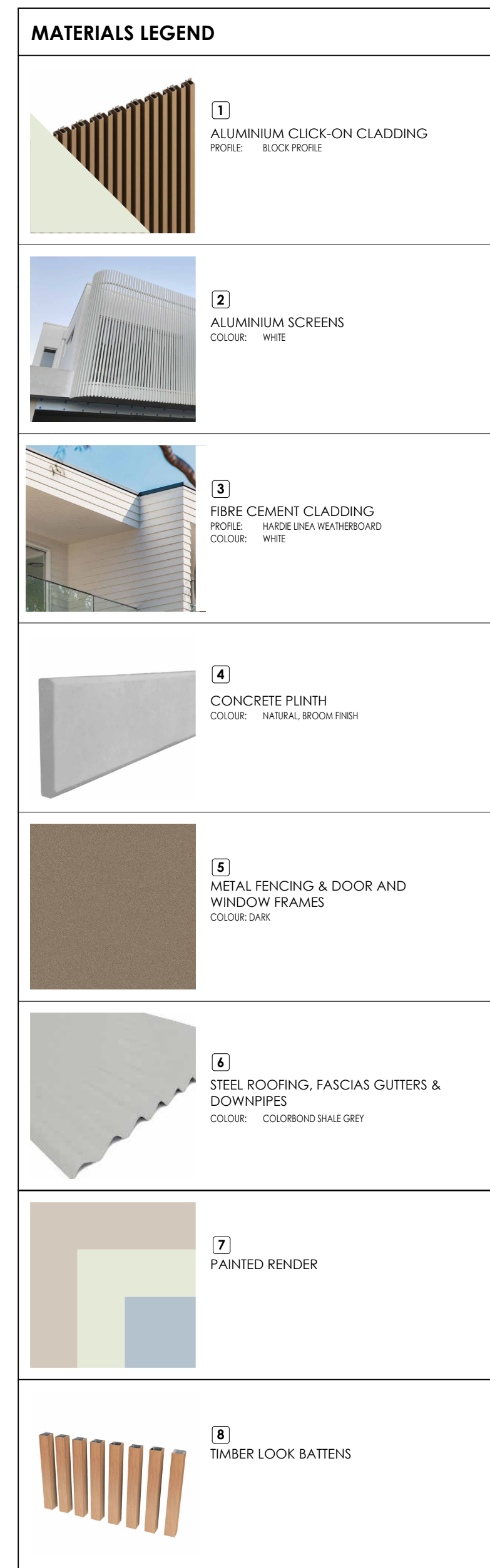
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								APPROVED: DB



CHILDCARE CENTRE AT 10 BEN BULLEN PI, GOULBURN NSW 2580		Scale:	1:100 @A1
GROUND FLOOR PLAN		Date:	14-11-2024
GREENSCAPE DESIGN & ASSOCIATES SUITE 17/5 JONSON ST, BYRON BAY, NSW 2481		Project Number:	241018
		Drawing Number:	DA102
		Rev:	



ADDITIONAL NOTES:

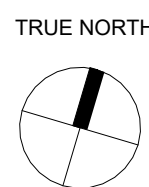
1. BUILDING WORK TO COMPLY WITH BCA AND AS CODES AND RELEVANT AUTHORITIES REQUIREMENTS.
2. STEEL, CONCRETE AND TIMBER WORK TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEERS SPECIFICATIONS AND RELEVANT SAA CODES.
3. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER.
4. DIMENSIONS TO BE CONFIRMED ON SITE. CONTACT THE ARCHITECT IF ANY DOUBT OR DISCREPANCY ARISES.
5. FINISH DIMENSIONS IN PREFERENCE TO SCALING.



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CHILDRESCAPE CENTRE AT 10 BEN BULLEN PI, GOULBURN NSW 2580

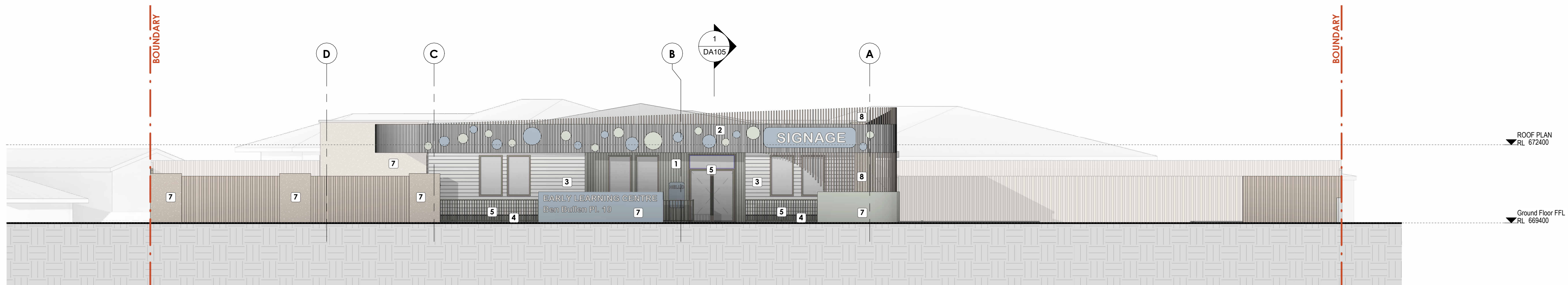
ROOF PLAN

GREENSCAPE DESIGN & ASSOCIATES
SUITE 1/75 JONSON ST, BYRON BAY, NSW 2481

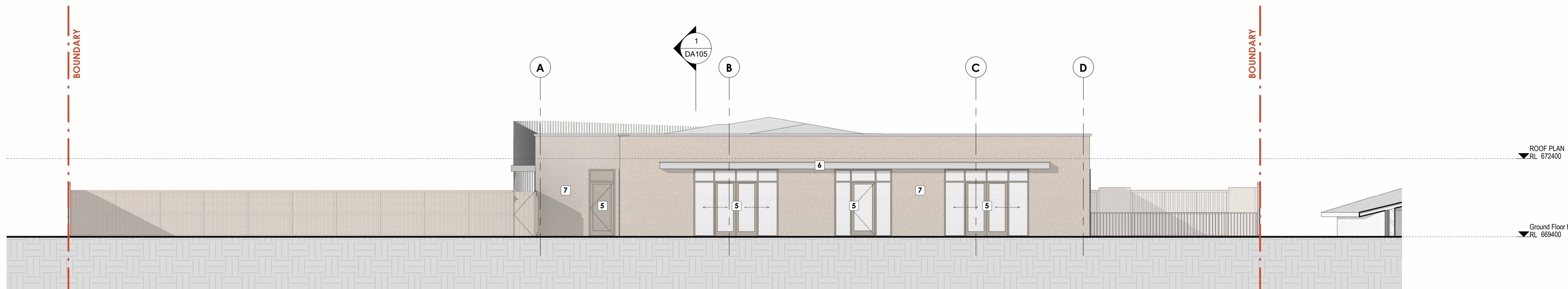
INFO@GREENS

INFO@GREENSCAPEDESIGN.COM.AE

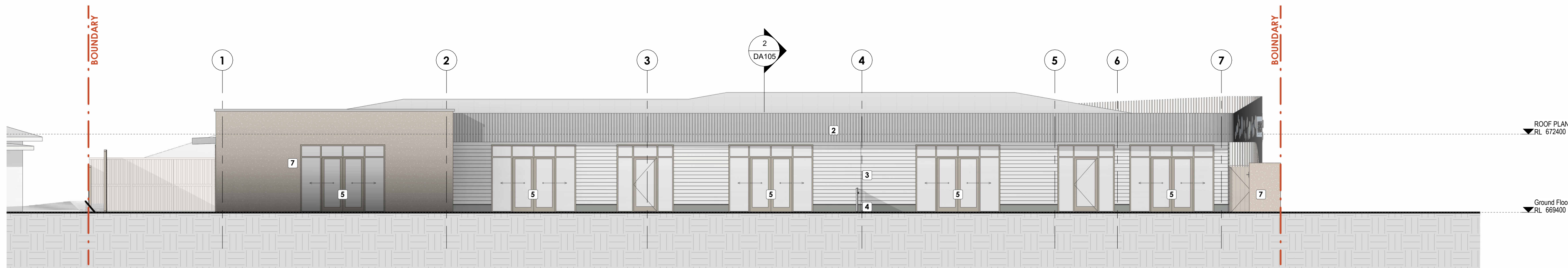
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Date :	14-11-2024	
Project Number :	Drawing Number :	Rev :
241018	DA103	



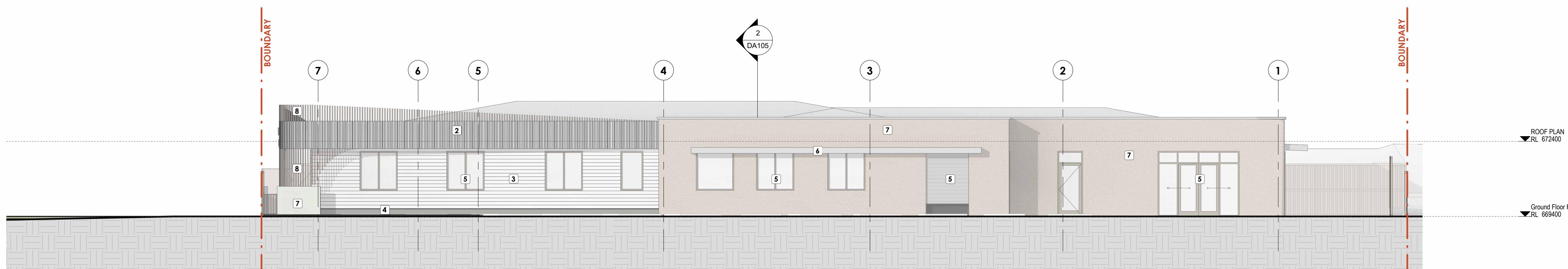
1 NORTH Elevation
1 : 100



2 SOUTH Elevation
1 : 100



3 EAST Elevation
1 : 100



4 WEST Elevation
1 : 100

MATERIALS LEGEND	
	1 ALUMINIUM CLICK-ON CLADDING PROFILE: BLOCK PROFILE
	2 ALUMINIUM SCREENS COLOUR: WHITE
	3 FIBRE CEMENT CLADDING PROFILE: HARDE LINEA WEATHERBOARD COLOUR: WHITE
	4 CONCRETE PLINTH COLOUR: NATURAL BROOM FINISH
	5 METAL FENCING & DOOR AND WINDOW FRAMES COLOUR: DARK
	6 STEEL ROOFING, FASCIAS GUTTERS & DOWNPIPES COLOUR: COLORBOND SHADE GREY
	7 PAINTED RENDER
	8 TIMBER LOOK BATTENS

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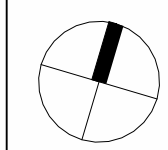
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TRUE NORTH



CHILDCARE CENTRE AT 10 BEN BULLEN PI, GOULBURN NSW 2580

ELEVATIONS

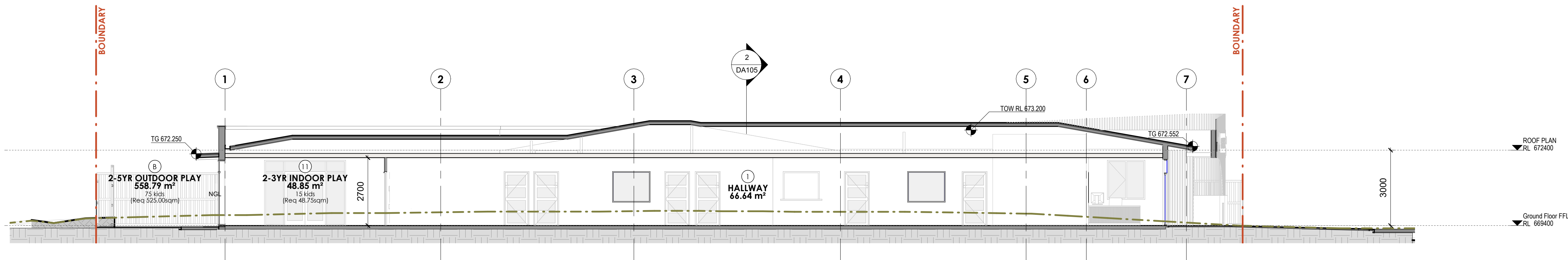
GREENSCAPE DESIGN & ASSOCIATES
SUITE 1175 JONSON ST, BYRON BAY, NSW 2481

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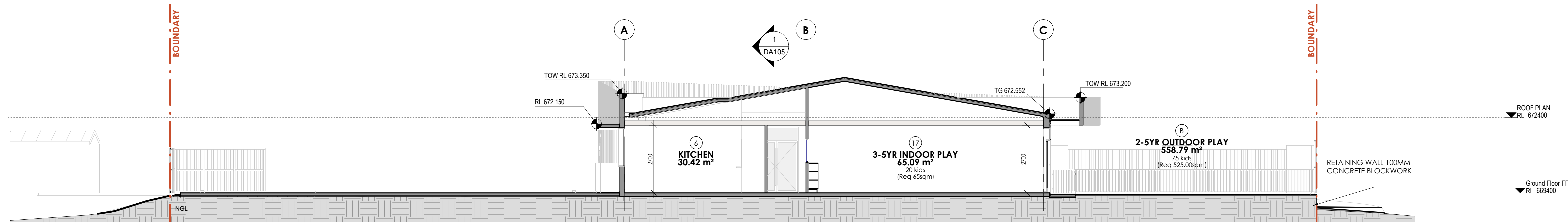
Scale: 1 : 100 @A1

Date: 14-11-2024

Project Number : 241018 Drawing Number : DA104 Rev :



1 LONG SECTION
1 : 100



2 CROSS SECTION1
1 : 100

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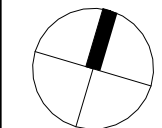
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CHILD CARE CENTRE AT 10 BEN BULLEN PI, GOULBURN NSW 2580	Scale:	1 : 100 @A1
SECTIONS	Date :	14-11-2024
GREENSCAPE DESIGN & ASSOCIATES SUITE 1175 JONSON ST, BYRON BAY, NSW 2481	Project Number :	241018
INFO@GREENSCAPEDSIGN.COM.AU	Drawing Number :	DA105
	Rev :	



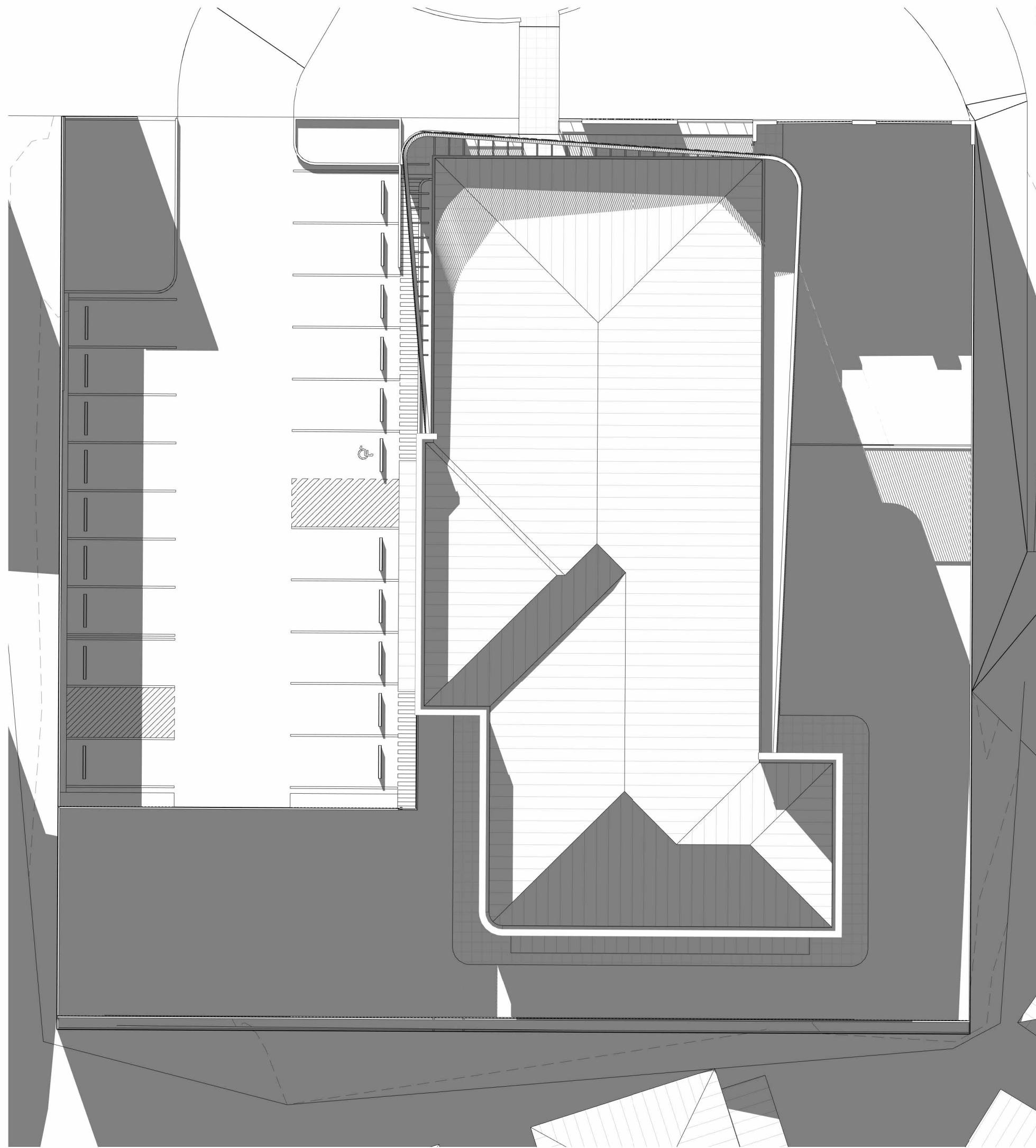
FRONT ENTRANCE



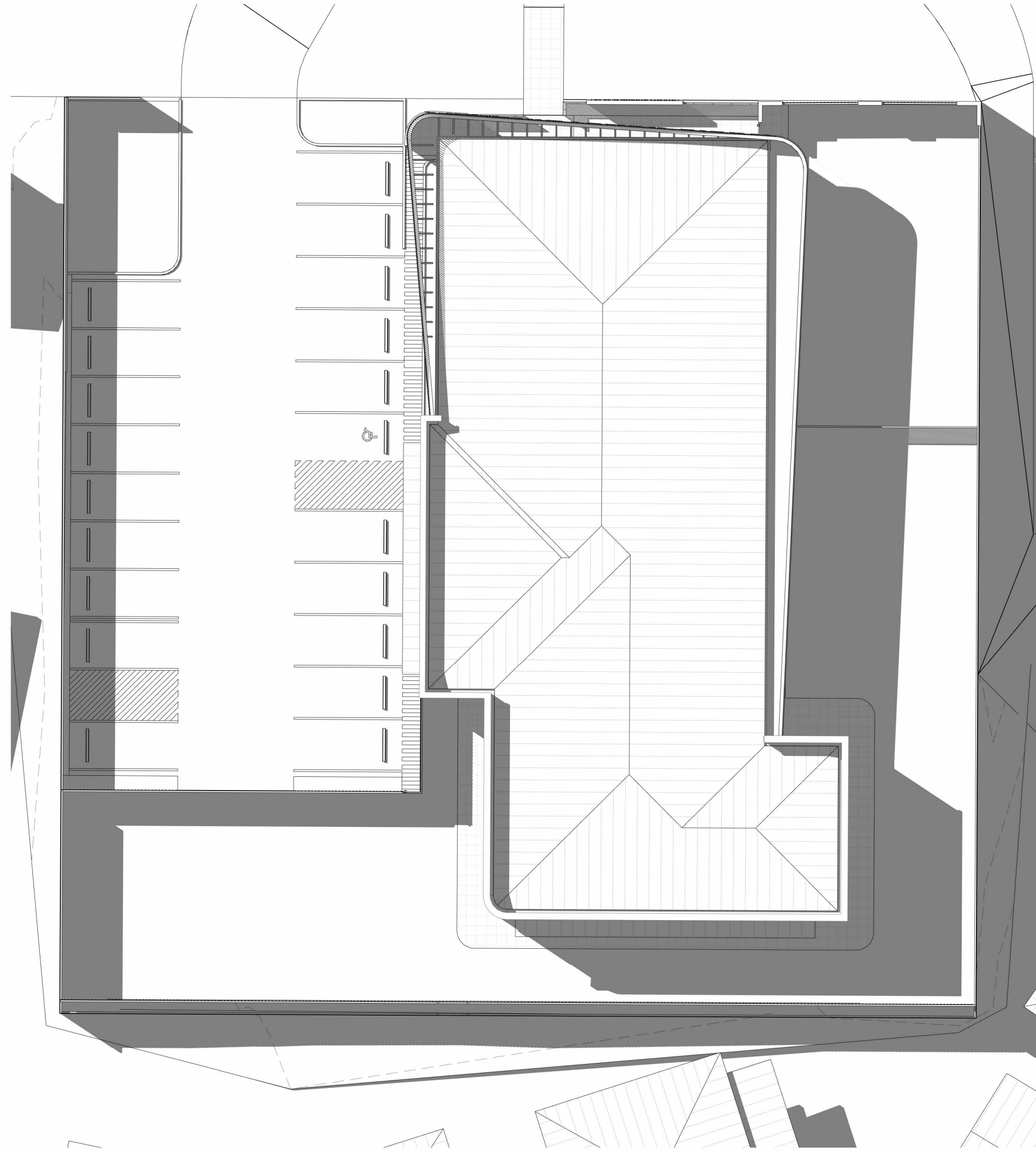
0-2YR FACADE



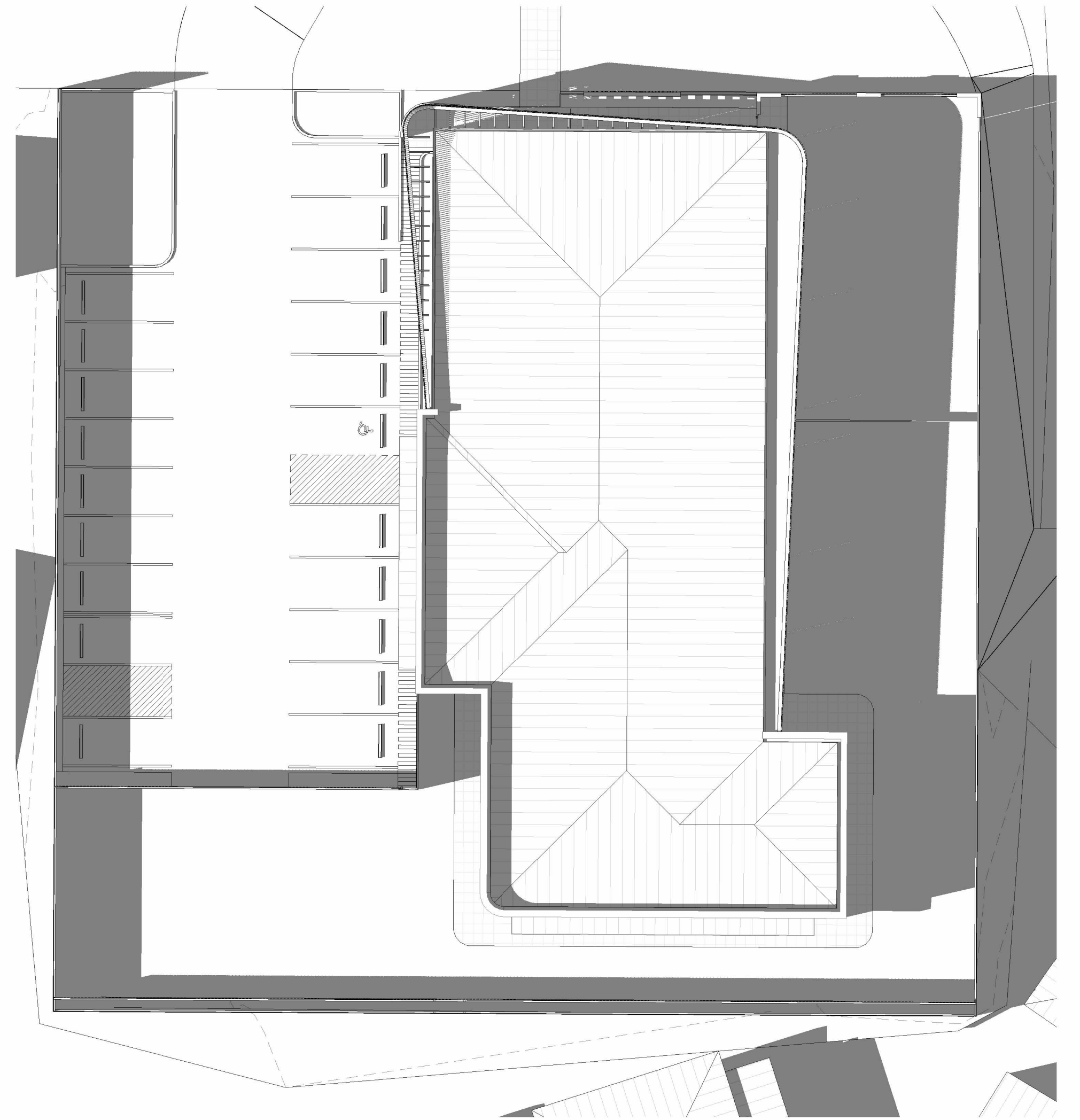
2-3YR FACADE



1 SHADOW 9AM



2 SHADOW 12PM



3 SHADOW 15PM

FOR DA

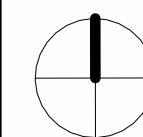
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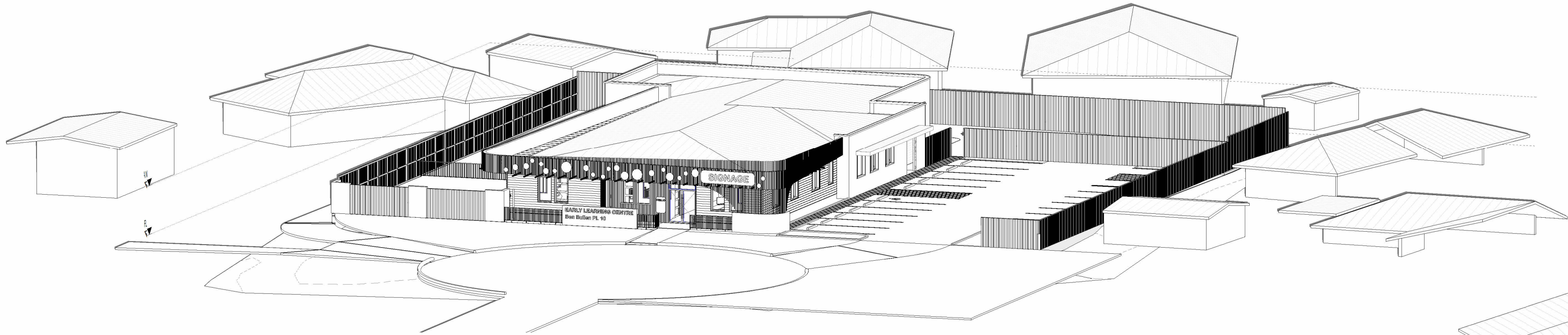
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CHILDCARE CENTRE AT 10 BEN BULLEN PI, GOULBURN NSW 2580	Scale:	@A1
MID WINTER SHADOW DIAGRAMS BY HOURS	Date :	14-11-2024
GREENSCAPE DESIGN & ASSOCIATES SUITE 1175 JONSON ST, BYRON BAY, NSW 2481	Project Number :	241018
INFO@GREENSCAPEDESIGN.COM.AU	Drawing Number :	DA107
	Rev :	

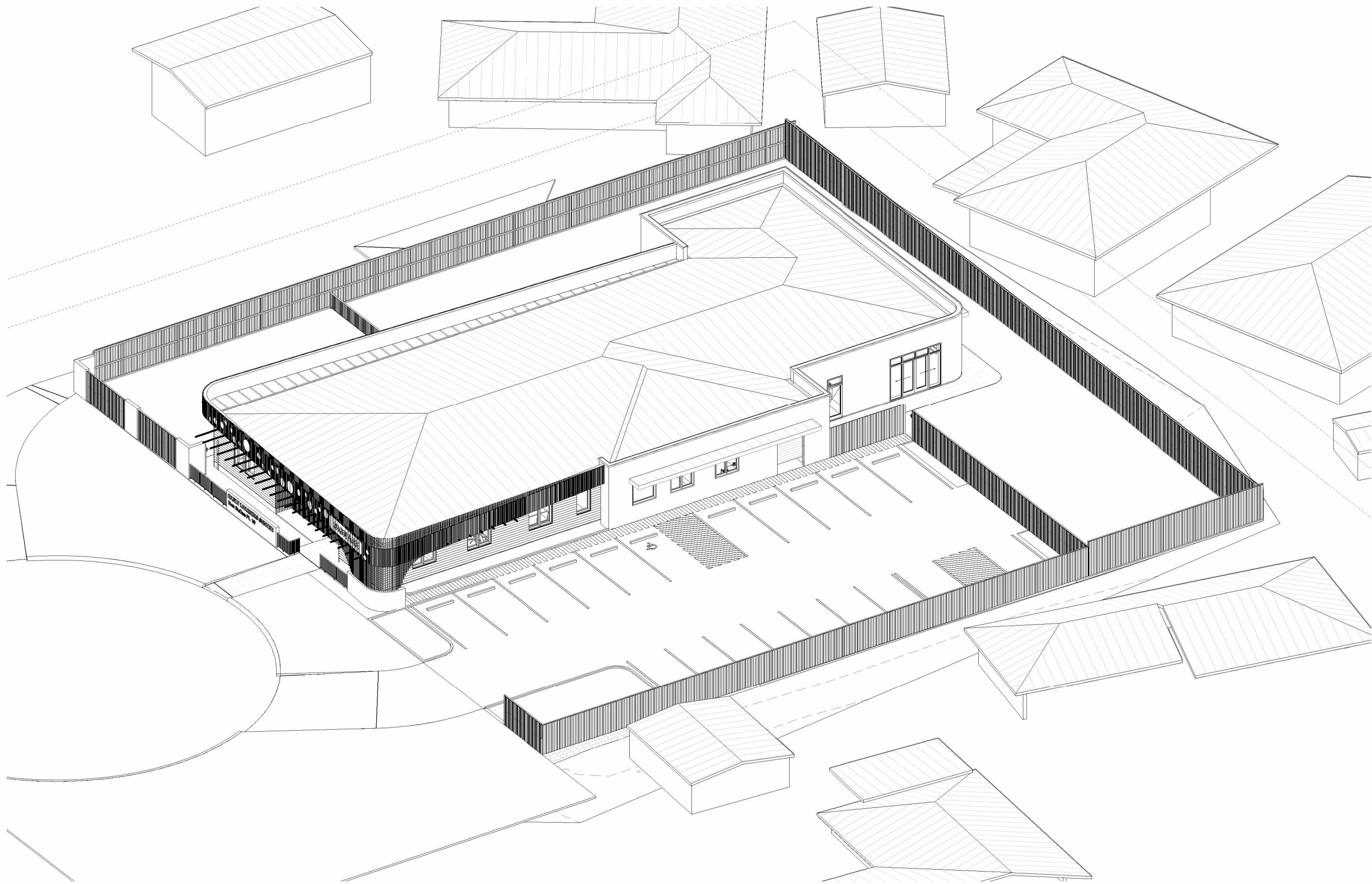
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21st JUNE 9AM



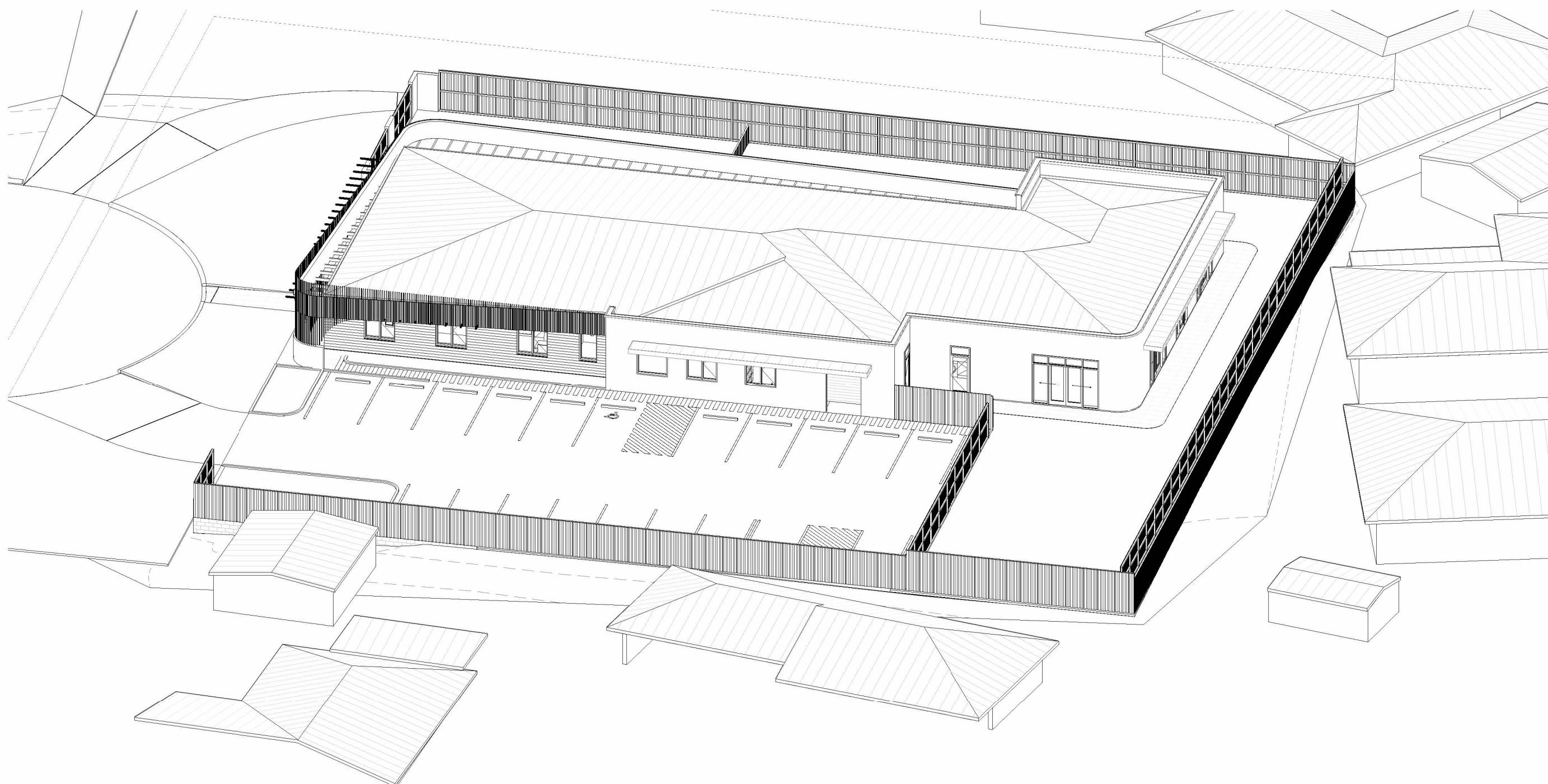
2

21st JUNE - 12PM



3

21st JUNE - 3PM



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CHILDCARE CENTRE AT 10 BEN BULLEN PI, GOULBURN NSW 2580	Scale:	@A1
VIEW FROM SUN 9 -15	Date :	14-11-2024
GREENSCAPE DESIGN & ASSOCIATES SUITE 1175 JONSON ST, BYRON BAY, NSW 2481	Project Number : 241018	Drawing Number : DA108



1 FSR GROUND FLOOR
1 : 100

FSR	
<div></div>	Total Combined Floor Area of Habitable Rooms = 569,88m2
<div></div>	Total Site Area 2089,45m² FSR = 0.27:1

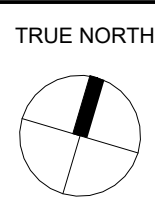
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FSR PLAN	Date :	14-11-2024
GREENSCAPE DESIGN & ASSOCIATES SUITE 1/75 JONSON ST, BYRON BAY, NSW 2481	Project Number :	241018
INFO@GREENSCAPEDSIGN.COM.AU	Drawing Number :	DA109
	Rev :	



1 UNENCUMBERED AREA GROUND

1 : 100

UNENCUMBERED AREA	
<div></div>	Total Combined Indoor Play Unencumbered Area = 728.92 m2
<div></div>	Total Combined Outdoor Play Unencumbered Area = 327.86 m2
<div></div>	Boundary

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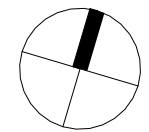
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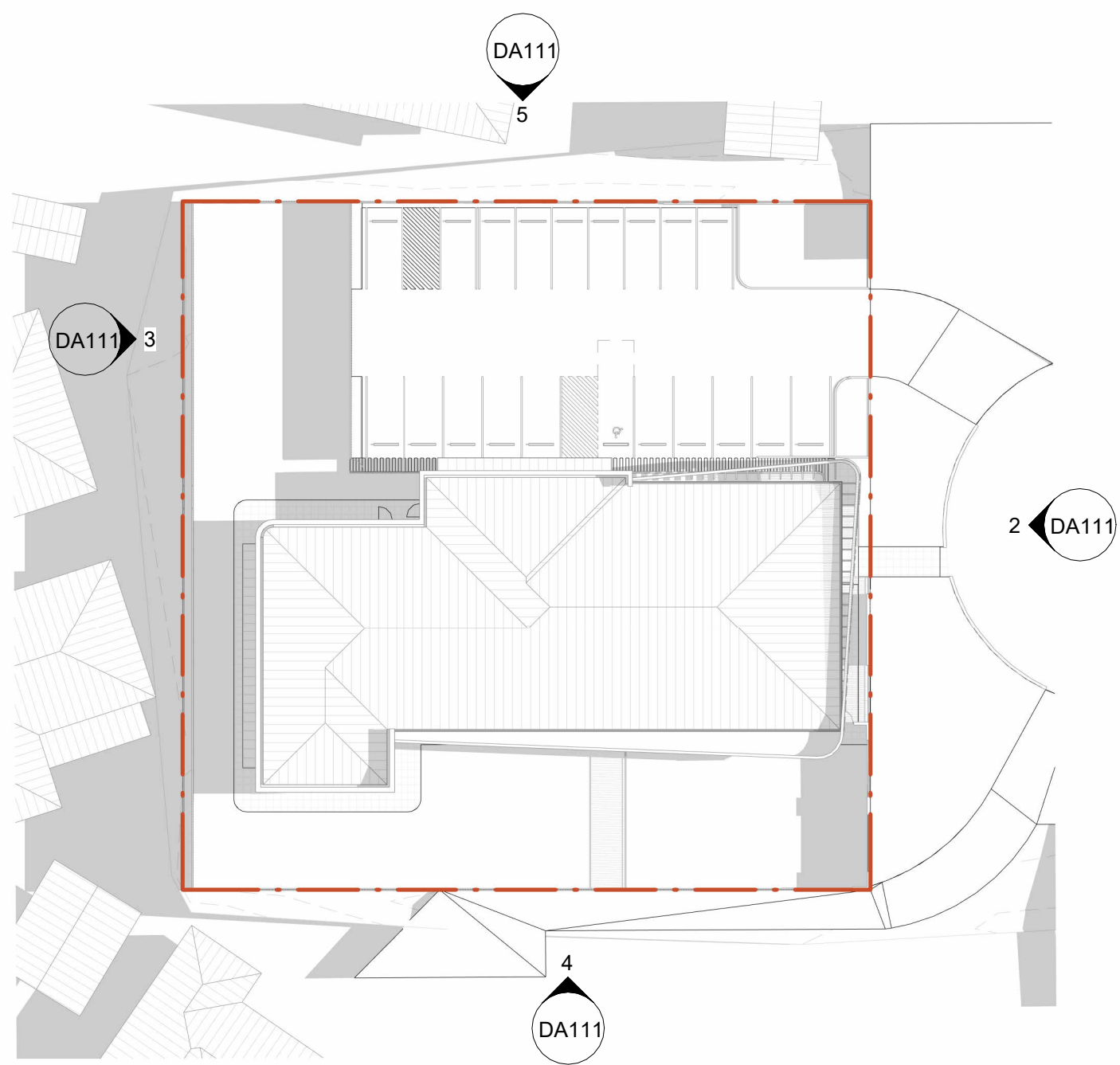
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INFO@GREENSCAPEDSIGN.COM.AU



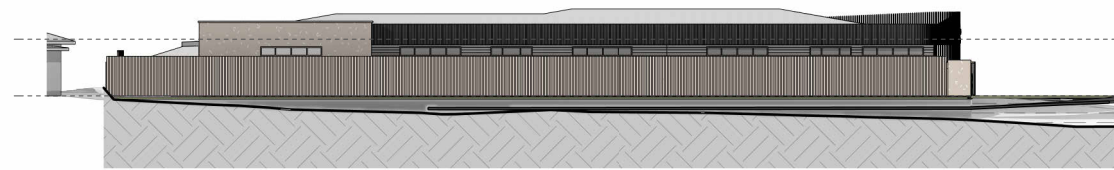
ROOF PLAN
RL 672400
Ground Floor FFL
RL 669400

2 North Elevation
1 : 400



ROOF PLAN
RL 672400
Ground Floor FFL
RL 669400

3 South Elevation
1 : 400



ROOF PLAN
RL 672400
Ground Floor FFL
RL 669400

4 East Elevation
1 : 400



ROOF PLAN
RL 672400
Ground Floor FFL
RL 669400

5 West Elevation
1 : 400

1 Roof Plan
1 : 400