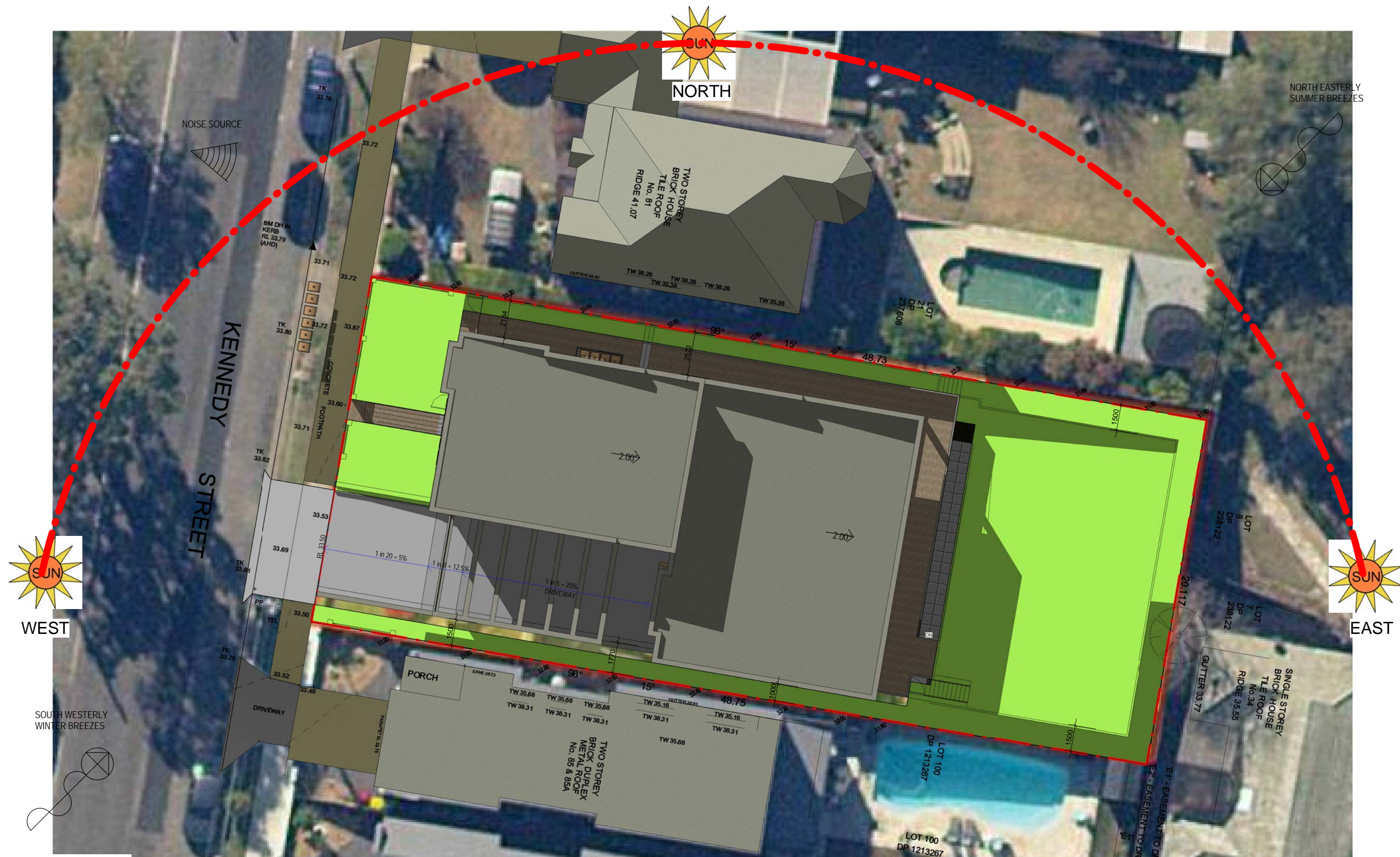


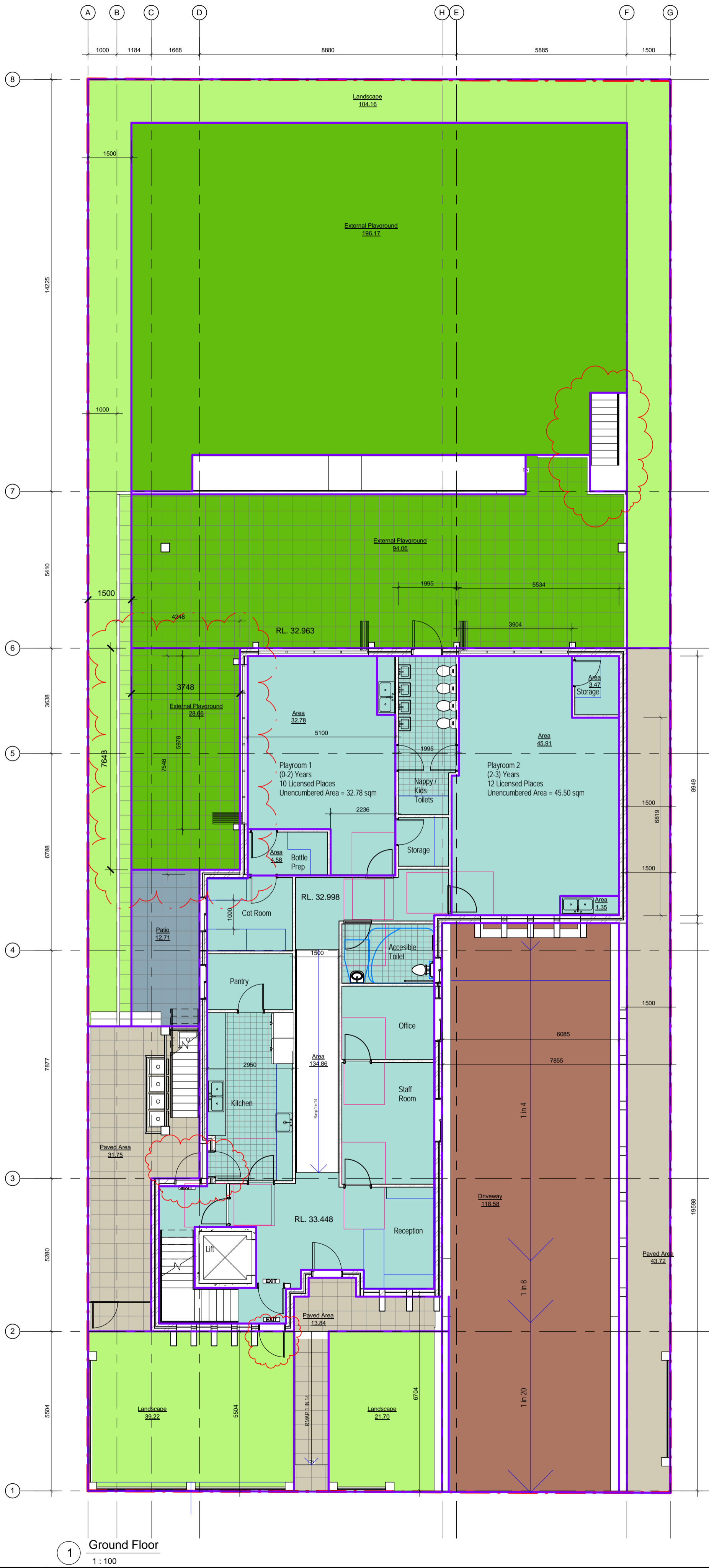
SECTION 4.55 FOR
DEMOLITION OF EXISTING DWELLING & OUTBUILDINGS
& CONSTRUCTION OF A NEW 2 STOREY CHILD CARE
CENTRE OVER BASEMENT PARKING AT 83 KENNEDY
STREET PICNIC POINT NSW 2213



1 Front View

Drawing List			
Sheet Number	Sheet Name	Sheet Issue Date	Drawn By
A01	Title Sheet	16/12/2024	AM
A02	Site Analysis	16/12/2024	AM
A03	Area Analysis	16/12/2024	AM
A04	Basement Level	16/12/2024	AM
A05	Ground Level	16/12/2024	AM
A06	First Floor	16/12/2024	AM
A07	Roof Plan	16/12/2024	AM
A08	Elevations	16/12/2024	AM
A09	Streetscape Analysis	16/12/2024	AM
A10	Sections	16/12/2024	AM





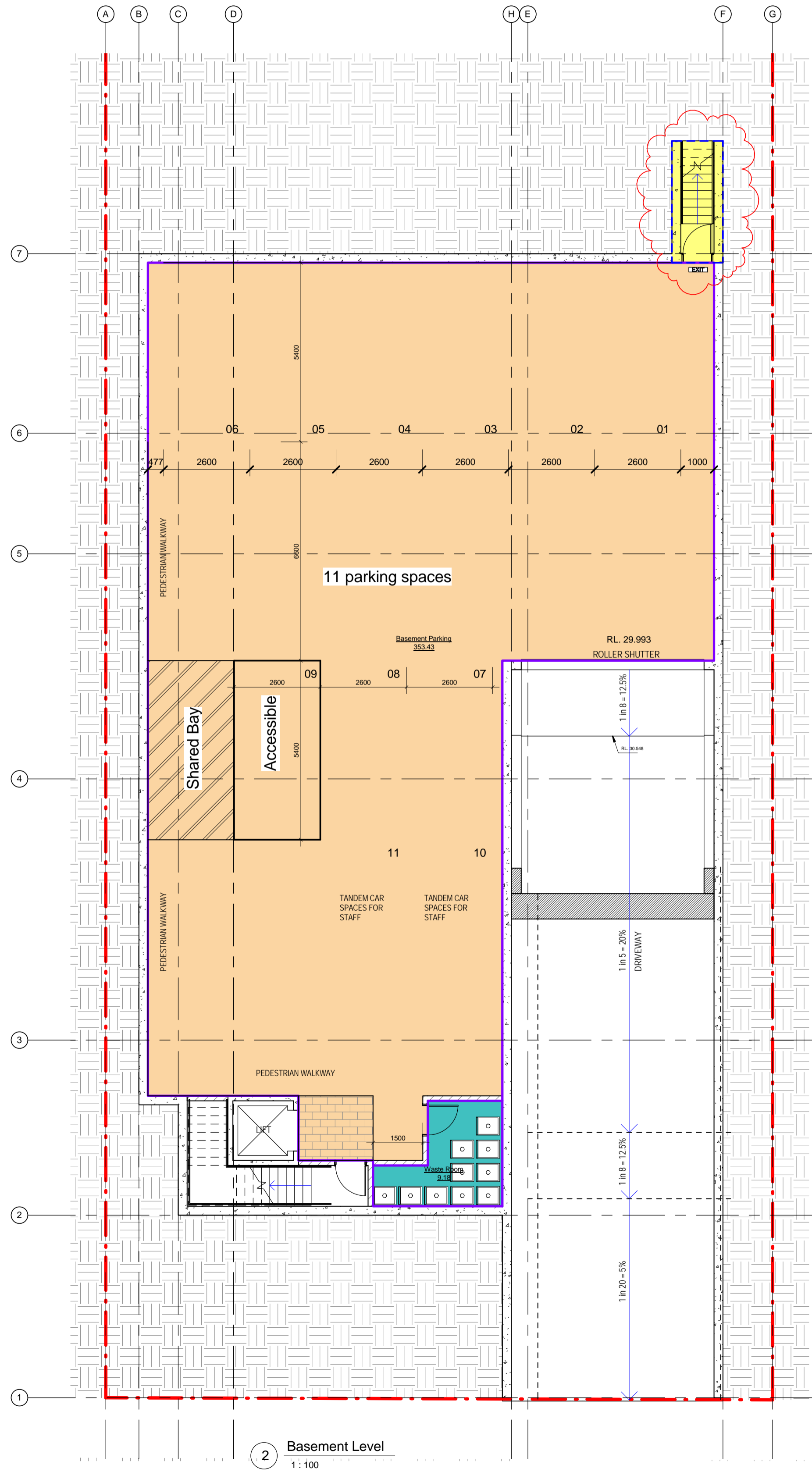
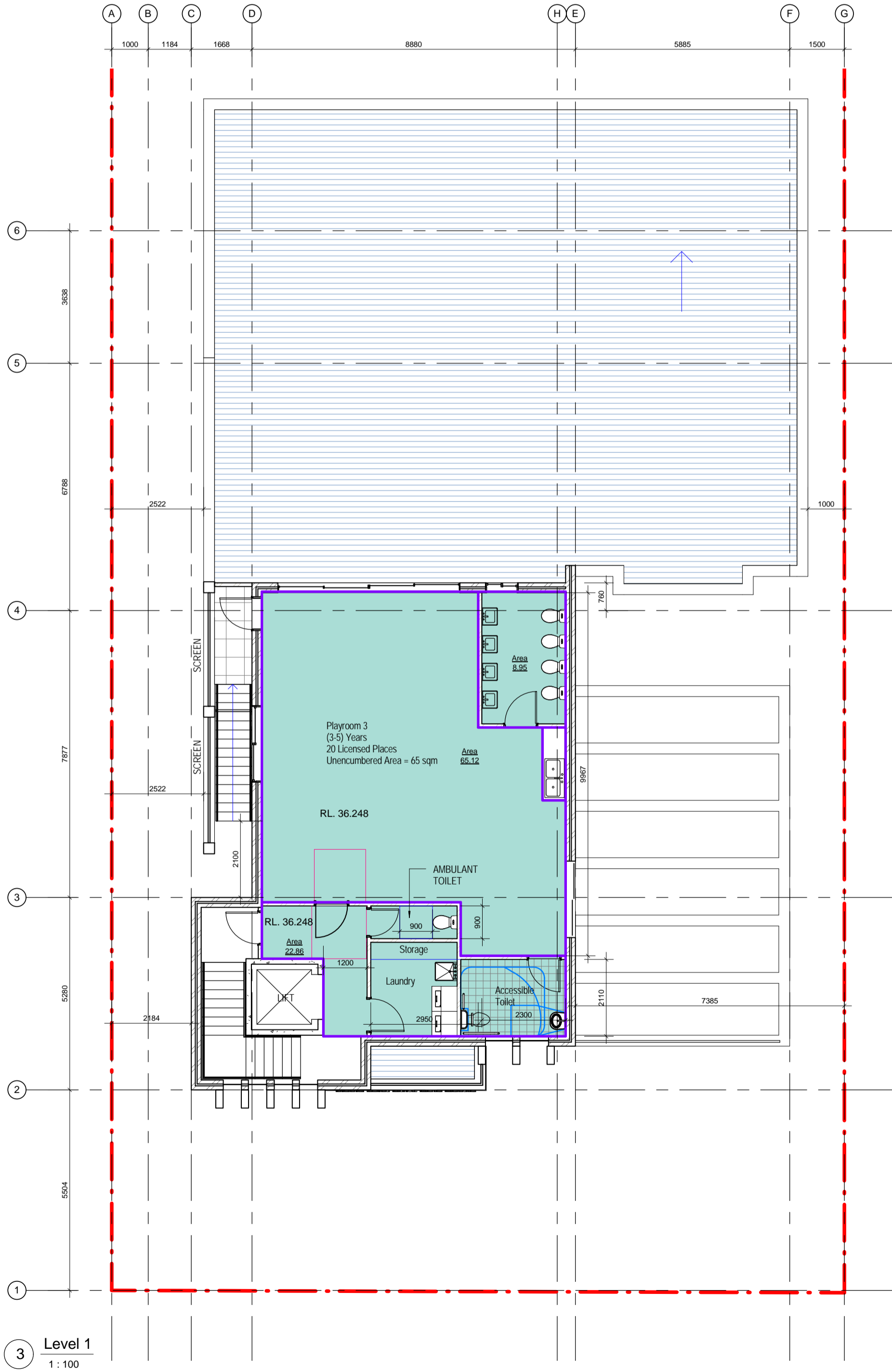
Playroom	Age	Number of Places	Level	Ratio	Required Indoor Playrooms 3.25sqm/1Child	Provided Indoor Playrooms Area (sqm)	Required Outdoor Playrooms 7.0sqm/1Child	Provided Outdoor Playrooms on Ground Level	Required Cars number 1car/4 Children	Provided Cars number
1	0 to 2	10	Ground	24%	32.5	32.78	70		2.5	
2	2 to 3	12	Ground	29%	39	45.91	84		3	
3	3 to 5	20	First	48%	65	78.25	140		5	
	Total	42		100%	136.5	156.94	294	319	10.5	11

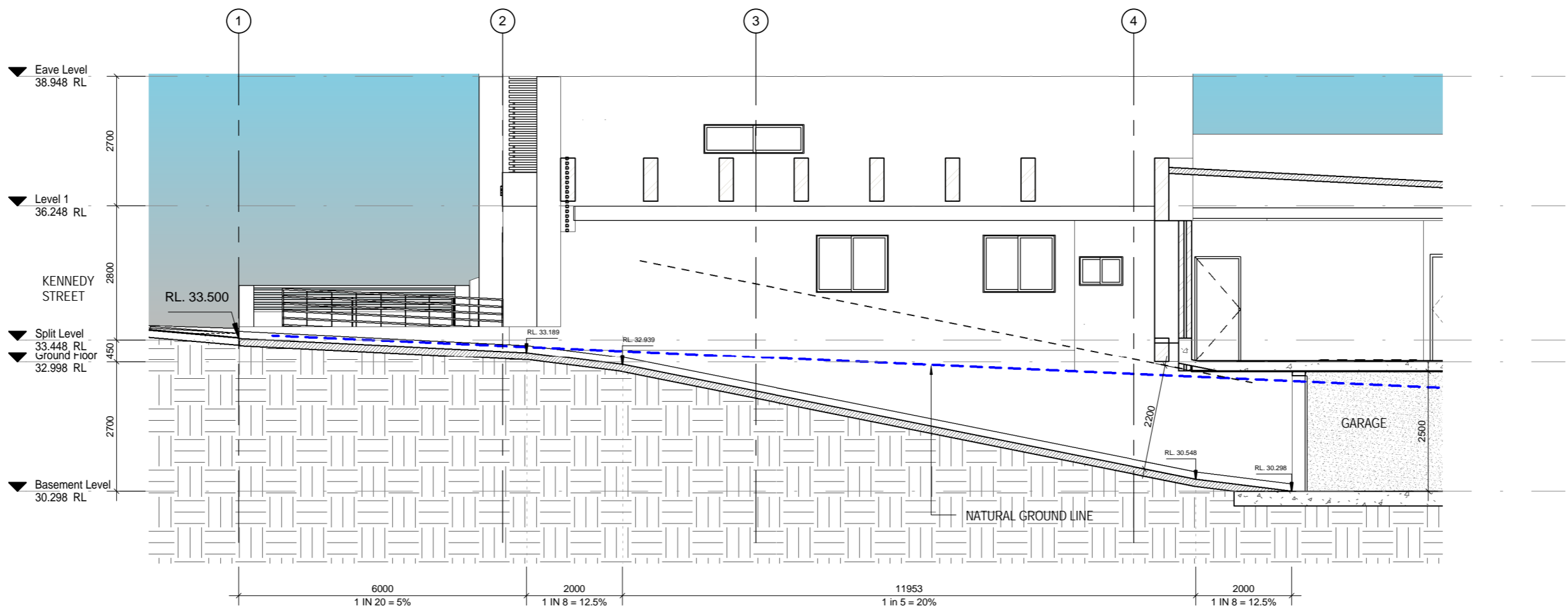
TOTAL LAND AREA= 980.50 SQM
ALLOWED FSR = 40% = 388.30 SQM
PROPOSED: 320 SQM = 32.63%

Area Analysis

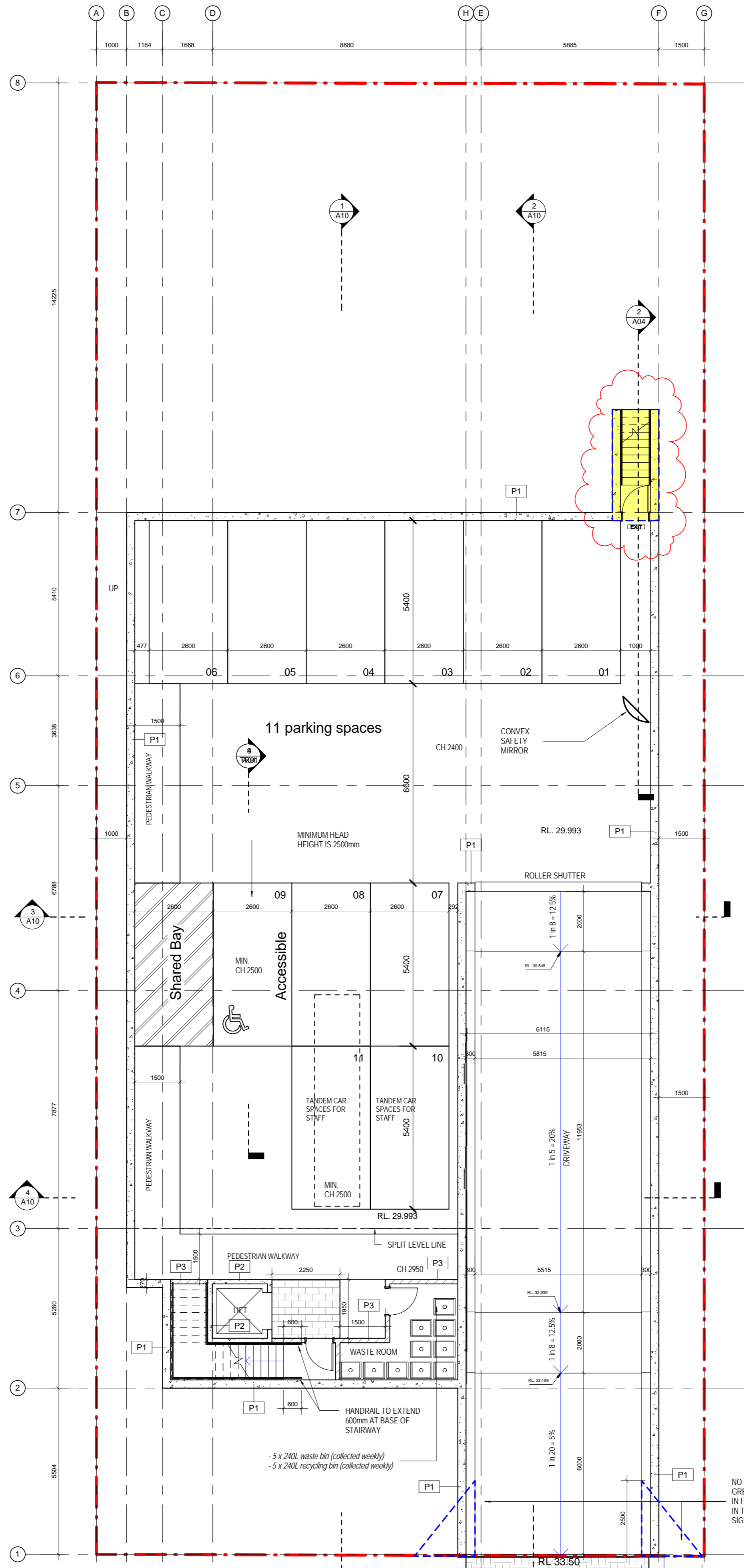
- Area
- Driveway
- External Playground
- Landscape
- Patio
- Paved Area

Area Analysis	
Name	Area
Area	319.89
Basement Parking	353.43
Driveway	118.58
External Playground	318.89
Landscape	165.09
Patio	12.71
Paved Area	89.32
Site Area	970.73
Waste Room	9.18

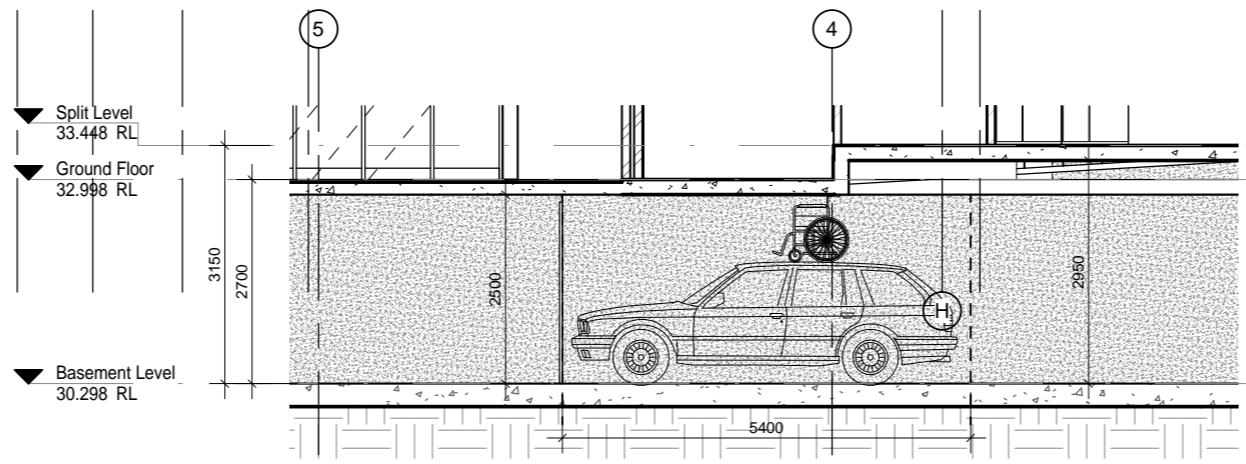




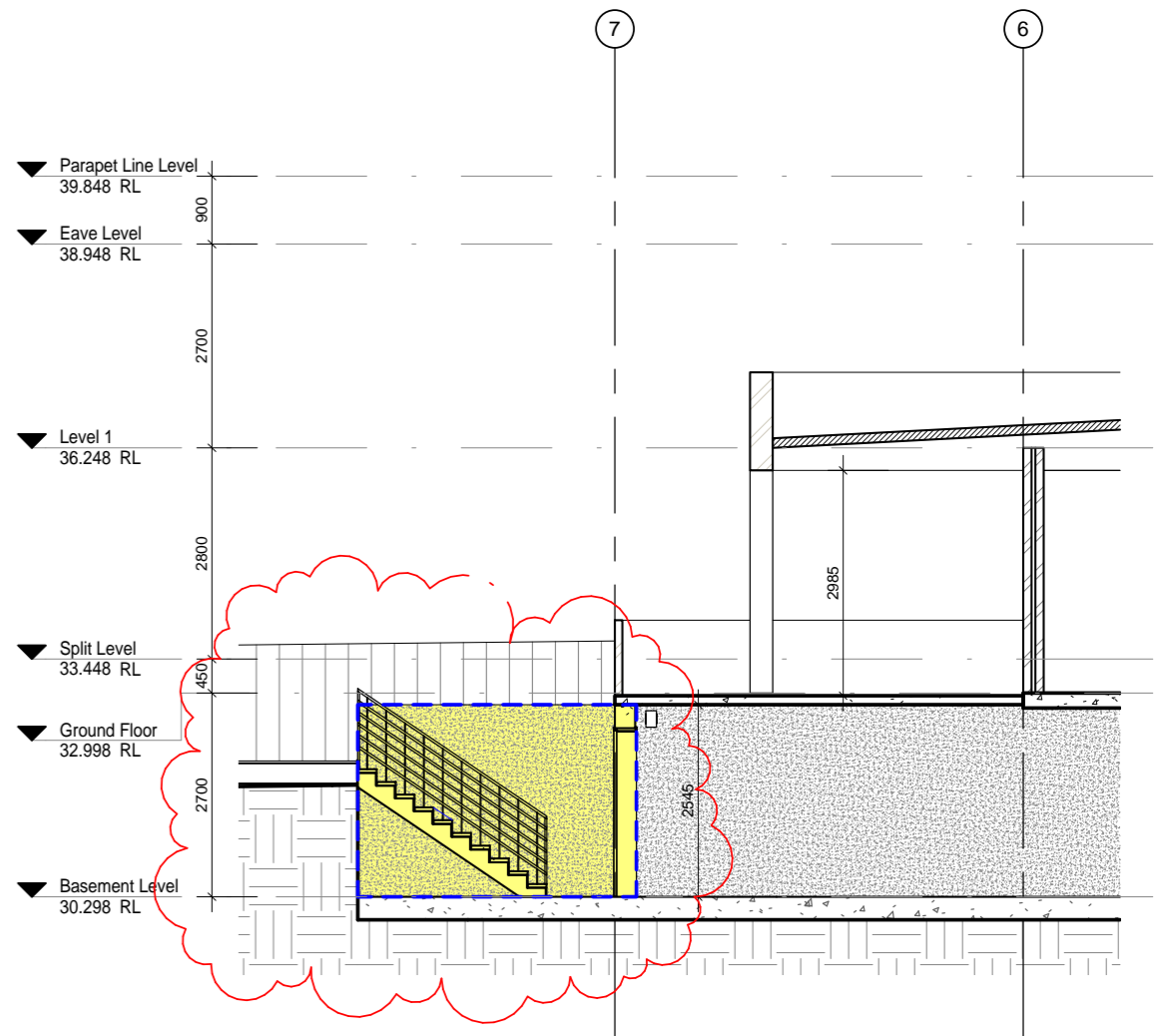
3 Driveway Section
1 : 100



5 Basement Level - CC
1 : 100



4 Section-Accessible Bay- Copy 1
1 : 100



2 Section EE
1 : 100

LEGENDS:

SECTION 4.55 CHANGES

OUTLINE OF PREVIOUS DA

THIS DRAWING IS FOR DESIGN GUIDANCE ONLY. FINAL DETAILS MUST MEET SITE CONDITIONS, RELEVANT AUTHORITIES AND APPLICABLE BUILDING STANDARDS.

* Use within drawings only. Do not scale from drawing.

* Contractors shall confirm all dimensions on site prior to commencing any work or making any shop drawings.

* All materials to be used in accordance with the manufacturer's specifications and construction, and shall comply with relevant Australian standards.

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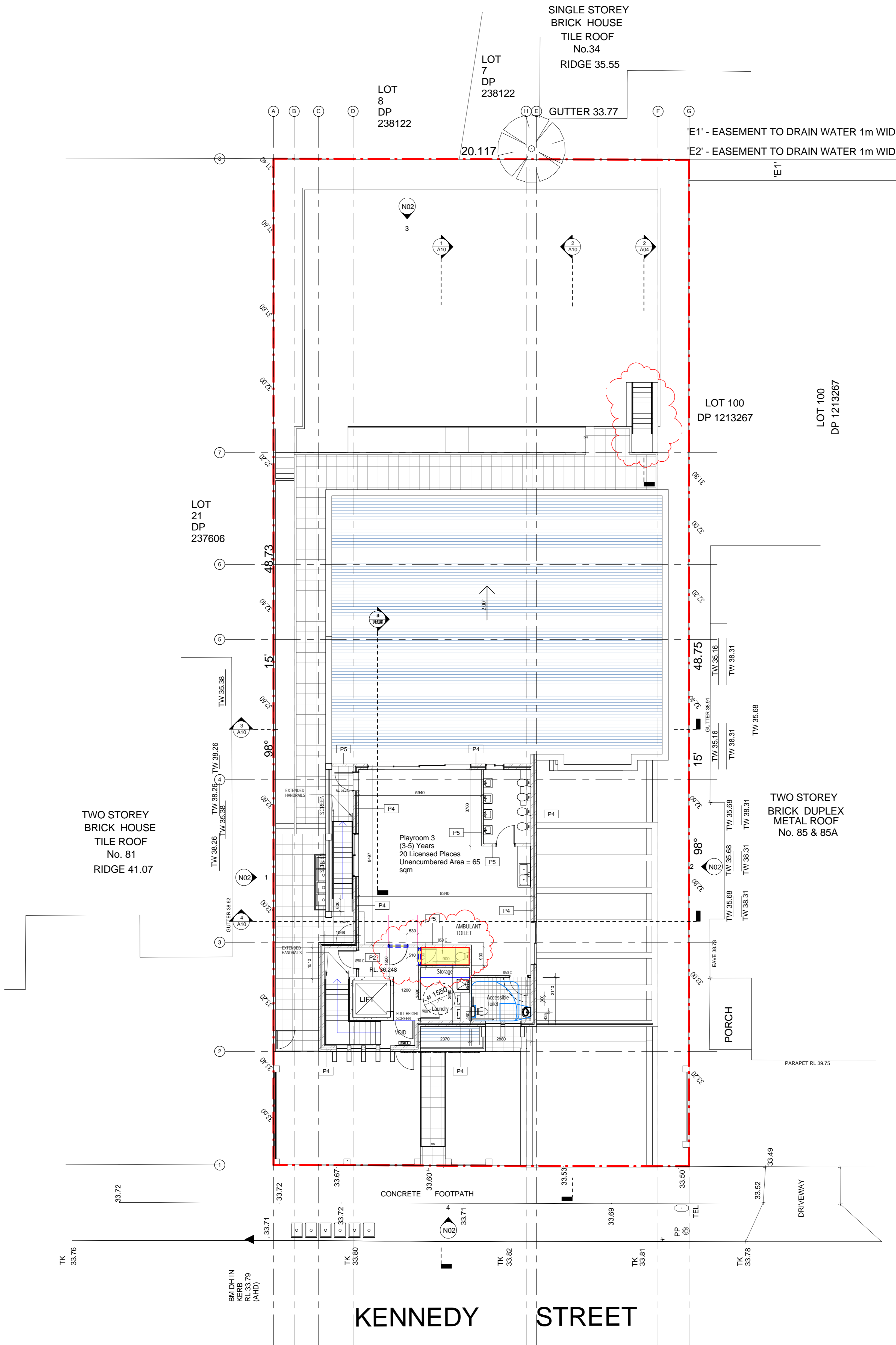
Project:
DEMOLITION OF EXISTING DWELLING & OUTBUILDINGS & CONSTRUCTION OF A NEW 2 STOREY CHILD CARE CENTRE OVER BASEMENT AT 83 KENNEDY STREET PICNIC POINT NSW 2213

Basement Level

Scale	: As indicated
Drawn by	: AM
Project number	: N/A
Drawing number	: Date

A04 Issue CC-1

Plot Date 16/12/2024 6:22:41 AM



LEGENDS:

- SECTION 4.55 CHANGES
- OUTLINE OF PREVIOUS DA

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* Use when dimensioning and/or detailing from drawings.

* Contractors shall confirm all dimensions on site prior to commencing any work or making any shop drawings.

* All materials to be used in accordance with the manufacturer's specifications and construction, and shall comply with relevant Australian standards.

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MS. JUNDI

Project:
DEMOLITION OF EXISTING DWELLING & OUTBUILDINGS & CONSTRUCTION OF A NEW 2 STOREY CHILD CARE CENTRE OVER BASEMENT AT 83 KENNEDY STREET PICNIC POINT NSW 2213

First Floor

Scale	As indicated
Drawn by	AM
Project number	N/A
Drawing number	Date

A06 Issue **CC-1**

Plot Date 16/12/2024 6:23:45 AM

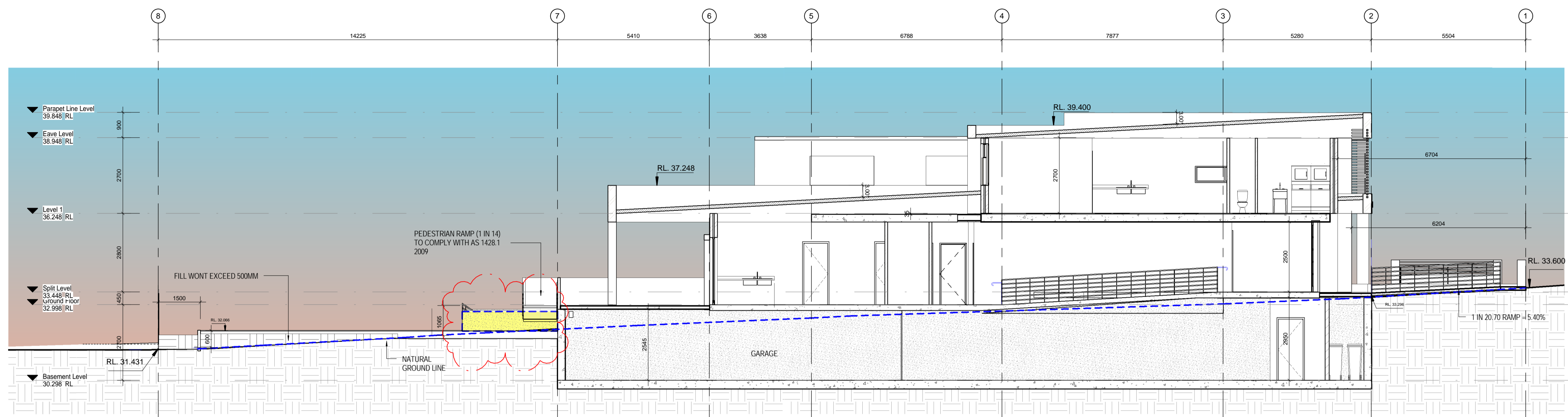
[illegible]

THIS DRAWING IS FOR DESIGN GUIDANCE ONLY, FINAL DETAILS MUST MEET ALL SITE CONDITIONS, RELEVANT AUTHORITIES AND APPLICABLE BUILDING STANDARDS.

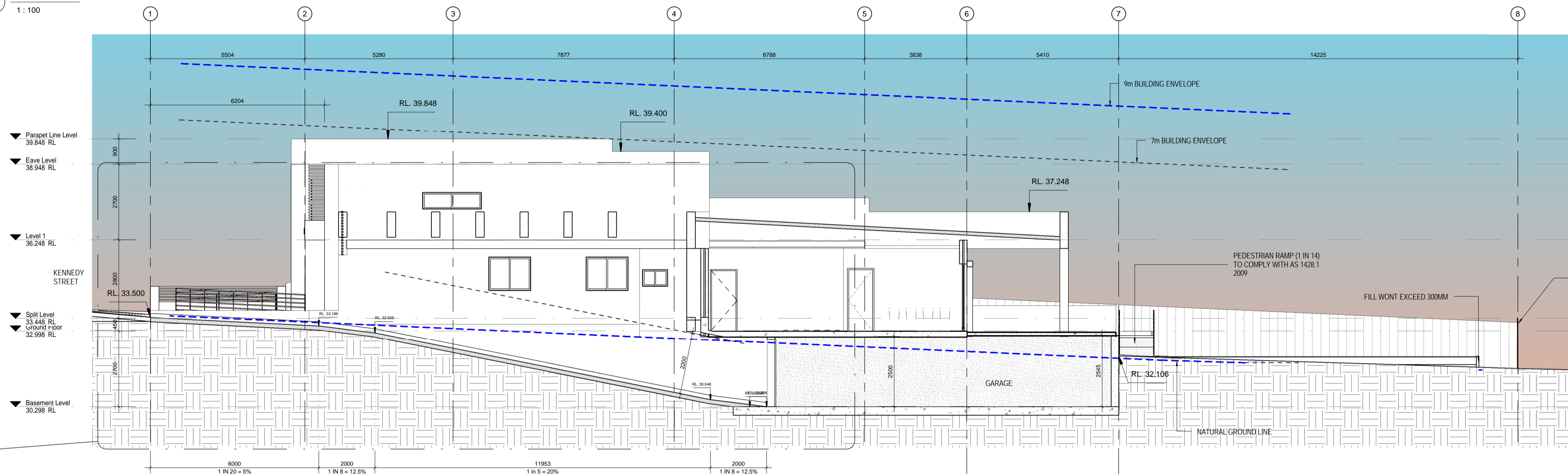
- * Use written dimensions only. Do not scale from drawing.
- * Contractors shall confirm all dimensions on-site prior to commencing any work or making any shop drawings.
- * All materials to be used in accordance with the manufacturer's specifications and instructions, and shall comply with relevant Australian Standards.

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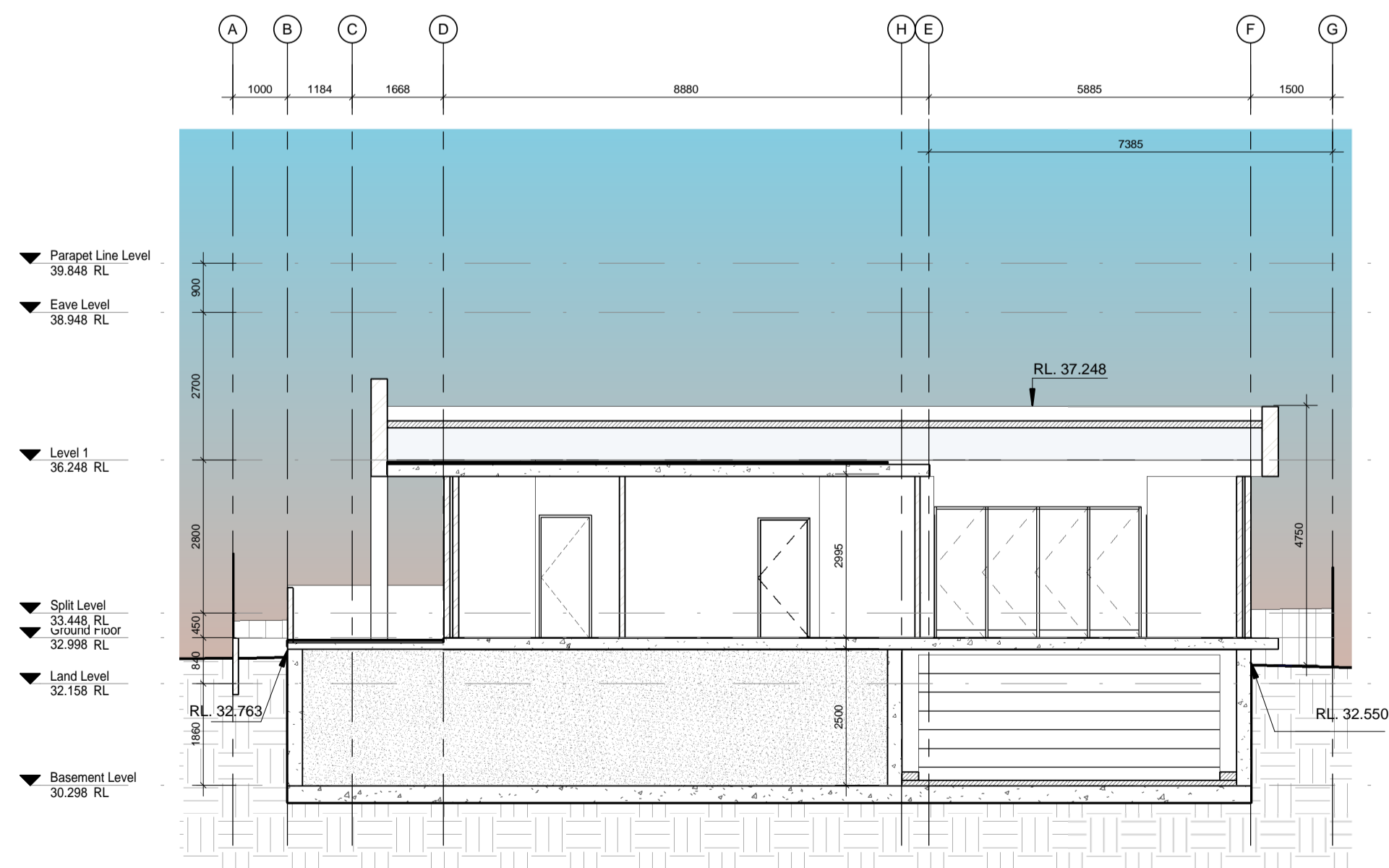
Elevations		
Scale :	As indicated	
Drawn by:	AM	
Project number:	N/A	
Drawing number	Date	
A08	Issue	CC-1
Plot Date 16/12/2024 6:27:20 AM		



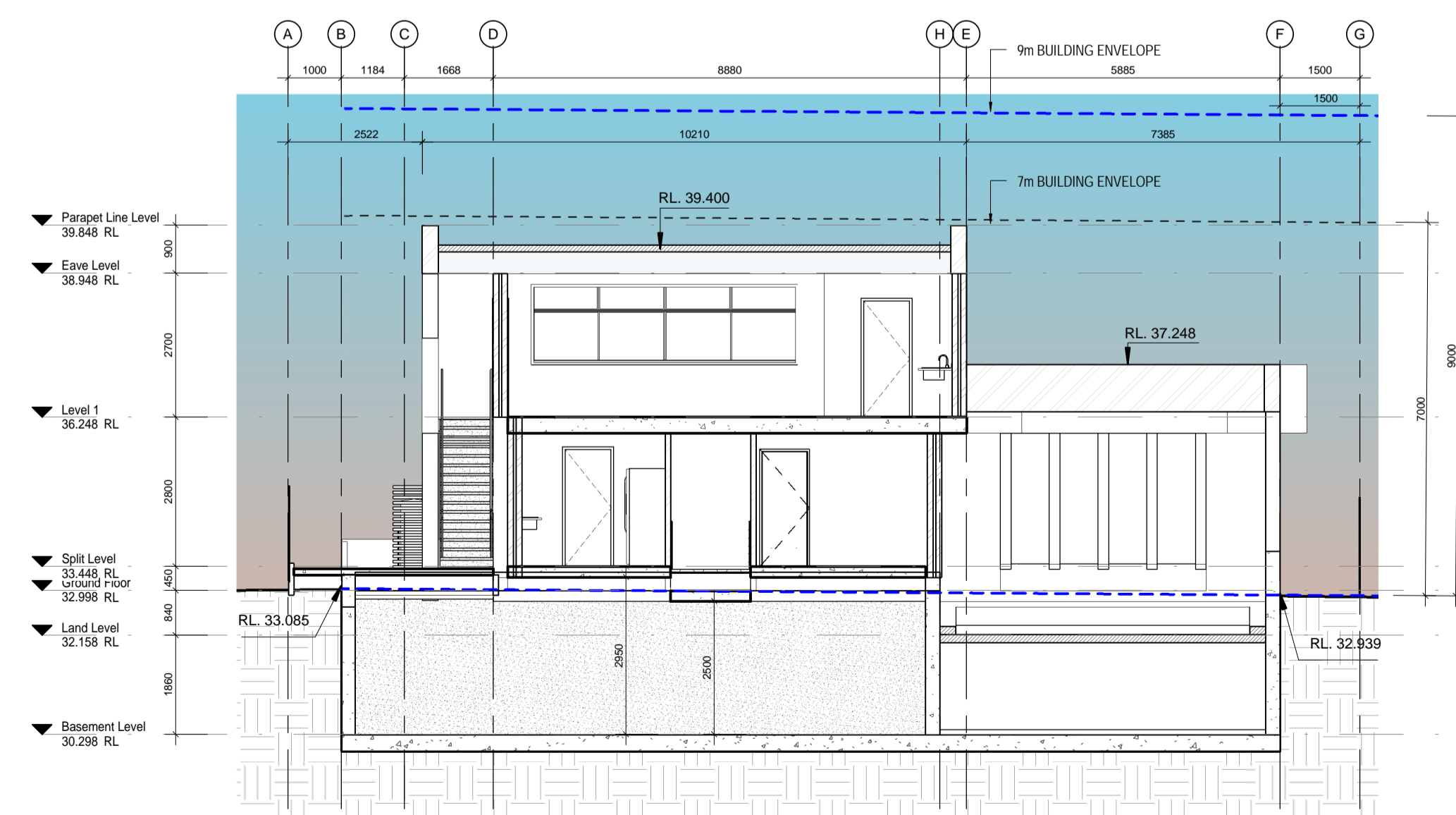
1 Section AA
1:100



2 Section BB
1:100



3 Section CC
1:100



4 Section DD
1:100

LEGENDS:

SECTION 4.55 CHANGES

OUTLINE OF PREVIOUS DA

An acoustic wall shall be installed around the ground level play area, constructed of rendered double brick, holed or a proprietary system capable of attenuating 20dB(A). The wall shall extend 1.8m high. The top of the wall shall have a Perspex screen installed at least 0.5m high.

ISSUE	AMENDMENT	DATE	ISSUE	AMENDMENT	DATE	ISSUE	AMENDMENT	DATE	ISSUE	AMENDMENT	DATE

Sections

Scale	As indicated
Drawn by	AM
Project number	N/A
Drawing number	Date
A10	Issue
Plot Date	16/12/2024 6:31:27 AM