

65 VICTOR AVENUE, PICNIC POINT

FOR S4.55 MODIFICATION APPLICATION

DRAWING LIST - S4.55			
Sheet Number	Sheet Name	Current Revision	Current Revision Date
S4.55-A000	COVER PAGE	A	25.03.31
S4.55-A100	SITE PLAN	A	25.03.31
S4.55-A101	BASEMENT FLOOR PLAN	A	25.03.31
S4.55-A102	GROUND FLOOR PLAN	A	25.03.31
S4.55-A103	FIRST FLOOR PLAN	A	25.03.31
S4.55-A104	ROOF PLAN	A	25.03.31
S4.55-A202	NORTH & SOUTH ELEVATION	A	25.03.31
S4.55-A203	EAST & WEST ELEVATION	A	25.03.31
S4.55-A301	SECTIONS	A	25.03.31
S4.55-A411	FENCE SETOUT & DETAILS	A	25.03.31

ITEMS SUBJECT TO S4.55 MODIFICATION

BASEMENT:

- B1. DOUBLE DOOR TO BIN ROOM
- B2. NEW STORAGE
- B3. MODIFICATION OF STAIR & LIFT LOCATION
- B4. NEW SPRINKLER ALARM VALVE AS PER FIRE SERVICES ENGINEER'S DETAIL
- B5. NEW PUMP ROOM WITH AN AIRLOCK FOR FIRE BRIGADES
- B6. RELOCATED BIKE PARKING
- B7. MODIFICATION OF WALL TO ALLOW VEHICLE SWEEP PATH
- B8. RELOCATION OF LAUNDRY TO FIRST FLOOR, NEW ELEC ROOM
- B9. PUMP HOLDING TANK AS PER STORMWATER ENGINEER'S DETAIL
- B10. CHAMFER TO BASEMENT WALL AS PER TRAFFIC ENGINEERS ADVICE
- B11. RELOCATED TURNING BAY AS PER TRAFFIC ENGINEERS ADVICE

GROUND FLOOR:

- G1. 2m WIDE BIN CARTING ROUTE REQUIRED BY CONSENT
- G2. REARRANGEMENT OF FIRE STAIR AND LIFT WITH DIRECT EGRESS OUT TO OPEN SPACE
- G3. BUILDING SERVICES REQUIRED AS PER EACH ENGINEER
- G4. NEW BIN HOLDING AREA
- G5. NEW STEPS FOR EGRESS
- G6. NEW FIRE RATED GLASS BLOCK FOR NATURAL LIGHT TO COT ROOM
- G7. NEW DOOR TO ENCLOSE BUILDING
- G8. REMOVAL OF STEP DOWN
- G9. REMOVAL OF PLANTER BOX AS TO MAINTAIN MINIMUM UNOBSTRUCTED OUT DOOR PLAY AREA AS REQUIRED
- G10. NEW STAIR WITH HANDRAILS

FIRST FLOOR:

- F1. REARRANGEMENT OF FIRE STAIR AND LIFT WITH DIRECT EGRESS OUT TO OPEN SPACE
- F2. REMOVAL OF UPTURNS AROUND EDGE OF FIRST FLOOR SLAB
- F3. WINDOWS FACING WEST INCREASED ITS HEIGHT
- F4.5.6 WINDOWS REPLACED WITH FIRE RATED GLAZING BLOCKS TO COMPLY WITH BCA REQUIREMENTS
- F7. RELOCATION OF LAUNDRY FROM BASEMENT TO FIRST FLOOR WITH STORAGE

ROOF:

- R1. AMENDMENT OF ROOF MATERIAL TO CONCRETE ROOF FROM METAL ROOF
- R2. UPPER ROOF REMOVED
- R3. LIFT OVERRUN TO ALLOW FOR LIFT HEADROOM
- R4. ROOF OVER STAIR TO PROVIDE FIRE ISOLATED STAIR FOR SAFETY OF CHILDREN AS REQUIRED BY BCA 2022
- R5. POTENTIAL SOLAR PANEL INSTALLATION SUBJECT TO SECTION J CALCULATION

SITE AREA: 937m²
PERMITTED FLOOR SPACE RATIO: 0.5:1

DA APPROVED AREA SCHEDULE (GFA):

NAME	LEVEL	AREA
FIRST FLOOR AREA 01	FIRST FLOOR	91.45m ²
FIRST FLOOR AREA 02	FIRST FLOOR	22.85m ²
GROUND FLOOR AREA	GROUND FLOOR	237.35m ²

TOTAL
DA APPROVED FLOOR SPACE RATIO 351.65m²
0.375:1

S4.55 MODIFIED AREA SCHEDULE (GFA):

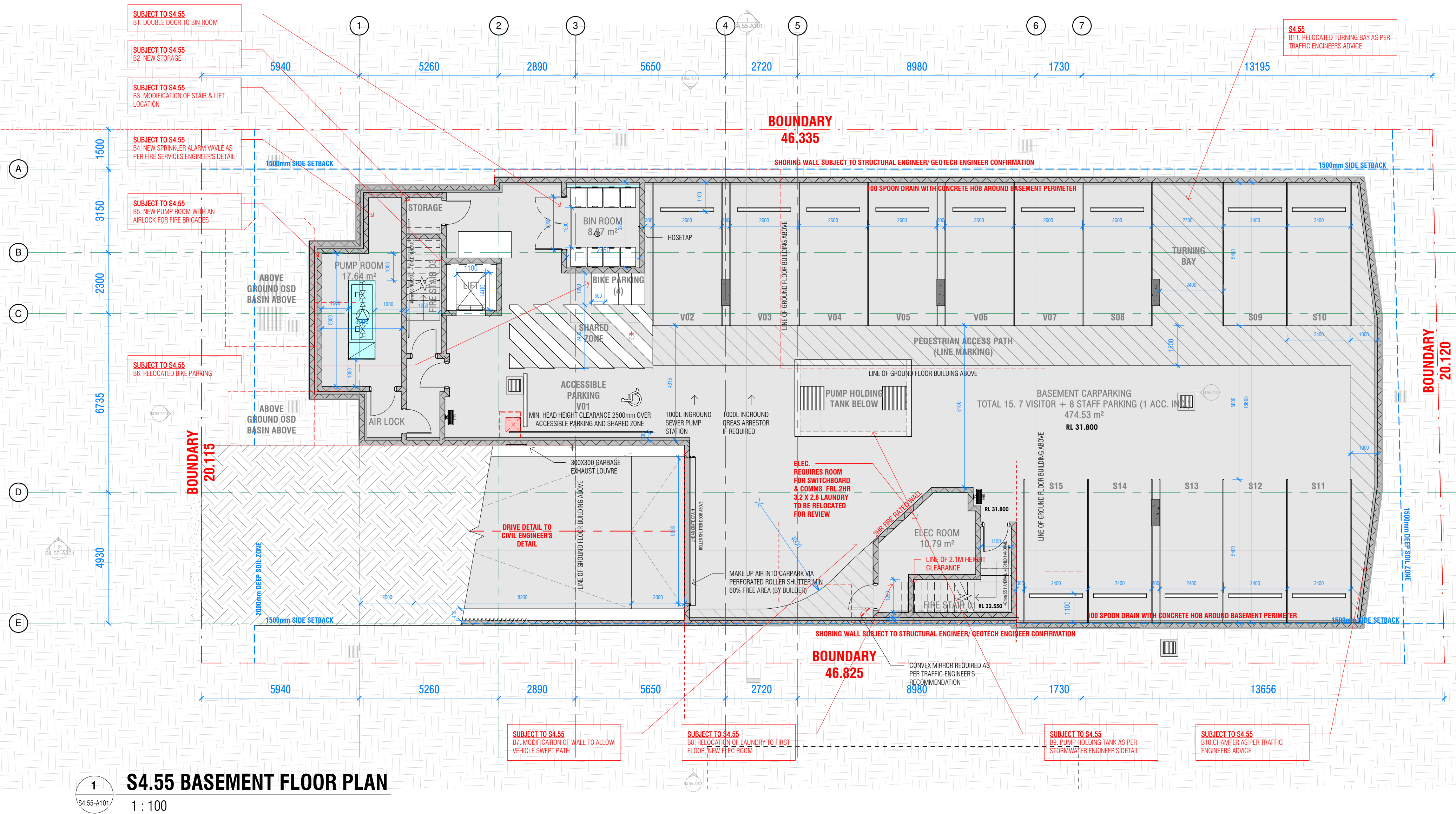
NAME	LEVEL	AREA
FIRST FLOOR AREA 01	FIRST FLOOR	88.034m ²
FIRST FLOOR AREA 02	FIRST FLOOR	37.180m ²
GROUND FLOOR AREA	GROUND FLOOR	238.423m ²

TOTAL
S4.55 MODIFIED FLOOR SPACE RATIO 363.687m²
0.388:1



LOCATION PLAN

LEGEND
BASEMENT FLOOR:
V## VISITOR CARPARKING SPACE, ## DENOTES NUMBER
S## STAFF CARPARKING SPACE, ## DENOTES NUMBER



0 1m 2m 3m 4m 5m 6m

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NOMINATED ARCHITECT
Ramy Tawadros
Reg No. 9209 (NSW)

Member Level 1
Australian Institute of Architects
2021

REV	DATE	NOTES
1	24.10.02	PRELIMINARY ISSUE
2	24.10.08	PRELIMINARY ISSUE
A	25.03.31	FOR S4.55 APPROVAL

STATUS
FOR S4.55
MODIFICATION

Do not scale drawing. Verify all dimensions on site. Report any discrepancies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction

CLIENT
MINA HANNA

PROJECT
EARLY CHILDHOOD CENTRE

ADDRESS
65 VICTOR AVENUE, PICNIC POINT

DRAWING NO.
S4.55-A101

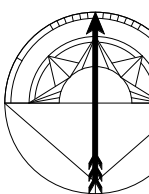
DRAWING TITLE
BASEMENT FLOOR PLAN

DRAWING BY
Author

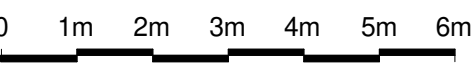
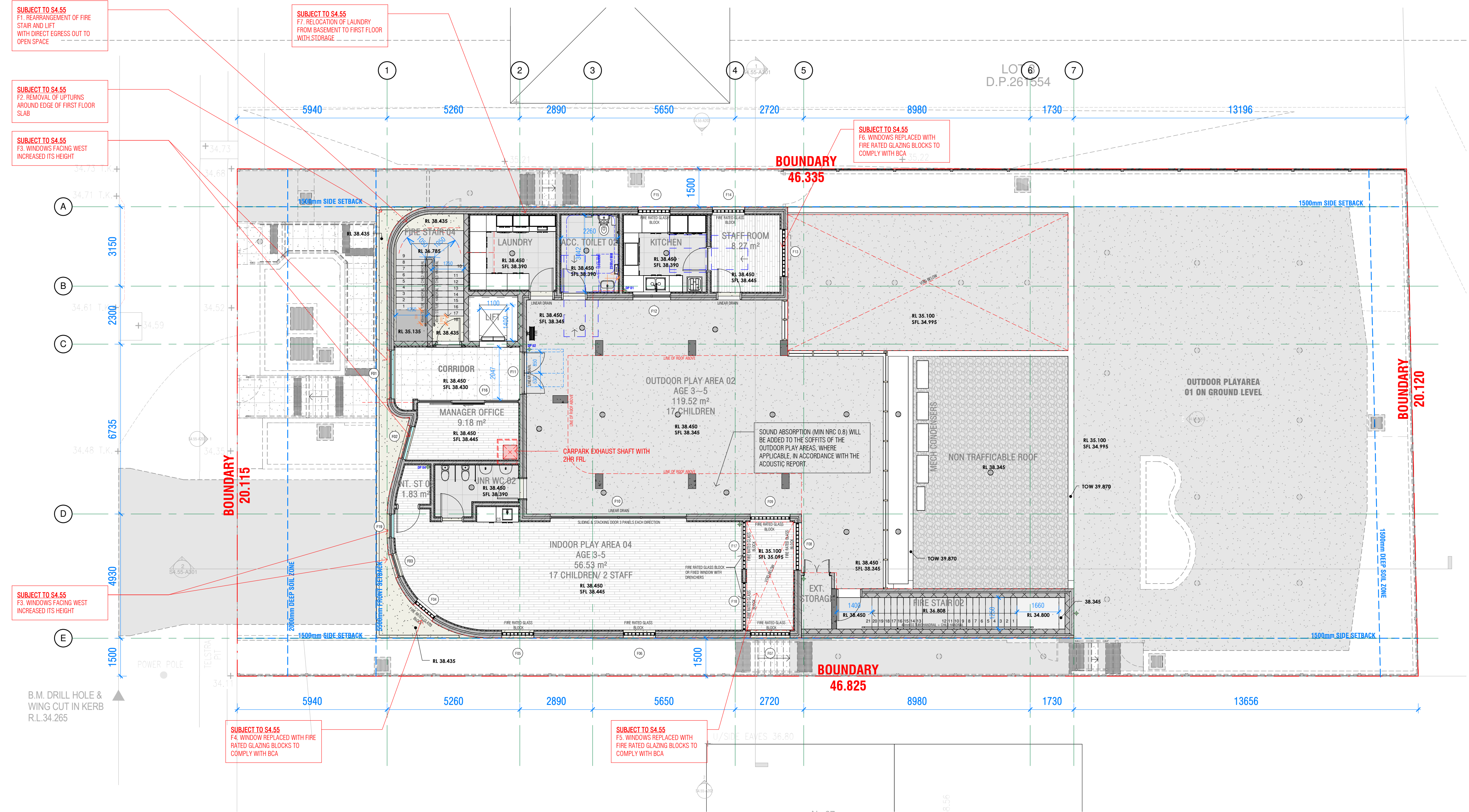
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SCALE
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SUBJECT TO S4.55
R1. AMENDMENT OF ROOF MATERIAL TO
CONCRETE ROOF FROM METAL ROOF.
R2. UPPER ROOF REMOVED.
R3. LIFT OVERRUN TO ALLOW FOR LIFT
HEADROOM

SUBJECT TO S4.55
R5. POTENTIAL SOLAR PANEL INSTALLATION
SUBJECT TO SECTION J CALCULATION

SUBJECT TO S4.55
R4. ROOF OVER STAIR TO PROVIDE FIRE
ISOLATED STAIR FOR SAFETY OF CHILDREN AS
REQUIRED BY BCA 2022

S4.55 ROOF PLAN

1 : 100

0 1m 2m 3m 4m 5m 6m

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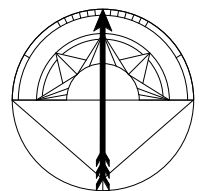
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PROJECT
EARLY CHILDHOOD CENTRE
ADDRESS
65 VICTOR AVENUE, PICNIC POINT

DRAWING NO.
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DRAWING TITLE
ROOF PLAN

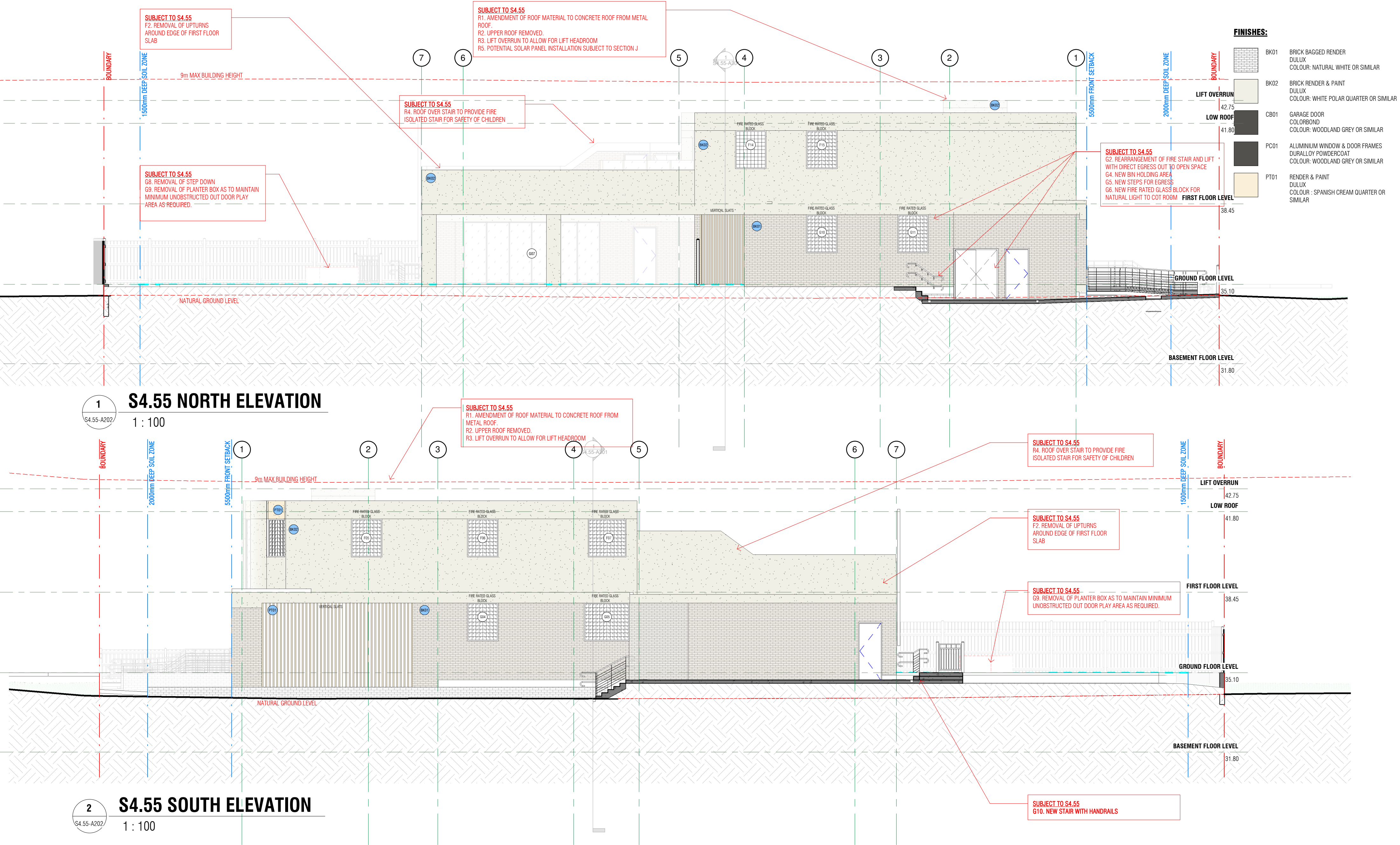
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SCALE
1 : 100 @ A2



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FINISHES:

- BK01 BRICK BAGGED RENDER
DULUX
COLOUR: NATURAL WHITE OR SIMILAR
- BK02 BRICK RENDER & PAINT
DULUX
COLOUR: WHITE POLAR QUARTER OR SIMILAR
- CB01 GARAGE DOOR
COLORBOND
COLOUR: WOODLAND GREY OR SIMILAR
- PC01 ALUMINIUM WINDOW & DOOR FRAMES
DURALLOY POWDERCOAT
COLOUR: WOODLAND GREY OR SIMILAR
- PT01 RENDER & PAINT
DULUX
COLOUR : SPANISH CREAM QUARTER OR SIMILAR

0 1m 2m 3m 4m 5m 6m

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EARLY CHILDHOOD CENTRE
ADDRESS
65 VICTOR AVENUE, PICNIC POINT

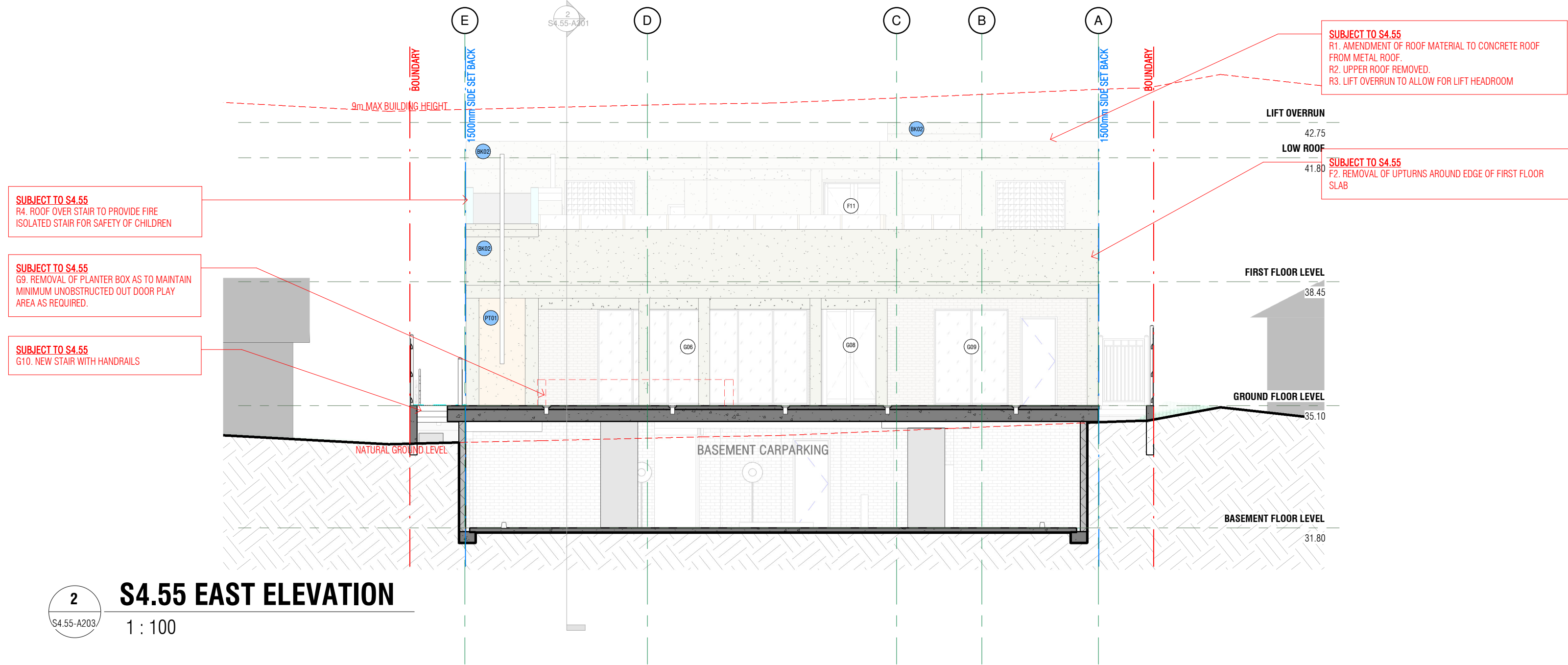
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DRAWING TITLE
NORTH & SOUTH ELEVATION

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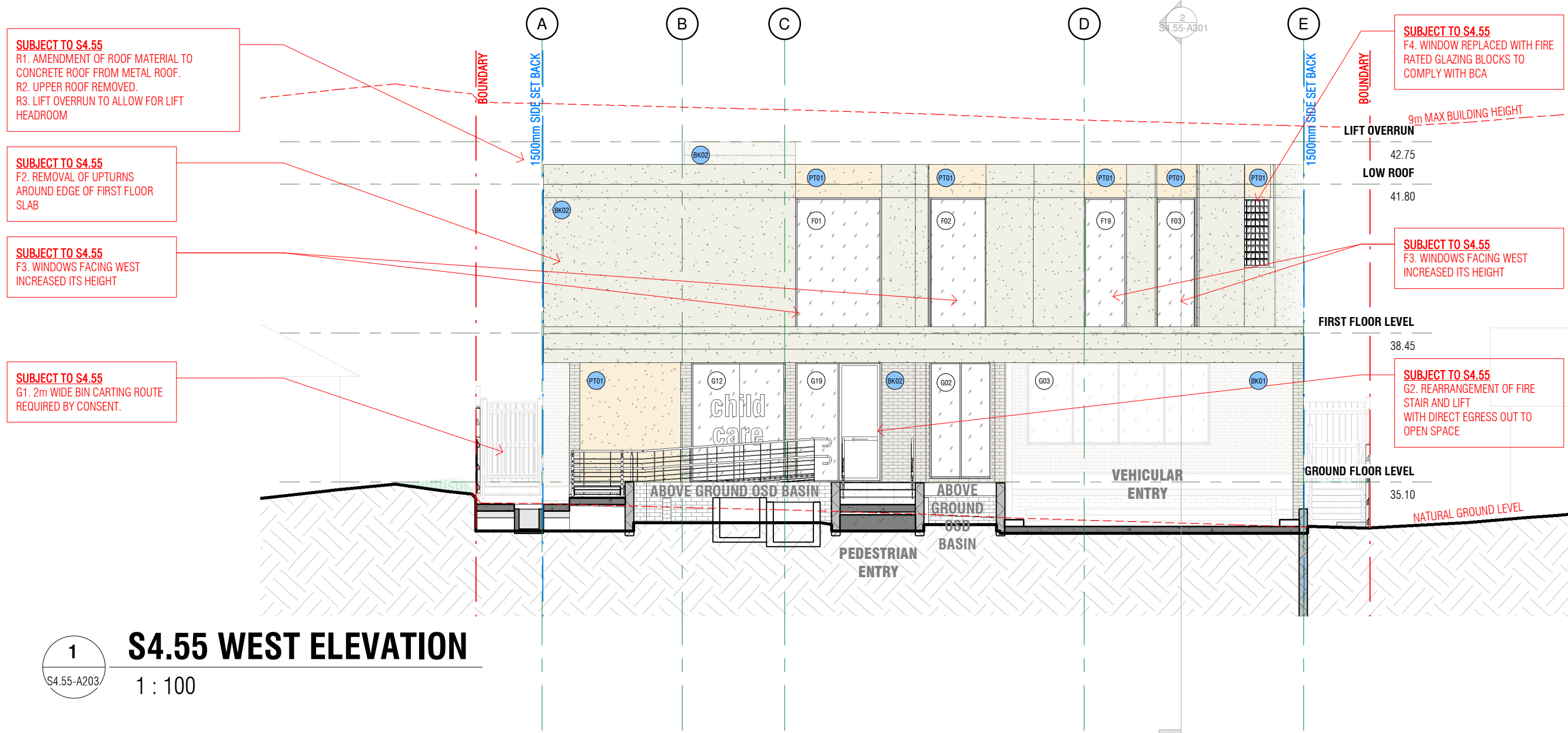
NOT FOR CONSTRUCTION

SCALE
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- FINISHES:**
- BK01 BRICK BAGGED RENDER
DULUX
COLOUR: NATURAL WHITE OR SIMILAR
 - BK02 BRICK RENDER & PAINT
DULUX
COLOUR: WHITE POLAR QUARTER OR SIMILAR
 - CB01 GARAGE DOOR
COLORBOND
COLOUR: WOODLAND GREY OR SIMILAR
 - PC01 ALUMINIUM WINDOW & DOOR FRAMES
DURALLOY POWDERCOAT
COLOUR: WOODLAND GREY OR SIMILAR
 - PT01 RENDER & PAINT
DULUX
COLOUR: SPANISH CREAM QUARTER OR SIMILAR



0 1m 2m 3m 4m 5m 6m

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REV DATE NOTES
1 24.10.02 PRELIMINARY ISSUE
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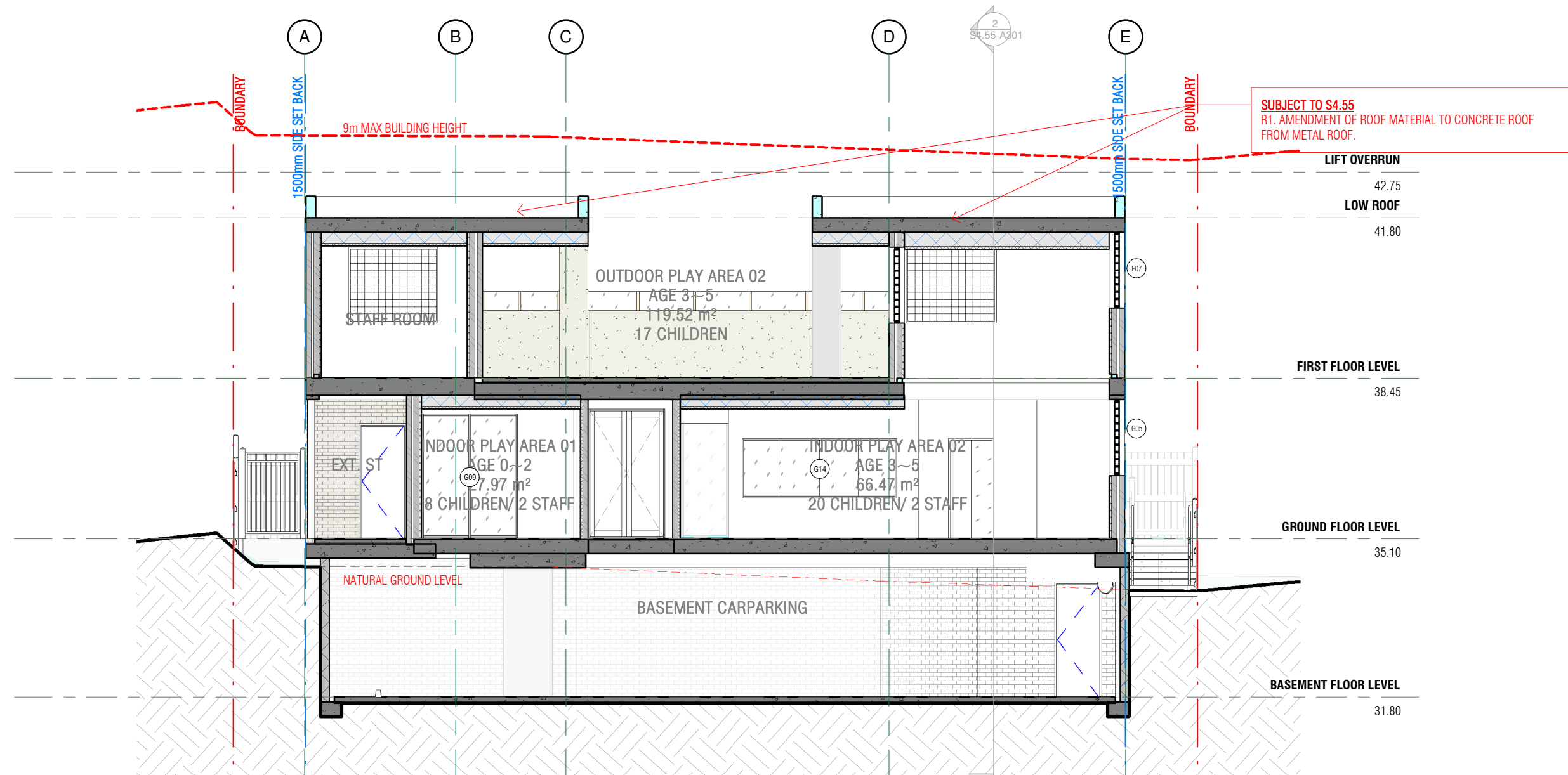
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EAST & WEST ELEVATION

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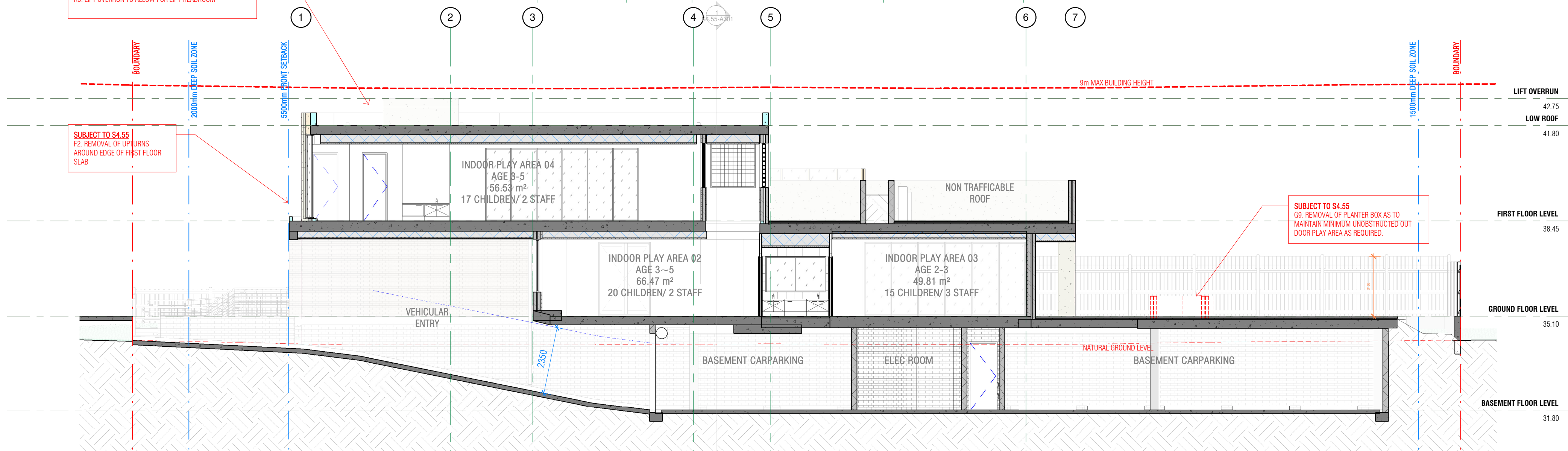
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1
S4.55-A301
S4.55 SHORT SECTION
1 : 100

SUBJECT TO S4.55
R1. AMENDMENT OF ROOF MATERIAL TO CONCRETE ROOF FROM METAL ROOF.
R2. UPPER ROOF REMOVED.
R3. LIFT OVERRUN TO ALLOW FOR LIFT HEADROOM



2
S4.55-A301
S4.55 LONG SECTION
1 : 100

SUBJECT TO S4.55
F2. REMOVAL OF UPTURNS AROUND EDGE OF FIRST FLOOR SLAB

SUBJECT TO S4.55
G9. REMOVAL OF PLANTER BOX AS TO MAINTAIN MINIMUM UNOBSTRUCTED OUT DOOR PLAY AREA AS REQUIRED.

FINISHES:	
BK01	BRICK BAGGED RENDER DULUX COLOUR: NATURAL WHITE OR SIMILAR
BK02	BRICK RENDER & PAINT DULUX COLOUR: WHITE POLAR QUARTER OR SIMILAR
CB01	GARAGE DOOR COLORBOND COLOUR: WOODLAND GREY OR SIMILAR
PC01	ALUMINIUM WINDOW & DOOR FRAMES DURALLOY POWDERCOAT COLOUR: WOODLAND GREY OR SIMILAR
PT01	RENDER & PAINT DULUX COLOUR: SPANISH CREAM QUARTER OR SIMILAR

0 1m 2m 3m 4m 5m 6m

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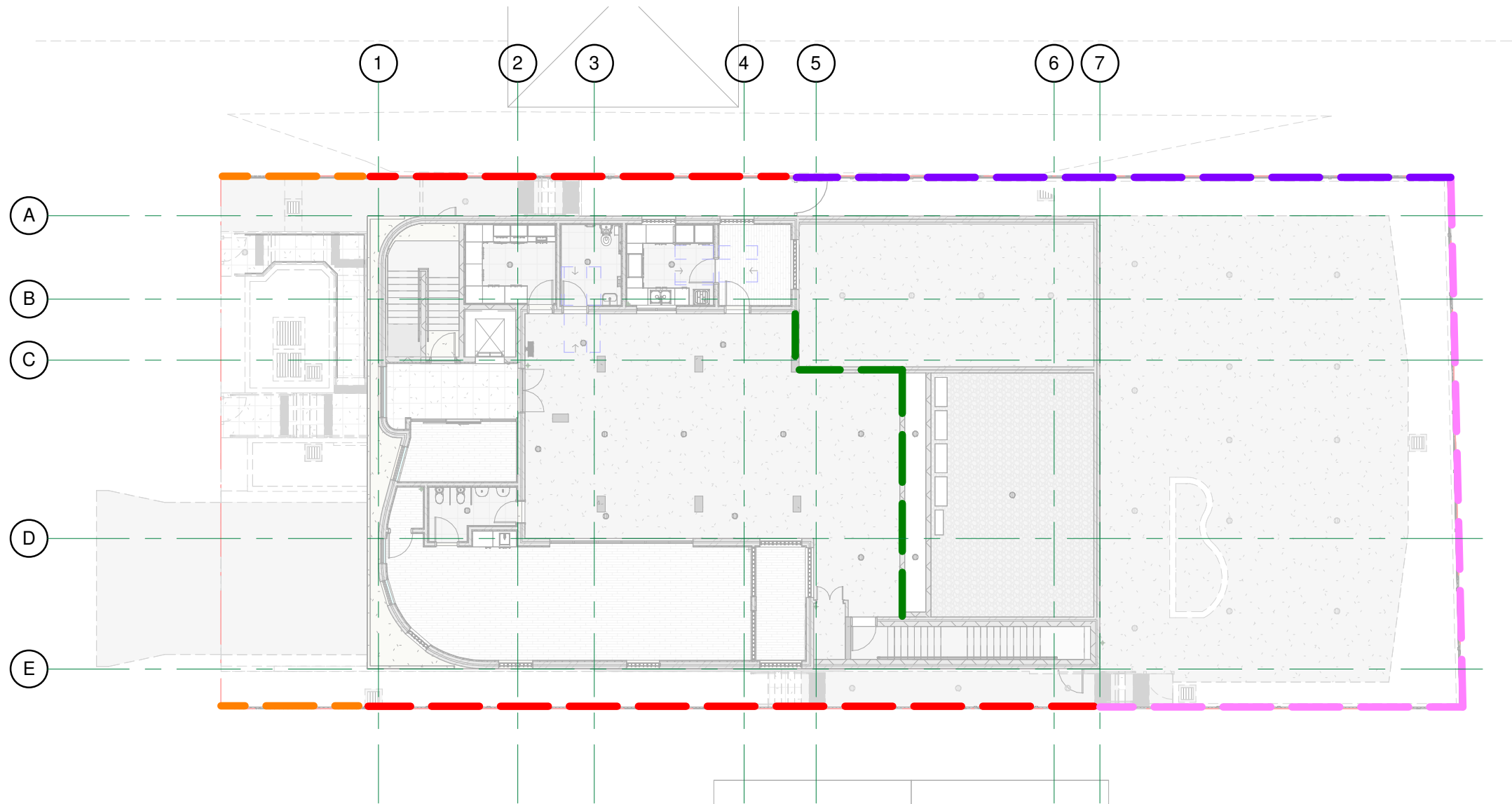
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SECTIONS

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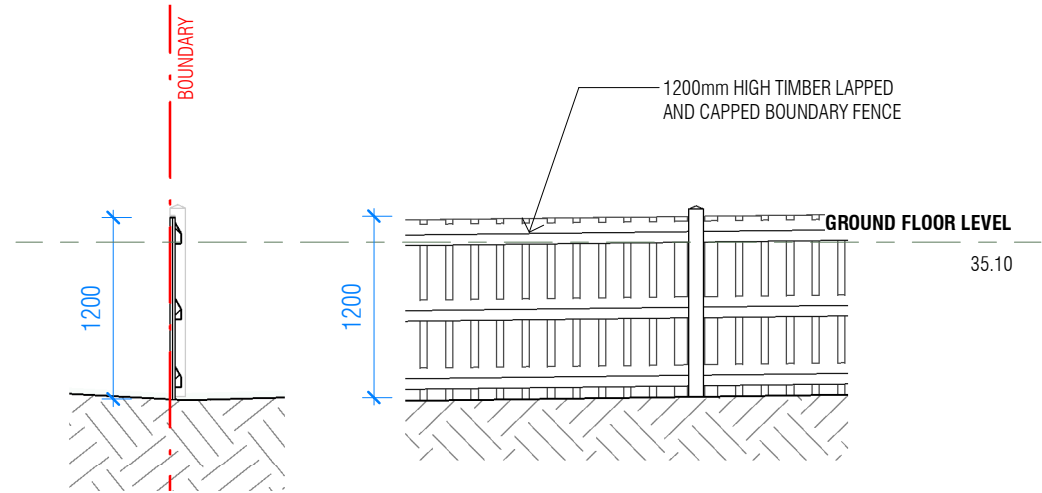
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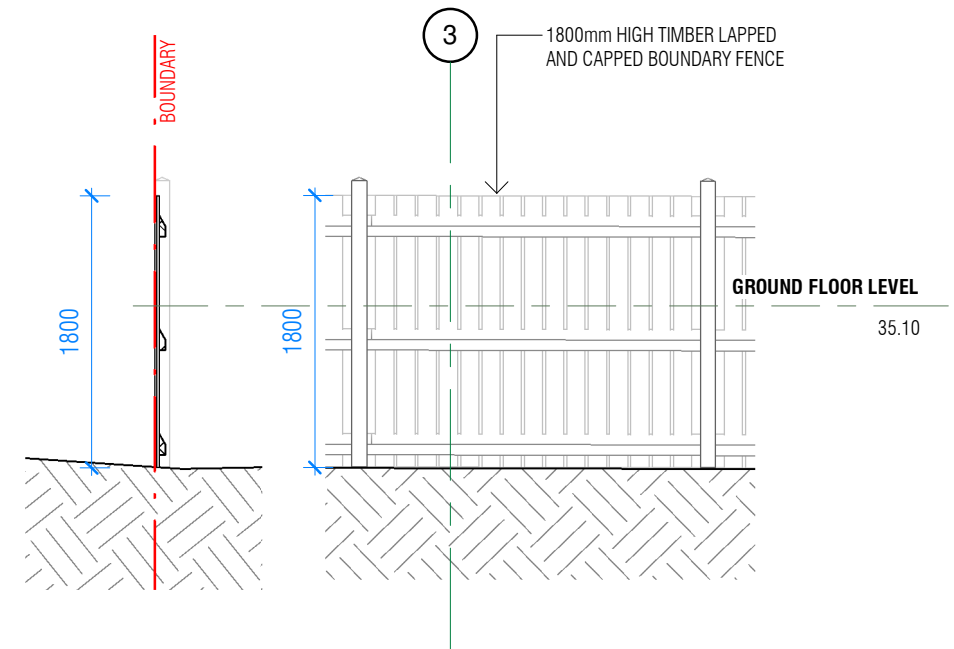
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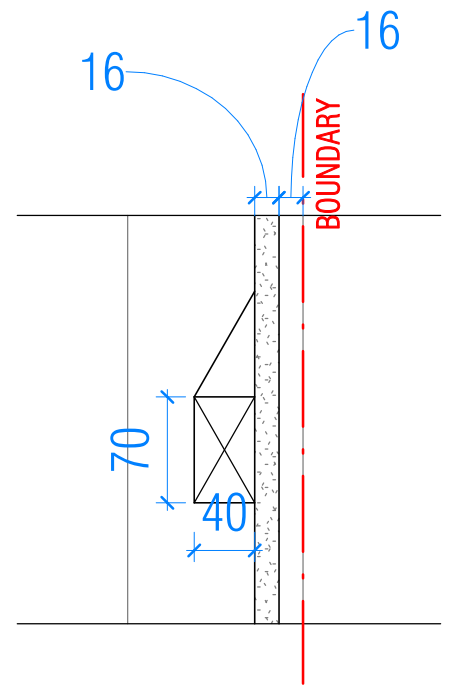
1 S4.55 FENCE LOCATION PLAN - GROUND & FIRST FLOOR
S4.55-A411 1 : 200



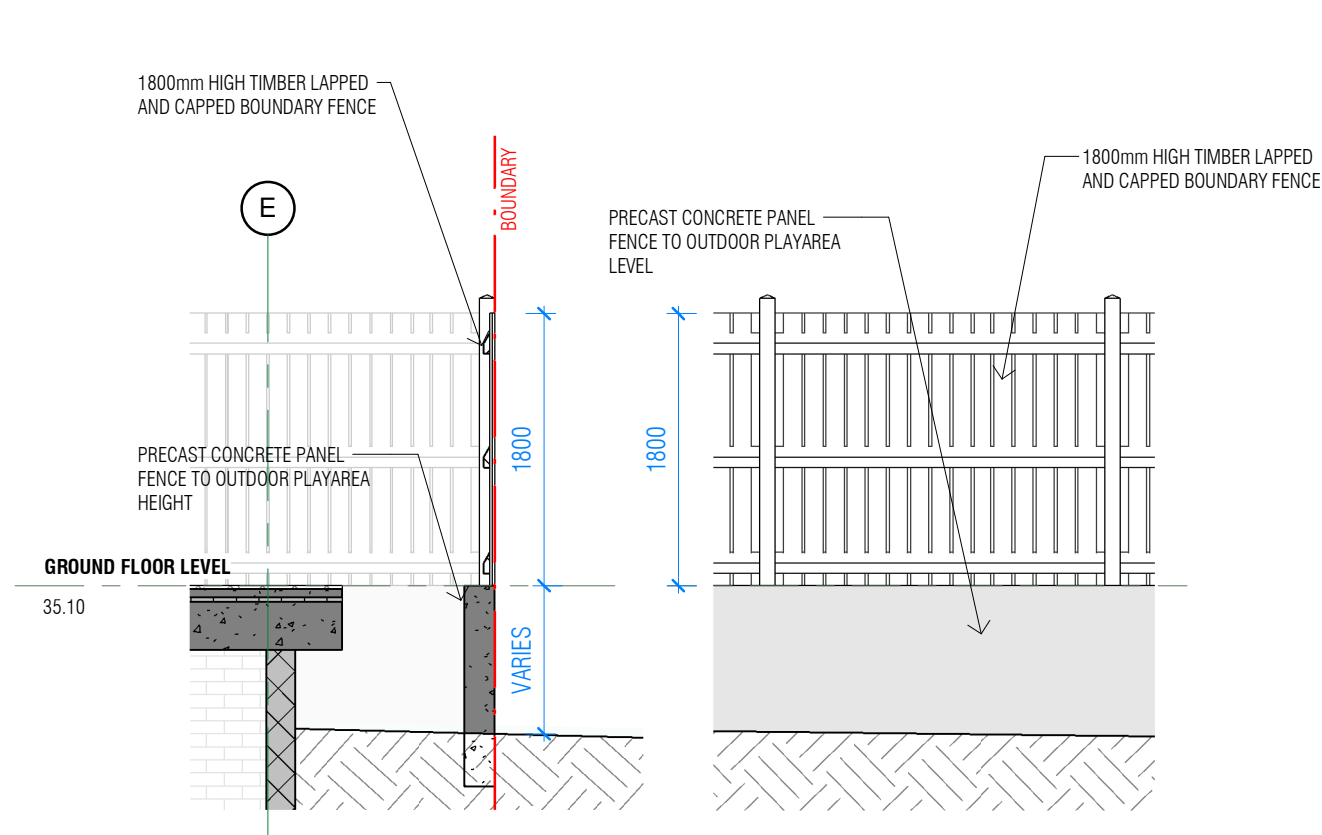
2 1200mm H FENCE DETAILS
S4.55-A411 1 : 50



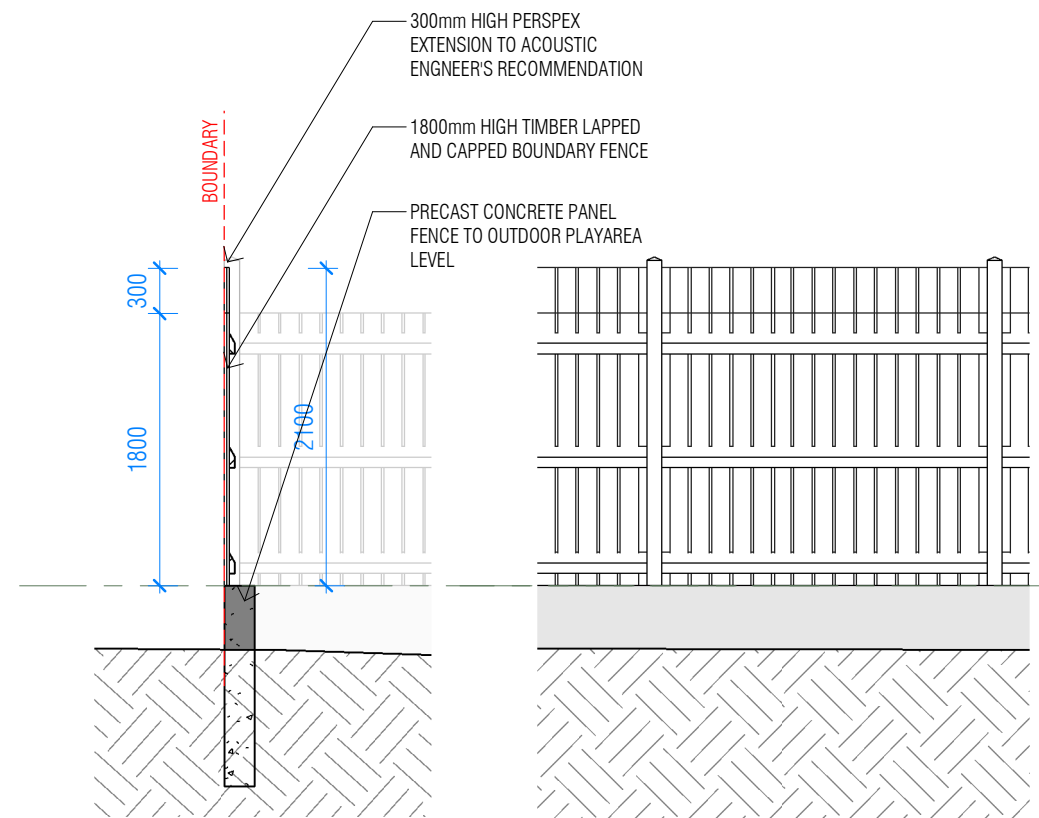
3 1800mm H FENCE DETAILS
S4.55-A411 1 : 50



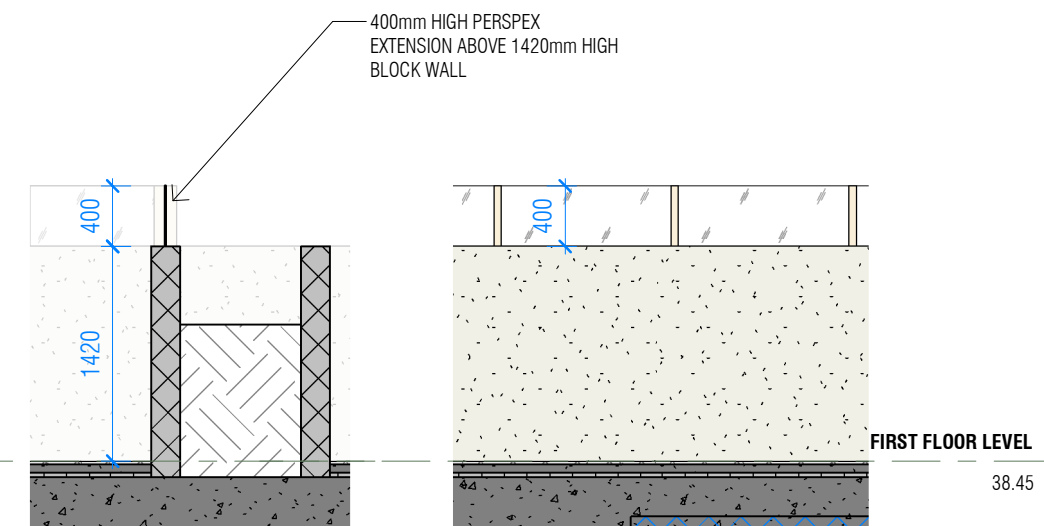
7 S4.55 NON-CLIMBABLE DETAIL
S4.55-A411 1 : 5



4 1800mm H ACOUSTIC FENCE DETAILS
S4.55-A411 1 : 50



5 2100mm H ACOUSITC FENCE DETAILS
S4.55-A411 1 : 50



6 1820mm H ACOUSTIC FENCE DETAIL
S4.55-A411 1 : 50

LEGEND
ACOUSTIC FENCE:

- 1200mm H BOUNDARY LAPPED AND CAPPED TIMBER FENCE
- 1800mm H BOUNDARY LAPPED AND CAPPED TIMBER FENCE
- LAPPED AND CAPPED BOUNDARY FENCE 1.8m HT ABOVE ADJACENT OUTDOOR PLAY AREA SOLID PRECAST CONCRETE FENCE UPTO OUTDOOR PLAY AREA
- LAPPED AND CAPPED BOUNDARY FENCE 2.1m HT ABOVE ADJACENT OUTDOOR PLAY AREA SOLID PRECAST CONCRETE FENCE UPTO OUTDOOR PLAY AREA (TIMBER FENCE UP TO 1800mm H + CLEAR POLYCARBONATE PANEL 300mm H)
- 1820mm H SOLID ACOUSTIC FENCE (1420mm H SOLID WALL + 400mm GLASS BALUSTRADE)

REFER TO ACOUSTIC REPORT/ ARCHITECTURAL DRAWINGS FOR TYPICAL DETAILS.