

Water Cycle Management Plan – Proposed Childcare Development

Proposed Lot 4, 3 Memory Avenue, Crookwell, NSW 2583

Final Report

P2410601JR04V02

April 2025

Prepared for Blue Sox Developments

environmental science & engineering

Project Details

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1 Introduction

1.1 Overview and Scope

Martens & Associates Pty Ltd (**MA**) have prepared this Water Cycle Management Plan (**WCMP**) to support a Development Application (**DA**) for the proposed childcare development at proposed Lot 4, 3 Memory Avenue, Crookwell, NSW 2583 (the **Site**) located within the Upper Lachlan Shire Council (**ULSC**) Local Government Area (**LGA**).

MA was engaged to provide an assessment of the effects of the proposed development in relation to stormwater and to prepare a stormwater management plan to mitigate potential adverse impacts.

This report should be read in conjunction with the concept drainage and earthwork plans in Appendix A.

1.2 Site Description

A brief description of the site is provided in Table 1 below.

Table 1: Site description summary.

Item	Description
Address	Proposed Lot 4, 3 Memory Avenue, Crookwell, NSW 2583
Lot / DP	Lot 2/DP 1283619
Site Area	Approximately 0.205 ha
Local Government Area	Upper Lachlan Shire Council
Current Zoning	R2 - Low Density Residential (NSW ePlanning Spatial Viewer)
Current Land Use	The site is currently used for residential purposes. A single dwelling and a detached garage are situated on the eastern portion of the site. Vehicle access to the garage is via an unsealed driveway connected to Memory Avenue.
Surrounding Land Use	General residential sites to the north, south and west. Crookwell Cemetery to the east.
Topography	The site generally drains towards residential properties in the east. Grades vary between 0 – 15% Site elevation ranges between approximately 922 mAHD (eastern boundary) to approximately 911 mAHD (western boundary).

1.3 Development Overview

The site is a single lot to be created as part of a proposed 20 lot subdivision located at 3 Memory Avenue, Crookwell, NSW 2583. At the time of writing, a DA for the proposed subdivision has been prepared for submission to ULSC.

The subdivision is proposed to occur in two stages, with stage one required to be completed prior to the proposed childcare centre. The proposed childcare centre development has been completed independently to the subdivision assessment.

1.3.1 Proposed Childcare Overview

- Construction of a ground level carparking space and external landscape area fronting Memory Avenue.
- Construction of a structure to accommodate staff and up to 94 children.
- Provision of a stormwater conveyance network by way of a pit and pipe system.

1.4 Relevant Guidelines

This report has been prepared in accordance with the following guidelines:

1. Upper Lachlan Shire Council (2010) Development Control Plan 2010.
2. Upper Lachlan Shire Council (2010) Local Environmental Plan 2010.

2 Stormwater Quantity Assessment

2.1 Stormwater Quantity Requirements

The stormwater quantity requirements for the site are to ensure that post-development flows do not exceed pre-development levels.

2.2 Stormwater Quantity Modelling Methodology

2.2.1 Overview

A water quantity model was developed for the site to assess the proposed OSD system. The DRAINS hydrological and hydrological modelling package was used with the ILSAX engine to determine the requirements to satisfy the requirements.

2.2.2 Approach

Sizing of the OSD was completed through iterative modelling to achieve compliance with site requirements. Modelling was undertaken for the following storms to ensure the critical discharge for each storm did not exceed the pre development site discharge, for durations ranging from 5 minutes to 2 hours:

- 0.2 EY
- 10% AEP
- 5% AEP
- 2% AEP
- 1% AEP

2.2.3 Rainfall data

Intensity Frequency Duration (**IFD**) data that was used for the model was sourced from the Bureau of Meteorology (**BoM**), for the storm events mentioned above.

2.2.4 Input Parameters

ILSAX parameters for all catchments as shown in Table 2.

Table 2: DRAINS hydrologic parameters.

Parameter	Element	Value
ILSAX parameters	Impervious area depression storage (mm)	1.0
	Supplementary area depression storage (mm)	1.0
	Grassed area depression storage (mm)	5.0
	Soil Type	3
	Antecedent Moisture Condition (AMC)	3

2.2.5 Catchments Area

2.2.5.1 Pre development catchment

The existing catchment for the site was assumed to be 0% impervious.

2.2.5.2 Post development catchment

The post development catchment breakdown was delineated using the site layout produced by Faubourg 24 (Appendix B).

The catchment areas are summarised in the concept drainage and earthwork plans (Appendix A).

2.3 Water Quantity Results

A below ground OSD tank (approximately 35 m³) is proposed below the carpark area. Refer to the DRAINS modelling results (Table 3) to demonstrate that the proposed OSD is sufficient to detain peak post development flows, such that they are less than peak pre development flows.

Table 3: DRAINS modelling results

Storm Event	Pre Development Flow Rate (m ³ /sec)	Post Development Flow Rate (m ³ /sec)	Difference (Post – Pre)	Complies (Y/N)
1%	0.027	0.023	-0.004	yes
2%	0.021	0.019	-0.002	yes
5%	0.016	0.008	-0.008	yes
10%	0.010	0.007	-0.003	yes
0.2EY	0.005	0.005	0.000	yes

Further refinement of the model at the detailed design stage may alter the size and configuration of the proposed OSD system. However, the objectives outlined in this report will need to be achieved.

3 Stormwater Quality Assessment

3.1 Stormwater Quality Requirements

Stormwater quality requirements were discussed with Council Officer Daniel on the 03/03/25 via phone call who confirmed there are no Council requirements for the proposed development.

The site is also not located within any regulated catchments (i.e. any drinking water catchments) under the SEPP (Biodiversity and Conservation) 2021, which would require any other water quality initiatives.

Appendix A – Concept Drainage and Earthworks Plans

PROJECT: PROPOSED CHILDCARE DEVELOPMENT

PLANSET: CONCEPT DRAINAGE AND EARTHWORKS PLANS

CLIENT: BLUE SOX DEVELOPMENTS

DRAWING LIST		
DWG NO.	REV	DWG TITLE
GENERAL		
PS02-A000	B	COVER SHEET
CONSTRUCTION MANAGEMENT WORKS		
PS02-B300	B	SEDIMENT AND EROSION CONTROL PLAN
PS02-B310	A	SEDIMENT AND EROSION CONTROL DETAILS
EARTHWORKS		
PS02-C100	B	EARTHWORKS GRADING PLAN
PS02-C500	B	EARTHWORKS CUT-FILL PLAN
PS02-C600	A	EARTHWORKS SITE SECTIONS
ROADWORKS		
PS02-DZ00	A	TYPICAL DRIVEWAY DETAILS
DRAINAGE		
PS02-E100	B	DRAINAGE PLAN
PS02-E200	A	DRAINAGE DETAILS
PS02-E600	B	OSD CATCHMENT PLAN, MODEL AND RESULTS



LOCALITY PLAN
NOT TO SCALE

LGA: UPPER LACHLAN SHIRE COUNCIL


3 MEMORY AVE CROOKWELL NSW 2583

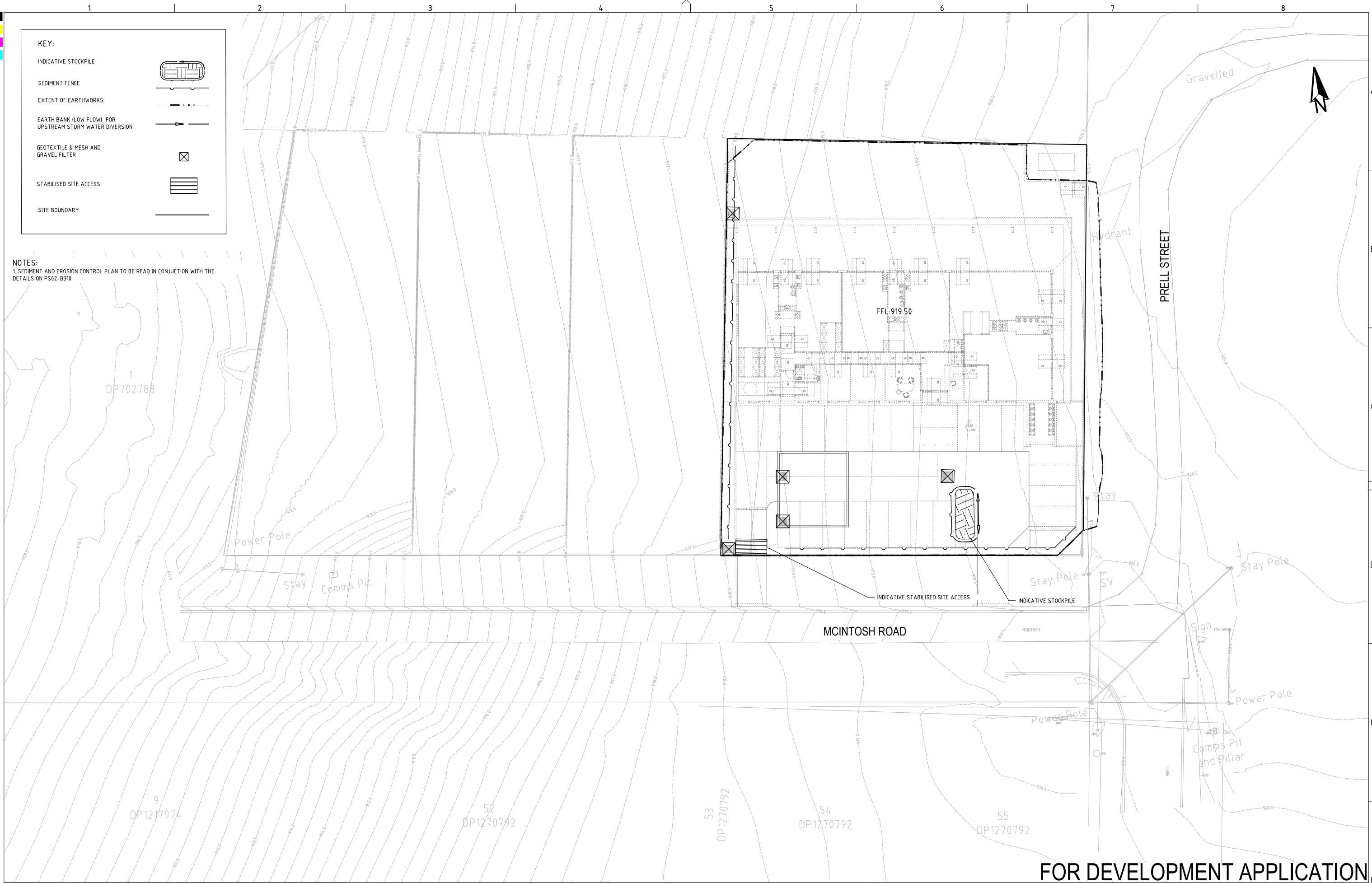
LOT 2/DP702788

NOTES

- THIS PLAN IS FOR DEVELOPMENT APPLICATION PURPOSE AND NOT FOR CONSTRUCTION. DESIGN TO BE REVIEWED AND UPDATED FOR CONSTRUCTION CERTIFICATE.
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH, AND THESE NOTES ARE TO BE READ IN CONJUNCTION WITH THE RELEVANT AUSTRALIAN STANDARDS, COUNCIL SPECIFICATIONS, AND ALL PROJECT CONSULTANTS' PLANS AND REPORTS.
- INTERNAL AND EXTERNAL SURVEY INFORMATION SHOWN BASED ON SURVEY INFORMATION PROVIDED BY SDG PTY LTD.
- PROPOSED ARCHITECT LAYOUT BASED ON INFORMATION PROVIDED BY ARCHITECTS FAUBOURG24.

FOR DEVELOPMENT APPLICATION


REV	DESCRIPTION	DATE	DRAWN	DESIGNED	CHECKED	APPRVD	SCALE	GRID	DATUM	PROJECT MANAGER	CLIENT	<div><div>Consulting Engineers Environment Water Geotechnical Civil</div></div> <div>Suite 201, 20 George St, Hornsby, NSW 2077 Australia Phone: (02) 9476 9999 Fax: (02) 9476 8767 Email: mail@martens.com.au Internet: www.martens.com.au</div>	DRAWING TITLE COVER SHEET						
B	DESIGN AMENDMENT	30/04/2025	NH	RL/PC	AVG	GT		----	----	GT	BLUE SOX DEVELOPMENTS						PROJECT NAME/PLANSET TITLE PROPOSED CHILDCARE DEVELOPMENT CONCEPT DRAINAGE AND EARTHWORKS PLANS PROPOSED LOT 4, 3 MEMORY AVE CROOKWELL NSW 2583		
A	INITIAL RELEASE	16/04/2025	NH	YAI/PC	AVG	GT													
															PROJECT NO.	PLANSET NO.	RELEASE NO.	DRAWING NO.	REVISION
															P2410601	PS02	R02	PS02-A000	B
A1 / A3 LANDSCAPE (A3_LC_v02.010)								DRAWING ID: P2410601-PS02-R02-A000											



KEY:

- INDICATIVE STOCKPILE
- SEDIMENT FENCE
- EXTENT OF EARTHWORKS
- EARTH BANK (LOW FLOW) FOR UPSTREAM STORM WATER DIVERSION
- GEOTEXTILE & MESH AND GRAVEL FILTER
- STABILISED SITE ACCESS
- SITE BOUNDARY

NOTES:
1. SEDIMENT AND EROSION CONTROL PLAN TO BE READ IN CONJUNCTION WITH THE DETAILS ON PS02-B310.

REV	DESCRIPTION	DATE	DRAWN	DESIGNED	CHECKED	APPRVD	SCALE	GRID	DATUM	PROJECT MANAGER	CLIENT	 Consulting Engineers Environment Water Geotechnical Civil	DRAWING TITLE SEDIMENT AND EROSION CONTROL PLAN				
B	DESIGN AMENDMENT	30/04/2025	NH	NP	AVG	GT	0 2 4 6 8 10 12 14 16 18 20 A1 (A3) 1:200 (1:400) METRES	MGA	mAHD	GT	BLUE SOX DEVELOPMENTS						
A	INITIAL RELEASE	16/04/2025	NH	NP	AVG	GT					PROJECT NAME/PLANSET TITLE PROPOSED CHILDCARE DEVELOPMENT CONCEPT DRAINAGE AND EARTHWORKS PLANS PROPOSED LOT 4, 3 MEMORY AVE CROOKWELL NSW 2583	Suite 201, 20 George St, Hornsby, NSW 2077 Australia Phone: (02) 9476 9999 Fax: (02) 9476 8767 Email: mail@martens.com.au Internet: www.martens.com.au	PROJECT NO. P2410601	PLANSET NO. PS02	RELEASE NO. R02	DRAWING NO. PS02-B300	REVISION B

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A1 / A3 LANDSCAPE (A1L_C_02.0.01)

DRAWING ID: P2410601-PS02-R02-B300

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CONSTRUCTION SITE

MIN. WIDTH 3 METRES

MIN. LENGTH 15 METRES

200mm MIN.

300mm MIN.

PROPERTY BOUNDARY

RUNOFF DIRECTED TO SEDIMENT TRAP/FENCE

DGB 20 ROADBASE OR 30mm AGGREGATE

EXISTING ROADWAY

GEOTEXTILE FABRIC DESIGNED TO PREVENT INTERMIXING OF SUBGRADE AND BASE MATERIALS AND TO MAINTAIN GOOD PROPERTIES OF THE SUB-BASE LAYERS. GEOTEXTILE MAY BE A WOVEN OR NEEDLE-PUNCHED PRODUCT WITH A MINIMUM CBR BURST STRENGTH (AS3706.4-90) OF 2500 N

CONSTRUCTION NOTES

1. STRIP THE TOPSOIL, LEVEL THE SITE AND COMPACT THE SUBGRADE.
2. COVER THE AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
3. CONSTRUCT A 200mm THICK PAD OVER THE GEOTEXTILE USING ROAD BASE OR 30mm AGGREGATE.
4. ENSURE THE STRUCTURE IS AT LEAST 15 METRES LONG OR TO BUILDING ALIGNMENT AND AT LEAST 3 METRES WIDE
5. WHERE A SEDIMENT FENCE JOINS ONTO THE STABILISED ACCESS, CONSTRUCT A HUMP IN THE STABILISED ACCESS TO DIVERT WATER TO THE SEDIMENT FENCE

STABILISED SITE ACCESS **SD 6-14**

15 M STAR PICKETS AT MAX. 2.5 M CENTRES

500 MM TO 600 MM

600 MM MIN.

SELF-SUPPORTING GEOTEXTILE

DIRECTION OF FLOW

ON SOIL, 150 MM X 100 MM TRENCH WITH COMPACTED BACKFILL AND ON ROCK, SET INTO SURFACE CONCRETE

SECTION DETAIL

DISTURBED AREA

UNDISTURBED AREA

DIRECTION OF FLOW

15 M STAR PICKETS AT MAX. 2.5 M CENTRES

20 M MAX. (UNLESS STATED OTHERWISE ON SWMP/ESCP)

MIN. 15 M

STAR PICKETS AT MAXIMUM 2.5 M SPACINGS

PLAN

CONSTRUCTION NOTES

1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION. THE CATCHMENT AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 50 LITRES PER SECOND IN THE DESIGN STORM EVENT, USUALLY THE 10-YEAR EVENT.
2. CUT A 150-MM DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
3. DRIVE 15 METRE LONG STAR PICKETS INTO GROUND AT 2.5 METRE INTERVALS (MAX) AT THE DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
4. FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE TIES OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
5. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150-MM OVERLAP.
6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.

SEDIMENT FENCE **SD 6-8**

STAR PICKETS

1 METRE MAX.

DROP INLET WITH GRATE

WIRE OR STEEL MESH (14 GAUGE X 150mm OPENINGS) WHERE GEOTEXTILE IS NOT SELF-SUPPORTING

WOVEN GEOTEXTILE

STAR PICKET FITTED WITH SAFETY CAP

WOVEN GEOTEXTILE

RUNOFF WATER WITH SEDIMENT

FILTERED WATER

FOR DROP INLETS AT NON-SAG POINTS, SANDBAGS, EARTH BANK OR EXCAVATION USED TO CREATE ARTIFICIAL SAG POINT

SANDBAGS

WATERWAY

EXCAVATION

EARTH BANK

CONSTRUCTION NOTES

1. FABRICATE A SEDIMENT BARRIER MADE FROM GEOTEXTILE OR STRAW BALES.
2. FOLLOW STANDARD DRAWING 6-7 AND STANDARD DRAWING 6-8 FOR INSTALLATION PROCEDURES FOR THE STRAW BALES OR GEOTEXTILE. REDUCE THE PICKET SPACING TO 1 METRE CENTRES.
3. IN WATERWAYS, ARTIFICIAL SAG POINTS CAN BE CREATED WITH SANDBAGS OR EARTH BANKS AS SHOWN IN THE DRAWING.
4. DO NOT COVER THE INLET WITH GEOTEXTILE UNLESS THE DESIGN IS ADEQUATE TO ALLOW FOR ALL WATERS TO BYPASS IT.

GEOTEXTILE INLET FILTER ☒ **SD 6-12**

EARTH BANK

2:1 SLOPE (MAX.)

2:1 SLOPE (MAX.)

SEDIMENT FENCE

STABILISE STOCKPILE SURFACE

CONSTRUCTION NOTES

1. PLACE STOCKPILES MORE THAN 2 (PREFERABLY 5) METRES FROM EXISTING VEGETATION, CONCENTRATED WATER FLOW, ROADS AND HAZARD AREAS.
2. CONSTRUCT ON THE CONTOUR AS LOW, FLAT, ELONGATED MOUNDS.
3. WHERE THERE IS SUFFICIENT AREA, TOPSOIL STOCKPILES SHALL BE LESS THAN 2 METRES IN HEIGHT.
4. WHERE THEY ARE TO BE IN PLACE FOR MORE THAN 10 DAYS, STABILISE FOLLOWING THE APPROVED ESCP OR SWMP TO REDUCE THE C-FACTOR TO LESS THAN 0.10.
5. CONSTRUCT EARTH BANKS (STANDARD DRAWING 5-5) ON THE UPSLOPE SIDE TO DIVERT WATER AROUND STOCKPILES AND SEDIMENT FENCES (STANDARD DRAWING 6-8) 1 TO 2 METRES DOWNSLOPE.

STOCKPILES **SD 4-1**

GRADIENT OF DRAIN 1% TO 5%

CAN BE CONSTRUCTED WITH OR WITHOUT CHANNEL

ALL BATTER GRADES 2(H):1(V) MAX.

150mm MIN.

300mm MIN.

2 METRES MIN.

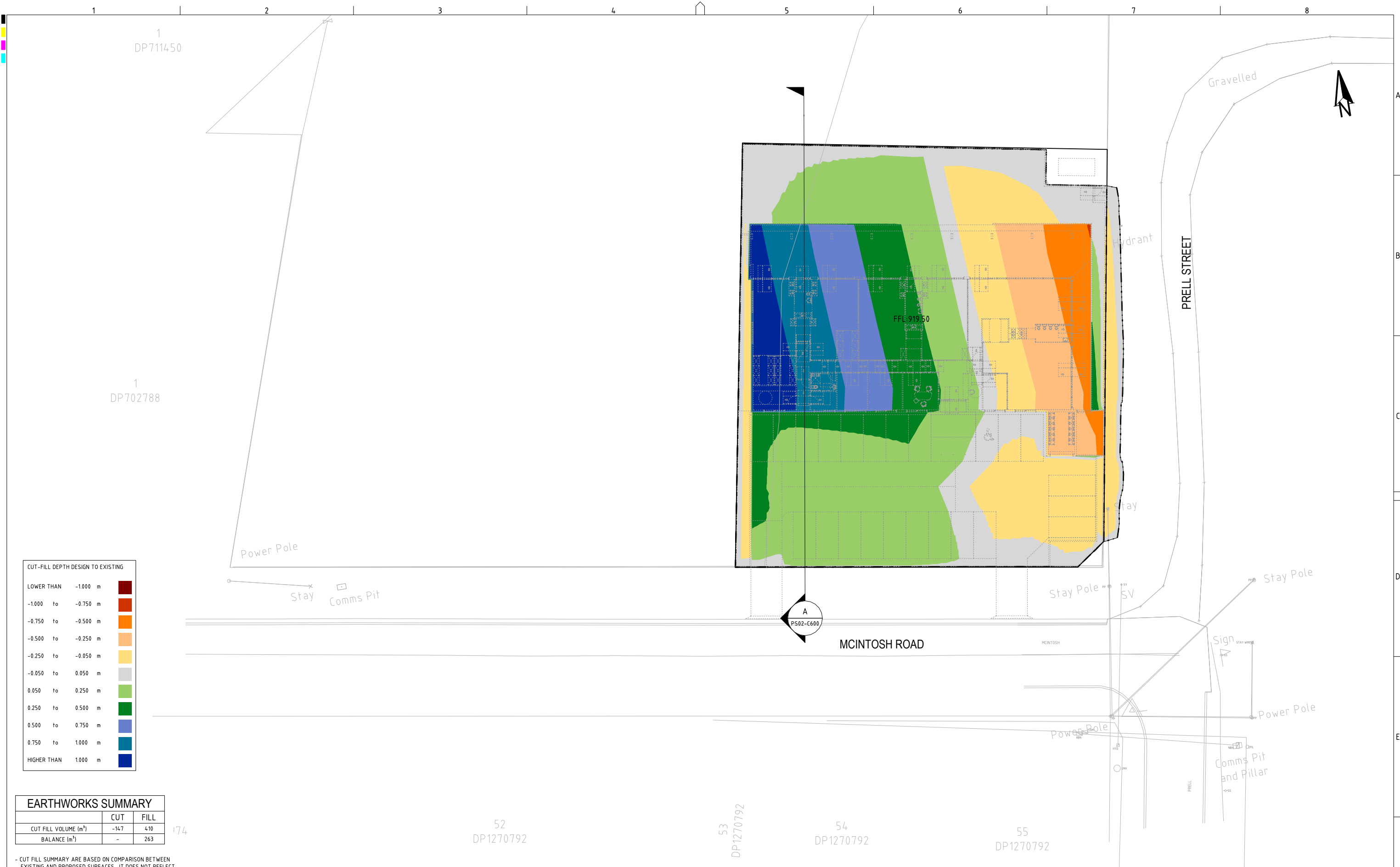
DIRECTION OF FLOW

NOTE: ONLY TO BE USED AS TEMPORARY BANK WHERE MAXIMUM UPSLOPE LENGTH IS 80 METRES.

CONSTRUCTION NOTES

1. BUILD WITH GRADIENTS BETWEEN 1 PERCENT AND 5 PERCENT.
2. AVOID REMOVING TREES AND SHRUBS IF POSSIBLE - WORK AROUND THEM.
3. ENSURE THE STRUCTURES ARE FREE OF PROJECTIONS OR OTHER IRREGULARITIES THAT COULD IMPEDE WATER FLOW.
4. BUILD THE DRAINS WITH CIRCULAR, PARABOLIC OR TRAPEZOIDAL CROSS SECTIONS, NOT V SHAPED.
5. ENSURE THE BANKS ARE PROPERLY COMPACTED TO PREVENT FAILURE.
6. COMPLETE PERMANENT OR TEMPORARY STABILISATION WITHIN 10 DAYS OF CONSTRUCTION.

EARTH BANK (LOW FLOW) **SD 5-5**

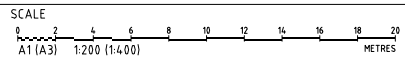


CUT-FILL DEPTH DESIGN TO EXISTING		
LOWER THAN	-1.000 m	
-1.000 to	-0.750 m	
-0.750 to	-0.500 m	
-0.500 to	-0.250 m	
-0.250 to	-0.050 m	
-0.050 to	0.050 m	
0.050 to	0.250 m	
0.250 to	0.500 m	
0.500 to	0.750 m	
0.750 to	1.000 m	
HIGHER THAN	1.000 m	

EARTHWORKS SUMMARY		
	CUT	FILL
CUT FILL VOLUME (m³)	-147	410
BALANCE (m³)	-	263

- CUT FILL SUMMARY ARE BASED ON COMPARISON BETWEEN EXISTING AND PROPOSED SURFACES. IT DOES NOT REFLECT EARTHWORK VOLUME AND BALANCE.

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B	DESIGN AMENDMENT	30/04/2025	NH	RL	AVG	GT
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CONCEPT DRAINAGE AND EARTHWORKS PLANS
PROPOSED LOT 4, 3 MEMORY AVE CROOKWELL NSW 2583

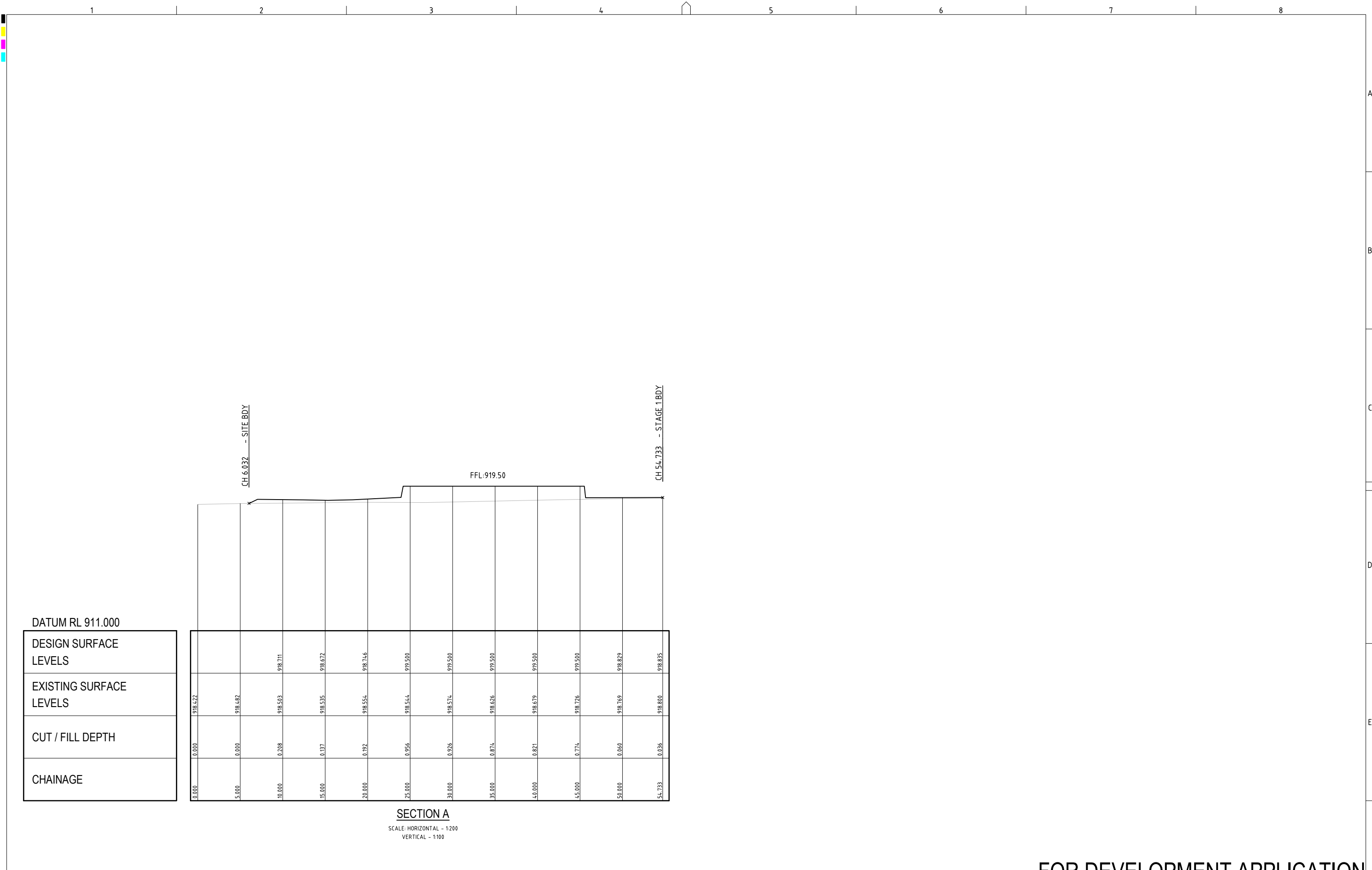
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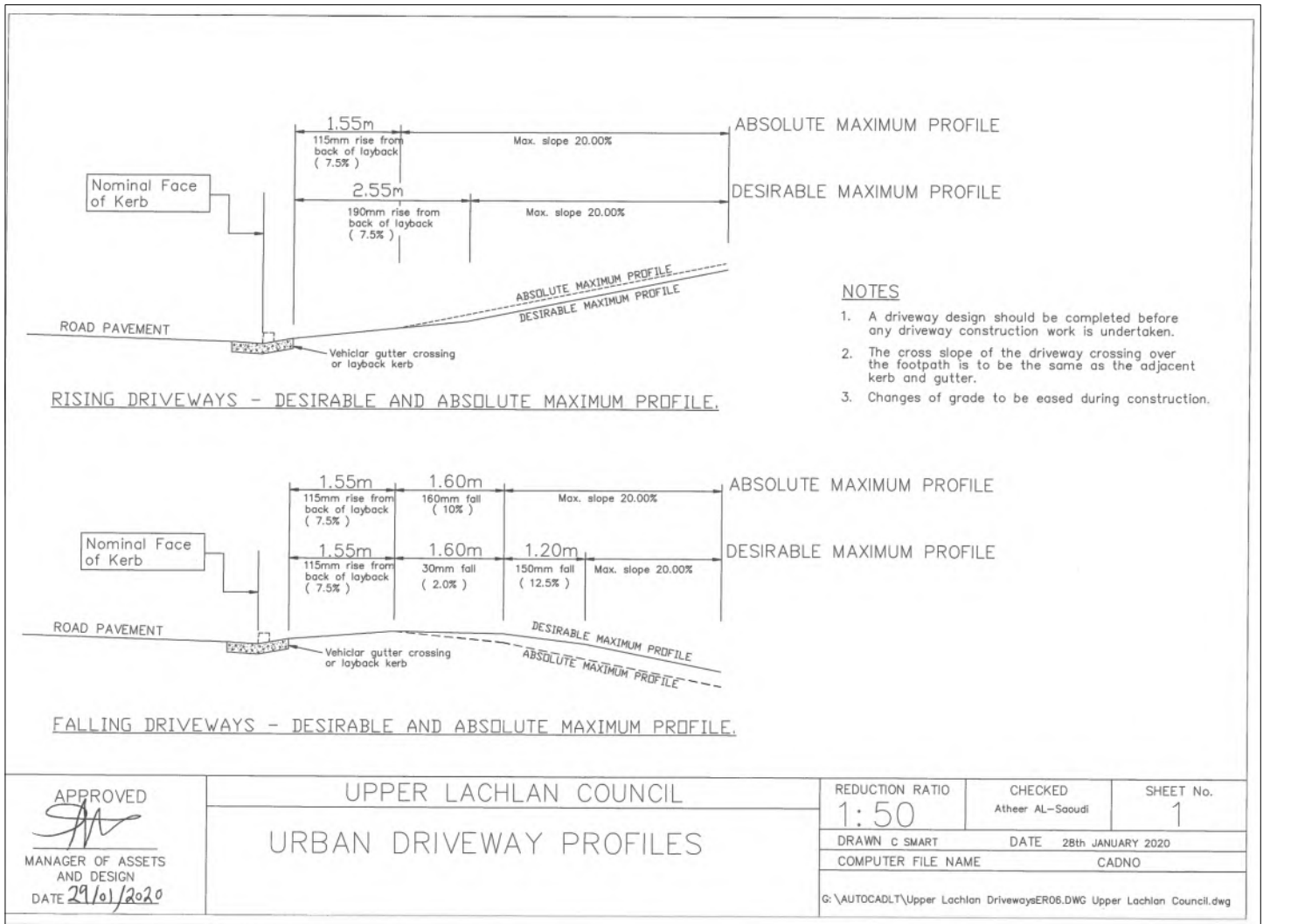
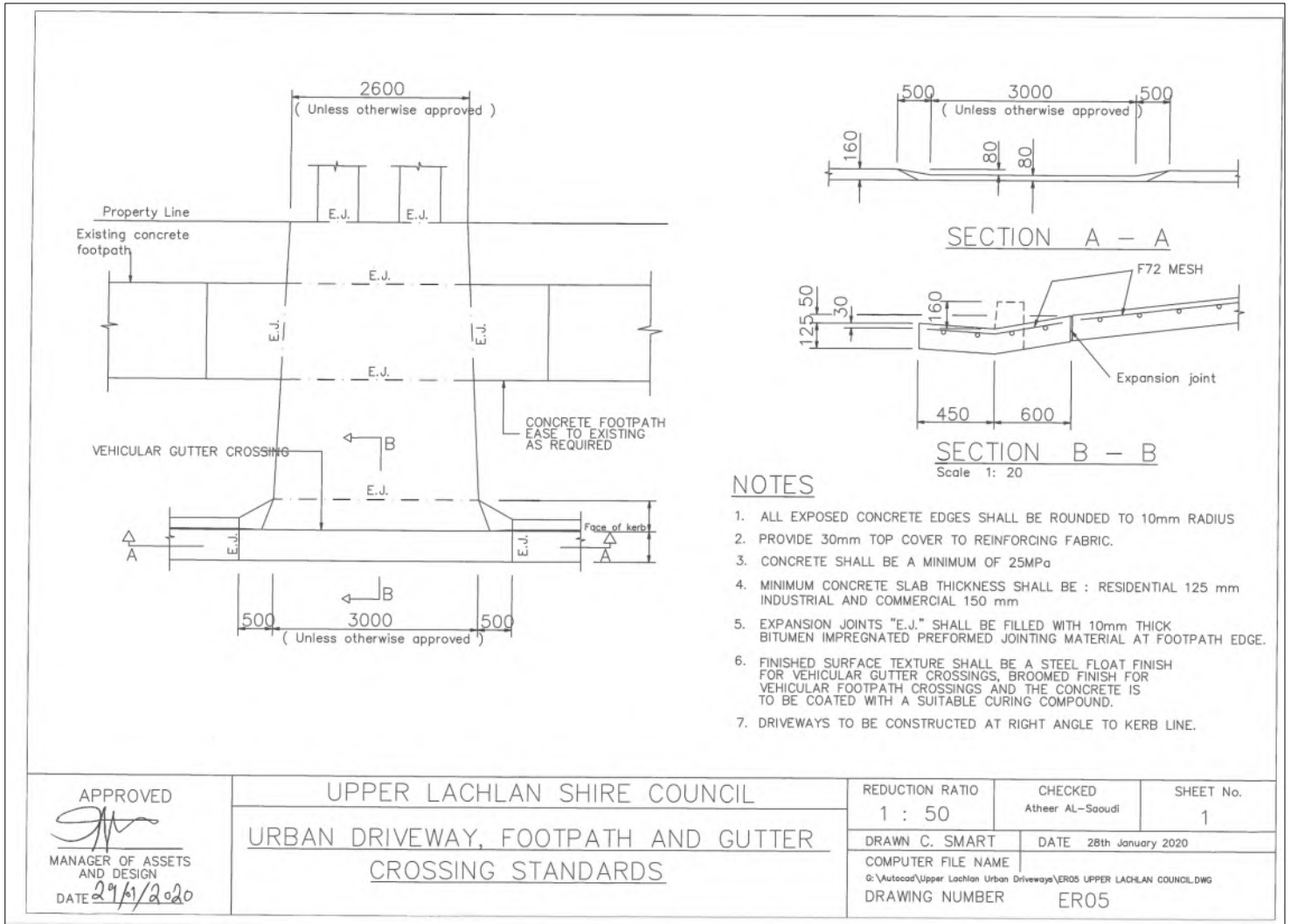
DRAWING TITLE				
EARTHWORKS CUT-FILL PLAN				
PROJECT NO.	PLANSET NO.	RELEASE NO.	DRAWING NO.	REVISION
P2410601	PS02	R02	PS02-C500	B

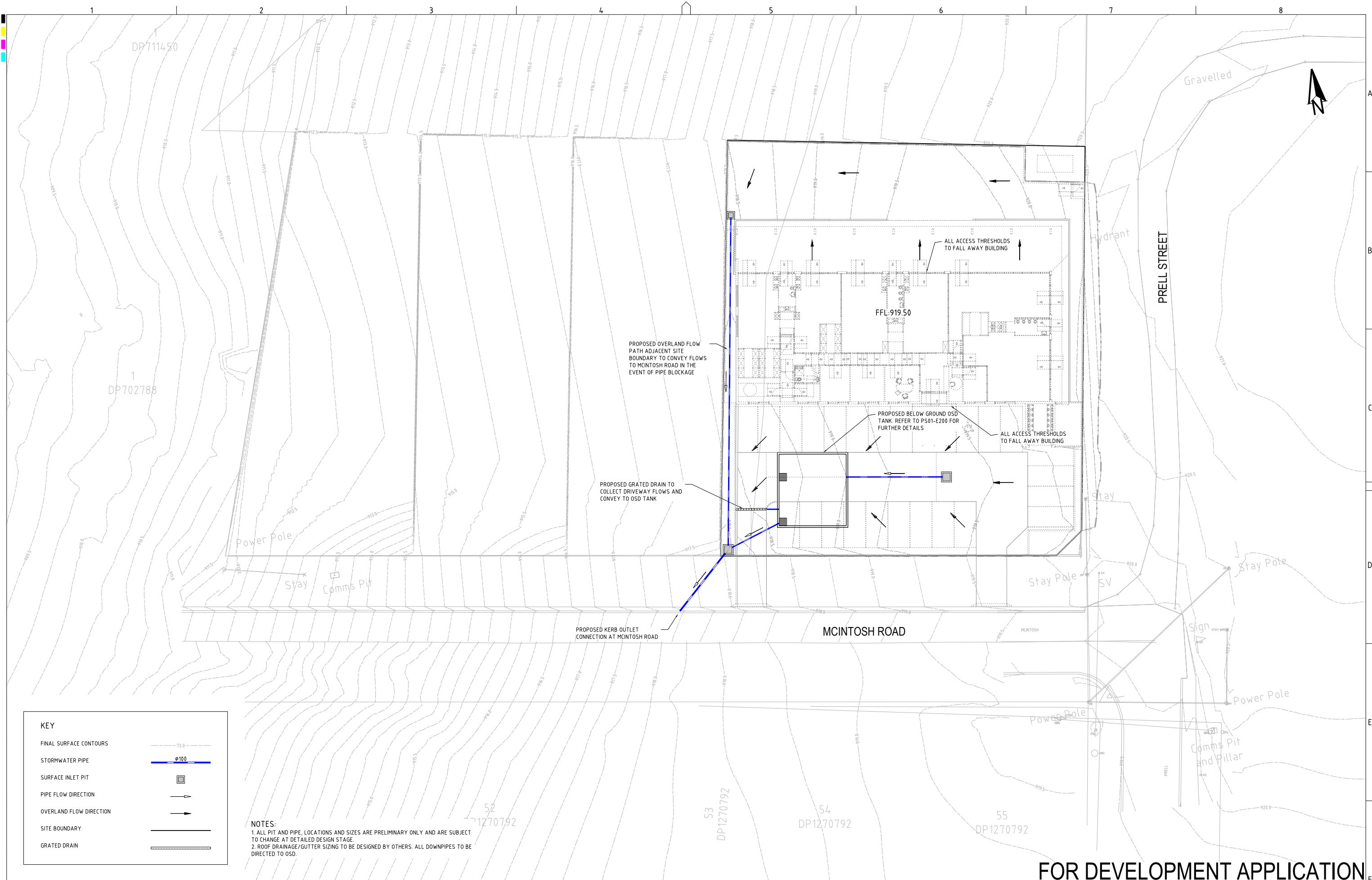
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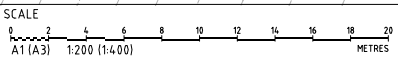
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									All measurements in millimetres unless otherwise specified.				CONCEPT DRAINAGE AND EARTHWORKS PLANS						
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DRAWING ID: P2410601-PS02-R02-C600																			





KEY	
FINAL SURFACE CONTOURS	— 72.0 —
STORMWATER PIPE	— 100 —
SURFACE INLET PIT	□
PIPE FLOW DIRECTION	→
OVERLAND FLOW DIRECTION	→
SITE BOUNDARY	—
GRATED DRAIN	—

NOTES:
1. ALL PIT AND PIPE, LOCATIONS AND SIZES ARE PRELIMINARY ONLY AND ARE SUBJECT TO CHANGE AT DETAILED DESIGN STAGE.
2. ROOF DRAINAGE/GUTTER SIZING TO BE DESIGNED BY OTHERS. ALL DOWNPIPES TO BE DIRECTED TO OSD.



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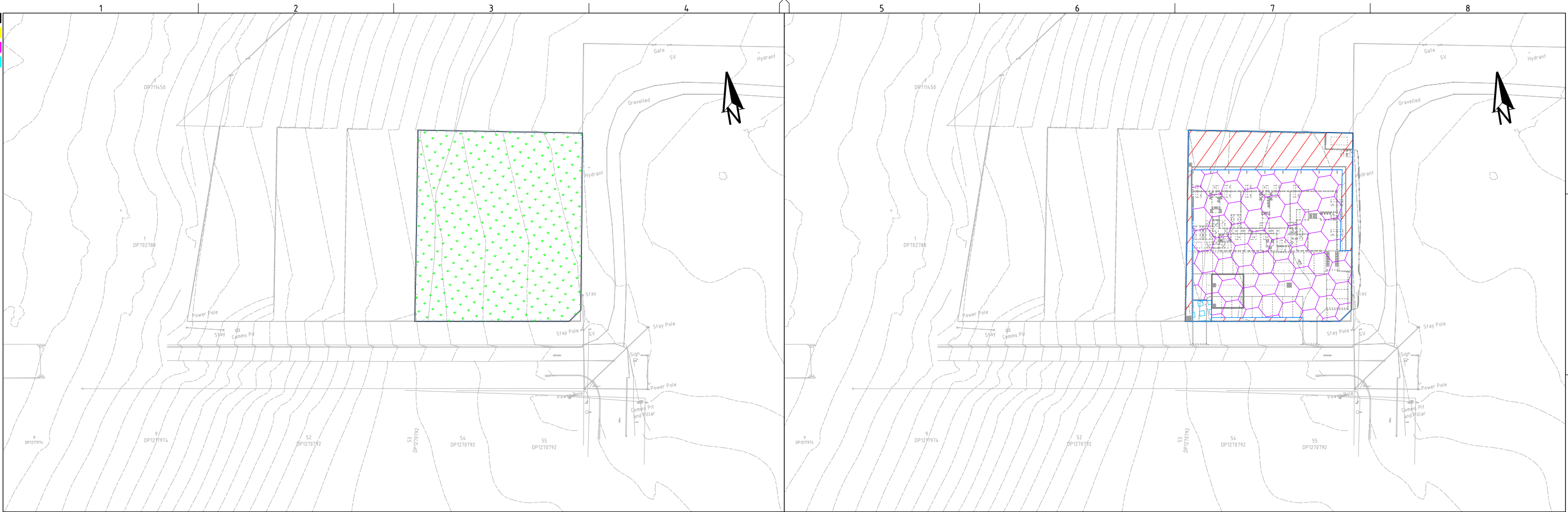


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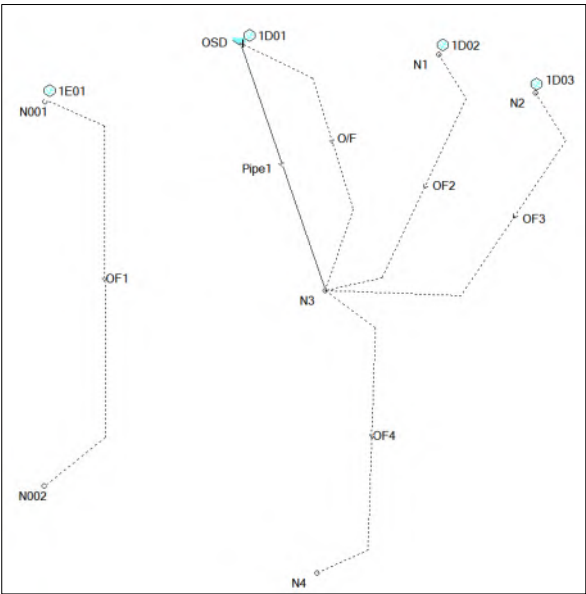
DRAWING TITLE				
DRAINAGE PLAN				
PROJECT NO.	PLANSET NO.	RELEASE NO.	DRAWING NO.	REVISION
P2410601	PS02	R02	PS02-E100	B

FOR DEVELOPMENT APPLICATION



PRE DEVELOPMENT CATCHMENT PLAN
SCALE 1:500

PRE DEVELOPMENT CATCHMENT DETAILS (P2410601DRN03V02)				
KEY	DRAINS NODE	DESCRIPTION	AREA (ha)	% PAVED
	1E01	GRASS	0.205	0%
	TOTAL AREA		0.205	= 100% OF TOTAL AREA
	TOTAL IMPERVIOUS AREA		0.000	= 0% OF TOTAL AREA
	TOTAL PERVIOUS AREA		0.205	= 100% OF TOTAL AREA



DRAINS LAYOUT PRE AND POST DEVELOPMENT (P2410601DRN03V02)

POST DEVELOPMENT CATCHMENT PLAN
SCALE 1:500

POST DEVELOPMENT CATCHMENT DETAILS (P2410601DRN03V02)				
KEY	DRAINS NODE	DESCRIPTION	AREA (ha)	% PAVED
	1D01	CARPARK + ROOF TO OSD	0.147	100%
	1D02	LANDSCAPE + PATIO BYPASS	0.055	11%
	1D03	CAR PARK BYPASS	0.003	100%
	TOTAL AREA		0.205	= 100% OF TOTAL AREA
	TOTAL IMPERVIOUS AREA		0.156	= 76% OF TOTAL AREA
	TOTAL PERVIOUS AREA		0.049	= 24% OF TOTAL AREA

DRAINS MODEL RESULTS (P2410601DRN03V02)				
STORM EVENT	PRE-DEVELOPMENT PEAK FLOW (m³/s)	POST-DEVELOPMENT PEAK FLOW (m³/s)	POST < PRE (YES/NO)	DIFFERENCE (m3/s)
1% AEP	0.027	0.023	YES	-0.004
2% AEP	0.021	0.019	YES	-0.002
5% AEP	0.016	0.008	YES	-0.008
10% AEP	0.010	0.007	YES	-0.003
0.2EY	0.005	0.005	YES	-0.000

FOR DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE	DRAWN	DESIGNED	CHECKED	APPRVD	SCALE	GRID	DATUM	PROJECT MANAGER	CLIENT	 Consulting Engineers Environment Water Geotechnical Civil	DRAWING TITLE				
B	DESIGN AMENDMENT	30/04/2025	NH	PC	AVG	GT	0 5 10 15 20 25 30 35 40 45 50 A1 (A3) 1:500 (1:1,000) METRES	MGA	---	GT	BLUE SOX DEVELOPMENTS		OSD CATCHMENT PLAN, MODEL AND RESULTS				
A	INITIAL RELEASE	16/04/2025	NH	PC	AVG	GT					PROPOSED CHILD CARE DEVELOPMENT CONCEPT DRAINAGE AND EARTHWORKS PLANS PROPOSED LOT 4, 3 MEMORY AVE CROOKWELL NSW 2583	Suite 201, 20 George St, Hornsby, NSW 2077 Australia Phone: (02) 9476 9999 Fax: (02) 9476 8767 Email: mail@martens.com.au Internet: www.martens.com.au	PROJECT NO. P2410601	PLANSET NO. PS02	RELEASE NO. R02	DRAWING NO. PS02-E600	REVISION B
													DRAWING ID: P2410601-PS02-R02-E600				

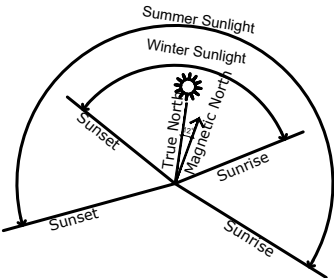
Appendix B – Site Layout

Proposed Childcare Development at 3 Memory Ave, Crookwell

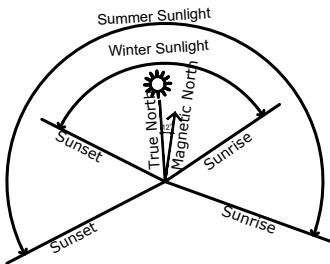
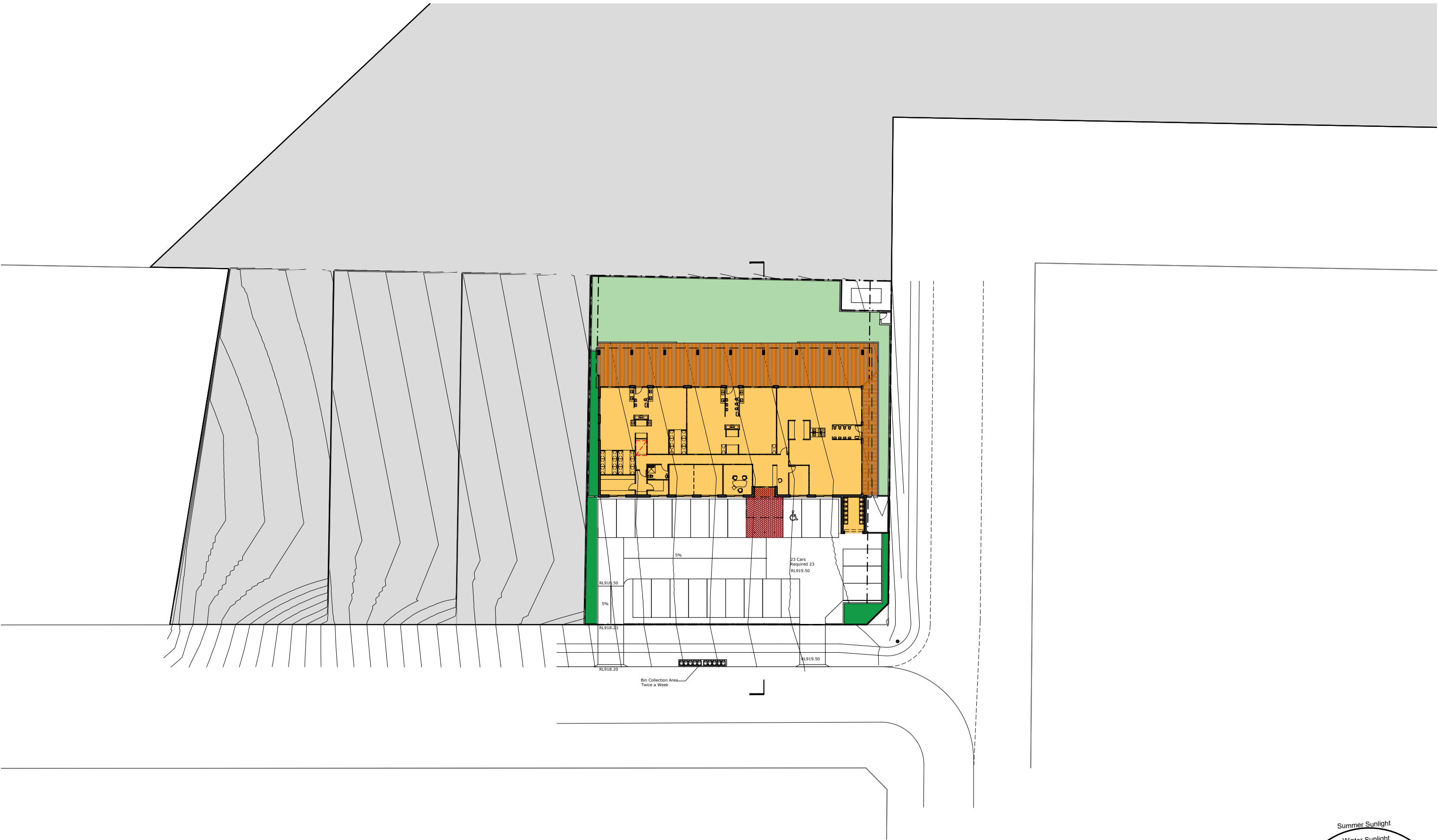


Design Facts:

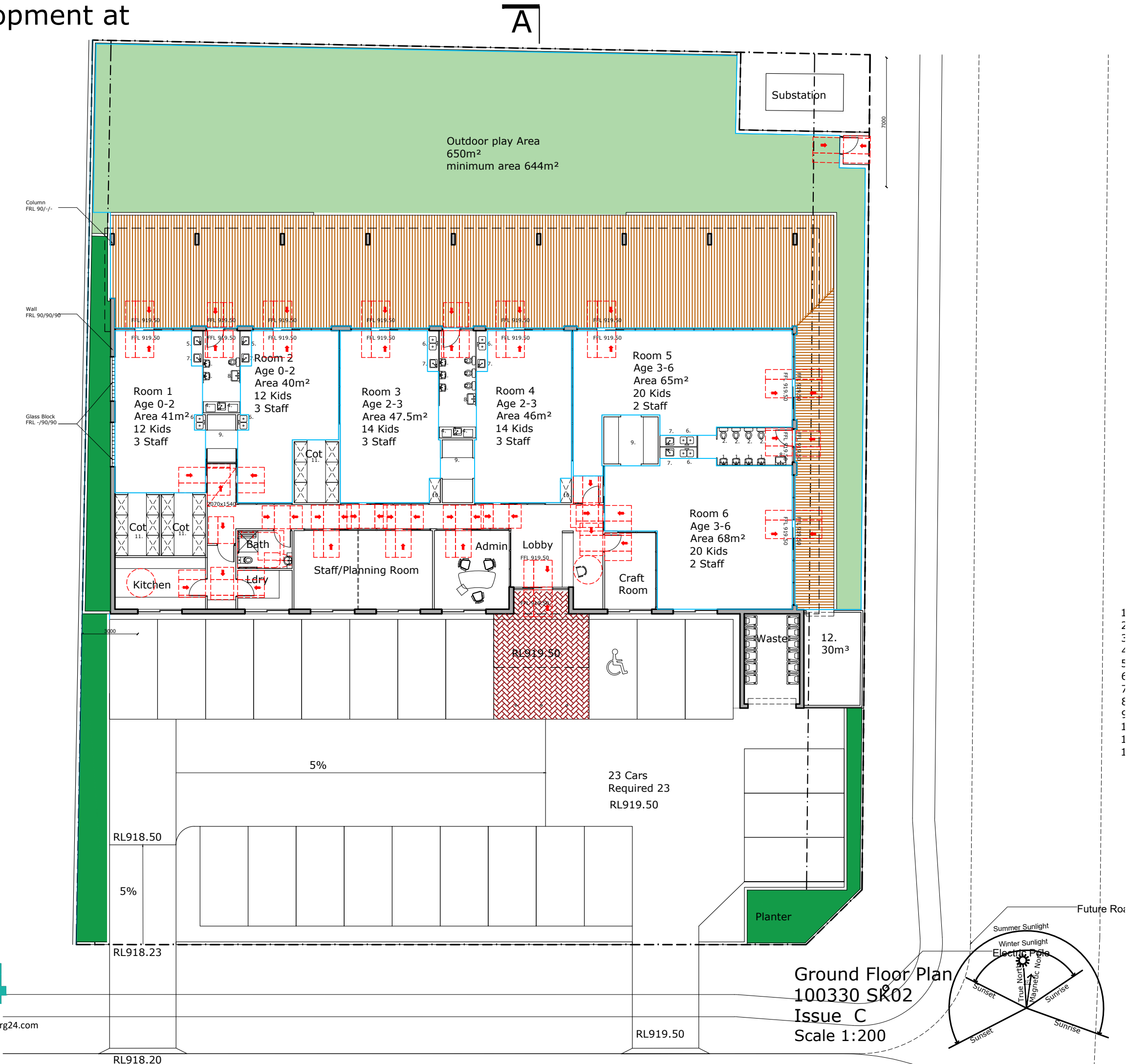
Site Area:	2050m ²
GFA:	592m ²
FSR:	28.9%
Height:	5.1m
Landscape Area:	605m ² (29%)
Parking:	
- Employees	11
- Drop Off Spots	7
Setbacks:	
- Front:	13.4~18.5m
- Secondary:	3~3.2m
- Side:	1.5~1.75m
- Rear:	15.2~16m



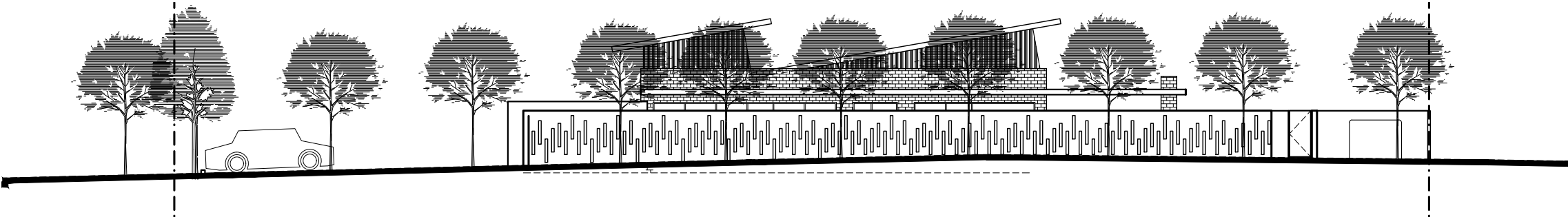
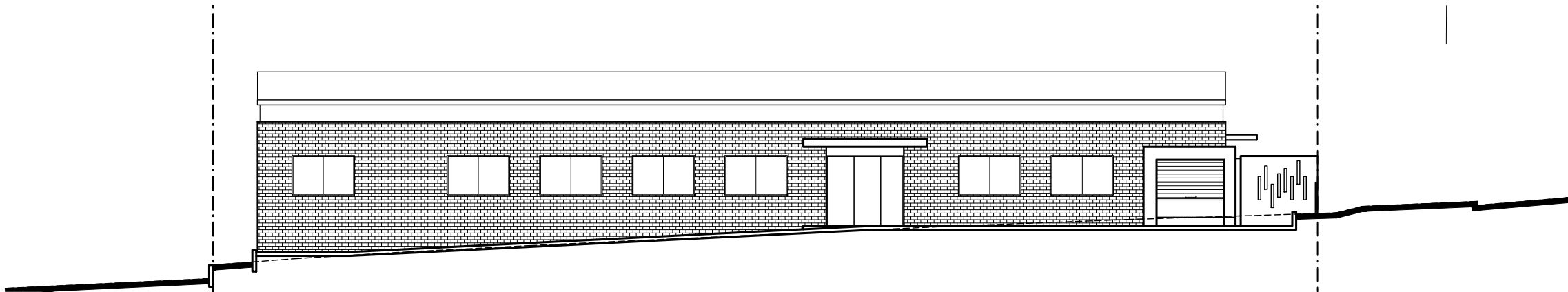
Proposed Childcare Development at
3 Memory Ave, Crookwell



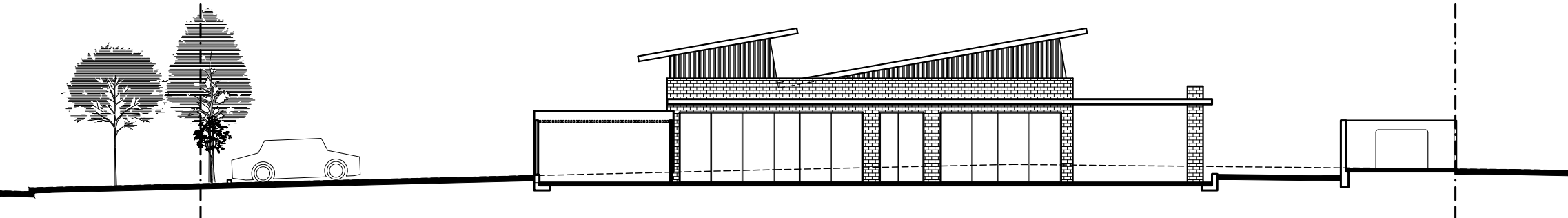
Proposed Childcare Development at
3 Memory Ave, Crookwell



Proposed Childcare Development at
3 Memory Ave, Crookwell



East Elevation
Streetscape



East Elevation
Building Line



St Lucia Campus - DWP



Section AA