

NOTE :
Demolition methodology and waste management associated with the demolition component of the development in accordance with Page | 2 clause 92 of the Environmental Planning and Assessment Regulation 2000 and the provisions of AS 2601.

The EPA Regulations 2000 requires the consent authority to consider the provisions of the Building Code of Australia. This matter can be addressed via a condition of consent should this application be approved.
Clause 92 of the EPA Regulations 2000 requires the consent authority to consider AS 2601 - 1991: The Demolition of Structures. This matter can be addressed via a condition of consent should this application be approved.

DEMOLITION WORK
HOURS:
MONDAY - FRIDAY
7AM - 5PM

ESTIMATE TIME FOR
DEMOLITION
COMPLETION 1 WEEK

NOTES

1. ALL RUN OFF AND SEDIMENT CONTROL STRUCTURES WILL BE MAINTAINED IN A FUNCTIONAL CONDITION
2. REVEGETATION WORKSHAY MULCHING MUST USE STRAW THAT IS GUARANTEED WEED FREE AND A "DRYLAND" SEED MIXTURE IN ALL APPLICATIONS
3. AREAS NOT USED FOR BUILDING SHOULD BE RETAINED WITH VEGETATION
4. REVEGETATION ON RETAIN CUT AND FILLS AS SOON AS POSSIBLE DURING CONSTRUCTION

 **DIAL 1100**
BEFORE YOU DIG
www.1100.com.au

dbb design - basix - build
M: 0417 45 888 6
E: design@d-b-b.com
W: d-b-b.com
experienced & practising designer & builder Since 1997

bdac
ACCREDITED
BUILDING DESIGNER

STREET

WESTON

Site Access.

LEGEND

	BENCH MARK
	SETOUT MARKS
	ELECTRIC LIGHT POST
	GAS METER
	GAS VALVE
	HYDRANT
	KERB INLET PIT
	POWER POLE
	SEWER INSPECTION POINT
	SEWER MANHOLE
	STOP VALVE
	STREET SIGN
	TELECOM PIT
	TELECOM PILLAR
	DENOTES TREE SPREAD/ TRUNK HEIGHT
	WATER METER
	WATER TAP
	VEHICLE CROSSING
	PEDESTRIAN CROSSING
	STORMWATER PIPE

B.M.S.S.M.167402
IN GUTTER
R.L.20.74

HINEMOA STREET

LOT 53
D.P.35211

LOT 52
D.P.35211

LOT 1
D.P.19172

LOT 54
D.P.35211
639.4m²

NOTES

HAVE NOT BEEN MARKED
NO SURVEY OF UNDERGROUND SERVICES HAS BEEN CARRIED OUT
BOUNDARIES HAVE BEEN COMPILED FROM CURRENT PLANS HELD AT THE LAND AND PROPERTY MANAGEMENT AUTHORITY
CONTOURS ARE INDICATIVE OF TOPOGRAPHY AND CANNOT BE USED TO INFER REDUCED LEVELS AT ANY POINT
THIS SURVEY IS FOR DESIGN PURPOSES ONLY AND IS NOT TO BE USED FOR ANY CONSTRUCTION
DATA MAY BE CAPTURED BY INDIRECT MEANS AND IS TO A STANDARD OF ACCURACY APPROPRIATE FOR THIS TYPE OF SURVEY
ALL FEATURES, LEVELS AND CONTOURS SHOWN ON ADJOINING LOTS ARE INDICATIVE ONLY
THIS SURVEY IS NOT TO BE USED TO DETERMINE THE LOCATION OF BOUNDARIES
ORIGIN OF LEVELS WAS OBTAINED FROM SSM 70983 R.L. 21.141 AHD

Not FOR CONSTRUCTION

Client :
SMJ Constructions P/L

Project Title :
**Centre Base Childcare at:
L54, 169 Weston Street, Panania**

E		
D	30/06/25	DA SUBMISSION
C	29/05/25	Consultants Issue
B	20/05/25	Consultants Issue
A	03/11/24	Concept Designs
No.	Date	Revision

Note:
-Do not scale off drawings
-All works to be setout by a registered survey
-Builder or contractor to verify all dimensions & levels as well notify the designer of any discrepancies prior to commencing any work
-Refer to Engineers drawings for structural details
© Copyright of design and information shown here is retained and authority is required for any reproduction.
-Not for Construction unless noted otherwise in the issue and revision block

DEMOLITION & EXISTING SITE PLAN

Scale:	Drawn By:	Drawing No.
1:200	dbb	01
Date:	Issue:	
03/11/24	DA-C	

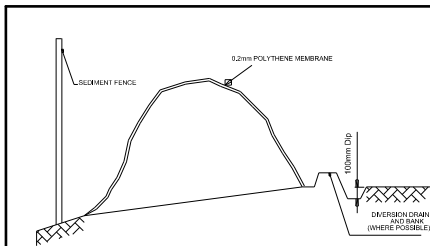


Figure 1 SOIL STOCKPILE

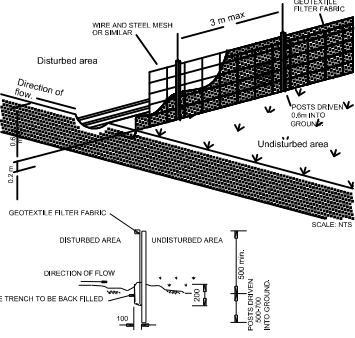


Figure 1 SEDIMENT FENCE

SEDIMENT CONTROL NOTES:
1- ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO SITE DISTURBANCE.
2- STRIPPING OF GRASS AND VEGETATION ETC. FROM SITE SHALL BE KEPT TO A MINIMUM.
3- ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED AFTER EACH RAINFALL EVENT FOR AND ALL TRAPPED SEDIMENT TO STRUCTURAL DAMAGE BE RE MOVED TO A NOMINATED STOCKPILE SITE.

LOT 51
D.P.35211

DEMOLISH
COMPLETE

SEDIMENT CONTROL
FENCING

TRUCK LOADING AREA

15 TONNE EXCAVATOR

CRUSHED ROCK ON ENTRY

WASTE BINS

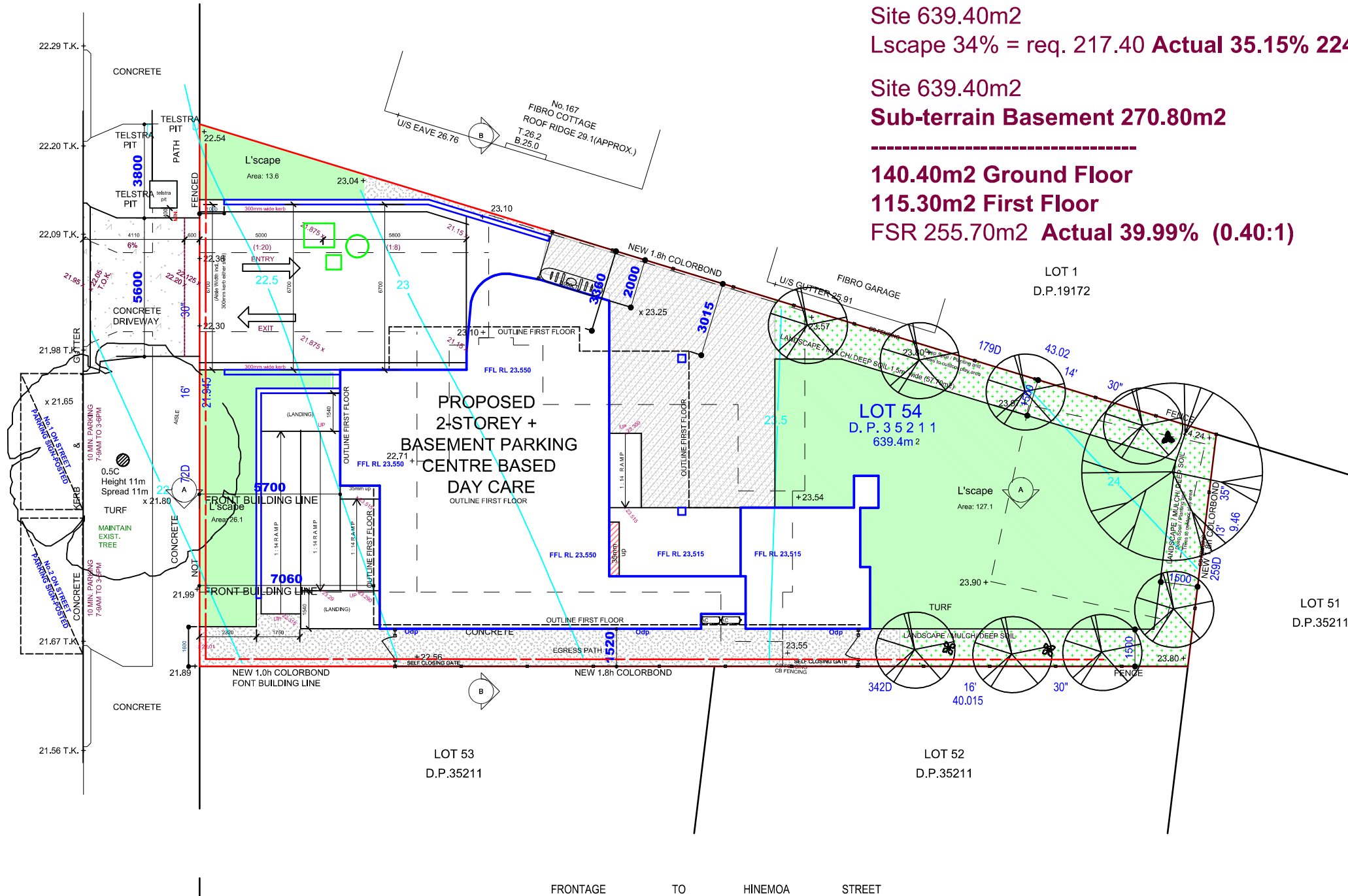
KERB TURF FILTER

STOCKPILE OF MATERIALS
DURING DEMOLITION

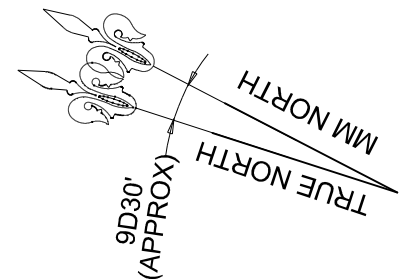
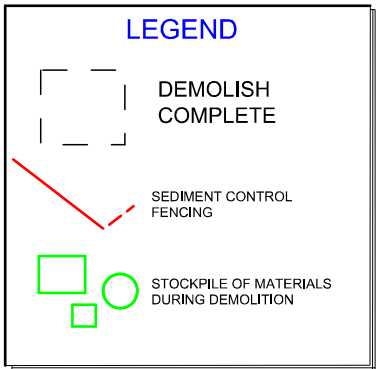
— DENOTES WINDOW
T DENOTES TOP OF WINDOW
B DENOTES BOTTOM OF WINDOW

STREET

WESTON



Site 639.40m2
Lscape 34% = req. 217.40 Actual 35.15% 224.80m2
Site 639.40m2
Sub-terrain Basement 270.80m2
140.40m2 Ground Floor
115.30m2 First Floor
FSR 255.70m2 Actual 39.99% (0.40:1)



dbb design - basix - build

M: 0417 45 888 6
E: design@d-b-b.com
W: d-b-b.com

bdca ACCREDITED BUILDING DESIGNER

experienced & practising designer & builder Since 1997

Client :
SMJ Constructions P/L

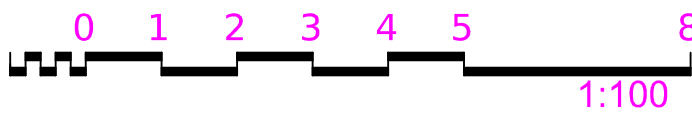
Project Title :
**Centre Base Childcare at:
L54, 169 Weston Street, Panania**

Not FOR CONSTRUCTION

E		
D	30/06/25	DA SUBMISSION
C	29/05/25	Consultants Issue
B	20/05/25	Consultants Issue
A	03/11/24	Concept Designs
No.	Date	Revision

Note:
-Do not scale off drawings
-All works to be setout by a registered survey
-Builder or contractor to verify all dimensions & levels as well notify the designer of any discrepancies prior to commencing any work
-Refer to Engineers drawings for structural details
© Copyright of design and information shown here is retained and authority is required for any reproduction.
-Not for Construction unless noted otherwise in the issue and revision block

PROPOSED SITE PLAN		
Scale: 1:200	Drawn By: dbb	Drawing No. 02
Date: 03/11/24	Issue: DA-C	



Floor Plan Legend	
●	Proposed Ground/ Floor Level
CSD	Cavity Sliding Door
CT	Ceramic Tiling
DP	Downpipe
DR	Drain
FW	Floor Waste
GA	Gas Point
LOH	Lift Of Hinges
RT	Selected Roof Tiles
SF	Selected Flooring
STC	Steel Troweled Concrete
TFT	Terra-Cotta Floor Tiles
PTF	Polished Timber Flooring
SA	Smoke Alarms AS3786-2014

NOTE:

- * ALL DOWNPIPES TO BE IN ACCORDANCE WITH HYDRAULIC ENGINEERS DETAILS
- * ALL STEEL BEAMS & TIMBER BEAMS TO BE IN ACCORDANCE WITH ENGINEERS DETAILS.
- * ALL ARTICULATION JOINTS TO BE IN ACCORDANCE WITH ENGINEERS DETAILS

Health and amenity: -

- Wet areas - Part 3.8.1 of the NCC (Volume 2) and AS 3740 (2004)
- Waterproofing of wet areas in residential buildings
- Kitchen, sanitary and washing facilities - Parts 3.8.3.2 and 3.8.3.3 of NCC 2019 (Volume 2)
- Natural and artificial light - Parts 3.8.4 of NCC 2019 (Volume 2)
- Mechanical Ventilation to exterior **LAUNDRY, POWDER Rm, KITCHEN, BATHROOM and ENSUITE** Part 3.8.5 of NCC 2019 (Volume 2)

The minimum number of educators required to educate and care for children at a centre-based service is to be calculated in accordance with the following ratios for children:

from birth to 24 months of age—1 educator to 4 children;
over 24 months and less than 36 months of age—1 educator to 5 children;
aged 36 months of age or over (not including children over preschool age)—1 educator to 10 children (in NSW);
over preschool age, 1 educator to 15 children.

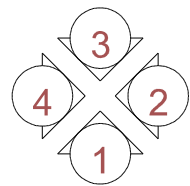
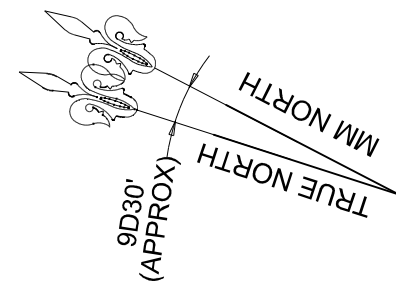
Within 400 metres of a railway or Metro station within Greater Sydney:
• 1 space per 10 children (we required 4 Spaces for Drop-off)
basement has 4 spaces + 2 on street for Drop-off
• 1 space per 2 staff. Staff parking may be (we require 7 staff / 2 = 4 (Parking)

NO. OF CHILDREN
0-2 years: 10 (ten) Children 3 Staff
2-3 years: 14(fourteen) Children 3 staff
3-5 years: 12(twelve) Children 2 staff
TOTAL 36 CHILDREN

ON SITE PARKING BASEMENT
4 Parking 4 Spaces for Staff
3 Drop Off Spaces for Parents
ON STREET PARKING
2 Spaces

ON STREET PARKING
2 No for drop-off at Designated Times
10 carspaces Total Proposed

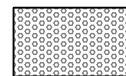
NOTES
1space /4 children spaces CBB DCP
Parking for staff and drop-off
Add to S.E.E.
reason for having on street parking - shape of site / boundaries



Part E3 Lift Installations E3D7
Passenger lift types and their limitations

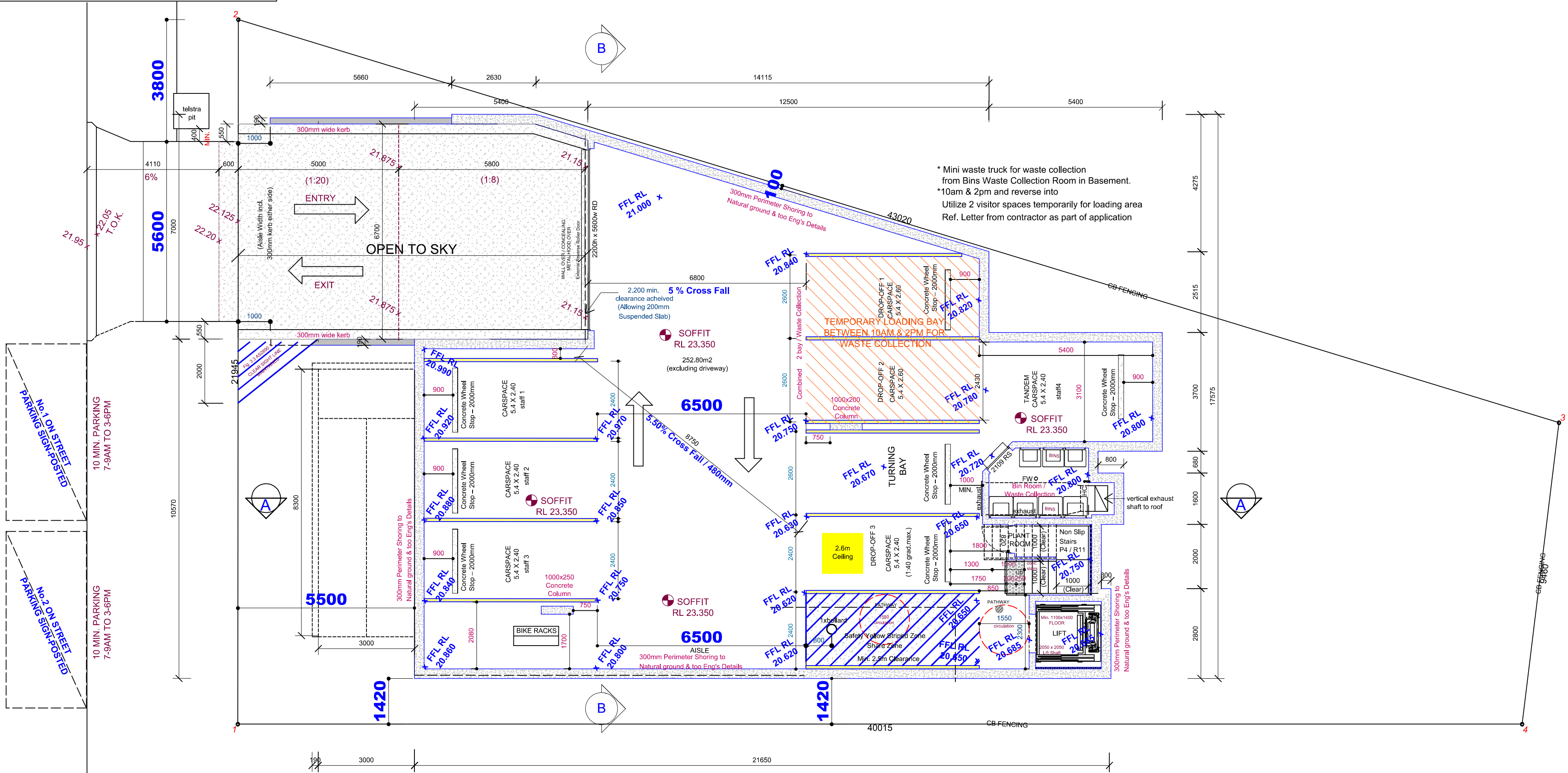
Passenger lift types and their limitations
(a) There are no limitations on the use of electric passenger lifts, electrohydraulic passenger lifts or inclined lifts.

A passenger lift above must not rely on a constant pressure device for its operation if the lift car is fully enclosed.



1000mm Wide Tactile Indicators

WESTON STREET



Not FOR CONSTRUCTION

Client :		DA SUBMISSION	
SMJ Constructions P/L		30/06/25	
Project Title :		Consultants Issue	
Centre Base Childcare at: L54, 169 Weston Street, Panania		29/05/25	
Building Designer		Concept Designs	
dbb		03/11/24	
Experienced & practising designer & builder Since 1997		Revision	
		No.	Date
		E	30/06/25
		D	29/05/25
		C	20/05/25
		B	03/11/24
		A	

design - basix - build



M: 0417 45 888 6
E : design@dbb.com
W: dbb-b.com
ACCREDITED BUILDING DESIGNER

37.87% Of front Building Line
Actual 114.32m2 Actual 43.30m2
(Variation Sought for Front
building Line Landscape with Trees Canopy
Overall Site Complies is over Min landscape
Area

- * ALL DOWNPIPES TO BE IN ACCORDANCE WITH HYDRAULIC ENGINEERS DETAILS
- * ALL STEEL BEAMS & TIMBER BEAMS TO BE IN ACCORDANCE WITH ENGINEERS DETAILS.
- * ALL ARTICULATION JOINTS TO BE IN ACCORDANCE WITH ENGINEERS DETAILS

- Wet areas - Part 3.8.1 of the NCC (Volume 2) and AS 3740 (2004)
- Waterproofing of wet areas in residential buildings
- Kitchen, sanitary and washing facilities - Parts 3.8.3.2 and 3.8.3.3 of NCC 2019 (Volume 2)
- Natural and artificial light - Parts 3.8.4 of NCC 2019 (Volume 2)
- Mechanical Ventilation to exterior **LAUNDRY, POWDER Rm, KITCHEN BATHROOM and ENSUITE** - Part 3.8.5 of NCC 2019 (Volume 2)

Passenger lift types and their limitations
(a) There are no limitations on the use of electric passenger lifts, electrohydraulic passenger lifts or inclined lifts.

A passenger lift above must not rely on a constant pressure device for its operation if the lift car is fully enclosed.

Not FOR CONSTRUCTION

Client :		SMJ Constructions P/L	
Project Title :		Centre Base Childcare at: 154, 169 Weston Street, Panania	
E			
D	30/06/25	DA SUBMISSION	
C	29/05/25	Consultants Issue	
B	20/05/25	Consultants Issue	
A	03/11/24	Concept Designs	
No.	Date	Revision	

design - **basix** - build



M: 0417 45 888 6
E: design@d-b-b.

ACCREDITED
BUILDING DESIGNER
& builder Since 1997

M: 0417 45 888 6
E: design@d-b-b.com
W: d-b-b.com

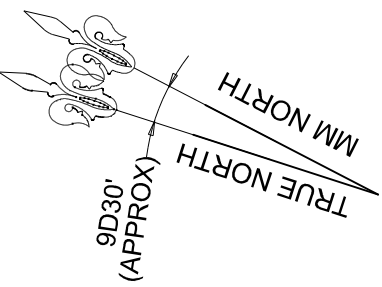
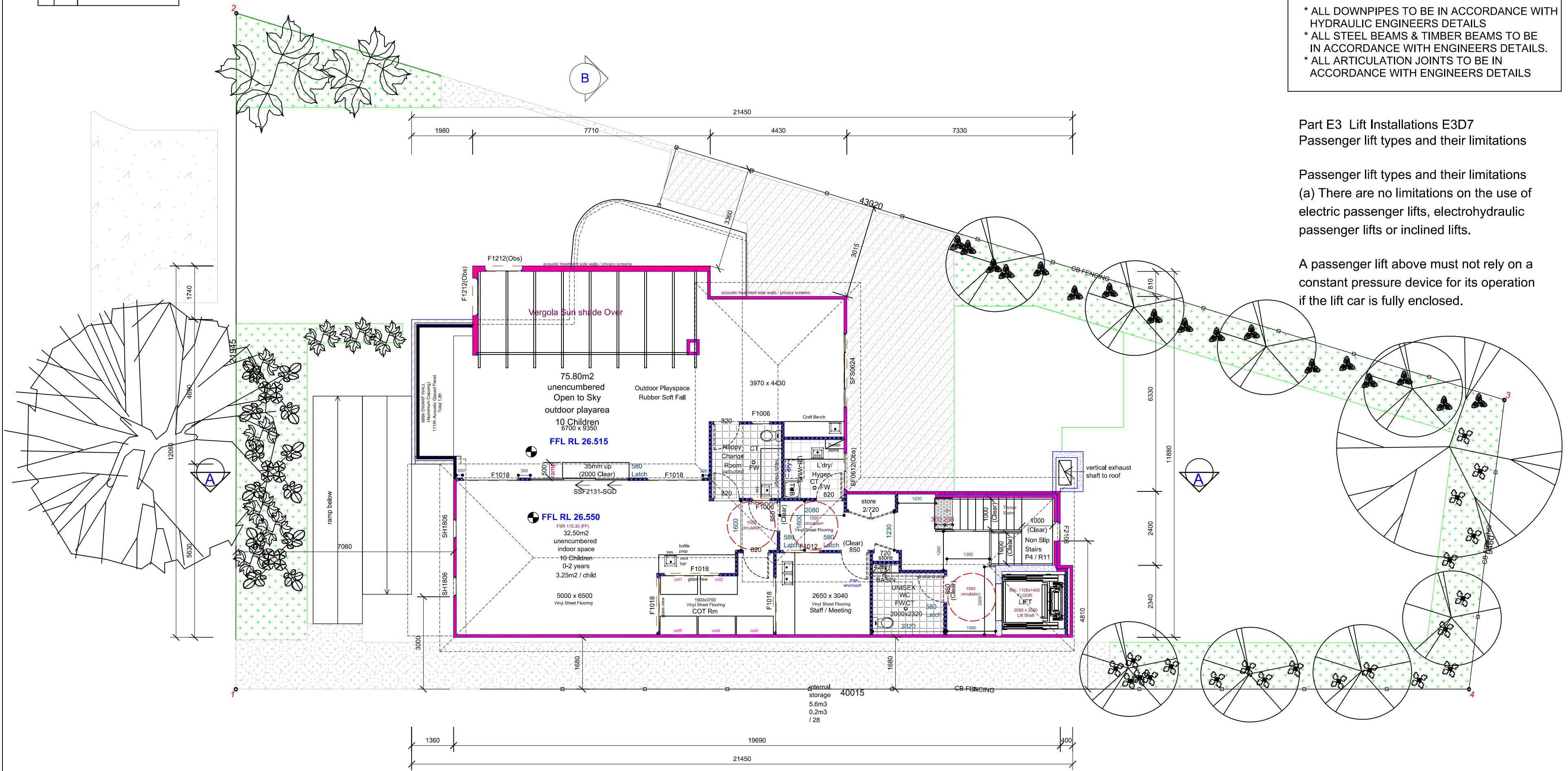
experienced & practising designer & builder Since 1997

Note:

- Do not scale off drawings
- All works to be set out by a registered surveyor
- Builder or contractor to verify all dimensions and levels as well notify the designer of any discrepancies prior to commencing any work
- Refer to Engineers drawings for structural details
- Copyright of design and information shown here is retained and authority is required for any reproduction.
- Not for construction unless noted otherwise in the issue and revision block.

Floor Plan Legend		Proposed Ground/ Floor Level
CSD		Cavity Sliding Door
CT		Ceramic Tiling
DP		Downpipe
DR		Drain
PW		Flower Waste
GA		Gas Point
LQH		Lift Of Hinges
RT		Selected Roof Tiles
SF		Selected Flooring
STC		Steel Troweled Concrete
TFT		Terra-Cotta Floor Tiles
PTF		Polished Timber Flooring
SA		Smoke Alarms AS3786-2014

1000mm Wide Tactile Indicators



NOTE:

- * ALL DOWNPIPES TO BE IN ACCORDANCE WITH HYDRAULIC ENGINEERS DETAILS
- * ALL STEEL BEAMS & TIMBER BEAMS TO BE IN ACCORDANCE WITH ENGINEERS DETAILS.
- * ALL ARTICULATION JOINTS TO BE IN ACCORDANCE WITH ENGINEERS DETAILS

Part E3 Lift Installations E3D7 Passenger lift types and their limitations

Passenger lift types and their limitations
(a) There are no limitations on the use of electric passenger lifts, electrohydraulic passenger lifts or inclined lifts.

A passenger lift above must not rely on a constant pressure device for its operation if the lift car is fully enclosed.

Not FOR CONSTRUCTION

Client : SMJ Constructions P/L		Not For Construction	
Project Title : Centre Base Childcare at: L54, 169 Weston Street, Panania			
E	D	30/06/25	DA SUBMISSION
C	D	29/05/25	Consultants Issue
B		20/05/25	Consultants Issue
A		03/11/24	Concept Designs
No.		Date	Revision

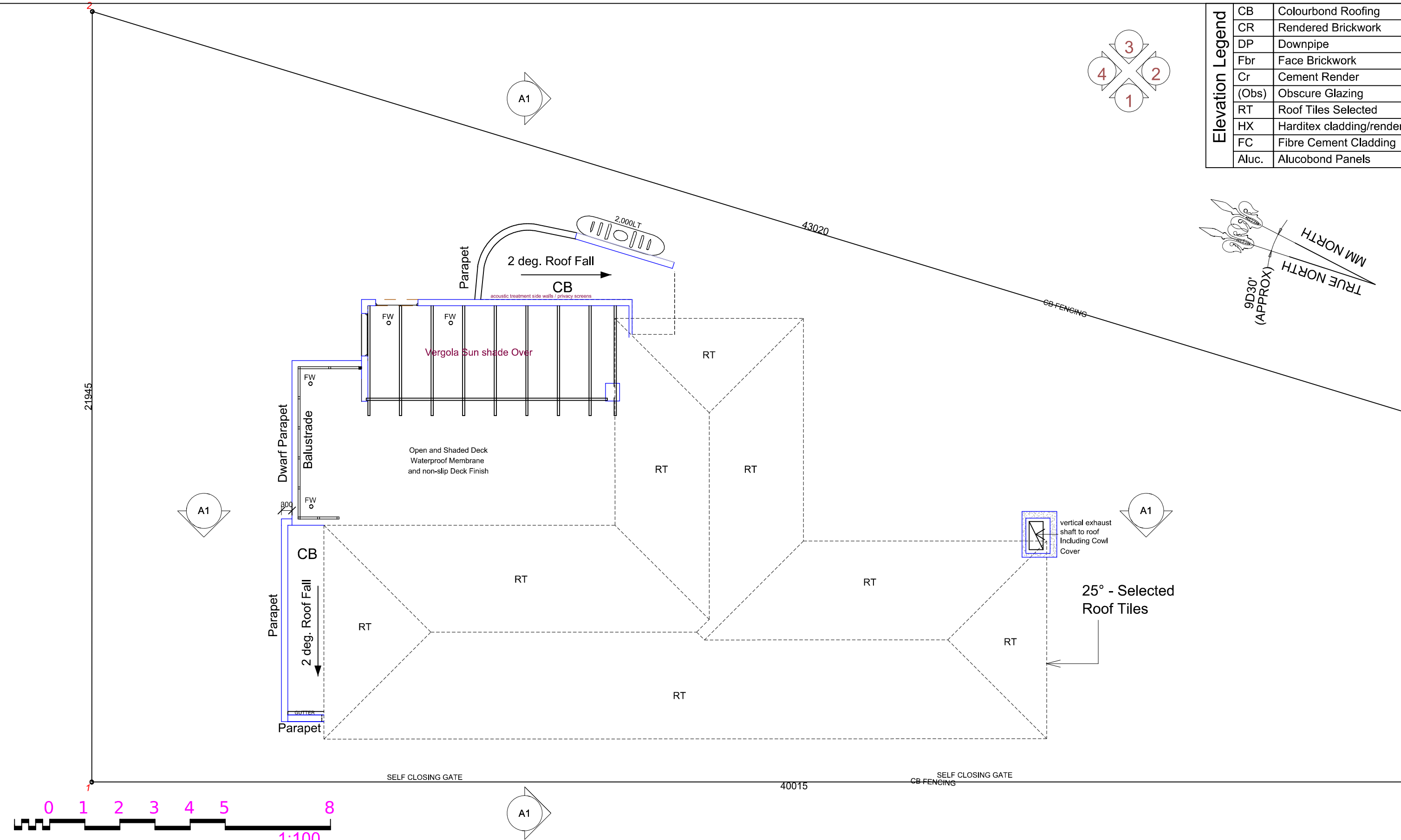
design - basix - build

dbb

M: 0417 45 888 6
E : design@dbb.com
W: dbb.com

ACCREDITED
BUILDING DESIGNER

experienced & practising designer & builder Since 1997



Elevation Legend	CB	Colourbond Roofing
	CR	Rendered Brickwork
	DP	Downpipe
	Fbr	Face Brickwork
	Cr	Cement Render
	(Obs)	Obscure Glazing
	RT	Roof Tiles Selected
	HX	Harditex cladding/render
	FC	Fibre Cement Cladding
	Aluc.	Alucobond Panels

**design - basix - build**

M: 0417 45 888 6
E : design@d-b-b.com
W: d-b-b.com



ACCREDITED
BUILDING DESIGNER

experienced & practising designer & builder Since 1997

Client :
SMJ Constructions P/L

Project Title :
**Centre Base Childcare at:
L54, 169 Weston Street, Panania**

Not FOR CONSTRUCTION

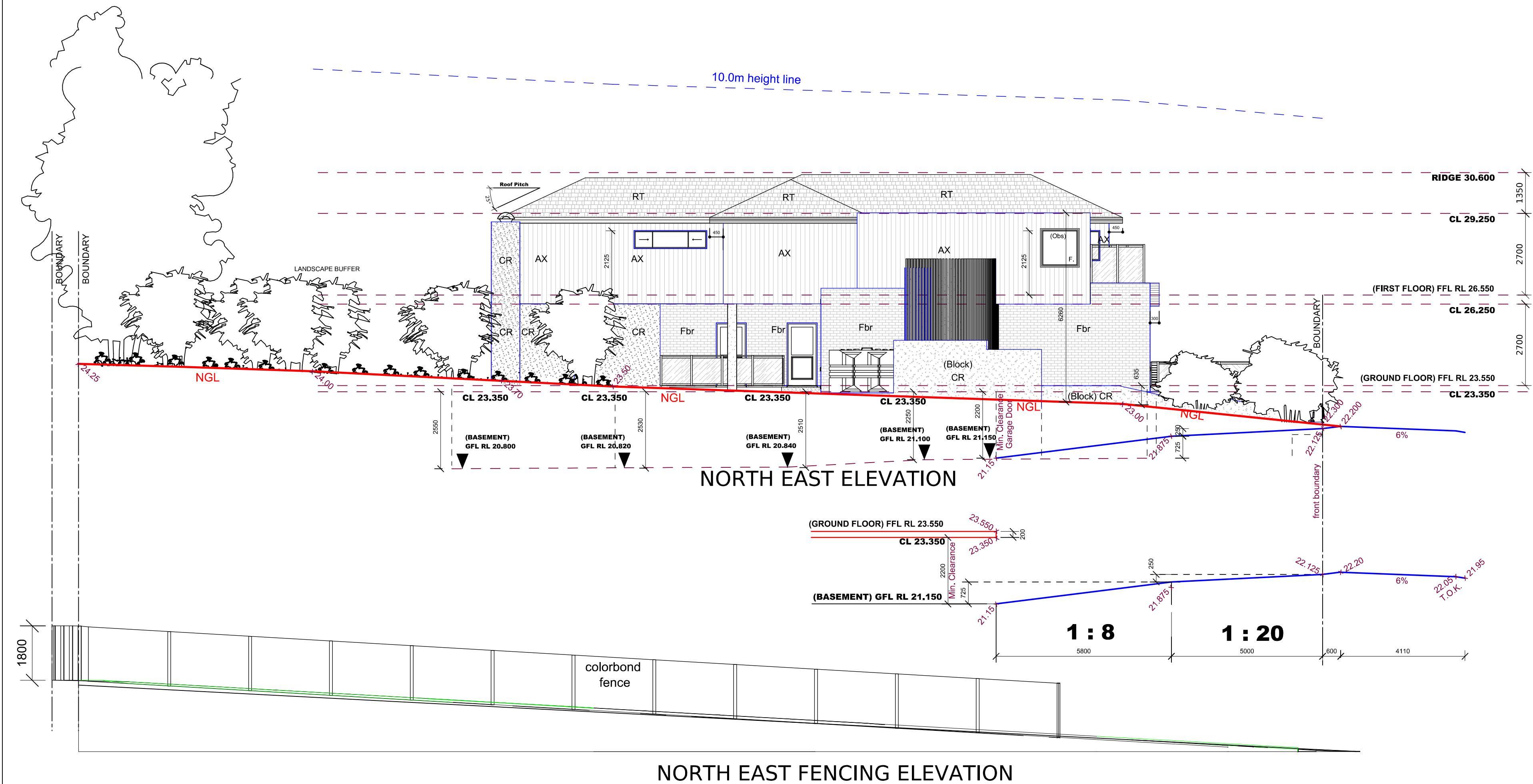
E		
D	30/06/25	DA SUBMISSION
C	29/05/25	Consultants Issue
B	20/05/25	Consultants Issue
A	03/11/24	Concept Designs
No.	Date	Revision

Note:
-Do not scale off drawings
-All works to be setout by a registered survey
-Builder or contractor to verify all dimensions
& levels as well notify the designer of any
discrepancies prior to commencing any work
-Refer to Engineers drawings for structural details
© Copyright of design and information shown here
is retained and authority is required for any
reproduction.
-Not for Construction unless noted otherwise
in the issue and revision block

ROOF FLOOR PLAN

Scale: 1:100	Drawn By: dbb	Drawing No. 06
Date: 03/11/24	Issue: DA-C	

Elevation Legend	
RT	Selected Roof Tiles
HX	Harditex cladding/render
(Obs)	Obscure Glazing
Ax	Axon vertical cladding
Apol.	Apolic Cladding
CR	Acrylic Render
Fbr	Facebrick
INW	Innowood or Sculptform



ELEVATIONS			
Scale:	1:100	Drawn By:	dbb
Date:	03/11/24	Issue:	DAC
		Drawing No.	09

Note:
-Do not scale off drawings
-All works to be set out by a registered survey
-Builder or contractor to verify all dimensions
& levels on site prior to commencing any work
-Refer to Engineers drawings for structural details
© Copyright of design and information shown here
is retained and authority is required for any
reproduction.
-Not for Construction unless noted otherwise
in the issue and revision block

Not FOR CONSTRUCTION				
Client :	SMJ Constructions P/L	Project Title :	Centre Base Childcare at: L54, 169 Weston Street, Panania	
No.	E	D	C	B
Date	30/06/25	29/05/25	20/05/25	03/11/24
Revision	DA SUBMISSION	Consultants Issue	Consultants Issue	Concept Designs

design - basix - build

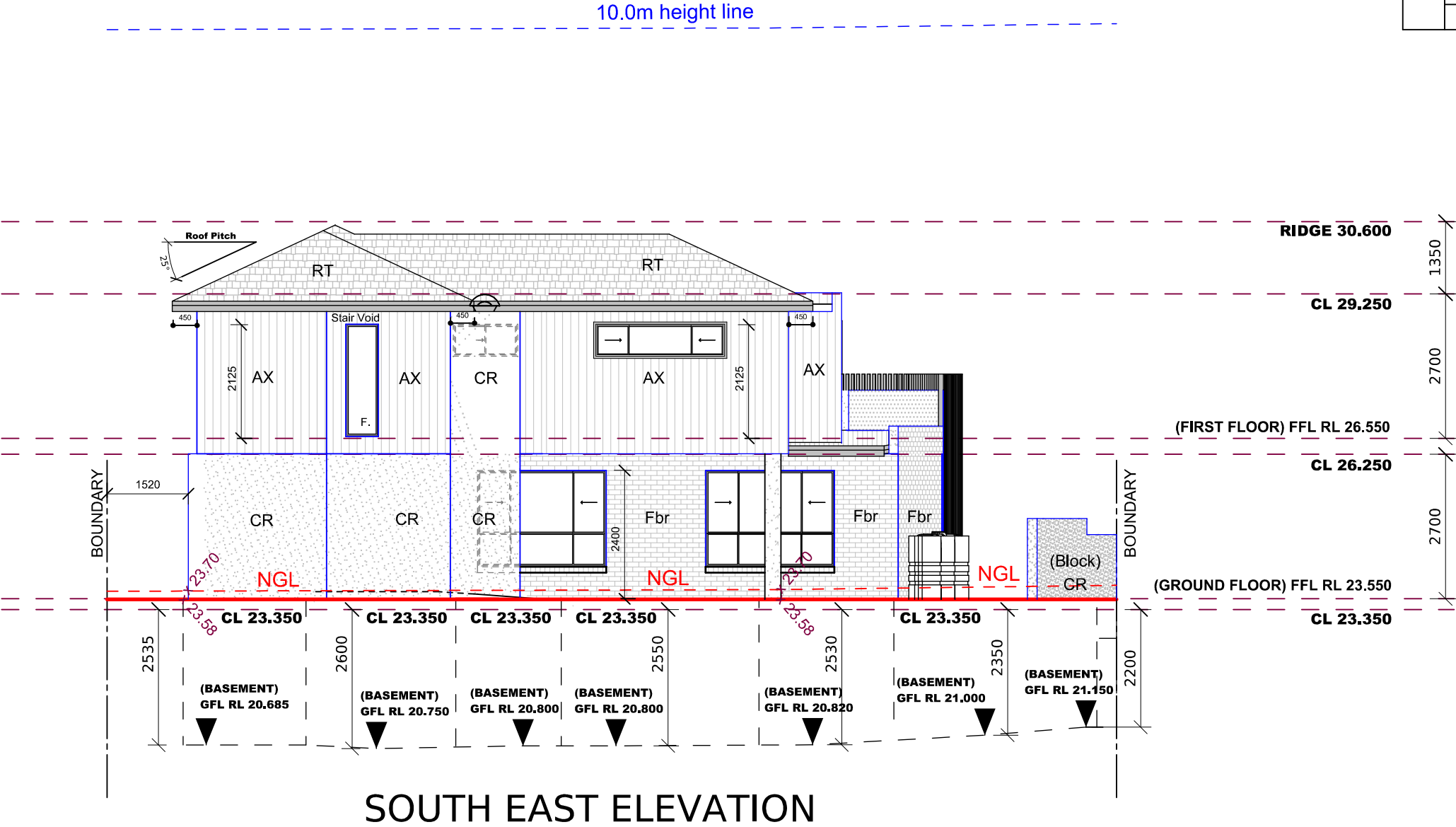
dbb

M: 0417 45 888 6
E : design@d-b-b.com
W: d-b-b.com

ACCREDITED
BUILDING DESIGNER

experienced & practising designer & builder Since 1997

Elevation Legend	RT	Selected Roof Tiles
	HX	Harditex cladding/render
	(Obs)	Obscure Glazing
	Ax	Axon vertical cladding
	Apol.	Apolic Cladding
	CR	Acrylic Render
	Fbr	Facebrick
	INW	Innowood or Sculpform



dbb design - basix - build

PCF

M: 0417 45 888 6
E: design@d-b-b.com
W: d-b-b.com

bdac
ACCREDITED
BUILDING DESIGNER

experienced & practising designer & builder Since 1997

Client :
SMJ Constructions P/L

Project Title :
**Centre Base Childcare at:
L54, 169 Weston Street, Panania**

Not FOR CONSTRUCTION

E		
D	30/06/25	DA SUBMISSION
C	29/05/25	Consultants Issue
B	20/05/25	Consultants Issue
A	03/11/24	Concept Designs
No.	Date	Revision

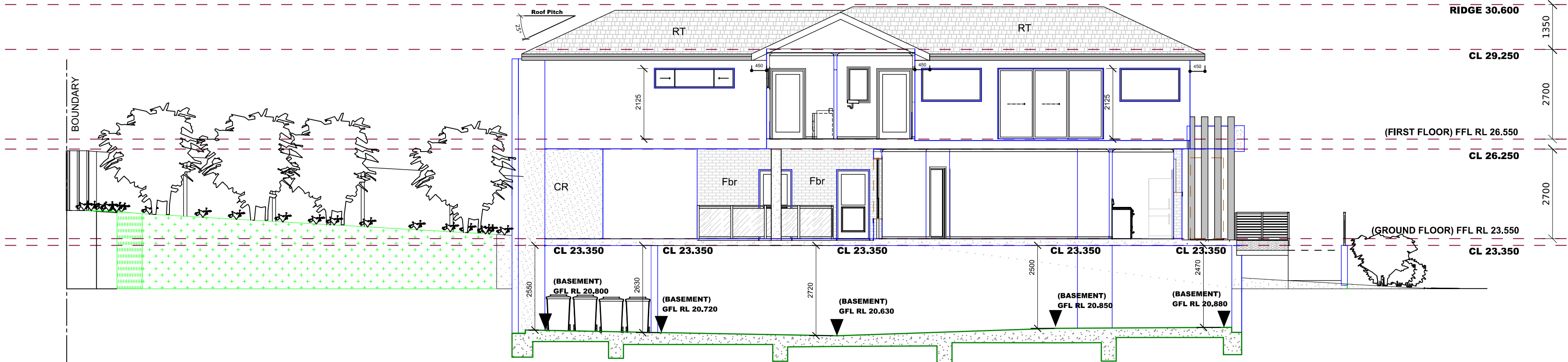
Note:

- Do not scale off drawings
- All works to be setout by a registered survey
- Builder or contractor to verify all dimensions & levels as well notify the designer of any discrepancies prior to commencing any work
- Refer to Engineers drawings for structural details
- © Copyright of design and information shown here is retained and authority is required for any reproduction.
- Not for Construction unless noted otherwise in the issue and revision block

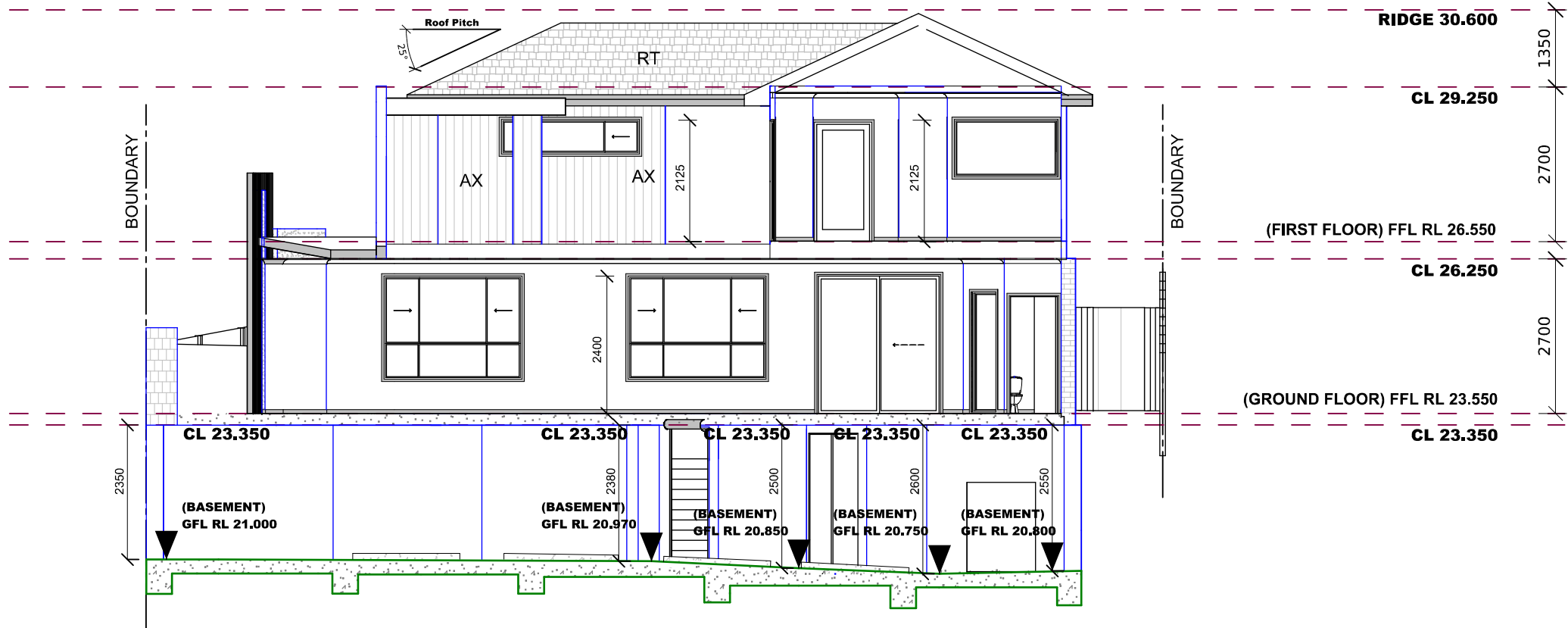
REAR ELEVATION

Scale: 1:100	Drawn By: dbb	Drawing No. 10
Date: 03/11/24	Issue: DA-C	

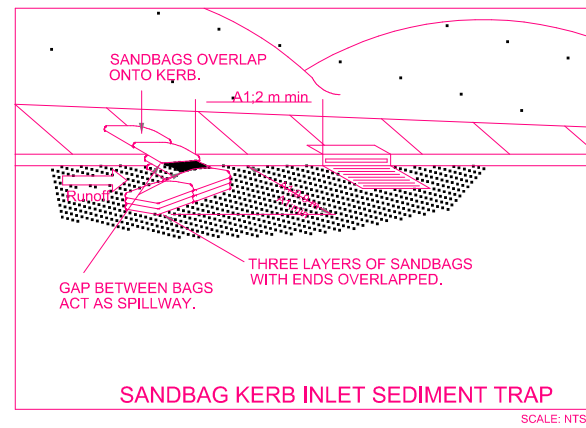
Elevation Legend	RT	Selected Roof Tiles
	CR	Rendered Brickwork
	Cr	Cement Render
	Ax	Axon vertical cladding
	Apol.	Apolic Cladding
	(Obs)	Obscure Glazing
	HX	Harditex cladding/render



SECTION A - A



SECTION B - B



WARNING

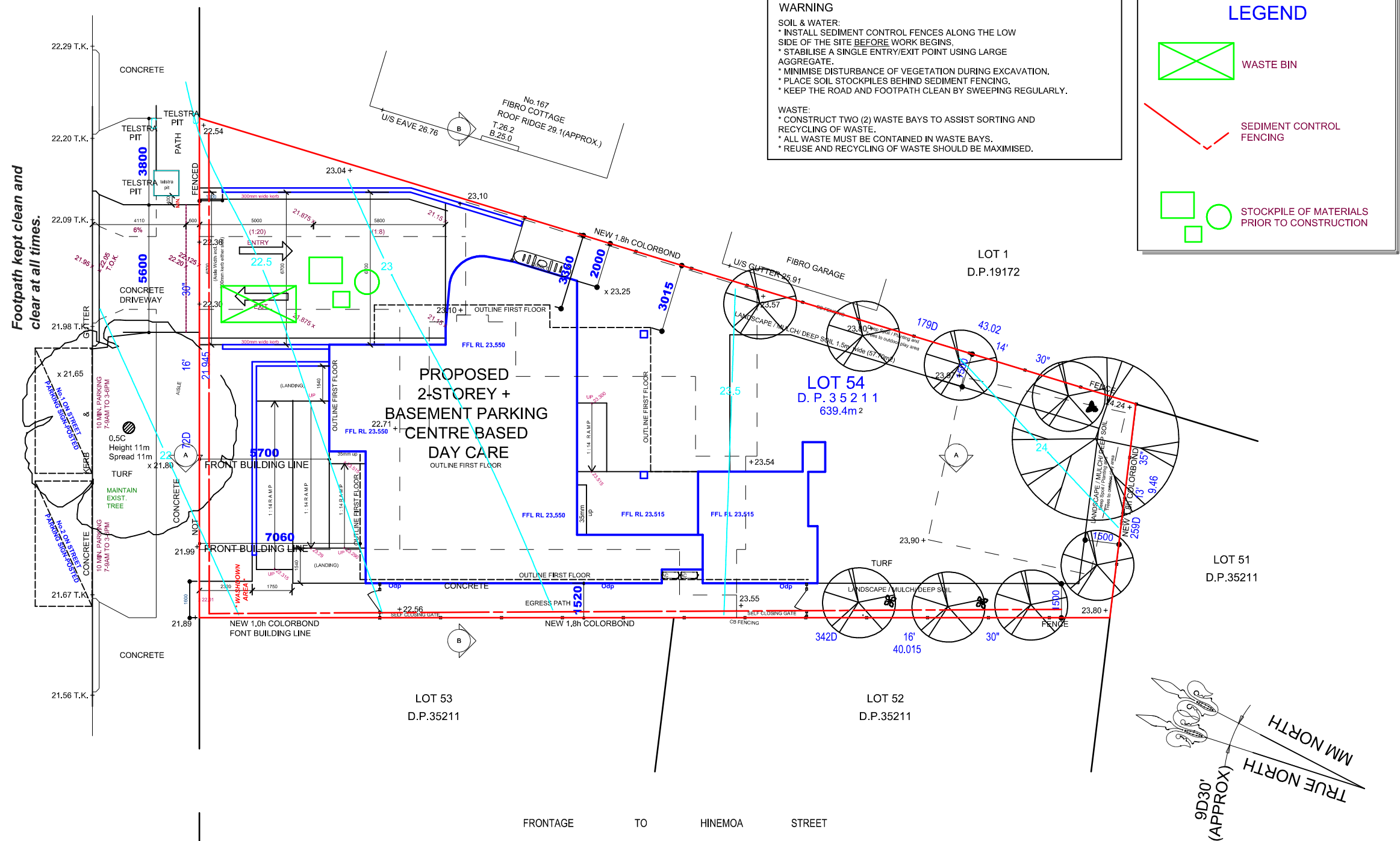
SOIL & WATER:

- * INSTALL SEDIMENT CONTROL FENCES ALONG THE LOW SIDE OF THE SITE BEFORE WORK BEGINS,
- * STABILISE A SINGLE ENTRY/EXIT POINT USING LARGE AGGREGATE.
- * MINIMISE DISTURBANCE OF VEGETATION DURING EXCAVATION.
- * PLACE SOIL STOCKPILES BEHIND SEDIMENT FENCING.
- * KEEP THE ROAD AND FOOTPATH CLEAN BY SWEEPING REGULARLY.

WASTE:

- * CONSTRUCT TWO (2) WASTE BAYS TO ASSIST SORTING AND RECYCLING OF WASTE.
- * ALL WASTE MUST BE CONTAINED IN WASTE BAYS.
- * REUSE AND RECYCLING OF WASTE SHOULD BE MAXIMISED.

EROSION CONTROL:
All disturbed areas shall be progressively stabilised and/or revegetated so that no areas remain exposed to potential erosion damage for a period of greater than 14 days.



WASTE MANAGEMENT NOTES

*** Selected structural timber, bricks and terra-cotta roof construction of proposed residence.**

*** Disposal of demolition materials to waste disposal centre.**

dbb **design - basix - build**

M: **0417 45 888 6**
 E : design@d-b-b.com
 W: d-b-b.com

bdac
 ACCREDITED
 BUILDING DESIGNER

experienced & practising designer & builder Since 1997

Client :
SMJ Constructions P/L

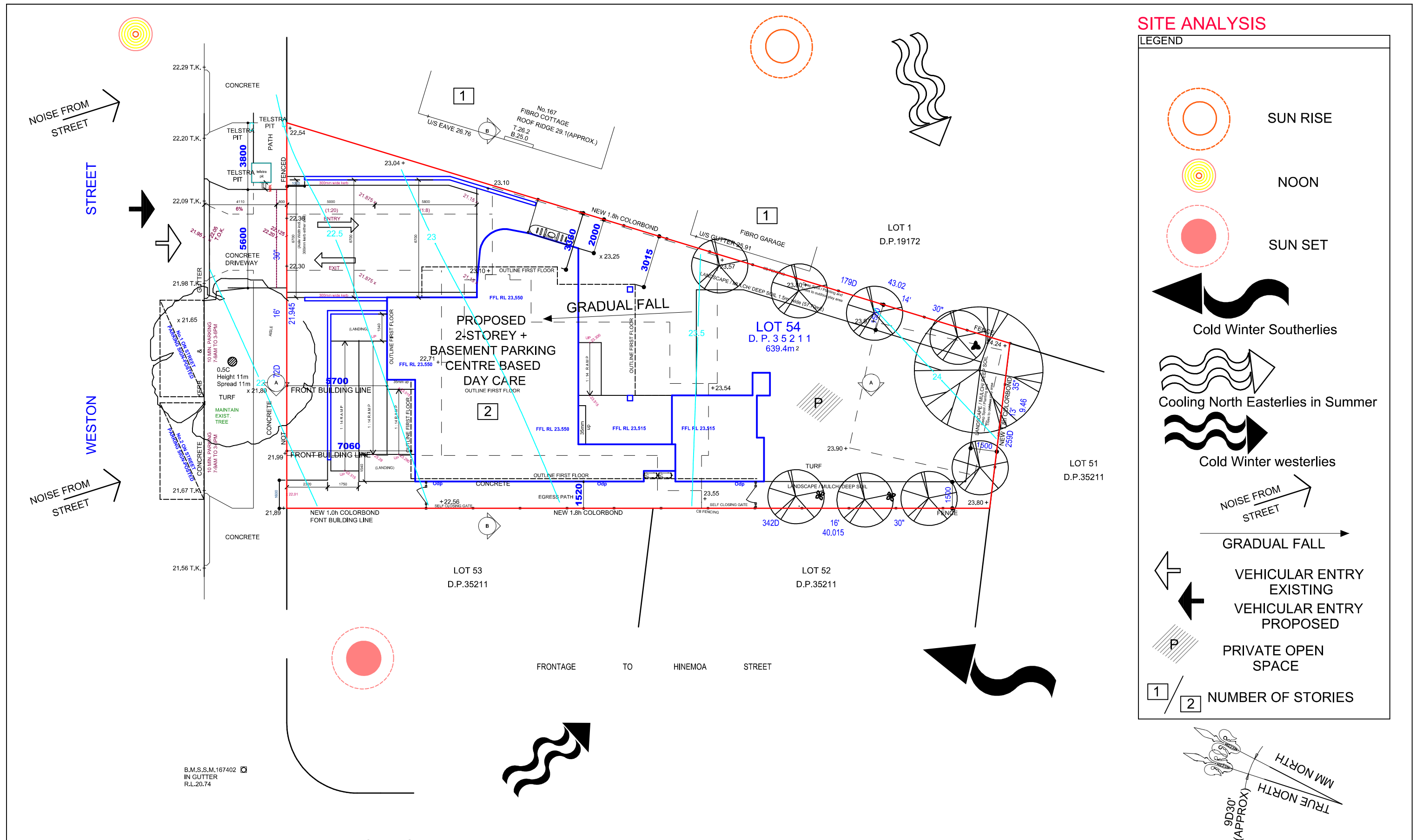
Project Title :
Centre Base Childcare at:
L54, 169 Weston Street, Panania

E		
D	30/06/25	DA SUBMISSION
C	29/05/25	Consultants Issue
B	20/05/25	Consultants Issue
A	03/11/24	Concept Designs
No.	Date	Revision

Not FOR CONSTRUCTION

- Note:
- Do not scale off drawings
- All works to be set out by a registered survey
- Builder or contractor to verify all dimensions & levels as well notify the designer of any discrepancies prior to commencing any work
- Refer to Engineers drawings for structural details
- © Copyright of design and information shown here is retained and authority is required for any reproduction.
- Not for Construction unless noted otherwise in the issue and revision block

SOIL EROSION & WASTE MANAGEMENT PLAN		
Scale:	Drawn By:	Drawing No. 12
1:200	dbb	
Date:	Issue:	
03/11/24	PA-C	



dbb **design - basix - build**

M: 0417 45 888 6
E: design@d-b-b.com
W: d-b-b.com

bdca
ACCREDITED
BUILDING DESIGNER

experienced & practising designer & builder Since 1997

Client : **SMJ Constructions P/L**

Project Title : **Centre Base Childcare at: L54, 169 Weston Street, Panania**

No.	Date	Revision
E		
D	30/06/25	DA SUBMISSION
C	29/05/25	Consultants Issue
B	20/05/25	Consultants Issue
A	03/11/24	Concept Designs

Note:
-Do not scale off drawings
-All works to be setout by a registered survey
-Builder or contractor to verify all dimensions & levels as well notify the designer of any discrepancies prior to commencing any work
-Refer to Engineers drawings for structural details
© Copyright of design and information shown here is retained and authority is required for any reproduction.
-Not for Construction unless noted otherwise in the issue and revision block

SITE ANALYSIS

Scale:	Drawn By:	Drawing No.
1:200	dbb	13
Date:	Issue:	
03/11/24	DA-C	