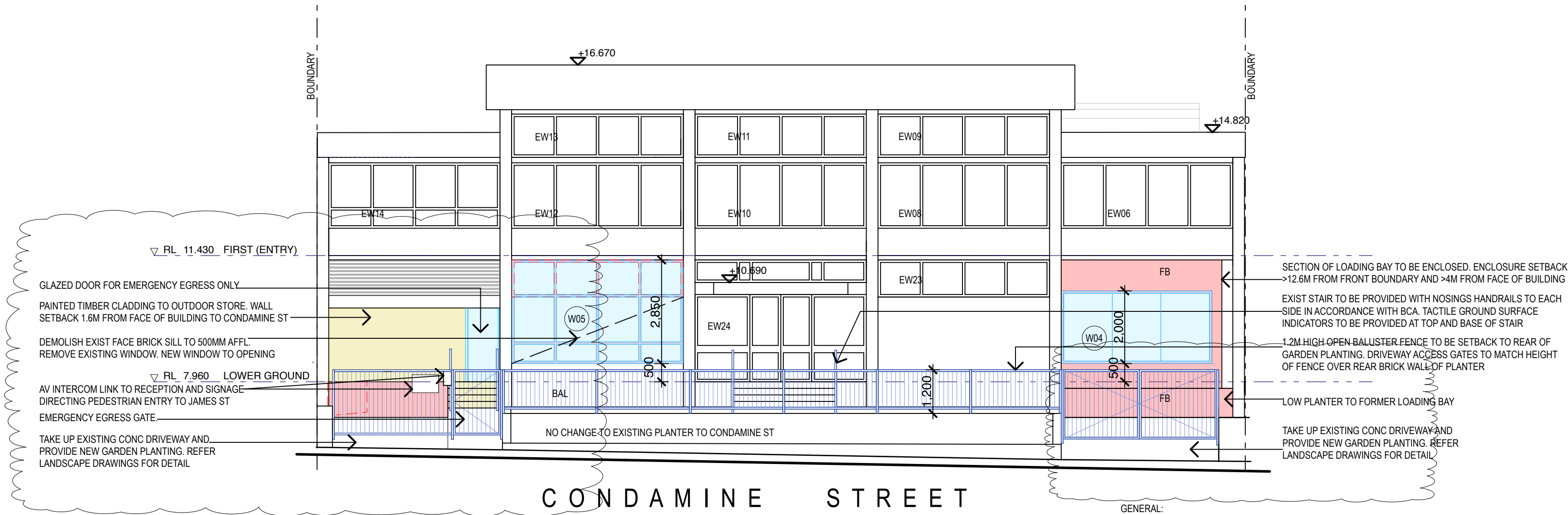


01 LOCALITY PLAN



02 LOCATION PLAN 1:500



03 NORTH EAST ELEVATION 1:100



Image from Condamine St Elevation, 5th East boundary



PGH Opaline "Toumaline" or similar to match existing face brick



Dulux "Berkshire White" SW165 or similar to match exterior painted surfaces



Dulux Duralloy "Estate" or similar to match existing window frames



New metal powdercoated fence "Charcoal" to driveways and rear of planters to Condamine St



Glazing to ramp replaced with external powder coated metal shutters

NO CHANGE TO EXISTING BUILDING COLOURS, TEXTURES AND FINISHES TO CONDOMINE STREET

04 EXTERNAL COLOURS & MATERIALS



Drawing List			
No:	Name	Status	Published
01	LOCATION PLAN, STREET ELEVATION, NOTES		<input type="checkbox"/>
02	CARPARK & SITE PLAN		<input type="checkbox"/>
03	FIRST FLOOR (ENTRY)		<input type="checkbox"/>
04	GROUND FLOOR		<input type="checkbox"/>
05	ELEVATIONS & SECTIONS		<input type="checkbox"/>
06	AREA DIAGRAM & CALCULATIONS		<input type="checkbox"/>
07	OUTDOOR PLAY CONCEPT		<input type="checkbox"/>

Referenced Consultant Drawings and Reports

Survey	Drawing 53478	S J Dixon Surveyors
Acoustic	Noise Impact Assessment	Renzo Tonin & Associates
Traffic	Transport Impact Assessment	Stantec
Landscape	2106/1 - 2106/3	Pamela Fletcher Landscape Architect

GENERAL NOTES, CHILD CARE & ACCESSIBILITY

ALL OPENINGS REQUIRED TO BE ACCESSIBLE UNDER THE BCA TO MEET AS1428.1-2009. ALL ACCESSIBLE PATHS OF TRAVEL TO COMPLY WITH AS1428.1. HANDRAILS AND STAIRS TO BE UPGRADED TO COMPLY WITH AS1428.1-2009 AS REQUIRED. LUMINANCE CONTRAST 30% TO BE PROVIDED IN ADJACENT SURFACES IN ACCESSIBLE WC AND STAIRS, DOORS, GLAZING, SIGNAGE AND TACTILE GROUND SURFACE INDICATORS AS PER AS1428.

CHILDREN'S TOILETS AND NAPPY CHANGE AREAS TO HAVE MECHANICAL VENTILATION TO AS1668.0. MECHANICAL VENTILATION SYSTEM SHOULD HAVE AUTOMATIC SHUTDOWN IN ACCORDANCE WITH CLAUSE E2.2B NSW PROVISIONS.

EXIST FLOOR SURFACES TO BE REMOVED AND REPLACED. PROPOSED INTERNAL STUD PARTITION WALLS TO HAVE PB LINING AND ACOUSTIC MATERIAL AS REQUIRED. EXIST CEILING AND LIGHTING TO BE UPGRADED AND/OR AMENDED AS REQUIRED TO SUIT INTERNAL LAYOUT. EMERGENCY LIGHTING REQUIRED IN ACCORDANCE WITH E4.2 OF BCA AND AS/NZS 2293.1

NEW HWS WITH GREENHOUSE SCORE OF 4 OR GREATER AND TEMPERATURE REGULATOR TO REQUIREMENTS TO ALL CHILDREN'S ABLUTION AREAS. SEPARATE HWS TO LAUNDRY & KITCHEN FOR OPERATION OF DISHWASHER AND WASHING MACHINE

FENCING TO OUTDOOR AREAS TO MEET G1.3 BCA. ALL NEW FENCES GLASS POOL FENCE MIN HEIGHT 1.5M ABOVE EXISTING GROUND LEVEL INSTALLED IN ACCORDANCE WITH 1926.1. NEW ENTRY GATES IN PROPOSED FENCE TO MEET AS1428.1 ACCESSIBILITY CODES. ALL METAL GATES FITTED WITH SELF CLOSING HINGES AND VERTICAL CHILD PROOF PULL LATCHES IN ACCORDANCE WITH AS1926.1 PART 2.4 GATES, GATE UNITS AND LATCH FITTINGS.

OUTDOOR DESIGN TO MEET SEPP REQUIREMENTS FOR NATURAL VEGETATION AND SHADE.

LIFT TO MEET AS1428 AND SECTION E BCA.

WINDOWS TO BE FITTED WITH GRADE A SAFETY GLASS WHERE GLAZING <1M AFFL. ALL NEW WINDOWS & DOORS TO COMPLY WITH BCA SECTION J.

NEW KITCHEN TO MEET FOOD PREMISES ACT, AS4674 AND RELEVANT STANDARDS. EMERGENCY LIGHTING TO BE PROVIDED AS REQUIRED IN ACCORDANCE WITH E4.2 OF BCA AND AS2293.1

AUTOMATIC SMOKE DETECTION AND ALARM SYSTEM COMPLYING WITH SPEC E2.2A PORTABLE EXTINGUISHERS TO BE PROVIDED IN ACCORDANCE WITH AS2444. ALL OPENINGS CLOSER THAN 3M TO THE BOUNDARY TO BE PROTECTED IN ACCORDANCE WITH BCA PART C3.2

DRAWINGS TO BE READ IN CONJUNCTION WITH DRAWINGS AND REPORTS PREPARED BY THE FOLLOWING CONSULTANTS: TRAFFIC, FIRE, ACCESS AND ACOUSTIC CONSULTANTS.

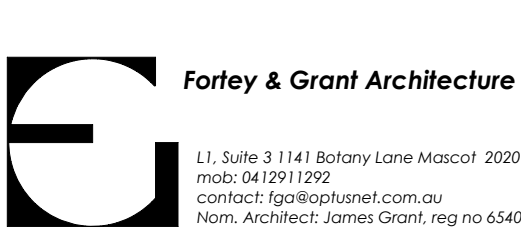
Amendments

A	Preliminary drawing set issue	17/2/21
B	External materials to Condamine St added	18/2/21
C	Landscape drawing reference added	24/2/21
D	Relocated outdoor store. Condamine St driveways replaced with planting.	10/10/22

Amendments

A	Preliminary drawing set issue	17/2/21
B	External materials to Condamine St added	18/2/21
C	Landscape drawing reference added	24/2/21
D	Relocated outdoor store. Condamine St driveways replaced with planting.	10/10/22

Architect



Project Details

GIRAFFE CHILDCARE
397 CONDOMINE ST
NORTH MANLY 2100

Drawn	Approved	Date Printed
FF	FF	25/11/22
Job Number	2141	
Scale	As shown @ A1	

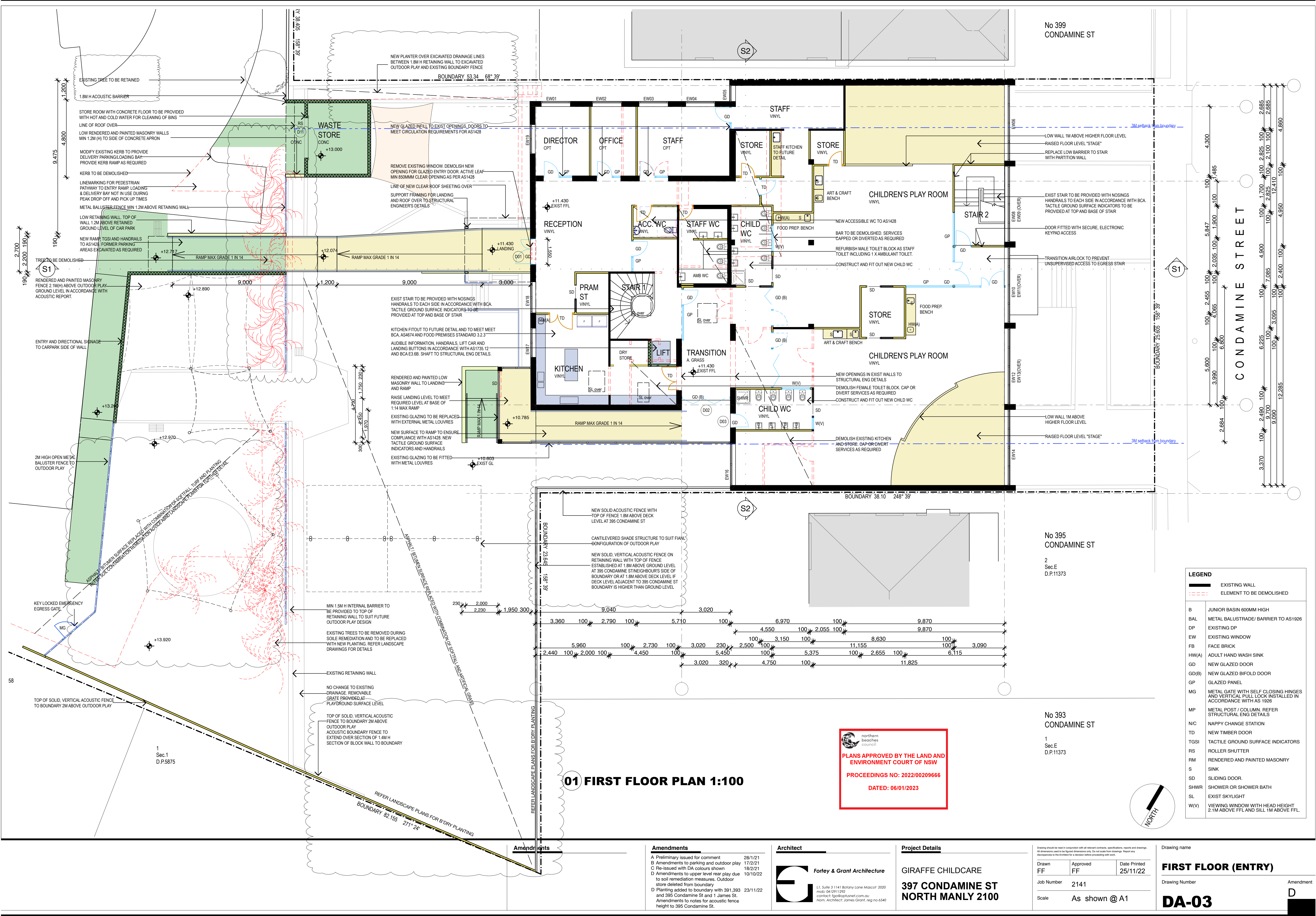
LOCATION PLAN, STREET ELEVATION, NOTES

Drawing Number

DA-01

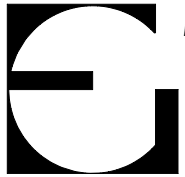
Amendment

D



Amendments	
A Preliminary issued for comment	28/1/21
B Amendments to parking and outdoor play	17/2/21
C Re-issued with DA colours shown	18/2/21
D Amendments to upper level rear play due to soil remediation measures. Outdoor store deleted from boundary	10/10/22
E Planting added to boundary with 391,393 and 395 Condamine St and 1 James St. Amendments to notes for acoustic fence height to 395 Condamine St.	23/11/22

Architect

**Fortey & Grant Architecture**

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Nom. Architect: James Grant, reg no 6540

Project Details

GIRAFFE CHILDCARE

**397 CONDAMINE ST
NORTH MANLY 2100**

<small>Drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. All dimensions used to be figured dimensions only. Do not scale from drawings. Report any discrepancies to the architect for a decision before proceeding with work.</small>		
Drawn	Approved	Date Printed
FF	FF	25/11/22
Job Number	2141	
Scale	As shown @ A1	

Drawing name

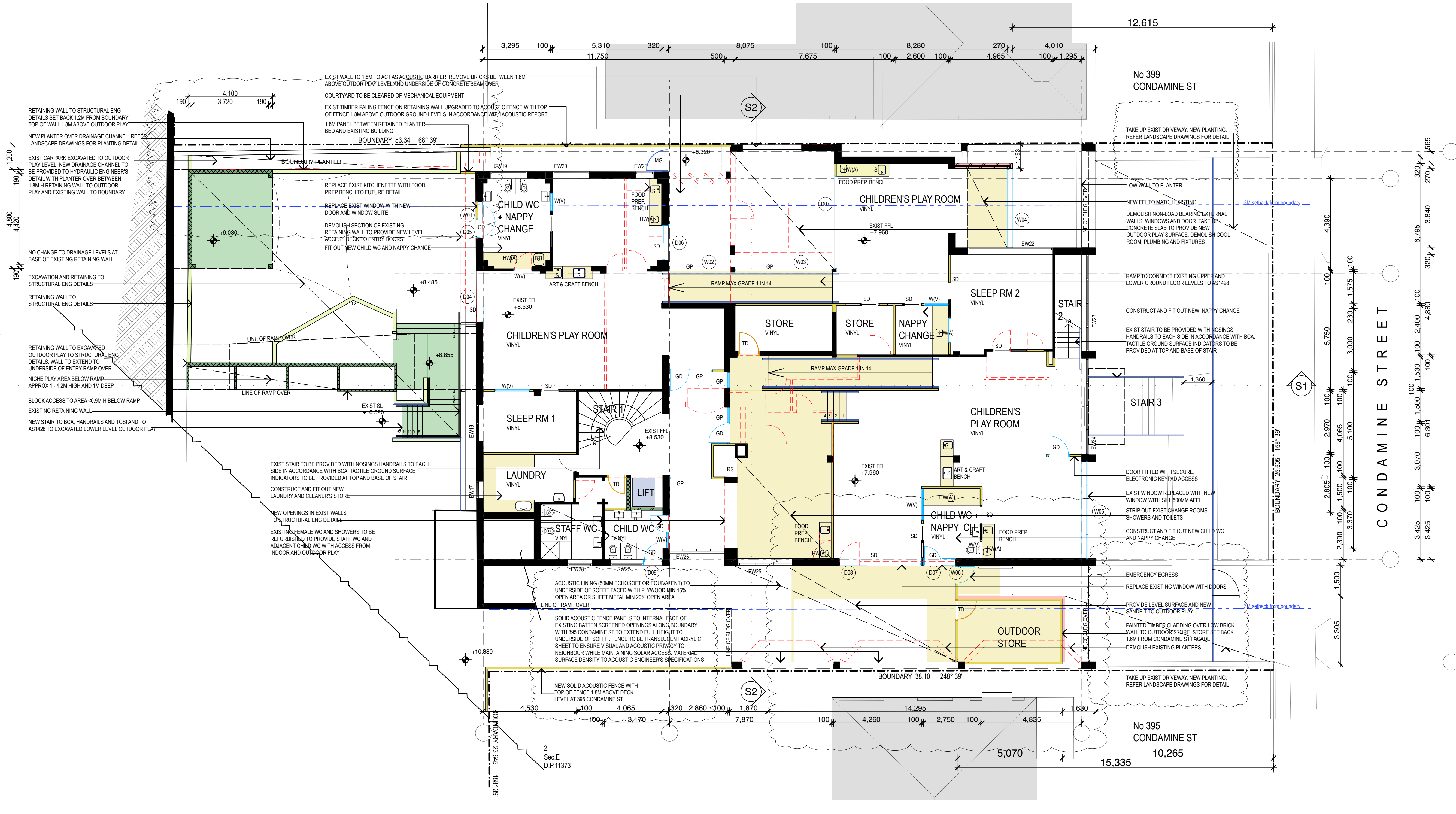
FIRST FLOOR (ENTRY)

Drawing Number

DA-03

Amendment

D



01 GROUND FLOOR PLAN 1:100

LEGEND	
	EXISTING WALL
	ELEMENT TO BE DEMOLISHED
B	JUNIOR BASIN 600MM HIGH
BAL	METAL BALUSTRADE/ BARRIER TO AS1926
DP	EXISTING DP
EW	EXISTING WINDOW
FB	FACE BRICK
HW(A)	ADULT HAND WASH SINK
GD	NEW GLAZED DOOR
GD(B)	NEW GLAZED BIFOLD DOOR
GP	GLAZED PANEL
MG	METAL GATE WITH SELF CLOSING HINGES AND VERTICAL PULL LOCK INSTALLED IN ACCORDANCE WITH AS 1926
MP	METAL POST / COLUMN, REFER STRUCTURAL ENG DETAILS
N/C	NAPPY CHANGE STATION
TD	NEW TIMBER DOOR
TGSI	TACTILE GROUND SURFACE INDICATORS
RS	ROLLER SHUTTER
RM	RENDERED AND PAINTED MASONRY
S	SINK
SD	SLIDING DOOR
SHWR	SHOWER OR SHOWER BATH
SL	EXIST SKYLIGHT
W(V)	VIEWING WINDOW WITH HEAD HEIGHT 2.1M ABOVE FFL AND SILL 1M ABOVE FFL

Amendments

Amendments

A Preliminary issued for comment	28/1/21
B Amendments to outdoor play	17/2/21
C Re-issued with DA colours shown	18/2/21
D Relocated outdoor store, Condamine St driveways replaced with planting.	10/10/22
D Planting added to boundary 1 James St.	23/11/22
Amendments to notes for acoustic treatment to 395 Condamine St.	

Architect



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Project Details

GIRAFFE CHILDCARE
397 CONDAMINE ST
NORTH MANLY 2100

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Drawn FF	Approved FF	Date Printed 25/11/22
Job Number	2141	
Scale	As shown @ A1	

Drawing name

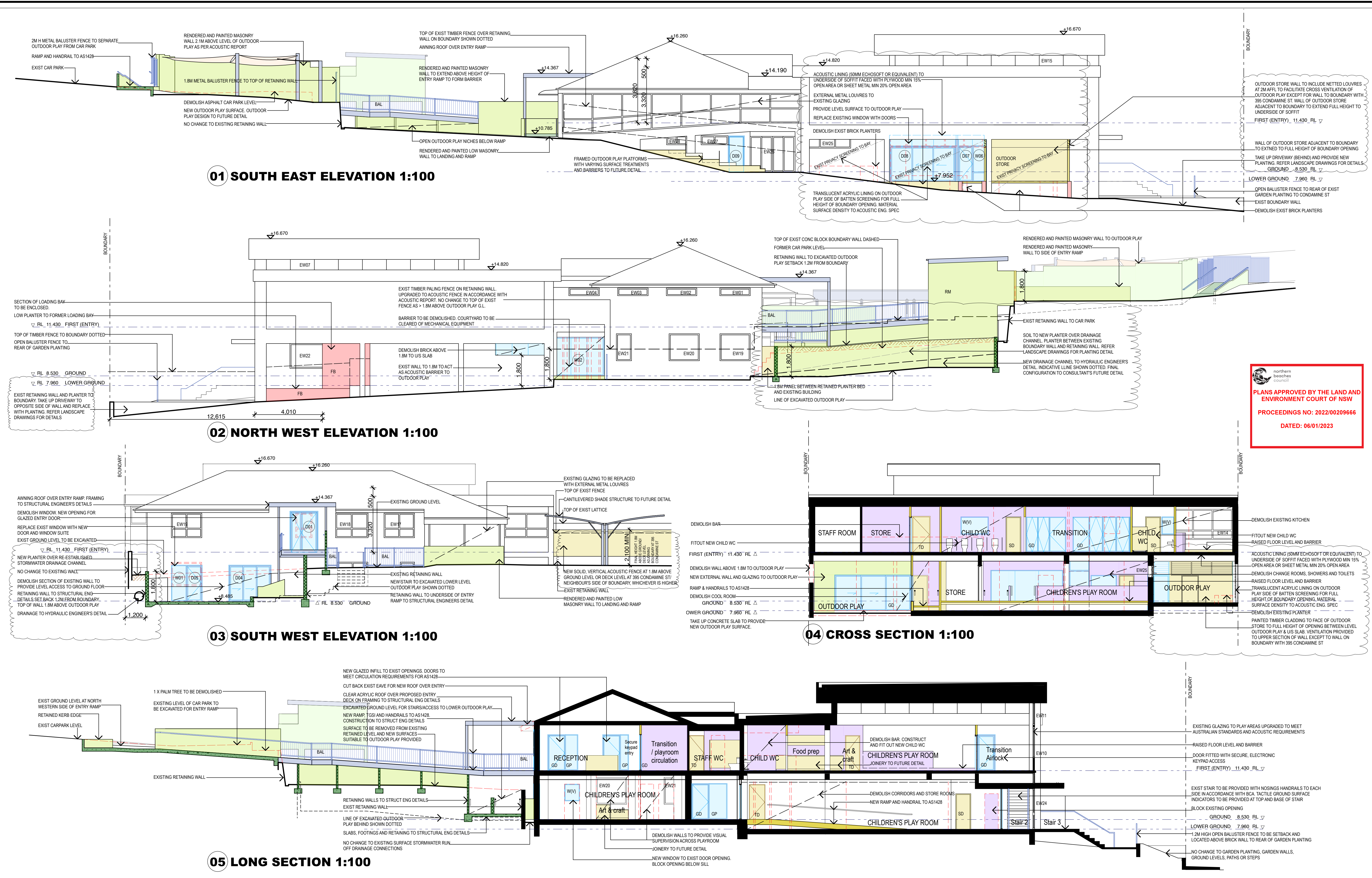
GROUND FLOOR

Drawing Number

DA-04

Amendment

D



Amendments

Amendments

Architect

Project Details

Drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. All dimensions used to be figured dimensions only. Do not scale from drawings. Report any discrepancies to the Architect for a decision before proceeding with work.		
Drawn FF	Approved FF	Date Printed 25/11/22
Job Number	2141	
Scale	As shown @ A1	

Drawing name

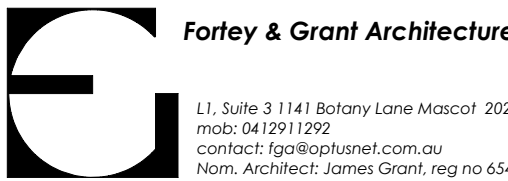
ELEVATIONS & SECTIONS

Drawing Number

DA-05

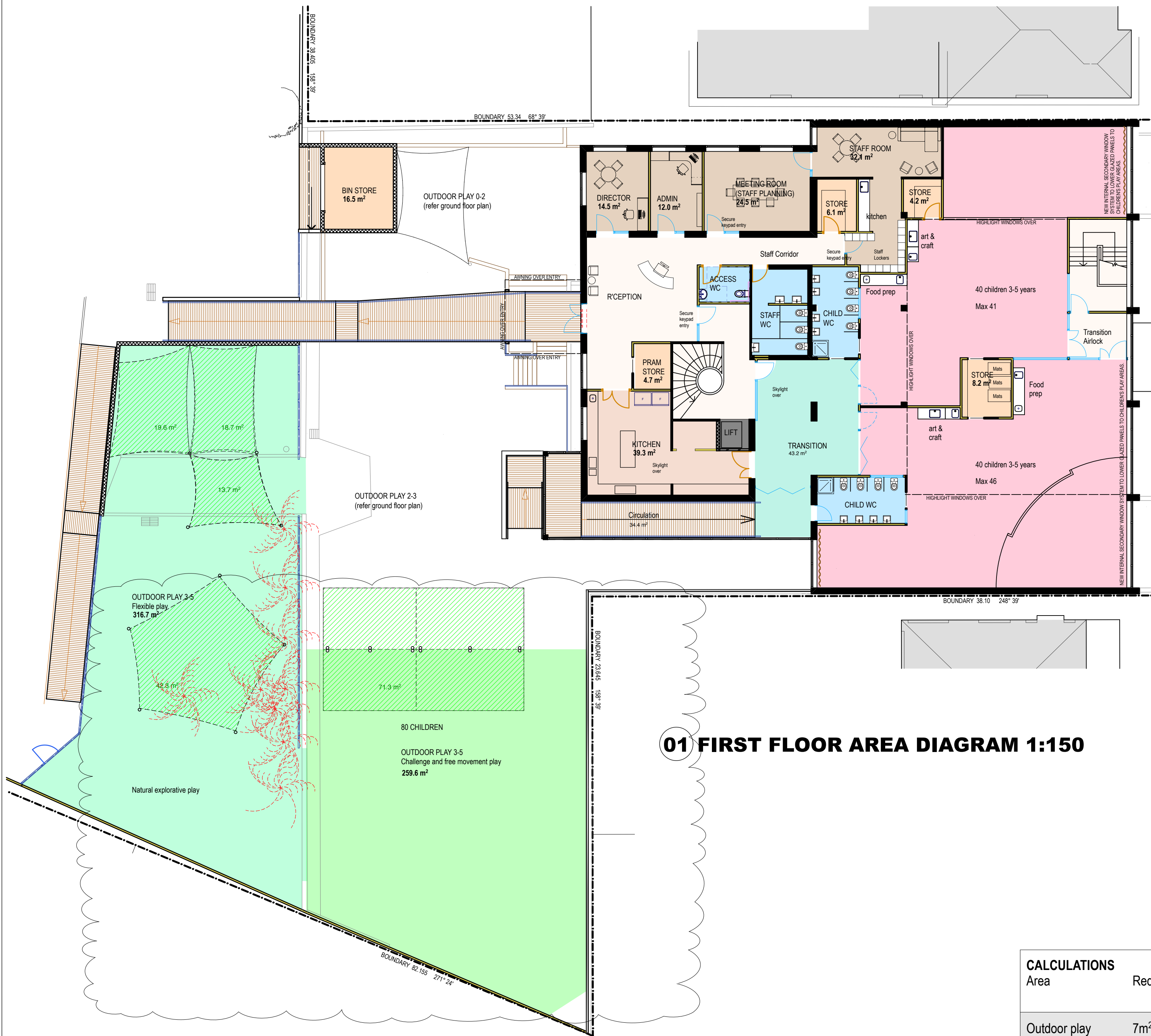
Amendment

D

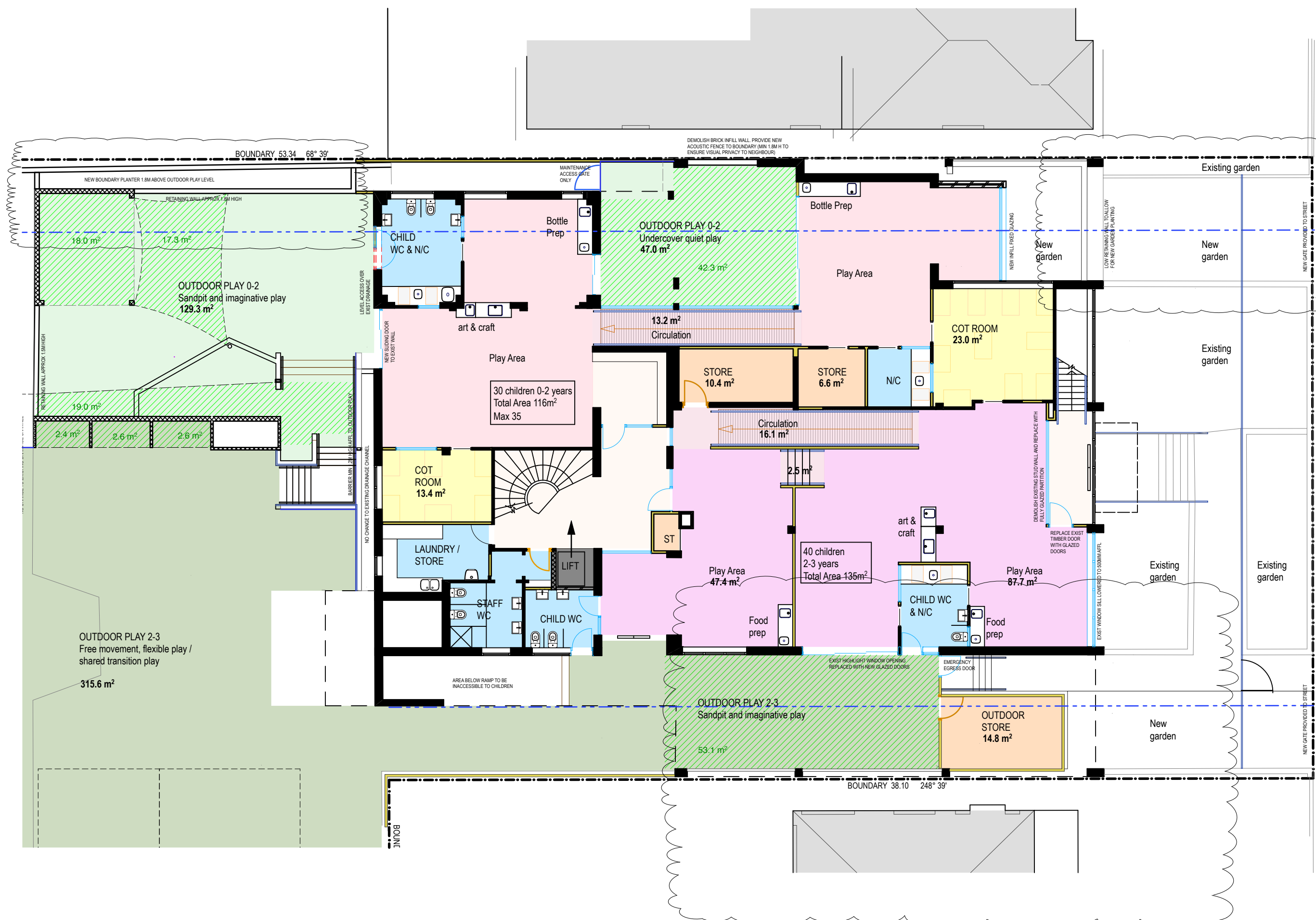


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GIRAFFE CHILDCARE
397 CONDOMINE ST
NORTH MANLY 2100



01 FIRST FLOOR AREA DIAGRAM 1:150



02 GROUND FLOOR AREA DIAGRAM 1:150

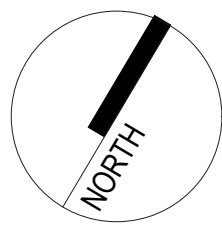

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2022/00209666
DATED: 06/01/2023

CALCULATIONS					
Area	Requirement	Calculation	Available Capacity	Proposed	Area p/child
Outdoor play	7m ² /child	1068.2m ²	150 places	150 places	7.1m ²
Transition play	-	43.2m ²	6 places	-	-
TOTAL	7m²/child	1111.4m²		150 places	7.4m²
Covered outdoor	30% min 320m ² min	323m ²			
Indoor Play 0-2	3.25m ² /child	116m ²	35 places	30 places	3.8m ²
Indoor Play 2-3	3.25m ² /child	136.9m ²	42 places	40 places	3.4m ²
Indoor Play 3-5	3.25m ² /child	286.9m ²	88 places	80 places	3.5m ²
TOTAL	3.25m²/child	543.9m²	167 places	150 places	3.6m² Average
Facilities	1 WC/15 places 1 basin/15 places 1 x shower 1 x baby bath 1 x Staff WC + Basin/15 staff	13 13 2 2 6	135 places 180 places 90 staff	150 places 150 places 36	11/2 places 11/2 places 1/6 staff

OUTDOOR PLAY 1050 sqm	COT ROOM
SHADE	CHILD WC AND NAPPY CHANGE AREAS
TRANSITION 43.2 sqm	STORE
INDOOR PLAY 116 sqm	KITCHEN
INDOOR PLAY 135 sqm	STAFF
INDOOR PLAY 286.8 sqm	SHARED

—	New wall
—	New window
—	New door
—	New child resistant barrier

0 1 2 3 4 5



Amendments

Amendments

A Preliminary issued for comment	28/1/21
B Amendments to parking and outdoor play calculations	17/2/21
C Amended play area colours & notes	17/2/21
D Amendments to upper level rear play due to soil remediation measures. Relocated outdoor store. New garden planting to replace driveways from Condamine St	10/10/22

Architect



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 Nom. Architect: James Grant, reg no 6540

Project Details

GIRAFFE CHILDCARE
**397 CONDOMINE ST
 NORTH MANLY 2100**

Drawn FF	Approved FF	Date Printed 25/11/22
Job Number 2141		
Scale As shown @ A1		

AREA DIAGRAM & CALCULATIONS

Drawing name

Drawing Number

DA-06

Amendment

D

