

PRELIMINARY

DEVELOPMENT APPLICATION SET

URGENT: 2018-09-01 10:58:54 AM
CONSTRUCTION PURPOSES

ARCHITECTURAL DRAWING REGISTER

SD	A00.00	TITLE PAGE
SD	A01.01	EXISTING SITE AND DEMOLITION PLAN
SD	A01.02	SITE PLAN
SD	A02.01	ELC FLOOR PLAN - GROUND FLOOR
SD	A02.02	ELC FLOOR PLAN - LEVEL 1
SD	A02.03	ELC FLOOR PLAN - LEVEL 2
SD	A02.04	ELC FLOOR PLAN - ROOF
SD	A03.00	HOUSE FLOOR PLAN - BASEMENT & LEVEL 1
SD	A03.01	HOUSE FLOOR PLAN - LEVELS 2,3 & ROOF
SD	A03.02	LANDSCAPE CONCEPT PLAN - GROUND FLOOR
SD	A03.03	LANDSCAPE CONCEPT PLAN - LEVEL 2

ARCHITECTURAL DRAWING REGISTER

SD	A04.01	ELC BUILDING ELEVATIONS - SHEET 1	C
SD	A04.02	ELC BUILDING ELEVATIONS - SHEET 2	C
SD	A04.03	STREET ELEVATION	C
SD	A04.10	HOUSE - BUILDING ELEVATIONS	C
SD	A05.01	ELC BUILDING SECTIONS - SHEET 1	C
SD	A05.02	ELC BUILDING SECTIONS - SHEET 2	C
SD	A05.03	ELC BUILDING SECTIONS - SHEET 3	C
SD	A05.10	HOUSE BUILDING SECTIONS	C
SD	A05.11	HOUSE BUILDING SECTIONS	C
SD	A12.01	3D VIEW	C



avenues early learning centre and residence - wollstonecraft nsw

AMENDMENTS	Rev	Date	Description
1	1	2018/09/01	Initial Design
2	2	2018/09/01	Revised Design
3	3	2018/09/01	Final Design



SV/A	04/11/17	DATE
SV	04/11/17	DATE
SV	04/11/17	DATE
SV	04/11/17	DATE

NEW EARLY LEARNING
CENTRE & RESIDENCE
for
AVENUES EARLY LEARNING
at
12 SHIRLEY ROAD,
WOLLSTONECRAFT NSW
TITLE PAGE

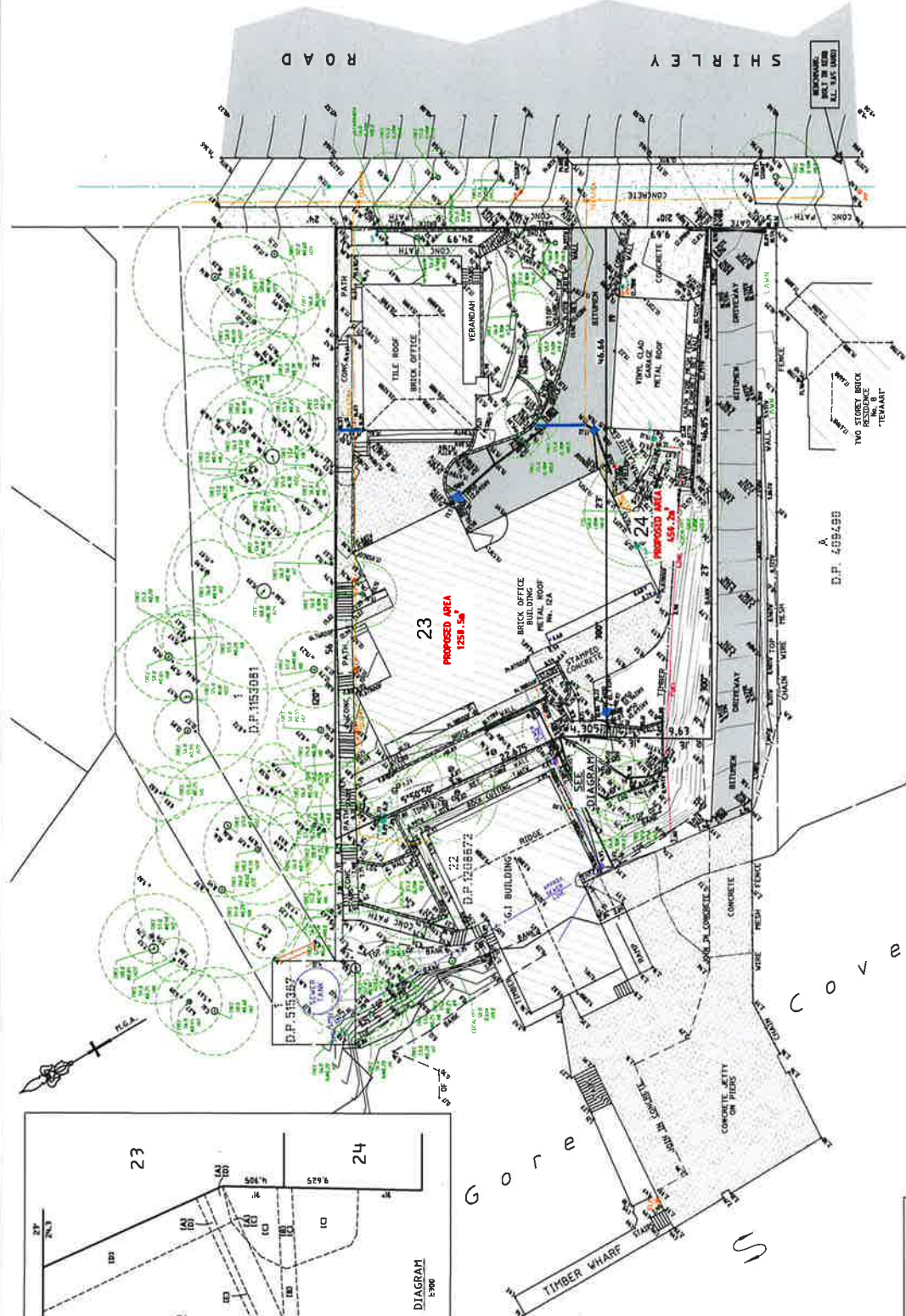
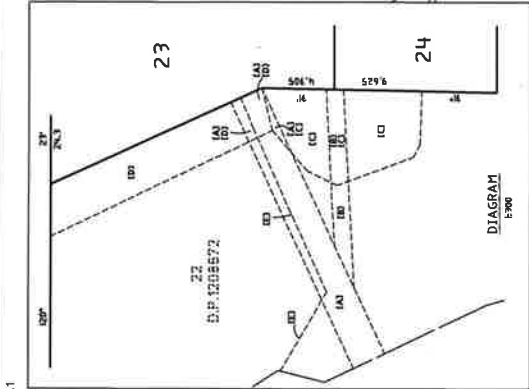
NO.	REV.	DATE	BY	CHK.	APP.	AT SIZE
263						SD / A00.00 C



AMENDMENTS			
Amount	Units	Subtotal	Amount Due
A	100.00	100.00	100.00
B	100.00	100.00	100.00
C	100.00	100.00	100.00
D	100.00	100.00	100.00
E	100.00	100.00	100.00
F	100.00	100.00	100.00
G	100.00	100.00	100.00
H	100.00	100.00	100.00
I	100.00	100.00	100.00
J	100.00	100.00	100.00
K	100.00	100.00	100.00
L	100.00	100.00	100.00
M	100.00	100.00	100.00
N	100.00	100.00	100.00
O	100.00	100.00	100.00
P	100.00	100.00	100.00
Q	100.00	100.00	100.00
R	100.00	100.00	100.00
S	100.00	100.00	100.00
T	100.00	100.00	100.00
U	100.00	100.00	100.00
V	100.00	100.00	100.00
W	100.00	100.00	100.00
X	100.00	100.00	100.00
Y	100.00	100.00	100.00
Z	100.00	100.00	100.00
AA	100.00	100.00	100.00
AB	100.00	100.00	100.00
AC	100.00	100.00	100.00
AD	100.00	100.00	100.00
AE	100.00	100.00	100.00
AF	100.00	100.00	100.00
AG	100.00	100.00	100.00
AH	100.00	100.00	100.00
AI	100.00	100.00	100.00
AJ	100.00	100.00	100.00
AK	100.00	100.00	100.00
AL	100.00	100.00	100.00
AM	100.00	100.00	100.00
AN	100.00	100.00	100.00
AO	100.00	100.00	100.00
AP	100.00	100.00	100.00
AQ	100.00	100.00	100.00
AR	100.00	100.00	100.00
AS	100.00	100.00	100.00
AT	100.00	100.00	100.00
AU	100.00	100.00	100.00
AV	100.00	100.00	100.00
AW	100.00	100.00	100.00
AX	100.00	100.00	100.00
AY	100.00	100.00	100.00
AZ	100.00	100.00	100.00
BA	100.00	100.00	100.00
BB	100.00	100.00	100.00
BC	100.00	100.00	100.00
BD	100.00	100.00	100.00
BE	100.00	100.00	100.00
BF	100.00	100.00	100.00
BG	100.00	100.00	100.00
BH	100.00	100.00	100.00
BI	100.00	100.00	100.00
BJ	100.00	100.00	100.00
BK	100.00	100.00	100.00
BL	100.00	100.00	100.00
BM	100.00	100.00	100.00
BN	100.00	100.00	100.00
BO	100.00	100.00	100.00
BP	100.00	100.00	100.00
BQ	100.00	100.00	100.00
BR	100.00	100.00	100.00
BS	100.00	100.00	100.00
BT	100.00	100.00	100.00
BU	100.00	100.00	100.00
BV	100.00	100.00	100.00
BW	100.00	100.00	100.00
BX	100.00	100.00	100.00
BY	100.00	100.00	100.00
BZ	100.00	100.00	100.00
CA	100.00	100.00	100.00
CB	100.00	100.00	100.00
CC	100.00	100.00	100.00
CD	100.00	100.00	100.00
CE	100.00	100.00	100.00
CF	100.00	100.00	100.00
CG	100.00	100.00	100.00
CH	100.00	100.00	100.00
CI	100.00	100.00	100.00
CJ	100.00	100.00	100.00
CK	100.00	100.00	100.00
CL	100.00	100.00	100.00
CM	100.00	100.00	100.00
CN	100.00	100.00	100.00
CO	100.00	100.00	100.00
CP	100.00	100.00	100.00
CQ	100.00	100.00	100.00
CR	100.00	100.00	100.00
CS	100.00	100.00	100.00
CT	100.00	100.00	100.00
CU	100.00	100.00	100.00
CV	100.00	100.00	100.00
CW	100.00	100.00	100.00
CX	100.00	100.00	100.00
CY	100.00	100.00	100.00
CZ	100.00	100.00	100.00
DA	100.00	100.00	100.00
DB	100.00	100.00	100.00
DC	100.00	100.00	100.00
DD	100.00	100.00	100.00
DE	100.00	100.00	100.00
DF	100.00	100.00	100.00
DG	100.00	100.00	100.00
DH	100.00	100.00	100.00
DI	100.00	100.00	100.00
DJ	100.00	100.00	100.00
DK	100.00	100.00	100.00
DL	100.00	100.00	100.00
DM	100.00	100.00	100.00
DN	100.00	100.00	100.00
DO	100.00	100.00	100.00
DP	100.00	100.00	100.00
DQ	100.00	100.00	100.00
DR	100.00	100.00	100.00
DS	100.00	100.00	100.00
DT	100.00	100.00	100.00
DU	100.00	100.00	100.00
DV	100.00	100.00	100.00
DW	100.00	100.00	100.00
DX	100.00	100.00	100.00
DY	100.00	100.00	100.00
DZ	100.00	100.00	100.00
EA	100.00	100.00	100.00
EB	100.00	100.00	100.00
EC	100.00	100.00	100.00
ED	100.00	100.00	100.00
EE	100.00	100.00	100.00
EF	100.00	100.00	100.00
EG	100.00	100.00	100.00
EH	100.00	100.00	100.00
EI	100.00	100.00	100.00
EJ	100.00	100.00	100.00
EK	100.00	100.00	100.00
EL	100.00	100.00	100.00
EM	100.00	100.00	100.00
EN	100.00	100.00	100.00
EO	100.00	100.00	100.00
EP	100.00	100.00	100.00
EQ	100.00	100.00	100.00
ER	100.00	100.00	100.00
ES	100.00	100.00	100.00
ET	100.00	100.00	100.00
EU	100.00	100.00	100.00
EV	100.00	100.00	100.00
EW	100.00	100.00	100.00
EX	100.00	100.00	100.00
EY	100.00	100.00	100.00
EZ	100.00	100.00	100.00
FA	100.00	100.00	100.00
FB	100.00	100.00	100.00
FC	100.00	100.00	100.00
FD	100.00	100.00	100.00
FE	100.00	100.00	100.00
FF	100.00	100.00	100.00
FG	100.00	100.00	100.00
FH	100.00	100.00	100.00
FI	100.00	100.00	100.00
FJ	100.00	100.00	100.00
FK	100.00	100.00	100.00
FL	100.00	100.00	100.00
FM	100.00	100.00	100.00
FN	100.00	100.00	100.00
FO	100.00	100.00	100.00
FP	100.00	100.00	100.00
FQ	100.00	100.00	100.00
FR	100.00	100.00	100.00
FS	100.00	100.00	100.00
FT	100.00	100.00	100.00
FU	100.00	100.00	100.00
FV	100.00	100.00	100.00
FW	100.00	100.00	100.00
FX	100.00	100.00	100.00
FY	100.00	100.00	100.00
FZ	100.00	100.00	100.00
GA	100.00	100.00	100.00
GB	100.00	100.00	100.00
GC	100.00	100.00	100.00
GD	100.00	100.00	100.00
GE	100.00	100.00	100.00
GF	100.00	100.00	100.00
GG	100.00	100.00	100.00
GH	100.00	100.00	100.00
GI	100.00	100.00	100.00
GJ	100.00	100.00	100.00
GK	100.00	100.00	100.00
GL	100.00	100.00	100.00
GM	100.00	100.00	100.00
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GO	100.00	100.00	100.00
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GR	100.00	100.00	100.00
GS	100.00	100.00	100.00
GT	100.00	100.00	100.00
GU	100.00	100.00	100.00
GV	100.00	100.00	100.00
GW	100.00	100.00	100.00
GX	100.00	100.00	100.00
GY	100.00	100.00	100.00
GZ	100.00	100.00	100.00
HA	100.00	100.00	100.00
HB	100.00	100.00	100.00
HC	100.00	100.00	100.00
HD	100.00	100.00	100.00
HE	100.00	100.00	100.00
HF	100.00	100.00	100.00
HG	100.00	100.00	100.00
HH	100.00	100.00	100.00
HI	100.00	100.00	100.00
HJ	100.00	100.00	100.00
HK	100.00	100.00	100.00
HL	100.00	100.00	100.00
HM	100.00	100.00	100.00
HN	100.00	100.00	100.00
HO	100.00	100.00	100.00
HP	100.00	100.00	100.00
HQ	100.00	100.00	100.00
HR	100.00	100.00	100.00
HS	100.00	100.00	100.00
HT	100.00	100.00	100.00
HU	100.00	100.00	100.00
HV	100.00	100.00	100.00
HW	100.00	100.00	100.00
HX	100.00	100.00	100.00
HY	100.00	100.00	100.00
HZ	100.00	100.00	100.00
IA	100.00	100.00	100.00
IB	100.00	100.00	100.00
IC	100.00	100.00	100.00
ID	100.00	100.00	100.00
IE	100.00	100.00	100.00
IF	100.00	100.00	100.00
IG	100.00	100.00	100.00
IH	100.00	100.00	100.00
II	100.00	100.00	100.00
IJ	100.00	100.00	100.00
IK	100.00	100.00	100.00
IL	100.00	100.00	100.00
IM	100.00	100.00	100.00
IN	100.00	100.00	100.00
IO	100.00	100.00	100.00
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IQ	100.00	100.00	100.00
IR	100.00	100.00	100.00
IS	100.00	100.00	100.00
IT	100.00	100.00	100.00
IU	100.00	100.00	100.00
IV	100.00	100.00	100.00
IW	100.00	100.00	100.00
IX	100.00	100.00	100.00
IY	100.00	100.00	100.00
IZ	100.00	100.00	100.00
JA	100.00	100.00	100.00
JB	100.00	100.00	100.00
JC	100.00	100.00	100.00
JD	100.00	100.00	100.00
JE	100.00	100.00	100.00
JF	100.00	100.00	100.00
JG	100.00	100.00	100.00
JH	100.00	100.00	100.00
JI	100.00	100.00	100.00
JJ	100.00	100.00	100.00
JK	100.00	100.00	100.00
JL	100.00	100.00	100.00
JM	100.00	100.00	100.00
JN	100.00	100.00	100.00
JO	100.00	100.00	100.00
JP	100.00	100.00	100.00
JQ	100.00	100.00	100.00
JR	100.00	100.00	100.00
JS	100.00	100.00	100.00
JT	100.00	100.00	100.00
JU	100.00	100.00	100.00
JV	100.00	100.00	100.00
JW	100.00	100.00	100.00
JX	100.00	100.00	100.00
JY	100.00	100.00	100.00
JZ	100.00	100.00	100.00
KA	100.00	100.00	100.00
KB	100.00		



SW/4h (PARALLEL)	DATE/17 SPTS	DATE	DATE
SV	PROJECT / SUBJECT	SV	DATE
NEW EARLY LEARNING CENTRE & RESIDENCE for at 12 SHIRLEY ROAD, WOLLSTONECRAFT NSW EXISTING SITE AND DEMOLITION PLAN			
DATE: 11/10/2016 SCALE: 1:150		DATE: 11/10/2016 SCALE: 1:150	
263	SD / A01.01	A1 SIZE	
DATE: 11/10/2016 SCALE: 1:150		DATE: 11/10/2016 SCALE: 1:150	



- LEGEND**
- 400 DENOTES SPOT LEVEL
 - 400 DENOTES TOP OF WALL LEVEL
 - 400 DENOTES BOTTOM OF WALL LEVEL
 - 400 DENOTES ROOF RIGGE LEVEL
 - 400 DENOTES TOP OF KERB LEVEL
 - 400 DENOTES OUTLET LEVEL
 - 400 DENOTES WATER METER
 - 400 DENOTES WATER TAP
 - 400 DENOTES WATER METER
 - 400 DENOTES WATER TAP
 - 400 DENOTES GARDEN LIGHT
 - 400 DENOTES POWER POLE WITH LIGHT
 - 400 DENOTES DRAINAGE PIT (GULLY TRAP)
 - 400 DENOTES SEWER INSPECTION HOLE
 - 400 DENOTES TELSTRA LINE
 - 400 DENOTES SEWER LINE
 - 400 DENOTES ELECTRICITY LINE
 - 400 DENOTES WATER MAIN

TREE TABLE

NUMBER	SPREAD	DBH	HEIGHT	TYPE
1	1.0	100	10	CASUARINA
2	1.0	100	10	CASUARINA
3	1.0	100	10	CASUARINA
4	1.0	100	10	CASUARINA
5	1.0	100	10	CASUARINA
6	1.0	100	10	CASUARINA
7	1.0	100	10	CASUARINA
8	1.0	100	10	CASUARINA
9	1.0	100	10	CASUARINA
10	1.0	100	10	CASUARINA

- NOTES:**
- EA EASEMENT FOR SERVICES AND DRAINAGE OF WATER 2 WIDE (VIDE D.P.1208672)
 - EB EASEMENT TO DRAIN WATER 1 WIDE (VIDE D.P.1208672)
 - EC RIGHT OF FOOTWAY VARIABLE WIDTH (VIDE D.P.1208672)
 - ED EASEMENT FOR RETAINING WALL SUPPORT VARIABLE WIDTH (VIDE D.P.1208672)
 - EE EASEMENT FOR SEWERAGE PURPOSES OVER EXISTING LINE OF PIPES (VIDE D.P.1208672)

RECEIVED BY CS
13 SEP 2013
NORTH SYDNEY COUNCIL



NOTES

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HORIZONTAL DATUM:
CO-ORDINATE SYSTEM:
MARKS ADOPTED:

VERTICAL DATUM:
A.H.D.
B.M. ADOPTED: SSM 86199
R.C. 3503
SOURCE: S.C.M.S.

CLIENT:
TECTON CONSULTING

PLAN
BROWNING PROPOSED
SUBDIVISION OF LOT 21 IN D.P. 1208672
No. 12A - SHIRLEY ROAD
WOLLSTONECRAFT

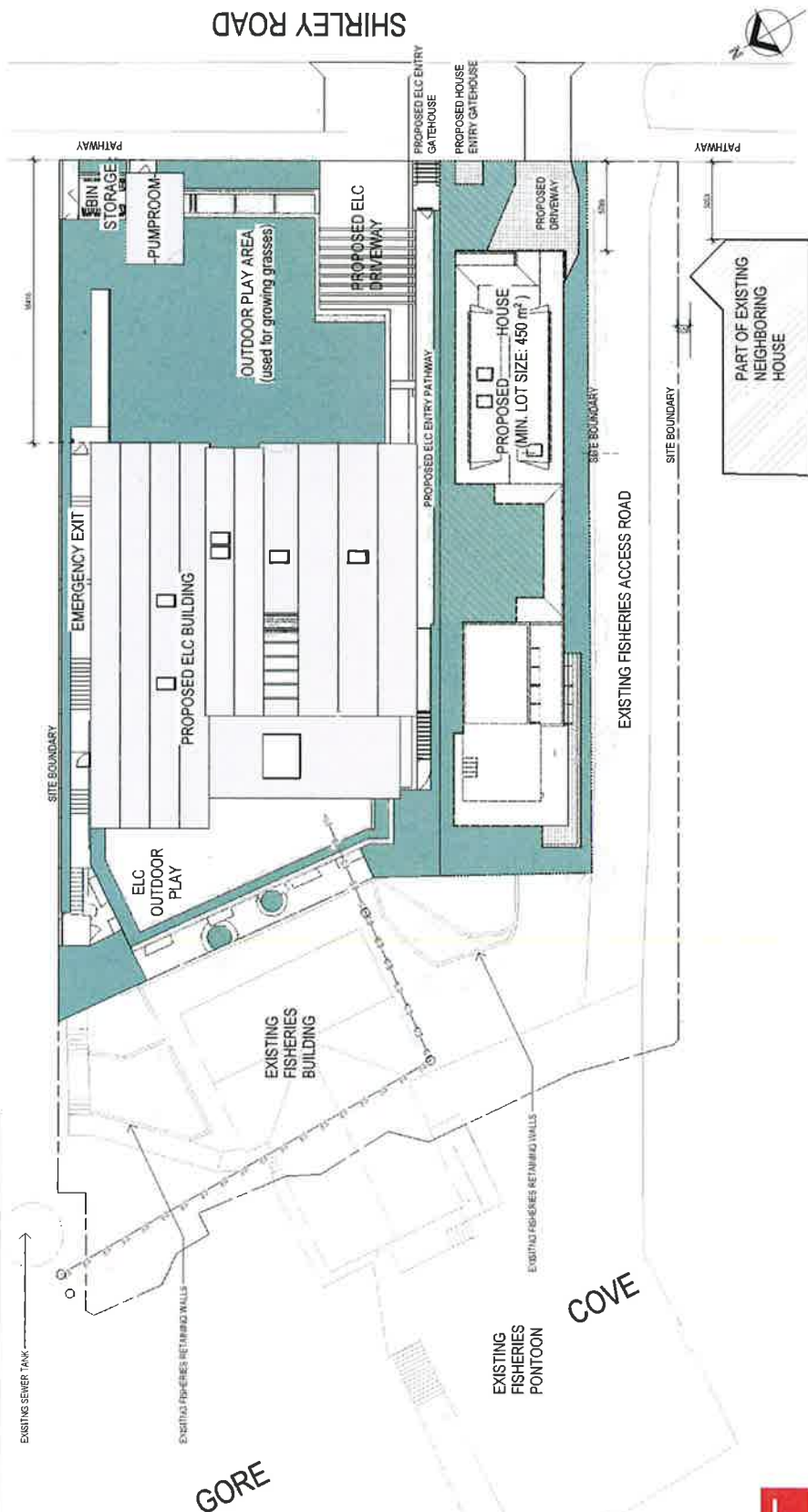
DS & P
Degotardi Smith & Partners
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ELC STATISTICS		TAMU TO 6PM Monday to Friday	
OPERATING HOURS		CHILD CARE CAPACITY	100 PLACES
STAFF NUMBERS		20 STAFF	
NO OF CHILD PLACES			
GROUND	40 places (0 months - 24 months)	10 educators (1:4 ratio)	
LEVEL 1	20 places (24 months - 36 months)	4 educators (1:5 ratio)	
LEVEL 2	40 places (36 months - preschool)	4 educators (1:10 ratio)	
TOTAL 100 places		18 educators	
OUTDOOR UNENCUMBERED PLAY SPACES			
GROUND	300 sqm		
LEVEL 1	0 sqm		
LEVEL 2	420 sqm		
TOTAL 720 sqm			
total area req'd (100x7) = 700 sqm			
INDOOR UNENCUMBERED PLAY SPACES			
GROUND	169.2 sqm		
LEVEL 1	0 sqm		
LEVEL 2	210.6 sqm		
TOTAL 379.8 sqm			
total area req'd (100x2.25) = 225 sqm			
CAR PARKING			
REQUIRED refer traffic engineer report			23 CARS
PROVIDED			

PRELIMINARY

DEVELOPMENT APPLICATION SET
DRAWING NO. 1 TO 15 FOR SHIRLEY AVE EARLY LEARNING CENTRE
6/09/2018 10:58:57 AM

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AMENDMENTS		Avenues	
NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR TENDERS	06/09/2018	TEKTION CONSULTING
2	ISSUED FOR TENDERS	06/09/2018	TEKTION CONSULTING
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PRELIMINARY

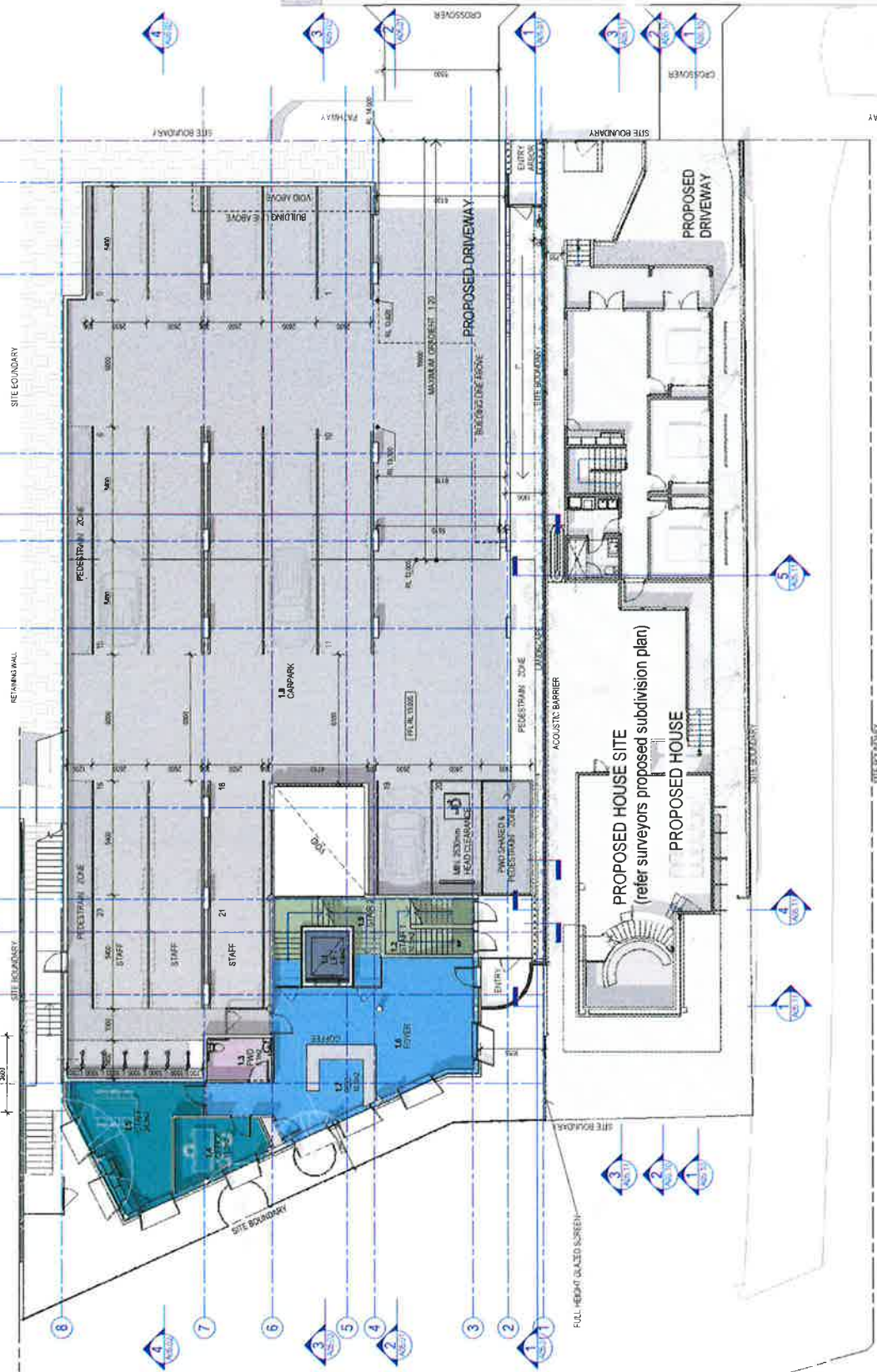
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DRAWING NO: DA-001-17
CONSTRUCTION PHASE 1

6/09/2018 10:59:02 AM

LEGEND

A B C D E F G H J K L

1 2 3 4 5 6 7



AMENDMENTS			
No.	Description	Date	By
1	Initial Design	06/09/2018	SV
2	Revised Design	06/09/2018	SV
3	Revised Design	06/09/2018	SV
4	Revised Design	06/09/2018	SV
5	Revised Design	06/09/2018	SV
6	Revised Design	06/09/2018	SV
7	Revised Design	06/09/2018	SV



SV No.	DA-01-17
SV Name	PROJECT ARCHITECT
SV Date	06/09/2018
SV Description	NEW EARLY LEARNING CENTRE & RESIDENCE

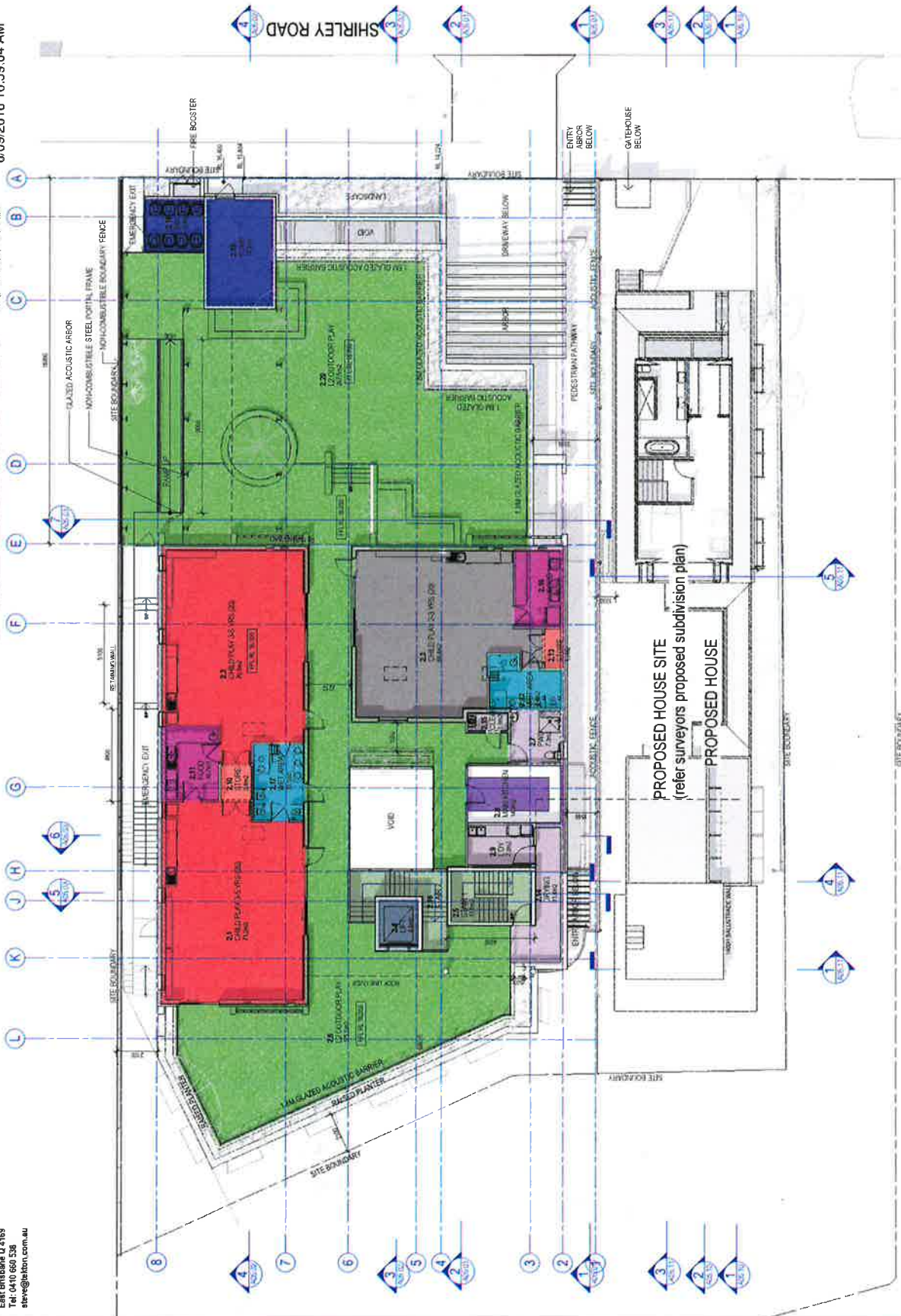
TO	AVENUES EARLY LEARNING CENTRE & RESIDENCE
AT	12 SHIRLEY ROAD, WOLLSTONECRAFT NSW
ELC FLOOR PLAN - LEVEL 1	

263	SD / A02-02	C
A1 SIZE		

PRELIMINARY DEVELOPMENT APPLICATION SET

DRAWING NO: DA-001-001-001-001-001-001
6/09/2018 10:59:04 AM

LEGEND
BALUSTRADE: 1.8M HEIGHT GLASS
S.S. POSTS



AMENDMENTS	NO.	DATE	DESCRIPTION
1	01/01/17	DATE	DATE
2	01/01/17	DATE	DATE
3	01/01/17	DATE	DATE



SUA	040117	DATE
SV	040117	DATE
SV	040117	DATE

NEW EARLY LEARNING CENTRE & RESIDENCE
for AVENUES EARLY LEARNING at 112 SHIRLEY ROAD, WOLLSTONECRAFT NSW
ELC FLOOR PLAN - LEVEL 2

1:100	A1 SIZE	C
263	SD / A02 03	C

PRELIMINARY

5/09/2018 10:59:07 AM

LEGEND
METAL ROOF SHEETING
SKYLIGHT

MRS. I
SKIL

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SV A- 040717 1975

515

SV
Presented at the 10th
DATE

NEW EARLY LEARNING
CENTRE & RESIDENCE

for
AVENUES EARLY LEARNING
at
12 SHIRLEY ROAD,
WOLLSTONECRAFT NSW
ELEC FLOOR PLAN - ROOF

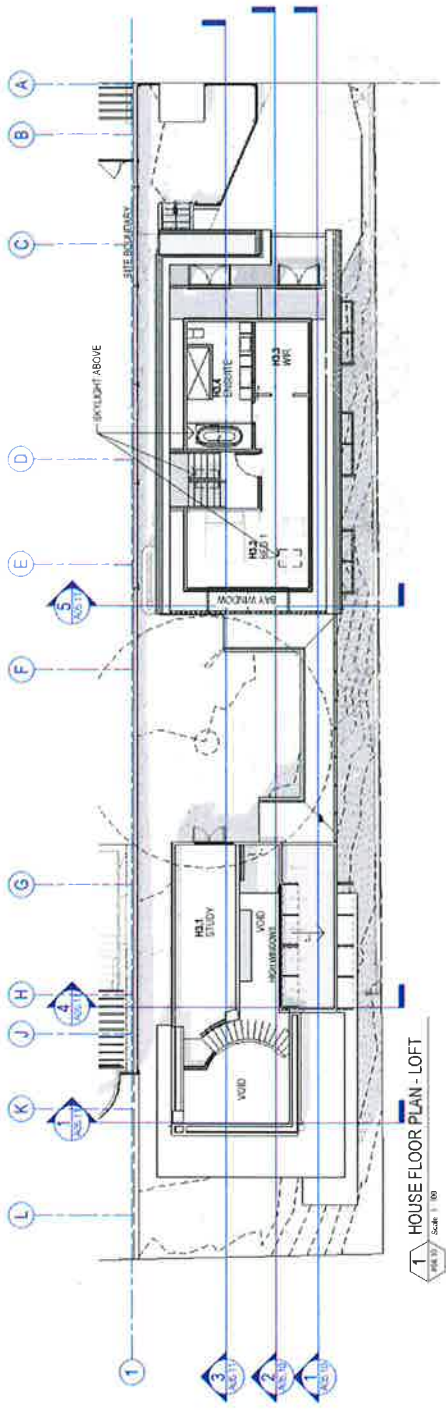
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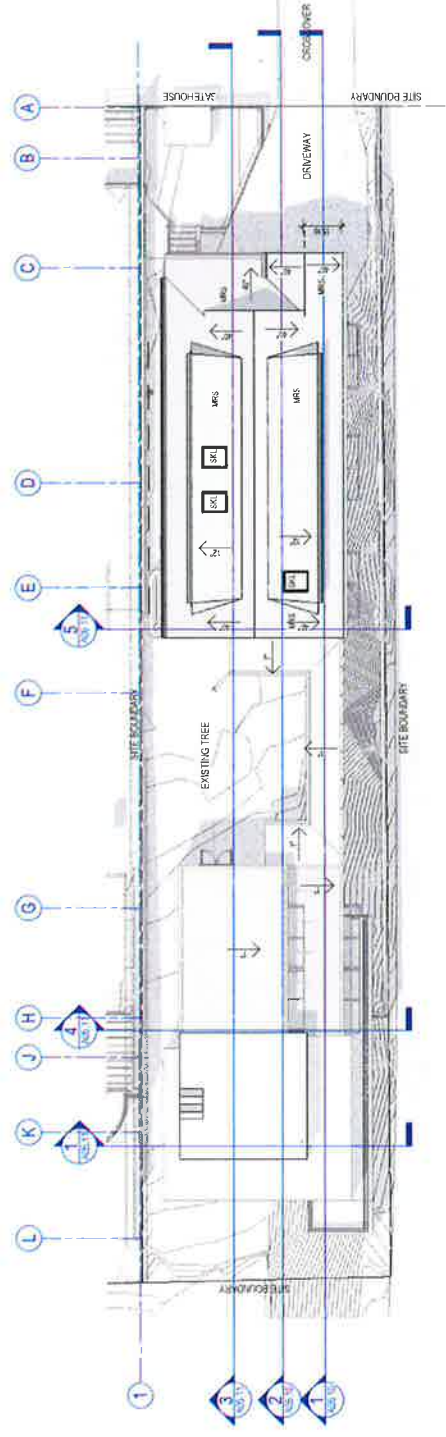
PRELIMINARY DEVELOPMENT APPLICATION SET 6/09/2018 10:59:13 AM

LEGEND
 METAL ROOF SHEETING
 SATLIGHT

MRS
 S/L



1 HOUSE FLOOR PLAN - LOFT
 Scale 1:100



2 HOUSE FLOOR PLAN - ROOF
 Scale 1:100

AMENDMENTS	Author	Check	Date
1	Steve	Steve	06/09/2018
2	Steve	Steve	06/09/2018
3	Steve	Steve	06/09/2018



SV-A	DATE
SV-A	DATE
SV-A	DATE

NEW EARLY LEARNING
 CENTRE & RESIDENCE
 FOR
 AVENUES EARLY LEARNING
 12 SHIRLEY ROAD,
 WOLLSTONECRAFT NSW
 HOUSE FLOOR PLAN- LEVELS
 2,3 & ROOF

263	SD / A02.11	C
A1 SIZE		



PRELIMINARY DEVELOPMENT APPLICATION SET

DRAWING NOT TO BE USED FOR BUILDING APPROVAL OR
OBTAINING FINANCIAL PURPOSES

NOTE: REFER TO SD/02.01
FOR LANDSCAPE CHARACTER
NOTES & SUGGESTED PLANT
SPECIES.



AMENDMENTS			
No.	Description	Date	By
1	Initial Design	02/28/18	SD
2	Revised Design	02/28/18	SD
3	Final Design	02/28/18	SD

Author	DATE	02/28/18
Checker	DATE	
Approver	DATE	

Project Name	NEW EARLY LEARNING CENTRE & RESIDENCE
Client	AVENUES EARLY LEARNING
Location	12 SHIRLEY ROAD, WOLLSTONECRAFT NSW
Scale	LANDSCAPE CONCEPT PLAN - GROUND FLOOR

Sheet No.	263
Scale	SD / A03.01
Revision	B

NTS



PRELIMINARY

DEVELOPMENT APPLICATION SET
 COUNCIL'S FOURTH PUBLIC HEARING
 6/09/2018 10:59:14 AM

NOTE: REFER TO SD/L02.01
FOR LANDSCAPE CHARACTER
NOTES & SUGGESTED PLANT
SPECIES.



NTS



AMENDMENTS	
Amendment	Date
A	10/15/17
B	1/14/18



Author	02.28.18
Checkar	
Approver	

NEW EARLY LEARNING
CENTRE & RESIDENCE
for
AVENUES EARLY LEARNING
at
12 SHIRLEY ROAD,
WOLLSTONECRAFT NSW
LANDSCAPE CONCEPT PLAN -
LEVEL 2

263	SD / A03.02	B
A1 SIZE		

proposed plant palette

small to medium trees

Lilly Pilly
 Black She-Oak
 Coastal Banksia
 Bottlebrush (Street Tree)
 Swamp She-Oak
 NSW Christmas Bush
 Water Gum
 Ceratopetalum gummiferum
 Tristaphotis laurina

shrubs

Callistemon linearis
 Crowea saligna
 Cyathia antarctica
 Greivillea speciosa
 Ozothamnus diosmifolius
 Pultenaea daphnoides
 Westringia fruticosa
 Xanthorrhoea arborea
 Narrow-leaved Bottlebrush
 Pink Crowea
 Tree Fern
 Red Spider Flower
 Paper Daisy
 Large-leaf Bush-pea
 Coastal Rosemary
 Grass Tree

groundcover/grasses/ferns

Adiantum aethiopicum
 Calochortus dubia
 Dianella caerulea
 Doodia aspera
 Fuchsia nodosa
 Lomandra longifolia
 Themeda australis
 Viola hederacea
 Maidenhair Fern
 Soft Bracken Fern
 Blue Flax Lily
 Rasp Fern
 Knobby Club Rush
 Matt Rush
 Kangaroo Grass
 Native Violet

climbers/vines

Hardenbergia violacea
 Pandorea pandarana
 False Sarsaparilla
 Wonga Wonga Vine

planting character

general

The proposed plant palette within this submission has been undertaken with consideration to the provisions outlined within the Bush Fire Prone Land zoning ie that all plants are to be 100% local native species to the North Sydney region.

Reference material used to assist with the plant palette has been provided by the North Sydney Council website, in particular the 'Live Local Plant Local' a guide to native plants in North Sydney' and 'North Sydney' harbour foreshore bushwalk guide.

child care sensory play gardens

The suggested plant species for the internal gardens within the child care centre building will be a selection of both native and exotic plants selected to primarily ensure a safe environment for all children and to also suit the individual climatic positions within the building itself. Every effort will be made to ensure that all plant species nominated are robust species that are child friendly and not cause any serious health issues to the children.

existing street verge

The street verge will be retained in its current form, all damages during construction to be repaired.
The proposed Bottlebrush trees have been selected to match the existing and established Shirley Road street tree; Callistemon viminalis.

trees



Lilly Pilly



Black She-Oak



Coastal Banksia



Bottlebrush



NSW Christmas Bush



Water Gum



Narrow-leaved Bottlebrush



Pink Crowea



Red Spider Flower



Paper Daisy

shrubs



Large-leaf Bush-pea



Coastal Rosemary



Soft Bracken Fern



Blue Flax Lily



Rasp Fern



Knobby Club Rush



Matt Rush



Kangaroo Grass



False Sarsaparilla



Wonga Wonga Vine

landscape notes

general

This landscape schematic design package was prepared for the specific purpose of lodgement to North Sydney Council for Development Approval only. These plans are not intended for construction purposes and shall not be relied upon for construction use.

All works are to be constructed to a high standard of workmanship and finish. All landscape construction works are to be undertaken by an experienced & registered landscape contractor.

cultivation

All planting areas on natural ground to be cultivated to 150mm minimum depth prior to placing topsoil.

topsoil

All planting areas are to have imported topsoil that complies to AS 4419 (2003) 'Soils for Landscaping & Garden Use' and is to be free of weeds, roots, rubbish and any other deleterious material.
Topsoil depths to planting areas on natural ground to be minimum 300mm deep.

mulch

All planting areas to have either an organic mulch installed over to a minimum depth of 75mm and gravel mulch to a minimum depth of 50mm. Ensure organic mulch complies with AS 4454 (2003) 'Compost, Soil Conditioners & Mulches', mulch type TBC.

planting general

All plants delivered to site are to be true to pot size, species and type, and free of weeds, diseases and fungal infections. All trees delivered to site are to be grown to NATSPEC Guide - Specifying Trees: A Guide to Assessment of Tree Quality standard to ensure satisfactory performance and growth rate after planting.

Shrubs & groundcovers to provide complete coverage of planting areas at maturity. Minimum sizes:

Groundcovers - tube stock;

Shrubs & Accent - 140mm pot;

Accent Trees - 45Ltr.

All softscape works performed within street verge are to be in accordance with North Sydney Council Standard Details for Street Tree Planting.

irrigation

All garden areas are to have an automatic irrigation system installed. The irrigation system is to comply with all applicable industry, local authority and Australian Standards. Hose cocks to be supplied to landscape areas.

establishment/maintenance

The planting establishment period commences at date of practical completion. The landscape contractor shall establish & maintain the landscape works for a period of minimum 12 weeks. Maintenance includes but not limited to regular watering for continuous healthy growth, weeds & rubbish removal, replace all plants that are unhealthy or dead.

PRELIMINARY ISSUE

VIEW

LANDSCAPE ARCHITECTURE

CLIENT: Avenue Early Learning
 SCALE: 1:200
 DATE: 12th July 2018
 DRAWN BY: JESSIE LEE
 PROJECT NO: 80014
 REVISION: A
 NOT FOR CONSTRUCTION

p 0422 984 412
 e jessie@viewlandscapearchitecture.com.au
 w www.viewlandscapearchitecture.com.au

12 SHIRLEY ROAD, WOLLSTONECRAFT, NSW Landscape Concept Design

PRELIMINARY

6/09/2018 10:59:20 AM

LEGEND

TYP-200
ACOUSTIC FENCE - TImER PAInG
Z80H

TYPF-260
ACOUSTIC FENCE - TImER PAInG
Z80H

BAL-S
BALLSTRADe - 1.9M HEGHT GLASS -
S.S. POSTS

CFC-I
CFC CLADDIng - TYPE I

FBC-I
FACE BRICKWORK - TYPE I

MRS-H
METAL ROOF SHEETING
WINDOW

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04.01.17

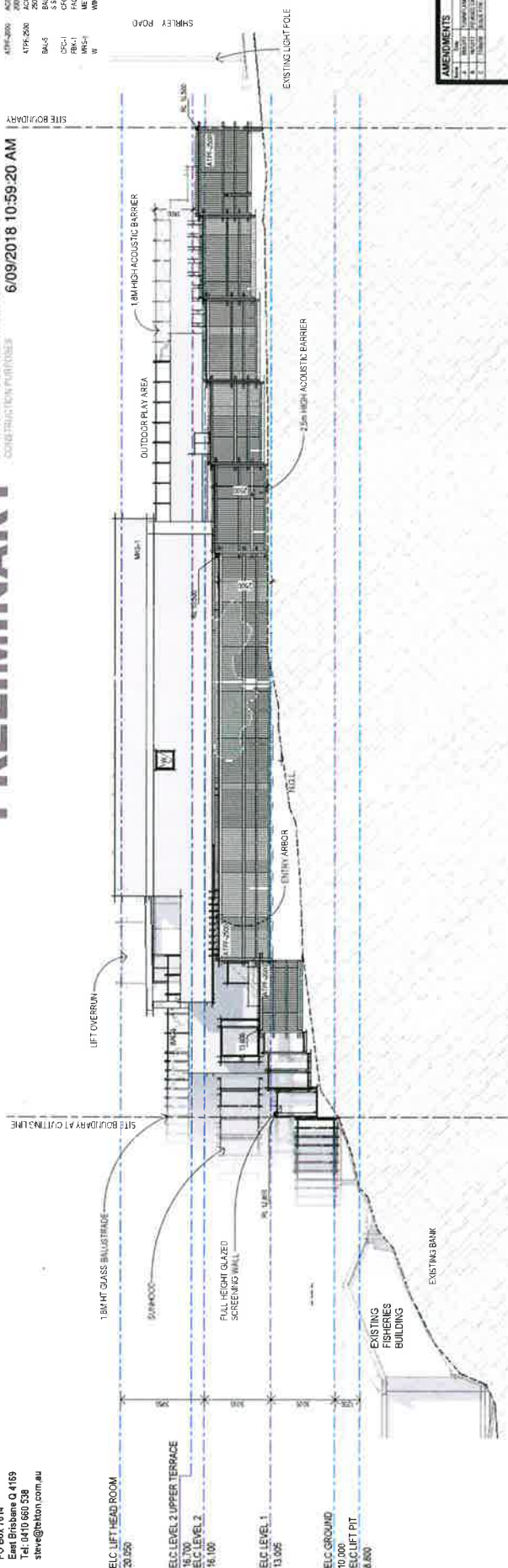
NEW EARLY LEARNING
CENTRE & RESIDENCEfor
AVENUES EARLY LEARNING

at
112 SHIRLEY ROAD,
WOLLSTONECRAFT NSW

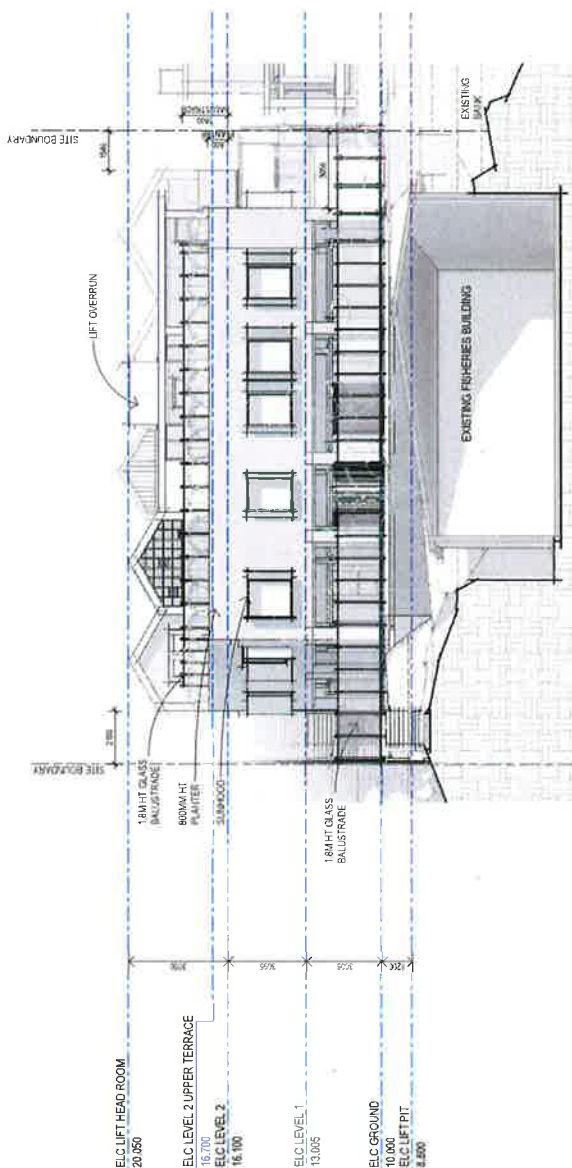
ELC BUILDING ELEVATIONS -
SHEET 2

A1 SIZE

263	SD / A04.02	C
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ELC - SOUTH ELEVATION



F CHILD CARE - WEST ELEVATION



PO Box 7614
East Brisbane Q 4169
Tel: 0410 660 538
steve@tekton.com.au

CPC-1
D
FEN-1
FCL
GT
MRS
SCN-2

SKL
ST-1
TPF-150
W
W-GB

1 STREET ELEVATION
Scale 1"=50'

AMENITIES				
Room	Club	Swimming	Spa	Number of Pools
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96	10000	10000	10000	10000
97	10000	10000	10000	10000
98	10000	10000	10000	10000
99	10000	10000	10000	10000
100	10000	10000	10000	10000



Author	Date
Chenck*	
Approved	Date

NEW EARLY LEARNING
CENTRE & RESIDENCE

for
AVENUES EARLY LEARNING
at
12 SHIRLEY ROAD,
WOLLSTONECRAFT NSW
STREET ELEVATION

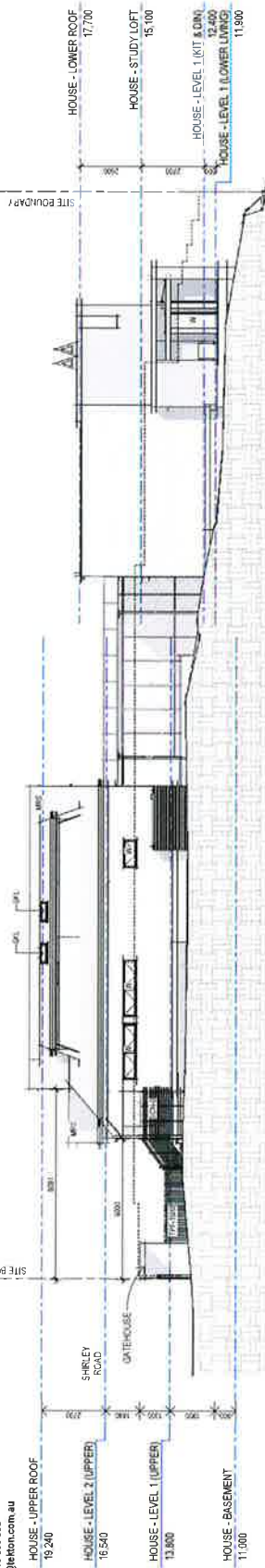
263	SD / A04.03	C
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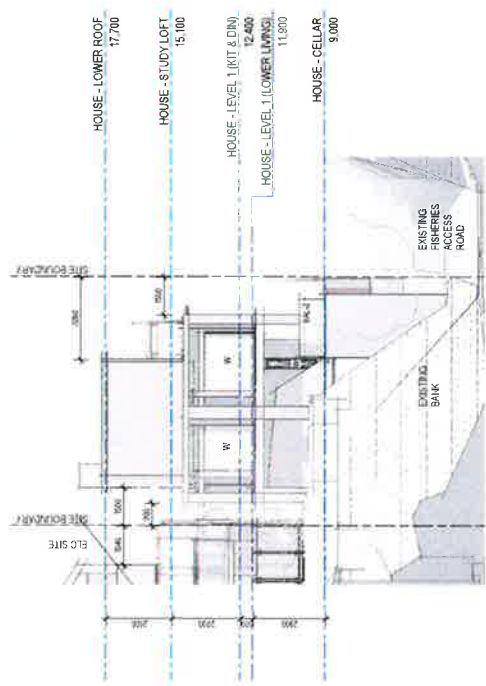
PRELIMINARY DEVELOPMENT APPLICATION SET 6/09/2018 10:59:26 AM CONSTRUCTION PHASE

LEGEND

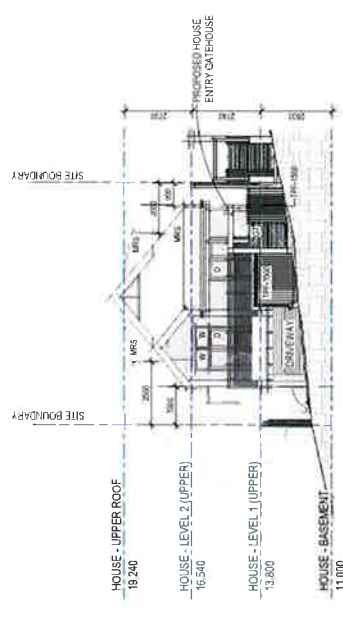
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FR-2	FACE BLOCKWORK - TYPE 2
FR-3	FACE BLOCKWORK - TYPE 3
FR-4	FACE BLOCKWORK - TYPE 4
FR-5	FACE BLOCKWORK - TYPE 5
FR-6	FACE BLOCKWORK - TYPE 6
FR-7	FACE BLOCKWORK - TYPE 7
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FR-11	FACE BLOCKWORK - TYPE 11
FR-12	FACE BLOCKWORK - TYPE 12
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FR-14	FACE BLOCKWORK - TYPE 14
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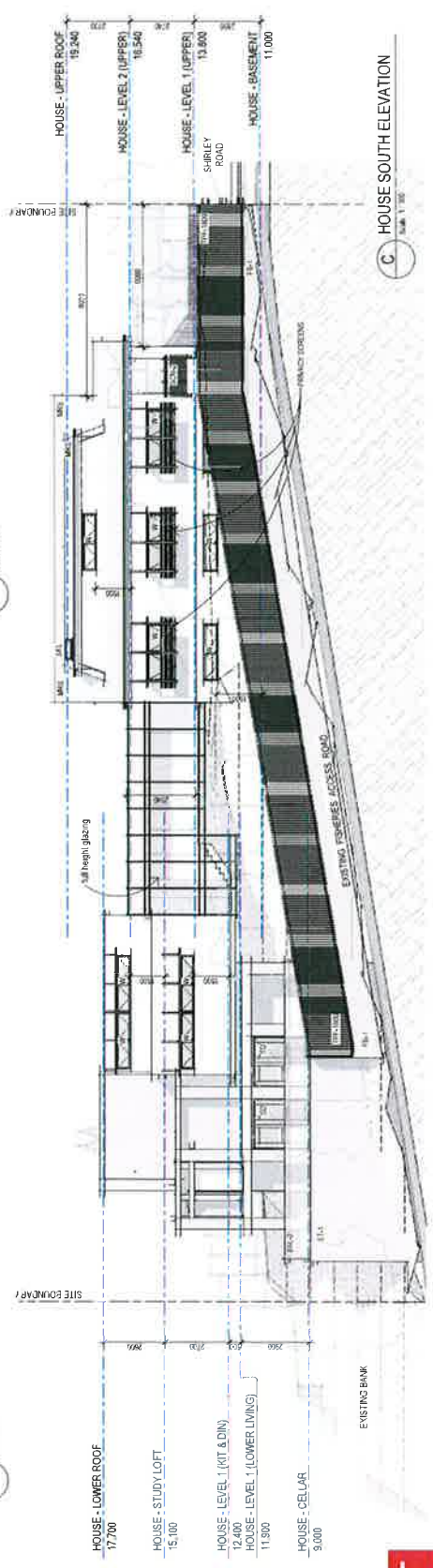
A HOUSE NORTH ELEVATION
Scale 1:100



D HOUSE WEST ELEVATION
Scale 1:100



B HOUSE EAST ELEVATION
Scale 1:100



C HOUSE SOUTH ELEVATION
Scale 1:100

SV-1 SHIRLEY ROAD WOLLSTONECRAFT NSW	SV-2 SHIRLEY ROAD WOLLSTONECRAFT NSW
SV-3 SHIRLEY ROAD WOLLSTONECRAFT NSW	SV-4 SHIRLEY ROAD WOLLSTONECRAFT NSW
NEW EARLY LEARNING CENTRE & RESIDENCE FOR AVENUES EARLY LEARNING AT 12 SHIRLEY ROAD, WOLLSTONECRAFT NSW HOUSE - BUILDING ELEVATIONS	
253 SD / A04.10 C	A1 SIZE

PRELIMINARY
DEVELOPMENT APPLICATION SET
DRAWING 2/2017 TO BE USED FOR PRELIMINARY APPROVAL ONLY
CALLER ID: 1-800-368-5555
6/09/2018 10:59:29 AM

LEGEND
 ■ WALL/STRADE, 1 MM HEIGHT CLASS +
 ■ S. POSTS
 ■ SKYLIGHT
 ■ GLASS BLOCK WINDOW

6574
7155
6415SV-A-CL 040117 (Rev. 10)

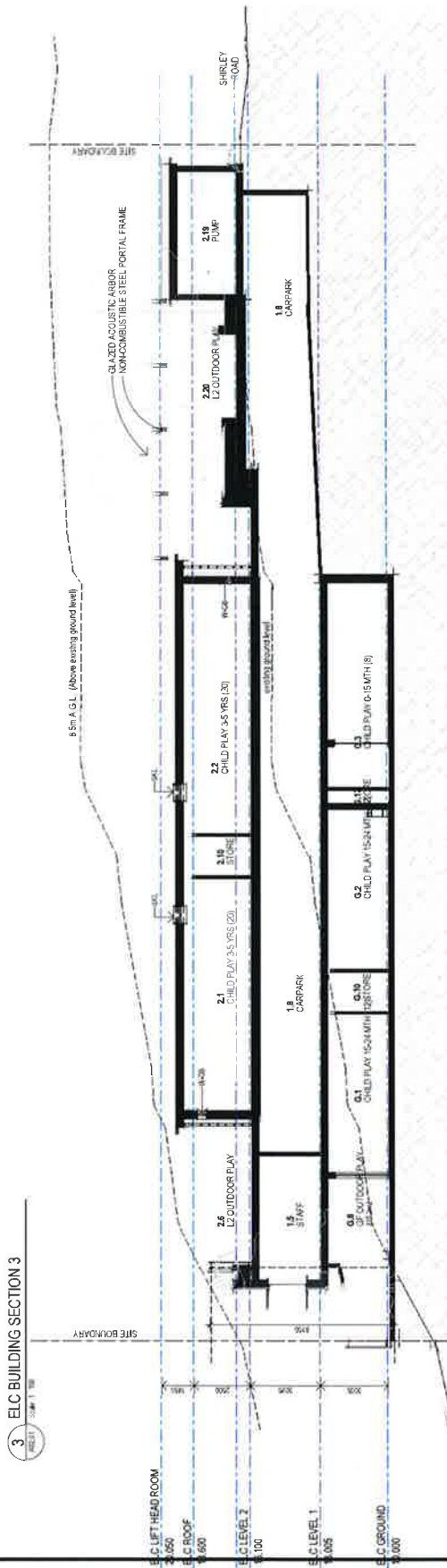
DATE _____

ASNEW EARLY LEARNING
CENTRE & RESIDENCEfor
AVENUES EARLY LEARNING

12 SHIRLEY ROAD,
WOLLSTONECRAFT NSW

ELC BUILDING SECTIONS
SHEET 2

263	SD / A05.02	C
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3 ELC BUILDING SECTION 3

4) ELC BUILDING SECTION 4

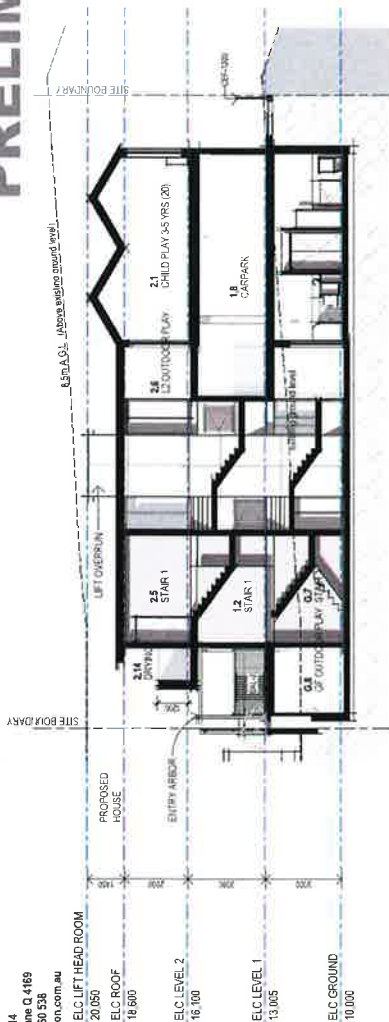


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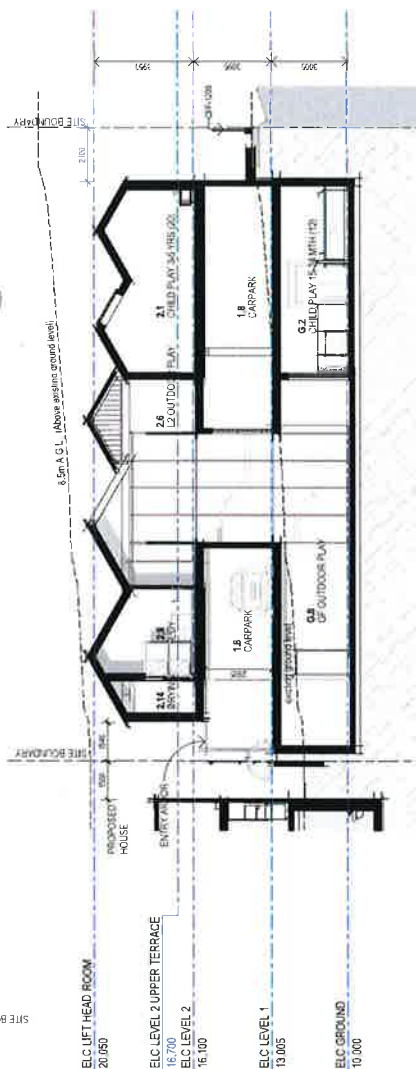
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2500H
BALUSTRADE - FRAMELESS GLASS &
HANDRAIL
C8F-12X0
C8F-1600
FENCE - COLORBOND 1200H
FENCE - COLORBOND 1600H

PRELIMINARY

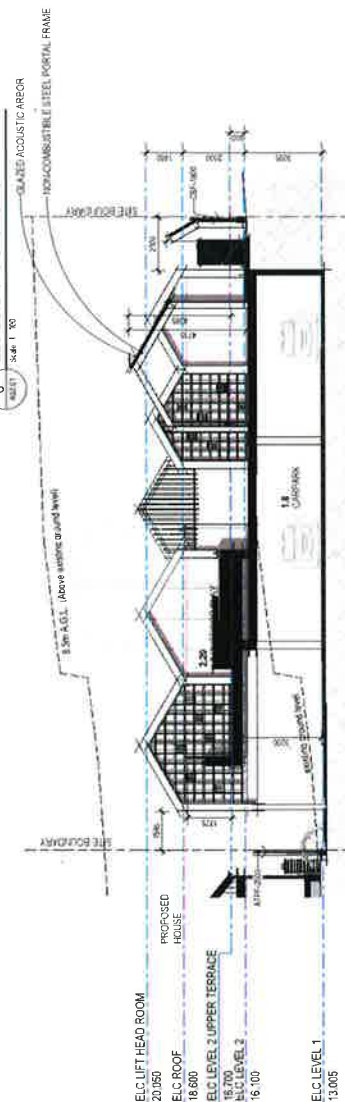
6/09/2018 10:59:30 AM



ELC BUILDING SECTION 5



ELC BUILDING SECTION 6



ELC BUILDING SECTION 7

[illegible]

SV	SV A-CL	04/01/17
SV	SV	DATE
SV	SV	DATE

NEW EARLY LEARNING
CENTRE & RESIDENCEfor
AVENUES EARLY LEARNING

at
12 SHIRLEY ROAD,
WOLLSTONECRAFT N

ELC BUILDING SECTIONS -
SHEET 3

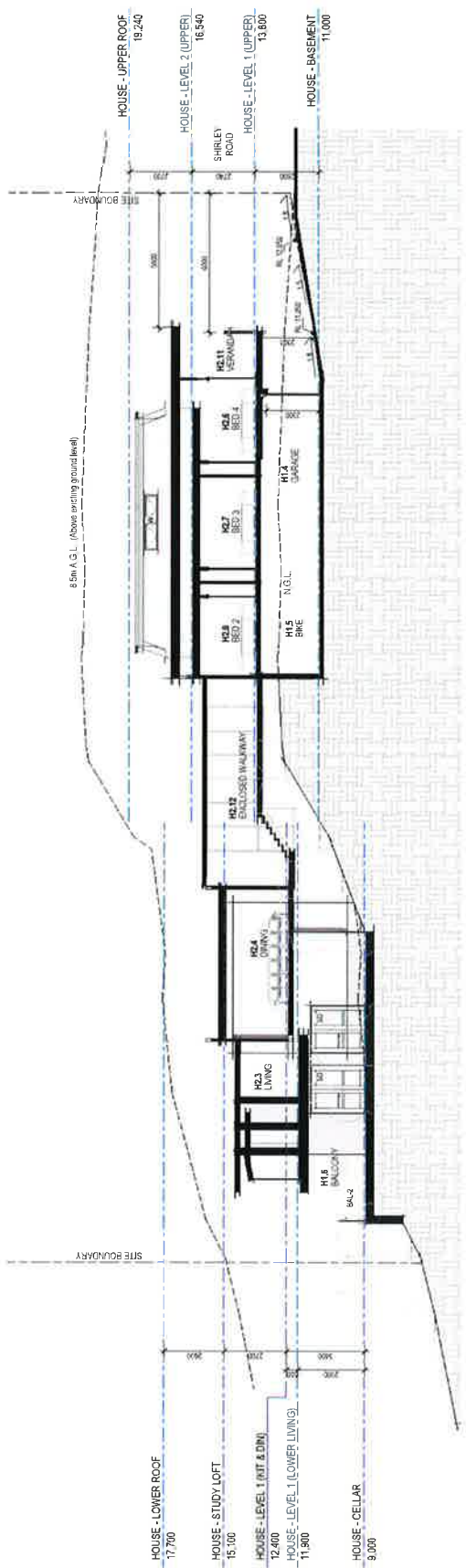
263	SD / A05.03	C
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PRELIMINARY DEVELOPMENT APPLICATION SET

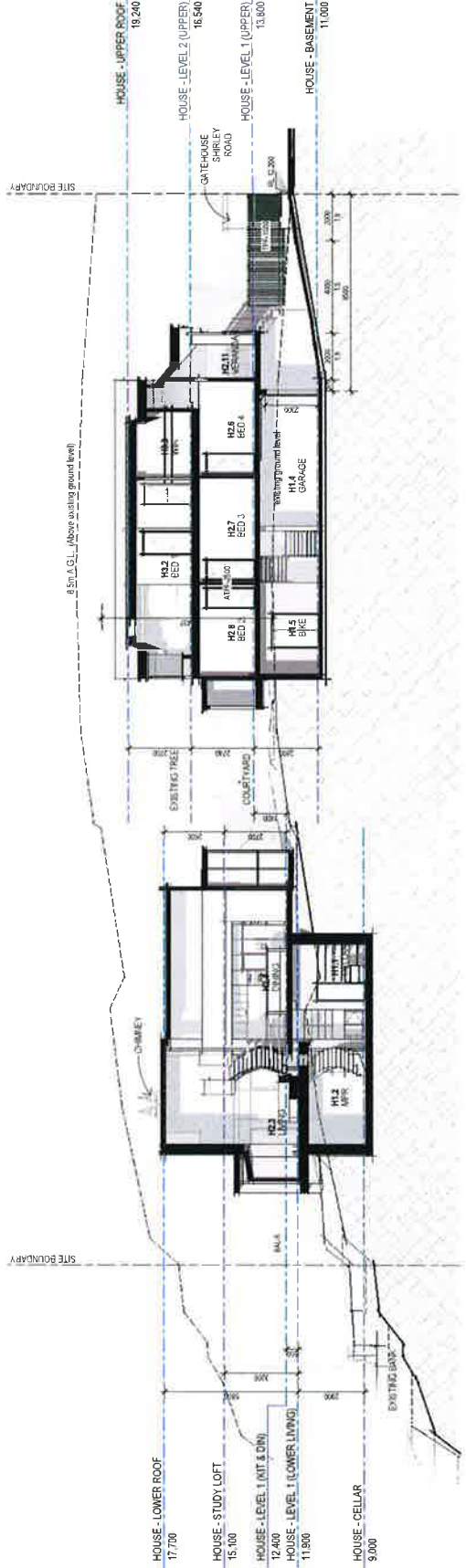
6/09/2018 10:59:32 AM

LEGEND

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BAL-100	2000



1 HOUSE BUILDING SECTION 1



2 HOUSE BUILDING SECTION 2

AMENDMENTS	DATE	BY
1. INITIAL DESIGN	06/09/2018	TEKTON
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3. REVISIONS	06/09/2018	TEKTON
4. REVISIONS	06/09/2018	TEKTON
5. REVISIONS	06/09/2018	TEKTON
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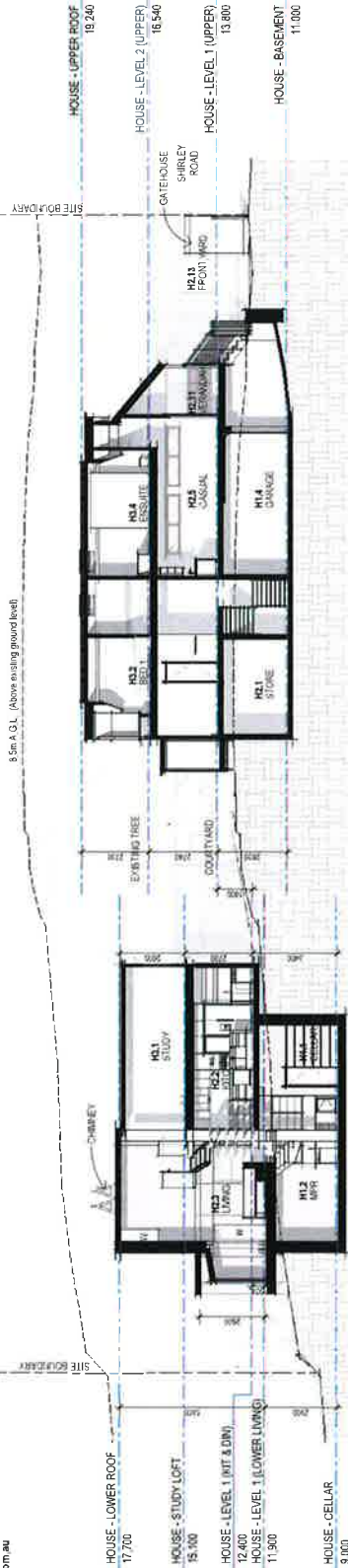
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CONTRACT		
SV		DATE
PROPERTY ADDRESS		
SV		DATE
NEW EARLY LEARNING CENTRE & RESIDENCE		
for		
AVENUES EARLY LEARNING		
at		
12 SHIRLEY ROAD,		
WOLLSTONECRAFT NSW		
HOUSE BUILDING SECTIONS		
1:100	A1 SIZE	
2563	SD	A05 10
12		
C		

PRELIMINARY DEVELOPMENT APPLICATION SET

6/09/2018 10:59:34 AM

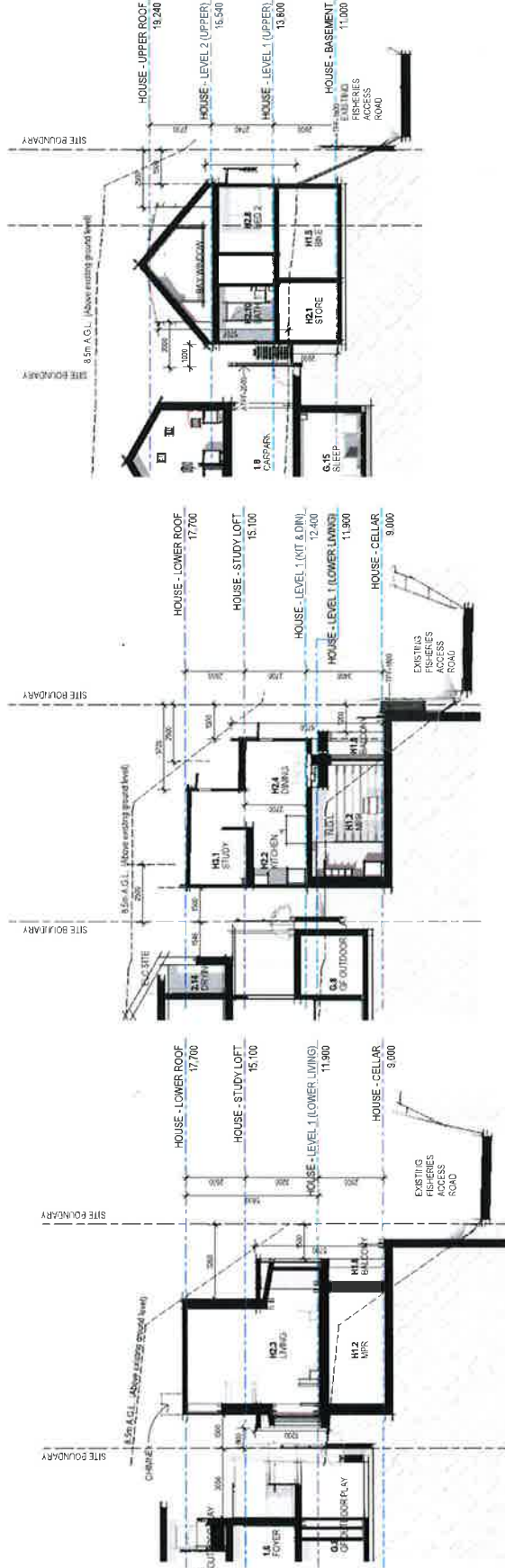
LEGEND

A19F-260
ACOUSTIC FENCE - TIMBER PALING
29F-100
FENCE - TIMBER PALING 100H
W



3 HOUSE BUILDING SECTION 3

AMENDMENTS	NO.	DATE	DESCRIPTION
1	06/09/2018	10:59:34 AM	ISSUED FOR PRELIMINARY DEVELOPMENT APPLICATION SET



1 HOUSE BUILDING SECTION 4

4 HOUSE BUILDING SECTION 5

5 HOUSE BUILDING SECTION 6

NO.	DATE	DESCRIPTION
263	SD / A05.11	C

NO.	DATE	DESCRIPTION
263	SD / A05.11	C

LEGEND

- SITE BOUNDARY
- EXISTING PROPERTY BOUNDARY
- PROPOSED PROPERTY BOUNDARY
- EXISTING CONTOURS (AT 0.5m INTERVALS)
- BULK EARTHWORKS CONTOURS (AT 0.10m INTERVALS)
- PROPOSED CHANGE OF GRADE LINE
- PROPOSED RETAINING WALL
- EXISTING TOP OF BATTER
- EXISTING RETAINING WALL
- EXISTING EMBANKMENT
- EXISTING STOPWATER
- EXISTING WATER
- EXISTING TELETRA
- EXISTING ELECTRICITY
- EXISTING FUEL LINE
- EXTENT OF EXCAVATION
- EXTENT OF FILLING
- EARTHWORKS SURFACE ELEVATION LABEL
- EXISTING SURFACE ELEVATION LABEL
- PROPOSED RETAINING WALL HEIGHT

EARTHWORKS LEVELS

PRELIMINARY EARTHWORKS CALCULATIONS (BASED ON DESIGN LEVELS SHOWN ON THIS PLAN) GIVE APPROXIMATE VALUES OF:

CUT = 1325m³
FILL = 150m³

EARTHWORKS VOLUMES

- PRELIMINARY EARTHWORKS VOLUMES AND LEVELS HAVE BEEN CALCULATED BASED ON THE PROPOSED STRUCTURAL DESIGN DRAWINGS AT DETAILED DESIGN STAGE FOR FINAL PAD THICKNESS.
- ALL RETAINING WALL HEIGHTS ARE TO EARTHWORKS SURFACE LEVELS AND TO NEAREST 10mm HEIGHT.

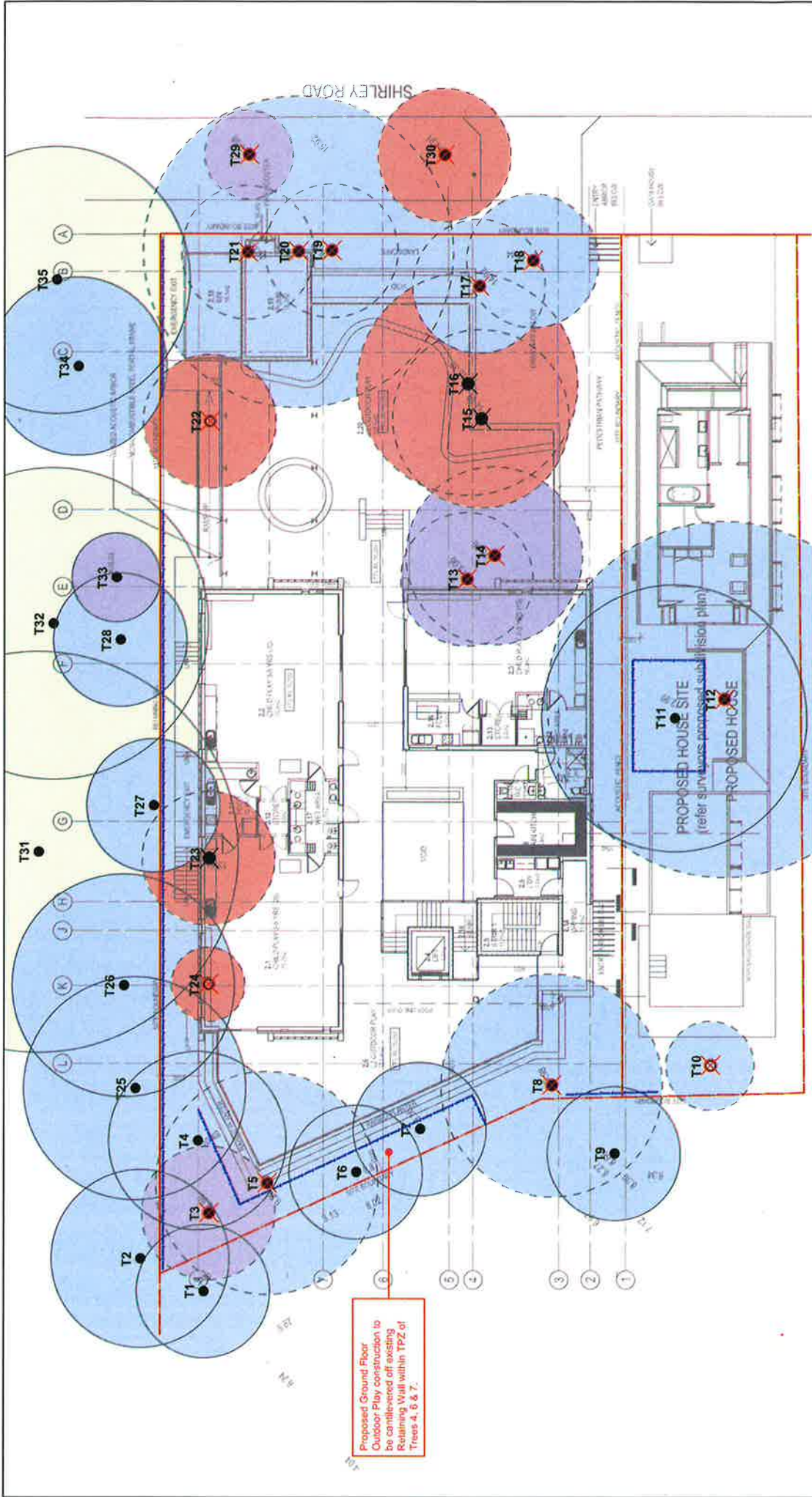
NOTE:
THE ORIGINAL OF THIS DRAWING WAS PRODUCED USING COLOUR REPRODUCTION FOR CLARITY. WORKING DRAWINGS MUST BE PRINTED IN BLACK AND WHITE. IF THE DRAWING IS NOT IN COLOUR THEN YOU DO NOT HAVE THE CORRECT PRESENTATION AND SHOULD CONTACT INERTIA ENGINEERING ON (07) 387 7800

1
Q14-152021



FOR APPROVAL

DRAWING TITLE		7981
CONCEPT EARTHWORKS LAYOUT PLAN		
PROPOSED DEVELOPMENT		12 SHIRLEY ROAD, WOLLSTONECROFT, NSW, 2065.
PROJECT		SK007
DRAWING NO.		02
REVISION		
DATE		
BY		
CHECKED		
APPROVED		
TEKTON CONSULTING		
AVENUES EARLY LEARNING		
NORTH POINT		
PROJECT NO.		
DATE		
BY		
CHECKED		
APPROVED		
FOR APPROVAL		
FOR APPROVAL		
FOR APPROVAL		



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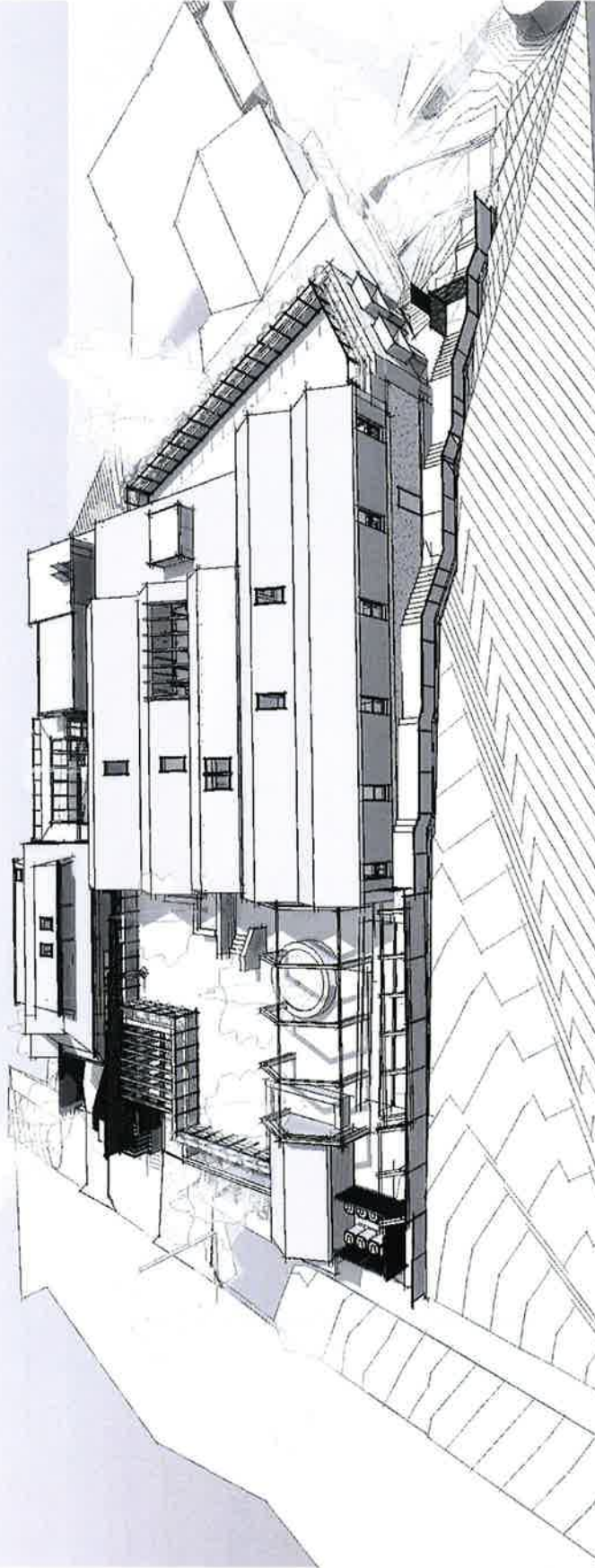
ARBORCULTURAL CONSULTANCY
 131 Fuller Street Newcastle NSW 2101
 Phone: 08 9591 0851
 Email: info@arborcultural.com.au
 www.arborcultural.com.au

PRELIMINARY

DEVELOPMENT APPLICATION SET

DRAWING NOT TO BE USED FOR BUILDING APPROVAL OR
CONSTRUCTION PURPOSES

13/07/2018 10:10:25 AM



AMENDMENTS			
No.	Date	By	Reason
1	13/07/2018	Steve Tektton	Initial Design
2	13/07/2018	Steve Tektton	Revised Design
3	13/07/2018	Steve Tektton	Revised Design
4	13/07/2018	Steve Tektton	Revised Design



SM/SH	04/01/17	DATE
SM		DATE
SM		DATE
SM		DATE

NEW EARLY LEARNING
CENTRE & RESIDENCE

for
AVENUES EARLY LEARNING
at
12 SHIRLEY ROAD,
WOLLSTONECRAFT NSW
3D VIEW

SCALE	SD / M12.01	A1 SIZE
263		



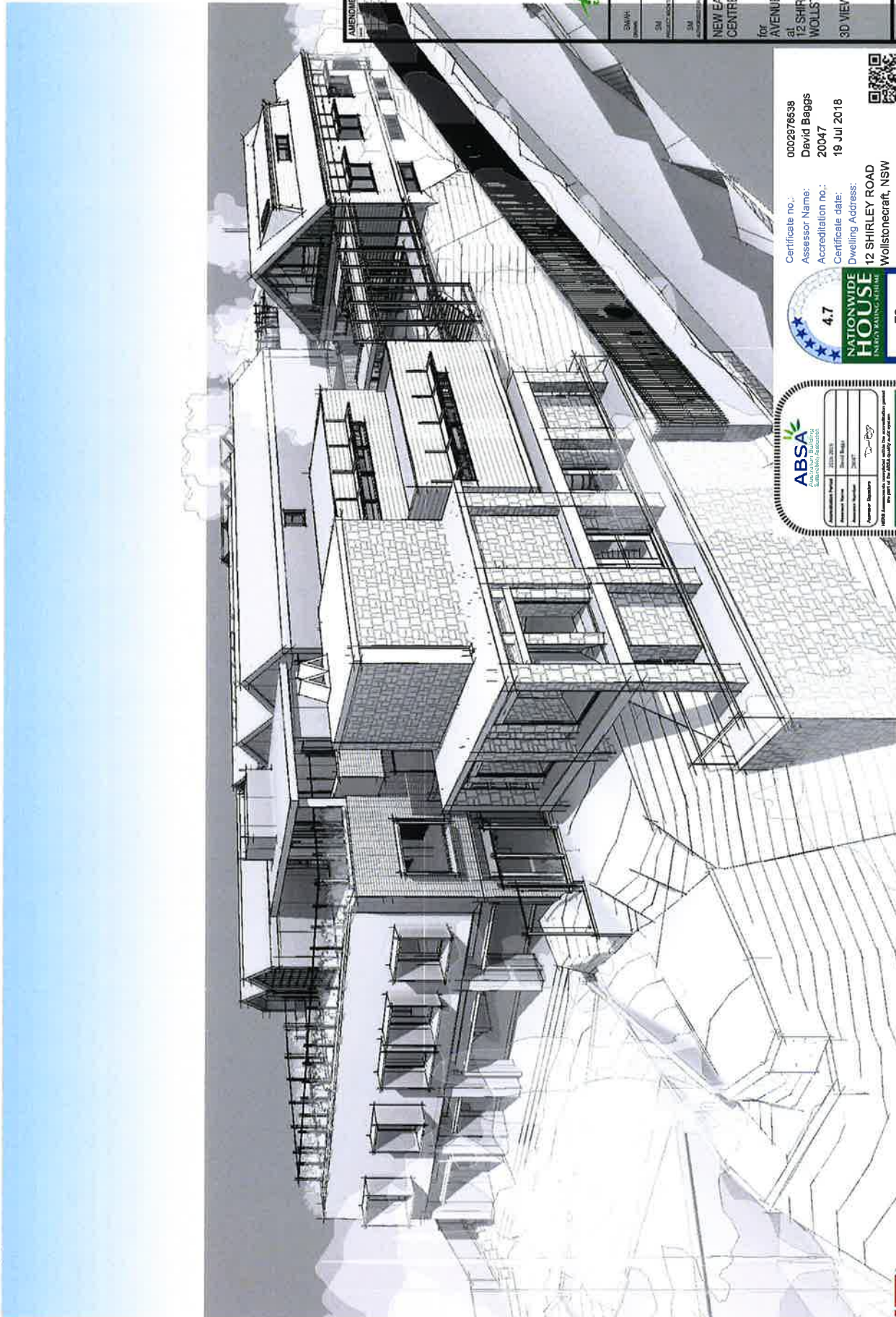
Certificate no.: 0002976538
Assessor Name: David Baggs
Accreditation no.: 20047
Certificate date: 19 Jul 2018
Dwelling Address:
12 SHIRLEY ROAD
Wollstonecraft, NSW
2065
www.nahers.gov.au



PRELIMINARY DEVELOPMENT APPLICATION SET

DRAWING NOT TO BE USED FOR BUILDING APPROVAL OR CONSTRUCTION PURPOSES

13/07/2018 10:10:36 AM



AMENDMENTS	NO.	DATE	DESCRIPTION
1	13/07/2018	10:10:36 AM	13/07/2018 10:10:36 AM



DATE	DATE
DATE	DATE
DATE	DATE

NEW EARLY LEARNING
CENTRE & RESIDENCE
for
AVENUES EARLY LEARNING
at
12 SHIRLEY ROAD,
WOLLSTONECRAFT NSW
3D VIEW

263	SD	A1 SIZE	C
12/03			

0002976538
David Baggs
20047
19 Jul 2018

Certificate no.:
Assessor Name:
Accreditation no.:
Certificate date:
Dwelling Address:
12 SHIRLEY ROAD
Wollstonecraft, NSW
2065

www.nabers.gov.au

4.7
NATIONWIDE
HOUSE
INNOVATION AWARD
72 MJ/m²
www.nabers.gov.au

ABSA
Australian Building
Sustainability Alliance

Accreditation Period	2018-2021
Assessor Name	David Baggs
Assessor Number	20047
Assessor Signature	[Signature]

ABSA is a not-for-profit organisation that is a member of the NSW Government's Green Building Council (GBC NSW).

PRELIMINARY DEVELOPMENT APPLICATION SET DRAWING NOT TO BE USED FOR BUILDING APPROVAL OR CONSTRUCTION PURPOSES 13/07/2018 10:10:48 AM



AMENDMENTS	
No.	Description
1	Issue 1: Initial Design
2	Issue 2: Final Design
3	Issue 3: Final Design

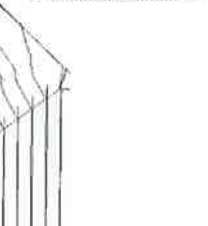
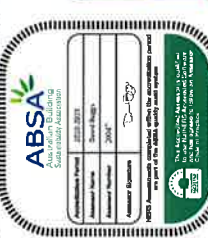


SM/SH	04/11/17
Owner	2018
SA	2018
SM	2018
APPROVED FOR SALE	DATE

NEW EARLY LEARNING CENTRE & RESIDENCE	
for AVENUES EARLY LEARNING at 12 SHIRLEY ROAD, WOLLSTONECRAFT NSW	
3D VIEW	
263	SD / AN/2.05 C
A1 SIZE	



Certificate no.: 0002976538
Assessor Name: David Baggs
Accreditation no.: 20047
Certificate date: 19 Jul 2018



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DEVELOPMENT APPLICATION SET
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CONSTRUCTION PURPOSES
13/07/2018 10:10:42 AM



AMENDMENTS		
No.	Date	Description
1	13/07/2018	Initial Design
2	13/07/2018	Final Design



SWAH	04/07/17	DATE
SWAH		DATE
SW		DATE
SW		DATE

NEW EARLY LEARNING CENTRE & RESIDENCE		
for AVENUES EARLY LEARNING		
at 12 SHIRLEY ROAD, WOLLSTONECRAFT NSW		
3D VIEW		
A1 SIZE		
253	SD / A012.04	C



Certificate no: 0002976538
Assessor Name: David Baggs
Accreditation no: 20047
Certificate date: 19 Jul 2018
Dwelling Address: 12 SHIRLEY ROAD Wollstonecraft, NSW 2065



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DEVELOPMENT APPLICATION SET

(DRAWING NOT TO BE USED FOR BUILDING APPROVAL OR CONSTRUCTION PURPOSES)

6/09/2018 10:59:34 AM



REAR PERSPECTIVE

AMENDMENTS		Revised	Revised Date
1	REVISION	1	06/09/2018
2	REVISION	2	06/09/2018
3	REVISION	3	06/09/2018
4	REVISION	4	06/09/2018
5	REVISION	5	06/09/2018



SV1A-	06/01/17
SV1A-	DATE
SV	DATE
SV	DATE
SV	DATE

NEW EARLY LEARNING
CENTRE & RESIDENCE

for
AVENUES EARLY LEARNING
CENTRE & RESIDENCE
12 SHIRLEY ROAD
WOLLSTONECRAFT NSW
3D VIEW

263	SD / A12.01	C
263	SD / A12.01	C