architecture
interior design
site planning
tektōn consulting

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PRELIMINARY

DEVELOPMENT APPLICATION SET
DRAWING NOT TO BE USED FOR BUILDING APPROVAL OR CONSTRUCTION PURPOSES

6/09/2018 10:58:54 AM

ARCHITECTURAL DRAWING REGISTER

SD	A00.00	TITLE PAGE	C
SD	A01.01	EXISTING SITE AND DEMOLITION PLAN	C
SD	A01.02	SITE PLAN	C
SD	A02.01	ELC FLOOR PLAN - GROUND FLOOR	C
SD	A02.02	ELC FLOOR PLAN - LEVEL 1	C
SD	A02.03	ELC FLOOR PLAN - LEVEL 2	C
SD	A02.04	ELC FLOOR PLAN - ROOF	C
SD	A02.10	HOUSE FLOOR PLAN - BASEMENT & LEVEL 1	C
SD	A02.11	HOUSE FLOOR PLAN- LEVELS 2,3 & ROOF	C
SD	A03.01	LANDSCAPE CONCEPT PLAN - GROUND FLOOR	B
SD	A03.02	LANDSCAPE CONCEPT PLAN - LEVEL 2	B

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

Issue	Date	Subject	Issued to
A	[illegible]	TOWN PLANNING DA SET	SM
B	[illegible]	REVISED DA SET	SM
C	[illegible]	ISSUE FOR COORDINATION	SM

Avenues EARLY LEARNING CENTRE

SV/AH 04/01/17
DRAWN DATE

SV
PROJECT ARCHITECT DATE

SV
AUTHORISED FOR ISSUE DATE

NEW EARLY LEARNING CENTRE & RESIDENCE

for
AVENUES EARLY LEARNING
at
12 SHIRLEY ROAD,
WOLLSTONECRAFT NSW

TITLE PAGE

SIZE A1 SIZE

PAGE NO.	DRAWING NO.	ISSUE
263	SD / A00.00	C

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DEVELOPMENT APPLICATION SET
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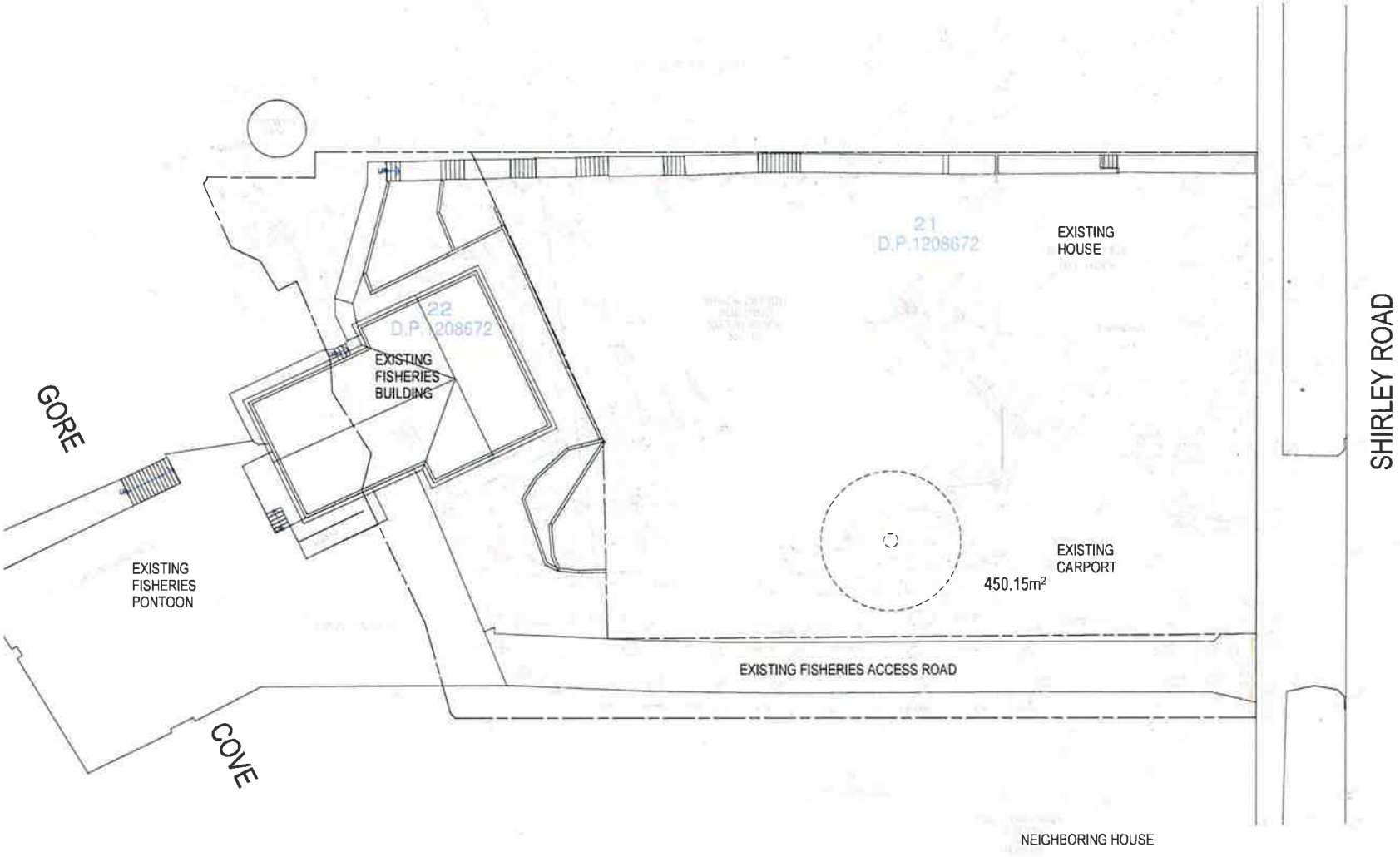


AMENDMENTS

Issue	Date	Subject	Issued for
A	19/03/17	TOWN PLANNING DA SET	SM
B	19/12/17	REVISED DA SET	SM
C	5/10/18	ISSUE FOR COORDINATION	SM

Avenues EARLY LEARNING CENTRE

SV/AH DRAWN	04/01/17 DATE
SV PROJECT ARCHITECT	DATE
SV AUTHORISED FOR ISSUE	DATE

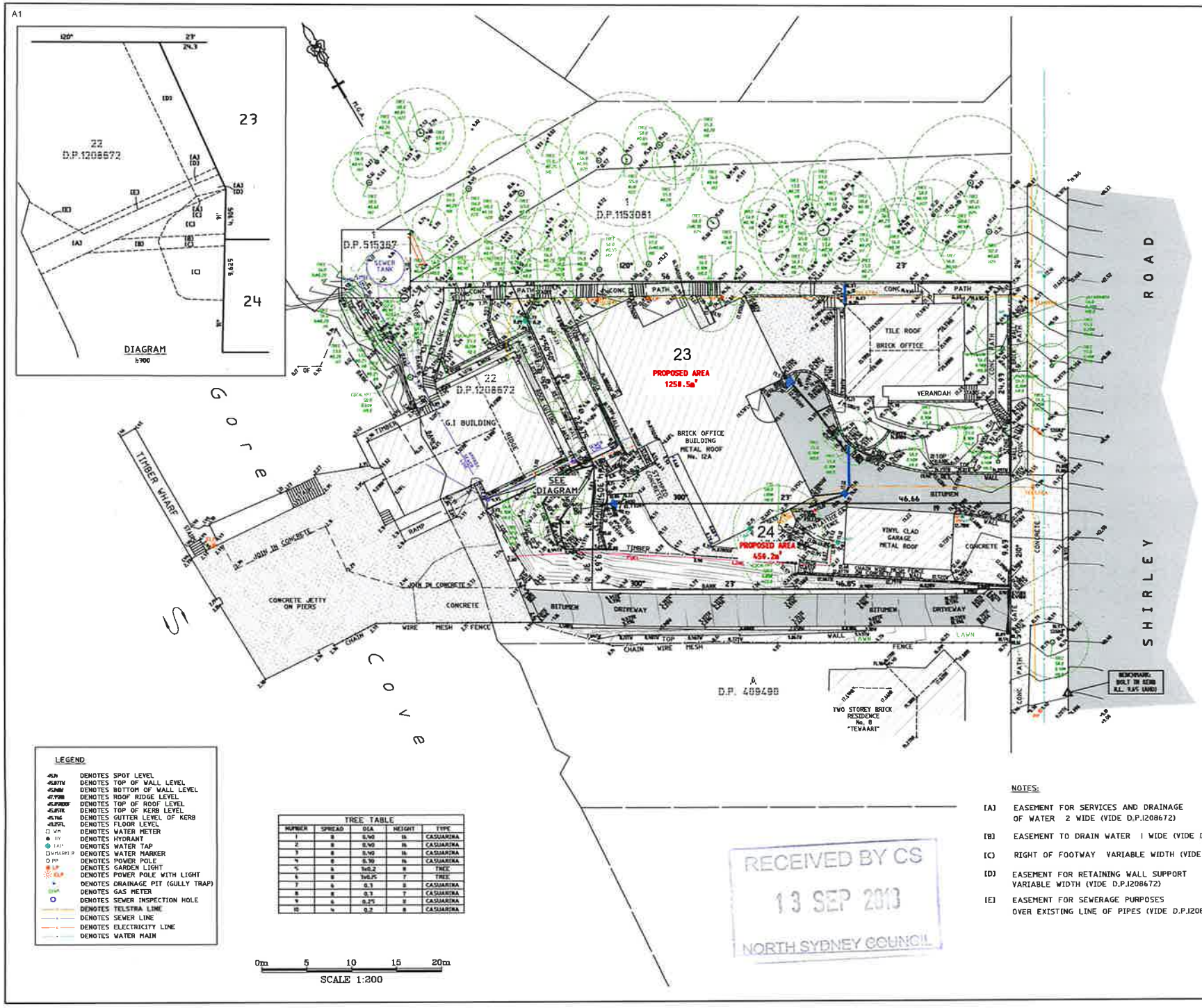
NEW EARLY LEARNING CENTRE & RESIDENCE

for
AVENUES EARLY LEARNING
at
12 SHIRLEY ROAD,
WOLLSTONECRAFT NSW

EXISTING SITE AND DEMOLITION PLAN

SCALE		SIZE
1 : 150		A1 SIZE
PROJECT NUMBER	DRAWING NUMBER	REV
263	SD / A01.01	C

A1



LEGEND

45.71	DENOTES SPOT LEVEL
45.87TW	DENOTES TOP OF WALL LEVEL
45.71BW	DENOTES BOTTOM OF WALL LEVEL
47.73RR	DENOTES ROOF RIDGE LEVEL
45.73RTOS	DENOTES TOP OF ROOF LEVEL
45.87TK	DENOTES TOP OF KERB LEVEL
45.71GL	DENOTES GUTTER LEVEL OF KERB
47.25FL	DENOTES FLOOR LEVEL
WM	DENOTES WATER METER
HY	DENOTES HYDRANT
TAP	DENOTES WATER TAP
MARKER	DENOTES WATER MARKER
PP	DENOTES POWER POLE
LP	DENOTES GARDEN LIGHT
PP LP	DENOTES POWER POLE WITH LIGHT
	DENOTES DRAINAGE PIT (GULLY TRAP)
GM	DENOTES GAS METER
	DENOTES SEWER INSPECTION HOLE
	DENOTES TELSTRA LINE
	DENOTES SEWER LINE
	DENOTES ELECTRICITY LINE
	DENOTES WATER MAIN

TREE TABLE

NUMBER	SPREAD	DIA	HEIGHT	TYPE
1	8	0.40	16	CASUARINA
2	8	0.40	16	CASUARINA
3	8	0.40	16	CASUARINA
4	8	0.30	16	CASUARINA
5	6	1x0.2	8	TREE
6	8	3x0.25	7	TREE
7	6	0.3	8	CASUARINA
8	8	0.3	7	CASUARINA
9	6	0.25	8	CASUARINA
10	4	0.2	8	CASUARINA

NOTES:

[A] EASEMENT FOR SERVICES AND DRAINAGE OF WATER 2 WIDE (VIDE D.P.1208672)

[B] EASEMENT TO DRAIN WATER 1 WIDE (VIDE D.P.1208672)

[C] RIGHT OF FOOTWAY VARIABLE WIDTH (VIDE D.P.1208672)

[D] EASEMENT FOR RETAINING WALL SUPPORT VARIABLE WIDTH (VIDE D.P.1208672)

[E] EASEMENT FOR SEWERAGE PURPOSES OVER EXISTING LINE OF PIPES (VIDE D.P.1208672)

RECEIVED BY CS
13 SEP 2018
NORTH SYDNEY COUNCIL

NOTES

[illegible]

HORIZONTAL DATUM:

CO-ORDINATE SYSTEM:

MARKS ADOPTED:

VERTICAL DATUM:

DATUM:	A.H.D.
B.M. ADOPTED:	SSM 66199
R.L.	32.583
SOURCE	S.C.I.M.S.

REV	AMENDMENTS	DATE
E	PROPOSED BOUNDARY CHANGES	12/07/18
D	TREES AND NATURAL SHOTS	21/02/18
C	PROPOSED BOUNDARY CHANGES	9/02/17
B	DRAINAGE EASEMENTS ADDED	18/10/16
A	PRELIMINARY	11/10/16

CLIENT:

TEKTON CONSULTING

PLAN
SHOWING
PLAN OF PROPOSED SUBDIVISION & DETAIL WITH LEVELS OF LOT 21 IN D.P.1208672 No. 12A - SHIRLEY ROAD WOLLSTONECRAFT

D S & P
Degotardi Smith & Partners
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e. survey@degotardi.com.au
w. www.degotardi.com.au

L.G.A. WILLOUGHBY		SHEET 1 OF 1	
SURVEYED P.G./V.P.	DRAWN P.G./R.N./L.B.	CHECKED P.G.	APPROVED P.G.
SURVEY REFERENCE 34562		SCALE 1:200	DATE 12/07/2018
DRAWING NUMBER 34562A01.dwg			REV. E

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PRELIMINARY

DEVELOPMENT APPLICATION SET
DRAWING NOT TO BE USED FOR BUILDING APPROVAL OR CONSTRUCTION PURPOSES

6/09/2018 10:58:57 AM

ELC STATISTICS

OPERATING HOURS	7AM TO 6PM Monday to Friday
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	0 places		
LEVEL 2	20 places (24 months - 36 months)	4 educators	(1:5 ratio)
	40 places (36months - 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) = 700sqm

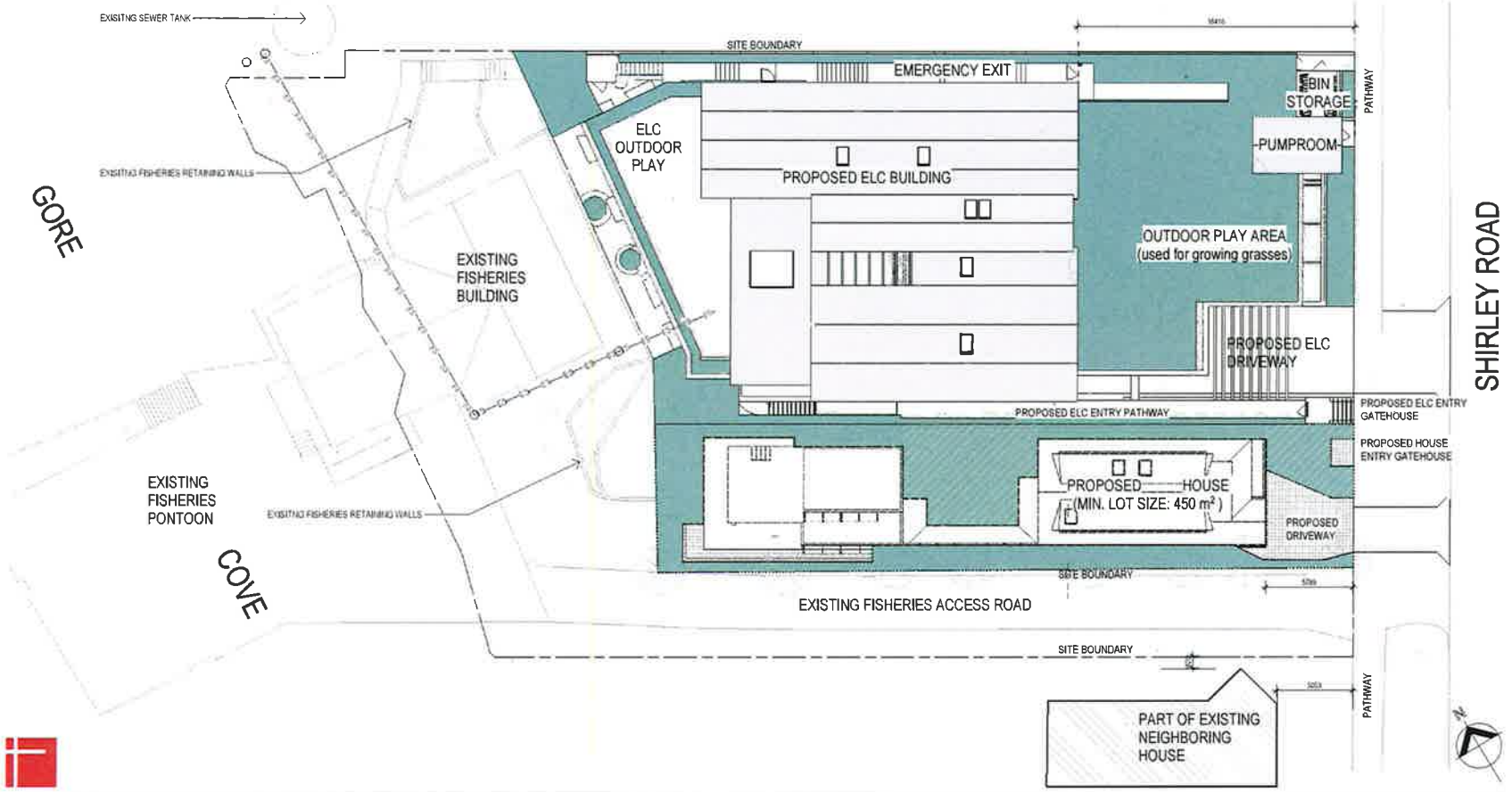
INDOOR UNENCUMBERED PLAY SPACES

GROUND	169.2 sqm
LEVEL 1	0 sqm
LEVEL 2	210.6 sqm
TOTAL 379.8 sqm	

total area req'd (100x3.25)= 325sqm

CAR PARKING

REQUIRED	refer traffic engineer report
PROVIDED	23 CARS



AMENDMENTS

Issue	Date	Subject	Issued By
A	08/06/17	TOWN PLANNING DA SET	SM
B	14/12/17	REVISED DA SET	SM
C	17/04/18	ISSUE FOR COORDINATION	SM

Avenues Early Learning Centre

SM/AH (DRAWN)	04/01/17 (DATE)
SM (PROJECT ARCHITECT)	DATE
SM (AUTHORISED FOR ISSUE)	DATE

NEW EARLY LEARNING CENTRE & RESIDENCE

for
AVENUES EARLY LEARNING
at
12 SHIRLEY ROAD,
WOLLSTONECRAFT NSW

SITE PLAN

SCALE 1:150	A1 SIZE	
263	SD / A01.02	C

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PRELIMINARY

DEVELOPMENT APPLICATION SET
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6/09/2018 10:58:59 AM

LEGEND
CBF-120 FENCE - COLORBOND 120H

AMENDMENTS

Issue	Date	Subject	Issued by
A	09/04/17	TOWN PLANNING DA SET	SM
B	18/10/17	REVISED DA SET	SM
C	17/04/18	BCA & TCA COORDINATION	SM

Avenues EARLY LEARNING CENTRE

SM AH DRAWN	04/01/17 DATE
SM PROJECT ARCHITECT	DATE
SM AUTHORISED FOR ISSUE	DATE

NEW EARLY LEARNING CENTRE & RESIDENCE

for
AVENUES EARLY LEARNING
at
12 SHIRLEY ROAD,
WOLLSTONECRAFT NSW

ELC FLOOR PLAN - GROUND FLOOR

1 : 100 A1 SIZE

263	SD / A02.01	C

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PRELIMINARY

DEVELOPMENT APPLICATION SET
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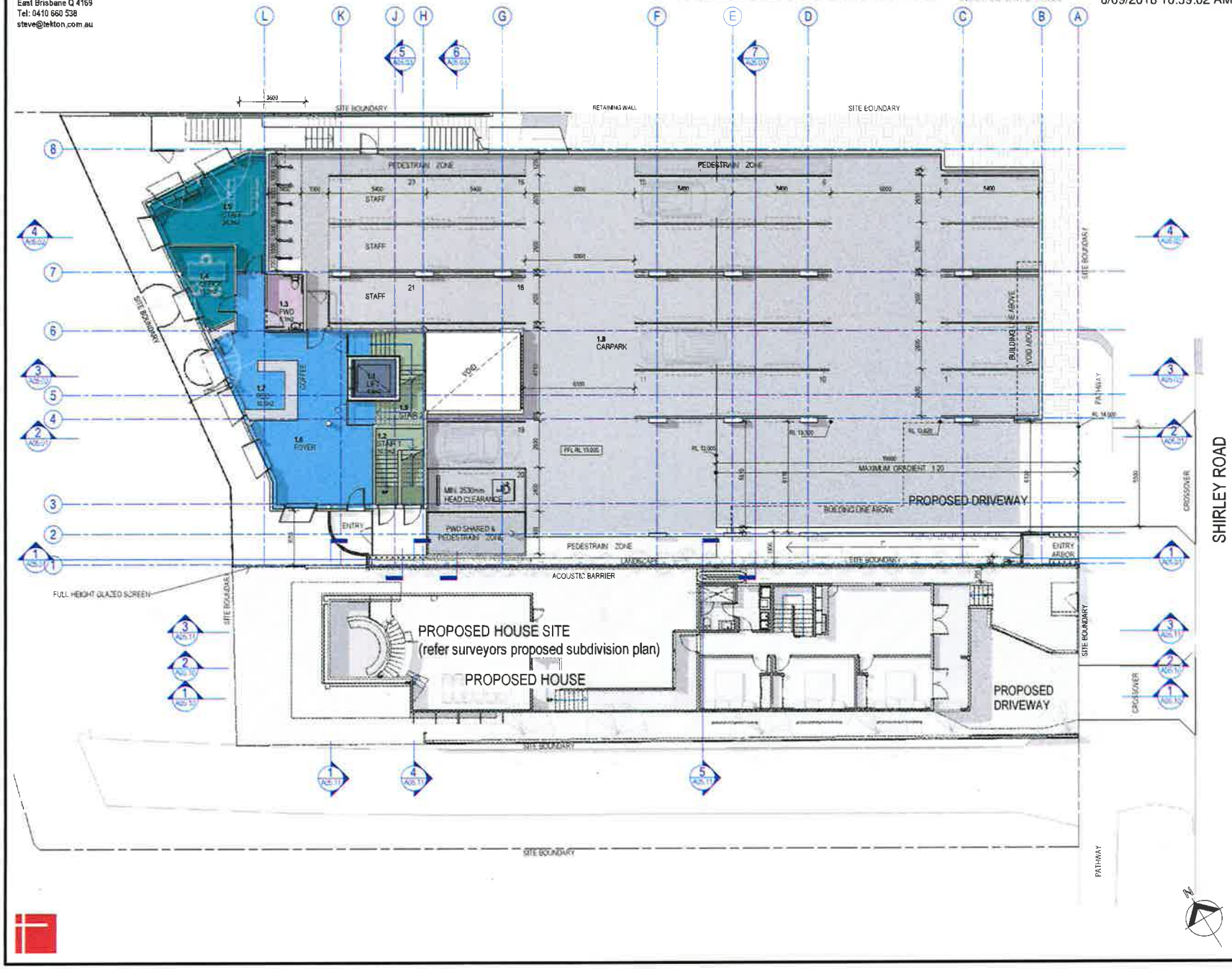
6/09/2018 10:59:02 AM

LEGEND



AMENDMENTS

Issue	Date	Subject	Revision
A	[illegible]	TOWN PLANNING DA SET	SM
B	[illegible]	REVISED DA SET	SM
C	[illegible]	ISSUE FOR COORDINATION	SM

Avenues EARLY LEARNING CENTRE

SV AH DRAWN	04.01.17 DATE
SV PROJECT ARCHITECT	DATE
SV AUTHORISED FOR ISSUE	DATE

NEW EARLY LEARNING CENTRE & RESIDENCE

for
AVENUES EARLY LEARNING
at
12 SHIRLEY ROAD,
WOLLSTONECRAFT NSW

ELC FLOOR PLAN - LEVEL 1

1 : 100	A1 SIZE

263	SD / A02.02	C

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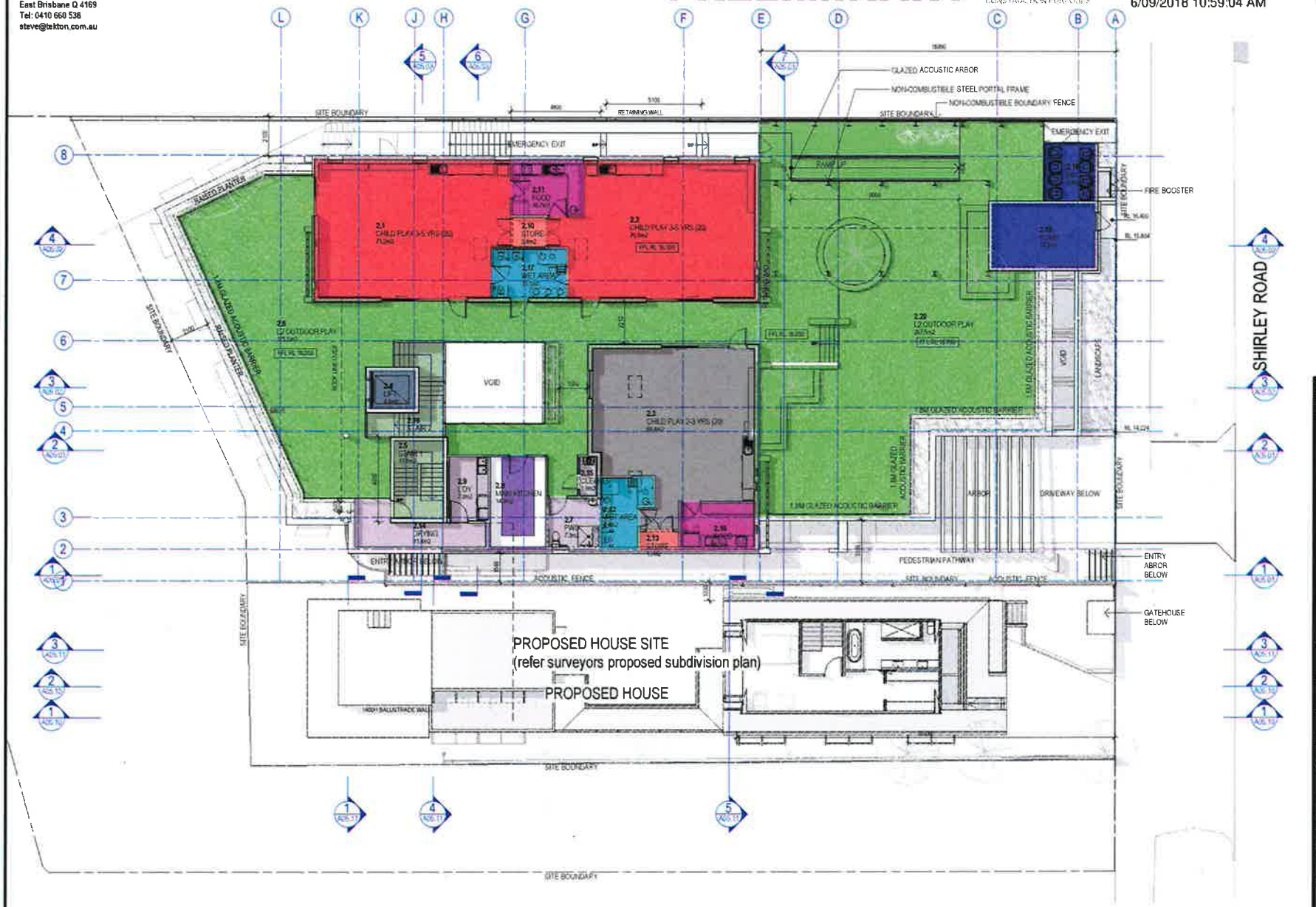
6/09/2018 10:59:04 AM



LEGEND

BAL-B BALUSTRADE - 1.8M HEIGHT GLASS + S.S. POSTS

AMENDMENTS

Issue	Date	Subject	Issued for
A	04/01/17	TOWN PLANNING DA SET	DAP
B	16/10/17	REVISED DA SET	DAP
C	17/04/18	BCA/JCTE COORDINATION	DAP

Avenues EARLY LEARNING CENTRE

SM-AH DRAWN	04/01/17 DATE
SM PROJECT ARCHITECT	DATE
SM AUTHORISED FOR ISSUE	DATE

NEW EARLY LEARNING CENTRE & RESIDENCE

for
AVENUES EARLY LEARNING
at
12 SHIRLEY ROAD,
WOLLSTONECRAFT NSW

ELC FLOOR PLAN - LEVEL 2

SCALE: 1:100 A1 SIZE

263	SD / A02.03	C

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DEVELOPMENT APPLICATION SET
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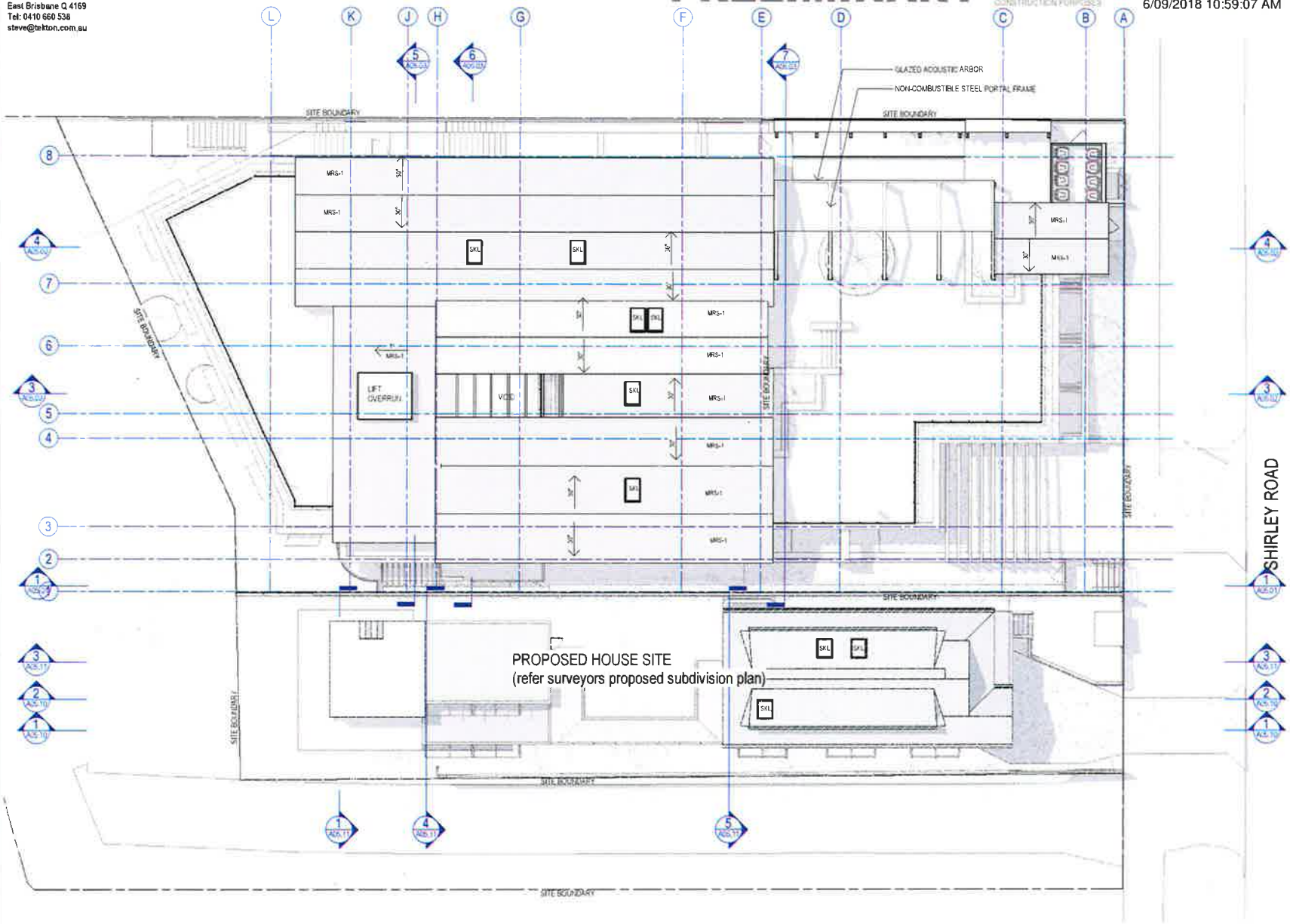
6/09/2018 10:59:07 AM



LEGEND

MRS-1	METAL ROOF SHEETING
SKL	SKYLIGHT

AMENDMENTS

Issue	Date	Subject	Issued by
A	08/06/17	TOWN PLANNING DA SET	SM
B	16/10/17	REVISED DA SET	SM
C	17/04/18	ISSUE FOR COORDINATION	SM

Avenues EARLY LEARNING CENTRE

SV A+ — DRAWN — 04/01/17 DATE
SV — PROJECT ARCHITECT — DATE
SV — AUTHORISED FOR ISSUE — DATE

NEW EARLY LEARNING CENTRE & RESIDENCE

for
AVENUES EARLY LEARNING
at
12 SHIRLEY ROAD,
WOLLSTONECRAFT NSW

ELC FLOOR PLAN - ROOF

1 : 100 — A1 SIZE

263 — SD / A02.04 — C

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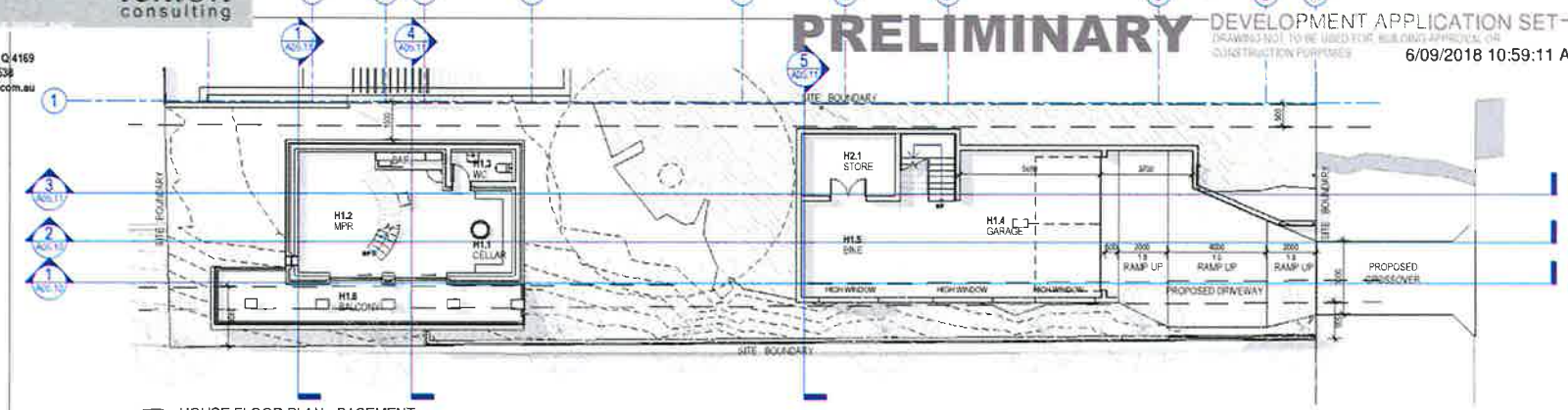
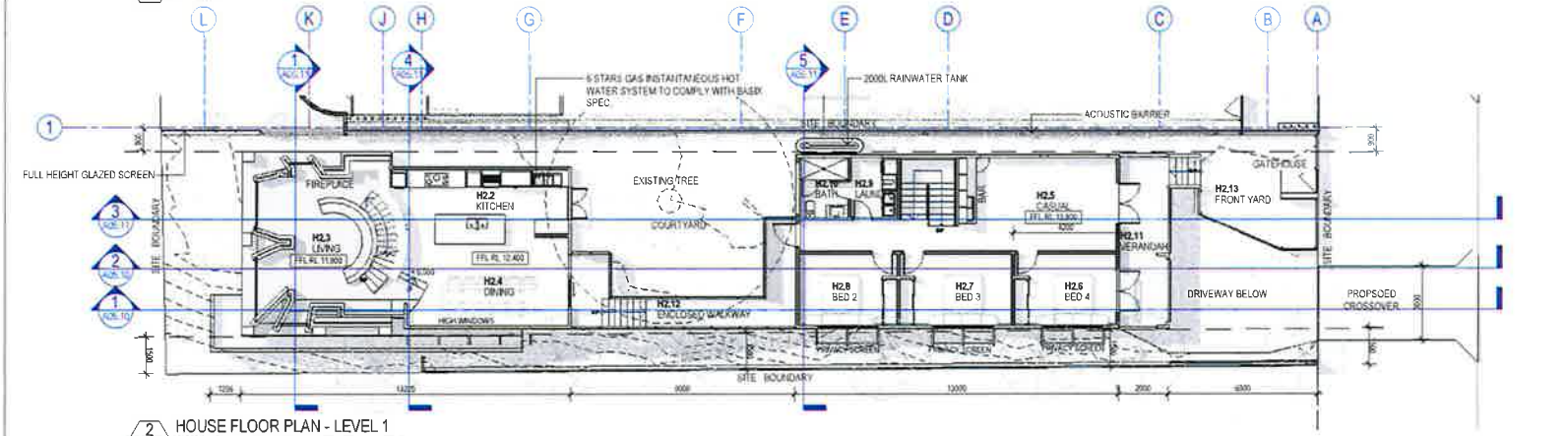
PRELIMINARY DEVELOPMENT APPLICATION SET
DRAWING NOT TO BE USED FOR BUILDING APPROVAL OR CONSTRUCTION PURPOSES

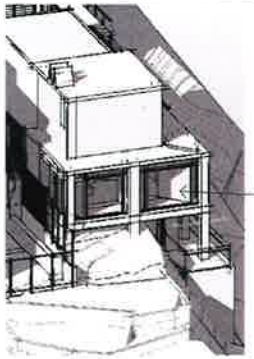
6/09/2018 10:59:11 AM



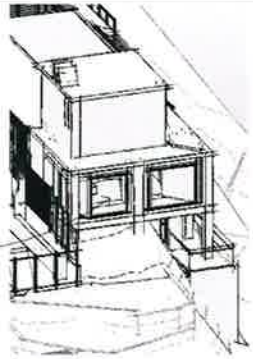
1 HOUSE FLOOR PLAN - BASEMENT
A04.10 Scale 1:100



2 HOUSE FLOOR PLAN - LEVEL 1
A04.10 Scale 1:100



HOUSE INTERNAL LIVING AREA LOCATED ON GROUND FLOOR NO SHADOWS TO WEST FACING WINDOWS



3 HOUSE 2 3D Sun Study - JUN 21 12pm
Scale

4 HOUSE 2 3D Sun Study - JUN 21 3pm
Scale

LEGEND

NOTE
HOT WATER SYSTEM
6 Stars gas instantaneous hot water system connects to all hot water taps.
LANDSCAPE
Refer Landscape Concept Plan
RAINWATER TANK
Minimum 2000L
SLAB INSULATION
R-Value of not less than 1.0 around the vertical edges of the perimeter of the slab and underneath the slab if it is a suspended floor.

AMENDMENTS

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A	09/01/17	TOWN PLANNING DA SET	SM
B	16/10/17	REVISED DA SET	SM
C	17/04/18	ISSUE FOR CONSTRUCTION	SM

Avenues EARLY LEARNING CENTRE

SV AH 04.01.17
DRAWN DATE

SV
PROJECT ARCHITECT DATE

SV
AUTHORISED FOR ISSUE DATE

NEW EARLY LEARNING CENTRE & RESIDENCE

for
AVENUES EARLY LEARNING

at
12 SHIRLEY ROAD, WOLLSTONECRAFT NSW

HOUSE FLOOR PLAN - BASEMENT & LEVEL 1

1:100 A1 SIZE

263 SD / A02.10 C

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PRELIMINARY

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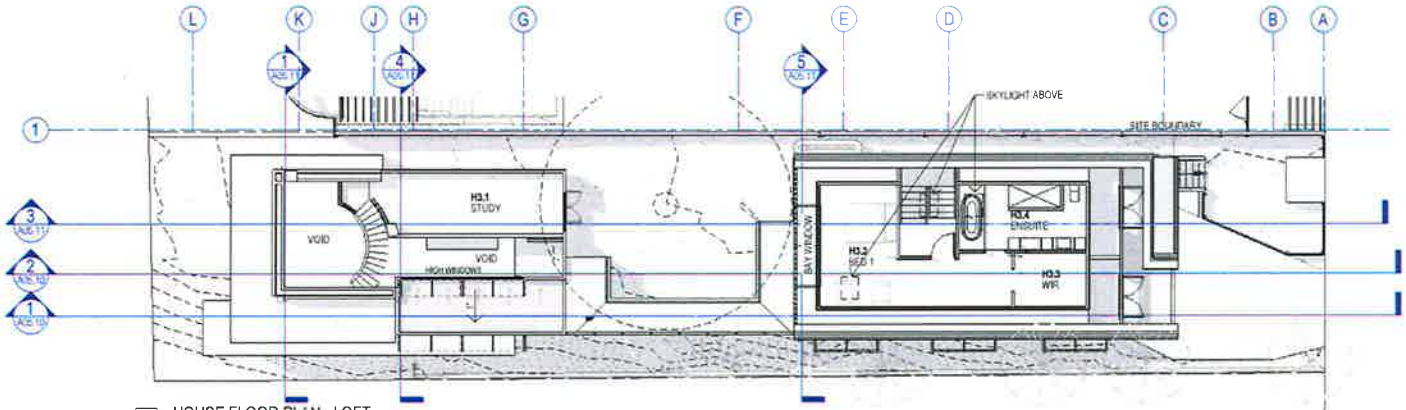
DRAWING NOT TO BE USED FOR BUILDING APPROVAL OR CONSTRUCTION PURPOSES

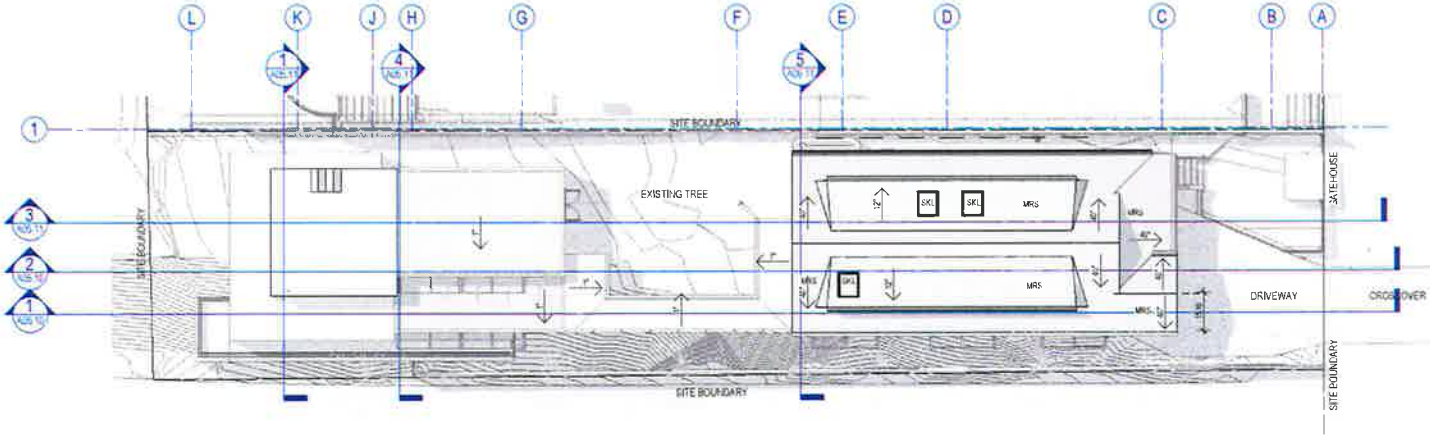
6/09/2018 10:59:13 AM

LEGEND

MRS	METAL ROOF SHEETING
SKL	SKYLIGHT



1 A04.10 HOUSE FLOOR PLAN - LOFT
Scale 1 : 100



2 A04.10 HOUSE FLOOR PLAN - ROOF
Scale 1 : 100

AMENDMENTS

Issue	Date	Subject	Drawn by
A	09/05/17	TOWN PLANNING DA SET	SM
B	16/10/17	REVISED DA SET	SM
C	17/04/18	ISSUE FOR COORDINATION	SM

Avenues EARLY LEARNING CENTRE

SV. A+ 04/01/17
DRAWN DATE

SV.
PROJECT ARCHITECT DATE

SV.
AUTHORISED FOR ISSUE DATE

NEW EARLY LEARNING CENTRE & RESIDENCE

for
AVENUES EARLY LEARNING
at
12 SHIRLEY ROAD,
WOLLSTONECRAFT NSW

HOUSE FLOOR PLAN- LEVELS 2,3 & ROOF

1 : 100 A1 SIZE

263 SD / A02.11 C

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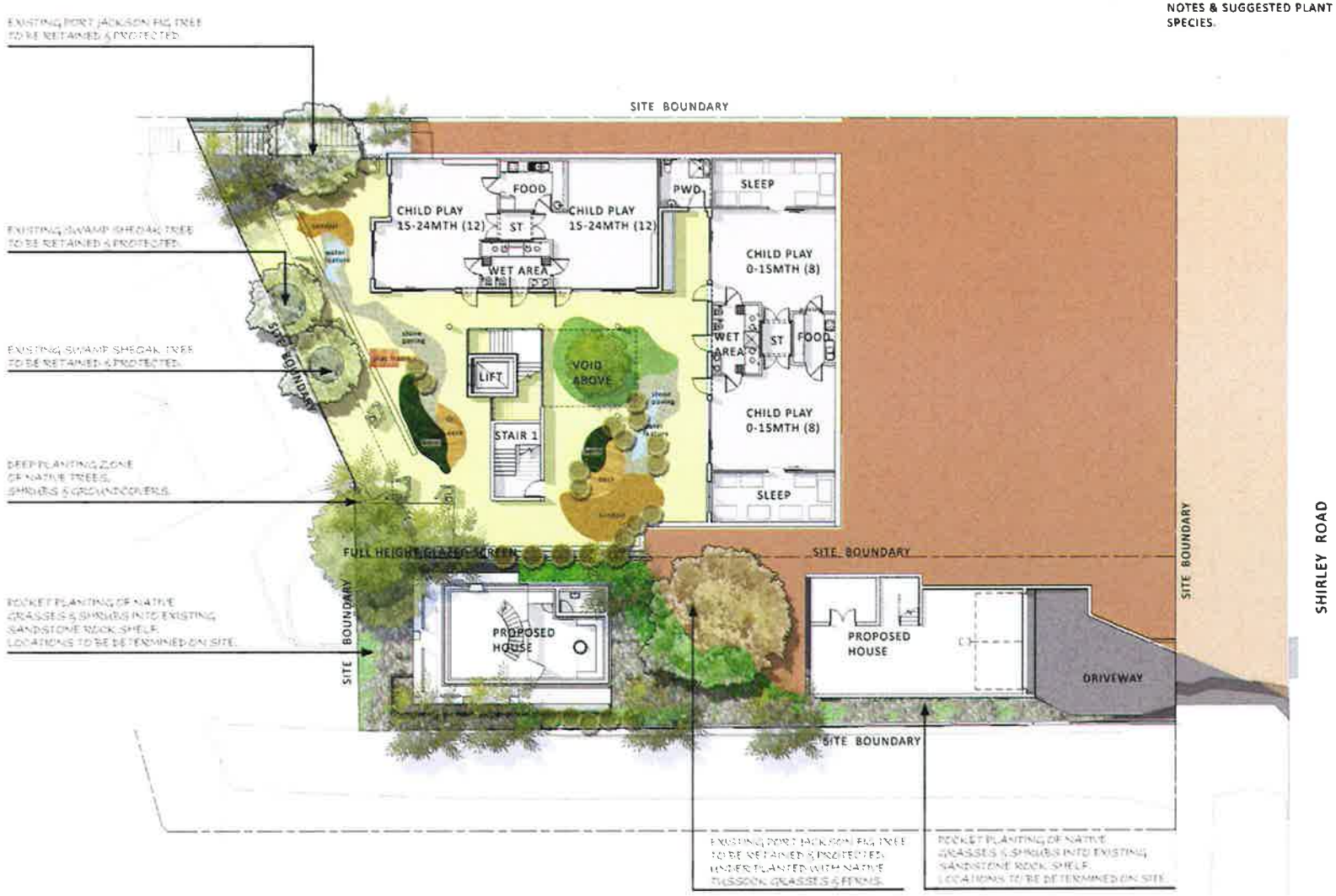
PRELIMINARY

DEVELOPMENT APPLICATION SET
DRAWINGS NOT TO BE USED FOR BUILDING APPROVAL OR CONSTRUCTION PURPOSES
6/09/2018 10:59:14 AM

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



NTS

AMENDMENTS

Issue	Date	Subject	Issued by
B	18/12/17	REVISED DA SET	SM
A	17/08/16	ISSUE FOR COORDINATION	SM

Avenues EARLY LEARNING CENTRE

Author 02/28/18
DRAWN DATE

Checker
PROJECT ARCHITECT DATE

Approver
AUTHORISED FOR ISSUE DATE

NEW EARLY LEARNING CENTRE & RESIDENCE

for
AVENUES EARLY LEARNING
at
12 SHIRLEY ROAD, WOLLSTONECRAFT NSW

LANDSCAPE CONCEPT PLAN - GROUND FLOOR

1:100 A1 SIZE

263 SD / A03.01 B

architecture
interior design
site planning
tektōn consulting

PO Box 7614
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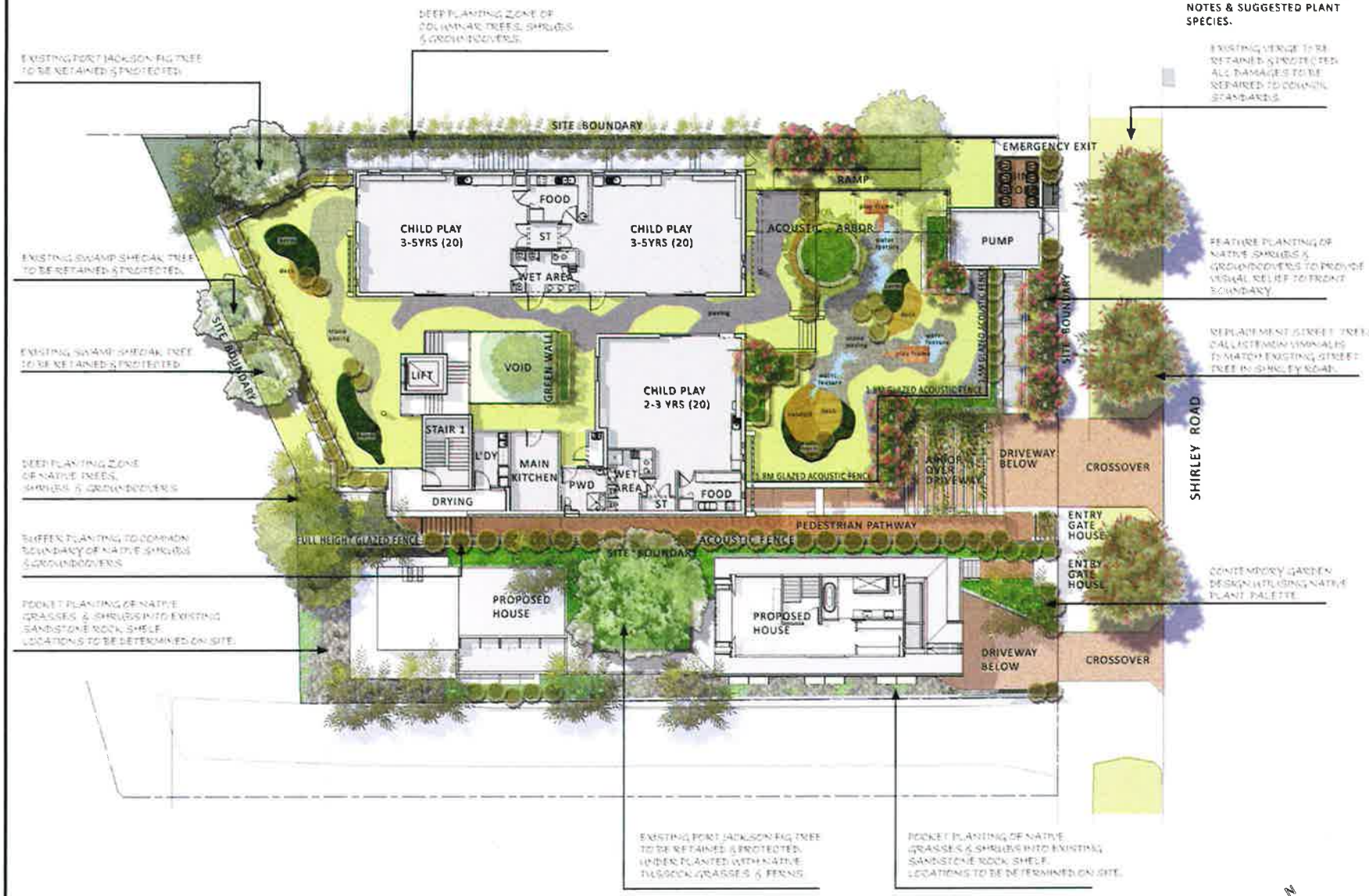
PRELIMINARY

DEVELOPMENT APPLICATION SET
DRAWING NOT TO BE USED FOR BUILDING APPROVAL OR CONSTRUCTION PURPOSES

6/09/2018 10:59:14 AM

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



NTS

AMENDMENTS			
Issue	Date	Subject	Issued by
A	06/03/17	ISSUED DA SET	SM
B	27/04/18	ISSUE FOR COORDINATION	SM

Avenues EARLY LEARNING CENTRE

Author 02.28.18
DRAFTER DATE

Checker
PROJECT ARCHITECT DATE

Approver
AUTHORISED FOR ISSUE DATE

NEW EARLY LEARNING CENTRE & RESIDENCE

for
AVENUES EARLY LEARNING

at
12 SHIRLEY ROAD, WOLLSTONECRAFT NSW

LANDSCAPE CONCEPT PLAN - LEVEL 2

1 : 100 A1 SIZE

263	SD / A03.02	B

proposed plant palette

small to medium trees

Acmena smithii	Lilly Pilly
Allocasuarina littoralis	Black She-Oak
Banksia integrifolia	Coastal Banksia
Callistemon viminallis	Bottlebrush (Street Tree)
Casuarina glauca	Swamp She-Oak
Ceratopetalum gummiferum	NSW Christmas Bush
Tristaniopsis laurina	Water Gum

shrubs

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

groundcover/grasses/ferns

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

climbers/vines

Hardenbergia violacea	False Sarsaparilla
Pandorea pandarana	Wonga Wonga Vine

trees

Lilly Pilly

Black She-Oak

Coastal Banksia

Bottlebrush

NSW Christmas Bush

Water Gum

shrubs

Narrow-leaved Bottlebrush

Pink Crowea

Red Spider Flower

Paper Daisy

shrubs

Large-leaf Bush-pea

Coastal Rosemary

groundcovers

Soft Bracken Fern

Blue Flax Lily

Rasp Fern

Knobby Club Rush

Matt Rush

Kangaroo Grass

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 seletion of both native and exotic plants selected to primarily ensure a safe enviroment 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.

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, rocks, 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.

12 SHIRLEY ROAD, WOLLSTONECRAFT, NSW Landscape Concept Design

PRELIMINARY ISSUE

CLIENT: Avenues Early Learning
SCALE:
DATE 12th July 2016
DWG No SD / L02 01
PROJECT No: 01614
REVISION: A

NOT FOR CONSTRUCTION

p 0423 594 412
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w www.viewlandscapearchitecture.com.au

VIEW
LANDSCAPE ARCHITECTURE

tektōn consulting
architecture
interior design
site planning

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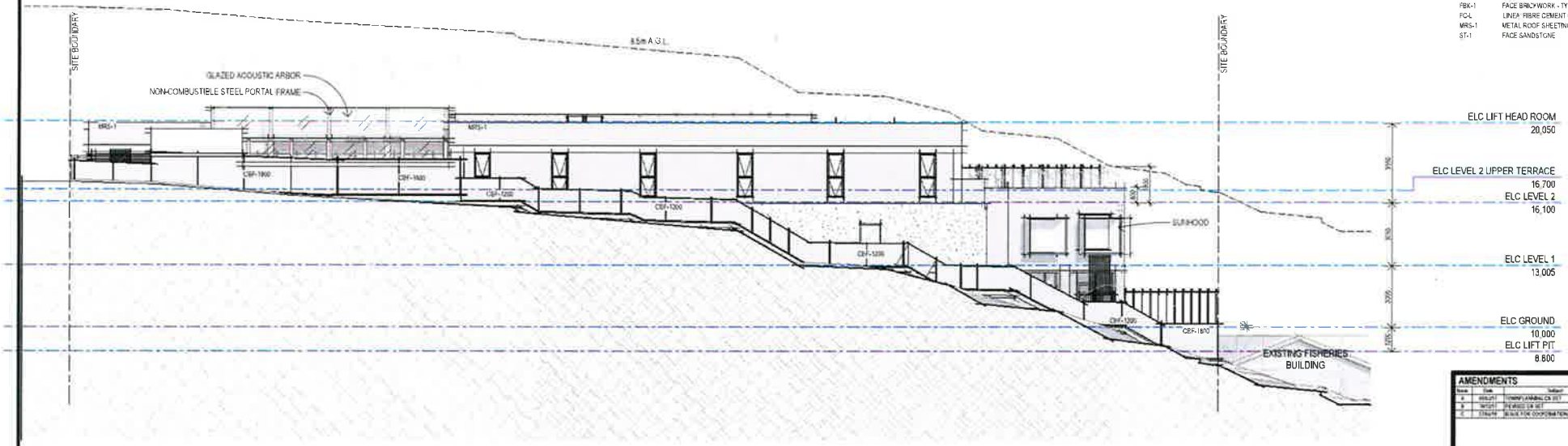
PRELIMINARY

DEVELOPMENT APPLICATION SET
DRAWING NOT TO BE USED FOR BUILDING APPROVAL OR CONSTRUCTION PURPOSES

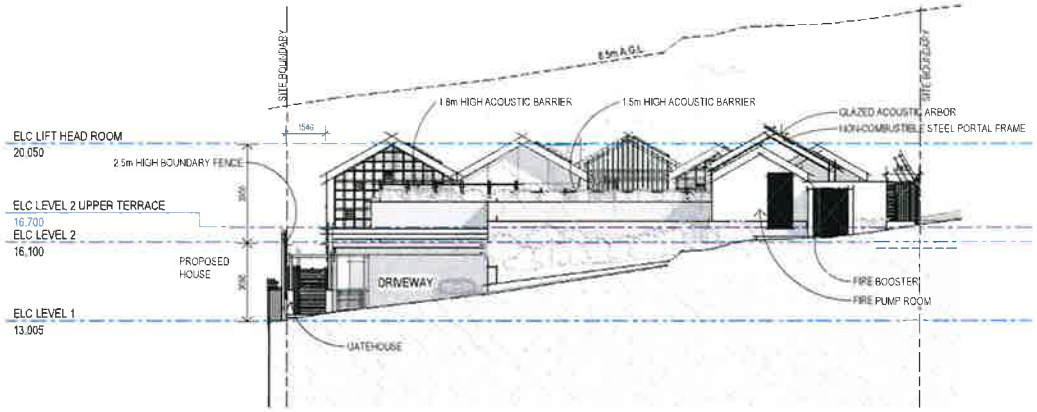
6/09/2018 10:59:18 AM

LEGEND

CBF-1200	FENCE - COLORBOND 1200H
CBF-1800	FENCE - COLORBOND 1800H
CFC-1	CFC CLADDING - TYPE 1
FB-RF1	FACE BLOCKWORK RENDERED FINISH - TYPE 1
FBK-1	FACE BRICKWORK - TYPE 1
FC-L	LINER FIBRE CEMENT CLADDING
MRS-1	METAL ROOF SHEETING
ST-1	FACE SANDSTONE



A ELC - NORTH ELEVATION
Scale 1 : 100



C ELC - EAST ELEVATION
Scale 1 : 100

AMENDMENTS

Issue	Date	Subject	Issued by
A	08/05/17	TOWN PLANNING CK SET	SM
B	18/10/17	PEER REVIEW CK SET	SM
C	27/04/18	ISSUE FOR COORDINATION	SM

Avenues EARLY LEARNING CENTRE

SV A- 04.01.17
DRAWN DATE

SV
PROJECT ARCHITECT DATE

SV
AUTHORISED FOR ISSUE DATE

NEW EARLY LEARNING CENTRE & RESIDENCE

for
AVENUES EARLY LEARNING
at
12 SHIRLEY ROAD,
WOLLSTONECRAFT NSW

ELC BUILDING ELEVATIONS - SHEET 1

1 : 100 A1 SIZE

263 SD / A04.01 C

architecture
interior design
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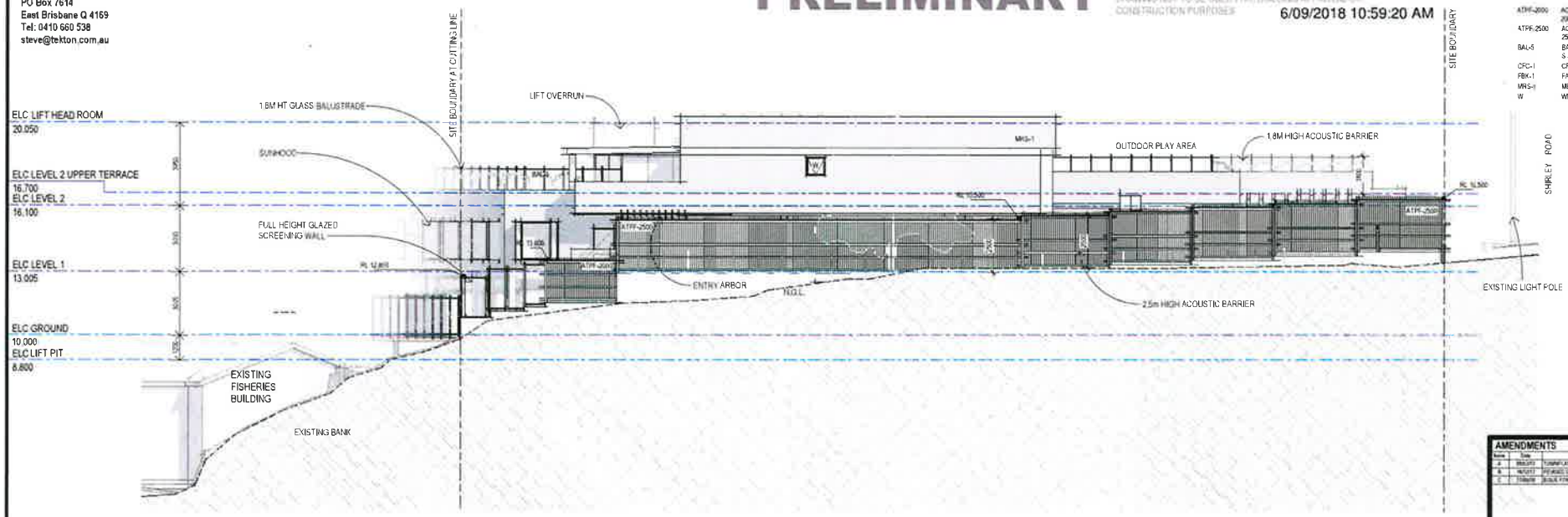
PRELIMINARY

DEVELOPMENT APPLICATION SET
DRAWINGS NOT TO BE USED FOR BUILDING APPROVAL OR CONSTRUCTION PURPOSES

6/09/2018 10:59:20 AM

LEGEND

ATPF-2000	ACOUSTIC FENCE - TIMBER PALING 2000H
ATPF-2500	ACOUSTIC FENCE - TIMBER PALING 2500H
BAL-S	BALUSTRADE - 1.8M HEIGHT GLASS - S.S. POSTS
CFC-1	CFC CLADDING - TYPE 1
FBK-1	FACE BRICKWORK - TYPE 1
MRS-1	METAL ROOF SHEETING
W	WINDOW



D ELC - SOUTH ELEVATION
Scale 1 : 100

E CHILDCARE - WEST ELEVATION
Scale 1 : 100

AMENDMENTS

Name	Date	Subject	Issued by
A	06/12/17	TOWN PLANNING DA SET	SM
B	14/12/17	REVISED DA SET	SM
C	7/06/18	ISSUE FOR COORDINATION	SM

Avenues EARLY LEARNING CENTRE

SV A~ (DRAWN)	04.01.17 (DATE)
SV (PROJECT ARCHITECT)	DATE
SV (AUTHORISED FOR ISSUE)	DATE

NEW EARLY LEARNING CENTRE & RESIDENCE

for
AVENUES EARLY LEARNING
at
12 SHIRLEY ROAD,
WOLLSTONECRAFT NSW

ELC BUILDING ELEVATIONS - SHEET 2

1 : 100	A1 SIZE	
263	SD / A04.02	C

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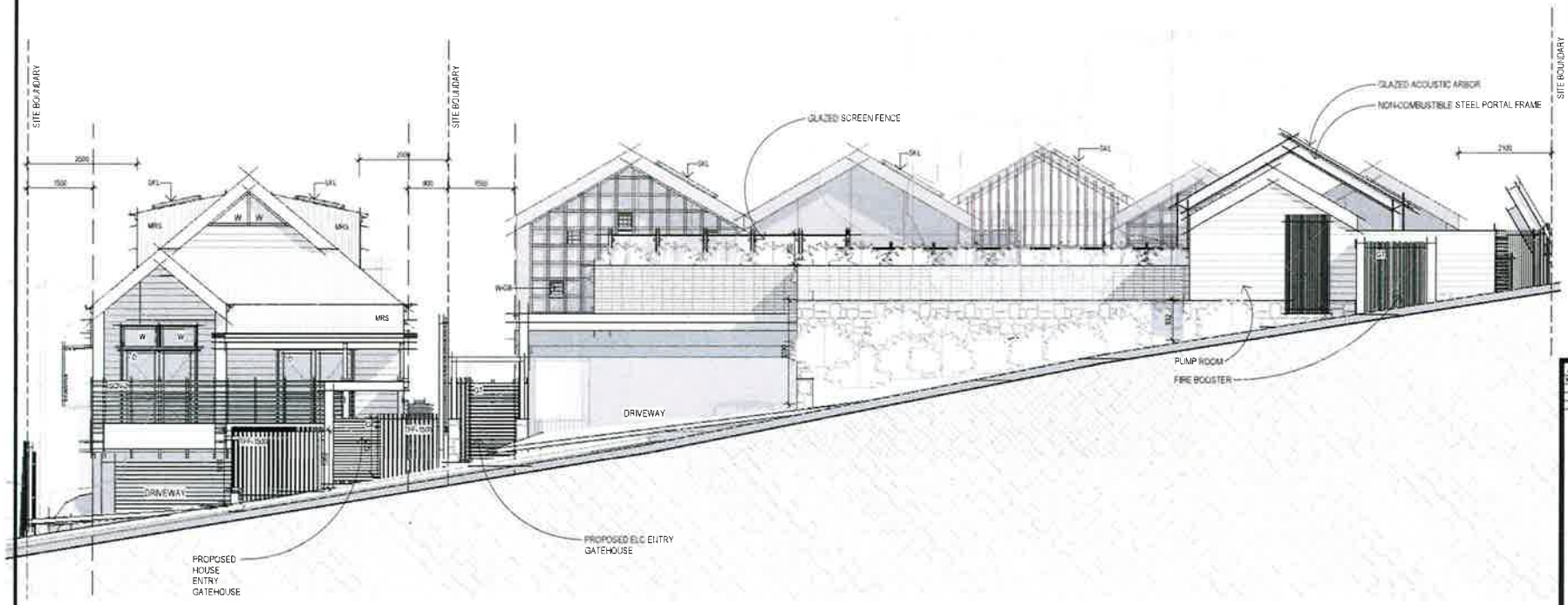
PRELIMINARY

DEVELOPMENT APPLICATION SET
DRAWINGS NOT TO BE USED FOR BUILDING APPROVAL OR CONSTRUCTION PURPOSES

6/09/2018 10:59:23 AM

LEGEND

CFC-1	CFC CLADDING - TYPE 1
D	DOOR
FBK-1	FACE BRICKWORK - TYPE 1
FC-L	LINEA FIBRE CEMENT CLADDING
G1	
MRS	METAL ROOF SHEETING
SCN-2	SCREEN - TIMBER POSTS + TOP RAIL S S WIRES MINORB BOTTOM PANEL
SKL	SKYLIGHT
ST-1	FACE SANDSTONE
TPF-1500	
W	WINDOW
W-GB	GLASS BLOCK WINDOW



1 STREET ELEVATION
Scale 1 50

AMENDMENTS

Issue	Date	Amendment	Issued By
A	10/05/17	TOWN PLANNING DA SET	SM
B	19/10/17	REVISED DA SET	SM
C	17/04/18	MINOR TYPE COORDINATION	SM

Avenues EARLY LEARNING CENTRE

Author 02-07-17
DRAWN DATE

Checker
PROJECT ARCHITECT DATE

Approver
AUTHORISED FOR ISSUE DATE

NEW EARLY LEARNING CENTRE & RESIDENCE

for
AVENUES EARLY LEARNING
at
12 SHIRLEY ROAD, WOLLSTONECRAFT NSW

STREET ELEVATION

1 : 50 A1 SIZE

263 SD / A04.03 C

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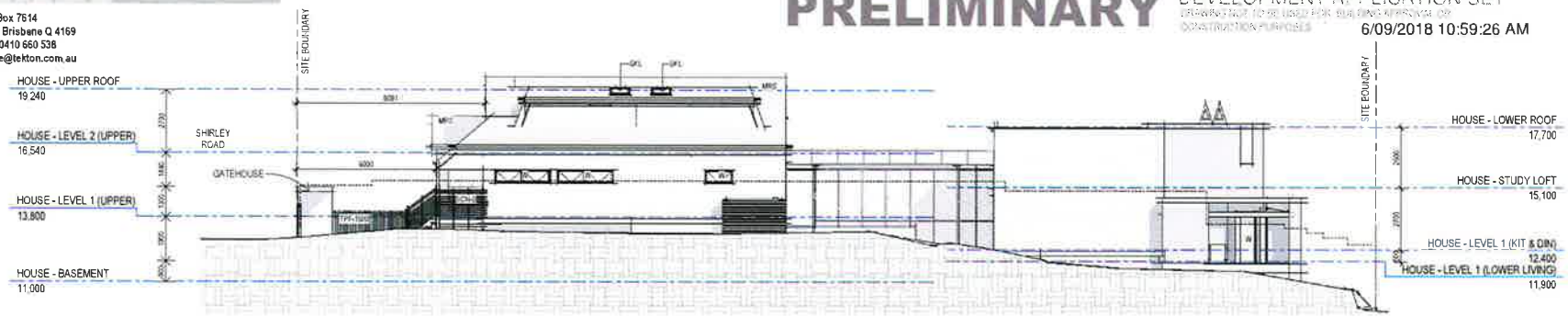
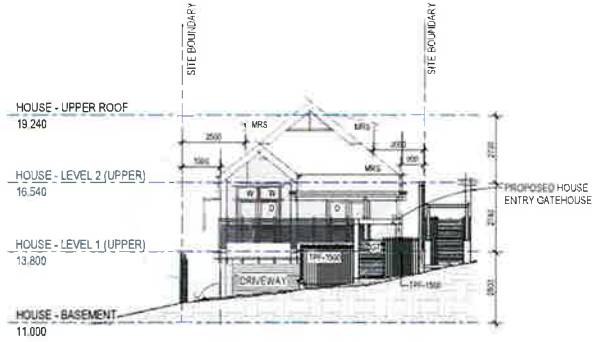
PRELIMINARY

DEVELOPMENT APPLICATION SET
NOT TO BE USED FOR BUILDING APPROVAL OR CONSTRUCTION PURPOSES

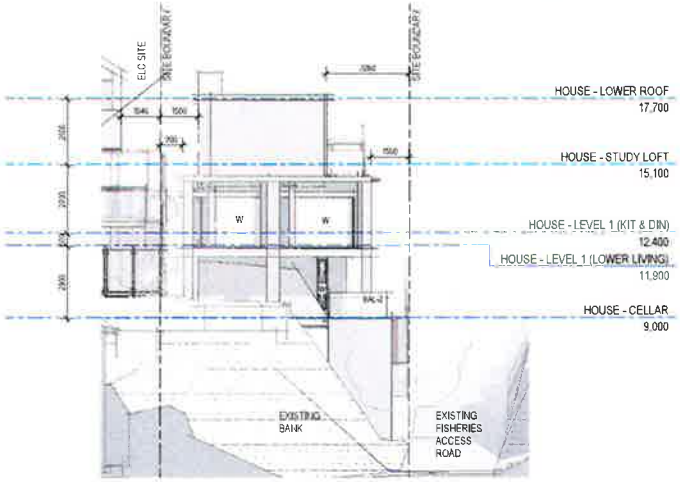
6/09/2018 10:59:26 AM



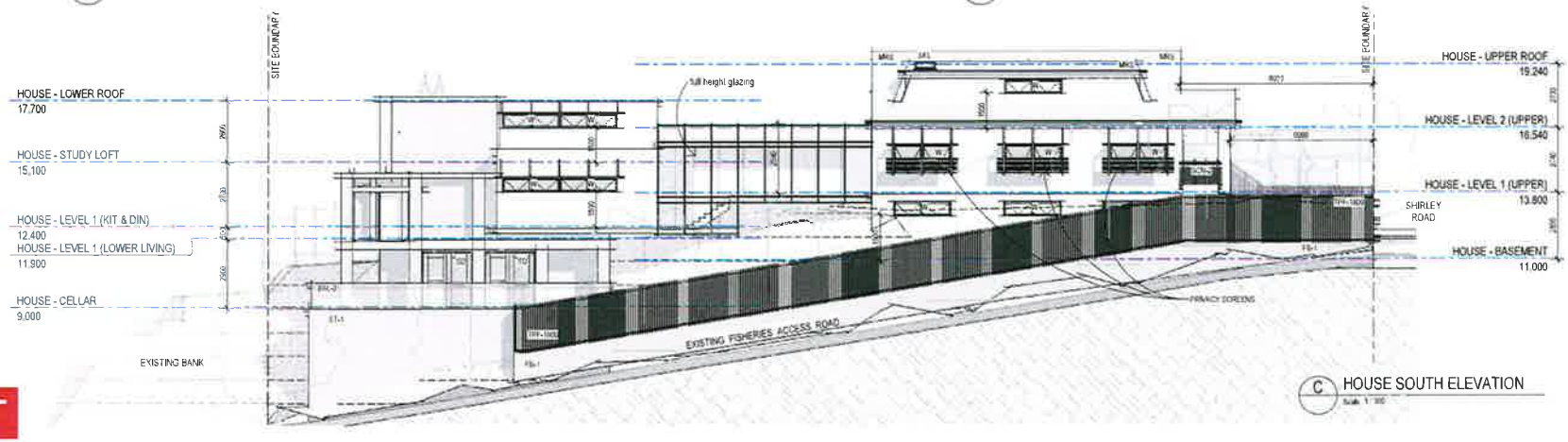
A HOUSE NORTH ELEVATION
Scale 1 : 100



B HOUSE EAST ELEVATION
Scale 1 : 100



D HOUSE WEST ELEVATION
Scale 1 : 100



C HOUSE SOUTH ELEVATION
Scale 1 : 100

LEGEND

BAL-2	BALUSTRADE - FRAMELESS GLASS & HANDRAIL
D	DOOR
FB-1	FACE BLOCKWORK - TYPE 1
FC-L	LINEA FIBRE CEMENT CLADDING
GT	
MRS	METAL ROOF SHEETING
SCN-2	SCREEN - TIMBER POSTS + TOP RAIL S.S. WIRES. MIRRORS BOTTOM PANEL
SD	SOAP DISPENSER
SKL	SKYLIGHT
ST-1	FACE SANDSTONE
TPF-1500	
TPF-1800	FENCE - TIMBER PALING 1800H
W	WINDOW

AMENDMENTS

Issue	Date	Subject	Issued by
A	19/05/17	COMPLIANCE DA SET	SM
B	16/10/17	REVISED DA SET	SM
C	27/04/18	ISSUE FOR COORDINATION	SM

Avenues EARLY LEARNING CENTRE

SV & ~ DRAWN	04.01.17 DATE
SV PROJECT ARCHITECT	DATE
SV AUTHORISED FOR ISSUE	DATE

NEW EARLY LEARNING CENTRE & RESIDENCE

for
AVENUES EARLY LEARNING

at
12 SHIRLEY ROAD,
WOLLSTONECRAFT NSW

HOUSE - BUILDING ELEVATIONS

1 : 100	A1 SIZE	
263	SD / A04.10	C

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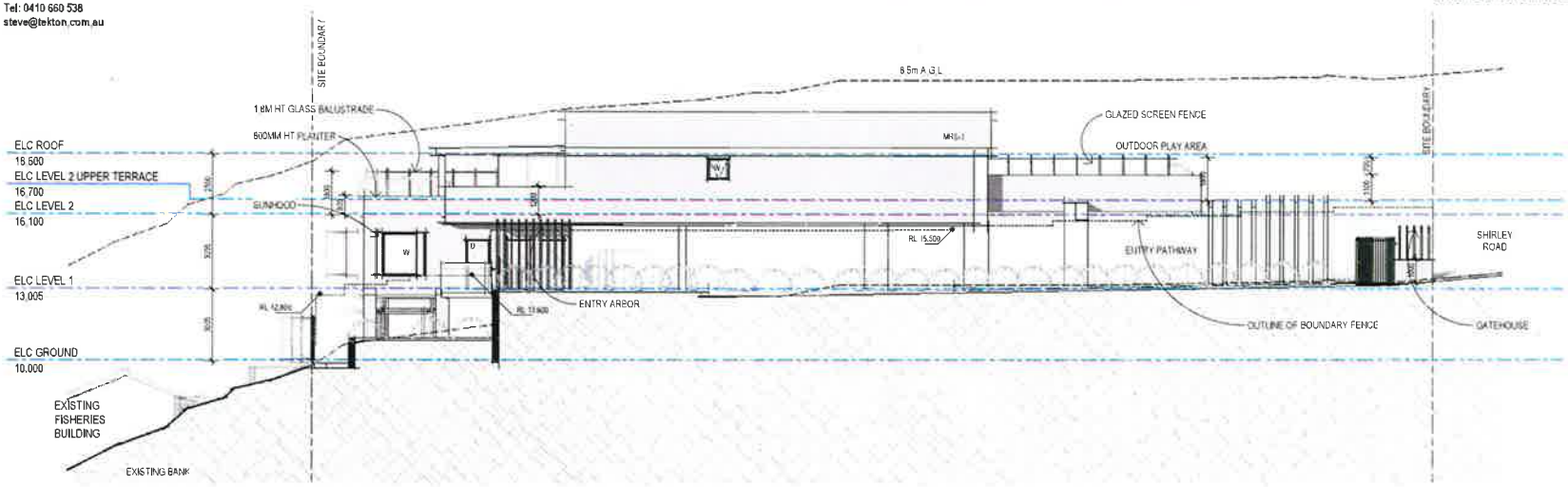
PRELIMINARY

DEVELOPMENT APPLICATION SET
DRAWINGS NOT TO BE USED FOR BUILDING APPROVAL OR CONSTRUCTION PURPOSES

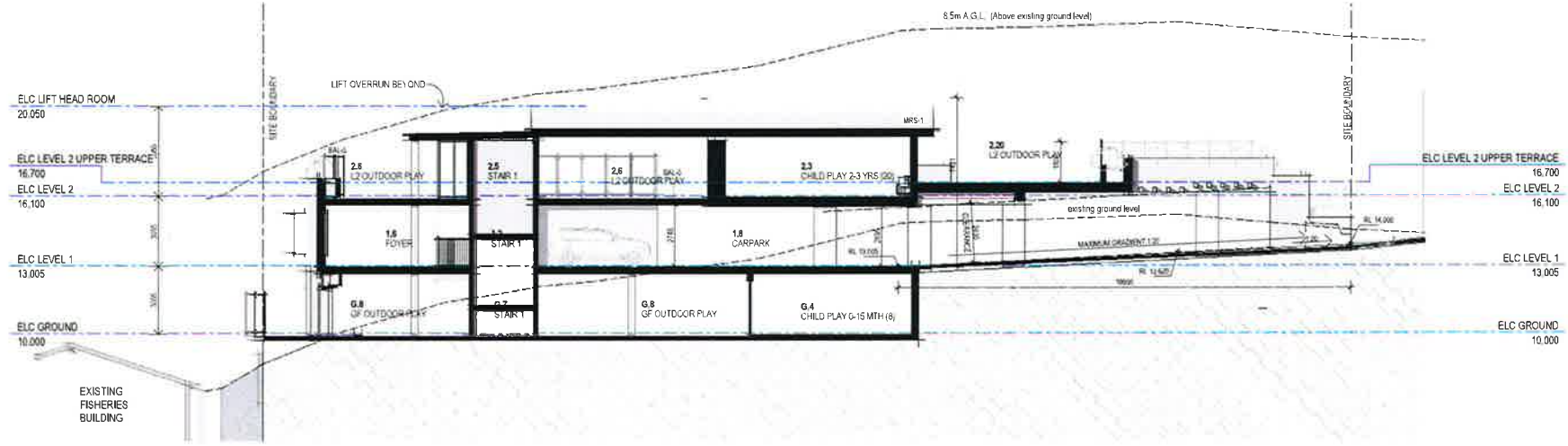
6/09/2018 10:59:28 AM

LEGEND

BAL-S	BALUSTRADE - 1.8M HEIGHT GLASS + S.S. POSTS
CFC-1	CFC CLADDING - TYPE 1
D	DOOR
FBX-1	FACE BRICKWORK - TYPE 1
MRS-1	METAL ROOF SHEETING
ST-1	FACE SANDSTONE
W	WINDOW



1 ELC BUILDING SECTION 1
A02.01 Scale 1 : 100



2 ELC BUILDING SECTION 2
A02.01 Scale 1 : 100

AMENDMENTS

Issue	Date	Subject	Drawn By
A	09.01.17	TOWN PLANNING DA SET	SM
B	16.02.17	REVISED DA SET	SM
C	17.04.18	ISSUE FOR COORDINATION	SM

Avenues EARLY LEARNING CENTRE

SM A~CL (DRAWN)	04.01.17 (DATE)
SM (PROJECT ARCHITECT)	DATE
SM (AUTHORISED FOR ISSUE)	DATE

NEW EARLY LEARNING CENTRE & RESIDENCE

for
AVENUES EARLY LEARNING
at
12 SHIRLEY ROAD,
WOLLSTONECRAFT NSW

ELC BUILDING SECTIONS - SHEET 1

1 : 100	A1 SIZE	
263	SD / A05.01	C

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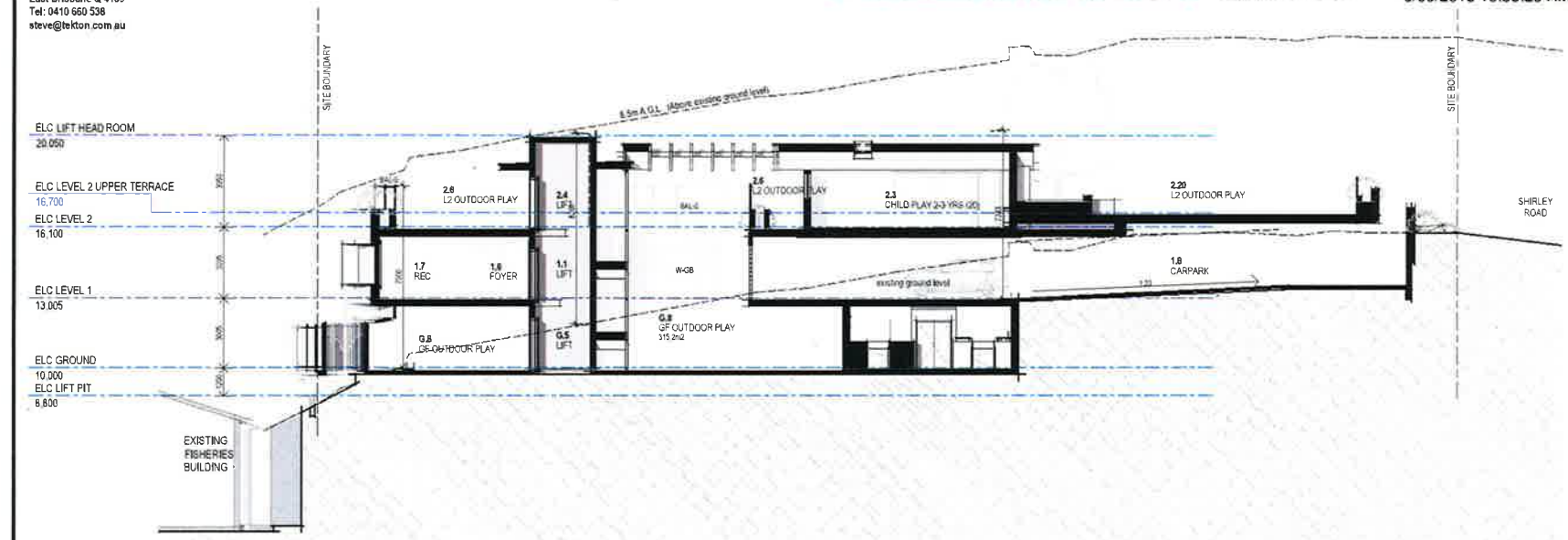
PRELIMINARY

DEVELOPMENT APPLICATION SET
DRAWING NOT TO BE USED FOR BUILDING APPROVAL OR CONSTRUCTION PURPOSES

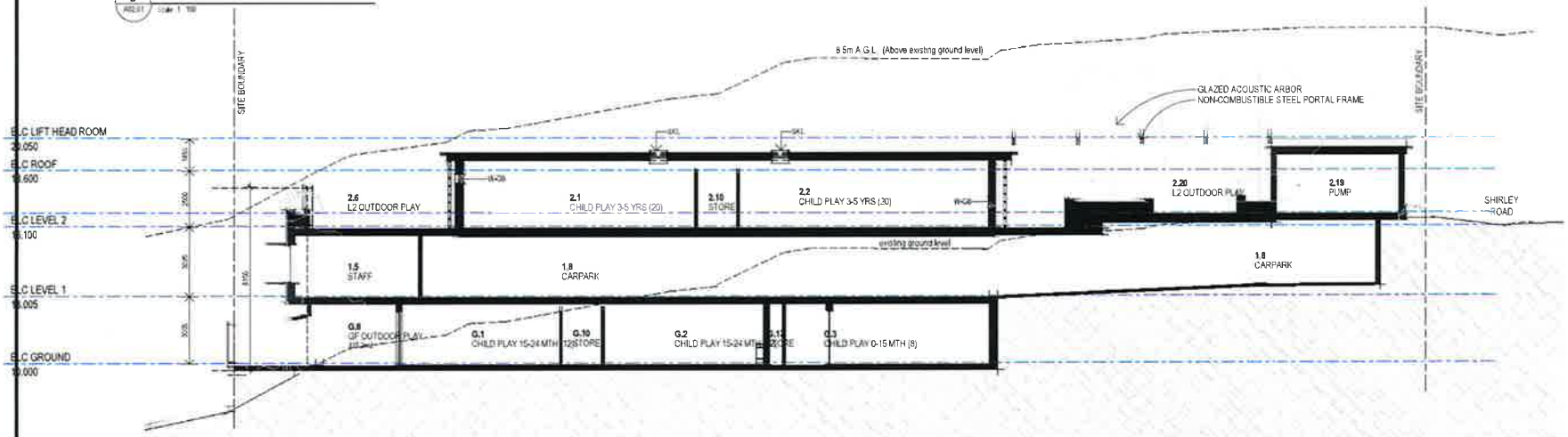
6/09/2018 10:59:29 AM

LEGEND

BAL-S	BALUSTRADE - 1.8M HEIGHT GLASS + S.S. POSTS
SKL	SKYLIGHT
W-GB	GLASS BLOCK WINDOW



3 ELC BUILDING SECTION 3
A03.01 Scale 1 : 100



4 ELC BUILDING SECTION 4
A03.01 Scale 1 : 100

AMENDMENTS

Issue	Date	Subject	Issued by
A	06/03/17	TOWN PLANNING DA SET	SM
B	16/10/17	REVISED DA SET	SM
C	27/04/18	ISSUE FOR COORDINATION	SM

Avenues EARLY LEARNING CENTRE

SV A~ CL	04.01.17
DRAWN	DATE
SV	
PROJECT ARCHITECT	DATE
SV	
AUTHORISED FOR ISSUE	DATE

NEW EARLY LEARNING CENTRE & RESIDENCE

for
AVENUES EARLY LEARNING
at
12 SHIRLEY ROAD, WOLLSTONECRAFT NSW

ELC BUILDING SECTIONS - SHEET 2

1 : 100 A1 SIZE

263	SD / A05.02	C

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interior design
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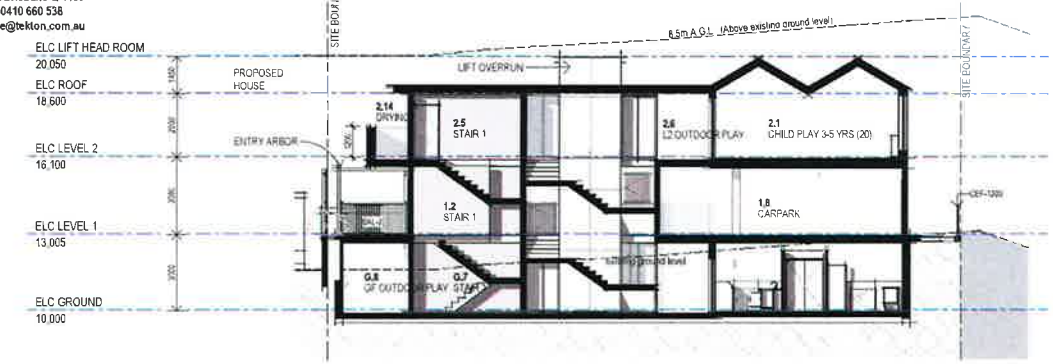
PRELIMINARY

DEVELOPMENT APPLICATION SET
DRAWING NOT TO BE USED FOR BUILDING APPROVAL OR CONSTRUCTION PURPOSES

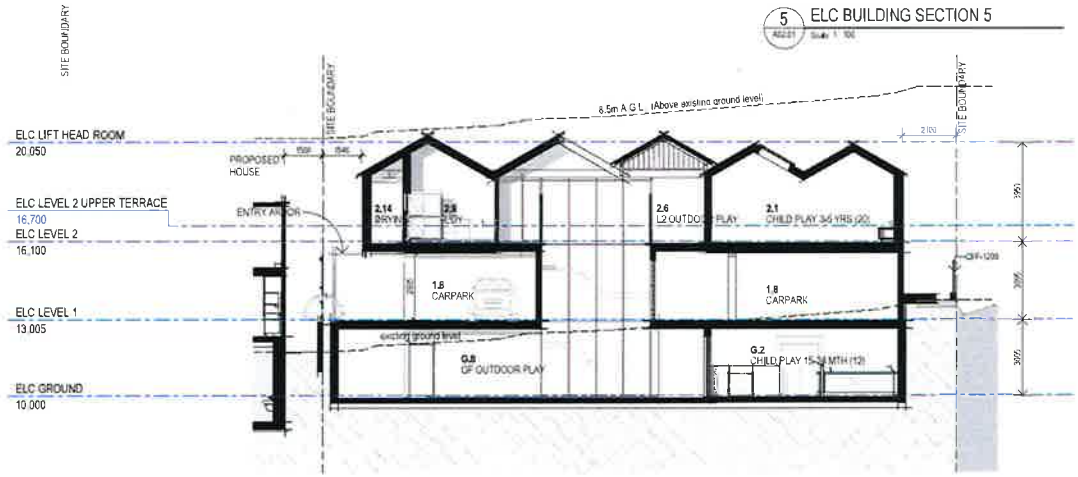
6/09/2018 10:59:30 AM

LEGEND

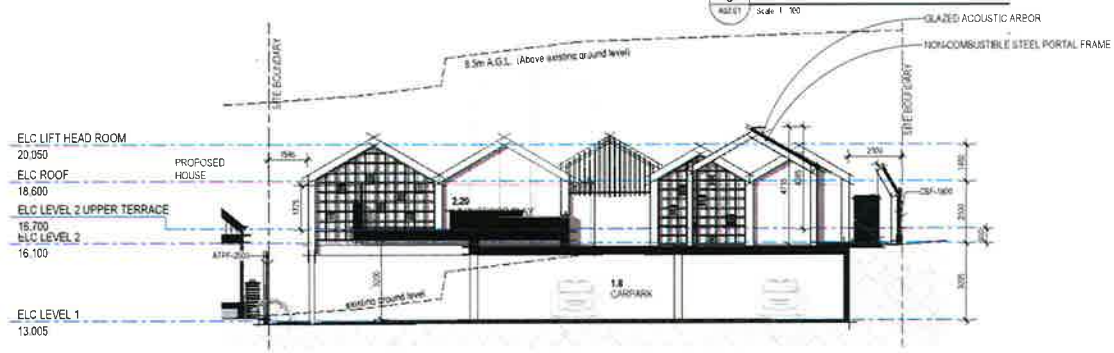
ATPF-2500	ACOUSTIC FENCE - TIMBER PALING 2500H
BAL-2	BALUSTRADE - FRAMELESS GLASS & HANDRAIL
CBF-1200	FENCE - COLORBOND 1200H
CBF-1800	FENCE - COLORBOND 1800H



5 ELC BUILDING SECTION 5
A02.01 Scale 1 : 100



6 ELC BUILDING SECTION 6
A02.01 Scale 1 : 100



7 ELC BUILDING SECTION 7
A02.01 Scale 1 : 100

AMENDMENTS

Issue	Date	Subject	Issued by
A	[illegible]	[illegible]	SM
B	[illegible]	[illegible]	SM
C	[illegible]	[illegible]	SM

Avenues EARLY LEARNING CENTRE

SV/A~CL DRAWN	04.01.17 DATE
SV PROJECT ARCHITECT	DATE
SV AUTHORISED FOR ISSUE	DATE

NEW EARLY LEARNING CENTRE & RESIDENCE

for
AVENUES EARLY LEARNING

at
12 SHIRLEY ROAD,
WOLLSTONECRAFT NSW

ELC BUILDING SECTIONS - SHEET 3

1 : 100	A1 SIZE

263	SD / A05.03	C

architecture
interior design
site planning
tektōn consulting

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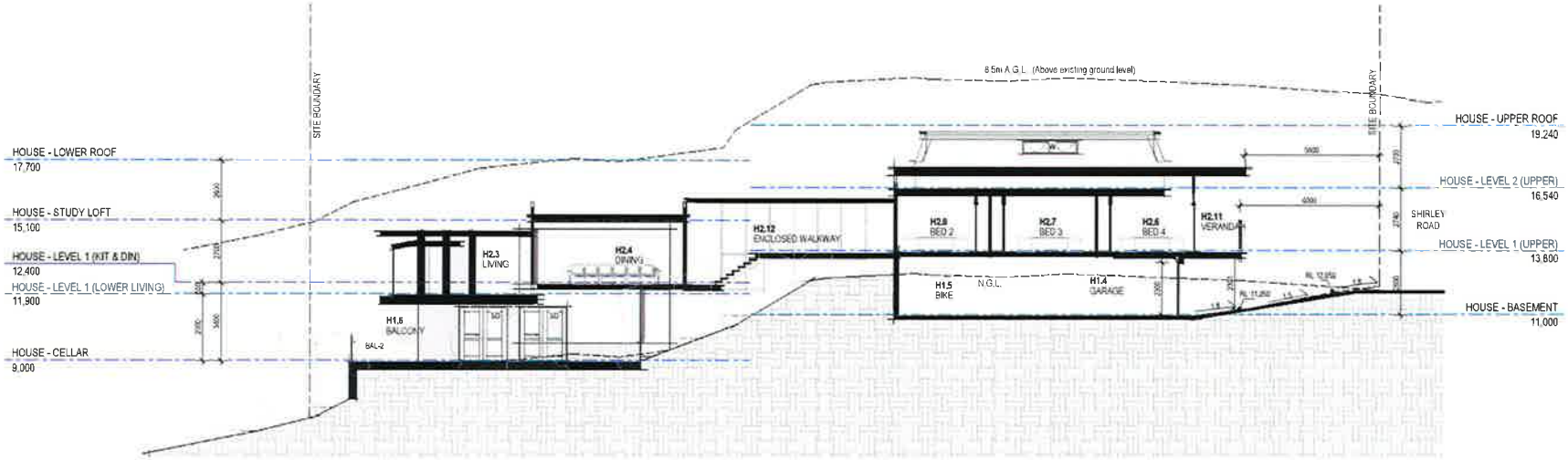
PRELIMINARY

DEVELOPMENT APPLICATION SET
DRAWING NOT TO BE USED FOR BUILDING APPROVAL OR CONSTRUCTION PURPOSES

6/09/2018 10:59:32 AM

LEGEND

ATPF-2500	ACOUSTIC FENCE - TIMBER PALING 2500H
BAL-2	BALUSTRADE - FRAMELESS GLASS & HANDRAIL
BAL-5	BALUSTRADE - 1.8M HEIGHT GLASS + S.S. POSTS
FC-L	LINEA FIBRE CEMENT CLADDING
SD	SOAP DISPENSER
ST-1	FACE SANDSTONE
TPF-1500	
W	WINDOW



1 HOUSE BUILDING SECTION 1
A02.01 Scale 1 : 100

2 HOUSE BUILDING SECTION 2
A02.01 Scale 1 : 100

AMENDMENTS

Issue	Date	Subject	Issued by
A	04/01/17	COMMENCEMENT SET	SW
B	14/02/17	REVISED DA SET	SW
C	17/04/18	ISSUE FOR COORDINATION	SW

Avenues EARLY LEARNING CENTRE

SV A-1 DRAWN	04.01.17 DATE
SV PROJECT ARCHITECT	DATE
SV AUTHORISED FOR ISSUE	DATE

NEW EARLY LEARNING CENTRE & RESIDENCE

for
AVENUES EARLY LEARNING
at
12 SHIRLEY ROAD,
WOLLSTONECRAFT NSW

HOUSE BUILDING SECTIONS

1 : 100	A1 SIZE	
263	SD / A05.10	C

architecture
interior design
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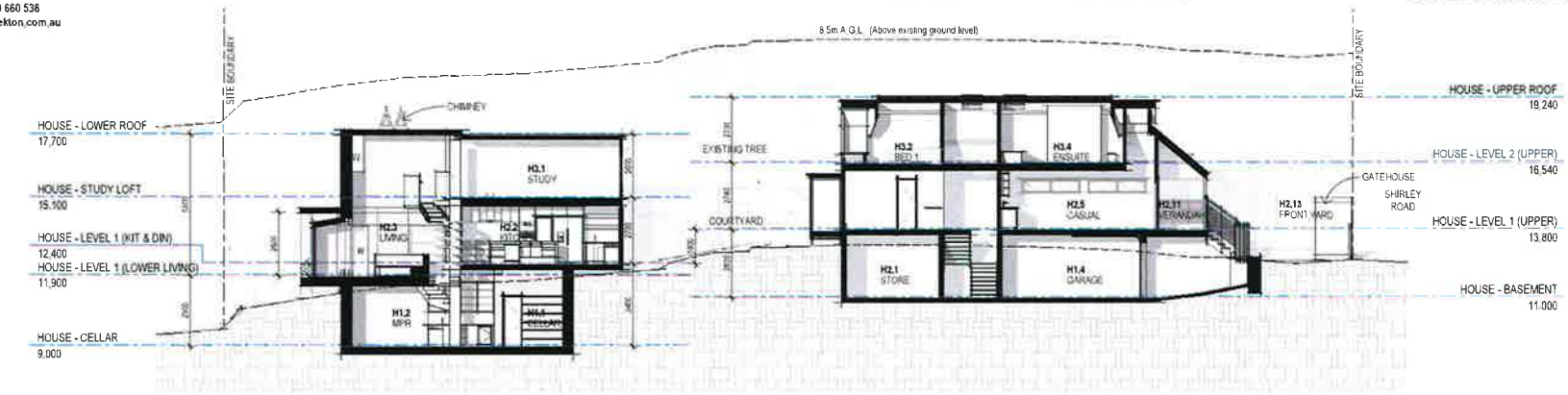
PRELIMINARY

DEVELOPMENT APPLICATION SET
DRAWING NOT TO BE USED FOR BUILDING APPROVAL OR CONSTRUCTION PURPOSES

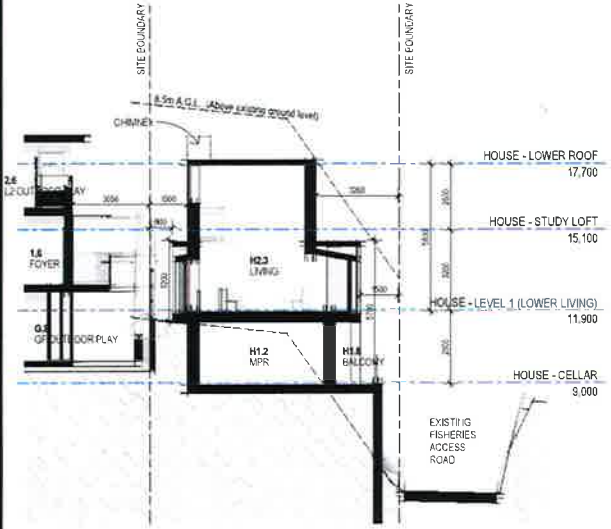
6/09/2018 10:59:34 AM

LEGEND

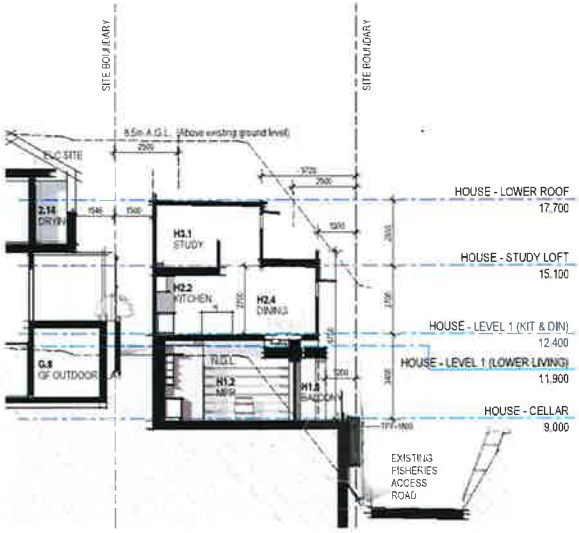
ATPF-2500	ACOUSTIC FENCE - TIMBER PALING 2500H
TPF-1800	FENCE - TIMBER PALING 1800H
W	WINDOW



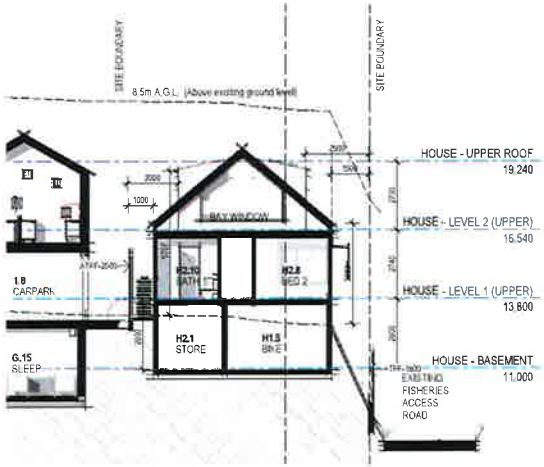
3 HOUSE BUILDING SECTION 3
A02.01 Scale 1 : 100



1 HOUSE BUILDING SECTION 4
A02.01 Scale 1 : 100



4 HOUSE BUILDING SECTION 5
A02.01 Scale 1 : 100



5 HOUSE BUILDING SECTION 6
A02.01 Scale 1 : 100

AMENDMENTS

Issue	Date	Subject	Issued by
A	06/06/17	TOWN PLANNING DA SET	SM
B	19/12/17	REVISED DA SET	SM
C	7/06/18	ISSUE FOR COORDINATION	SM

Avenues EARLY LEARNING CENTRE

SV A- DRAWN	04/01/17 DATE
SV PROJECT ARCHITECT	DATE
SV AUTHORISED FOR ISSUE	DATE

NEW EARLY LEARNING CENTRE & RESIDENCE

for AVENUES EARLY LEARNING
at 12 SHIRLEY ROAD, WOLLSTONECRAFT NSW

HOUSE BUILDING SECTIONS

1 : 100	A1 SIZE	
263	SD / A05.11	C

LEGEND

- SITE BOUNDARY
- EXISTING PROPERTY BOUNDARY
- PROPOSED PROPERTY BOUNDARY
- EXISTING CONTOURS (AT 0.50m INTERVALS)
- BULK EARTHWORKS CONTOURS (AT 0.10m INTERVALS)
- PROPOSED RETAINING WALL
- PROPOSED CHANGE OF GRADE LINE
- EXISTING TOP OF BATTER
- EXISTING RETAINING WALL
- ExS — EXISTING SEWERAGE
- ExSW — EXISTING STORMWATER
- ExW — EXISTING WATER
- ExT — EXISTING TELSTRA
- ExE — EXISTING ELECTRICITY
- ExF — EXISTING FUEL LINE
- EXTENT OF EXCAVATION
- EXTENT OF FILLING
- XX.XXm — EARTHWORKS SURFACE ELEVATION LABEL
- XX.XXm — EXISTING SURFACE ELEVATION LABEL
- X.XXH — PROPOSED RETAINING WALL HEIGHT

EARTHWORKS VOLUMES

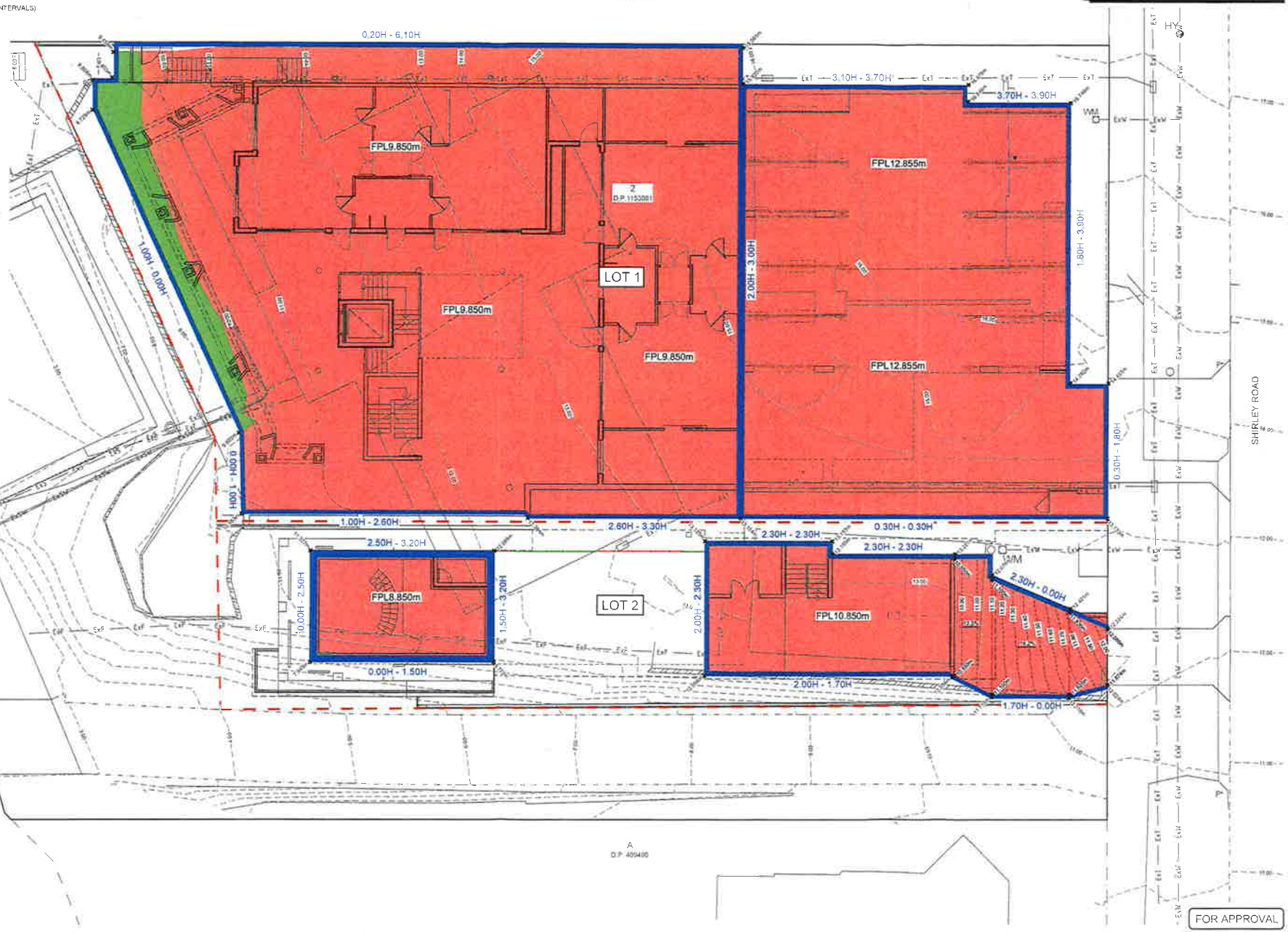
PRELIMINARY EARTHWORKS CALCULATIONS (BASED ON DESIGN LEVELS SHOWN ON THIS PLAN) GIVE APPROXIMATE VALUES OF:

CUT = 3305m³
FILL = 10m³

EARTHWORKS LEVELS

1. PRELIMINARY EARTHWORKS VOLUMES AND LEVELS BASED ON SLAB THICKNESS OF 150mm. REFER STRUCTURAL DESIGN DRAWINGS AT DETAILED DESIGN STAGE FOR FINAL PAD THICKNESS.
2. ALL RETAINING WALL HEIGHTS ARE TO EARTHWORKS SURFACE LEVELS AND TO NEAREST 100mm HEIGHT.

NOTE:
THE ORIGINAL OF THIS DRAWING WAS PRODUCED USING COLOUR SEPARATION FOR GREATER CLARITY. WORKING WITH A BLACK AND WHITE COPY MAY CAUSE ERRORS. IF THIS DRAWING IS NOT IN COLOUR THEN YOU DO NOT HAVE THE CORRECT PRESENTATION AND SHOULD CONTACT INERTIA ENGINEERING ON (07) 3857 7868.



FOR APPROVAL

REV	DESCRIPTION	DATE	DRAWN	APPROVED
02	FOR APPROVAL	12.07.18	IE	
01	FOR APPROVAL	14.03.18	IE	

NORTH POINT

ARCHITECT: TEKTON CONSULTING

CLIENT: AVENUES EARLY LEARNING

Inertia

SCALE BARS: SCALE 1:100 @ A1

PROJECT: PROPOSED DEVELOPMENT 12 SHIRLEY ROAD, WOLLSTONECROFT, NSW, 2065.

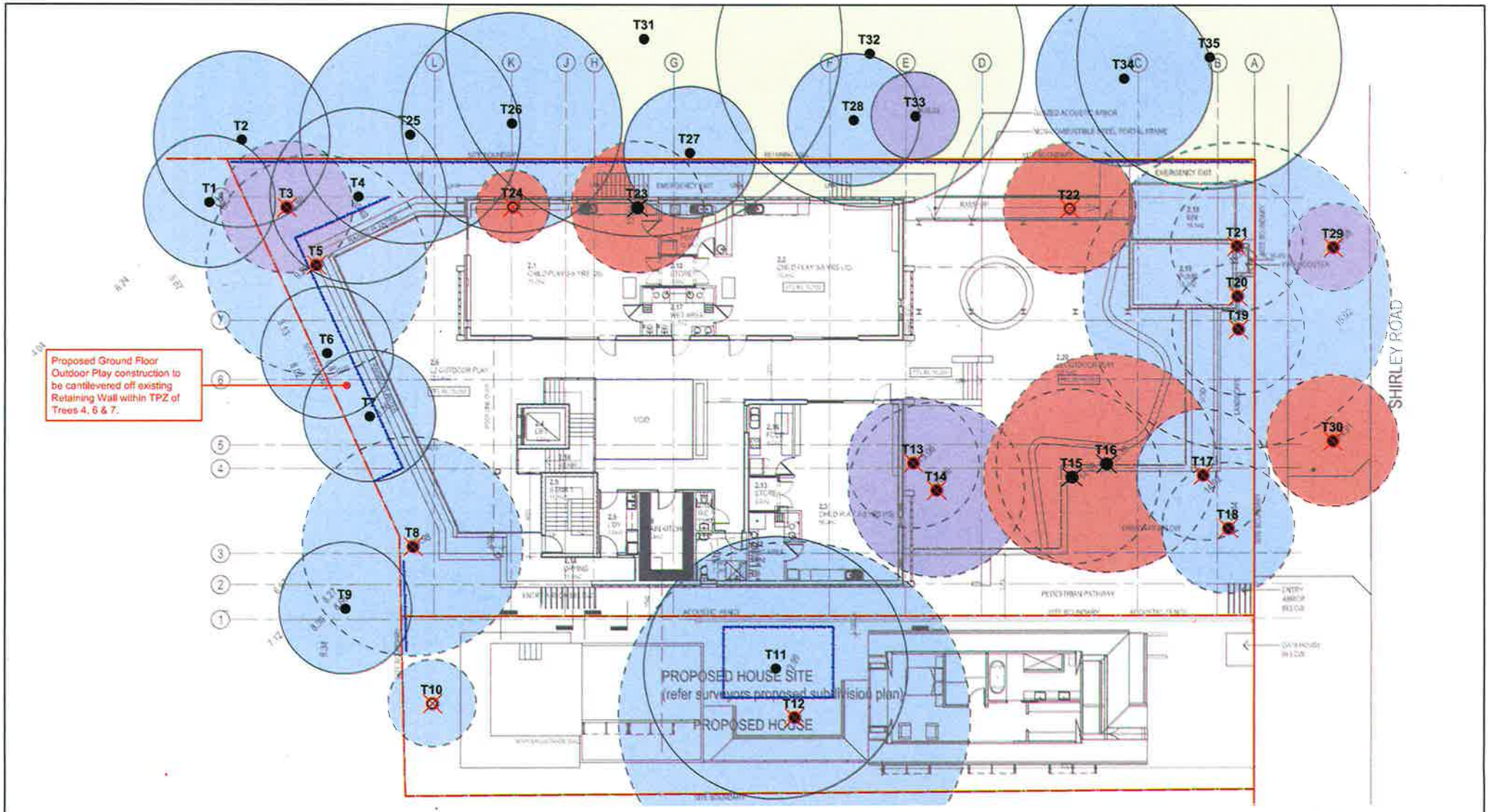
DRAWING TITLE: CONCEPT EARTHWORKS LAYOUT PLAN

DESIGNED: HRWST | APPROVED | REFER No

JOB No: 7981

DWG No: SK007

REVISION: 02



TREE WISE MEN
AUSTRALIA PTY LTD

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131 Fuller Street Narrabeen NSW 2101
Phone +61 2 9981 5219 Fax +61 9971 0881
treewise@treewisemen.com.au
www.treewisemen.com.au

LEGEND

Site boundary:	
Tree number with trunk as plotted on Site Survey:	T27 ●
Tree number with trunk not plotted on Site Survey (approximate location shown):	T10 ○
Protective fencing:	

©Retention Index:

©Retention Value A TPZ:	
©Retention Value B TPZ:	
©Retention Value C TPZ:	
©Retention Value D TPZ:	

Dead, dying or dangerous trees or noxious weeds to be removed irrespective of proposed development:	
Trees requiring removal to facilitate development:	

TITLE:	©TREE PROTECTION PLAN		
CLIENT:	Avenues Early Learning Centre		
PROJECT:	Early Learning Centre & Residential Dwelling 12 Shirley Road, Wollstonecraft		
DRAWING NO:	2508TPP SHT 1 OF 2		
DRAWN BY:	MH		
BASED ON:	New Early Learning Centre & Residence for Avenues Early Learning. Existing Site and Demolition Plan. Project 263. DWG SD / A01.01. Issue B dated 04/01/17 & New Early Learning Centre & Residence for Avenues Early Learning. FFL Floor Plan - level 2. Project 263. DWG SD / A01.01. Issue B dated 04/01/17		
DATE:	24/04/2018		
REV:	A	REV DATE:	19/04/2018
SCALE:	1:200@A3		

0 2 5 10

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interior design
site planning

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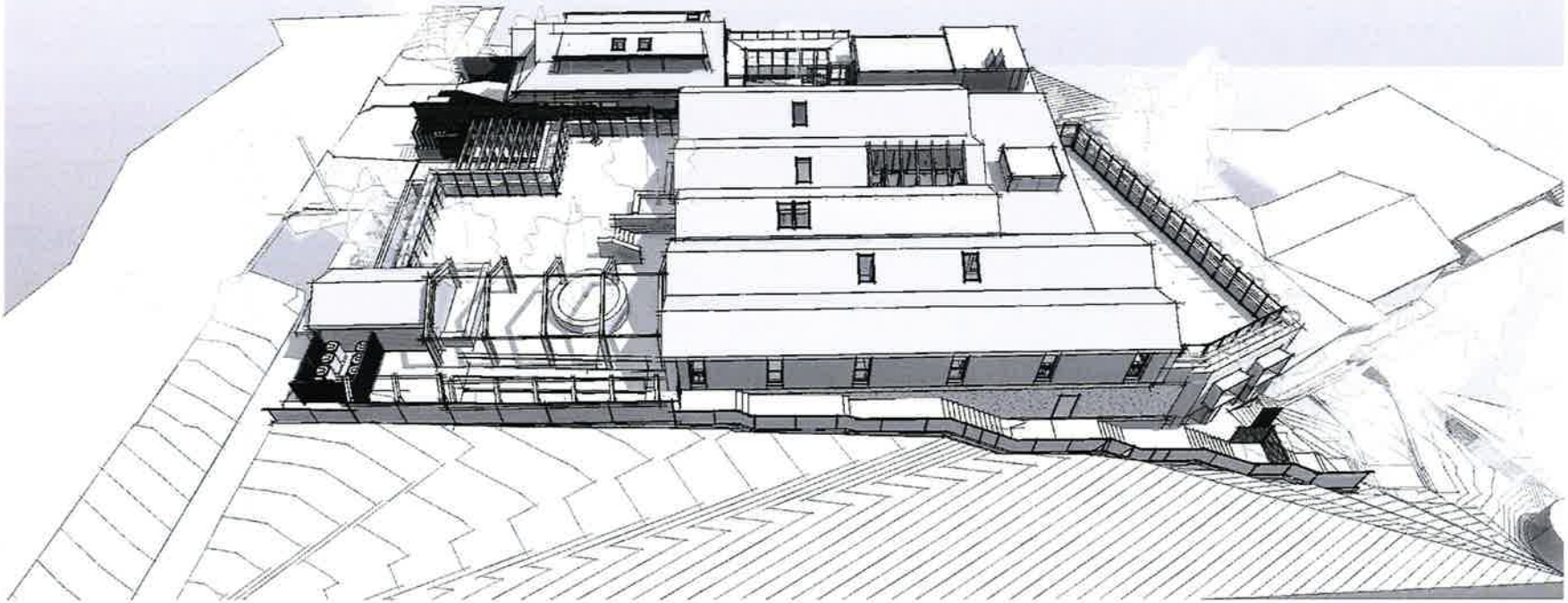
PRELIMINARY

DEVELOPMENT APPLICATION SET
DRAWING NOT TO BE USED FOR: BUILDING APPROVAL OR CONSTRUCTION PURPOSES

13/07/2018 10:10:25 AM



AMENDMENTS

Issue	Date	Detail	Issued by
A	[illegible]	TOWN PLANNING DA SET	SM
B	[illegible]	REVISED DA SET	SM
C	[illegible]	ISSUE FOR COORDINATION	SM

Avenues EARLY LEARNING CENTRE

SM/AH	04/01/17
DRAWN	DATE
SM	
PROJECT ARCHITECT	DATE
SM	
AUTHORISED FOR ISSUE	DATE

NEW EARLY LEARNING CENTRE & RESIDENCE

for
AVENUES EARLY LEARNING
at
12 SHIRLEY ROAD,
WOLLSTONECRAFT NSW

3D VIEW

SCALE: A1 SIZE

PROJECT NUMBER	DRAWING NUMBER	ISSUE
263	SD / A012.01	C

ABSA Australian Building Sustainability Association

Accreditation Period	2018-2019
Assessor Name	David Baggs
Assessor Number	20047
Assessor Signature	

HERS Assessments conducted within the accreditation period are part of the ABSA quality audit system

4.7
NATIONWIDE HOUSE ENERGY RATING SCHEME
72 MJ/m²
www.nathers.gov.au

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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PRELIMINARY

DEVELOPMENT APPLICATION SET
DRAWING NOT TO BE USED FOR, BUILDING APPROVAL OR CONSTRUCTION PURPOSES

13/07/2018 10:10:36 AM

ABSA
Australian Building Sustainability Association

Accreditation Period	2018-2019
Assessor Name	David Baggs
Assessor Number	20047
Assessor Signature	

HERS Assessments completed within the accreditation period are part of the ABSA quality audit system

4.7
NATIONWIDE HOUSE ENERGY RATING SCHEME
72 MJ/m²
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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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AMENDMENTS

Issue	Issued	Issued by
	TOWNPLANNING DA SET	SM
	REVISED DA SET	SM
	ISSUE FOR COORDINATION	SM

Avenues EARLY LEARNING CENTRE

SM/AH DRAWN	04/01/17 DATE
SM PROJECT ARCHITECT	DATE
SM AUTHORISED FOR ISSUE	DATE

NEW EARLY LEARNING CENTRE & RESIDENCE

for
AVENUES EARLY LEARNING
at
12 SHIRLEY ROAD,
WOLLSTONECRAFT NSW

3D VIEW

SCALE: A1 SIZE

263	SD / A012.03	C

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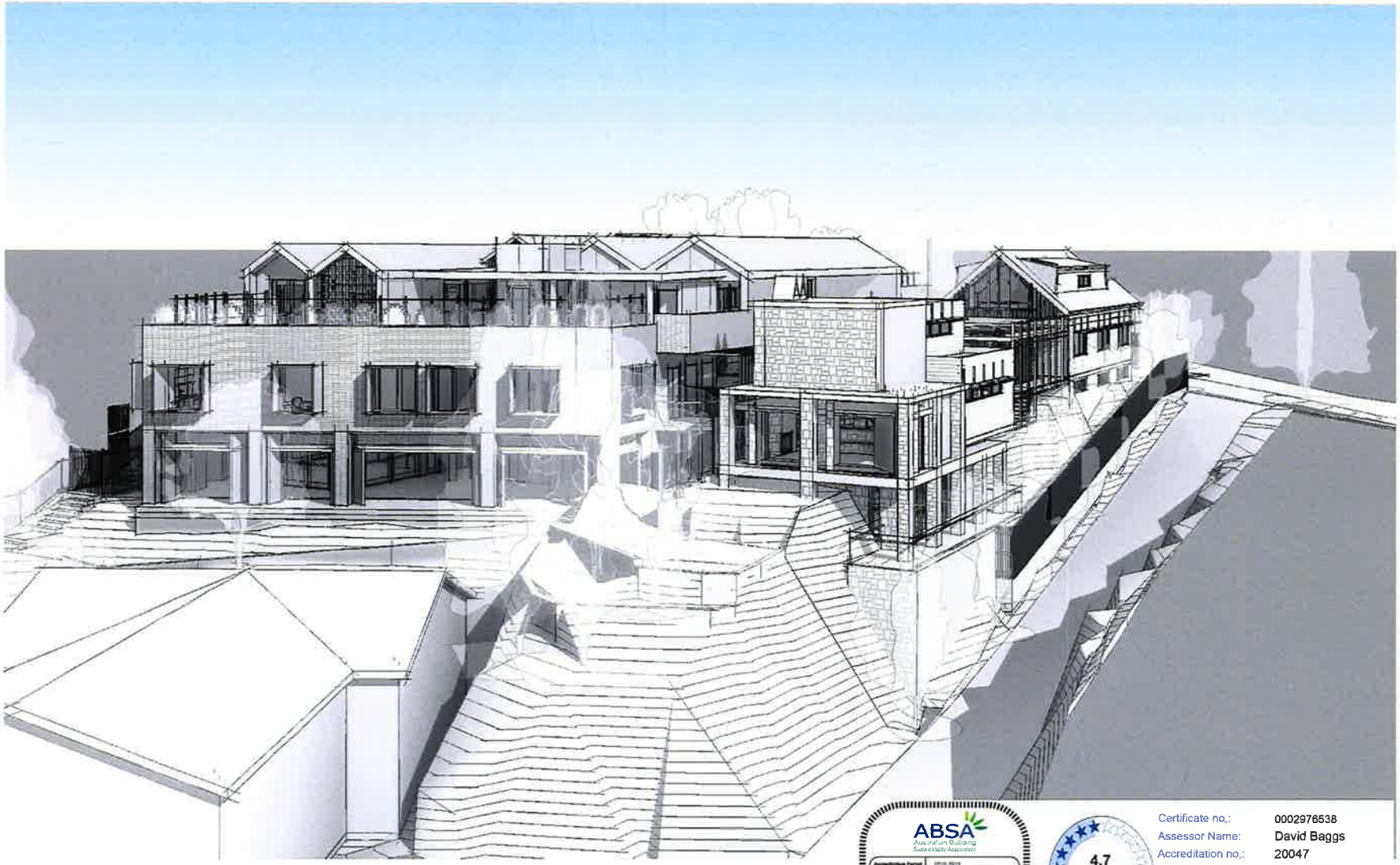
PRELIMINARY

DEVELOPMENT APPLICATION SET
DRAWING NOT TO BE USED FOR; BUILDING APPROVAL OR CONSTRUCTION PURPOSES

13/07/2018 10:10:48 AM



ABSA
Australian Building Sustainability Association

Accreditation Period	2018-2019
Assessor Name	David Baggs
Assessor Number	20047
Assessor Signature	

NBERS Assessments completed within the accreditation period are part of the ABSA quality audit system

4.7
NATIONWIDE HOUSE ENERGY RATING SCHEME
72 MJ/m²
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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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AMENDMENTS

Issue	Date	Subject	Issued by
A	19/01/17	TOWN PLANNING DA SET	SM
B	18/01/17	PRELIMINARY DA SET	SM
C	27/03/18	ISSUE FOR COORDINATION	SM

Avenues EARLY LEARNING CENTRE

SM/AH DRAWN	04/01/17 DATE
SM PROJECT ARCHITECT	DATE
SM AUTHORISED FOR ISSUE	DATE

NEW EARLY LEARNING CENTRE & RESIDENCE

for
AVENUES EARLY LEARNING
at
12 SHIRLEY ROAD,
WOLLSTONECRAFT NSW

3D VIEW

SCALE: A1 SIZE

PROJECT NUMBER	DRAWING NUMBER	ISSUE
263	SD / A012.05	C

architecture
interior design
site planning

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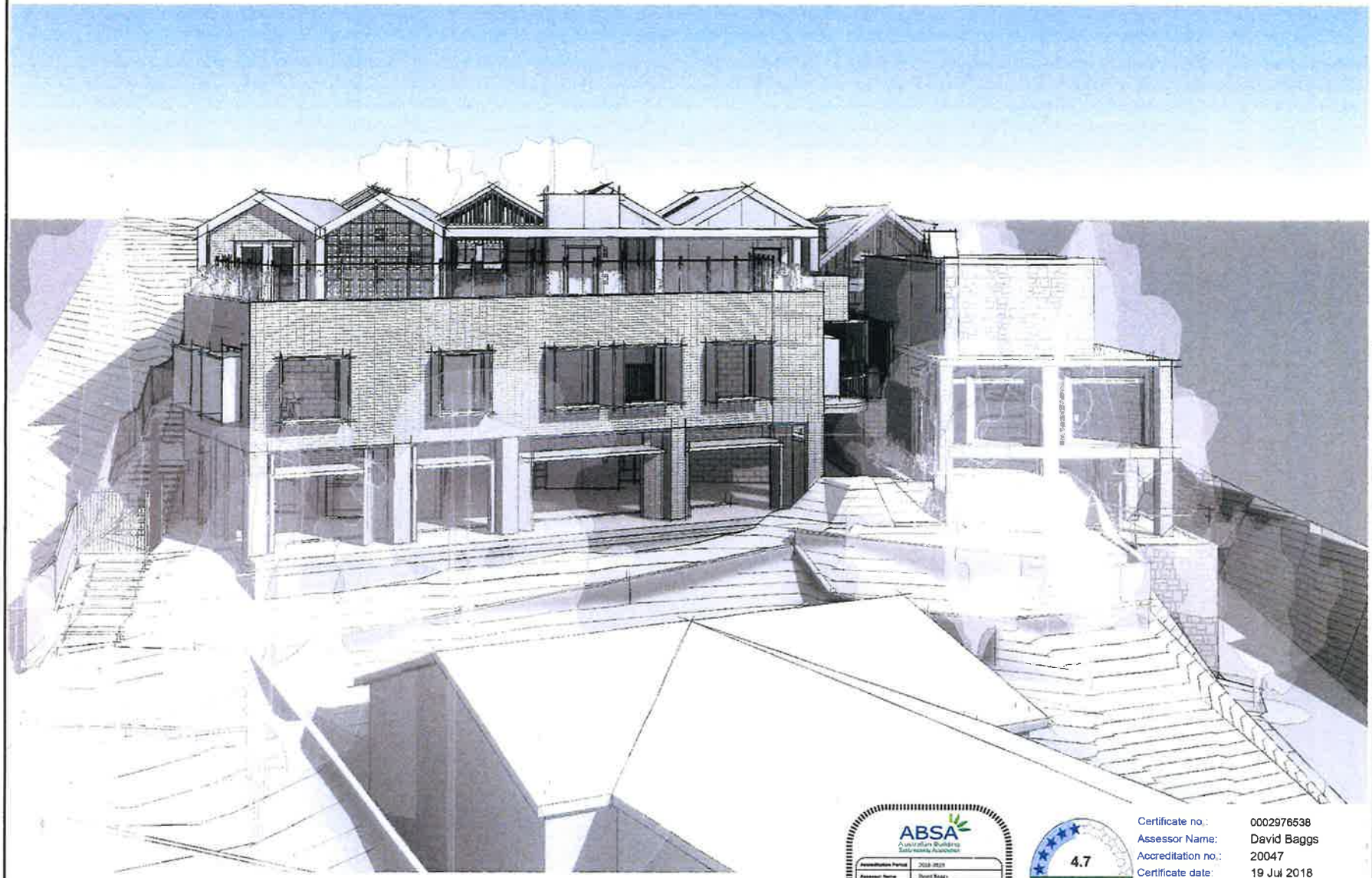
PRELIMINARY

DEVELOPMENT APPLICATION SET
DRAWING NOT TO BE USED FOR, BUILDING APPROVAL OR CONSTRUCTION PURPOSES

13/07/2018 10:10:42 AM



ABSA Australian Building Sustainability Association

Accreditation Period	2018-2020
Assessor Name	David Baggs
Assessor Number	20047
Assessor Signature	

HERS Assessments completed within the accreditation period are part of the ABSA quality audit system

4.7 NATIONWIDE HOUSE ENERGY RATING SCHEME
72 MJ/m²
www.nathers.gov.au

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

www.nathers.gov.au

AMENDMENTS

Issue	Date	Subject	Issued by
A	09/03/17	TOWN PLANNING DA SET	SM
B	18/12/17	REVISED DA SET	SM
C	27/07/18	ISSUE FOR CONSENTATION	SM

Avenues EARLY LEARNING CENTRE

SM/AH DRAWN	04/01/17 DATE
SM PROJECT ARCHITECT	DATE
SM AUTHORISED FOR ISSUE	DATE

NEW EARLY LEARNING CENTRE & RESIDENCE

for
AVENUES EARLY LEARNING
at
12 SHIRLEY ROAD,
WOLLSTONECRAFT NSW

3D VIEW

SIZE: A1 SIZE

JOB NO.	DRAWING NUMBER	ISSUE
263	SD / A012.04	C

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interior design
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PRELIMINARY DEVELOPMENT APPLICATION SET
DRAWING NOT TO BE USED FOR BUILDING APPROVAL OR CONSTRUCTION PURPOSES

6/09/2018 10:59:34 AM

REAR PERSPECTIVE

AMENDMENTS

Issue	Date	Subject	Issued by
A	09/01/17	TOWN PLANNING DA SET	SM
B	09/05/17	REVISED DA SET	SM
C	17/04/18	ISSUE FOR COORDINATION	SM

Avenues EARLY LEARNING CENTRE

SV/A- 04/01/17
DRAWN DATE

SV
PROJECT ARCHITECT DATE

SV
AUTHORISED FOR ISSUE DATE

NEW EARLY LEARNING CENTRE & RESIDENCE

for
AVENUES EARLY LEARNING
at
12 SHIRLEY ROAD, WOLLSTONECRAFT NSW

3D VIEW

A1 SIZE

Project number	Drawing number	Issue
263	SD / A12.01	C

Document Set ID: 7552852
Version: 1, Version Date: 14/09/2018