

PROPOSED CHILDCARE CENTRE

AT: 54 WESTMINSTER STREET, SCHOFIELDS NSW

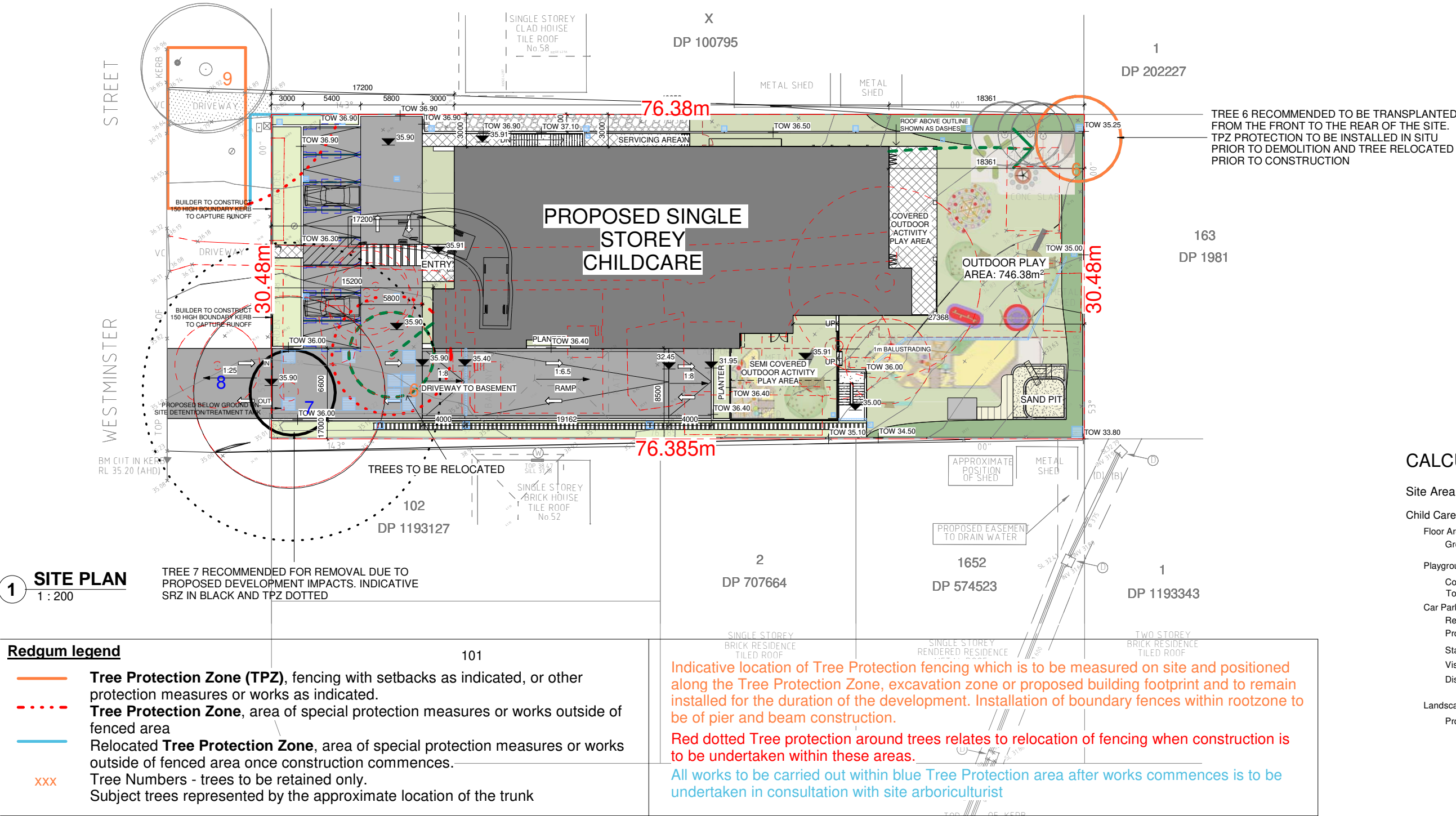


ARTIST IMPRESSION

Sheet List			
Sheet Number	Sheet Name	Current Revision	Current Revision Date
A000	COVER PAGE	H	02/11/2021
A001	SITE PLAN	H	02/11/2021
A003	SITE ANALYSIS	H	02/11/2021
A004	DEMOLITION PLAN	H	02/11/2021
A100	BASEMENT PLAN	H	02/11/2021
A101	GROUND FLOOR PLAN	H	02/11/2021
A102	ROOF PLAN	H	02/11/2021
A200	ELEVATIONS 01	H	02/11/2021
A201	ELEVATIONS 02	H	02/11/2021
A202	SECTIONS 01	H	02/11/2021
A203	SECTIONS 02	H	02/11/2021
A300	SHADOW DIAGRAM 01	H	02/11/2021
A301	SHADOW DIAGRAM 02	H	02/11/2021
A302	SHADOW DIAGRAM 03	H	02/11/2021
A303	SHADOW DIAGRAM 04	H	02/11/2021
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A306	SHADOW DIAGRAM 07	H	02/11/2021
A400	MATERIALS & FINISHES	H	02/11/2021
A401	9m HEIGHT LIMIT DIAGRAM	H	02/11/2021
A402	FLOOR AREA DIAGRAMS	H	02/11/2021
A403	UNENCUMBERED FLOOR AREA    CALCULATION	H	02/11/2021
A500	LANDSCAPING PLAN	H	02/11/2021
A501	LANDSCAPING LEGEND	H	02/11/2021
A502	LANDSCAPING SPECIFICATION	H	02/11/2021
A503	DEEP SOIL DIAGRAM	H	02/11/2021
A504	EXCAVATION DIAGRAM	H	02/11/2021
A506	SITE COVERAGE DIAGRAM	H	02/11/2021
A507	DETAIL SECTION	H	02/11/2021
A508	DETAIL SECTION	H	02/11/2021
A509	DETAIL SECTION	H	02/11/2021



Redgum Survey of Subject Trees to be Retained & Tree Protection Zones  
All Tree Protection Zones are to be measured on site



CALCULATION DATA

Site Area: 2327 m<sup>2</sup>

Child Care:

Floor Area:  
Ground Floor: 703.88m<sup>2</sup>

Playground:  
Covered Play area: 108.40m<sup>2</sup>  
Total: 746.38m<sup>2</sup>

Car Parking:  
Required: 36  
Proposed: 36  
Staff Parking: 18  
Visitor Parking: 18  
Disabled: 4

Landscaping Area:  
Proposed: 708.835m<sup>2</sup> (30.46%)

REVISION SCHEDULE				
ISSUE	DESCRIPTION	ISSUED BY	DRAWN BY	DATE
A	DRAFT PLANS	NF	SO	01/12/2020
B	DEVELOPMENT APPLICATION	NF	SO	07/12/2020
C	GENERAL AMENDMENTS	NF	SO	04/01/2021
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E	GENERAL AMENDMENTS	AS	SO	27/07/2021
F	GENERAL AMENDMENTS	NF	SO	29/09/2021
G	GENERAL REVISION TO GF PLAN ADJUSTED CLASSROOM SIZES	NF	SO	28/10/2021
H	GENERAL REVISION TO GF PLAN	NF	SO	02/11/2021



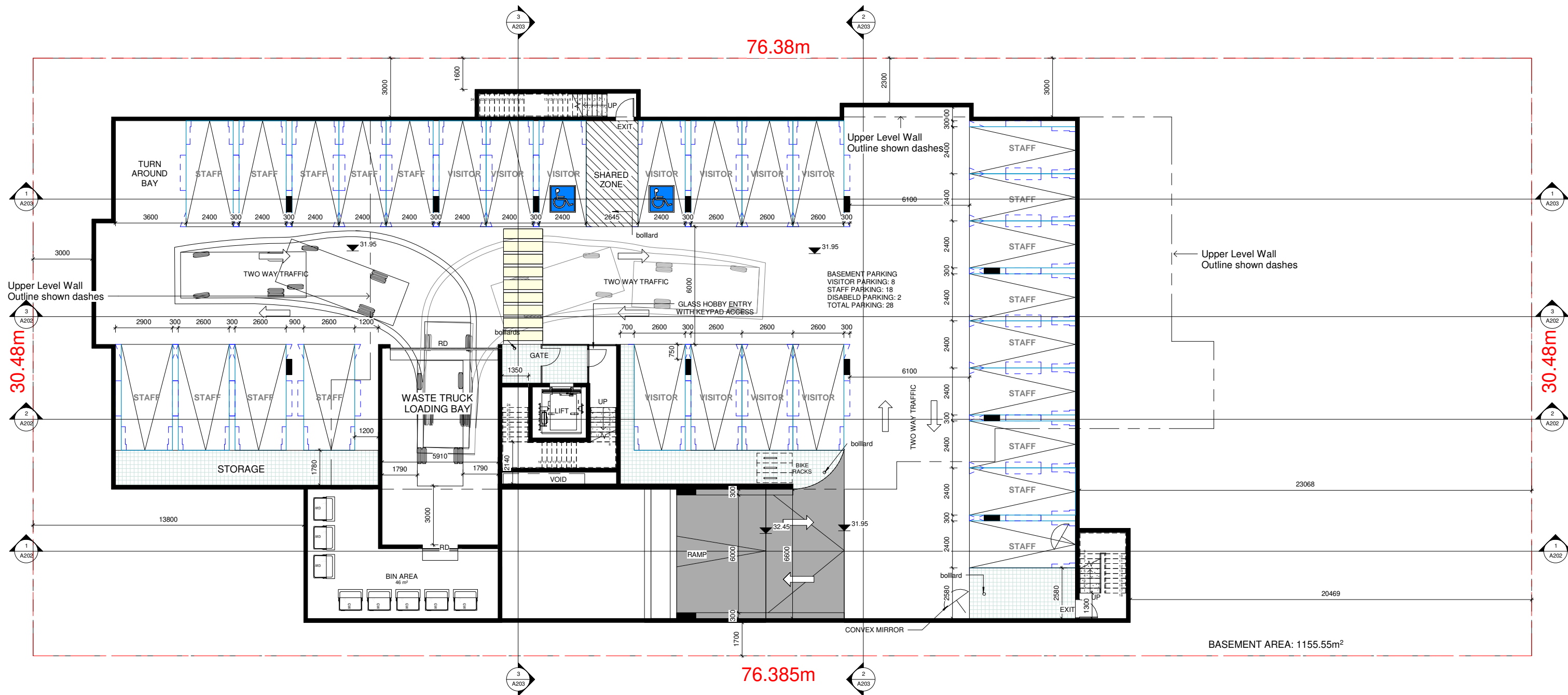








WESTMINSTER STREET

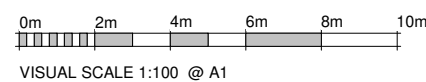


1 BASEMENT PLAN  
1 : 100

REVISION SCHEDULE

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ISSUED BY	DRAWN BY	DATE
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NF	SO	07/12/2020
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NF	SO	21/05/2021
AS	SO	29/07/2021
NF	SO	27/09/2021
NF	SO	28/10/2021
NF	SO	02/11/2021



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WESTMINSTER PROJECTS

DRAWING TITLE  
BASEMENT PLAN

DATE  
02/11/2021

PROJECT NUMBER  
037 / 17-18

SCALE @ A1  
1 : 100

DRAWING No.  
A100

ISSUE  
H

PROJECT

PROPOSED CHILDCARE

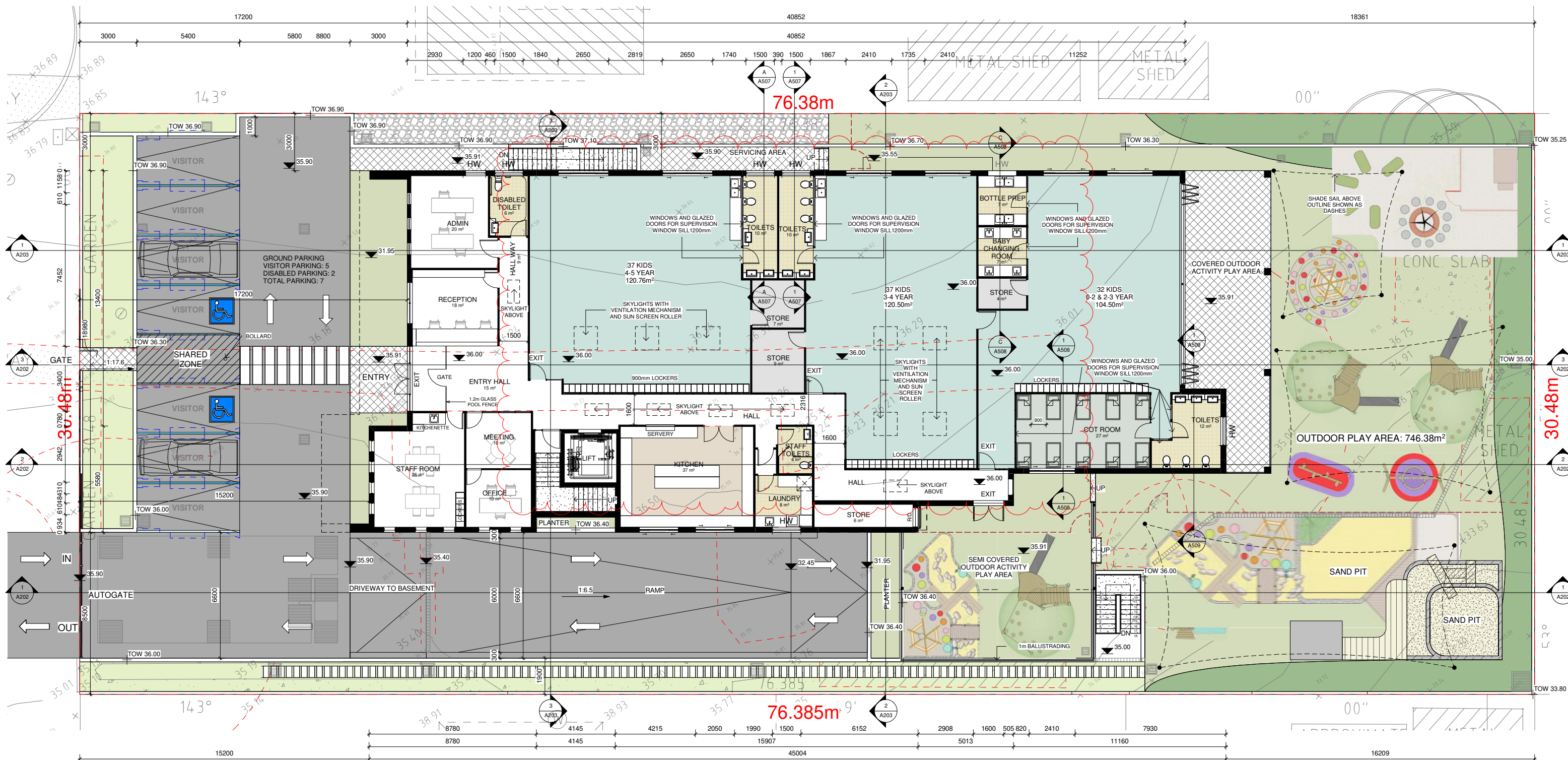
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ABN 70 119 946 575  
Nominated Architect: Symon Ochudzawa (RAA 6865)





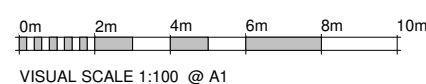


1 GROUND FLOOR PLAN  
1:100

Total #Children 106

KIDS AGE	%	# KIDS	STAFF RATIO	# STAFF
0-2 (INFANTS)	30.84%	32	1:4	8
3-4 (Pre-School)	34.57%	37	1:10	4
4-5 (Pre-School)	34.57%	37	1:10	4
TOTAL	100%	106	-	16
STAFF PARKING	-	106	1:6	18
TOTAL PARKING PROPOSED	-	-	-	34

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GROUND FLOOR PLAN

DATE

02/11/2021

PROJECT NUMBER

037 / 17-18

SCALE @ A1

As indicated

DRAWING No.

A101

ISSUE

H

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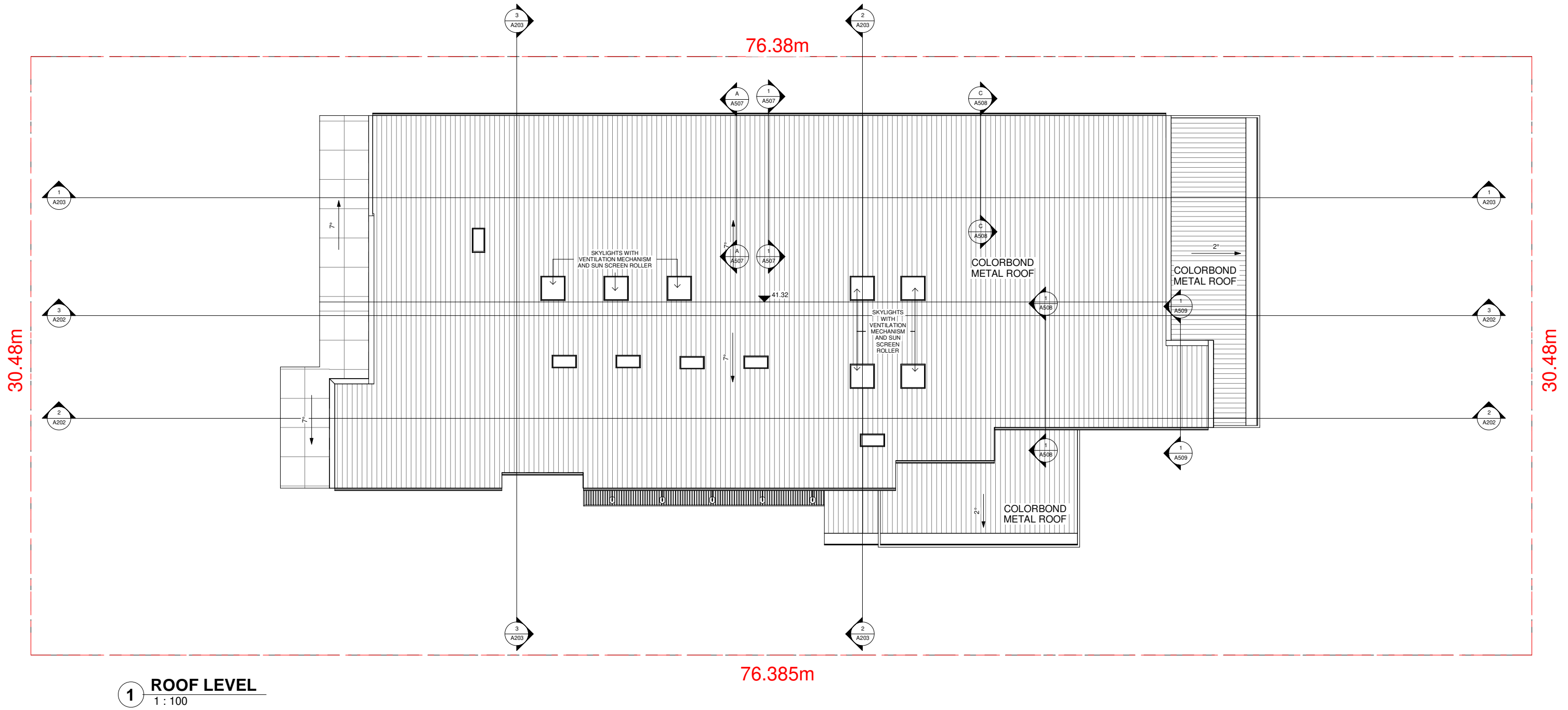
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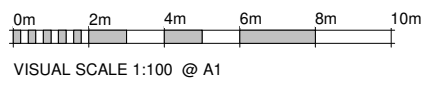
Nominated Architect: Saymon Ochudzawa (RAA 6885)







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WESTMINSTER PROJECTS  
  
DRAWING TITLE  
ROOF PLAN

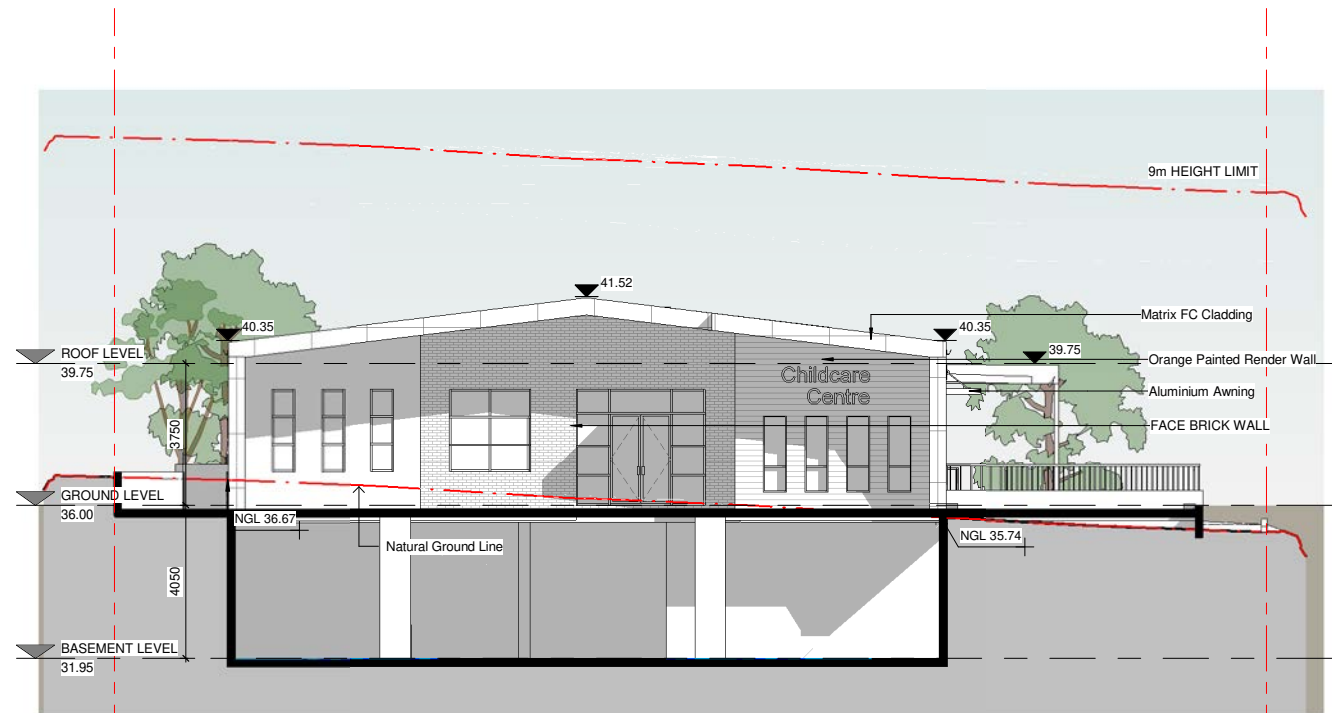
DATE 02/11/2021	SCALE @ A1 1 : 100
PROJECT NUMBER 037 / 17-18	DRAWING No. A102
ISSUE H	

PROJECT  
PROPOSED CHILDCARE  
  
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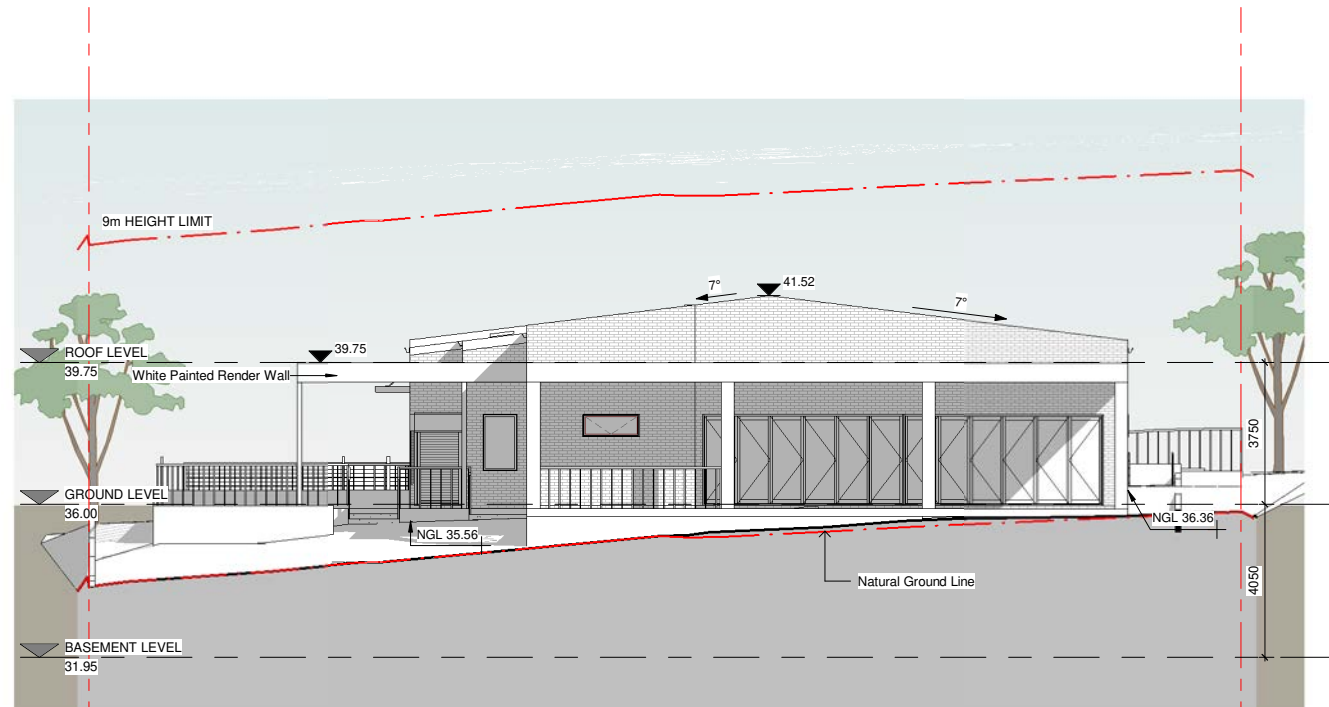
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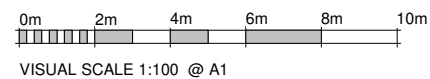
**1 NORTH WEST ELEVATION**  
1 : 100



**2 SOUTH EAST ELEVATION**  
1 : 100

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WESTMINSTER PROJECTS

**DRAWING TITLE**  
ELEVATIONS 01

**DATE**  
02/11/2021

**SCALE @ A1**  
1 : 100

**PROJECT NUMBER**  
037 / 17-18

**DRAWING No.**  
A200

**ISSUE**  
H

#### PROJECT

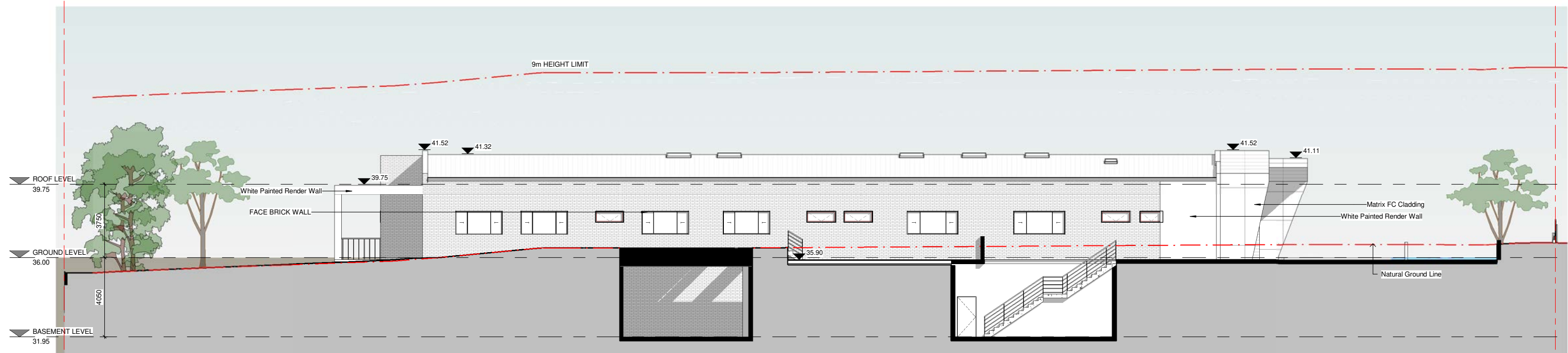
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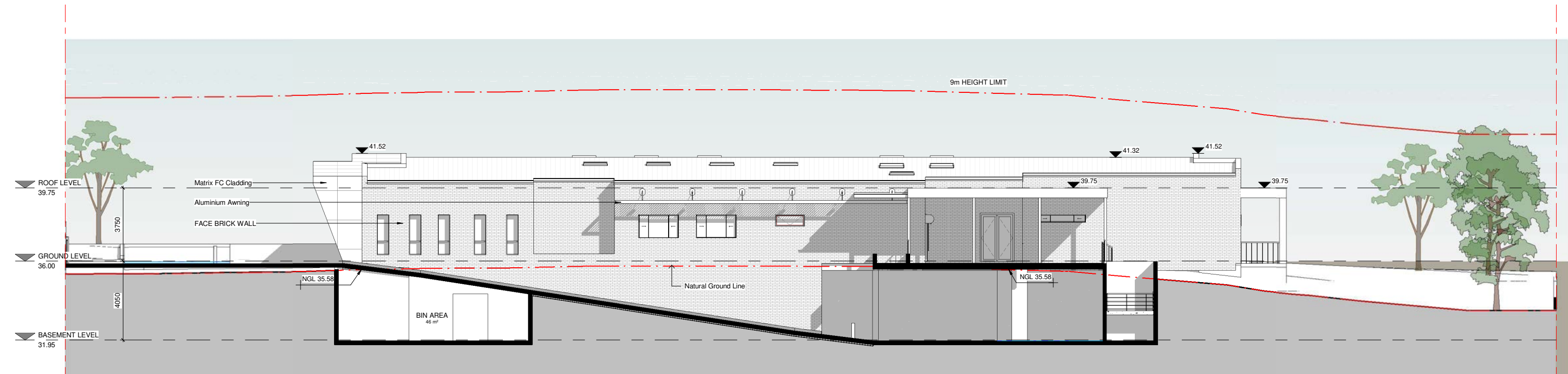
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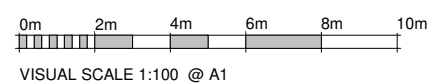
1 NORTH EAST ELEVATION  
1 : 100



2 SOUTH WEST ELEVATION  
1 : 100

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WESTMINSTER PROJECTS

DRAWING TITLE  
ELEVATIONS 02

DATE  
02/11/2021

PROJECT NUMBER  
037 / 17-18

SCALE @ A1  
1 : 100

DRAWING No.  
A201

ISSUE  
H

#### PROJECT

PROPOSED CHILDCARE

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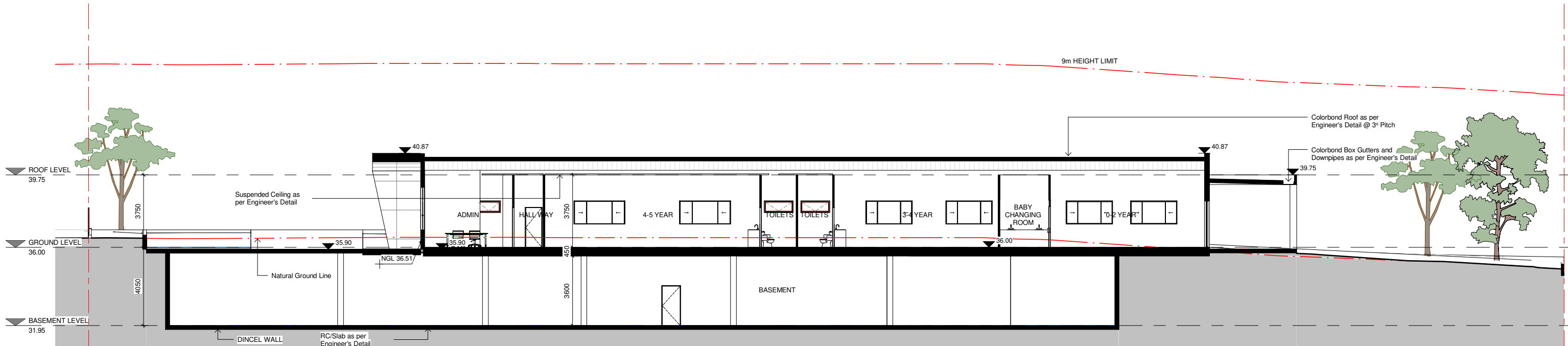
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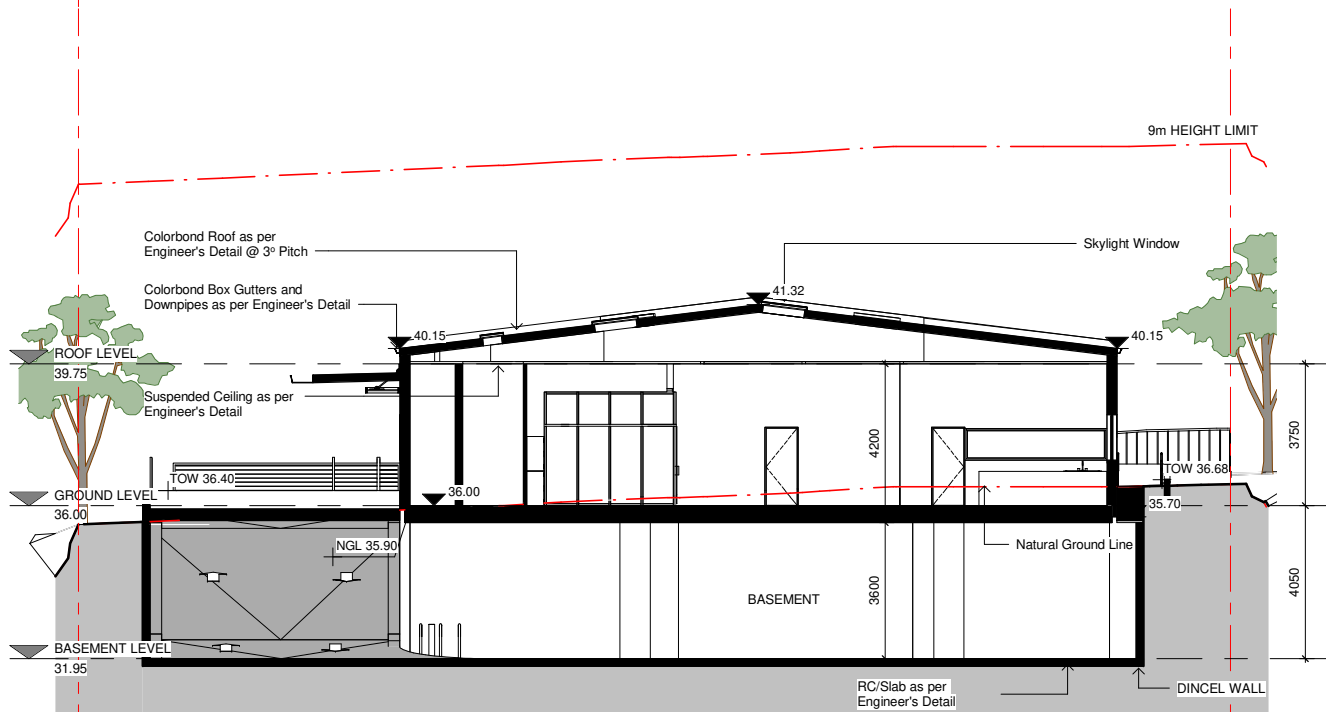




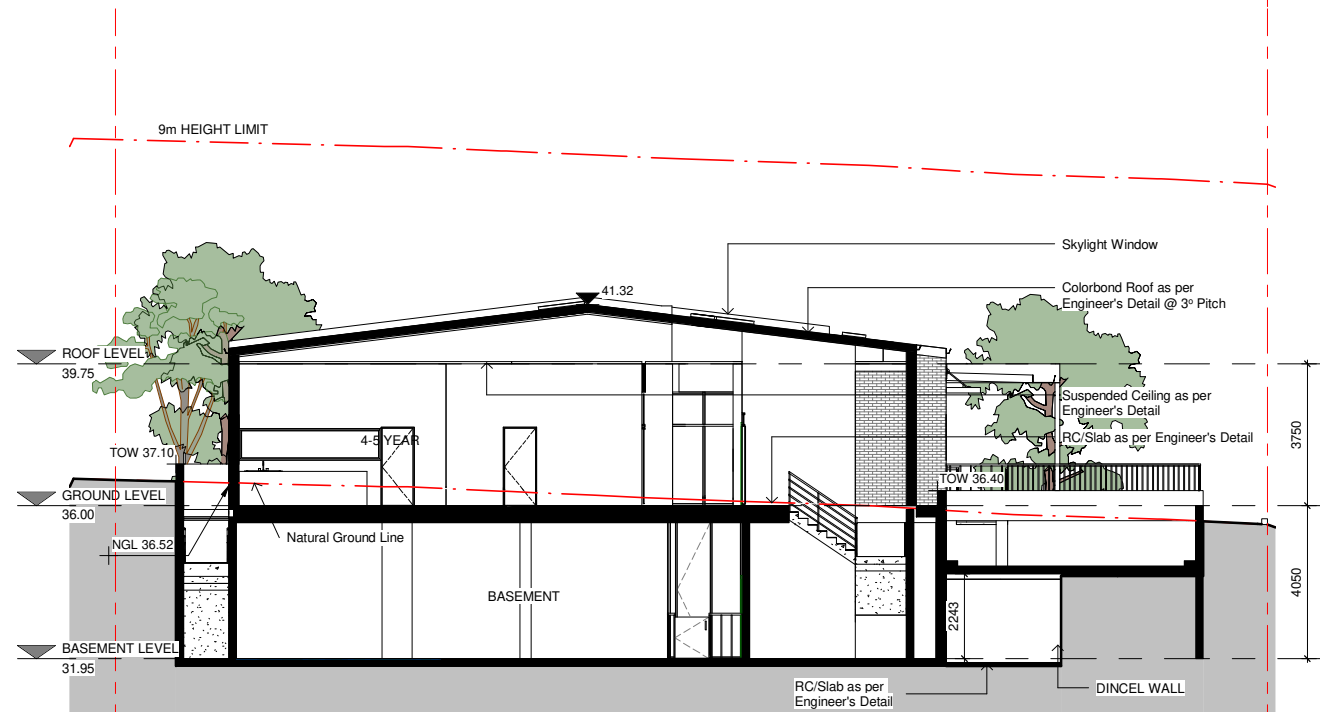




1 SECTION 3  
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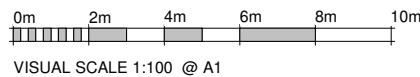
2 SECTION 4  
1 : 100



3 SECTION 5  
1 : 100

#### REVISION SCHEDULE

ISSUE	DESCRIPTION	ISSUED BY	DRAWN BY	DATE
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DRAWING TITLE  
SECTIONS 02

DATE  
02/11/2021

SCALE @ A1  
1 : 100

PROJECT NUMBER  
037 / 17-18

DRAWING No.  
A203

ISSUE  
H

#### PROJECT

PROPOSED CHILDCARE

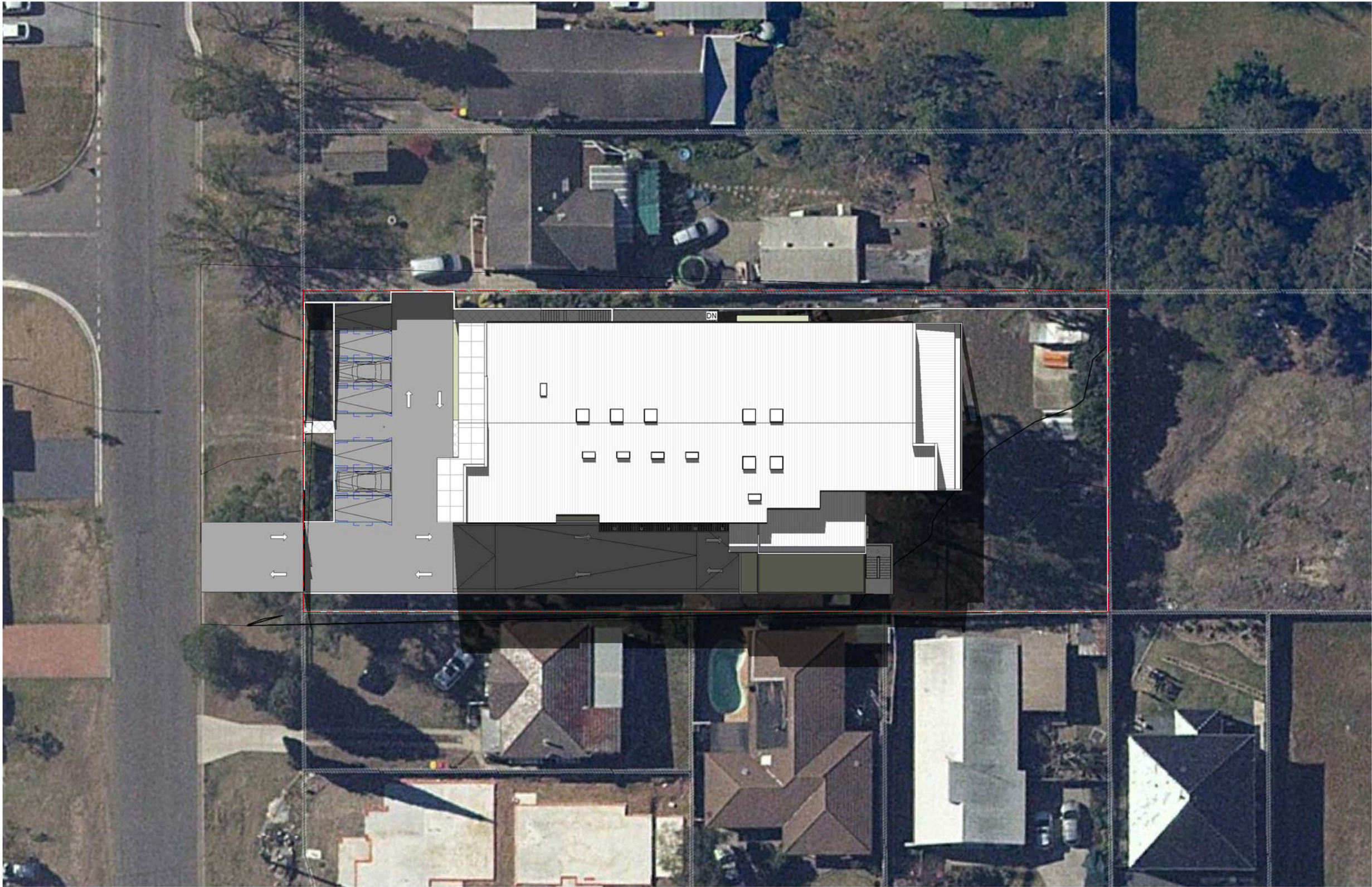
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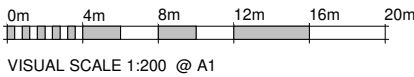






1 SHADOW DIAGRAM @ 9am 21st JUNE  
1 : 200

REVISION SCHEDULE			
ISSUE	DESCRIPTION	ISSUED BY	DRAWN BY
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WESTMINSTER PROJECTS

DRAWING TITLE  
SHADOW DIAGRAM 01

DATE  
02/11/2021

PROJECT NUMBER  
037 / 17-18

DRAWING No.  
A300

ISSUE  
H

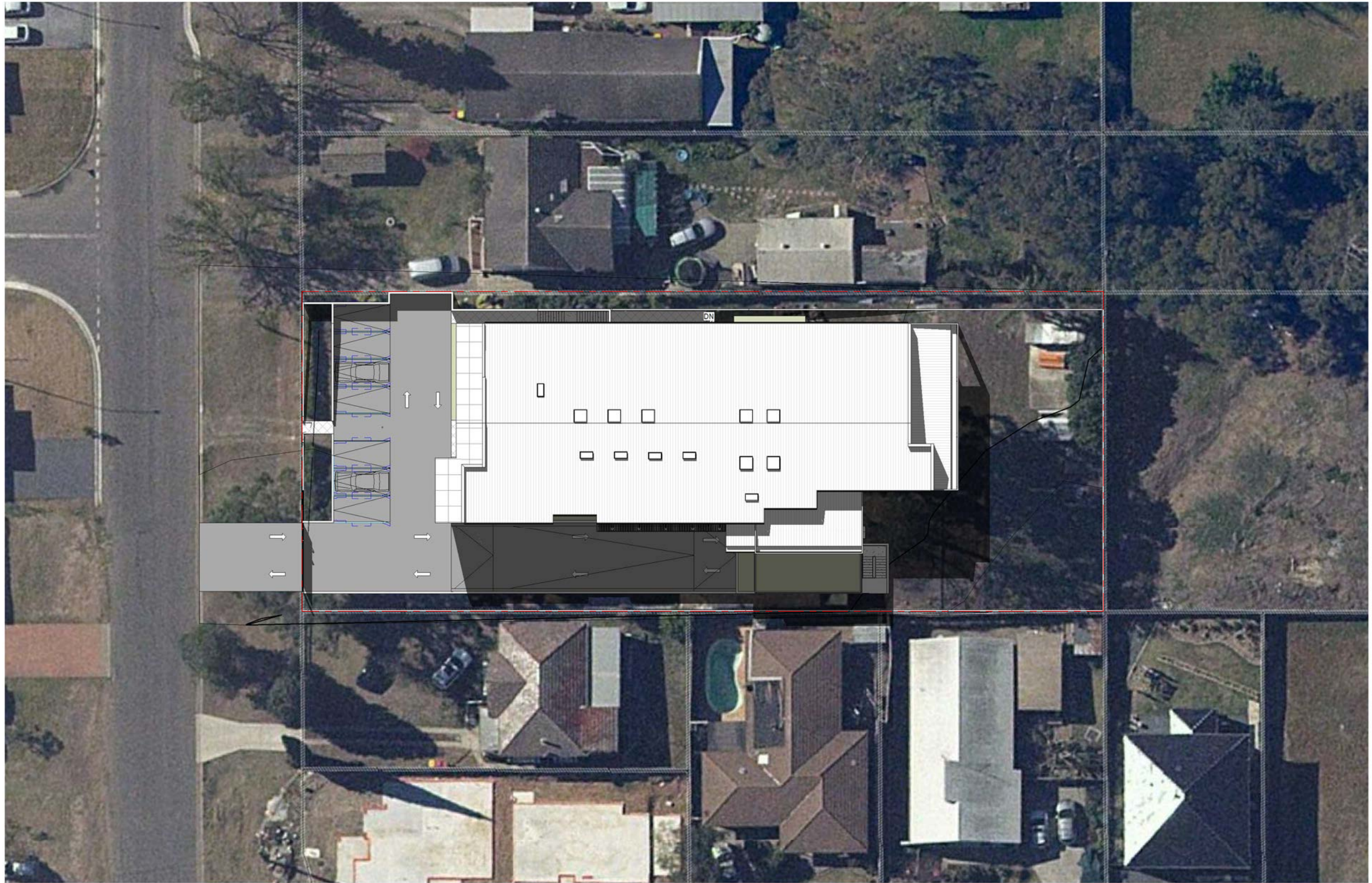
PROJECT  
PROPOSED CHILDCARE

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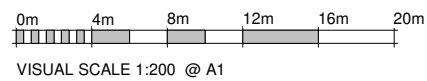




**1 SHADOW DIAGRAM @ 10am 21st JUNE**  
1 : 200

REVISION SCHEDULE

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WESTMINSTER PROJECTS

DRAWING TITLE

SHADOW DIAGRAM 02

DATE  
02/11/2021

SCALE @ A1  
1 : 200

PROJECT NUMBER  
**037 / 17-18**

DRAWING No.  
A301

ISSUE  
**H**

PROJECT

PROPOSED CHILDCARE

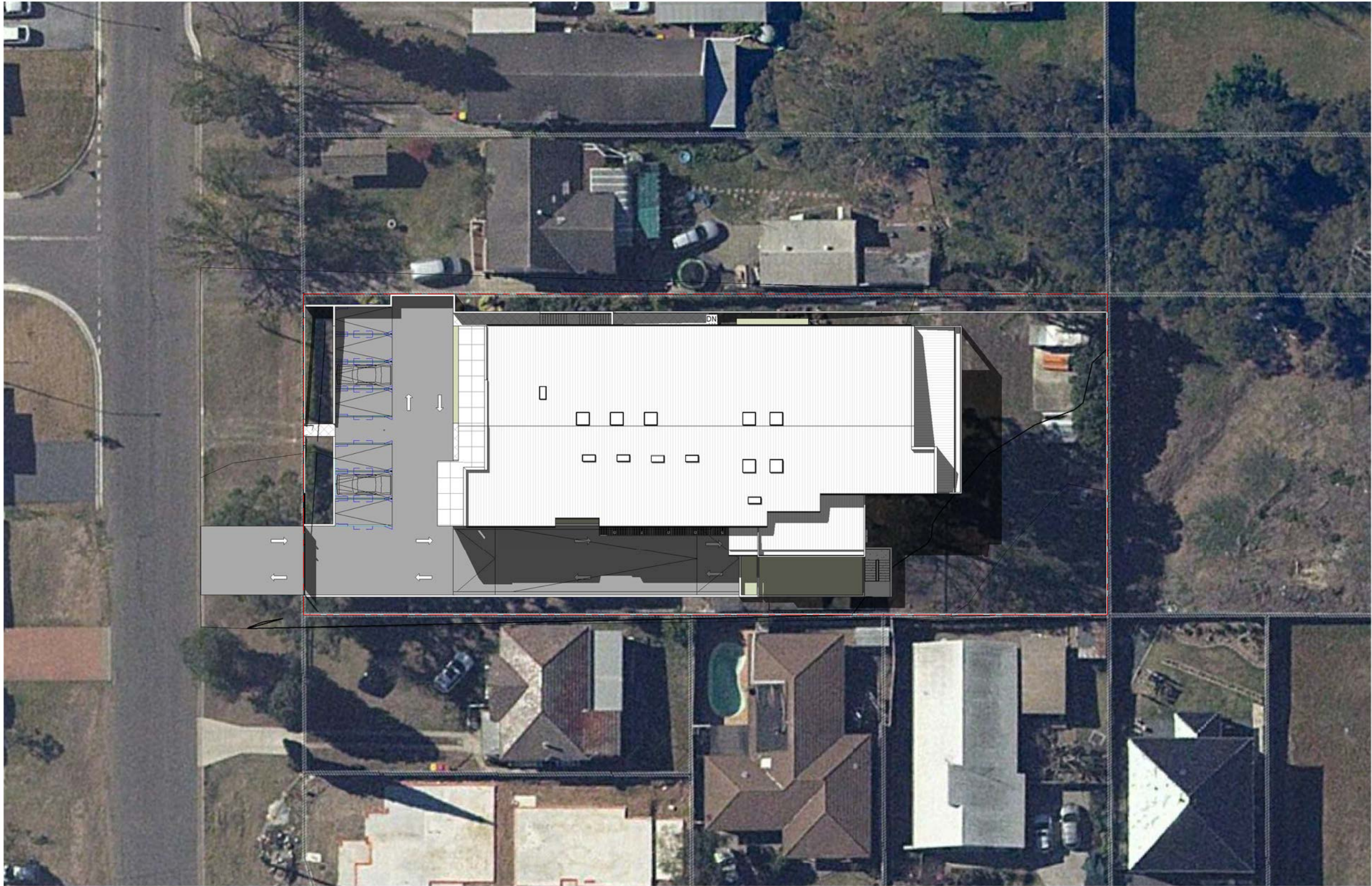
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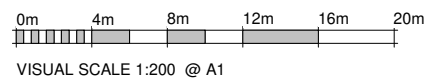




1 **SHADOW DIAGRAM @ 11am 21st JUNE**  
1 : 200

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G	GENERAL REVISION TO GF PLAN ADJUSTED CLASSROOM SIZES	NF	SO	28/10/2021
H	GENERAL REVISION TO GF PLAN	NF	SO	02/11/2021



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WESTMINSTER PROJECTS

DRAWING TITLE

SHADOW DIAGRAM 03

DATE  
02/11/2021

SCALE @ A1  
1 : 200

PROJECT NUMBER  
**037 / 17-18**

DRAWING No.  
A302

ISSUE  
**H**

PROJECT

PROPOSED CHILDCARE

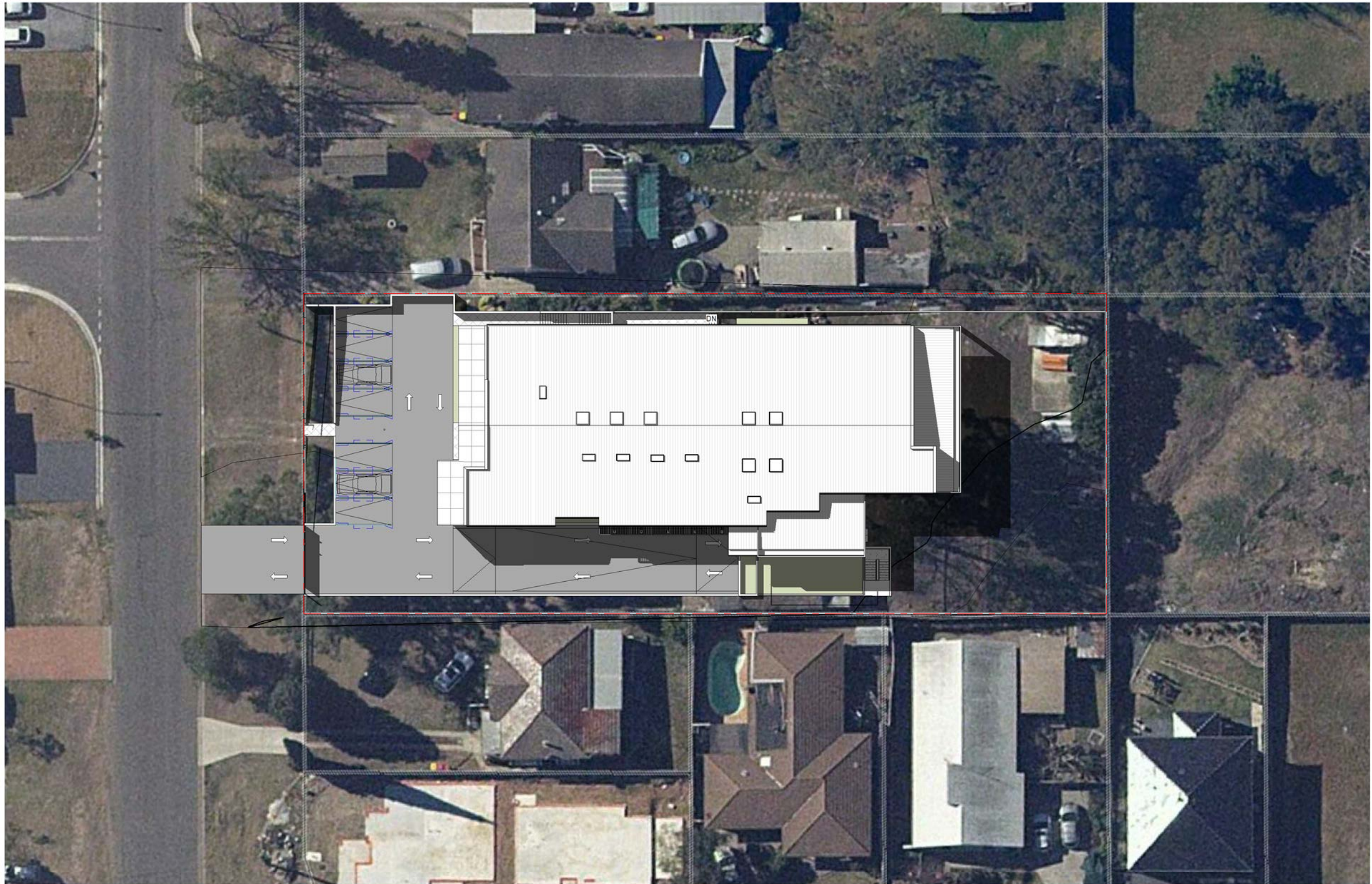
54 Westminster Street  
Schofields

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W : www.jsarchitects.com.au  
ABN 70 119 946 575  
Nominated Architect: Saymon Ochudzawa (RAIA 6865)



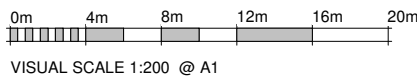




**1 SHADOW DIAGRAM @ 12pm 21st JUNE**  
1 : 200

REVISION SCHEDULE

ISSUE	DESCRIPTION	ISSUED BY	DRAWN BY	DATE
A	DRAFT PLANS	NF	SO	01/12/2020
B	DEVELOPMENT APPLICATION	NF	SO	07/12/2020
C	GENERAL AMENDMENTS	NF	SO	04/01/2021
D	GENERAL AMENDMENTS	NF	SO	21/05/2021
E	GENERAL AMENDMENTS	AS	SO	29/07/2021
F	GENERAL AMENDMENTS	NF	SO	27/09/2021
G	GENERAL REVISION TO GF PLAN ADJUSTED CLASSROOM SIZES	NF	SO	28/10/2021
H	GENERAL REVISION TO GF PLAN	NF	SO	02/11/2021



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WESTMINSTER PROJECTS

DRAWING TITLE  
SHADOW DIAGRAM 04

DATE  
02/11/2021

SCALE @ A1  
1 : 200

PROJECT NUMBER  
037 / 17-18

DRAWING No.  
A303

ISSUE  
H

PROJECT

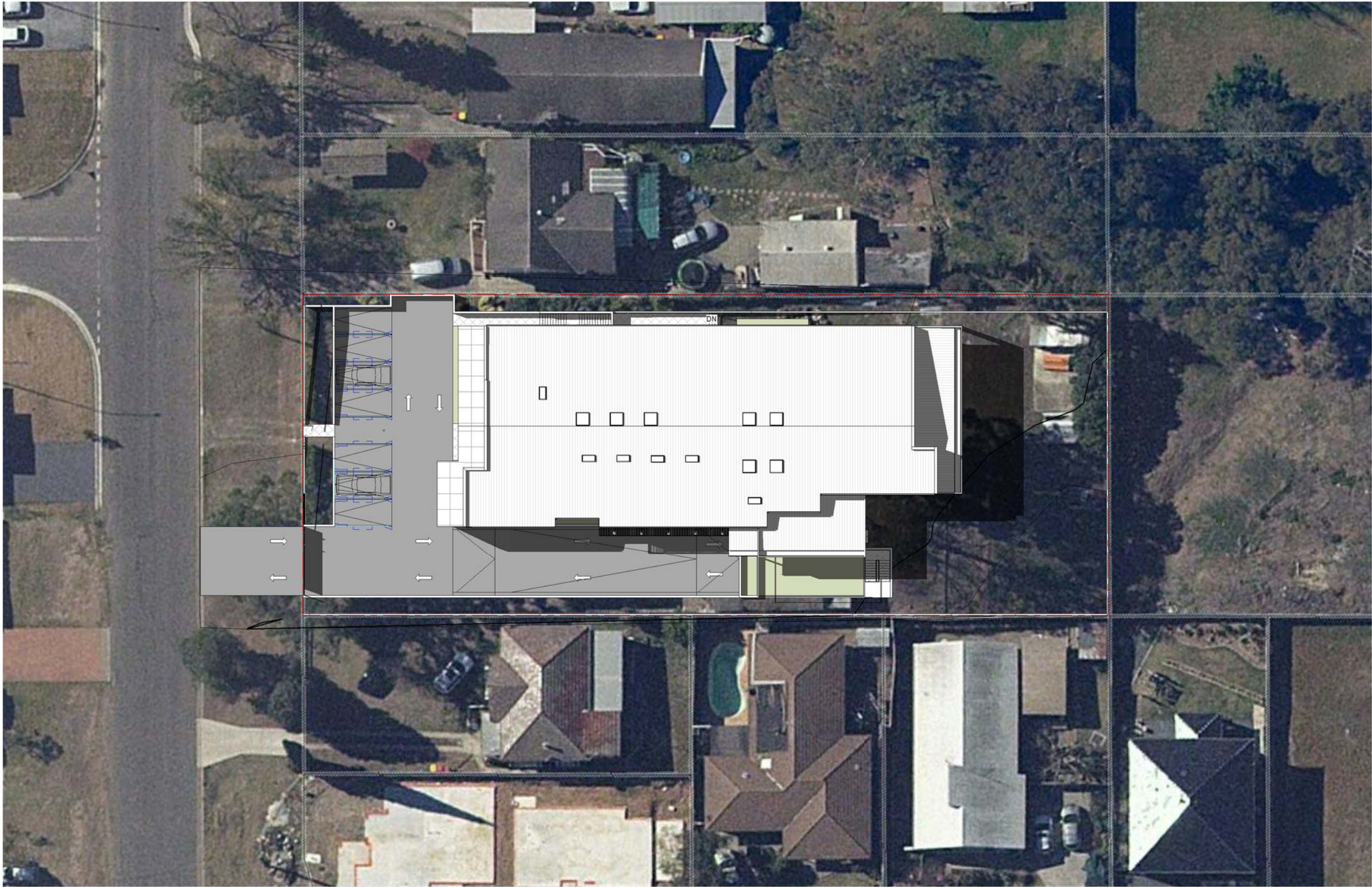
PROPOSED CHILDCARE

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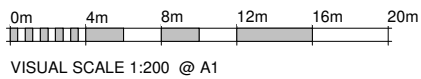


1 SHADOW DIAGRAM @ 1pm 21st JUNE  
1 : 200

REVISION SCHEDULE

ISSUE	DESCRIPTION
A	DRAFT PLANS
B	DEVELOPMENT APPLICATION
C	GENERAL AMENDMENTS
D	GENERAL AMENDMENTS
E	GENERAL AMENDMENTS
F	GENERAL AMENDMENTS
G	GENERAL REVISION TO GF PLAN ADJUSTED CLASSROOM SIZES
H	GENERAL REVISION TO GF PLAN

ISSUED BY	DRAWN BY	DATE
NF	SO	01/12/2020
NF	SO	07/12/2020
NF	SO	04/01/2021
NF	SO	21/05/2021
AS	SO	28/07/2021
NF	SO	27/09/2021
NF	SO	28/10/2021
NF	SO	02/11/2021



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WESTMINSTER PROJECTS

DRAWING TITLE

SHADOW DIAGRAM 05

DATE

02/11/2021

SCALE @ A1

1 : 200

PROJECT NUMBER

037 / 17-18

DRAWING No.

A304

ISSUE

H

PROJECT

PROPOSED CHILDCARE

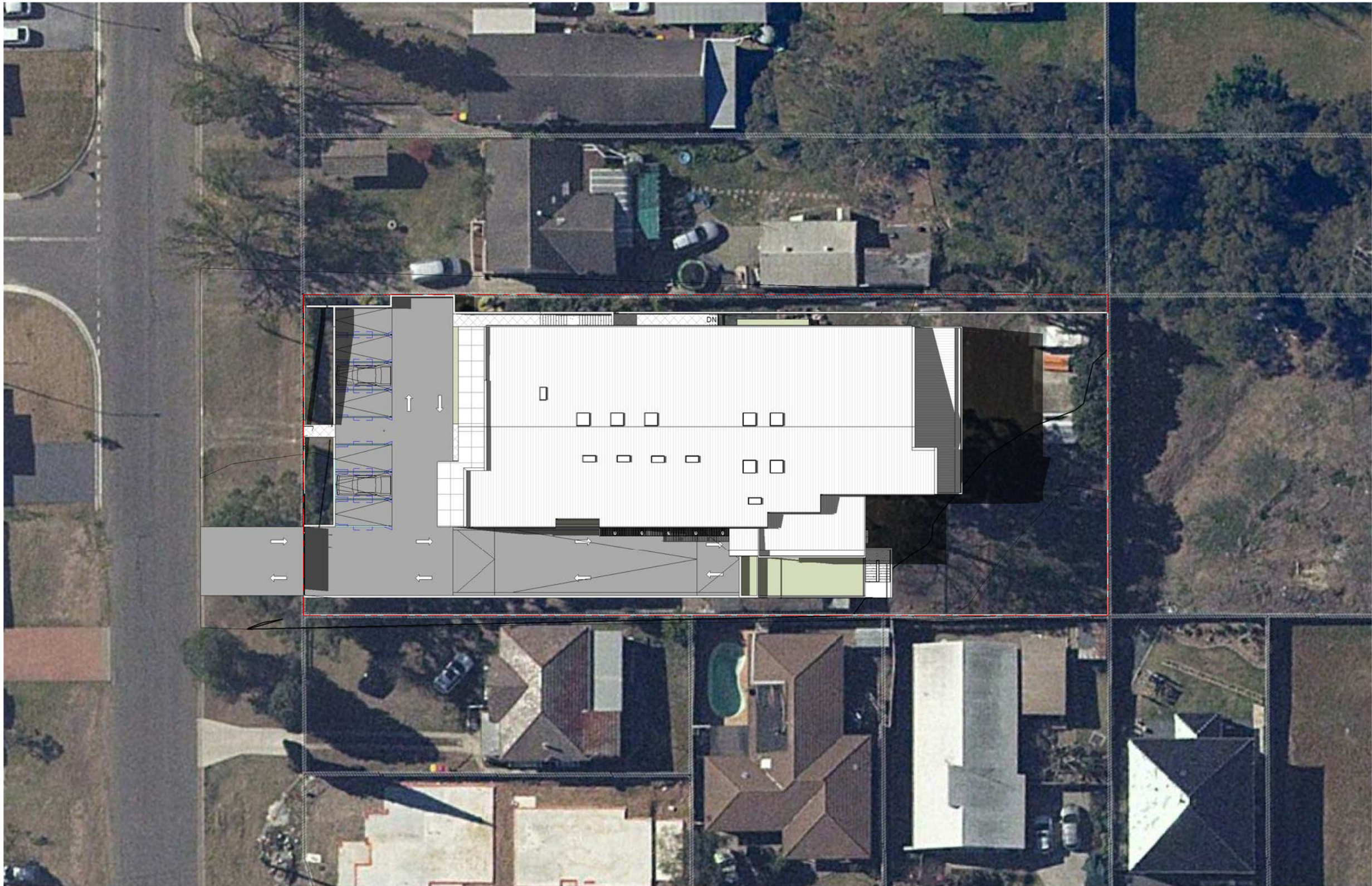
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Nominated Architect: Saymon Ochudzawa (RAIA 6865)





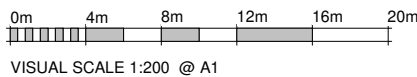


1 SHADOW DIAGRAM @ 2pm 21st JUNE  
1 : 200

REVISION SCHEDULE

ISSUE	DESCRIPTION
A	DRAFT PLANS
B	DEVELOPMENT APPLICATION
C	GENERAL AMENDMENTS
D	GENERAL AMENDMENTS
E	GENERAL AMENDMENTS
F	GENERAL AMENDMENTS
G	GENERAL REVISION TO GF PLAN ADJUSTED CLASSROOM SIZES
H	GENERAL REVISION TO GF PLAN

ISSUED BY	DRAWN BY	DATE
NF	SO	01/12/2020
NF	SO	07/12/2020
NF	SO	04/01/2021
NF	SO	21/05/2021
AS	SO	28/07/2021
NF	SO	27/09/2021
NF	SO	28/10/2021
NF	SO	02/11/2021



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WESTMINSTER PROJECTS

DRAWING TITLE  
SHADOW DIAGRAM 06

DATE  
02/11/2021

SCALE @ A1  
1 : 200

PROJECT NUMBER  
037 / 17-18

DRAWING No.  
A305

ISSUE  
H

PROJECT

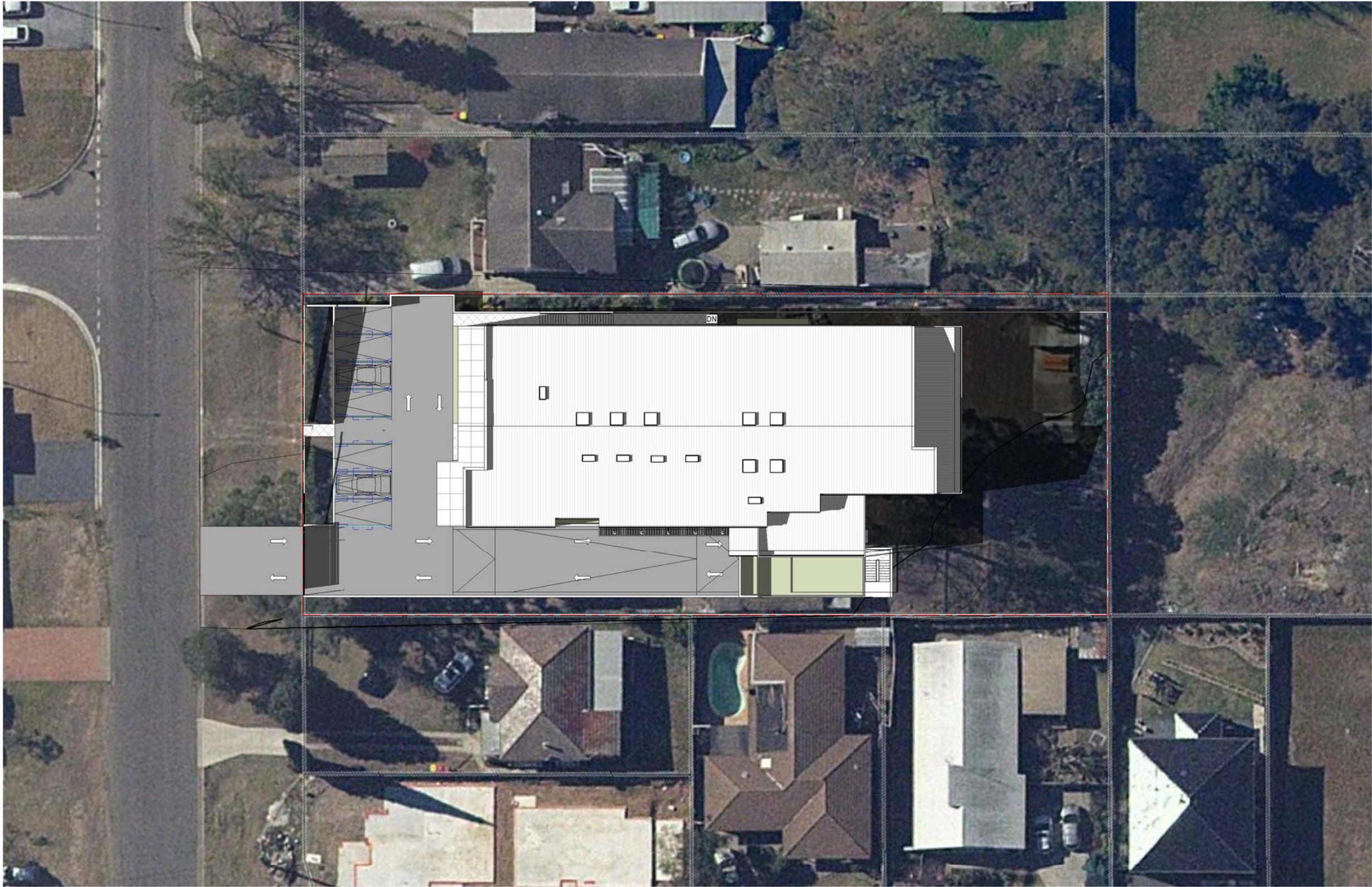
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ABN 70 119 946 575  
Nominated Architect: Szymon Ochudzawa (RAIA 6865)





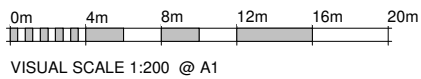


1 **SHADOW DIAGRAM @ 3pm 21st JUNE**  
1 : 200

REVISION SCHEDULE

ISSUE	DESCRIPTION
A	DRAFT PLANS
B	DEVELOPMENT APPLICATION
C	GENERAL AMENDMENTS
D	GENERAL AMENDMENTS
E	GENERAL AMENDMENTS
F	GENERAL AMENDMENTS
G	GENERAL REVISION TO GF PLAN ADJUSTED CLASSROOM SIZES
H	GENERAL REVISION TO GF PLAN

ISSUED BY	DRAWN BY	DATE
NF	SO	01/12/2020
NF	SO	07/12/2020
NF	SO	04/01/2021
NF	SO	21/05/2021
AS	SO	28/07/2021
NF	SO	27/09/2021
NF	SO	28/10/2021
NF	SO	02/11/2021



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DRAWING TITLE

SHADOW DIAGRAM 07

DATE

02/11/2021

SCALE @ A1

1 : 200

PROJECT NUMBER

037 / 17-18

DRAWING No.

A306

ISSUE

H

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PROPOSED CHILDCARE

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ABN 70 119 946 575  
Nominated Architect: Saymon Ochudzawa (RAIA 6865)



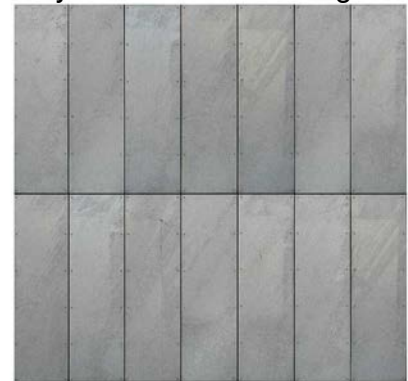




Grey Matrix FC Cladding Wall



Grey Matrix FC Cladding Wall



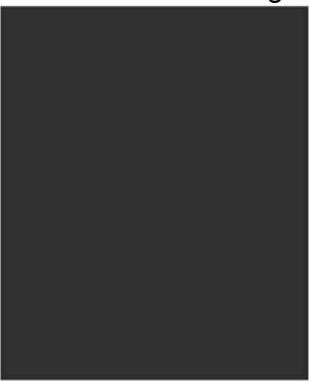
Face Brick Wall



Aluminium Cladding Feature



Aluminium Awning



REVISION SCHEDULE			
ISSUE	DESCRIPTION	ISSUED BY	DRAWN BY DATE
A	DRAFT PLANS	NF	SO 01/12/2020
B	DEVELOPMENT APPLICATION	NF	SO 07/12/2020
C	GENERAL AMENDMENTS	NF	SO 04/01/2021
D	GENERAL AMENDMENTS	NF	SO 21/05/2021
E	GENERAL AMENDMENTS	AS	SO 29/07/2021
F	GENERAL AMENDMENTS	NF	SO 27/09/2021
G	GENERAL REVISION TO GF PLAN ADJUSTED CLASSROOM SIZES	NF	SO 28/10/2021
H	GENERAL REVISION TO GF PLAN	NF	SO 02/11/2021

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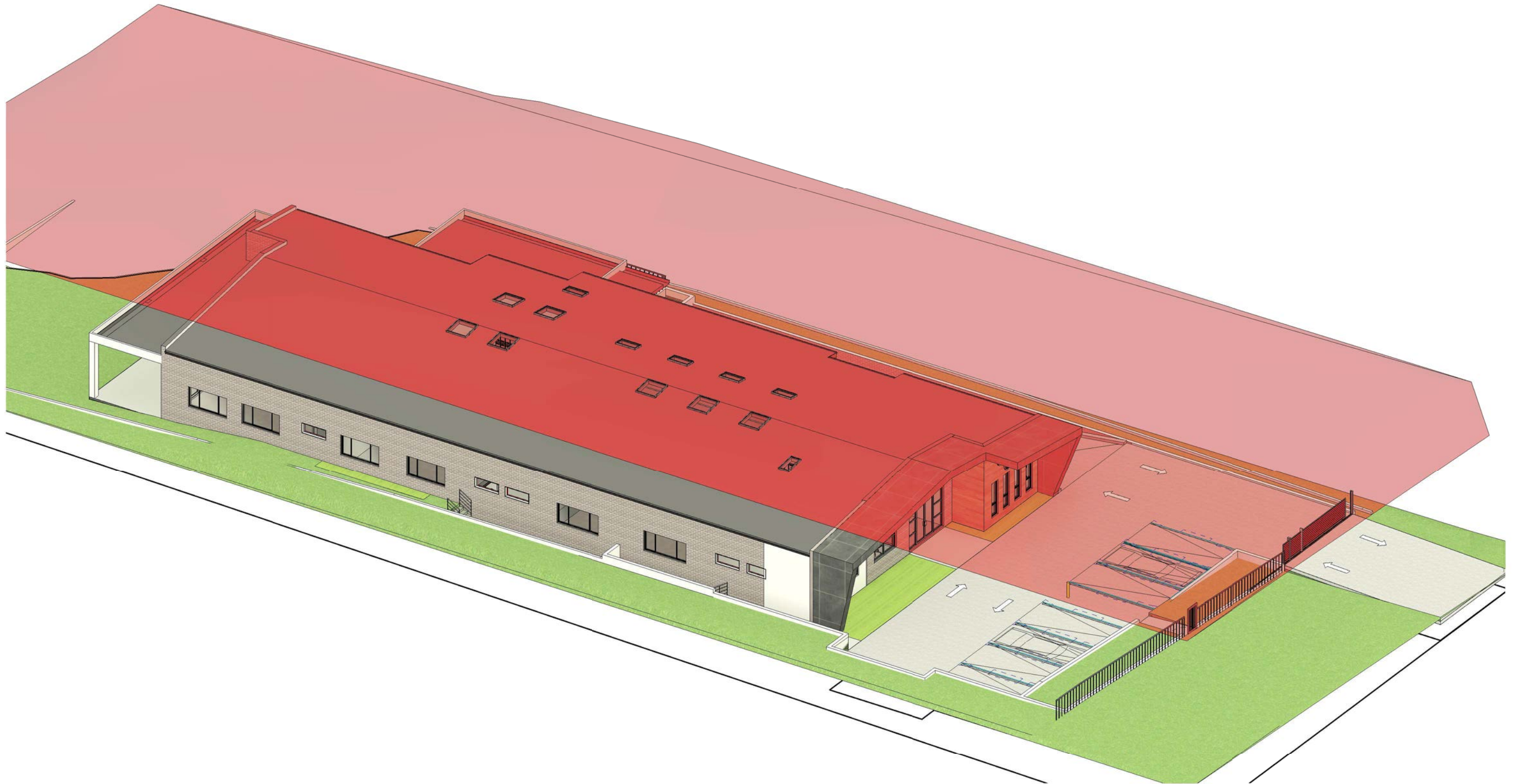
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WESTMINSTER PROJECTS		
DRAWING TITLE		
MATERIALS & FINISHES		
DATE	SCALE @ A1	
02/11/2021		
PROJECT NUMBER	DRAWING No.	ISSUE
037 / 17-18	A400	H

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W : www.jsarchitects.com.au	
ABN 70 119 946 575	
Nominated Architect: Szymon Ochudzawa (RAIA 6865)	







1 9m HEIGHT LIMIT DIAGRAM

REVISION SCHEDULE

ISSUE	DESCRIPTION	ISSUED BY	DRAWN BY	DATE
A	DRAFT PLANS	NF	SO	01/12/2020
B	DEVELOPMENT APPLICATION	NF	SO	07/12/2020
C	GENERAL AMENDMENTS	NF	SO	04/01/2021
D	GENERAL AMENDMENTS	NF	SO	21/05/2021
E	GENERAL AMENDMENTS	AS	SO	29/07/2021
F	GENERAL AMENDMENTS	NF	SO	27/09/2021
G	GENERAL REVISION TO GF PLAN ADJUSTED CLASSROOM SIZES	NF	SO	28/10/2021
H	GENERAL REVISION TO GF PLAN	NF	SO	02/11/2021

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DRAWING TITLE

9m HEIGHT LIMIT DIAGRAM

DATE  
02/11/2021

SCALE @ A1

PROJECT NUMBER  
037 / 17-18

DRAWING No.  
A401

ISSUE  
H

PROJECT

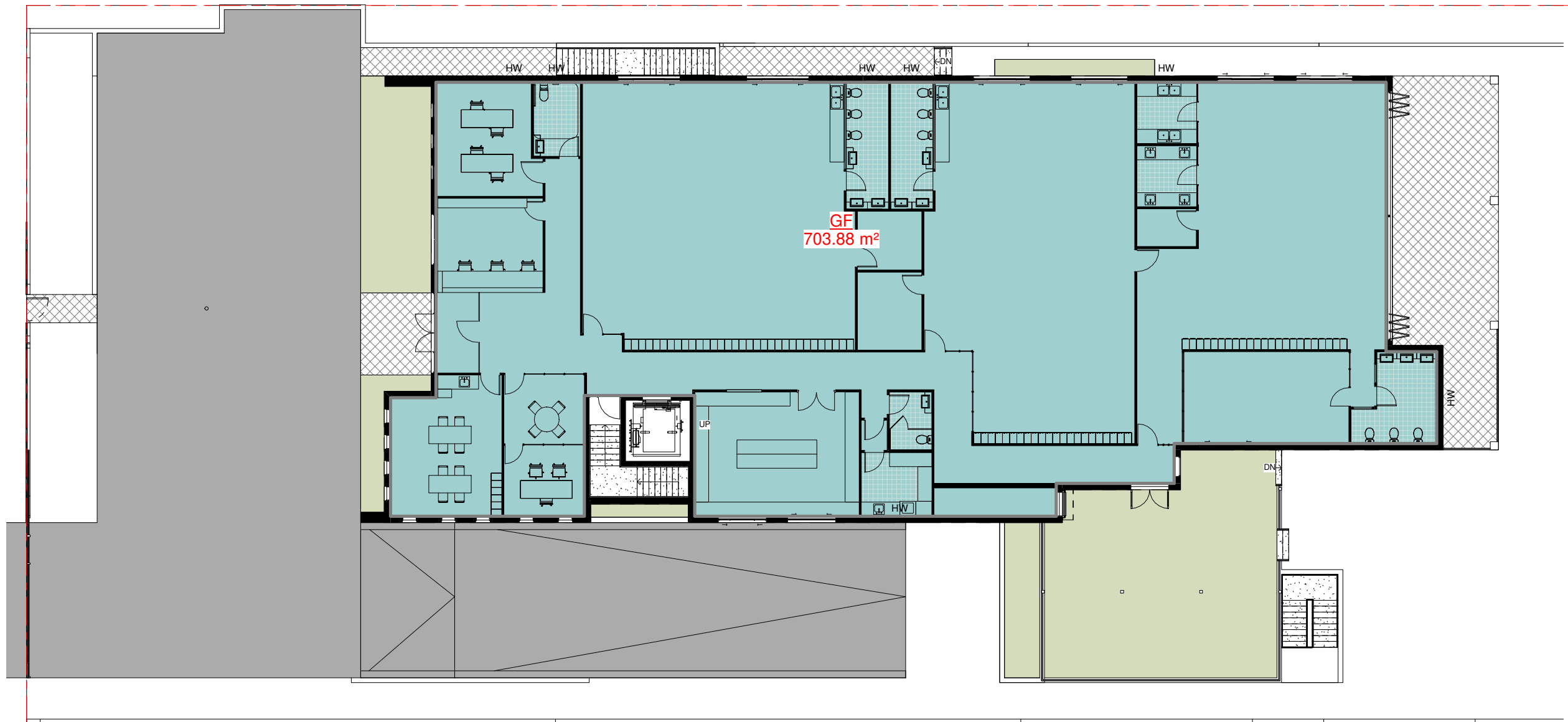
PROPOSED CHILDCARE

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ABN 70 119 946 575  
Nominated Architect: Saymon Ochudzawa (RAIA 6865)





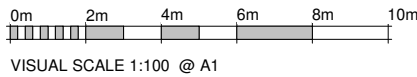


1 FLOOR AREA DIAGRAM GF  
1 : 100

CHILD CARE AREA CALCULATION TABLE	
Name	Area
GF	703.88 m²

REVISION SCHEDULE

ISSUE	DESCRIPTION	ISSUED BY	DRAWN BY	DATE
A	DRAFT PLANS	NF	SO	01/12/2020
B	DEVELOPMENT APPLICATION	NF	SO	07/12/2020
C	GENERAL AMENDMENTS	NF	SO	04/01/2021
D	GENERAL AMENDMENTS	NF	SO	21/05/2021
E	GENERAL AMENDMENTS	AS	SO	29/07/2021
F	GENERAL AMENDMENTS	NF	SO	27/09/2021
G	GENERAL REVISION TO GF PLAN ADJUSTED CLASSROOM SIZES	NF	SO	28/10/2021
H	GENERAL REVISION TO GF PLAN	NF	SO	02/11/2021



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WESTMINSTER PROJECTS  
  
DRAWING TITLE  
FLOOR AREA DIAGRAMS

DATE	SCALE @ A1	ISSUE
02/11/2021	1 : 100	
PROJECT NUMBER	DRAWING No.	ISSUE
037 / 17-18	A402	H

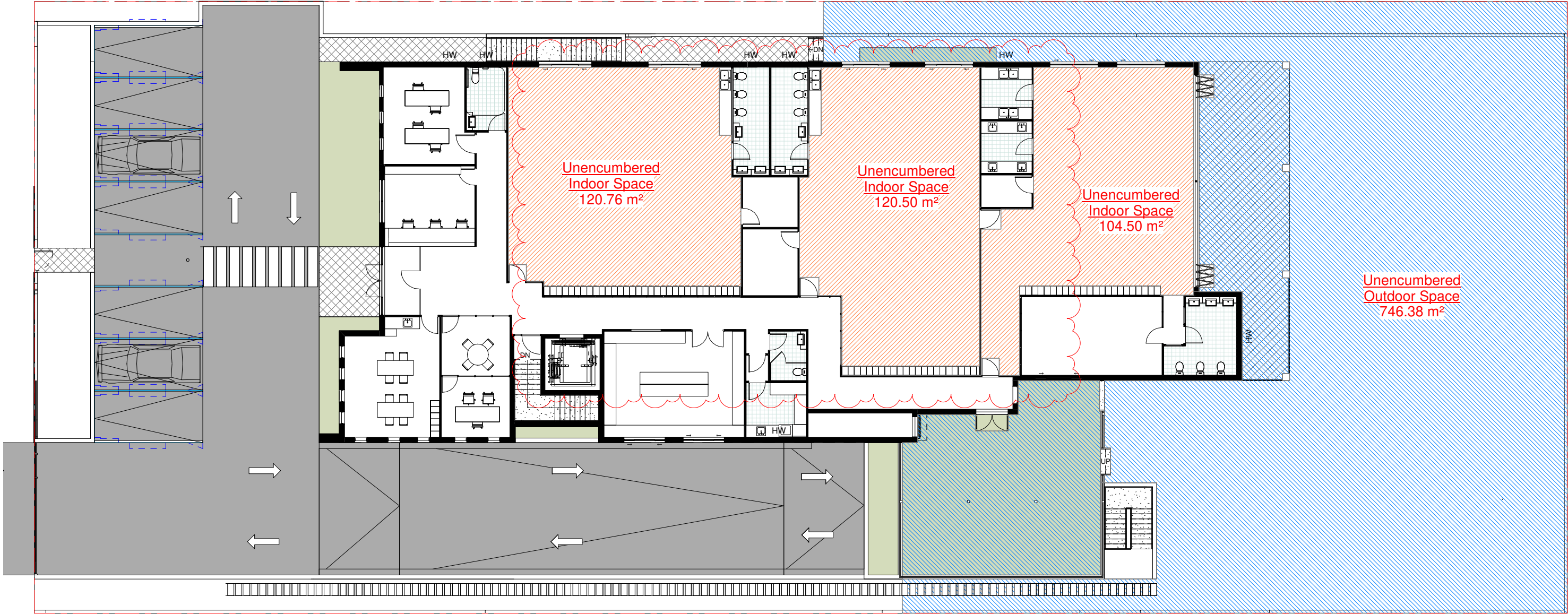
PROJECT

PROPOSED CHILD CARE  
  
54 Westminster Street  
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ABN 70 119 946 575  
Nominated Architect: Szymon Ochudzawa (RAIA 6865)



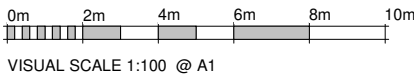




1 UNENCUMBERED FLOOR AREA CALCULATION  
1 : 100

UNENCUMBERED AREA CALCULATION TABLE					
Floor Level	Kids Age Groups	Name	Proposed Area	KID NO.	REQUIRED AREA
GROUND LEVEL	0-2 YEAR	Unencumbered Indoor Space	104.50 m <sup>2</sup>	32	104.00 m <sup>2</sup>
GROUND LEVEL	3-4 YEAR	Unencumbered Indoor Space	120.50 m <sup>2</sup>	37	120.25 m <sup>2</sup>
GROUND LEVEL	4-5 YEAR	Unencumbered Indoor Space	120.76 m <sup>2</sup>	37	120.25 m <sup>2</sup>
			345.76 m <sup>2</sup>		344.50 m <sup>2</sup>
GROUND LEVEL	OUTDOOR	Unencumbered Outdoor Space	746.38 m <sup>2</sup>	106	742.00 m <sup>2</sup>
			746.38 m <sup>2</sup>		742.00 m <sup>2</sup>

ISSUE	DESCRIPTION	ISSUED BY	DRAWN BY	DATE
A	DRAFT PLANS	NF	SO	01/12/2020
B	DEVELOPMENT APPLICATION	NF	SO	07/12/2020
C	GENERAL AMENDMENTS	NF	SO	04/01/2021
D	GENERAL AMENDMENTS	NF	SO	21/05/2021
E	GENERAL AMENDMENTS	AS	SO	29/07/2021
F	GENERAL AMENDMENTS	NF	SO	27/09/2021
G	GENERAL REVISION TO GF PLAN ADJUSTED CLASSROOM SIZES	NF	SO	28/10/2021
H	GENERAL REVISION TO GF PLAN	NF	SO	02/11/2021



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DRAWING TITLE  
UNENCUMBERED FLOOR AREA  
CALCULATION

DATE  
02/11/2021

SCALE @ A1  
1 : 100

PROJECT NUMBER  
037 / 17-18

DRAWING No.  
A403

ISSUE  
H

PROJECT

PROPOSED CHILDCARE

54 Westminster Street  
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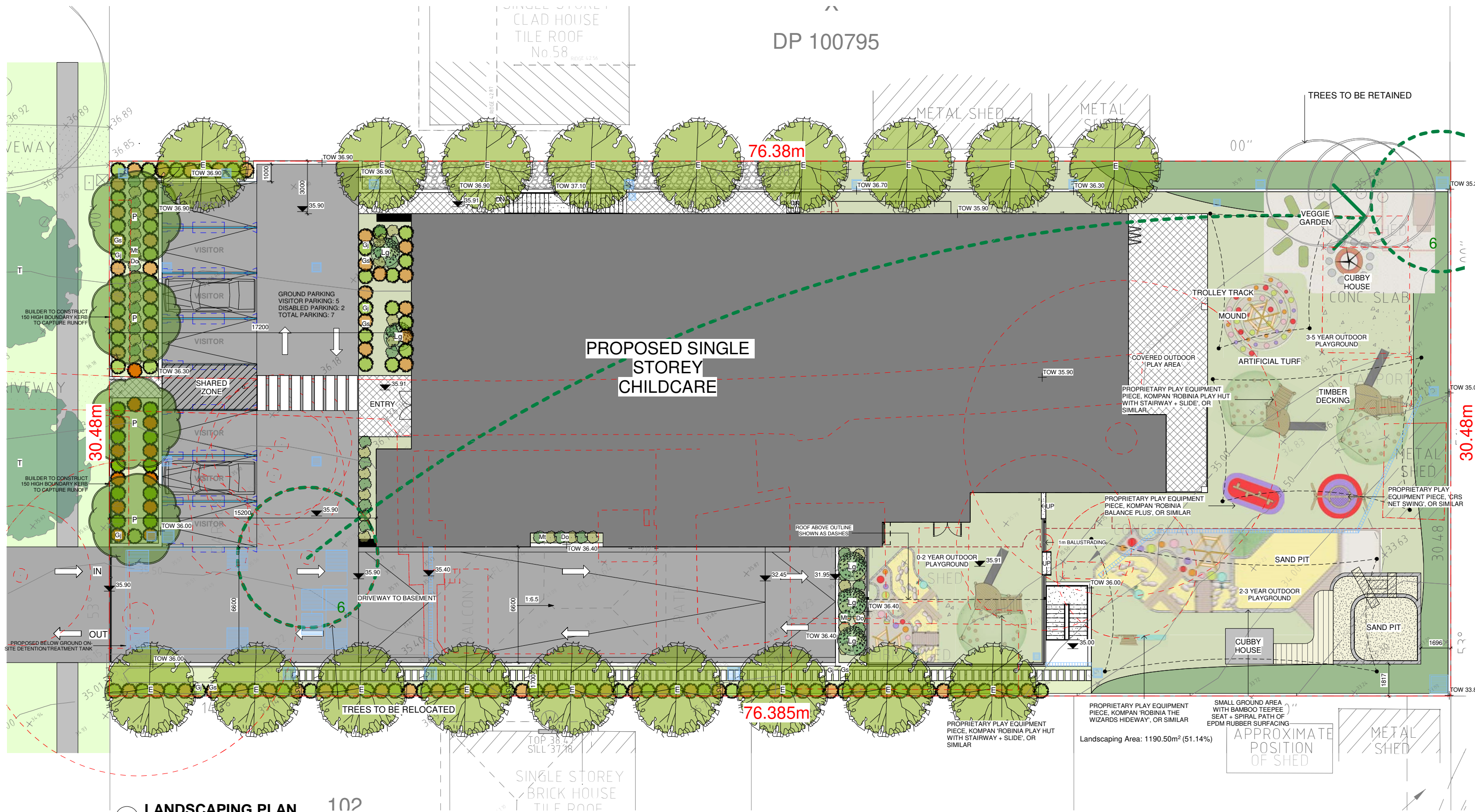
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ABN 70 119 946 575  
Nominated Architect: Szymon Ochudzawa (RAA 6865)

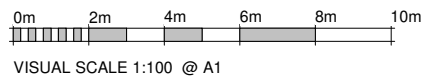




DP 100795



REVISION SCHEDULE			
ISSUE	DESCRIPTION	ISSUED BY	DRAWN BY
A	DRAFT PLANS	NF	SO
B	DEVELOPMENT APPLICATION	NF	SO
C	GENERAL AMENDMENTS	NF	SO
D	GENERAL AMENDMENTS	NF	SO
E	GENERAL AMENDMENTS	AS	SO
F	GENERAL AMENDMENTS	NF	SO
G	GENERAL REVISION TO GF PLAN ADJUSTED CLASSROOM SIZES	NF	SO
H	GENERAL REVISION TO GF PLAN	NF	SO



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WESTMINSTER PROJECTS

DRAWING TITLE  
LANDSCAPING PLAN

DATE  
02/11/2021

PROJECT NUMBER  
037 / 17-18

DRAWING No.  
A500

ISSUE  
H

PROJECT  
PROPOSED CHILDCARE

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ABN 70 119 946 575  
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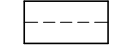
Code	Latine name (Common Name - Mature Height)	Qty	Size	Stake
Trees				
P	Pyrus Calleryana "Chanticleer" (Callery Pear - 10m)	4	35 litre	-
E	Eucalyptus Ficifolia "Summer Red"(Red Flowering Gum - 5m)	18	35 litre	-
T	Tristania Laurina "Luscious" (Water Gum - 10m)	2	35 litre	-
Shurbs				
Gj	Grevillea juniperina (Prickly Spider Flower - 1.5m)	85	15 litre	-
Gs	Grevillea sericea (Pink Spider Flower - 1.5m)	85	15 litre	-
Mt	Melaleuca thymifolia (Thyme Honey Myrtle - 1m)	46	15 litre	-
Do	Daphne Odora (Winter Daphne - 1m)	46	15 litre	-
Lg	Luculia Gratissima (Pink Luculia - 2-3m)	5	25 litre	yes
Ground Cover				
Dr	Dianella Revoluta (Black Anther Flax Lily - 0.4-0.6m)		150mm pot	



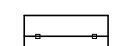
TURF  
EXCAVATE / GRADE ALL AREAS TO BE TURFED TO 100MM BELOW REQUIRED FINISHED LEVELS. DO NOT EXCAVATE WITHIN 1500MM OF THE TRUNK OF ANY EXISTING TREE TO BE RETAINED. ENSURE THAT ALL SURFACE WATER RUNOFF IS DIRECTED TOWARDS THE INLET PITS, KERBS ETC. AND AWAY FROM BUILDINGS. ENSURE THAT NO POOLING OR PONDING WILL OCCUR. RIP THE SUBGRADE TO 150MM.  
INSTALL 100MM DEPTH OF IMPORTED TOPSOIL. JUST PRIOR TO SPREADING THE TURF, SPREAD "SHIRLEY'S NO 17 LAWN FERTILIZER" OVER THE TOPSOIL AT THE RECOMMENDED RATE. LAY "KIKUYU" TURF ROLLS CLOSELY BUTTED. FILL ANY SMALL GAPS WITH TOPSOIL. WATER THOROUGHLY.



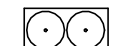
PROPOSED SHRUBS (REFER TO PROPOSED PLANT SCHEDULE)




BRICK GARDEN EDGING  
LAY A SINGLE COARSE OF PAVING BRICKS IN A MORTAR HAUNCH (200MM WIDE AND 100MM DEEP).  
THE EDGES ARE TO BE LAID IN EVEN CURVES AND STRAIGHT LINE AS SHOWN ON THE PLAN. WHERE TIGHT CURVES ARE SHOWN USE HALF BRICKS TO SHOW A MORE EVEN CURVE. THE TOP OF THE EDGE IS TO FINISH FLUSH WITH THE ADJACENT TURF AND MULCH LEVELS.




1800MM HIGH COLORBOND FENCE



PLANTING AREAS  
ENSURE THAT THE MASS PLANTING AREAS HAVE BEEN EXCAVATED TO 300 BELOW FINISHED LEVELS. RIP TO A FURTHER DEPTH OF 150MM. SUPPLY AND INSTALL 300MM SOIL MIX. SOIL MIX TO COMPRISE OF ONE PART APPROVED COMPOST TO THREE PARTS TOPSOIL. TOPSOIL SHALL BE EITHER IMPORTED TOPSOIL OR STOCKPILED SITE TOPSOIL (IF SUITABLE IE: NO CLAY) INSTALL 75MM DEPTH OF SELECTED MULCH.

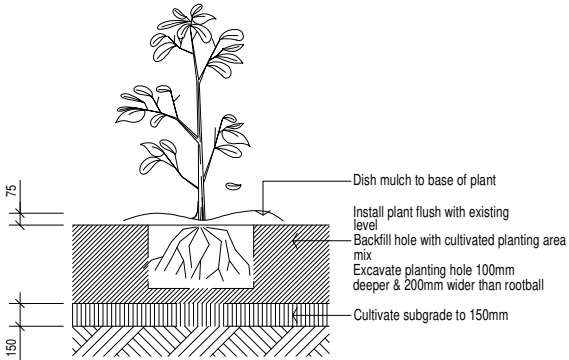


EXISTING TREES TO BE REMOVED

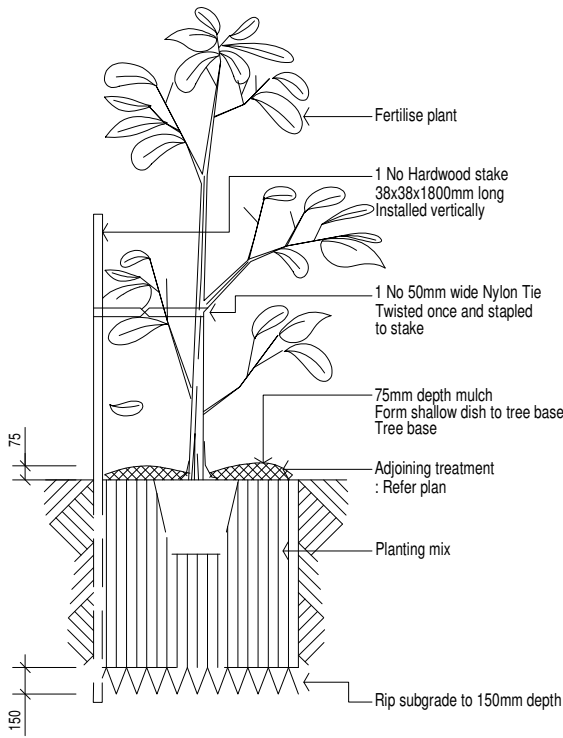


EXISTING TREES TO BE RETAINED

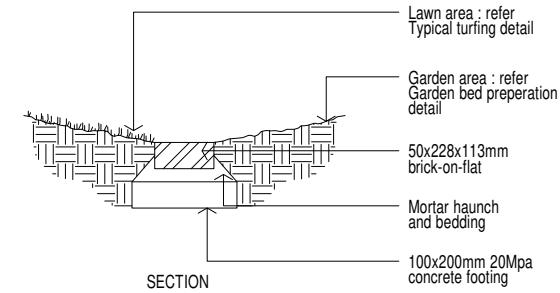
NOTE: MAINTENANCE:  
ALL LANDSCAPE WORKS ARE TO BE MAINTAINED FOR A PERIOD OF THREE MONTHS FROM THE DATE OF PRACTICAL COMPLETION. THIS INCLUDES ALL WATERING, WEEDING, SPRAYING AND RE-MULCHING NECESSARY TO ACHIEVE VIGOROUS GROWTH. ANY DEFECTS WHICH ARISE DURING THIS PERIOD ARE TO BE RECTIFIED IMMEDIATELY. ANY PLANTS OR AREAS OF TURF WHICH FAIL DURING THIS PERIOD ARE TO BE REPLACED AT NO ADDITIONAL COST.



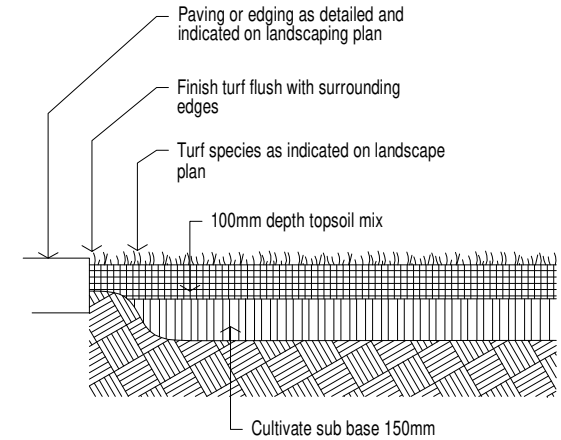
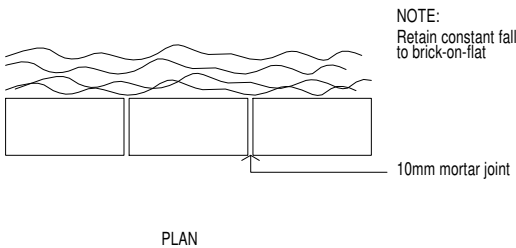
Planting in garden beds  
Detail. Not.To.Scale.



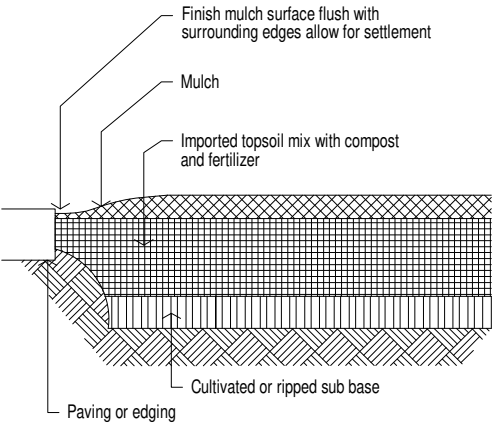
15 - 35 litre Tree planting  
Detail. Not.To.Scale.



Brick garden edge  
Detail. Not.To.Scale.



Ground preparation  
Grassed area: turf using imported topsoil  
Detail. Not.To.Scale.



Detail.  
Ground preparation  
Planting area using imported topsoil  
Not.To.Scale.



P



E



T



Gj



Gs



Mt



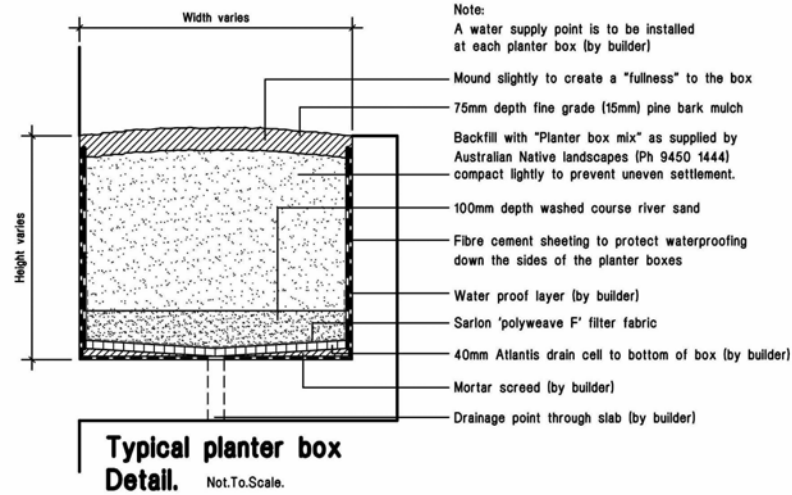
Do



Lg



Dr



REVISION SCHEDULE	ISSUE	DESCRIPTION	ISSUED BY	DRAWN BY	DATE
A	DRAFT PLANS		NF	SO	01/12/2020
B	DEVELOPMENT APPLICATION		NF	SO	07/12/2020
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E	GENERAL AMENDMENTS		AS	SO	29/07/2021
F	GENERAL AMENDMENTS		NF	SO	27/09/2021
G	GENERAL REVISION TO GF PLAN ADJUSTED CLASSROOM SIZES		NF	SO	28/10/2021
H	GENERAL REVISION TO GF PLAN		NF	SO	02/11/2021

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DIRECTOR - SO

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WESTMINSTER PROJECTS

DRAWING TITLE

LANDSCAPING LEGEND

DATE  
02/11/2021

SCALE @ A1  
As indicated

PROJECT NUMBER  
037 / 17-18

DRAWING No.  
A501

ISSUE  
H

PROJECT

PROPOSED CHILDCARE

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ABN 70 119 946 575  
Nominated Architect: Szymon Ochudzawa (RAIA 6865)





LANDSCAPING SPECIFICATION:

1: SITE PREPARATION

PRIOR TO THE COMMENCEMENT OF ANY SITE LANDSCAPE WORKS, REMOVE ALL BUILDING RUBBISH AND DEBRIS FROM THE SITE, REMOVE ALL WEED GROWTH AND UNWANTED REMNANT PLANT MATERIAL. DO NOT BURY SURPLUS BUILDING MATERIAL ON THE SITE. FORM UP ALL GROUND SURFACES, ALLOWING FOR GRADES FOR DRAINAGE AS REQUIRED, AND TO LEVELS ALLOWING FOR LANDSCAPE PREPARATION AND FINISHES TO PROCEED. ALLOW FOR SUPPLEMENTARY AND INTRODUCED TOPSOILS AS LATER SPECIFIED, TO ACHIEVE FINISHED LEVELS. BUILD UP, AND / OR REDUCE FORMATION LEVELS TO ENABLE LANDSCAPE FINISHES TO BE FINISHED OFF FLUSH WITH PITS, PATHWAYS, KERBS, AND GARDEN EDGING. PRIOR TO THE COMMENCEMENT OF ANY SITE LANDSCAPE WORKS, REMOVE ALL BUILDING RUBBISH AND DEBRIS FROM THE SITE, REMOVE ALL WEED GROWTH AND UNWANTED REMNANT PLANT MATERIAL. DO NOT BURY SURPLUS BUILDING MATERIAL ON THE SITE. FORM UP ALL GROUND SURFACES, ALLOWING FOR GRADES FOR DRAINAGE AS REQUIRED, AND TO LEVELS ALLOWING FOR LANDSCAPE PREPARATION AND FINISHES TO PROCEED. ALLOW FOR SUPPLEMENTARY AND INTRODUCED TOPSOILS AS LATER SPECIFIED, TO ACHIEVE FINISHED LEVELS. BUILD UP, AND / OR REDUCE FORMATION LEVELS TO ENABLE LANDSCAPE FINISHES TO BE FINISHED OFF FLUSH WITH PITS, PATHWAYS, KERBS, AND GARDEN EDGING.

TO GARDEN AREAS, INCLUDING MULCHED ZONES AROUND TREES IN LAWN, INCLUDING STREET TREES, DEEP RIP AND CULTIVATE ALL MATERIAL, AS FOUND, TO A MEAN DEPTH OF 300 MM. TO LAWN AREAS, REDUCE RIPPING AND CULTIVATION TO A DEPTH OF 100 MM. ALL CULTIVATED MATERIAL SHALL BE REDUCED TO A FINE TILTH; IN THE PROCESS OF CULTIVATION, REMOVE ALL STONES AND EXCESS CLAY UNDER BURDEN SUFFICIENT TO ALLOW FOR INTRODUCED TOPSOIL SPECIFIED BELOW.

TO GARDEN AREAS, SUPPLEMENT CULTIVATED SOILS WITH INTRODUCED TOPSOIL MIX COMPRISING 40% COARSE RIVER SAND, 30% COMPOSTED HARDWOOD FINES, OR EQUAL COMPOSTING, AND 30% FINE LOAM. IMPORTED TOPSOIL SHALL HAVE A PH IN THE RANGE 5.5 - 7.0. THIS IMPORTED MATERIAL SHALL BE ADDED TO GARDEN AREAS AT A RATE OF THE EQUIVALENT OF A 100 MM THICK LAYER OF MATERIAL PLACED OVER THE WHOLE OF THE CULTIVATED AREA. INTRODUCED MATERIAL SHALL BE MIXED INTO CULTIVATED SITE SOIL TO CREATE A MIX OF SITE AND IMPORTED SOIL, TO A MEAN DEPTH OF 300 MM. ALL BUILDING UP TO LEVELS OR BULK FILL SHALL BE CARRIED OUT IN INTRODUCED MATERIAL.

NOTE: WHERE MULCHED BEDS ARE TO BE FORMED AROUND AN EXISTING TREE, OR GROUP OF EXISTING TREES, PREPARATION SHALL BE LIMITED TO THE FOLLOWING WORKS:  
A) WITHIN THE CRITICAL ROOT ZONE, (IE A DISTANCE FROM THE TREE HAVING A RADIUS 5 TIMES THE TRUNK DIAMETER) REMOVE ALL WEED AND GRASS GROWTH.  
B) LIMIT CULTIVATION TO A DEPTH OF 150MM, AND CARRY OUT ALL CULTIVATION WORKS BY HAND ENSURING THAT MAJOR TREE ROOTS NEAR THE SURFACE ARE NOT DAMAGED.  
C) SOIL SUPPLEMENTATION SHALL BE LIMITED TO ADDITION OF GYPSUM ONLY.  
D) MULCH AS LATER SPECIFIED.  
E) PLANTING WITHIN THE CRITICAL ROOT ZONE SHALL BE LIMITED TO NATIVE GRASSES AND GROUND COVERS ONLY; PLANTING WORKS SHALL BE CARRIED OUT BY HAND, WITH NO DISTURBANCE OF THE PRIMARY ROOT STRUCTURE OF EXISTING TREES.

2: TURFING:

AREAS TO BE TURFED SHALL BE GRADED AFTER CULTIVATION TO CREATE AN EVEN SURFACE READY TO RECEIVE SCREEDING AND TURF, AS SPECIFIED BELOW. IN GRADING, ALLOW FOR ALL FALLS TO DRAINAGE OUTLETS AS REQUIRED TO ALLOW FOR FREE DRAINAGE OF THE TURFED ZONES, AND FOR DRAINAGE TO PITS, AS REQUIRED. FOLLOWING GRADING, PROVIDE AND LAY A SCREEDED TOPSOIL MIX COMPRISING 50% LOAM, 40% COARSE SAND AND 10% DRIED AND SHREDDED FOWL MANURE.

SCREEDING SHALL BE LAID TO A MEAN DEPTH OF 20 MM AND SHALL BE SCREED BOARD LEVELLED TO AN EVEN SURFACE, AND TO REQUIRED FALLS, READY TO RECEIVE TURF. DAMP DOWN WITH A FINE SPRAY IMMEDIATELY PRIOR TO THE PLACEMENT OF TURF.

TURF SHALL BE CT - 2 COUCH, SUPPLIED AS ROLLS, PLACED WITHOUT JOINTS IN THE PREPARED SCREED MATERIAL. DEEP WATER TURF IMMEDIATELY FOLLOWING PLACEMENT, AND LIGHT ROLL SURFACE FOLLOWING WATERING, LEVELLING OUT ANY UNEVEN ZONES.

3: EDGING:

EDGING TO TURFED AND / OR GRAVEL PAVED AREAS, WHERE THEY ABUT GARDEN AREAS SHALL BE SELECTED CLAY PAVER. BRICKS ARE TO BE LAID IN A CONTINUOUS MORTAR BED OF SUFFICIENT DEPTH THE PREVENT HORIZONTAL DISTORTION AND HAUNCHED TO PREVENT LATERAL MOVEMENT OF EDGING. LAY BRICKS WITH FLUSHED MORTAR JOINTS. EDGING SHALL BE FINISHED FLUSH WITH ADJACENT TURF. WHERE ANY LENGTH OF EDGING EXCEEDS 6 METRES PROVIDE FULL EXPANSION JOINTS (EDGING AND BEDDING) AT 6M CENTRES.

4: PLANTING:

PLANT OUT ALL PLANT MATERIALS TO THE SET OUT NOTED ON THE DRAWINGS, AND TO THE QUANTITY, SIZE AND SPECIES SCHEDULED. REMOVE ALL PLANTS FROM NURSERY CONTAINERS, DIG OUT PLANTING HOLES TO THE DEPTH OF THE CONTAINER, PLUS 25 MM, AND TO DOUBLE THE DIAMETER OF THE CONTAINER. TYPICALLY PLACE PLANTS 20 - 25 BELOW ADJACENT FINISHED GROUND LEVEL, AND BACK FILL ALLOWING FOR NO VOIDS, AND TO FORM LOCALIZED DISHING AROUND EACH PLANT. PLACE PLANTS INTO DAMPED SOIL, AND DEEP WATER IMMEDIATELY FOLLOWING PLANTING.

MULCH ALL PLANTER AREAS WITHIN 24 HOURS OF PLANTING, TAKING CARE THAT MULCH IS PLACED FREE FROM PLANT STEMS.

VEGETATIVE MULCH SHALL COMPRISE WEED FREE LEAF LITTER MATERIAL, LAID TO A MEAN DEPTH OF 75 MM. GRAVEL MULCH SHALL BE NEPEAN RIVER GRAVEL OR APPROVED EQUAL ROUNDED RIVER GRAVEL, GRADED TO PASS 12MM AND 6MM (MAX / MIN) SIEVE AND PLACED IN A LAYER 40MM THICK.

5: STAKING AND TYING:

STAKE AND TIE ALL PLANTS SCHEDULED, AND ALL PLANTS SUPPLIED IN 25 LITRE, OR GREATER SIZE CONTAINERS. STAKES SHALL BE 37 X 37 X 1800 LONG HARDWOOD STAKES, 1800 LONG, AND EMBEDDED 400 MM. TIES SHALL BE HESSIAN, OR EQUAL NON - ABRASIVE MATERIAL, SECURELY FIXED TO STAKES, AND LOOPED AROUND PLANT STEMS IN A FIGURE OF EIGHT PATTERN. TIES SHALL BE SET AT THE APPROXIMATE HALF HEIGHT OF EACH PLANT, AND SHALL BE ADJUSTED SUCH THAT LATERAL GROWTH IS NOT DISTURBED.

6: MAINTENANCE AND ESTABLISHMENT

THE MAINTENANCE AND ESTABLISHMENT PERIOD SHALL BE NOT LESS THAN SIX MONTHS. THE FOLLOWING WORKS SHALL BE CARRIED OUT AS REGULAR ROUTINE, WITH ATTENDANCES TO BE CARRIED OUT TO MEET MINIMUM WATERING REQUIREMENTS.

6.1: REGULARLY DEEP WATER ALL AREAS. TURF SHALL BE WATERED AT MINIMUM INTERVALS OF TWICE PER WEEK UNTIL TURF HAS ACHIEVED A HEIGHT OF 50MM ABOVE PLANTED HEIGHT AT WHICH TIME INITIAL MOWING SHALL BE CARRIED OUT. TURF SHALL BE REGULARLY MOWN AND WATERED THEREAFTER. ALL GRASS CLIPPINGS SHALL BE REMOVED FROM THE SITE. MULCHED AREAS SHALL BE DEEP WATERED AT MINIMUM INTERVALS OF ONE WEEK.

6.2: REPLACE ANY PLANTS THAT DO NOT PROGRESS, OR DIE, DURING THE MAINTENANCE PERIOD.

6.3: KEEP ALL GRASSING AND PLANTED ZONES IN A WEED FREE CONDITION; TREAT ALL PLANTS WHICH SUFFER DISEASE OR INSECT INFESTATION WITHIN THIS PERIOD.

7: PROTECTION OF TREES RETAINED ON AND ADJACENT TO SITE



EXISTING TREES SO INDICATED SHALL BE RETAINED. THE TREES SHALL BE PROTECTED FOR THE PERIOD OF CONSTRUCTION BY THE ERECTION OF A FENCE NOT LESS THAN 1800 HIGH, SET OUT 5 TIMES THE STEM DIAMETER OF THE TREE, OR 3 METRES CLEAR OF THE TREE, WHICHEVER IS THE GREATER. WHERE EXISTING PROTECTION FENCING EXISTS, IT SHALL BE MAINTAINED. THE PROTECTED ZONE WITHIN THIS FENCE SHALL NOT BE INTERFERED WITH IN ANY WAY DURING CONSTRUCTION; THE PROTECTED AREA SHALL BE MULCHED AT THE TIME OF ERECTION OF THE PROTECTION FENCES WITH LEAF LITTER MULCH TO A THICKNESS OF 75 MM AND THE FENCED ZONE SHALL BE REGULARLY WATERED. FINISHING LANDSCAPE WORKS WITHIN THESE AREAS SHALL BE CARRIED OUT ON GROUND LEVELS AS FOUND, WITH MINIMUM CULTIVATION. PROVIDE SIMILAR PROTECTION TO PRIMARY ROOT ZONES OF TREES ON ADJOINING PROPERTIES WHERE ROOT ZONES PROJECT INTO THE PROPERTY.

8: LANDSCAPE CONSTRUCTION IN PLANTER BOXES AND ON SUSPENDED CONCRETE SLABS

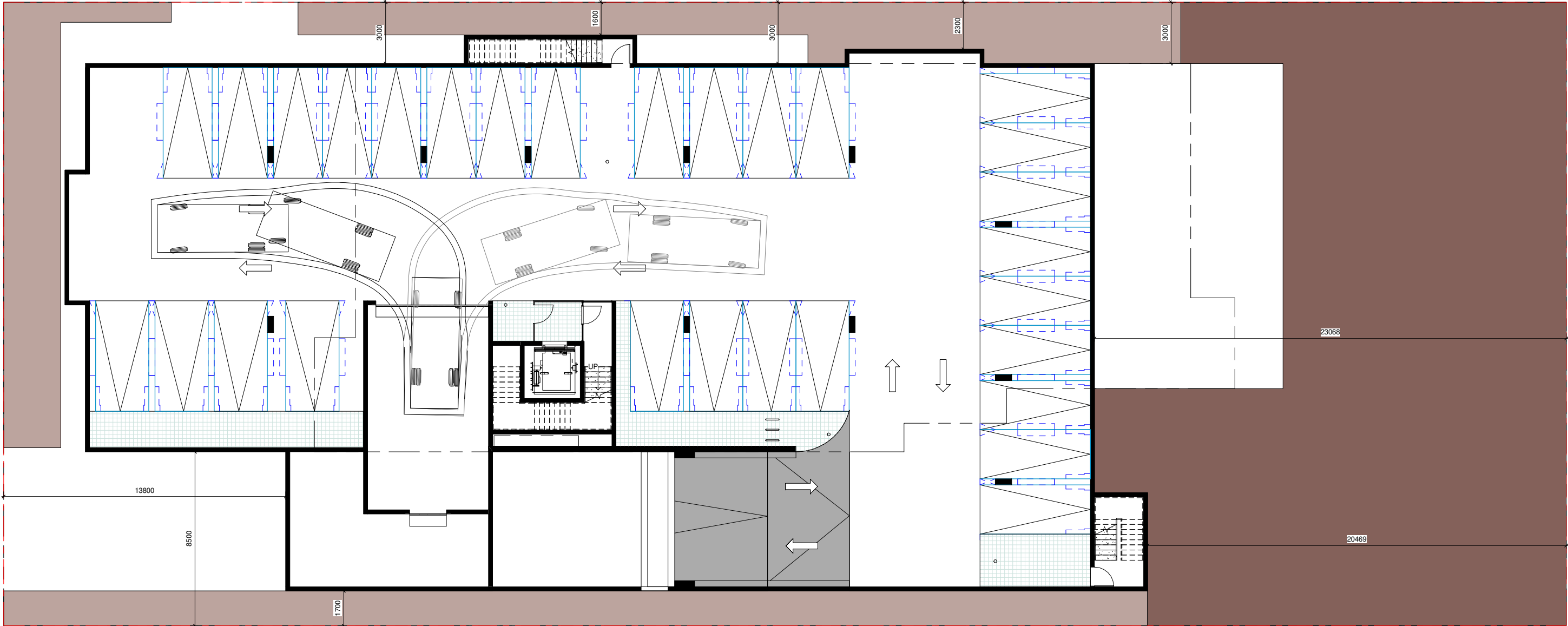
LANDSCAPE CONSTRUCTION WORKS INCLUDING DRAINAGE BASE, FILTERS, SAND AND TOPSOIL FILLING ALL SHALL BE CARRIED OUT AS DETAILED AND ANNOTATED ON THIS DRAWING. NO WORKS SHALL BE CARRIED OUT ON SLABS AND WITHIN PLANTER BOXES UNTIL ALL DRAINAGE INSTALLATIONS HAVE BEEN CHECKED TO ENSURE THAT NO WATER IS HELD ON SLABS. ANY PONDING SHALL BE REMOVED PRIOR TO COMMENCEMENT OF FILLING.

9: WEED ERADICATION

THE ERADICATION OF THESE WEEDS IS TO BE CARRIED OUT PROGRESSIVELY THROUGHOUT THE PERIOD OF CONSTRUCTION. EXCEPT WHERE EXCAVATION WORKS FOR BUILDINGS NECESSITATES BULK EXCAVATION OF THESE PLANTS, EACH OUTBREAK OF THE PLANTS SHALL BE PROGRESSIVELY ERADICATED BY PROGRESSIVE APPLICATIONS OF WEEDICIDES SELECTED FOR THE SPECIFIC WEEDS ENCOUNTERED. APPLICATIONS OF WEEDICIDES SHALL BE CARRIED OUT STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS AND IN ACCORDANCE WITH ANY SAFE WORKING REQUIREMENTS APPLICABLE TO THE CONSTRUCTION SITE AND TO ADJOINING SITES.

REVISION SCHEDULE				CONSULTANTS		PM	NORTH POINT	CLIENT	PROJECT	
ISSUE	DESCRIPTION	ISSUED BY	DRAWN BY	DATE				WESTMINSTER PROJECTS	PROPOSED CHILDCARE	
B	DEVELOPMENT APPLICATION	NF	SO	07/12/2020						
C	GENERAL AMENDMENTS	NF	SO	04/01/2021						
D	GENERAL AMENDMENTS	NF	SO	21/05/2021						
E	GENERAL AMENDMENTS	AS	SO	29/07/2021						
F	GENERAL AMENDMENTS	NF	SO	27/09/2021						
G	GENERAL REVISION TO GF PLAN ADJUSTED CLASSROOM SIZES	NF	SO	28/10/2021						
H	GENERAL REVISION TO GF PLAN	NF	SO	02/11/2021						
								DRAWING TITLE	54 Westminster Street Schofields	
								LANDSCAPING SPECIFICATION		
								DATE	SCALE @ A1	
								02/11/2021	1 : 50	
								PROJECT NUMBER	DRAWING No.	ISSUE
								037 / 17-18	A502	H
								THIS DRAWING ISSUE HAS BEEN REVIEWED BY		
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								JS Architects Pty Ltd Suite 4.04, Level 4, No: 5 Celebration Drive BELLA VISTA ~ NSW 2153 Australia T : 61 2 8814-6991 FAX: 61 2 8814-6992 M : 61 412 06 06 04 E : info@jsarchitects.com.au W : www.jsarchitects.com.au ABN 70 119 946 575 Nominated Architect: Szymon Ochudzawa (RAA 6865)		
								 Member Australian Institute of Architects		
								 ARCHITECTS		

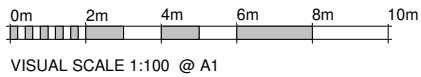




**1 DEEP SOIL DIAGRAM**  
1 : 100

SITE AREA: 2327 sqm  
DEEP SOIL PROVIDED (Min 6m Depth): 527.069m<sup>2</sup> (22.65%)  
TOTAL DEEP SOIL PROVIDED: 778.281m<sup>2</sup> (33.44%)

REVISION SCHEDULE			
ISSUE	DESCRIPTION	ISSUED BY	DRAWN BY
A	DRAFT PLANS	NF	SO
B	DEVELOPMENT APPLICATION	NF	SO
C	GENERAL AMENDMENTS	NF	SO
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H	GENERAL REVISION TO GF PLAN	NF	SO



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WESTMINSTER PROJECTS

DRAWING TITLE  
DEEP SOIL DIAGRAM

DATE  
02/11/2021

PROJECT NUMBER  
037 / 17-18

DRAWING No.  
A503

ISSUE  
H

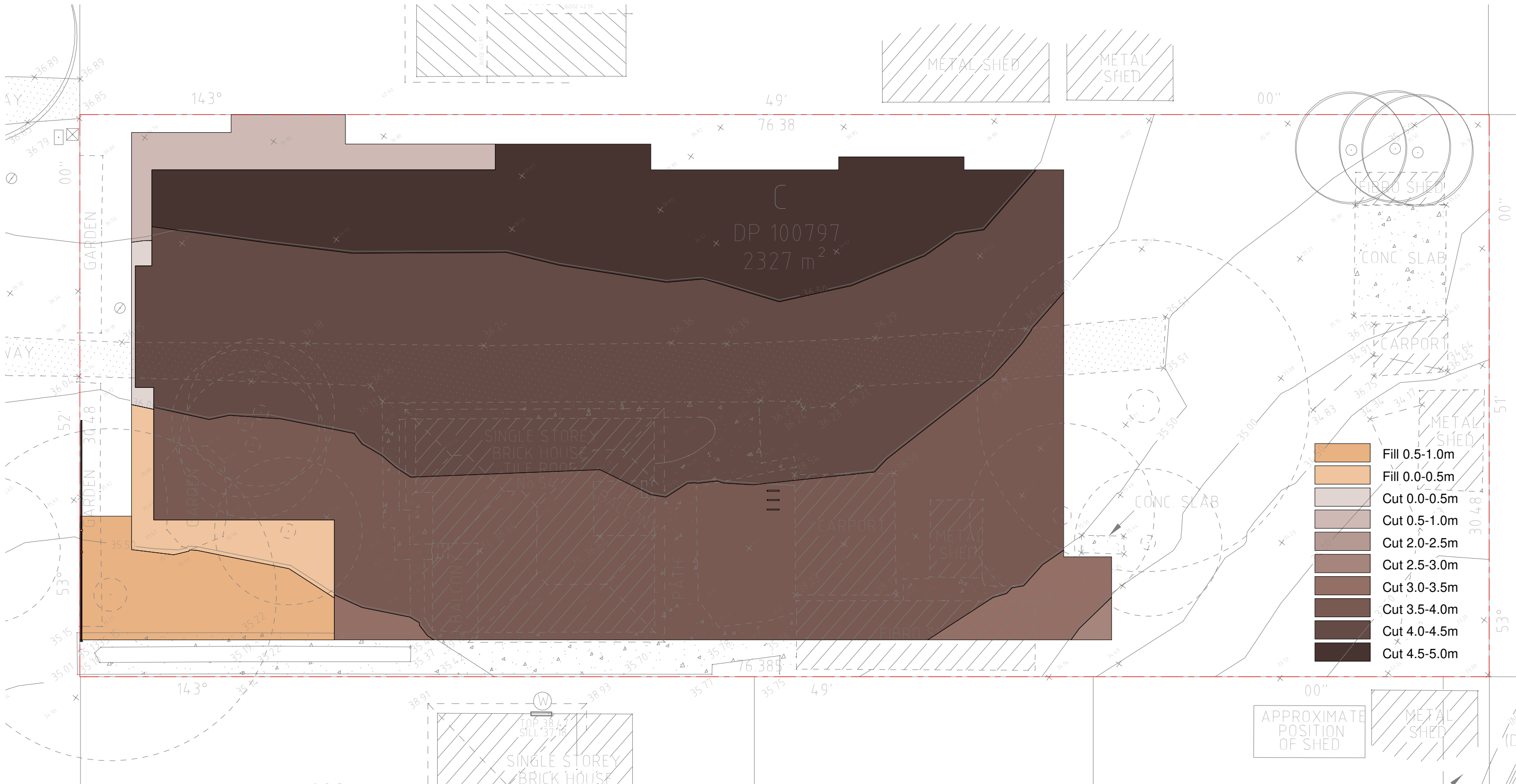
PROJECT  
PROPOSED CHILDCARE

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ABN 70 119 946 575  
Nominated Architect: Szymon Ochudzawa (RAA 6865)



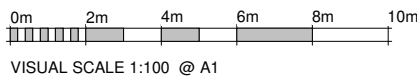




1 EXCAVATION DIAGRAM  
1:100

REVISION SCHEDULE

ISSUE	DESCRIPTION	ISSUED BY	DRAWN BY	DATE
A	DRAFT PLANS	NF	SO	01/12/2020
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DIRECTOR - SO

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WESTMINSTER PROJECTS

DRAWING TITLE  
EXCAVATION DIAGRAM

DATE	SCALE @ A1	PROJECT NUMBER	DRAWING No.	ISSUE
02/11/2021	1:100	037 / 17-18	A504	H

PROJECT

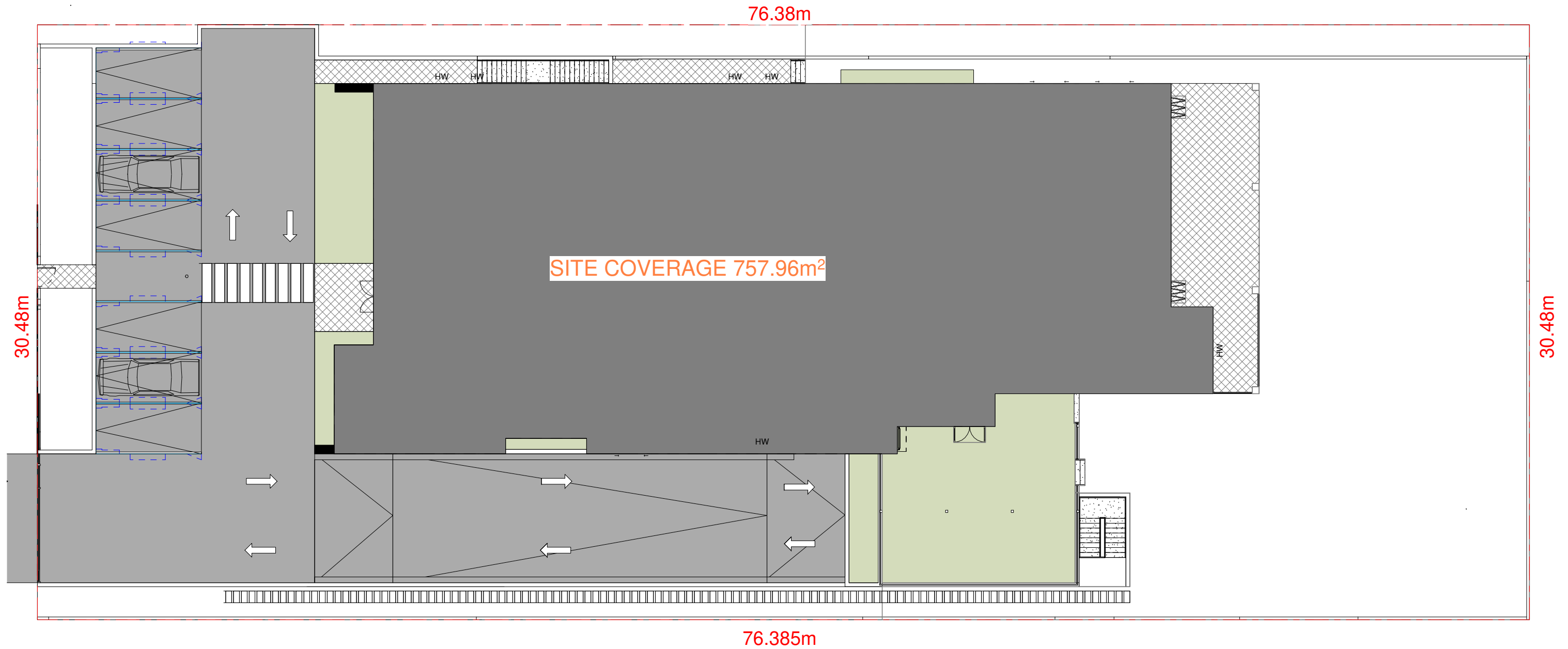
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ABN 70 119 946 675  
Nominated Architect: Saymon Ochudzawa (RAA 6865)



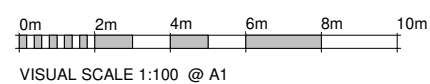




1 SITE COVERAGE DIAGRAM  
1 : 100

#### REVISION SCHEDULE

ISSUE	DESCRIPTION	ISSUED BY	DRAWN BY	DATE
E	GENERAL AMENDMENTS	AS	SO	29/07/2021
F	GENERAL AMENDMENTS	NF	SO	27/09/2021
G	GENERAL REVISION TO GF PLAN ADJUSTED CLASSROOM SIZES	NF	SO	28/10/2021
H	GENERAL REVISION TO GF PLAN	NF	SO	02/11/2021



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WESTMINSTER PROJECTS

#### DRAWING TITLE

SITE COVERAGE DIAGRAM

DATE  
02/11/2021

SCALE @ A1  
1 : 100

PROJECT NUMBER  
037 / 17-18

DRAWING No.  
A506

ISSUE  
H

#### PROJECT

PROPOSED CHILDCARE

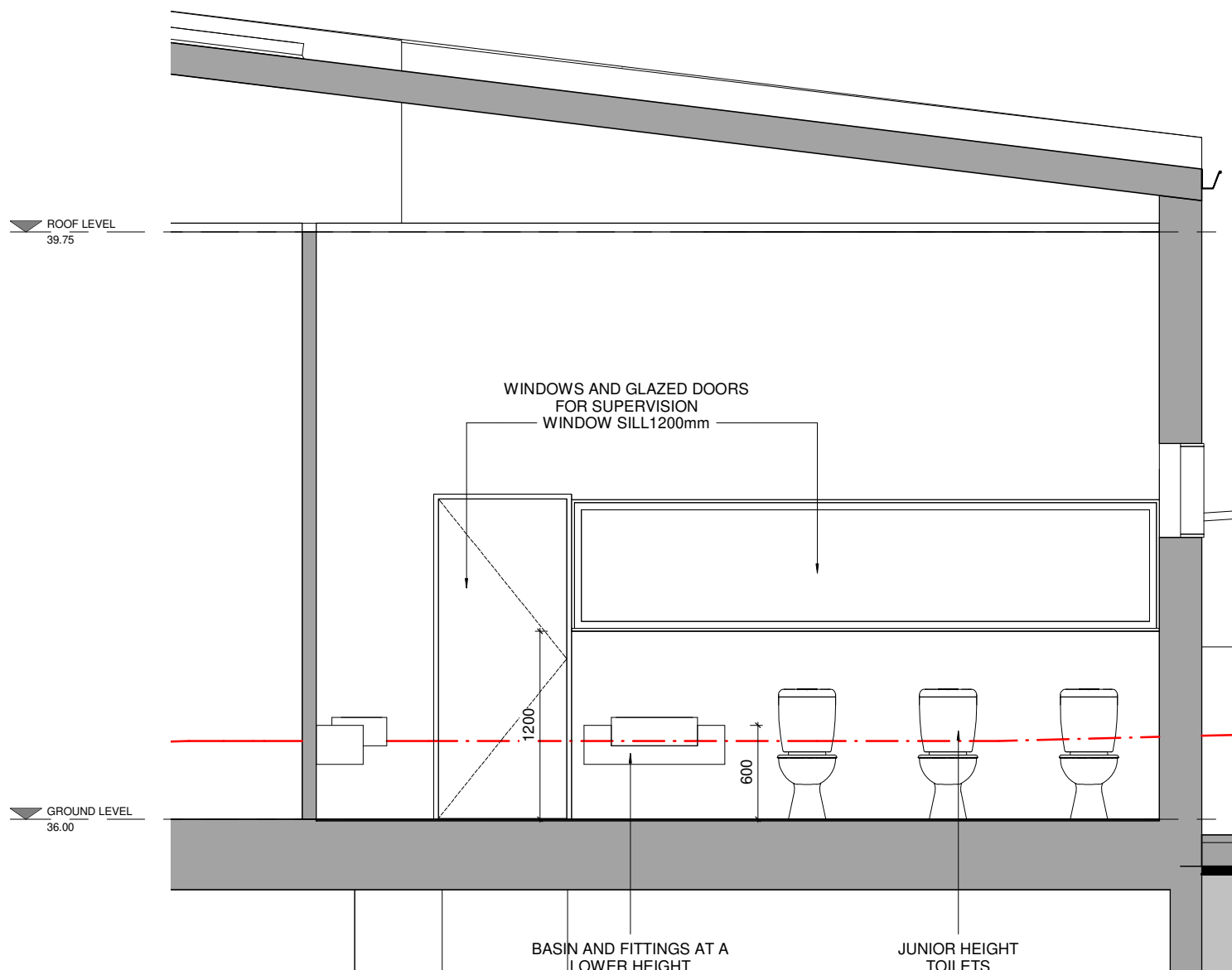
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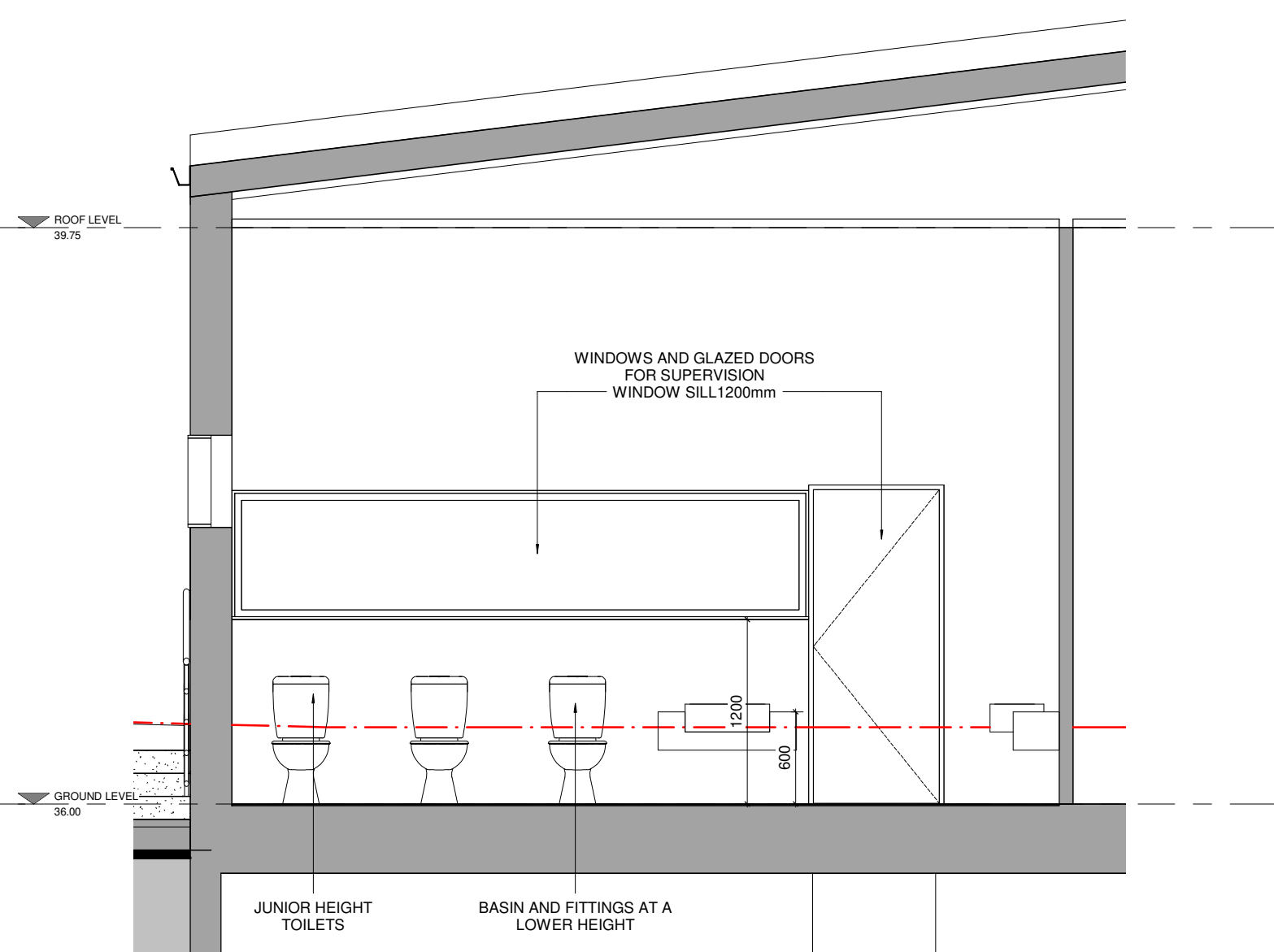
Suite 4.04, Level 4, No: 5 Celebration Drive  
BELLA VISTA - NSW 2153 Australia  
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M : 61 412 06 06 04  
E : info@jsarchitects.com.au  
W : www.jsarchitects.com.au  
ABN 70 119 946 575  
Nominated Architect: Symon Ochudzawa (RAIA 6865)







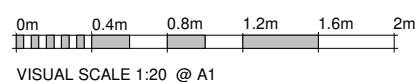
**A** Detail Section AA  
1 : 20



**1** Detail Section BB  
1 : 20

#### REVISION SCHEDULE

ISSUE	DESCRIPTION	ISSUED BY	DRAWN BY	DATE
E	GENERAL AMENDMENTS	AS	SO	29/07/2021
F	GENERAL AMENDMENTS	NF	SO	27/09/2021
G	GENERAL REVISION TO GF PLAN ADJUSTED CLASSROOM SIZES	NF	SO	28/10/2021
H	GENERAL REVISION TO GF PLAN	NF	SO	02/11/2021



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DETAIL SECTION

DATE  
02/11/2021

SCALE @ A1  
1 : 20

PROJECT NUMBER  
**037 / 17-18**

DRAWING No.  
A507

ISSUE  
**H**

#### PROJECT

PROPOSED CHILDCARE

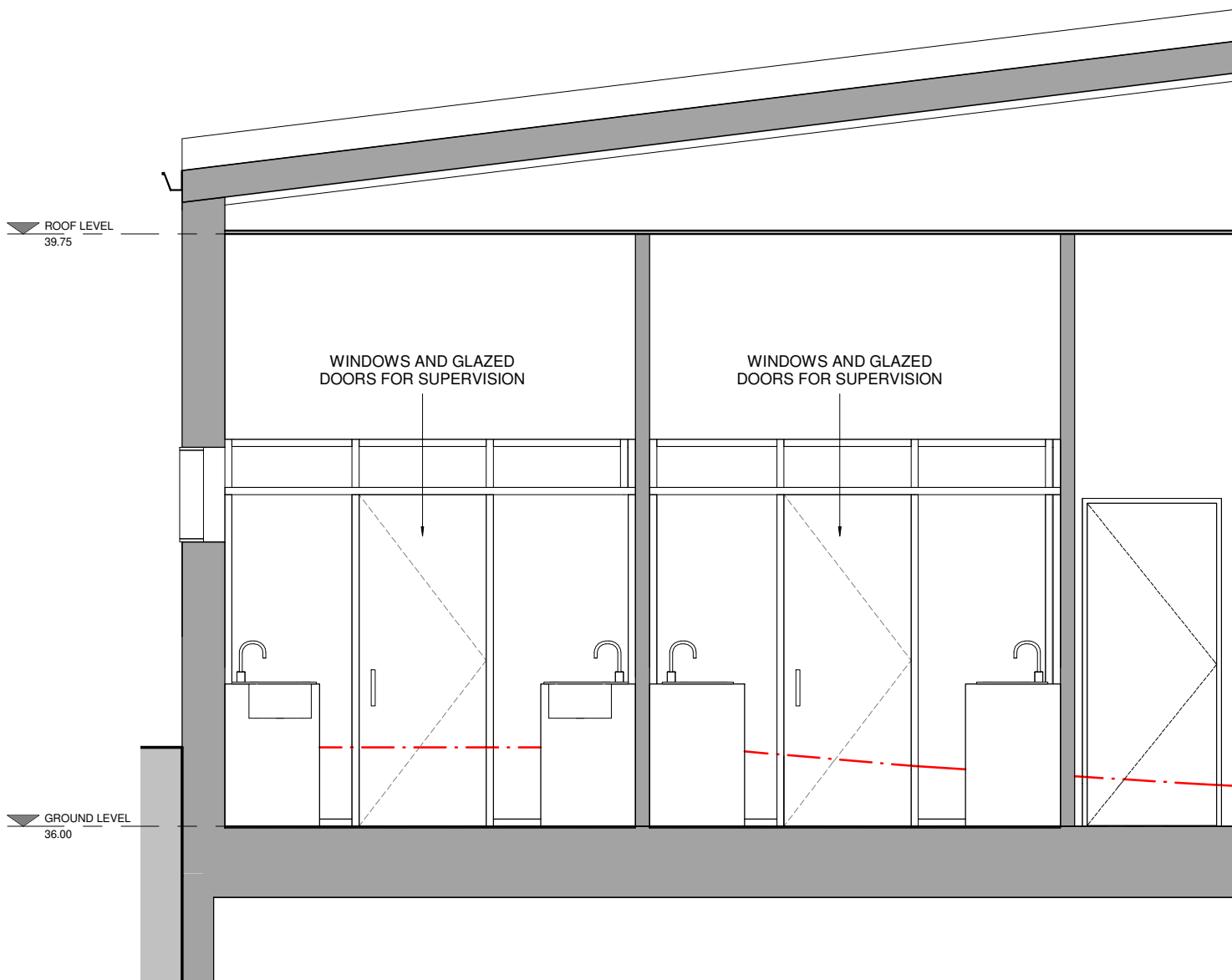
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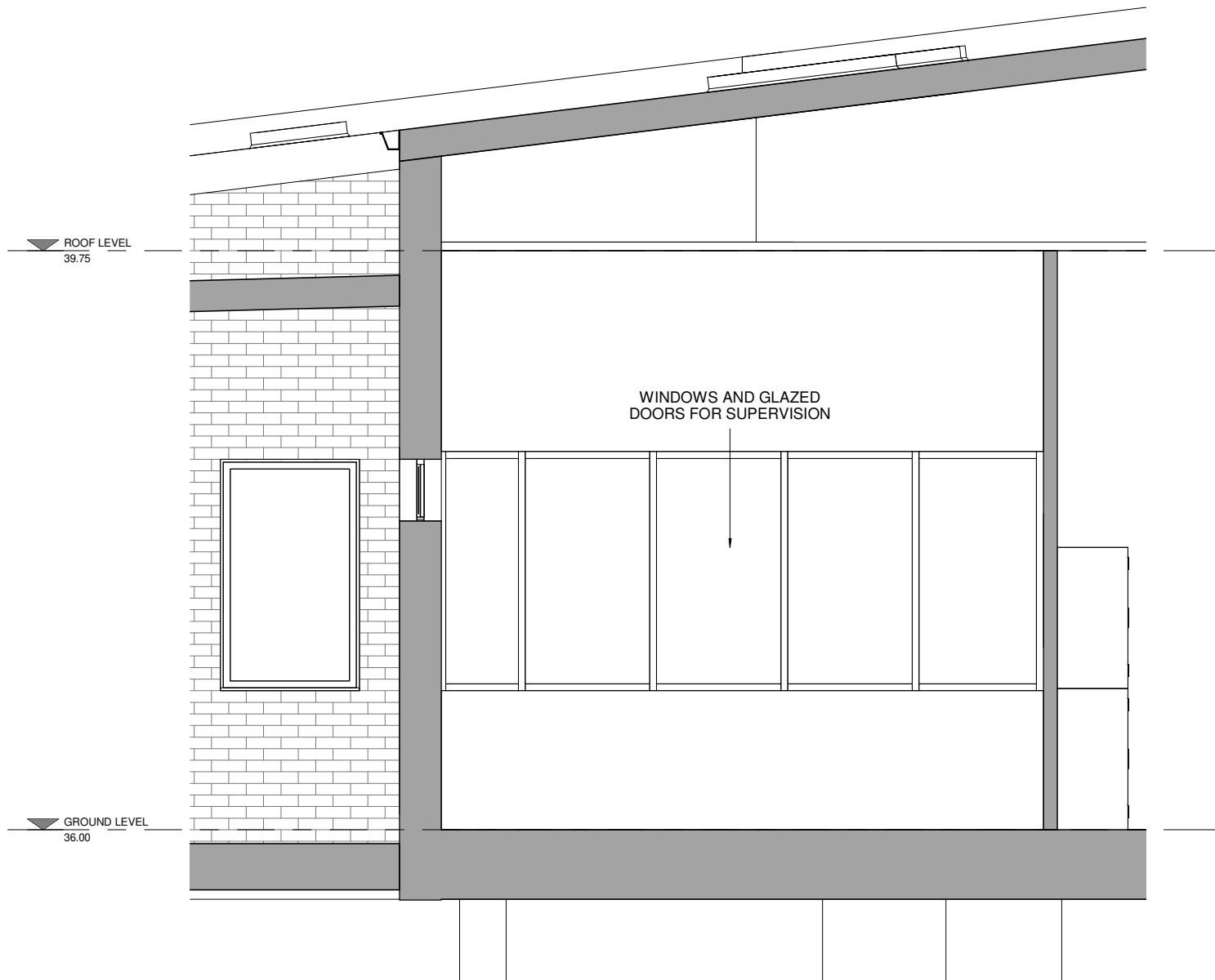
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ABN 70 119 946 575  
Nominated Architect: Szymon Ochudzawa (RAA 6865)







**C Detail Section CC**  
1 : 20

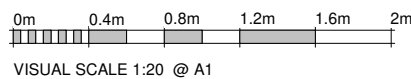


**1 Detail Section DD**  
1 : 20

REVISION SCHEDULE

ISSUE	DESCRIPTION
E	GENERAL AMENDMENTS
F	GENERAL AMENDMENTS
G	GENERAL REVISION TO GF PLAN ADJUSTED CLASSROOM SIZES
H	GENERAL REVISION TO GF PLAN

ISSUED BY	DRAWN BY	DATE
AS	SO	29/07/2021
NF	SO	27/09/2021
NF	SO	28/10/2021
NF	SO	02/11/2021



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1 : 20

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**037 / 17-18**

DRAWING No.  
A508

ISSUE  
**H**

PROJECT

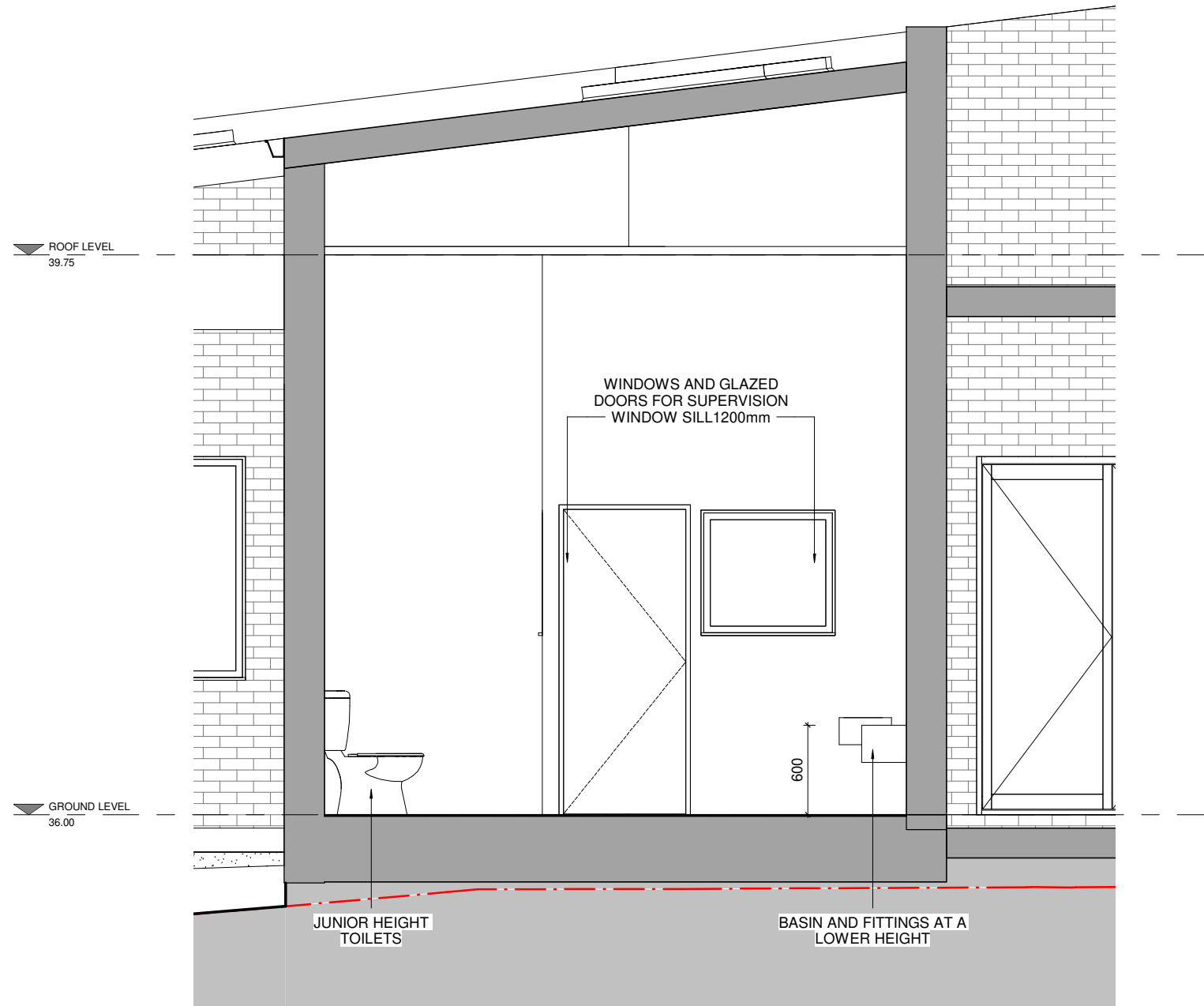
PROPOSED CHILDCARE

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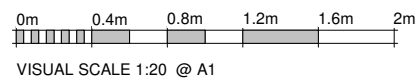




1 **Detail Section EE**  
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REVISION SCHEDULE

ISSUE	DESCRIPTION	ISSUED BY	DRAWN BY	DATE
E	GENERAL AMENDMENTS	AS	SO	29/07/2021
F	GENERAL AMENDMENTS	NF	SO	27/09/2021
G	GENERAL REVISION TO GF PLAN ADJUSTED CLASSROOM SIZES	NF	SO	28/10/2021
H	GENERAL REVISION TO GF PLAN	NF	SO	02/11/2021



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02/11/2021

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1 : 20

PROJECT NUMBER  
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DRAWING No.  
A509

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