

PROPOSED CHILDCARE CENTRE

AT: 54 WESTMINSTER STREET, SCHOFIELDS NSW



ARTIST IMPRESSION

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A101	GROUND FLOOR PLAN	H	02/11/2021
A102	ROOF PLAN	H	02/11/2021
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A507	DETAIL SECTION	H	02/11/2021
A508	DETAIL SECTION	H	02/11/2021
A509	DETAIL SECTION	H	02/11/2021



DEVELOPMENT CONSENT
SPP-21-00001
Issued 21/12/2021

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Chief Executive Officer

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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G	GENERAL REVISION TO GF PLAN ADJUSTED CLASSROOM SIZES	NF	SO	28/10/2021
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WESTMINSTER PROJECTS

DRAWING TITLE
COVER PAGE

DATE
02/11/2021

SCALE @ A1

PROJECT NUMBER
037 / 17-18

DRAWING No.
A000

ISSUE
H

PROJECT
PROPOSED CHILDCARE

54 Westminster Street
Schofields

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



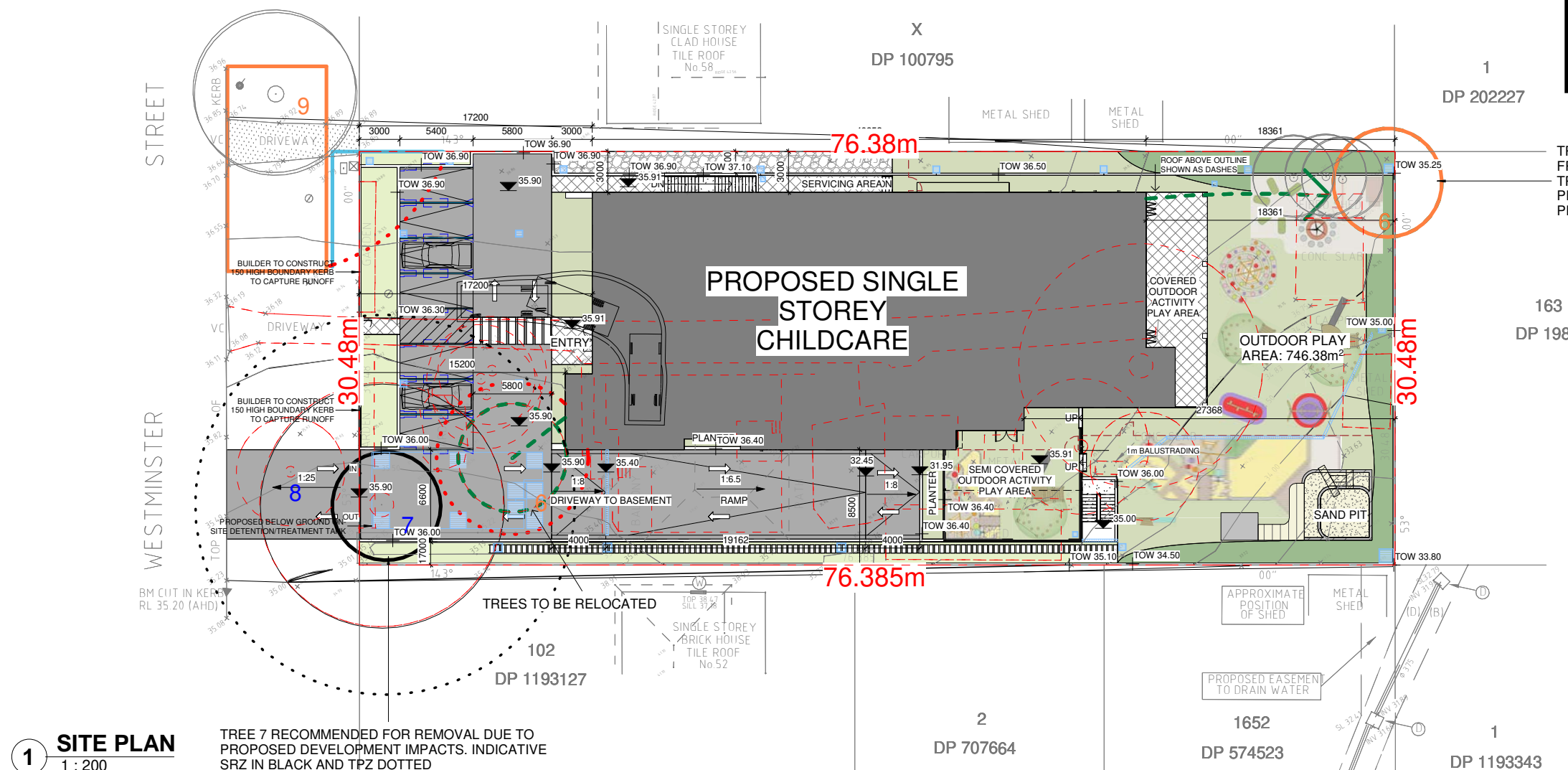


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Redgum Survey of Subject Trees to be Retained & Tree Protection Zones
All Tree Protection Zones are to be measured on site



TREE 6 RECOMMENDED TO BE TRANSPLANTED FROM THE FRONT TO THE REAR OF THE SITE. TPZ PROTECTION TO BE INSTALLED IN SITU PRIOR TO DEMOLITION AND TREE RELOCATED PRIOR TO CONSTRUCTION

CALCULATION DATA

Site Area: 2327 m²

Child Care:

Floor Area:
Ground Floor: 703.88m²

Playground:
Covered Play area: 108.40m²
Total: 746.38m²

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

Landscaping Area:
Proposed: 708.835m² (30.46%)

1 SITE PLAN
1 : 200

Redgum legend

- **Tree Protection Zone (TPZ)**, fencing with setbacks as indicated, or other protection measures or works as indicated.
- - - **Tree Protection Zone**, area of special protection measures or works outside of fenced area
- Relocated **Tree Protection Zone**, area of special protection measures or works outside of fenced area once construction commences.
- xxx Tree Numbers - trees to be retained only.
Subject trees represented by the approximate location of the trunk

Indicative location of Tree Protection fencing which is to be measured on site and positioned along the Tree Protection Zone, excavation zone or proposed building footprint and to remain installed for the duration of the development. Installation of boundary fences within rootzone to be of pier and beam construction.

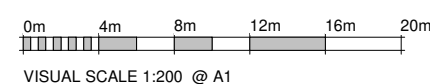
Red dotted Tree protection around trees relates to relocation of fencing when construction is to be undertaken within these areas.

All works to be carried out within blue Tree Protection area after works commences is to be undertaken in consultation with site arboriculturist

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DRAWING TITLE
SITE PLAN

DATE
02/11/2021

PROJECT NUMBER
037 / 17-18

SCALE @ A1
As indicated

DRAWING No.
A001

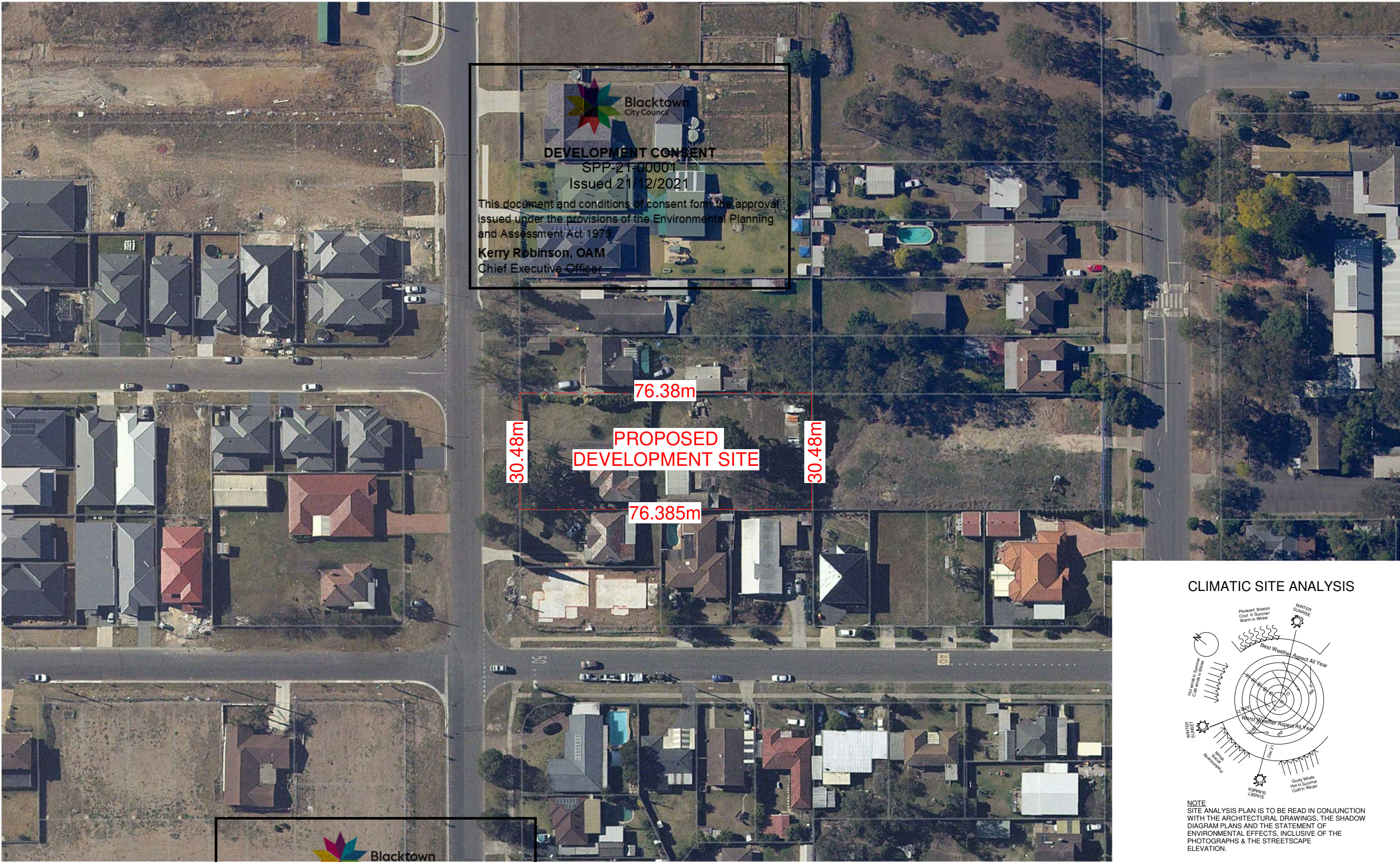
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ABN 70 119 946 575
Nominated Architect: Szymon Ochudzawa (RAIA 6865)





Blacktown City Council

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76.38m

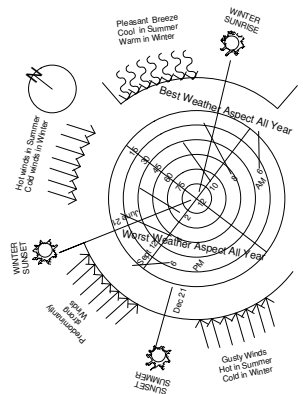
30.48m

PROPOSED DEVELOPMENT SITE

76.385m

30.48m

CLIMATIC SITE ANALYSIS



1 SITE ANALYSIS

1 : 500



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DRAWING TITLE
SITE ANALYSIS

DATE
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PROJECT NUMBER
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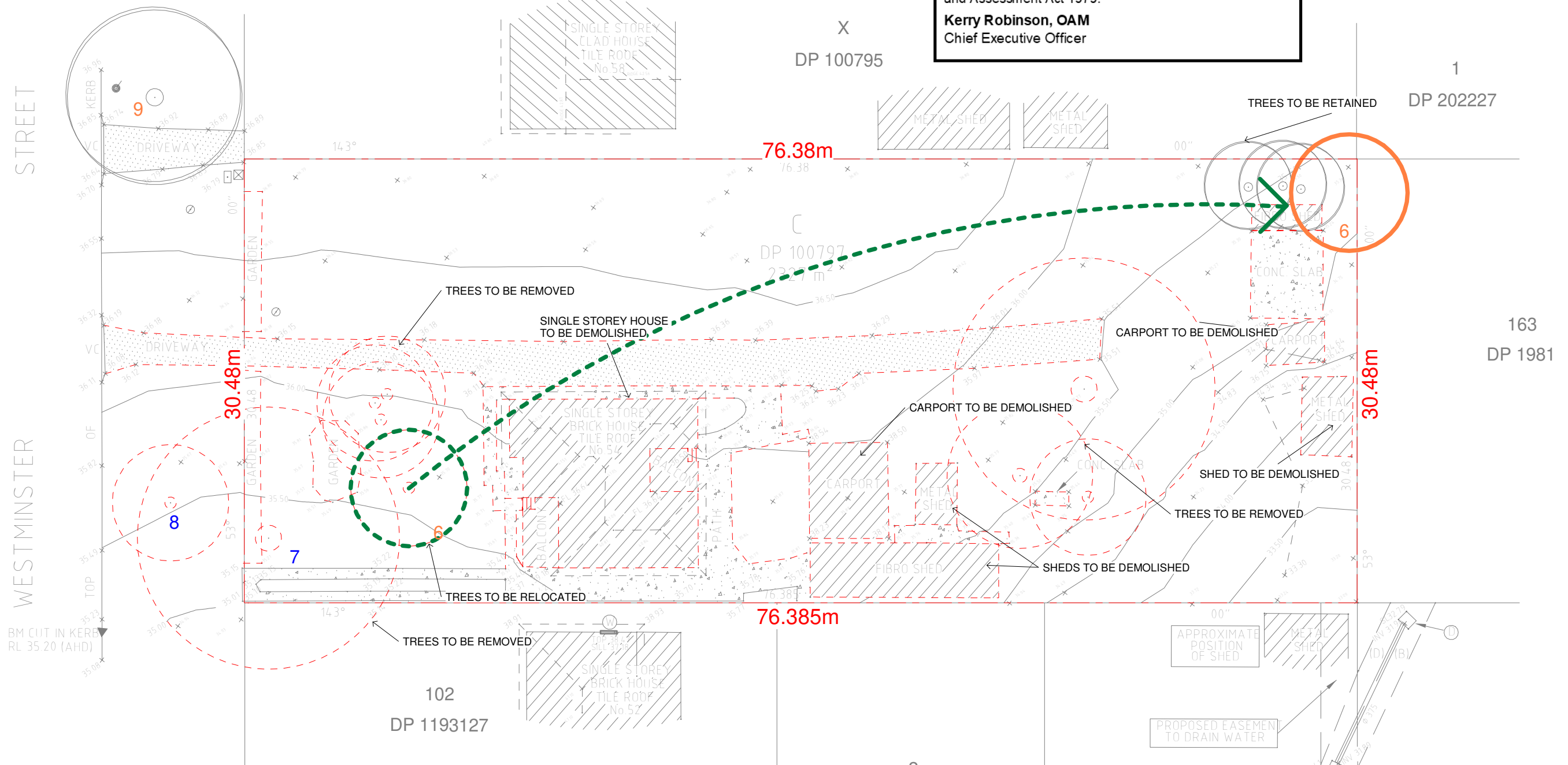




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1 DEMOLITION PLAN
1 : 150

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DRAWING TITLE
DEMOLITION PLAN

DATE 02/11/2021	SCALE @ A1 1 : 150
PROJECT NUMBER 037 / 17-18	DRAWING No. A004
ISSUE H	

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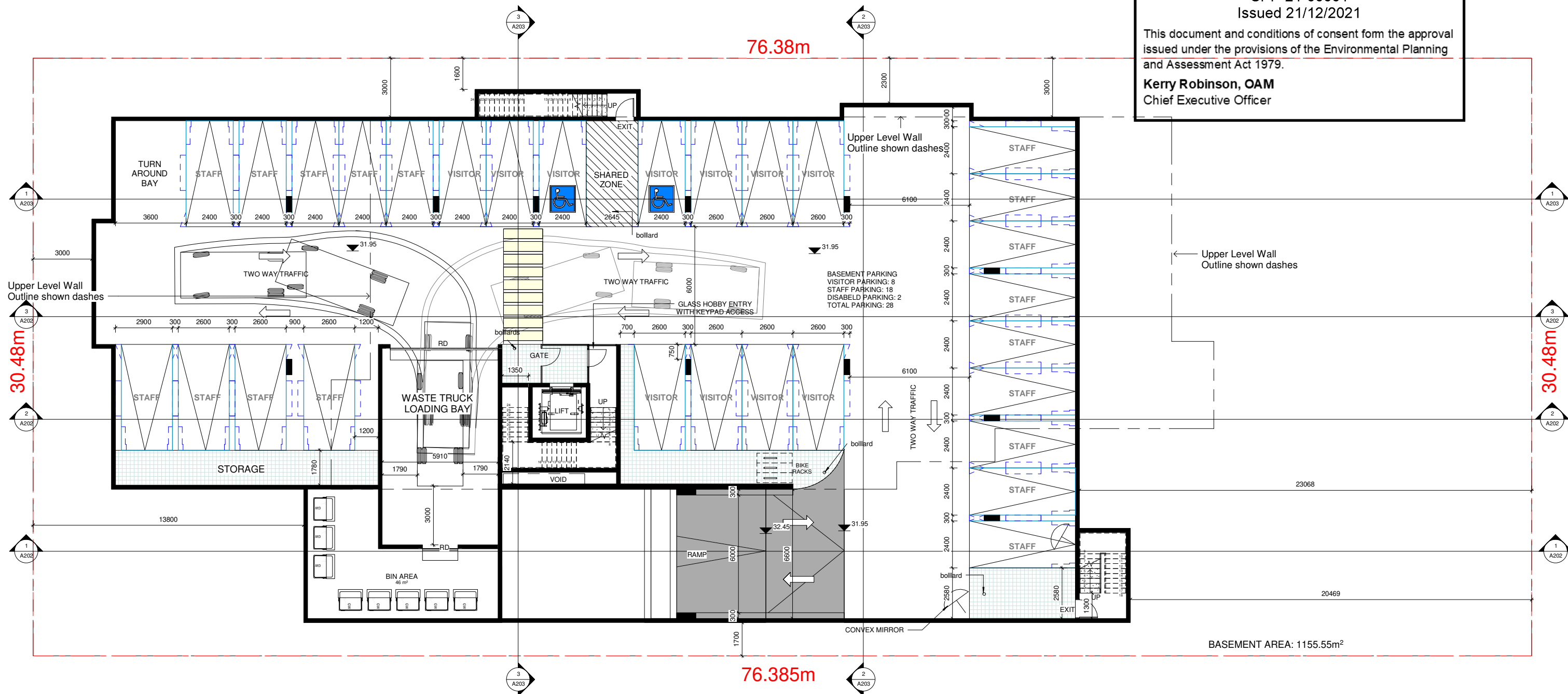


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WESTMINSTER STREET

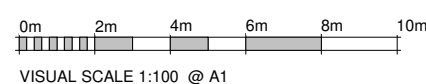


1 BASEMENT PLAN
1 : 100

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DRAWING TITLE
BASEMENT PLAN

DATE
02/11/2021

SCALE @ A1
1 : 100

PROJECT NUMBER
037 / 17-18

DRAWING No.
A100

ISSUE
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PROJECT

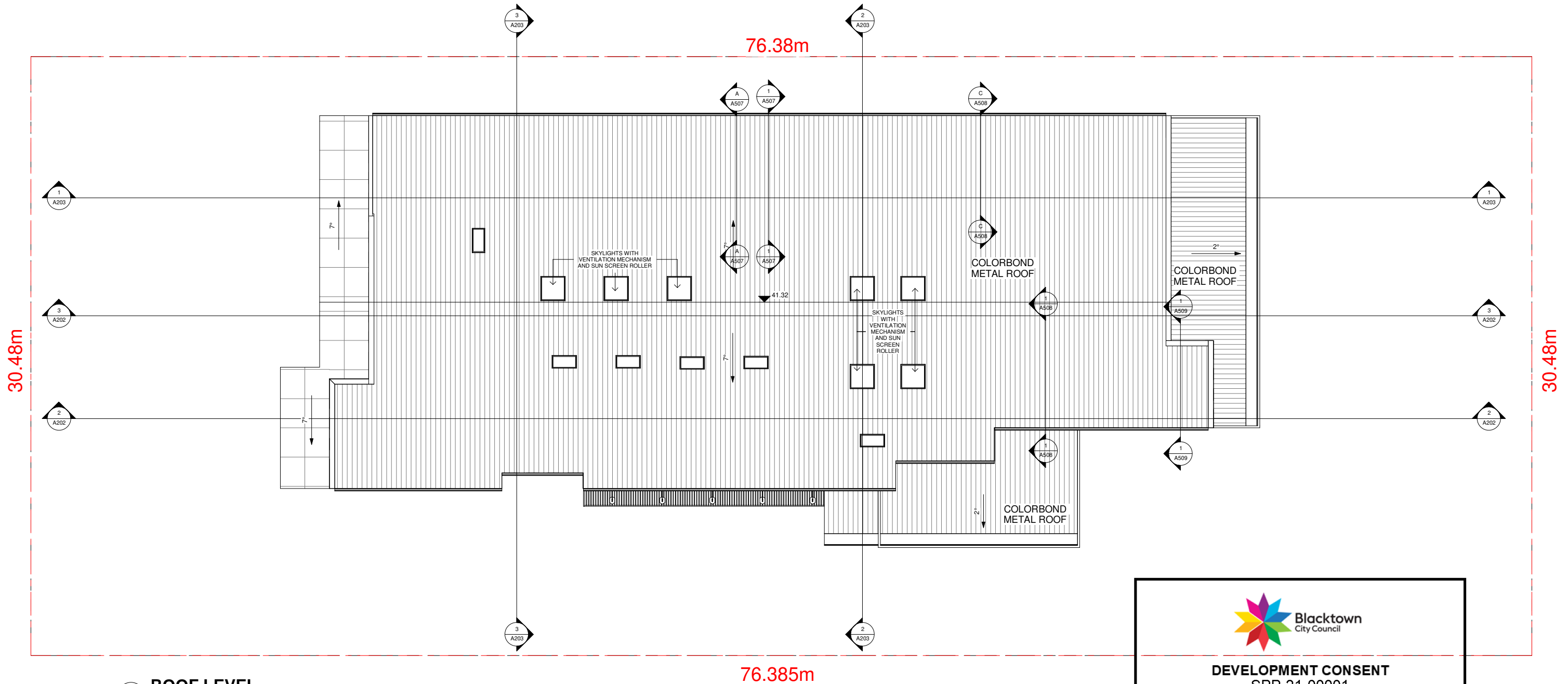
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ABN 70 119 946 575
Nominated Architect: Symon Ochudzawa (RAA 6865)





1 ROOF LEVEL
1 : 100

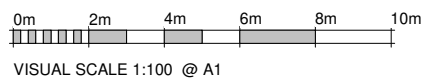


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DRAWING TITLE
ROOF PLAN

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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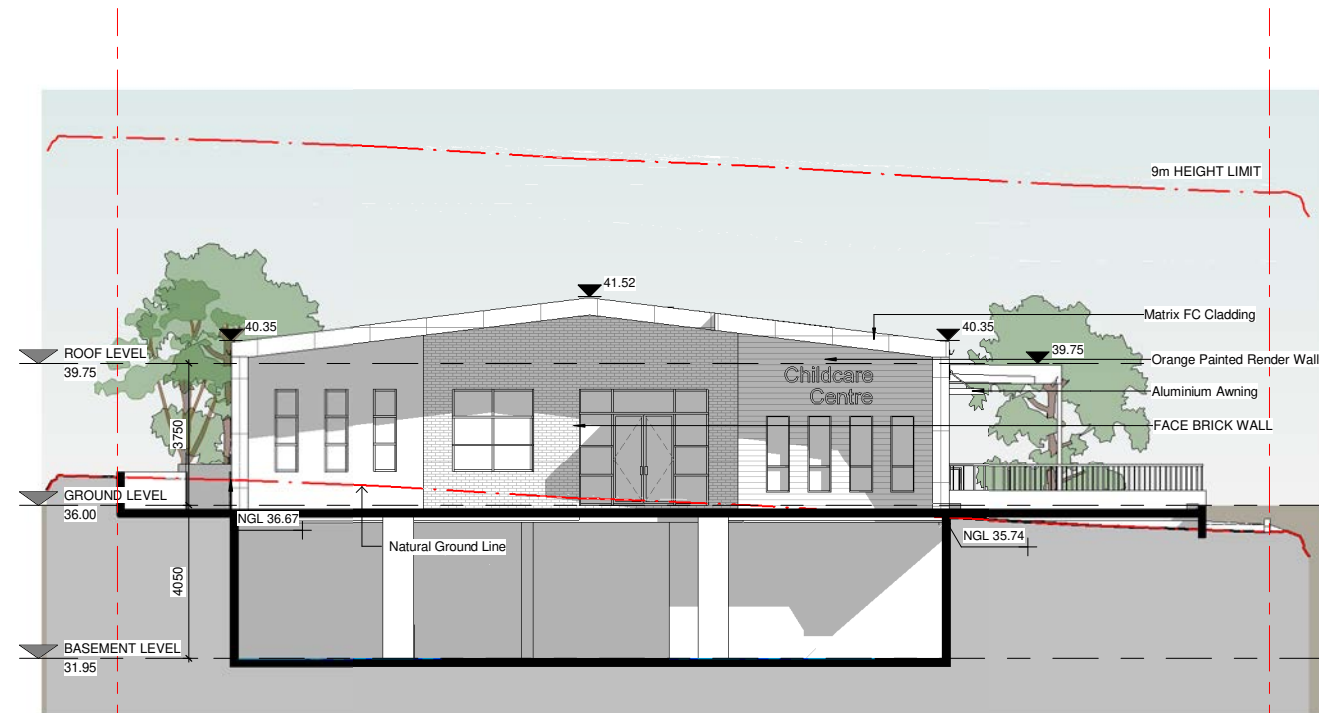
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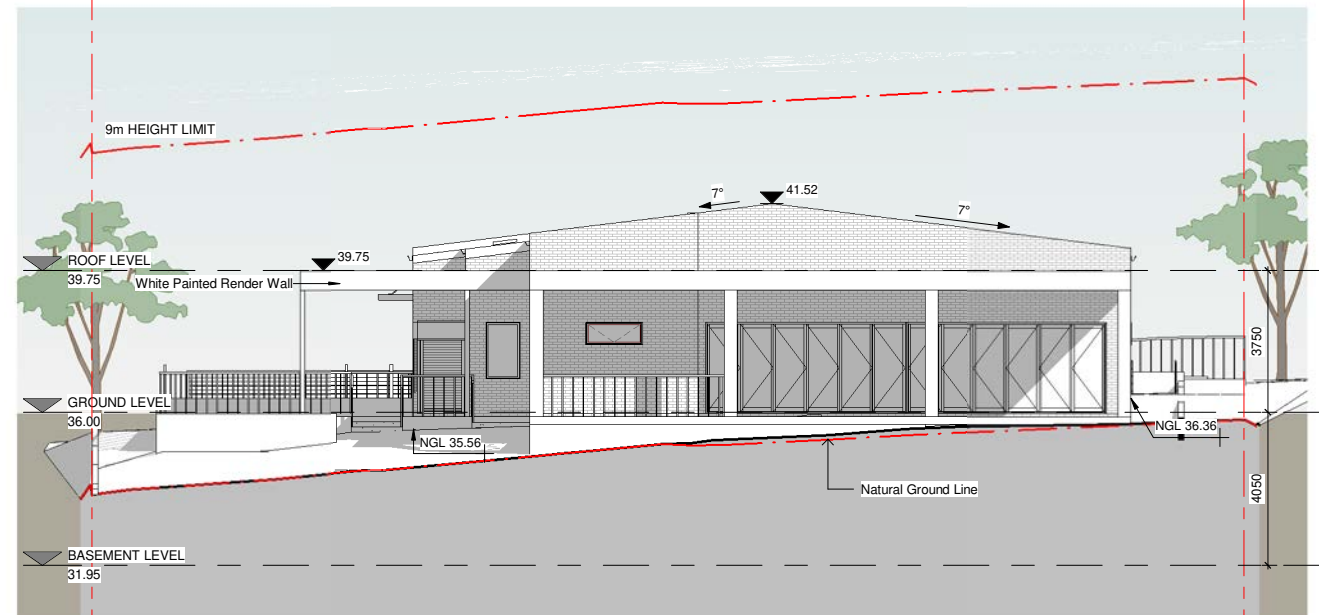
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1 NORTH WEST ELEVATION
1 : 100



2 SOUTH EAST ELEVATION
1 : 100

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VISUAL SCALE 1:100 @ A1

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WESTMINSTER PROJECTS

DRAWING TITLE
ELEVATIONS 01

DATE
02/11/2021

PROJECT NUMBER
037 / 17-18

SCALE @ A1
1 : 100

DRAWING No.
A200

ISSUE
H

PROJECT

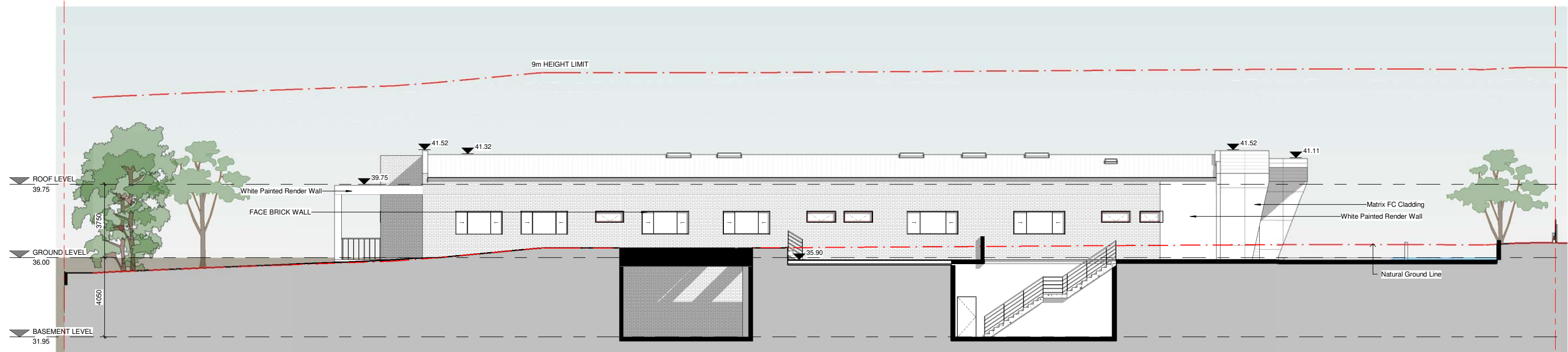
PROPOSED CHILDCARE

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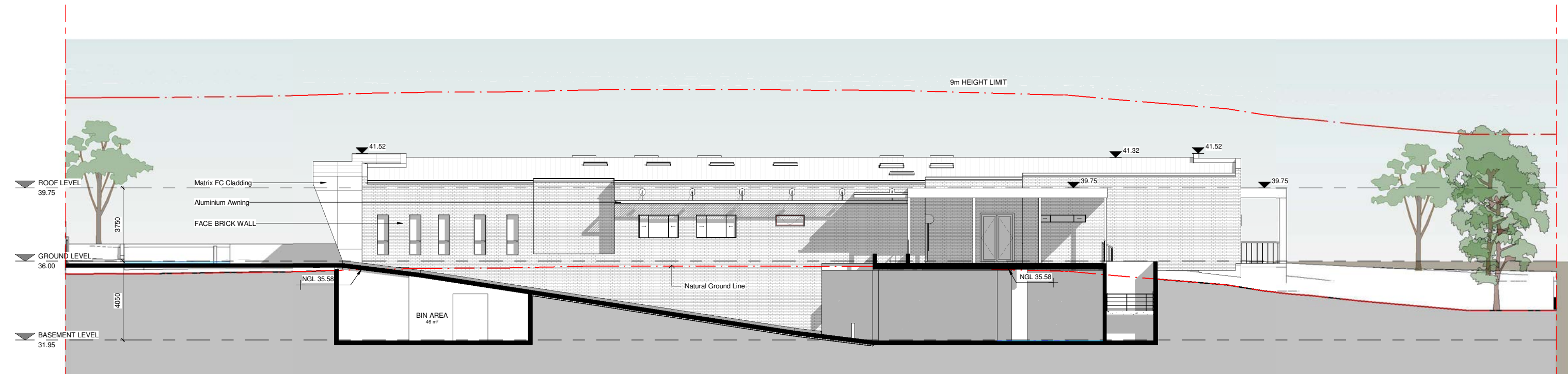
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1 NORTH EAST ELEVATION
1 : 100



2 SOUTH WEST ELEVATION
1 : 100



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WESTMINSTER PROJECTS

DRAWING TITLE
ELEVATIONS 02

DATE
02/11/2021

SCALE @ A1
1 : 100

PROJECT NUMBER
037 / 17-18

DRAWING No.
A201

ISSUE
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PROJECT

PROPOSED CHILDCARE

54 Westminster Street
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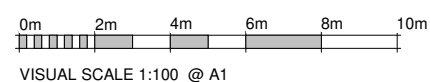
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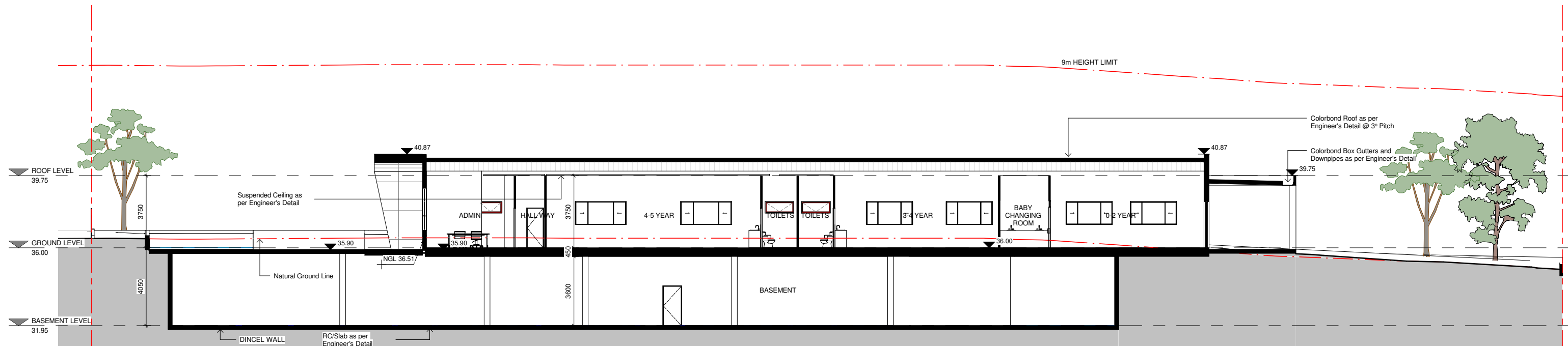


REVISION SCHEDULE

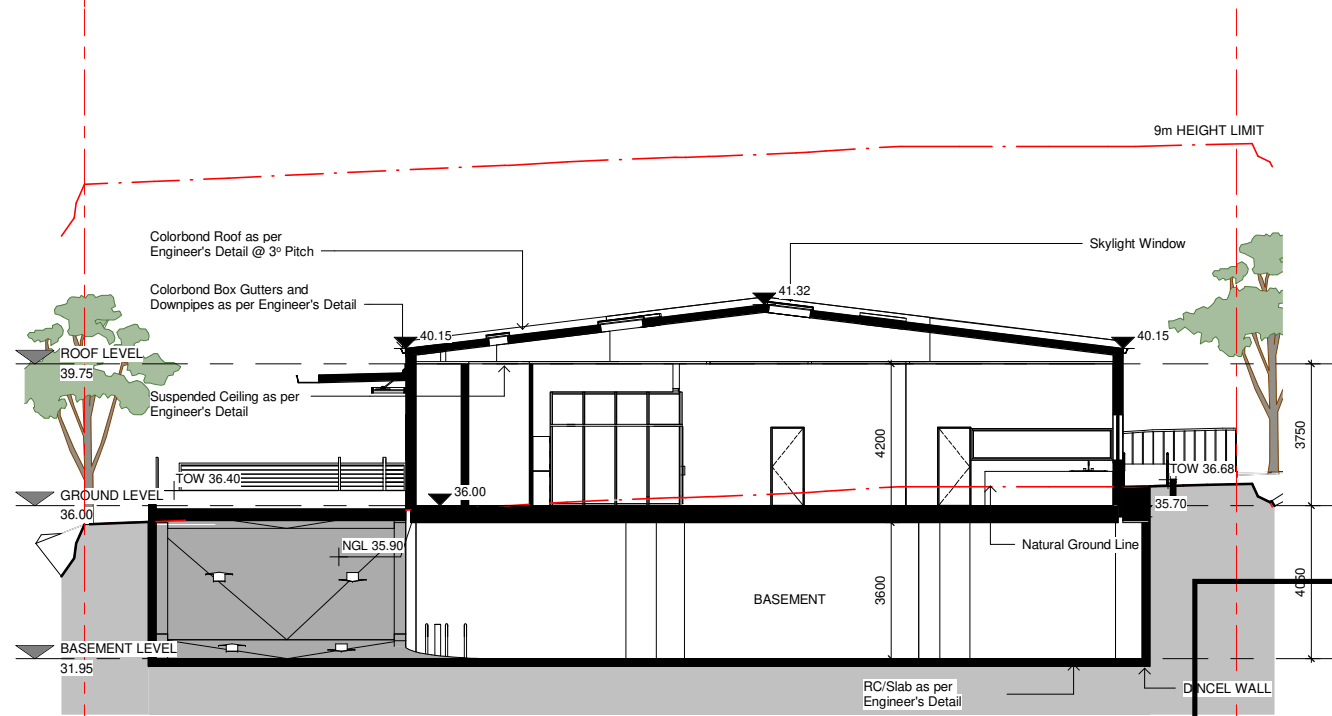
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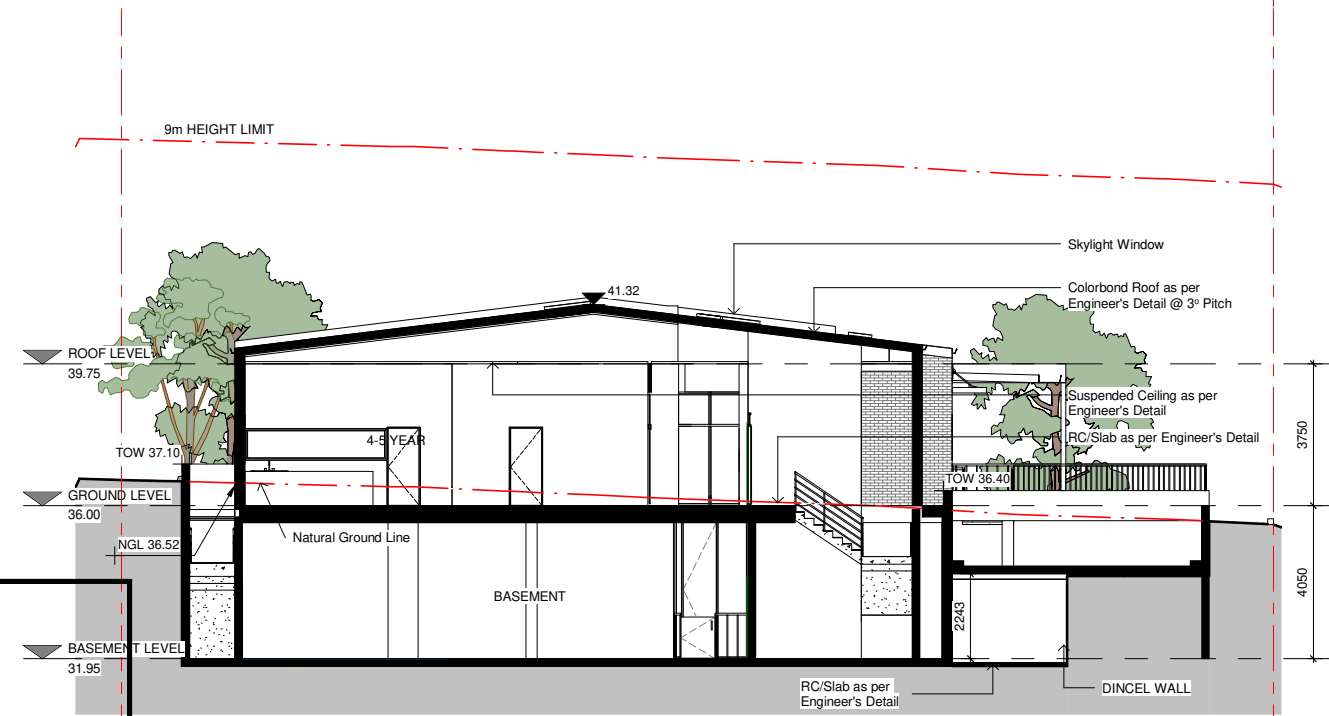
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1 SECTION 3
1 : 100



2 SECTION 4
1 : 100



3 SECTION 5
1 : 100



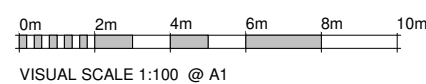
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Chief Executive Officer

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
SECTIONS 02

DATE
02/11/2021

SCALE @ A1
1 : 100

PROJECT NUMBER
037 / 17-18

DRAWING No.
A203

ISSUE
H

PROJECT

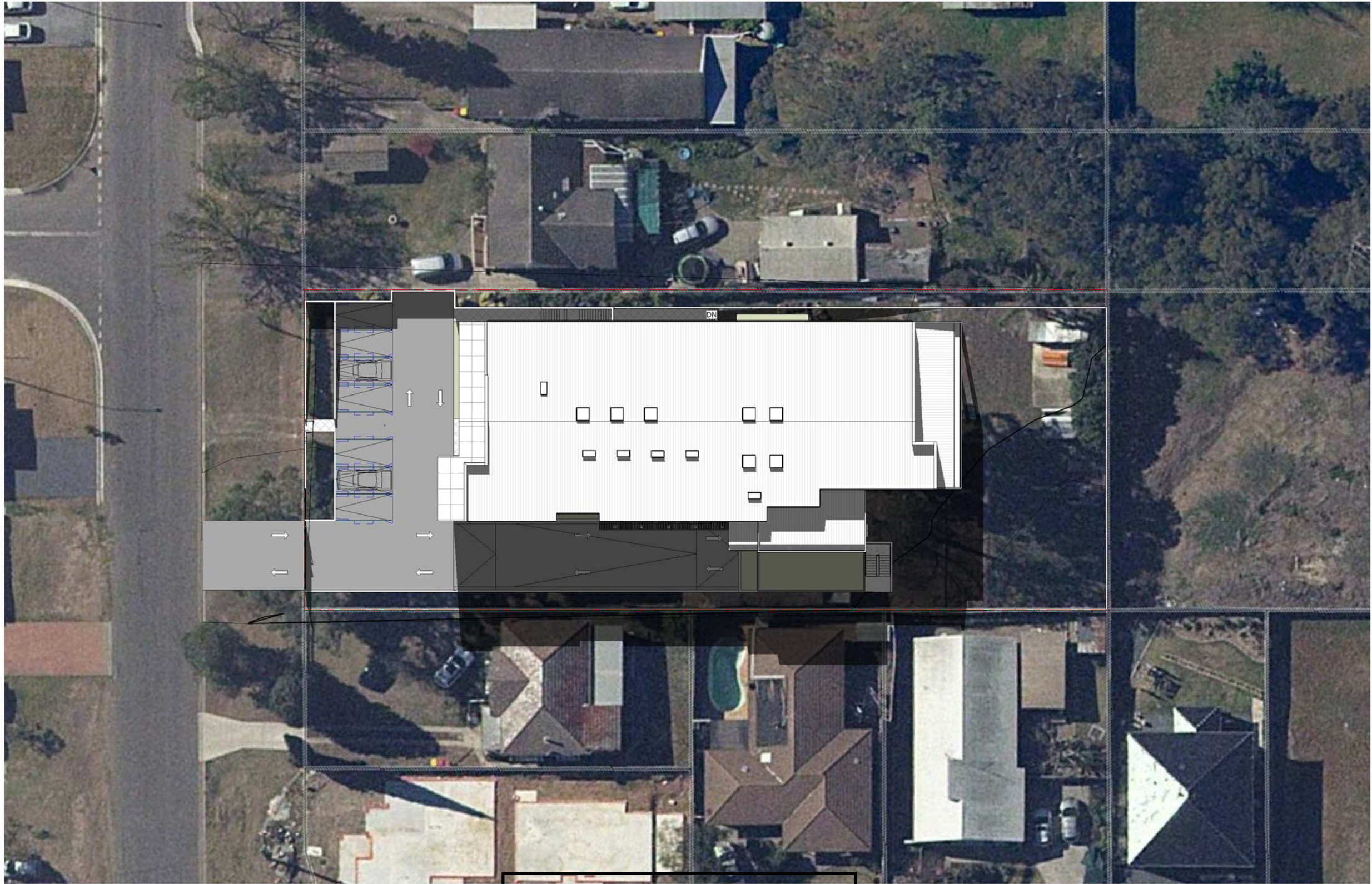
PROPOSED CHILDCARE

54 Westminster Street
Schofields

JS Architects Pty Ltd

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

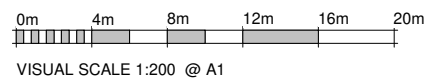




1 SHADOW DIAGRAM @ 9am 21st JUNE
1 : 200

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	28/07/2021
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 01

DATE 02/11/2021	SCALE @ A1 1 : 200
PROJECT NUMBER 037 / 17-18	DRAWING No. A300
	ISSUE H

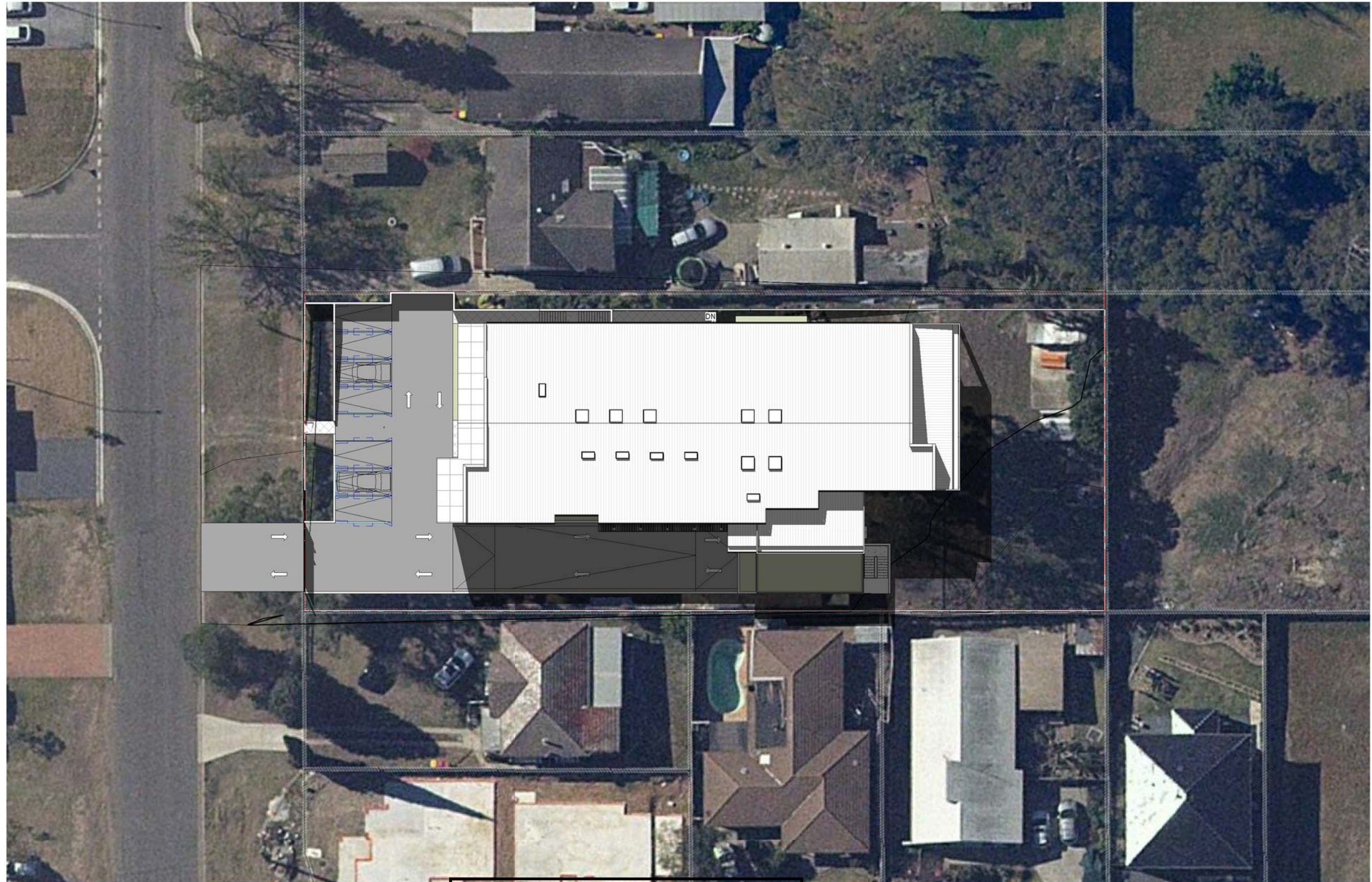
PROJECT
PROPOSED CHILDCARE

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

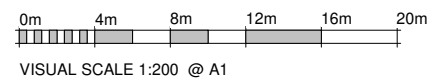




1 **SHADOW DIAGRAM @ 10am 21st JUNE**
1 : 200

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	28/07/2021
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
SHADOW DIAGRAM 02

DATE
02/11/2021

SCALE @ A1
1 : 200

PROJECT NUMBER
037 / 17-18

DRAWING No.
A301

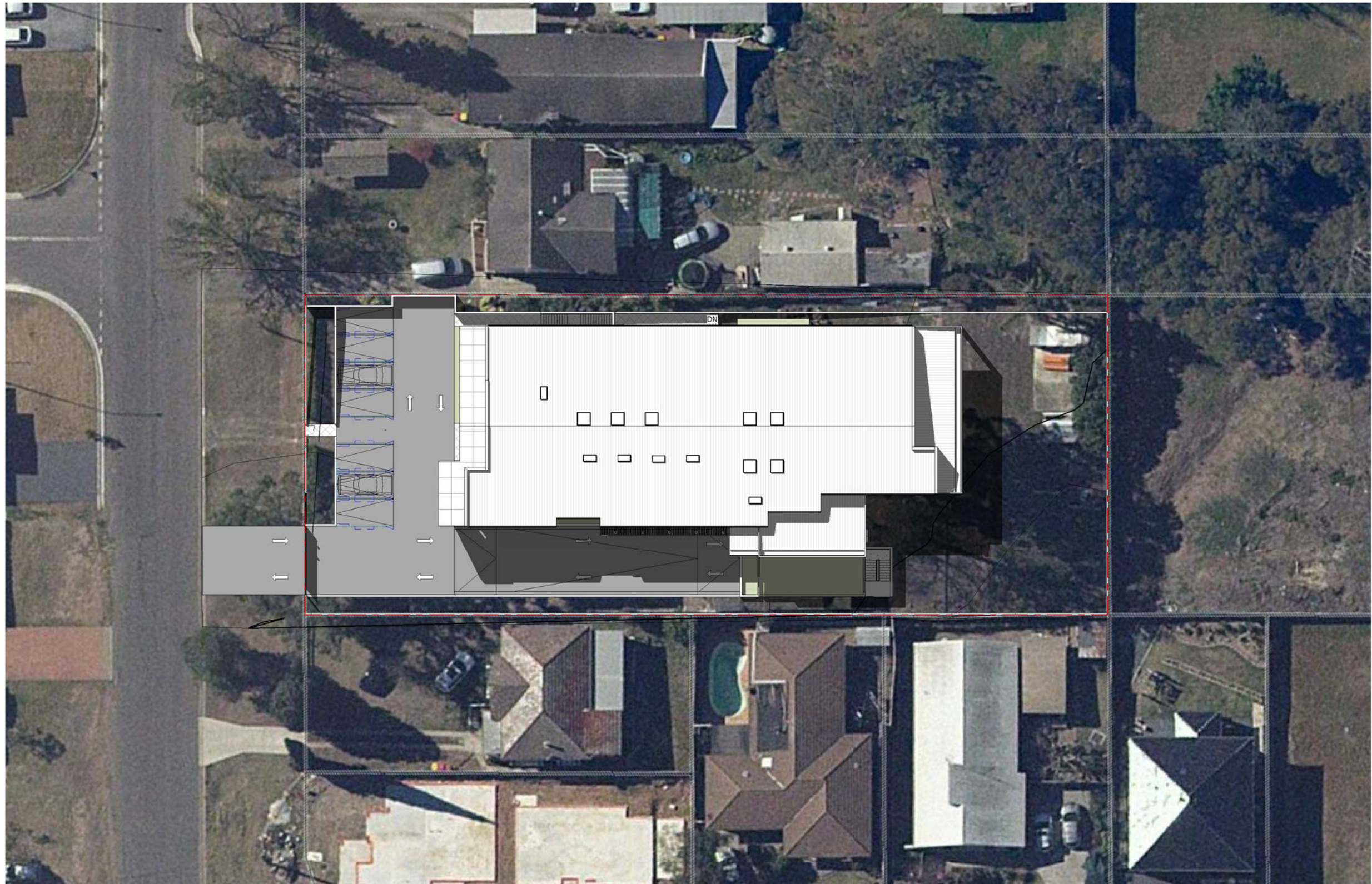
ISSUE
H

PROJECT
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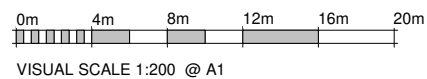


1 **SHADOW DIAGRAM @ 11am 21st JUNE**
1 : 200

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 03

DATE
02/11/2021

SCALE @ A1
1 : 200

PROJECT NUMBER
037 / 17-18

DRAWING No.
A302

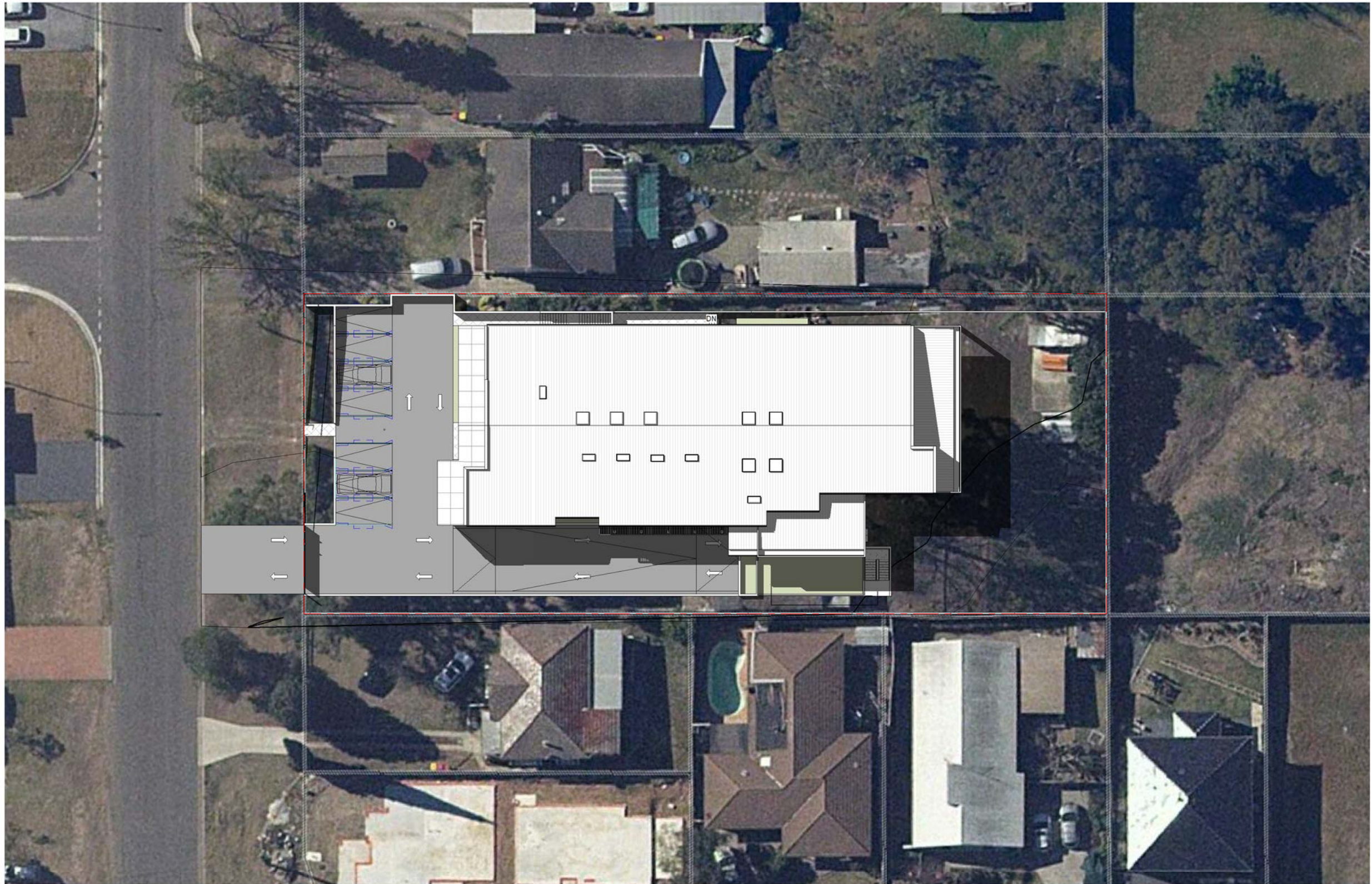
ISSUE
H

PROJECT
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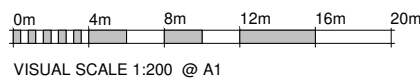
JS Architects Pty Ltd
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W : www.jsarchitects.com.au
ABN 70 119 946 575
Nominated Architect: Szymon Ochudzawa (RAA 6865)





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

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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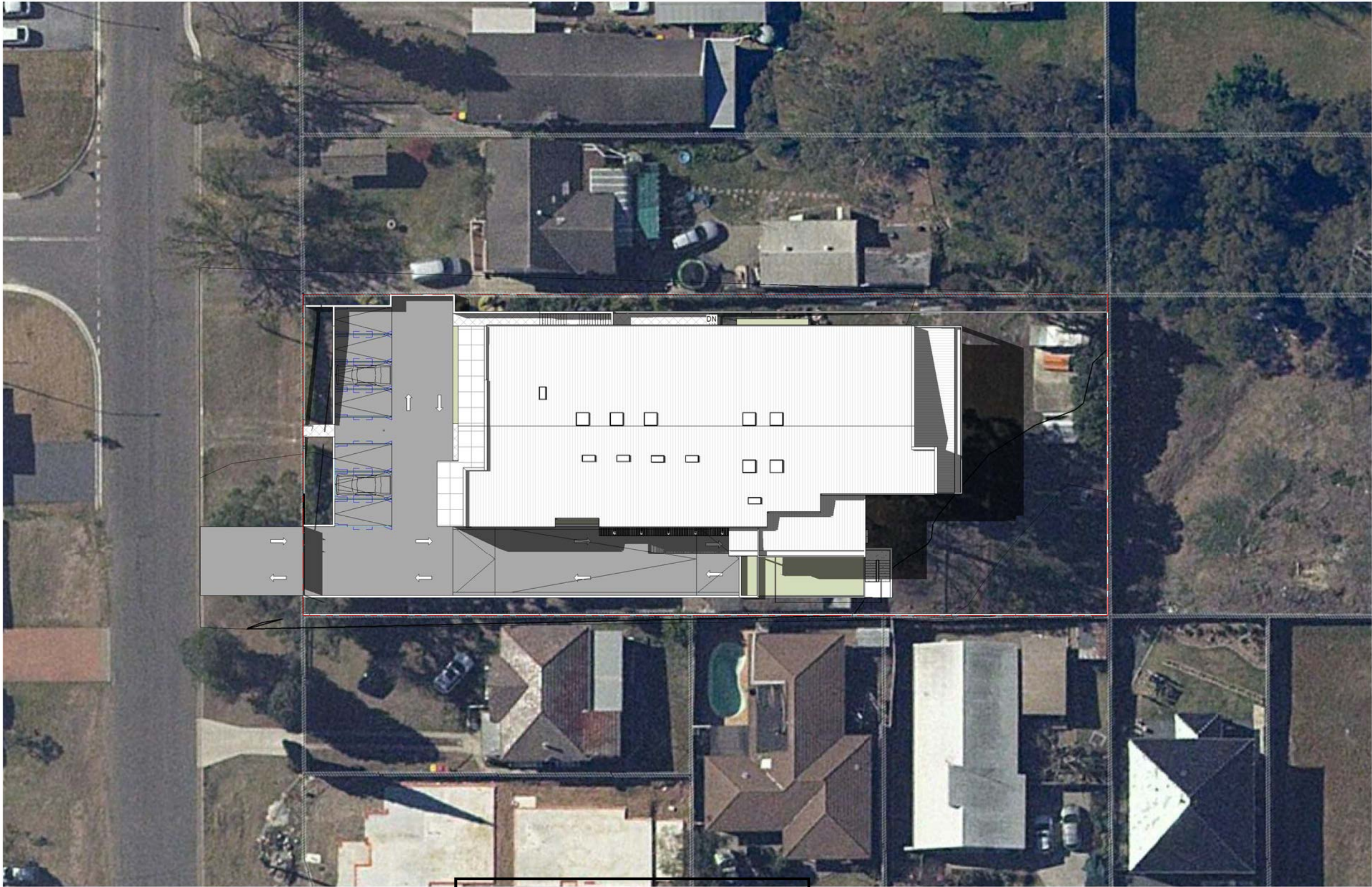
CLIENT WESTMINSTER PROJECTS		
DRAWING TITLE SHADOW DIAGRAM 04		
DATE 02/11/2021	SCALE @ A1 1 : 200	
PROJECT NUMBER 037 / 17-18	DRAWING No. A303	ISSUE H

PROJECT
PROPOSED CHILDCARE

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





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



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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

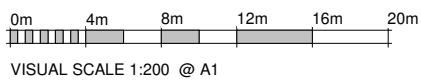
54 Westminster Street
Schofields

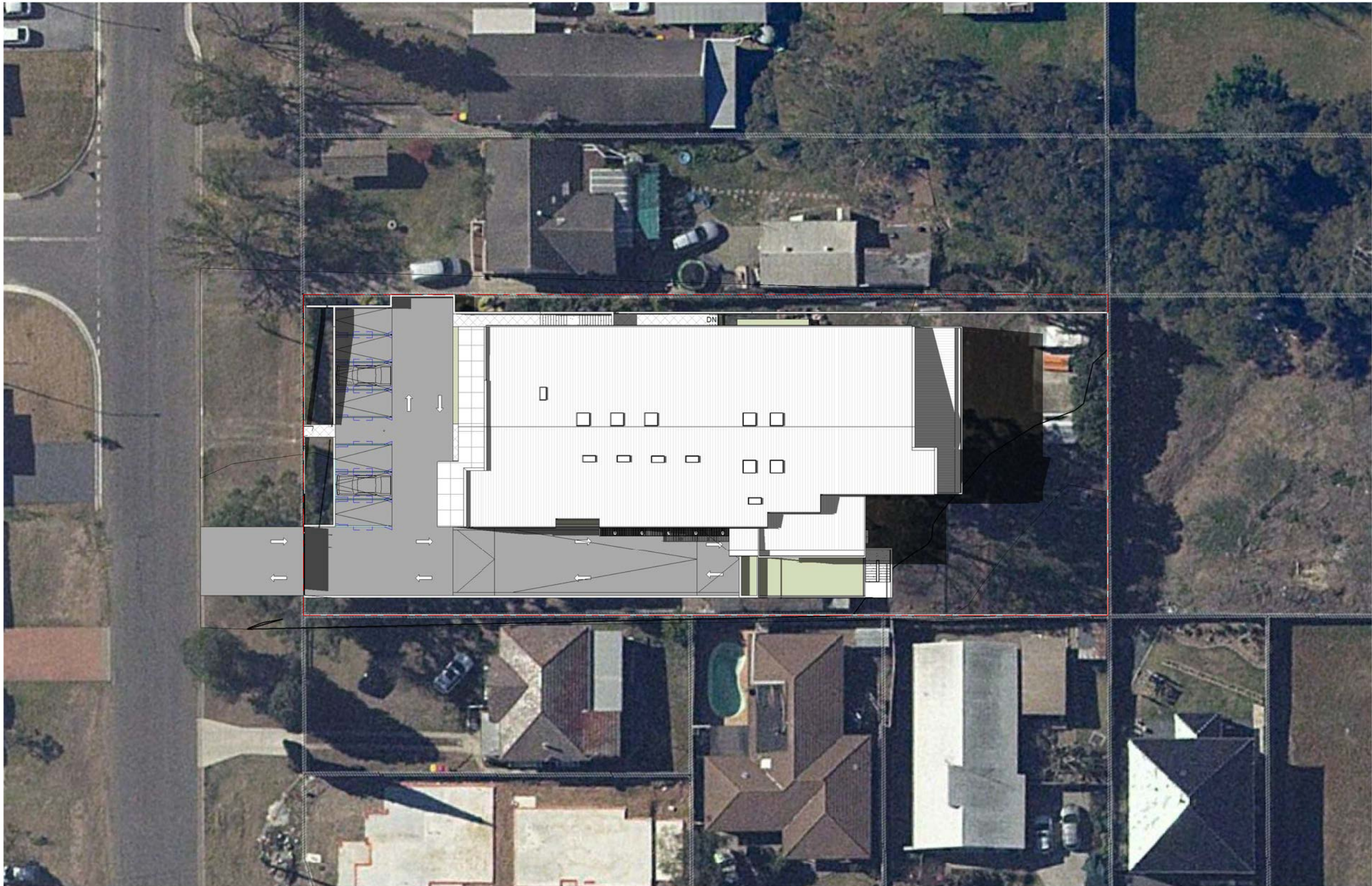
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BELLA VISTA - NSW 2153 Australia
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W : www.jsarchitects.com.au
ABN 70 119 946 575
Nominated Architect: Szymon Ochudzawa (RAIA 6865)



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	28/07/2021
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

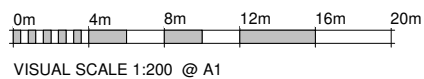




1 SHADOW DIAGRAM @ 2pm 21st JUNE
1 : 200

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	28/07/2021
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
SHADOW DIAGRAM 06

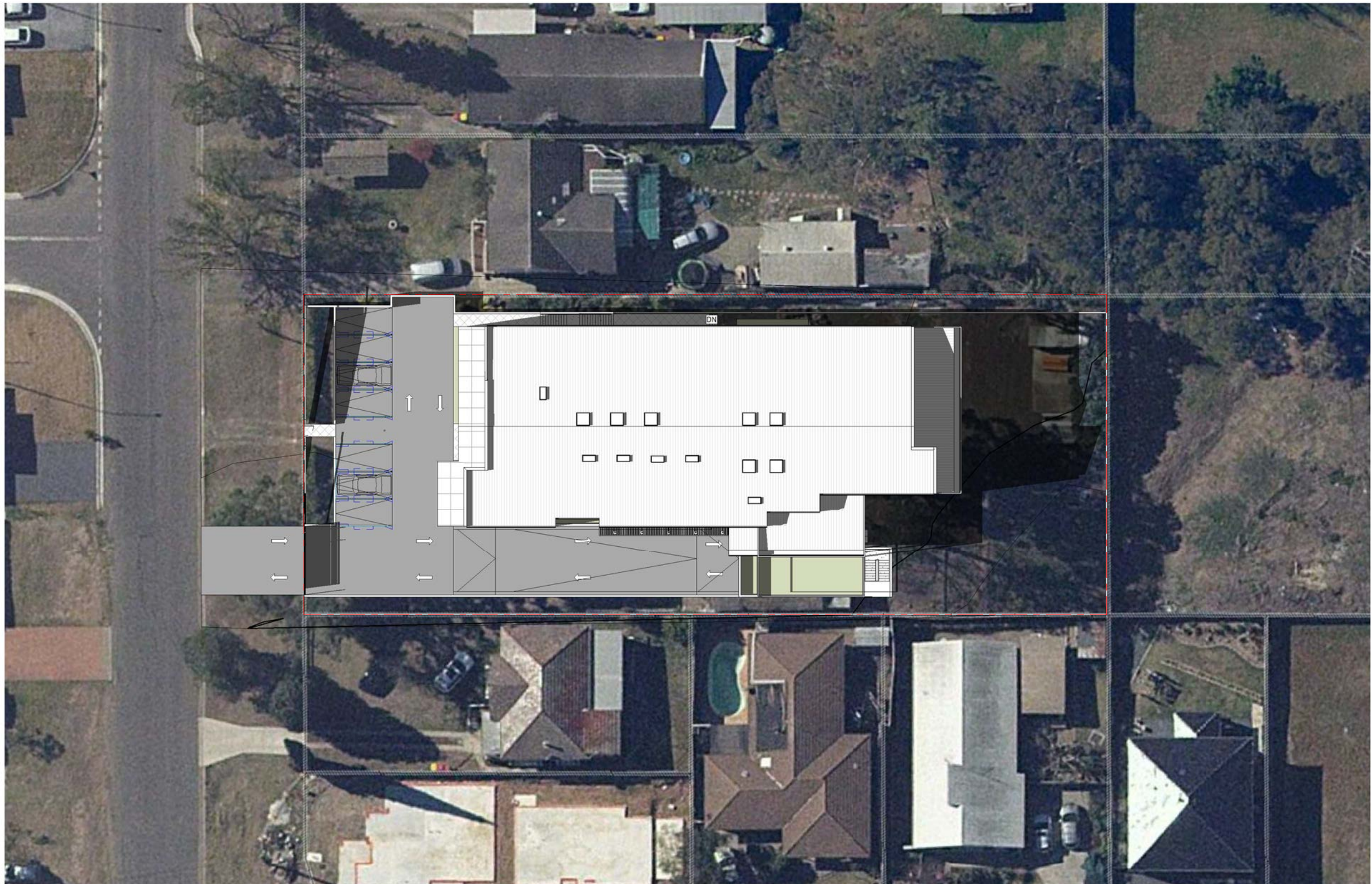
DATE 02/11/2021	SCALE @ A1 1 : 200
PROJECT NUMBER 037 / 17-18	DRAWING No. A305
ISSUE H	

PROJECT
PROPOSED CHILDCARE

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

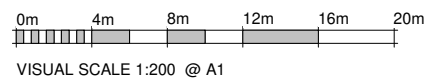




1 **SHADOW DIAGRAM @ 3pm 21st JUNE**
1 : 200

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	28/07/2021
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

SHADOW DIAGRAM 07

DATE
02/11/2021

SCALE @ A1
1 : 200

PROJECT NUMBER
037 / 17-18

DRAWING No.
A306

ISSUE
H

PROJECT

PROPOSED CHILDCARE

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



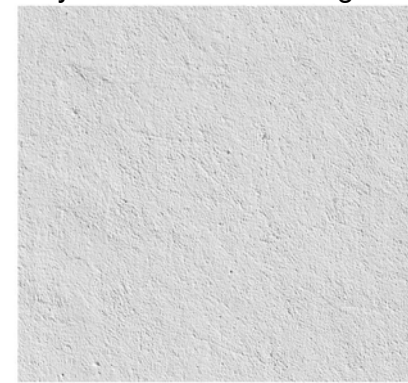


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SPP-21-00001
Issued 21/12/2021

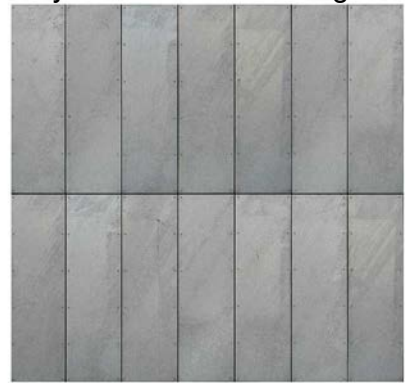
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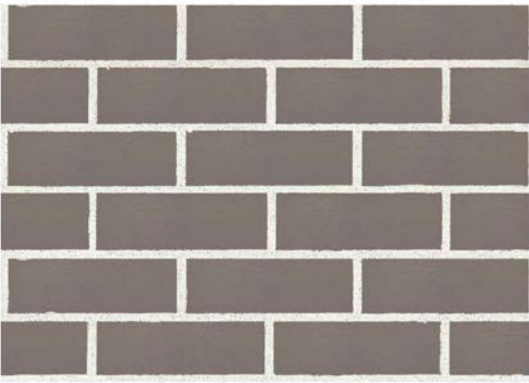
Grey Matrix FC Cladding Wall



Grey Matrix FC Cladding Wall



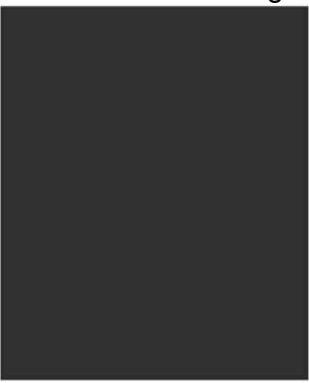
Face Brick Wall



Aluminium Cladding Feature



Aluminium Awning



REVISION SCHEDULE			
ISSUE	DESCRIPTION	ISSUED BY	DRAWN BY DATE
A	DRAFT PLANS	NF	SO 01/12/2020
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C	GENERAL AMENDMENTS	NF	SO 04/01/2021
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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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WESTMINSTER PROJECTS		
DRAWING TITLE		
MATERIALS & FINISHES		
DATE	SCALE @ A1	
02/11/2021		
PROJECT NUMBER	DRAWING No.	ISSUE
037 / 17-18	A400	H

PROJECT	
PROPOSED CHILDCARE	
54 Westminster Street Schofields	

JS Architects Pty Ltd
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ABN 70 119 946 575
Nominated Architect: Saymon Ochudzawa (RAA 6865)

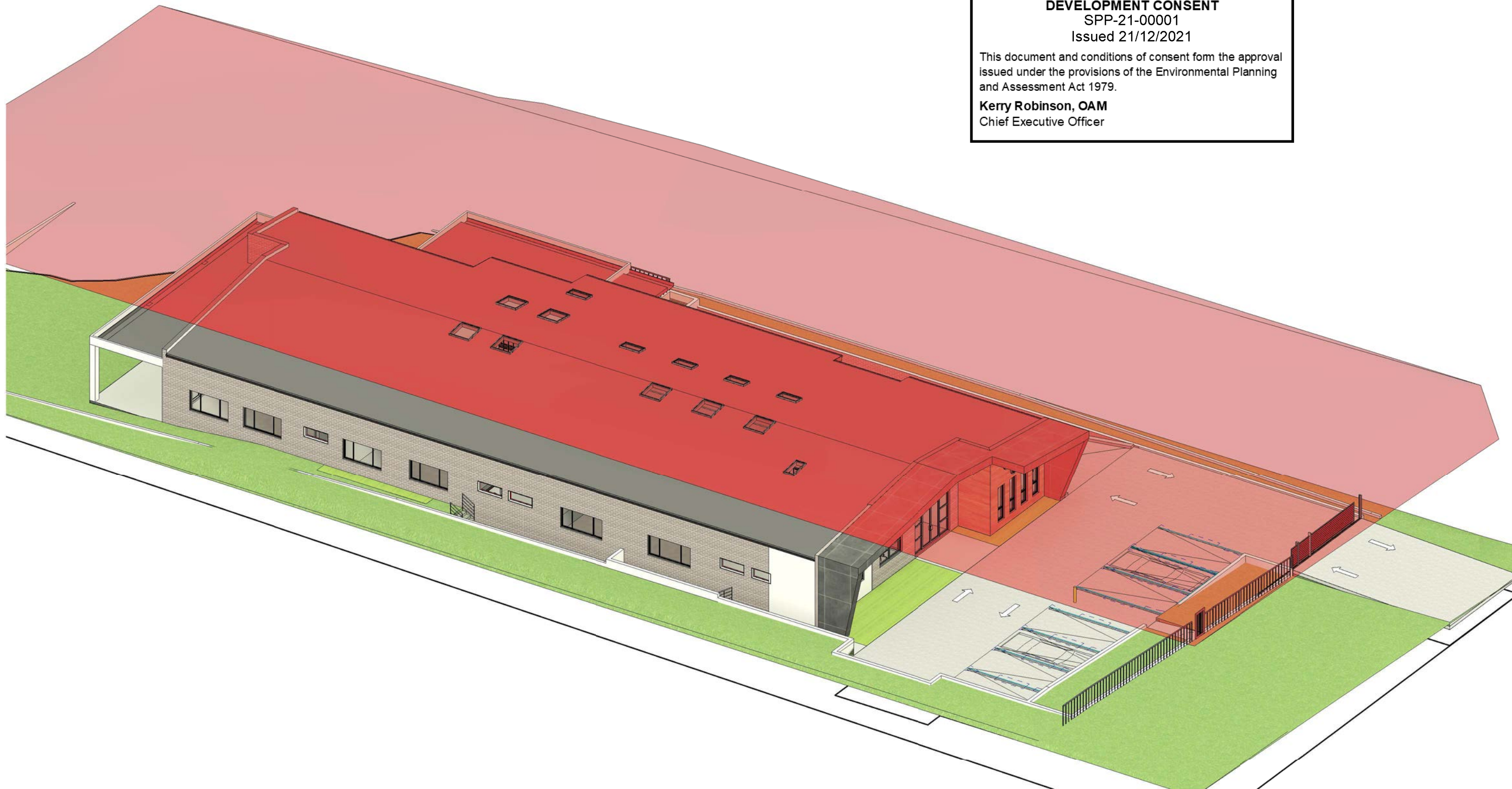




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1 9m HEIGHT LIMIT DIAGRAM

REVISION SCHEDULE

ISSUE	DESCRIPTION	ISSUED BY	DRAWN BY	DATE
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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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DRAWING TITLE

9m HEIGHT LIMIT DIAGRAM

DATE
02/11/2021

SCALE @ A1

PROJECT NUMBER
037 / 17-18

DRAWING No.
A401

ISSUE
H

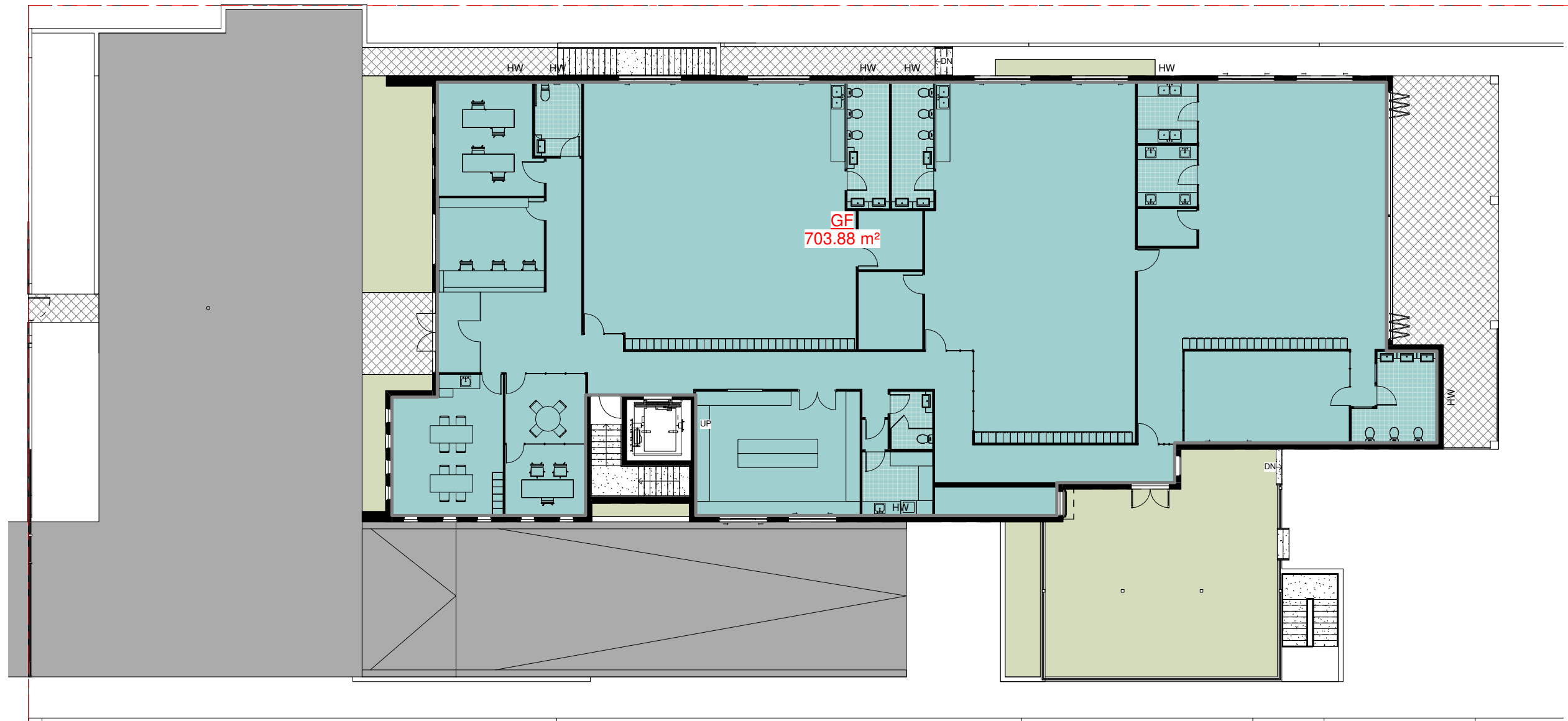
PROJECT

PROPOSED CHILDCARE

54 Westminster Street
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JS Architects Pty Ltd
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ABN 70 119 946 575
Nominated Architect: Saymon Ochudzawa (RAIA 6865)





1 FLOOR AREA DIAGRAM GF
1 : 100



DEVELOPMENT CONSENT
SPP-21-00001
Issued 21/12/2021

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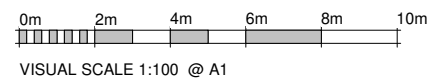
Kerry Robinson, OAM
Chief Executive Officer

CHILDCARE AREA CALCULATION TABLE

Name	Area
GF	703.88 m ²

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



CONSULTANTS

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WESTMINSTER PROJECTS

DRAWING TITLE

FLOOR AREA DIAGRAM

DATE
02/11/2021

SCALE @ A1
1 : 100

PROJECT NUMBER
037 / 17-18

DRAWING No.
A402

ISSUE
H

PROJECT

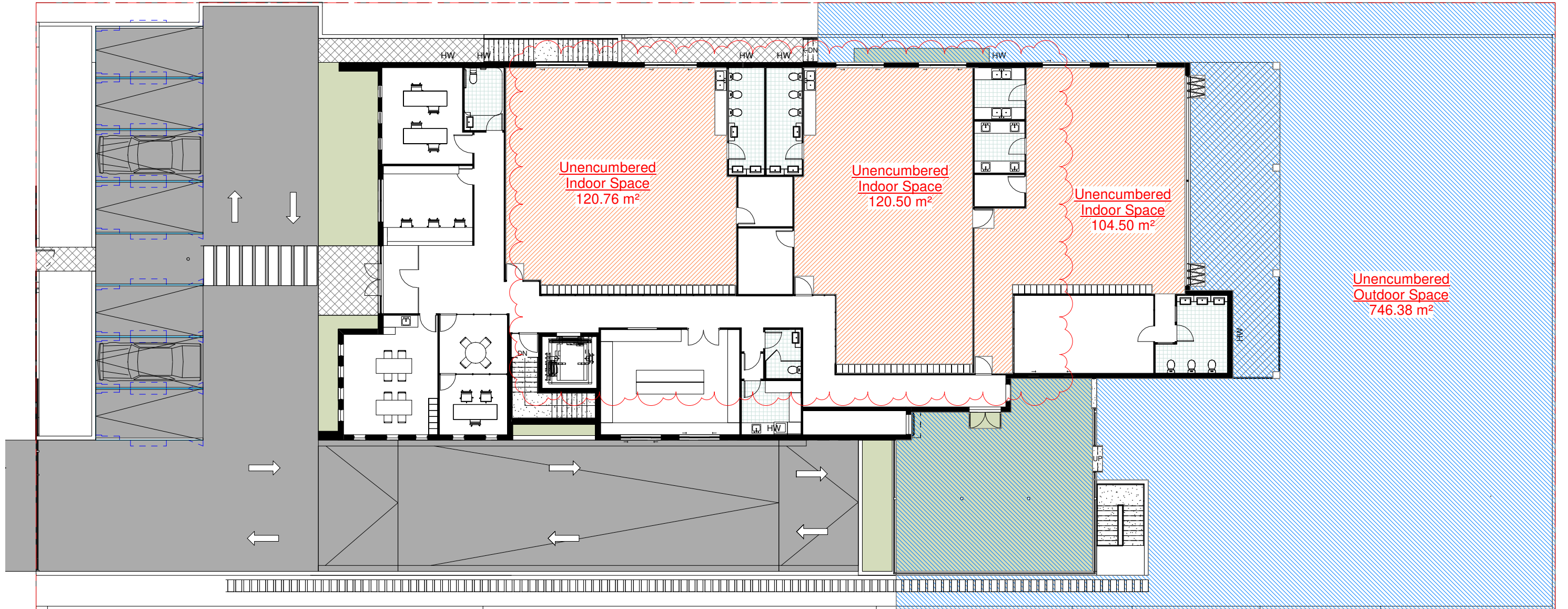
PROPOSED CHILDCARE

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Nominated Architect: Saymon Ochudzawa (RAA 6865)





1 UNENCUMBERED FLOOR AREA CALCULATION
1 : 100



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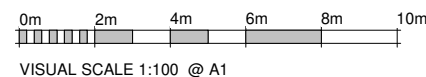
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UNENCUMBERED AREA CALCULATION TABLE					
Floor Level	Kids Age Groups	Name	Proposed Area	KID NO.	REQUIRED AREA
GROUND LEVEL	0-2 YEAR	Unencumbered Indoor Space	104.50 m ²	32	104.00 m ²
GROUND LEVEL	3-4 YEAR	Unencumbered Indoor Space	120.50 m ²	37	120.25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

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H	GENERAL REVISION TO GF PLAN	NF	SO	02/11/2021



VISUAL SCALE 1:100 @ A1

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WESTMINSTER PROJECTS

DRAWING TITLE
UNENCUMBERED FLOOR AREA CALCULATION

DATE 02/11/2021 **SCALE @ A1** 1 : 100

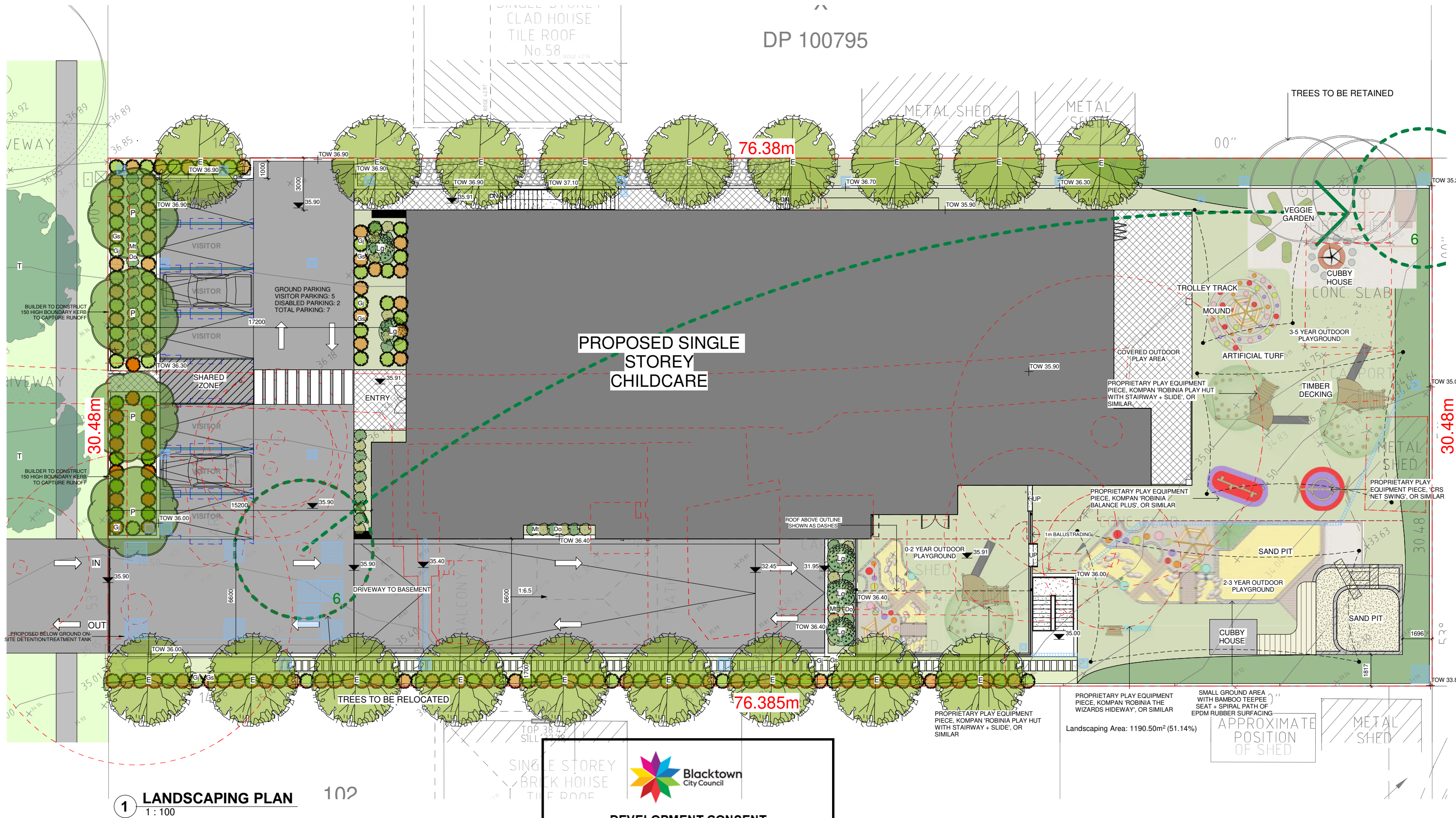
PROJECT NUMBER 037 / 17-18 **DRAWING No.** A403 **ISSUE** H

PROJECT
PROPOSED CHILDCARE

54 Westminster Street
Schofields

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





LANDSCAPING PLAN

102



DEVELOPMENT CONSENT
SPP-21-00001
Issued 21/12/2021

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DRAWING TITLE
LANDSCAPING PLAN

DATE _____

02/11/2021

PROJECT NUMBER
037 / 17-18

SCALE @ A1

1 : 100

DRAWING No
A500

PROJECT PROPOSED CHILDCARE

54 Westminster Street
Schofields

JS Architects Pty Ltd

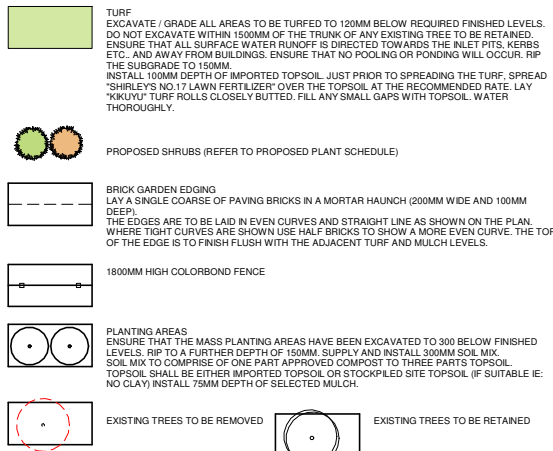
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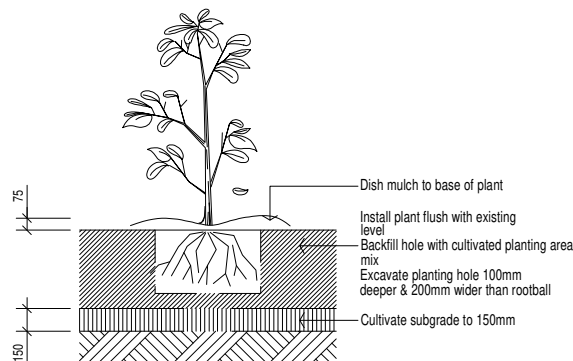
ABN 70 119 946 575
Nominated Architect: Szymon Ochudzawa (RAIA 6865)



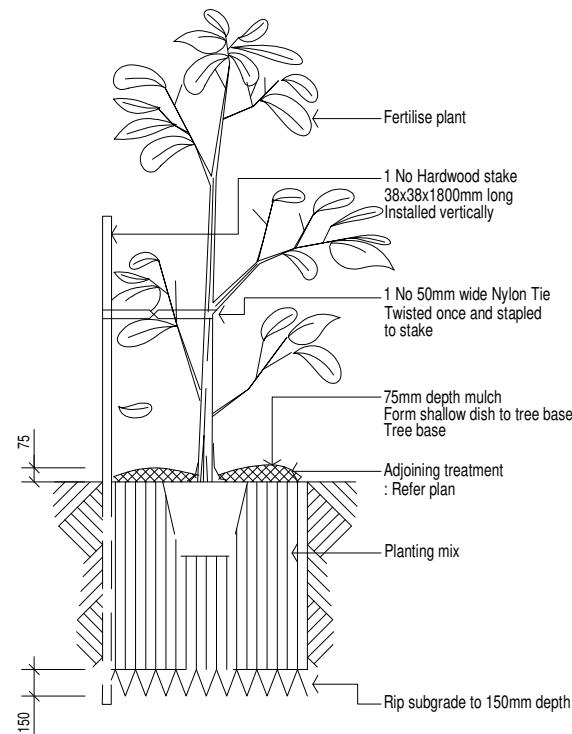
Code	Latine name (Common Name - Mature Height)	Qty	Size	Stake
Trees				
P	Pyrus Calleryana "Chanticleer" (Callery Pear - 10m)	4	35 litre	-
E	Eucalyptus Ficalia "Summer Red" (Red Flowering Gum - 5m)	18	35 litre	-
T	Tristania Laurina "Luscious" (Water Gum - 10m)	2	35 litre	-
Shurbs				
Gj	Grevillea juniperina (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	



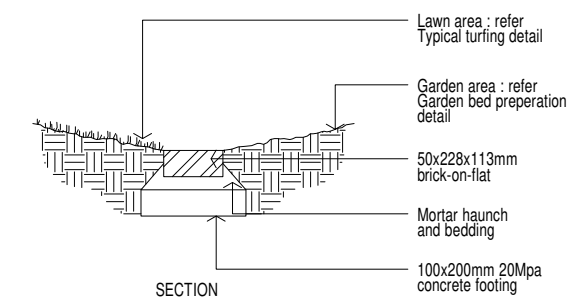
NOTE: MAINTENANCE:
ALL LANDSCAPE WORKS ARE TO BE MAINTAINED FOR A PERIOD OF THREE MONTHS FROM THE DATE OF PRACTICAL COMPLETION. THIS INCLUDES ALL WATERING, WEEDING, SPRAYING AND RE-MULCHING NECESSARY TO ACHIEVE VIGOROUS GROWTH. ANY DEFECTS WHICH ARISE DURING THIS PERIOD ARE TO BE RECTIFIED IMMEDIATELY.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



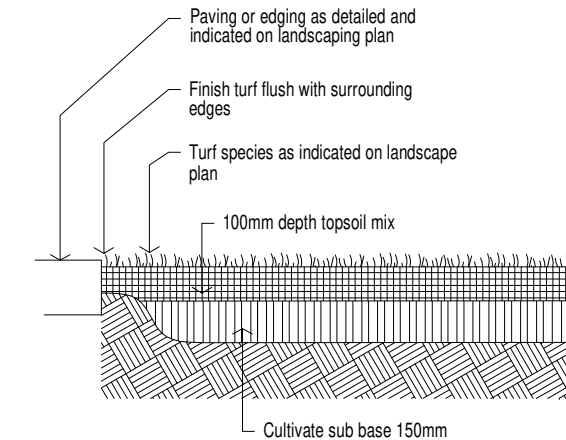
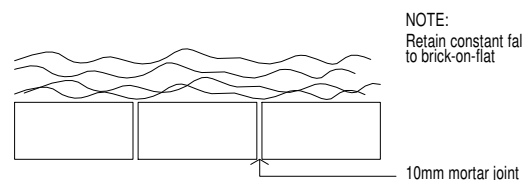
Planting in garden beds Detail. Not.To.Scale.



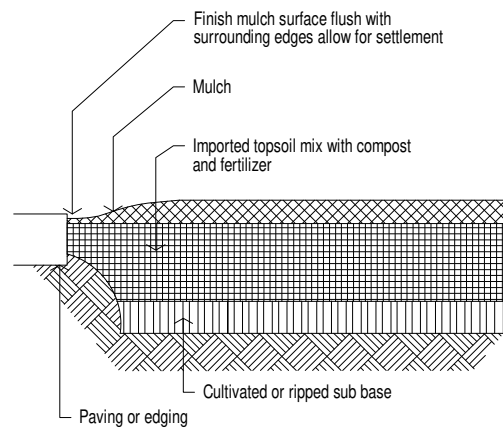
15 - 35 litre Tree planting Detail. Not.To.Scale.



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



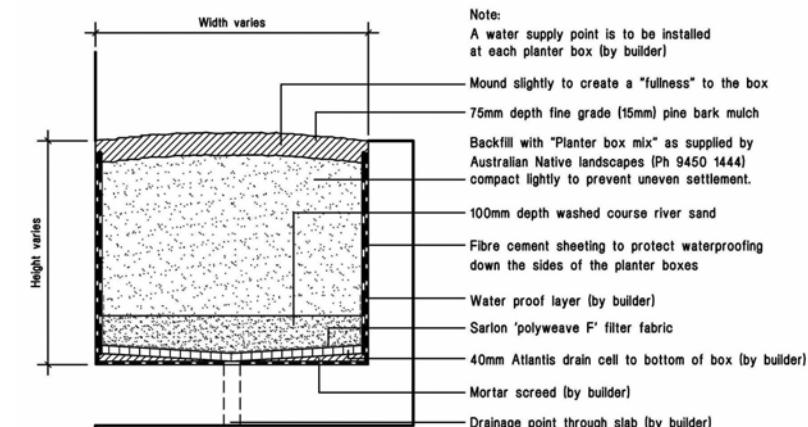
Do



Lg



Dr



Typical planter box Detail. Not.To.Scale.

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Issued 21/12/2021

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Chief Executive Officer

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DIRECTOR - SO

DATE 02/11/2021 **SCALE @ A1** As indicated

PROJECT NUMBER 037 / 17-18 **DRAWING No.** A501 **ISSUE** H

CLIENT WESTMINSTER PROJECTS
DRAWING TITLE LANDSCAPING LEGEND

PROJECT PROPOSED CHILDCARE
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W : www.jsarchitects.com.au
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.

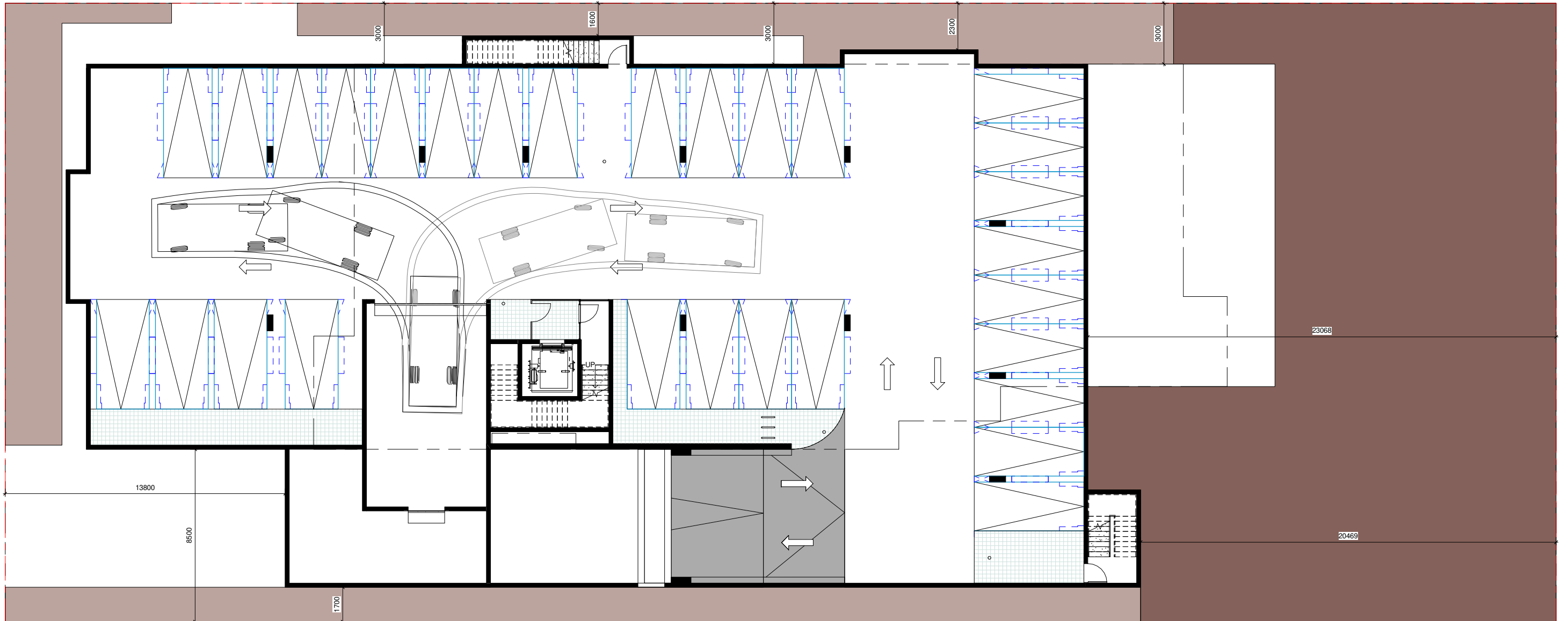


DEVELOPMENT CONSENT
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REVISION SCHEDULE				CONSULTANTS		PM	NORTH POINT	CLIENT	PROJECT
ISSUE	DESCRIPTION	ISSUED BY	DRAWN BY	DATE				WESTMINSTER PROJECTS	PROPOSED CHILDCARE
B	DEVELOPMENT APPLICATION	NF	SO	07/12/2020					
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G	GENERAL REVISION TO GF PLAN ADJUSTED CLASSROOM SIZES	NF	SO	28/10/2021					
H	GENERAL REVISION TO GF PLAN	NF	SO	02/11/2021					
								DRAWING TITLE	54 Westminster Street Schofields
								LANDSCAPING SPECIFICATION	
								DATE	SCALE @ A1
								02/11/2021	1 : 50
								PROJECT NUMBER	DRAWING No.
								037 / 17-18	A502
									ISSUE
									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



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SPP-21-00001
Issued 21/12/2021

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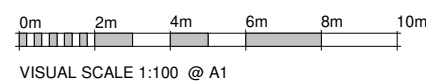
Kerry Robinson, OAM
Chief Executive Officer

SITE AREA: 2327 sqm

DEEP SOIL PROVIDED (Min 6m Depth): 527.069m² (22.65%)
TOTAL DEEP SOIL PROVIDED: 778.281m² (33.44%)

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
DEEP SOIL DIAGRAM

DATE
02/11/2021

SCALE @ A1
1 : 100

PROJECT NUMBER
037 / 17-18

DRAWING No.
A503

ISSUE
H

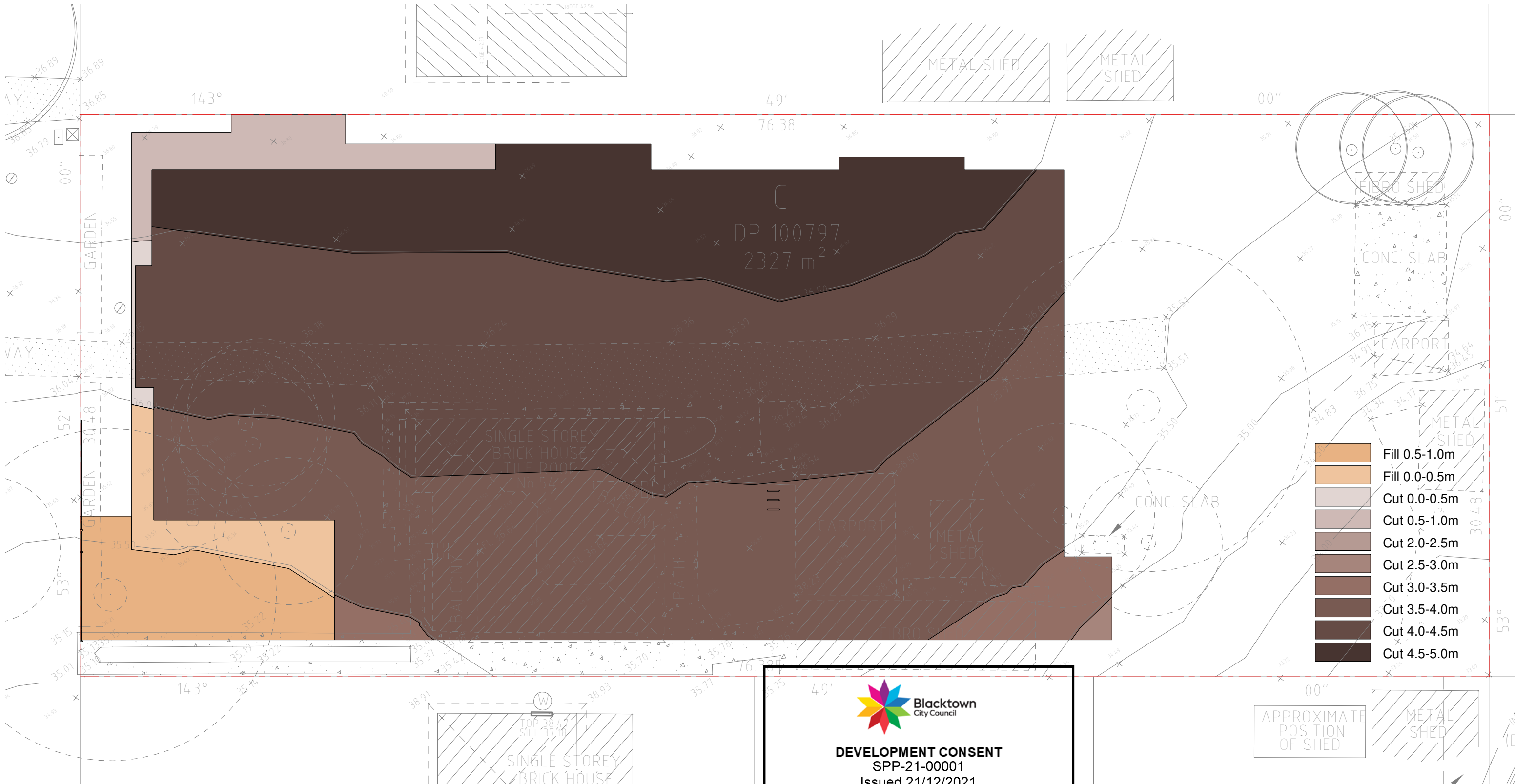
PROJECT

PROPOSED CHILDCARE

54 Westminster Street
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E : info@jsarchitects.com.au
W : www.jsarchitects.com.au
ABN 70 119 946 575
Nominated Architect: Saymon Ochudzawa (RAA 6865)

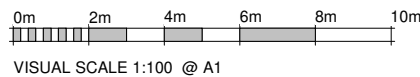




1 EXCAVATION DIAGRAM
1:100

REVISION SCHEDULE

ISSUE	DESCRIPTION	ISSUED BY	DRAWN BY	DATE
A	DRAFT PLANS	NF	SO	01/12/2020
B	DEVELOPMENT APPLICATION	NF	SO	07/12/2020
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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
EXCAVATION DIAGRAM

DATE
02/11/2021

SCALE @ A1
1:100

PROJECT NUMBER
037 / 17-18

DRAWING No.
A504

ISSUE
H

PROJECT

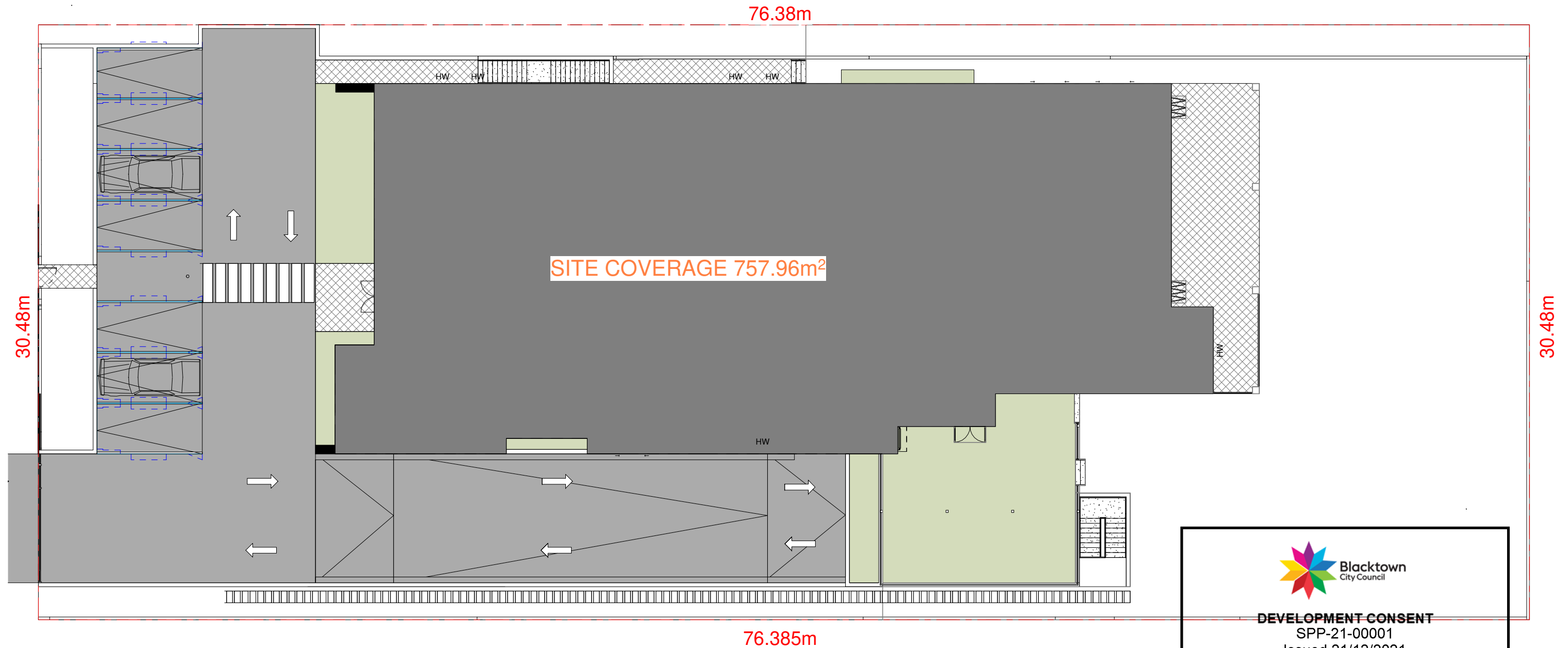
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ABN 70 119 946 575
Nominated Architect: Saymon Ochudzawa (RAA 6865)





1 SITE COVERAGE DIAGRAM
1 : 100



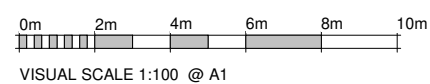
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REVISION SCHEDULE

ISSUE	DESCRIPTION	ISSUED BY	DRAWN BY	DATE
E	GENERAL AMENDMENTS	AS	SO	29/07/2021
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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
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PROJECT

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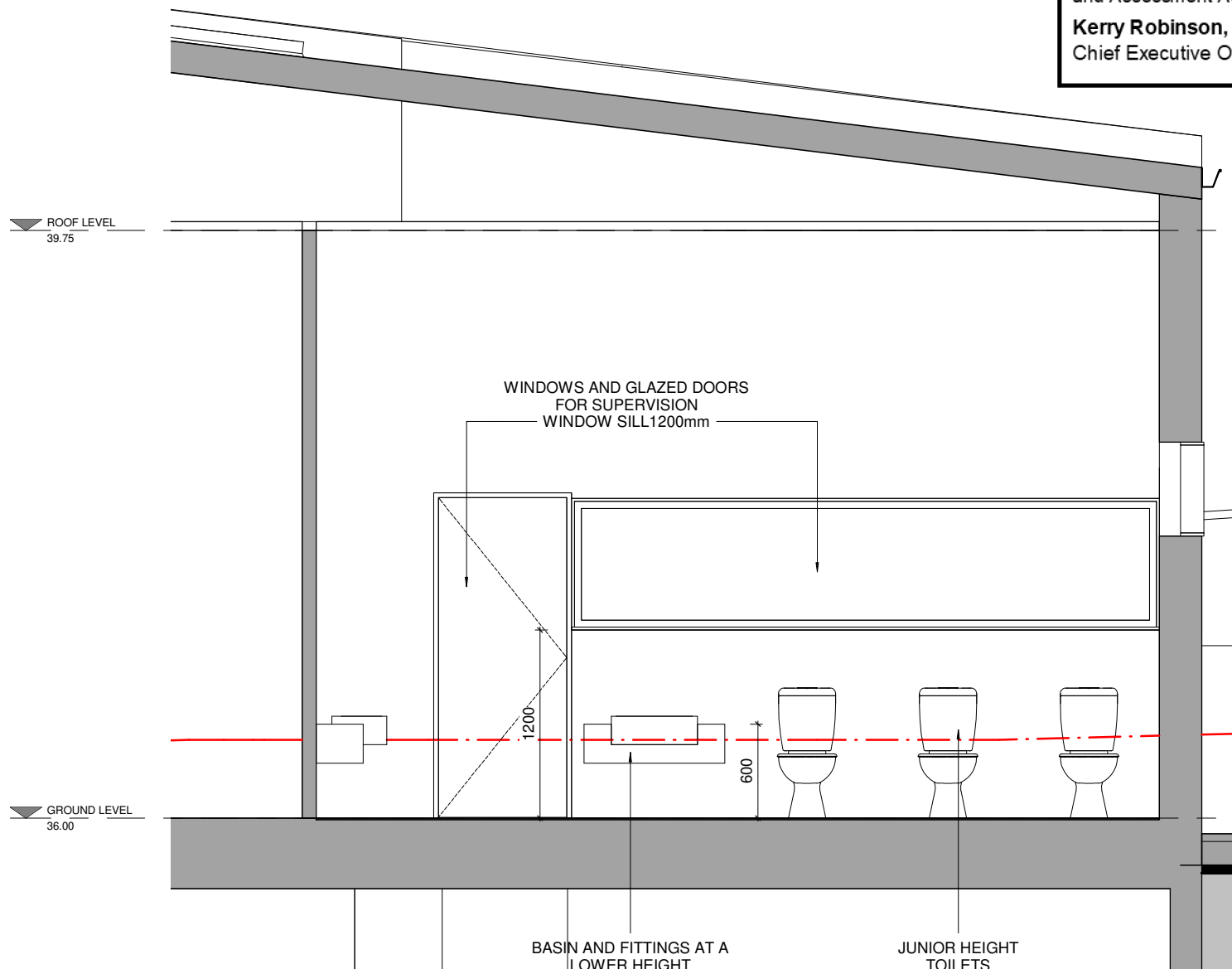




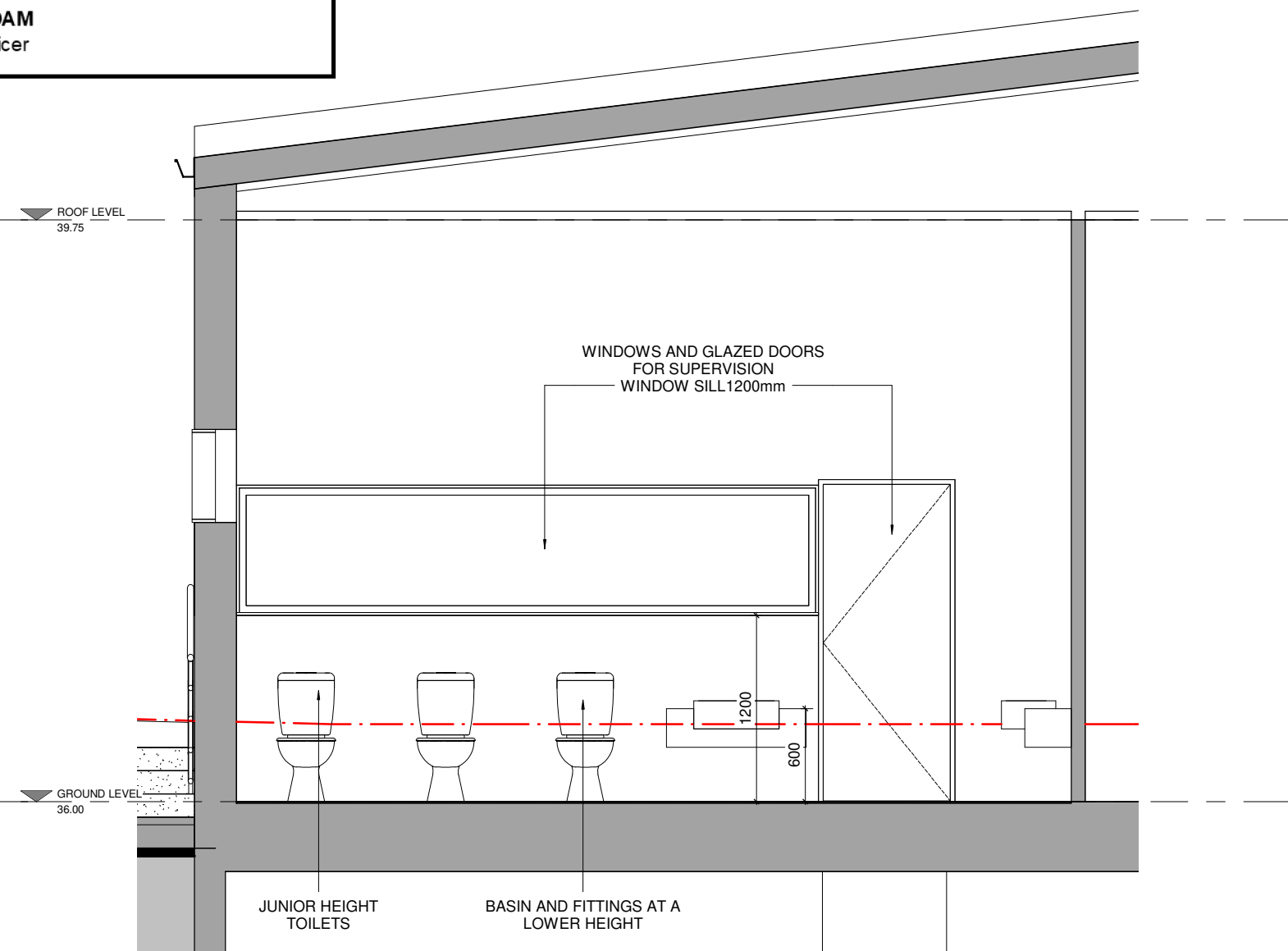
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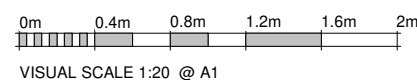
A Detail Section AA
1 : 20



1 Detail Section BB
1 : 20

REVISION SCHEDULE

ISSUE	DESCRIPTION	ISSUED BY	DRAWN BY	DATE
E	GENERAL AMENDMENTS	AS	SO	29/07/2021
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DETAIL SECTION

DATE
02/11/2021

SCALE @ A1
1 : 20

PROJECT NUMBER
037 / 17-18

DRAWING No.
A507

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PROJECT

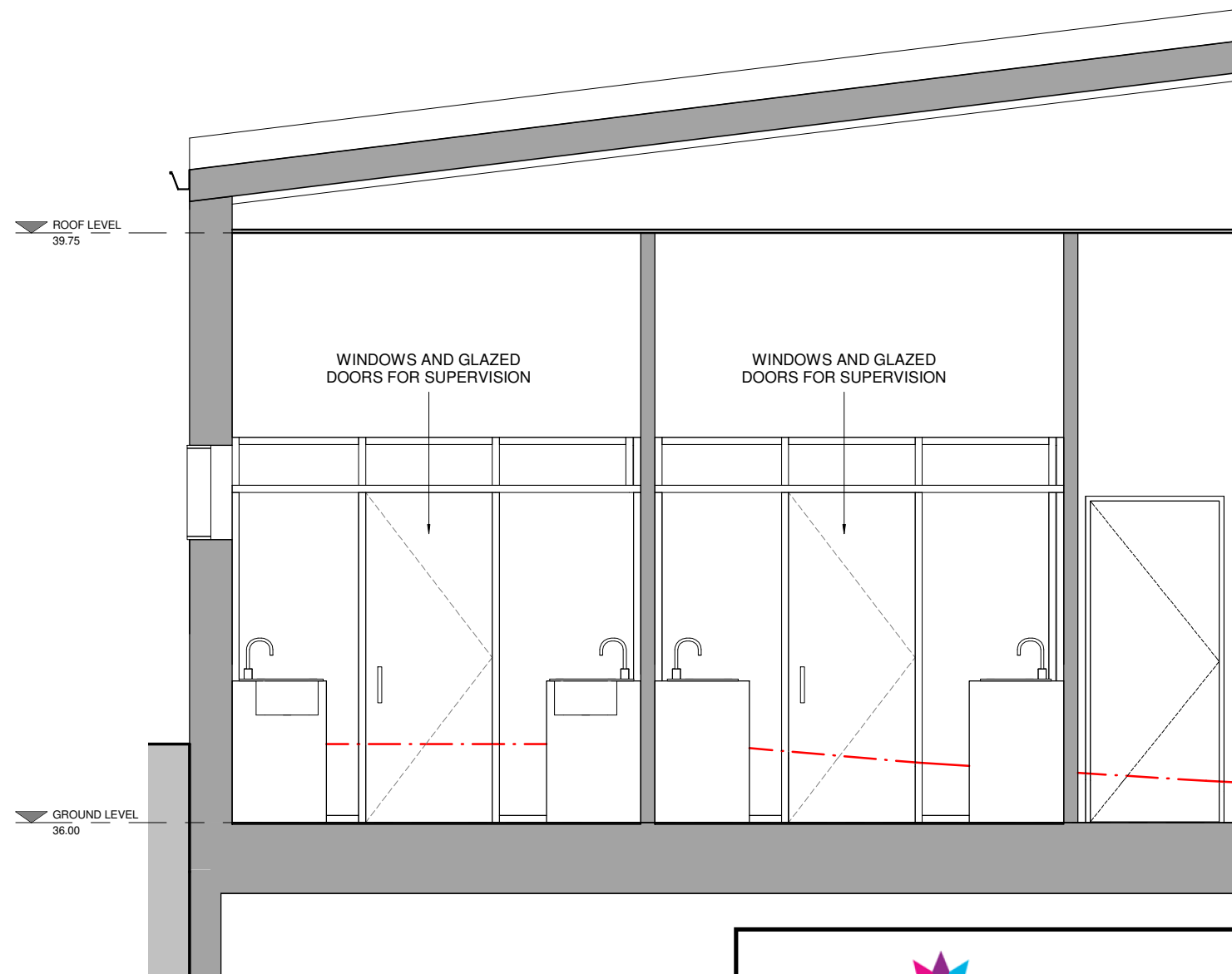
PROPOSED CHILDCARE

54 Westminster Street
Schofields

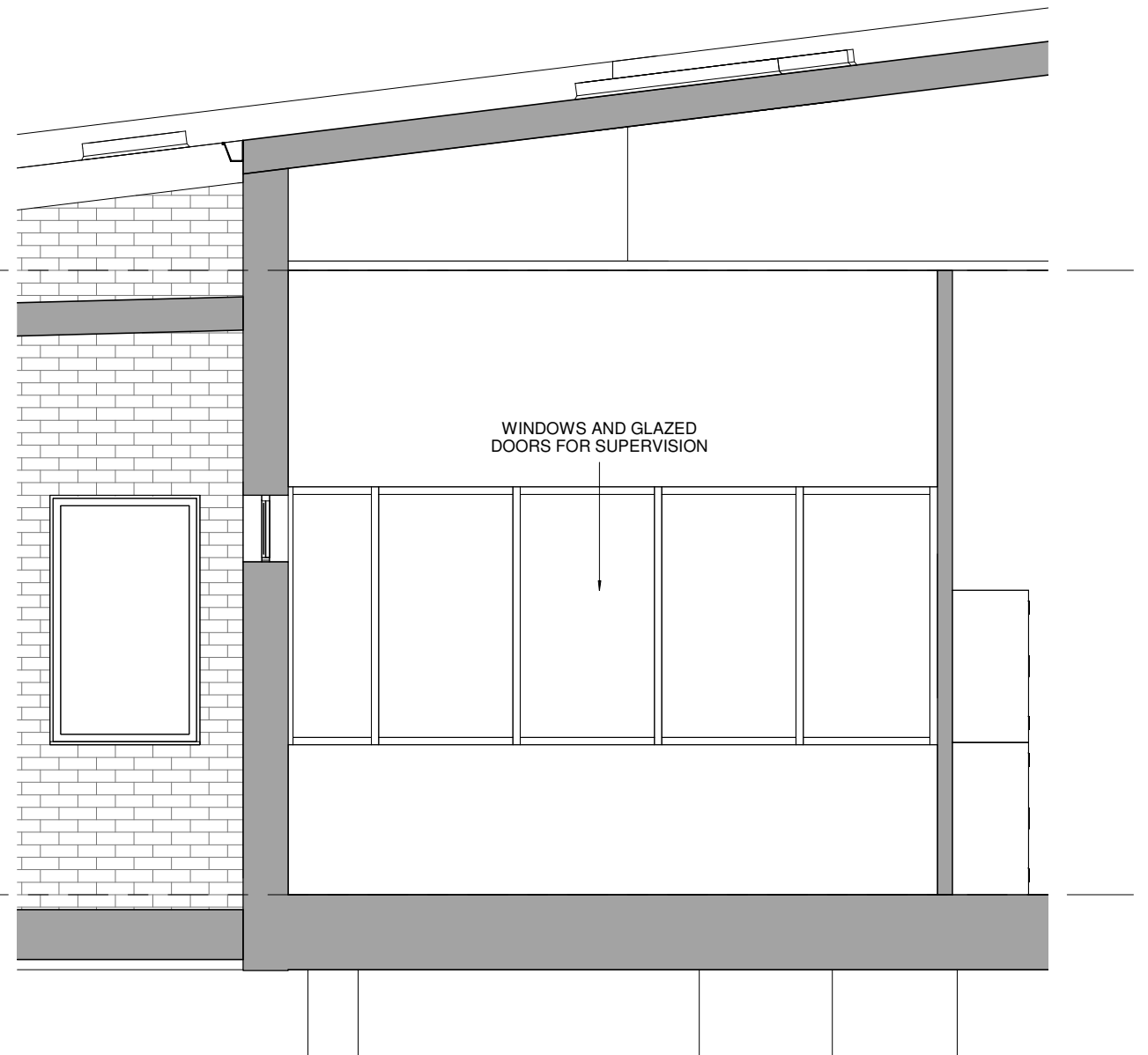
JS Architects Pty Ltd
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W : www.jsarchitects.com.au
ABN 70 119 946 575
Nominated Architect: Saymon Ochudzawa (RAIA 6865)





C Detail Section CC
1 : 20



1 Detail Section DD
1 : 20



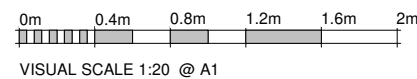
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SCALE @ A1
1 : 20

PROJECT NUMBER
037 / 17-18

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A508

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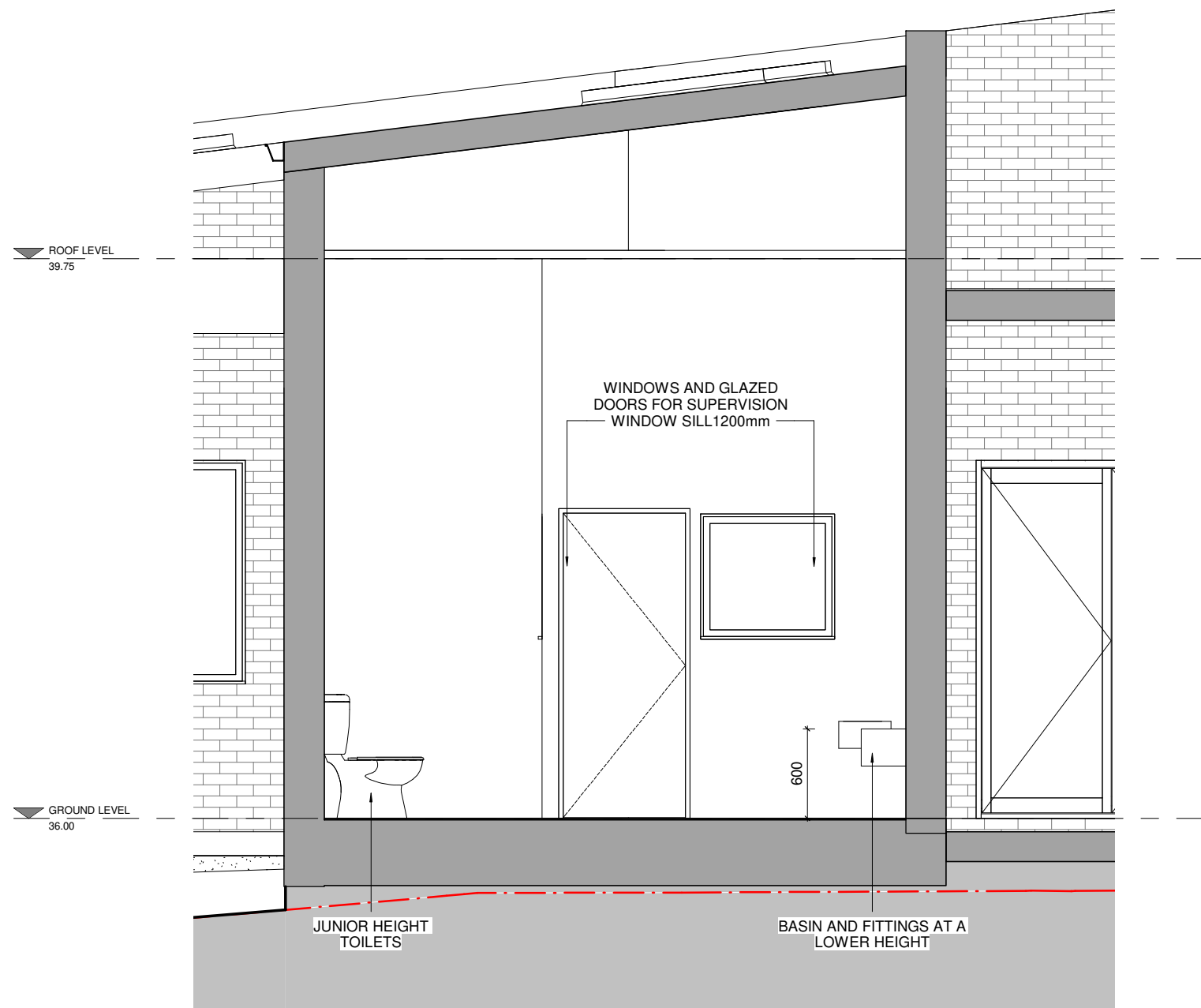
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Nominated Architect: Saymon Ochudzawa (RAA 6865)





1 Detail Section EE
1 : 20



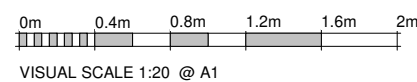
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WESTMINSTER PROJECTS

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DETAIL SECTION

DATE	SCALE @ A1	PROJECT NUMBER	DRAWING No.	ISSUE
02/11/2021	1 : 20	037 / 17-18	A509	H

PROJECT

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