

DEVELOPMENT APPLICATION FOR PARRAMATTA EARLY LEARNING CENTRE



29/03/2021 DA APPLICATION



21/06/2021 DA AMENDMENTS







This work is copyright. Apart from any use permitted under the copyright act 1968, no part may be reproduced by any process, nor may any other exclusive right be exercised, without the permission of arquero ("ARQ")

ARQUERO ARCHITECTS PTY LTD  
406 / 56 BOWMAN STREET, PYRMONT NSW, 2009

T 02 9552 1921  
W arquero.com.au  
E admin@arquero.com.au

NOMINATED ARCHITECT  
RAMY TAWADROS

Reg No. 9209 (NSW)



REV	DATE	NOTES
A	25/02/2021	DEVELOPMENT APPLICATION
B	26/11/2021	DA AMENDMENTS
C	28/03/2022	DA AMENDMENTS

STATUS  
DEVELOPMENT APPLICATION

Do not scale drawing. Verify all dimensions on site. Report any discrepancies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction.

CLIENT  
PARRAMATTA P HOLDINGS PTY LTD

PROJECT  
EARLY LEARNING CENTRE

ADDRESS  
2-4 PALMER ST PARRAMATTA

DRAWING NO.  
A99  
DRAWING TITLE  
DRAWING LIST

DRAWING BY  
ND  
CHECKED BY  
ARQ

PROJECT NO.  
20157

SCALE  
@ A2

DRAWING LIST		
SHEET NO.	SHEET NAME	REV.
A99	DRAWING LIST	C
A100	PLAN – CONTEXT	B
A101	PLAN – SITE	C
A200	PLAN – BASEMENT 2	D
A201	PLAN – BASEMENT 1	D
A202	PLAN – GROUND FLOOR	D
A203	PLAN – LEVEL 1	D
A204	PLAN – LEVEL 2	D
A205	PLAN – LEVEL 3	D
A206	PLAN – LEVEL 4	D
A207	PLAN – LEVEL 5	D
A208	PLAN – LEVEL 6	D
A209	PLAN – ROOF	D
A300	ELEVATION – WEST	D
A301	ELEVATION – NORTH & SOUTH	D
A302	ELEVATION – EAST	B
A310	EXTERNAL FINISHES	C
A320	ELEVATION – SOUTH – DETAILS	C
A321	ELEVATION – SOUTH – DETAILS	B
A322	ELEVATION – SOUTH – DETAIL	B
A323	ELEVATION – WEST – DETAILS	B
A324	ELEVATION – WEST – DETAIL	B
A325	ELEVATION – WEST – DETAIL	B
A326	ELEVATION – NORTH – DETAIL	B
A350	ELEVATIONS – CONTEXT	B
A351	ELEVATION – CONTEXT	B
A352	ELEVATION – CONTEXT	B
A360	WEST ELEVATION – CLIMBERS	B
A400	SECTIONS	C
A401	SECTIONS	C

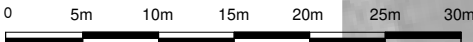
DRAWING LIST		
SHEET NO.	SHEET NAME	REV.
A402	SECTIONS	C
A450	SECTION – BALUSTRADING	E
A451	SECTIONS – DETAILS OF VOIDS	D
A452	SECTIONS – PLANTER BOX	E
A700	DETAILS – BOTTLE PREP	C
A901	DIAGRAM – GFA CALCULATION	C
A902	DIAGRAM – UNENCUMBERED AREA CALCULATION	C
A904	DIAGRAM – SHADOW STUDY	C
A910	SOLAR ACCESS – JUNE 21ST – 9 AM	B
A911	SOLAR ACCESS – JUNE 21ST – 12 PM	B
A912	SOLAR ACCESS – JUNE 21ST – 3 PM	B
A913	SOLAR ACCESS – TABLES	B
A914	SOLAR ACCESS – TABLE	B
A915	SOLAR ACCESS – TABLES	B
A919	RECEPTION ACCESSIBLE DESIGN	B
A920	STAFF ROOM ACCESSIBLE DESIGN	A
V001	3D VIEW – PALMER ST & PALMER LN. CORNER	B
V002	3D VIEW – ENTRANCE	B
V003	3D VIEW – PALMER LANE / WEST	B
V004	3D VIEW – PALMER ST	B
V010	PHOTOMONTAGE – CHURCH ST.	B
V011	PHOTOMONTAGE – CHURCH ST 2	B
V012	PHOTOMONTAGE – CHURCH ST 3	B
V013	PHOTOMONTAGE – PALMER ST.	B
V014	PHOTO MONTAGE – PALMER ST	B
V050	INTERIOR VISUALIZATION	B
V051	INTERIOR VISUALIZATION	B
V052	INTERIOR VISUALIZATION	B
V053	INTERIOR VISUALIZATION	B
V054	INTERIOR VISUALIZATION	B
V055	INTERIOR VISUALIZATION	B
Z 01	COMPLIANCE TABLE	G





CONTEXT

1. PRINCE ALFRED PARK
2. 356-366 CHURCH ST / 1 + 4 LEVELS
3. ST PETERS CHURCH
4. 368 CHURCH ST / 2 LEVELS
5. 370 - 376 CHURHC ST / 3 LEVELS
6. 378 - 382 CHURCH ST / 2 LEVELS
7. 394 CHURCH ST / 1 + 8 LEVELS
8. 1A VICTORIA RD. / 2 LEVELS
9. 3 VICTORIA RD. / 2 LEVELS
10. 5 VICTORIA RD. / 2 LEVELS
11. 9 VICTORIA RD. / 1 + 7 LEVELS
12. 19 SORRELL ST / 2 LEVELS
13. 12 PALMER ST / 2 LEVELS
14. 12 PALMER ST / 1 LEVEL
15. 8-10 PALMER ST / 3 LEVELS
16. 6 PALMER ST / 4 LEVELS
17. 9 PALMER ST / 1 + 2 LEVELS



ARQUERO ARCHITECTS PTY LTD  
406 / 56 BOWMAN STREET, PYRMONT NSW, 2009  
T 02 9552 1921  
W arquero.com.au  
E admin@arquero.com.au  
NOMINATED ARCHITECT  
RAMY TAWADROS  
Reg No. 9209 (NSW)



REV	DATE	NOTES
A	25/02/2021	DEVELOPMENT APPLICATION
B	28/03/2022	DA AMENDMENTS

STATUS  
DEVELOPMENT APPLICATION

Do not scale drawing. Verify all dimensions on site. Report any discrepancies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction

CLIENT  
PARRAMATTA P HOLDINGS PTY LTD

PROJECT  
EARLY LEARNING CENTRE

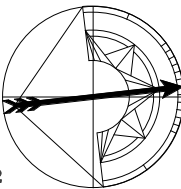
ADDRESS  
2-4 PALMER ST PARRAMATTA

DRAWING NO.  
A100  
DRAWING TITLE  
PLAN - CONTEXT

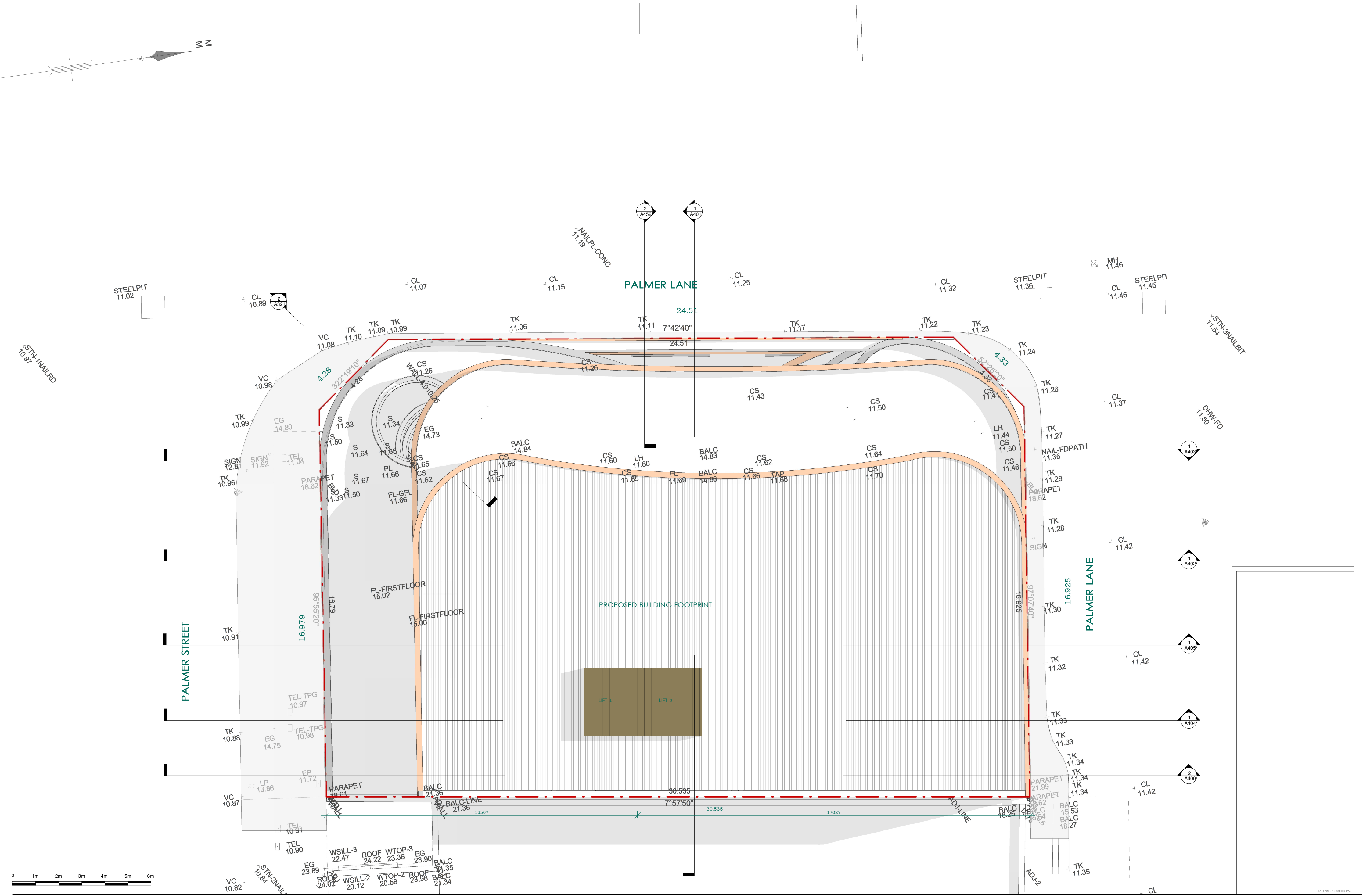
DRAWING BY  
ND  
CHECKED BY  
ARQ

PROJECT NO.  
20157

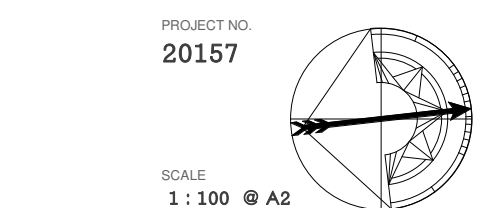
SCALE  
1 : 500 @ A2



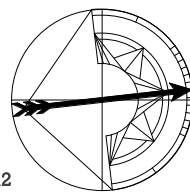
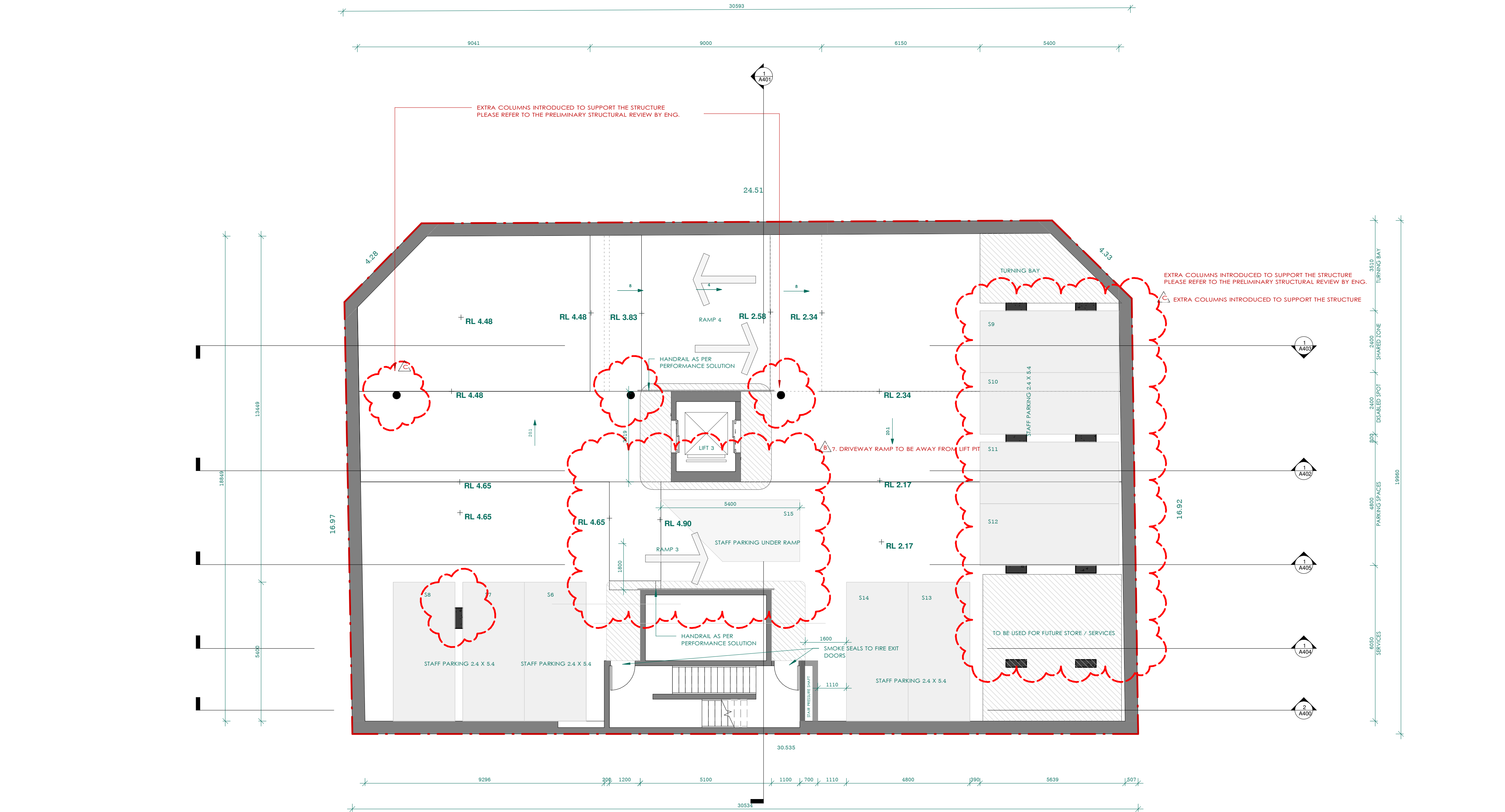




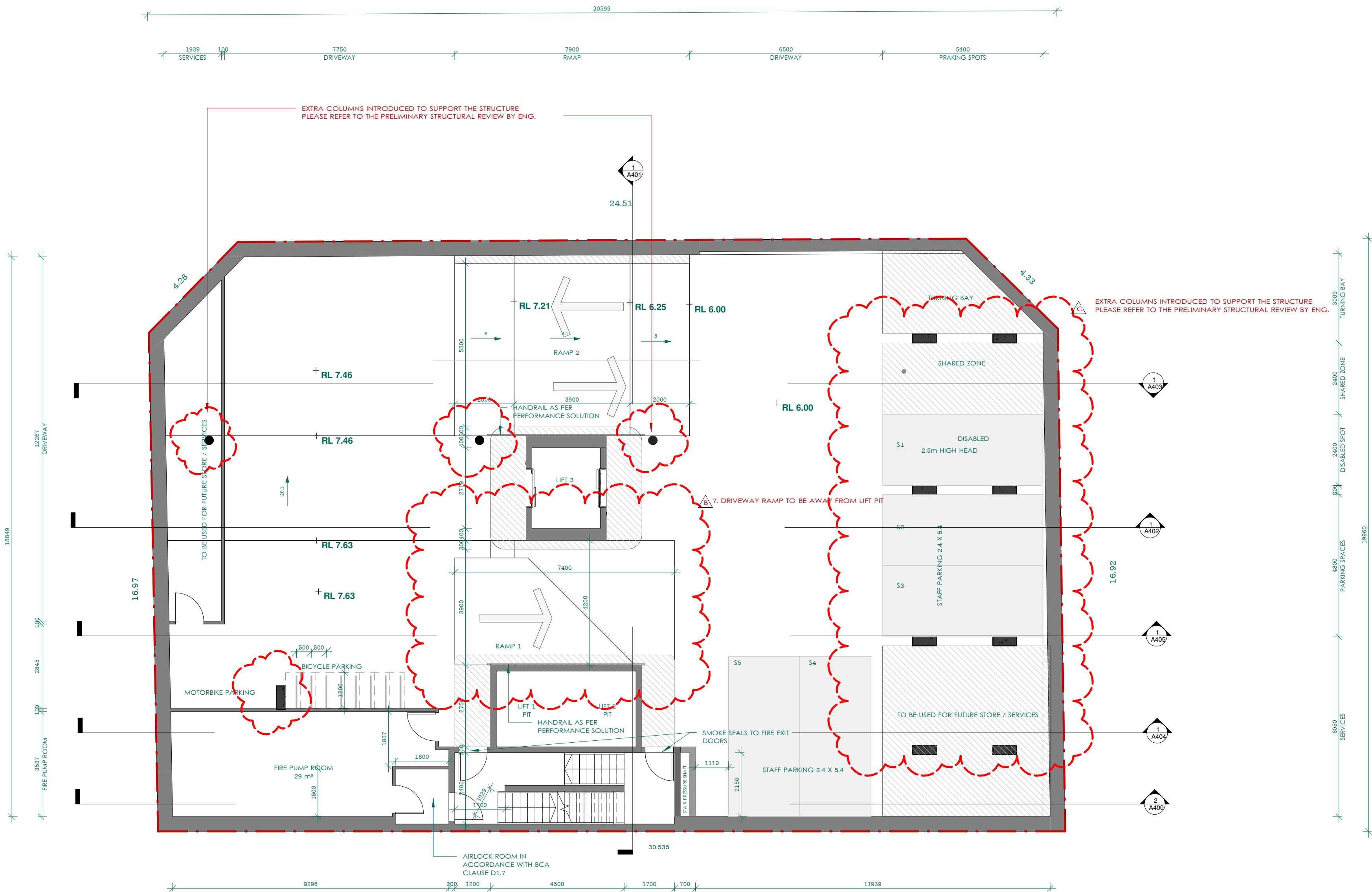
REV	DATE	NOTES
A	25/02/2021	DEVELOPMENT APPLICATION
B	26/11/2021	DA AMENDMENTS
C	28/03/2022	DA AMENDMENTS











3/31/2022 3:21:05 PM



ARQUERO ARCHITECTS PTY LTD  
406 / 56 BOWMAN STREET, PYRMONT NSW, 2009

T 02 9552 1921  
W arquero.com.au  
E admin@arquero.com.au

NOMINATED ARCHITECT  
RAMY TAWADROS

Reg No. 9209 (NSW)



REV DATE NOTES

A 25/02/2021 DEVELOPMENT APPLICATION  
B 24/06/2021 DA AMENDMENTS  
C 26/11/2021 DA AMENDMENTS  
D 28/03/2022 DA AMENDMENTS

STATUS  
DEVELOPMENT APPLICATION

Do not scale drawing. Verify all dimensions on site. Report any discrepancies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction.

CLIENT  
PARRAMATTA P HOLDINGS PTY LTD

PROJECT  
EARLY LEARNING CENTRE

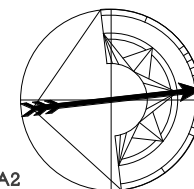
ADDRESS  
2-4 PALMER ST PARRAMATTA

DRAWING NO.  
A201  
DRAWING TITLE  
PLAN - BASEMENT 1

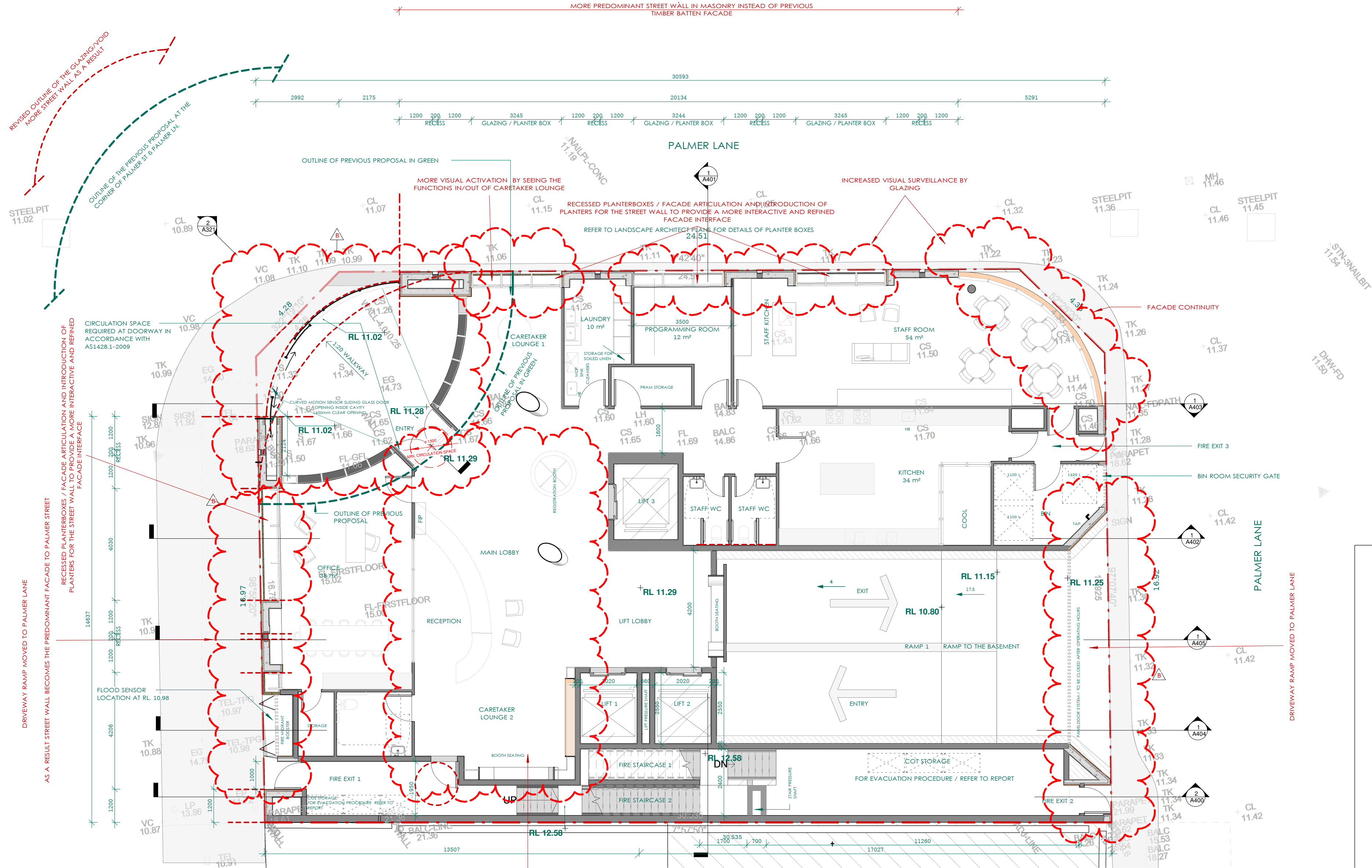
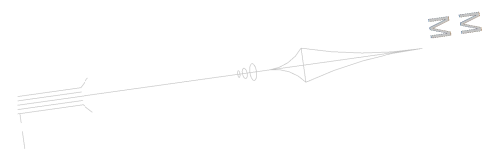
DRAWING BY  
ND  
CHECKED BY  
ARQ

PROJECT NO.  
20157

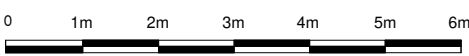
SCALE  
1 : 100 @ A2







MORE COHERENT CONNECTIONS OF GROUND FLOOR  
FUNCTIONS FOR MEMBERS AND INCREASED QUALITY IN  
CIRCULATION AND WAY FINDING



ARQUERO ARCHITECTS PTY LTD  
406 / 56 BOWMAN STREET, PYRMONT NSW, 2009  
T 02 9552 1921  
W [arquero.com.au](http://arquero.com.au)  
E [admin@arquero.com.au](mailto:admin@arquero.com.au)  
NOMINATED ARCHITECT  
RAMY TAWADROS  
Reg No. 9209 (NSW)



REV	DATE	NOTES
A	25/02/2021	DEVELOPMENT APPLICATION
B	24/06/2021	DA AMENDMENTS
C	26/11/2021	DA AMENDMENTS
D	28/03/2022	DA AMENDMENTS

STATUS  
DEVELOPMENT APPLICATION

Do not scale drawing. Verify all dimensions on site. Report any discrepancies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction.

CLIENT  
PARRAMATTA P HOLDINGS PTY LTD

PROJECT  
EARLY LEARNING CENTRE

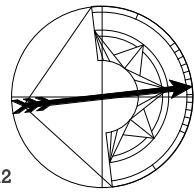
ADDRESS  
2-4 PALMER ST PARRAMATTA

DRAWING NO.  
A202  
DRAWING TITLE  
PLAN - GROUND FLOOR

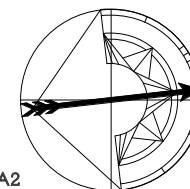
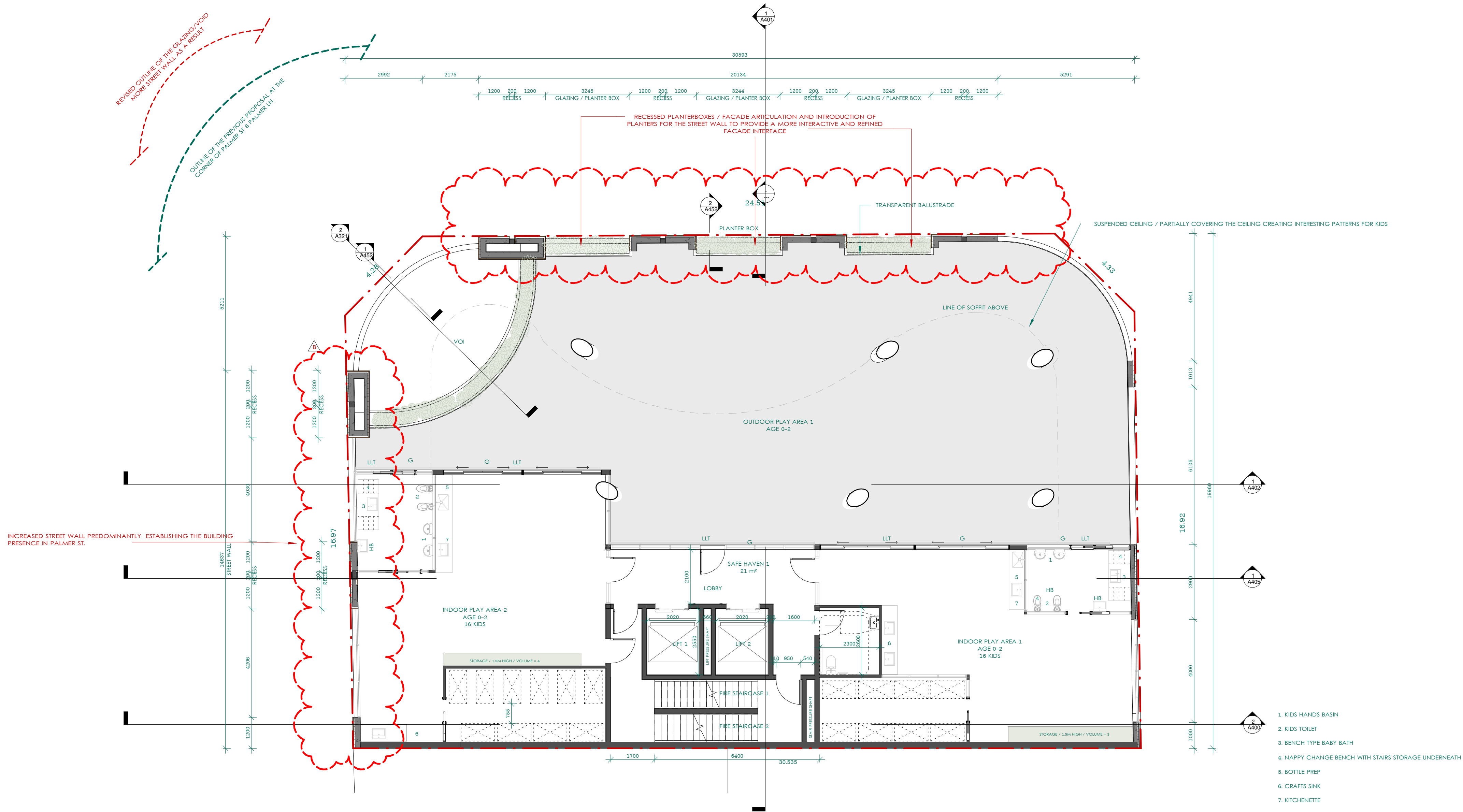
DRAWING BY  
ND  
CHECKED BY  
ARQ

PROJECT NO.  
20157

SCALE  
1 : 100 @ A2









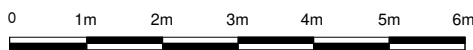
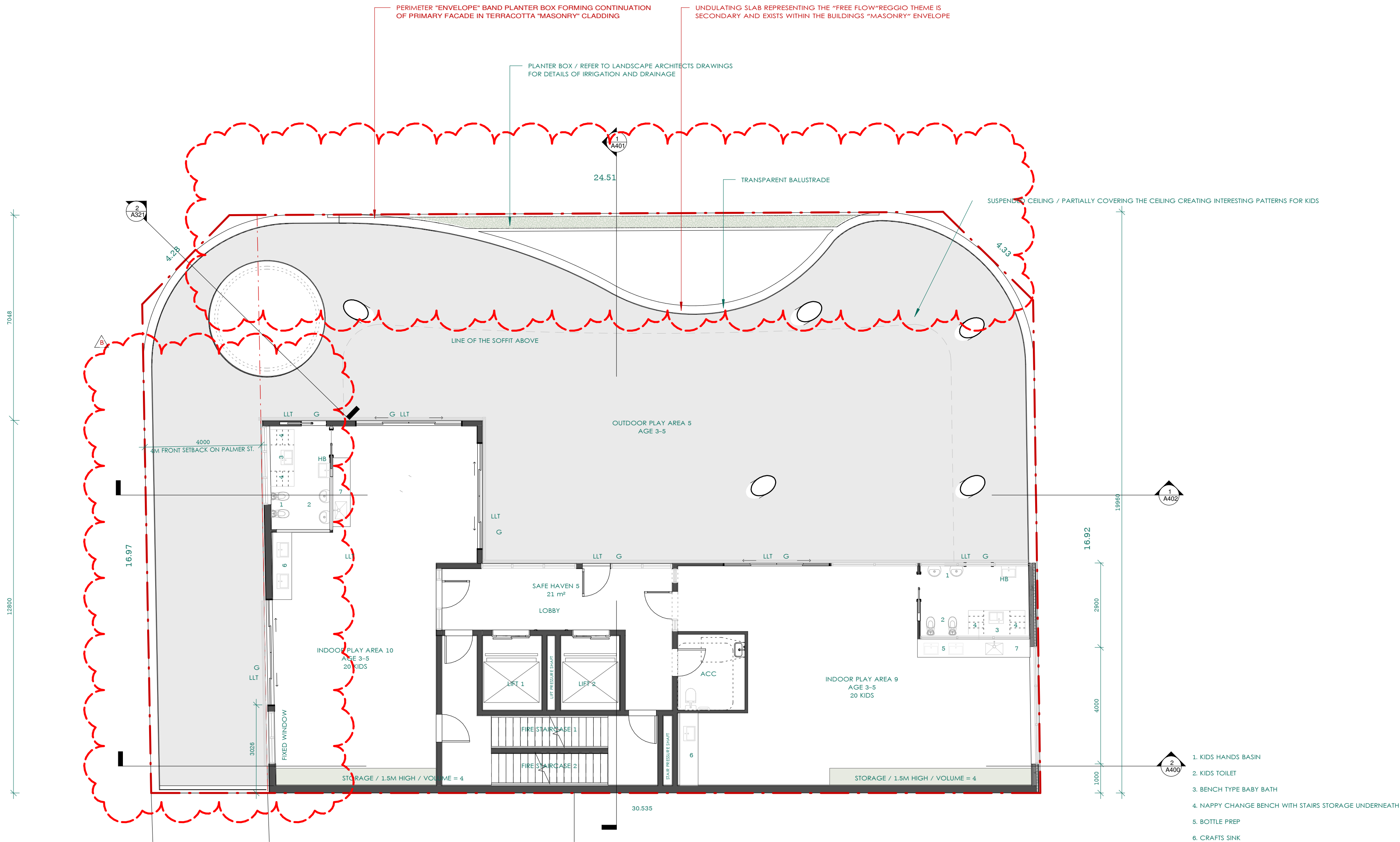












ARQUERO ARCHITECTS PTY LTD  
406 / 56 BOWMAN STREET, PYRMONT NSW, 2009

T: 02 9552 1921  
W: arquero.com.au  
E: admin@arquero.com.au

NOMINATED ARCHITECT  
RAMY TAWADROS

Reg No. 9209 (NSW)



REV DATE NOTES

A 25/02/2021 DEVELOPMENT APPLICATION  
B 24/06/2021 DA AMENDMENTS  
C 26/11/2021 DA AMENDMENTS  
D 28/03/2022 DA AMENDMENTS

STATUS  
DEVELOPMENT APPLICATION

Do not scale drawing. Verify all dimensions on site. Report any discrepancies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction

CLIENT  
PARRAMATTA P HOLDINGS PTY LTD

PROJECT  
EARLY LEARNING CENTRE

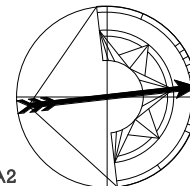
ADDRESS  
2-4 PALMER ST PARRAMATTA

DRAWING NO.  
A207  
DRAWING TITLE  
PLAN - LEVEL 5

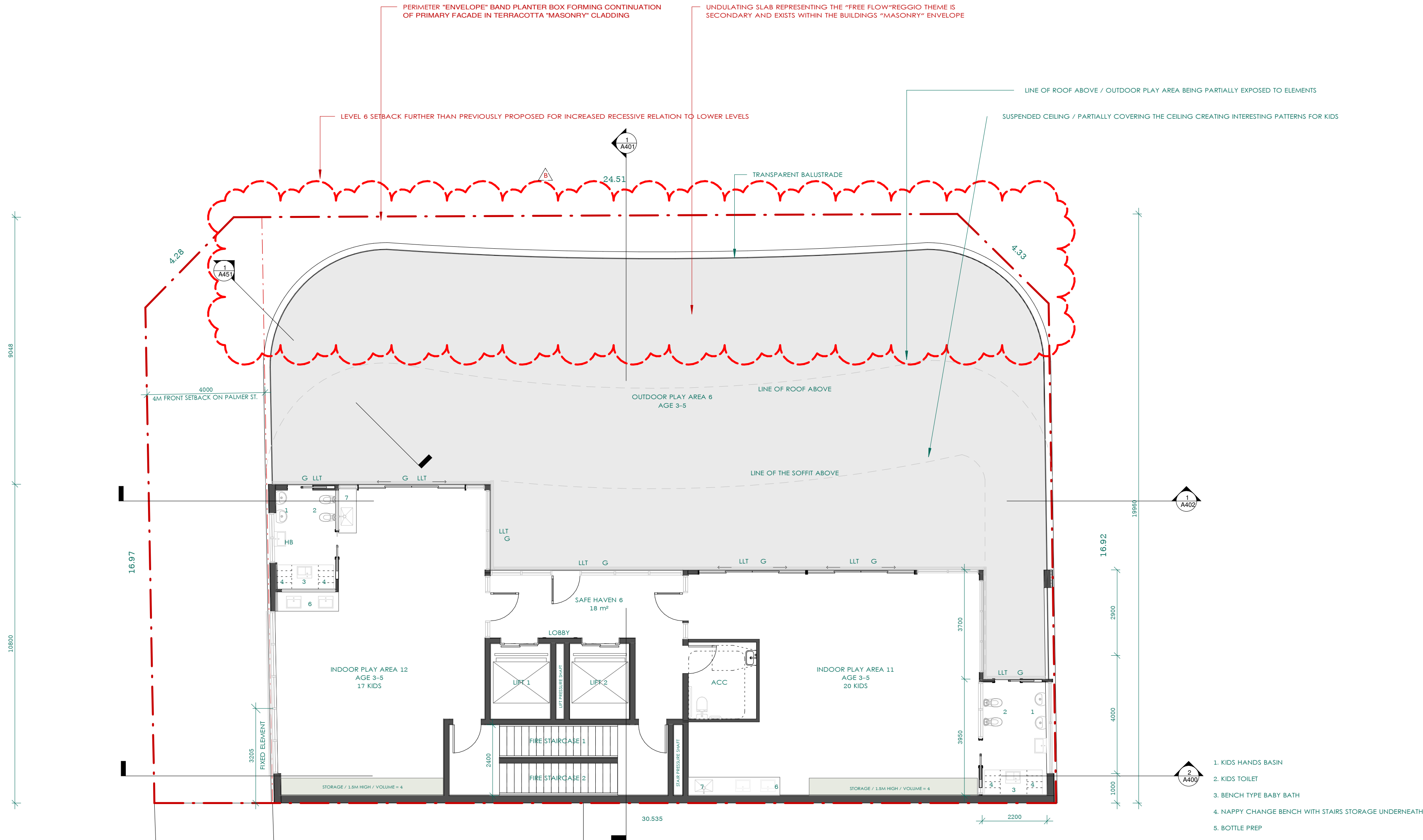
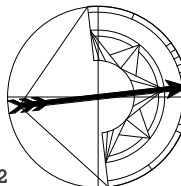
DRAWING BY  
ND  
CHECKED BY  
ARQ

PROJECT NO.  
20157

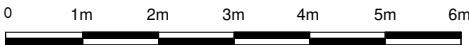
SCALE  
1 : 100 @ A2











This work is copyright. Apart from any use permitted under the copyright act 1968, no part may be reproduced by any process, nor may any other exclusive right be exercised, without the permission of arquero ("ARQ")

ARQUERO ARCHITECTS PTY LTD  
406 / 56 BOWMAN STREET, PYRMONT NSW, 2009

T 02 9552 1921  
W arquero.com.au  
E admin@arquero.com.au

NOMINATED ARCHITECT  
RAMY TAWADROS

Reg No. 9209 (NSW)



REV	DATE	NOTES
-----	------	-------

A	25/02/2021	DEVELOPMENT APPLICATION
B	24/06/2021	DA AMENDMENTS
C	26/11/2021	DA AMENDMENTS
D	28/03/2022	DA AMENDMENTS

STATUS

DEVELOPMENT APPLICATION

Do not scale drawing. Verify all dimensions on site. Report any discrepancies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction

CLIENT

PARRAMATTA P HOLDINGS PTY LTD

PROJECT

EARLY LEARNING CENTRE

ADDRESS

2-4 PALMER ST PARRAMATTA

DRAWING NO.

A209

DRAWING TITLE

PLAN - ROOF

DRAWING BY

ND

CHECKED BY

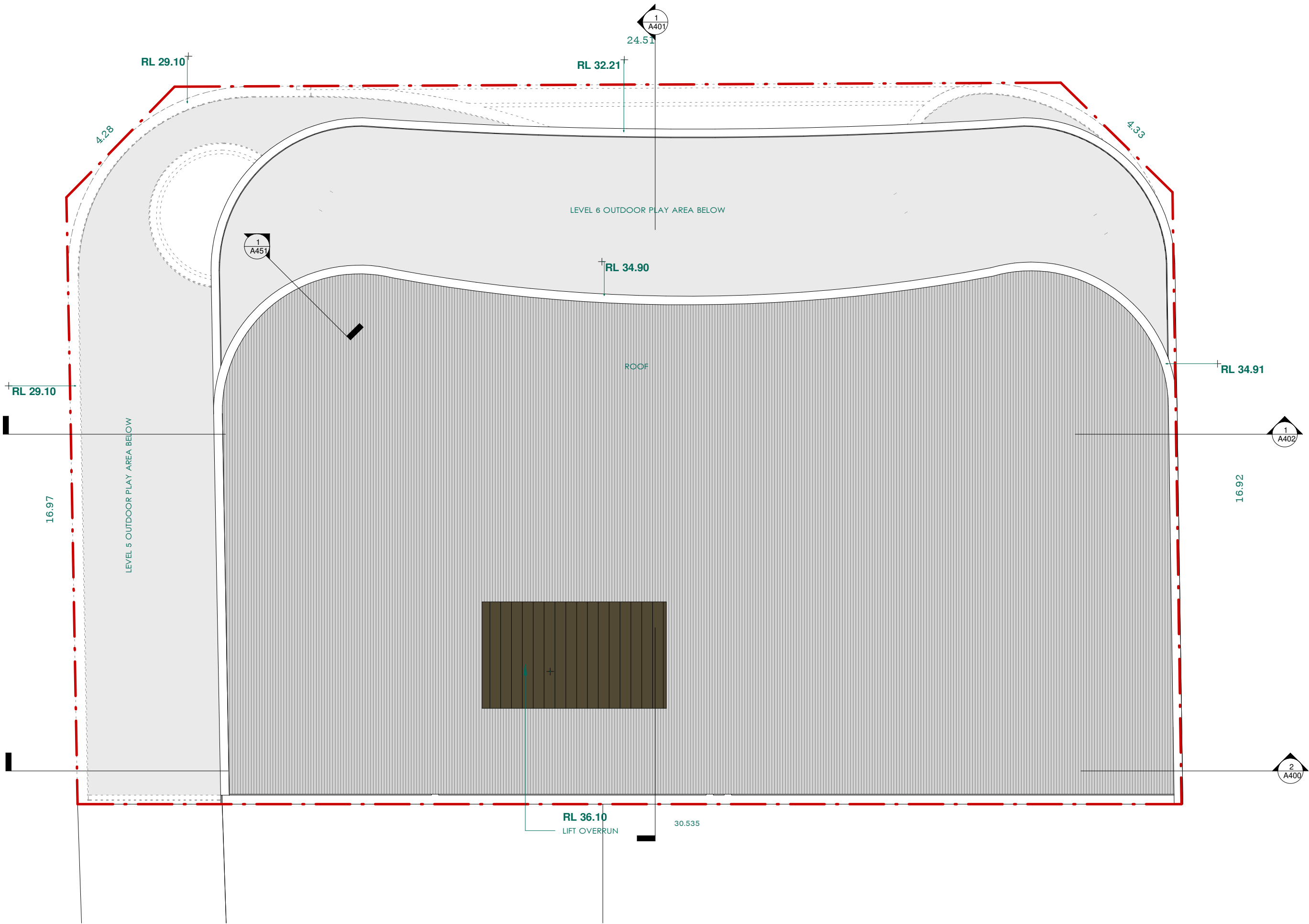
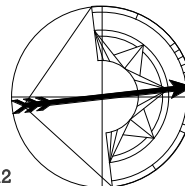
ARQ

PROJECT NO.

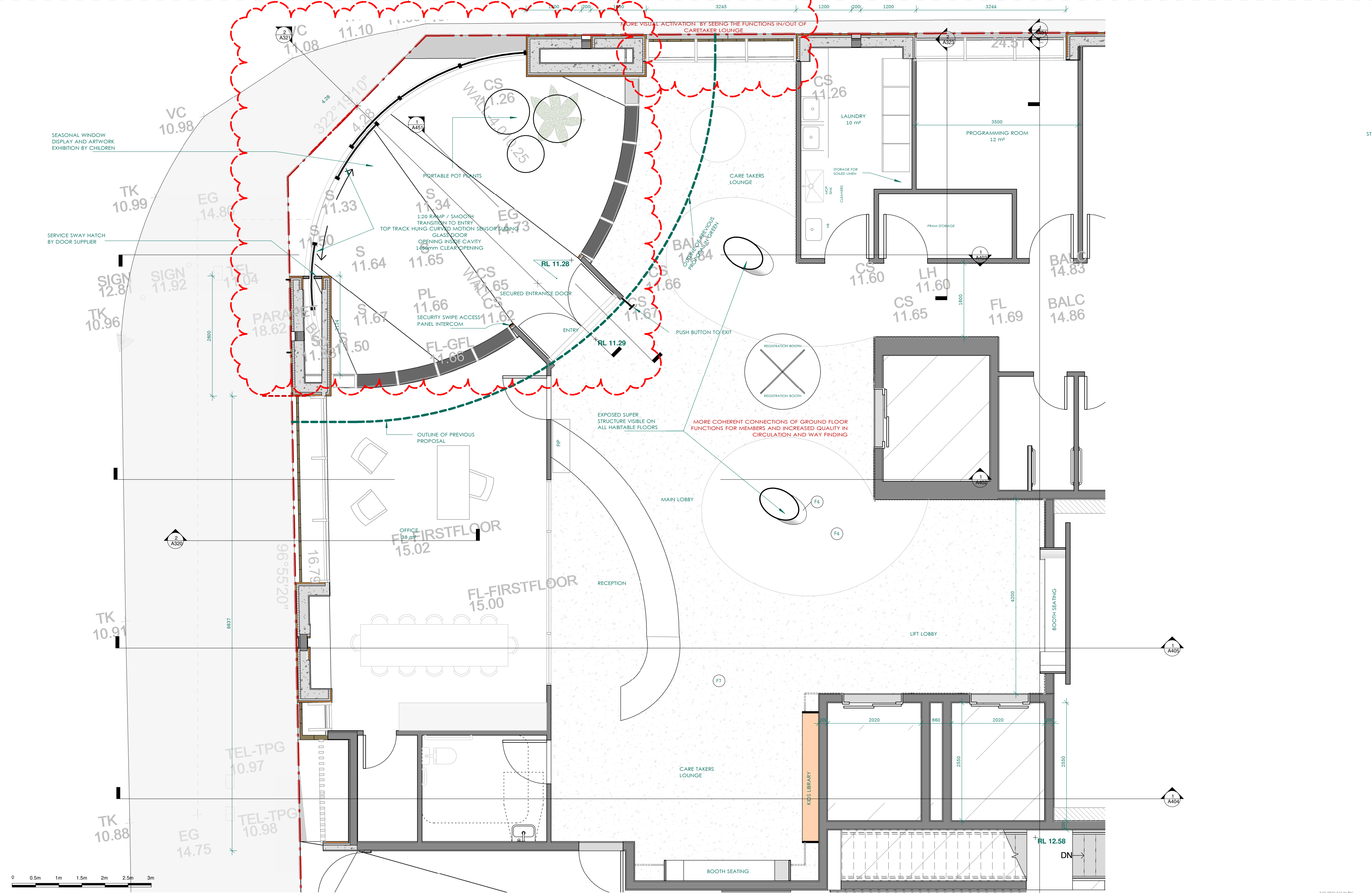
20157

SCALE

1 : 100 @ A2



3/31/2022 3:21:18 PM







3/31/2022 3:23:43 PM



This work is copyright. Apart from any use permitted under the copyright act 1968, no part may be reproduced by any process, nor may any other exclusive right be exercised, without the permission of arquero ("ARQ")

ARQUERO ARCHITECTS PTY LTD  
406 / 56 BOWMAN STREET, PYRMONT NSW, 2009

T 62 9552 1921  
W arquero.com.au  
E admin@arquero.com.au

NOMINATED ARCHITECT  
RAMY TAWADROS

Reg No. 9209 (NSW)



REV DATE NOTES

A 25/02/2021 DEVELOPMENT APPLICATION  
B 24/06/2021 DA AMENDMENTS  
C 26/11/2021 DA AMENDMENTS  
D 28/03/2022 DA AMENDMENTS

STATUS  
DEVELOPMENT APPLICATION

Do not scale drawing. Verify all dimensions on site. Report any discrepancies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction.

CLIENT  
PARRAMATTA P HOLDINGS PTY LTD

PROJECT  
EARLY LEARNING CENTRE

ADDRESS  
2-4 PALMER ST PARRAMATTA

DRAWING NO.  
A300  
DRAWING TITLE  
ELEVATION - WEST

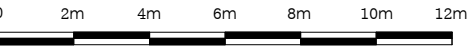
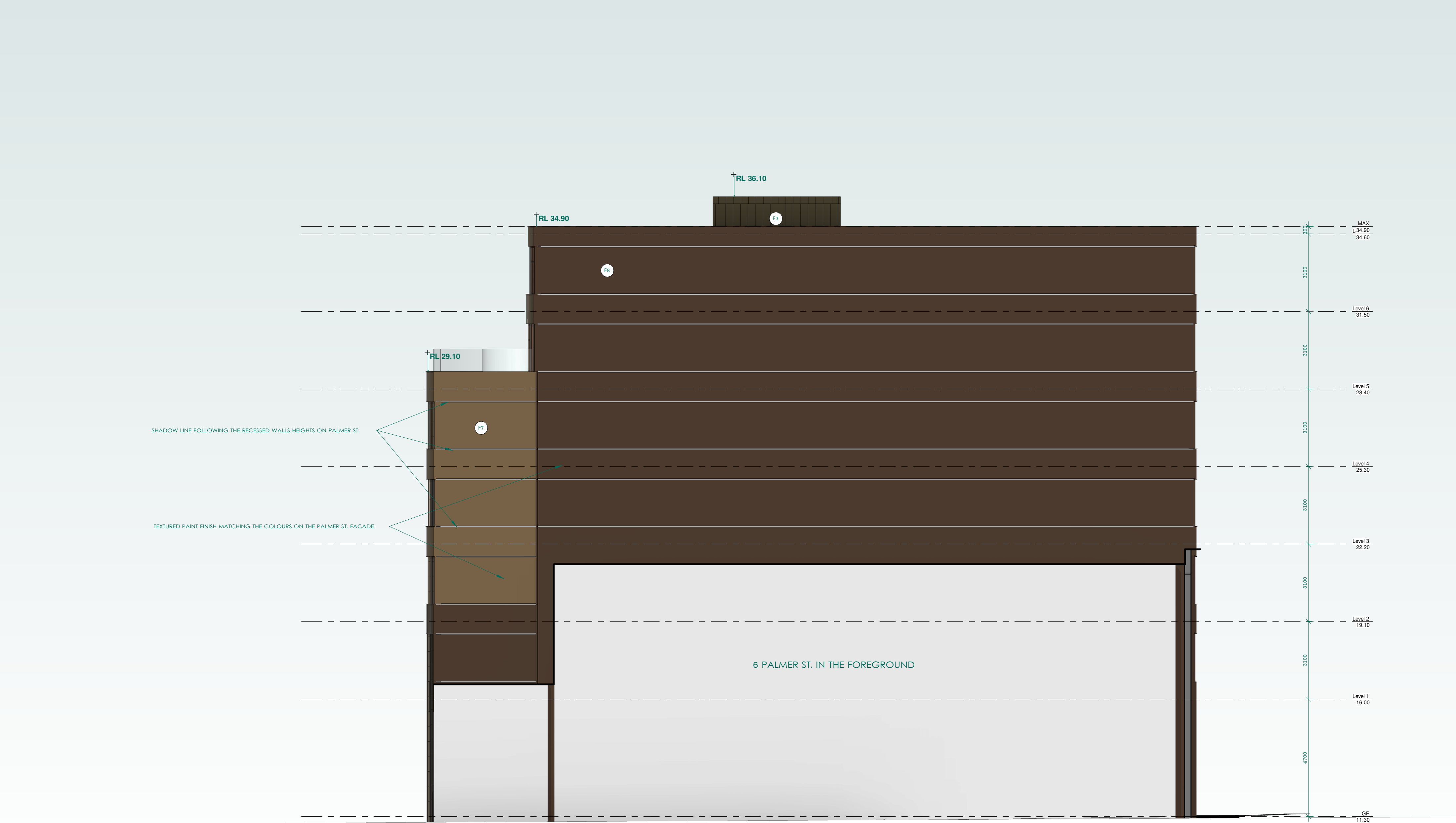
DRAWING BY  
ND  
CHECKED BY  
ARQ

PROJECT NO.  
20157

SCALE  
1 : 100 @ A2

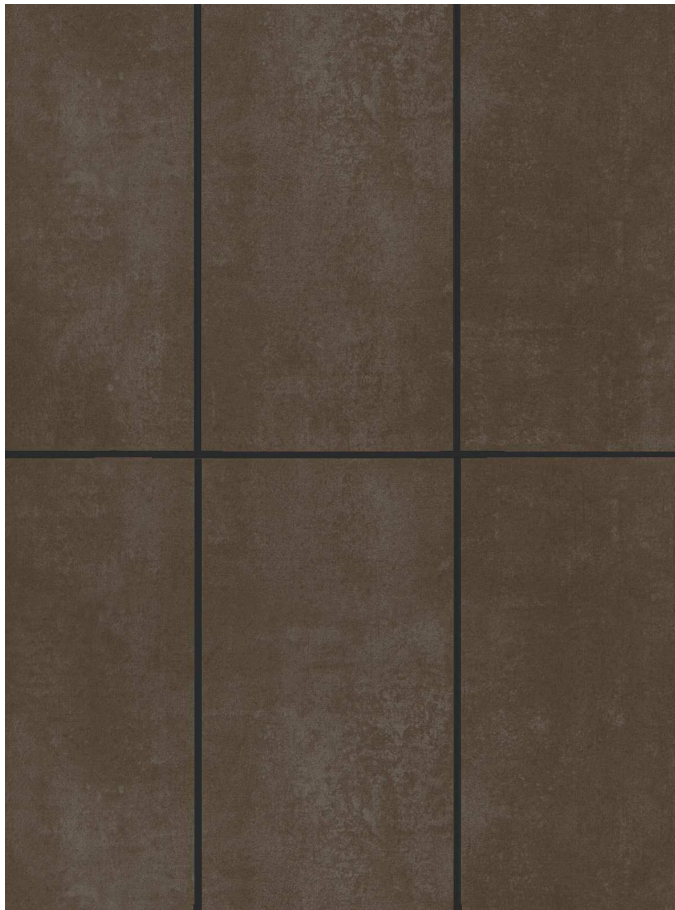




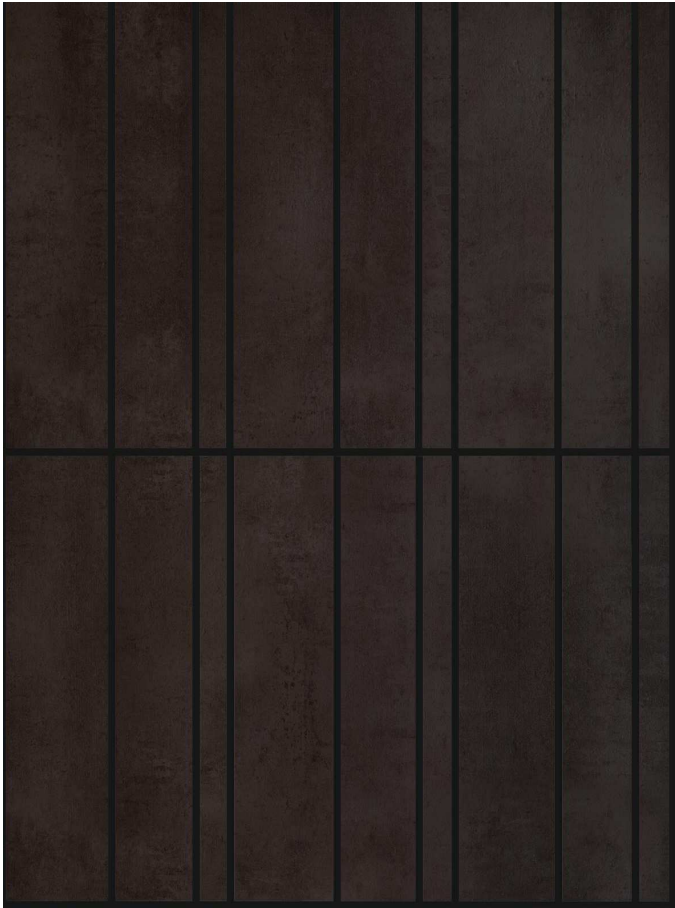


REV	DATE	NOTES
A	26/11/2021	DA AMENDMENTS
B	28/03/2022	DA AMENDMENTS

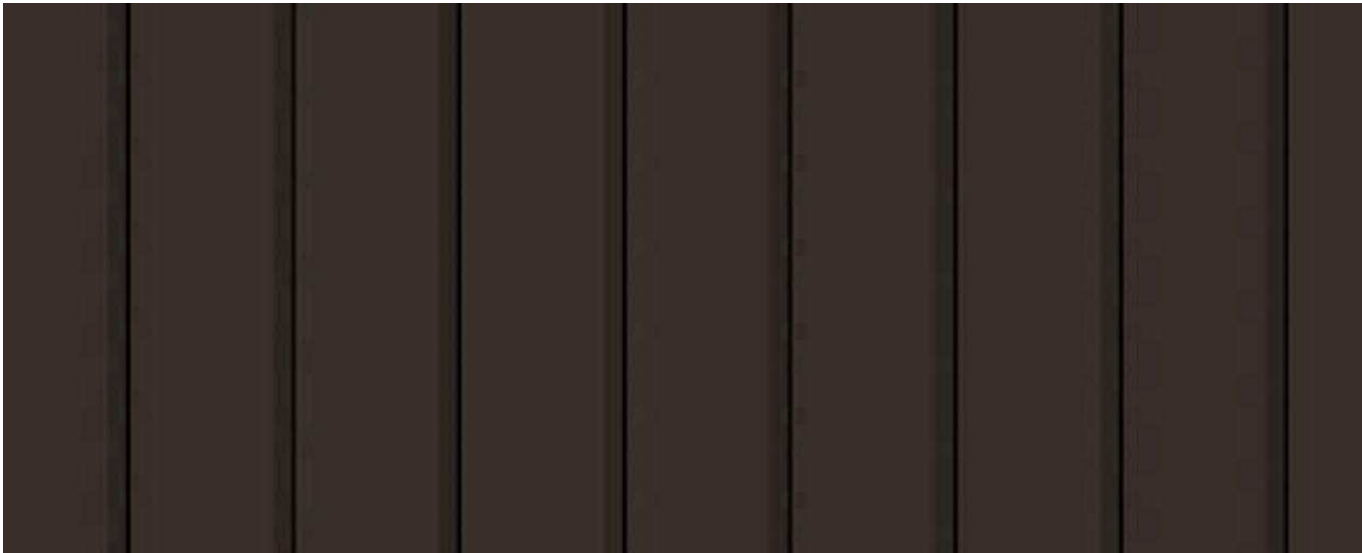




F1 : 600 X 150mm TILE CLADDIG TO BE SELECTED – MUD CONCRETE COLOUR  
LAYED VERTICALLY OR HORIZONTALLY / REFER TO ELEVATIONS FOR LAYING PATTERN



F2 : 600 X 150mm TILE CLADDIG TO BE SELECTED – BROWN CONCRETE COLOUR  
LAYED VERTICALLY OR HORIZONTALLY / REFER TO ELEVATIONS FOR LAYING PATTERN



F3 : METAL CLADDING / IN DARK BROWN BRONZE COLOUR  
RECESSED EXPRESS JOINTS PROFILE / SHADOWED CHANNELS



F5 : DARK BROWN BRONZE METAL  
CAPPING DETAILS / FHB DOORS / GARAGE DOOR / DETAILS



F4 : EXPOSED CONCRETE STRUCTURE



Fire Testing	Standard	Test Result	Testing Origin
	AS/NZ 3837-1998	Group 1	AWTA Melbourne, Australia NATA certified lab
	AS/NZ 1530.3	Index 0 (spread of flame)	AWTA Melbourne, Australia NATA certified lab
	BCA provision	BCA Deemed to Satisfy Provisions C1.9 (e)(v) of the 2019 NCC (Volume 1 – covering class 2-9 buildings). Independent report / note Ever Art Wood has a 0.2mm polymer wrap applied to the surface and achieves a 0 spread of flame.	Olsson Fire & Risk Melbourne, Australia
	ASTM E84-20	Class A Certification - Standard Test Method for Surface Burning Characteristics of Building Materials	JECTEC, Hamamatsu-City, Japan

F6 : COVET “EVER ART WOOD DECORATIVE WRAPPED  
BATTEN CLADDING” TIMBER LOOK FIRE RATED COMPOSITE  
PANEL  
OUTDOOR PLAY AREA SOFFITS / MAIN LOBBY

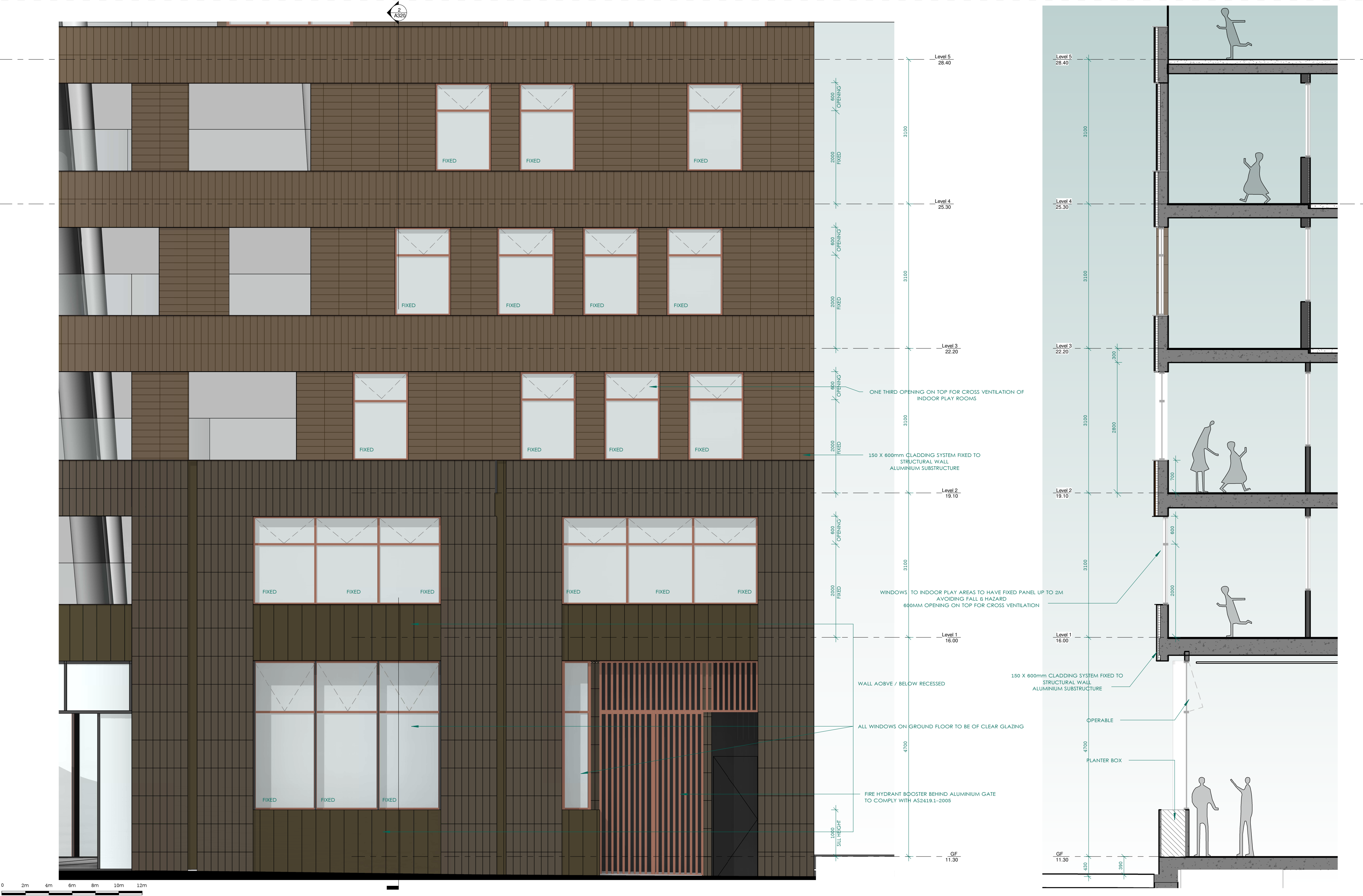


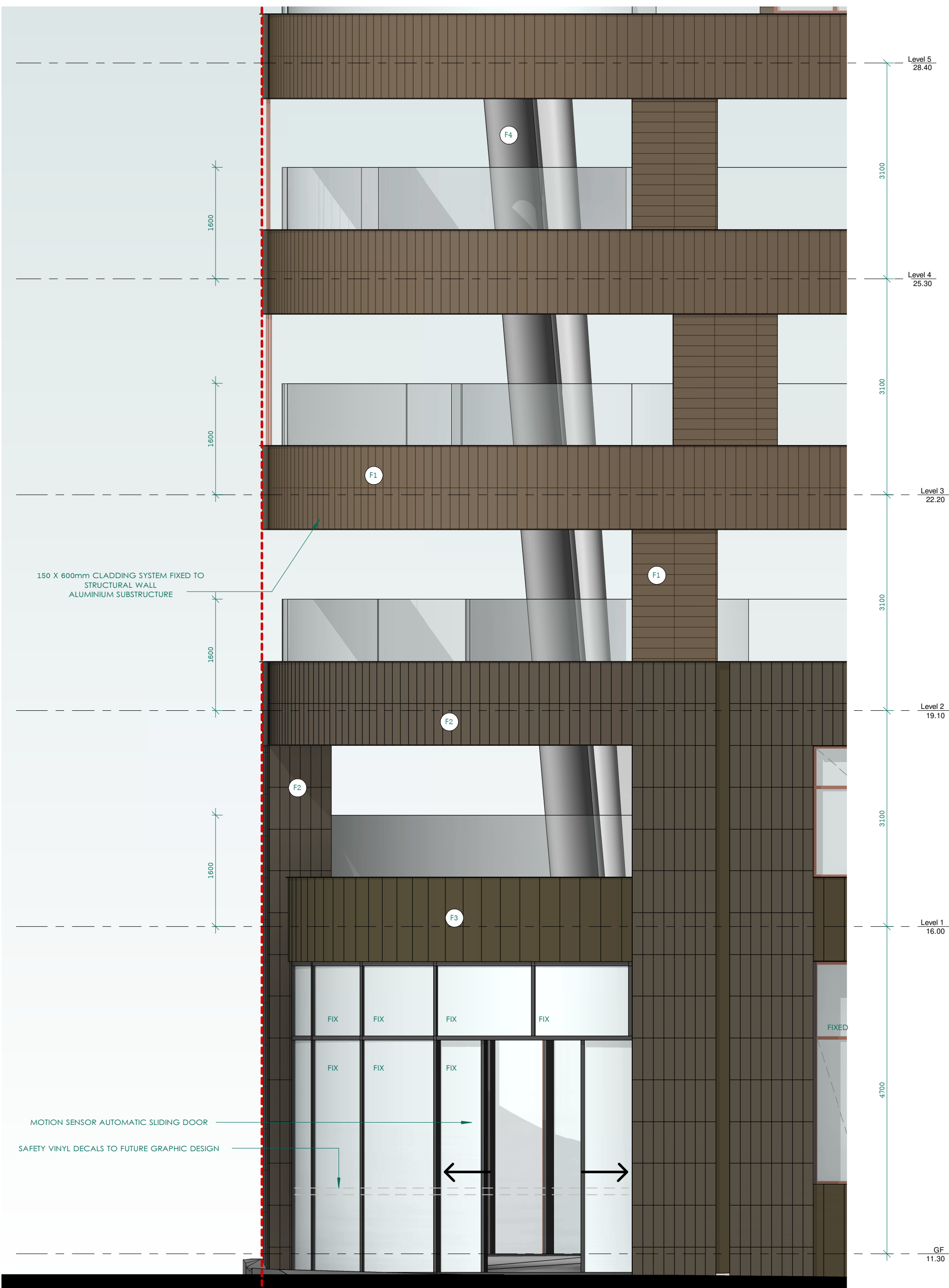
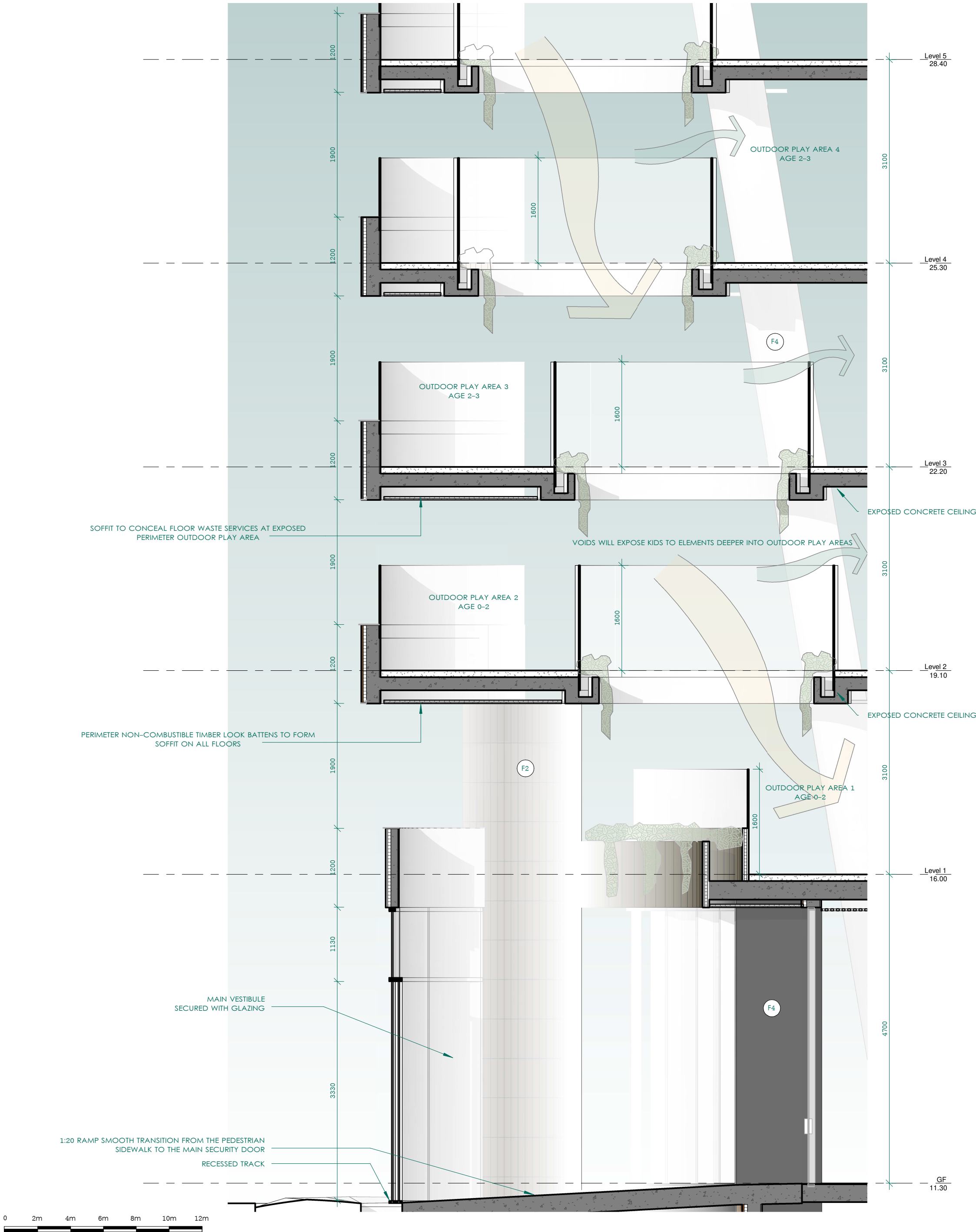
F7 : TEXTURED PAINT / MUD CONCRETE  
COLOUR MATCHING F1 IN COLOUR



F8 : TEXTURED PAINT / BROWN  
CONCRETE COLOUR / MATCHING F2 IN  
COLOUR

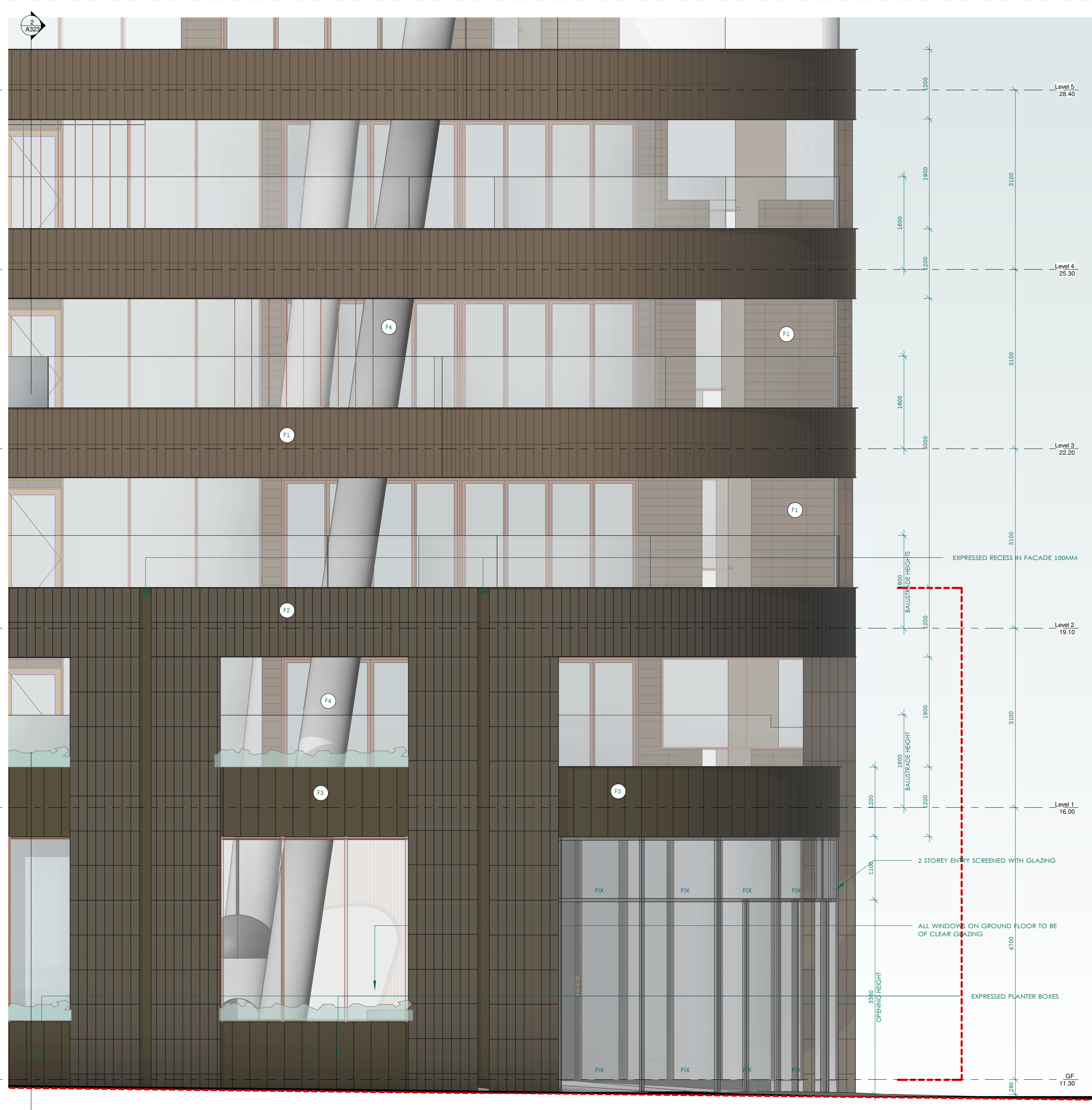
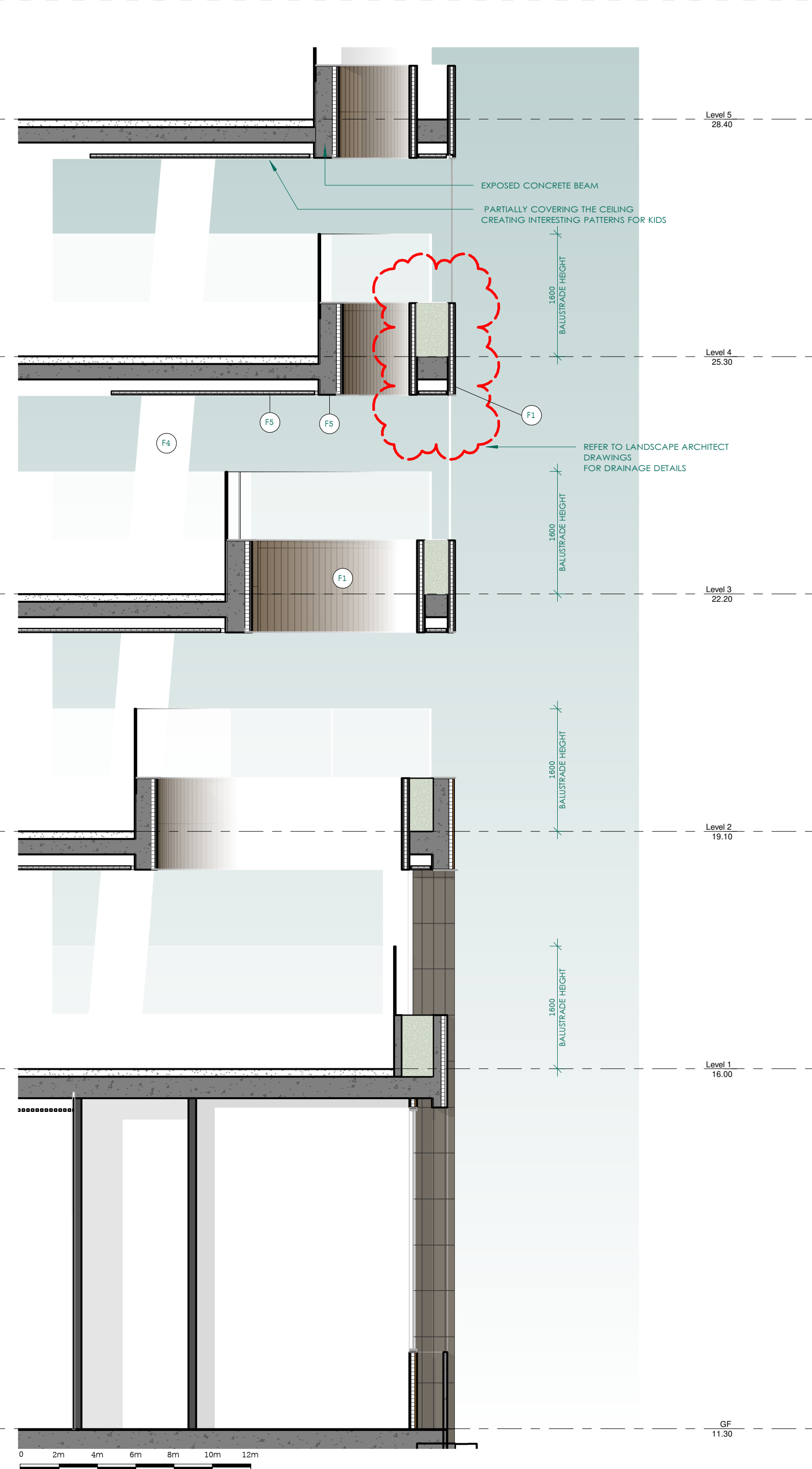




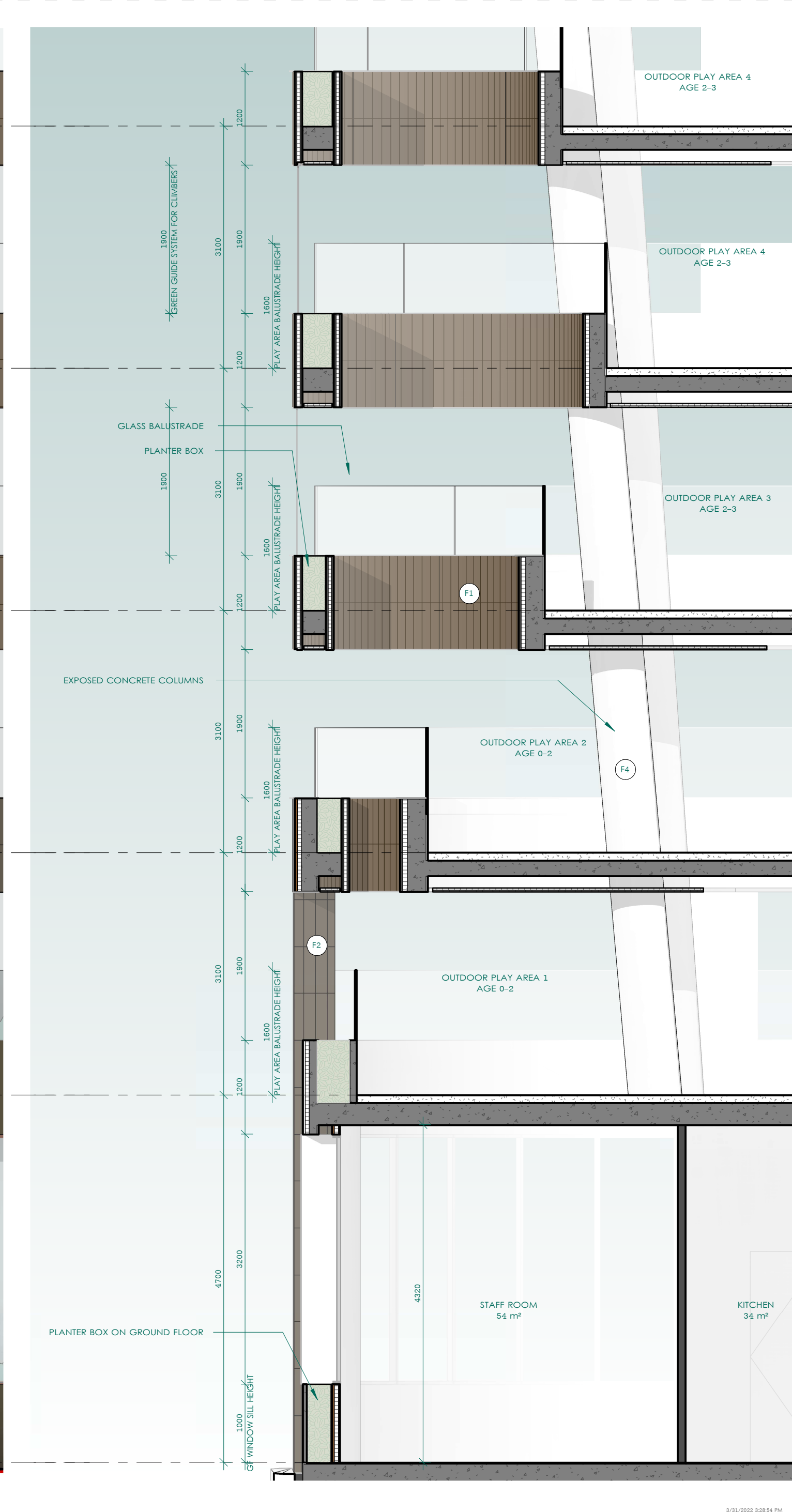
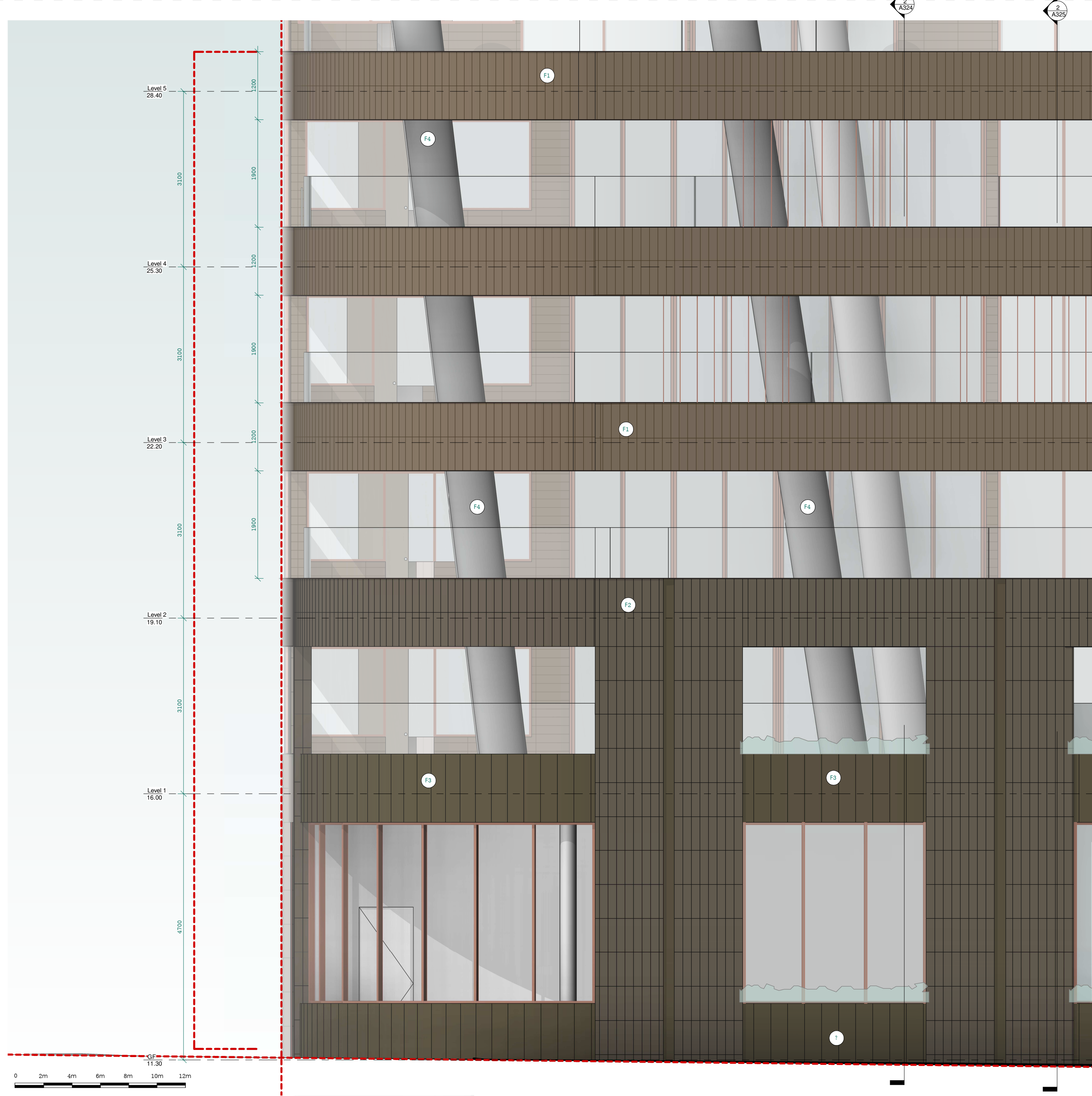


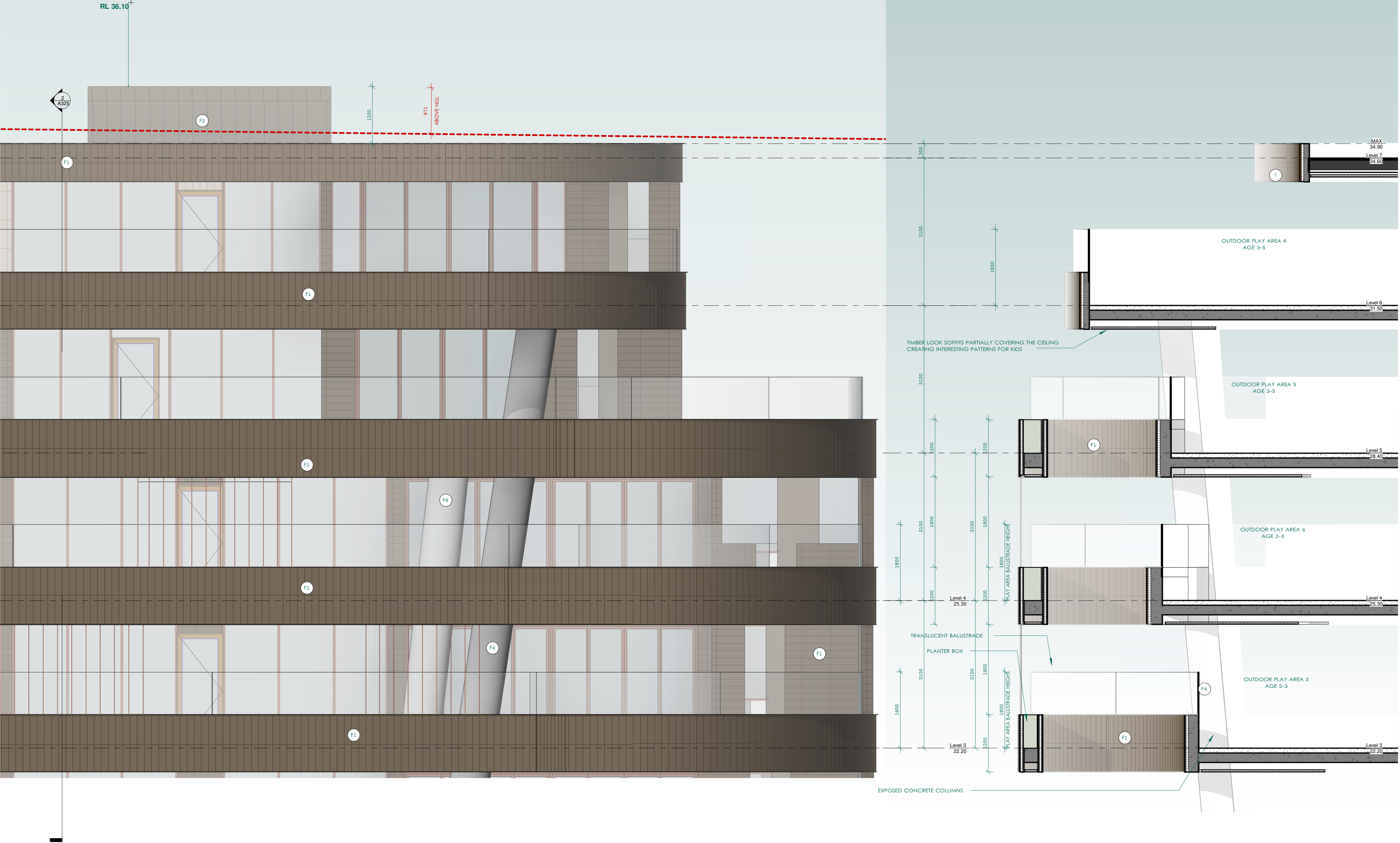






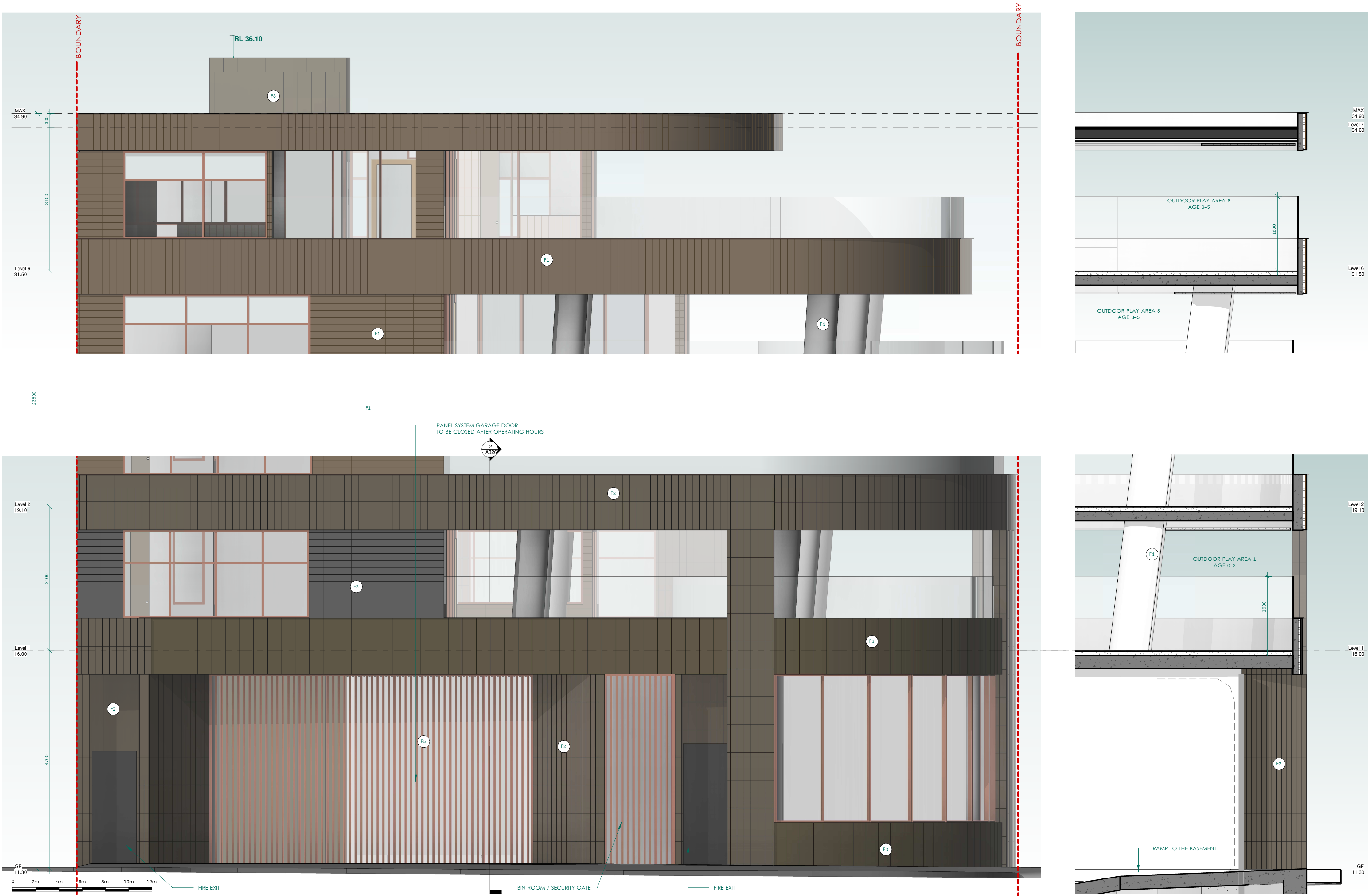






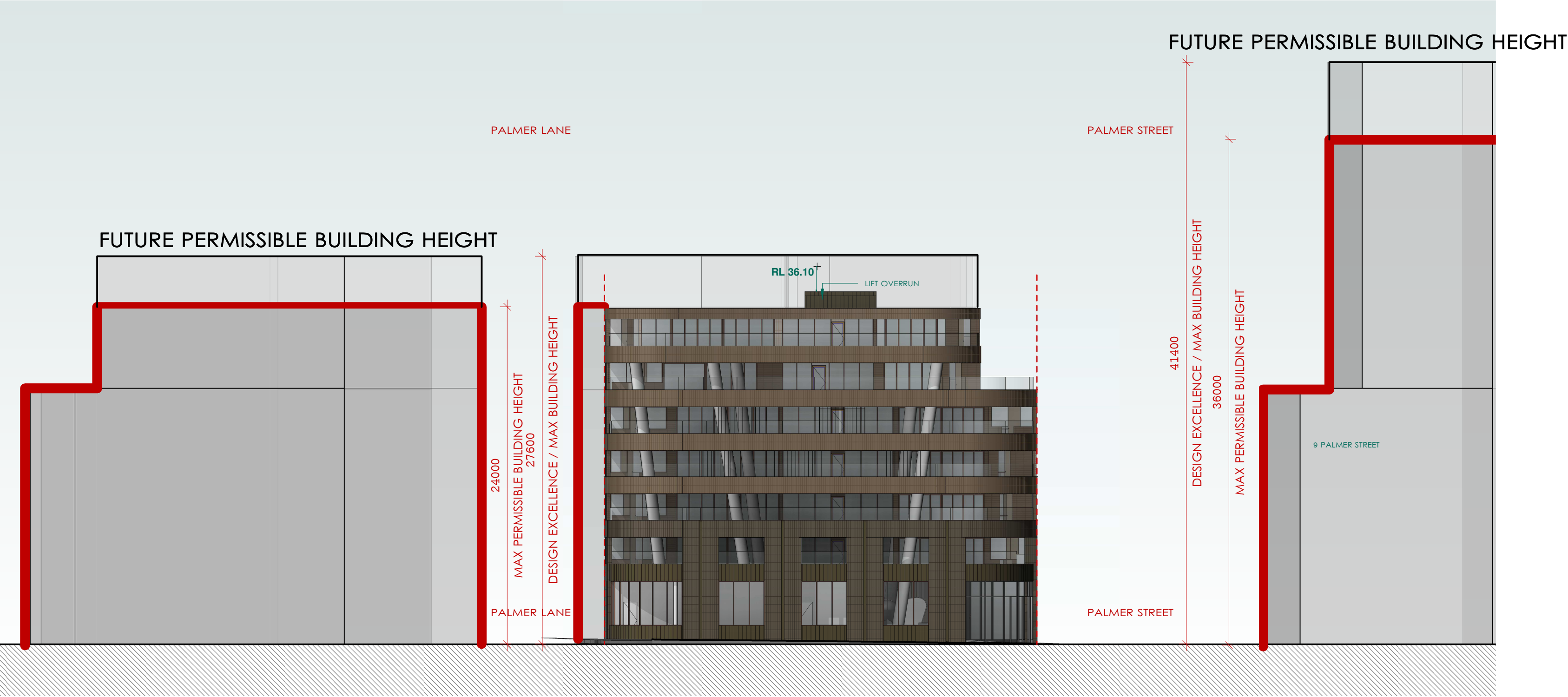
REV	DATE	NOTES
A	26/11/2021	DA AMENDMENTS
B	28/03/2022	DA AMENDMENTS







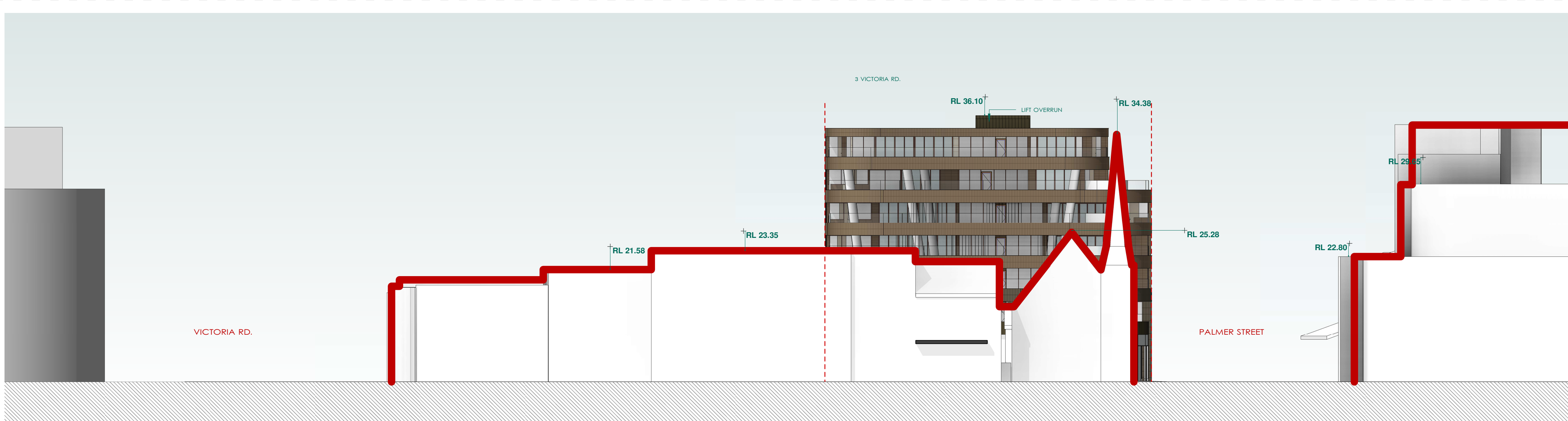
PALMER LANE / PROPOSAL / CURRENT STREETSCAPE



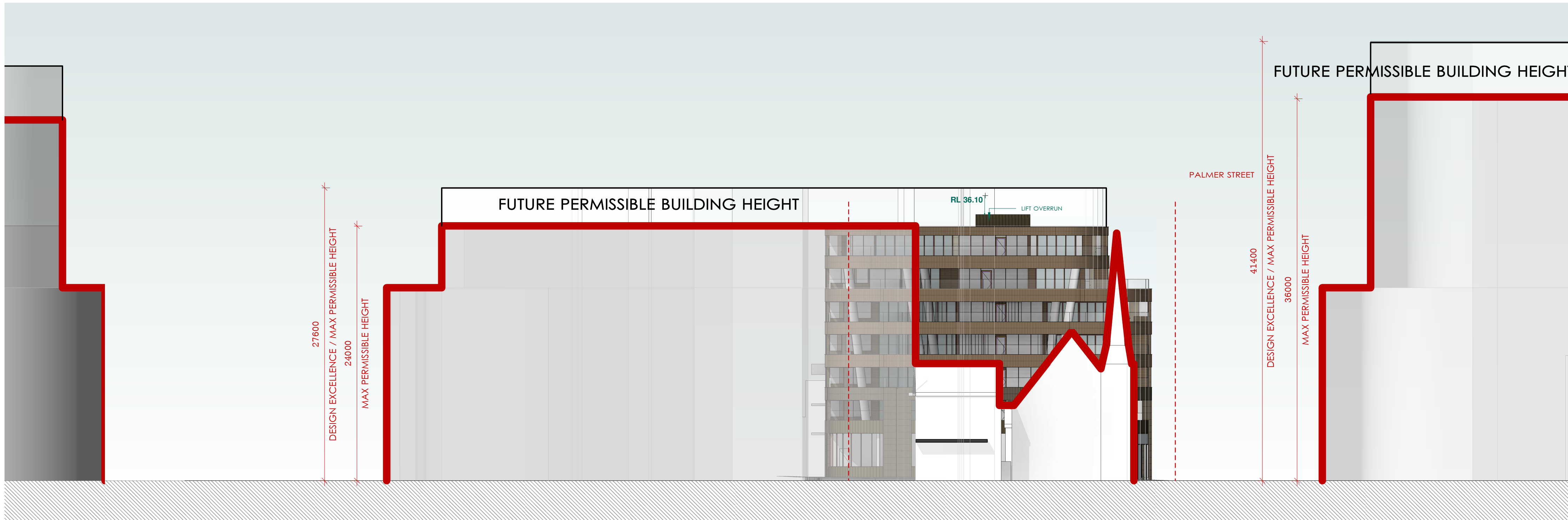
PALMER LANE / FUTURE PERMISSIBLE SKYLINE

0 2m 4m 6m 8m 10m 12m

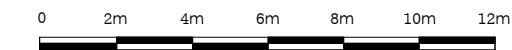




CHURCH ST. / PROPOSAL IN THE CURRENT STREETScape



CHURCH ST / FUTURE PERMISSIBLE SKYLINE



ARQUERO ARCHITECTS PTY LTD  
406 / 56 BOWMAN STREET, PYRMONT NSW, 2009  
T 02 9552 1921  
W arquero.com.au  
E admin@arquero.com.au  
NOMINATED ARCHITECT  
RAMY TAWADROS  
Reg No. 9209 (NSW)



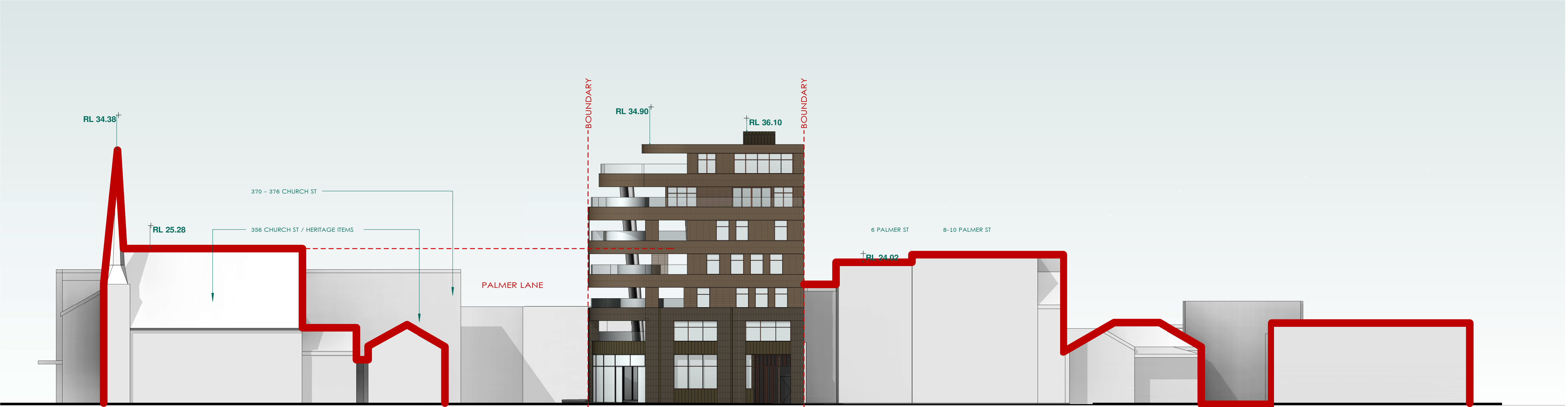
REV	DATE	NOTES
A	26/11/2021	DA AMENDMENTS
B	28/03/2022	DA AMENDMENTS

STATUS  
DEVELOPMENT APPLICATION  
Do not scale drawing. Verify all dimensions on site. Report any discrepancies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction.

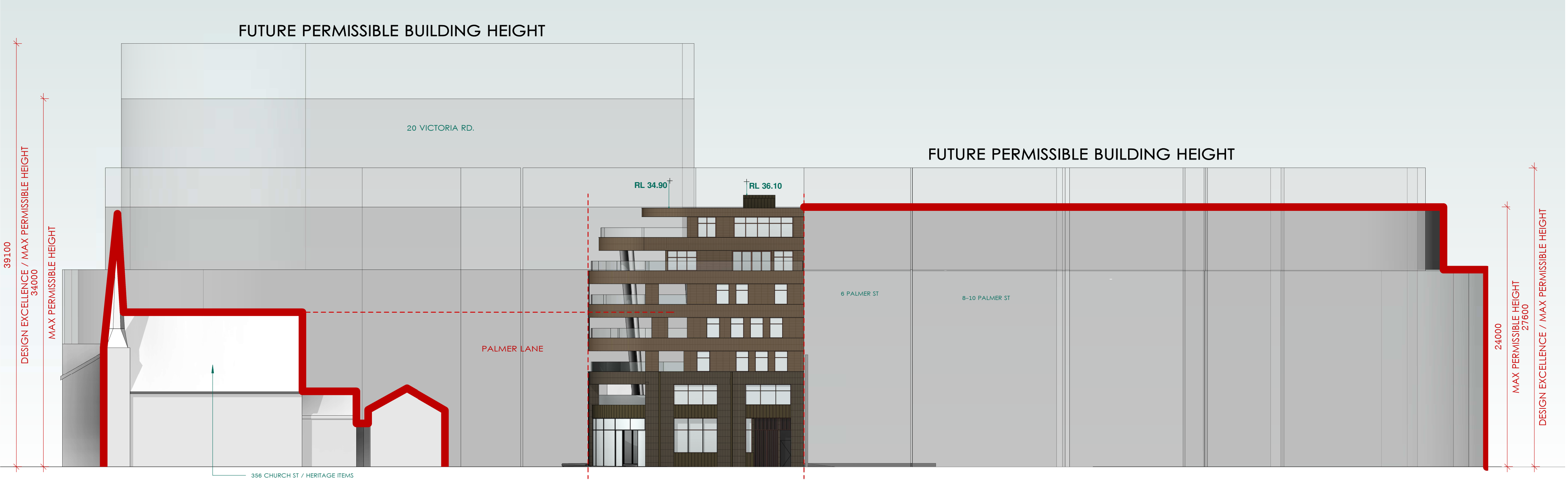
CLIENT  
PARRAMATTA P HOLDINGS PTY LTD  
PROJECT  
EARLY LEARNING CENTRE  
ADDRESS  
2-4 PALMER ST PARRAMATTA

DRAWING NO.  
A351  
DRAWING TITLE  
ELEVATION - CONTEXT  
DRAWING BY  
ND  
CHECKED BY  
ARQ

PROJECT NO.  
20157  
SCALE  
1 : 250 @ A2



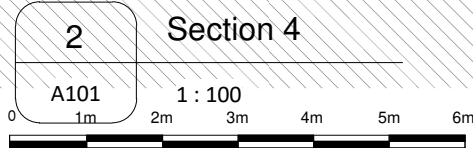
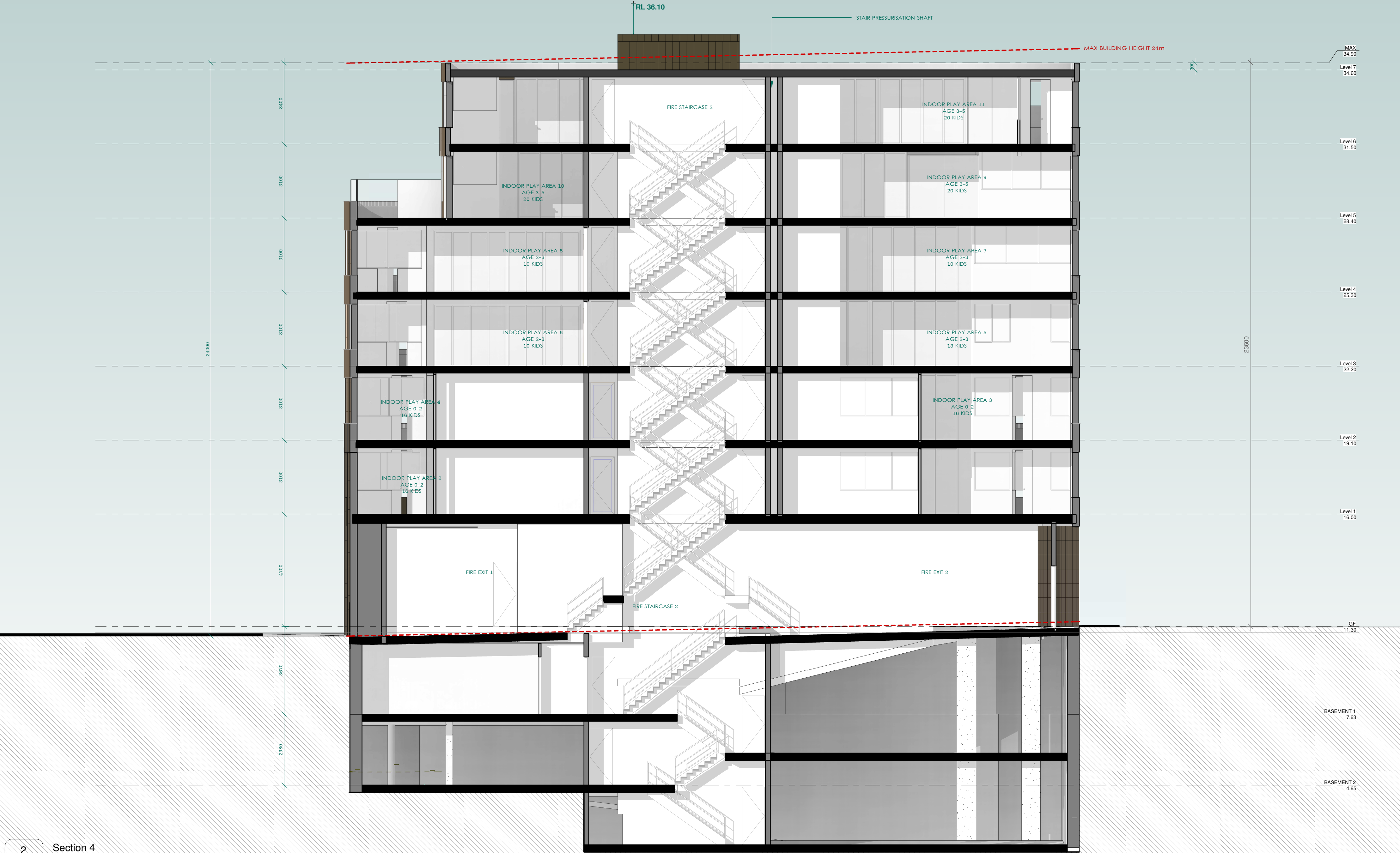
PALMER STREET / PROPOSAL IN THE CURRENT STREETScape



PALMER STREET / FUTURE PERMISSIBLE SKYLINE







REV	DATE	NOTES
A	25/02/2021	DEVELOPMENT APPLICATION
B	26/11/2021	DA AMENDMENTS
C	28/03/2022	DA AMENDMENTS

STATUS  
DEVELOPMENT APPLICATION

Do not scale drawing. Verify all dimensions on site. Report any discrepancies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction

CLIENT  
PARRAMATTA P HOLDINGS PTY LTD

PROJECT  
EARLY LEARNING CENTRE

ADDRESS  
2-4 PALMER ST PARRAMATTA

DRAWING NO.  
A400

DRAWING TITLE  
SECTIONS

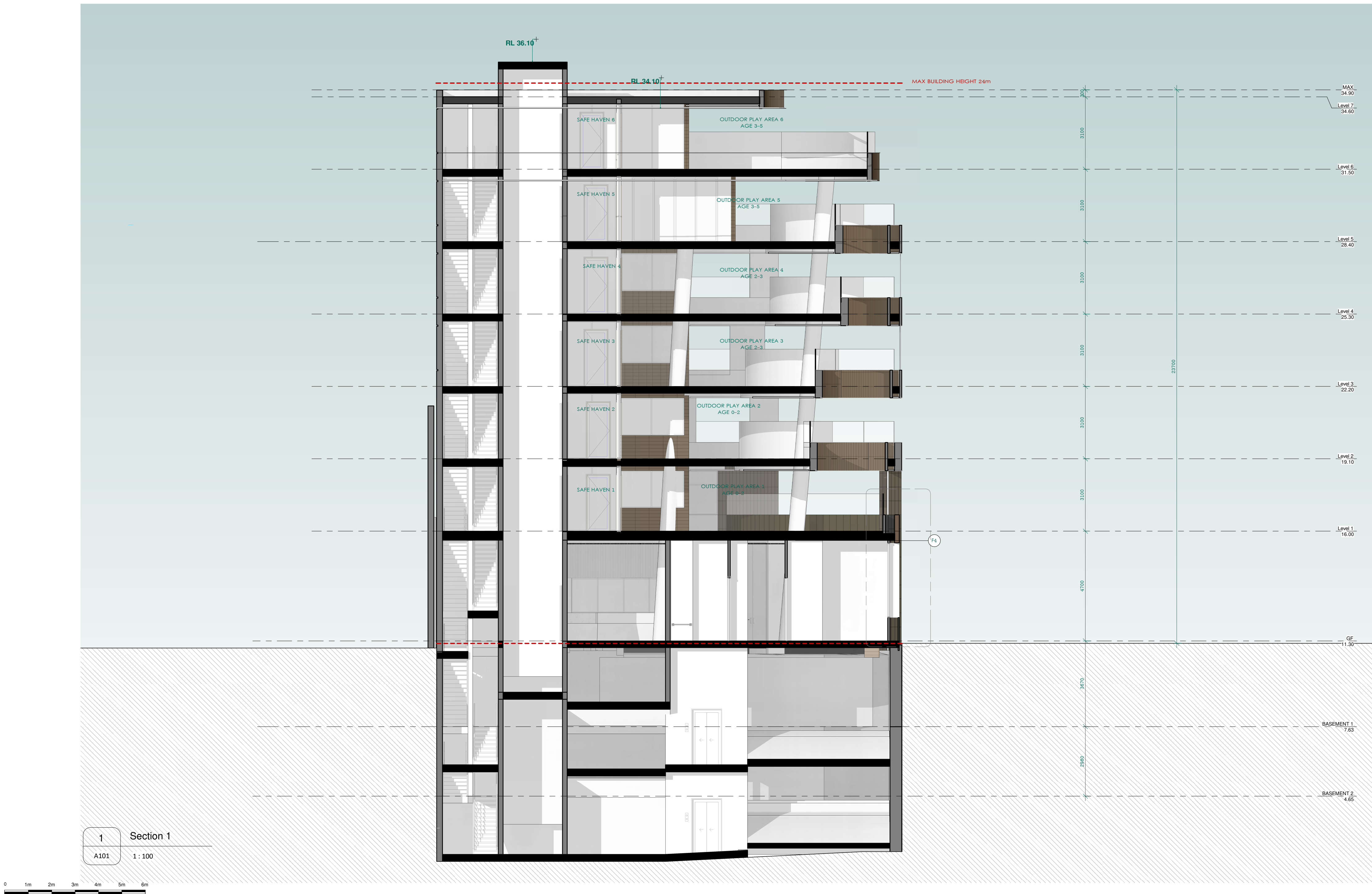
DRAWING BY  
ND

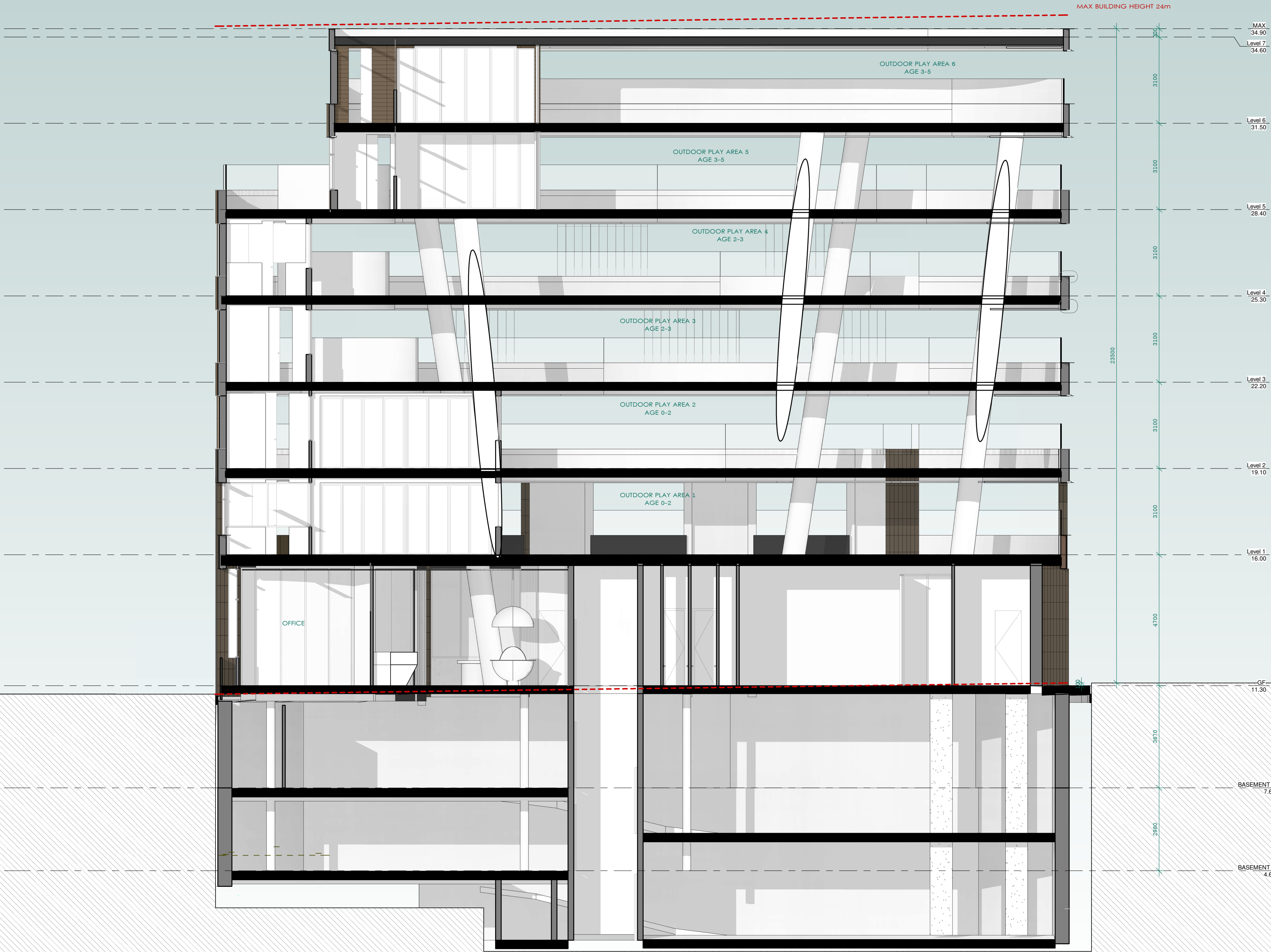
CHECKED BY  
ARQ

PROJECT NO.  
20157

SCALE  
1:100 @ A2

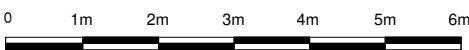
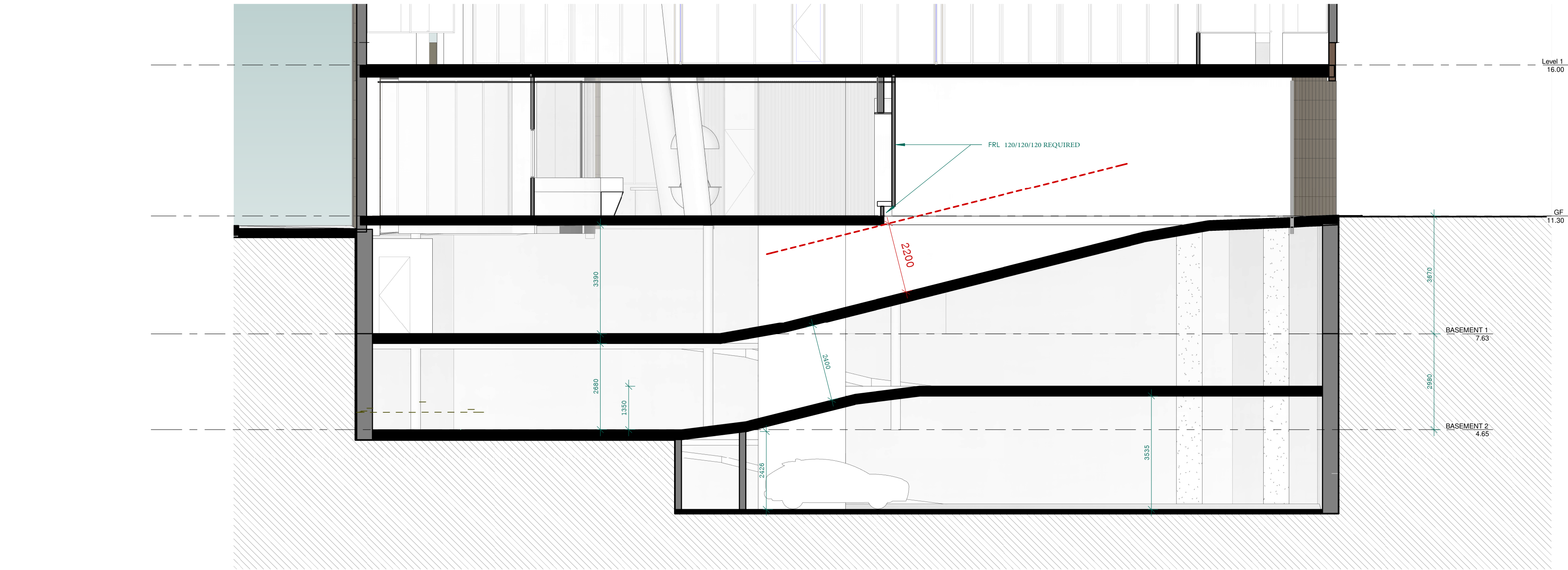






3/3/2022 3:36:58 PM





**arquero.**

This work is copyright. Apart from any use permitted under the copyright act 1968, no part may be reproduced by any process, nor may any other exclusive right be exercised, without the permission of arquero ("ARQ")

ARQUERO ARCHITECTS PTY LTD  
406 / 56 BOWMAN STREET, PYRMONT NSW, 2009

T 02 9552 1921  
W [arquero.com.au](http://arquero.com.au)  
E [admin@arquero.com.au](mailto:admin@arquero.com.au)

NOMINATED ARCHITECT  
RAMY TAWADROS

Reg No. 9209 (NSW)



REV DATE NOTES

A 26/11/2021 DA AMENDMENTS  
B 28/03/2022 DA AMENDMENTS

STATUS  
DEVELOPMENT APPLICATION

Do not scale drawing. Verify all dimensions on site. Report any discrepancies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction

CLIENT  
PARRAMATTA P HOLDINGS PTY LTD

PROJECT  
EARLY LEARNING CENTRE

ADDRESS  
2-4 PALMER ST PARRAMATTA

DRAWING NO.  
A405

DRAWING TITLE  
SECTION - DRIVEWAY

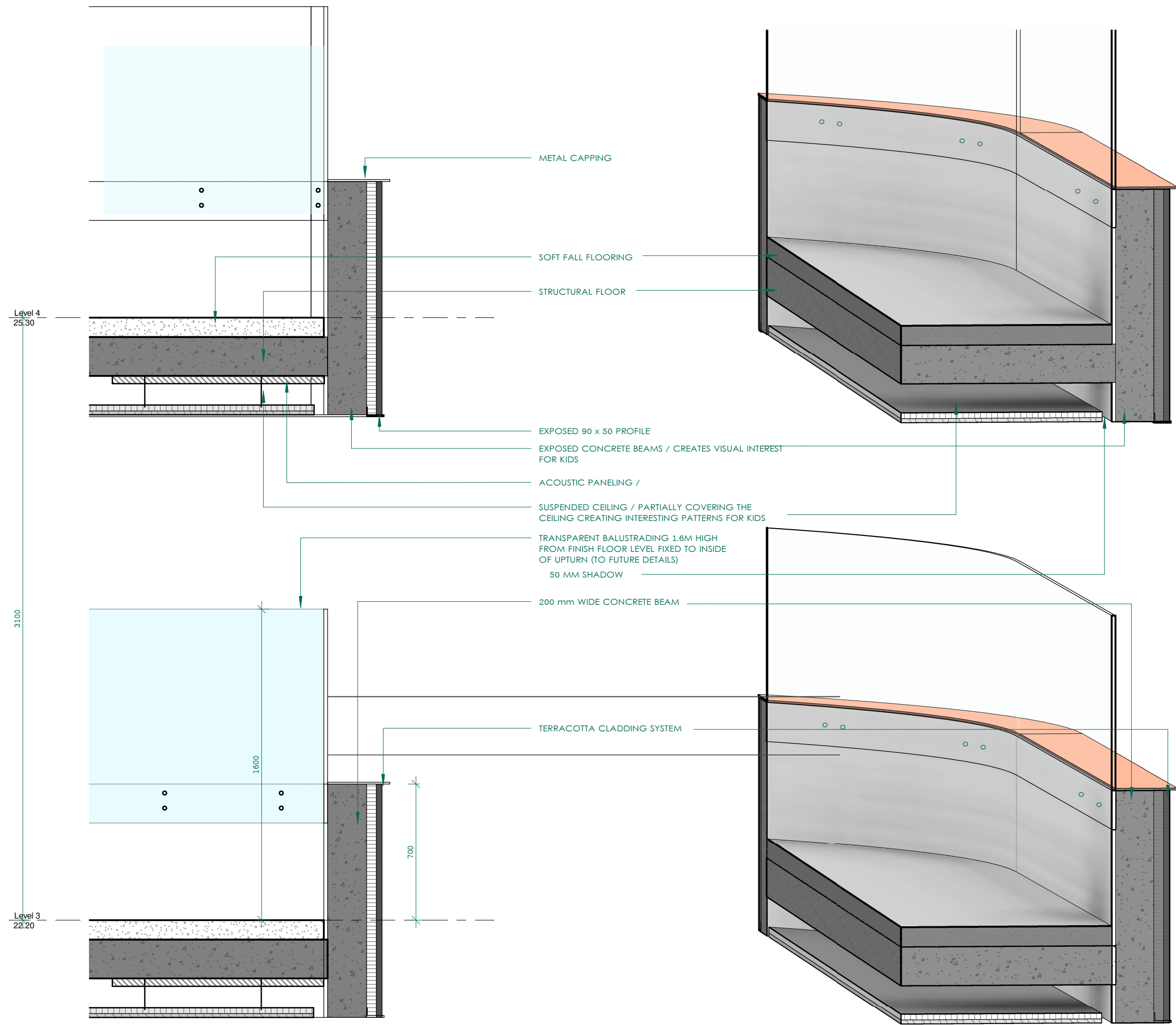
DRAWING BY  
ND

CHECKED BY  
ARQ

PROJECT NO.  
20157

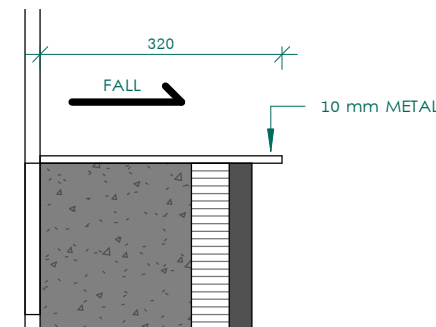
SCALE  
1 : 100 @ A2

3/31/2022 3:36:02 PM



BALUSTRADING DETAIL

1 : 20

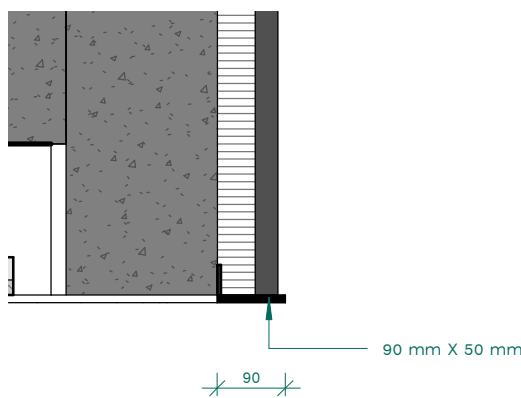


TOP CAPPING DETAIL

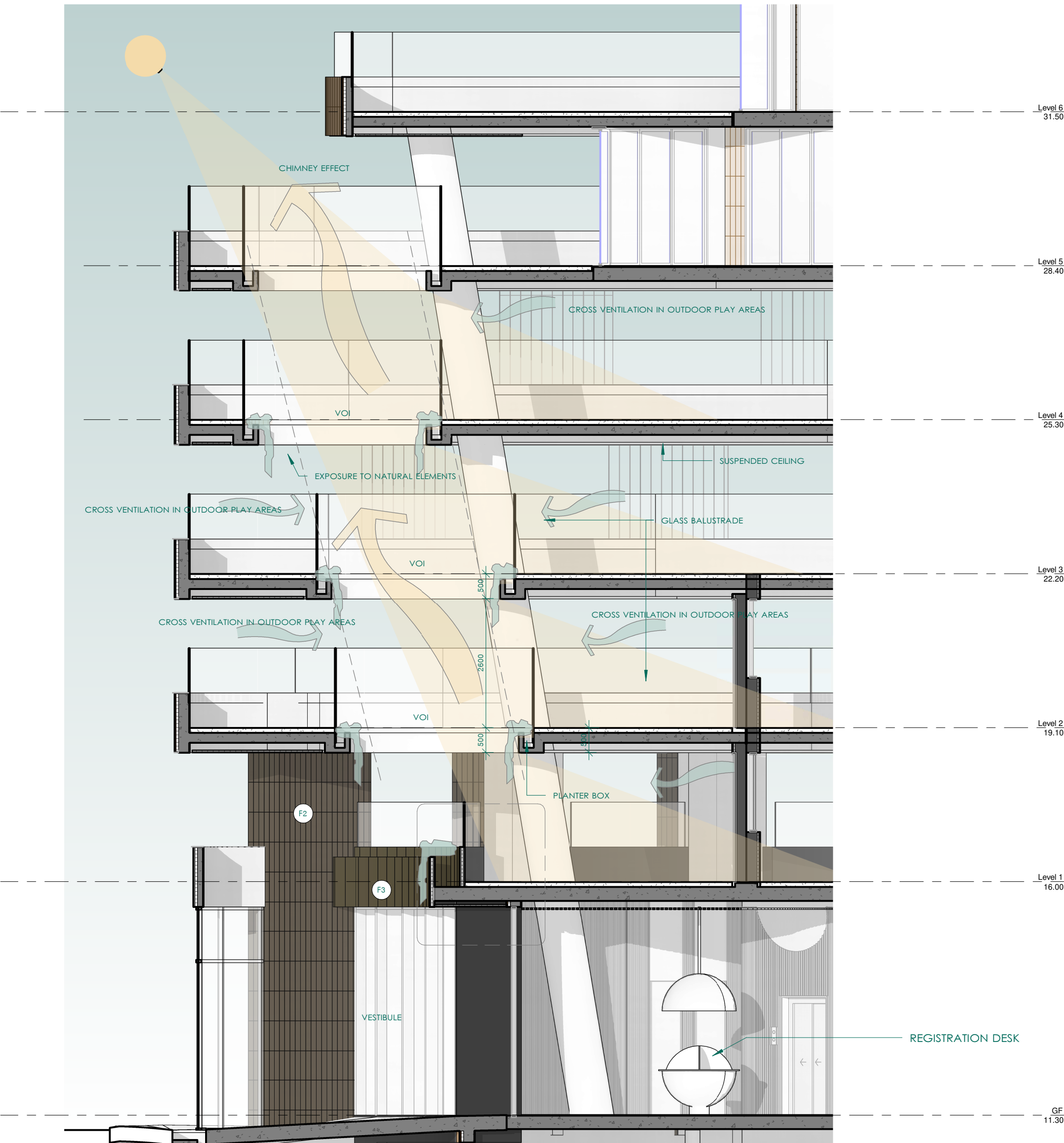
1 : 10

BOTTOM CAPPING DETAIL

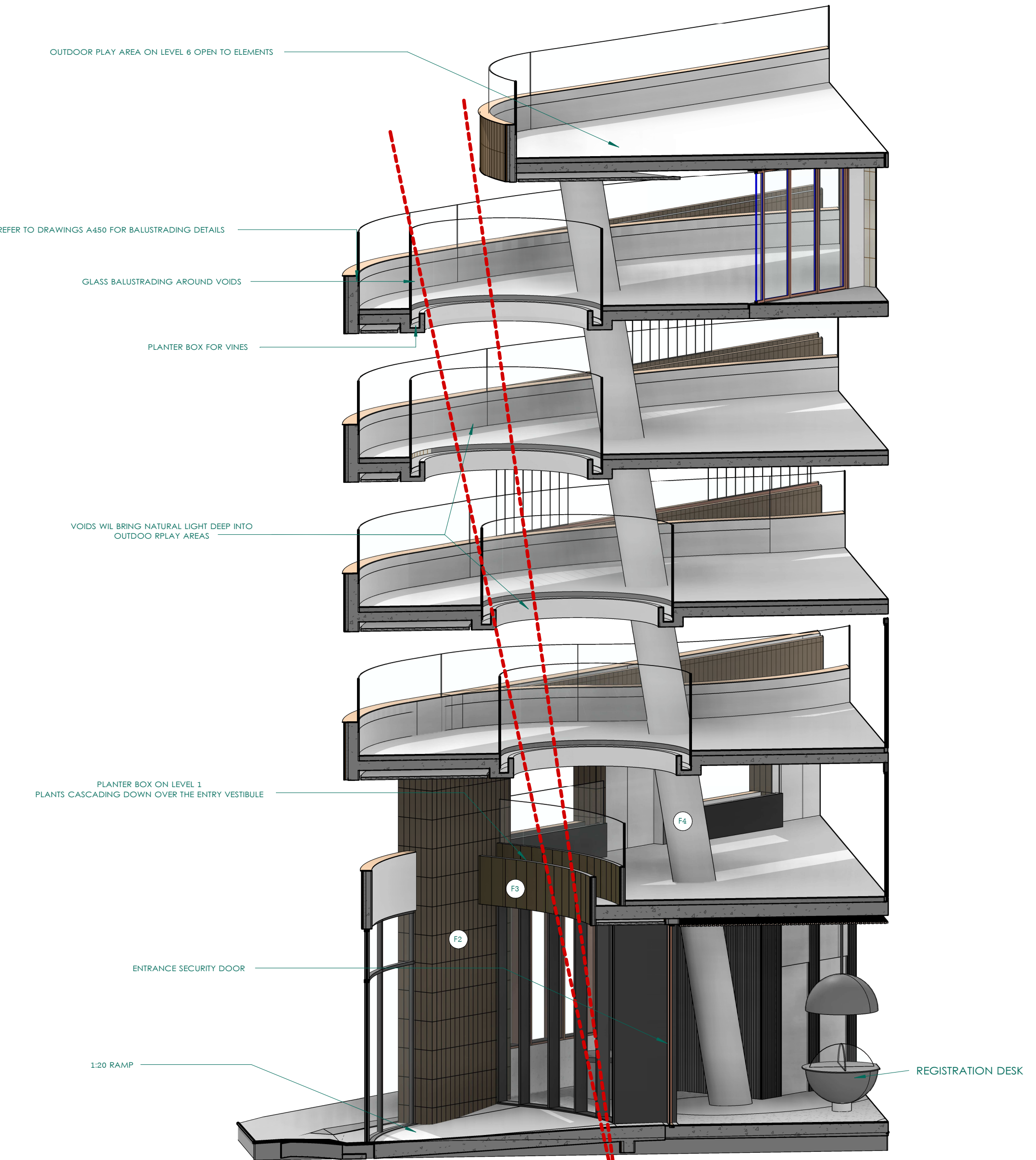
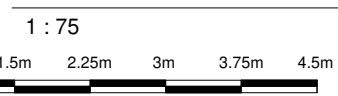
1 : 10



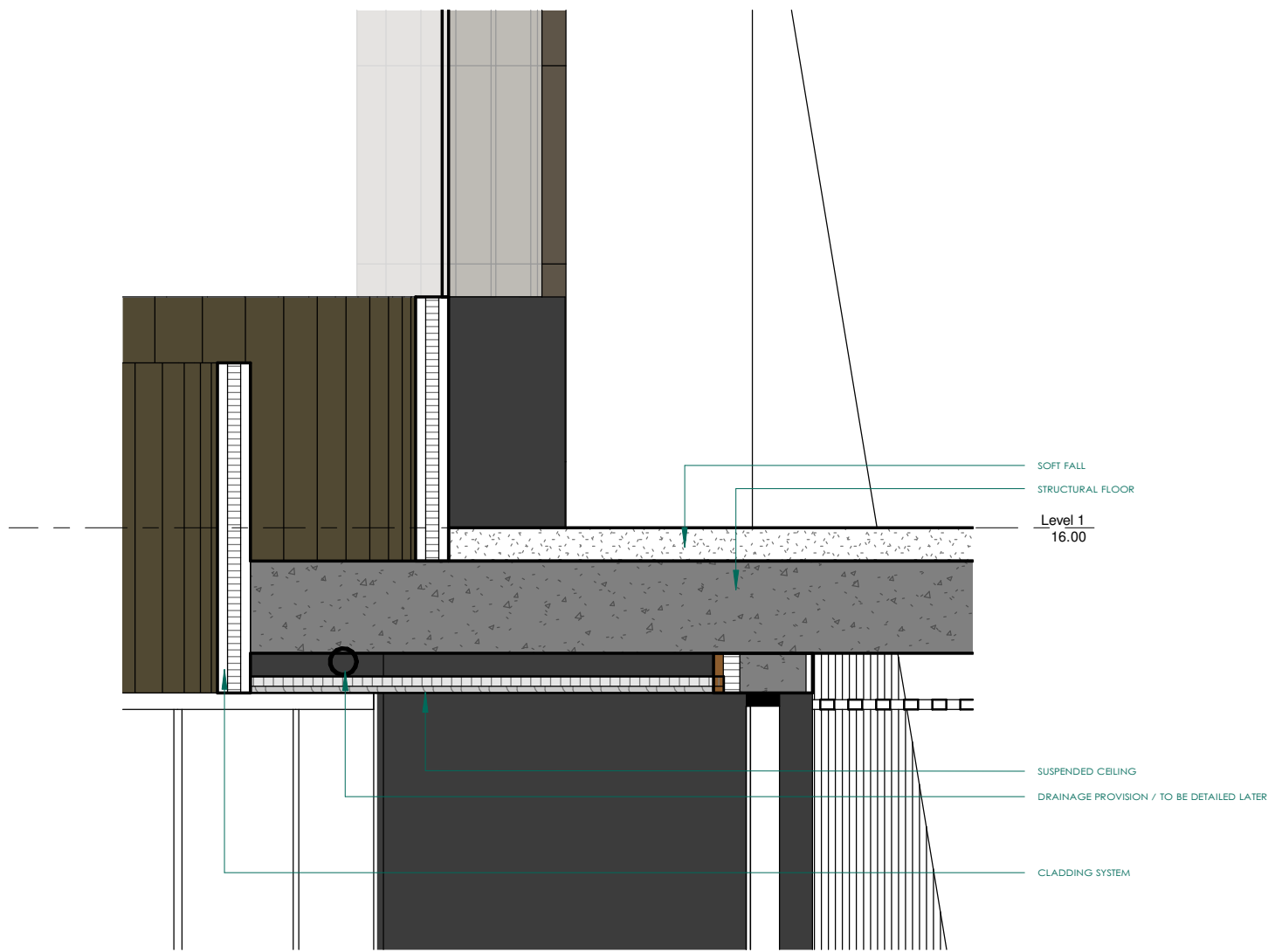




SECTION / CIRCULAR VOIDS IN OUTDOOR PLAY AREA

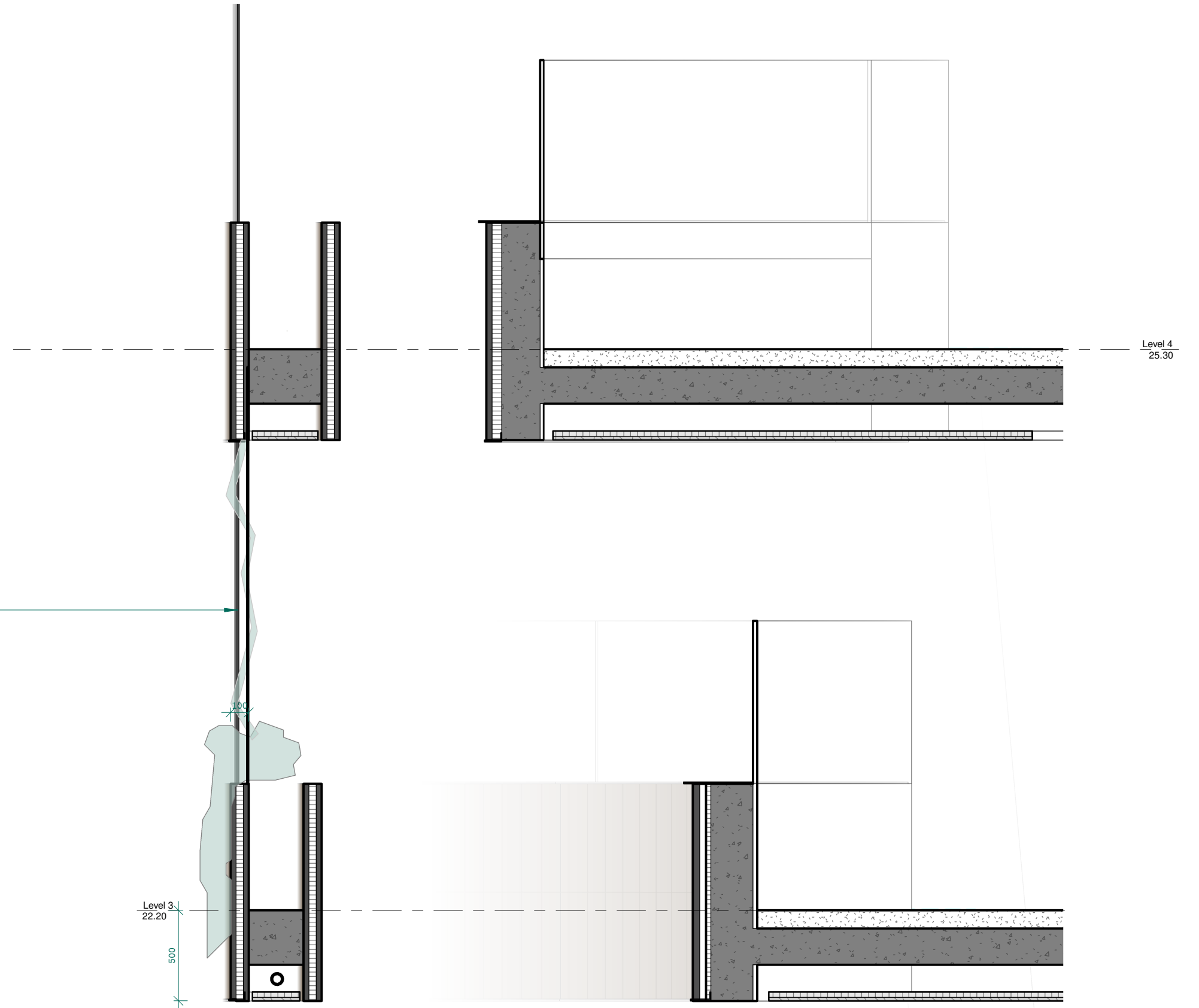


ISOMETRIC SECTIONAL VIEW OF VOID TO ENTRY VESTIBULE RELATIONSHIP



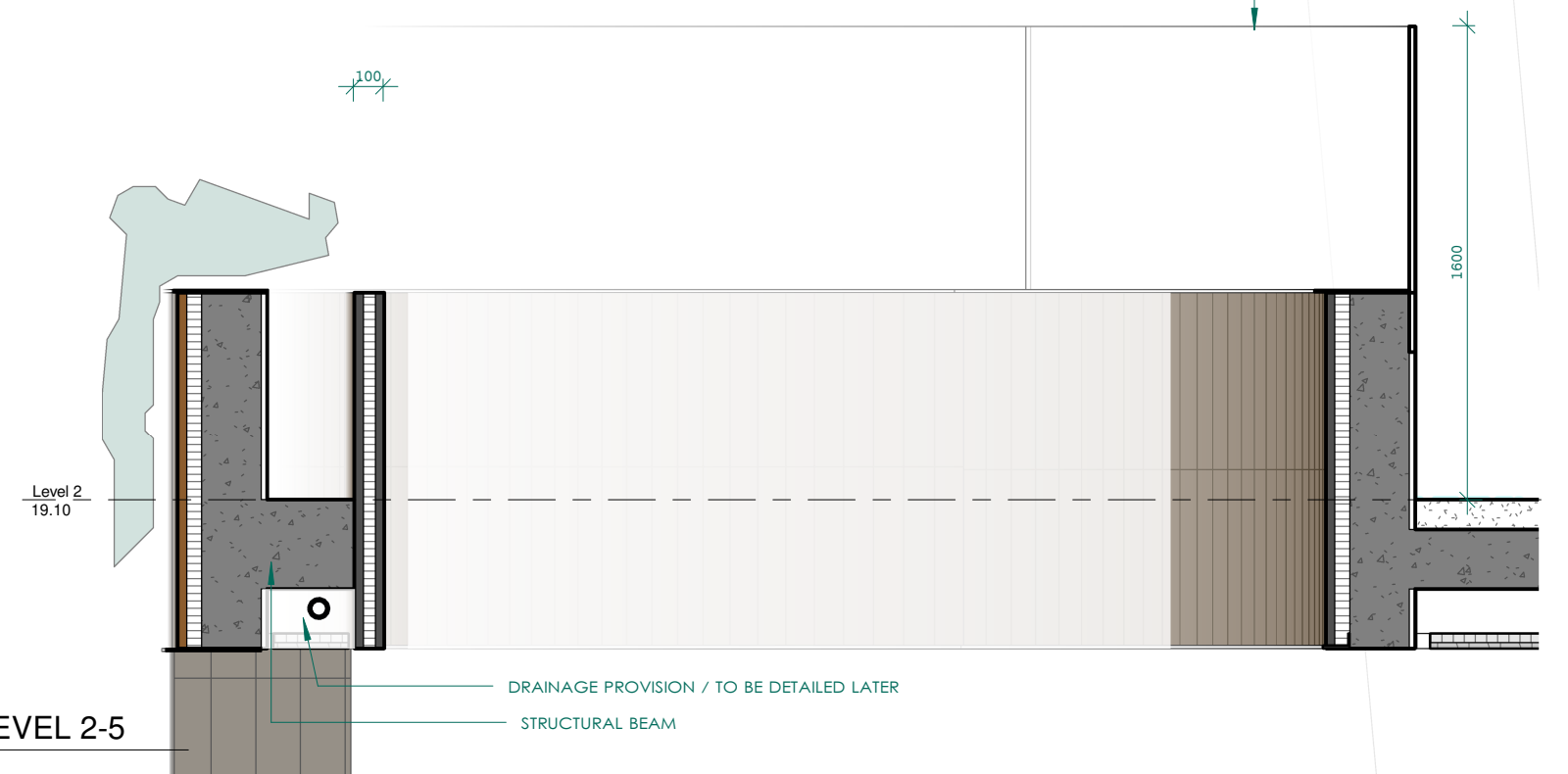
SECTION - PLANTER BOX ON LEVEL 1

1 : 20



REFER TO LANDSCAPE ARCHITECT'S DRAWINGS  
FOR DRAINAGE DETAILS AND PLANTING SYSTEM

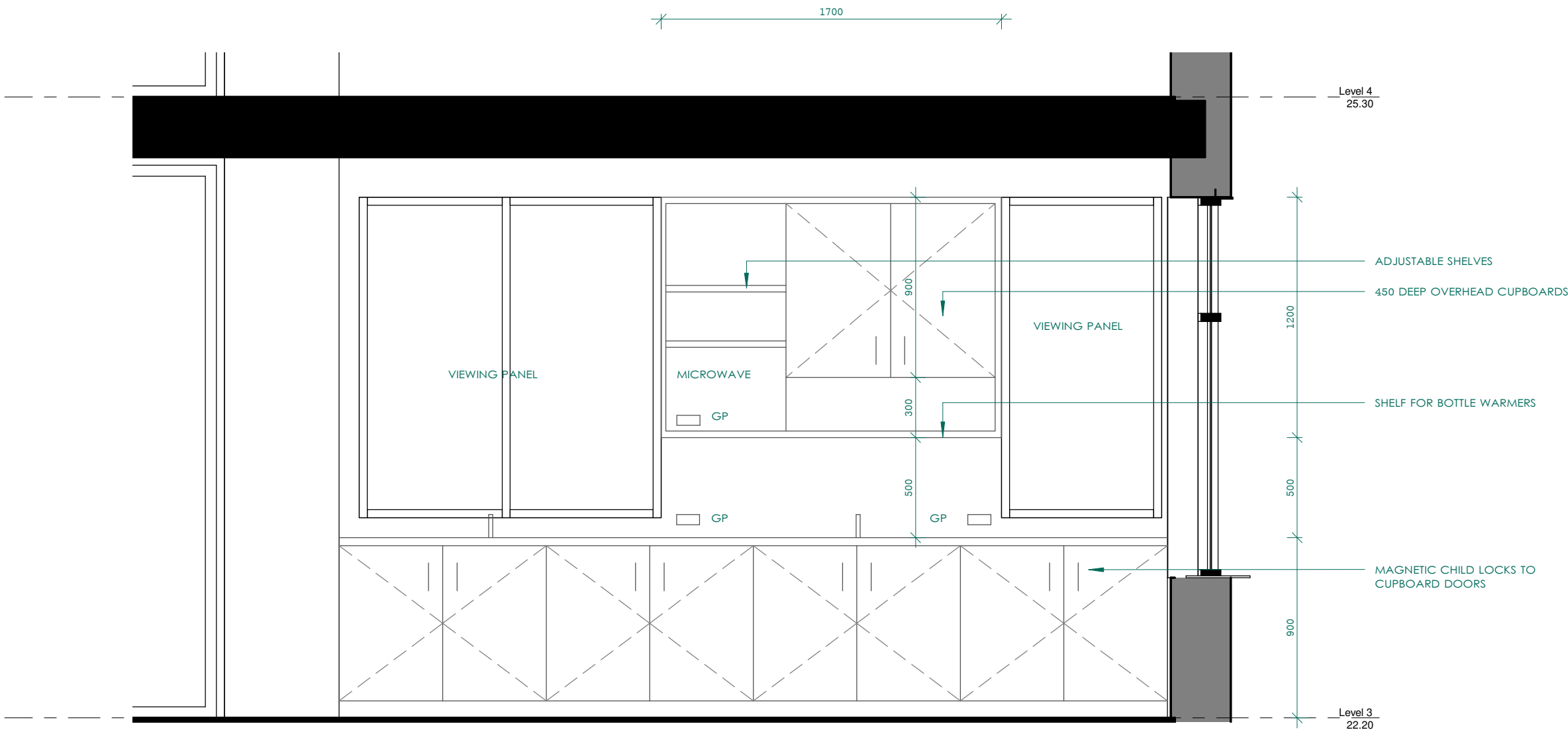
GLASS BALUSTRADE 1.6M HIGH AROUND OUTDOOR PLAY AREA



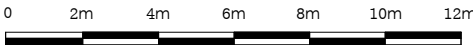
SECTION - PLANTERBOX ON LEVEL 2-5

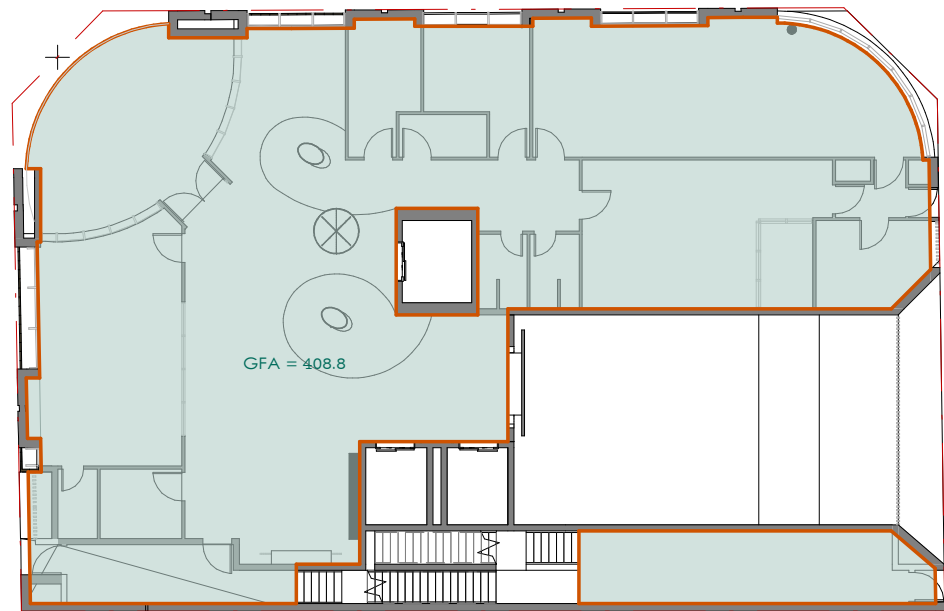
1 : 25





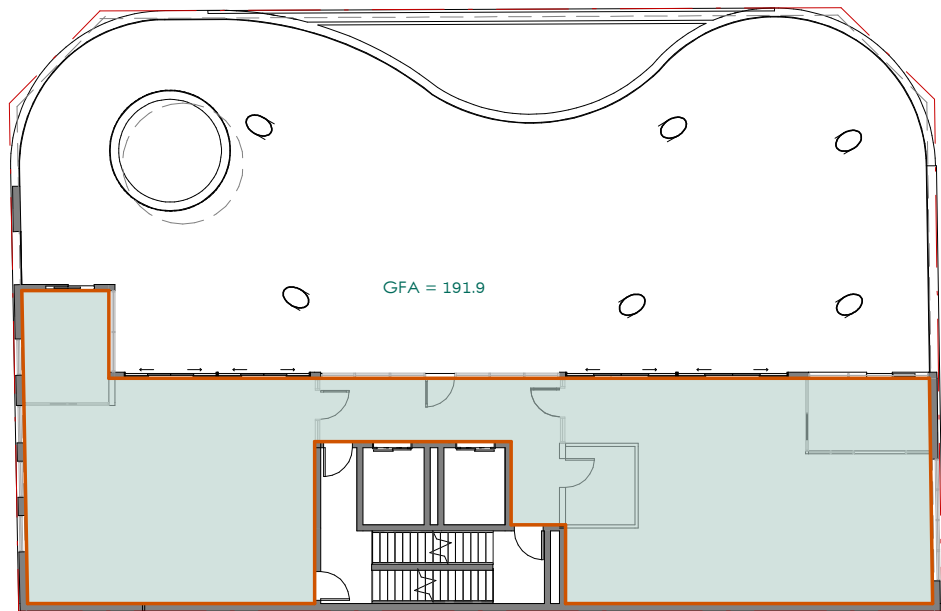
BOTTLE PREP DETAIL





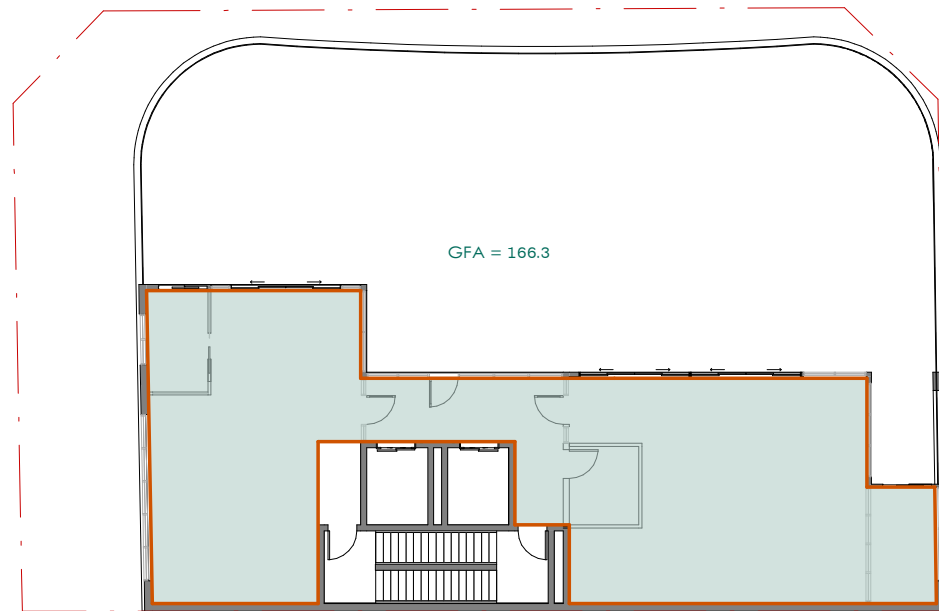
GF

1 : 250



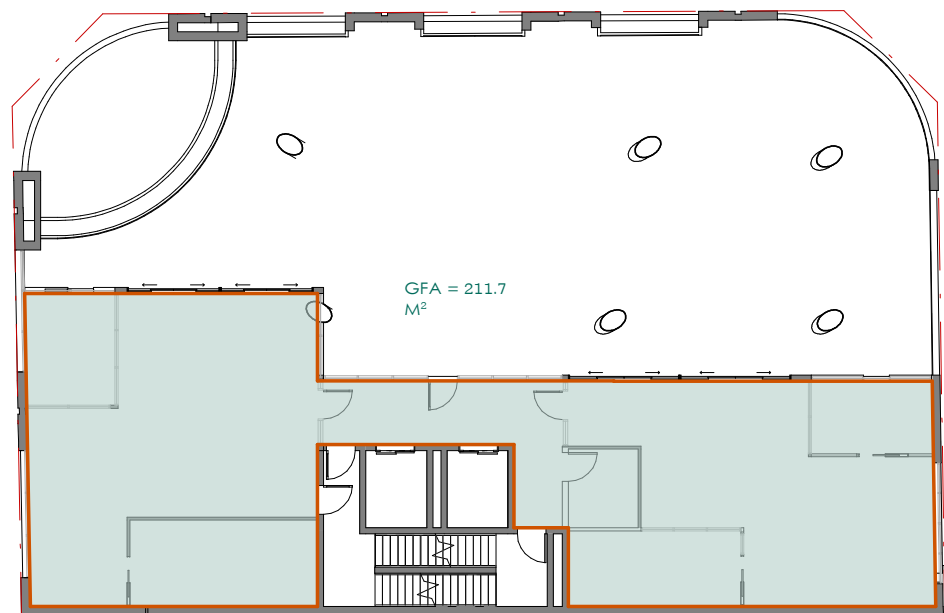
LEVEL 3

1 : 250



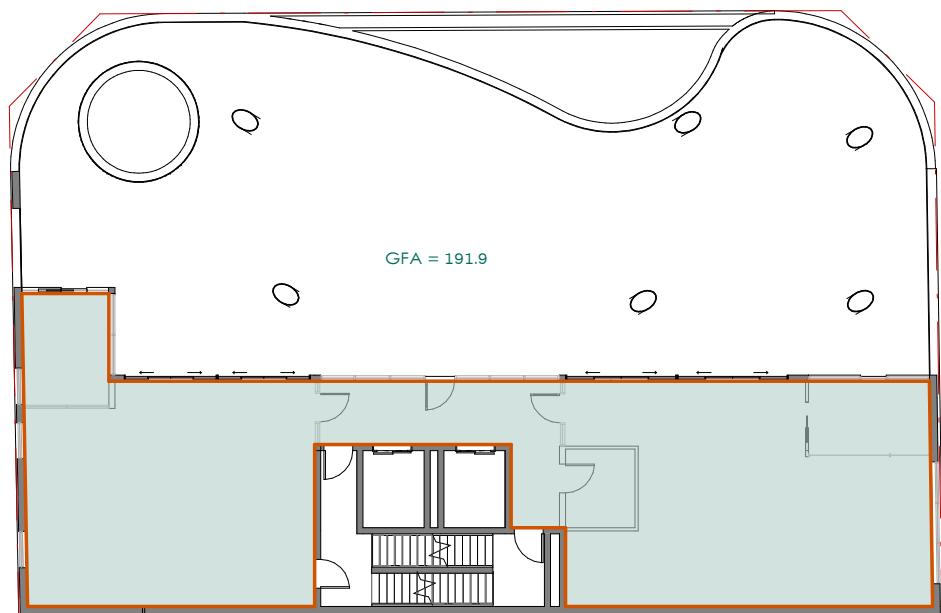
LEVEL 6

1 : 250



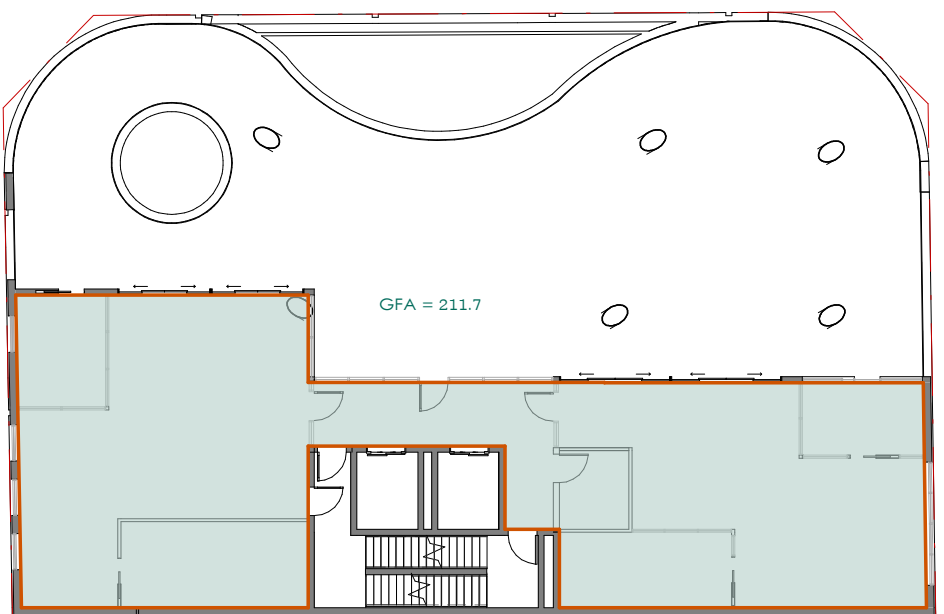
LEVEL 1

1 : 250



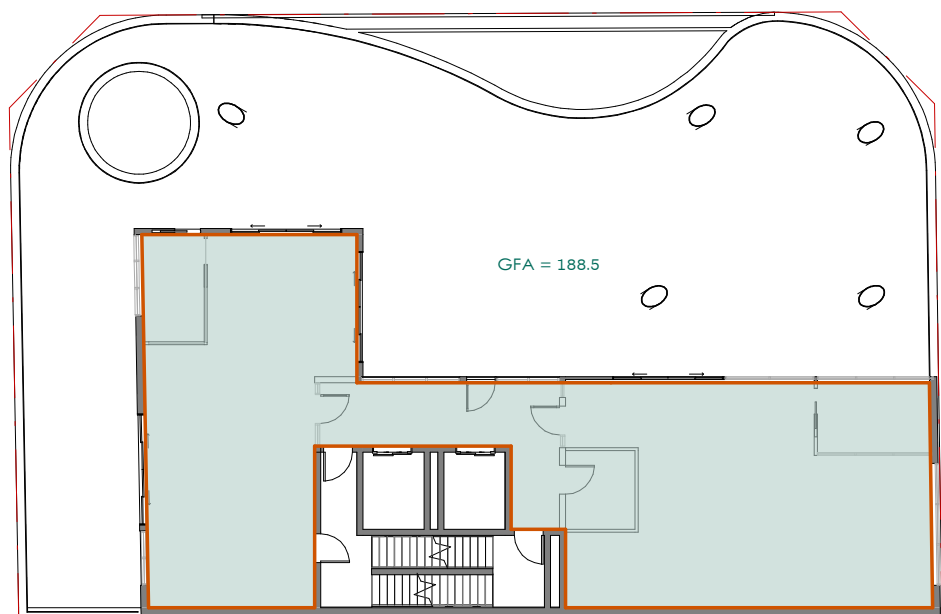
LEVEL 4

1 : 250



LEVEL 2

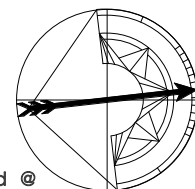
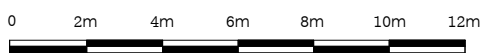
1 : 250



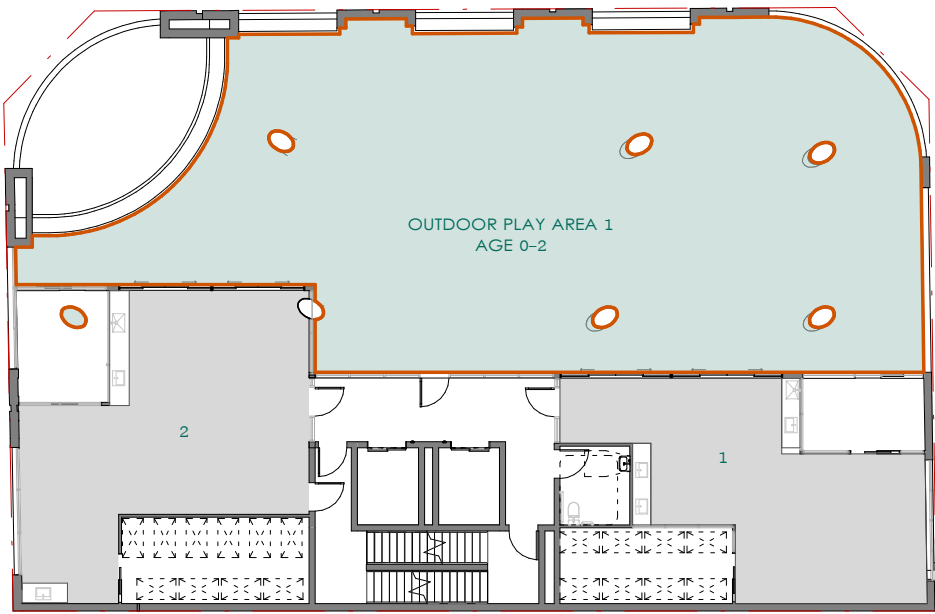
LEVEL 5

1 : 250

SITE AREA	599.1 M²	
	GFA M²	FSR
GROUND FLOOR	408.8	
LEVEL 1	211.7	
LEVEL 2	211.7	
LEVEL 3	191.9	
LEVEL 4	191.9	
LEVEL 5	188.5	
LEVEL 6	166.3	
TOTAL	1570.8	2.62 :1
MAX PERMISSIBLE	2396.4	4:1

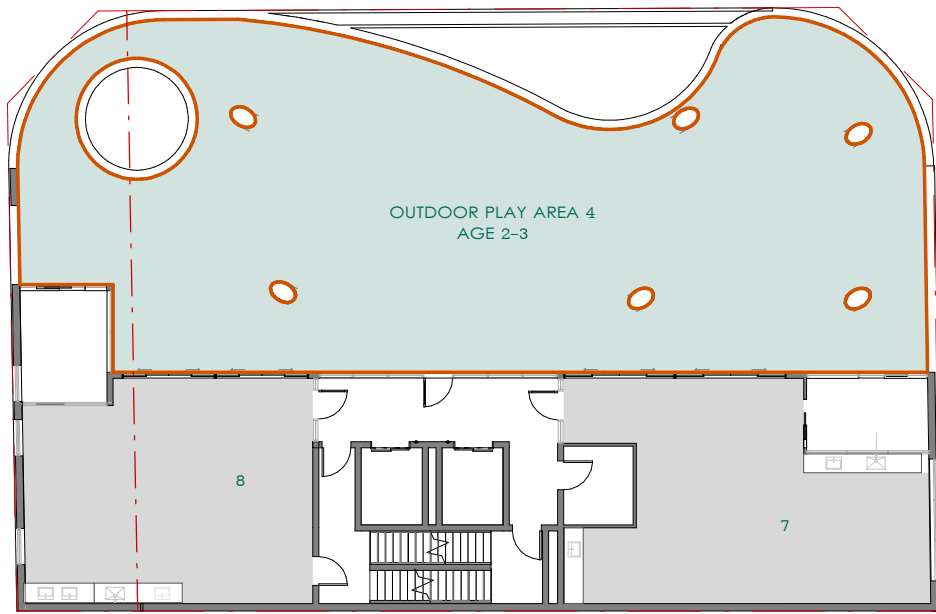






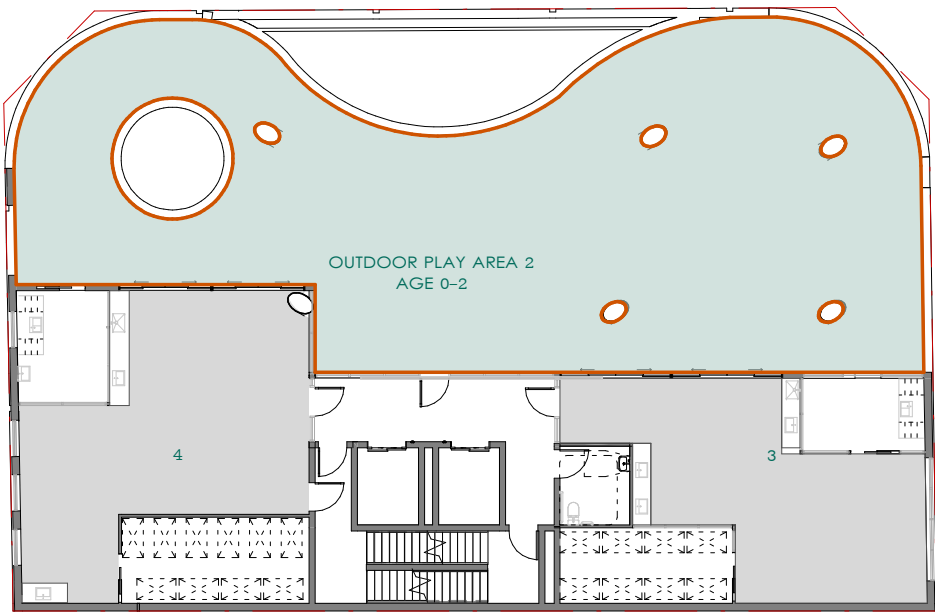
LEVEL 1

1 : 250



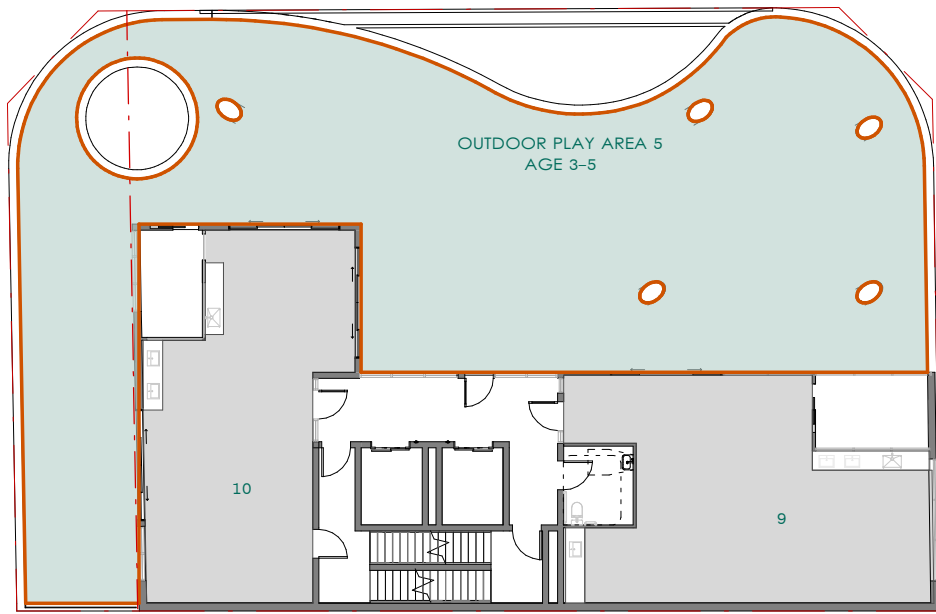
LEVEL 4

1 : 250



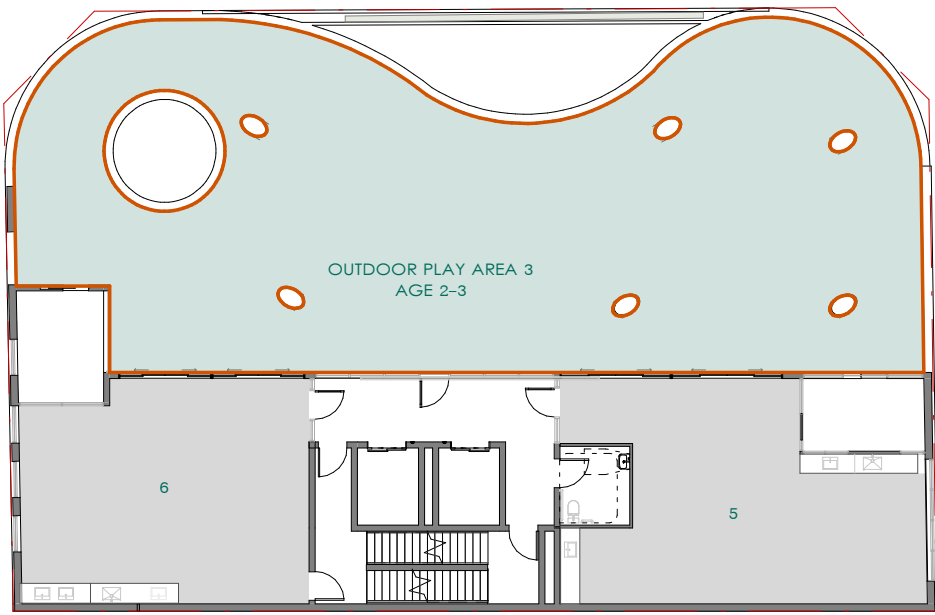
LEVEL 2

1 : 250



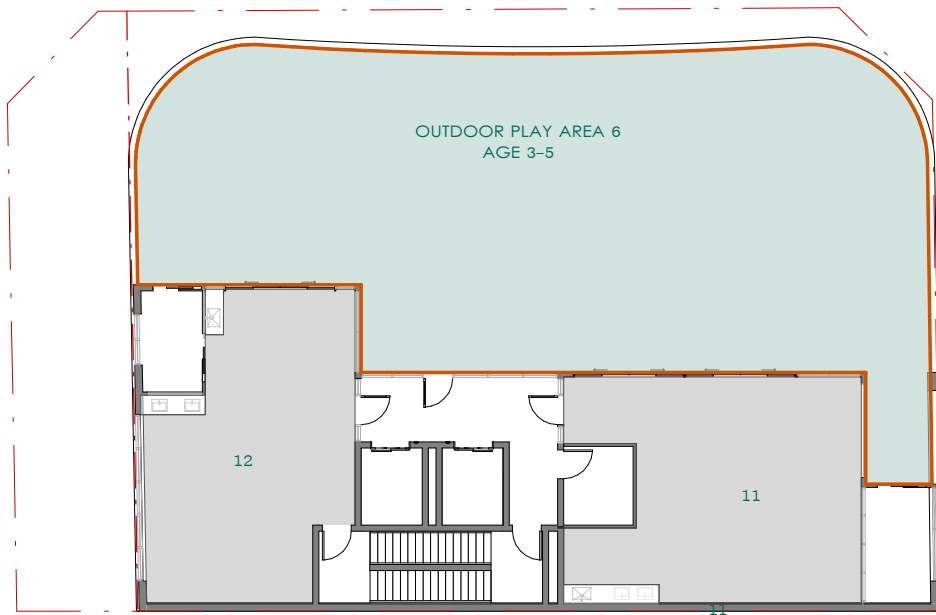
LEVEL 5

1 : 250



LEVEL 3

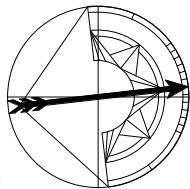
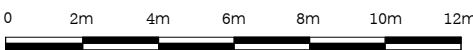
1 : 250



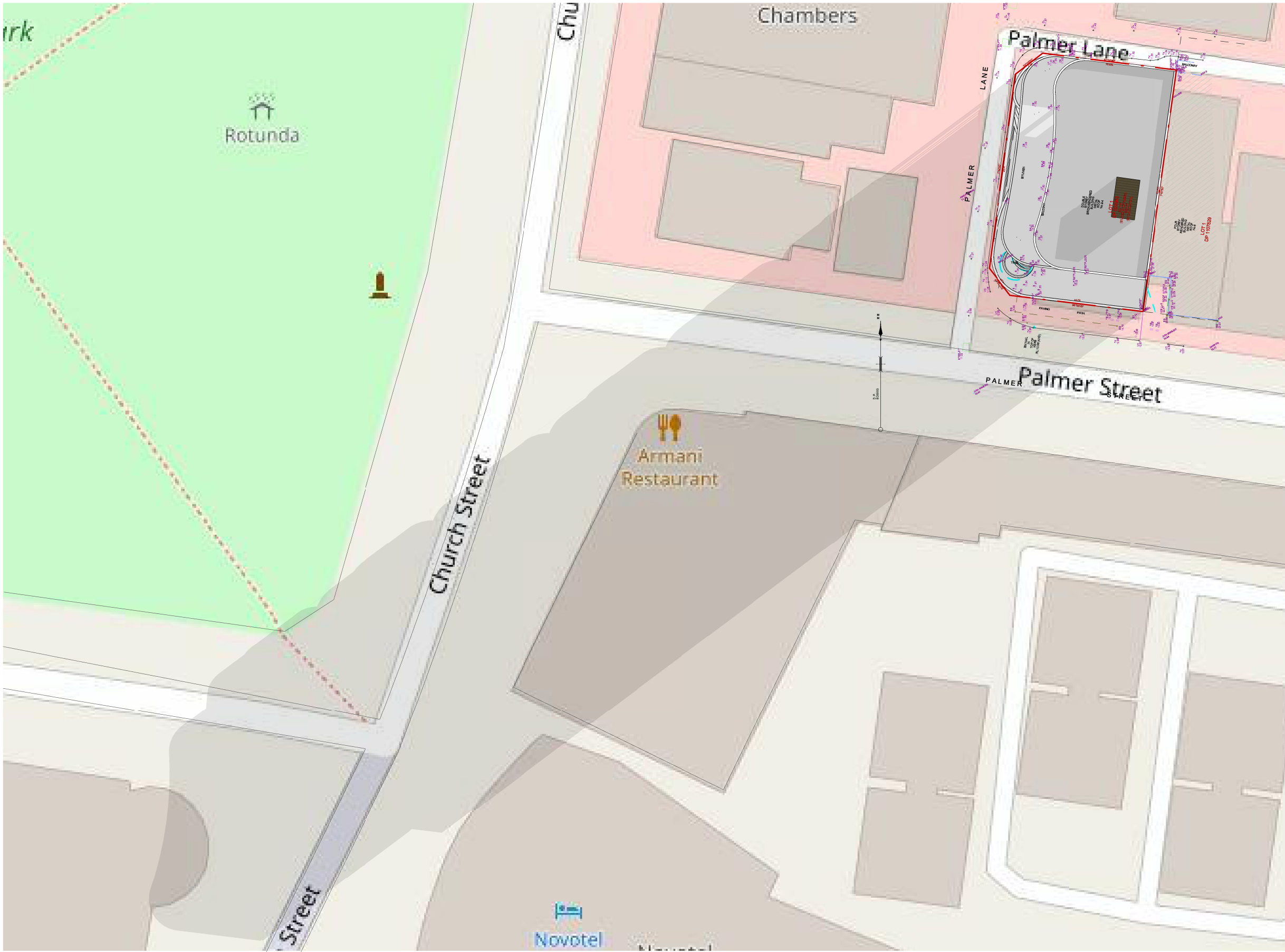
LEVEL 6

1 : 250

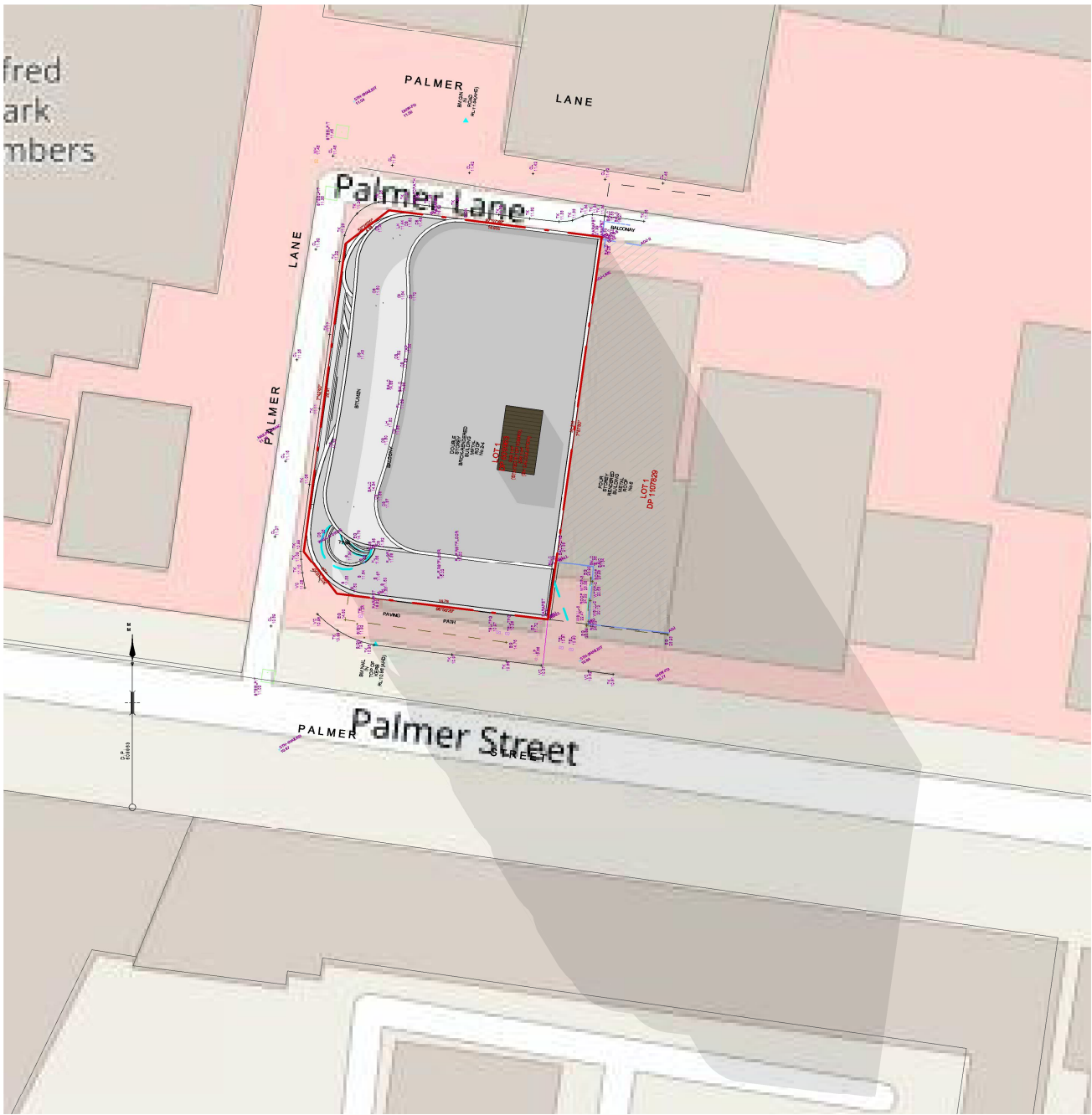
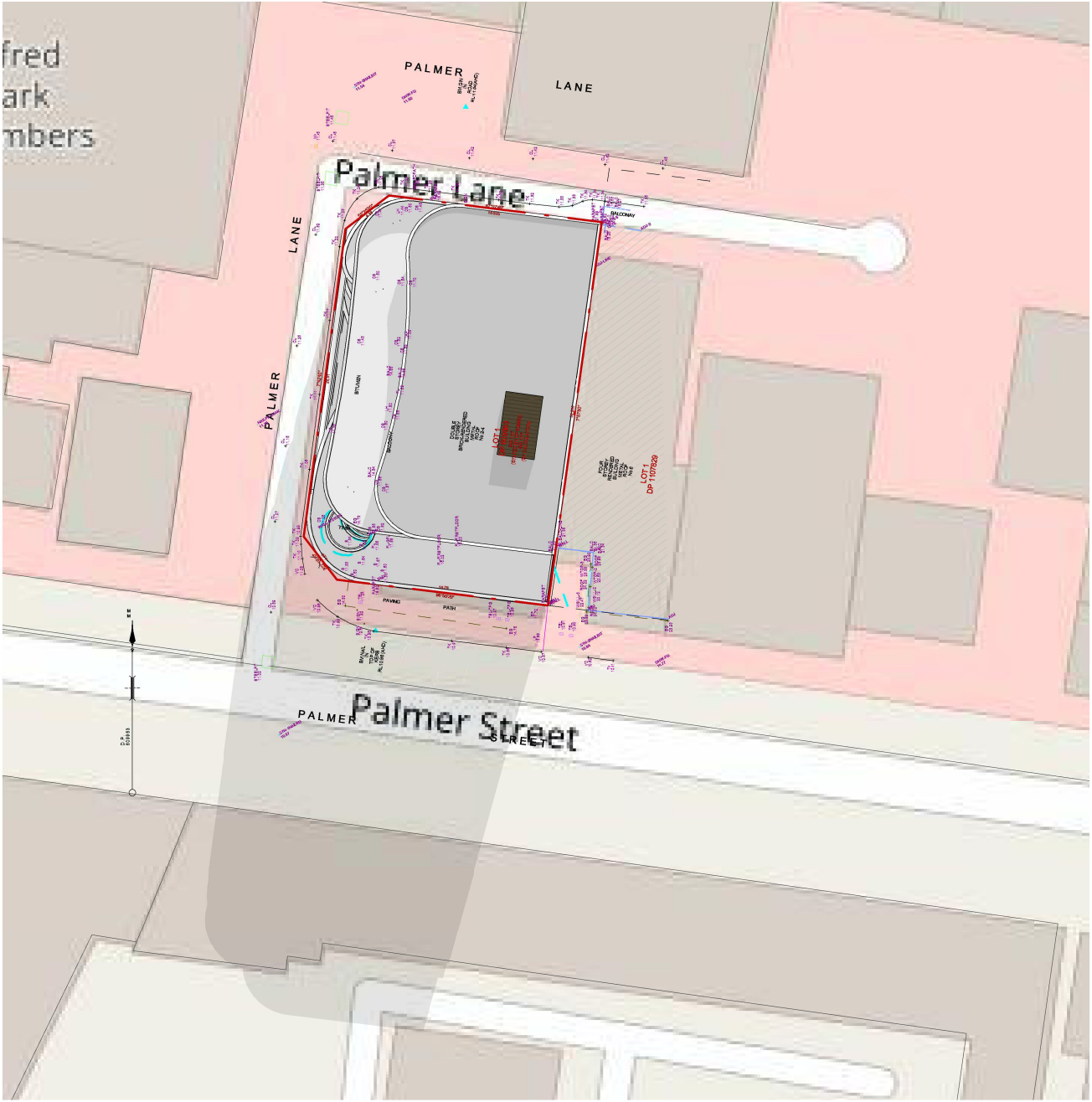
SITE AREA	599.1 M²		
INDOOR PLAY AREA	AREA M²	NO. OF KIDS	COMPLIANCE
1	55.1	16	YES
2	65.4	16	YES
3	55.1	16	YES
4	65.1	16	YES
5	69	13	YES
6	65	10	YES
7	69	10	YES
8	65	10	YES
9	71.2	20	YES
10	65.1	20	YES
11	65.1	20	YES
12	59.4	17	YES
TOTAL	769.5 M²	184	YES
	OUTDOOR PLAY AREA M²	NO. OF KIDS	COMPLIANCE
LEVEL 1	266	32	YES
LEVEL 2	261	32	YES
LEVEL 3	286	23	YES
LEVEL 4	285.8	20	YES
LEVEL 5	291.3	40	YES
LEVEL 6	260.1	37	YES
TOTAL	1650.2 M²	184	YES



12PM / WINTER SOLSTICE / 21 JUNE



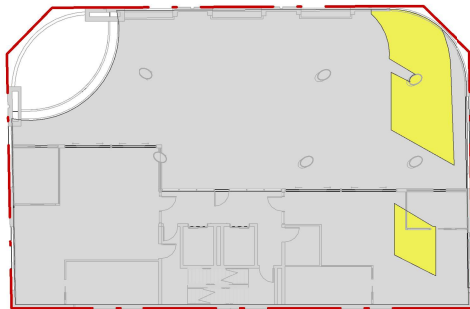
9AM / WINTER SOLSTICE / 21 JUNE



3 PM / WINTER SOLSTICE / 21 JUNE



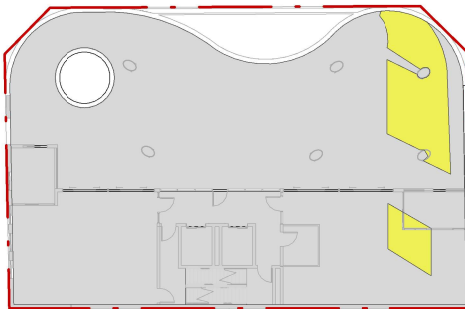
LEVEL 1



SOLAR ACCESS:

OUTDOOR PLAY AREA : 35 m<sup>2</sup>  
INDOOR PLAY AREA : 9 m<sup>2</sup>

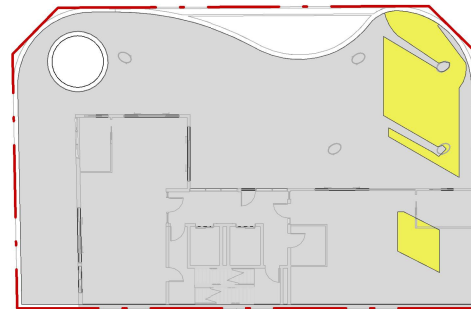
LEVEL 3



SOLAR ACCESS:

OUTDOOR PLAY AREA : 33.5 m<sup>2</sup>  
INDOOR PLAY AREA : 9 m<sup>2</sup>

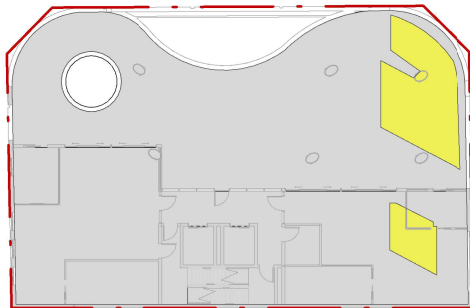
LEVEL 5



SOLAR ACCESS:

OUTDOOR PLAY AREA : 40 m<sup>2</sup>  
INDOOR PLAY AREA : 8 m<sup>2</sup>

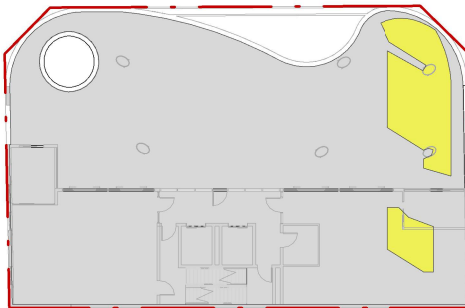
LEVEL 2



SOLAR ACCESS :

OUTDOOR PLAY AREA : 35 m<sup>2</sup>  
INDOOR PLAY AREA : 10.5 m<sup>2</sup>

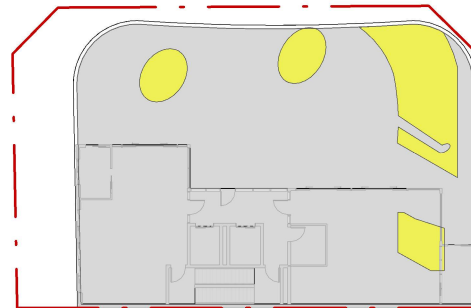
LEVEL 4



SOLAR ACCESS:

OUTDOOR PLAY AREA : 33.5 m<sup>2</sup>  
INDOOR PLAY AREA : 9.5 m<sup>2</sup>

LEVEL 6



SOLAR ACCESS:

OUTDOOR PLAY AREA : 52 m<sup>2</sup>  
INDOOR PLAY AREA : 9 m<sup>2</sup>

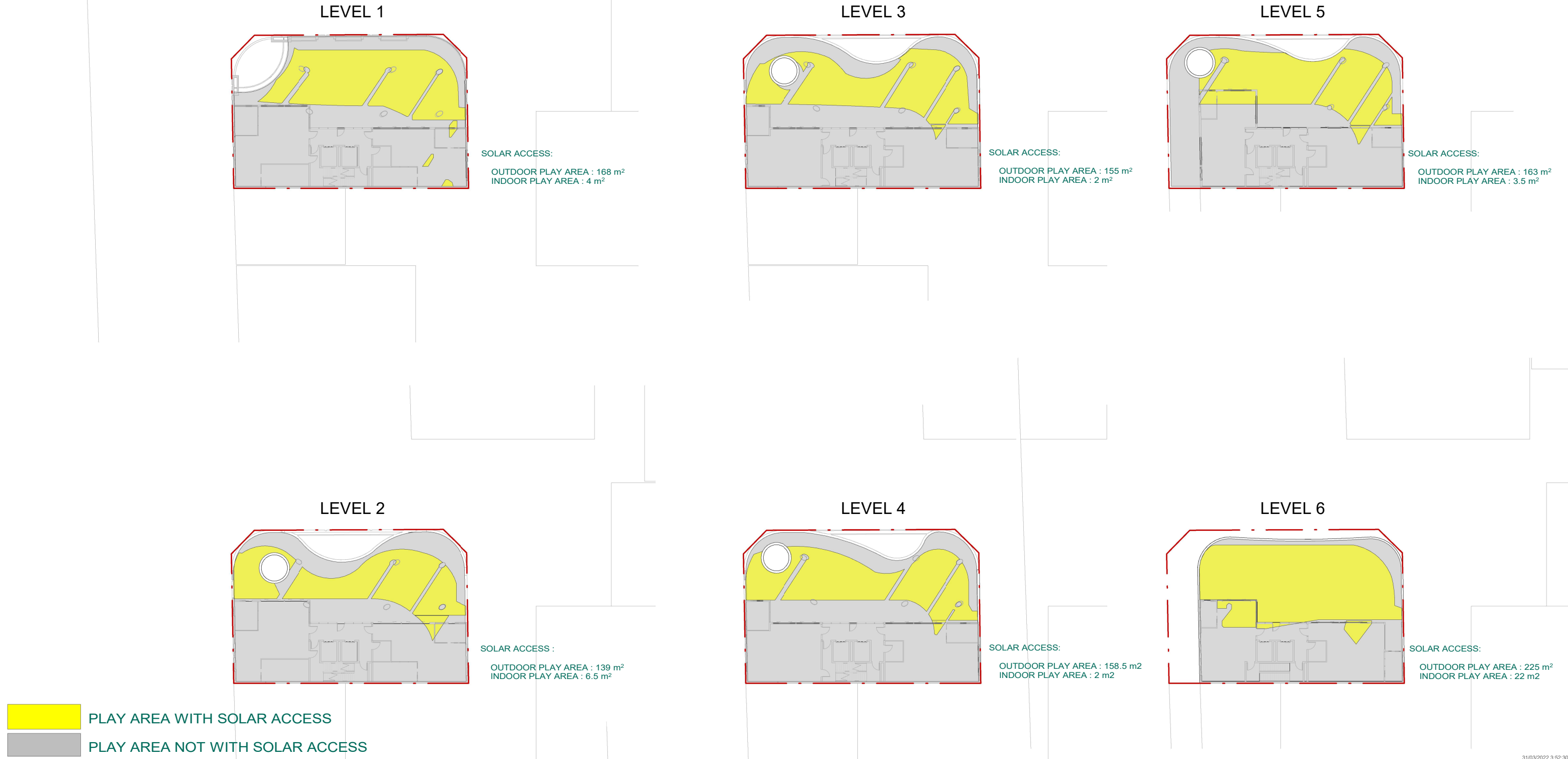


PLAY AREA WITH SOLAR ACCESS

PLAY AREA NOT WITH SOLAR ACCESS







This work is copyright. Apart from any use permitted under the copyright act 1968, no part may be reproduced by any process, nor may any other exclusive right be exercised, without the permission of arquero ("ARQ")

ARQUERO ARCHITECTS PTY LTD  
406 / 56 BOWMAN STREET, PYRMONT NSW, 2009

T 02 9552 1921  
W arquero.com.au  
E admin@arquero.com.au

NOMINATED ARCHITECT  
RAMY TAWADROS

Reg No. 9209 (NSW)



REV	DATE	NOTES
A	20/04/2021	ADDITIONAL INFO
B	28/03/2022	DA AMENDMENTS

STATUS  
**DEVELOPMENT APPLICATION**

Do not scale drawing. Verify all dimensions on site. Report any discrepancies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction

CLIENT  
**PARRAMATTA P HOLDINGS PTY LTD**

PROJECT  
**EARLY LEARNING CENTRE**

ADDRESS  
**2-4 PALMER ST  
PARRAMATTA**

DRAWING NO.  
**A912**

DRAWING TITLE  
**SOLAR ACCESS - JUNE 21ST - 3 PM**

DRAWING BY  
**ND**

CHECKED BY  
**ARQ**

PROJECT NO.  
**20157**

SCALE  
**As indicated @  
A3**

31/03/2022 3:52:30 PM

SOLAR ACCESS / JUNE 21ST / 9 AM

LEVEL 1		AREA WITH SOLAR ACCESS M²	NO. OF KIDS	MIN AREA REQUIRED	% WITH SOLAR ACCESS
	OUTDOOR PLAY AREA	35	32	224	15.6
	INDOOR PLAY AREA	9	32	104	8.6
LEVEL 2					
	OUTDOOR PLAY AREA	35	32	224	15.6
	INDOOR PLAY AREA	10.5	32	104	10
LEVEL 3					
	OUTDOOR PLAY AREA	33.5	23	161	23.9
	INDOOR PLAY AREA	9	23	75	13.8
LEVEL 4					
	OUTDOOR PLAY AREA	33.5	20	140	15.6
	INDOOR PLAY AREA	9.5	20	65	14.6
LEVEL 5					
	OUTDOOR PLAY AREA	40	40	280	14.8
	INDOOR PLAY AREA	8	40	130	6.1
LEVEL 6					
	OUTDOOR PLAY AREA	64	37	259	22.8
	INDOOR PLAY AREA	9	37	120	6.9



This work is copyright. Apart from any use permitted under the copyright act 1968, no part may be reproduced by any process, nor may any other exclusive right be exercised, without the permission of arquero ("ARQ")

ARQUERO ARCHITECTS PTY LTD  
406 / 56 BOWMAN STREET, PYRMONT NSW, 2009

T 02 9552 1921  
W arquero.com.au  
E admin@arquero.com.au

NOMINATED ARCHITECT  
RAMY TAWADROS

Reg No. 9209 (NSW)



REV	DATE	NOTES
A	20/04/2021	ADDITIONAL INFO
B	28/03/2022	DA AMENDMENTS

STATUS  
DEVELOPMENT  
APPLICATION

Do not scale drawing. Verify all dimensions on site. Report any discrepancies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction

CLIENT  
PARRAMATTA P HOLDINGS PTY LTD

PROJECT  
EARLY LEARNING CENTRE

ADDRESS  
2-4 PALMER ST  
PARRAMATTA

DRAWING NO.  
A913

DRAWING TITLE  
SOLAR ACCESS - TABLES

DRAWING BY  
ND

CHECKED BY  
ARQ

PROJECT NO.  
20157

SCALE  
@ A3



SOLAR ACCESS / JUNE 21ST / 12 PM

LEVEL 1		AREA WITH SOLAR ACCESS M²	NO. OF KIDS	MIN AREA REQUIRED	% WITH SOLAR ACCESS
	OUTDOOR PLAY AREA	71.5	32	224	31.9
	INDOOR PLAY AREA	10	32	104	9.6
LEVEL 2					
	OUTDOOR PLAY AREA	49	32	224	21.9
	INDOOR PLAY AREA	9.5	32	104	9.1
LEVEL 3					
	OUTDOOR PLAY AREA	44.5	23	161	26.3
	INDOOR PLAY AREA	9	23	75	13.8
LEVEL 4					
	OUTDOOR PLAY AREA	43	20	140	29.2
	INDOOR PLAY AREA	9	20	65	13.8
LEVEL 5					
	OUTDOOR PLAY AREA	63	40	280	22.5
	INDOOR PLAY AREA	9	40	130	6.9
LEVEL 6					
	OUTDOOR PLAY AREA	157.5	37	259	50.5
	INDOOR PLAY AREA	9	37	120	6.9



This work is copyright. Apart from any use permitted under the copyright act 1968, no part may be reproduced by any process, nor may any other exclusive right be exercised, without the permission of arquero ("ARQ")

ARQUERO ARCHITECTS PTY LTD  
406 / 56 BOWMAN STREET, PYRMONT NSW, 2009

T 02 9552 1921  
W arquero.com.au  
E admin@arquero.com.au

NOMINATED ARCHITECT  
RAMY TAWADROS

Reg No. 9209 (NSW)

  
Member Level 1  
Australian Institute  
of Architects  
2019

REV	DATE	NOTES
A	20/04/2021	ADDITIONAL INFO
B	28/03/2022	DA AMENDMENTS

STATUS  
DEVELOPMENT  
APPLICATION

Do not scale drawing. Verify all dimensions on site. Report any discrepancies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction

CLIENT  
PARRAMATTA P HOLDINGS PTY LTD

PROJECT  
EARLY LEARNING CENTRE

ADDRESS  
2-4 PALMER ST  
PARRAMATTA

DRAWING NO.  
A914

DRAWING TITLE  
SOLAR ACCESS - TABLE

DRAWING BY  
ND

CHECKED BY  
ARQ

PROJECT NO.  
20157

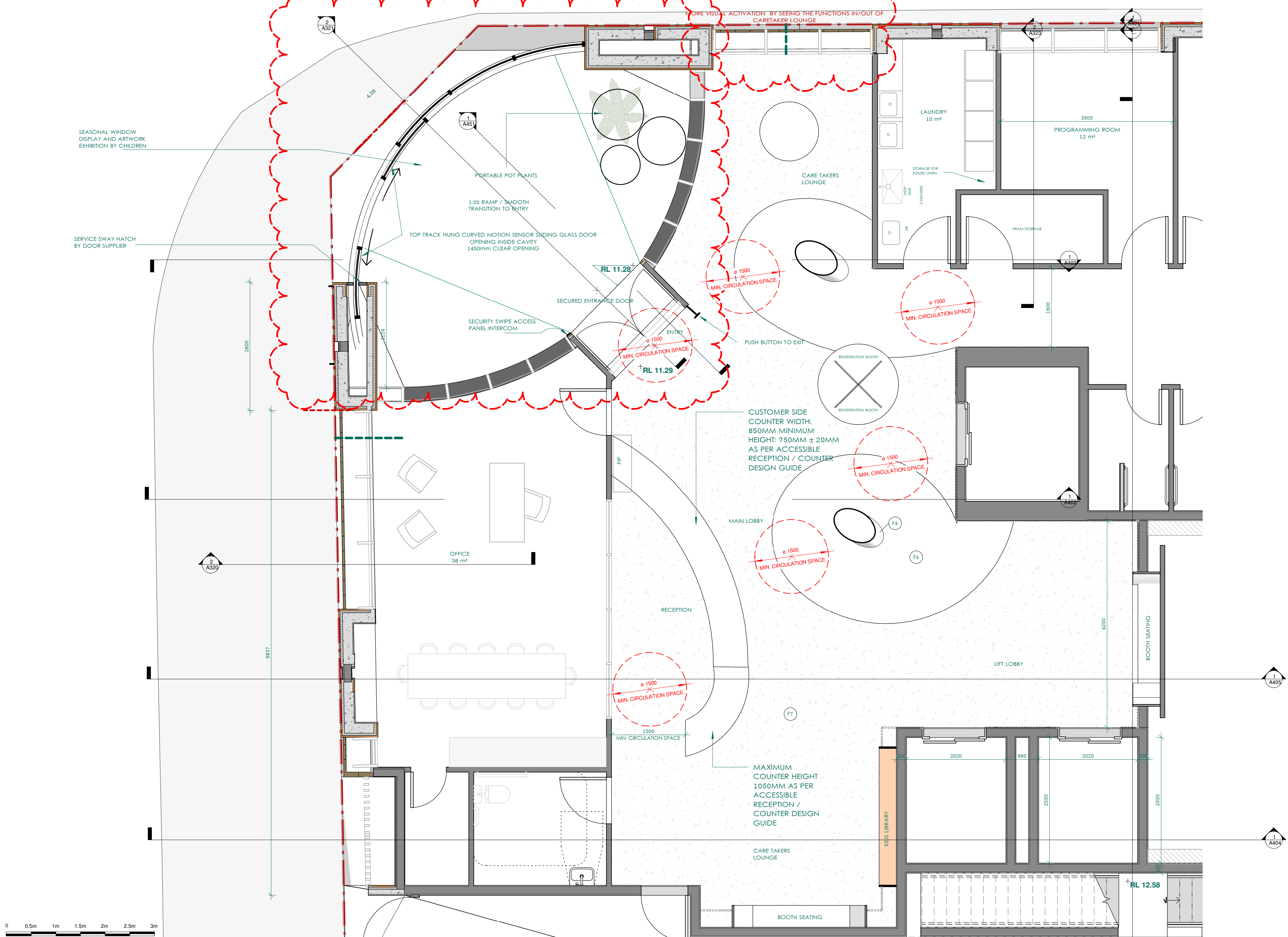
SCALE  
@ A3

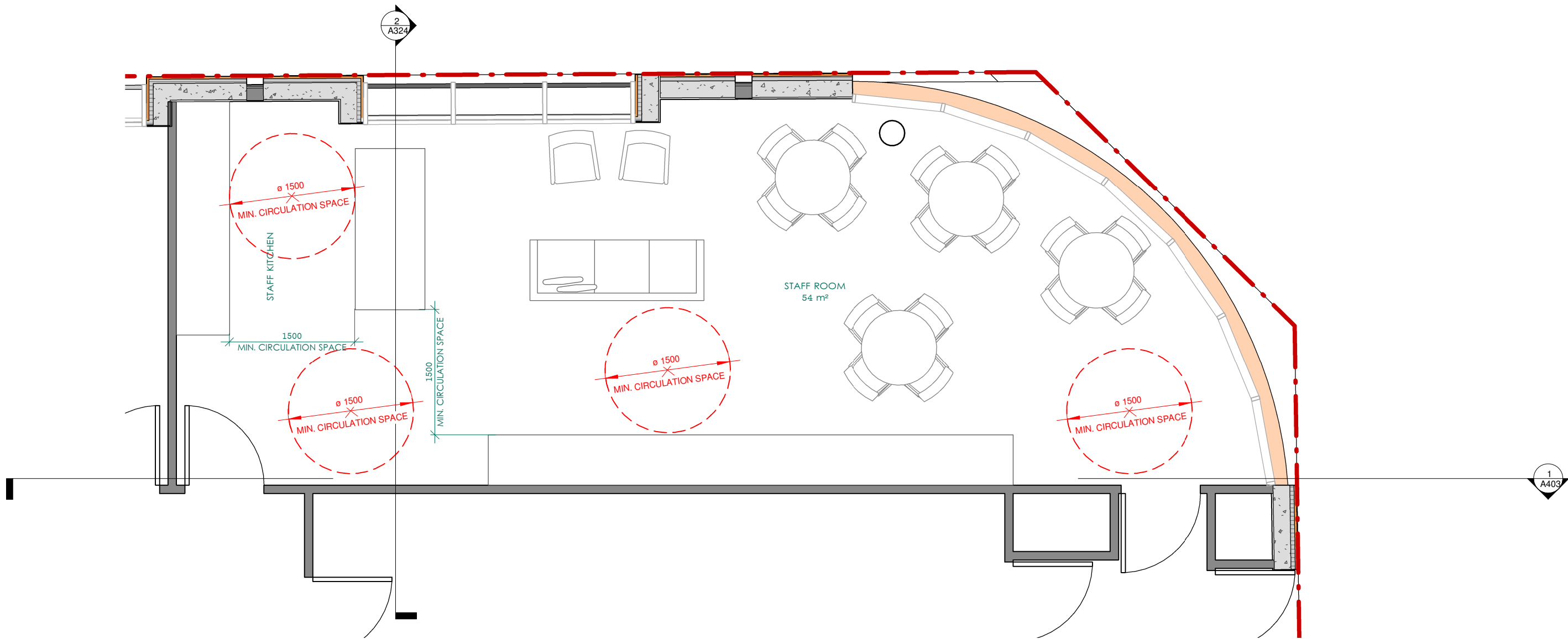
31/03/2022 3:52:35 PM

SOLAR ACCESS / JUNE 21ST / 3 PM

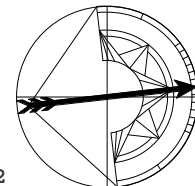
LEVEL 1		AREA WITH SOLAR ACCESS M²	NO. OF KIDS	AREA PROVIDED	% WITH SOLAR ACCESS
	OUTDOOR PLAY AREA	168	32	266	63.1
	INDOOR PLAY AREA	4	32	120.5	3.2
LEVEL 2					
	OUTDOOR PLAY AREA	144.5	32	261	55.3
	INDOOR PLAY AREA	6.5	32	120.5	5.3
LEVEL 3					
	OUTDOOR PLAY AREA	158.5	23	286	55.4
	INDOOR PLAY AREA	2	23	134	1.5
LEVEL 4					
	OUTDOOR PLAY AREA	158.5	20	285.8	55.4
	INDOOR PLAY AREA	2	20	134	1.5
LEVEL 5					
	OUTDOOR PLAY AREA	177	40	291.3	60.7
	INDOOR PLAY AREA	3.5	40	136.3	2.6
LEVEL 6					
	OUTDOOR PLAY AREA	225	37	260.1	86.5
	INDOOR PLAY AREA	22	37	124.5	16.8







3/31/2022 3:37:08 PM







29/03/2021 DA



21/06/2021 DA



26/11/2021 DA AMENDMENTS



26/11/2021 DA AMENDMENTS



PROPOSAL / FINISHES ALTERNATIVE / PREFERRED DESIGN



This work is copyright. Apart from any use permitted under the copyright act 1968, no part may be reproduced by any process, nor may any other exclusive right be exercised, without the permission of arquero ("ARQ")

ARQUERO ARCHITECTS PTY LTD  
406 / 56 BOWMAN STREET, PYRMONT NSW, 2009  
T 02 9552 1921  
W arquero.com.au  
E admin@arquero.com.au  
NOMINATED ARCHITECT  
RAMY TAWADROS  
Reg No. 9209 (NSW)



REV	DATE	NOTES
A	26/11/2021	DA AMENDMENTS
B	28/03/2022	DA AMENDMENTS

STATUS  
DEVELOPMENT APPLICATION

Do not scale drawing. Verify all dimensions on site. Report any discrepancies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction.

CLIENT  
PARRAMATTA P HOLDINGS PTY LTD

PROJECT  
EARLY LEARNING CENTRE

ADDRESS  
2-4 PALMER ST PARRAMATTA

DRAWING NO.  
V001  
DRAWING TITLE  
3D VIEW – PALMER ST & PALMER LN. CORNER

DRAWING BY  
ARQ  
CHECKED BY  
ARQ

PROJECT NO.  
20157

SCALE  
@ A2





29/03/2021 DA



21/06/2021 DA



26/11/2021 DA AMENDMENTS



26/11/2021 DA AMENDMENTS



PROPOSAL / FINISHES ALTERNATIVE / PREFERRED DESIGN



This work is copyright. Apart from any use permitted under the copyright act 1968, no part may be reproduced by any process, nor may any other exclusive right be exercised, without the permission of arquero ("ARQ")

ARQUERO ARCHITECTS PTY LTD  
406 / 56 BOWMAN STREET, PYRMONT NSW, 2009  
T 02 9552 1921  
W arquero.com.au  
E admin@arquero.com.au  
NOMINATED ARCHITECT  
RAMY TAWADROS  
Reg No. 9208 (NSW)



REV	DATE	NOTES
A	26/11/2021	DA AMENDMENTS
B	28/03/2022	DA AMENDMENTS

STATUS  
DEVELOPMENT APPLICATION  
Do not scale drawing. Verify all dimensions on site. Report any discrepancies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction.

CLIENT  
PARRAMATTA P HOLDINGS PTY LTD  
PROJECT  
EARLY LEARNING CENTRE  
ADDRESS  
2-4 PALMER ST PARRAMATTA

DRAWING NO.  
V002  
DRAWING TITLE  
3D VIEW - ENTRANCE  
DRAWING BY  
ARQ  
CHECKED BY  
ARQ

PROJECT NO.  
20157  
SCALE  
@ A2





29/03/2021 DA



21/06/2021 DA



26/11/2021 DA AMENDMENTS



26/11/2021 DA AMENDMENTS



PROPOSAL / FINISHES ALTERNATIVE / PREFERRED DESIGN



This work is copyright. Apart from any use permitted under the copyright act 1968, no part may be reproduced by any process, nor may any other exclusive right be exercised, without the permission of arquero ("ARQ")

ARQUERO ARCHITECTS PTY LTD  
406 / 56 BOWMAN STREET, PYRMONT NSW, 2009  
T 02 9552 1921  
W arquero.com.au  
E admin@arquero.com.au  
NOMINATED ARCHITECT  
RAMY TAWADROS  
Reg No. 9209 (NSW)



REV	DATE	NOTES
A	26/11/2021	DA AMENDMENTS
B	28/03/2022	DA AMENDMENTS

STATUS  
DEVELOPMENT APPLICATION

Do not scale drawing. Verify all dimensions on site. Report any discrepancies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction.

CLIENT  
PARRAMATTA P HOLDINGS PTY LTD

PROJECT  
EARLY LEARNING CENTRE

ADDRESS  
2-4 PALMER ST PARRAMATTA

DRAWING NO.  
V003

DRAWING TITLE  
3D VIEW – PALMER LANE / WEST

DRAWING BY  
ARQ

CHECKED BY  
ARQ

PROJECT NO.  
20157

SCALE  
@ A2





29/03/2021 DA



21/06/2021 DA



26/11/2021 DA AMENDMENTS



26/11/2021 DA AMENDMENTS



PROPOSAL / FINISHES ALTERNATIVE / PREFERRED DESIGN



This work is copyright. Apart from any use permitted under the copyright act 1968, no part may be reproduced by any process, nor may any other exclusive right be exercised, without the permission of arquero ("ARQ")

ARQUERO ARCHITECTS PTY LTD  
406 / 56 BOWMAN STREET, PYRMONT NSW, 2009

T 02 9552 1921  
W arquero.com.au  
E admin@arquero.com.au

NOMINATED ARCHITECT  
RAMY TAWADROS

Reg No. 9209 (NSW)



REV DATE NOTES

A 26/11/2021 DA AMENDMENTS  
B 28/03/2022 DA AMENDMENTS

STATUS  
DEVELOPMENT APPLICATION

Do not scale drawing. Verify all dimensions on site. Report any discrepancies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction.

CLIENT  
PARRAMATTA P HOLDINGS PTY LTD

PROJECT  
EARLY LEARNING CENTRE

ADDRESS  
2-4 PALMER ST PARRAMATTA

DRAWING NO.  
V004

DRAWING TITLE  
3D VIEW – PALMER ST

DRAWING BY  
ARQ

CHECKED BY  
ARQ

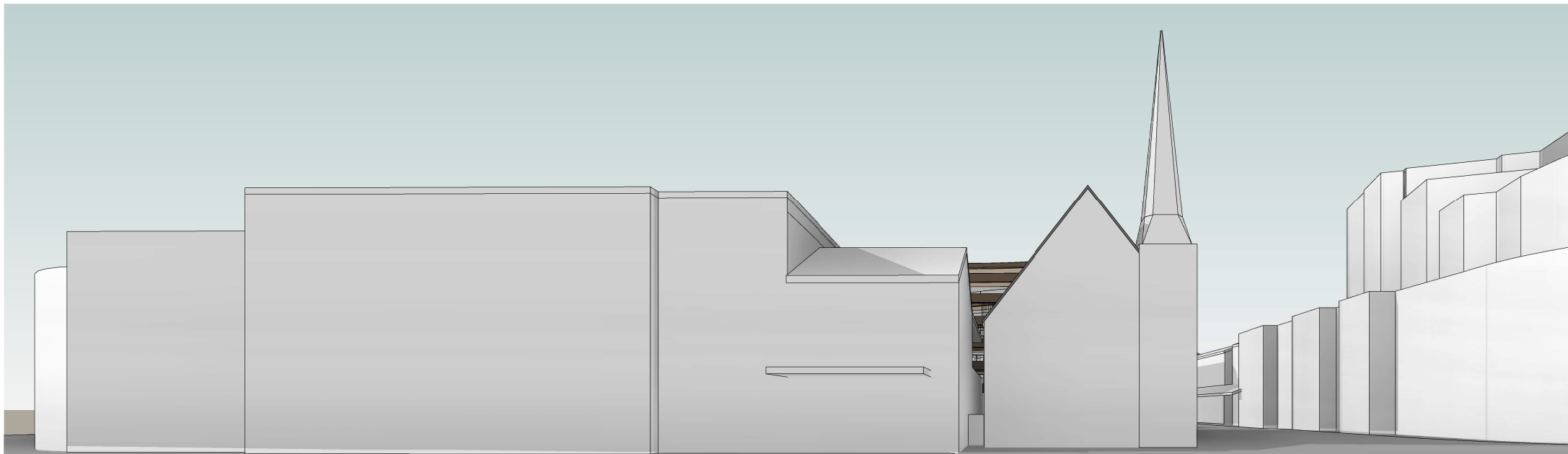
PROJECT NO.  
20157

SCALE  
@ A2

3/31/2022 3:37:11 PM



VIEW ACCURACY ASSURANCE



VIEW FROM PRINCE ALFRED PARK / PROPOSAL



VIEW FROM PRINCE ALFRED PARK / EXISTING



3/31/2022 3:37:34 PM



ARQUERO ARCHITECTS PTY LTD  
406 / 56 BOWMAN STREET, PYRMONT NSW, 2009

T 02 9582 1921  
W arquero.com.au  
E admin@arquero.com.au

NOMINATED ARCHITECT  
RAMY TAWADROS

Reg No. 9209 (NSW)



REV DATE NOTES

A 26/11/2021 DA AMENDMENTS  
B 28/03/2022 DA AMENDMENTS

STATUS  
DEVELOPMENT APPLICATION

Do not scale drawing. Verify all dimensions on site. Report any discrepancies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction.

CLIENT  
PARRAMATTA P HOLDINGS PTY LTD

PROJECT  
EARLY LEARNING CENTRE

ADDRESS  
2-4 PALMER ST PARRAMATTA

DRAWING NO.  
V010

DRAWING TITLE  
PHOTOMONTAGE – CHURCH ST.

DRAWING BY  
ARQ

CHECKED BY  
ARQ

PROJECT NO.  
20157

SCALE  
@ A2



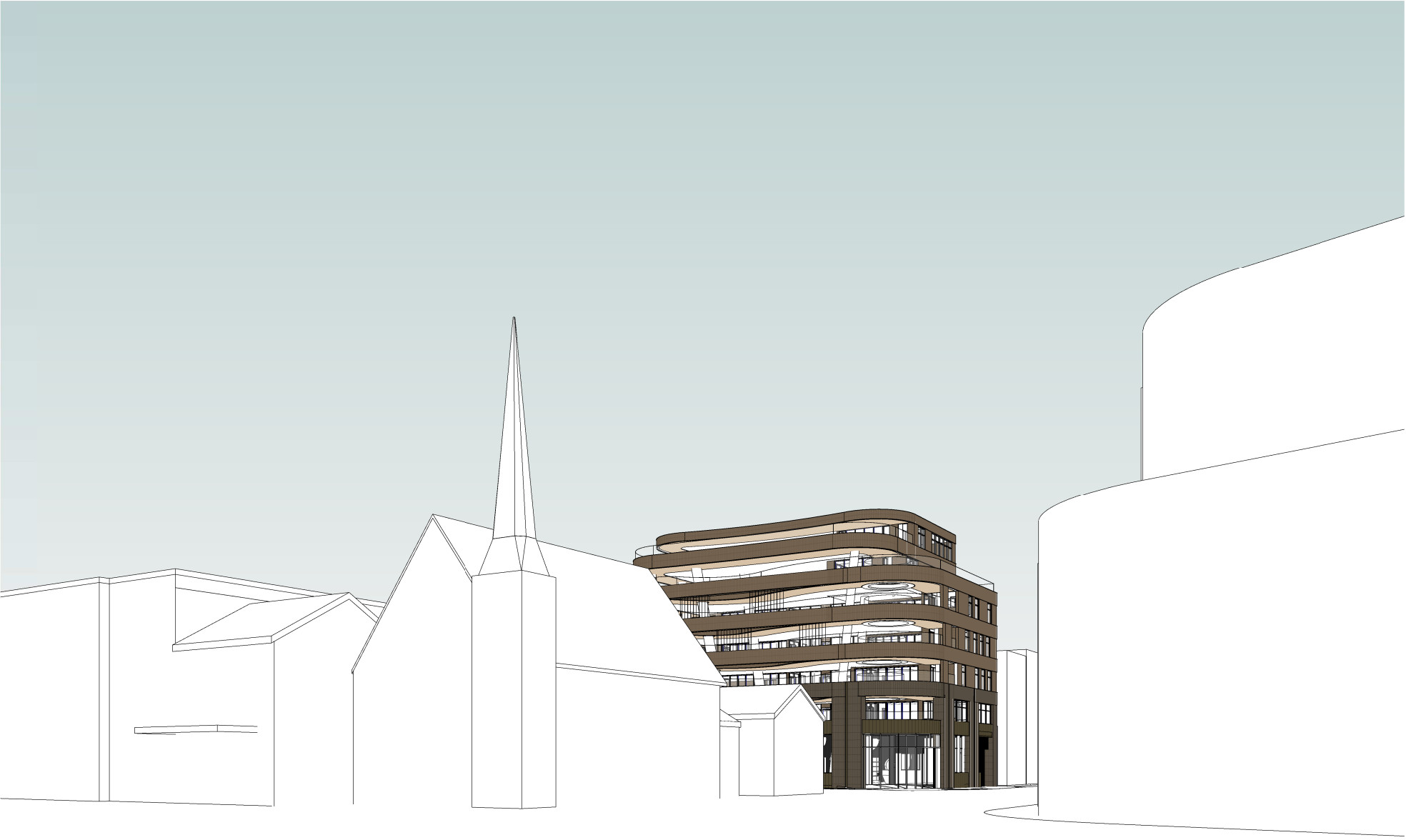
VIEW FROM PRINCE ALFRED PARK / PROPOSAL



VIEW FROM PRINCE ALFRED PARK / EXISTING



VIEW ACCURACY ASSURANCE



3/31/2022 3:37:41 PM



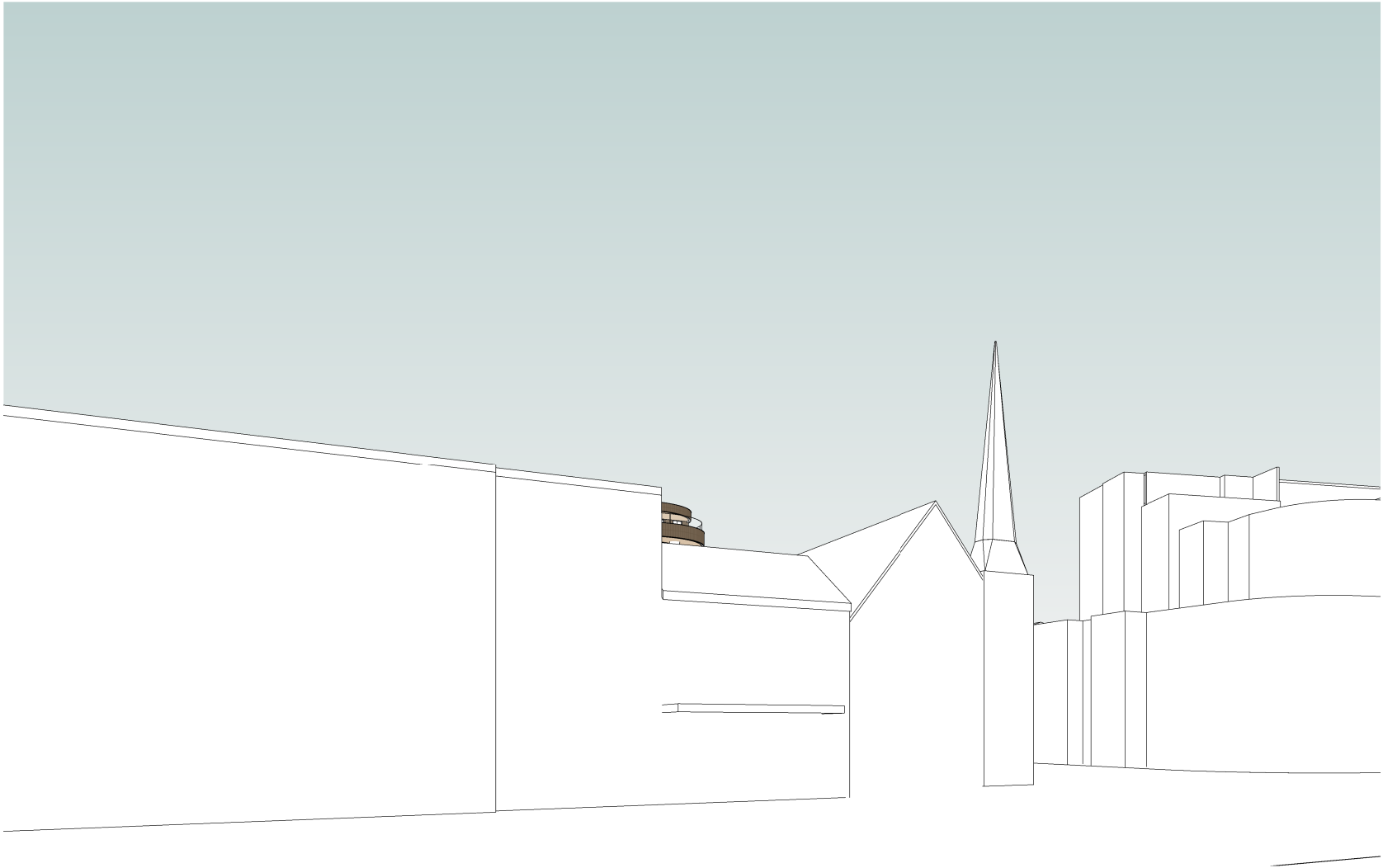
VIEW FROM PRINCE ALFRED PARK / PROPOSAL



VIEW FROM PRINCE ALFRED PARK / EXISTING



VIEW ACCURACY ASSURANCE





PROPOSAL



EXISTING



3/31/2022 3:37:47 PM



This work is copyright. Apart from any use permitted under the copyright act 1968, no part may be reproduced by any process, nor may any other exclusive right be exercised, without the permission of arquero ("ARQ")

ARQUERO ARCHITECTS PTY LTD  
406 / 56 BOWMAN STREET, PYRMONT NSW, 2009  
T 02 9552 1921  
W arquero.com.au  
E admin@arquero.com.au  
NOMINATED ARCHITECT  
RAMY TAWADROS  
Reg No. 9209 (NSW)



REV	DATE	NOTES
A	25/02/2021	DEVELOPMENT APPLICATION
B	28/03/2022	DA AMENDMENTS

STATUS  
DEVELOPMENT APPLICATION

Do not scale drawing. Verify all dimensions on site. Report any discrepancies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction.

CLIENT  
PARRAMATTA P HOLDINGS PTY LTD

PROJECT  
EARLY LEARNING CENTRE

ADDRESS  
2-4 PALMER ST PARRAMATTA

DRAWING NO.  
V013  
DRAWING TITLE  
PHOTOMONTAGE – PALMER ST.

DRAWING BY  
ARQ  
CHECKED BY  
ARQ

PROJECT NO.  
20157

SCALE  
@ A2



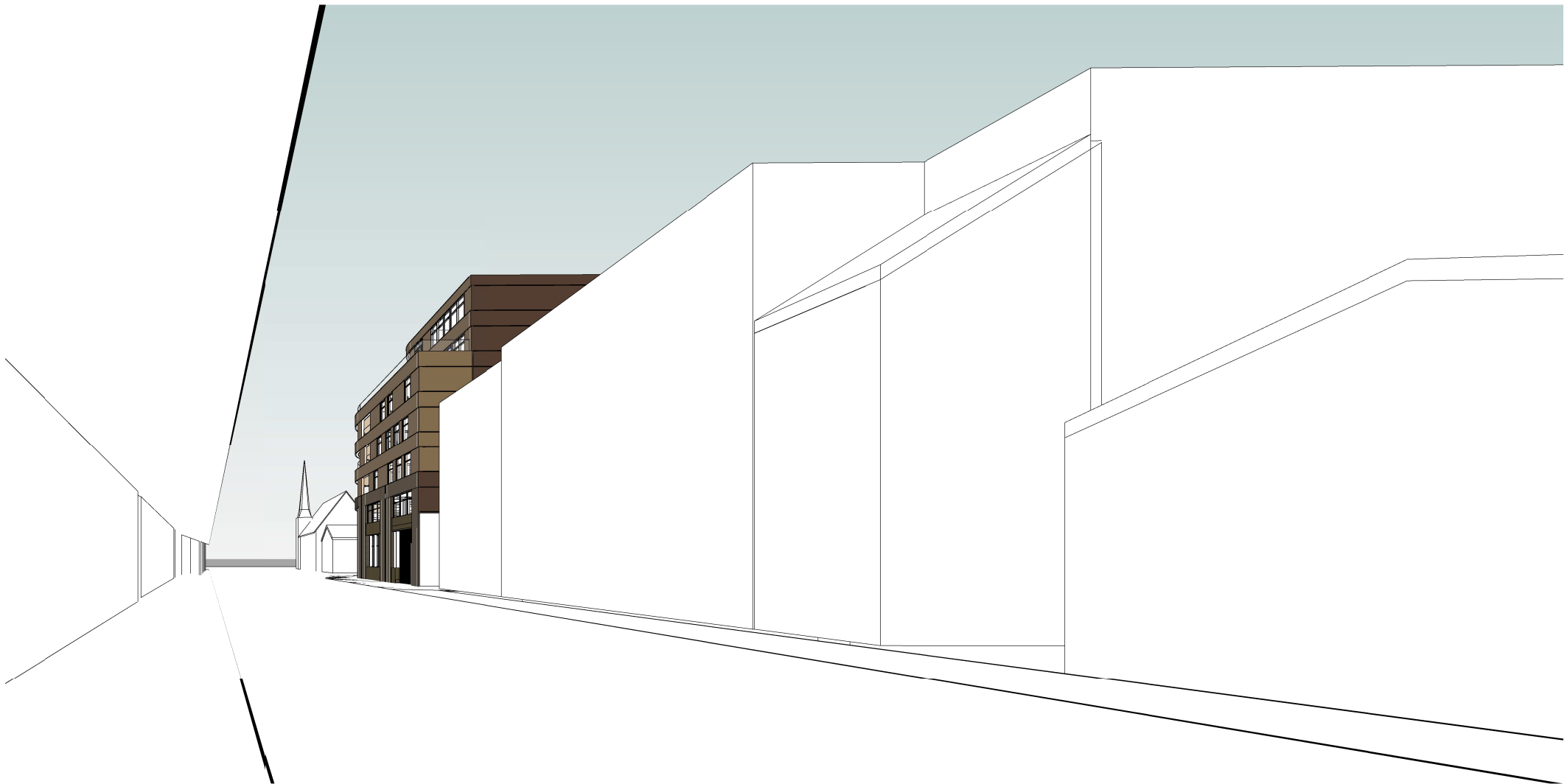
VIEW FROM PALMER ST. / PROPOSAL



VIEW FROM PALMER ST. / EXISTING



VIEW ACCURACY ASSURANCE



3/31/2022 3:38:01 PM

**arquero.**

This work is copyright. Apart from any use permitted under the copyright act 1968, no part may be reproduced by any process, nor may any other exclusive right be exercised, without the permission of arquero ("ARQ")

ARQUERO ARCHITECTS PTY LTD  
406 / 56 BOWMAN STREET, PYRMONT NSW, 2009

T 62 9582 1921  
W arquero.com.au  
E admin@arquero.com.au

NOMINATED ARCHITECT  
RAMY TAWADROS

Reg No. 9209 (NSW)



REV DATE NOTES

A 26/11/2021 DA AMENDMENTS  
B 28/03/2022 DA AMENDMENTS

STATUS  
DEVELOPMENT APPLICATION

Do not scale drawing. Verify all dimensions on site. Report any discrepancies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction.

CLIENT  
PARRAMATTA P HOLDINGS PTY LTD

PROJECT  
EARLY LEARNING CENTRE

ADDRESS  
2-4 PALMER ST PARRAMATTA

DRAWING NO.  
V014

DRAWING TITLE  
PHOTO MONTAGE - PALMER ST

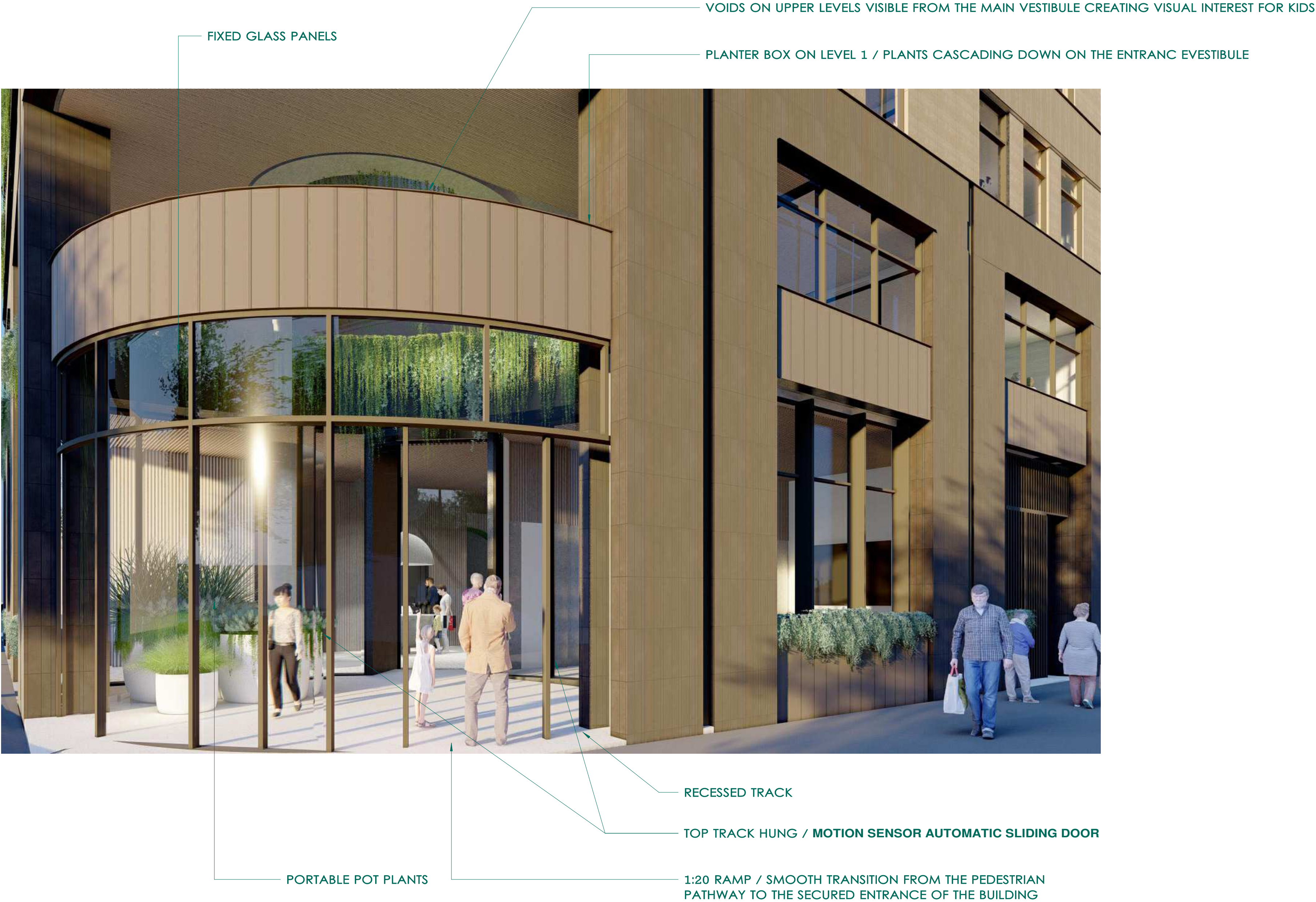
DRAWING BY  
ARQ

CHECKED BY  
ARQ

PROJECT NO.  
20157

SCALE  
@ A2







EXPOSED SUPER STRUCTURE (SPLAYED COLUMNS) VISIBLE FROM THE ENTRANCE CONNECTING ALL LEVELS

VOIDS ON UPPER LEVELS VISIBLE FROM THE MAIN VESTIBULE CREATING VISUAL INTEREST FOR KIDS

PLANTER BOX ON LEVEL 1 / PLANTS CASCADING DOWN ON THE ENTRANCE VESTIBULE



PORTABLE POT PLANTS / SEASONAL FLOWERS

MANAGER'S OFFICE / MEETING ROOM

SECURITY SWIPE ACCESS PANEL INTERCOM





STAFF LIFT / SWIPE ACCESS

EXPOSED STRUCTURE

LIFTS TO CHILCARE LEVELS

KIDS LIBRARY  
BOOTH SEATING

RECEPTION DESK

POLISHED CONCRETE FLOORING

TERAZZO FLOORING

EXPOSED SUPER STRUCTURE (SPLAYED COLUMNS) VISIBLE FROM THE ENTRANCE CONNECTING ALL LEVELS

3/31/2022 3:38:02 PM

**arquero.**

This work is copyright. Apart from any use permitted under the copyright act 1968, no part may be reproduced by any process, nor may any other exclusive right be exercised, without the permission of arquero ("ARQ")

ARQUERO ARCHITECTS PTY LTD  
406 / 56 BOWMAN STREET, PYRMONT NSW, 2009

T 02 9552 1921  
W [arquero.com.au](http://arquero.com.au)  
E [admin@arquero.com.au](mailto:admin@arquero.com.au)

NOMINATED ARCHITECT  
RAMY TAWADROS

Reg No. 9209 (NSW)



REV	DATE	NOTES
A	26/11/2021	DA AMENDMENTS
B	28/03/2022	DA AMENDMENTS

STATUS  
DEVELOPMENT APPLICATION

Do not scale drawing. Verify all dimensions on site. Report any discrepancies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction.

CLIENT  
PARRAMATTA P HOLDINGS PTY LTD

PROJECT  
EARLY LEARNING CENTRE

ADDRESS  
2-4 PALMER ST PARRAMATTA

DRAWING NO.  
V052  
DRAWING TITLE  
INTERIOR VISUALIZATION

DRAWING BY  
ND  
CHECKED BY  
ARQ

PROJECT NO.  
20157

SCALE  
@ A2





EXPOSED STRUCTURE

LIFTS TO CHILCARE LEVELS

RECEPTION DESK  
SUPERVISION OVER ENTRANCE /  
CARETAKERS LOUNGE AND LIFT  
LOBBY

TERAZZO FLOORING

POLISHED CONCRETE FLOORING

LIFT LOBBY

MANAGER'S OFFICE / MEETING ROOM

3/31/2022 3:38:02 PM

**arquero.**

This work is copyright. Apart from any use permitted under the copyright act 1968, no part may be reproduced by any process, nor may any other exclusive right be exercised, without the permission of arquero ("ARQ")

ARQUERO ARCHITECTS PTY LTD  
406 / 56 BOWMAN STREET, PYRMONT NSW, 2009

T 62 9552 1921  
W arquero.com.au  
E admin@arquero.com.au

NOMINATED ARCHITECT  
RAMY TAWADROS

Reg No. 9209 (NSW)



REV DATE NOTES

A 26/11/2021 DA AMENDMENTS  
B 28/03/2022 DA AMENDMENTS

STATUS  
DEVELOPMENT APPLICATION

Do not scale drawing. Verify all dimensions on site. Report any discrepancies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction.

CLIENT  
PARRAMATTA P HOLDINGS PTY LTD

PROJECT  
EARLY LEARNING CENTRE

ADDRESS  
2-4 PALMER ST PARRAMATTA

DRAWING NO.  
V053

DRAWING TITLE  
INTERIOR VISUALIZATION

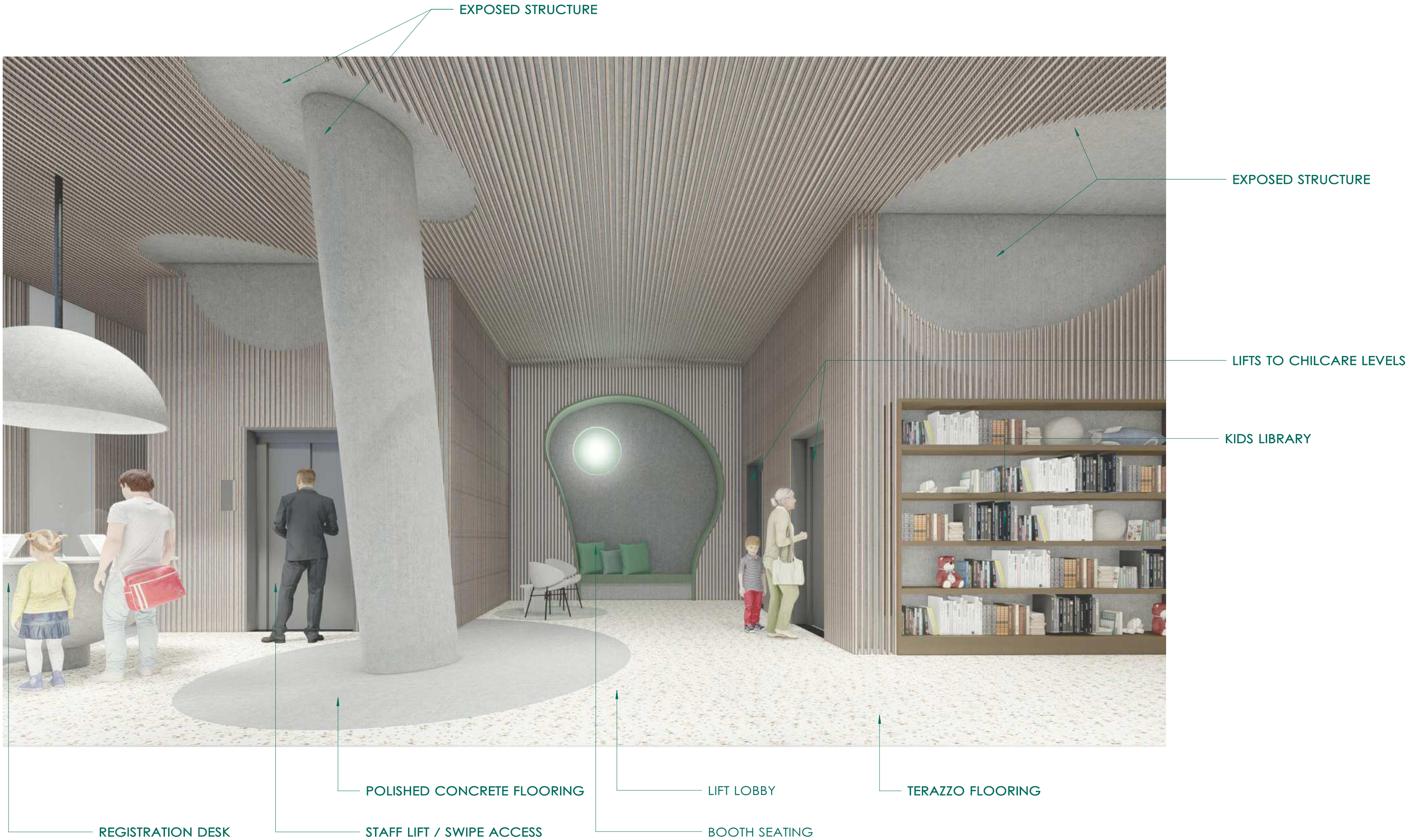
DRAWING BY  
ND

CHECKED BY  
ARQ

PROJECT NO.  
20157

SCALE  
@ A2











COMPLIANCE – PRIMARY

ITEM		PROPOSED	STANDARD /	COMPLIANC
NUMBER OF KIDS ACCOMODATED		18		
CAR PARKING PROVIDED		1		
MOTORBIKE PARKING		1		
BICYCLE STORAGE		8		
FSR		2.62:1 / 1570.8	4:1 / 2396	YES
MAX BUILDING HEIGHT		24 m / 25 m LIFT OVERRUN	24	YES / EXCEPT FOR LIFT OVERRUN
SETBACKS		4	4 M ABOVE 14M IN	YES
BASEMENT				
	BASEMENT 1	545.1		
	BASEMENT 2	565.2		
PLAY AREA				
	INDOO	769.5	3.25 m² /	YES
	OUTDOOR	1650.2	7 m² /	YES
STORAGE				YES
	INDOO		0.2 M³ /	YES
	OUTDOOR		0.3 M³ /	YES
ACCESSIBILITY		DUAL LIFTS INCLUDING EMERG.	AS PER NQS	YES
FACILITIES DESIGNED FOR SUPERVISION		DESIGNED FOR SUPERVISION	AS PER NQS	YES